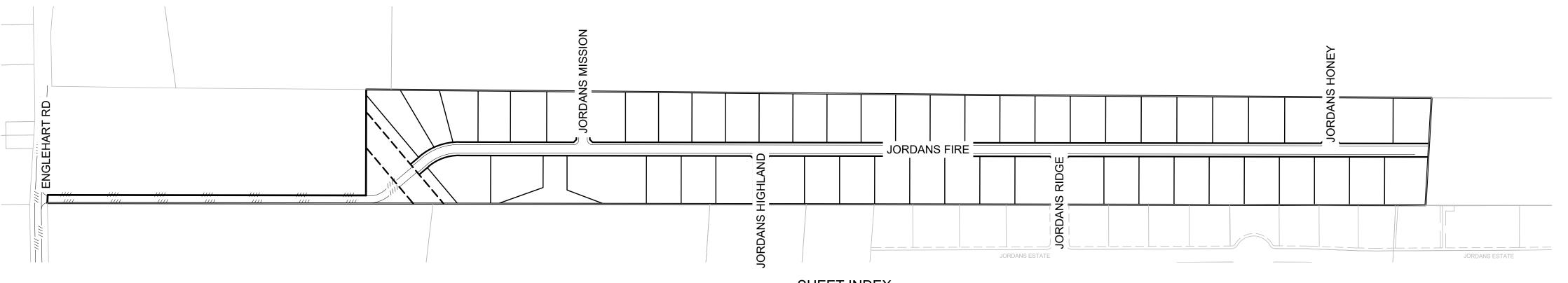
CONSTRUCTION PLANS FOR ESTATES AT JORDAN'S RANCH





Sheet No. Sheet Title

100 CONTRUCTION COVER SHEET
200 UTILITY COVER SHEET
201 OVERALL UTILITY PLAN
202 OVERALL UTILITY PLAN
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204 OVERALL UTILITY PLAN
205 WATER COVER SHEET
301 OVERALL WATER PLAN
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305 WATER DETAILS
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400 STREET AND DRAIN COVER SHEET
401 OVERALL GRADING PLAN
402 OVERALL GRADING PLAN
403 OVERALL GRADING PLAN
404 OVERALL GRADING PLAN
405 FIRE APPARATUS ACCESS ROAD PLAN AND PROFILE
406 JORDANS FIRE PLAN AND PROFILE
407 JORDANS FIRE PLAN AND PROFILE

410 JORDANS MISSION AND JORDAN HONEY PLAN AND PROFILE
411 CHANNEL A PLAN & PROFILE
412 DETENTION POND SOUTH
413 DETENTION POND NORTH
414 DETENTION POND SOUTH INTAKE
415 DETENTION POND NORTH INTAKE
416 DETENTION POND SOUTH AND NORTH OUTFALLS
417 STREET DETAILS
418 STREET DETAILS
419 DRAIN DETAILS
419 DRAIN DETAILS
420 BOX CUIVERT DETAILS
421 BOX CUIVERT DETAILS
422 OVERALL SIGN PLAN
423 OVERALL SIGN PLAN
424 SIGN DETAILS
500 SEDIMENTATION & EROSION CONTROL COVER SHEET

SEDIMENTATION & EROSION CONTROL PLAN

SEDIMENTATION & EROSION CONTROL DETAILS

502 SEDIMENTATION & EROSION CONTROL PLAN
503 SEDIMENTATION & EROSION CONTROL PLAN
504 SEDIMENTATION & EROSION CONTROL PLAN
505 SEDIMENTATION & EROSION CONTROL NOTES

PREPARED BY:



Mendez Engineering

Registration # F-14070 888 Isom Road, Suite 200 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

OWNER/DEVELOPER:

MIKE YANTIS

JMY JR JORDAN RANCH LLC

2806 W. BITTERS ROAD, STE 227

SAN ANTONIO, TX 78248

6/04/2025
STATE OF TELLS
RAY MENDEZ
94180
94180
CONTACTOR
OF CONTACTOR

CONTRUCTION COVER SHEET

MIKE YANTIS
JR JORDAN RANCH LLC
06 W. BITTERS ROAD,
TE 227 SAN ANTONIO,
TEXAS 78248

DESIGNED BY: C.P

DRAFTED BY: L.H./G.P./E.Z

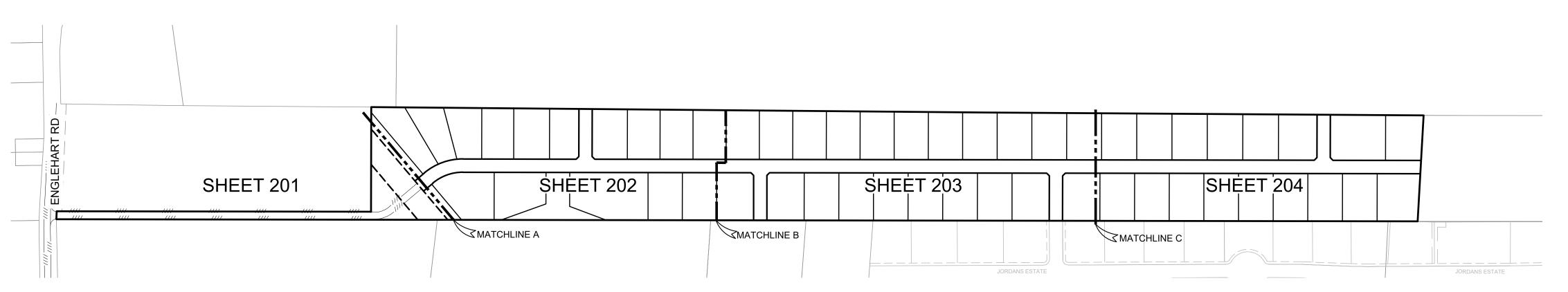
CHECKED BY: R.M.

SHEET

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UTILITY CONSTRUCTION PLANS FOR ESTATES AT JORDAN'S RANCH



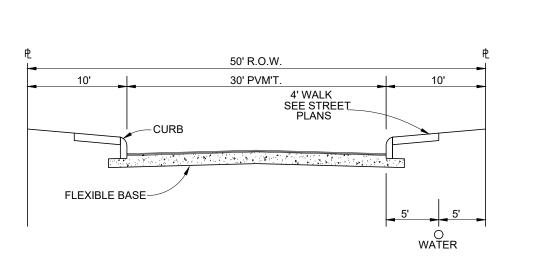


- 1. 6" P.V.C. SCHEDULE 80 CONDUIT WILL BE REQUIRED FOR C.P.S. UTILITY CROSSING FROM ROW TO ROW AT A DEPTH OF 36" BELOW FINAL GRADE, WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 4" P.V.C. SCHEDULE 40 CONDUIT WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. FROM ROW TO ROW AT A DEPTH OF 36" BELOW FINAL GRADE, WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION. P.V.C. CONDUIT SHALL HAVE 90° SWEEPS/BENDS TO 6" ABOVE GRADE WITH CAP. IF CONDUIT IS NOT INSTALLED 6" ABOVE FINAL GRADE IT SHALL BE CONTRACTORS RESPONSIBILITY TO UNDERCOVER CONDUIT ENDS FOR EACH UTILITY PROVIDER AS
- 4. IF OWNER ELECTS TO HAVE DRY UTILITIES INSTALLED PRIOR TO STREET CONSTRUCTION NO CONDUIT FOR CPS & CABLE TV WILL BE INDICATED ON THIS PLAN. IF CONTRACTOR ELECTS TO PROCEED WITH ANY PORTION OF DRAIN CONSTRUCTION PRIOR TO UTILITY INSTALLATION, THEN CONTRACTOR WILL BE REQUIRED TO INSTALL ALL DRY UTILITY CONDUIT REQUIRED AT

TRENCH EXCAVATION SAFETY PROTECTION

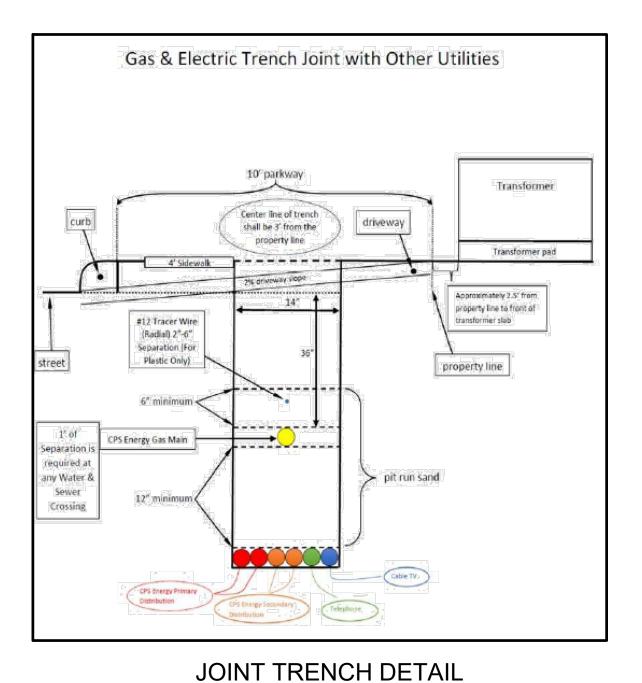
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL. REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. PROGRAMS 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.

EXISTING EDGE OF PAVEMENT — — — — — — —	//////
EXISTING SANITARY SEWER MAIN— — — — — — —	■ ■ E8"/12" SS = ■ C
PROPOSED SANITARY SEWER MAIN- — — — — — — —	P8"/12" SS
EXISTING WATER MAIN— — — — — — — — — — —	_ — — —E8"/16" PVC— —
PROPOSED WATER MAIN- — — — — — — — — — — — — — — — — — — —	P8"/12" PVC
EXISTING GAS MAIN— — — — — — — — — — — — —	G
PROPOSED GAS MAIN- — — — — — — — — — — — — —	G
EXISTING UNDERGROUND TELEPHONE- — — — — — —	T
PROPOSED UNDERGROUND TELEPHONE — — — — —	T
EXISTING UNDERGROUND ELECTRIC———————	——Е
PROPOSED UNDERGROUND ELECTRIC — — — — — —	———Е——
EXISTING OVERHEAD ELECTRIC—————————	O.E.
PROPOSED OVERHEAD ELECTRIC — — — — — — —	O.E.
EXISTING OVERHEAD TELEPHONE— — — — — — —	O.T
PROPOSED OVERHEAD TELEPHONE — — — — — —	O.T
EXISTING UNDERGROUND CABLE T.V.— — — — — —	T.V
PROPOSED UNDERGROUND CABLE T.V.— — — — —	T.V
EXISTING OVERHEAD CABLE T.V.— — — — — — — —	O.T.V
PROPOSED OVERHEAD CABLE T.V.— — — — — — —	O.T.V
FIRE HYDRANT — — — — — — — — — — — — — — — — — — —	
GAS, ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT — —	G.E.T.TV.E.
PROPOSED STREET LIGHT (100 WATT/SINGLE ARM) $$	≢ L.P.
PROPOSED STREET LIGHT (250 WATT/SINGLE ARM) $$	☀ L.P.(250)
EXISTING STREET LIGHT — — — — — — — — — —	☆ E.L.P.
HIGH DENSITY POLYETHYLENE— — — — — — — — —	H.D.P.E.
EXISTING SANITARY SEWER LATERAL — — — — — —	ESS
SANITARY SEWER LATERAL — — — — — — — — —	SS
WATER SERVICE————————————	W

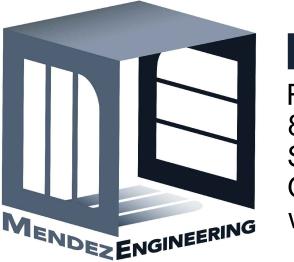


IRRIGATION SERVICE-

TYPICAL LOCAL "A" STREET SECTION NOT TO SCALE



PREPARED BY:

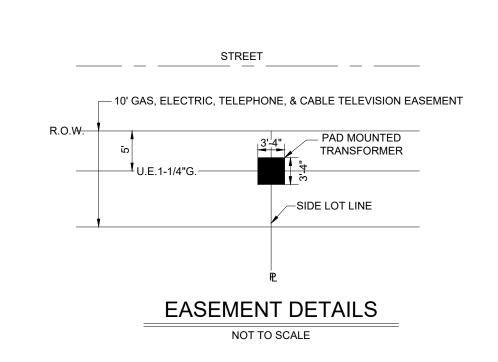


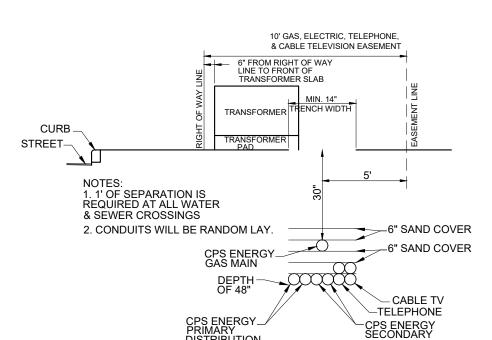
MENDEZ ENGINEERING

Registration # F-14070 888 Isom Road, Suite 200 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

Overall Utility Plans

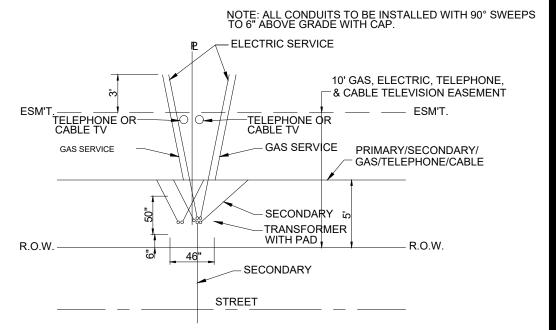
Overall Utility Plans Overall Utility Plans



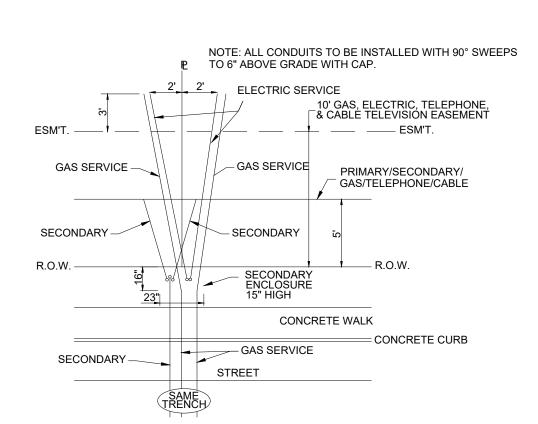


TRENCH DIAGRAM STANDARDS FOR GAS & ELECTRIC TRENCH OR ELECTRIC TRENCH WITH JOINT UTILITIES

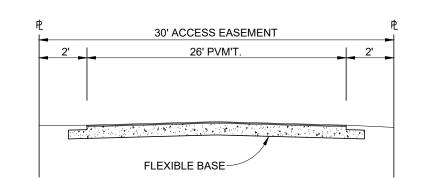
OWNER/DEVELOPER: MIKE YANTIS JMY JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO, TX 78248



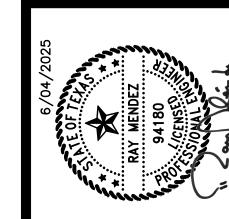
TYPICAL TRANSFORMER DETAIL NOT TO SCALE



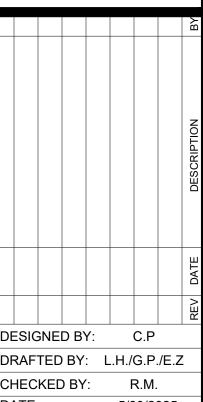
SECONDARY ENCLOSURE DETAIL NOT TO SCALE



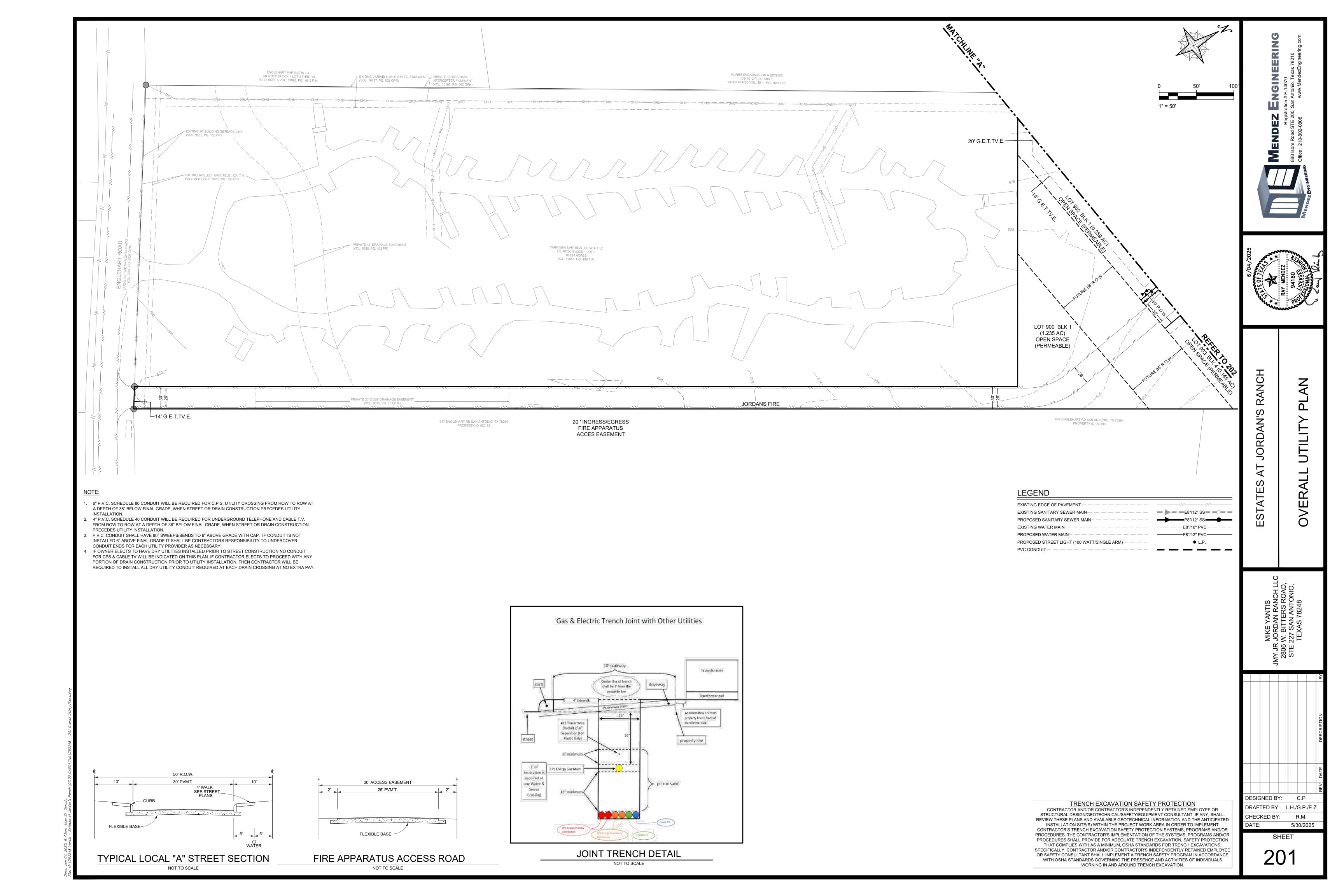
FIRE APPARATUS ACCESS ROAD

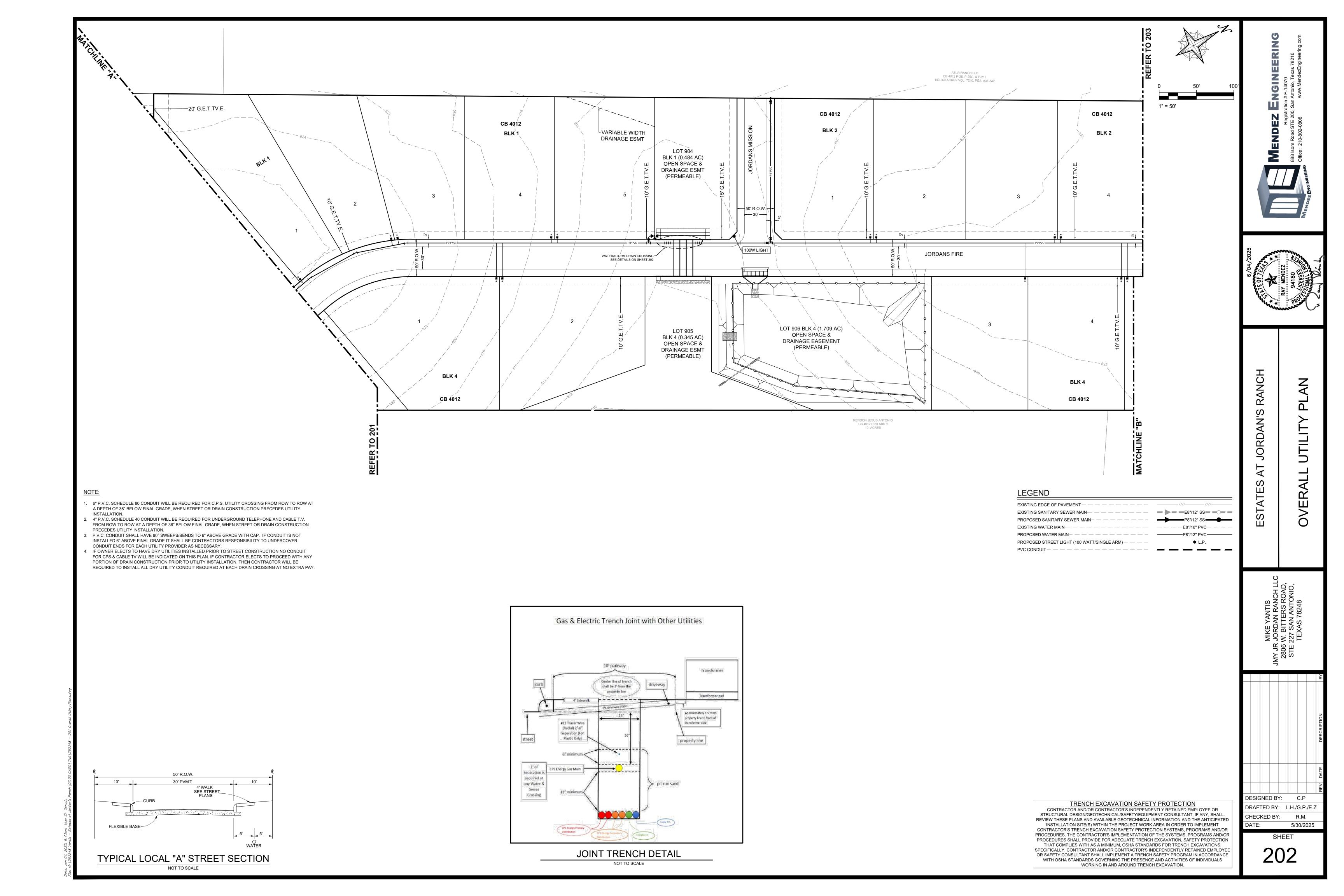


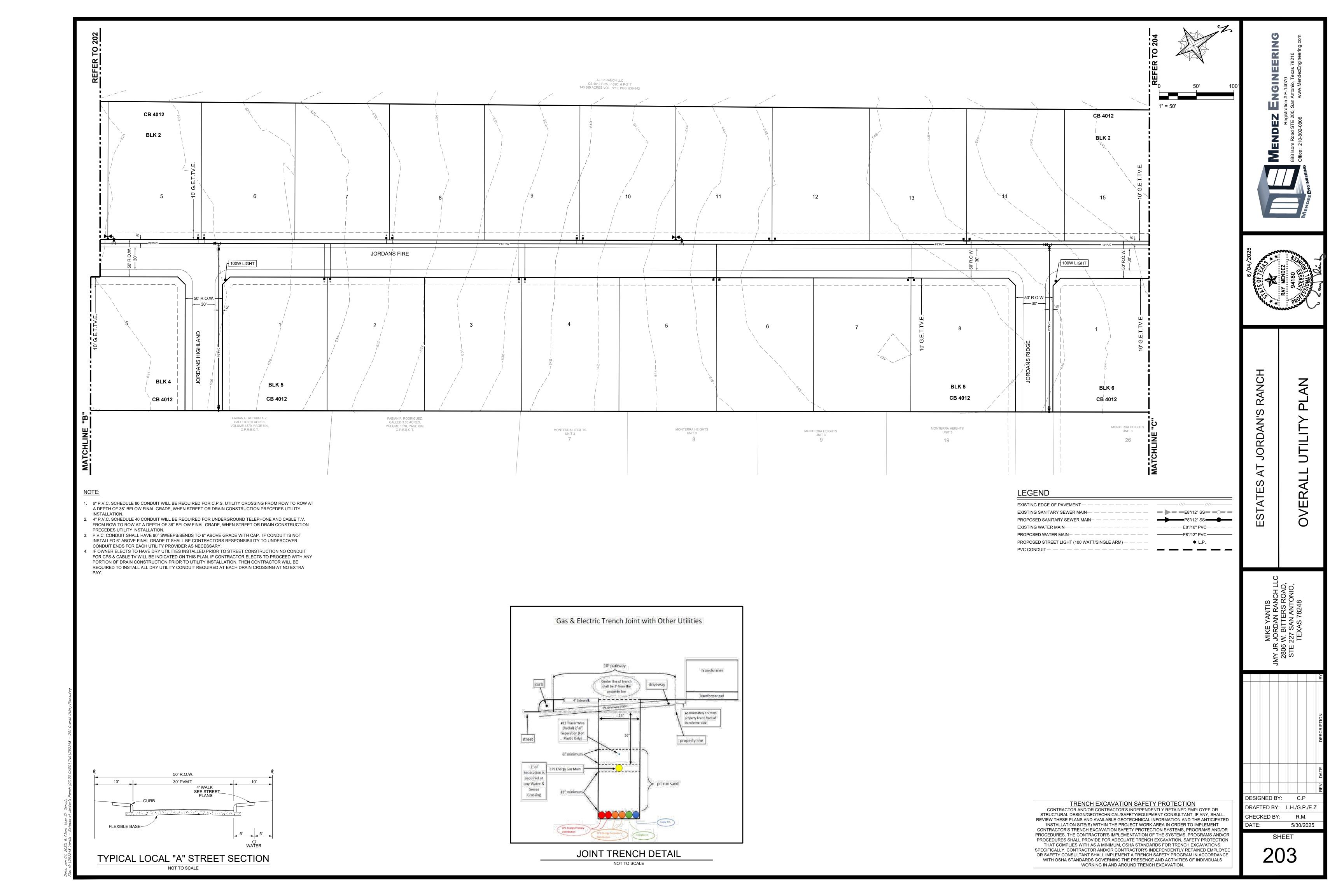
SH

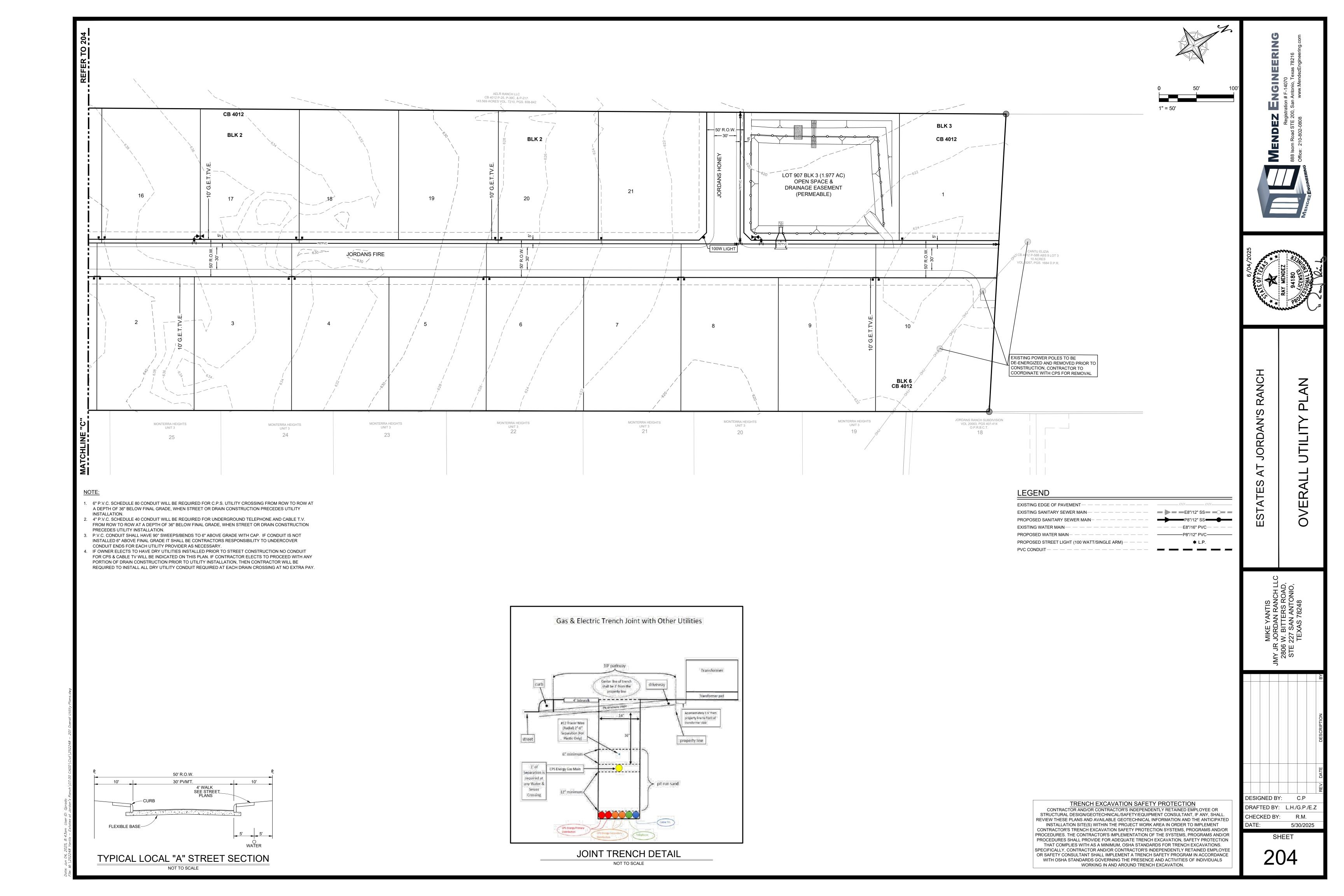


5/30/2025 SHEET









WATER CONSTRUCTION PLANS FOR ESTATES AT JORDAN'S RANCH



Quantity

4,621

Unit

SHEET 302 SHEET 301 MATCHLINE A MATCHLINE B MATCHLINE C

SAWS CONSTRUCTION NOTES

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 "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Constructio Current City of San Antonio "Standard Specifications for Public Works Construction"

Current City of San Antonio "Utility Excavation Criteria Manual" (UECM)

Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage

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 Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the

The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work. Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.

The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes: SAWS Utility Locates: http://www.saws.org/Service/Locates COSA Drainage (210) 207-0724 or (210) 207-6026

COSA Traffic Signal Operations (210) 206-8480

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 . All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees

1. 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 constworkreg@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

The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.

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 13. A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the 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. 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,

n accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 645 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 645 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

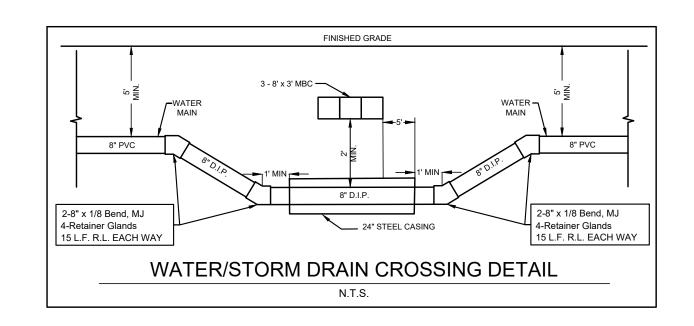
10. Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

TRENCH EXCAVATION SAFETY PROTECTION CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALI 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/OF PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS. PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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 COVER SHEET OVERALL WATER PLAN OVERALL WATER PLAN

EXISTING EDGE OF PAVEMENT— — — — — — — — PROPOSED WATER SERVICE/ METER — — — — — — PROPOSED STREET LIGHT (100 WATT/SINGLE ARM) ----

LEGEND EXISTING SANITARY SEWER MAIN— — — — — — — — — — E8"/12" SS — — — —

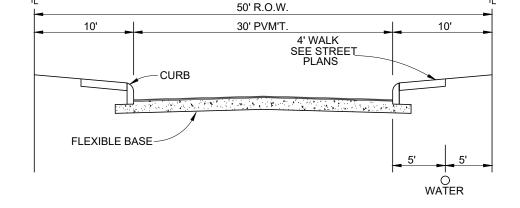


1. SAWS REQUIRES GCPs AND COUNTER PERMITS TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.

2. ANCHORAGE/THRUST BLOCKING AND JOINT RESTRAINTS SHALL BE DONE IN ACCORDANCE WITH SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION. (ITEM NO. 839)

3. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND/OR WASTEWATER EASEMENTS SHOWN.

4. A PRESSURE REDUCING VALVE IS REQUIRED AT ALL SUCH LOCATIONS WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. SERVICES MARKED WITH A " * " ARE LIKELY TO NEED A PRV. REFER TO WATER SECTION NOTE 6 SHEET 300 FOR MORE INFORMATION.



Description

8" Pipe, P.V.C. C-900, Class 235 (DR-18)

1" Dual Water Service - Short (5/8" Meter)

1" Dual Water Service - Long (5/8' Meter)

8" Gate Valve MJ W/ Box

Standard Fire Hydrant

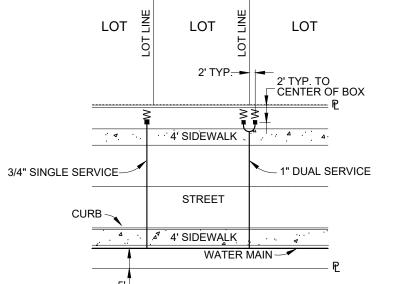
Hydrostatic Test

2" Blowoff (Permanent

2" Blowoff (Temporary

D.I. MJ Compact Fittings (C153)

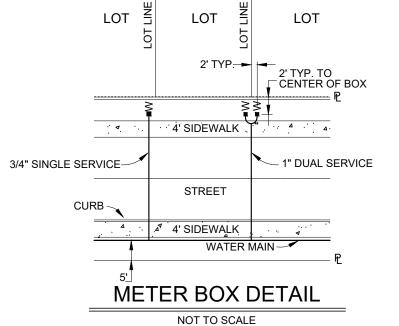
TYPICAL LOCAL "A" STREET SECTION



FIRE HYDRANT DETAIL ON LOCAL "A" NOTE: Sidewalks and fire hydrants shall be installed per City of San Antonio Standard Specifications for Construction and SAWS Standard Specifications

for Construction.

4' SIDEWALK



FIRE HYDRANT TO BE SET MIN. OF 6" BEHIND FACE OF CURB, KEEP FIF HYDRANT 2' CLEAR OF ALL RAME FIRE HYDRANT DETAIL @ CORNER

30' ACCESS EASEMENT

FIRE APPARATUS ACCESS ROAD

FLEXIBLE BASE

NOTE: Sidewalks and fire hydrants shall be installed per City of San Antonio Standard Specifications for Construction and SAWS Standard Specifications for Construction.

PREPARED BY:

MENDEZ ENGINEERING

Registration # F-14070 888 Isom Road, Suite 200 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

OWNER/DEVELOPER: MIKE YANTIS JMY JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO, TX 78248

PRESSURE ZONE: 830 DEVELOPER'S NAME: MIKE YANTIS JMY JR JORDAN RANCH LLC. DEVELOPER'S ADRESS: 2806 W. BITTERS ROAD, STE 227.

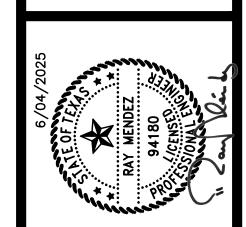
CITY: SAN ANTONIO STATES: TEXAS ZIP: 78248

WATER QUANTITIES

PHONE #: (210) 831-1563. FAX#: (830) 777-8520. SAWS BLOCK MAP#: 154 494,156 494, 156 496 & 156 498

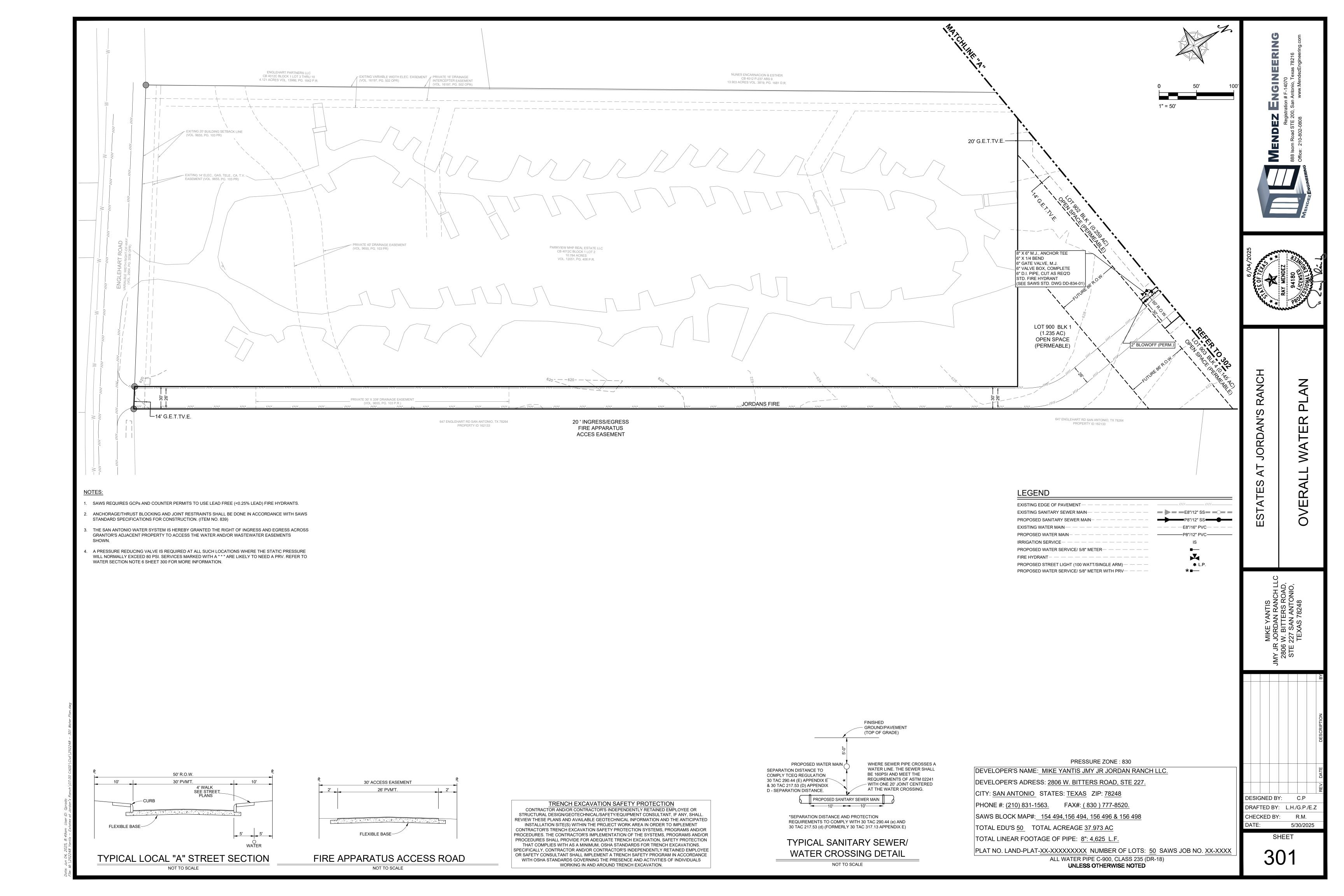
TOTAL EDU'S 50 TOTAL ACREAGE 37.973 AC TOTAL LINEAR FOOTAGE OF PIPE: 8": 4,625 L.F.

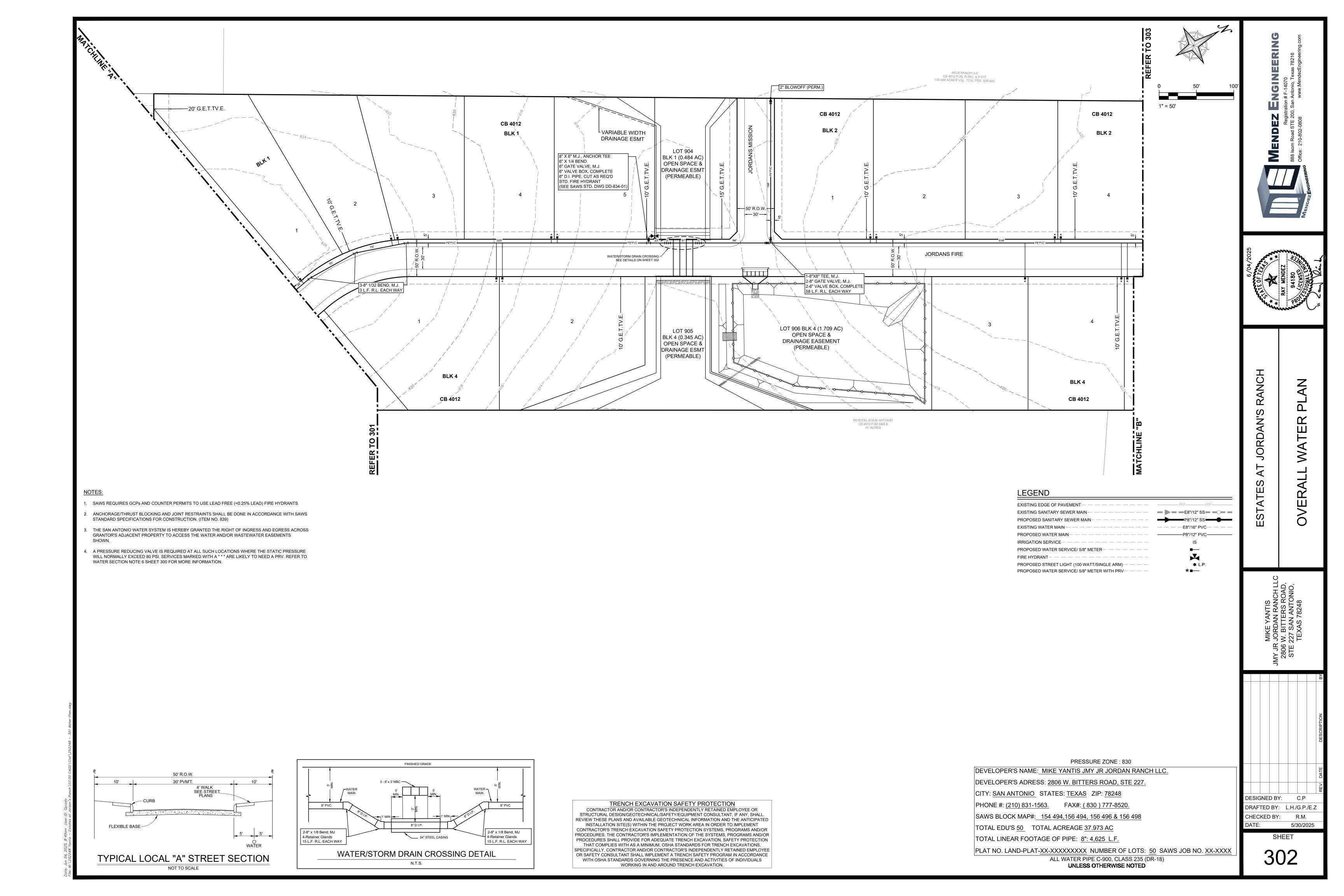
PLAT NO. LAND-PLAT-XX-XXXXXXXXX NUMBER OF LOTS: 50 SAWS JOB NO. XX-XXXX ALL WATER PIPE C-900, CLASS 235 (DR-18) UNLESS OTHERWISE NOTED

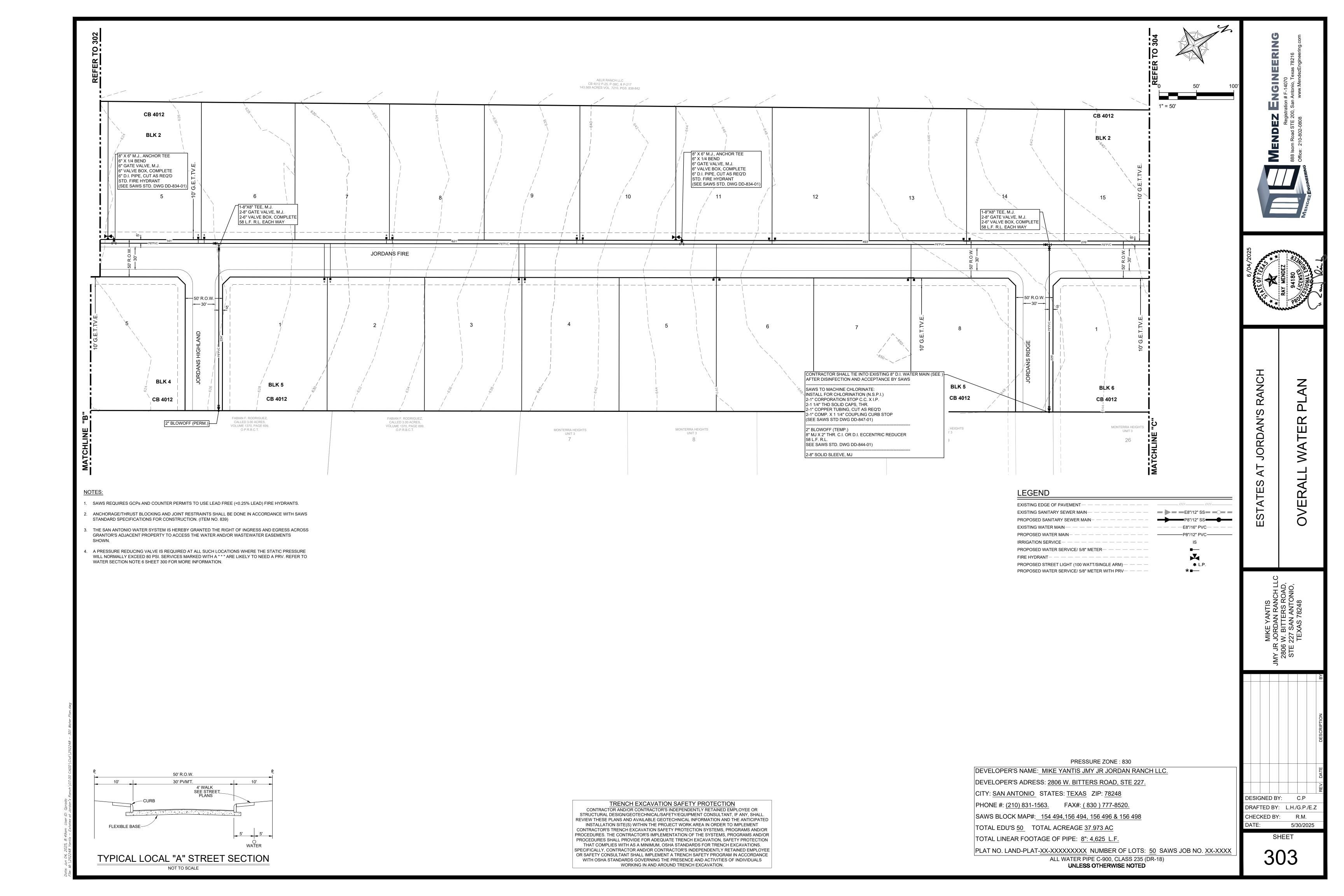


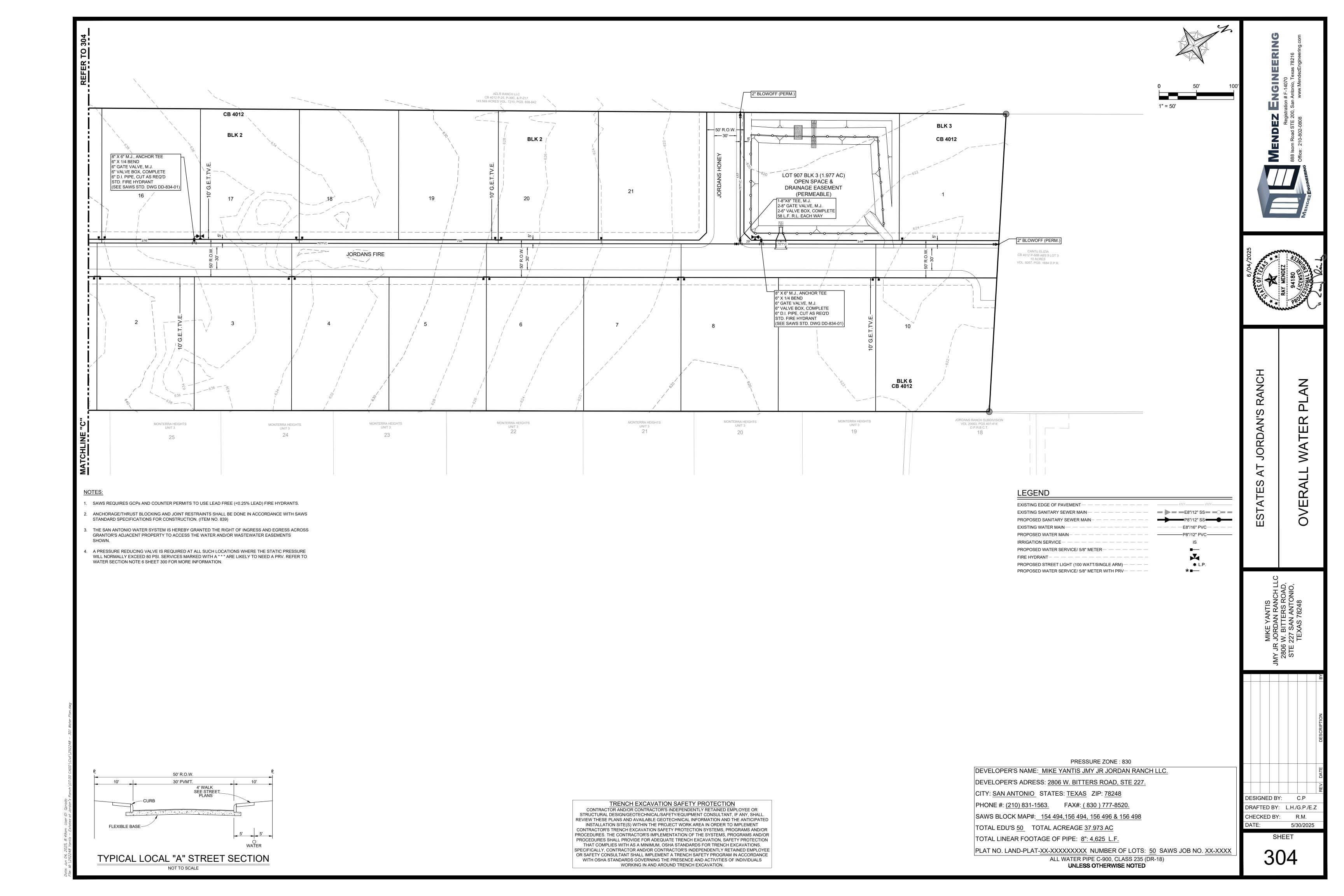
DESIGNED BY: DRAFTED BY: L.H./G.P./E.Z

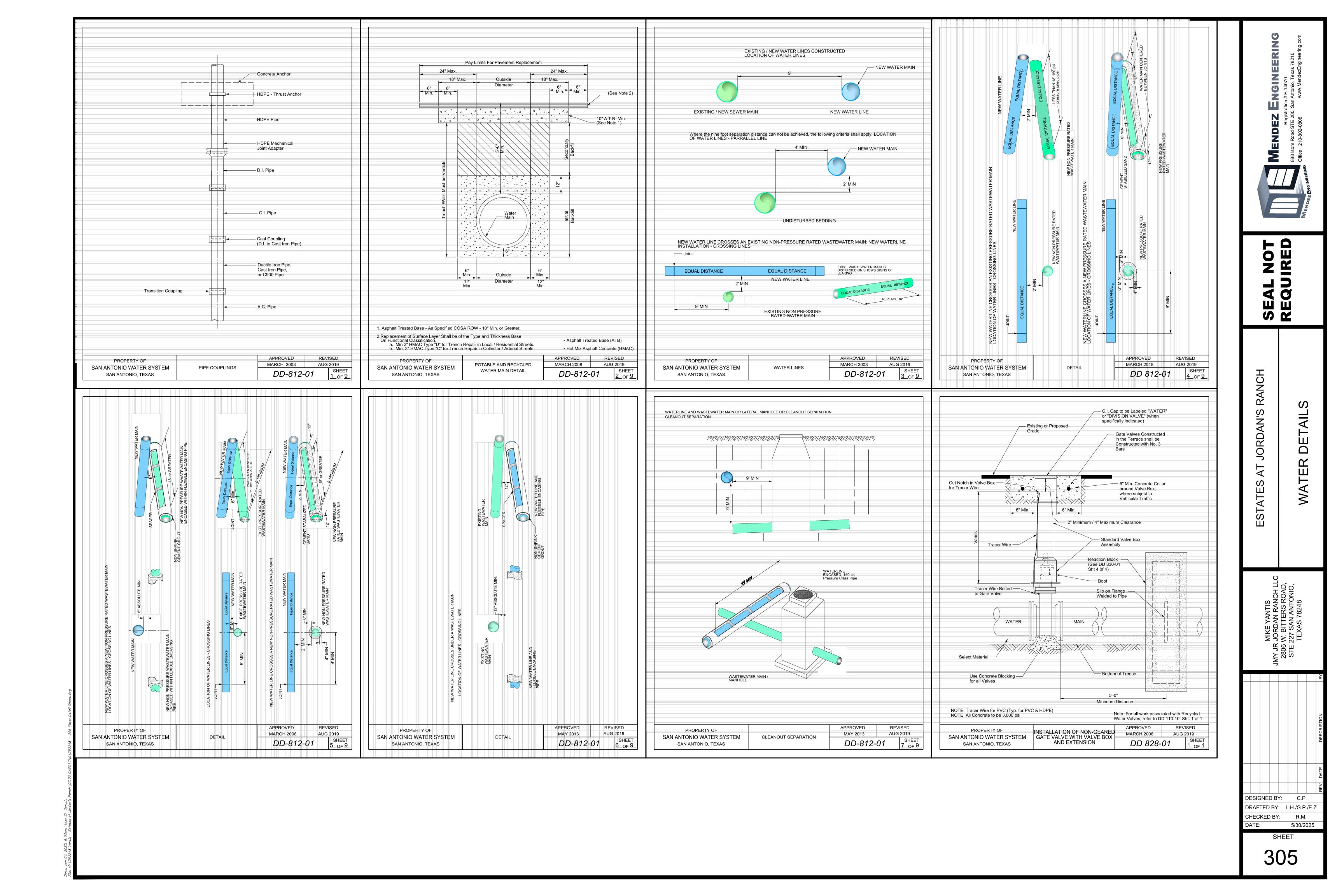
5/30/2025

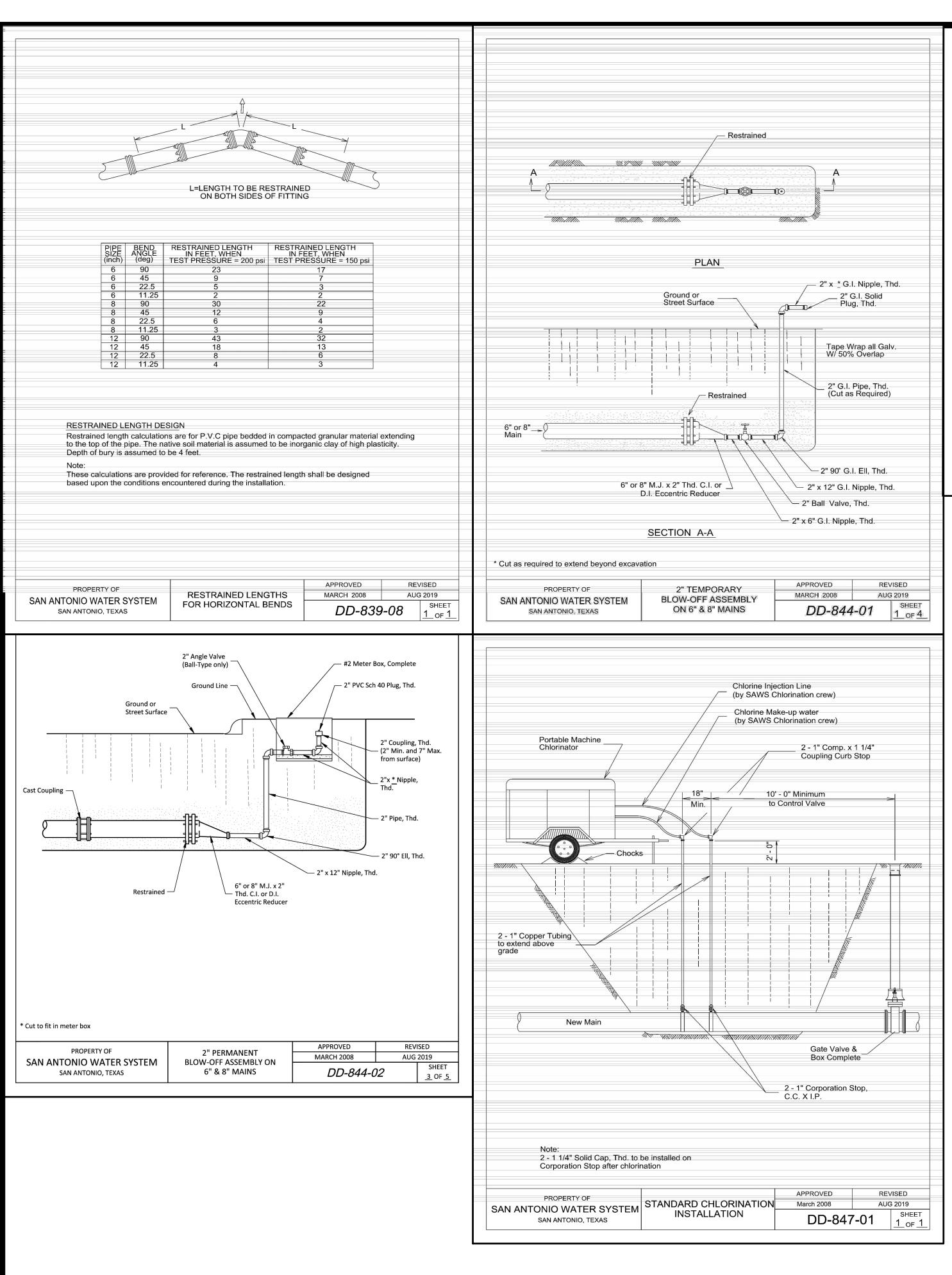


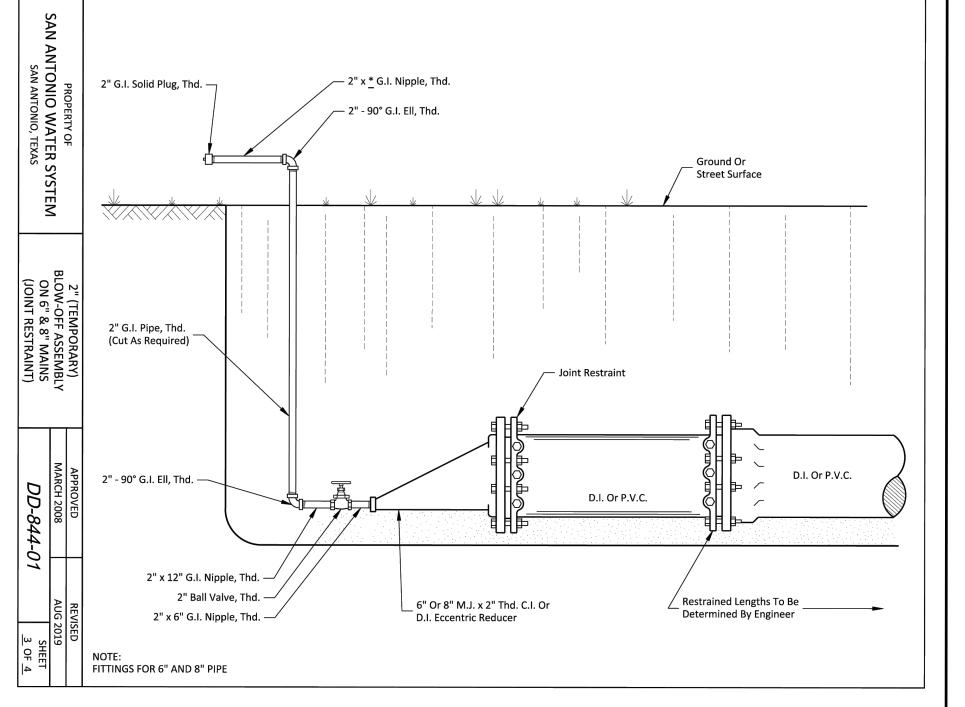












MENDEZ ENGINEERING

Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216

Office: 210-802-0808 www.MendezEngineering.com

SEAL NOT REQUIRED

WATER DETAILS

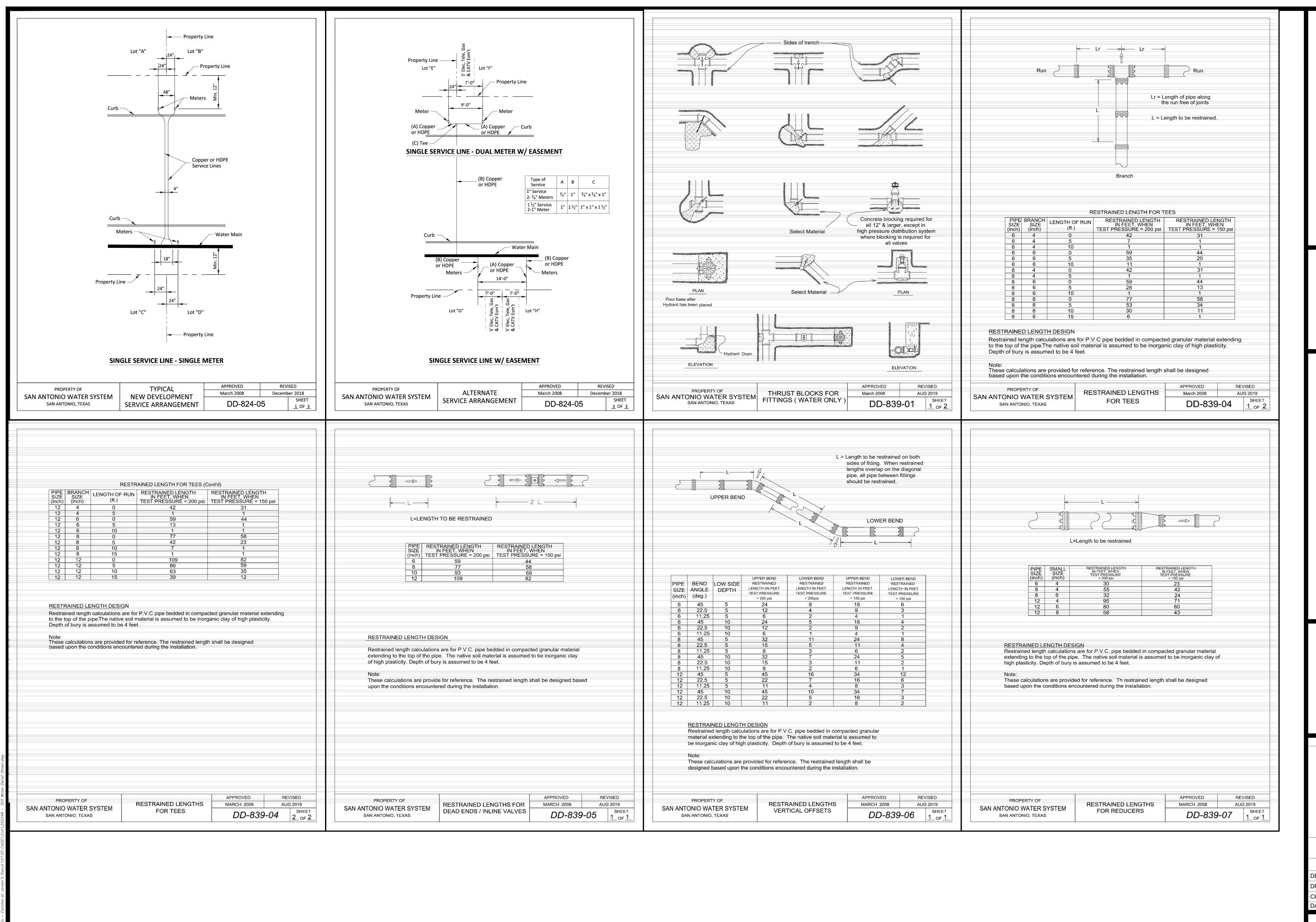
JORDAN'S RANCH

ESTATES

MIKE YANTIS

JY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.
DATE: 5/30/2025
SHEET



MENDEZ

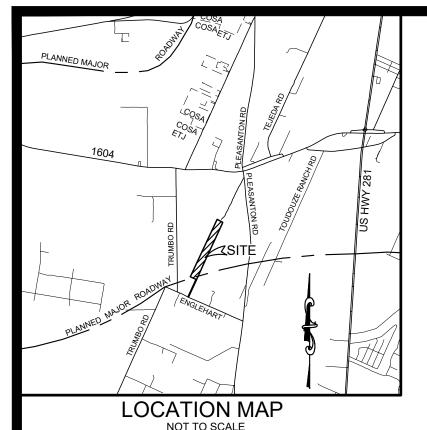
40 SE.

ESTATES

DESIGNED BY: DRAFTED BY: L.H./G.P./E.Z CHECKED BY:

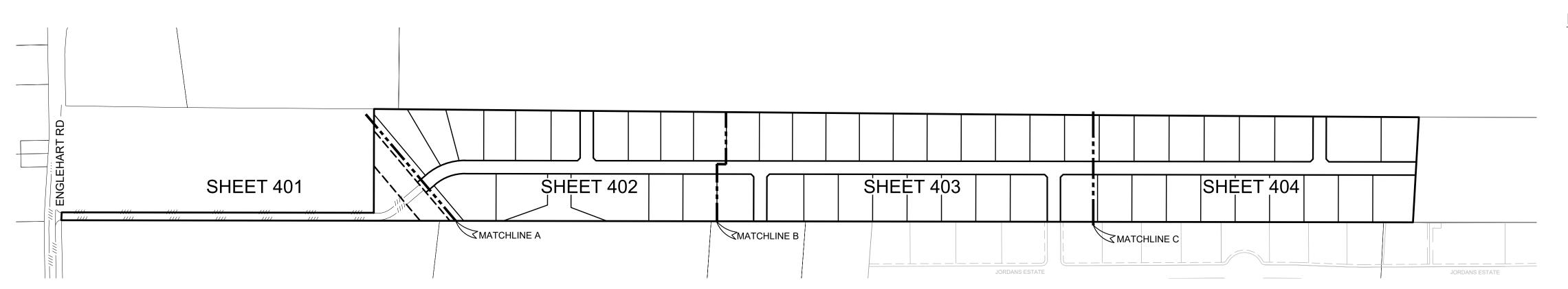
SHEET

5/30/2025



STREET & DRAIN CONSTRUCTION PLANS FOR ESTATES AT JORDAN'S RANCH





Sheet List Table

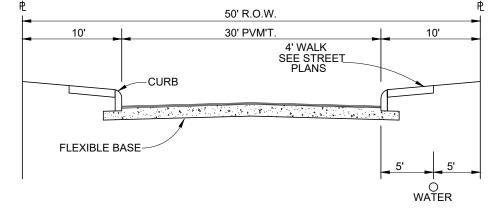
Sheet Number	Sheet Title
400	Street and Drain Cover Sheet
401	Street and Drain Plan Street 1
402	Street and Drain Plan Street 1
403	Street and Drain Plan Street 1
404	Street and Drain Plan Street 1
405	Street and Drain Plan Street 2
400	Street and Drain Dlan Street A

3116	et rist Table	
Sheet Number	Sheet Title	
400	Street and Drain Cover Sheet	
401	Street and Drain Plan Street 1	
402	Street and Drain Plan Street 1	
403	Street and Drain Plan Street 1	
404	Street and Drain Plan Street 1	
405	Street and Drain Plan Street 2 & 3	
406	Street and Drain Plan Street 4 & 5	

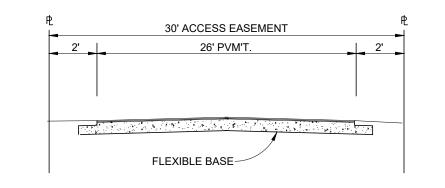
	STREET IMPROVEMENTS		
ITEM	DESCRIPTION	UNIT	EST/QTY
103.1	Remove Header Curb, Timber Guard Post, End of Road Markers	LF	30
104.1	Street Excavation	CY	10,828
107.1	Embankment (Final) (Dens. Cont.) (Type A)	CY	1,441
109.1	Cement (Treated/Stabilized) Subgrade (6" Compacted Depth)	SY	17,093
109.2	Cement (27#/S.Y.)	TON	231
200.1	Flexible Base (10" Compacted Depth) - Local A	SY	17,093
200.1	Flexible Base (10" Compacted Depth) - Fire Lane	SY	4,363
202.1	Prime Coat	GAL	4,291
203.1	Tack Coat	GAL	1,941
205.4	Hot Mix Asphaltic Pavement, Type D (2" Compacted Depth) - Local A	SY	15,356
205.4	Hot Mix Asphaltic Pavement, Type D (2" Compacted Depth) - Fire Lane	SY	4,051
500.1	Concrete Curb w/ Rebar	LF	8,862
500.1	Concrete Header Curb w/ Rebar	LF	296
502.1	Concrete Sidewalk	SY	187
510.1	Timber Guard Posts	EA	24
531.3	R1-1 Stop Sign (30"x30") (High Intensity)	EA	4
531.57	9 Inch Street Name, Blk#	EA	8
SP1	Two-Way Blue Reflective Marker (Fire Hydrant)	EA	6
SP3	COSA Type 2 Ramp	EA	4
SP4	TxDOT Directional Ramp Type 1	EA	4
SP5	TxDOT Directional Ramp Type 2	EA	4
SP6	Fire Apparatus Gate	EA	2

	DETENTION POND "1" IMPROVEMENTS		
TEM	DESCRIPTION	UNIT	EST/QTY
106.1	Detention Pond Excavation	CY	4,773
107.1	Embankment (Final) (Dens. Cont.) (Type A)	CY	710
307.1	30' Elevated Sidewalk	CY	20.3
401.1	Reinforced Concrete Pipe (Class III) (12" DIA)	LF	330
505.1	Concrete RipRap (6" Thick)	SY	22
520.1	Hydromulching	SY	4,931
522.1	Sidewalk Pipe Railing	LF	107
SP1	Slotted Armor Curb	LF	32.5
SP2	Rock Rubble (12"-18") (18" Min. Depth)	SY	13

ITEM	DETENTION POND "2" IMPROVEMENTS DESCRIPTION	UNIT	EST/QTY			
106.1	Detention Pond Excavation	CY	637			
107.1	Embankment (Final) (Dens. Cont.) (Type A)	CY	754			
307.1	12' Elevated Sidewalk	CY	9.5			
401.1	401.1 Reinforced Concrete Pipe (Class III) (18" DIA)					
505.1						
520.1						
522.1	Sidewalk Pipe Railing	LF	56			
SP1	Slotted Armor Curb	LF	13			
SP2	Rock Rubble (12"-18") (18" Min. Depth)	SY	5			
	CHANNEL "A" IMPROVEMENTS		_			
ITEM	DESCRIPTION	UNIT	EST/QTY			
106.1	Channel Excavation	CY	255			
107.1	Embankment (Final) (Dens. Cont.) (Type A)	CY	743			
307.1	Concrete Structure (Headwall/ Wingwalls)	CY	24.2			
309.1	Precast Reinforced Concrete Culvert (8'x3')	LF	150			
505.1	Concrete RipRap (6" Thick)	SY	153			
520.1	Hydromulching	SY	8,059			
522.1	Sidewalk Pipe Railing	LF	147			
SP1	Rock Rubble (12"-18") (18" Min. Depth)	SY	40			



TYPICAL LOCAL "A" STREET SECTION



FIRE APPARATUS ACCESS ROAD

A. Reference to Current "East Central Special Utility District Utility Specifications" B. Reference to Current Bexar County "Standard Specifications for Public Works Construction"

WORKING IN AND AROUND TRENCH EXCAVATION.

GENERAL NOTES

2. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction. Texas State Wide One Call Locator 1-800-545-6005 City Public Service AT&T Time Warner Valero Energy Co.

1. All materials and construction procedures within the scope of this project shall, be approved by Bexar County Public Works and comply

3. The Contractor shall notify the County prior to the start of each phase of street construction and call for inspections with a minimum of

4. Testing will be paid for by Developer, coordinated by Contractor, and witnessed by County.

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, THE CONTRACTOR'S SAFETY PROTECTION THAT COMPLIES 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

5. Minimum Testing Schedule 1 Per 500 Foot Minimum Densities - Subgrade 1 Per 500 Foot Minimum Densities - Base 1 Per Material Per Subdivision Proctors - Subgrade 1 Per 5,000 C.Y. Lime Series - Subgrade 1 Per Material Per Subdivision 1 Set (3) Per 50 C.Y. Concrete - Structures

6. Transition washout crown to normal crown in 25'.

7. No extra payment shall be allowed for work called for on the plans, but not included in the bid proposal. This incidental work will be required and shall be included in the pay item to which it relates.

8. The contractor shall be responsible for restoring to its original or better condition any damage done to existing fences, concrete islands, street paving, curbs, shrubs, bushes or driveways. (No separate pay item).

9. Due to federal regulations Title 49, Part 192.171 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.

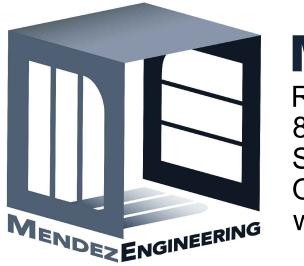
14. Contractor shall notify the city inspector twenty four (24) hours prior to backfill of any utility trenches to schedule for density test as

11. All waste material shall become property of the contractor and shall be his sole responsibility to dispose of this material off the limits of the project. No waste material shall be placed in existing lows that will block or alter flow limits of existing artificial or natural drainage. 12. The contractor shall not place any waste material in the 100-year flood plain without first obtaining an approved Flood Plain

14. The contractor shall maintain all adjoining streets and traveled routes free from spilled and/or tracked construction materials and/or

14. It is the contractor's responsibility to see that all signs and barricades are properly installed and maintained. All locations and distances will be decided upon in the field by the contractor, using the "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". The County's construction inspector will only be responsible to inspect barricades and signs. If, in the opinion of the construction inspector, the barricades and signs do not conform to established standards or are incorrectly placed or are insufficient in quantity to protect the general public, the inspector shall have the option to stop operations until such time as the conditions are corrected.

PREPARED BY:



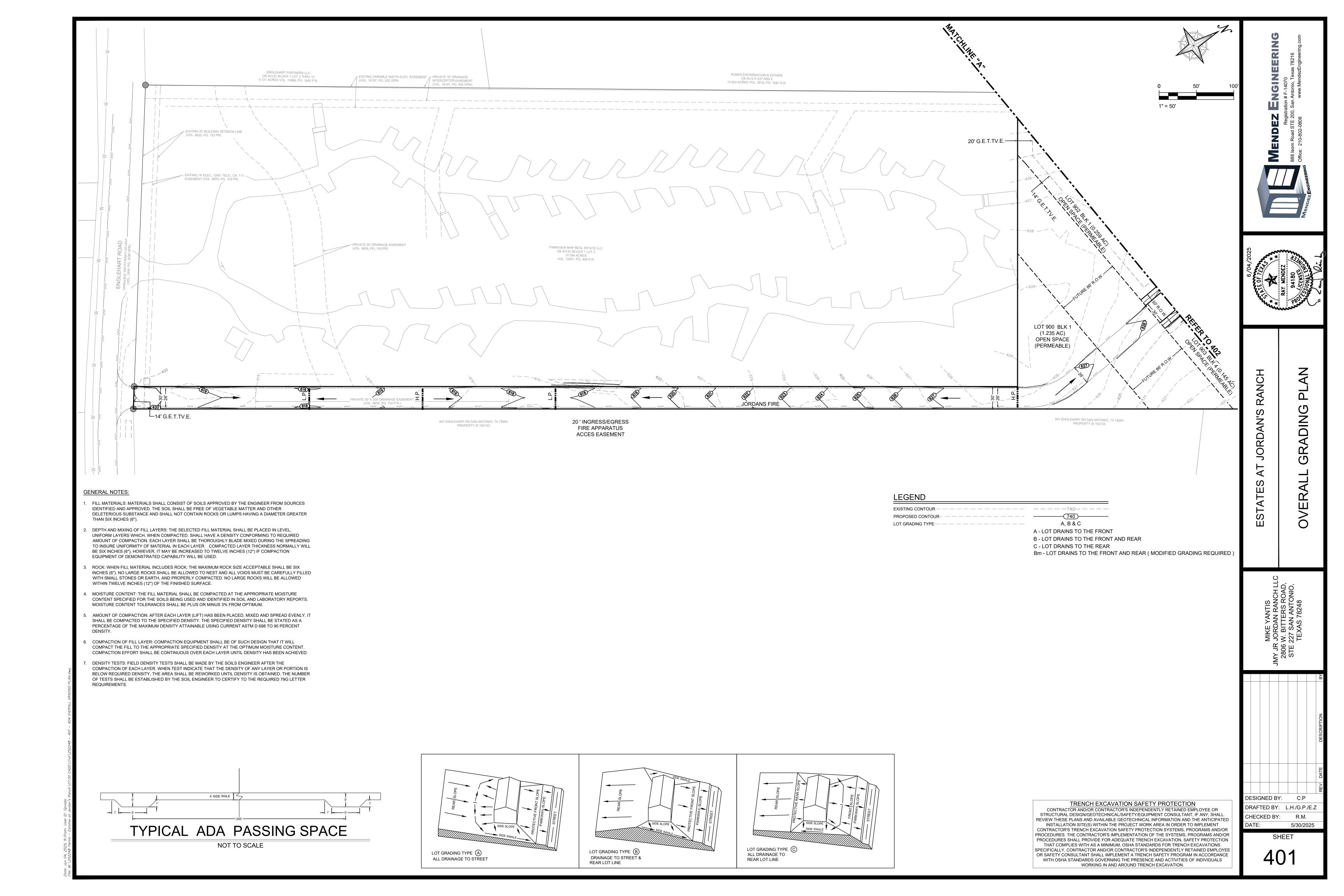
Mendez Engineering

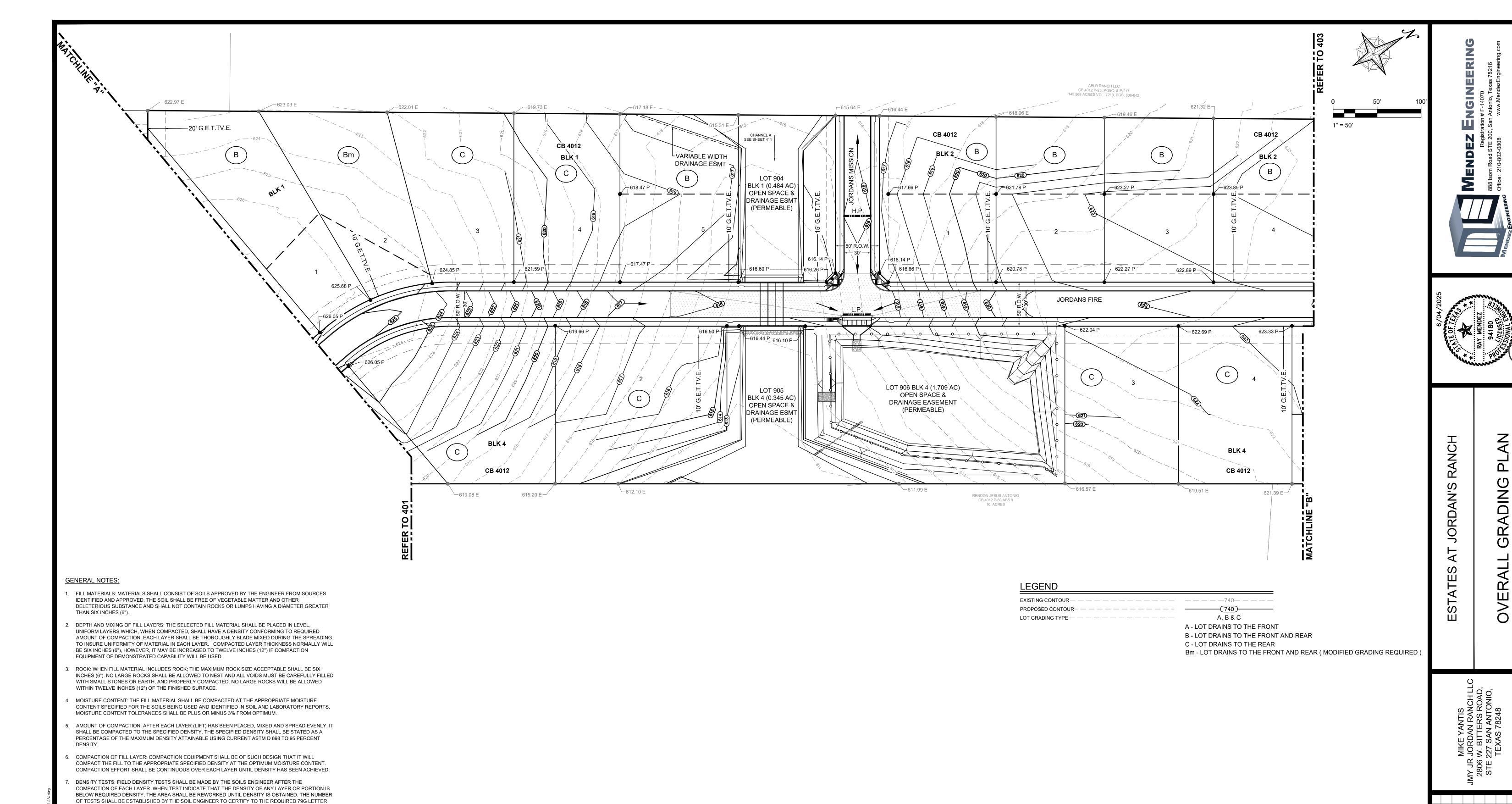
Registration # F-14070 888 Isom Road, Suite 200 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

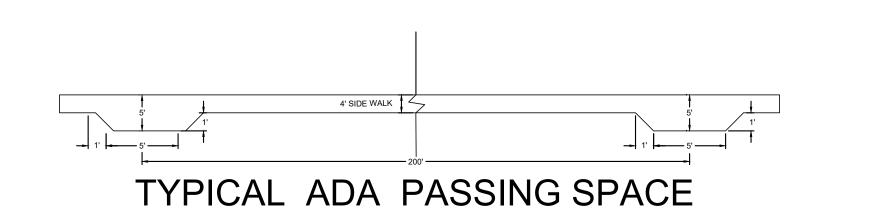
OWNER/DEVELOPER: MIKE YANTIS JMY JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO, TX 78248

DESIGNED BY: DRAFTED BY: L.H./G.P./E.Z 5/30/2025

SHEET



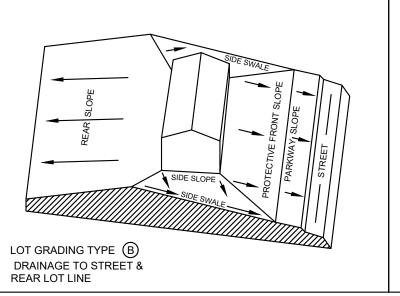


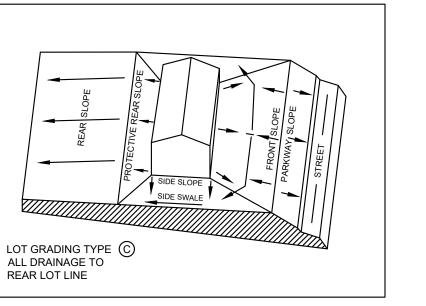


NOT TO SCALE

LOT GRADING TYPE (A)

ALL DRAINAGE TO STREET



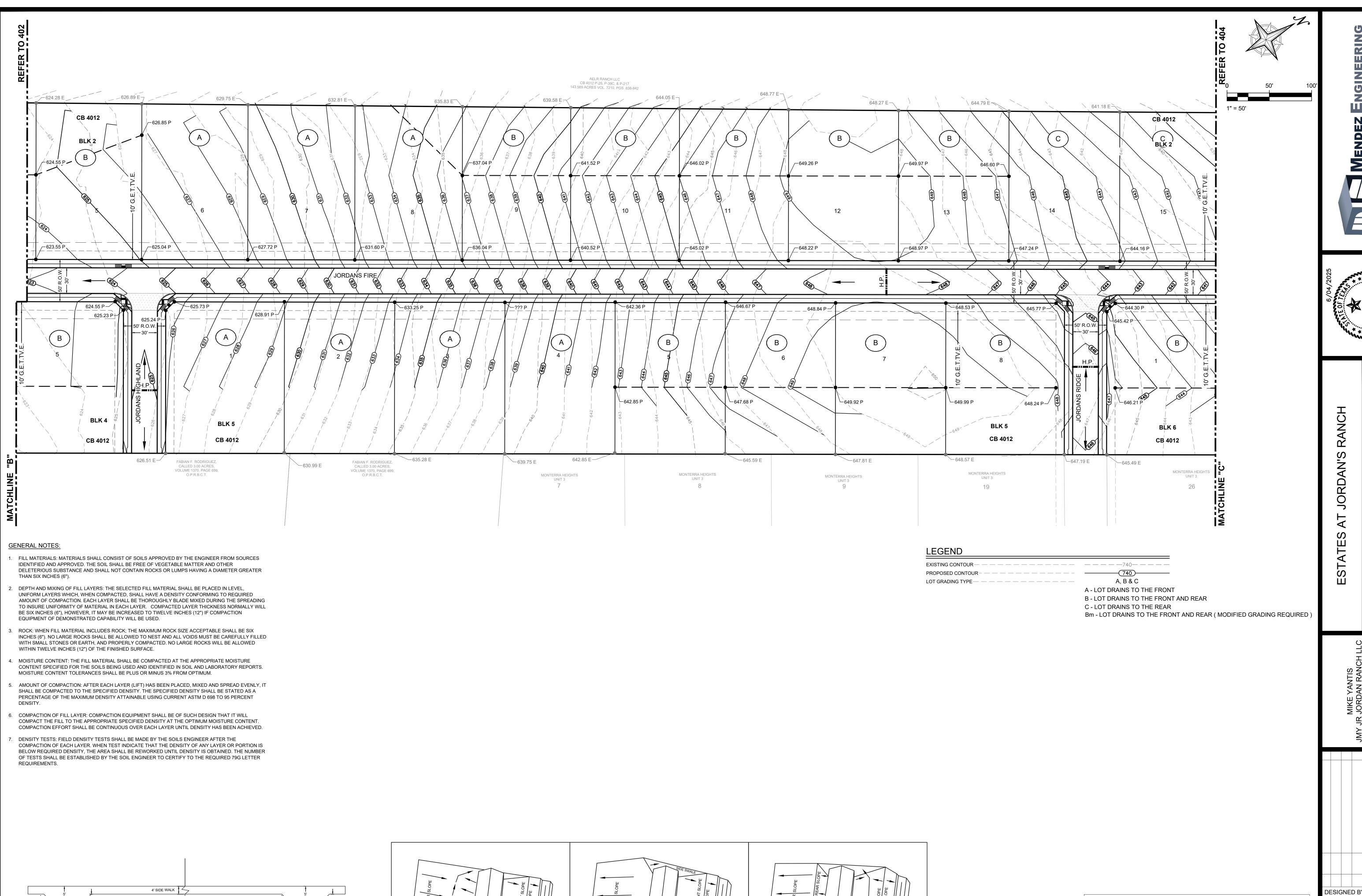


TRENCH EXCAVATION SAFETY PROTECTION

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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR
PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION
THAT COMPLIES 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

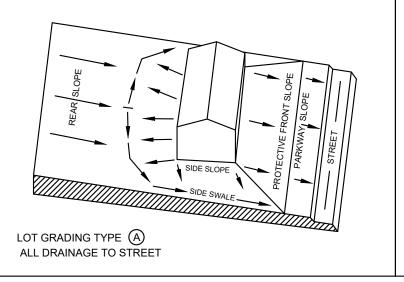
WORKING IN AND AROUND TRENCH EXCAVATION.

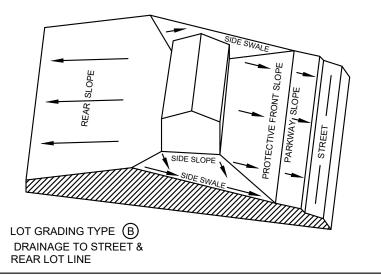
DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.
DATE: 5/30/2025

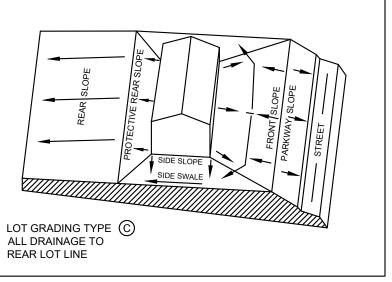


TYPICAL ADA PASSING SPACE

NOT TO SCALE







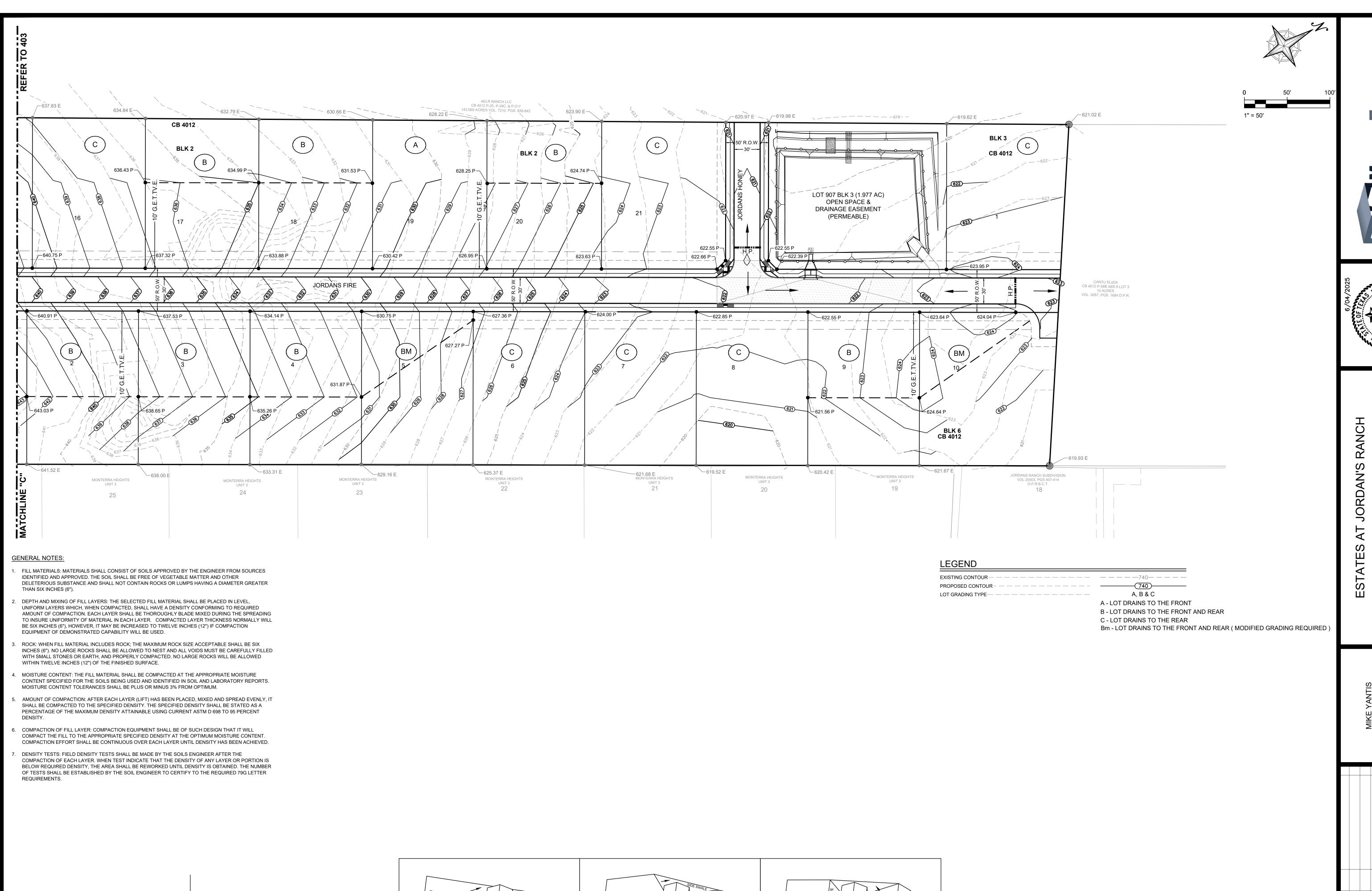
TRENCH EXCAVATION SAFETY PROTECTION

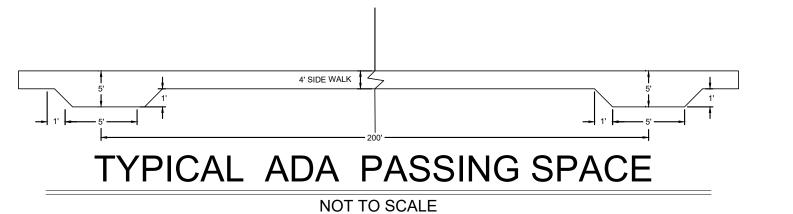
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WORKING IN AND AROUND TRENCH EXCAVATION.

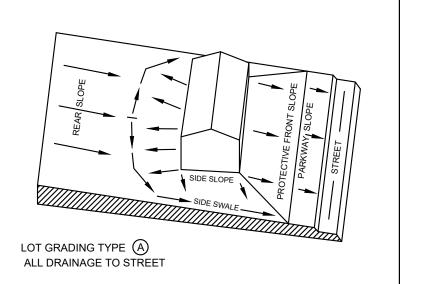
DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.
DATE: 5/30/2025
SHEET

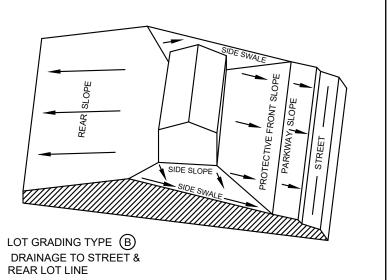
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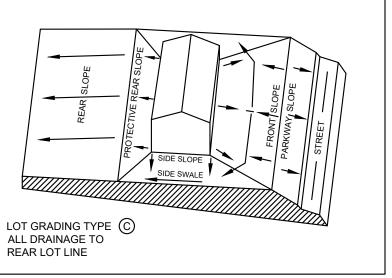
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TRENCH EXCAVATION SAFETY PROTECTION

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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS.

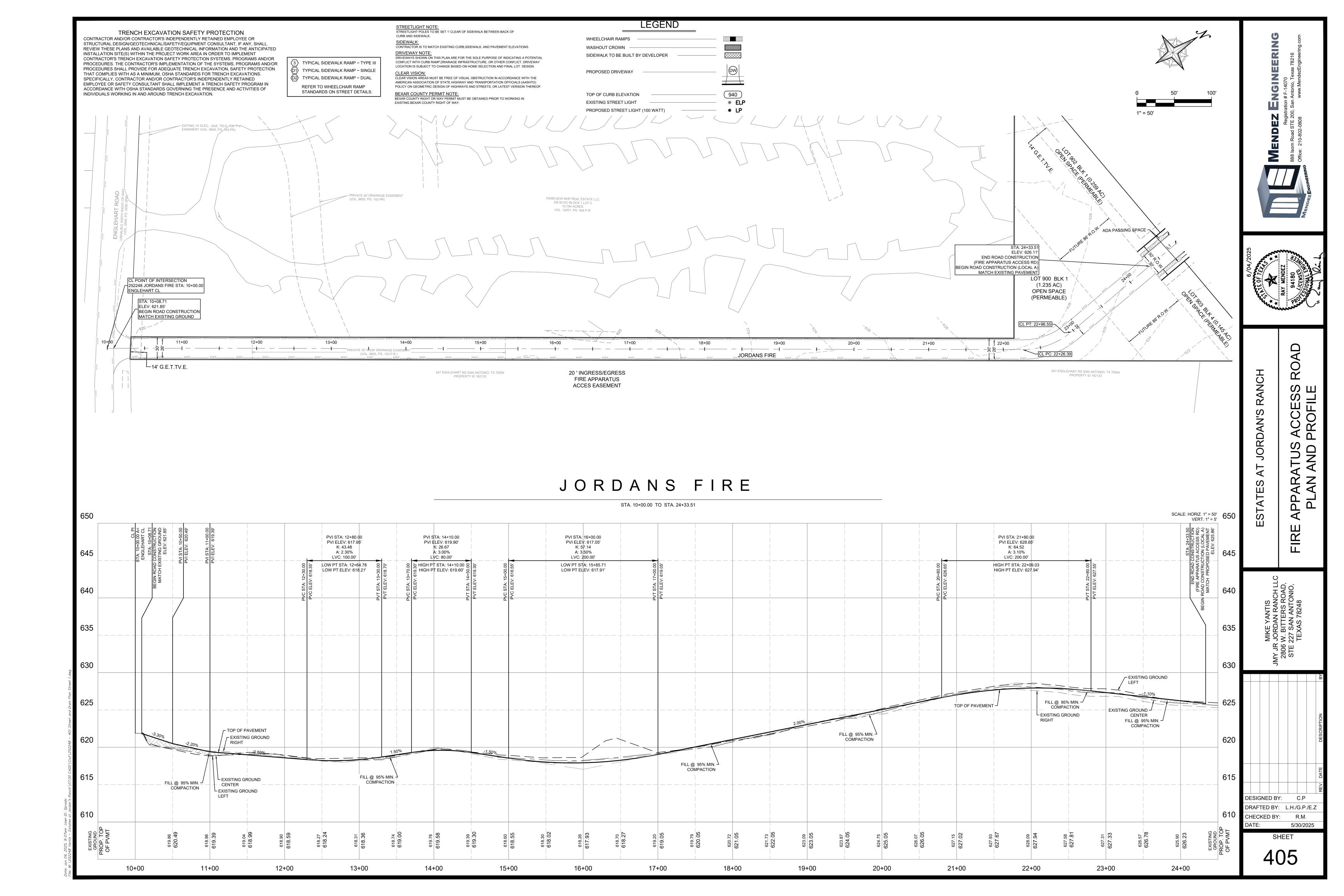
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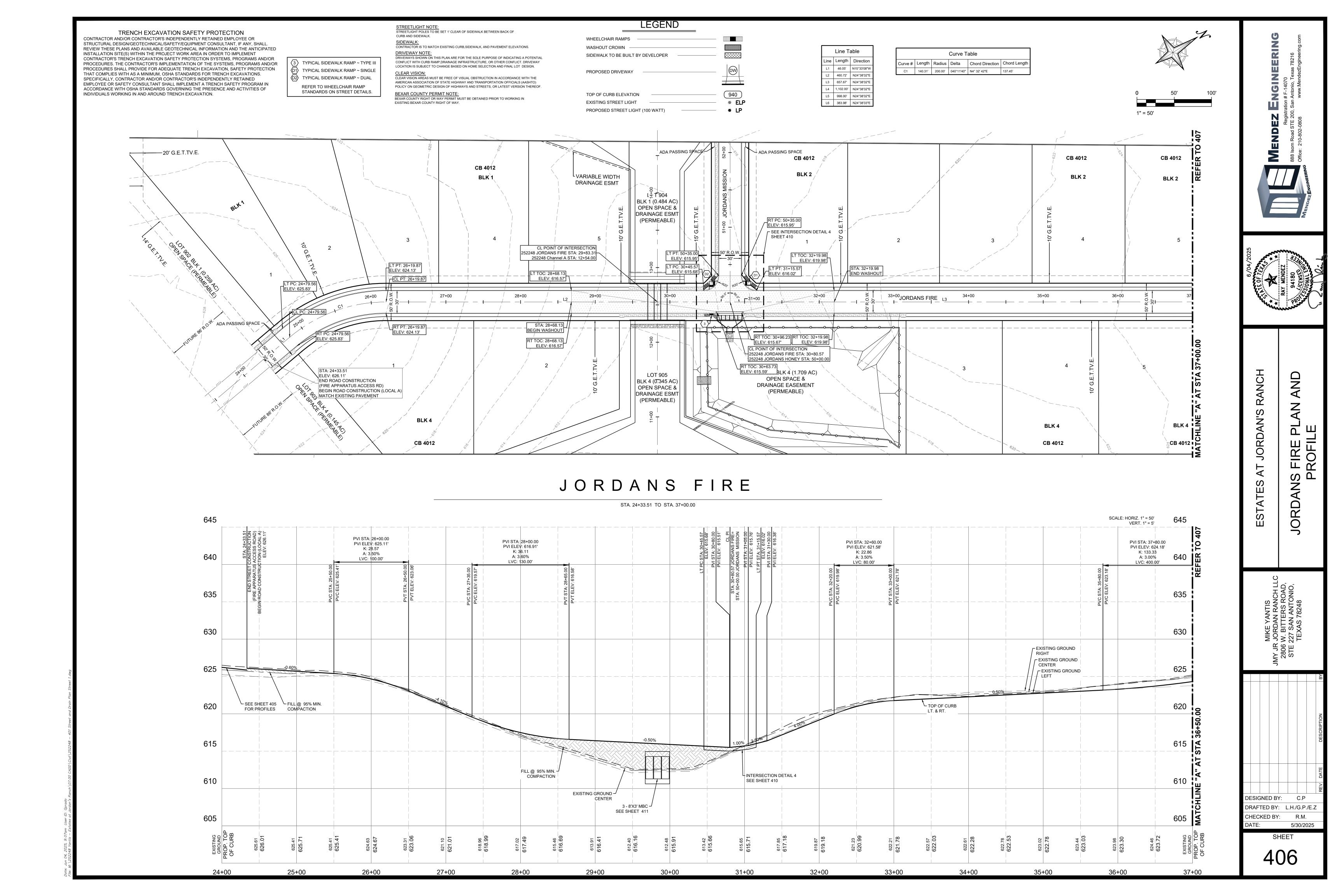
WORKING IN AND AROUND TRENCH EXCAVATION.

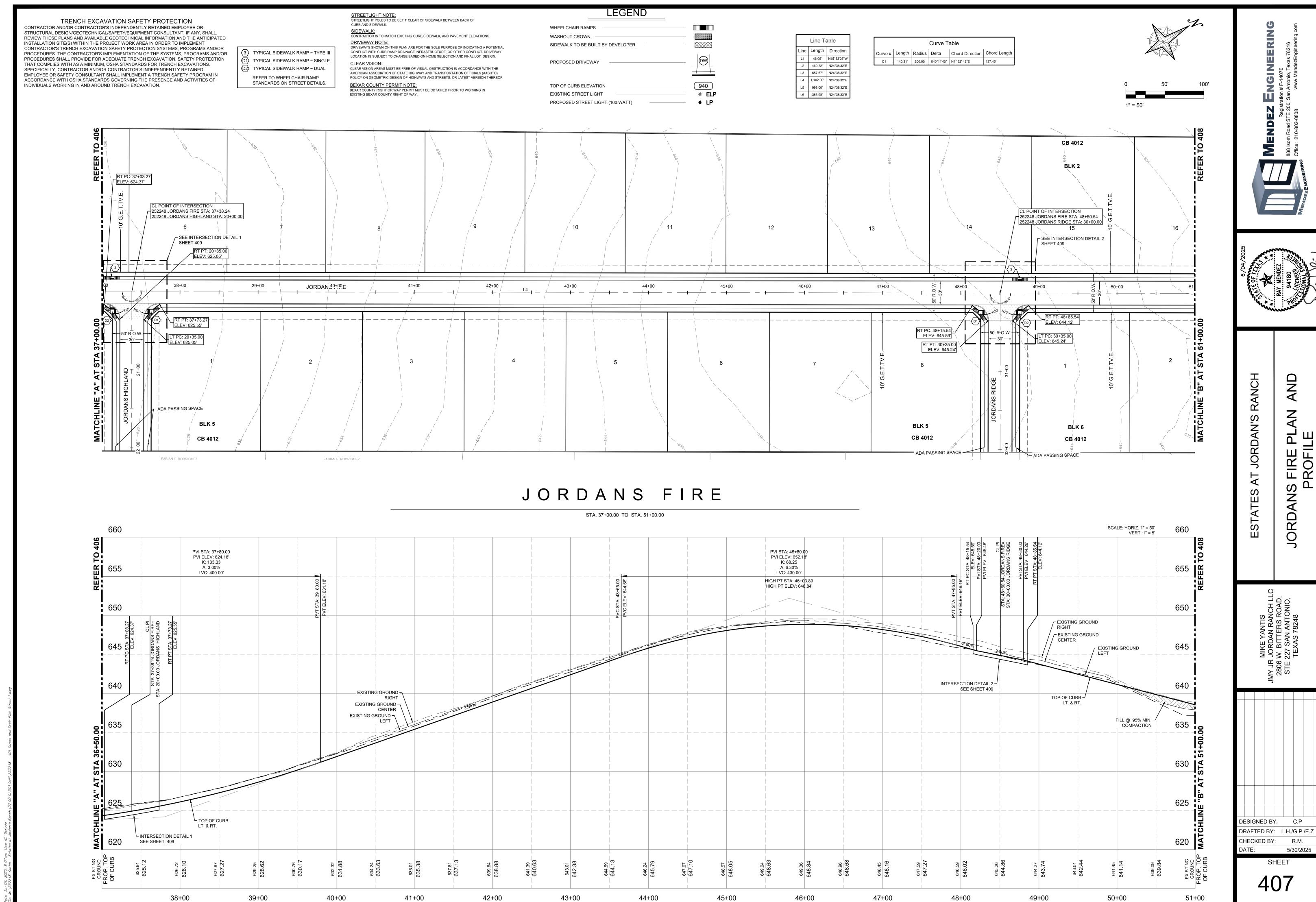
DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.
DATE: 5/30/2025
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5/30/2025

LEGEND STREETLIGHT NOTE: STREETLIGHT POLES TO BE SET 1' CLEAR OF SIDEWALK BETWEEN BACK OF TRENCH EXCAVATION SAFETY PROTECTION CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR WHEELCHAIR RAMPS SIDEWALK:
CONTRACTOR IS TO MATCH EXISTING CURB, SIDEWALK, AND PAVEMENT ELEVATIONS. STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL. WASHOUT CROWN REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED Line Table DRIVEWAY NOTE:
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT Curve Table SIDEWALK TO BE BUILT BY DEVELOPER CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR ine Length Direction TYPICAL SIDEWALK RAMP ~ TYPE III CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY Curve # Length Radius Delta Chord Direction Chord Length PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN. PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION. SAFETY PROTECTION 46.05' N15°33'08"\ C1 140.31' 200.00' 040°11'40" N4° 32' 42"E 137.45' (D1) TYPICAL SIDEWALK RAMP ~ SINGLE PROPOSED DRIVEWAY CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. 2 460.72' N24°38'32"E (D2) TYPICAL SIDEWALK RAMP ~ DUAL SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) _3 | 657.67' | N24°38'32"E EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN REFER TO WHEELCHAIR RAMP POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF. ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF L4 1,102.00' N24°38'32"E STANDARDS ON STREET DETAILS. BEXAR COUNTY PERMIT NOTE:
BEXAR COUNTY RIGHT OR WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION. TOP OF CURB ELEVATION L5 998.00' N24°38'32"E EXISTING STREET LIGHT EXISTING BEXAR COUNTY RIGHT OF WAY. L6 383.98' N24°38'33"E PROPOSED STREET LIGHT (100 WATT) 143.569 ACRES VOL. 7210, PGS. 838-842 ADA PASSING SPACE ~ ADA PASSING SPACE CB 4012 BLK 3 BLK 2 BLK 2 CB 4012 STA: 62+22.25 END STREET CONSTRUCTION LOT 907 BLK 3 (1.977 AC) INSTAL 30 L.F. HEADER CURB & **OPEN SPACE &** 9 TIMER GUARD POSTS @ 5' O.C. MATCH EXISTING GROPUND @ 6:1 MAX DRAINAGE EASEMENT (PERMEABLE) LT PT: 40+35.00 ELEV: 622.36' LT TOC: 59+25.33 LT PC: 58+22.07 ELEV: 622.33' ELEV: 623.19' ELEV: 621.88' STA: 60+50.00 BEGIN WASHOUT 61+00 RT TOC: 60+50.00 _ ELEV: 623.19' CL POINT OF INTERSECTION 252248 JORDANS FIRE STA: 58+57.07 252248 JORDANS MISSION STA: 40+00.00 L SEE INTERSECTION DETAIL 3 SHEET 410 SEE FIRE TURNAROUND TEMPORARY TURNAROUND, GAS -**DETAIL THIS SHEET** ELECTRIC, TELEPHONE, CABLE TV, WATER, SEWER, AND DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY)(0.03 AC) FIRE TURNAROUND BLK 6 CB 4012 JORDANS FIRE STA. 51+00.00 TO STA. 62+22.25 SCALE: HORIZ. 1" = 50' VERT. 1" = 5' 650 PVI STA: 57+00.00 PVI ELEV: 622.94' K: 47.62 PVI STA: 59+50.00 PVI STA: 61+20.00 PVI ELEV: 624.24' K: 35.57 PVI ELEV: 621.69' K: 50.00 A: 2.10% LVC: 100.00' A: 2,00% A: 2.25% LVC: 80.00' LOW PT STA: 59+25.00 첫 HIGH PT STA: 61+33.36 응 첫 LOW PT ELEV: 621.88' HIGH PT ELEV: 624.04 640 EXISTING GROUND 635 630 EXISTING GROUND -∽ FILL @ 95% MIN. EXISTING GROUND -CENTER COMPACTION EXISTING GROUND -625 EXISTING GROUND 7 625 CENTER TOP OF CURB 620 LEXISTING GROUND → INTERSECTION DETAIL 3 SEE SHEET 410 624.16 624.00

59+00

60+00

61+00

52+00

51+00

53+00

54+00

56+00

57+00

58+00

55+00

62+00

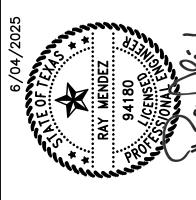
DETAIL

62+00

63+00

SCALE 1" = 20'





JORDANS F

JORDAN'S

ESTATES

DESIGNED BY: DRAFTED BY: L.H./G.P./E.Z 5/30/2025

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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

TYPICAL SIDEWALK RAMP ~ TYPE III TYPICAL SIDEWALK RAMP ~ SINGLE YPICAL SIDEWALK RAMP ~ DUAL REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS.

STREETLIGHT NOTE: STREETLIGHT POLES TO BE SET 1' CLEAR OF SIDEWALK BETWEEN BACK OF CURB AND SIDEWALK.

SIDEWALK:
CONTRACTOR IS TO MATCH EXISTING CURB, SIDEWALK, AND PAVEMENT ELEVATIONS.

DRIVEWAY NOTE:
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

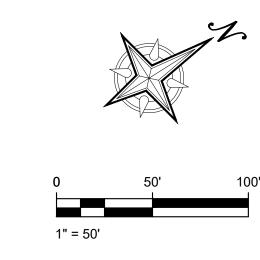
CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

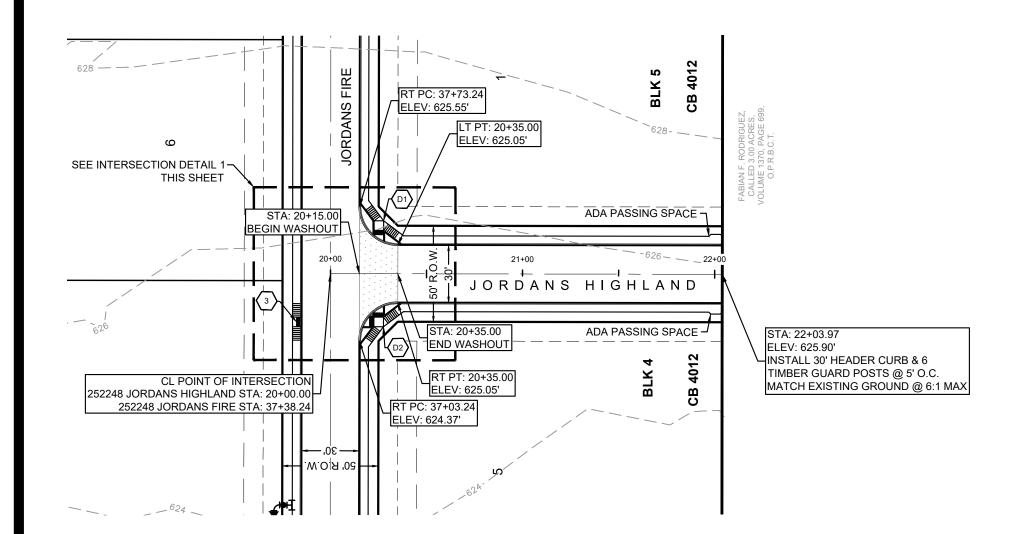
BEXAR COUNTY PERMIT NOTE:
BEXAR COUNTY RIGHT OR WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN

EXISTING BEXAR COUNTY RIGHT OF WAY.

LEGEND WHEELCHAIR RAMPS WASHOUT CROWN SIDEWALK TO BE BUILT BY DEVELOPER PROPOSED DRIVEWAY TOP OF CURB ELEVATION EXISTING STREET LIGHT

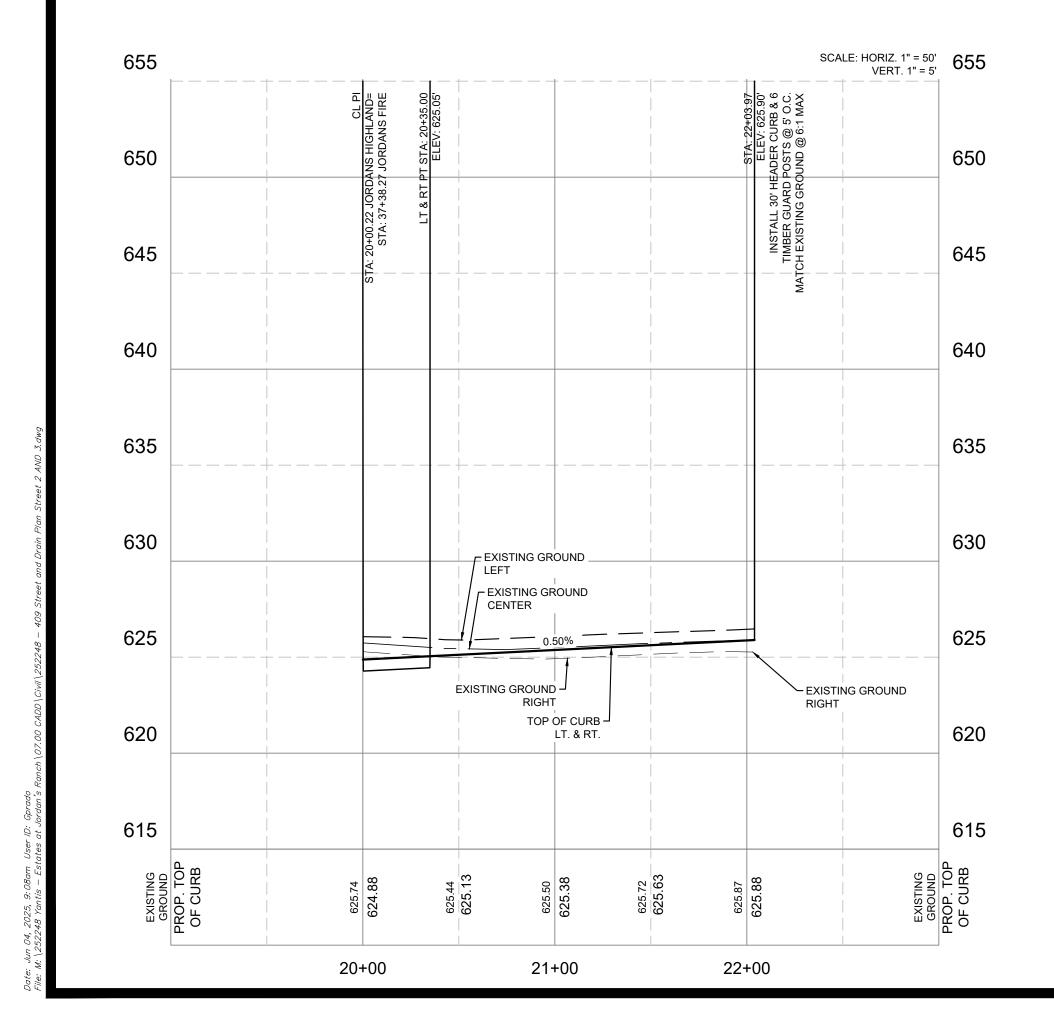
PROPOSED STREET LIGHT (100 WATT)

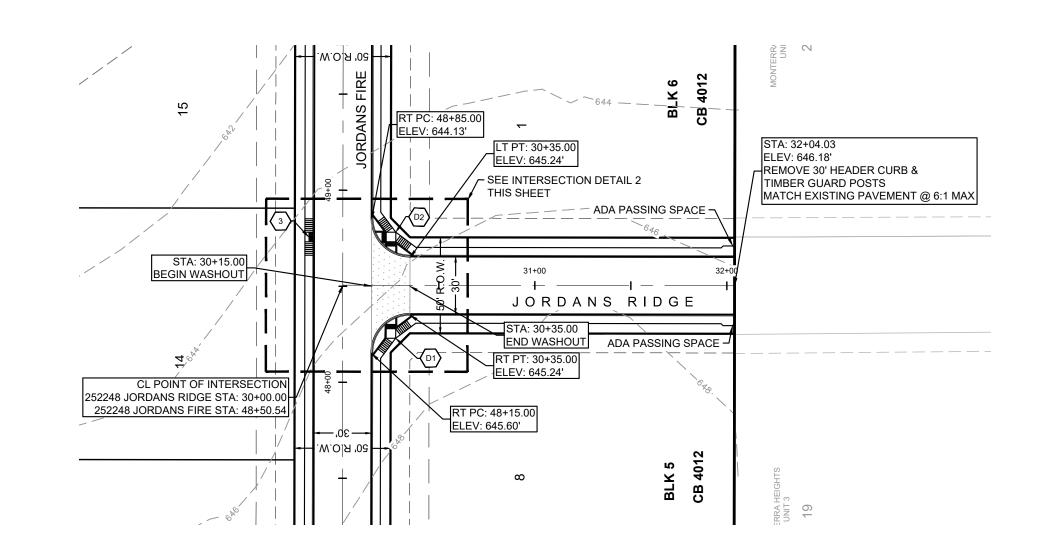




JORDANS HIGHLAND

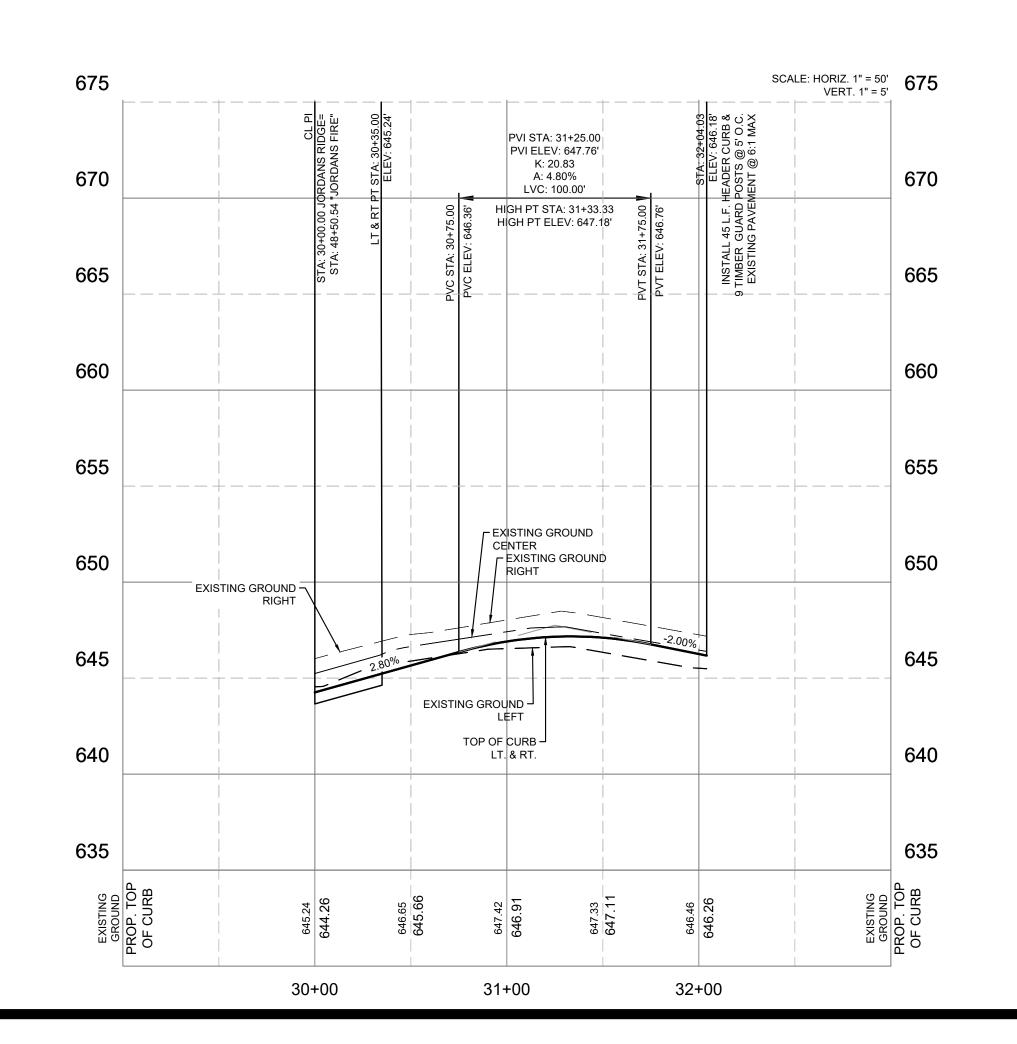
STA. 20+00.00 TO STA. 22+03.97

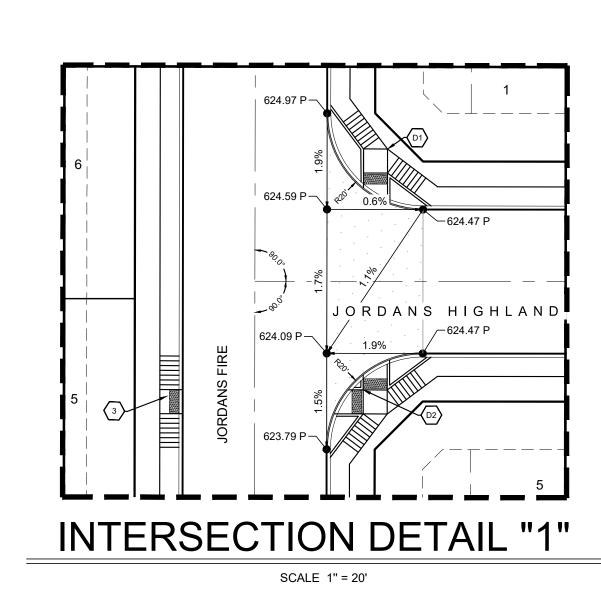


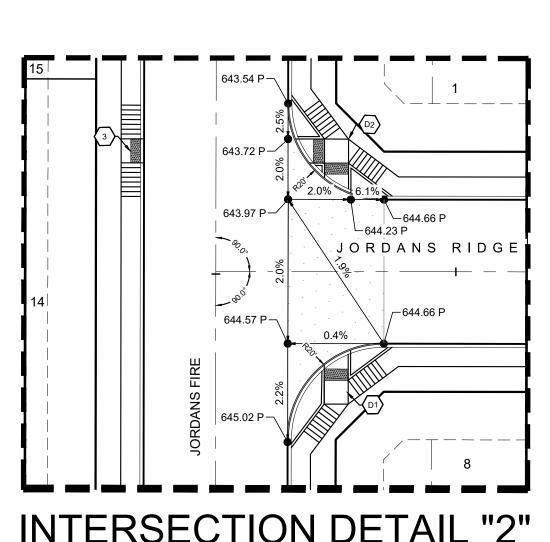


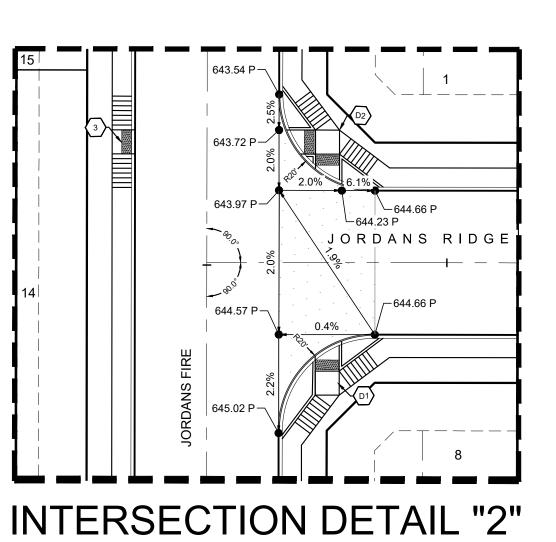
JORDANS RIDGE

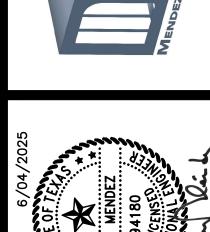
STA. 30+00.00 TO STA. 34+08.21



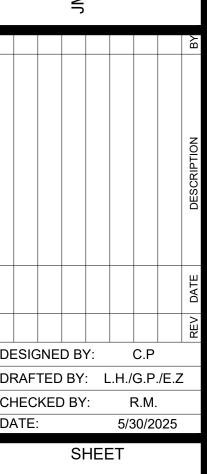








A JORD/ OFILE RANCH JORDAN'S HIGH E PL/ S JORDANS RIDO



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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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.

3 TYPICAL SIDEWALK RAMP ~ TYPE III TYPICAL SIDEWALK RAMP ~ SINGLE 22 TYPICAL SIDEWALK RAMP ~ DUAL REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS.

STREETLIGHT NOTE: STREETLIGHT POLES TO BE SET 1' CLEAR OF SIDEWALK BETWEEN BACK OF CURB AND SIDEWALK.

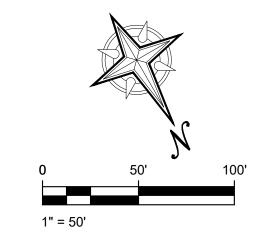
SIDEWALK:
CONTRACTOR IS TO MATCH EXISTING CURB, SIDEWALK, AND PAVEMENT ELEVATIONS.

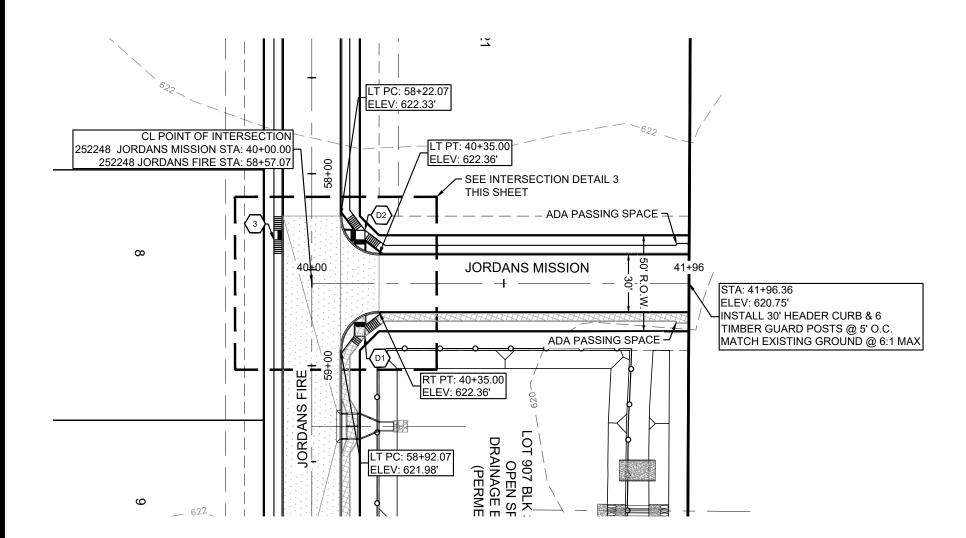
DRIVEWAY NOTE:
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

BEXAR COUNTY PERMIT NOTE:
BEXAR COUNTY RIGHT OR WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

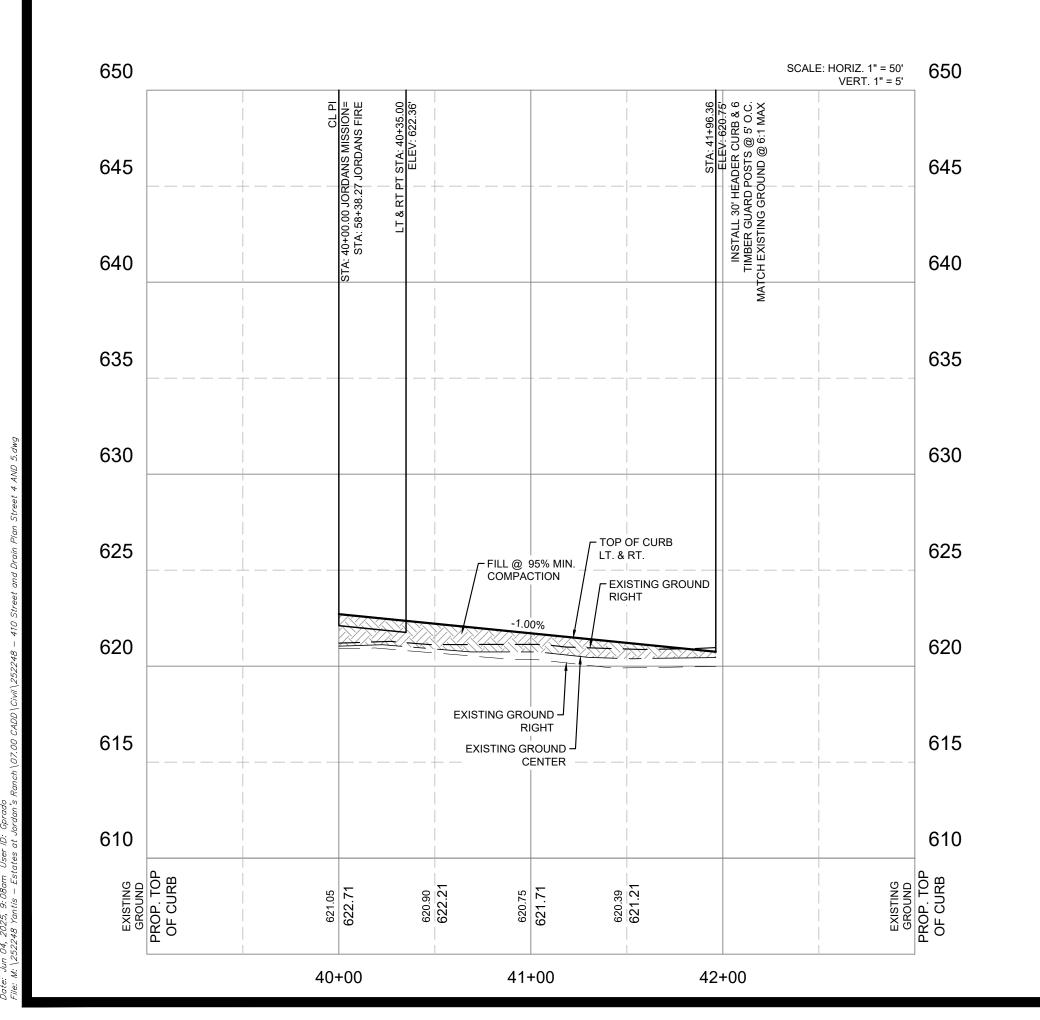
LEGEND WHEELCHAIR RAMPS WASHOUT CROWN SIDEWALK TO BE BUILT BY DEVELOPER PROPOSED DRIVEWAY (940) TOP OF CURB ELEVATION ₩ ELP EXISTING STREET LIGHT PROPOSED STREET LIGHT (100 WATT)

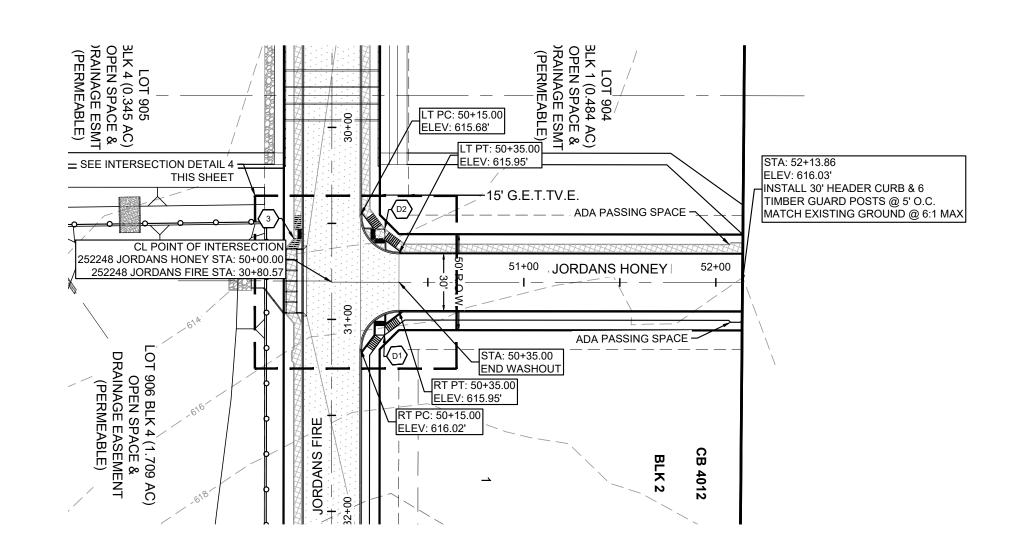




JORDANS MISSION

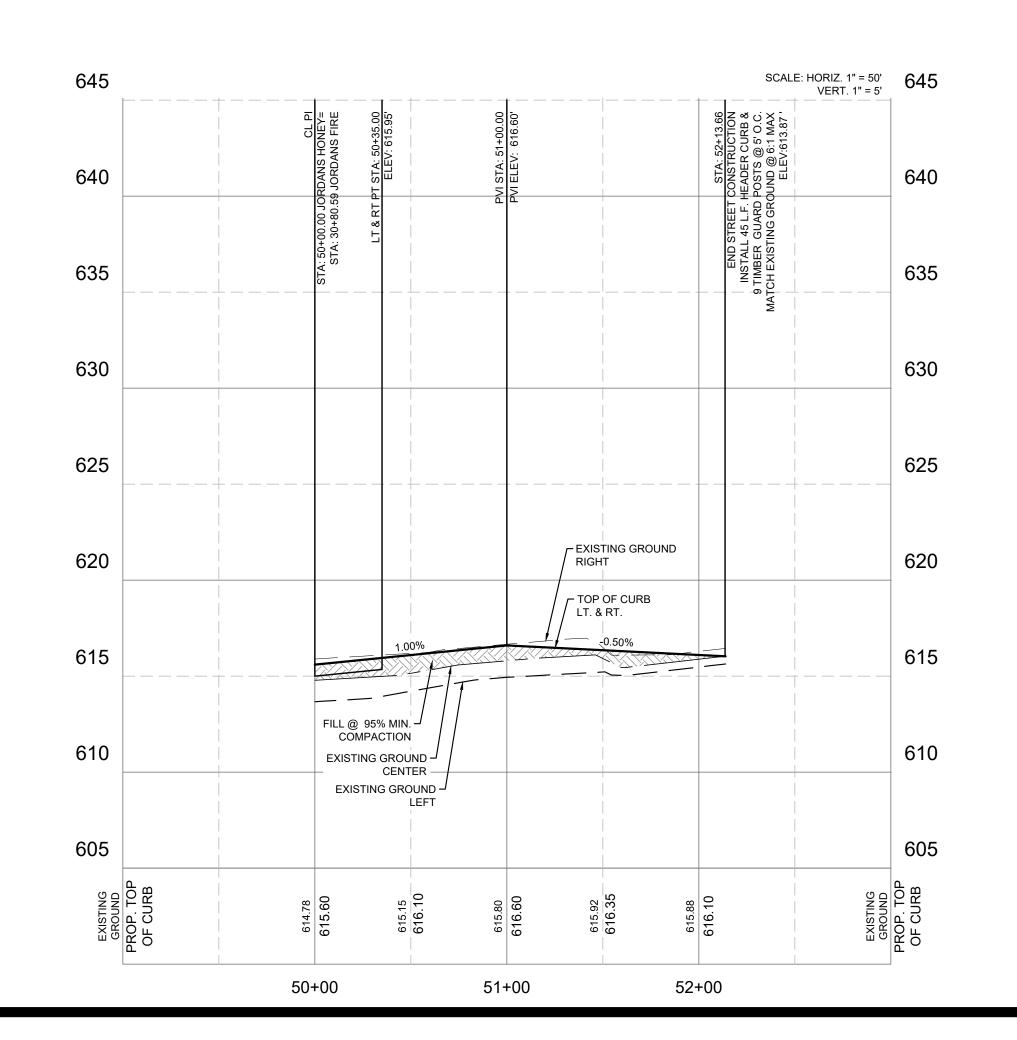
STA. 40+00.00 TO STA. 41+98.16

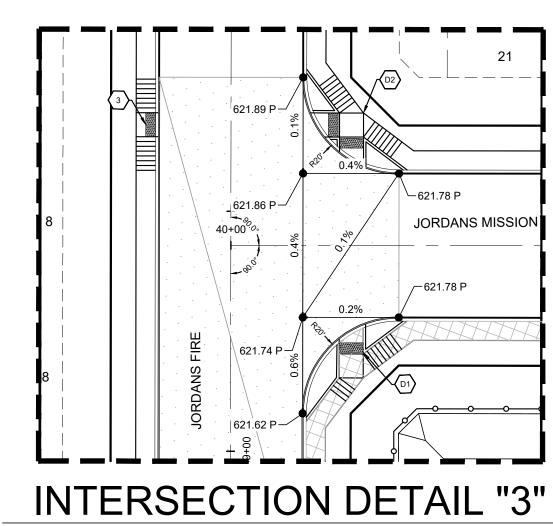




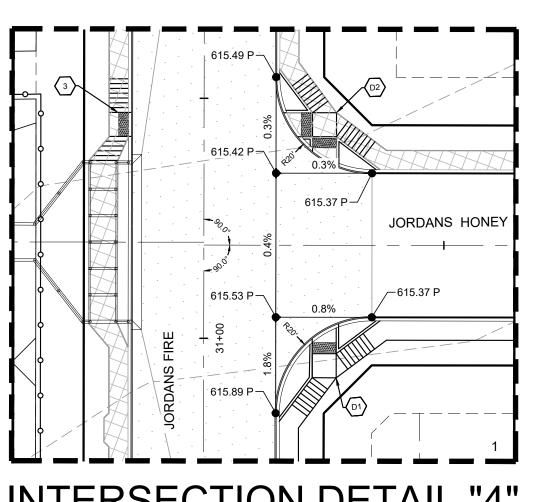
JORDANS HONEY

STA. 50+00.00 TO STA. 52+16.00





STA. 30+00.00 TO STA. 34+08.21



INTERSECTION DETAIL "4"

STA. 30+00.00 TO STA. 34+08.21

SHEET 410

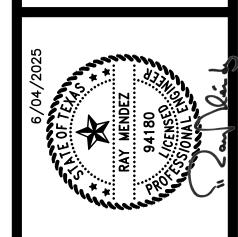
DRAFTED BY: L.H./G.P./E.Z

5/30/2025

DESIGNED BY:

HECKED BY:

MENDEZ

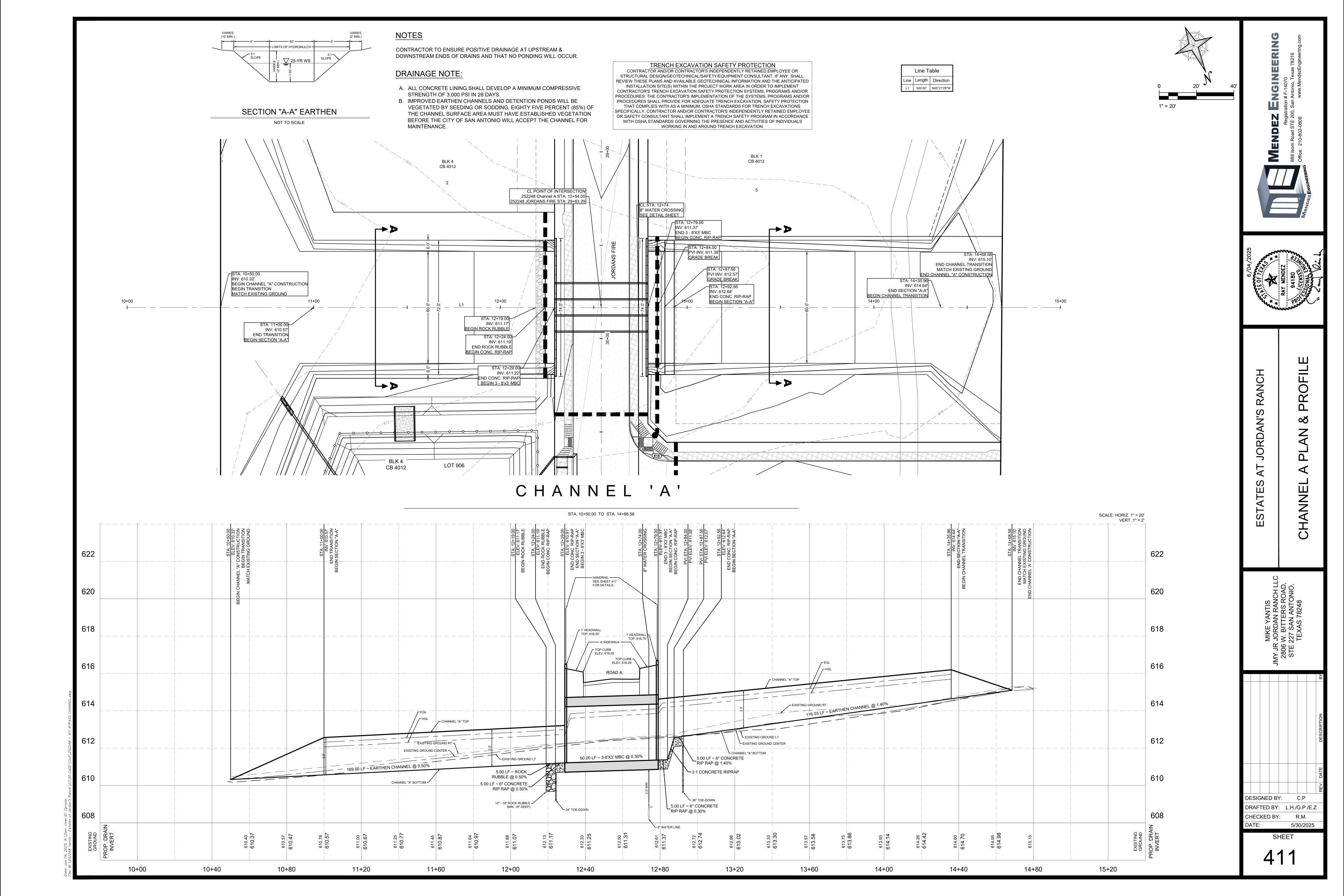


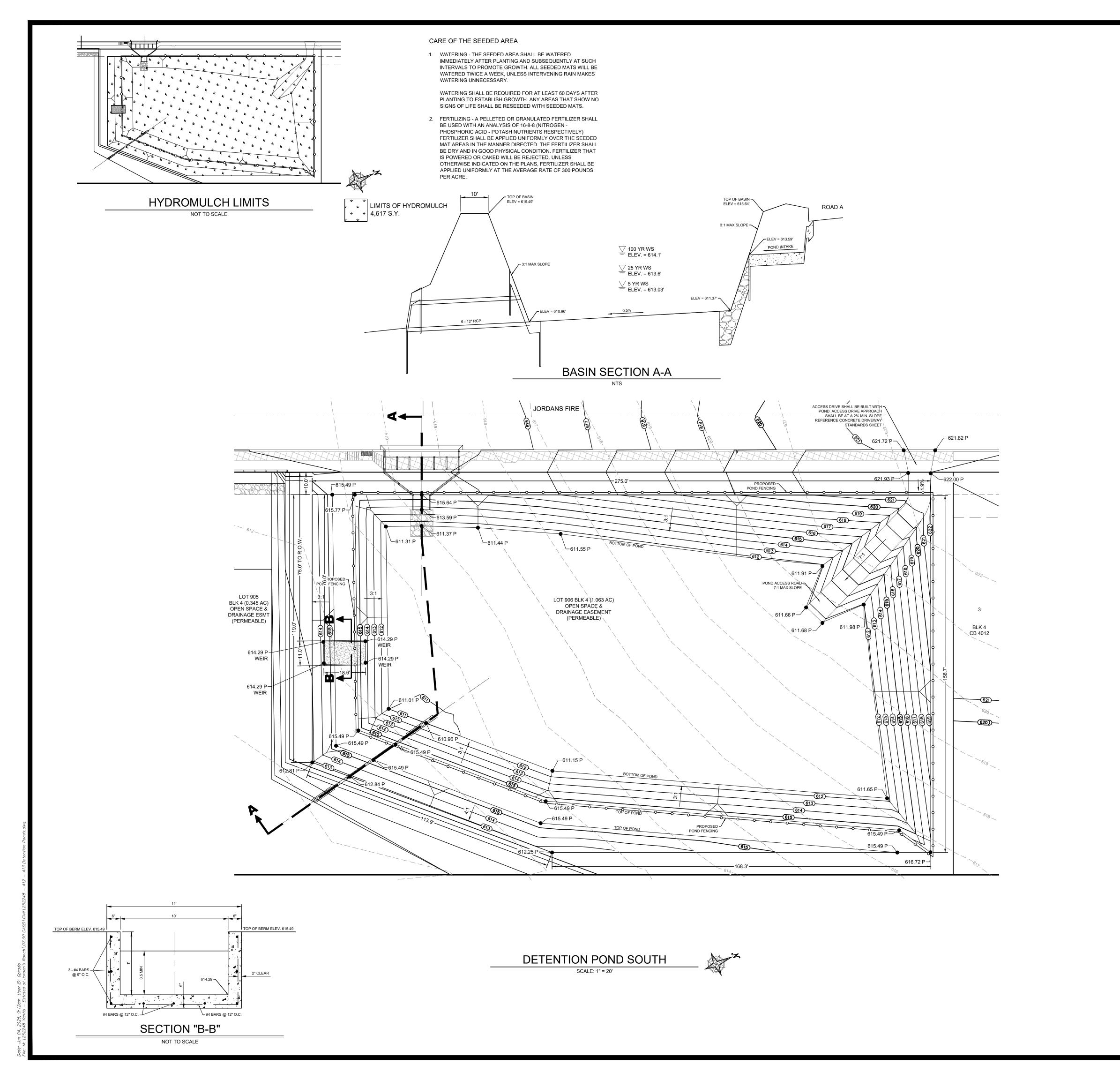
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LEGEND

GENERAL NOTES

DETENTION BASIN MAINTENANCE PLAN

1. THE FOLLOWING ARE GUIDELINES FOR THE OVERALL MAINTENANCE OF THE DETENTION BASIN. INSPECTIONS - THE DETENTION SYSTEM SHOULD BE INSPECTED TO ASSURE PROPER OPERATION AT LEAST 4 TIMES ANNUALLY. ONE OF THESE INSPECTIONS SHOULD OCCUR DURING OR IMMEDIATELY FOLLOWING WET WEATHER.

- SEDIMENT REMOVAL REMOVE SEDIMENT FROM OUTLET STRUCTURE AND DOWNSTREAM
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 SEDIMENT ACCUMULATION IN OTHER AREAS OF THE BASIN, FILLS THE BASIN BY 10% OF
 THE BASIN VOLUME, ALL SEDIMENT SHOULD BE REMOVED AND DISPOSED OF PROPERLY.
- 3. MOWING THE SIDE SLOPES, AND EMBANKMENT OF A DETENTION BASIN MUST BE MOWED REGULARLY TO DISCOURAGE WOODY GROWTH AND CONTROL WEEDS. GRASS AREAS IN AND AROUND BASINS MUST BE MOWED AT LEAST FOUR TIMES ANNUALLY TO LIMIT VEGETATION HEIGHT TO 12 INCHES. MORE FREQUENT MOWING TO MAINTAIN AESTHETIC APPEAL MAY BE NECESSARY IN LANDSCAPED AREAS. WHEN MOWING IS PERFORMED, A MULCHING MOWER SHOULD BE USED, OR GRASS CLIPPINGS SHOULD BE CAUGHT AND REMOVED.
- 4. DEBRIS AND LITTER REMOVAL DEBRIS AND LITTER WILL ACCUMULATE NEAR THE OUTFALL STRUCTURE AND SHOULD BE REMOVED DURING REGULAR MOWING OPERATIONS AND INSPECTIONS. PARTICULAR ATTENTION SHOULD BE PAID TO FLOATING DEBRIS THAT CAN EVENTUALLY CLOG THE OUTFALL STRUCTURE.
- 5. EROSION CONTROL THE POND SIDE SLOPES AND EMBANKMENT MAY PERIODICALLY SUFFER FROM SLUMPING AND EROSION, ALTHOUGH THIS SHOULD NOT OCCUR OFTEN IF THE SOILS ARE PROPERLY COMPACTED DURING CONSTRUCTION. RE GRADING AND RE VEGETATION MAY BE REQUIRED TO CORRECT THE PROBLEMS.
- 6. NUISANCE CONTROL STANDING WATER OR SOGGY CONDITIONS IN THE DETENTION BASIN CAN CREATE NUISANCE CONDITIONS FOR NEARBY RESIDENTS. ODORS, MOSQUITOES, WEEDS, AND LITTER ARE ALL OCCASIONALLY PERCEIVED TO BE PROBLEMS. MOST OF THESE PROBLEMS ARE GENERALLY A SIGN THAT REGULAR INSPECTIONS AND MAINTENANCE ARE NOT BEING PERFORMED (E.G., MOWING AND DEBRIS REMOVAL.)

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1. CONTRACTOR SHALL MANAGE SOIL MATERIAL TO UTILIZE BEST SOIL CAPABLE OF ESTABLISHING VEGETATION ON TOP.

 IMPROVED DETENTION POND WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT OF THE POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE OWNER WILL ACCEPT THE POND FOR MAINTENANCE.

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3.2. PURE LIVE SEED INDIAN GRASS 6 LBS/AC.3.3. PURE LIVE SEED SWITCH GRASS 8 LBS/AC.

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3.5. PURE LIVE SEED MIXTURE PER DOUGLASS W.3.6. SEED COMPANY (210) 661-4191

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- 1. FILL MATERIALS: MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES IDENTIFIED AND APPROVED. THE SOIL SHALL BE FREE OF VEGETATIVE MATTER AND OTHER DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER THAN SIX INCHES (6").
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FENCE/ BARRIER NOTE

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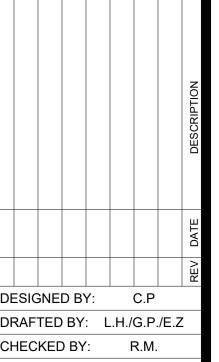
Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216
Office: 210-802-0808 www.MendezEngineeri



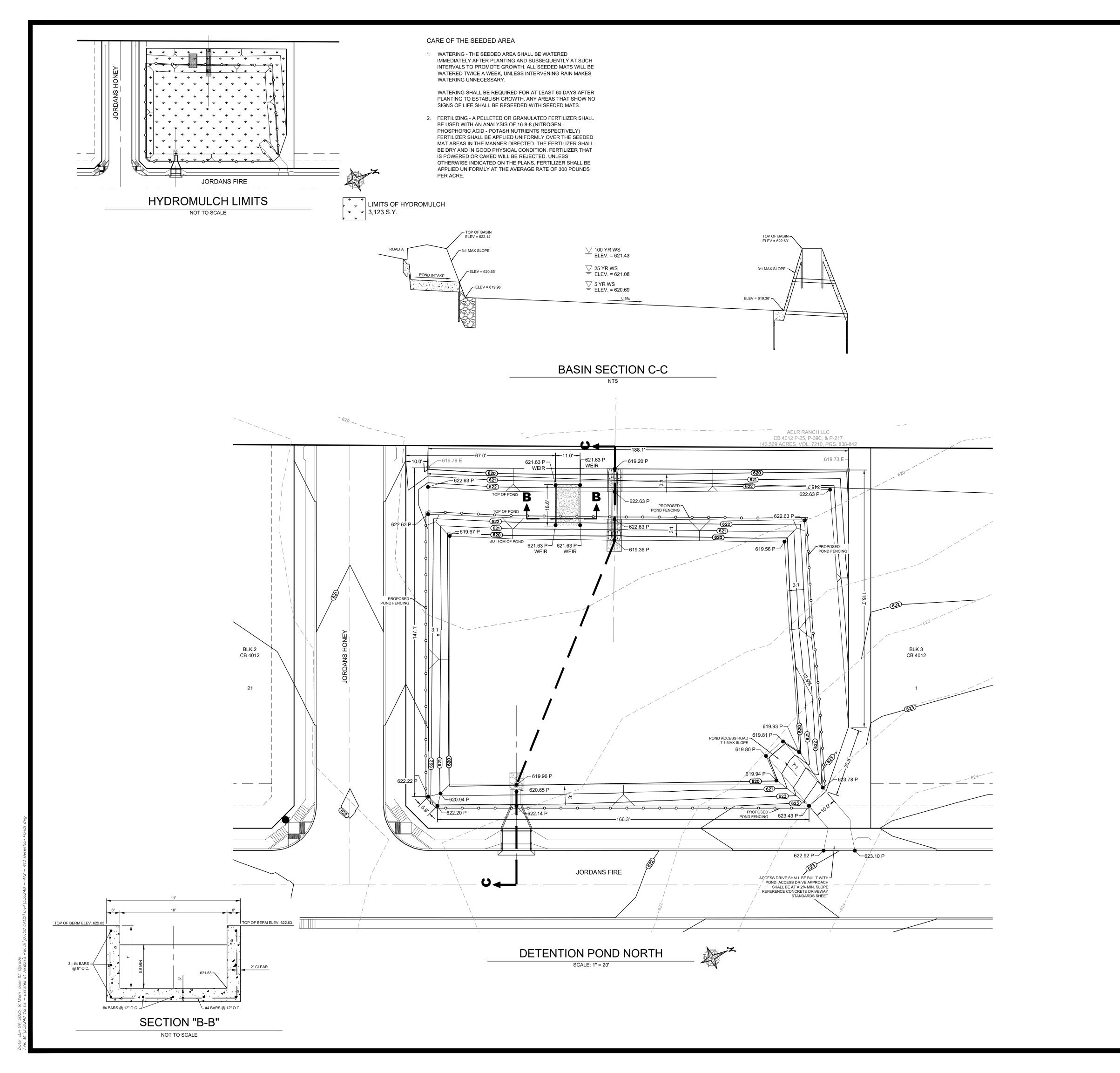
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ETENTION POND SOUT

Y JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO, TEXAS 78248



5/30/2025 SHEET



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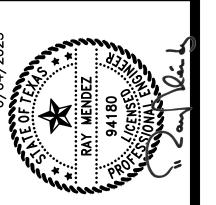
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MENDEZ ENGINEER

Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216
Office: 210-802-0808 www.MendezEngineer

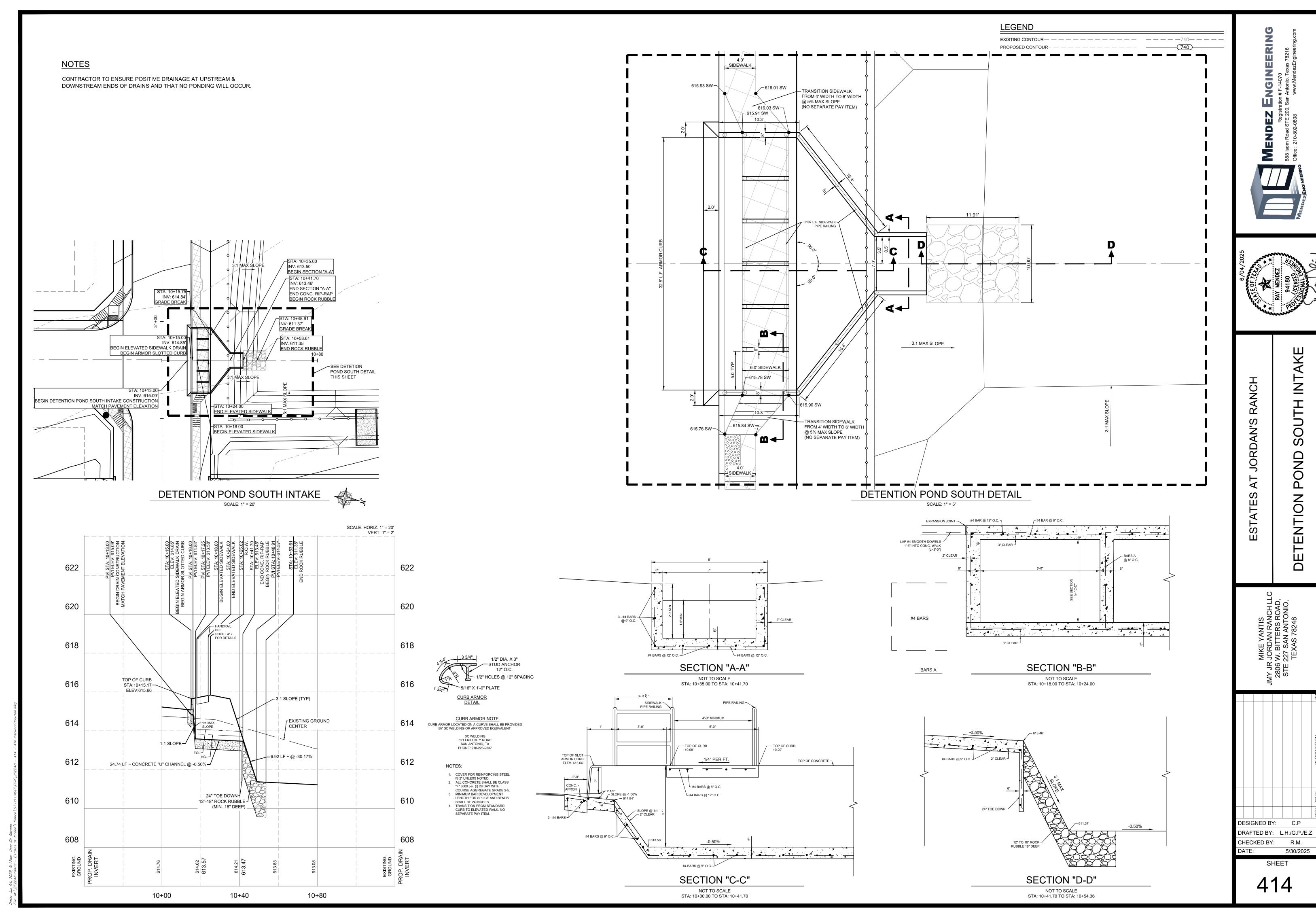


ETENTION POND NORTH

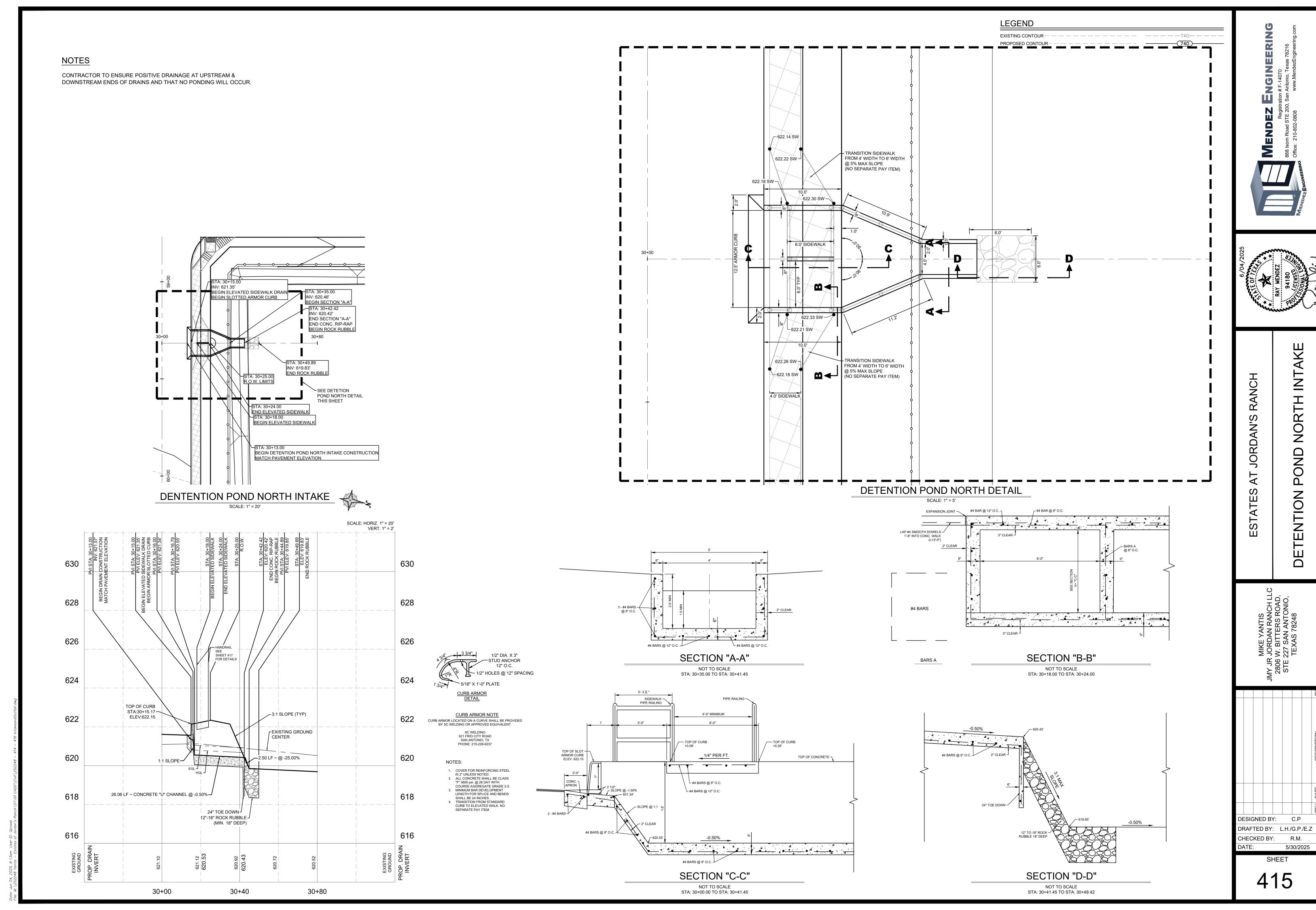
JR JORDAN RANCH LLC 06 W. BITTERS ROAD, FE 227 SAN ANTONIO, TEXAS 78248

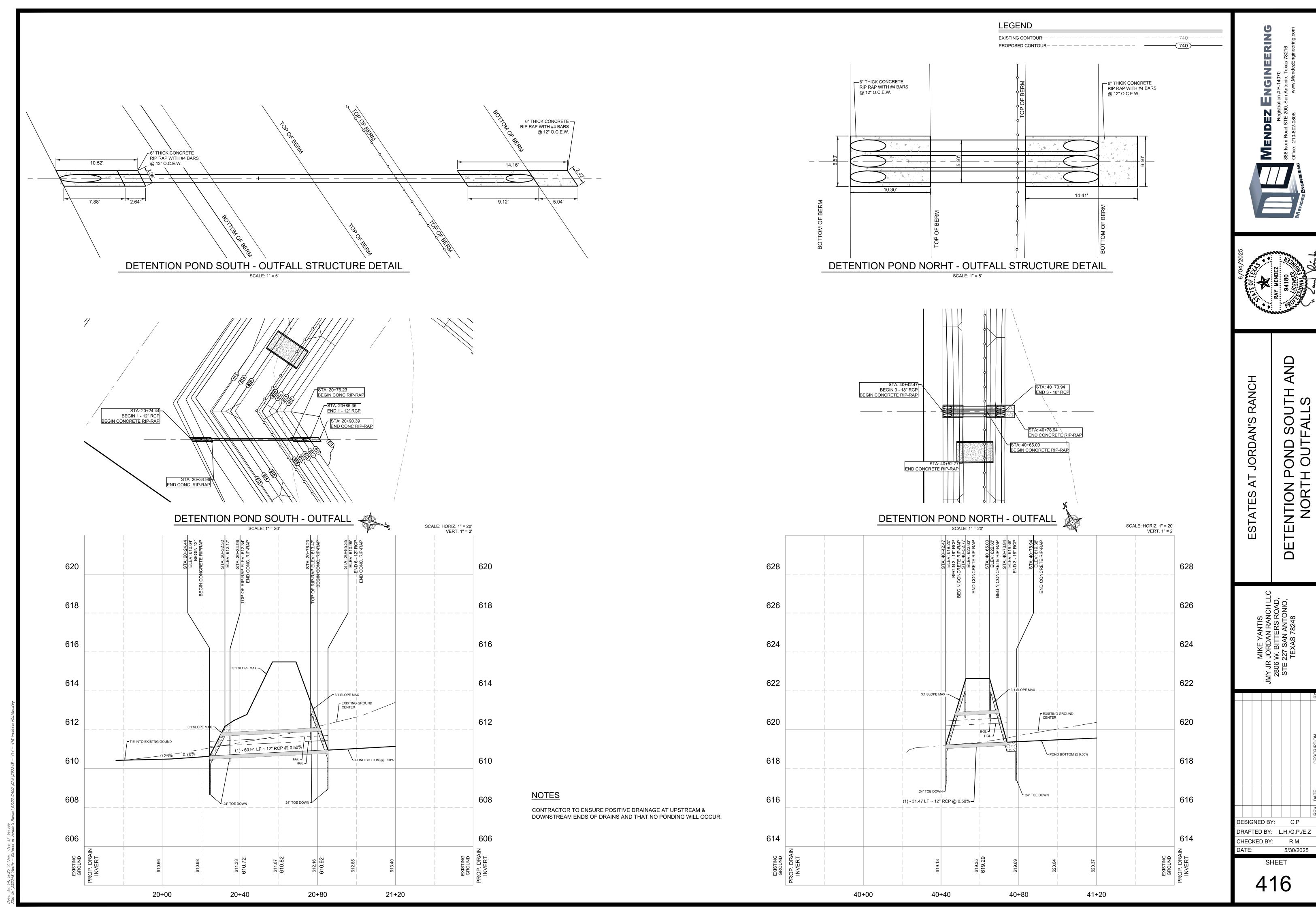
DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.

ED BY: R.M. 5/30/2025





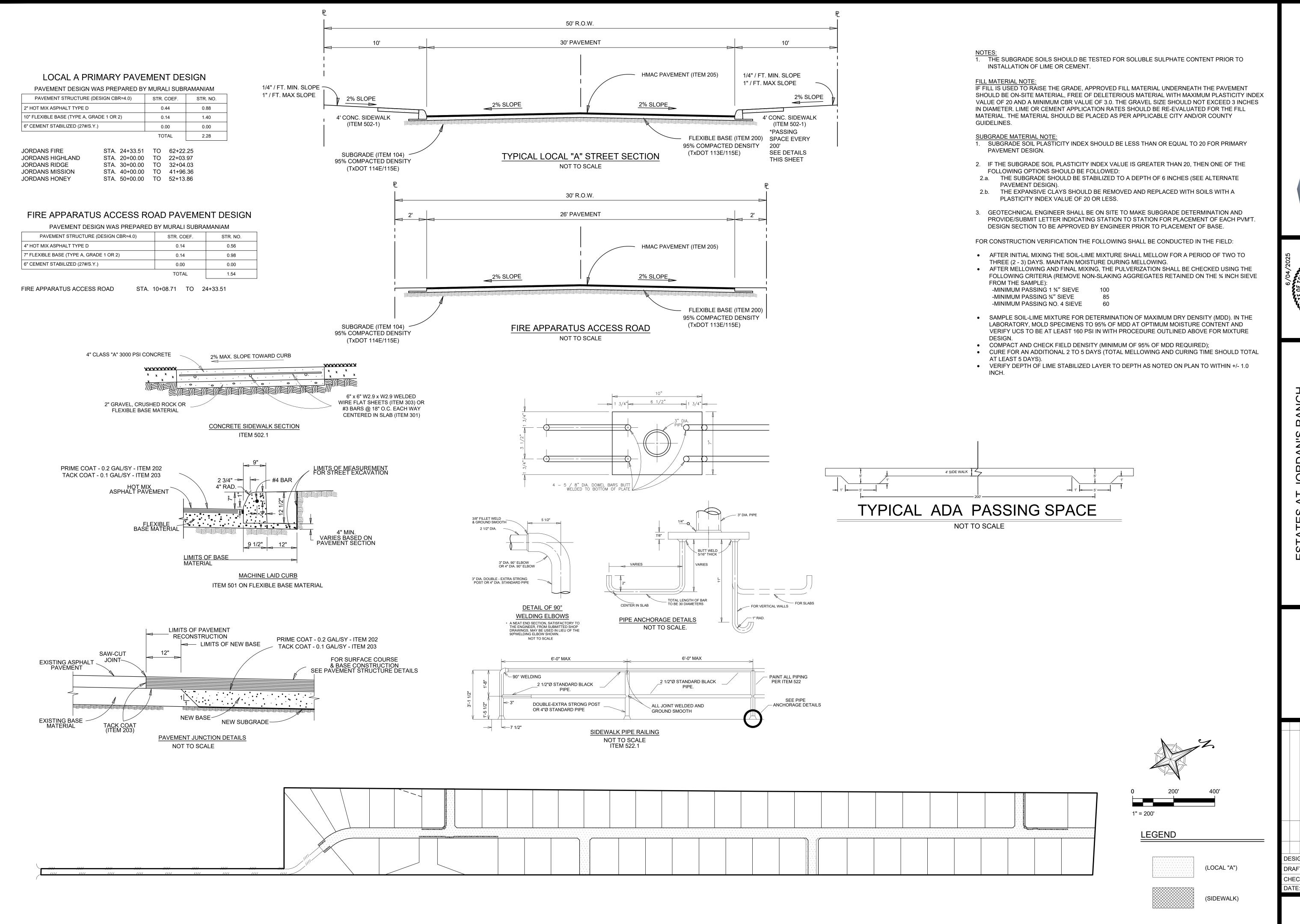








SOUTH



MENDEZ ENGINEERING
Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216

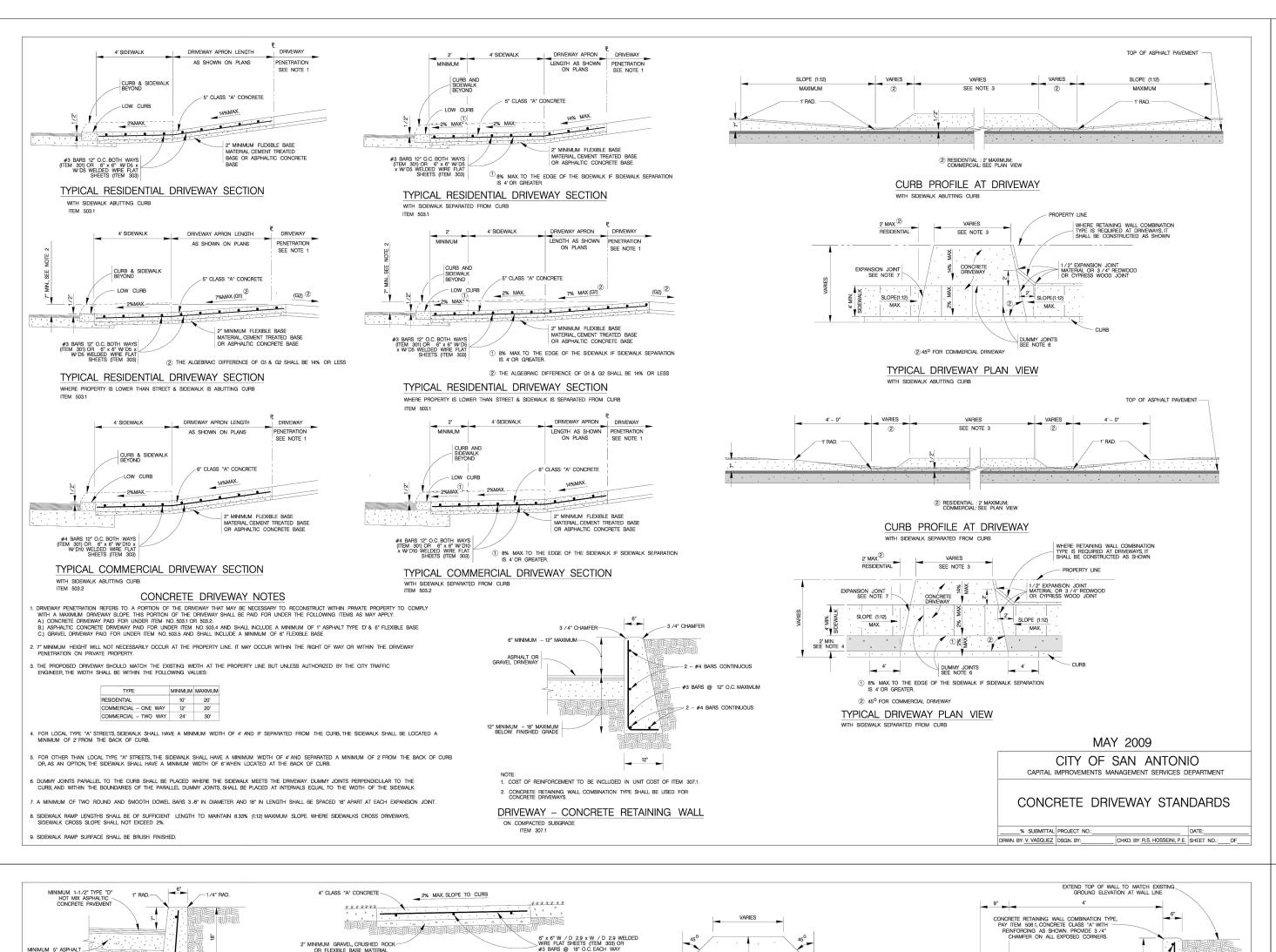
RAY MENDEZ
94180
(CENSEDONALE)

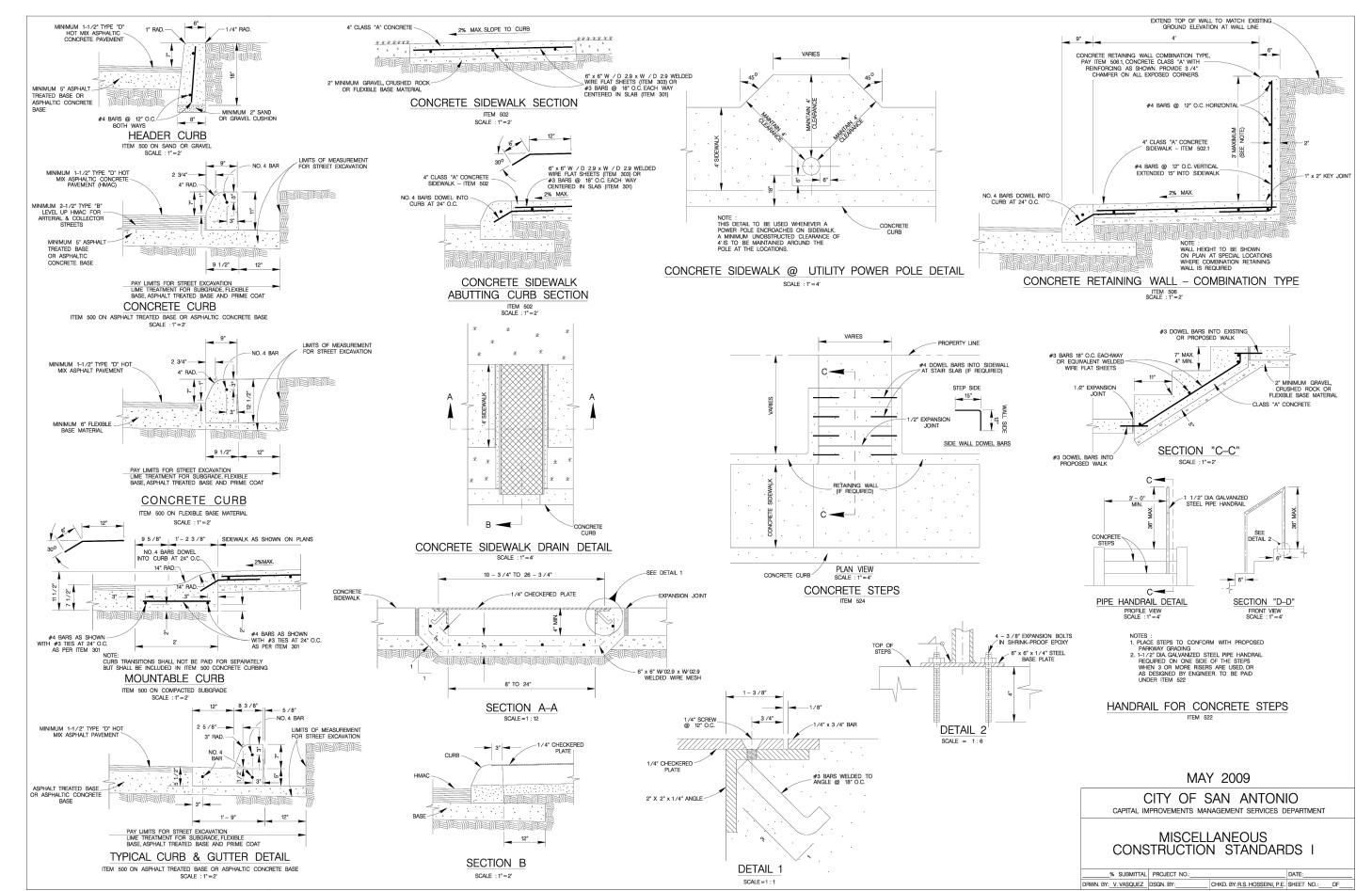
TREET DETAILS

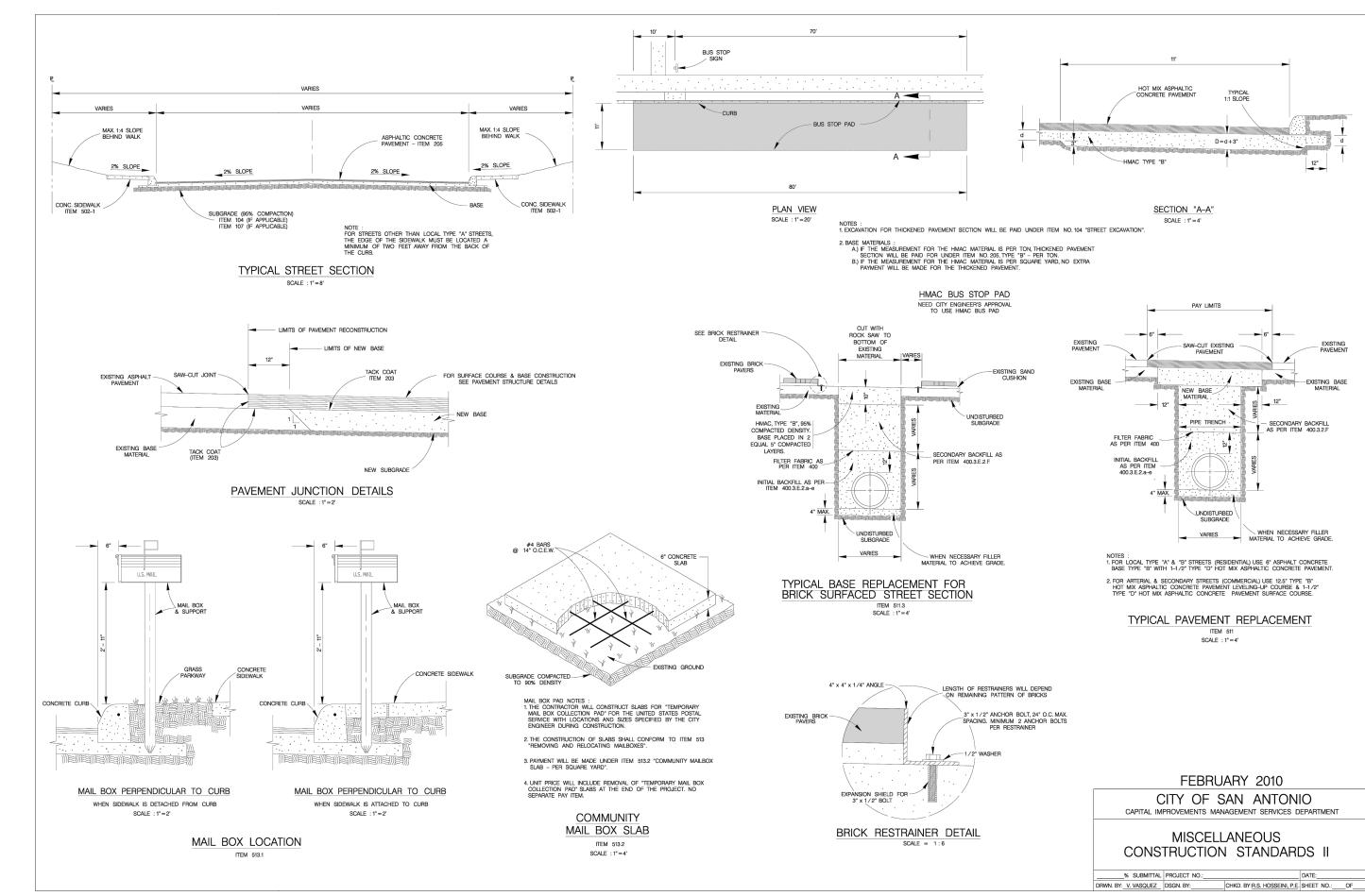
MIKE YANTIS
JR JORDAN RANCH LLC
106 W. BITTERS ROAD,
TE 227 SAN ANTONIO,
TEXAS 78248

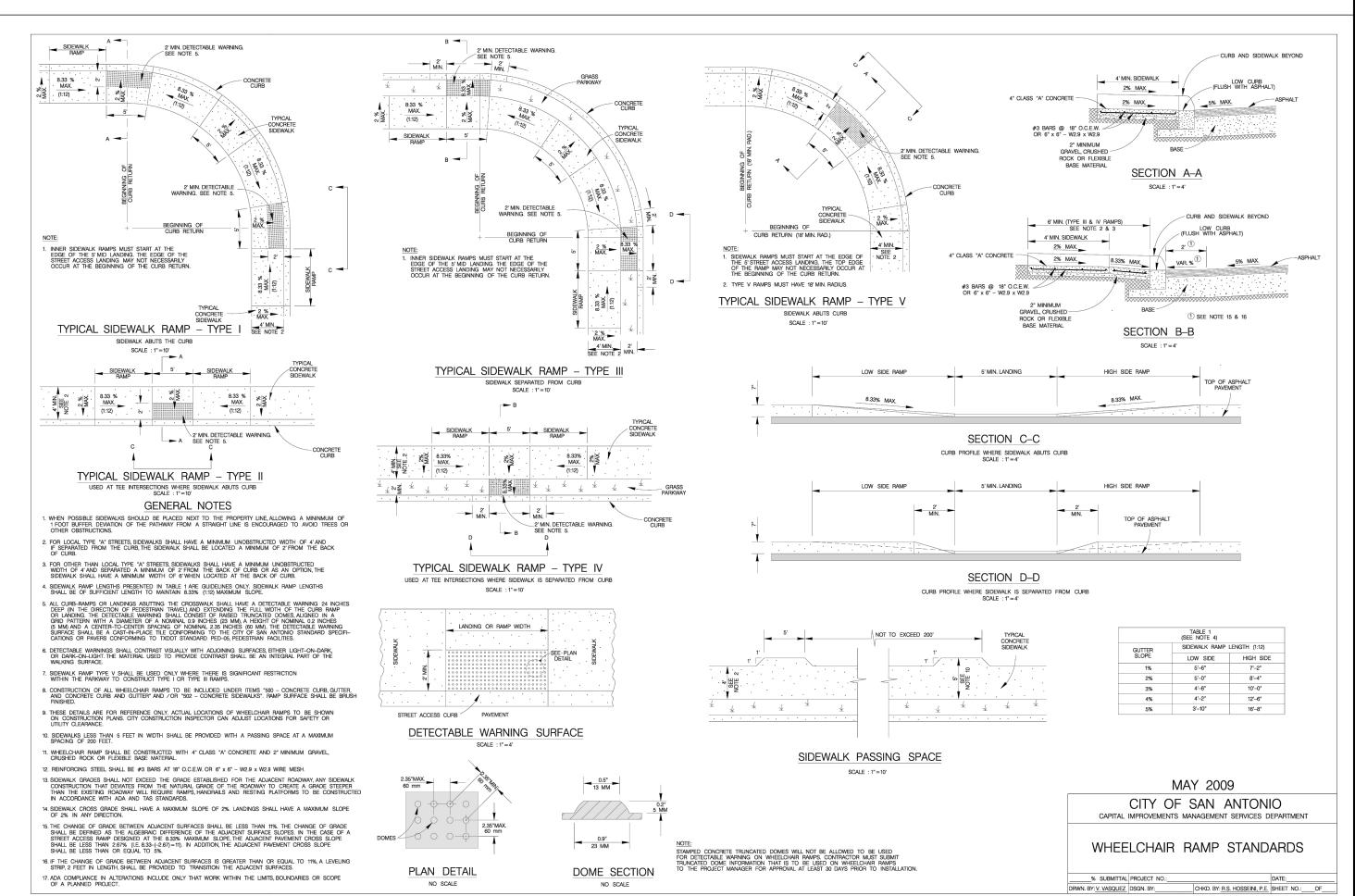
DESIGNED BY: C.P
DRAFTED BY: L.H./G.P./E.Z
CHECKED BY: R.M.

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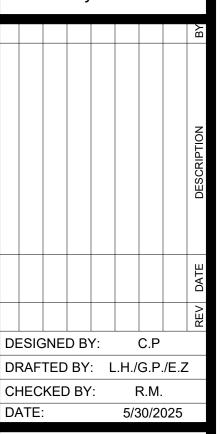


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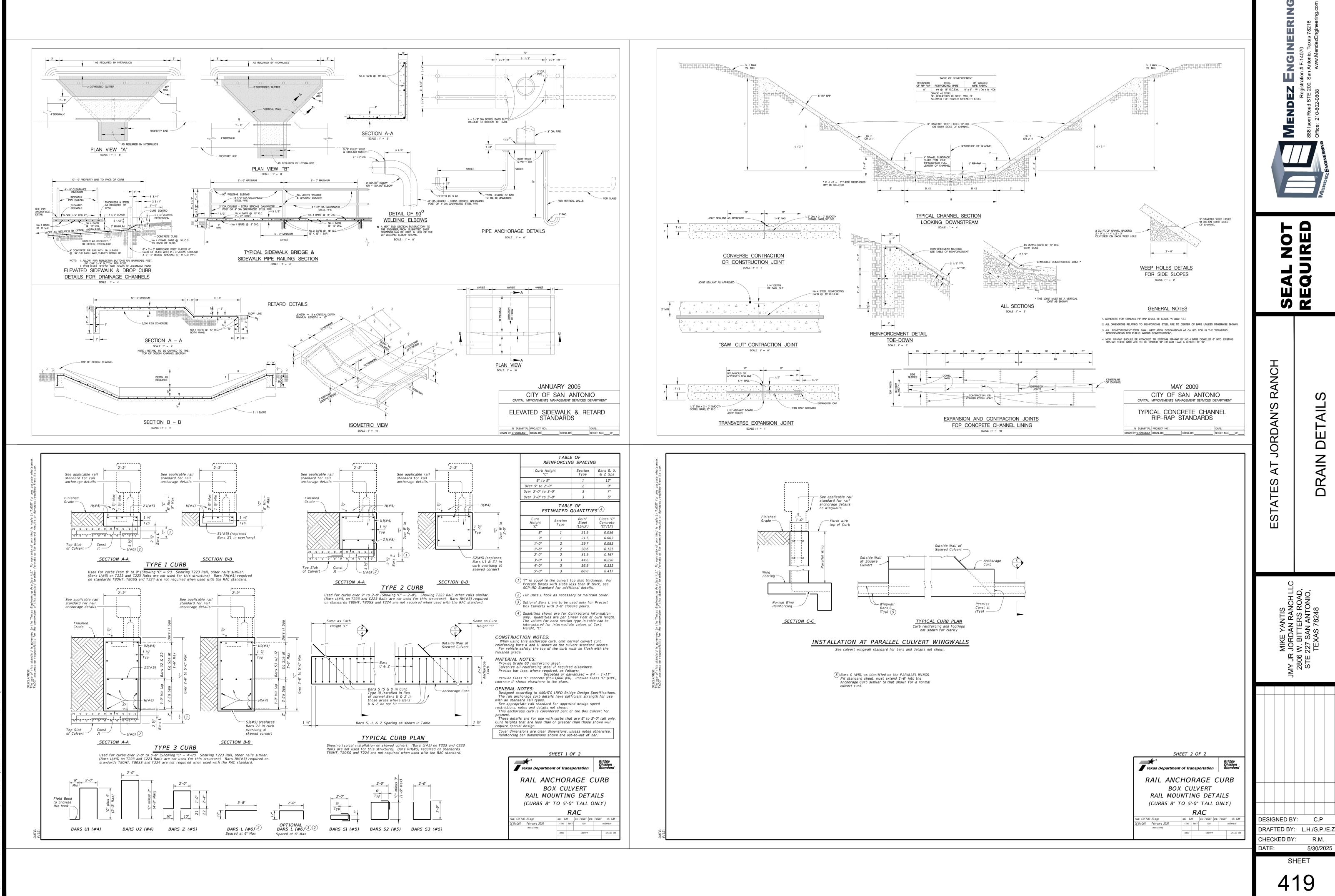
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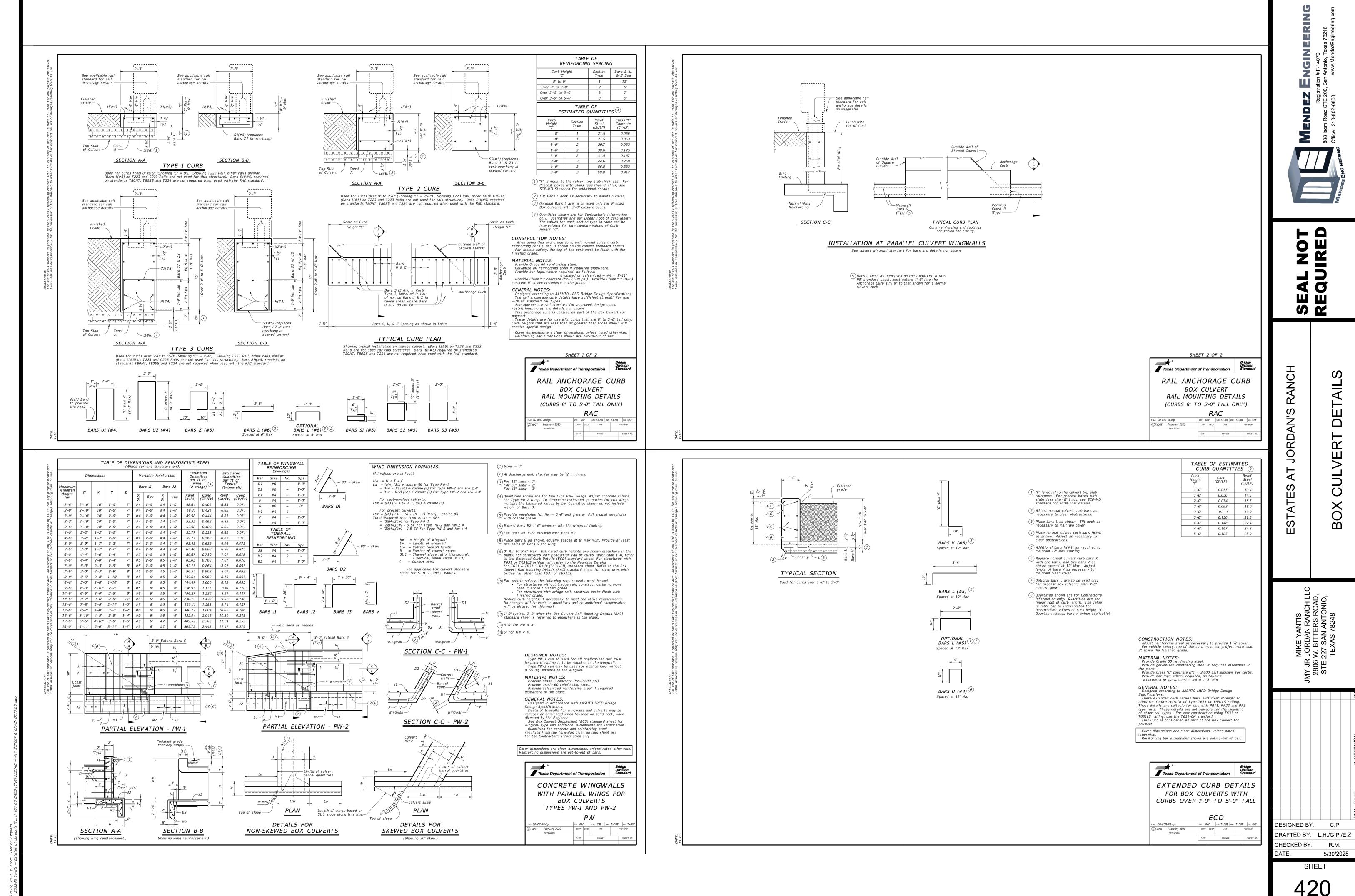
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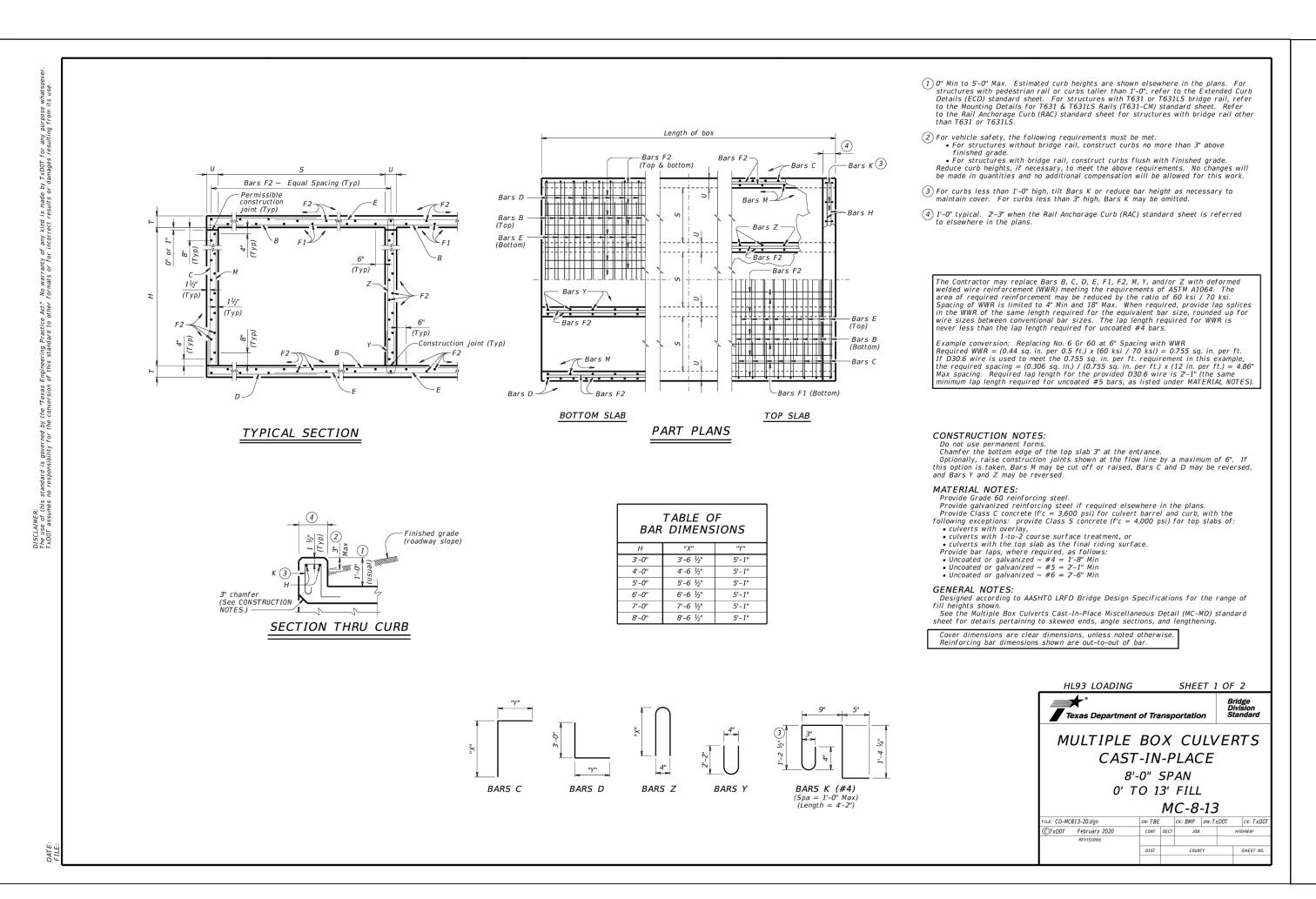
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JORDAN'S RANCH

ETAIL

VE

BOX

HL93 LOADING SHEET 2 OF 2

MULTIPLE BOX CULVERTS

CAST-IN-PLACE

8'-0" SPAN

0' TO 13' FILL

Texas Department of Transportation

MIKE YANTIS 1Y JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO, TEXAS 78248

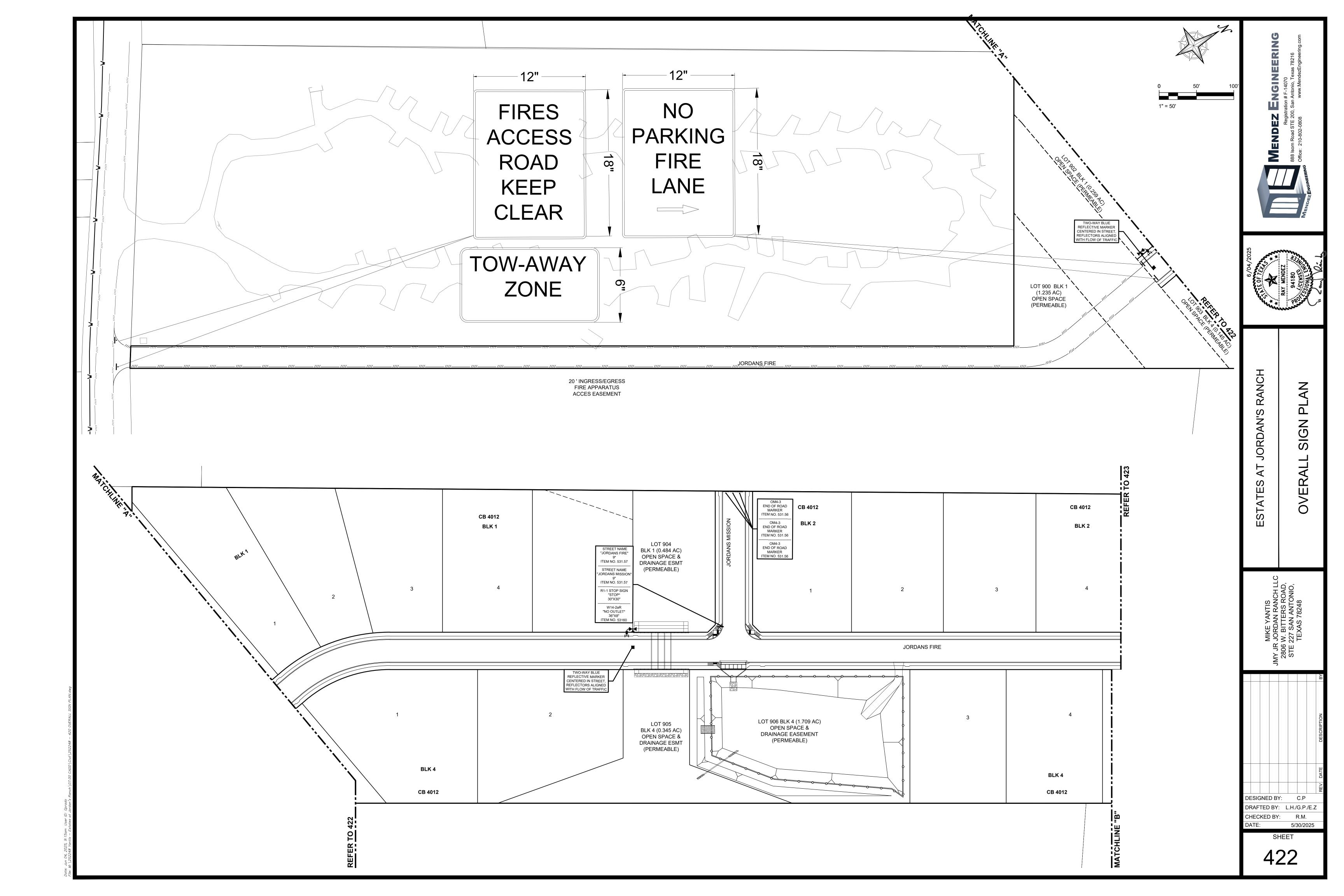
IGNED BY: C.P

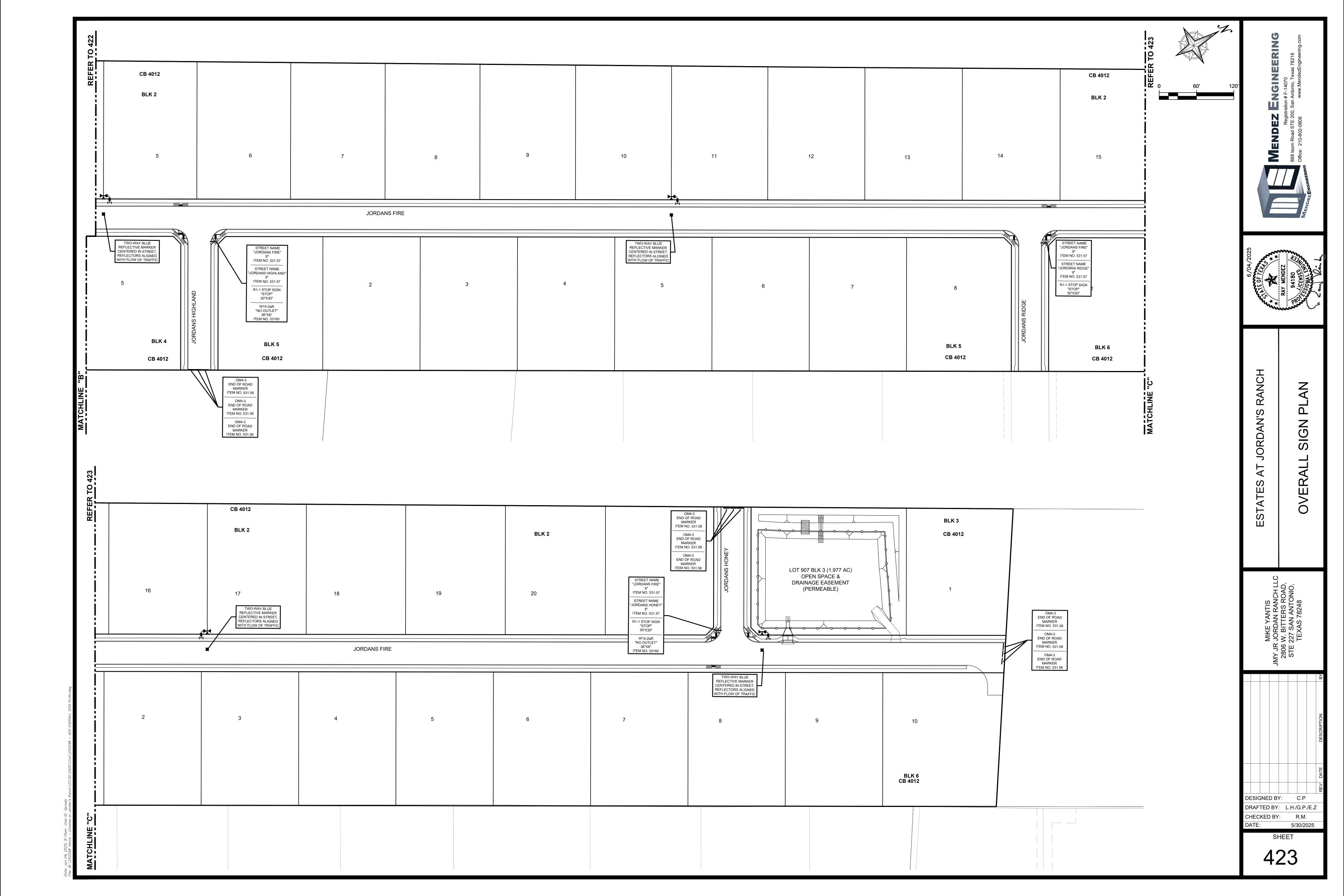
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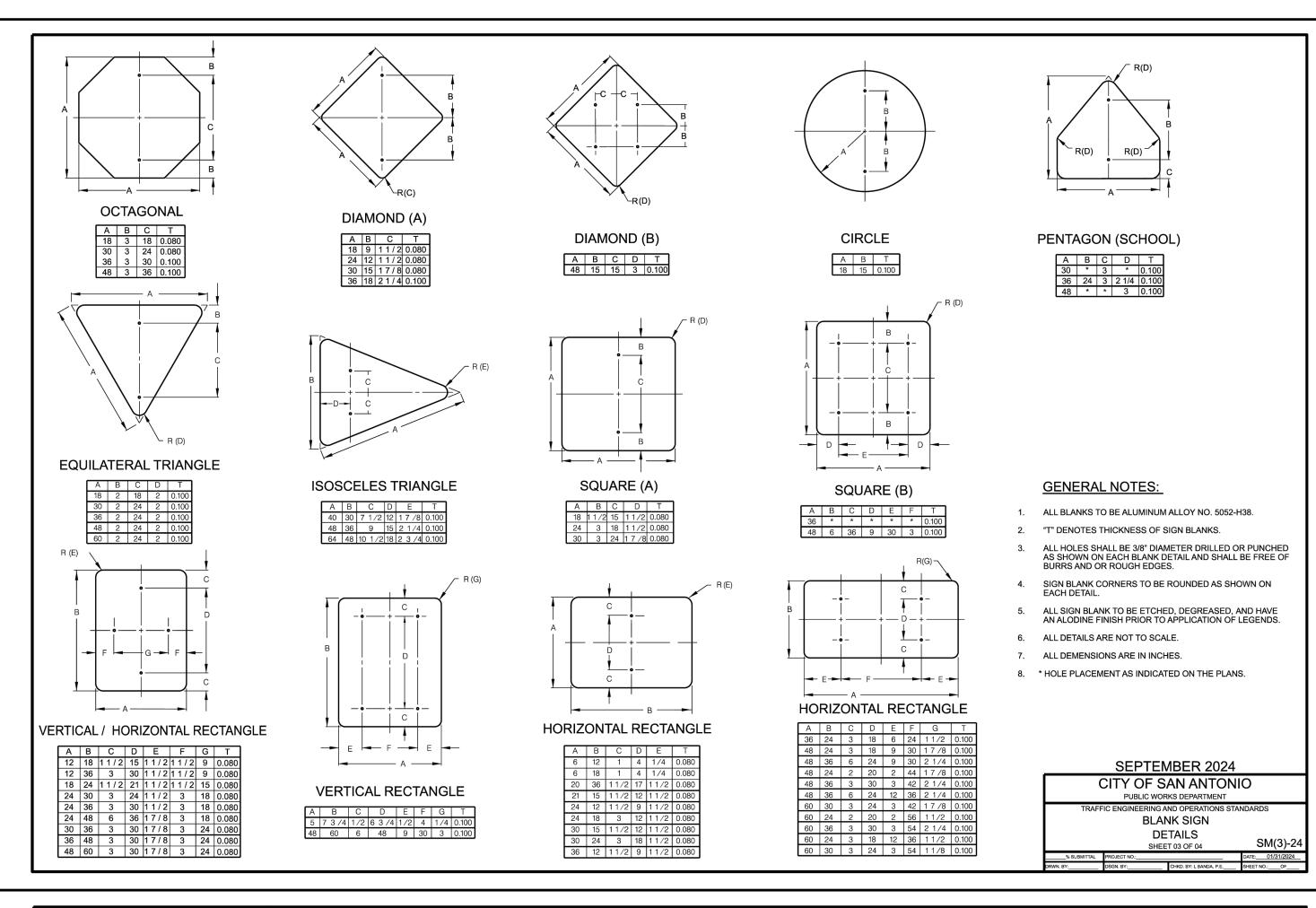
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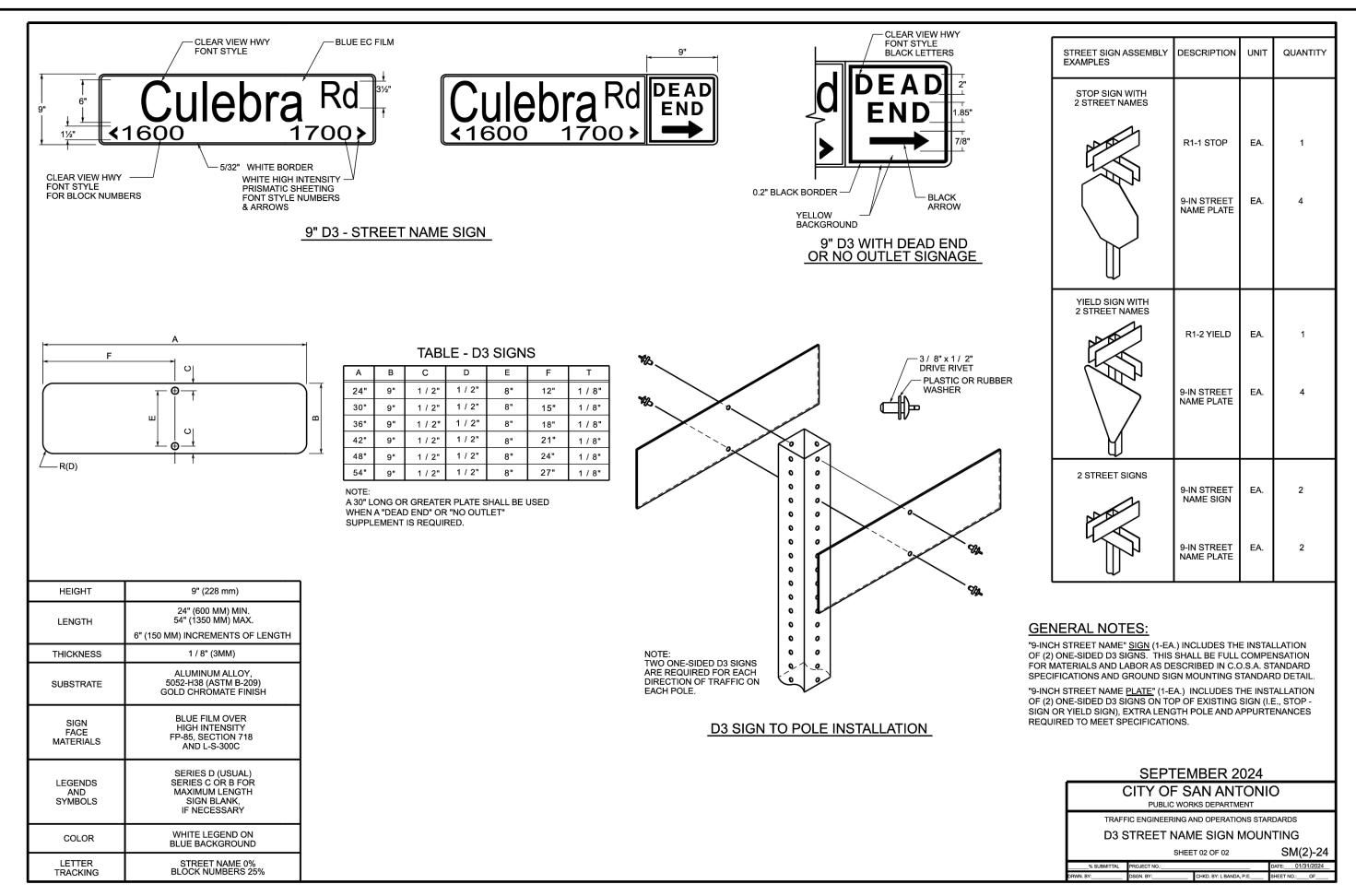
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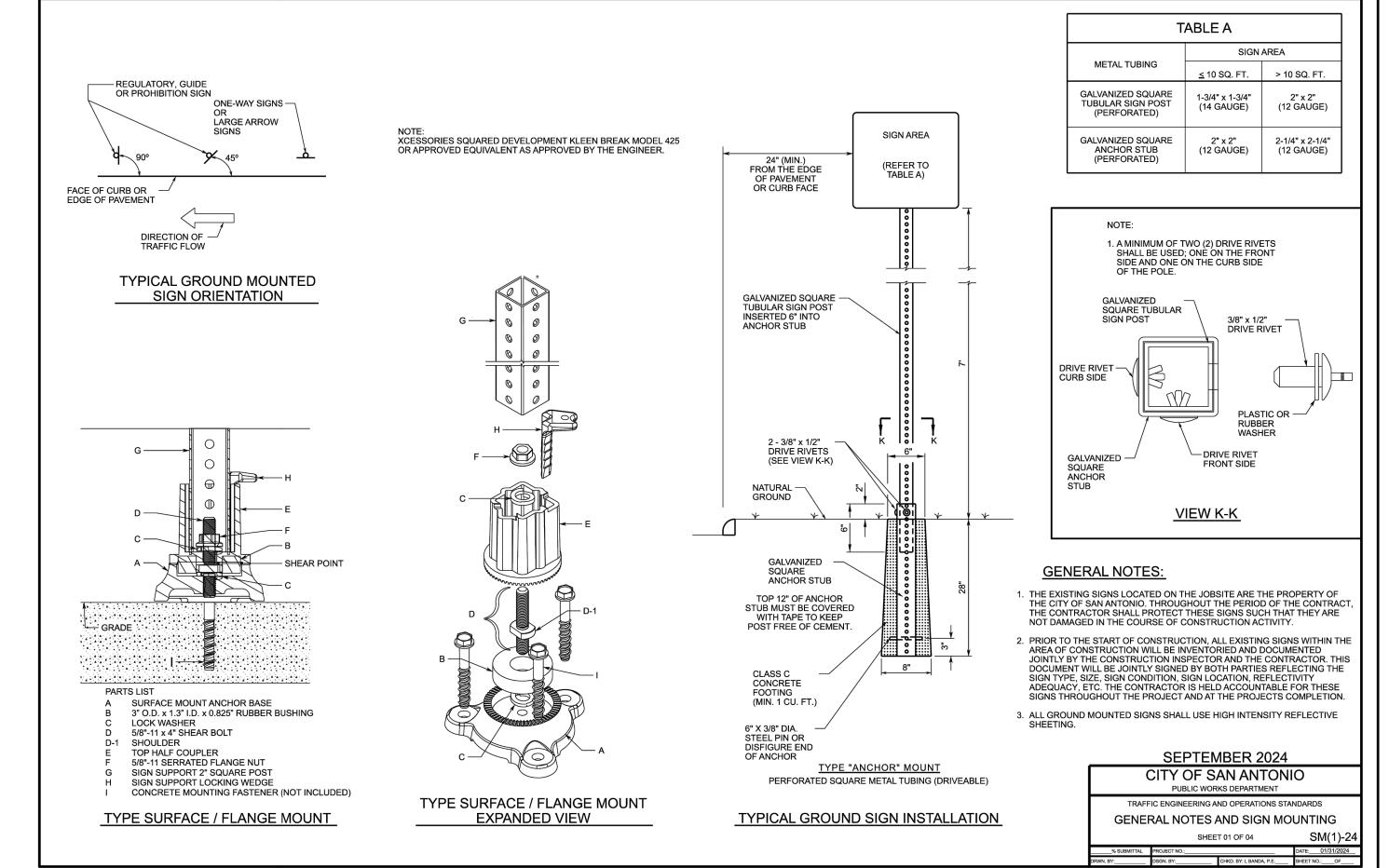
SHEET **421**

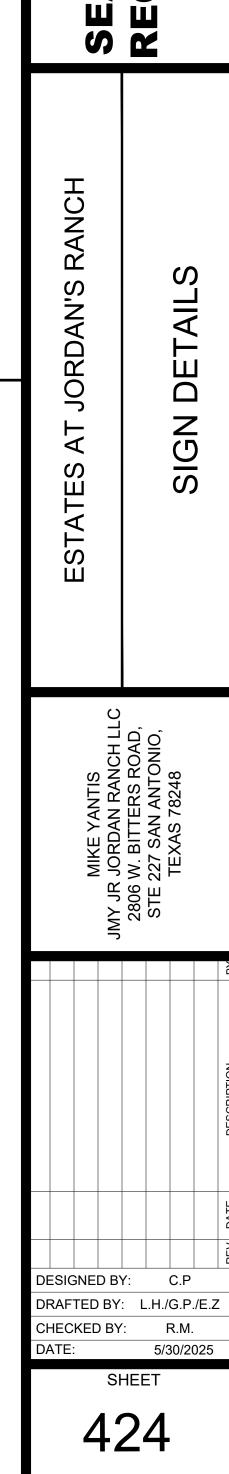










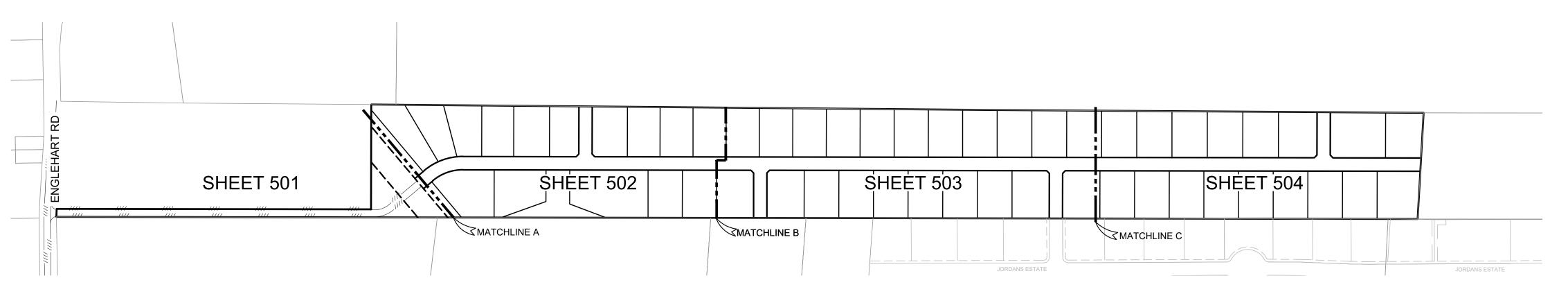


MENDEZ

PLANNED MAJOR PLANNED MAJOR PLANNED MAJOR REPRESENTATION MAD R

SEDIMENTATION & EROSION CONTROL CONSTRUCTION PLANS FOR ESTATES AT JORDAN'S RANCH





GENERAL NOTES

1. All materials and construction procedures within the scope of this project shall, be approved by Bexar County Public Works and comply with the following as applicable:

A. Reference to Current "East Central Special Utility District Utility Specifications"

2. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction. Texas State Wide One Call Locator 1-800-545-6005 City Public

3. The Contractor shall notify the County prior to the start of each phase of street construction and call for inspections with a minimum of

4. Testing will be paid for by Developer, coordinated by Contractor, and witnessed by County.

1 Set (3) Per 50 C.Y.

B. Reference to Current Bexar County "Standard Specifications for Public Works Construction"

5. Minimum Testing Schedule:
Densities - Subgrade
Densities - Base
Proctors - Subgrade
Proctors - Base
Proctors - Base
Lime Series - Subgrade

1 Per 500 Foot Minimum
Per 500 Foo

6. Transition washout crown to normal crown in 25'.

Concrete - Structures

7. No extra payment shall be allowed for work called for on the plans, but not included in the bid proposal. This incidental work will be required and shall be included in the pay item to which it relates.

8. The contractor shall be responsible for restoring to its original or better condition any damage done to existing fences, concrete islands, street paving, curbs, shrubs, bushes or driveways. (No separate pay item).
9. Due to federal regulations Title 49, Part 192.171 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.

14. Contractor shall notify the city inspector twenty four (24) hours prior to backfill of any utility trenches to schedule for density test as required.

11. All waste material shall become property of the contractor and shall be his sole responsibility to dispose of this material off the limits of the project. No waste material shall be placed in existing lows that will block or alter flow limits of existing artificial or natural drainage.12. The contractor shall not place any waste material in the 100-year flood plain without first obtaining an approved Flood Plain

14. The contractor shall maintain all adjoining streets and traveled routes free from spilled and/or tracked construction materials and/or debris.

14. It is the contractor's responsibility to see that all signs and barricades are properly installed and maintained. All locations and distances will be decided upon in the field by the contractor, using the "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". The County's construction inspector will only be responsible to inspect barricades and signs. If, in the opinion of the construction inspector, the barricades and signs do not conform to established standards or are incorrectly placed or are insufficient in quantity to protect the general public, the inspector shall have the option to stop operations until such time as the conditions are corrected.

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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR

PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES 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

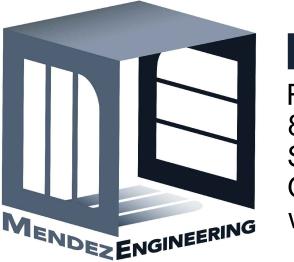
SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF

INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

	Sheet List Table
Sheet Number	Sheet Title
500	SEDIMENTATION & EROSION CONTROL COVER SHEET
501	SEDIMENTATION & EROSION CONTROL PLAN
502	SEDIMENTATION & EROSION CONTROL PLAN
503	SEDIMENTATION & EROSION CONTROL PLAN
504	SEDIMENTATION & EROSION CONTROL PLAN
505	SEDIMENTATION & EROSION CONTROL NOTES

SEDIMENTATION & EROSION CONTROL DETAILS

PREPARED BY:



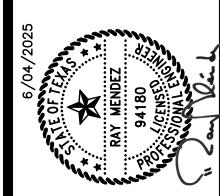
Mendez Engineering

Registration # F-14070 888 Isom Road, Suite 200 San Antonio, Texas 78216 Office: 210-802-0808 www.MendezEngineering.com

OWNER/DEVELOPER:
MIKE YANTIS
JMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD, STE 227
SAN ANTONIO, TX 78248

MENDEZ ENGINEERIN
Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216
Office: 210-802-0808 www.MendezEngineering.





EROSION ? SHEET

EDIMENTATION & EROS

MIKE YANTIS Y JR JORDAN RANCH LLC 2806 W. BITTERS ROAD, STE 227 SAN ANTONIO,

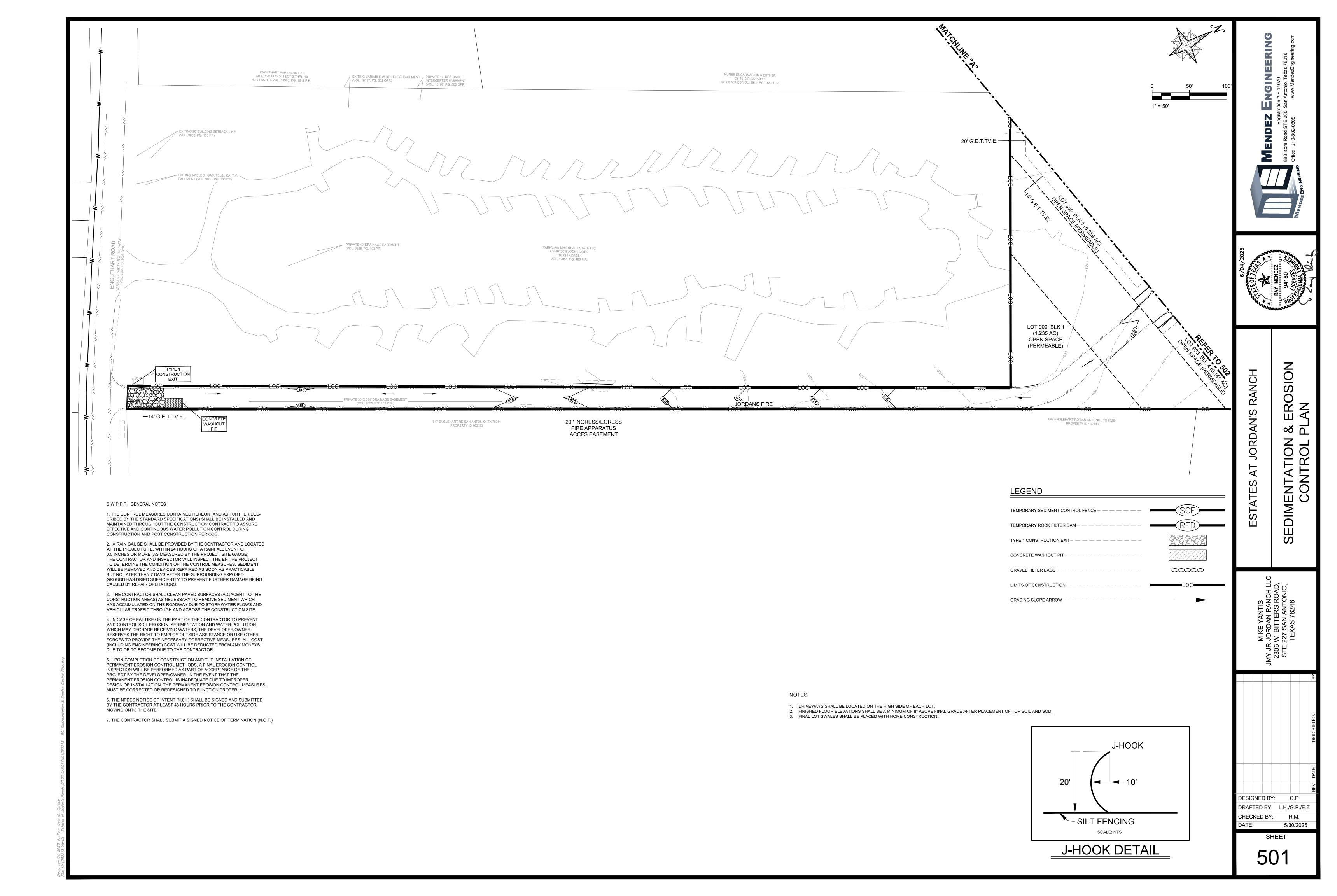
DESIGNED BY: C.P

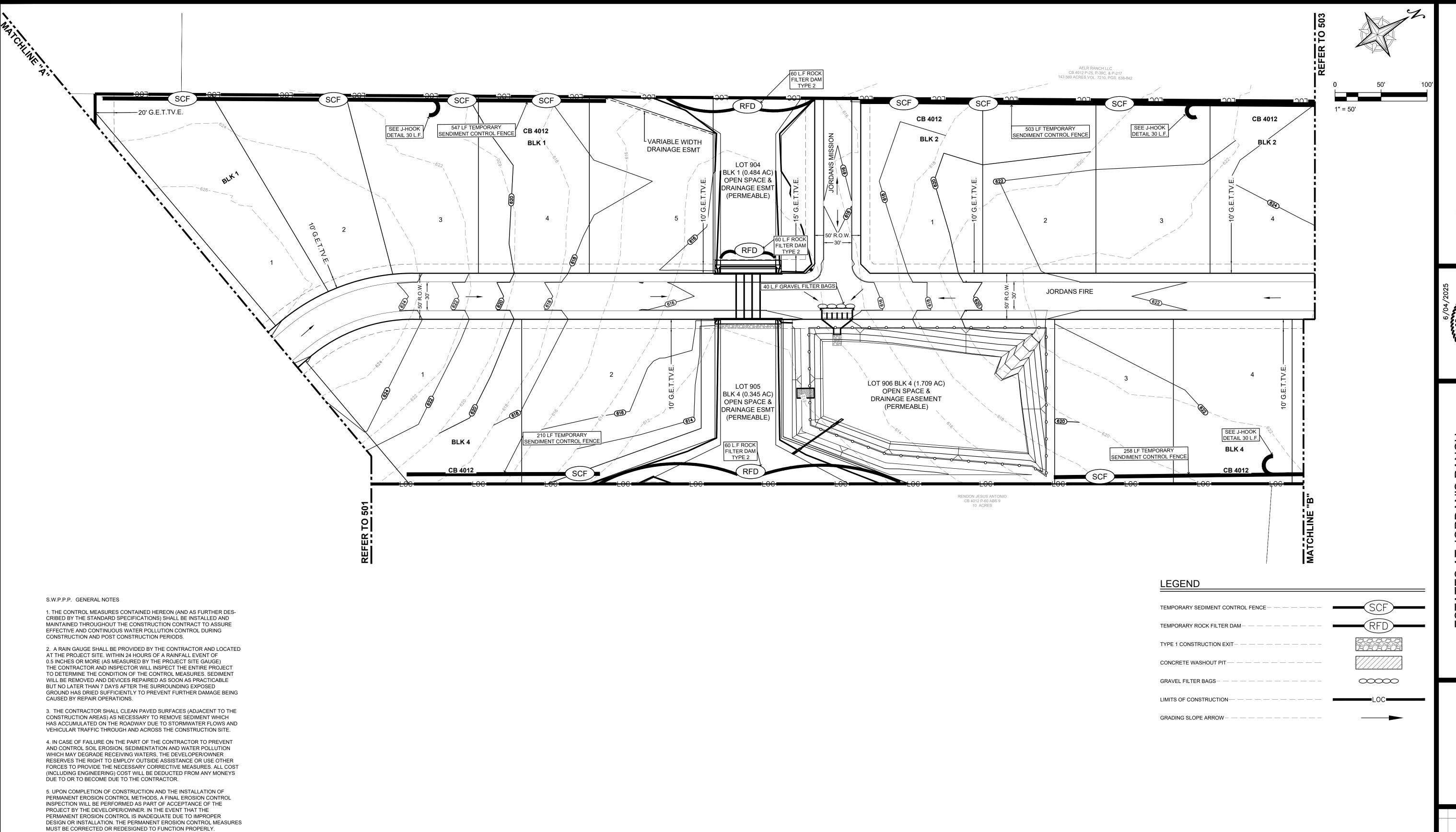
DRAFTED BY: L.H./G.P./E.Z

CHECKED BY: R.M.

DATE: 5/30/2025

SHEET





6. THE NPDES NOTICE OF INTENT (N.O.I.) SHALL BE SIGNED AND SUBMITTED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR

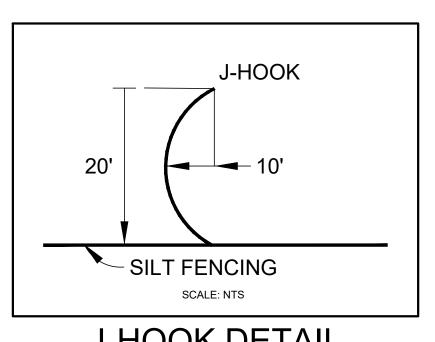
7. THE CONTRACTOR SHALL SUBMIT A SIGNED NOTICE OF TERMINATION (N.O.T.)

MOVING ONTO THE SITE.

NOTES:

1. DRIVEWAYS SHALL BE LOCATED ON THE HIGH SIDE OF EACH LOT. 2. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE AFTER PLACEMENT OF TOP SOIL AND SOD.

3. FINAL LOT SWALES SHALL BE PLACED WITH HOME CONSTRUCTION.



EDIMENTA CONT S DESIGNED BY: C.P

DRAFTED BY: L.H./G.P./E.Z

5/30/2025

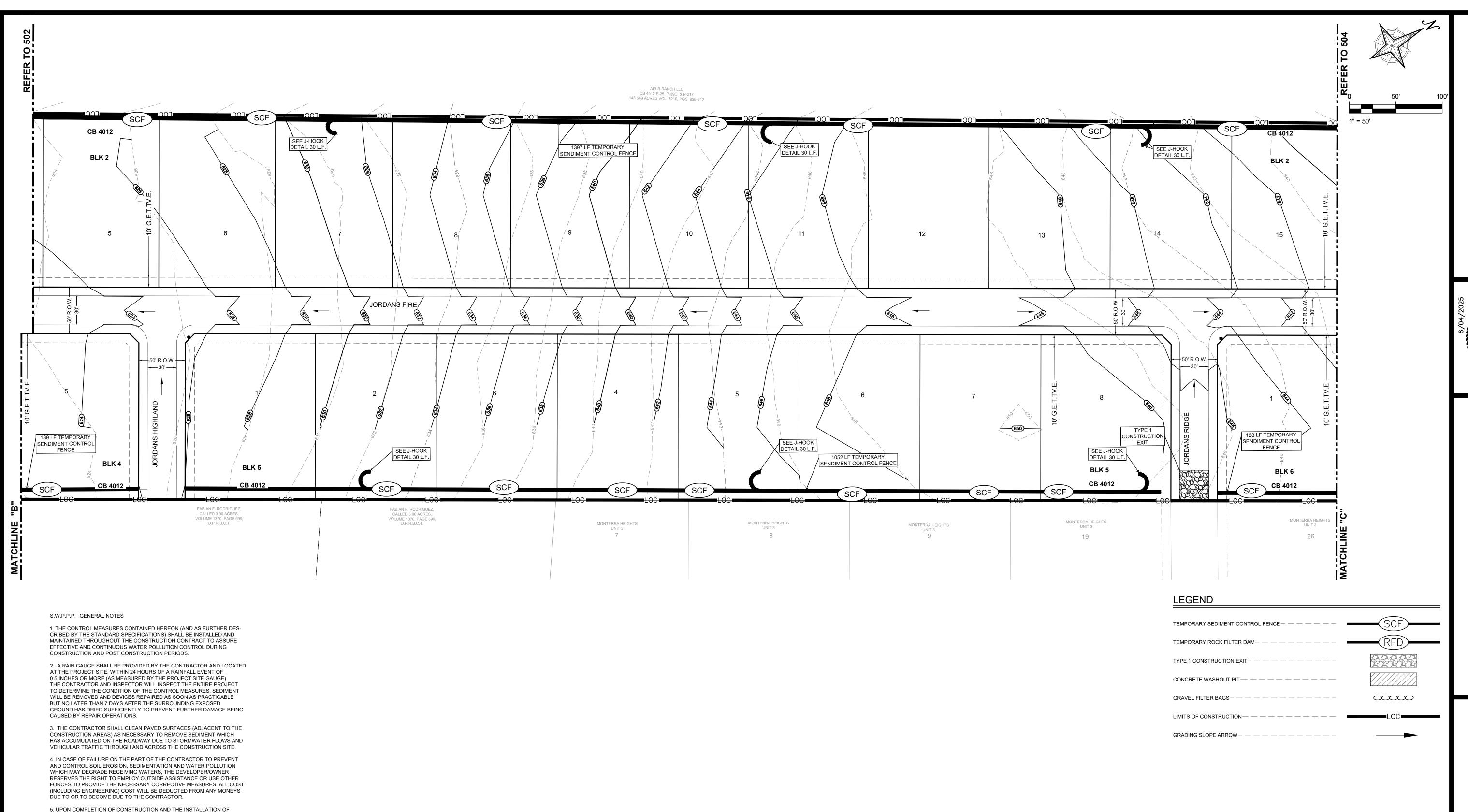
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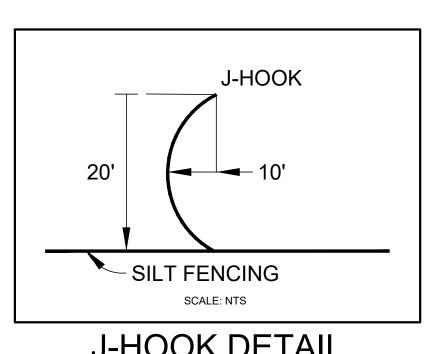
TION

MENDEZ



NOTES:

- 1. DRIVEWAYS SHALL BE LOCATED ON THE HIGH SIDE OF EACH LOT. 2. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE AFTER PLACEMENT OF TOP SOIL AND SOD.
- 3. FINAL LOT SWALES SHALL BE PLACED WITH HOME CONSTRUCTION.



J-HOOK DETAIL

MENDEZ

EROSION AN ∞ ⊑ TION SEDIMENTA CONT

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DESIGNED BY: C.P DRAFTED BY: L.H./G.P./E.Z CHECKED BY: 5/30/2025 SHEET

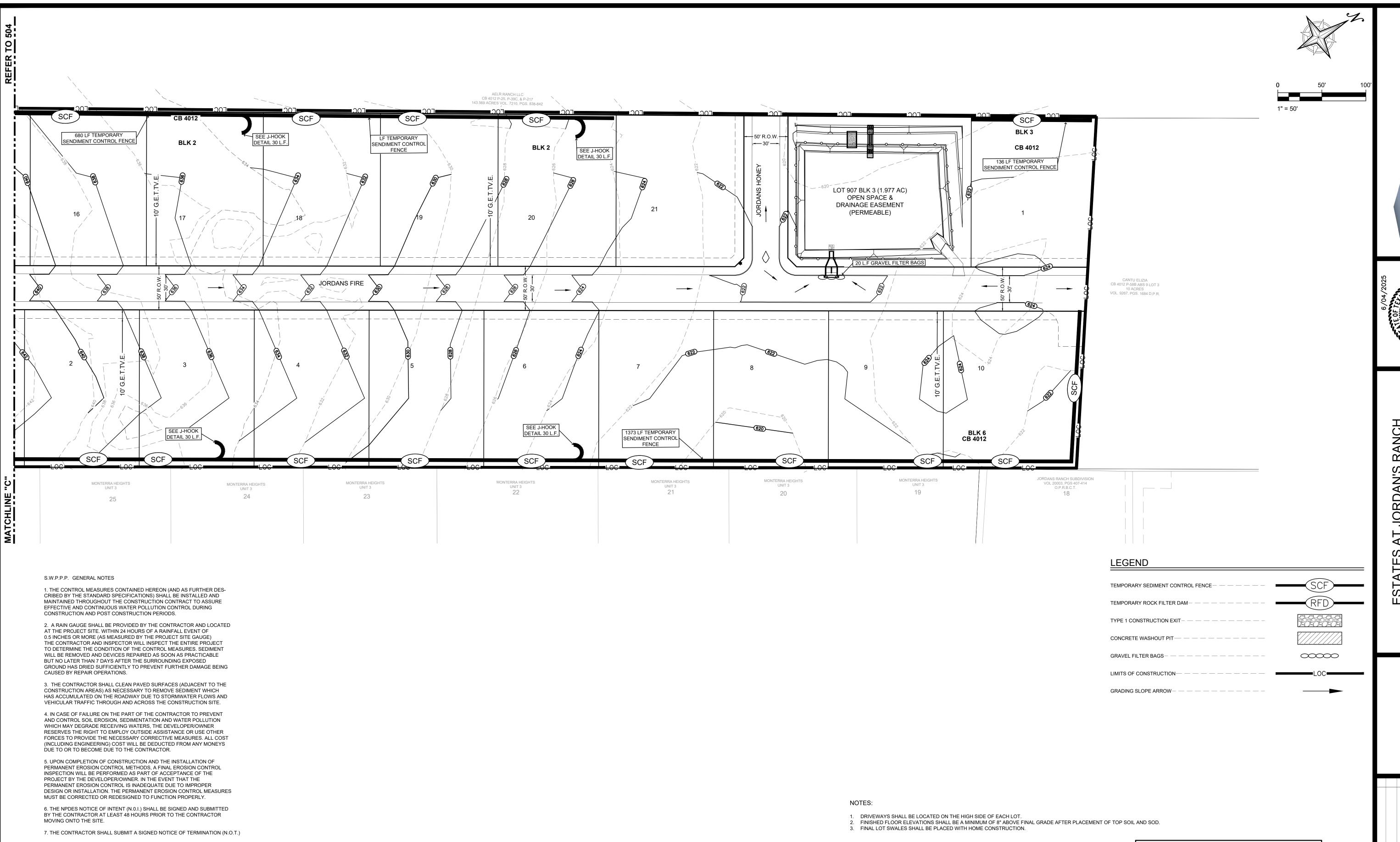
PERMANENT EROSION CONTROL METHODS, A FINAL EROSION CONTROL INSPECTION WILL BE PERFORMED AS PART OF ACCEPTANCE OF THE PROJECT BY THE DEVELOPER/OWNER. IN THE EVENT THAT THE PERMANENT EROSION CONTROL IS INADEQUATE DUE TO IMPROPER DESIGN OR INSTALLATION. THE PERMANENT EROSION CONTROL MEASURES

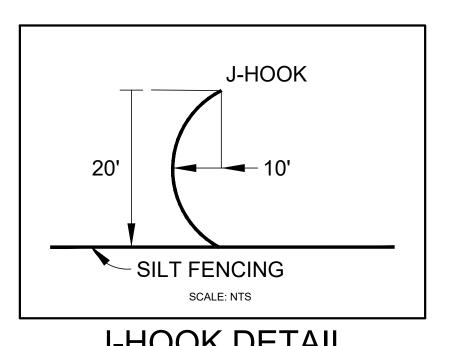
6. THE NPDES NOTICE OF INTENT (N.O.I.) SHALL BE SIGNED AND SUBMITTED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR

7. THE CONTRACTOR SHALL SUBMIT A SIGNED NOTICE OF TERMINATION (N.O.T.)

MUST BE CORRECTED OR REDESIGNED TO FUNCTION PROPERLY.

MOVING ONTO THE SITE.





J-HOOK DETAIL

MENDEZ



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SITE DESCRIPTION

LATITUDE 29°11'44.67"N I	DNGITUDE 98°30'38.53"W
PROJECT DESCRIPTI	N: Construction of subdivision improvements including: streets, water lines, and drainage improvements
MAJOR SOIL DISTURE	ING ACTIVITIES: Soil disturbing activities will include preparing right-of-way, clearing, and grubbing, grading, excavation and
	cavation for water, storm sewer, and structures. Erosion and sediment controls.
TOTAL PROJECT ARE	Δ. 37.973 ACRE
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EROSION AND SEDIMENT CONTROLS

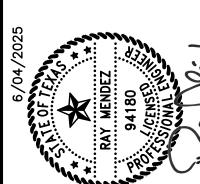
$\sqrt{}$	TEMPORARY SEEDING
	PERMANENT PLANTING, SODDING, OR SEEDING
	MULCHING
	SOIL RETENTION BLANKET
	BUFFER ZONES
	PRESERVATION OF NATURAL RESOURCES
THER	Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating, or other disturbing activities have permanently ceased on
	of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In the context of this requirement, "immediately" means as
	ecticable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Temporary stabilization must end no more than 14 calendar days after initiation of soil stabilization measures, and final stabilization must be achieved prior to termination of permit coverage. In arid, semi-arid,
	t-stricken areas where initiating vegetative stabilization measures immediately is infeasible, alternative non-vegetative stabilization measures must be employed as soon as
	Refer to Part III.F.5.(b) of the TXR150000 for complete erosion control and stabilization practice requirements. In limited circumstances, stabilization may not be required if the
	nction of a specific area of the site necessitates that it remain disturbed.
IRUC	TURAL PRACTICES:
	SILT FENCES
	HAY BALES
	ROCK BERMS
	DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
	DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
	DIVERSION DIKE AND SWALE COMBINATIONS
<u></u>	PIPE SLOPE DRAINS
	PAVED FLUMES POCK REPRING AT CONSTRUCTION EXIT
<u> </u>	ROCK BEDDING AT CONSTRUCTION EXIT
	TIMBER MATTING AT CONSTRUCTION EXIT CHANNEL LINERS
	SEDIMENT TRAPS
	SEDIMENT TRAPS SEDIMENT BASINS
	STORM INLET SEDIMENT TRAP
	STONE OUTLET STRUCTURES
	CURBS AND GUTTERS
	STORM SEWERS
	VELOCITY CONTROL DEVICES
OTHER	
JIIIEN	
1. Instal	temporary control, establish limits of construction, install silt fence, construction entrance/exit,
construc	tion entrance/exit, and concrete wash out area.
2. Clear	grub, excavate, and embank for channels/drains/pond/utilities.
3. Cons	ruct sanitary sewer.
	·
4. Const	
	ruct storm drain.
Instal	
	ruct storm drain. berm controls/BMP's.
6. Const	
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	s shall have priority followed by devices protecting storm sewer inlets.
	N: An inspection will be performed by a designated inspector every week as well as after every half inch or more of rain (as recorded on a non-freezing rain
	ocated at the Project Site). An inspection and Maintenance Report will be made per each Inspection. Based on the inspection results, the controls shall be ne inspection report.
	All wasts materials will be callegated and stoned in a conveyed material discoveration will make a little and level site and level site.
management	TERIALS: All waste materials will be collected and stored in a secured metal dumpster. The dumpster will meet all state and local city solid waste regulations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as necessary or as required by local and the trash will be hauled to a local dump. No construction waste material will be buried on site.
HAZARDOL	JS WASTE (INCLUDING SPILL REPORTING): _At a minimum, any products in the following categories are considered to be hazardous:
paints, acids	for cleaning masonry surfaces, cleaning solvents, asphalt products, chemical additives for soil stabilization or concrete curing compounds and additives. In the zardous material spill, the spill coordinator shall be contacted immediately.
SANITARY Management	
OFFSITE V	EHICLE TRACKING:
HA	EHICLE TRACKING: AUL ROADS DAMPENED FOR DUST CONTROL DADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN (CESS DIRT ON ROAD REMOVED DAILY TABILIZED CONSTRUCTION ENTRANCE
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MENDEZ ENGINEERIN

Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216



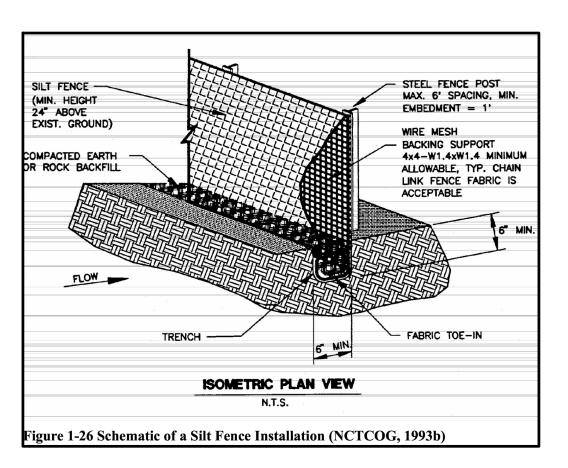


ESTATES AT JORDAN'S RANCH
SEDIMENTATION & EROSION
CONTROL NOTES

MIKE YANTIS
IR JORDAN RANCH LLC
16 W. BITTERS ROAD,
E 227 SAN ANTONIO,
TEXAS 78248

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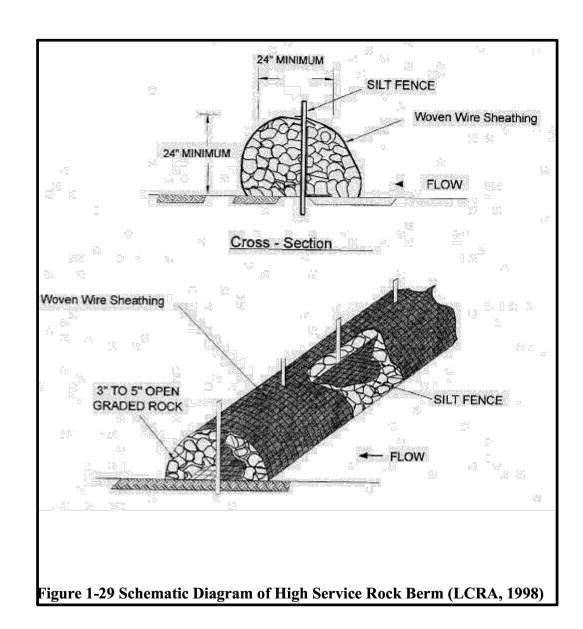
SHEET



GENERAL NOTES:

- 1. 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.
- 2. Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft2, and Brindell hardness exceeding
- 3. Woven wire backing to support the fabric should be galvanized 2"x 4" welded wire, 12 gauge minimum.
- 1. 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 8 feet on center. Where water concentrates, the maximum spacing
- 2. Lay out fencing down—slope of disturbed area, following the contour as closely as possible. The fence should be sited so that the
- maximum drainage area is ¼ acre/100 feet of fence. 3. The toe of the silt fence should be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow. Where fence cannot be trenched in (e.g., pavement or rock outcrop), weight fabric flap with 3 inches of pea gravel on uphill side to prevent flow from seeping
- 4. The trench must be a minimum of 6 inches deep and 6 inches wide to allow for the silt fence fabric to be laid in the ground and backfilled with compacted material.
- 5. Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence post. There should be a 3-foot overlap, securely fastened where ends of
- 6. Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

SILT FENCE



GENERAL NOTES:

- 1. 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.
- 2. Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft2, and Brindell hardness exceeding 140. Rebar (either #5 or #6) may also be used to anchor the berm.
- 3. Woven wire backing to support the fabric should be galvanized 2"x 4" welded wire, 12 gauge minimum. 4. 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. 5. 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.
- 1. Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1- inch openings. 2. Install the silt fence along the center of the proposed berm
- placement, as with a normal silt fence described in Section 2.4.3. 3. Place the rock along the sheathing on both sides of the silt fence as shown in the diagram (Figure 1-29), to a height not less than 24inches. Clean, open graded 3 - 5" diameter rock should be used, except in areas where high velocities or large volumes of flow are
- expected, where 5- to 8- inch diameter rock may be used 4. Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2 inches, and the berm retains its shape when walked upon.
- 5. The high service rock berm should be removed when the site is revegetated or otherwise stabilized or it may remain in place as a permanent BMP if drainage is adequate.

HIGH SERVICE ROCK BERM

foundation as specified in the plan.

foundation for positive drainage.

of exit roadway, whichever is greater.

where wet conditions are anticipated.

smooth and slope for drainage.

Divert wastewater to a sediment trap or basin.

50 sieve.

GENERAL NOTES:

2. The aggregate should be placed with a minimum thickness of 8 inches.

1. Avoid curves on public roads and steep slopes. Remove vegetation and

other objectionable material from the foundation area. Grade crown

feet from the entrance to divert runoff away from the public road.

Place stone to dimensions and grade shown on plans. Leave surface

any storm drain, ditch, or watercourse using approved methods.

periodic top dressing with additional stone as conditions demand, and

repair and/or cleanout of any measures used to trap sediment. All

The construction entrance should be at least 50 feet long.

3. The geotextile fabric should be designed specifically for use as a soil

The aggregate should consist of 4 to 8 inch washed stone over a stable

filtration media with an approximate weight of 6 oz/yd2, a mullen burst

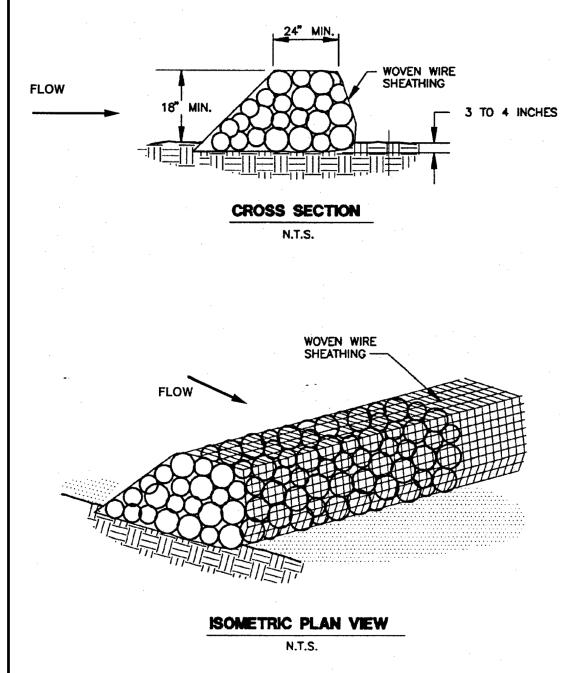


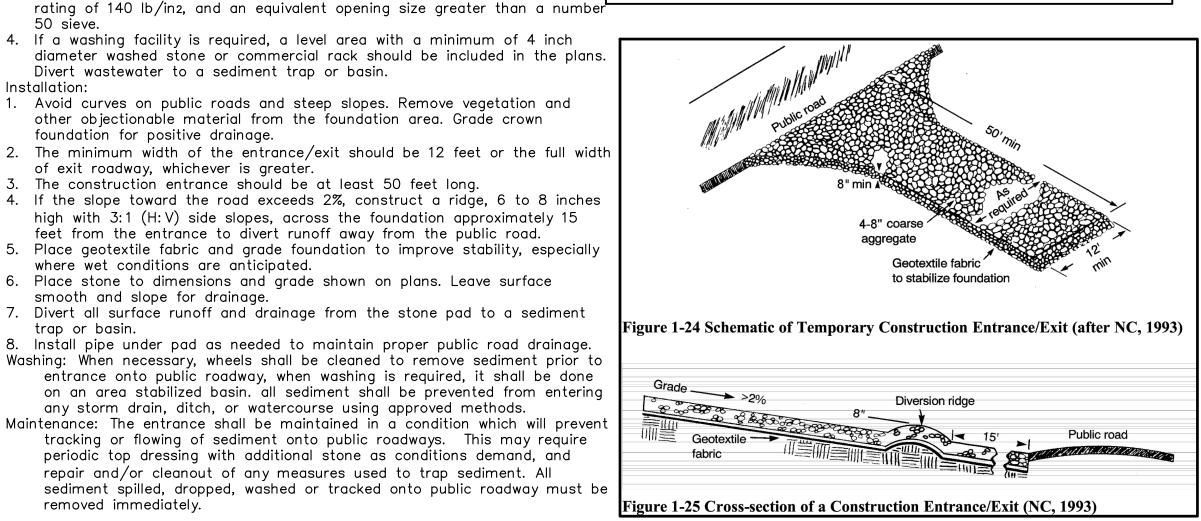
Figure 1-28 Schematic Diagram of a Rock Berm (NCTCOG, 1993)

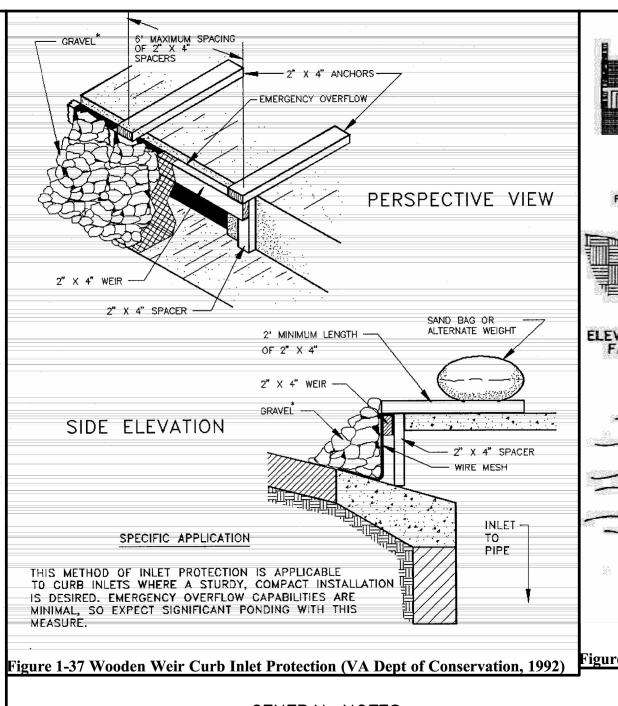
- **GENERAL NOTES:** 1. The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoat rings.
- 2. Clean, open graded 3— to 5—inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be Installation:
- 1. Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch
- 2. Berm should have a top width of 2 feet minimum with side slopes being 2:1 (H:V) or flatter.
- 3. Place the rock along the sheathing as shown in the diagram (Figure 1-28), to a height not less than 18". 4. Wrap the wire sheathing around the rock and secure with tie wire so that the ends of the sheathing overlap at least 2
- inches, and the berm retains its shape when walked upon. 5. Berm should be built along the contour at zero percent grade or as near as possible.
- 6. The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approximately 3 to 4 inches deep to prevent failure of the control.

ROCK BERM

FOR EROSION AND SEDIMENT CONTROL OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE, THE RESPECTIVE BMP DETAILS HAVE BEEN SHOWN ON THIS SHEET AND SW1. THE DETAILS ARE EXCERPTS FROM THE EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL; RG-348, JULY 2005.

REFER TO THE EROSION CONTROL PLAN (SW1), FOR USE LOCATIONS / PARAMETERS OF THE DETAILS SHOWN IN THE PLAN SET.





GENERAL NOTES:

- 1. Attach a continuous piece of wire mesh (30-inch minimum width > inlet throat length plus 4 feet) to the 2-inch x 4-inch wooden weir NOTE THAT THE DETAIL ABOVE, ONLY METAL POSTS / STAKES SHOULD (with a total length of throat length plus 2 feet) as shown in Figure 1-37. Wood should be "construction grade" lumber
- 2. Place a piece of approved filter cloth of the same dimensions as the wire mesh over the wire mesh and securely attach to the 2inch x 4- inch weir.
- 3. Securely nail the 2-inch x 4-inch weir to the 9-inch long vertical spacers which are to be located between the weir and inlet face at a maximum 6- foot spacing
- 4. Place the assembly against the inlet throat and nail 2-foot (minimum) lengths of 2-inch x 4- inch board to the top of the weir at spacer locations. These 2- inch x 4- inch anchors should extend across the inlet tops and be held in place by sandbags or
- 5. The assembly should be placed so that the end spacers are a
- minimum 1 foot beyond both ends of the throat opening 6. Form the wire mesh and filter cloth to the concrete gutter and against the face of curb on both sides of the inlet. Place coarse aggregate over the wire mesh and filter fabric in such a manner as to prevent water from entering the inlet under or around the filter
- 7. This type of protection should be inspected frequently and the filter cloth and stone replaced when clogged with sediment.
- 8. Assure that storm flow does not bypass inlet by installing temporary earth or asphalt dikes directing flow into inlet.

FABRIC ANCHORED IN 6" X 6" TRENCH BACK-FILLED WITH COMPACTED FARTH. I. STANDARD INSTALLATIO LEVATION OF STAKE AND FABRIC ORIENTATION PERSPECTIVE VIEW DROP INLET WITH SPECIFIC APPLICATION THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5x) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT TO EXCEED I C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS. SUCH AS IN STREETS OR HIGHWAY MEDIANS. — GATHER EXCESS II. ALTERNATE INSTALLATION PERSPECTIVE VIEW Figure 1-33 Filter Fabric Inlet Protection (NCTCOG, 1993)

GENERAL NOTES:

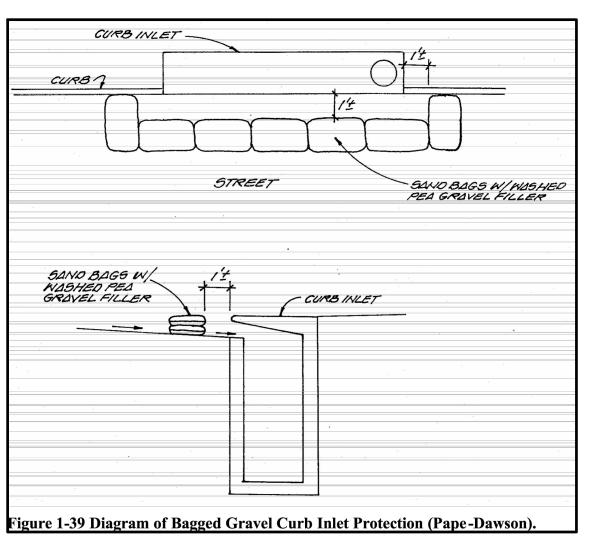
BE USED. WOOD POSTS / STAKES ARE NOT ALLOWED 1. Filter fabric should be a nylon reinforced polypropylene fabric which meets the following minimum criteria: Tensile Strength, 90 lbs.; Puncture Rating, 60 lbs.; Mullen Burst Rating, 280 psi; Apparent

Opening Size, U.S. Sieve No. 70. Posts for fabric should be galvanized steel, tubular in cross—section or they may be standard fence "T" posts.

- 3. Concrete blocks should be standard 8"x 8"x 16"concrete masonry
- 4. Wire mesh should be standard hardware cloth or comparable wire mesh with an opening size not to exceed 1/2 inch. Guidelines for installation:
- Silt Fence Drop Inlet Protection
- 1. Silt fence should conform to the specifications listed above and should be cut from a continuous roll to avoid joints.
- 2. For posts, use metal ones with a minimum length of 3 feet. Space stakes evenly around the perimeter of the inlet a maximum of 3 feet apart, and securely drive them into the ground, approximately 18 inches deep (Figure 1-33).
- 4. To provide needed stability to the installation, a frame with 2 x 4inch wood strips around the crest of the overflow area at a maximum of 1½ feet above the drop inlet crest should be provided.

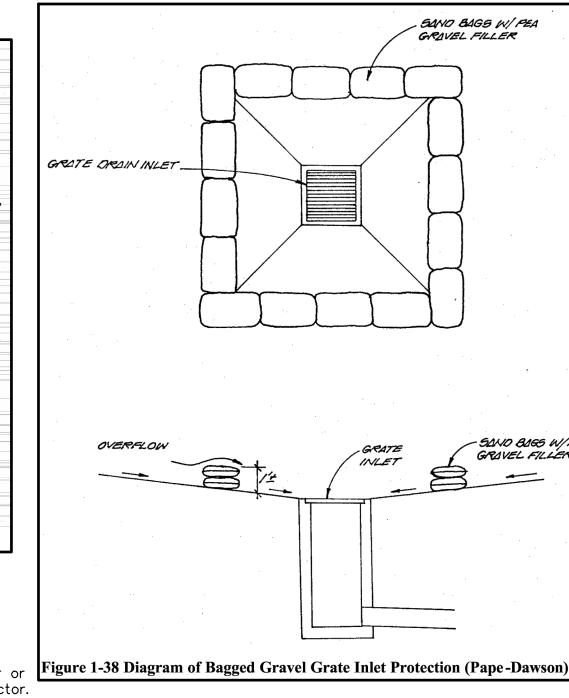
INLET PROTECTION (FABRIC)

CURB INLET PROTECTION (WEIR)



GENERAL NOTES:

- 1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor 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. Check placement of device to prevent gaps between device and
- 4. Inspect filter fabric and patch or replace if torn or missing. 5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.



GRAVEL FILLER

DESIGNED BY: DRAFTED BY: L.H./G.P./E.Z HECKED BY: R.M. 5/30/2025

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INLET PROTECTION (GRAVEL FILTER BAGS)