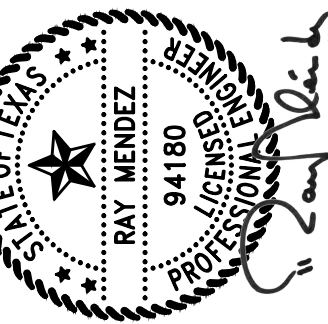


Sheet No.	Sheet Title
100	CONSTRUCTION COVER SHEET
200	UTILITY COVER SHEET
201	OVERALL UTILITY PLAN
202	OVERALL UTILITY PLAN
203	OVERALL UTILITY PLAN
204	OVERALL UTILITY PLAN
300	WATER COVER SHEET
301	OVERALL WATER PLAN
302	OVERALL WATER PLAN
303	OVERALL WATER PLAN
304	OVERALL WATER PLAN
305	WATER DETAILS
306	WATER DETAILS
307	WATER DETAILS
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
408	JORDANS FIRE PLAN AND PROFILE
409	JORDANS HIGHLAND AND JORDANS ICE 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
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
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
506	SEDIMENTATION & EROSION CONTROL DETAILS



MENDEZ ENGINEERING
Registration # F-14070
888 Isom Road STE 200, San Antonio, Texas 78216
Office: 210-602-0808
www.MendezEngineering.com



CONSTRUCTION COVER SHEET

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

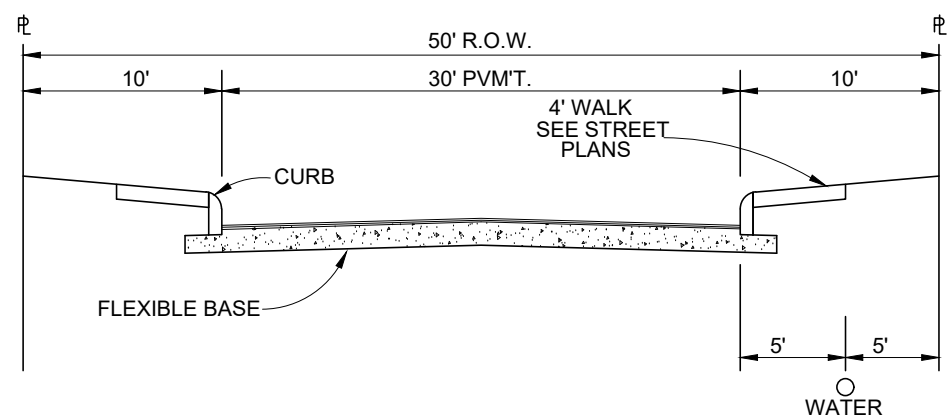
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SHEET

100

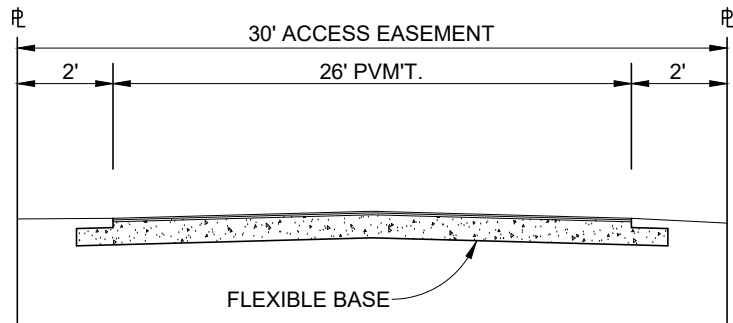
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Ranch (02.00) CADD Civil 252248 - 201 Overall Utility Plans.dwg



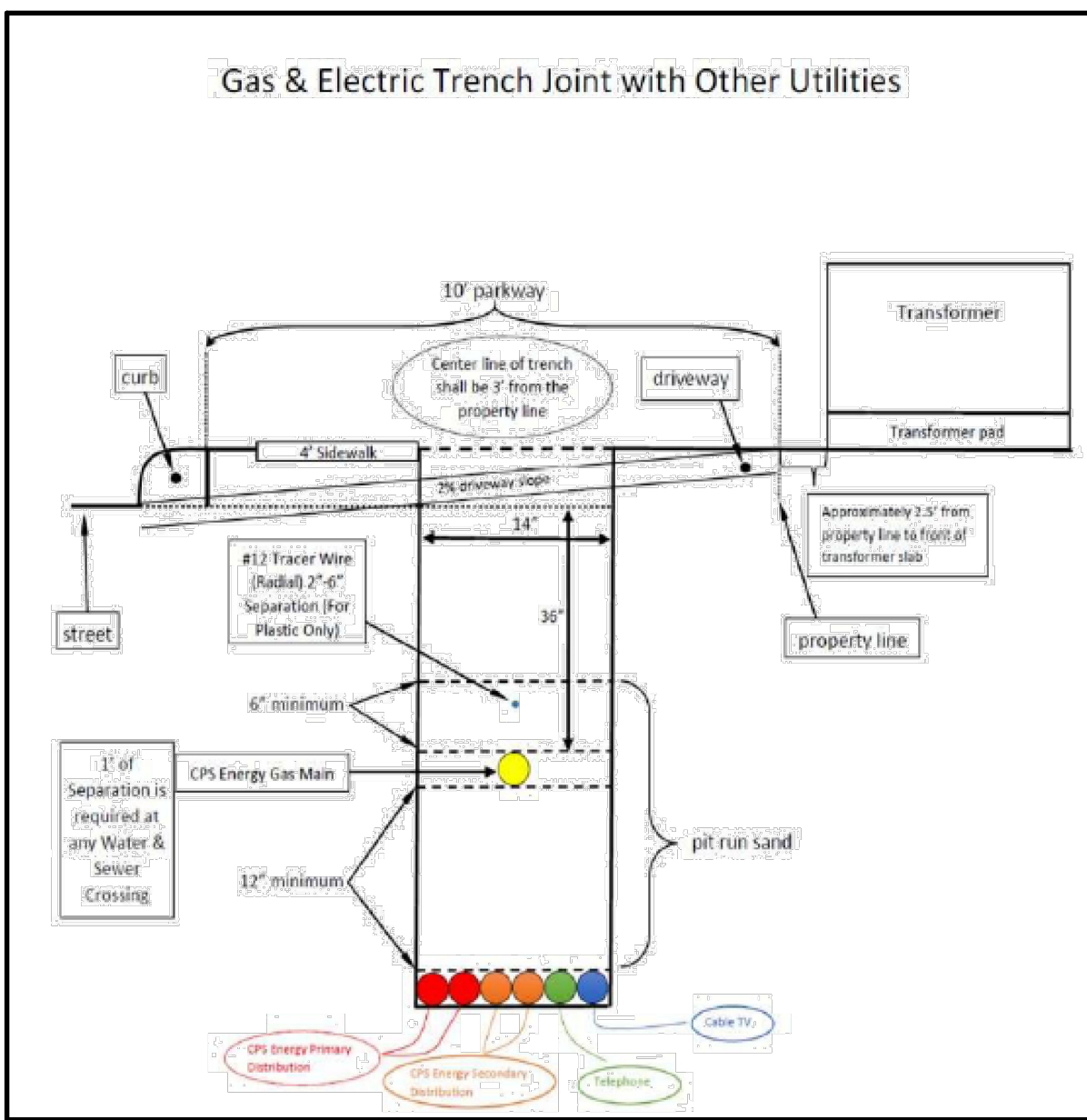
TYPICAL LOCAL "A" STREET SECTION

NOT TO SCALE



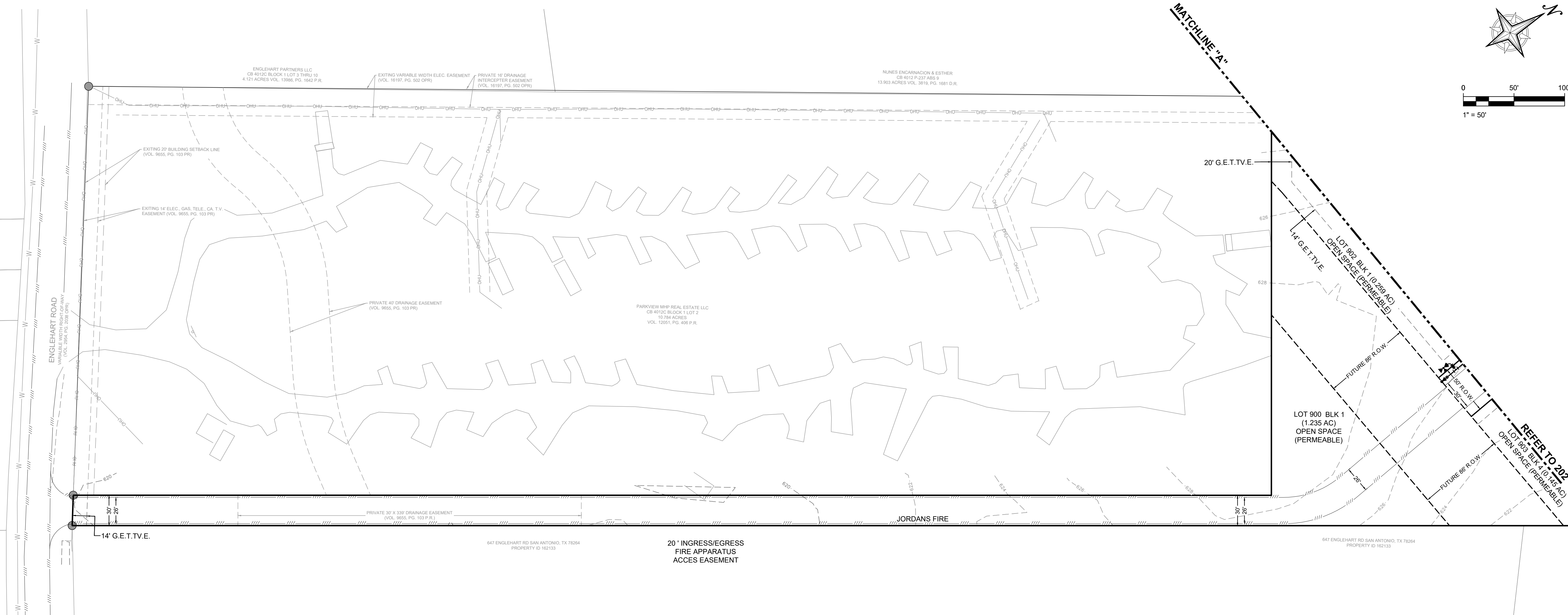
FIRE APPARATUS ACCESS ROAD

NOT TO SCALE



JOINT TRENCH DETAIL

NOT TO SCALE



- NOTE:
- 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 NECESSARY.
 - 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 EACH DRAIN CROSSING AT NO EXTRA PAY.

LEGEND

- EXISTING EDGE OF PAVEMENT
EXISTING SANITARY SEWER MAIN
PROPOSED SANITARY SEWER MAIN
EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED STREET LIGHT (100 WATT/SINGLE ARM)
PVC CONDUIT
- 8" / 12" SS
8" / 12" SS
8" / 16" PVC
8" / 12" PVC
L.P.

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.

ESTATES AT JORDAN'S RANCH

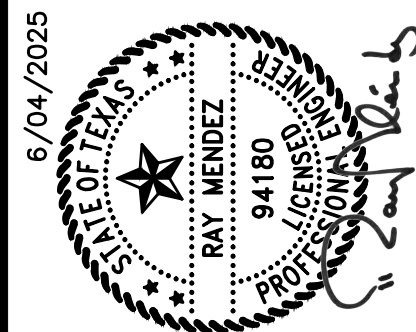
OVERALL UTILITY PLAN

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

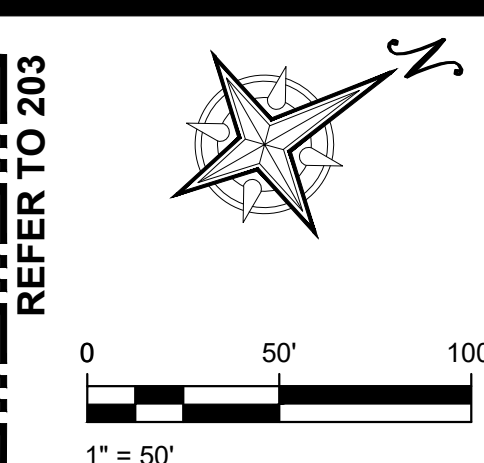
DESIGNED BY: C.P.
DRAFTED BY: L.H./G.P./E.Z.
CHECKED BY: R.M.
DATE: 5/30/2025

SHEET

201

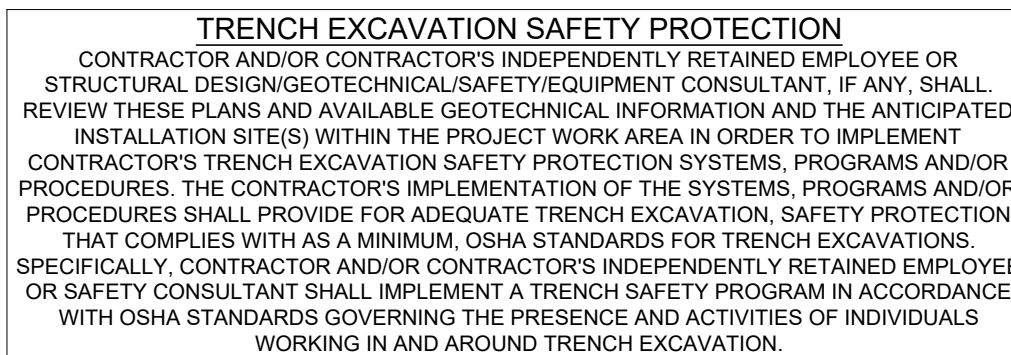


MENDEZ ENGINEERING
Registration # F-14070
6888 Isom Road STE 200, San Antonio, Texas 78216
www.MendezEngineering.com
Office: 210-802-0808

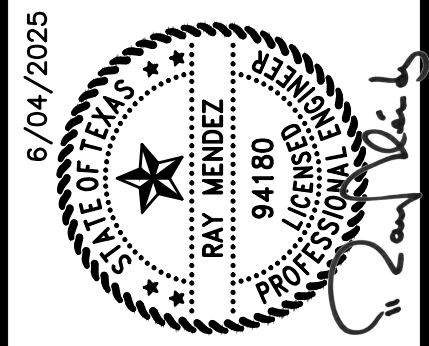


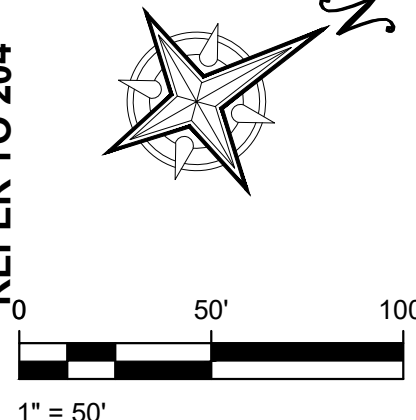
EXISTING EDGE OF PAVEMENT
 EXISTING SANITARY SEWER MAIN
 PROPOSED SANITARY SEWER MAIN
 EXISTING WATER MAIN
 PROPOSED WATER MAIN
 PROPOSED STREET LIGHT (100 WATT/SINGLE ARM)
 PVC CONDUIT

E8"12" SS
 P8"12" SS
 E8"16" PVC
 P8"12" PVC
 L.P.



SHEET
202





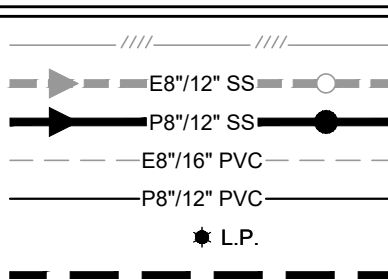
1. 6" P.V.C. SCHEDULE 40 CONDUIT WILL BE REQUIRED FOR C.P.S. UTILITY CROSSING FROM ROW TO ROW AT A DEPTH OF 36" BELOW FINAL GRADE, WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION.

2. 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.

3. 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 NECESSARY.

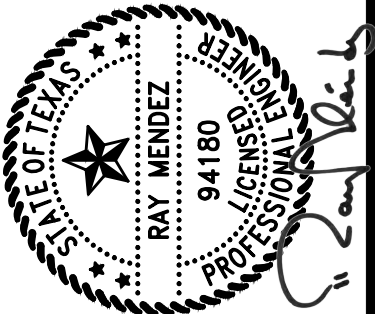
4. IF OTHER UTILITY CROSSING OF STREET CONSTRUCTION NO CONDUIT FOR C.P.S & CABLE TV WILL BE INDICATED ON THIS PLAN. IF CONTRACTOR ELECTS TO PROCEED WITH ANY PORTION OF DRAIN CONSTRUCTION PRIOR TO UTILITY INSTALLATION, THEN CONTRACTOR WILL BE REQUIRED TO INSTALL ALL DRY UTILITY CONDUIT REQUIRED AT EACH DRAIN CROSSING AT NO EXTRA PAY.

EXISTING EDGE OF PAVEMENT ————
EXISTING SANITARY SEWER MAIN ————
PROPOSED SANITARY SEWER MAIN ————
EXISTING WATER MAIN ————
PROPOSED WATER MAIN ————
PROPOSED STREET LIGHT (100 WATT/SINGLE ARM)
PVC CONDUIT ————



TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER(S)/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE STANDARDS AND SPECIFICATIONS AND THE TRENCH EXCAVATION 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 BE IN ACCORDANCE WITH THE TRENCH EXCAVATION STANDARDS 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 FOR TRENCH EXCAVATIONS AND THE SAFETY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



ESTATES AT JORDAN'S RANCH

OVERALL UTILITY PLAN

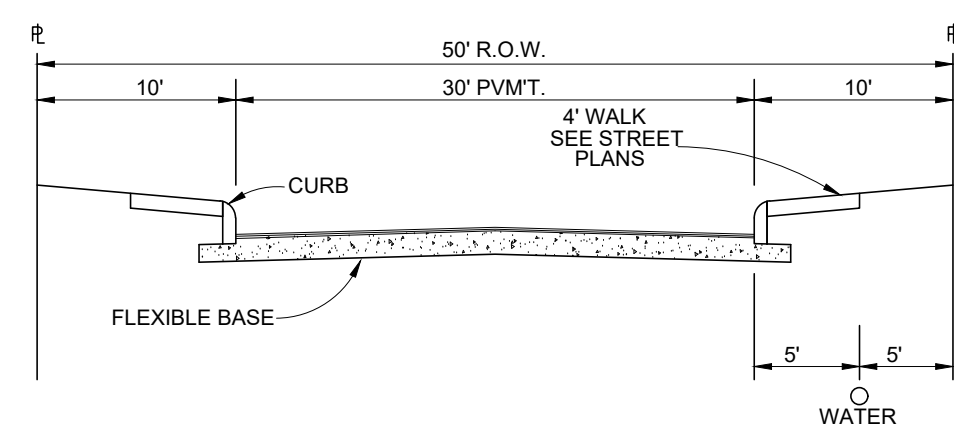
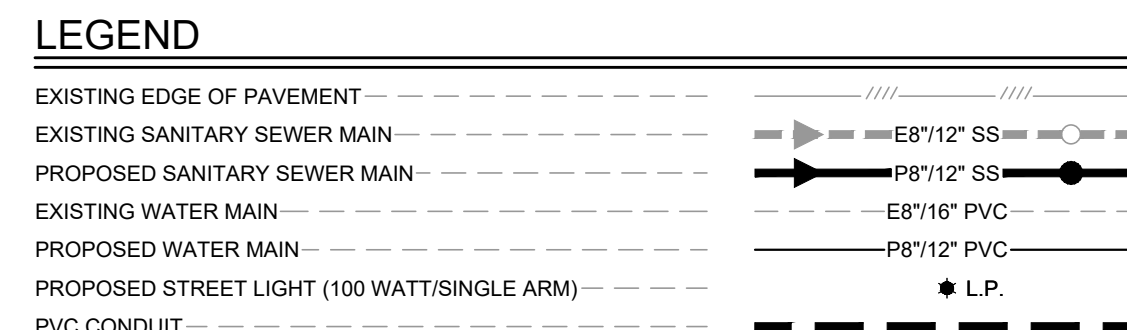
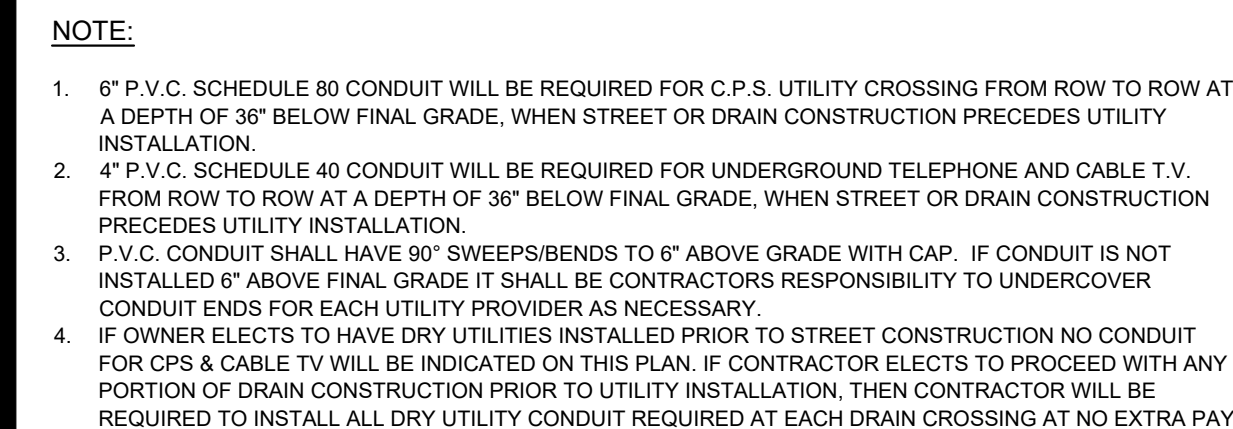
MIKE YANTIS
JIMMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

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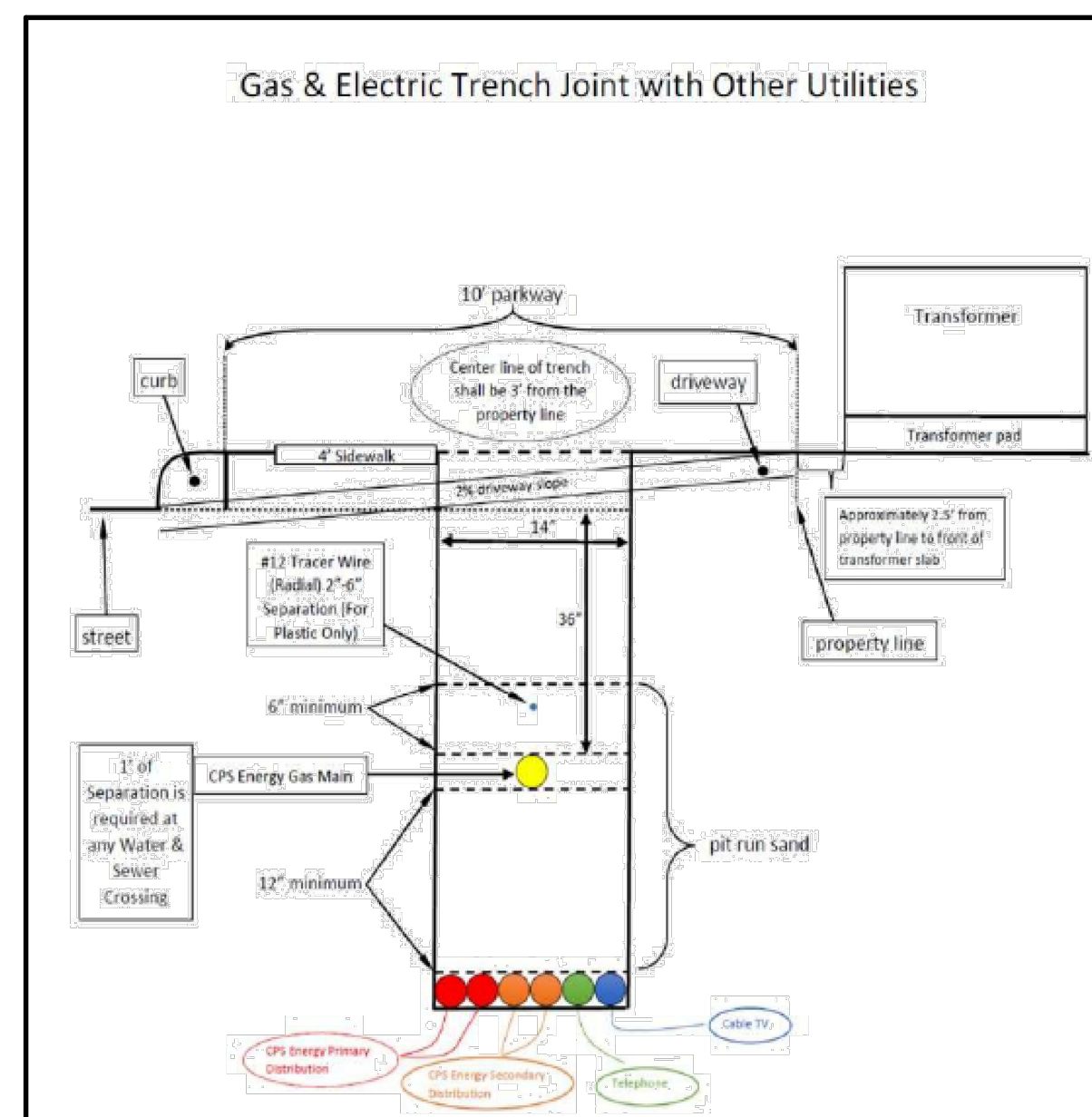
DESIGNED BY:	C.P
DRAFTED BY:	L.H./G.P./E.Z
CHECKED BY:	R.M.
DATE:	5/30/2025

SHEET

203



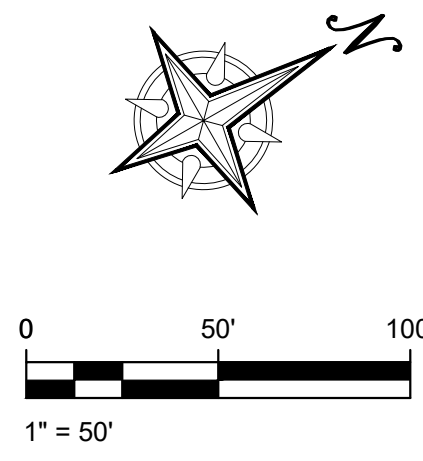
TYPICAL LOCAL "A" STREET SECTION



JOINT TRENCH DETAIL

NOT TO SCALE

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 NEARBY CONDITIONS AND UTILITIES, AND THE PROPOSED TRENCH EXCAVATION PROCEDURES. THE 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 COMPLETES THE PROJECT WITHIN THE SPECIFIED TIME FRAME AND SCHEDULE. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS AND THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING ABOVE AND AROUND THE TRENCH EXCAVATION.



6/04/2025

STATE OF TEXAS
RAY MENDEZ
94180
LICENSED PROFESSIONAL ENGINEER

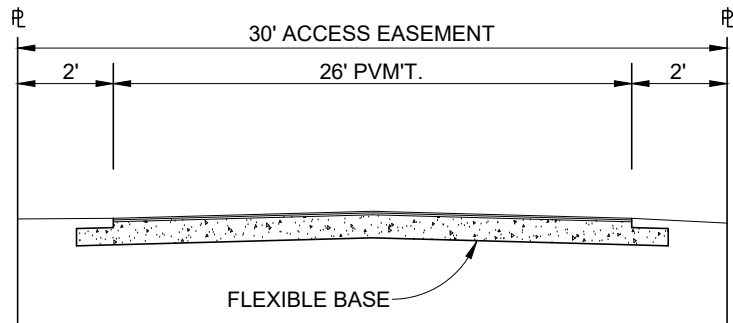
Ray Menendez

OVERALL WATER PLAN

[illegible]

301

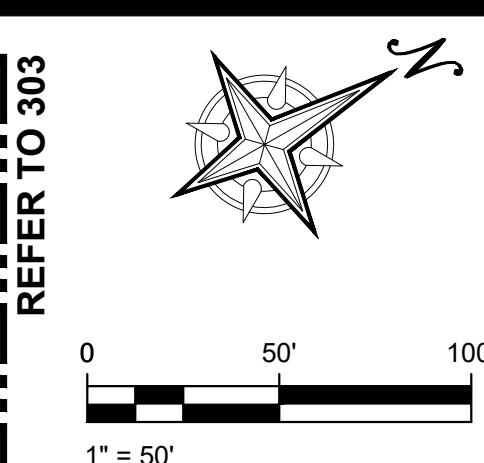
- ## LEGEND
- | | |
|---|--|
| EXISTING EDGE OF PAVEMENT | |
| EXISTING SANITARY SEWER MAIN | |
| PROPOSED SANITARY SEWER MAIN | |
| EXISTING WATER MAIN | |
| PROPOSED WATER MAIN | |
| IRRIGATION SERVICE | |
| PROPOSED WATER SERVICE/ 5/8" METER | |
| FIRE HYDRANT | |
| PROPOSED STREET LIGHT (100 WATT/SINGLE ARM) | |
| PROPOSED WATER SERVICE/ 5/8" METER WITH PRV | |
- E8"12" SS
 P8"12" SS
 E8"12" PVC
 P8"12" PVC
 IS
 L.P.
 ★



FIRE APPARATUS ACCESS ROAD

NOT TO SCALE

DEVELOPER'S NAME: MIKE YANTIS JMY JR JORDAN RANCH LLC.
DEVELOPER'S ADDRESS: 2806 W. BITTERS ROAD, STE 227.
CITY: SAN ANTONIO STATES: TEXAS ZIP: 78248
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.
PLANT NO. LAND-PLAT-XX-XXXXXXX NUMBER OF LOTS: 50 SAWS JOB NO. XX-XXXX
ALL WATER PIPE C-900, CLASS 235 (DR-18)
UNLESS OTHERWISE NOTED



6/04/2025



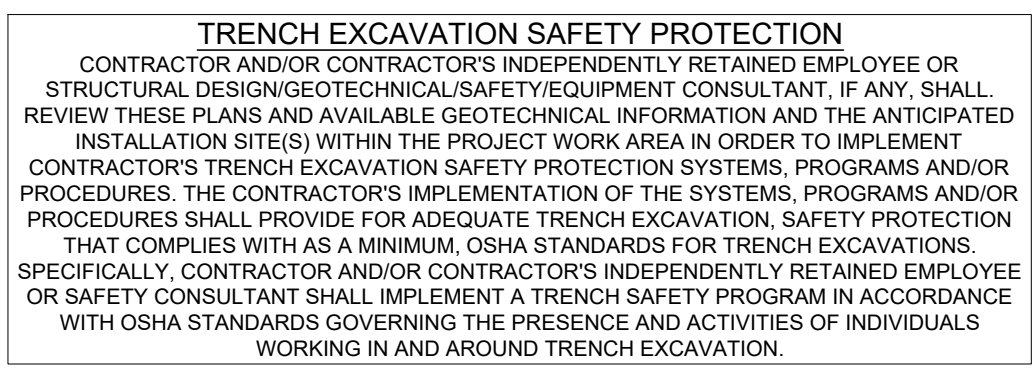
RAY MENDEZ
94180
PROFESSIONAL ENGINEER
LICENSED
STATE OF TEXAS

Ray Mendez

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

SHEET
302

- ## LEGEND
- | | | |
|---|---|------------|
| EXISTING EDGE OF PAVEMENT |  | ---- |
| EXISTING SANITARY SEWER MAIN |  | E8"12" SS |
| PROPOSED SANITARY SEWER MAIN |  | P8"12" SS |
| EXISTING WATER MAIN |  | E8"16" PVC |
| PROPOSED WATER MAIN |  | P8"12" PVC |
| IRRIGATION SERVICE |  | IS |
| PROPOSED WATER SERVICE/ 5/8" METER |  | |
| FIRE HYDRANT |  | |
| PROPOSED STREET LIGHT (100 WATT/SINGLE ARM) |  | L.P. |
| PROPOSED WATER SERVICE/ 5/8" METER WITH PRV |  | |



PRESSURE ZONE : 830

DEVELOPER'S NAME: MIKE YANTIS JMY JR JORDAN RANCH LLC.

DEVELOPER'S ADDRESS: 2806 W. BITTERS ROAD, STE 227.

CITY: SAN ANTONIO STATES: TEXAS ZIP: 78248

PHONE #: (210) 831-1563. FAX#: (830) 777-8520.

SAWS BLOCK MAP#: 154 494,156 494, 156 496 & 156 498

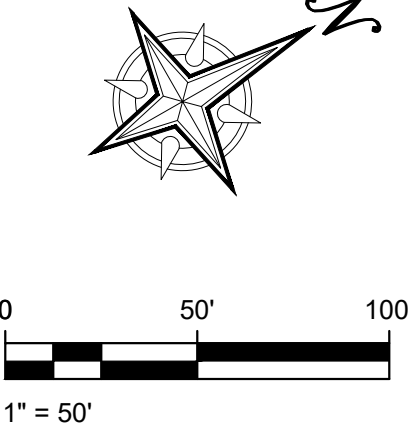
TOTAL EDU'S 50 TOTAL ACREAGE 37.973 AC

TOTAL LINEAR FOOTAGE OF PIPE: 8": 4,625 LF.

PLAT NO. LAND-PLAT-XX-XXXXXXXXXX NUMBER OF LOTS: 50 SAWS JOB NO. XX-XXXX

ALL WATER PIPE C-900, CLASS 235 (DR-18)

UNLESS OTHERWISE NOTED



Legend for Figure 1:

- E8"/12" SS (dashed line with open circle)
- P8"/12" SS (solid line with filled circle)
- E8"/16" PVC (dashed line)
- P8"/12" PVC (solid line)
- IS (Inlet Structure, represented by a square with a cross)
- L.P. (Lateral Port, represented by a filled circle)
- * (Star symbol)



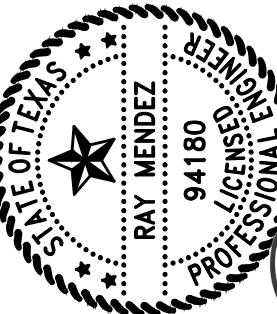
UNLESS OTHERWISE NOTED

303



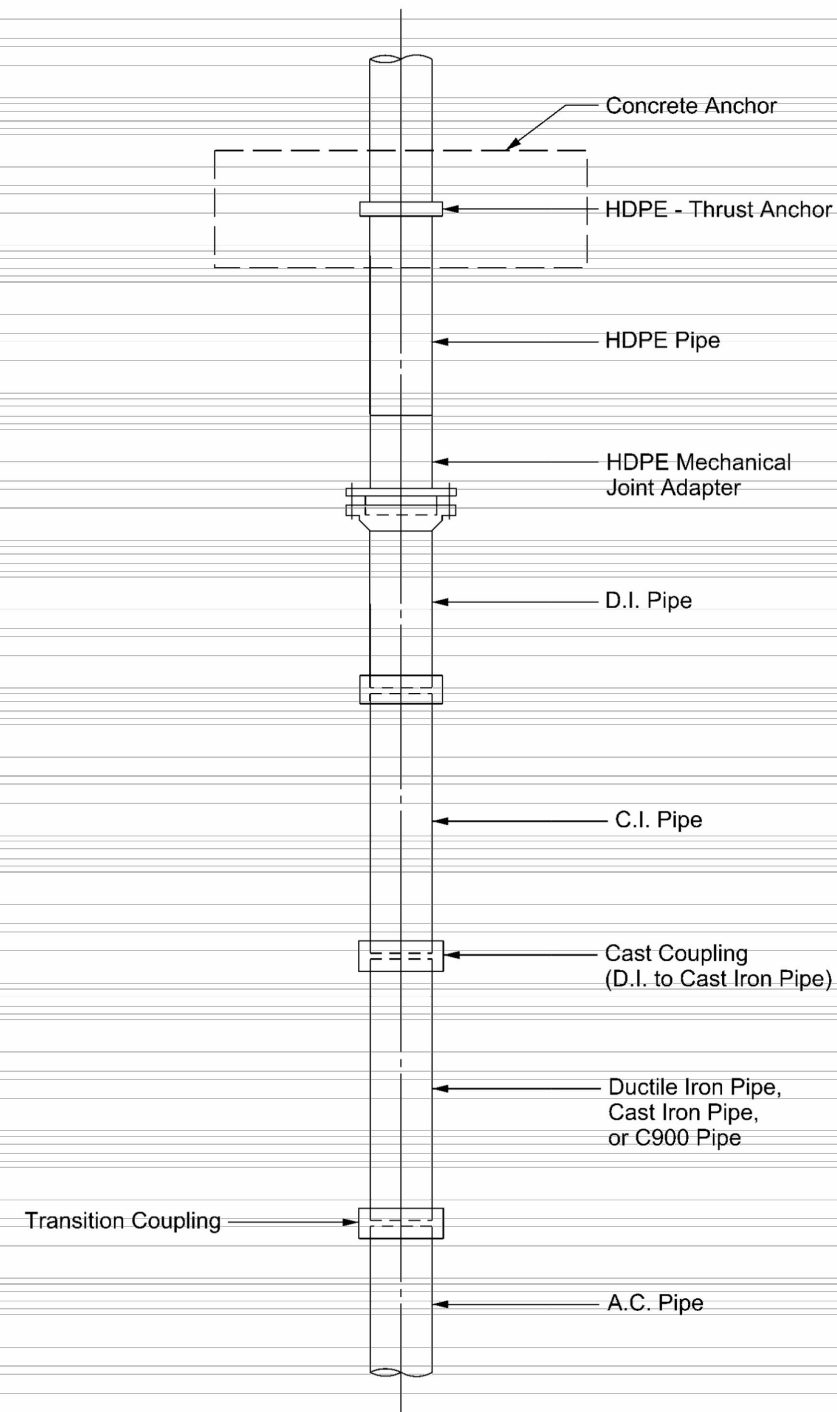
Mendenhall Engineering

6/04/2025

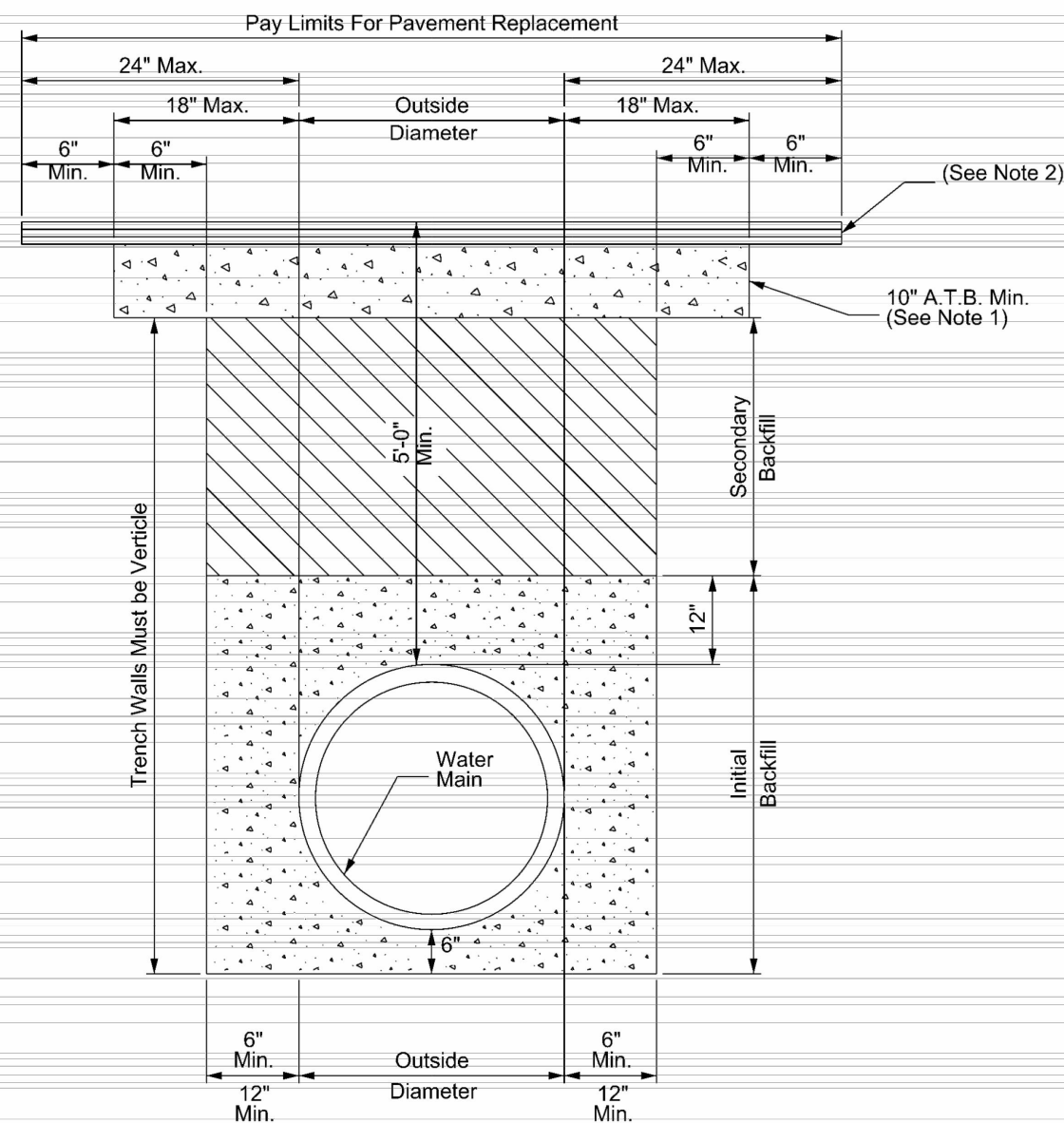


Date: Jun 04, 2025, 8:49am User ID: Gprado
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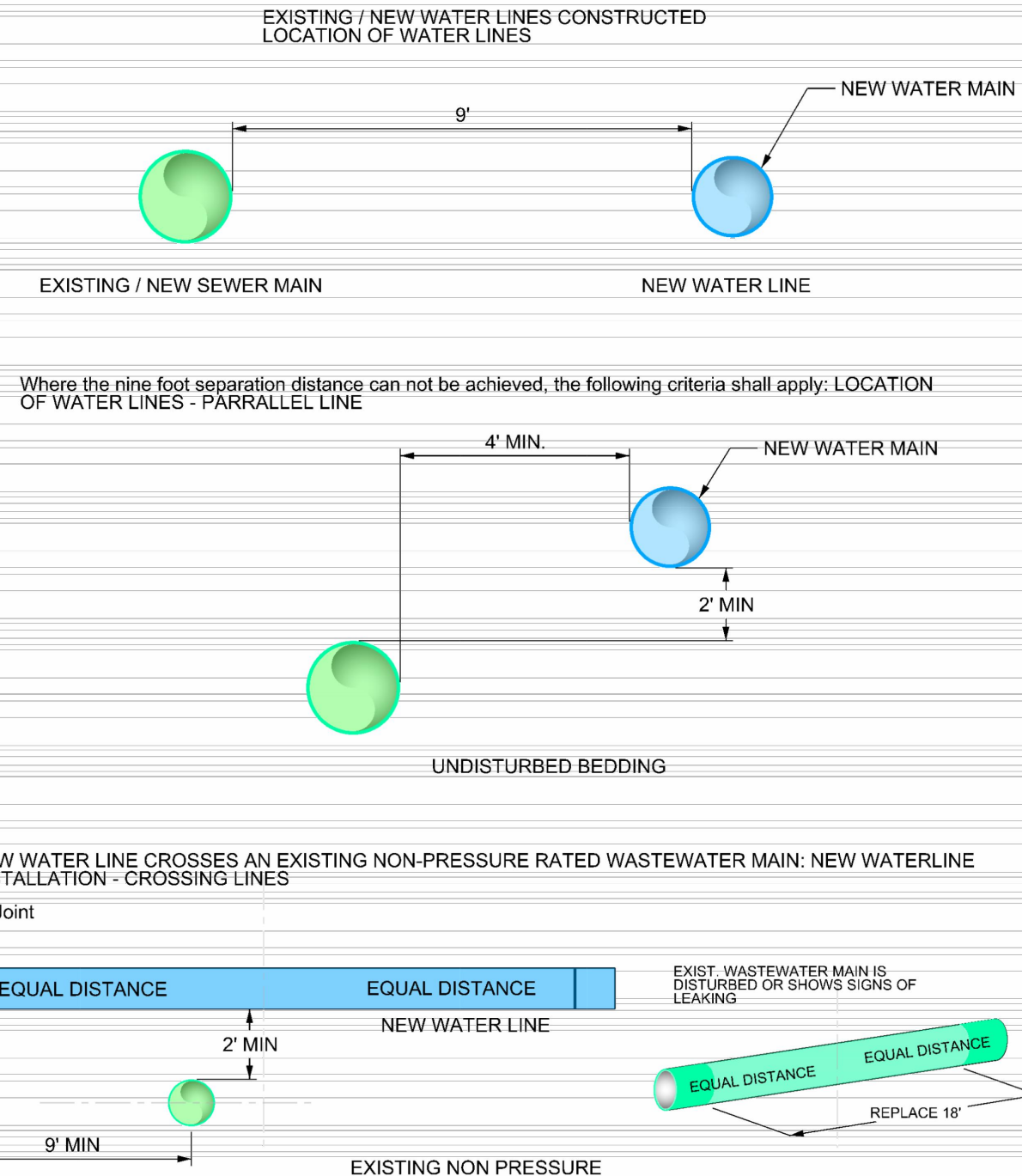


PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	PIPE COUPLINGS	APPROVED MARCH 2008 DD-812-01	REVISED AUG 2019 SHEET 1 OF 9
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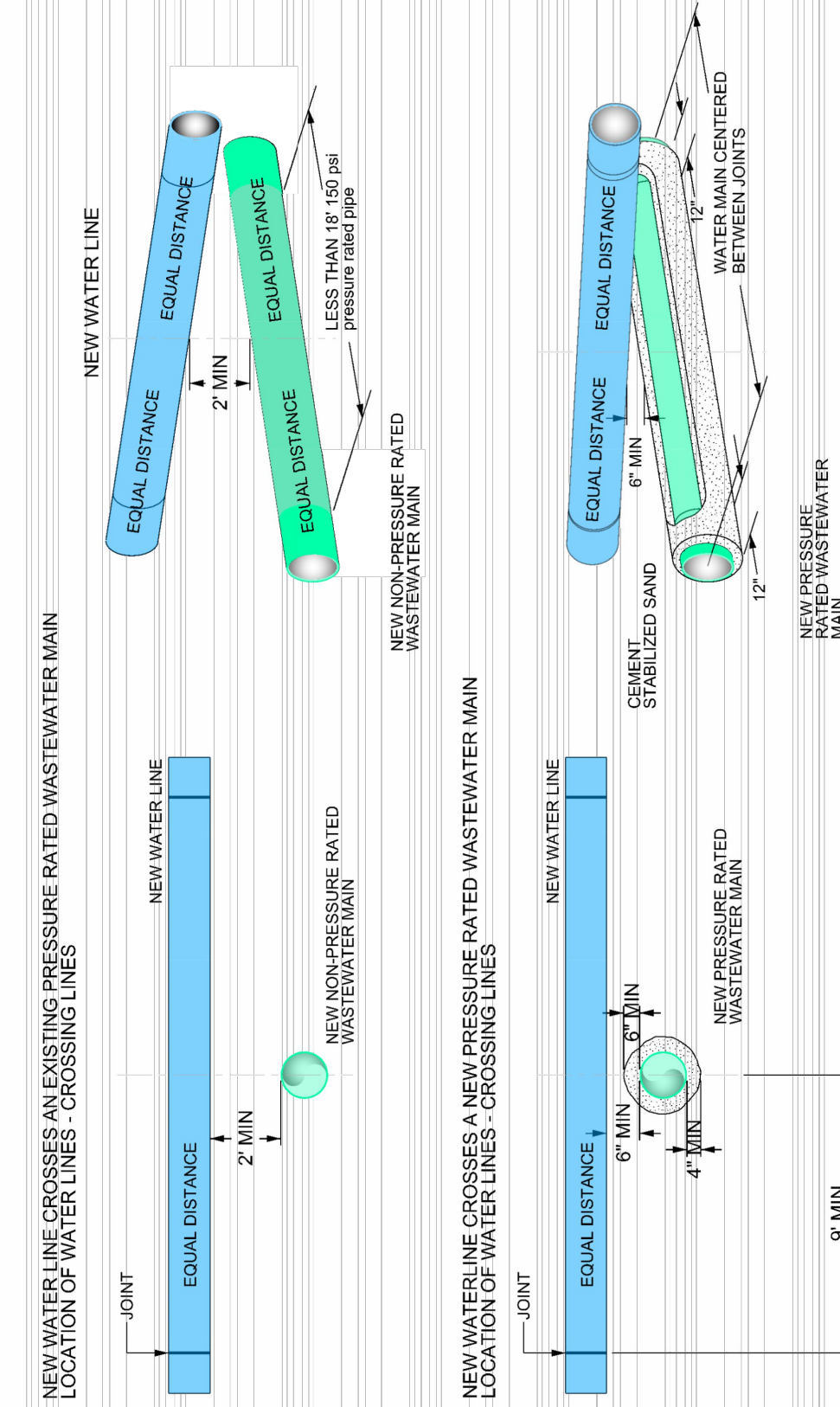


- Asphalt Treated Base - As Specified COSA ROW - 10' Min. or Greater.
 - Replacement of Surface Layer Shall be of the Type and Thickness Base On Functional Classification:
 - Min 2" HMA Type "D" for Trench Repair in Local / Residential Streets.
 - Min 3" HMA Type "C" for Trench Repair in Collector / Arterial Streets.
- Asphalt Treated Base (ATB)
• Hot Mix Asphalt Concrete (HMAC)

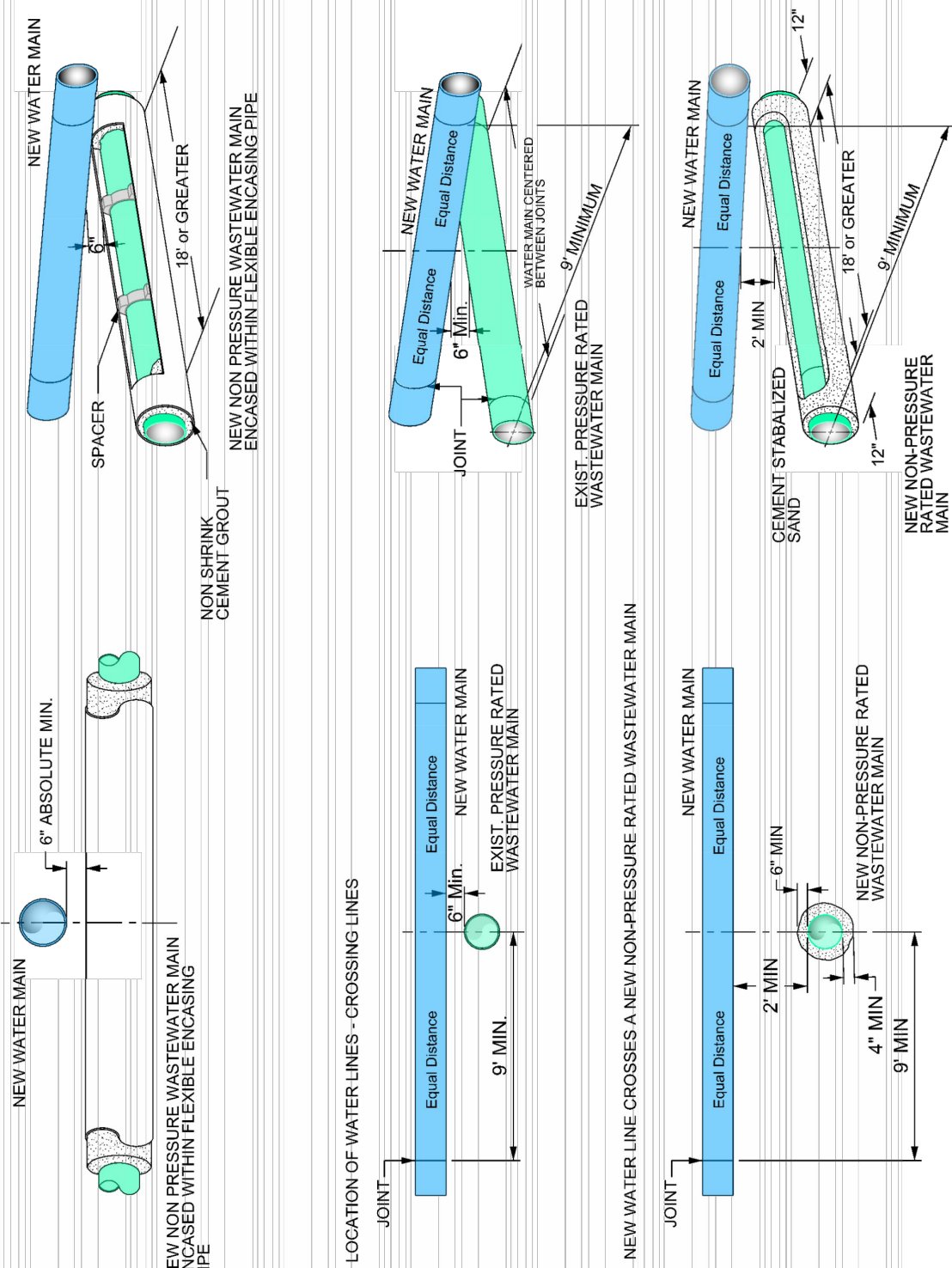
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	POTABLE AND RECYCLED WATER MAIN DETAIL	APPROVED MARCH 2008 DD-812-01	REVISED AUG 2019 SHEET 2 OF 9
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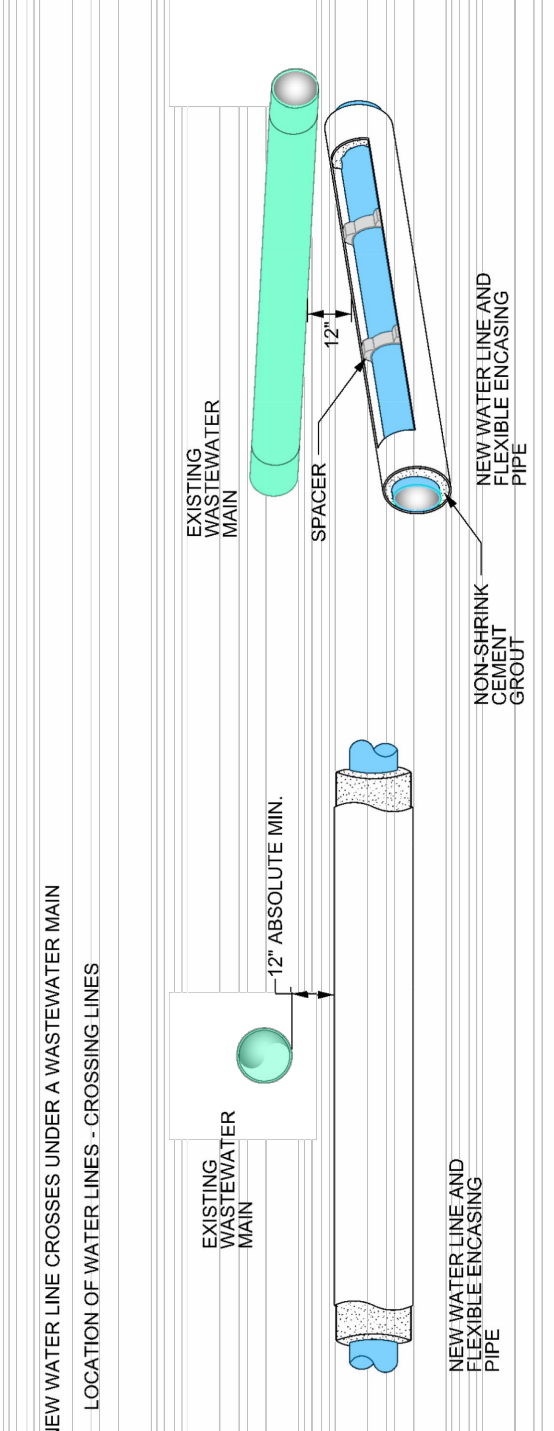
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	WATER LINES	APPROVED MARCH 2008 DD-812-01	REVISED AUG 2019 SHEET 3 OF 9
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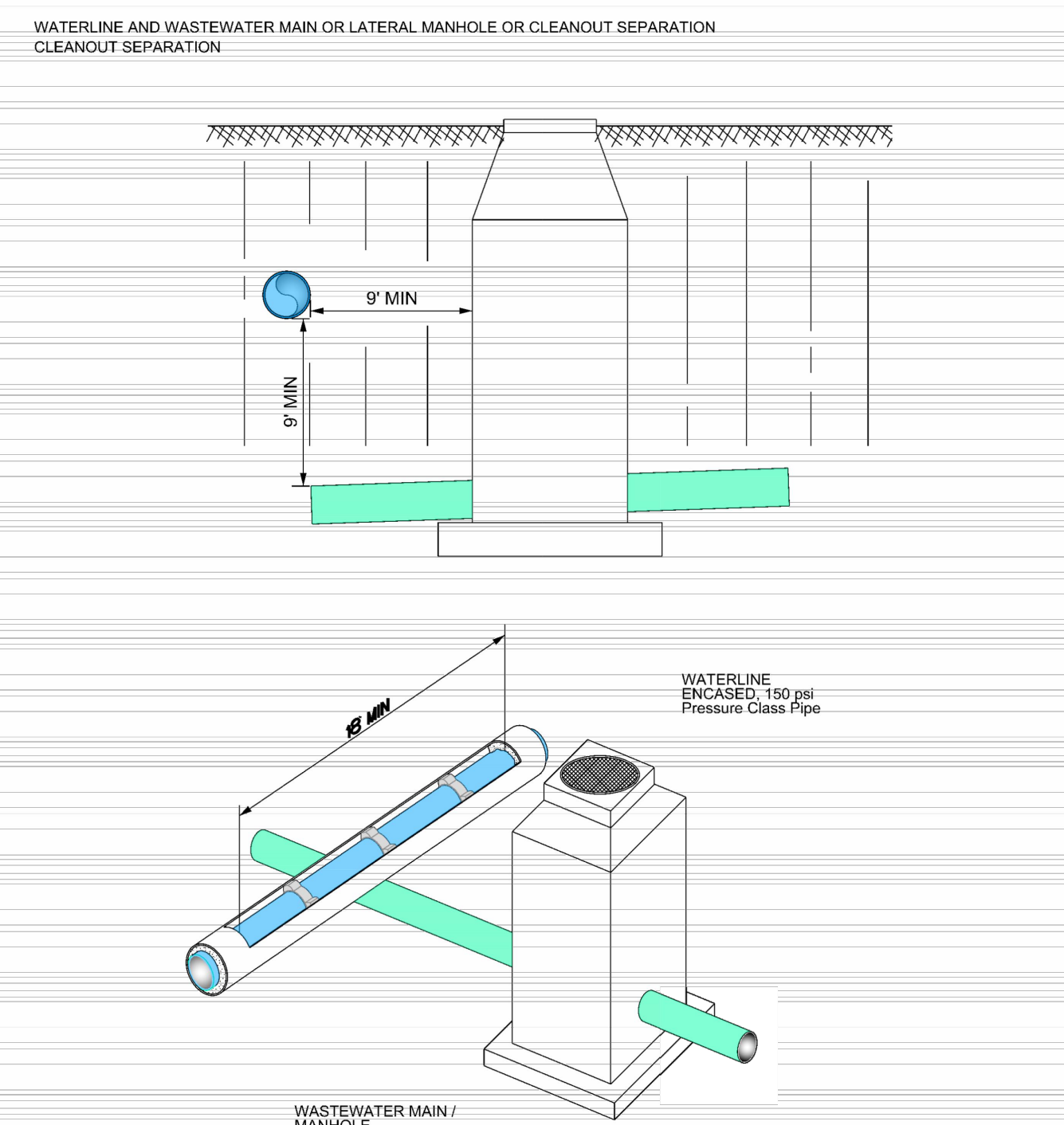
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DETAIL	APPROVED MARCH 2018 DD 812-01	REVISED AUG 2019 SHEET 4 OF 9
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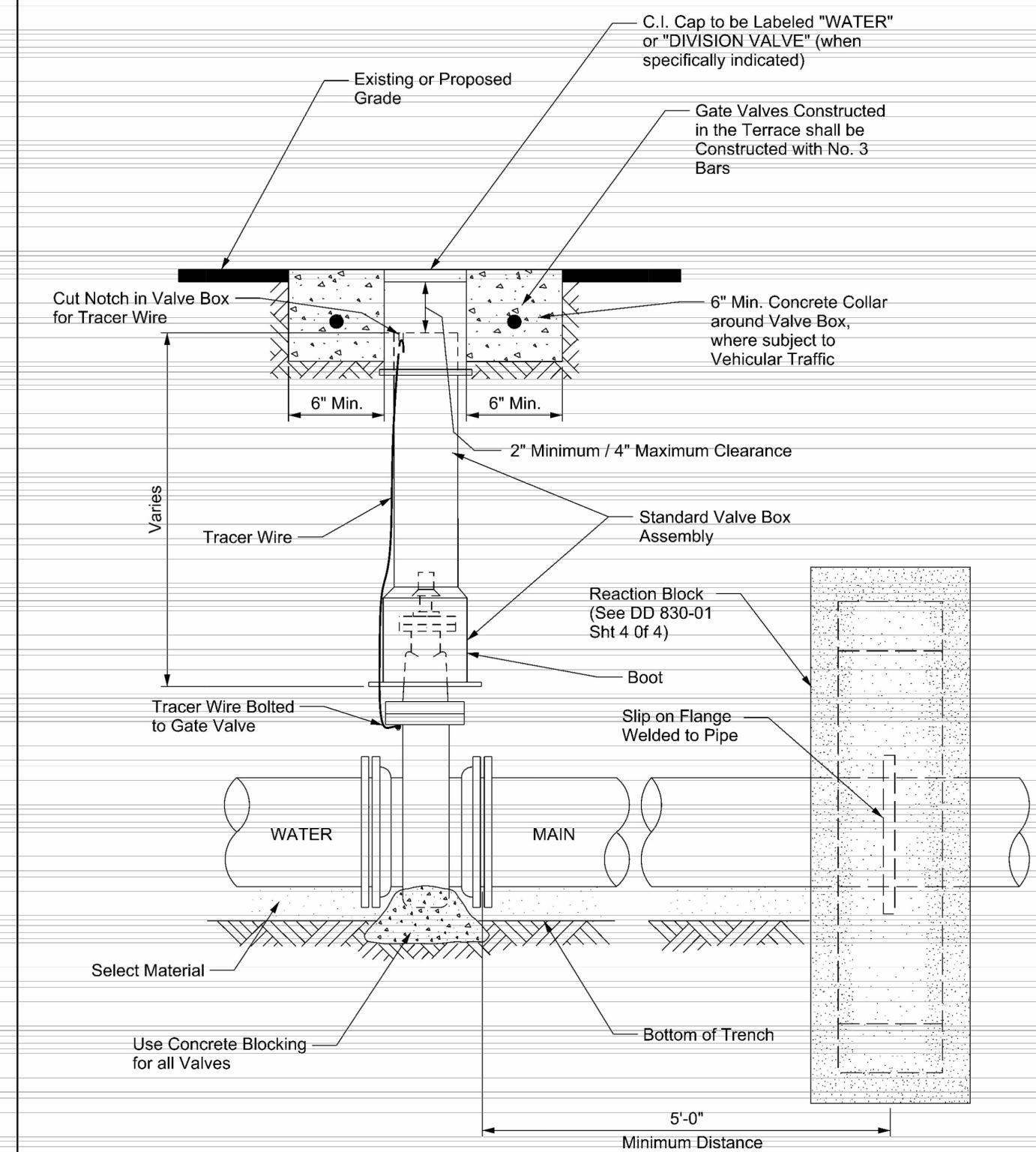
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DETAIL	APPROVED MARCH 2008 DD-812-01	REVISED AUG 2019 SHEET 5 OF 9
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PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DETAIL	APPROVED MAY 2013 DD-812-01	REVISED AUG 2019 SHEET 6 OF 9
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PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	CLEANOUT SEPARATION	APPROVED MAY 2013 DD-812-01	REVISED AUG 2019 SHEET 7 OF 9
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PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	INSTALLATION OF NON-GEARED GATE VALVE WITH VALVE BOX AND EXTENSION	APPROVED MARCH 2008 DD 828-01	REVISED AUG 2019 SHEET 1 OF 1
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SEAL NOT
REQUIRED

ESTATES AT JORDAN'S RANCH

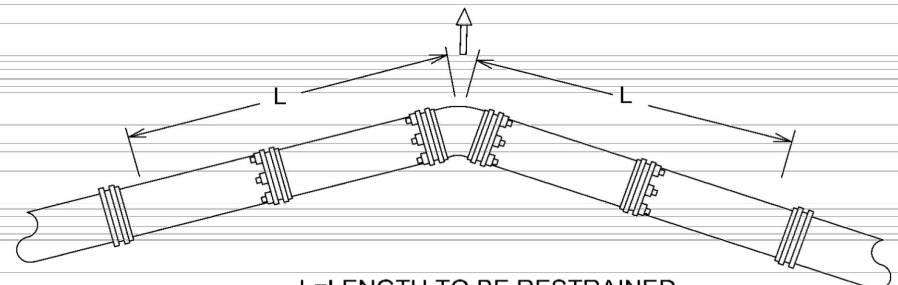
MIKE YANTIS
JMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION

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

SHEET

305



L=LENGTH TO BE RESTRAINED
ON BOTH SIDES OF FITTING

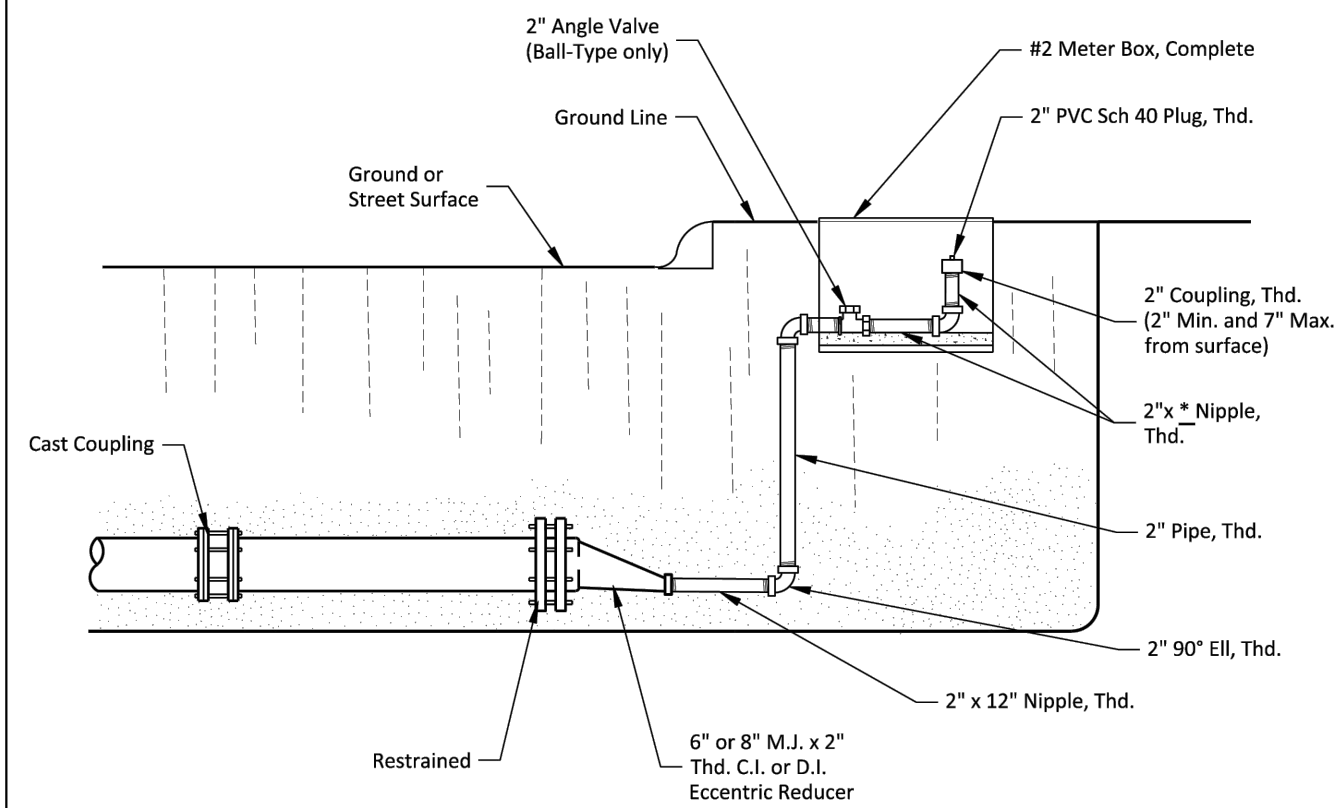
PIPE SIZE (INCH)	BEND ANGLE (deg)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	90	23	17
6	45	9	7
6	22.5	5	3
6	11.25	2	2
8	90	30	22
8	45	12	9
8	22.5	6	4
8	11.25	3	2
12	90	43	32
12	45	18	13
12	22.5	8	6
12	11.25	4	3

RESTRAINED LENGTH DESIGN

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

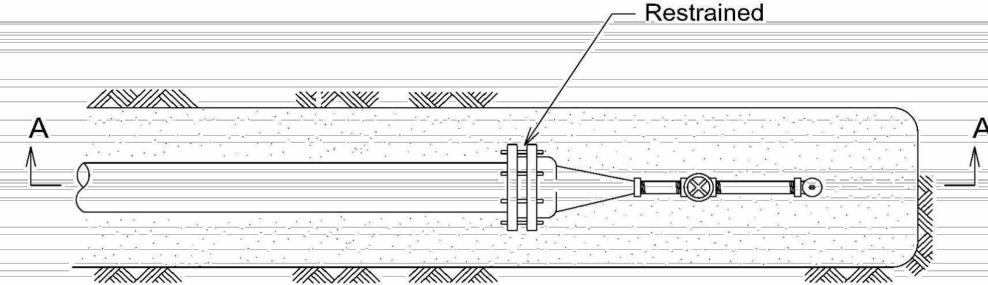
Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

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

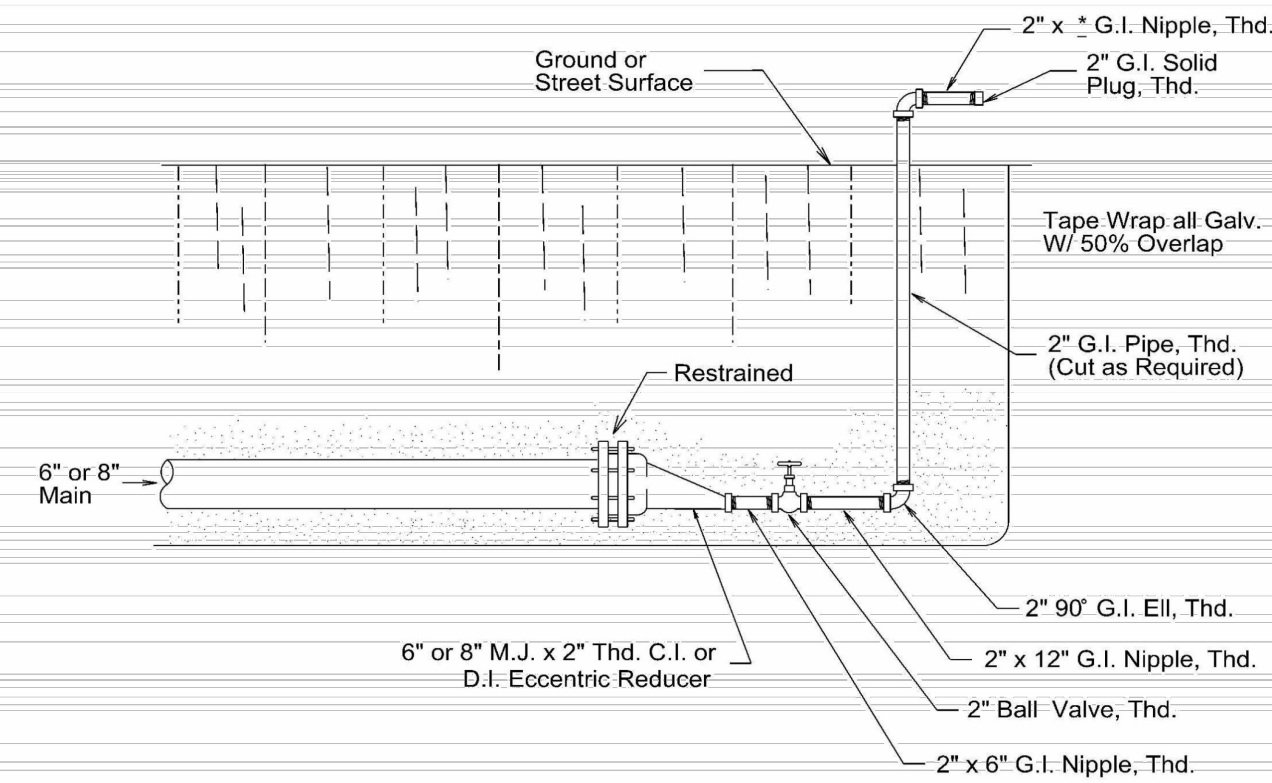


* Cut to fit in meter box

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" PERMANENT BLOW-OFF ASSEMBLY ON 6" & 8" MAINS	APPROVED MARCH 2008	REVISED AUG 2019	SHEET 3 OF 5
		DD-844-02		



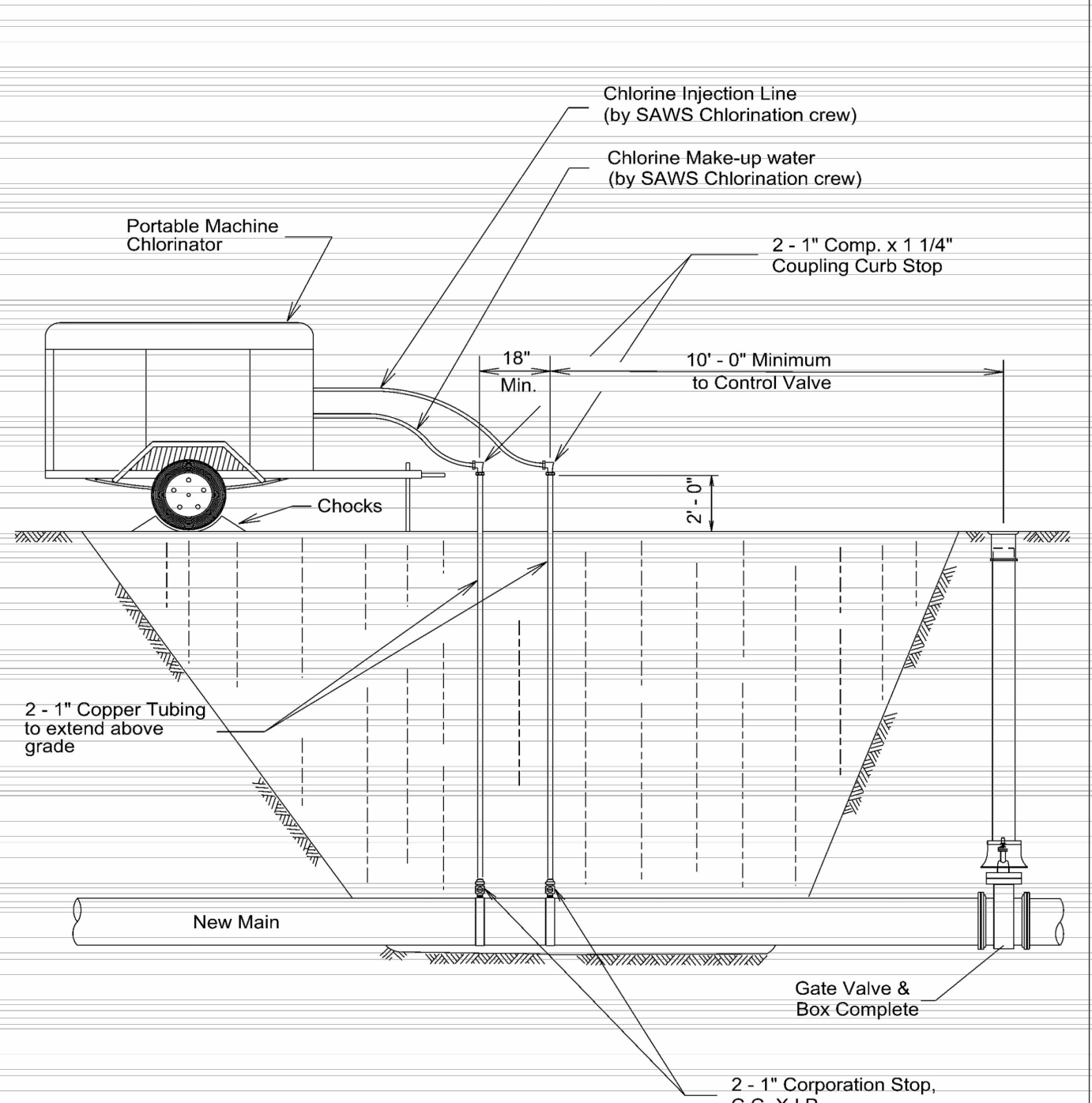
PLAN



SECTION A-A

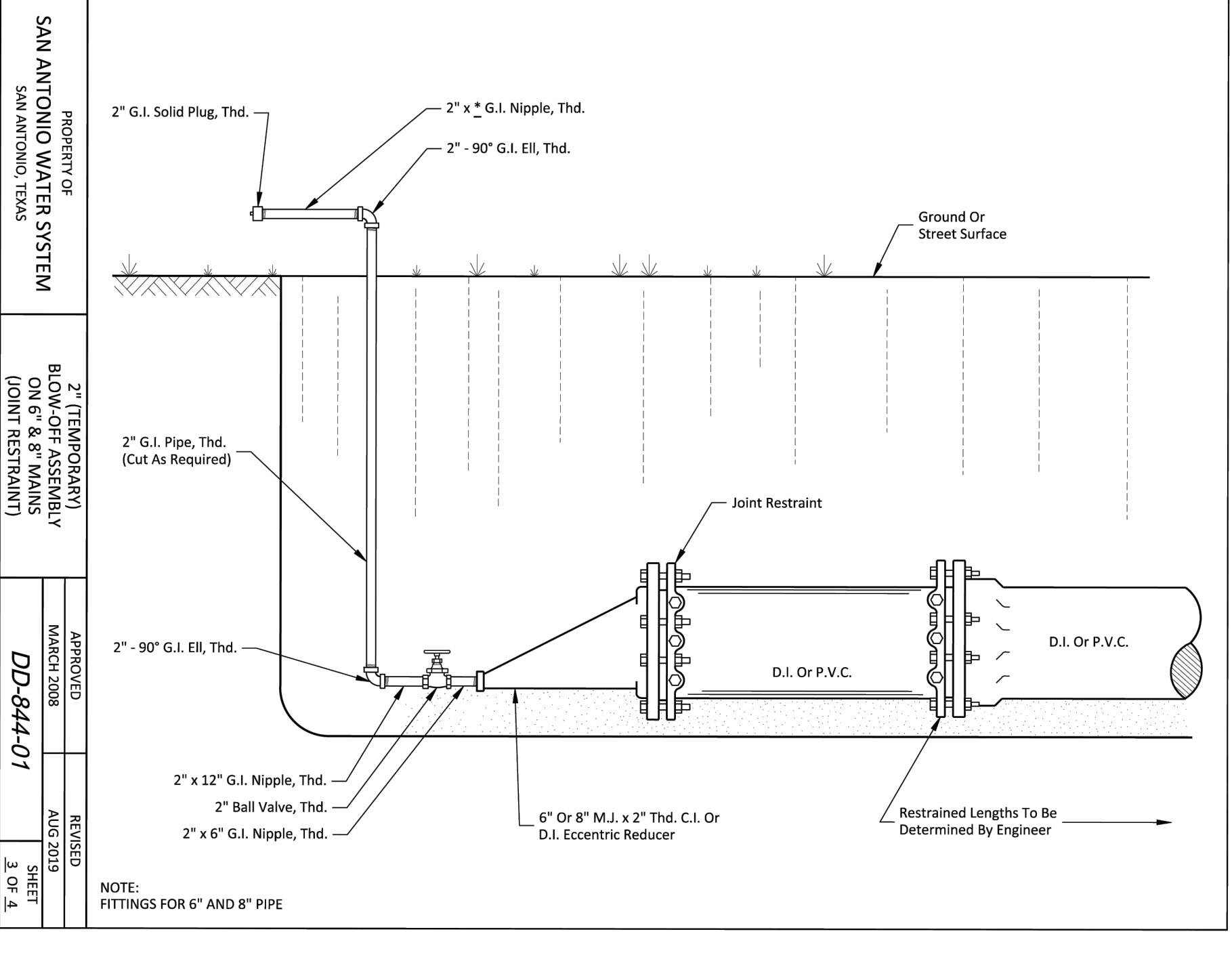
* Cut as required to extend beyond excavation

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



Note:
2 - 1 1/4" Solid Cap, Thd. to be installed on
Corporation Stop after chlorination

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	STANDARD CHLORINATION INSTALLATION	APPROVED March 2008	REVISED AUG 2019	SHEET 1 OF 1
		DD-847-01		



NOTE:
FITTINGS FOR 6" AND 8" PIPE

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" TEMPORARY BLOW-OFF ASSEMBLY ON 6" & 8" MAINS (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED AUG 2019	SHEET 3 OF 4
		DD-844-01		

**SEAL NOT
REQUIRED**

ESTATES AT JORDAN'S RANCH

WATER DETAILS

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

REV	DATE	DESCRIPTION	BY

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

SHEET

307



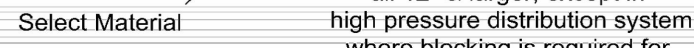
TYPICAL NEW DEVELOPMENT SERVICE ARRANGEMENT



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



ALTERNATE
SERVICE ARRANGEMENT



THRUST BLOCKS FOR
FITTINGS (WATER ONLY)

L_r = Length of pipe along the run free of joints

L = Length to be restrained

RESTRAINED LENGTH FOR TEES

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.

RESTRAINED LENGTHS FOR TEES

RESTRAINED LENGTH FOR TEES (Cont'd)

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.

RESTRAINED LENGTH FOR TEES



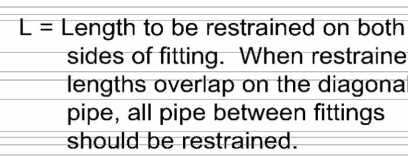
TEST PRESSURE = 200 psi	TEST PRESSURE = 150 psi
59	44
77	58
93	69
109	82

RESTRAINED LENGTH DESIGN

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

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

RESTRAINED LENGTHS FOR DEAD ENDS / INLINE VALVES



UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200psi	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi
24	8	18	6
12	4	9	3
6	2	4	1
24	5	18	4
12	2	9	2
6	1	4	1
32	11	24	8
15	5	11	4
8	3	6	2
32	7	24	5
15	3	11	2
8	2	6	1
45	16	34	12
22	7	16	6
11	4	8	3
45	10	34	12
22	5	16	3
11	2	8	2

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

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

RESTRAINED LENGTHS
VERTICAL OFFSETS



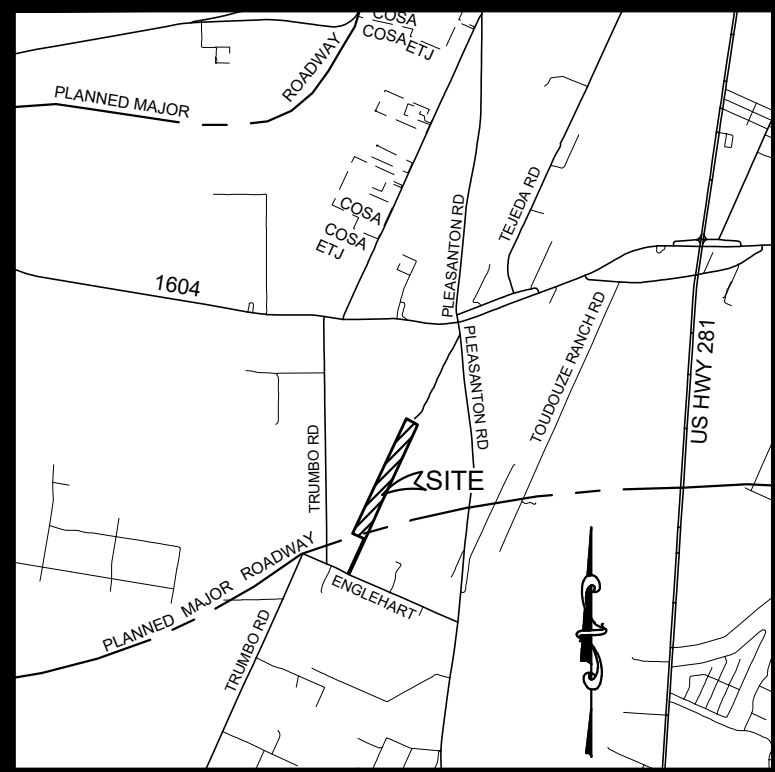
PIPE SIZE (inch)	SMALL SIZE (inch)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	4	30	23
8	4	55	42
8	6	32	24
12	4	95	71
12	6	80	60
12	8	58	43

RESTRAINED LENGTH DESIGN

Restraint 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.

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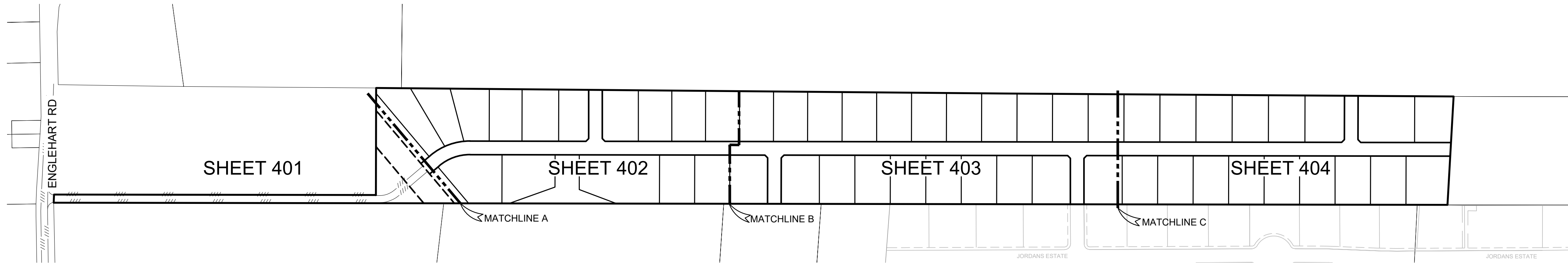
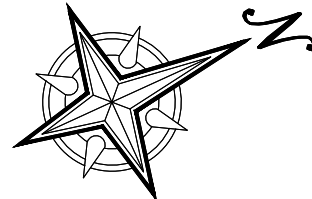
RESTRAINED LENGTHS FOR REDUCERS



LOCATION MAP
NOT TO SCALE

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

INDEX MAP
1"=250'



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 & 3
406	Street and Drain Plan Street 4 & 5

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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 CONTRACTORS 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.

GENERAL NOTES

- 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"
B. Reference to Current Bexar County "Standard Specifications for Public Works Construction"
- 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.
- The Contractor shall notify the County prior to the start of each phase of street construction and call for inspections with a minimum of 24 hours notice.
- Testing will be paid for by Developer, coordinated by Contractor, and witnessed by County.
- Minimum Testing Schedule:

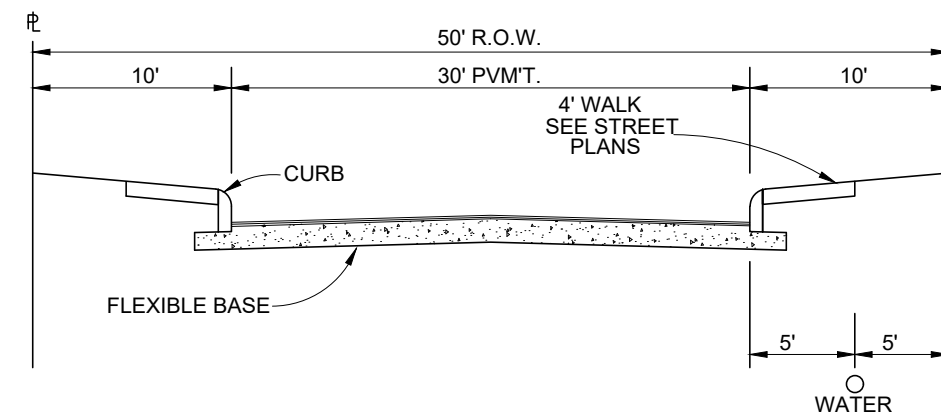
Densities - Subgrade	1 Per 500 Foot Minimum
Densities - Base	1 Per 500 Foot Minimum
Proctors - Subgrade	1 Per Material Per Subdivision
Proctors - Base	1 Per 5,000 C.Y.
Lime Series - Subgrade	1 Per Material Per Subdivision
Concrete - Structures	1 Set (3) Per 50 C.Y.
- Transition washout crown to normal crown in 25'.
- 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.
- 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).
- 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.
- Contractor shall notify the city inspector twenty four (24) hours prior to backfill of any utility trenches to schedule for density test as required.
- 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.
- The contractor shall not place any waste material in the 100-year flood plain without first obtaining an approved Flood Plain Development Permit.
- The contractor shall maintain all adjoining streets and traveled routes free from spilled and/or tracked construction materials and/or debris.
- 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.

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

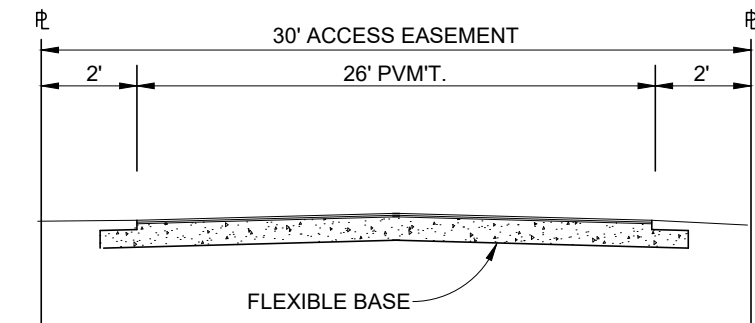
DETENTION POND "1" IMPROVEMENTS			
ITEM	DESCRIPTION	UNIT	EST/QTY
106.1	Detention Pond Excavation	CY	4,773
107.1	Embankment (Final) (Dens. Cont.) (Type A)	CY	710
307.1	30' Elevated Sidewalk	CY	20.3
401.1	Reinforced Concrete Pipe (Class III) (12" DIA)	LF	330
505.1	Concrete RipRap (6" Thick)	SY	22
520.1	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

DETENTION POND "2" IMPROVEMENTS			
ITEM	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	Reinforced Concrete Pipe (Class III) (18" DIA)	LF	98
505.1	Concrete RipRap (6" Thick)	SY	14
520.1	Hydromulching	SY	3,537
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

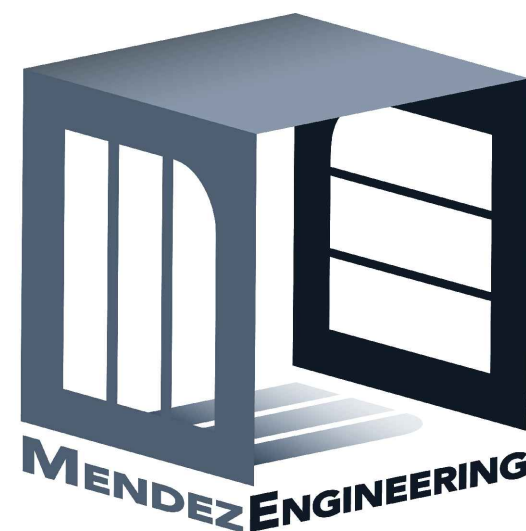


TYPICAL LOCAL "A" STREET SECTION
NOT TO SCALE



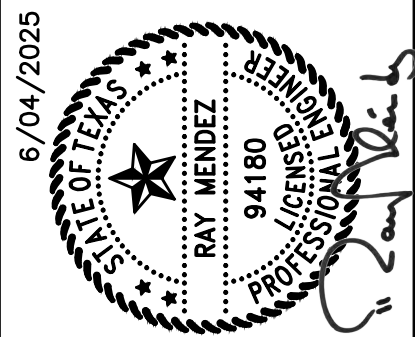
FIRE APPARATUS ACCESS ROAD
NOT TO SCALE

PREPARED BY:



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

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



ESTATES AT JORDAN'S RANCH

STREET AND DRAIN COVER SHEET

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

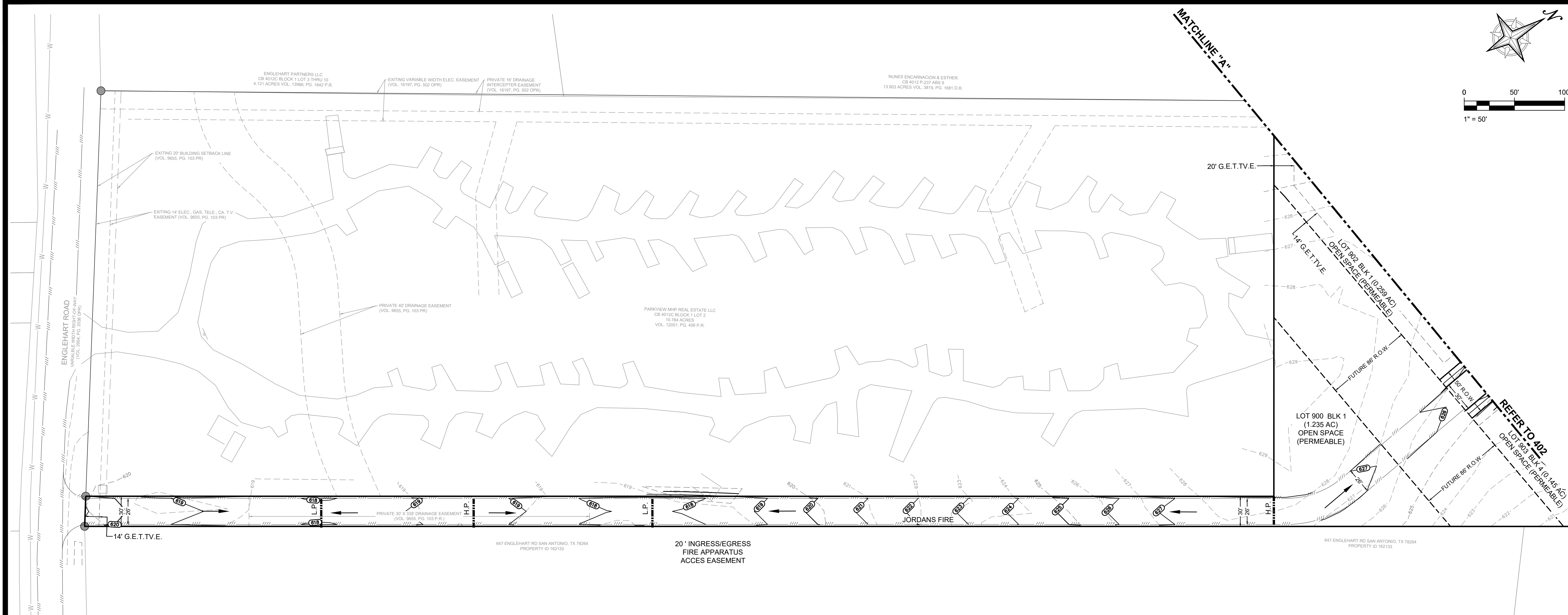
REV	DATE	DESCRIPTION

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

SHEET

400

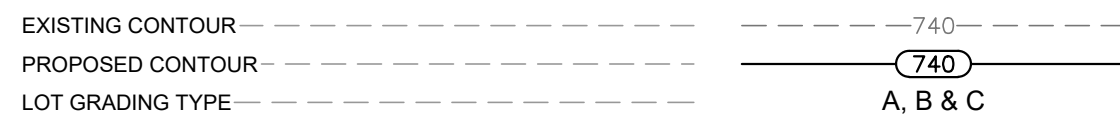
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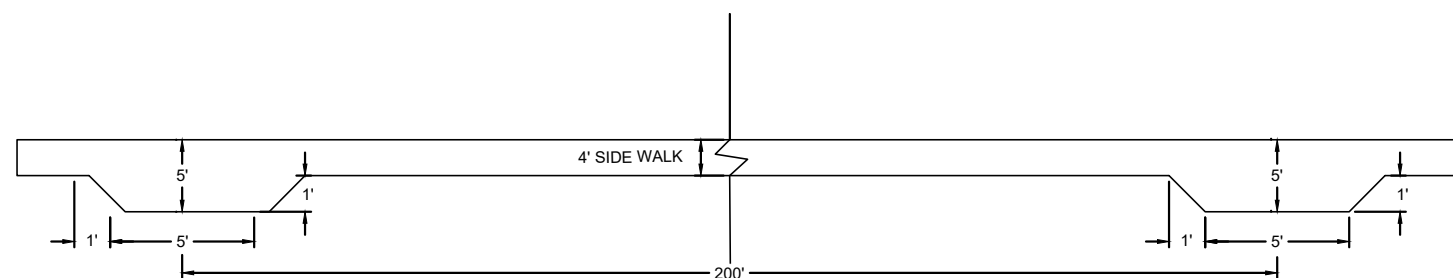
GENERAL NOTES:

- FILL MATERIALS: MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES IDENTIFIED AND APPROVED. THE SOIL SHALL BE FREE OF VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER GREATER THAN SIX INCHES (6").
- DEPTH AND MIXING OF FILL LAYERS: THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL. IN EACH LAYER, COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"), HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
- ROCK: WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE SIX INCHES (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
- MOISTURE CONTENT: THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
- AMOUNT OF COMPACTION: AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
- COMPACTION OF FILL LAYER: COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
- DENSITY TESTS: FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER. WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY, THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER TO CERTIFY TO THE REQUIRED 79G LETTER REQUIREMENTS.

LEGEND

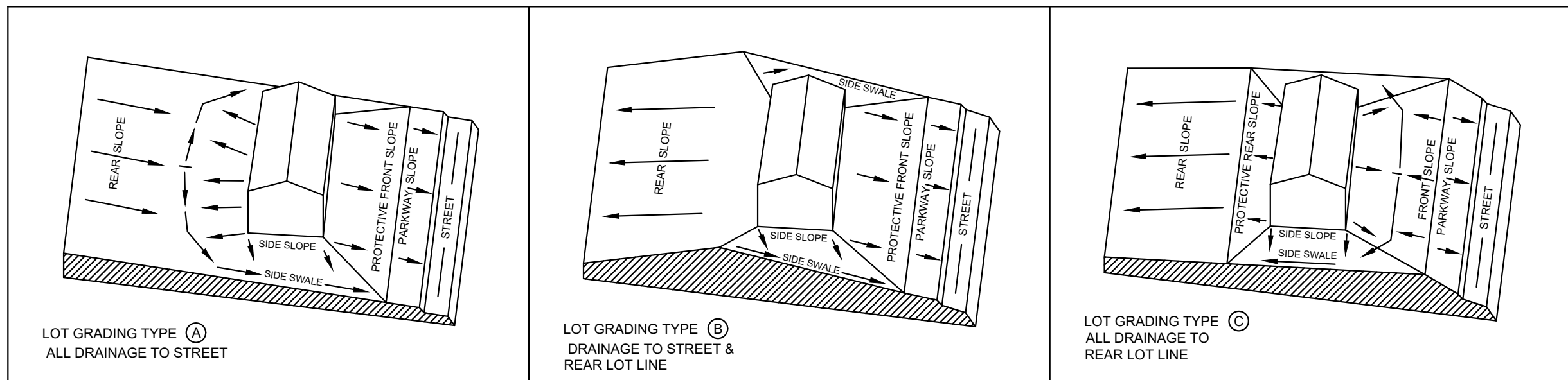


- A - LOT DRAINS TO THE FRONT
B - LOT DRAINS TO THE FRONT AND REAR
C - LOT DRAINS TO THE REAR
Bm - LOT DRAINS TO THE FRONT AND REAR (MODIFIED GRADING REQUIRED)



TYPICAL ADA PASSING SPACE

NOT TO SCALE



LOT GRADING TYPE A
ALL DRAINAGE TO STREET

LOT GRADING TYPE B
DRAINAGE TO STREET &
REAR LOT LINE

LOT GRADING TYPE C
ALL DRAINAGE TO
REAR LOT LINE

TRENCH EXCAVATION SAFETY PROTECTION

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

SHEET

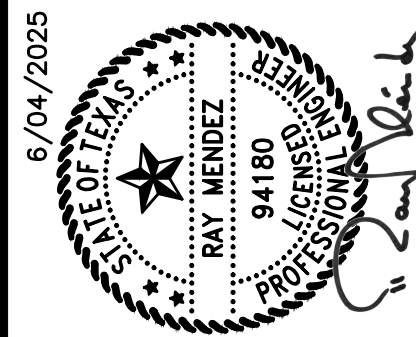
401

ESTATES AT JORDAN'S RANCH

OVERALL GRADING PLAN

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

REV	DATE	DESCRIPTION	BY

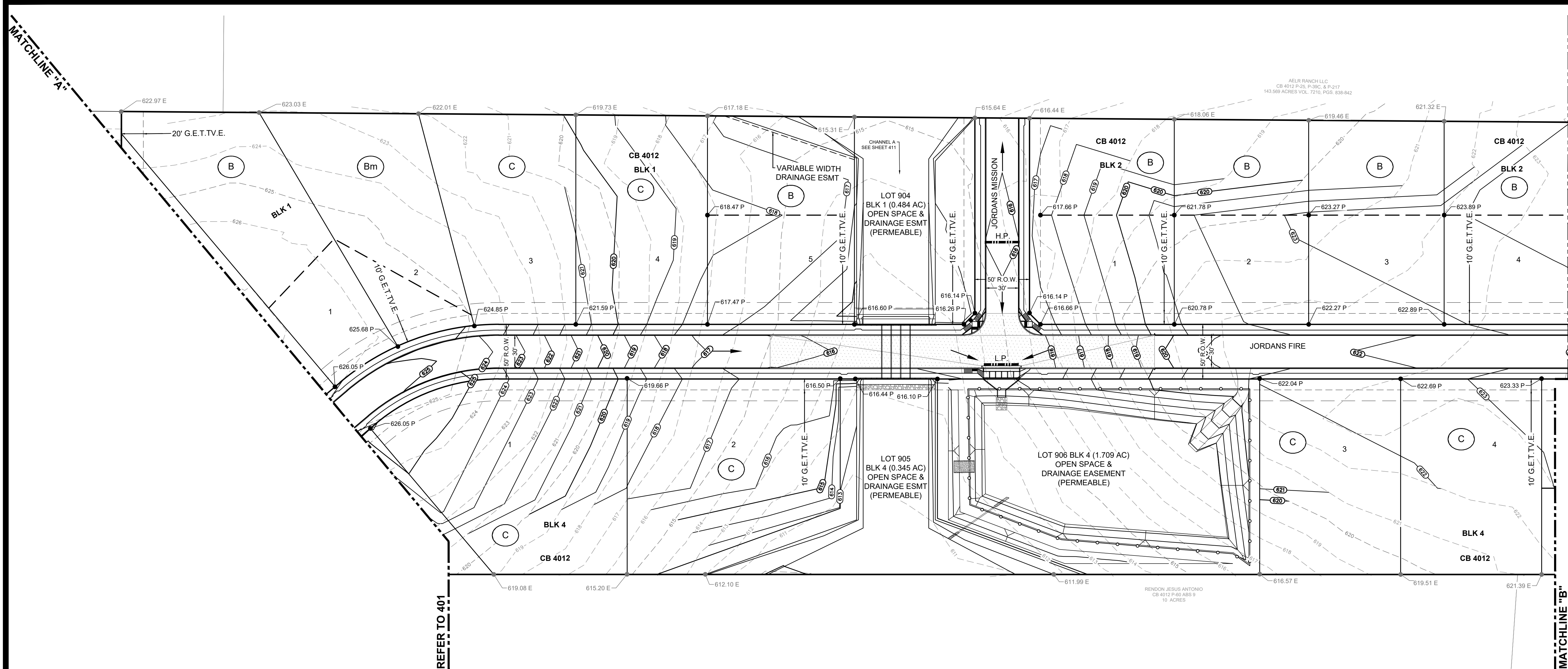


6/04/2025

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



Drawn: J. M. 01/21/2025, 9:01 AM, User: G. 01/21/2025, 9:01 AM, Project: 252248 - 401 - 404 OVERALL GRADING PLAN.dwg
Title: 252248 - 401 - 404 OVERALL GRADING PLAN.dwg
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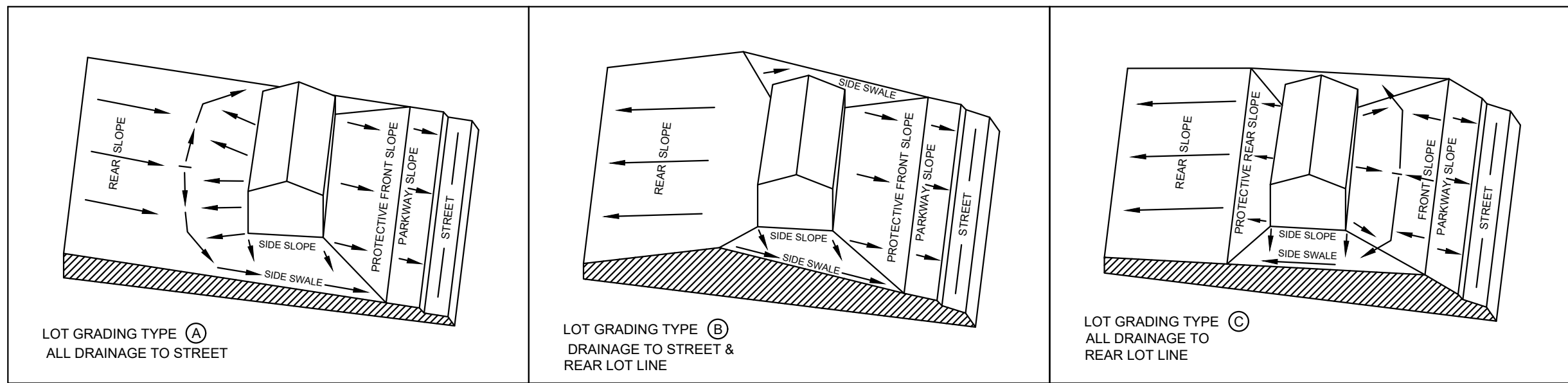
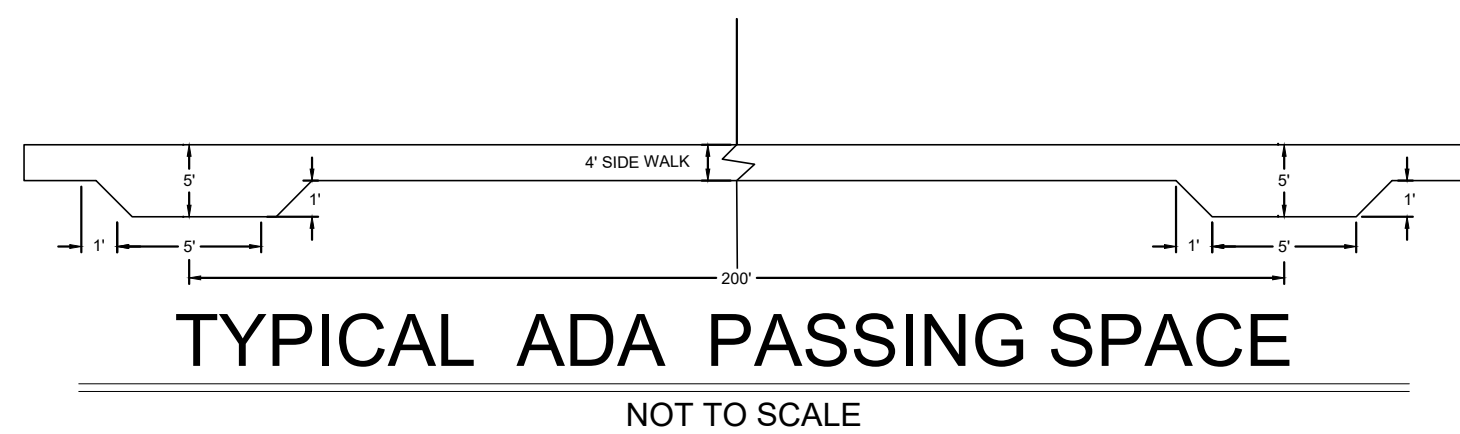


GENERAL NOTES:

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- DEPTH AND MIXING OF FILL LAYERS: THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL. IN EACH LAYER, COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"), HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
- ROCK: WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE SIX INCHES (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
- MOISTURE CONTENT: THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
- AMOUNT OF COMPACTION: AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
- COMPACTION OF FILL LAYER: COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
- DENSITY TESTS: FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER. WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY, THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER TO CERTIFY TO THE REQUIRED 79G LETTER REQUIREMENTS.

LEGEND

- EXISTING CONTOUR —————
PROPOSED CONTOUR - - - - -
LOT GRADING TYPE —————
- 740
740
A, B & C
- A - LOT DRAINS TO THE FRONT
B - LOT DRAINS TO THE FRONT AND REAR
C - LOT DRAINS TO THE REAR
Bm - LOT DRAINS TO THE FRONT AND REAR (MODIFIED GRADING REQUIRED)



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.

ESTATES AT JORDAN'S RANCH

OVERALL GRADING PLAN

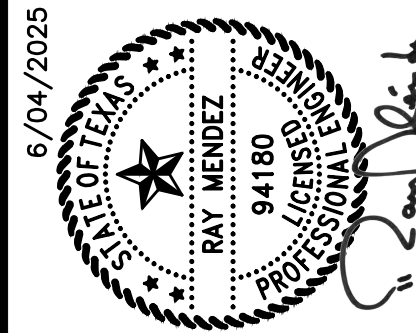
MIKE YANTIS
JMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

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

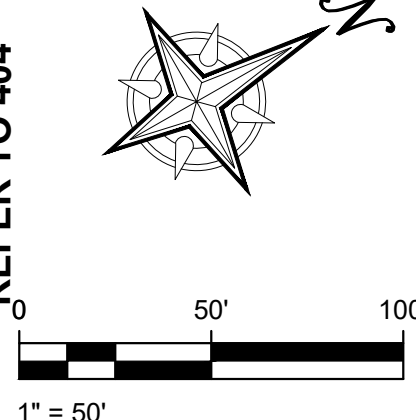
SHEET

402

6/04/2025



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

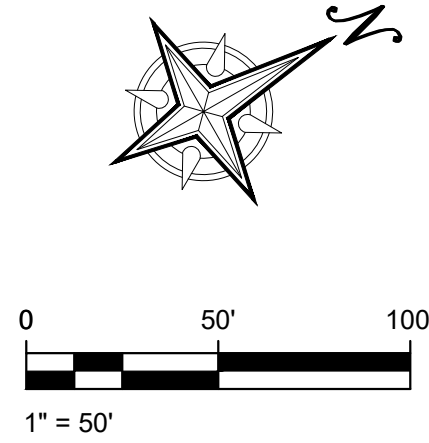
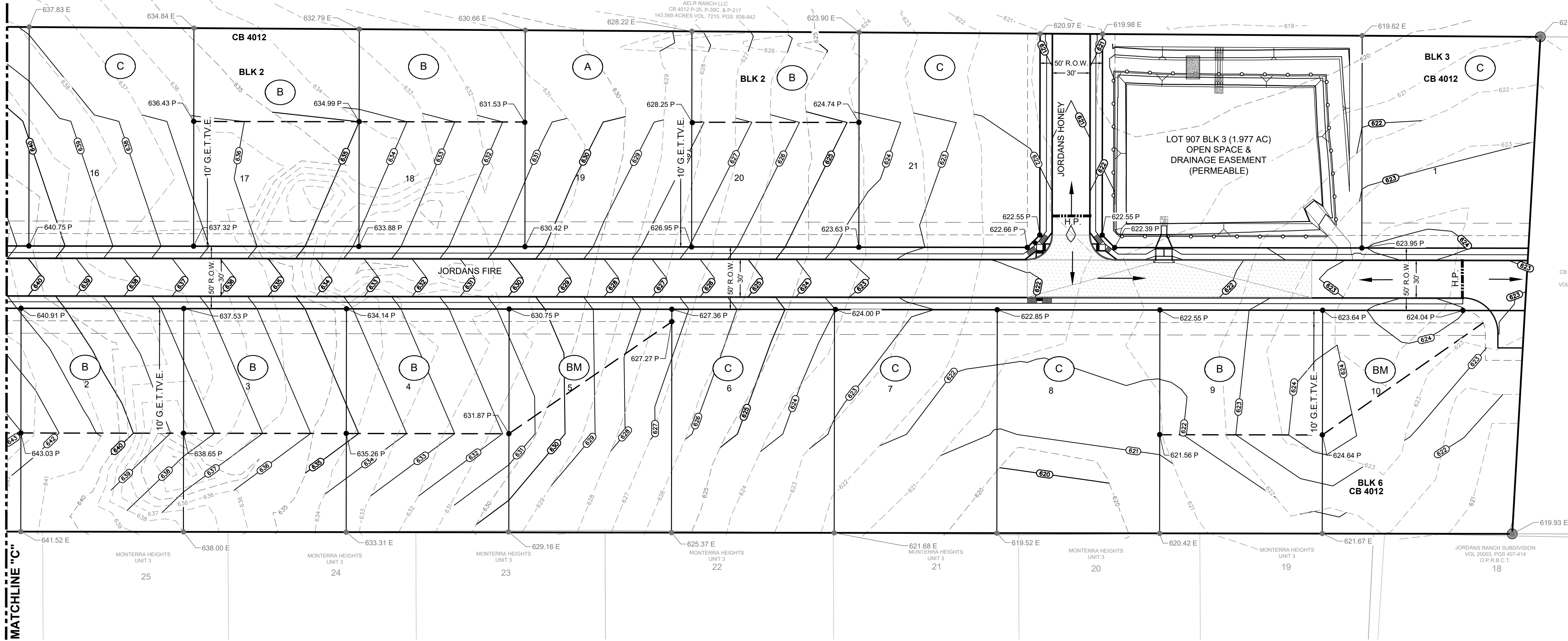


TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE AND ALL OTHER PROJECT INFORMATION AND PREPARE A TRENCH 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 MEET AND EXCEED ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS 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 AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

Drawn: J. M. 01/21/2025, 9:01 am, User: G. 01/21/2025, 9:01 am, Project: 252248 - 401 - 404 OVERALL GRADING PLAN.dwg
Path: C:\Users\j.miller\OneDrive\Desktop\252248 - 401 - 404 OVERALL GRADING PLAN.dwg

REFER TO 403



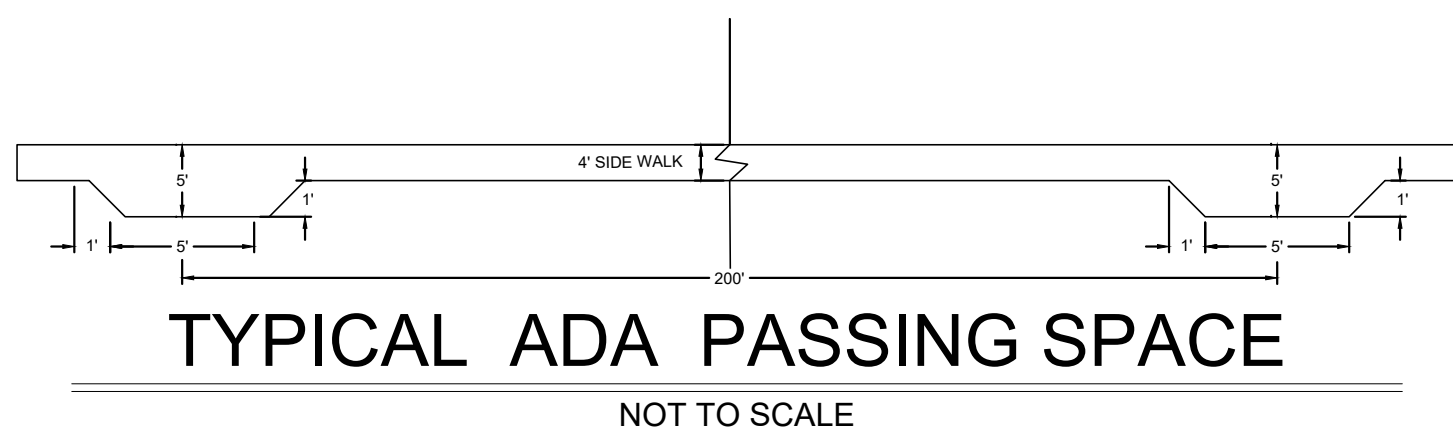
GENERAL NOTES:

- FILL MATERIALS: MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES IDENTIFIED AND APPROVED. THE SOIL SHALL BE FREE OF VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER GREATER THAN SIX INCHES (6").
- DEPTH AND MIXING OF FILL LAYERS: THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"), HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
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LEGEND

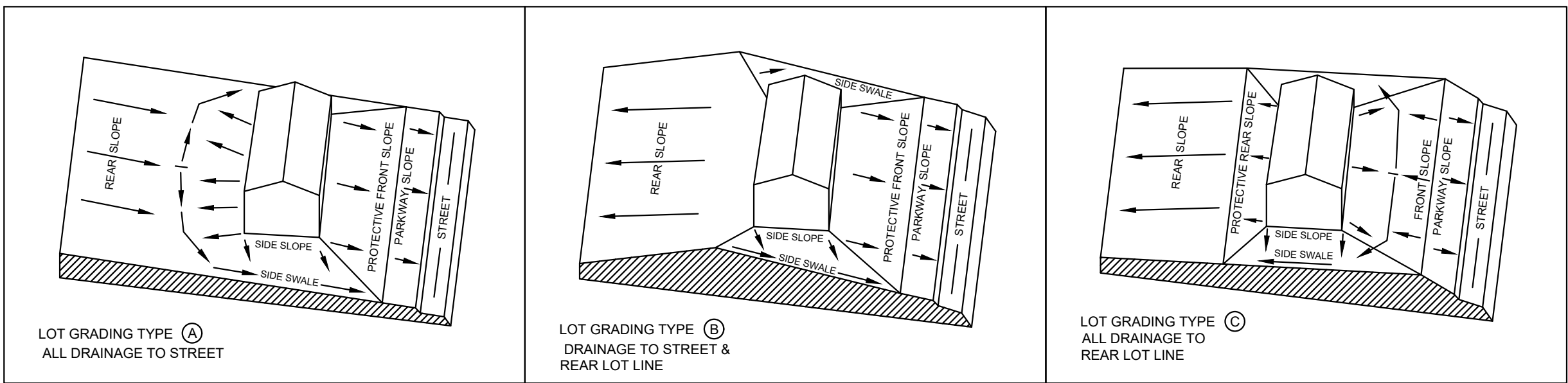


- A - LOT DRAINS TO THE FRONT
B - LOT DRAINS TO THE FRONT AND REAR
C - LOT DRAINS TO THE REAR
Bm - LOT DRAINS TO THE FRONT AND REAR (MODIFIED GRADING REQUIRED)



TYPICAL ADA PASSING SPACE

NOT TO SCALE



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.

ESTATES AT JORDAN'S RANCH

OVERALL GRADING PLAN

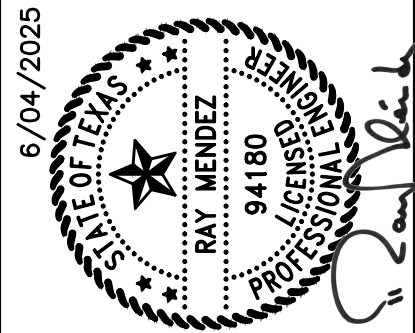
MIKE YANTIS
JMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

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

SHEET

404

6/04/2025



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

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.

- ① TYPICAL SIDEWALK RAMP - TYPE III
② TYPICAL SIDEWALK RAMP - SINGLE
③ 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:

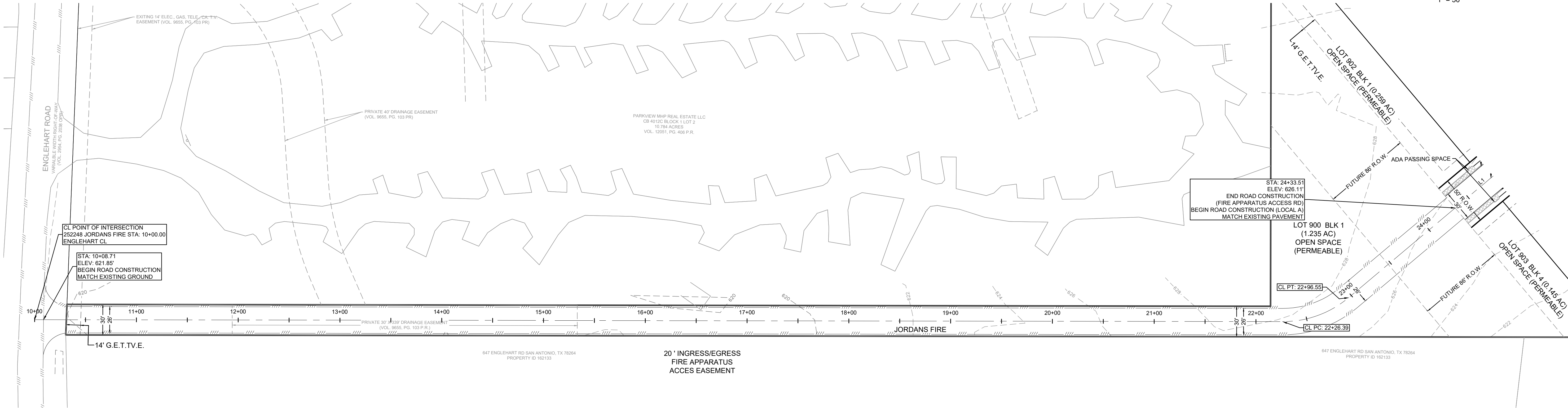
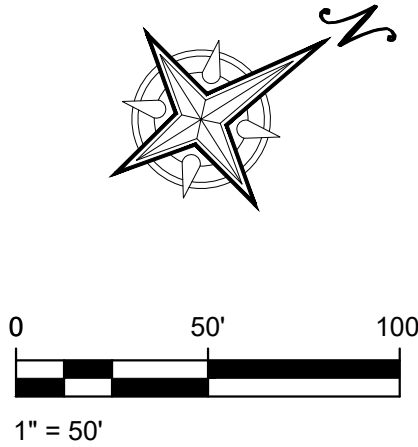
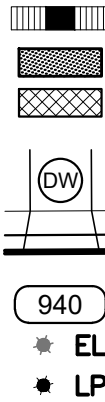
THE CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

BEXAR COUNTY PERMIT NOTE:

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

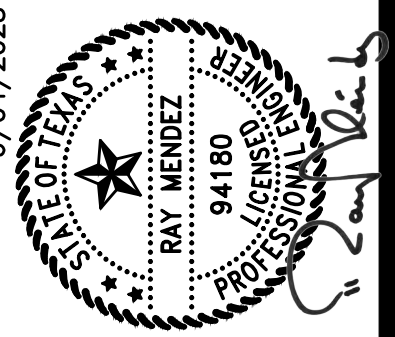
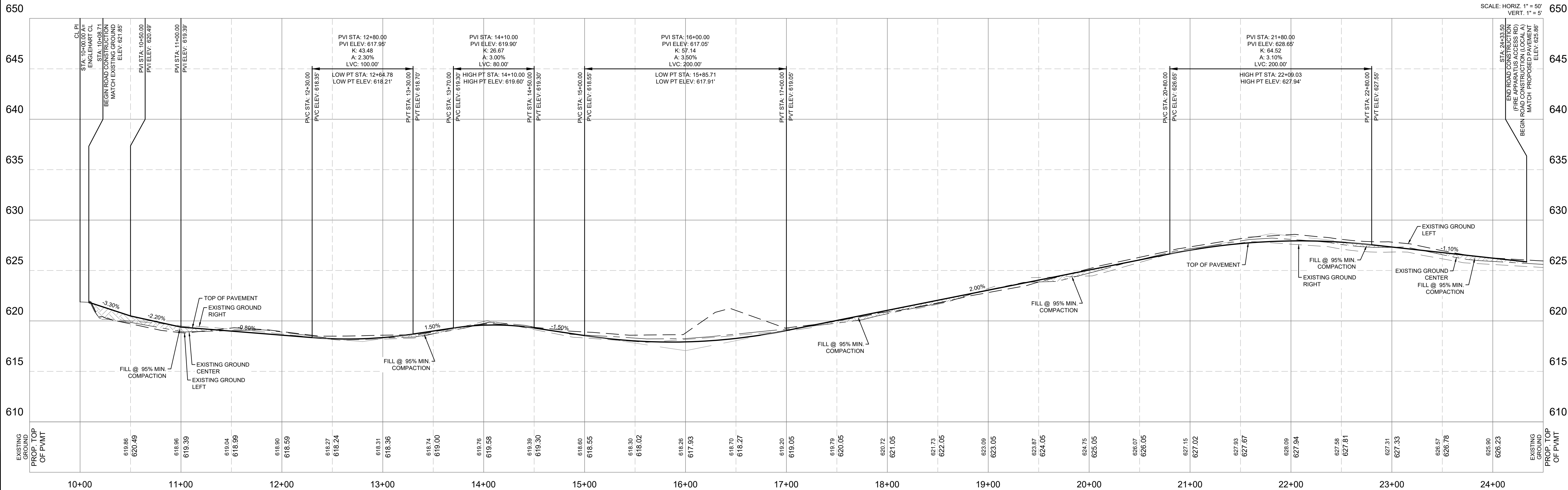
LEGEND

- 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 FIRE

STA. 10+00.00 TO STA. 24+33.51



ESTATES AT JORDAN'S RANCH
FIRE APPARATUS ACCESS ROAD
PLAN AND PROFILE

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

REV	DATE	DESCRIPTION	BY

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

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SPECIALIST DESIGNING/ENGINEERING/TECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL, IN THESE PLANS AND AVAILABLE RECORDS, IDENTIFY THE LOCATION AND THE ANTICIPATED INSTALLATION OF ALL EXISTING AND PROPOSED TRENCHES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT THE 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. THE CONTRACTOR SHALL PROVIDE FOR THE CONTRACTOR'S TRENCH EXCAVATION SAFETY 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 |
| D1 | TYPICAL SIDEWALK RAMP ~ SINGLE |
| D2 | TYPICAL SIDEWALK RAMP ~ DUAL |
- REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS.

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

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

WHEELCHAIR RAMPS

WASHOUT CROWN _____
SIDEWALK TO BE BUILT BY DEVELOPER

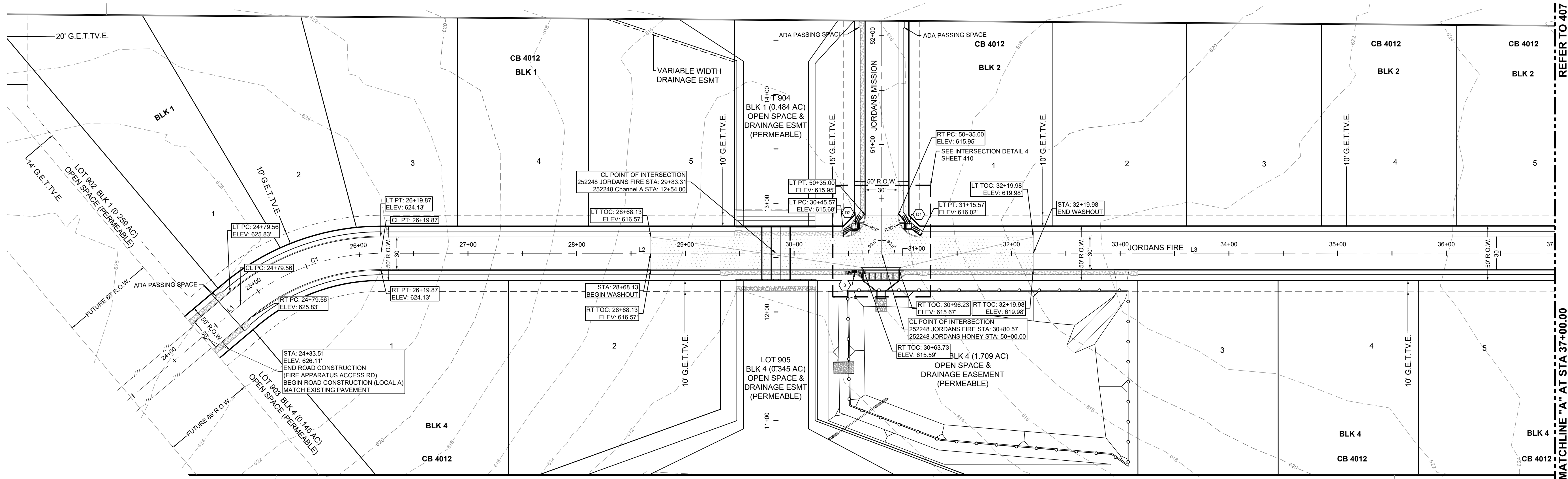
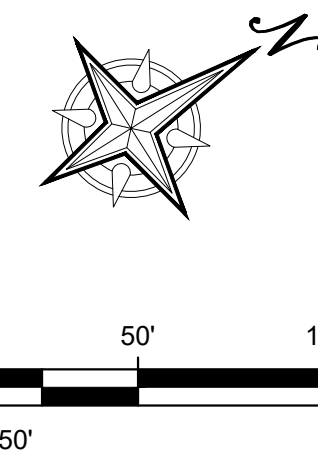
PROPOSED DRIVEWAY

TOP OF CURB ELEVATION

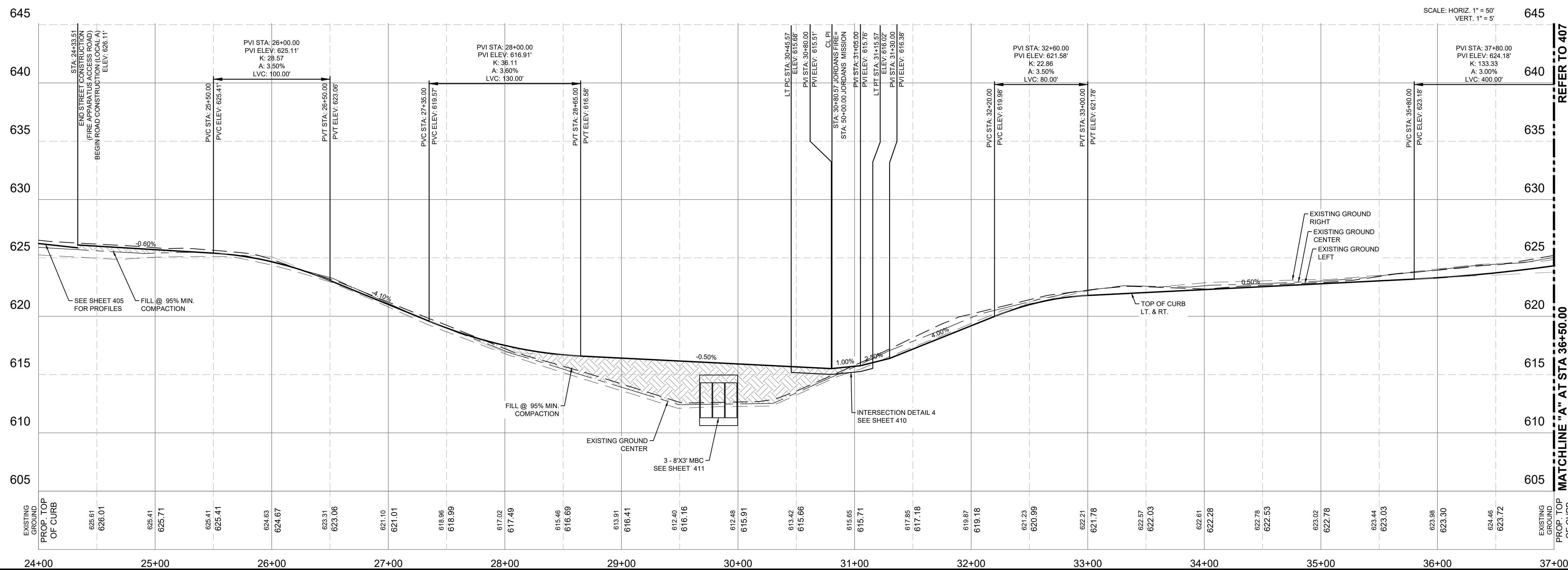
PROPOSED STREET LIGHT (100 WATT)

Line	Length	Direction
L1	46.05'	N15°33'08"W
L2	460.72'	N24°38'32"E
L3	657.67'	N24°38'32"E
L4	1,102.00'	N24°38'32"E
L5	998.00'	N24°38'32"E
L6	383.98'	N24°38'33"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	140.31'	200.00'	040°11'40"	N4° 32' 42"E	137.45'



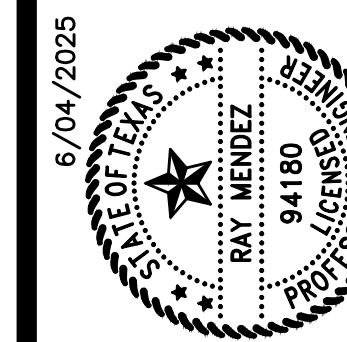
STA. 24+33.51 TO STA. 37+00.00



Date: Jun 04, 2025, 9:07am User ID: Gprado
File: M:\252248 Yantis - Estates at Jordan's Ranch\07.00 CAD\Givi\252248 - 401 Street and Drain Plan Street 1.dwg



6/04/2025



ESTATES AT JORDAN'S RANCH

JORDANS FIRE PLAN AND PROFILE

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

[illegible]

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

SHEET

406

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/TECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL BE RESPONSIBLE FOR THE DESIGN AND AVOIDANCE OF COLLISION WITH 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. CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR 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 |
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STREETLIGHT NOTE

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BEXAR COUNTY PERMIT NOTE

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WHEELCHAIR RAMPS

WASHOUT CROWN _____
SIDEWALK TO BE BUILT BY DEVELOPER

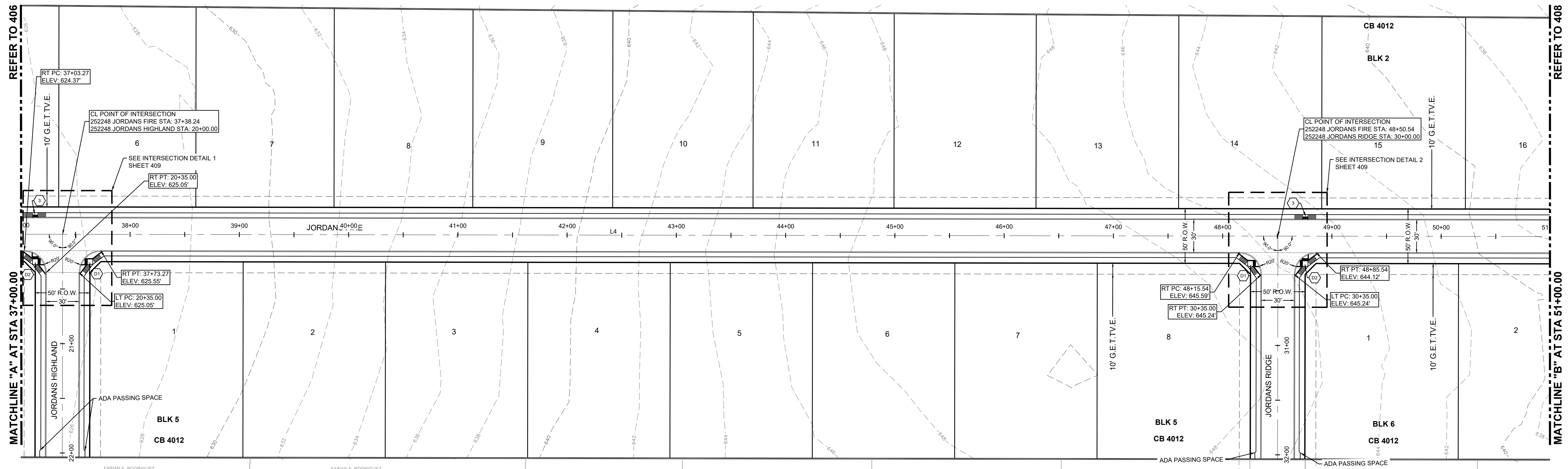
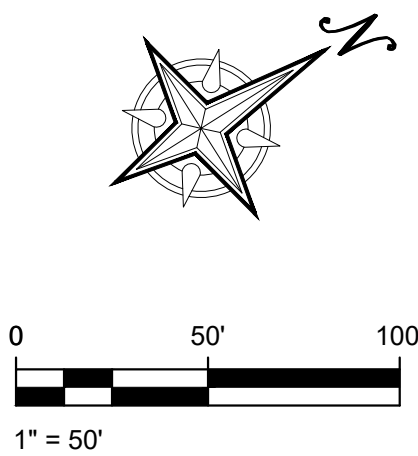
PROPOSED DRIVEWAY

TOP OF CURB ELEVATION

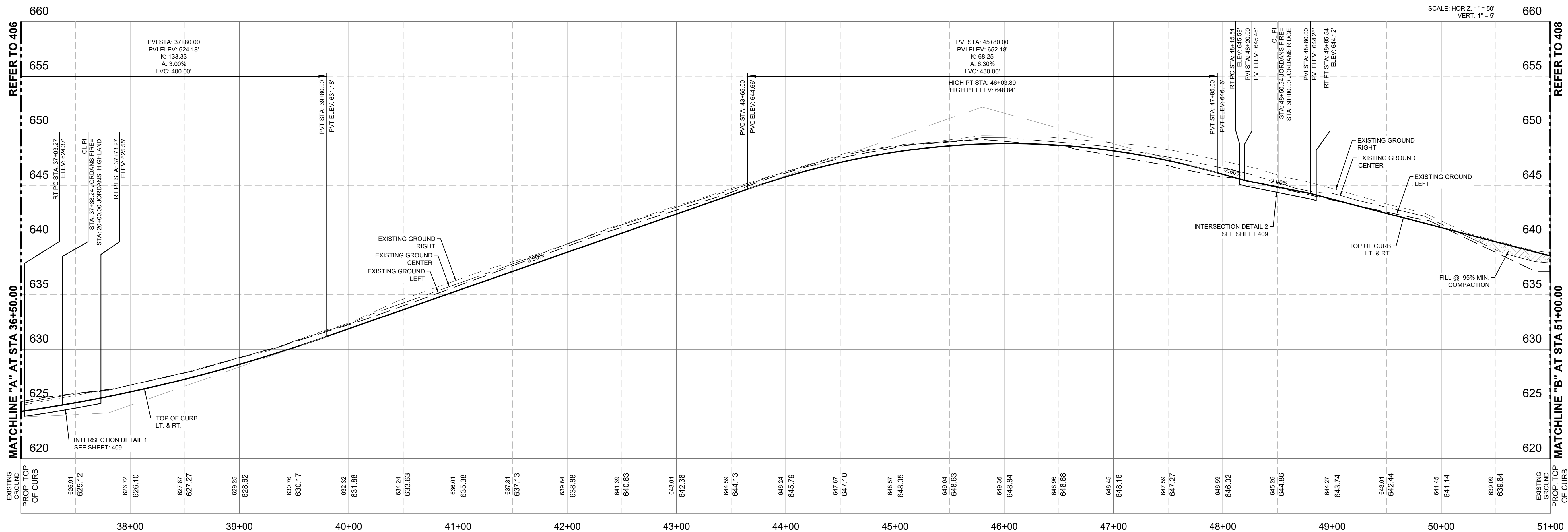
PROPOSED STREET LIGHT (100 WATT)

Line Table		
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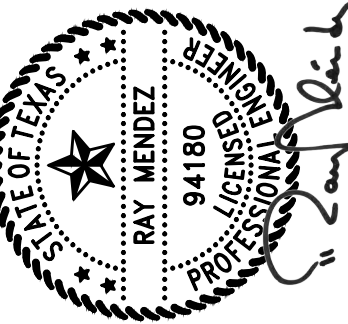
STA. 37+00.00 TO STA. 51+00.00



Date: Jun 04, 2025, 9:07am User ID: Gprado
File: M:\252248 Yanlis - Estates at Jordan's Ranch\07.00 CAD\Civil\252248 - 401 Street and Drain Plan Sheet 1.dwg



6/04/2025



ESTATES AT JORDAN'S RANCH

JORDANS FIRE PLAN AND PROFILE

MIKE YANTIS
Y JR JORDAN RAN
2806 W. BITTERS R
STE 227 SAN ANTO
TEXAS 78248

[illegible]

SHEET

407

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.

- ① TYPICAL SIDEWALK RAMP - TYPE III
② TYPICAL SIDEWALK RAMP - SINGLE
③ 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:

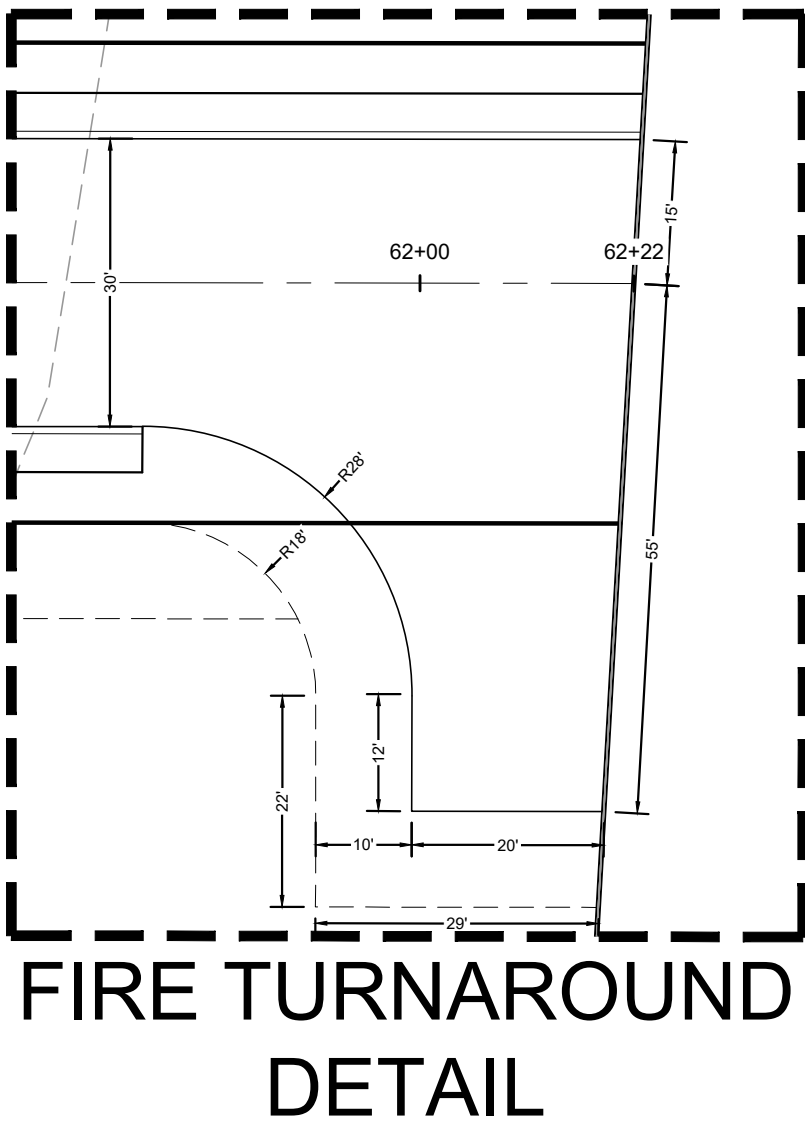
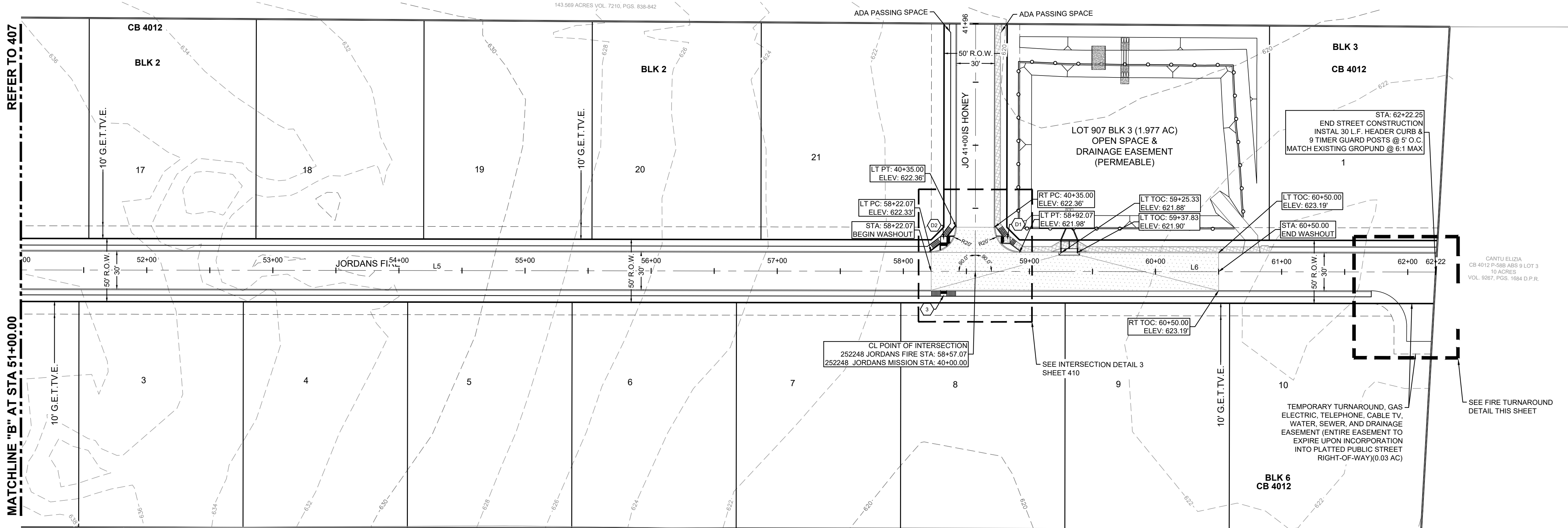
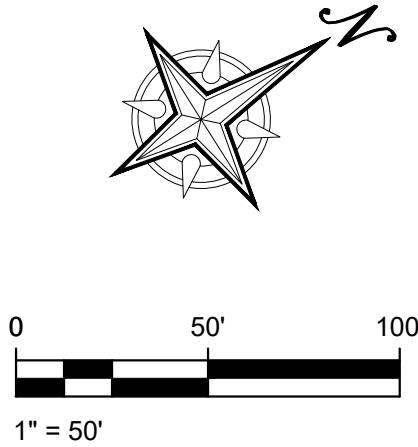
BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

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)

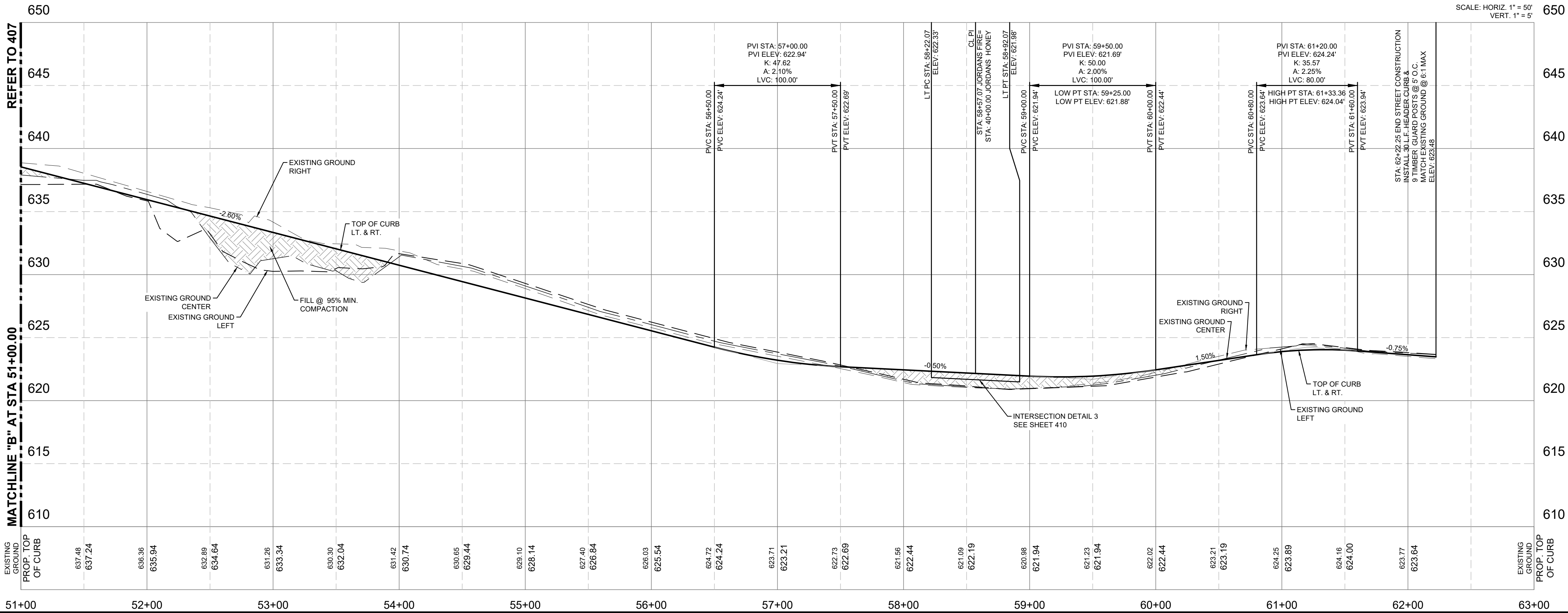
Line	Length	Direction
L1	46.05'	N15°33'08"W
L2	460.72'	N24°38'32"E
L3	657.67'	N24°38'32"E
L4	1,102.00'	N24°38'32"E
L5	998.00'	N24°38'32"E
L6	383.98'	N24°38'33"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	140.31'	200.00'	64°11'40"	N4°32'42"E	137.48'



JORDANS FIRE

STA. 51+00.00 TO STA. 62+22.25



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



6/04/2025
STATE OF TEXAS
MIKE YANTIS
94180
PROFESSIONAL
MECHANICAL ENGINEER

ESTATES AT JORDAN'S RANCH

JORDANS FIRE PLAN AND
PROFILE

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

REV	DATE	DESCRIPTION	BY

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

SHEET
408

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/TECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE TRENCH AND/OR 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 AND PROTECTION OF THE PUBLIC AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFIC TO THE CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

- | | |
|---|----------------------------------|
|  | TYPICAL SIDEWALK RAMP ~ TYPE III |
|  | TYPICAL SIDEWALK RAMP ~ SINGLE |
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| REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS. | |

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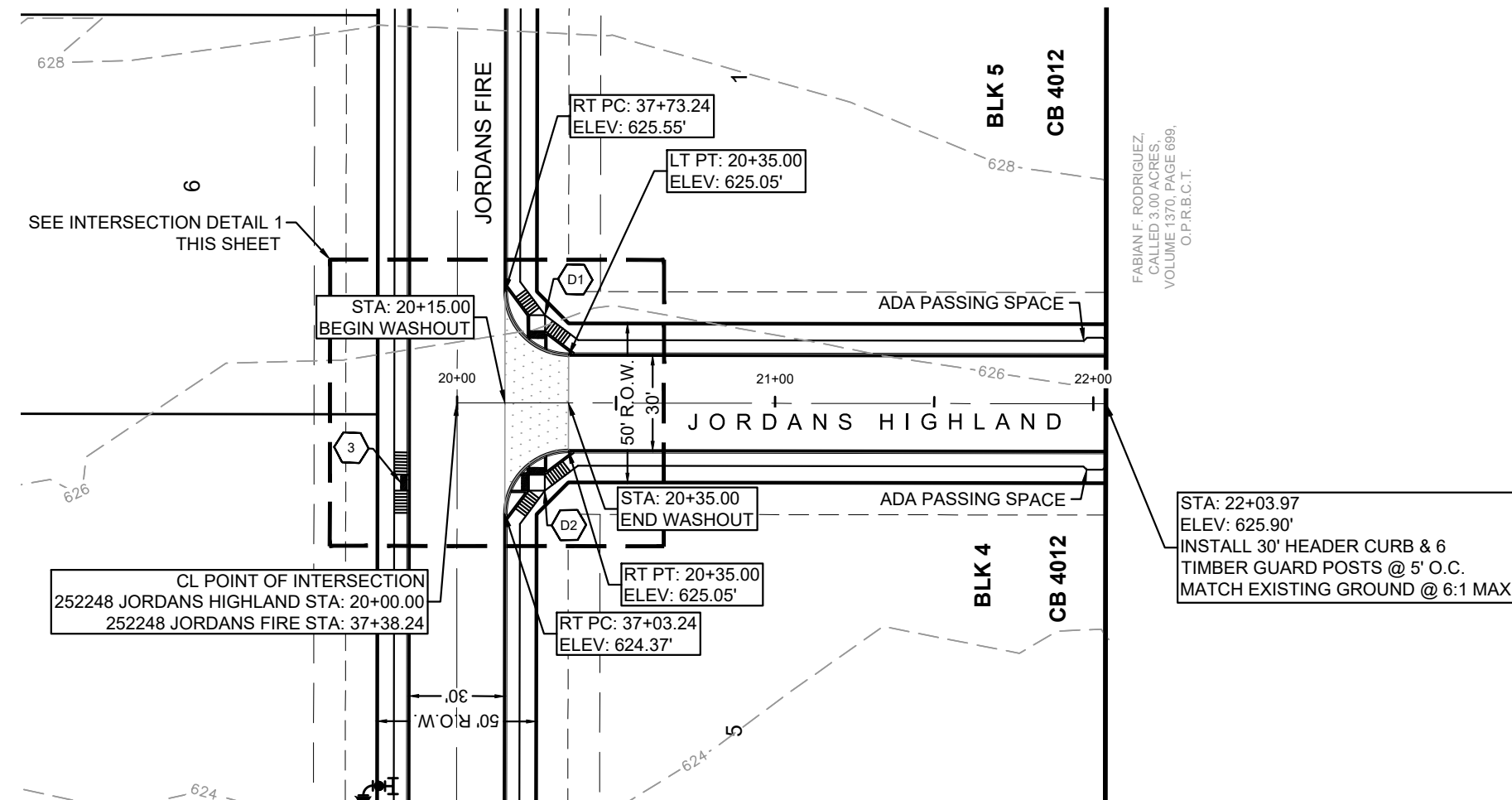
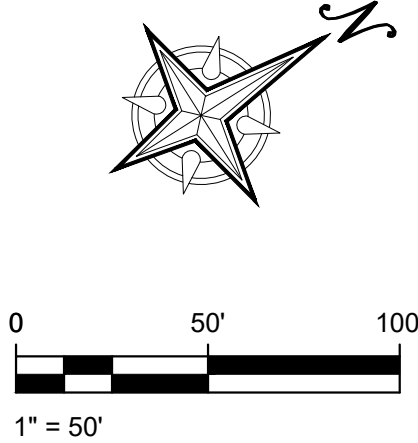
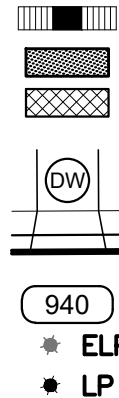
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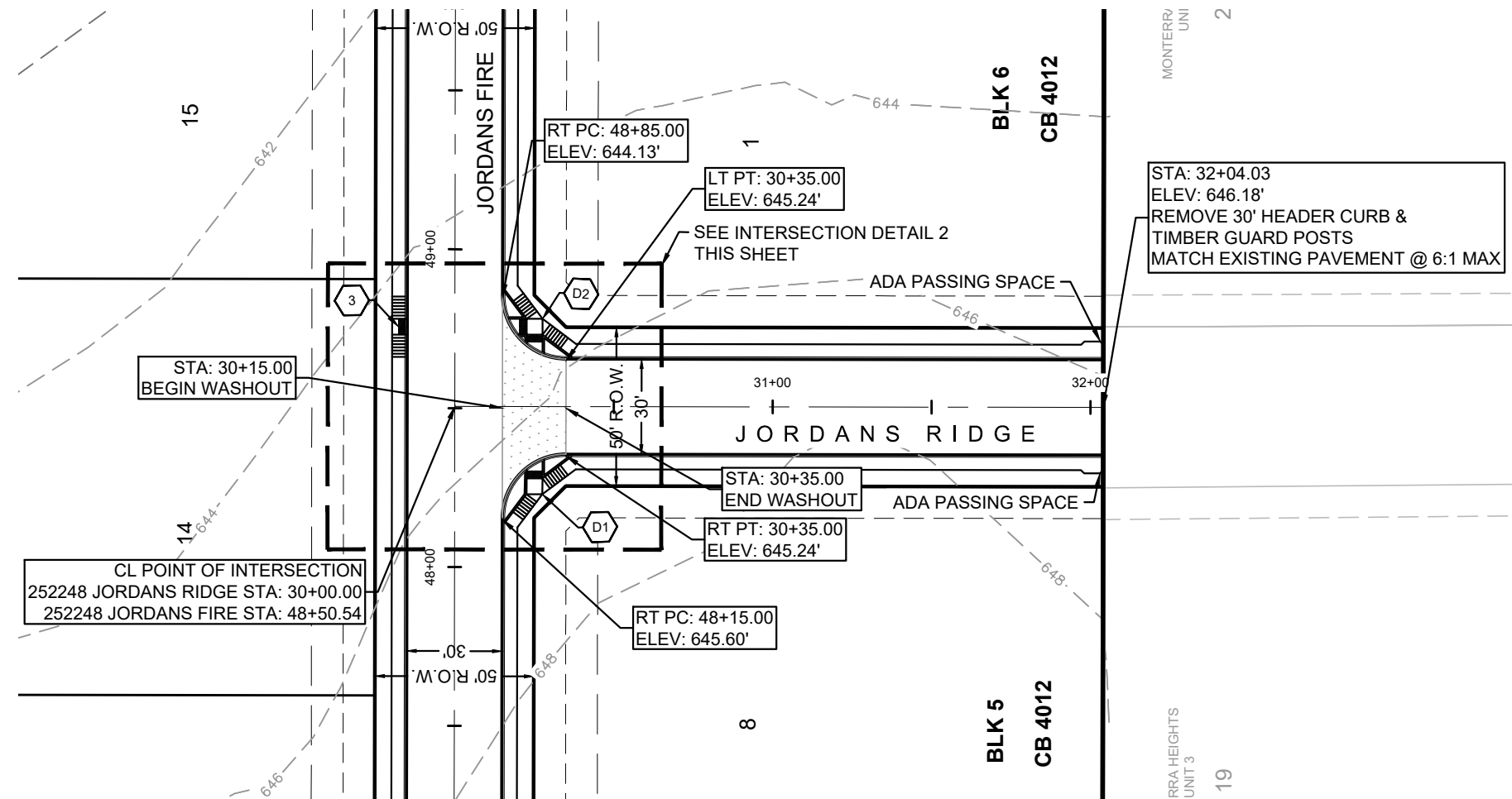
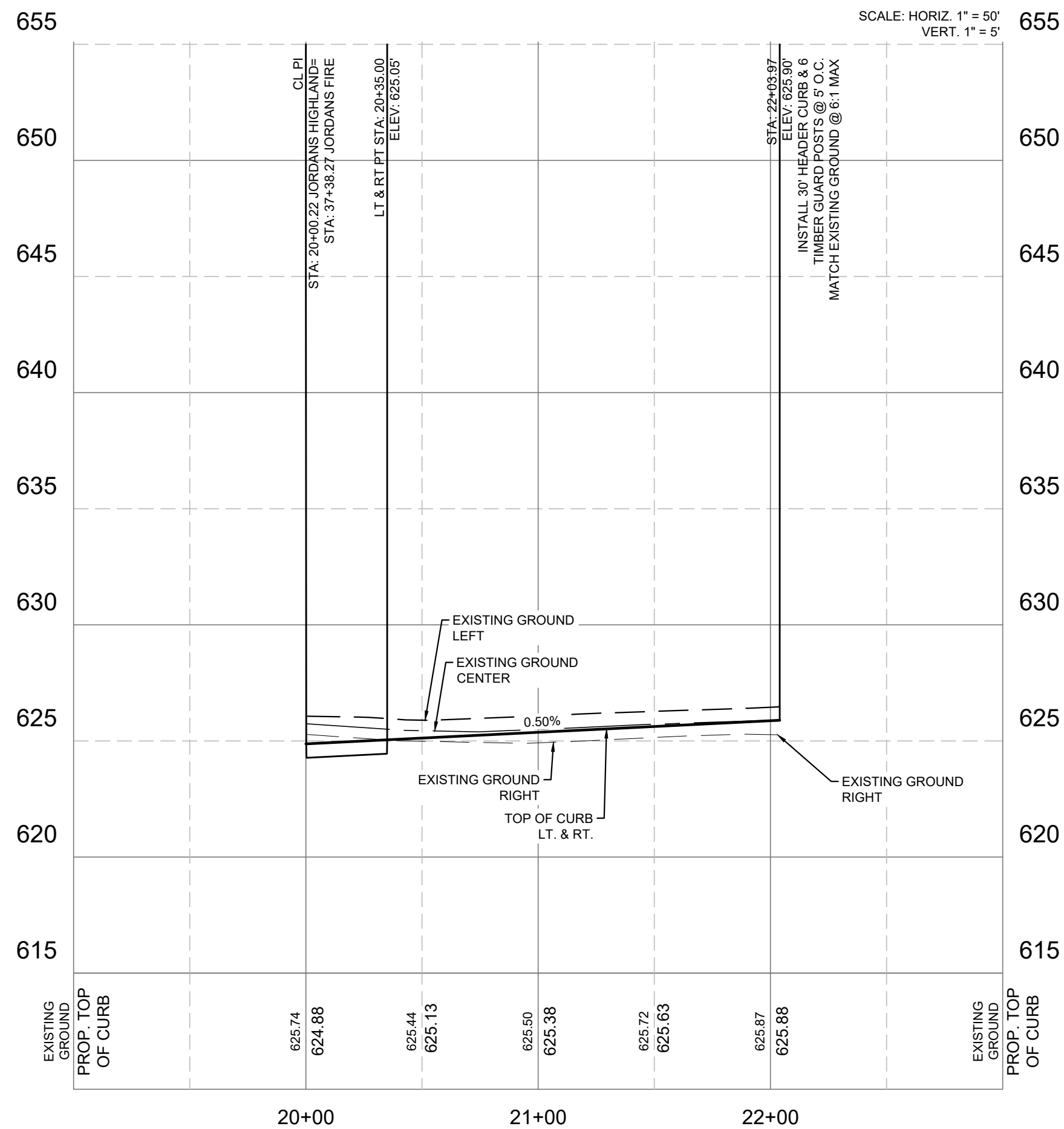
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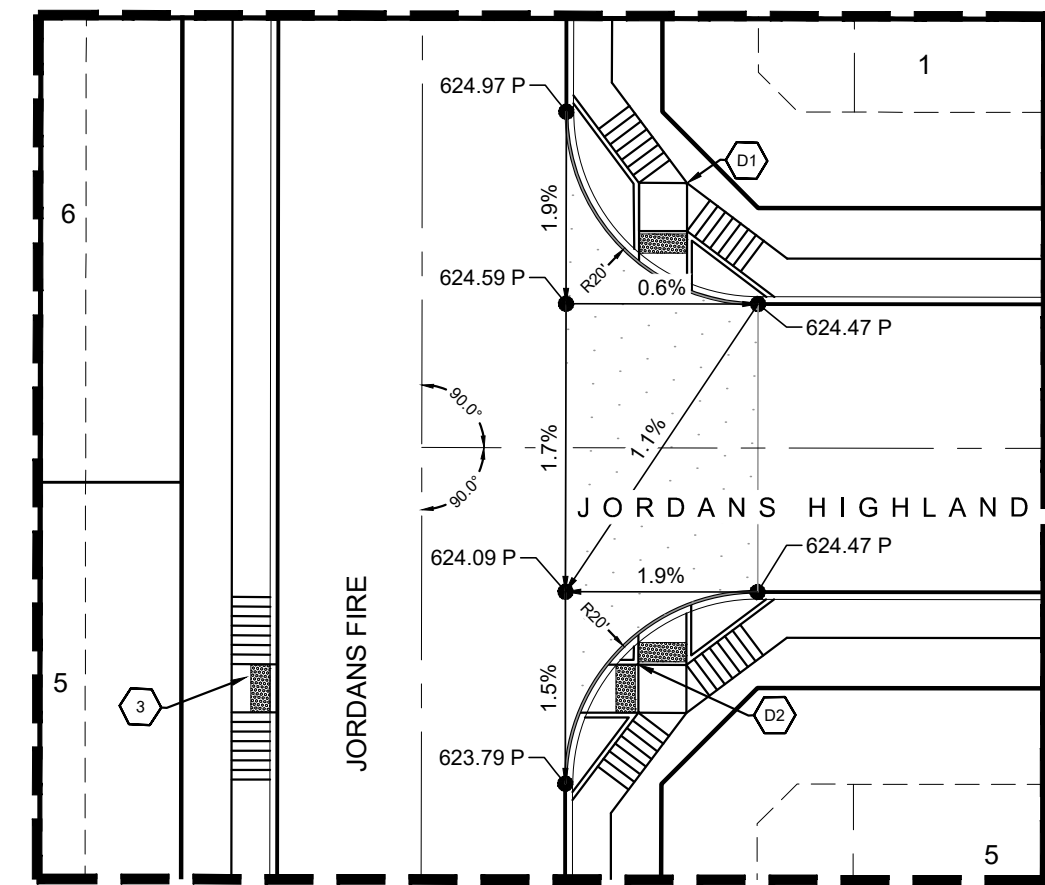
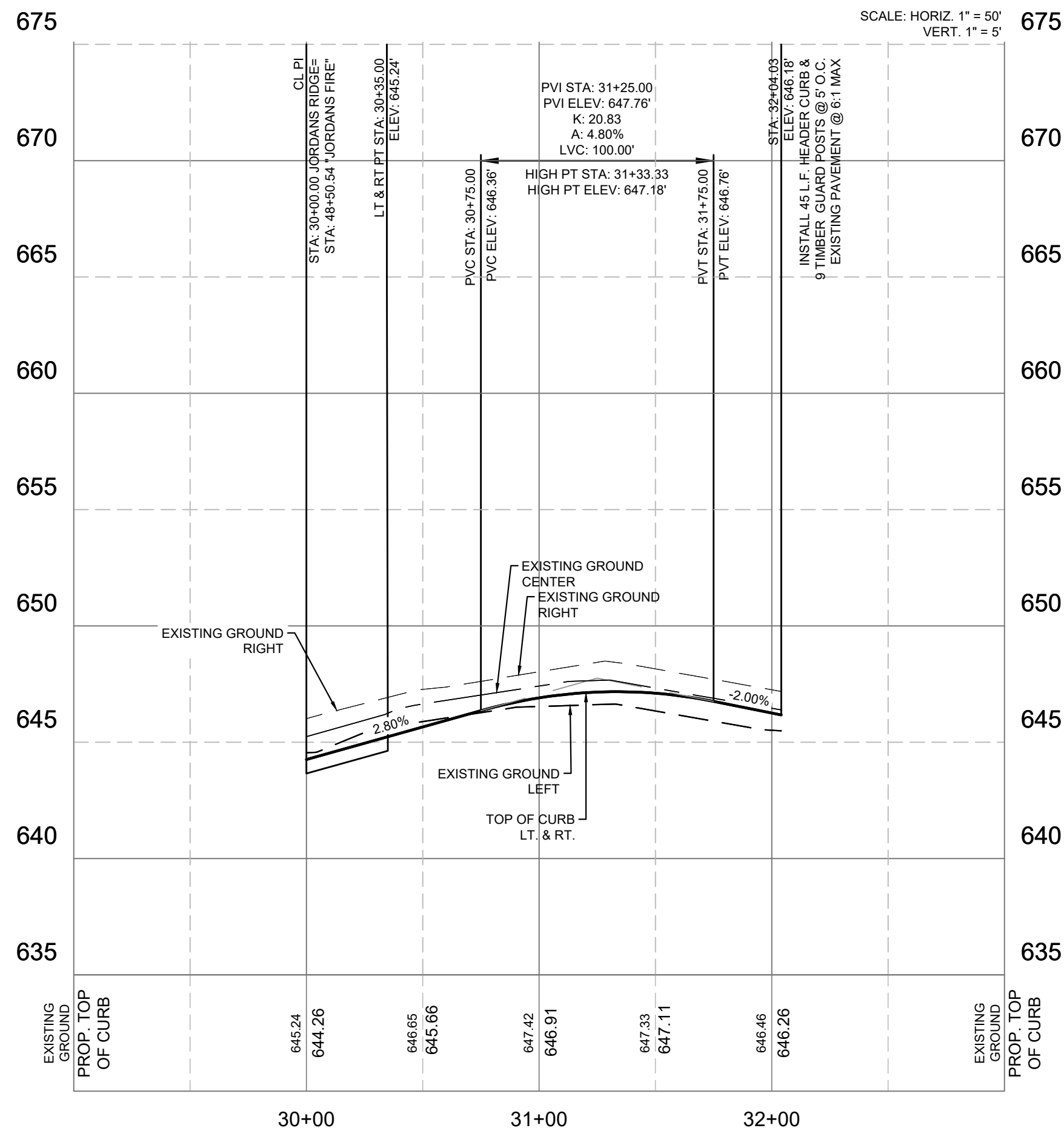
PROPOSED STREET LIGHT (100 WATT



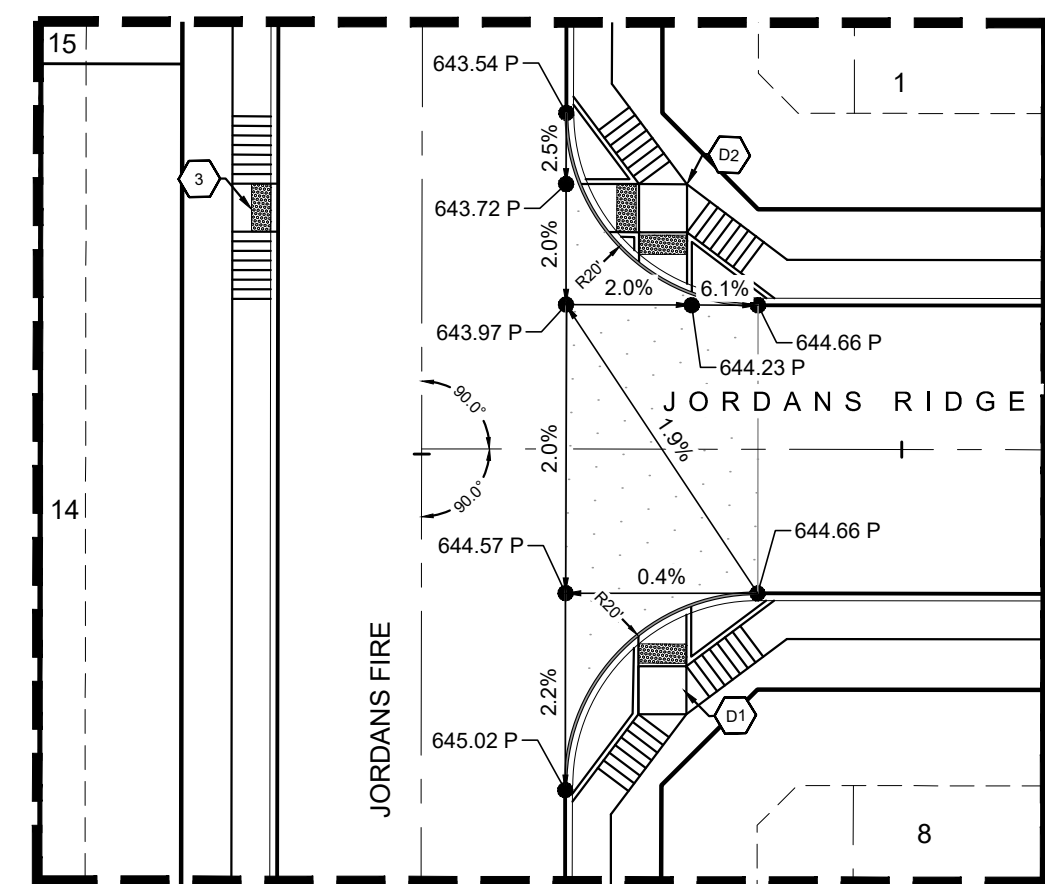
STA. 20+00.00 TO STA. 22+03.97



STA 30+00.00 TO STA 34+08.21



SCALE 1" = 20'



SCALE 1" = 20'

TRENCH EXCAVATION SAFETY PROTECTION
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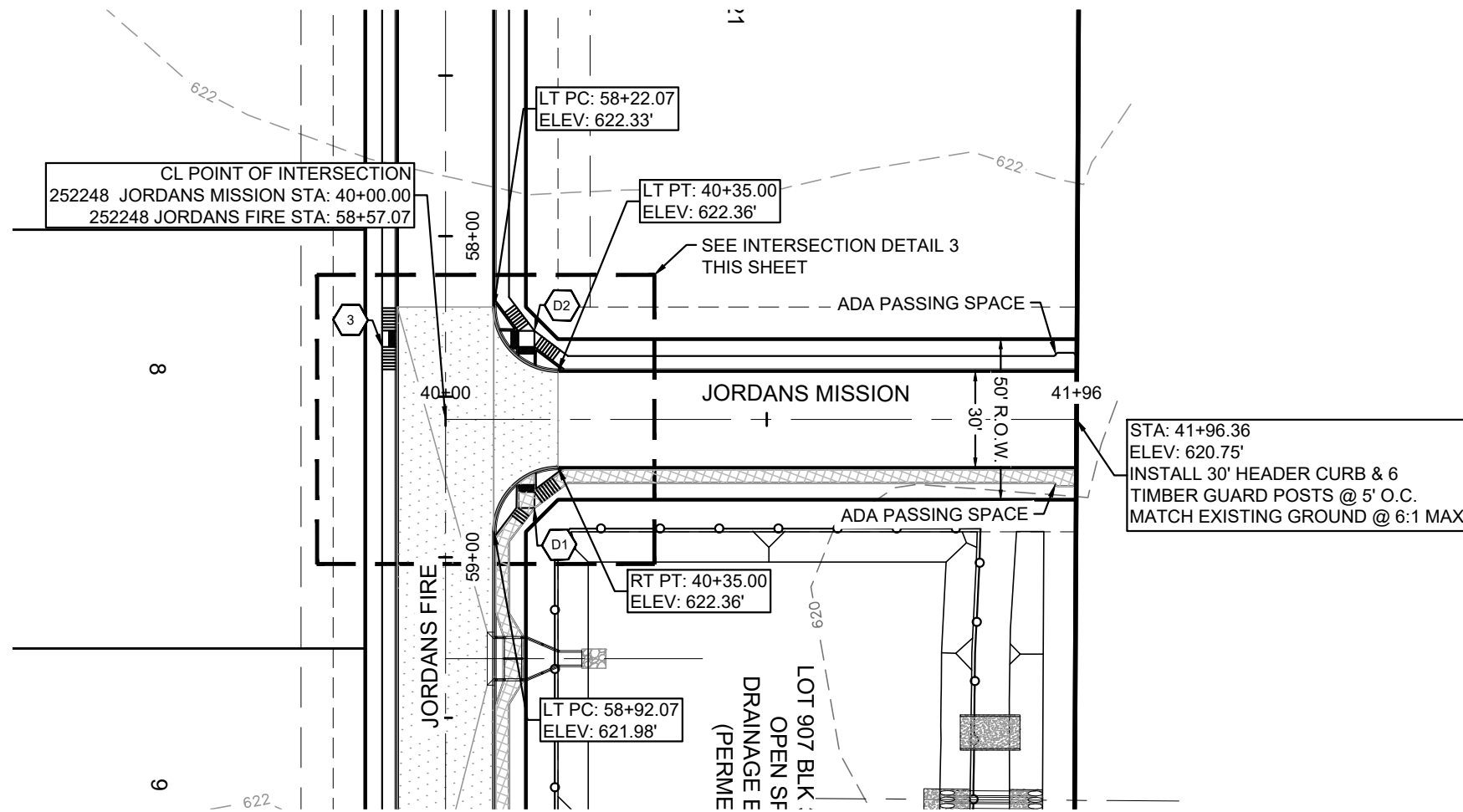
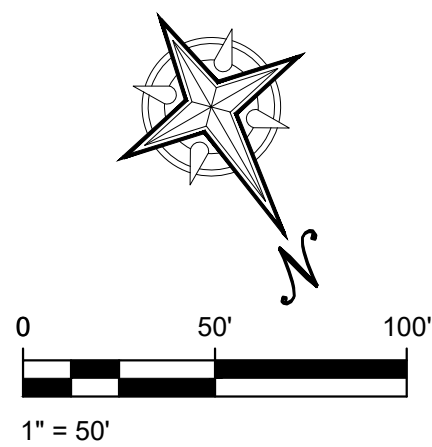
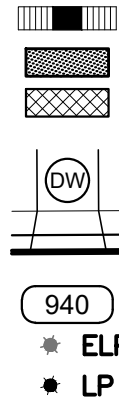
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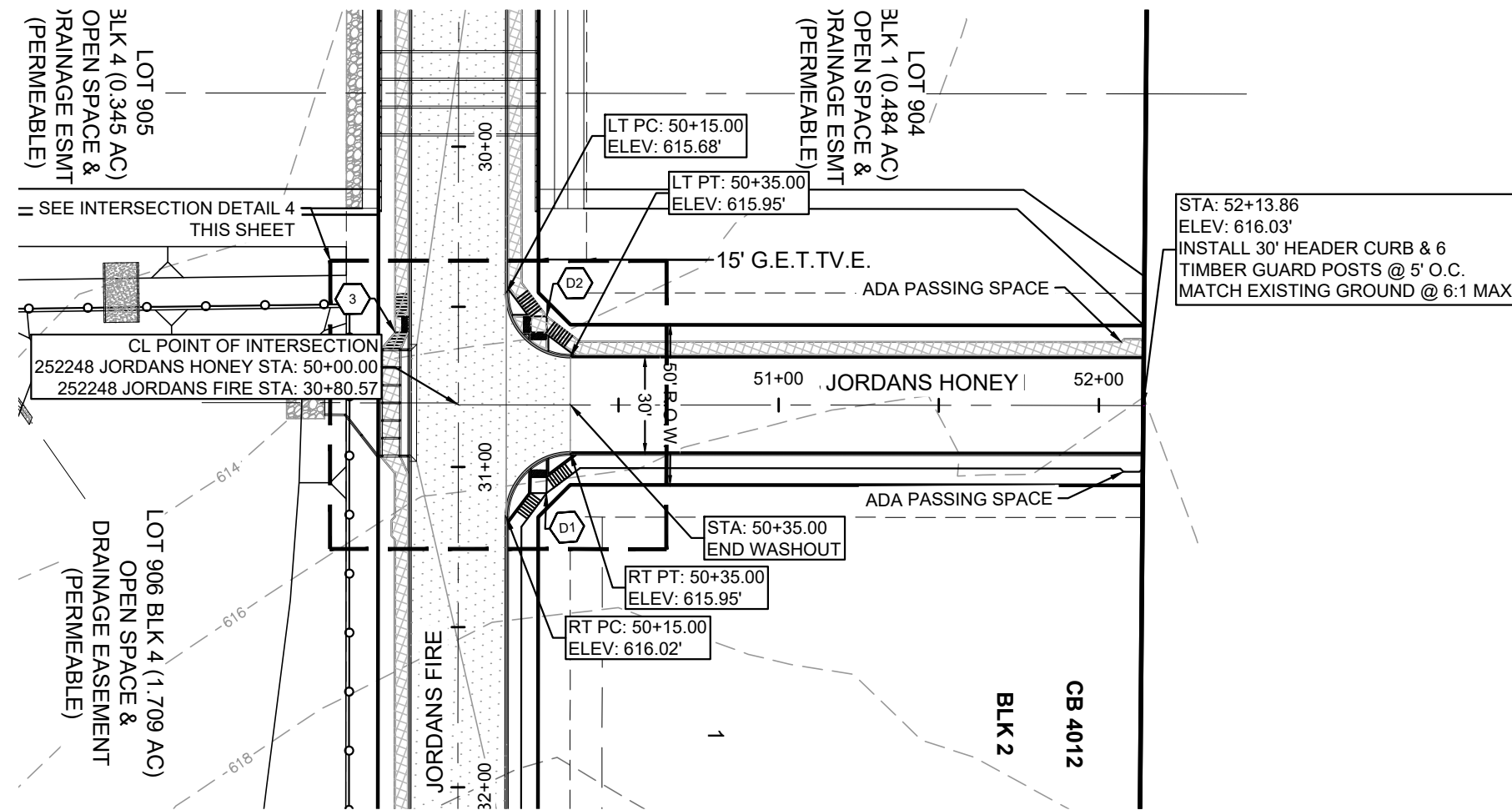
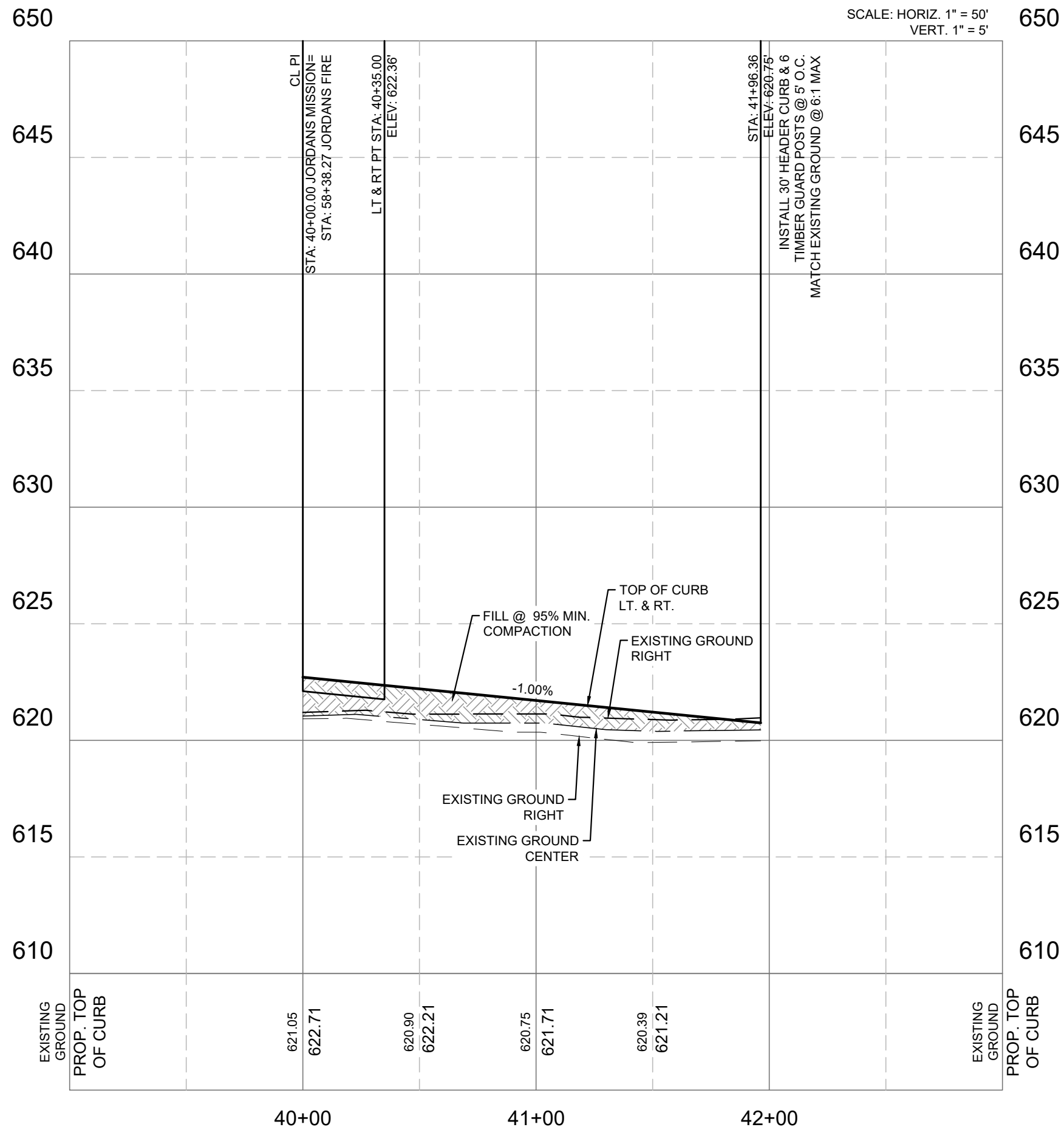
LEGEND

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TOP OF CURB ELEVATION
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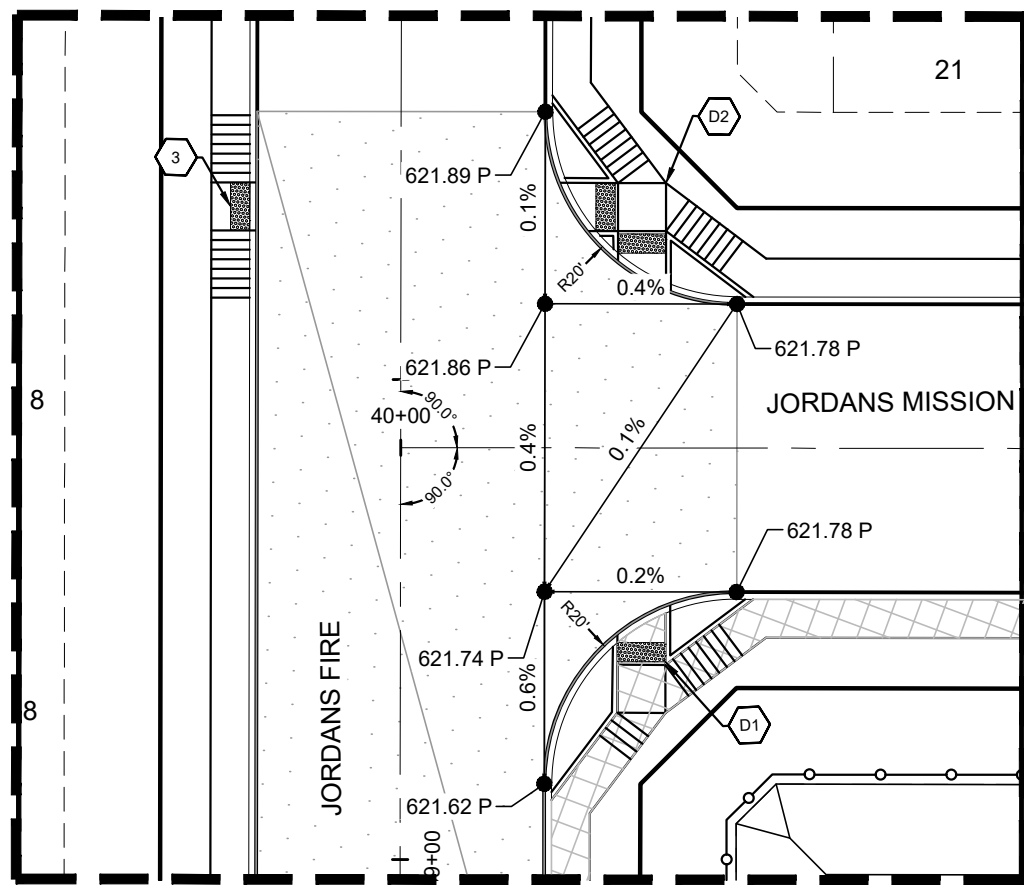
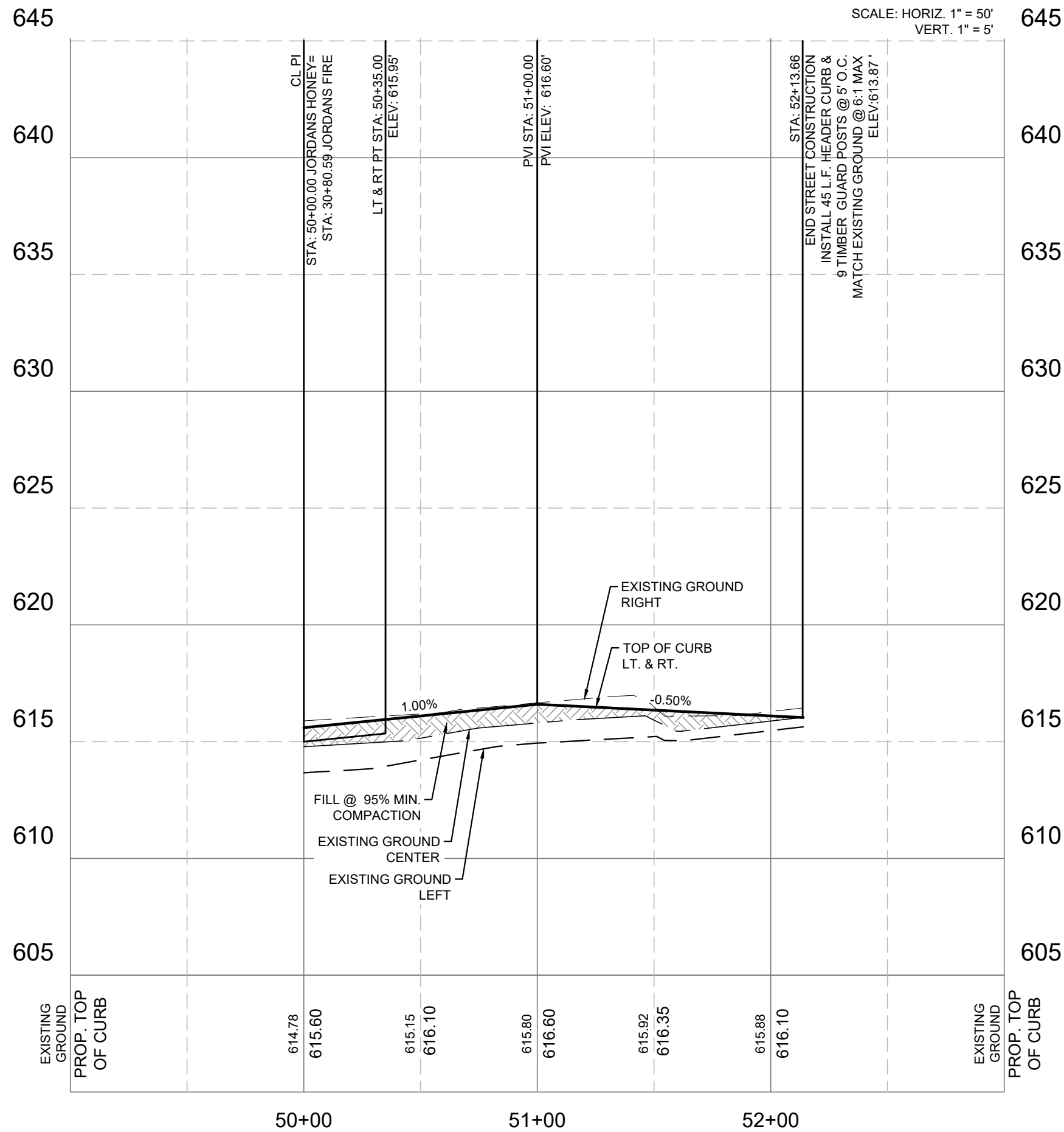
JORDANS MISSION

STA. 40+00.00 TO STA. 41+98.16



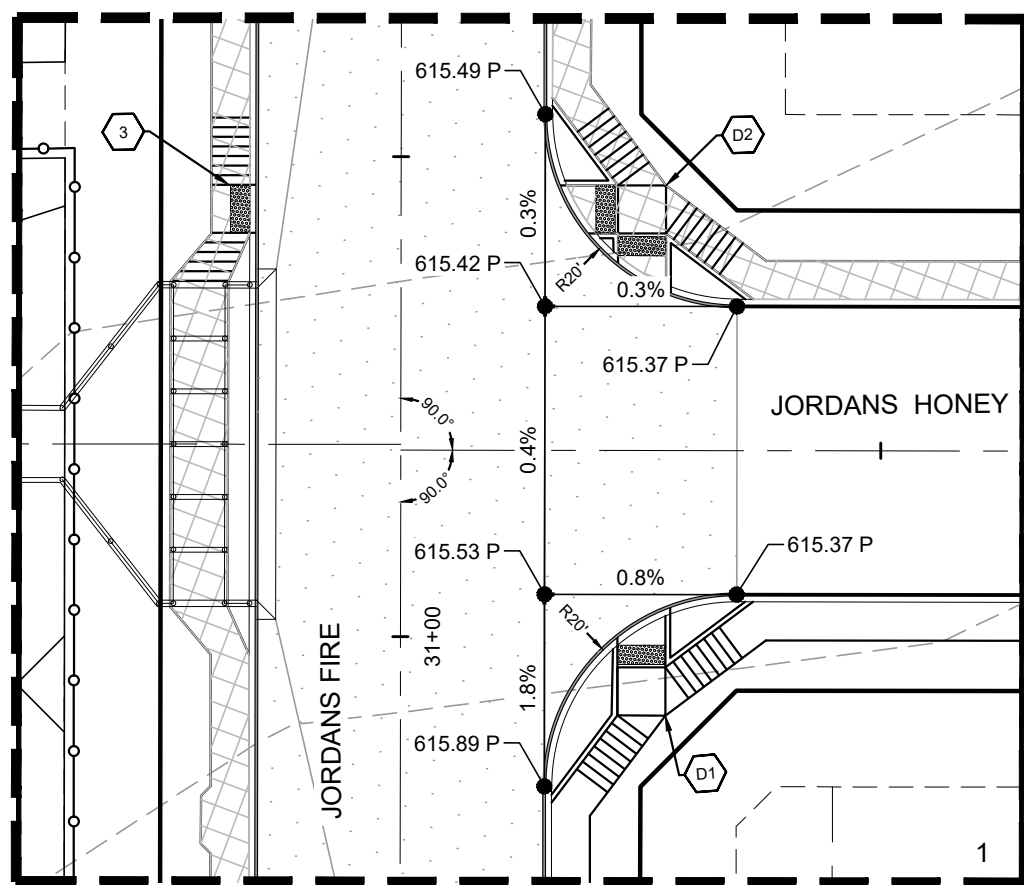
JORDANS HONEY

STA. 50+00.00 TO STA. 52+16.00



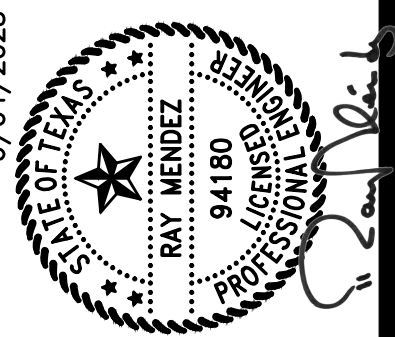
INTERSECTION DETAIL "3"

STA. 30+00.00 TO STA. 34+08.21



INTERSECTION DETAIL "4"

STA. 30+00.00 TO STA. 34+08.21



ESTATES AT JORDAN'S RANCH

JORDANS MISSION AND JORDANS HONEY PLAN AND PROFILE

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

REV	DATE	DESCRIPTION	BY

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

SHEET

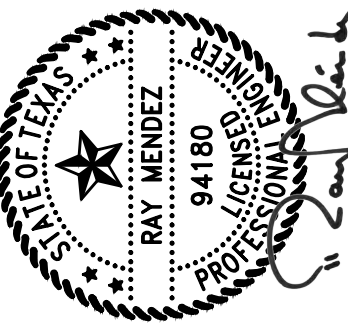
410



CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

- A. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- B. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

CONTRACTOR AND/OR CONTRACTORS 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 CONTRACTORS' TRENCH EXCAVATION AND PROTECTION SYSTEMS, PROGRAMS AND 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 CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR CONSULTANT SHALL PROVIDE FOR TRENCH EXCAVATION SAFETY PROTECTION AND COMPLIANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



ESTATES AT JORDAN'S RANCH

CHANNEL A PLAN & PROFILE

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

[illegible]

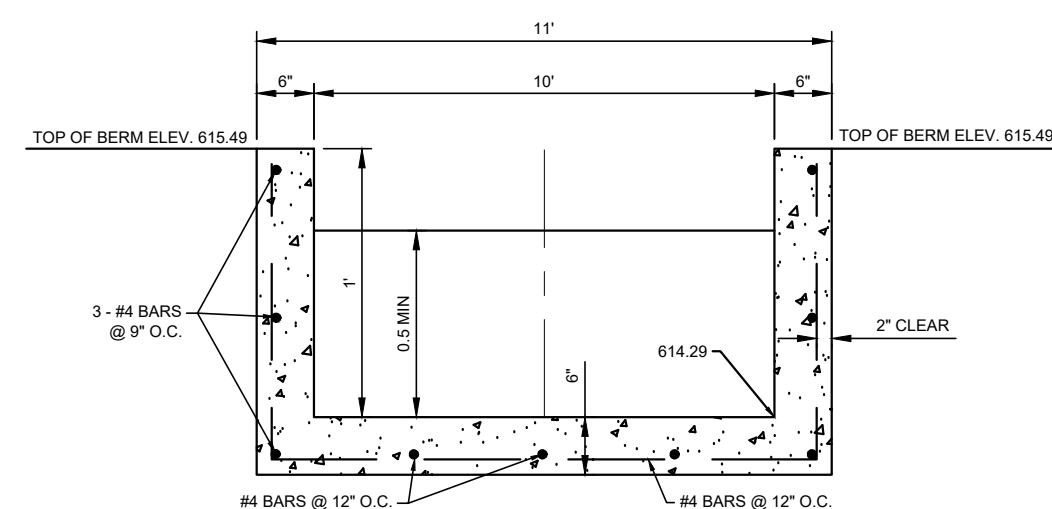
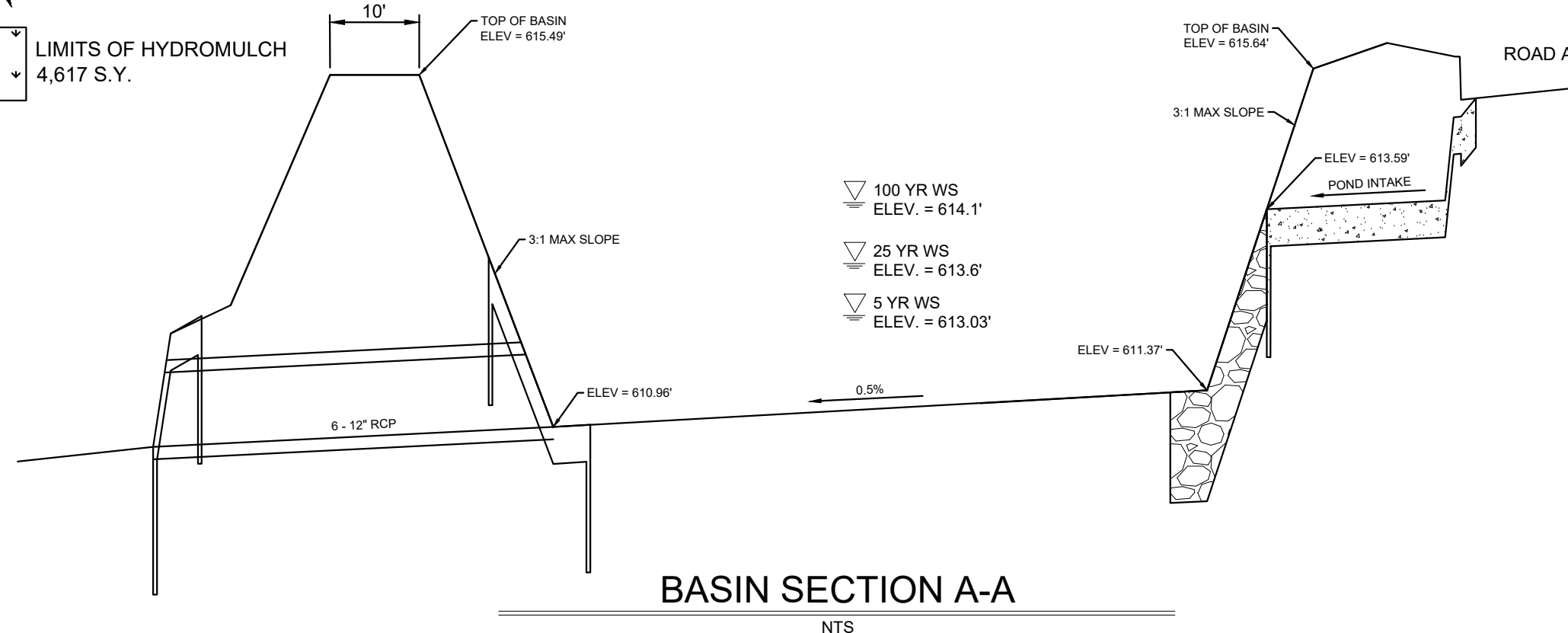
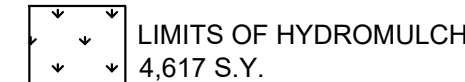
DESIGNED BY:	C.P
DRAFTED BY:	L.H./G.P./E.Z
CHECKED BY:	R.M.
DATE:	5/30/2025

SHEET

411



2. FERTILIZING - A PELLETTED OR GRANULATED FERTILIZER SHALL BE USED WITH AN ANALYSIS OF 16-8-8 (NITROGEN - PHOSPHORIC ACID - POTASH NUTRIENTS RESPECTIVELY). FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE SEEDED MAT AREAS IN THE MANNER DIRECTED. THE FERTILIZER SHALL BE DRY AND IN GOOD PHYSICAL CONDITION. FERTILIZER THAT IS POWERED OR CAKED WILL BE REJECTED, UNLESS OTHERWISE INDICATED ON THE PLANS. FERTILIZER SHALL BE APPLIED UNIFORMLY AT THE AVERAGE RATE OF 300 POUNDS PER ACRE.



SECTION "B-B"

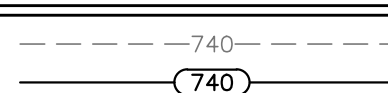
NOT TO SCALE

DETENTION POND SOUTH

SCALE: 1" = 20'



PROPOSED CONTOUR



1. THE FOLLOWING ARE GUIDELINES FOR THE

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.
2. SEDIMENT REMOVAL - REMOVE SEDIMENT FROM OUTLET STRUCTURE AND DOWNSIDE OF THE OUTLET AT LEAST 2 TIMES ANNUALLY, OR WHEN DEPTH REACHES 6 INCHES. WHEN 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. MOVING - 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 BASIN SHOULD BE MOWED AT LEAST FOUR TIMES ANNUALLY TO LIMIT VEGETATION HEIGHT TO NO MORE THAN 4 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 REPORTED 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).

1. CONTRACTOR SHALL MANAGE SOIL MATERIAL TO UTILIZE BEST SOIL CAPABLE OF ESTABLISHING VEGETATION ON TOP.
2. 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.
3. SEE MIX TO BE UTILIZED:
 - 3.1. GREEN SPANGLE TOP 18LS/AC.
 - 3.2. PURE LIVE SEED INDIAN GRASS 8 LBS/AC.
 - 3.3. PURE LIVE SEED SWITCH GRASS 8 LBS/AC.
 - 3.4. PURE LIVE SEED COMMON BEARDA GRASS 15LBS/AC.
 - 3.5. PURE LIVE SEED MIXTURE PER DOUGLASS W. KING
 - 3.6. SEED COMPANY (210) 661-4191
4. CONTRACTOR TO PROTECT ALL TREES AND VEGETATION OUTSIDE OF CONSTRUCTION AREA.
5. EMBANKMENT TO BE COMPACTED TO 95% STD DENSITY. BERM TO BE PLACED IN 12" MAX. LIVE SPLITS AND DETACHED PRIOR TO SUCCESSFUL LIFE. TOP 2 TO 3 INCHES SHOULD BE SCARIFIED TO ALLOW FOR VEGETATION ESTABLISHMENT.

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").
2. DEPTH AND MIXING OF FILL LAYERS: THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED TO INSURE THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"). HOWEVER, IT MAY BE INCREASED TO TWELVED INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
3. ROCK: WHEN FILL MATERIAL INCLUDES ROCK; THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
4. MOISTURE CONTENT: THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
5. AMOUNT OF COMPACTION: AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
6. COMPACTION OF FILL LAYER: COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
7. DENSITY TESTS: FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER. WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY, THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER.

1. OWNER SHALL INSTALL A BARRIER TO PROTECT POND FROM INTRUSION BUT ALLOW ACCESS FOR MAINTENANCE.

6/04/2025

STATE OF TEXAS
RAY MENDEZ
94180
LICENSED PROFESSIONAL ENGINEER

Ray Mendez

ESTATES AT JORDAN'S RANCH

DETENTION POND SOUTH

MIKE YANTIS

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

227 GAIN ANTO
TEXAS 78248

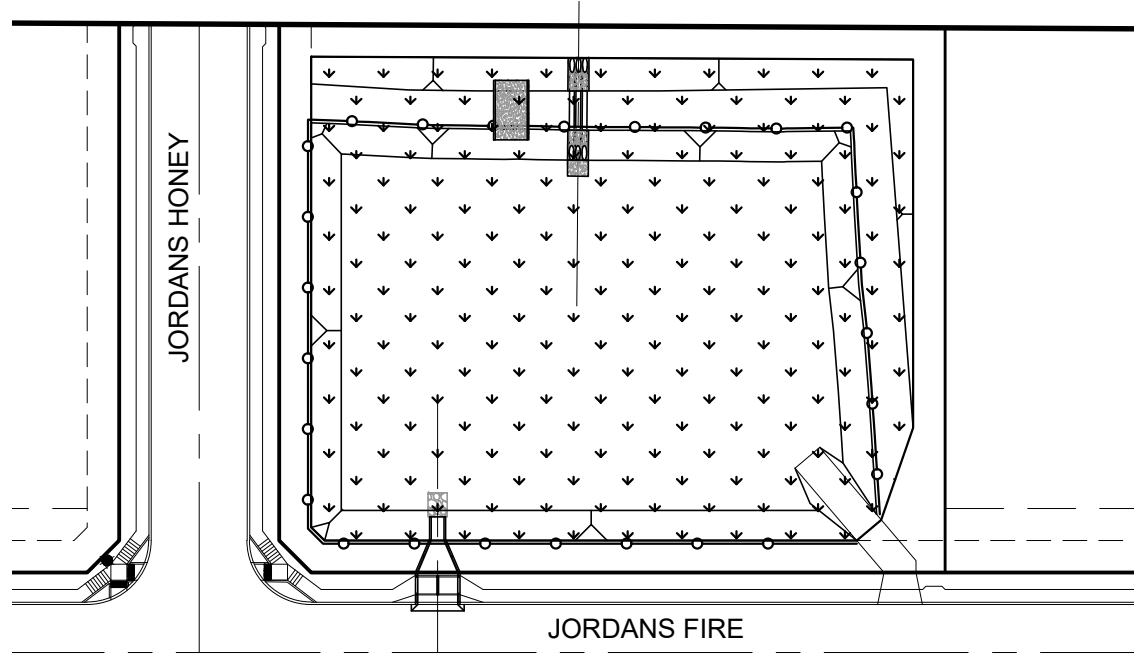
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DESIGNED BY:	C.P
DRAFTED BY:	L.H./G.P./E
CHECKED BY:	R.M.
DATE:	5/30/2025

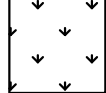
SHEET

412

Date: Jun 04, 2025, 9:12am User ID: Gprado
File: M:\252248 Yantis - Estates at Jordan's Ranch\07.00 CAD\0\252248 - 412 - 413 Detention Pands.dwg



HYDROMULCH LIMITS
NOT TO SCALE

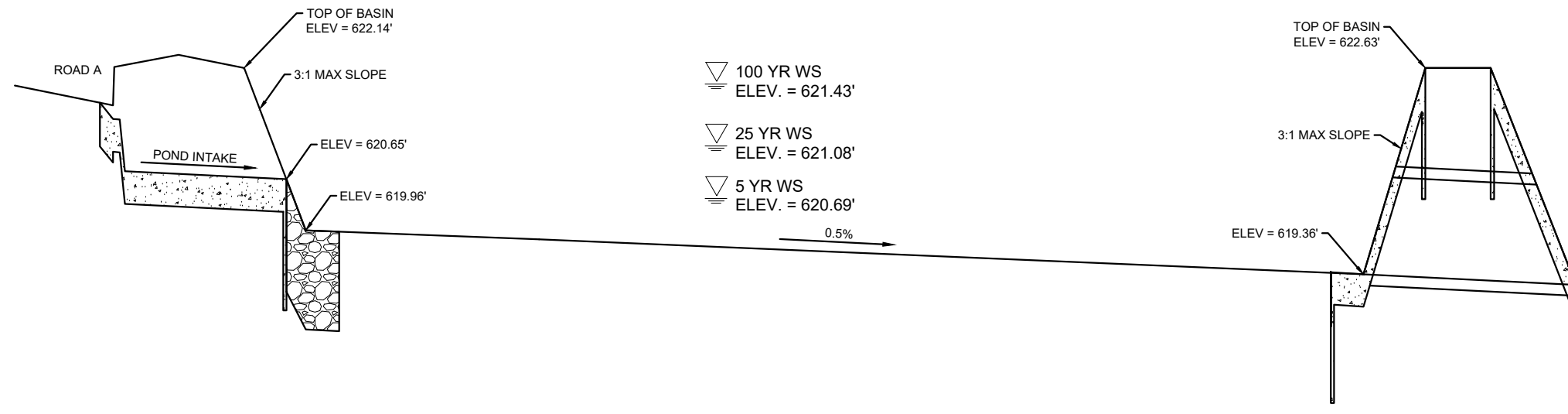


LIMITS OF HYDROMULCH
3,123 S.Y.

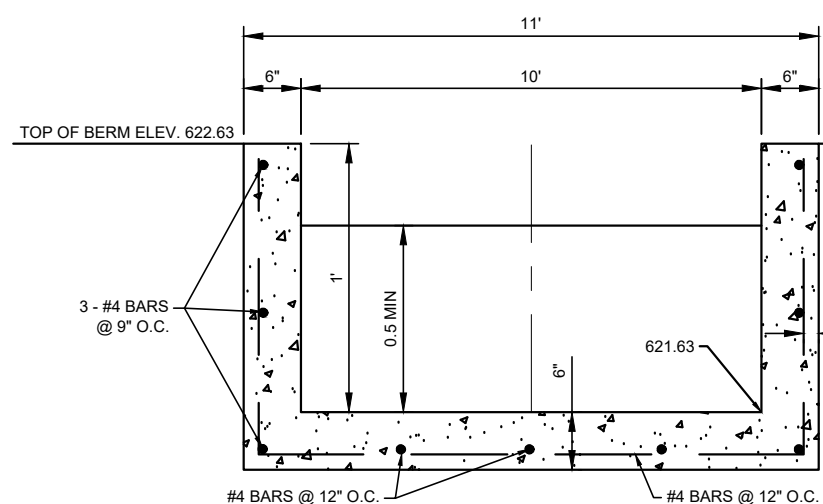
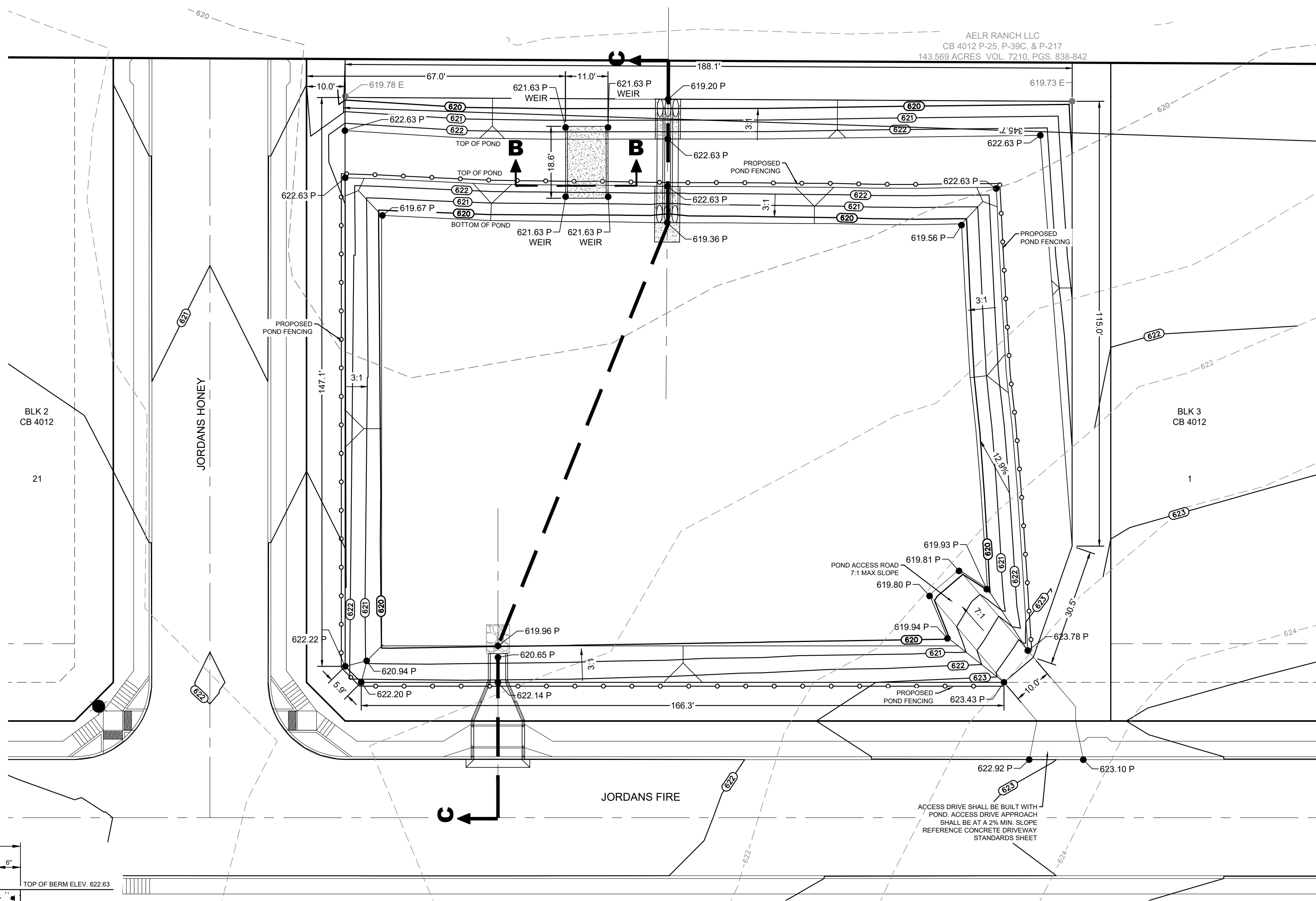
CARE OF THE SEEDED AREA

1. WATERING - THE SEEDED AREA SHALL BE WATERED IMMEDIATELY AFTER PLANTING AND SUBSEQUENTLY AT SUCH INTERVALS TO PROMOTE GROWTH. ALL SEEDED MATS WILL BE WATERED TWICE A WEEK, UNLESS INTERVENING RAIN MAKES WATERING UNNECESSARY.

WATERING SHALL BE REQUIRED FOR AT LEAST 60 DAYS AFTER PLANTING TO ESTABLISH GROWTH. ANY AREAS THAT SHOW NO SIGNS OF LIFE SHALL BE RESEEDED WITH SEEDED MATS.
2. FERTILIZING - A PELLETTED OR GRANULATED FERTILIZER SHALL BE USED WITH AN ANALYSIS OF 16-8-8 (NITROGEN - PHOSPHORIC ACID - POTASH NUTRIENTS RESPECTIVELY). FERTILIZER SHALL BE APPLIED UNIFORMLY OVER THE SEEDED MAT AREAS IN THE MANNER DIRECTED. THE FERTILIZER SHALL BE DRY AND IN GOOD PHYSICAL CONDITION. FERTILIZER THAT IS POWERED OR CAKED WILL BE REJECTED. UNLESS OTHERWISE INDICATED ON THE PLANS, FERTILIZER SHALL BE APPLIED UNIFORMLY AT THE AVERAGE RATE OF 300 POUNDS PER ACRE.



BASIN SECTION C-C
NTS



SECTION "B-B"
NOT TO SCALE

DETENTION POND NORTH

SCALE: 1" = 20'



LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR

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.
2. SEDIMENT REMOVAL - REMOVE SEDIMENT FROM OUTLET STRUCTURE AND DOWNSTREAM OF THE OUTLET AT LEAST 2 TIMES ANNUALLY, OR WHEN DEPTH REACHES 6 INCHES. WHEN 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 SLIDING 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.)

CONSTRUCTION NOTES:

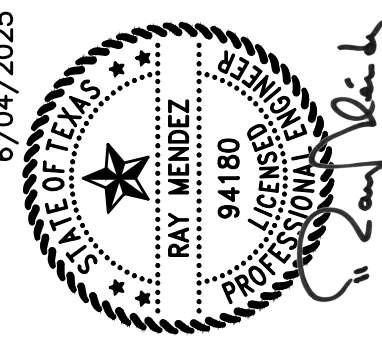
1. CONTRACTOR SHALL MANAGE SOIL MATERIAL TO UTILIZE BEST SOIL CAPABLE OF ESTABLISHING VEGETATION ON TOP.
2. IMPROVED DETENTION POND WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT OF THE POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE OWNER WILL ACCEPT THE POND FOR MAINTENANCE.
3. SEE MIX TO BE UTILIZED:
 - 3.1. GREEN SPANGLE TOP 8LBS/AC.
 - 3.2. PURE LIVE SEED INDIAN GRASS 6 LBS/AC.
 - 3.3. PURE LIVE SEED SWITCH GRASS 8 LBS/AC.
 - 3.4. PURE LIVE SEED COMMON BERMUDA GRASS 15LBS/AC.
 - 3.5. PURE LIVE SEED MIXTURE PER DOUGLASS W. KING
 - 3.6. SEED COMPANY (210) 661-4191
4. CONTRACTOR TO PROTECT ALL TREES AND VEGETATION OUTSIDE OF CONSTRUCTION AREA.
5. EMBANKMENT TO BE COMPACTED TO 95% STD DENSITY. BERM TO BE PLACED IN 12" MAX LOOSE LIFTS AND COMPACTED PRIOR TO SUCCESSIVE LIFTS. TOP 2 TO 3 INCHES SHOULD BE SACRIFICED TO ALLOW FOR VEGETATION ESTABLISHMENT.

GENERAL FILL NOTES

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").
2. DEPTH AND MIXING OF FILL LAYERS: THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"), HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
3. ROCK: WHEN FILL MATERIAL INCLUDES ROCK; THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
4. MOISTURE CONTENT: THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
5. AMOUNT OF COMPACTION: AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
6. COMPACTION OF FILL LAYER: COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
7. DENSITY TESTS: FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER. WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY, THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER.

FENCE/ BARRIER NOTE

1. OWNER SHALL INSTALL A BARRIER TO PROTECT POND FROM INTRUSION BUT ALLOW ACCESS FOR MAINTENANCE.



ESTATES AT JORDAN'S RANCH

DETENTION POND NORTH

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

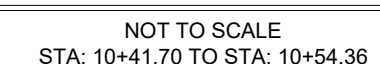
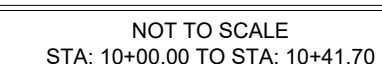
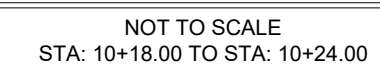
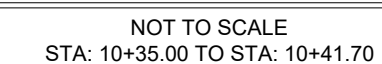
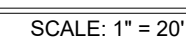
REV	DATE	DESCRIPTION

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

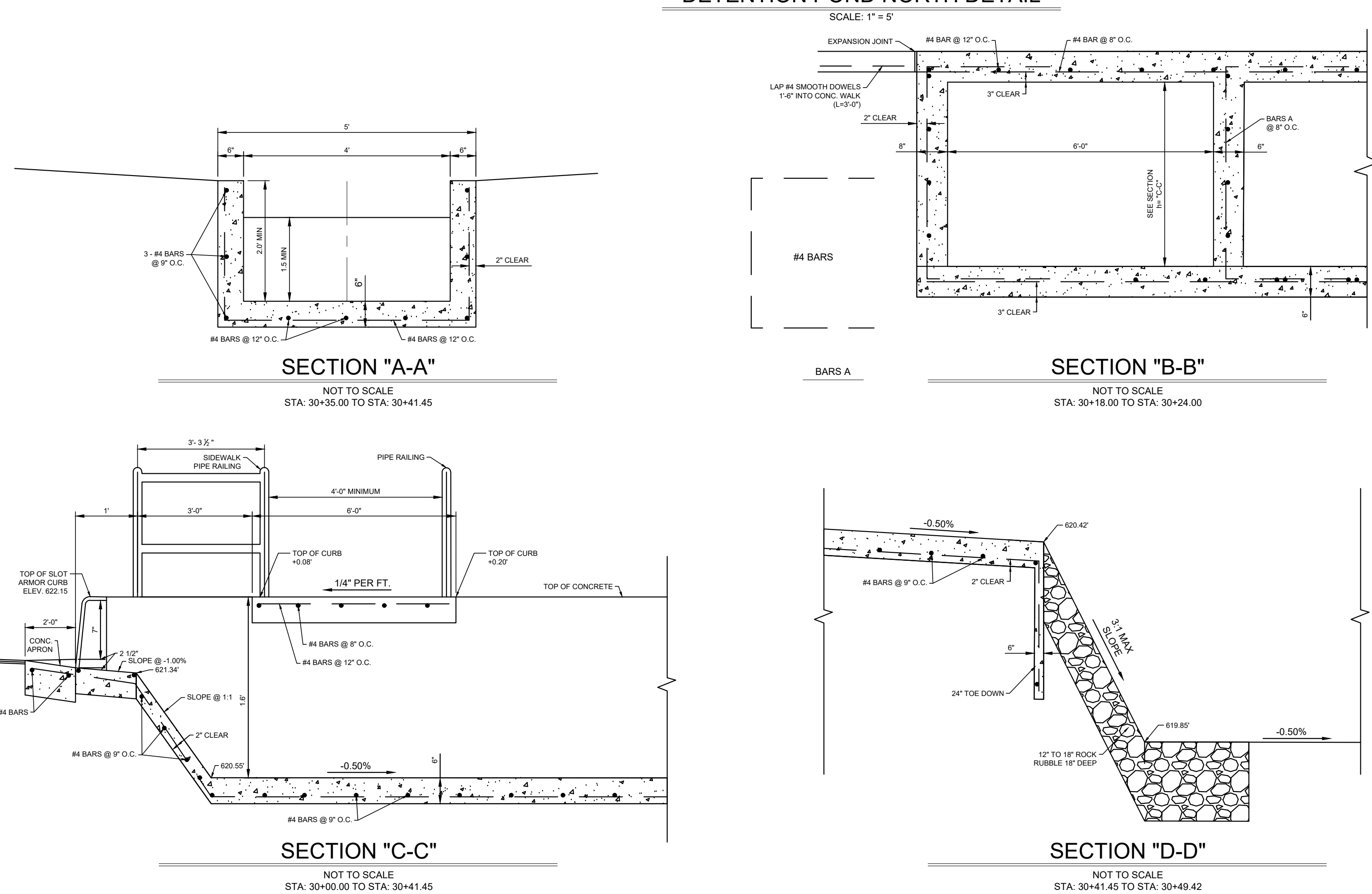
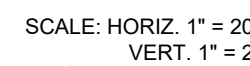
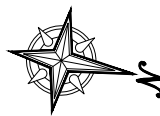
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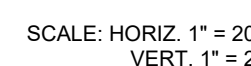
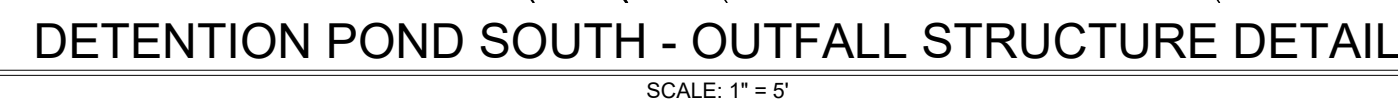
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CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM &
DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

SHEET

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM &
DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR





CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DESIGNED BY:	C.P.
DRAFTED BY:	L.H./G.F.
CHECKED BY:	R.M.
DATE:	5/30/2

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ESTATES AT JORDAN'S RANCH

DETENTION POND SOUTH AND NORTH OUTFALLS

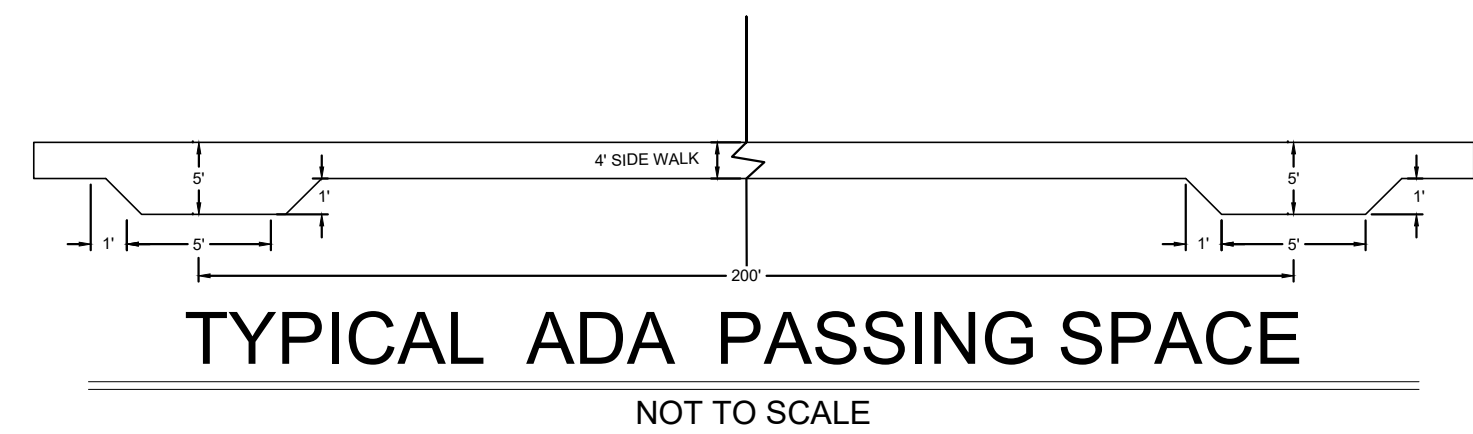
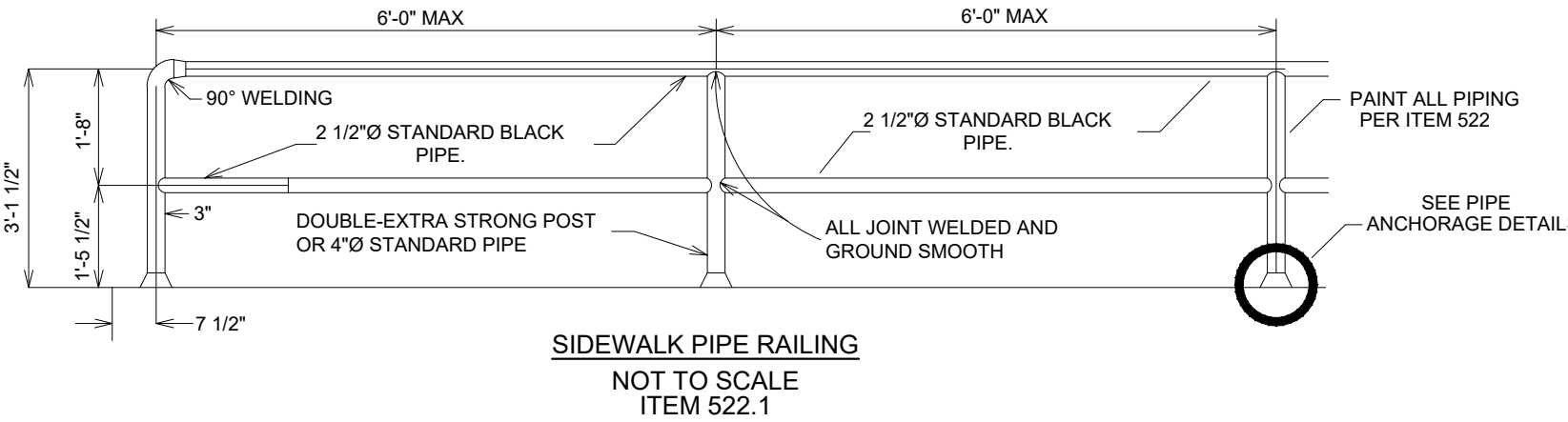
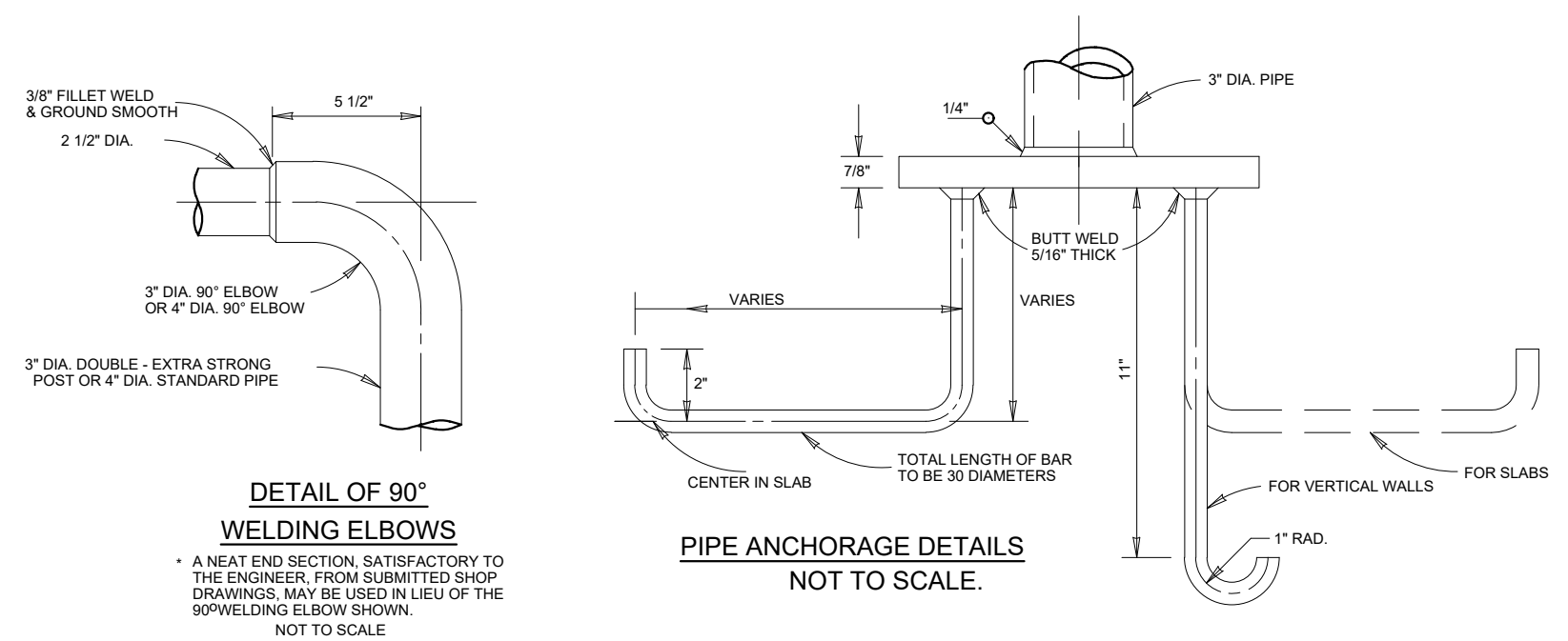
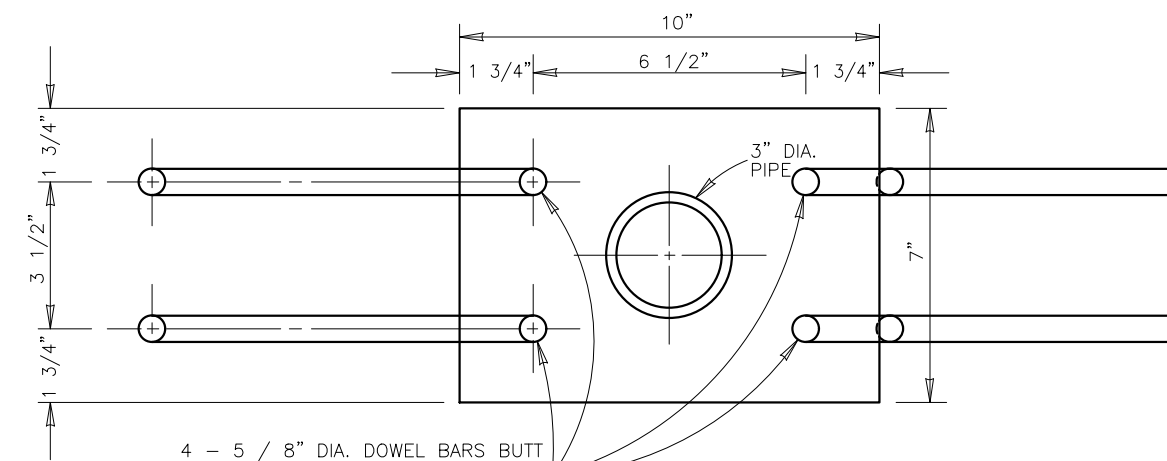
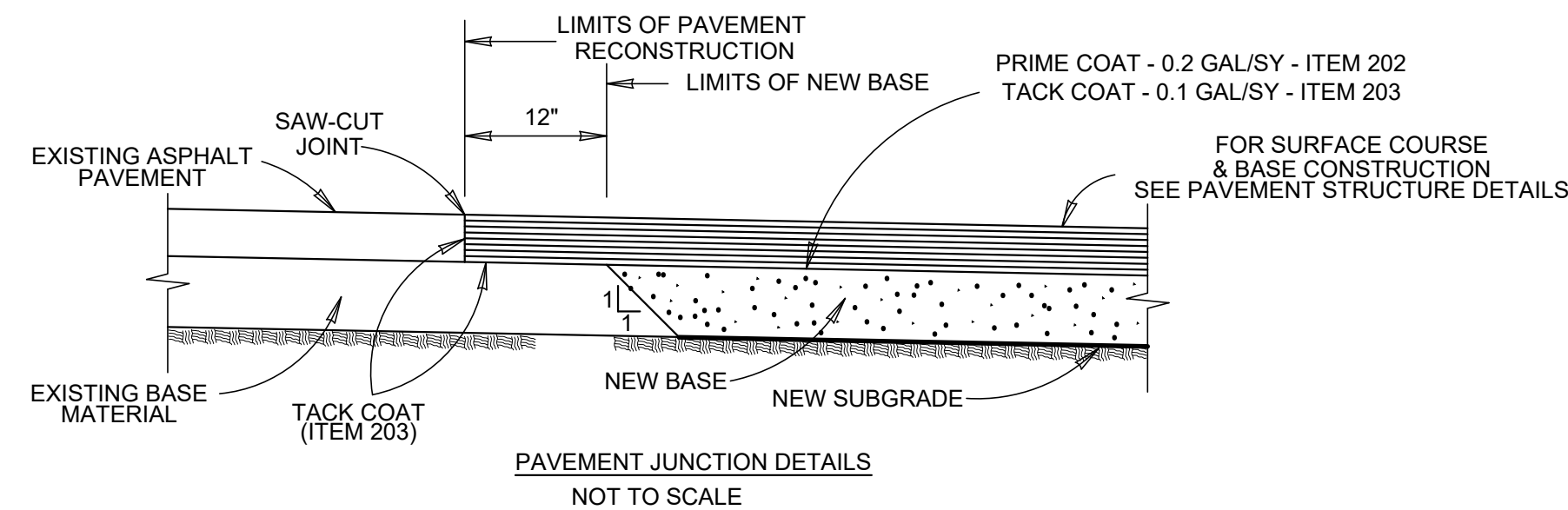
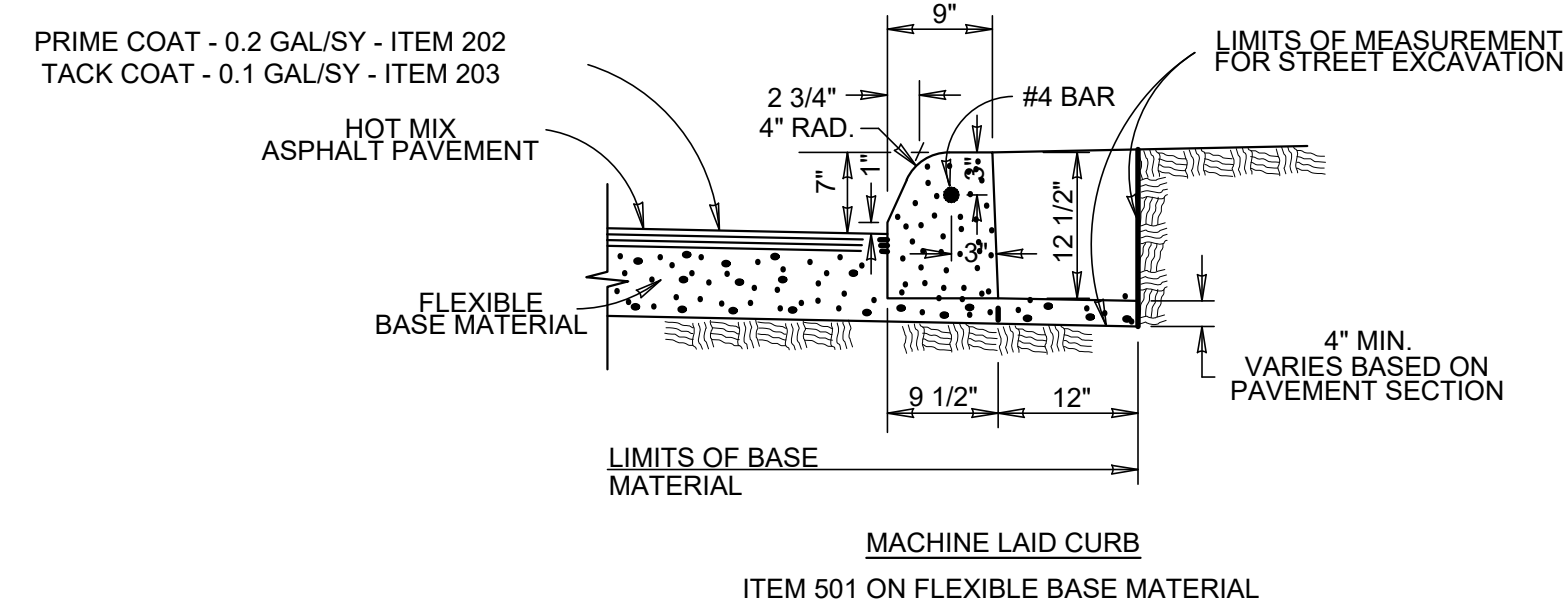
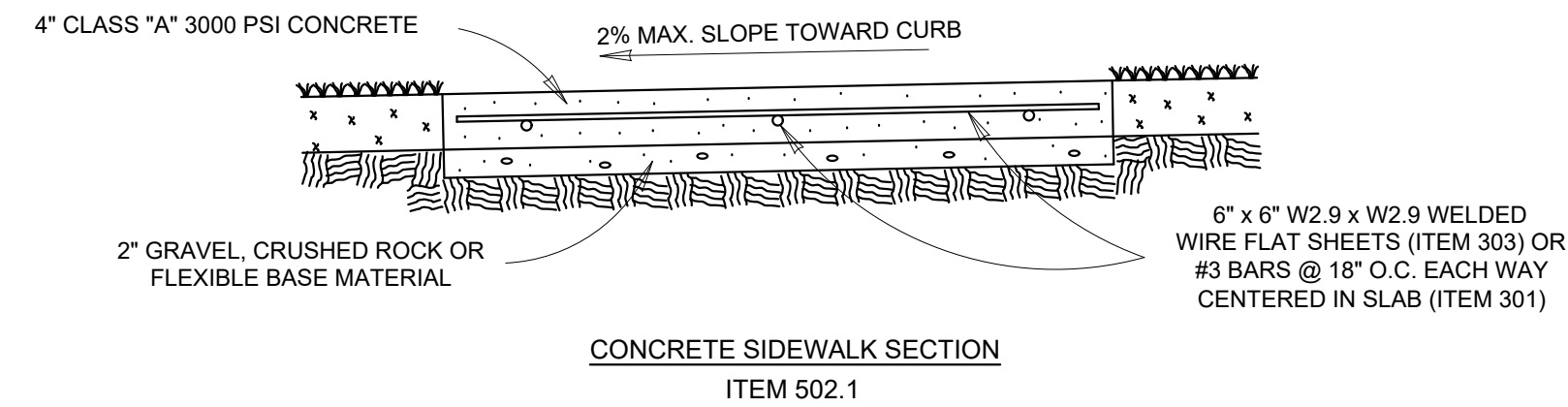
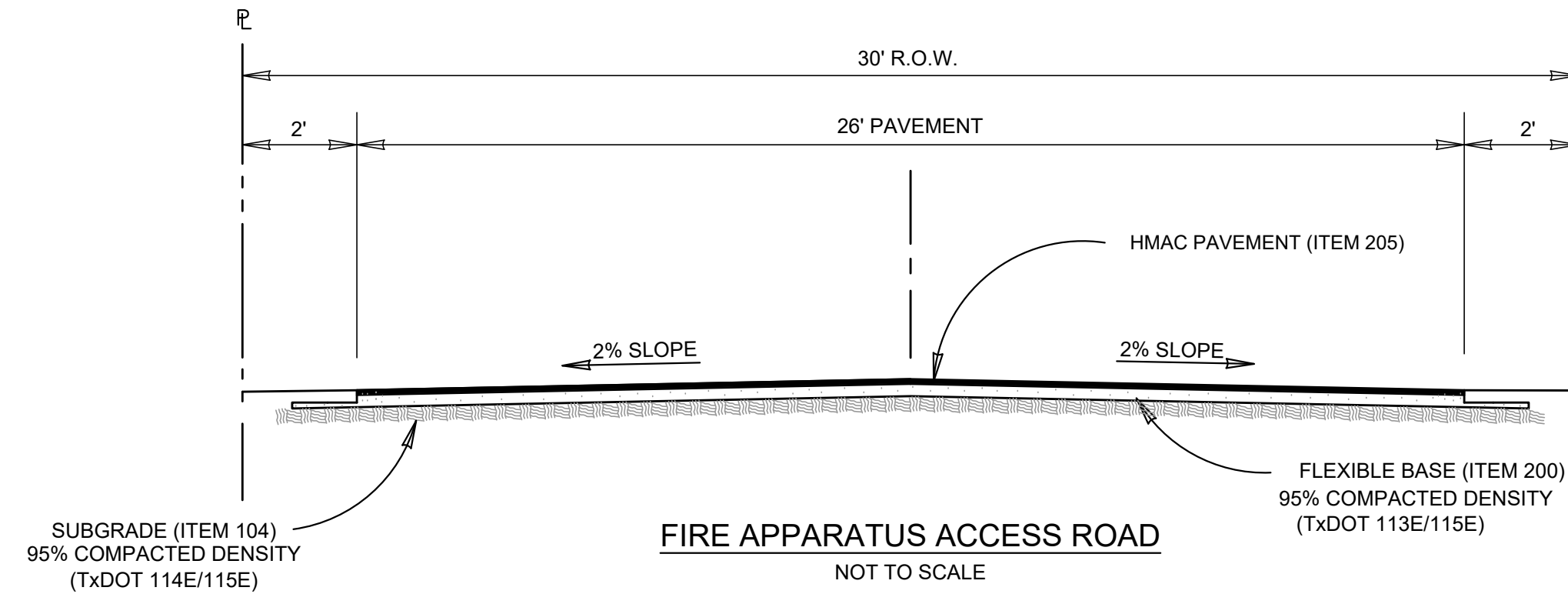
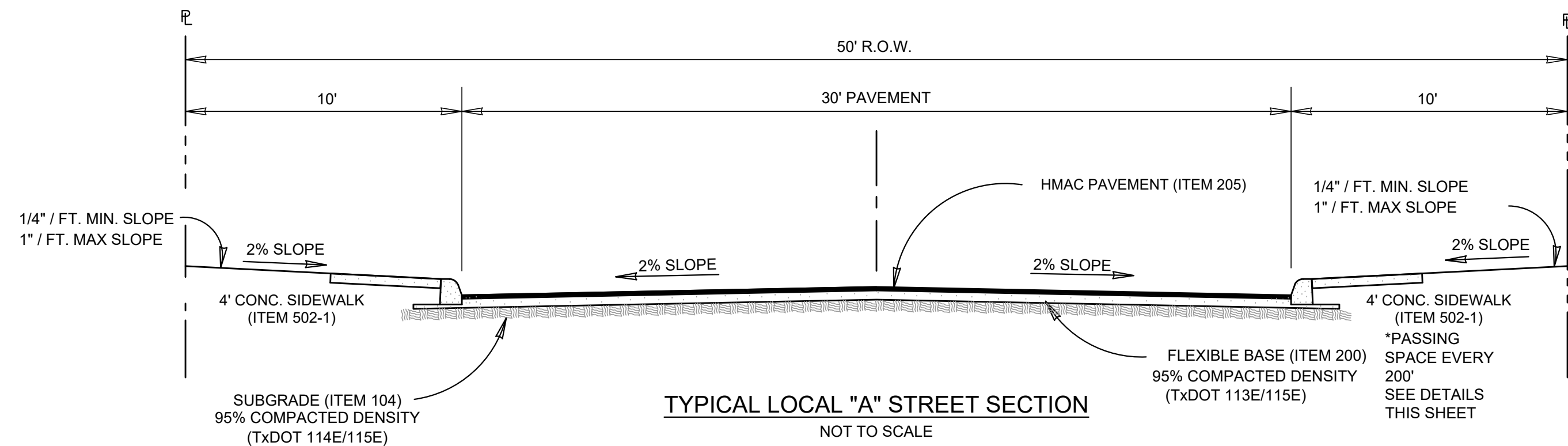
MIKE TANTIS
JIMMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

PAVEMENT DESIGN WAS PREPARED BY MURALI SUBRAMANIAM		
PAVEMENT STRUCTURE (DESIGN CBR=4.0)	STR. COEF.	STR. NO.
2" HOT MIX ASPHALT TYPE D	0.44	0.88
10" FLEXIBLE BASE (TYPE A, GRADE 1 OR 2)	0.14	1.40
6" CEMENT STABILIZED (27#S.Y.)	0.00	0.00
TOTAL		2.28

JORDANS FIRE	STA.	24+33.51	TO	62+22.25
JORDANS HIGHLAND	STA.	20+00.00	TO	22+03.97
JORDANS RIDGE	STA.	30+00.00	TO	32+04.03
JORDANS MISSION	STA.	40+00.00	TO	41+96.36
JORDANS HONEY	STA.	50+00.00	TO	52+13.86

PAVEMENT DESIGN WAS PREPARED BY MURALI SUBRAMANIAM		
PAVEMENT STRUCTURE (DESIGN CBR=4.0)	STR. COEF.	STR. NO.
4" HOT MIX ASPHALT TYPE D	0.14	0.56
7" FLEXIBLE BASE (TYPE A, GRADE 1 OR 2)	0.14	0.98
6" CEMENT STABILIZED (27#S.Y.)	0.00	0.00
	TOTAL	1.54

FIRE APPARATUS ACCESS ROAD STA. 10+08.71 TO 24+33.51



NOTES:

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

FILL MATERIAL NOTE:

IF FILL IS USED TO RAISE THE GRADE, APPROVED FILL MATERIAL UNDERNEATH THE PAVEMENT SHOULD BE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH MAXIMUM PLASTICITY INDEX VALUE OF 20 AND A MINIMUM CBR VALUE OF 3.0. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME OR CEMENT APPLICATION RATES SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY AND/OR COUNTY GUIDELINES.

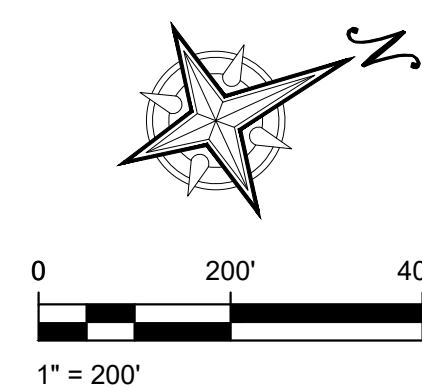
SUBGRADE MATERIAL NOTE:

1. SUBGRADE SOIL PLASTICITY INDEX SHOULD BE LESS THAN OR EQUAL TO 20 FOR PRIMARY PAVEMENT DESIGN.
2. IF THE SUBGRADE SOIL PLASTICITY INDEX VALUE IS GREATER THAN 20, THEN ONE OF THE FOLLOWING OPTIONS SHOULD BE FOLLOWED:
 - a. THE SUBGRADE SHOULD BE STABILIZED TO A DEPTH OF 6 INCHES (SEE ALTERNATE PAVEMENT DESIGN).
 - b. THE EXPANSIVE CLAYS SHOULD BE REMOVED AND REPLACED WITH SOILS WITH A PLASTICITY INDEX VALUE OF 20 OR LESS.
3. GEOTECHNICAL ENGINEER SHALL BE ON SITE TO MAKE SUBGRADE DETERMINATION AND PROVIDE/SUBMIT LETTER INDICATING STATION TO STATION FOR PLACEMENT OF EACH P.V.M.T. DESIGN SECTION TO BE APPROVED BY ENGINEER PRIOR TO PLACEMENT OF BASE.

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

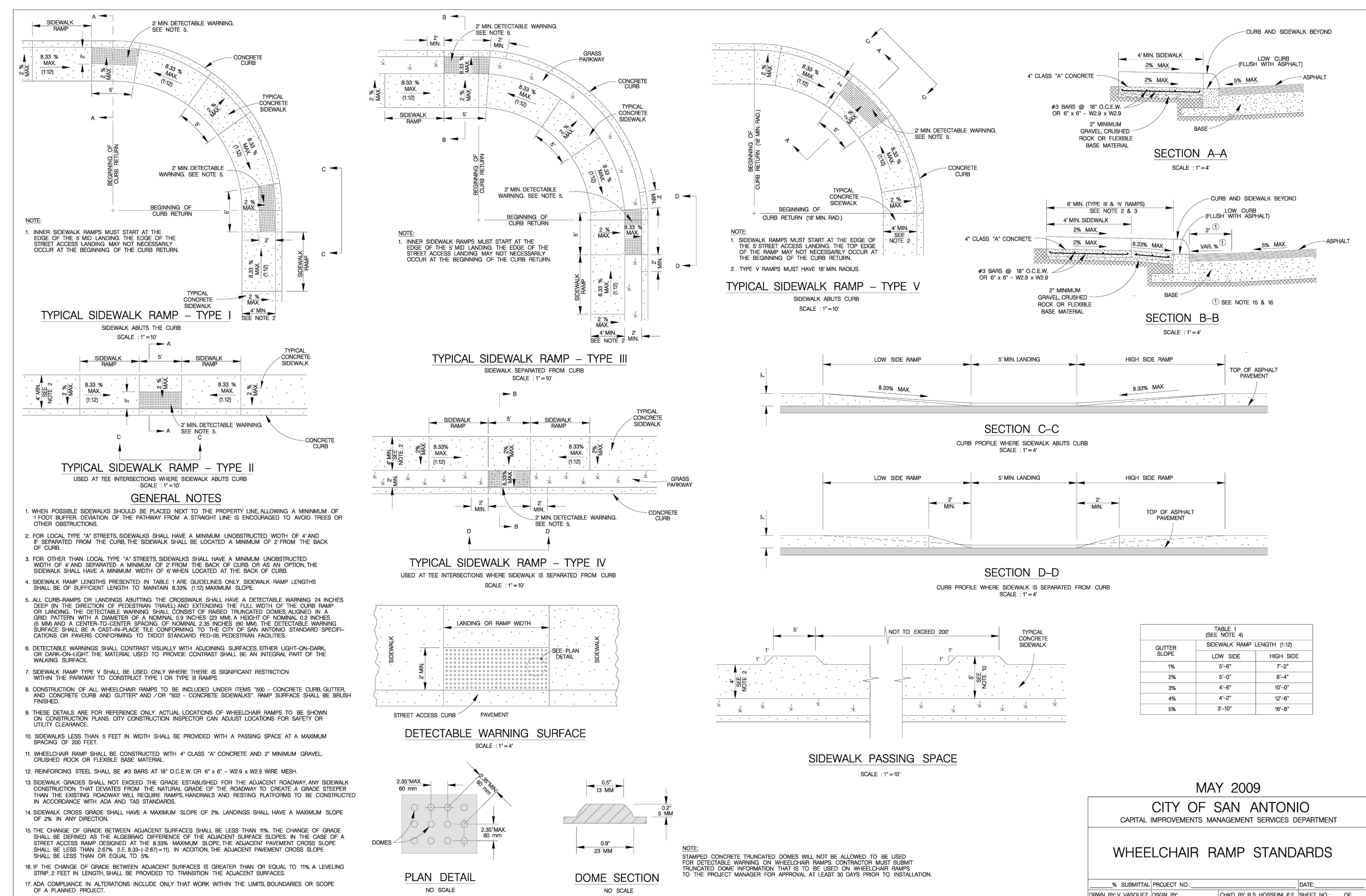
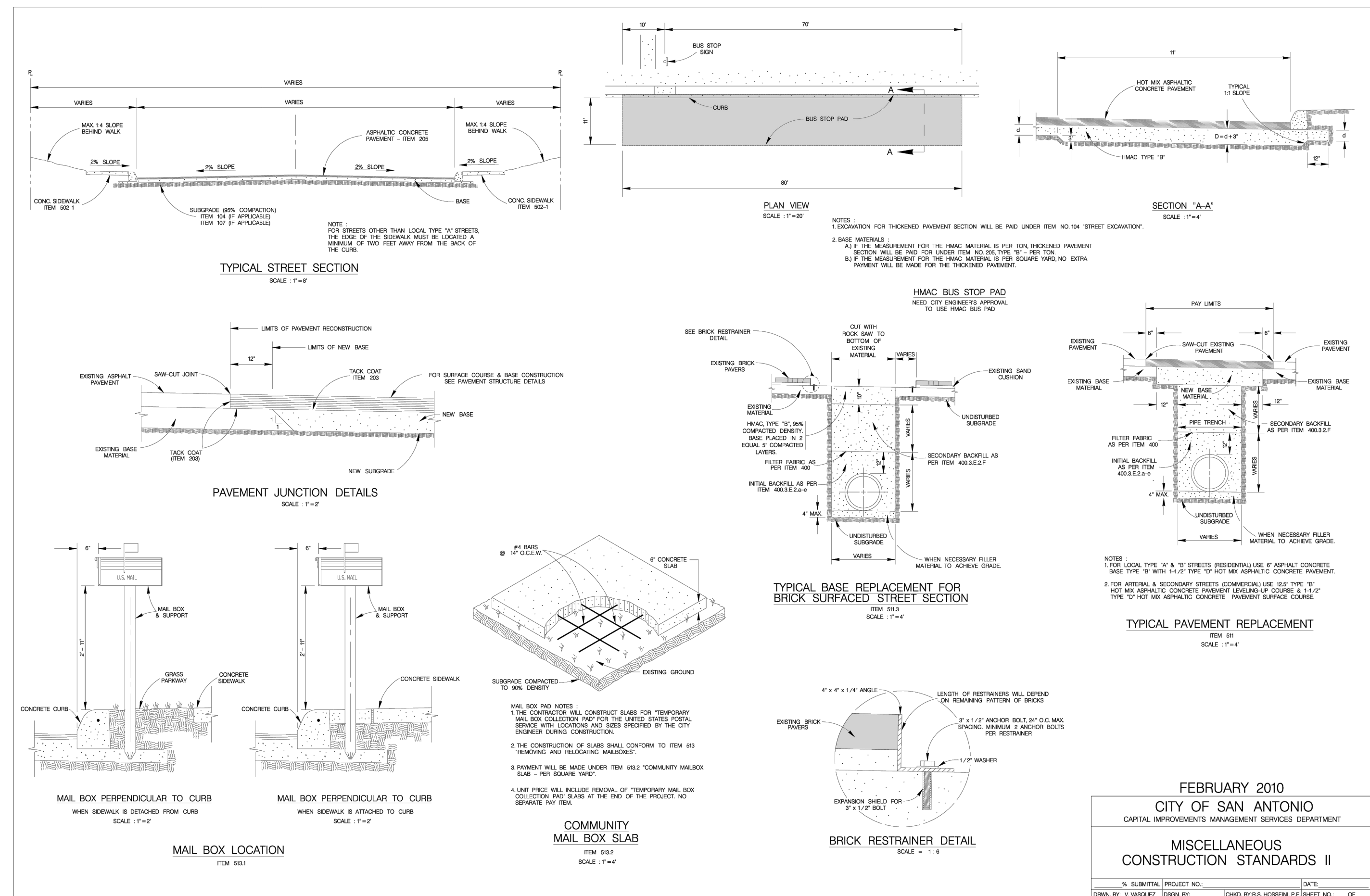
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2 - 3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE ¾ INCH SIEVE FROM THE SAMPLE).

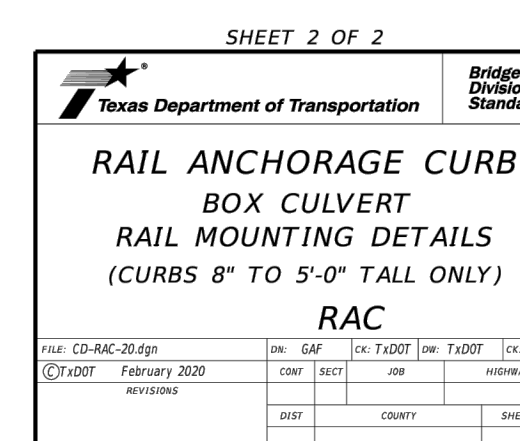
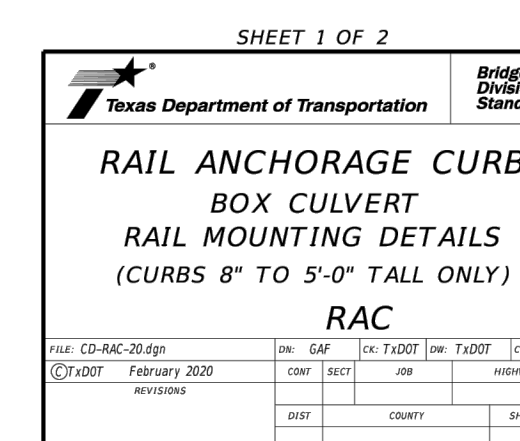
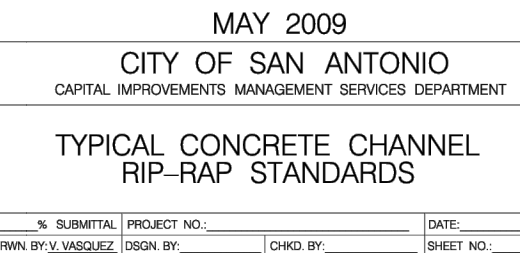
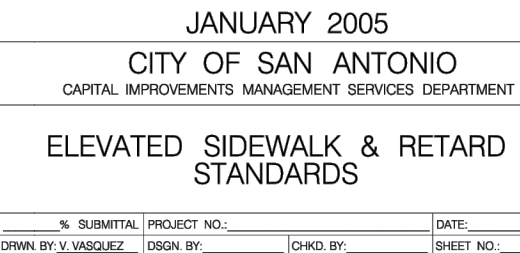
-MINIMUM PASSING 1 ¾" SIEVE	100
-MINIMUM PASSING ¾" SIEVE	85
-MINIMUM PASSING NO. 4 SIEVE	60
- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD), IN THE LABORATORY. MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

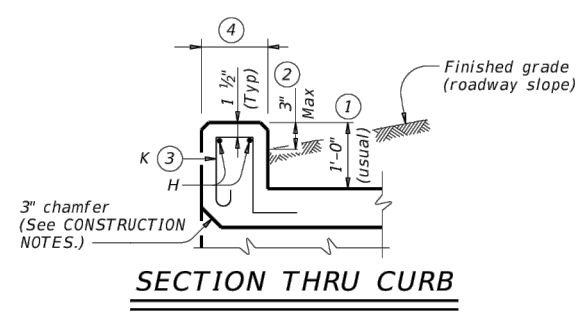


(LOCAL "A")

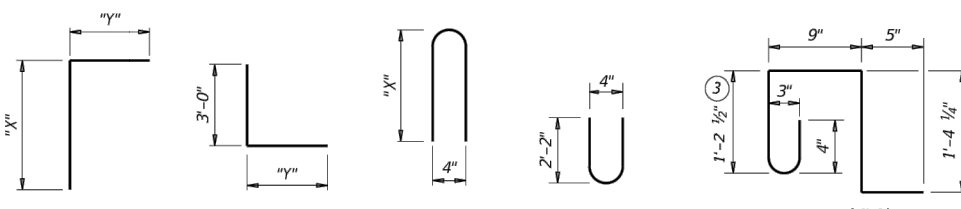
(SIDEWALK)







H	"X"	"Y"
3'-0"	3'-6 1/2"	5'-1"
4'-0"	4'-6 1/2"	5'-1"
5'-0"	5'-6 1/2"	5'-1"
6'-0"	6'-6 1/2"	5'-1"
7'-0"	7'-6 1/2"	5'-1"
8'-0"	8'-6 1/2"	5'-1"



The Contractor may replace Bars C, D, E, F1, F2, H, Y, and Z with deformed welded reinforcement (WWR) meeting the requirements of ASTM A1064. The Contractor shall provide a minimum lap length of 36" for WWR. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for the next whole number. When provided, the lap length required for WWR is never less than the lap length required for uncoded #4 bars.

Example conversion: Replacing No. 6 @ 60 at 36" Spacing with WWR
Required WWR = $(0.44 \text{ sq. in. per } 0.55 \text{ sq. ft.}) (60 \text{ klf} / 70 \text{ klf}) = 0.755 \text{ sq. in. per ft.}$
If #306 wire is used to meet the 0.755 sq. in. per ft. requirement in this example, the required lap length for the #306 wire is 36" (see Table 1).
Max spacing: Required lap length for the provided #306 wire is 7-1/2" (the same minimum lap length required for uncoded #5 bars, as listed under MATERIAL NOTES).

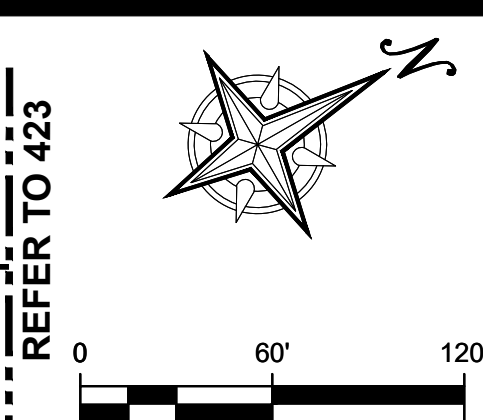
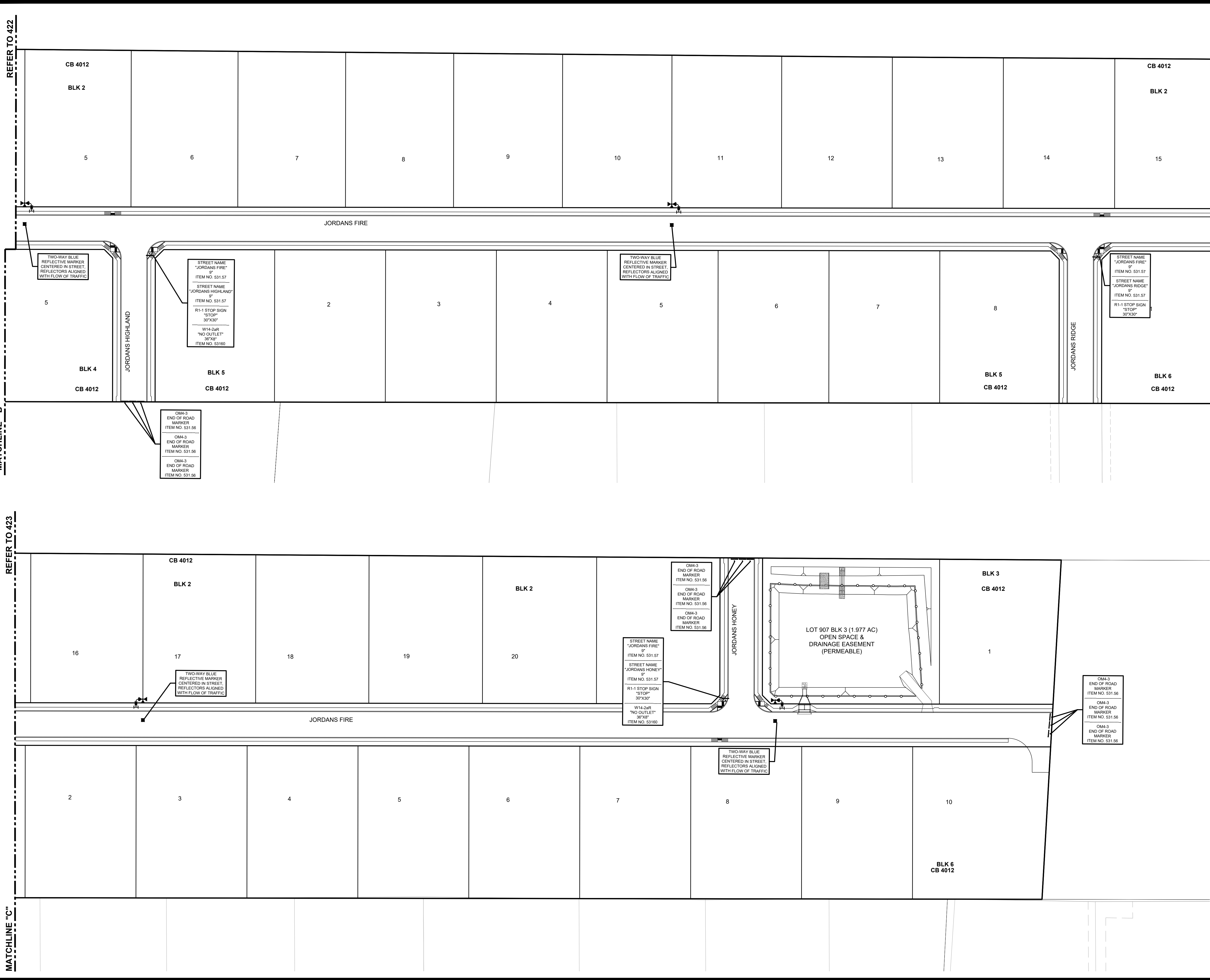
CONSTRUCTION NOTES:
Do not use permanent form.
Shower the bottom of the top slab 3' at the entrance.
If the concrete is to be placed in a maximum of 6' (If this option is taken, Bars may be cut off or raised, Bars C and D may be reversed, and Bars E and F reversed.)

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Use 100% epoxy coated bars, if required elsewhere in the plans.
Provide Class C concrete ($f_c = 3600$ psi) for culvert barrel and curb, with the following minimum concrete strengths for the remaining concrete:
• culverts with overlay: $f_c = 4000$ psi
• concrete for the course surface final riding surface, or
• culverts with top slab as the final riding surface,
• concrete base layer, where required: $f_c = 4000$ psi
• Uncoated or galvanized - $4" = 1-7/8"$ Min
• Uncoated or galvanized - $6" = 2-1/8"$ Min
• Uncoated or galvanized - $8" = 2-7/8"$ Min

GENERAL NOTES:
Design according to AASHTO LRFD Bridge Design Specifications for the range of fill heights shown.
Refer to the Notes on Cast-In-Place Miscellaneous Detail (MC-ND) standard fill for details pertaining to skewed ends, angle sections, and lengthening.
Reinforcing bars are clear of the concrete, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

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6/04/2025

RAY MENDEZ
PROFESSIONAL ENGINEER

ESTATES AT JORDAN'S RANCH

OVERALL SIGN PLAN

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

REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P

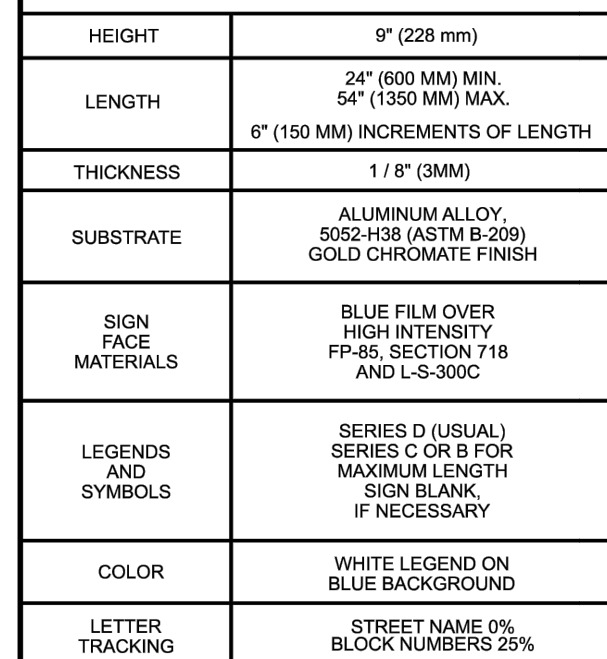
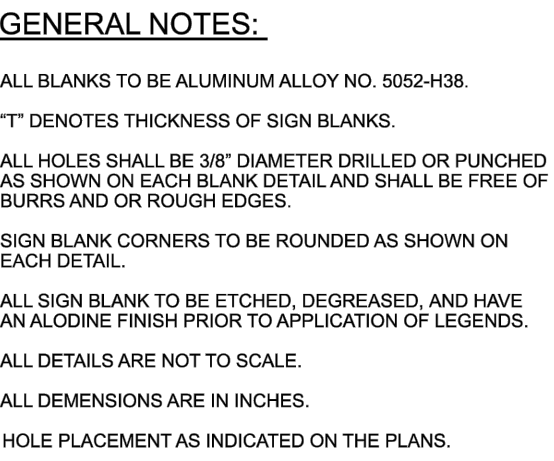
DRAFTED BY: L.H./G.P./E.Z

CHECKED BY: R.M.

DATE: 5/30/2025

SHEET

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GENERAL NOTES:

"8-INCH STREET NAME" SIGN (1-E-A.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED DS SIGNS. THIS SHALL BE FULL COMPLIANCE FOR MATERIALS AND LABOR AS DESCRIBED IN C.O.S.A. STANDARD SPECIFICATIONS AND GROUND SIGN MOUNTING STANDARD DETAIL.

"8-INCH STREET NAME PLATE" (1-E-A.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED DS SIGNS ON TOP OF EXISTING SIGN (I.E., STOP-SIGN OR YIELD SIGN). EXTRA LENGTH POLE AND APPURTENANCES REQUIRED TO MEET SPECIFICATIONS.

SEPTEMBER 2024

CITY OF SAN ANTONIO

PUBLIC WORKS DEPARTMENT

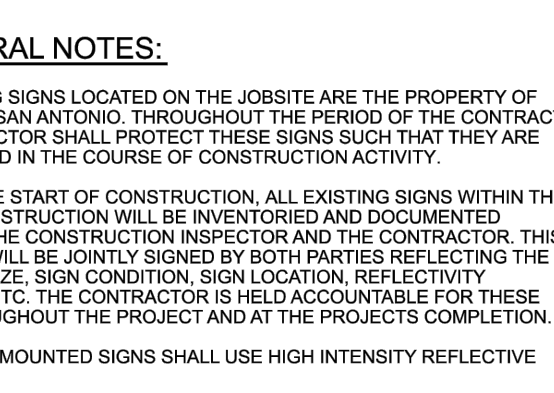
TRAFFIC ENGINEERING AND OPERATIONS STANDARDS

D3 STREET NAME SIGN MOUNTING

SHEET 02 OF 02 **SM(2)-24**

NO.	REVISION	PROJECT NO.	DATE	BY	CHKD
001	ISSUED	2024-08-01	08/01/2024	08/01/2024	08/01/2024

DESIGNED BY: J. BLANCO
 CHECKED BY: J. BLANCO
 DATE: 08/01/2024



SEPTEMBER 2024 CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT			
TRAFFIC ENGINEERING AND OPERATIONS STANDARDS GENERAL NOTES AND SIGN MOUNTING			
SHEET 01 OF 04			SM(1)-
NO. SUBMITTAL	PROJECT NO.	DATE	01/12/2024
CONTRACT NO.	ISSUED BY	DATE OF REVISION	DATE OF REVISION

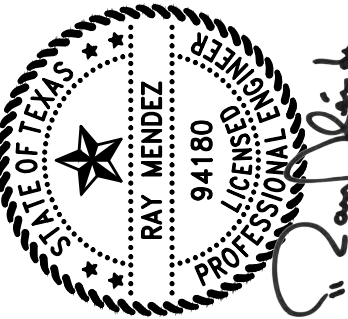


TEMPORARY SEDIMENT CONTROL FENCE	
TEMPORARY ROCK FILTER DAM	
TYPE 1 CONSTRUCTION EXIT	
CONCRETE WASHOUT PIT	
GRAVEL FILTER BAGS	
LIMITS OF CONSTRUCTION	
GRADING SLOPE ARROW	



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

6/04/2025



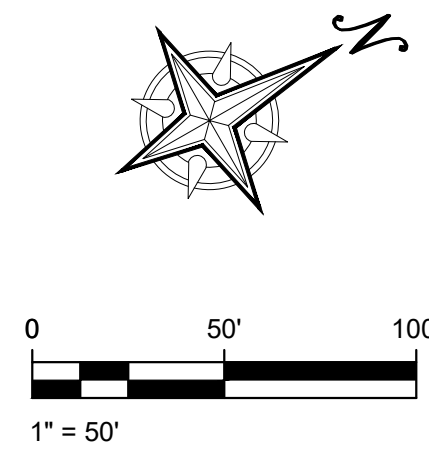
SEDIMENTATION & EROSION CONTROL COVER SHEET

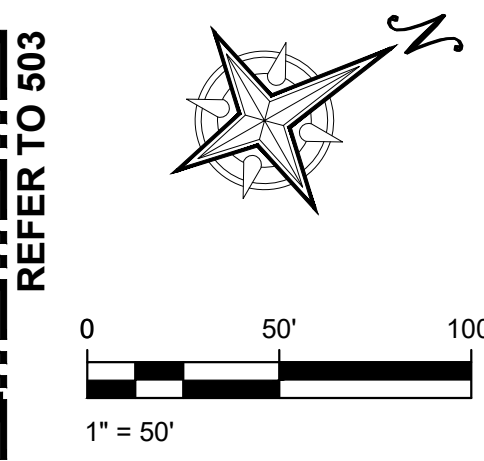
MIKE YANTIS
JIMMY JR JORDAN RANCH LLC
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

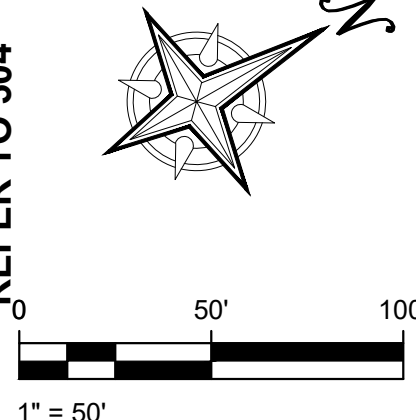
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SHEET

500

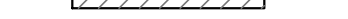


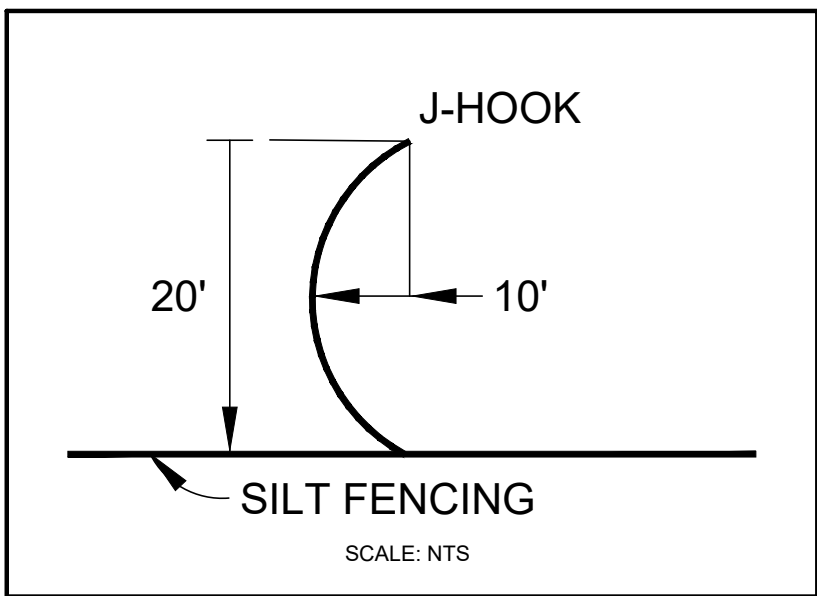




1. DRIVEWAYS SHALL BE LOCATED ON THE HIGH SIDE OF EACH LOT.
2. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8" ABOVE FINAL GRADE AFTER PLACEMENT OF TOP SOIL AND SOD.
3. FINAL LOT SWALES SHALL BE PLACED WITH HOME CONSTRUCTION.

LEGEND

TEMPORARY SEDIMENT CONTROL FENCE	
TEMPORARY ROCK FILTER DAM	
TYPE 1 CONSTRUCTION EXIT	
CONCRETE WASHOUT PIT	
GRAVEL FILTER BAGS	
LIMITS OF CONSTRUCTION	
GRADING SLOPE ARROW	



J-HOOK DETAIL

ESTATES AT JORDAN'S RANCH

SEDIMENTATION & EROSION CONTROL PLAN

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

[illegible]

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

SHEET

503

AEIR RANCH LLC
CB 4012 P-25, P-39C, & P-217
143.569 ACRES VOL. 7210, PGS. 838-842

FABIAN F. RODRIGUEZ,
CALLED 3.00 ACRES,
VOLUME 1370, PAGE 699.
O.P.R.B.C.T.

FABIAN F. RODRIGUEZ
CALLED 3.00 ACRES,
VOLUME 1370, PAGE 69
O.P.R.B.C.T.

MONTERA HEIGHTS
UNIT 3
7

MONTEREA HEIGHTS
UNIT 3
8

MONTERA HEIGHTS
UNIT 3
9

MONTERA HEIGHTS
UNIT 3
19

MONTERA HEIGHTS
UNIT 3

26

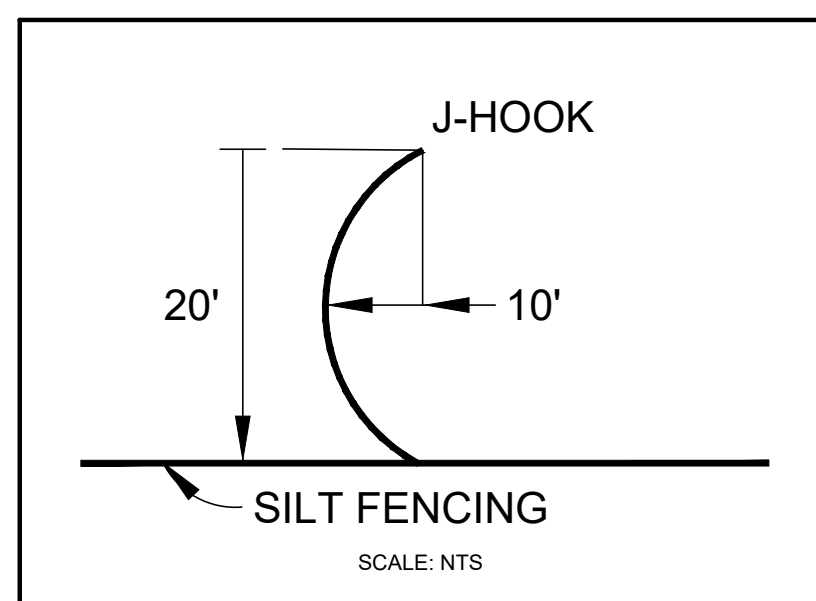


LEGEND

- | | |
|----------------------------------|---|
| TEMPORARY SEDIMENT CONTROL FENCE |  |
| TEMPORARY ROCK FILTER DAM |  |
| TYPE 1 CONSTRUCTION EXIT |  |
| CONCRETE WASHOUT PIT |  |
| GRAVEL FILTER BAGS |  |
| LIMITS OF CONSTRUCTION |  |
| GRADING SLOPE ARROW |  |

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



J-HOOK DETAIL

Date: Sun 04, 2025, 9:17am User ID: Gprado
 End-user id: jason@...
 Email: 0700.C100\Gprado.050218
 EOL Configuration & License Control Dialog

