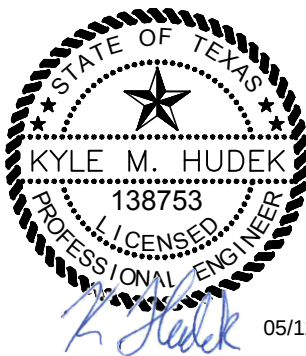


GRACE VALLEY RANCH, PHASE 6

ADDENDUM #1



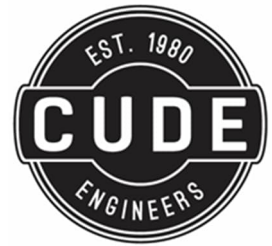
05/12/2025

PREPARED BY:

CUDE ENGINEERS
4122 POND HILL ROAD
SAN ANTONIO, TX 78231
TBPE NO. 455

PREPARED FOR:

LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216



ADDENDUM #1

Grace Valley Ranch, Phase 6

TO ALL PRIME CONTRACT BIDDERS AND ALL OTHERS
TO WHOM DRAWINGS AND SPECIFICATIONS HAVE BEEN ISSUED:

Receipt of this Addendum shall be acknowledged on Page 3 of this Addendum.

This Addendum is hereby made a part of the Construction Documents for the above referenced project to the same extent as though it were originally included therein. This addendum shall take precedence over the original Construction Documents where its provisions apply. Each bidder shall make necessary adjustments and submit proposals with full knowledge of all modifications, clarifications, and supplemental data included therein.

GENERAL

- | | |
|------------|--|
| ITEM NO. 1 | Construction Plans
Sheets C2.00-C2.04, C5.00-C5.02, C6.00, C6.02, C6.04-C6.07, C7.10, C8.D3 and Cover Sheet have been revised. |
| ITEM NO. 2 | Construction Plans
Sheet C8.03 has been added to show proposed improvements on Weil Rd connection. |
| ITEM NO. 3 | Bid Form
Bid Form has been revised to reflect updates in the construction set. |
| ITEM NO. 4 | CAD File
CAD File with updated grading surface is being provided. |

ATTACHMENTS

1. Bidder Questions and Answers
2. Revised Construction Sheets
3. Revised Bid Form
4. CAD File

THIS ACKNOWLEDGMENT MUST BE SIGNED AND RETURNED WITH THE BID PACKAGE

COMPANY NAME: _____

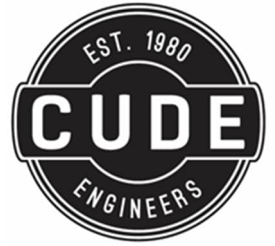
ADDRESS: _____

DATE: _____

SIGNATURE: _____

PRINT NAME, TITLE: _____

END OF ADDENDUM NO. 1



ADDENDUM #1

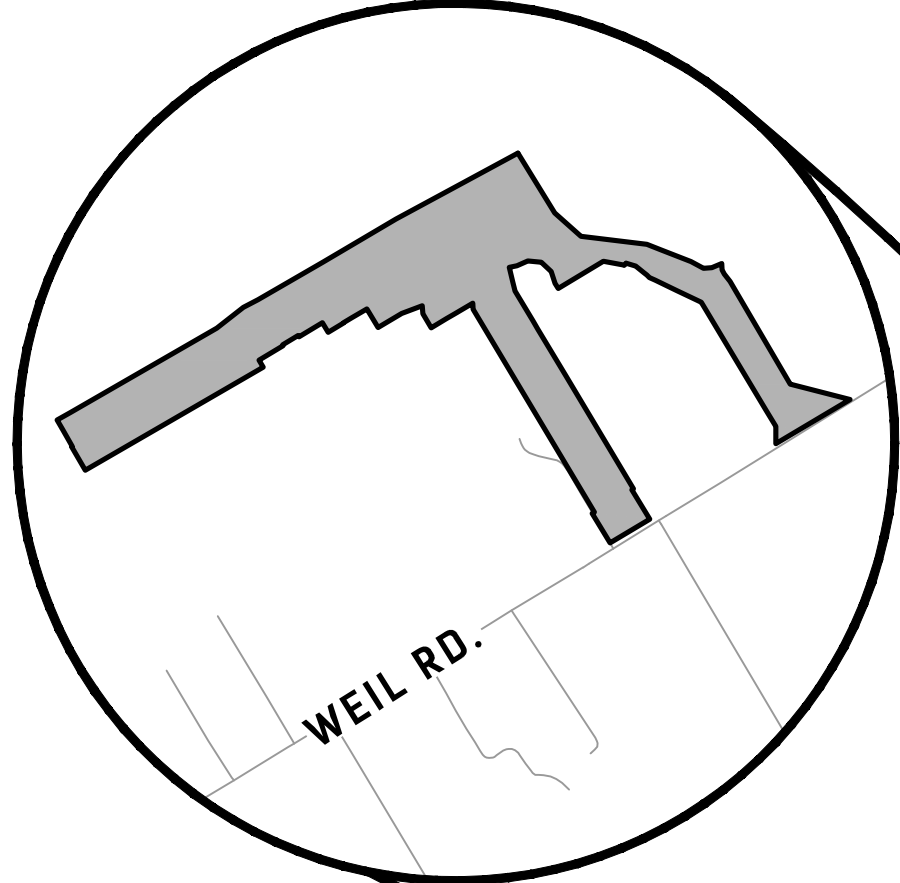
Bidder Questions and Answers

Question 1 Is there an estimated cost range?

Answer 1 **A cost estimate will not be provided for this bid.**

TABLE OF CONTENTS	
Sheet Number	Sheet Title
--	COVER OVERALL
C0.00	GENERAL NOTES
C1.00	STORMWATER POLLUTION PREVENTION PLAN
C1.01	STORMWATER POLLUTION PREVENTION PLAN
C1.02	STORMWATER POLLUTION PREVENTION PLAN
C1.03	STORMWATER POLLUTION PREVENTION PLAN
C1.04	STORMWATER POLLUTION PREVENTION PLAN
C1.05	STORMWATER POLLUTION PREVENTION PLAN
C1.06	STORMWATER POLLUTION PREVENTION PLAN
C1.D1	STORMWATER POLLUTION PREVENTION PLAN DETAILS*
C2.00	GRADING PLAN
C2.01	GRADING PLAN
C2.02	GRADING PLAN
C2.03	GRADING PLAN
C2.04	GRADING PLAN
C2.D1	GRADING NOTES AND DETAILS*
C3.00	UTILITY PLAN
C3.01	UTILITY PLAN
C3.02	UTILITY PLAN
C4.00	SANITARY SEWER MASTER PLAN
C4.01	SANITARY SEWER MASTER PLAN
C4.02	SANITARY SEWER MASTER PLAN
C4.03	SANITARY SEWER PLAN AND PROFILE - LINE R
C4.04	SANITARY SEWER PLAN AND PROFILE - LINE R
C4.05	SANITARY SEWER PLAN AND PROFILE - LINE R
C4.06	SANITARY SEWER PLAN AND PROFILE - LINE R
C4.07	SANITARY SEWER PLAN AND PROFILE - LINES Q & R
C4.08	SANITARY SEWER PLAN AND PROFILE - LINE S
C4.09	SANITARY SEWER PLAN AND PROFILE - LINE S
C4.10	SANITARY SEWER PLAN AND PROFILE - LINE S
C4.11	SANITARY SEWER PLAN AND PROFILE - LINE S
C4.12	SANITARY SEWER PLAN AND PROFILE - LINES I & EE
C4.13	SANITARY SEWER PLAN AND PROFILE - LINES V & W
C4.14	SANITARY SEWER PLAN AND PROFILE - LINES T & U
C4.D1	SANITARY SEWER GENERAL NOTES AND STANDARD DETAILS*
C4.D2	SANITARY SEWER GENERAL NOTES AND STANDARD DETAILS*
C5.00	WATER DISTRIBUTION PLAN
C5.01	WATER DISTRIBUTION PLAN
C5.02	WATER DISTRIBUTION PLAN
C5.D1	WATER DISTRIBUTION STANDARD DETAILS*
C5.D2	WATER DISTRIBUTION STANDARD DETAILS*
C6.00	OVERALL DRAINAGE MASTER PLAN - PROPOSED CONDITIONS
C6.01	OVERALL DRAINAGE MASTER PLAN - ULTIMATE CONDITIONS
C6.02	OVERALL DRAINAGE MASTER PLAN CALCULATIONS
C6.03	OVERALL DRAINAGE MASTER PLAN CALCULATIONS
C6.04	DRAINAGE PLAN & PROFILE - DRAIN '1A-1,1A-2,1A-3'
C6.05	DRAINAGE PLAN & PROFILE - DRAIN '1A-4,1A-5,1A-7'
C6.06	DRAINAGE PLAN & PROFILE - DRAIN '1A-6, 1A-10'
C6.07	DRAINAGE PLAN & PROFILE - DRAIN '1A-8,1A-9'
C6.08	DRAINAGE PLAN & PROFILE - CHANNEL 'A'
C6.09	DRAINAGE PLAN & PROFILE - CHANNEL 'A'
C6.10	DRAINAGE PLAN & PROFILE - MAIN CHANNEL
C6.11	DRAINAGE PLAN & PROFILE - MAIN CHANNEL
C6.12	DRAINAGE PLAN & PROFILE - MAIN CHANNEL
C6.13	DRAINAGE PLAN & PROFILE - MAIN CHANNEL
C6.14	DRAINAGE PLAN & PROFILE - MAIN CHANNEL
C6.15	DETENTION POND 1
C6.D1	EROSION CONTROL AND CONCRETE HEADWALL DETAILS*
C6.D2	INLET DETAILS*
C6.D3	JUNCTION BOX DETAILS*
C7.00	STREET PLAN & PROFILE - MOONWOOD AVENUE
C7.01	STREET PLAN & PROFILE - MOONWOOD AVENUE
C7.02	STREET PLAN & PROFILE - MOONWOOD AVENUE
C7.03	STREET PLAN & PROFILE - MOONWOOD AVENUE
C7.04	STREET PLAN & PROFILE - VOLANTIS BOULEVARD
C7.05	STREET PLAN & PROFILE - VOLANTIS BOULEVARD
C7.06	STREET PLAN & PROFILE - VULTURE DR & PENDLETON WAY
C7.07	STREET PLAN & PROFILE - HIGHLAKE RD & HERONDALE TRL
C7.08	STREET PLAN & PROFILE - PENFORTH LN & SANDERS WAY
C7.09	STREET PLAN & PROFILE - DALLOWAY BLVD & DANFORTH WAY
C7.10	STREET PLAN - WEIL ROAD
C7.D1	STANDARD STREET DETAILS*
C7.D2	STANDARD STREET DETAILS*
C7.D3	WHEELCHAIR RAMP DETAILS*
C7.D4	CONCRETE DRIVEWAY DETAILS*
C8.00	TRAFFIC SIGNAGE PLAN
C8.01	TRAFFIC SIGNAGE PLAN
C8.02	TRAFFIC SIGNAGE PLAN
C8.03	STRIPING PLAN - WEIL ROAD
C8.D1	TXDOT SIGN MOUNTING DETAILS*
C8.D2	TXDOT SIGN MOUNTING DETAILS*
C8.D3	PAVEMENT MARKING DETAILS*

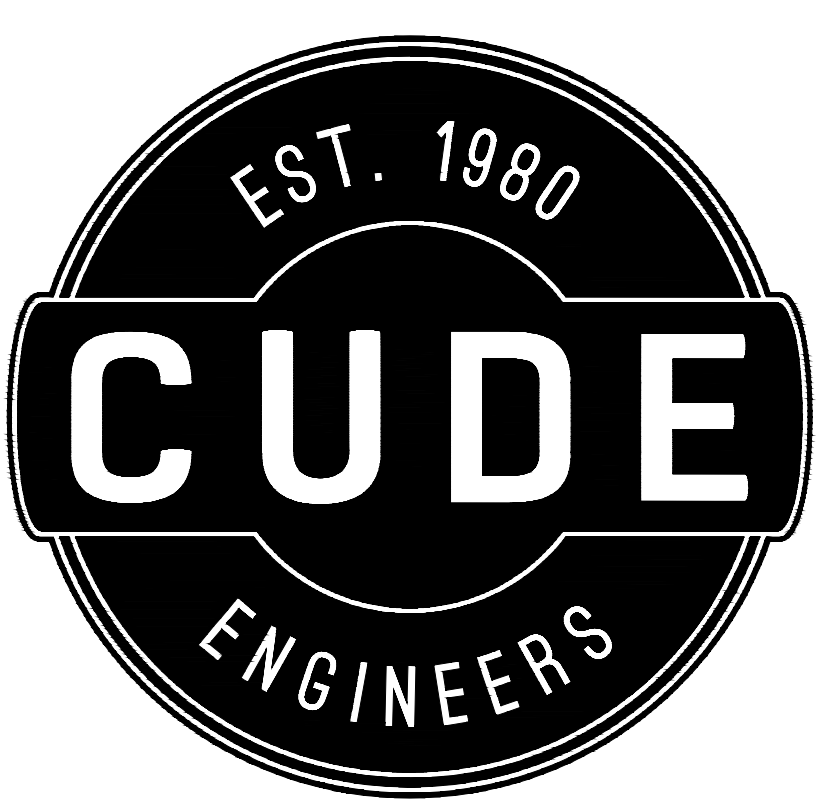
* DENOTES STANDARD DETAILS ADOPTED FOR USE ON THIS PROJECT



LOCATION MAP



VICINITY MAP



GRACE VALLEY RANCH
PHASE 6

CONSTRUCTION PLANS

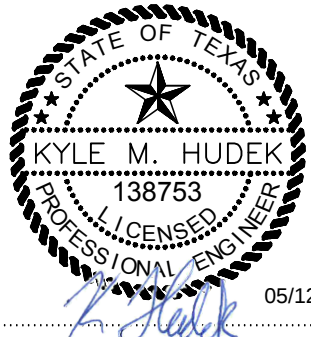
DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, LTD.
CONTACT: RICHARD MOTT, P.E.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216
TEL: (210) 403-6282

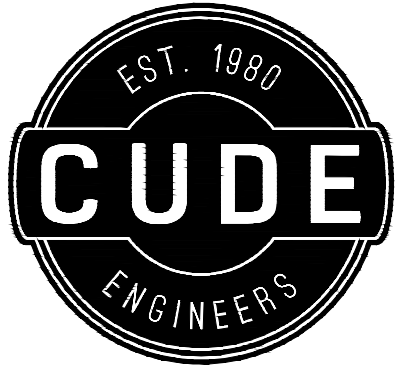
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

DRAWN BY AC/AG/BK/SG/RB/JF	DATE 05/12/2025	PLAT NO.
CHECKED BY KYLE HUDEK, P.E.	PROJECT NO. 03346.008	CUDE ENGINEERS TBPE No. 455 TBPLS No. 10048500

I HAVE REVIEWED THIS PLAN SET
FOR QUALITY ASSURANCE AND
QUALITY CONTROL PURPOSES.

THIS PLAN SET HAS BEEN PREPARED,
DESIGNED AND REVIEWED UNDER MY
DIRECT SUPERVISION.





4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6
GRADING PLAN

DATE
05/12/2025
PROJECT NO.
03499.008
DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

STATE OF TEXAS
KYLE M. HUDK
138753
AGGREGATE ENGINEER
05/12/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C2.04

KEYNOTES

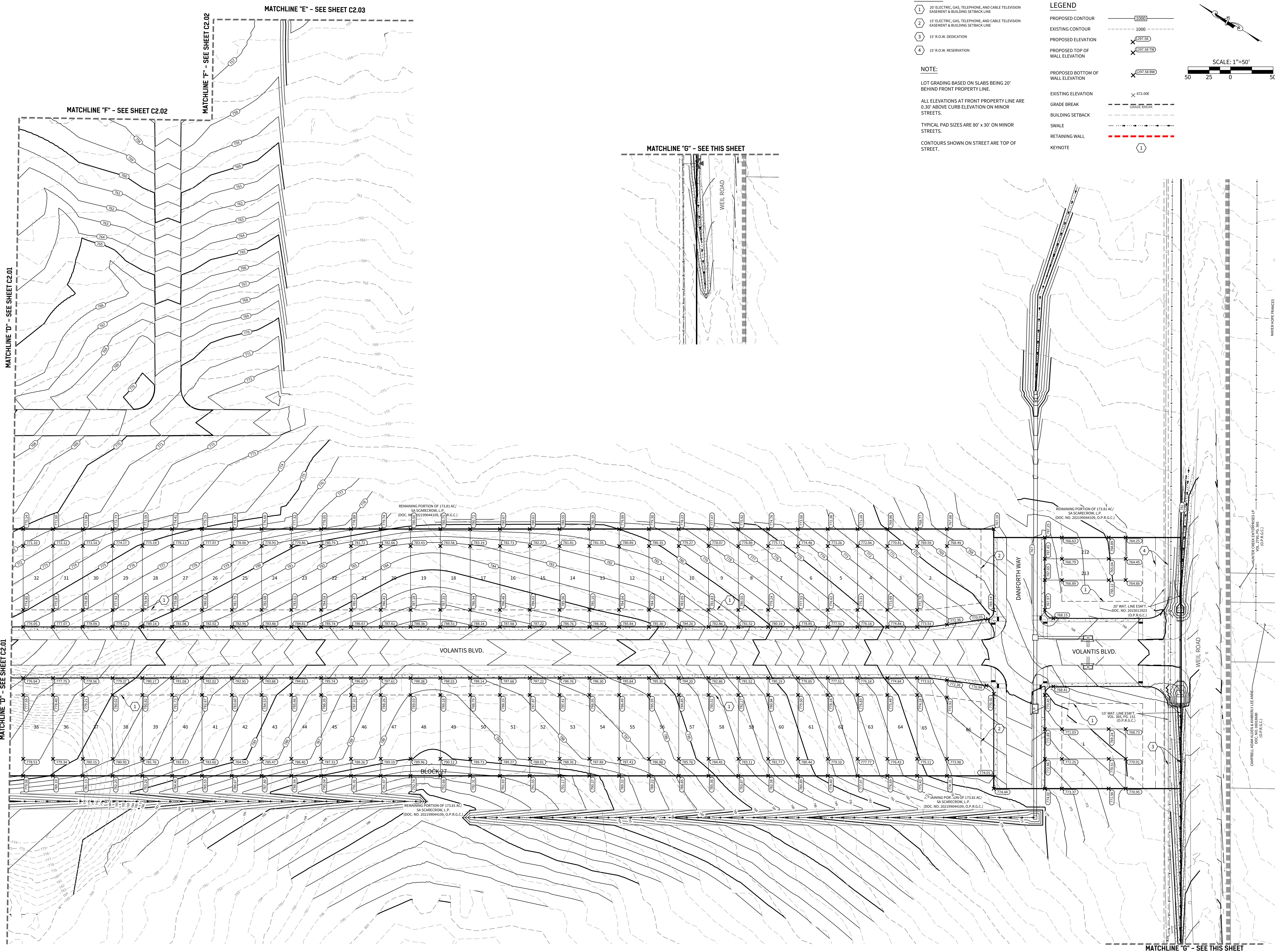
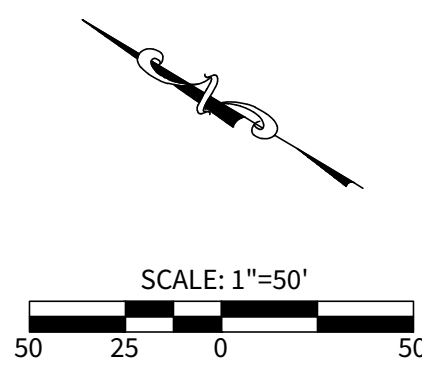
- 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 15' R.O.W. DEDICATION
- 15' R.O.W. RESERVATION

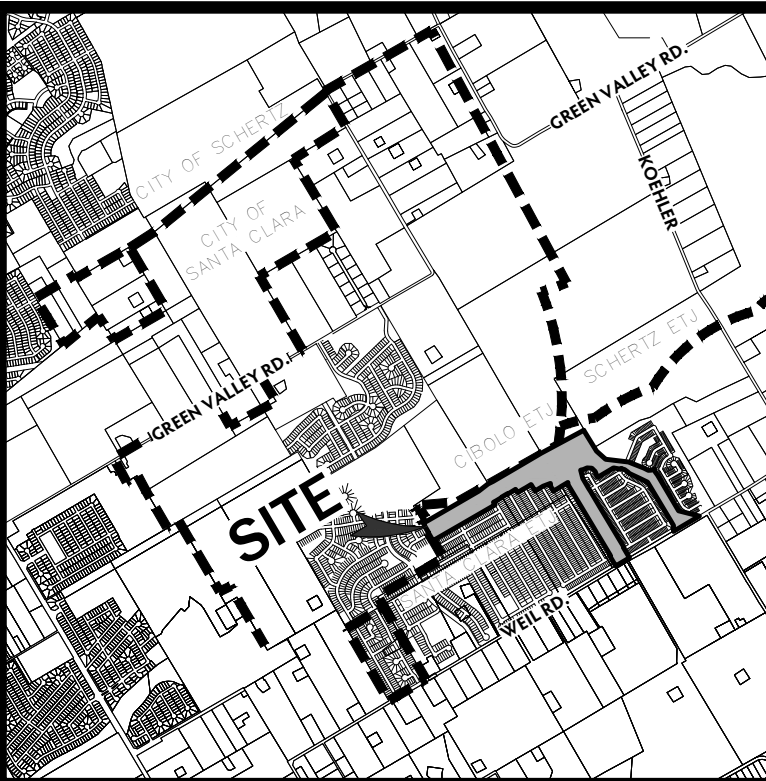
NOTE:

LOT GRADING BASED ON SLABS BEING 20' BEHIND FRONT PROPERTY LINE.
ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.30' ABOVE CURB ELEVATION ON MINOR STREETS.
TYPICAL PAD SIZES ARE 80' x 30' ON MINOR STREETS.
CONTOURS SHOWN ON STREET ARE TOP OF STREET.

LEGEND

- PROPOSED CONTOUR
EXISTING CONTOUR
PROPOSED ELEVATION
PROPOSED TOP OF WALL ELEVATION
PROPOSED BOTTOM OF WALL ELEVATION
EXISTING ELEVATION
GRADE BREAK
BUILDING SETBACK
SWALE
RETAINING WALL
KEYNOTE

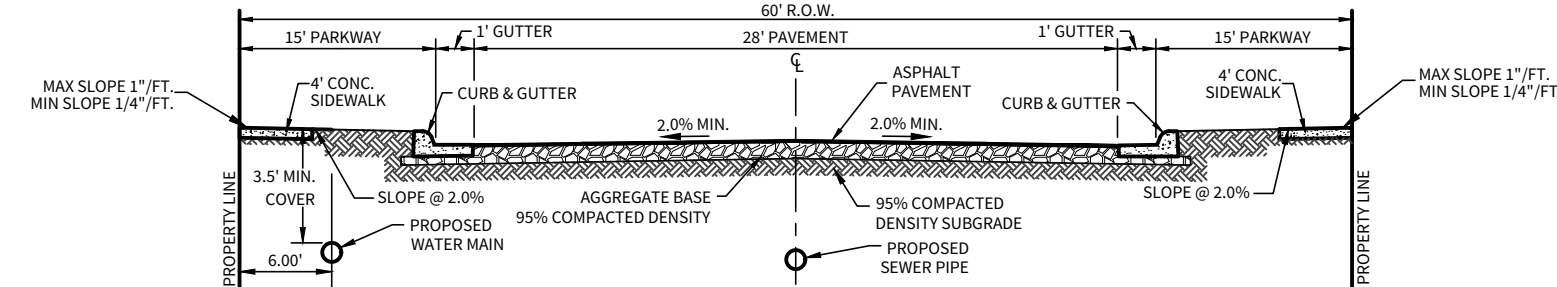
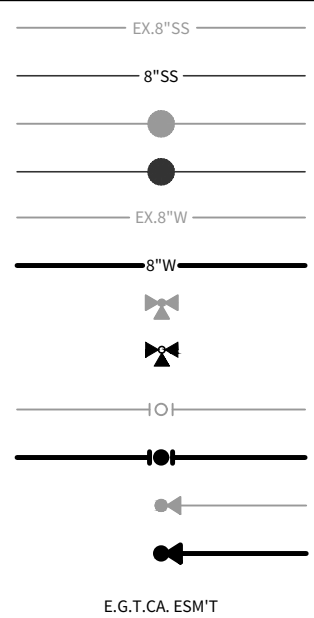




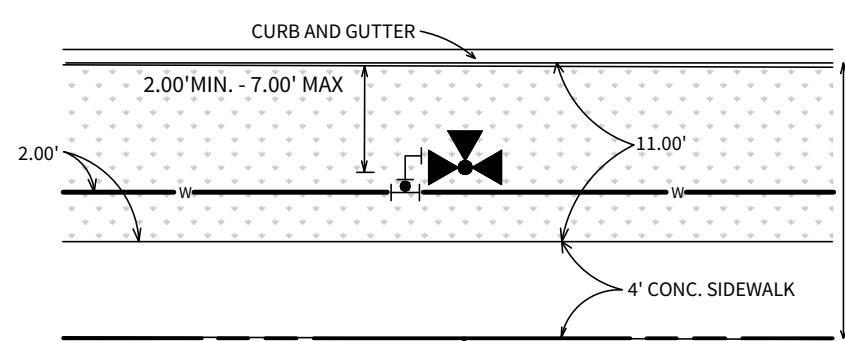
DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
CONTACT PERSON: RICHARD MOTT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
TEL: (210) 403-6200

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

- LEGEND**
- EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING STANDARD FIRE HYDRANT
 - PROPOSED STANDARD FIRE HYDRANT
 - EXISTING STANDARD GATE VALVE
 - PROPOSED STANDARD GATE VALVE
 - EXISTING PERMANENT BLOWOFF
 - PROPOSED PERMANENT BLOWOFF
 - ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



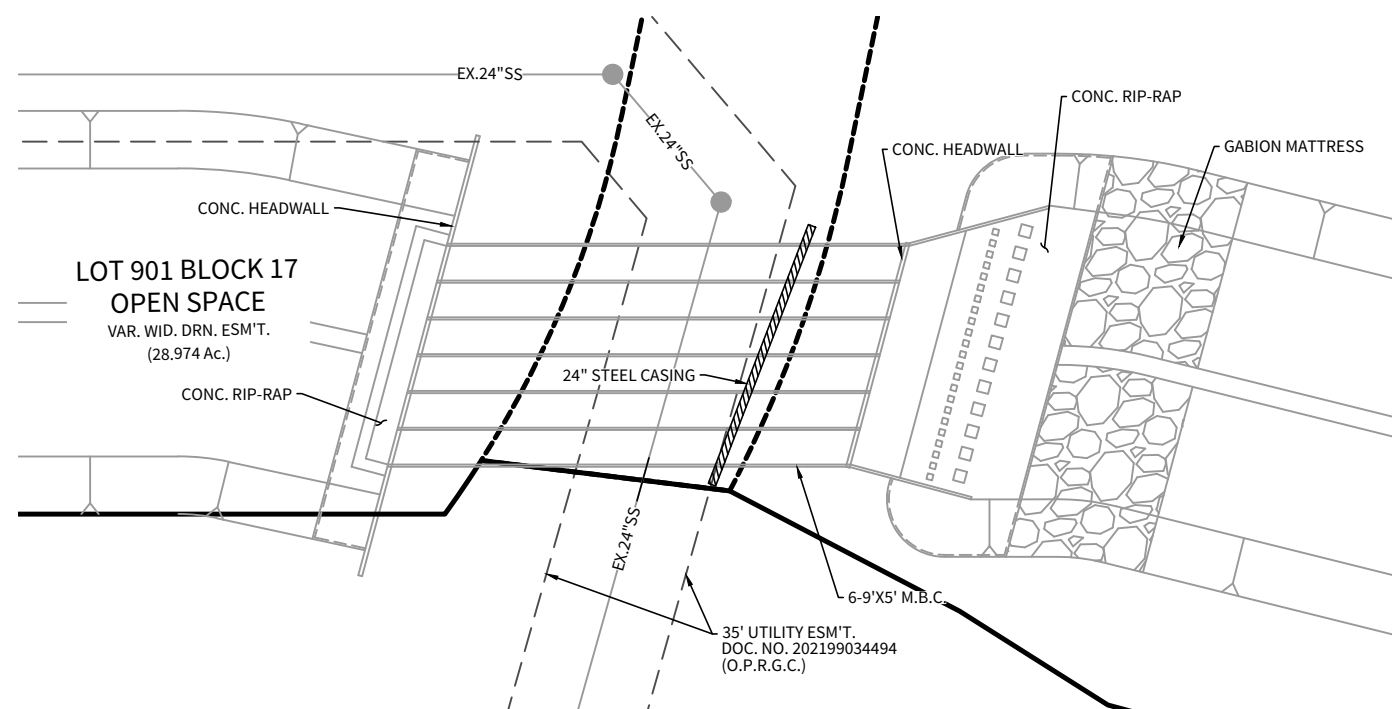
MINOR STREET CROSS-SECTION
N.T.S.



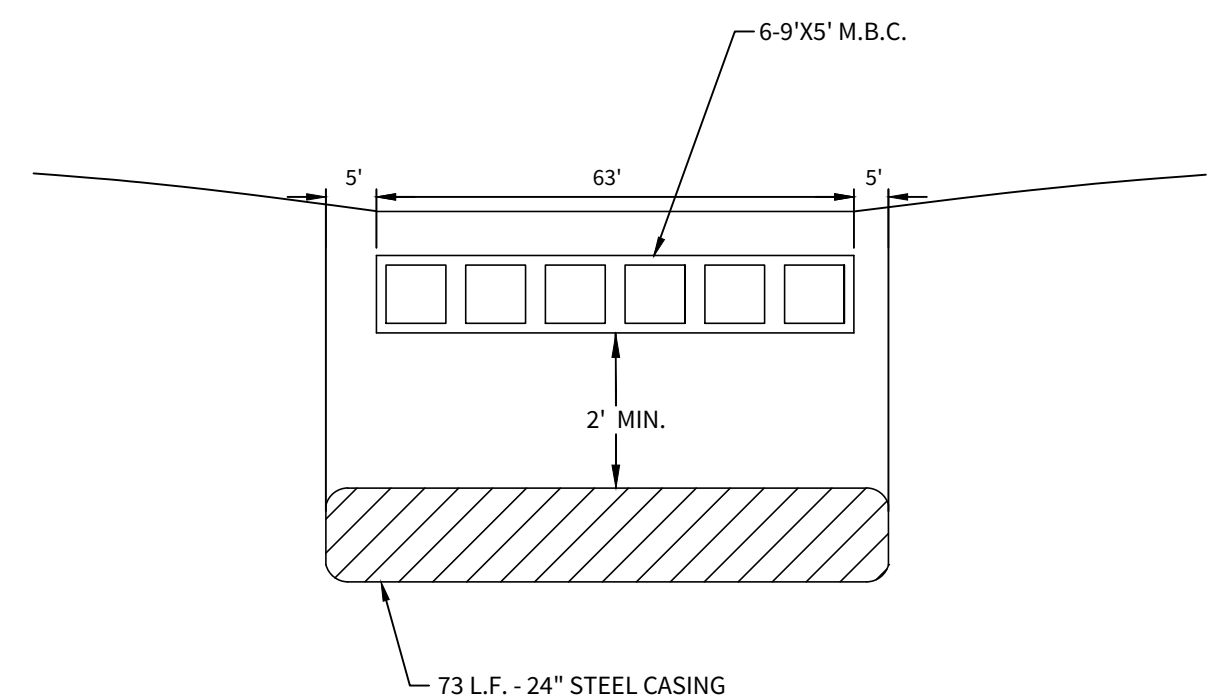
LOCAL RESIDENTIAL FIRE HYDRANT DETAIL (4' SIDEWALK)
N.T.S.

- NOTE:**
- EXCLUSIVE OF THE TEE, PAYMENT FOR THE FIRE HYDRANT SHALL INCLUDE ALL FITTINGS, 6" D.I. PIPE AND 6" GATE VALVE & BOX.
 - FIRE HYDRANT TO BE INSTALLED OUTSIDE OF THE LIMITS OF ALL PROPOSED SIDEWALKS.

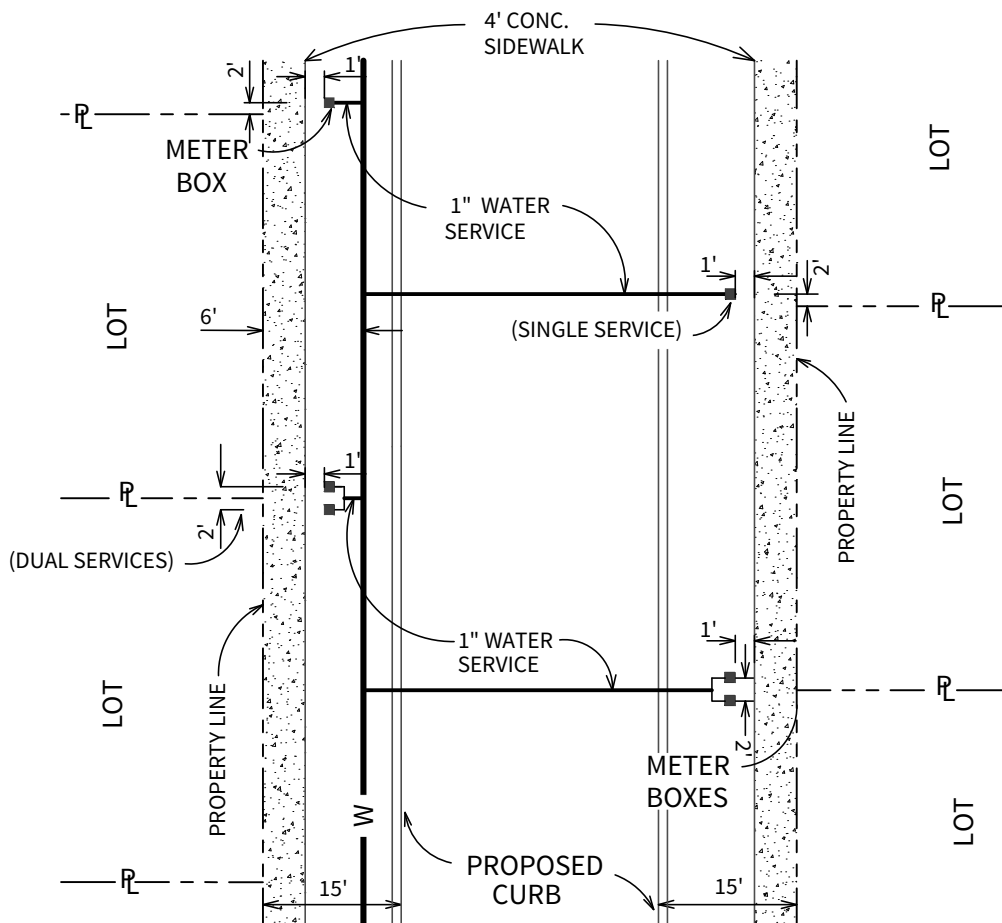
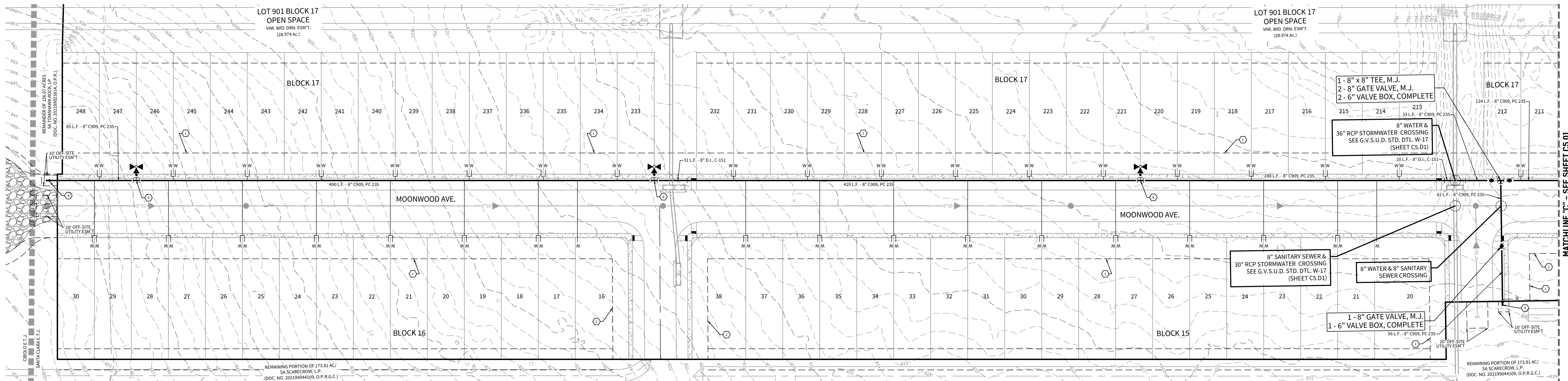
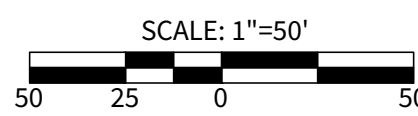
- NOTES:**
- LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE ELECTRIC SERVICE AND WATER METER LOCATION SHALL HAVE WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.
 - DISINFECTION SHALL BE BY MACHINE CHLORINATION.
 - CONTRACTOR TO UTILIZE APPROVED WATER LINE STOPS AND/OR MUELLER INSERTION-VALVES TO MINIMIZE WATER OUTAGES AS REQUIRED BY GVSUD INSPECTOR.
 - MOISTURE DENSITY COMPACTION TESTING FREQUENCY- WATER MAIN TRENCHES REQUIRED EVERY 300 L.F. FOR EACH VERTICAL FOOT OF COMPACTED BACKFILL SERVICES RANDOMLY SELECTED AS REQUIRED BY GVSUD INSPECTOR.
 - ALL TESTING AND TEST REPORTS SHALL BE COORDINATED WITH GVSUD INSPECTOR BY THE CONTRACTOR.
 - ALL DUCTILE IRON PIPE TO BE AMERICAN, ZINC COATED, AWWA/ANSI C-151



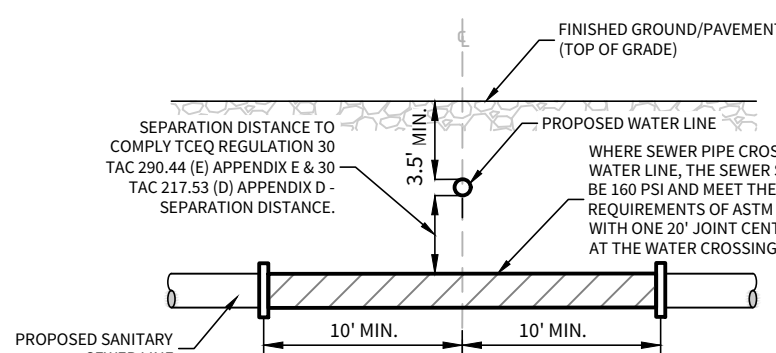
BOX CULVERT CROSSING
N.T.S.



BOX CULVERT / WATER CROSSING
N.T.S.



WATER METER BOX LOCATION (60' R.O.W.)
N.T.S.



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

CAUTION!!!

THE CONTRACTOR SHALL BE AWARE THAT EXISTING UTILITIES ARE WITHIN THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

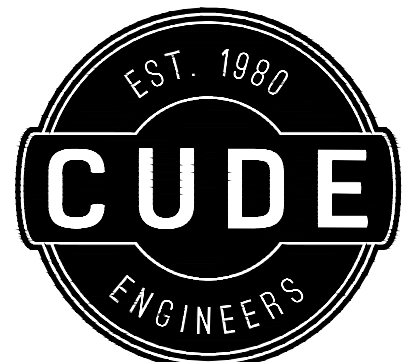
TRENCH EXCAVATION SAFETY PROTECTION

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

KEYNOTES

- 20" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 15" ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- 2" BLOWOFF ASSEMBLY (PERM.) SEE G.V.S.U.D. STD. DTL. NO. W-28 (SHEET CS.02)
- 2" BLOWOFF ASSEMBLY (PERM.) SEE G.V.S.U.D. STD. DTL. NO. W-28 (SHEET CS.02)
- 2" BLOWOFF ASSEMBLY (PERM.) SEE G.V.S.U.D. STD. DTL. NO. W-28 (SHEET CS.02)
- 1- 6" x 12" CUT-IN TEE, M.J.
- 1- 2" BLOWOFF ASSEMBLY (TEMP.)
- 1- 12" x 12" M.J. THRU DI. ECCENTRIC REDUCER (TEMP.)
- 1- 12" GATE VALVE, M.J.
- 1- 6" GATE VALVE, M.J.
- 1- 6" VALVE BOX, COMPLETE
- 1- 6" x 6" TEE, M.J., ANCHOR
- 1- 6" x 1/4" BEND, M.J.
- 1- 6" GATE VALVE, M.J.
- 1- 6" VALVE BOX, COMPLETE
- 1- STD. FIRE HYDRANT
- 1- 6" D.I. PIPE, CUT AS REQ'D. SEE G.V.S.U.D. STANDARD DTL. NO. W-22 (SHEET CS.02)

Developer's Name	LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.		
Developer's Address	100 NE LOOP 410, SUITE 1155		
City	SAN ANTONIO	State	TEXAS
Phone #	(210) 403-6200	Fax #	
Block Map #	N/A	Total EDU's	210
Total Linear Footage of Pipe	8" W - 5,960.91 L.F.	Total Acreage	60.610
Meter Size	210 - 3/4" METER	Plat No.	N/A
Number of Lots	210	Job No.	N/A



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

**GRACE VALLEY RANCH
PHASE 6**

WATER DISTRIBUTION PLAN

DATE
05/12/2025

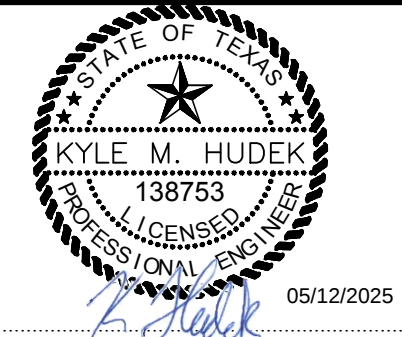
PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF

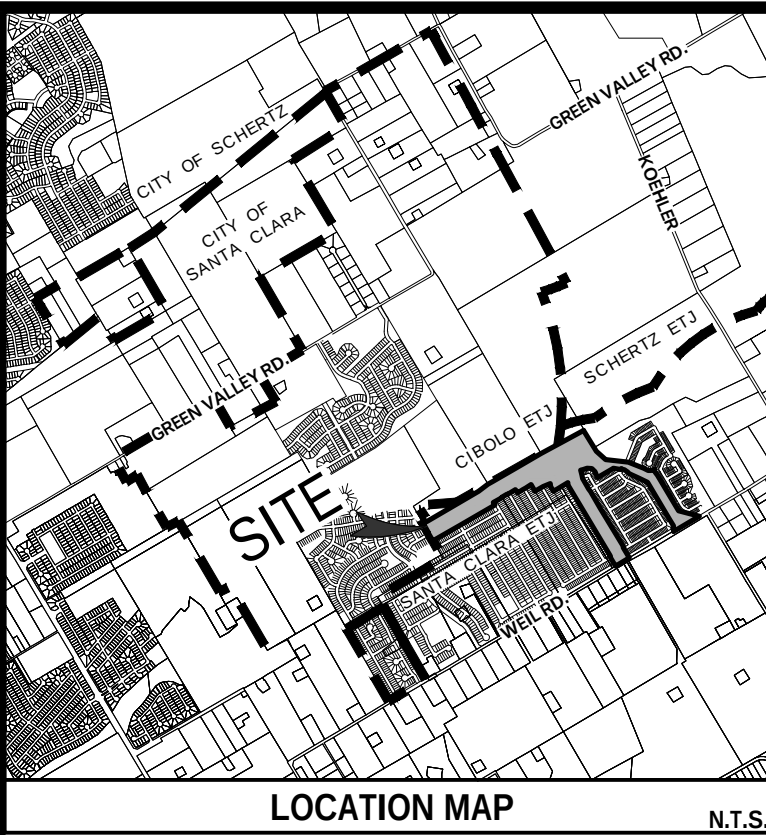
CHECKED BY
K.M.H.

REVISIONS

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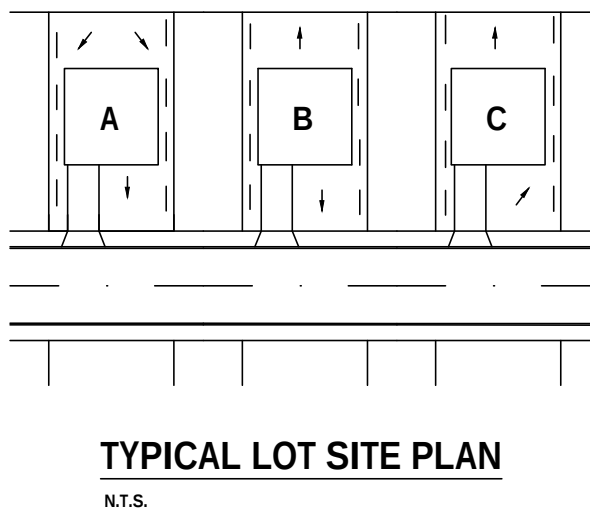


CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500



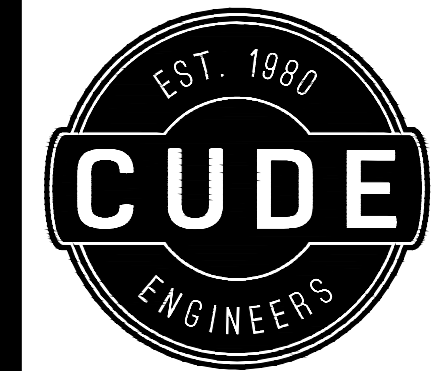
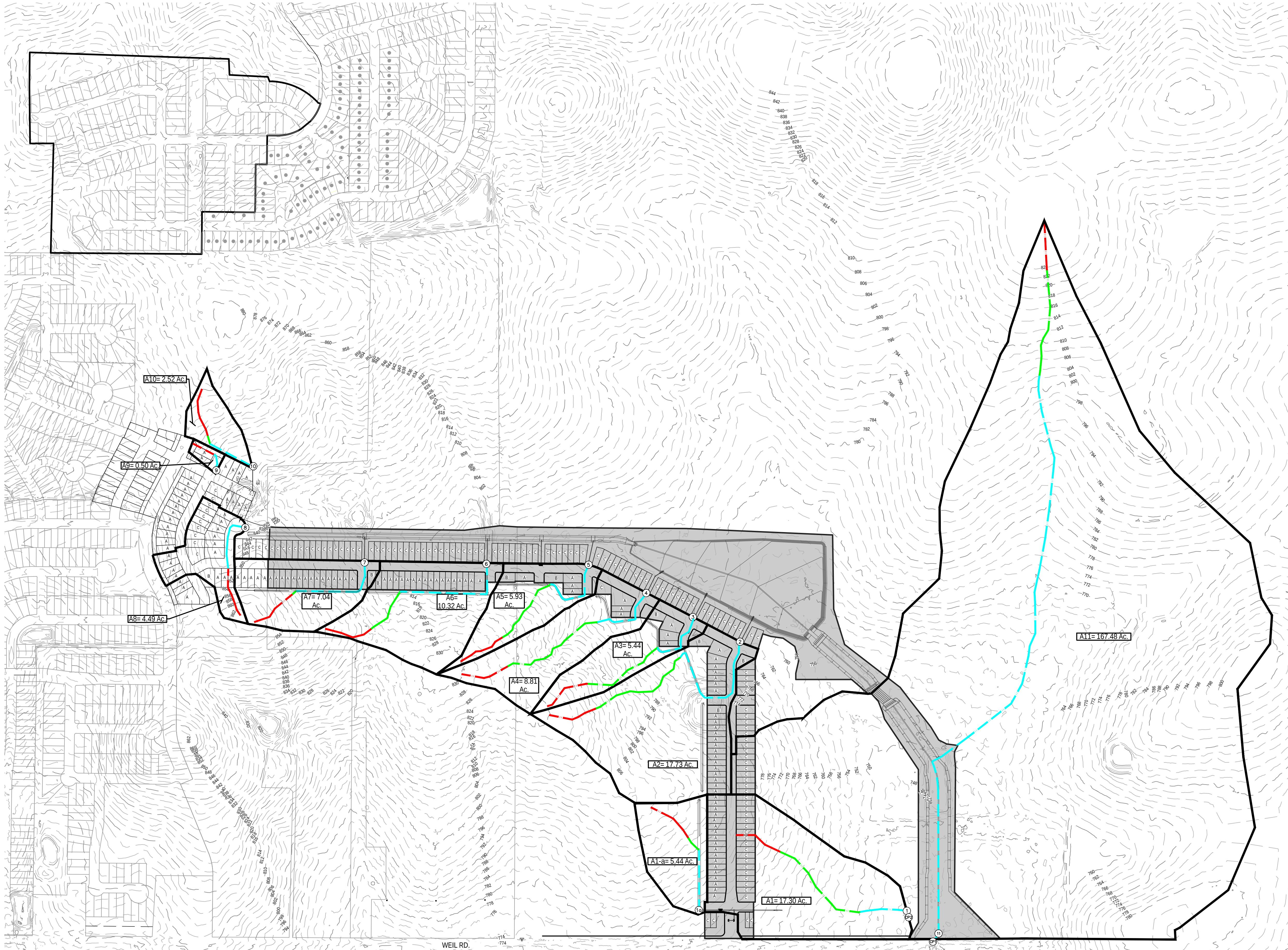
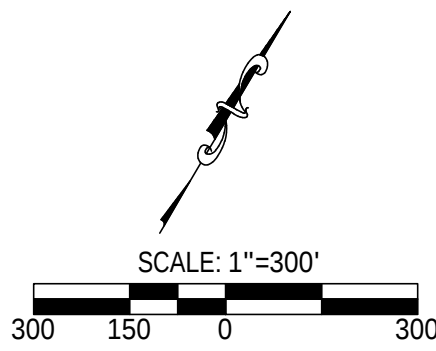
DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND
CONSTRUCTION, L.T.D.
CONTACT PERSON: RICHARD MOTT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
TEL: (210) 403-6200

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



LEGEND

- UNIT BOUNDARY
- DRAINAGE BOUNDARY
- SHEET FLOW TO LINE
- SHALLOW CONCENTRATED TO LINE
- CONCENTRATED TO LINE
- ACCUMULATION POINT



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6
OVERALL DRAINAGE MASTER PLAN -
PROPOSED CONDITIONS

DATE
05/08/2025

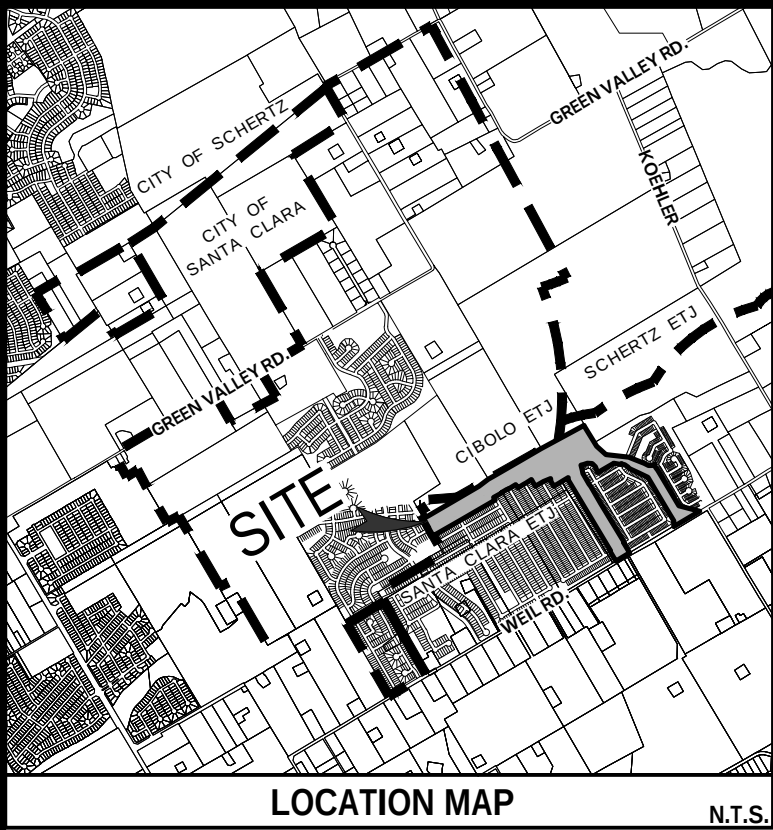
PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF

CHECKED BY
K.M.H.

REVISIONS
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2.
3.
4.
5.
6.
7.
8.
9.

STATE OF TEXAS
KYLE M. HUDEK
138753
Professional Engineer
05/12/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

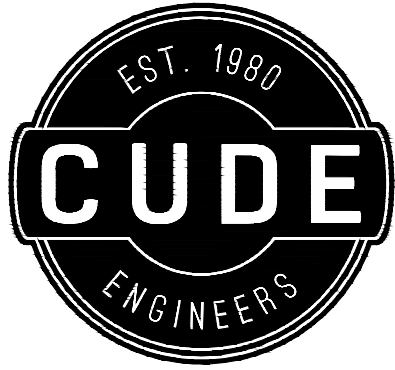


DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND
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CONTACT PERSON: RICHARD MOTT
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216
TEL: (210) 403-6200

CIVIL ENGINEER:
CUDE ENGINEERS
CONTACT PERSON: CHRIS J. CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

PROPOSED CONDITIONS

Project Name: Ann Austin Phase 1A																	Preci		PA2									
Calculation Summary for Time of Concentrations & Ultimate Flow																												
HYDROLOGY						Sheet Flow Tc Compuations						Shallow Conc. Tc Compuations					Concentrated Tc Computations			Overall	INTENSITY			Q FLOW				
Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C (5-YR)	C (25-YR)	C (100-YR)	Length < 300'	Paved (Y or N)	Upstream Elev.	Downstream Elev	Slope	Time of Concentration		Paved (Y or N)	Downstream Elev	Slope	Time of Concentration	Length	Velocity (fps)	Time of Concentration	Time of Concentration (min)	I5	I25	I100	Q5	Q25	Q100	Drainage Shed	
A1	17.30	=A1	0.41	0.48	0.56	300.00	N	785.30	769.43	5.29%	16.71	650.00	N	749.73	3.03%	3.87	292.89	5	0.98	21.00	4.63	6.45	8.13	32.60	54.09	78.43	A1	
A1-a	5.44	=A1-a	0.36	0.42	0.49	300.00	N	804.00	793.59	3.47%	18.00	99.77	N	782.89	10.72%	0.31	359.56	5	1.20	19.00	4.84	6.75	8.51	9.48	15.42	22.68	A1-a	
A2	17.73	=A2	0.40	0.47	0.54	300.00	N	820.00	808.78	3.74%	18.00	650.00	N	775.58	5.11%	2.96	820.54	5	2.74	23.00	4.42	6.15	7.74	31.04	51.21	74.36	A2	
A3	5.44	=A3	0.40	0.47	0.55	300.00	N	820.00	807.46	4.18%	17.82	511.53	N	778.12	5.73%	2.20	364.02	5	1.21	21.00	4.63	6.45	8.13	10.03	16.59	24.11	A3	
A4	8.81	=A4	0.39	0.46	0.53	300.00	N	830.00	822.95	2.35%	19.30	650.00	N	789.08	5.21%	2.93	422.59	5	1.41	23.00	4.42	6.15	7.74	15.02	24.67	35.93	A4	
A5	5.93	=A5	0.41	0.49	0.56	300.00	N	830.00	821.09	2.97%	18.06	448.35	N	800.99	4.48%	2.18	447.29	5	1.49	21.00	4.63	6.45	8.13	11.23	18.64	27.02	A5	
A6	10.32	=A6	0.40	0.48	0.55	300.00	N	840.00	826.78	4.41%	17.59	296.20	N	814.34	4.20%	1.49	705.21	5	2.35	21.00	4.63	6.45	8.13	19.32	32.01	46.45	A6	
A7	7.04	=A7	0.44	0.53	0.60	300.00	N	862.71	844.30	6.14%	16.00	29.98	N	842.12	7.26%	0.11	560.95	5	1.87	17.00	5.05	7.04	8.89	15.55	26.10	37.64	A7	
A8	4.49	=A8	0.50	0.61	0.69	300.00	N	862.76	848.68	4.70%	17.31						346.91	5	1.16	18.00	4.94	6.89	8.70	11.04	18.86	26.89	A8	
A9	0.50	=A9	0.52	0.64	0.72	142.70	N	859.90	850.52								105.21	5	0.35	11.00	6.08	8.56	10.89	1.58	2.74	3.92	A9	
A10	2.52	=A10	0.36	0.42	0.49	300.00	N	870.00	856.67	4.44%	17.56	50.29	N	854.00	5.30%	0.22	287.64	5	0.96	18.00	4.94	6.89	8.70	4.48	7.29	10.74	A10	
A11	167.48	=A11	0.36	0.42	0.49	300.00	N	825.00	823.36	0.55%	20.00	650.00	N	802.31	3.24%	3.72	3706.59	5	12.36	36.00	3.43	4.77	5.99	206.80	335.53	491.57	A11	
CP1	184.78	=A1+A11	0.36	0.42	0.49	300.00	N	825.00	823.36	0.55%	20.00	650.00	N	802.31	3.24%	3.72	3706.59	5	12.36	36.00	3.43	4.77	5.99	228.17	370.19	542.35	CP1	
CP2	22.74	=A1+A1-a	0.31	0.37	0.42	300.00	N	785.30	769.43	5.29%	16.71	650.00	N	749.73	3.03%	3.87	292.83	5	0.98	21.00	4.63	6.45	8.13	32.60	54.09	78.43	CP2	



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

GRACE VALLEY RANCH
PHASE 6
OVERALL DRAINAGE MASTER PLAN CALCULATIONS

DATE
05/08/2025

PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF

CHECKED BY
K.M.H.

REVISIONS
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05/12/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

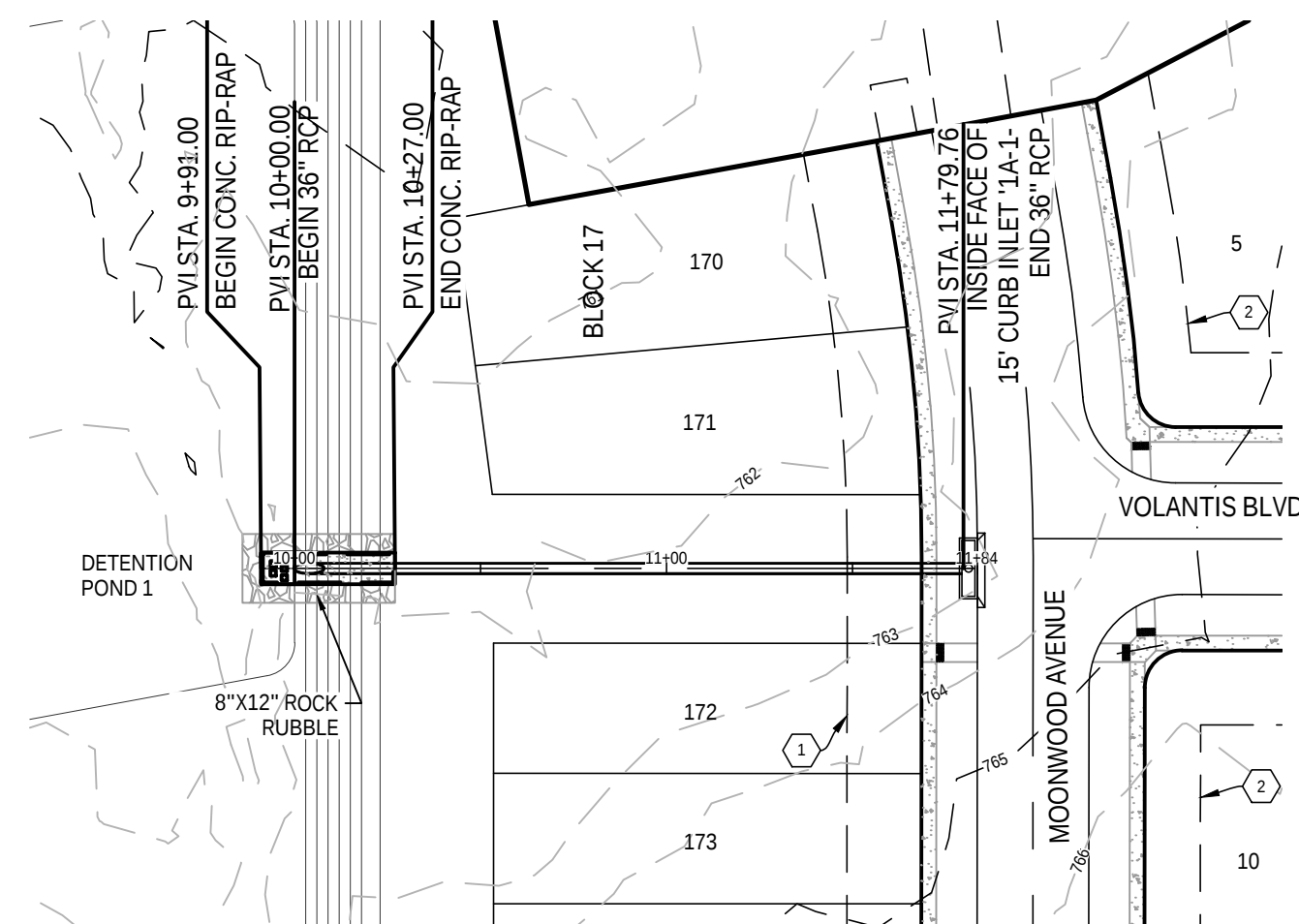
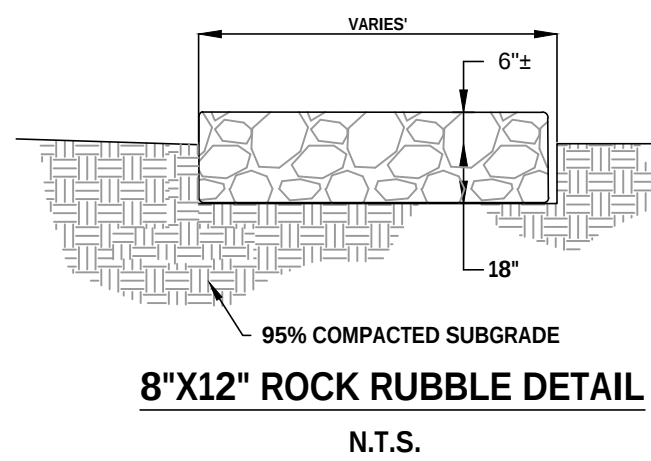
EARTHEN CHANNEL

CONCRETE RIP-RAP

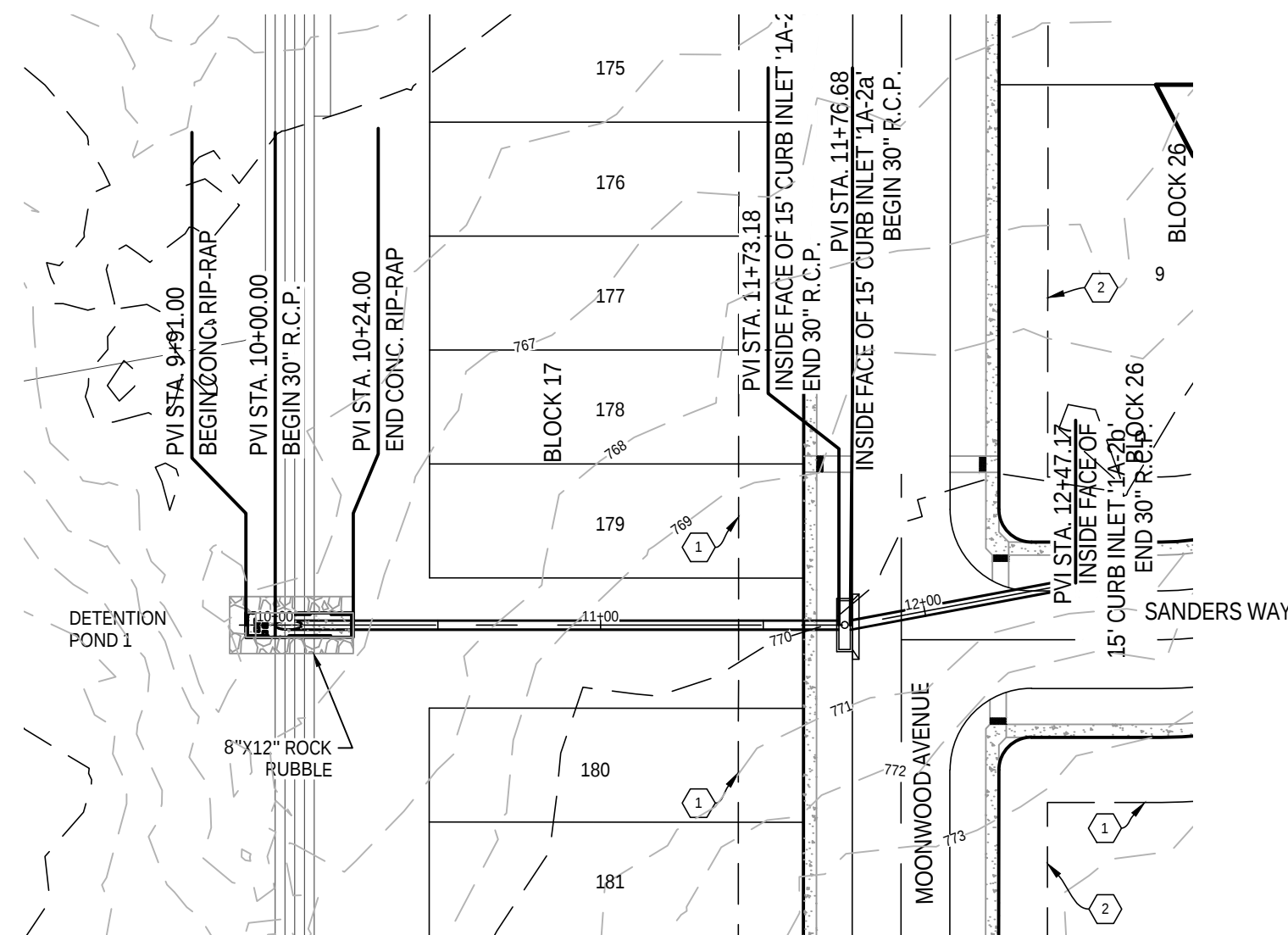
8"X12" ROCK RUBBLE

1 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EASEMENT & BUILDING SETBACK LINE

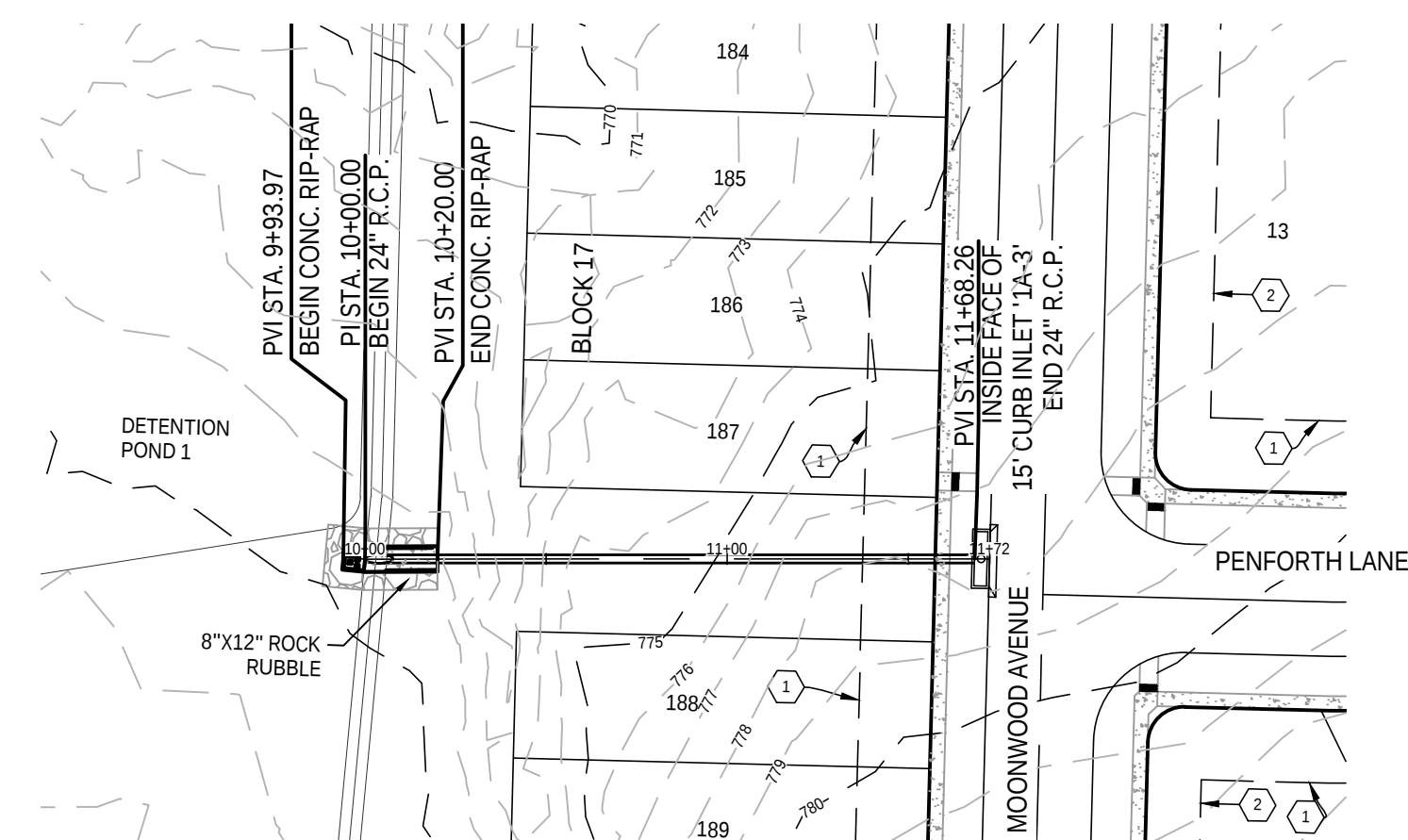
2 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EASEMENT & BUILDING SETBACK LINE



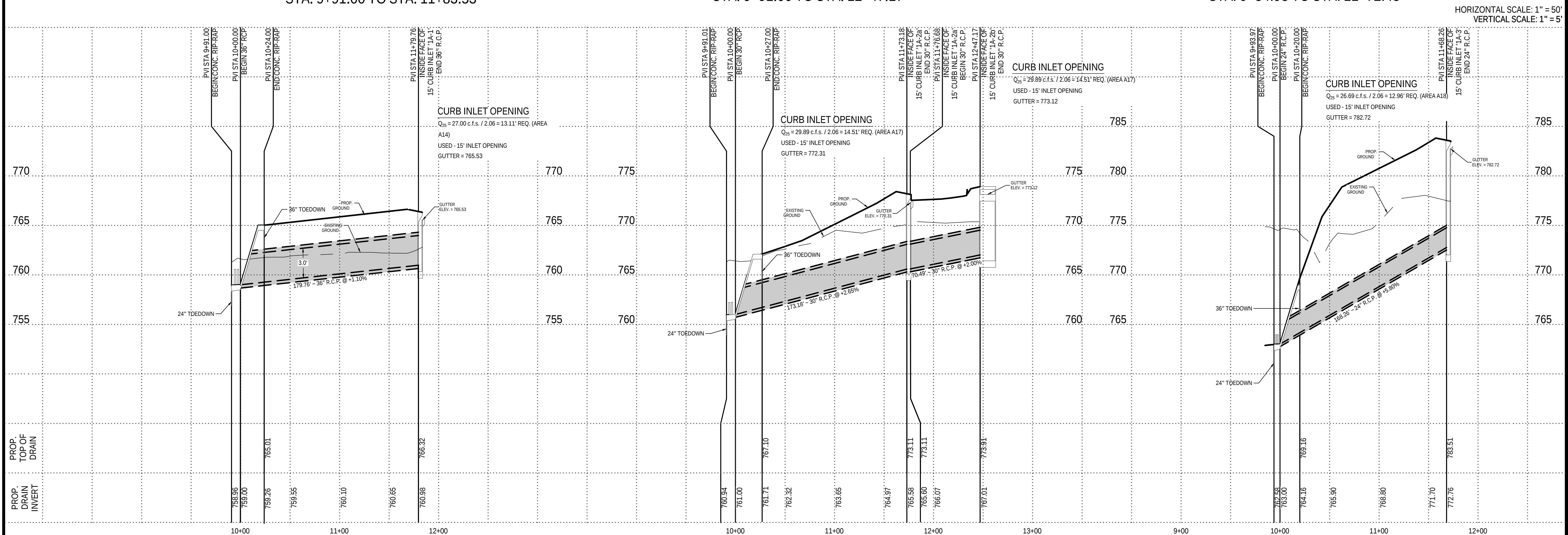
STA. 9+91.00 TO STA. 11+83.53



STA. 9+91.00 TO STA. 12+47.17



STA. 9+84.93 TO STA. 11+72.43



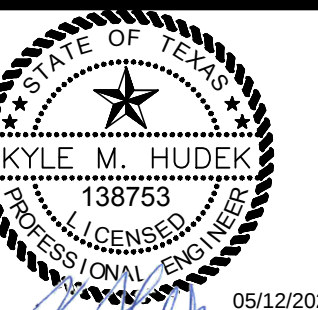
122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
(210) 681.2951 F: (210) 523.7112

DRAINAGE PLAN & PROFILE - DRAIN '1A-1,1A-2,1A-3'

DATE
12/2025
.....
JECT NO.
499.008

DRAWN BY
G/BK/SG/RB/JF
.....
CHECKED BY
K.M.H.

1. $\frac{1}{2}$
 2. $\frac{1}{4}$
 3. $\frac{1}{8}$
 4. $\frac{1}{16}$
 5. $\frac{1}{32}$
 6. $\frac{1}{64}$
 7. $\frac{1}{128}$
 8. $\frac{1}{256}$
 9. $\frac{1}{512}$
 10. $\frac{1}{1024}$



UDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C6.04

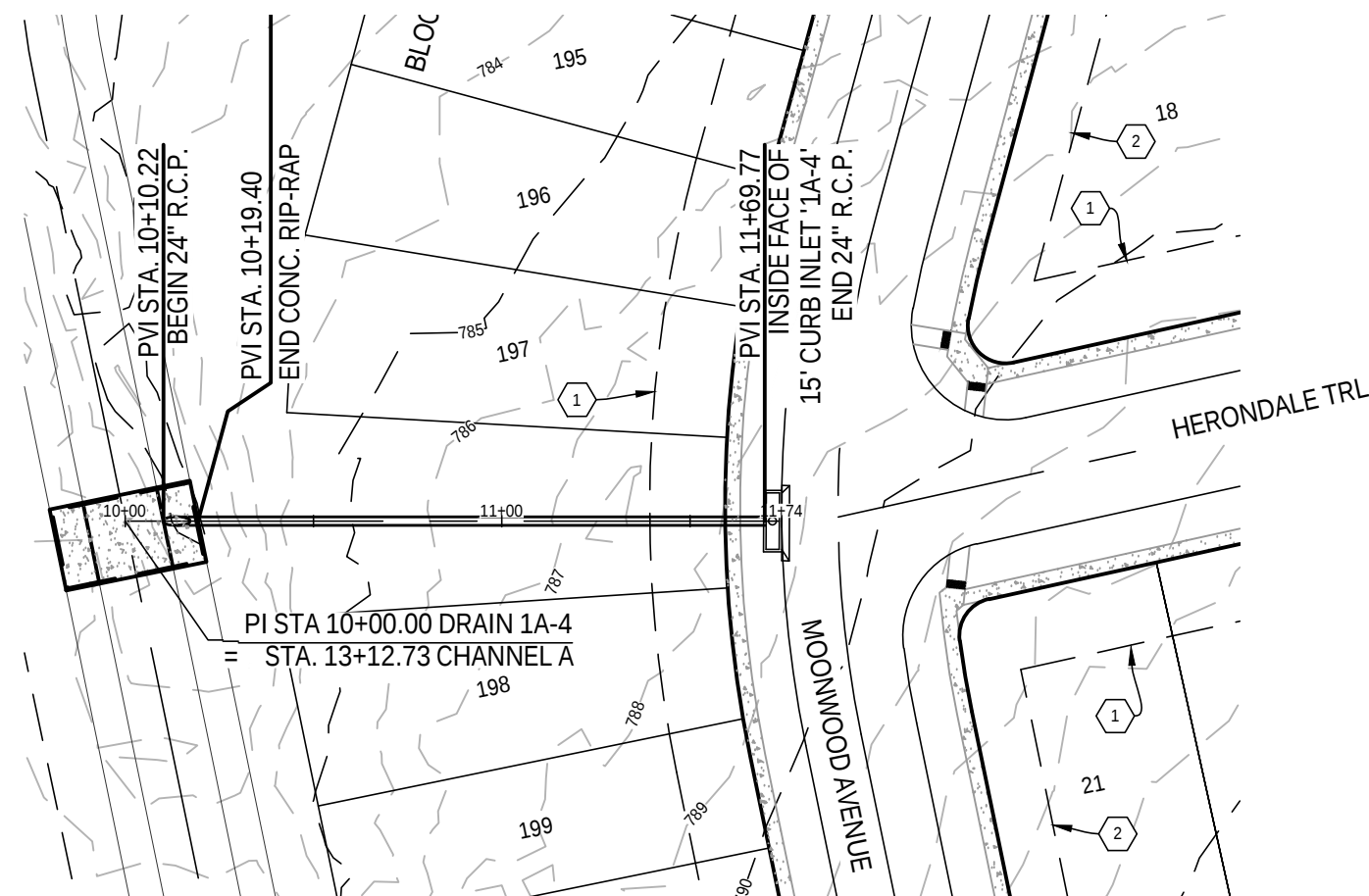
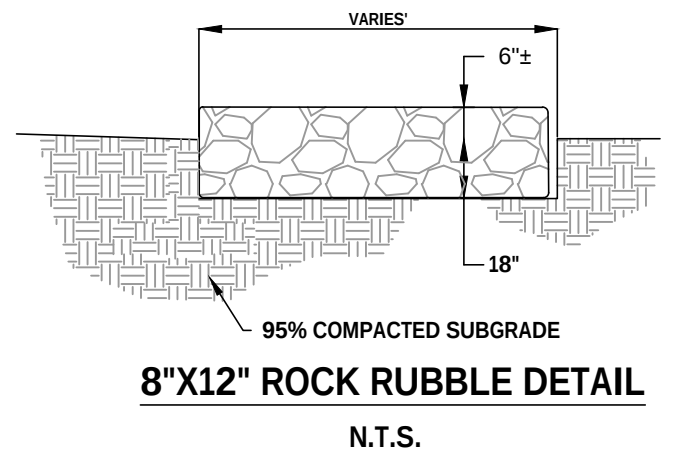
EARTHEN CHANNEL

CONCRETE RIP-RAP

8"X12" ROCK RUBBLE

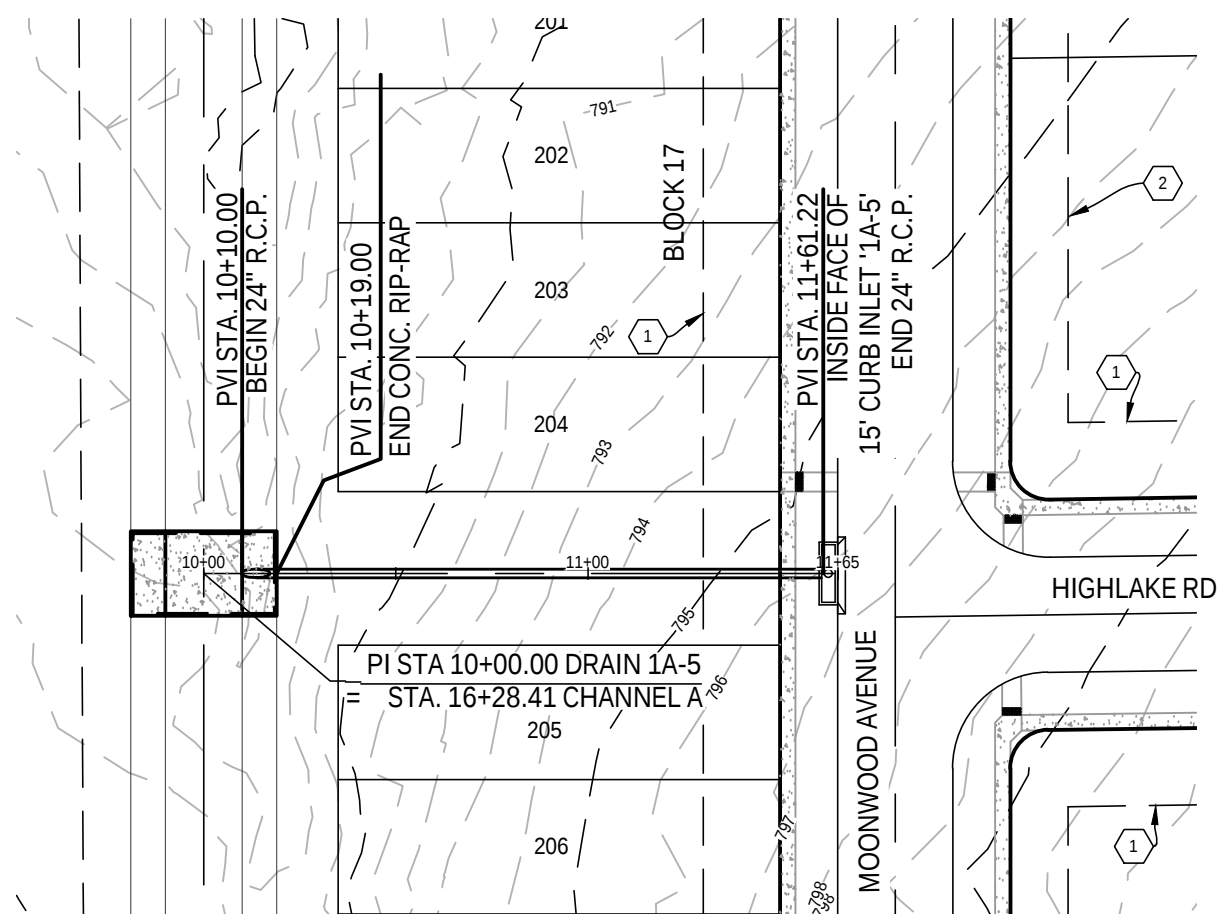
1 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EASEMENT & BUILDING SETBACK LINE

2 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
EASEMENT & BUILDING SETBACK LINE



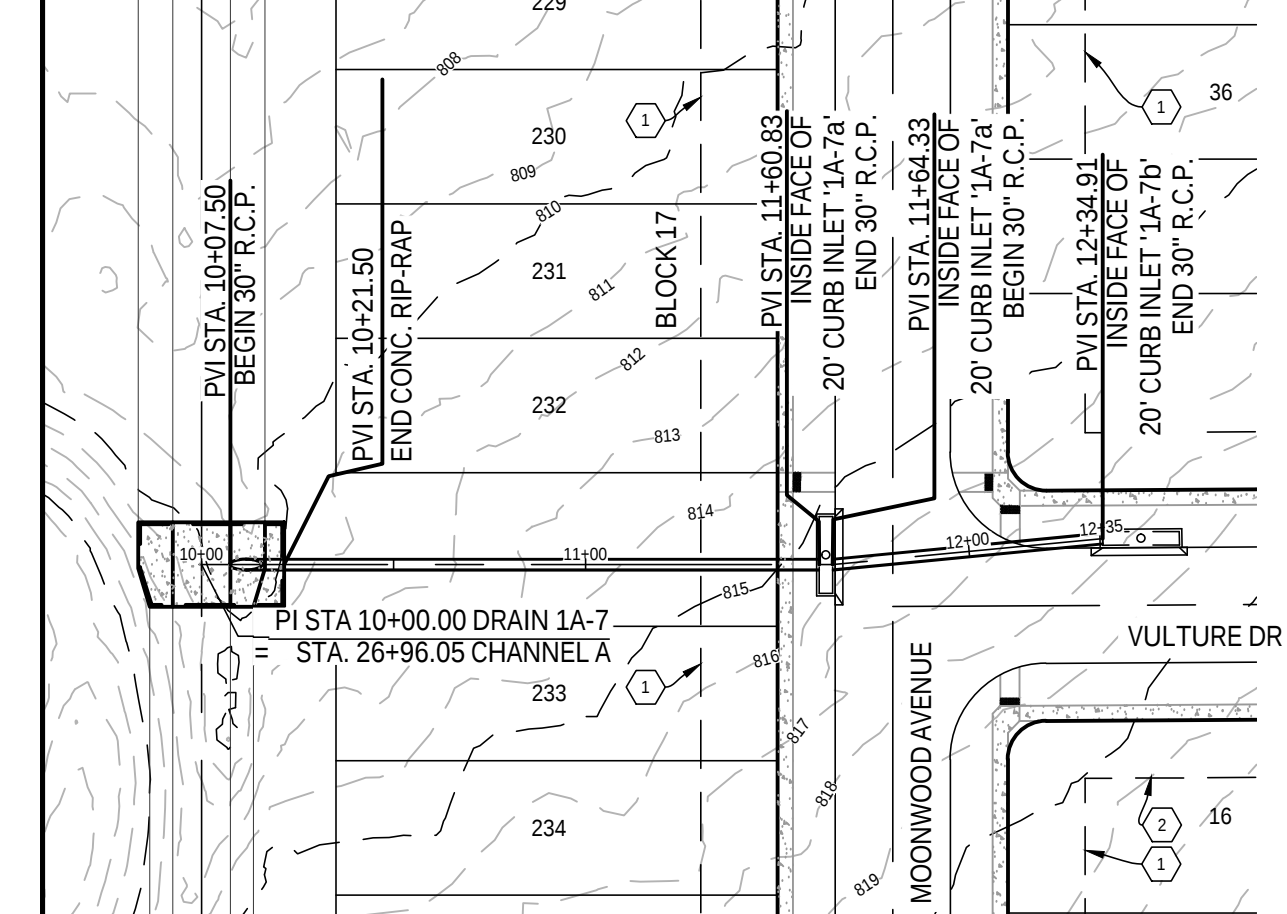
DRAIN 1A-4

STA. 10+00.00 TO STA. 11+74.31



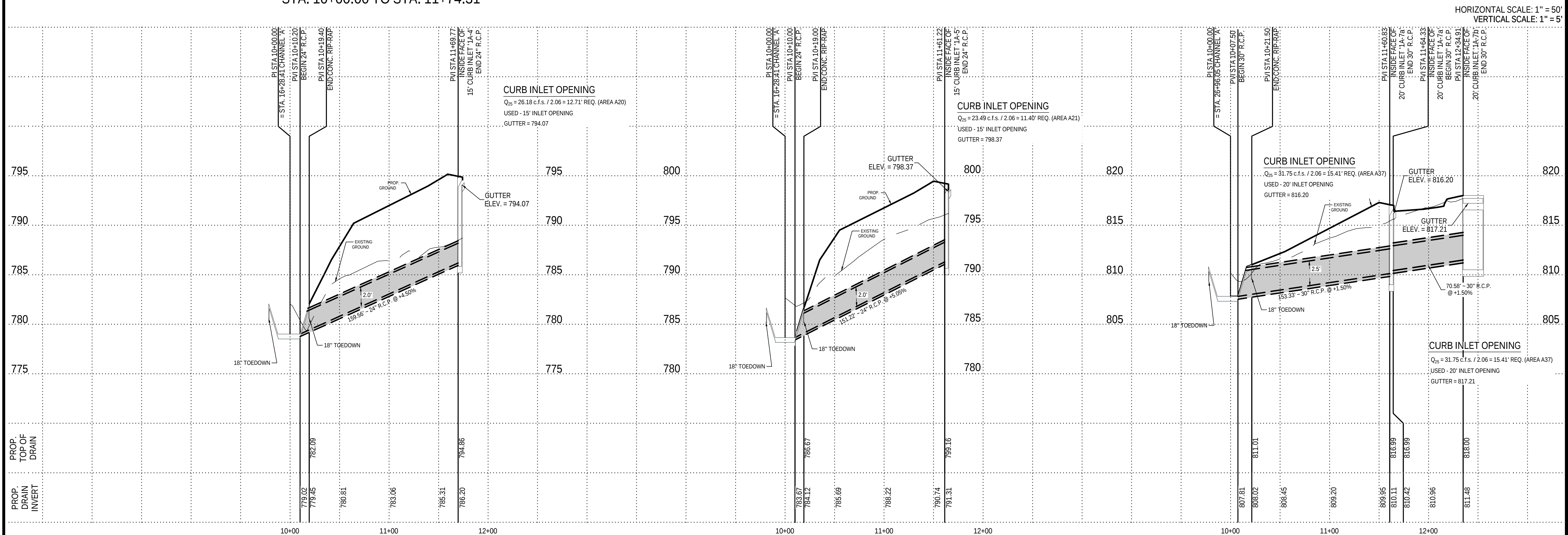
DRAIN 1A-5

STA. 10+00.00 TO STA. 11+65.10

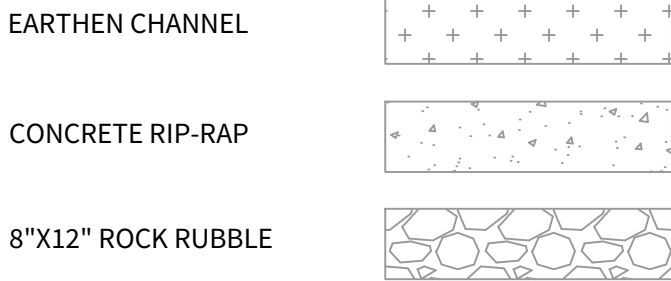


DRAIN 1A-7

STA. 10+00.00 TO STA. 12+34.91

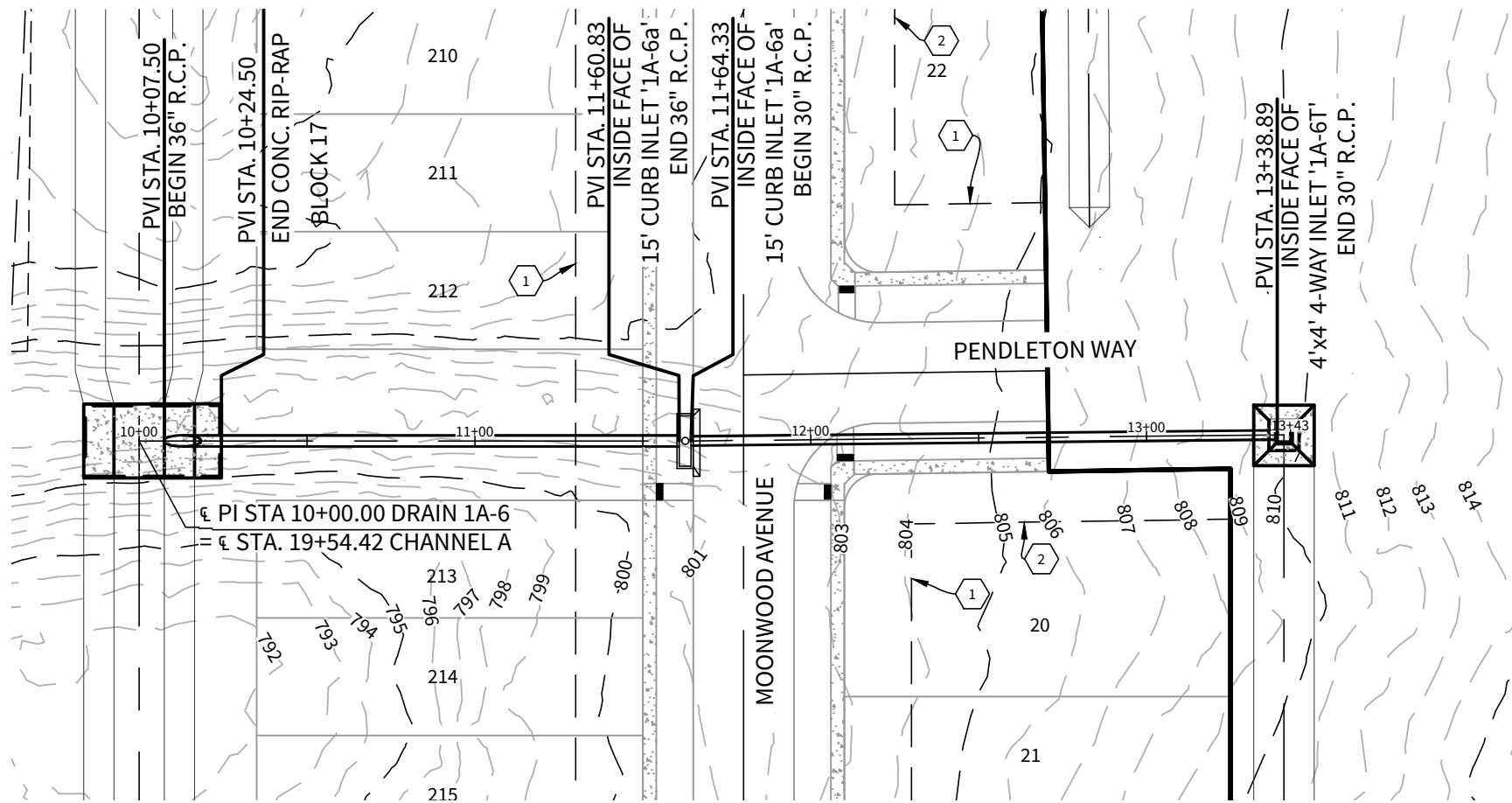
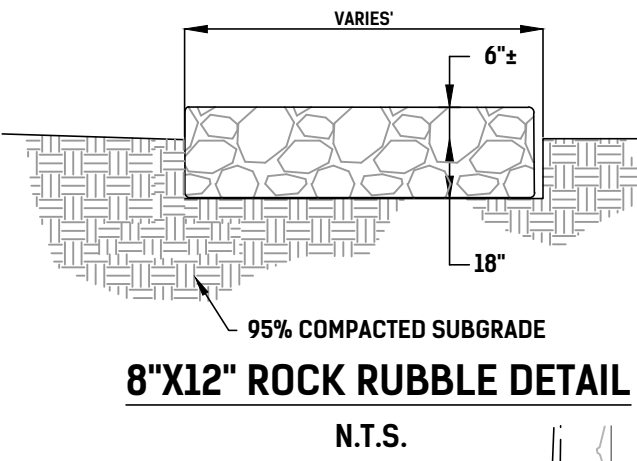


LEGEND



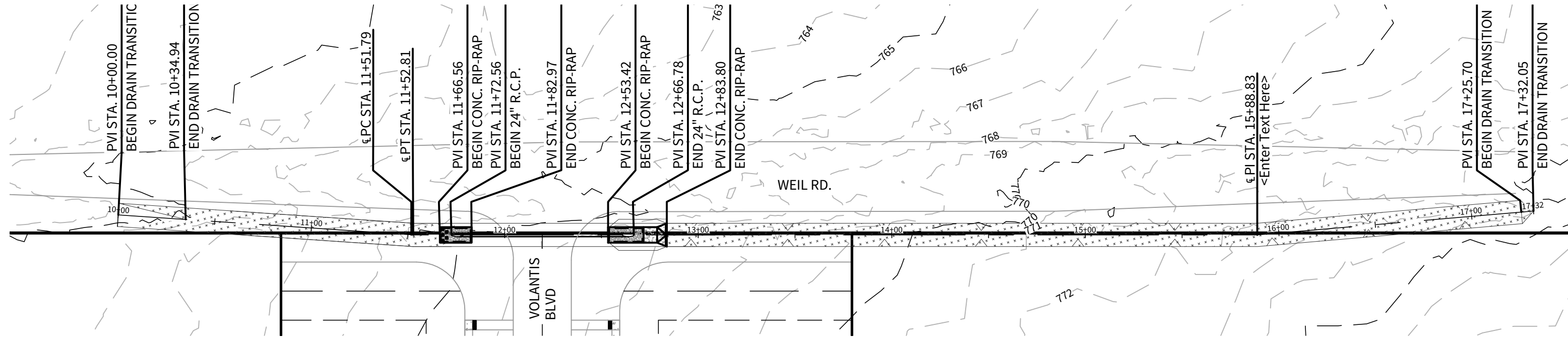
KEYNOTES

- ① 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- ② 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE



DRAIN 1A-6

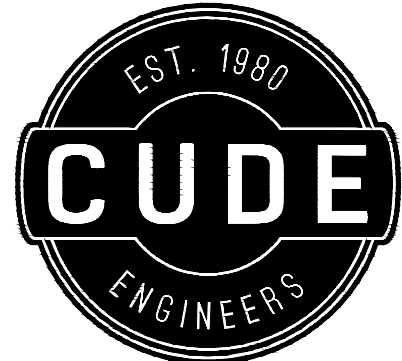
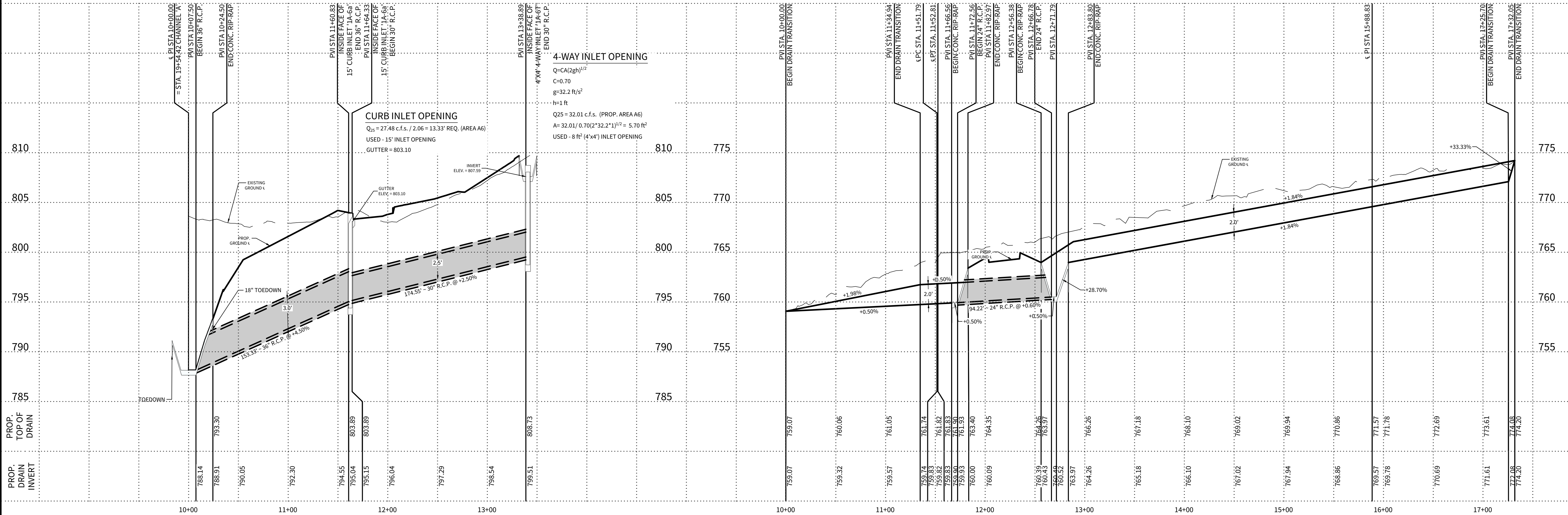
STA. 10+00.00 TO STA. 13+42.86



DRAIN 1A-10

STA. 10+00.00 TO STA. 17+32.05

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



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**GRACE VALLEY RANCH
PHASE 6**

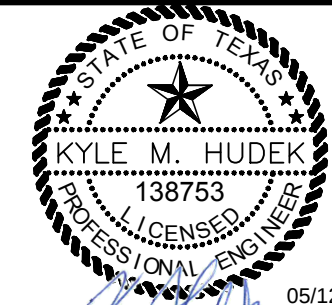
DRAINAGE PLAN & PROFILE - DRAIN '1A-6, 1A-10'

DATE
05/12/2025
PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS

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CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C6.06

LEGEND

EARTHEN CHANNEL



CONCRETE RIP-RAP

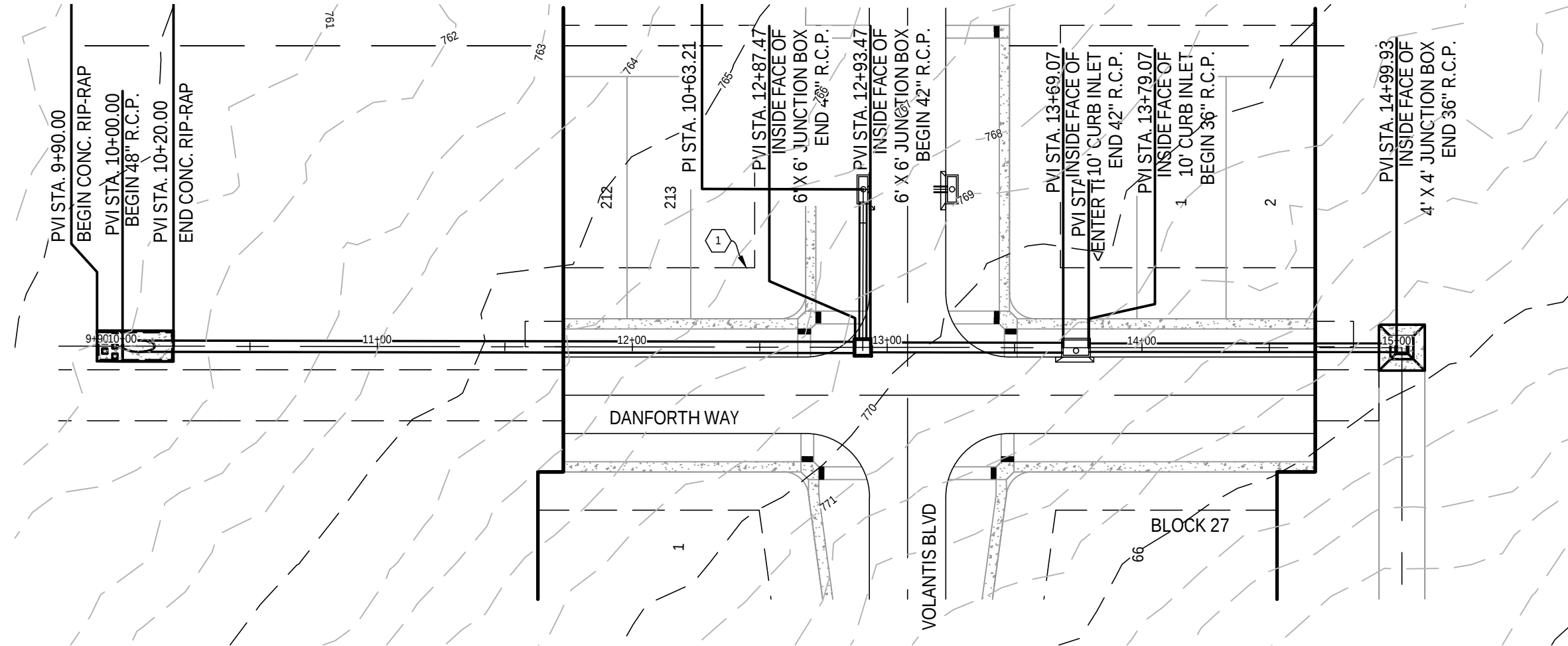


8"x12" ROCK RUBBLE



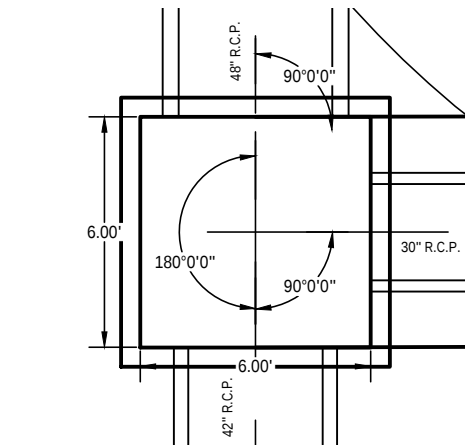
KEYNOTES

- ① 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE
- ② 15' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT & BUILDING SETBACK LINE

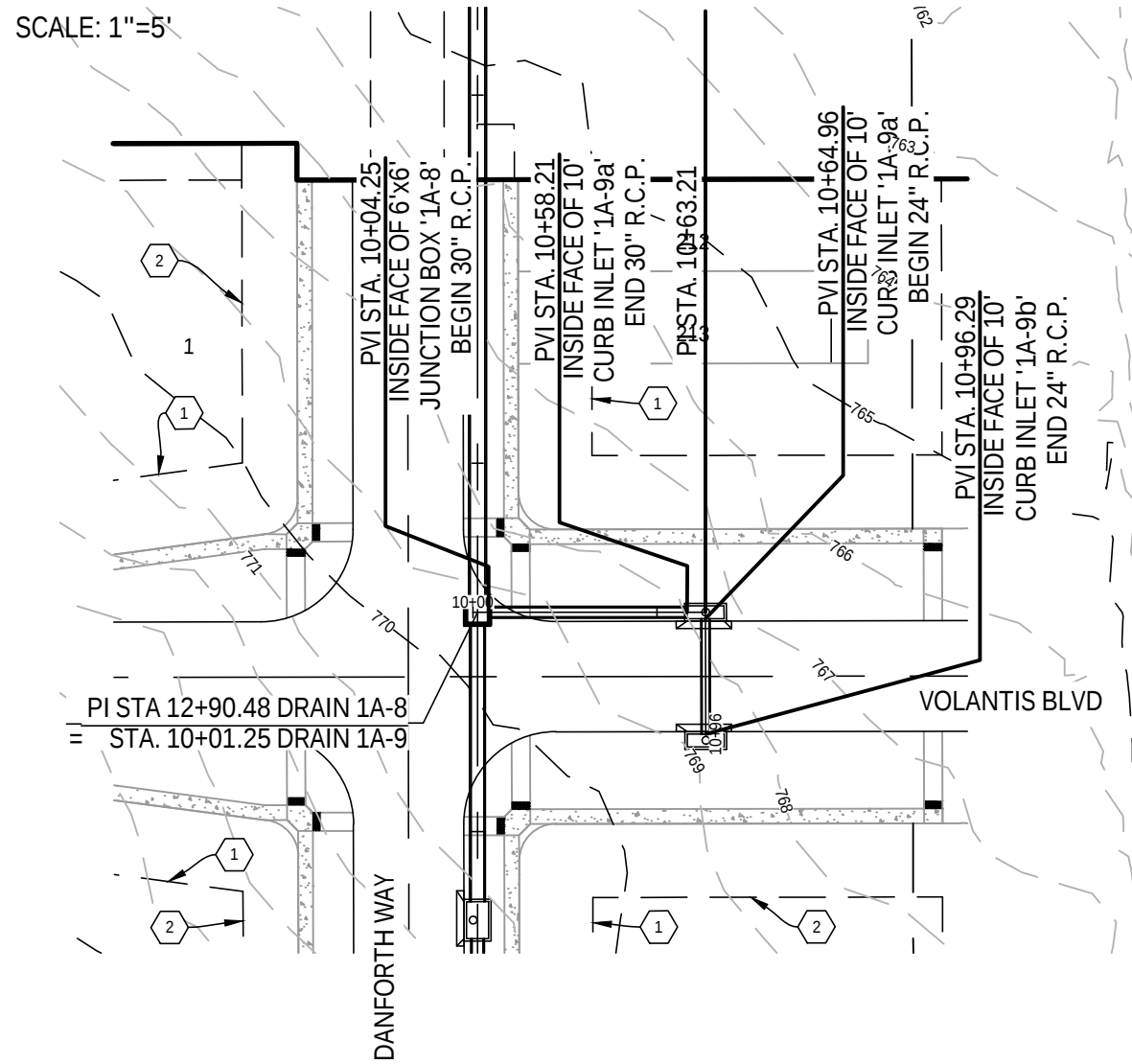
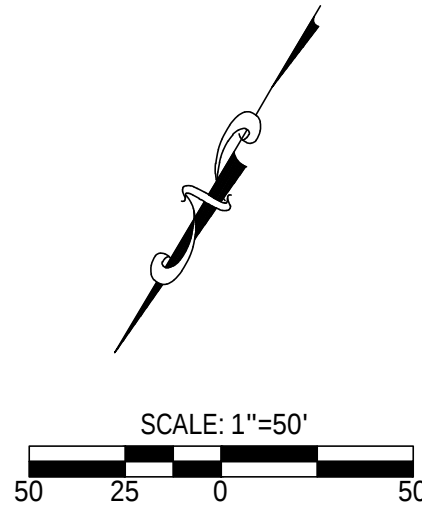


DRAIN 1A-8

STA. 9+90.00 TO STA. 15+00.01



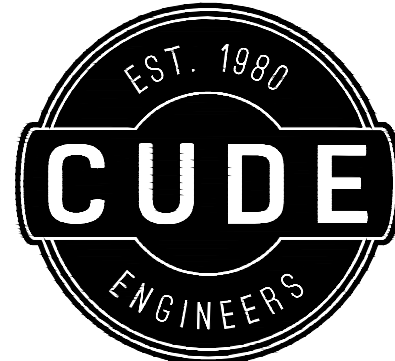
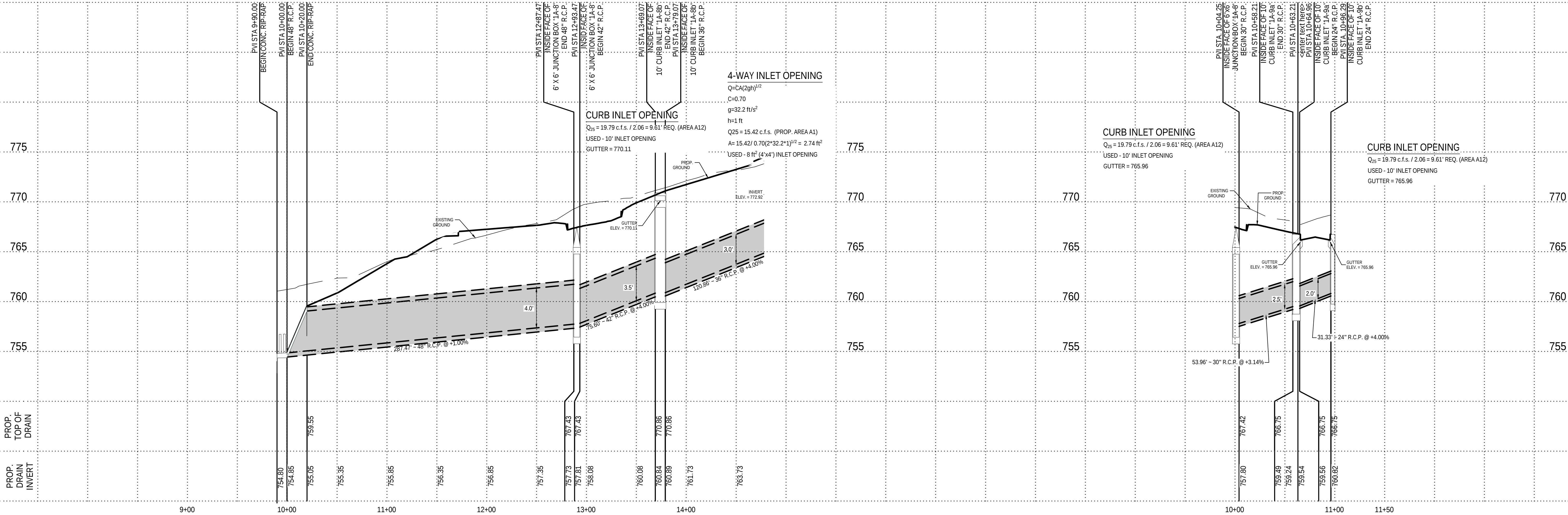
6'x6' JUNCTION BOX '1A-8'
DETAIL



DRAIN 1A-9

STA. 10+00.00 TO STA. 10+96.29

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



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GRACE VALLEY RANCH
PHASE 6

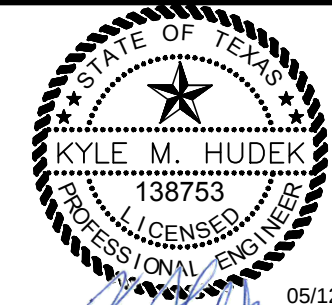
DRAINAGE PLAN & PROFILE - DRAIN '1A-8,1A-9'

DATE
05/12/2025
PROJECT NO.
03499.008

DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS

- 1.
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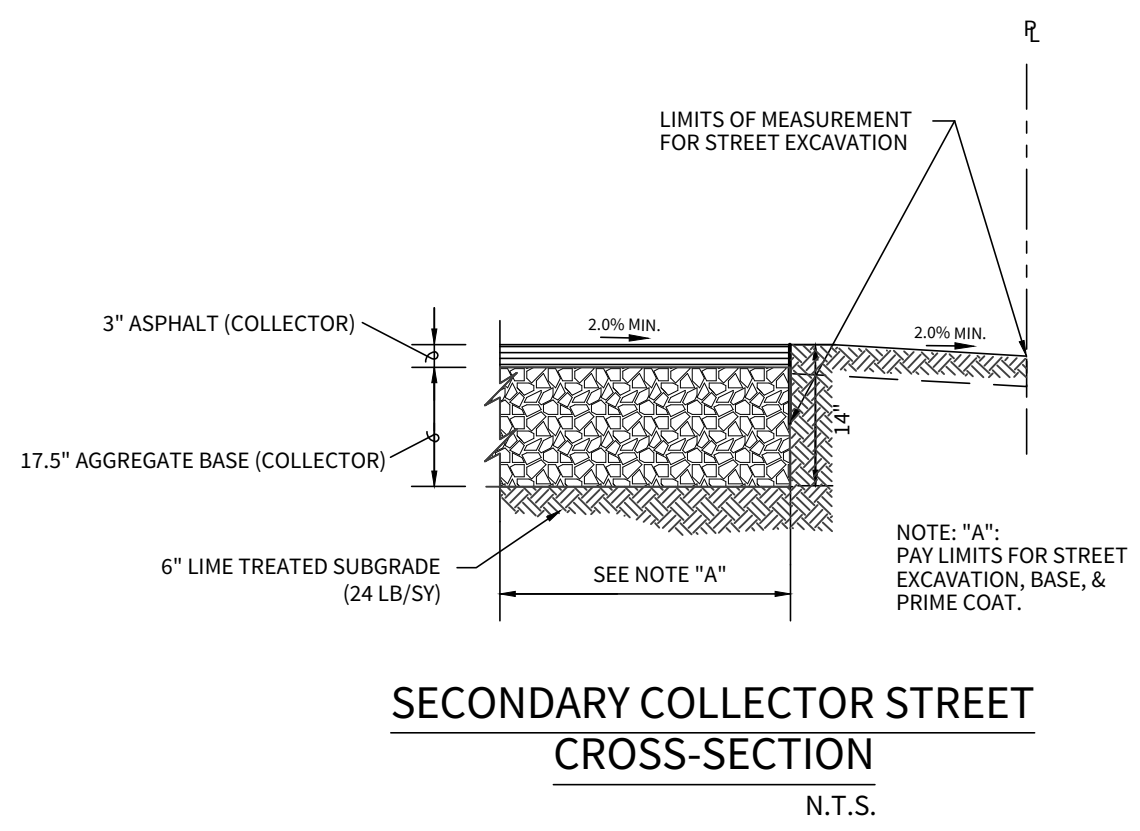
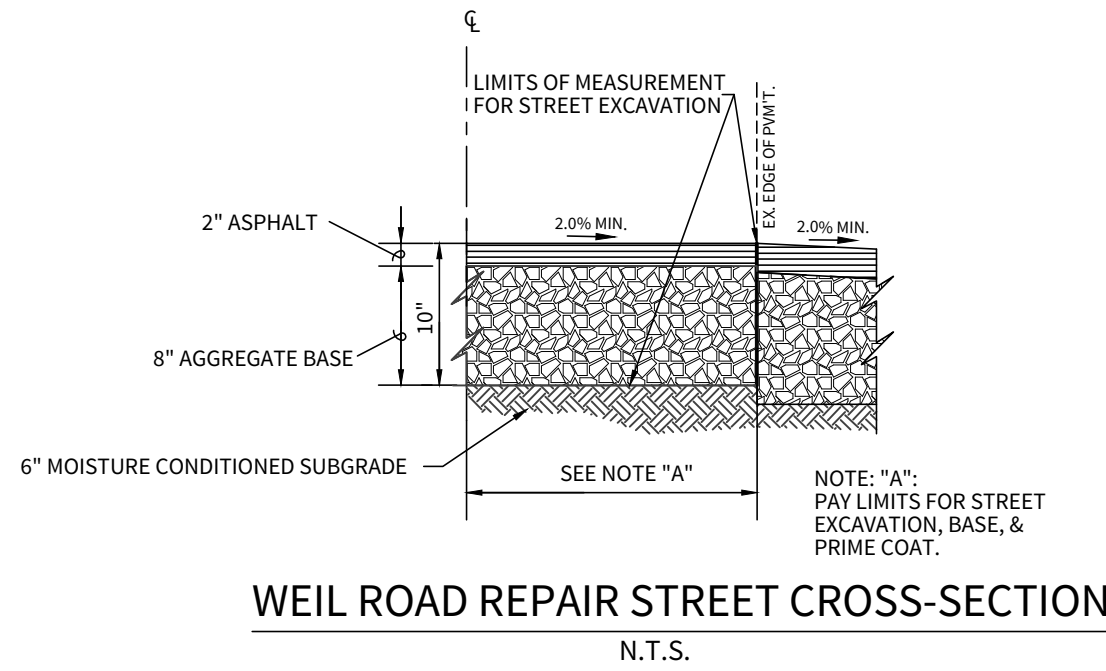


CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

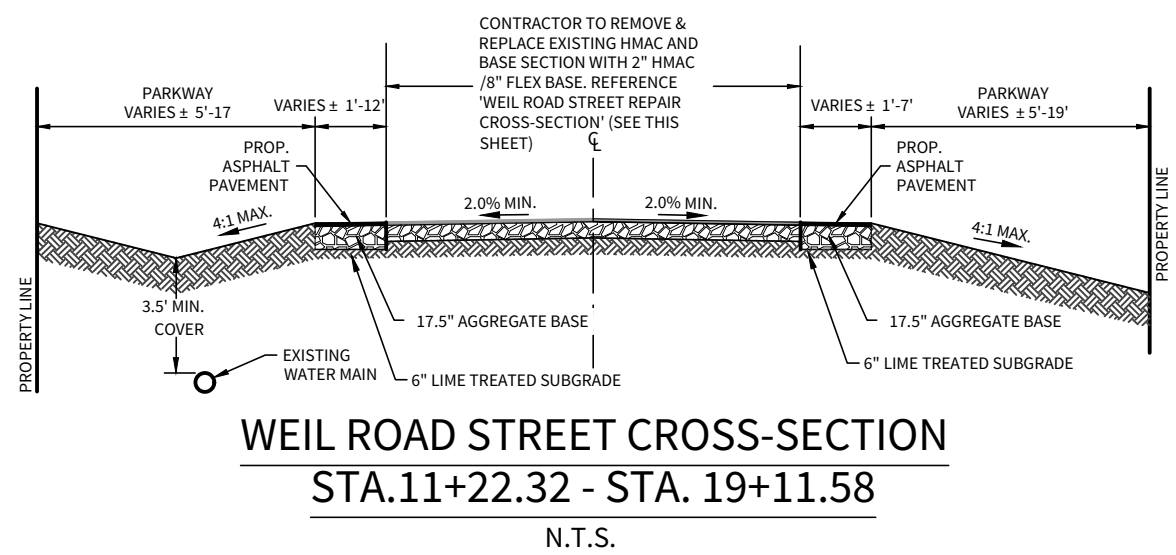
C6.07

LEGEND

- ☒ = PROP. WEIL ROAD REPAIR SECTION
- = PROP. ASPHALT WEIL RD. WIDENING (SECONDARY COLLECTOR STREET CROSS-SECTION)
- ▨ = EX. ASPHALT TO BE REMOVED



NOTE: REFERENCE GEOTECHNICAL REPORT PREPARED BY TTL, INC. (REPORT# 00240902004.00) FOR SECONDARY COLLECTOR STREET SECTION PREPARATION RECOMMENDATIONS.

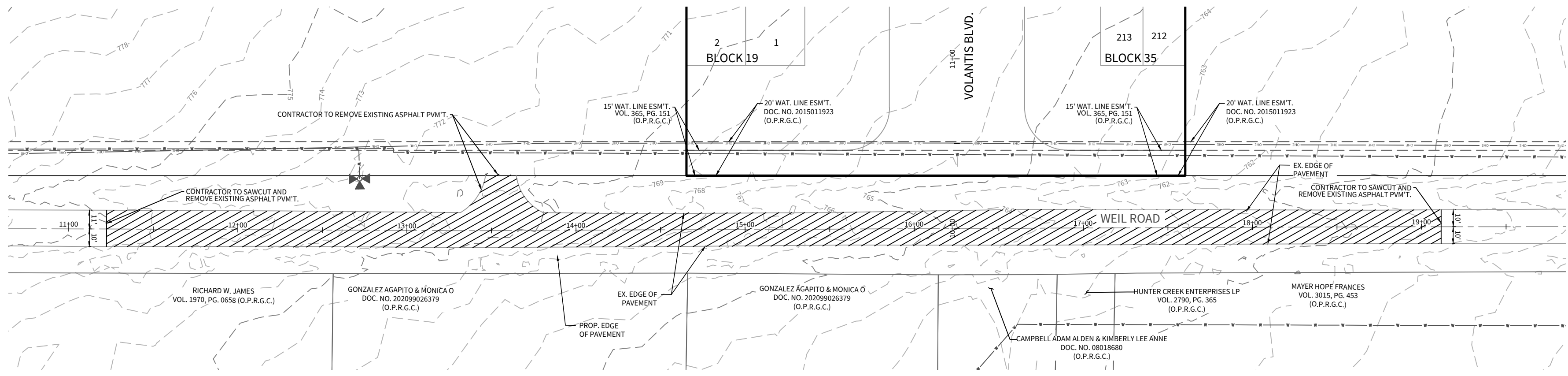
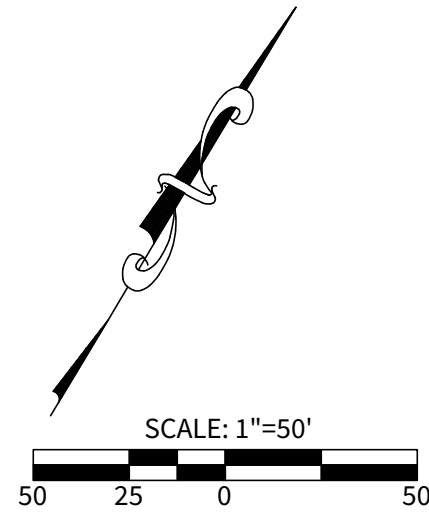


CAUTION!!!

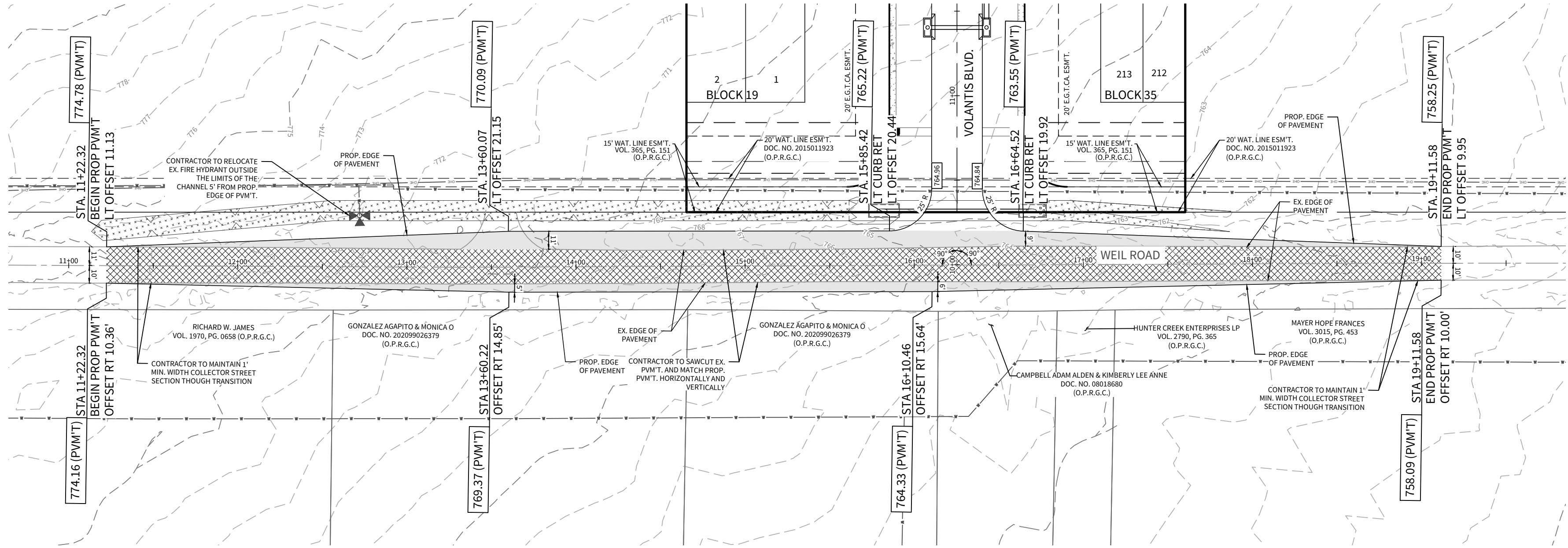
THE CONTRACTOR SHALL BE AWARE THAT UNDERGROUND UTILITY LINES EXIST ALONG WEIL ROAD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

NOTES:

1. FULL DEPTH PAVEMENT SECTION BEING REPLACED TO MATCH EXISTING PAVEMENT ELEVATIONS.
2. CONTRACTOR TO REMOVE AND REPLACE EXISTING MAILBOXES WITHIN LIMITS OF TURN LANE CONSTRUCTION (NO SEPARATE PAY ITEM).
3. CONTRACTOR TO MAINTAIN ACCESS THROUGH ALL EXISTING RESIDENTIAL DRIVEWAYS THAT CONNECT TO WEIL ROAD THROUGHOUT THE DURATION OF CONSTRUCTION.
4. CONTRACTOR TO REPAIR EXISTING RESIDENTIAL DRIVEWAY CONNECTIONS TO WEIL ROAD AS NEEDED TO EXISTING OR BETTER CONDITION (NO SEPARATE PAY ITEM).
5. CONTRACTOR TO PREPARE A TRAFFIC CONTROL PLAN AND SUBMIT TO CITY OF SANTA CLARA AND GUADALUPE COUNTY FOR APPROVAL PRIOR TO CONSTRUCTION OF THE WEIL ROAD TURN LANE.
6. CONTRACTOR TO LOCATE ALL EXISTING UTILITY WITHIN WEIL ROAD PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO REVEGETATE ALL DISTURBANCE WITHIN THE WEIL ROAD RIGHT-OF-WAY AFTER COMPLETION OF CONSTRUCTION TO 85% VEGETATION ESTABLISHMENT PRIOR TO ACCEPTANCE BY THE CITY OF SANTA CLARA AND/OR GUADALUPE COUNTY.

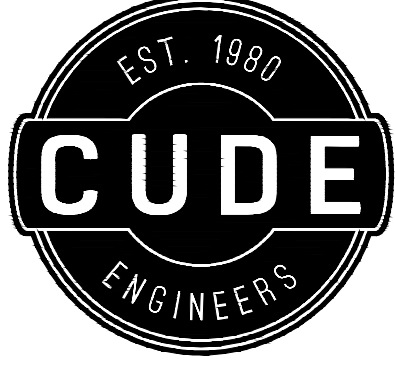


EXISTING WEIL RD.



PROPOSED WEIL RD.

STA. 11+22.32 TO STA. 19+11.58



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GRACE VALLEY RANCH
PHASE 6

STREET PLAN - WEIL ROAD

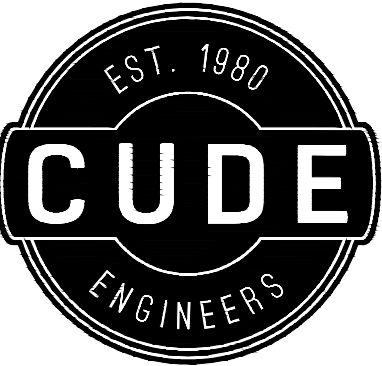
DATE	05/12/2025
PROJECT NO.	03499.008
DRAWN BY	AG/BK/SG/RB/JF
CHECKED BY	K.M.H.

REVISIONS
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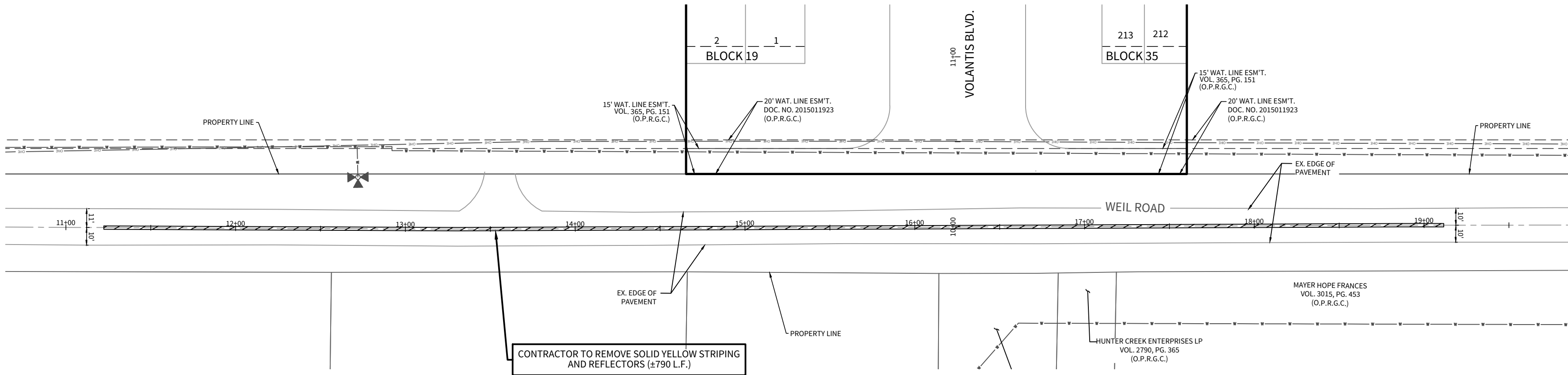
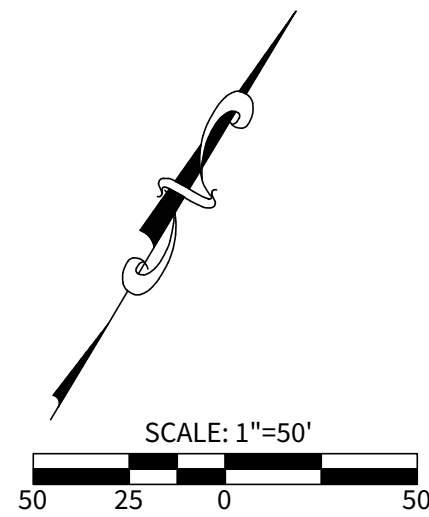
STATE OF TEXAS
KYLE M. HUDEK
138753
PROFESSIONAL ENGINEER
05/12/2025
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

NOTES:

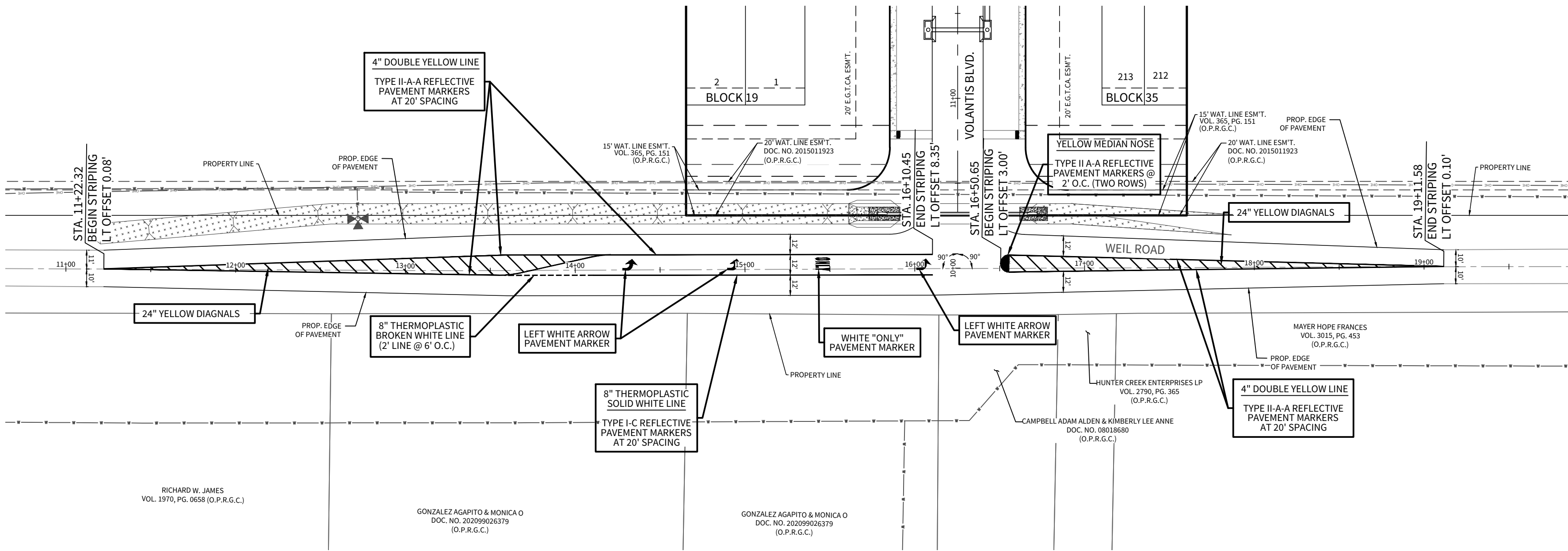
1. CONTRACTOR TO OBTAIN A PERMIT FROM CITY OF SANTA CLARA AND/OR GUADALUPE COUNTY BEFORE WORKING IN THE RIGHT-OF-WAY.



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112



EXISTING WEIL RD.



PROPOSED WEIL RD.

STA. 11+22.32 TO STA. 19+11.58

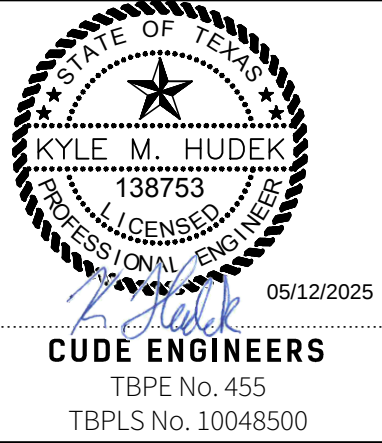
GRACE VALLEY RANCH

PHASE 6

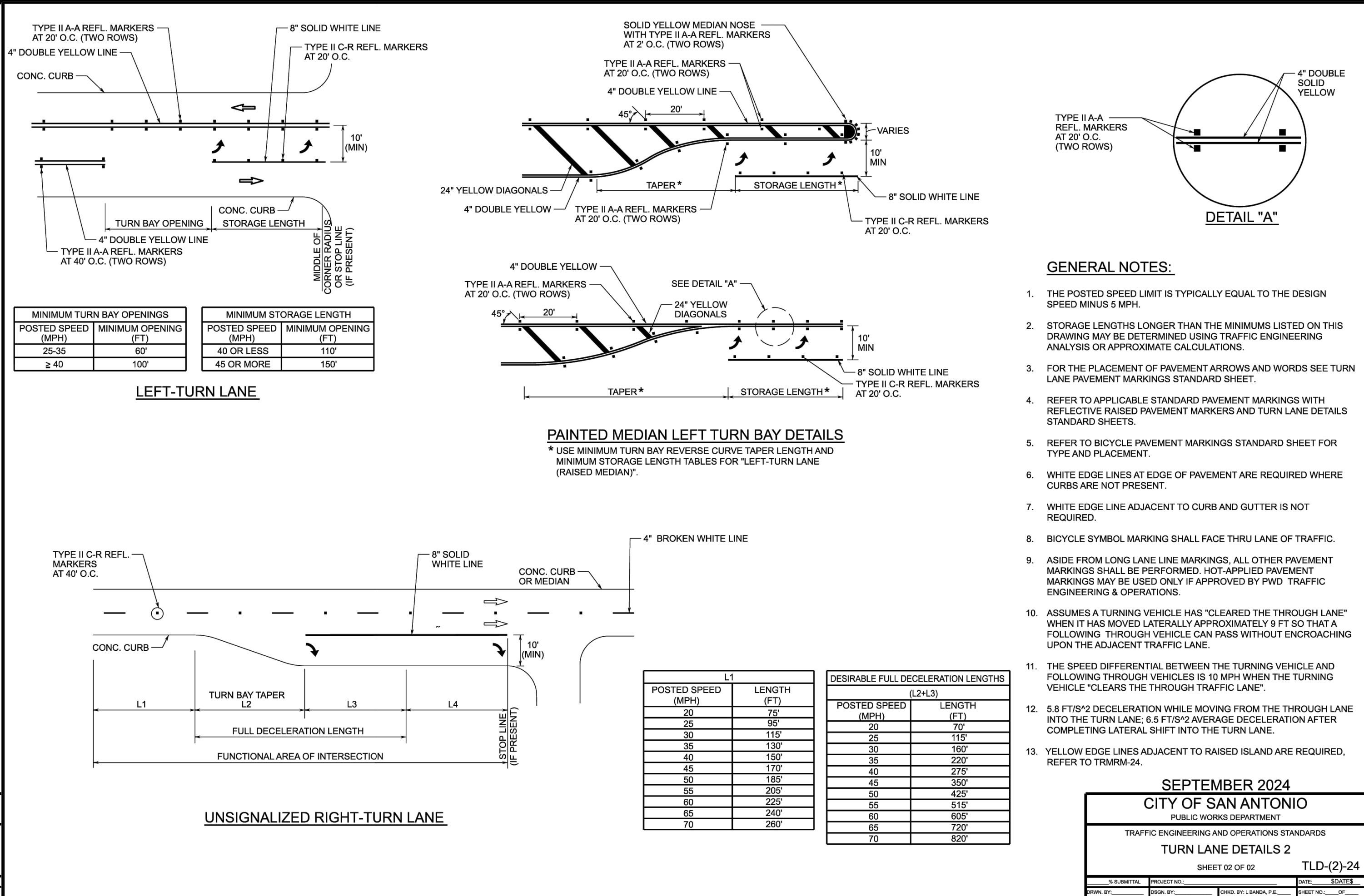
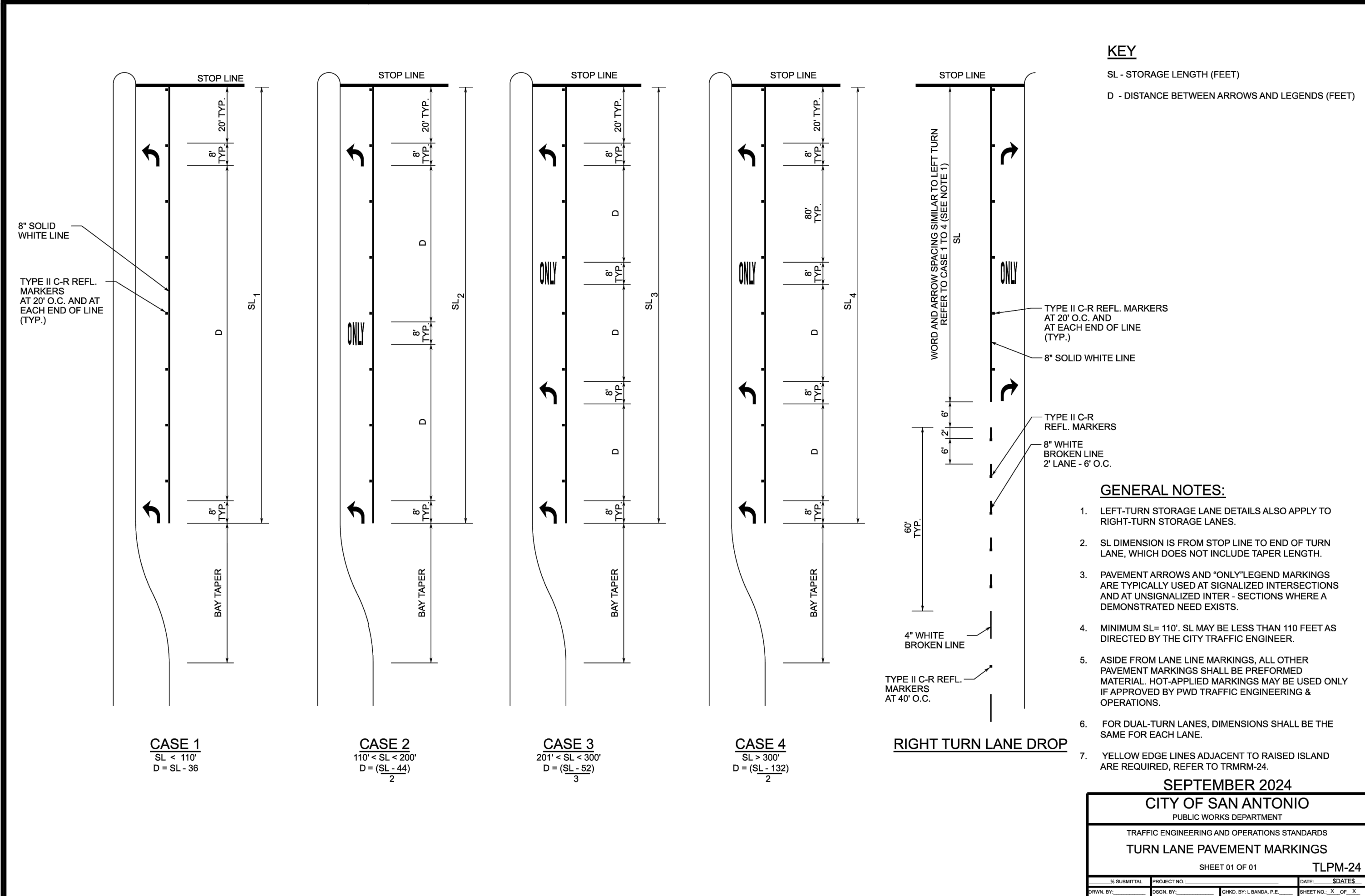
STRIPING PLAN - WEIL ROAD

DATE
05/12/2025
PROJECT NO.
03499.008
DRAWN BY
AG/BK/SG/RB/JF
CHECKED BY
K.M.H.

REVISIONS	
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C8.03





BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
1	MOBILIZATION	1	L.S.		\$ -
2	PREPARE RIGHT-OF-WAY/CLEARING	105	Ac.		\$ -
3	CURB INLET GRAVEL FILTERS	105	L.F.		\$ -
4	CONCRETE WASHOUT PIT	1	EA.		\$ -
5	CONSTRUCTION EXITS (INSTALL/REMOVE)	1	EA.		\$ -
6	TEMPORARY SEDIMENT CONTROL FENCE	3,307	L.F.		\$ -
7	ROCK BERM	1,286	L.F.		\$ -
8	HYDROMULCHING (DISTURBED OPEN SPACE)	83,983	S.Y.		\$ -
9	HAULING OF ON-SITE FILL MATERIAL	27,771	C.Y.		\$ -
SITEWORK SUBTOTAL					\$ -
MINOR STREETS					
1	STREET EXCAVATION	78,561	C.Y.		\$ -
2	STREET EMBANKMENT	238,715	C.Y.		\$ -
3	FLEXIBLE BASE (12" COMPACTED DEPTH)	21,826	S.Y.		\$ -
4	6" LIME TREATED SUBGRADE (24 LB/S.Y.)	21,826	S.Y.		\$ -
5	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2.5" COMP. DEPTH)	20,552	S.Y.		\$ -
6	CONCRETE HEADER CURB	336	L.F.		\$ -
7	CONCRETE STANDARD CURB	11,623	L.F.		\$ -
9	ADA CURB RAMPS (DEVELOPER RESPONSIBILITY)	31	EA.		\$ -
10	CONCRETE SIDEWALKS	276	S.Y.		\$ -
11	TIMBER GUARD POSTS	60	EA.		\$ -
12	R1-1 STOP (30") (HIGH INTENSITY)	12	EA.		\$ -
13	0M-4 END OF ROAD MARKER (18"x18")	36	EA.		\$ -
14	9 INCH [229mm] STREET NAME, BLOCK NUMBER (VARIES x9") (HIGH INTENSITY)	24	EA.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
15	TYPE II BLUE RAISED PAVEMENT MARKER	11	EA.		\$ -
WEIL ROAD TURN LANE					
1	REMOVE EXISTING PAVEMENT AND SUBGRADE	1,875	S.Y.		\$ -
2	FLEXIBLE BASE (8" COMPACTED DEPTH)	1,784	S.Y.		\$ -
3	FLEXIBLE BASE (17.5" COMPACTED DEPTH)	1,113	S.Y.		\$ -
4	6" LIME TREATED SUBGRADE (24 LB/S.Y.)	1,113	S.Y.		\$ -
5	HOT MIX ASPHALTIC PAVEMENT, TYPE D (2" COMP. DEPTH)	1,784	S.Y.		\$ -
6	HOT MIX ASPHALTIC PAVEMENT, TYPE D (3" COMP. DEPTH)	937	S.Y.		\$ -
7	4" WIDE SOLID DOUBLE YELLOW LINE W/ REFLECTIVE PAVEMENT MARKERS (TYPE II-A-A)	1,300	LF		\$ -
8	WHITE "ONLY" PAVEMENT MARKER	1	EA		\$ -
9	YELLOW MEDIAN NOSE W/ REFLECTIVE PAVEMENT MARKERS (TYPE II-A-A)	1	EA		\$ -
10	8" WIDE SOLID WHITE LINE W/ REFLECTIVE PAVEMENT MARKERS (TYPE I-C)	200	LF		\$ -
11	8" WIDE BROKEN WHITE LINE	50	LF		\$ -
12	24" WIDE SOLID YELLOW DIAGONAL LINE	1	LS		\$ -
13	LEFT WHITE ARROW	3	EA		\$ -
14	TRAFFIC CONTROL PLAN	1	LS		\$ -
15	HYDROMULCHING (WEIL ROAD RIGHT-OF-WAY)	2,243	S.Y.		\$ -
STREET SUBTOTAL				\$	-
1	DRAINAGE EXCAVATION	142,450	C.Y.		\$ -
2	DRAINAGE EMBANKMENT	10,067	C.Y.		\$ -
3	24" R.C.P.	611	L.F.		\$ -
4	30" R.C.P.	694	L.F.		\$ -
5	36" R.C.P.	452	L.F.		\$ -
6	48" R.C.P.	289	L.F.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
7	6 - 9'x5' MULTIPLE BOX CULVERTS	121	L.F.		\$ -
8	JUNCTION BOX (COMPLETE) (6'x6')	1	EA.		\$ -
9	4'x4' '4-WAY INLET (10' DEPTH)	2	EA.		\$ -
10	INLET TYPE II (COMPLETE)(10 FT)	2	EA.		\$ -
11	INLET TYPE II (COMPLETE)(15 FT)	6	EA.		\$ -
12	INLET TYPE II (COMPLETE)(20 FT)	2	EA.		\$ -
13	TxDOT INLET TYPE 6' WIDTH (COMPLETE)(10 FT)	1	EA.		\$ -
14	CONCRETE HEADWALL	63	C.Y.		\$ -
15	CONCRETE BAFFLE BLOCKS	37	C.Y.		\$ -
16	CONCRETE RIPRAP (5" THICK)	5,843	S.Y.		\$ -
17	TURF REINFORCEMENT MAT (LANDLOK)	16,406	S.Y.		\$ -
18	HYDROMULCHING (EARTHEN CHANNELS AND DETENTION POND)	92,224	S.Y.		\$ -
19	PIPE RAILING	226	L.F.		\$ -
20	8"x12" ROCK RUBBLE	129	S.Y.		\$ -
21	GABION MATTRESS	872	S.Y.		\$ -
DRAINAGE SUBTOTAL				\$	-
1	TRENCH EXCAVATION SAFETY PROTECTION	17,756	L.F.		\$ -
2	8" PVC SANITARY SEWER LINE (8' - 10')	2,568	L.F.		\$ -
3	8" PVC SANITARY SEWER LINE (10' - 12')	591	L.F.		\$ -
4	8" PVC SANITARY SEWER LINE (12' - 14')	355	L.F.		\$ -
5	8" PVC SANITARY SEWER LINE (14' - 16')	144	L.F.		\$ -
6	8" PVC SANITARY SEWER LINE (16' - 18')	5	L.F.		\$ -
7	10" PVC SANITARY SEWER LINE (8' - 10')	55	L.F.		\$ -
8	10" PVC SANITARY SEWER LINE (10' - 12')	290	L.F.		\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
9	10" PVC SANITARY SEWER LINE (12' - 14')	449	L.F.		\$ -
10	10" PVC SANITARY SEWER LINE (14' - 16')	378	L.F.		\$ -
11	10" PVC SANITARY SEWER LINE (16' - 18')	120	L.F.		\$ -
12	12" PVC SANITARY SEWER LINE (10' - 12')	521	L.F.		\$ -
13	12" PVC SANITARY SEWER LINE (12' - 14')	757	L.F.		\$ -
14	12" PVC SANITARY SEWER LINE (14' - 16')	254	L.F.		\$ -
15	15" PVC SANITARY SEWER LINE (8' - 10')	570	L.F.		\$ -
16	15" PVC SANITARY SEWER LINE (10' - 12')	50	L.F.		\$ -
17	4' DIA. SANITARY SEWER MANHOLE (0'-6')	20	EA.		\$ -
18	4' DIA. DROP SANITARY SEWER MANHOLE	1	EA.		\$ -
19	4' DIA. EXTRA DEPTH MANHOLES (>6')	105	VF		\$ -
20	RECONSTRUCT EXISTING MANHOLE TOP	10	EA.		\$ -
21	MH RING ENCASEMENT	14	EA.		\$ -
22	6" SANITARY SEWER LATERAL W/ CLEANOUT	10,649	L.F.		\$ -
23	VERTICAL STACKS	162	VF		\$ -
24	SEWER MAIN TELEVISION INSPECTION (8" - 20")	7,107	L.F.		\$ -
25	EXISTING MANHOLE CONNECTION	2	EA.		\$ -
SANITARY SEWER SUBTOTAL					\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
1	TRENCH EXCAVATION PROTECTION	6,057	L.F.		\$ -
2	8" C-909, PC235 PIPE	5,406	L.F.		\$ -
3	12" C-909, PC235 PIPE	449	L.F.		\$ -
4	8" D.I., C-151 PIPE	202	L.F.		\$ -
5	12" D.I., C-151 PIPE	20	L.F.		\$ -
6	1" SINGLE WATER SERVICE - LONG	8	EA.		\$ -
7	1" SINGLE WATER SERVICE - SHORT	8	EA.		\$ -
8	1" DUAL WATER SERVICE - LONG	34	EA.		\$ -
9	1" DUAL WATER SERVICE - SHORT	63	EA.		\$ -
10	1" SINGLE IRRIGATION SERVICE - SHORT	1	EA.		\$ -
11	6" GATE VALVE & BOX, COMPLETE	1	EA.		\$ -
12	8" GATE VALVE & BOX, COMPLETE	19	EA.		\$ -
13	12" GATE VALVE & BOX, COMPLETE	4	EA.		\$ -
14	METER BOXES	211	EA.		\$ -
15	STANDARD F.H. COMPLETE W/ VALVE	11	EA.		\$ -
16	CAST IRON FITTINGS	7.05	TON		\$ -
17	CUT-IN TEE	1	EA.		\$ -
18	DISINFECTION & HYDROSTATIC TESTING	1	EA.		\$ -
19	2" PERMANENT BLOWOFF	9	EA.		\$ -
20	2" TEMPORARY BLOWOFF	1	EA.		\$ -
21	24" STEEL CASING	73	L.F.		\$ -
WATER SUBTOTAL				\$	-
TOTAL BASE BID AMOUNT					
TOTAL BASE BID AMOUNT					\$ -

BIDDER SIGNATURE _____



BID FORM (SCHEDULE OF VALUES)					
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT BID PRICE	EXTENDED AMOUNT
<u>ADD ALTERNATE ITEMS</u>					
1	JOINT TRENCH CONDUIT CROSSING (3-2.5" SCH 40 PVC - GVEC)	100	L.F.		\$ -
2	JOINT TRENCH CONDUIT CROSSING (5-2.5" SCH 40 PVC - GVEC)	100	L.F.		\$ -
3	CONDUIT CROSSING (1-4" SCH 40 PVC - CENTERPOINT)	100	L.F.		\$ -
4	JOINT TRENCH CONDUIT CROSSING (2-4" SCH 40 PVC & 1-4" SCH 80 PVC - AT&T, SPECTRUM,	100	L.F.		\$ -
ADD ALTERNATE TOTAL AMOUNT					\$ -

BIDDER SIGNATURE _____