

SUMMARY NOTES:

DEVELOPER/OWNER:	ADRIAN TAMES HYG HOMES 84 NE LOOP 410, SUITE 242 SAN ANTONIO, TX 78216
ENGINEER:	BGE, INC., TBPE-1046 CONTACT: DAVID BABINEAUX, P.E. EMAIL: DBABINEAUX@BGEINC.COM 7330 SAN PEDRO AVENUE SUITE 202 SAN ANTONIO, TEXAS 78216 PHONE: (210) 469-3285
SURVEYOR:	BGE, INC., TBPE F1046 CONTACT: DION ALBERTSON EMAIL: DALBERTSON@BGEINC.COM 7330 SAN PEDRO AVENUE SUITE 202 SAN ANTONIO, TEXAS 78216 PHONE: (210) 581-3600

FLOODPLAIN INFORMATION

NO PORTION OF THE LOT IN THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL.

FEMA PANEL: 48029C0220G EFF. 9/29/2010  
TRACT SIZE: 7.36 ACRES  
TYPE: SINGLE FAMILY RESIDENTIAL

GENERAL NOTES

ALL CONSTRUCTION SHALL CONFORM TO THE LATEST SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.

STREETS - CITY OF SAN ANTONIO  
WATER - SAN ANTONIO WATER SYSTEM - SAWS  
DRAINAGE - CITY OF SAN ANTONIO  
WASTEWATER - SAN ANTONIO WATER SYSTEM - SAWS

CONTACT INFORMATION FOR COORDINATION AND EMERGENCY

CITY OF SAN ANTONIO: (210) 207-1111  
ELECTRIC UTILITY: CPS ENERGY (210) 353-4357  
WATER UTILITY: SAN ANTONIO WATER SYSTEM-SAWS (210) 704-7297  
WASTEWATER UTILITY: SAN ANTONIO WATER SYSTEM-SAWS (210) 704-7297

Digitally Approved by COSA DSD

Streets and Traffic Plat Review

Courtesy Street Plan Review:

By: Abel Barraza

Date: 7.8.2025



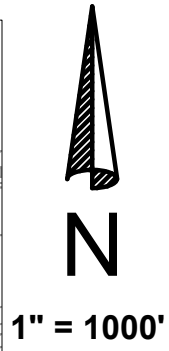
DEVELOPMENT  
SERVICES

# CIVIL CONSTRUCTION DRAWINGS: HERON VALLEY PHASE 1 CITY OF SAN ANTONIO

## WATER, SEWER, STREET & DRAINAGE IMPROVEMENTS

JUNE 2025

VICINITY MAP



REVISIONS/CORRECTIONS

SHEET LIST	DESCRIPTION	DATE	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	ACCEPTED BY	APPROVAL DATE

NOT FOR CONSTRUCTION

SUBMITTED BY



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.browningay.com  
TBPE Registration No. F-1046

DAVID BABINEAUX, P.E.  
BGE, INC. TBPE NO. F-1046  
7330 SAN PEDRO AVENUE SUITE 202  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 469 - 3285

DATE:

HERON VALLEY PHASE 1

Sheet Number	Sheet Title
C00.00	COVER SHEET
C01.00	CIVIL GENERAL NOTES
C01.10	EXISTING CONDITIONS PLAN
C01.11	DEMOLITION PLAN
C02.00	EROSION & SEDIMENTATION CONTROL PLAN
C02.10	EROSION & SEDIMENTATION CONTROL DETAILS
C02.20	TREE PROTECTION PLAN
C02.21	DETAILED TREE PROTECTION PLAN (SHEET 1 OF 4)
C02.22	DETAILED TREE PROTECTION PLAN (SHEET 2 OF 4)
C02.23	DETAILED TREE PROTECTION PLAN (SHEET 3 OF 4)
C02.24	DETAILED TREE PROTECTION PLAN (SHEET 4 OF 4)
C02.30	TREE PROTECTION TABLES (SHEET 1 OF 2)
C02.31	TREE PROTECTION TABLES (SHEET 2 OF 2)
C02.32	TREE PROTECTION CALCULATIONS
C02.40	TREE PROTECTION PLAN DETAILS
C03.00	OVERALL GRADING PLAN
C03.20	DETENTION POND PLAN
C04.00	UTILITY PLAN
C05.00	OVERALL WASTEWATER PLAN
C05.10	WASTEWATER LINE A PLAN & PROFILE STA 1+00 TO 6+50
C05.11	WASTEWATER LINE A PLAN & PROFILE STA 6+50 TO END
C05.12	WASTEWATER LINE B PLAN & PROFILE
C06.00	WATER DISTRIBUTION PLAN
C06.01	WATER CROSSING DETAIL
C07.00	PARROT VALLEY PLAN AND PROFILE
C07.01	CONDOR VALLEY PLAN AND PROFILE
C07.02	CANARY VALLEY PLAN AND PROFILE
C07.03	FLAMINGO VALLEY PLAN AND PROFILE
C07.04	ROBIN VALLEY PLAN AND PROFILE
C07.10	KNUCKLE DETAILS
C08.00	STORM DRAIN COLLECTION PLAN
C08.10	STORM LINE A PLAN AND PROFILE
C08.11	STORM LINE B PLAN AND PROFILE
C08.20	STREET & DRAINAGE DETAILS (SHEET 1 OF 5)
C08.21	STREET & DRAINAGE DETAILS (SHEET 2 OF 5)
C08.22	STREET & DRAINAGE DETAILS (SHEET 3 OF 5)
C08.23	STREET & DRAINAGE DETAILS (SHEET 4 OF 5)
C08.24	STREET & DRAINAGE DETAILS (SHEET 5 OF 5)
C09.00	SIGNAGE PLAN
C09.01	SIGNAGE DETAILS (SHEET 1 OF 2)
C09.02	SIGNAGE DETAILS (SHEET 2 OF 2)

SAWS PRESSURE ZONE: 1111

DEVELOPER NAME: HYG HOMES  
DEVELOPER ADDRESS: 84 NE LOOP 410, SUITE 242  
CITY: SAN ANTONIO, STATE: TX, ZIP: 78216  
PHONE: (210) 469-3285 FAX: N/A  
SAWS BLOCK MAP #: N/A TOTAL EDU'S 42 TOTAL ACREAGE 7.361  
TOTAL LINEAR FOOTAGE OF PIPE: 2,078 PLAT NO. 24-11800389  
NUMBER OF LOTS: 40 SAWS JOB NO. 24-1154

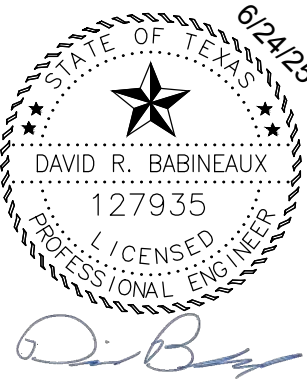
MIDDLE COLLECTION AND TREATMENT AREA (MCTA)

DEVELOPER NAME: HYG HOMES  
DEVELOPER ADDRESS: 84 NE LOOP 410, SUITE 242  
CITY: SAN ANTONIO, STATE: TX, ZIP: 78216  
PHONE: (210) 469-3285 FAX: N/A  
SAWS BLOCK MAP #: N/A TOTAL EDU'S 40 TOTAL ACREAGE 7.361  
TOTAL LINEAR FOOTAGE OF PIPE: 2,078 PLAT NO. 24-11800389  
NUMBER OF LOTS: 40 SAWS JOB NO. 24-1625



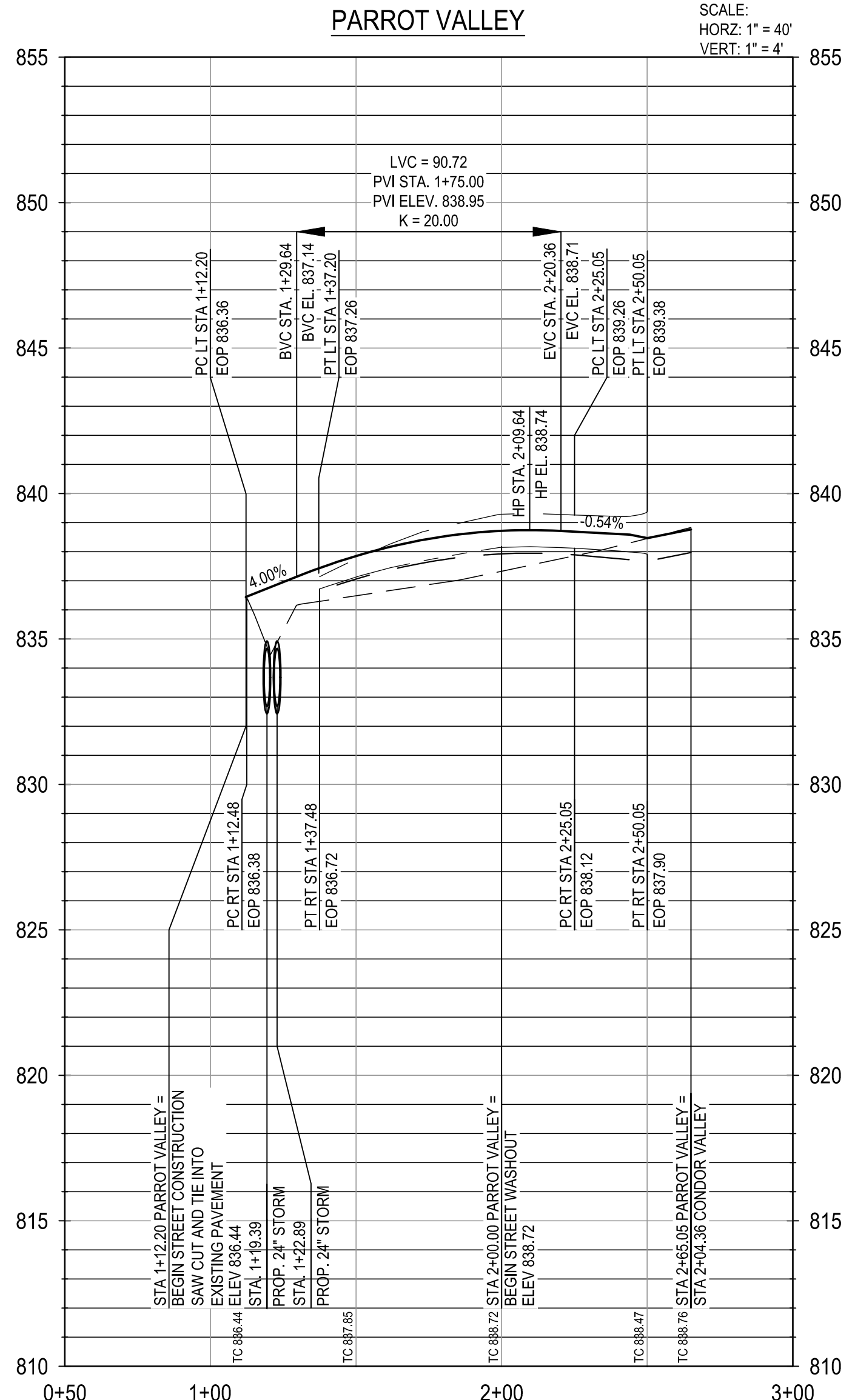
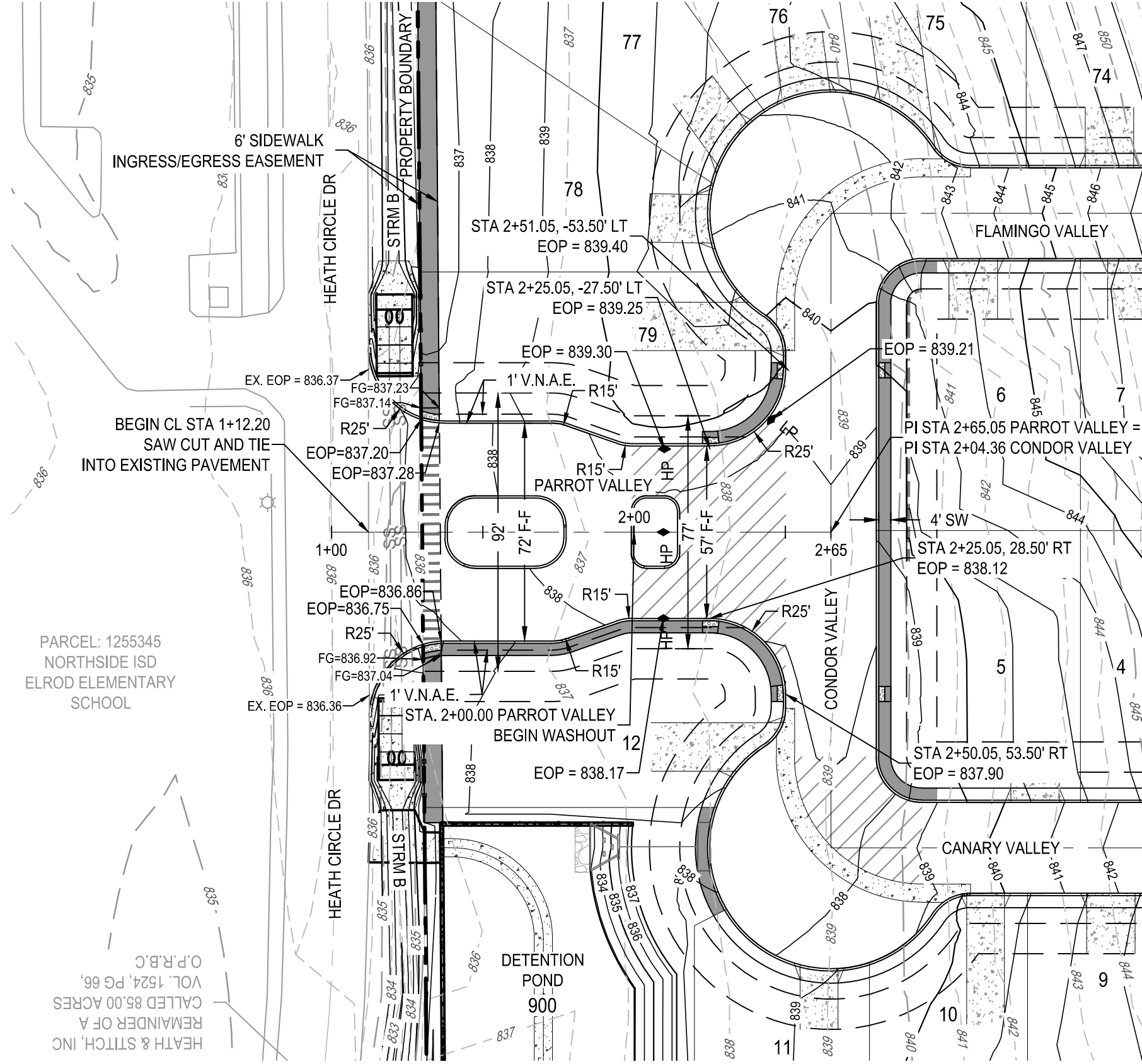
Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



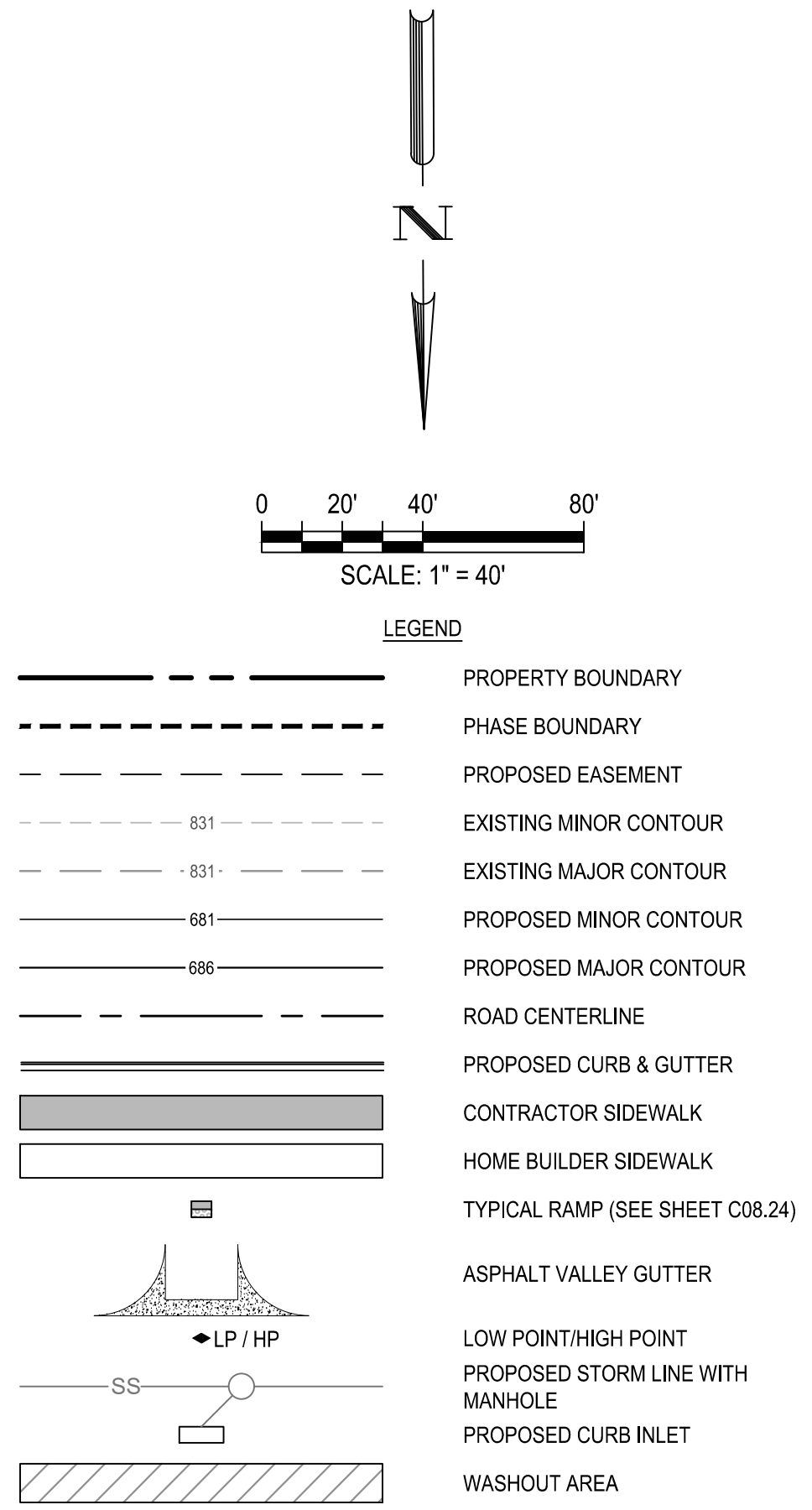
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**PRIVATE STREET DESIGNATION:**

LOT 999, BLOCK 9, IS A PRIVATE STREET AND IS DESIGNATED AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS



NOTE:  
CONTRACTOR SHALL ENSURE THAT PROPOSED A.D.A. RAMPS AND ACCESSIBLE ROUTES ALONG ROAD CROSSING COMPLY WITH SPECIFICATIONS FOR BOTH RUNNING SLOPE AND CROSS SLOPE.

\* CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES


## TRENCH EXCAVATION SAFETY PROTECTION

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

## NOTES

1. CONTRACTOR TO SELECT DETAIL SHEET FOR TYPICAL ROAD CROSS-SECTIONS.
2. CONTRACTOR SHALL CLEAR AND GRUB THE ENTIRE STREET RIGHT OF WAY WITH THE EXCEPTION OF TREES TO REMAIN AND COORDINATE WITH OWNER AND ENGINEER TO SELECT CLEAR P.U.E. WHERE APPLICABLE FOR DRY UTILITY PROTECTION.
3. CONTRACTOR TO GRADE OR REGRADE ALL AREAS WITHIN ROAD INCLUDING DITCHES FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL GRADE TO DRAIN AREAS UPSTREAM AND DOWNSTREAM OF ALL PROPOSED CHANNELS.
5. CONTRACTOR TO COORDINATE WITH DEVELOPER REGARDING TREE WELLS TO ENSURE TREES TO REMAIN ARE SAVED. CONTRACTOR TO REFERENCE LANDSCAPE PLANS FOR TREE WELL FINISHES.
6. CONTRACTOR SHALL HYDROMULCH OR WOODMULCH ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY STEEP SLOPES. DRAINAGE DITCHES WHERE SOIL SUBGRADE IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT WATERING IN HYDROMULCH AREAS TO ESTABLISH VEGETATION.
7. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL STRIPING TO BE THERMOPLASTIC.
8. ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS OTHERWISE NOTED.
9. SIDEWALKS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCRETE WITH A 6" MIN. THICKNESS. SIDEWALKS ADJACENT TO HOME RUN DEP

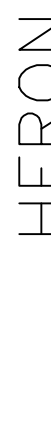
DATE	APR
DESCRIPTION	
REV	
DESIGNED BY:	JDC
REVIEWED BY:	OR
DRAWN BY:	JDC



**BGE, INC.**  
 7330 San Pedro, Suite 202  
 San Pedro, CA 90732  
 TEL. 210-381-3800 www.browningay.com  
 TBPE Registration No. F-1046

HERON VALLEY PHASE 1

PARROT VALLEY PLAN AND PROFILE



SHEET  
 C07.00

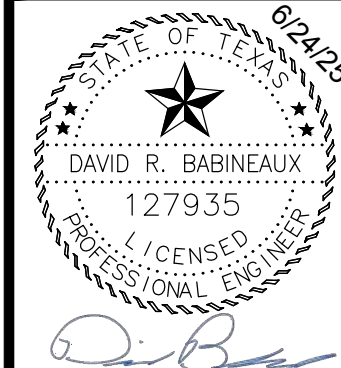




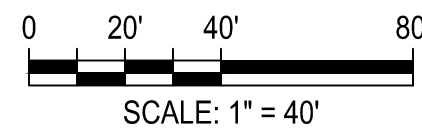
**BGE, INC.**  
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TEL: 210-581-3600 [www.browning.com](http://www.browning.com)

HERON VALLEY PHASE 1













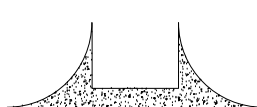

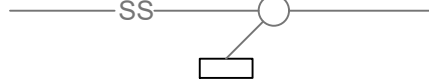


CONDOR VALLEY PLAN AND PROFILE



SHEET  
07.01



**LEGEND**

	PROPERTY BOUNDARY
	PHASE BOUNDARY
	PROPOSED EASEMENT
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	ROAD CENTERLINE
	PROPOSED CURB & GUTTER
	CONTRACTOR SIDEWALK
	HOME BUILDER SIDEWALK
	TYPICAL RAMP (SEE SHEET C08.24)
	ASPHALT VALLEY GUTTER
	LOW POINT/HIGH POINT
	STORM LINE WITH MANHOLE
	PROPOSED CURB INLET
	WASHOUT AREA

### PROFILE LEGEND

_____	PROPOSED FG @ CENTERLINE
____ _	PROPOSED SUBGRADE
_____ - - -	PROPOSED BOTTOM OF CURB RIGHT
____ _	PROPOSED BOTTOM OF CURB LEFT
- - - - -	EXISTING GROUND @ CENTERLINE

NOTE:  
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SPECIFICATIONS FOR BOTH RUNNING SLOPE AND CROSS SLOPE.

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### TRENCH EXCAVATION SAFETY PROTECTION

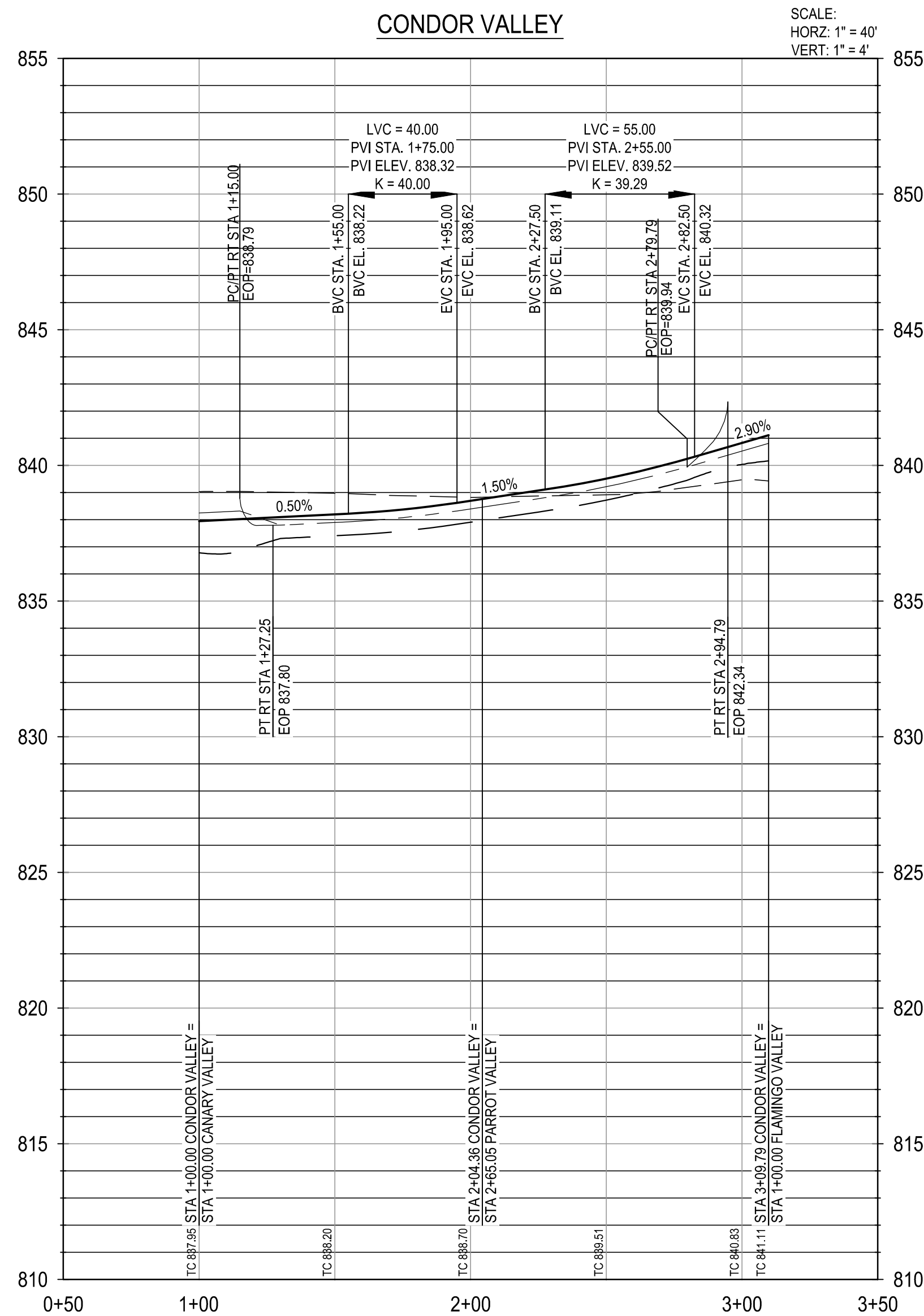
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NOTES:

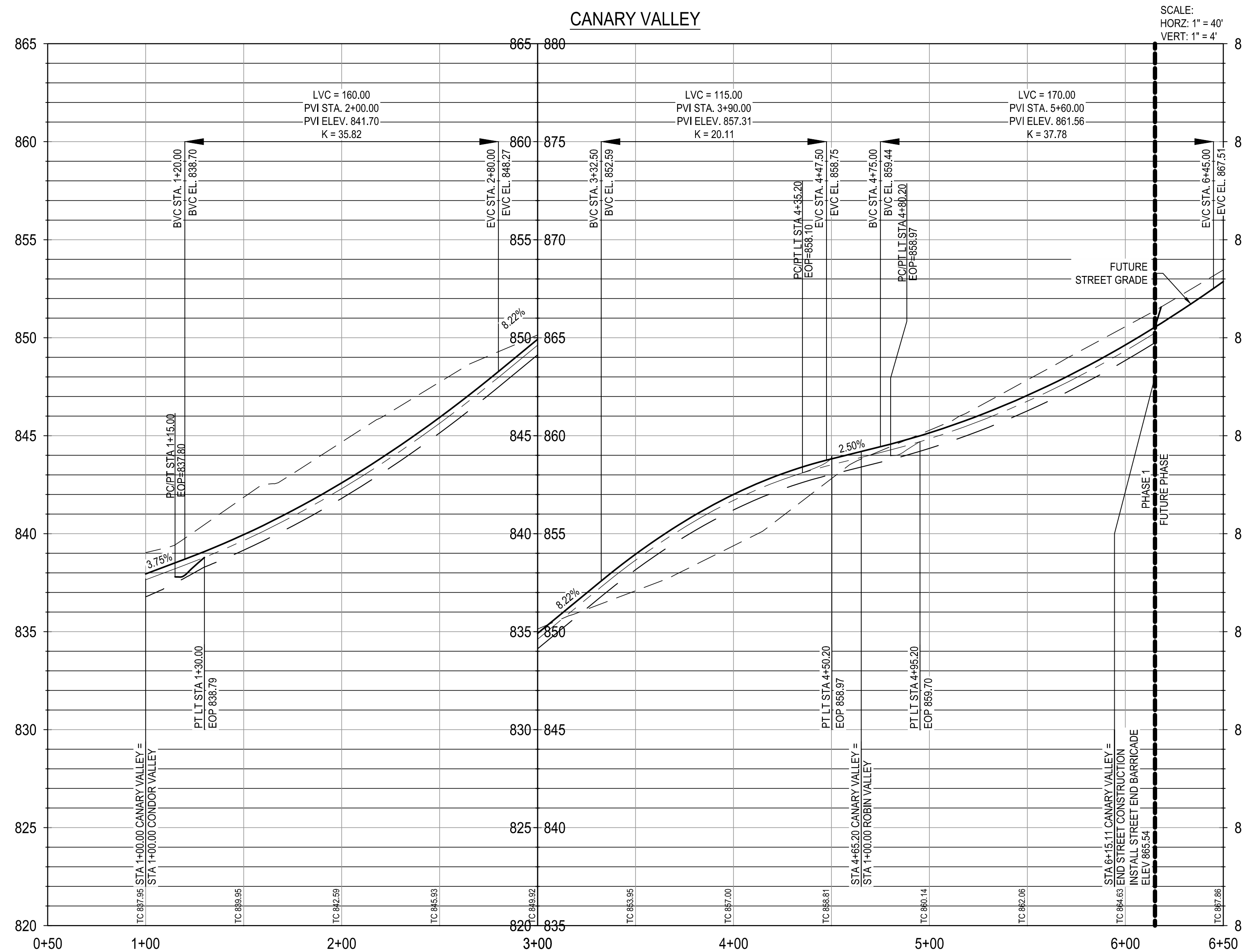
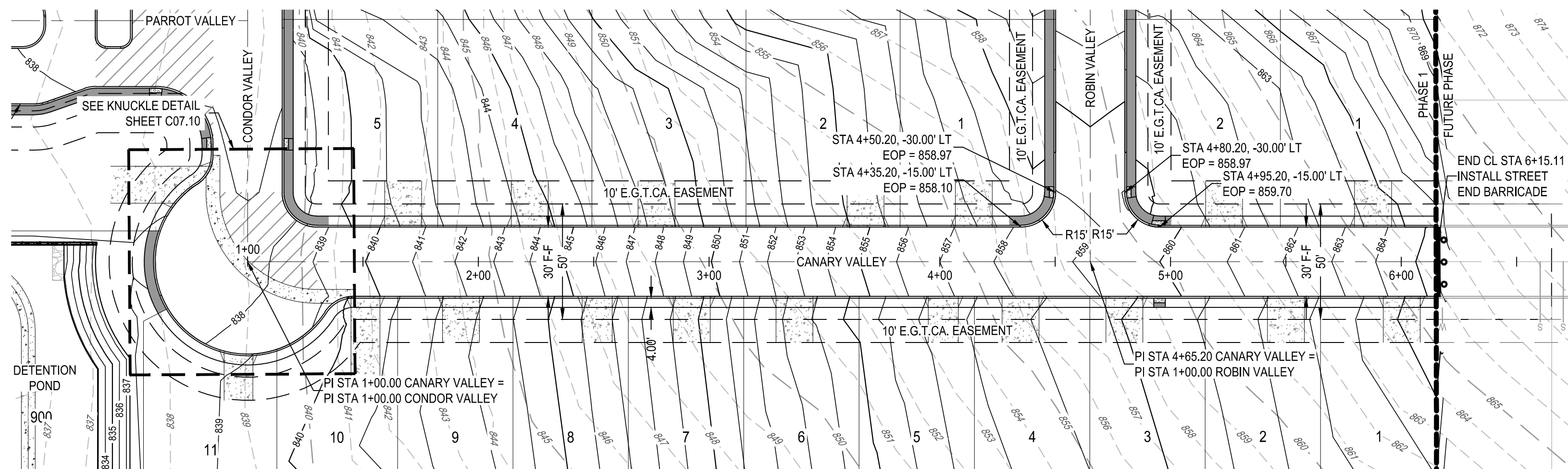
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9. SIDEWALKS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH EACH SINGLE FAMILY HOME BY THE HOME BUILDER.

PRIVATE STREET DESIGNATION:

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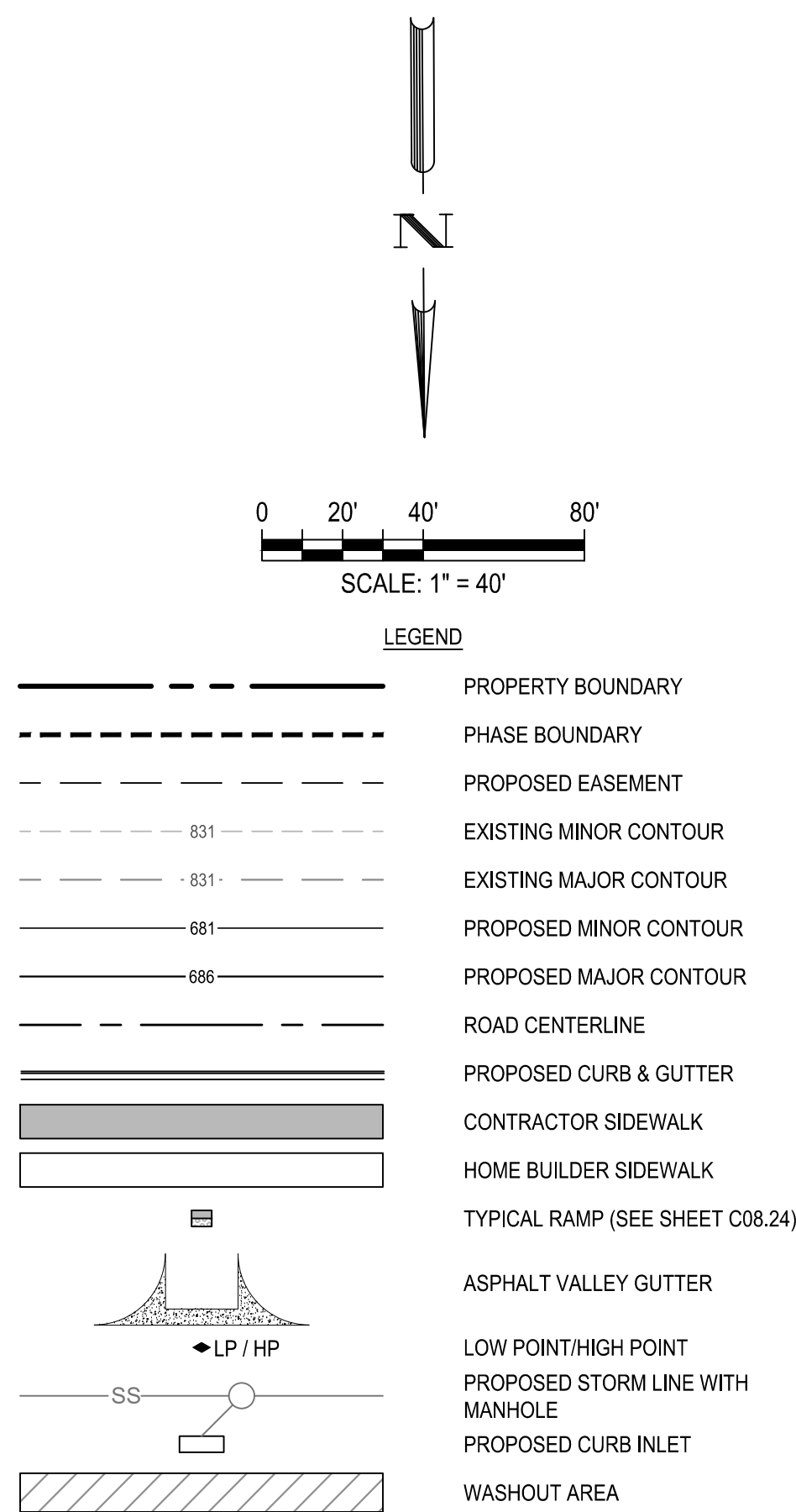






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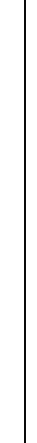
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### TRENCH EXCAVATION SAFETY PROTECTION

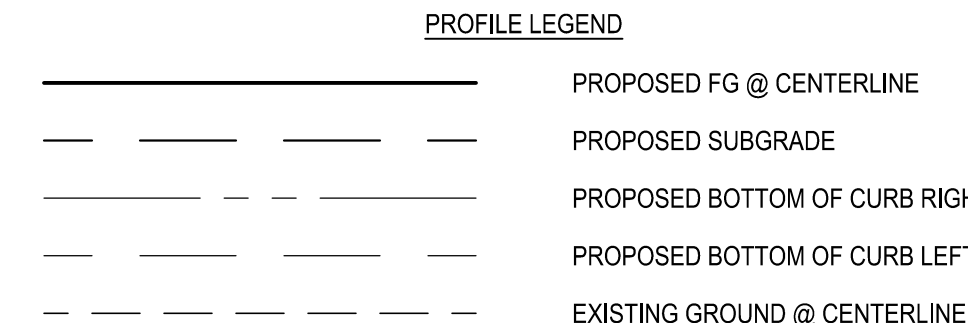
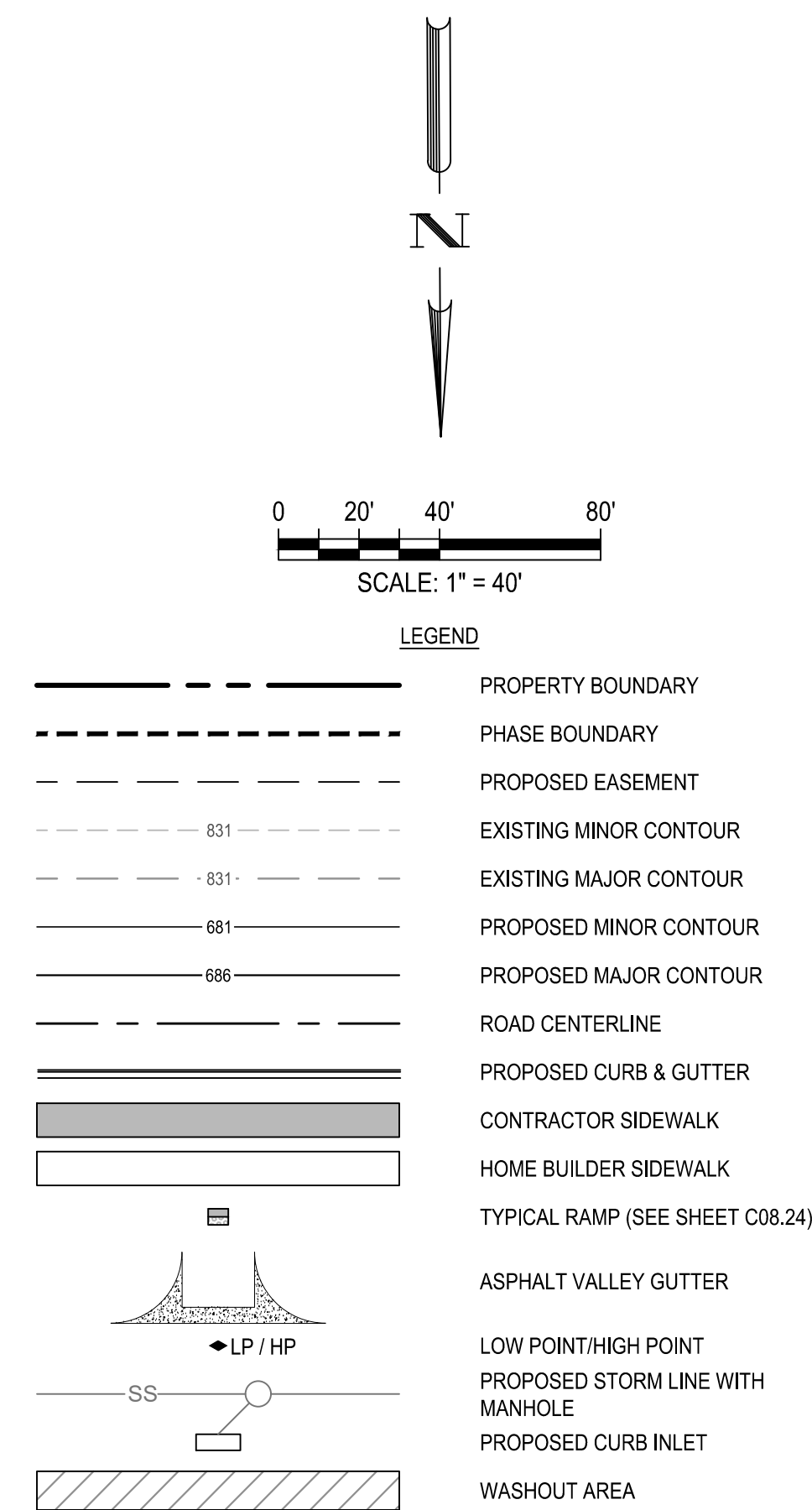
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<div style="text-align: center;">  <p><b>BGE, INC.</b>  7330 Santa Monica Blvd., 202  Suite 200  Santa Monica, CA 90405  TEL: 310-381-3600; www.browning.com  TBEPE Registration No. F-1046</p> </div>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">HERON VALLEY PHASE 1</div> <div style="width: 45%;">CANARY VALLEY PLAN AND PROFILE</div> </div>	
	DESIGNED BY:	JDC
	REVIEWED BY:	OR
	DRAWN BY:	JDC
	<div style="display: flex; justify-content: space-between;"> <div>DATE</div> <div>REV</div> <div>DESCRIPTION</div> </div>	



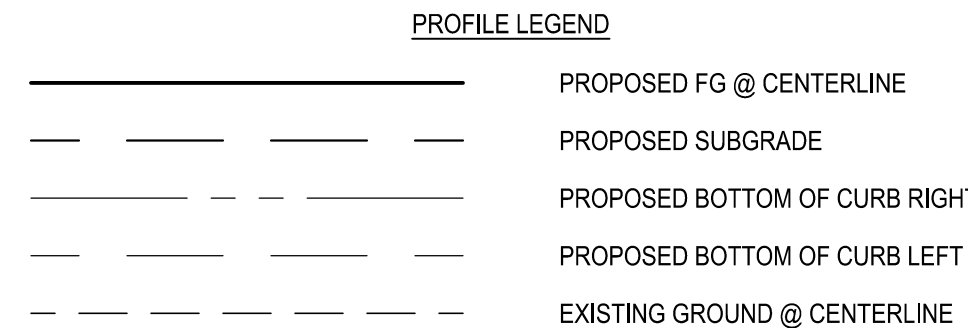
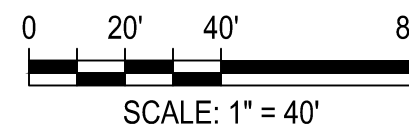


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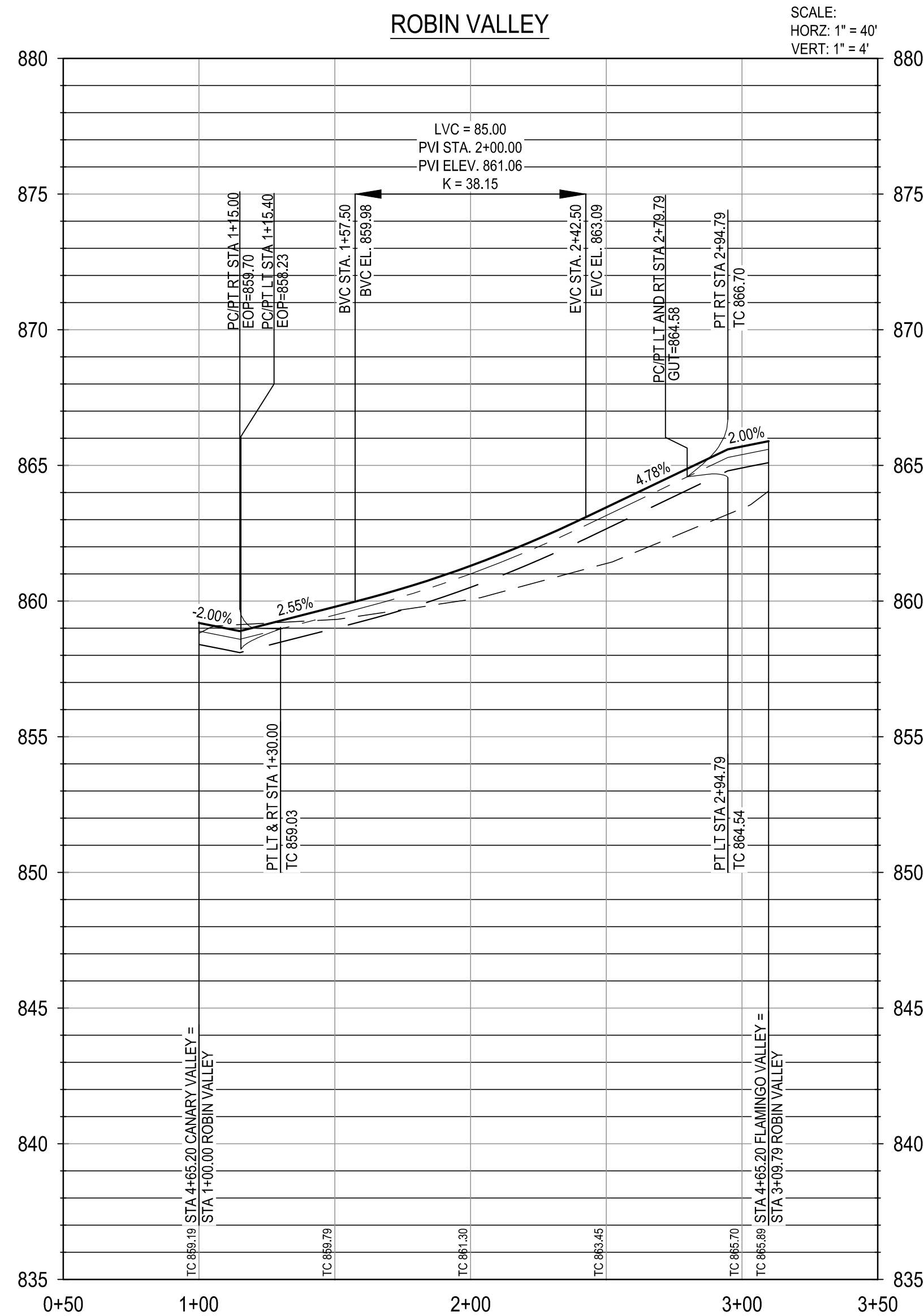
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- \* CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

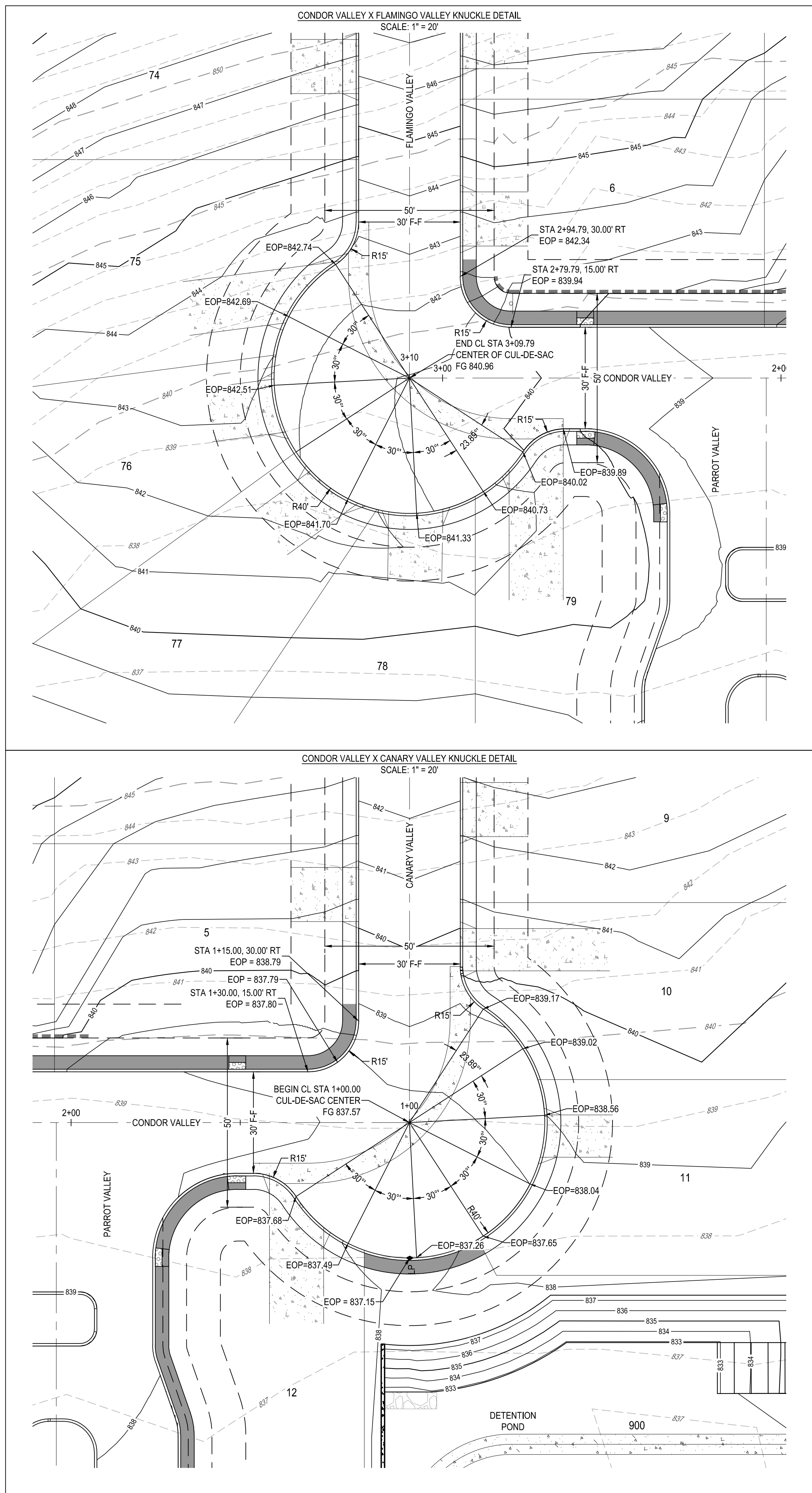
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

1. CONTRACTOR TO SEE DETAIL SHEET FOR TYPICAL ROAD CROSS-SECTIONS.
2. CONTRACTOR SHALL CLEAR AND GRUB THE ENTIRE STREET RIGHT OF WAY WITH THE EXCEPTION OF TREES TO REMAIN AND COORDINATE WITH OWNER AND ENGINEER TO SELECT CLEAR P.U.E. WHERE APPLICABLE FOR DRY UTILITY INSTALLATION.
3. CONTRACTOR TO GRADE OR REGRADE ALL AREAS WITHIN ROAD ROW INCLUDING DITCHES FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL GRADE TO DRAIN AREAS UPSTREAM AND DOWNSTREAM OF ALL PROPOSED CHANNELS.
5. CONTRACTOR TO COORDINATE WITH DEVELOPER REGARDING TREE WELLS TO ENSURE TREES TO REMAIN ARE SAVED. CONTRACTOR TO REFERENCE LANDSCAPE PLANS FOR TREE WELL FINISHES.
6. CONTRACTOR SHALL HYDROMULCH OR WOODMULCH ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY, STEEP SLOPES, DRAINAGE DITCHES WHERE SOIL SUBGRADE IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT WATERING IN HYDROMULCH AREAS TO ESTABLISH VEGETATION.
7. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. ALL STRIPING TO BE THERMOPLASTIC.
8. ALL SIDEWALKS AND DRIVEWAYS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH EACH SINGLE FAMILY HOUSE BY THE HOME BUILDER.

LOT 999, BLOCK 9, IS A PRIVATE STREET AND IS DESIGNATED AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.







PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 9, IS A PRIVATE STREET AND IS DESIGNATED AS AN IRREVOCABLE UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

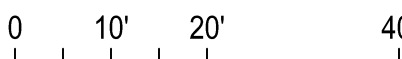
NOTE:  
CONTRACTOR SHALL ENSURE THAT PROPOSED A.D.A. RAMPS AND  
ACCESSIBLE ROUTES ALONG ROAD CROSSING COMPLY WITH  
SPECIFICATIONS FOR BOTH RUNNING SLOPE AND CROSS SLOPE.

## TRENCH EXCAVATION SAFETY PROTECTION

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

NOTES:

1. CONTRACTOR TO SEE DETAIL SHEET FOR TYPICAL ROAD CROSS-SECTIONS.
2. CONTRACTOR SHALL CLEAR AND GRUB THE ENTIRE STREET RIGHT OF WAY WITH THE EXCEPTION OF TREES TO REMAIN AND COORDINATE WITH OWNER AND ENGINEER TO SELECT CLEAR P.U.E. WHERE APPLICABLE FOR DRY UTILITY INSTALLATION.
3. CONTRACTOR TO GRADE OR REGRADE ALL AREAS WITHIN ROAD ROW INCLUDING DITCHES FOR POSITIVE DRAINAGE.
4. CONTRACTOR SHALL GRADE TO DRAIN AREAS UPSTREAM AND DOWNSTREAM OF ALL PROPOSED CHANNELS.
5. CONTRACTOR TO COORDINATE WITH DEVELOPER REGARDING TREE WELLS TO ENSURE TREES TO REMAIN ARE SAVED. CONTRACTOR TO REFERENCE LOTS AND PLANS FOR TREE WELLS AND FINISHES.
6. CONTRACTOR SHALL HYDROMULCH OR WOODMULCH ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY, STEEP SLOPES, DRAINAGE DITCHES WHERE SOIL SUBGRADE IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT WATERING IN HYDROMULCH AREAS TO ESTABLISH VEGETATION.
7. ALL TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STRIPING TO BE THERMOPLASTIC.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. SIDEWALKS ADJACENT TO SINGLE FAMILY LOTS ARE TO BE CONSTRUCTED CONCURRENTLY WITH EACH SINGLE FAMILY HOUSE BY THE HOME BUILDER.



SCALE: 1" = 20'

LEGEND

PROPERTY BOUNDARY

## PHASE BOUNDARY

## PROPOSED EASEMENT

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED MAJOR CONTOUR

ROAD CENTERLINE

PROPOSED CURB &amp; GUTTER

CONTRACTOR SIDEWALK

HOME BOILER SIDEWALK

TYPICAL RAMP (SEE SHEET

## ASPHALT VALLEY GUTTER

LOW POINT/HIGH POINT

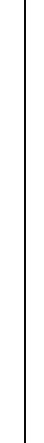
PROPOSED STORM LINE WITH

PROPOSED CURB INLET

WASHOUT AREA

PLAT NUMBER  
24-11800389


DESIGNED BY:	JDC	REV	DATE	APR
REVIEWED BY:	OR			
DRAWN BY:	JDC			



**BGE INC**  
 7330 San Felipe, Suite 202  
 San Antonio, TX 78216  
 TEL: 210-581-3800 [www.bownguy.com](http://www.bownguy.com)  
 TBEPE Registration No. F-1046

HERON VALLEY PHASE 1

KNUCKLE DETAILS



SHEET  
 C07.10

6/20/25

**BGE, INC.**  
7330 San Pedro, Suite 202  
San Antonio, TX 78216  
TEL: 210-581-3600 [www.browngay.com](http://www.browngay.com)  
TDE Registration No. E 1046

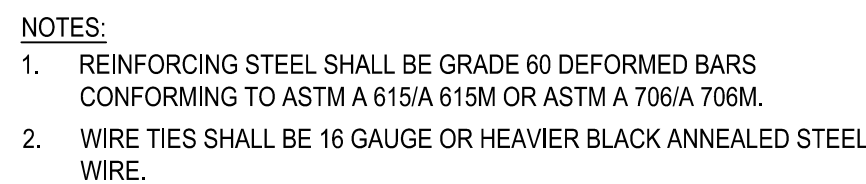
HERON VALLEY PHASE 1

## KNUCKLE DETAILS

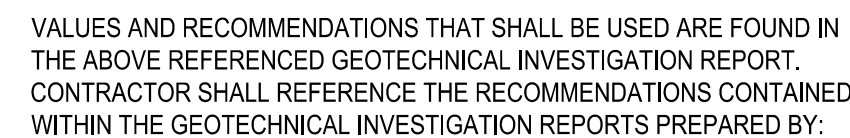
6/24/2010  
 STATE OF TEXAS  
 R. BABINEUX  
 27935  
 LICENSED PROFESSIONAL ENGINEER

SHEET  
07.10

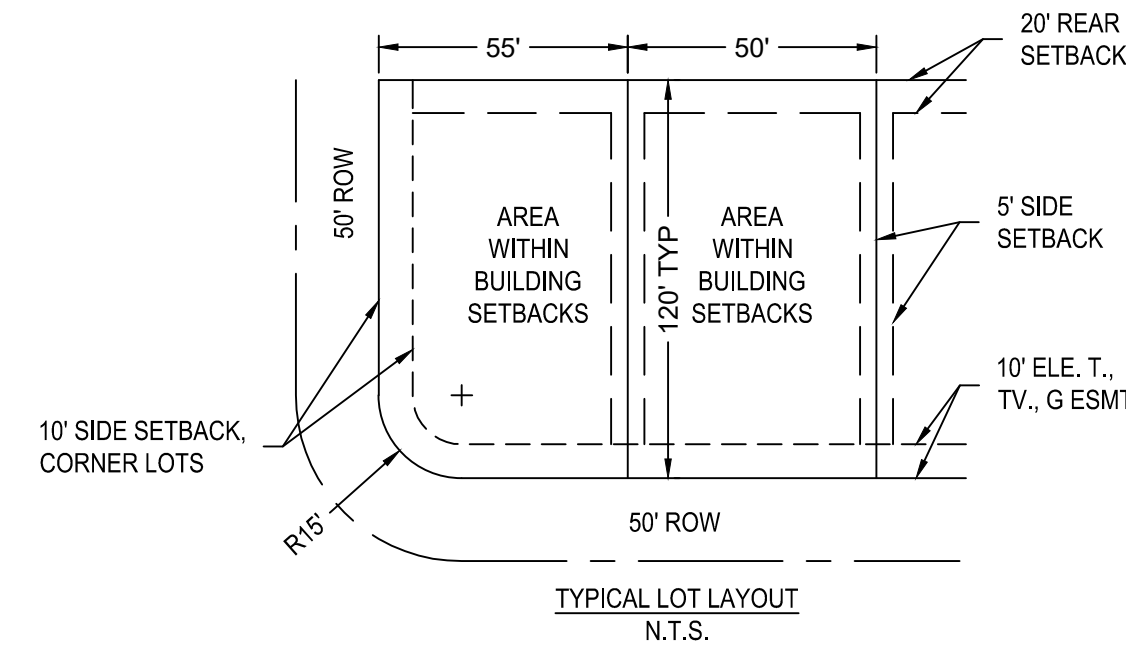
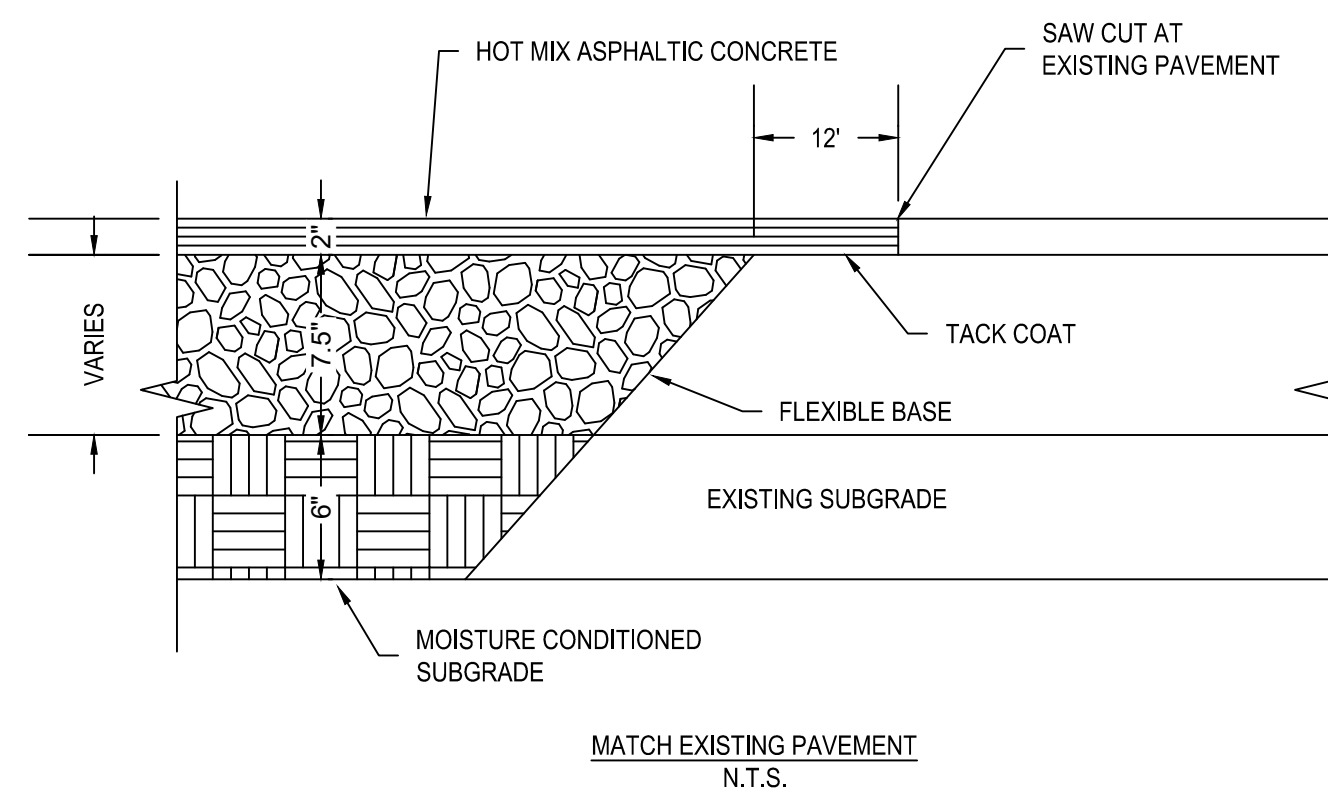
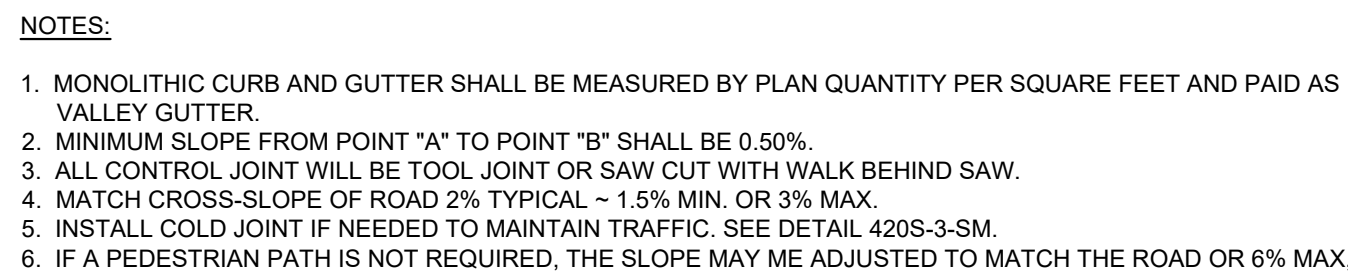




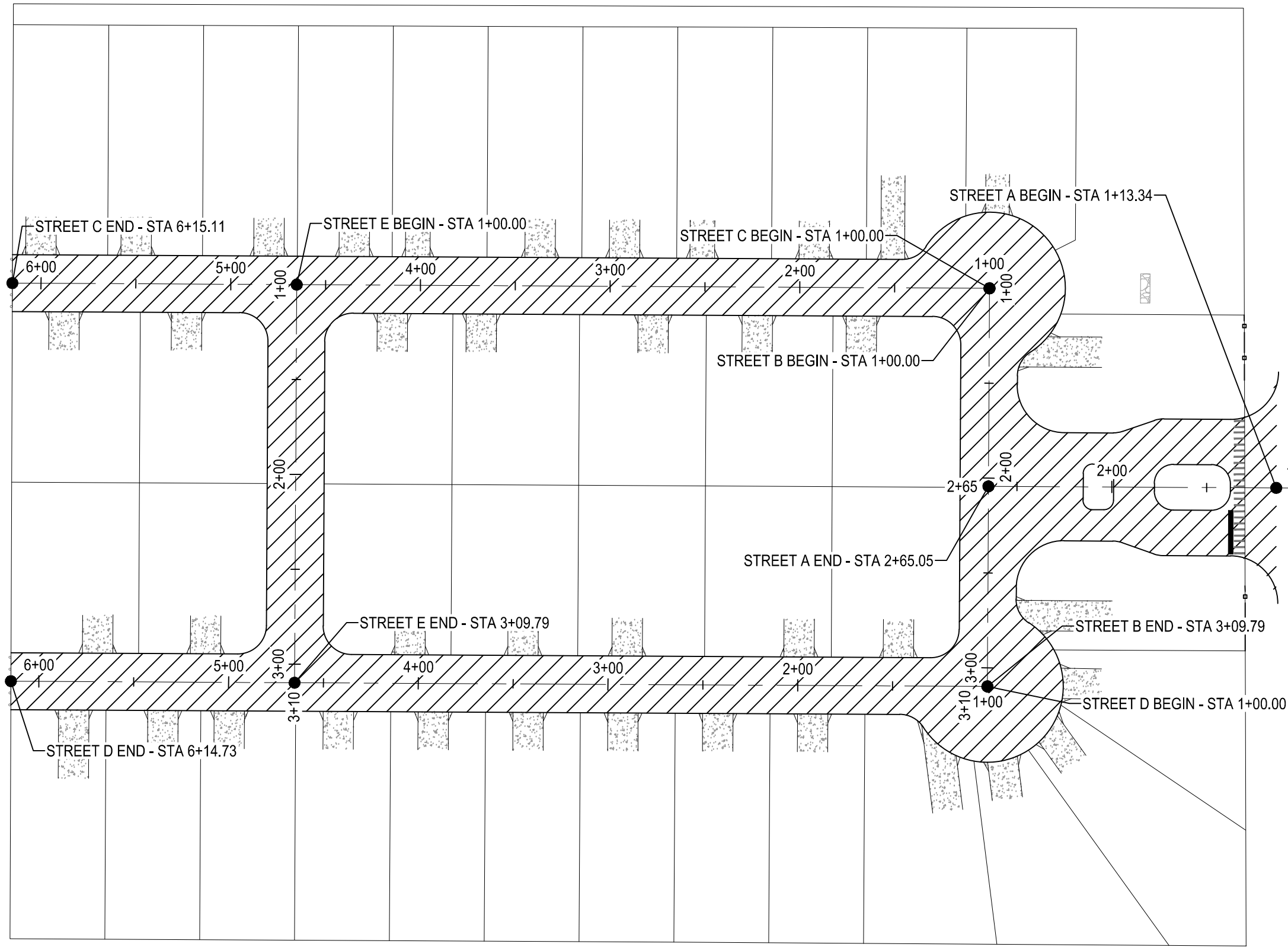
12" FLUSH CURE  
N.T.S.



TYPICAL PAVEMENT DETAIL  
N.T.S.





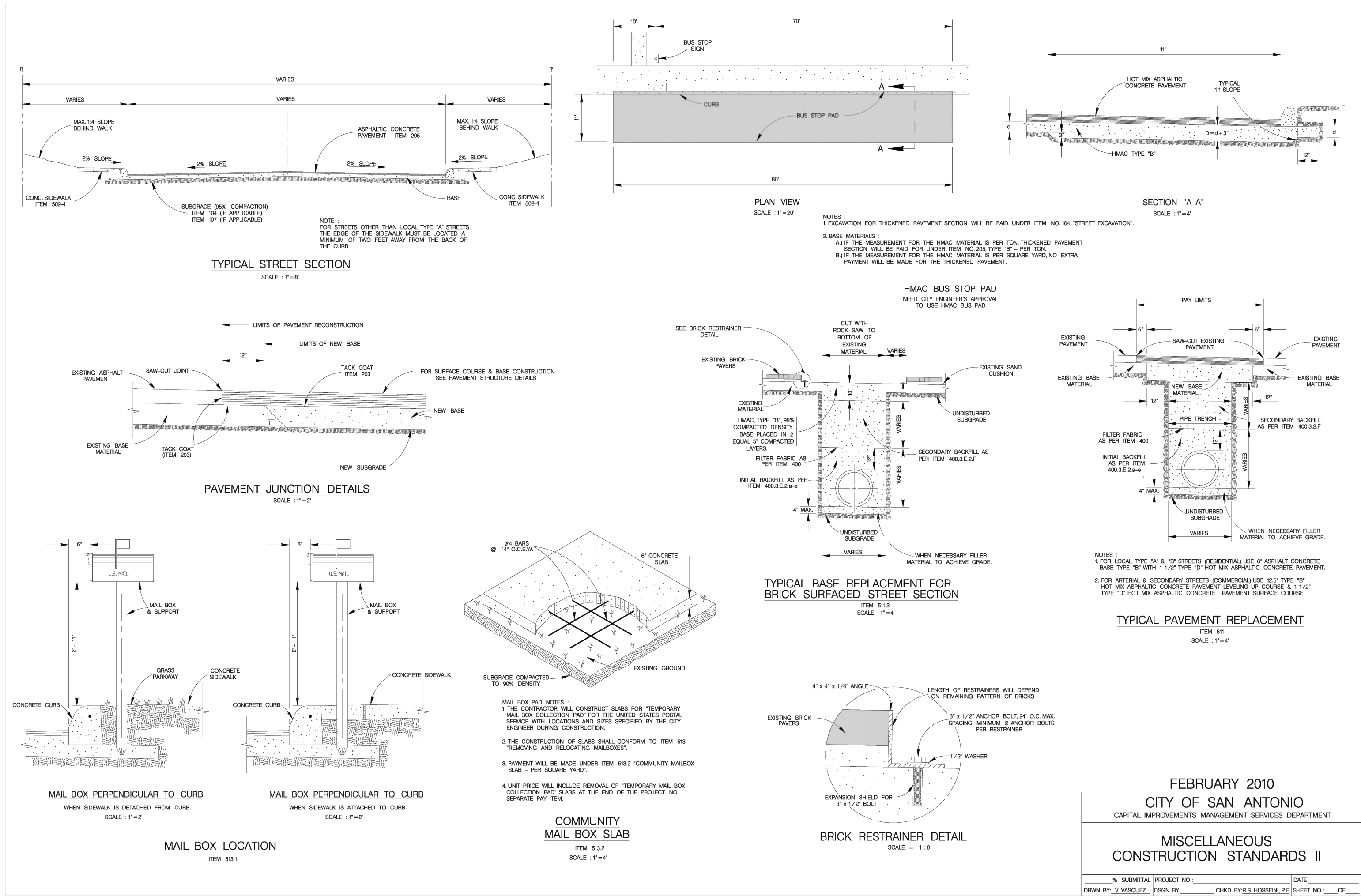
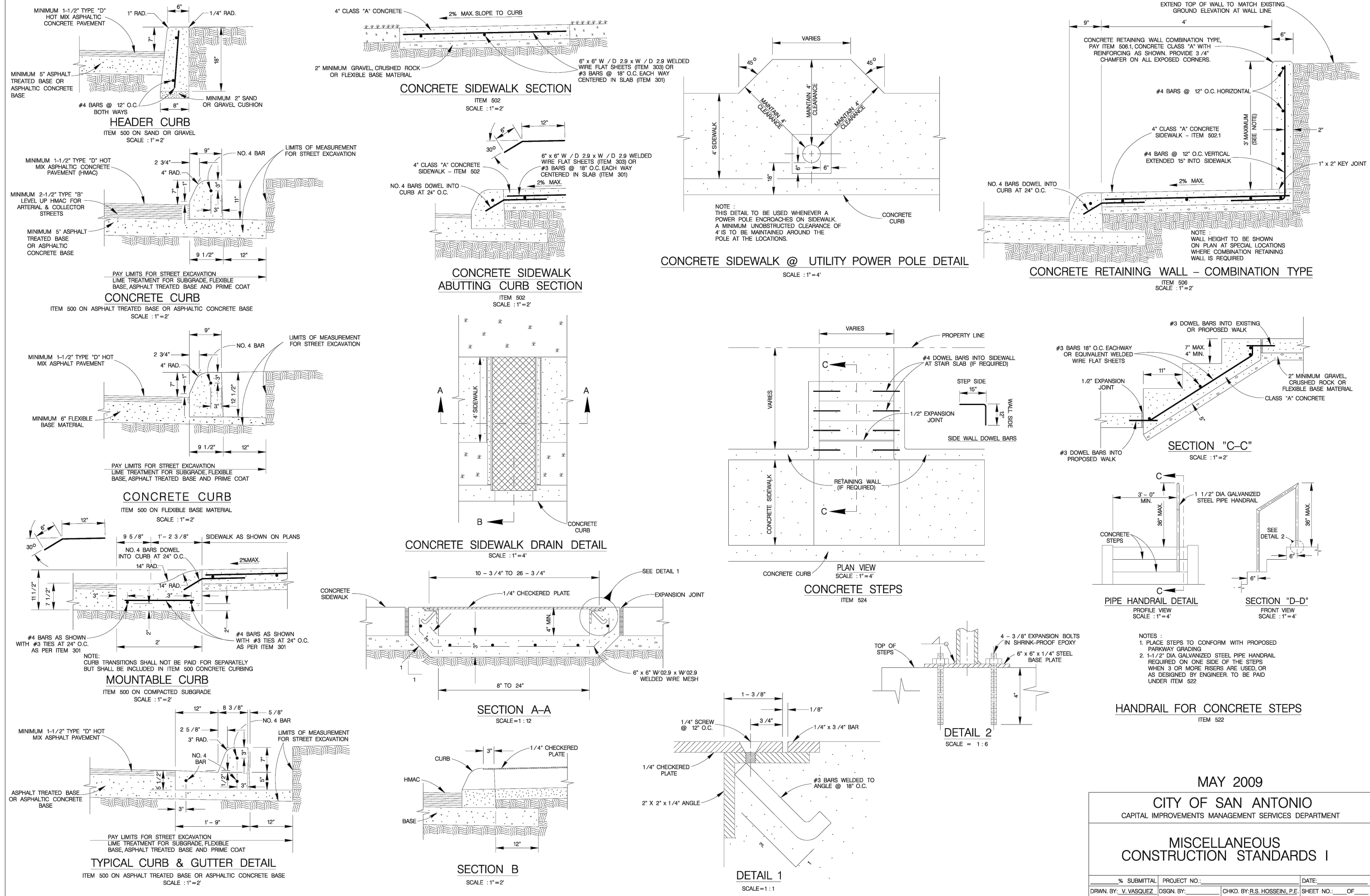
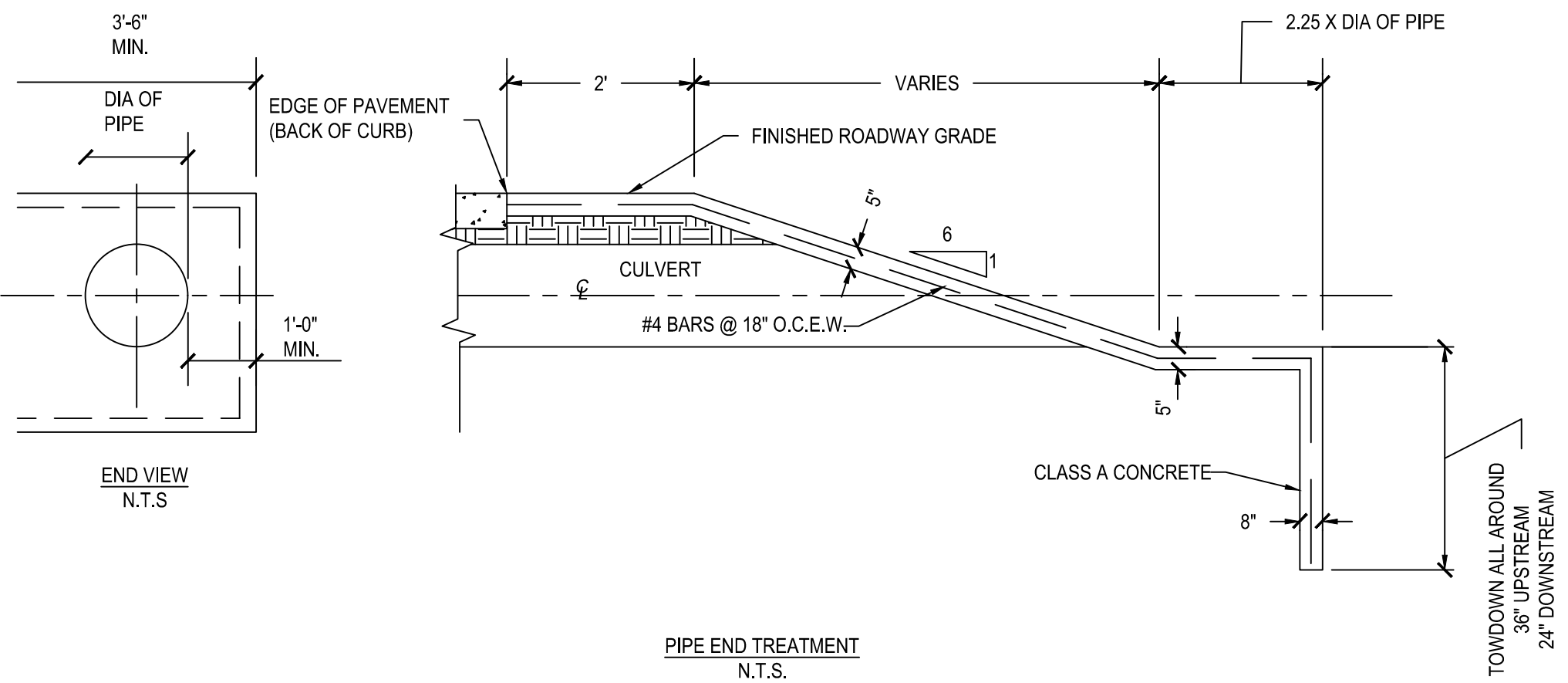


NOTE:  
1. REFERENCE GEOTECHNICAL REPORT (BEA NO. P12-21-306R) FOR BORING INFORMATION AND CBR LOCATIONS.

LEGEND:

LOCAL A STREET -  
STREET A: STA. 1+00 TO 2+65.05  
STREET B: STA. 1+00 TO 3+09.79  
STREET C: STA. 1+00 TO 6+15.11  
STREET D: STA. 1+00 TO 6+14.73  
STREET E: STA. 1+00 TO 3+09.79

STREET CLASSIFICATION	ASPHALTIC CONCRETE TYPE D (IN)	ASPHALTIC CONCRETE TYPE B (IN)	LIMESTONE BASE (IN)	GEOGRID	SUBGRADE (IN)	STRUCTURAL NUMBER
LOCAL A STREET (NO BUS TRAFFIC)	2.00	-	7.50	NO	6	2.41



PLAT NUMBER  
24-1800389

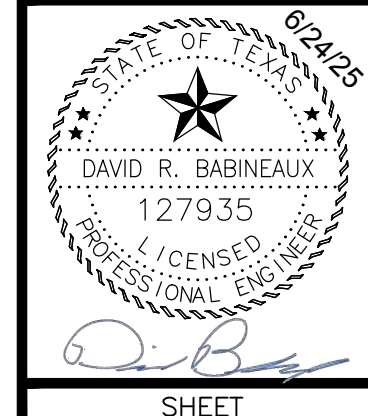
DATE	DESCRIPTION
APR	

DESIGNED BY: ###  
REVIEWED BY: ###  
DRAWN BY: ###



BGE, INC.  
7330 San Pedro, Suite 202  
San Antonio, TX 78216  
Tel.: 210-358-3360 www.bgeinc.com  
TYPE Registration No. F-106

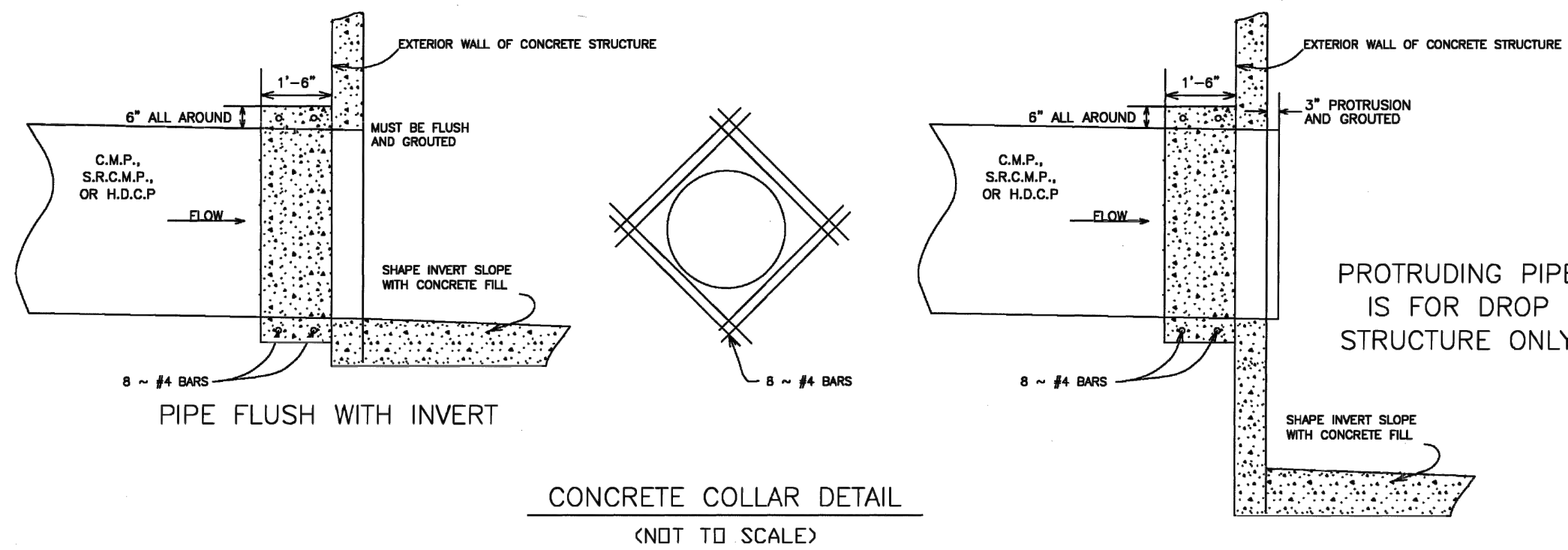
HERON VALLEY PHASE 1  
STREET & DRAINAGE DETAILS  
(SHEET 2 OF 5)



SHEET  
C08.21

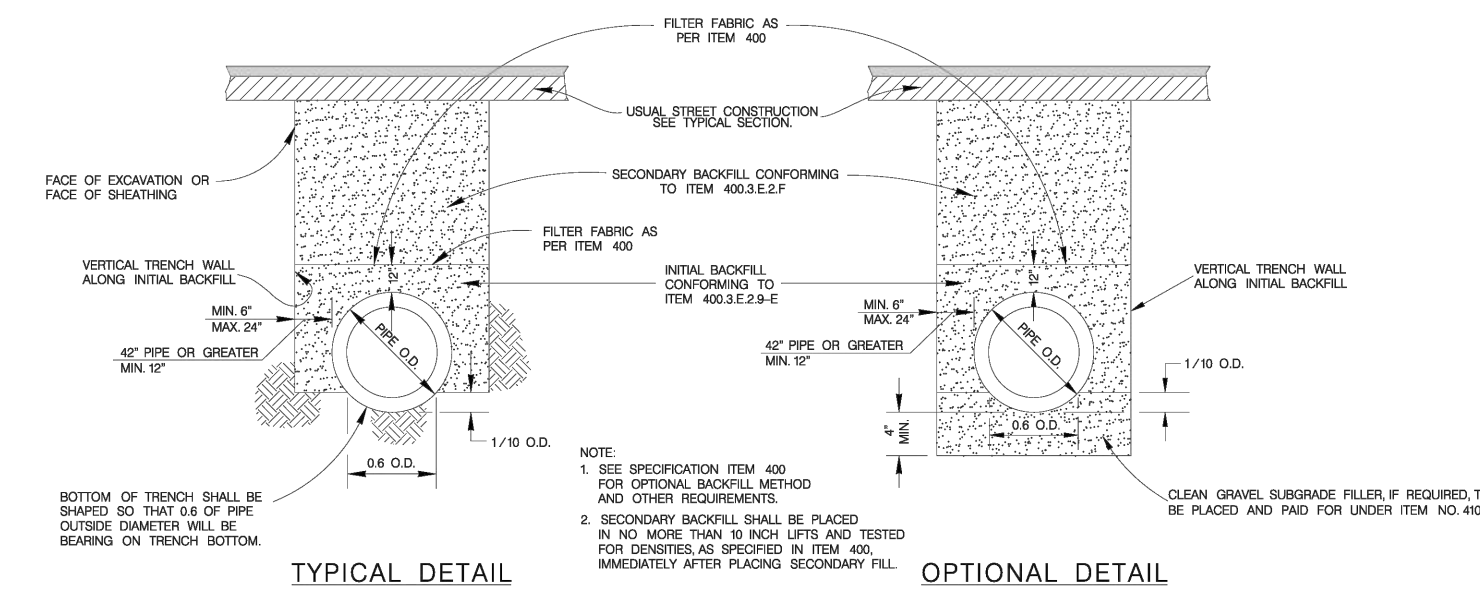


1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW RILEY STEEL, INTERMEDIATE GRADE, ASTM, A-15. THE DEFORMATION SHALL CONFORM TO ASTM, A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 30 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).

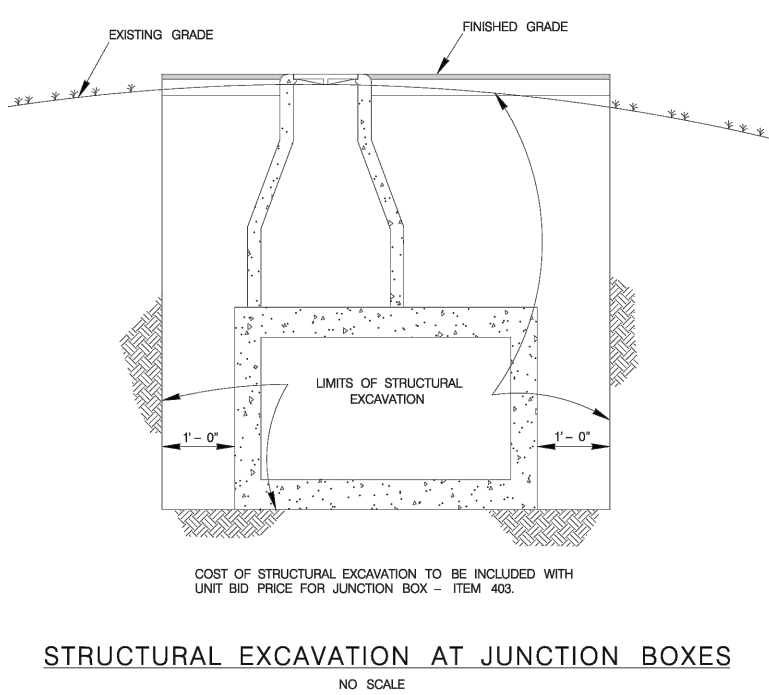


JANUARY 2006  
STANDARD PLANS  
CITY OF SAN ANTONIO, TEXAS  
DEPARTMENT OF PUBLIC WORKS  
CONCRETE COLLAR  
DETAIL

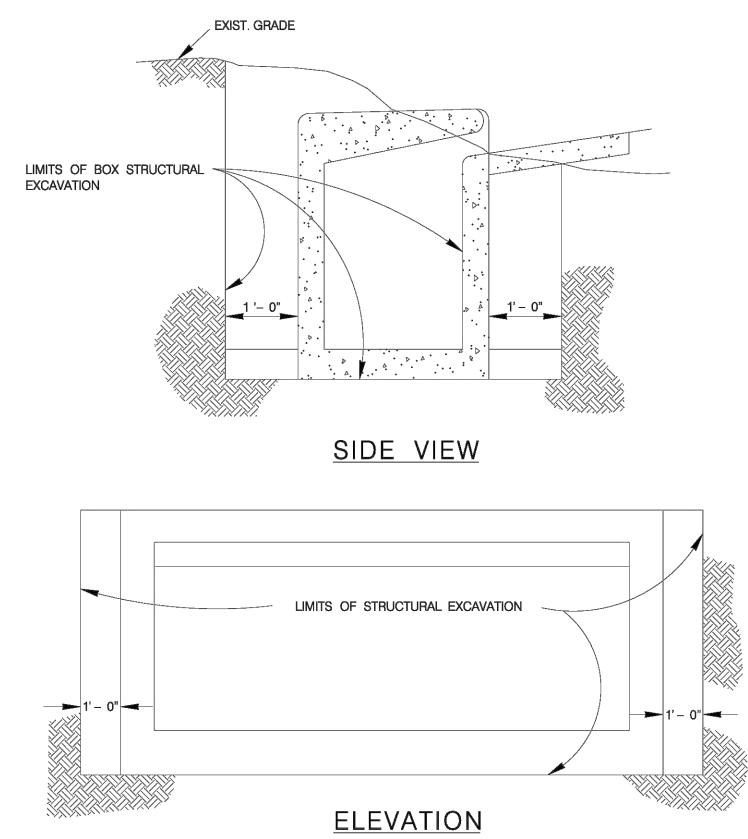
DATE	REVISIONS	SCALE	SEE ABOVE
DATE: 18 JANUARY 06			
DESIGNED BY: JAM. MOSELEY, P.E.			
CHECKED BY: JAM. MOSELEY, P.E.			
SHEET 3 OF 5			



PIPE BEDDING & BACKFILL DETAILS



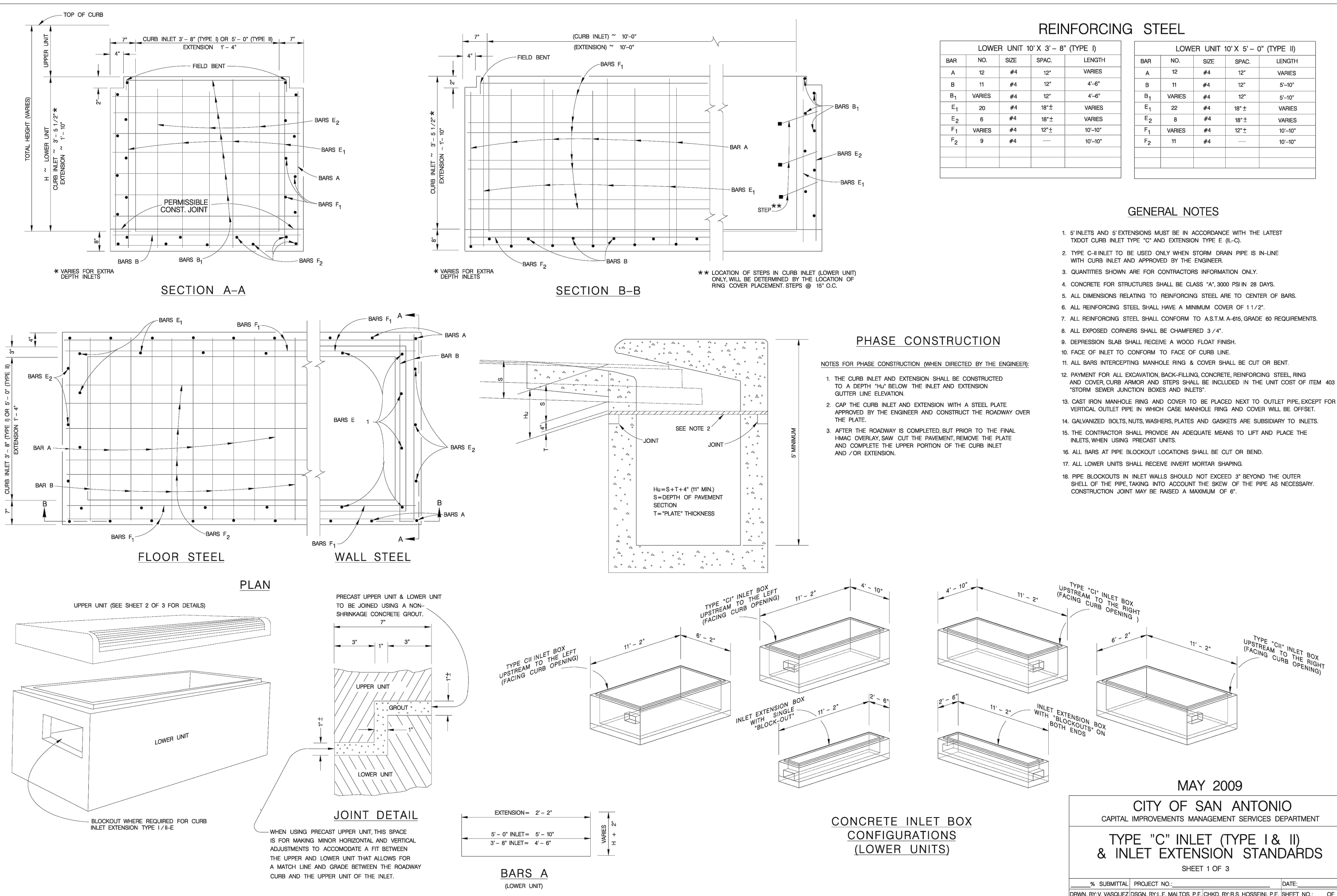
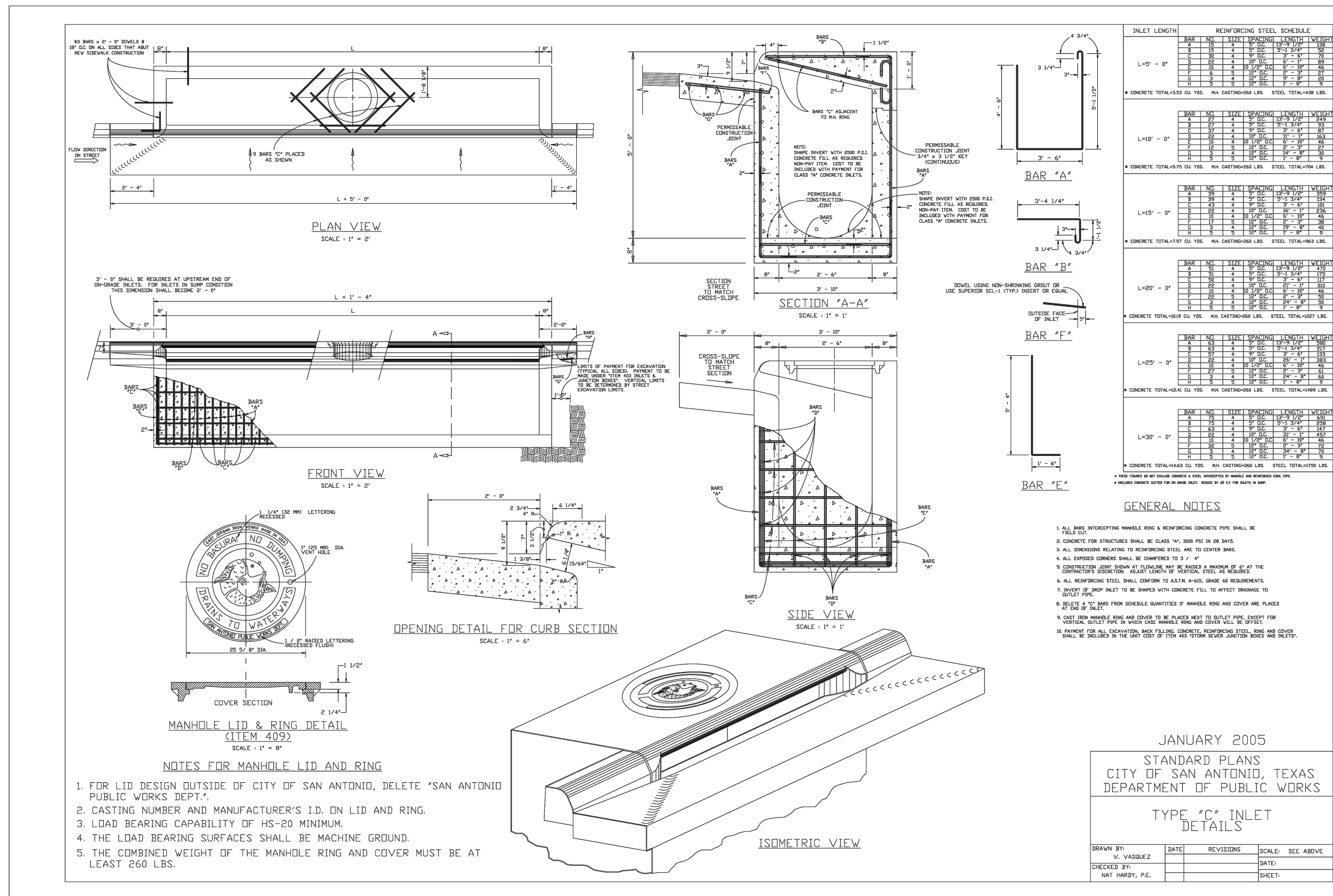
STRUCTURAL EXCAVATION AT JUNCTION BOXES



STRUCTURAL EXCAVATIONS  
AT DRAINAGE INLETS

MAY 2009  
CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
PIPE BEDDING & MISCELLANEOUS  
DRAINAGE DETAILS

% SUBMITTAL PROJECT NO.:	DATE:
DESIGN BY: JAM. MOSELEY, P.E.	SHEET NO. 03



PLAT NUMBER  
24-1180389

DATE  
APR

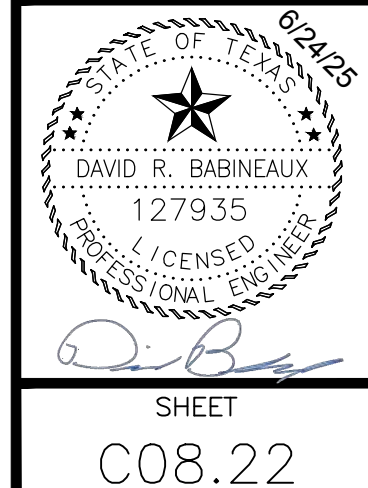
DESCRIPTION

DESIGNED BY: ###  
REVIEWED BY: ###  
DRAWN BY: ###



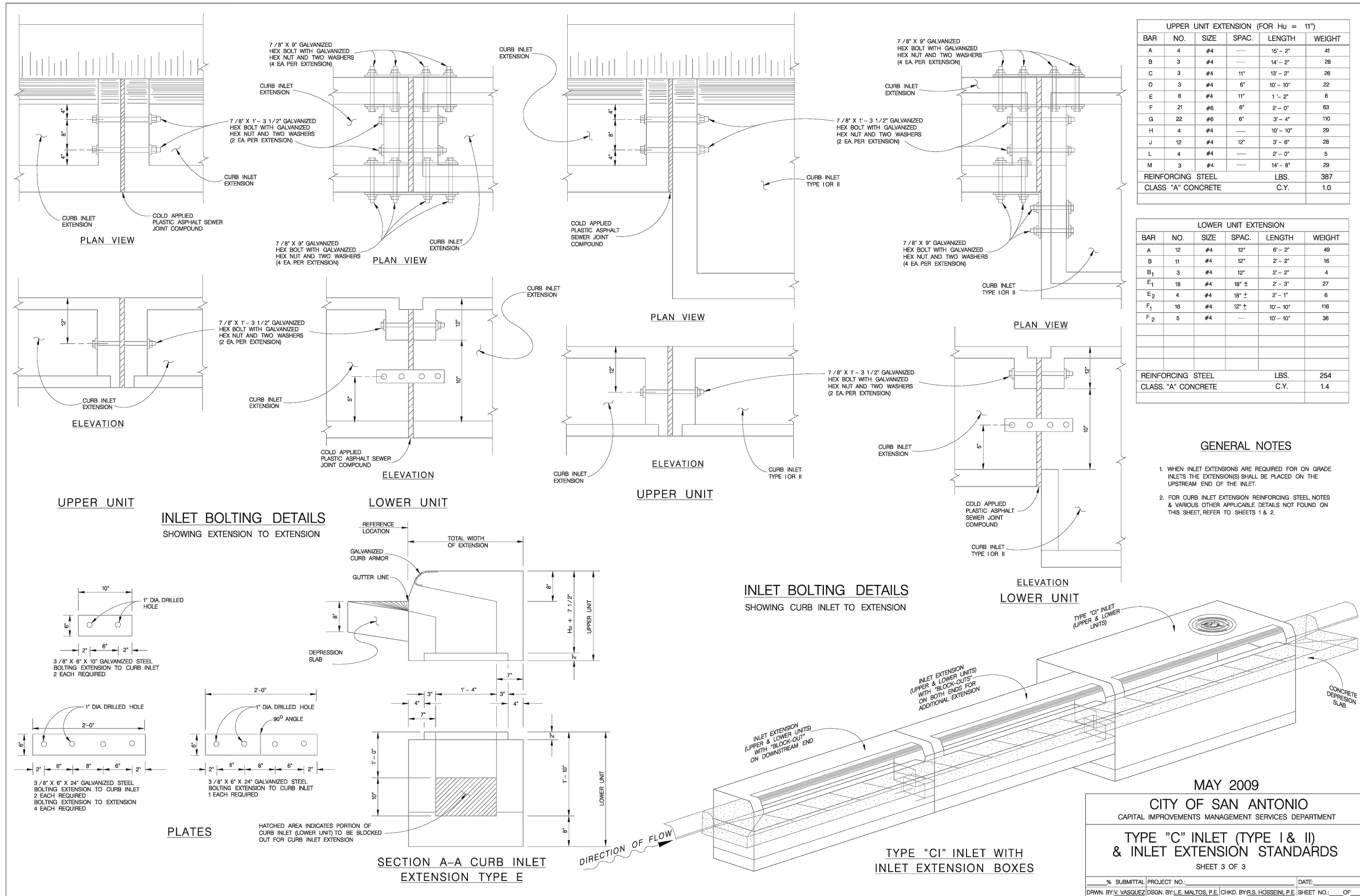
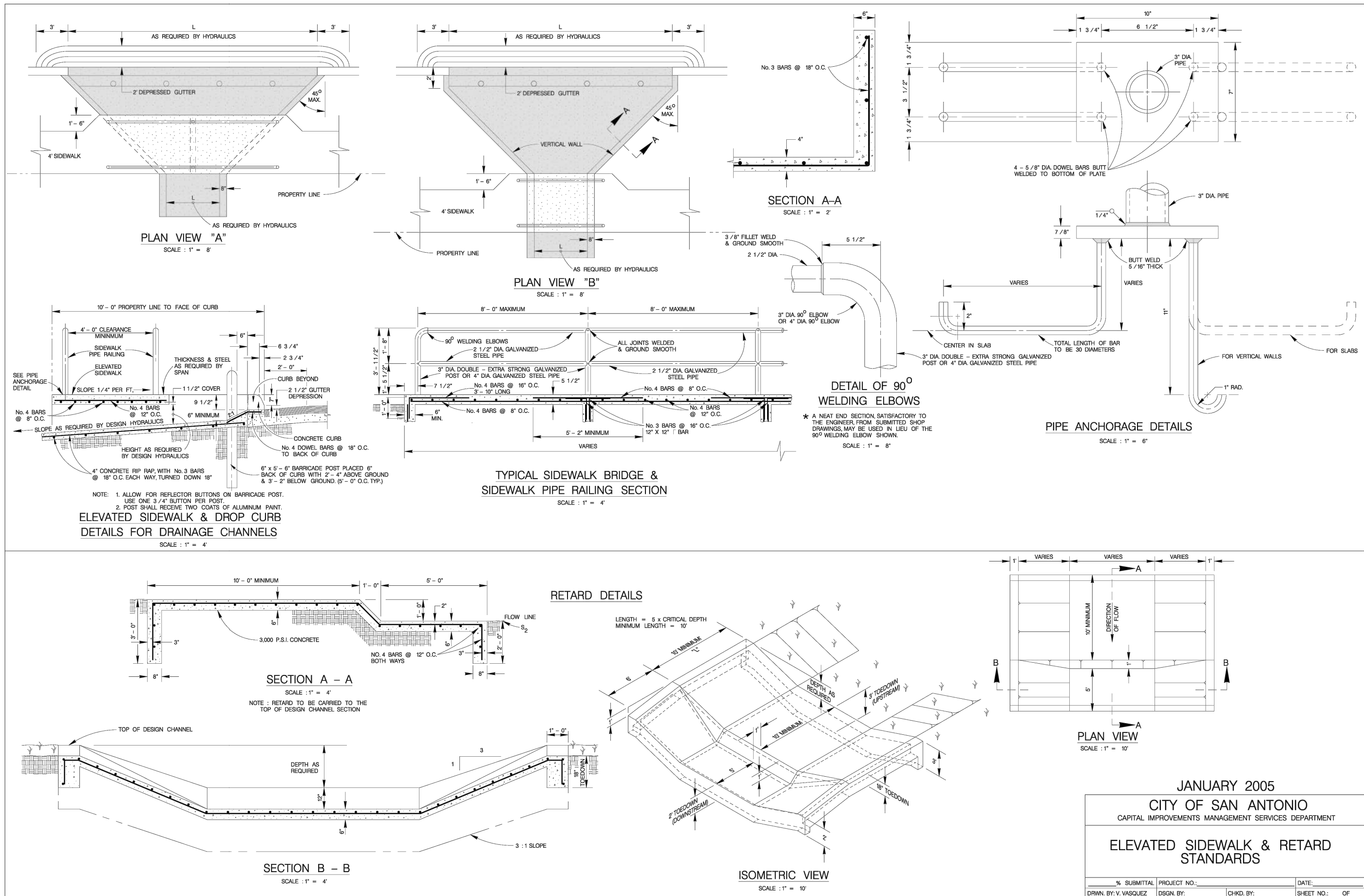
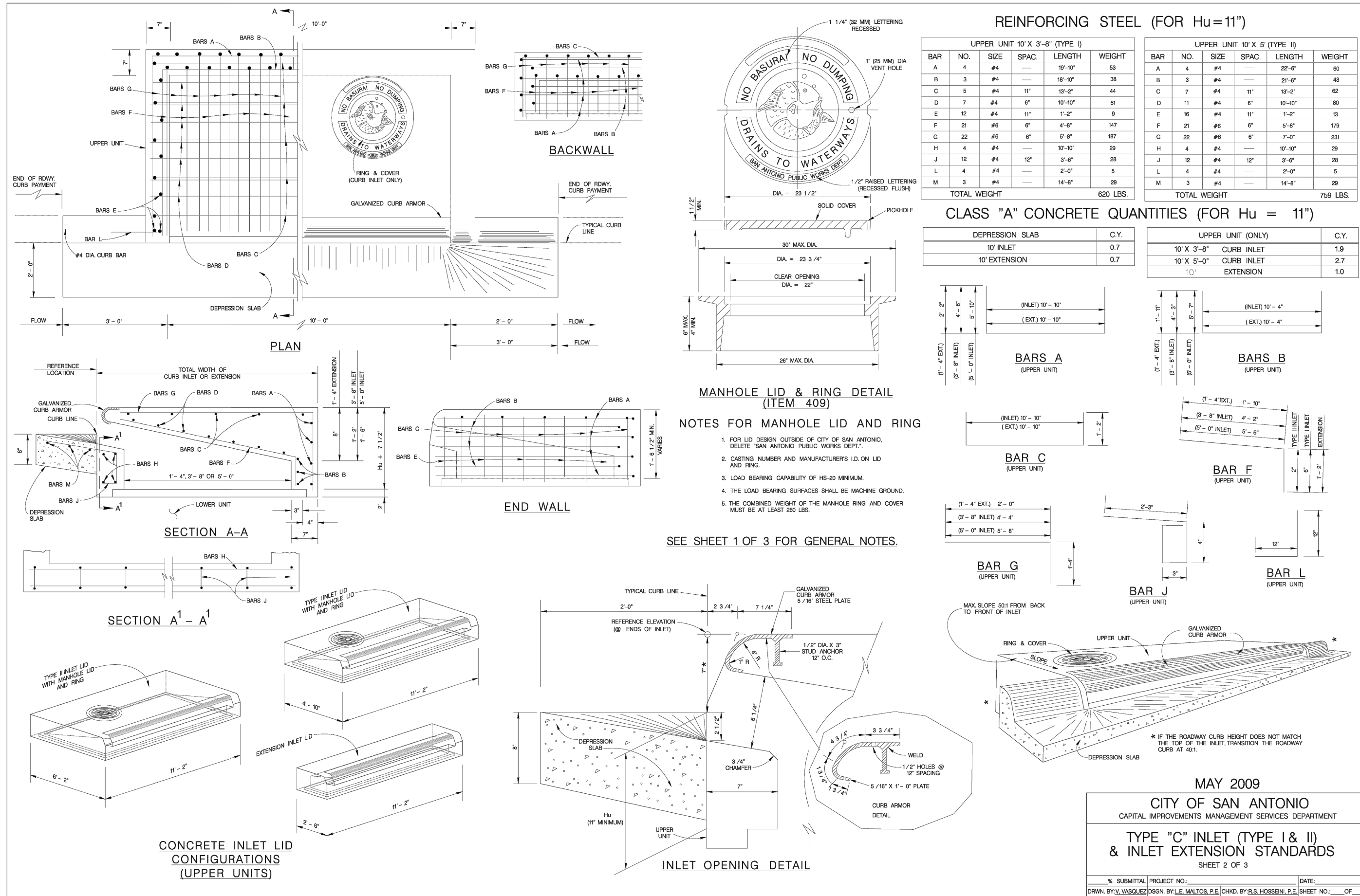
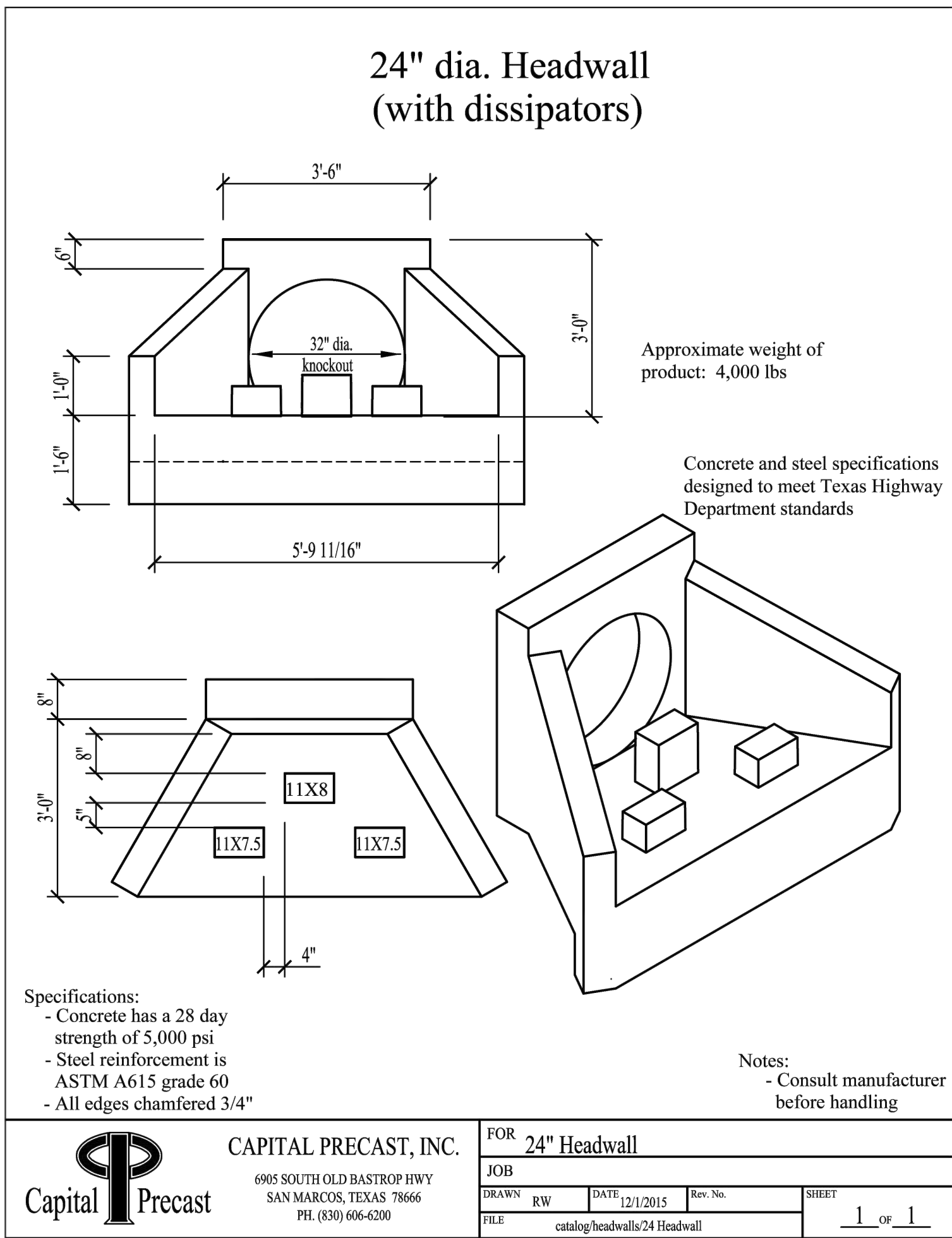
BGE, INC.  
7330 San Pedro, Suite 202  
San Antonio, TX 78216  
TEL: 214-348-3360 www.bgeenergy.com  
TXPE Registration No. F-1040

HERON VALLEY PHASE 1  
STREET & DRAINAGE DETAILS  
(SHEET 3 OF 5)

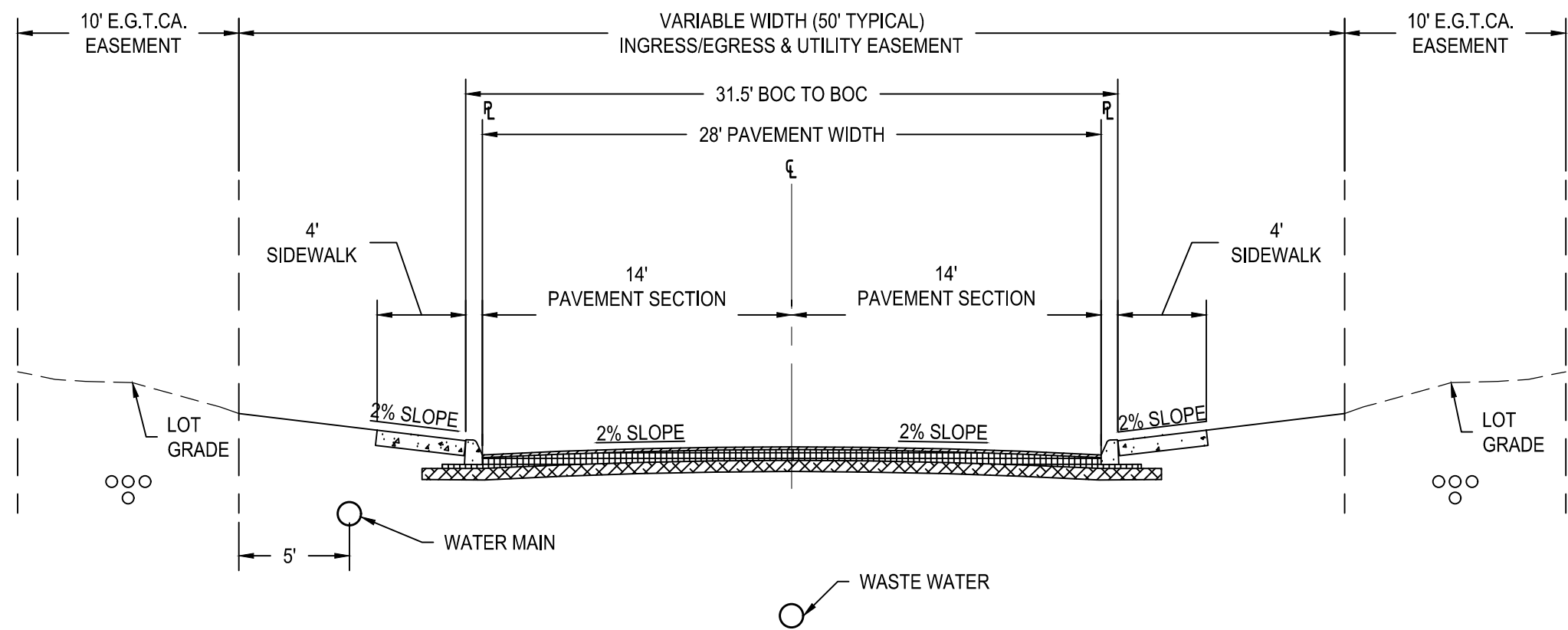


SHEET  
C08.22

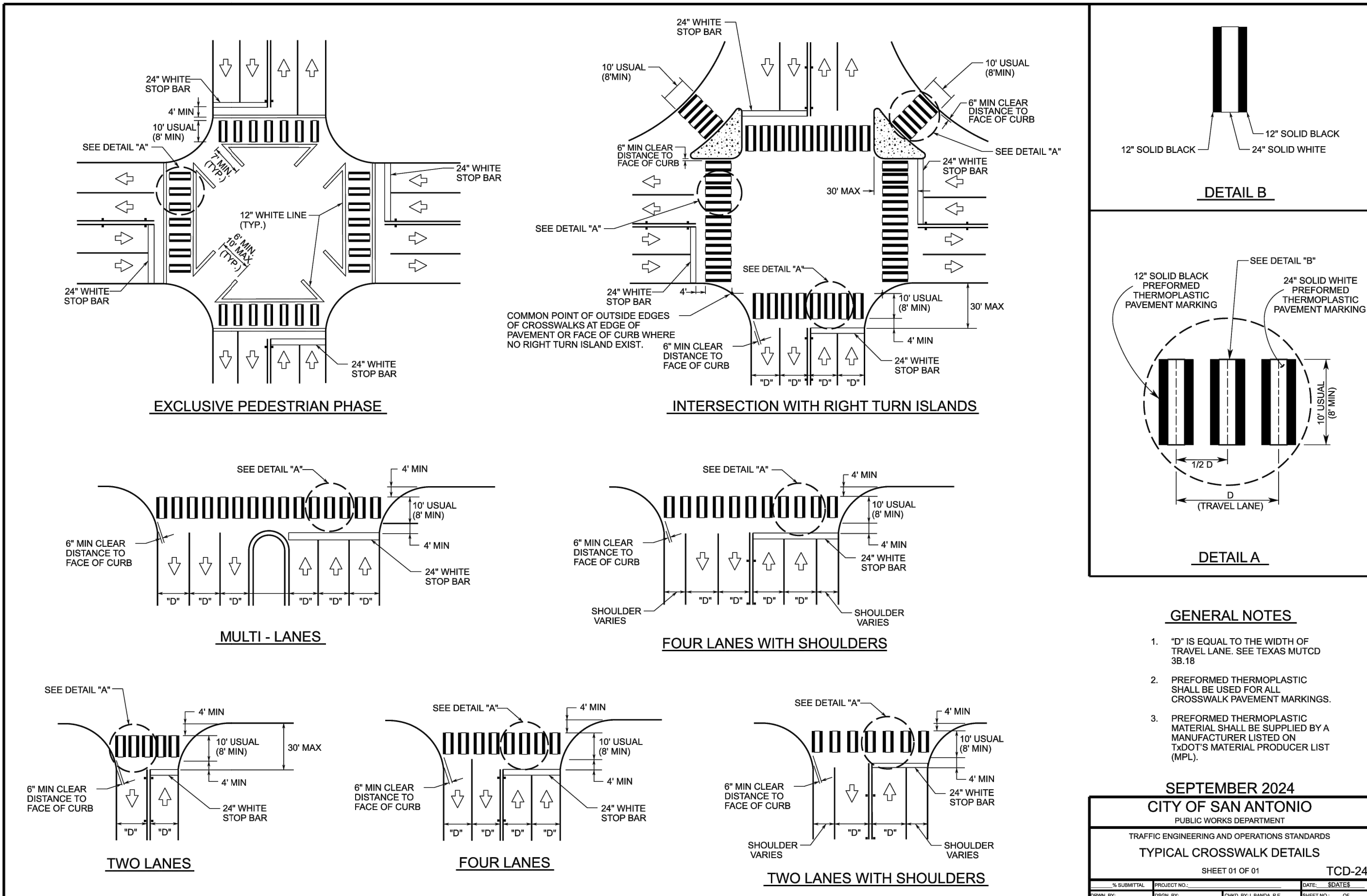




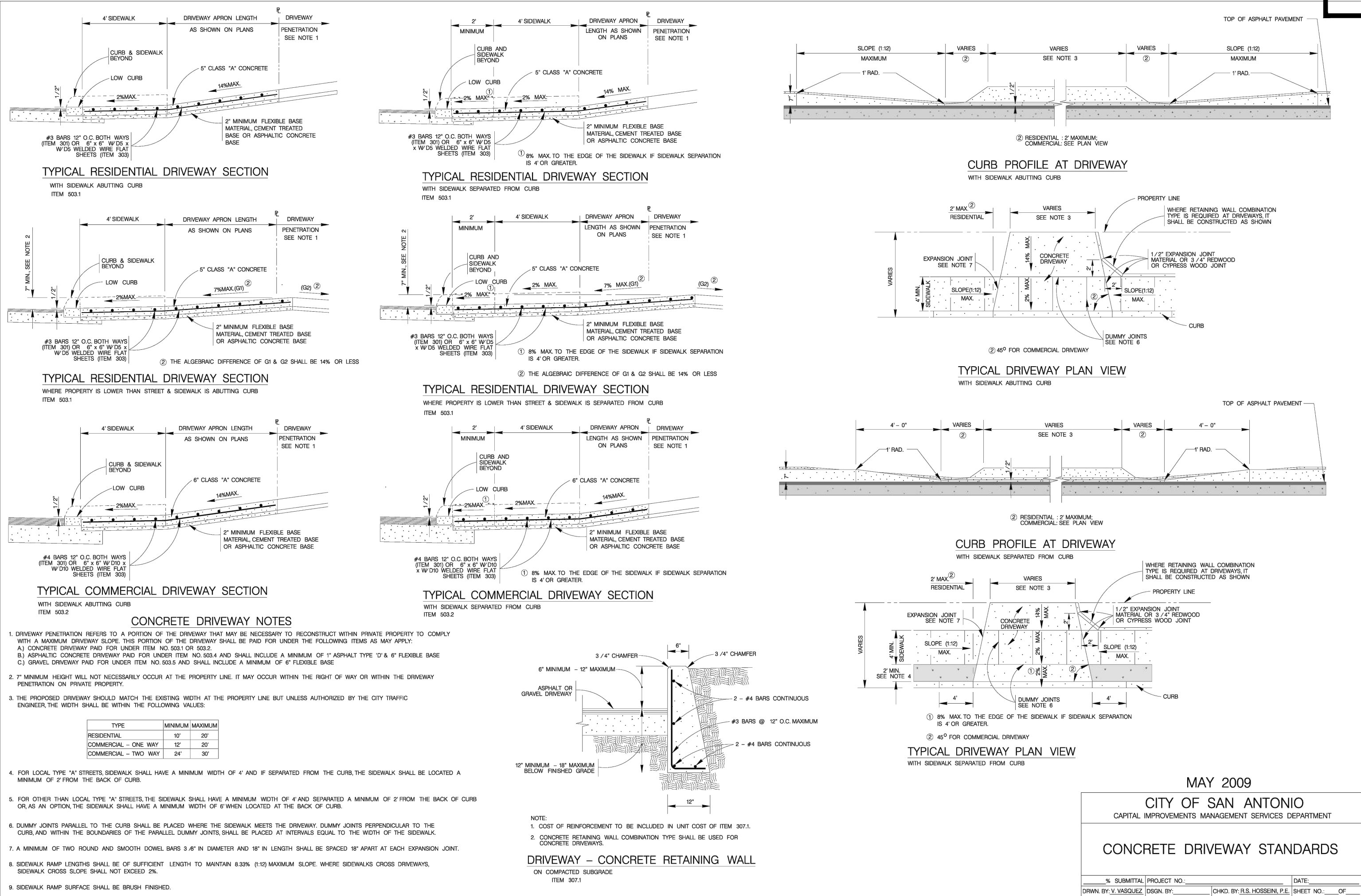




TYPICAL LOCAL TYPE A & UTILITY ASSIGNMENT  
N.T.S.



SEPTEMBER 2024  
CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT  
TRAFFIC ENGINEERING AND OPERATIONS STANDARDS  
TYPICAL CROSSWALK DETAILS  
SHEET 01 OF 01  
CD-24



MAY 2009  
CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
CONCRETE DRIVEWAY STANDARDS  
SUBMITTAL PROJECT NO. DATE  
DRAWN BY: J. VAZQUEZ, DESIGNED BY: J. VAZQUEZ, CHECKED BY: J. VAZQUEZ, SHEET NO. 01



6/24/25

STATE OF TEXAS

DAVID R. BABINEAUX

127935

LICENSED

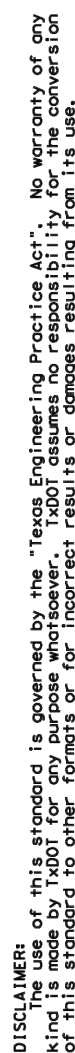
PROFESSIONAL ENGINEER

*D. Babineaux*

SHEET

C09.00



DATE: \_\_\_\_\_  
FILE: \_\_\_\_\_

G:\TXC\Projects\San Antonio Projects\12936-00 - Heron Valley\01\_Unit 1\03\_CADD\01\_Shts\C11.00 SIGNAGE PLAN.dwg Layout: SIGNAGE DETAILS (SHEET 1 OF 2) Plotted: 6/24/2025 4:18:57 PM By: Orodriguez

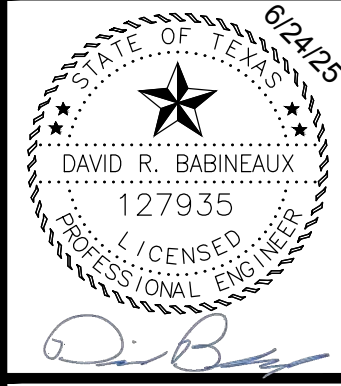




**BGE, INC.**  
7330 San Pedro, Suite 202  
San Antonio, TX 78216  
TEL: 210-581-3600 [www.browning.com](http://www.browning.com)

HERON VALLEY PHASE 1

SIGNAGE DETAILS (SHEET 2 OF 2)



SHEET  
C09.02

**OBJECT MARKER - BID ITEM DESCRIPTIONS**

XXXXX OM ASSM (OM-XX)(XXXXX)(XXXXX)(XX)

**PAYMENT**  
INSTL = Installation  
REPLC = Replacement  
**TYPE OF OBJECT MARKER**  
1 = 2, 3 or 4  
**NUMBER OF REFLECTORS OR DIRECTION**  
X = 3-Size 2 reflector units (Type 2 only)  
Y = 1-Size 3 reflector unit (Type 2 only)  
Z = 3-Size 1 or 1-Size 4 reflector units (Type 2 only)  
L = Left Side (Type 3 Object Marker only)  
R = Right Side (Type 3 Object Marker only)  
C = Center (Type 3 Object Marker only)

**TYPE OF POST**  
WC = Wing Channel Post  
WFLX = White Flexible Post  
YFLX = Yellow Flexible Post  
TWT = Thin Walled Tubing

**TYPE OF MOUNT**  
GND = Ground Embedded (drivable or set in concrete)  
SRF = Surface Mount  
WAS = Wedge Anchor Steel  
WAP = Wedge Anchor Plastic

**IDENTIFICATION**  
LL = Low Speed, Low Impact  
HH = High Speed, High Impact  
**DIRECTION (if required)**  
BI = Bi-Directional

**OBJECT MARKER DEFINITION**  
Devices used to mark obstructions within or adjacent to the roadway. (See TMUTCD - Chapter 2C, WARNING SIGNS AND OBJECT MARKERS.)

	Type 1 (OM-1)	Type 2 (OM-2)			Type 3 (OM-3)			Type 4 (OM-4)
	OM-1	OM-2X	OM-2Y	OM-2Z	OM-3L	OM-3R	OM-3C	OM-4
DEVICE								
		3-Size 2 reflector units	1-Size 3 reflector unit	1-Size 4 reflector unit or 3-Size 1 reflector units				
SHEETING	Yellow - Type B <sub>1</sub> or C <sub>1</sub> sheeting	White and Yellow - Type B or C sheeting			Alternating Acrylic Black and Retroreflective Yellow - Type B <sub>1</sub> or C <sub>1</sub> sheeting			Red - Type B <sub>1</sub> or C <sub>1</sub> sheeting
POST TYPE	TWT	WC	WC	WFLX, YFLX	TWT, WFLX			TWT
MOUNT TYPE	WAS, WAP	GNDLL	GNDLL	GNDLL, GNDHH, SRFLL, SRFHH	WAS, WAP, GNDLL, GNDHH, SRFLL, SRFHH			WAS, WAP

**REFLECTOR UNIT DIMENSIONS FOR OBJECT MARKERS**

	SIZE 1	SIZE 2	SIZE 3	SIZE 4
DEVICE				
NOTE	1. Size 1 and 4 - Direct applied reflective sheeting for use on flexible post (fib). 2. Size 2 and 3 - For use on wing channel (wc) post only. Use approved metal, plastic, or fiberglass backplate with 7/8" mounting holes.			

**TYPES 1, 3, AND 4 OBJECT MARKERS TYPICAL INSTALLATION**

**TYPE 2 OBJECT MARKERS TYPICAL INSTALLATION**

See General Notes 1, 2, and 3

**POST TYPE AND SUPPORT FOUNDATION DETAILS**

WING CHANNEL (WC)	FLEXIBLE POSTS (YFLX, WFLX)	WEDGE ANCHOR SYSTEMS
GND	GND	SRF
NOTES	NOTES	NOTE
1. Embedded Wing Channel (WC) post option may be used for Type 2 object markers and delineators only. 2. 1.12 lbs/ft steel per ASTM A 1011 SS Gr. 30, or ASTM A 660.	1. See "Flexible Delineator and Object Marker Posts" Material Producer List for approved devices. 2. Install per manufacturer's recommendations. 3. Post length may vary to meet field conditions.	1. Install per manufacturer's recommendations.

**GENERAL NOTES**

- Where a restriction prevents consistent placement from the pavement edge, place the affected object markers in line with the innermost edge of the obstruction.
- When Type 2 object markers are more than 8'-0" from the edge of the pavement, it may not be possible to maintain a height of approximately 4'-0". If this is the case, place the object marker as close to the recommended height as possible.
- Install all object markers in accordance with the manufacturer's recommendation.
- Diagonal stripes on Type 3 object markers shall slope down toward the intended travel lane.
- Object marker substrates shall be 0.080" aluminum sign blank and conform to ASTM B-209 Alloy 6063-T6 or an approved alternative.

**OBJECT MARKER MATERIAL DESCRIPTION & INSTALLATION**  
**D & OM (2)-25**

FILE: dcm2-25.dwg  
 TxDOT: May 2025  
 REVISIONS: 1  
 SHEET NO. 1008

**DEPARTMENTAL MATERIAL SPECIFICATIONS**

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	DELINEATOR & OBJECT MARKER POSTS (EMBEDDED & SURFACE MOUNT TYPES)				
2	SIGN FACE MATERIALS				
3	DELINEATORS, OBJECT MARKERS AND BARRIER REFLECTORS				