PLAT I.D. NO LAND-PLAT 22-11800674

HIDDEN OASIS
UNIT 3
SAN ANTONIO, TEXAS
CIVIL SITE CONSTRUCTION PLANS



PROJECT LOCATION MAP SCALE: N.T.S.

PROJECT BENCHMARKS

TBM #52
MAG
N: 13715206.5224'
E: 2041727.7147'
ELEV 916.86

TBM #50
MAG SPK
N: 13713202.7942'
E: 2041524.4046'
ELEV 884.56'

LEGAL DESCRIPTION

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2", AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

NOTE TO CONTRACTOR:

1. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
3. ANY QUANTITIES PROVIDE BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXISTS, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXISTS, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

FEBRUARY 2024

02/05/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF SAN ANTONIO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

Eric S. Ply P.E. Registration No. 123317

PREPARED BY:

HMT
ENGINEERING & SURVEYING

8122 DATAPOINT DR., STE. 400
SAN ANTONIO, TX 78230
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 10153600

Sheet List Table	
Sheet No.	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	PLAT (1 OF 3)
C1.1	PLAT (2 OF 3)
C1.2	PLAT (3 OF 3)
C2.0	EROSION CONTROL PLAN
C2.1	EROSION DETAILS
C3.0	GRADING PLAN
C3.1	GRADING DETAILS
C4.0	DEER POINT PLAN & PROFILE
C4.1	VIREO WAY PLAN & PROFILE
C4.2	AXIS PASS PLAN & PROFILE
C4.3	CHITAL CHASE PLAN & PROFILE
C4.4	KNUCKLE SAC PLAN & PROFILE
C4.5	KNUCKLE SAC (REPLACEMENT)
C4.6	SIGNAGE PLAN (1 OF 2)
C4.7	SIGNAGE PLAN (2 OF 2)
C4.8	STREET DETAILS (1 OF 5)
C4.9	STREET DETAILS (2 OF 5)
C4.10	STREET DETAILS (3 OF 5)
C4.11	STREET DETAILS (4 OF 5)
C4.12	STREET DETAILS (5 OF 5)
C5.0	OVERALL STORM
C5.1	STORM DRAIN C PLAN & PROFILE
C5.2	INTERCEPTOR CHANNEL D PLAN & PROFILE
C5.3	STORM DETAILS (1 OF 4)
C5.4	STORM DETAILS (2 OF 4)
C5.5	STORM DETAILS (3 OF 4)
C5.6	STORM DETAILS (4 OF 4)
C6.0	OVERALL UTILITY PLAN & CONDUIT EXHIBIT
C6.1	UTILITY DETAILS

Sheet List Table	
Sheet No.	Sheet Title
C1.0	COVER SHEET
C1.01	OVERALL WASTEWATER (1 OF 2)
C1.02	OVERALL WASTEWATER (2 OF 2)
C1.03	EXISTING WASTEWATER LINE A PLAN & PROFILE
C1.04	WASTEWATER LINE E PLAN & PROFILE
C1.05	WASTEWATER LINE F PLAN & PROFILE
C1.06	WASTEWATER LINE G PLAN & PROFILE

Sheet List Table	
Sheet No.	Sheet Title
C1.0	COVER SHEET
C1.01	OVERALL WATER (1 OF 2)
C1.02	OVERALL WATER (2 OF 2)

HIDDEN OASIS UNIT 3
CIVIL SITE CONSTRUCTION PLANS
HMT # 248.016

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Civil\248.016 - COVER SHEET.dwg User: jathook Feb 05, 2024 - 3:53pm

PLAT I.D. NO LAND-PLAT 22-11800674

CITY OF SAN ANTONIO – GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.

2. 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.

3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.

4. 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).

5. 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 CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND 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 CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.

6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. 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.

8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.

9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)	233-2010
BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET)	354-6538 / 357-5741
COSA DRAINAGE	207-8048
COSA SIGNAL OPERATIONS	207-7720 / 207-7765
TEXAS STATE WIDE ONE CALL LOCATOR	1-800-344-8377 –

- CITY PUBLIC SERVICE ENERGY
- TIME WARNER
- AT&T
- MCI

11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.

12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE REPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATE-RIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.

13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.

14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.
IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.

16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.

17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

ACCESSIBILITY REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.

2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.

3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.

4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES

HIDDEN OASIS UNIT 3

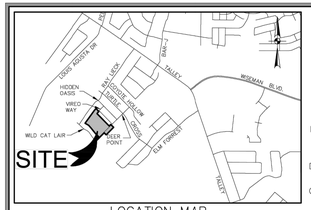
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C0.1

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 - COVER SHEET.dwg User: joshuak Feb 05, 2024 - 3:53pm

PLAT I.D. NO LAND-PLAT 22-11800674



LOCATION MAP
NOT-TO-SCALE

LEGEND:

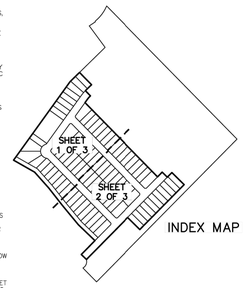
●	= FND 1/2" IRON PIN
O	= SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
AC.	= ACRES
ESMT.	= EASEMENT
DRNG	= DRAINAGE
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
E.G.T.CATV.	= ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
R.O.W.	= RIGHT-OF-WAY
D.P.R.B.C.T.	= DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	= OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
C.B.	= COUNTY BLOCK
—℄—	= STREET CENTERLINE
VOL.	= VOLUME
PG.	= PAGE
"	= SAME BEARING AS ADJACENT LOT

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
2. COMMON AREA MAINTENANCE:
   THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND 902, BLOCK 2, CB 4383, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. SURVEYOR'S NOTES:
   MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. FLOODPLAIN VERIFICATION:
   NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. RESIDENTIAL FINISHED FLOOR:
   RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. DRAINAGE EASEMENT ENCROACHMENTS:
   NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE GROSS SECTION OF THE DRAINAGE EASEMENTS SHALL BE PERMITTED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER TO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. RESIDENTIAL FIRE FLOW:
   THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WIT THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
8. OPEN SPACE:
   LOT 901, BLOCK 2 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PERMEABLE OPEN SPACE LOT. LOT 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PRIVATE DRAINAGE LOT
9. SETBACK:
   THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. TREE NOTE:
    THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38606681) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)
11. MILITARY AIRPORT OVERLAY ZONE:
    THE PROPERTY, EITHER PARTIALLY OR WHOLLY, DOES NOT LIE WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURES AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.



INDEX MAP

KEY NOTES

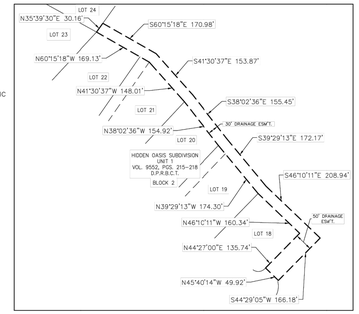
1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.

SAWS DEDICATION NOTE:
THE DEVELOPER CONSTRUCTS THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

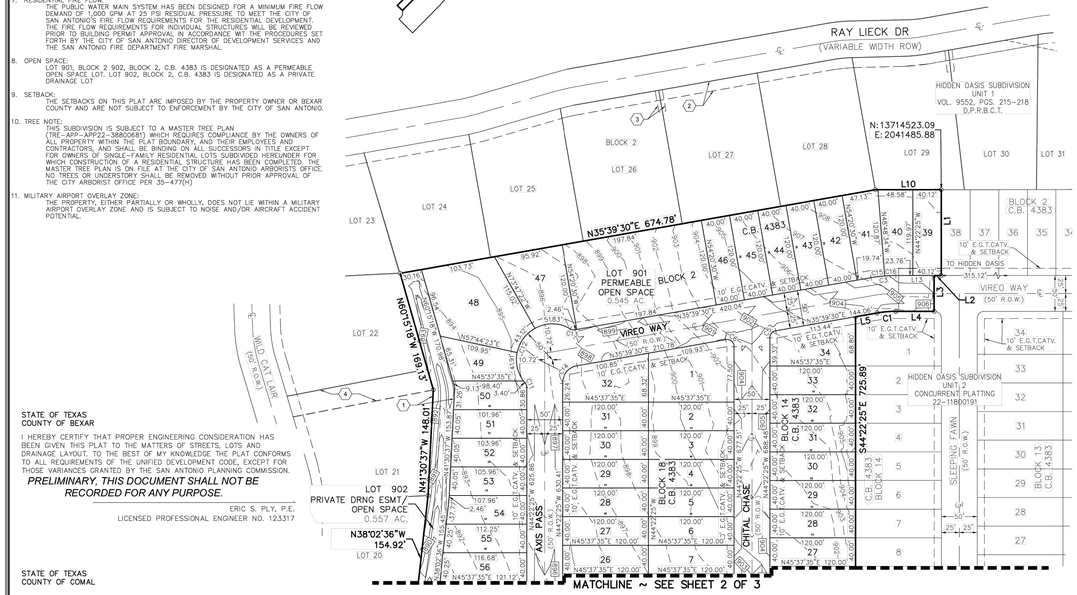
IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 880 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



AREA BEING REPLATTED

BEING A TOTAL OF 0.748 ACRES PREVIOUSLY PLATTED AS A 30' DRAINAGE EASEMENT AND A 50' DRAINAGE EASEMENT IN HIDDEN OASIS UNIT 1, RECORDED IN VOLUME 9552, PAGES 215-218, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS



SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

PLAT NO. 22-11800674

REPLAT AND SUBDIVISION PLAT ESTABLISHING

HIDDEN OASIS UNIT 3

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2", AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

0 50 100 200
HORIZONTAL SCALE: 1"=100'

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 10/24/2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SAN ANTONIO LD, LLC
BY: KEVIN PAPE
1919 OAKWELL FARMS PARKWAY, STE 210
SAN ANTONIO, TX 78218
(210) 231-0703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HIDDEN OASIS UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF_____A.D. 20____.

BY:_____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF_____ A.D. 20____

_____,
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____,
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 1 OF 3

FOR REFERENCE ONLY

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

PLAT (1 OF 3)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

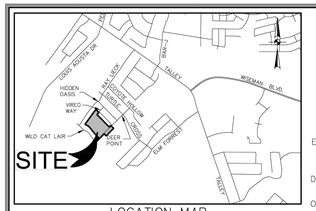
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C1.0

Drawing Name: K:\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3\Hidden Oasis Unit 3 Plat.dwg User: RANDY-RUSSELL Jan 12, 2024 - 9:59am

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (81 Lots)\Cbs\248.016 - PLAT.dwg User: joshuok Feb 05, 2024 - 3:53pm

PLAT I.D. NO LAND-PLAT 22-11800674



LOCATION MAP
NOT-TO-SCALE

LEGEND:

- ● = FND 1/2" IRON PIN
- ○ = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- AC. = ACRES
- ESMT. = EASEMENT
- DRNG = DRAINAGE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- E.G.T.CAT.V. = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- R.O.W. = RIGHT-OF-WAY
- D.P.R.B.C.T. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS
- C.B. = COUNTY BLOCK
- —℄— = STREET CENTERLINE
- VOL. = VOLUME
- PG. = PAGE
- " = SAME BEARING AS ADJACENT LOT

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF EITHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS AND ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURES AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

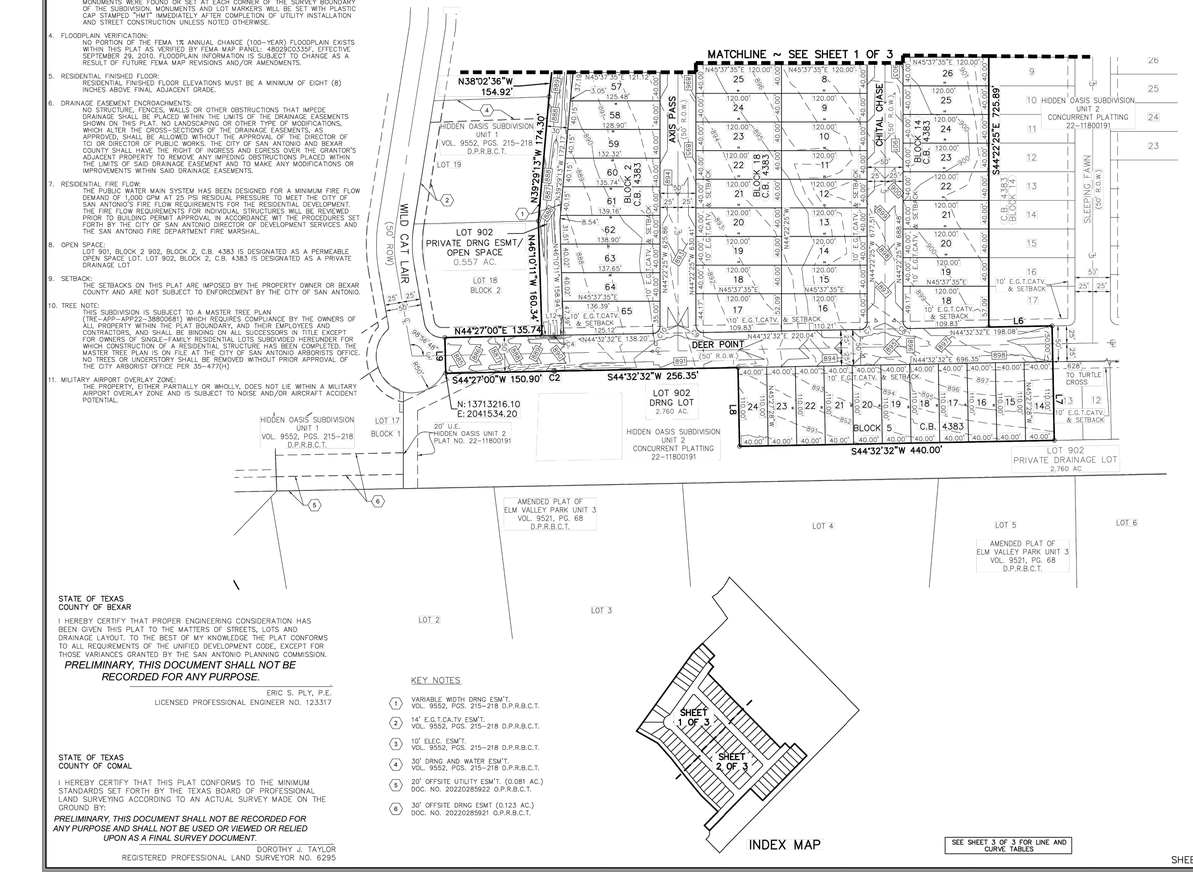
WASTEWATER EDU NOTE:
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IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 880 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI, AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

PLAT NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
2. COMMON AREA MAINTENANCE:
   THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901 AND 902, BLOCK 2, CB 4383, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. SURVEYOR'S NOTES:
   MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. FLOODPLAIN VERIFICATION:
   NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0335F, EFFECTIVE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
5. RESIDENTIAL FINISHED FLOOR:
   RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. DRAINAGE EASEMENT ENCROACHMENTS:
   NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE GROSS CROSS-SECTION OF DRAINAGE EASEMENTS, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. RESIDENTIAL FIRE FLOW:
   THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WIT THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
8. OPEN SPACE:
   LOT 901, BLOCK 2 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PERMEABLE OPEN SPACE LOT. LOT 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PRIVATE DRAINAGE LOT
9. SETBACK:
   THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO
10. TREE NOTE:
    THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800681) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)
11. MILITARY AIRPORT OVERLAY ZONE:
    THE PROPERTY, EITHER PARTIALLY OR WHOLLY, DOES NOT LIE WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG. AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.

INDEX MAP

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES

PLAT NO. 22-11800674

REPLAT AND SUBDIVISION PLAT ESTABLISHING

HIDDEN OASIS UNIT 3

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2", AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

0 50 100 200
HORIZONTAL SCALE: 1"=100'

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 10/24/2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SAN ANTONIO LD, LLC
BY: KEVIN PAPE
1919 OAKWELL FARMS PARKWAY, STE 210
SAN ANTONIO, TX 78218
(210) 231-0703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ 20___.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HIDDEN OASIS UNIT 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 3

FOR REFERENCE ONLY

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

PLAT (2 OF 3)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

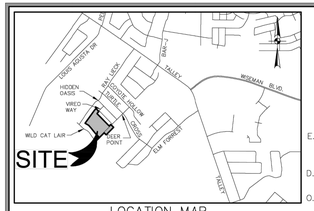
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C1.1

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - PLAT.dwg User: joshuok Feb 05, 2024 - 3:53pm

Drawing Name: K:\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3\Hidden Oasis Unit 3 Plat.dwg User: RANDY-RUSSELL Jan 12, 2024 - 9:59am

PLAT I.D. NO LAND-PLAT 22-11800674



LOCATION MAP
NOT-TO-SCALE

LEGEND:

●	= FND 1/2" IRON PIN
O	= SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
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C.B.	= COUNTY BLOCK
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VOL.	= VOLUME
PG.	= PAGE
"	= SAME BEARING AS ADJACENT LOT

PLAT NOTES:

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   RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
6. DRAINAGE EASEMENT ENCROACHMENTS:
   NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE GROSS SECTIONAL AREA OF THE DRAINAGE EASEMENT, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER, DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. RESIDENTIAL FIRE FLOW:
   THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WIT THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
8. OPEN SPACE:
   LOT 901, BLOCK 2 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PERMEABLE OPEN SPACE LOT. LOT 902, BLOCK 2, C.B. 4383 IS DESIGNATED AS A PRIVATE DRAINAGE LOT
9. SETBACK:
   THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. TREE NOTE:
    THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP22-38800681) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H)
11. MILITARY AIRPORT OVERLAY ZONE:
    THE PROPERTY, EITHER PARTIALLY OR WHOLLY, DOES NOT LIE WITHIN A MILITARY AIRPORT OVERLAY ZONE AND IS SUBJECT TO NOISE AND/OR AIRCRAFT ACCIDENT POTENTIAL.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) – IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND/RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, ENCROACHMENTS, OR WALLS WILL BE ALLOWED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURES AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM.

IMPACT FEE PAYMENT DUE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

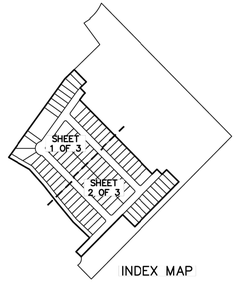
SAWS HIGH PRESSURE NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 880 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	120.01'	S44°22'25"E
L2	10.00'	S45°37'35"W
L3	50.00'	S44°22'25"E
L4	53.88'	S45°37'35"W
L5	30.62'	S35°39'30"W
L6	88.25'	N44°32'32"E
L7	160.00'	S45°27'28"E
L8	110.00'	N45°27'28"W
L9	50.00'	N45°40'13"W
L10	92.30'	N45°33'49"E
L11	15.27'	N44°27'00"E
L12	13.08'	N44°32'33"E
L13	53.88'	N45°37'35"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	26.10'	150.00'	009°58'06"	13.08'	26.06'	S40°38'32"W
C2	1.57'	975.00'	000°05'33"	0.79'	1.57'	S44°29'46"W
C3	34.80'	200.00'	009°58'06"	17.44'	34.75'	S40°38'32"W
C4	1.65'	1023.09'	000°05'33"	0.83'	1.65'	S44°29'46"W
C5	13.97'	10.00'	080°01'54"	8.40'	12.86'	S04°21'28"E
C6	17.45'	10.00'	099°58'06"	11.91'	15.32'	S85°38'32"W
C7	15.52'	10.00'	088°54'57"	9.81'	14.01'	N00°05'05"E
C8	15.90'	10.00'	091°05'03"	10.19'	14.28'	S89°54'56"E
C9	15.90'	10.00'	091°05'03"	10.19'	14.28'	S89°55'00"E
C10	15.52'	10.00'	088°54'57"	9.81'	14.01'	N00°05'04"E
C11	7.04'	10.00'	040°20'54"	3.67'	6.90'	N64°34'08"W
C12	140.27'	50.00'	160°44'19"	294.66'	98.59'	S04°21'28"E
C13	7.04'	10.00'	040°20'54"	3.67'	6.90'	N55°51'12"E
C14	34.92'	25.00'	080°01'54"	20.99'	32.15'	S04°21'28"E
C15	19.31'	200.00'	005°31'56"	9.66'	19.30'	S38°25'28"W
C16	15.48'	200.00'	004°26'10"	7.75'	15.48'	S43°24'30"W

KEY NOTES

1. VARIABLE WIDTH DRNG. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.



INDEX MAP

SEE THIS SHEET FOR LINE AND CURVE TABLES

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

ERIC S. PLY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 123317

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

PLAT NO. 22-11800674

REPLAT AND SUBDIVISION PLAT ESTABLISHING

HIDDEN OASIS UNIT 3

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2", AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

0 50 100 200
HORIZONTAL SCALE: 1"=100'

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

DATE OF PREPARATION: 10/24/2023

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: SAN ANTONIO LD, LLC
BY: KEVIN PAPE
1919 OAKWELL FARMS PARKWAY, STE 210
SAN ANTONIO, TX 78218
(210) 231-0703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED __KEVIN PAPE__, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF HIDDEN OASIS UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____DAY OF_____A.D. 20____.

BY:_____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF_____ A.D. 20____

_____,
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____,
COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 3 OF 3

FOR REFERENCE ONLY

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

PLAT (3 OF 3)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

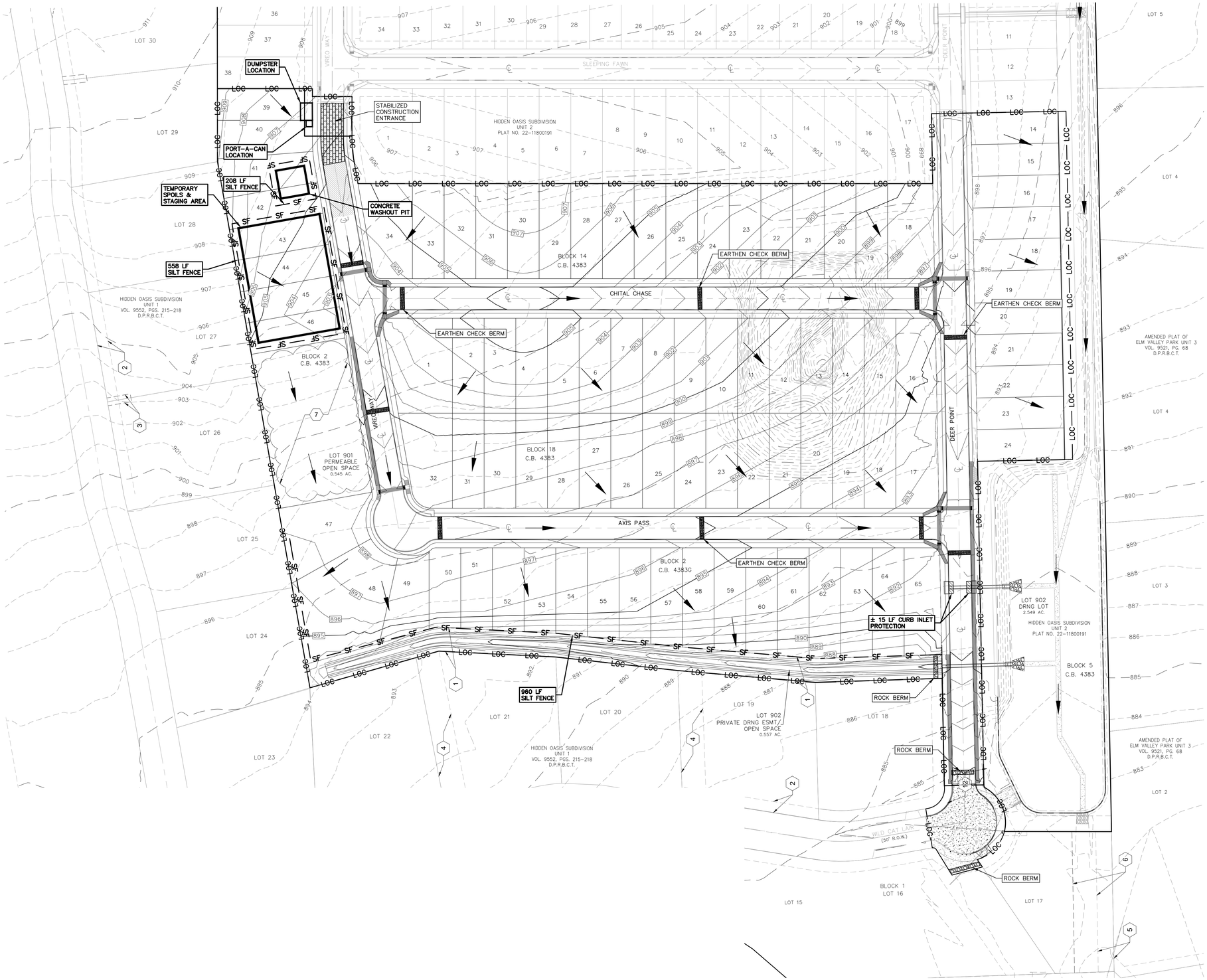
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C1.2

Drawing Name: K:\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3\Hidden Oasis Unit 3 Plat.dwg User: RANDY-RUSSELL Jan 12, 2024 - 9:59am

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - PLAT.dwg User: joshuok Feb 05, 2024 - 3:53pm

PLAT I.D. NO LAND-PLAT 22-11800674



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION
- SF SF SILT FENCE
- LOC LOC LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- FILTER DIKE CURB INLET PROTECTION
- ROCK BERM

0 30 60 120
SCALE: 1" = 60'

NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

SILT FENCE AT PROPERTY LINE MAY BE SHOWN GRAPHICALLY OFFSET FROM PROPERTY LINE TO AVOID OVERLAP OF LINEWORK. CONTRACTOR SHALL NOT INSTALL EROSION CONTROL MEASURES BEYOND LIMITS OF CONSTRUCTION REGARDLESS OF GRAPHIC REPRESENTATION.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
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6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

EROSION CONTROL PLAN

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C2.0

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - EROSION.dwg User: joshuk Feb 05, 2024 - 3:54pm

PLAT I.D. NO LAND-PLAT 22-11800674

CONCRETE WASHOUT AREAS

THE PURPOSE OF CONCRETE WASHOUT AREAS IS TO PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS TO STORMWATER FROM CONCRETE WASTE BY CONDUCTING WASHOUT OFFSITE, PERFORMING ONSITE WASHOUT IN A DESIGNATED AREA, AND TRAINING EMPLOYEES AND SUBCONTRACTORS.

THE FOLLOWING STEPS WILL HELP REDUCE STORMWATER POLLUTION FROM CONCRETE WASTES:

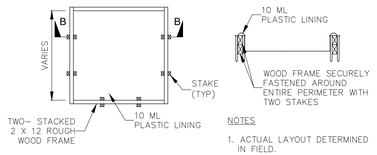
- INCORPORATE REQUIREMENTS FOR CONCRETE WASTE MANAGEMENT INTO MATERIAL SUPPLIER AND SUBCONTRACTOR AGREEMENTS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE.
- PERFORM WASHOUT OF CONCRETE TRUCKS IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS.

FOR ONSITE WASHOUT:

- LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH FOR LIQUID AND SOLID WASTE.
- WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.

BELOW GRADE CONCRETE WASHOUT FACILITIES ARE TYPICAL. THESE CONSIST OF A LINED EXCAVATION SUFFICIENTLY LARGE TO HOLD EXPECTED VOLUME OF WASHOUT MATERIAL. ABOVE GRADE FACILITIES ARE USED IF EXCAVATION IS NOT PRACTICAL. TEMPORARY CONCRETE WASHOUT FACILITY (TYPE ABOVE GRADE) SHOULD BE CONSTRUCTED AS SHOWN ON THE DETAILS AT THE END OF THIS SECTION, WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.



PLAN

SECTION B–B

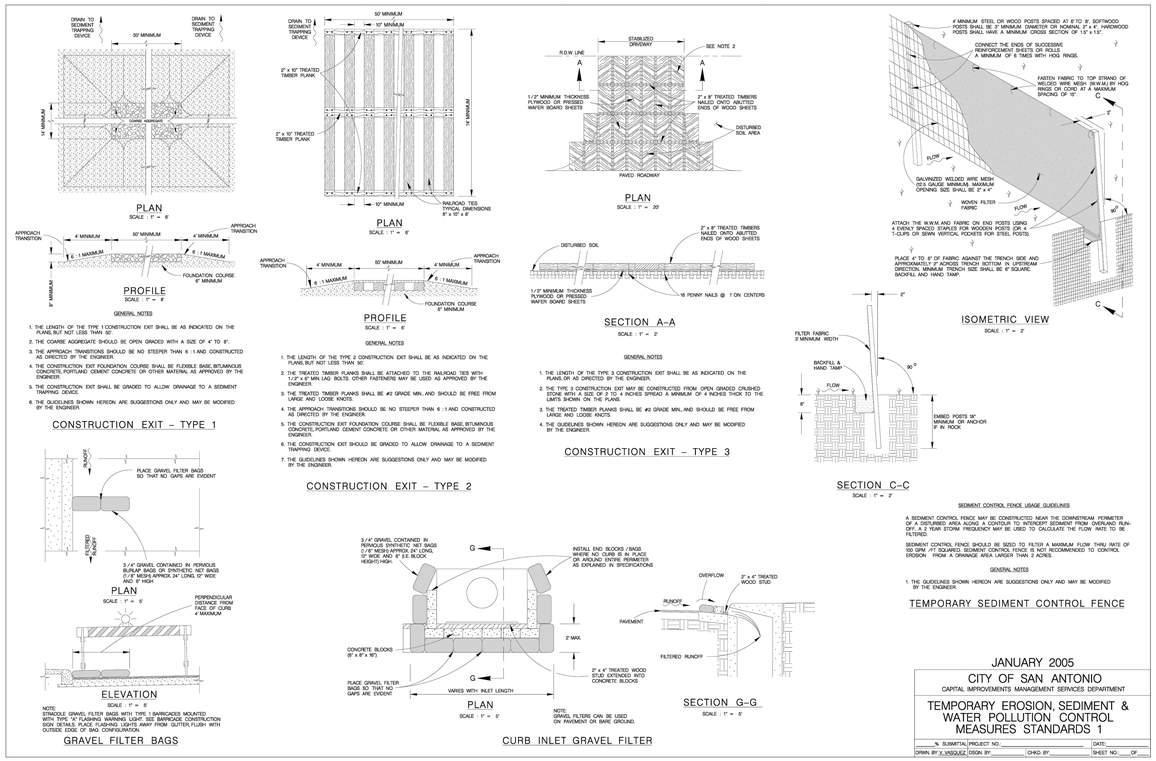
NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.

CONCRETE WASHOUT PIT DETAIL

TYPE "ABOVE GRADE"

NOT TO SCALE



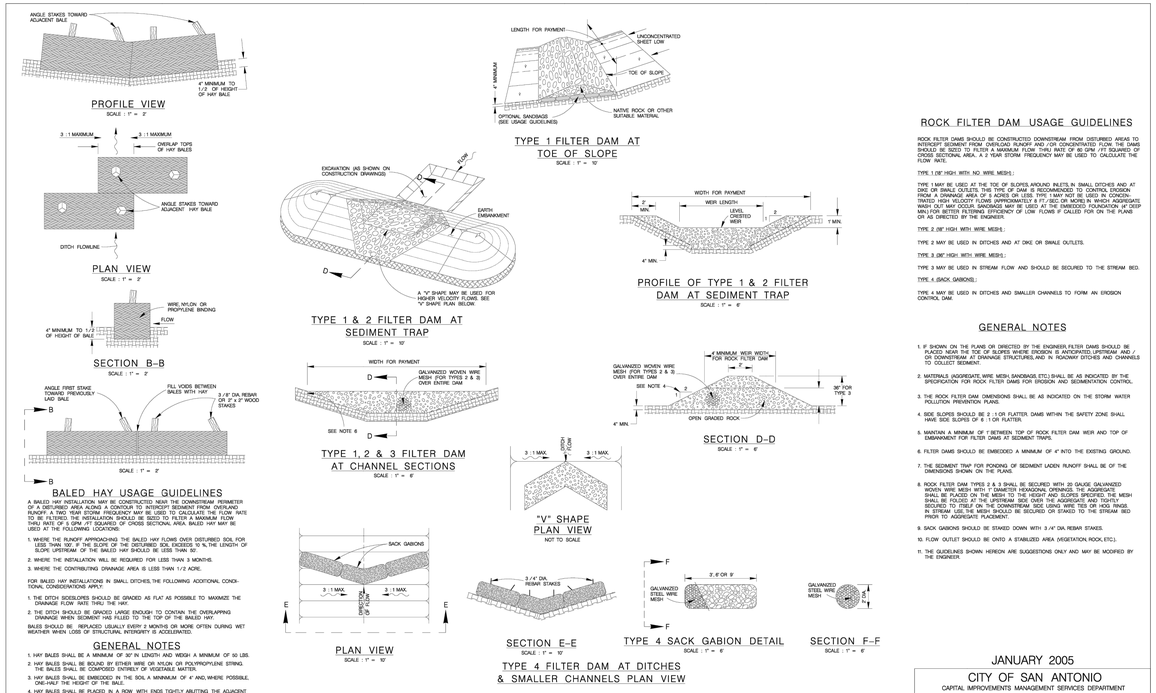
JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

% SUBMITTAL	PROJECT NO.:	DATE:	
DRAWN BY: V. VASQUEZ	DSGN. BY:	CHKD. BY:	SHEET NO.: OF



ROCK FILTER DAM USAGE GUIDELINES

ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND / OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 80 GPM / FT SQUARED OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.

TYPE 1 (18" HIGH, WITH NO WIRE MESH):

TYPE 1 MAY BE USED AT THE TOE OF SLOPES AROUND INLETS, IN SMALL DITCHES AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/2 ACRE AND WHERE CONCENTRATED FLOWS APPROXIMATELY 3 FT / SEC OR MORE IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

TYPE 2 (18" HIGH, WITH WIRE MESH):

TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.

TYPE 3 (36" HIGH, WITH WIRE MESH):

TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.

TYPE 4 (SACK GABIONS):

TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND / OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE STORM WATER POLLUTION PREVENTION PLANS.
4. SIDE SLOPES SHOULD BE 3 : 1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDE SLOPES OF 6 : 1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO THE EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" X 1" OPENINGS OVERLAYING THE AGGREGATE. THE MESH SHALL BE A MINIMUM OF 1' WIDER THAN THE DAM. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE, THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3 /4" DIA. REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
11. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 2

% SUBMITTAL	PROJECT NO.:	DATE:	
DRAWN BY: V. VASQUEZ	DSGN. BY:	CHKD. BY:	SHEET NO.: OF

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24–HOURS PRIOR TO COMMENCING CONSTRUCTION.

LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	DRAINAGE FLOW DIRECTION
SF SF	SILT FENCE
LOC LOC	LIMIT OF CONSTRUCTION
	STABILIZED CONSTRUCTION ENTRANCE
	FILTER DIKE CURB INLET PROTECTION
	ROCK BERM

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

EROSION DETAILS

HIDDEN OASIS UNIT 3

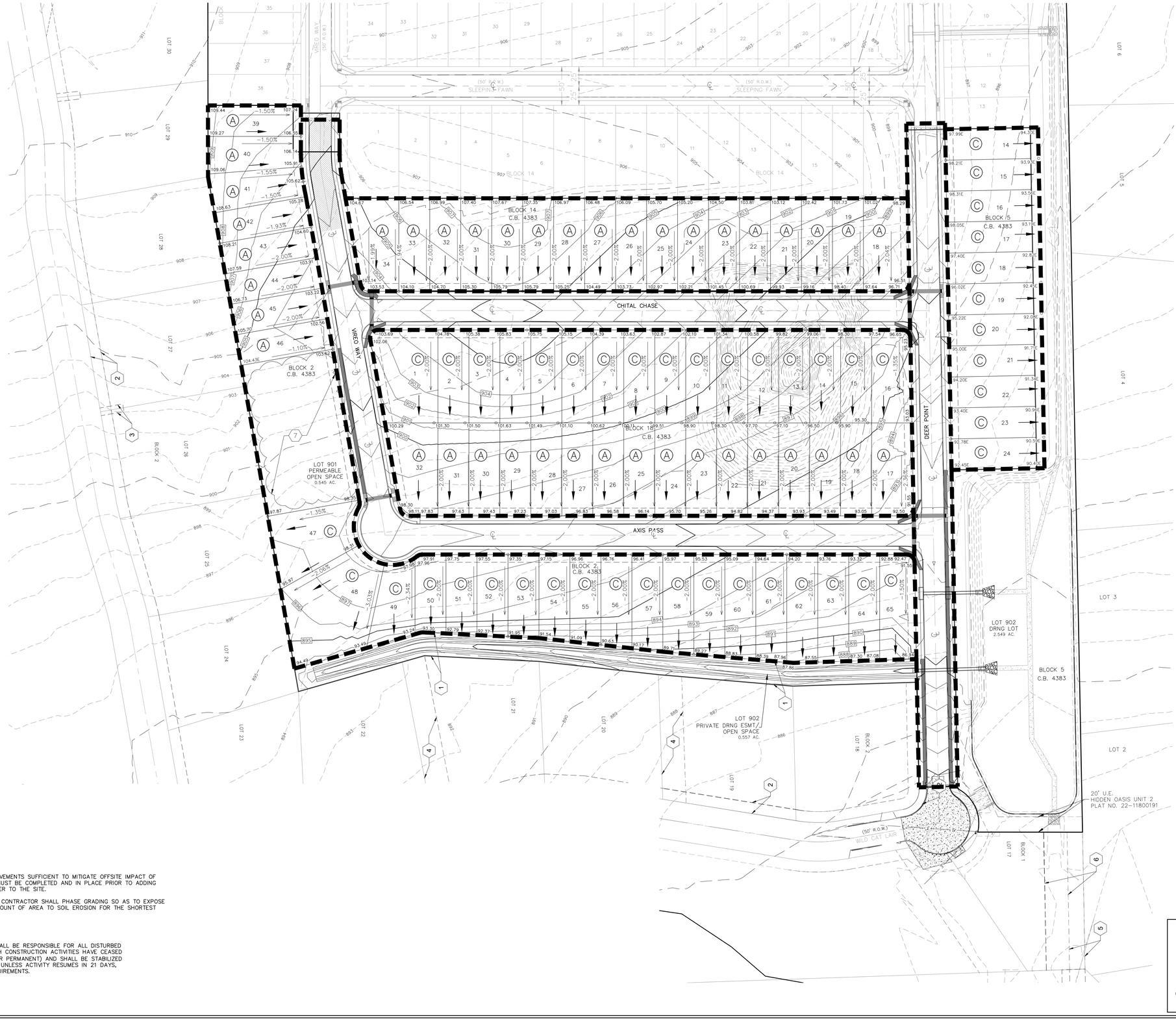
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C2.1

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (81 Lots)\Cbs\248.016 – EROSION DETAILS.dwg User: joshuk Feb 05, 2024 – 3:54pm

PLAT I.D. NO LAND-PLAT 22-11800674



NOTES:

1. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
2. WHEN POSSIBLE, CONTRACTOR SHALL PHASE GRADING SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST PERIOD OF TIME.

NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
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TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

GRADING PLAN

HIDDEN OASIS UNIT 3

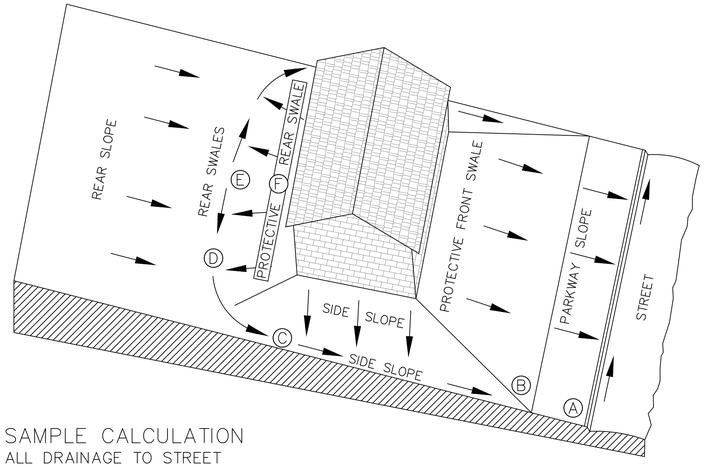
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C3.0

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - GRADING.dwg User: joshuak Feb 05, 2024 - 3:55pm

PLAT I.D. NO LAND-PLAT 22-11800674



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB–TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21"	(1.8')	11"	(0.9')
$\overline{CD}$	SWALE TURN WITH 10' RADIUS:16' GRASS AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{DE}$**	REAR SWALE: 13' GRASS AT 1/4"/FT. (2%)	3"	(0.3')	2"	(0.2')
$\overline{EF}$*	PROTECTIVE REAR SLOPE UP FROM HIGH POINT OF SWALES	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AF}$ FROM CURB TOP TO GROUND AT REAL BLDG WALL		35"	(3.0')	20"	(1.7')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 35" + 8"		43"	(3.6')	28"	(2.3')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		54"	(4.5')	39"	(3.3')

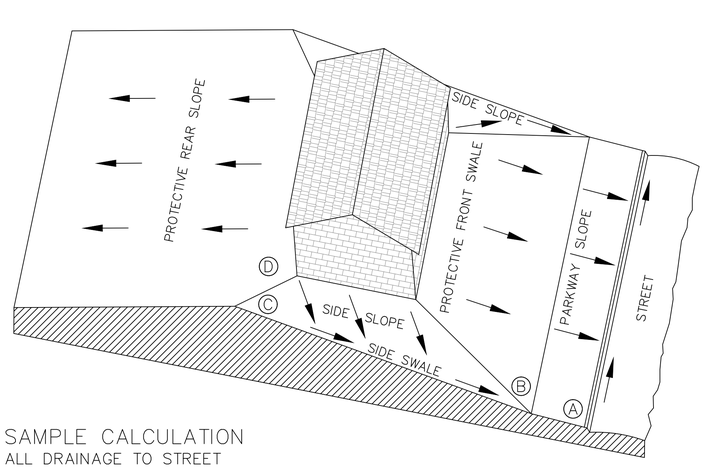
CALCULATIONS FOR 2% SWALES
15 x 0.25' = $3\frac{3}{4}$"
85 x 0.25' = $21\frac{1}{4}$"
16 x 0.25' = 4"
13 x 0.25' = $3\frac{1}{4}$"
10 x 0.25' = $2\frac{1}{2}$"
$34\frac{3}{4}$"

CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

** LENGTH $\overline{DE}$ = [1/2(LOT WIDTH – (2x SWALE TURN RADIUS))] – [LOT WIDTH x (STREET GRADIENT x SWALE GRADIENT)]

LOT TYPE Ⓐ



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

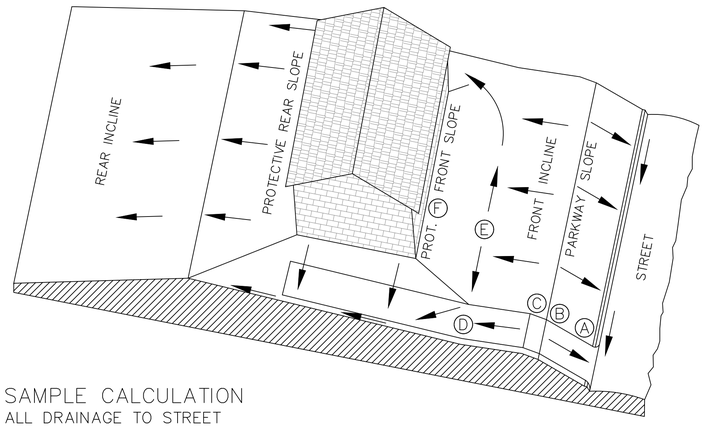
SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB–TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21"	(1.8')	11"	(0.9')
$\overline{CD}$*	PROTECTIVE SIDE SLOPE @ REAR BLDG. WALL EXTENSION	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AD}$ FROM CURB TOP TO GROUND AT REAL BLDG WALL		27"	(2.4')	16"	(1.4')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 27" + 8"		35"	(2.9')	24"	(2.0')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		46"	(3.8')	35"	(2.9')

CALCULATIONS FOR 2% SWALES
15 x 0.25' = $3\frac{3}{4}$"
85 x 0.25' = $21\frac{1}{4}$"
6 x 0.25' = $1\frac{1}{2}$"
$26\frac{1}{2}$"

CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

LOT TYPE Ⓑ



SAMPLE CALCULATION
ALL DRAINAGE TO STREET

SAMPLE COMPUTATION OF GRADING CONTROL LINE $\overline{AF}$ FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 13.5% DRIVEWAY, AND 16' FRONT SWALE $\overline{DE}$ AT 2.0%.				RESULTS OF 1% SWALES	
A	CURB–TOP HIGH SIDE OF DRIVE NEAR LOW LOT CORNER				
$\overline{AB}$	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{BC}$	DRIVEWAY GRADE CHANGE: 4' VERTICAL CURVE FROM UP–GRADE DRIVE IN STREET TO DOWN–GRADE DRIVE ON LOT	0"	(0.0')	0"	(0.0')
$\overline{CD}$	DRIVEWAY DOWN–GRADE TO POINT 10 FEET OUT FROM FRONT OF BUILDING: –11' AT $1\frac{5}{8}$"/FT (13.5%)	–18"	(–1.5')	–18"	(–1.5')
$\overline{DE}$	FRONT SWALE: 16' GRASS AT 1/4"/FT. (2%)	4"	(0.3')	2"	(0.2')
$\overline{EF}$*	PROT. FRONT SLOPE UP FROM HIGH POINT OF SWALES	3"	(0.3')	3"	(0.3')
SUB–TOTAL $\overline{AF}$ FROM CURB TOP TO GROUND AT FRONT BLDG WALL		–7"	(–1.0')	–11"	(1.3')
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: –7" + 8"		1"	(–0.3')	–3"	(0.7')
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: –7" + 19"		12"	(–0.6')	8"	(0.3')

CALCULATIONS FOR SWALES
15 x 0.25' = $3\frac{3}{4}$"
0 x 0.25' = 0"
–11 x 1.625' = $-17\frac{3}{4}$"
16 x 0.25' = 4"
10 x 0.25' = $2\frac{1}{2}$"
$-7\frac{1}{2}$"

CALCULATION:
USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.
USE 1.625" PER FOOT GRADIENT FOR A 13.5% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

LOT TYPE Ⓒ

GENERAL SPECIFICATIONS FOR SITE PREPARATION

GENERAL DESCRIPTION
THIS ITEM SHALL CONSIST OF ALL CLEARING AND PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

SCARIFYING THE AREA TO BE FILLED
ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND SURFACE SHALL BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

COMPACTING THE AREA TO BE FILLED
FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE THD–TEX–113–E COMPACTION PROCEDURE. ALL AREAS EXCEEDING (6") SIX INCHES IN DEPTH, MUST MEET WITH FHA/HUD HANDBOOK 4140.30 SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79G.

FILL MATERIALS
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

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 THE STIPULATED ABOVE.
EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMAPCTION EQUIPMENT OF THE DEMONSTRATED CAPABILITY.

ROCK
WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED.

COMPACTION OF FILL LAYER
COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

COMPACTION OF SLOPES
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACE MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

DENSITY TEST
FIELD DENSITY TESTS SHALL BE PERFORMED ON ALL LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATED DESIRED TIME OF TESTING. WHEN THESE TEST INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY A GEO–TECHNICAL ENGINEER OR STAFF.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8–12 IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED AT A MAXIMUM OF EACH TWELVE INCHES (12") OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE: HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

CUT/FILL LOTS
AREAS INVOLVING CUT ON THE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 IN., AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

HUD 79–G
HUD 79–G REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79–G COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDE VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79–G. AFTER SITE GRADING IS COMPLETED, GEO–TECHNICAL ENGINEER SHALL PROVIDE THE CONTRACTOR AND OWNER A 79–G LETTER.

DRAINAGE NOTE
FINISHED FLOOR ELEVATIONS
THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100–YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE.

HMT ENGINEERING & SURVEYING
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02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

GRADING DETAILS
HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

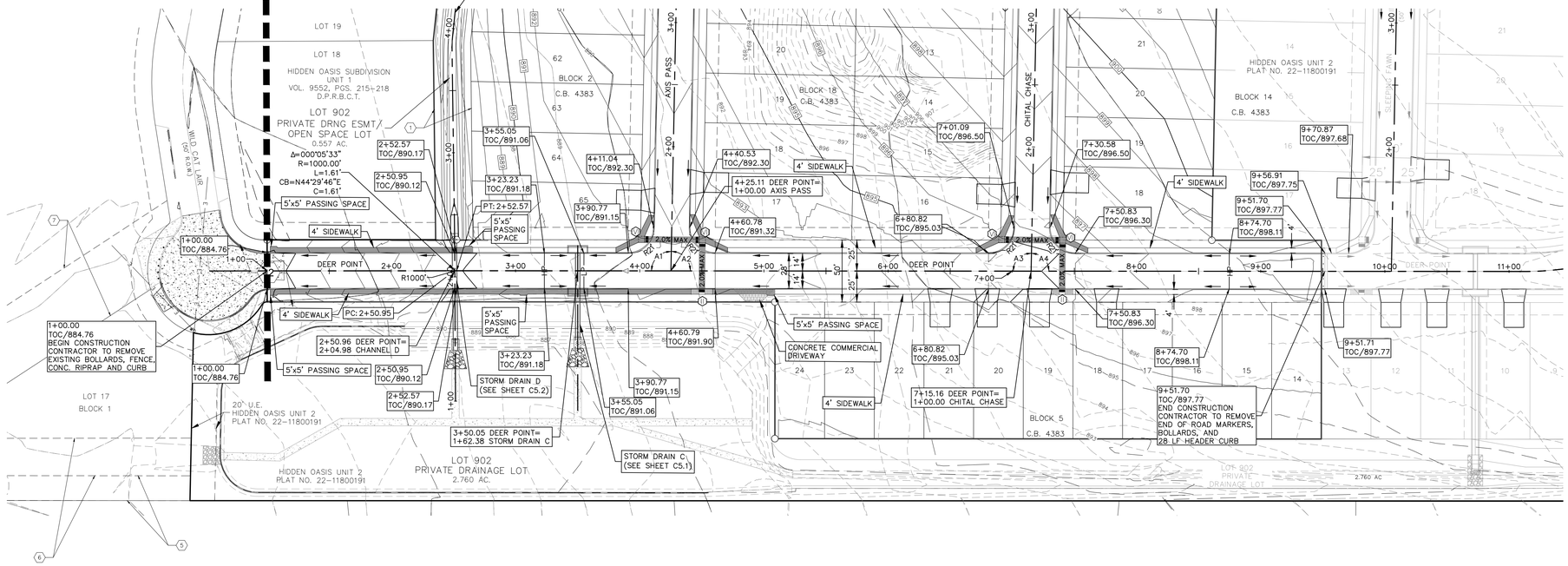
SHEET
C3.1

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (67 Lots)\Cds\248.016 - GRADING DETAILS.dwg User: jathook Feb 05, 2024 - 3:55pm

PLAT I.D. NO LAND-PLAT 22-11800674

STREET INTERSECTION TABLE	
A1, A3	91°57'3"
A2, A4	88°54'57"

MATCHLINE: SEE SHEET C4.5



0 25 50 100
SCALE: 1" = 50'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- COMMERCIAL DRIVEWAY
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.7)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR
- SIDEWALK TO BE CONSTRUCTED BY THE HOME BUILDER
- PROPOSED DRIVEWAY LOCATION (SHOWN FOR REFERENCE ONLY)

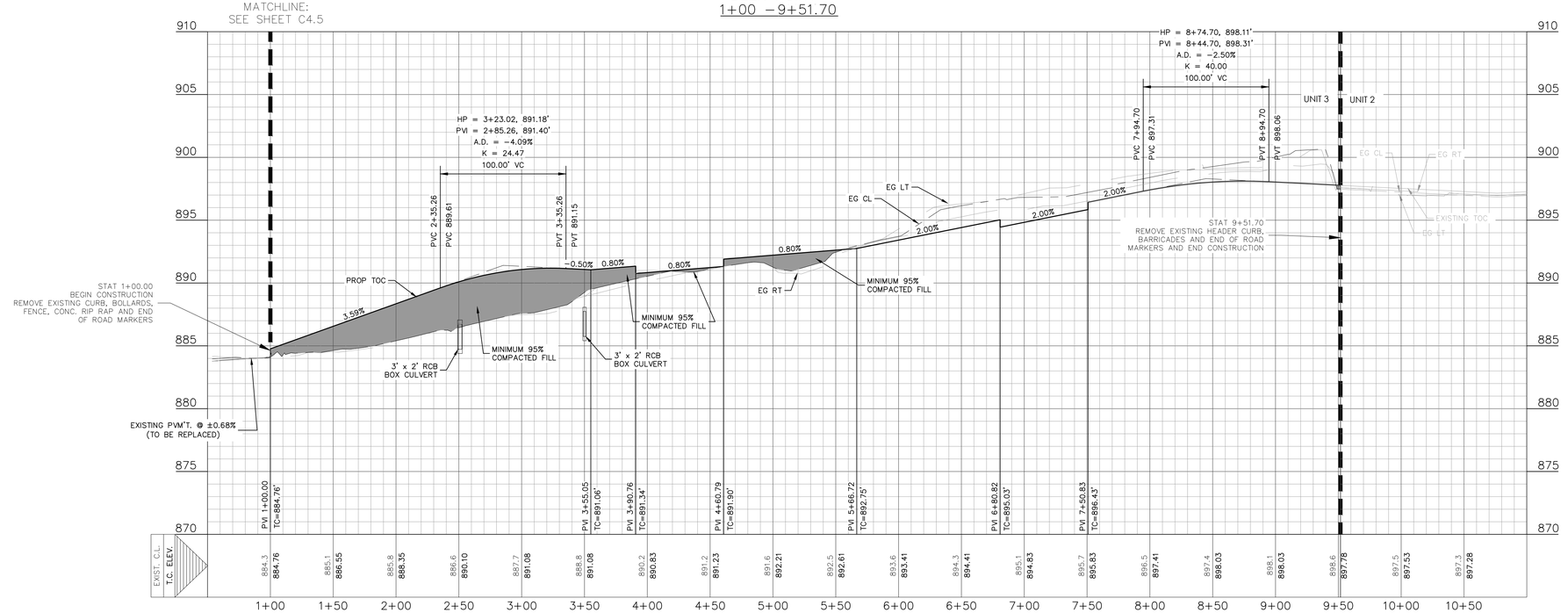
NOTES:

1. DIMENSIONS ARE FROM FACE OF CURB
2. A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W.

KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

DEER POINT
1+00 – 9+51.70



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HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

DEER POINT
PLAN & PROFILE
HIDDEN OASIS UNIT 3

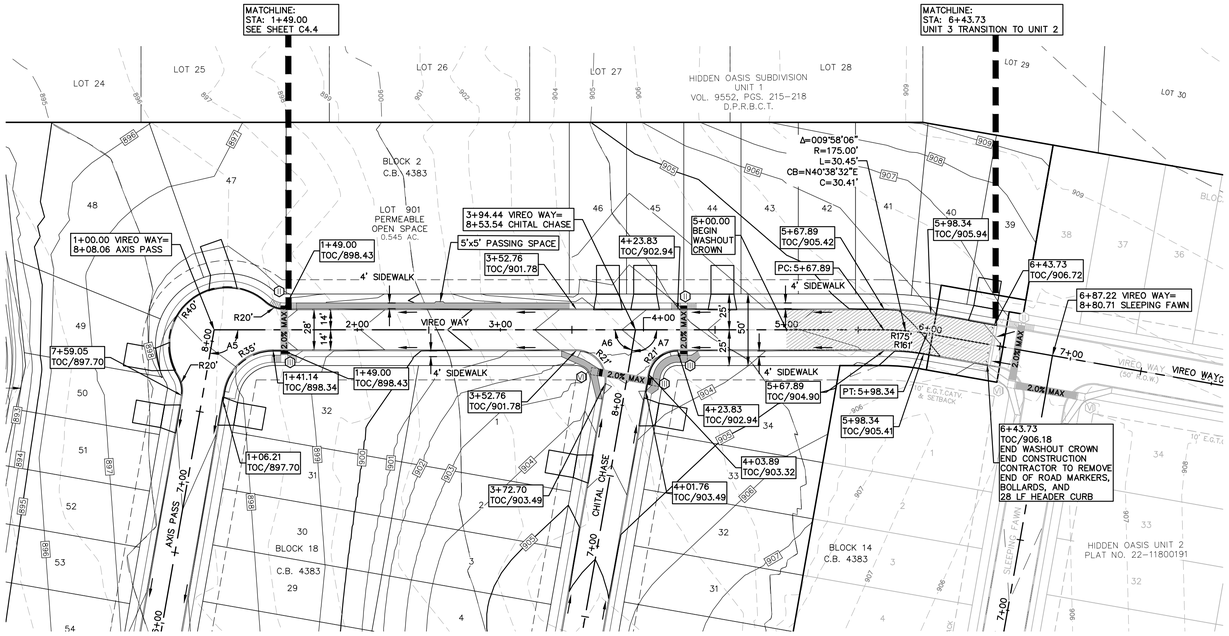
NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

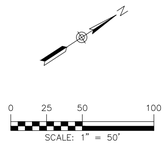
SHEET
C4.0

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - DEER POINT P&P.dwg User: joshduk Feb 05, 2024 - 3:56pm

PLAT I.D. NO LAND-PLAT 22-11800674



STREET INTERSECTION TABLE	
A5	99°58'06"
A6	80°01'54"
A7	99°58'06"



LEGEND

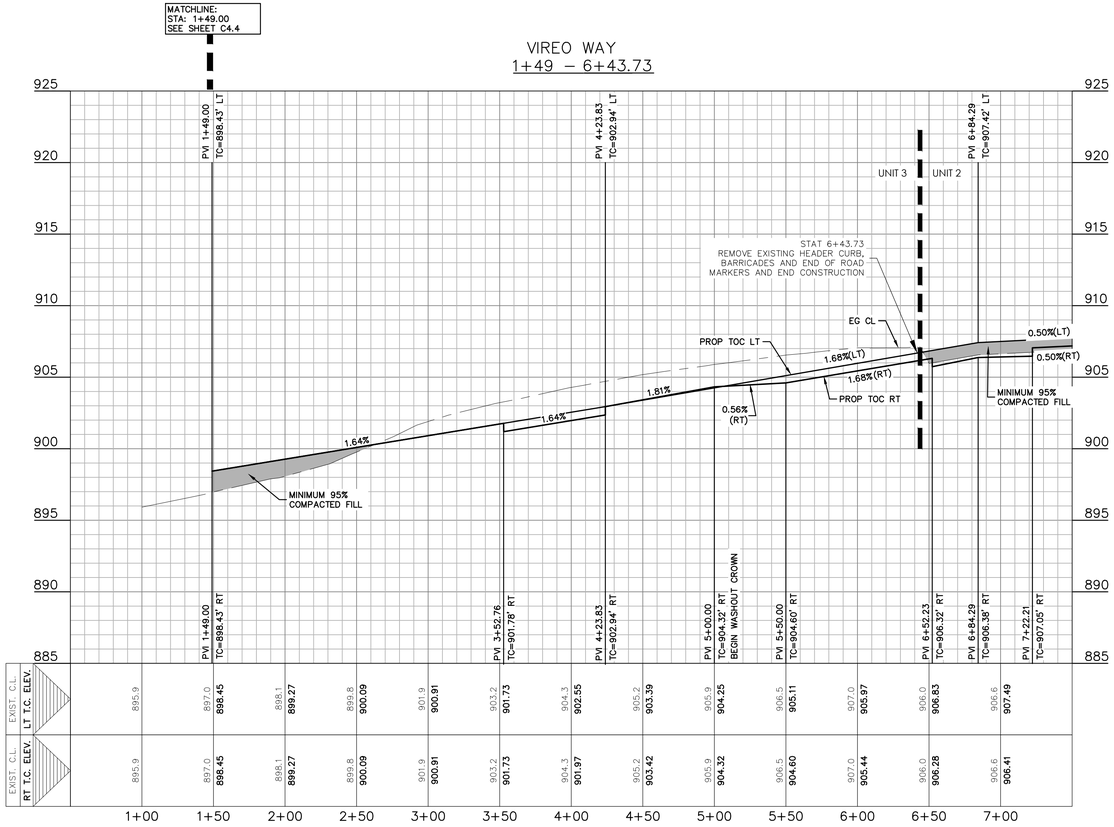
- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- COMMERCIAL DRIVEWAY
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- 1 — SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.7)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR
- SIDEWALK TO BE CONSTRUCTED BY THE HOME BUILDER
- PROPOSED DRIVEWAY LOCATION (SHOWN FOR REFERENCE ONLY)

NOTES:

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KEY NOTES

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2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
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7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417



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HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/20/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

VIREO WAY
PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

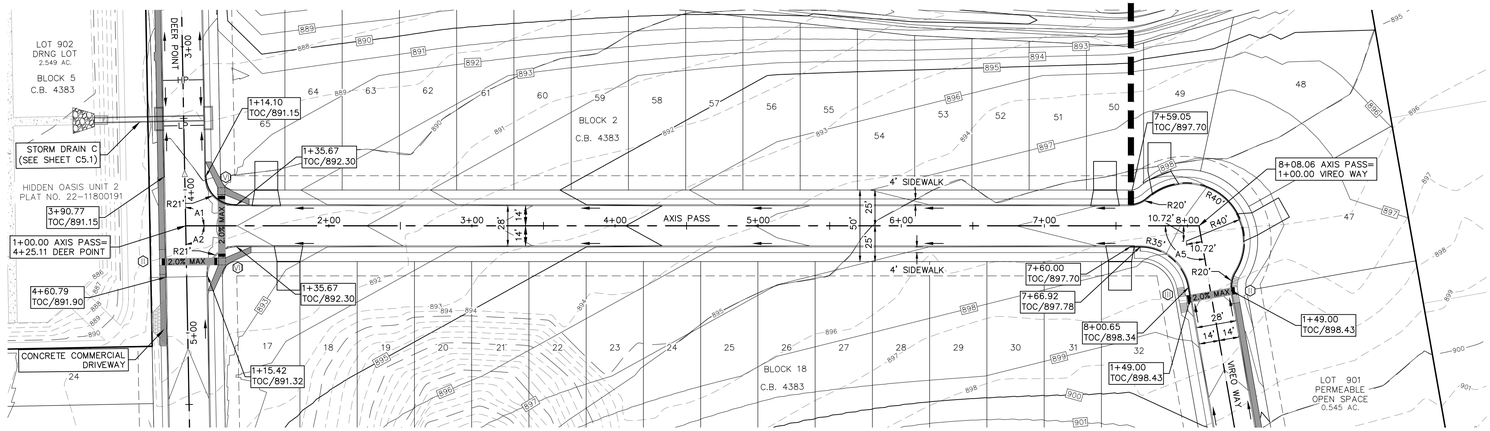
SHEET

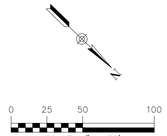
C4.1

Drawing Name: M:_Projects\248 - Russoh Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - VIREO WAY P&P.dwg User: matta Feb 20, 2024 - 2:02pm

PLAT I.D. NO LAND-PLAT 22-11800674

STREET INTERSECTION TABLE	
A1	91°6'3"
A2	88°54'57"
A5	99°58'06"





LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- COMMERCIAL DRIVEWAY
- EXISTING GROUND LEFT (EG LT)
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- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
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- SIDEWALK TO BE CONSTRUCTED BY THE HOME BUILDER
- PROPOSED DRIVEWAY LOCATION (SHOWN FOR REFERENCE ONLY)

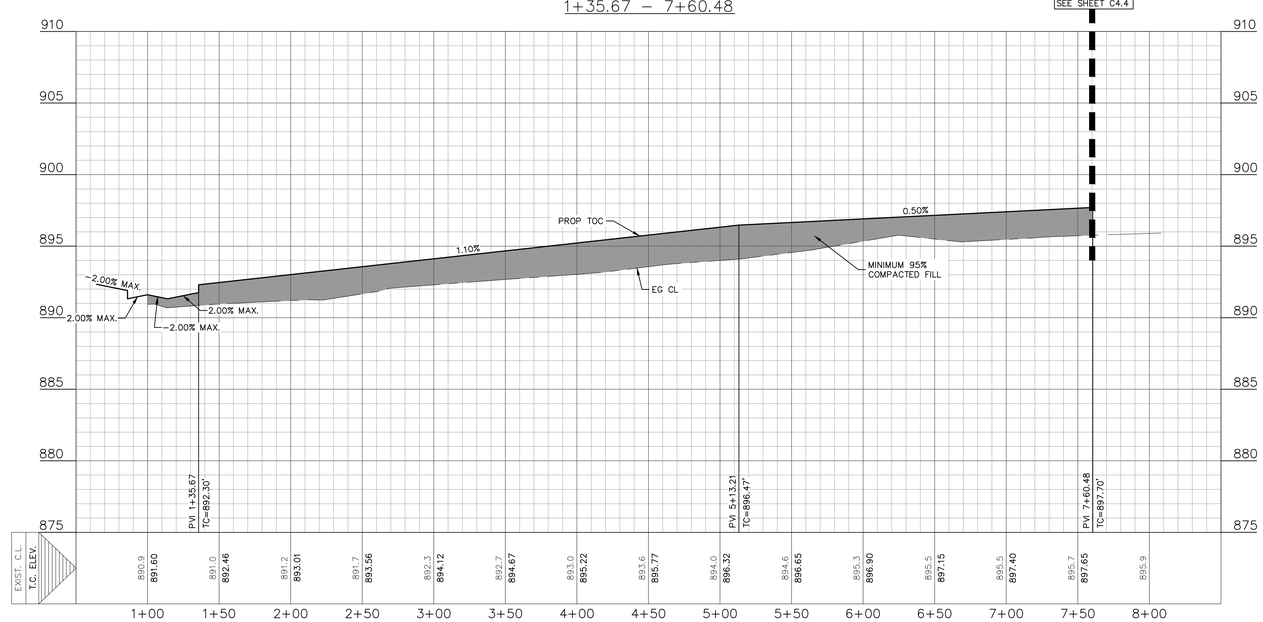
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KEY NOTES

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3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215–218 D.P.R.B.C.T.
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AXIS PASS
1+35.67 – 7+60.48



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HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

AXIS PASS PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

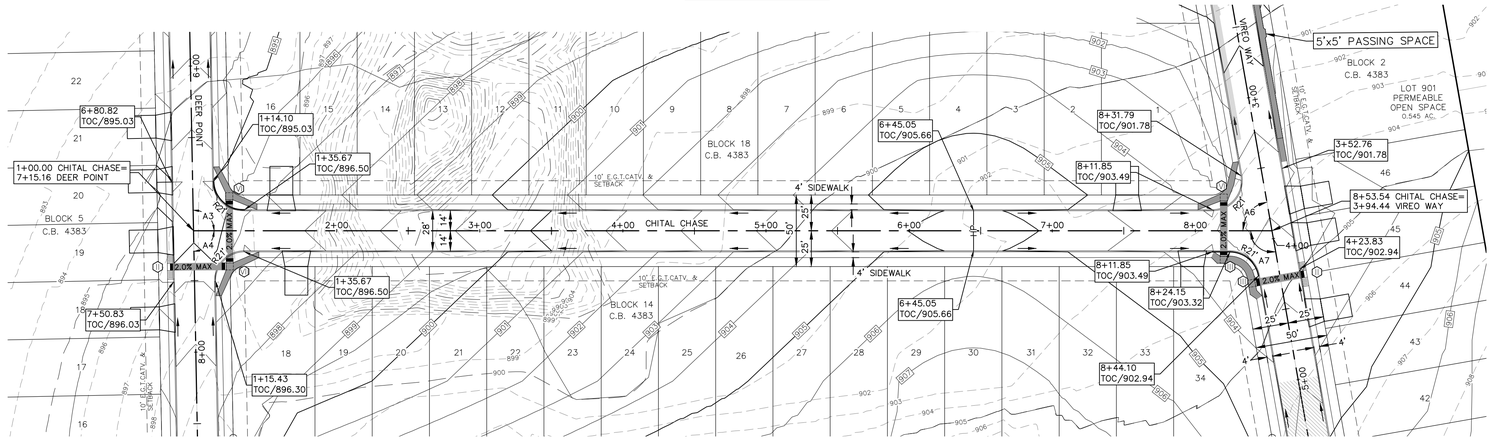
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

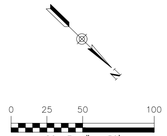
SHEET

C4.2

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 - AXIS PASS P&P.dwg User: jsthook Feb 05, 2024 - 3:57pm

STREET INTERSECTION TABLE	
A3	91°5'3"
A4	88°54'57"
A6	80°01'54"
A7	99°58'06"





PLAT I.D. NO LAND-PLAT 22-11800674

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- COMMERCIAL DRIVEWAY
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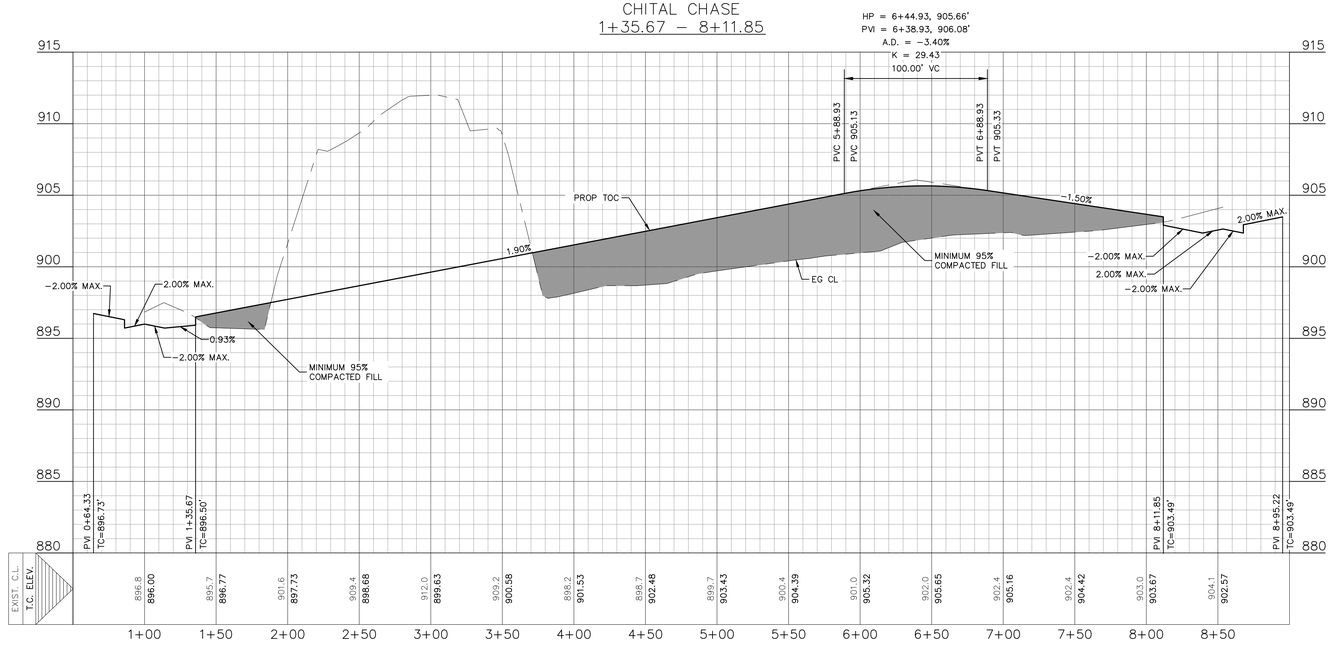
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KEY NOTES

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7. TREE PROTECTION AREA REFERERENCE TRE–PMT–23–38900417

CHITAL CHASE
1+35.67 – 8+11.85



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HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

CHITAL CHASE PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

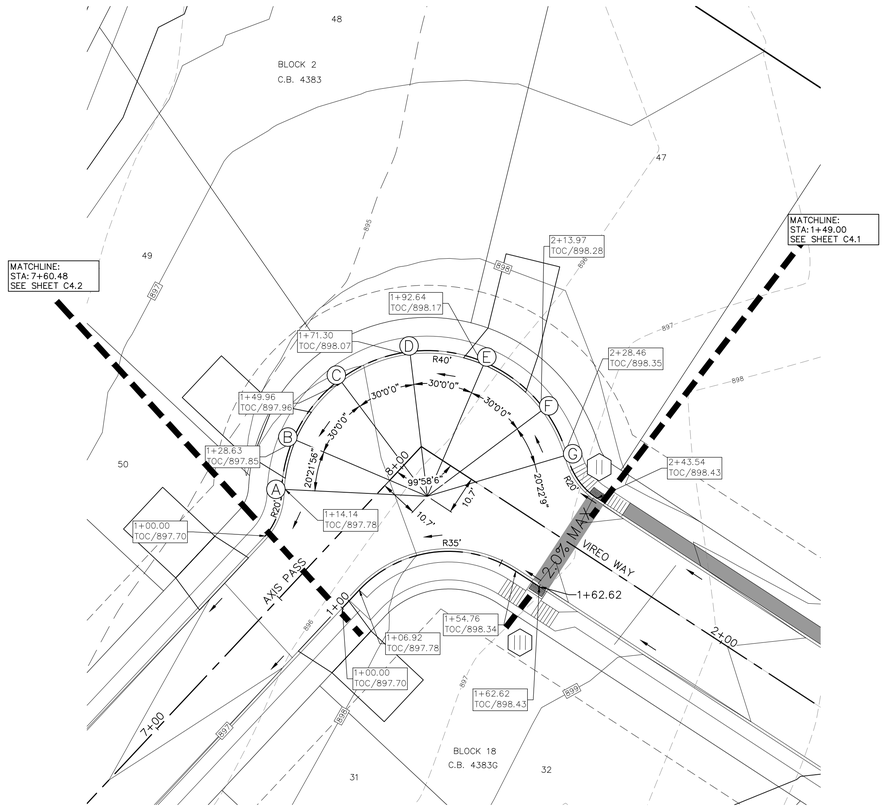
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET

C4.3

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\C3d\248.016 – CHITAL CHASE P&P.dwg User: joshuak Feb 05, 2024 - 3:57pm

PLAT I.D. NO LAND-PLAT 22-11800674





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
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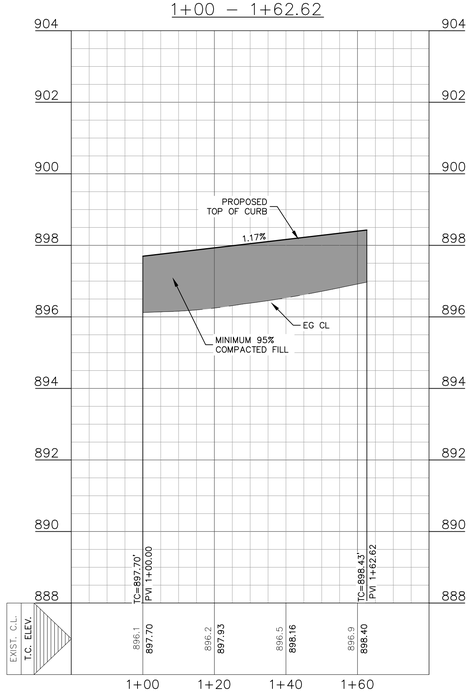
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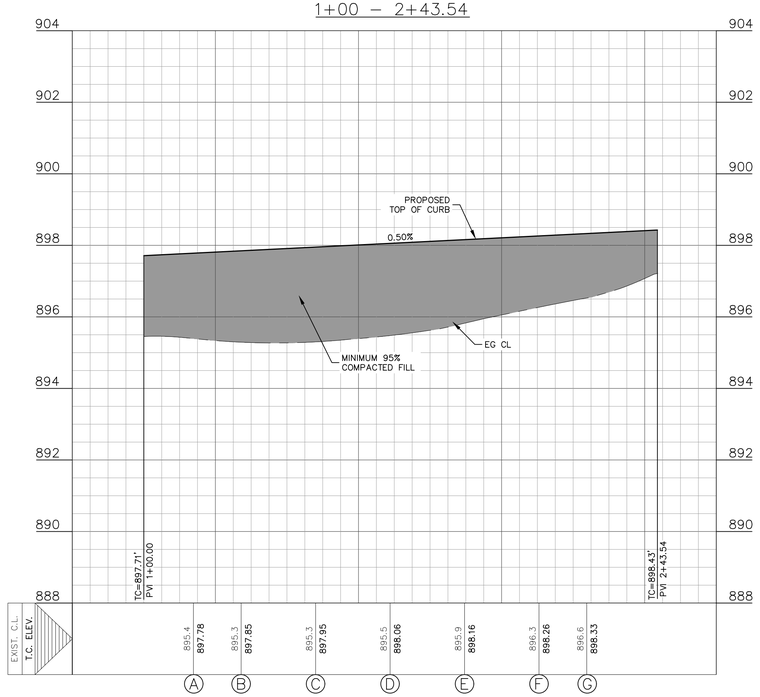
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7. TREE PROTECTION AREA REFERERENCE TRE–PMT–23–38900417

VIREO KNUCKLE INSIDE
1+00 – 1+62.62



VIREO KNUCKLE OUTSIDE
1+00 – 2+43.54



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02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

KNUCKLE SAC PLAN & PROFILE

HIDDEN OASIS UNIT 3

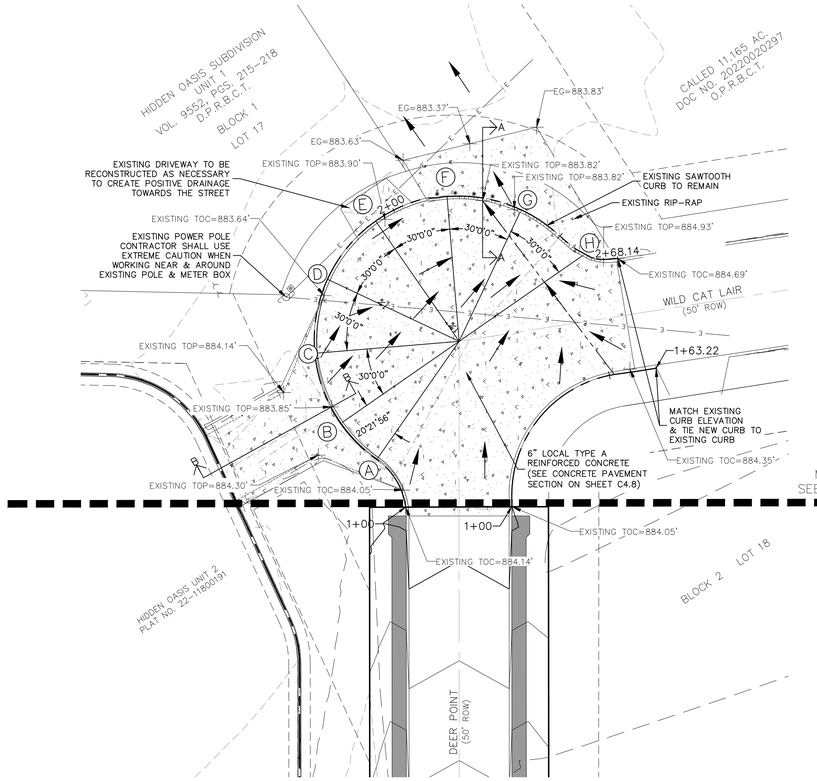
NO.	REVISION DESCRIPTION	REVISION DATE

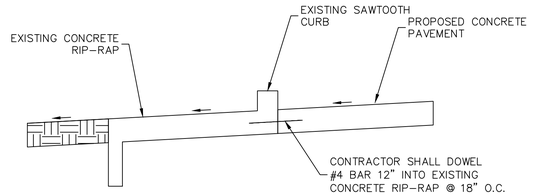
DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C4.4

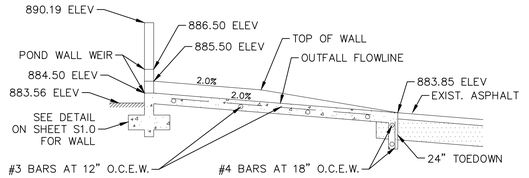
Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\Civil\248.016 – KNUCKLE SAC.dwg User: pdhuck Feb 05, 2024 – 3:58pm

PLAT I.D. NO LAND-PLAT 22-11800674

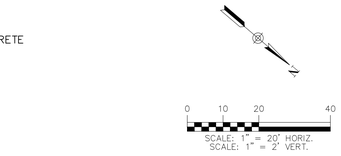




SECTION A-A DETAIL
N.T.S.



SECTION B-B DETAIL
N.T.S.



LEGEND

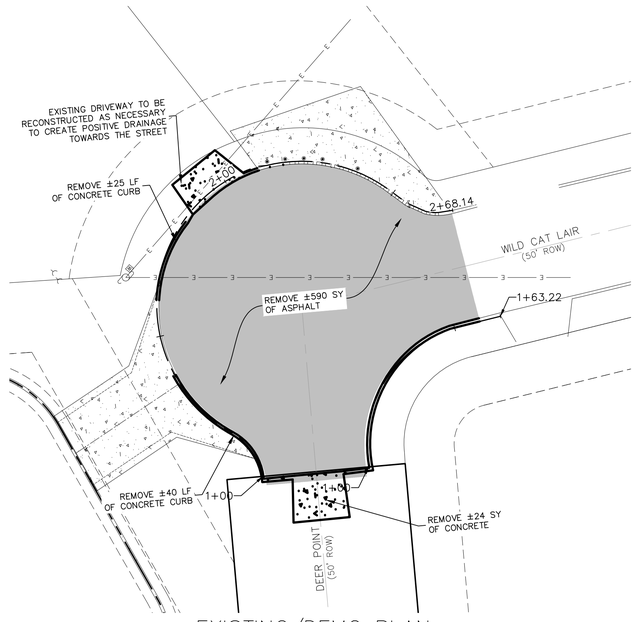
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6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

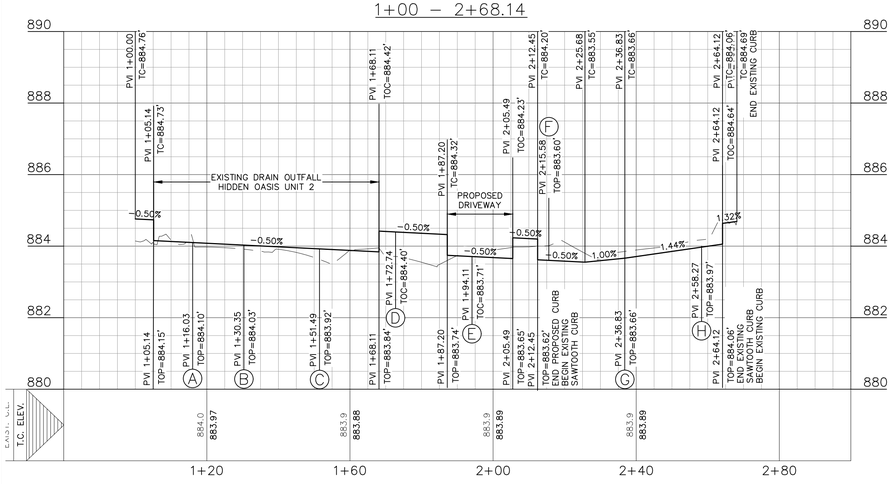


EXISTING/DEMO PLAN

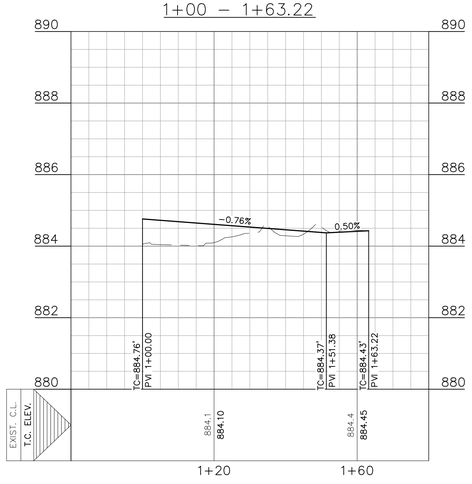
NOTE TO CONTRACTOR:

1. CONTRACTOR SHALL USE EXTREME CAUTION TO ENSURE NO DAMAGE TO EXISTING WATER SERVICE LINE OR OTHER UTILITIES THAT ARE PRESENT IN THE AREA OF DEMOLITION EXISTING KNUCKLE SAC HMAC AND CONCRETE CURB.
2. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO DEMOLITION.

WILD CAT LAIR KNUCKLE SAC OUTSIDE TOC
1+00 – 2+68.14



WILD CAT LAIR KNUCKLE SAC INSIDE TOC
1+00 – 1+63.22



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

KNUCKLE SAC (REPLACEMENT)
FOR BEXAR COUNTY R.O.W
PERMIT ONLY
HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

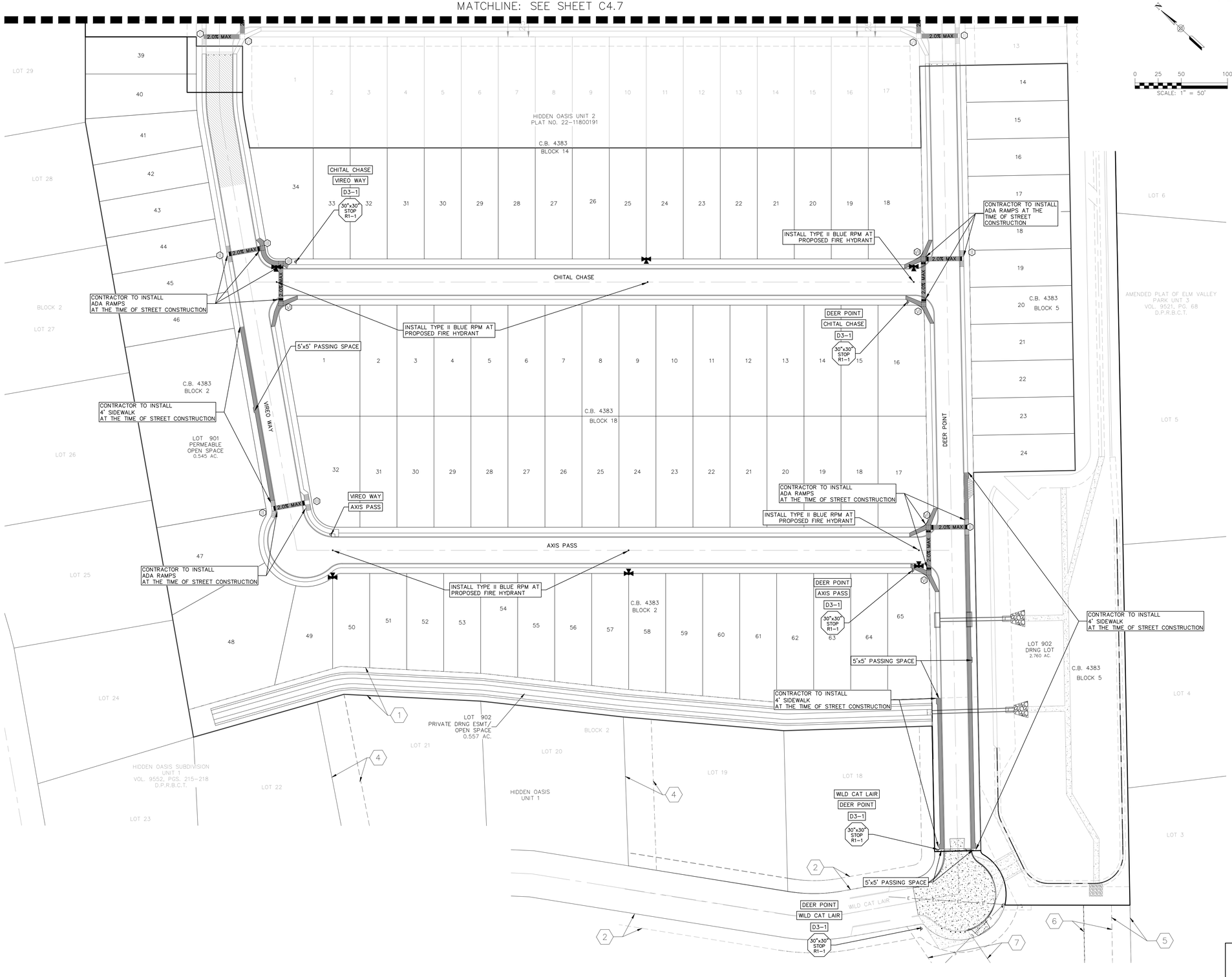
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C4.5

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (67 Lots)\Civil\248.016 - KNUCKLE SAC.dwg User: jsthuck Feb 05, 2024 - 3:58pm

PLAT I.D. NO LAND-PLAT 22-11800674

MATCHLINE: SEE SHEET C4.7



0 25 50 100
SCALE: 1" = 50'

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- COMMERCIAL DRIVEWAY
- EXISTING GROUND LEFT (EG LT)
- EXISTING GROUND RIGHT (EG RT)
- EXISTING GROUND CENTER (EG CTR)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX — ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C4.7)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR
- SIDEWALK TO BE CONSTRUCTED BY THE HOME BUILDER
- PROPOSED FIRE HYDRANT LOCATION SEE SAWS STD. DWG. DD-834-01

NOTES:

1. DIMENSIONS ARE FROM FACE OF CURB
2. A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W.

KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

SIGNAGE NOTES

INSTALLATION

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY, WARNING AND STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS.

MOUNTING

THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (TWT) - 08.

THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (SLIP-1-3)- 08.

OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS D & OM (1 - 5) - 10.

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TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

SIGNAGE PLAN (1 OF 2)

HIDDEN OASIS UNIT 3

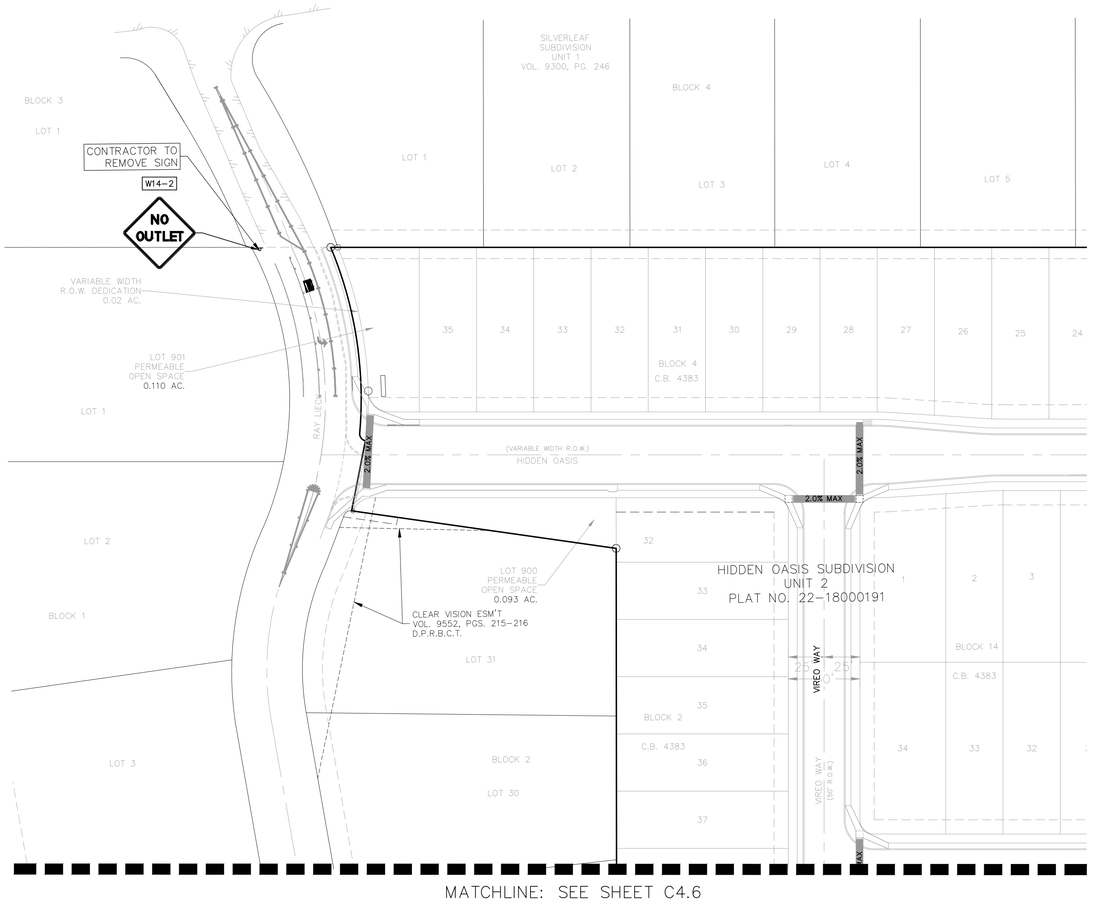
NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C4.6

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (67 Lots)\Civil\248.016 - SIGNAGE.dwg User: joshuak Feb 05, 2024 - 3:58pm

PLAT I.D. NO LAND-PLAT 22-11800674



MATCHLINE: SEE SHEET C4.6

0 25 50 100
SCALE: 1" = 50'

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KEY NOTES

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02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

SIGNAGE PLAN (2 OF 2)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C4.7

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\03s\248.016 - SIGNAGE.dwg User: joshuok Feb 05, 2024 - 3:58pm

Table No. 1 – Summary of Recommended Options – Rigid Pavement

Street Classification	Reinforced Concrete, inches	Subgrade Thickness, inches
Local Type A (without bus traffic)	6.0	6*
~~**Local Type A** (with bus traffic)~~	~~8.0~~	~~6*~~

Subgrade Notes (*):

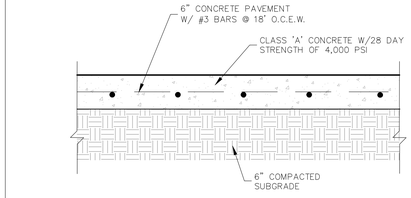
- Based on the soils encountered in the borings, we anticipate the final pavement subgrade Plasticity Index value to be 20 or less.
- If the final pavement subgrade Plasticity Index value is less than or equal to 20, then subgrade stabilization is not needed.
- Cut and fill data are not available at this time.
- However, ff the final pavement subgrade Plasticity Index value is greater than 20, then one of the following options is recommended:
  - The subgrade treatment using lime or cement. Lime or cement application rate of 6 percent lime (27 lbs per sq yard for 6-inch depth). Subgrade soils should be tested for sulfate content prior to stabilization. If the sulfate content is higher than 3000 ppm, then an alternate procedure will be needed.
  - The clayey soils may be removed and replaced with fill material with a minimum CBR value of 4.0 and a maximum Plasticity Index value of 20.

Table No. 3 – Concrete Pavement Reinforcement

Reinforcement:	#3 reinforcing steel bars (grade 60) at 18 inches on center each way (at 12 inches on center each way for 8 inch thick concrete and 10 inches on center each way for 10 inch thick concrete)
Contraction joint spacing:	12 feet each way for 6 inch thick concrete 15 feet each way for 8 inch thick concrete 20 feet each way for 10 inch thick concrete The saw cuts should be planned based on features such as inlets, manholes, valves, etc. The saw cuts are recommended to be made the same day (before the concrete starts to set)
Contraction joint depth:	At least one-fourth (¼) of pavement thickness
Contraction joint width:	One-fourth (¼) inch or as required by joint sealant manufacturer
Expansion joint:	Expansion joints are not recommended; may be placed at end of concrete pours
Isolation joint:	Features such as concrete inlet structures, man-holes, and valve covers should be isolated using isolation joints.

FROM PAGES 2-4 OF GEOTECHNICAL STUDY PERFORMED BY MURALI SUBRAMANIAM DATED NOVEMBER 29, 2023

THE GEOTECHINCAL ENGINEER, OR THEIR APPOINTED REPRESENTATIVE, SHALL OBSERVE PROOF-ROLLING OF THE SUBGRADE SOIL. REFER TO GEOTECHNICAL ENGINEERING REPORT WHEN SUBGRADE IS FOUND TO BE NON-COMPRESSIBLE OR WHEN COMPACTION CANNOT BE ACHIEVED.

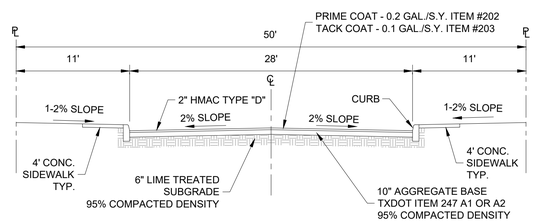


PAVEMENT SECTION SHOWN IS FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO FINAL GEOTECHNICAL REPORT BY MURALI SUBRAMANIAM, DATED NOVEMBER 29, 2023 FOR PAVEMENT RECOMMENDATIONS.

CONCRETE PAVEMENT
N.T.S.

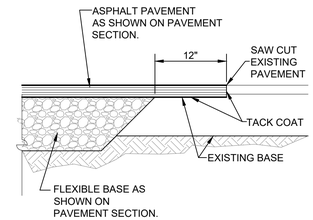
A2

WILD CAT LAIR CUL-DE-SAC
STA. 1+00.00 TO STA. 2+68.14



LOCAL TYPE A WITHOUT BUS TRAFFIC
TYPICAL STREET CROSS SECTION (28' PAVEMENT)
NOT TO SCALE

DEER POINT STA: 1+00.00 TO 9+51.65	CHITAL CHASE STA: 1+35.67 TO 8+11.85
AXIS PASS STA: 1+35.67 TO 7+59.05	VIREO WAY STA: 1+49.00 TO 6+43.73
KNUCKLE SAC STA: 1+00.00 TO 2+43.54	



NEW PAVEMENT TO EXISTING
NOT TO SCALE

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STREET DETAILS (1 OF 5)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C4.8

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - STREET DETAILS.dwg User: joshuk Feb 05, 2024 - 3:59pm

Summary of Recommended Options
Minimum Flexible Pavement Recommendations – CBR = 4.0 **

Classification	Asphaltic Concrete Type D, inches	Asphaltic Concrete Type B, inches	Aggregate Base inches	Geogrid	Subgrade inches	Structural Number
Local Type A	2.00	-	10.00	No	*	2.28
(no Bus traffic)	2.00	-	8.00	Yes	*	2.24
Local Type A	3.00	-	13.50	No	*	3.21
(with Bus Traffic)	3.00	-	11.50	Yes	*	3.27
Local Type B	3.00	-	19.00	No	*	3.98
	3.00	-	16.00	Yes	*	4.04
	3.00	4.00	9.50	No	*	4.01
	3.00	8.00	-	No	*	4.04
Collector	3.00	-	21.50	No	*	4.33
	3.00	-	18.00	Yes	*	4.38
	3.00	4.00	12.00	No	*	4.36
	3.00	8.00	-	No	*	4.38

Subgrade Notes (*):

- Based on the soils encountered in the borings, we anticipate the final pavement subgrade Plasticity Index value to be 20 or less.
- If the final pavement subgrade Plasticity Index value is less than or equal to 20, then subgrade stabilization is not needed.
- Cut and fill data are not available at this time.
- However, ff the final pavement subgrade Plasticity Index value is greater than 20, then one of the following options is recommended:
  - The subgrade treatment using lime or cement. Lime or cement application rate of 6 percent lime (27 lbs per sq yard for 6-inch depth). Subgrade soils should be tested for sulfate content prior to stabilization. If the sulfate content is higher than 3000 ppm, then an alternate procedure will be needed.
  - The clayey soils may be removed and replaced with fill material with a minimum CBR value of 4.0 and a maximum Plasticity Index value of 20.

General Notes (**):

- Input parameters used in pavement section calculations are shown in Table No. 6. Please call us to provide pavement recommendations, if needed, for different input values.
- If repetitive truck or heavy truck traffic is anticipated, please contact us for revised pavement recommendations.
- Pavement section recommendations are based on a subgrade CBR value of 4.0. The pavement recommendations are not based on the shrink / swell characteristics of the underlying soils. The pavement can experience cracking and deformation due to shrinkage and swelling characteristics of the soils as described in the Vertical Movements section of this report. Use of geogrid will help reduce the shrink / swell related reflective cracking.
- If water is allowed to get underneath the asphalt or if moisture content of the base or subgrade changes significantly, then pavement distress will occur. Moisture penetration underneath the asphalt pavement surface may be reduced by installing a vertical moisture barrier, such as deeper curbs; curbs extending a minimum of 6 inches into subgrade.

Geogrid:

- ~~City of San Antonio: One layer of geogrid meeting TxDOT DMS 6240 Type 2 guidelines, installed on top of compacted (moisture conditioned or treated) subgrade as per manufacturer's guidelines. Bexar County requires the use of Tensar Triax TX5 geogrid.~~

Fill Material:

- If fill is used to raise the grade, approved fill material should be free of deleterious material with a minimum CBR value of 4.0 and Plasticity Index values of 20 or less. Any stratum I clays (with Plasticity Index values greater than 20) should be removed prior to fill pacement. The gravel size should not exceed 3 inches in diameter. The material should be placed as per applicable city or county guidelines.

Subgrade Delineation:

- At the time of construction, the final pavement subgrade should be verified by the geotechnical engineer.

Summary of Pavement Materials

Pavement Section	Material	Stabilization or Treatment	Thickness
Subgrade	Limestone, Gravelly Clays	Moisture conditioned subgrade	-
	Clays with Plasticity Index values > 20	Lime or Cement Treatment (sulfate content should be tested prior to stabilization)	As recommended in pavement options
Base	TxDOT Item 247 A1-2	-	As recommended in pavement options (maximum of 6 inches per lift)
Asphalt	Type B, D	-	As recommended in pavement options
Geogrid	TXDOT DMS 6240 Type 2 Geogrid – for City of San Antonio Tensar Triax TX5 – for Bexar County	One layer	As per manufacturer's recommendations

FROM PAGES 2-4 OF GEOTECHNICAL STUDY PERFORMED BY E.A. PALANIAPPAN DATED NOVEMBER 5, 2019

THE GEOTECHINCAL ENGINEER, OR THEIR APPOINTED REPRESENTATIVE, SHALL OBSERVE PROOF-ROLLING OF THE SUBGRADE SOIL. REFER TO GEOTECHNICAL ENGINEERING REPORT WHEN SUBGRADE IS FOUND TO BE NON-COMPRESSIBLE OR WHEN COMPACTION CANNOT BE ACHIEVED.

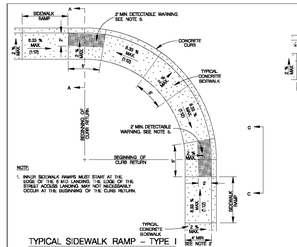
Applicable procedures and minimum density and moisture percentages

All applicable City of San Antonio Standard Specifications for Construction, June 2008, should be followed. Some of the relevant procedures are shown below.

Pavement Material	Procedure *	Density and Moisture Control
Subgrade fill (maximum 6 inch thick lifts)	Item 107	As per construction specifications
Stabilized Subgrade (6 inch thick lift)	Item 108- lime	As per construction specifications
Aggregate Base TxDOT Item 247 A1 or A2 (maximum 6 inch thick lift)	Item 200	As per construction specifications
Asphalt HMAC Type B, D	Item 205, 206	As per construction specifications
Geogrid	Manufacturer's Guidelines	-

(*) City of San Antonio Standard Specifications for Construction, June 2008

PLAT I.D. NO LAND-PLAT 22-11800674



TYPICAL SIDEWALK RAMP – TYPE I

SIDEWALK ABUTS THE CURB

SCALE : 1"=10'



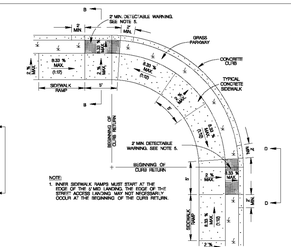
TYPICAL SIDEWALK RAMP – TYPE II

USED AT TEE INTERSECTIONS WHERE SIDEWALK ABUTS CURB

SCALE : 1"=10'

GENERAL NOTES

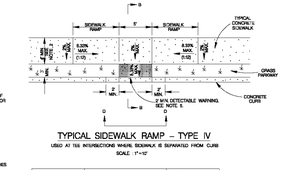
1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE ALLOWING A MINIMUM OF 1.FOOT BUFFER ZONATION OF THE PAVEMENT FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4'AND SEPARATED FROM THE CURB,THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 7'FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS,SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4'AND SEPARATED A MINIMUM OF 7'FROM THE BACK OF CURB.ON ARTERIAL STREETS, SIDEWALKS SHALL BE LOCATED A MINIMUM OF 7'FROM THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESCRIBED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN A 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES ALIGNED IN A GRID PATTERN AND HAVE A BASE DIAMETER OF 0.9 INCHES, A HEIGHT OF 0.2 INCHES, AND A CENTER-TO-CENTER SPACING OF 2.35 INCHES. DOMES SHALL BE MADE THE DETECTABLE WARNING SURFACE SHALL BE A CAST-IN-PLACE TILE CONFORMING TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS OR PAVERS CONFORMING TO TXDOT STANDARD PED-SLIP-RESISTANCE FACTORS.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ALJOINING SURFACES,EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I, OR TYPE II RAMPS.
8. CONSTRUCTION OF ALL MARTELO-RAMP TYPES TO BE INCLUDED UNDER ITEM 500 - CONCRETE CURB GUTTER, AND CONCRETE CURB AND GUTTER AND FOR "ADA - CONCRETE SIDEWALK OR RAMP SURFACE SHALL BE BRUSH FINISHED.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
10. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
11. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" MINIMUM GRAVEL, CRUSHED ROCK OR FLOWABLE BASE MATERIAL.
12. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6" x 6" - W2.9 x W2.9 WITH W.O.R.
13. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY. ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE ADJACENT ROADWAY GRADE, INCLUDING HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
14. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2% LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
15. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DISPACED AT THE 8.33% MAXIMUM SLOPE,THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 5.33%. IN THE CASE OF A RAMP DISPLACED AT 10.00%,THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 3%.
16. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%,A LEVEL END STRIP 2 FEET IN LENGTH SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
17. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS,BOUNDARIES OR SCOPE OF A PLANNED PROJECT.
18. ALL CROSSWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%.



TYPICAL SIDEWALK RAMP – TYPE III

SIDEWALK ABUTS CURB

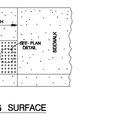
SCALE : 1"=10'



TYPICAL SIDEWALK RAMP – TYPE IV

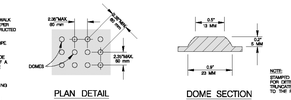
USED AT TEE INTERSECTIONS WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1"=10'



DETECTABLE WARNING SURFACE

SCALE : 1"=1'



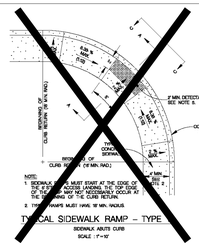
PLAN DETAIL

NO SCALE

DOME SECTION

NO SCALE

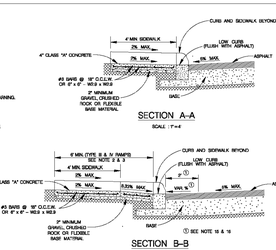
NOTE:
STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED.
FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS, CONTRACTOR MUST SUBMIT TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.
TRUNCATED CONE INFORMATION THAT IS TO BE USED, ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.



TYPICAL SIDEWALK RAMP – TYPE

SIDEWALK ABUTS CURB

SCALE : 1"=10'

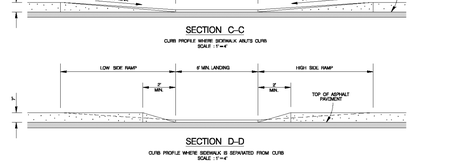


SECTION A–A

SCALE : 1"=4'

SECTION B–B

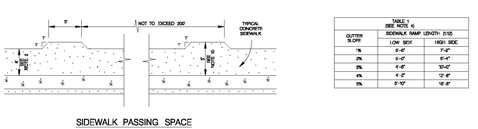
SCALE : 1"=4'



SECTION C–C

CURB PROFILE WHERE SIDEWALK ABUTS CURB

SCALE : 1"=4'



SECTION D–D

CURB PROFILE WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1"=4'

TABLE 1 (SEE NOTE 4)		
GUTTER SLOPE	SIDEWALK RAMP LENGTH (LO)	
	LOW SIDE	HIGH SIDE
1%	8'-0"	7'-0"
2%	8'-0"	8'-0"
3%	8'-0"	10'-0"
4%	8'-0"	12'-0"
5%	8'-0"	15'-0"



SIDEWALK PASSING SPACE

SCALE : 1"=10'

MAY 2009

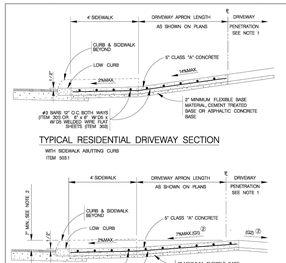
CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

% SUBMITTAL	PROJECT NO.:	DATE:
DRAWN BY: V.VASQUEZ	DSIGN BY:	CHKD BY: R.S. HOSSEIN, P.E.

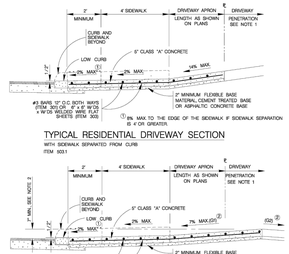
SHEET NO. ___ OF ___



TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB

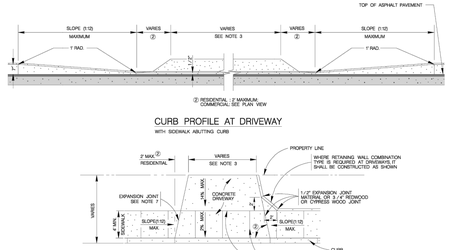
ITEM 303.1



TYPICAL RESIDENTIAL DRIVEWAY SECTION

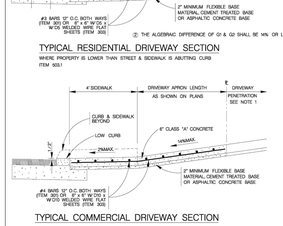
WITH SIDEWALK SEPARATED FROM CURB

ITEM 303.1



CURB PROFILE AT DRIVEWAY

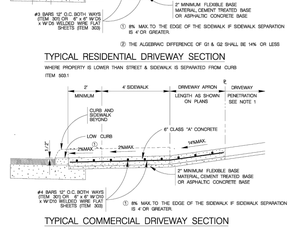
WITH SIDEWALK ABUTTING CURB



TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB

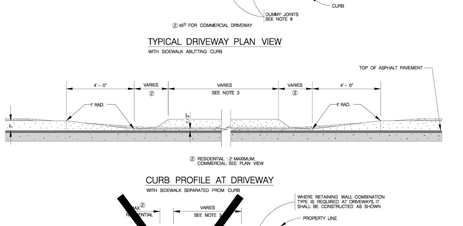
ITEM 303.1



TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB

ITEM 303.1



CURB PROFILE AT DRIVEWAY

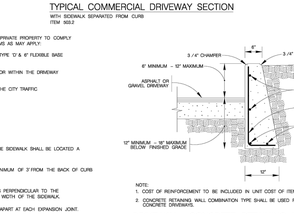
WITH SIDEWALK ABUTTING CURB



TYPICAL COMMERCIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB

ITEM 303.2



TYPICAL COMMERCIAL DRIVEWAY SECTION

WITH SIDEWALK SEPARATED FROM CURB

ITEM 303.2

CONCRETE DRIVEWAY NOTES

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY.
   A.) CONCRETE DRIVEWAY PAD FOR UNDER ITEM NO 303.1 OR 303.2.
   B.) ASPHALTIC CONCRETE DRIVEWAY PAD FOR UNDER ITEM NO 303.5 AND SHALL INCLUDE A MINIMUM OF 1' ASPHALT TYPE 'D' & 6' FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAD FOR UNDER ITEM NO 303.6 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
2. 2" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER,THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES.

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL – ONE WAY	12'	20'
COMMERCIAL – TWO WAY	24'	30'

4. FOR LOCAL TYPE "A" STREETS,SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND 5' SEPARATED FROM THE CURB,THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3'FROM THE BACK OF CURB.
5. FOR OTHER THAN LOCAL TYPE "A" STREETS,THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4'AND SEPARATED A MINIMUM OF 3'FROM THE BACK OF CURB.AS AN OPTION,THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6'WHEN LOCATED AT THE BACK OF CURB.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB,AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS,SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3-4" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
8. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
9. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

NOTE:
1. COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
2. CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

DRIVEWAY – CONCRETE RETAINING WALL

ON COMPACTED SUBGRADE

ITEM 307.1

** MODIFIED TO MEET BEXAR COUNTY STANDARDS

MAY 2009

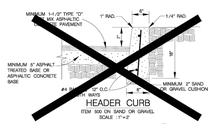
CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

** CONCRETE DRIVEWAY STANDARDS

% SUBMITTAL	PROJECT NO.:	DATE:
DRAWN BY: V.VASQUEZ	DSIGN BY:	CHKD BY: R.S. HOSSEIN, P.E.

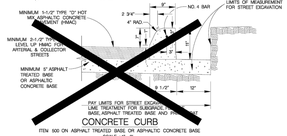
SHEET NO. ___ OF ___



HEADER CURB

ITEM 500 ON SAND OR GRAVEL

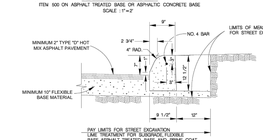
SCALE : 1"=2'



CONCRETE CURB

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE

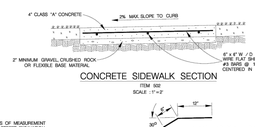
SCALE : 1"=2'



CONCRETE CURB

ITEM 500 ON FLEXIBLE BASE MATERIAL

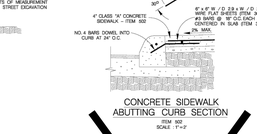
SCALE : 1"=2'



CONCRETE SIDEWALK SECTION

ITEM 502

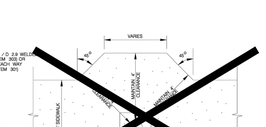
SCALE : 1"=2'



CONCRETE SIDEWALK ABUTTING CURB SECTION

ITEM 502

SCALE : 1"=2'



CONCRETE SIDEWALK @ UTILITY POWER POLE DETAIL

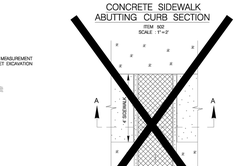
SCALE : 1"=4'



CONCRETE RETAINING WALL – COMBINATION TYPE

ITEM 506

SCALE : 1"=2'



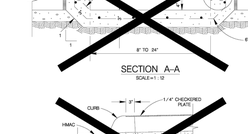
CONCRETE SIDEWALK DRAIN DETAIL

SCALE : 1"=4'



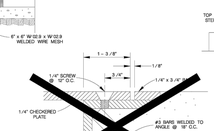
SECTION A–A

SCALE:1 : 12



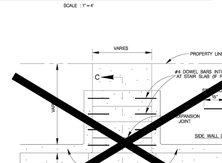
SECTION B

SCALE : 1"=2"



DETAIL 1

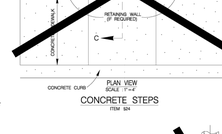
SCALE:1 : 1



PLAN VIEW

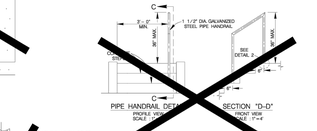
CONCRETE STEPS

ITEM 524



SECTION "C–C"

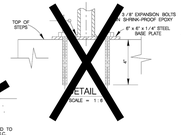
SCALE : 1"=2"



PIPE HANDRAIL DETAIL

SECTION "D–D"

SCALE : 1"=4"



DETAIL

SCALE : 1 : 1

PLACE STEPS TO CONFORM WITH PROPOSED SIDEWALK GRADES.
1. 1½" DIA GALVANIZED STEEL PIPE HANDRAIL REQUIRED ON ONE SIDE OF THE STEPS WHEN 3 OR MORE RISERS ARE USED, OR AS DETERMINED BY ENGINEER TO BE PAID UNDER ITEM 522

HANDRAIL FOR CONCRETE STEPS

ITEM 522

MAY 2009

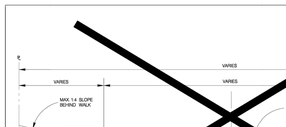
CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

MISCELLANEOUS CONSTRUCTION STANDARDS I

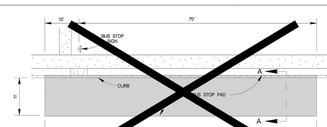
% SUBMITTAL	PROJECT NO.:	DATE:
DRAWN BY: _V.VASQUEZ	DSIGN BY:	CHKD BY:R.S. HOSSEIN, P.E.

SHEET NO. ___ OF ___



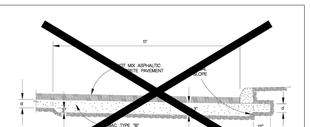
TYPICAL STREET SECTION

SCALE : 1"=8'



PLAN VIEW

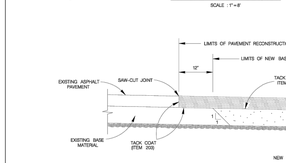
SCALE : 1"=20'



SECTION "A–A"

SCALE : 1"=4'

NOTES
1.EXCAVATION FOR THICKENED PAVEMENT SECTION WILL BE PAID UNDER ITEM NO.104 "STREET EXCAVATION".
2. BASE MATERIALS
   A.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER TON, THICKENED PAVEMENT SECTION WILL BE PAID FOR UNDER ITEM NO.209,TYPE "B" - PER TON.
   B.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER SQUARE YARD,NO EXTRA PAYMENT WILL BE MADE FOR THE THICKENED PAVEMENT.



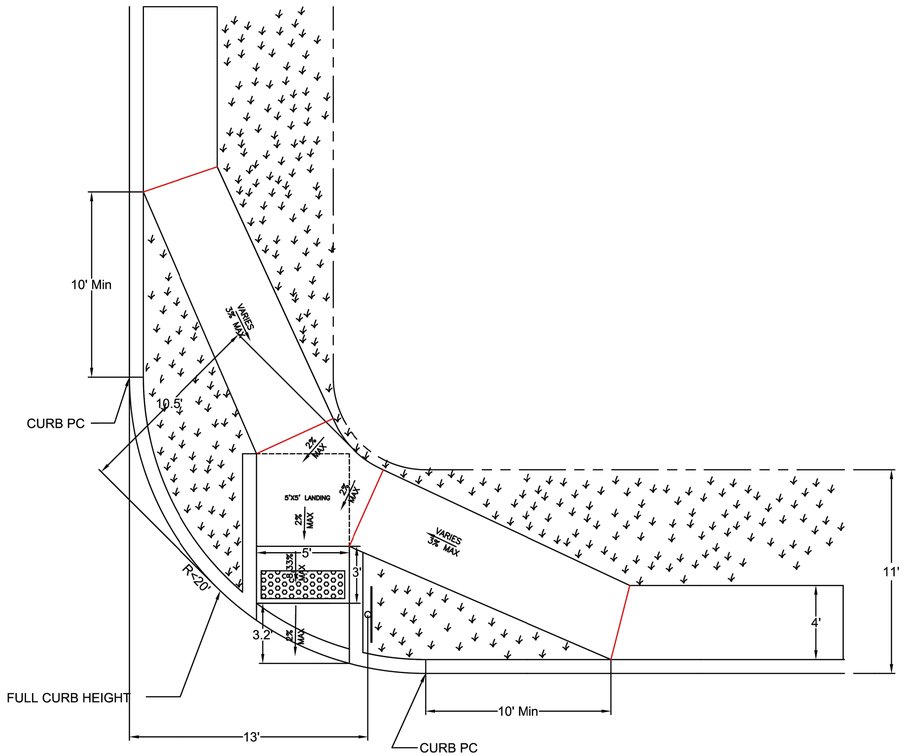
PAVEMENT JUNCTION DETAILS

SCALE : 1"=2'

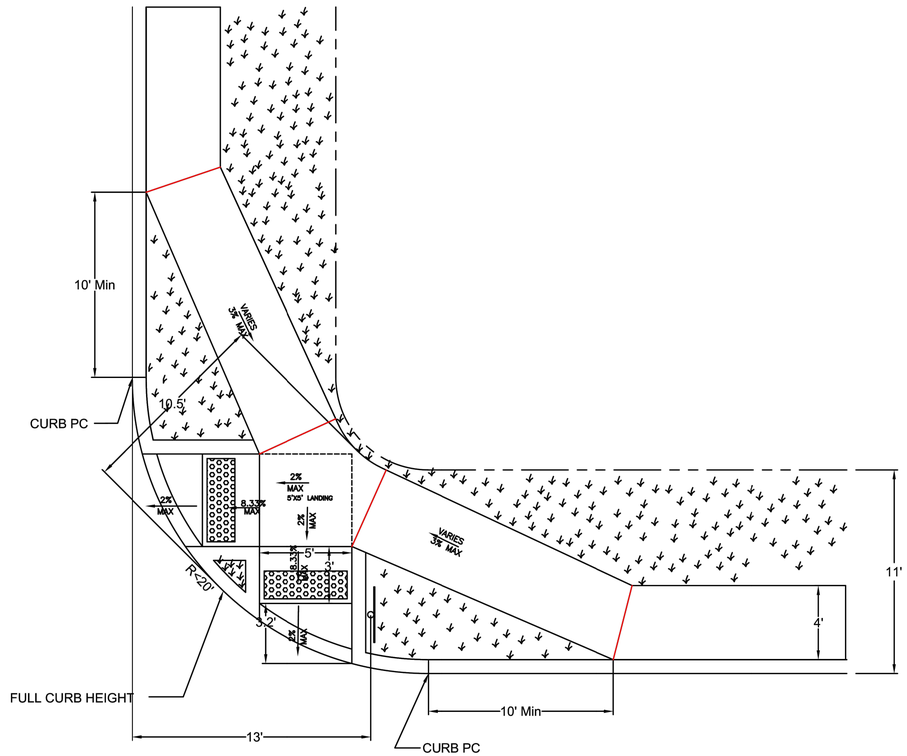
SEE BRICK RESTRAIN

PLAT I.D. NO LAND-PLAT 22-11800674

DIRECTIONAL RAMP (Local "A")



TYPE VI
NOT TO SCALE



TYPE VII
NOT TO SCALE

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STREET DETAILS (3 OF 5)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C4.10

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 - STREET DETAILS.dwg User: jsshook Feb 05, 2024 - 3:59pm

PLAT I.D. NO LAND-PLAT 22-11800674

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DATED: 7/2022

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive Codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXXX(X)XX(X-XXXX)

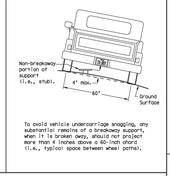
Post Type
- FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
- TWT = Thin-Walled Tubing (see SMD(TWT))
- TUBNG = 10 BWG Tubing (see SMD(SLIP-1) to (SLIP-3))
- SBO = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

Anchor Type
- UA = Universal Anchor - Concreted (see SMD(FRP) and (TWT))
- UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWT))
- WS = Wedge Anchor Steel - (see SMD(TWT))
- WG = Wedge Anchor Galv. - (see SMD(TWT))
- SA = Slipbase - Concreted (see SMD(SLIP-1) to (SLIP-3))
- SB = Slipbase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Designation
- P = Prefab. "P-Joint" (see SMD(SLIP-1) to (SLIP-3), (TWT), (FRP))
- T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3), (TWT))
- EF = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3))
- (2 DIGITS) TEXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TWT))
- EW = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
- WC = 1, 12 ft/ft Wing Channel (see SMD(SLIP-1) to (SLIP-3))
- EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

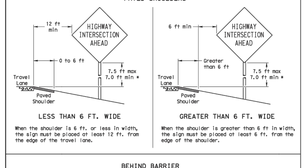
REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



To avoid vehicle undercarriage snagging, any substantial remains of a breakaway support, when it is broken away, should not project more than 6 inches above a 60-inch chord. (i.e., typical space between wheel pairs).

SIGN LOCATION

PAVED SHOULDERS



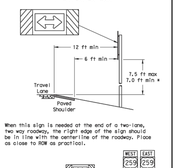
LESS THAN 6 FT. WIDE

When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.

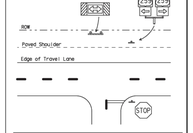
GREATER THAN 6 FT. WIDE

When the shoulder is greater than 6 ft in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

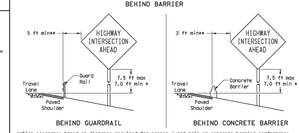
T-INTERSECTION



When this sign is needed at the end of a two-lane, two way roadway, the right edge of the sign should be in line with the centerline of the roadway. Place as close to ROW as practical.



BEHIND BARRIER



BEHIND GUARDRAIL

**Sign clearance based on distance required for proper guard rail or concrete barrier performance.

BEHIND CONCRETE BARRIER

* Signs shall be mounted using the following condition that results in the greatest sign elevation:

(1) a minimum of 7 ft to a maximum of 7.5 feet above the edge of the travel lane or

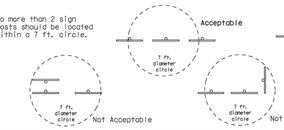
(2) a minimum of 7 ft to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backslope.

The maximum values may be increased when directed by the Engineer.

See the Traffic Operations Division website for detailed drawings of sign clamps, Triangular Slipbase System components and Wedge Anchor System components.

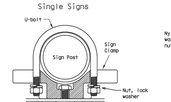
The website address is:
https://www.txdot.gov/publications/traffic.html

No more than 2 sign posts should be located within a 7 ft. circle.



TYPICAL SIGN ATTACHMENT DETAIL

Single Signs

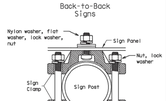


Bolts used to mount sign panels to the clamp are 5/16-18 UNC galvanized square head with nut, nylon washer, flat washer and lock washer. The bolt length is 1 inch for aluminum.

When two sign clamps are used to mount signs back-to-back, use a 5/16-18 UNC galvanized hex head per ASTM A307 with nut and helical-spring lock washer. Bolt length may vary. The size of the hex post sizes and sign clamp types are given in the table at right. The bolt length may need to be adjusted depending upon field conditions.

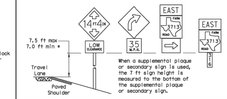
Sign clamps may be either the specific size clamp or the universal clamp.

Back-to-Back Signs



Pipe Diameter	Approximate Bolt Length	
	Specific Clamp	Universal Clamp
2" nominal	3"	3 or 3 1/2"
2 1/2" nominal	3 or 3 1/2"	3 1/2 or 4"
3" nominal	3 1/2 or 4"	4 1/2"

SIGNS WITH PLAQUES



When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

CURB & GUTTER OR RAISED ISLAND



RESTRICTED RIGHT-OF-WAY

(When 6 ft min. is not possible.)



Right-of-way restrictions may be created by rocks, water, vegetation, forest, buildings, a narrow island, or other factors.

In situations where a lateral restriction does not allow the normal horizontal clearance from the edge of the travel lane, signs should be placed as far from the travel lane as practical.

*** Post may be shorter if protected by guardrail or if Engineer determines the post could not be hit due to extreme slope.

Texas Department of Transportation
Traffic Operations Division

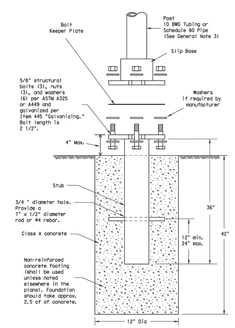
SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS GENERAL NOTES & DETAILS

SMD(GEN)-08

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9-08 REVISIONS	DIST SECT	JCR		HIDALGO
	TEST	DistCTL		SHEET No.

264

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



SM RD SGN ASSM TY XXXXX(X)SA(X-XXXX)

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. https://www.txdot.gov/business/producer_list.htm The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

GENERAL NOTES:

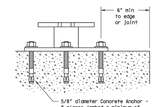
1. Slip base shall be permanently marked to indicate manufacturer, Method, design, and location of marking are subject to approval of the TxDOT Traffic Standards Engineer.
2. Material used as post with this system shall conform to the following specifications:
   - 10 BWG tubing (2.875" outside diameter)
     - Steel: Electric-resistance welded steel tubing or pipe
     - Seamless or electric-resistance welded steel tubing or pipe
     - Steel shall be HSLAS GT 55 per ASTM A1011 or ASTM A1008
     - Other steels may be used if they meet the following:
       - 55,000 PSI minimum yield strength
       - 70,000 PSI minimum tensile strength
       - 20% minimum elongation in 2"
     - Wall thickness (uncoated) shall be within the range of 0.122" to 0.138"
     - Outside diameter (uncoated) shall be within the range of 2.867" to 2.883"
     - Galvanization per ASTM A123 or ASTM A653 G210. For precoated steel tubing (ASTM A653), recoat tube outside diameter weld seam by metallizing with zinc wire per ASTM B833.
   - Schedule 80 Pipe (2.875" outside diameter)
     - 0.276" nominal wall thickness
     - Steel tubing per ASTM A500 Gr C
     - Other structural steel tubing or pipe substance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
       - 46,000 PSI minimum yield strength
       - 62,000 PSI minimum tensile strength
       - 21% minimum elongation in 2"
     - Wall thickness (uncoated) shall be within the range of 0.248" to 0.304"
     - Outside diameter (uncoated) shall be within the range of 2.855" to 2.895"
3. See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Universal Triangular Slipbase System components. The website address is: https://www.txdot.gov/publications/traffic.htm
4. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

Foundation
1. Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
2. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be Class A.
3. Set the stub in the hole. Place the concrete around the stub and tamp. Rotate the stub back and forth while pushing it down into the concrete to assure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
4. Plumb the stub. Allow a minimum of 4 days to set, unless otherwise directed by the Engineer.
5. The triangular slipbase system is multidirectional and is designed to release when struck from any direction.

Support
1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the roadway (i.e., edge of the closest lane) when slip plate is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the roadway. The cut shall be plumb and straight.
2. Attach sign to support using connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLIP-2) for clearances based on sign types.

CONCRETE ANCHOR



SM RD SGN ASSM TY XXXXX(X)SB(X-XXXX)

Concrete anchor consists of 5/8" diameter end bolt with UNC series bolt threads on the upper end. Heavy hex nut per ASTM A563, and hardened washer per ASTM F436. The anchor bolt shall have a minimum yield and ultimate tensile strength of 55 KSI and 70 KSI respectively. Nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing." Adhesive type anchors shall have stud bolts installed with Type III epoxy per DMS-6100, "Epoxies and Adhesives." Adhesive anchors shall be installed in accordance with manufacturer's recommendations. Top of bolt shall extend at least flush with top of the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a 5 1/2" minimum embedment, shall have a minimum allowable tension and shear of 3900 and 3100 lbs., respectively.

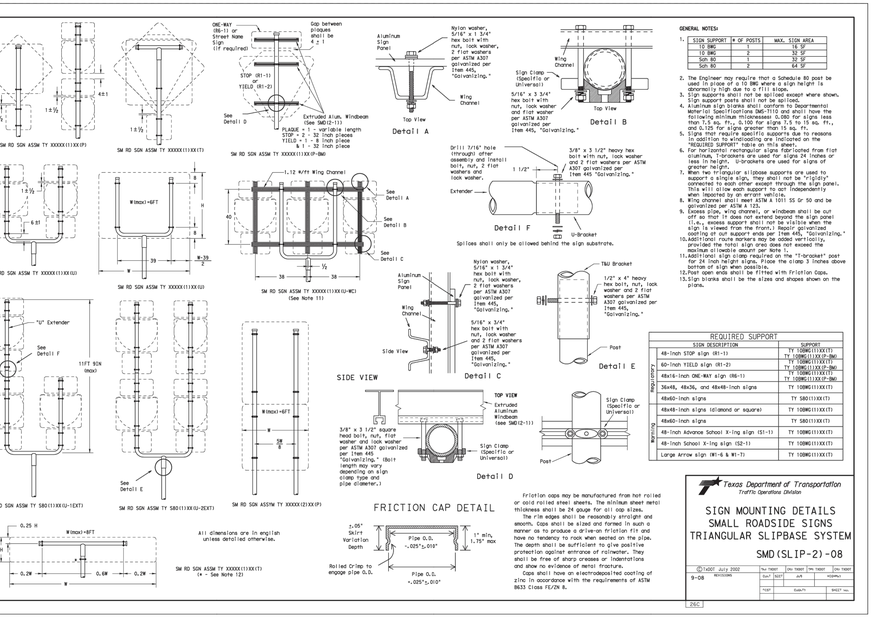
Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-1)-08

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9-08 REVISIONS	DIST SECT	JCR		HIDALGO
	TEST	DistCTL		SHEET No.

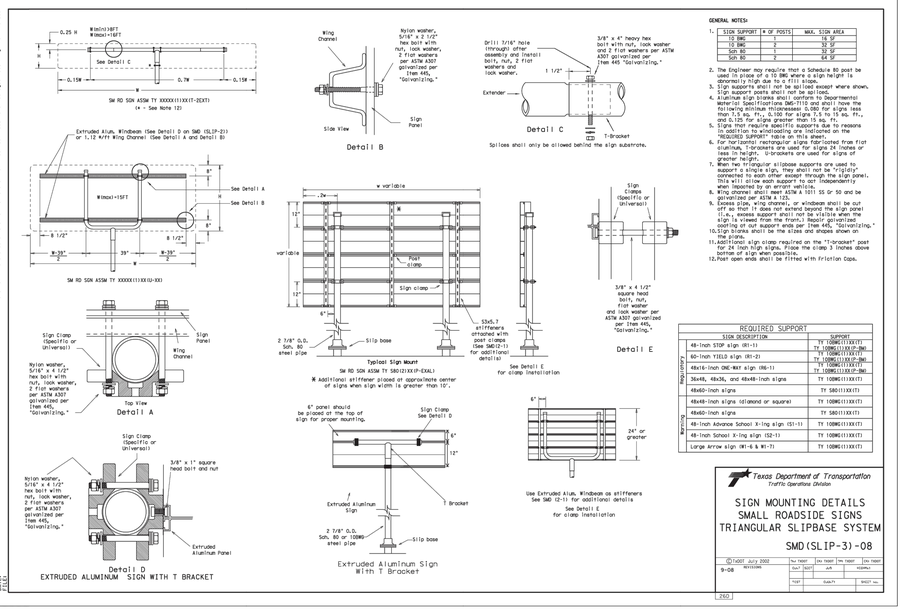
268



GENERAL NOTES:

1. SIGN SUPPORT | # OF POSTS | MAX. SIGN AREA
   - 10 BWG | 1 | 16 SF
   - 10 BWG | 2 | 32 SF
   - Sch 80 | 1 | 32 SF
   - Sch 80 | 2 | 64 SF
2. The Engineer may require that a Schedule 80 post be used for 10 BWG tubing if the sign height is abnormally high due to a fill slope.
3. Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.
4. Aluminum sign blanks shall conform to Departmental Material Specification DMS-8300, "Signs" and shall have the following minimum thicknesses: 0.080 for signs less than 7.5 sq. ft., 0.100 for signs 7.5 to 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
5. Signs that require specific supports due to reasons other than breakaway requirements are shown on the "REQUIRED SUPPORT" table on this sheet.
6. For horizontal rectangular signs fabricated from flat aluminum, T-brackets are used for signs 24 inches or less in height. U-brackets are used for signs of greater height.
7. When two triangular slipbase supports are used to support a single sign, they shall not be "rigidly" connected to each other except through the sign panel. This will allow each support to act independently when struck from any direction.
8. Wing channel shall meet ASTM A 1011 SS Gr 50 and be galvanized per ASTM A 123.
9. Excess plies, wing channel, or windbeam shall be cut off so that it does not extend beyond the sign panel by more than 6 inches and shall not be visible when the sign is viewed from the front.) Repair galvanized coating at cut support ends per Item 445, "Galvanizing."
10. Additional route markers may be added vertically, provided the total sign area does not exceed the maximum allowable sign area.
11. Additional sign clamp required on the "T-bracket" post for 24 inch height signs. Place the clamp 3 inches above bottom of sign when possible.
12. Post open ends shall be fitted with friction Caps.
13. Sign blanks shall be the sizes and shapes shown on the plans.

REQUIRED SUPPORT	
SIGN DESCRIPTION	SUPPORT
48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T)
60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
48x60-inch signs	TY SBO(1)XX(T)
48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
48x60-inch signs	TY SBO(1)XX(T)
48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)



REQUIRED SUPPORT	
SIGN DESCRIPTION	SUPPORT
48-inch STOP sign (R1-1)	TY 10BWG(1)XX(T)
60-inch YIELD sign (R1-2)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
48x16-inch ONE-WAY sign (R6-1)	TY 10BWG(1)XX(T) TY 10BWG(1)XX(P-BW)
36x48, 48x36, and 48x48-inch signs	TY 10BWG(1)XX(T)
48x60-inch signs	TY SBO(1)XX(T)
48x48-inch signs (diamond or square)	TY 10BWG(1)XX(T)
48x60-inch signs	TY SBO(1)XX(T)
48-inch Advance School X-ing sign (S1-1)	TY 10BWG(1)XX(T)
48-inch School X-ing sign (S2-1)	TY 10BWG(1)XX(T)
Large Arrow sign (W1-6 & W1-7)	TY 10BWG(1)XX(T)

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD(SLIP-3)-08

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	TEST	DistCTL		SHEET No.

260

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STREET DETAILS (4 OF 5)

HIDDEN OASIS UNIT 3

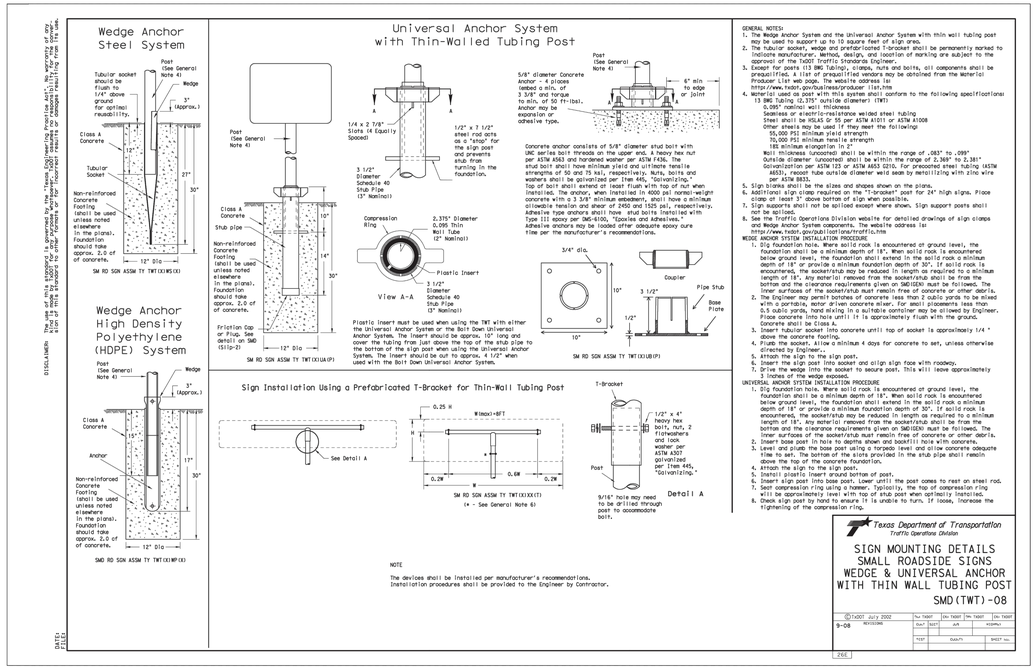
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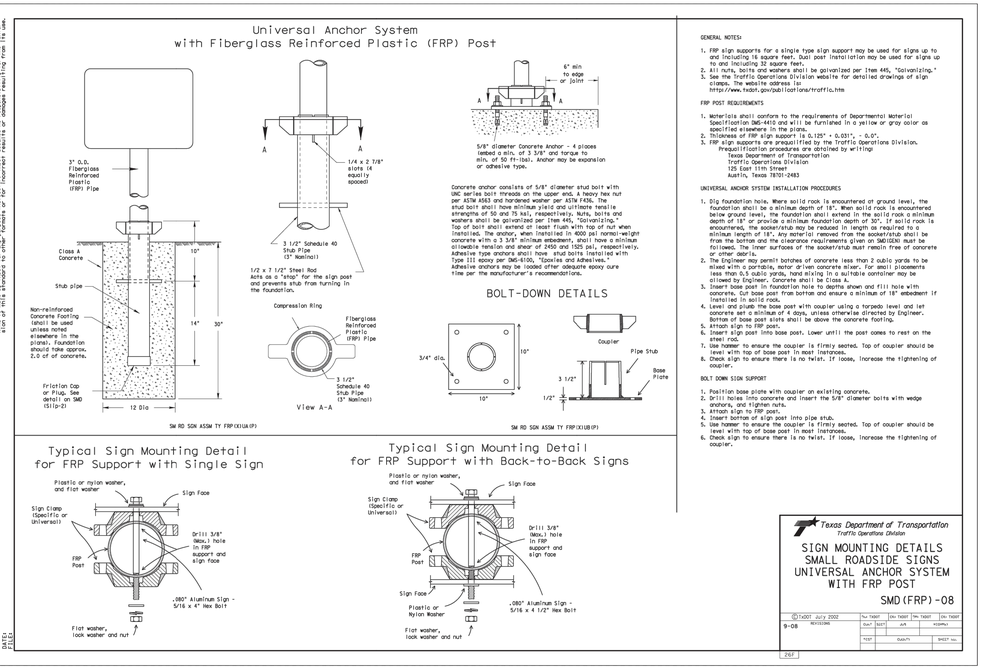
DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C4.11

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - STREET DETAILS.dwg User: jpshuck Feb 05, 2024 - 3:59pm

PLAT I.D. NO LAND-PLAT 22-11800674



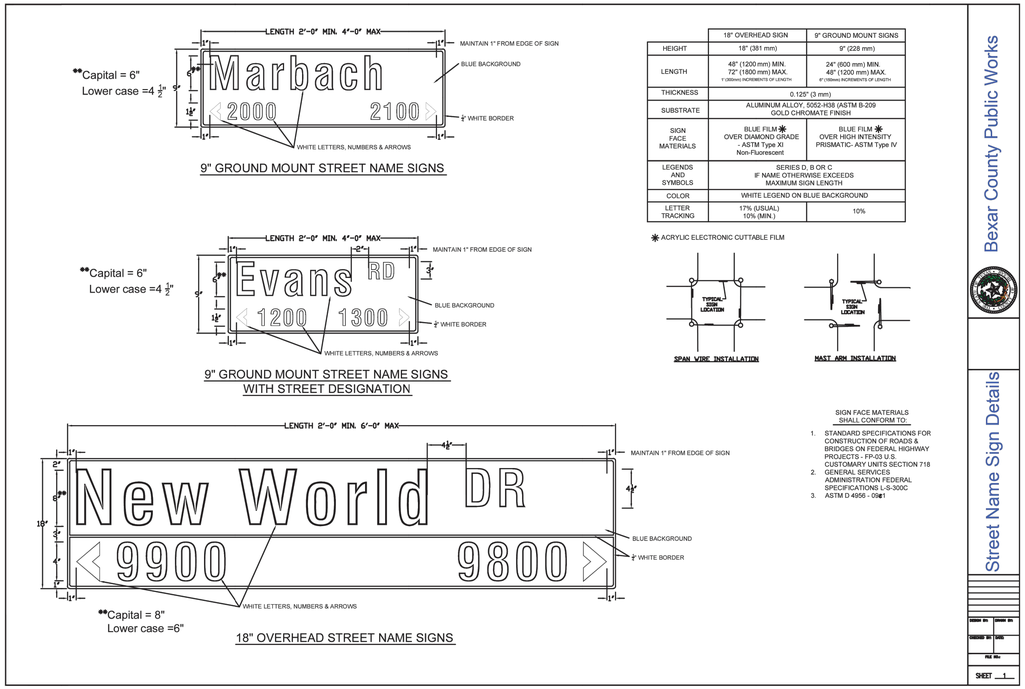


HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STREET DETAILS (5 OF 5)

HIDDEN OASIS UNIT 3



	18" OVERHEAD SIGN	9" GROUND MOUNT SIGNS
HEIGHT	18" (381 mm)	9" (228 mm)
LENGTH	48" (1200 mm) MIN. 72" (1800 mm) MAX. 6" (300mm) INCREMENTS OF LENGTH	24" (600 mm) MIN. 48" (1200 mm) MAX. 6" (150mm) INCREMENTS OF LENGTH
THICKNESS	0.125" (3 mm)	
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209 GOLD CHROMATE FINISH	
SIGN FACE MATERIALS	BLUE FILM ✱ OVER DIAMOND GRADE - ASTM Type XI Non-Fluorescent	BLUE FILM ✱ OVER HIGH INTENSITY PRISMATIC- ASTM Type IV
LEGENDS AND SYMBOLS	SERIES D, B OR C IF NAME OTHERWISE EXCEEDS MAXIMUM SIGN LENGTH	
COLOR	WHITE LEGEND ON BLUE BACKGROUND	
LETTER TRACKING	17% (USUAL) 10% (MIN.)	10%

✱ ACRYLIC ELECTRONIC CUTTABLE FILM

SIGN FACE MATERIALS SHALL CONFORM TO:

1. STANDARD SPECIFICATIONS FOR CONSTRUCTION OF ROADS & BRIDGES ON FEDERAL HIGHWAY PROJECTS - FP-03 U.S. CUSTOMARY UNITS SECTION 718
2. GENERAL SERVICES ADMINISTRATION FEDERAL SPECIFICATIONS L-S-300C
3. ASTM D 4956 - 09e1

Bexar County Public Works

Street Name Sign Details

SHEET 1

NO.	REVISION DESCRIPTION	REVISION DATE

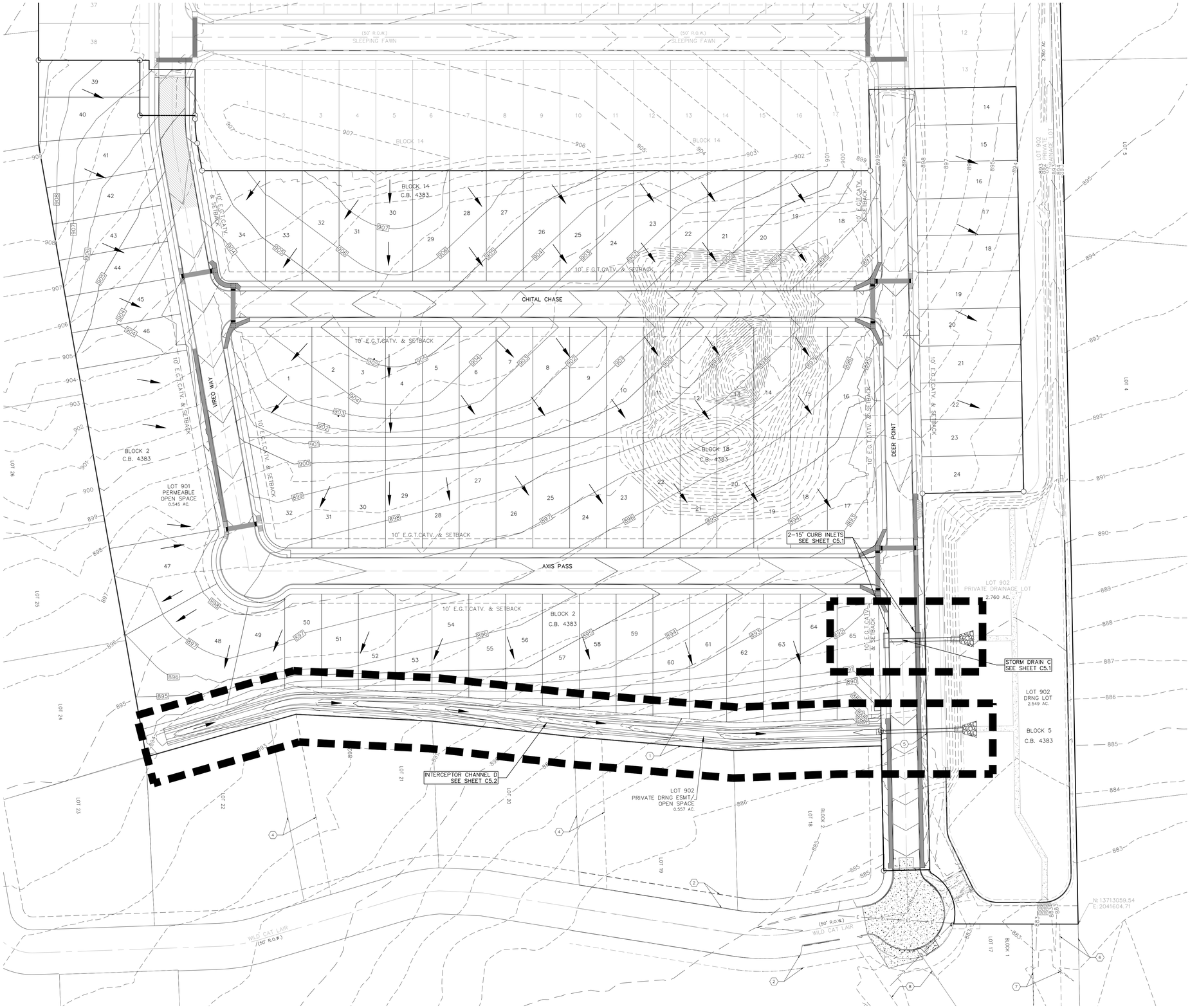
DATE: FEBRUARY 2024
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REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C4.12

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Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - STREET DETAILS.dwg User: joshuok Feb 05, 2024 - 3:59pm

PLAT I.D. NO LAND-PLAT 22-11800674



LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.B.C.	SINGLE BOX CULVERT
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING

0 25 50 100

SCALE: 1" = 50'

KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

A. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.

B. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.

C. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).

D. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

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HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

OVERALL STORM

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

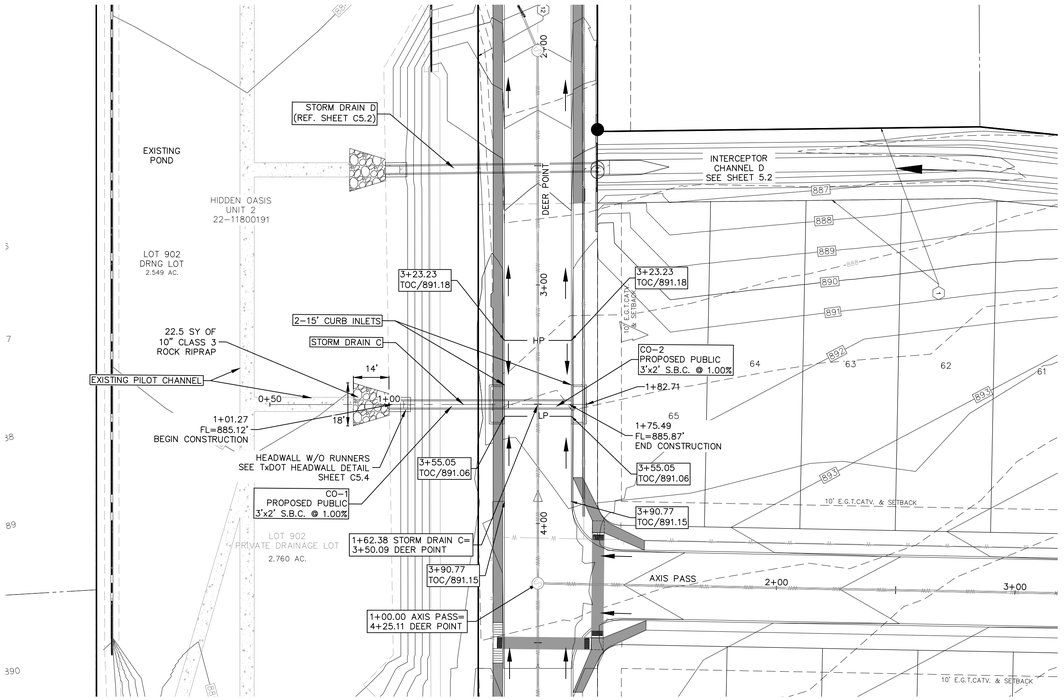
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

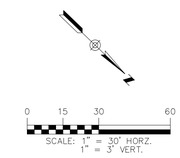
SHEET

C5.0

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - OVERALL STORM.dwg User: joshuok Feb 05, 2024 - 4:00pm

PLAT I.D. NO LAND-PLAT 22-11800674



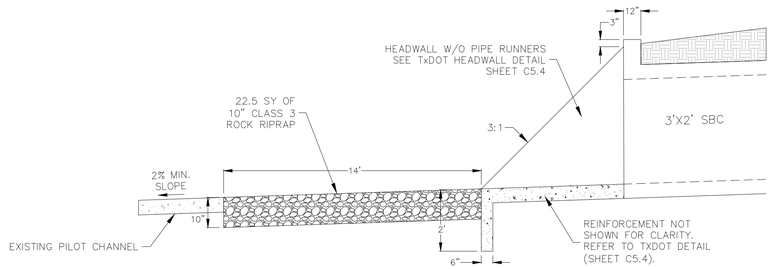


LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.C.B.	REINFORCED CONCRETE BLOCK
	PROPOSED STORM DRAIN LINE
	UTILITY CROSSING

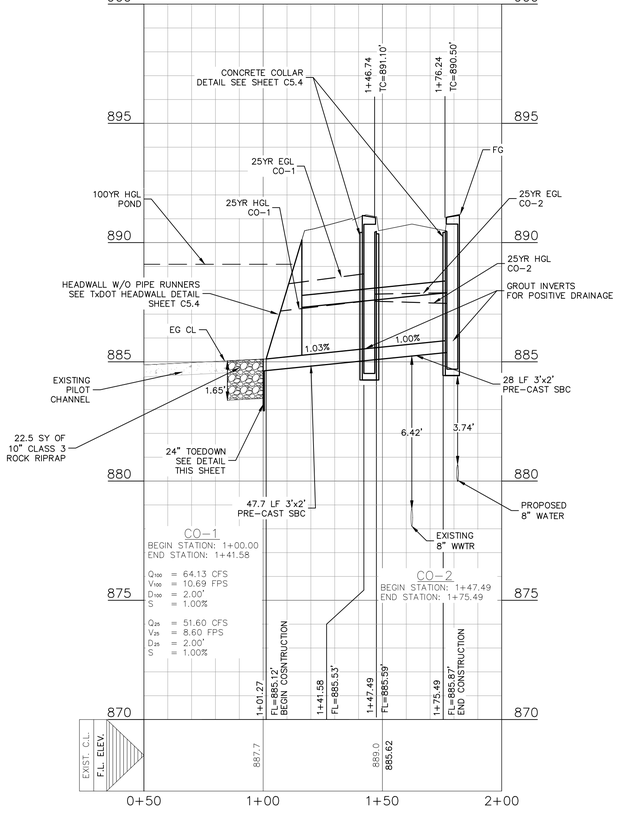
KEY NOTES

1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417



TOEDOWN DETAIL

STORM DRAIN C
0+50 – 2+00



REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

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TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STORM DRAIN C PLAN & PROFILE

HIDDEN OASIS UNIT 3

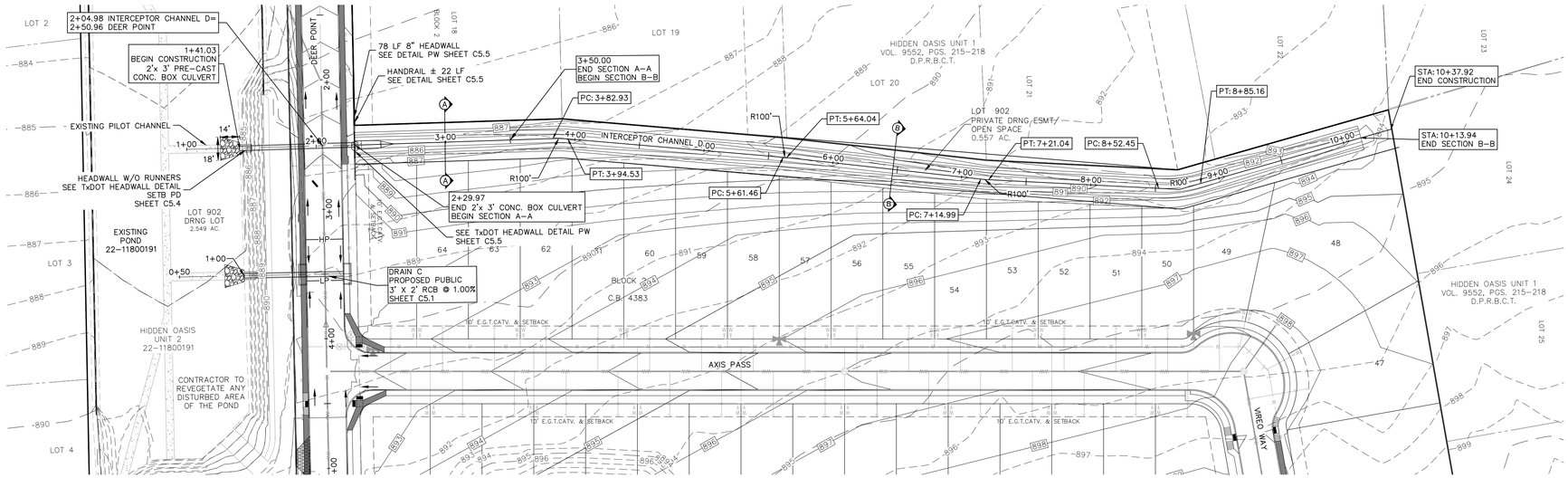
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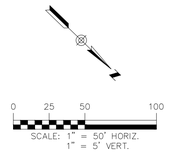
DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C5.1

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Civil\248.016 - STORM DRAIN C.dwg User: joshuak Feb 05, 2024 - 4:00pm

PLAT I.D. NO LAND-PLAT 22-11800674





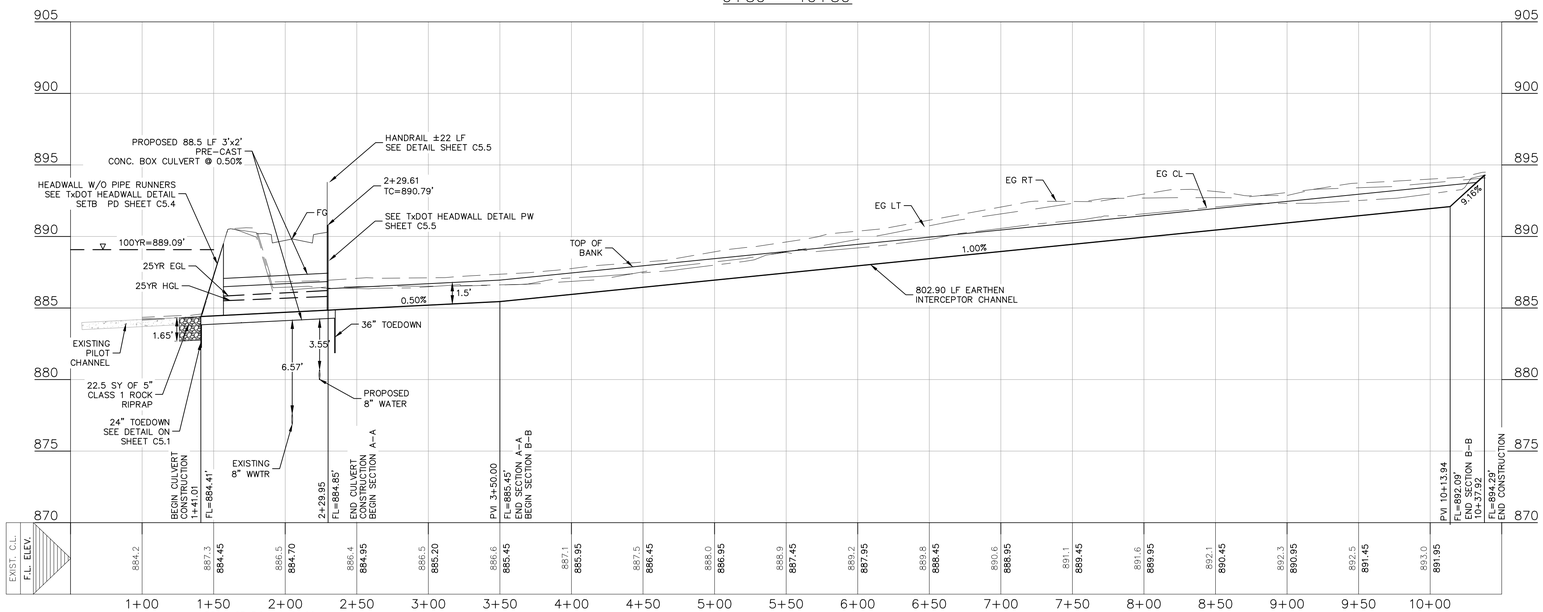
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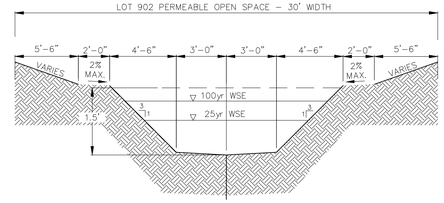
700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
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S.B.C.	SINGLE BOX CULVERT
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KEY NOTES

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7. TREE PROTECTION AREA REFERENCE TRE-PMT-23-38900417

INTERCEPTOR CHANNEL D
0+50 – 10+50

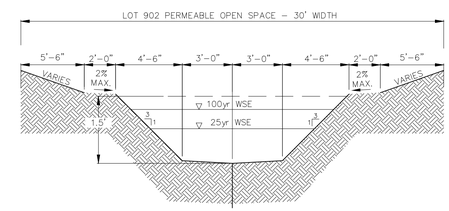




1 INTERCEPTOR CHANNEL D SECTION A–A
STA. 2+29.97 TO 3+50.00 N.T.S.

Q_{100} = 18.49 CFS
V_{100} = 2.29 FPS
D_{100} = 0.92'
S = 0.50%

Q_{25} = 14.91 CFS
V_{25} = 2.15 FPS
D_{25} = 0.82'
S = 0.50%



1 INTERCEPTOR CHANNEL D SECTION B–B
STA. 3+50.00 TO 10+13.96 N.T.S.

Q_{100} = 18.49 CFS
V_{100} = 2.94 FPS
D_{100} = 0.76'
S = 1.00%

Q_{25} = 14.91 CFS
V_{25} = 2.73 FPS
D_{25} = 0.68'
S = 1.00%

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02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

INTERCEPTOR CHANNEL D PLAN & PROFILE

HIDDEN OASIS UNIT 3

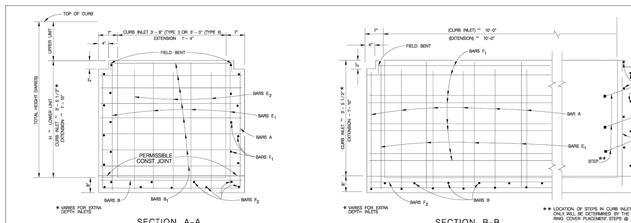
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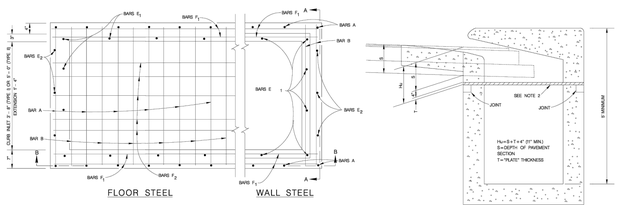
DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C5.2

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 - CHANNEL D.dwg User: joshuok Feb 05, 2024 - 4:01pm

PLAT I.D. NO LAND-PLAT 22-11800674





REINFORCING STEEL

LOWER UNIT 10'X 3'-8" (TYPE I)

BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	4'-4"
B_1	VARIES	#4	12"	4'-6"
E_1	20	#4	18"±	VARIES
E_2	6	#4	18"±	VARIES
F_1	VARIES	#4	12"±	10'-8"
F_2	9	#4	----	10'-10"

LOWER UNIT 10'X 5'-0" (TYPE II)

BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	5'-10"
B_1	VARIES	#4	12"	5'-10"
E_1	22	#4	18"±	VARIES
E_2	8	#4	18"±	VARIES
F_1	VARIES	#4	12"±	10'-10"
F_2	11	#4	----	10'-10"

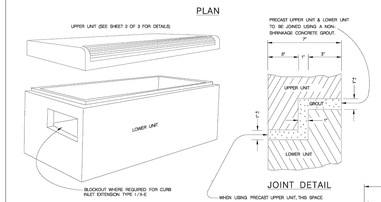
GENERAL NOTES

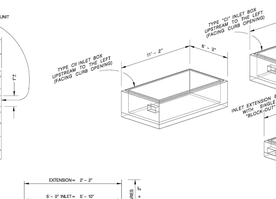
1. S' INLETS AND S' EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST TXDOT CURB INLET TYPES "C" AND EXTENSION TYPE E (L-C).
2. TYPE C-I-INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS IN-LINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
3. QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
4. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
5. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
6. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1"-1/2".
7. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
8. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3 / 4".
9. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
10. FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
11. ALL BARS INTERCEPTING WANHOLE RING & COVER SHALL BE CUT OR BENT.
12. PAYMENT FOR ALL EXCAVATION, BACK-FILLING CONCRETE, REINFORCING STEEL, RING AND COVER, CURB ARMOR AND STEPS SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "STORM SEWER JUNCTION BOXES AND INLETS".
13. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
14. GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
15. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS WHEN USING PRECAST UNITS.
16. ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BEND.
17. ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
18. PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3' BEYOND THE OUTER SHELL OF THE PIPE. TAKING INTO ACCOUNT THE SKEW OF THE PIPE AS NECESSARY. CONSTRUCTION JOINT MAY BE PLACED A MAXIMUM OF 9".

PHASE CONSTRUCTION

NOTES FOR PHASE CONSTRUCTION (WHEN DIRECTED BY THE ENGINEER):

1. THE CURB INLET AND EXTENSION SHALL BE CONSTRUCTED TO A DEPTH "Hu" BELOW THE INLET AND EXTENSION GUTTER LINE ELEVATION.
2. CAP THE CURB INLET AND EXTENSION WITH A STEEL PLATE APPROVED BY THE ENGINEER AND CONSTRUCT THE ROADWAY OVER THE PLATE.
3. AFTER THE ROADWAY IS COMPLETED BUT PRIOR TO THE FINAL HMAC OVERLAY SAW CUT THE PAVEMENT REMOVE THE PLATE AND COMPLETE THE UPPER PORTION OF THE CURB INLET AND / OR EXTENSION.







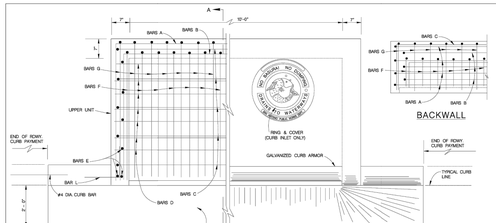
MAY 2009

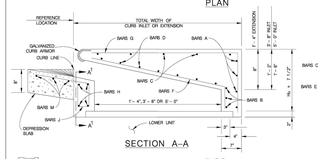
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

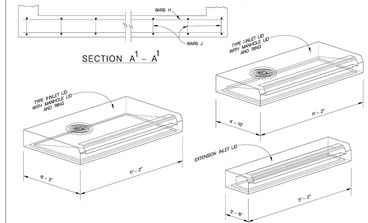
TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 1 OF 3

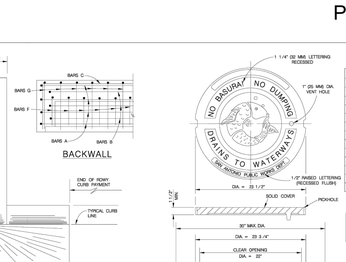
%	SUBMITTAL	PROJECT NO.:	DATE:

DRAWN BY:V. VASQUEZ DESIGN BY:E. MALTOS, P.E. CHKD. BY:S. HOSSEINI, P.E. SHEET NO.:___OF___





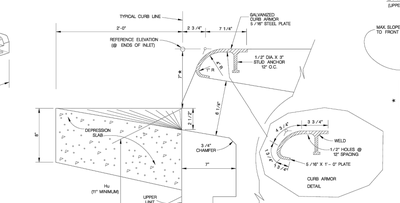




NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 360 LBS.

SEE SHEET 1 OF 3 FOR GENERAL NOTES.



REINFORCING STEEL (FOR Hu = 11")

UPPER UNIT 10'X 3'-8" (TYPE I)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	19'-10"	53
B	3	#4	----	10'-10"	28
C	5	#4	9"	13'-2"	44
D	7	#4	9"	10'-10"	50
E	12	#4	9"	1'-0"	9
F	21	#6	6"	5'-8"	147
G	22	#6	6"	5'-8"	150
H	4	#4	----	10'-10"	29
J	12	#4	12"	3'-8"	28
K	4	#4	----	3'-0"	5
M	3	#4	----	14'-8"	29
TOTAL WEIGHT					620 LBS.

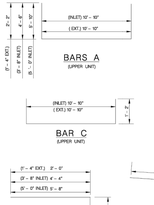
UPPER UNIT 10'X 5'-0" (TYPE II)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	22'-6"	60
B	3	#4	----	21'-6"	43
C	7	#4	9"	13'-2"	62
D	11	#4	6"	10'-10"	80
E	16	#4	9"	1'-0"	13
F	21	#6	6"	5'-8"	179
G	22	#6	6"	5'-8"	220
H	4	#4	----	10'-10"	29
J	12	#4	12"	3'-8"	28
L	4	#4	----	3'-0"	5
M	3	#4	----	14'-8"	29
TOTAL WEIGHT					759 LBS.

CLASS "A" CONCRETE QUANTITIES (FOR Hu = 11")

DEPRESSION SLAB	C.Y.
10" INLET	0.7
10" EXTENSION	0.7

UPPER UNIT (ONLY)	C.Y.
10' X 3'-8" CURB INLET	1.9
10' X 5'-0" CURB INLET	2.7
10" EXTENSION	1.0







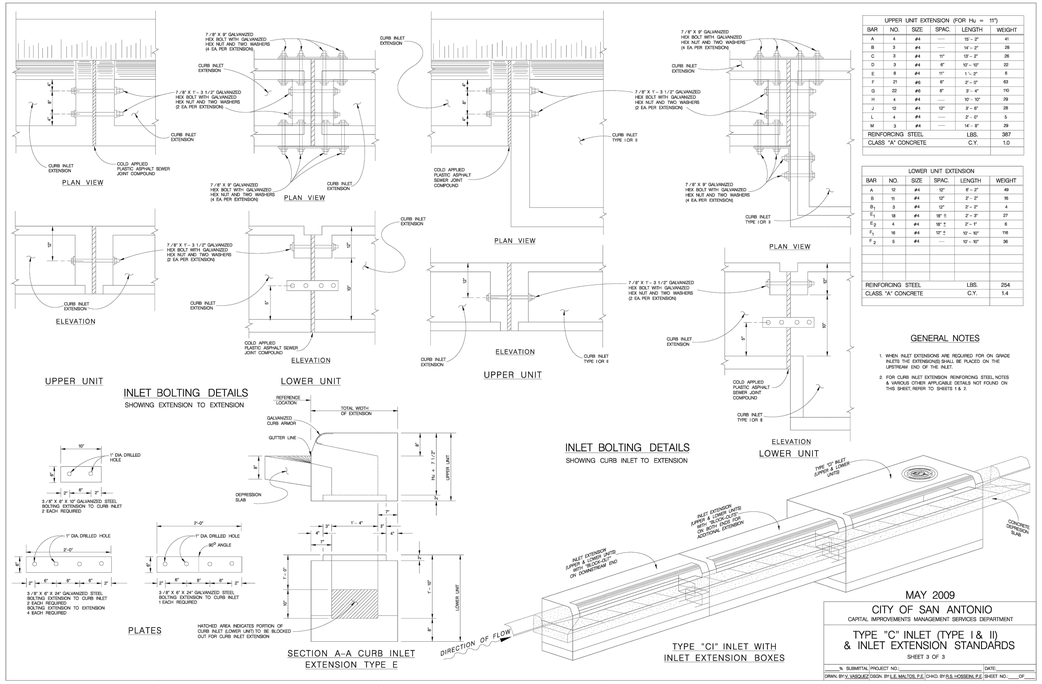
MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 2 OF 3

%	SUBMITTAL	PROJECT NO.:	DATE:

DRAWN BY:V. VASQUEZ DESIGN BY:E. MALTOS, P.E. CHKD. BY:S. HOSSEINI, P.E. SHEET NO.:___OF___



UPPER UNIT EXTENSION (FOR Hu = 11")

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	----	10'-2"	41
B	3	#4	----	14'-2"	28
C	3	#4	17"	13'-2"	26
D	3	#4	8"	10'-10"	22
E	8	#4	17"	1'-1"	6
F	21	#6	6"	2'-1"	93
G	22	#6	8"	3'-4"	110
H	4	#4	----	10'-10"	29
J	12	#4	12"	3'-4"	28
K	3	#4	----	14'-8"	29
REINFORCING STEEL				LBS.	387
CLASS "A" CONCRETE				C.Y.	1.0

LOWER UNIT EXTENSION

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	12	#4	12"	6'-2"	49
B	11	#4	12"	2'-2"	16
B_1	3	#4	12"	2'-2"	4
E_1	18	#4	18" ±	2'-3"	27
E_2	4	#4	18" ±	2'-1"	6
F_1	16	#4	12" ±	10'-10"	116
F_2	5	#4	----	10'-10"	36
REINFORCING STEEL				LBS.	254
CLASS "A" CONCRETE				C.Y.	1.4

GENERAL NOTES

1. WHEN INLET EXTENSIONS ARE REQUIRED FOR ON GRADE INLETS, THE EXTENSIONS SHALL BE PLACED ON THE UPSTREAM END OF THE INLET.
2. FOR CURB INLET EXTENSION REINFORCING STEEL NOTES & VARIOUS OTHER APPLICABLE DETAILS NOT FOUND ON THIS SHEET, REFER TO SHEETS 1 & 3.

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II)
& INLET EXTENSION STANDARDS
SHEET 3 OF 3

%	SUBMITTAL	PROJECT NO.:	DATE:

DRAWN BY:V. VASQUEZ DESIGN BY:E. MALTOS, P.E. CHKD. BY:S. HOSSEINI, P.E. SHEET NO.:___OF___

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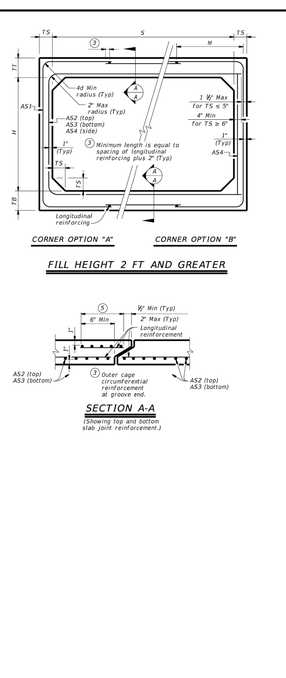
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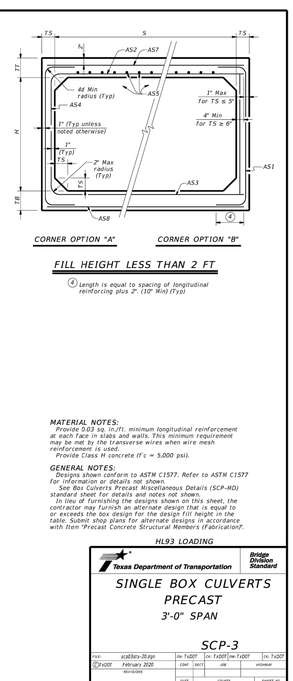
BOX DATA

SECTION DIMENSIONS					Fill Height	W (Min)	REINFORCING (sq. in. / ft.) ②							① Lift Weight
S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)	(ft.)	(in.)	AS1	AS2	AS3	AS4	AS5	AS7	AS8	(tons)
3	2	7	6	4	< 2	-	0.17	0.25	0.16	0.10	0.17	0.17	0.14	3.3
3	2	4	4	4	2 < 3	31	0.13	0.19	0.18	0.10	-	-	-	2.4
3	2	4	4	4	3 - 5	31	0.10	0.11	0.12	0.10	-	-	-	2.4
3	2	4	4	4	10	31	0.10	0.10	0.10	0.10	-	-	-	2.4
3	2	4	4	4	15	31	0.10	0.13	0.13	0.10	-	-	-	2.4
3	2	4	4	4	20	31	0.11	0.17	0.17	0.10	-	-	-	2.4
3	2	4	4	4	25	31	0.14	0.21	0.21	0.10	-	-	-	2.4
3	2	4	4	4	30	31	0.17	0.25	0.25	0.10	-	-	-	2.4
3	2	4	4	4	35	31	0.20	0.29	0.30	0.10	-	-	-	2.4
3	3	7	6	4	< 2	-	0.17	0.27	0.17	0.10	0.17	0.17	0.14	3.7
3	3	4	4	4	2 < 3	31	0.10	0.22	0.21	0.10	-	-	-	2.8
3	3	4	4	4	3 - 5	31	0.10	0.14	0.14	0.10	-	-	-	2.8
3	3	4	4	4	10	31	0.10	0.11	0.11	0.10	-	-	-	2.8
3	3	4	4	4	15	31	0.10	0.14	0.15	0.10	-	-	-	2.8
3	3	4	4	4	20	31	0.10	0.18	0.19	0.10	-	-	-	2.8
3	3	4	4	4	25	31	0.10	0.23	0.23	0.10	-	-	-	2.8
3	3	4	4	4	30	31	0.12	0.27	0.28	0.10	-	-	-	2.8
3	3	4	4	4	35	31	0.14	0.32	0.32	0.10	-	-	-	2.8

① For box length = 8'-0"

② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.





④ Length is equal to spacing of longitudinal reinforcing plus 2". (10" Min) (Typ)

MATERIAL NOTES:
Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.
Provide Class H concrete (f'c = 5,000 psi).

GENERAL NOTES:
Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.
See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.
In lieu of furnishing the designs shown on this sheet, the contractor may furnish designs for a box culvert that is equal to or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)".

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

SINGLE BOX CULVERTS
PRECAST
3'-0" SPAN

SCP-3

FILE:	scp03cs-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
	REVISIONS	DIST	COUNTY		SHEET NO.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

STORM DETAILS (1 OF 4)

HIDDEN OASIS UNIT 3

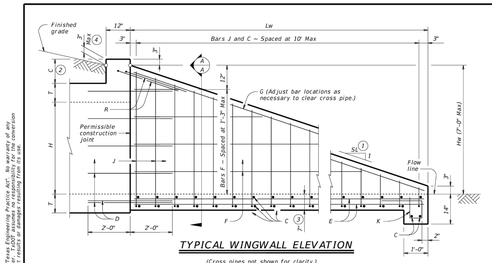
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C5.3

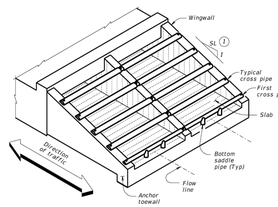
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PLAT I.D. NO LAND-PLAT 22-11800674



TYPICAL WINGWALL ELEVATION

(Cross pipes not shown for clarity.)



ISOMETRIC VIEW OF TYPICAL INSTALLATION

(Showing bolted anchor option.)

WING DIMENSION CALCULATIONS:

$Hw = H + T + C - 0.250$

$Lw = (Hw - 0.250)\ (SL)$

For cast-in-place culverts:

$Atw = (N)\ (S) + (N + 1)\ (U)$

For precast culverts:

$Atw = (N)\ (2U + S) + (N - 1)\ (0.500)$

Total Wingwall Area (SF)
$= (0.5)\ (Hw + 0.250')\ (Lw)\ (N - 1)$

Total Concrete Volume (CY)
$= [(Wingwall\ Area)\ (0.583') + (Lw)\ (Atw)\ (0.583')] \div (Atw)\ (1.000')\ (1.167' - 0.583')] \div (27)$

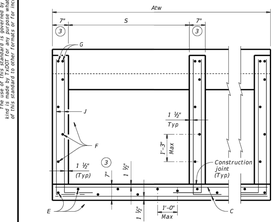
Total Reinforcing (Lb)
$= (1.533)\ (Lw)\ (Atw) + (4.43)\ (Atw) + (K)\ (Hw)\ (N + 1)\ (Flw)$

C = Height of curb above top of top slab (feet)
Hw = Height of wingwall (feet)
K = Constant value for use in formulas

Slope SL:1	K
6:1	16.41

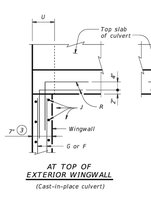
Atw = Area of wall (sq ft)
Lw = Length of wingwall (feet)
N = Number of culvert barrels
SL:1 = Side slope ratio (horizontal : 1 vertical)

See applicable box culvert standard for H, S, T, and U values.



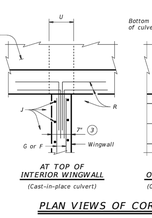
SECTION A-A

(Showing typical wingwall and wing slab reinforcing. Pipe runners not shown for clarity.)



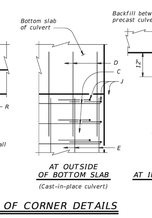
AT TOP OF EXTERIOR WINGWALL

(Cast-in-place culvert)



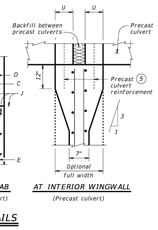
AT TOP OF INTERIOR WINGWALL

(Cast-in-place culvert)



AT OUTSIDE OF BOTTOM SLAB

(Cast-in-place culvert)



AT INTERIOR WINGWALL

(Precast culvert)

PLAN VIEWS OF CORNER DETAILS

MATERIAL NOTES:

Provide Grade 60 reinforcing steel.

Provide galvanized reinforcing steel if required elsewhere in the plans. Adjust reinforcing as necessary to provide a minimum clear cover of 1½".

Provide Class "C" concrete (f'_c = 3,600 psi).

Provide pipe runners, cross pipes, and anchor pipes meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5L/X52.

Provide ASTM A307 bolts.

Galvanize all steel components, except the concrete reinforcing, unless required elsewhere in the plans, after fabrication.

Repair galvanizing damaged during transport or construction in accordance with Item 445, "Galvanizing."

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications.

The safety end treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 380-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

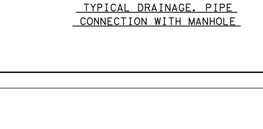
The quantities for concrete, reinforcing steel, and cross pipes resulting from the formulas given herein are for Contractor's information only.

See Culvert Culvert Supplement (BCS) standard sheet for additional dimensions and information.

Alternate design drawings bearing the seal of a professional engineer will be acceptable for precast construction of the safety end treatments.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.

TABLE OF REINFORCING BAR SIZES AND SPACING		
Bar	Size	Spacing
C	#4	10" Max
D	#4	Match F and E
E	#4	1'- 0" Max
F	#4	1'- 3" Max
G	#6	As shown
J	#4	10" Max
K	#4	1'- 0" Max
R	#4	As shown



1. Provide 6:1 or flatter slope.
2. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures without railing and curbs taller than 1'-0", refer to Extended Curb Details the Extended Curb Details (ECD) standard sheet.
3. Wingwall and slab thicknesses may be the same as the adjacent culvert wall and slab thicknesses (7" Minimum). If thicknesses greater than the minimum (7") are used, no changes will be made in quantities and no additional compensation will be allowed.
4. For vehicle safety, reduce height, if necessary, to provide a maximum 7" projection above finished grade. No changes will be made in quantities and no additional compensation will be allowed for this work.
5. For culverts with C = 0", the precast culvert reinforcing may extend 1'-0" minimum into wingwall. Wingwall bars D and R may be omitted. Otherwise, refer to the Wingwall Connection detail on the Box Culvert Precast Miscellaneous Details (SCP-MD) standard sheet.

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FILE:

Texas Department of Transportation — Bridge Division Standard

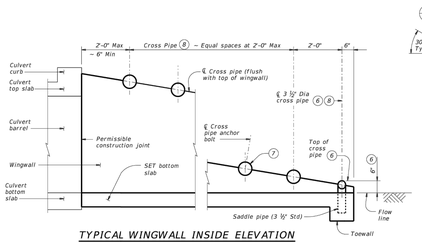
SAFETY END TREATMENT

FOR BOX CULVERTS
(MAXIMUM Hw = 7'-0")
TYPE I – PARALLEL DRAINAGE

SETB-PD

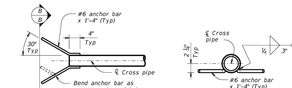
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©TxDOT	February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS					
06-2022 – Wing dimensions		DIST	COUNTY		SHEET NO.

SHEET 1 OF 2

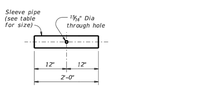


TYPICAL WINGWALL INSIDE ELEVATION

(Showing installation of cross pipes.)



OPTIONAL ANCHOR BAR DETAILS



SLEEVE PIPE DETAILS (9)

REQUIRED PIPE SIZES (9)		
Culvert Span Sizes	Cross Pipe Size	Sleeve Pipe Size (9)
First Pipe	3 ½" STD	2 ½" STD
30" to 42"	4" STD	3" STD
48" to 72"	5" STD	4" STD
78" to 120"	6" STD	5" STD

STANDARD PIPE SIZES		
Pipe Size	Pipe O.D.	Pipe I.D.
2 ½" STD	2.875"	2.469"
3" STD	3.500"	3.068"
3 ½" STD	4.000"	3.548"
4" STD	4.500"	4.026"
5" STD	5.563"	5.047"
6" STD	6.623"	6.065"

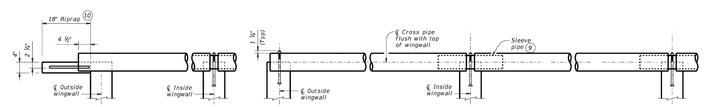
(6) The proper installation of the first cross pipe is critical for vechicle safety. Place the top of the first cross pipe at no more than 6" above the Flow line.

(7) Always install the third cross pipe from the bottom of the culvert using a bolted connection. Take care to ensure that concrete does not flow into this cross pipe so as to permit disassembly of the bolted connection to allow cleanout access.

(8) Provide cross pipes and sleeve pipes (if required) as shown in the Required Pipe Sizes table. Provide 3 1#2" saddle pipes for the 3 1#2" first cross pipe.

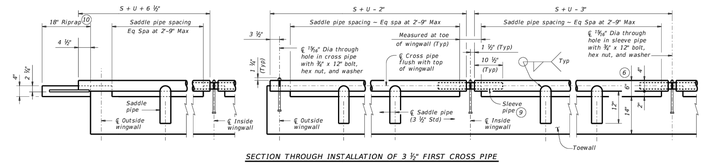
(9) At Contractor's option, make the cross pipe continuous across the inside wingwalls. If this option is selected, omit the sleeve pipe and make a 15#16" diameter throughhole in the cross pipe to accept the anchor bolt at the centerline of each interior wingwall.

(10) Provide riprap when using the Optional Anchor Bar details. Riprap is included in the bid price for Safety End Treatment. Provide riprap in accordance with Item 432, "Riprap".



SECTION THROUGH INSTALLATION OF TYPICAL FULL CROSS PIPE

(Anchor details and dimensions are similar to those shown below in Section Through Installation of 3 ½" First Cross Pipe detail.)



OUTSIDE CULVERT BARREL WITH OPTIONAL ANCHOR BARS & RIPRAP

SECTION THROUGH INSTALLATION OF 3 ½" FIRST CROSS PIPE

OUTSIDE CULVERT BARREL WITH BOLTED ANCHOR

INSIDE CULVERT BARREL

CROSS PIPE INSTALLATION DETAILS

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DATE:
FILE:

SHEET 2 OF 2

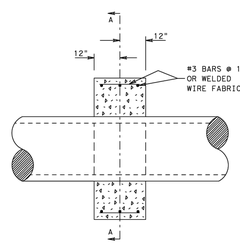
Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT

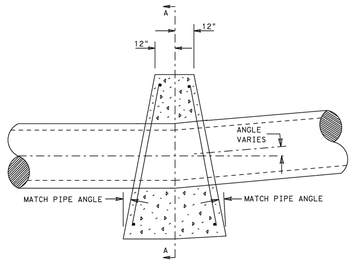
FOR BOX CULVERTS
(MAXIMUM Hw = 7'-0")
TYPE I – PARALLEL DRAINAGE

SETB-PD

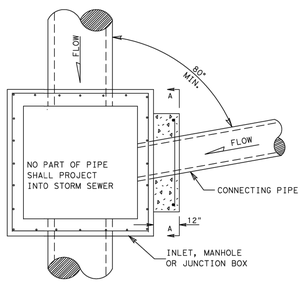
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REVISIONS					
06-2022 – Wing dimensions		DIST	COUNTY		SHEET NO.



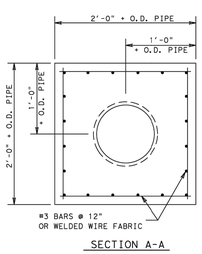
STRAIGHT DRAINAGE PIPE



DRAINAGE PIPE W/HORIZ. & VERT. BENDS



TYPICAL DRAINAGE, PIPE CONNECTION WITH MANHOLE



SECTION A-A

NOTES :

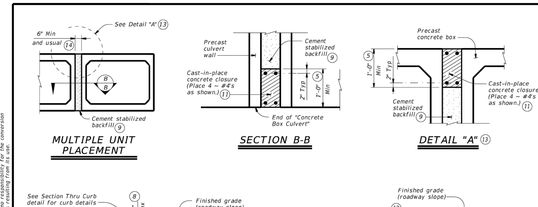
1. ALL CONCRETE SHALL BE CLASS "A".
2. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 3 INCHES.
3. COLLAR MAY BE USED FOR CORRIGATED METAL OR REINFORCED CONCRETE PIPES.
4. PIPES MAY BE PLACED ON ANY SIDE AS INDICATED IN THE PLANS.
5. PROPOSED CONCRETE COLLAR WILL NOT BE PAID FOR DIRECTLY, BUT WILL BE SUBSIDIARY TO THE VARIOUS BID ITEMS.

DETAIL FOR CONCRETE COLLARS FOR DRAINAGE PIPE CONNECTIONS AND DRAINAGE PIPE JUNCTIONS

TEXAS DEPARTMENT OF TRANSPORTATION

CONCRETE PIPE COLLAR AND CONNECTION DETAIL

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO.	FILE NO.	SHEET NO.
6			
STATE	STATE PROJECT NO.	COUNTY	CONT. SECT. JOB HIGHWAY NO.
TEXAS			



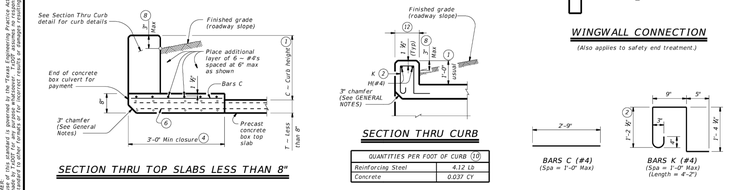
MULTIPLE UNIT PLACEMENT

SECTION B-B

DETAIL "A" (12)

WINGWALL CONNECTION

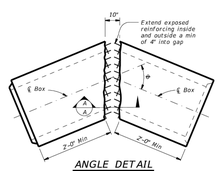
(Also applies to safety end treatment.)



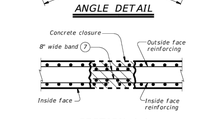
SECTION THRU TOP SLABS LESS THAN 8"

SECTION THRU CURB

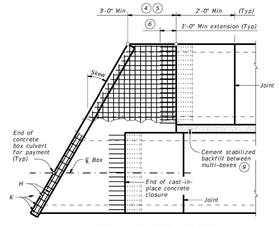
QUANTITIES PER FOOT OF CURB (10)	
Reinforcing Steel	4.12 Lb
Concrete	0.037 CY



ANGLE DETAIL



SECTION A-A



PLAN OF SKEWED ENDS

(Showing multi-box placement.)

(1) 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail, bicycle rail, or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.

(2) For curbs less than 1'-0" high, tilt Bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, Bars K may be omitted.

(3) Extend curb, wingwall, or safety end treatment reinforcing into concrete closure. Bend or trim, as necessary, any reinforcing that does not fit into closure area.

(4) Provide a 3'-0" Min cast-in-place concrete closure. Break back boxes in the field or cast boxes short. Provide bands of reinforcing in the closure that are the same size and spacing as in the precast box section. Provide #4 longitudinal reinforcement spaced at 12 inches Max within the closure. Except where shown otherwise, construct the cast-in-place closure flush with the inside and outside faces of the precast box section.

(5) For multiple unit placements, adjust the length of the closure for the interior walls as necessary. Provide a 3'-0" Min cast-in-place closure in the top slab, bottom slab, and exterior wall. See Section B-B detail when interior walls are cast full length.

(6) Extend precast box reinforcing a minimum of 1'-0" into concrete closure (Typ).

(7) Place bands of reinforcing matching the inside and outside face reinforcing in the gaps of the top and bottom slabs. Place a band matching the outside face reinforcing of the wall in the gaps of the walls (placed in the outside face only). Tack weld the bands to the exposed reinforcing at each point of contact.

(8) For vehicle safety, the following requirements must be met:
- For structures without bridge rail, construct curbs no more than 3" above finished grade.
- For structures with bridge rail, construct curbs flush with finished grade.

Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(9) Cement stabilized backfill between boxes is considered part of the box culvert for payment.

(10) All curb concrete and reinforcing is considered part of the box culvert for payment.

(11) Any additional concrete and reinforcing required for the closures will be considered subsidiary to the box culvert for payment.

(12) 1'-0" typical. 2'-3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.

(13) For multiple unit placement with overlay, with 1 to 2 course surface treatment, or with the top slab as the final riding surface, provide wall closure as shown in Detail "A".

(14) This dimension may be increased with approval of the Engineer to allow the precast boxes to be tunneled or jacked in accordance with Item 476, "Jacking, Boring, or Tunneling Pipe or Box". No payment will be made for any additional material in the gap between adjacent boxes.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide ASTM A1064 welded wire reinforcement.
Provide Class C concrete (f'_c = 3,600 psi) for the closures.
Provide cement stabilized backfill meeting the requirements of Item 400, "Excavation and Backfill for Structures".
Any additional concrete required for the closures will be considered subsidiary to the box culvert.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Refer to the Single Box Culverts Precast (SCP) standard sheets for details and notes not shown.
Chamfer the bottom edge of the top slab closure 3 inches at culvert closure ends.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions are out-to-out of bars.

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

BOX CULVERTS PRECAST MISCELLANEOUS DETAILS

SCP-MD

FILE:	scpmdtx-20.dgn	DN: CAF	CK: LRB	DW: JBW/TxDOT	CK: CAF
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REVISIONS					
06-2022 – Wing dimensions		DIST	COUNTY		SHEET NO.

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	FEBRUARY 2024
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET

C5.4

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

STORM DETAILS (2 OF 4)

HIDDEN OASIS UNIT 3

Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 – STORM DETAILS.dwg User: jsthook Feb 05, 2024 – 4:02pm

PLAT I.D. NO LAND-PLAT 22-11800674

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TABLE OF DIMENSIONS AND REINFORCING STEEL
(Wings for one structure end)

Dimensions					Variable Reinforcing				Estimated Quantities per ft of wing (2-wings) ④		Estimated Quantities per ft of Toewall (1-toewall)	
Maximum Wingwall Height Hw	W	X	Y	Z	Bars J1		Bars J2					
					Size	Spa	Size	Spa	Reinf Lb/Ft)	Conc (CY/Ft)	Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	48.64	0.406	6.85	0.071
2'-9"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.31	0.424	6.85	0.071
3'-0"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.98	0.444	6.85	0.071
3'-3"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.32	0.462	6.85	0.071
3'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.98	0.480	6.85	0.071
3'-9"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	55.77	0.532	6.85	0.071
4'-0"	3'-2"	1'-2"	1'-0"	7"	#4	1'-0"	#4	1'-0"	59.77	0.568	6.85	0.071
5'-0"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	63.45	0.632	6.96	0.075
5'-6"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	67.46	0.668	6.96	0.075
6'-0"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	80.67	0.730	7.07	0.078
6'-6"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	85.05	0.768	7.07	0.078
7'-0"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	92.15	0.864	8.07	0.093
7'-6"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	96.54	0.902	8.07	0.093
8'-0"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	139.04	0.962	8.13	0.095
8'-6"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	144.47	1.000	8.13	0.095
9'-0"	6'-0"	2'-10"	2'-2"	9"	#5	6"	#5	6"	156.93	1.136	8.41	0.110
10'-6"	6'-5"	3'-0"	2'-5"	9"	#6	6"	#5	6"	196.27	1.234	8.57	0.117
11'-6"	7'-2"	3'-6"	2'-8"	11"	#6	6"	#6	6"	230.13	1.438	9.52	0.140
12'-0"	7'-8"	3'-9"	2'-11"	1'-0"	#7	6"	#6	6"	283.41	1.592	9.74	0.157
13'-6"	8'-2"	4'-0"	3'-2"	1'-2"	#8	6"	#6	6"	348.72	1.804	10.02	0.186
14'-6"	8'-10"	4'-5"	3'-5"	1'-4"	#9	6"	#6	6"	432.94	2.046	10.30	0.218
15'-6"	9'-4"	4'-10"	3'-8"	1'-6"	#9	6"	#7	6"	489.52	2.302	11.24	0.253
16'-0"	9'-11"	5'-0"	3'-11"	1'-7"	#9	6"	#7	6"	505.72	2.448	11.47	0.279

TABLE OF WINGWALL REINFORCING (2-wings)

Bar	Size	No.	Spa
D1	#6	–	1'-0"
D2	#6	–	1'-0"
E1	#4	–	1'-0"
F	#4	–	1'-0"
G	#6	–	8"
M1	#4	4	–
P	#4	–	1'-0"
V	#4	–	1'-0"

TABLE OF TOEWALL REINFORCING

Bar	Size	No.	Spa
J3	#4	–	1'-0"
M2	#4	2	–
E2	#4	–	1'-0"

BARS D1

BARS D2

BARS J1

BARS J2

BARS J3

BARS V

WING DIMENSION FORMULAS:
(All values are in feet.)

Hw = H + T + C
Lw = ((Hw) (SL)) + cosine (θ) for Type PW-1
= ((Hw – 1) (SL)) + cosine (θ) for Type PW-2 and Hw ≥ 4
= ((Hw – 0.5) (SL)) + cosine (θ) for Type PW-2 and Hw < 4

For cast-in-place culverts:
Ltw = [(N) (S) + (N + 1) (U)] ÷ cosine (θ)

For precast culverts:
Ltw = [(N) (S) + (N + 1) (U) – 1)] (0.5)] ÷ cosine (θ)
Total Wingwall Area (4-wings = 2#'s) = 2#'s
= (2)(Hw)(Lw) for Type PW-1
= ((2)(Hw)(Lw) – 6 SF for Type PW-2 and Hw ≥ 4
= ((2)(Hw)(Lw) – 1.5 SF for Type PW-2 and Hw < 4

Hw = Height of wingwall
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans
SL:1 = Channel slope ratio (horizontal: 1 vertical, usual value is 2:1)
θ = Culvert skew

See applicable box culvert standard sheet for S, H, T, and U values.

1. Skew = 0°
2. At discharge end, chamfer may be ¾" minimum.
3. For 15° skew – 1"
   For 30° skew – 2"
   For 45° skew – 3"
4. Quantities shown are for two Type PW-1 wings. Adjust concrete volume for Type PW-2 wings. To determine estimated quantities for two wings, multiply the tabulated values by Lw. Quantities shown do not include weight of Bars D.
5. Provide weepholes for Hw = 5'-0" and greater. Fill around weepholes with coarse gravel.
6. Extend Bars E2 1'-6" minimum into the wingwall footing.
7. Lap Bars M1 1'-6" minimum with Bars M2.
8. Place Bars G as shown, equally spaced at 8" maximum. Provide at least two pairs of Bars G per wing.
9. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631S bridge rail, refer to the Mounting Details for T631 & T631S Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631S.
10. For vehicle safety, the following requirements must be met:
    - For structures without bridge rail, construct curbs no more than 3" above finished grade.
    - For structures with bridge rail, construct curbs flush with finished grade.

    Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
11. 1'-0" typical. 2'-3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.
12. 7'-0" for Hw < 4'.
13. 6" for Hw < 4'.

DESIGNER NOTES:
Type PW-1 can be used for all applications and must be used if railing is to be mounted to the wingwall.
Type PW-2 can only be used for applications without a railing mounted to the wingwall.

MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.

GENERAL NOTES:
Designed in accordance with AASHTO LRFD Bridge Design Specifications.
Depth of toewalls for wingwalls and culverts may be reduced or eliminated when founded on solid rock, when directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for wingwall type and additional dimensions and information.
Quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for the Contractor's information only.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

PARTIAL ELEVATION - PW-1

PARTIAL ELEVATION - PW-2

SECTION C-C - PW-1

SECTION C-C - PW-2

SECTION A-A
(Showing wing reinforcement.)

SECTION B-B
(Showing wing reinforcement.)

DETAILS FOR NON-SKEWED BOX CULVERTS
PLAN

DETAILS FOR SKEWED BOX CULVERTS
(Showing 30° skew.)
PLAN

Texas Department of Transportation | Bridge Division Standard

CONCRETE WINGWALLS WITH PARALLEL WINGS FOR BOX CULVERTS TYPES PW-1 AND PW-2

PW

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Culvert Station and/or Creek Name followed by applicable end (Lt, Rt or Both)	Description of Box Culvert No. Spans – Span X Height	Max Fill Height (Ft)	Applicable Box Culvert Standard ④	Applicable Wingwall or End Treatment Standard	Skew Angle (0°,15°, 30°or 45°)	Side Slope or Channel Slope Ratio (SL:1)	T Culvert Top Slab Thickness (In)	U Culvert Wall Thickness (In)	C Estimated Curb Height (Ft)	Hw ① Height of Wingwall (Ft)	A Curb to End of Wingwall (Ft)	B Offset of End of Wingwall (Ft)	Lw Length of Longest Wingwall (Ft)	Ltw Culvert Toewall Length (Ft)	Atw Anchor Toewall Length (Ft)	Riprap Apron (CY)	Class ② "C" Conc (Curb) (CY)	Class ③ "C" Conc (Wingwall) (CY)	Total Wingwall Area (SF)
2+29.97, CHANNEL D (RT.)	1 – 3' x 2'	3.5'	SCP–3	PW–1	0°	3:1	4"	4"	0.583'	2.917'	N/A	N/A	8.750'	3.667'	N/A	0.0	0.1	4.1	51

NOTES:
Skew = 0° on SW–0, FW–0, SETB–CO, SETB–SW–0, and SETB–FW–0 standard sheets; 30° maximum for safety end treatment

SL:1 = Horizontal : 1 Vertical
- Side slope at culvert for flared or straight wingwalls.
- Channel slope for parallel wingwalls.
- Slope must be 3:1 or flatter for safety end treatments.

T = Box culvert top slab thickness. Dimension can be found on the applicable box culvert standard sheet.

U = Box culvert wall thickness. Dimension can be found on the applicable box culvert standard sheet.

C = Curb height

See applicable wing or end treatment standard sheets for calculations of Hw, A, B, Lw, Ltw, Atw, and Total Wingwall Area.

Hw = Height of wingwall

A = Distance from face of curb to end of wingwall (not applicable to parallel or straight wingwalls)

B = Offset of end of wingwall (not applicable to parallel or straight wingwall's)

Lw = Length of longest wingwall.

Ltw = Length of culvert toewall (not applicable when using riprap apron)

Atw = Length of anchor toewall (applicable to safety end treatment only)
Total Wingwall Area = Wingwall area in sq. ft. for two wingwalls (one structure end) if Lt or Rt.
Area for four wingwalls (two structure ends) if Both.

① Round the wall heights shown to the nearest foot for bidding purposes.

② Concrete volume shown is for box culvert curb only. For curbs using the Box Culvert Rail Mounting Details (RAC) standard sheet quantities shown must be increased by a factor of 2.25 if Class S concrete is required for the top slab of the culvert, also provide Class S concrete for the curb. Curb concrete is considered part of the Box Culvert for payment.

③ Concrete volume shown is total of wings, footings, culvert toewall (if any), anchor toewalls (if any) and wingwall toewalls. Riprap aprons, culverts, and curb quantities are not included.

④ Regardless of the type of culvert shown on this sheet, the Contractor has the option of furnishing cast-in-place or precast culverts unless otherwise shown elsewhere on the plans. If the Contractor elects to provide culverts of a different type than these shown on this sheet, it is the Contractor's responsibility to make the necessary adjustments to the dimensions and quantities shown.

SPECIAL NOTE:
This sheet is a supplement to the box culvert standards. It is to be filled out by the culvert specifier and provides dimensions for the construction of the box culvert wingwalls and safety end treatments.

An Excel 2010 spreadsheet to assist in the calculations can be downloaded from the Bridge Division Standards web site. This completed sheet must be signed, sealed, and dated by a licensed Professional Engineer.

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BOX CULVERT SUPPLEMENT WINGS AND END TREATMENTS

BCS

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POST TO SPACED EQUALLY (3" MIN DIAMETER)

7'–6" (MAX.) | 7'–6" (MAX.) | 7'–6" (MAX.)

2 1/2" Ø STD. BLACK PIPE

90° WELDED ELBOW

3" Ø STEEL PIPE

ALL JOINTS WELDED AND GROUND SMOOTH

SEE PIPE ANCHOR DETAIL

TOP OF SIDEWALK

4" MAX

3'–6"

4–5/8" Ø DOWEL BARS BUTT WELDED TO BOTTOM OF PLATE

2 1/2" Ø STEEL PIPE

3/8" FILLET WELD. GROUND SMOOTH

3" Ø ELBOW

5 1/2"

3" Ø STEEL PIPE

90° WELDED ELBOW

NOTE: RAILING TO BE PAINTED: SHOP COAT: "RUST–OLEUM" NO. 678 QUICK DRYING RED PRIMER. FIRST FIELD COAT: "RUST–OLEUM" NO. 7773 ZINC CHROMATE PRIMER. SECONDFIELD COAT: "RUST–OLEUM" NO. 7715 "ALUMINUM" OR APPROVED EQUAL.

10"X 7"X 7/8" ANCHOR PIPE PLATE SET FLUSH WITH TOP OF SIDEWALK

℄ 3" Ø PIPE

TOP OF SIDEWALK

1/4" V

BUTT WELDED 5/16" THICK

7/8"

7 1/2"

3"

5/8" R

5/8" Ø ANCHOR BARS

NOTE: ANCHOR BARS TO BE LOCATED IN DECK OF SIDEWALK, TO BE BENT AS SHOWN

PIPE ANCHOR

SIDEWALK PIPE RAILING DETAILS
N.T.S.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

STORM DETAILS (3 OF 4)

HIDDEN OASIS UNIT 3

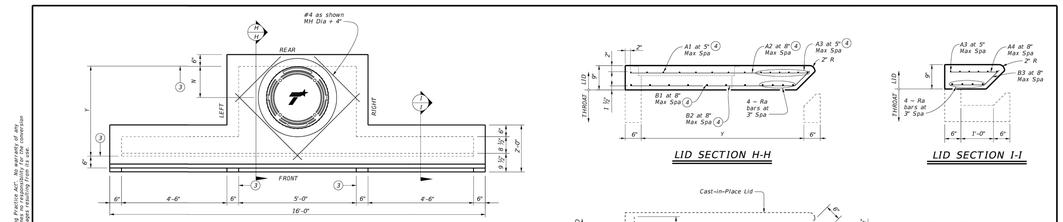
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C5.5

Drawing Name: M:_Projects\Y248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\Y248.016 - STORM DETAILS.dwg User: jsshuck Feb 05, 2024 - 4:02pm

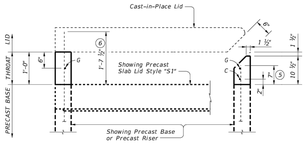
PLAT I.D. NO LAND-PLAT 22-11800674



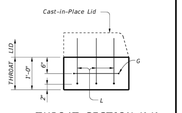
LID PLAN VIEW
(Showing extension on each side.)

LID SECTION H-H

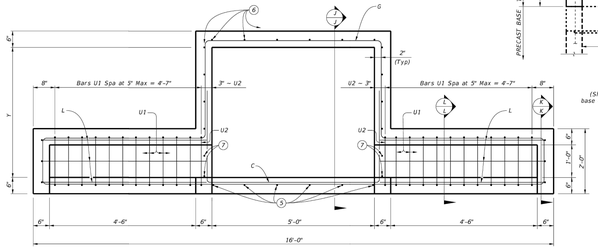
LID SECTION I-I



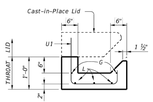
THROAT SECTION J-J
(Showing reinforcing bar extended from precast base or precast riser or precast slab lid style "S1".)



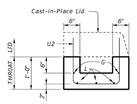
THROAT SECTION K-K



THROAT PLAN VIEW
(Showing extension on each side.)

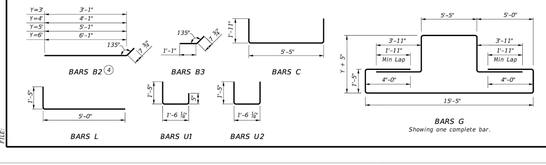


BARS U1 LOCATION



BARS U2 LOCATION

THROAT SECTION L-L



BARS B2 (4) BARS B3 BARS C BARS G
Showing one complete bar.
BARS L BARS U1 BARS U2

(3) Matches inside face of wall of precast base or precast riser or precast slab lid style "S1" below inlet.
(4) Cut reinforcing bars as needed to provide 1 ½" clear to manhole.
(5) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 7".
(6) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 1'-7 ½".
(7) Do not extend reinforcing bars from precast base.

HL93 LOADING SHEET 4 OF 4

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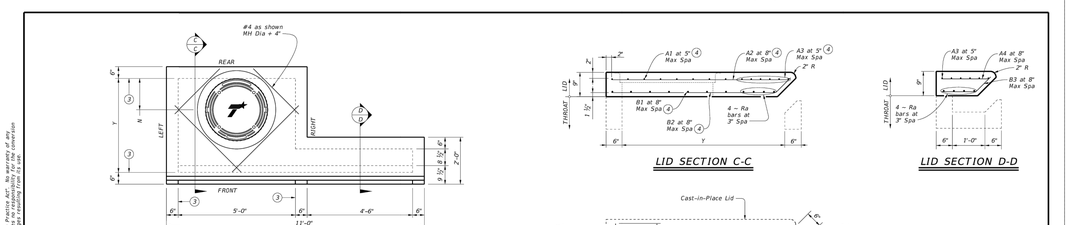
CAST-IN-PLACE CURB
INLET OUTSIDE ROADWAY

CCO

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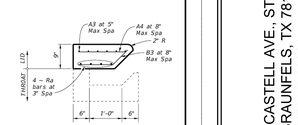
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DATE:
FILE:

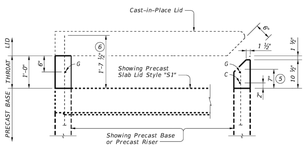


LID PLAN VIEW
(Showing one extension.)

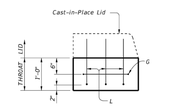
LID SECTION C-C



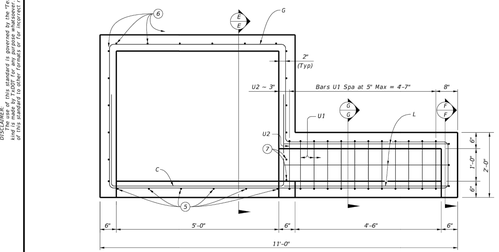
LID SECTION D-D



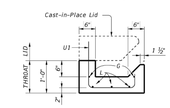
THROAT SECTION E-E
(Showing reinforcing bar extended from precast base or precast riser or precast slab lid style "S1".)



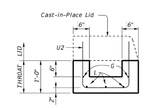
THROAT SECTION F-F



THROAT PLAN VIEW
(Showing one extension.)

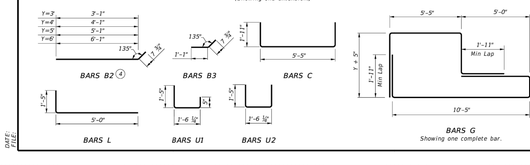


BARS U1 LOCATION



BARS U2 LOCATION

THROAT SECTION G-G



BARS B2 (4) BARS B3 BARS C BARS G
Showing one complete bar.
BARS L BARS U1 BARS U2

(3) Matches inside face of wall of precast base or precast riser or precast slab lid style "S1" below inlet.
(4) Cut reinforcing bars as needed to provide 1 ½" clear to manhole.
(5) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 7".
(6) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 1'-7 ½".
(7) Do not extend reinforcing bars from precast base.

HL93 LOADING SHEET 3 OF 4

Texas Department of Transportation — Bridge Division Standard

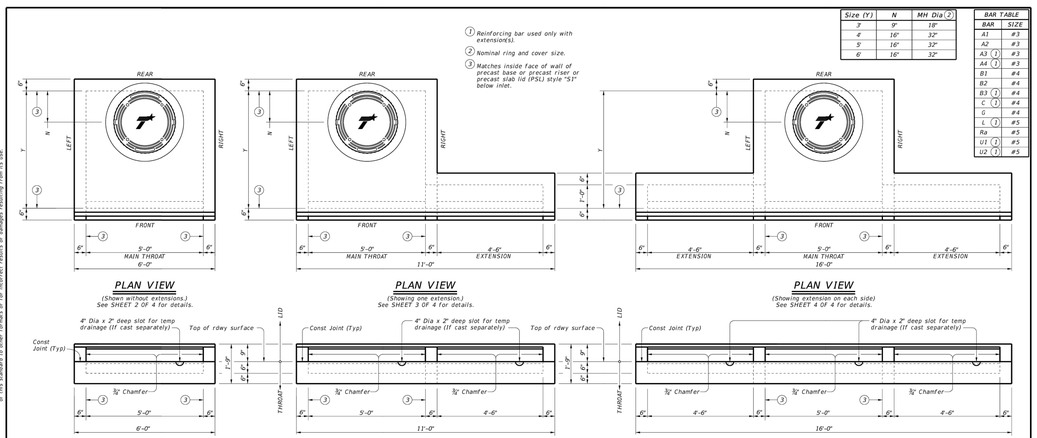
CAST-IN-PLACE CURB
INLET OUTSIDE ROADWAY

CCO

FILE: ccsstd1-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DISCLAIMER:
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DATE:
FILE:



PLAN VIEW
(Shown without extensions.)
See SHEET 2 OF 4 for details.

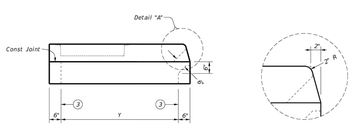
PLAN VIEW
(Showing one extension.)
See SHEET 3 OF 4 for details.

PLAN VIEW
(Showing extension on each side)
See SHEET 4 OF 4 for details.

FRONT VIEW
(Shown without extensions.)
See SHEET 2 OF 4 for details.

FRONT VIEW
(Showing one extension.)
See SHEET 3 OF 4 for details.

FRONT VIEW
(Showing extension on each side.)
See SHEET 4 OF 4 for details.



LEFT SIDE VIEW
(Extensions not shown for clarity.)

DETAIL "A"

CONSTRUCTION NOTES:
Chamfer all vertical edges of inlet lid ¾" as shown in Front View, Sheet 1 of 4.
Maintain 1 ½" clear cover to ends of all vertical reinforcing bars, unless otherwise noted.

MATERIAL NOTES:
Provide Class "S" concrete (f'_c = 4,000 psi).
Provide Grade 60 reinforcing steel or equivalent area of WWR.
Provide cast iron solid cover, unless noted otherwise elsewhere in the plans.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
The intent of this standard is to provide a cast-in-place lid to be used with precast base, precast riser, or precast slab lid style "S1".
Inlet throat and lid are not intended for direct traffic. Do not place in roadway.
Lid and throat may be cast monolithically or separately.
See Precast Base (PB) standard for details and notes not shown.
See Precast Slab Lid (PSL) standard for details and notes not shown.
See Curb & Gutter Transitions Details (CGT-PCO) standard for transition examples.
Extensions may be right, left, both, or none. Provide extensions as specified elsewhere in the plans.
Shop drawings for approval are not required.
Payment for inlet is per Item 465, "Junction Boxes, Manholes, and Inlets" by type, size, and extension placement. Extensions are subsidiary to inlet.
Open area of main throat = 360 sq in
Open area of one extension throat = 324 sq in.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing bar dimensions shown are out-to-out of bar.

HL93 LOADING SHEET 1 OF 4

Texas Department of Transportation — Bridge Division Standard

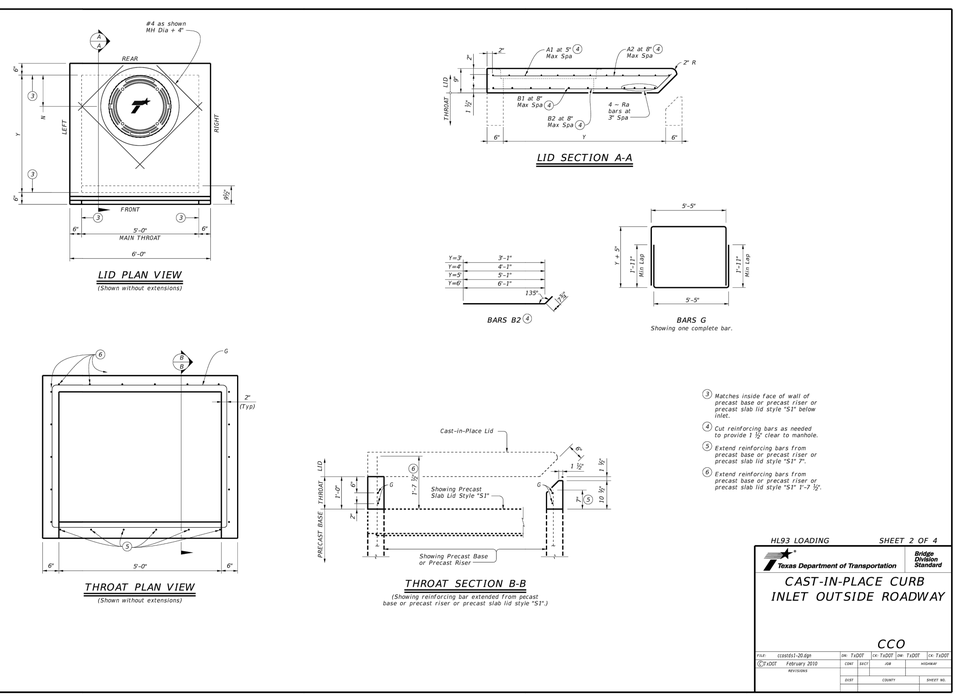
CAST-IN-PLACE CURB
INLET OUTSIDE ROADWAY

CCO

FILE: ccsstd1-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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DATE:
FILE:



LID PLAN VIEW
(Shown without extensions)

LID SECTION A-A

BARS B2 (4)

BARS G
Showing one complete bar.

THROAT PLAN VIEW
(Shown without extensions)

THROAT SECTION B-B
(Showing reinforcing bar extended from precast base or precast riser or precast slab lid style "S1".)

(3) Matches inside face of wall of precast base or precast riser or precast slab lid style "S1" below inlet.
(4) Cut reinforcing bars as needed to provide 1 ½" clear to manhole.
(5) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 7".
(6) Extend reinforcing bars from precast base or precast riser or precast slab lid style "S1" 1'-7 ½".

HL93 LOADING SHEET 2 OF 4

Texas Department of Transportation — Bridge Division Standard

CAST-IN-PLACE CURB
INLET OUTSIDE ROADWAY

CCO

FILE: ccsstd1-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
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TBPLS FIRM 10153600

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02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
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STORM DETAILS (4 OF 4)

HIDDEN OASIS UNIT 3

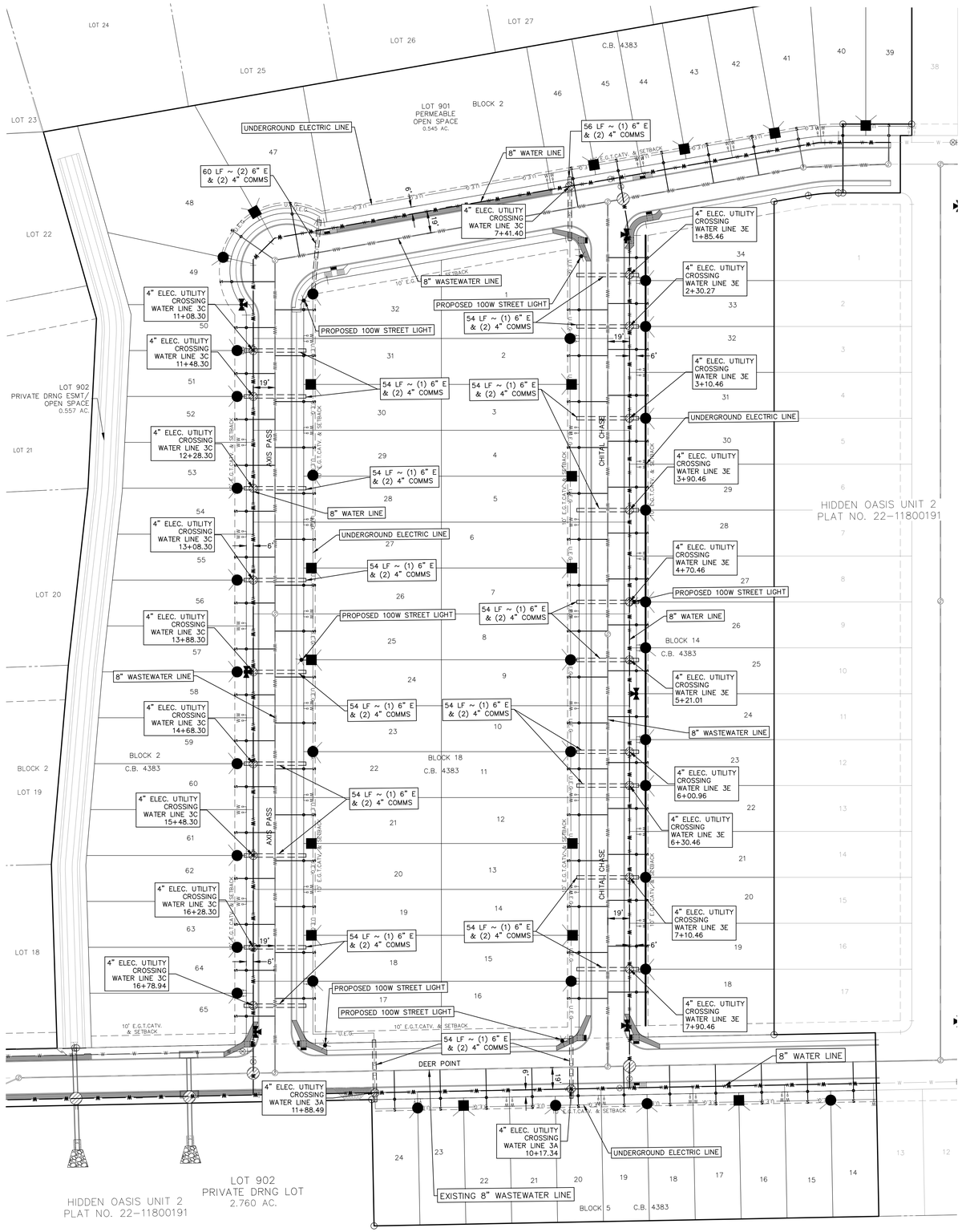
NO.	REVISION DESCRIPTION	REVISION DATE

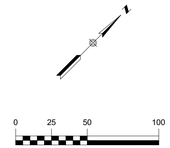
DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C5.6

Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 – STORM DETAILS.dwg User: jothulk Feb 05, 2024 – 4:02pm

PLAT I.D. NO LAND-PLAT 22-11800674





NOTES:

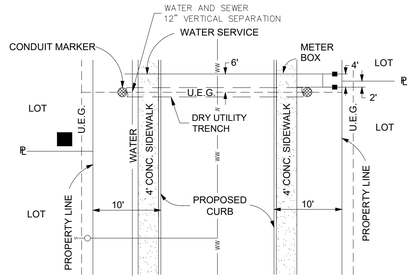
1. A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W.

KEY NOTES

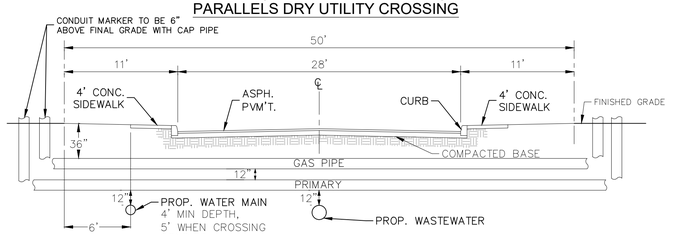
1. VARIABLE WIDTH DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
2. 14' E.G.T.CA.TV ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
3. 10' ELEC. ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
4. 30' DRNG AND WATER ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
5. 20' OFFSITE UTILITY ESM'T. (0.081 AC.) DOC. NO. 20220285922 O.P.R.B.C.T.
6. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.
7. TREE PROTECTION AREA REFERERENCE TRE-PMT-23-38900417

LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
E.G.T.TV.E	ELEC., GAS, TELE. & CABLE TV EASEMENT
D.E.	DRAINAGE EASEMENT
ww	EXISTING WASTEWATER LINE
WW	PROPOSED WASTEWATER LINE
	PROPOSED WASTEWATER SERVICE
W	EXISTING WATER LINE
W	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	UTILITY CROSSING
COMM	COMMUNICATION LINE
E	EXISTING OVERHEAD ELECTRIC
U.E.G.	PROPOSED UNDERGROUND UTILITIES
	EXISTING TRANSFORMER
	PROPOSED TRANSFORMER
	EXISTING POWER POLE W/RISER
	PROPOSED POWER POLE W/RISER
	EXISTING POWER POLE
	PROPOSED POWER POLE
	EXISTING STREET LIGHT
	PROPOSED 100W STREET LIGHT
250W	PROPOSED 250W STREET LIGHT
	EXISTING SECONDARY ENCLOSURE & SERVICE
	PROPOSED SECONDARY ENCLOSURE & SERVICE
	PROPOSED CONDUIT



METER BOX DETAIL WHEN SERVICE PARALLELS DRY UTILITY CROSSING



TYPICAL STREET SECTION

NOT TO SCALE

DRY UTILITY NOTES:

1. OVERALL UTILITY PLAN IS PROVIDED AS A LOCATION REFERENCE FOR THE PURPOSE OF DRY UTILITY TRENCHING, CONDUIT PLACEMENT AND TRANSFORMER / ENCLOSURE PAD INSTALLATION. CONTRACTOR SHALL REFER TO APPROPRIATE UTILITY PROVIDER CONSTRUCTION PLANS FOR DRY UTILITY CONSTRUCTION.
2. TELEPHONE AND CABLE LINES GO IN JOINT TRENCH WITH CPS ENERGY.
3. CONDUITS WILL BE REQUIRED FOR CPS ENERGY UTILITY CROSSINGS WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION. CONDUIT FOR CROSSINGS AS FOLLOWS:
   ELECTRIC CROSSINGS - SCHEDULE 80 "GRAY" *
   GAS CROSSINGS - SCHEDULE 80 "GRAY" *
4. CONDUITS WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES. CONDUIT FOR CROSSINGS AS FOLLOWS:
   PRIMARY - 4" SCHEDULE 40 "GRAY" **
   SECONDARY - 4" SCHEDULE 40 "GRAY" **
5. DRY UTILITY CONDUIT TO EXTEND 2' OUTSIDE OF R.O.W.

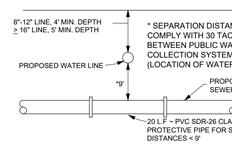
* CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH CPS APPROVAL.

** CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH AT&T AND SPECTRUM APPROVAL.

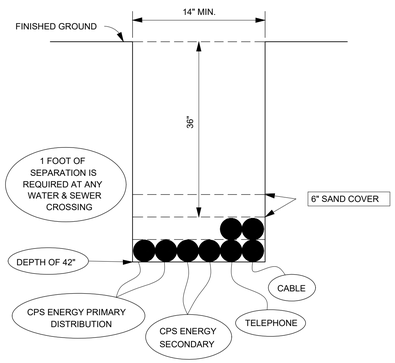
PRIVATE CONDUIT NOTES:

1. CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
2. PRIVATE CONDUIT SHALL BE "WHITE" SCHEDULE 40 PVC CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP PIPE.

FOR HIDDEN OASIS UNIT 3, SCHEDULE 40 "WHITE" PVC SHALL BE USED FOR CPS ENERGY, AT&T AND SPECTRUM CONDUIT CROSSINGS.



TYPICAL
SANITARY SEWER/WATER CROSSING DETAIL



CONDUITS WILL BE RANDOM LAY

STANDARDS FOR ELECTRIC TRENCH
OR ELECTRIC TRENCH WITH JOINT UTILITIES

ESTIMATED DRY UTILITY CONDUIT
STREET/DRAIN CROSSINGS

ITEM	DESCRIPTION		
1	(1) 6" E & (2) 4" COMM	LF	1190
2	(2) 6" E & (2) 4" COMM	LF	60

ESTIMATED PRIVATE CONDUIT

ITEM	DESCRIPTION	UNIT	QUANTITY
3	4" PVC (PRIVATE)	LF	64

REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

OVERALL UTILITY PLAN & CONDUIT EXHIBIT

HIDDEN OASIS UNIT 3

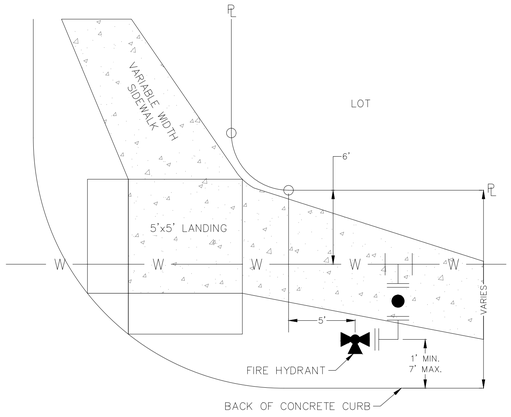
NO.	REVISION DESCRIPTION	REVISION DATE

DATE: FEBRUARY 2024
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

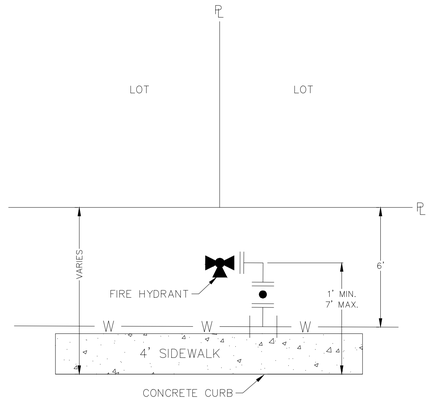
SHEET
C6.0

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Civil\248.016 - OVERALL UTILITY.dwg User: joshuark Feb 05, 2024 - 4:03pm

PLAT I.D. NO LAND-PLAT 22-11800674



CORNER FIRE HYDRANT DETAIL
N.T.S.



TYPICAL FIRE HYDRANT DETAIL
N.T.S.

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TBPE FIRM F-10961
TBPLS FIRM 10153600

02/06/2024
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

UTILITY DETAILS

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **FEBRUARY 2024**
DRAWN BY: **RR**
DESIGNED BY: **MTA**
REVIEWED BY: **ESP**
HMT PROJECT NO.: 248.016

SHEET
C6.1

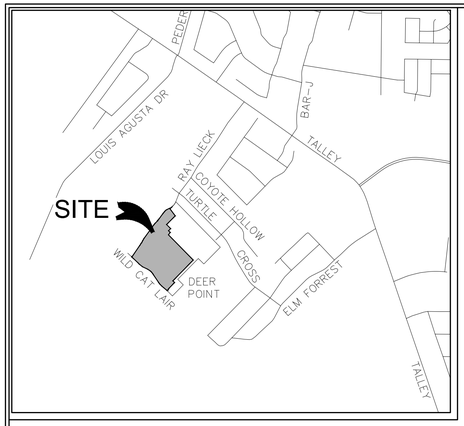
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PLAT I.D. NO LAND PLAT 22-11800674

HIDDEN OASIS UNIT 3

SAN ANTONIO, TEXAS

SAWS WASTEWATER CONSTRUCTION PLANS



PROJECT LOCATION MAP

N.T.S.

Sheet List Table	
Sheet No.	Sheet Title
C1.0	COVER SHEET
C1.01	OVERALL WASTEWATER (1 OF 2)
C1.02	OVERALL WASTEWATER (2 OF 2)
C1.03	EXISTING WASTEWATER LINE A PLAN & PROFILE
C1.04	WASTEWATER LINE E PLAN & PROFILE
C1.05	WASTEWATER LINE F PLAN & PROFILE
C1.06	WASTEWATER LINE G PLAN & PROFILE

SAN ANTONIO LD, LLC
1919 OAKWELL FARMS PKWY.
SAN ANTONIO, TEXAS 78218

PROJECT BENCHMARKS

TBM #50	TBM #52
MAG SPK	MAG
N:13713202.7942'	N:13715206.5224'
E:2041524.4046'	E: 2041727.7147'
ELEV 884.56'	ELEV 916.86

LEGAL DESCRIPTION

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2" AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

HIDDEN OASIS UNIT 3
CIVIL SITE CONSTRUCTION PLANS

HMT # 248.016

OCTOBER 2023

10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF SAN ANTONIO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

ENGINEER P.E. Registration No. 123317

PREPARED BY:

HMT
ENGINEERING & SURVEYING

8122 DATAPOINT DR., STE. 400
SAN ANTONIO, TX 78230
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 10153600

SAWS GENERAL CONSTRUCTION NOTES

GENERAL SECTION:

1. All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:

   A. Current Texas Commission on Environmental Quality (TCEQ) 'Design Criteria for Domestic Wastewater System', Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and 'Public Drinking Water', TAC Title 30 Part 1 Chapter 290.
   B. Current TXDOT 'Standard Specifications for Construction of Highways, Streets and Drainage'.
   C. Current 'San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction'.
   D. Current City of San Antonio 'Standard Specifications for Public Works Construction'.
   E. Current City of San Antonio 'Utility Excavation Criteria Manual'(UECM).

2. The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.

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

4. The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210)-233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.

5. Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.

6. The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:

   - SAWS Utility Locates: http://www.saws.org/Service/Locates
   - COSA Drainage (210) 207-0724 or (210) 207-6026
   - COSA Traffic Signal Operations (210) 206-8480
   - COSA Traffic Signal Damages (210) 207-3951
   - Texas State Wide One Call Locator 1-800-545-6005 or 811

7. The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction

8. All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.

9. The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.

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

11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.

    Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreq@saws.org.

    Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.

12. Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.

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

SEWER NOTES:

14. The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:

    A. Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
    B. Attempt to eliminate the source of the SSO.
    C. Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
    D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
    E. Clean the affected sewer mains and remove any debris.
    F. Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.

    Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies.

    No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.

15. If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, 'Bypass Pumping'.

16. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.

17. Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(e)(4)(B). Contractor shall center a 20' joint of 160 psi pressure rated PVC at the proposed water crossing.

18. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI)

19. Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS Inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.

20. Manhole and all pipe testing (including the TV inspection) must be performed and passed prior to Final Field Acceptance by SAWS Construction Inspection Division, as per the SAWS Specifications For Water and Sanitary Sewer Construction

21. All PVC pipe over 14 feet of cover shall be extra strength with minimum pipe stiffness of 115 psi.

NOTE TO CONTRACTOR:

1. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

3. ANY QUANTITIES PROVIDE BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXISTS, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

5. CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.

6. CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

SEWER: MEDIO WATERSHED - MEDIO CREEK W.R.C.

Developer's Name: SAN ANTONIO LD, LLC .
Developer's Address: 1919 OAKWELL FARMS PKWY, STE 210 .
City SAN ANTONIO State TX ZIP 78218
Phone # (210) 231-0703 FAX # (____)_____
SAWS Block Map #072590 Total EDU's 87 Total Acreage 14.521
Total Linear Footage of 8" PVC Pipe: 2003 Plat No. LAND-PLAT 22-11800674.
Number of Lots: 87 SAWS JOB NO. 23-1561 .

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cbs\248.016 - WWTR COVER SHEET.dwg User: BRICE-FAULKNER Oct 25, 2023 - 12:59pm

DEEP UTILITY TRENCH NOTE

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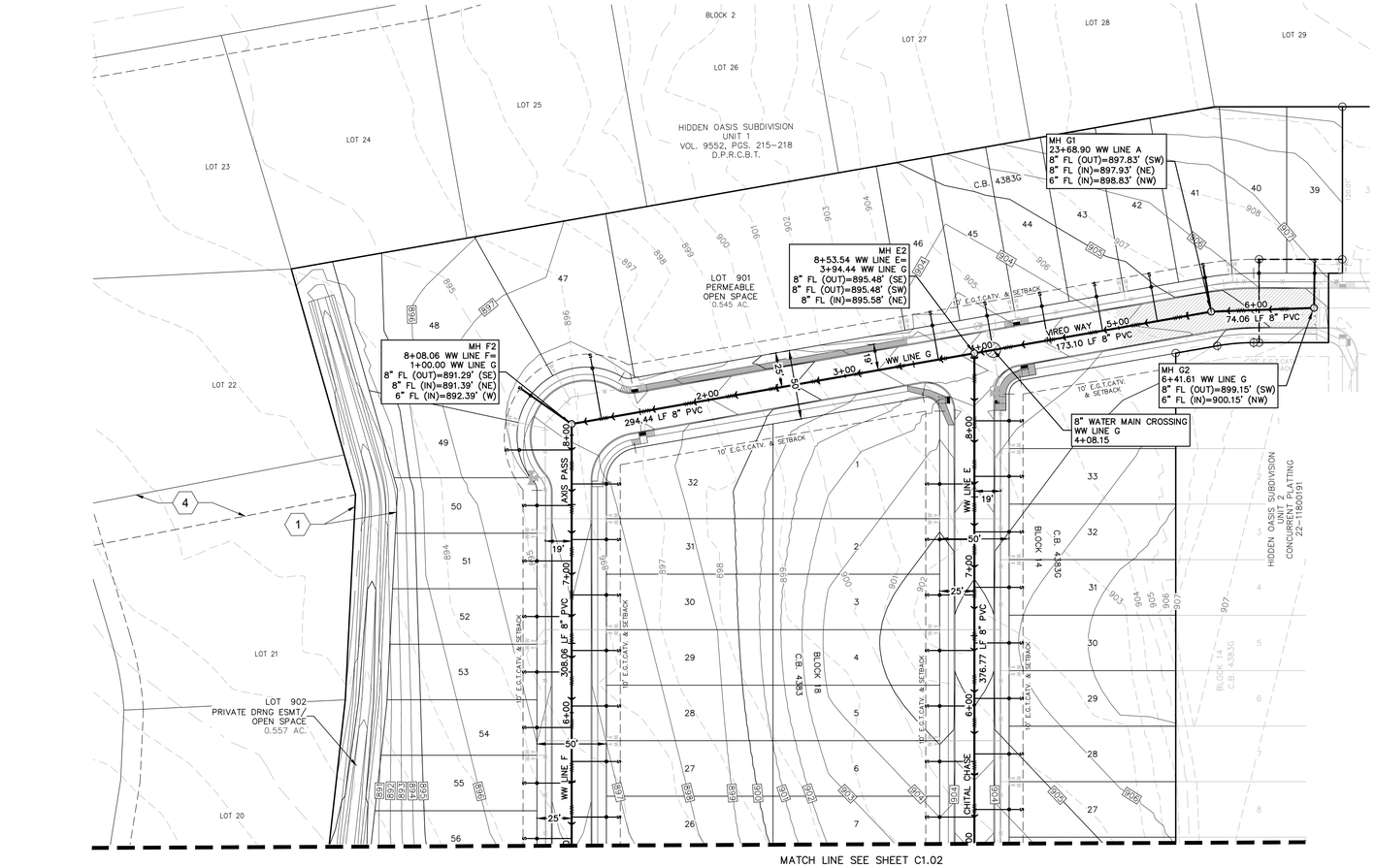
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PLAT I.D. NO LAND-PLAT 22-11800674

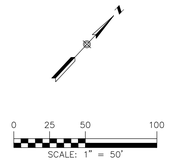


KEY NOTES

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7. 30' OFFSITE DRNG ESMT (0.123 AC.) DOC. NO. 20220285921 O.P.R.B.C.T.

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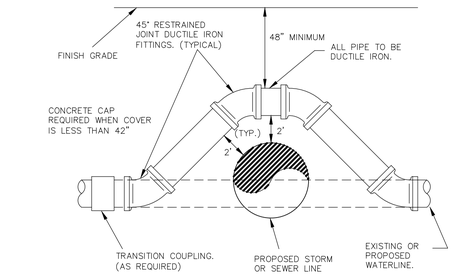


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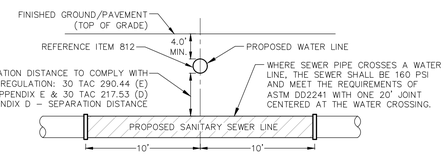
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- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- WW — EXISTING WASTEWATER LINE
- EXISTING WASTEWATER MANHOLE
- EXISTING WASTEWATER SERVICE
- PROPOSED WASTEWATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER SERVICE
- UTILITY CROSSING

SAWS DETAILS

DETAIL #	DETAIL DESCRIPTION
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DD–854–03	LATERAL CONNECTION
DD–858–01	TYPICAL CONCRETE ENCASEMENT DETAILS
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A WATERLINE ADJUSTMENT DETAIL ABOVE SEWER OR STORM N.T.S



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

SEWER: MEDIO WATERSHED - MEDIO CREEK W.R.C.

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Developer's Address: 1919 OAKWELL FARMS PKWY, STE 210 .
City SAN ANTONIO State TX ZIP 78218
Phone # (210) 231–0703 FAX # (_____)_____
SAWS Block Map #072590 Total EDU's 87 Total Acreage 14.521
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Number of Lots: 87 SAWS JOB NO. 23–1561 .

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600
HMT ENGINEERING & SURVEYING

10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

OVERALL WASTEWATER (1 OF 2)

HIDDEN OAKS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	OCTOBER 2023
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET

C1.01

Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 – OVERALL WWTR.dwg User: BRYCE–FAULKNER Oct 25, 2023 – 12:59pm

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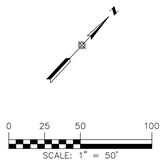
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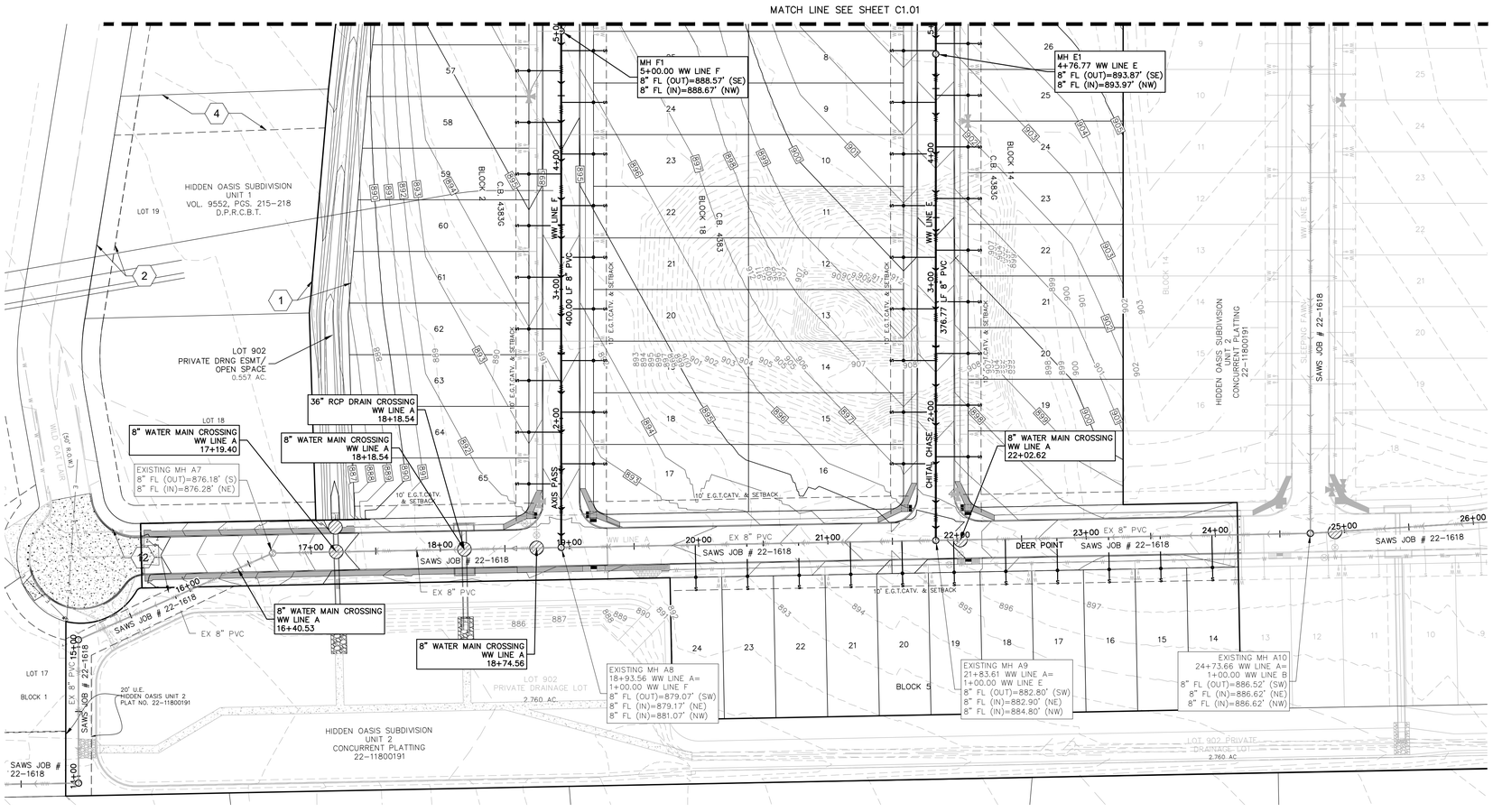
PLAT I.D. NO LAND-PLAT 22-11800674



LEGEND

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MATCH LINE SEE SHEET C1.01



KEY NOTES

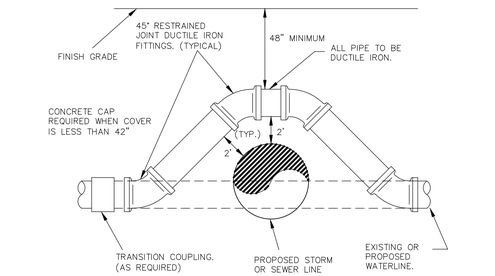
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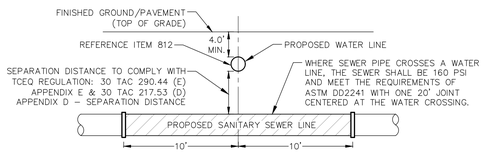
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A WATERLINE ADJUSTMENT DETAIL ABOVE SEWER OR STORM N.T.S



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OVERALL WASTEWATER (2 OF 2)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2023
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C1.02

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - OVERALL WWTR.dwg User: BRYCE-FAULKNER Oct 25, 2023 - 12:59pm

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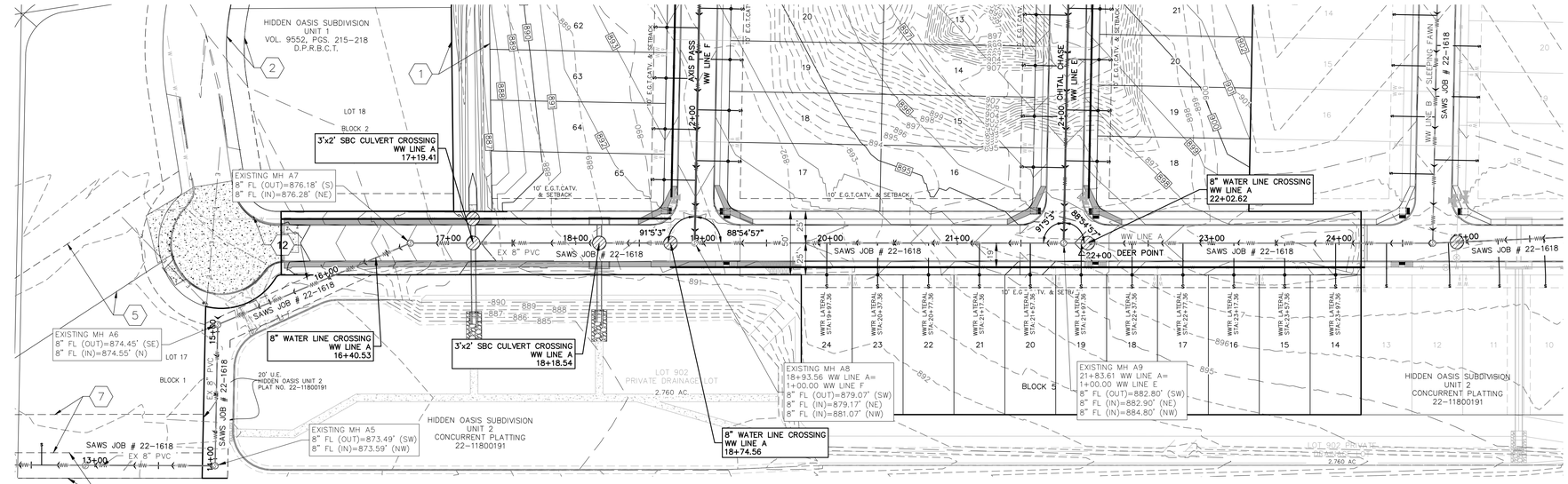
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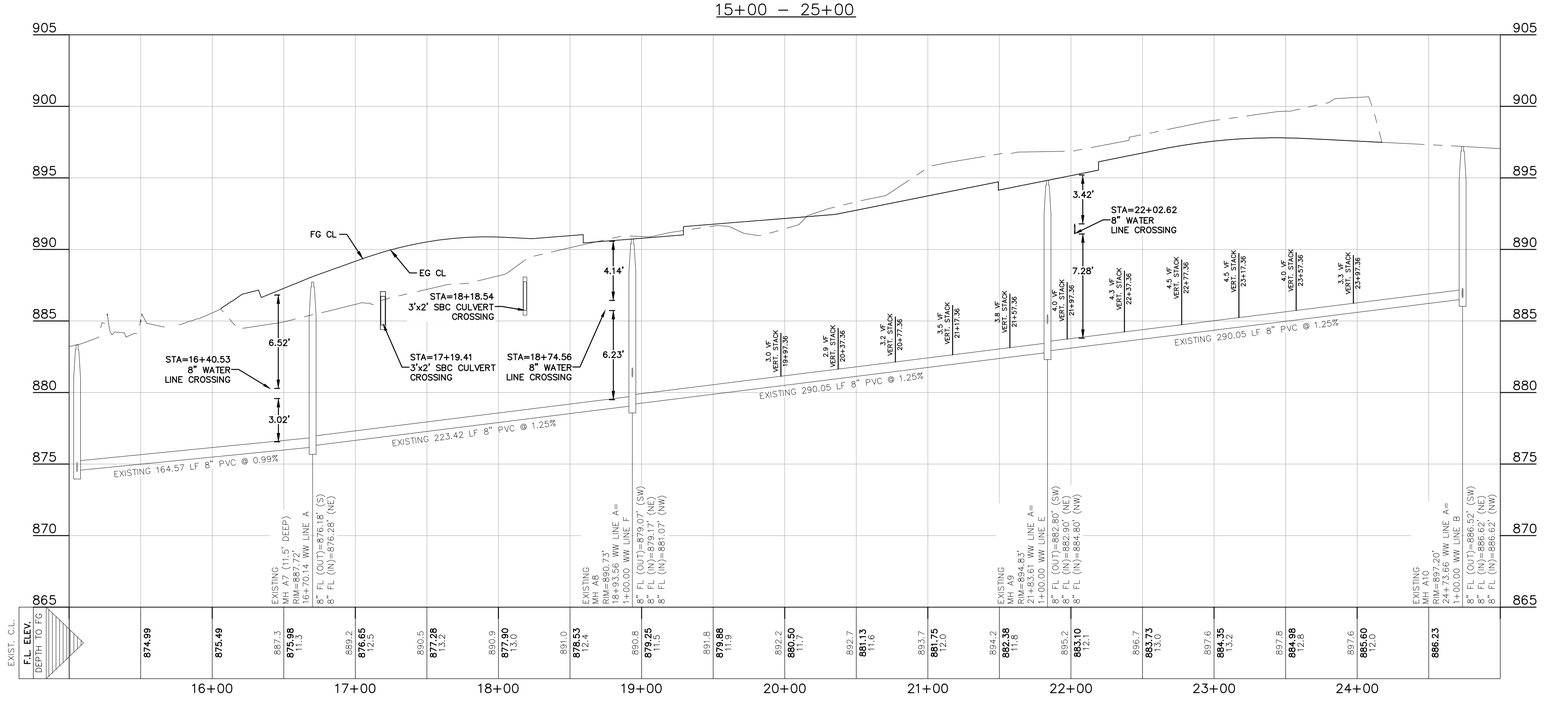


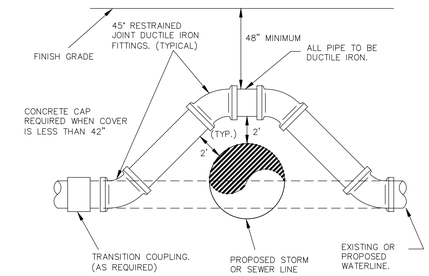
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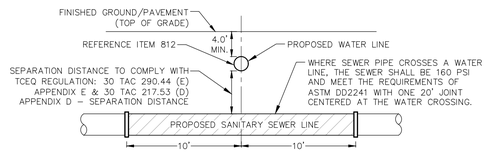
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2. 14' E.G.T.CA.TV. ESM'T. VOL. 9552, PGS. 215–218 D.P.R.B.C.T.
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A WATERLINE ADJUSTMENT DETAIL ABOVE SEWER OR STORM N.T.S



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

SEWER: MEDIO WATERSHED - MEDIO CREEK W.R.C.

Developer's Name: SAN ANTONIO LD, LLC .
Developer's Address: 1919 OAKWELL FARMS PKWY, STE 210 .
City SAN ANTONIO State TX ZIP 78218
Phone # (210) 231–0703 FAX # (____)_____
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Total Linear Footage of 8" PVC Pipe: 2003 Plat No. LAND–PLAT 22–11800674.
Number of Lots: 87 SAWS JOB NO. 23–1561 .

HMT ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

EXISTING WASTEWATER LINE A PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2023
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C1.03

Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 – WWTR LINE A P&P.dwg User: BRYCE-FAULKNER Oct 25, 2023 - 12:59pm

TRENCH EXCAVATION SAFETY PROTECTION

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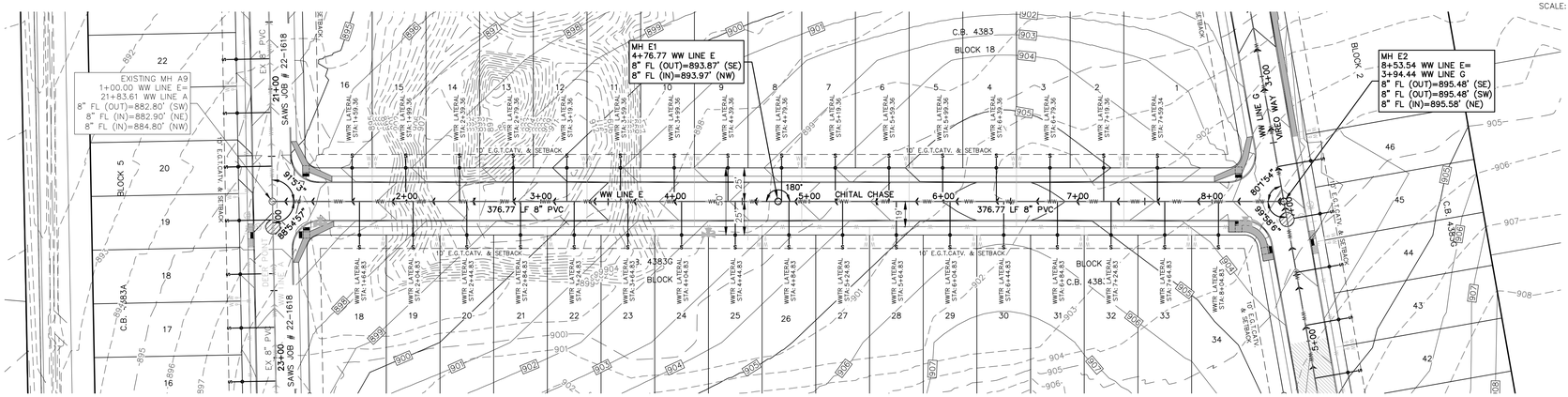
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PLAT I.D. NO LAND-PLAT 22-11800674



SCALE: 1" = 50' HORIZ.
SCALE: 1" = 5' VERT.

LEGEND

- 700 — EXISTING CONTOURS
- 700 — EXISTING CONTOURS
- B.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
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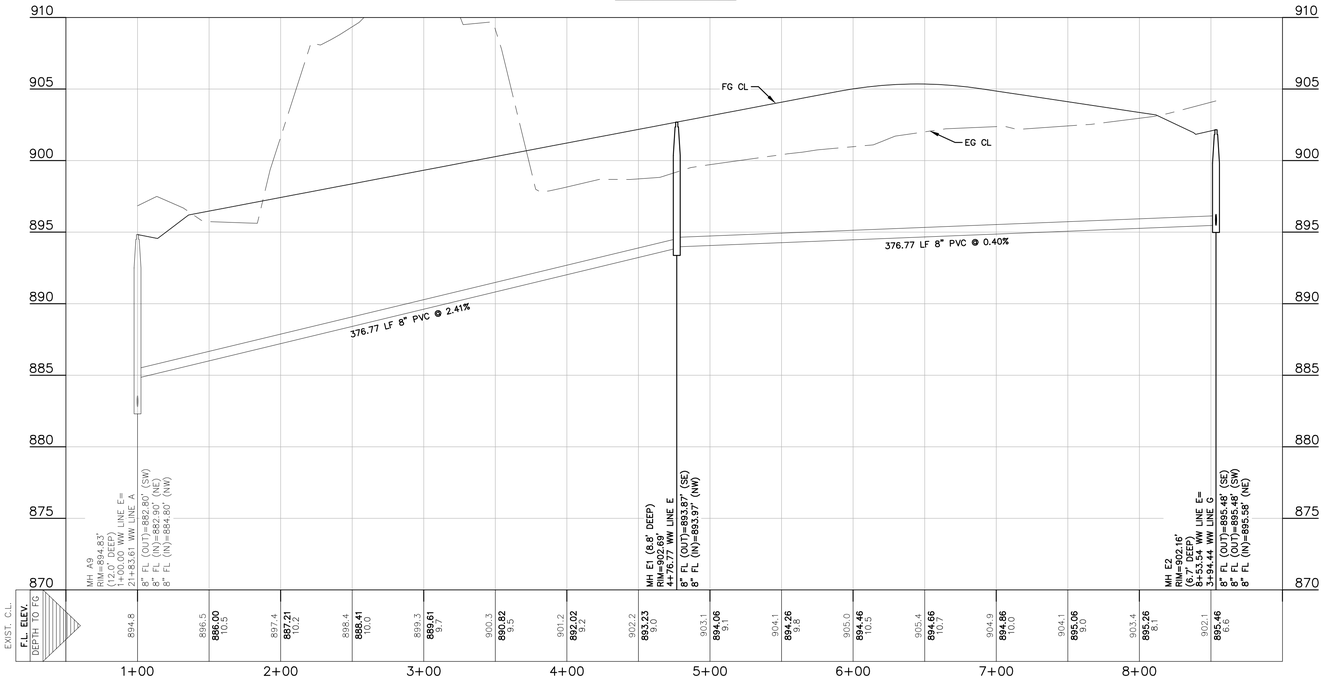
SAWS DETAILS

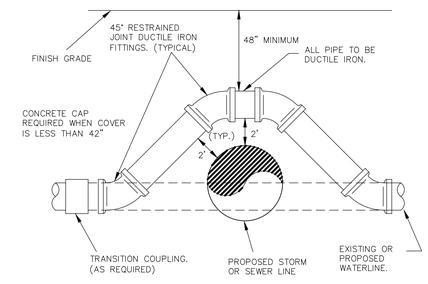
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DD-854-03	LATERAL CONNECTION
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DD-860-01	TYPICAL VERTICAL STACK DETAIL

KEY NOTES

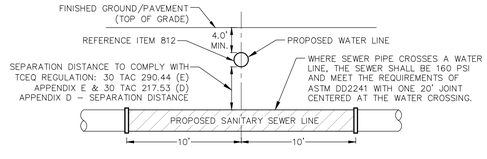
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WW LINE E
0+50 – 9+00





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10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

WASTEWATER LINE E PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	OCTOBER 2023
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C1.04

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\03s\248.016 - WWTR LINE E P&P.dwg User: BRIGS-FAULKNER Oct 25, 2023 - 1:00pm

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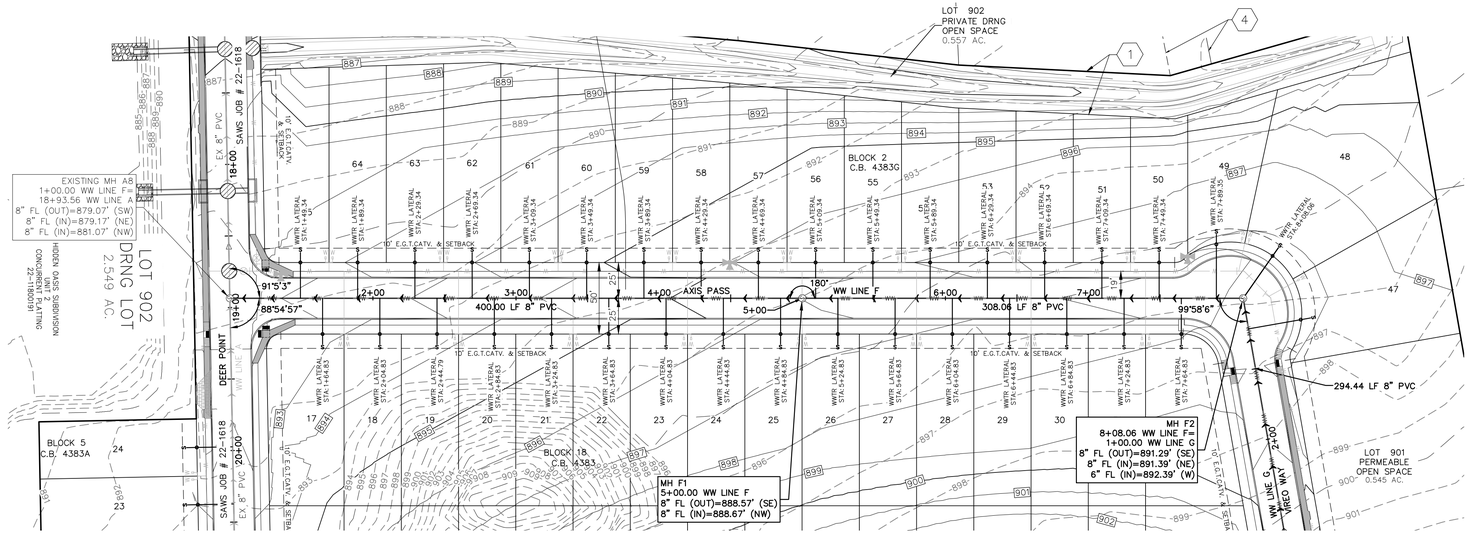
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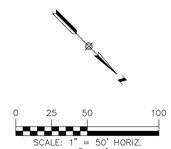
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PLAT I.D. NO LAND-PLAT 22-11800674



LEGEND

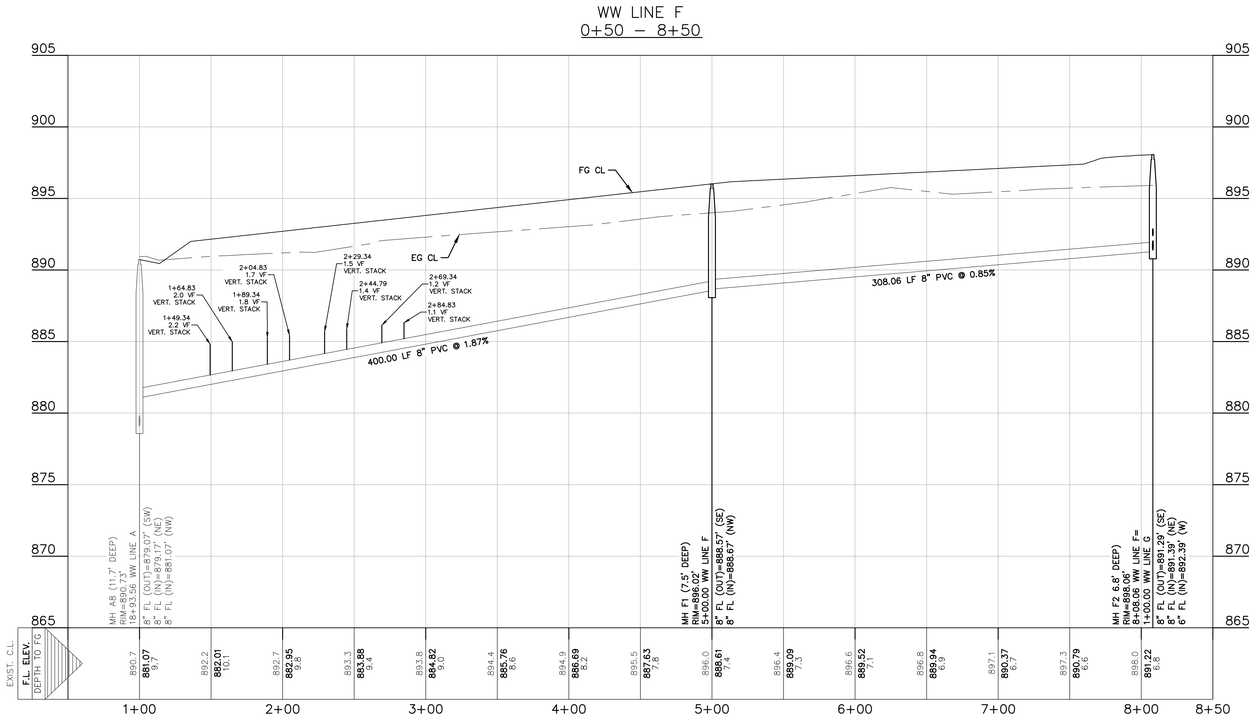
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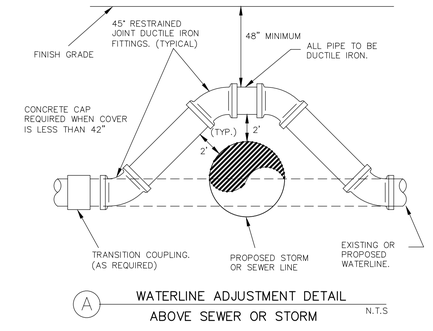
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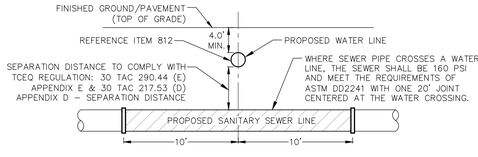
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A WATERLINE ADJUSTMENT DETAIL ABOVE SEWER OR STORM N.T.S



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10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

WASTEWATER LINE F PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2023
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C1.05

Drawing Name: M:_Projects\248 – Rausch Coleman Homes\016 – Hidden Oasis Unit 3 (87 Lots)\03s\248016 – WWTR LINE F P&P.dwg User: BRYCE-FAULKNER Oct 25, 2023 – 1:00pm

TRENCH EXCAVATION SAFETY PROTECTION

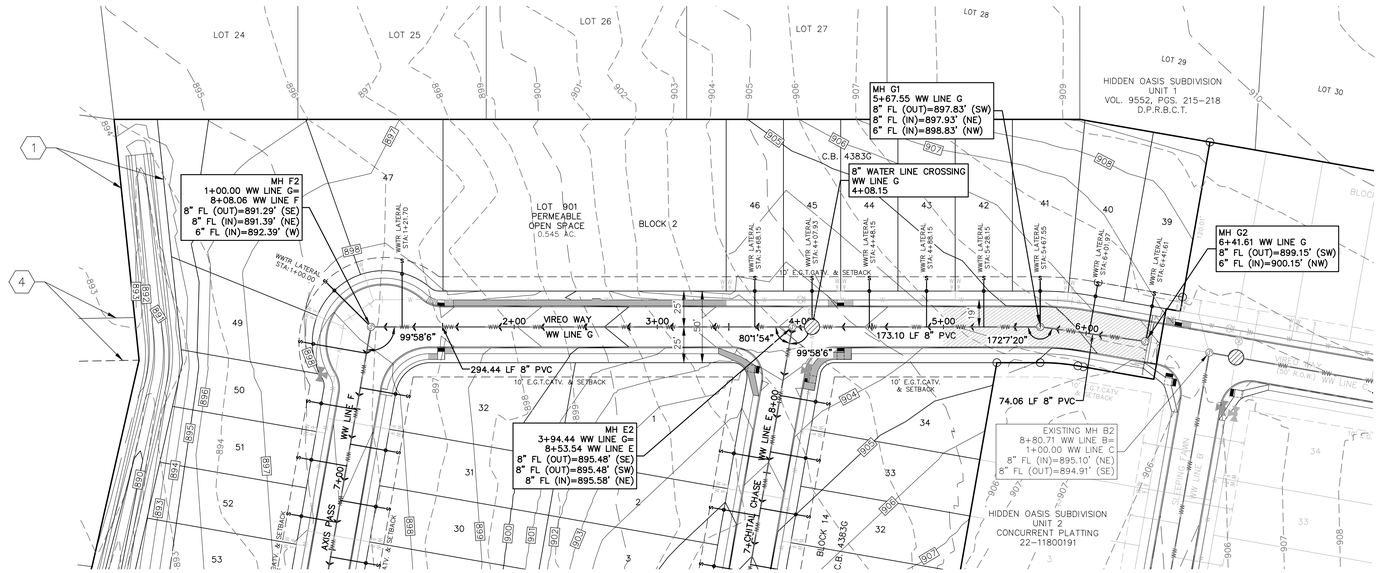
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PLAT I.D. NO LAND-PLAT 22-11800674



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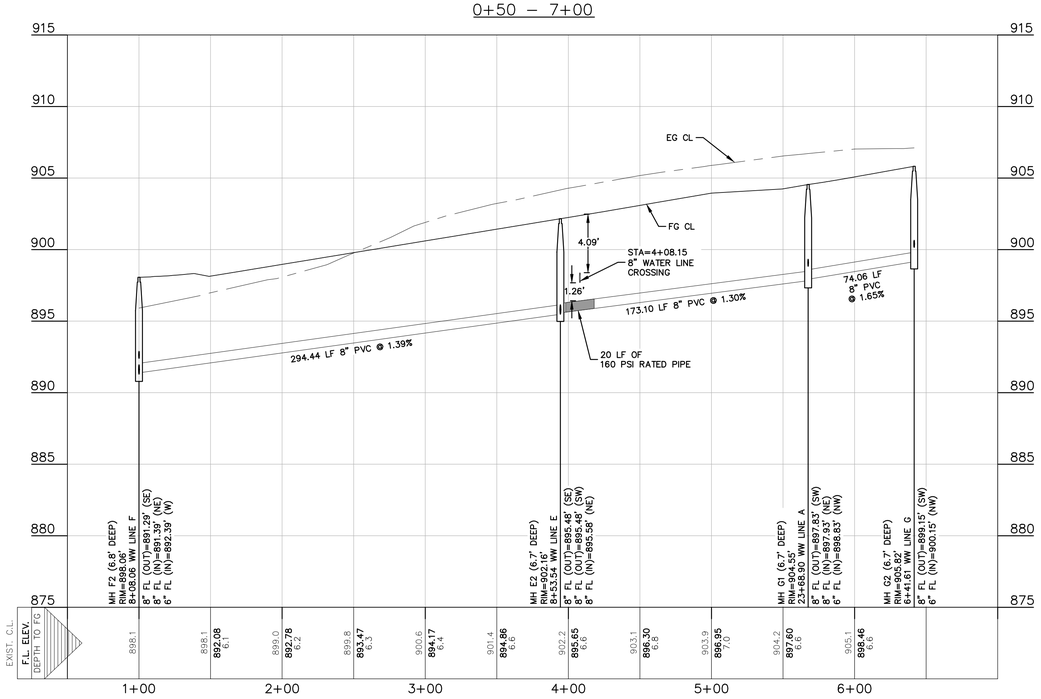
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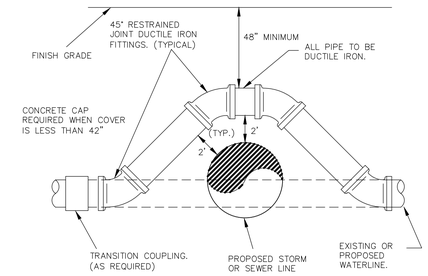
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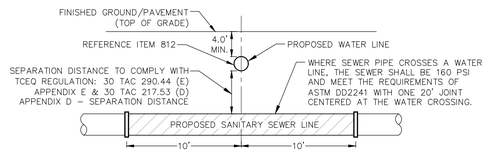
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WW LINE G
0+50 – 7+00





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10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

WASTEWATER LINE G PLAN & PROFILE

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:	OCTOBER 2023
DRAWN BY:	RR
DESIGNED BY:	MTA
REVIEWED BY:	ESP
HMT PROJECT NO.:	248.016

SHEET
C1.06

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\Cds\248.016 - WWTR LINE G P&P.dwg User: BRYCE-FAULKNER Oct 25, 2023 - 1:00pm

PLAT I.D. NO LAND-PLAT 22-11800674

HIDDEN OASIS
UNIT 3
SAN ANTONIO, TEXAS
SAWS WATER CONSTRUCTION PLANS



PROJECT LOCATION MAP SCALE: N.T.S.

SAWS GENERAL CONSTRUCTION NOTES

GENERAL SECTION:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
   A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 'DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM', TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND 'PUBLIC DRINKING WATER', TAC TITLE 30 PART 1 CHAPTER 290.
   B. CURRENT TXDOT 'STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE'.
   C. CURRENT 'SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION'.
   D. CURRENT CITY OF SAN ANTONIO 'STANDARD SPECIFICATIONS FOR CONSTRUCTION'.
   E. CURRENT CITY OF SAN ANTONIO 'UTILITY EXCAVATION CRITERIA MANUAL'(UECM).
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM SAWS WEBSITE, HTTP://APPS.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS INFRASTRUCTURE. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
   -SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
   -COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
   -COSA TRAFFIC SIGNAL OPERATIONS (210)206-8480
   -COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
   -TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION AS A RESULT OF DAMAGES DONE BY THE PROJECT'S CONSTRUCTION.
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT.
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOODPLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION AT NO COST TO SAWS.
12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BYU SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

WATER SECTION

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS INSPECTION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

   -FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS CONTAINING MATERIAL (ACM), MAYBE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS, SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL VALVES SHALL READ "OPEN RIGHT".
6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF **880** FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW **880** FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
   *NOTE: A PRESSURE REGULATOR IS ALSO KNOW AS A PRESSURE REDUCING VALVE (PRV).
7. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3):
   MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 LINEAR FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
8. BACKFLOW PREVENTION DEVICES:
   -ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
   -ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
10. DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWENTY-FIVE (25) CALENDAR DAYS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES; DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE LID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

OCTOBER 2023

10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF SAN ANTONIO MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

Eric S. Ply
P.E. Registration No. 123317

PREPARED BY:

HMT
ENGINEERING & SURVEYING

8122 DATAPOINT DR., STE. 400
SAN ANTONIO, TX 78230
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 10153600

SAN ANTONIO LD, LLC
1919 OAKWELL FARMS PKWY.
SAN ANTONIO, TEXAS 78218

Sheet List Table	
Sheet No.	Sheet Title
C1.0	COVER SHEET
C1.01	OVERALL WATER (1 OF 2)
C1.02	OVERALL WATER (2 OF 2)

PROJECT BENCHMARKS

TBM #50	TBM #52
MAG SPK	MAG
N:13713202.7942'	N:13715206.5224'
E:2041524.4046'	E: 2041727.7147'
ELEV 884.56'	ELEV 916.86

LEGAL DESCRIPTION

BEING A TOTAL OF 14.521 ACRES LOCATED IN THE WILLIAM BRYAN SURVEY NO. 204, A-118, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 10.468 ACRE TRACT, "TRACT 1", A 10.468 ACRE TRACT, "TRACT 2", AND A CALLED 10.468 ACRE TRACT, "TRACT 3", RECORDED IN DOCUMENT NO. 20210169208, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. ESTABLISHING LOTS 39-65, 901 & 902, BLOCK 2; LOTS 14-24, BLOCK 5; LOTS 18-34, BLOCK 14; LOTS 1-32, BLOCK 18, IN COUNTY BLOCK 4383, IN BEXAR COUNTY, TEXAS.

NOTE TO CONTRACTOR:

1. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH OF THE INDIVIDUAL UTILITIES FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
3. ANY QUANTITIES PROVIDE BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.
6. CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

WATER: SAWS PRESSURE ZONE 1065 6W

Developer's Name: SAN ANTONIO LD, LLC
Developer's Address: 1919 OAKWELL FARMS PKWY.
City SAN ANTONIO State TX. ZIP 78218
Phone # (210) 231-0703 FAX # (_____)_____
SAWS Block Map #072590 Total EDU's: 88.5 Total Acreage 14.521
Total Linear Footage of Pipe: 2916 Plat No. LAND-PLAT 22-11800674.
Number of Lots: 87 SAWS JOB NO. 23-1071

HIDDEN OASIS UNIT 3
CIVIL SITE CONSTRUCTION PLANS
HMT # 248.016

Drawing Name: W:_Projects\248 - Rousch Coleman Homes\016 - Hidden Oasis Unit 3 (87 lots)\Cbr\248.016 - WTR COVER SHEET.dwg User: BRICE-FAULKNER Oct 24, 2023 - 12:38pm

PLAT I.D. NO LAND-PLAT 22-11800674

RESTRAINED LENGTH NOTES:

1. ALL RESTRAINT LENGTHS CALCULATED USING SAWS DETAILS DD-839-04, DD-839-05, DD-839-06, DD-839-07, DD-839-08

NOTE:

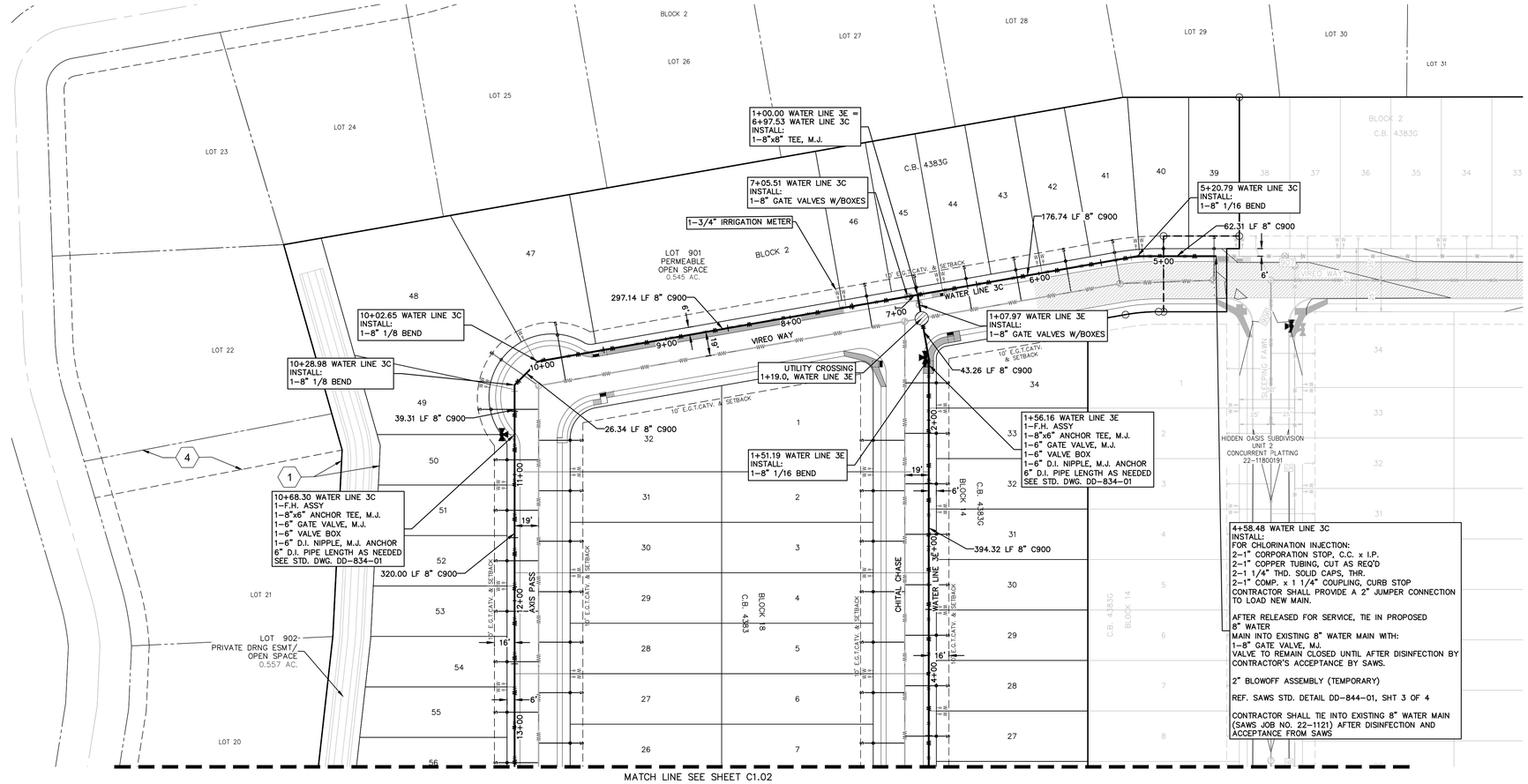
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

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

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



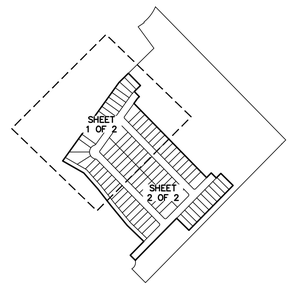
0 25 50 100
HORIZONTAL SCALE: 1"=50'

LEGEND

700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W	EXISTING WATER LINE
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KEY NOTES

1. 30' DRNG ESM'T. VOL. 9552, PGS. 215-218 D.P.R.B.C.T.
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INDEX MAP

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290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

10/24/2023
STATE OF TEXAS
ERIC S. PLY
123317
LICENSED PROFESSIONAL ENGINEER

OVERALL WATER (1 OF 2)

HIDDEN OASIS UNIT 3

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: OCTOBER 2023
DRAWN BY: RR
DESIGNED BY: MTA
REVIEWED BY: ESP
HMT PROJECT NO.: 248.016

SHEET
C1.01

Drawing Name: M:_Projects\248 - Rausch Coleman Homes\016 - Hidden Oasis Unit 3 (87 Lots)\CDs\248.016 - WTR.dwg User: BRYCE-FAULKNER Oct 24, 2023 - 12:39pm

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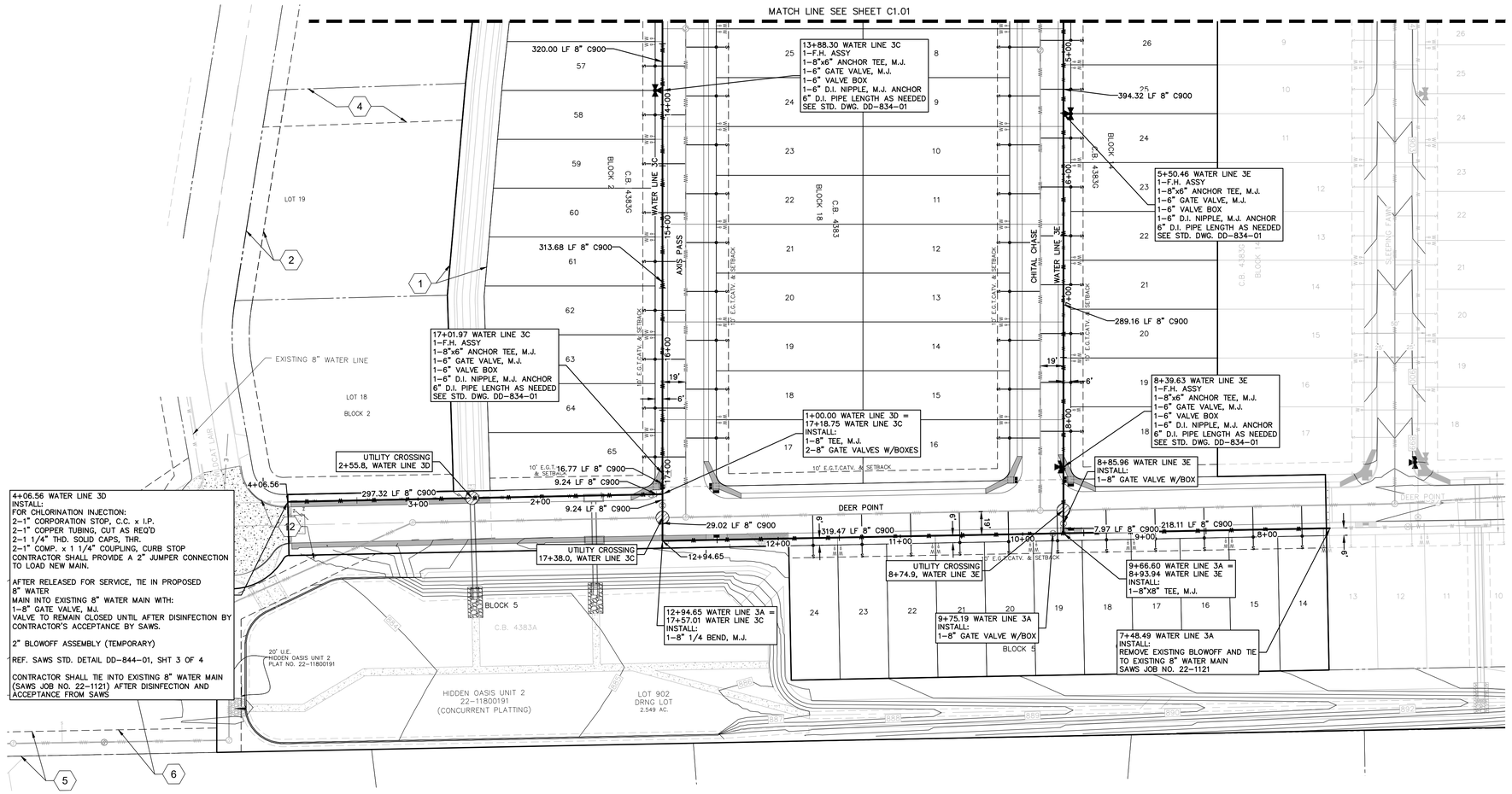
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PLAT I.D. NO LAND-PLAT 22-11800674



0 25 50 100
HORIZONTAL SCALE: 1":50'

LEGEND

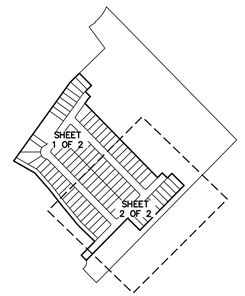
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OVERALL WATER (2 OF 2)

HIDDEN OASIS UNIT 3

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