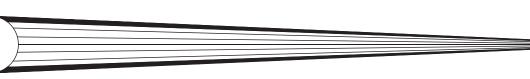


### ACCEPTED FOR CONSTRUCTION

Checking plans is only for general conformance with design concept of project and general compliance with Bexar County regulations. Contractor is responsible for conforming and correlating dimensions at job site; for information which pertains to construction techniques, and coordination of all work trades. Checking of construction plans shall not relieve the contractor of responsibility for deviation from requirements of County regulations nor for errors or omissions on construction plans.

# CONSTRUCTION PLANS FOR





11/04/24 ADDED DRAIN C & DRAINAGE DETAILS

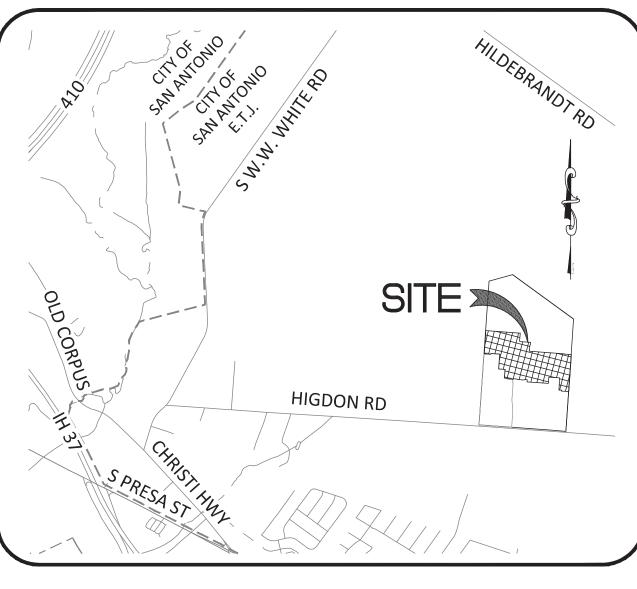
/2\ 11/20/24 ADDED DRAINAGE DETAILS

# HIGDON CROSSING, UNIT 3

SUBMITTED BY: MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

### OWNER/DEVELOPER

SAN ANTONIO LD, LLC 4058 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703 (210) 231-0703



# VICINITY MAP

### SUBMITTAL DATE:

### LEGAL DESCRIPTION:

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

### Sheet List Table

	STICE LIS	CTABLE
	Sheet Number	Sheet Title
	C0.0	OVERALL COVER
	C1.0	UTILITY COVER
	C1.1	UTILITY OVERALL
	C1.2	UTILITY OVERALL
	C2.0	SEWER COVER
	C2.1	SEWER OVERALL
	C2.2	SEWER OVERALL
	C2.3	SANITARY SEWER LINE "N" PLAN AND PROFILE
	C2.4	SANITARY SEWER LINE "E" PLAN AND PROFILE
	C2.5	SANITARY SEWER LINE "D" PLAN AND PROFILE
	C2.6	SANITARY SEWER LINE "G" PLAN AND PROFILE
	C2.7	SANITARY SEWER LINE "H" PLAN AND PROFILE
	C2.8	SANITARY SEWER LINE "J" & LINE "P" PLAN AND PROFILI
	C2.9	SANITARY SEWER LINE "K" PLAN AND PROFILE
	C2.10	SANITARY SEWER LINE "L" PLAN AND PROFILE
	C2.11	SANITARY SEWER DETAILS
	C3.0	WATER COVER
	C3.1	WATER OVERALL
	C3.2	WATER OVERALL
	C3.3	WATER DETAILS
	C3.4	WATER DETAILS
	C4.0	STREET COVER
	C4.2	TRAFFIC PLAN
	C4.1	TRAFFIC PLAN
	C4.3	TRAFFIC DETAILS
	C4.4	TRAFFIC DETAILS
	C4.4A	TRAFFIC DETAILS
	C4.5	ONYX PATH PLAN AND PROFILE
	C4.6	RAVEN ALLEY PLAN AND PROFILE
	C4.7	CLARA CLIFF PLAN AND PROFILE
	C4.8	FAWN FOREST PLAN AND PROFILE
	C4.9	BRONZITE BLVD PLAN AND PROFILE
	C4.10	EBONY PLACE PLAN AND PROFILE
	C4.11	OCEAN RIDGE PLAN AND PROFILE
	C4.12	GARNET GROVE & DOVE GROVE PLAN AND PROFILE
	C4.13	STANDARD DETAILS
	C4.14	STANDARD DETAILS
	C4.15	STREET SECTION
	C4.16	DRAIN "A" PLAN AND PROFILE
	C4.17	DRAIN "B" PLAN AND PROFILE
$\hat{A}$	C4.17A	DRAIN "C" PLAN & PROFILE
<u> </u>	C4.17B	DRAINAGE DETAILS
$\hat{2}$	C4.17C	DRAINAGE DETAILS
	C5.0	GRADING PLAN
	C5.1	GRADING PLAN
	C6 0	CM/2D DLAN

SW3P PLAN

**SW3P DETAILS** 





FIRM TBPELS ENG F-5297 SVY F-1013150012770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



C6.1

### 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 Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

LEGEND

EXISTING WATER MAIN

PROPOSED WATER MAIN

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

PROPOSED GATE VALVE

PROPOSED SANITARY SEWER MAIN

EXISTING UNDERGROUND ELECTRIC

EXISTING UNDERGROUND TELEPHONE

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM

PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM

PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT

EXISTING SANITARY SEWER MAIN

EXISTING OVERHEAD ELECTRIC

EXISTING GATE VALVE

EXISTING STREET LIGHT

EXISTING POWER POLE

PROPOSED POWER POLE PROPOSED TRANSFORMER PROPOSED WATER SERVICE

EXISTING TRANSFORMER

EXISTING WATER METER

OMPACTED BASE

95% COMPACTED DENSIT

90% COMPACTED DENSITY

MAX SLOPE 1"/FT

TREATED SUBGRADE

COMPACTED BASE

TREATED SUBGRADE

EXISTING SECONDARY ENCLOSURE

PROPOSED SECONDARY ENCLOSURE

EXISTING IRRIGATION CONTROL VALVE

---- E8"W -----

-----E8"SS -----

D.P.R.B.C.T.

O.P.R.M.C.T.

10' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

**TRANSFORMER** 

SECONDARY ENCLOSURE

FRONT LOADED

PAUL LANDA, JR. 100182

10' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT

SERVICE LINE (10' MIN. STUB FROM SERVICE)

SERVICE LINE

### **UTILITY GENERAL NOTES**

- LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL
- PROTECT ALL EXISTING UTILITIES. 2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT
- ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
- 5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS
- A. STREET CENTERLINE STAKING FOR CLEARING. B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER
- SEWER STAKING AT 100-FT INTERVALS.
- STAKING FOR WATER SERVICES. STAKING FOR DRAINAGE CHANNELS.
- FINAL STREET STAKING.
- METER BOX STAKING. H. CPS STAKING. I. SETTING OF LOT CORNERS.

### **CPS NOTES:**

1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW:

PRIMARY - 2 1/2" HDPE SCHEDULE 40 SECONDARY - 3" PVC SCHEDULE 40 SERVICE STUBS - 2 1/2" PVC SCHEDULE 40

- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 3. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- 4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

PROP. WATER MAIN

±)<---- PROP. WATER MAIN

H.M.A.C. TYPE "D"

H.M.A.C. TYPE "D"

PROP. SAN. SWR.

TYPICAL STREET CROSS-SECTION (28' PAVEMENT)

### NOTE:

4' CONC. SIDEWALK

SOIL/PARKWAY

8"-12" MAIN, 4' MIN. DEPTH

> 16" MAIN, 5' MIN. DEPTH

MAX SLOPE 1"/FT. MIN. SLOPE 1/4"/FT.

6' CONC. SIDEWALK SOIL/PARKWAY

MAX SLOPE 1"/FT.

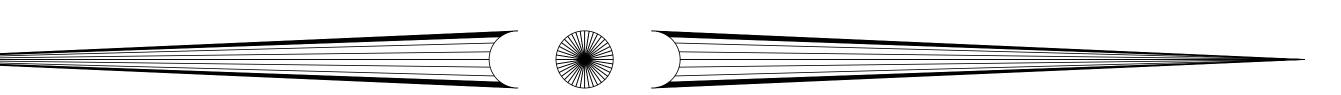
8"-12" MAIN, 4' MIN. DEPTH

> 16" MAIN, 5' MIN. DEPTH

MIN. SLOPE 1/4"/FT

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY

# CONSTRUCTION PLANS FOR



# HIGDON CROSSING, UNIT 3

UTILITY IMPROVEMENTS

# HIGDON RD

### **SUBMITTAL DATE:** NOVEMBER 2022

### LEGAL DESCRIPTION:

BEING A 24.943 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING ALL OF A CALLED 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220189805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

### NOTE TO CONTRACTOR:

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.

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 INDIVIDUAL UTILITY, FOR ÁSSISTANCE 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.

- Engineers Surveyors Planners
- Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 FAX: (210) 698-5085 SAN ANTONIO, TEXAS 78249

### PLAT NO. 22-11800652

### SUBMITTED BY:

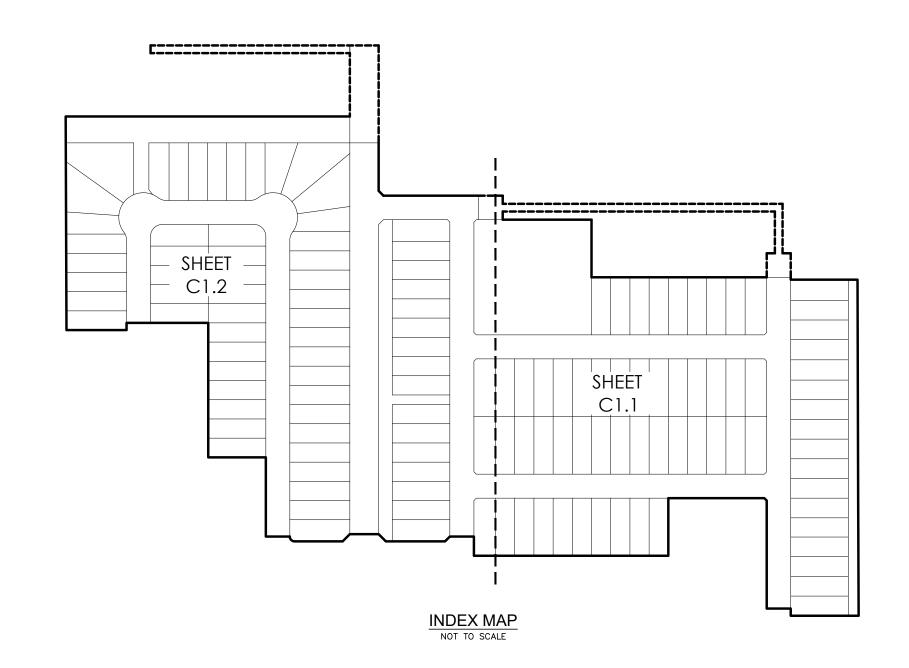
MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

### OWNER/DEVELOPER

SAN ANTONIO LD, LLC 4058 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703 (210) 231-0703

### **Sheet List Table**

Sheet Number Sheet Title UTILITY COVER C1.0 **UTILITY OVERALL** C1.1 UTILITY OVERALL



# 1 Foot of Separation CPS Energy Gas Main required at any Water & Sewer Crossing Foot of Separation required at any Water & Sewer Crossing Depth of 48" Conduits will be random lay

Standards for Gas and Electric Trench or Electric Trench with Joint Utilities

Standards for Electric Trench or Electric Trench with Joint Utilities

TRENCH DETAILS

# BEXAR COUNTY

TYPICAL STREET CROSS-SECTION (40' PAVEMENT)

DESCRIPTION

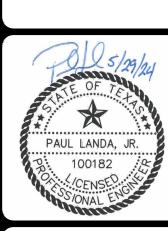
PROJ. # DGN. BY: CHKD. B

• Engineers
• Surveyors
• Planners

rez Engineers, LLC

1297/SURVEYING: F-10131500

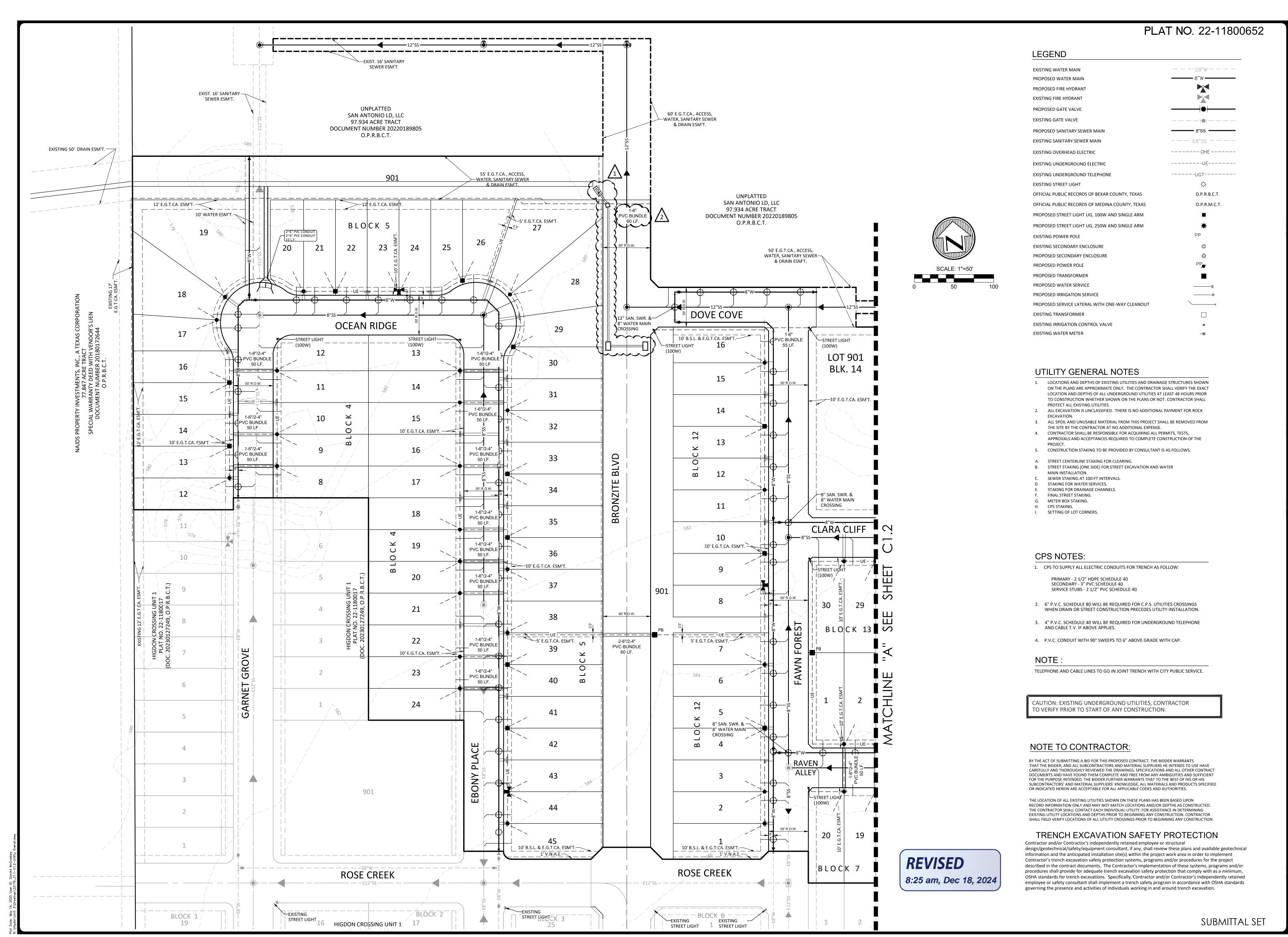
Moy Tarin Ramirez En TBPELS: ENGINEERING F-5297/SUR 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249



HIGDON CROSSING, UNIT 33 ERALL UTILITY IMPROVEMENTS PLAN

SHEET

C1.



• Surveyors
• Planners

irez Engineers, LLC

5297/SURVEYING: F-1013150

Moy Tarin Ramirez (TBPELS: ENGINEERING F-5297/9) 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249



L UTILITY IMPROVEMENTS PLAN

SHEET

C1.2

PLAT NO. 22-11800652

### SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

### OWNER/DEVELOPER

SAN ANTONIO LD, LLC 4058 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703

# (210) 231-0703 SHEET C2.1

### **ESTIMATED SEWER QUANTITIES**

ITEM	DESCRIPTION	UNIT	EST/QTY
1	TIE INTO EXISTING SANITARY SEWER MAIN	E.A.	7
2	TRENCH EXCAVATION SAFETY PROTECTION	L.F.	9,645
3	8" SANITARY SEWER PIPE, SDR-26 (0'-6')	L.F.	1,081
4	8" SANITARY SEWER PIPE, SDR-26 (6'-10')	L.F.	2,036
5	12" SANITARY SEWER PIPE, SDR-26 (6'-10')	L.F.	1,660
6	STANDARD SANITARY SEWER MANHOLE	EA.	11
7	EXTRA DEPTH MANHOLE	V.F.	24.1
8	VERTICAL STACK	V.F.	8.2
9	6" SANITARY SEWER LATERALS, SDR-26	L.F.	4,868
10	8" SEWER MAIN TELEVISION INSPECTION	L.F.	3,117
11	12" SEWER MAIN TELEVISION INSPECTION	L.F.	1,660

# HIGDON CROSSING, UNIT 3 SANITARY SEWER IMPROVEMENTS

### **SAWS CONSTRUCTION NOTES** COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

- 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
- 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
- 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.

proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. 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
- 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
- 10. The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood 11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be
- 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
- 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.

- 1. 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
- 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. Attempt to eliminate the source of the SSO.
- Contain sewage from the SSO to the extent of preventing a possible contamination of waterways. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of
- contaminated soil/materials. Clean the affected sewer mains and remove any debris.
- 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
- 2. 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". 3. 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.
- 4. 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. 5. 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)

6. 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.

### ADDITIONAL SEWER NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/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

- 1. SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
- 2. PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE FINISHED SUBGRADE ELEVATION. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
- 3. EXTEND ALL SANITARY SEWER LATERALS TO THE PROPERTY LINE OR TO THE EASEMENT LINE AS INDICATED. ALL LATERALS ARE 35' LONG UNLESS OTHERWISE NOTED.
- 4. SANITARY SEWER LINES AND LATERALS WILL BE PVC SDR 26 ASTM D 3034 UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
- 5. SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
- 6. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
- 7. QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.
- 8. ALL MANHOLES TO HAVE WATERTIGHT RING AND COVERS.
- 9. ALL MANHOLES TO BE CONCRETE RING ENCASED.
- 10. MANHOLES TO BE VENTED AS SHOWN ON THE SANITARY SEWER PLANS.
- 11. AN "\*" DENOTES AN EXISTING TEE.
- 12. ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0
- 13. MINIMUM COVER FROM TOP OF SANITARY SEWER LATERALS TO TOP OF
- A. IF LATERALS DO NOT CROSS WATER MAINS, 5' COVER B. IF LATERALS CROSS WATER MAIN,
- WATER MAIN COVER
- 6" 5.5' 5.7' 12" 6.0'
- 14. ALL MANHOLE OPENINGS SHALL BE 30".

### SAN ANTONIO WATER SYSTEM CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS

- I. WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET (9) OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO
- WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION II DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET. THE INITIAL BACKELL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.

WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS

- THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL HAVE A SEGMENT OF SEWER PIPE CENTERED ON THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT. SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR

WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN

CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER

# **VICINITY MAP**

HIGDON RD

### **SUBMITTAL DATE:** February 2023

### **REVISION DATE:**

### **LEGAL DESCRIPTION:**

BEING A 24.943 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 5708, BEING ALL OF A CALLED 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220189805 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

### Sheet List Table

Sheet Number Sheet Title

C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SEWER OVERALL
C2.3	SANITARY SEWER LINE "N" PLAN AND PROFILE
C2.4	SANITARY SEWER LINE "E" PLAN AND PROFILE
C2.5	SANITARY SEWER LINE "D" PLAN AND PROFILE
C2.6	SANITARY SEWER LINE "G" PLAN AND PROFILE
C2.7	SANITARY SEWER LINE "H" PLAN AND PROFILE
C2.8	SANITARY SEWER LINE "J" & LINE "P" PLAN AND PROFI
C2.9	SANITARY SEWER LINE "K" PLAN AND PROFILE
62.40	CANITADY CENTED LINE III II DI ANI AND DOCELE

C2.10 SANITARY SEWER LINE "L" PLAN AND PROFILE C2.11 SANITARY SEWER DETAILS

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON

### 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 Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C.

Developer's Name _	SAN ANTONIO LD, LLC
Developer's Address	4058 NORTH COLLEGE AVE. STE 300, BOX 9
City_FAYETTEVILLE	State _ AR Zip 72703
Phone #(210) 2	31-0703 Fax #
SAWS Block Map # _	196-540 Total EDU's 133 Total Acreage 24.943
Total Linear Footage	of Pipe 3,117 L.F 8" PVC; 1,660 L.F12"PVC Plat No. 22-11800652
Number of Lots	133 SAWS Job No. 23-1535

### NOTE TO CONTRACTOR:

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 CARFELLLY 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.

PAUL LANDA, JR. 100182 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 INDIVIDUAL UTILITY. FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR





12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

BEXAR COUNTY

ONYX

SUBMITTAL SET

PAUL LANDA, JR. 100182

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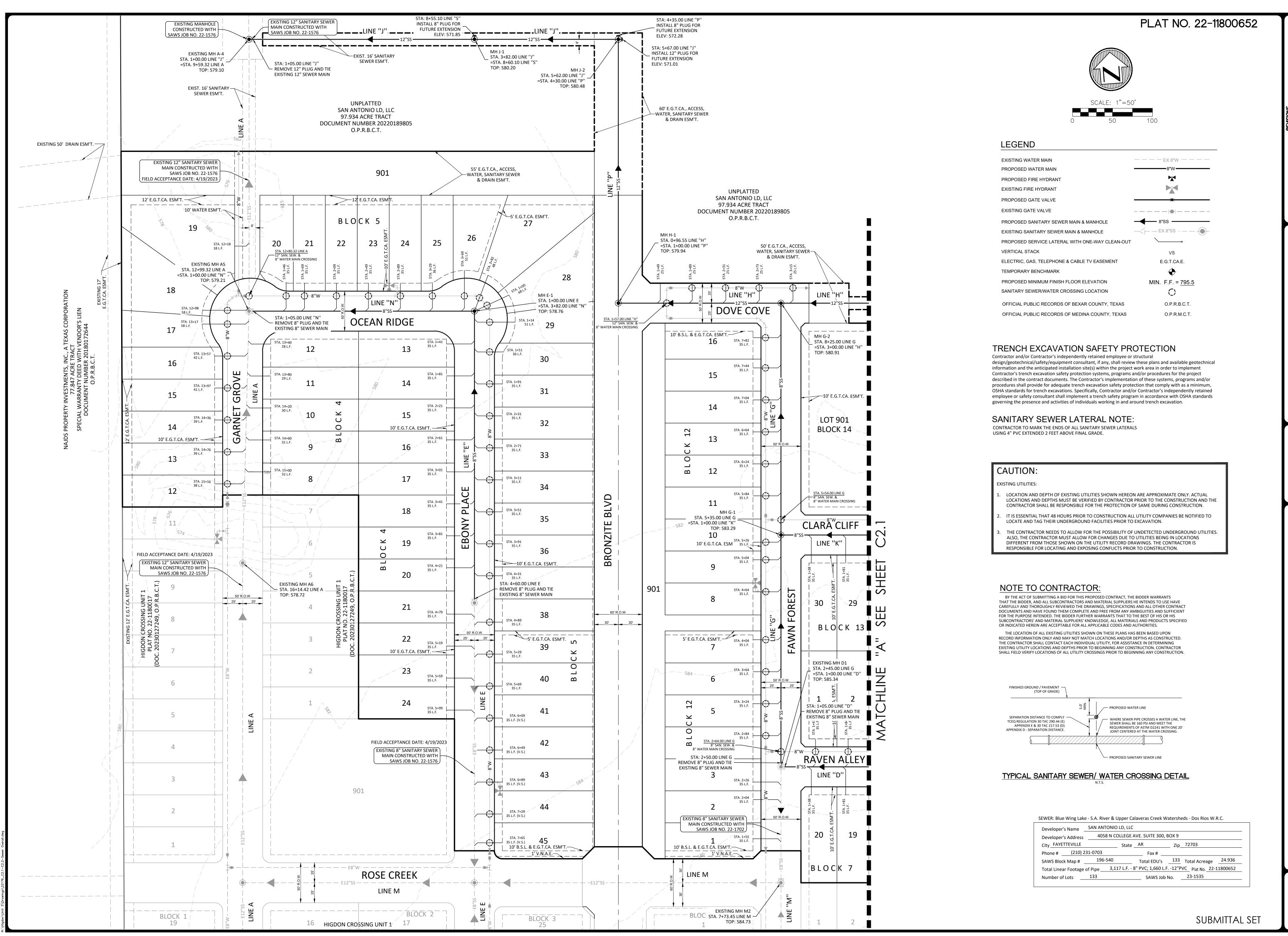
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40. DATE DESCRIPTION

PROJ. # DGN. BY: DWN. BY: CHKD. BY: D.

• Surveyors
• Planners

(amirez Engineers, LLC

IG F-5297/SURVEYING: F-10131500

NTH, SUITE 100 TEL: (210) 698-5051

S 78249 FAX: (210) 698-5085

PAUL LANDA, JR.

100182

CENSE

ARY SEWER OVERALL PLAN

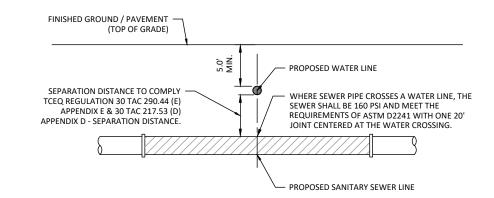
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C2.2

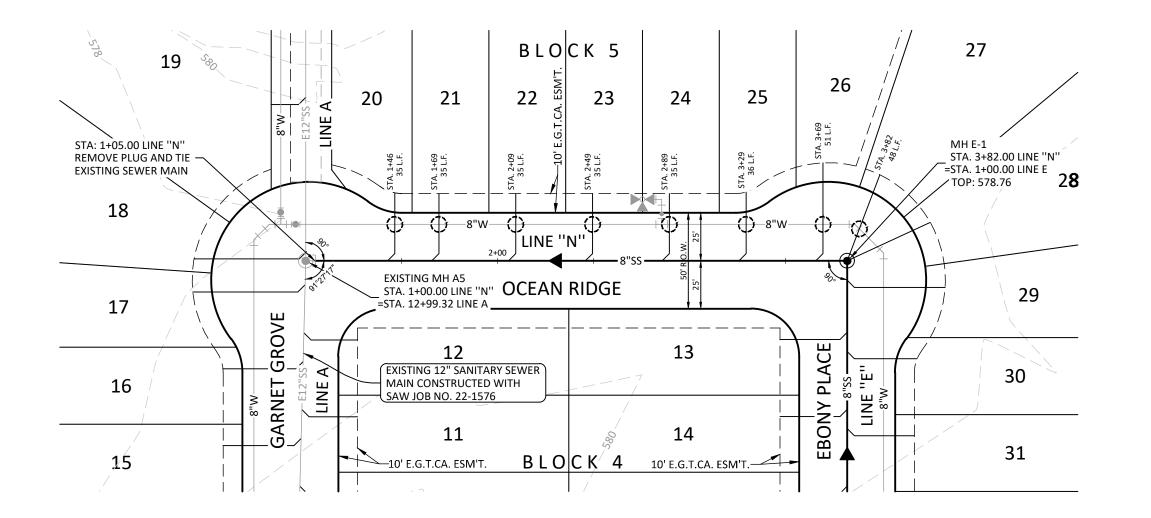
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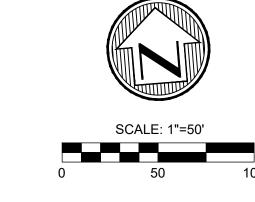
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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL





EXISTING WATER MAIN	————EX 8"W ———
PROPOSED WATER MAIN	<del></del> 8"W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN & MANHOLE	8"SS —
EXISTING SANITARY SEWER MAIN & MANHOLE	——— EX 8"SS - — —
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	Т
VERTICAL STACK	VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.CA.E.
TEMPORARY BENCHMARK	<b>*</b>
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = <u>795.5</u>

O.P.R.B.C.T.

O.P.R.M.C.T.

OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

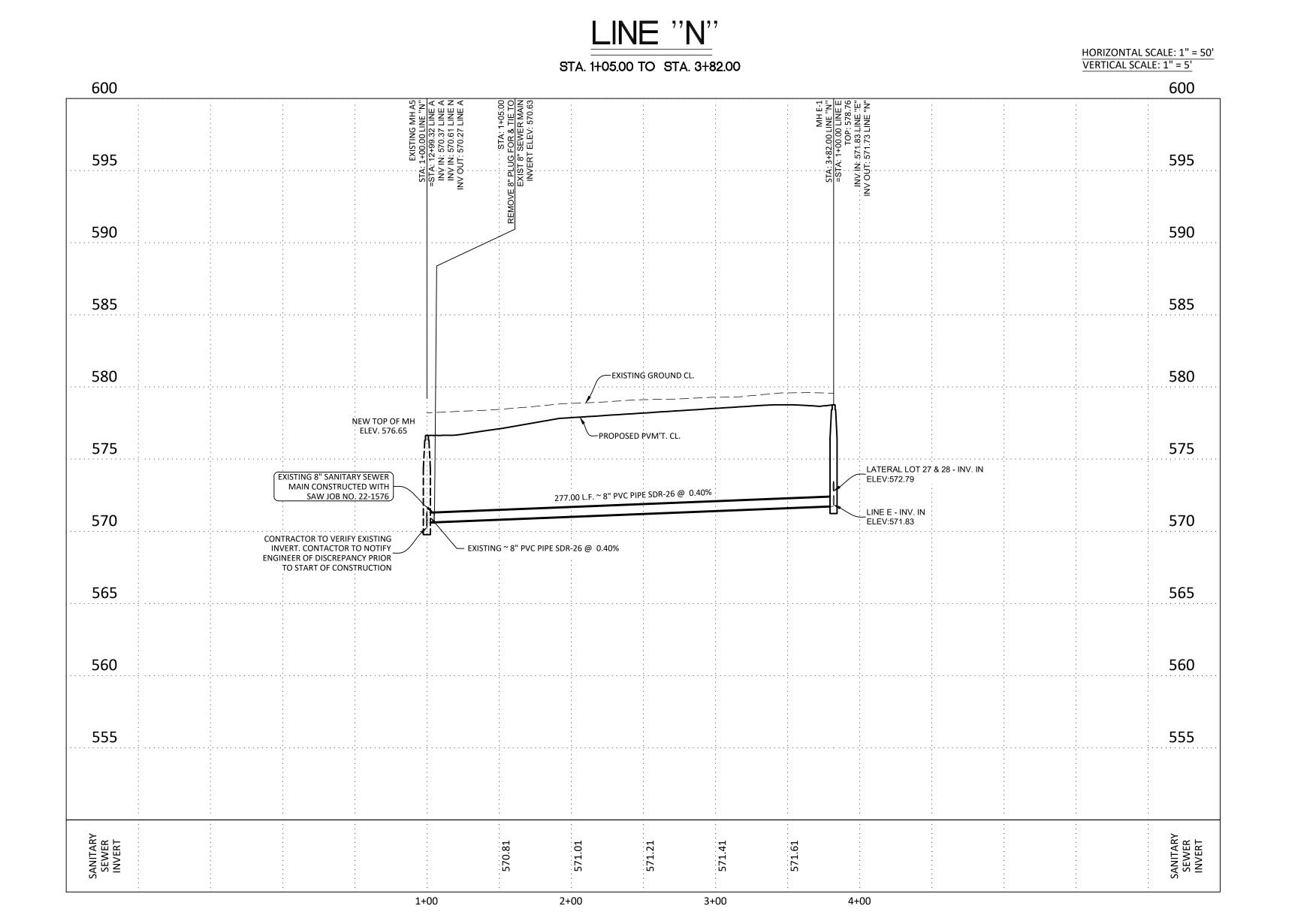
PAUL LANDA, JR. 100182

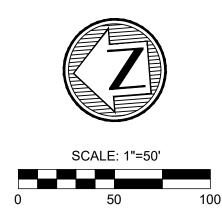
PROFIL ∞ SEWER PLAN & LINE "N" SANITARY

SHEET

SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C.

Developer's Name SAN ANTONIO LD, LLC Developer's Address 4058 N COLLEGE AVE. SUITE 300, BOX 9 City\_FAYETTEVILLE Phone # (210) 231-0703 SAWS Block Map # 196-540 Total EDU's 133 Total Acreage 24.936 Total Linear Footage of Pipe 3,117 L.F. - 8" PVC; 1,660 L.F. -12"PVC Plat No. 22-11800652 SAWS Job No. 23-1535







EXISTING MH M1 STA. 8+15.00 LINE E =STA. 3+90.00 LINE M TOP: 582.37

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

**√** 8"W **√** 1

7+00

8+00

EXISTING 8" SANITARY SEWER MAIN CONSTRUCTED WITH SAWS JOB NO. 22-1576

EXISTING WATER MAIN	————EX 8"W ————
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	×
EXISTING FIRE HYDRANT	
PROPOSED GATE VALVE	<del> • </del>
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN & MANHOLE	8"SS —
EXISTING SANITARY SEWER MAIN & MANHOLE	——————————————————————————————————————
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	<b>\</b>
VERTICAL STACK	VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.CA.E.
TEMPORARY BENCHMARK	•
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = <u>795.5</u>
SANITARY SEWER/WATER CROSSING LOCATION	0
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.

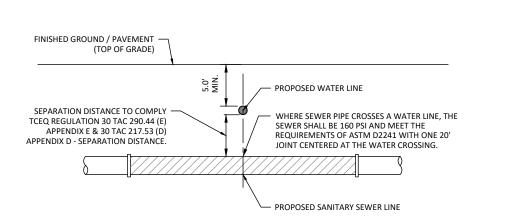
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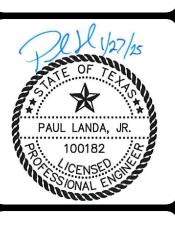


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C.

Developer's Name	SAN ANTONIO	LD, LLC				
Developer's Address	4058 N CC	LLEGE A	VE. SUITE 300,	вох 9		
City_FAYETTEVILLE		State	AR	Zip_	72703	
Phone #(210) 23	31-0703		Fax #			
SAWS Block Map # _	196-540		Total EDU's	_133	Total Acreage	24.936
Total Linear Footage o	of Pipe <u>3,117 L.</u>	F 8" P\	/C; 1,660 L.F1	2"PVC	Plat No22-1	11800652
Number of Lots	133		SAWS Job	No.	23-1535	

SUBMITTAL SET



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610 610 EXISTING MH M1
STA: 8+15.00 LINE E
=STA: 3+90.00 LINE M
TOP: 582.37
INV IN: 573.08 LINE M
INV IN: 573.31 LINE E
INV IN: 573.31 LINE E
NV OUT: 572.98 LINE E STA: 4+60.00
E 8" PLUG FOR & TIE TO
EXIST 8" SEWER MAIN
INVERT ELEV: 574.50 605 600 600 595 595 590 590 585 PROPOSED PVM'T. CL. EXISTING GROUND CL.— 580 580 NEW TOP OF MH ELEV. 581.59 **EXISTING 8" SANITARY SEWER** MAIN CONSTRUCTED WITH SAW JOB NO. 22-1576 575 575 360.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.74% FYISTING ~ O" DIVE DIDE LATERAL LOT 27 & 28 - INV. IN\_ ELEV:572.79 EXISTING ~ 8" PVC PIPE EXISTING ~ 8" PVC PIPE LINE "N" - INV. OUT INVERT. CONTACTOR TO NOTIFY SDR-26 @ 0.40% SDR-26 @ 0.74% -ENGINEER OF DISCREPANCY PRIOR TO START OF CONSTRUCTION 570 570 565 565

STA: 4+60.00 LINE E

**EBONY PLACE** 

15

REMOVE PLUG AND TIE

EXISTING SEWER MAIN

EXISTING MH E3

21

LINE "E"

STA. 1+00.00 TO STA. 4+60.00

STA. 4+65.00 LINE E

LINE E

23

2+00

3+00

4+00

1+00

28

STA. 1+00.00 LINE E =STA. 3+82.00 LINE "N" TOP: 578.76

26

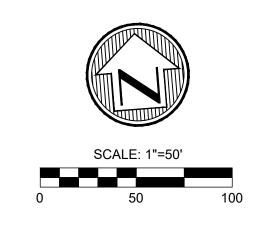
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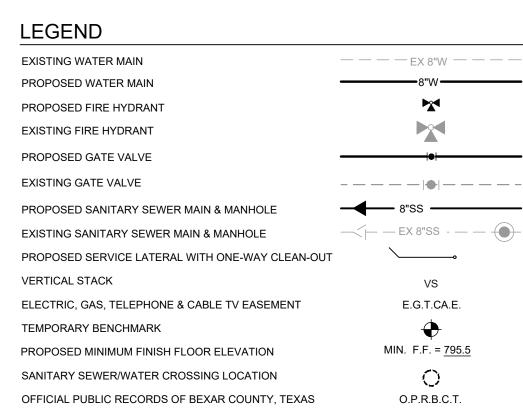
24

27

6+00

5+00





### CAUTION: **EXISTING UTILITIES:**

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

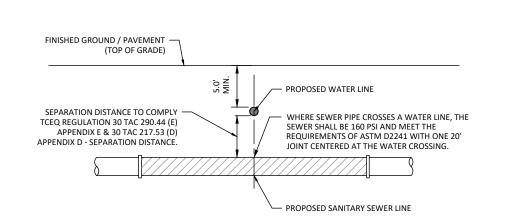
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O.P.R.M.C.T.

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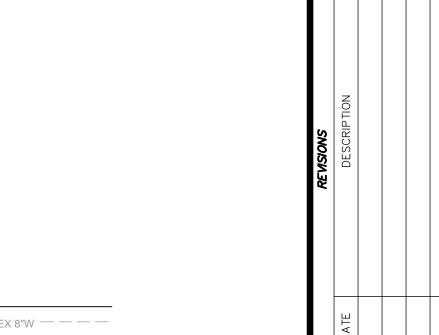


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SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C. Developer's Name SAN ANTONIO LD, LLC

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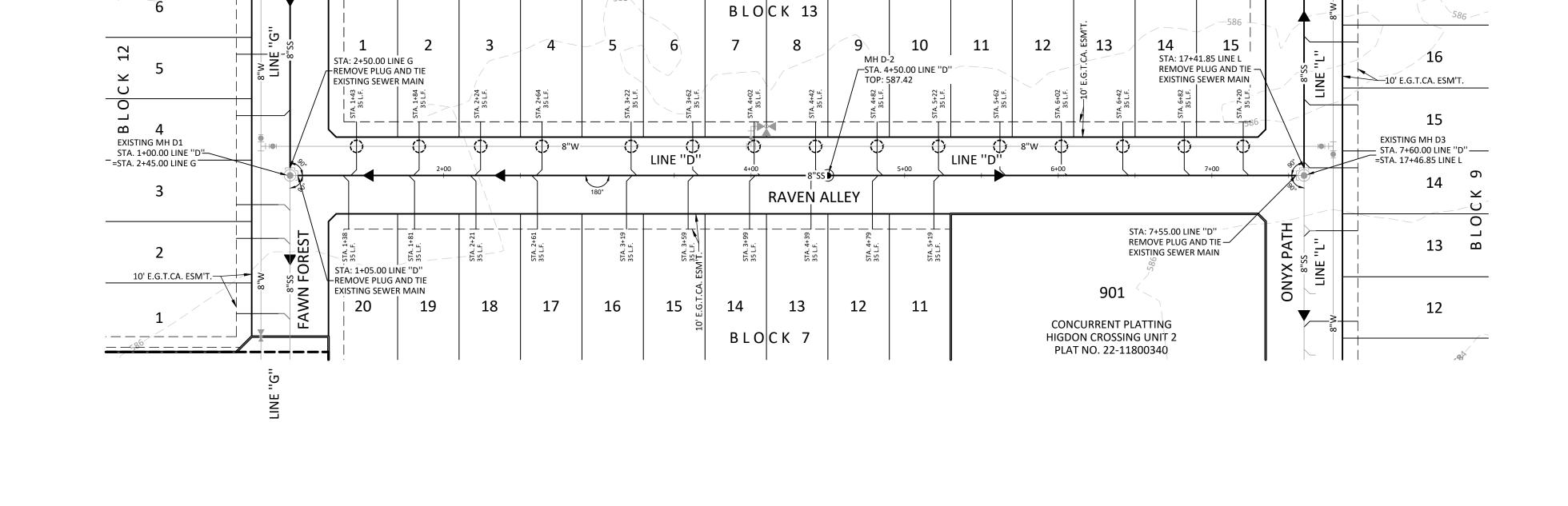
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### LINE "D" HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5' STA. 1+05.00 TO STA. 7+55.00 610 610 EXIST STA: 1+00. =STA: 2+4f INV IN: 577. INV OUT: 577. STA: 7+60. =STA: 7+60. =STA: 17+4 INV OUT: 576. INV OUT: 577. 605 600 600 595 595 590 590 EXISTING GROUND CL. 585 585 NEW TOP OF MH -PROPOSED PVM'T. CL. ELEV. 585.56 NEW TOP OF MH ELEV. 583.87 580 345.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.46% 305.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.40% 575 575 570 570 565

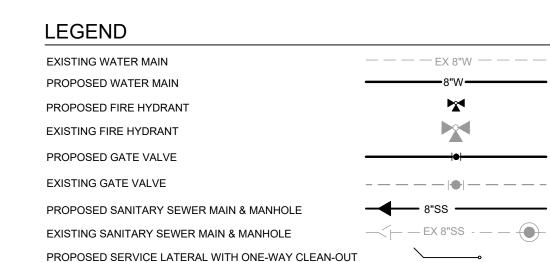
4+00

5+00

7+00

1+00

2+00



VERTICAL STACK VS ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT E.G.T.CA.E. TEMPORARY BENCHMARK

PROPOSED MINIMUM FINISH FLOOR ELEVATION SANITARY SEWER/WATER CROSSING LOCATION OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

MIN. F.F. = <u>795.5</u>  $\bigcirc$ O.P.R.B.C.T. O.P.R.M.C.T.

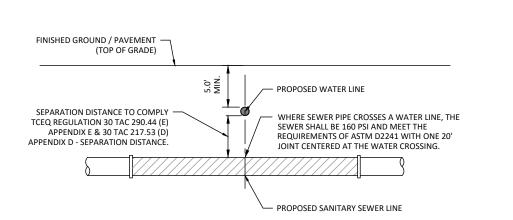
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SAWS Job No. 23-1535

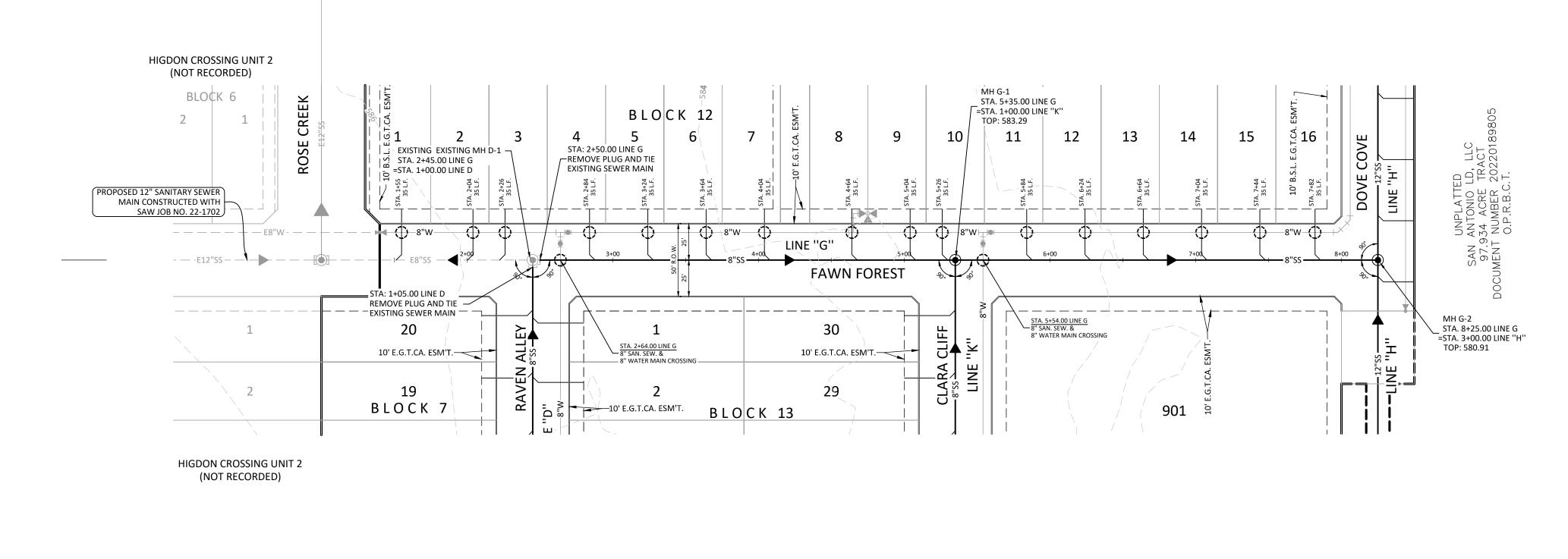
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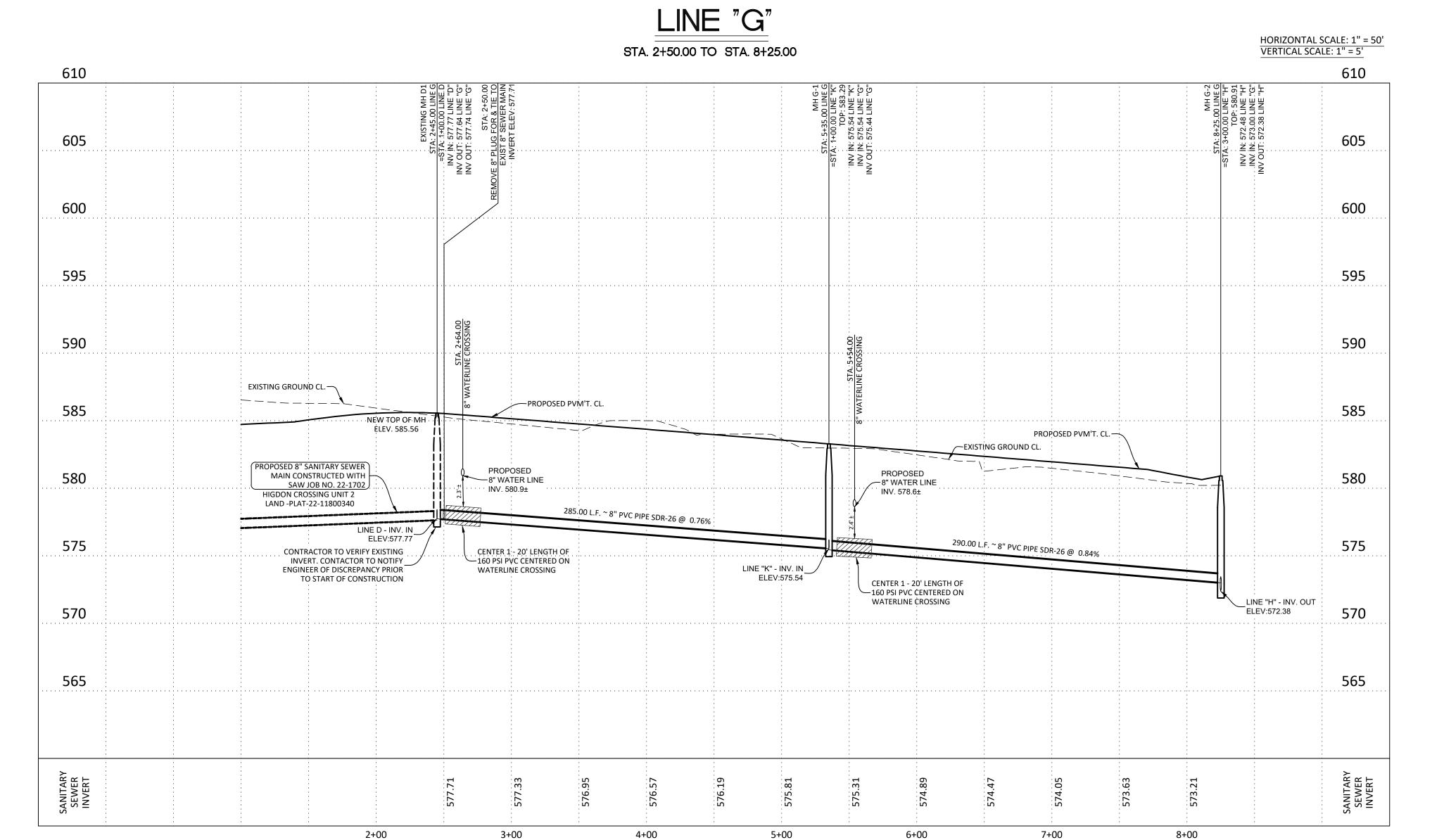


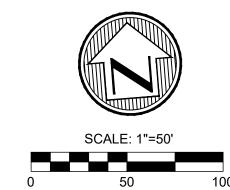
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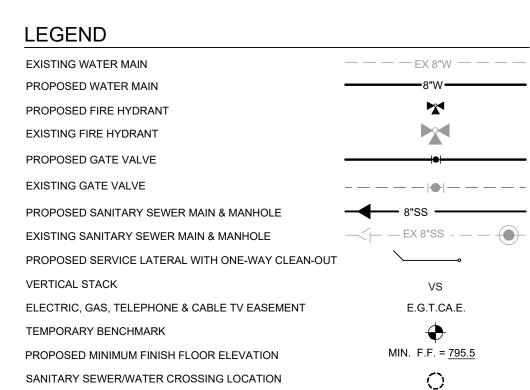
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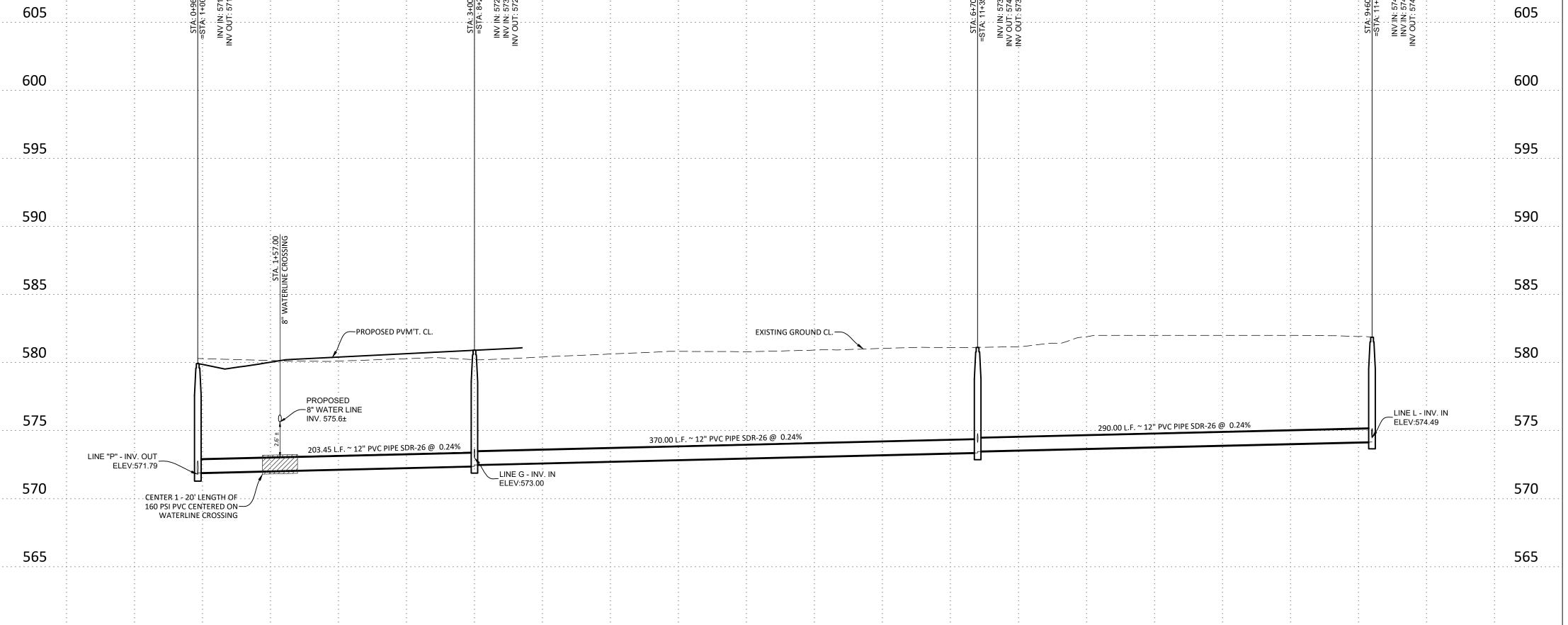






LINE "H"

HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5' STA. 0+96.55 TO STA. 9+60.00 610



5+00

6+00

7+00

8+00

9+00

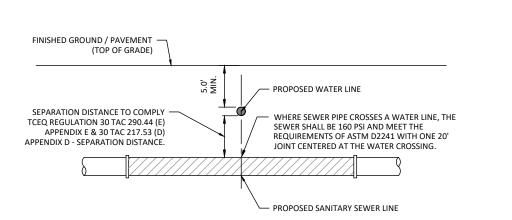
### CAUTION: EXISTING UTILITIES:

SANITARY SEWER INVERT

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PAUL LANDA, JR.

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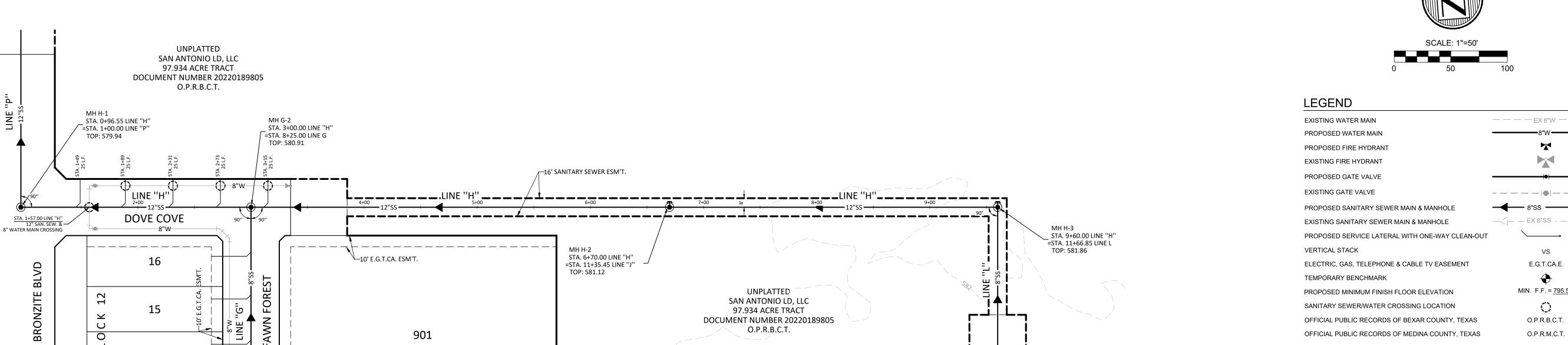
ANITARY

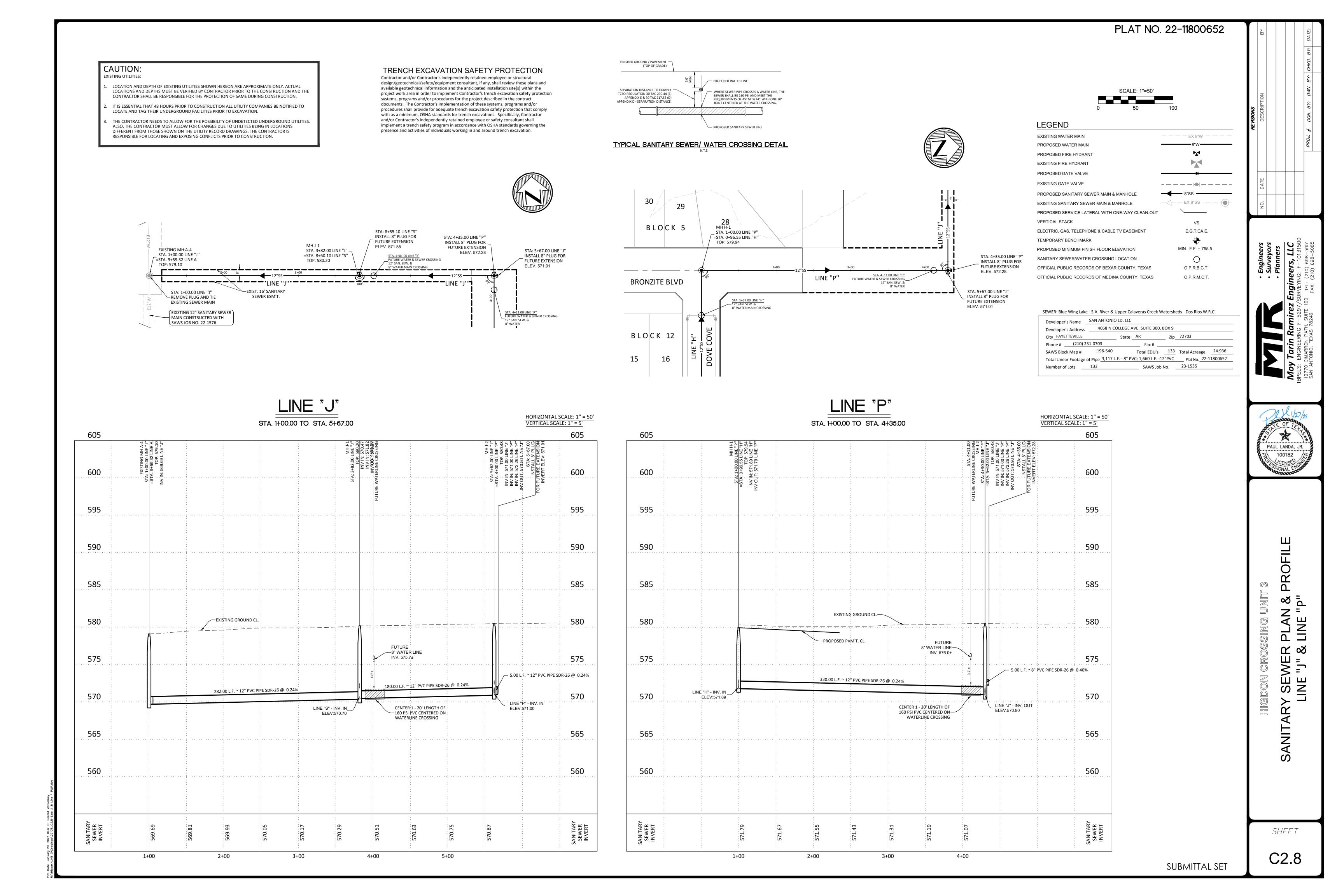
1+00

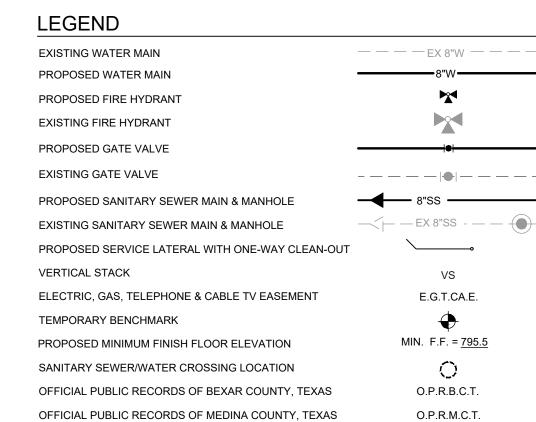
2+00

3+00

610







— — — EX 8"W — — — — ----

### CAUTION: **EXISTING UTILITIES:**

STA. 7+60.00 LINE "K"

=STA. 14+56.85 LINE L TOP: 582.42

20

19

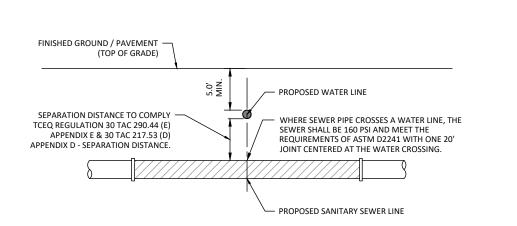
─\_10' E.G.T.CA. ESM'T.

В

- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

### 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 Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C.

Developer's Name	SAN ANTONIO	LD, LLC				
Developer's Addres	4058 N C	OLLEGE A	VE. SUITE 300,	вох 9		
City_FAYETTEVILLE		State _	AR	Zip_	72703	
Phone #(210)	231-0703		Fax #			
SAWS Block Map #	196-540		Total EDU's	_133	Total Acreage	24.936
Total Linear Footag	e of Pipe <u>3,117 L</u>	F 8" P\	/C; 1,660 L.F1	2"PVC	Plat No. 22-1	11800652
Number of Lots _	133		SAWS Job	No.	23-1535	

SUBMITTAL SET



OFIL PR  $\infty$ Z S

ANITARY

SHEET

LINE "K" HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5' STA. 1+00.00 TO STA. 7+60.00 610 610 605 605 600 600 595 595 -PROPOSED PVM'T. CL. 585 585 EXISTING GROUND CL. 580 310.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.54% 350.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.54% LINE L - INV. OUT LINE G - INV. OUT\_ ELEV:575.65 575 575 570 570 565 565

BLOCK 14

LINE "K"

19

17

18

16

7+00

6+00

8+00

20

STA. 4+50.00 LI 🖁 🗒 K'' —

50, **24** 

**√**]}—8"W—<del>(]}</del>

22

BLOCK 13

21

CLARA CLIFF

TOP: 585.12

LINE "K"

26

25

28

**27** 

12

10' E.G.T.CA. ESM'T.

0

В

\_ STA. 1+00.00 LINE "K"

=STA. 5+35.00 LINE G

TOP: 583.29

30

1+00

2+00

3+00

4+00

5+00

— — — EX 8"W — — — —

LEGEND EXISTING WATER MAIN

PROPOSED WATER MAIN

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

----

SANITARY SEWER/WATER CROSSING LOCATION  $\circ$ 

OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS O.P.R.M.C.T.

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 Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

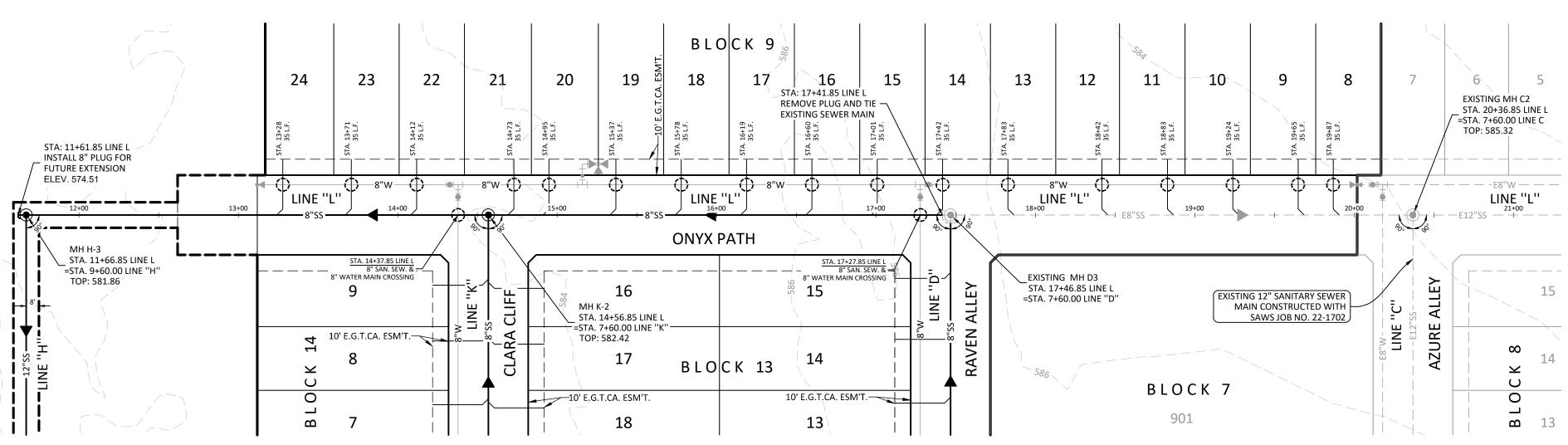
FINISHED GROUND / PAVEMENT — — PROPOSED WATER LINE SEPARATION DISTANCE TO COMPLY - WHERE SEWER PIPE CROSSES A WATER LINE, THE SEWER SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' TCEQ REGULATION 30 TAC 290.44 (E) APPENDIX E & 30 TAC 217.53 (D) JOINT CENTERED AT THE WATER CROSSING. - PROPOSED SANITARY SEWER LINE

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

PAUL LANDA, JR. 100182

Developer's Name	SAN ANTONIO	LD, LLC				
Developer's Address	4058 N CC	DLLEGE AV	E. SUITE 300, E	3OX 9		
City_FAYETTEVILLE		State _	ΑR	Zip_	72703	
Phone #(210) 2	31-0703		Fax #			
SAWS Block Map #	196-540		Total EDU's	133	Total Acreage	24.936
Total Linear Footage of Pipe 3,117 L.F 8" PVC; 1,660 L.F12"PVC Plat No. 22-11800652						
Number of Lots	133		SAWS Job		23-1535	

SUBMITTAL SET



LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.

IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO

THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS

LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.

RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

## LINE "L"

HORIZONTAL SCALE: 1" = 50' STA. 11+61.85 TO STA. 17+41.85 VERTICAL SCALE: 1" = 5' 610 610 605 605 ZZ ZZL N N N N N 600 600 595 595 590 590 EXISTING GROUND CL.— 585 585 PROPOSED PVM'T. CL.— **EXISTING 8" SANITARY SEWER** ----MAIN CONSTRUCTED WITH PROPOSED 580 8" WATER LINE— SAW JOB NO. 22-1702 PROPOSED

CENTER 1 - 20' LENGTH OF 160 PSI PVC CENTERED ON WATERLINE CROSSING

CONTRACTOR TO VERIFY EXISTING INVERT. CONTACTOR TO NOTIFY
ENGINEER OF DISCREPANCY PRIOR

TO START OF CONSTRUCTION

LAISTING & PVC PIPE SDK-26 @ U.40%

20+00

19+00

INV. 579.3± 8" WATER LINE-INV. 577.8± 285.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.40% 290.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.40%

CENTER 1 - 20' LENGTH OF 160 PSI PVC CENTERED ON WATERLINE CROSSING

575

570

565

5.00 L.F. ~ 8" PVC PIPE SDR-26 @ 0.40% —

12+00

13+00

14+00 15+00 16+00 17+00 18+00

CAUTION: **EXISTING UTILITIES:** 

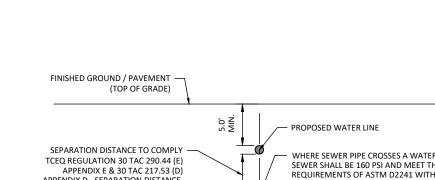
> PROPOSED GATE VALVE EXISTING GATE VALVE PROPOSED SANITARY SEWER MAIN & MANHOLE

8"SS ----\_\_\_\_ EX 8"SS - \_ \_ \_ EXISTING SANITARY SEWER MAIN & MANHOLE PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT VERTICAL STACK VS

ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT E.G.T.CA.E. TEMPORARY BENCHMARK MIN. F.F. = <u>795.5</u> PROPOSED MINIMUM FINISH FLOOR ELEVATION

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

TRENCH EXCAVATION SAFETY PROTECTION Contractor and/or Contractor's independently retained employee or structural



570

565

21+00

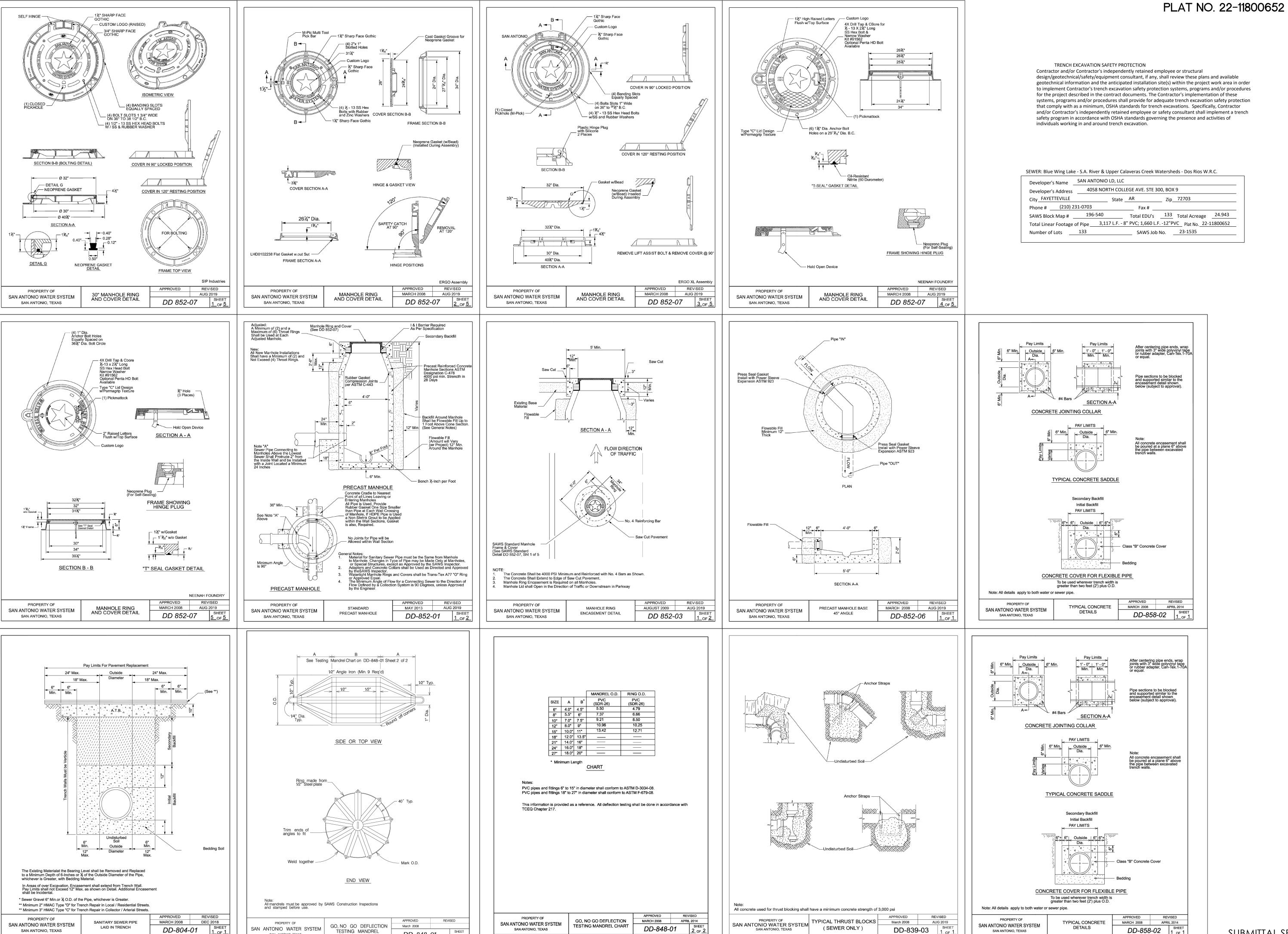
SEWER: Blue Wing Lake - S.A. River & Upper Calaveras Creek Watersheds - Dos Rios W.R.C.

OFILE  $\overline{\Box}$ ∞ర PLAN

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SHEET

C2.10



DD-848-01

SAN ANTONIO, TEXAS



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SHEET

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# HIGDON CROSSING, UNIT 3 WATER IMPROVEMENTS

# HIGDON RD

# **VICINITY MAP**

### **SUBMITTAL DATE:** FEBRUARY 2023

### LEGAL DESCRIPTION:

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

### **Sheet List Table**

Sheet Number	Sheet Title
C3.0	WATER COVER
C3.1	WATER OVERALL
C3.2	WATER OVERALL
C3.3	WATER DETAILS

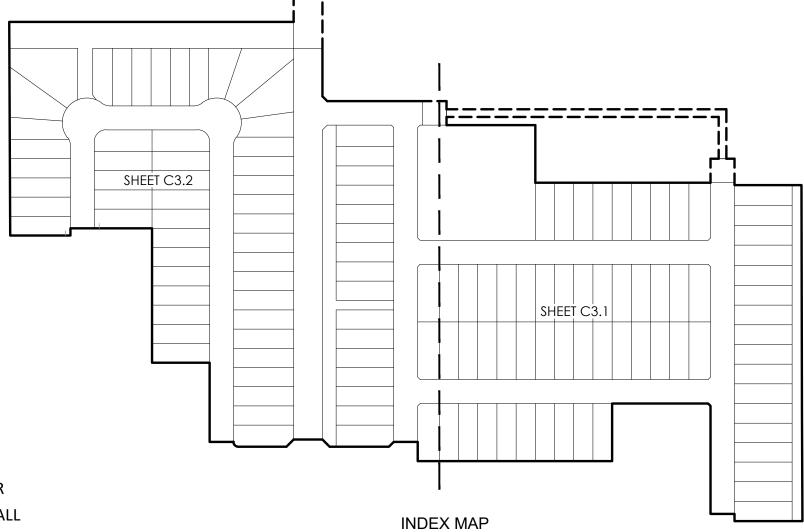
WATER DETAILS

### SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

### OWNER/DEVELOPER

SAN ANTONIO LD, LLC 4058 N COLLEGE AVE. SUITE 300, BOX 9 FAYETTEVILLE, AR 72703 (210) 231-0703



### **ESTIMATED WATER QUANTITIES**

ITEM	DESCRIPTION	UNIT	EST/QTY
1	8" WATER MAIN TIE-IN	L.S.	4
2	TRENCH EXCAVATION PROTECTION	L.F.	4,524
3	8" PIPE, C900 DR 18 PVC CLASS 235 (INCL. RESTRAINTS)	L.F.	4,524
4	8" GATE VALVE, M.J. (COMPLETE)	EA.	12
5	STANDARD FIRE HYDRANT (COMPLETE)	EA.	5
6	2" PERMANENT BLOW-OFF	EA.	3
7	2" TEMPORARY BLOW-OFF	EA.	4
8	3/4" IRRIGATION SERVICE	EA.	1
9	3/4" SINGLE SERVICE: SHORT	EA.	91
10	3/4" SINGLE SERVICE: LONG	EA.	42
11	D.I. FITTINGS (RESTRAINED)	TON	1
12	HYDROSTATIC TESTING	EA.	2
13	METER BOXES	EA.	134

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC. SECONDARY ELECTRIC. PRIMARY ELECTRICAL DUCT BANKS. LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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 Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

### DRESSIDE 70NE 750

Developer's Name	SAN ANTON	IIO LD, LLC				
Developer's Address	4058 N	COLLEGE A	VE. SUITE 300,	BOX 9		
City FAYETTEVILLE		State	AR	Zip_	72703	
Phone #(210) 2	31-0703		Fax #			
SAWS Block Map #	196-540	)	Total EDU's	134	Total Acreage	24.936
Total Linear Footage	of Pipe <u>8"</u>	~ 4,524 L.F.			Plat No. 22-:	11800652
Number of Lots	133		SAWS Job	No.	23-1046	

BEXAR COUNTY

**SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT** 

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

C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".

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

(210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48

Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction

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

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

7. The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and

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

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

11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be

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

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

1. Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection

2. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos- containing material (ACM),

may be located within the project limits. Special waste management procedures and health and safety requirements will be

applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item

3. Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will

plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in

4. Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends,

6. PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of <u>565</u> feet where the static

pressure will normally exceed 80 PSI. At all such locations where the ground level is below 565 feet, the Developer or

7. Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry

10. Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by

SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and

Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the

Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve

will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to

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

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

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

HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800

feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety

Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance

Division at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the

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

Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to

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

structures to its original or better condition if damages are made as a result of the project's construction.

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

D. Current City of San Antonio "Standard Specifications for Public Works Construction".

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

markers on SAWS facilities. The following contact information are supplied for verification purposes:

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

3. The Contractor shall obtain the SAWS Standard Details from the SAWS website,

SAWS Utility Locates: http://www.saws.org/Service/Locates

Texas State Wide One Call Locator 1-800-545-6005 or 811

respective construction specifications and permit requirements.

verified by providing all necessary documented test results.

No. 3000, "Special Specification for Handling Asbestos Cement Pipe".

be removed and replaced with a cap/plug. (NSPI)

the SAWS Standard Specifications for Construction.

5. All valves shall read "open right".

8. Backflow Prevention Devices:

Water Section

request weekend work. Request should be sent to constworkreq@saws.org.

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

For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014

with the Plumbing Code of the City of San Antonio. No dual services allowed for any lot(s) if

• All irrigation services within residential areas are required to have backflow prevention devices.

9. Final connection to the existing water main shall not be made until the water main has been pressure tested,

• All commercial backflow prevention devices must be approved by SAWS prior to installation.

\*PRV is/are required for such lot(s), only single service connections shall be allowed.

\*Note: A pressure regulator is also known as a pressure reducing valve (PRV).

the contractor but will be installed by SAWS Distribution and Collection staff.

measure to protect his personnel during disinfection operations.

chlorinated, and SAWS has released the main for tie-in and use

 COSA Drainage (210) 207-0724 or (210) 207-6026 COSA Traffic Signal Operations (210) 206-8480 COSA Traffic Signal Damages (210) 207-3951

at the expense of the contractors and/or the developer.

NOTE TO CONTRACTOR:

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.

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 INDIVIDUAL UTILITY, 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.

### TRAFFIC CONTROL NOTE:

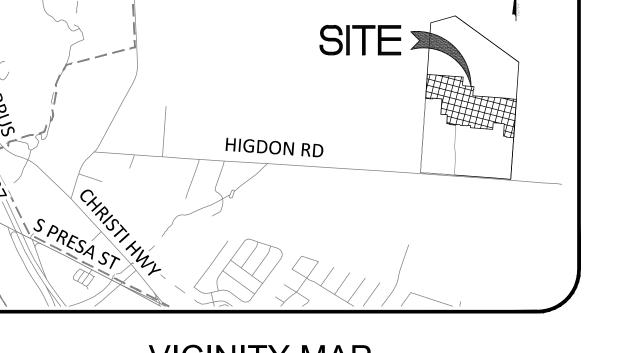
NECESSARY TRAFFIC CONTROL. FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY, UNLESS DIRECTED OTHERWISE BY THE PLANS. IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS, THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS. DURING ALL NON-WORKING HOURS A MINIMUM OF TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC. CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC

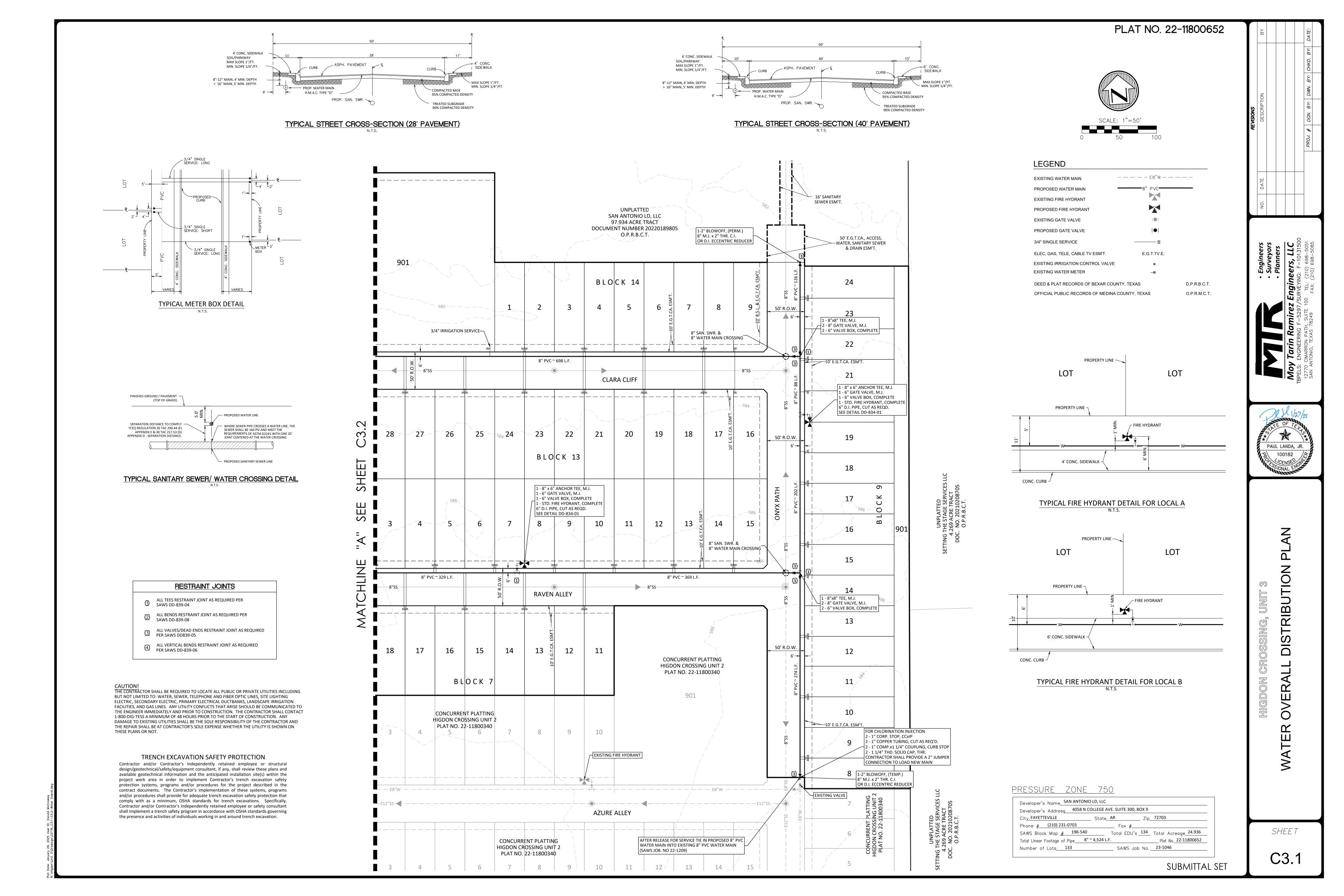
### MISCELLANEOUS GENERAL NOTES

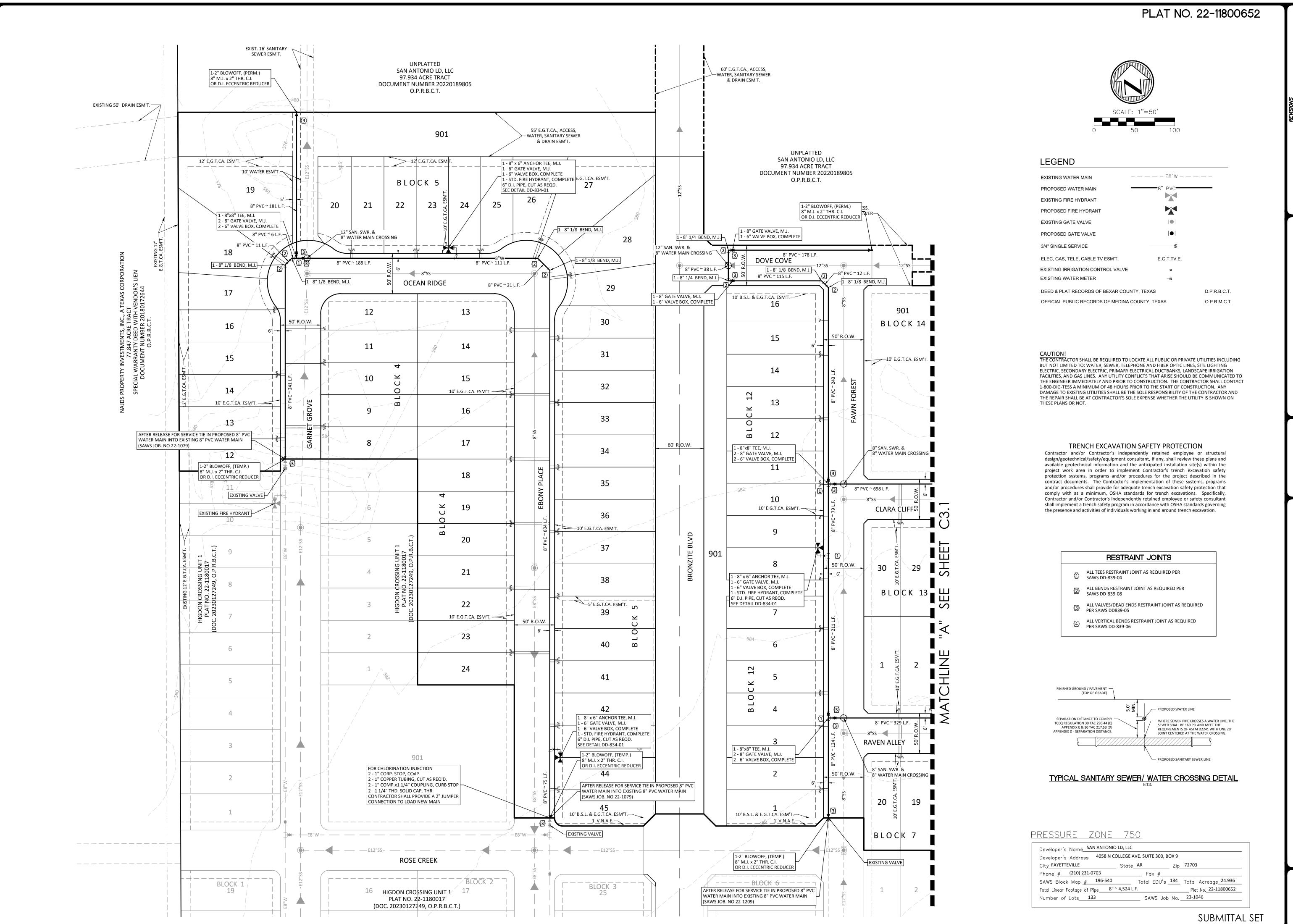
- MACHINE CHLORINATION BY THE SAN ANTONIO WATER SYSTEM FOR NEW WATER MAINS GREATER THAN 800 FEET. CONTRACTOR SHALL CHLORINATE NEW MAINS WITH HTH FOR NEW WATER MAINS 750 FEET AND LESS
- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- 3. ALL MAINS ARE ON-SITE.
- 4. FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
- 5. CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION. REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.
- \*6. MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND. WATER LINE DIA. MIN. DEPTH

# Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



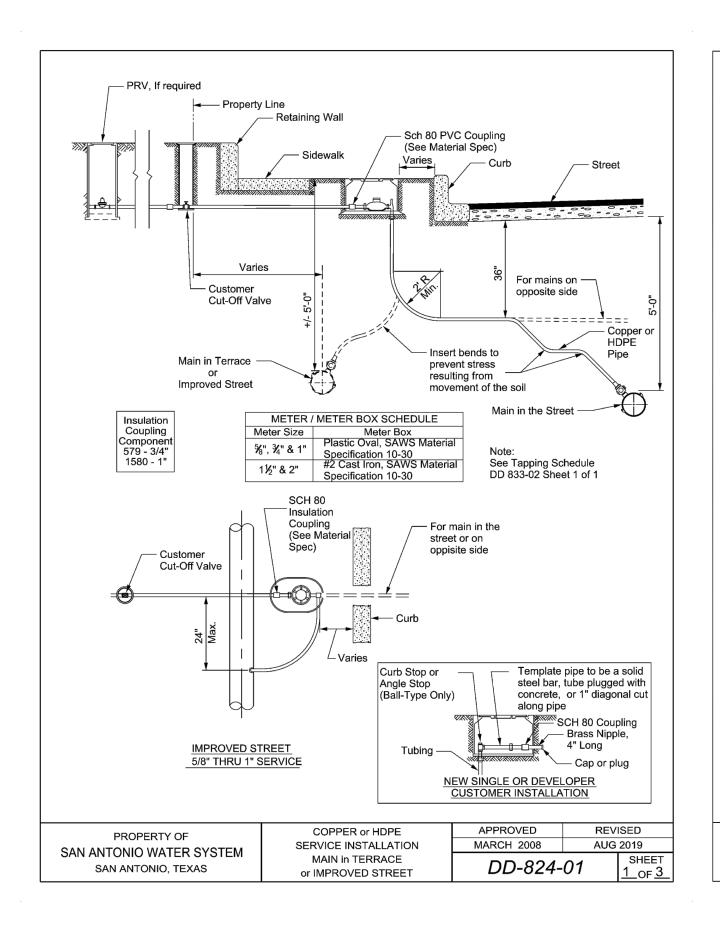


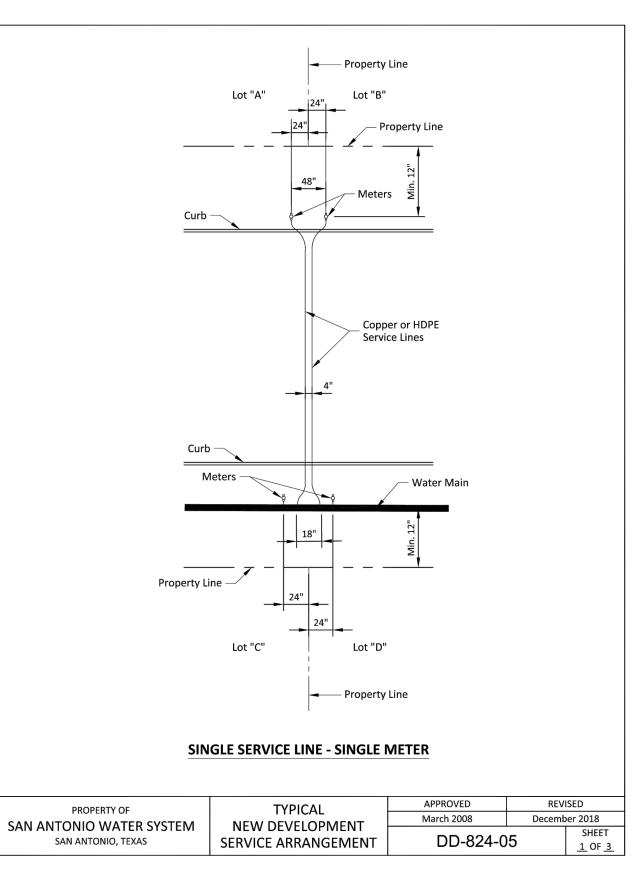


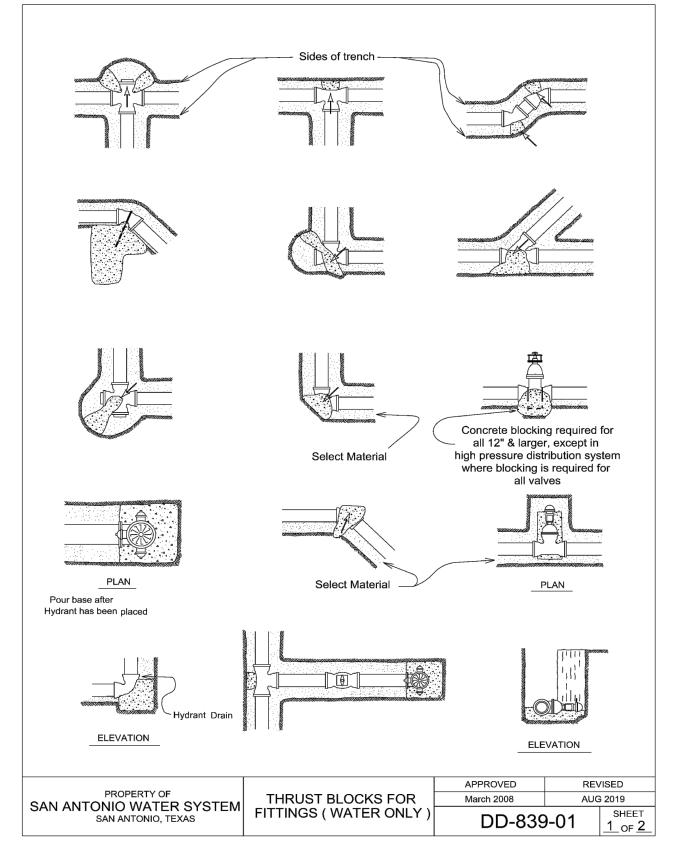


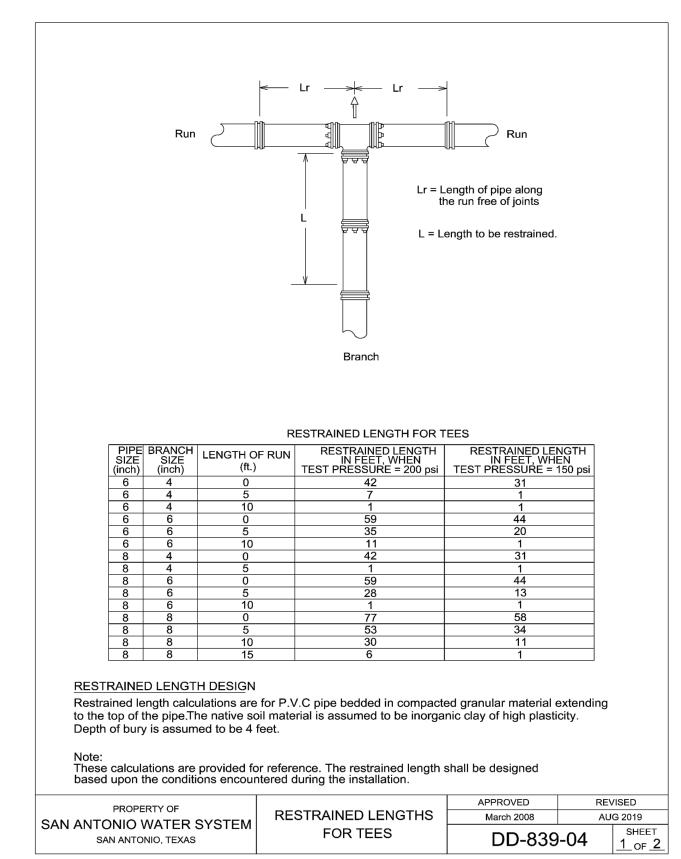
**TRIBUTIO** 0 **WATER** 

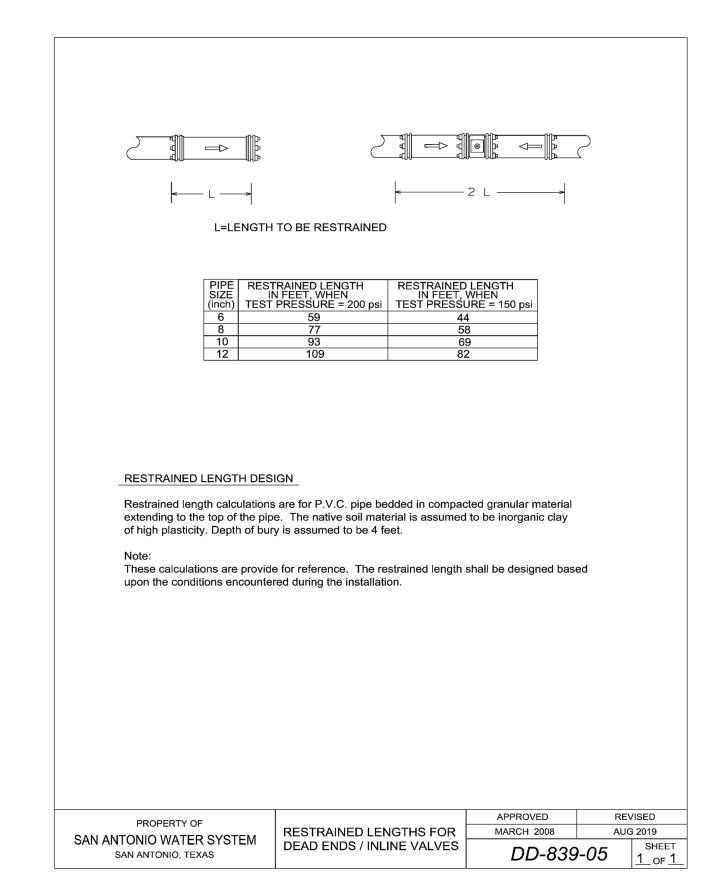
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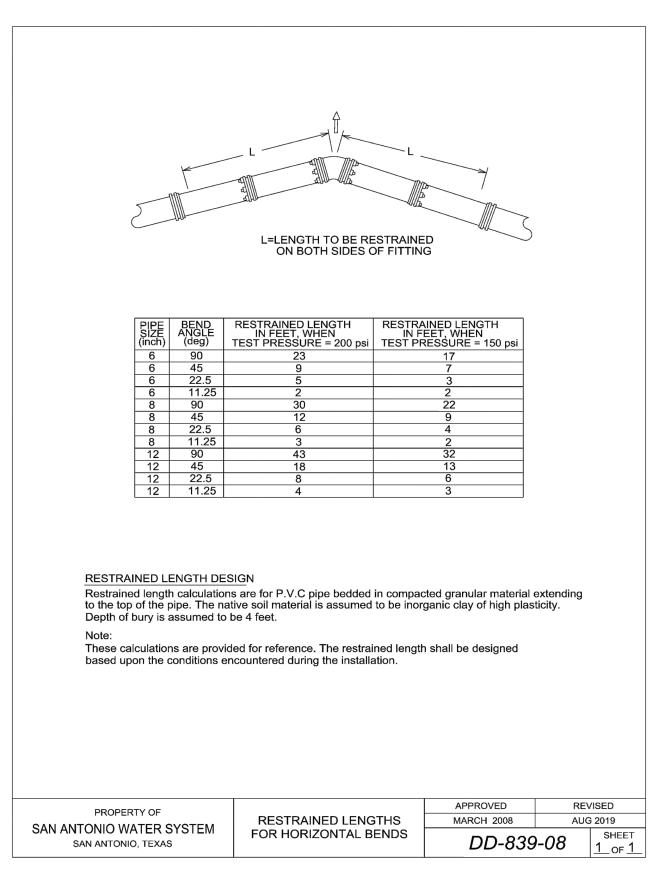


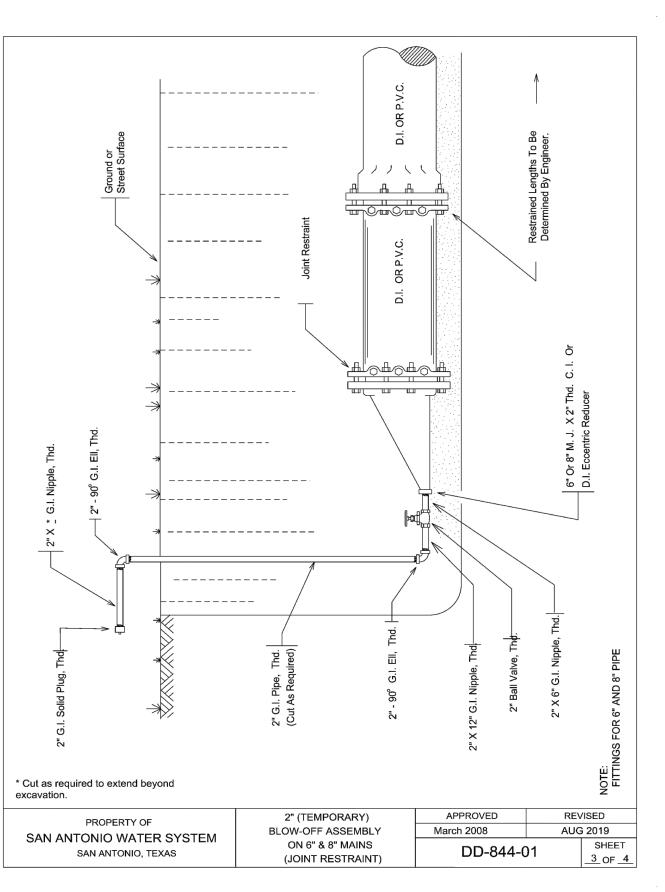


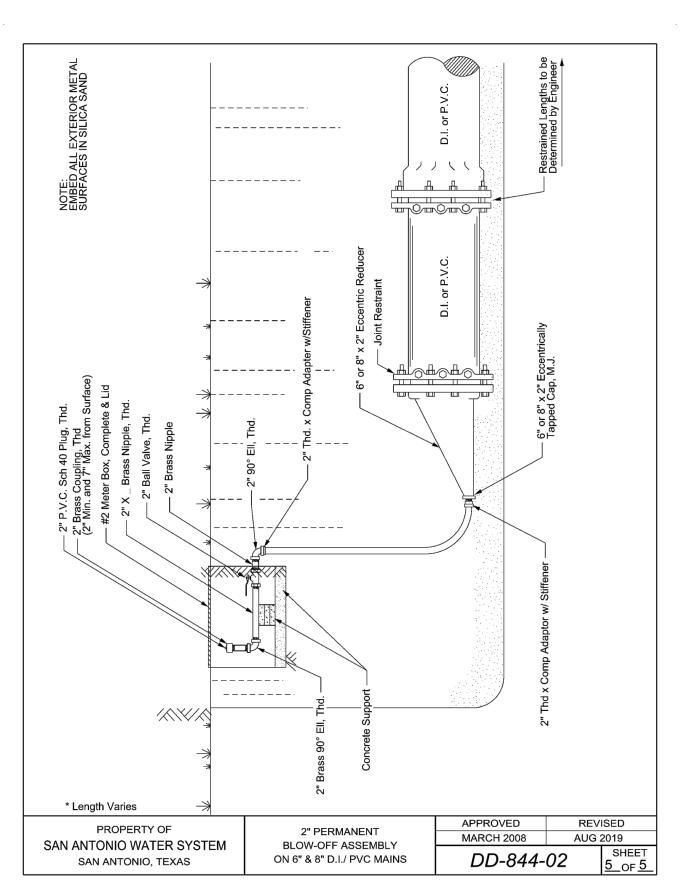












### PRESSURE 70NE 750

NESSURE ZU	INL /JU	<i>,</i> -			
Developer's Name	SAN ANTONIO	O LD, LLC			
Developer's Address	4058 N C	OLLEGE A	VE. SUITE 300,	вох 9	
City_FAYETTEVILLE		_ State _	AR	Zip_	72703
Phone #(210) 2	31-0703		Fax #		
SAWS Block Map # _	196-540		Total EDU's	134	Total Acreage 24.930
Total Linear Footage	of Pipe8"	~ 4,524 L.	F.		Plat No. 22-1180065
Number of Lots	133		SAWS Job	No.	23-1046

NO. DATE
DESCRIPTION
PROJ. # DGN. BY: CHKD. BY:

Survey

Survey

Survey

In Ramirez Engineers, L

MEERING F-5297/SURVEYING: F-1013

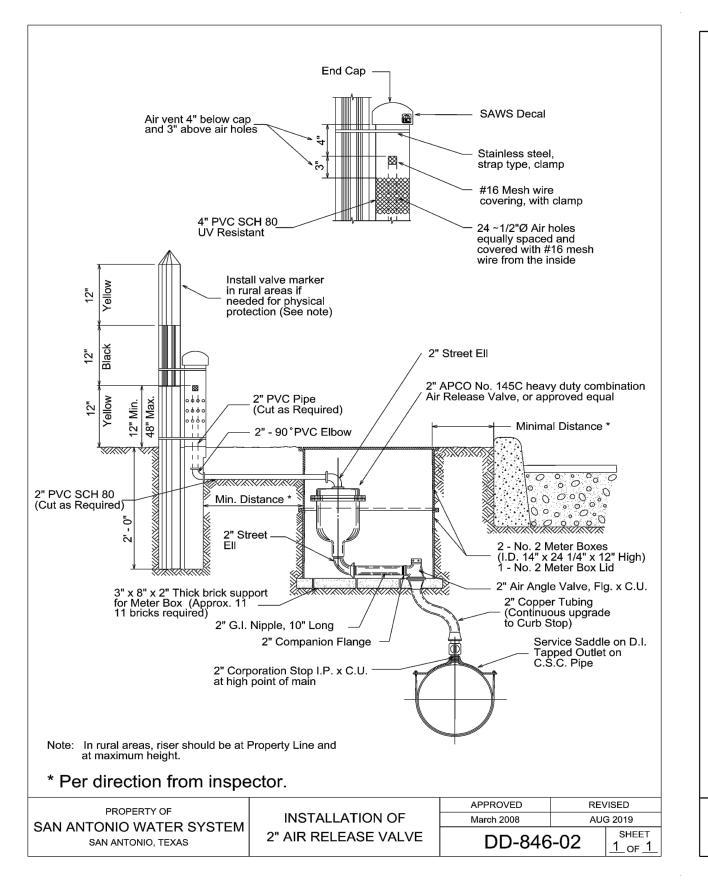
SON PATH, SUITE 100 TEL: (210) 698-

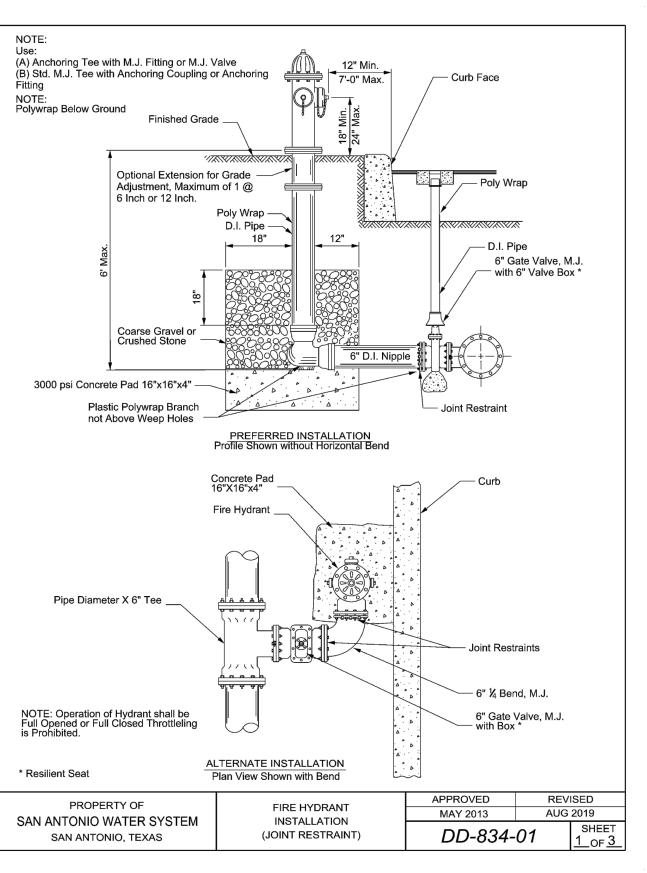


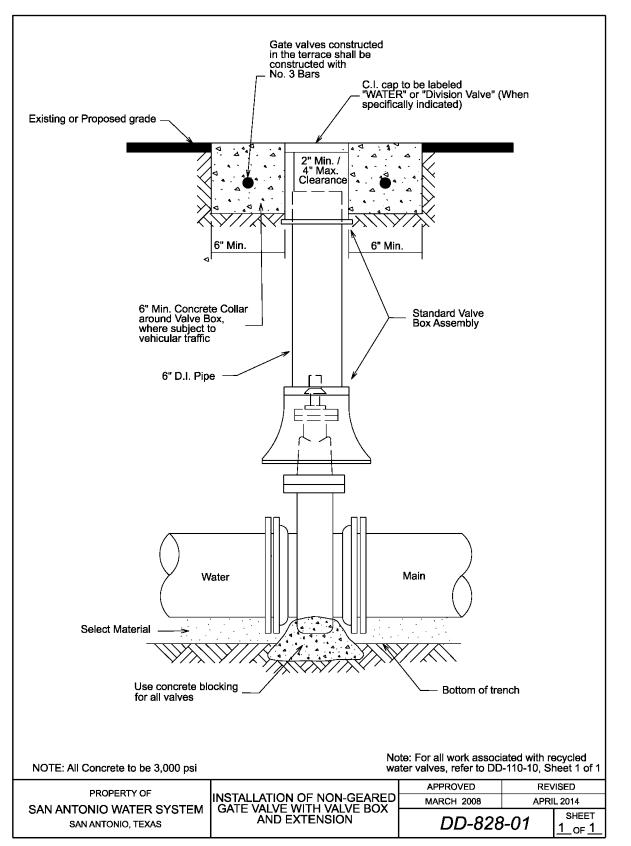
HIGDON CROSSING, UNIT & WATER DETAILS

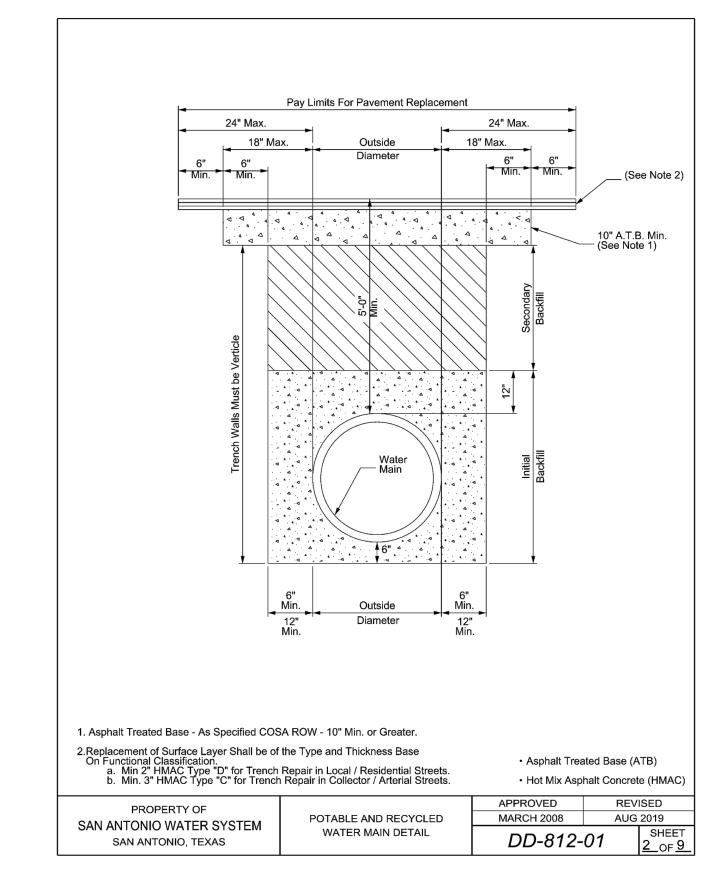
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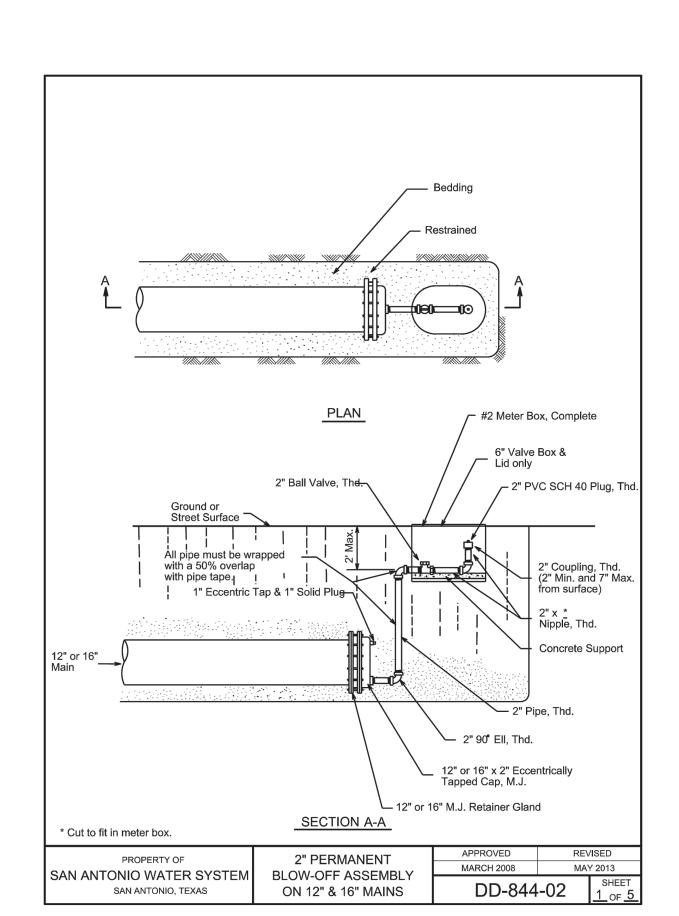
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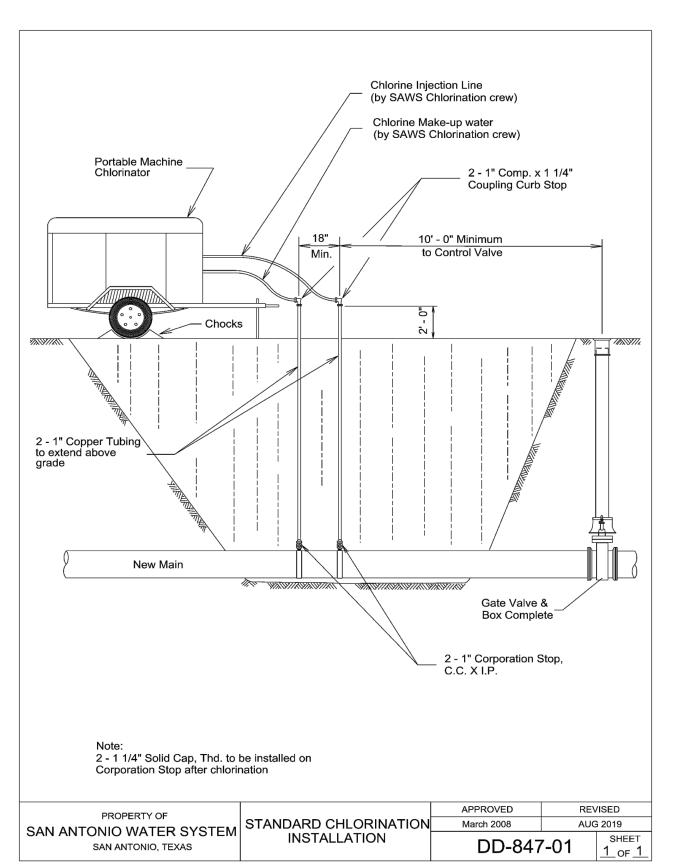












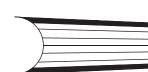
PRESSURE ZONE 750

Developer's Name _	SAN ANTO	ONIO LD, LLC				
Developer's Address	4058	N COLLEGE A	VE. SUITE 300,	BOX 9		
City_FAYETTEVILLE		State _	AR	Zip_	72703	
Phone #(210) 2	31-0703		Fax #			
SAWS Block Map # _	196-5	540	Total EDU's	134	Total Acreage	24.93
Total Linear Footage	of Pipe	8" ~ 4,524 L	F.		Plat No. 22-:	1180065
Number of Lots	133		SAWS Job	No.	23-1046	



C3.4

# CONSTRUCTION PLANS FOR



11/04/24 ADDED DRAIN C & DRAINAGE DETAILS

11/20/24 ADDED DRAINAGE DETAILS

### 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

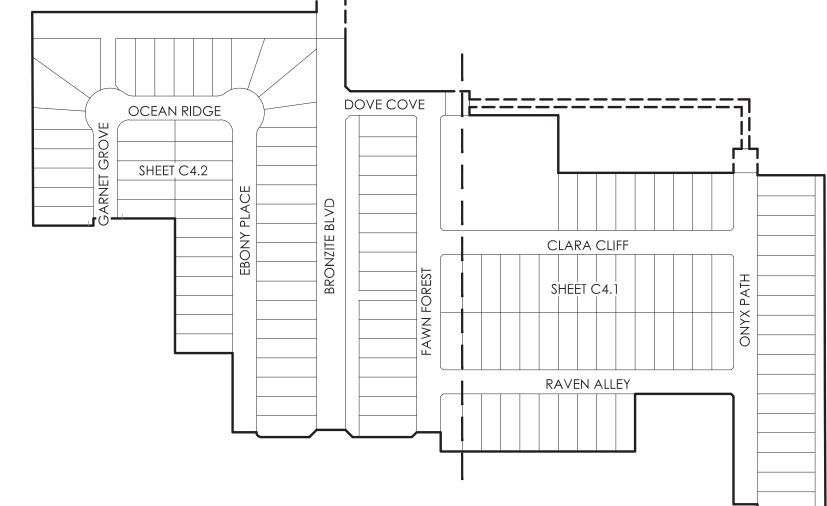
MOY TARIN RAMIREZ ENGINEERS, LLC.

SUBMITTED BY:

PLAT NO. 22-11800652

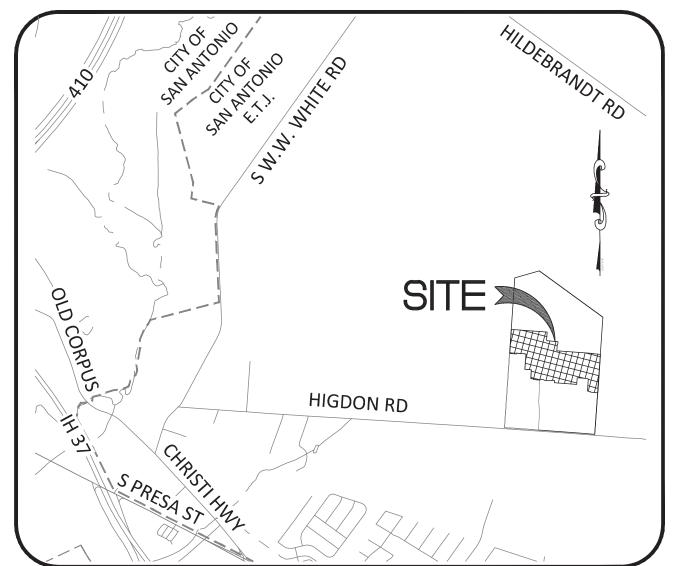
### OWNER/DEVELOPER

SAN ANTONIO LD, LLC 4058 NORTH COLLEGE AVE. STE 300, BOX 9 FAYETTEVILLE, AR 72703



# (210) 231-0703

# HIGDON CROSSING, UNIT 3 STREET AND DRAINAGE IMPROVEMENTS



# **VICINITY MAP**

MONTES SURVEY NUMBER 6, ABSTRACT NUMBER 11, COUNTY BLOCK 5708, BEING A PORTION OF THE REMAINING 97.934 ACRE TRACT, DESIGNATED AS TRACT I, AS CONVEYED TO SAN ANTONIO LD, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20220189805, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,

### **SUBMITTAL DATE: MARCH 2023**

### LEGAL DESCRIPTION:

BEING A 24.936 ACRE TRACT OF LAND SITUATED IN THE JUAN

### **Sheet List Table**

	Sheet Number	Sheet Title
	C4.0	STREET COVER
	C4.2	TRAFFIC PLAN
	C4.1	TRAFFIC PLAN
	C4.3	TRAFFIC DETAILS
	C4.4	TRAFFIC DETAILS
	C4.4A	TRAFFIC DETAILS
	C4.5	ONYX PATH PLAN AND PROFILE
	C4.6	RAVEN ALLEY PLAN AND PROFILE
	C4.7	CLARA CLIFF PLAN AND PROFILE
	C4.8	FAWN FOREST PLAN AND PROFILE
	C4.9	BRONZITE BLVD PLAN AND PROFILE
	C4.10	EBONY PLACE PLAN AND PROFILE
	C4.11	OCEAN RIDGE PLAN AND PROFILE
	C4.12	GARNET GROVE & DOVE GROVE PLAN AND PROFIL
	C4.13	STANDARD DETAILS
	C4.14	STANDARD DETAILS
	C4.15	STREET SECTION
	C4.16	DRAIN "A" PLAN AND PROFILE
_	C4.17	DRAIN "B" PLAN AND PROFILE
	C4.17A	DRAIN "C" PLAN & PROFILE
	C4.17B	DRAINAGE DETAILS
{	C4.17C	DRAINAGE DETAILS
$\sqrt{2}$		





FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

REVISED 8:26 am, Dec 18, 2024

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

2. ALL CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY

UTILITIES PRIOR TO BEGINNING CONSTRUCTION:

TEXAS STATE WIDE ONE CALL LOCATOR

CITY PUBLIC SERVICE TIME WARNER CABLE

SAN ANTONIO WATER SYSTEM

3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES

DURING CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES

TELE. NO.: 210-704-7109

TELE. NO.: 800-545-6005

(2" COVER UNLESS OTHERWISE NOTED ON PLANS)

805.81TC

805.81

SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING

4. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

5. THE CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT

6. THE CONTRACTOR HAS THE RESPONSIBILITY OF RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGE DONE TO THE EXISTING PAVEMENT,

CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS

REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60

PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501

10. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED

VEGETATION BEFORE THE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO

STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36

8. CONTRACTOR TO COORDINATE CONCRETE CURB DEPRESSIONS WITH THE

9. TRANSITION TO/FROM WASHOUT CROWNS IN TWENTY-FIVE FEET (25').

35-504 OF THE CITY OF SAN ANTONIO UDC. NO EXTRA PAY ITEM.

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK.

PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY

SIDEWALK WHEELCHAIR RAMP - TYPE 10

SIDEWALK WHEELCHAIR RAMP - TYPE 10

SIDEWALK WHEELCHAIR RAMP - TYPE II

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED 4' SIDEWALK

DEVELOPER INSTALLED 4' SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

EXISTING SIDEWALK

WASH-OUT CROWN

PROPERTY LINE

FLOW ARROW

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

FILL @ 95% COMPACTION

POSSIBLE DRIVEWAY LOCATION

**DIRECTIONAL RAMPS (SINGLE)** 

DIRECTIONAL RAMPS (DUAL)

THE TELEPHONE COMPANY DURING CONSTRUCTION.

STRUCTURES OR FENCES (NO SEPARATE PAY ITEM).

DEVELOPER (NO SEPARATE PAY ITEM).

7. MATERIAL SPECIFICATIONS:

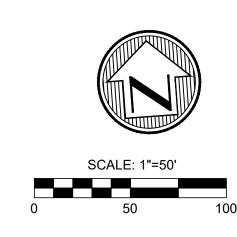
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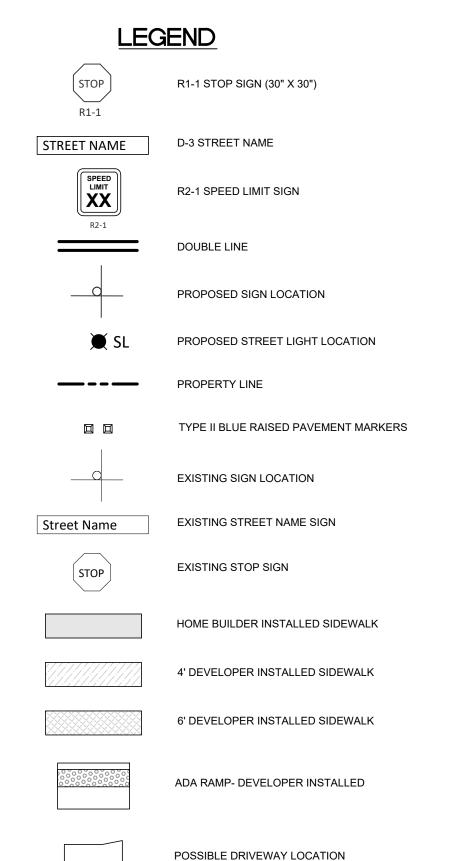
THE CITY OF SAN ANTONIO.

PLAT NO. 22-11800652

### BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.





### NOTE:

ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

### **GENERAL NOTES:**

- 1. ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
- 2. INSTALL SIGNS SUCH THAT THEIR VIEW IS NOT BLOCKED BY LOW HANGING VEGETATION, UTILITY POLES, OTHER TRAFFIC SIGNS, ETC... REFER TO CITY OF SAN ANTONIO TRAFFIC
- 3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 4. "DEAD END" WITH ARROW AND "NO OUTLET" WITH ARROW SHALL BE ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
- 5. FINAL SIGN INSTALLATION LOCATIONS TO BE DETERMINED BY CITY OF SAN ANTONIO (INSIDE CITY LIMITS) AND/OR BEXAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.





Д **TRAFFIC** OVERAL

SHEET

PLAT NO. 22-11800652

SHEET

C4.2

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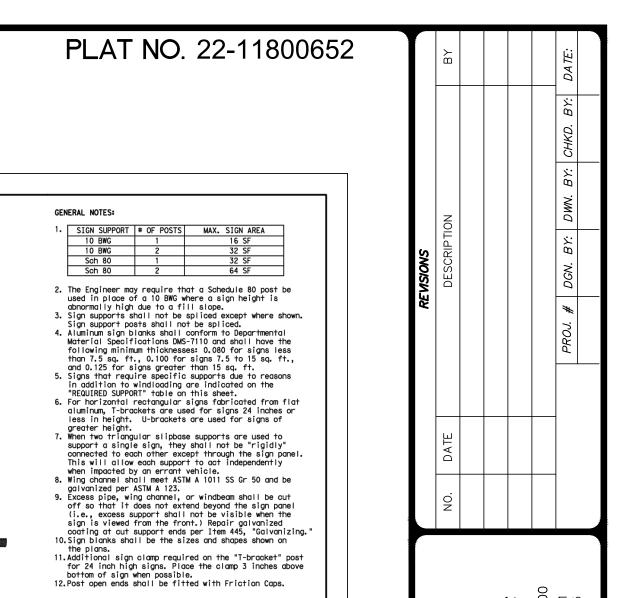
PAUL LANDA, JR

100182

FIC

TRAF

OVERAL



REQUIRED SUPPOR

10BWG(1)XX(P-BM) Y 10BWG(1)XX(T)

10BWG (1) XX (P-BM)

TY 10BWG(1)XX(T)

TY S80(1)XX(T)

Y 10BWG(1)XX(T)

TY S80(1)XX(T)

Y 10BWG(1)XX(T)

Y 10BWG(1)XX(T)

Y 10BWG(1)XX(T)

Texas Department of Transportation

SIGN MOUNTING DETAILS

SMALL ROADSIDE SIGNS

RIANGULAR SLIPBASE SYSTEM

SMD(SLIP-3)-08

Traffic Operations Division

SIGN DESCRIPTION

48-inch STOP sign (R1-1)

60-inch YIELD sign (R1-2)

48x60-inch signs

48x60-inch signs

48x16-inch ONE-WAY sign (R6-1)

36x48, 48x36, and 48x48-inch signs

48x48-inch signs (diamond or square)

48-inch School X-ing sign (S2-1)

Large Arrow sign (W1-6 & W1-7)

48-inch Advance School X-ing sign (S1-1)

• Engineers
• Surveyors
• Planners **Z Engineers**, LLC
/SURVEYING: F-10131500

Moy Tarin Ramirez Eng
TBPELS: ENGINEERING F-5297/SURVE
12770 CIMARRON PATH, SUITE 100 TE
SAN ANTONIO, TEXAS 78249 FAX





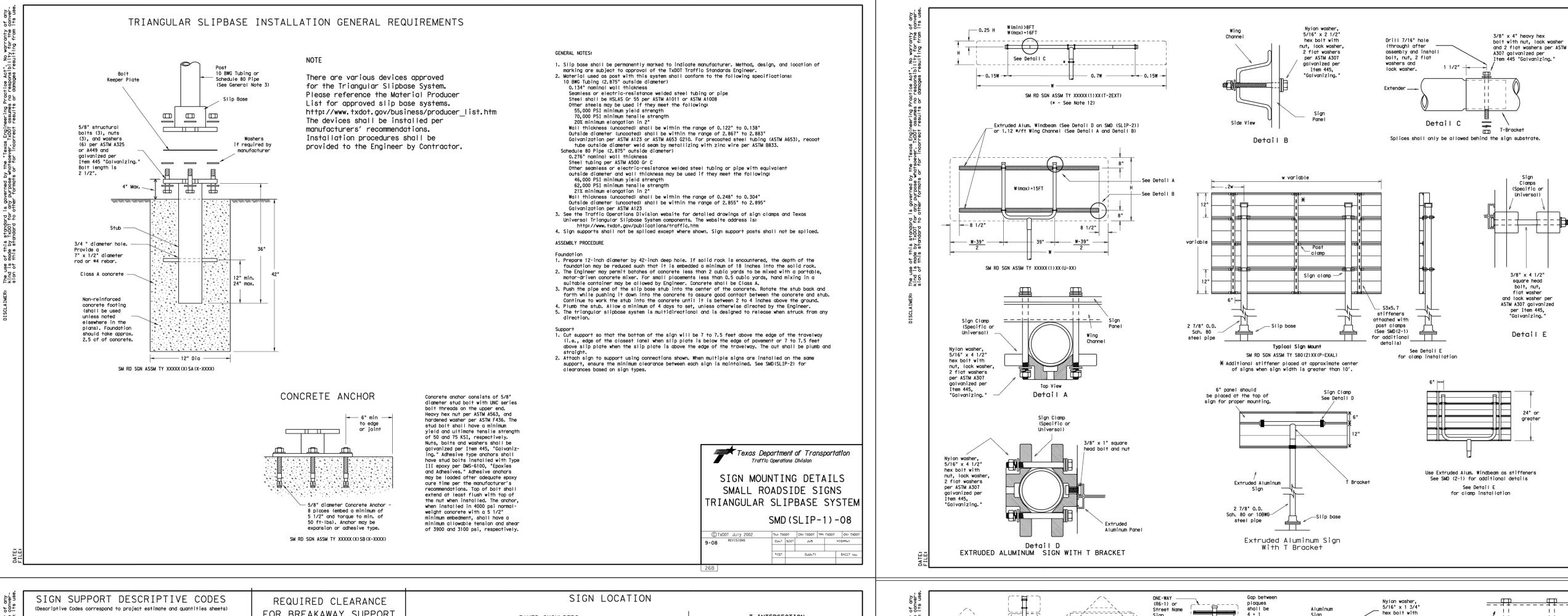
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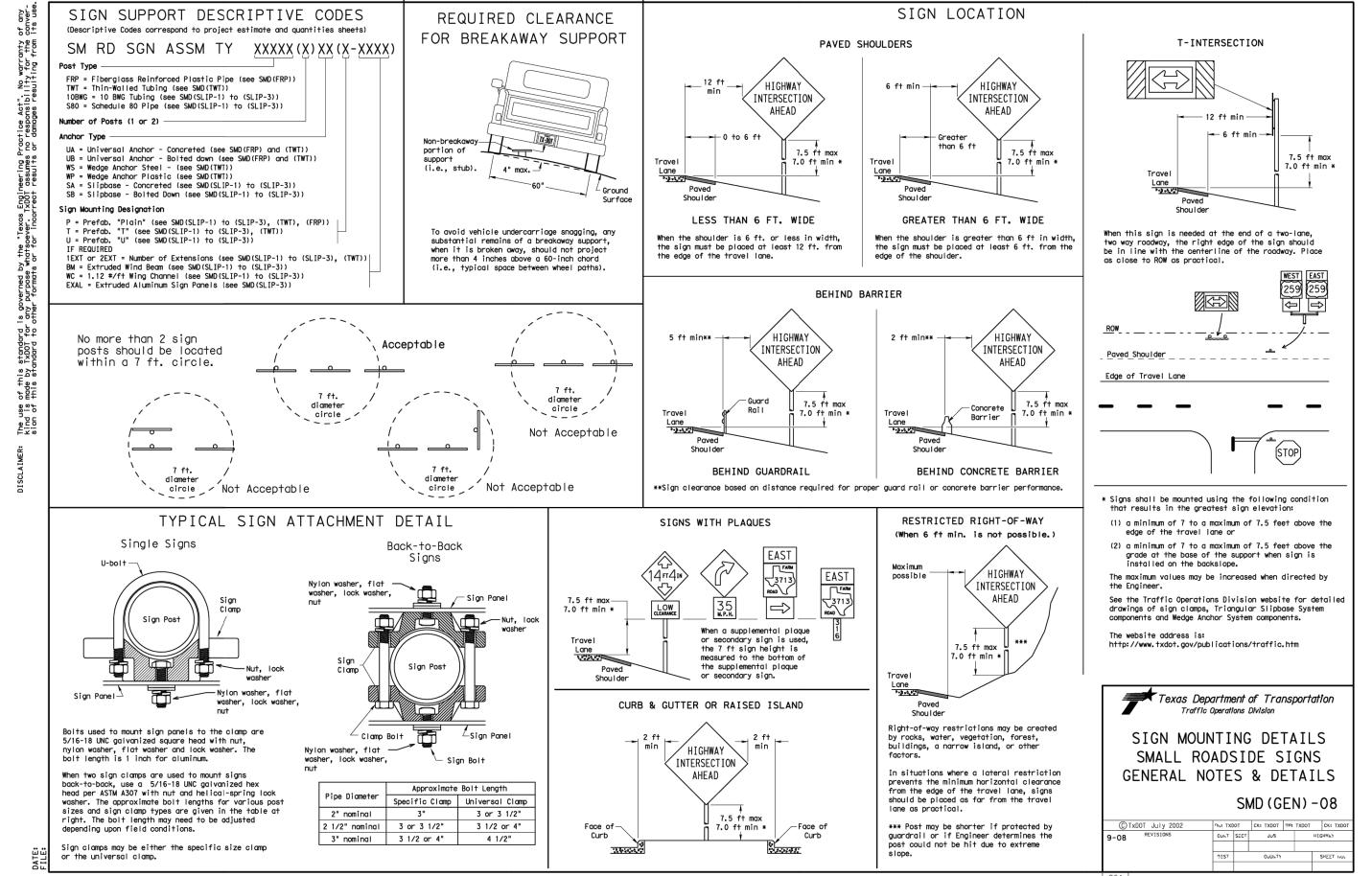
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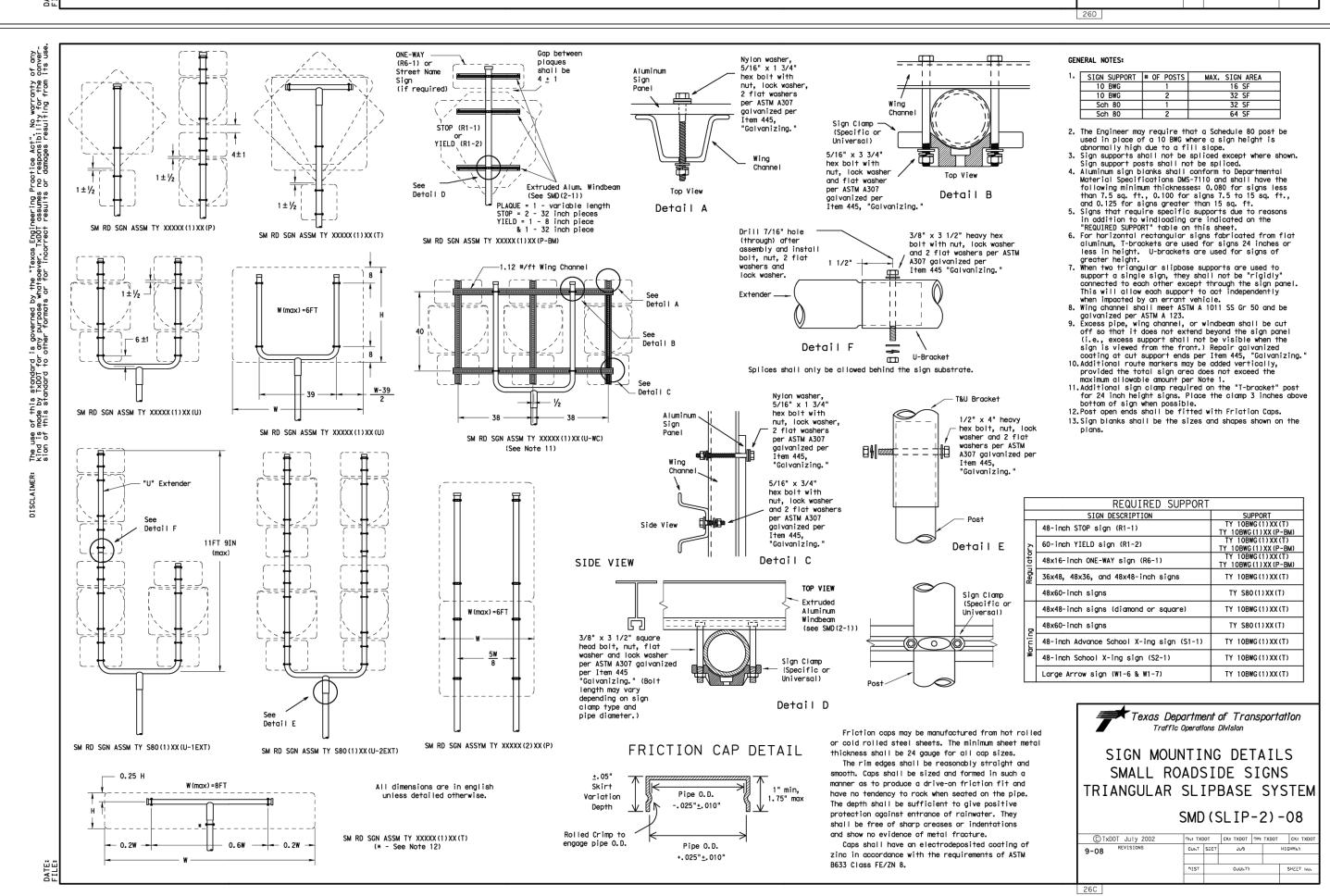
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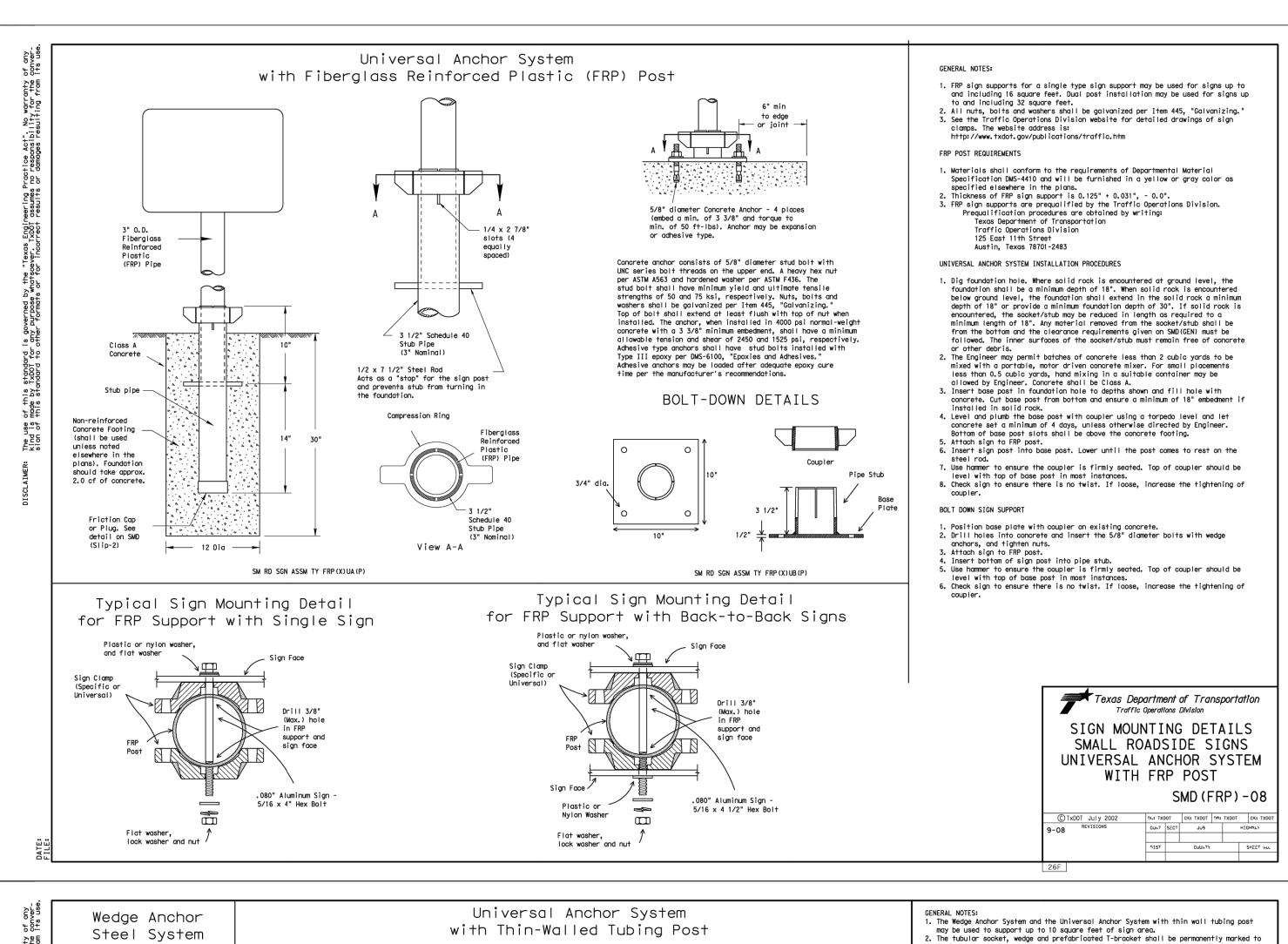


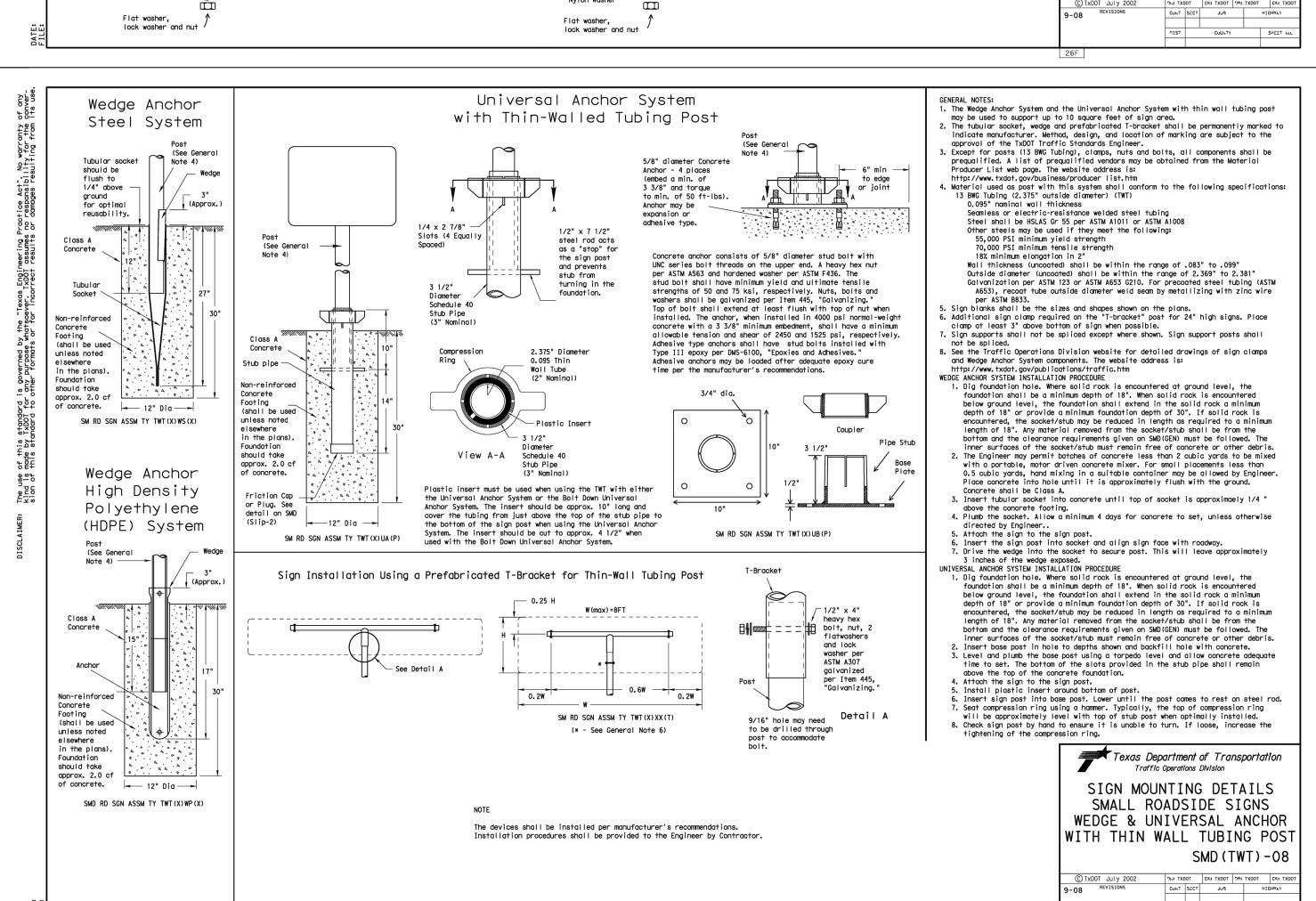
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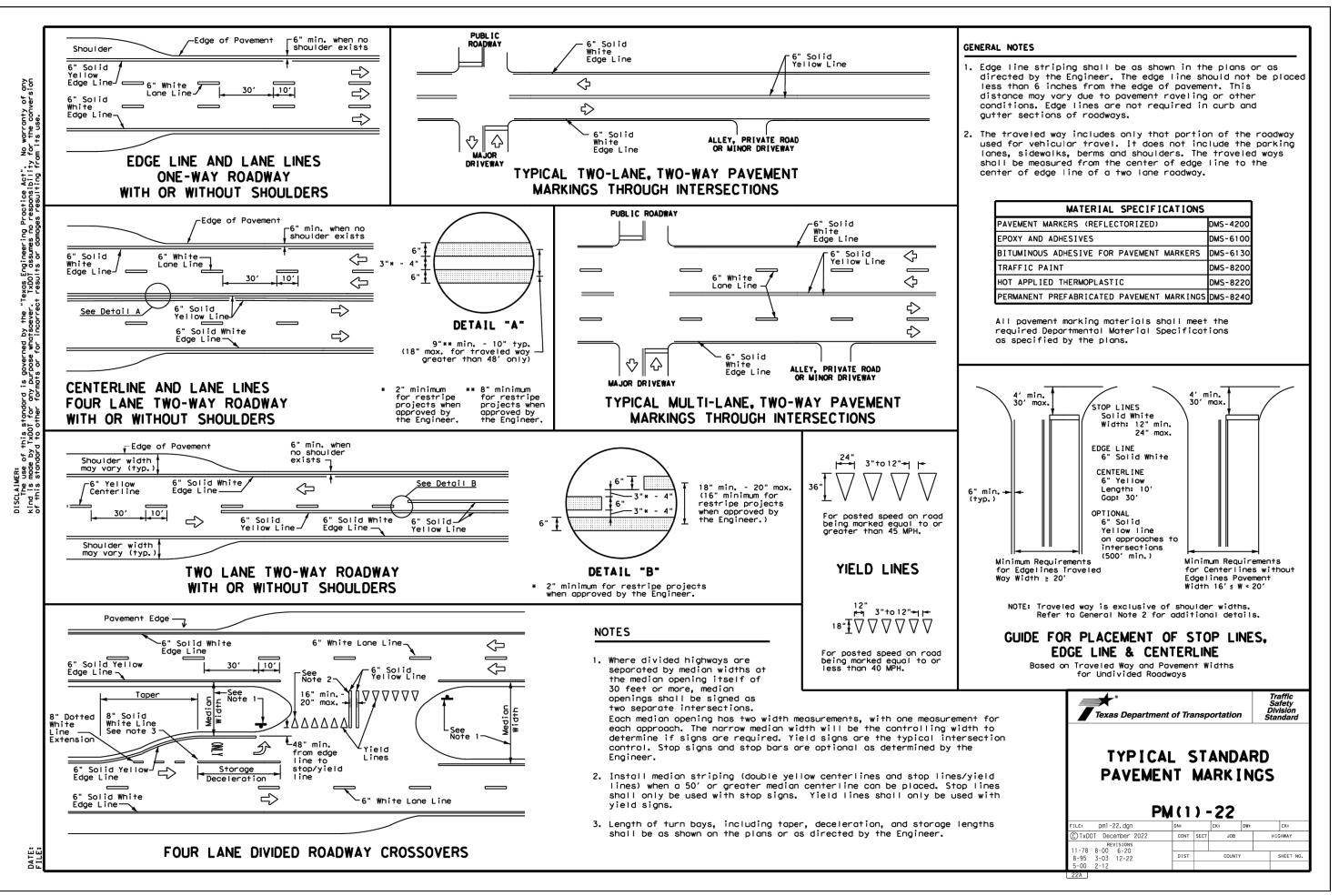


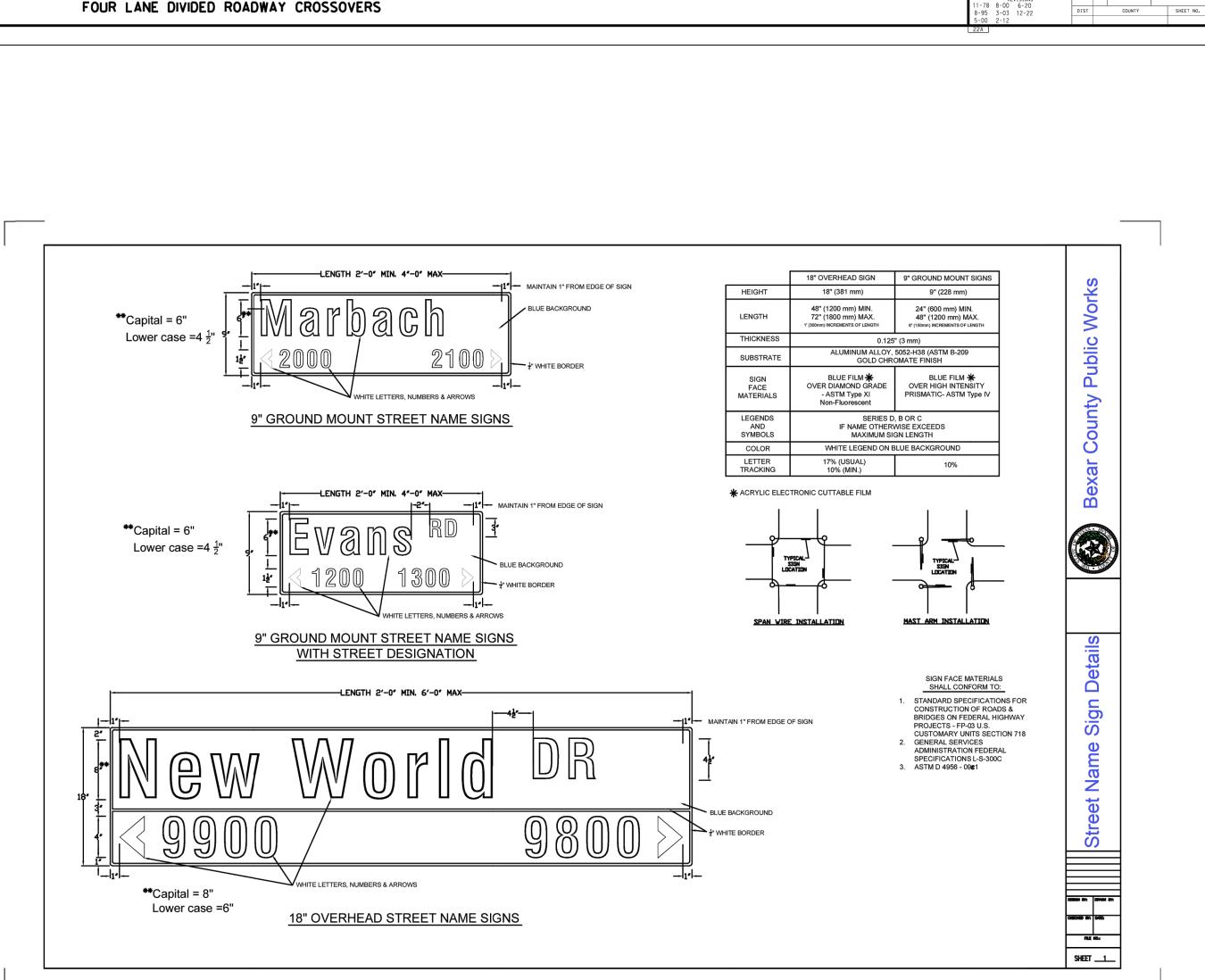


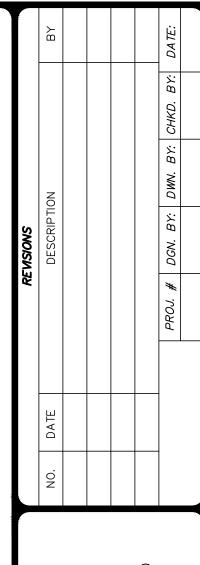
















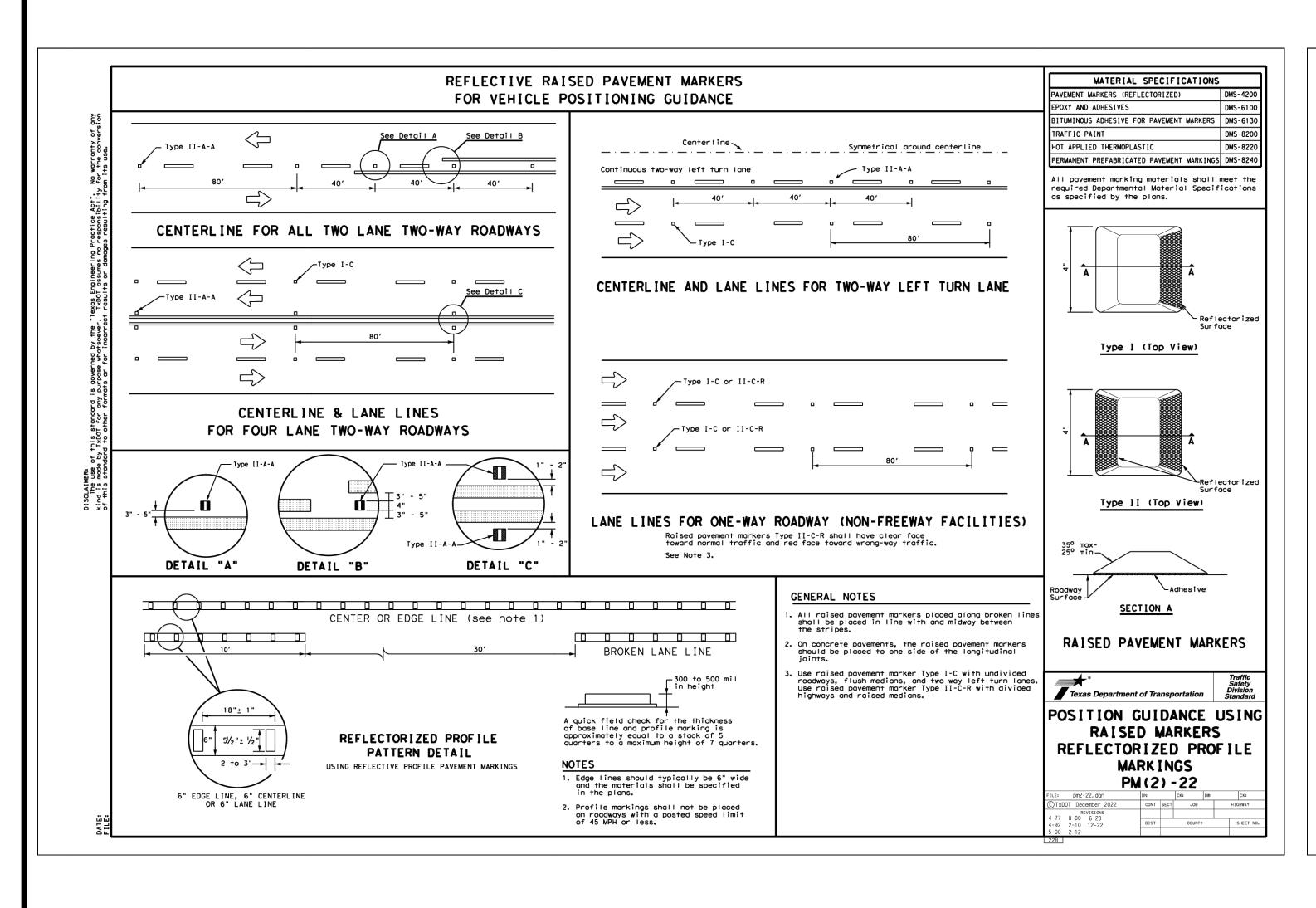
HIGDON CROSSING, UNIT 3
TRAFFIC PLAN DETAILS

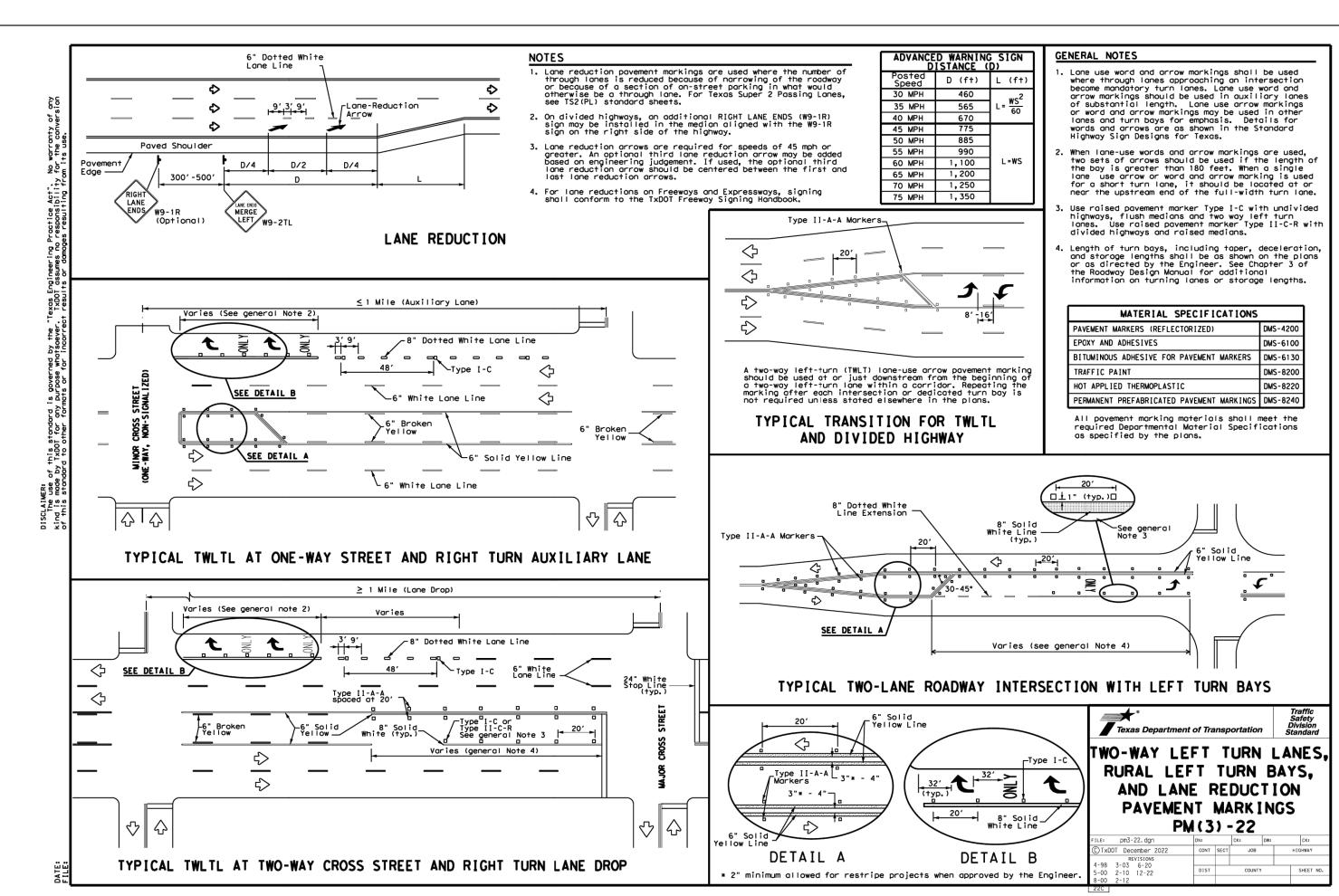
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C4.4

SHEET

C4.4A

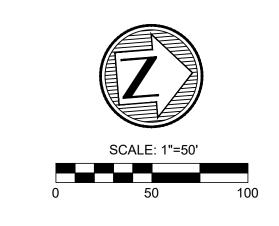


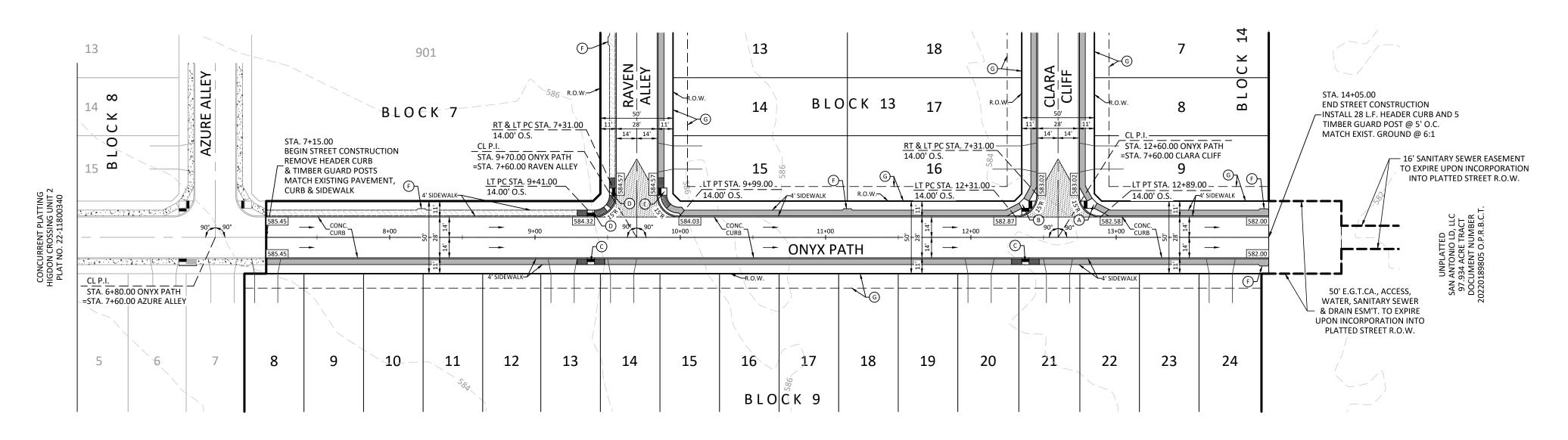


CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION IF ANY DISCREPANCIES NOTIFY ENGINEER

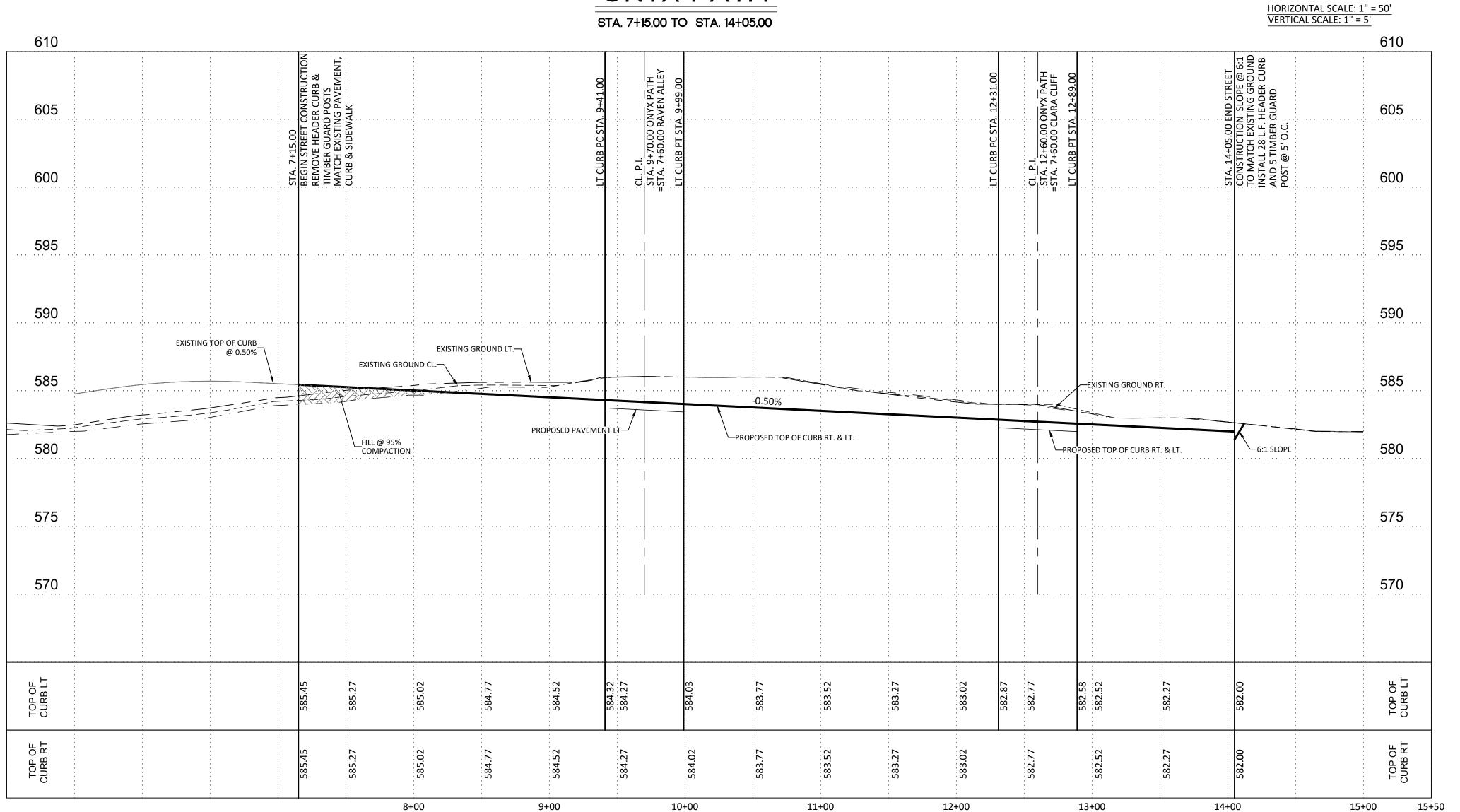
### BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.





## ONYX PATH



### PLAT NO. 22-11800652

LEGEND CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10  $\bigcirc$ DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED) SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED) SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED) OFFSET PARALLEL RAMP SIDEWALK PASSING SPACE 10' E.G.T.CA. ESM'T. 1' V.N.A.E. ESM'T. 5' E.G.T.CATV. ESM'T. 12' E.G.T.CATV. ESM'T

EXISTING TOP OF CURB ELEVATION 805.81TC 805.81 PROPOSED TOP OF CURB ELEVATION HOME BUILDER INSTALLED 4' SIDEWALK DEVELOPER INSTALLED 6' SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

DEVELOPER INSTALLED 4' SIDEWALK

EXISTING SIDEWALK

WASH-OUT CROWN

DEVELOPER INSTALLED 5' SIDEWALK (DRAIN)

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR PROPOSED CONCRETE CURB

PAUL LANDA, JR. 100182

ROFIL ONYX

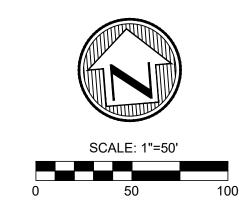
SHEET

C4.5 SUBMITTAL SET

CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION IF ANY DISCREPANCIES NOTIFY ENGINEER

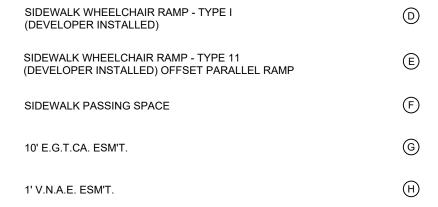
### BEXAR COUNTY R.O.W. NOTE:

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### LEGEND CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10 $\bigcirc$ DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED)

PLAT NO. 22-11800652









### DEVELOPER INSTALLED 4' SIDEWALK EXISTING SIDEWALK

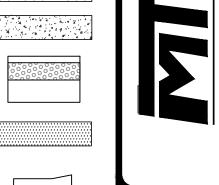
SIDEWALK WHEEL CHAIR RAMP

### POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR

WASH-OUT CROWN

PROPOSED CONCRETE CURB





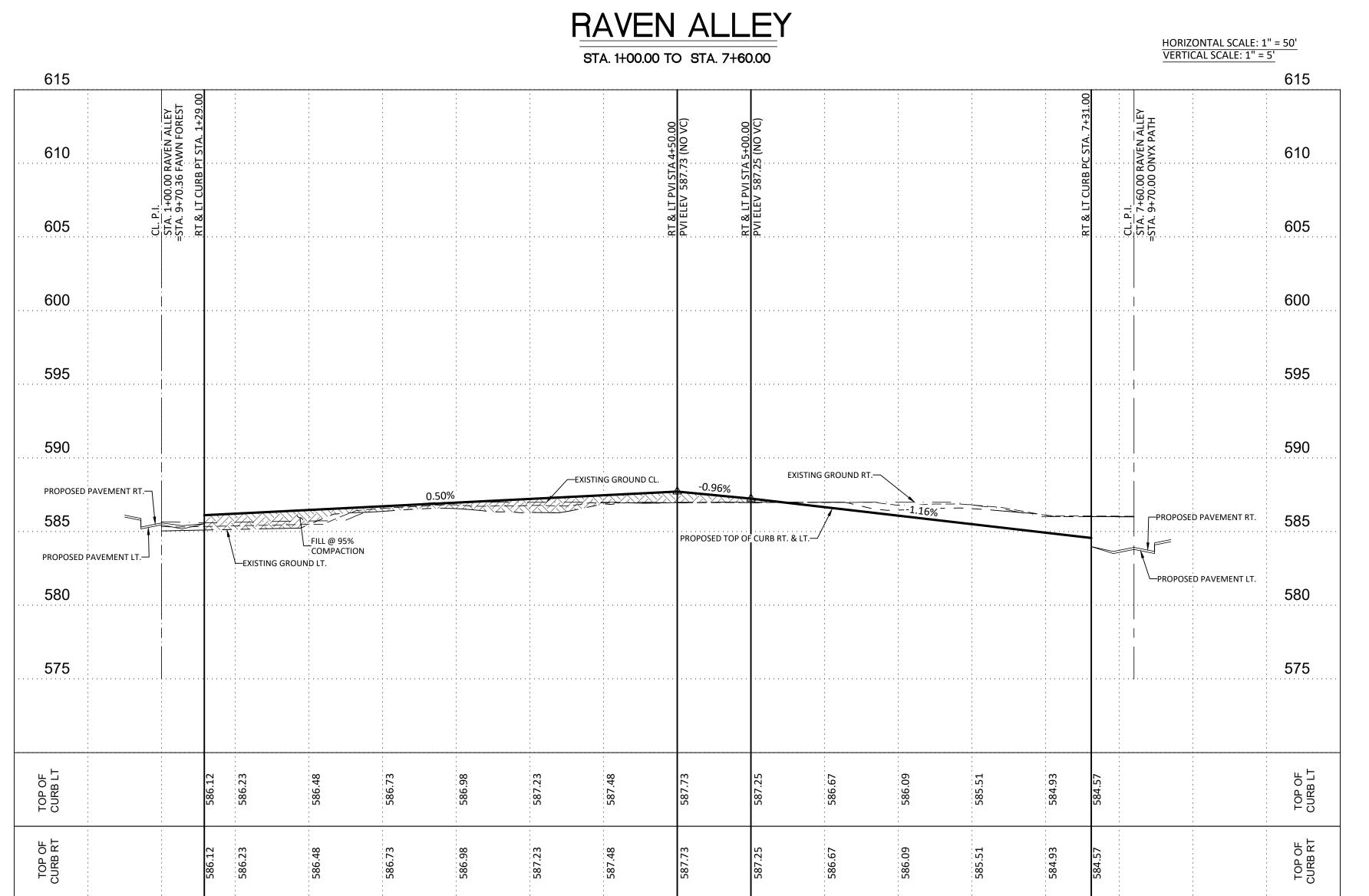
次 PAUL LANDA, JR. 100182

PROFIL

SHEET

C4.6

14 11 LT PT STA. 9+99.00 | 14.00' O.S. RT PT STA. 9+99.36 /14.00' O.S. STA. 1+14.00 — BEGIN WASHOUT CROWN STA. 1+54.00 FIND WASHOUT CROWN 15 STA. 7+06.00  $\sqsubset$  END WASHOUT CROWN-  $-\!-\!-$ BEGIN WASHOUT CROWN CL P.I. STA. 1+00.00 RAVEN ALLEY =STA. 9+70.36 FAWN FOREST 0 14 മ - RAVEN ALLEY -\_ STA. 7+60.00 RAVEN ALLEY =STA. 9+70.00 ONYX PATH <u>RT PC STA. 9+41.36</u> <u>LT PC STA. 9+41.00</u> 14.00' O.S. 901 BLOCK 7 16 15 BLOCK 7 19 18 13 12 CONCURRENT PLATTING HIGDON CROSSING UNIT 2 PLAT NO. 22-11800340



4+00

3+00

6+00

5+00

7+00

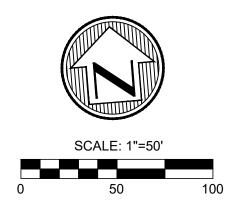
2+00

1+00

CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION IF ANY DISCREPANCIES NOTIFY ENGINEER

### BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.



### LEGEND CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.

SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED) SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED)

PLAT NO. 22-11800652

SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED) OFFSET PARALLEL RAMP SIDEWALK PASSING SPACE 10' E.G.T.CA. ESM'T.

1' V.N.A.E. ESM'T. 5' E.G.T.CATV. ESM'T. 12' E.G.T.CATV. ESM'T

EXISTING TOP OF CURB ELEVATION PROPOSED TOP OF CURB ELEVATION

DEVELOPER INSTALLED 6' SIDEWALK DEVELOPER INSTALLED 5' SIDEWALK (DRAIN)

HOME BUILDER INSTALLED 4' SIDEWALK

DEVELOPER INSTALLED 4' SIDEWALK EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

POSSIBLE DRIVEWAY LOCATION

WASH-OUT CROWN

PROPERTY LINE **EXISTING CONTOUR** PROPOSED CONTOUR

PROPOSED CONCRETE CURB

805.81TC 805.81

 $\bigcirc$ 

PAUL LANDA, JR. 100182

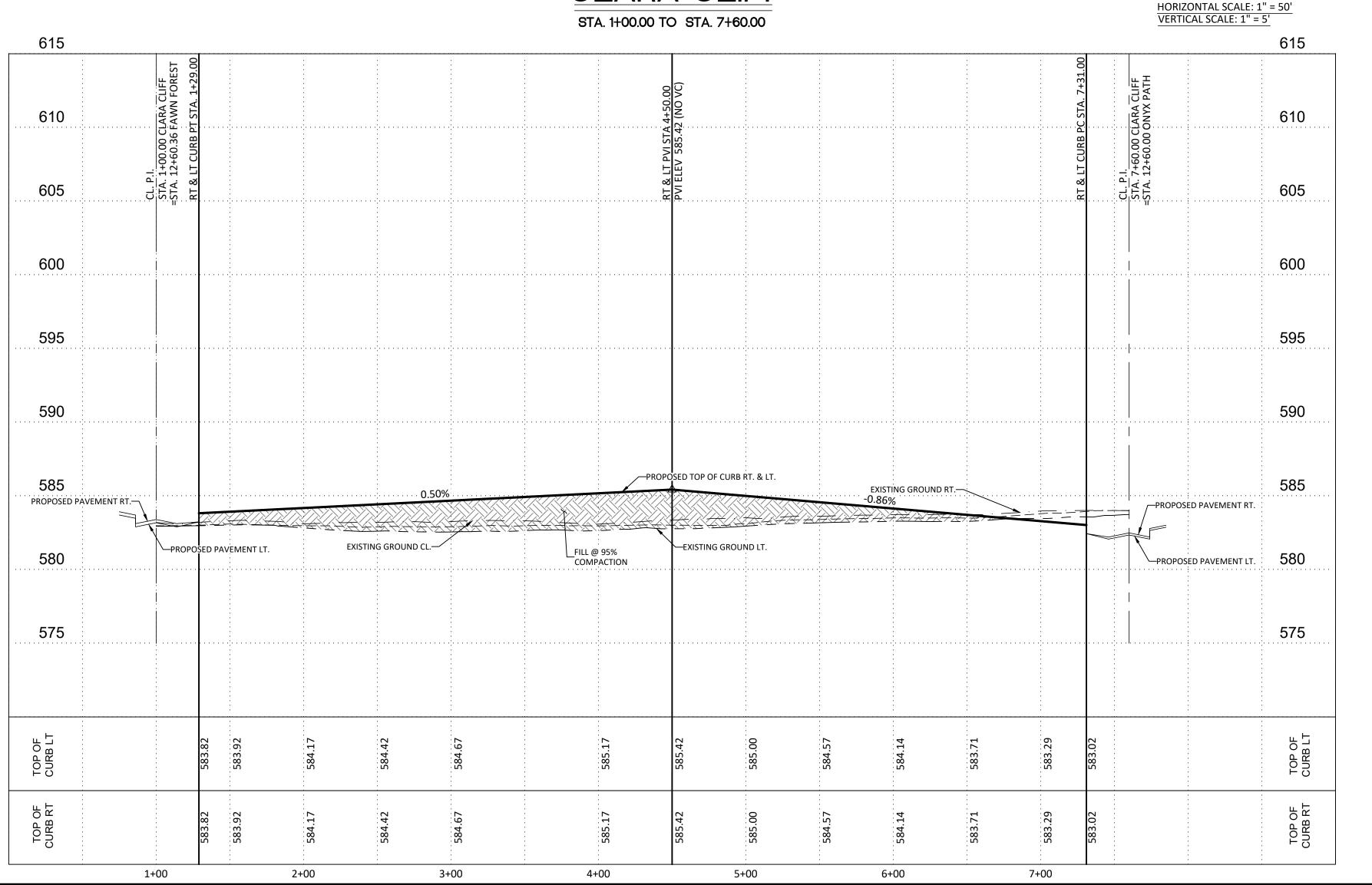
PROFIL

SHEET

C4.7

BLOCK 14 LT PT STA. 12+89.00 STA. 1+14.00 | STA. 7+46.00 14.00' O.S. BEGIN WASHOUT CROWN END WASHOUT CROWN 22 CL P.I. STA. 1+00.00 CLARA CLIFF CL P.I. \_\_\_\_\_\_ STA. 7+60.00 CLARA CLIFF \_\_\_\_\_ ==STA. 12+60.36 FAWN FOREST | =STA. 12+60.00 ONYX PATH — CLARA CLIFF -STA. 7+06.00 \_ BEGIN WASHOUT CROWN 5 В 27 28 25 23 22 19 18 26 i84 24 20 29 17 21 19 <u>m</u>

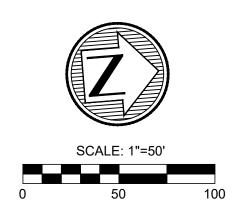
# CLARA CLIFF



CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION F ANY DISCREPANCIES NOTIFY ENGINEER

### BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.



### CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10 $\bigcirc$ DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED) SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED) SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED) OFFSET PARALLEL RAMP SIDEWALK PASSING SPACE 10' E.G.T.CA. ESM'T. 1' V.N.A.E. ESM'T. 5' E.G.T.CATV. ESM'T. 12' E.G.T.CATV. ESM'T

**LEGEND** 

805.81TC EXISTING TOP OF CURB ELEVATION 805.81 PROPOSED TOP OF CURB ELEVATION HOME BUILDER INSTALLED 4' SIDEWALK DEVELOPER INSTALLED 6' SIDEWALK DEVELOPER INSTALLED 5' SIDEWALK (DRAIN)

PLAT NO. 22-11800652

DEVELOPER INSTALLED 4' SIDEWALK EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

POSSIBLE DRIVEWAY LOCATION

WASH-OUT CROWN

EXISTING CONTOUR PROPOSED CONTOUR PROPOSED CONCRETE CURB

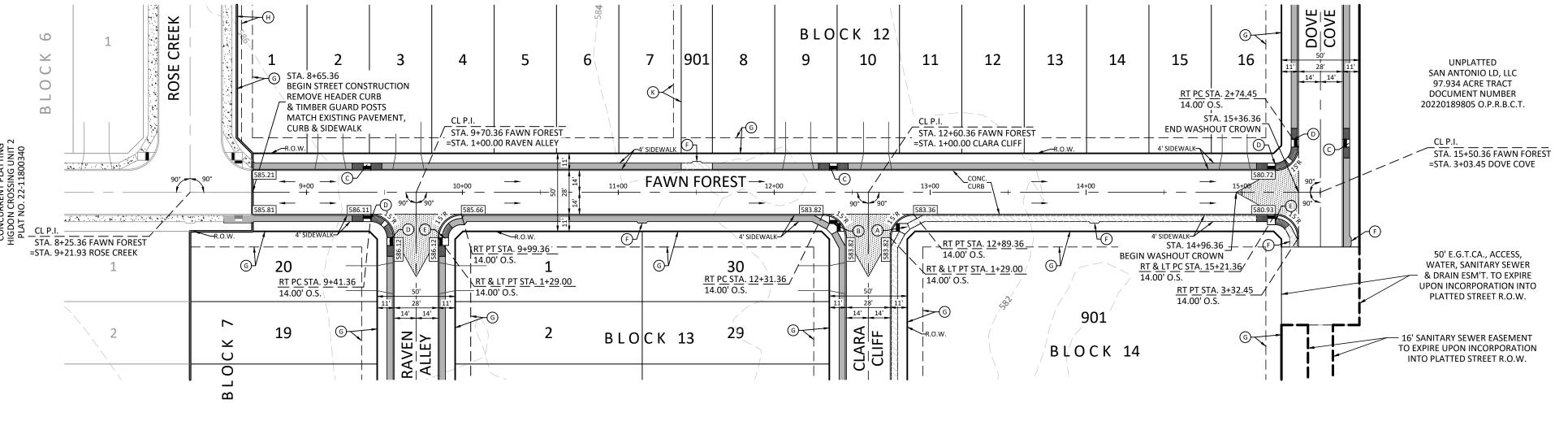
PROPERTY LINE

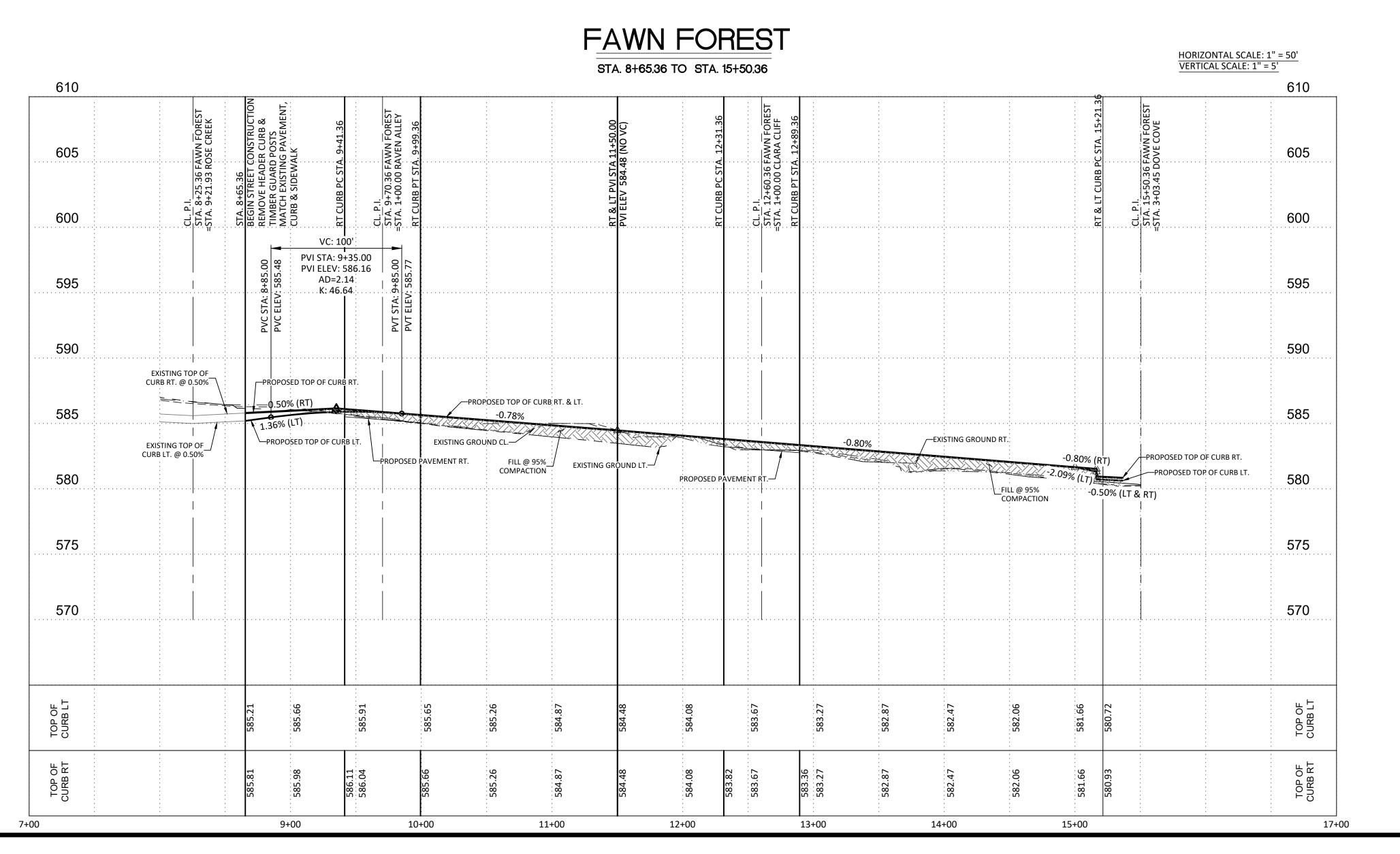
次 PAUL LANDA, JR. 100182

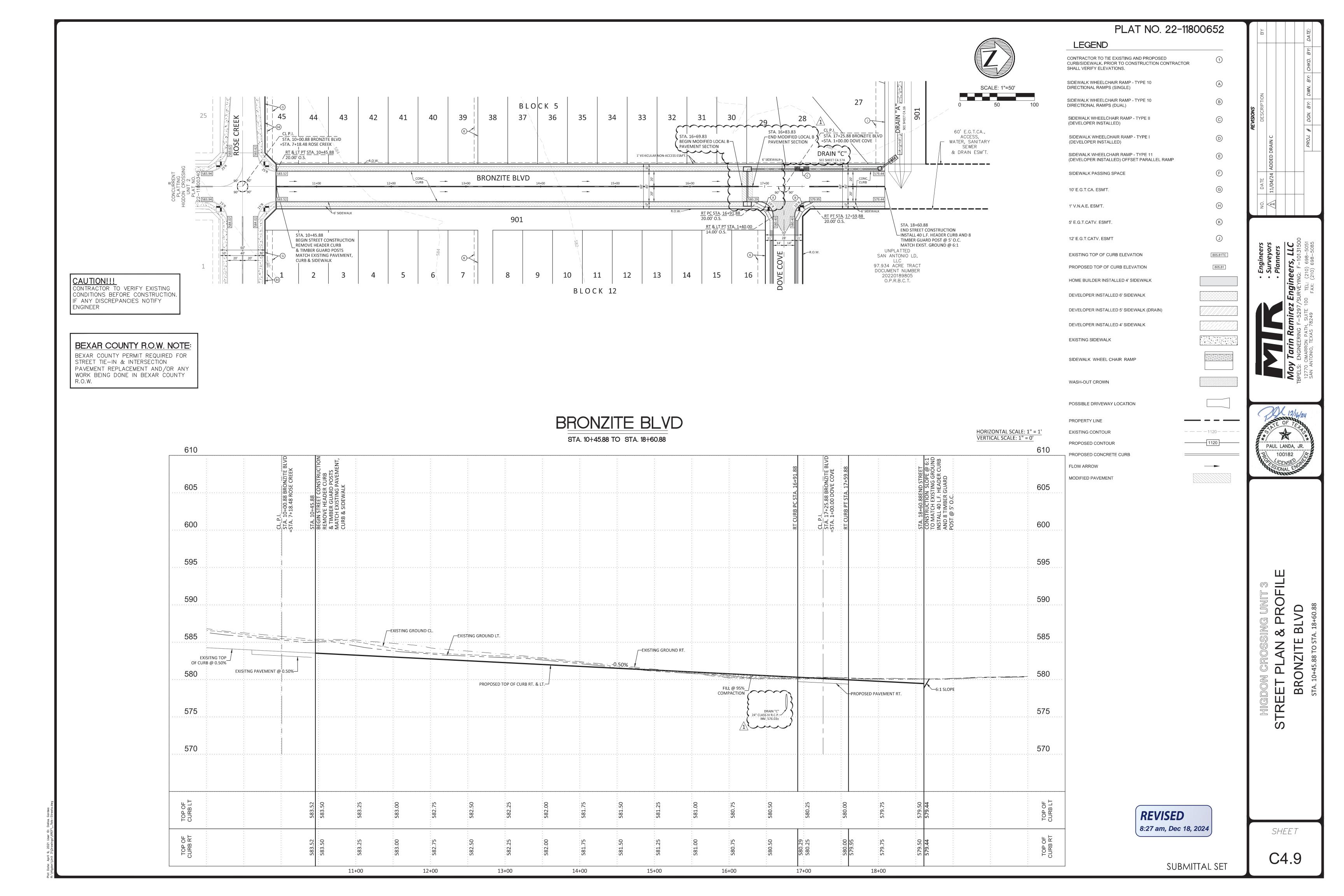
& PROFIL

SHEET

C4.8







CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION IF ANY DISCREPANCIES NOTIFY ENGINEER

### BEXAR COUNTY R.O.W. NOTE:

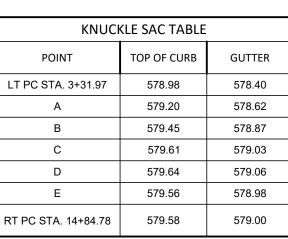
BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.

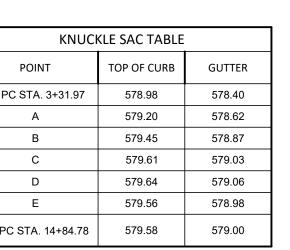
7+00

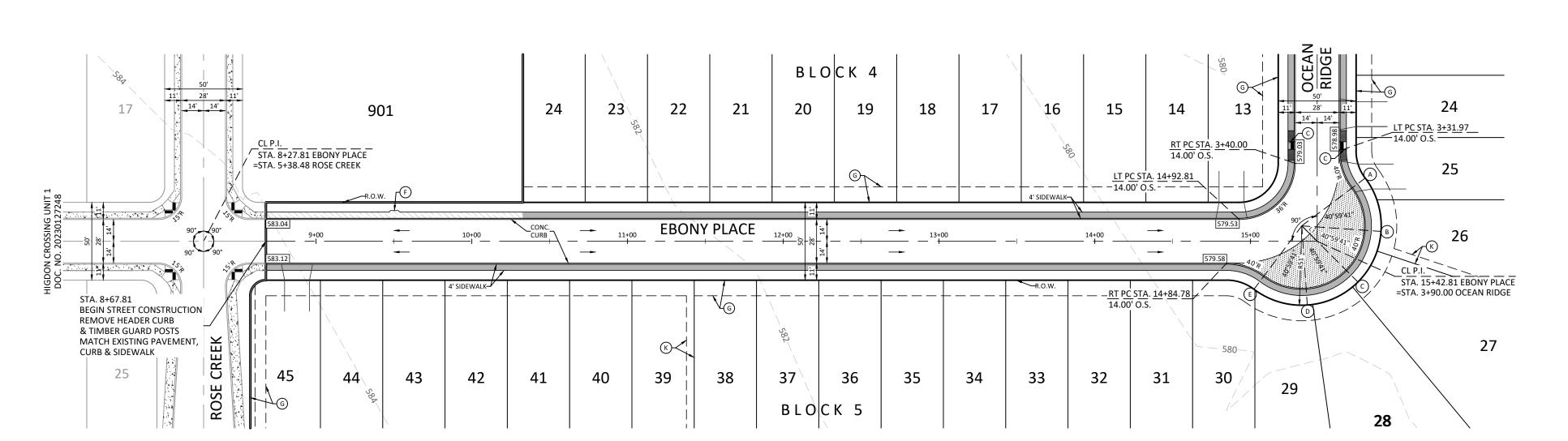
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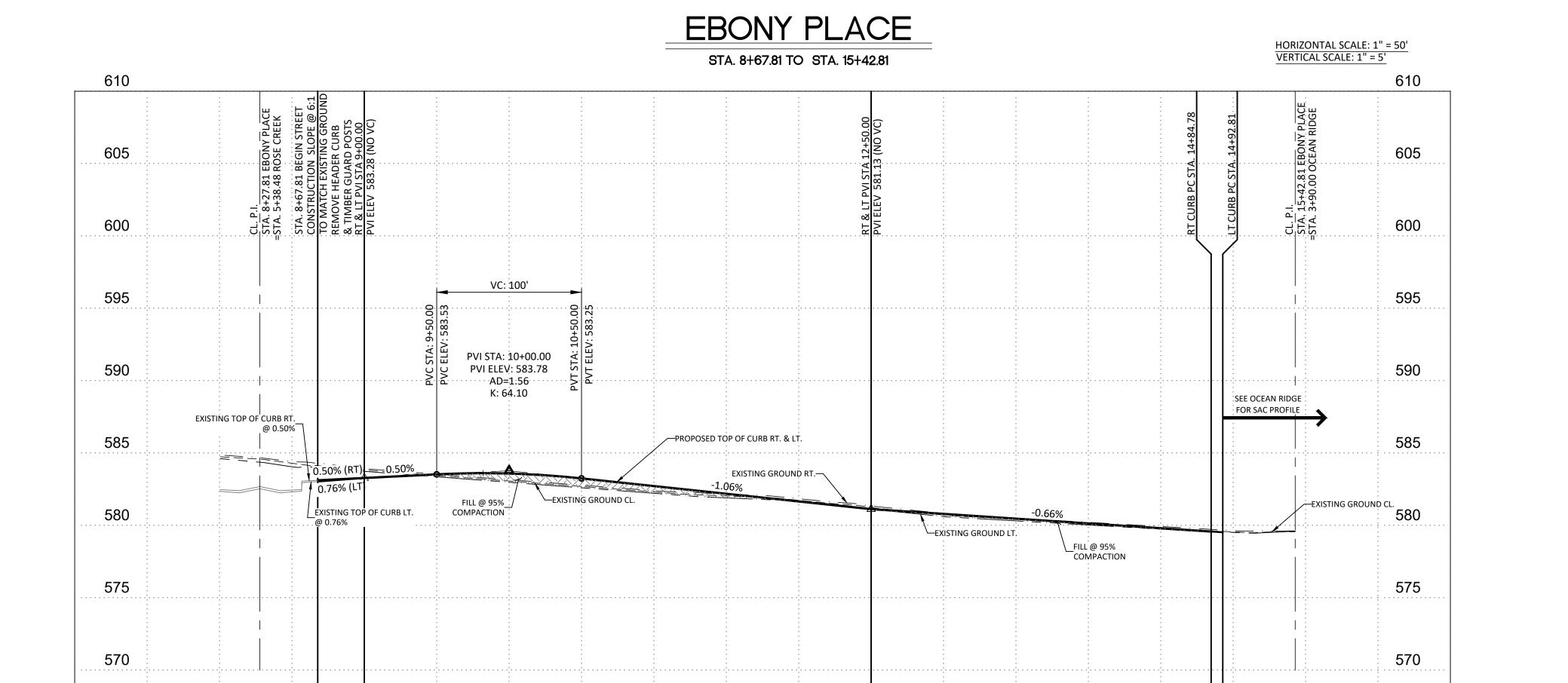
10+00

LINE TABLE LINE LENGTH BEARING L1 14.00' N49°10'11"E









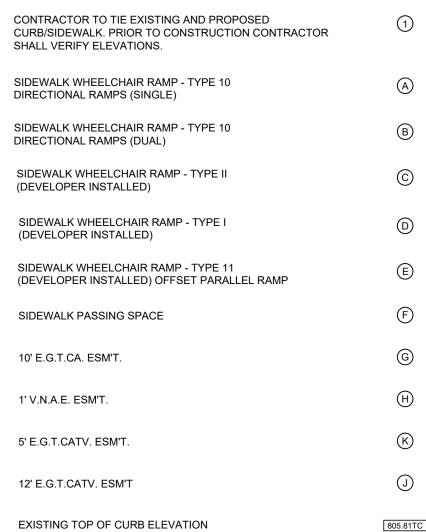
12+00

11+00

13+00

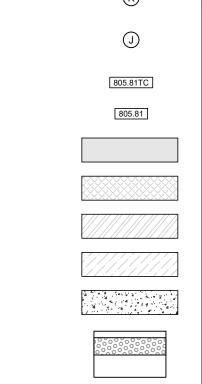
14+00

15+00



**LEGEND** 

PLAT NO. 22-11800652



SIDEWALK WHEEL CHAIR RAMP

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED 4' SIDEWALK

DEVELOPER INSTALLED 5' SIDEWALK (DRAIN)

DEVELOPER INSTALLED 6' SIDEWALK

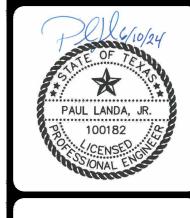
DEVELOPER INSTALLED 4' SIDEWALK

EXISTING SIDEWALK

WASH-OUT CROWN

PROPOSED CONCRETE CURB

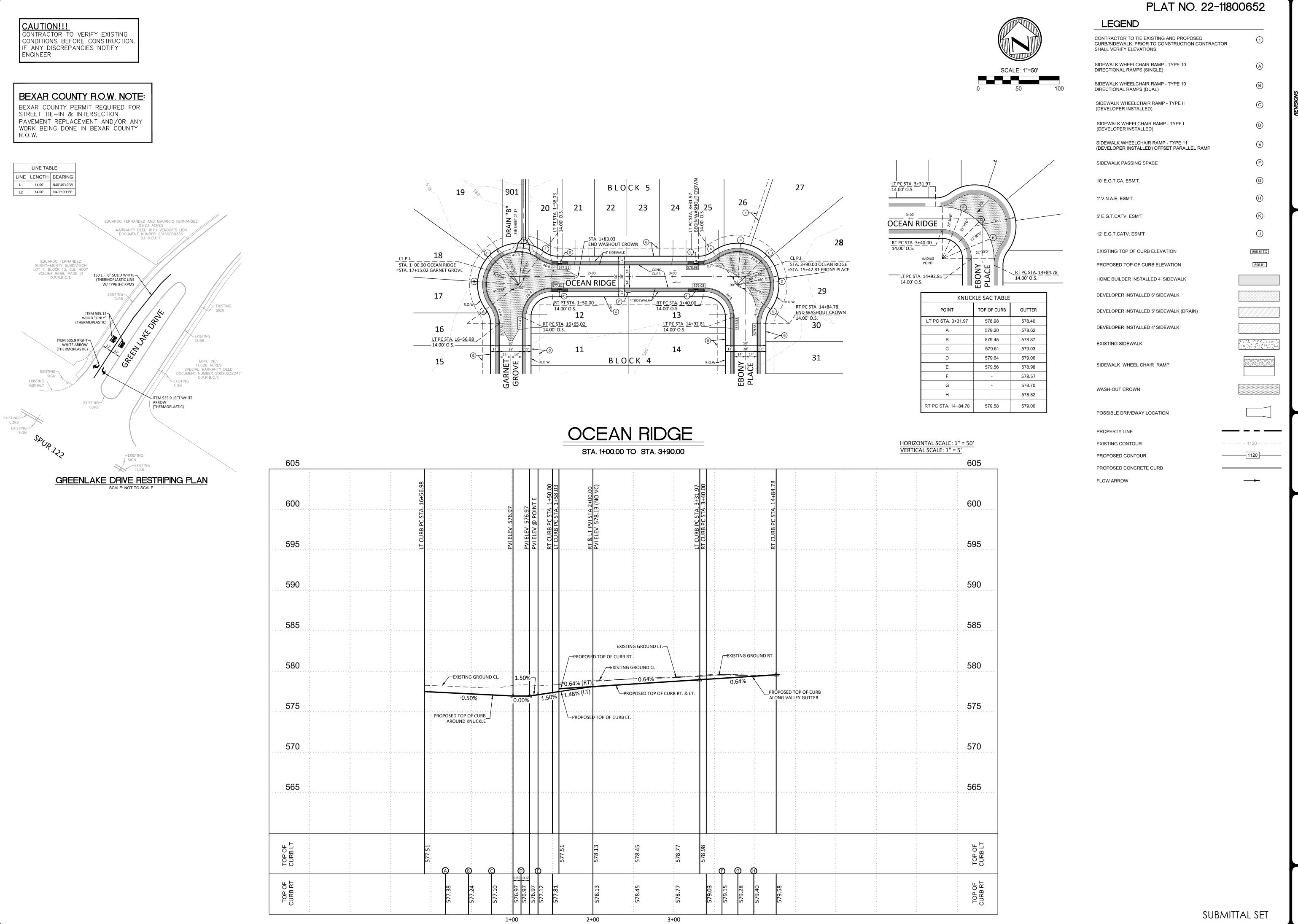
POSSIBLE DRIVEWAY LOCATION PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR



PROFIL PLACE BONY

SHEET

C4.10

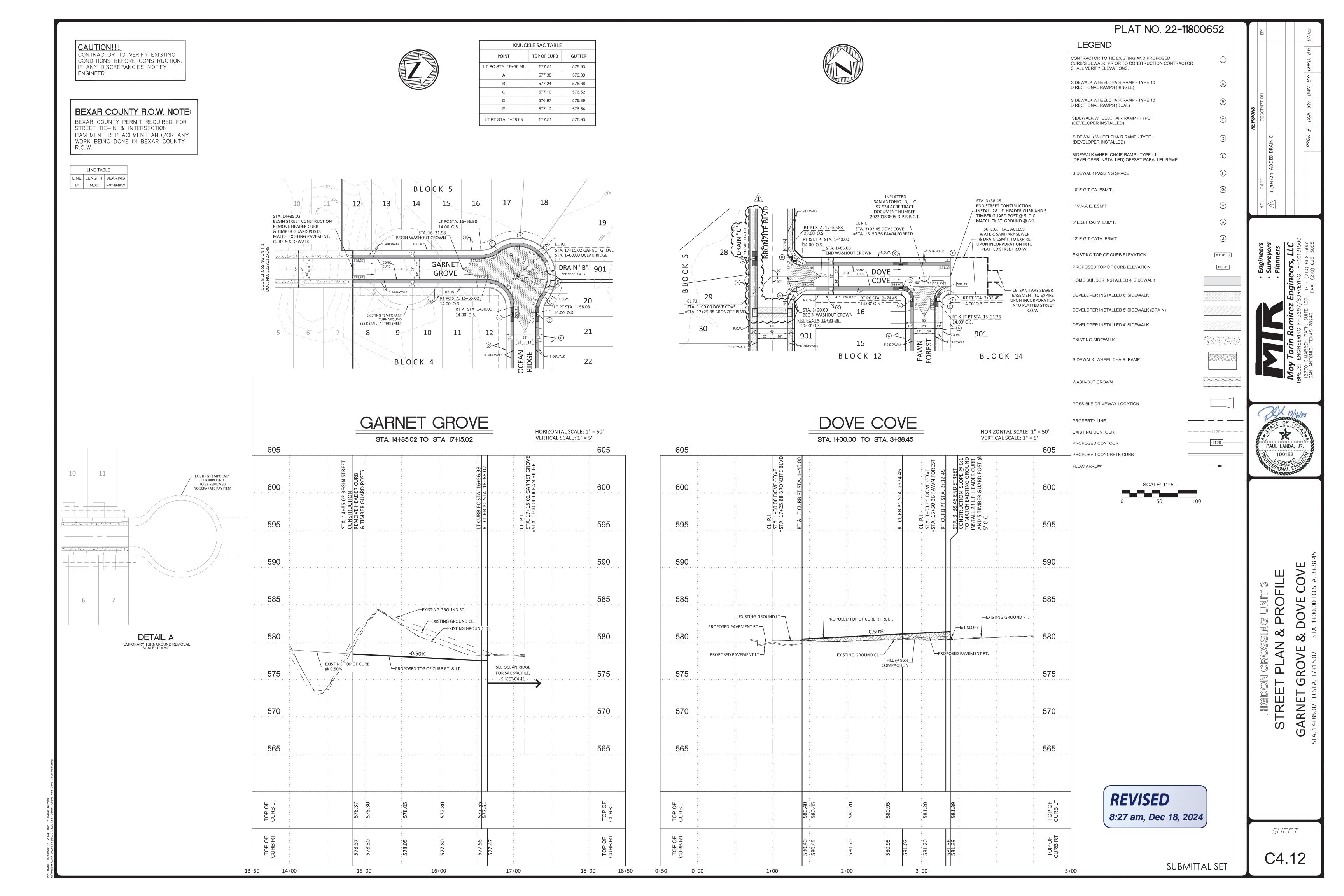


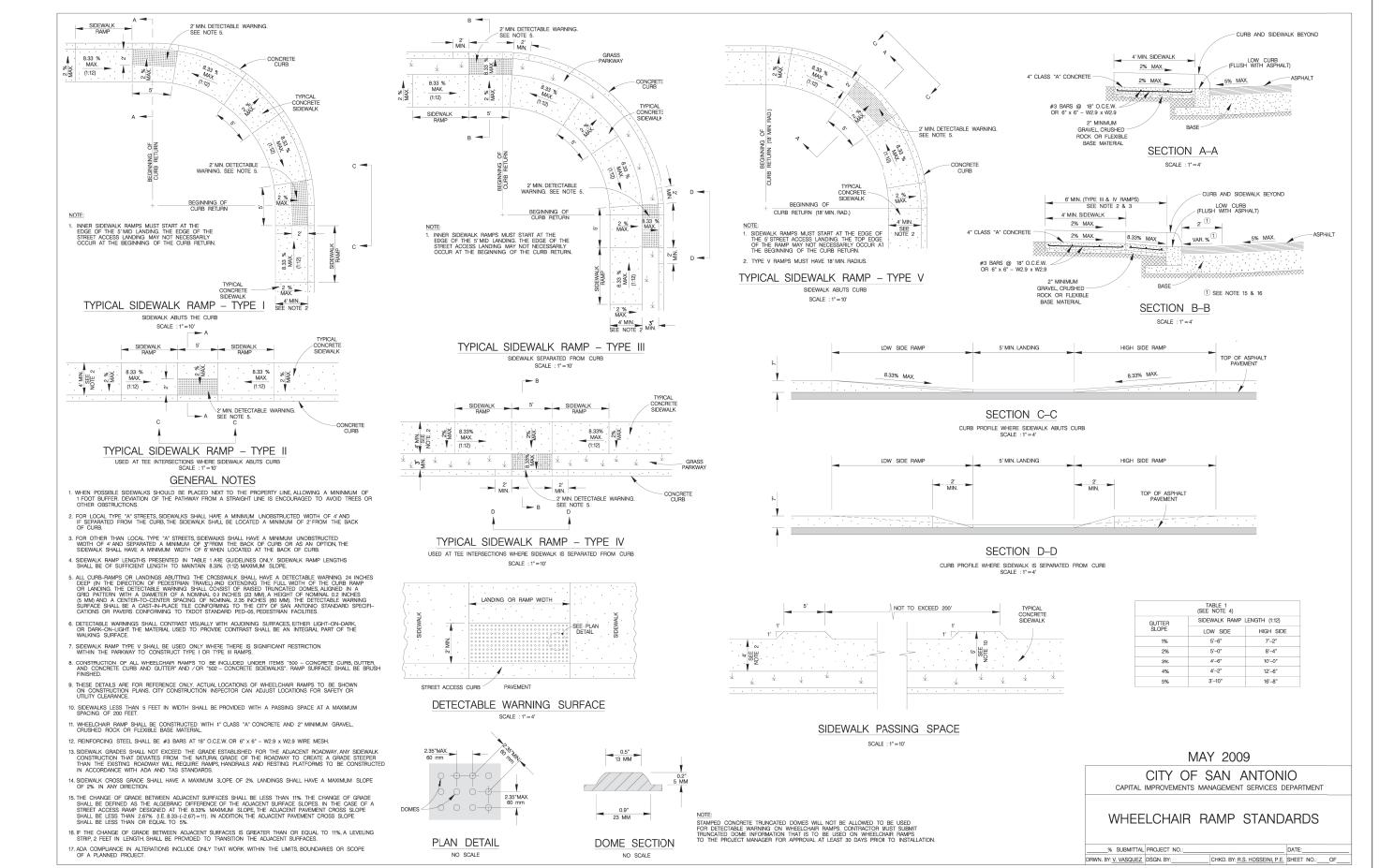
次 PAUL LANDA, JR. 100182

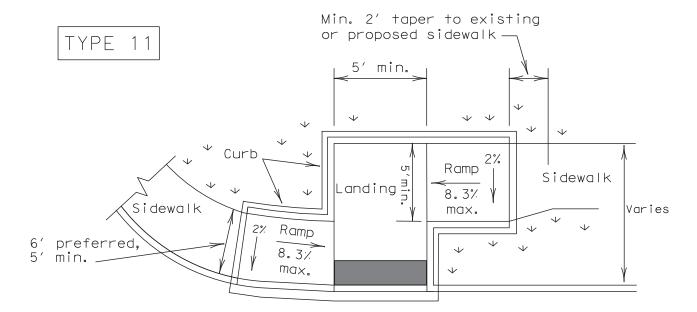
PROFIL

SHEET

C4.11

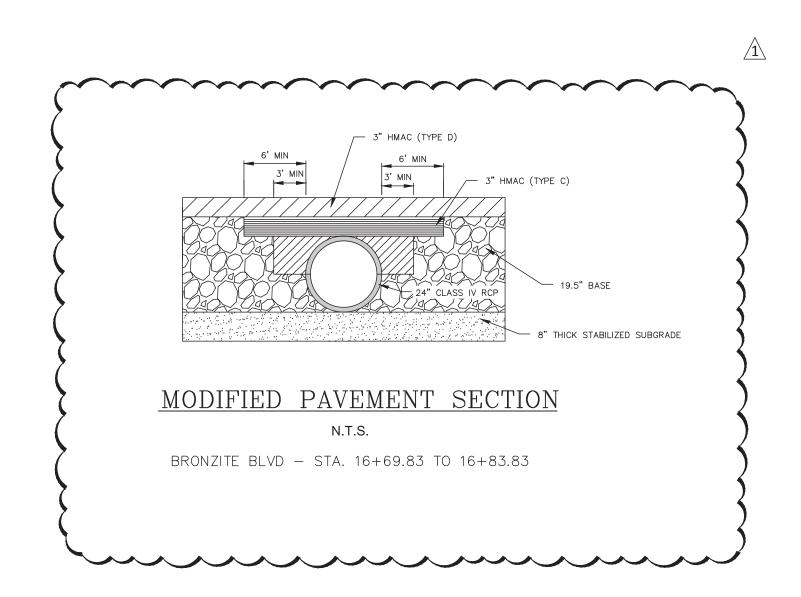


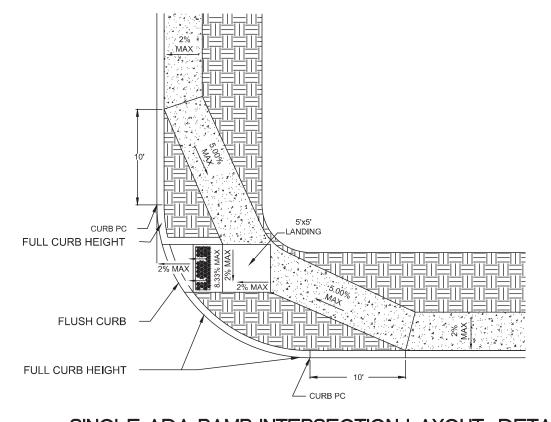




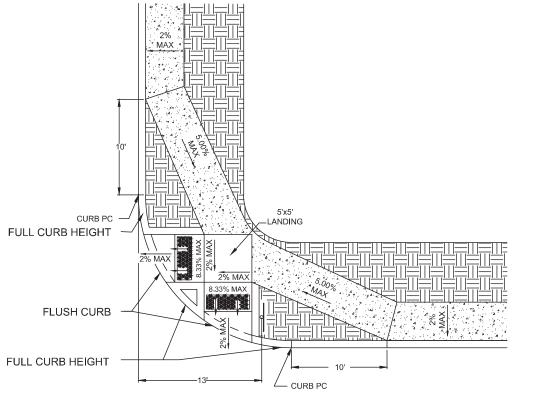
# OFFSET PARALLEL CURB RAMP N.T.S.

SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED)



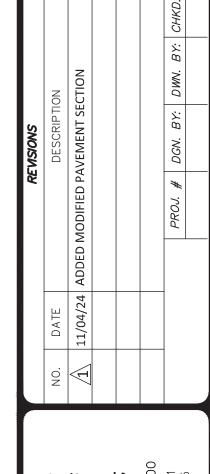


SINGLE ADA RAMP INTERSECTION LAYOUT DETAIL (TYPE 10 DIRECTIONAL RAMPS)



DUAL ADA RAMP INTERSECTION LAYOUT DETAIL (TYPE 10 DIRECTIONAL RAMPS)

**REVISED** 8:28 am, Dec 18, 2024

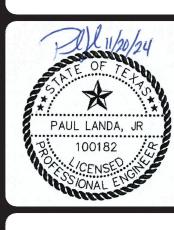


• Surveyors
• Planners

• Planners

irez Engineers, LLC
-5297/SURVEYING: F-10131500

Moy Tarin Ramirez En TBPELS: ENGINEERING F-5297/SUR 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249



STREET PLAN & PROFILE STANDARD DETAILS

SHEET

C4.13

CONSTRUCTION JOINT-

B

SIDE VIEW SECTION

2'-0"

BARS H or J

C4.14

SHEET

次

PAUL LANDA, JR. 100182

ROF

ETAIL

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<

SUBMITTAL SET

of Transportation

TRANSITION TO THE ARMOR CURB AS APPROVED BY

© 1998 Texas Department

THE ENGINEER.

ARMOR CURB SLOT

WITH CONCRETE FOUNDATION

SAN ANTONIO DISTRICT STANDARDS

7. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

SPACED 18" APART AT EACH EXPANSION JOINT.

4. 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

5. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE

6. 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 EXCEÈD 2%...

JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.

### TYPICAL STREET CROSS-SECTION (28' PAVEMENT)

N.T.S.

ONYX PATH ~ STA. 7+15.00 TO STA. 14+05.00 RAVEN ALLEY  $\sim$  STA. 1+00.00 TO STA. 7+60.00 CLARA CLIFF ~ STA. 1+00.00 TO STA. 7+60.00 FAWN FOREST ~ STA. 8+65.36 TO STA. 15+50.36 EBONY PLACE ~ STA. 8+67.81 TO STA. 15+42.81 OCEAN RIDGE  $\sim$  STA. 1+00.00 TO STA. 3+90.00 GARNET GROVE ~ STA. 14+85.02 TO STA. 17+15.02 DOVE COVE ~ STA. 1+00.00 TO STA. 3+38.45

### NOTES:

LOCAL "A"

LOCAL "B"

1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION"- JUNE 2008

> 200 - FLEXIBLE BASE 202 - PRIME COAT

203 - TACK COAT 205 - HOT MIX ASPHALT CONCRETE PAVEMENT

REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. "SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS FOR PROPOSED NEW STREETS - 176 ACRE HIGDON TRACT", HIGDON ROAD, SAN ANTONIO, TEXAS, DATED SEPTEMBER 10, 2021. B. "SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS FOR HIGDON CROSSING, UNIT 3", SAN ANTONIO, TEXAS, DATED DECEMBER

3. CONTRACTOR TO COORDINATE ALL MATERIAL

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

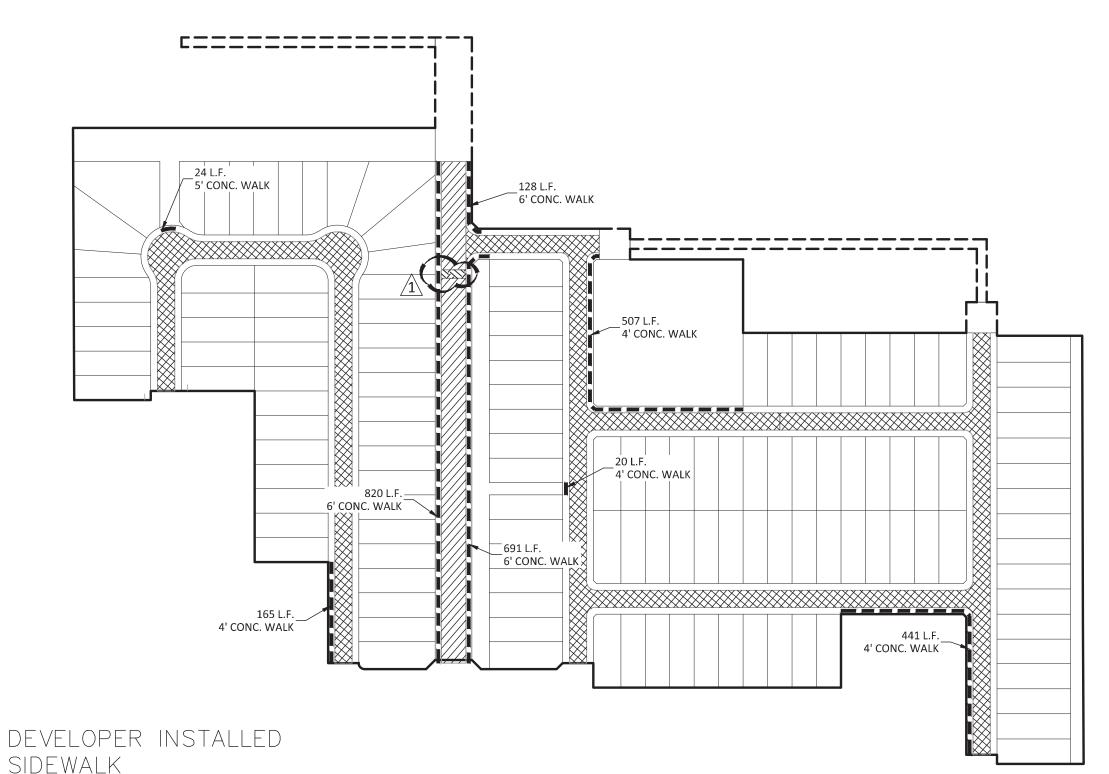
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING;
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 3/4 INCH SIEVE FROM THE SAMPLE):

•• MINIMUM PASSING 13/4 SIEVE •• MINIMUM PASSING 3/4 SIEVE

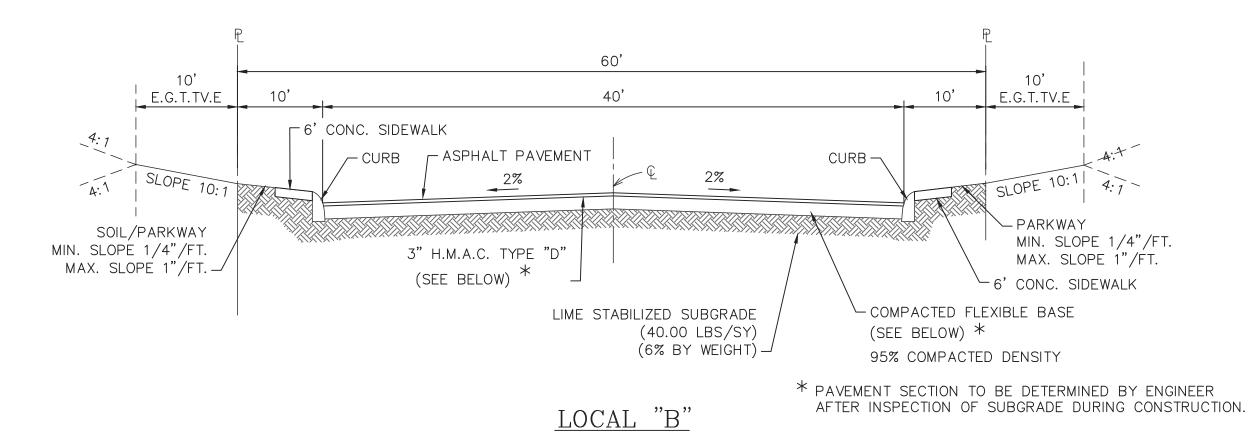
•• MINIMUM PASSING NO. 4 SIEVE

SHOULD TOTAL AT LEAST 5 DAYS).

- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED); • CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN



PAVEMENT INDEX MAP



### TYPICAL STREET CROSS-SECTION (40' PAVEMENT)

BRONZITE BLVD. ~ STA. 10+45.88 TO STA. 16+70.83 AND STA. 16+82.83 TO STA. 18+60.88 BRONZITE BLVD. (MODIFIED)  $\sim$  STA. 16+70.83 TO STA. 16+82.83 

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

NOTE: SELECT FILL MATERIAL SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 20 AND A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 2.5

INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P. PROPOSED NEW STREETS 176 ACRES HIGDON TRACT

INTEC PROJECT NO. S211239-P (SEPTEMBER 10, 2021)

GEOTECHNICAL REPORT:: INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P. HIGDON CROSSING, UNIT 3 INTEC PROJECT NO. S211239-P-A1-R1 (DECEMBER 16, 2024)

### PAVEMENT SECTIONS

PAVEMENT MATERIAL	CLAY SUBGRADE LOCAL A	(CBR 2.5) LOCAL B
TYPE D ASPHALTIC CONCRETE	2.0 IN.	3.0 IN.
FLEXIBLE BASE (TxDOT ITEM)	10.0 IN.	19.5 IN.
247 TYPE A GRADE 2) LIME STABILIZED SUBGRADE (30.0 LBS/SY) LIME STABILIZED SUBGRADE (40.0 LBS/SY) (6% BY WEIGHT)	6.0 IN. 	 8.0 IN.

MODIFIED PAVEMENT	SECTIONS
PAVEMENT MATERIAL	CLAY SUBGRADE (CBR 20.0) LOCAL B
TYPE D ASPHALTIC CONCRETE	3.0 IN.
TYPE C ASPHALTIC CONCRETE	3.0 IN.
FLEXIBLE BASE (TXDOT ITEM)	19.5 IN.
LIME STABILIZED SUBGRADE (40.0 LBS/SY)	8.0 IN.

REVISED

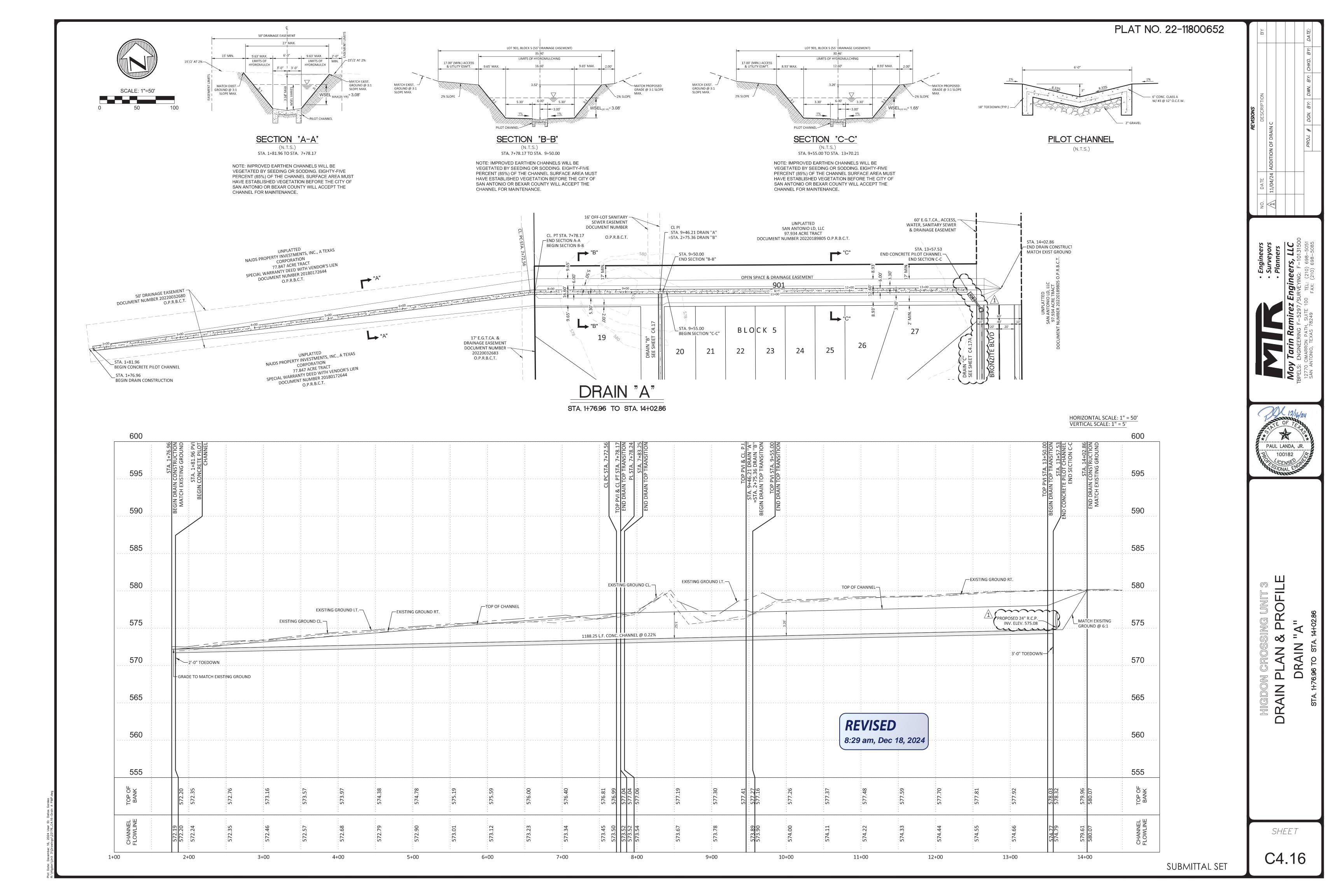
8:28 am, Dec 18, 2024

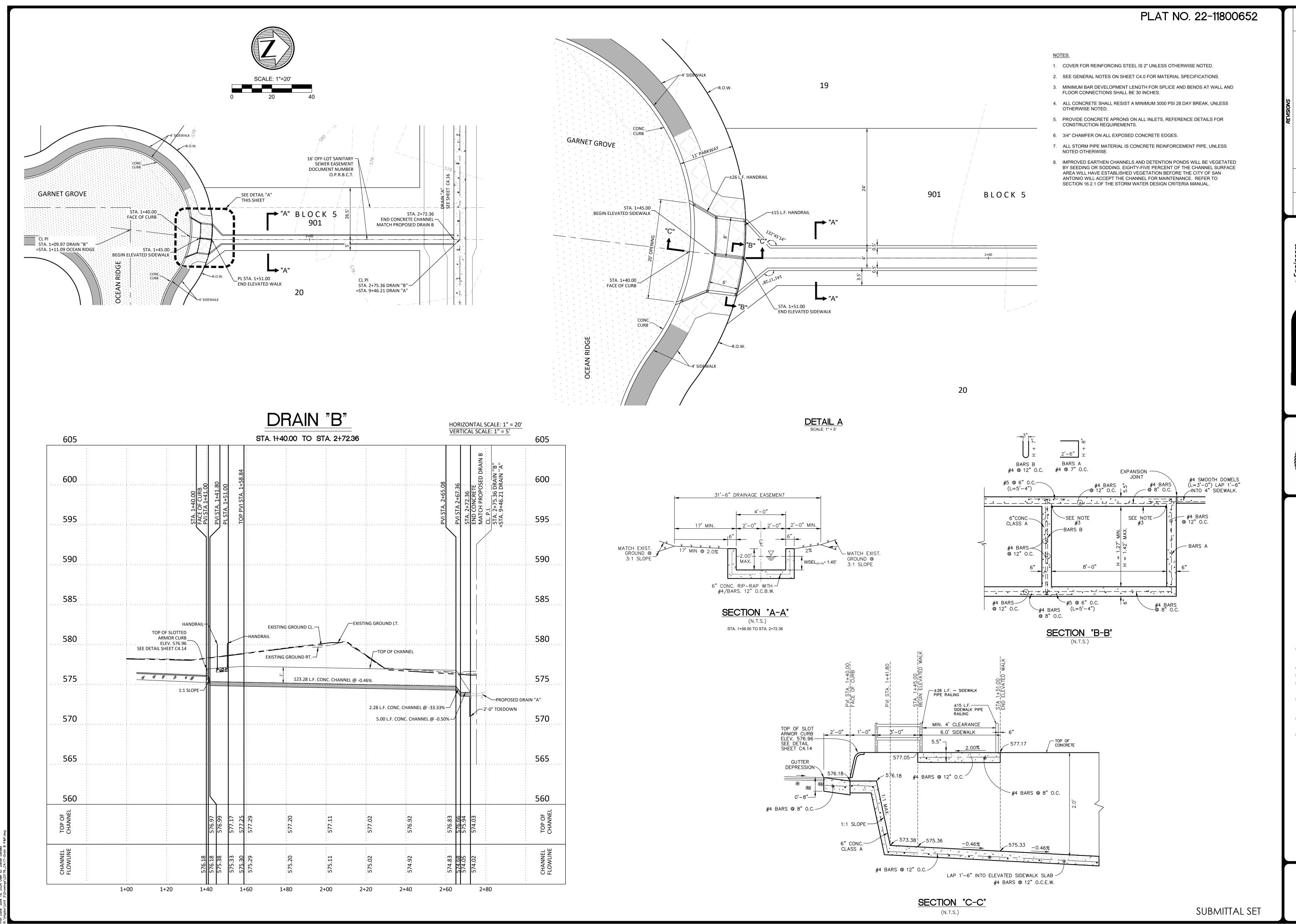


STRE STANDARD

SHEET

C4.15





40. DATE DESCRIPTION B

• Surveyors
• Planners
• Planners

ez Engineers, LLC

97/SURVEYING: F-10131500

E 100 TEL: (210) 698-5051

Moy Tarin Ramirez En TBPELS: ENGINEERING F-5297/SUR 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249

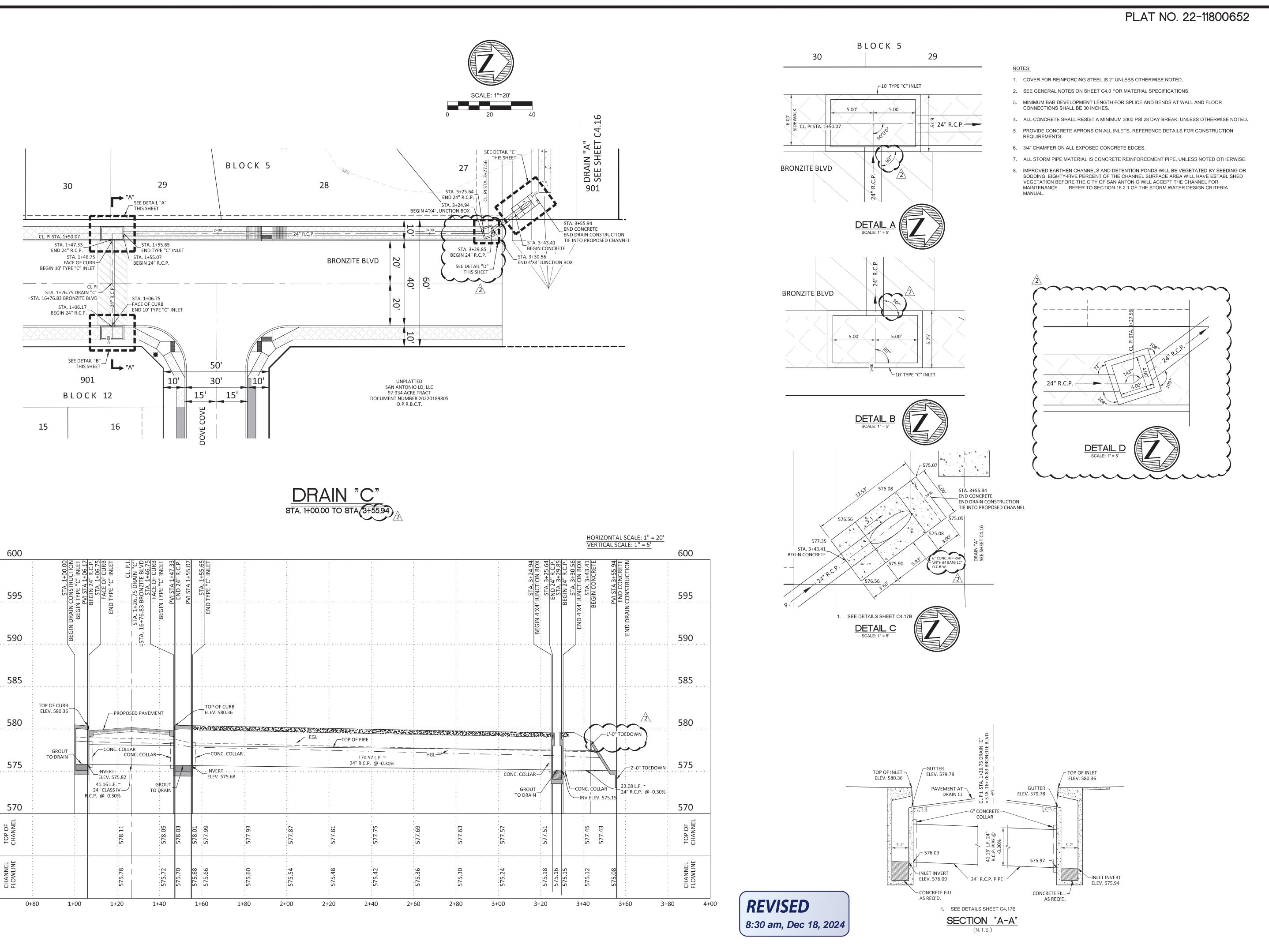


DRAIN PLAN & PROFILE

DRAIN "B"

SHEET

C4.17



SUBMITTAL SET C4

PAUL LANDA, JR.

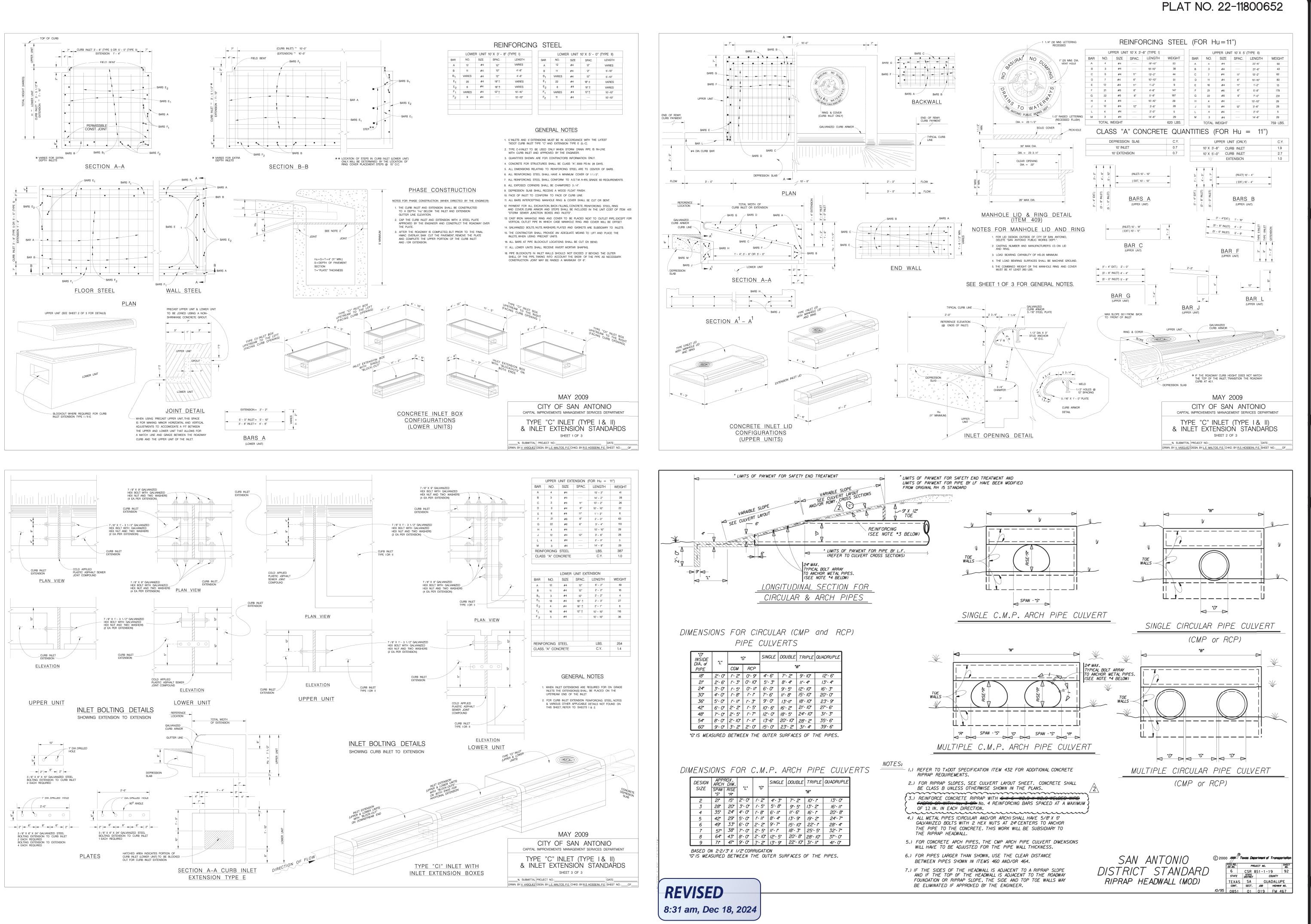
100182

PROFIL

SHEET

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DRAIN



NO. DATE

11/04/24 ADDITION OF DRAINAGE DETAILS

2 12/16/24 UPDATED DETAILS

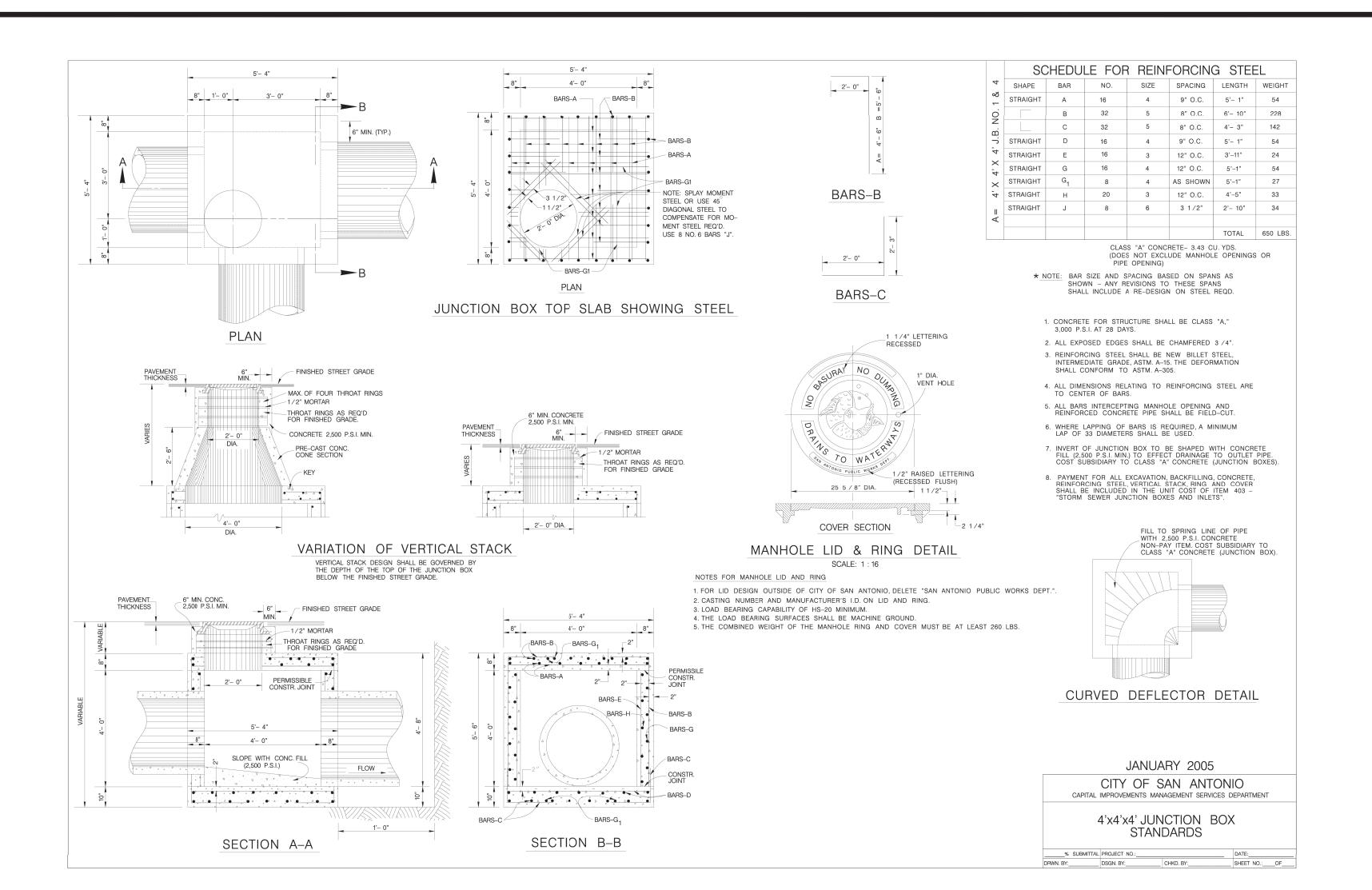
PROJ. # DGN. BY: DWN. BY: CHKD. BY: DA

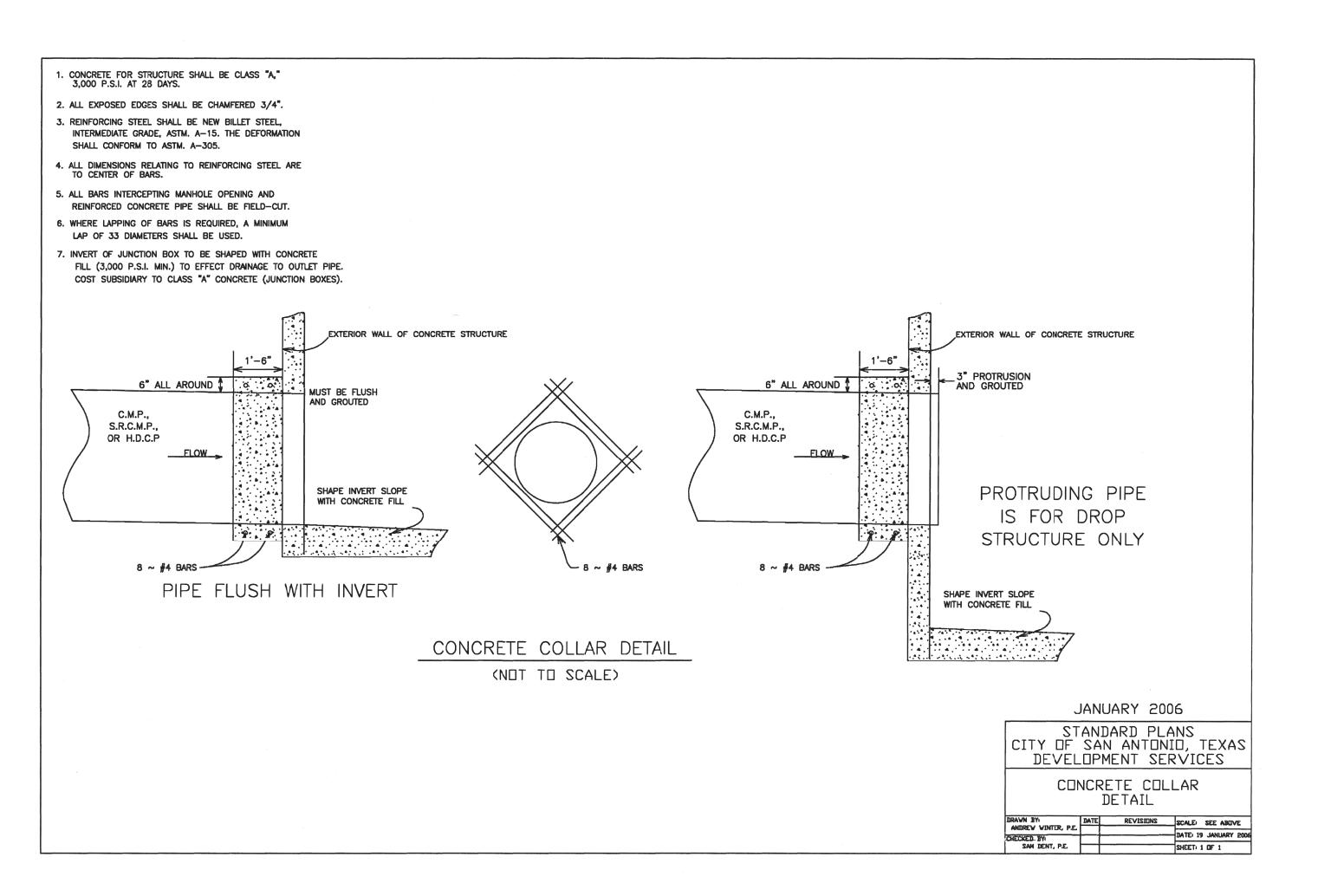
ARRON PATH, SUITE 100 TEXAS 78249 FAX: (210) 698



HIGDON CROSSING UNIT 3
STREET PLAN & PROFILE
DRAINAGE DETAILS

SHEET (1)
(C4.17B)





**REVISED** 8:31 am, Dec 18, 2024 NO. DATE

11/20/24 ADDITION OF DRAINAGE DETAILS

PROJ. # DGN. BY: DWN. BY: DAN.

• Engineers
• Surveyors
• Planners
ez Engineers, LLC
97/SURVEYING: F-10131500





HIGDON CROSSING UNIT 3
STREET PLAN & PROFILE
DRAINAGE DETAILS

### GENERAL SPECIFICATIONS FOR SITE PREPARATION

### 1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, 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.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

### 2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM

### 3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN 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.
WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL

### 4. 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 THE 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 CURRENT THD—TEX——113—E COMPACTION PROCEDURE.

### 5. FILL MATERIALS

TO BE FIELD LOCATED FOR EACH INDIVIDUAL

NOTE: HIGHPOINT LOCATION

FOR EACH INDIVIDUA

NOTE: HIGHPOINT LOCATION

TO BE FIELD LOCATED

TYPICAL "A" LOT GRADING

SETBACK SETBACK SETBACK

TYPICAL "B" LOT GRADING

TYPICAL "C" LOT GRADING

LEGEND

- - 1024- - = EXISTING CONTOUR

X (1024.00)

X 1024.00E

= DRAINAGE TO FRONT OF LOT

= DRAINAGE TO BOTH FRONT AND

= CLEARING AND/OR GRADING OF

= DRAINAGE TO REAR OF LOT

UTILITY EASEMENTS

= PROPOSED ELEVATION

= EXISTING ELEVATION

= PROPERTY LINE

= GRADE BREAK

= PROPOSED CONTOUR

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

### 6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT 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 COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

### /. NOCK

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. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

### 8. 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)

### 9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES 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.

### 10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

### 11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON 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") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER 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 APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS 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 GEOTECHNICAL ENGINEER.

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 TO 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 A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, 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.

### 12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE 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. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

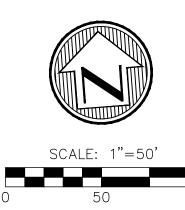
### NOTES:

MINIMUM SLAB EXPOSURE IS 1.0'.

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.



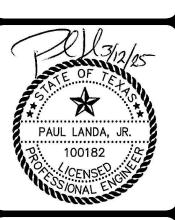
SUBMITTAL SET

NO. DATE DESCRIPTION

PROJ. # DGN. BY: DWN. BY: DATE

Tarin Ramirez Engineers, L.

NGINEERING F-5297/SURVEYING: F-1013
MARRON PATH, SUITE 100 TEL: (210) 698-5
ONIO, TEXAS 78249 FAX: (210) 698-5



GRADING PLAN

SHEET

C5.0

### PLAT NO. 22-11800652

### GENERAL SPECIFICATIONS FOR SITE PREPARATION

### 1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, 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 ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3. SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

### 2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM

### 3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN 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. WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL

### 4. 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 THE 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 CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

### 5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT

### 6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT 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 COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

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. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

### 8. 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

### 9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES 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.

### 10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

### 11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON 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") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER 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 APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS 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 GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 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 A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, 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

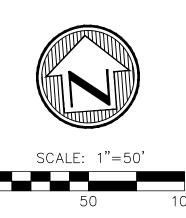
### 12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE 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 A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPÒSÉ OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

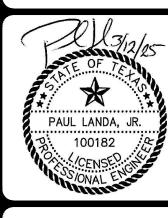
CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER



SUBMITTAL SET

ingineers, JRVEYING: F-10

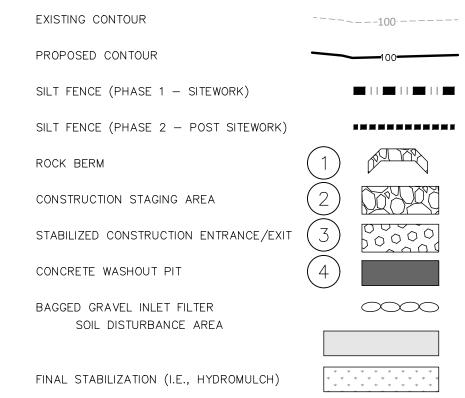


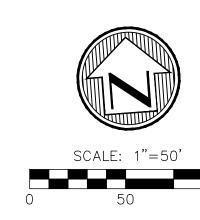
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SHEET

### PLAT NO. 22-11800652

### LEGEND





### **GENERAL NOTES:**

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING

CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.

CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.

ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

### **ESTIMATED QUANTITIES**

| ITEM | DESCRIPTION                                              | UNIT | QUANTITY |  |
|------|----------------------------------------------------------|------|----------|--|
| 1    | STABILIZED CONSTRUCTION ENT./EXIT                        | L.S. | 1        |  |
| 2    | SILT FENCE (PHASE 1)                                     | L.F. | 4,170    |  |
| 3    | ROCK BERM - TYPE II                                      | L.F. | 50       |  |
| 4    | BAGGED GRAVEL INLET FILTER AND/OR APPROPRIATE SUBSTITUTE | L.F. | 780      |  |
| 5    | CONSTRUCTION STAGING AREA                                | L.S. | 1        |  |
| 6    | CONCRETE WASHOUT PIT                                     | L.S. | 1        |  |
| 7    | SILT FENCE (PHASE 2)                                     | L.F. | 7,208    |  |

O. DATE DESCRIPTION

11/04/24 ADDITION OF DRAIN C

PROJ. # DGN. BY: DWN. BY: CHKD. BY: DATE

• Surveyors
• Planners
• Planners

7 Engineers, LLC

/SURVEYING: F-10131500

100 TEL: (210) 698-5051

Moy Tarin Ramirez Er TBPELS: ENGINEERING F-5297/SUR 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249



RALL STORM WATER POLLUTIO
PREVENTION PLAN

SHEET

C6.0

### SILT FENCE NOTES

- SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN 2 , ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30. 2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT 2 , AND BRINDELL HARDNESS EXCEEDING 140.
- 3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12.5 GAUGE MINIMUM.
- 4. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1 FOOT DEEP AND SPACED NOT MORE THAN 5 FEET ON CENTER. 5. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
- 6. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- 7. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- 8. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- 9. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 10. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES, OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE.
- 11. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION. 12. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

SILT FENCE DETAIL

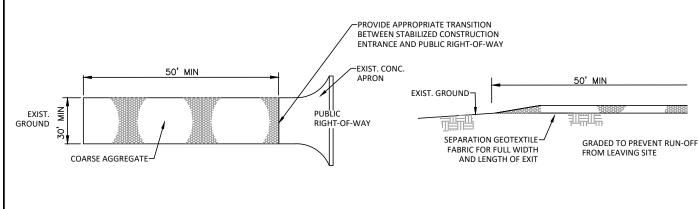
SCALE: NONE

SCALE: NONE

CONSTRUCTION EQUIPMENT

&
VEHICLE
STORAGE
AND
MAINTENANCE
AREA

CONSTRUCTION MATERIAL STORAGE AREA



### TEMPORARY CONSTRUCTION ENTRANCE/EXIT NOTES

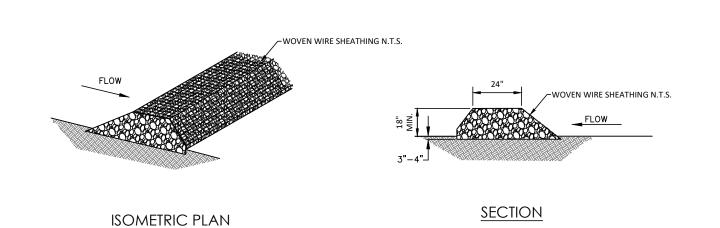
- 1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION.
- 2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.

PLAN VIEW

THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD 2 , A MULLEN BURST RATING OF 140 LB/IN 2 , AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

**PROFILE** 

- AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
- 5. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
- 6. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG. 7. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
- 8. PLACE STONE TO DIMENSIONS AND GRADE SHOWN. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
- 9. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 10. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS—OF—WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- 11. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
- 12. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED
- 13. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.

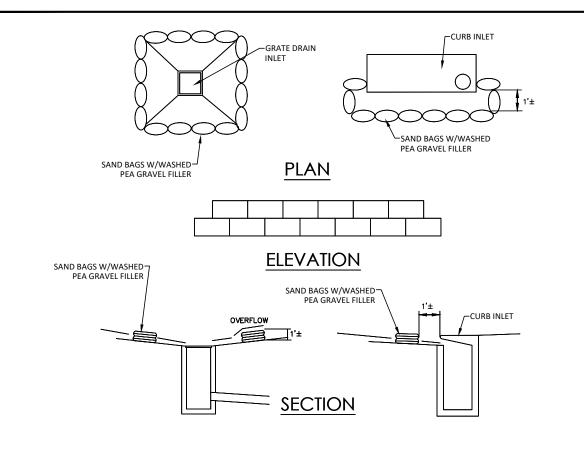


### **ROCK BERM NOTES**

ROCK BERM

- 1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
- 2. CLEAN, OPEN GRADED 3-TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-TO 8-INCH DIAMETER ROCKS MAY BE USED.
- 3. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. 4. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
- 5. PLACE THE ROCK ALONG THE SHEATHING TO A HEIGHT NOT LESS THAN 18".
- 6. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
- 7. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
- 8. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL. 9. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL
- DAILY INSPECTIONS SHOULD BE MADE. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION. 10. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER
- 11. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS,

12. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



- . THE GRAVEL BAG MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, POLYAMIDE OR COTTON BURLAP WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OZ/YD 2 , MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT.
- 2. THE BAG LENGTH SHOULD BE 24 INCHES, WIDTH SHOULD BE 18 INCHES AND THICKNESS SHOULD BE 6
- 3. THE GRAVEL BAGS SHOULD BE FILLED WITH 34" GRAVEL .
- 4. WHEN A GRAVEL BAG IS FILLED WITH GRAVEL, THE OPEN END OF THE GRAVEL BAG SHOULD BE STAPLED OR
- 5. THE GRAVEL BAGS SHOULD BE PLACED AS SHOWN ON THE DETAIL. THE GRAVEL BAGS SHALL BE STACKED TO FORM A CONTINUOUS BARRIER AROUND THE INLETS. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.
- 6. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- 8. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE

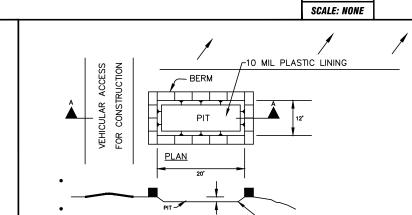
7. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE. 9. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

SCALE: NONE

BAGGED GRAVEL INLET FILTER

STABILIZED CONSTRUCTION ENTRANCE / EXIT



SECTION 'A-A' DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

**CONSTRUCTION STAGING AREA** 

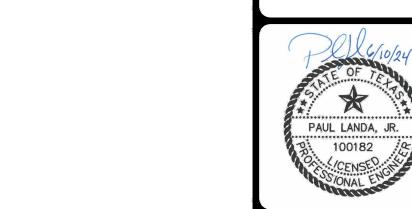
SCALE: NONE

FLOW ARROWS

SILT FENCE

CONCRETE TRUCK WASHOUT PIT

10 MIL PLASTIC LINING



**EVENTION** PR

OLLUTION STORM WATER

SHEET

C6.1