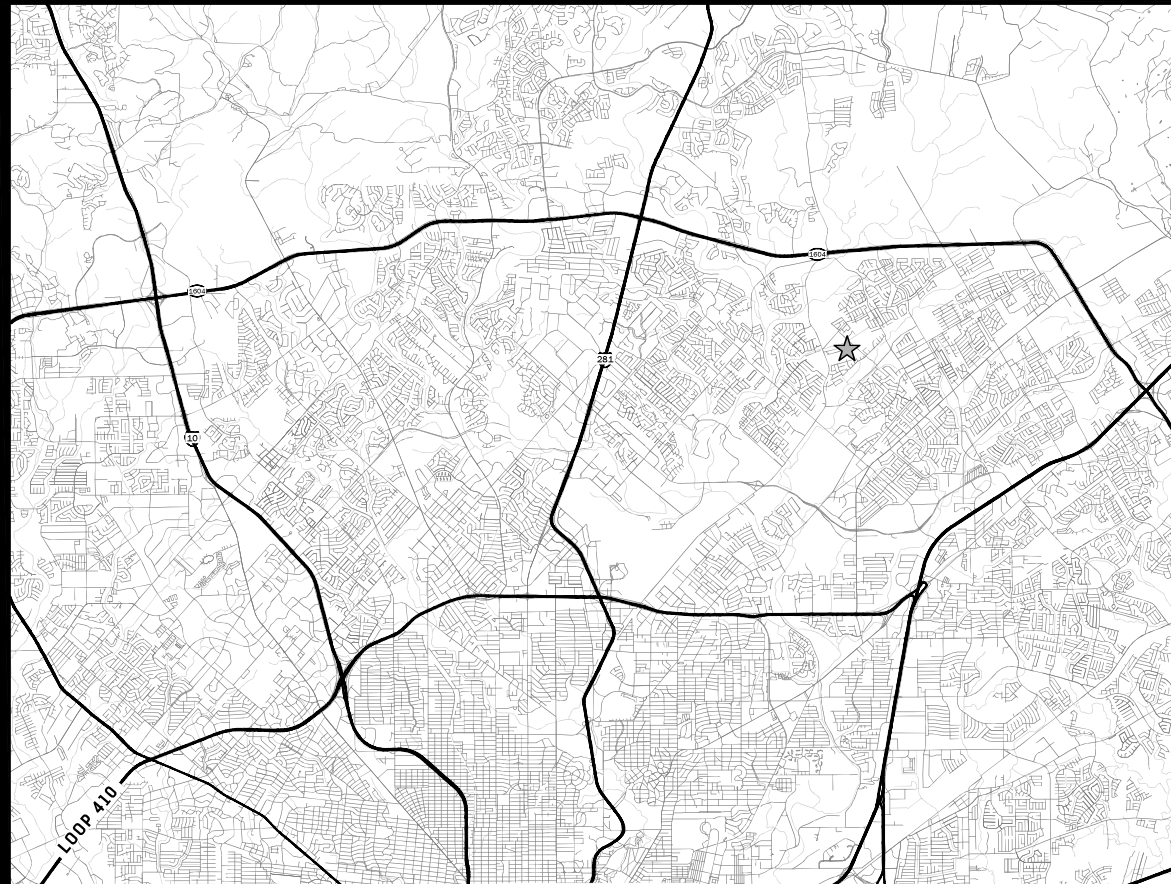


- C1.00 CITY OF SAN ANTONIO GENERAL NOTES
- C1.01 SUPPLEMENTARY GENERAL NOTES
- C1.00 STORMWATER POLLUTION PREVENTION PLAN
- C1.01 STORMWATER POLLUTION PREVENTION PLAN
- C2.00 EXISTING CONDITIONS AND DEMOLITION PLAN
- C2.01 EXISTING CONDITIONS AND DEMOLITION PLAN
- C3.00 GRADING PLAN
- C3.01 GRADING PLAN
- C4.00 UTILITY LAYOUT PLAN
- C4.01 UTILITY LAYOUT PLAN
- C5.00 SANITARY SEWER MASTER PLAN
- C5.01 SANITARY SEWER MASTER PLAN
- C5.02 SANITARY SEWER PLAN & PROFILE - LINE 'A'
- C5.03 SANITARY SEWER PLAN & PROFILE - LINE 'A'
- C5.04 SANITARY SEWER PLAN & PROFILE - LINE 'B'
- C5.05 SANITARY SEWER PLAN & PROFILE - LINE 'C'
- C5.06 SANITARY SEWER PLAN & PROFILE - LINE 'D', 'E' & LATERAL 'A'
- C5.02 SANITARY SEWER GENERAL NOTES
- C5.02 SANITARY SEWER STANDARD DETAILS
- C6.00 WATER DISTRIBUTION PLAN
- C6.01 WATER DISTRIBUTION PLAN
- C7.00 MASTER DRAINAGE PLAN
- C7.01 DRAINAGE PLAN & PROFILE - DRAIN A
- C7.02 DRAINAGE PLAN & PROFILE - DRAIN B
- C7.03 DRAINAGE PLAN & PROFILE - DRAIN B
- C7.04 DRAINAGE PLAN & PROFILE - DRAIN C
- C7.05 DETENTION POND PLAN
- C7.01 DETENTION POND DETAILS
- C7.02 COSA DRAIN INLET DETAILS TYPE C
- C7.03 DRAINAGE DETAILS
- C7.04 DRAINAGE DETAILS
- C7.05 DRAINAGE DETAILS
- C8.00 STREET PLAN & PROFILE - STALLION STREET
- C8.01 STREET PLAN & PROFILE - MYSTIC MANE
- C8.02 STREET PLAN & PROFILE - MYSTIC MANE & GOLDEN MANE WAY
- C8.03 STREET PLAN & PROFILE - AMORY AVE
- C8.04 STREET PLAN & PROFILE - NAGEL LEGACY LN, VELVET HOOF RD & CROSS RANCH RD.
- C8.05 RIGHT TURN LANE PLAN - JUNG RD
- C8.D1 STANDARD STREET DETAILS
- C8.D2 STANDARD STREET DETAILS
- C8.D3 STANDARD STREET DETAILS
- C9.00 TRAFFIC SIGNAGE PLAN
- C9.01 TRAFFIC SIGNAGE PLAN
- C9.D1 TRAFFIC SIGNAGE DETAILS
- C9.D2 TRAFFIC SIGNAGE DETAILS

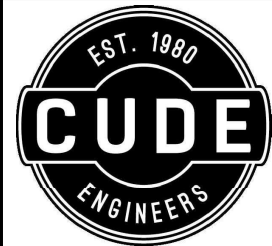
MIDDLE - EAST SEWERWASH - SALADO CREEK WRC				
Developer's Name		KS HOME LIFESTAR INC.		
Developer's Address		4800 FREEDOMCHICKENBURG RD.		
City	SAN ANTONIO	State	TEXAS	Zip 78229
Phone #	(210) 300-5455	Fax #	-	
SAWS Block Map #	186634	Total EDU's	100	Total Acreage 15.00
Total Linear Footage of Pipe		3024 L.F. OF 8" SDR 35	Plot No.	24-11030479
Number of Lots		100	SAWS Job No.	24-1501

PRESSURE ZONE B			
Developer's Name		KB HOME LONESTAR INC.	
Developer's Address		4800 FREDERICKSBURG RD.	
City	SAN ANTONIO	State	TEXAS
		Zip	78229
Phone #	(210) 300-5455	Fax #	-
SAWS Block #	16654	Total EGV's	134
		Total Acreage	15.02
Total Linear Footage of Pipe		8" PVC - 3225 L.F. & 6" PVC - 192 L.F.	Plot No.
Number of Lots	100	SAWS Job No.	25-1002

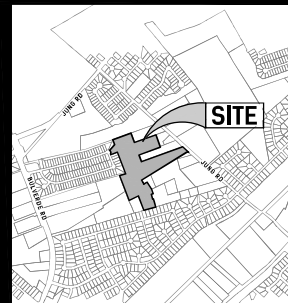
JUNG TRACT UNIT 1



VICINITY MAP



SAN ANTONIO | AUSTIN | SAN MARCOS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
P:[210] 681.2951 F:[210] 523.7112
TBPE FIRM NO. 455
TBPLS FIRM NO. 10048500
SBE CERTIFIED FIRM



LOCATION MAP
SCALE: 1" = 1000'

DEVELOPER:
KB HOME LONESTAR INC.
4800 FREDERICKSBURG RD
SAN ANTONIO, TX 78229



PUD NUMBER:

PLAT NUMBER:
PLAT-24-11800479

PROJECT NUMBER:
04330.001



04/01/2025

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

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

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
- THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS, IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC. THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
- IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
- CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:
 - SAN ANTONIO WATER SYSTEM (SAWS) 233-2010
 - BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET) 354-6538 / 357-5741
 - COSA DRAINAGE 207-8048
 - COSA SIGNAL OPERATIONS 207-7720 / 207-7765
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-344-8377
 - CITY PUBLIC SERVICE ENERGY
 - TIME WARNER
 - AT&T
 - MCI
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES, EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
- ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND /OR TRACKED CONSTRUCTION MATERIALS AND /OR DEBRIS.
- IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7308 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.
 - IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.
 - IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
- IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND /OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND /OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL.
 - THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
- CONSTRUCTION IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

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

TREE PROTECTION AND PRESERVATION GENERAL NOTES

- NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE FOOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
- ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
- SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
- NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
- TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
- NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
- ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND /OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING, THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-8053)
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
- TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
- WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
- PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
- FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

NOTE TO CONSULTANT

DO NOT MODIFY, DELETE OR ADD TO THE CITY OF SAN ANTONIO'S GENERAL NOTES STANDARD SHEET. IF MODIFICATIONS ARE REQUIRED, FOLLOW THE INSTRUCTIONS ON THE "SUPPLEMENTAL GENERAL NOTES" SHEET.

DECEMBER 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CITY OF SAN ANTONIO
GENERAL NOTES

DATE: _____
DRAWN BY: _____ PROJECT NO.: _____ DESIGNED BY: _____ SHEET NO.: _____ OF _____



4122 Fossil Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7132

JUNG TRACT
UNIT 1

CITY OF SAN ANTONIO GENERAL NOTES

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

-
-
-
-
-
-
-
-
-
-



CUD ENGINEERS
138693
TEL: (210) 681-2950

PLAT NO.
24-11800479

CO.00

GENERAL NOTES

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE FOLLOWING REGULATIONS AND SPECIFICATIONS. THE FIRST LISTED WILL HAVE PRIORITY OF THOSE LIST BELOW PERMITS FOR PROJECT BY ANY REGULATORY AGENCIES, CITY OF SAN ANTONIO CONSTRUCTION STANDARDS, PLANS FOR THIS PROJECT.

2. VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON PLANS OR NOT. WATER/WASTEWATER S.A.S., (210) 704-7107
ELECTRIC CITY SERVICE (210) 794-3500
GAS CITY PUBLIC SERVICE (210) 797-9900
TELEPHONE CITY (800) 288-2020
FIRE MARSHAL CITY OF SAN ANTONIO (210) 207-4410
BUILDING OFFICIAL, CITY OF SAN ANTONIO (210) 207-4111

3. TRENCH EXCAVATION PROTECTION SHALL BE COMPLETED AS REQUIRED BY THE PROVISIONS OF PART 1206, SUPPORT P-E-EXCAVATION, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND INTERPRETATIONS. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS INCLUDED IN ITEM 700, TRENCH EXCAVATION PROTECTION, CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

4. ALL CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO PROPERTY OWNED BY THE DEVELOPER OR PUBLIC RIGHT-OF-WAY AND EASEMENT UNLESS WRITTEN PERMISSION IS OBTAINED BY THE CONTRACTOR FROM THE PROPERTY OWNER AFFECTED.

5. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR STRUCTURAL DESIGN/GEOTECHNICAL/SURVEY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION (INCLUDING EXISTING TEST DATA SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED ON THE CONSTRUCTION DOCUMENTS.

6. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATION SAFETY AND HEALTH ADMINISTRATION REGULATIONS, TRENCHES OVER 5 FEET DEEP INTO EITHER HARD OR STABLE OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHUTTED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MARKET MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.

7. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR SAFETY CONSULTANT SHALL BE REQUIRED TO IMPLEMENT TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

8. IN ACCORDANCE WITH THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATION, WHEN EMPLOYEES ARE REQUIRED TO BE IN TRENCHES 4 FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE TO MORE THAN 25 FEET OF LATERAL TRAVEL.

9. PRIOR TO THE BEGINNING OF CONSTRUCTION, THE DEVELOPER SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE AT THE CITY SAN ANTONIO REPRESENTATIVES FROM THE FOLLOWING ORGANIZATIONS SHALL BE INVITED:
CITY OF SAN ANTONIO STAFF, INCLUDING THE DIRECTOR OF PUBLIC WORKS
CITY ENGINEER AND THE PUBLIC WORKS INSPECTOR.
CONTRACTOR DESIGN ENGINEER, ELECTRIC, GAS, PHONE AND CABLE UTILITY REPRESENTATIVES, IF APPROPRIATE.

10. IMPROVEMENTS AND ELEVATIONS SHOWN ARE EXISTING ON THE DATE OF THIS SURVEY AND MAY BE SUBJECT TO SUBSEQUENT CHANGES.

11. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHICAL INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR AND CIVIL ENGINEER IMMEDIATELY.

12. CONTRACTOR TO PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OR HER OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.

13. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET TO A TOLERANCE OF 0.01 FT.

14. TREES SHOWN FOR REFERENCE ONLY, TREE REMOVAL, PROTECTION, AND TRANSPLANTING SHALL BE ACCORDING TO PROJECT TREE PRESERVATION PLAN AND LANDSCAPE PLANS BY THE DEVELOPER.

15. ALL STORMWATER POLLUTION PREVENTION PERMITS, BMP'S TO BE IN PLACE PRIOR TO COMMENCEMENT OF ANY WORK.

16. NO EDWARDS AQUIFER RECHARGE CONTRIBUTING ZONE REQUIREMENTS FOR THIS SITE.

17. THE INFORMATION CONTAINED ON THESE PLANS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, OR SUBSURFACE CONDITIONS IS UNLESS OTHERWISE NOTED, THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN ANY WAY RELIES ON THE CONTRACTOR'S OWN RESPONSIBILITY FOR LOSSES FOR TO ANY INACCURACIES.

18. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN BASED UPON RECORD INFORMATION AND SURVEY INFORMATION FOR UTILITIES VISIBLE AT THE TIME OF SURVEY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITIES LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL RELY UPON UTILITY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR IS TO MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND UTILITIES.

19. ALL REQUIRED RELOCATIONS OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES AND ANY OTHER FACILITIES SHALL BE DONE BY THIS CONTRACTOR, UNLESS NOTED AS "BY OTHERS". THIS CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES AS NOT TO DELAY THE PROJECT.

20. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR

UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.

21. ALL CONSTRUCTION OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

22. CONTRACTOR OR THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING AND CUT SHEETS FOR PIPE LINES LAD ON GRADE AND ROAD CONSTRUCTION. CUT SHEETS SHALL BE DELIVERED TO THE CITY INSPECTOR 30 HOURS PRIOR TO CONSTRUCTION.

23. CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 24 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.

24. CONTRACTOR SHALL GIVE THE CITY 36 HOURS NOTICE OF THE NEED FOR MATERIALS TESTING. ALL TESTING WILL BE ARRANGED AND PAID FOR BY THE CONTRACTOR. THE CITY SHALL RECEIVE A COPY OF TEST RESULTS.

25. CONTRACTOR IS RESPONSIBLE FOR TAKING (AND INCLUDING IN BID) ALL OF THE APPROPRIATE SECURITY MEASURES AT THE SITE, FOR THE DURATION OF THE CONSTRUCTION PERIOD.

26. CONTRACTOR IS TO PROVIDE "AS BUILT" ON ALL UTILITY AND DRAINAGE IMPROVEMENTS, PUBLIC OR PRIVATE.

27. PERMANENT EROSION CONTROL/VEGETATION WILL BE COMPLETED BY CONTRACTOR.

28. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF SAN ANTONIO FOR THE USE OF ALL WATER FOR CONSTRUCTION.

29. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF SAN ANTONIO FOR THE USE OF ALL WATER FOR CONSTRUCTION.

30. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF SAN ANTONIO FOR THE USE OF ALL WATER FOR CONSTRUCTION.

31. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE CITY OF SAN ANTONIO FOR THE USE OF ALL WATER FOR CONSTRUCTION.

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AND/OR DEPLETED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY RESTORED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.

14. NO EXISTING ASPHALT OR CONCRETE PAVING SCHEDULED FOR REMOVAL SHALL REMAIN ON-SITE OR BE USED AS FILL MATERIAL. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS.

15. CONTRACTOR SHALL ADOPT IRRIGATION LATERALS TO ALLOW PROPER FUNCTION OF ZONES AT COMPLETION OF CONSTRUCTION, WORK SHALL BE COORDINATED WITH THE OWNER.

16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MANHOLE. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.

17. THE USE OF EXPLOSIVES WILL NOT BE PROHIBITED.

18. ALL WASTE MATERIAL REMAINING AFTER THE OWNER'S SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

19. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDED BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRICAL, 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 MAINTAIN ACCESS TO ALL GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

20. IF REQUIRED, ALL WORK ASSOCIATED WITH PROVIDING NATURAL GAS INCLUDING TRENCHING, CONDUIT INSTALLATION, PAVEMENT REPLACEMENT, BACKFILL AND WATER INSTALLATION AS DESCRIBED ON THESE PLANS SHALL BE COORDINATED WITH NATURAL GAS PROVIDER.

21. ALL PROPOSED ELECTRIC, GAS, PHONE, AND CABLE UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY AND COORDINATE WITH UTILITY COMPANIES AND/OR ENGINEER.

22. IF REQUIRED, ALL WORK ASSOCIATED WITH PROVIDING NATURAL GAS INCLUDING TRENCHING, CONDUIT INSTALLATION, PAVEMENT REPLACEMENT, BACKFILL AND WATER INSTALLATION AS DESCRIBED ON THESE PLANS SHALL BE COORDINATED WITH NATURAL GAS PROVIDER.

23. ALL PROPOSED ELECTRIC, GAS, PHONE, AND CABLE CONDUITS SHALL BE PROVIDED WITH PULL STRINGS.

24. DUE TO FEDERAL REGULATIONS (TITLE 49, PART 192.103, CITY PUBLIC SERVICE BOARD (C.P.S.B.) MUST MAINTAIN ACCESS TO ALL GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

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15. NO OTHER UTILITY SERVICE/APPOINTMENTS SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.

16. CONTRACTOR SHALL FURNISH ALL UTILITY PIPE FITTINGS, MATERIALS, EQUIPMENT, ETC. AS NECESSARY FOR PROPOSED CONSTRUCTION.

17. FOR PRESSURE TAPS, FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. CONDUIT BLOODING SHALL BE PLACED BEHIND THE UNDER TAP TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WELL.

18. JOINT RESTRAINTS SHALL BE IN ACCORDANCE WITH SWS REQUIREMENTS.

19. CONTRACTOR SHALL INSTALL ALL GRAVITY LINES FROM DOWNSTREAM END TO UPSTREAM END.

20. REFER TO LANDSCAPE PLANS FOR IRRIGATION SERVICE.

21. ALL PROPOSED ELECTRIC, GAS, PHONE, AND CABLE UTILITIES SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY AND COORDINATE WITH UTILITY COMPANIES AND/OR ENGINEER.

22. IF REQUIRED, ALL WORK ASSOCIATED WITH PROVIDING NATURAL GAS INCLUDING TRENCHING, CONDUIT INSTALLATION, PAVEMENT REPLACEMENT, BACKFILL AND WATER INSTALLATION AS DESCRIBED ON THESE PLANS SHALL BE COORDINATED WITH NATURAL GAS PROVIDER.

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1. UNLESS OTHERWISE NOTED, THE PAVEMENT MARKING PAINT TO BE USED ON THIS PROJECT WILL BE WHITE OR YELLOW ACRYLIC LATEX PAINT. ALL PAVEMENT MARKINGS WITHIN PUBLIC ROW SHALL BE THERMOPLASTIC.

2. SURFACE PREPARATION: SURFACES WILL BE CLEAN, DRY AND FREE FROM LOOSE OR PEELING SURFACES. DO NOT APPLY WHEN AIR TEMPERATURES ARE BELOW 50° F. OR WHEN THE RELATIVE HUMIDITY EXCEEDS 85%, OR WHEN THE TEMPERATURE FALLS BELOW THE DOW POINT. IT IS REQUIRED TO PLACE AN INCONSPICUOUS TEST STRIP TO DETERMINE IF THE NEW PAVEMENT SURFACES HAVE CURED SUFFICIENTLY TO PAINT. WAIT 24 HOURS AFTER ANY RAIN TO PAINT ASPHALT SURFACES.

3. APPLICATION RATES: APPLY PAINT AT FILM THICKNESS AND SPREADING RATES AS RECOMMENDED BY THE PAINT SUPPLIER. ALL NEW STRIPING IN PAVING LOTS WILL BE PAINTED WITH TWO (2) COATS OF 1.5 TO 1.8 MILS WET, 8.0 MILS DRY. THE FIRST COAT MUST BE COMPLETELY DRY BEFORE THE SECOND COAT IS APPLIED. WAIT A MINIMUM OF 10 DAYS BETWEEN THE ASPHALT SEAL COAT APPLICATION AND THE PERMANENT TRAFFIC STRIPING AND MARKINGS.

4. CLOSE AREAS TO TRAFFIC FOR DURATION OF DRYING TIME, WHICH SHALL BE NO LESS THAN THE MINIMUM RECOMMENDED BY THE PAINT MANUFACTURER.

5. MINIMUM LINE WIDTH IS 4 INCHES. PAVEMENT MARKINGS MUST COMPLY WITH LOCAL, FIVE STANDARDS AND CURRENT ACCESSIBILITY CODE.

EARTHWORK NOTES:

1. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND CONCLUSIONS WITH THESE PLANS.

2. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.

3. ALL EXCAVATION, BACKFILL AND COMPACTING SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.

4. OWNER WILL ENGAGE AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATIONS. THE ELEVATIONS INDICATED ON THE PLANS, REGARDLESS OF SPECIFICATIONS, REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

5. IF DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR, THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.

6. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED ON THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER.

7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.

8. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION.

9. OVER-EXCAVATION IS UNCOMPENSATED, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER OR GEOTECH REPORT AT NO ADDITIONAL COST TO THE OWNER.

10. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT FOR THE PROJECT.

11. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE ENGINEER. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES WITHIN THE TADOT ROW SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND AIRPORTS. EXCAVATION AND BACKFILL FOR STRUCTURES AND/OR THE DETAIL SPECIFICATIONS PROVIDED HEREIN. TRENCHES SHALL ALSO COMPLY WITH SWS STANDARDS WHERE APPLICABLE.

12. CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH A SURVEYOR AS REQUIRED TO VERIFY PROJECT ELEVATIONS AND BENCHMARK (ELEVATIONS) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRASSES SHALL NOT EXCEED 31" (H) SLOPE.

13. BARRICADES, WARNING SIGNS & LIGHTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING THE PROGRESS OF WORK. THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.

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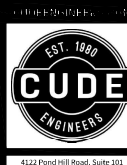
EXISTING UTILITIES NOTES:

1. THE CONTRACTOR SHALL BE AWARE THAT SANITARY SEWER, WATER, OVERHEAD ELECTRIC AND OVERHEAD/UNDERGROUND CABLE AND TELEPHONE LINES EXIST WITHIN THE LINES OF THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING UTILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR. THE POSITION AND DEPTH OF ALL UTILITIES LOCATED IN THE VICINITY OF THE PROPOSED WORK SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

2. DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT THE CONTRACTOR'S OWN EXPENSE.

3. NOTIFY OWNER 72 HOURS IN ADVANCE OF UTILITY SHUTDOWN.

4. ONE CALL NOTE - CONTRACTOR MUST CALL CITY OF SAN ANTONIO (811 OR 211-333-2870) FOR LOCATION OF CITY UTILITIES.



4121 Fossil Hill Road, Suite 301
San Antonio, Texas 78211
P: (210) 681-2951 F: (210) 683-7112

JUNG TRACT
UNIT 1

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

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04/01/2025

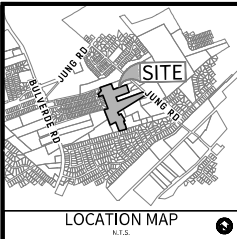


CUDE ENGINEERS
10161 S. No. 1000000

PLAT NO.
24-11800479

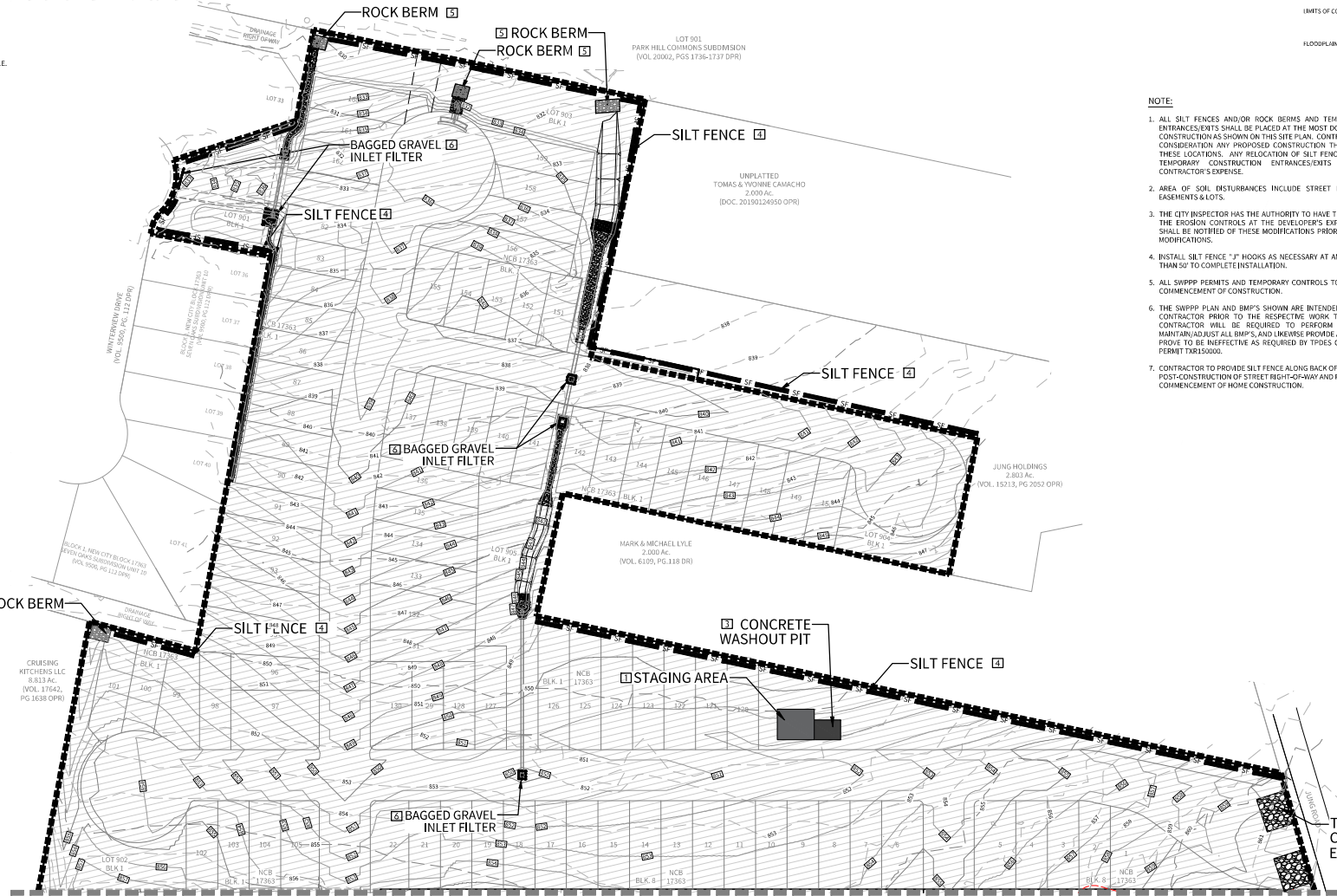
CUDE ENGINEERS
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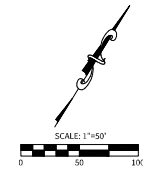


OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4500 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 684-2951
FAX: (210) 523-7112



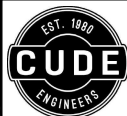
MATCHLINE 'A' SEE SHEET C1.01



LEGEND	
PROPERTY LINE	---
EXISTING CONTOURS	---
BMP ITEM NUMBER	1
TEMPORARY CONSTRUCTION ENTRANCE/EXIT	---
SILT FENCE	SF
FLOW ARROW	---
STAGING AREA	---
CONCRETE WASHOUT PIT	---
LIMITS OF CONSTRUCTION	---
FLOODPLAIN LIMITS	---

NOTE:

1. ALL SILT FENCES AND/OR ROCK BERMS AND TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE PLACED AT THE MOST DOWN-GRADIENT POINT OF CONSTRUCTION AS SHOWN ON THIS SITE PLAN. CONTRACTOR SHALL TAKE INTO CONSIDERATION ANY PROPOSED CONSTRUCTION THAT MAY TAKE PLACE AT THESE LOCATIONS. ANY RELOCATION OF SILT FENCE, ROCK BERMS AND/OR TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. AREA OF SOIL DISTURBANCES INCLUDE STREET RIGHT-OF-WAYS, UTILITY EASEMENTS & LOTS.
3. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.
4. INSTALL SILT FENCE "J" HOOKS AS NECESSARY AT AN INTERVAL NO GREATER THAN 50' TO COMPLETE INSTALLATION.
5. ALL SWPPP PERMITS AND TEMPORARY CONTROLS TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE SWPPP PLAN AND BMP'S SHOWN ARE INTENDED TO BE PLACED BY THE CONTRACTOR PRIOR TO THE RESPECTIVE WORK TO BE PERFORMED. THE CONTRACTOR WILL BE REQUIRED TO PERFORM ROUTINE INSPECTIONS, MAINTAIN AND ADJUST ALL BMP'S, AND LINESIDE PROVIDE ADDITIONAL BMP'S IF ANY PROVE TO BE INEFFECTIVE AS REQUIRED BY TYPES CONSTRUCTION GENERAL PERMIT TXR150000.
7. CONTRACTOR TO PROVIDE SILT FENCE ALONG BACK OF CURB POST-CONSTRUCTION OF STREET RIGHT-OF-WAY AND PRIOR TO COMMENCEMENT OF HOME CONSTRUCTION.



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 684-2951 F: (210) 523-7112

**JUNG TRACT
UNIT 1**

STORMWATER POLLUTION PREVENTION PLAN

DATE	04/01/2025
PROJECT NO.	04330.001
DRAWN BY	JW
CHECKED BY	SPM

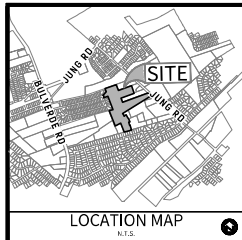
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CUDE ENGINEERS
1816 S. New Braunfels Ave.

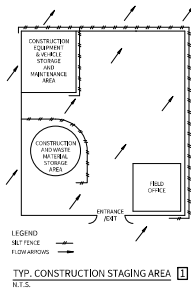
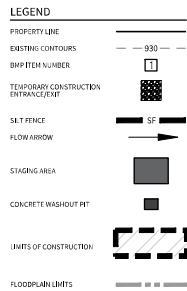
PLAT NO.	24-11800479
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OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

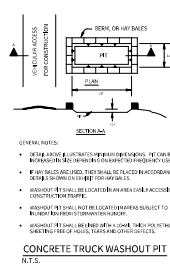
CIVIL ENGINEER:
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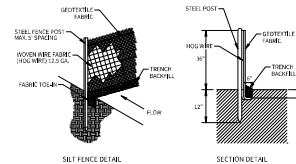
STANDARD CONSTRUCTION ENTRANCE/EXIT

- WHEN NECESSARY, VEHICLES SHALL BE CLEARED TO PERMIT TRUCKS TO ENTER/EXIT ON A DIRT ROAD.
- THE SITE SHALL BE UNDEVELOPED AND UNIMPROVED. THE CONTRACTOR SHALL PROVIDE TRUCKS WITH PROTECTIVE TRACKING ON THE DRIVEWAY TO PREVENT DAMAGE TO THE DRIVEWAY. THE CONTRACTOR SHALL PROVIDE TRUCKS WITH PROTECTIVE TRACKING ON THE DRIVEWAY TO PREVENT DAMAGE TO THE DRIVEWAY. THE CONTRACTOR SHALL PROVIDE TRUCKS WITH PROTECTIVE TRACKING ON THE DRIVEWAY TO PREVENT DAMAGE TO THE DRIVEWAY.

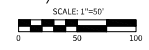
TEMPORARY CONSTRUCTION ENTRANCE/EXIT [2]
N.T.S.



CONCRETE TRUCK WASHOUT PIT [3]
N.T.S.

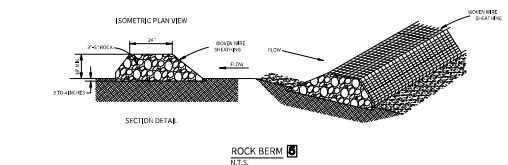


STANDARD SILT FENCE [4]
N.T.S.

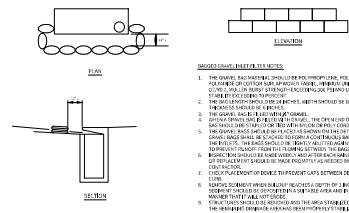


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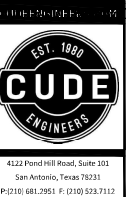
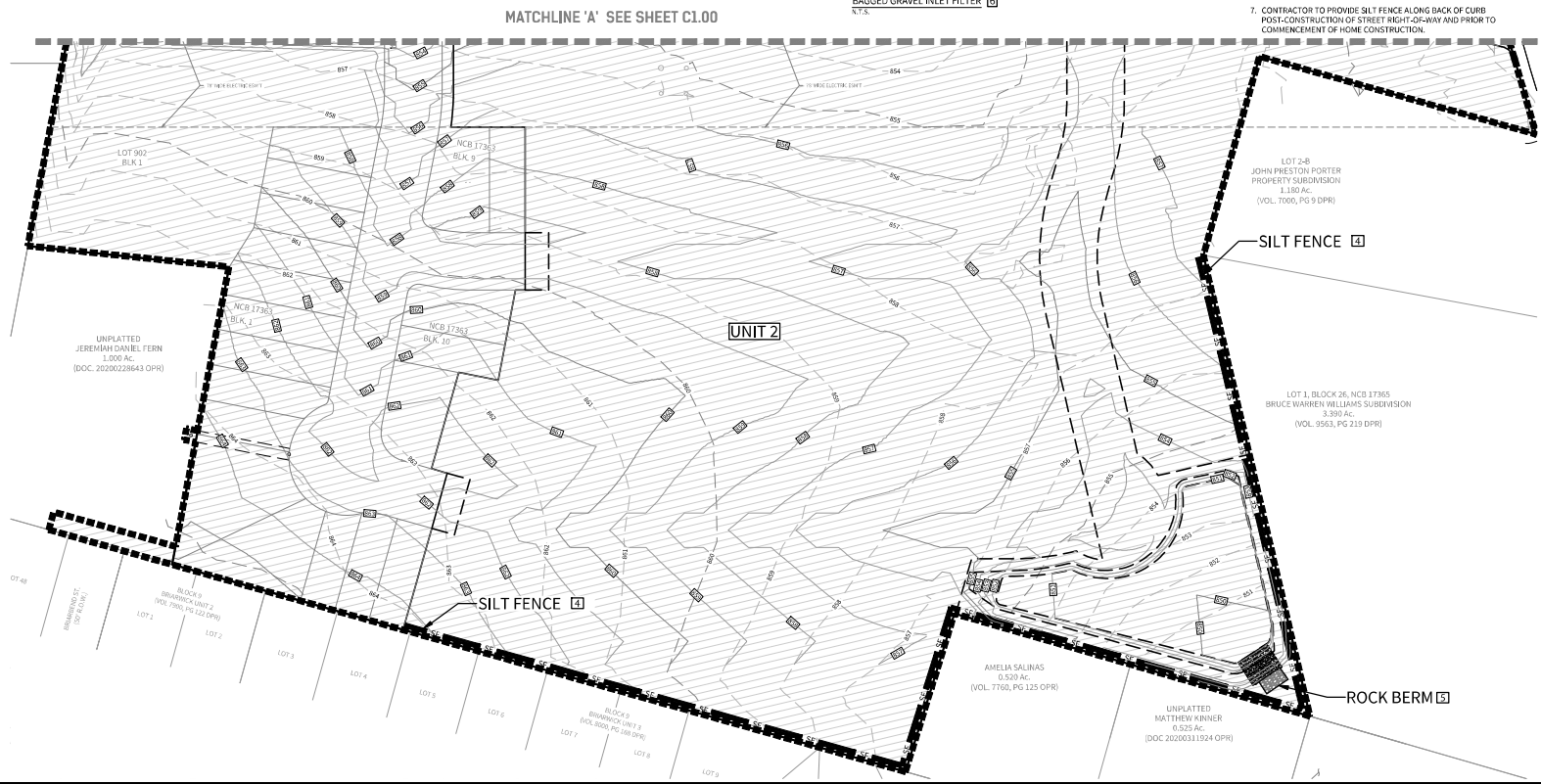
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- INSTALL SILT FENCE "J" HOOKS AS NECESSARY AT AN INTERVAL NO GREATER THAN 50' TO COMPLETE INSTALLATION.
- ALL SWPPP PERMITS AND TEMPORARY CONTROLS TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE SWPPP PLAN AND BMP'S SHOWN ARE INTENDED TO BE PLACED BY THE CONTRACTOR PRIOR TO THE RESPECTIVE WORK TO BE PERFORMED. THE CONTRACTOR WILL BE REQUIRED TO PERFORM ROUTINE INSPECTIONS, MAINTAIN/ADJUST ALL BMP'S, AND LIKEWISE PROVIDE ADDITIONAL BMP'S IF ANY PROVE TO BE INEFFECTIVE AS REQUIRED BY TPO'S CONSTRUCTION GENERAL PERMIT TXR150000.
- CONTRACTOR TO PROVIDE SILT FENCE ALONG BACK OF CURB POST-CONSTRUCTION OF STREET RIGHT-OF-WAY AND PRIOR TO COMMENCEMENT OF HOME CONSTRUCTION.



ROCK BERM [5]
N.T.S.



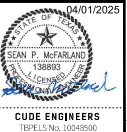
BAGGED GRAVEL INLET FILTER [6]
N.T.S.



JUNG TRACT UNIT 1
STORMWATER POLLUTION PREVENTION PLAN

DATE
04/01/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

REVISIONS
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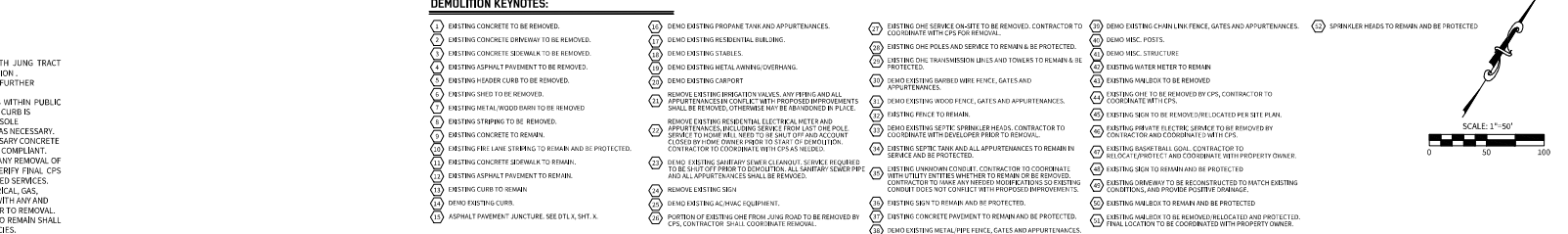
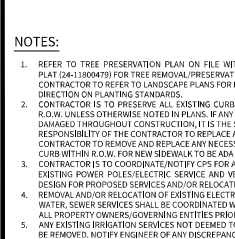



CUDE ENGINEERS
1814 S. New Braunfels Ave.

PLAT NO.
24-11800479

C1.01

REPRODUCTION OF THE ORIGINAL, UNDATED AND UNSEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INDIVIDUALLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.





4122 Fond Hill Road, Suite 101
San Antonio, Texas 78231
P (512) 681.2951 F (512) 523.7112

EXISTING CONDITIONS AND DEMOLITION PLAN

**JUNG TRACT
UNIT 1**

DATE
04/01/2025

PROJECT NO.
04330.001

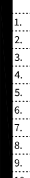
DRAWN BY
JWV

CHECKED BY
SPM

REVISIONS

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04/01/2025

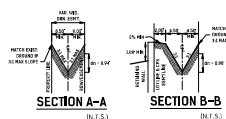


CUDE ENGINEERS
TEMPLE, TEXAS 76780

PLAT NO.
24-11800479

SAWS JOB NO.
25-1802

C2.01

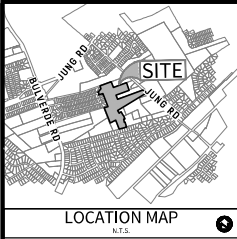


CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



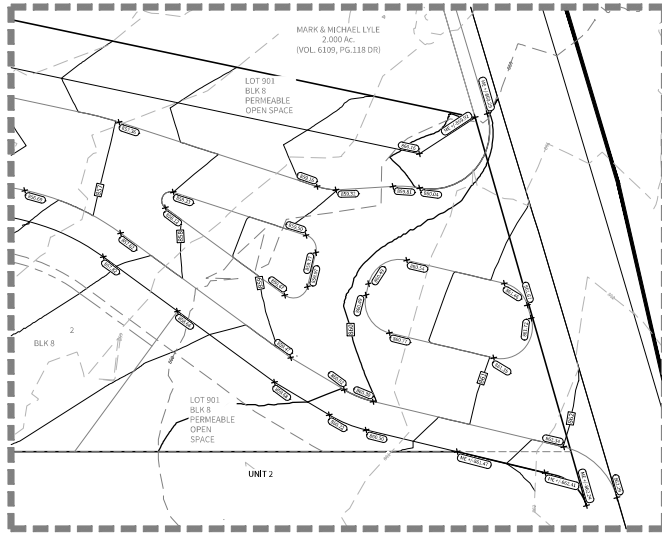
NOT TO SCALE

C3.00



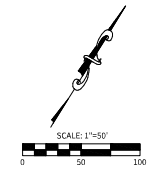
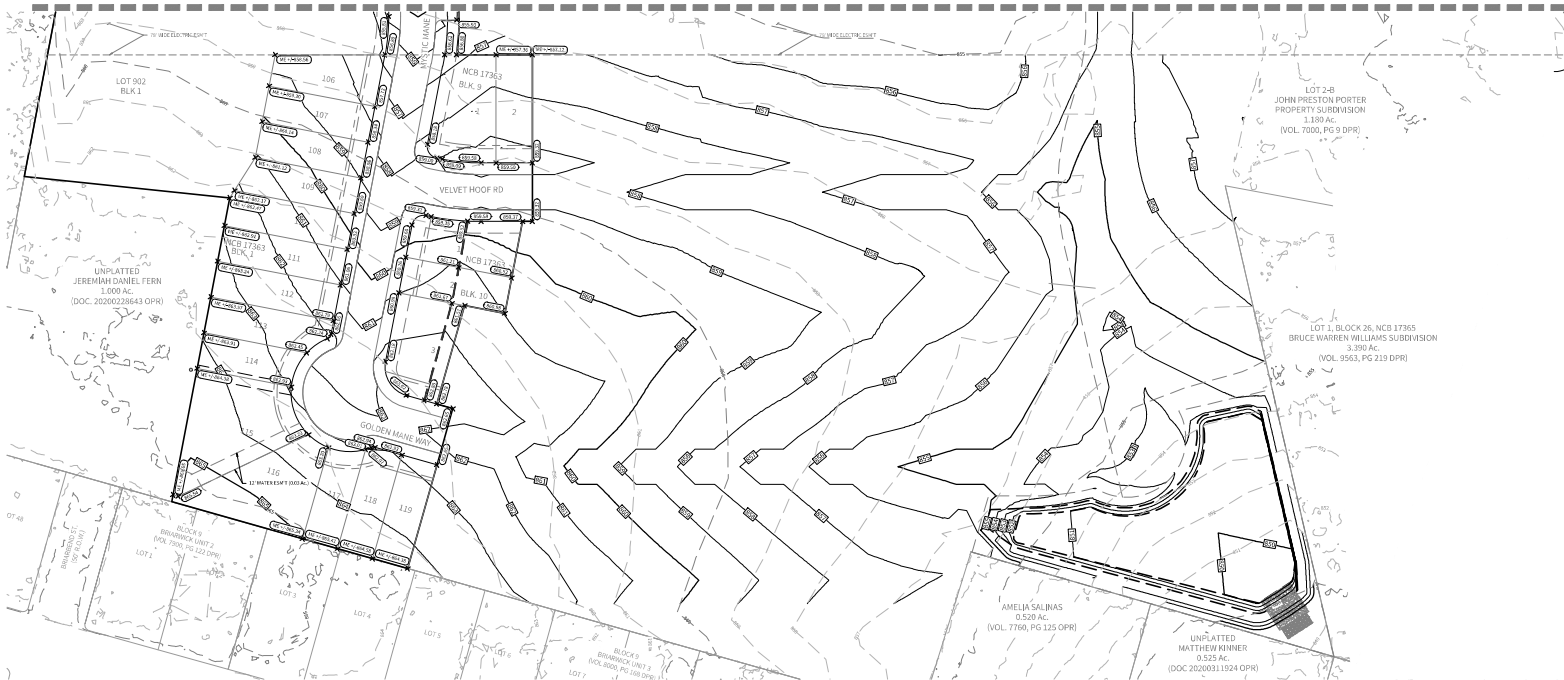
OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4000 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

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



GRADING INSET 'G'
(SCALE: 1" = 20')

MATCHLINE 'A' SEE SHEET C1.00



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- BUILDING SETBACK
- SWALE



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

**JUNG TRACT
UNIT 1
GRADING PLAN**

DATE
04/02/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

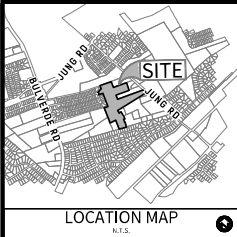
REVISIONS
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CUDE ENGINEERS
139893

PLAT NO.
24-11800479

C3.01



OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

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

AT&T AND THE WARNER CABLE LINES TO GO INTO JOINT TRENCH WITH C.P.S. ENERGY LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE ELECTRIC SERVICE AND WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.

TYPICAL UTILITY CROSSINGS WILL HAVE:
2-8" SCH 80 PVC CONDUIT WITH SWEEPS,
2-4" SCH 40 PVC CONDUIT WITH SWEEPS,
THE TOTAL AMOUNT OF CONDUIT TO BE USED WILL BE DETERMINED DURING CONSTRUCTION.

TYPICAL IRRIGATION CROSSING WILL HAVE:
3-4" SCH 40 PVC CONDUIT WITH SWEEPS,

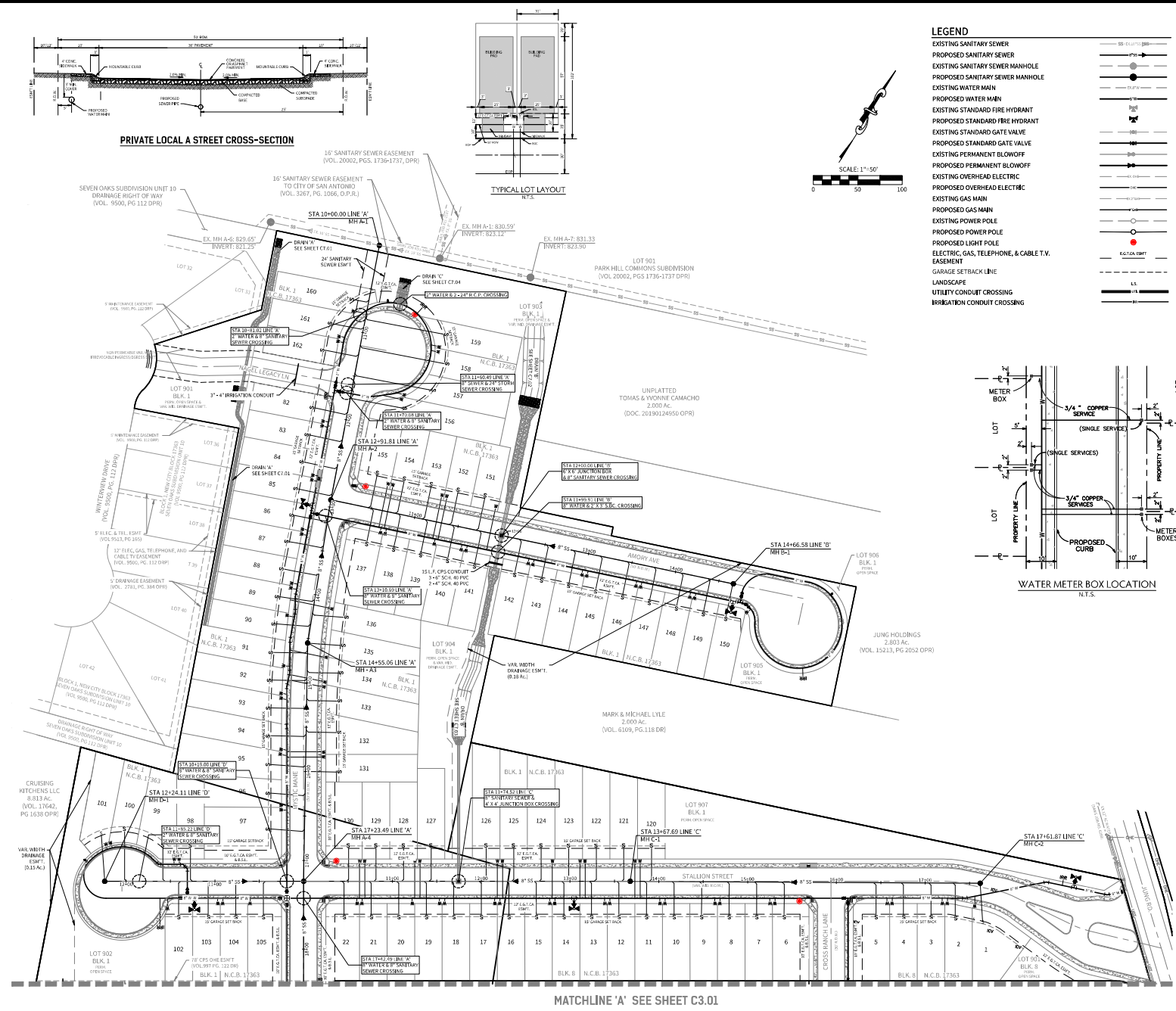
- * CONDUIT ONLY TO BE INSTALLED IF:**
- 1) STREET BASE AND DRAINAGE COMPLETION PRECEDES C.P.S. UTILITY LINE INSTALLATION.
 - 2) INSTALLATION IS AUTHORIZED BY THE DEVELOPER.

CAUTION!!!

THE CONTRACTOR SHALL BE AWARE THAT UNDERGROUND UTILITIES ARE LOCATED WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SAN ANTONIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SAN ANTONIO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CITY OF SAN ANTONIO.

TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultants, if any, shall review these plans and available geotechnical information and the anticipated installation status 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 practices and activities of trench excavation and shoring and trench excavation.



- LEGEND**
- EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING WATER MAIN
 - PROPOSED WATER MAIN
 - EXISTING STANDARD FIRE HYDRANT
 - PROPOSED STANDARD FIRE HYDRANT
 - EXISTING STANDARD GATE VALVE
 - PROPOSED STANDARD GATE VALVE
 - EXISTING PERMANENT BLOWOFF
 - PROPOSED PERMANENT BLOWOFF
 - EXISTING OVERHEAD ELECTRIC
 - PROPOSED OVERHEAD ELECTRIC
 - EXISTING GAS MAIN
 - PROPOSED GAS MAIN
 - EXISTING POWER POLE
 - PROPOSED POWER POLE
 - PROPOSED LIGHT POLE
 - ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
 - GARAGE SETBACK LINE
 - LANDSCAPE
 - UTILITY CONDUIT CROSSING
 - IRRIGATION CONDUIT CROSSING

CUDE ENGINEERS
EST. 1980
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT UNIT 1

UTILITY LAYOUT PLAN

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

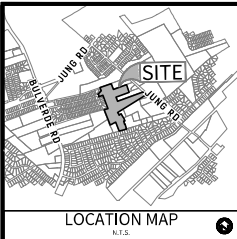
REVISIONS

NO.	DESCRIPTION
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CUDE ENGINEERS
SEAN P. McFARLAND
1388903
1815 S. New Braunfels Ave.
SAN ANTONIO, TX 78204

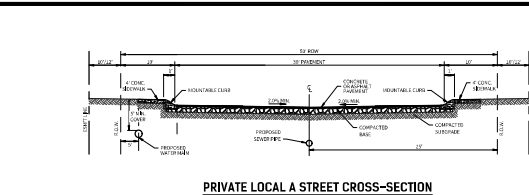
PLAT NO.
24-1800479

C4.00

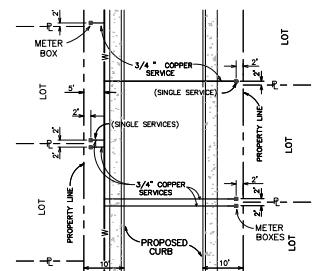


OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

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



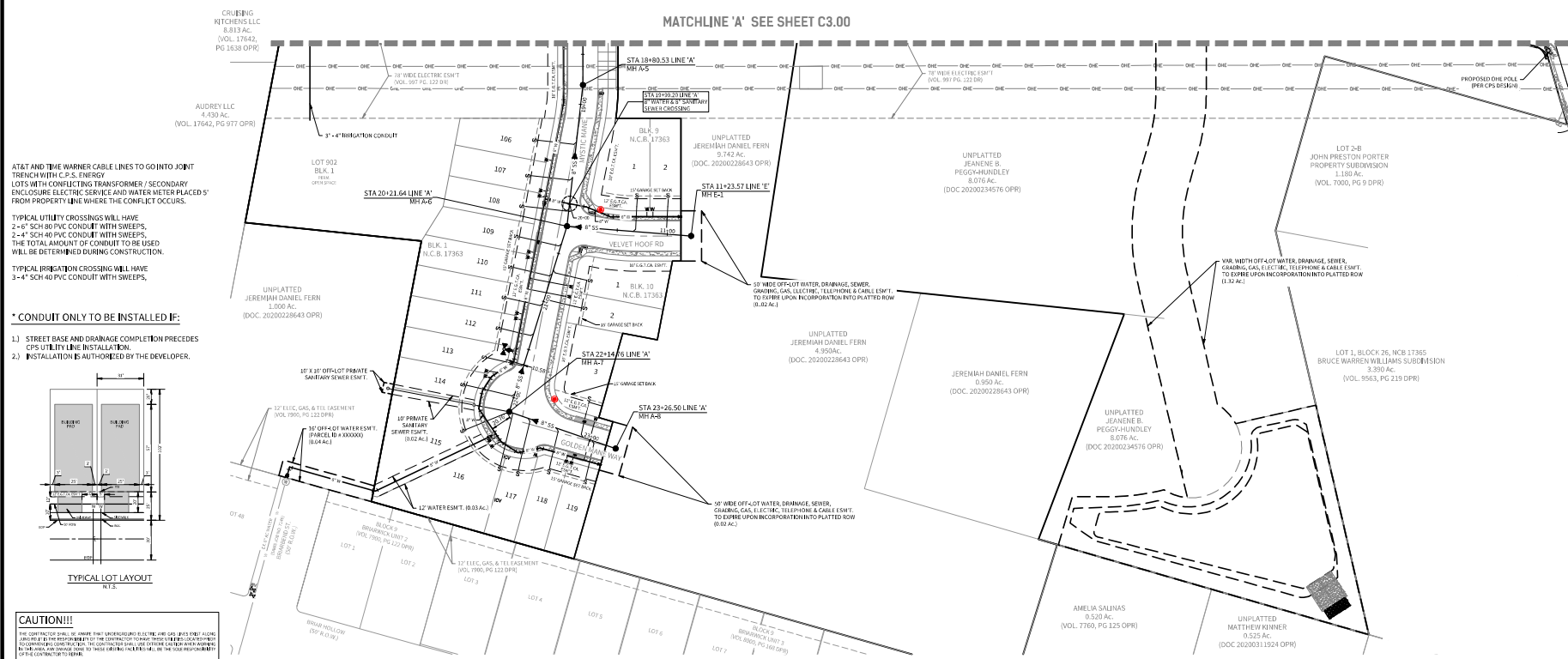
PRIVATE LOCAL A STREET CROSS-SECTION



WATER METER BOX LOCATION



LEGEND	
EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING SANITARY SEWER MANHOLE	○
PROPOSED SANITARY SEWER MANHOLE	○
EXISTING WATER MAIN	---
PROPOSED WATER MAIN	---
EXISTING STANDARD FIRE HYDRANT	○
PROPOSED STANDARD FIRE HYDRANT	○
EXISTING STANDARD GATE VALVE	○
PROPOSED STANDARD GATE VALVE	○
EXISTING PERMANENT BLOWOFF	○
PROPOSED PERMANENT BLOWOFF	○
EXISTING OVERHEAD ELECTRIC	---
PROPOSED OVERHEAD ELECTRIC	---
EXISTING GAS MAIN	---
PROPOSED GAS MAIN	---
EXISTING POWER POLE	○
PROPOSED POWER POLE	○
PROPOSED LIGHT POLE	○
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT	---
GARAGE SETBACK LINE	---
LANDSCAPE	---
UTILITY CONDUIT CROSSING	---
IRRIGATION CONDUIT CROSSING	---

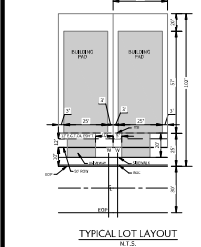


AT&T AND TIME WARNER CABLE LINES TO GO INTO JOINT TRENCH WITH C.P.S. ENERGY LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE. ELECTRIC SERVICE AND WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.

TYPICAL UTILITY CROSSINGS WILL HAVE:
2-6" SCH 80 PVC CONDUIT WITH SWEEPS,
2-4" SCH 40 PVC CONDUIT WITH SWEEPS,
THE TOTAL AMOUNT OF CONDUIT TO BE USED WILL BE DETERMINED DURING CONSTRUCTION.

TYPICAL IRRIGATION CROSSING WILL HAVE:
3-4" SCH 40 PVC CONDUIT WITH SWEEPS,

- * CONDUIT ONLY TO BE INSTALLED IF:
- 1) STREET BASE AND DRAINAGE COMPLETION PRECEDES C.P.S. UTILITY LINE INSTALLATION.
 - 2) INSTALLATION IS AUTHORIZED BY THE DEVELOPER.



CAUTION!!!
THE CONTRACTOR SHALL BE AWARE THAT UNDERGROUND ELECTRIC AND GAS LINES ARE LOCATED CLOSE TO THE PROPERTY LINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE LINES. NO WORK SHALL BE DONE WITHIN THE PROTECTED ZONE WITHOUT THE WRITTEN PERMISSION OF THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE LINES.

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 status 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 protection and activities of individuals working in and around trench excavations.

EST. 1980
CUDE
ENGINEERS

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

**JUNG TRACT
UNIT 1**

UTILITY LAYOUT PLAN

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

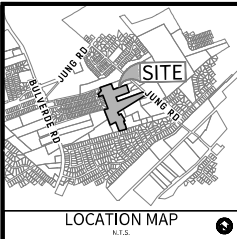
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04/01/2025

CUDE ENGINEERS
1811 S. New Braunfels Ave.

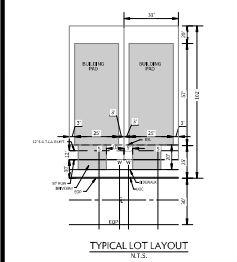
PLAT NO.
24-11800479

C4.01



OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

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

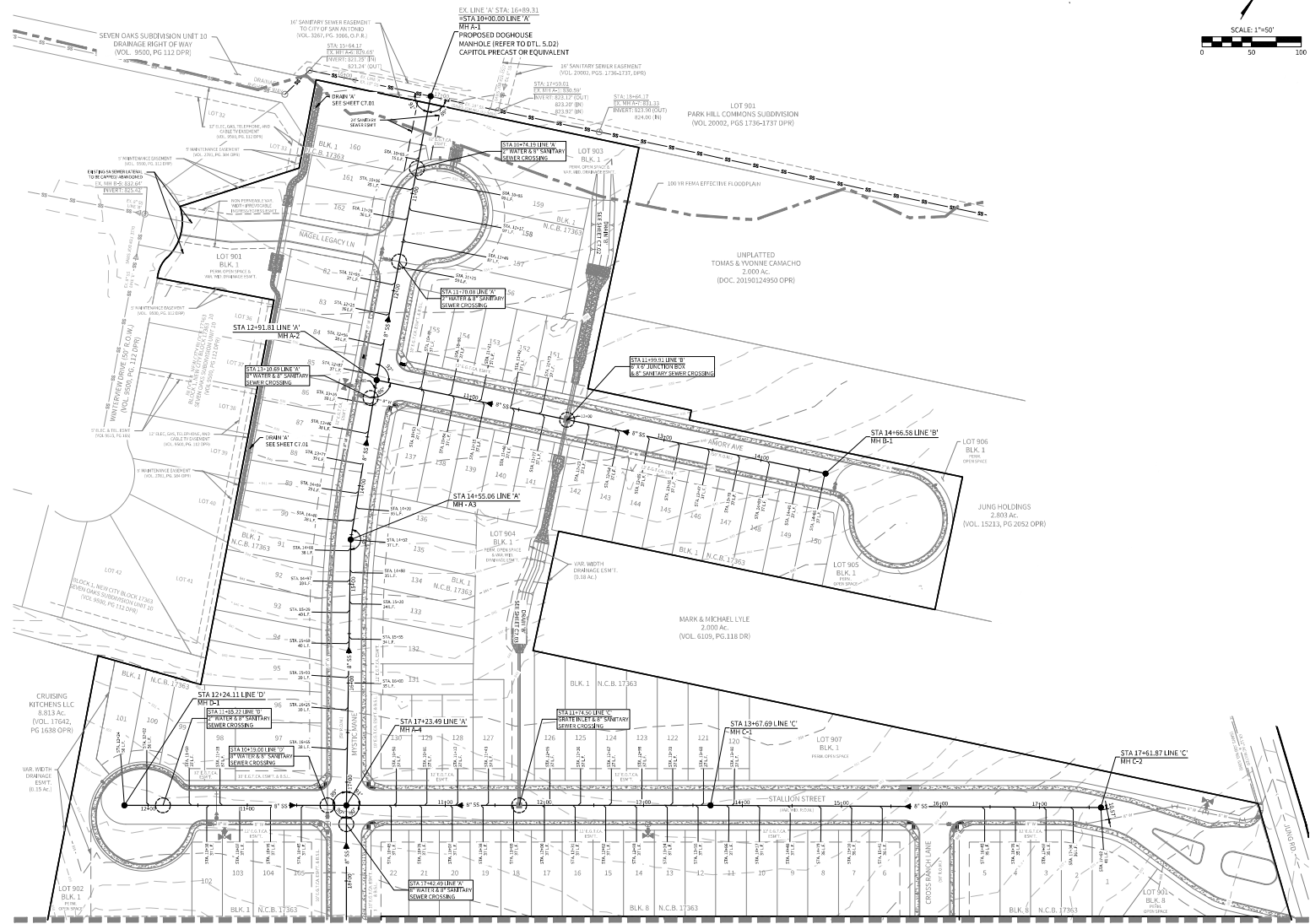


SEWER/STORM DRAIN CROSSINGS	
LINE	STATION
"B"	11+95.27
"C"	11+74.50

SEWER/WATER LINE CROSSINGS	
LINE	STATION
"A"	10+81.02
"A"	11+70.27
"A"	13+10.99
"A"	17+42.82
"D"	10+19.00
"D"	11+85.22

WIDEN - EAST BAYVIEW - SALADO CREEK WIDEN

Developer's Name	KB HOME LONESTAR INC.
Developer's Address	4600 FREDERICKSBURG RD.
City	SAN ANTONIO
State	TEXAS
Zip	78229
Phone #	(210) 301-9485
SAWS' Deck Map #	24-1800479
Total AC'S	10.00
Total Acreage	10.00
Total Linear Footage of Pipe	3000 L.F. OF 8" S.C. - 1000 L.F. OF 12" S.C. - 2000 L.F. OF 18" S.C.
Number of Lots	108
SAWS' Job No.	25-1501



MATCHLINE 'A' SEE SHEET C4.01



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT UNIT 1

SANITARY SEWER MASTER PLAN

DATE: 03/27/2025
PROJECT NO.: 04330.001
DRAWN BY: JW
CHECKED BY: SPM

REVISIONS

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03/27/2025

CUDE ENGINEERS
138893
10115 N. Loop West, Suite 100

PLAT NO.: 24-11800479
SAWS' JOB NO.: 25-1501

C5.00



4122 Ford Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

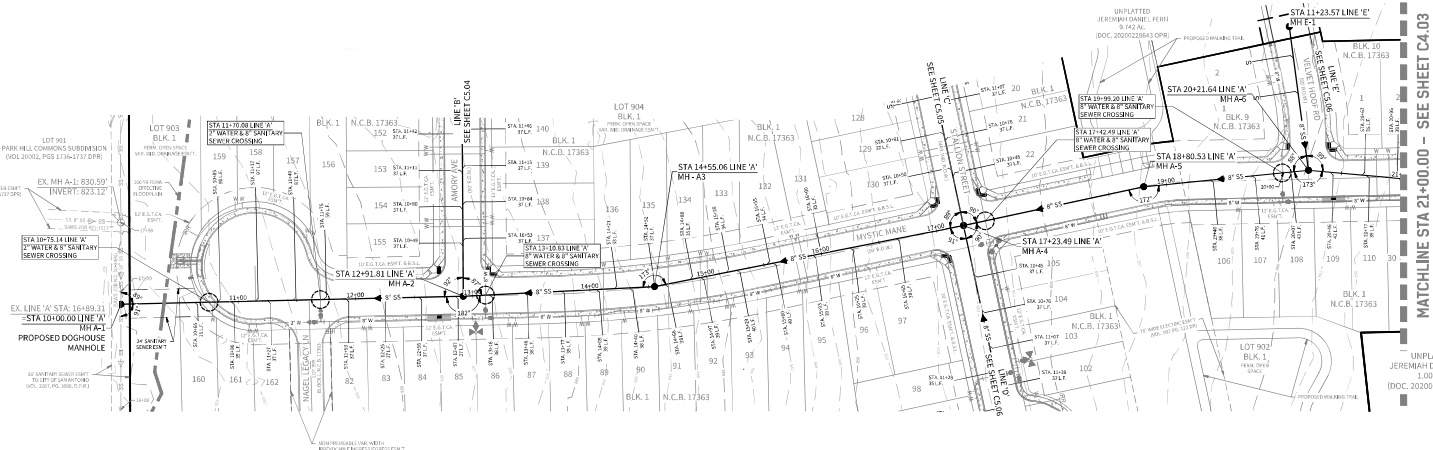
JUNG TRACT UNIT 1

SANITARY SEWER PLAN & PROFILE - LINE 'A'

TRENCH EXCAVATION PROTECTION

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

SANITARY
SEWER
INVERT



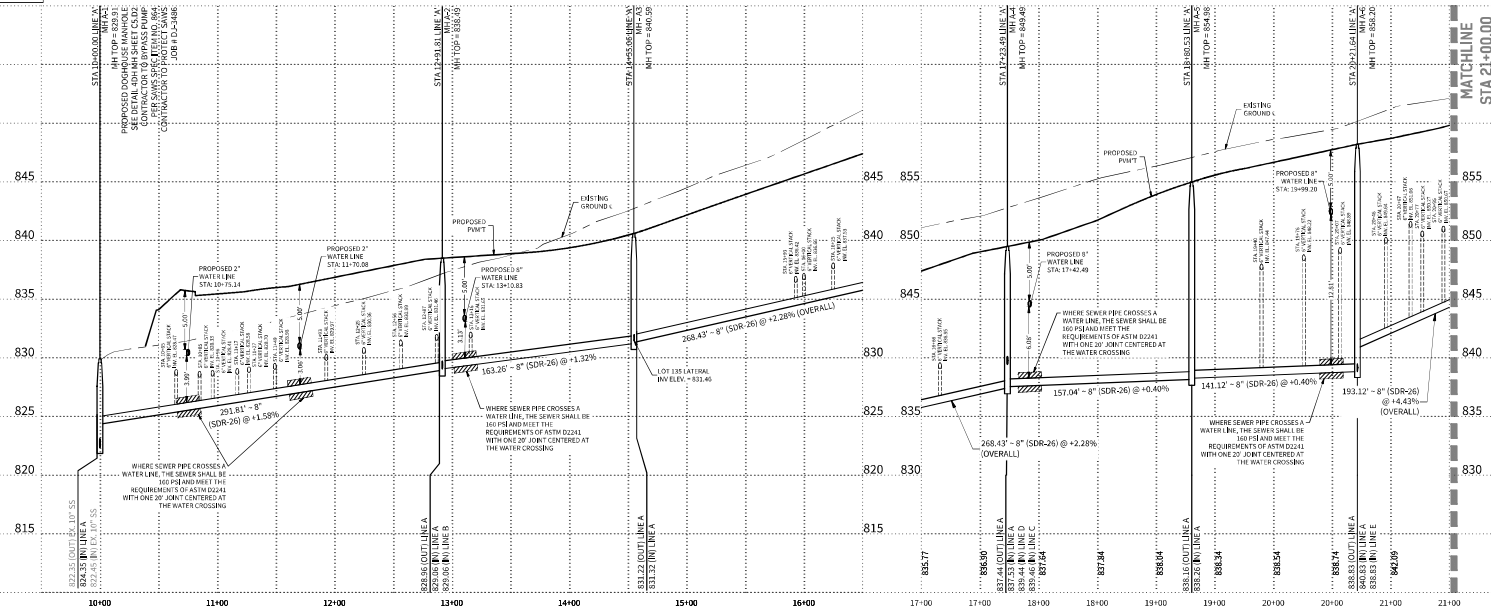
MATCHLINE STA 21+00.00 - SEE SHEET C4.03

LINE 'A'
STA. 10+00.00 TO STA. 21+00.00

MIDDLE - EAST SEWERWISER - SALADO CREEK WING

Developer's Name	KB HOME LONESTAR INC.		
Developer's Address	4805 FARM CROSSLAND RD.		
City	San Antonio	State	Texas
Phone #	(210) 302-5485	Fax #	-
SAWS Block Map #	188634	Total ECU's	300
Total Linear Footage of Pipe	3295 L.F. OF 8" SD x 508.26		
Number of Lots	300	SAWS Job No.	25-1501
		Plot No.	24-11800479

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



- DATE
03/27/2025
- PROJECT NO.
04330.001
- DRAWN BY
JW
- CHECKED BY
SPM
- REVISIONS
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CUDE ENGINEERS
1816 S. NEW BRIDGE

PLAT NO.
24-11800479

SAWS JOB NO.
25-1501

C5.02

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADEQUATELY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



4122 Ford Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT
UNIT 1
SANITARY SEWER PLAN & PROFILE - LINE 'A'

DATE
03/27/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

REVISIONS

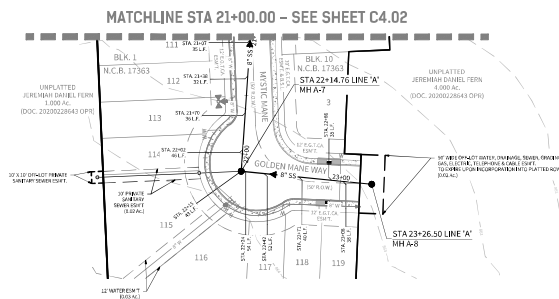
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CUDE ENGINEERS
18155 Mesquite Avenue
San Antonio, Texas 78258

PLAT NO.
24-11800479
SAWS JOB NO.
25-1501

C5.03



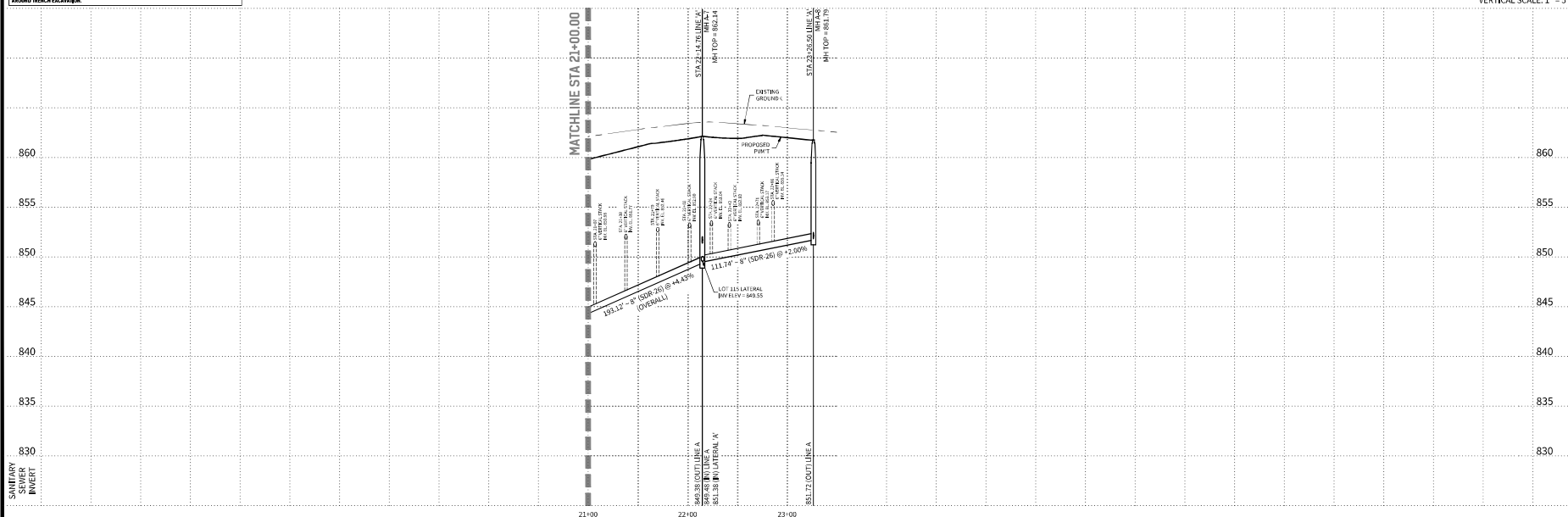
LINE 'A'

STA. 21+00.00 TO STA. 23+26.83

MODEL - EAST SEWERLINES - SALADO CREEK WING					
Developer's Name		KB HOME LONESTAR INC.			
Developer's Address		4805 FRIAS AVENUE SUITE 200			
City	SAN ANTONIO	State	TEXAS	Zip	78223
Phone #	(210) 302-5485	Fax #	-		
SAWS Block Map #	186654	Total LOT's	103	Total Acreage	15.02
Total Linear Footage of Pipe		3295 L.F. OF 8" SD x 500 LB.		Plot No.	24-11800479
Number of Lots	103	SAWS JOB No.		25-1501	

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

TRENCH EXCAVATION PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION (SITES) WITHIN THIS 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 EXCAVATIONS.





4123 Ford Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

JUNG TRACT
UNIT 1
SANITARY SEWER PLAN & PROFILE - LINE 'B'

DATE

03/27/2025

PROJECT NO.

04330.001

DRAWN BY

JW

CHECKED BY

SPM

REVISIONS

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CUDE ENGINEERS
18155 Mesquite Ridge

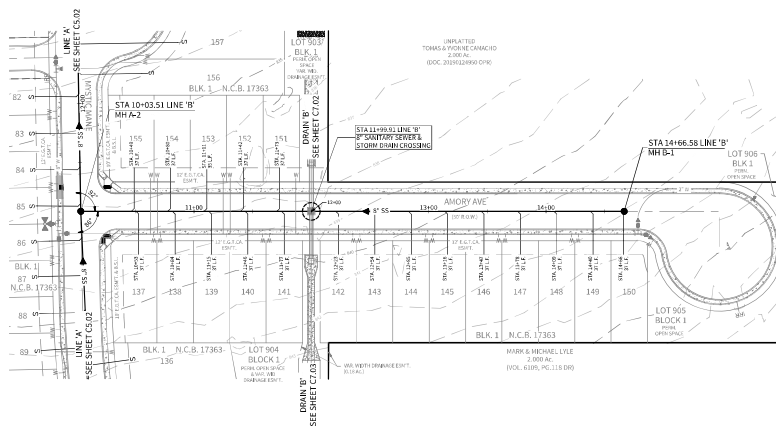
PLAT NO.

24-11800479

SAWS JOB NO.

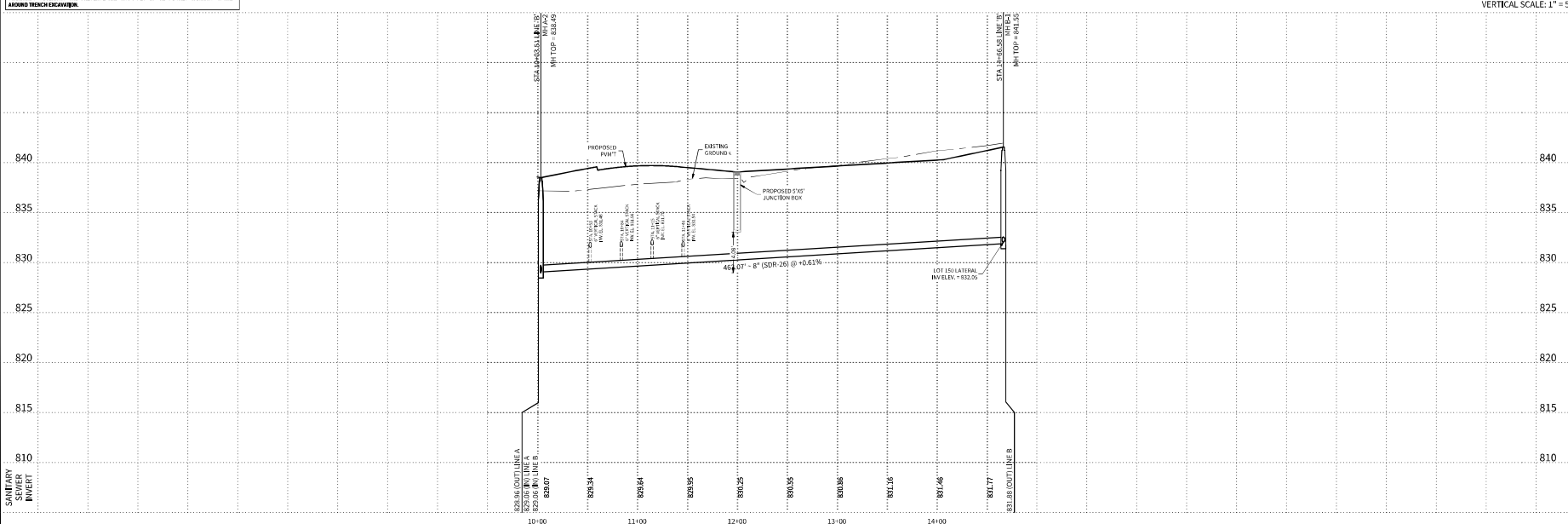
25-1501

C5.04



TRENCH EXCAVATION PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL ENGINEER/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION (SITED) WITHIN THIS 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 EXCAVATING. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

LINE 'B'
STA. 10+00.00 TO STA. 14+66.58



MIDDLE - EAST SEWERSHED - SALADO CREEK WING

Developer's Name	KB HOME LONESTAR INC.		
Developer's Address	4805 FRIEDLANDS BLVD RD.		
City	SAN ANTONIO	State	TEXAS
Zip	78223	Phone #	(210) 302-5485
Fax #		SAWS Block Map #	138894
Total ECU's	100	Total Acres	15.00
Total Linear Footage of Pipe	3295 L.F. OF 8" SD x 500 LB	Plot No.	24-11800479
Number of Lots	100	SAWS JOB NO.	25-1501

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



**JUNG TRACT
UNIT 1**

DATE
03/27/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

REVISIONS

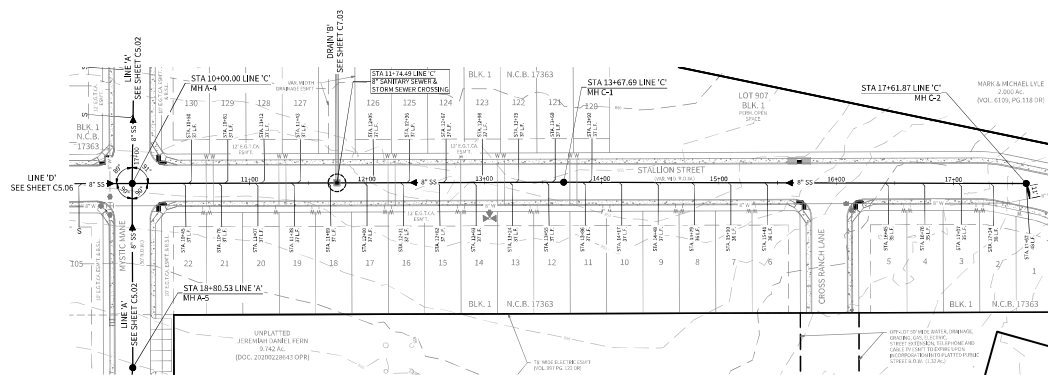
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CUDE ENGINEERS
TPELS No. 10048500

PLAT NO.
24-11800479
.....
SAWS JOB NO.
25-1501

C5.05



MIDDLE - EAST SEWERAGE - SALADO CREEK WRI

Developer's Name	KB HOME LONESTAR INC.		
Developer's Address	4803 FREDERICKSBURG RD.		
City	SAN ANTONIO	State	TEXAS Zip 78229
Phone #	(210) 300-5485	Fax #	-
SAWS Block Map #	186634	Total EDU's	109 Total Acreage 15.02
Total Linear Footage of Pipe	3204 L.F. OF 8" SD	SDR 26	Plot No. 24-1301479
Number of Lots	109	SAWS Job No.	25-1501

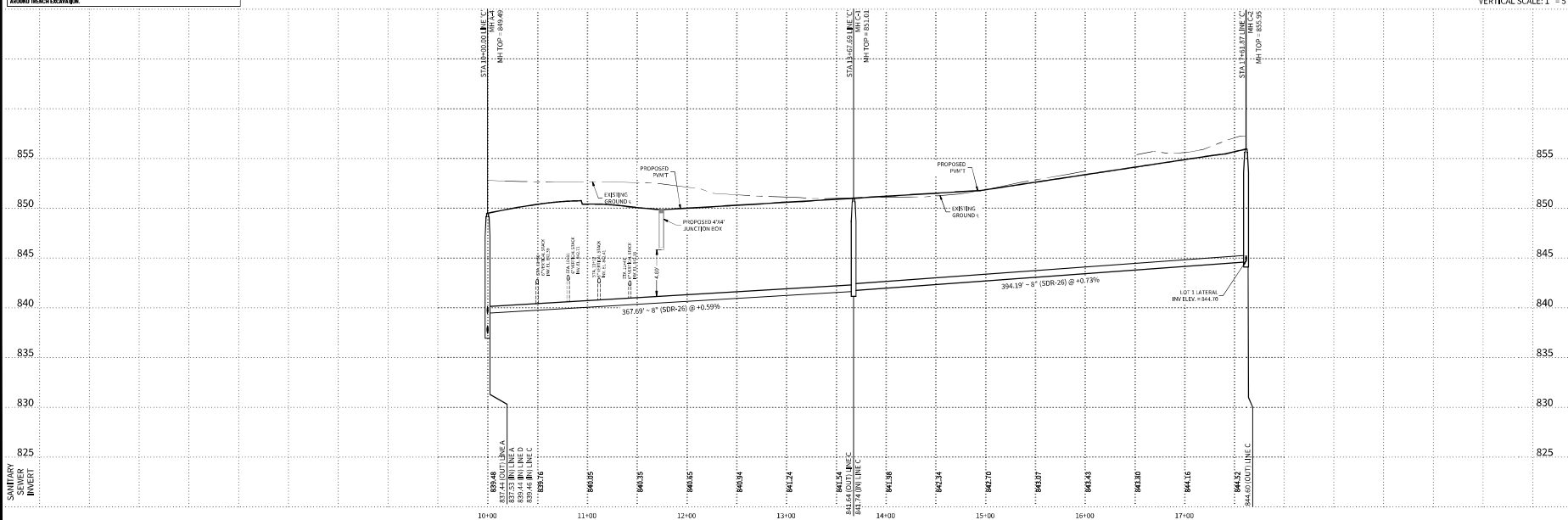
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

TRENCH EXCAVATION PROTECTION

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCING 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 BE IN ACCORDANCE WITH THE OSHA STANDARDS FOR PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCING EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCING SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND

LINE 'C'

STA. 10+00.00 TO STA. 17+61.87



REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CLUE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



4123 Ford Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

JUNG TRACT
UNIT 1
SANITARY SEWER PLAN & PROFILE - LINE 'D' 'E' & LATERAL 'A'

DATE
03/27/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

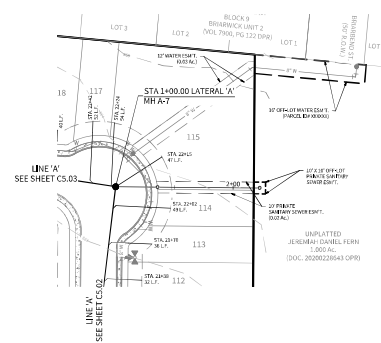
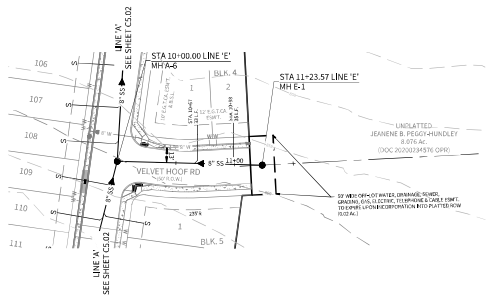
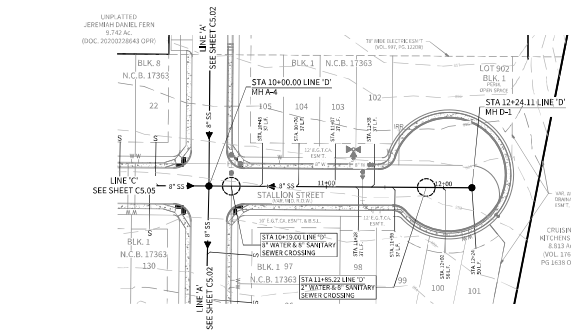
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CUDE ENGINEERS
18155 Hwy 40 #400

PLAT NO.
24-11800479
SAWS JOB NO.
25-1501

C5.06



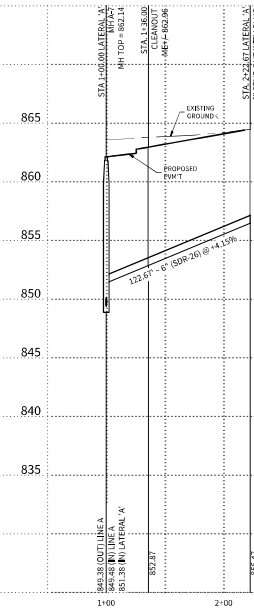
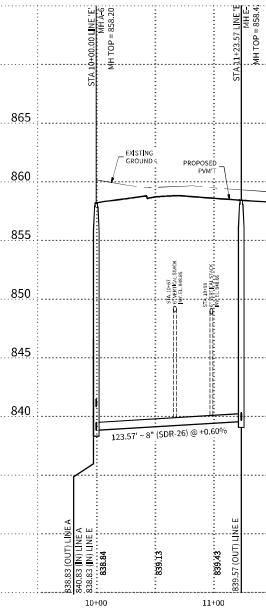
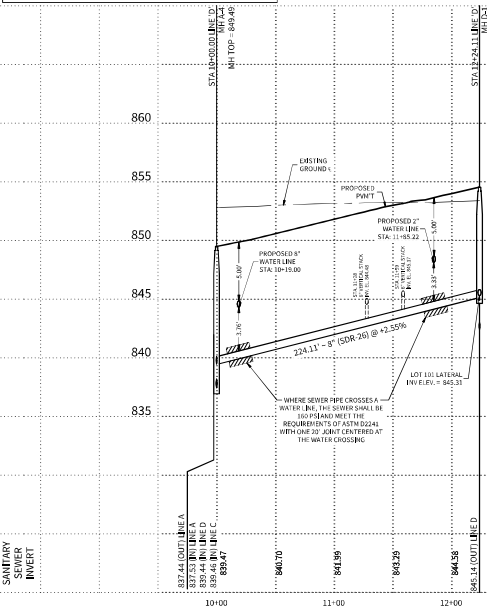
TRENCH EXCAVATION PROTECTION
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL ENGINEER/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION (SITES) WITHIN THIS PROJECT WORK AREA IN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

LINE 'D'
STA. 10+00.00 TO STA. 12+24.11

LINE 'E'
STA. 10+00.00 TO STA. 11+23.57

LATERAL 'A'
STA. 1+00.00 TO STA. 2+22.67

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



7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING CURBS, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION. DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
8. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT REMOVED OR RELOCATED WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO 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 AND OTHER GOVERNING MUNICIPALITY'S REGULATIONS WHEN CONDUCTING NEAR STREET WORK.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-FOOT FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
11. **HOLIDAY WORK:** CONTRACTORS WILL NOT BE ALLOWED TO PERFORM WORK ON SUNDAYS OR SUNDAYS REQUESTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS 24 HOURS IN ADVANCE.
12. **WEEKEND WORK:** CONTRACTORS ARE REQUIRED TO NOTIFY THE SANS INSPECTION CONSTRUCTION DEPARTMENT ASHOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTRUCTION@SANS.ORG.
13. **ANY AND ALL SANS CITY UTILITIES INSTALLED WITHOUT HOLIDAY/ WEEKEND APPROVAL WILL BE SUBJECT TO BE ACCORDED FOR PROPER REPAIR.**
14. **COMPACTION NOTE (ITEM #04):** THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAIVING FOR THE TESTS PERFORMED BY A THIRD PARTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS TO THE SANS INSPECTOR AND/ OR THE TEST ADMINISTRATOR. PER EACH 12-INCH LAYER (1 FT PER 400 LINEAL FEET AT A MINIMUM, THE PROJECT WILL NOT BE ACCEPTED AND FINIALIZED BY SANS WITHOUT THIS DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
15. **A COPY OF ALL TEST REPORTS SHALL BE FORWARDED TO SANS CONSTRUCTION INSPECTION DEPARTMENT.**

7. 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 IN SSO PREVENTION AND CONTROL. IF AN SSO OCCURS, THE CONTRACTOR SHALL:
- A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014, PROVIDE THE ADDRESS OF THE SSOIL AND AN ESTIMATED VOLUME OF SSO.
- B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
- C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
- D. CLEAN UP SSO SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND REMOVE SPOILED OR CONTAMINATED MATERIALS TO AN APPROPRIATE WASTE TREATMENT FACILITY.
- E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
- F. MEET ALL POST-SO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEINSPECTION OF THE AFFECTED SEWER MAINS AT (SWS DURING) WITHIN 24 HOURS. SHOULD THE CONTRACTOR BE UNABLE TO COMPLETE THE REQUIRED TELEINSPECTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES. NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR ANY WORK REQUIRED BY SWS TO MEET THE EPA CONSENT DECREE REQUIREMENTS.
- G. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, AND THE SWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, AND THE SWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864.
8. PRIOR TO TEARS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2974 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SCHEDULE OF ANY WORKS AS RELATED TO THE SHUTDOWN. IF NO ADVANCE NOTICE IS GIVEN TO THE SWS CONSTRUCTION DIVISION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE THE WORK ACCORDINGLY.
9. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM F481 AND AASHTO M254. ALL CULVERTS SHALL BE 120 PSI AND SHALL MEET AASHTO M254 OR 100 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
10. 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 MANHOLE TO MATCH THE EXISTING GROUND SURFACE TO THE PROJECT IMPROVEMENTS. INSPI SHALL BE RESPONSIBLE FOR THE ELEVATION OF THE EXISTING GROUND SURFACE.
11. 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 SWS CONSTRUCTION DIVISION AND TO THE COUNTER PARTNER OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
12. ALL 12" PVC PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE. THE TV CONSTRUCTION INSPECTION DIVISION, AS PER THE SWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION.
13. ALL 8" PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115



THE CONTRACTOR SHALL BE AWARE THAT ANY SANDHURY SEWER LINE EXIST ALONG JUNG RELET IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THESE UTILITIES LOCATED PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN MOVING IN THIS AREA, ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

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

1. CONTRACTOR TO MAINTAIN A MINIMUM 1" VERTICAL SEPARATION DISTANCE BETWEEN OF THE BOTTOM PROPOSED WATER MAIN AND TOP OF PROPOSED SANITARY SEWER MAIN AT WATER AND SANITARY SEWER CROSSINGS.
2. ALL LATENTALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED

No extra-payment shall be allowed for work called for on the plans but not included on the bid schedule. This incidental work will be required and shall be included under the pay item to which it relates.

All PVC Sewer Pipe with over 14 feet of cover shall be extra strength pipe, Minimum Stiffness of 115 PSI.

WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR THE NOTICE TO PROCEED WITH THE SAN ANTONIO WATER SYSTEM CONSTRUCTION INSPECTION DIVISION WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.

The Contractor is responsible to ensure that no overflows of sewage occurs. Should this occur the Contractor shall:

- Identify the source of the spill and attempt to eliminate any additional spillage. Notify SAWS Construction Inspections Division at 233-3500.
- Contain the spill in place and prevent contamination of streams.
- Clean up the spill and dispose of contaminated materials.
- Disinfect the area of the spill with a mixture of HTH chlorine and water.
- Identify and train personnel responsible for spillage prevention and control.

No separate measurement or payment shall be made for this work. All work shall be done in accordance with guidelines set by the Texas Natural Resource Contamination Commission (TNRCC) and the San Antonio Water System.

A. The exact location and elevation of the service laterals and manholes shall be field verified by the Contractor. (NSF4).

B. A minimum of 3 feet of cover is to be maintained over the sanitary sewer laterals or subgrade.

C. All sewer lateral services for future connections as identified on plan and profiles, shall be capped and sealed.

D. The Contractor shall be responsible for disconnecting each existing service line from the existing water main and reconnecting the service to the new service main. The Contractor shall be responsible for maintaining continuous service (NSF4).

E. Lateral shall be constructed to serve all existing houses and vacant lots.

The Contractor shall provide by-pass pumping of sewage around each segment of pipe to be replaced, in accordance with SAWS special specification "Sanitary Sewer". Payment for such work will be made under the bid item "Sanitary Sewer (By-Pass Pumping)" as per SAWS special specification "Sanitary Sewer".

Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SANS inspection and/or SANS production groups at least one week or more 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 SANS or the project and it is the responsibility of the Contractor to sequence the work accordingly.

L. ATTENTION CONTRACTORS: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO YOUR COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, DISCHARGE - REGARDLESS OF SIZE. YOUR COMPLIANCE WILL ENABLE SAWS TO FULFILL REGULATORY REPORTING REQUIREMENTS.

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL SEWER FLOW AND THAT A SPILL, OVERFLOW, OR DISCHARGE DOES NOT OCCUR. IN THE EVENT THAT A SPILL, OVERFLOW, DISCHARGE OCCURS, THE CONTRACTOR MAY BE LIABLE FOR:
- ALL FINES, PENALTIES, AND OTHER COSTS ASSESSED TO OR AGAINST SWS BY ANY STATE, FEDERAL, OR OTHER GOVERNMENTAL AGENCY;
 - SWS'S STAFF AND MATERIAL COSTS TO RESPOND TO THE SPILL, OVERFLOW, OR DISCHARGE OR TO MITIGATE THE EFFECTS OF THE SPILL, OVERFLOW, OR DISCHARGE, OR TO SUPPORT THE CLEANUP EFFORT;
 - ALL DAMAGES CAUSED TO SWS, OR ANY OTHER PERSONS OR ENTITIES THAT RESULT FROM THE SPILL, OVERFLOW OR DISCHARGE.

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7110

SANITARY SEWER GENERAL NOTES

DATE
03/27/202

PROJECT N
04330.001

DRAWN BY

CHECKED BY
CDM

REVISIONS:

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03/27/2025



PLAT NO
24-118004

SAWS JOB
25 1501

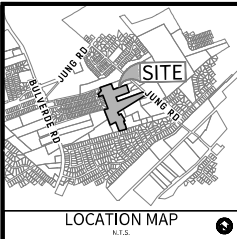
C5 D1

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C5 D1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

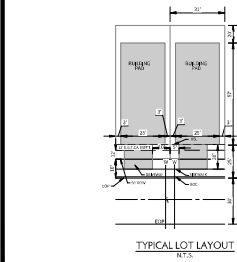
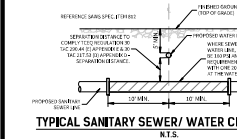


OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4800 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

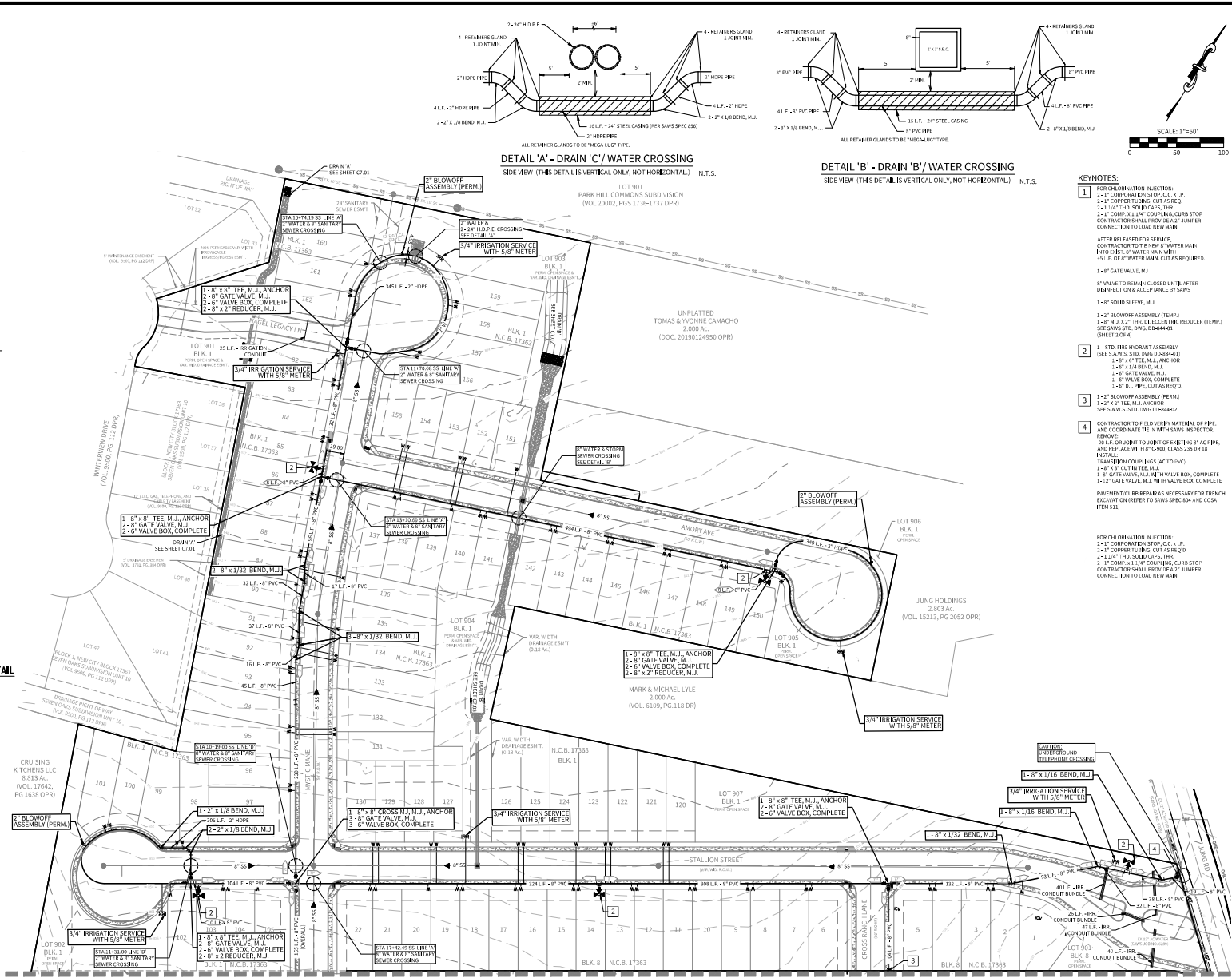
CIVIL ENGINEER:
N.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 684-2951
FAX: (210) 523-7112

LEGEND

EXISTING SANITARY SEWER
PROPOSED SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
PROPOSED WATER MAIN
EXISTING WATER MAIN
EXISTING STANDARD FIRE HYDRANT
PROPOSED STANDARD FIRE HYDRANT
PROPOSED STANDARD GATE VALVE
PROPOSED PERMANENT BLOWOFF
ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
PROPOSED 3/4" WATER SERVICE WITH 5/8" METER
JOINT RESTRAINT
JOINT RESTRAINT ENTIRE LENGTH
*ALL WATER SERVICES REQUIRE A PRESSURE REDUCING VALVE



PRESSURE ZONE #	
Developer's Name	KB HOME LONESTAR INC.
Developer's Address	4800 FREDERICKSBURG RD
City	SAN ANTONIO
State	TEXAS
Zip	78229
Phone #	(210) 684-2951
SAWS Sheet Map #	180504
Total Easement	184
Total Lot Area	24.1800479
Total Linear Footage of Pipe	6" PVC - 1020 L.F., 8" PVC - 102 L.F., 12" PVC - 102 L.F.
Number of Lots	108
SAWS Job No.	25-1002



DETAIL 'A' - DRAIN 'C' / WATER CROSSING
SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL) N.T.S.

DETAIL 'B' - DRAIN 'B' / WATER CROSSING
SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL) N.T.S.

- KEYNOTES:**
- FOR CHLORINATION INJECTION:
1-1" CORPORATION STOP, C.C. x 1/2"
2-1" COPPER TUBING, CUT AS REQ.
3-1/4" THD. SOLID CAPS, TYP.
4-1" COMP. x 1/4" COUPLING, CURB STOP
CONNECTION SHALL PROVIDE A 2" JUMPER
CONNECTION TO LOAD NEW MAIN.
 - FOR CHLORINATION INJECTION:
1-1" CORPORATION STOP, C.C. x 1/2"
2-1" COPPER TUBING, CUT AS REQ.
3-1/4" THD. SOLID CAPS, TYP.
4-1" COMP. x 1/4" COUPLING, CURB STOP
CONNECTION SHALL PROVIDE A 2" JUMPER
CONNECTION TO LOAD NEW MAIN.
 - CONTRACTOR TO FIELD VERIFY MATERIAL OF PIPE
AND COORDINATE THE IN WITH SANS INSPECTOR.
REMOVE
20 L.F. OF JOINT TO JOINT OF EXISTING 4" AC PIPE,
AND REPLACE WITH 4" C&G CLASS C OR IN
INSTALL
FRANCHISE COUPLING (SAC TO PVC)
1-4" GATE VALVE, M.J. WITH VALVE BOX, COMPLETE
1-1/2" GATE VALVE, M.J. WITH VALVE BOX, COMPLETE
1-1/2" GATE VALVE, M.J. WITH VALVE BOX, COMPLETE
PAVEMENT CURB REPAIR AS NECESSARY FOR TRENCH
EXCAVATION REFER TO SANS SPEC 504 AND C&G
ITEM 1311

MATCHLINE 'A' SEE SHEET C5.01



**JUNG TRACT
UNIT 1**

DATE
03/28/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS	
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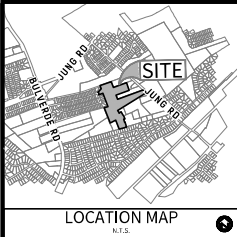
CUDE ENGINEERS
1815 S. NEW BRIDGE

PLAT NO.
24-1800479

SAWS JOB NO.
25-1002

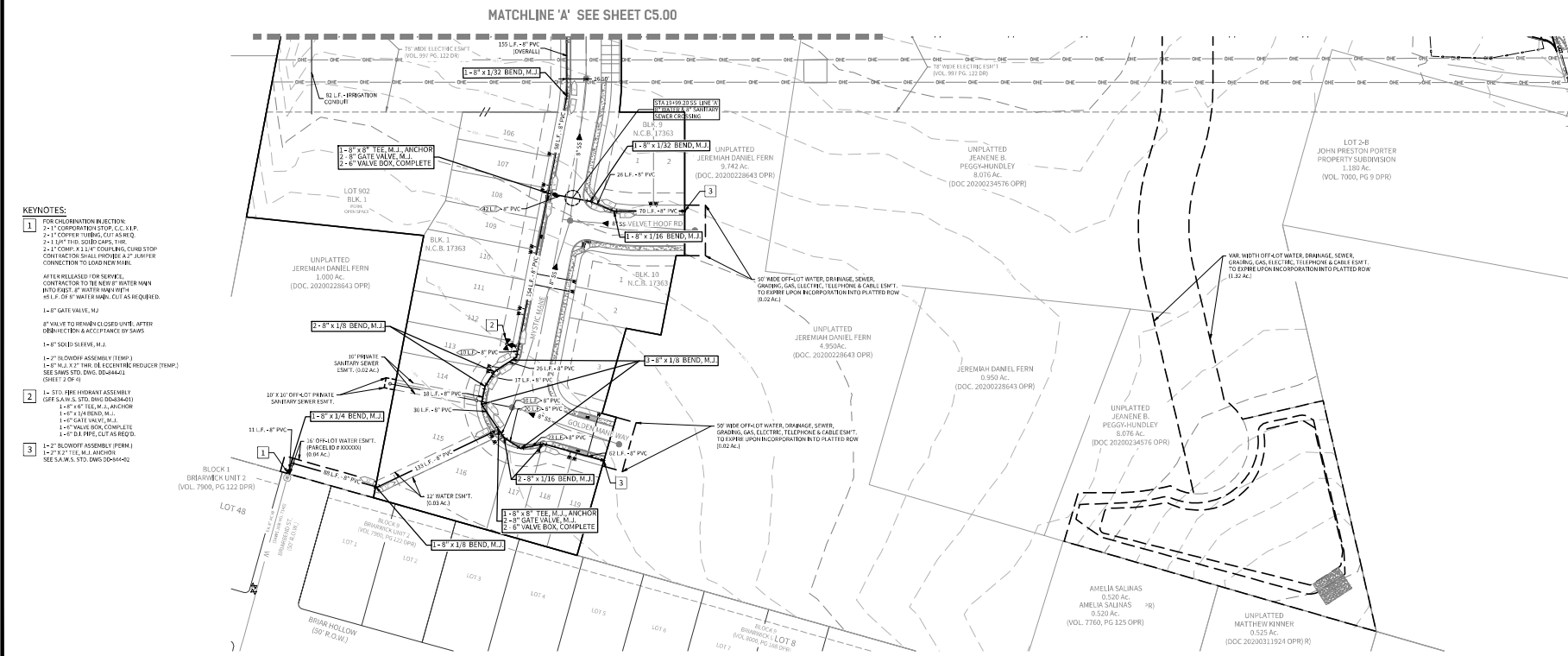
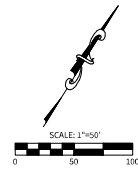
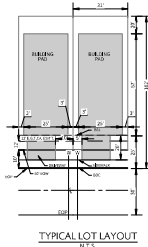
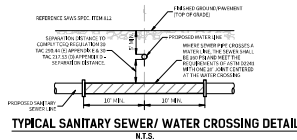
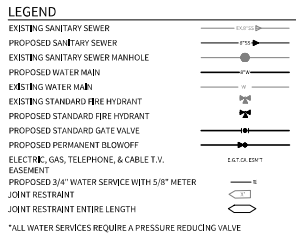
C6.00

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INDIVIDUALLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

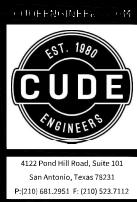
CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



- KEYNOTES:**
- FOR CHLORINATION INJECTION:
 - 2-1" COPPER/BRASS STOP, C.C. L.F.
 - 2-1" COPPER TUBING, CUT AS SHOWN
 - 2-1" UNPT THD. SOLID CAPS, THD.
 - 2-1" COMP. A.I. L.F. COPPER/BRASS, COMB STOPCONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LEADLINE MAIN.
 - AFTER RELEASED FOR SERVICE:
 - CONTRACTOR TO RE-NEW 8" WATER MAIN INTERFECT 8" WATER MAIN WITH 18" L.F. OF 8" WATER MAIN, CUT AS REQUIRED.
 - 1-8" GATE VALVE, M.J.
 - 8" VALVE TO BE MANHOLE CLOSED UNIT, AFTER ORIENTATION & ACCEPTANCE BY SAWS
 - 1-8" SOLID SEWER, M.J.
 - 1-2" BLOWOFF ASSEMBLY (TEMP.)
 - 1-8" M.J. 2" THD. RE-NEWING REDUCING (TEMP.)SEE SAWS STD. DWS. 05-044413 (SHEET 1 OF 5)
 - 1- STD. FIRE HYDRANT ASSEMBLY (SEE SAWS STD. DWS. 05-0438-01)
 - 1-8" x 8" TEE, M.J. ANCHOR
 - 1-8" x 1/4" BEND, M.J.
 - 1-8" GATE VALVE, M.J.
 - 1-8" VALVE BOX, COMPLETE
 - 1-8" DI. PIPE, CUT AS REQ'D.
 - 1-2" BLOWOFF ASSEMBLY (PERM.)
 - 1-2" x 2" TEE, M.J. ANCHOR
 - SEE SAWS STD. DWS. 05-044402

PRESSURE TUBE 8

Developer's Name	KB HOME LONESTAR INC.
Developer's Address	4600 FREDERICKSBURG RD.
City	SAN ANTONIO
State	TEXAS
Zip	78229
Phone #	(210) 381-5455
Fax #	
SAWS Back Map #	180504
Total EGV's	004
Total Acreage	34-1880479
Total Linear Footage of Pipe	8" PVC = 2589 L.F. 8" PVC = 102 L.F. 12" PVC = 102 L.F.
Number of Lots	108
SAWS Job No.	05-1002



JUNG TRACT UNIT 1

WATER DISTRIBUTION PLAN

DATE
03/28/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

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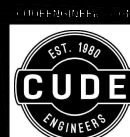
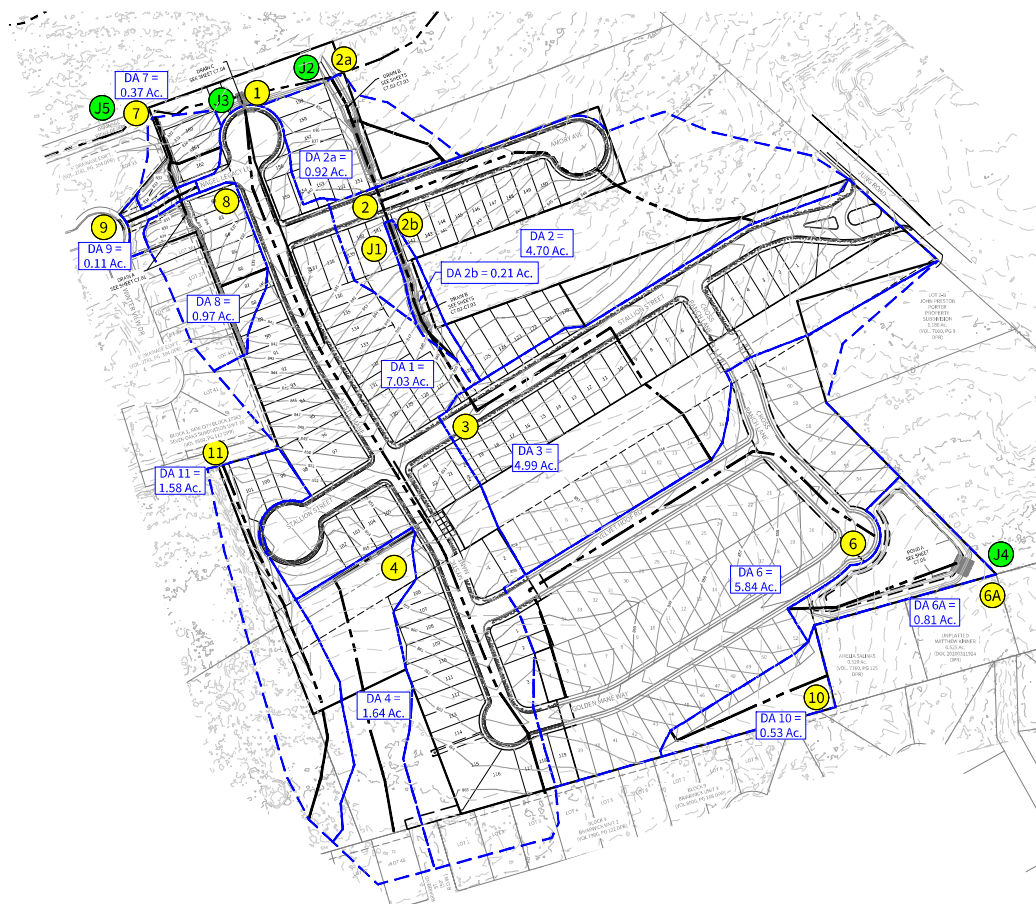
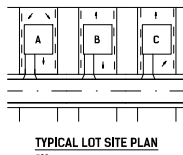
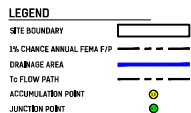
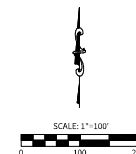
CUDE ENGINEERS
1815 S. New Braunfels Ave.

PLAT NO.
24-11800479

SAWS JOB NO.
25-1002

C6.01

HYDROLOGY				Sheet Flow To Computations					Shallow Conc. To Computations					Concentrated To Computations					Overall		INTENSITY					Q FLOW	
Drainage Shed	Shed Area (Ac.)	AREA OF ACCUMULATION (Ac.)	C	Length - 100'	Panel 'Y' or 'H'	Upstream Elev.	Downstream Elev.	Slope	Time of Concentration	Length	Panel 'Y' or 'H'	Downstream Elev.	Slope	Time of Concentration	Length	Velocity (fps)	Time of Concentration	Time of Concentration (min)	Lag Time (0.4 x Tc) (hrs)	I5	I25	I100	Q5	Q25	Q100	Drainage Shed	
1	7.03	=1	0.77	100.00	N	865.00	862.00	3.33%	12.75	307.49	Y	854.90	2.13%	2.87	815.17	4.90	2.75	17.00	0.170	4.90	6.91	8.64	26.96	37.40	46.77	1	
2	4.70	=2	0.75	100.00	N	856.28	852.01	3.38%	11.62	187.88	N	844.62	4.48%	0.81	407.16	3.72	1.82	14.00	0.140	5.51	7.67	9.64	19.42	27.04	33.98	2	
2a	0.92	=2a	0.77	100.00	N	840.64	837.05	3.59%	11.41	66.81	N	835.50	2.32%	0.45	94.87	6	0.26	12.00	0.120	5.92	8.25	10.41	4.19	5.84	7.31	2a	
2b	0.21	=2a	0.77	64.18	N	840.65	840.15	2.66%	12.05						197.46	6	0.55	12.00	0.120	5.92	8.25	10.41	0.96	1.33	1.68	2b	
3	4.99	=3	0.70	100.00	N	857.08	854.89	2.17%	12.69	261.87	N	852.29	1.83%	1.32	292.97	2.75	1.77	15.00	0.150	5.22	7.40	9.27	10.58	25.85	32.38	3	
J1	5.20	=2b + 3	0.71	100.00	N	857.06	854.89	2.17%	12.65	262.67	N	852.29	1.83%	1.32	294.08	2.75	1.77	15.00	0.150	5.22	7.40	9.27	10.64	27.32	34.22	J1	
J2	10.82	=J1 + 2a + 2	0.14	100.00	N	857.06	854.89	2.17%	12.65	262.67	N	852.29	1.83%	1.32	324.08	2.75	2.51	16.00	0.160	5.34	7.14	8.94	41.15	57.17	71.58	J2	
4	1.64	=4	0.99	100.00	N	867.00	864.91	2.01%	17.96	347.71	N	867.77	1.58%	1.86	411.01	6	0.75	15.00	0.150	5.52	7.40	9.27	5.15	7.16	8.97	4	
J3	8.67	=1 + 4	0.74	100.00	N	865.00	862.88	2.12%	12.75	367.49	Y	854.90	2.13%	2.87	815.17	5.20	2.58	17.00	0.170	4.90	6.91	8.64	31.95	44.33	55.43	J3	
6	5.04	=6	0.78	100.00	N	860.70	860.87	1.63%	15.34	74.82	N	859.26	2.13%	0.53	701.04	3.50	3.25	17.00	0.170	4.90	6.91	8.64	22.60	31.48	39.36	6	
6A	0.81	=6A	0.49	83.15	N	865.61	861.00	5.54%	20.46						218.69	6	0.61	11.00	0.110	6.12	8.56	10.81	2.43	3.40	4.29	6A	
J4	6.85	=6 + 6A	0.75	100.00	N	860.70	860.87	1.63%	13.34	543.98	Y	854.84	1.13%	4.24	218.00	3.76	1.14	18.00	0.180	4.83	6.71	8.56	24.09	33.47	41.80	J4	
7	0.37	=7	0.77	36.71	N	839.94	839.16	1.79%	15.90						122.54	6	0.58	13.00	0.130	5.71	7.96	10.02	1.63	2.27	2.85	7	
8	0.97	=8	0.77	88.75	N	839.58	838.00	1.79%	15.90						122.58	7.83	0.38	13.00	0.130	5.71	7.96	10.02	4.26	5.95	7.48	8	
J5	1.34	=7 + 8	0.77	88.75	N	839.58	838.00	1.79%	15.90						122.58	8.00	0.34	13.00	0.130	5.71	7.96	10.02	5.02	6.21	7.48	J5	
9	0.11	=9	0.77	100.00	Y	836.76	833.91	2.89%	5.65	36.71	Y	832.62	3.54%	0.16				10.00	0.100	6.36	8.88	11.23	0.54	0.75	0.95	9	
10	0.54	=10	0.51	100.00	N	861.36	859.45	1.83%	13.35	198.97	N	856.14	1.68%	1.69				14.00	0.140	5.51	7.67	9.64	1.48	2.05	2.58	10	
11	1.58	=11	0.77	100.00	N	860.00	854.88	1.12%	14.75	245.26	N	856.98	3.22%	1.41	297.71	6	0.83	16.00	0.160	5.14	7.14	8.94	6.25	8.69	10.88	11	



4123 Fossil Hill Road, Suite 301
San Antonio, Texas 78211
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT UNIT 1 MASTER DRAINAGE PLAN

DATE
04/01/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

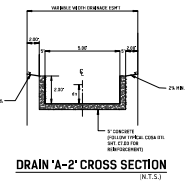
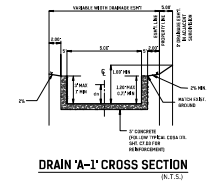
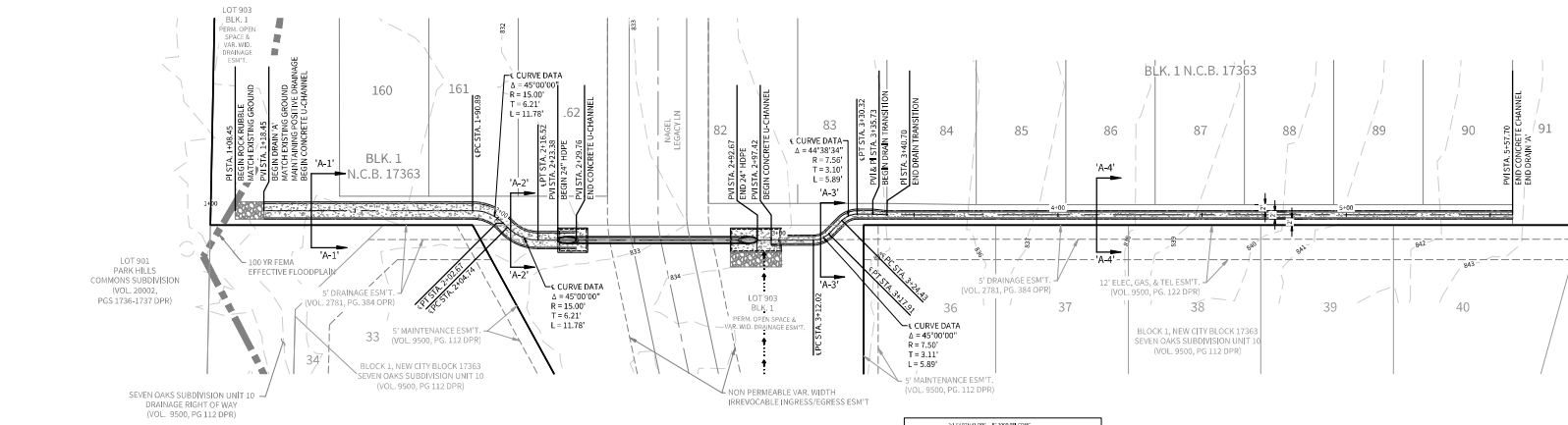
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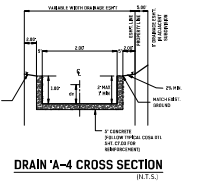
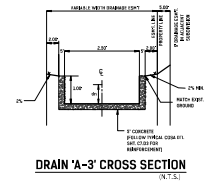
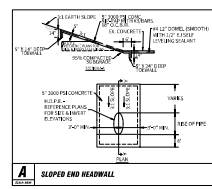
CUDE ENGINEERS
1811 S. New Braunfels Ave.

PLAT NO.
24-11800479

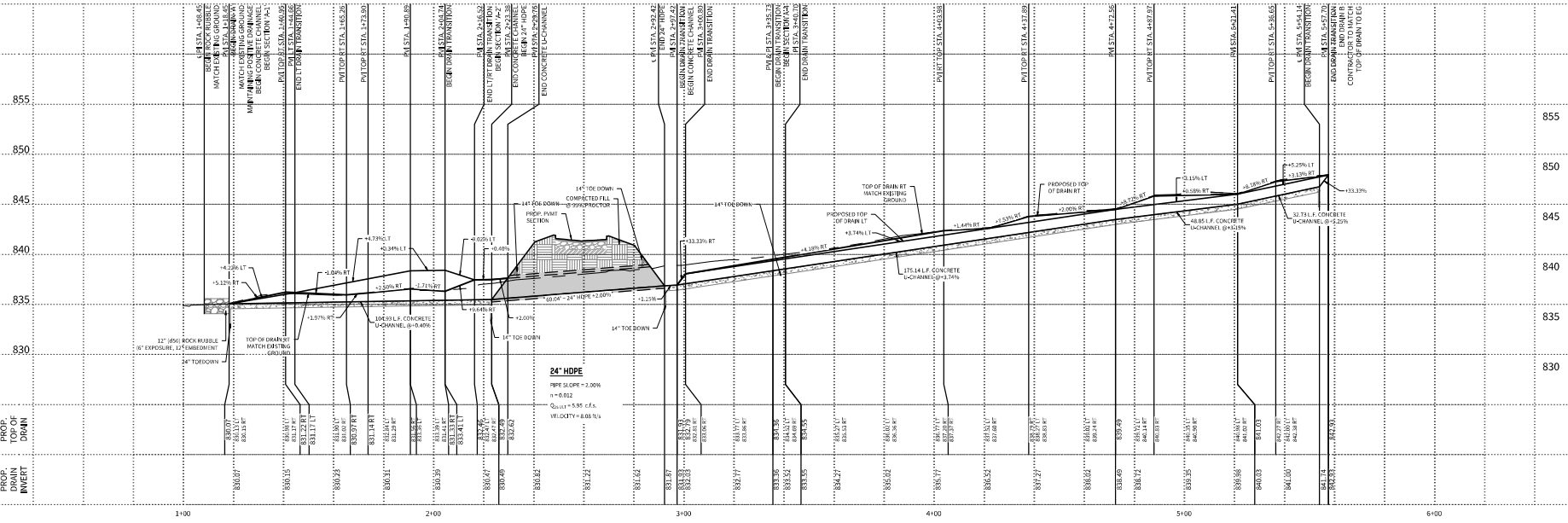
C7.00



	16-1	16-2	16-3	16-4	16-5	16-6
Q ₁₀ (cfs)	8.21	8.21	5.95	5.95	5.95	5.95
h ₁₀ (ft)	5.00	5.00	2.20	2.20	2.20	2.20
V ₁₀ (ft/s)	0.55	0.55	0.93	0.93	0.93	0.93
S ₁₀ (ft/ft)	0.009	0.009	0.009	0.009	0.009	0.009
V ₁₀ (ft/s)	0.69	0.69	0.93	0.93	0.93	0.93
V ₁₀ (ft/s)	3.35	3.35	7.44	7.44	7.44	7.44



DRAIN A
STA. 1+18.45 TO STA. 5+57.70



HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

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04/01/2025

CUDE ENGINEERS
138803
1816 S. New Braunfels Ave.

PLAT NO.
24-11800479

C7.01



4122 Fossil Hill Road, Suite 301
San Antonio, Texas 78213
P: (210) 681-2951 F: (210) 523-7312

JUNG TRACT UNIT 1

DRAINAGE PLAN & PROFILE - DRAIN B

DATE
04/01/2025
PROJECT NO.
04330.001

DRAWN BY
JW
CHECKED BY
SPM

REVISIONS

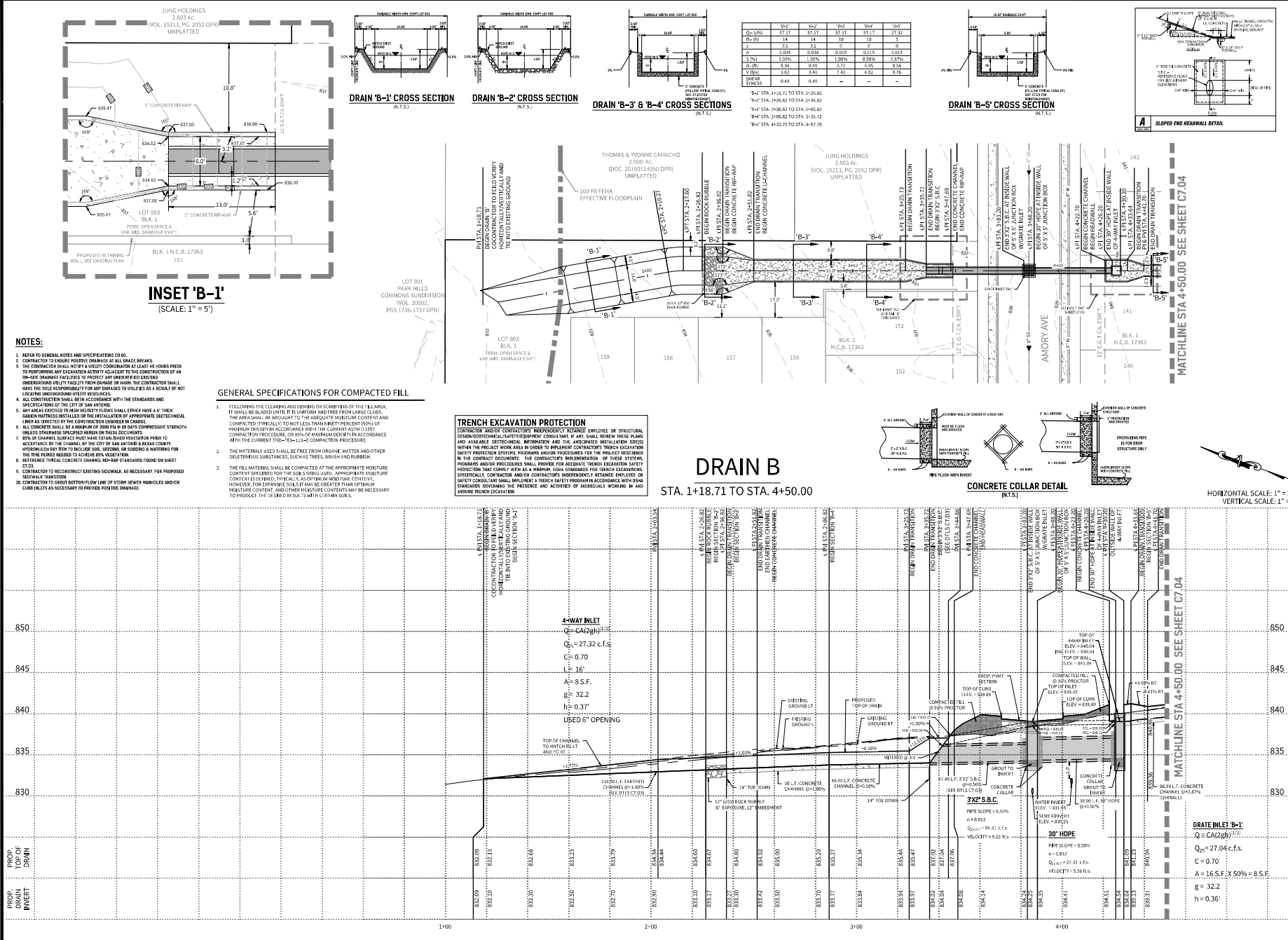
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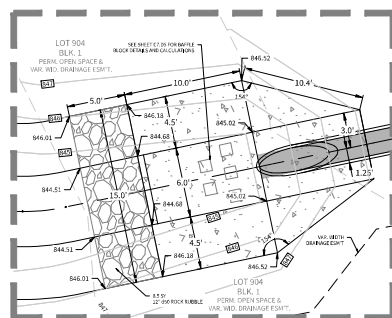
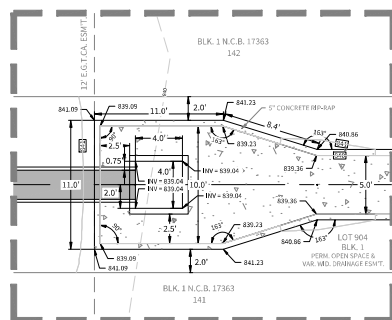


CUDE ENGINEERS
1818 S. No. 1004890

PLAT NO.
24-11800479

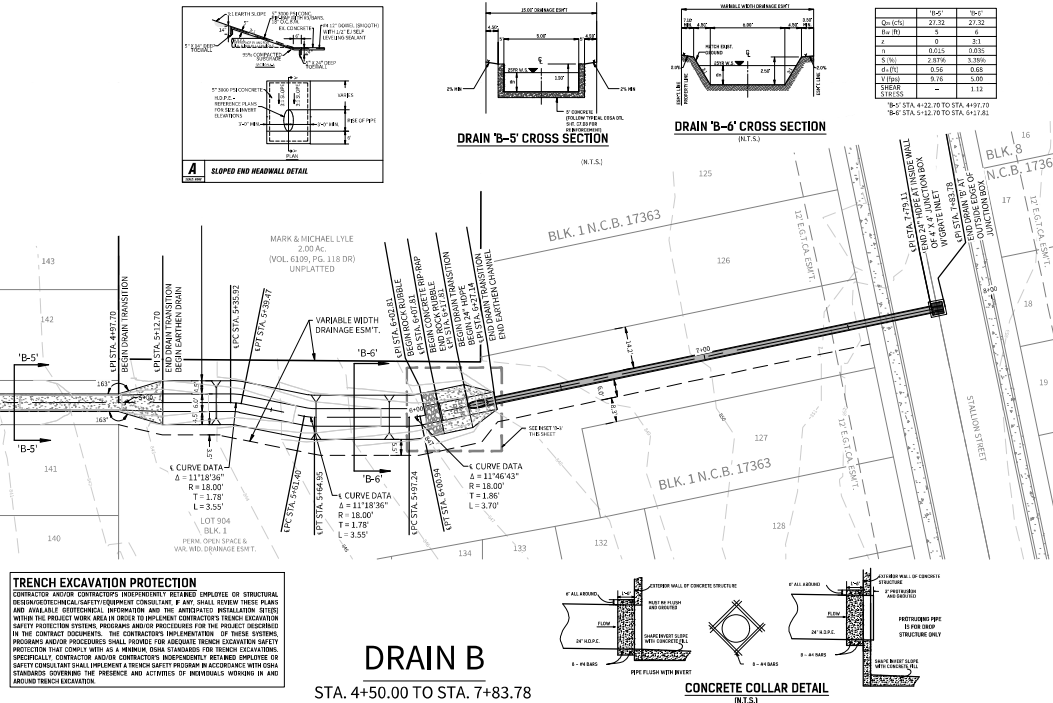
C7.02





MATCHLINE STA 4+50.00 SEE SHEET C7.03

MATCHLINE STA 4+50.00 SEE SHEET C7.03



DRAIN B
STA. 4+50.00 TO STA. 7+83.78

GENERAL SPECIFICATIONS FOR COMPACTED FILL

1. FOLLOWING THE CLEARING AND GRADING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLOPS. THE AREA SHALL BE BROUGHT TO THE APPROPRIATE FINISH ELEVATION AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D1557 CORRECTION PROCEDURE, OR 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT TYPICAL 100-150-CM CORRECTION PROCEDURE.
2. THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DILUTEABLE SUBSTANCES, SUCH AS FUEL, GREASE, AND RUBBER.
3. THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOIL BEING USED. APPROXIMATE MOISTURE CONTENTS ARE DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT, MINUS ONE PERCENT, OR ONE PERCENT BELOW THE OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS FOR DRAINAGE.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT ALL GRADE BREAKS.
3. THE CONTRACTOR SHALL NOTIFY A UTILITY COORDINATOR AT LEAST 48 HOURS PRIOR TO DISRUPTING ANY EXISTING UTILITY. ADVISORY TO THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGES TO UTILITIES AS A RESULT OF NOT LOCATING UTILITIES PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SAN ANTONIO.
5. ANY AREAS EXPOSED TO RAIN OR WIND SHALL BE PROTECTED WITH A 10' HIGH GARDEN MATTERIES INSTALLED ON THE INSTALLATION OF APPROPRIATE GEOTECHNICAL LINTS AND BATTERIES FOR THE CONSTRUCTION OF DRAINAGE CHANNELS.
6. ALL CONCRETE SHALL BE A MINIMUM OF 3000 PSI 28 DAYS COMPRESSIVE STRENGTH UNLESS OTHERWISE SPECIFIED BY THE CITY OF SAN ANTONIO.
7. 80% OF CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION PRIOR TO ACCEPTANCE OF THE CHANNEL BY THE CITY OF SAN ANTONIO. 10% GRASS HYPERMARCH PAYMENT TO INCLUDE SOIL, SEEDING, OR GEOTEXTILE WATERING FOR THE FIRST YEAR AFTER COMPLETION OF THE CHANNEL.
8. REFERENCE TYPICAL CHANNEL BIP-80 STANDARDS FOUND IN SHEET C7.01.
9. CONTRACTOR TO RECONSTRUCT EXISTING SIDEWALK, AS NECESSARY, FOR PROPOSED SIDEWALK TRANSITION.
10. CONTRACTOR TO GROUT BOTTOM FLOW LINE OF STORM SEWER MANHOLES AND/OR CONDUITS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE.

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

GRATE INLET 'B-2'
 $Q = CA(2gh)^{3/2}$
 $Q_{10} = 25.80 \text{ c.f.s.}$
 $C = 0.70$
 $A = 16 \text{ S.F.} \times 50\% = 8 \text{ S.F.}$
 $h = 32.2$
 $h = 0.33'$

EST. 1980
CUDE
ENGINEERS
4122 Fossil Hill Road, Suite 302
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT
UNIT 1
DRAINAGE PLAN & PROFILE - DRAIN B

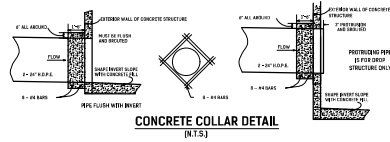
DATE
04/01/2025
PROJECT NO.
04330.001
DRAWN BY
JW
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SPM

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04/01/2025
SEAN P. McFARLAND
138893
CUDE ENGINEERS
1815 S. No. 1044888

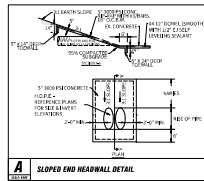
PLAT NO.
24-11800479

C7.03



NOTES:

1. REFER TO GENERAL NOTES AND SPECIFICATIONS CODE.
2. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE AT ALL BRACE BREAKS.
3. THE CONTRACTOR SHALL NOTIFY A UTILITY COORDINATOR AT LEAST 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION ACTIVITY ADJACENT TO THE CONSTRUCTION OF AN ON-SITE DRAINAGE FACILITIES TO PROTECT ANY UNDETERMINED (DUTY) UNDERGROUND UTILITY FACILITY FROM DAMAGE OR HARM. THE CONTRACTOR SHALL HAVE THE SOLE RESPONSIBILITY FOR ANY DAMAGES TO UTILITIES AS A RESULT OF NOT LOCATING UNDETERMINED UTILITY BY RESOURCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF SAN ANTONIO.
5. ANY AREAS EXPOSED TO HIGH VELOCITY FLOW SHALL EITHER HAVE A 6\"/>



GENERAL SPECIFICATIONS FOR COMPACTED FILL

1. FOLLOWING THE CLEARING AND DEBRIS OR SCRAPING OF THE FILL AREA, IT SHALL BE BLADED UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE INSURED TO THE ADEQUATE MOISTURE CONTENT, AND COMPACTED (TYPICAL) 95 TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT AASHTO COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT 110-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1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CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
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4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
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FAX: (210) 523-7112

GENERAL SPECIFICATIONS FOR SITE PREPARATION

- ### 2. COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCRAMBLING OF THE FILL AREA, IT SHALL BE GRADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLOUDS. 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 TEX-413-C COMPACTION PROCEDURE.

2. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, DRIPPS AND RUMORS.

3. 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 (1.5 TO 1.5 M) IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

4. 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.



1. ELEVATIONS SHOWN ARE TO FINISH GRADE. ADDITIONAL EXCAVATION REQUIRED FOR PLACEMENT OF CONCRETE, PAVEMENT, AND GABIONS ARE CONSIDERED SUSIDIARY TO EACH RESPECTIVE ITEM. ADDITIONAL EXCAVATION REQUIRED FOR PLACEMENT OF TOPSOIL.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE REESTABLISHMENT OF VEGETATION IN ALL DISTURBED AREAS, INCLUDING BOTH ON-SITE AND OFF-SITE DRAINAGE IMPROVEMENTS.

GENERAL NOTES:

- [illegible]

LOT 1, BLOCK 26, NCB 17365
BRUCE WARREN WILLIAMS
SUBDIVISION
3.390 Ac.
(VOL. 9563, PG 219 DPR)
UNPLATTED

JUNG TRACT
UNIT 1

DETENTION POND PLAN

DATE
04/01/2025

PROJECT NO
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.



CUDE ENGINEERS
TBPELS No. 10048500

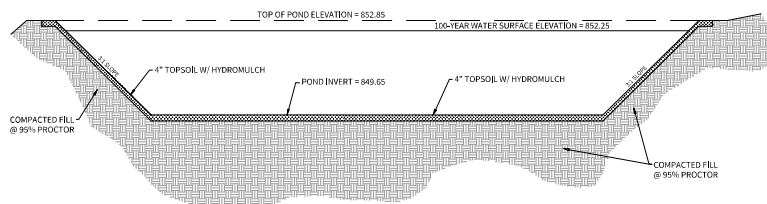
PLAT NO.
24-11800479

C7.05

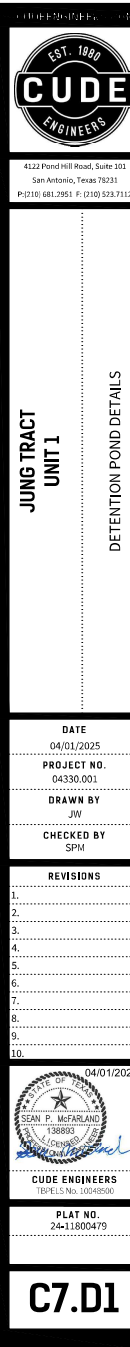
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

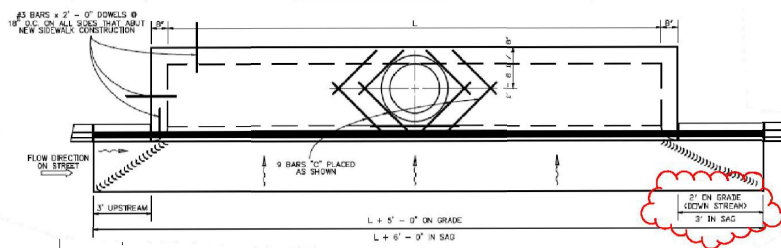


CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

**DETENTION POND OVERFLOW WEIR SUMMARY:**

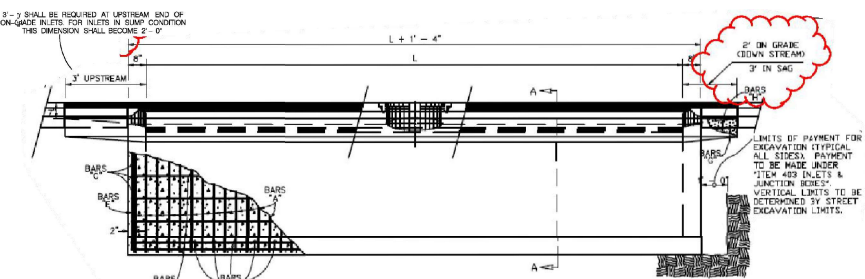
STORM EVENT	POND OUTLET FLOW (CFS)	VELOCITY (FPS)	DEPTH (FT)
25 YR	33.47	2.35	0.57





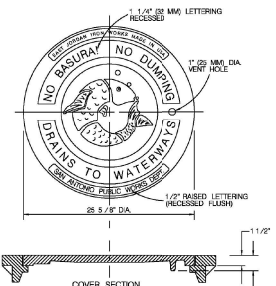
PLAN VIEW

SCALE: 1" = 2'



FRONT VIEW

SCALE: 1" = 2'

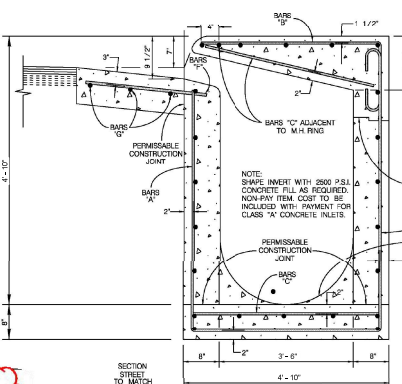


MANHOLE LID & RING DETAIL
(ITEM 409)

SCALE: 1" = 3'

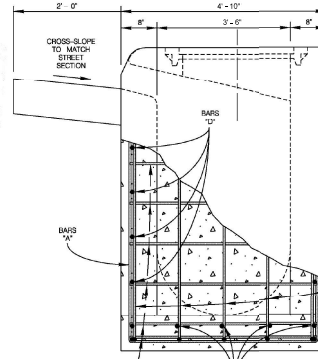
NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT.".
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.



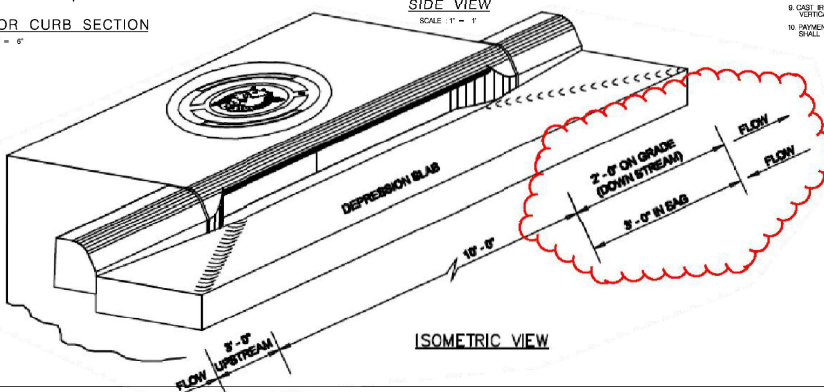
SECTION "A-A"

SCALE: 1" = 1'

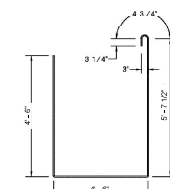


SIDE VIEW

SCALE: 1" = 1'



ISOMETRIC VIEW



BAR "A"

SCALE: 1" = 1'

SCALE: 1" = 1'

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SCALE: 1" = 1'

INLET LENGTH		REINFORCING STEEL SCHEDULE				
		BAR NO.	Size	Spa.	Length	Weight lbs.
DRAIN "C" L 25" DEPTH = 4"	A	63	4	5' 0"	12' 9 1/2"	538.32
	B	63	4	5"	5' 13 3/4"	215.56
	C	55	4	5"	4' 6"	165.33
	D	22	4	10"	26' 1"	383.32
	E	12	4	10' 1 1/2"	5' 10"	46.76
	F	27	5	12"	2' 3"	63.36
	G	3	4	12"	29' 8"	59.45
	H	5	5	12"	1' 8"	8.69
Concrete Total = 12.13 CY Manhole Casting = 250 lbs Steel Total = 1743.8 lbs						

* THESE FIGURES DO NOT INCLUDE CONCRETE & STEEL INTERCEPTED BY MANHOLE AND REINFORCED CONC. PIPE

* INCLUDES CONCRETE CUTTER FOR ON GRADE INLET REDUCE BY 1.5 CY FOR INLET IN SAG.

* THESE FIGURES DO NOT INCLUDE CONCRETE & STEEL INTERCEPTED BY MANHOLE AND REINFORCED CONC. PIPE

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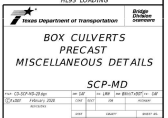
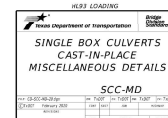
* INCLUDES CONCRETE CUTTER FOR ON GRADE INLET REDUCE BY 1.5 CY FOR INLET IN SAG.

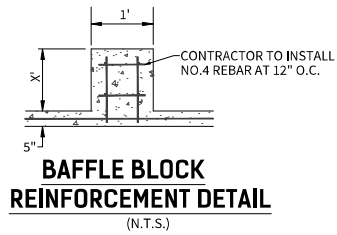
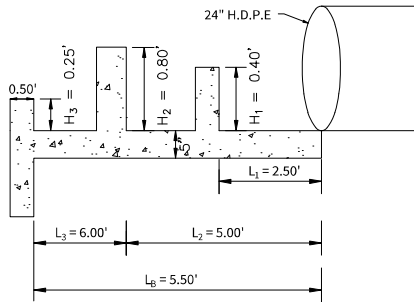
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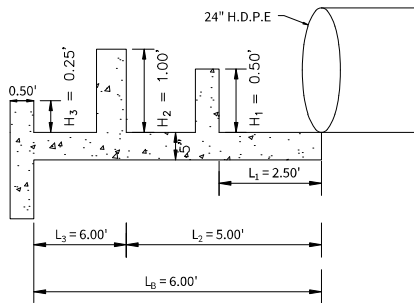
* INCLUDES CONCRETE CUTTER FOR ON GRADE INLET REDUCE BY 1.5 CY FOR INLET IN SAG.





DRAIN B BAFFLE BLOCK DETAIL AND CALCULATIONS

TAILWATER DEPTH = 0.00'
 $Fr = 1.33$
 $Y_0 = 0.80$ FT
 $Y_2 = 1.95$ FT
 $Y_3 = 0.80$ FT
 BASIN OUTLET VELOCITY = 4.79 FT/S



DRAIN C BAFFLE BLOCK DETAIL AND CALCULATIONS

TAILWATER DEPTH = 0.00'
 $Fr = 1.27$
 $Y_0 = 1.12$ FT
 $Y_2 = 2.30$ FT
 $Y_3 = 1.12$ FT
 BASIN OUTLET VELOCITY = 5.58 FT/S



4122 Pined Hill Road, Suite 301
 San Antonio, Texas 78231
 P: (210) 681.2951 F: (210) 523.7112

JUNG TRACT
 UNIT 1
 DRAINAGE DETAILS

DATE
 04/01/2025
 PROJECT NO.
 04330.001
 DRAWN BY
 JW
 CHECKED BY
 SPM

REVISIONS
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CUDE ENGINEERS
 18741.5 Hwy 16048900

PLAT NO.
 24-11800479

C7.D5



4123 Fossil Hill Road, Suite 301
San Antonio, Texas 78211
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT
UNIT 1

STREET PLAN & PROFILE - MYSTIC MANE

DATE

04/01/2025

PROJECT NO.

04330.001

DRAWN BY

JW

CHECKED BY

SPM

REVISIONS

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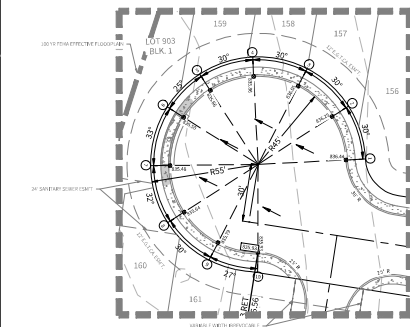


CUDE ENGINEERS
1811 S. New 1044890

PLAT NO.

24-11800479

C8.01



CUL-DE-SAC DETAIL "A"

SCALE: 1" = 30'

ELEVATIONS:

PROPOSED TOP OF CONCRETE CURB ELEVATION

PROPOSED ASPHALT PAVEMENT ELEVATION

STREET WASHOUT (SEE DETAIL SHEET C7.01)

SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE

WHEEL CHAIR RAMPS ARE INDICATED

THUS "UNLESS OTHERWISE NOTED. (SHEET C8.01)

TYPE "10" DIRECTIONAL WHEEL CHAIR RAMPS ARE INDICATED

THUS "UNLESS OTHERWISE NOTED. (SHEET C8.01)

FOR ADA RAMPS AT SIDEWALK INTERSECTIONS:

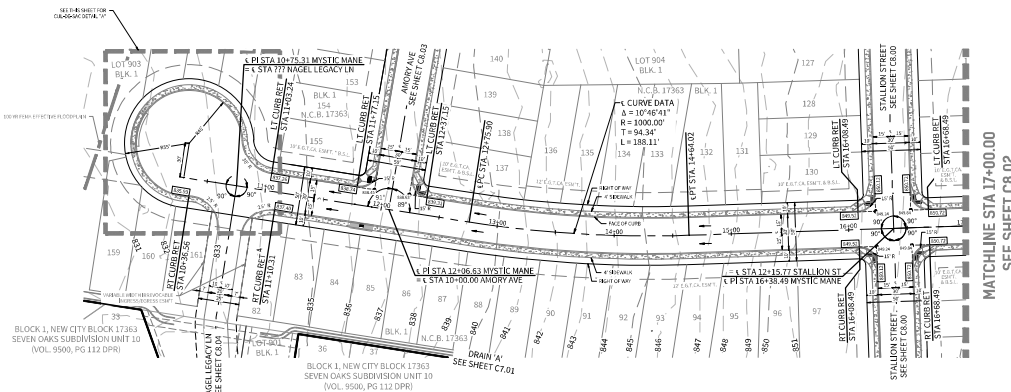
DETECTABLE WARNING PAVEMENT WITH TRUNCATED DOMES ONLY.

ADA RAMPS TO BE CONSTRUCTED WITH INFRASTRUCTURE.

WHERE RESIDENTIAL LOT FRONTAGE DOES NOT EXIST, ALL ADA

RAMPS ADJACENT TO A RESIDENTIAL LOT SHALL BE

CONSTRUCTED AT THE TIME OF HOMEBUILDING.



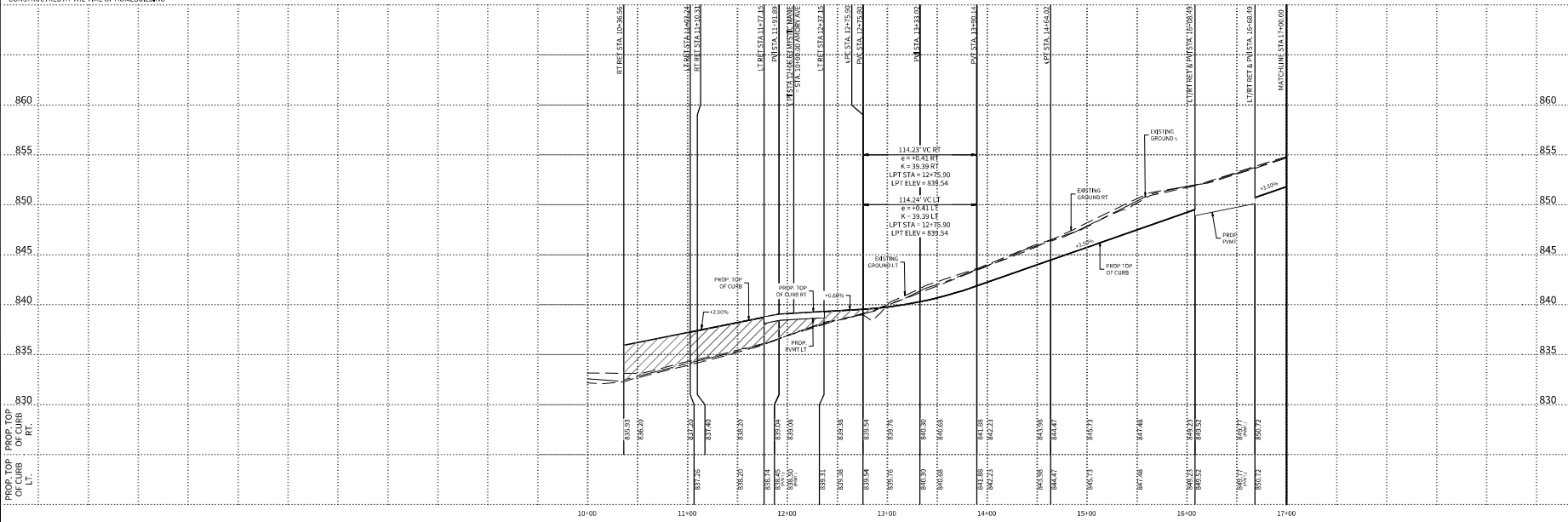
MYSTIC MANE

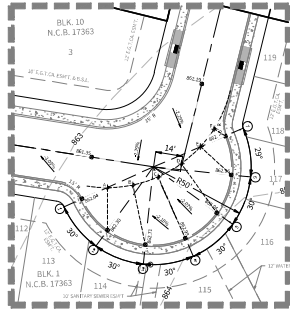
STA. 10+00.00 TO STA. 17+00.00

NOTE: A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHT OF WAY

HORIZONTAL SCALE: 1" = 50'

VERTICAL SCALE: 1" = 5'





KNUCKLE DETAIL "A"
SCALE: 1" = 30'

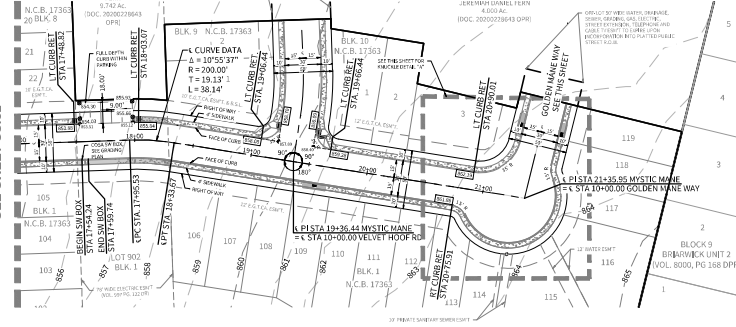
ELEVATIONS:
PROPOSED TOP OF CONCRETE CURB ELEVATION
PROPOSED ASPHALT PAVEMENT ELEVATION

STREET WASHOUT (SEE DETAIL SHEET C7.D1)
SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE

WHEEL CHAIR RAMPS ARE INDICATED THUS " " UNLESS OTHERWISE NOTED. (SHEET C8.D1)
DIRECTIONAL WHEEL CHAIR RAMPS ARE INDICATED THUS " " UNLESS OTHERWISE NOTED. (SHEET C8.D1)

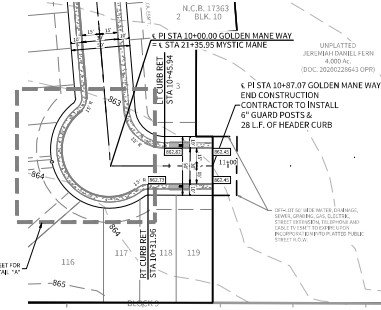
FOR ADA RAMPS AT SIDEWALK INTERSECTIONS, DETECTABLE WARNING PAVEMENT WITH TRUNCATED DOMES ONLY. ADA RAMPS TO BE CONSTRUCTED WITH INFRASTRUCTURE. WHERE RESIDENTIAL LOT FRONTAGE DOES NOT EXIST, ALL ADA RAMPS ADJACENT TO A RESIDENTIAL LOT SHALL BE CONSTRUCTED AT THE TIME OF HOMEBUILDING.

MATCHLINE STA 17+00.00
SEE SHEET C8.01



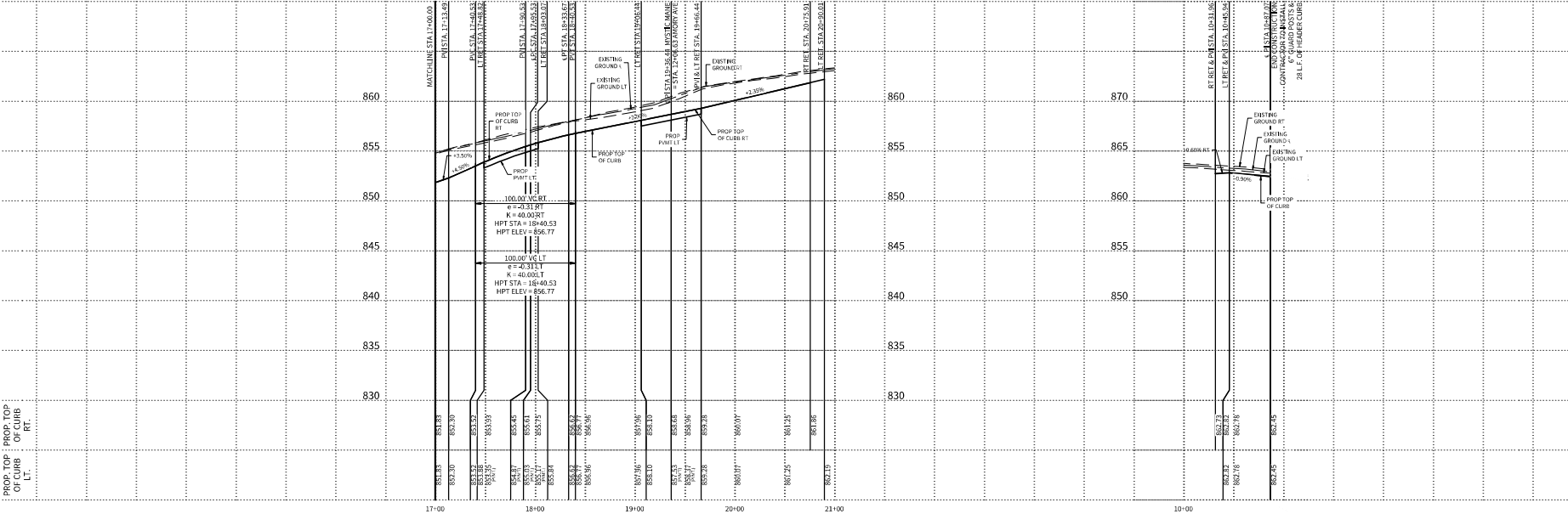
POINT	Elevation
A	861.74
B	861.85
C	861.96
D	862.07
E	862.18
F	862.28

MYSTIC MANE
STA. 17+00.00 TO STA. 20+90.01



GOLDEN MANE WAY
STA. 10+31.96 TO STA. 10+87.07

NOTE: A BEAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEAR COUNTY RIGHT OF WAY
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



EST. 1980
CUDE
ENGINEERS

4123 Fossil Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

JUNG TRACT UNIT 1

STREET PLAN & PROFILE - MYSTIC MANE AND GOLDEN MANE WAY

DATE
04/01/2025

PROJECT NO.
04330.001

DRAWN BY
JW

CHECKED BY
SPM

REVISIONS

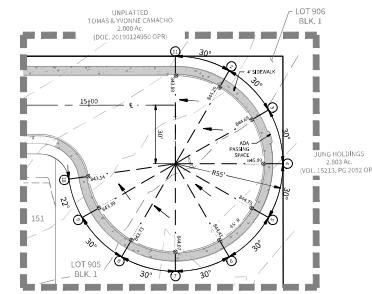
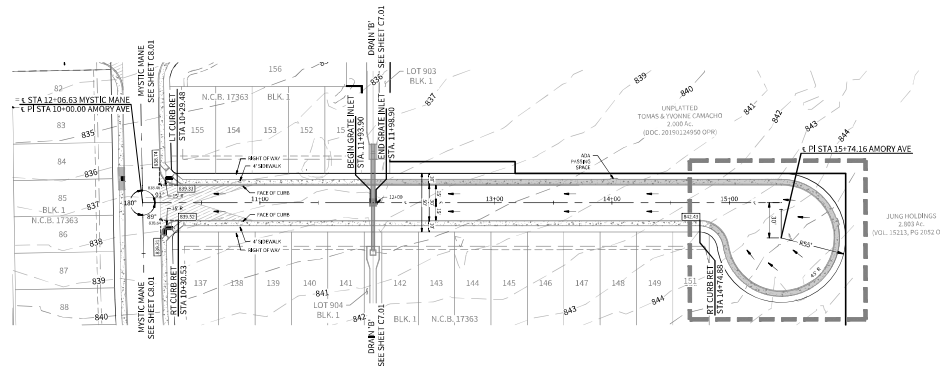
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04/01/2025

CUDE ENGINEERS
1814 S. New Braunfels Ave.

PLAT NO.
24-1180479

C8.02



CUL-DE-SAC DETAIL "A"
SCALE: 1" = 30'

AMORY AVE

STA. 10+00.00 TO STA. 14+74.88

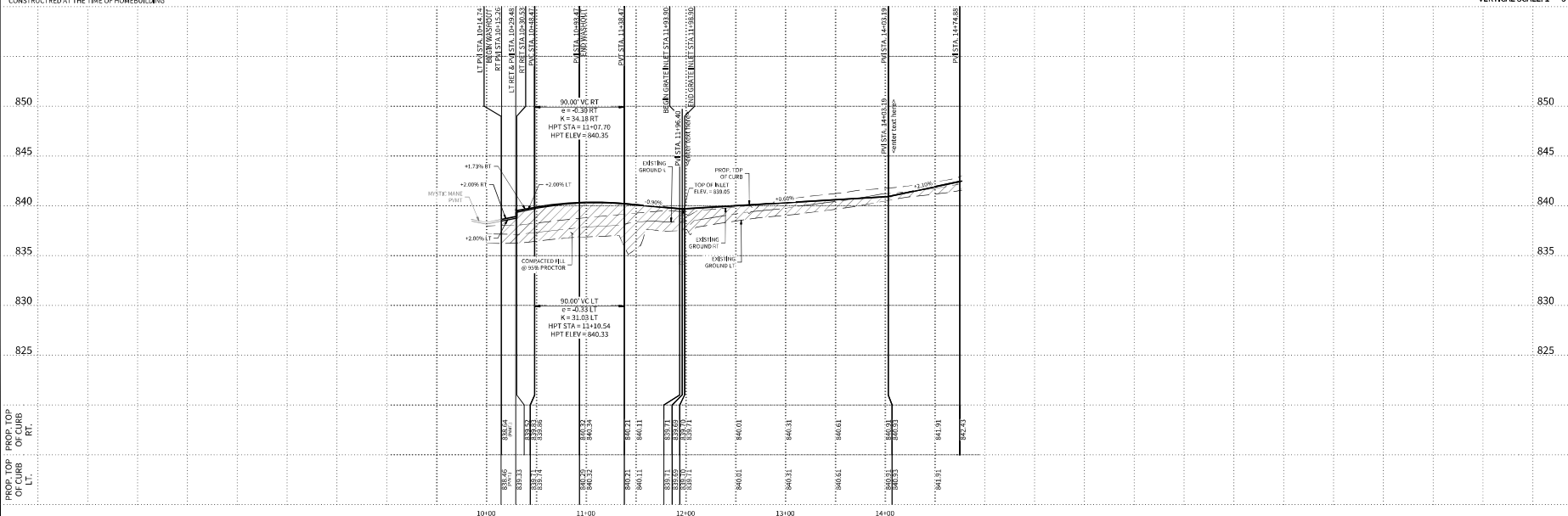
ELEVATIONS:
 (ELEVATION) PROPOSED TOP OF CONCRETE CURB ELEVATION
 (ELEVATION) PROPOSED ASPHALT PAVEMENT ELEVATION
 - STREET WASHOUT (SEE DETAIL SHEET C7.D1)
 - SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE

WHEEL CHAIR RAMPS ARE INDICATED THUS "W" UNLESS OTHERWISE NOTED. (SHEET C6.D1)
 TYPE "D" DIRECTIONAL WHEEL CHAIR RAMPS ARE INDICATED THUS "D" UNLESS OTHERWISE NOTED. (SHEET C8.D1)

FOR ADA RAMPS AT SIDEWALK INTERSECTIONS:
 DETECTABLE WARNING PAVEMENT WITH TRUNCATED DOMES ONLY.
 ADA RAMPS TO BE CONSTRUCTED WITH INFRASTRUCTURE.
 WHERE RESIDENTIAL LOT FRONTAGE DOES NOT EXIST, ALL ADA RAMPS ADJACENT TO A RESIDENTIAL LOT SHALL BE CONSTRUCTED AT THE TIME OF HOMEBUILDING.

NOTE: A BEAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEAR COUNTY RIGHT OF WAY

HORIZONTAL SCALE: 1" = 90'
 VERTICAL SCALE: 1" = 5'



4122 Ford Hill Road, Suite 301
 San Antonio, Texas 78231
 P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT UNIT 1

STREET PLAN & PROFILE - AMORY AVE

DATE
04/01/2025
 PROJECT NO.
04330.001
 DRAWN BY
JW
 CHECKED BY
SPM

REVISIONS

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- 9.
- 10.



CUDE ENGINEERS
 18155 Hwy 360-4000

PLAT NO.
24-11800479
 SAWS JOB NO.
25-1002

C8.03



4123 Fossil Road, Suite 301
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

**JUNG TRACT
UNIT 1**
STREET PLAN & PROFILE-NAGEL LEGACY LN,
VELVET HOOFF RD & CROSS RANCH LANE

DATE
04/01/2025
PROJECT NO.
04330.001
DRAWN BY
JW
CHECKED BY
SPM

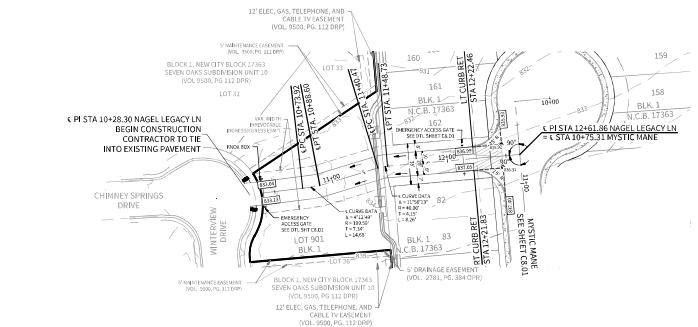
REVISIONS
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CUDE ENGINEERS
18165 Hwy 360 #1000

PLAT NO.
24-11800479

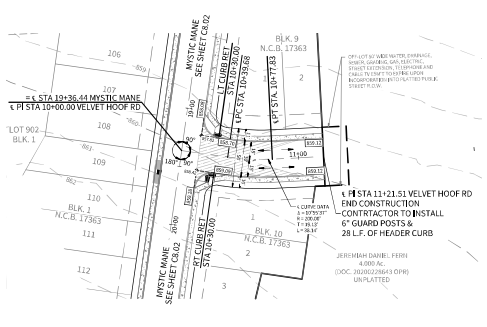
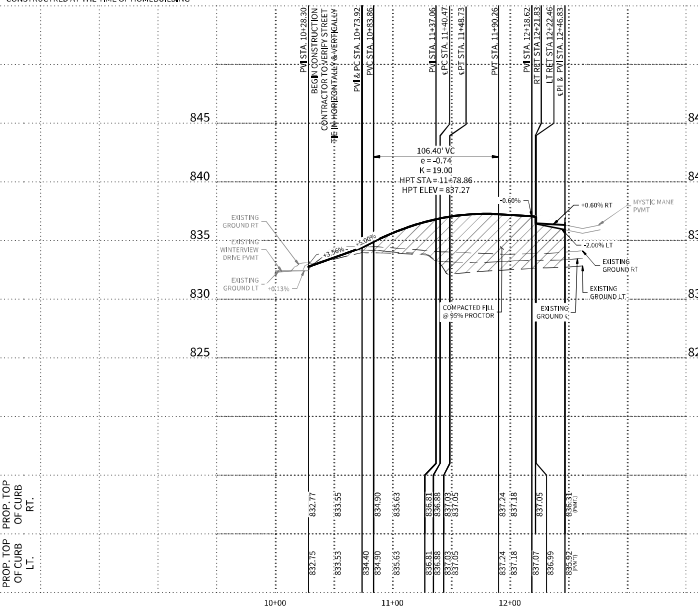
C8.04



- ELEVATIONS:
- PROPOSED TOP OF CONCRETE CURB ELEVATION
 - PROPOSED ASPHALT PAVEMENT ELEVATION
 - STREET WASHOUT (SEE DETAIL SHEET C7.D1)
 - SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE
- 1:4000 TYPE "2" WHEEL CHAIR RAMPS ARE INDICATED THUS "2" UNLESS OTHERWISE NOTED. (SHEET C6.D1)
TYPE "10" DIRECTIONAL WHEEL CHAIR RAMPS ARE INDICATED THUS "10" UNLESS OTHERWISE NOTED. (SHEET C8.D1)
- FOR ADA RAMPS AT SIDEWALK INTERSECTIONS, DETECTABLE WARNING PAVEMENT WITH TRUNCATED DOME ONLY. ADA RAMPS TO BE CONSTRUCTED WITH INFRASTRUCTURE. WHERE RESIDENTIAL LOT FRONTAGE DOES NOT EXIST, ALL ADA RAMPS ADJACENT TO A RESIDENTIAL LOT SHALL BE CONSTRUCTED AT THE TIME OF HOMEBUILDING.

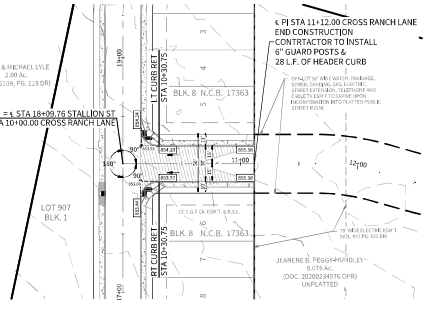
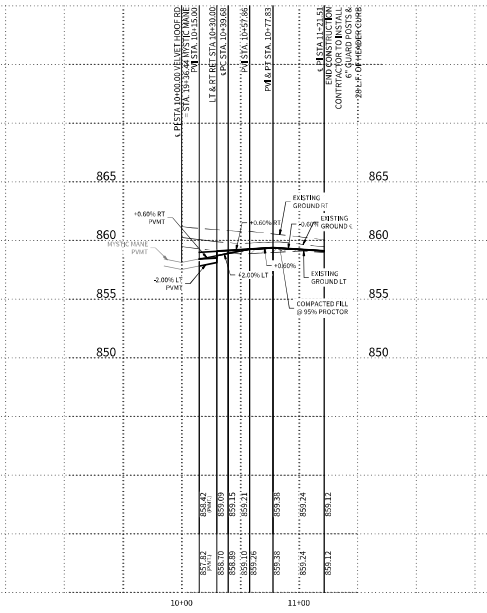
NAGEL LEGACY LN (EMERGENCY ACCESS)

STA. 10+28.30 TO STA. 12+46.83



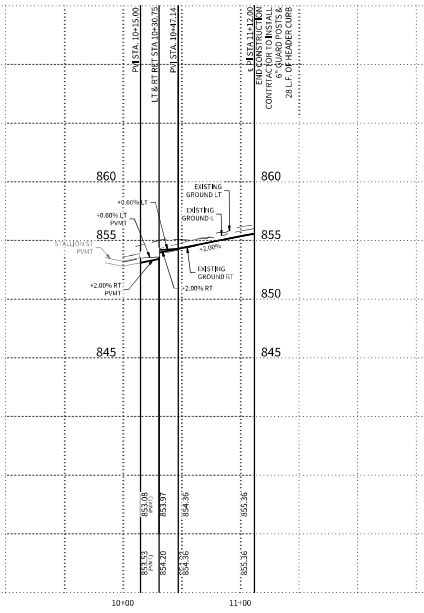
VELVET HOOFT RD

STA. 10+00.00 TO STA. 11+21.51



CROSS RANCH RD

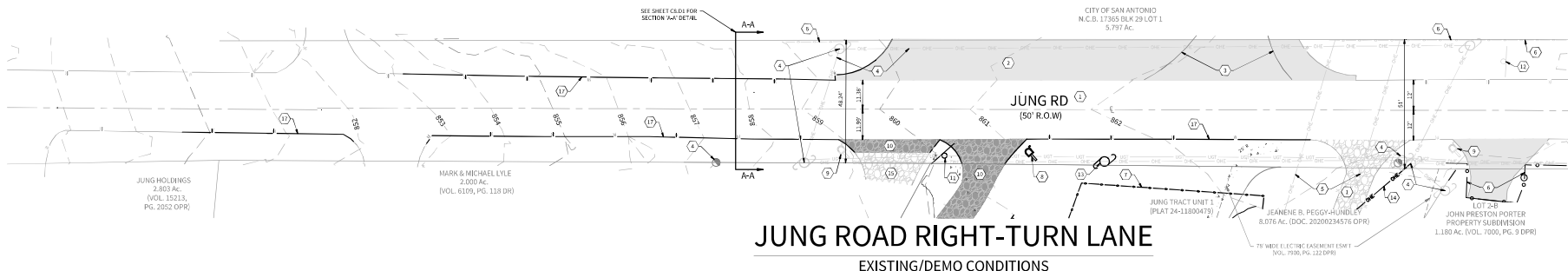
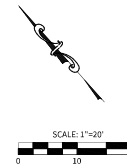
STA. 10+00.00 TO STA. 11+12.00



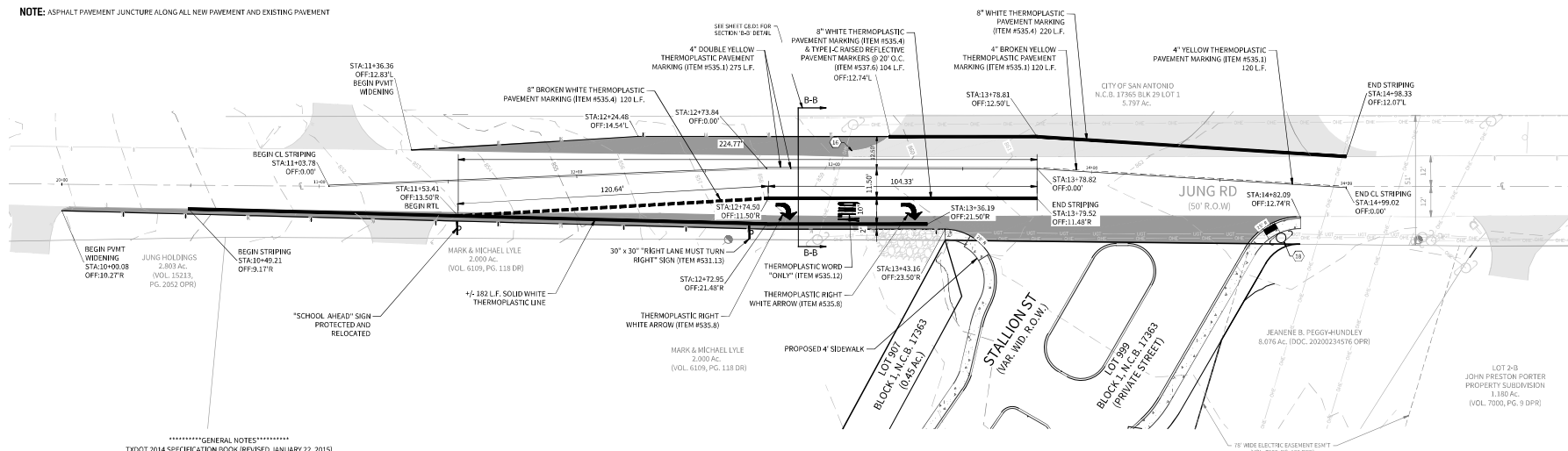
NOTE: A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHT OF WAY
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

DEMOLITION KEYNOTES:

- (1) EXISTING ASPHALT PAVEMENT SECTION TO REMAIN UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE TWO COURSE SURFACE TREATMENT PER COSA ITEM 2. SEAL COAT TO BE APPLIED TO LIMITS OF EXISTING ASPHALT. JUNG ROAD FROM TO PROPOSED IMPROVEMENTS UPON COMPLETION OF PAVEMENT WIDENING AND STRIPING, ANOTHER SEAL COAT SHALL BE APPLIED.
- (2) EXISTING CONCRETE TO REMAIN.
- (3) EXISTING FIRE LANE STRIPING TO REMAIN AND BE PROTECTED.
- (4) EXISTING ONE POLES AND SERVICE TO REMAIN & BE PROTECTED.
- (5) EXISTING ONE TRANSMISSION LINES AND TOWERS TO REMAIN & BE PROTECTED.
- (6) EXISTING FENCE TO REMAIN.
- (7) DEMO EXISTING CHAIN LINK FENCE, GATES AND APPURTENANCES.
- (8) EXISTING MAIL BOX TO BE REMOVED.
- (9) EXISTING MAIL BOX TO REMAIN AND BE PROTECTED.
- (10) EXISTING DRIVEWAY TO BE REMOVED.
- (11) EXISTING SIGN TO BE PROTECTED/RELOCATED PER SITE PLAN.
- (12) EXISTING SIGN TO BE REMOVED AND BE PROTECTED.
- (13) EXISTING ONE TO BE REMOVED BY CPS, CONTRACTOR TO COORDINATE WITH CPS.
- (14) EXISTING PRIVATE ELECTRIC SERVICE TO BE REMOVED BY CONTRACTOR AND COORDINATED WITH CPS.
- (15) EXISTING DRIVEWAY TO BE RECONSTRUCTED TO MATCH EXISTING CONCRETE AND PROVIDE FOUR FT. DRIVEWAY.
- (16) SEE CONCRETE PAINT, JUNCTURE DETAIL, SHT. C10.1.
- (17) ASPHALT PAVEMENT JUNCTURE ALONG ALL NEW EXISTING ASPHALT SEE COSA TYP. DETAIL, SHT. 8.02.
- (18) PROPOSED RELOCATED POWER POLE.



NOTE: ASPHALT PAVEMENT JUNCTURE ALONG ALL NEW PAVEMENT AND EXISTING PAVEMENT



JUNG ROAD RIGHT-TURN LANE PROPOSED

*****GENERAL NOTES*****

TXDOT 2014 SPECIFICATION BOOK (REVISED JANUARY 22, 2015)

SURFACE TREATMENT DATA	AC-1SP	
	1ST COURSE	2ND COURSE
ASPHALT-TYPE	0.24/1	12402 SY
ASPHALT-RATE (GAL/SY)	1.74/1	
AGGREGATE-TYPE/GR		
AGGREGATE-RATE (CY/SY)		

ITEM 300-
THE ASPHALT BINDER USED IN THE MANUFACTURE OF ALL TYPES OF HOT MIX ASPHALT CONCRETE, SHALL BE PG 64-22.
THE ASPHALT BINDER USED IN THE MANUFACTURE OF THE NON-SURFACE LAYERS OF HOT MIX ASPHALT CONCRETE, SHALL BE PG 64-22.

DATE

04/01/2025

PROJECT NO.

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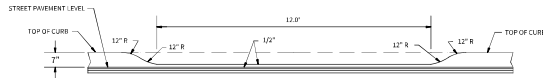
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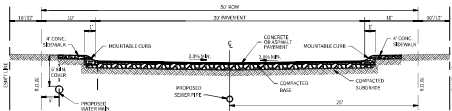
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24-11800479

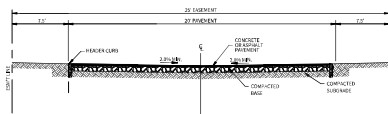
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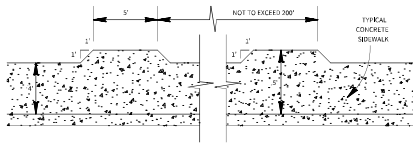
TYPICAL DRIVEWAY CUT SECTION



PRIVATE LOCAL A STREET CROSS-SECTION

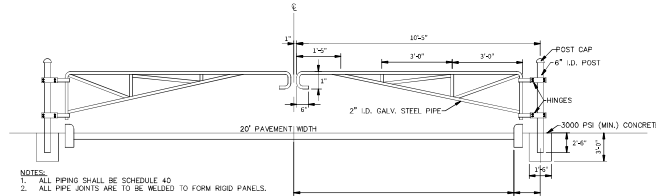


EMERGENCY ACCESS CROSS-SECTION



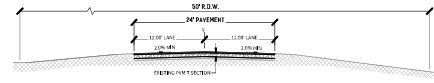
SIDEWALK PASSING SPACE

1. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
2. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.

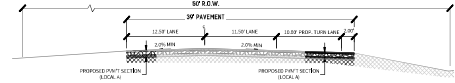


- NOTES:
1. ALL PIPING SHALL BE SCHEDULE 40
 2. ALL PIPE JOINTS ARE TO BE REINFORCED TO FORM RIGID PANELS.

EMERGENCY ACCESS GATE N.T.S.



EXISTING JUNG ROAD SECTION A-A



PROPOSED JUNG ROAD SECTION B-B - RIGHT TURN LANE

1. FOLLOWING THE GRADING AND REMOVAL OR SCRAPING OF THE FILL AREA, IT SHALL BE BROADCAST UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ABOVE PRELIMINARY 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 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT TxDOT-113-E COMPACTION PROCEDURE.
2. THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBER.
3. THE FILL MATERIAL SHALL BE COMPACTED TO THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SUB-BUILDING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED TYPICALLY AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR CRANES AND SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

STREET TYPE (CBR = 4.0)	HMAC TYPE (TYP)	FLEX BASE (TYP) (CBR 2)	LIME TREATMENT SUBGRADE	BASE UNDER CURB	STRUCTURAL NUMBER
LOCAL "A"	2"	10"	6" (50% SY)	6" BELOW SUBGRADE	2.76
EMERGENCY ACCESS	2"	8"	-	-	-

STREET PAVEMENT DESIGN OPTIONS

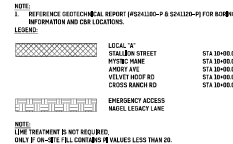
1. THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO TREATMENT. IF SOIL SULFATE CONTENT IS HIGH, AN ALTERNATE PROCEDURE WILL BE NEEDED.
2. LIME APPLICATION RATE OF 30.0 LBS PER SQ YD FOR 6 INCH DEPTH TREATMENT IS RECOMMENDED.
3. IF CEMENT APPLICATION RATES ARE NEEDED, PLEASE CONTACT TREC TO RUN THE TESTS AT THE TIME OF CONSTRUCTION.
4. IF FILL IS USED TO RAISE THE GRADE, FILL MATERIAL UNDERNEATH THE PAVEMENT SHOULD BE APPROVED FILL MATERIAL, FREE OF DELETERIOUS MATERIAL AND WITH A MINIMUM CBR VALUE OF 2.5 AND A MAX K₁₅ VALUE OF 40. LIME APPLICATION RATES SHOULD BE 30-50% LIMITED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.
5. THE FINAL PAVEMENT SUBGRADE SHOULD BE DELINEATED FOR DIFFERENT SUBGRADE TYPES AND VERIFIED BY INTEC.

LIME TREATMENT

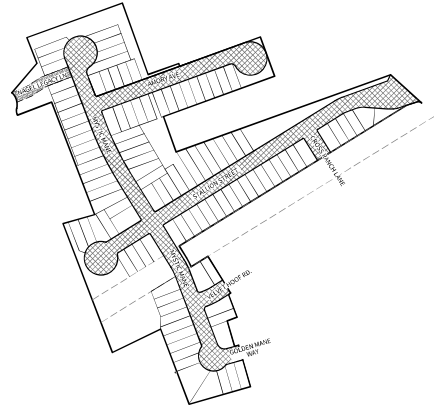
FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

- AFTER INITIAL MIXING, THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS, MAINTAIN A MOISTURE DURING MELLOWING.
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 20 INCH SIEVE FOR THE SAMPLE):
 - MINIMUM PASSING 1 1/2" SIEVE: 100
 - MINIMUM PASSING 3/4" SIEVE: 85
 - MINIMUM PASSING NO. 4 SIEVE: 60
- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MOI. IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MOI 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 TO A MINIMUM OF 95% MOI REQUIRED;
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN WITHIN +/- 1.0 INCHES.

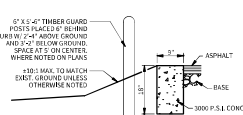
PAVEMENT DESIGN SCHEMATIC



NOTE: LIME TREATMENT IS NOT REQUIRED UNLESS P-100-213 FILL CONTAINS 10% VALUES LESS THAN 25.



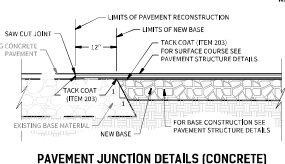
STREET PAVEMENT DESIGN DETAIL N.T.S.



HEADER CURB DETAIL N.T.S.



WASHOUT CROWN TRANSITION DETAIL N.T.S.



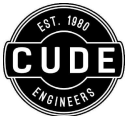
PAVEMENT JUNCTION DETAILS (CONCRETE) N.T.S.

GENERAL NOTES

THE LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES, INCLUDING SURFACE LATERALS AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.

SAN ANTONIO WATER SYSTEM
TRANS SITE WIDE ONE CALL LOCATOR
C.P.S. ENERGY
AT&T
TIME WARNER CABLE
VALERO ENERGY CO.
GREY FOREST UTILITIES

215-2003
1-800-545-5085



4122 Fossil Hill Road, Suite 301
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

JUNG TRACT UNIT 1

STANDARD STREET DETAILS

DATE

04/01/2025

PROJECT NO.

04330.001

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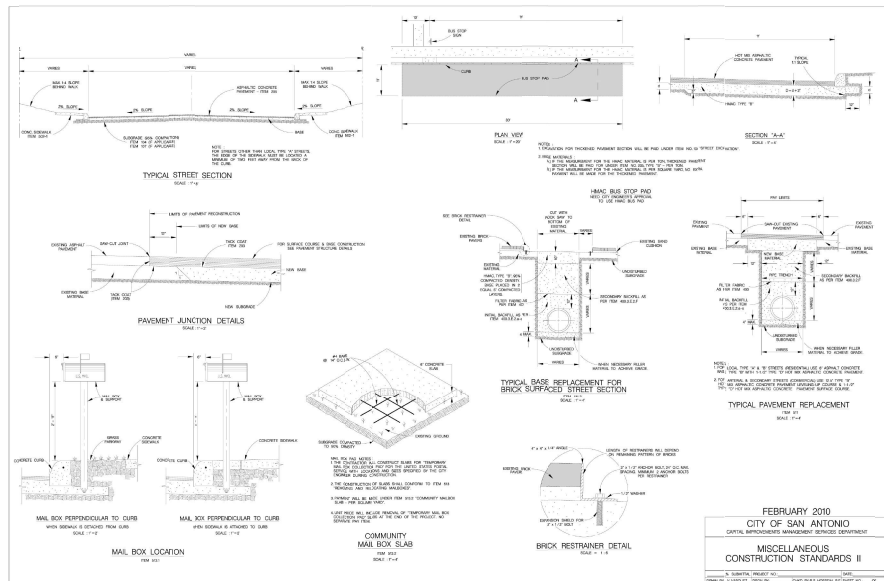
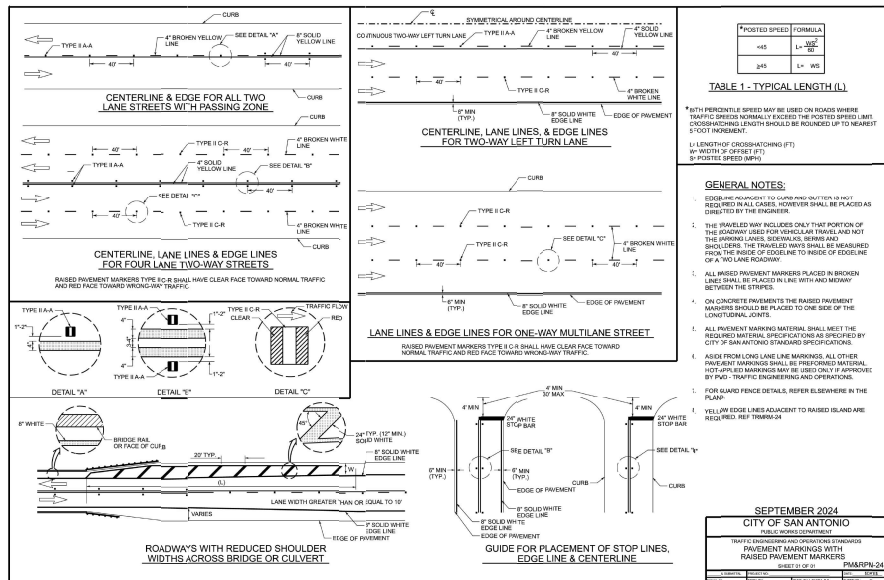


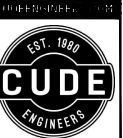
CUDE ENGINEERS
1816 S. Hwy. 360 #1000

PLAT NO.

24-11800479

C8.D1





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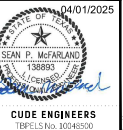
JUNG TRACT UNIT 1

STANDARD STREET DETAILS

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PROJECT NO.
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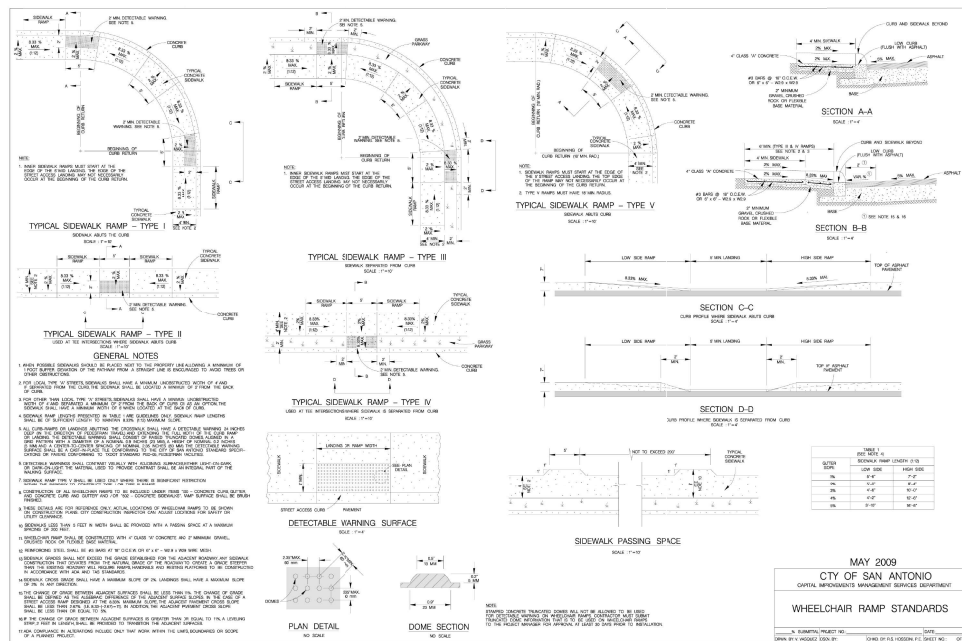
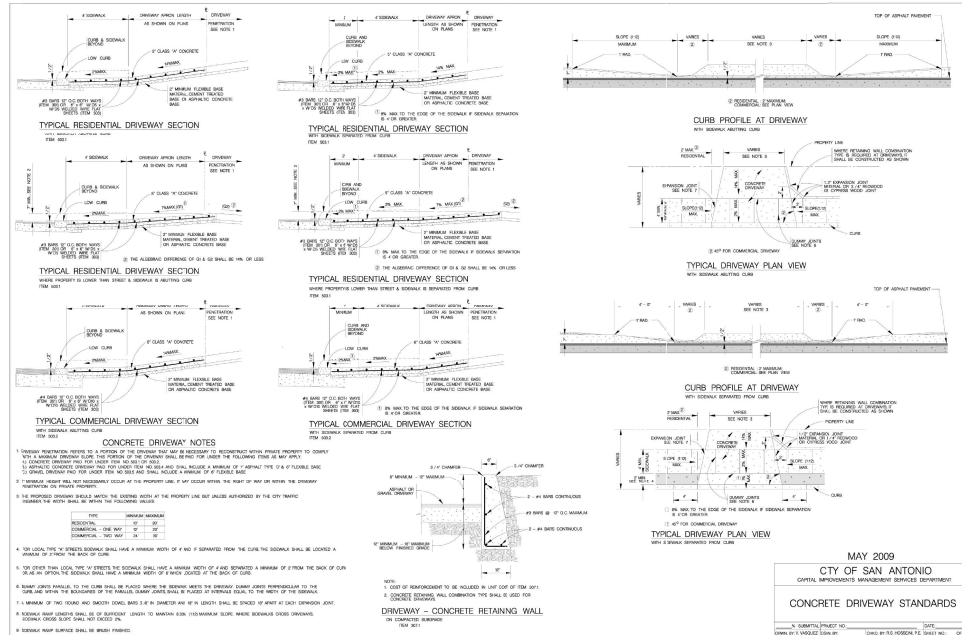
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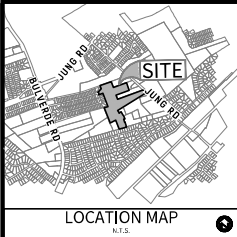


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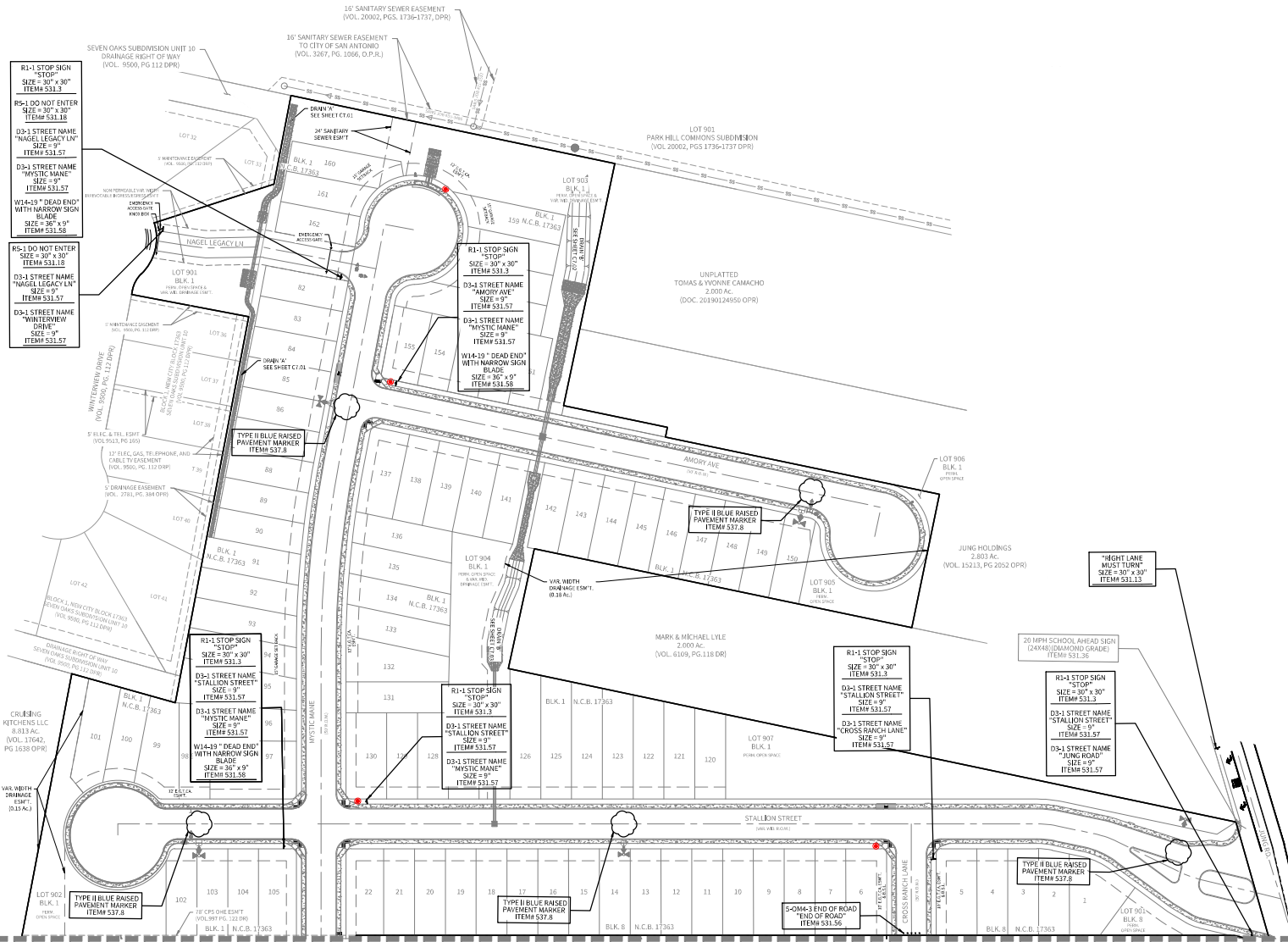
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OWNER/DEVELOPER:
KB HOME LONESTAR INC.
4800 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

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



MATCHLINE 'A' SEE SHEET C3.01



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

**JUNG TRACT
UNIT 1**

TRAFFIC SIGNAGE PLAN

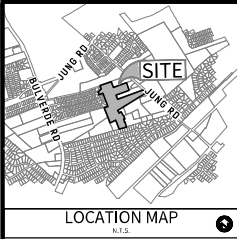
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CUDE ENGINEERS
1814 S. New Braunfels Ave.

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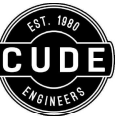
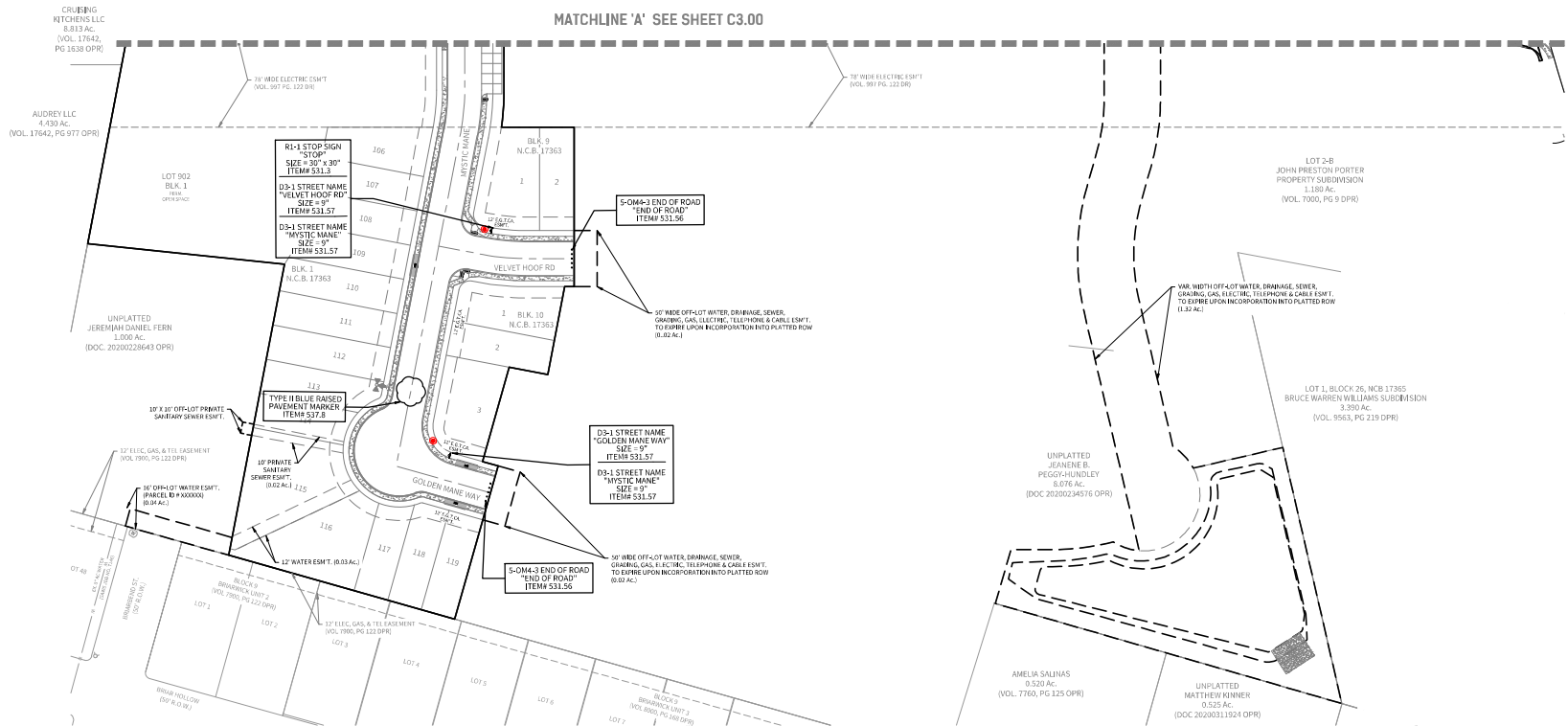
C9.00

REPRODUCTION OF THE ORIGINAL, SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



OWNER/DEVELOPER:
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4600 FREDERICKSBURG RD
SAN ANTONIO, TX 78229

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRIS CHAFFEE, P.E.
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SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112



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San Antonio, Texas 78231
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**JUNG TRACT
UNIT 1**

TRAFFIC SIGNAGE PLAN

DATE
04/01/2025

PROJECT NO.
04330.001

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CUDE ENGINEERS
181 E. S. Hwy. 1604890

PLAT NO.
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