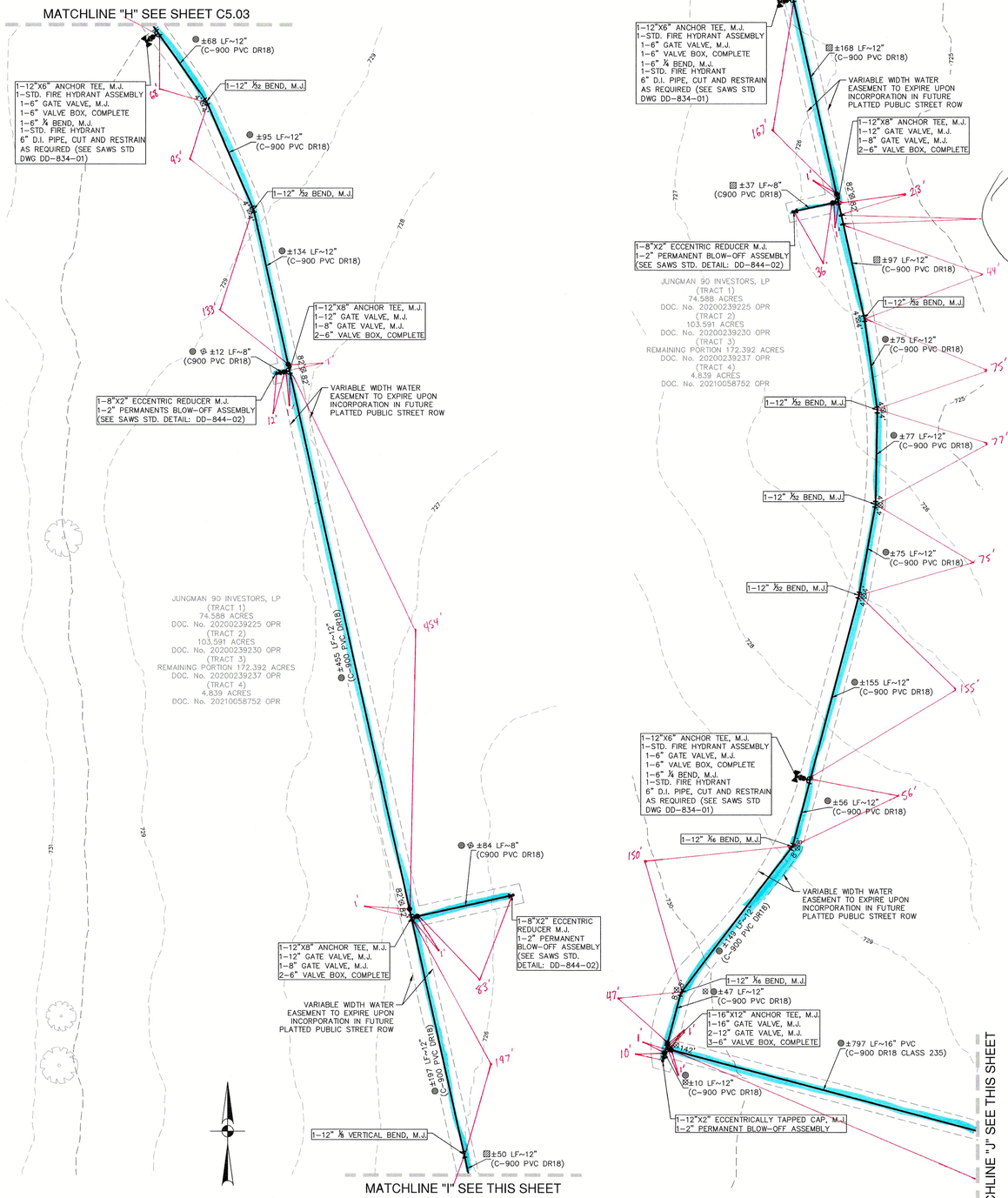
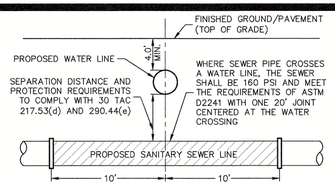




TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

FIRE FLOW NOTE:

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

ROW PERMIT NOTE:

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

OFFSITE WATERLINE NOTE:

1. WATER LINE TO BE INSTALLED WITH 6' MIN. COVER WHEN COMPARED TO EXISTING GROUND ELEVATION.
2. WATER LINE TO BE INSTALLED WITH 8.5' MIN. COVER WHEN COMPARED TO EXISTING GROUND ELEVATION

PRESSURE REDUCING VALVE NOTE:

PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOMEBUILDER.

PRESSURE NOTE:

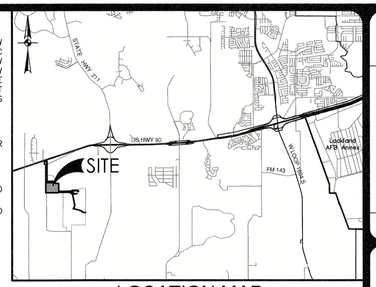
CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 765 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 765 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESSES AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

TRENCH EXCAVATION SAFETY PROTECTION:

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



LOCATION MAP

NOT-TO-SCALE

SCALE: 1"= 50'

0' 50' 100' 150'

WATER LEGEND

PROJECT LIMITS	
EXISTING WATER	FIRE HYDRANT
EXISTING SEWER	SS
PROPOSED SEWER	SS MANHOLE
PROPOSED WATER	FIRE HYDRANT
PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER	
SINGLE IRRIGATION SERVICE 3/4" SERVICE WITH 5/8" METER	3/4" IRR
SINGLE IRRIGATION SERVICE 1" SERVICE WITH 1" METER	1" IRR
JOINT RESTRAINT	
VEHICULAR NON-ACCESS EASEMENT	VNAE
1-1" METER AND METER BOX	1" W
1-1" TAP WITH SERVICE SADDLE	1" IRR*
OFFSITE WATERLINE NOTE:	
OFFSITE WATER LINE TO BE INSTALLED AT 6' BELOW EXISTING GROUND	
OFFSITE WATER LINE TO BE INSTALLED AT 8.5' BELOW EXISTING GROUND	

DEVELOPER'S NAME: STARLIGHT HOMES TEXAS, LLC
ADDRESS: 17319 SAN PEDRO AVENURE, SUITE 140
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78232
PHONE# (210)941-1838 FAX#
SAWS BLOCK MAP# 070550 TOTAL EDU'S 178 TOTAL ACREAGE 40.46
TOTAL LINEAR FOOTAGE OF PIPE: 6,773LF-8" PVC; 1,661-16" PVC; 5,101LF-12" PVC PLAT NO. 21-11800652
NUMBER OF LOTS 163 SAWS JOB NO. 22-1021

NO.	REVISION	DATE

STATE OF TEXAS
EUGENE H. DAWSON III
112792
LICENSED
PROFESSIONAL ENGINEER
3/8/22

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

JUNGMAN TRACT UNIT-1
SAN ANTONIO, TEXAS
OVERALL WATER DISTRIBUTION PLAN

PLAT NO. 21-11800652
JOB NO. 12405-01
DATE JANUARY 2022
DESIGNER CB
CHECKED BS DRAWN BR
SHEET C5.04

Date: Mar 10, 2022, 4:58pm User ID: cburris
File: P:\124\05\01\Design\Civil\OW 12405001.dwg

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