

SAN ANTONIO LD, LLC
4058 N COLLEGE ST SUITE 300, BOX 9
FAYETTEVILLE, AR 72703
(479) 455-9090

TEXAS C2.0

<i>REVISIONS</i>					
NO.	DATE	DESCRIPTION	BY:		
PROJ. # DGN. BY: DMN. BY: CHKD. BY: DATE:					

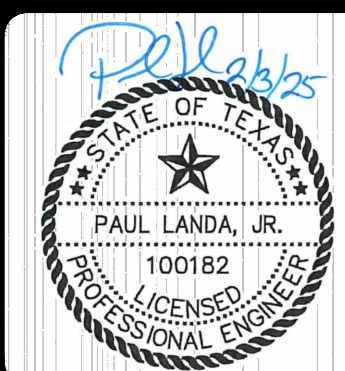
- **Engineers**
- **Surveyors**
- **Planners**

म

Peers, LLC

Moy Tarin Ramirez Engineers, LLC

BP&S: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

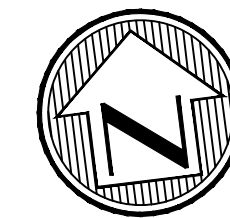


LONESOME DOVE HILLS UNIT 3


SANITARY SEWER OVERALL PLAN

SHEET

C2.1

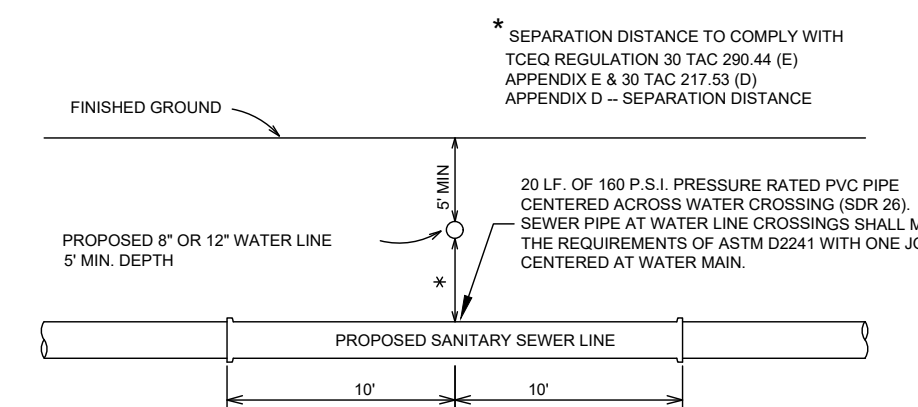


SCALE: 1"=50'



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

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



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

EXISTING UTILITIES:

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SEWER: LOWER COLLECTION & TREATMENT AREA
PALO BLANCO CREEK - MEDINA RIVER WATERSHED - DIOS RIOS W.R.C.

Developer's Name SAN ANTONIO LD, LLC

Developer's Address 4058 N COLLEGE ST SUITE 300, BOX 9

City FAYETTEVILLE State AR Zip 72703

Phone # (479) 455-9090 Fax # _____

SAWS Block Map # 182-502 Total EDU's _____ Total Acreage 20.767

Total Linear Footage of Pipe 12" ~ 1,398 L.F. Plat No. 22-1180913

Number of Lots 114 SAWS Job No. 23-1584

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavation safety. Specifically, the Contractor shall ensure that the safety 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.

AS BUILT / PLAN OF RECORD
FEBRUARY 3, 2025

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IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE
AND PREPARED UNDER MY SUPERVISION.

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Plot Date: February 5, 2025 User ID: Donald McCroskey
 S:\Lonesome Dove\Unit 3\Plan of Record\Sewer\22045_U3_POR_C2.1-C2.3-Sewer-Overall.dwg



FINISHED GROUND

PROPOSED 8" OR 12" WATER LINE
5 MIN. DEPTH

5 MIN

20 L.P. OF 150 P.S.I. PRESSURE RATED PVC PIPE
CENTERED ACROSS WATER CROSSING (SDR 26).

SEWER PIPE AT WATER LINE CROSSINGS SHALL MEET
THE REQUIREMENTS OF ASTM D2241 WITH ONE JOINT
CENTERED AT WATER MAIN.

PROPOSED SANITARY SEWER LINE

10'

10'

SEPARATION DISTANCE TO COMPLY WITH
TCEQ REGULATION 30 TAC 290.44 (E)
APPENDIX E.3.30 TAC 217.33 (D)
APPENDIX D - SEPARATION DISTANCE

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PALO BLANCO CREEK - MEDINA RIVER WATERSHED - DIOS RIOS W.R.C.**

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Phone #	(479) 455-9090	Fax #			
SAWS Block Map #	182-502	Total EDU's		Total Acreage	20.767
Total Linear Footage of Pipe		12" ~ 1,398 L.F.		Plot No.	22-11800313
Number of Lots	114	SAWS Job No.	23-1584		

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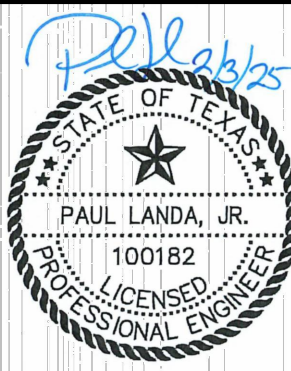
TRENCH EXCAVATION SAFETY PROTECTION

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MTR

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- Surveyors
- Planners

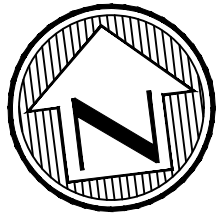
Moy Tarin Ramirez Engineers, LLC
SPELERS; ENGINEERING F-5297/SURVEYING; F-101315000
12770 CUMARON PATH, SUITE 100 TEL: (210) 638-5051
SAN ANTONIO, TEXAS 78249



LONESOME DOVE HILLS UNIT 3

SHEET

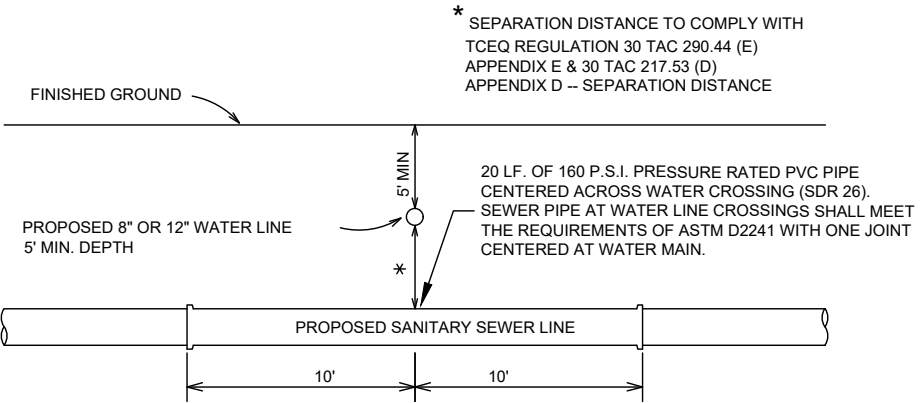
C2.2



SCALE: 1"=50'
0 50 100

LEGEND

EXISTING WATER MAIN	--- EX 8"W ---
PROPOSED WATER MAIN	--- 8"W ---
PROPOSED FIRE HYDRANT	--- 8"FW ---
EXISTING FIRE HYDRANT	--- 8"FW ---
PROPOSED GATE VALVE	--- 8"GV ---
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AS BUILT / PLAN OF RECORD
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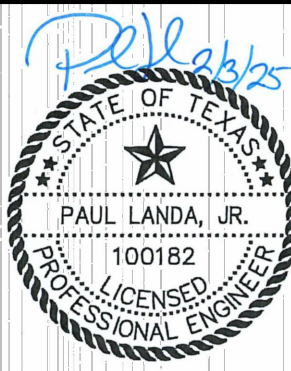
PRJ

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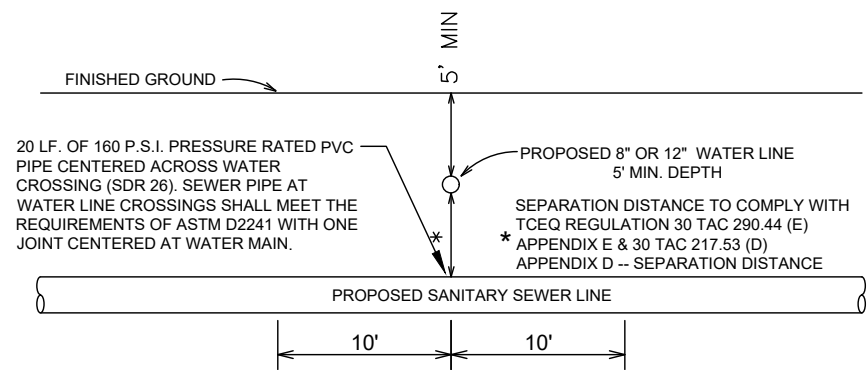
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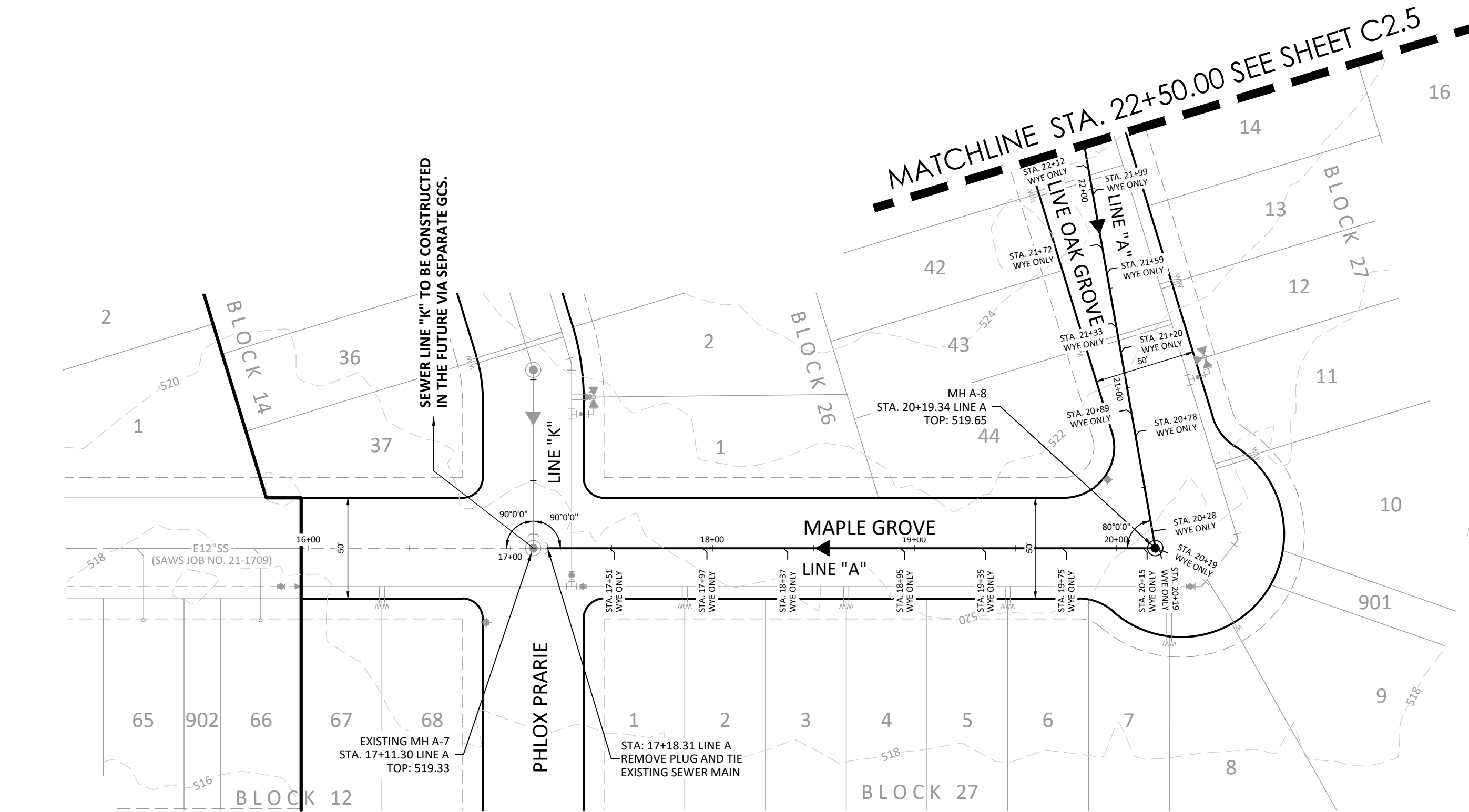
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LONESOME DOVE HILLS UNIT 3
SANITARY SEWER OVERALL PLAN

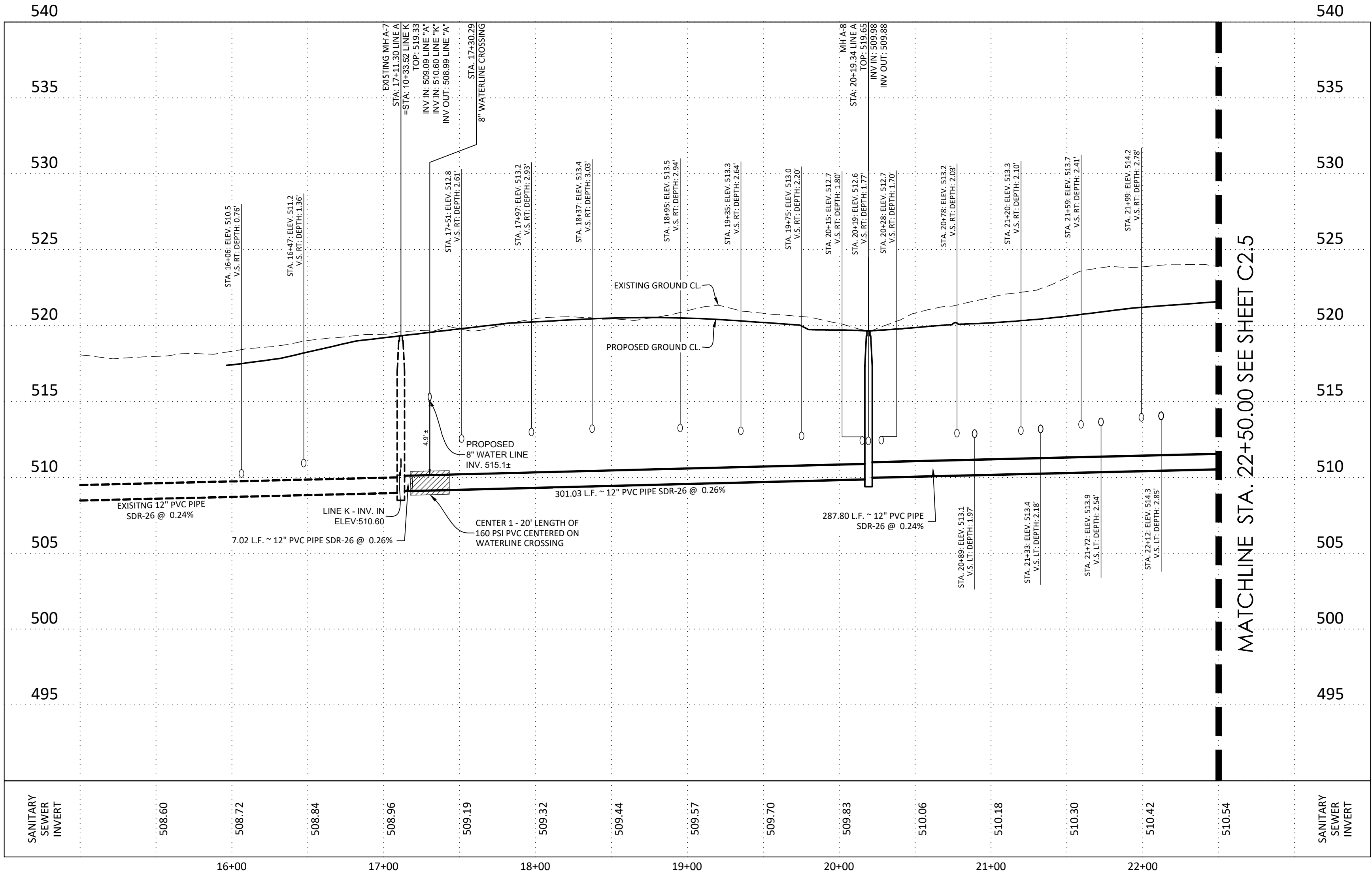


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.



LINE A
STA. 17+11.30 TO STA. 22+50.00

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



LEGEND	
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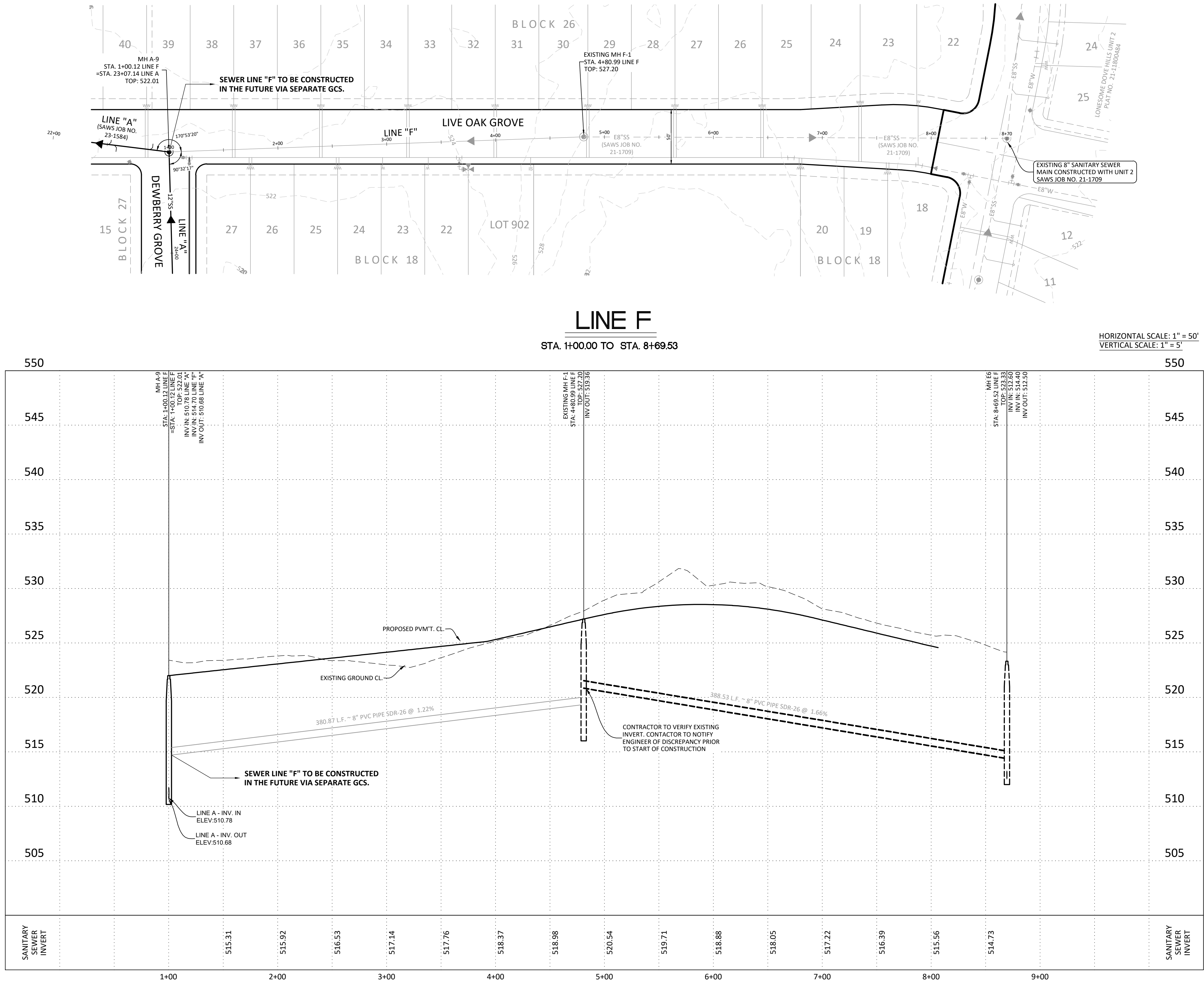
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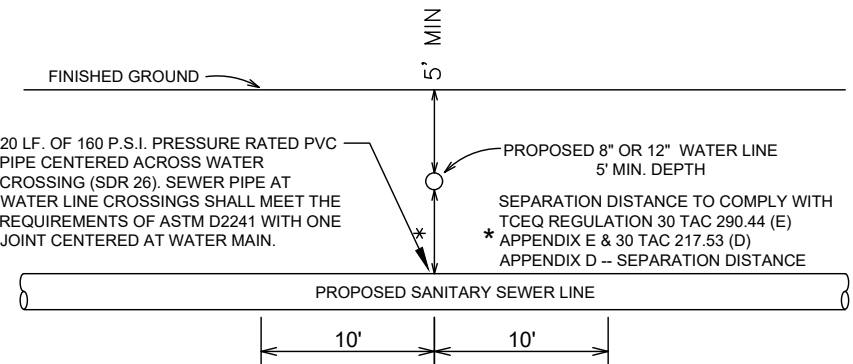
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LEGEND

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- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
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PLAN-OF-RECORD FEBRUARY 3, 2025

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• Surveyors
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LONESOME DOVE HILLS UNIT 3
SANITARY SEWER PLAN & PROFILE
LINE F

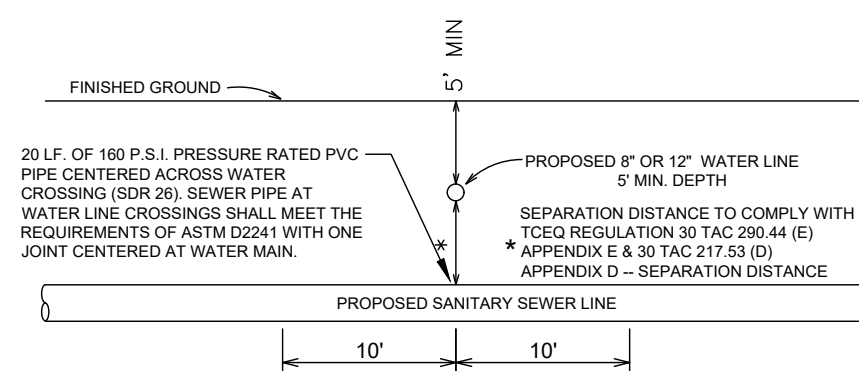
STA. 1+00.00 TO STA. 8+69.53

EXISTING UTILITIES

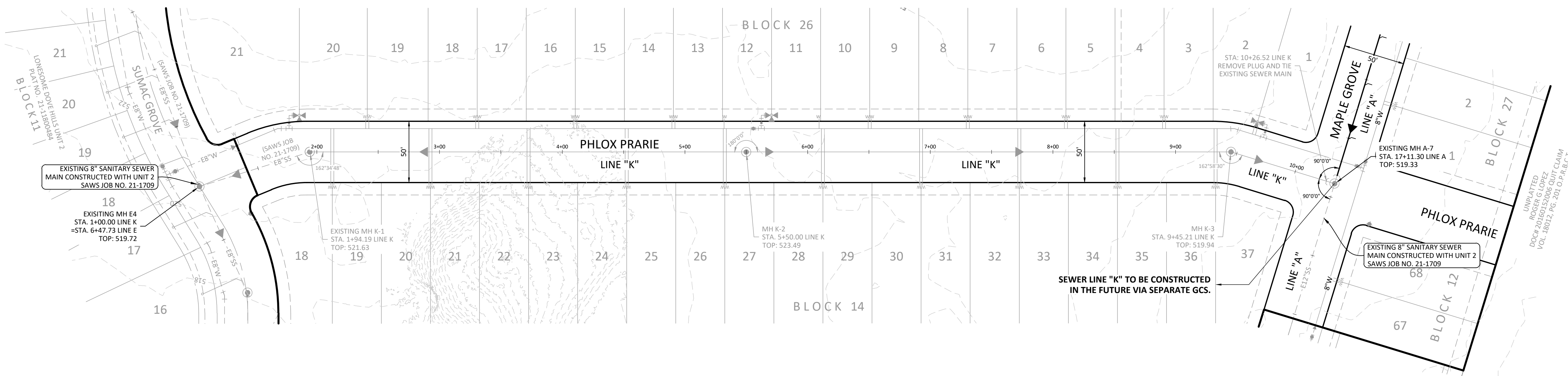
1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION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

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


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



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



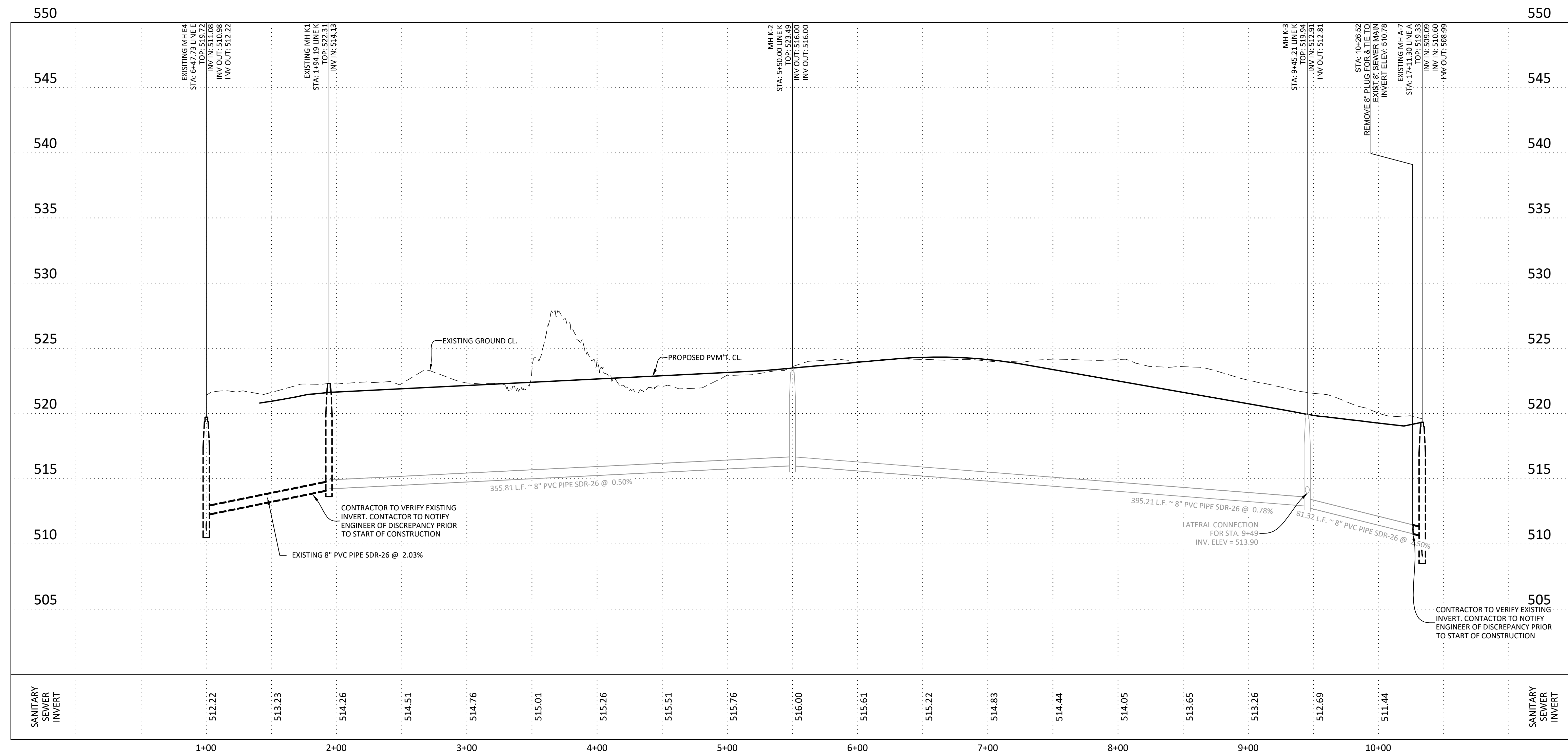
SCALE: 1"=50'



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' in the middle, and '100' at the right end.

STA. 1+00.00 TO STA. 10+26.52

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



EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
EXISTING SANITARY SEWER MAIN & MANHOLE
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT
VERTICAL STACK
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWER/WATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

NOTE: I HEREBY CERTIFY THAT THESE "PLAN OF RECORD" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND PREPARED UNDER MY SUPERVISION.

File

NOTE: INFORMATION FOR THIS "PLAN OF RECORD" WAS PROVIDED TO MTR ENGINEERS BY THE CONTRACTOR.

**SEWER: LOWER COLLECTION & TREATMENT AREA
PALO BLANCO CREEK - MEDINA RIVER WATERSHED - DIOS RIOS W.R.C.**

Developer's Name	SAN ANTONIO LD, LLC		
Developer's Address	4058 N COLLEGE ST SUITE 300, BOX 9		
City	FAYETTEVILLE	State	AR Zip 72703
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	182-502	Total EDU's	Total Acreage 20.767
Total Linear Footage of Pipe	12" ~ 1,398 L.F.	Plot No.	22-11800313
Number of Lots	114	SAWS Job No.	23-1584

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJ. #	DSGN. BY:	DWN. BY:	CHKD. BY:	DATE:
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MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
OFFICES: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIBARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



LONESOME DOVE HILLS UNIT 3
SANITARY SEWER PLAN & PROFILE
LINE K

STA. 1+00.00 TO STA. 10+26.52

