MEADOWS OF MILL CREEK
UNIT 3A
SEGUIN, TEXAS
STREETS, DRAINAGE, WATER, SANITARY SEWER & UTILITY IMPROVEMENTS



LOCATION MAP
NOT TO SCALE

PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217
PHONE: 210.863.2666

FEMA FLOODPLAIN
A PORTION OF MEADOWS OF MILL CREEK SUBDIVISION, UNIT 3A IS IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP COMMUNITY PANEL NO. 48187C0280F, DATED NOVEMBER 2, 2007.

EDWARDS AQUIFER
NO PORTION OF ANY LOTS ON MEADOWS OF MILL CREEK SUBDIVISION, UNIT 3A ARE LOCATED WITHIN EDWARDS AQUIFER TRANSITION ZONE, CONTRIBUTING ZONE OR RECHARGE ZONE.

GAS UTILITY
GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.

NOTE:

1. *ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF SEGUIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD. IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO-YEARS OF CITY APPROVAL FOR CONSTRUCTION, THAT APPROVAL IS NO LONGER VALID.*
2. *GAS UTILITIES ARE NOT INCLUDED IN THE CIVIL CONSTRUCTION PLANS. FINAL GAS UTILITY DESIGN SHALL BE APPROVED BY THE CITY FOR ANY WORK WITHIN PUBLIC RIGHT-OF-WAY.*

SPRINGS HILL SPECIAL UTILITY DISTRICT NOTES:

1. *ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL BE APPROVED BY SHSUD AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS.*
2. *THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL WRITTEN APPROVAL IS OBTAINED FROM SHSUD. WORK COMPLETED BY THE CONTRACTOR, WHICH HAS NOT RECEIVED AN APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR AT THE PREROGATIVE OF SHSUD.*
3. *THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SHSUD. SHSUD WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN SAID SUBDIVISION (AS APPLICABLE).*
4. *CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS OFFICERS, DIRECTORS, OR CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.*
5. *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.*
6. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES, AND EXISTING UTILITIES (NOT ADJUSTED ON PLANS). COST OF RESTORATIONS, IF ANY, SHALL BE THE CONTRACTOR'S ENTIRE EXPENSE.*
7. *THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION.*
8. *THE CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.*
9. *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.*
10. *CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.*
11. *THE CONTRACTOR SHALL NOT PLACE ANY MATERIALS ON THE RECHARGE ZONE OF THE EDWARDS AQUIFER WITHOUT AN APPROVED WATER POLLUTION ABATEMENT PLAN FROM THE TCEQ 31 TAC 313.4 AND 31 TAC 313.9.*
12. *BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE ALWAYS PROVIDING CONTINUOUS TRAFFIC FLOW DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.*
13. *CONTRACTORS ARE REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.*
14. *THE LOCATION OF UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHOWN WITHIN THE RIGHT OF WAY ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION OPERATIONS.*
15. *OSHA REGULATIONS PROHIBIT OPERATIONS THAT WILL BRING PERSONS OR EQUIPMENT WITHIN 10 FEET OF AN ENERGIZED LINE. WHERE WORKMEN AND/OR EQUIPMENT MUST WORK CLOSE TO AN ENERGIZED ELECTRICAL LINE, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL POWER COMPANY INVOLVED AND MAKE WHATEVER ADJUSTMENTS NECESSARY TO ENSURE THE SAFETY OF THOSE WORKMEN.*
16. *IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION. UTILITY COMPANIES ARE ALSO PREVIOUSLY MENTIONED IN "UTILITY COMPANY NOTIFICATION".*
17. *DUE TO FEDERAL REGULATIONS TITLE 49, PART 192 (8), GAS COMPANIES MUST ALWAYS MAINTAIN ACCESS TO GAS VALVES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.*
18. *THE CONTRACTOR IS FULLY RESPONSIBLE FOR TRAFFIC CONTROL AND WILL BE RESPONSIBLE FOR FURNISHING ALL TRAFFIC CONTROL DEVICES, AND FLAGGERS. THE CONSTRUCTION METHODS SHALL BE CONDUCTED TO PROVIDE THE LEAST POSSIBLE INTERFERENCE TO TRAFFIC TO ALWAYS PERMIT THE CONTINUOUS MOVEMENT OF THE TRAFFIC IN ONE DIRECTION. THE CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE WORK AREA ANY LOOSE MATERIAL RESULTING FROM CONTRACT OPERATIONS AT THE END OF EACH WORKDAY.*
19. *PRIOR TO ORDERING MATERIALS TO BE USED IN CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHSUD WITH FOUR (4) COPIES OF THE SOURCE, TYPE, GRADATION, MATERIAL SPECIFICATION DATA AND / OR SHOP DRAWINGS, AS APPLICABLE, TO SATISFY THE REQUIREMENTS OF THE FOLLOWING ITEMS AND ALL MATERIAL ITEMS REFERRED TO IN THESE LISTED ITEMS:*
    a. *WATER MAINS AND SERVICES*
20. *NO METER BOXES, VALVES, TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN THESE AREAS WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.*
21. *WHERE THE MINIMUM 9-FOOT SEPARATION DISTANCE BETWEEN SEWER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ.*
22. *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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.*
23. *UTILITY TRENCH COMPACTION WITH STREET RIGHT-OF-WAY.*
    a. *ALL UTILITY TRENCH COMPACTION TEST WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER.*
    b. *FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE.*
    c. *EACH LAYER OF MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E.*
    d. *THE NUMBER AND LOCATION OF THE REQUIRED TESTS SHALL BE DETERMINED BY THE GEO-TECHNICAL ENGINEER AND APPROVED BY SHSUD.*
    e. *UPON THE COMPLETION OF TESTING THE GEO-TECHNICAL ENGINEER SHALL PROVIDE SHSUD INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.*
24. *NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. SHSUD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF THE DEVELOPER DOES NOT COMPLY.*
25. *SPRINGS HILL WILL NOT ACCEPT OR PROVIDE SERVICE VIA ANY INFRASTRUCTURE THAT VIOLATES ANY OF THE STANDARDS, CONDITIONS, OR REQUIREMENTS OF THESE NOTES, THE GENERAL NOTES, THE STANDARD DETAILS, STANDARD SPECIFICATIONS, AND/OR ANY APPLICABLE AGREEMENTS REGARDING SERVICE.*

_____ _____
SPRINGS HILL SPECIAL UTILITY DISTRICT *Date*

Note: The Springs Hill Special Utility District (SHSUD) signature above indicates that SHSUD has reviewed this document for general conformance with SHSUD requirements. SHSUD assumes no responsibility for the completeness and/or accuracy of these documents. Responsibility for the engineering adequacy of the facilities depicted in this document lies solely with the Texas Licensed Professional Engineer whose seal and signature is affixed to this document.

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION ACTIVITY WILL INCLUDE:

1. *INSTALLATION OF TEMPORARY BMP's*
2. *SITE CLEARING AND GRUBBING ACTIVITIES FOR STREETS.*
3. *ROUGH SUBGRADE PREPARATION: EARTHWORK, GRADING, STREETS, EXCAVATION AND EMBANKMENT.*
4. *UTILITY TRENCHING AND INSTALLATION.*
5. *FINAL STREET PREPARATION, CURBING, AND PAVING ACTIVITIES.*
6. *HOME CONSTRUCTION.*
7. *SITE CLEAN UP AND REMOVAL OF TEMPORARY BMP's.*

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14409
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: COVER SHEET

SHEET TITLE: *COVER SHEET*

SHEET NUMBER: *0.0*

Date: Aug 12, 2025, 7:30am User ID: mglenn
File: U:\Projects\305\01\03\UNIT 3A\Design\Civil\COVER\COVER SHEET.dwg
Layout: 24x36reg(HORIZONTAL) COVER SHEET By: MGLENN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

SUBDIVISION PLAT OF
MEADOWS OF MILL CREEK, UNIT 3A

BEING A 23.09 ACRE TRACT SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE MEADOWS OF MILL CREEK, UNIT 3A SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

_____ _____
OWNER DATE
PETER GREENBLUM
PBGPH, LLC
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217

STATE OF TEXAS
COUNTY OF GUADALUPE

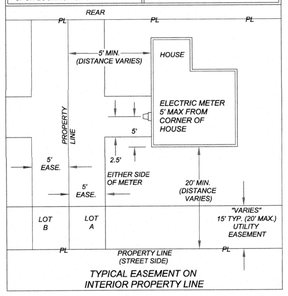
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

_____, A.D. 20___

_____
NOTARY PUBLIC GUADALUPE COUNTY TEXAS

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.	G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTER OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFIRMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THIS VARIANCES GRANTED BY THE CITY OF SEGUIN.

REGISTERED PROFESSIONAL ENGINEER

BURT WELLMANN, P.E.
COLLIERS ENGINEERING & DESIGN

STATE OF TEXAS
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:
I , THE UNDERSIGNED COREY CAMPBELL , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____
COREY CAMPBELL
R.P.L.S. NO. 7076
COLLIERS ENGINEERING & DESIGN
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SHSUD NOTES:

1. THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHSUD. SHSUD HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT.

   SHSUD WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 68 LIVING UNIT EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHSUD AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:

   WATER SERVICE TO MEADOWS OF MILL CREEK UNIT 3A WILL BE PROVIDED THROUGH THREE CONNECTIONS TO THE EXISTING 8" WATERLINES IN MEADOWS OF MILL CREEK UNIT 2 AND THE VILLAGE OF MILL CREEK. A WATER MAIN EXTENSION FROM THE UNIT 3A THROUGH WHAT WILL BE FUTURE UNIT 3B AND ACROSS PECAN PARKWAY TO EXISTING WATER STUB IN VILLAGE OF MILL CREEK WILL BE REQUIRED TO CONNECT THE NEW WATER INFRASTRUCTURE WITHIN THE DEVELOPMENT TO THE EXISTING SPRINGS HILL SUD PUBLIC WATER SYSTEM INFRASTRUCTURE.

2. SHSUD WILL POSSESS A 5'X5' UTILITY EASEMENT DESIGNATED FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EACH METER. SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS SHSUD UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHSUD WATER UTILITY LINE WITHOUT CONTRACTING AND GETTING APPROVAL FROM SHSUD FIRST.
5. ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.

THIS PLAT OF MEADOWS OF MILL CREEK UNIT 3A SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

_____
AUTHORIZED AGENT
SPRINGS HILL SPECIAL UTILITY DISTRICT

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	10.59'	100.00'	6°03'54"	10.58'	S30°52'45"E
C2	371.93'	330.00'	64°34'34"	352.58'	N66°11'59"W
C3	362.04'	4852.00'	4°16'31"	361.96'	N07°34'37"W
C4	16.07'	50.00'	18°24'50"	16.00'	S10°49'55"W
C5	130.49'	5000.00'	1°29'43"	130.49'	N03°52'43"W
C6	290.79'	4836.00'	3°26'43"	290.75'	S07°09'44"E
C7	39.10'	155.00'	14°27'08"	38.99'	S35°08'09"E
C8	21.24'	205.00'	5°56'15"	21.23'	S39°23'35"E
C9	13.62'	15.00'	52°01'12"	13.16'	S62°26'04"E
C10	169.33'	50.00'	194°02'25"	99.25'	S08°34'32"W
C11	13.62'	15.00'	52°01'12"	13.16'	S79°35'09"W
C12	22.90'	15.00'	87°29'14"	20.74'	S59°49'55"W
C13	516.78'	450.00'	65°47'56"	488.85'	N66°48'40"W
C14	23.56'	15.00'	90°00'00"	21.21'	S35°17'22"W
C15	23.56'	15.00'	90°00'00"	21.21'	N54°42'38"W
C16	23.56'	15.00'	90°00'00"	21.21'	S35°17'22"W
C17	23.56'	15.00'	90°00'00"	21.21'	S54°42'38"E
C18	23.56'	15.00'	90°00'00"	21.21'	N35°17'22"E
C19	23.56'	15.00'	90°00'00"	21.21'	S54°42'38"E
C20	150.87'	475.00'	18°11'56"	150.24'	N71°11'24"E
C21	23.56'	15.00'	90°00'00"	21.21'	N17°05'26"E
C22	23.56'	15.00'	90°00'00"	21.21'	S72°54'34"E
C23	51.71'	205.00'	14°27'08"	51.57'	S35°08'09"E
C24	16.06'	155.00'	5°56'15"	16.06'	S39°23'35"E
C25	39.27'	25.00'	90°00'00"	35.36'	S08°34'32"W
C26	22.42'	15.00'	85°37'49"	20.39'	N83°36'33"W
C27	524.43'	510.00'	58°55'00"	501.63'	N70°13'08"W
C28	23.56'	15.00'	90°00'00"	21.21'	N54°42'38"W
C29	23.56'	15.00'	90°00'00"	21.21'	N35°17'22"E
C30	166.76'	525.00'	18°11'56"	166.06'	N71°11'24"E
C31	12.17'	115.00'	6°03'54"	12.17'	N30°52'45"W
C32	11.92'	4984.00'	0°08'13"	11.92'	S04°33'28"E
C33	102.16'	4984.00'	1°10'28"	102.15'	S03°43'05"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.53'	N33°54'47"W
L2	50.00'	S56°05'18"W
L3	10.00'	S33°54'42"E
L4	15.21'	N9°42'38"W
L5	50.00'	S80°17'26"W
L6	10.00'	S9°42'38"E
L7	60.00'	N9°42'38"W
L8	13.00'	N85°17'22"E
L9	29.31'	N5°16'32"W
L10	15.11'	N17°05'26"E
L11	25.19'	N72°54'34"W
L12	27.10'	S79°10'05"E
L13	6.39'	N17°05'26"E
L14	51.23'	N62°05'26"E
L15	16.00'	S27°54'34"E
L16	44.60'	N62°05'26"E
L17	40.91'	S17°05'26"W
L18	26.13'	S5°16'32"E
L19	25.88'	N80°21'34"E
L20	26.11'	S9°38'26"E
L21	29.90'	S80°59'55"W
L22	16.00'	N9°00'05"W

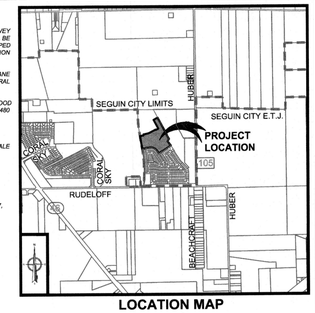
LINE TABLE		
LINE	LENGTH	BEARING
L23	29.73'	S80°59'55"W
L24	109.51'	S9°38'26"E
L25	29.80'	N80°17'22"E
L26	10.00'	S9°42'38"E
L27	10.00'	N27°54'34"W
L28	30.00'	N62°05'26"E
L29	20.00'	N62°05'26"E
L30	35.00'	N62°05'26"E
L31	29.00'	S27°54'34"E
L32	41.41'	S36°25'28"E
L33	42.64'	S36°25'28"E
L34	16.00'	N81°06'54"E
L35	929.05'	N27°50'48"W
L36	184.70'	S62°05'26"W
L37	26.50'	S27°07'57"E
L38	179.56'	S62°05'26"W
L39	159.83'	N62°05'26"E
L40	6.50'	N27°07'57"W
L41	12.92'	N85°39'20"E
L42	16.00'	N85°39'20"E
L43	16.00'	S85°38'13"W
L44	15.07'	S85°39'20"W

SURVEYOR NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP. CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP PANEL NO. 280 OF 480 AND 48187C0280D, DATED MARCH 27, 2024.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
5. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99985250349.

LOMR PENDING FEMA APPROVAL:

LOT 904 BLOCK 1 LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF GUADALUPE COUNTY, TEXAS DFIRM NUMBER 48187C0280D, DATED MARCH 27, 2024. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY AND IS PENDING APPROVAL BY FEMA. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



LOCATION MAP
NOT TO SCALE

NOTES:

1. SITE SURVEY DATE 02-21-2020
2. THIS FINAL PLAT FOR MEADOWS OF MILL CREEK UNIT 3A IS A TOTAL OF 23.00 ACRES & 68 BUILDABLE RESIDENTIAL LOTS AND SIX BLOCKS.
3. THE STREET LAYOUT, LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO THE CITY OF SEGUIN.
4. THE OVERALL DEVELOPMENT IS WITHIN THE JURISDICTION OF THE CITY OF SEGUIN.
5. THE EASEMENT INDICATED SHALL BE KEEP CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS.
6. EXTENSION OF SANITARY SEWER SERVICE TO SERVE PROPOSED DEVELOPMENT IS RESPONSIBILITY OF THE OWNER/DEVELOPER.
7. DEVELOPMENT IS SUBJECT TO THE PARKLAND REQUIREMENTS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN'S ETJ AT THE TIME THE MDP WAS SUBMITTED TO SEGUIN. THIS IS A 100% PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION.
8. THE STREET LAYOUT AND THE LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF SEGUIN'S ETJ AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO SEGUIN.
9. REFERENCE APPROVED TRAFFIC IMPACT ANALYSIS ON FILE WITH THE CITY OF SEGUIN FOR REQUIRED IMPROVEMENTS TO MITIGATE DEVELOPMENT OF THIS PROPERTY.
10. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
11. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
12. THE MANAGEMENT OF STORM WATER RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT, INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
13. SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS (4 FOOT RESIDENTIAL STREETS 5 FOOT ON COLLECTOR STREETS). SIDEWALK LOCATIONS SHALL BE BASED ON ZONING REQUIREMENTS.
14. LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.
15. SITE DEVELOPMENT SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
16. STORMWATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SIDE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
17. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
18. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS. NO STRUCTURES, BUILDINGS OR AN INCREASE IN IMPERVIOUS COVER IS ALLOWED IN THE OPEN SPACE LOTS AND DRAINAGE EASEMENTS UNLESS APPROVED BY CITY ENGINEER.
19. ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
20. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP PANEL NO. 280 OF 480 AND 48187C0280D, DATED MARCH 27, 2024.
21. LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
22. LOT 904, BLOCK 1 IS THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
23. STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES.
24. THE DRAINAGE EASEMENTS INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS.
25. UTILITY EASEMENT DESIGNATED ON THIS PLAT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
26. UTILITY PROVIDERS:
    WATER: SPRINGS HILL SUD
    ELECTRIC: GVEC
    WASTEWATER: CITY OF SEGUIN
    CABLE/TELEPHONE: SPECTRUM
    NATURAL GAS: CENTERPOINT

OWNER/DEVELOPER:
PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217

Colliers
Engineering & Design
NEW BRAUNFELS
640 North Walnut Ave.
Suite1101
New Braunfels, TX. 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550
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GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

1. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20' X 30' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
5. ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
6. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
7. ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
8. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.
9. THIS SUBDIVISION PLAT OF MEADOWS OF MILL CREEK UNIT 3A HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

_____
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

APPROVED AS A FINAL PLAT THIS ____ DAY OF _____, 20___
BY THE DIRECTOR OF PLANNING AND CITY ENGINEER, CITY OF SEGUIN TEXAS.

_____ _____
MELISSA REYNOLDS, P.E., MPA, CFM DATE
CITY ENGINEER

_____ _____
PAM CENTENO DATE
DIRECTOR OF PLANNING

PREPARED: DECEMBER, 2025 PAGE 1 OF 2

Date: Dec 10, 2025, 3:55pm User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\PLAT\PL8050103A.dwg

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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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UNIT 3A\Design\Civil\PLAT\0.1 SUBDIVISION PLAT.dwg 8.5 SUBDIVISION PLAT By: MGLENN

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REV	DATE	DRAWN BY	DESCRIPTION

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FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers
Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, Tx 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	0.1 SUBDIVISION PLAT

SHEET TITLE:
SUBDIVISION PLAT

SHEET NUMBER:
0.1

SUBDIVISION PLAT OF
MEADOWS OF MILL CREEK, UNIT 3A

BEING A 23.09 ACRE TRACT SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, BEING OUT OF A CALLED 153.125 ACRE TRACT CONVEYED TO PBGPH, LLC, RECORDED IN DOCUMENT NUMBER 201899018185, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

LEGEND

- F.I.R. = FOUND ½" IRON ROD
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP. CORNER"
- S.I.R. = SET ½" IRON ROD WITH YELLOW CAP STAMPED "COLLIERS EASEMENT"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TX
- D.R. = DEED AND PLAT RECORDS OF GUADALUPE COUNTY, TX
- STREET CENTERLINE
- 970 = EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- DOC. NO. = DOCUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- AC. = ACRE
- EASEMENT CREATED BY THIS PLAT
- EXISTING EASEMENT

KEYNOTES

1. 15' PUBLIC UTILITY EASEMENT
2. 20' PUBLIC UTILITY EASEMENT
3. 20' OFF-LOT SEWER EASEMENT TO EXPIRE UPON FUTURE PLATTING
4. 15' PUBLIC ACCESS EASEMENT
5. 30' ROW DEDICATION TO THE CITY OF SEGUIN (0.38 AC.)
6. 16' WATER EASEMENT
7. VARIABLE WIDTH OFF-LOT WATER EASEMENT TO EXPIRE UPON FUTURE PLATTING
8. 15' OFF-LOT WATER EASEMENT TO EXPIRE UPON FUTURE PLATTING
9. VARIABLE WIDTH OFF-LOT SEWER & WATER EASEMENT TO EXPIRE UPON FUTURE PLATTING
10. VARIABLE WIDTH OFF-LOT PUBLIC UTILITY EASEMENT TO EXPIRE UPON FUTURE PLATTING
11. 20' SEWER EASEMENT
- (1) EXISTING 15' PUBLIC UTILITY EASEMENT MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)
- (2) EXISTING 15' PUBLIC ACCESS EASEMENT MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)
- (3) EXISTING 20' PUBLIC/UTILITY EASEMENT MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)
- (4) 30' DRAINAGE AND PUBLIC ACCESS EASEMENT MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)
- (5) 22' DRAINAGE EASEMENT MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)
- (6) 30' RIGHT-OF-WAY DEDICATION MEADOWS OF MILL CREEK UNIT 2 (DOC. NO. 202599005357, O.P.R.)

100 0 100 200

SCALE : 1" = 100'

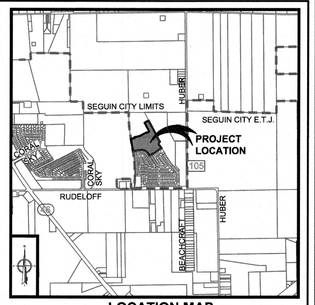
Colliers Engineering & Design

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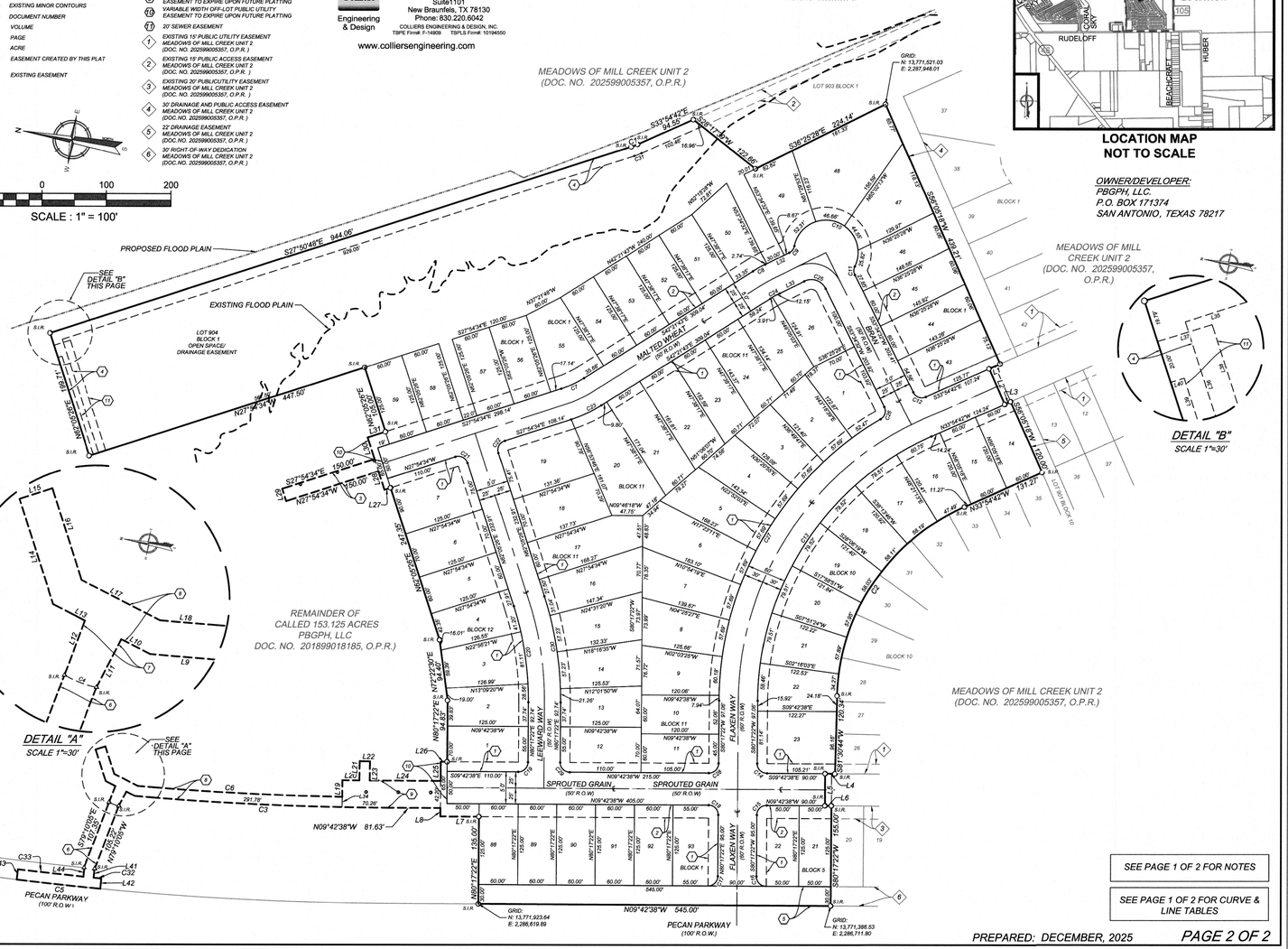
SURVEYOR NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP. CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP PANEL NO. 280 OF 480 AND 48187C0280G, DATED MARCH 21, 2024.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12).
5. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 0.99985250349.



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217



DETAIL "B"
SCALE 1"=30'

SEE PAGE 1 OF 2 FOR NOTES

SEE PAGE 1 OF 2 FOR CURVE & LINE TABLES

PREPARED: DECEMBER, 2025

PAGE 2 OF 2

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FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	0.1 SUBDIVISION PLAT

SHEET TITLE: *SUBDIVISION PLAT*

SHEET NUMBER: *0.2*

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UNIT 3A\Design\Civil\PLAT\0.1 SUBDIVISION PLAT.dwg3:2 SUBDIVISION PLAT By: MGLENN

TRENCH EXCAVATION SAFETY PROTECTION

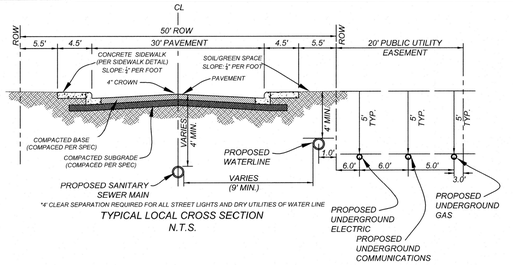
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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 EXCAVATION.

CAUTION!!

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

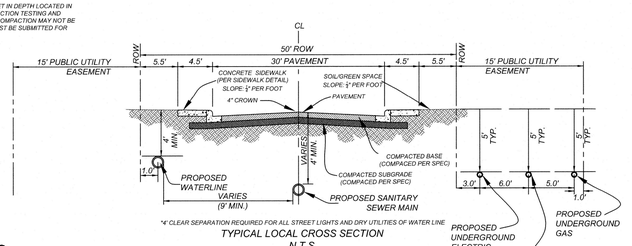
GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*



**4' CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.



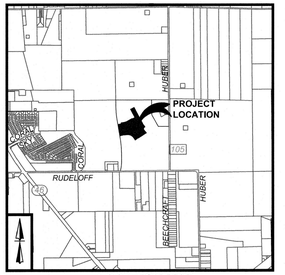
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TYPICAL LOCAL CROSS SECTION
N.T.S.

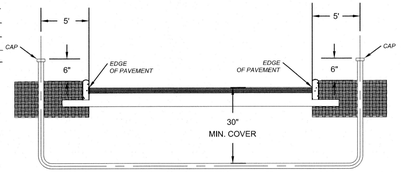
LEGEND

PROPOSED WATER MAIN	8"W
PROPOSED WATER SERVICE & METER BOX	W 3/4" IRR 1.5" IRR
PROPOSED WATER 3/4" IRRIGATION SERVICE & W/ 3/4" WATER METER & METER BOX	
PROPOSED WATER 1.5" IRRIGATION SERVICE & W/ 1.5" WATER METER & METER BOX	
PROPOSED FIRE HYDRANT	
PUBLIC UTILITY EASEMENT	P.U.E.
VEHICULAR NON-ACCESS EASEMENT	V.N.A.E.
RIGHT OF WAY	R.O.W.
PROPOSED 8" SANITARY SEWER MAIN	8"SS
PROPOSED 8" SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER FORCE MAIN	FM
PROPOSED SANITARY SEWER LATERAL	
PROPOSED SANITARY SEWER LATERAL WITH VERTICAL	
PROPOSED STREET LIGHT POLE (SUBJECT TO APPROVAL)	
PROPOSED TEE & WATER VALVE	
PROPOSED SIDEWALK	
DEVELOPER INSTALLED SIDEWALK	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	E. 8" W
EXISTING SANITARY SEWER MAIN	E. 8"SS
EXISTING SANITARY SEWER MANHOLE	S
EXISTING NATURAL GAS LINE	G
EXISTING OVERHEAD UTILITY LINE	OHE
EXISTING POWER POLE	PP
PROPOSED DRIVEWAY LOCATION	

NOTE:
THE DRIVEWAY LOCATIONS SHOWN DO NOT DICTATE THE LOCATION FOR EACH LOT BUT MERELY SHOWS THAT THE DRIVEWAY WILL FIT. THE HOMEBUILDER HAS THE OPTION TO MOVE THE DRIVEWAY AS LONG AS IT IS NOT OVER A WATER OR SANITARY SEWER SERVICE AND DOES NOT INTERFERE WITH WHEEL CHAIR RAMPS.



LOCATION MAP
NOT TO SCALE



CONDUIT DETAIL
N.T.S.

**PVC SCHED. 40 OR 80 CONDUIT*
SEE PLAN SHEETS FOR SIZE LOCATION AND NUMBER OF CONDUITS

CONTRACTOR TO USE CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE CONCRETE) AS SECONDARY TRENCH BACKFILL IF CONDUIT AND UTILITIES ARE INSTALLED FOR DATA/ELECTRIC AFTER SUBGRADE AND BASE COURSES ARE COMPACTED.

TYPICAL COLLECTOR STREET CROSS SECTION
N.T.S.

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

TYPICAL FIRE HYDRANT DETAIL
NOT-TO-SCALE

HYDRANT SHALL NOT RESTRICT PEDESTRIAN ACESSIBLE PATH IN RIGHT-OF-WAY

WATER VALVES SHALL NOT BE LOCATED WITHIN THE PUBLIC SIDEWALK.

SPRINGS HILL SPECIAL UTILITY DISTRICT NOTES:

1. *ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THE PROJECT SHALL BE APPROVED BY SHSUD AND COMPLY WITH ALL APPLICABLE STANDARDS AND REGULATIONS.*
2. *THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK UNTIL WRITTEN APPROVAL IS OBTAINED FROM SHSUD. WORK COMPLETED BY THE CONTRACTOR, WHICH HAS NOT RECEIVED AN APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR AT THE PREROGATIVE OF SHSUD.*
3. *THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SHSUD. SHSUD WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN SAID SUBDIVISION (AS APPLICABLE).*
4. *CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS OFFICERS, DIRECTORS, OR CONSULTANTS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEERS DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.*
5. *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.*
6. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES, AND EXISTING UTILITIES (NOT ADJUSTED ON PLANS). COST OF RESTORATION, IF ANY, SHALL BE THE CONTRACTOR'S ENTIRE EXPENSE.*
7. *THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION.*
8. *THE CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.*
9. *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.*
10. *CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.*
11. *THE CONTRACTOR SHALL NOT PLACE ANY MATERIALS ON THE RECHARGE ZONE OF THE EDWARDS AQUIFER WITHOUT AN APPROVED WATER POLLUTION ABATEMENT PLAN FROM THE TCEQ 31 TAC 313.4 AND 31 TAC 313.9.*
12. *BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE ALWAYS PROVIDING CONTINUOUS TRAFFIC FLOW DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.*
13. *CONTRACTORS ARE REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.*
14. *THE LOCATION OF UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHOWN WITHIN THE RIGHT OF WAY ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR BEFORE BEGINNING CONSTRUCTION OPERATIONS.*
15. *OSHA REGULATIONS PROHIBIT OPERATIONS THAT WILL BRING PERSONS OR EQUIPMENT WITHIN 10 FEET OF AN ENERGIZED LINE. WHERE WORKMEN AND/OR EQUIPMENT MUST WORK CLOSE TO AN ENERGIZED ELECTRICAL LINE, THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL POWER COMPANY INVOLVED AND MAKE WHATEVER ADJUSTMENTS NECESSARY TO ENSURE THE SAFETY OF THOSE WORKMEN.*
16. *IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION. UTILITY COMPANIES ARE ALSO PREVIOUSLY MENTIONED IN "UTILITY COMPANY NOTIFICATION".*
17. *DUE TO FEDERAL REGULATIONS TITLE 49, PART 192 (B), GAS COMPANIES MUST ALWAYS MAINTAIN ACCESS TO GAS VALVES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.*
18. *THE CONTRACTOR IS FULLY RESPONSIBLE FOR TRAFFIC CONTROL AND WILL BE RESPONSIBLE FOR FURNISHING ALL TRAFFIC CONTROL DEVICES, AND FLAGGERS. THE CONSTRUCTION METHODS SHALL BE CONDUCTED TO PROVIDE THE LEAST POSSIBLE INTERFERENCE TO TRAFFIC TO ALWAYS PERMIT THE CONTINUOUS MOVEMENT OF THE TRAFFIC IN ONE DIRECTION. THE CONTRACTOR SHALL CLEAN UP AND REMOVE FROM THE WORK AREA ANY LOOSE MATERIAL RESULTING FROM CONTRACT OPERATIONS AT THE END OF EACH WORKDAY.*
19. *PRIOR TO ORDERING MATERIALS TO BE USED IN CONSTRUCTION, CONTRACTOR SHALL PROVIDE SHSUD WITH FOUR (4) COPIES OF THE SOURCE, TYPE, GRADATION, MATERIAL SPECIFICATION DATA AND / OR SHOP DRAWINGS, AS APPLICABLE, TO SATISFY THE REQUIREMENTS OF THE FOLLOWING ITEMS AND ALL MATERIAL ITEMS REFERRED TO IN THESE LISTED ITEMS:*
    a. *WATER MAINS AND SERVICES*
20. *NO METER BOXES, VALVES, TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN THESE AREAS WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.*
21. *WHERE THE MINIMUM 9-FOOT SEPARATION DISTANCE BETWEEN SEWER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ.*
22. *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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.*
23. *UTILITY TRENCH COMPACTION WITH STREET RIGHT-OF-WAY.*
    a. *ALL UTILITY TRENCH COMPACTION TEST WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER.*
    b. *FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE.*
    c. *EACH LAYER OF MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E.*
    d. *THE NUMBER AND LOCATION OF THE REQUIRED TESTS SHALL BE DETERMINED BY THE GEO-TECHNICAL ENGINEER AND APPROVED BY SHSUD.*
    e. *UPON THE COMPLETION OF TESTING THE GEO-TECHNICAL ENGINEER SHALL PROVIDE SHSUD INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.*
24. *NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. SHSUD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF THE DEVELOPER DOES NOT COMPLY.*
25. *SPRINGS HILL WILL NOT ACCEPT OR PROVIDE SERVICE VIA ANY INFRASTRUCTURE THAT VIOLATES ANY OF THE STANDARDS, CONDITIONS, OR REQUIREMENTS OF THESE NOTES, THE GENERAL NOTES, THE STANDARD DETAILS, STANDARD SPECIFICATIONS, AND/OR ANY APPLICABLE AGREEMENTS REGARDING SERVICE.*

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 16, 2025, 4:34pm User ID: ASerna
File: L:\Projects\SHSUTILITY\1.1 OVERALL UTILITY PLAN.dwg
L:\Projects\SHSUTILITY\1.1 OVERALL UTILITY PLAN.dwg
UNIT 3A\Design\Civil\UTILITY\1.1 OVERALL UTILITY PLAN By: ASERNA

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN
FOR
MEADOWS OF MILL CREEK UNIT 3A
CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 1.1 OVERALL UTILITY PLAN

SHEET TITLE: *OVERALL UTILITY PLAN*

SHEET NUMBER: 1.0

TRENCH EXCAVATION SAFETY PROTECTION

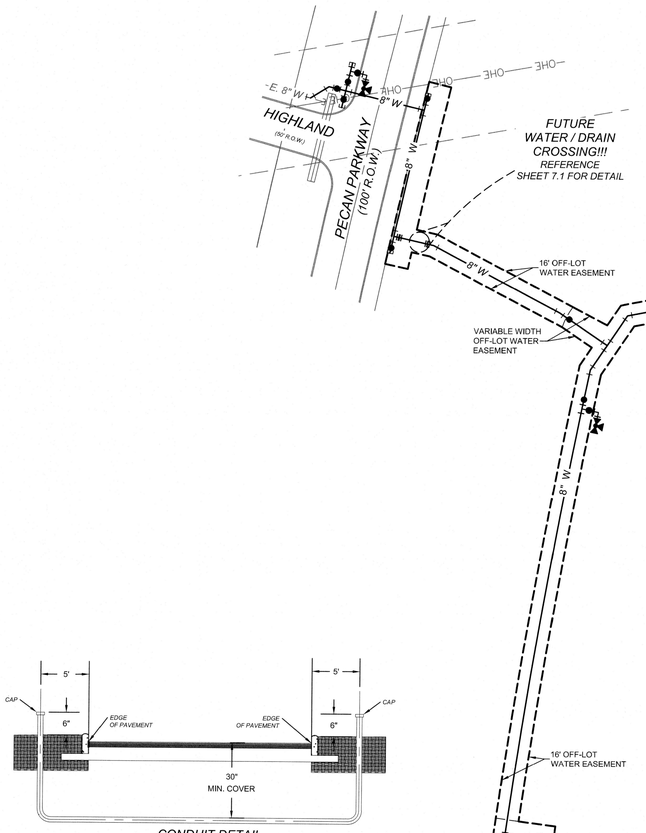
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

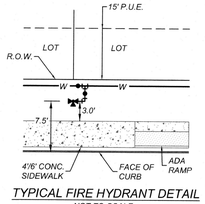
CAUTION!!!

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

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    b. *FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE.*
    c. *EACH LAYER OF MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E*
    d. *THE NUMBER AND LOCATION OF THE REQUIRED TESTS SHALL BE DETERMINED BY THE GEO-TECNICAL ENGINEER AND APPROVED BY SHSUD.*
    e. *UPON THE COMPLETION OF TESTING THE GEO-TECHNICAL ENGINEER SHALL PROVIDE SHSUD INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.*
24. *NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. SHSUD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF THE DEVELOPER DOES NOT COMPLY.*
25. *SPRINGS HILL WILL NOT ACCEPT OR PROVIDE SERVICE VIA ANY INFRASTRUCTURE THAT VIOLATES ANY OF THE STANDARDS, CONDITIONS, OR REQUIREMENTS OF THESE NOTES, THE GENERAL NOTES, THE STANDARD DETAILS, STANDARD SPECIFICATIONS, AND/OR ANY APPLICABLE AGREEMENTS REGARDING SERVICE.*





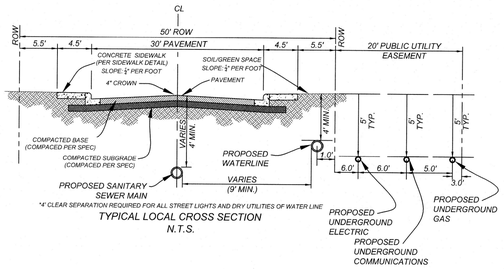
TYPICAL FIRE HYDRANT DETAIL
NOT-TO-SCALE

HYDRANT SHALL NOT RESTRICT PEDESTRIAN ACCESSIBLE PATH IN RIGHT-OF-WAY

WATER VALVES SHALL NOT BE LOCATED WITHIN THE PUBLIC SIDEWALK.

GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*

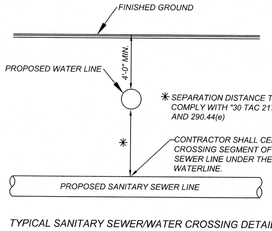


** CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.

CONDUIT DETAIL
N.T.S.
**PVC SCHED. 40 OR 80 CONDUIT SEE PLAN SHEETS FOR SIZE LOCATION AND NUMBER OF CONDUITS*

CONTRACTOR TO USE CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE CONCRETE) AS SECONDARY TRENCH BACKFILL IF CONDUIT AND UTILITIES ARE INSTALLED FOR DATA/ELECTRIC AFTER SUBGRADE AND BASE COURSES ARE COMPACTED.

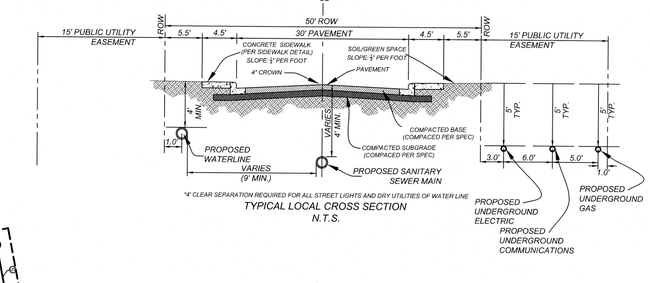


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

LEGEND

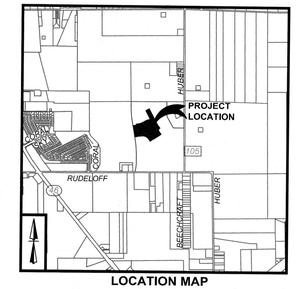
PROPOSED WATER MAIN	8"W
PROPOSED WATER SERVICE & METER BOX	W
PROPOSED WATER 3/4" IRRIGATION SERVICE & W/ 3/4" WATER METER & METER BOX	3/4" IRR
PROPOSED WATER 1.5" IRRIGATION SERVICE & W/ 1.5" WATER METER & METER BOX	1.5" IRR
PROPOSED FIRE HYDRANT	P.U.E.
PUBLIC UTILITY EASEMENT	V.N.A.E.
VEHICULAR NON-ACCESS EASEMENT	R.O.W.
RIGHT OF WAY	8"SS
PROPOSED 8" SANITARY SEWER MAIN	FM
PROPOSED 8" SANITARY SEWER MANHOLE	S
PROPOSED SANITARY SEWER FORCE MAIN	
PROPOSED SANITARY SEWER LATERAL	
PROPOSED SANITARY SEWER LATERAL WITH VERTICAL	
PROPOSED STREET LIGHT POLE (SUBJECT TO APPROVAL)	
PROPOSED TEE & WATER VALVE	
PROPOSED SIDEWALK	
DEVELOPER INSTALLED SIDEWALK	
EXISTING WATER VALVE	E. 8" W
EXISTING FIRE HYDRANT	E. 8"SS
EXISTING WATER MAIN	G
EXISTING SANITARY SEWER MAIN	OHE
EXISTING SANITARY SEWER MANHOLE	PP
EXISTING NATURAL GAS LINE	
EXISTING OVERHEAD UTILITY LINE	
EXISTING POWER POLE	
PROPOSED DRIVEWAY LOCATION	

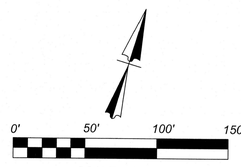
NOTE:
THE DRIVEWAY LOCATIONS SHOWN DO NOT DICTATE THE LOCATION FOR EACH LOT. BUT MERELY SHOWS THAT THE DRIVEWAY WILL FIT. THE HOMEBUILDER HAS THE OPTION TO MOVE THE DRIVEWAY AS LONG AS IT IS NOT OVER A WATER OR SANITARY SEWER SERVICE AND DOES NOT INTERFERE WITH WHEEL CHAIR RAMPS.

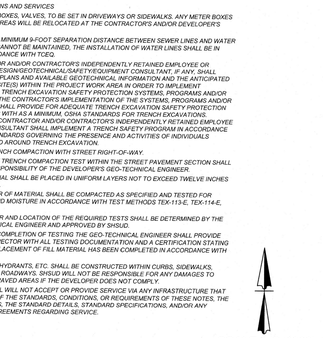


** CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.







BENCHMARK LOCATIONS

BENCHMARKS

BM#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	13771774.56	2288554.58	566.19	SET IRON ROD (CTRL)
2	13772399.88	2286978.87	567.68	SET PK NAIL CTL
3	13775120.89	2288512.66	572.32	SET IRON ROD (CTRL)
100	13772359.30	2287050.70	566.73	SET PK NAIL CTL
101	13771777.29	2289289.22	562.28	SET PK NAIL CTL
102	13773883.76	2289377.44	566.57	SET IRON ROD (CTRL)

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN
FOR
MEADOWS OF MILL CREEK UNIT 3A
CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

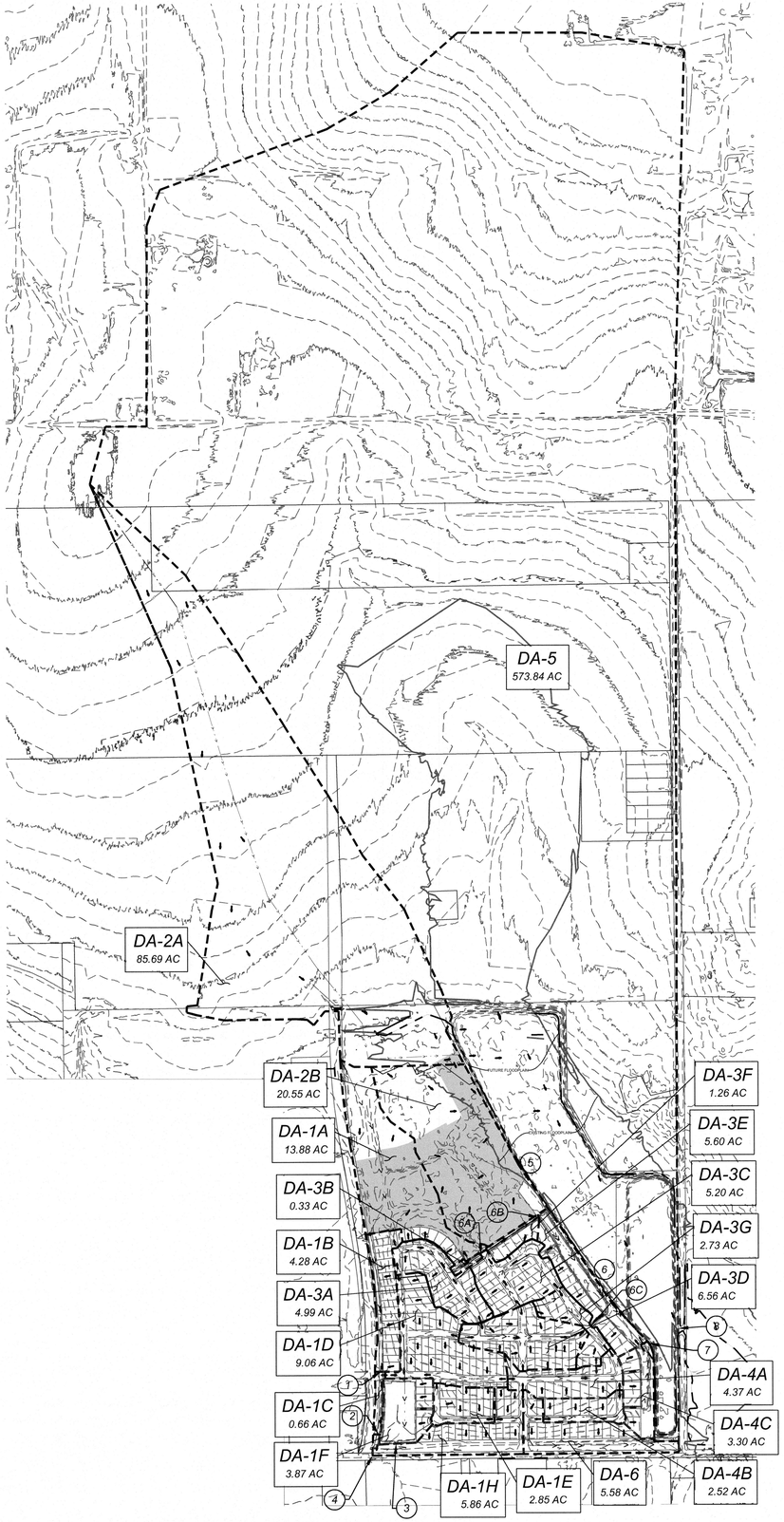
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MBG	WF
PROJECT NUMBER:	DRAWING NAME:		
23016159P	1.1 OVERALL UTILITY PLAN		

SHEET TITLE:
OVERALL UTILITY PLAN

SHEET NUMBER:
1.1

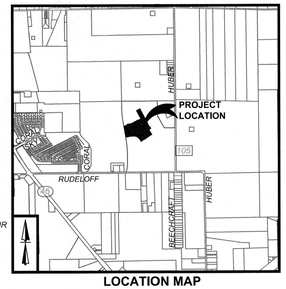
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 10, 2025, 3:46pm User ID: mglenn
File: L:\Projects\063\03\UNIT 3A\Design\Civil\UTILITY\1.1 OVERALL UTILITY PLAN.dwg
Layout: 1.1 OVERALL UTILITY PLAN By: mglenn



LEGEND

- DA-1 / X.XX AC — WATERSHED IDENTIFIER
- (1) — STUDY POINT
- DRAINAGE AREA BOUNDARY
- FLOW PATH
- - 959 - EXISTING CONTOURS
- 670 MEADOWS OF MILL CREEK UNIT 2 & SUPPLEMENTAL GRADING CONTOUR
- FLOW ARROW
- FUTURE FLOODPLAIN (1%)



LOCATION MAP
NOT TO SCALE

SCALE : 1"=500'

0' 500' 1500'

1000'

Study Point	Drainage Area(s)	(Acres)	C	$T_{carryover}$ (min)	T_{ovrl} (min)	T_{sc} (min)	T_{ch} (min)	T_{tot} (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	Q_2 (ft^3/s)	Q_{10} (ft^3/s)	Q_{25} (ft^3/s)	Q_{50} (ft^3/s)	Q_{100} (ft^3/s)
	DA-1A	13.88	0.36		20.00	12.77	2.60	35.37	2.78	4.02	4.81	5.43	6.07	13.91	20.09	24.06	27.13	30.35
	DA-1B	4.28	0.60		9.85	6.19	3.11	19.15	3.89	5.62	6.74	7.61	8.53	9.99	14.43	17.31	19.55	21.89
SP-1	DA-1A + DA-1B	18.16	0.42	35.37			3.76	39.13	2.65	3.84	4.60	5.19	5.81	20.07	29.04	34.80	39.25	43.94
	DA-1C	0.66	0.44		5.00	0.00	1.71	6.71	8.40	12.35	14.90	16.91	18.92	2.45	3.60	4.34	4.93	5.52
SP-2	SP-1 + DA-1C	18.82	0.42	39.13			1.71	40.84	2.59	3.76	4.50	5.08	5.69	20.38	29.51	35.37	39.91	44.69
	DA-1D	9.06	0.60		9.85	6.32	1.60	17.77	4.01	5.79	6.95	7.85	8.79	21.77	31.47	37.76	42.67	47.78
	DA-1E	2.85	0.60		9.85	3.85	1.09	14.79	4.27	6.18	7.42	8.39	9.40	7.30	10.57	12.69	14.36	16.08
	DA-1F	3.87	0.42		5.00	0.00	1.97	6.97	8.73	12.82	15.47	17.56	19.66	14.07	20.68	24.95	28.32	31.69
SP-3	DA-1D + DA-1E + DA-1F	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-3 RUNOFF CALCULATIONS																
	DA-1H	5.86	0.54		9.85	3.53	5.95	19.33	3.87	5.60	6.71	7.58	8.49	12.35	17.84	21.41	24.18	27.08
SP-4	SP-2 + SP-3 + DA-1H	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-4 RUNOFF CALCULATIONS																
	DA-2A	85.69	0.34		20.00	16.34	36.16	72.50	1.77	2.56	3.17	3.60	4.06	51.68	74.50	92.31	104.81	118.25
	DA-2B	20.55	0.34		20.00	20.66	1.35	42.01	2.55	3.70	4.44	5.01	5.61	17.84	25.85	30.99	34.97	39.16
SP-5	DA-2A + DA-2B	106.24	0.34	42.01			0.00	42.01	2.55	3.70	4.44	5.01	5.61	92.24	133.63	160.21	180.80	202.47
	DA-3A	4.99	0.60		9.85	3.48	0.82	14.15	4.37	6.34	7.62	8.62	9.66	13.08	18.98	22.81	25.82	28.91
	DA-3B	0.40	0.60		9.85	0.00	1.26	11.11	4.82	7.09	8.54	9.70	10.86	1.16	1.70	2.05	2.33	2.61
SP-6A	DA-3A+DA-3B	5.32	0.60	14.15			1.26	15.41	4.21	6.08	7.30	8.25	9.24	13.42	19.41	23.30	26.33	29.50
	DA-3F	1.26	0.60		9.85	0.00	1.34	11.19	4.81	7.07	8.52	9.68	10.83	3.64	5.34	6.44	7.32	8.19
SP-6B	SP-6A+DA-3F	6.58	0.60	15.41			1.88	17.29	4.05	5.85	7.02	7.93	8.88	15.97	23.09	27.71	31.31	35.07
	DA-3C	5.20	0.60		9.85	3.48	1.85	15.18	4.22	6.11	7.33	8.29	9.29	13.18	19.06	22.88	25.86	28.97
	DA-3D	6.56	0.60		9.85	3.48	2.44	15.77	4.17	6.04	7.25	8.19	9.17	16.43	23.75	28.52	32.23	36.10
	DA-3G	2.73	0.60		9.85	6.36	0.68	16.89	4.08	5.90	7.08	8.00	8.96	6.68	9.66	11.59	13.10	14.67
SP-6C	DA-3D+DA-3G	9.29	0.60	15.77			0.21	15.98	4.16	6.01	7.21	8.15	9.13	23.17	33.49	40.21	45.45	50.90
	DA-3E	5.60	0.60		9.85	4.00	0.00	13.85	4.41	6.41	7.71	8.73	9.78	14.83	21.55	25.90	29.33	32.85
SP-6	DA-3C + DA-3E + SP-6B + SP-6C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 2 SWMP FOR SP-6 RUNOFF CALCULATIONS																
	DA-4A	4.37	0.60		9.85	5.53	1.64	17.02	4.07	5.88	7.06	7.98	8.93	10.67	15.42	18.51	20.91	23.42
	DA-4B	2.52	0.60		9.85	7.45	0.00	17.30	4.05	5.85	7.02	7.93	8.88	6.12	8.84	10.61	11.99	13.43
	DA-4C	3.30	0.47		20.00	12.77	2.43	35.20	2.79	4.03	4.82	5.44	6.08	4.36	6.29	7.53	8.49	9.50
SP-7	DA-4A + DA-4B + DA-4C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-7 RUNOFF CALCULATIONS																
	DA-5	REFERENCE THE MEADOWS OF MILL CREEK MASTER SWMP PREVIOUSLY SUBMITTED TO THE CITY OF SEGUIN FOR DA-5 RUNOFF CALCULATIONS																
SP-8	DA'S 2A - 5	REFERENCE THE SCS TABLE IN THE MEADOWS OF MILL CREEK SWMP FOR SP-8 RUNOFF CALCULATIONS																
	DA-6	5.58	0.52		8.03	2.77	5.10	15.90	4.16	6.02	7.23	8.17	9.15	12.08	17.47	20.97	23.70	26.55

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14400
TBPLS Firm# 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

DRAWING NAME: 2.0 EXISTING ON-SITE DRAINAGE MAP

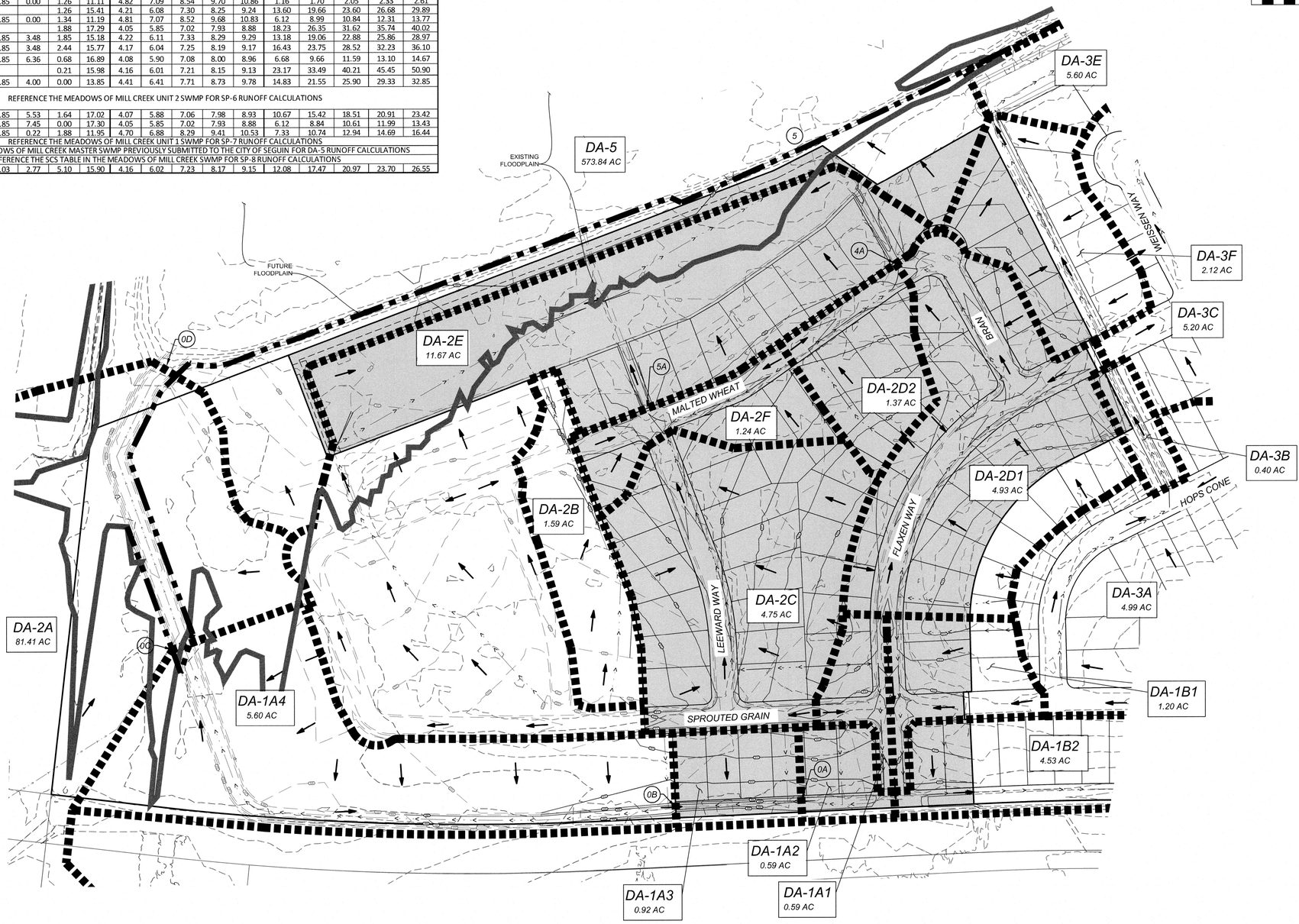
SHEET TITLE:
EXISTING ON-SITE DRAINAGE MAP

SHEET NUMBER:
2.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 26, 2025, 12:12pm User ID: mglenn
File: U:\Projects\825\01\03\UNIT 3A\Design\Civil\Drainage\2.0 EXISTING ON-SITE DRAINAGE MAP.dwg
UNIT 3A\Design\Civil\Drainage\2.0 EXISTING ON-SITE DRAINAGE MAP.dwg\2.0 EXISTING ON-SITE DRAINAGE MAP By: MGLENN

Study Point	Drainage Area(s)	(Acres)	C	$T_{carryover}$ (min)	T_{ovrl} (min)	T_{sc} (min)	T_{ch} (min)	T_{tot} (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	Q_2 (ft^3/s)	Q_{10} (ft^3/s)	Q_{25} (ft^3/s)	Q_{50} (ft^3/s)	Q_{100} (ft^3/s)
	DA-1A1	0.59	0.60		8.89	1.99	0.00	10.88	4.86	7.14	8.61	9.79	10.95	1.72	2.53	3.05	3.46	3.88
	DA-1A2	0.59	0.58		9.85	0.28	0.42	10.55	4.91	7.22	8.71	9.90	11.08	1.67	2.46	2.97	3.38	3.78
SP-0A	DA-1A1 +DA-1A2	1.18	0.59	10.88			0.89	11.77	4.72	6.92	8.34	9.47	10.60	3.28	4.81	5.80	6.58	7.37
	DA-1A3	0.92	0.53		9.85	0.28	1.28	11.41	4.78	7.01	8.45	9.60	10.74	2.31	3.40	4.09	4.65	5.20
SP-0B	SP-0A +DA-1A3	2.10	0.56	11.77			1.28	13.05	4.53	6.61	7.95	9.01	10.09	5.35	7.80	9.38	10.63	11.90
	DA-1A4	5.60	0.34		9.85	0.39	8.34	18.58	3.94	5.69	6.83	7.71	8.64	7.50	10.83	13.00	14.68	16.44
SP-0C	SP-0B +DA-1A4	7.70	0.40	13.05			6.12	19.17	3.89	5.62	6.74	7.61	8.52	11.98	17.32	20.77	23.47	26.28
	DA-2A	81.41	0.34		20.00	16.34	33.40	69.74	1.81	2.62	3.22	3.66	4.12	50.05	72.45	89.17	101.18	114.06
SP-0D	SP-0C +DA-2A	89.11	0.35		0.00	59.11	0.00	59.11	1.96	2.87	3.46	3.92	4.40	60.32	88.38	106.46	120.49	135.44
	DA-1B1	1.20	0.60		9.85	3.55	0.00	13.40	4.48	6.52	7.85	8.89	9.95	3.23	4.70	5.65	6.40	7.17
SP-1	DA-1B1 + DA-1B2	5.73	0.54		9.85	3.55	3.96	17.36	4.04	5.84	7.01	7.92	8.87	12.52	18.10	21.72	24.55	27.49
SP-2	SP-1 + DA-1C	6.39	0.53	17.36			1.71	19.07	3.90	5.63	6.75	7.63	8.54	13.21	19.09	22.90	25.87	28.97
	DA-1D	9.06	0.60		9.85	3.48	2.46	15.79	4.17	6.03	7.24	8.19	9.17	22.69	32.79	39.37	44.50	49.84
	DA-1E	2.85	0.60		9.85	3.85	1.09	14.79	4.27	6.18	7.42	8.39	9.40	7.30	10.57	12.69	14.36	16.08
	DA-1F	3.87	0.42		5.00	0.00	1.97	6.97	8.73	12.82	15.47	17.56	19.66	14.07	20.68	24.95	28.32	31.69
SP-3	DA-1D + DA-1E + DA-1F	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-3 RUNOFF CALCULATIONS																
	DA-1H	5.86	0.54		9.85	3.53	5.95	19.33	3.87	5.60	6.71	7.58	8.49	12.35	17.84	21.41	24.18	27.08
SP-4	SP-2 + SP-3 + DA-1H	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-4 RUNOFF CALCULATIONS																
	DA-2B	1.59	0.34		10.77	3.10	1.32	15.19	4.22	6.11	7.33	8.29	9.28	2.28	3.30	3.96	4.48	5.02
	DA-2C	4.75	0.60		9.85	3.24	1.57	14.66	4.29	6.21	7.46	8.44	9.45	12.23	17.71	21.27	24.06	26.95
	DA-2F	1.24	0.60		9.85	3.23	0.30	13.38	4.48	6.53	7.85	8.90	9.96	3.34	4.86	5.84	6.62	7.41
SP-5A	DA-2C+DA-2F	5.99	0.60	14.66			0.30	14.96	4.25	6.14	7.37	8.33	9.34	15.26	22.07	26.50	29.95	33.55
	DA-2D1	4.93	0.60		9.85	3.14	3.19	16.18	4.14	5.98	7.18	8.12	9.09	12.25	17.70	21.25	24.02	26.90
	DA-2D2	1.37	0.60		9.85	3.02	0.44	13.31	4.49	6.55	7.87	8.92	9.99	3.69	5.38	6.47	7.33	8.21
SP-4A	DA-2D1+DA-2D2	6.30	0.60	16.18			0.00	16.18	4.14	5.98	7.18	8.12	9.09	15.65	22.62	27.15	30.69	34.38
	DA-2E	11.67	0.47		10.77	3.10	7.15	21.02	3.73	5.39	6.46	7.30	8.17	20.42	29.49	35.36	39.94	44.71
SP-5	DA-2B + SP-4A + DA-2E + SP-5A	25.55	0.52	15.19			4.98	20.17	3.80	5.49	6.59	7.44	8.33	50.90	73.53	88.20	99.62	111.53
	DA-3A	4.99	0.60		9.85	3.48	0.82	14.15	4.37	6.34	7.62	8.62	9.66	13.08	18.98	22.81	25.82	28.91
	DA-3B	0.40	0.60		9.85	0.00	1.26	11.11	4.82	7.09	8.54	9.70	10.86	1.16	1.70	2.05	2.33	2.61
SP-6A	DA-3A + DA-3B	5.39	0.60	14.15			1.26	15.41	4.21	6.08	7.30	8.25	9.24	13.60	19.66	23.60	26.68	29.89
	DA-3F	2.12	0.60		9.85	0.00	1.34	11.19	4.81	7.07	8.52	9.68	10.83	6.12	8.99	10.84	12.31	13.77
SP-6B	SP-6A + DA-3F	7.51	0.60	15.41			1.88	17.29	4.05	5.85	7.02	7.93	8.88	18.23	26.35	31.62	35.74	40.02
	DA-3C	5.20	0.60		9.85	3.48	1.85	15.18	4.22	6.11	7.33	8.29	9.29	13.18	19.06	22.88	25.86	28.97
	DA-3D	6.56	0.60		9.85	3.48	2.44	15.77	4.17	6.04	7.25	8.19	9.17	16.43	23.75	28.52	32.23	36.10
	DA-3G	2.73	0.60		9.85	6.36	0.68	16.89	4.08	5.90	7.08	8.00	8.96	6.68	9.66	11.59	13.10	14.67
SP-6C	DA-3D+DA-3G	9.29	0.60	15.77			0.21	15.98	4.16	6.01	7.21	8.15	9.13	23.17	33.49	40.21	45.45	50.90
	DA-3E	5.60	0.60		9.85	4.00	0.00	13.85	4.41	6.41	7.71	8.73	9.78	14.83	21.55	25.90	29.33	32.85
SP-6	DA-3C + DA-3E + SP-6B + SP-6C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 2 SWMP FOR SP-6 RUNOFF CALCULATIONS																
	DA-4A	4.37	0.60		9.85	5.53	1.64	17.02	4.07	5.88	7.06	7.98	8.93	10.67	15.42	18.51	20.91	23.42
	DA-4B	2.52	0.60		9.85	7.45	0.00	17.30	4.05	5.85	7.02	7.93	8.88	6.12	8.84	10.61	11.99	13.43
	DA-4C	3.30	0.47		9.85	0.22	1.88	11.95	4.70	6.88	8.29	9.41	10.53	7.33	10.74	12.94	14.69	16.44
SP-7	DA-4A + DA-4B + DA-4C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-7 RUNOFF CALCULATIONS																
	DA-5	REFERENCE THE MEADOWS OF MILL CREEK MASTER SWMP PREVIOUSLY SUBMITTED TO THE CITY OF SEGUIN FOR DA-5 RUNOFF CALCULATIONS																
SP-8	DA'S 1A1,1A2,1A3,1A4,2 - 5	REFERENCE THE SCS TABLE IN THE MEADOWS OF MILL CREEK SWMP FOR SP-8 RUNOFF CALCULATIONS																
	DA-6	5.58	0.52		8.03	2.77	5.10	15.90	4.16	6.02	7.23	8.17	9.15	12.08	17.47	20.97	23.70	26.55



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WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194050

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AS SHOWN	4/8/2024	MSG	WF

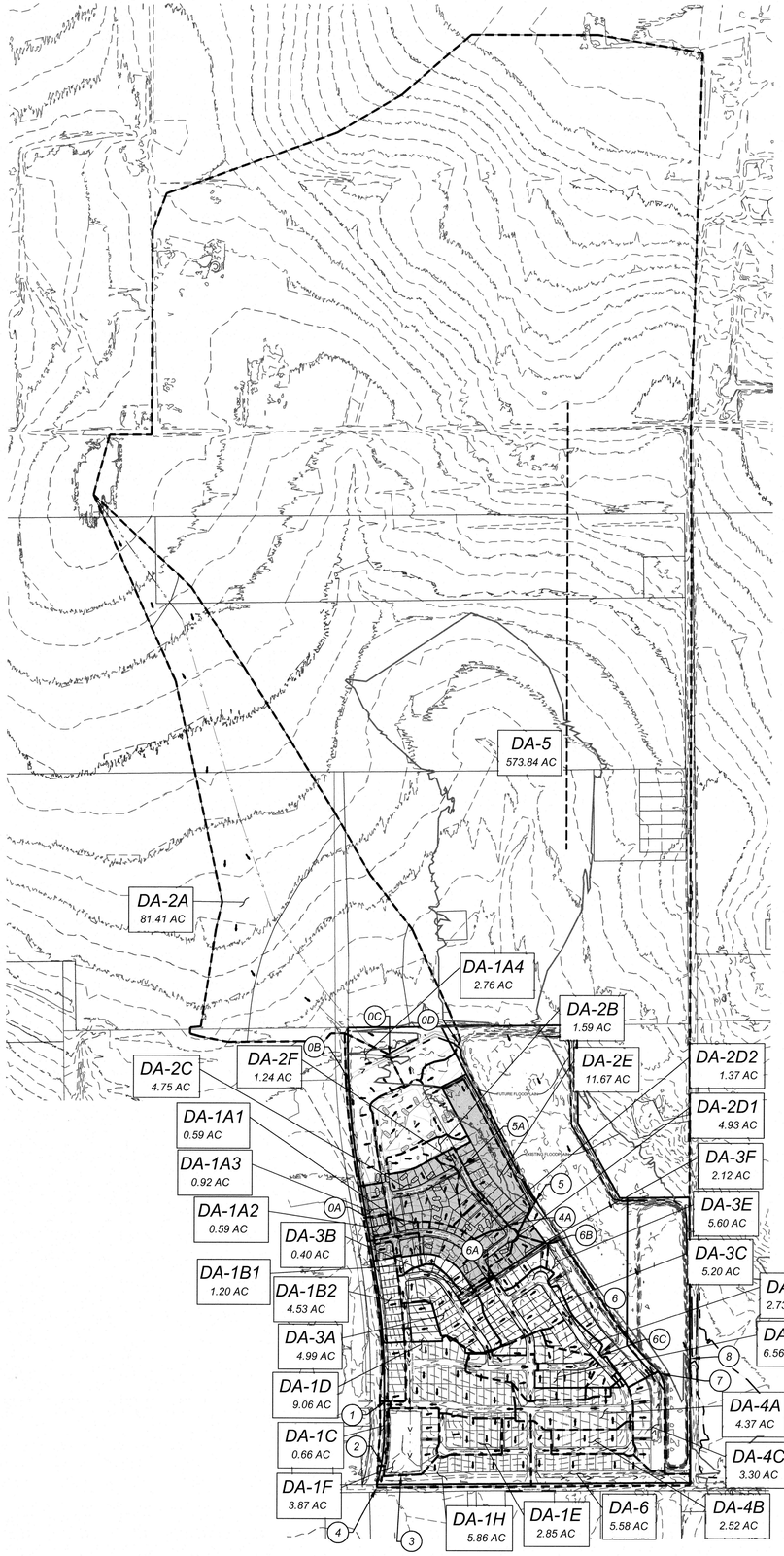
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SHEET TITLE:
PROPOSED ON-SITE DRAINAGE MAP

SHEET NUMBER:
2.1

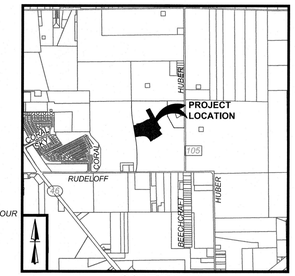
Date: Dec 10, 2025, 5:17pm User ID: mglenn
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Xref: XA:\Design\Civil\Drainage\1 PROPOSED ON-SITE DRAINAGE MAP.dwg>| PROPOSED ON-SITE DRAINAGE MAP by: MGLENN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



LEGEND

- DA-1 / X.XX AC — WATERSHED IDENTIFIER
- 1 — STUDY POINT
- DRAINAGE AREA BOUNDARY
- FLOW PATH
- 959 — EXISTING CONTOURS
- 870 — MEADOWS OF MILL CREEK UNIT 2 & SUPPLEMENTAL GRADING CONTOUR
- 870 — PROPOSED CONTOURS
- FLOW ARROW
- FUTURE FLOODPLAIN (1%)



LOCATION MAP
NOT TO SCALE

SCALE : 1"=500'

0' 500' 1500'

1000'

Study Point	Drainage Area(s)	(Acres)	C	$T_{carryover}$ (min)	T_{ovrl} (min)	T_{sc} (min)	T_{ch} (min)	T_{tot} (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	Q_2 (ft^3/s)	Q_{10} (ft^3/s)	Q_{25} (ft^3/s)	Q_{50} (ft^3/s)	Q_{100} (ft^3/s)
	DA-1A1	0.59	0.60		8.89	1.99	0.00	10.88	4.86	7.14	8.61	9.79	10.95	1.72	2.53	3.05	3.46	3.88
	DA-1A2	0.59	0.58		9.85	0.28	0.42	10.55	4.91	7.22	8.71	9.90	11.08	1.67	2.46	2.97	3.38	3.78
SP-0A	DA-1A1 +DA-1A2	1.18	0.59	10.88			0.89	11.77	4.72	6.92	8.34	9.47	10.60	3.28	4.81	5.80	6.58	7.37
	DA-1A3	0.92	0.53		9.85	0.28	1.28	11.41	4.78	7.01	8.45	9.60	10.74	2.31	3.40	4.09	4.65	5.20
SP-0B	SP-0A +DA-1A3	2.10	0.56	11.77			1.28	13.05	4.53	6.61	7.95	9.01	10.09	5.35	7.80	9.38	10.63	11.90
	DA-1A4	5.60	0.34		9.85	0.39	8.34	18.58	3.94	5.69	6.83	7.71	8.64	7.50	10.83	13.00	14.68	16.44
SP-0C	SP-0B +DA-1A4	7.70	0.40	13.05			6.12	19.17	3.89	5.62	6.74	7.61	8.52	11.98	17.32	20.77	23.47	26.28
	DA-2A	81.41	0.34		20.00	16.34	33.40	69.74	1.81	2.62	3.22	3.66	4.12	50.05	72.45	89.17	101.18	114.06
SP-0D	SP-0C +DA-2A	89.11	0.35		0.00	59.11	0.00	59.11	1.96	2.87	3.46	3.92	4.40	60.32	88.38	106.46	120.49	135.44
	DA-1B1	1.20	0.60		9.85	3.55	0.00	13.40	4.48	6.52	7.85	8.89	9.95	3.23	4.70	5.65	6.40	7.17
SP-1	DA-1B1 + DA-1B2	5.73	0.54		9.85	3.55	3.96	17.36	4.04	5.84	7.01	7.92	8.87	12.52	18.10	21.72	24.55	27.49
SP-2	SP-1 + DA-1C	6.39	0.53	17.36			1.71	19.07	3.90	5.63	6.75	7.63	8.54	13.21	19.09	22.90	25.87	28.97
	DA-1D	9.06	0.60		9.85	3.48	2.46	15.79	4.17	6.03	7.24	8.19	9.17	22.69	32.79	39.37	44.50	49.84
	DA-1E	2.85	0.60		9.85	3.85	1.09	14.79	4.27	6.18	7.42	8.39	9.40	7.30	10.57	12.69	14.36	16.08
	DA-1F	3.87	0.42		5.00	0.00	1.97	6.97	8.73	12.82	15.47	17.56	19.66	14.07	20.68	24.95	28.32	31.69
SP-3	DA-1D + DA-1E + DA-1F	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-3 RUNOFF CALCULATIONS																
	DA-1H	5.86	0.54		9.85	3.53	5.95	19.33	3.87	5.60	6.71	7.58	8.49	12.35	17.84	21.41	24.18	27.08
SP-4	SP-2 + SP-3 + DA-1H	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-4 RUNOFF CALCULATIONS																
	DA-2B	1.59	0.34		10.77	3.10	1.32	15.19	4.22	6.11	7.33	8.29	9.28	2.28	3.30	3.96	4.48	5.02
	DA-2C	4.75	0.60		9.85	3.24	1.57	14.66	4.29	6.21	7.46	8.44	9.45	12.23	17.71	21.27	24.06	26.95
	DA-2F	1.24	0.60		9.85	3.23	0.30	13.38	4.48	6.53	7.85	8.90	9.96	3.34	4.86	5.84	6.62	7.41
SP-5A	DA-2C+DA-2F	5.99	0.60	14.66			0.30	14.96	4.25	6.14	7.37	8.33	9.34	15.26	22.07	26.50	29.95	33.55
	DA-2D1	4.93	0.60		9.85	3.14	3.19	16.18	4.14	5.98	7.18	8.12	9.09	12.25	17.70	21.25	24.02	26.90
	DA-2D2	1.37	0.60		9.85	3.02	0.44	13.31	4.49	6.55	7.87	8.92	9.99	3.69	5.38	6.47	7.33	8.21
SP-4A	DA-2D1+DA-2D2	6.30	0.60	16.18			0.00	16.18	4.14	5.98	7.18	8.12	9.09	15.65	22.62	27.15	30.69	34.38
	DA-2E	11.67	0.47		10.77	3.10	7.15	21.02	3.73	5.39	6.46	7.30	8.17	20.42	29.49	35.36	39.94	44.71
SP-5	DA-2B + SP-4A + DA-2E + SP-5A	25.55	0.52	15.19			4.98	20.17	3.80	5.49	6.59	7.44	8.33	50.90	73.53	88.20	99.62	111.53
	DA-3A	4.99	0.60		9.85	3.48	0.82	14.15	4.37	6.34	7.62	8.62	9.66	13.08	18.98	22.81	25.82	28.91
	DA-3B	0.40	0.60		9.85	0.00	1.26	11.11	4.82	7.09	8.54	9.70	10.86	1.16	1.70	2.05	2.33	2.61
SP-6A	DA-3A + DA-3B	5.39	0.60	14.15			1.26	15.41	4.21	6.08	7.30	8.25	9.24	13.60	19.66	23.60	26.68	29.89
	DA-3F	2.12	0.60		9.85	0.00	1.34	11.19	4.81	7.07	8.52	9.68	10.83	6.12	8.99	10.84	12.31	13.77
SP-6B	SP-6A + DA-3F	7.51	0.60	15.41			1.88	17.29	4.05	5.85	7.02	7.93	8.88	18.23	26.35	31.62	35.74	40.02
	DA-3C	5.20	0.60		9.85	3.48	1.85	15.18	4.22	6.11	7.33	8.29	9.29	13.18	19.06	22.88	25.86	28.97
	DA-3D	6.56	0.60		9.85	3.48	2.44	15.77	4.17	6.04	7.25	8.19	9.17	16.43	23.75	28.52	32.23	36.10
	DA-3G	2.73	0.60		9.85	6.36	0.68	16.89	4.08	5.90	7.08	8.00	8.96	6.68	9.66	11.59	13.10	14.67
SP-6C	DA-3D+DA-3G	9.29	0.60	15.77			0.21	15.98	4.16	6.01	7.21	8.15	9.13	23.17	33.49	40.21	45.45	50.90
	DA-3E	5.60	0.60		9.85	4.00	0.00	13.85	4.41	6.41	7.71	8.73	9.78	14.83	21.55	25.90	29.33	32.85
SP-6	DA-3C + DA-3E + SP-6B + SP-6C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 2 SWMP FOR SP-6 RUNOFF CALCULATIONS																
	DA-4A	4.37	0.60		9.85	5.53	1.64	17.02	4.07	5.88	7.06	7.98	8.93	10.67	15.42	18.51	20.91	23.42
	DA-4B	2.52	0.60		9.85	7.45	0.00	17.30	4.05	5.85	7.02	7.93	8.88	6.12	8.84	10.61	11.99	13.43
	DA-4C	3.30	0.47		9.85	0.22	1.88	11.95	4.70	6.88	8.29	9.41	10.53	7.33	10.74	12.94	14.69	16.44
SP-7	DA-4A + DA-4B + DA-4C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-7 RUNOFF CALCULATIONS																
	DA-5	REFERENCE THE MEADOWS OF MILL CREEK MASTER SWMP PREVIOUSLY SUBMITTED TO THE CITY OF SEGUIN FOR DA-5 RUNOFF CALCULATIONS																
SP-8	DA'S 1A1,1A2,1A3,1A4,2 - 5	REFERENCE THE SCS TABLE IN THE MEADOWS OF MILL CREEK SWMP FOR SP-8 RUNOFF CALCULATIONS																
	DA-6	5.58	0.52		8.03	2.77	5.10	15.90	4.16	6.02	7.23	8.17	9.15	12.08	17.47	20.97	23.70	26.55

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STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER

12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14809
TBPLS Firm#: 10194550

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AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

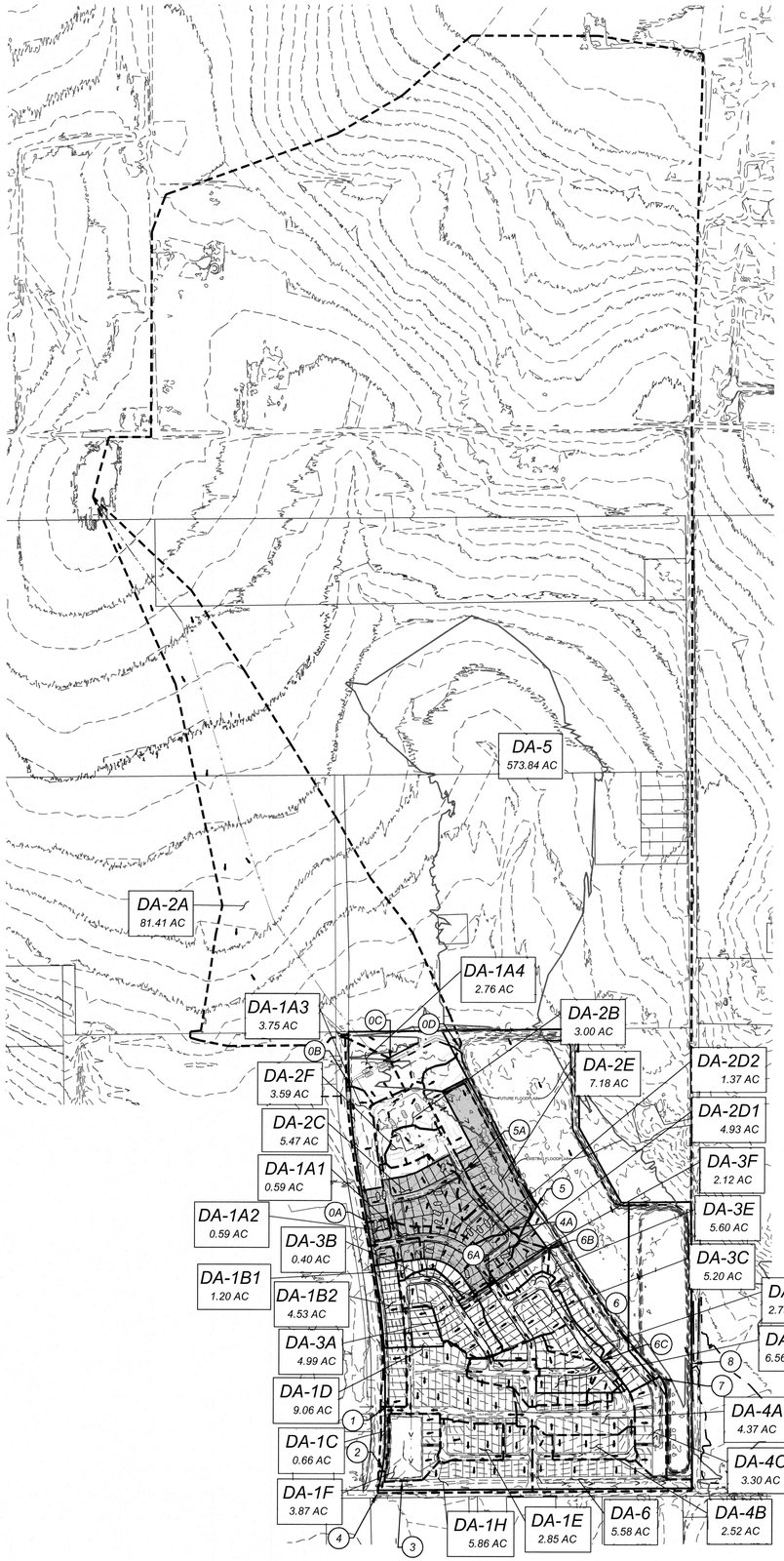
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PROPOSED ON-SITE DRAINAGE MAP

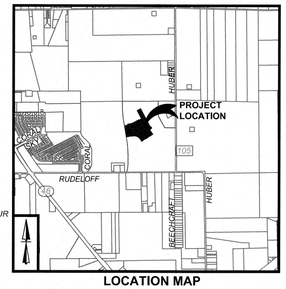
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\UNIT 3A\Design\Civil\Drainage\PROPOSED ON-SITE DRAINAGE MAP.dwg2.2 PROPOSED ON-SITE DRAINAGE MAP By: MGLENN



LEGEND

- DA-1 / X.XX AC — WATERSHED IDENTIFIER
- 1 — STUDY POINT
- DRAINAGE AREA BOUNDARY
- FLOW PATH
- 959 — EXISTING CONTOURS
- 970 — MEADOWS OF MILL CREEK UNIT 2 & SUPPLEMENTAL GRADING CONTOUR
- 970 — PROPOSED CONTOURS
- FLOW ARROW
- FUTURE FLOODPLAIN (1%)



LOCATION MAP
NOT TO SCALE

SCALE : 1"=500'

0' 500' 1500'

1000'

Study Point	Drainage Area(s)	(Acres)	C	$T_{carryover}$ (min)	T_{ovrl} (min)	T_{sc} (min)	T_{ch} (min)	T_{tot} (min)	I_2 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	I_{100} (in/hr)	Q_2 (ft^3/s)	Q_{10} (ft^3/s)	Q_{25} (ft^3/s)	Q_{50} (ft^3/s)	Q_{100} (ft^3/s)
	DA-1A1	0.59	0.60		8.89	1.99	0.00	10.88	4.86	7.14	8.61	9.79	10.95	1.72	2.53	3.05	3.46	3.88
	DA-1A2	0.59	0.58		9.85	0.28	0.42	10.55	4.91	7.22	8.71	9.90	11.08	1.67	2.46	2.97	3.38	3.78
SP-0A	DA-1A1 +DA-1A2	1.18	0.59	10.88			0.89	11.77	4.72	6.92	8.34	9.47	10.60	3.28	4.81	5.80	6.58	7.37
	DA-1A3	3.75	0.53		9.85	0.28	5.30	15.43	4.20	6.08	7.30	8.25	9.24	8.32	12.03	14.44	16.33	18.29
SP-0B	SP-0A +DA-1A3	4.93	0.54	11.77			5.44	17.21	4.05	5.86	7.03	7.94	8.90	10.84	15.67	18.80	21.25	23.80
	DA-1A4	2.79	0.41		9.85	1.39	2.08	13.32	4.49	6.54	7.87	8.92	9.99	5.15	7.50	9.02	10.22	11.45
SP-0C	SP-0B +DA-1A4	7.72	0.49	17.21			1.95	19.16	3.89	5.62	6.74	7.61	8.52	14.85	21.46	25.75	29.09	32.57
	DA-2A	81.41	0.34		20.00	16.34	33.40	69.74	1.81	2.62	3.22	3.66	4.12	50.33	72.85	89.68	101.75	114.71
SP-0D	SP-0C +DA-2A	89.13	0.36		0.00	59.11	0.00	59.11	1.96	2.87	3.46	3.92	4.40	62.07	90.95	109.55	123.99	139.37
	DA-1B1	1.20	0.60		9.85	3.55	0.00	13.40	4.48	6.52	7.85	8.89	9.95	3.23	4.70	5.65	6.40	7.17
SP-1	DA-1B1 + DA-1B2	5.73	0.54		9.85	3.55	3.96	17.36	4.04	5.84	7.01	7.92	8.87	12.52	18.10	21.72	24.55	27.49
SP-2	SP-1 + DA-1C	6.39	0.53	17.36			1.71	19.07	3.90	5.63	6.75	7.63	8.54	13.21	19.09	22.90	25.87	28.97
	DA-1D	9.06	0.60		9.85	3.48	2.46	15.79	4.17	6.03	7.24	8.19	9.17	22.69	32.79	39.37	44.50	49.84
	DA-1E	2.85	0.60		9.85	3.85	1.09	14.79	4.27	6.18	7.42	8.39	9.40	7.30	10.57	12.69	14.36	16.08
	DA-1F	3.87	0.42		5.00	0.00	1.97	6.97	8.73	12.82	15.47	17.56	19.66	14.07	20.68	24.95	28.32	31.69
SP-3	DA-1D + DA-1E + DA-1F	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-3 RUNOFF CALCULATIONS																
	DA-1H	5.86	0.54		9.85	3.53	5.95	19.33	3.87	5.60	6.71	7.58	8.49	12.35	17.84	21.41	24.18	27.08
SP-4	SP-2 + SP-3 + DA-1H	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-4 RUNOFF CALCULATIONS																
	DA-2B	3.00	0.60		9.85	3.25	1.67	14.77	4.27	6.19	7.43	8.40	9.41	7.69	11.14	13.37	15.12	16.94
	DA-2C	5.47	0.60		9.85	3.24	1.57	14.66	4.29	6.21	7.46	8.44	9.45	14.08	20.39	24.49	27.70	31.03
	DA-2F	3.59	0.60		9.85	0.71	0.93	11.49	4.77	6.99	8.43	9.57	10.71	10.27	15.06	18.15	20.61	23.07
SP-5A	DA-2C+DA-2F	9.06	0.60	14.66			0.30	14.96	4.25	6.14	7.37	8.33	9.34	23.08	33.38	40.08	45.30	50.75
	DA-2D1	4.93	0.60		9.85	3.14	3.19	16.18	4.14	5.98	7.18	8.12	9.09	12.25	17.70	21.25	24.02	26.90
	DA-2D2	1.37	0.60		9.85	3.02	0.44	13.31	4.49	6.55	7.87	8.92	9.99	3.69	5.38	6.47	7.33	8.21
SP-4A	DA-2D1+DA-2D2	6.30	0.60	16.18			0.00	16.18	4.14	5.98	7.18	8.12	9.09	15.65	22.62	27.15	30.69	34.38
	DA-2E	7.18	0.60		9.85	0.22	6.64	16.71	4.10	5.92	7.10	8.03	8.99	17.64	25.50	30.61	34.59	38.74
SP-5	DA-2B + SP-4A + DA-2E + SP-5A	25.54	0.60	14.77			4.98	19.75	3.84	5.54	6.65	7.51	8.41	58.81	84.96	101.91	115.12	128.89
	DA-3A	4.99	0.60		9.85	3.48	0.82	14.15	4.37	6.34	7.62	8.62	9.66	13.08	18.98	22.81	25.82	28.91
	DA-3B	0.40	0.60		9.85	0.00	1.26	11.11	4.82	7.09	8.54	9.70	10.86	1.16	1.70	2.05	2.33	2.61
SP-6A	DA-3A + DA-3B	5.39	0.60	14.15			1.26	15.41	4.21	6.08	7.30	8.25	9.24	13.60	19.66	23.60	26.68	29.89
	DA-3F	2.12	0.60		9.85	0.00	1.34	11.19	4.81	7.07	8.52	9.68	10.83	6.12	8.99	10.84	12.31	13.77
SP-6B	SP-6A + DA-3F	7.51	0.60	15.41			1.88	17.29	4.05	5.85	7.02	7.93	8.88	18.23	26.35	31.62	35.74	40.02
	DA-3C	5.20	0.60		9.85	3.48	1.85	15.18	4.22	6.11	7.33	8.29	9.29	13.18	19.06	22.88	25.86	28.97
	DA-3D	6.56	0.60		9.85	3.48	2.44	15.77	4.17	6.04	7.25	8.19	9.17	16.43	23.75	28.52	32.23	36.10
	DA-3G	2.73	0.60		9.85	6.36	0.68	16.89	4.08	5.90	7.08	8.00	8.96	6.68	9.66	11.59	13.10	14.67
SP-6C	DA-3D+DA-3G	9.29	0.60	15.77			0.21	15.98	4.16	6.01	7.21	8.15	9.13	23.17	33.49	40.21	45.45	50.90
	DA-3E	5.60	0.60		9.85	4.00	0.00	13.85	4.41	6.41	7.71	8.73	9.78	14.83	21.55	25.90	29.33	32.85
SP-6	DA-3C + DA-3E + SP-6B + SP-6C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 2 SWMP FOR SP-6 RUNOFF CALCULATIONS																
	DA-4A	4.37	0.60		9.85	5.53	1.64	17.02	4.07	5.88	7.06	7.98	8.93	10.67	15.42	18.51	20.91	23.42
	DA-4B	2.52	0.60		9.85	7.45	0.00	17.30	4.05	5.85	7.02	7.93	8.88	6.12	8.84	10.61	11.99	13.43
	DA-4C	3.30	0.47		9.85	0.22	1.88	11.95	4.70	6.88	8.29	9.41	10.53	7.33	10.74	12.94	14.69	16.44
SP-7	DA-4A + DA-4B + DA-4C	REFERENCE THE MEADOWS OF MILL CREEK UNIT 1 SWMP FOR SP-7 RUNOFF CALCULATIONS																
	DA-5	REFERENCE THE MEADOWS OF MILL CREEK MASTER SWMP PREVIOUSLY SUBMITTED TO THE CITY OF SEGUIN FOR DA-5 RUNOFF CALCULATIONS																
SP-8	DA'S 1A1,1A2,1A3,1A4,2 - 5	REFERENCE THE SCS TABLE IN THE MEADOWS OF MILL CREEK SWMP FOR SP-8 RUNOFF CALCULATIONS																
	DA-6	5.58	0.52		8.03	2.77	5.10	15.90	4.16	6.02	7.23	8.17	9.15	12.08	17.47	20.97	23.70	26.55

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC
TBPE Firm#: F-14009
TBPLS Firm#: 10194650

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 2.3 ULTIMATE ON-SITE DRAINAGE MAP

SHEET TITLE:
ULTIMATE ON-SITE DRAINAGE MAP

SHEET NUMBER:
2.3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

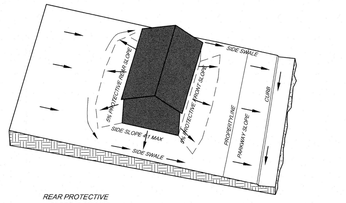
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U:\UNIT 3A\Design\Civil\Drainage\2.3 ULTIMATE ON-SITE DRAINAGE MAP.dwg 2.3 ULTIMATE ON-SITE DRAINAGE MAP By: MGLERN

TRENCH EXCAVATION SAFETY PROTECTION

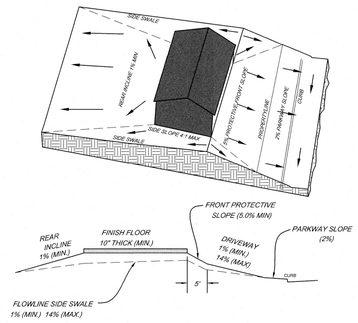
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

CAUTION!!!

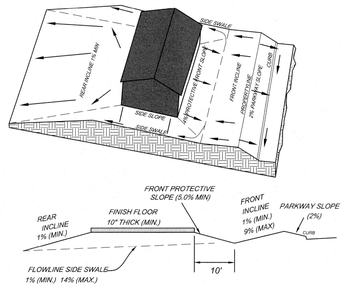
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT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



TYPE 'A' LOT GRADING



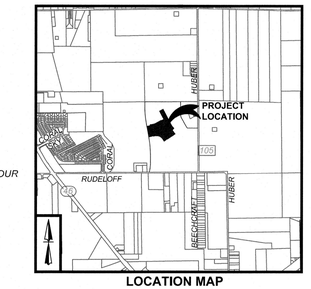
TYPE 'B' LOT GRADING



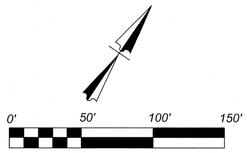
TYPE 'C' LOT GRADING

LEGEND

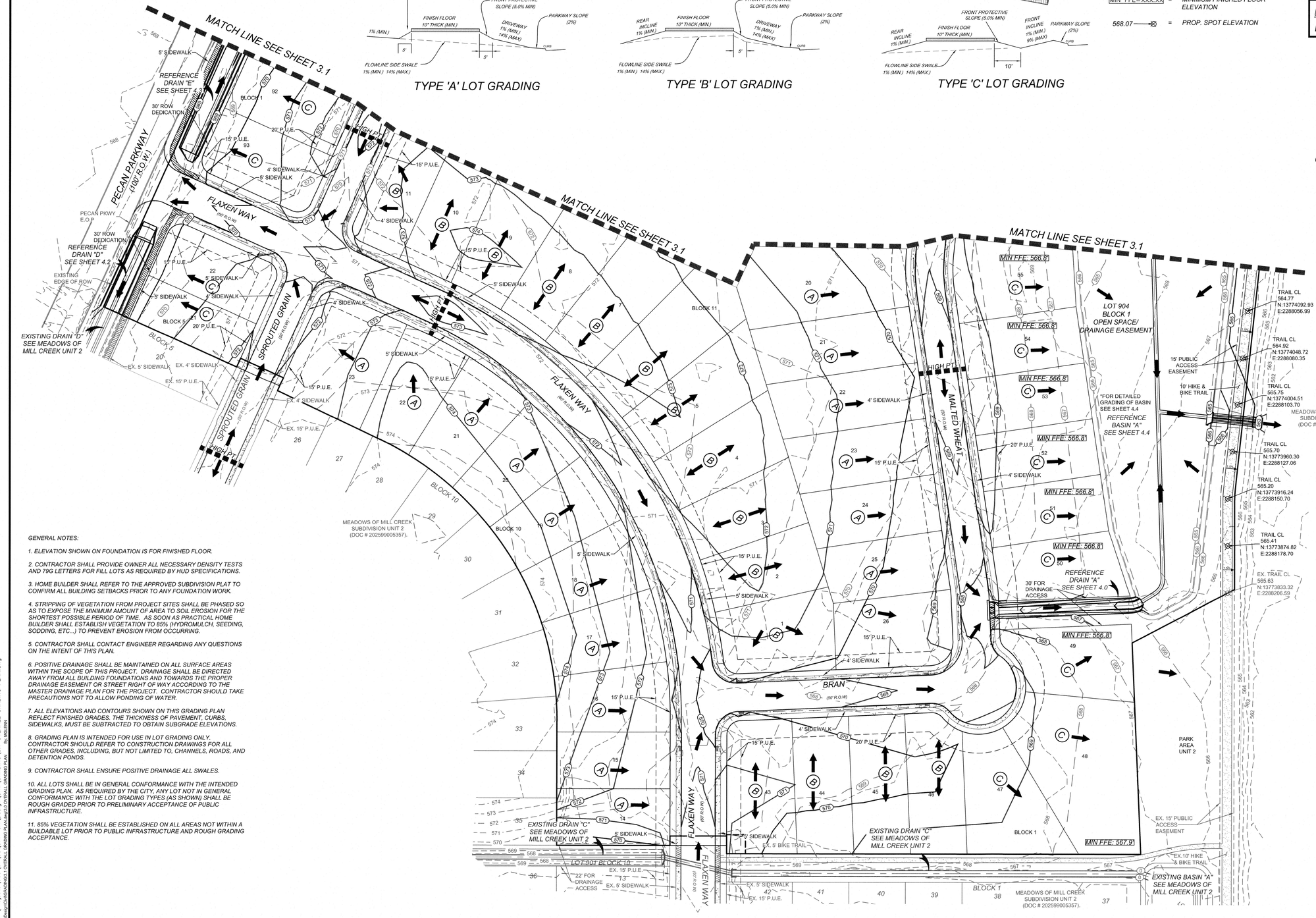
EXIST.	=	*EXISTING*
15' P.U.E.	=	*GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT*
	=	*FLOW ARROW*
A	=	*LOT GRADE TYPE*
715	=	*EXISTING CONTOUR*
565	=	*MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOUR*
570	=	*PROPOSED CONTOUR*
MIN. FFE=XXX.XX	=	*MINIMUM FINISHED FLOOR ELEVATION*
568.07	=	*PROP. SPOT ELEVATION*



LOCATION MAP
NOT TO SCALE



SCALE : 1"=50'



GENERAL NOTES:

1. ELEVATION SHOWN ON FOUNDATION IS FOR FINISHED FLOOR.

2. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS AND 79G LETTERS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.

3. HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.

4. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME. AS SOON AS PRACTICAL HOME BUILDER SHALL ESTABLISH VEGETATION TO 85% (HYDROMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.

5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.

6. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OR STREET RIGHT OF WAY ACCORDING TO THE MASTER DRAINAGE PLAN FOR THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.

7. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVEMENT, CURBS, SIDEWALKS, MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

8. GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR ALL OTHER GRADES, INCLUDING, BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.

9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.

10. ALL LOTS SHALL BE IN GENERAL CONFORMANCE WITH THE INTENDED GRADING PLAN. AS REQUIRED BY THE CITY, ANY LOT NOT IN GENERAL CONFORMANCE WITH THE LOT GRADING TYPES (AS SHOWN) SHALL BE ROUGH GRADED PRIOR TO PRELIMINARY ACCEPTANCE OF PUBLIC INFRASTRUCTURE.

11. 85% VEGETATION SHALL BE ESTABLISHED ON ALL AREAS NOT WITHIN A BUILDABLE LOT PRIOR TO PUBLIC INFRASTRUCTURE AND ROUGH GRADING ACCEPTANCE.

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

Date: Aug 12, 2025, 7:44am User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\GRADING\3.1 OVERALL GRADING PLAN.dwg
UNIT 3A\Design\CIVIL\GRADING\3.1 OVERALL GRADING PLAN.dwg3.0 OVERALL GRADING PLAN By: MGLENN

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	3.1 OVERALL GRADING PLAN

SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
3.0

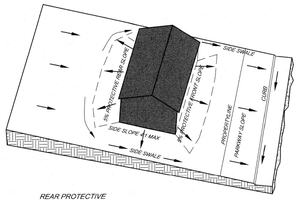
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

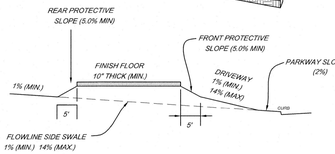
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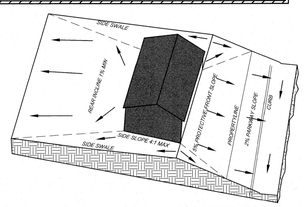
CAUTION!!!

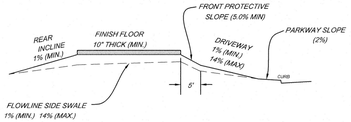
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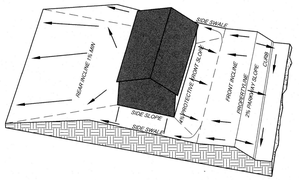


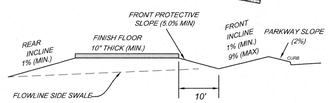
TYPE 'A' LOT GRADING



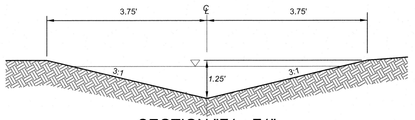


TYPE 'B' LOT GRADING





TYPE 'C' LOT GRADING



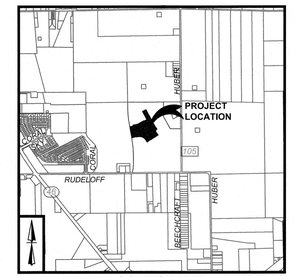
SECTION "F1 - F1"
N.T.S.
SLOPE 1.33%

Q_{25} = 3.96 cfs
D = 0.74'
V = 2.41 FT/S

Q_{100} = 5.02 cfs
D = 0.81'
V = 2.55 FT/S

LEGEND

EXIST.	=	*EXISTING*
15' P.U.E.	=	*GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT*
	=	*FLOW ARROW*
A	=	*LOT GRADE TYPE*
715	=	*EXISTING CONTOUR*
565	=	*MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOUR*
570	=	*PROPOSED CONTOUR*
MIN FFE=XXX.XX	=	*MINIMUM FINISHED FLOOR ELEVATION*
568.07	=	*PROP. SPOT ELEVATION*



LOCATION MAP
NOT TO SCALE

0' 50' 100' 150'

SCALE : 1"=50'

GENERAL NOTES:

1. ELEVATION SHOWN ON FOUNDATION IS FOR FINISHED FLOOR.

2. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS AND 79G LETTERS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.

3. HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.

4. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME. AS SOON AS PRACTICAL HOME BUILDER SHALL ESTABLISH VEGETATION TO 85% (HYDROMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.

5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.

6. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OR STREET RIGHT OF WAY ACCORDING TO THE MASTER DRAINAGE PLAN FOR THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.

7. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVEMENT, CURBS, SIDEWALKS, MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.

8. GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR ALL OTHER GRADES, INCLUDING, BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.

9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.

10. ALL LOTS SHALL BE IN GENERAL CONFORMANCE WITH THE INTENDED GRADING PLAN. AS REQUIRED BY THE CITY, ANY LOT NOT IN GENERAL CONFORMANCE WITH THE LOT GRADING TYPES (AS SHOWN) SHALL BE ROUGH GRADED PRIOR TO PRELIMINARY ACCEPTANCE OF PUBLIC INFRASTRUCTURE.

11. 85% VEGETATION SHALL BE ESTABLISHED ON ALL AREAS NOT WITHIN A BUILDABLE LOT PRIOR TO PUBLIC INFRASTRUCTURE AND ROUGH GRADING ACCEPTANCE.

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 10, 2025, 5:27pm User ID: mglenn
File: L:\Projects\40003\03 UNIT 3A\Design\Civil\GRADING\3.1 OVERALL GRADING PLAN.dwg
Xref: XDs:\Projects\40003\03 UNIT 3A\Design\Civil\GRADING\3.A1 OVERALL GRADING PLAN.dwg By: MGLENN

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	3.1 OVERALL GRADING PLAN

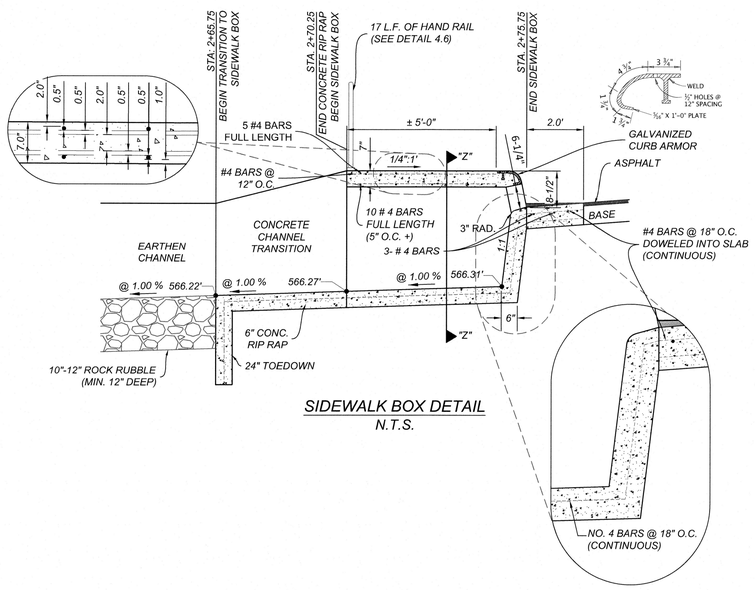
SHEET TITLE:
OVERALL GRADING PLAN

SHEET NUMBER:
3.1

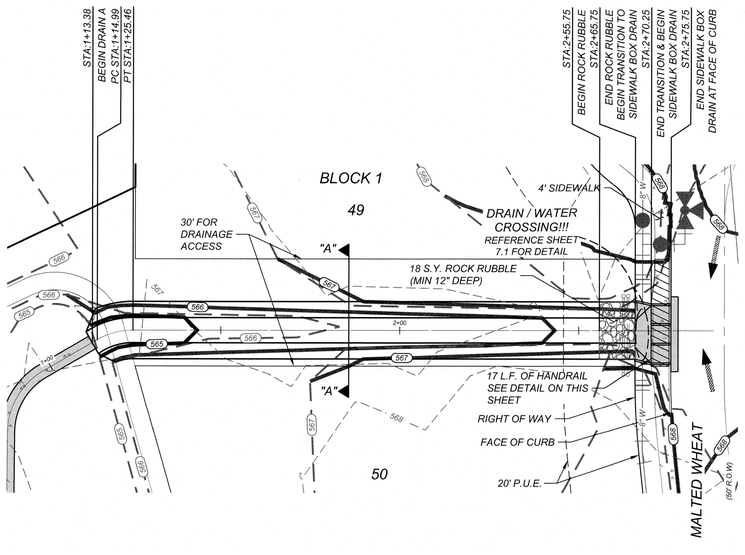
TRENCH EXCAVATION SAFETY PROTECTION

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CAUTION!!:
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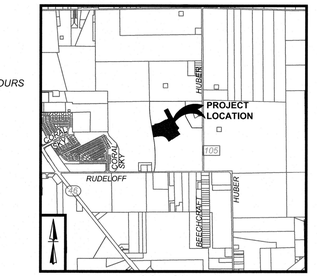


SIDEWALK BOX DETAIL
N.T.S.



LEGEND

- 570 = EXISTING CONTOURS
- 570 = PROPOSED CONTOURS
- 570 = MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
- = WATER SURFACE ELEVATION
- = FLOW ARROW
- = CONCRETE RIP-RAP
- = ROCK RUBBLE
- = CONDUIT



LOCATION MAP
NOT TO SCALE

SCALE : 1"=20'
0' 20' 40' 60'

NOTE:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.

2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SEGUIN WILL ACCEPT.

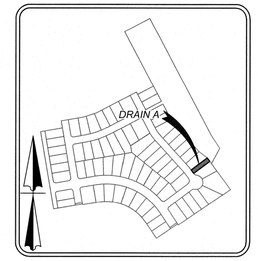
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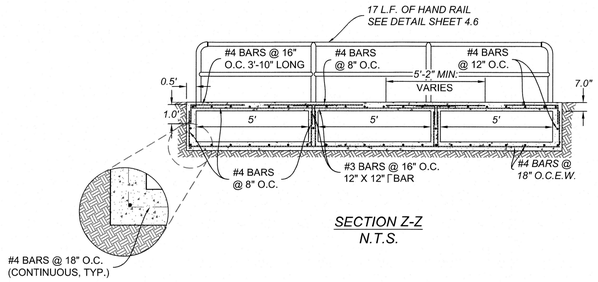
4. ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).

5. CITY MAY REQUIRE INSTALLATION OF CONCRETE PILOT CHANNEL, AND POSSIBLE RE-GRADING OF CHANNEL FLOOR IF PROPOSED CHANNELS DESIGNED AT 1% ARE CONSTRUCTED LESS THAN THE MINIMUM SLOPE. PILOT CHANNEL WILL BE REQUIRED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.

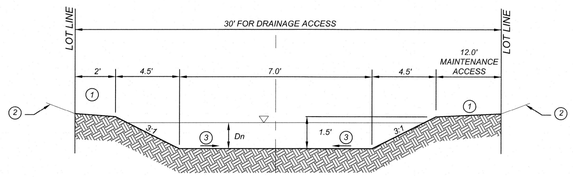
CURB OPENING HYDRAULIC CALCULATION	CURB OPENING HYDRAULIC CALCULATION
$L = \frac{Q_{25}}{Ch^{3/2}}$	$L = \frac{Q_{100}}{Ch^{3/2}}$
$L = \frac{27.15}{(3.087)\ (0.7)^{3/2}}$	$L = \frac{34.38}{(3.087)\ (0.91)^{3/2}}$
$L = 14.8$ L.F.	$L = 12.9$ L.F.
USE 15 L.F. CURB OPENING 3 - 5' OPENINGS	USE 15 L.F. CURB OPENING 3 - 5' OPENINGS

KEY MAP
NOT TO SCALE





SECTION Z-Z
N.T.S.



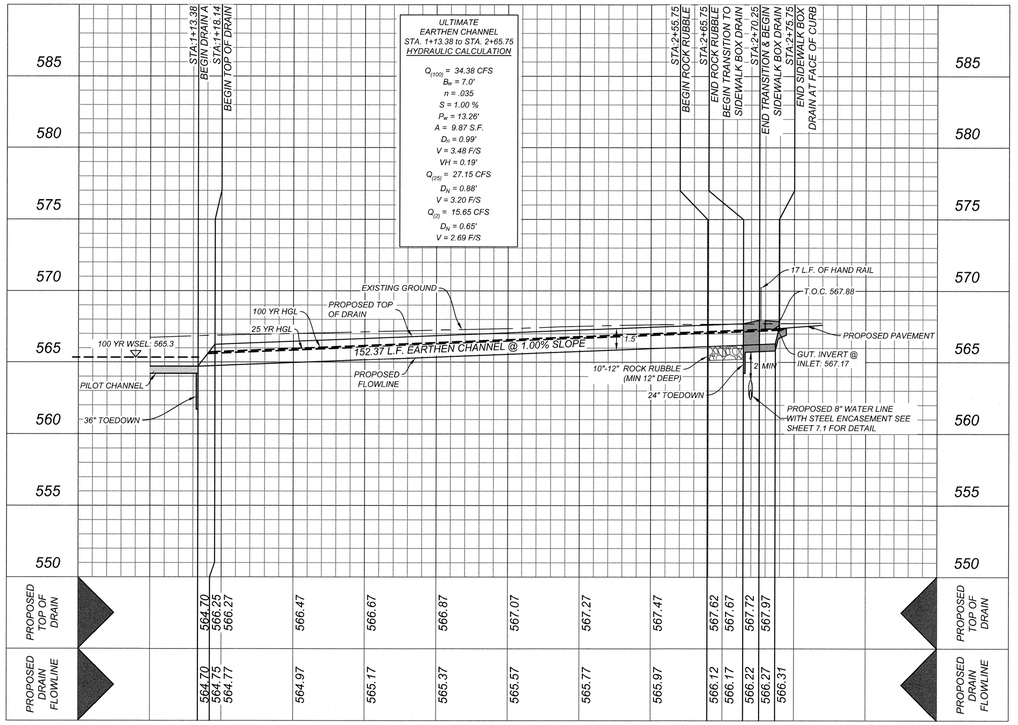
SECTION "A-A"
STA. 1+13.38 TO STA. 2+65.75
N.T.S.

DRAIN A
STA.1+00.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'

ULTIMATE EARTHEN CHANNEL
STA. 1+13.38 to STA. 2+65.75
HYDRAULIC CALCULATION

$Q_{100} = 34.38$ CFS
$B_w = 7.0'$
$n = .035$
$S = 1.00\ \%$
$P_w = 13.26'$
$A = 9.87$ S.F.
$D_h = 0.99'$
$V = 3.48$ F/S
$VH = 0.19'$
$Q_{(25)} = 27.15$ CFS
$D_N = 0.88'$
$V = 3.20$ F/S
$Q_{(5)} = 15.65$ CFS
$D_N = 0.65'$
$V = 2.69$ F/S



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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14809
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 4.0 DRAIN A STA. 1+00 - END

SHEET TITLE: *DRAIN A STA. 1+00 - END*

SHEET NUMBER: **4.0**

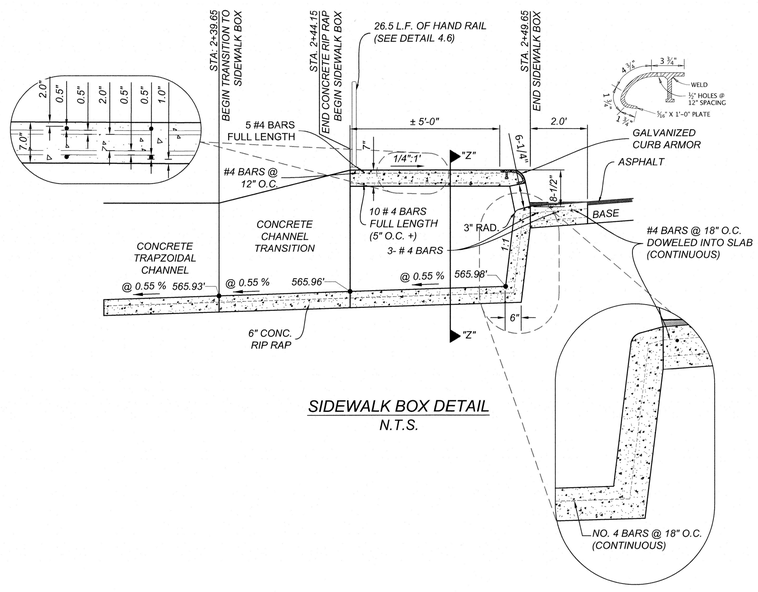
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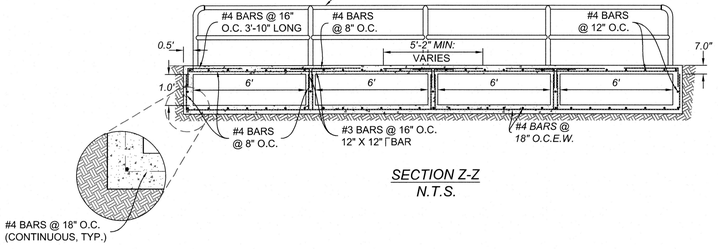
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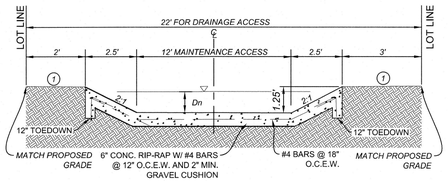
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SIDEWALK BOX DETAIL
N.T.S.



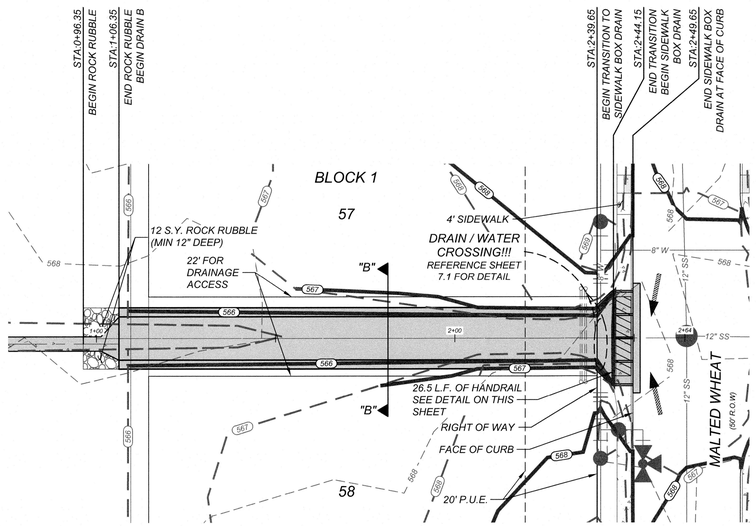
SECTION Z-Z
N.T.S.



SECTION "B-B"
STA. 1+06.35 - STA. 2+39.65
N.T.S.

LEGEND

570	= EXISTING CONTOURS
570	= PROPOSED CONTOURS
570	= MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
	= WATER SURFACE ELEVATION
	= FLOW ARROW
	= CONCRETE RIP-RAP
	= ROCK RUBBLE
	= CONDUIT

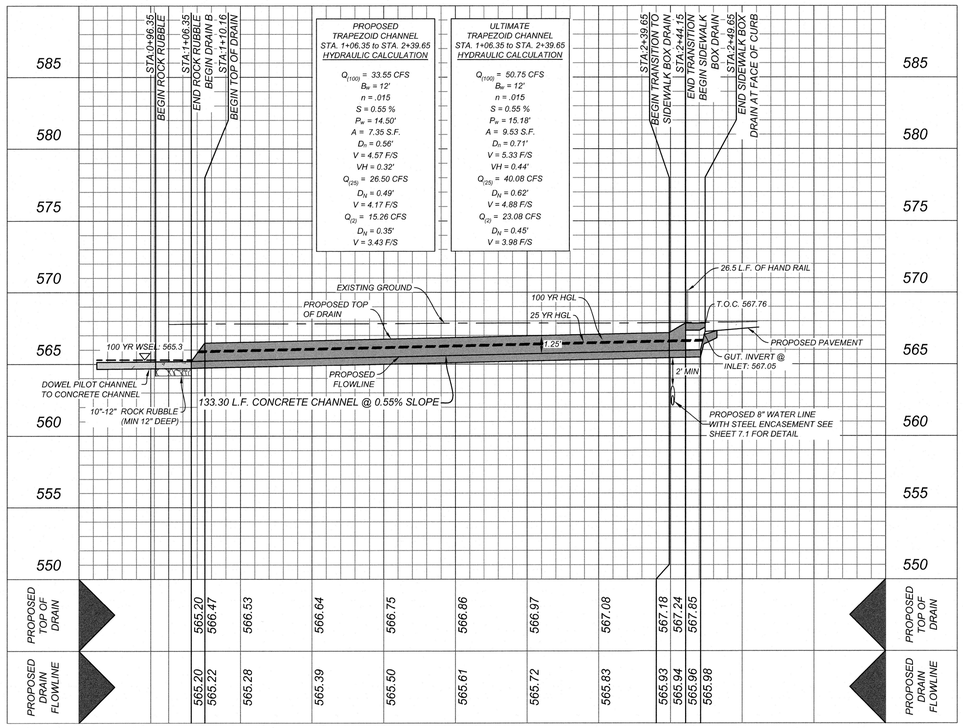


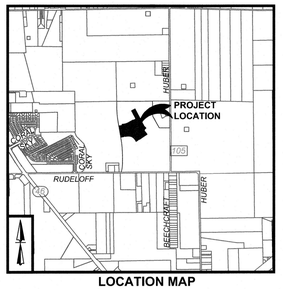
SCALE : 1"=20'
0' 20' 60'
40'

CURB OPENING HYDRAULIC CALCULATION	CURB OPENING HYDRAULIC CALCULATION
$L = \frac{Q_{25}}{Ch^{3/2}}$	$L = \frac{Q_{100}}{Ch^{3/2}}$
$L = \frac{40.08}{(3.087)\ (0.71)^{3/2}}$	$L = \frac{50.75}{(3.087)\ (0.91)^{3/2}}$
L = 21.8 L.F.	L = 19.0 L.F.
USE 24 L.F. CURB OPENING 4 - 6' OPENINGS	USE 24 L.F. CURB OPENING 4 - 6' OPENINGS

DRAIN B
STA.0+95.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'





LOCATION MAP
NOT TO SCALE

NOTE:

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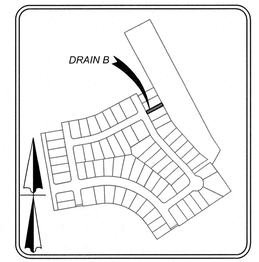
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KEY MAP
NOT TO SCALE



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STATE OF TEXAS
WAYNE FLORES
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9/16/25

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FOR

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TEXAS

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SHEET TITLE:
DRAIN B STA. 1+00 - END

SHEET NUMBER:
4.1

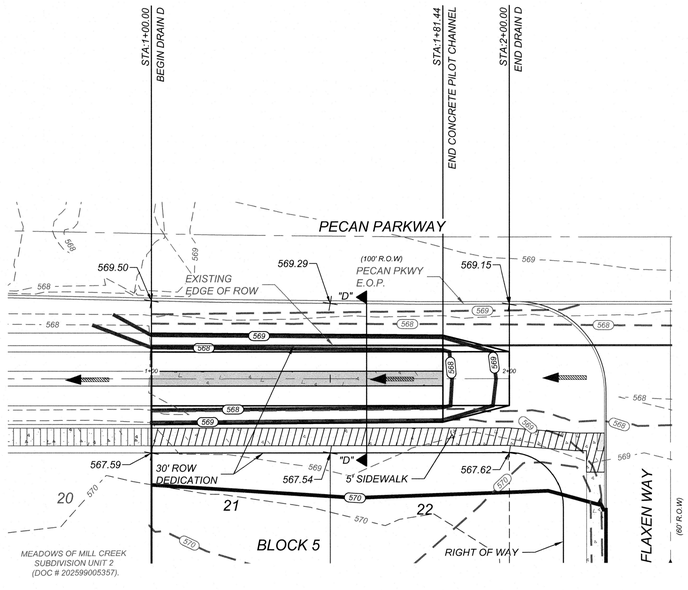
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UNIT 3A\Design\Civil\Drains\4.1 DRAIN B STA. 1+00 - END.dwg\4.1 DRAIN B STA. 1+00 - END By: MGLENN

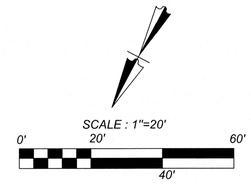
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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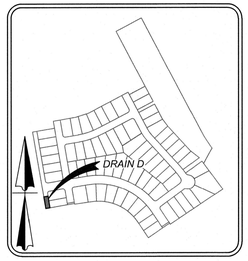


LEGEND

- 570 = EXISTING CONTOURS
- 570 = PROPOSED CONTOURS
- 570 = MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
- = WATER SURFACE ELEVATION
- = FLOW ARROW
- = CONCRETE RIP-RAP
- = ROCK RUBBLE

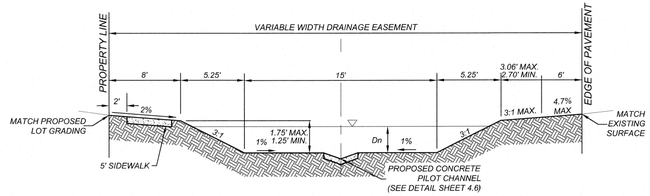


KEY MAP
NOT TO SCALE



NOTE:

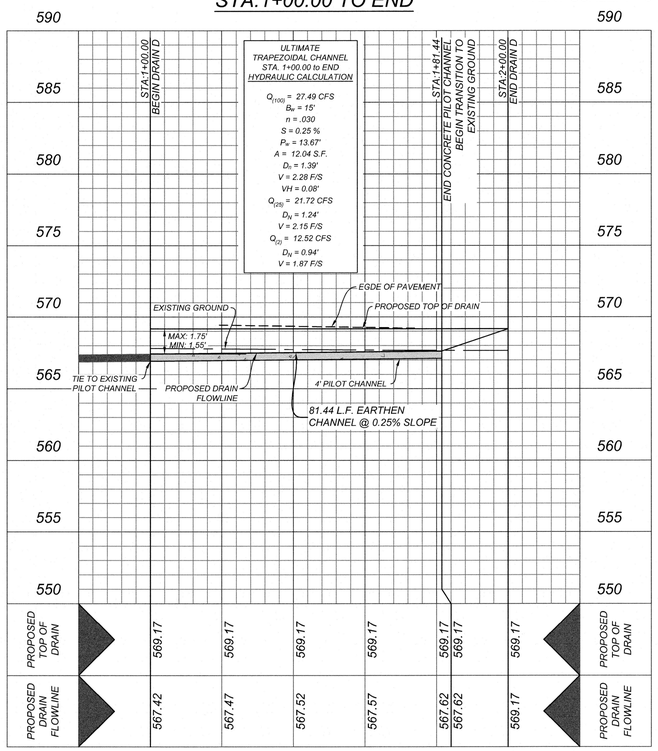
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2. *ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SEGUIN WILL ACCEPT.*
3. *ALL DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.*
4. *ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).*
5. *CITY MAY REQUIRE INSTALLATION OF CONCRETE PILOT CHANNEL, AND POSSIBLE RE-GRADING OF CHANNEL FLOOR IF PROPOSED CHANNELS DESIGNED AT 1% ARE CONSTRUCTED LESS THAN THE MINIMUM SLOPE. PILOT CHANNEL WILL BE REQUIRED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.*



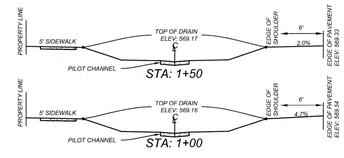
SECTION "D-D"
STA. 1+00.00 TO END
N.T.S.

DRAIN D
STA.1+00.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'



DRAIN D CROSS SECTIONS
(50' INTERVALS)



HORZ SCALE: 1"=10'
VERT SCALE: 1"=10'

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
9/16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

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NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14659
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 4.2 DRAIN D STA. 1+00 - END

SHEET TITLE:
DRAIN D STA. 1+00 - END

SHEET NUMBER: 4.2

Date: Aug 12, 2025, 8:07am User ID: mglenn
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UNIT: 3A
By: MGLENN

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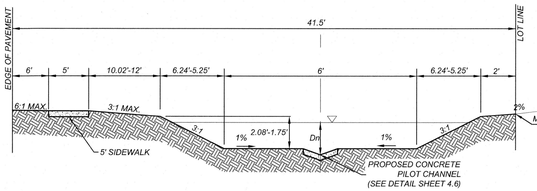
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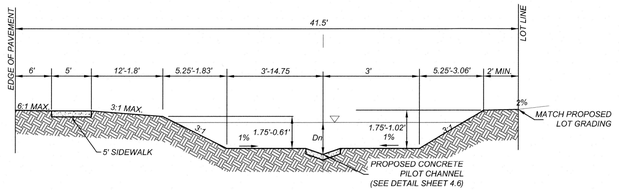
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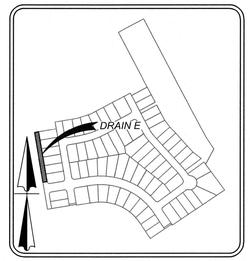


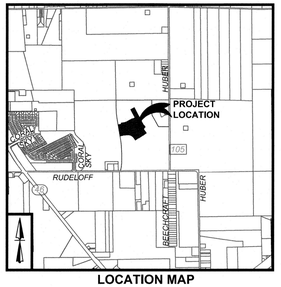
SECTION "E1-E1"
STA. 18+10.69 TO 19+25.24
N.T.S.



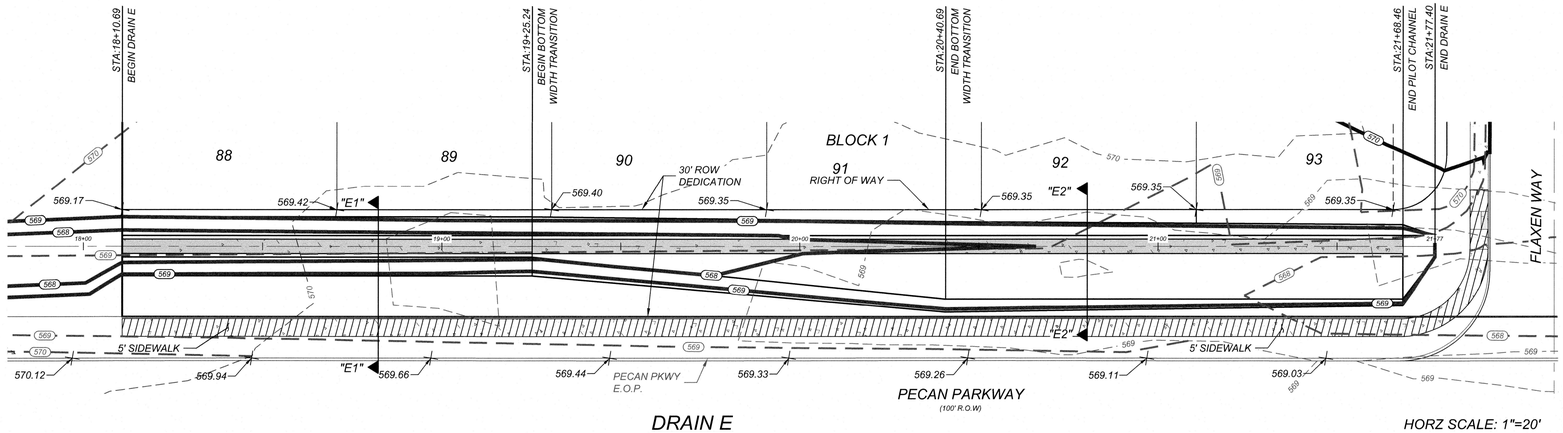
SECTION "E2-E2"
STA. 19+25.24 TO END
N.T.S.

KEY MAP
NOT TO SCALE



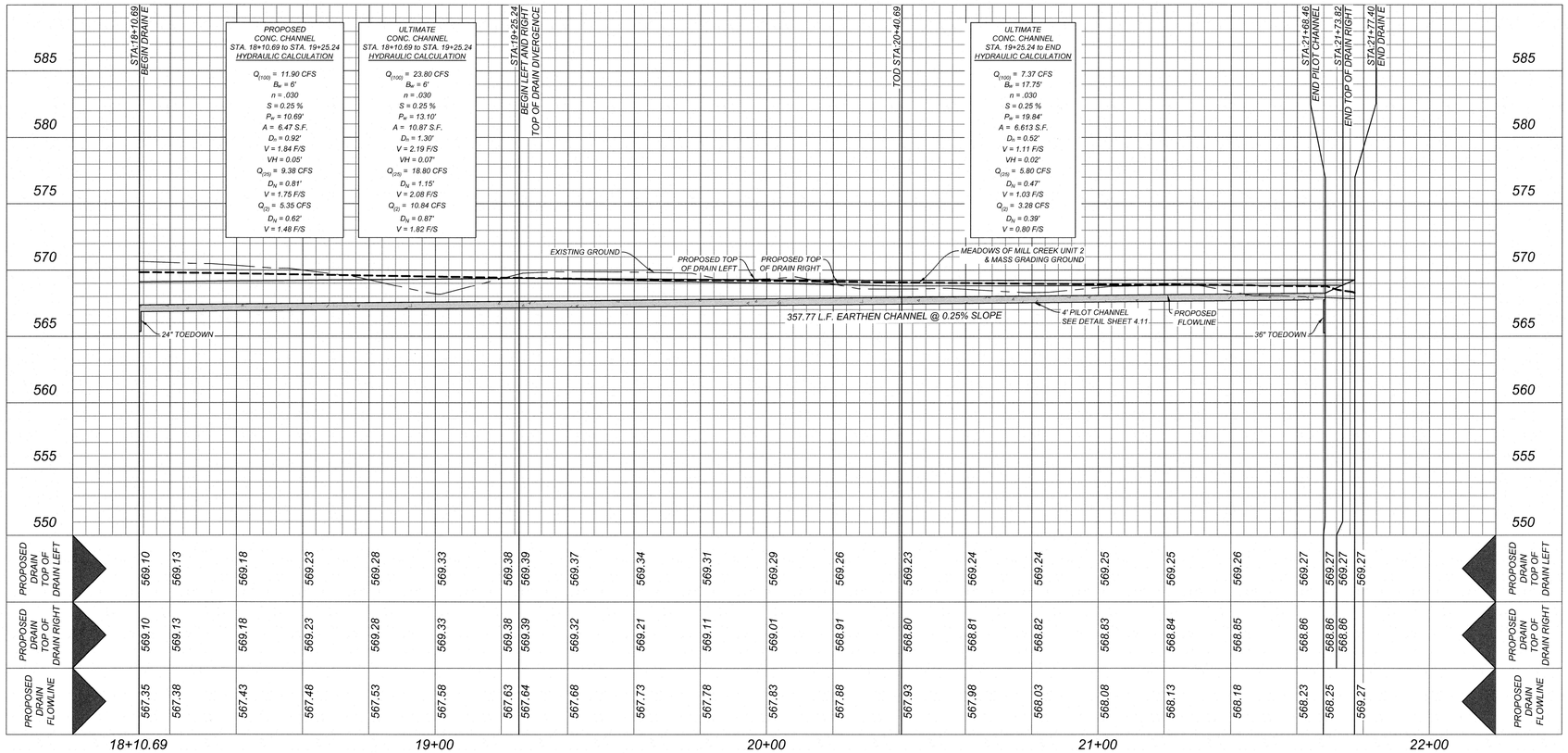


LOCATION MAP
NOT TO SCALE



DRAIN E
STA.18+10.69 TO 22+00.00

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'

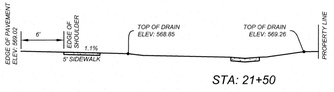


LEGEND

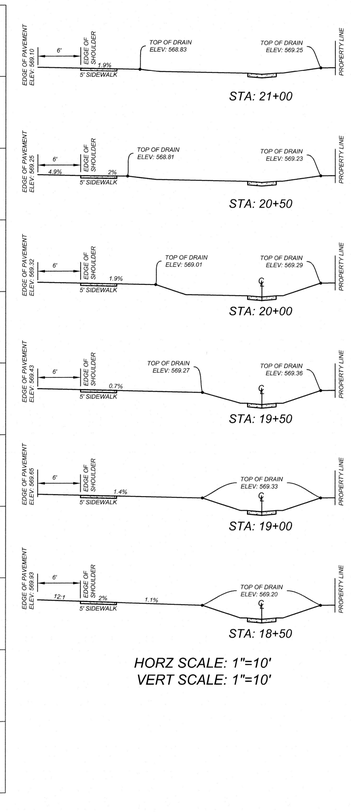
- 570 — = EXISTING CONTOURS
- B10 = PROPOSED CONTOURS
- B10 = MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
- = WATER SURFACE ELEVATION
- = FLOW ARROW
- = CONCRETE RIP-RAP
- = ROCK RUBBLE

SCALE : 1"=20'
0' 20' 60'
40'

DRAIN E CROSS SECTIONS (50' INTERVALS)



STA: 21+50



STA: 21+00
STA: 20+50
STA: 20+00
STA: 19+50
STA: 19+00
STA: 18+50

HORZ SCALE: 1"=10'
VERT SCALE: 1"=10'

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REV	DATE	DRAWN BY	DESCRIPTION

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90130
LICENSED
PROFESSIONAL ENGINEER
9-16-25

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FOR

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GUADALUPE COUNTY
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 4.3 DRAIN E STA. 18+00 - END

SHEET TITLE: *DRAIN E STA. 18+00 - END*

SHEET NUMBER: **4.3**

Date: Sep 16, 2025, 12:35pm User ID: mglenn
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UNIT 3A\Design\Drainage\4-3 DRAIN E STA. 18+00 - END.dwg
By: MGLENN

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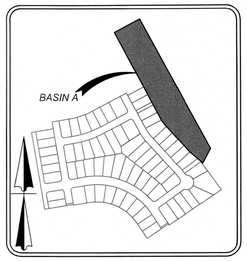
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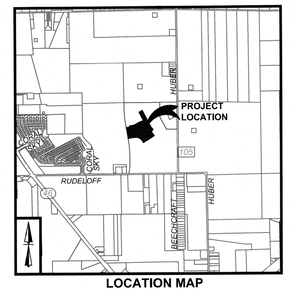
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KEY MAP
NOT TO SCALE



LEGEND

- 570 = EXISTING CONTOURS
- 570 = PROPOSED CONTOURS
- 570 = MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
- = WATER SURFACE ELEVATION
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- = ROCK RUBBLE
- = HIKE & BIKE TRAIL

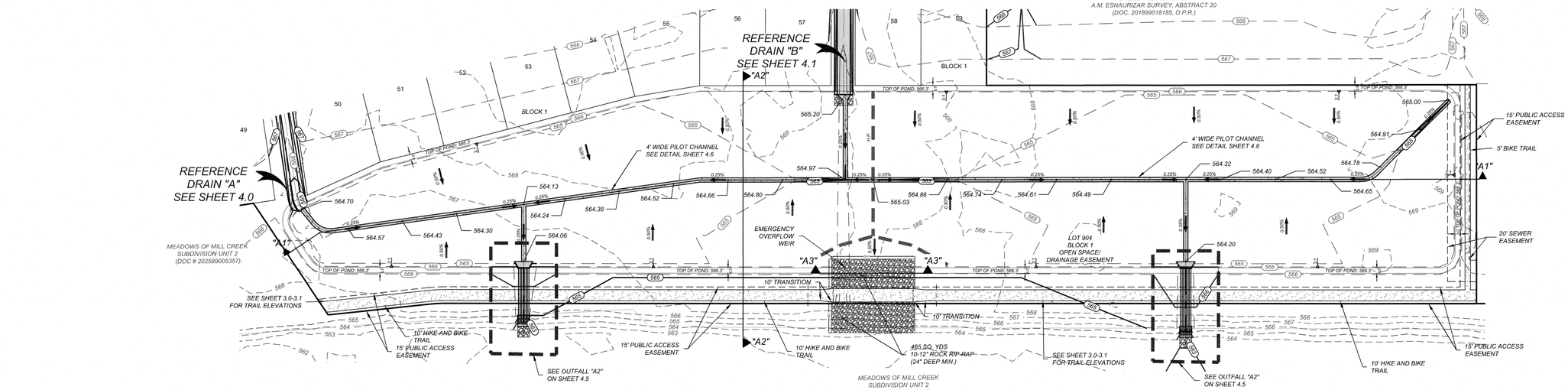


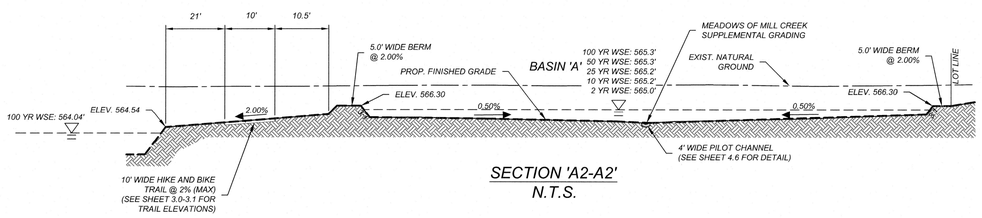
LOCATION MAP
NOT TO SCALE

SCALE : 1"=50'

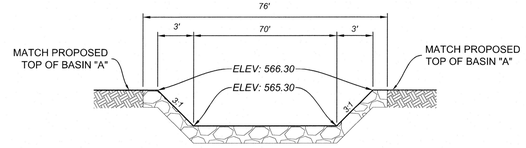
0' 50' 150'

100'

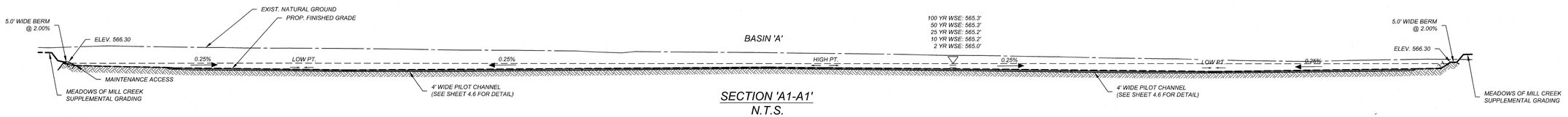




SECTION 'A2-A2'
N.T.S.



EMERGENCY OVERFLOW WEIR
SECTION "A3-A3"
N.T.S.



SECTION 'A1-A1'
N.T.S.

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TBPE Firm#: F-14909
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	4.4 BASIN A

SHEET TITLE:
BASIN A

SHEET NUMBER:
4.4

Date: Aug 13, 2025, 3:13pm User ID: mgiern
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UNIT 3A\Design\Civil\Drains\4.4 BASIN A.dwg 4.4 BASIN A By: MGIERN

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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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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

NOTE:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.

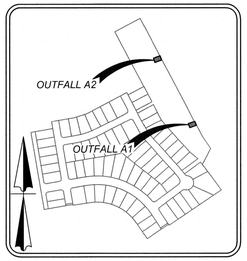
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SEGUIN WILL ACCEPT.

3. ALL DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

4. ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).

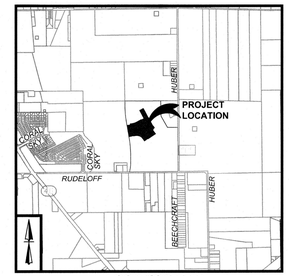
5. CITY MAY REQUIRE INSTALLATION OF CONCRETE PILOT CHANNEL, AND POSSIBLE RE-GRADING OF CHANNEL FLOOR IF PROPOSED CHANNELS DESIGNED AT 1% ARE CONSTRUCTED LESS THAN THE MINIMUM SLOPE. PILOT CHANNEL WILL BE REQUIRED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.

KEY MAP
NOT TO SCALE



LEGEND

- 570 = EXISTING CONTOURS
- 810 = PROPOSED CONTOURS
- 810 = MEADOWS OF MILL CREEK SUPPLEMENTAL GRADING CONTOURS
- = WATER SURFACE ELEVATION
- = FLOW ARROW
- = CONCRETE RIP-RAP
- = ROCK RUBBLE
- = HIKE & BIKE TRAIL

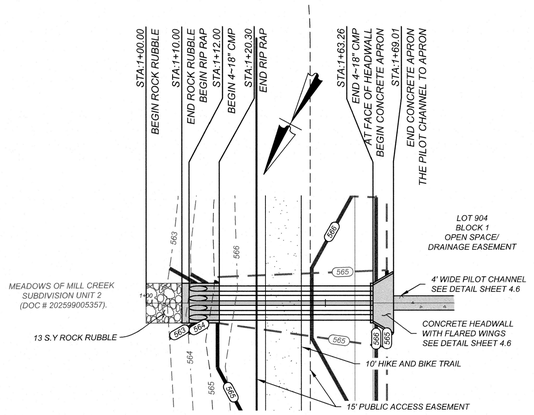


LOCATION MAP
NOT TO SCALE

SCALE : 1"=20'

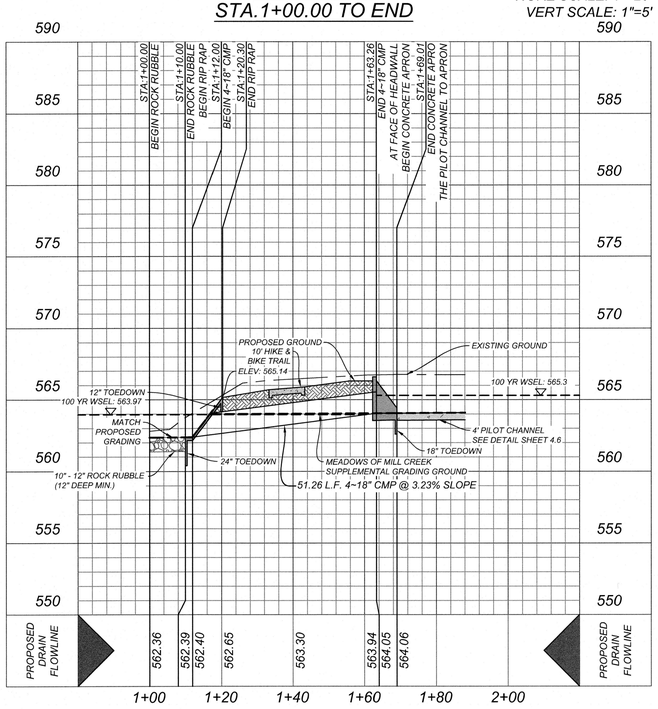
0' 20' 60'

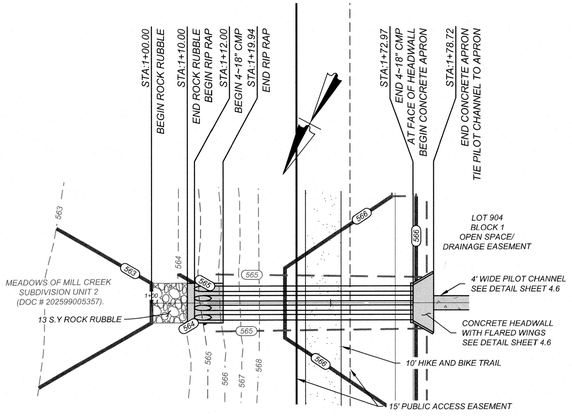
40'



OUTFALL A1
STA.1+00.00 TO END

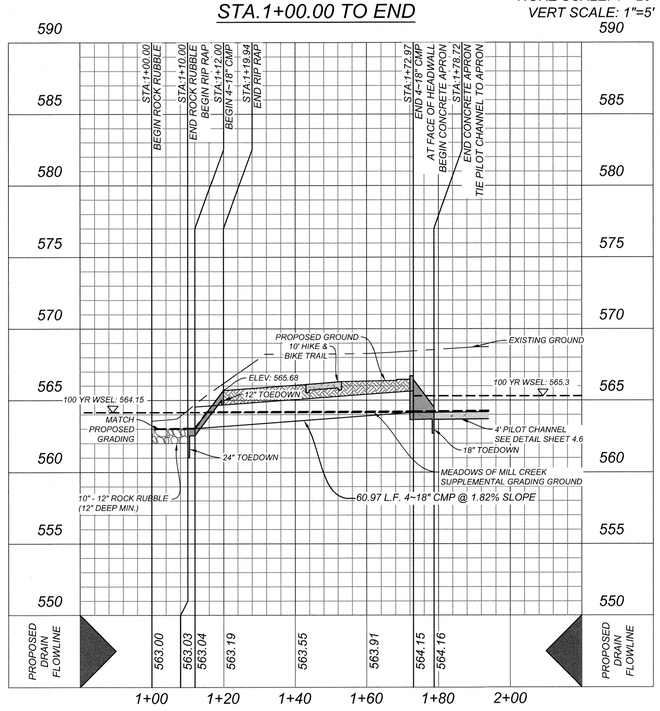
HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'





OUTFALL A2
STA.1+00.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'



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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER

9-17-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14609
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	4.5 BASIN A OUTFALLS

SHEET TITLE:
OUTFALL A1 & A2

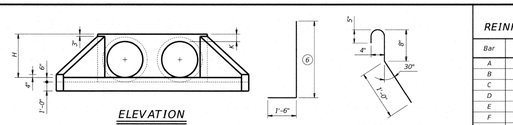
SHEET NUMBER:
4.5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 13, 2025, 3:14pm User ID: mglenn
File: U:\Projects\905\01\03\UNIT 3A\Design\Civil\Drains\4-5 BASIN A OUTFALLS.dwg
Last Modified on Aug 13, 2025, 3:14pm By MGLENN

TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added for Each Addt'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4' - 7 ½"	2' - 6"	2' - 10"	3' - 3 ¼"	88	0.6	1' - 9"	20	0.2
	15"	5' - 5 ⅜"	2' - 9 ½"	3' - 4"	3' - 10 ¼"	103	0.7	2' - 2"	24	0.3
	18"	6' - 4 ¼"	3' - 1"	3' - 10"	4' - 5"	124	0.9	2' - 8"	32	0.3
	21"	7' - 2 ⅛"	3' - 4 ½"	4' - 4"	5' - 0"	143	1.1	3' - 1"	43	0.4
	24"	8' - 2 ½"	3' - 9 ½"	4' - 10"	5' - 7"	164	1.3	3' - 7"	50	0.5
	27"	9' - 1"	4' - 1"	5' - 4"	6' - 2"	179	1.5	3' - 11"	56	0.6
	30"	9' - 11 ½"	4' - 4 ½"	5' - 10"	6' - 8 ⅜"	203	1.7	4' - 4"	65	0.8
3:1	33"	10' - 10"	4' - 8"	6' - 4"	7' - 3 ⅜"	224	2.0	4' - 8"	71	0.9
	36"	11' - 8 ½"	4' - 11 ½"	6' - 10"	7' - 10 ⅝"	249	2.2	5' - 1"	81	1.0
	42"	13' - 5 ⅛"	5' - 6 ½"	7' - 10"	9' - 0 ½"	298	2.8	5' - 10"	97	1.3
	48"	15' - 9"	6' - 1 ½"	9' - 4"	10' - 9 ⅛"	360	3.8	6' - 7"	117	1.7
	54"	17' - 5 ⅜"	6' - 8 ½"	10' - 4"	11' - 11 ⅞"	427	4.5	7' - 6"	151	2.1
	60"	19' - 2 ⅝"	7' - 3 ½"	11' - 4"	13' - 1"	481	5.3	8' - 3"	174	2.5
	66"	20' - 11 ½"	7' - 10 ½"	12' - 4"	14' - 3"	544	6.2	8' - 9"	194	2.9
	72"	22' - 8 ½"	8' - 5 ½"	13' - 4"	15' - 4 ⅜"	601	7.1	9' - 4"	213	3.3
3:1	12"	6' - 3"	2' - 6"	4' - 3"	4' - 11"	118	0.8	1' - 9"	22	0.2
	15"	7' - 5"	2' - 9 ½"	5' - 0"	5' - 9 ⅛"	137	1.1	2' - 2"	28	0.3
	18"	8' - 6 ¾"	3' - 1"	5' - 9"	6' - 7 ¾"	170	1.3	2' - 8"	37	0.5
	21"	9' - 8 ⅜"	3' - 4 ½"	6' - 6"	7' - 6"	195	1.6	3' - 1"	48	0.6
	24"	11' - 0"	3' - 9 ½"	7' - 3"	8' - 4 ½"	227	2.0	3' - 7"	58	0.7
	27"	12' - 2"	4' - 1"	8' - 0"	9' - 2 ⅝"	251	2.3	3' - 11"	67	0.8
	30"	13' - 4"	4' - 4 ½"	8' - 9"	10' - 1 ½"	293	2.7	4' - 4"	77	1.0
	33"	14' - 5 ⅝"	4' - 8"	9' - 6"	10' - 11 ⅝"	318	3.1	4' - 8"	84	1.2
	36"	15' - 7 ¾"	4' - 11 ½"	10' - 3"	11' - 10"	351	3.5	5' - 1"	96	1.4
	42"	17' - 11 ½"	5' - 6 ½"	11' - 9"	13' - 6 ⅜"	432	4.5	5' - 10"	119	1.7
	48"	21' - 1 ⅜"	6' - 1 ½"	14' - 0"	16' - 2"	537	6.1	6' - 7"	146	2.3
	54"	23' - 5 ½"	6' - 8 ½"	15' - 6"	17' - 10 ⅞"	630	7.3	7' - 6"	186	2.9
	60"	25' - 9 ¼"	7' - 3 ½"	17' - 0"	19' - 7 ½"	719	8.7	8' - 3"	219	3.4
	66"	28' - 1"	7' - 10 ½"	18' - 6"	21' - 4 ¼"	811	10.1	8' - 9"	242	3.9
	72"	30' - 4 ¾"	8' - 5 ½"	20' - 0"	23' - 1 ¾"	924	11.7	9' - 4"	272	4.4
4:1	12"	7' - 10 ⅞"	2' - 6"	5' - 8"	6' - 6 ½"	148	1.1	1' - 9"	24	0.3
	15"	9' - 4"	2' - 9 ½"	6' - 8"	7' - 8 ½"	181	1.5	2' - 2"	32	0.4
	18"	10' - 9 ½"	3' - 1"	7' - 8"	8' - 10 ¼"	221	1.9	2' - 8"	42	0.5
	21"	12' - 2 ⅜"	3' - 4 ½"	8' - 8"	10' - 0"	260	2.3	3' - 1"	57	0.7
	24"	13' - 9 ½"	3' - 9 ½"	9' - 8"	11' - 2"	301	2.8	3' - 7"	67	0.9
	27"	15' - 3"	4' - 1"	10' - 8"	12' - 3 ⅜"	334	3.3	3' - 11"	77	1.0
	30"	16' - 8 ⅛"	4' - 4 ½"	11' - 8"	13' - 5 ⅜"	385	3.8	4' - 4"	89	1.3
	33"	18' - 1 ⅜"	4' - 8"	12' - 8"	14' - 7 ½"	425	4.5	4' - 8"	101	1.4
	36"	19' - 7"	4' - 11 ½"	13' - 8"	15' - 9 ¼"	472	5.1	5' - 1"	115	1.7
	42"	22' - 5 ⅜"	5' - 6 ½"	15' - 8"	18' - 1"	583	6.5	5' - 10"	141	2.1
	48"	26' - 6 ¼"	6' - 1 ½"	18' - 8"	21' - 6 ⅜"	730	8.9	6' - 7"	175	2.8
	54"	29' - 5"	6' - 8 ½"	20' - 8"	23' - 10 ⅛"	875	10.7	7' - 6"	226	3.6
	60"	32' - 3 ⅞"	7' - 3 ½"	22' - 8"	26' - 2"	996	12.7	8' - 3"	264	4.3
	66"	35' - 2 ½"	7' - 10 ½"	24' - 8"	28' - 5 ⅞"	1,140	14.9	8' - 9"	300	4.9
	72"	38' - 1 ¼"	8' - 5 ½"	26' - 8"	30' - 9 ½"	1,297	17.3	9' - 4"	334	5.6
6:1	12"	11' - 2"	2' - 6"	8' - 6"	9' - 9 ⅜"	224	1.9	1' - 9"	28	0.4
	15"	13' - 2 ⅛"	2' - 9 ½"	10' - 0"	11' - 6 ½"	268	2.5	2' - 2"	37	0.5
	18"	15' - 2 ½"	3' - 1"	11' - 6"	13' - 3 ⅝"	330	3.2	2' - 8"	50	0.7
	21"	17' - 2 ⅜"	3' - 4 ½"	13' - 0"	15' - 0 ⅛"	387	3.9	3' - 1"	69	0.9
	24"	19' - 4 ½"	3' - 9 ½"	14' - 6"	16' - 9"	453	4.8	3' - 7"	80	1.2
	27"	21' - 4 ⅜"	4' - 1"	16' - 0"	18' - 5 ⅜"	512	5.7	3' - 11"	96	1.4
	30"	23' - 5 ¼"	4' - 4 ½"	17' - 6"	20' - 2 ½"	593	6.7	4' - 4"	110	1.7
	33"	25' - 5 ½"	4' - 8"	19' - 0"	21' - 11 ⅛"	675	7.8	4' - 8"	127	2.0
	36"	27' - 5 ⅝"	4' - 11 ½"	20' - 6"	23' - 8"	735	9.0	5' - 1"	144	2.3
	42"	31' - 6 ¼"	5' - 6 ½"	23' - 6"	27' - 1 ½"	922	11.5	5' - 10"	179	3.0
	48"	37' - 3 ½"	6' - 1 ½"	28' - 0"	32' - 4"	1,191	15.9	6' - 7"	231	4.0
	54"	41' - 4 ⅝"	6' - 8 ½"	31' - 0"	35' - 9 ½"	1,424	19.2	7' - 6"	300	5.0
	60"	45' - 4 ⅜"	7' - 3 ½"	34' - 0"	39' - 3"	1,631	22.9	8' - 3"	353	6.0



ELEVATION
(Showing dimensions.)

BARS V

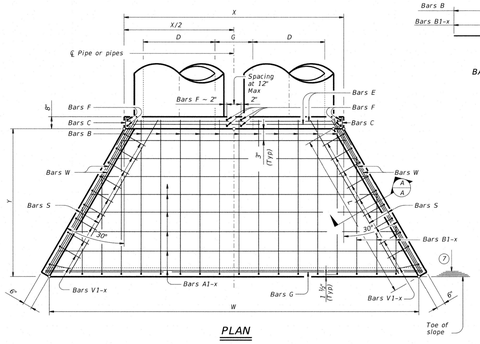
BARS CL
(Length = 2'-5")

TABLE OF REINFORCING STEEL (5)

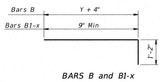
Bar	Size	Spa	No.
A	#4	1'- 0"	–
B	#3	1'- 6"	–
C	#4	1'- 0"	–
D	#3	1'- 0"	–
E	#5	–	4
F	#5	–	–
G	#3	–	2
S	#4	–	6
V	#4	1'- 0"	–
W	#5	–	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0' - 9"	1' - 0"	2' - 0"
15"	0' - 11"	1' - 0"	2' - 3"
18"	1' - 2"	1' - 0"	2' - 6"
21"	1' - 4"	1' - 0"	2' - 9"
24"	1' - 7"	1' - 0"	3' - 0"
27"	1' - 8"	1' - 0"	3' - 3"
30"	1' - 10"	1' - 0"	3' - 6"
33"	1' - 11"	1' - 0"	3' - 9"
36"	2' - 1"	1' - 0"	4' - 0"
42"	2' - 4"	1' - 0"	4' - 6"
48"	2' - 7"	1' - 3"	5' - 3"
54"	3' - 0"	1' - 3"	5' - 9"
60"	3' - 3"	1' - 3"	6' - 3"
66"	3' - 3"	1' - 3"	6' - 9"
72"	3' - 4"	1' - 3"	7' - 3"



PLAN



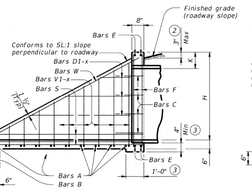
BARS B and B1-x

1. Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
2. For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
4. Dimensions shown are usual and maximum.
5. Quantities shown are for one structure end only (one headwall).
6. Min Length = $6" + 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right)$
   Max Length = $12 \times H - 3" \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1"$
7. Lengths of wings based on SL:1 slope along this line.

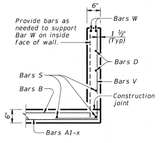
MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

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



TYPICAL WING ELEVATION



SECTION A-A

Texas Department of Transportation — Bridge Division Standard

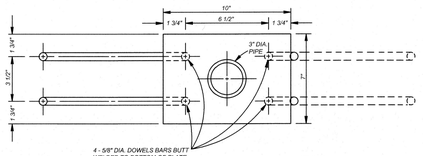
CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

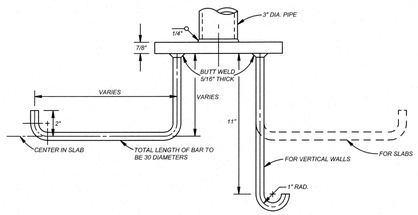
CH-FW-0

File: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

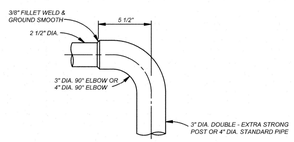
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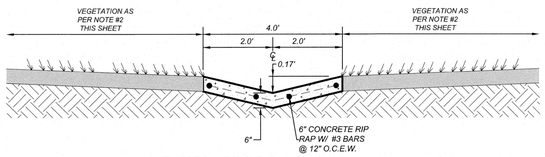


PIPE ANCHORAGE DETAILS
N.T.S.



DETAIL OF 90° WELDING ELBOWS
N.T.S.

* A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90° WELDING ELBOW SHOWN.



TYPICAL PILOT CHANNEL DETAIL
N.T.S.

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

Maximum Wingwall Height Hw	Dimensions W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated Quantities per ft of wing length (2-wings) Reinf Lb/Ft	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.261
3'-6"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-2"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
7'-0"	3'-8"	1'-9"	1'-3"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
8'-0"	4'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-8"	2'-3"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-6"	2'-0"	8"	#5	6"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-9"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	3'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721
13'-0"	6'-8"	3'-3"	2'-9"	11"	#7	6"	#5	6"	178.80	0.856
14'-0"	7'-2"	3'-6"	3'-0"	11"	#8	6"	#5	6"	216.78	0.959
15'-0"	7'-8"	4'-0"	3'-0"	1'-1"	#9	6"	#6	6"	283.06	1.068
16'-0"	8'-2"	4'-6"	3'-0"	1'-3"	#9	6"	#6	6"	297.02	1.234

TABLE OF WINGWALL REINFORCING (2-wings)

Bar	Size	No.	Spa
D	#5	–	1'-0"
E	#4	–	1'-0"
F	#4	–	1'-0"
G	#6	4	–
M	#4	4	–
P	#4	–	1'-0"
R	#5	6	–
V	#4	–	1'-0"

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

Bar	Size	No.	Spa
L	#4	–	1'-6"
Q	#4	1	–
Reinf (Lb/Ft)			2.45
Conc (CY/Ft)			0.037

WING DIMENSION FORMULAS:

(All values are in feet.)

Hw = H + T + C - 0.250'
Lw = (Hw - 0.333') (SL)

For cast-in-place culverts:
Ltw = (N) (S) + (N + 1) (U)

For precast culverts:
Ltw = (N) (2U + S) + (N – 1) (0.5')

Total Wingwall Area (two wings ~ SF) = (Hw + 0.333') (Lw)

Hw = Height of wingwall
SL:1 = Side slope ratio (horizontal:1 vertical)
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans

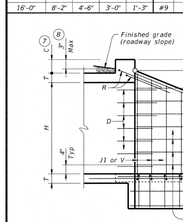
See applicable box culvert standard sheet for H, S, T, and U values.

1. Extend Bars P 3'-0" minimum into bottom slab of box culvert.
2. Adjust as necessary to maintain 1 1/2" clear cover and 4" minimum between bars.
3. Quantities shown are based on an average wing height for two wings (one structure end). To determine total quantities for two wings, multiply the tabulated values by Lw.
4. Recommended values of side slope are: 2:1, 3:1, 4:1, and 6:1.
5. When shown elsewhere on the plans, construct 5" deep concrete riprap. Payment for riprap is as required by Item 432, "Riprap." Unless otherwise shown on the plans or directed by the Engineer, provide a 6" wide by 1'-0" deep reinforced concrete toewall along all edges of the riprap adjacent to natural ground; reinforce the toewall by extending typical riprap reinforcing to the toewall; and extend construction joints or grooved joints oriented in the direction of flow across the full distance of the riprap at intervals of approximately 20'. When such riprap is provided, the culvert toewall shown in SECTION B-B will not be required.
6. At Contractor's option, culvert toewall may be ended flush with wingwall toewall. Adjust reinforcing as needed.
7. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
8. For vehicle safety, the following requirements must be met:
   - For structures without bridge rail, construct curbs no more than 3" above finished grade.
   - For structures with bridge rail, construct curbs flush with finished grade.

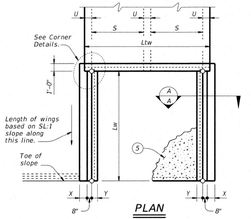
   Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
In riprap concrete, synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing unless noted otherwise.

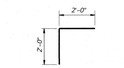
GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
When structure is founded on solid rock, depth of toewalls for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for additional dimensions and information.
The quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for Contractor's information only.



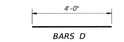
INSIDE ELEVATION
(Showing reinforcing. Culvert and culvert toewall reinforcing not shown for clarity.)



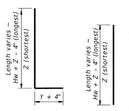
PLAN
(Showing dimensions.)



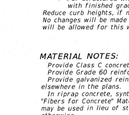
BARS R



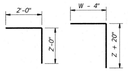
BARS D



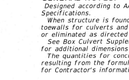
BARS J1



BARS V

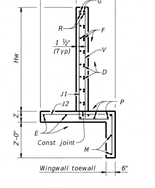


BARS L



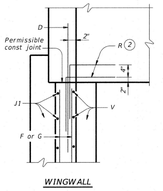
BARS J2

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

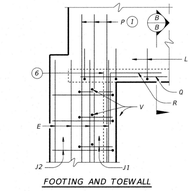


Wingwall toewall

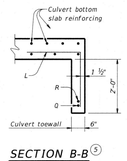
SECTION A-A



WINGWALL



FOOTING AND TOEWALL



SECTION B-B (5)

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH STRAIGHT WINGS FOR 0° SKEW BOX CULVERTS

SW-0

File: CD-SW0-20.dgn	DN: GAF	CK: CAT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DISCLAIMER:
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DATE:
FILE:

Date: Aug 13, 2025, 3:17pm User ID: mglenn
File: U:\Projects\800sheets\800sht01\03\UNIT 3A\Design\Civil\Drains\4.6 DRAIN DETAIL SHEET.dwg
Plot: 36x24 | Color Dependent | 4.6 DRAIN DETAIL SHEET | Layout: 4.6 DRAIN DETAIL SHEET By: MGLENN

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN
FOR
MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 4.6 DRAIN DETAIL SHEET

SHEET TITLE: DRAIN DETAIL SHEET

SHEET NUMBER: 4.6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

NOTE:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.

2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SEGUIN WILL ACCEPT.

3. ALL DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.

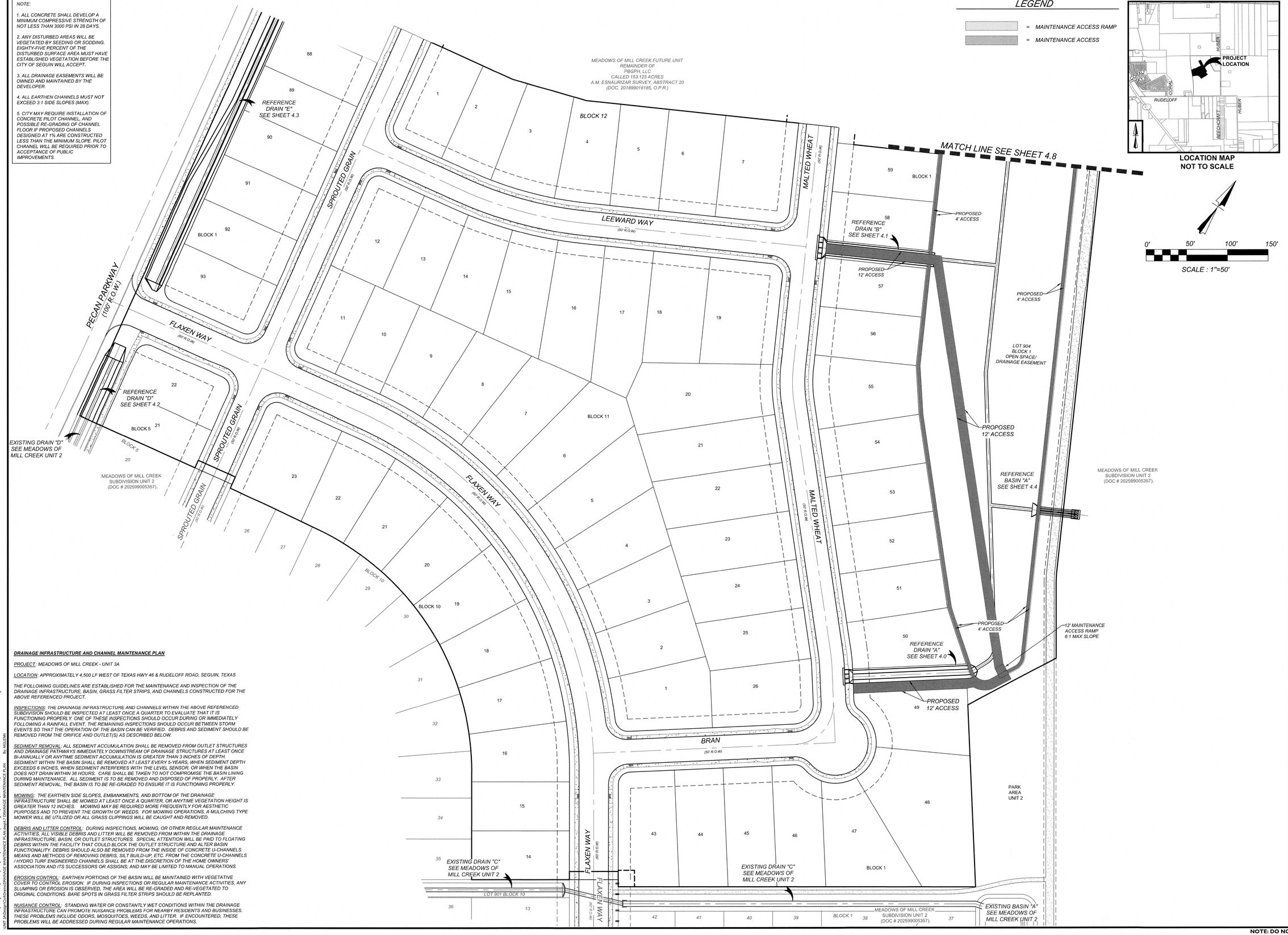
4. ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).

5. CITY MAY REQUIRE INSTALLATION OF CONCRETE PILOT CHANNEL, AND POSSIBLE RE-GRADING OF CHANNEL FLOOR IF PROPOSED CHANNELS DESIGNED AT 1% ARE CONSTRUCTED LESS THAN THE MINIMUM SLOPE. PILOT CHANNEL WILL BE REQUIRED PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS.

LEGEND

= MAINTENANCE ACCESS RAMP

= MAINTENANCE ACCESS



LOCATION MAP
NOT TO SCALE

DRAINAGE INFRASTRUCTURE AND CHANNEL MAINTENANCE PLAN

PROJECT: MEADOWS OF MILL CREEK - UNIT 3A

LOCATION: APPROXIMATELY 4,500 LF WEST OF TEXAS HWY 46 & RUDELOFF ROAD, SEGUIN, TEXAS

THE FOLLOWING GUIDELINES ARE ESTABLISHED FOR THE MAINTENANCE AND INSPECTION OF THE DRAINAGE INFRASTRUCTURE, BASIN, GRASS FILTER STRIPS, AND CHANNELS CONSTRUCTED FOR THE ABOVE REFERENCED PROJECT.

INSPECTIONS: THE DRAINAGE INFRASTRUCTURE AND CHANNELS WITHIN THE ABOVE REFERENCED SUBDIVISION SHOULD BE INSPECTED AT LEAST ONCE A QUARTER TO EVALUATE THAT IT IS FUNCTIONING PROPERLY. ONE OF THESE INSPECTIONS SHOULD OCCUR DURING OR IMMEDIATELY FOLLOWING A RAINFALL EVENT. THE REMAINING INSPECTIONS SHOULD OCCUR BETWEEN STORM EVENTS SO THAT THE OPERATION OF THE BASIN CAN BE VERIFIED. DEBRIS AND SEDIMENT SHOULD BE REMOVED FROM THE ORIFICE AND OUTLET(S) AS DESCRIBED BELOW.

SEDIMENT REMOVAL: ALL SEDIMENT ACCUMULATION SHALL BE REMOVED FROM OUTLET STRUCTURES AND DRAINAGE PATHWAYS IMMEDIATELY DOWNSTREAM OF DRAINAGE STRUCTURES AT LEAST ONCE BI-ANNUALLY OR ANYTIME SEDIMENT ACCUMULATION IS GREATER THAN 3 INCHES OF DEPTH. SEDIMENT WITHIN THE BASIN SHALL BE REMOVED AT LEAST EVERY 5-YEARS, WHEN SEDIMENT DEPTH EXCEEDS 6 INCHES, WHEN SEDIMENT INTERFERES WITH THE LEVEL SENSOR, OR WHEN THE BASIN DOES NOT DRAIN WITHIN 36 HOURS. CARE SHALL BE TAKEN TO NOT COMPROMISE THE BASIN LINING DURING MAINTENANCE. ALL SEDIMENT IS TO BE REMOVED AND DISPOSED OF PROPERLY. AFTER SEDIMENT REMOVAL, THE BASIN IS TO BE RE-GRADED TO ENSURE IT IS FUNCTIONING PROPERLY.

MOWING: THE EARTHEN SIDE SLOPES, EMBANKMENTS, AND BOTTOM OF THE DRAINAGE INFRASTRUCTURE SHALL BE MOWED AT LEAST ONCE A QUARTER, OR ANYTIME VEGETATION HEIGHT IS GREATER THAN 12 INCHES. MOWING MAY BE REQUIRED MORE FREQUENTLY FOR AESTHETIC PURPOSES AND TO PREVENT THE GROWTH OF WEEDS. FOR MOWING OPERATIONS, A MULCHING TYPE MOWER WILL BE UTILIZED OR ALL GRASS CLIPPINGS WILL BE CAUGHT AND REMOVED.

DEBRIS AND LITTER CONTROL: DURING INSPECTIONS, MOWING, OR OTHER REGULAR MAINTENANCE ACTIVITIES, ALL VISIBLE DEBRIS AND LITTER WILL BE REMOVED FROM WITHIN THE DRAINAGE INFRASTRUCTURE, BASIN, OR OUTLET STRUCTURES. SPECIAL ATTENTION WILL BE PAID TO FLOATING DEBRIS WITHIN THE FACILITY THAT COULD BLOCK THE OUTLET STRUCTURE AND ALTER BASIN FUNCTIONALITY. DEBRIS SHOULD ALSO BE REMOVED FROM THE INSIDE OF CONCRETE U-CHANNELS. MEANS AND METHODS OF REMOVING DEBRIS, SILT BUILD-UP, ETC. FROM THE CONCRETE U-CHANNELS / HYDRO TURF ENGINEERED CHANNELS SHALL BE AT THE DISCRETION OF THE HOME OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS; AND MAY BE LIMITED TO MANUAL OPERATIONS.

EROSION CONTROL: EARTHEN PORTIONS OF THE BASIN WILL BE MAINTAINED WITH VEGETATIVE COVER TO CONTROL EROSION. IF DURING INSPECTIONS OR REGULAR MAINTENANCE ACTIVITIES, ANY SLUMPING OR EROSION IS OBSERVED, THE AREA WILL BE RE-GRADED AND RE-VEGETATED TO ORIGINAL CONDITIONS. BARE SPOTS IN GRASS FILTER STRIPS SHOULD BE REPLANTED.

NUISANCE CONTROL: STANDING WATER OR CONSTANTLY WET CONDITIONS WITHIN THE DRAINAGE INFRASTRUCTURE CAN PROMOTE NUISANCE PROBLEMS FOR NEARBY RESIDENTS AND BUSINESSES. THESE PROBLEMS INCLUDE ODORS, MOSQUITOES, WEEDS, AND LITTER. IF ENCOUNTERED, THESE PROBLEMS WILL BE ADDRESSED DURING REGULAR MAINTENANCE OPERATIONS.

Date: Aug 13, 2025, 3:27pm User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\Drains\DRAINAGE MAINTENANCE PLAN.dwg
Last Modified By: mglenn DRAINAGE MAINTENANCE PLAN.dwg Drainage Maintenance Plan 8½" x 11" ANSI A

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	DRAINAGE MAINTENANCE PLAN

SHEET TITLE:
DRAINAGE MAINTENANCE PLAN

SHEET NUMBER:
4.7

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

NOTE:

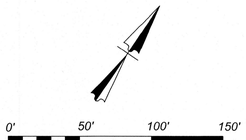
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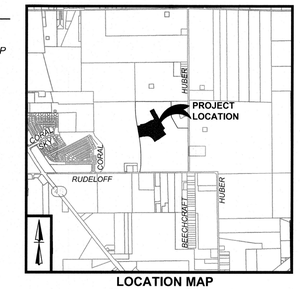


SCALE : 1"=50'

LEGEND

= MAINTENANCE ACCESS RAMP

= MAINTENANCE ACCESS



LOCATION MAP
NOT TO SCALE

DRAINAGE INFRASTRUCTURE AND CHANNEL MAINTENANCE PLAN

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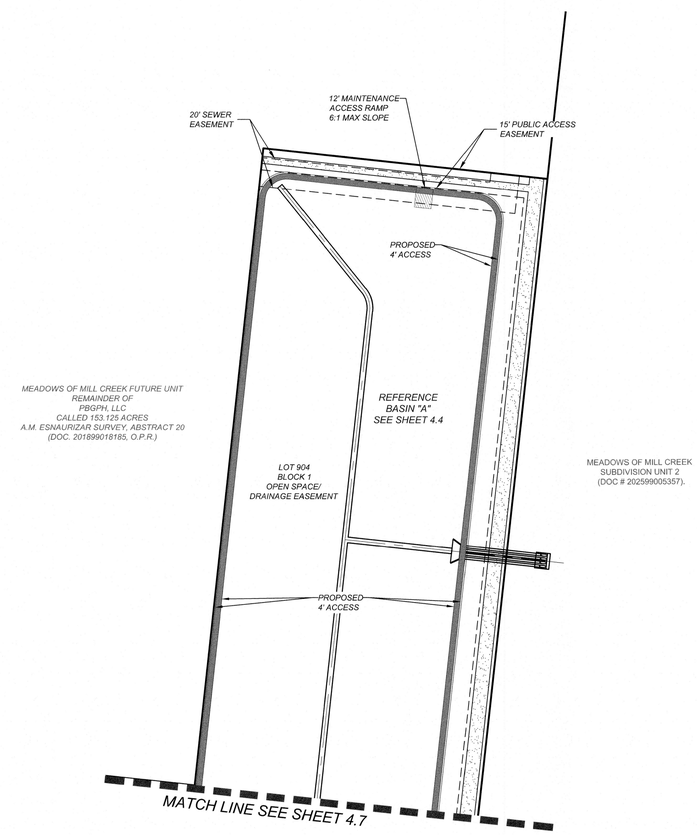
SEDIMENT REMOVAL: ALL SEDIMENT ACCUMULATION SHALL BE REMOVED FROM OUTLET STRUCTURES AND DRAINAGE PATHWAYS IMMEDIATELY DOWNSTREAM OF DRAINAGE STRUCTURES AT LEAST ONCE BI-ANNUALLY OR ANYTIME SEDIMENT ACCUMULATION IS GREATER THAN 3 INCHES OF DEPTH. SEDIMENT WITHIN THE BASIN SHALL BE REMOVED AT LEAST EVERY 5-YEARS, WHEN SEDIMENT DEPTH EXCEEDS 6 INCHES, WHEN SEDIMENT INTERFERES WITH THE LEVEL SENSOR, OR WHEN THE BASIN DOES NOT DRAIN WITHIN 36 HOURS. CARE SHALL BE TAKEN TO NOT COMPROMISE THE BASIN LINING DURING MAINTENANCE. ALL SEDIMENT IS TO BE REMOVED AND DISPOSED OF PROPERLY. AFTER SEDIMENT REMOVAL, THE BASIN IS TO BE RE-GRADED TO ENSURE IT IS FUNCTIONING PROPERLY.

MOWING: THE EARTHEN SIDE SLOPES, EMBANKMENTS, AND BOTTOM OF THE DRAINAGE INFRASTRUCTURE SHALL BE MOWED AT LEAST ONCE A QUARTER, OR ANYTIME VEGETATION HEIGHT IS GREATER THAN 12 INCHES. MOWING MAY BE REQUIRED MORE FREQUENTLY FOR AESTHETIC PURPOSES AND TO PREVENT THE GROWTH OF WEEDS. FOR MOWING OPERATIONS, A MULCHING TYPE MOWER WILL BE UTILIZED OR ALL GRASS CLIPPINGS WILL BE CAUGHT AND REMOVED.

DEBRIS AND LITTER CONTROL: DURING INSPECTIONS, MOWING, OR OTHER REGULAR MAINTENANCE ACTIVITIES, ALL VISIBLE DEBRIS AND LITTER WILL BE REMOVED FROM WITHIN THE DRAINAGE INFRASTRUCTURE, BASIN, OR OUTLET STRUCTURES. SPECIAL ATTENTION WILL BE PAID TO FLOATING DEBRIS WITHIN THE FACILITY THAT COULD BLOCK THE OUTLET STRUCTURE AND ALTER BASIN FUNCTIONALITY. DEBRIS SHOULD ALSO BE REMOVED FROM THE INSIDE OF CONCRETE U-CHANNELS. MEANS AND METHODS OF REMOVING DEBRIS, SILT BUILD-UP, ETC. FROM THE CONCRETE U-CHANNELS / HYDRO TURF ENGINEERED CHANNELS SHALL BE AT THE DISCRETION OF THE HOME OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS; AND MAY BE LIMITED TO MANUAL OPERATIONS.

EROSION CONTROL: EARTHEN PORTIONS OF THE BASIN WILL BE MAINTAINED WITH VEGETATIVE COVER TO CONTROL EROSION. IF DURING INSPECTIONS OR REGULAR MAINTENANCE ACTIVITIES, ANY SLUMPING OR EROSION IS OBSERVED, THE AREA WILL BE RE-GRADED AND RE-VEGETATED TO ORIGINAL CONDITIONS. BARE SPOTS IN GRASS FILTER STRIPS SHOULD BE REPLANTED.

NUISANCE CONTROL: STANDING WATER OR CONSTANTLY WET CONDITIONS WITHIN THE DRAINAGE INFRASTRUCTURE CAN PROMOTE NUISANCE PROBLEMS FOR NEARBY RESIDENTS AND BUSINESSES. THESE PROBLEMS INCLUDE ODORS, MOSQUITOES, WEEDS, AND LITTER. IF ENCOUNTERED, THESE PROBLEMS WILL BE ADDRESSED DURING REGULAR MAINTENANCE OPERATIONS.



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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
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640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14050
TBPLS Firm# 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	DRAINAGE MAINTENANCE PLAN

SHEET TITLE:
DRAINAGE MAINTENANCE PLAN

SHEET NUMBER:
4.8

Date: Aug 13, 2025, 3:28pm User ID: mglenn
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Last Saved By: mglenn Plotted: Aug 13, 2025 3:28pm By: AIA Style: ENGINEERING DRAINAGE MAINTENANCE PLAN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

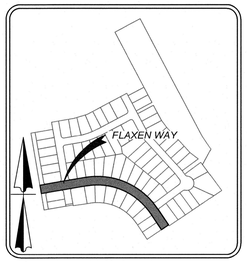
TRENCH EXCAVATION SAFETY PROTECTION

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KEY MAP
NOT TO SCALE



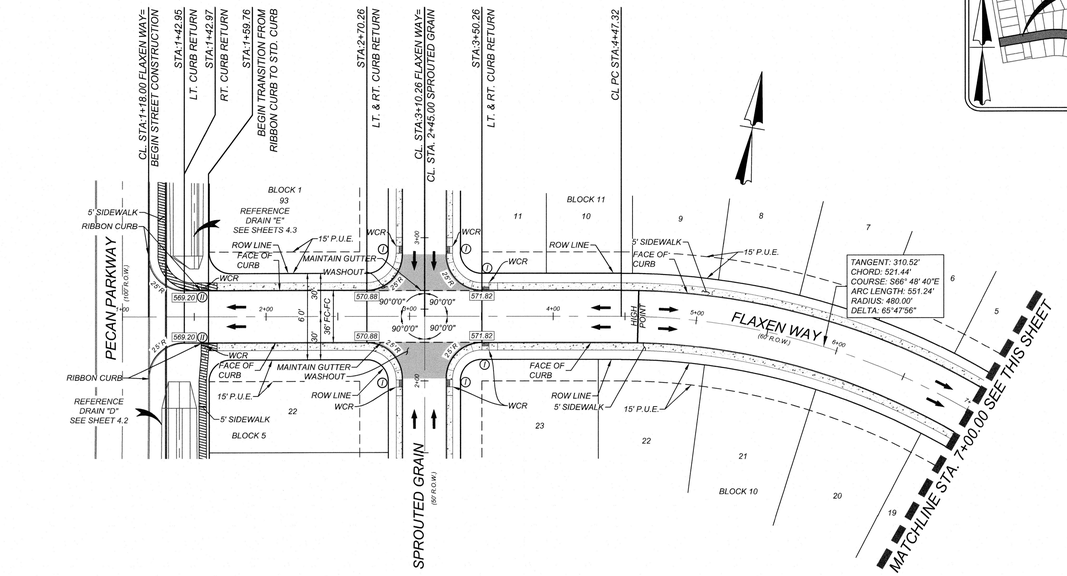
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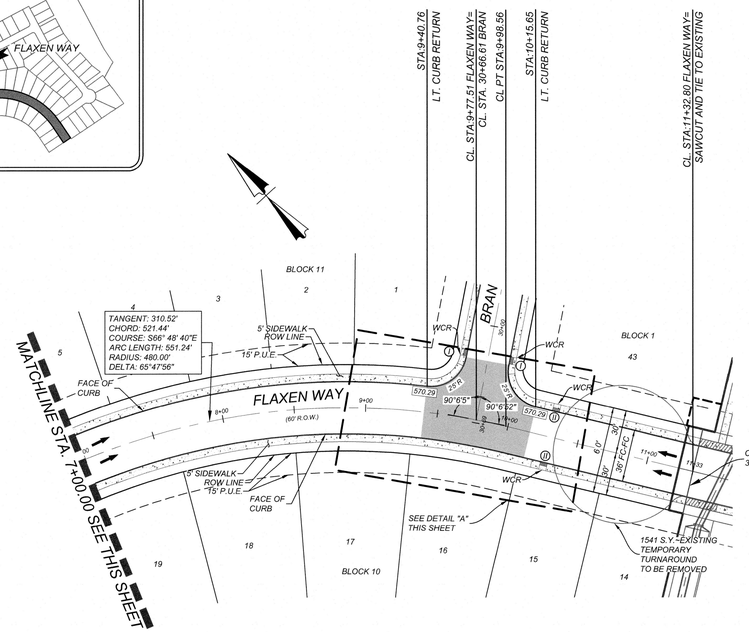
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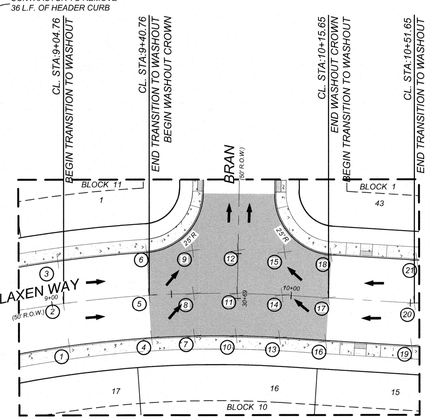
100'

LEGEND

- FLOW ARROW
- W.C.R. = WHEELCHAIR RAMPS, SEE SHEET 5.6
- (I) = WHEELCHAIR RAMP TYPE I SEE SHEET 5.6
- (II) = WHEELCHAIR RAMP TYPE II SEE SHEET 5.6
- (V) = WHEELCHAIR RAMP TYPE V SEE SHEET 5.6
- SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
- 732.87 = TOP OF CURB ELEVATIONS
- WASHOUT CROWN
- 688.24 = PROPOSED CONCRETE GUTTER & PAVEMENT ELEVATION WITHIN WASHOUT AREA
- DEVELOPER INSTALLED SIDEWALK (SEE SHEETS 5.7)



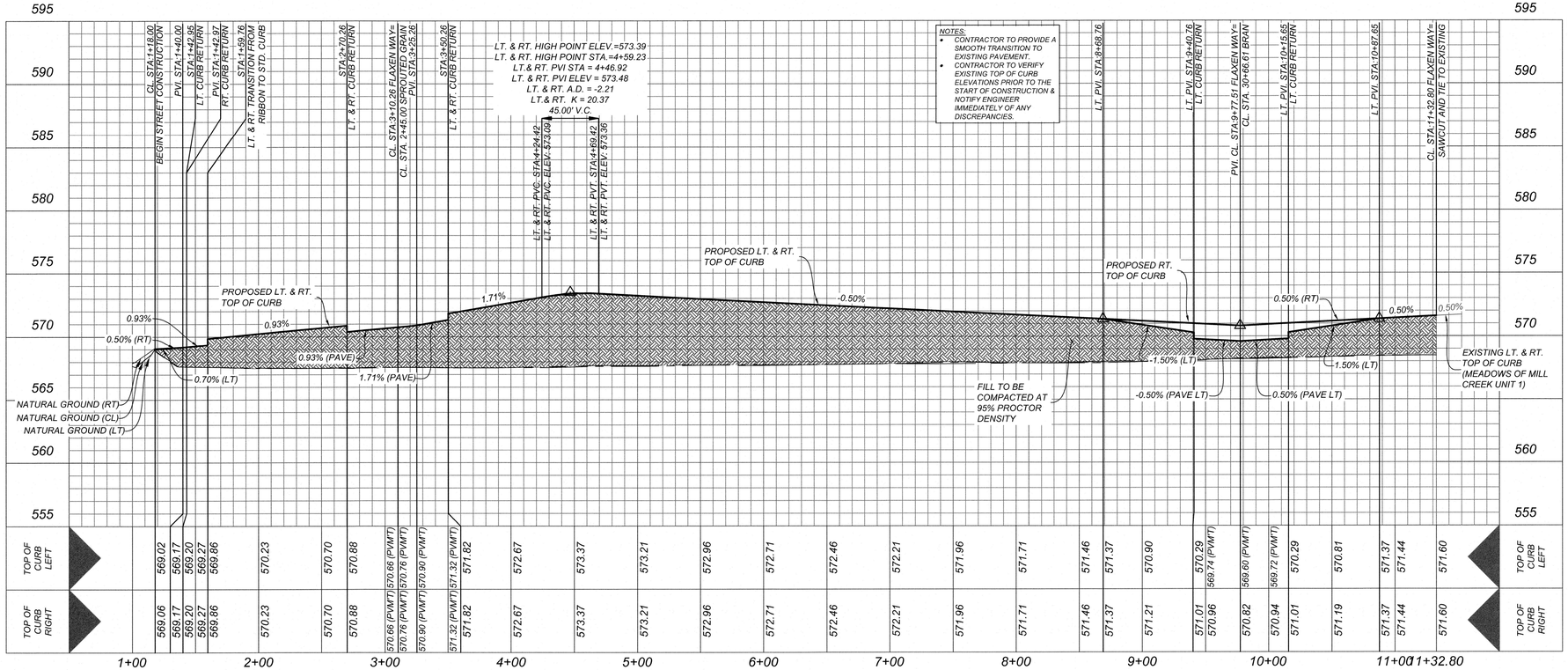




DETAIL 'A'
SCALE: 1" = 30'

FLAXEN WAY
STA. 1+00.00 TO END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



POINT #	NORTHING	EASTING	GUT/PAVEMENT ELEV.
1	13773468.64	2287744.22	570.69
2	13773481.39	2287756.92	571.05
3	13773494.14	2287769.63	570.33
4	13773443.29	2287767.83	570.51
5	13773455.05	2287781.45	570.15
6	13773466.81	2287795.07	569.79
7	13773429.69	2287779.14	570.41
8	13773440.92	2287793.19	570.05
9	13773452.15	2287807.25	569.69
10	13773415.72	2287789.85	570.32
11	13773426.34	2287804.38	569.96
12	13773437.03	2287818.86	569.60
13	13773400.89	2287800.28	570.42
14	13773411.03	2287815.22	570.06
15	13773421.15	2287830.11	569.70
16	13773384.64	2287810.68	570.51
17	13773394.96	2287826.04	570.15
18	13773405.00	2287840.97	569.79
19	13773355.03	2287831.19	570.69
20	13773365.08	2287846.12	571.05
21	13773375.12	2287861.06	570.33

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8-25-25

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TBPE Firm#: F-14600
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 5.0 FLAXEN WAY STA. 1+00.00 - END

SHEET TITLE: FLAXEN WAY STA. 1+00.00 - END

SHEET NUMBER: 5.0

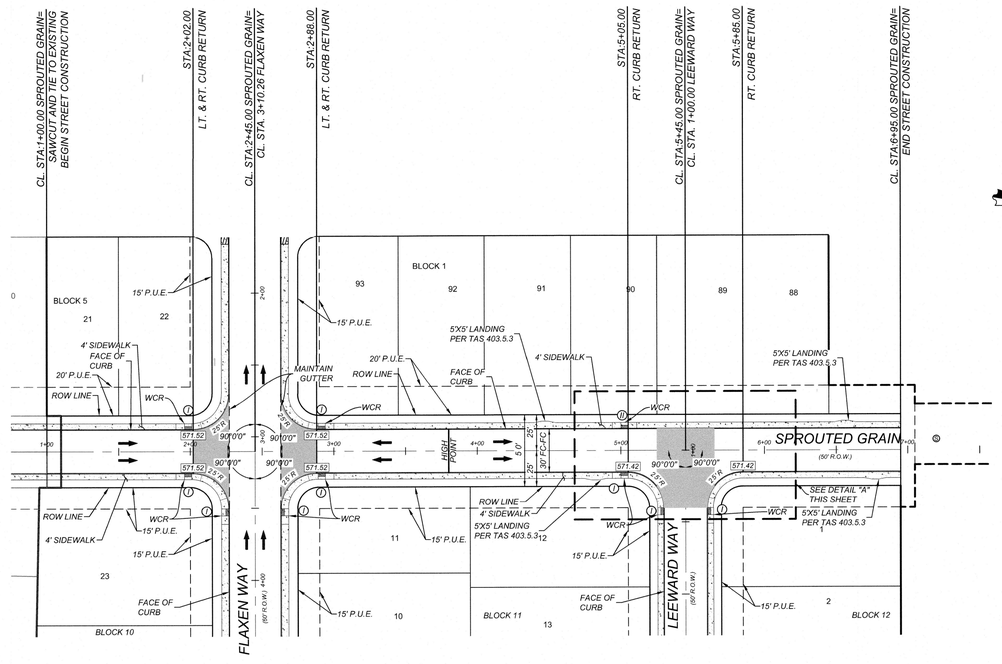
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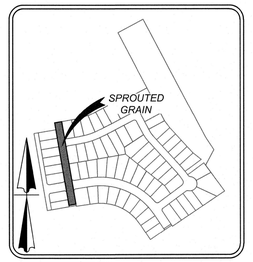
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KEY MAP
NOT TO SCALE



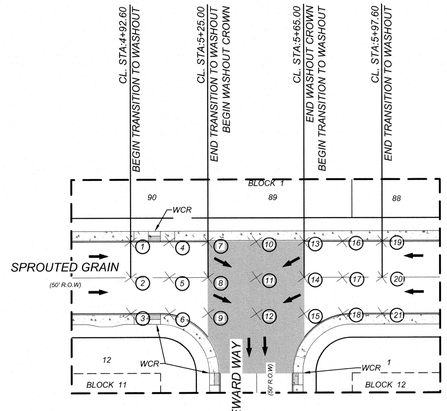
LEGEND

- = *FLOW ARROW*
- W.C.R. = *WHEELCHAIR RAMPS, SEE SHEET 5.6*
- (I) = *WHEELCHAIR RAMP TYPE I SEE SHEET 5.6*
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- (V) = *WHEELCHAIR RAMP TYPE V SEE SHEET 5.6*
- = *SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION*
- 732.87 = *TOP OF CURB ELEVATIONS*
- = *WASHOUT CROWN*
- 688.24 = *PROPOSED CONCRETE GUTTER & PAVEMENT ELEVATION WITHIN WASHOUT AREA*
- = *DEVELOPER INSTALLED SIDEWALK (SEE SHEETS 5.7)*

SCALE : 1"=50'

0' 50' 150'

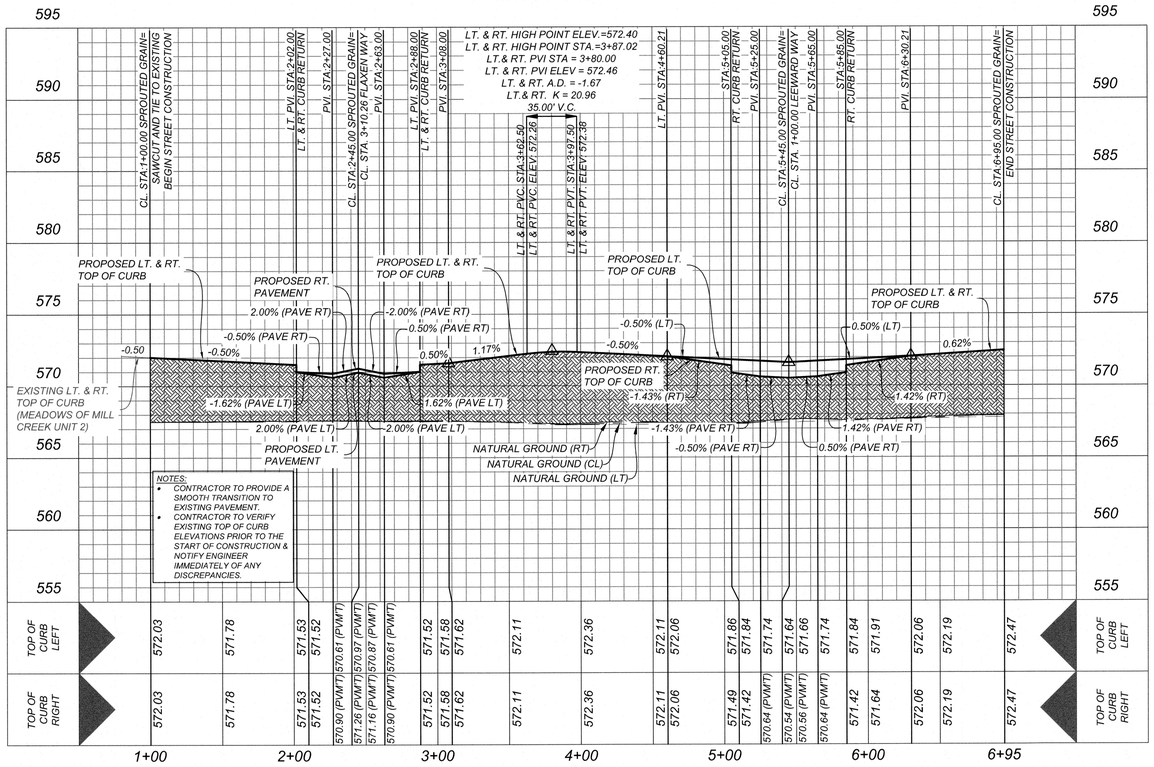
100'



DETAIL 'A'
SCALE: 1" = 30'

SPROUTED GRAIN
STA. 1+00.00 TO STA. 6+95.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



POINT #	NORTHING	EASTING	GUT/PAVEMENT ELEV.
1	13773832.87	2287145.55	571.40
2	13773835.40	2287160.33	571.70
3	13773837.93	2287175.12	571.10
4	13773848.83	2287142.81	571.32
5	13773851.36	2287157.60	571.32
6	13773853.89	2287172.38	570.87
7	13773864.80	2287140.08	571.24
8	13773867.33	2287154.87	570.94
9	13773869.87	2287169.67	570.64
10	13773884.52	2287136.71	571.14
11	13773887.05	2287151.49	570.84
12	13773889.58	2287166.28	570.54
13	13773904.25	2287133.33	571.24
14	13773906.78	2287148.11	570.94
15	13773909.31	2287162.90	570.64
16	13773920.20	2287130.60	571.32
17	13773922.73	2287145.39	571.32
18	13773925.26	2287160.17	570.87
19	13773936.36	2287127.84	571.40
20	13773938.89	2287142.62	571.70
21	13773941.42	2287157.41	571.10

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TBPLS Firm#: 10194050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

DRAWING NAME: 5.1 SPROUTED GRAIN STA. 1+00.00 - STA. 6+95.00

SHEET TITLE: *SPROUTED GRAIN STA. 1+00.00 - STA. 6+95.00*

SHEET NUMBER: 5.1

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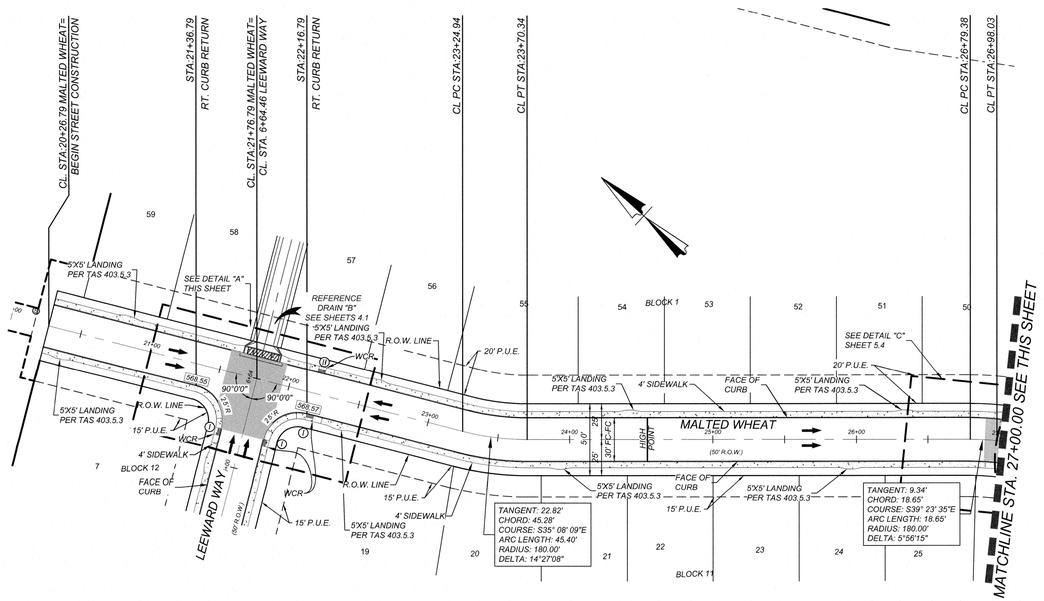
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TRENCH EXCAVATION SAFETY PROTECTION

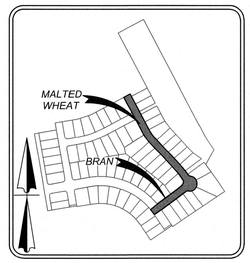
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KEY MAP
NOT TO SCALE



LEGEND

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- W.C.R. = WHEELCHAIR RAMPS, SEE SHEET 5.6
- (I) = WHEELCHAIR RAMP TYPE I SEE SHEET 5.6
- (II) = WHEELCHAIR RAMP TYPE II SEE SHEET 5.6
- (V) = WHEELCHAIR RAMP TYPE V SEE SHEET 5.6
- = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
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- = WASHOUT CROWN
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- = DEVELOPER INSTALLED SIDEWALK (SEE SHEETS 5.7)

SCALE : 1"=50'

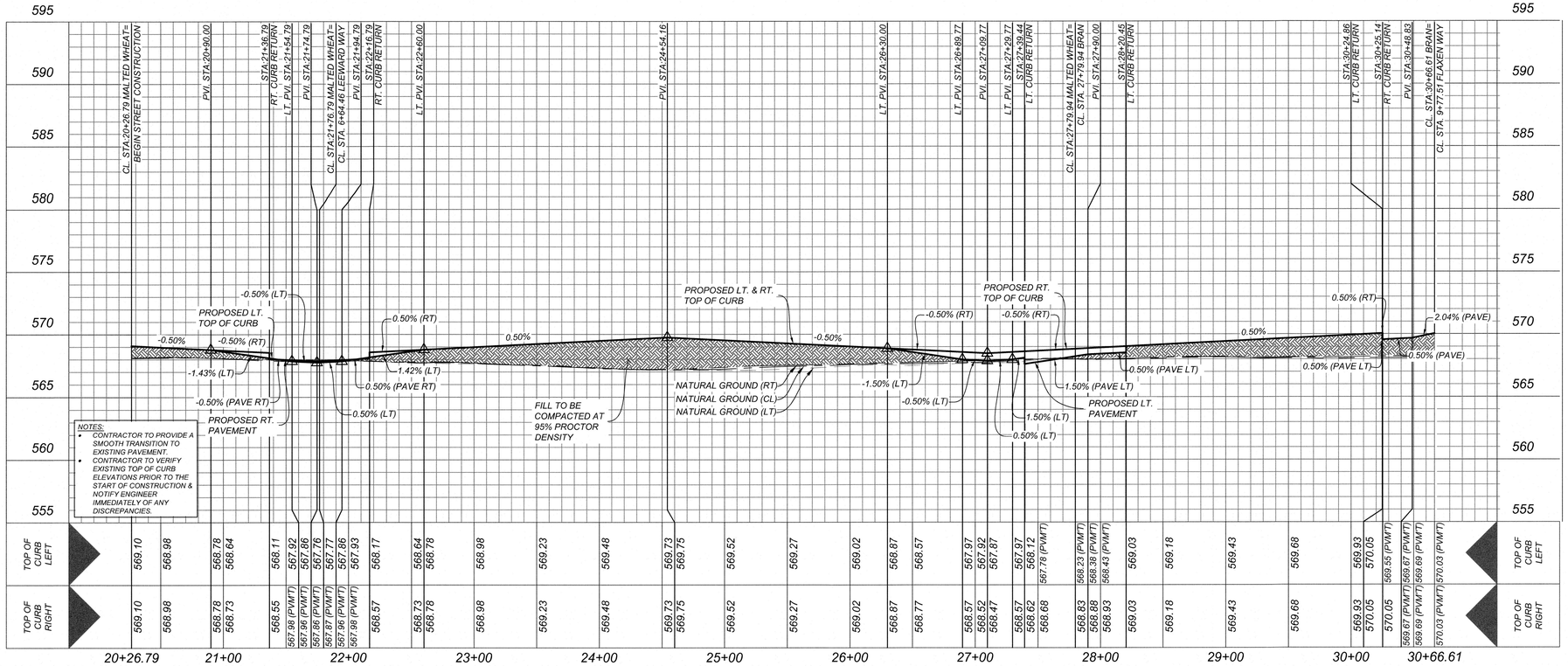
0' 50' 150'

100'

DETAIL 'A'
SCALE: 1" = 30'

MALTED WHEAT - BRAN
STA. 20+26.79 TO END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



NOTES:
- CONTRACTOR TO PROVIDE A SMOOTH TRANSITION TO EXISTING PAVEMENT.
- CONTRACTOR TO VERIFY EXISTING TOP OF CURB ELEVATIONS PRIOR TO THE START OF CONSTRUCTION & NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

POINT #	NORTHING	EASTING	GUT/PAVEMENT ELEV.
1	13774143.26	2287660.99	567.82
2	13774136.24	2287647.74	568.42
3	13774129.22	2287634.48	568.12
4	13774114.64	2287676.15	567.36
5	13774107.62	2287662.90	567.66
6	13774100.59	2287649.64	567.96
7	13774096.96	2287685.52	567.26
8	13774089.94	2287672.26	567.56
9	13774082.92	2287659.00	567.86
10	13774079.29	2287694.88	567.36
11	13774072.27	2287681.62	567.66
12	13774065.25	2287668.37	567.96
13	13774050.47	2287710.14	567.82
14	13774043.45	2287696.89	568.42
15	13774036.43	2287683.63	568.12

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STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194350

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 5.2 MALTED WHEAT - BRAN STA. 20+26.79 - END

SHEET TITLE: MALTED WHEAT - BRAN STA. 20+26.79 - END

SHEET NUMBER: 5.2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

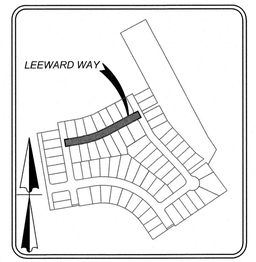
Date: Aug 13, 2025, 3:37pm User ID: mglenn
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XR# (Projects\805\01\03\UNIT 3A\Design\Civil\STREETS\5.2 MALTED WHEAT - BRAN STA. 20+26.79 - END) By: MGLENN

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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

KEY MAP
NOT TO SCALE



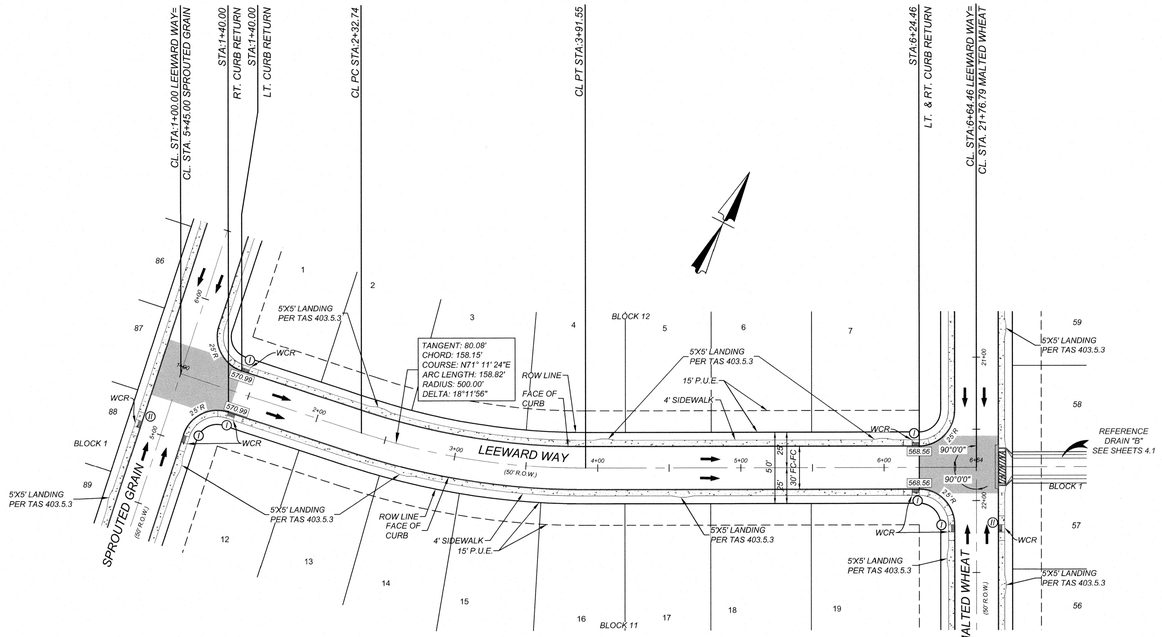
LEGEND

- → = *FLOW ARROW*
- W.C.R. = *WHEELCHAIR RAMPS, SEE SHEET 5.6*
- (I) = *WHEELCHAIR RAMP TYPE I SEE SHEET 5.6*
- (II) = *WHEELCHAIR RAMP TYPE II SEE SHEET 5.6*
- (V) = *WHEELCHAIR RAMP TYPE V SEE SHEET 5.6*
- = *SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION*
- 732.87 = *TOP OF CURB ELEVATIONS*
- = *WASHOUT CROWN*
- 688.24 = *PROPOSED CONCRETE GUTTER & PAVEMENT ELEVATION WITHIN WASHOUT AREA*
- = *DEVELOPER INSTALLED SIDEWALK (SEE SHEETS 5.7)*

SCALE : 1"=50'

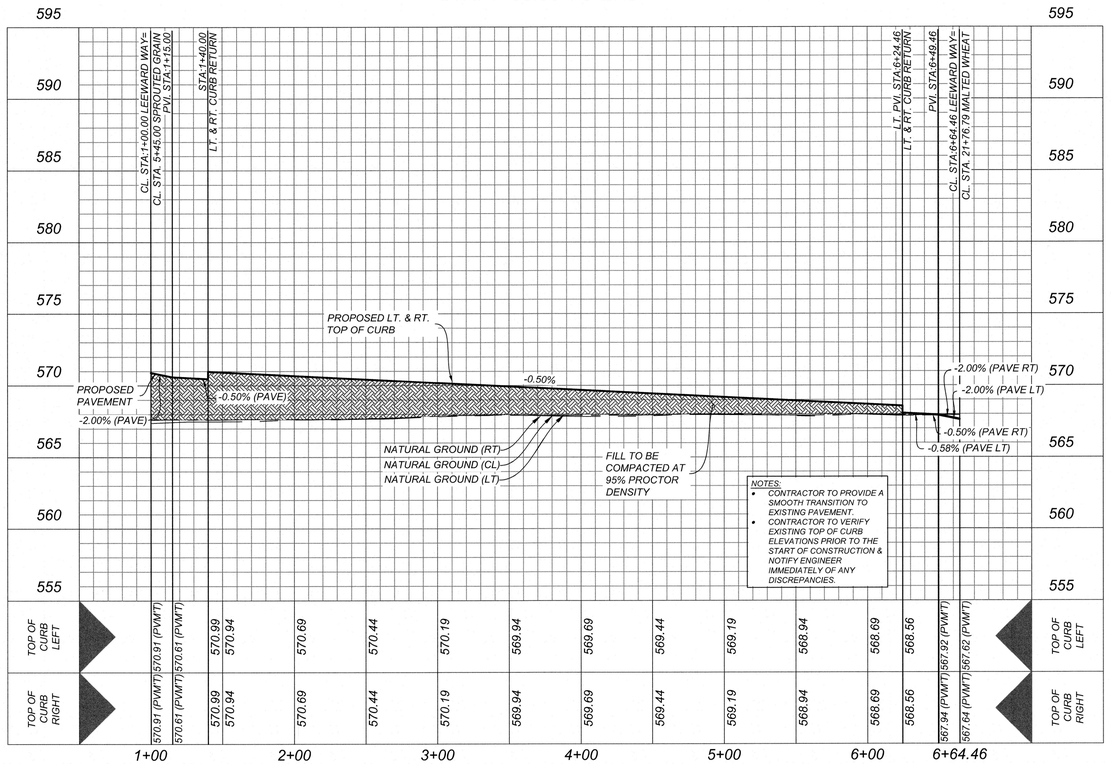
0' 50' 150'

100'



LEEWARD WAY
STA. 1+00.00 TO END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



NOTES:
- *CONTRACTOR TO PROVIDE A SMOOTH TRANSITION TO EXISTING PAVEMENT.*
- *CONTRACTOR TO VERIFY EXISTING TOP OF CURB ELEVATIONS PRIOR TO THE START OF CONSTRUCTION & NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.*

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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14609
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

DRAWING NAME: 5.3 LEEWARD WAY STA. 1+00.00 - END

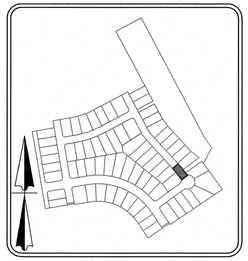
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SHEET NUMBER: **5.3**

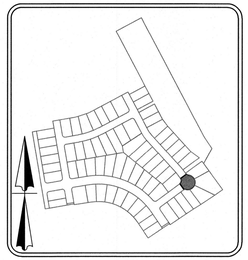
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

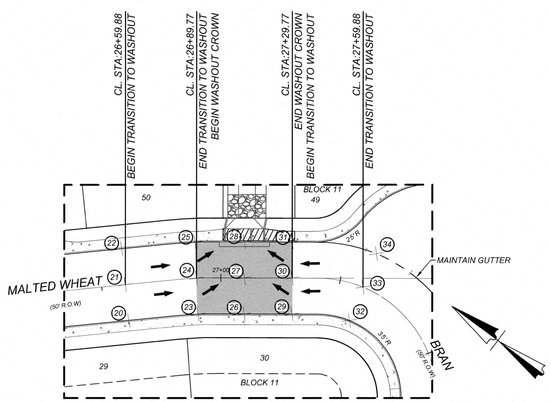
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By: MGLENN

KEY MAP
NOT TO SCALE

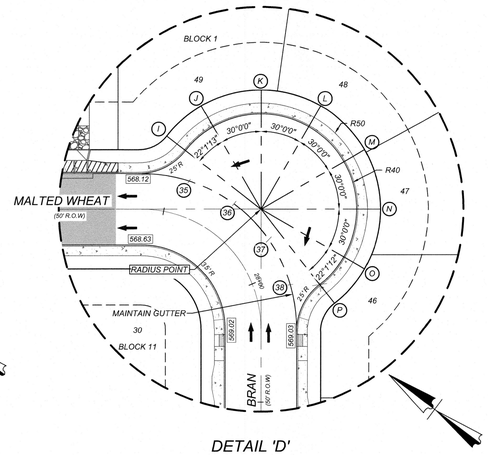


KEY MAP
NOT TO SCALE





DETAIL 'C'
SCALE: 1" = 30'



DETAIL 'D'
SCALE: 1" = 30'

POINT #	NORTHING	EASTING	GUT/PAVEMENT ELEV.
20	13773696.18	2287952.61	568.22
21	13773706.29	2287963.70	568.52
22	13773716.39	2287974.78	567.92
23	13773674.55	2287971.96	568.08
24	13773684.00	2287983.61	567.78
25	13773693.45	2287995.26	567.48
26	13773659.12	2287983.57	567.98
27	13773668.02	2287995.64	567.68
28	13773676.93	2288007.71	567.38
29	13773643.02	2287995.44	568.08
30	13773651.93	2288007.51	567.78
31	13773660.84	2288019.58	567.48
32	13773622.18	2288007.65	568.22
33	13773625.92	2288022.18	568.52
34	13773629.65	2288036.71	567.92

CUL-DE-SAC STATION	TOP OF CURB ELEVATION
I	568.52
J	568.78
K	569.14
L	569.50
M	569.83
N	569.62
O	569.41
P	569.26

POINT #	NORTHING	EASTING	GUT/PAVEMENT ELEV.
35	13773634.09	2288035.40	567.87
36	13773613.41	2288038.75	568.11
37	13773592.74	2288035.36	568.36
38	13773574.22	2288025.57	568.45

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LEGEND

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- = DEVELOPER INSTALLED SIDEWALK (SEE SHEETS 5.7)

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AS SHOWN	4/8/2024	MSG	WF

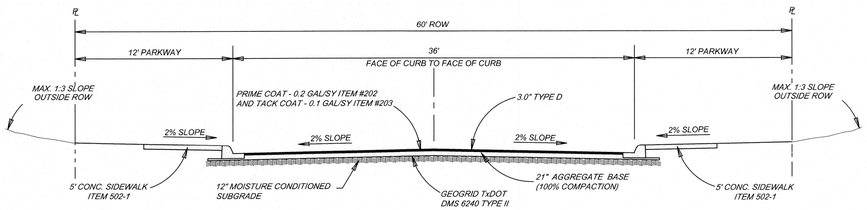
PROJECT NUMBER:	DRAWING NAME:
23016159P	5.4 STREET DETAIL SHEET

SHEET TITLE:
STREET DETAIL SHEET

SHEET NUMBER:
5.4

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 13, 2025, 3:44pm User ID: mglenn
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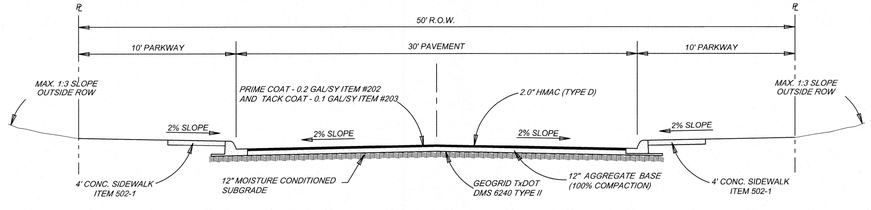


TYPICAL COLLECTOR 60' ROW STREET SECTION

N.T.S.

(FLAXEN WAY)

STA. 1+00.00 TO END

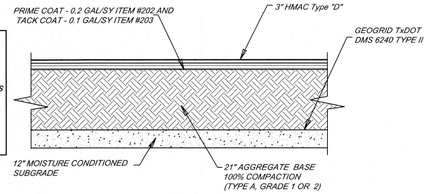


TYPICAL LOCAL 50' ROW STREET SECTION

N.T.S.

(SPROUTED GRAIN)
STA. 1+00.00 TO 6+95.00
(MALTED WHEAT)
STA. 20+26.79 TO END
(BRAN)
STA. 27+79.94 TO END
(LEEWARD WAY)
STA. 1+00.00 TO END

Pavement Section **
3" HMAC Type "D"
21" Aggregate Base (Type A, Grade 1 or 2)
Geogrid Meeting TxDOT DMS 6240 TYPE II Requirements
12" Moisture Conditioned Subgrade
Total: 36"
Structural No: 4.89
C.B.R.: 2.0

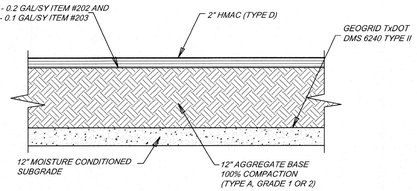


ASPHALT PAVEMENT DETAIL

NOT-TO-SCALE

DETAIL FOR COLLECTOR

Pavement Section **
2" HMAC Type "D"
12" Aggregate Base (Type A, Grade 1 or 2)
Geogrid Meeting TxDOT DMS 6240 TYPE II Requirements
12" Moisture Conditioned Subgrade
Total: 26"
Structural No: 2.92
C.B.R.: 2.0



ASPHALT PAVEMENT DETAIL

NOT-TO-SCALE

DETAIL FOR LOCAL STREET

***NOTE: ASPHALT PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF SEGUIN STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEMS NO. 200, 202, 203, 204, AND 205 (PRIME COAT APPLIED AT A RATE NOT TO EXCEED 0.20 GAL/S.Y. AND TACK COAT APPLIED AT A RATE NOT TO EXCEED 0.10 GAL/S.Y.).*

NOTES:
1. PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT BY INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P. (INTEC) PROJECT NO. S201501-P DATED FEBRUARY 18 , 2021.

2. REFERENCE PROJECT GEOTECHNICAL REPORT AND PROJECT SPECIFICATION FOR ADDTIONAL REQUIREMENTS AND ALTERNATE PAVEMENT SECTIONS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.

4. THERE SHALL BE NO SUBSTITUTION OF LIME.

***NOTE: ASPHALT PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY OF SEGUIN STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEMS NO. 200, 202, 203, 204, AND 205 (PRIME COAT APPLIED AT A RATE NOT TO EXCEED 0.20 GAL/S.Y. AND TACK COAT APPLIED AT A RATE NOT TO EXCEED 0.10 GAL/S.Y.).*

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3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.

4. THERE SHALL BE NO SUBSTITUTION OF LIME.

GENERAL NOTES:

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

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

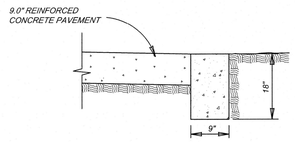
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING;

MINIMUM PASSING 1 ½" SIEVE	100
MINIMUM PASSING ¾" SIEVE	85
MINIMUM PASSING NO. 4 SIEVE	60

- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

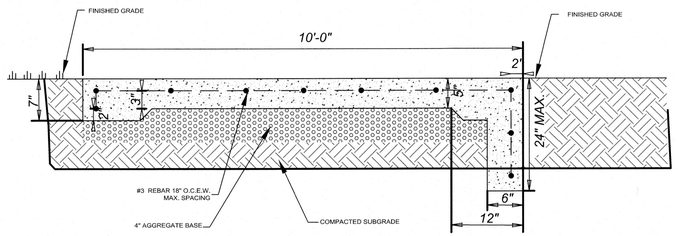
NOTES:

ANY FILL USED TO RAISE THE SUBGRADE:
- SHOULD NOT CONTAIN ANY DELETERIOUS MATERIAL.
- SHOULD HAVE A CBR VALUE OF 2.0 OR GREATER
- SHOULD NOT HAVE GRAVELS LARGER THAN 3 INCH IN SIZE
- SHOULD HAVE THE "LIME PERCENTAGE/APPLICATION RATE" RE-RUN PRIOR TO INSTALLATION
- PI SHOULD BE LESS THAN 20



HEADER CURB

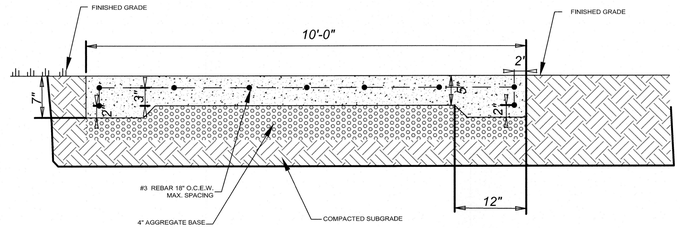
ITEM 500 ON SAND OR GRAVEL
NOT TO SCALE



10' CITY TRAIL DETAIL WITH TOEDOWN

NOT-TO-SCALE

**PER PARK AGREEMENT WITH CITY*



10' CITY TRAIL DETAIL

NOT-TO-SCALE

**PER PARK AGREEMENT WITH CITY*

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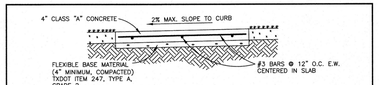
PROJECT NUMBER:	DRAWING NAME:
23016159P	5.5 STREET DETAIL SHEET

SHEET TITLE:
STREET DETAIL SHEET

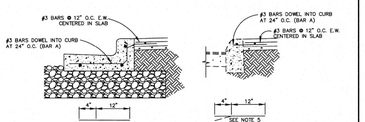
SHEET NUMBER:
5.5

Date: Aug 13, 2025, 3:45pm User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\STREETS\5.5 STREET DETAIL SHEET.dwg
XREF: ..\Design\Civil\STREETS\5.5 STREET DETAIL SHEET pages\5 STREET DETAIL SHEET By: MGLENN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



CONCRETE SIDEWALK SECTION



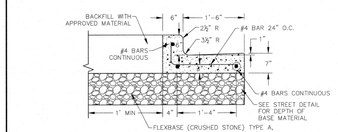
BAR A
CONCRETE SIDEWALK ABUTTING PROPOSED CURB SECTION

BAR A
CONCRETE SIDEWALK ABUTTING EXISTING CURB SECTION

NOTE:

1. SIDEWALK SHALL NOT BE LOWER THAN TOP OF CURB.
2. SIDEWALK WIDTH SHALL CONFORM TO THE ROAD ADEQUACY AND ACCESS TECHNICAL GUIDANCE.
3. CONTROL (SCORED) JOINTS SHALL BE INSTALLED AT A DISTANCE EQUAL TO THE WIDTH OF THE SIDEWALK, A MINIMUM OF 48 INCHES APART.
4. EXPANSION JOINTS ARE REQUIRED EVERY 40 LINEAR FEET OF SIDEWALK AND AT AREAS WHERE STRUCTURES, POSTS, ETC. PENETRATE THE SIDEWALK AND DIFFERENTIAL SETTLEMENT CAN BE ANTICIPATED.
5. BAR A MAY BE BENT TO PROVIDE MORE CONTACT WITH EXISTING CURB AND REDUCE BREAKING OF EXISTING CURB DURING INSTALLATION. MAINTAIN 4 INCH RMSED.

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REVISION	DATE BY	CONCRETE SIDEWALK SECTION
	1ST REVISION	11/7/18 MS	
It's real.	2ND REVISION	3/22/24 JS	
		SCALE: N.T.S.	DRAWING No. SW-1

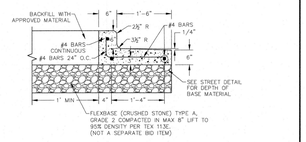


TYPICAL CATCH CURB AND GUTTER

NOTES:

1. FOR CONCRETE CURB AND GUTTER REMOVEL/REPLACEMENT, INSTALLED SECTION SHALL MATCH EXISTING CURB RADII.
2. CURB AND GUTTER SHALL BE 3000 PSI CONCRETE IN ACCORDANCE WITH TxDOT ITEMS 361, 421, & 529 UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
3. CONTRACTOR MAY INSTALL TYPE B HMAC BELOW CURB AND GUTTER IN PLACE OF FLEX BASE; NO ADDITIVE COST.
4. EXPANSION JOINT EVERY 40'. SEE SPECIFICATIONS FOR DETAILS.
5. REFER TO PLANS FOR LOCATION FOR PROPOSED SIDEWALKS; REFER TO SW SERIES DETAILS FOR SIDEWALK CONSTRUCTION DETAILS.

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REVISION	DATE BY	STANDARD CURB AND GUTTER DETAIL CATCH TYPE
	1ST REVISION	11/01/18 MS	
It's real.		SCALE: N.T.S.	DRAWING No. CRB-2

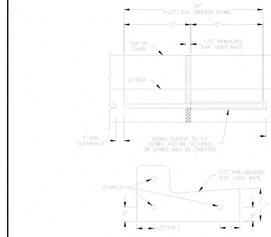


TYPICAL SPILL CURB AND GUTTER

NOTES:

1. SPILL GUTTER TO BE USED ON UPGRADE OF VALLEY GUTTERS.
2. FOR CONCRETE CURB AND GUTTER REMOVEL/REPLACEMENT, INSTALLED SECTION SHALL MATCH EXISTING CURB RADII.
3. CURB AND GUTTER SHALL BE CLASS A, 3000 PSI CONCRETE UNLESS SPECIFIED OTHERWISE IN THE CONSTRUCTION DOCUMENTS.
4. CONTRACTOR MAY INSTALL 4" TYPE B HMAC IN LIEU OF 4" FLEX BASE.
5. EXPANSION JOINT EVERY 40'. SEE SPECIFICATIONS FOR DETAILS.

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REVISION	DATE BY	STANDARD CURB AND GUTTER DETAIL SPILL TYPE
	1ST REVISION	11/01/18 MS	
It's real.		SCALE: N.T.S.	DRAWING No. CRB-3

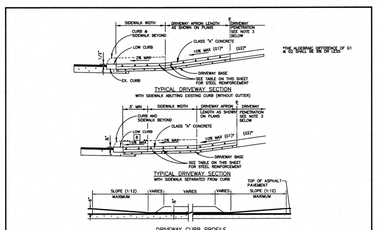


CROSS SECTION

NOTES:

1. CONSTRUCT EXPANSION JOINTS AT A MAXIMUM OF 40'-0" ALONG THE LENGTH OF CURB.
2. PLACEMENT OF DOWEL WILL MATCH REBAR PLACEMENT WITH CITY STAND CURB AND GUTTER DETAILS
3. CONSTRUCTION CONTROL JOINT EVERY 10 FEET.

SEGUIN TEXAS	DATE ISSUED:	MAY 1, 2018	TITLE
	REVISION	DATE BY	CURB EXPANSION JOINT DETAIL
	1ST REVISION	11/01/18 MS	
It's real.		SCALE: N.T.S.	DRAWING No. CRB-7



DRIVEWAY CURB PROFILE

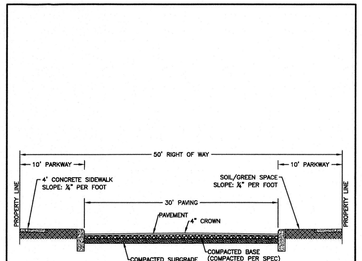
TYPE	WIDTH MIN	WIDTH MAX	CONCRETE THICKNESS	REINFORCEMENT	DRIVEWAY BASE
RESIDENTIAL SINGLE	10'	12'	5" CLASS A 3,000 PSI	#3 BARS 12" O.C. BOTH WAYS	4" GRAVEL, CRUSHED ROCK OR FLEX BASE (COMPACTED)
RESIDENTIAL DOUBLE	10'	24'			
COMMERCIAL	24'	40'	7" CLASS A 3,000 PSI	#4 BARS 12" O.C. BOTH WAYS	4" GRAVEL, CRUSHED ROCK OR FLEX BASE (COMPACTED)

NOTES:

1. THE EXISTING CURB SHALL BE REMOVED FOR THE ENTIRE LIMITS OF THE APRON WHEN A NEW DRIVEWAY IS CONSTRUCTED ON AN EXISTING STREET.
2. 24 INCH LONG CURB TRANSITIONS FOR EACH SIDE OF THE APRON WILL BE PROVIDED TO SLOPE THE STREET CURB FROM EXISTING HEIGHT TO THE 1/2 INCH EXPOSURE AT THE DRIVEWAY FOR SIDEWALK ABUTTING CURBS. NO SEPARATE PAY ITEM.
3. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO CONFORM WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE THAT FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:

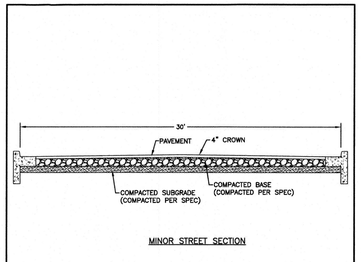
   1" MINIMUM HEIGHT WILL NOT ACCIDENTALLY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
4. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE, UNLESS GRANTED OTHERWISE AS PART OF APPLICATION TO WORK ON CITY STREETS PERMIT.
5. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
6. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN (1:12) S % MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48 (2%).
7. SIDEWALK RAMP SURFACE SHALL BE IN ACCORDANCE TO ADA SURFACE TREATMENTS.
8. 10S MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REVISION	DATE BY	DRIVEWAY DETAILS
	1ST REVISION	11/07/18 MS	
It's real.	2ND REVISION	4/11/24 JS	
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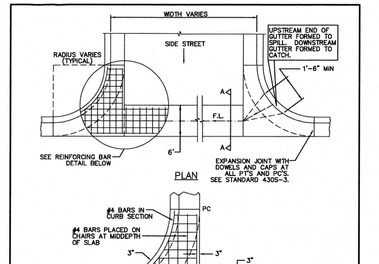
MINOR STREET SECTION

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REV	DATE BY	TYPICAL MINOR STREET SECTION
It's real.		SCALE: N.T.S.	DRAWING No. RDWY-5



MINOR STREET SECTION

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REV	DATE BY	MINOR STREET SECTION WITH CURB AND GUTTER
It's real.		SCALE: N.T.S.	DRAWING No. RDWY-6

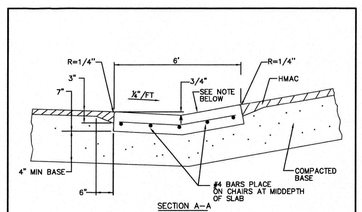


REINFORCING BAR DETAIL

NOTE:
ALTERNATE #4 BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB TO BE CONTINUOUS ACROSS EXPANSION JOINT. BREAK BOND 6" ON EACH SIDE OF EXPANSION JOINT.

CONCRETE VALLEY GUTTER

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REV	DATE BY	CONCRETE VALLEY GUTTER SHEET 1 OF 2
It's real.		SCALE: N.T.S.	DRAWING No. RDWY-7.1



SECTION A--A

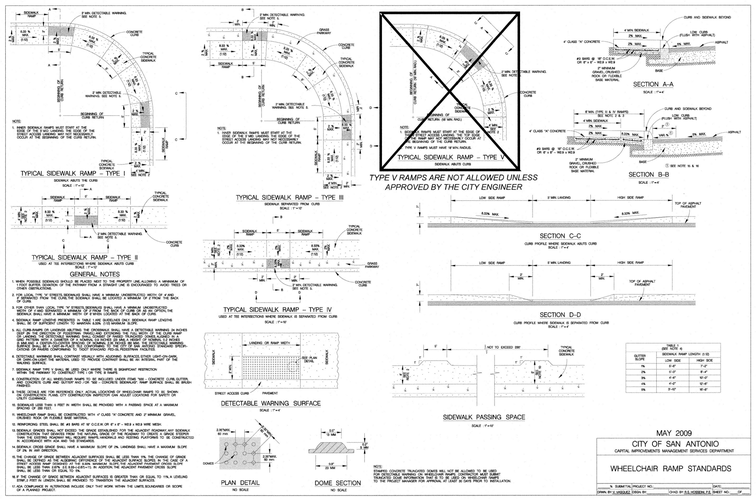
NOTE:
ADJUST SLOPE FROM 1/4"/FT MINIMUM TO THE SLOPE OF THE SIDE STREET.

NOTES:

1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF SEGUIN STANDARD SPECIFICATIONS.
2. CONCRETE FOR THE VALLEY GUTTER SHALL BE CLASS A CONCRETE.
3. MONOLITHIC CURB AND GUTTER SHALL BE MEASURED BY PLAN QUANTITY PER SQUARE FEET AND PAID AS VALLEY GUTTER.
4. THE UPSTREAM CURB MID POINT MUST BE AT OR LOWER THAN THE BEGINNING P.C. AND 0.5% MINIMUM HIGHER THAN THE OPPOSING MID POINT.
5. ALLOWABLE CONSTRUCTION JOINT AT THE CENTER LINE WHEN TRAFFIC FLOW MUST BE MAINTAINED, CONSTRUCTED AS A CONTROL JOINT.

CONCRETE VALLEY GUTTER SECTION

SEGUIN TEXAS	DATE ISSUED:	JUNE 1, 2013	TITLE
	REV	DATE BY	CONCRETE VALLEY GUTTER SECTION SHEET 2 OF 2
It's real.		SCALE: N.T.S.	DRAWING No. RDWY-7.2



GENERAL NOTES

MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
WHEELCHAIR RAMP STANDARDS

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers
Engineering & Design
NEW BRAUNFELS (KFW)
640 N. Walnut Ave.
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

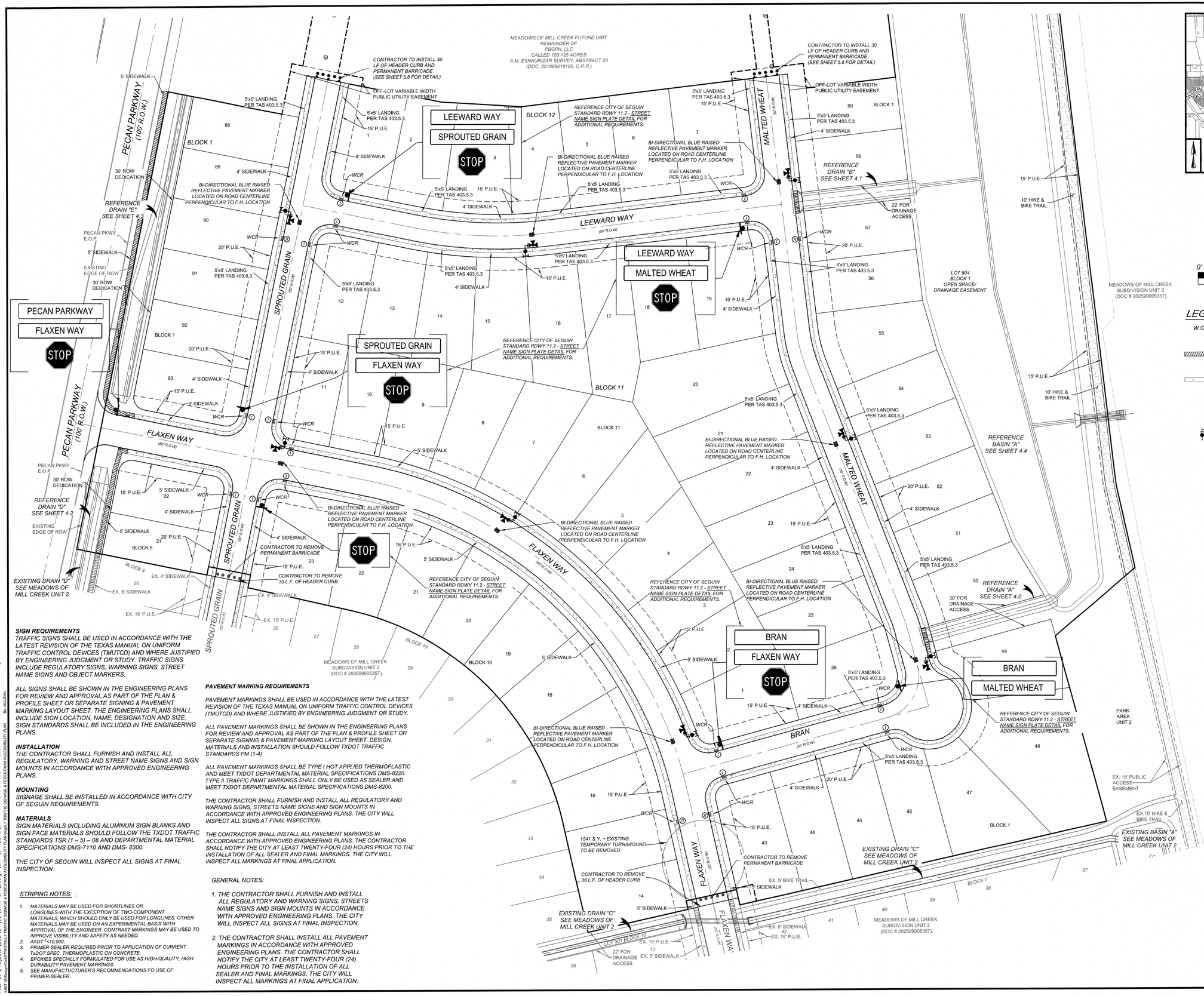
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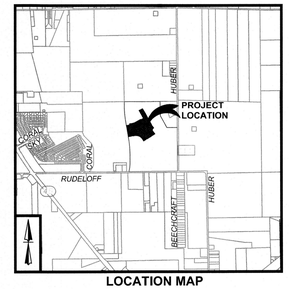
SHEET TITLE:
STREET DETAIL SHEET

SHEET NUMBER:
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NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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LOCATION MAP
NOT TO SCALE

0' 50' 100' 150'

SCALE : 1"=50'

LEGEND

- W.C.R. = WHEELCHAIR RAMPS SEE SHEET 5.6
- = PLAN TO REFLECT DEVELOPER SIDEWALKS
- = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
- = BLUE RAISED REFLECTIVE PAVEMENT MARKER
- = PROPOSED FIRE HYDRANT

SIGN REQUIREMENTS

TRAFFIC SIGNS SHALL BE USED IN ACCORDANCE WITH THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND WHERE JUSTIFIED BY ENGINEERING JUDGMENT OR STUDY. TRAFFIC SIGNS INCLUDE REGULATORY SIGNS, WARNING SIGNS, STREET NAME SIGNS AND OBJECT MARKERS.

ALL SIGNS SHALL BE SHOWN IN THE ENGINEERING PLANS FOR REVIEW AND APPROVAL AS PART OF THE PLAN & PROFILE SHEET OR SEPARATE SIGNING & PAVEMENT MARKING LAYOUT SHEET. THE ENGINEERING PLANS SHALL INCLUDE SIGN LOCATION, NAME, DESIGNATION AND SIZE. SIGN STANDARDS SHALL BE INCLUDED IN THE ENGINEERING PLANS.

INSTALLATION

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

MOUNTING

SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF SEGUIN REQUIREMENTS.

MATERIALS

SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS TSR (1 – 5) – 08 AND DEPARTMENTAL MATERIAL SPECIFICATIONS DMS-7110 AND DMS- 8300.

THE CITY OF SEGUIN WILL INSPECT ALL SIGNS AT FINAL INSPECTION.

STRIPING NOTES:

1. *MATERIALS MAY BE USED FOR SHORTLINES OR LONGLINES-WITH THE EXCEPTION OF TWO-COMPONENT MATERIALS, WHICH SHOULD ONLY BE USED FOR LONGLINES. OTHER MATERIALS MAY BE USED ON AN EXPERIMENTAL BASIS WITH APPROVAL OF THE ENGINEER. CONTRAST MARKINGS MAY BE USED TO IMPROVE VISIBILITY AND SAFETY AS NEEDED.*
2. *AADT <10,000.*
3. *PRIMER-SEALER REQUIRED PRIOR TO APPLICATION OF CURRENT TxDOT SPEC. THERMOPLASTIC ON CONCRETE.*
4. *EPOXIES SPECIALLY FORMULATED FOR USE AS HIGH-QUALITY, HIGH DURABILITY PAVEMENT MARKINGS.*
5. *SEE MANUFACTUCTURER'S RECOMMENDATIONS FO USE OF PRIMER-SEALER.*

PAVEMENT MARKING REQUIREMENTS

PAVEMENT MARKINGS SHALL BE USED IN ACCORDANCE WITH THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND WHERE JUSTIFIED BY ENGINEERING JUDGMENT OR STUDY.

ALL PAVEMENT MARKINGS SHALL BE SHOWN IN THE ENGINEERING PLANS FOR REVIEW AND APPROVAL AS PART OF THE PLAN & PROFILE SHEET OR SEPARATE SIGNING & PAVEMENT MARKING LAYOUT SHEET. DESIGN, MATERIALS AND INSTALLATION SHOULD FOLLOW TXDOT TRAFFIC STANDARDS PM (1-4)

ALL PAVEMENT MARKINGS SHALL BE TYPE I HOT APPLIED THERMOPLASTIC AND MEET TXDOT DEPARTMENTAL MATERIAL SPECIFICATIONS DMS-8220. TYPE II TRAFFIC PAINT MARKINGS SHALL ONLY BE USED AS SEALER AND MEET TXDOT DEPARTMENTAL MATERIAL SPECIFICATIONS DMS-8200.

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREETS NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.

THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

GENERAL NOTES:

1. *THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREETS NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.*
2. *THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.*

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
8-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194560

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

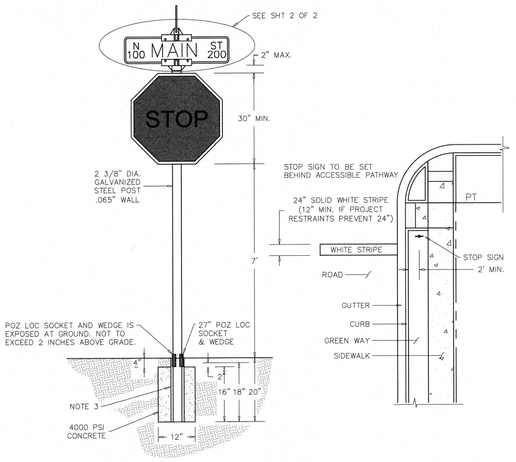
DRAWING NAME: 5.7 TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN

SHEET TITLE: *TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN*

SHEET NUMBER: *5.7*

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 13, 2025, 3:48pm User ID: mglenn
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Unit 3A\Design\CIVIL\STREETS\5.7 TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN.dwg 5.7 TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN By: MGLENN

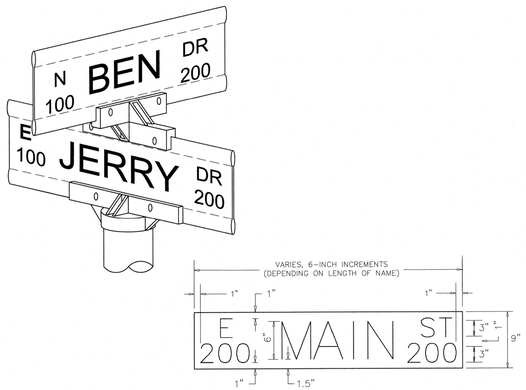


NOTES:

1. SIGNS ON STATE FACILITIES SHALL CONFORM TO TXDOT STANDARDS.
2. DISTANCE FROM THE EDGE OF THE STREET POST TO THE FACE OF THE CURB SHALL BE A MINIMUM OF 2'.
3. SLEEVE WILL BE 18" GALVANIZED STEEL PIPE WITH O.D. 2 7/8" AND I.D. 2 5/8"

SHT 1 OF 2

SEGUIN TEXAS	DATE ISSUED:	DECEMBER 18, 2018		TITLE
	REVISION	DATE	BY	STREET SIGN INSTALLATION DETAIL
	1ST REVISION	1/28/19	MS	
It's real.	2ND REVISION	10/16/20	MS	
		SCALE: N.T.S.		DRAWING No. RDWY-11.1



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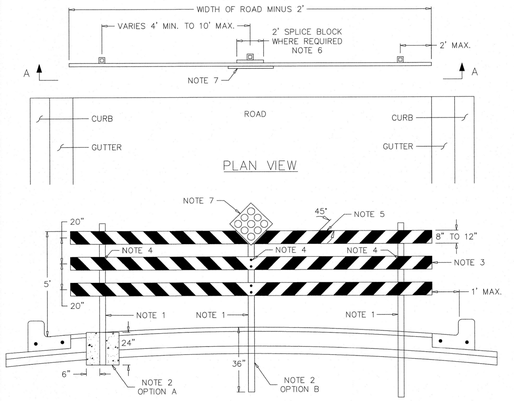
1. THE ALPHABETS AND LATERAL SPACING BETWEEN LETTERS AND NUMERALS SHALL CONFORM WITH THE TEXAS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", LATEST EDITION, AND ANY APPROVED CHANGES THERETO. LATERAL SPACING OF TEXT SHALL PROVIDE A BALANCED APPEARANCE. ALL MATERIALS SHALL CONFORM TO TXDOT DEPARTMENT SPECIFICATIONS FOR SMALL STREET SIGNS.
2. SIGN BLANKS SHALL BE 0.080" THICK AND ONE PIECE SHEET ALUMINUM ALLOY EXTRUDED BLADE CONFORMING WITH TXDOT DEPARTMENT SPECIFICATION "ALUMINUM SIGNS (TYPE A)."
3. SIGN BACKGROUND SHALL BE AVERY T-6500 (WHITE) HIGH INTENSITY PRISMATIC (HIP) REFLECTIVE SHEETING MATERIAL MEETING ASTM D4956 (AASHTO M268) TYPE III SPECIFICATIONS.

   FOREGROUND CONSISTS OF AN OVERLAY OF GREEN AVERY SERIES OL-2007 ELECTRO-CUT FILM MEETING ASTM D4956 SPECIFICATIONS. REMOVE LETTER CUTOUT FROM OVERLAY FILM TO ALLOW WHITE BACKGROUND TO SHOW THROUGH. LETTERING SHALL CONFIRM TO MUTCD/FHWA SERIES B "GOTHIC" FONT.
4. SIGN MOUNTING BRACKETS:

   POST CAP – TAPCO MODEL #037-00002 OR EQUIVALENT
   CROSS BRACKET – TAPCO MODEL #037-00008 OR EQUIVALENT
5. CONTRACTORS SHALL SUBMIT A MATERIAL SUBMITTAL TO CAPITAL PROJECTS & ENGINEER AND PUBLIC WORKS DEPARTMENTS FOR APPROVAL PRIOR TO FABRICATION OF ANY STREET SIGNS TO BE INSTALLED WITHIN THE ROW.

SHT 2 OF 2

SEGUIN TEXAS	DATE ISSUED:	DECEMBER 18, 2018		TITLE
	REVISION	DATE	BY	STREET NAME SIGN PLATE DETAIL
	1ST REVISION	1/28/19	MS	
It's real.		SCALE: N.T.S.		DRAWING No. RDWY-11.2



SECTION A-A

NOTE:

SUPPORT POST
1. 1 1/2" PERFORATED SQUARE STEEL TUBE SET INTO 1 3/4" STEEL TUBE SLEEVE.
2. POST SHALL BE SET WITH OPTION A (24" DEEP WITH 12" DIA. CONCRETE) OR OPTION B (36" DEEP AIR DRIVEN INTO UNDISTURBED SOIL) AT CONTRACTORS OPTION.

RAILING
3. WIDTH OF RAIL SHALL BE 1" HOLLOW-PROFILE PLASTIC LUMBER WITH INTERNAL STIFFENERS.
4. RAILS SHALL BE FASTENED TO EACH TUBE WITH 2" STEEL BOLTS WITH NUTS AND WASHERS ON EACH SIDE.
5. THE RAILS SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45 DEGREE SLOPES, DOWN AND TOWARD THE CENTER OF THE BARRICADE.
6. BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2' SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.

SIGN
7. 18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH NINE-3" DIAMETER RED REFLECTORS SYMMETRICALLY PLACED AT CENTER POSTS, A MINIMUM OF 4' ABOVE GROUND SHALL BE USED FOR END OF ROAD MARKERS AS PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) SECTION 3C.04.

SEGUIN TEXAS	DATE ISSUED:	MARCH 11, 2019		TITLE
	REVISION	DATE	BY	PERMANENT BARRICADE DETAIL
		SCALE: N.T.S.		DRAWING No. RDWY-13

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
5-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194500

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	5.8 TRAFFIC DETAIL SHEET

SHEET TITLE:
TRAFFIC DETAIL SHEET

SHEET NUMBER:
5.8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 13, 2025, 3:49pm User ID: mglenn
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Last plotted by mglenn on Aug 13, 2025 at 3:49pm using DWG To PDF.pc3 with ANSI expand D (34.00 x 22.00 Inches)

WASTEWATER NOTES

REVISION DATE: 6/28/22

1. THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING WASTEWATER SYSTEM AT ALL TIMES DURING CONSTRUCTION.
2. A MINIMUM OF 8" WASTEWATER PIPE AND FITTING (P.V.C. SDR-26, ASTM, D-3034, D-3213, F-477) ARE REQUIRED OF NEW INSTALLATION.
3. ALL RESIDENTIAL WASTEWATER SERVICE LATERALS SHALL BE EXTENDED TO THE PROPERTY LINE AND A CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. SERVICES TO LOTS WILL EXTEND FOUR (4) FEET PAST THE UNDERGROUND ELECTRIC CONDUIT IF ELECTRIC IS INSTALLED IN THE FRONT EASEMENT.
4. PIPE BEDDING OF WASTEWATER LINES SHALL BE MANUFACTURED No. 67 CRUSHED STONE.
5. SECONDARY BACKFILL OF WASTEWATER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION.
6. ALL WASTEWATER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS AS PER 30 TAC §217.53 (C) (2).
7. FOR WASTEWATER LINES LESS THAN 24" IN DIAMETER, SELECT INITIAL BACKFILL MATERIAL SHALL BE PLACED IN TWO LIFTS.
   7.1. THE FIRST LIFT SHALL BE SPREAD UNIFORMLY AND SIMULTANEOUSLY ON EACH SIDE AND UNDER THE SHOULDERS OF THE PIPE TO THE MID POINT OR SPRING LINE OF THE PIPE.
   7.2. THE SECOND LIFT SHALL BE PLACED TO A DEPTH AS SHOWN ON THE PIPE BACKFILL DETAIL. FOR PIPES LARGER THAN 24". 12" MAXIMUM LIFTS SHALL BE USED.
8. ALL MANHOLES MUST BE WATER TIGHT, EITHER MONOLITHIC, CAST-IN-PLACE CONCRETE STRUCTURES OR PREFABRICATED MANHOLES SPECIFICALLY APPROVED BY CITY OF SEGUIN. THE MANHOLES SHALL HAVE WATER-TIGHT RINGS AND COVERS. WHEREVER THEY ARE WITHIN THE 100 YEAR FLOODPLAIN. THE MANHOLE COVERS SHALL BE BOLTED. EVERY THIRD MANHOLE IN SEQUENCE SHALL HAVE AN ALTERNATE MEANS OF VENTING. 30 TAC §213.5 (C)(3)(A) AND 30 TAC §217.56 (O).
9. ALL MANHOLES SHALL BE CONSTRUCTED SO THAT THE TOP OF THE RING IS TWO INCHES (2") ABOVE SURROUNDING GROUND EXCEPT WHEN LOCATED IN PAVED AREA, IN PAVED AREAS, THE MANHOLE RING SHALL BE FLUSH WITH PAVEMENT.
10. ALL NEW MANHOLES, UNLESS APPROVED BY CITY ENGINEERING, ARE TO HAVE COVERS WITH 32" OPENINGS.
11. WASTEWATER PIPE CONNECTIONS TO PRE-CAST MANHOLES WILL BE COMPRESSION JOINTS OR MECHANICAL 'BOOT TYPE' JOINTS AS APPROVED BY CITY OF SEGUIN.
12. WASTEWATER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
13. IN AREAS WHERE A NEW WASTEWATER MANHOLE IS TO BE CONSTRUCTED OVER AN EXISTING WASTEWATER SYSTEM, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TEST THE EXISTING MANHOLES BEFORE CONSTRUCTION. AFTER THE PROPOSED MANHOLE(S) HAS BEEN BUILT, THE CONTRACTOR SHALL RE-TEST THE EXISTING SYSTEM TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR, (NO SEPARATE PAY ITEM).
14. WHERE THE MINIMUM 9 FOOT SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES/ MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC MEETING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC §217.53 (D)(3)(A)(II).
15. NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE WASTEWATER LINES, THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO:
   15.1. PULL MANDREL
   15.2. PERFORM AIR TEST
   15.3. CLEANING OF ANY DEBRIS
   15.4. FLUSHING OF SYSTEM
   15.5. TV INSPECTION (WITHIN 72 HOURS OF FLUSHING)
16. A MINIMUM OF 5 FEET OF COVER IS TO BE MAINTAINED OVER THE WASTEWATER MAIN AND LATERALS AT SUBGRADE.
17. WASTEWATER MAIN CONNECTIONS MADE DIRECTLY TO EXISTING MANHOLES WILL REQUIRE SUCCESSFUL TESTING OF THE MANHOLE IN ACCORDANCE WITH CITY OF SEGUIN CONSTRUCTION POLICY MANUAL.
18. TCEQ AND EPA REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION OF WASTEWATER COLLECTION SYSTEMS. DEVELOPER OR AUTHORIZED REPRESENTATIVE SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL AS NOTES ON THE PROJECT'S PLAN AND PROFILE SHEETS. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY CITY OF SEGUIN.

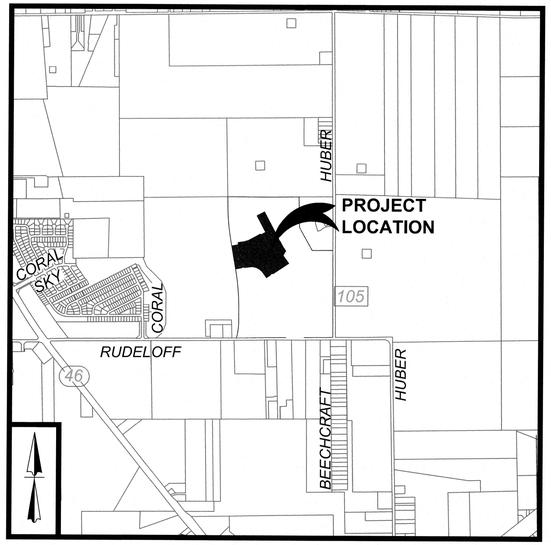
GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*

MEADOWS OF MILL CREEK UNIT 3A

SEGUIN, TEXAS

SANITARY SEWER IMPROVEMENTS



LOCATION MAP
NOT TO SCALE

PBGPH, LLC.
P.O. BOX 171374
SAN ANTONIO, TEXAS 78217
PHONE: 210.863.2666

INDEX

DESCRIPTION	*SHEET NO.*
SEWER COVER SHEET	*6.0*
OVERALL SANITARY SEWER	*6.1*
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LINE A STA. 9+00.00 TO END	*6.4*
LINE B STA. 1+00.00 TO END	*6.5*
LINE C 1+00.00 TO END	*6.6*
LINE D 1+00.00 TO END	*6.7*
SANITARY SEWER DETAIL SHEET	*6.8*

NOTE:
AS-BUILT DRAWINGS WILL ABIDE BY TCEQ STANDARDS (CHAPTER 217, CONVENTIONAL COLLECTION SYSTEMS)

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PROFESSIONAL ENGINEER

12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
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640 North Walnut Avenue
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PROJECT NUMBER:	DRAWING NAME:
23016159P	6.0 SEWER COVER SHEET

SHEET TITLE:
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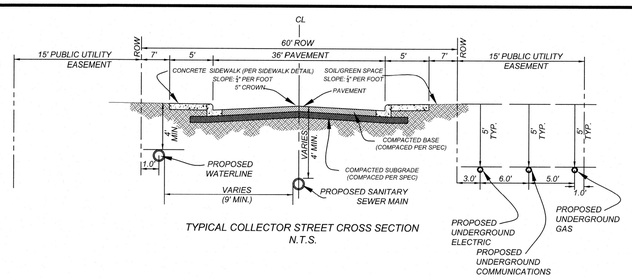
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UNIT 3A\Design\Civil\SEWER\6.0 SEWER COVER SHEET Page\6.0 SEWER COVER SHEET By: MGLENN

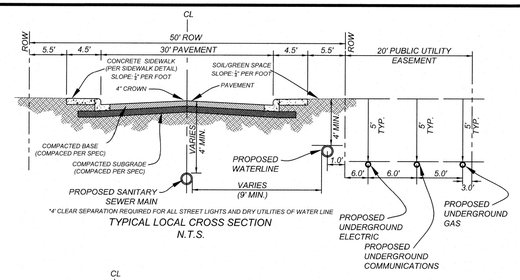
TRENCH EXCAVATION SAFETY PROTECTION

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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

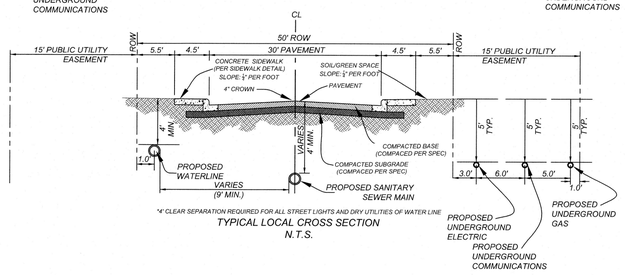


TYPICAL COLLECTOR STREET CROSS SECTION
N.T.S.



** CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.



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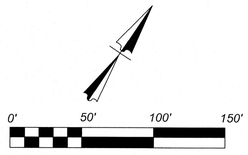
TYPICAL LOCAL CROSS SECTION
N.T.S.

LEGEND

- PROPOSED WATER MAIN — 8"W
- PROPOSED FIRE HYDRANT
- PUBLIC UTILITY EASEMENT — P.U.E.
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED 8" SANITARY SEWER MANHOLE
- PROPOSED TEE & WATER VALVE
- PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK
- PROPOSED SANITARY SEWER LATERAL
- EXISTING SANITARY SEWER LATERAL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN — E. 8" W
- EXISTING SANITARY SEWER MAIN — E. 8"SS
- EXISTING SANITARY SEWER MANHOLE
- EXISTING NATURAL GAS LINE — G
- EXISTING OVERHEAD UTILITY LINE — OHE
- EXISTING POWER POLE — PP
- EXISTING CONTOURS — 720



LOCATION MAP
NOT TO SCALE



SCALE : 1"=50'

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

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NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

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LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
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TEXAS

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23016159P	OVERALL SANITARY SEWER PLAN		

SHEET TITLE:
OVERALL SANITARY SEWER

SHEET NUMBER:
6.1

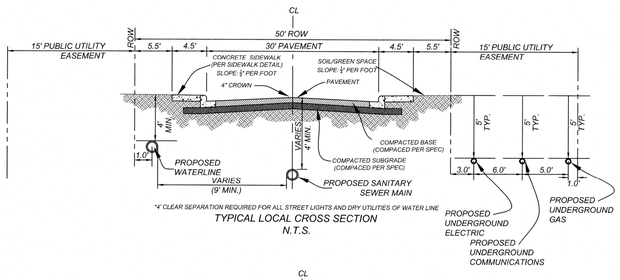
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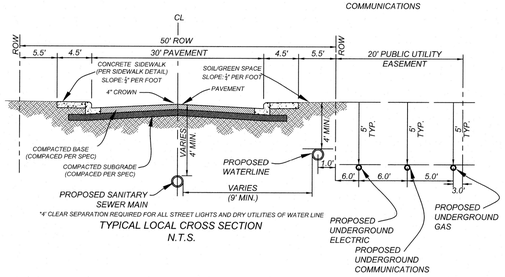
TRENCH EXCAVATION SAFETY PROTECTION

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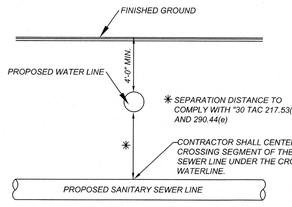
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TYPICAL LOCAL CROSS SECTION
N.T.S.



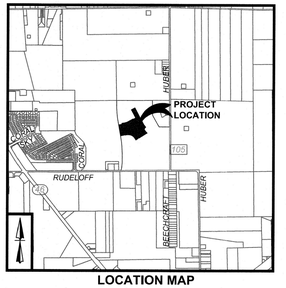
TYPICAL LOCAL CROSS SECTION
N.T.S.



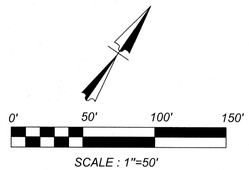
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

LEGEND

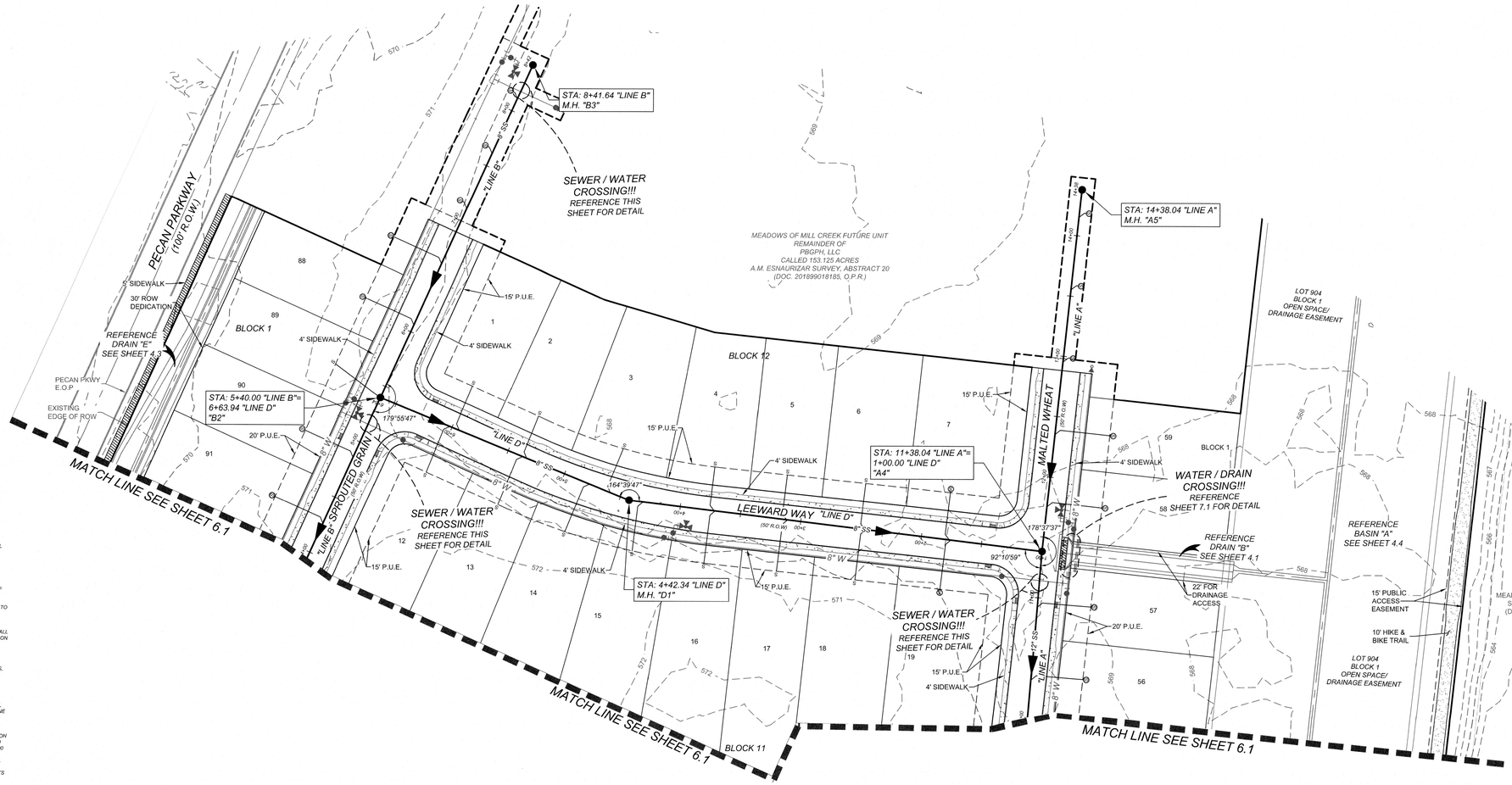
PROPOSED WATER MAIN	*8"W*
PROPOSED FIRE HYDRANT	
PUBLIC UTILITY EASEMENT	*P.U.E.*
PROPOSED 8" SANITARY SEWER MAIN	
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PROPOSED TEE & WATER VALVE	
PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK	
PROPOSED SANITARY SEWER LATERAL	
EXISTING SANITARY SEWER LATERAL	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	*E. 8" W*
EXISTING SANITARY SEWER MAIN	*E. 8"SS*
EXISTING SANITARY SEWER MANHOLE	
EXISTING NATURAL GAS LINE	*G*
EXISTING OVERHEAD UTILITY LINE	*OHE*
EXISTING POWER POLE	*PP*
EXISTING CONTOURS	*720*



LOCATION MAP
NOT TO SCALE



SCALE : 1"=50'



NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194000

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: OVERALL SANITARY SEWER PLAN

SHEET TITLE: *OVERALL SANITARY SEWER*

SHEET NUMBER: **6.2**

Date: Dec 11, 2025, 7:00am User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\SEWER\OVERALL SANITARY SEWER PLAN.dwg
User: MGlenn@coloradoriverpartners.com
XREF: XR-Design-Xcel-ENVIRONMENTAL SANITARY SEWER PLAN.dwg(E-ENVTNAL SANITARY SEWER)
By: MGLENN

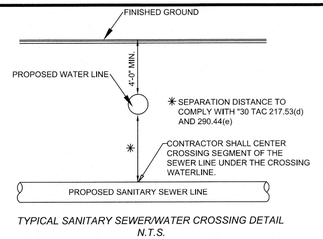
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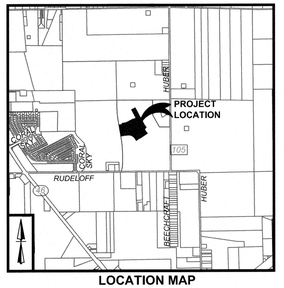
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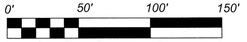
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

LEGEND

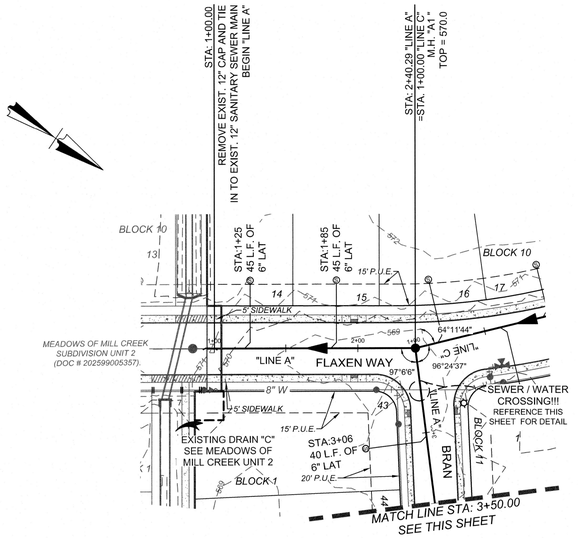
- PROPOSED WATER MAIN — 8"W
- PROPOSED FIRE HYDRANT
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- PROPOSED SANITARY SEWER LATERAL — S
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- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN — E. 8" W
- EXISTING SANITARY SEWER MAIN — E. 8"SS
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- EXISTING NATURAL GAS LINE — G
- EXISTING OVERHEAD UTILITY LINE — OHE
- EXISTING POWER POLE — PP
- EXISTING CONTOURS — 720

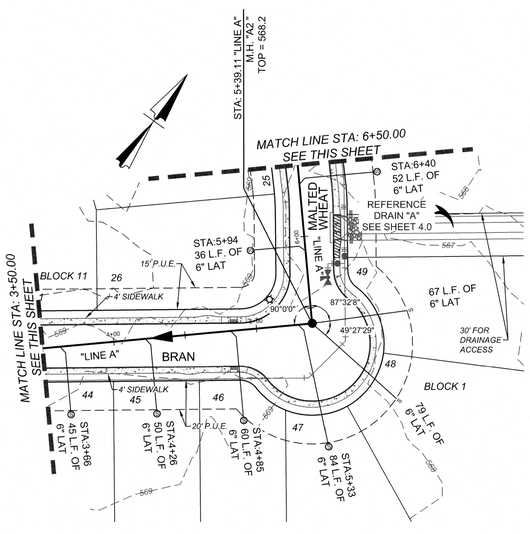


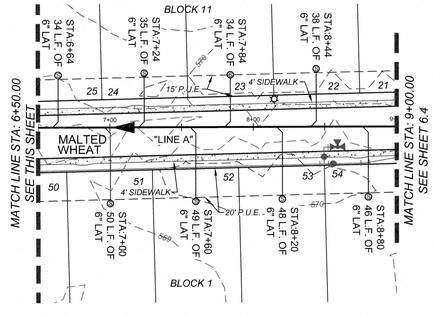
LOCATION MAP
NOT TO SCALE



SCALE : 1"=50'





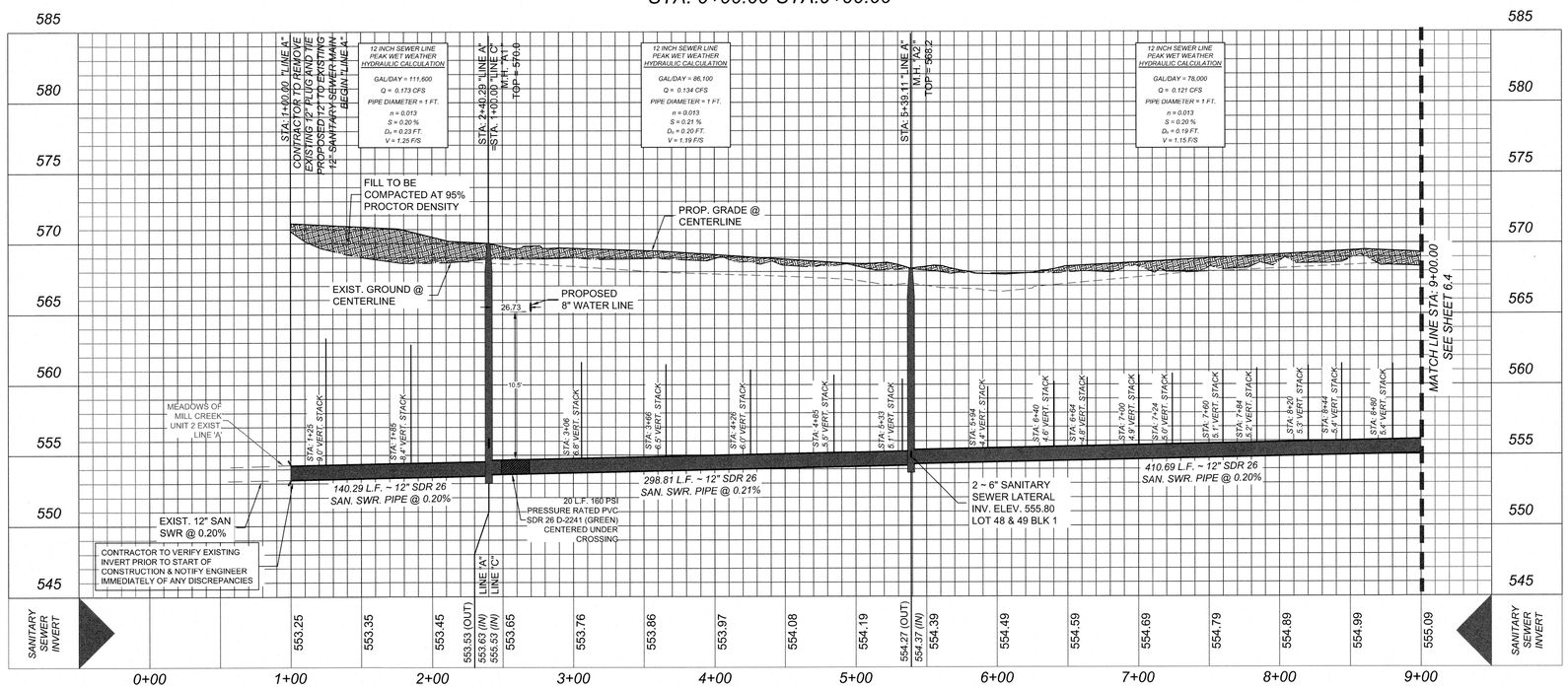


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LINE A
STA. 0+00.00-STA.9+00.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



NOTE:
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM).
2. PIPE TYPE DESIGNATIONS ARE SDR 26.
3. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
4. ALL SANITARY SEWER LATERALS SHALL BE INSTALLED AT 2% UNLESS OTHERWISE SPECIFIED.
5. SANITARY SEWER GRAVITY LINES 18" THROUGH 30" SHALL BE CONSTRUCTED OF PS 115 PVC (ASTM F-679).
6. LOCATION OF EXISTING SEWER SERVICE CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER.
7. CONTRACTOR SHALL REFER TO "SANITARY SEWER DETAILS" SHEET FOR SANITARY SEWER DETAILS.
8. CONTRACTOR SHALL LOCATE AND DETERMINE ELEVATION (VERIFY IF DEPTH IS SHOWN ON PLANS) OF ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 500 FEET AHEAD OF TRENCHING. IF A UTILITY IS FOUND TO BE IN CONFLICT WITH PROPOSED GRADES, THE ENGINEER SHALL BE CONTACTED AND GRADES ADJUSTED TO AVOID CONFLICT.
9. ALL EXISTING UTILITY SERVICE CONNECTIONS (WATER, SEWER, GAS, ETC.) NOT SHOWN FOR CLARITY.
10. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. - ENSURE WASTEWATER FLOW IN EXISTING SEWER PIPES IS NOT ALTERED DURING CONSTRUCTION. NO SEPARATE PAY.
11. CONTRACTOR SHALL BACKFILL VOID FROM SEWER MAINS, CLEANOUTS, MANHOLES, ETC. REMOVAL WITH COMPACTIBLE SOIL MATERIALS. THIS MATERIAL SHALL BE FREE OF BRUSH, DEBRIS, AND TRASH. ROCKS OR STONE HAVING A DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION SHALL BE SIFTED OUT AND REMOVED BEFORE THE MATERIAL IS USED FOR BACKFILL. PLEASE REFER TO SEWER BACKFILL DETAIL FOR COMPACTION REQUIREMENTS OUTSIDE OF PAVED AREA.
12. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE WATER TIGHT BOLTED MANHOLE COVERS.
13. ALL MANHOLES SHALL HAVE AN INTERIOR STRUCTURE DIAMETER OF 4'-0".
14. SEE SHEET 6.8 FOR DETAILS.
15. SEE SHEET 1.1 FOR BENCHMARK INFORMATION.

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN
FOR
MEADOWS OF MILL CREEK UNIT 3A
CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 6.4 LINE A
SHEET TITLE: *LINE A STA. 1+00.00 TO 9+00.00*
SHEET NUMBER: 6.3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 11, 2025, 7:04am User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design Civil\SEWER\6.4 LINE A.dwg
Last Saved by mglenn on 12/11/2025 7:03:59 By MGLENN

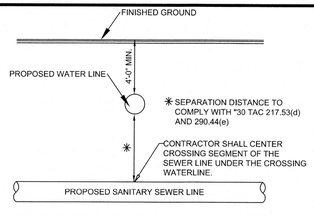
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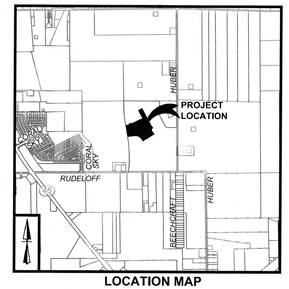
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9. ALL EXISTING UTILITY SERVICE CONNECTIONS (WATER, SEWER, GAS, ETC.) NOT SHOWN FOR CLARITY.
10. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. - ENSURE WASTEWATER FLOW IN EXISTING SEWER PIPES IS NOT ALTERED DURING CONSTRUCTION, NO SEPARATE PAY.
11. CONTRACTOR SHALL BACKFILL VOID FROM SEWER MAINS, CLEANOUTS, MANHOLES, ETC. REMOVAL WITH COMPACTIBLE SOIL MATERIALS. THIS MATERIAL SHALL BE FREE OF BRUSH, DEBRIS, AND TRASH. ROCKS OR STONE HAVING A DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION SHALL BE SIFTED OUT AND REMOVED BEFORE THE MATERIAL IS USED FOR BACKFILL. PLEASE REFER TO SEWER BACKFILL DETAIL FOR COMPACTION REQUIREMENTS OUTSIDE OF PAVED AREA.
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13. ALL MANHOLES SHALL HAVE AN INTERIOR STRUCTURE DIAMETER OF 4'-0".
14. SEE SHEET 6.8 FOR DETAILS.
15. SEE SHEET 1.1 FOR BENCHMARK INFORMATION.



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

LEGEND

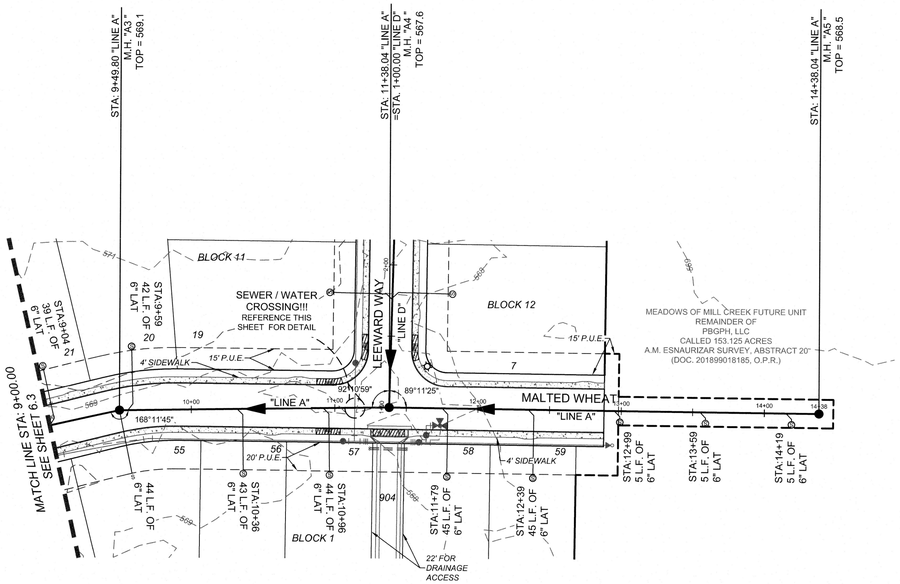
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- PROPOSED TEE & WATER VALVE
- PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK
- PROPOSED SANITARY SEWER LATERAL — S
- EXISTING SANITARY SEWER LATERAL — S
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN — E. 8" W
- EXISTING SANITARY SEWER MAIN — E. 8"SS
- EXISTING SANITARY SEWER MANHOLE — (S)
- EXISTING NATURAL GAS LINE — G
- EXISTING OVERHEAD UTILITY LINE — OHE
- EXISTING POWER POLE — PP
- EXISTING CONTOURS — 720



LOCATION MAP
NOT TO SCALE

0' 50' 100' 150'

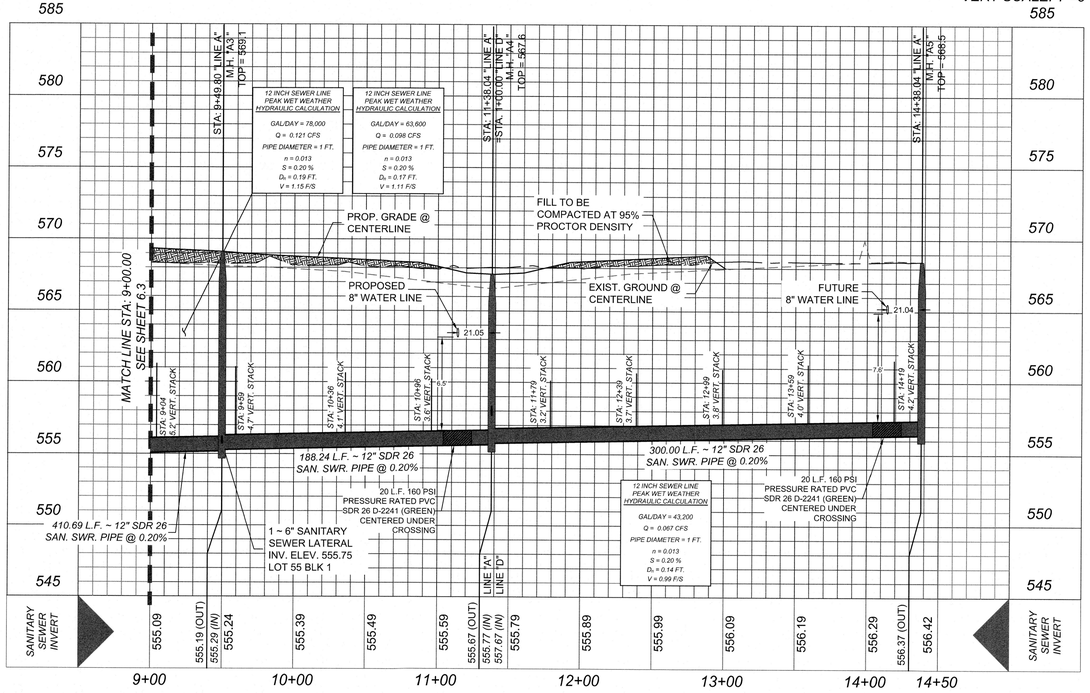
SCALE : 1"=50'



NOTE:
VERTICAL STACKS AND 5 L.F. AT STA. 12+99, 13+59, AND 14+19 ARE FOR FUTURE UNIT LOTS.

LINE A
STA. 9+00.00-STA.14+50.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
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5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
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9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 6.4 LINE A

SHEET TITLE: *LINE A STA. 9+00.00 TO END*

SHEET NUMBER: 6.4

Date: Dec 16, 2025, 4:31pm User ID: ASierra
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pw:\\pwcolliers.colliersnet.com:Colliers Live\Projects\605\01\03\Design\Civil\SEWER\6.4 LINE A.dwg By: ASierra

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

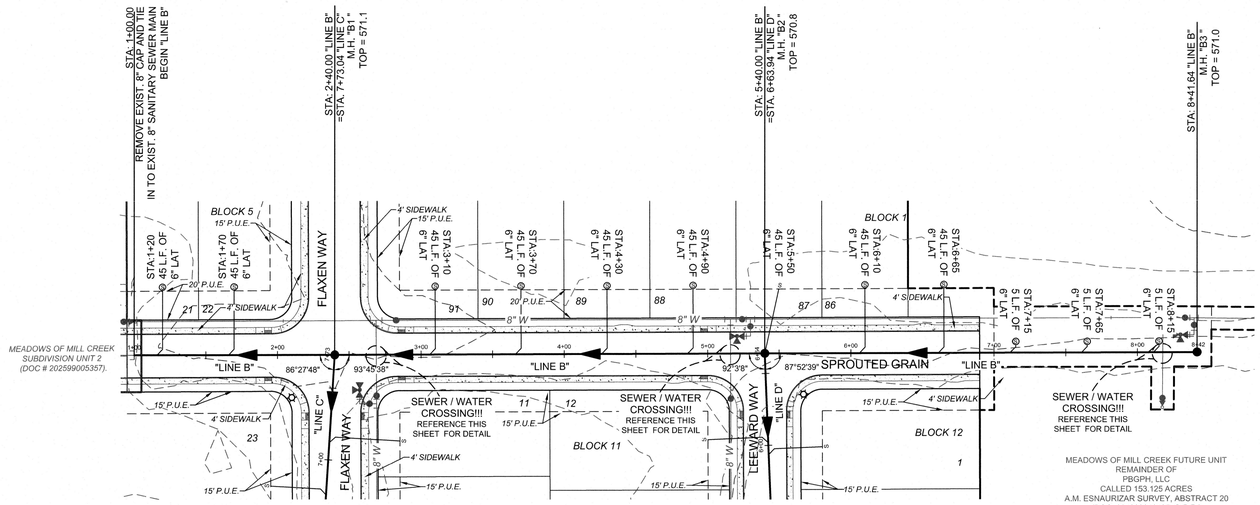
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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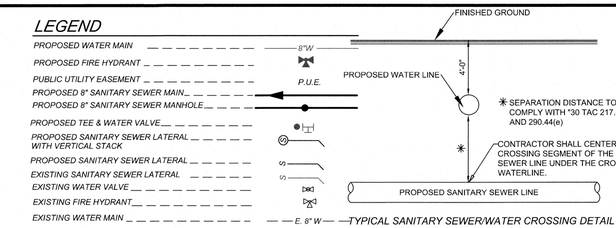
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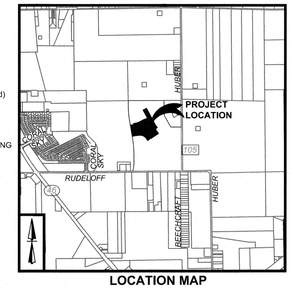
MEADOWS OF MILL CREEK FUTURE UNIT
REMAINDER OF
PBGPH, LLC
CALLED 153.125 ACRES
A.M. ESNAURIZAR SURVEY, ABSTRACT 20
(DOC. 201899018185, O.P.R.)

LEGEND

- PROPOSED WATER MAIN — 8"W
- PROPOSED FIRE HYDRANT
- PUBLIC UTILITY EASEMENT — P.U.E.
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED 8" SANITARY SEWER MANHOLE
- PROPOSED TEE & WATER VALVE
- PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK
- PROPOSED SANITARY SEWER LATERAL — S
- EXISTING SANITARY SEWER LATERAL — S
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- EXISTING FIRE HYDRANT
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- EXISTING NATURAL GAS LINE — G
- EXISTING OVERHEAD UTILITY LINE — OHE
- EXISTING POWER POLE — PP
- EXISTING CONTOURS — 720



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



LOCATION MAP
NOT TO SCALE

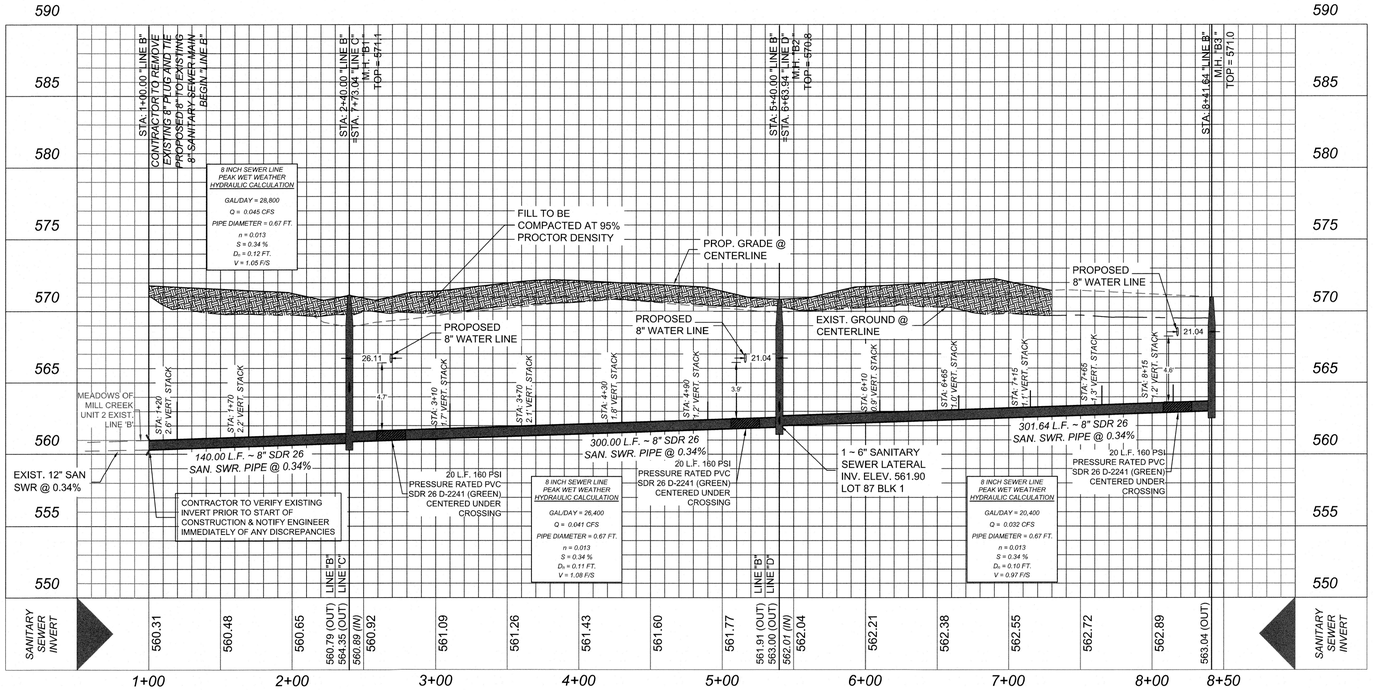
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LINE B
STA. 1+00.00-STA.8+50.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
11-26-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14009
TBPLS Firm# 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	6.5 LINE B STA. 1+00.00 TO END

SHEET TITLE:
LINE B STA. 1+00.00 TO END

SHEET NUMBER:
6.5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Nov 19, 2025, 4:40pm User ID:: mglenn
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By: MGLENN

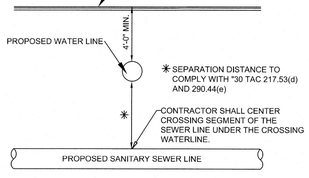
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10. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, ETC. - ENSURE WASTEWATER FLOW IN EXISTING SEWER PIPES IS NOT ALTERED DURING CONSTRUCTION, NO SEPARATE PAY.
11. CONTRACTOR SHALL BACKFILL VOID FROM SEWER MAINS, CLEANOUTS, MANHOLES, ETC. REMOVAL WITH COMPACTIBLE SOIL MATERIALS. THIS MATERIAL SHALL BE FREE OF BRUSH, DEBRIS, AND TRASH. ROCKS OR STONE HAVING A DIMENSION LARGER THAN 6 INCHES AT THE LARGEST DIMENSION SHALL BE SIFTED OUT AND REMOVED BEFORE THE MATERIAL IS USED FOR BACKFILL. PLEASE REFER TO SEWER BACKFILL DETAIL FOR COMPACTION REQUIREMENTS OUTSIDE OF PAVED AREA.
12. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE WATER TIGHT BOLTED MANHOLE COVERS.
13. ALL MANHOLES SHALL HAVE AN INTERIOR STRUCTURE DIAMETER OF 4'-0".
14. SEE SHEET 6.8 FOR DETAILS.
15. SEE SHEET 1.1 FOR BENCHMARK INFORMATION.



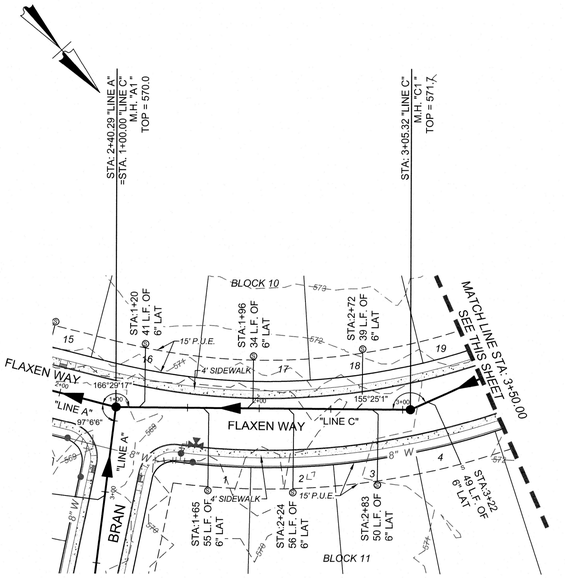
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

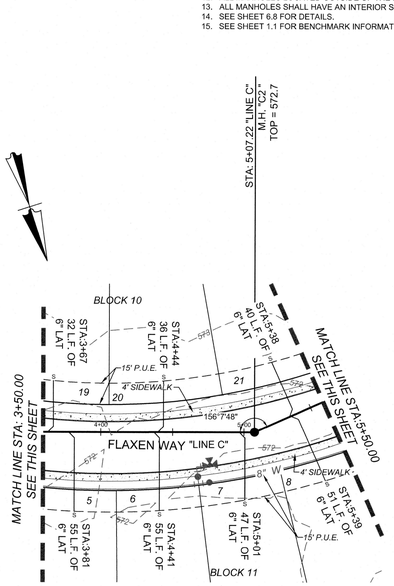
LEGEND

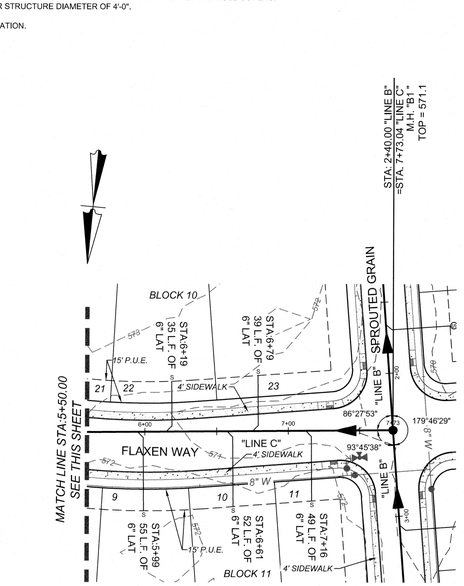
- *PROPOSED WATER MAIN* — 8"W
- *PROPOSED FIRE HYDRANT*
- *PUBLIC UTILITY EASEMENT* — P.U.E.
- *PROPOSED 8" SANITARY SEWER MAIN*
- *PROPOSED 8" SANITARY SEWER MANHOLE*
- *PROPOSED TEE & WATER VALVE*
- *PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK*
- *PROPOSED SANITARY SEWER LATERAL*
- *EXISTING SANITARY SEWER LATERAL*
- *EXISTING WATER VALVE*
- *EXISTING FIRE HYDRANT*
- *EXISTING WATER MAIN* — E. 8" W
- *EXISTING SANITARY SEWER MAIN* — E. 8"SS
- *EXISTING SANITARY SEWER MANHOLE*
- *EXISTING NATURAL GAS LINE* — G
- *EXISTING OVERHEAD UTILITY LINE* — OHE
- *EXISTING POWER POLE* — PP
- *EXISTING CONTOURS* — 720



LOCATION MAP
NOT TO SCALE

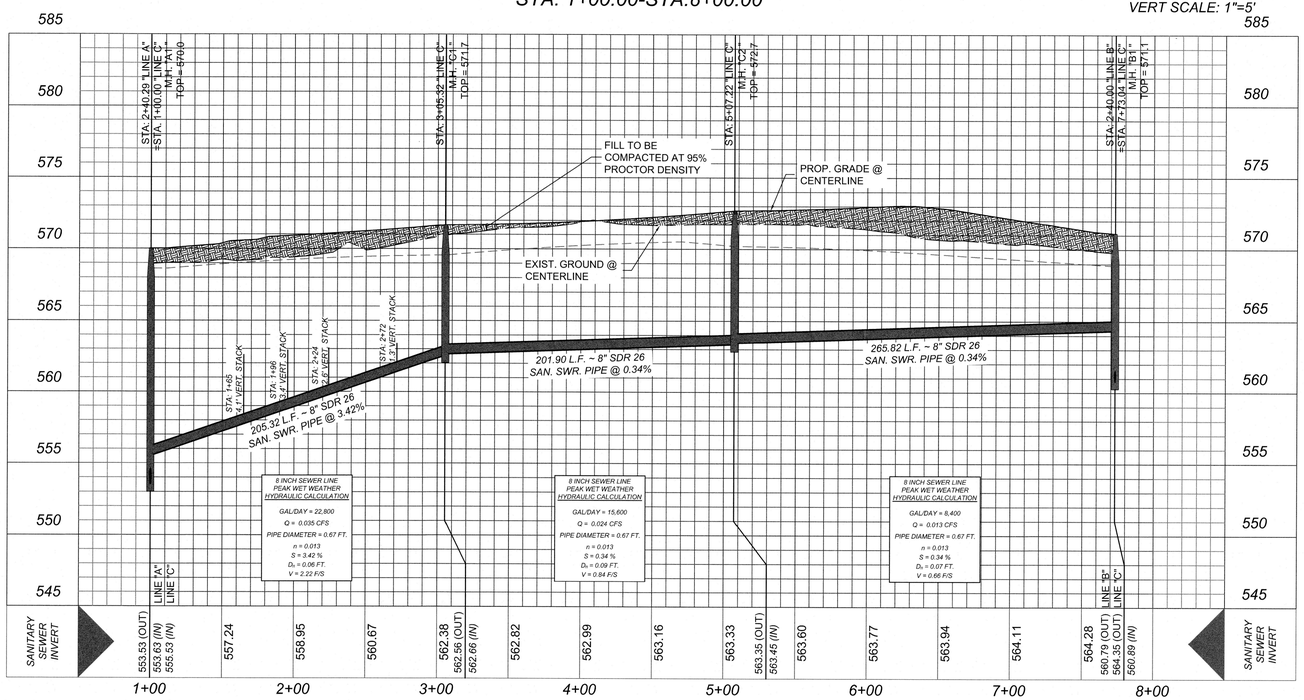






LINE C
STA. 1+00.00-STA.8+00.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIROMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*

0' 50' 100' 150'

SCALE : 1"=50'

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14009
TBPLS Firm# 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: 6.6 LINE C STA. 1+00.00 TO END

SHEET TITLE:
LINE C STA. 1+00.00 TO END

SHEET NUMBER:
6.6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 11, 2025, 7:09am User ID: mglenn
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By: MGLENN

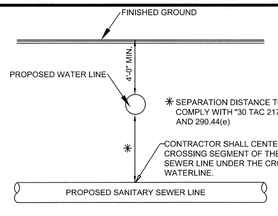
TRENCH EXCAVATION SAFETY PROTECTION

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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

NOTE:
CLEANOUTS SHALL NOT BE PLACED WITHIN SIDEWALKS OR DRIVEWAYS.

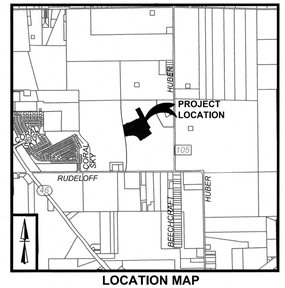
NOTE:
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM).
2. PIPE TYPE DESIGNATIONS ARE SDR 26.
3. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
4. ALL SANITARY SEWER LATERALS SHALL BE INSTALLED AT 2% UNLESS OTHERWISE SPECIFIED.
5. SANITARY SEWER GRAVITY LINES 18" THROUGH 30" SHALL BE CONSTRUCTED OF PS 115 PVC (ASTM F-679).
6. LOCATION OF EXISTING SEWER SERVICE CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER.
7. CONTRACTOR SHALL REFER TO "SANITARY SEWER DETAILS" SHEET FOR SANITARY SEWER DETAILS.
8. CONTRACTOR SHALL LOCATE AND DETERMINE ELEVATION (VERIFY IF DEPTH IS SHOWN ON PLANS) OF ALL EXISTING UNDERGROUND UTILITIES A MINIMUM OF 500 FEET AHEAD OF TRENCHING. IF A UTILITY IS FOUND TO BE IN CONFLICT WITH PROPOSED GRADES, THE ENGINEER SHALL BE CONTACTED AND GRADES ADJUSTED TO AVOID CONFLICT.
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TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

LEGEND

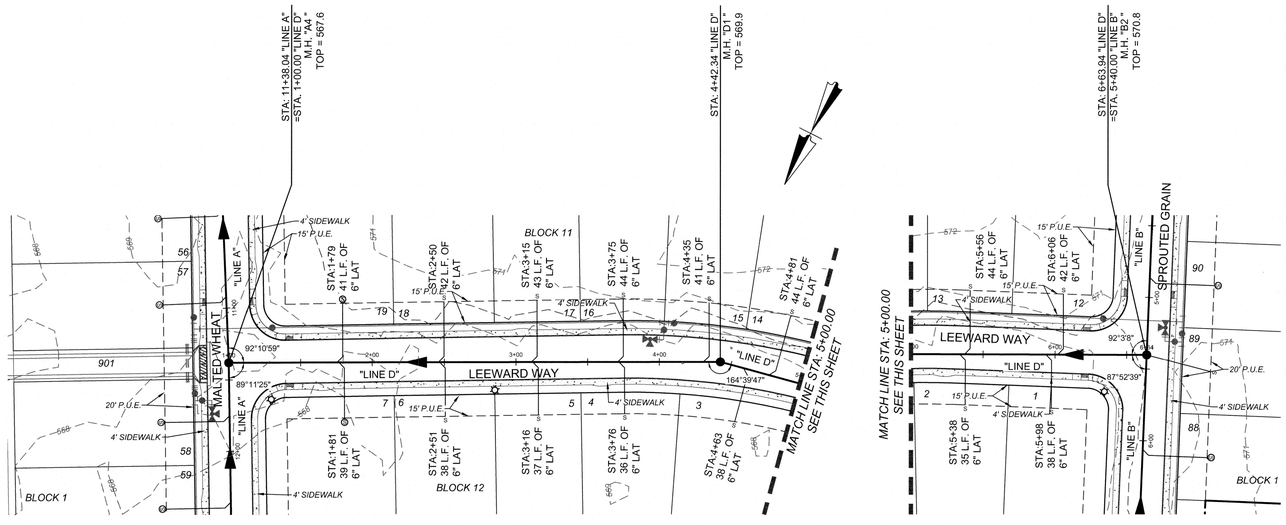
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- *PROPOSED SANITARY SEWER LATERAL WITH VERTICAL STACK*
- *PROPOSED SANITARY SEWER LATERAL*
- *EXISTING SANITARY SEWER LATERAL* — S
- *EXISTING WATER VALVE*
- *EXISTING FIRE HYDRANT*
- *EXISTING WATER MAIN* — E. 8"W
- *EXISTING SANITARY SEWER MAIN* — E. 8"SS
- *EXISTING SANITARY SEWER MANHOLE*
- *EXISTING NATURAL GAS LINE* — G
- *EXISTING OVERHEAD UTILITY LINE* — OHE
- *EXISTING POWER POLE* — PP
- *EXISTING CONTOURS* — 720



LOCATION MAP
NOT TO SCALE

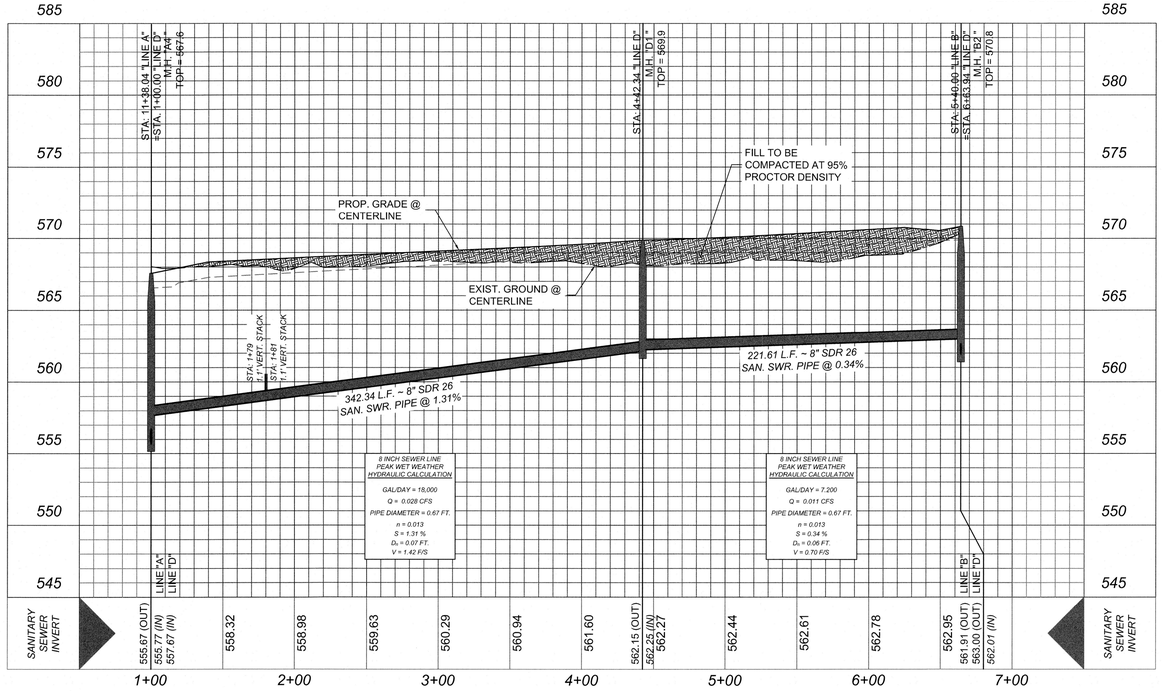


SCALE : 1"=50'



LINE D
STA. 1+00.00-STA.7+00.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED
PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14659
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

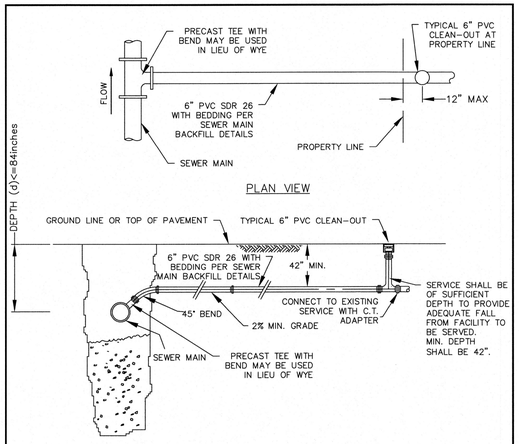
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SHEET TITLE:
LINE D STA. 1+00.00 TO END

SHEET NUMBER:
6.7

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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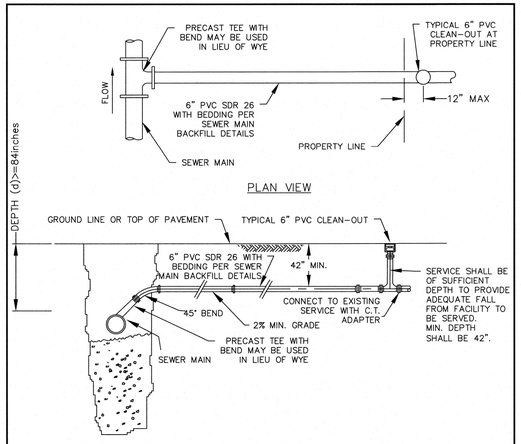
SHALLOW SANITARY SEWER RESIDENTIAL SERVICE CONNECTION

NOTE:
1. SEWER SERVICE LINE BACKFILL SHALL BE IDENTICAL TO SEWER MAIN (WW-8).
2. CITY INSPECTOR SHALL APPROVE DEPTHS UNDER 42" (MIN.)
3. LATERAL DEPTH TO BE 42" MINIMUM TO ENSURE POSITIVE FLOW.
4. SDR 26 PRESSURE RATED PIPE SHALL BE USED IF TRENCH DEPTH IS OVER 15'
5. DUPLEXES, TRIPLEXES AND QUADPLEXES MUST HAVE INDIVIDUAL SERVICE CONNECTIONS PER EACH LIVING UNIT.(DUAL OR SHARED CONNECTIONS TO A SINGLE LATERAL IS NO LONGER ACCEPTED).

SEGUIN TEXAS

DATE ISSUED:	JUNE 1, 2013	
REVISION	DATE	BY
1ST REVISION	8/10/18	DB
2ND REVISION	6/18/20	DB
3RD REVISION	10/21/21	DB
4TH REVISION	11/08/23	DB

TITLE: SHALLOW SANITARY SEWER RESIDENTIAL SERVICE CONNECTION
SCALE: N.T.S. DRAWING No. WW-1



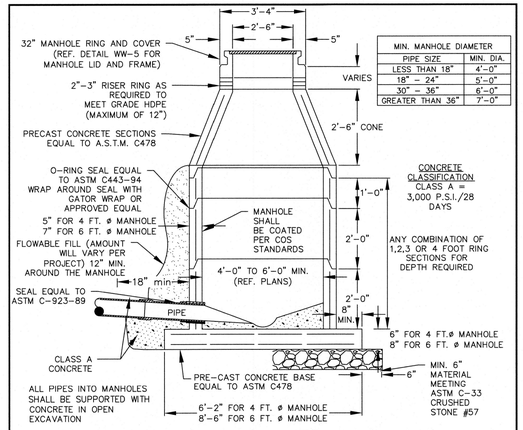
SANITARY SEWER RESIDENTIAL SERVICE CONNECTION

NOTE:
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SEGUIN TEXAS

DATE ISSUED:	JUNE 1, 2013	
REVISION	DATE	BY
1ST REVISION	8/10/18	DB
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3RD REVISION	10/21/21	DB
4TH REVISION	11/08/23	DB

TITLE: SANITARY SEWER RESIDENTIAL SERVICE CONNECTION
SCALE: N.T.S. DRAWING No. WW-1.2



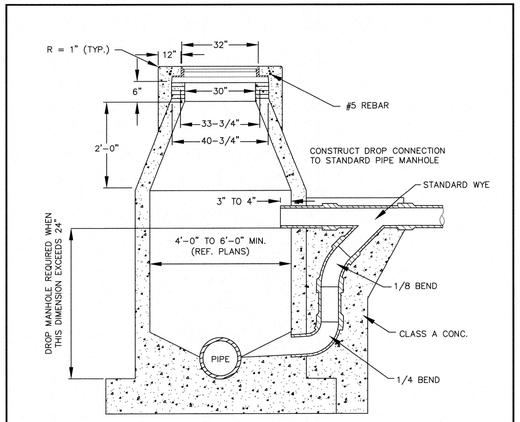
MIN. MANHOLE DIAMETER	
PIPE SIZE	MIN. DIA.
LESS THAN 18"	4'-0"
18" – 24"	5'-0"
30" – 36"	6'-0"
GREATER THAN 36"	7'-0"

NOTES:
1. MANHOLE INVERTS: THE BOTTOM OF THE MANHOLE SHALL BE PROVIDED WITH A "U" SHAPED CHANNEL THAT IS AS MUCH AS POSSIBLE A SMOOTH CONTINUATION OF THE INLET AND OUTLET PIPES. FOR MANHOLES CONNECTED TO PIPES LESS THAN 15 INCHES IN DIAMETER THE CHANNEL DEPTH SHALL BE AT LEAST HALF THE LARGEST PIPE DIAMETER. FOR MANHOLES CONNECTED TO PIPES 15 TO 24 INCHES IN DIAMETER THE CHANNEL DEPTH SHALL BE AT LEAST THREE FOURTHS THE LARGEST PIPE DIAMETER. IN MANHOLES WITH PIPES OF DIFFERENT SIZES, THE TOES OF THE PIPES SHALL BE PLACED AT THE SAME ELEVATION AND FLOW CHANNELS IN THE INVERT SLOPED ON AN EVEN SLOPE FROM PIPE TO PIPE. THE BENCH PROVIDED ABOVE THE CHANNEL SHALL BE SLOPED AT A MINIMUM OF 0.5 INCH PER FOOT.
2. CONTRACTOR SHALL GROUT THE INTERNAL AND EXTERNAL JOINTS FOR EACH RING SECTION.
3. 0.1' DROP SHALL BE PROVIDED WITHIN THE MANHOLE.
4. MANHOLE SHALL BE COATED PER APPROVED MANUFACTURER'S SPECIFICATIONS OUTLINED IN COS STANDARD PRODUCTS LIST.
5. ALL MANHOLES SHALL BE BOLTED, UNLESS WAIVED BY THE UTILITY ENGINEER.

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4TH REVISION	11/08/23	DB

TITLE: SANITARY SEWER PRECAST CONCRETE MANHOLE
SCALE: N.T.S. DRAWING No. WW-2



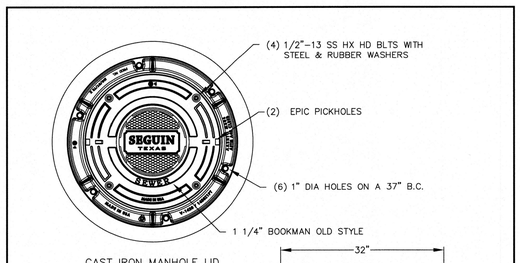
NOTES:
1. CONTRACTOR SHALL GROUT THE INTERNAL AND EXTERNAL JOINTS FOR EACH RING SECTION.
2. DROP SECTION OF PIPE SHALL BE SAME DIAMETER AS SEWER MAIN.
3. PER TCEQ, CHAPTER 217, SECTION 55.L.2.H., "A WASTEWATER COLLECTION SYSTEM PIPE ENTERING A MANHOLE MORE THAN 24 INCHES ABOVE AN INVERT MUST HAVE A DROP PIPE."

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It's real.

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TITLE: SANITARY SEWER DROP MANHOLE
SCALE: N.T.S. DRAWING No. WW-3



CAST IRON MANHOLE LID AND FRAME PLAN VIEW

LID SECTION VIEW

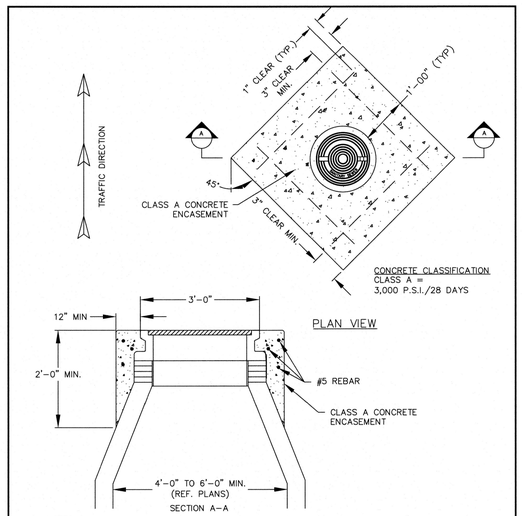
FRAME SECTION VIEW

NOTES:
1. MANHOLE LID SHALL BE SOLID AND PROVIDED WITH PICK SLOTS ONLY.
2. 32" HEAVY DUTY MANHOLE FRAME AND COVER IS TO BE CAST 400 LBS WITH A DESIGN STRENGTH OF 4,000 PSI.
3. THE HORIZONTAL BEARING SURFACES ARE TO BE MACHINE FINISHED.
4. THE SOLID LID WILL BE PROVIDED WITH MANUFACTURER'S STANDARD LETTERING SHOWING "SANITARY SEWER".
5. MANHOLE SHALL BE ENCASED PER DETAIL ON SHT. WW-6, MANHOLE RING ENCASEMENT DETAIL.
6. ALL MANHOLES SHALL BE BOLTED, UNLESS WAIVED BY THE UTILITY ENGINEER.
7. FRAME AND COVER ARE MANUFACTURED BY EAST JORDAN IRON COMPANY.
   8.1: BOLTED: COVER V1430APT RING: V1420/1480ZIPT
   8.2: NON-BOLTED: COVER: V1430 RING: V1420/1480Z1

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3RD REVISION	03/05/19	MS
4TH REVISION	11/08/23	DB

TITLE: CAST IRON MANHOLE LID AND FRAME
SCALE: N.T.S. DRAWING No. WW-5

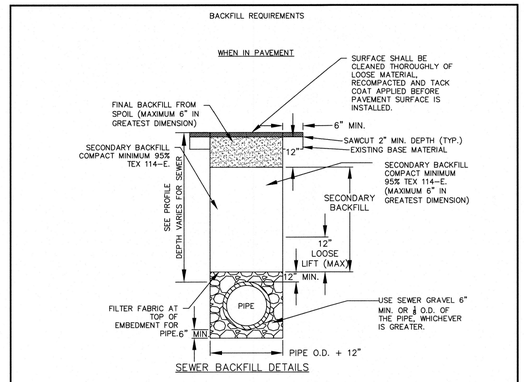


NOTES:
1. CONCRETE ENCASEMENT SHALL BE INSTALLED AFTER FINAL PAVEMENT HAS BEEN INSTALLED.
2. MANHOLES SHALL BE LOCATED BY GPS AND PROVIDED TO THE CITY IN TEXAS STATE PLANE COORDINATES, NAD 83 (93), SOUTH CENTRAL ZONE.
3. CONCRETE ENCASEMENT SHALL ALSO BE INSTALLED IN MANHOLES LOCATED IN NATURAL GROUND.

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4TH REVISION	11/08/23	DB

TITLE: MANHOLE RING ENCASEMENT DETAILS
SCALE: N.T.S. DRAWING No. WW-6



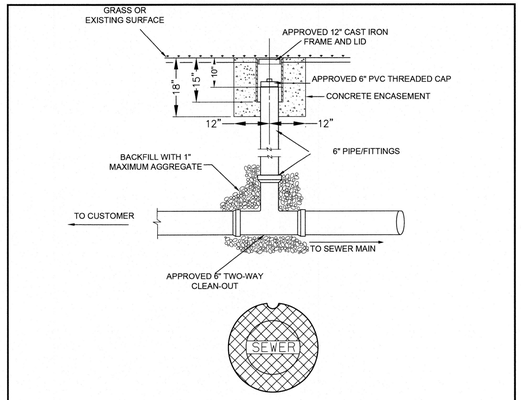
SEWER BACKFILL DETAILS

NOTES:
1. FOR ASPHALT OR CONCRETE STREET REPAIRS WHERE THE SAW-CUT PAVEMENT EDGE WILL BE WITHIN 3' OF EDGE OF EXISTING PAVEMENT OR LIP OF GUTTER, THE EXISTING PAVEMENT SURFACE BETWEEN THE DITCH LINE AND EDGE OF PAVEMENT OR LIP OF GUTTER SHALL BE REMOVED AND REPLACED WITH MATERIAL SPECIFIED.
2. FOR STREETS NOT BEING RECONSTRUCTED, SURFACE MATERIALS SHALL BE EQUAL TO MATERIAL REMOVED–MINIMUM AMOUNTS; 2" HMAC (TxDOT ITEM 340, TYPE D); FLEX (CRUSHED STONE) BASE (TxDOT ITEM 247, TYPE A, GRADE 2) COMPACTED IN 6" LIFTS TO 100% DENSITY BY TEX 113E. EXISTING ASPHALT TO BE SAW CUT.
3. SECONDARY BACKFILL SHALL CONSIST OF 12" LIFTS COMPRISED OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE OF BRUSH, DEBRIS AND TRASH. MAXIMUM 6" IN GREATEST DIMENSION.
4. A DENSITY TEST SHALL BE PERFORMED ON EACH 12" LIFT, EVERY 200 FEET.
5. INDUCTIVE TRACER DETECTION TAPE SHALL BE PLACED DIRECTLY ABOVE THE CENTERLINE OF ALL NON–METALLIC PIPE A MINIMUM OF 12" BELOW SUBGRADE OR, IN AREAS OUTSIDE THE LIMITS OF PAVEMENT, A MINIMUM OF 18" BELOW FINISHED GRADE. THE TRACER TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED ACCORDING TO THE AMERICAN PUBLIC WORKS ASSOCIATION UNIFORM COLOR CODE, EXCEPT FOR MINIMUM DEPTH OF COVER, THE TRACER TAPE SHALL BE PLACED ACCORDING TO THE MANUFACTURE'S RECOMMENDATIONS.
6. FOR PIPE NOT INSTALLED IN PAVEMENT, THE SURFACE OF THE BACKFILLED TRENCH SHALL BE RESTORED TO MATCH PREVIOUS EXISTING CONDITIONS.
7. FOR STREETS BEING RECONSTRUCTED ONLY, CONTRACTOR MAY BACKFILL FINAL BASE SECTION DEPTH WITH SPOIL MATERIAL PRIOR TO STREET EXCAVATION TO ALLOW TRAFFIC FLOW. DEPTH VARIES.

SEGUIN TEXAS

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2ND REVISION	12/11/15	AM
3RD REVISION	5/25/18	DB
4TH REVISION	11/08/23	DB

TITLE: SEWER BACKFILL DETAIL
SCALE: N.T.S. DRAWING No. WW-8



NOTES:

1. FOR NEW DEVELOPMENT CLEAN–OUTS MAY NOT BE PLACED IN PAVED AREAS I.E. SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

SEGUIN TEXAS

DATE ISSUED:	FEBRUARY 1, 2019	
REVISION	DATE	BY
1ST REVISION	11/08/23	DB

TITLE: TYPICAL 6" CLEANOUT DETAIL
SCALE: N.T.S. DRAWING No. WW-20

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
5-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14909
TBPLS Firm# 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	SANITARY SEWER DETAIL SHEET

SHEET TITLE: *SANITARY SEWER DETAIL SHEET*

SHEET NUMBER: *6.8*

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 13, 2025, 4:43pm User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\SEWER\SANITARY SEWER DETAIL SHEET.dwg
XREF: 805xp-ANNOTATION-STRUCTURE_WWT-Empire-SANITARY-DETAILS.dwg By: MGLENN

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

CAUTION!!!

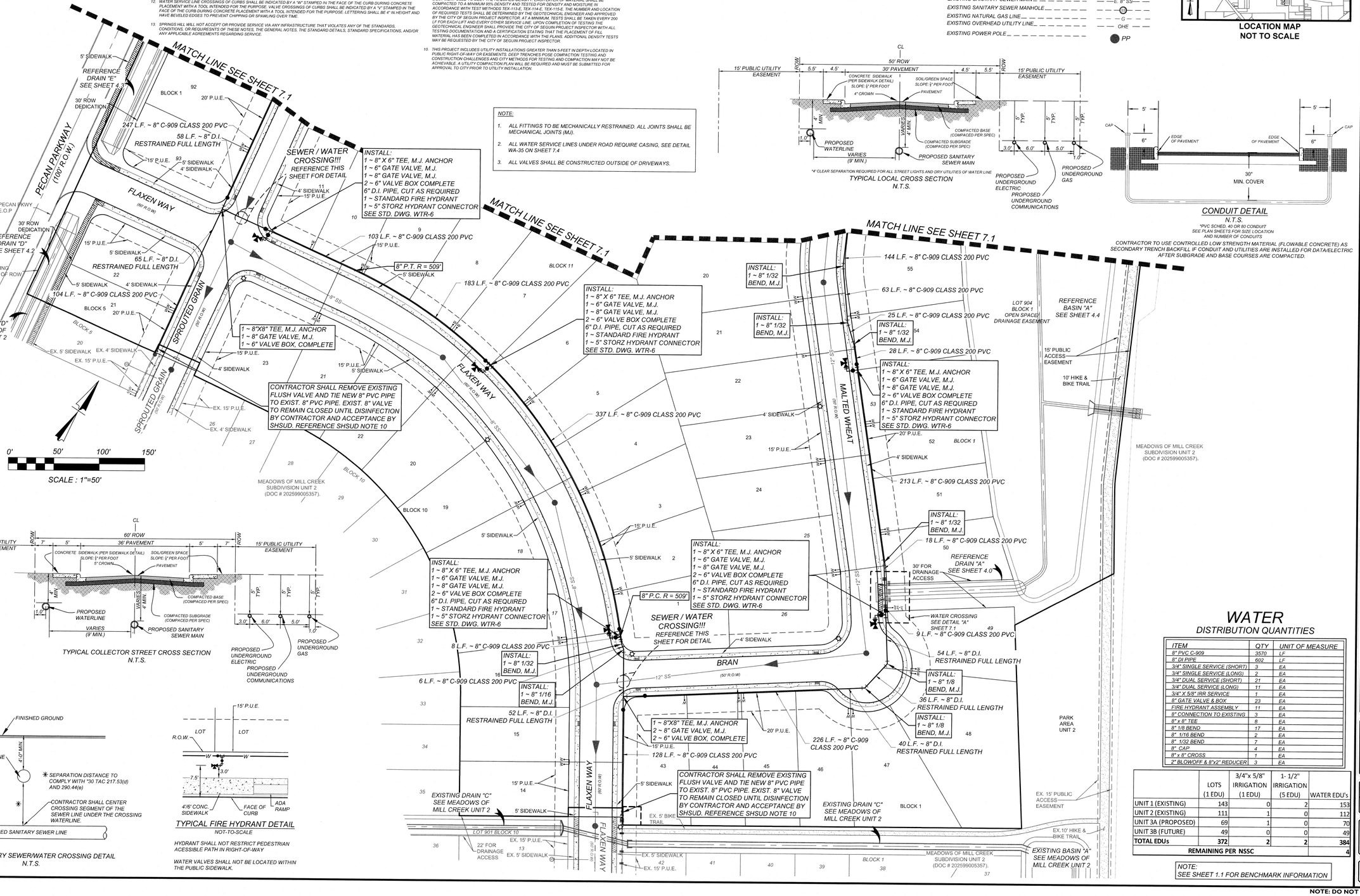
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT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

SPRINGS HILL SPECIAL UTILITY DISTRICT NOTES:

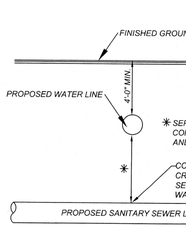
1. *EXISTING WATER INFRASTRUCTURE IN THE VICINITY OF THE TRACT IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. IF THE DEVELOPMENT EXCEEDS THE CAPACITY OF THE EXISTING WATER INFRASTRUCTURE, THEN IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO MAKE THE NECESSARY IMPROVEMENTS TO THE EXISTING WATER INFRASTRUCTURE TO PROVIDE SUFFICIENT CAPACITY. THE EXTENT OF THE NECESSARY WATER IMPROVEMENTS WILL BE OUTLINED IN A MEMORANDUM OF UNDERSTANDING OR NON-STANDARD SERVICE AGREEMENT PRIOR TO THE APPROVAL OF ANY FINAL PLAT.*
2. *SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.*
3. *ANY EASEMENT DESIGNATED AS A SHSUD UTILITY EASEMENT SHALL REMAIN OPEN ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.*
4. *ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.*
5. *WATER LINE IS TO BE CONSTRUCTED IN ACCORDANCE WITH SPRINGS HILL SPECIAL UTILITY DISTRICT STANDARD DRAWINGS AND SPECIFICATIONS.*
6. *WATER MAIN SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.*
7. *CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.*
8. *NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOX SET IN A DRIVEWAY WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.*
9. *NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. SHSUD WILL NOT BE RESPONSIBLE FOR ANY DAMAGES TO CONCRETE OR PAVED AREAS IF DEVELOPER DOES NOT COMPLY.*
10. *PERMANENT TIE-INS TO IN-SERVICE MAINS SHALL ONLY BE CONSTRUCTED FOLLOWING FLUSHING, DISINFECTION, TESTING, AND APPROVAL BY SHSUD. TEMPORARY CONNECTIONS FOR FILLING, FLUSHING, AND TESTING MUST BE EQUIPPED WITH SHSUD-PROVIDED BACKFLOW PREVENTION TO MAINTAIN CROSS-CONNECTION CONTROL.*
11. *A HYDROSTATIC TEST SHALL BE PERFORMED AFTER SERVICES ARE CONNECTED AND FINAL GRADING AND PLACEMENT ARE COMPLETE.*
12. *WATER SERVICE LINE CROSSINGS OF CURBS SHALL BE INDICATED BY A "W" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. VALVE CROSSINGS OF CURBS SHALL BE INDICATED BY A "V" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. LETTERING SHALL BE 4" IN HEIGHT AND HAVE BEVELED EDGES TO PREVENT CHIPPING OR SPALLING OVER TIME.*
13. *SPRINGS HILL WILL NOT ACCEPT OR PROVIDE SERVICE VIA ANY INFRASTRUCTURE THAT VIOLATES ANY OF THE STANDARDS, CONDITIONS, OR REQUIREMENTS OF THESE NOTES, THE GENERAL NOTES, THE STANDARD DETAILS, STANDARD SPECIFICATIONS, AND/OR ANY APPLICABLE AGREEMENTS REGARDING SERVICE.*

GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR, AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*



TYPICAL COLLECTOR STREET CROSS SECTION
N.T.S.



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

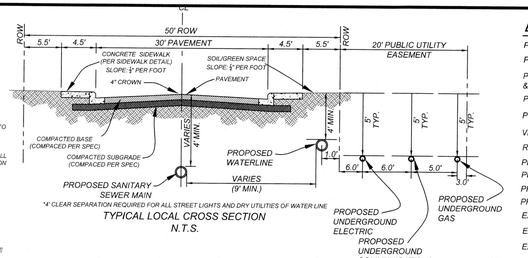
TYPICAL FIRE HYDRANT DETAIL
NOT-TO-SCALE

HYDRANT SHALL NOT RESTRICT PEDESTRIAN ACCESSIBLE PATH IN RIGHT-OF-WAY

WATER VALVES SHALL NOT BE LOCATED WITHIN THE PUBLIC SIDEWALK.

NOTE:

1. *ALL FITTINGS TO BE MECHANICALLY RESTRAINED. ALL JOINTS SHALL BE MECHANICAL JOINTS (MJ).*
2. *ALL WATER SERVICE LINES UNDER ROAD REQUIRE CASING, SEE DETAIL WA-35 ON SHEET 7.4*
3. *ALL VALVES SHALL BE CONSTRUCTED OUTSIDE OF DRIVEWAYS.*

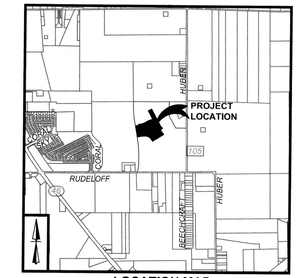


**4" CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.

LEGEND

- *PROPOSED WATER MAIN* — 8"W
- *PROPOSED WATER SERVICE & METER BOX* — W
- *PROPOSED WATER 3/4" IRRIGATION SERVICE & W/ 5/8" METER & METER BOX* — 3/4" IRR
- *PROPOSED FIRE HYDRANT*
- *PUBLIC UTILITY EASEMENT* — P.U.E.
- *VEHICULAR NON-ACCESS EASEMENT* — V.N.A.E.
- *RIGHT OF WAY* — R.O.W.
- *PROPOSED 8" SANITARY SEWER MAIN* — 8"SS
- *PROPOSED 8" SANITARY SEWER MANHOLE*
- *PROPOSED SANITARY SEWER FORCE MAIN* — FM
- *PROPOSED TEE & WATER VALVE*
- *EXISTING WATER VALVE*
- *EXISTING FIRE HYDRANT*
- *EXISTING WATER MAIN* — E. 8" W
- *EXISTING SANITARY SEWER MAIN* — E. 8" SS
- *EXISTING SANITARY SEWER MANHOLE*
- *EXISTING NATURAL GAS LINE* — G
- *EXISTING OVERHEAD UTILITY LINE* — OHE
- *EXISTING POWER POLE* — PP



LOCATION MAP
NOT TO SCALE

CONDUIT DETAIL
N.T.S.

**PVC SCHED. 40 OR 80 CONDUIT*
SEE PLAN SHEETS FOR SIZE LOCATION AND NUMBER OF CONDUITS

CONTRACTOR TO USE CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE CONCRETE) AS SECONDARY TRENCH BACKFILL IF CONDUIT AND UTILITIES ARE INSTALLED FOR DATA/ELECTRIC AFTER SUBGRADE AND BASE COURSES ARE COMPACTED.

WATER
DISTRIBUTION QUANTITIES

ITEM	*QTY*	*UNIT OF MEASURE*
8" PVC C-909	*3570*	*LF*
8" DI PIPE	*602*	*LF*
3/4" SINGLE SERVICE (SHORT)	*3*	*EA*
3/4" SINGLE SERVICE (LONG)	*2*	*EA*
3/4" DUAL SERVICE (SHORT)	*21*	*EA*
3/4" DUAL SERVICE (LONG)	*11*	*EA*
3/4" X 5/8" IRR SERVICE	*1*	*EA*
8" GATE VALVE & BOX	*23*	*EA*
FIRE HYDRANT ASSEMBLY	*11*	*EA*
8" CONNECTION TO EXISTING	*3*	*EA*
8" x 8" TEE	*8*	*EA*
8" 1/8 BEND	*17*	*EA*
8" 1/16 BEND	*2*	*EA*
8" 1/32 BEND	*7*	*EA*
8" CAP	*4*	*EA*
8" x 8" CROSS	*1*	*EA*
2" BLOWOFF & 8"x2" REDUCER	*3*	*EA*

	LOTS (1 EDU)	3/4"x 5/8" IRRIGATION (1 EDU)	1- 1/2" IRRIGATION (5 EDU)	WATER EDU's
UNIT 1 (EXISTING)	143	0	2	153
UNIT 2 (EXISTING)	111	1	0	112
UNIT 3A (PROPOSED)	69	1	0	70
UNIT 3B (FUTURE)	49	0	0	49
TOTAL EDUs	**372**	**2**	**2**	**384**
REMAINING PER NSSC				**4**

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN
FOR
MEADOWS OF MILL CREEK UNIT 3A
CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
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New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P
DRAWING NAME: WATER DISTRIBUTION PLAN

SHEET TITLE: *WATER DISTRIBUTION PLAN*

SHEET NUMBER: 7.0

Date: Dec 11, 2025, 7:21pm User ID: mgiern
File: U:\Projects\905\01\03\UNIT 3A\Design\Civil\WATER\WATER DISTRIBUTION PLAN.dwg
UNIT 3A\Design\Civil\WATER\WATER DISTRIBUTION PLAN.dwg\2.0 WATER DISTRIBUTION PLAN By: MGIERN

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

CAUTION!!!

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

SPRING HILL SPECIAL UTILITY DISTRICT NOTES:

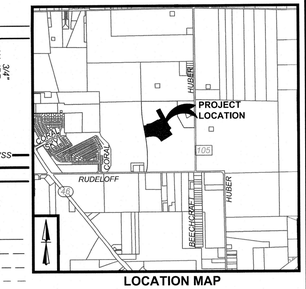
1. *EXISTING WATER INFRASTRUCTURE IN THE VICINITY OF THE TRACT IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. IF THE DEVELOPMENT EXCEEDS THE CAPACITY OF THE EXISTING WATER INFRASTRUCTURE, THEN IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO MAKE THE NECESSARY IMPROVEMENTS TO THE EXISTING WATER INFRASTRUCTURE TO PROVIDE SUFFICIENT CAPACITY. THE EXTENT OF THE NECESSARY WATER IMPROVEMENTS WILL BE OUTLINED IN A MEMORANDUM OF UNDERSTANDING OR NON-STANDARD SERVICE AGREEMENT PRIOR TO THE APPROVAL OF ANY FINAL PLAT.*
2. *SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.*
3. *ANY EASEMENT DESIGNATED AS A SHSUD UTILITY EASEMENT SHALL REMAIN OPEN ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.*
4. *ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.*
5. *WATER LINE IS TO BE CONSTRUCTED IN ACCORDANCE WITH SPRINGS HILL SPECIAL UTILITY DISTRICT STANDARD DRAWINGS AND SPECIFICATIONS.*
6. *WATER MAIN SHALL HAVE A MINIMUM OF 48 INCHES OF COVER, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.*
7. *CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.*
8. *NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOX SET IN A DRIVEWAY WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.*
9. *NO VALVES, HYDRANTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
10. *PERMANENT TIE-INS TO IN-SERVICE MAINS SHALL ONLY BE CONSTRUCTED FOLLOWING FLUSHING, DISINFECTION, TESTING, AND APPROVAL BY SHSUD. TEMPORARY CONNECTIONS FOR FILLING, FLUSHING, AND TESTING MUST BE EQUIPPED WITH SHSUD-PROVIDED BACKFLOW PREVENTION TO MAINTAIN CROSS-CONNECTION CONTROL.*
11. *A HYDROSTATIC TEST SHALL BE PERFORMED AFTER SERVICES ARE CONNECTED AND FINAL GRADING AND PLACEMENT ARE COMPLETE.*
12. *WATER SERVICE LINE CROSSINGS OF CURBS SHALL BE INDICATED BY A "W" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. VALVE CROSSINGS OF CURBS SHALL BE INDICATED BY A "V" STAMPED IN THE FACE OF THE CURB DURING CONCRETE PLACEMENT WITH A TOOL INTENDED FOR THE PURPOSE. LETTERING SHALL BE 4" IN HEIGHT AND HAVE BEVELED EDGES TO PREVENT CHIPPING OR SPALLING OVER TIME.*
13. *SPRINGS HILL WILL NOT ACCEPT OR PROVIDE SERVICE VIA ANY INFRASTRUCTURE THAT VIOLATES ANY OF THE STANDARDS, CONDITIONS, OR REQUIREMENTS OF THESE NOTES, THE GENERAL NOTES, THE STANDARD DETAILS, STANDARD SPECIFICATIONS, AND/OR ANY APPLICABLE AGREEMENTS REGARDING SERVICE.*

GENERAL NOTES:

1. *WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.*
2. *ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THE ELECTRICAL DISTRIBUTION SYSTEM, INCLUDING ALL PRIMARY AND SECONDARY SERVICE, SHALL BE PLACED UNDERGROUND FOR THIS DEVELOPMENT PER UDC CHAPTER 4.7.12.*
3. *SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.*
4. *ALL OPEN SPACES, GREENBELTS, PARKLAND, AND TREE SAVE AREAS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.*
5. *THE DESIGN FOR WATER DISTRIBUTION CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 290 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
6. *THE DESIGN FOR WASTEWATER COLLECTION SYSTEM CONSTRUCTION AND IMPROVEMENTS SHALL CONFORM TO THE MOST RECENT EDITION OF 30 TAC CHAPTER 217 OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).*
7. *ALL UTILITIES TO BE CONSTRUCTED PRIOR TO STREETS.*
8. *NO VALVES, HYDRANTS, CLEANOUTS, ETC. SHALL BE CONSTRUCTED WITHIN CURBS, SIDEWALKS, DRIVEWAYS, OR ROADWAYS. THE BUILDER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR REPAIR TO ROADWAY AND UTILITY INFRASTRUCTURE IF PUBLIC UTILITIES ARE INSTALLED IMPROPERLY.*
9. *ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT/SIDEWALK SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE, DETERMINE THE MAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF SEGUIN PROJECT INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE CITY OF SEGUIN PROJECT INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF SEGUIN PROJECT INSPECTOR.*
10. *THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5-FEET IN DEPTH LOCATED IN PUBLIC RIGHT-OF-WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.*

LEGEND

PROPOSED WATER MAIN	8"W
PROPOSED WATER SERVICE & METER BOX	W 3/4" IRR SVC
PROPOSED WATER 3/4" IRRIGATION SERVICE & W/ 5/8" WATER METER & METER BOX	
PROPOSED FIRE HYDRANT	
PUBLIC UTILITY EASEMENT	P.U.E.
VEHICULAR NON-ACCESS EASEMENT	V.N.A.E.
RIGHT OF WAY	R.O.W.
PROPOSED 8" SANITARY SEWER MAIN	8"SS
PROPOSED 8" SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER FORCE MAIN	FM
PROPOSED TEE & WATER VALVE	
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	E. 8" W
EXISTING SANITARY SEWER MAIN	E. 8" SS
EXISTING SANITARY SEWER MANHOLE	
EXISTING NATURAL GAS LINE	G
EXISTING OVERHEAD UTILITY LINE	OHE
EXISTING POWER POLE	PP



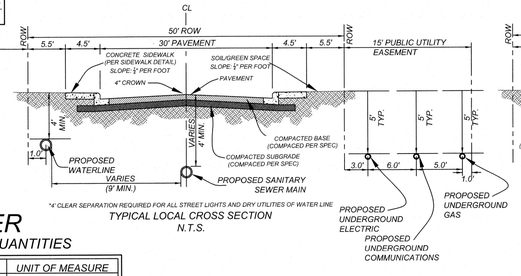
LOCATION MAP
NOT TO SCALE

NOTE:

1. *ALL FITTINGS TO BE MECHANICALLY RESTRAINED. ALL JOINTS SHALL BE MECHANICAL JOINTS (MJ).*
2. *ALL WATER SERVICE LINES UNDER ROAD REQUIRE CASING, SEE DETAIL WA-35 ON SHEET 7.4*
3. *ALL VALVES SHALL BE CONSTRUCTED OUTSIDE OF DRIVEWAYS.*

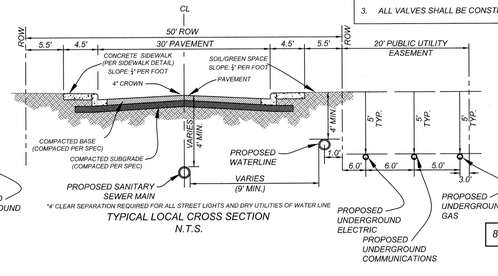
0' 50' 100' 150'

SCALE : 1"=50'



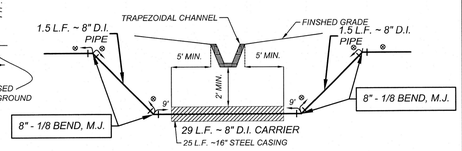
** CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.

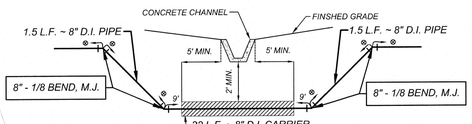


** CLEAR SEPARATION REQUIRED FOR ALL STREET LIGHTS AND DRY UTILITIES OF WATER LINE*

TYPICAL LOCAL CROSS SECTION
N.T.S.



DETAIL "A"
VERTICAL OFFSET

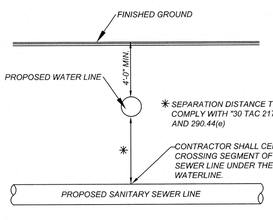


DETAIL "B"
VERTICAL OFFSET

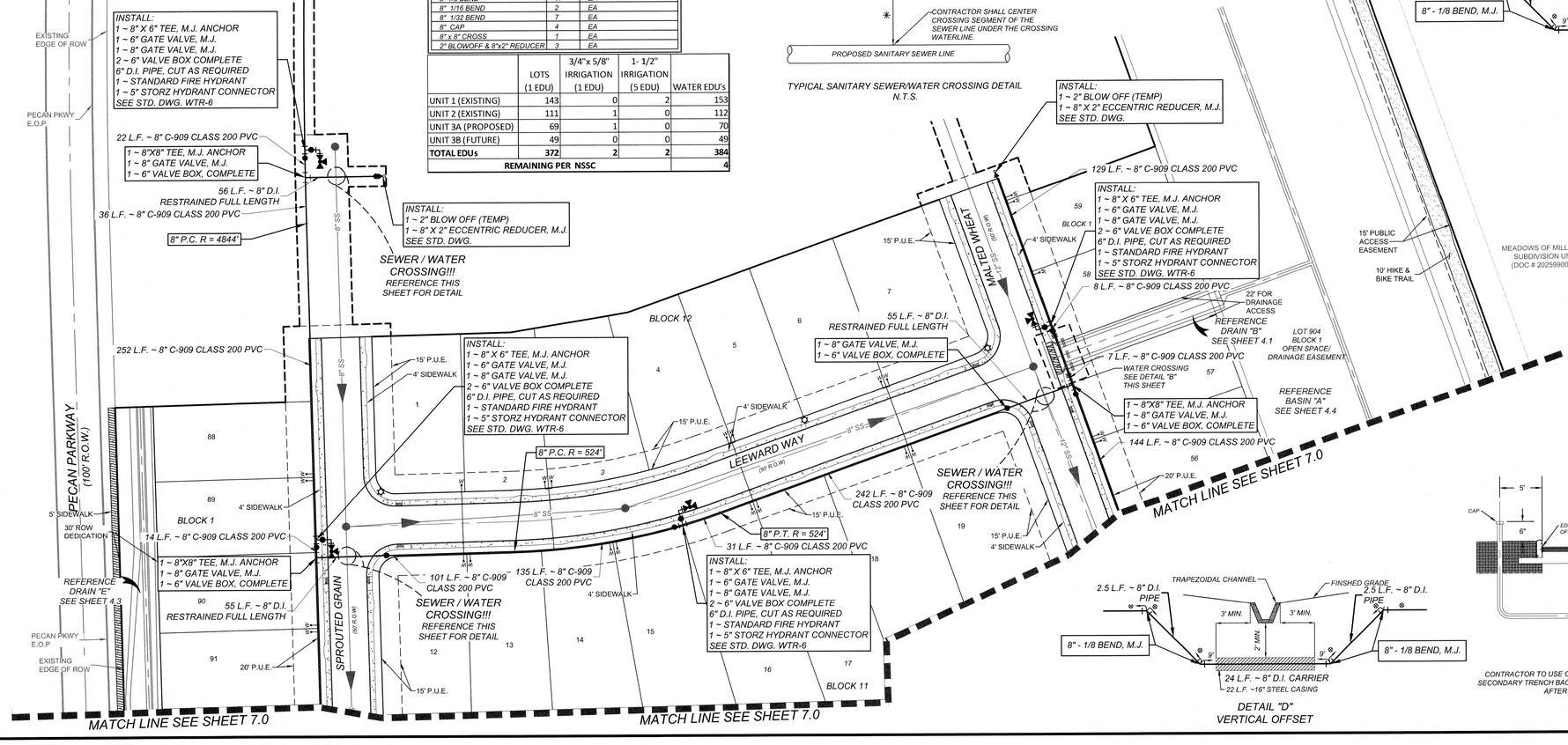
WATER
DISTRIBUTION QUANTITIES

ITEM	QTY	UNIT OF MEASURE
8" PVC C-909	3570	LF
8" DI PIPE	602	LF
3/4" SINGLE SERVICE (SHORT)	3	EA
3/4" SINGLE SERVICE (LONG)	2	EA
3/4" DUAL SERVICE (SHORT)	21	EA
3/4" DUAL SERVICE (LONG)	11	EA
3/4" X 5/8" IRR SERVICE	1	EA
8" GATE VALVE & BOX	23	EA
FIRE HYDRANT ASSEMBLY	11	EA
8" CONNECTION TO EXISTING	3	EA
8" x 8" TEE	8	EA
8" 1/8 BEND	17	EA
8" 1/16 BEND	2	EA
8" 1/32 BEND	7	EA
8" CAP	4	EA
8" x 8" CROSS	1	EA
2" BLOWOFF & 8"x2" REDUCER	3	EA

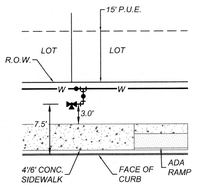
	LOTS (1 EDU)	3/4"x 5/8" IRRIGATION (1 EDU)	1- 1/2" IRRIGATION (5 EDU)	WATER EDU's
UNIT 1 (EXISTING)	143	0	2	153
UNIT 2 (EXISTING)	111	1	0	112
UNIT 3A (PROPOSED)	69	1	0	70
UNIT 3B (FUTURE)	49	0	0	49
TOTAL EDUs	**372**	**2**	**2**	**384**
REMAINING PER NSSC				4



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



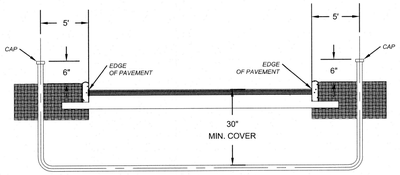
DETAIL "D"
VERTICAL OFFSET



TYPICAL FIRE HYDRANT DETAIL
NOT-TO-SCALE

HYDRANT SHALL NOT RESTRICT PEDESTRIAN ACESSIBLE PATH IN RIGHT-OF-WAY

WATER VALVES SHALL NOT BE LOCATED WITHIN THE PUBLIC SIDEWALK.



CONDUIT DETAIL
N.T.S.

**PVC SCHED. 40 OR 80 CONDUIT SEE PLAN SHEETS FOR SIZE LOCATION AND NUMBER OF CONDUITS*

CONTRACTOR TO USE CONTROLLED LOW STRENGTH MATERIAL (FLOWABLE CONCRETE) AS SECONDARY TRENCH BACKFILL IF CONDUIT AND UTILITIES ARE INSTALLED FOR DATA/ELECTRIC AFTER SUBGRADE AND BASE COURSES ARE COMPACTED.

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Dec 11, 2025, 7:21am User ID: mglenn
File: U:\Projects\805\01\03\Design\Civil\WATER\WATER DISTRIBUTION PLAN.dwg
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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS — WAYNE FLORES — 90130 — LICENSED PROFESSIONAL ENGINEER
12-23-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

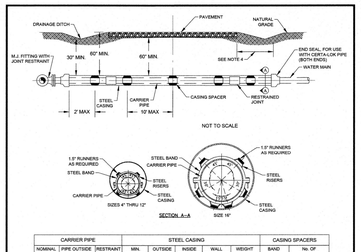
CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF
PROJECT NUMBER:	DRAWING NAME:		
23016159P	WATER DISTRIBUTION PLAN		

SHEET TITLE:
WATER DISTRIBUTION PLAN

SHEET NUMBER:
7.1

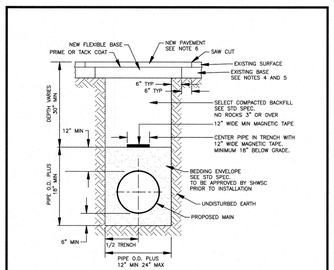


CARRIER PIPE		STEEL CASING					CASING SPACERS	
NOMINAL SIZE (IN)	PIPE OUTSIDE DIAMETER (IN)	RESTRAINT OUTSIDE DIA. (IN)	MIN. NOMINAL SIZE(IN)	OUTSIDE DIAMETER (IN)	INSIDE DIAMETER (IN)	WALL THICKNESS (IN)	WEIGHT CLASS	BAND WIDTH	No. OF RUNNERS PER TEE
4	4.80	9.25	10	10.750	10.25	0.25	STANDARD	8"	2 TOP, 2 BOTTOM
6	6.90	11.35	12	12.750	12.250	0.250	STANDARD	8"	2 TOP, 2 BOTTOM
8	9.05	14.70	14	14.000	13.156	0.375	STANDARD	8"	2 TOP, 2 BOTTOM
12	13.20	18.90	20	20.000	19.190	0.378	STANDARD	8"	2 TOP, 2 BOTTOM
16	17.40	25.51	30	30.000	29.250	0.375	STANDARD	8"	2 TOP, 4 BOTTOM

NOTES:

1. CARRIER PIPE SIZES ARE BASED ON CERTA-LOK CIGS/RJ FOR 4" TO 12" PIPE DIAMETER AND CERTA-LOK CIGS/RJ FOR 14" TO 24" PIPE DIAMETER.
2. STEEL CASING SHALL BE STANDARD WEIGHT OR HEAVIER PIPE CONFORMING TO ASTM A-36, ASTM A-568, ASTM A-135, ASTM A-139 OR OTHER ACCEPTABLE STANDARD SPECIFICATION. PIPE SHALL BE COATED AND LINED IN ACCORDANCE WITH AWWA C210 OR APPROVED EQUAL. PIPE JOINTS SHALL BE WELDED IN ACCORDANCE WITH AWWA C-206. STEEL CASING SHALL BE NEW OR USED IN GOOD CONDITION ACCEPTABLE TO SPRINGS HILL WATER SUPPLY CORPORATION AND TO THE ROADWAY AUTHORITY.
3. SUBSEQUENT CASING SPACERS ARE REQUIRED FOR 4" TO 14" PIPE SIZES TO BE AT 10 FEET APART AND FOR 16" TO 30" PIPE SIZES TO BE AT 8 FEET APART WITHIN THE CASING WITH AT LEAST 3 SPACERS PER JOINT ON PIPE. ONE CASING SPACER SHALL BE REPLACED WITHIN 2 FEET OF ENDS OF CASING FOR ALL PIPE SIZES.
4. CASING PIPE SHALL EXTEND A MINIMUM OF 10 FT. PAST EDGE OF PAVEMENT ALONG TXDOT ROADWAYS AND A MINIMUM OF 5 FT. PAST EDGE OF PAVEMENT ALONG ALL OTHER ROADWAYS UNLESS OTHERWISE DIRECTED BY ENGINEER OR REGULATORY AUTHORITY.
5. CASING SPACERS SHALL BE MADE FROM T-304 STEEL OF A MINIMUM 14 GAUGE THICKNESS.
6. CASING SPACERS SHALL HAVE A SYNTHETIC RUBBER OR PVC LINER TO INSULATE THE PIPELINE FROM THE SPACER.
7. CASING SPACERS SHALL HAVE A 1.5" WIDE GLASS REINFORCED PLASTIC OR UHMW POLYMER RUNNERS TO INSULATE THE SPACER FROM THE CASING

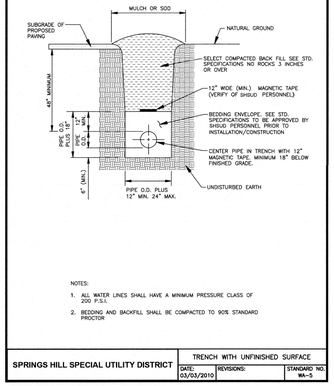
SPRINGS HILL SPECIAL UTILITY DISTRICT	CASING DETAIL		
	DATE: 03/03/2010	REVISIONS: 07/22/2021	STANDARD NO. WA-1



NOTES:

1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE, A MINIMUM OF 12 INCHES WIDER, THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMMETRICAL ABOUT THE CENTERLINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE CUT 6 INCHES WIDER THAN THE UNDISTURBED SIDES OF THE EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE, THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX ASPHALTIC CONCRETE.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND, OF EQUAL THICKNESS, OR WITH MINIMUM BASE THICKNESS OF 10 INCHES WHICHEVER IS GREATER.
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT AREA SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 8 INCHES OF BASE OR MATCH EXISTING, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2 INCHES, WHICHEVER IS GREATER.
7. ALL WATER LINES SHALL HAVE A MINIMUM PRESSURE CLASS OF 200 PSI.

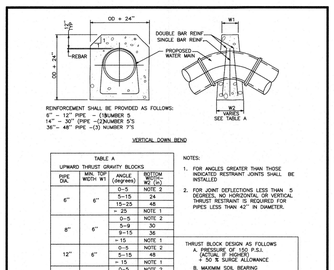
SPRINGS HILL SPECIAL UTILITY DISTRICT	TRENCH WITH PAVED SURFACE		
	DATE: 07/26/2010	REVISIONS:	STANDARD NO. WA-4



NOTES:

1. ALL WATER LINES SHALL HAVE A MINIMUM PRESSURE CLASS OF 200 P.S.I.
2. BEDDING AND BACKFILL SHALL BE COMPACTED TO 90% STANDARD PROCTOR

SPRINGS HILL SPECIAL UTILITY DISTRICT	TRENCH WITH UNFINISHED SURFACE		
	DATE: 03/03/2010	REVISIONS:	STANDARD NO. WA-5



REINFORCEMENT SHALL BE PROVIDED AS FOLLOWS:
4" – 12" PIPE – (1)NUMBER 5
14" – 30" (PIPE –(2)NUMBER S'S
36" – 48" PIPE –(3) NUMBER 5'S

TABLE A UPWARD THRUST GRAVITY BLOCKS			
PIPE DIA.	MIN. TRENCH WIDTH W1	ANGLE (degrees)	BOTTOM BEARING W2 (SQ.)
6"	6'	0–5	NOTE 2
		5–15	24
		15–25	48
		> 25	NOTE 1
8"	6'	0–5	NOTE 2
		5–9	30
		9–15	36
		> 15	NOTE 1
12"	6'	0–5	NOTE 2
		5–15	48
		> 15	NOTE 1
16"	12'	0–5	NOTE 2
		5–10	60
		10–15	96
		> 15	NOTE 1
24" THRU 36"		> 5.0	NOTE 1
42" THRU 48"		> 3.0	NOTE 1

NOTES:

1. FOR ANGLES GREATER THAN THOSE INDICATED RESTRAINT JOINTS SHALL BE INSTALLED
2. FOR JOINT DEFLECTIONS LESS THAN 5 DEGREES, CONCRETE THRUST BLOCKING OR MECHANICAL THRUST RESTRAINT IS REQUIRED FOR PIPES LESS THAN 42" IN DIAMETER.

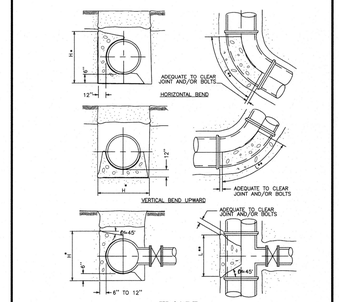
THRUST BLOCK DESIGN AS FOLLOWS
A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER)
B. 50 % SURGE ALLOWANCE
C. WATER TO BE BEARING ON SOIL TYPES AS SEE TABLE BELOW

SOIL TYPES	PRESSURE
LOOSE OR SPONGY SOIL	1500 Lb/Sq.Ft.
UNDISTURBED SOIL, CALICHE	2000 Lb/Sq.Ft.
LIMESTONE ROCK	4000 Lb/Sq.Ft.

NOTES:

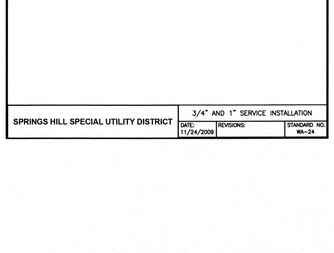
1. THE EARTH BEARING SURFACE SHALL BE UNDISTURBED MATERIAL. IF NOT POSSIBLE, THE FILL MATERIAL FOR BEARING SURFACE AND THE UNDISTURBED SOIL MUST BE COMPACTED TO TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ADEQUATE THRUST BLOCKING. THE CONTRACTOR SHALL MAKE THE DETERMINATION IN THE FIELD AS TO TYPE OF SOIL AND USE THE "THRUST BLOCKING DESIGN" TO ADJUST THE AMOUNTS OF THRUST BLOCKING REQUIRED AT EACH PLACE OF USE.
3. ALL FITTINGS SHALL BE BLOCKED REGARDLESS OF THE ANGLE OF DIRECTION.
4. ALL JOINTS WITHIN 30' OF BEND MUST BE RESTRAINED.

SPRINGS HILL SPECIAL UTILITY DISTRICT	THRUST BLOCK DETAILS SHT 1 OF 2		
	DATE: 03/03/2010	REVISIONS:	STANDARD NO. WA-6



* THE DIMENSION FOR "H" MUST BE GREATER THAN DIAMETER OF THE PIPE
** LENGTH "L" ALONG THE BEND MUST BE GREATER THAN "H" AND LESS THAN 2 TIMES "H"

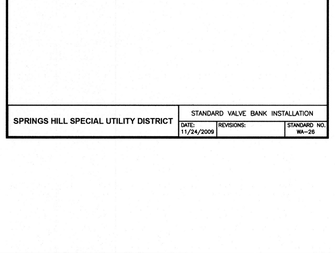
SPRINGS HILL SPECIAL UTILITY DISTRICT	THRUST BLOCK DETAILS SHT 2 OF 2		
	DATE: 03/03/2010	REVISIONS:	STANDARD NO. WA-6



NOTES:

1. T.C.E.Q. RULES AND REGULATIONS ON SANITARY SEWER, STORM SEWER AND WATER MAIN CROSSINGS AND SEPARATIONS SHALL BE STRICTLY ENFORCED, 30 TAC CHAPTER 290, SUBCHAPTER D.
2. ALL OTHER UTILITIES TO MAINTAIN 5 FOOT SEPARATION FROM WATER MAINS AND SERVICES, GAS, ELECTRIC, CABLE (ETC.) TO BE LOCATED OPPOSITE SIDES OF PROPERTY.
3. UTILITY CROSSINGS SEPARATED BY LESS THAN 12 INCHES, PIPES SHALL BE ENCASED WITH 6 INCHES OF CONCRETE ALL AROUND AND CENTERED TO CROSSING FOR A MINIMUM LENGTH OF 20 FEET TOTAL.
4. SPECIFICATIONS, BEDDING MATERIAL MUST BE APPROVED BY AUTHORIZED SHSUD PERSONNEL, BEFORE START OF JOB.
5. AT ANY CREEK CROSSING THE MAIN SHALL BE STEEL ENCASED AND/OR 6" CONCRETE ENCASEMENT TO WITHIN 10 FEET OUTSIDE OF CREEK OR DRAINAGE DITCH AREA.

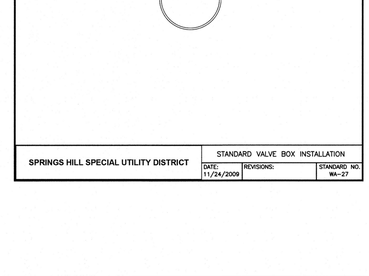
SPRINGS HILL SPECIAL UTILITY DISTRICT	UTILITY CROSSING		
	DATE: 06/15/2010	REVISIONS:	STANDARD NO. WA-7



NOTES:

1. WELD SOCKET Ø5" X 2" DEEP TO 1" (SCH. 40) ROUND STEM EXTENSION. FITTED ON OPERATING NUT, SCH. 80 FOR LENGTHS OVER 10'.
2. STANDARD VALVE CASTING RING AND METAL LID IN UNPAVED AREAS.
3. NUT AT TOP OF VALVE EXTENSION ROD SHALL BE SQUARE 2" LONG WELDED TO TOP OF ROD.
4. VALVE EXTENSIONS ARE REQUIRED ON ALL VALVES THAT EXCEED 3 FEET DEEP FROM FINISHED GRADE. VALVE EXTENSIONS SHALL BE PLACED SUCH THAT THE EXTENSION NUT IS BETWEEN 18 TO 24 INCHES FROM FINISHED GRADE.

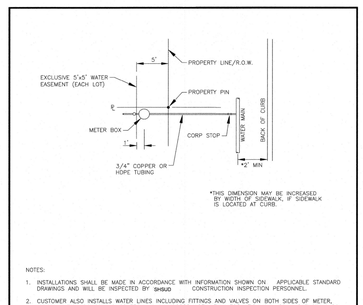
SPRINGS HILL SPECIAL UTILITY DISTRICT	4" TO 24" VERTICAL GATE VALVE WITH BOX ASSEMBLY		
	DATE: 06/15/2010	REVISIONS:	STANDARD NO. WA-19



NOTES:

1. A MINIMUM OF 2 CUBIC FEET OF 1" TO 2" CLEAN, ASTM C-33 CRUSHED STONE #67 SHALL BE PLACED AROUND THE BOTTOM OF THE HYDRANT FOR A RADIUS OF AT LEAST 10" AND EXTEND 10" ABOVE THE OUTLET DO NOT BLOCK DRAIN HOLES.
2. ALL PIPE JOINTS SHALL BE KEPT FREE FROM CONCRETE.
3. ALL FITTINGS AND FITTING JOINTS MUST BE WRAPPED WITH THREE LAYERS OF 8-MIL POLYETHYLENE IN ACCORDANCE WITH AWWA C105-10, OR LATEST VERSIONS THERE OF.
4. POLYWRAP SHALL BE SECURED WITH A MINIMUM OF THREE CIRCUMFERENTIAL TURNS OF POLYTAPE.
5. THE FIRE HYDRANT SHALL BE PLACED A MINIMUM OF 5 FEET FROM ALL OBSTRUCTIONS.
6. ALL NEW FIRE HYDRANTS SHALL BE MARKED WITH A FOUR-INCH BY FOUR-INCH BY THREE-FOURTHS-INCH TALL, BLUE REFLECTIVE PAVEMENT MARKER (BLUE REFLECTIVE EYE) LOCATED THREE FEET OFF-CENTER OF THE STREET TOWARDS THE HYDRANT. ALL MARKERS MUST BE APPROVED BY FIRE AND UTILITIES DEPARTMENT.
7. FIRE FLOW SHALL BE TESTED WITH THE FLOWS AND PRESSURES PROVIDED TO SHSUD
8. ALL VALVES AND FIRE HYDRANTS SHALL BE LOCATED BY GPS AND PROVIDED TO SHSUD IN TEXAS STATE PLANE COORDINATES, NAD 83 (93) SOUTH CENTRAL ZONE
9. INSTALL ONE INLINE GATE VALVE AT EACH SIDE OF TEE THAT CONNECTS FIRE HYDRANT ASSEMBLY TO WATER MAIN.

SPRINGS HILL SPECIAL UTILITY DISTRICT	STANDARD FIRE HYDRANT INSTALLATION		
	DATE: 8/20/2021	REVISIONS:	STANDARD NO. WA-21

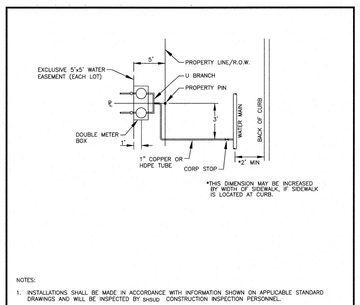


*THIS DIMENSION MAY BE INCREASED BY WIDTH OF SIDEWALK, IF SIDEWALK IS LOCATED AT CURB.

NOTES:

1. INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY SHSUD CONSTRUCTION INSPECTION PERSONNEL.
2. CUSTOMER ALSO INSTALLS WATER LINES INCLUDING FITTINGS AND VALVES ON BOTH SIDES OF METER, INSTALL METER BOXES AND COVERS. ALL IN ACCORDANCE WITH INFORMATION ON APPLICABLE STANDARD DRAWING. A VENTED SPACER MAY BE USED TO ASSURE PROPER SPACING AND ALIGNMENT OF METER FITTINGS.
3. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEM UNTIL METER IS INSTALLED AND WATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO SHSUD SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIAL. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.
4. SHSUD ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO SHSUD WATER SYSTEMS. FOR MAINTENANCE PURPOSES, SHSUD RESPONSIBILITY ENDS AT THE CUSTOMER'S WATER CUT-OFF VALVE.
5. NO METER BOX SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA WITHOUT WRITTEN APPROVAL FROM SHSUD
6. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIAL AS REQUIRED IN THE SPECIFICATIONS. SERVICE LINES SHALL HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES.

SPRINGS HILL SPECIAL UTILITY DISTRICT	SINGLE WATER SERVICE CONNECTION		
	DATE: 06/16/2010	REVISIONS: 03/15/2022	STANDARD NO. WA-22

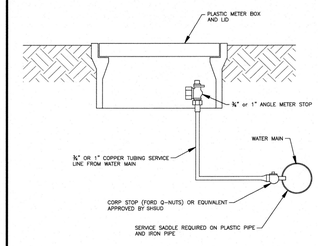


*THIS DIMENSION MAY BE INCREASED BY WIDTH OF SIDEWALK, IF SIDEWALK IS LOCATED AT CURB.

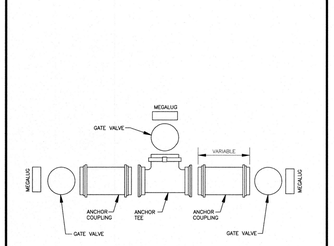
NOTES:

1. INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH INFORMATION SHOWN ON APPLICABLE STANDARD DRAWINGS AND WILL BE INSPECTED BY SHSUD CONSTRUCTION INSPECTION PERSONNEL.
2. CUSTOMER ALSO INSTALLS WATER LINES INCLUDING FITTINGS AND VALVES ON BOTH SIDES OF METER, INSTALL METER BOXES AND COVERS. ALL IN ACCORDANCE WITH INFORMATION ON APPLICABLE STANDARD DRAWING. A VENTED SPACER MAY BE USED TO ASSURE PROPER SPACING AND ALIGNMENT OF METER FITTINGS.
3. CUSTOMER IS RESPONSIBLE FOR METER BOX AND PIPING SYSTEM UNTIL METER IS INSTALLED AND WATER IS CONNECTED. ANY MISSING OR DAMAGED PARTS SHALL BE REINSTALLED BY CUSTOMER WHO SHALL GUARANTEE, FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE, THAT CONNECTIONS TO SHSUD SYSTEMS ARE FREE FROM DEFECTS IN WORKMANSHIP OR MATERIAL. CUSTOMER ALSO HAS THE RESPONSIBILITY TO ASSURE THAT ALL VALVES AND STOPS, METER BOX AND REMAIN CLEAR OF SIDEWALKS AND OTHER OBSTRUCTIONS.
4. SHSUD ACTIVITY IS LIMITED TO INSTALLATION OF THE WATER METER AND INSPECTION OF CONNECTIONS TO SHSUD WATER SYSTEMS. FOR MAINTENANCE PURPOSES, SHWSC RESPONSIBILITY ENDS AT THE CUSTOMER'S WATER CUT-OFF VALVE.
5. NO METER BOX SHALL BE SET IN SIDEWALK OR DRIVEWAY AREA WITHOUT WRITTEN APPROVAL FROM SHSUD
6. PIPING AND TUBING IN STREET RIGHT-OF-WAY AND IN EASEMENT AREA SHALL BE BEDDED IN GRANULAR MATERIAL AS REQUIRED IN THE SPECIFICATIONS. SERVICE LINES SHALL HAVE A MINIMUM COVER BELOW FINAL GRADE OF 42 INCHES.

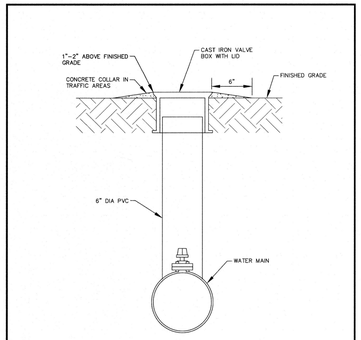
SPRINGS HILL SPECIAL UTILITY DISTRICT	DOUBLE WATER SERVICE CONNECTION		
	DATE: 07/23/2010	REVISIONS: 03/15/2022	STANDARD NO. WA-23



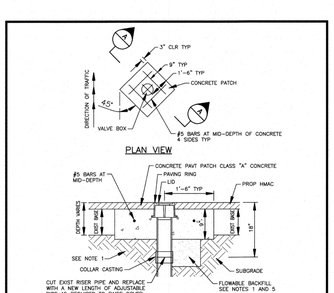
SPRINGS HILL SPECIAL UTILITY DISTRICT	3/4" AND 1" SERVICE INSTALLATION		
	DATE: 11/24/2009	REVISIONS:	STANDARD NO. WA-24



SPRINGS HILL SPECIAL UTILITY DISTRICT	STANDARD VALVE BANK INSTALLATION		
	DATE: 11/24/2009	REVISIONS:	STANDARD NO. WA-26



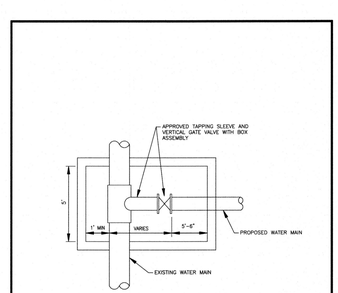
SPRINGS HILL SPECIAL UTILITY DISTRICT	STANDARD VALVE BOX INSTALLATION		
	DATE: 11/24/2009	REVISIONS:	STANDARD NO. WA-27



NOTES:

1. SUBGRADE SHALL BE COMPACTED AS PER SPECIFICATIONS, SUBGRADE PREPARATION.
2. VALVE CASTINGS SHALL BE ADJUSTED TO GRADE AFTER FINAL LIFT OF OVERLAY IS IN PLACE.
3. CLEAN VALVE BOX OF ALL DEBRIS DOWN TO THE BASE OF THE VALVE.
4. REMOVE EXISTING RISER PIPE DOWN 18" AND REPLACE TO THE NEW ELEVATION USING NEW ADJUSTABLE PIPE AND A CASTING.
5. WHERE CAST IRON CASTINGS TO BE REMOVED REQUIRE EXCAVATION GREATER THAN 20" DEEP, CONTRACTOR MAY ELECT TO FILL EXCAVATION WITH CONTROLLED LOW STRENGTH MATERIAL TO THE UNDERSIDE OF THE CONCRETE PAVEMENT PATCH IN LIEU OF COMPACTED BACKFILL.
6. REINFORCING STEEL SHALL MEET SPECIFICATIONS FOR REINFORCING STEEL.

SPRINGS HILL SPECIAL UTILITY DISTRICT	VALVE BOX TO GRADE WITH CONCRETE AND HOT MIX ASPHALT CONCRETE		
	DATE: 08/12/2010	REVISIONS:	STANDARD NO. WA-29



NOTE:

1. NO SIZE ON SIZE ALLOWED, MAKE WET CONNECTION.

SPRINGS HILL SPECIAL UTILITY DISTRICT	MINIMUM EXCAVATION CLEARANCE FOR INSTALLATION OF PRESSURE TAP DETAIL		
	DATE: 07/26/2010	REVISIONS:	STANDARD NO. WA-32

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
Wayne
5-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14909
TBPLS Firm# 10194650

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

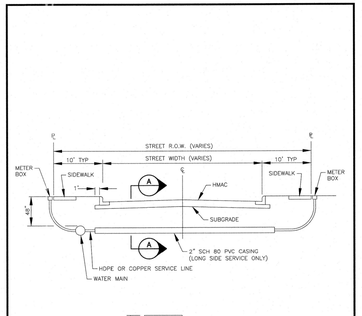
PROJECT NUMBER: 23016159P
DRAWING NAME: 7.4 WATER DETAIL SHEET

SHEET TITLE: *WATER DETAIL SHEET*

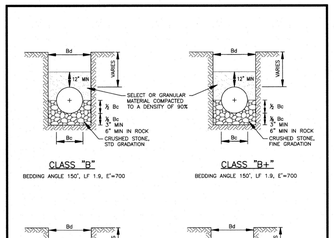
SHEET NUMBER: 7.2

Date: Aug 13, 2025, 4:53pm User ID: mglenn
File: U:\Projects\085\01\03\UNIT 3A\Design\Civil\WATER\7.4 WATER DETAIL SHEET.dwg
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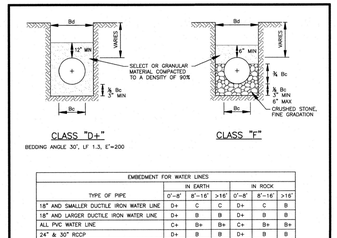
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SPRINGS HILL SPECIAL UTILITY DISTRICT	P.E. WATER SERVICE CASING	
	DATE: 07/26/2010	REVISIONS: 03/15/2022
		STANDARD NO. WA-35



SPRINGS HILL SPECIAL UTILITY DISTRICT	EMBEDMENT SHT 1 OF 3	
	DATE: 08/12/2010	REVISIONS:
		STANDARD NO. WA-41



EMBEDMENT FOR WATER LINES						
TYPE OF PIPE	IN EARTH			IN ROCK		
	0'-8'	8'-16'	>16'	0'-8'	8'-16'	>16'
18" AND SMALLER DUCTILE IRON WATER LINE	D+	C	C	D+	C	B
18" AND LARGER DUCTILE IRON WATER LINE	D+	B	B	D+	B	B
ALL PVC WATER LINE	C+	B+	B+	C+	B+	B+
24" & 30" RCCP	D+	B	B	D+	B	B

NOTES:

1. PIPE EMBEDMENT SHALL CONFORM TO DETAILS SHOWN HEREIN.
2. SECONDARY BACKFILL SHALL EXTEND FROM ABOVE THE EMBEDMENT TO BELOW THE PAVEMENT SUBBASE IN PAVEMENT AREA AND TO BELOW THE TOPSOIL SECTION OUTSIDE PAVEMENT AREAS.
3. SECONDARY BACKFILL CONSIST OF SELECT MATERIAL INCLUDING GRAVEL, FINE ROCK CUTTINGS, SAND, SANDY LOAM, OR LOAM FREE FROM EXCESSIVE CLAY, ROCK CUTTINGS SHALL HAVE NO DIMENSION GREATER THAN TWO INCHES. THE EXCAVATED MATERIAL MAY BE UTILIZED AS SELECT MATERIAL PROVIDED THE CONDITIONS OF THIS PARAGRAPH ARE MET.
4. SECONDARY BACKFILL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY WITHIN PAVEMENT AREAS AND TO 90% STANDARD PROCTOR DENSITY OUTSIDE PAVEMENT AREAS.

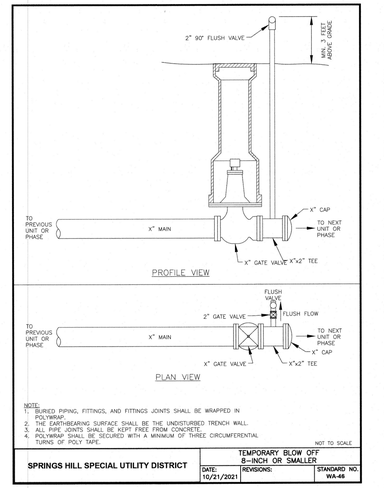
SPRINGS HILL SPECIAL UTILITY DISTRICT	EMBEDMENT SHT 2 OF 3	
	DATE: 08/12/2010	REVISIONS:
		STANDARD NO. WA-41

EMBEDMENT DIMENSIONS			
PIPE DIAMETER (INCHES)	KIND OF PIPE	EXTERNAL DIAMETER Bc (INCHES)	TRENCH WIDTH Bd (INCHES)
6	PVC WATER	6.90	24
6	DI WATER	6.90	24
8	PVC WATER	9.05	25
8	DI WATER	9.05	25
8	PVC	8.40	25
12	PVC WATER	13.20	29
12	DI WATER	13.20	29
12	PVC	12.40	29
16	DI WATER	17.40	33
16	PVC WATER	17.40	33
18	DI WATER	19.50	36
18	PVC WATER	19.50	36
20	DI WATER	21.60	38
20	PVC WATER	21.60	38
24	PVC WATER	25.80	42
24	DI WATER	25.80	42
24	RCCP WATER	30.00	48
30	PVC WATER	32.00	48
30	DI WATER	32.00	48
30	RCCP WATER	32.00	48

NOTES:

1. RCCP = REINFORCED CONCRETE CYLINDER PIPE.
2. EMBEDMENT DIMENSION FOR HDPE PIPE SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.

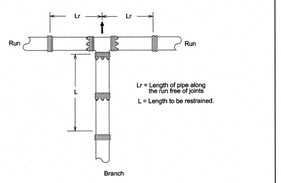
SPRINGS HILL SPECIAL UTILITY DISTRICT	EMBEDMENT SHT 3 OF 3	
	DATE: 08/12/2010	REVISIONS:
		STANDARD NO. WA-41



NOTE:
1. BURIED PIPING, FITTINGS, AND FITTINGS JOINTS SHALL BE WRAPPED IN POLYWRAP.
2. THE EARTHBEARING SURFACE SHALL BE THE UNDISTURBED TRENCH WALL.
3. ALL PIPE JOINTS SHALL BE KEPT FREE FROM CONCRETE.
4. POLYWRAP SHALL BE SECURED WITH A MINIMUM OF THREE CIRCUMFERENTIAL TURNS OF POLY TAPE.

NOT TO SCALE

SPRINGS HILL SPECIAL UTILITY DISTRICT	TEMPORARY BLOW OFF 8-INCH OR SMALLER	
	DATE: 10/21/2021	REVISIONS:
		STANDARD NO. WA-46



RESTRAINED LENGTH FOR TEES

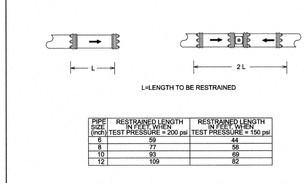
PIPE SIZE (inch)	BRANCH SIZE (inch)	LENGTH OF RUN (ft.)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	4	0	42	31
6	4	5	7	1
6	4	10	1	1
6	6	0	59	44
6	6	5	28	20
6	6	10	11	1
8	4	0	42	31
8	4	5	1	1
8	6	0	59	44
8	6	5	28	13
8	6	10	1	1
8	8	0	77	58
8	8	5	53	34
8	8	10	30	11
8	8	15	6	1

RESTRAINED LENGTH DESIGN

Restrained length calculations are for PVC pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

RESTRAINED LENGTHS FOR TEES	APPROVED MARCH 2008	REVISED APRIL 2014
	DD-839-04	SHEET 1 OF 2



L=LENGTH TO BE RESTRAINED

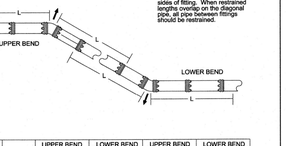
PIPE SIZE (inch)	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET WHEN TEST PRESSURE = 150 psi
6	59	44
8	77	58
10	93	69
12	109	82

RESTRAINED LENGTH DESIGN

Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

RESTRAINED LENGTHS FOR DEAD ENDS / INLINE VALVES	APPROVED MARCH 2008	REVISED APRIL 2014
	DD-839-05	SHEET 1 OF 1



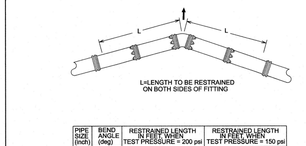
PIPE SIZE (inch)	BEND ANGLE (deg.)	LOW SIDE DEPTH	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200psi	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi
6	45	5	24	8	18	6
6	22.5	5	12	4	9	3
6	11.25	5	6	2	4	1
6	45	10	24	5	18	4
6	22.5	10	12	2	9	2
6	11.25	10	6	1	4	1
8	45	5	32	11	24	8
8	22.5	5	15	5	11	4
8	11.25	5	8	3	6	2
8	45	10	32	7	24	5
8	22.5	10	15	3	11	2
8	11.25	10	8	2	6	1
12	45	5	45	16	34	12
12	22.5	5	22	7	16	6
12	11.25	5	11	4	8	3
12	45	10	45	10	34	7
12	22.5	10	22	5	16	3
12	11.25	10	11	2	8	2

RESTRAINED LENGTH DESIGN

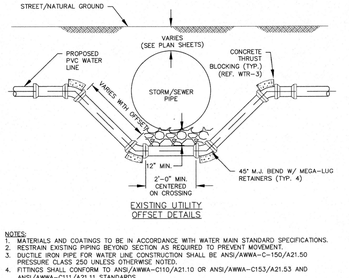
Restrained length calculations are for P.V.C. pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

RESTRAINED LENGTHS VERTICAL OFFSETS	APPROVED MARCH 2008	REVISED APRIL 2014
	DD-839-06	SHEET 1 OF 1


L
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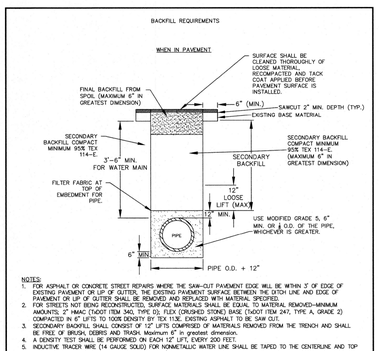
NOTE:
DI PIPE UNDER PAVEMENT TO BE RESTRAINED FULL LENGTH.



EXISTING UTILITY OFFSET DETAILS

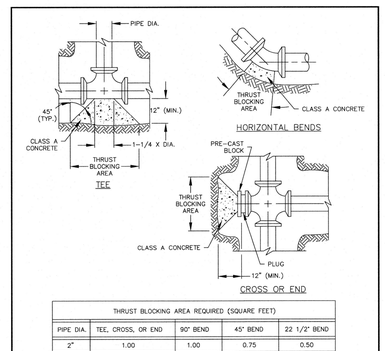
NOTES:
1. MATERIALS AND COATINGS TO BE IN ACCORDANCE WITH WATER MAIN STANDARD SPECIFICATIONS.
2. RESTRAIN EXISTING PIPING BEYOND SECTION AS REQUIRED TO PREVENT MOVEMENT.
3. DUCTILE IRON PIPE FOR WATER LINE CONSTRUCTION SHALL BE ANSI/AWWA–C–150/A21.50 PRESSURE CLASS 250 UNLESS OTHERWISE NOTED.
4. FITTINGS SHALL CONFORM TO ANSI/AWWA–C110/A21.10 OR ANSI/AWWA–C153/A21.53 AND ANSI/AWWA–C111/A21.11 STANDARDS.
5. ALL FITTINGS SHALL BE CEMENT LINED ACCORDING TO ANSI/AWWA–C104/A21.4.
6. FITTINGS SHALL BE DUCTILE IRON OR COMPACT DUCTILE IRON.
7. D.I. PIPE SHALL INCLUDE POLYETHYLENE WRAP AS DETAILED IN THE SPECS.
8. FOR NEW WATERLINES CROSSING UNDER A WASTEWATER MAIN OR LATERAL, THE WATERLINE SHALL BE ENCASED IN AN 18 FOOT (OR LONGER) SECTION OF PIPE OR CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE. REFER TO TCEQ 30 TAC 290 SUBCHAPTER D: RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS, SECTION 44(e)(4)(B)(ii)(v)(IV).

DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	EXISTING UTILITY OFFSET DETAIL
1ST REVISION	5/29/18	DB	
SCALE:	DRAWING No.		WTR–1
N.T.S.			



NOTES:
1. FOR ASPHALT OR CONCRETE STREET REPAIRS WHERE, THE SAW–CUT PAVEMENT EDGE WILL BE WITHIN 3' OF EDGE OF EXISTING PAVEMENT OR LIP OF GUTTER, THE EXISTING PAVEMENT SURFACE BETWEEN THE DITCH LINE AND EDGE OF PAVEMENT OR LIP OF GUTTER SHALL BE REMOVED AND REPLACED WITH MATERIAL SPECIFIED.
2. FOR STREETS NOT BEING RECONSTRUCTED, SURFACE MATERIALS SHALL BE EQUAL TO MATERIAL REMOVED–MINIMUM AMOUNTS: 2" HMAC (TxDOT ITEM 340, TYPE D), FLEX (CRUSHED STONE) BASE (TxDOT ITEM 247, TYPE A, GRADE 2) COMPACTED IN 6" LIFTS TO 100% DENSITY BY TEX 113E. EXISTING ASPHALT TO BE SAW CUT.
3. SECONDARY BACKFILL SHALL CONSIST OF 12" LIFTS COMPRISED OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE OF BRUSH, DEBRIS AND TRASH, maximum 6" in greatest dimension.
4. A DENSITY TEST SHALL BE PERFORMED ON EACH 12" LIFT, EVERY 200 FEET.
5. INDUCTIVE TRACER WIRE (14 GAUGE SOLID) FOR NONMETALLIC WATER LINE SHALL BE TAPED TO THE CENTERLINE AND TOP OF PIPE IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. THE WIRE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED IN ACCORDANCE WITH APWA UNIFORM COLOR CODE.
6. INDUCTIVE TRACER DETECTION TAPE SHALL BE PLACED DIRECTLY ABOVE THE CENTERLINE OF ALL NON–METALLIC PIPE A MINIMUM OF 12 INCHES BELOW SUBGRADE OR, IN AREAS OUTSIDE THE LIMITS OF PAVEMENT, A MINIMUM OF 18 INCHES BELOW FINISHED GRADE. THE TRACER TAPE SHALL BE ENCASED IN A PROTECTIVE, INERT, PLASTIC JACKET AND COLOR CODED ACCORDING TO AMERICAN PUBLIC WORKS ASSOCIATION UNIFORM COLOR CODE. EXCEPT FOR MINIMUM DEPTH OF COVER, THE TRACER TAPE SHALL BE PLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
7. FOR PIPE INSTALLED IN PAVEMENT, THE SURFACE OF THE BACKFILLED TRENCH SHALL BE RESTORED TO MATCH PREVIOUS EXISTING CONDITIONS.
8. FOR STREETS BEING RECONSTRUCTED ONLY, CONTRACTOR MAY BACKFILL FINAL BASE SECTION DEPTH WITH SPOIL MATERIAL PRIOR TO THE STREET EXCAVATION TO ALLOW TRAFFIC FLOW. DEPTH VARIES.

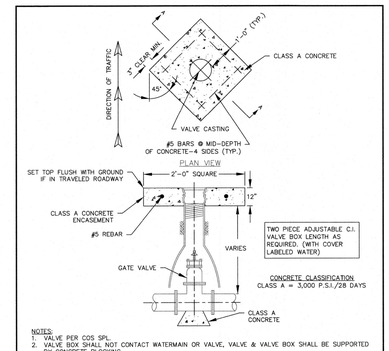
DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	WATER BACKFILL DETAIL
1ST REVISION	5/29/18	DB	
2ND REVISION	11/08/23	DB	
SCALE:	DRAWING No.		WTR–2
N.T.S.			



THRUST BLOCKING AREA REQUIRED (SQUARE FEET)				
PIPE DIA.	TEE, CROSS, OR END	90° BEND	45° BEND	22 1/2° BEND
2"	1.00	1.00	0.75	0.50
6"	1.00	1.00	0.75	0.50
8"	1.60	1.60	1.25	0.90
12"	5.40	5.40	4.20	3.00
16 & 18"	11.40	11.40	8.70	6.00

NOTES:
1. THRUST BLOCKING ARE REQUIRED TO BE USED ON FIRE LINES.

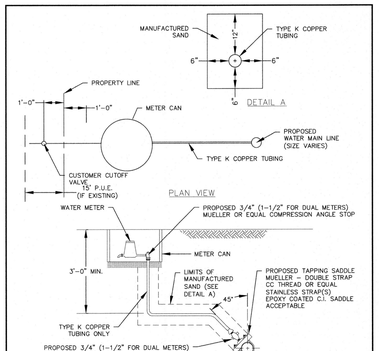
DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	THRUST BLOCK DETAILS
1ST REVISION	5/29/18	DB	
2ND REVISION	1/9/25	DB	
SCALE:	DRAWING No.		WTR–3
N.T.S.			



CONCRETE CLASSIFICATION
CLASS A = 3,000 P.S.I./28 DAYS

NOTES:
1. VALVE PER COS SPL.
2. VALVE BOX SHALL NOT CONTACT WATERMAIN OR VALVE; VALVE & VALVE BOX SHALL BE SUPPORTED BY CONCRETE BLOCKING.
3. VALVE STEM RISER TO BE 12" MIN AND 24" MAX FROM SURFACE. INCLUDE STABILIZER RING.
4. CONTRACTOR MAY CONSTRUCT CONCRETE ENCASEMENT AFTER STREET RECONSTRUCTION. ASPHALT SHALL BE SAW–CUT IN NEAT DIMENSIONS.
5. READY MIX OR LEANCRETE IS NOT ACCEPTABLE FOR ENCASEMENT.
6. ALL BACKFILL MATERIAL SHALL MEET ASTM C–33 CRUSHED STONE #57 IF PIPE IS GREATER THAN OR EQUAL TO 12 INCHES OR #67 STONE IF PIPE IS LESS THAN 12 INCHES.
7. A WATER VALVE MARKER SHALL BE PROVIDED WHEN VALVE BOX IS OUTSIDE OF PAVEMENT SECTION.

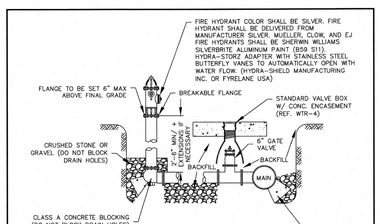
DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	STANDARD VALVE INSTALLATION
1ST REVISION	5/29/18	DB	
SCALE:	DRAWING No.		WTR–4
N.T.S.			



RESIDENTIAL CUSTOMER SERVICE CONNECTION (WATER)

NOTE:
1. EXISTING OR PROPOSED SIDEWALK WILL NOT OVERLAP METER BOX.
2. TOP OF BOXES SHALL BE 1" ABOVE GROUND OR FLUSH WITH PAVEMENT SURFACE.
3. ALL PARTS PER CURRENT COS STANDARD PRODUCTS LIST.

DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	RESDENTIAL SERVICE CONNECTION (WATER)
1ST REVISION	5/29/18	DB	
SCALE:	DRAWING No.		WTR–5
N.T.S.			



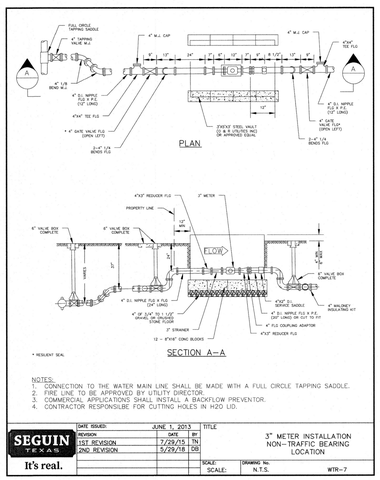
MATERIALS FOR THE FIRE HYDRANT ASSEMBLIES SHALL INCLUDE THE FOLLOWING:

WATER MAIN TEE:
6" DR 18 C900 PVC, WATER PIPE
6" GATE VALVE, VALVE BOX WITH CONC. ENCASEMENT.
FIRE HYDRANT, BURY AND CONCRETE BLOCKING – FIRE HYDRANT ASSEMBLY BID ITEM

FIRE HYDRANT ASSEMBLY

NOTES:
1. CONTRACTOR SHALL INSTALL BLUE REFLECTOR OFFSET 5' FROM CENTER OF STREET TOWARDS FIRE HYDRANT ON PROPOSED STREET @ EACH PROPOSED/EXISTING FIRE HYDRANT.
2. BACKFILL MATERIAL SHALL MEET ASTM C–33 CRUSHED STONE #67.
3. ALL FIRE HYDRANTS INSTALLED WITHIN PROPOSED CONCRETE SHALL HAVE BLOCKOUTS.
4. REFERENCE STANDARD VALVE INSTALLATION (WTR–4) FOR VALVE INSTALLATION REQUIREMENTS.
5. ALL VALVES AND FIRE HYDRANTS SHALL BE LOCATED BY GPS AND PROVIDED TO THE CITY IN TEXAS STATE PLANE COORDINATES, NAD 83(93), SOUTH CENTRAL ZONE.
6. FIRE FLOW SHALL BE TESTED WITH THE FLOWS AND PRESSURES PROVIDED TO THE CITY.
7. THERE SHALL BE NO OBSTRUCTIONS WITHIN 5 FEET OF FIRE HYDRANT.
8. FIRE HYDRANT SHALL BE EQUIPPED WITH A HYDRA–STORZ ADAPTER.(NO SUBSTITUTIONS)
9. FIRE HYDRANT MANUFACTURER PER COS STANDARD PRODUCTS LIST.
10. ALL NEW FIRE HYDRANTS SALL BE MARKED WITH A FOUR–INCH BY FOUR–INCH BY THREE–FOURTHS–INCH TALL BLUE REFLECTIVE PAVEMENT MARKER (BLUE REFLECTIVE EYE) LOCATED THREE FEET OFF–CENTER OF THE STREET TOWARDS THE HYDRANT. ALL MARKERS MUST BE APPROVED BY THE FIRE AND UTILITIES DEPARTMENT.

DATE ISSUED:	JUNE 1, 2013		TITLE
REVISION	DATE	BY	FIRE HYDRANT ASSEMBLY
1ST REVISION	5/29/18	DB	
2ND REVISION	7/15/19	DB	
SCALE:	DRAWING No.		WTR–6
N.T.S.			


FULL CIRCLE TAPPING SADDLE
6" TAPPING VALVE W.J.
6" M.J. CAP
6" GATE VALVE FLG X P.E. (24" LONG)
6"x6" TEE FLG
6" GATE VALVE FLG X P.E. (OPEN LEFT)
EXTENSION STEEL VAULT (OPEN LEFT) OR APPROVED EQUAL
6" GATE VALVE FLG X P.E. (OPEN LEFT)
6" GATE VALVE TOP (OPEN LEFT)
6"x6" TEE FLG
6" GATE VALVE FLG X P.E. (24" LONG)
6" GATE VALVE FLG X P.E. (24" LONG)
6" GATE VALVE TOP (OPEN LEFT)
6" GATE VALVE FLG X P.E. (24" LONG)
6"x6" TEE FLG
6" GATE VALVE FLG X P.E. (24" LONG)
6" GATE VALVE TOP (OPEN LEFT

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

CAUTION!!:

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

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION ACTIVITY WILL INCLUDE:

1. INSTALLATION OF TEMPORARY BMP's
2. SITE CLEARING AND GRUBBING ACTIVITIES FOR STREETS.
3. ROUGH SUBGRADE PREPARATION: EARTHWORK, GRADING, STREETS, EXCAVATION AND EMBANKMENT.
4. UTILITY TRENCHING AND INSTALLATION.
5. FINAL STREET PREPARATION, CURBING, AND PAVING ACTIVITIES.
6. HOME CONSTRUCTION.
7. SITE CLEAN UP AND REMOVAL OF TEMPORARY BMP's.

PROJECT COMPLETION:

1. ALL DISTURBED AREAS ARES NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

GENERAL:

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.
4. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. PER TCEQ TXR15000 CONSTRUCTION GENERAL PERMIT, BOTH PERMANENT AND TEMPORARY SEEDING ARE FORMS OF ACCEPTABLE STABILIZATION.
5. THE CONTRACTOR MAY BE REQUIRED TO RESEED, OR STABILIZE THE EXISTING DRAINAGE CHANNELS IF DISTURBED AS PART OF UNIT 2 GRADING AND CONSTRUCTION. STABILIZATION OF DRAINAGE CHANNELS WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

INSTALLATION:

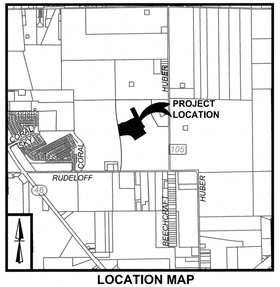
1. ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREAS DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

MAINTENANCE AND INSPECTION:

1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH SILT FENCE ON THE DOWNSTREAM ENDS AND HYDROSEED TO ESTABLISH STABILIZATION. THE AREAS MUST BE STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN AND THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

LEGEND

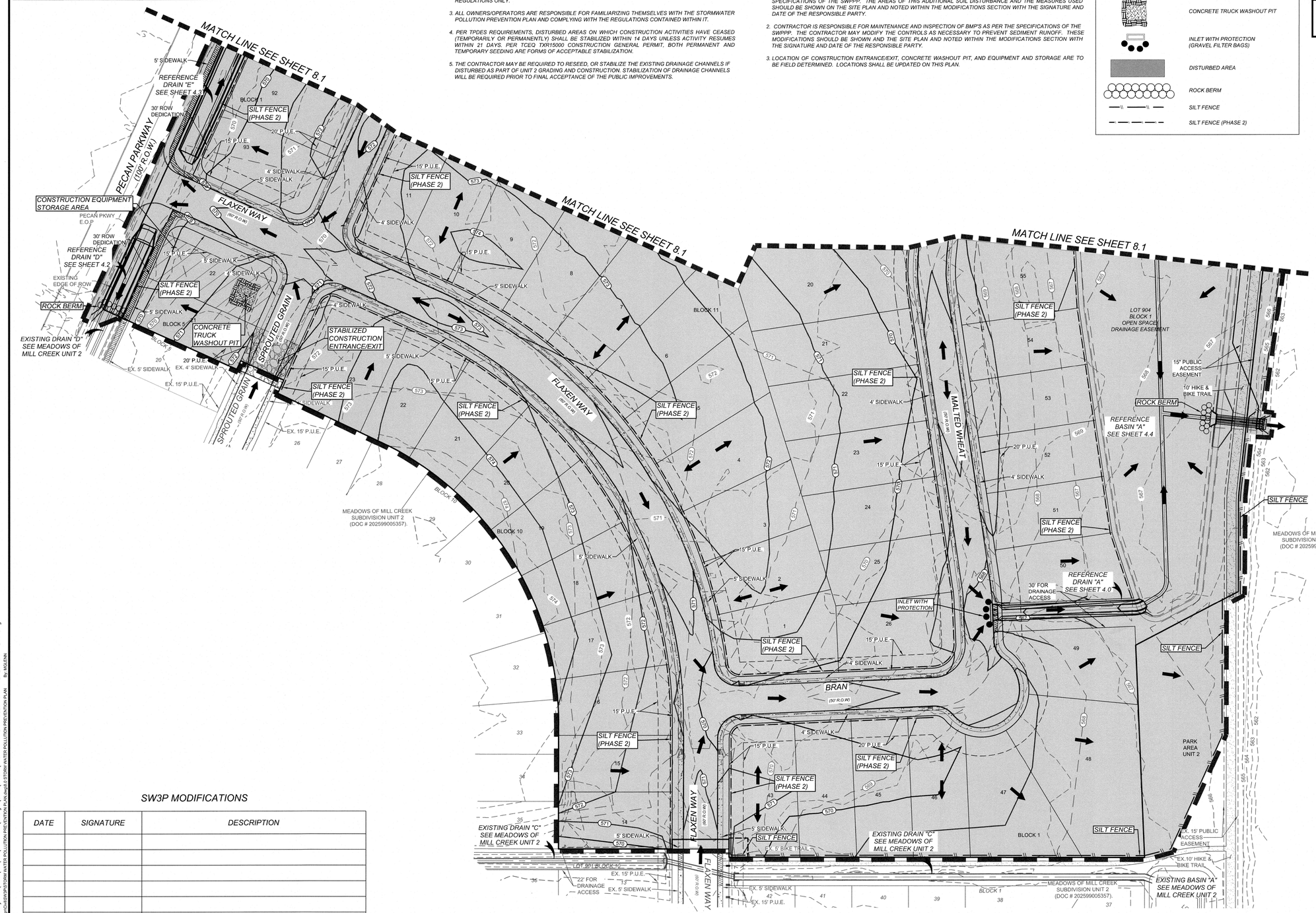
- LIMITS OF CONSTRUCTION
- 715 — EXISTING CONTOURS
- 720 — MEADOWS OF MILL CREEK UNIT 2 & SUPPLEMENTAL GRADING CONTOURS
- 720 — PROPOSED GRADE
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA.
- CONCRETE TRUCK WASHOUT PIT
- INLET WITH PROTECTION (GRAVEL FILTER BAGS)
- DISTURBED AREA
- ROCK BERM
- SILT FENCE
- SILT FENCE (PHASE 2)



LOCATION MAP
NOT TO SCALE

0' 50' 100' 150'

SCALE : 1"=50'



NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

Date: Aug 14, 2025, 7:23am User ID: mglenn
File: U:\Projects\805\01\03\UNIT 3A\Design\Civil\SW3P\STORM WATER POLLUTION PREVENTION PLAN.dwg
UNIT 3A\Design\Civil\SW3P\STORM WATER POLLUTION PREVENTION PLAN.dwg\8.0 STORM WATER POLLUTION PREVENTION PLAN By: MGLENN

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Know what's below. Call before you dig.
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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.220.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER:	DRAWING NAME:
23016159P	STORM WATER POLLUTION PREVENTION PLAN

SHEET TITLE: *STORM WATER POLLUTION PREVENTION PLAN*

SHEET NUMBER: 8.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

TRENCH EXCAVATION SAFETY 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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

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

PROJECT COMPLETION:

1. *ALL DISTURBED AREAS ARES NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).*
2. *BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.*
3. *CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).*

GENERAL:

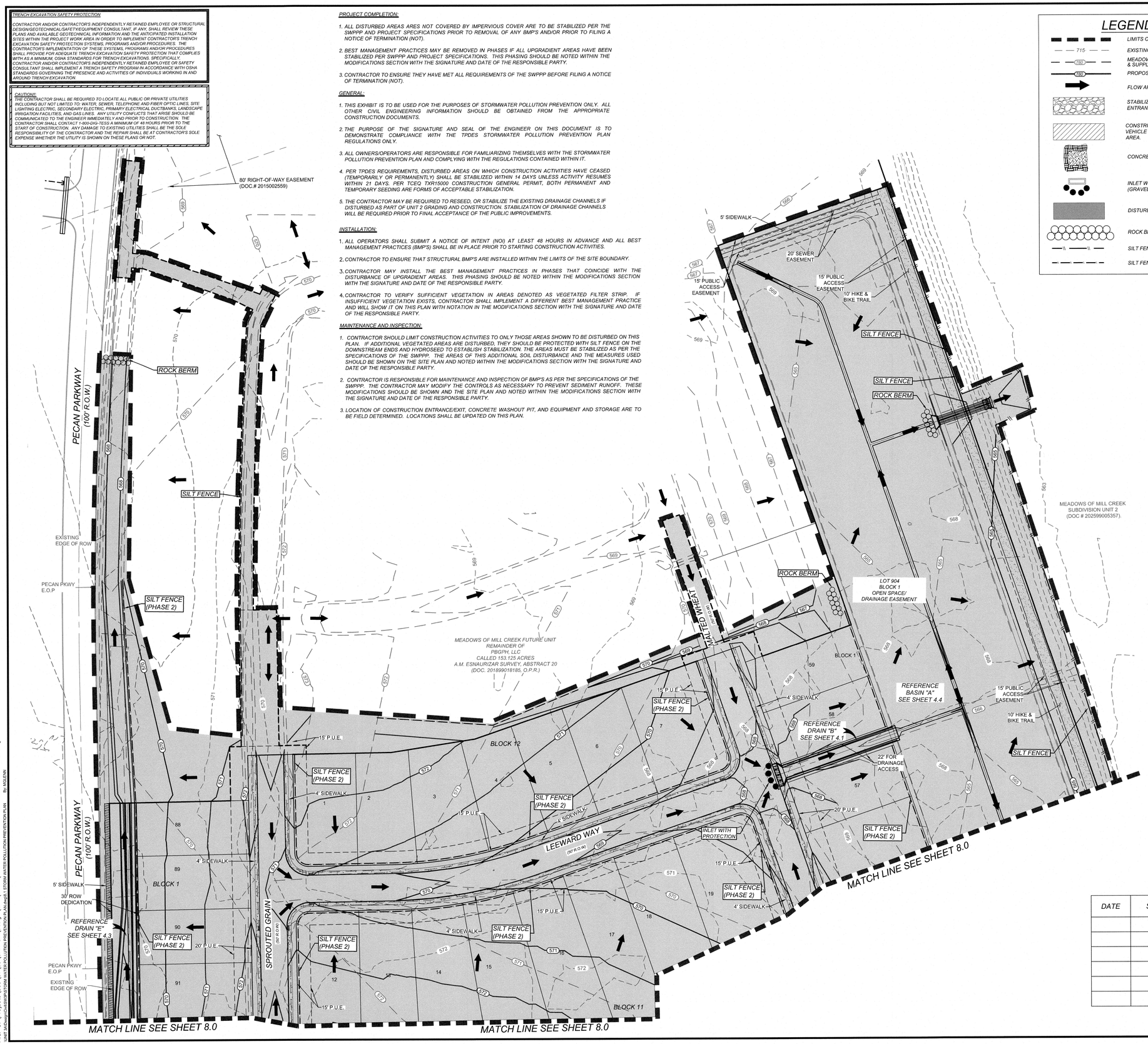
1. *THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.*
2. *THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.*
3. *ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.*
4. *PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. PER TCEQ TXR15000 CONSTRUCTION GENERAL PERMIT, BOTH PERMANENT AND TEMPORARY SEEDING ARE FORMS OF ACCEPTABLE STABLIZATION.*
5. *THE CONTRACTOR MAY BE REQUIRED TO RESEED, OR STABILIZE THE EXISTING DRAINAGE CHANNELS IF DISTURBED AS PART OF UNIT 2 GRADING AND CONSTRUCTION. STABILIZATION OF DRAINAGE CHANNELS WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.*

INSTALLATION:

1. *ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.*
2. *CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.*
3. *CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.*
4. *CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREAS DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.*

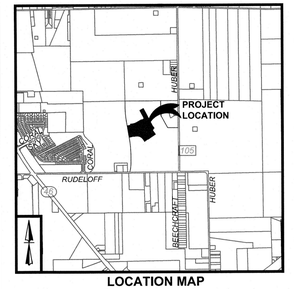
MAINTENANCE AND INSPECTION:

1. *CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH SILT FENCE ON THE DOWNSTREAM ENDS AND HYDROSEED TO ESTABLISH STABILIZATION. THE AREAS MUST BE STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.*
2. *CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN AND THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.*
3. *LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.*



LEGEND

- LIMITS OF CONSTRUCTION
- 715 EXISTING CONTOURS
- 780 MEADOWS OF MILL CREEK UNIT 2 & SUPPLEMENTAL GRADING CONTOURS
- 780 PROPOSED GRADE
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA.
- CONCRETE TRUCK WASHOUT PIT
- INLET WITH PROTECTION (GRAVEL FILTER BAGS)
- DISTURBED AREA
- ROCK BERM
- SILT FENCE
- SILT FENCE (PHASE 2)



LOCATION MAP
NOT TO SCALE

0' 50' 100' 150'

SCALE : 1"=50'

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION ACTIVITY WILL INCLUDE:

1. *INSTALLATION OF TEMPORARY BMP's*
2. *SITE CLEARING AND GRUBBING ACTIVITIES FOR STREETS.*
3. *ROUGH SUBGRADE PREPARATION: EARTHWORK, GRADING, STREETS, EXCAVATION AND EMBANKMENT.*
4. *UTILITY TRENCHING AND INSTALLATION.*
5. *FINAL STREET PREPARATION, CURBING, AND PAVING ACTIVITIES.*
6. *HOME CONSTRUCTION.*
7. *SITE CLEAN UP AND REMOVAL OF TEMPORARY BMP's.*

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

NOTE:
SEE SHEET 1.1 FOR BENCHMARK INFORMATION

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REV	DATE	DRAWN BY	DESCRIPTION

STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
9-16-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
New Braunfels, TX 78130
Phone: 830.228.6042
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm# F-14909
TBPLS Firm# 10194050

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

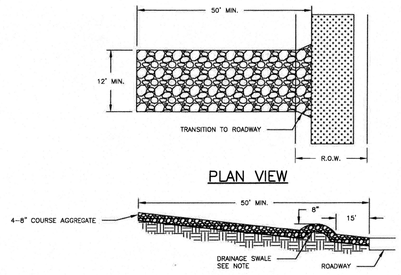
PROJECT NUMBER: 23016159P
DRAWING NAME: STORM WATER POLLUTION PREVENTION PLAN

SHEET TITLE: *STORM WATER POLLUTION PREVENTION PLAN*

SHEET NUMBER: *8.1*

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Date: Aug 14, 2025, 7:30am User ID: mglenn
File: I:\Projects\1805_01\03\UNIT 3A\Design\Civil\SW3P\STORM WATER POLLUTION PREVENTION PLAN.dwg
UNIT 3A\Design\Civil\SW3P\STORM WATER POLLUTION PREVENTION PLAN.dwg, 1 STORM WATER POLLUTION PREVENTION PLAN By: MGLENN



NOTES:

1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION WITH A MINIMUM THICKNESS OF 8 INCHES.
2. IF THE SLOPE TOWARDS THE ROAD EXCEEDS **2%**, CONSTRUCT A RIDGE 8 INCHES HIGH WITH 3:1 (H:V) SIDESLOPES ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OX/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. THE MINIMUM WIDTH OF THE ENTRANCE SHOULD BE 12 FT OR THE FULL WIDTH OF THE EXIT ROADWAY, WHICHEVER IS GREATER.
5. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
6. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH 4 INCH MINIMUM CRUSHED STONE OR COMMERCIAL RACK WHICH DRAINS TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE:

7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
8. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

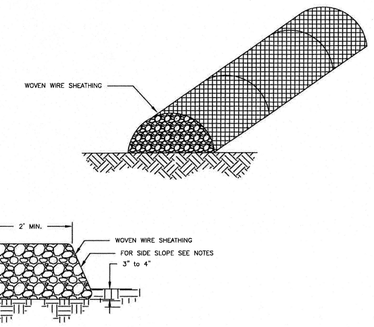
STABILIZED CONSTRUCTION ENTRANCE

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DATE ISSUED:	JUNE 1, 2013	
REV	DATE	BY

TITLE: STABILIZED CONSTRUCTION ENTRANCE

SCALE: N.T.S. | DRAWING No.: EC-1



NOTES:

1. USE ONLY CLEAN, OPEN GRADED ROCK 5-8 INCH DIAMETER FOR STREAM FLOW CONDITIONS; USE OPEN GRADED ROCK 3-5 INCHES DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENINGS AND MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED.
3. THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP.
4. FOR INSTALLATIONS IN ACTIVE STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
5. ROCK BERMS PLACED IN STATE RIGHT OF WAY WILL BE INSTALLED WITH A MAXIMUM SLOPE OF 6:1 OR FLATTER FOR ALL SLOPES PARALLEL TO THE FRONTAGE ROAD EDGE OF PAVEMENT.

MAINTENANCE AND REMOVAL:

6. REPAIR ANY LOOSE WIRE SHEATHING.
7. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION
8. THE STONE AND/OR FABRIC CORE – WOVEN WIRE SHEATHING, SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
9. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
10. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

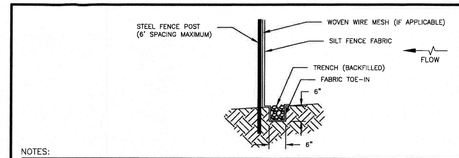
ROCK BERM

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DATE ISSUED:	JUNE 1, 2013	
REV	DATE	BY

TITLE: ROCK BERM

SCALE: N.T.S. | DRAWING No.: EC-2



NOTES:

1. TRIANGULAR SEDIMENT FILTER DIKES MAY BE SUBSTITUTED FOR SILT FENCE IN AREAS WHERE INSTALLATION OF SILT FENCE IS NOT POSSIBLE OR WHERE VEHICLE ACCESS MUST BE MAINTAINED PROVIDED THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE ACRE.
2. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN^2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND A MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
3. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT^2, AND BRINDELL HARDNESS EXCEEDING 140.
4. WOVEN WIRE BACKING IS REQUIRED IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE; OPTIONAL ELSEWHERE. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2"X4" WELDED WIRE, 12 GAUGE MINIMUM.
5. SILT FENCE SHOULD BE INSTALLED FOLLOWING THE CONTOURS AS CLOSE AS POSSIBLE. THE ENDS SHOULD BE CURVED UPSTREAM TO CREATE AN AREA OF WATER IMPOUNDMENT AND PREVENT FLOW FROM ESCAPING AROUND THE FENCE.
6. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT AND SPACED NOT MORE THAN 6 FEET ON CENTER.
7. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CAN NOT BE TREATED IN (E.G., PAVEMENT OR ROCK OUTCROP) WEIGHT FABRIC FLAP WITH 3" OF WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
8. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
9. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POSTS OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. WHERE ENDS MEET, OVERLAP FABRIC 3-FEET AND SECURELY FASTEN.

MAINTENANCE AND REMOVAL:

12. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
13. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

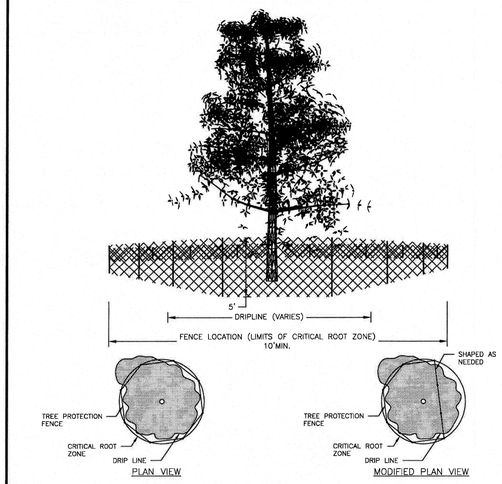
SILT FENCE

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DATE ISSUED:	JUNE 1, 2013	
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TITLE: SILT FENCE

SCALE: N.T.S. | DRAWING No.: EC-3



NOTES:

1. CRITICAL ROOT ZONE RADIUS = 1 FT. PER INCH OF TRUNK DIAMETER
2. IF LIMITS OF CONSTRUCTION ENCROACH ON CRITICAL ROOT ZONE, USE THE MODIFIED PLAN VIEW.
3. IF ANY PORTION OF FENCE RADIUS IS LESS THAN 5', ADD 8' HIGH BOARDS STRAPPED TO TRUNK.
4. FENCE SHOULD BE REPAIRED OR REPLACED AS NECESSARY.

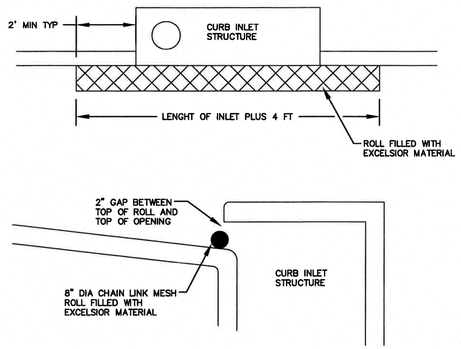
TREE PROTECTION CONSTRUCTION FENCE

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TITLE: TREE PROTECTION CONSTRUCTION FENCE

SCALE: N.T.S. | DRAWING No.: EC-4



INLET SECTION VIEW FINAL PHASE

MATERIAL SPECIFICATION:

A. WIRE FABRIC – CHAIN LINK MESH

B. FILTER MATERIAL – EXCELSIOR MATERIAL

MAINTENANCE REQUIREMENTS:

WITHIN FORTY EIGHT (48) HOURS OF POURING THE BLOCKOUT AND TOP, PLACE MESH ROLL WITH 2" OPENING OVER ALL CURB AND GRATE OPENINGS SO THAT AT LEAST 2 FEET OF ROLL EXTENDS BEYOND EACH END OF THE GUTTER OPENING. IF THE SEDIMENT FILTER BECOMES CLOGGED WITH DEBRIS SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, REMOVE THE ROLL, CLEAN IT AND/OR REPLACE IT. MAKE WEEKLY INSPECTIONS OF THESE SEDIMENT FILTERS FOR CONFORMANCE TO THESE CONDITIONS. PARTICULARLY INSPECT ALL INLETS AFTER EACH RAIN. COMPLETELY REMOVE ALL SEDIMENT FILTERS UPON ESTABLISHMENT OF GRASS AND FINAL STABILIZATION OF CONSTRUCTION SITE. DO NOT USE A SEDIMENT FILTER TO CONTROL EROSION AROUND "Y" INLETS. UTILIZE SEDIMENT FENCES.

STORM SEWER INLET PROTECTION

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STATE OF TEXAS
WAYNE FLORES
90130
LICENSED PROFESSIONAL ENGINEER
6-25-25

FINAL SUBDIVISION PLAN

FOR

MEADOWS OF MILL CREEK UNIT 3A

CITY OF SEGUIN
GUADALUPE COUNTY
TEXAS

Colliers Engineering & Design
NEW BRAUNFELS (KFW)
640 North Walnut Avenue
Suite 1101
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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194500

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/8/2024	MSG	WF

PROJECT NUMBER: 23016159P

DRAWING NAME: STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET

SHEET TITLE: *STORM WATER POLLUTION PREVENTION PLAN DETAIL SHEET*

SHEET NUMBER: *8.2*

Date: Aug 14, 2025, 7:33am User ID: mglenn
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