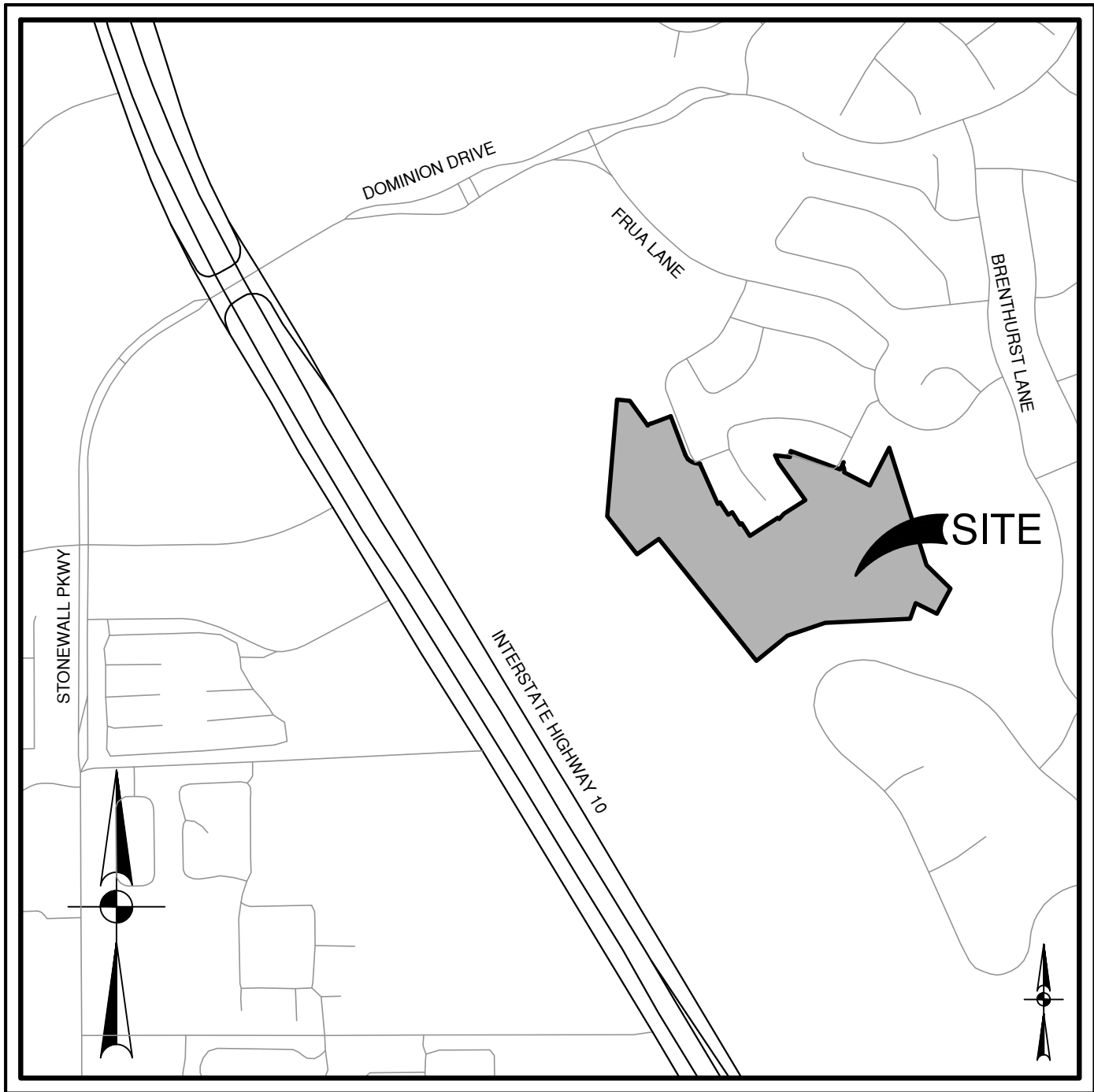


# THE OAKS AT THE DOMINION

## SAN ANTONIO, TEXAS

### CIVIL CONSTRUCTION PLANS

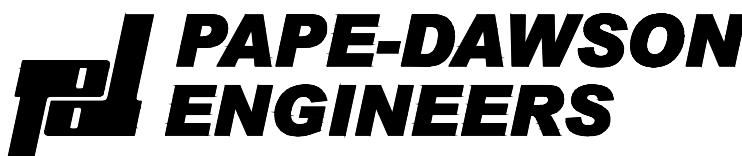


LOCATION MAP  
NOT-TO-SCALE

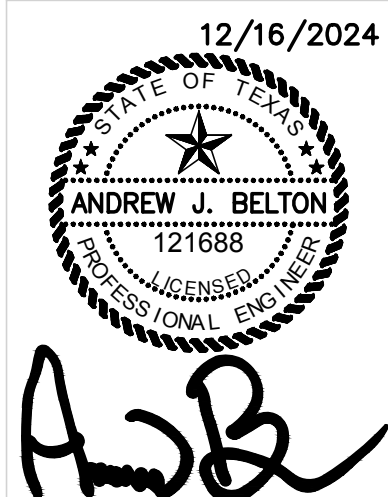
PREPARED FOR:

AGORA ASSETS, LLC  
8 DOMINION DR, UNIT 102  
SAN ANTONIO, TEXAS 78257

DECEMBER 2024



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH applicable FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VARYING UTILITY DEPT. RECORDS, AND DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATED WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE OR TRANSPORTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION THAT EXIST ON THIS SITE PRIOR TO THE START OF THE SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NOT JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT HIS OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLENISH AT HIS EXPENSE ANY DESTROYED MATERIALS OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL OBSTRUCTIONS ON SITE. CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE UNLESS SHOWN OTHERWISE, CUT AND CAP LATERALS AT PROJECT LIMITS TO PROTECT PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. ALL PUBLIC WATER AND SANITARY SEWER AND WATER SERVICES SHALL REMAIN AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJACENT OWNER EXPENSE FOR ANY FUGITIVE DUST FROM ADJOINING PROPERTIES.

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR SECTIONS OF THE CONTRACT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LENGTH OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE. THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND FILL AND CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPOLED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION, ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDS/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (EROSION CONTROL, MEASURES) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TIDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREIN WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1% ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2:0.5 UNLESS OTHERWISE SHOWN.
13. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5% UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.3% (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2% ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO BEGINNING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOOTPRINTS. THE CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT. IF THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS, PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT (PRIOR TO INSTALLATION OF ANY NEW LINES).
3. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS AND ALL TESTING.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
  - A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION"
  - B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
  - C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR UTILITY WORKS FOR CONSTRUCTION"
  - D. CURRENT "TODOT STANDARD" SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
  - E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPILL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE TELE. COMMUNICATIONS, CABLE, ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER SHALL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION, LIGHTING AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS AND SPECIFICATIONS. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND, PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV TO BE IN THE SAME TRENCH AS UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH AGENCY THE USE OF PRIMARY ELECTRIC AND GAS CONSTRUCTION ON NUMBER AND SIZE OF CONDUITS NEEDED FOR UTILITY SERVICE TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 P.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20" JOINT CENTERED AT WATER MAIN.
2. NO VERTICAL STACKS SHALL BE ALLOWED
3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FT. OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 160 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH **LSUC** CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
4. ALL SEWER PIPES SHALL BE PVC (SDR 26), UNLESS OTHERWISE NOTED.
5. PRIOR TO CONSTRUCTION CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
7. MANHOLE OPENINGS ARE 30" AS PER TCEQ CHAPTER 217.55
8. CONTRACTOR TO INSTALL PERMANENT MARKERS AT THE END OF ALL SEWER LATERALS, PER HOUSE LATERAL DETAIL DD-854-01.
9. ALL 6" SEWER LATERALS WILL BE SET AT A MINIMUM 2% SLOPE.
10. BACKFILL MUST COMPLY WITH **LSUC** SPECIFICATIONS 804.4.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 0.50 FEET ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

## WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE **SAWS** CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FOUR-FOOT (4') BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6" & 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18), MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9'-FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION OF WATER AND SEWER LINES. DUCTILE IRON WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6" GATE VALVE, 6" VALVE BOX, ANCHOR BEND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION. (DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT.)
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED **SAWS** AND APPROVED FIRELINE CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELAVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL UTILITIES BY THE FOLLOWING METHODS: POSITIVE LOCATION OF WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SLT LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE LIGHTS, ETC. BY THE USE OF A GROUND PENETRATING RADAR (GPR) WITH A 1-800-GIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION. IF THE CONTRACTOR DEEMES THE INFORMATION RELIABLE, THE CONTRACTOR IS REQUIRED TO RELOCATE ALL EXISTING UTILITIES (WHICH SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE FROM THE CONTRACTOR'S NEGLIGENCE OR INEPTITUDE IN THE CONSTRUCTION, CONSTRUCTION, ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

ALL DISTURBED AREAS ON THE SITE TO BE REVEGETATED PRIOR TO  
ACCEPTANCE OF THE SUBDIVISION

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4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6" & 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18), MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9'-FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE ALL WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
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17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
20. ALL FDC STANDPIPS SHALL HAVE A 4" LINE CONNECTING TO FIRE SPRINKLER SYSTEM OF EACH BUILDING. CONTRACTOR SHALL VERIFY SIZE OF LINE WITH MEP PLANS. IF DISCREPANCIES EXIST MEP PLAN SHALL GOVERN. AND CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL REFER TO MEP PLANS FOR DETAILS OF CONNECTION AND ALIGNMENT OF LINE.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING ALL EXISTING UTILITIES AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM AS THE FOLLOWING: CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING UTILITIES AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



Date: September 8, 2023, 11:49 AM - User ID: aarrington  
File: P:\2610\06\Design\Civil\DM-1261006.dwg

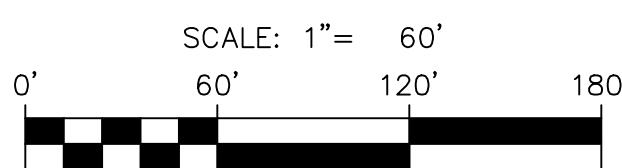


#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION: LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS: 902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257



#### LEGEND

- |  |                            |
|--|----------------------------|
|  | PROPERTY LINE              |
|  | LOT LINE                   |
|  | ADJACENT LOT LINE          |
|  | EXISTING WATER LINE        |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING SANITARY SEWER    |
|  | EXISTING STORM DRAINAGE    |
|  | TREES TO REMAIN            |
|  | TREES TO BE REMOVED        |

#### NOTE

SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES.

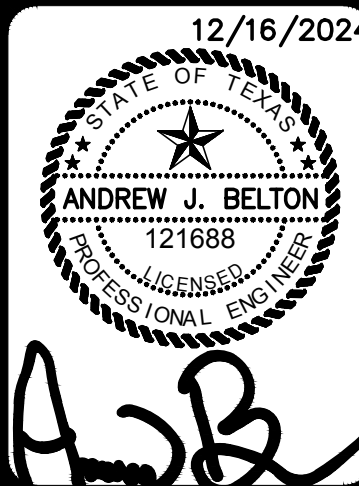
THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

DEMOLITION PLAN

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C0.20

**PAPE-DAWSON**  
**ENGINEERS**

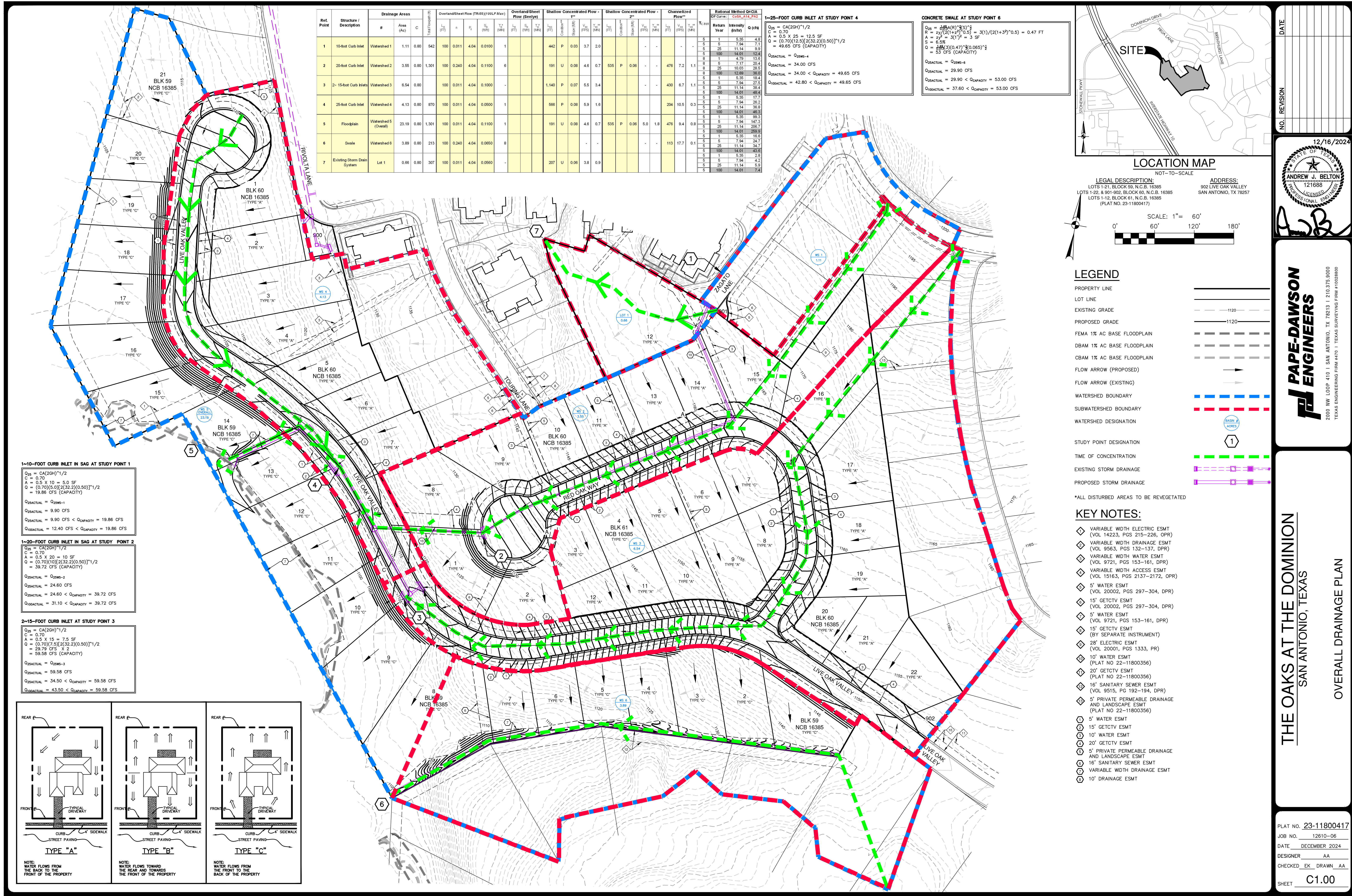
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



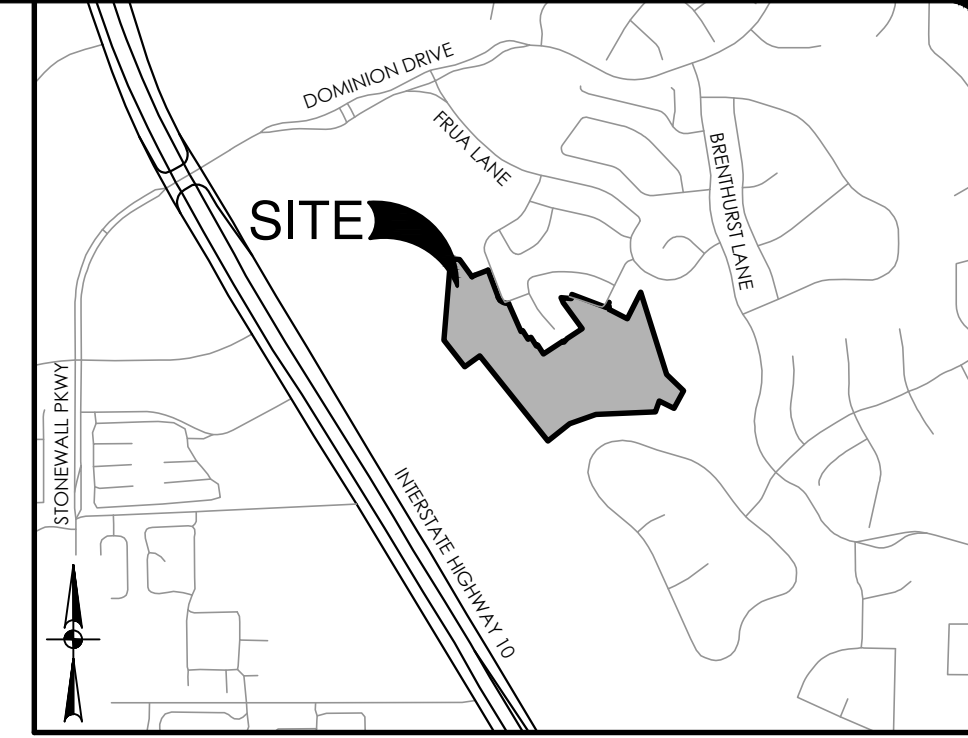
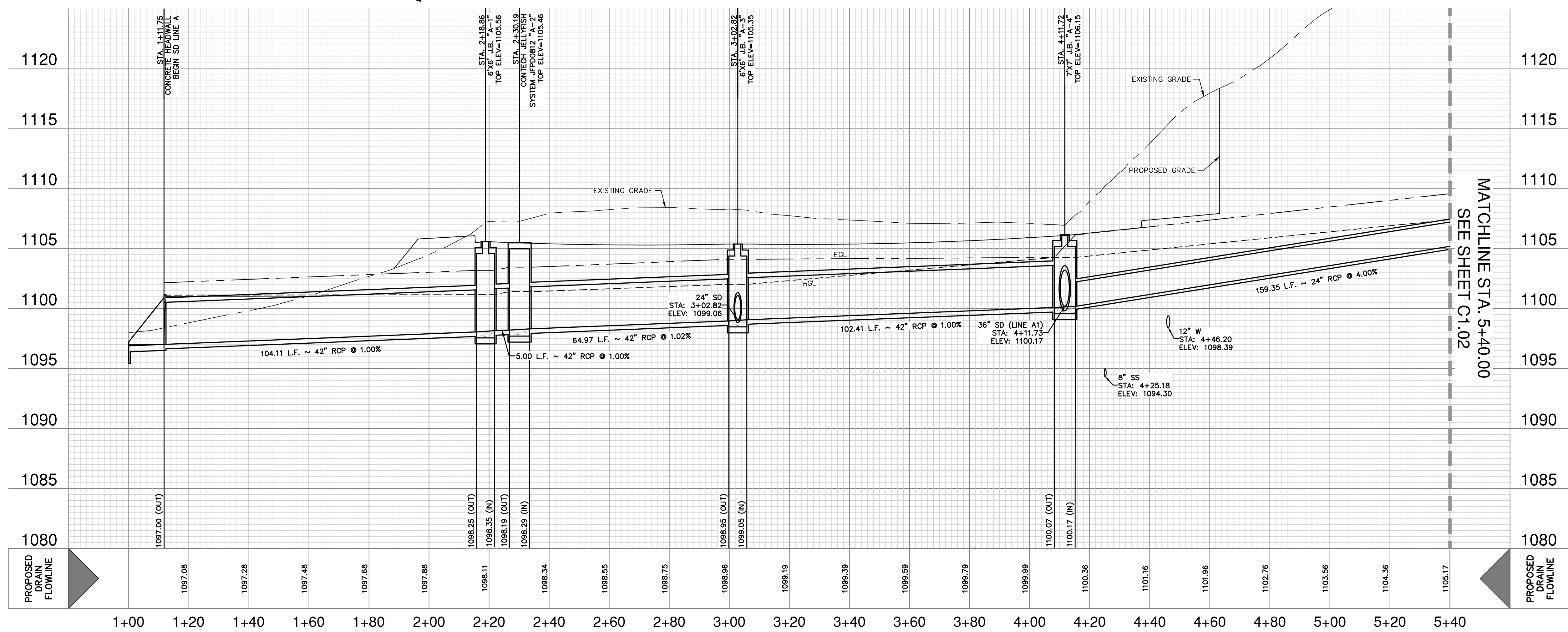
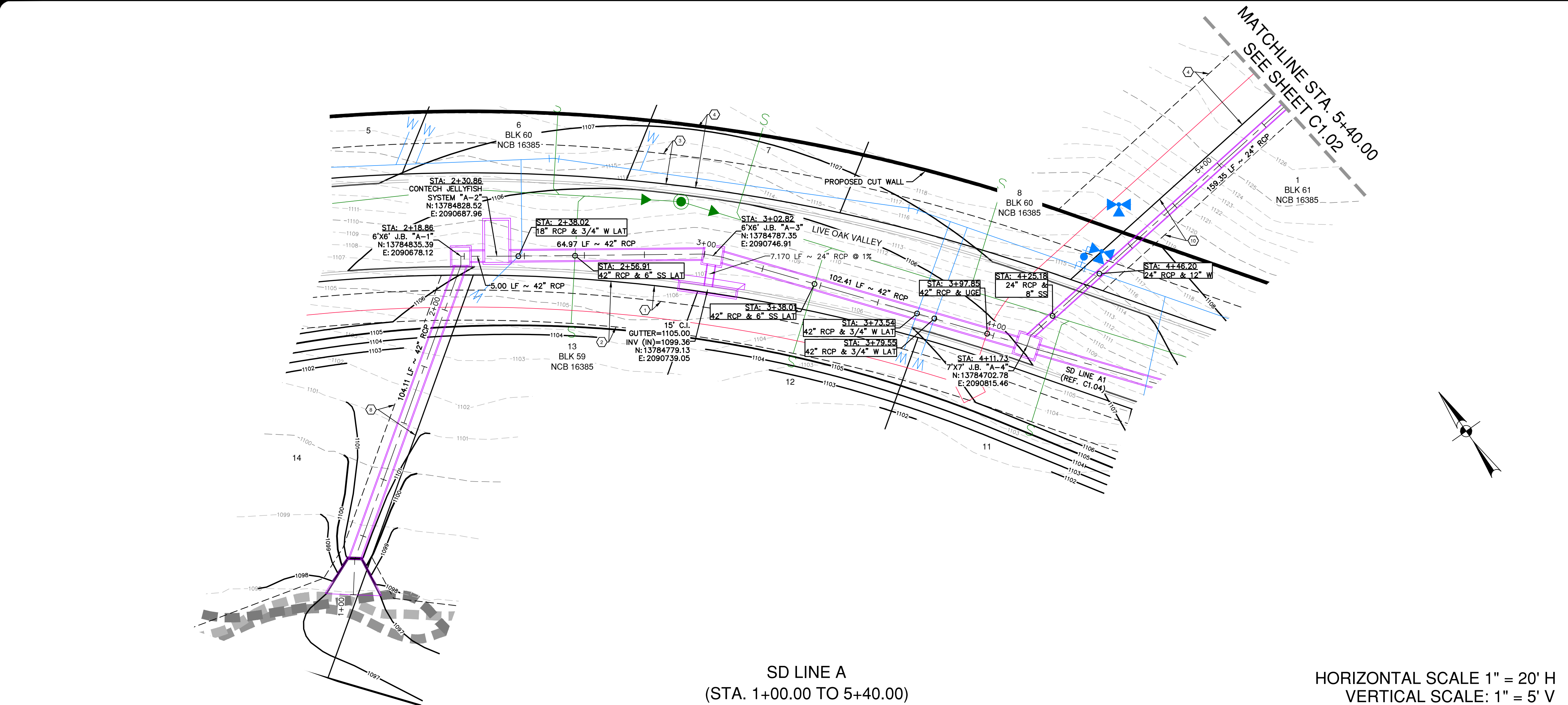
NO.	REVISION	DATE

12/16/2024









#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

#### LEGEND

- PROPERTY LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED UGE
  - PROPOSED WATER MAIN
  - PROPOSED SINGLE WATER SERVICE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY SEWER LATERAL
  - PROPOSED STORM DRAINAGE
  - EXISTING FLOODPLAIN
- \*ALL DISTURBED AREAS TO BE REVEGETATED

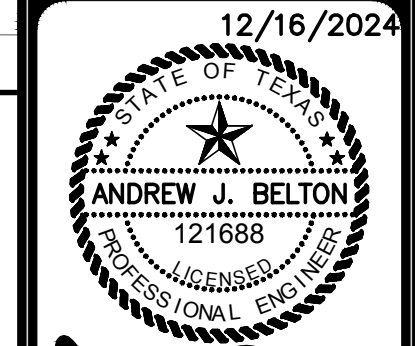
#### NOTE

REFERENCE SHEET C0.10 FOR NOTES.

#### KEY LEGEND

- 5" WATER ESMT
- 15" GETCTV ESMT
- 10" WATER ESMT
- 20" GETCTV ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- 10" DRAINAGE ESMT

NO.	REVISION	DATE



Signature of Andrew J. Belton

**PAPE-DAWSON  
ENGINEERS**

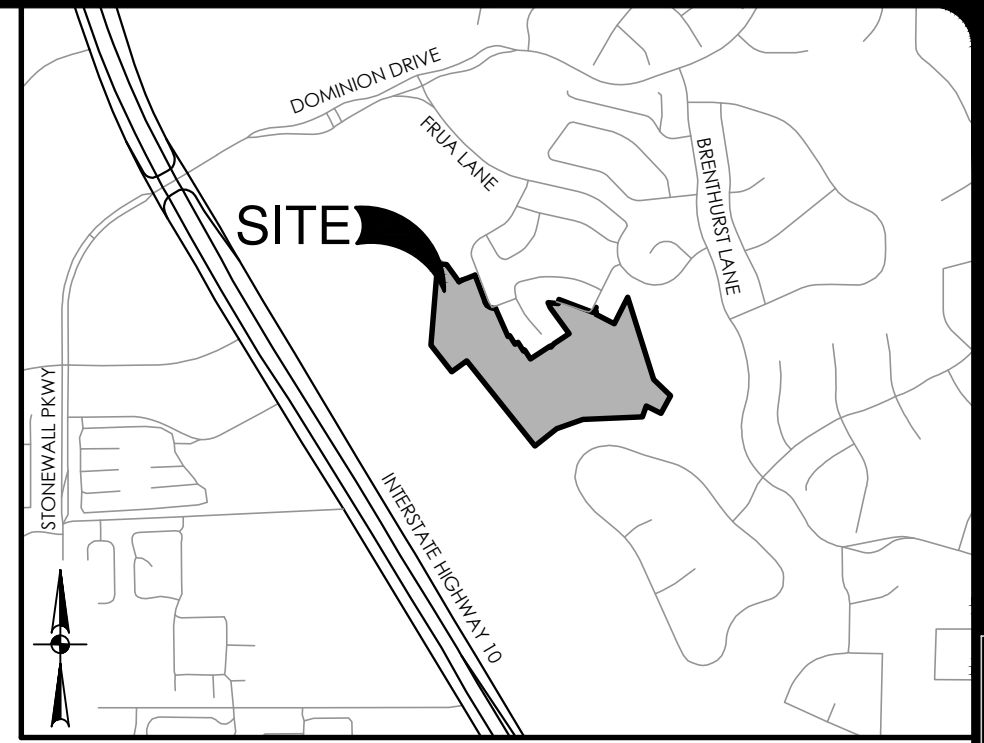
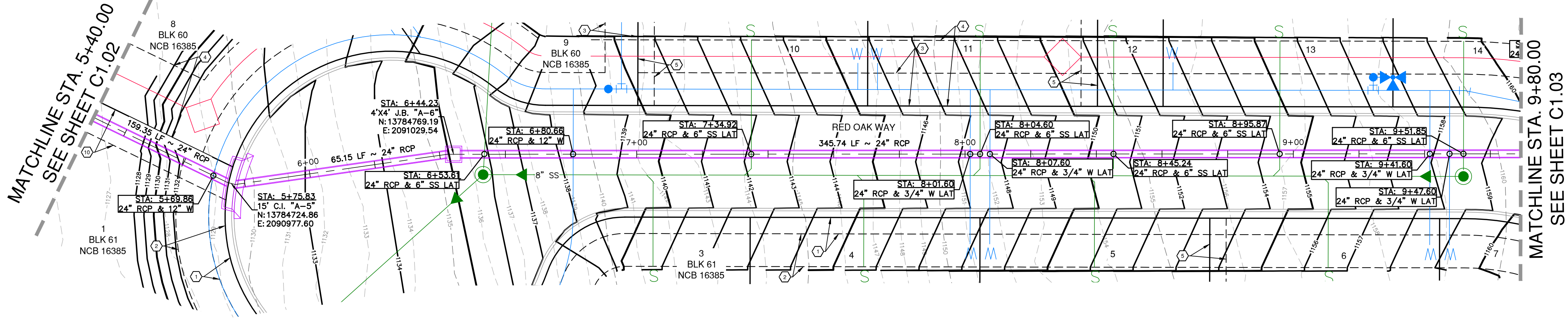
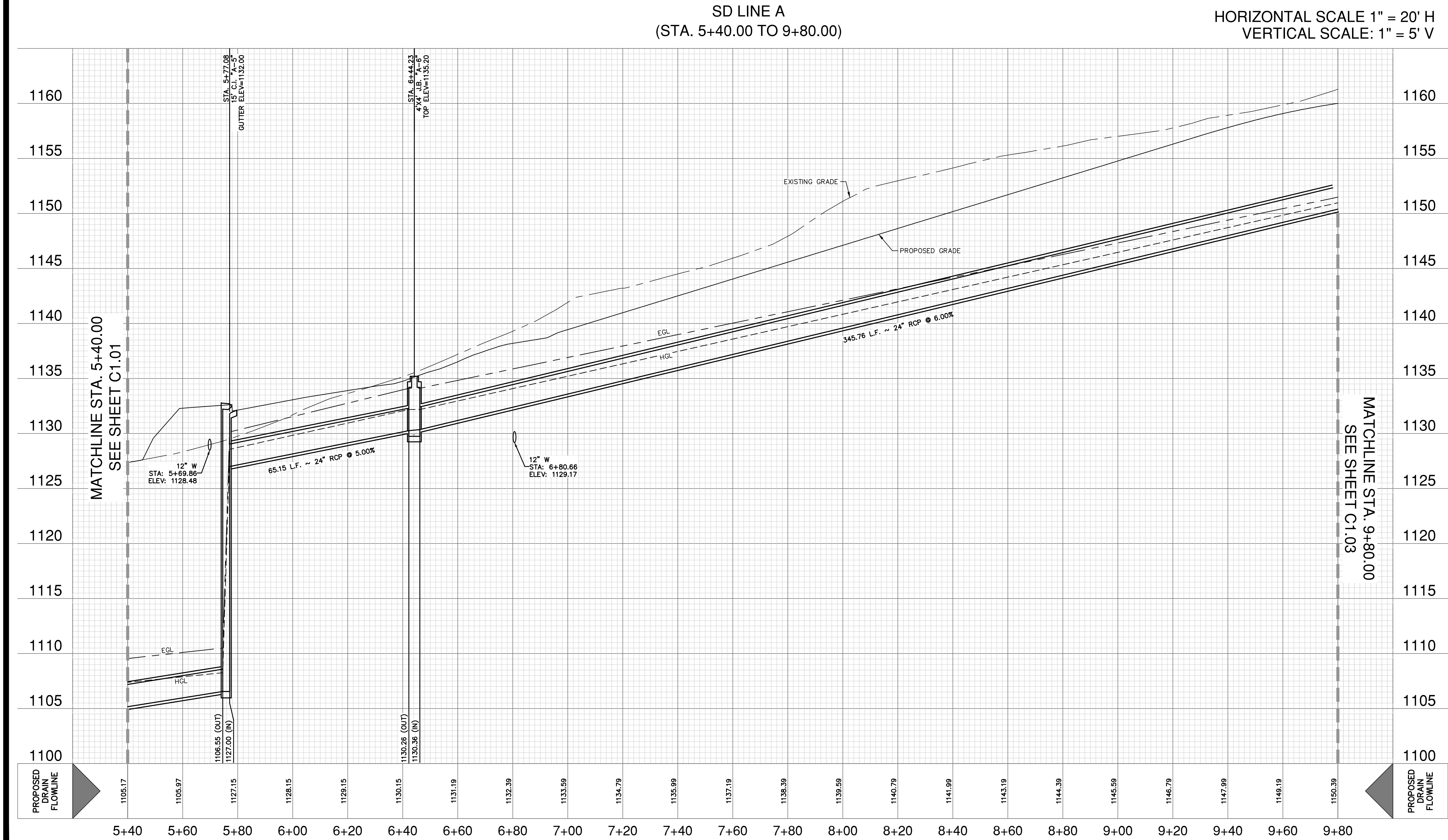
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS

SD LINE A ~ STA. 1+00.00 TO 5+40.00  
STORM DRAIN PLAN & PROFILE

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK
DRAWN	AA
SHEET	C1.01





#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

#### LEGEND

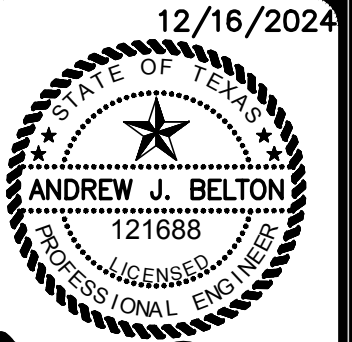
- PROPERTY LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED UGE
  - PROPOSED WATER MAIN
  - PROPOSED SINGLE WATER SERVICE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SANITARY SEWER
  - PROPOSED SANITARY SEWER LATERAL
  - PROPOSED STORM DRAINAGE
- \*ALL DISTURBED AREAS TO BE REVEGETATED

NOTE  
REFERENCE SHEET C0.10 FOR NOTES.

#### KEY LEGEND

- 5" WATER ESMT
- 15" GETCTV ESMT
- 10" WATER ESMT
- 20" GETCTV ESMT
- 5" PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- 10" DRAINAGE ESMT

NO.	REVISION	DATE



**PAPE-DAWSON**  
**ENGINEERS**

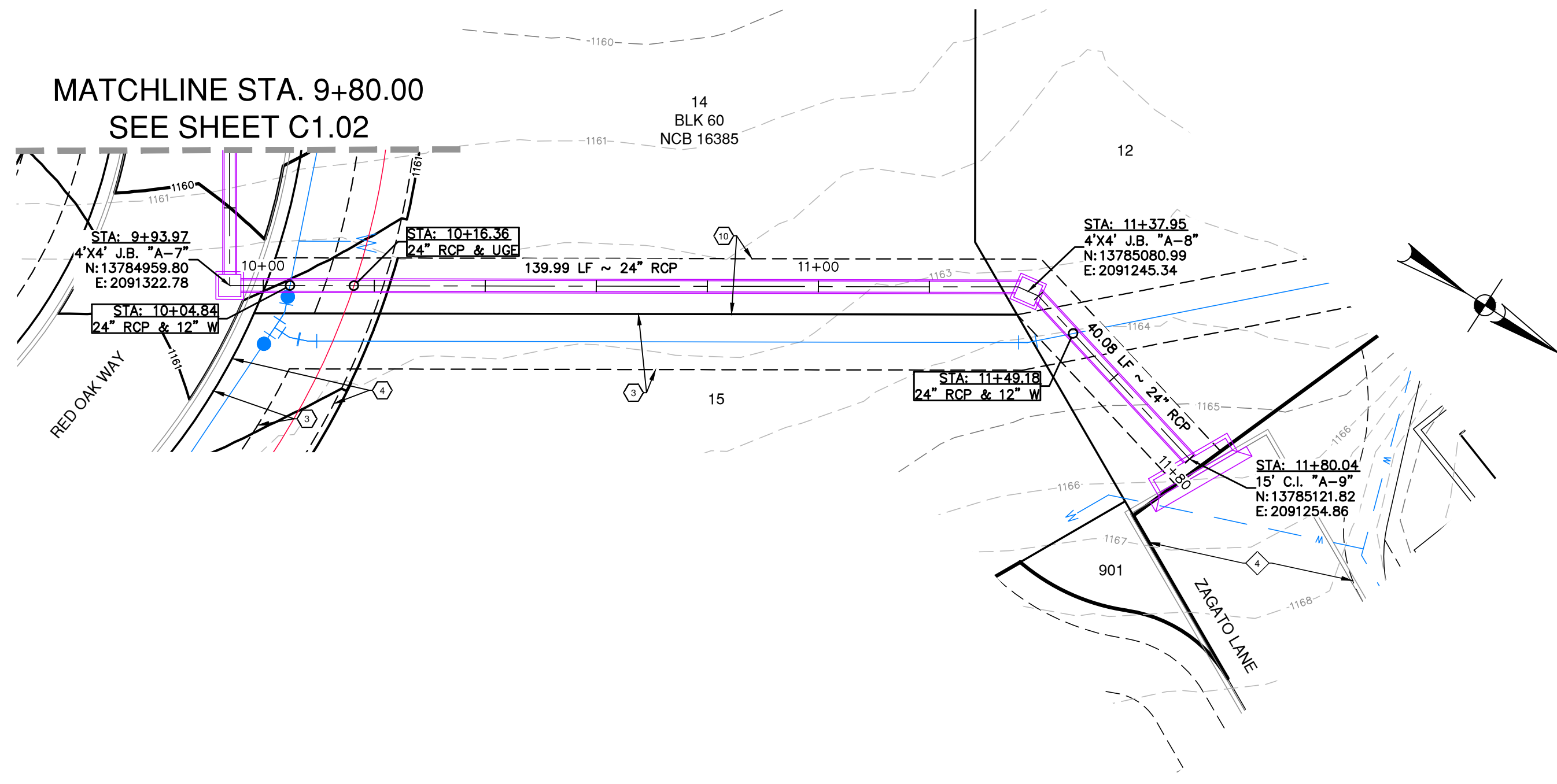
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

SD LINE A ~ STA. 5+40.00 TO 9+80.00  
STORM DRAIN PLAN & PROFILE

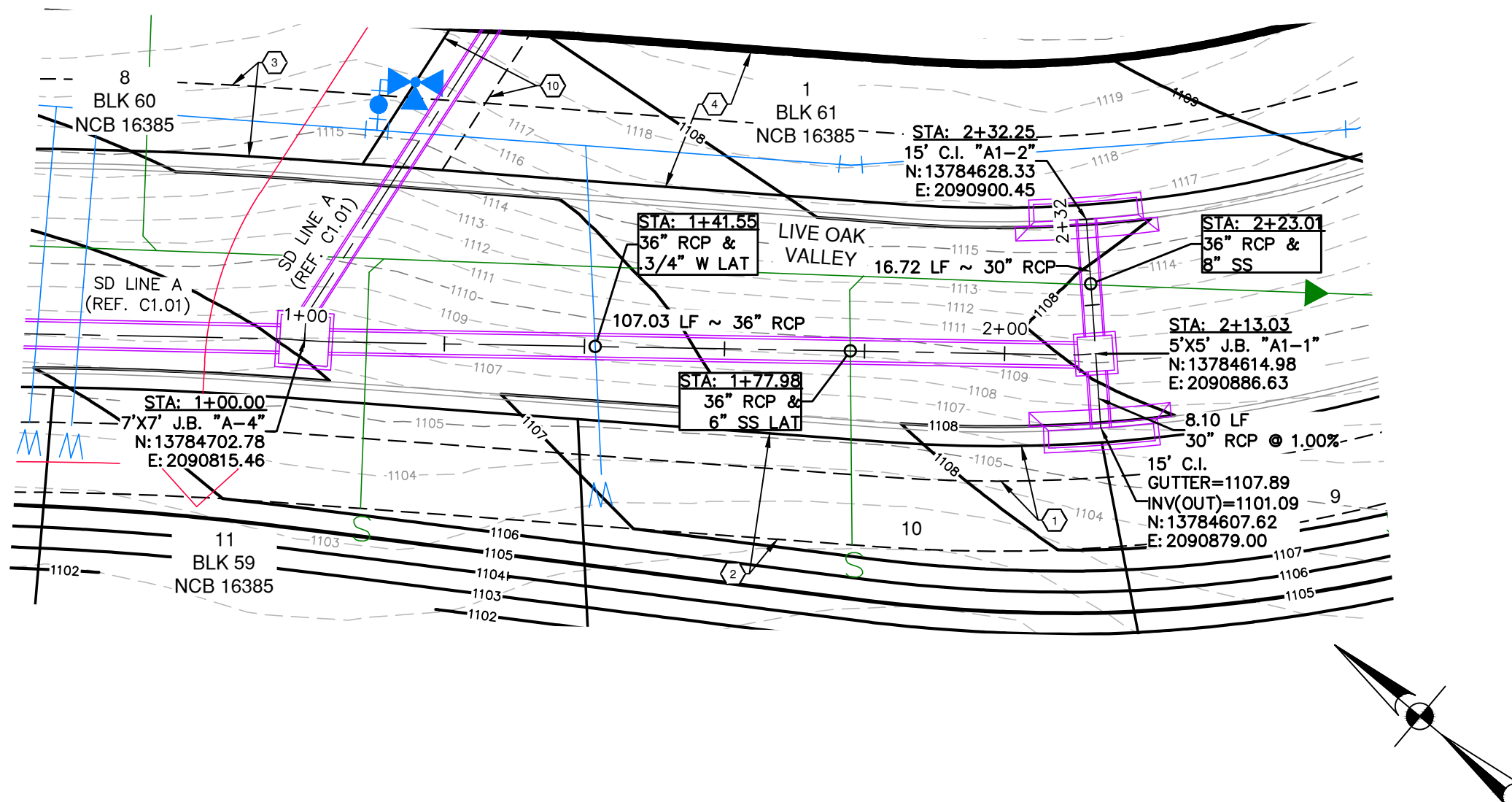
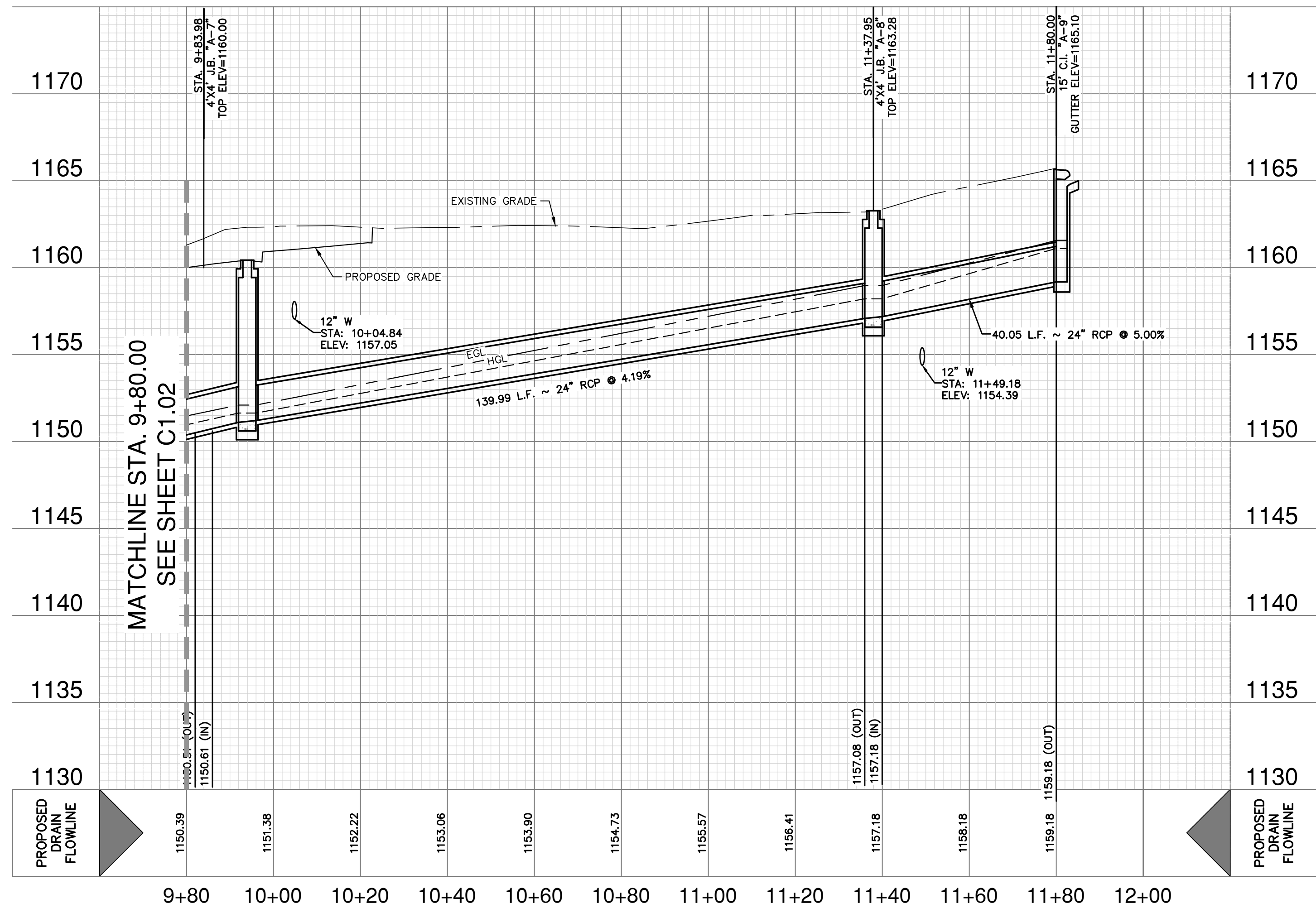
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JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK
DRAWN	AA
SHEET	C1.02





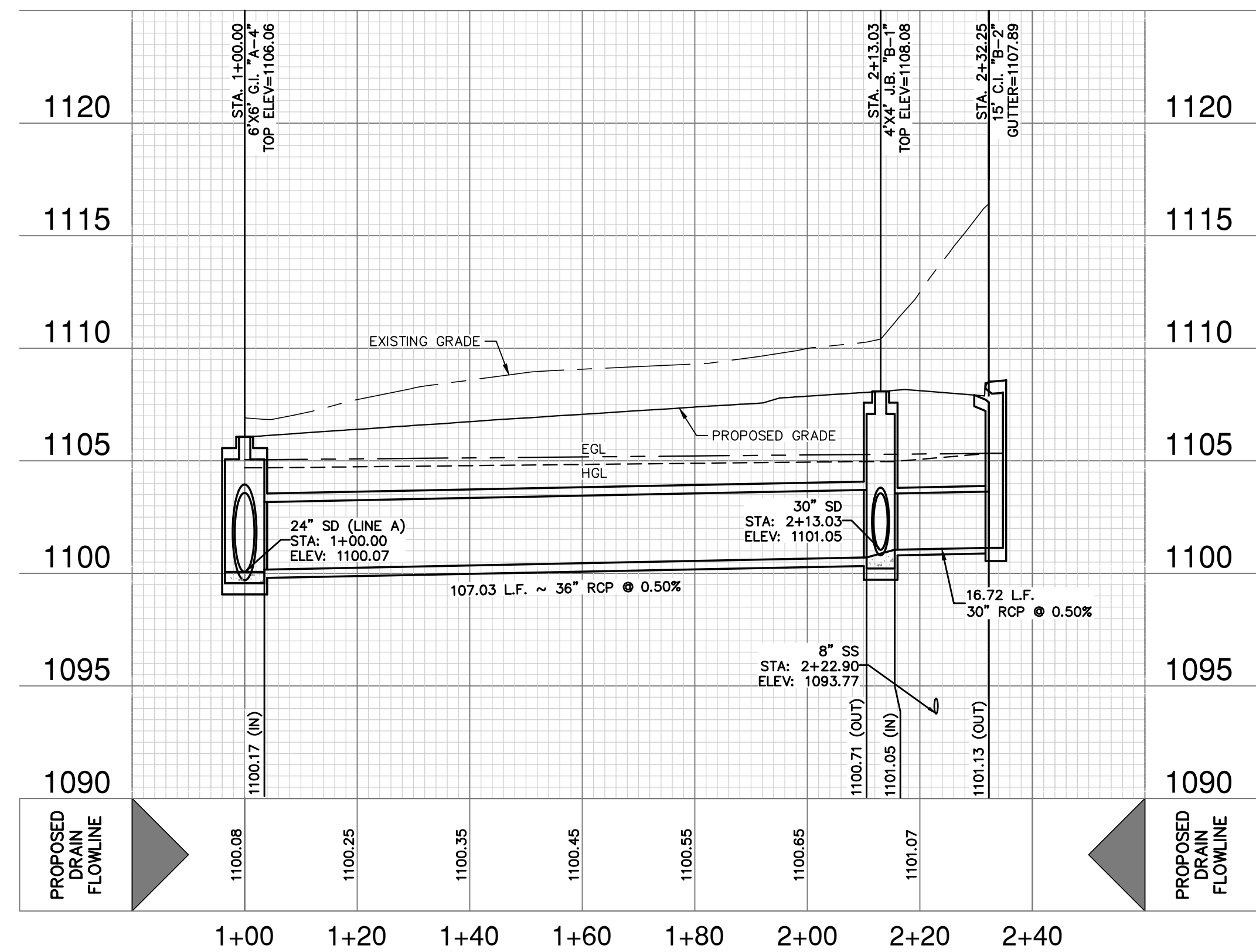
SD LINE A  
(STA. 9+80.00 TO END)

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



SD LINE A1  
(STA. 1+00.00 TO END)

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



#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION: LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS: 902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

#### LEGEND

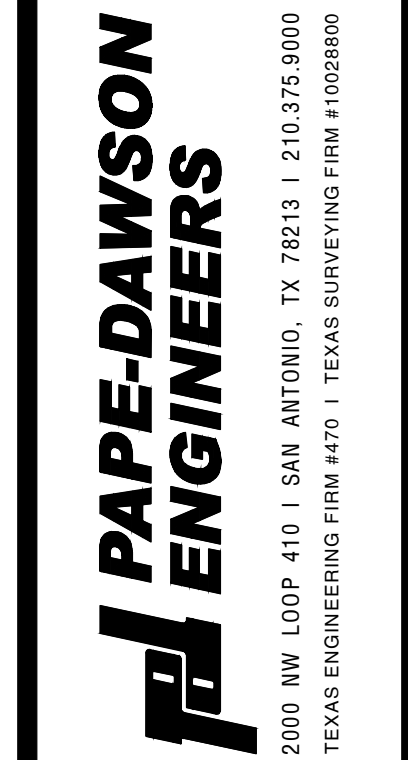
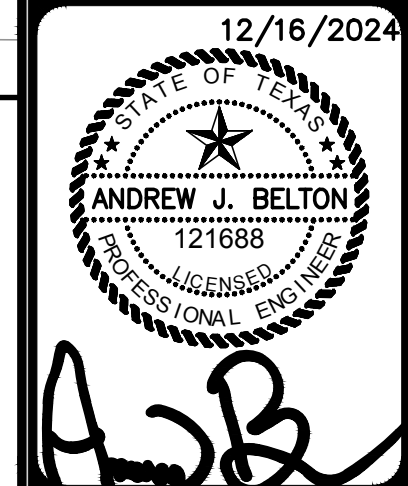
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UGE
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE

\*ALL DISTURBED AREAS TO BE REVEGETATED

#### KEY LEGEND

- VARIABLE WIDTH ACCESS ESMT (VOL. 15163, PGS 2137-2172, OPR)
- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- 10' DRAINAGE ESMT

NO.	REVISION	DATE



THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS  
SD LINE A ~ STA. 9+80.00 TO END  
SD LINE A1 ~ STA. 1+00.00 TO END  
STORM DRAIN PLAN & PROFILE

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK
DRAWN	AA
SHEET	C1.03



**ELEVATION**  
(Showing dimensions)

**BARS V**

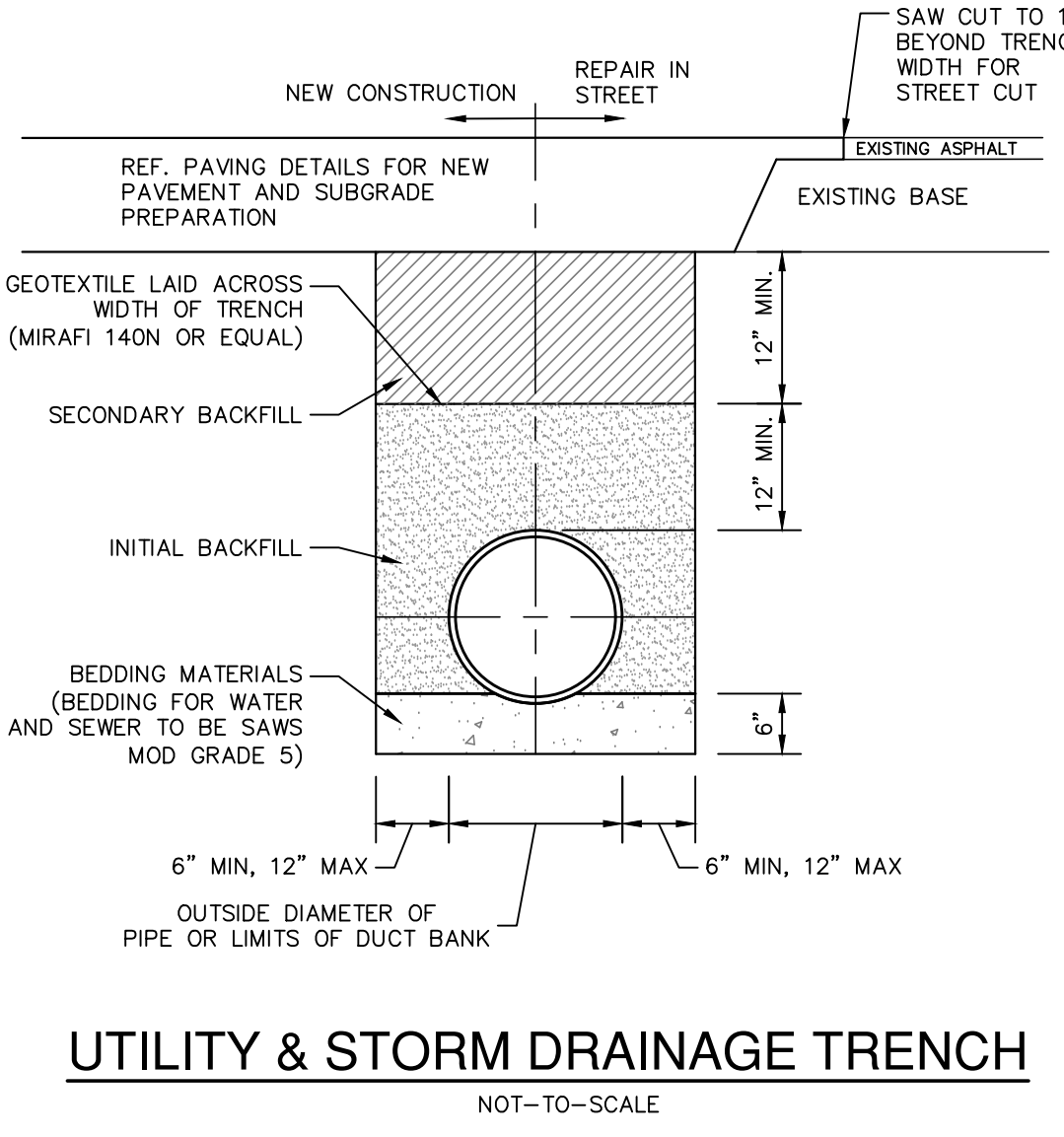
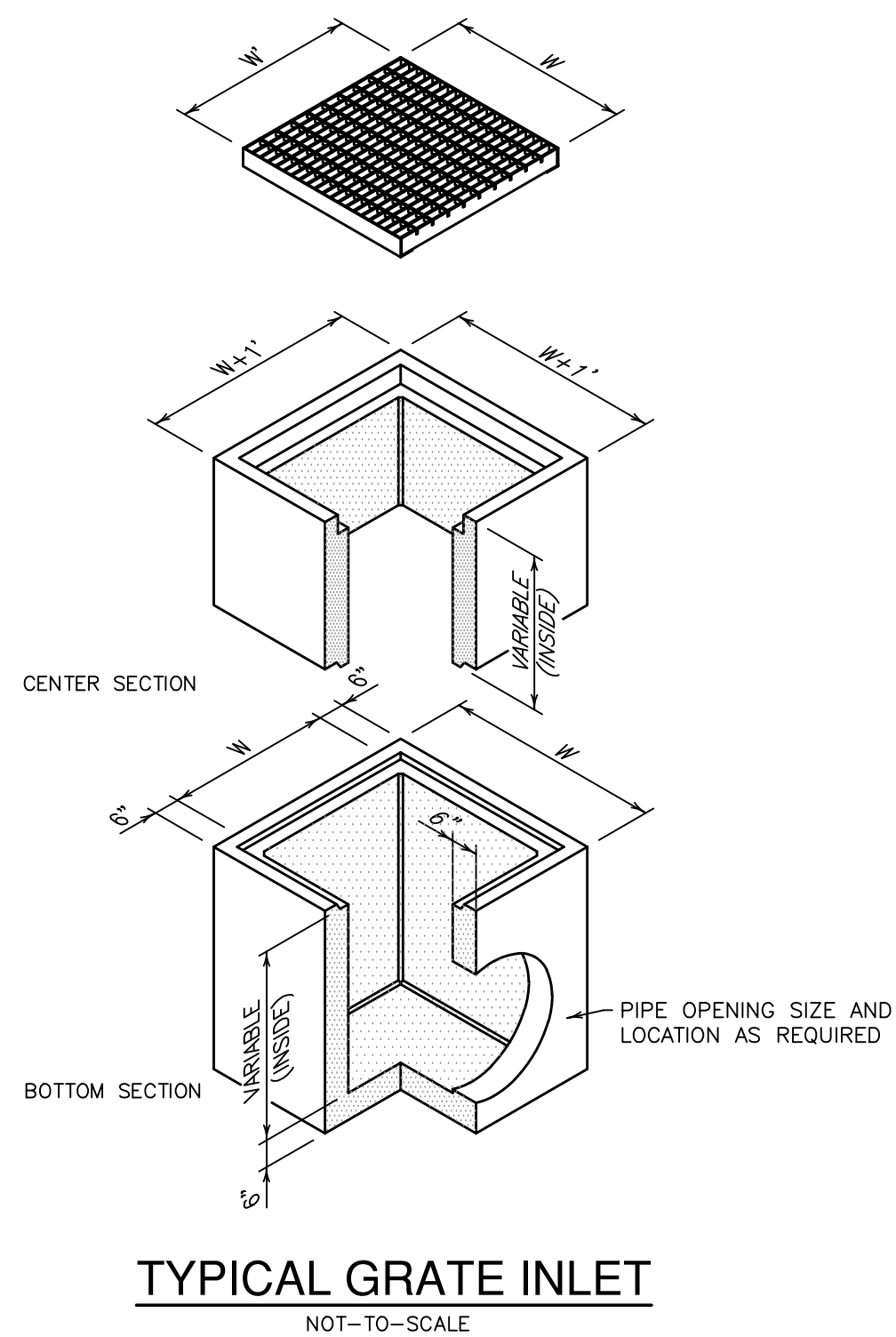
**BARS CL**  
(Length =  $Z-5'$ )

**PLAN**

**TYPICAL WING ELEVATION**

**SECTION A-A**

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"




- Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet the above requirements. No charge will be made in quantities and no additional compensation will be allowed for this work.
- Provide 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.
- Dimensions shown are usual and maximum.
- Quantities shown are for one structure end only (one headwall).
- Min Length =  $6' + 3' \times \frac{12 \times H - 7}{12}$   
 Max Length =  $12 \times H - 3' \times \frac{12 \times H - 7}{12}$   
 Length of wings based on SL1 slope along this side

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

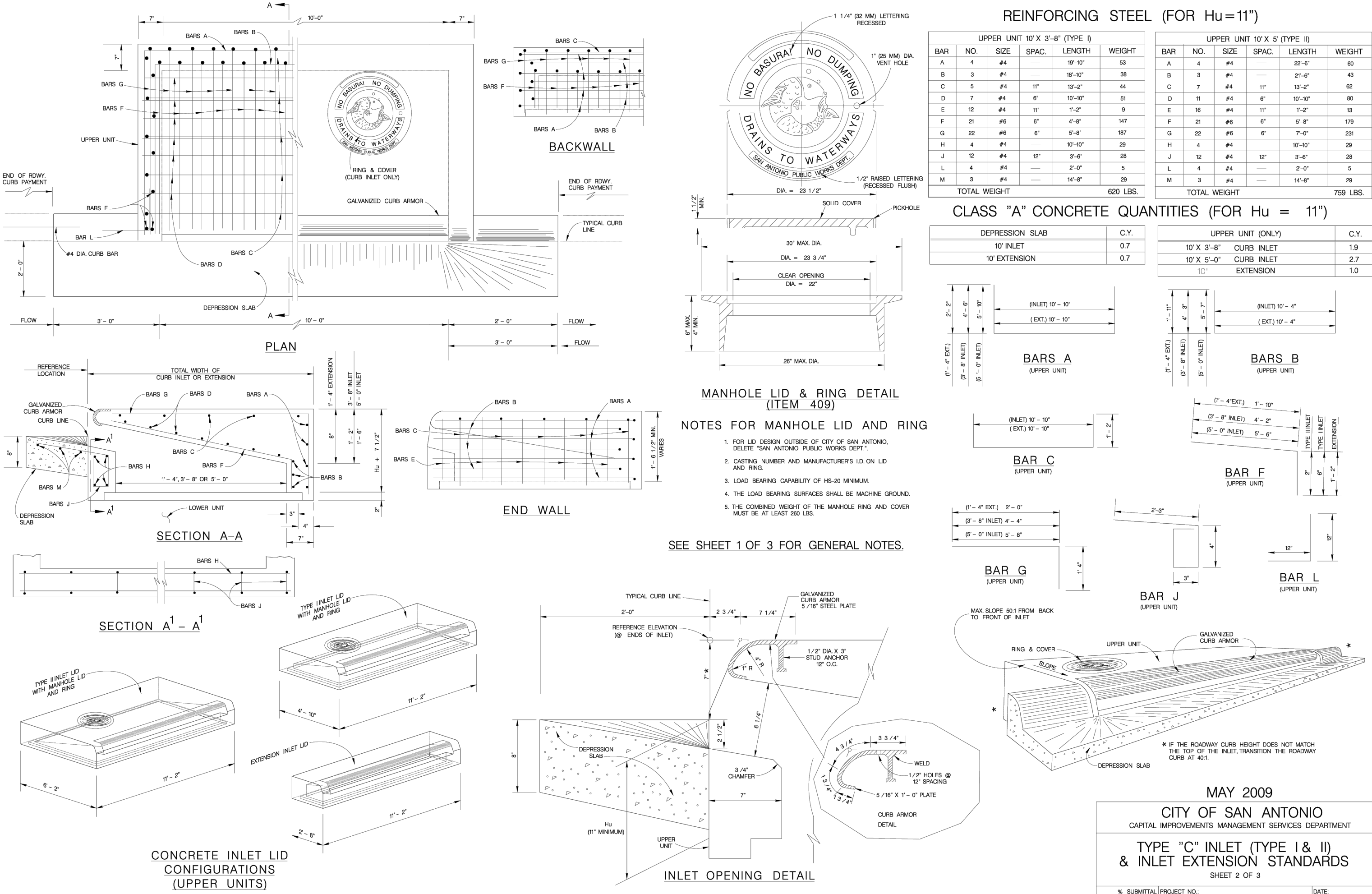
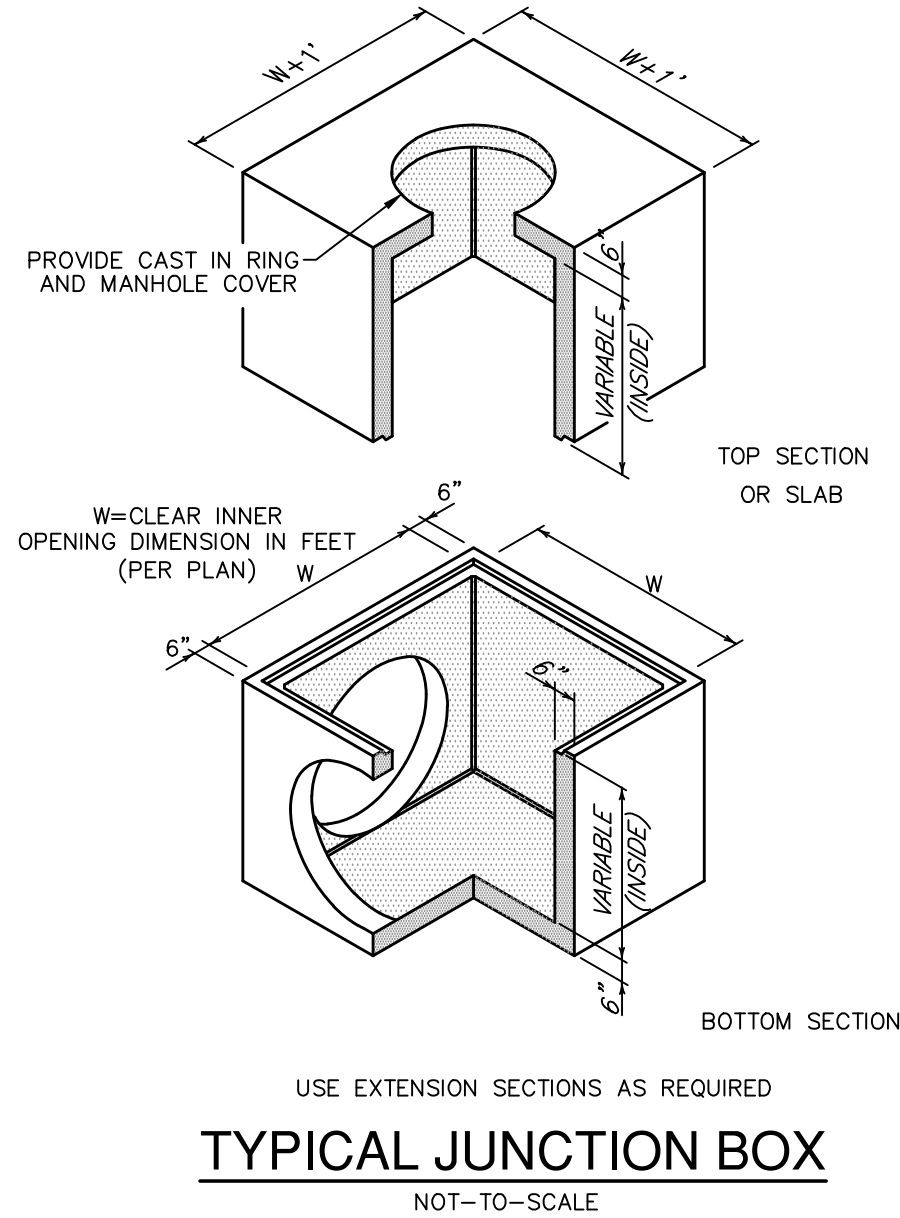
**GENERAL NOTES:**  
Designed according to AASHTO LRFD Bridge Design Specifications.  
Do not mount bridge rails of any type directly to these culvert headwalls.  
This standard may not be used for wall heights,  $H$ , exceeding the values shown.

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

 Texas Department of Transportation	Bridge Division Standards
<p align="center"> <b>CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS</b> </p>	

CH-FW-0

FILE: CD-CM-FWD-20.dgn	dw: TrxDOT	cc: TrxDOT	ow: TrxDOT	cc:
©TrxDOT February 2020	CONT	SECT	JOB	SYSTEM
REVISONS				
	DIST	COUNTY		SHEET

[illegible]

12/16/2024

STATE OF TEXAS  
★  
ANDREW J. BELTON  
121688  
LICENSED PROFESSIONAL ENGINEER

AJB

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.5000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10029800

# THE OAKS AT THE DOMINION

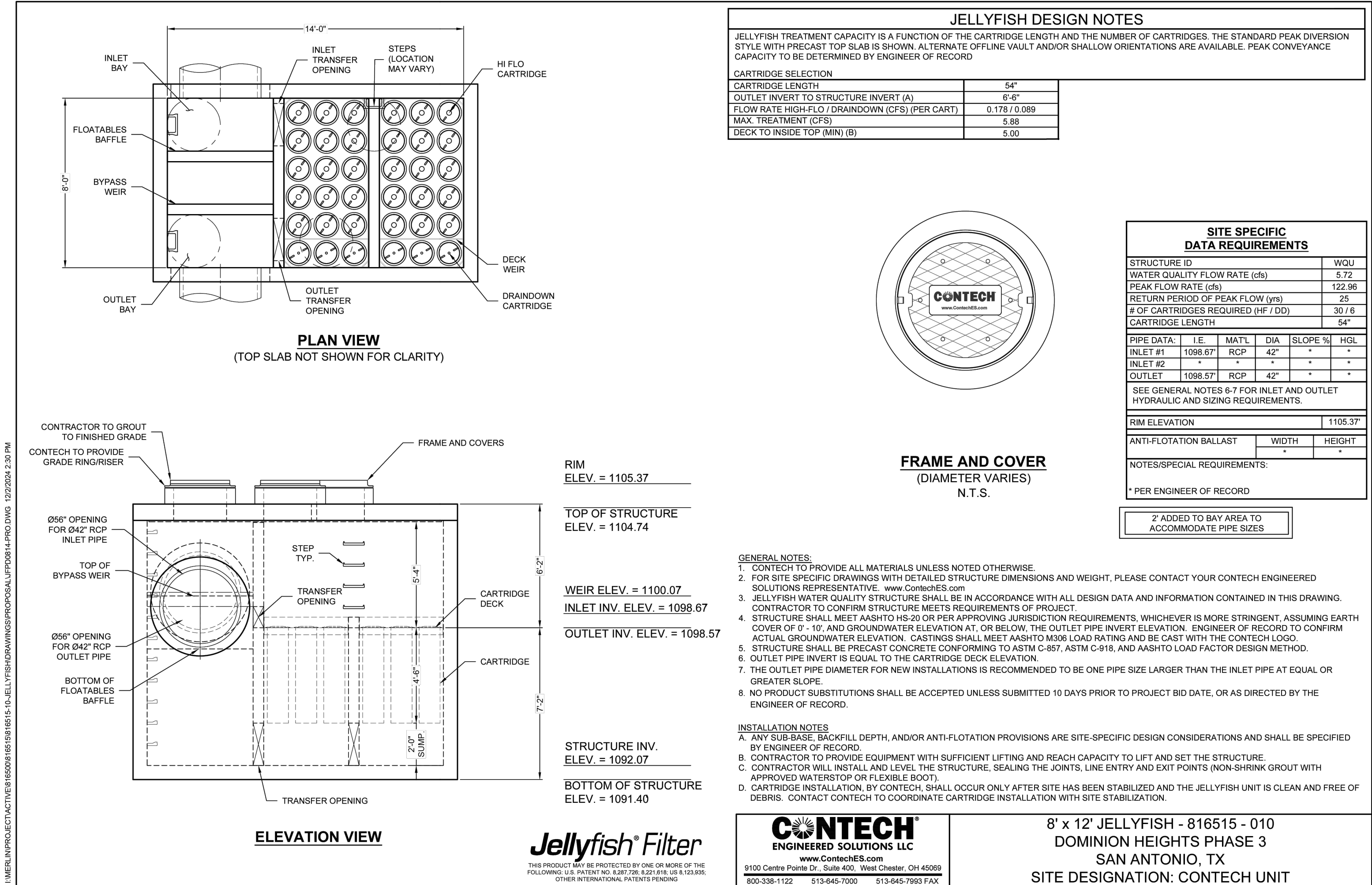
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## SAN ANTONIO, TEXAS

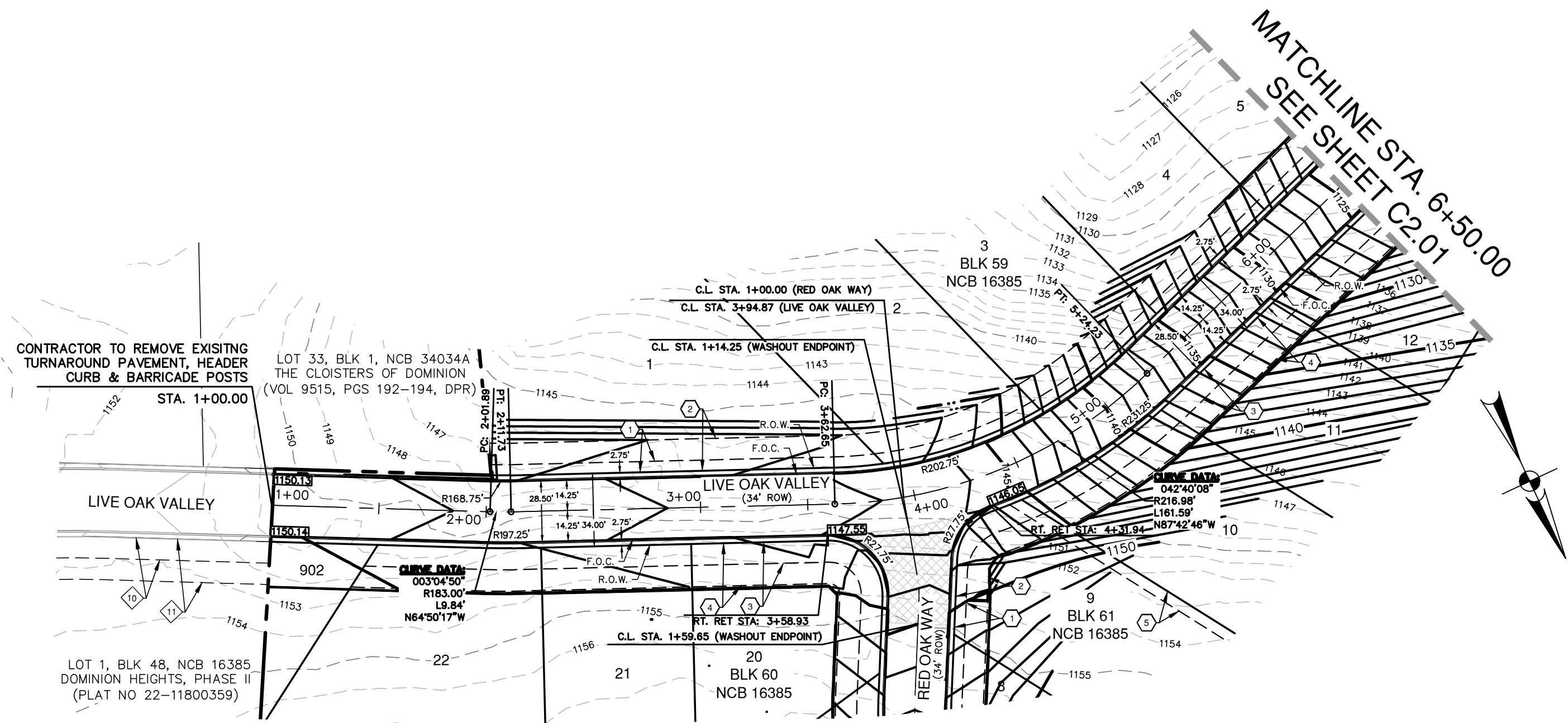
### DRAINAGE DETAILS

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
**C1.10**  
SHEET



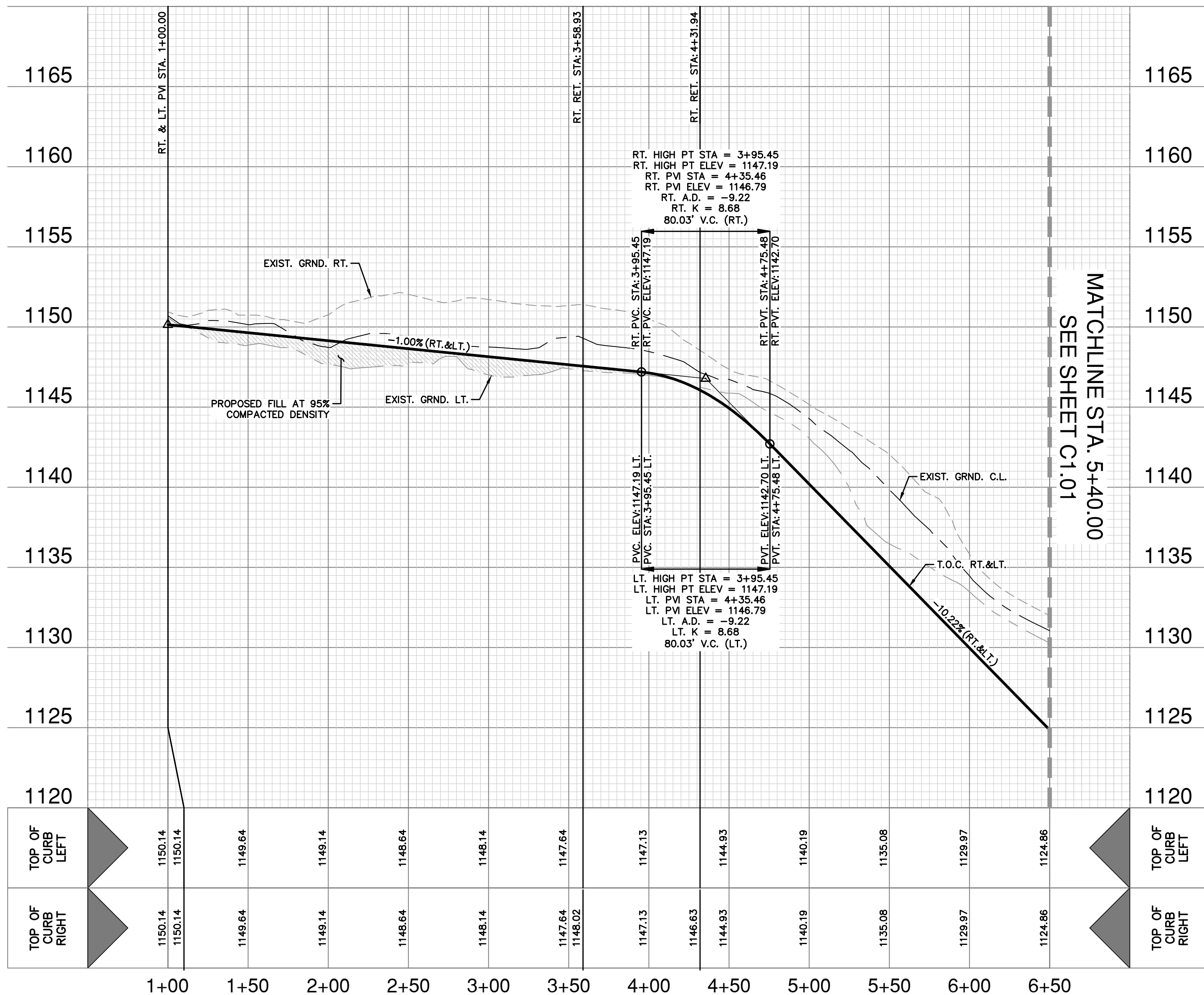






LIVE OAK VALLEY  
(STA. 1+00.00 TO STA 6+50.00)

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



LOCATION MAP

NOT-TO-SCALE  
LEGAL DESCRIPTION: LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)  
ADDRESS: 902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

### LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
EXISTING CONTOUR	---
FLOW ARROW (PROPOSED)	→
FLOW ARROW (EXISTING)	→
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	---
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
LEFT	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	× XXX.XX
*ALL DISTURBED AREAS TO BE REVEGETATED	

### KEY LEGEND

- 10' WATER ESMT (PLAT NO. 22-11800356)
- 20' GETCTV ESMT (PLAT NO. 22-11800356)
- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT

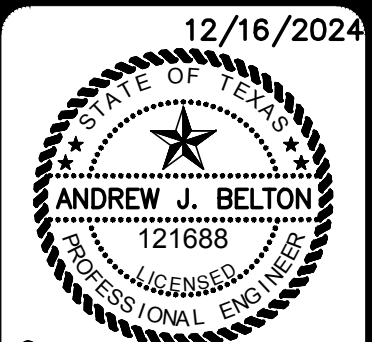
### CAUTION !!!

EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

### STREET NOTES:

- A BEXAR COUNTY R.O.W. PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE R.O.W. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- SIDEWALKS SHALL BE CONSTRUCTED 3'-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
- DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
- CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
- THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN SIDEWALKS ARE NOT SHOWN ADJACENT TO ALL PRIVATE STREETS. REFER TO SHEET C3.00 FOR LOCATIONS OF SIDEWALK CONSTRUCTION.
- FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.5 AND A PI MAXIMUM OF 20. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

NO.	REVISION	DATE



12/16/2024  
AJB

**PAPE-DAWSON**  
**ENGINEERS**

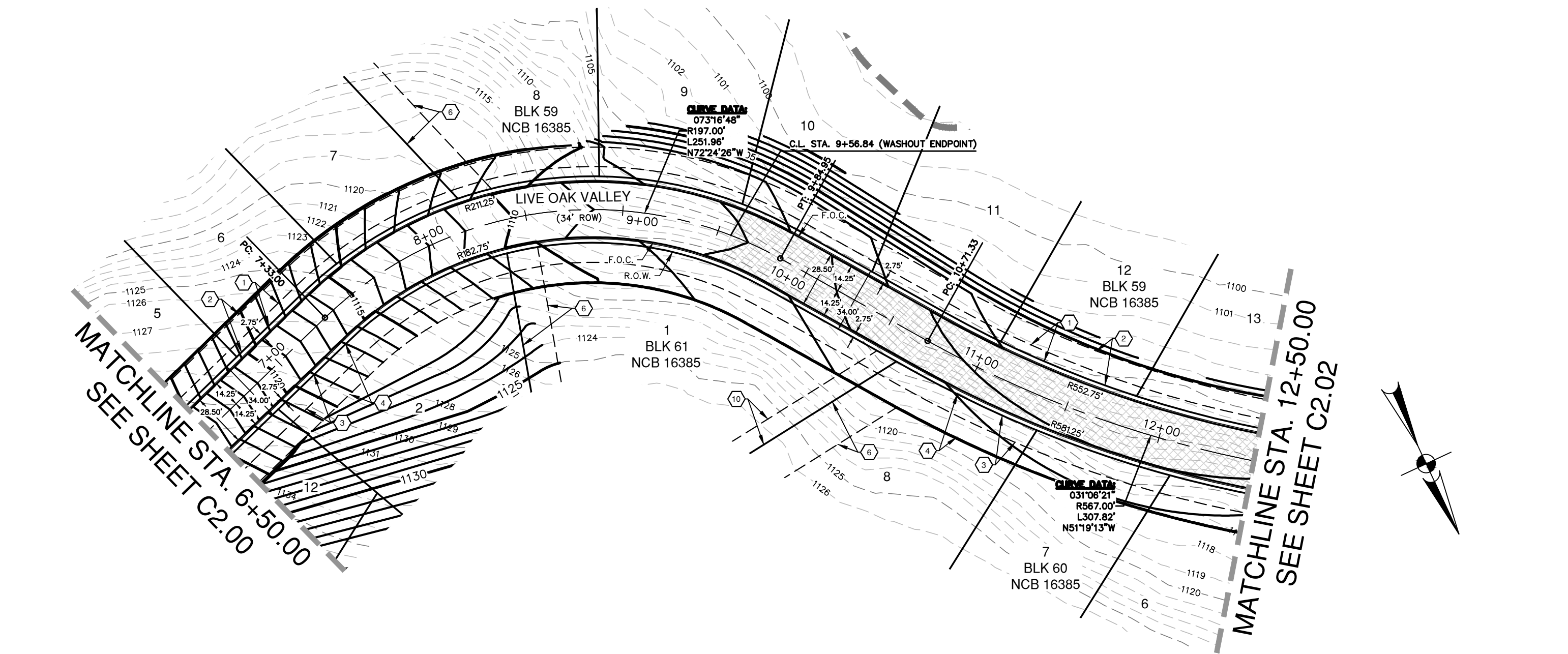
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

LIVE OAK VALLEY ~ 1+00.00 TO 6+50.00  
STREET PLAN & PROFILE

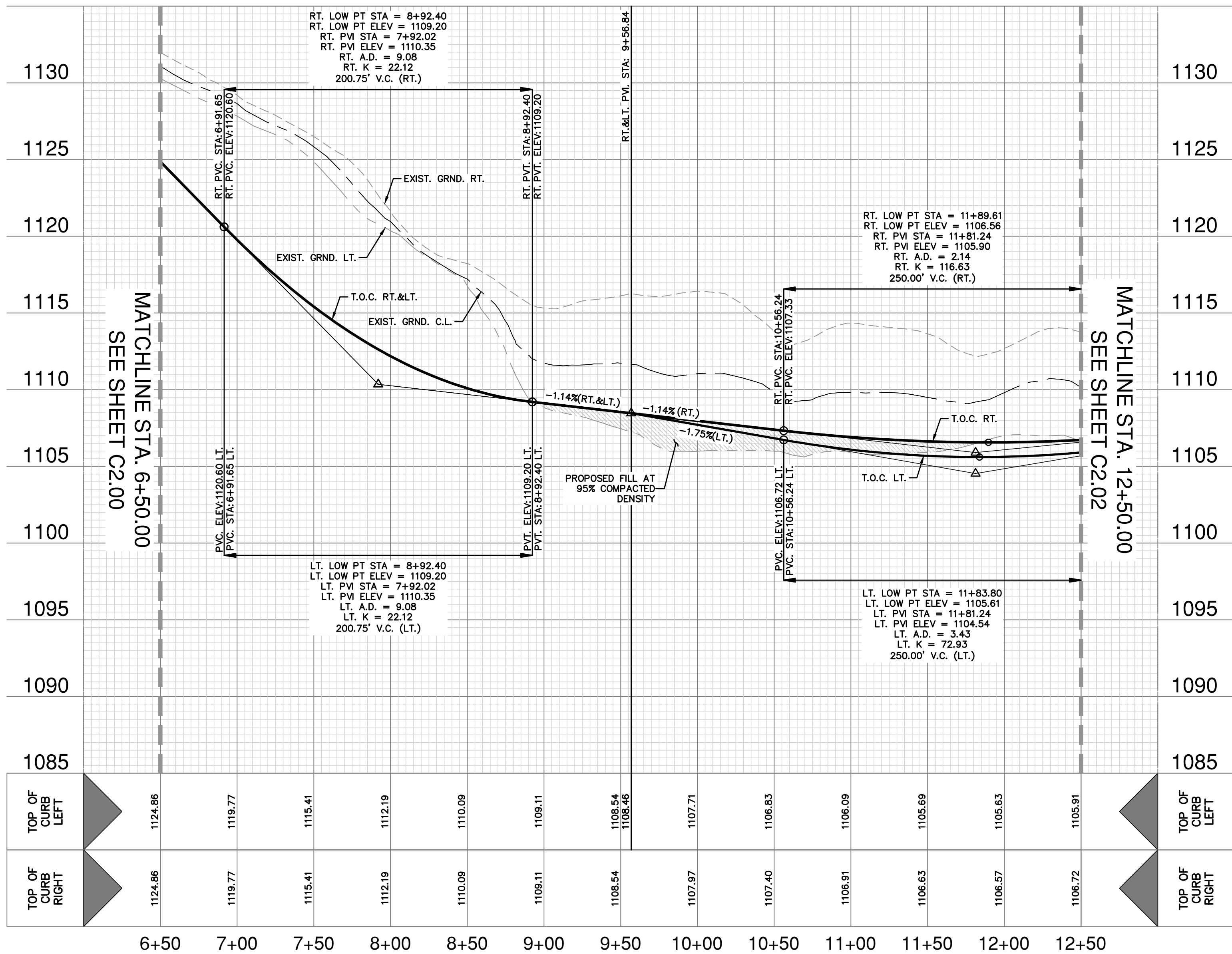
PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DRAWN	AA
CHECKED	EK
SHEET	C2.00





LIVE OAK VALLEY  
(STA. 6+50.00 TO STA 12+50.00)

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



#### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION: LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS: 902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

#### LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
EXISTING CONTOUR	---
FLOW ARROW (PROPOSED)	→
FLOW ARROW (EXISTING)	→
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	---
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
	RT
RIGHT	
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	× XXX.XX
*ALL DISTURBED AREAS TO BE REVEGETATED	

#### KEY LEGEND

- 10' WATER ESMT (PLAT NO. 22-11800356)
- 20' GETCTV ESMT (PLAT NO. 22-11800356)
- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- 16' SANITARY SEWER ESMT
- 10' DRAINAGE ESMT

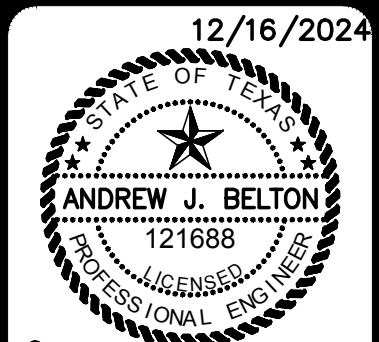
#### CAUTION !!!

EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

#### STREET NOTES:

- A BEXAR COUNTY R.O.W. PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE R.O.W. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
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- SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
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NO.	REVISION	DATE



12/16/2024

**PAPE-DAWSON**  
**ENGINEERS**

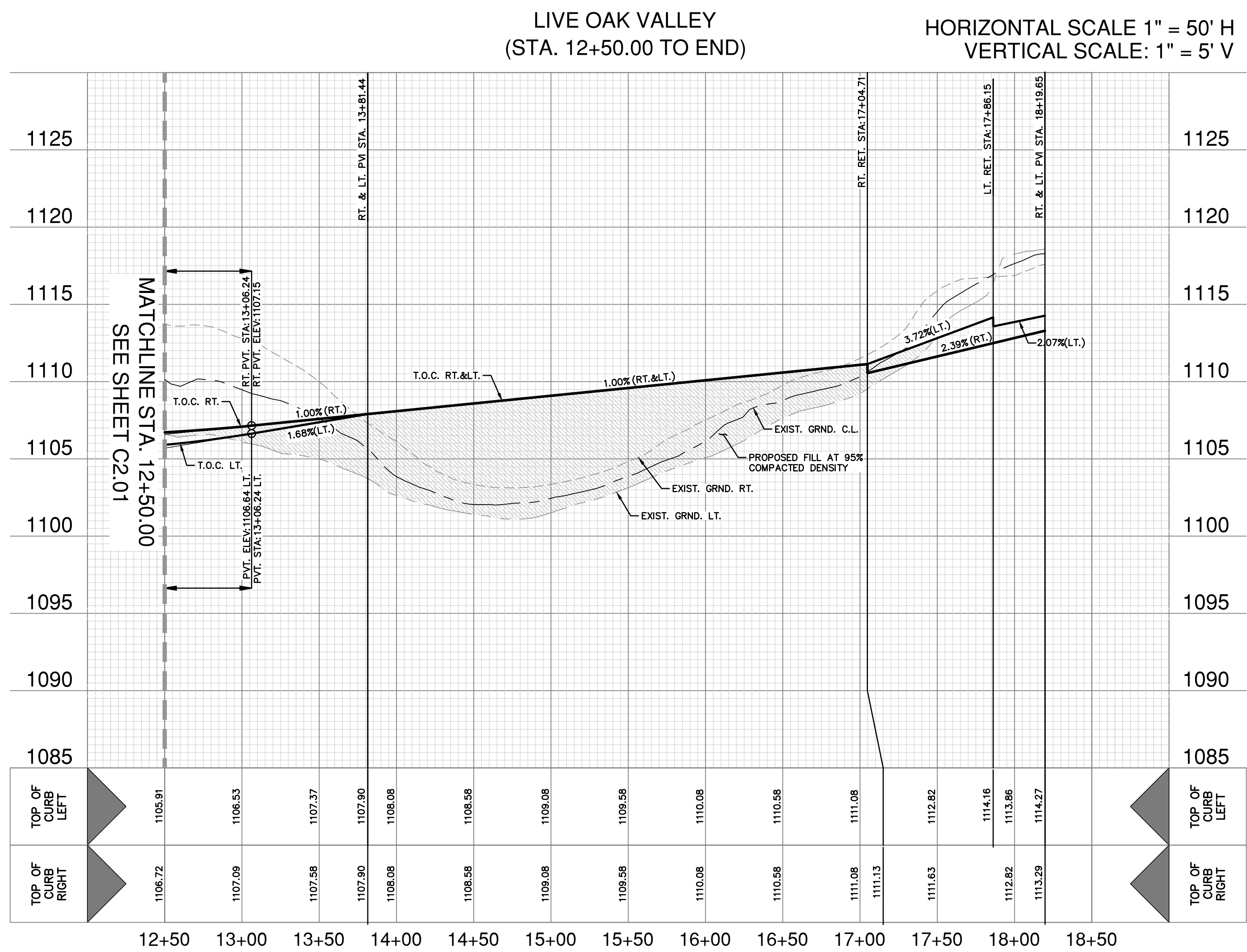
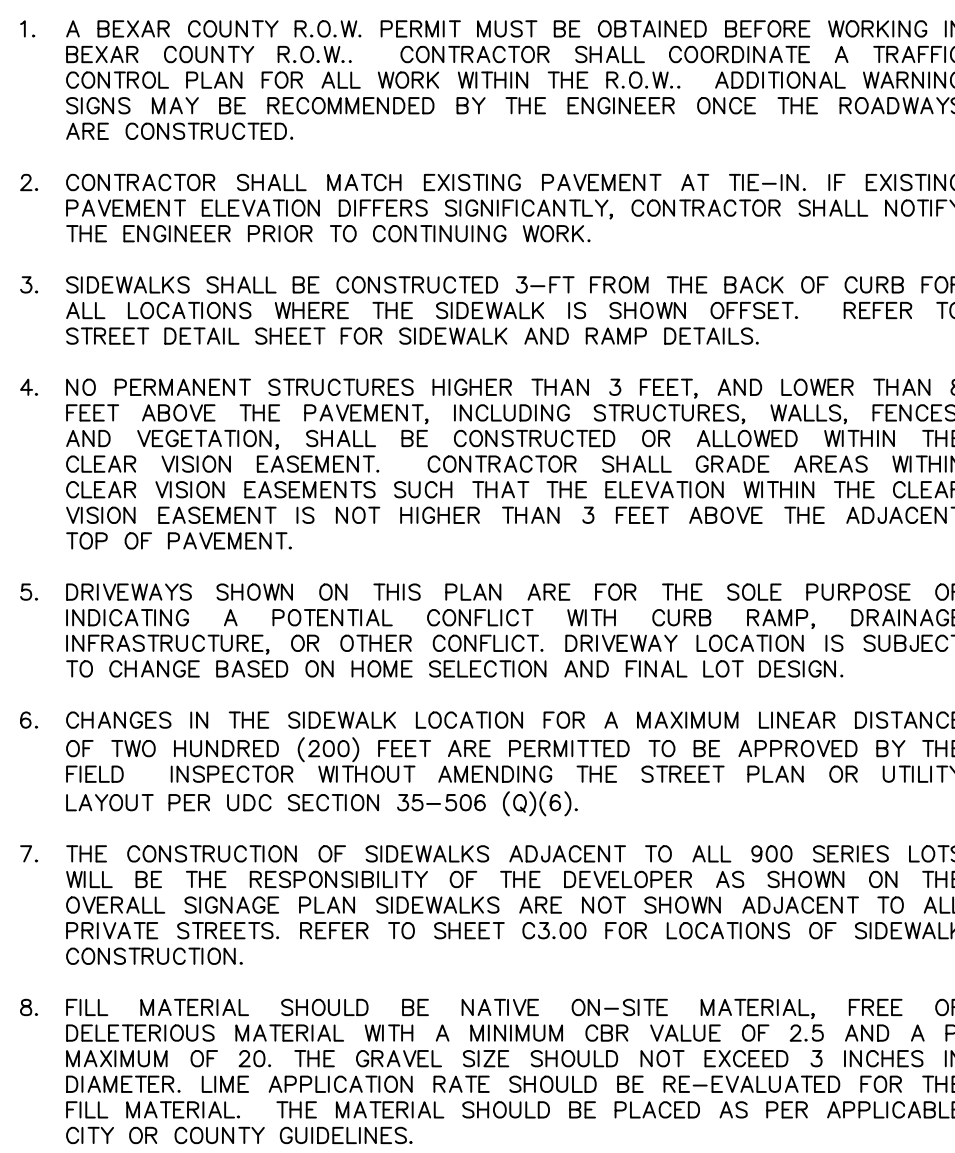
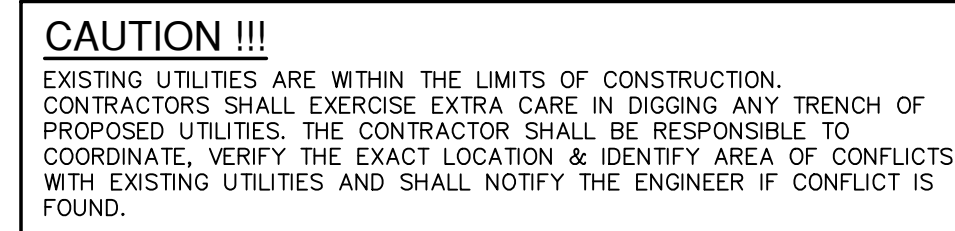
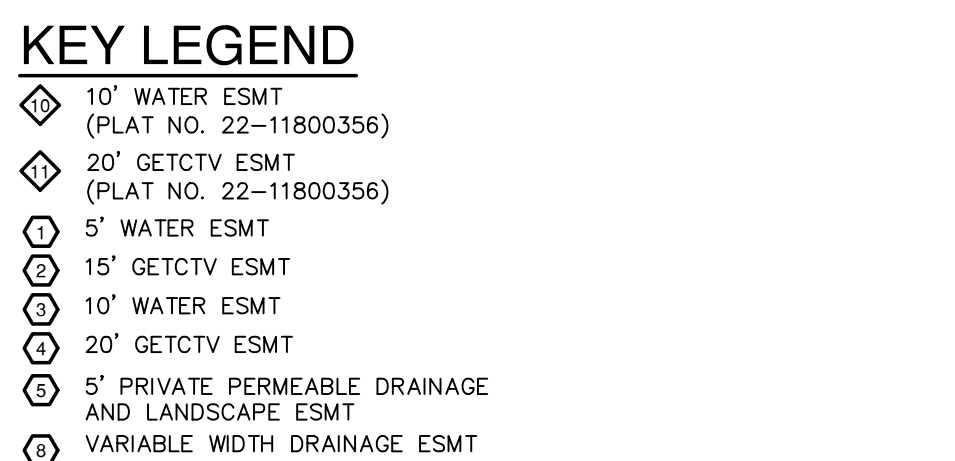
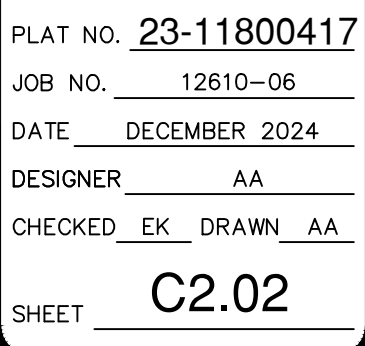
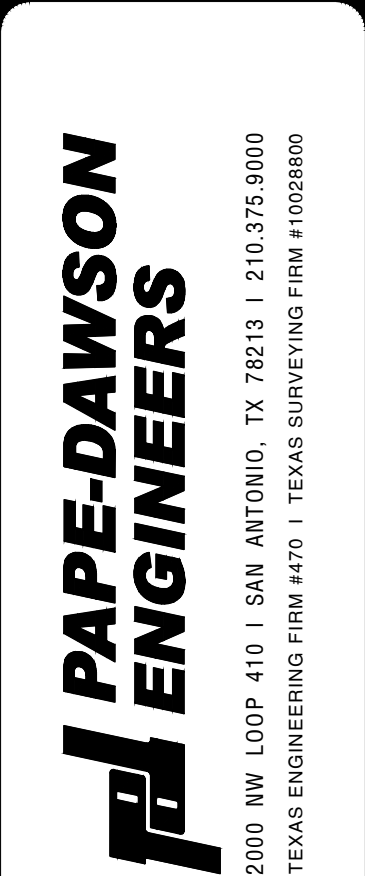
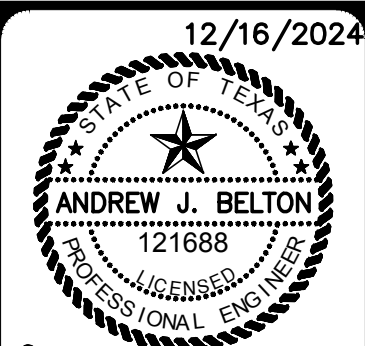
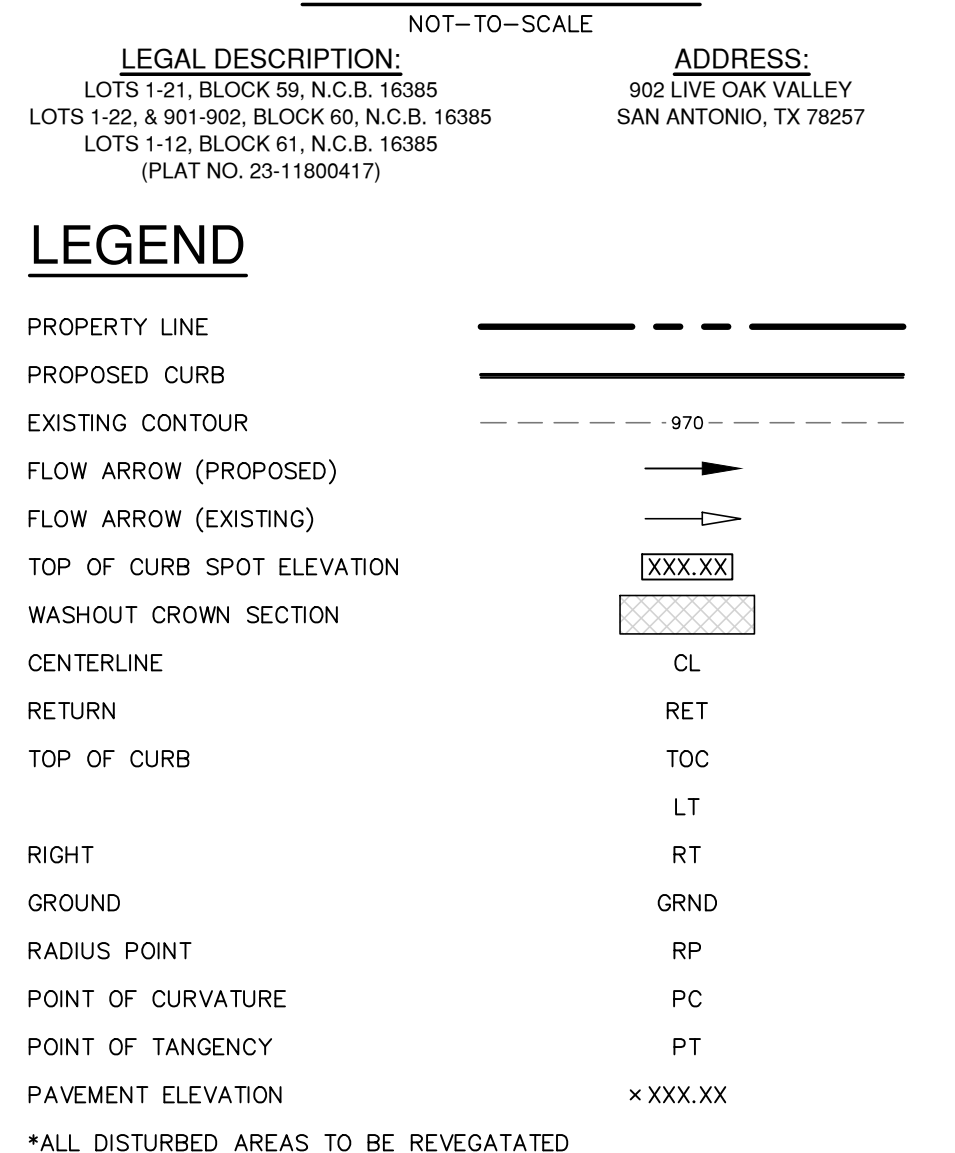
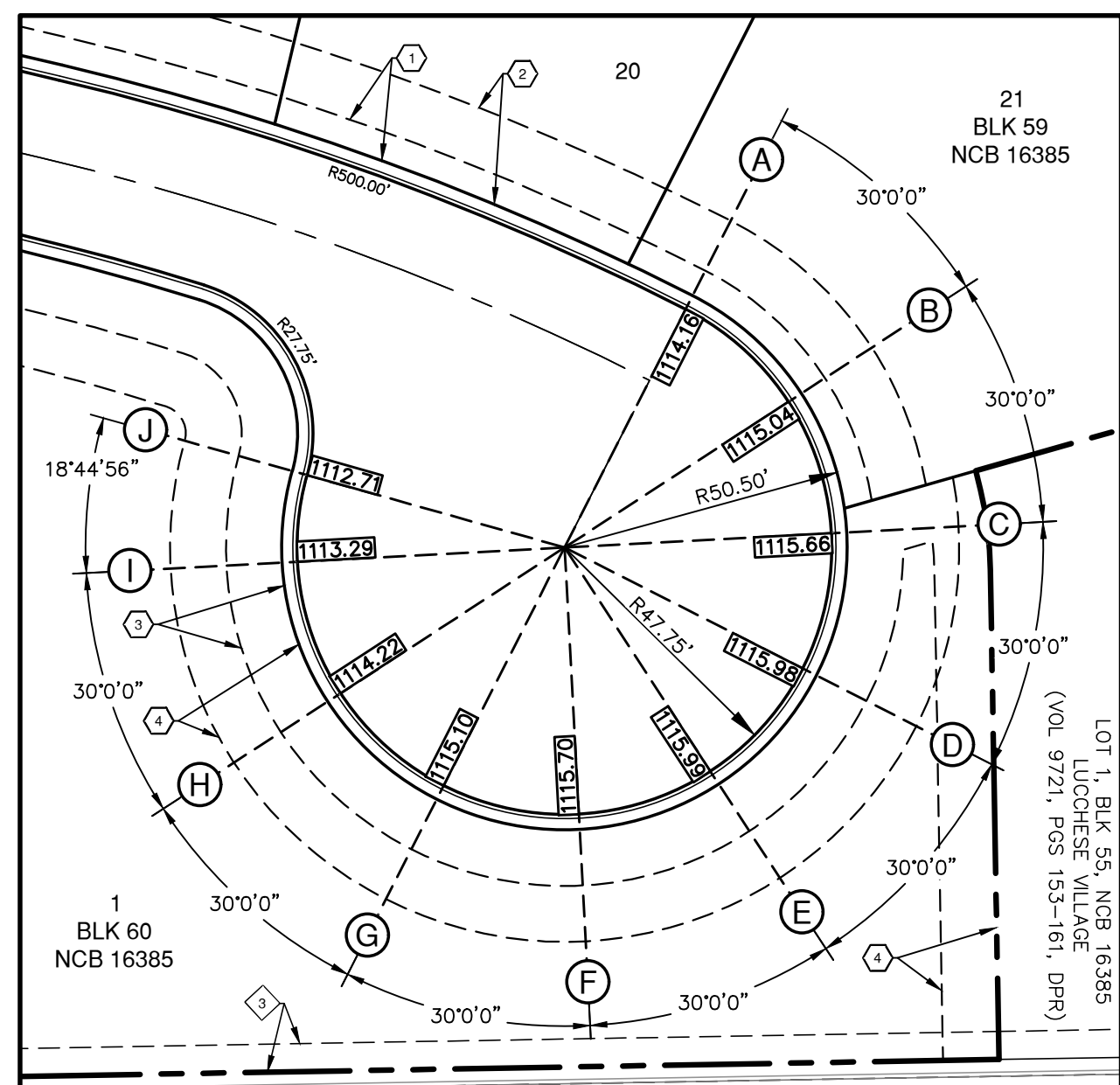
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

LIVE OAK VALLEY ~ 6+50.00 TO 12+50.00  
STREET PLAN & PROFILE

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DRAWN	AA
CHECKED	EK
DRAWN	AA
SHEET	C2.01



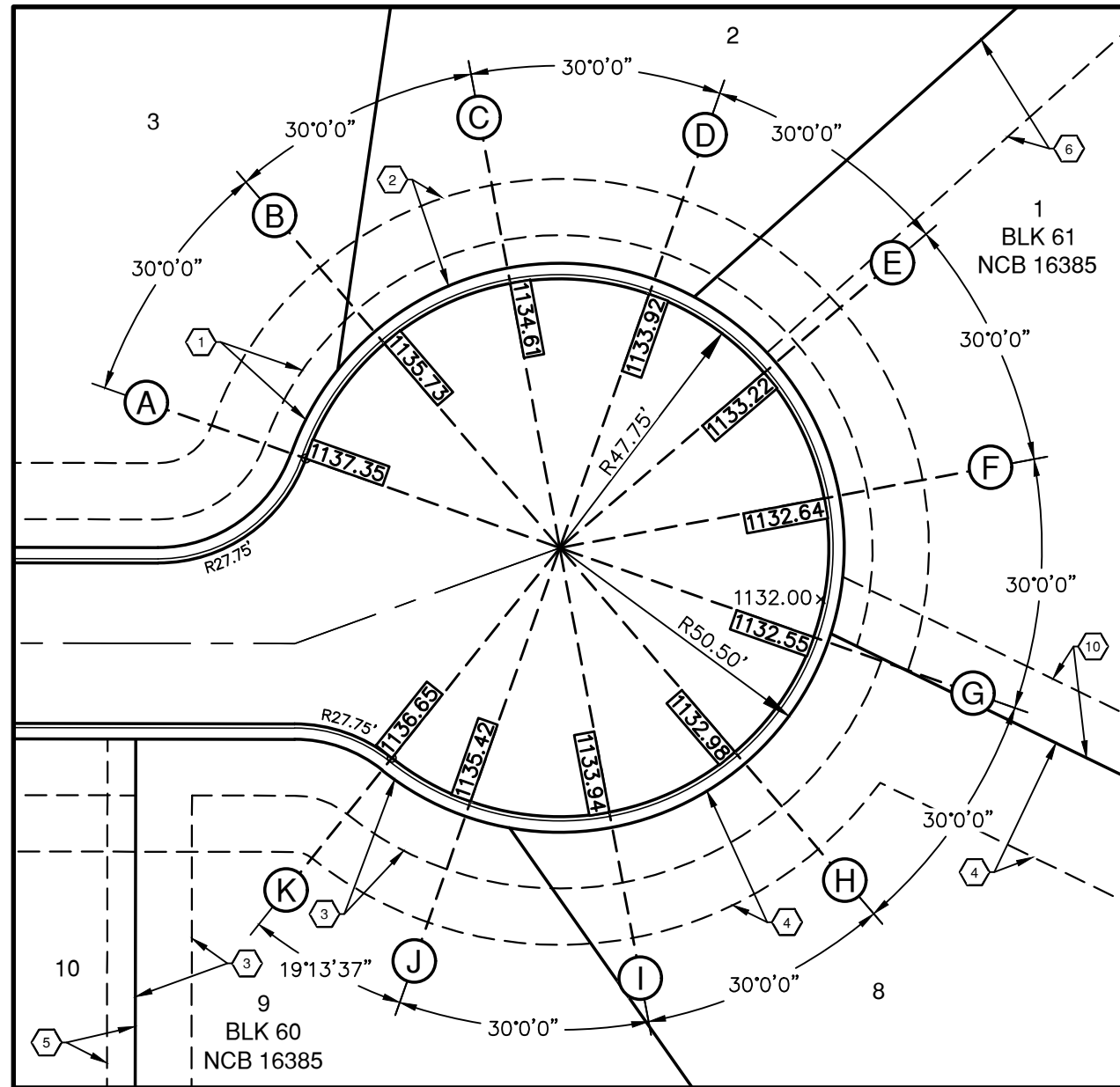
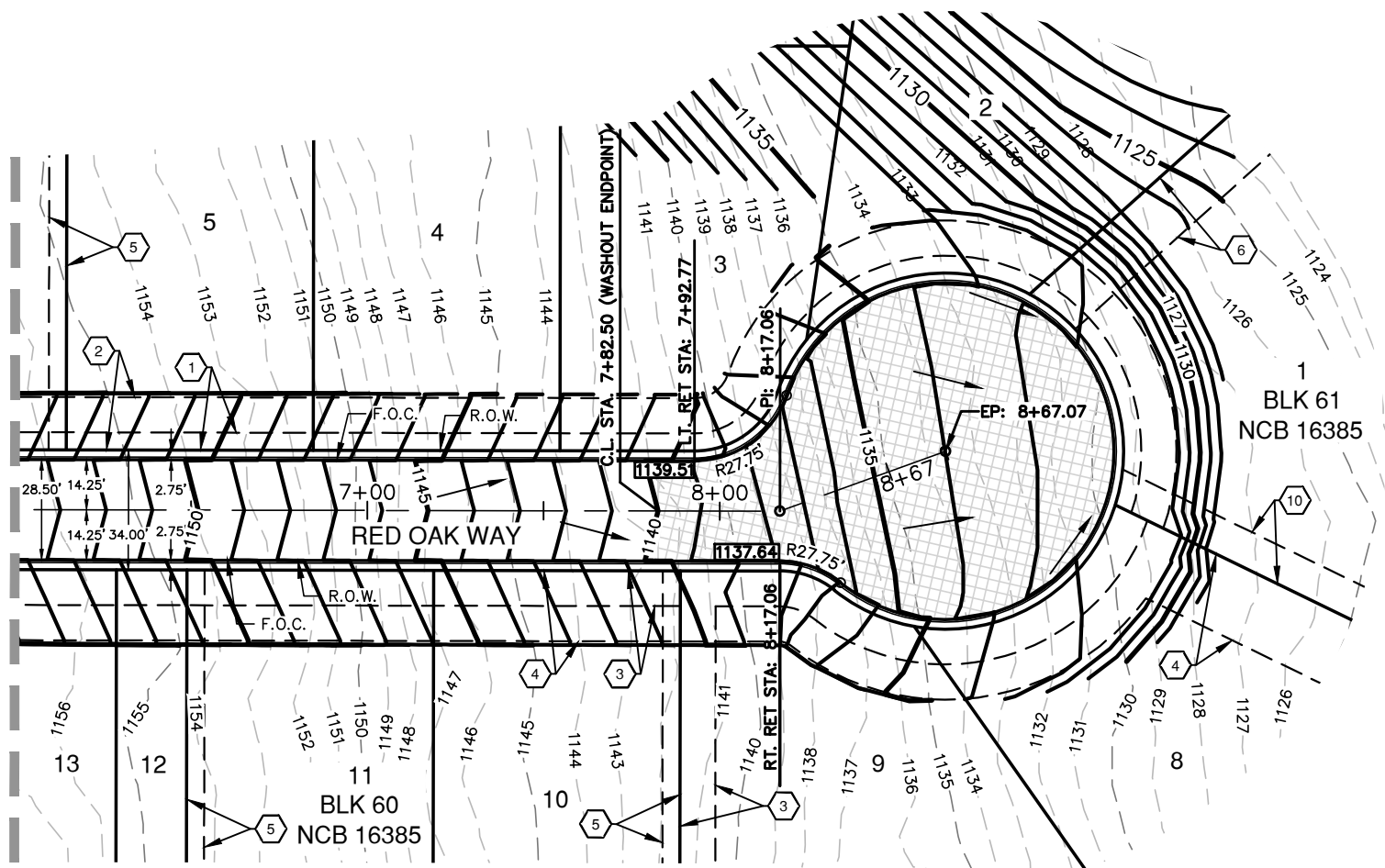








MATCHLINE STA. 6+00.00  
SEE SHEET C2.03



### LOCATION MAP

NOT-TO-SCALE

**LEGAL DESCRIPTION:**  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

**ADDRESS:**  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

### LEGEND

PROPERTY LINE	---
PROPOSED CURB	---
EXISTING CONTOUR	---
FLOW ARROW (PROPOSED)	→
FLOW ARROW (EXISTING)	→
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	---
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
	RT
RIGHT	
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	× XXX.XX
*ALL DISTURBED AREAS TO BE REVEGETATED	

### KEY LEGEND

- ① 5' WATER ESMT
- ② 15' GETCTV ESMT
- ③ 10' WATER ESMT
- ④ 20' GETCTV ESMT
- ⑤ 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- ⑥ 16' SANITARY SEWER ESMT
- ⑦ 10' DRAINAGE ESMT

### CAUTION !!!

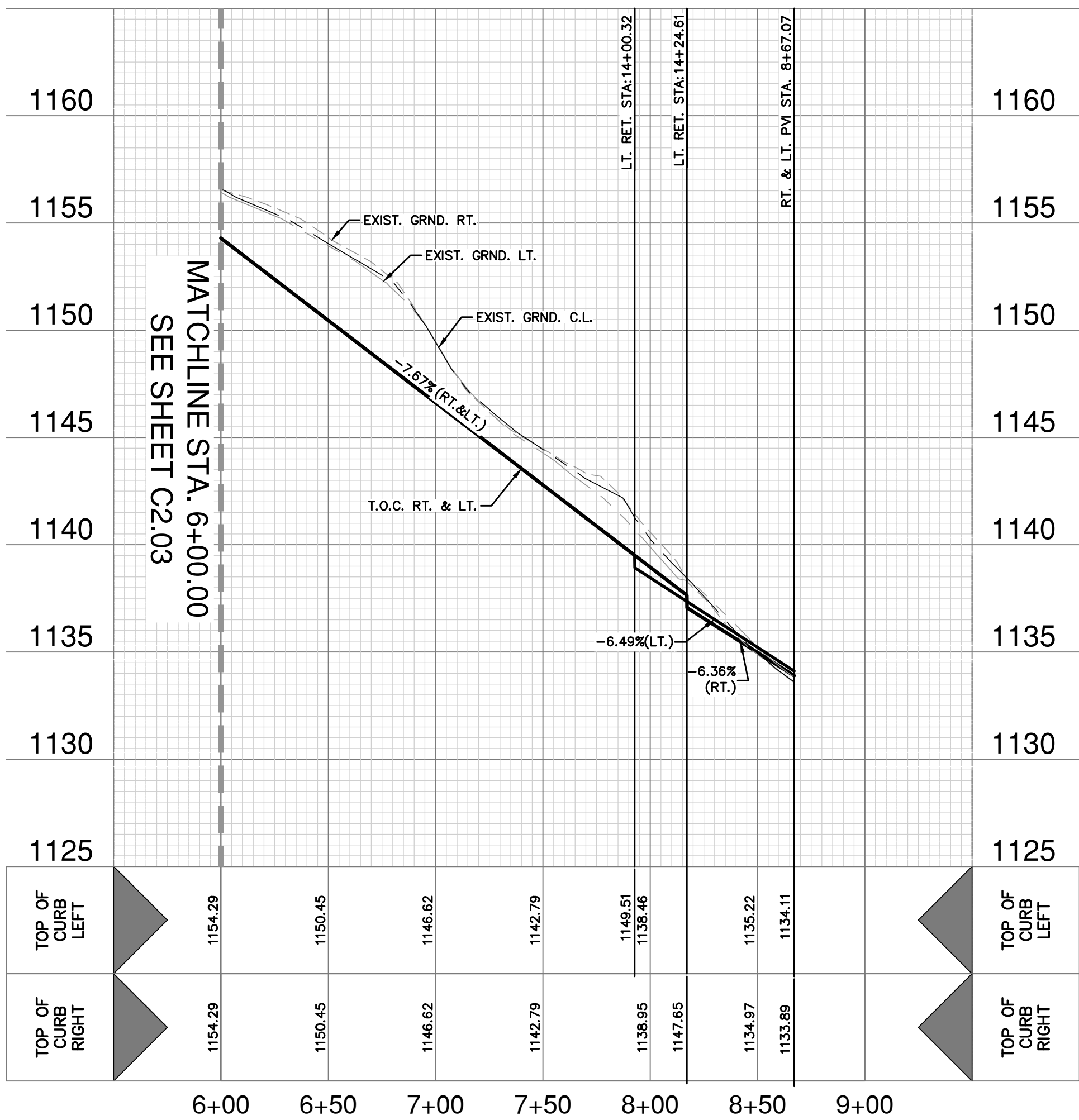
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RED OAK WAY  
(STA. 6+00.00 TO END)

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



THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

RED OAK WAY ~ STA. 6+00.00 TO END  
STREET PLAN & PROFILE

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C2.04

PAPE-DAWSON  
ENGINEERS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

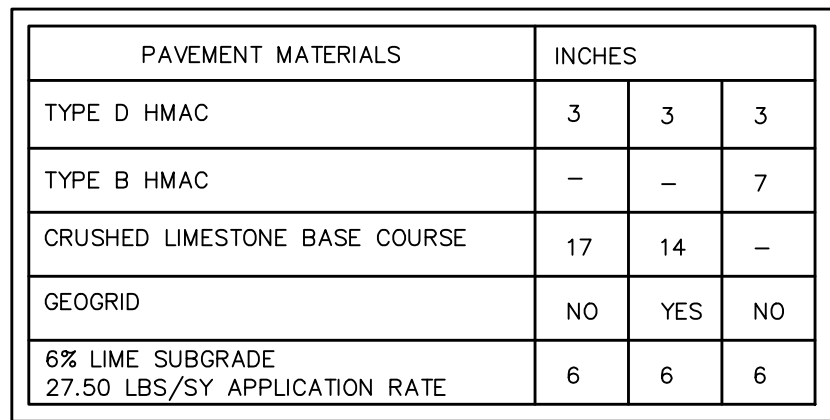
12/16/2024  
STATE OF TEXAS  
ANDREW J. BELTON  
121688  
LICENSED PROFESSIONAL ENGINEER

DATE  
NO. REVISION





NOT-TO-SCALE



②

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTEC,  
FILE No. 5241088, DATED MAY 24, 2024 FOR PAVEMENT MATERIALS AND  
CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL  
PAVING RECOMMENDATIONS.



NOT-TO-SCALE



NOT-TO-SCALE

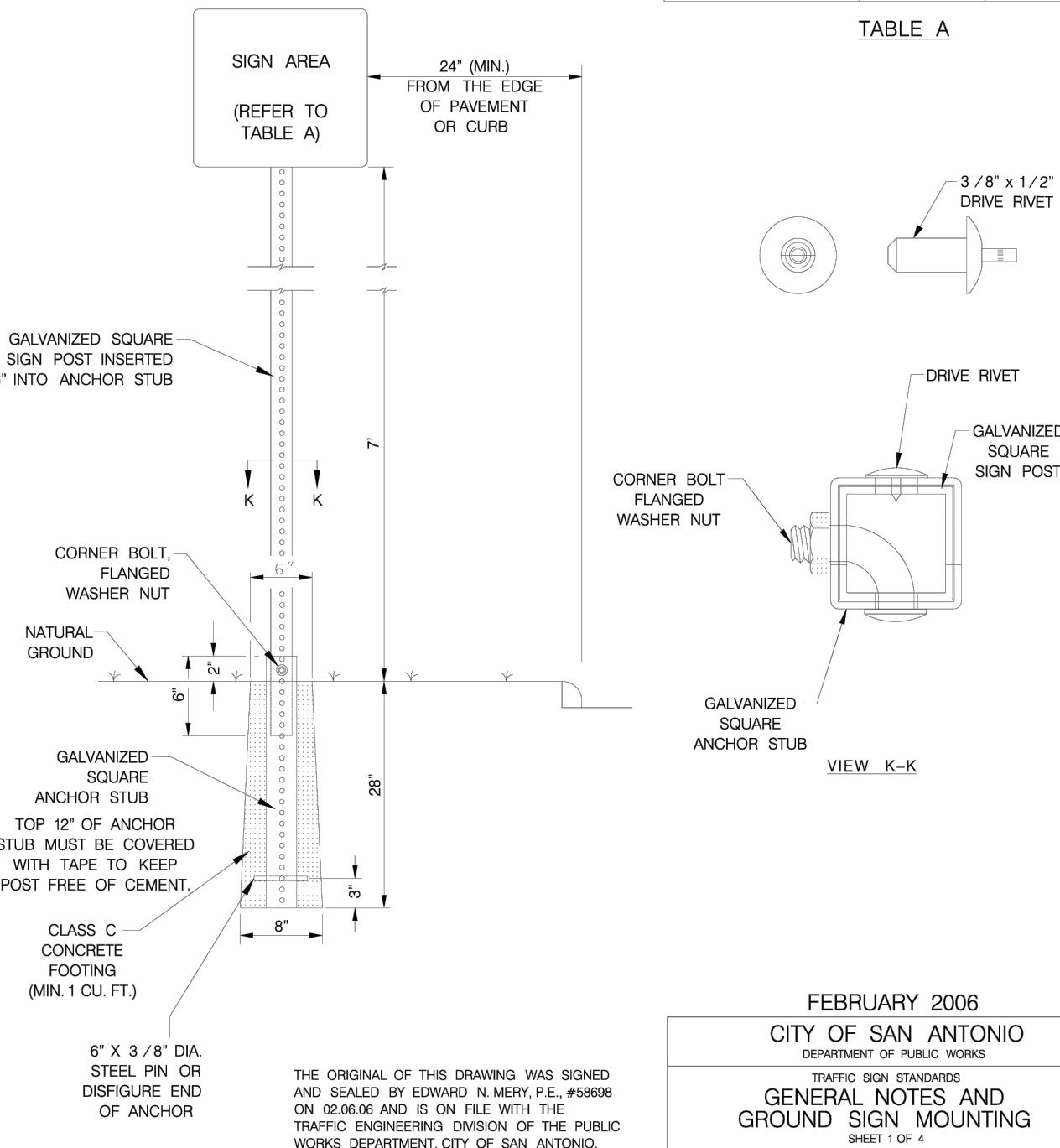






- 1.) THE EXISTING SIGNS LOCATED ON THE JOBSITE ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. SUCH PROTECTION SHALL INCLUDE THE PERIOD AFTER SIGNS ARE REMOVED FROM INSTALLATION AND STORED BY THE CONTRACTOR OR DELIVERED TO TRAFFIC OPERATIONS. THE ASSISTANT TRAFFIC SUPERINTENDENT (207-7765) MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO DELIVERY.
- 2.) AFTER SIGNS ARE REMOVED FROM INSTALLATION AND ARE BEING STORED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE TRAFFIC OPERATIONS SECTION OF THE PUBLIC WORKS DEPARTMENT (207-7765) AND ARRANGE FOR A CONVENIENT TIME TO DELIVER CITY SIGNS AND POLES.
- 3.) PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE TRAFFIC ENGINEERING (207-7726) AND THE TRAFFIC OPERATIONS SECTION. THE CONTRACTOR THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADGUAGE, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.
- 4.) ALL GROUND MOUNTED SIGNS SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.
- 5.) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.
- 6.) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
- 7.) "T" DENOTES THICKNESS OF SIGN BLANKS.
- 8.) ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND /OR ROUGH EDGES.
- 9.) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
- 10.) ALL SIGN BLANK TO BE ETCHED, DEGRADED, AND HAVE AN ALDINE FINISH PRIOR TO APPLICATION OF LEGENDS.
- 11.) ALL DETAILS ARE NOT TO SCALE.
- 12.) ALL DIMENSIONS ARE IN INCHES.
- 13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.
- 14.) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.

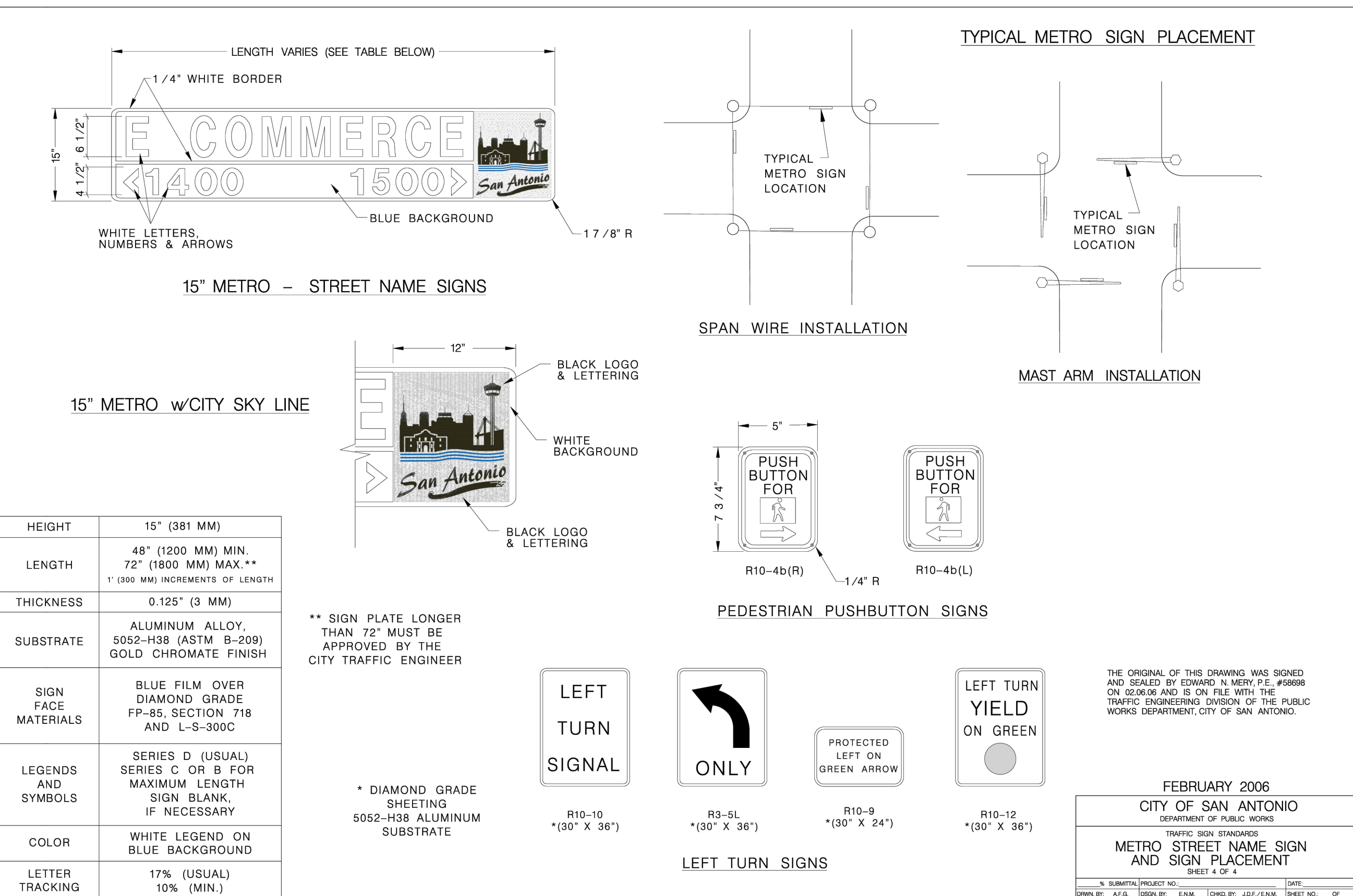
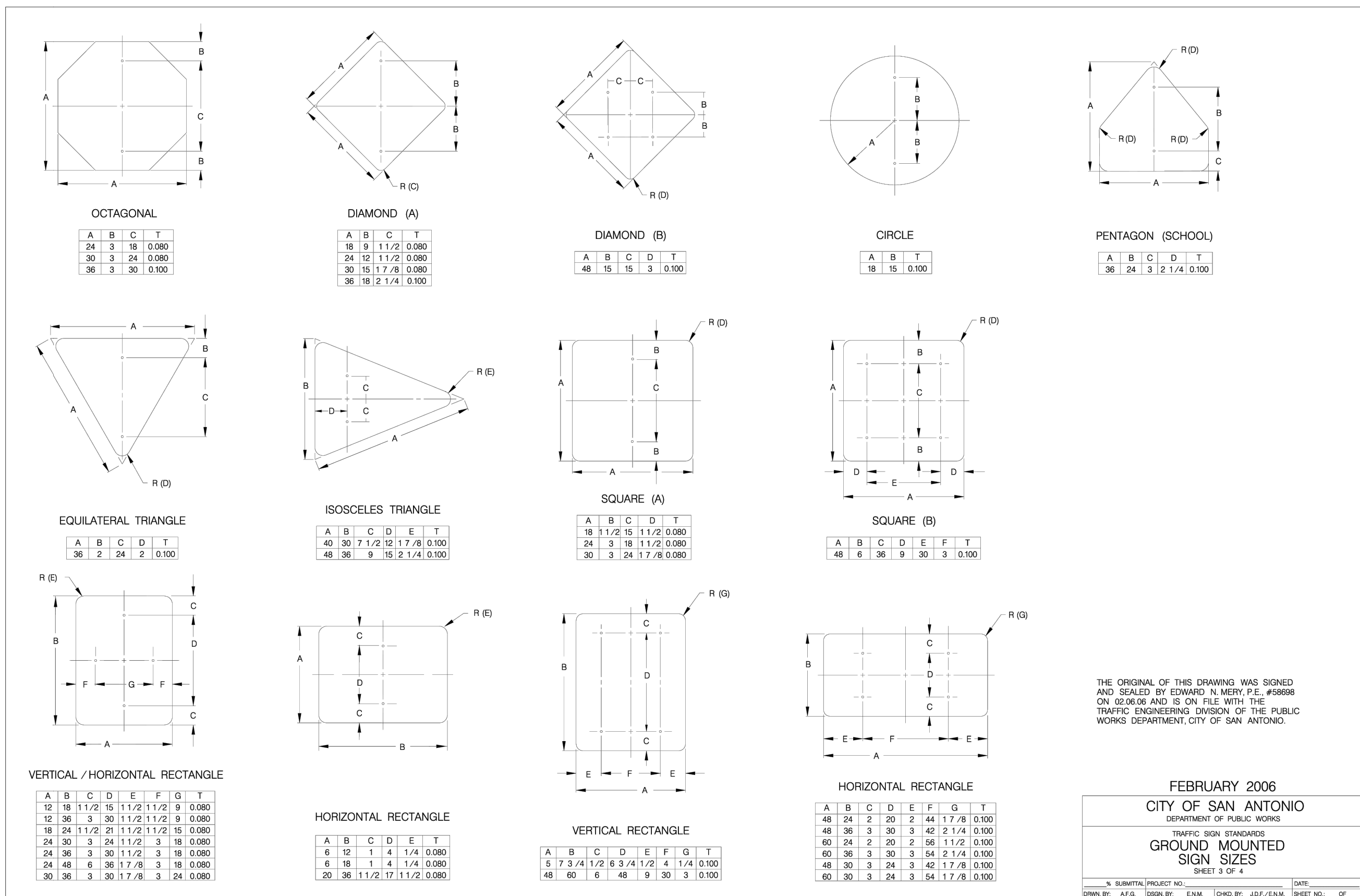
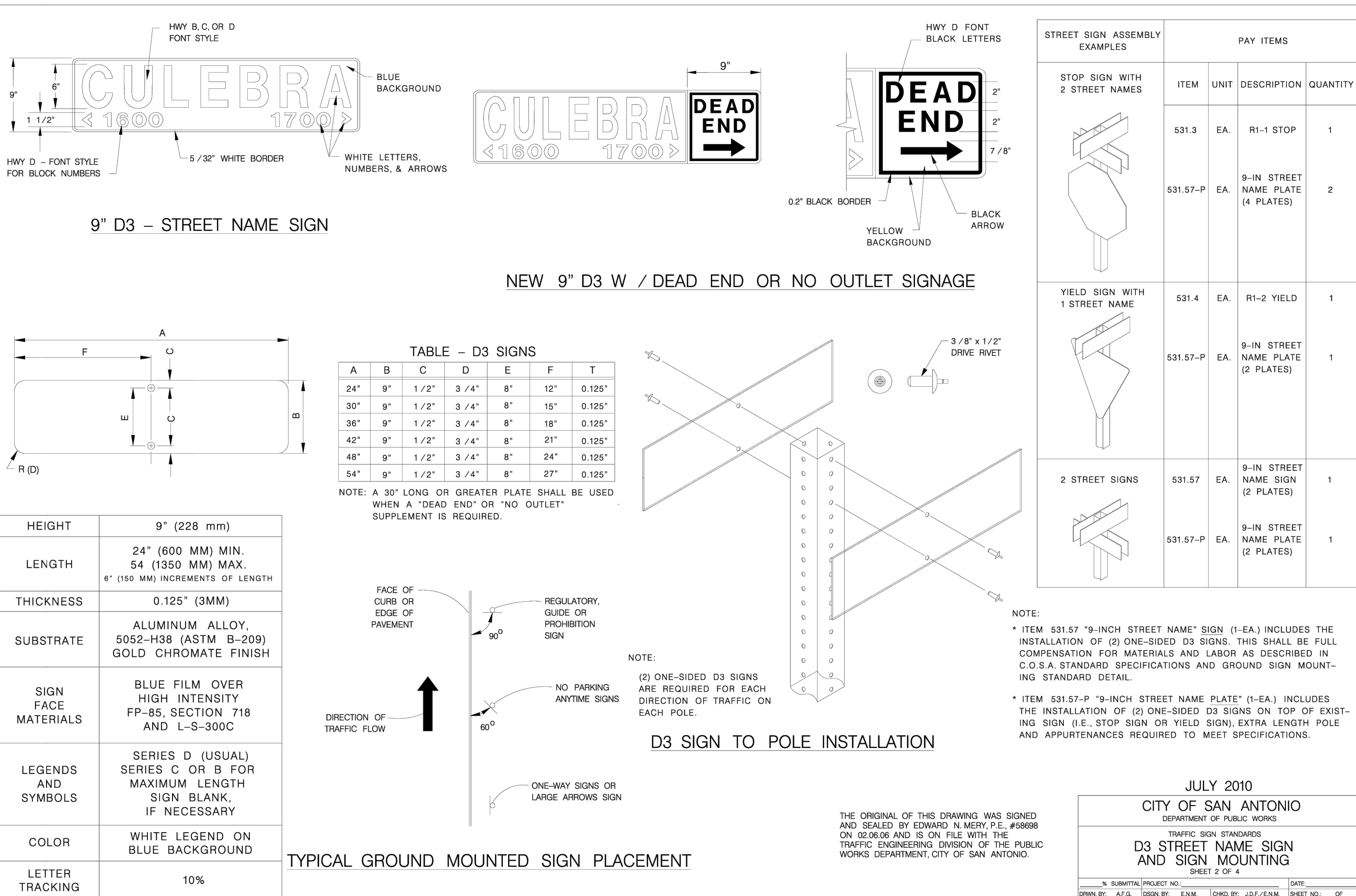
TYPE "U" MOUNT  
PERFORATED SQUARE METAL TUBING (DRIVEABLE)



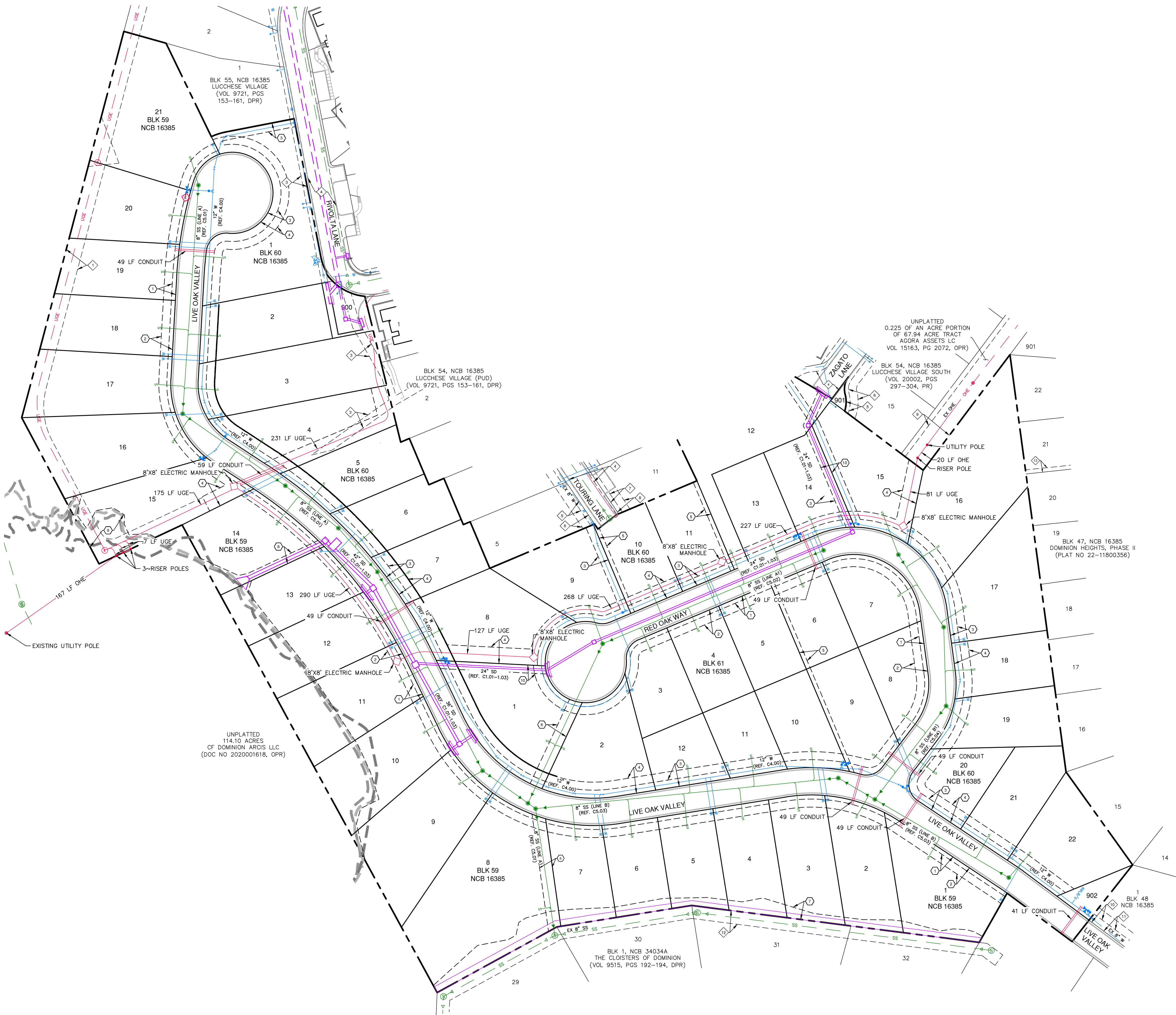
METAL TUBING	SIGN AREA	
	< 10 SQ. FT.	> 10 SQ. FT.
GALVANIZED SQUARE SIGN POST (PERFORATED)	1-3/4" x 1-3/4" (14 GAUGE)	2" x 2" (12 GAUGE)
GALVANIZED SQUARE ANCHOR STUB (PERFORATED)	2" X 2" (14 GAUGE)	2-1/4" x 2-1/4" (14 GAUGE)

TABLE A

TABLE A





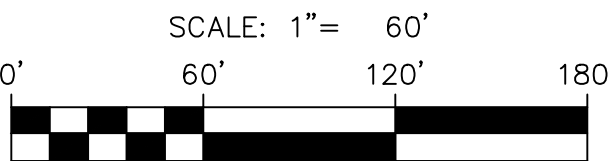


LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION: LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS: 902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257



LEGEND

---	PROPERTY LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
---	PROPOSED WATER MAIN
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	PROPOSED STORM DRAINAGE
---	MANHOLE
---	CURB INLET
---	JUNCTION BOX
---	GRATE

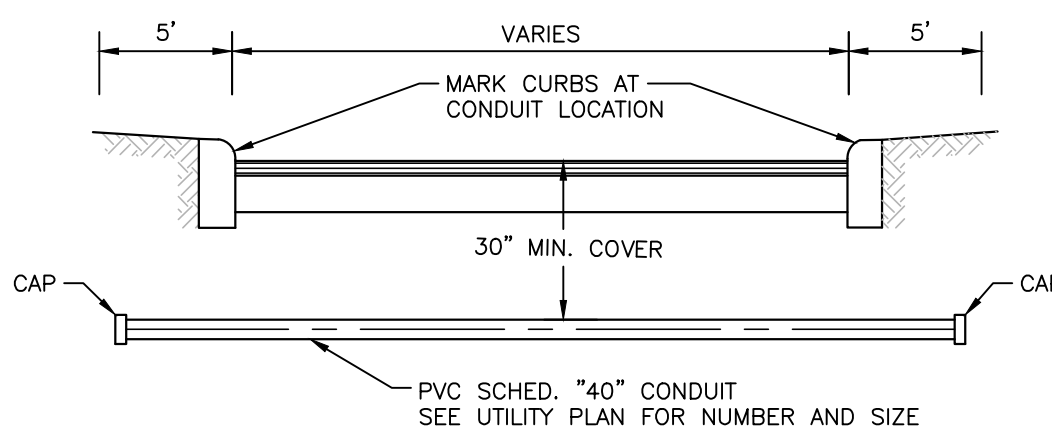
\*ALL DISTURBED AREAS TO BE REVEGETATED

NOTE

REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND

20' GETCTV ESMT (VOL. 14223, PGS 215-226, DPR)	20' GETCTV ESMT (PLAT NO. 22-11800356)
VARIABLE WIDTH DRAINAGE ESMT (VOL. 9553, PGS 132-137, DPR)	15' SANITARY SEWER ESMT (VOL. 9553, PGS 132-137, DPR)
VARIABLE WIDTH WATER ESMT (VOL. 9771, PGS 130-161, DPR)	5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO. 22-11800356)
VARIABLE WIDTH ACCESS ESMT (VOL. 15163, PGS 2137-2172, DPR)	5' WATER ESMT (VOL. 20002, PGS 297-304, DPR)
5' WATER ESMT (VOL. 20002, PGS 297-304, DPR)	15' GETCTV ESMT (VOL. 9771, PGS 130-161, DPR)
15' GETCTV ESMT (VOL. 20002, PGS 297-304, DPR)	20' GETCTV ESMT (VOL. 9771, PGS 130-161, DPR)
5' WATER ESMT (VOL. 9771, PGS 130-161, DPR)	5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO. 22-11800356)
15' GETCTV ESMT (BY SEPARATE INSTRUMENT) (VOL. 20001, PGS 1333, PR)	12' SANITARY SEWER ESMT (VOL. 20001, PGS 1333, PR)
20' ELECTRIC ESMT (PLAT NO. 22-11800356)	VARIABLE WIDTH DRAINAGE ESMT (VOL. 9553, PGS 132-137, DPR)
	VARIABLE WIDTH DRAINAGE ESMT (VOL. 9553, PGS 132-137, DPR)
	10' DRAINAGE ESMT



CONDUIT NOTES

- CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURY OF 30 INCHES.
- ALL CONDUIT SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
- A NYLON "PULL STRING" SHALL BE LEFT IN PLACE IN ALL CONDUITS AFTER FINAL ACCEPTANCE OF CONDUIT WORK. THE NYLON "PULL STRING" SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.

CONDUIT DETAIL

NOT-TO-SCALE

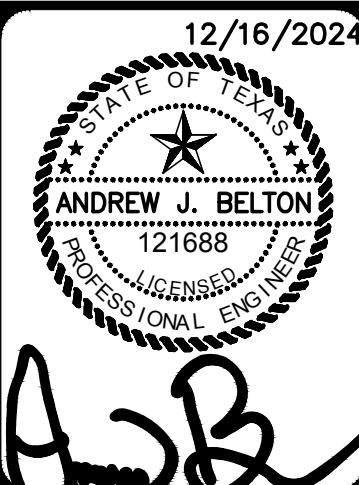
**PAPE-DAWSON**  
**ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

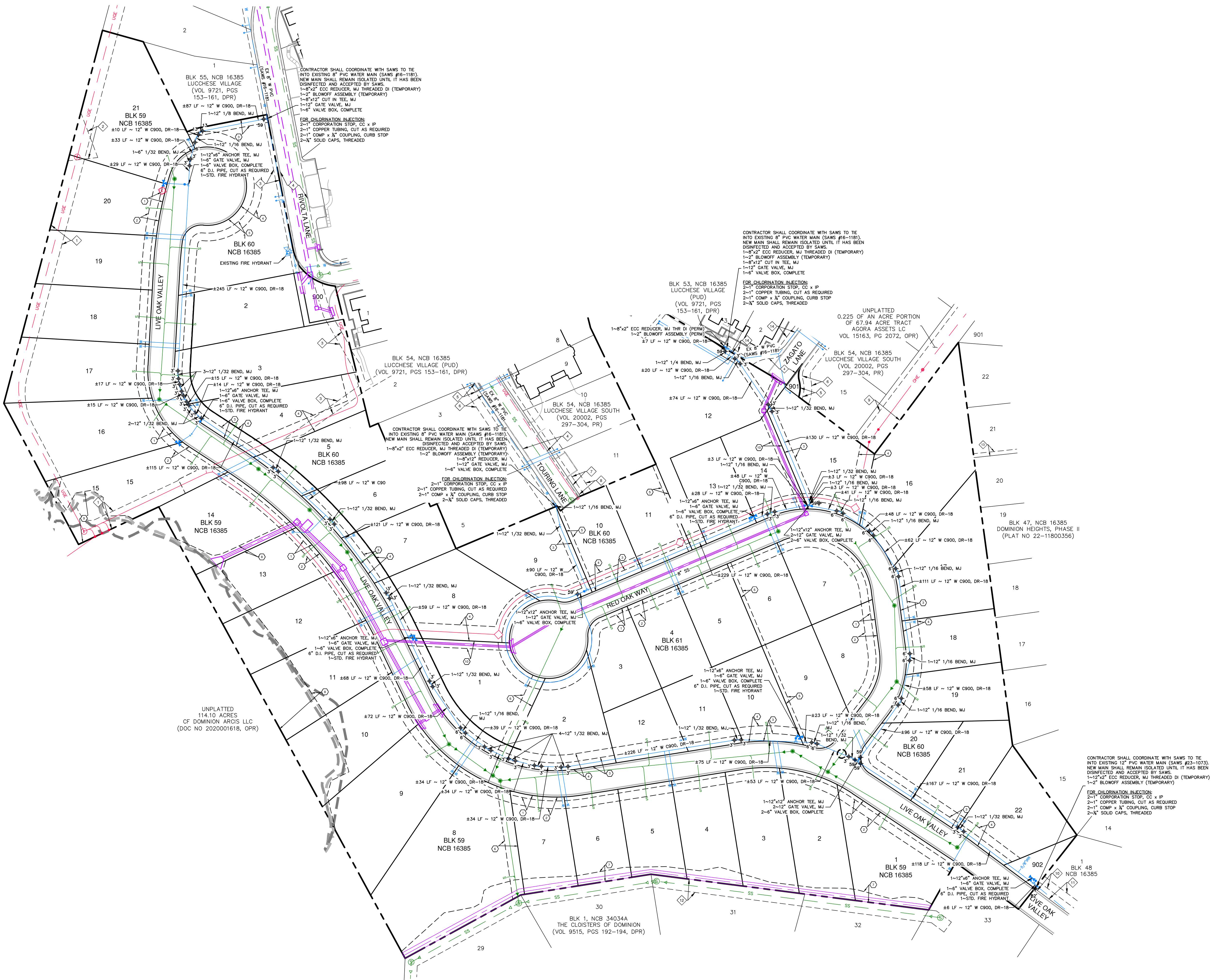
THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS  
OVERALL UTILITY PLAN

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C3.00

NO.	REVISION	DATE



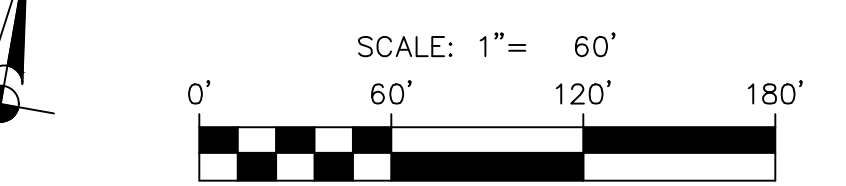




NOT-TO-SCALE

LEGAL DESCRIPTION:  
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LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257



### LEGEND

- |     |                            |
|-----|----------------------------|
| --- | PROPERTY LINE              |
| --- | EXISTING OVERHEAD ELECTRIC |
| --- | EXISTING WATER LINE        |
| --- | PROPOSED WATER MAIN        |
| --- | EXISTING SANITARY SEWER    |
| --- | PROPOSED SANITARY SEWER    |
| --- | EXISTING STORM DRAINAGE    |
| --- | PROPOSED STORM DRAINAGE    |
| --- | JOINT RESTRAINT LENGTH     |
| --- | WATER/UTILITY CROSSING     |

### KEY LEGEND

- |   |  |
|---|--|
| Variable Width Electric ESMT (PLAT NO 22-11800356)      | 20' GETCTV ESMT (PLAT NO 22-11800356)                                  |
| Variable Width Water ESMT (VOL 1563, PGS 153-154, DPR)  | 16' SANITARY SEWER ESMT (VOL 9515, PGS 153-154, DPR)                   |
| Variable Width Water ESMT (VOL 9721, PGS 153-154, DPR)  | 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 23-11800356) |
| Variable Width Water ESMT (VOL 1563, PGS 217-2172, DPR) | 5' WATER ESMT (VOL 9515, PGS 153-154, DPR)                             |
| 5' WATER ESMT (VOL 20002, PGS 297-304, DPR)             | 15' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)                          |
| 5' WATER ESMT (VOL 9721, PGS 153-154, DPR)              | 10' WATER ESMT (VOL 9721, PGS 153-154, DPR)                            |
| 20' ELECTRIC ESMT (BY SEPARATE INSTRUMENT)              | 20' GETCTV ESMT (VOL 20001, PGS 153-153, PR)                           |
| 20' ELECTRIC ESMT (VOL 20001, PGS 153-153, PR)          | 12' SANITARY SEWER ESMT (PLAT NO 22-11800356)                          |
| 10' WATER ESMT (PLAT NO 22-11800356)                    | 10' DRAINAGE ESMT  |

### NOTE

REFERENCE SHEET C0.10 FOR NOTES.

### PRIVATE STREET DESIGNATION:

LOT 999, BLOCK 59, NCB 16385, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

### OPEN SPACE:

LOT 900-902, BLOCK 60, NCB 16385, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

### WATER SERVICE NOTE:

ALL WATER SERVICES TO LOTS ARE 3/4-INCH SINGLE SERVICES.

### CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

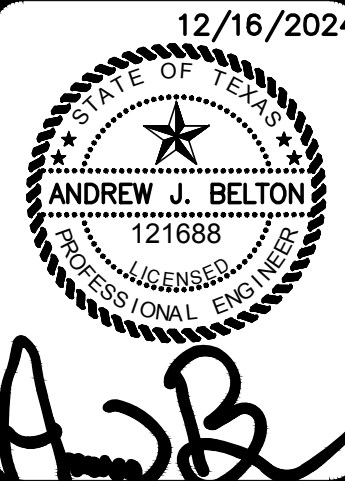
### TRENCH EXCAVATION SAFETY PROTECTION:

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

### WATER (SAWS PRESSURE ZONE 11)

DEVELOPER'S NAME: AGORA ASSETS, LLC  
ADDRESS: 8 DOMINION DR, SUITE 107  
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78257  
PHONE# (210) 698-3000 FAX# N/A  
SAWS BLOCK MAP# 122658 TOTAL EDU'S 58 TOTAL ACREAGE 17.59  
TOTAL LINEAR FOOTAGE OF PIPE: 3140 12" PVC PLAT NO. 23-11800417  
NUMBER OF LOTS 55 SAWS JOB NO. XX

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS

OVERALL WATER PLAN

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C4.00



## (LAST REVISED JANUARY 2022)

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:

- SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
- COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
- COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
- TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION  
CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK.  
REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND  
APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.

12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH COSECT LEFT PER 40' LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

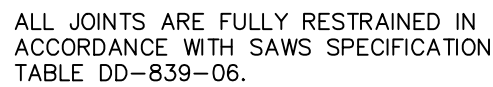
- FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210)233-2014

2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NPS)
4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, FLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ADDITION TO THE WHITE IRON CAST IRON DEWELDING CODE OF ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL VALVES SHALL READ "OPEN RIGHT".
6. PRVS REQUIRED: BELOW GROUND VERIFICATION THAT NO PORTION OF THE PIPE IS: CONTRACTOR TO ELEVATION OF 1215 FEET WHERE THE PIPE IS TO BE REMOVED WILL NOT EXCEED 80 FT. AT ALL SUCH LOCATIONS WHERE THE VERIFICATION ELEVATION IS BELOW 1215 FEET. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE LOSS DETECTOR (PLD) IN ACCORDANCE WITH PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.  
NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
7. PIPE DISINFECTION WITH DRY HYD FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HYD WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL AVAILABLE SAFETY DEVICES AND PROCEDURES TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.

8. BACKFLOW PREVENTION DEVICES:

- ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
- ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.

- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CORROSIONATED, AND SCAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
10. DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS AND FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL AFFECTED CONTRACTORS AND DIVISIONS. THE DIVISION VALVE WITHOUT NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE OPERATED BY THE FORMER BY THE INSPECTOR. THE DIVISION VALVE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF, THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE WITHOUT THE CONTRACTOR, OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE MATERIAL VIOLATION OF THE WRITTEN SCAWS CONTRACT PER IN VIOLATION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ALL AND FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE OR THE CLOSING OF A VALVE TO BE USED FOR THE VALVES WILL ALSO HAVE A VALVE UID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY WILL BE PROVIDED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.



NOT-TO-SCALE



## FIRE HYDRANT INSTALLATION



TYPICAL SANITARY  
SEWER/WATER CROSSING DETAIL



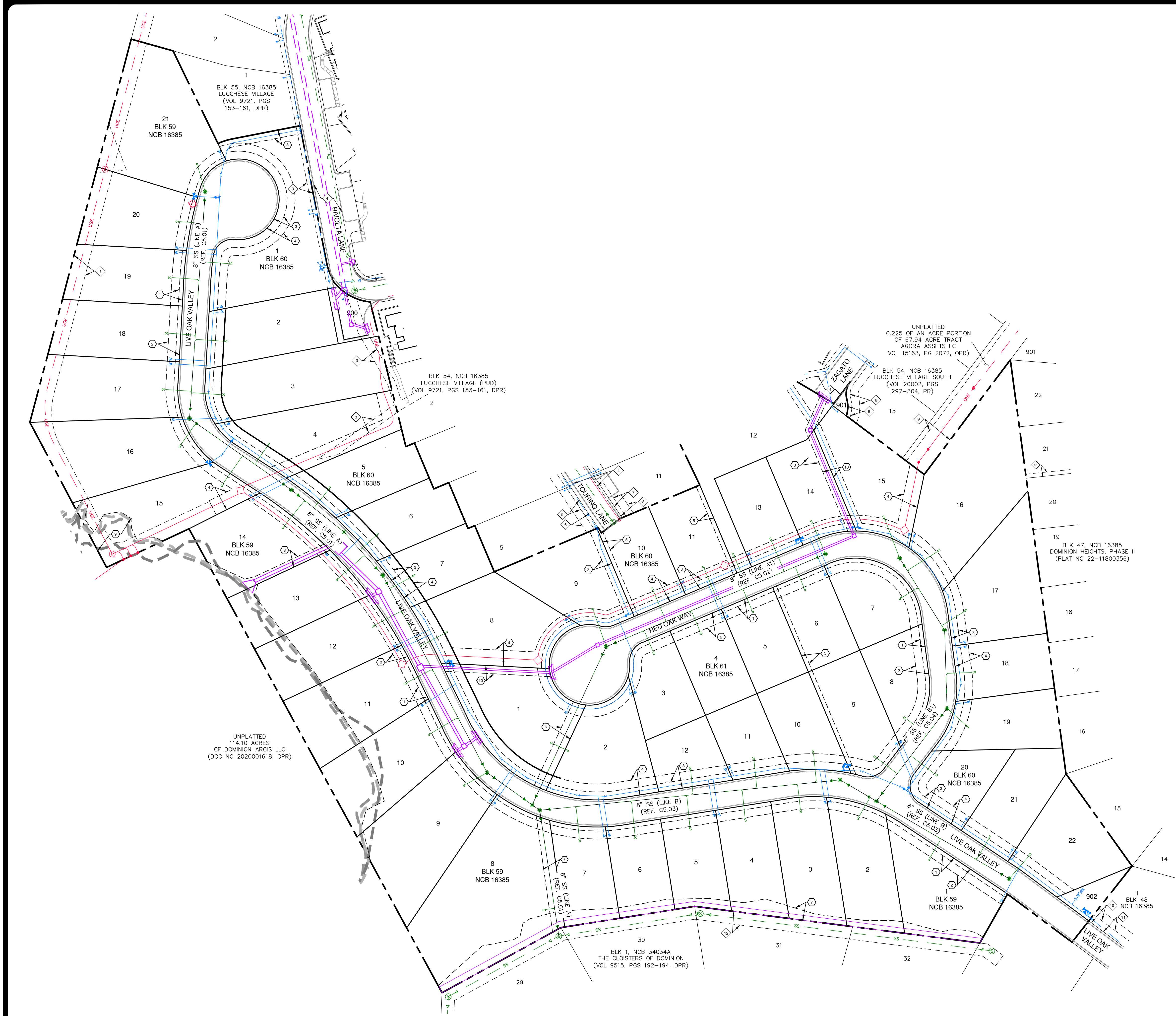
## METER BOX LOCATION

WATER (SAWS PRESSURE ZONE 11)

DEVELOPER'S NAME: AGORA ASSETS, LLC  
ADDRESS: 8 DOMINION DR. SUITE 107  
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78257  
PHONE# (210) 698-3000 FAX# N/A  
SAWS BLOCK MAP# 122658 TOTAL EDU'S 56 TOTAL ACREAGE 17.59  
TOTAL LINEAR FOOTAGE OF PIPE: 3140 12" PVC PLAT NO. 23-1180047  
NUMBER OF LOTS 55 SAWS JOB NO. XX

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C4.10



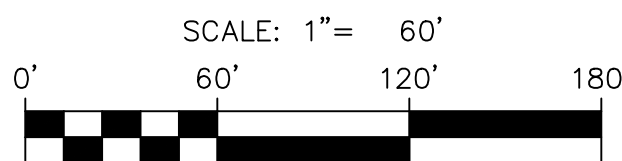


### LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257



### LEGEND

---	PROPERTY LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING WATER LINE
---	PROPOSED WATER MAIN
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM DRAINAGE
---	PROPOSED STORM DRAINAGE
---	MANHOLE
---	CURB INLET
---	JUNCTION BOX
---	GRATE

\*ALL DISTURBED AREAS TO BE REVEGETATED

### NOTE

REFERENCE SHEET C5.10 FOR NOTES.

### KEY LEGEND

---	20' GETCTV ESMT (VOL. 14223, PGS 215-226, DPR)
---	15' SANITARY SEWER ESMT (VOL. 9553, PGS 132-137, DPR)
---	5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO. 22-11800356)
---	5' WATER ESMT (VOL. 20002, PGS 297-304, DPR)
---	15' GETCTV ESMT (VOL. 20002, PGS 297-304, DPR)
---	5' WATER ESMT (VOL. 9723, PGS 133-161, DPR)
---	15' GETCTV ESMT (BY SEPARATE INSTRUMENT)
---	12' SANITARY SEWER ESMT (VOL. 20001, PGS 1333, PR)
---	10' WATER ESMT (PLAT NO. 22-11800356)
---	20' GETCTV ESMT (PLAT NO. 22-11800356)
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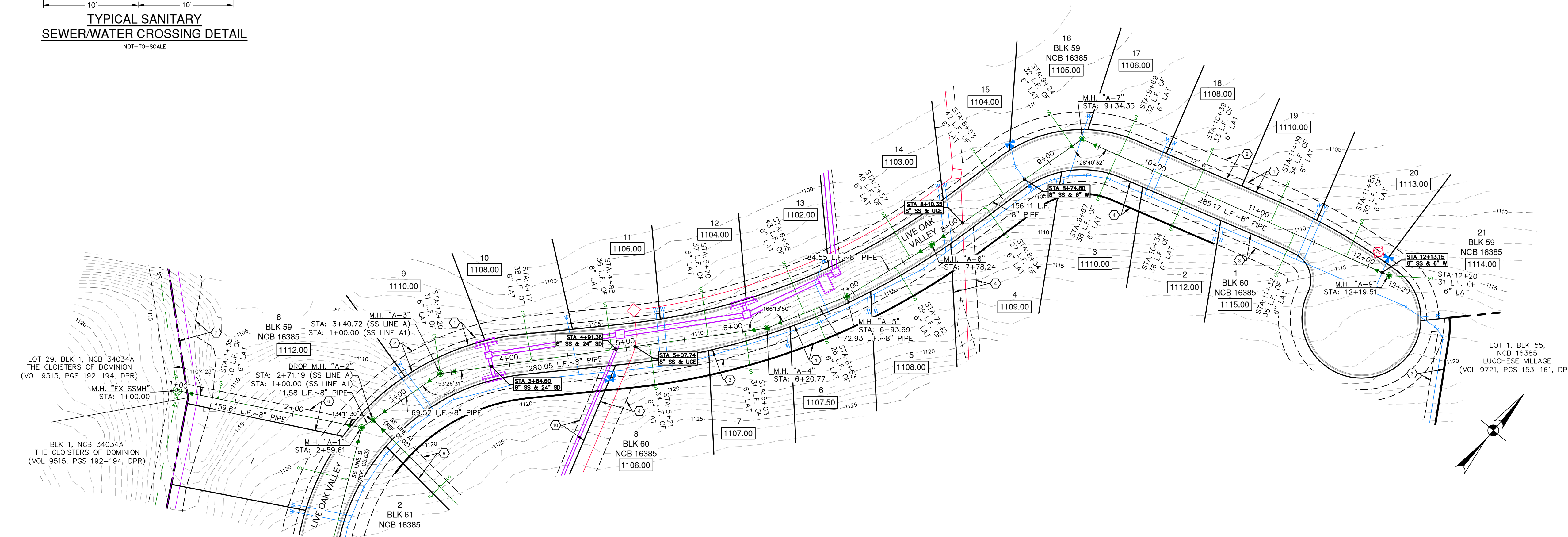
THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS  
OVERALL SANITARY SEWER PLAN

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C5.00

**PAPE-DAWSON  
ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

12/16/2024  
ANDREW J. BELTON  
121688  
LICENSED PROFESSIONAL ENGINEER  
AJB





NOT-TO-SCALE

<u>LEGAL DESCRIPTION:</u>	<u>ADDRESS:</u>
LOTS 1-21, BLOCK 59, N.C.B. 16385	902 LIVE OAK VALLEY
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385	SAN ANTONIO, TX 78257
LOTS 1-12, BLOCK 61, N.C.B. 16385 (PLAT NO. 23-11800417)	

# LEGEND







The legend defines the symbols used in the sanitary sewer system plan. It includes:

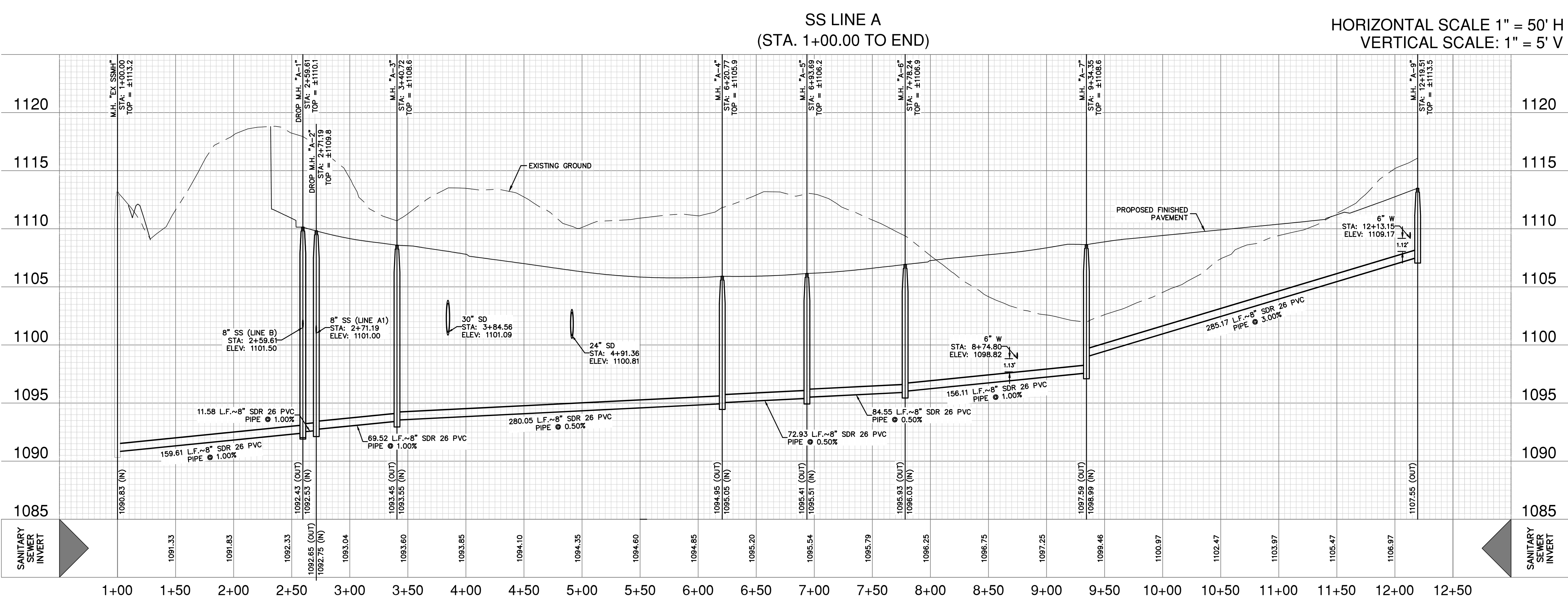
- PROPERTY LINE**: Represented by a solid black line.
- PROPOSED UNDERGROUND ELECTRIC**: Represented by a solid pink line.
- PROPOSED WATER MAIN**: Represented by a solid blue line.
- PROPOSED SINGLE WATER SERVICE**: Represented by a blue line with a T-junction symbol.
- PROPOSED FIRE HYDRANT**: Represented by a blue diamond symbol.
- EXISTING SANITARY SEWER**: Represented by a green line with a green circle and 'SS' label.
- PROPOSED SANITARY SEWER**: Represented by a green line with a green circle and 'SS' label.
- PROPOSED SANITARY SEWER LATERAL**: Represented by a green line with a green circle and 'SS' label.
- PROPOSED STORM DRAINAGE**: Represented by a purple line with a purple circle and 'SD' label.
- MIN. FINISHED FLOOR ELEVATION**: Represented by a box containing 'XXXX.XX'.

R) \* ALL DISTURBED AREAS TO BE REVEGETATED

**NOTE**  
REFERENCE SHEET C0.10 FOR NOTES.

## KEY LEGEND

	16" SANITARY SEWER ESMT (VOL. 9515, PG. 192-194, DPR)
	5' WATER ESMT
	15' GETCTV ESMT
	10' WATER ESMT
	20' GETCTV ESMT
	VARIABLE WIDTH DRAINAGE ESMT

[illegible]

12/16/2024

STATE OF TEXAS

ANDREW J. BELTON

121688

LICENSED

PROFESSIONAL ENGINEER

AJB

**PAPE-DAWSON  
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS

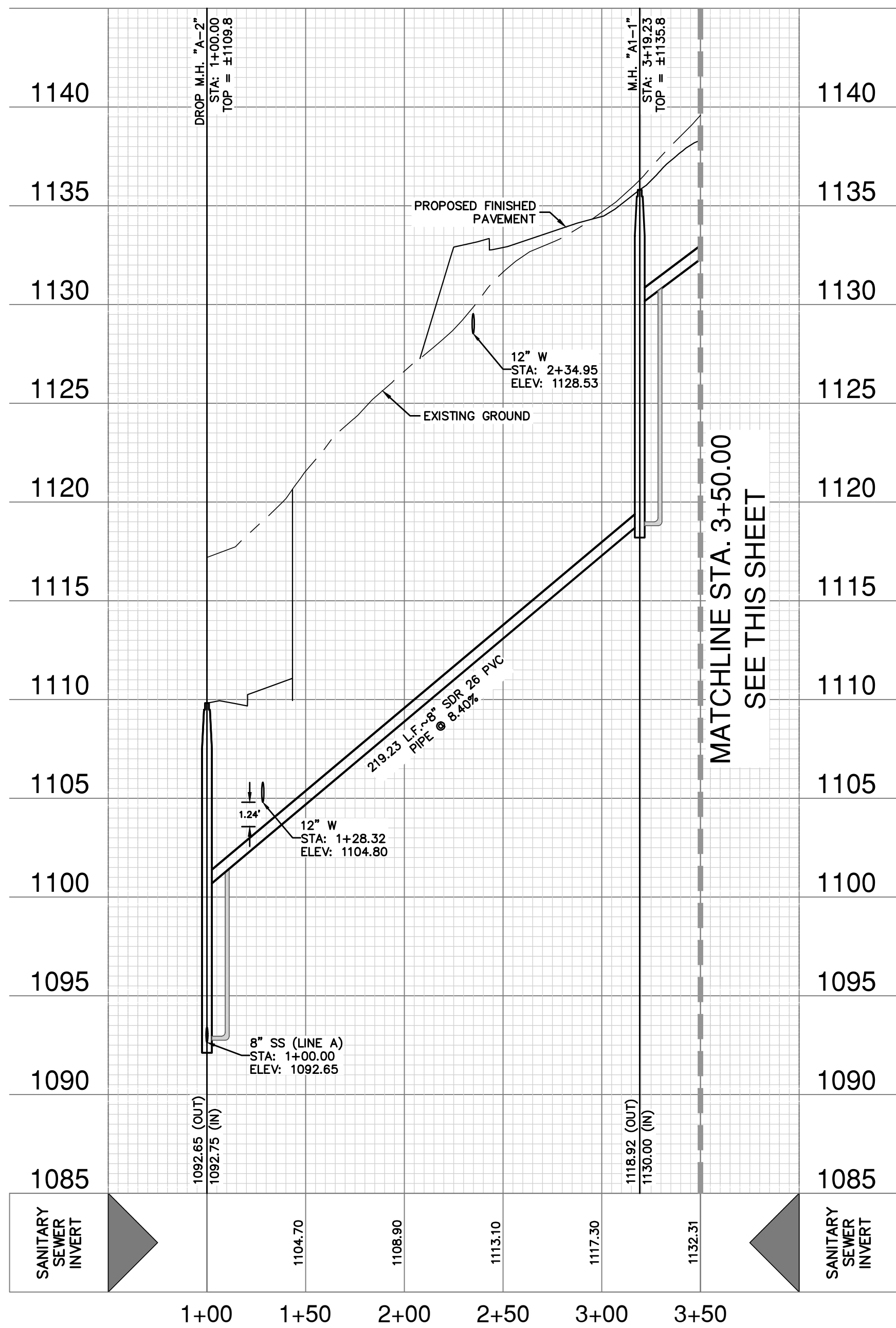
SS LINE A ~ STA. 1+00.00 TO END  
SANITARY SEWER PLAN & PROFILE

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C5.01



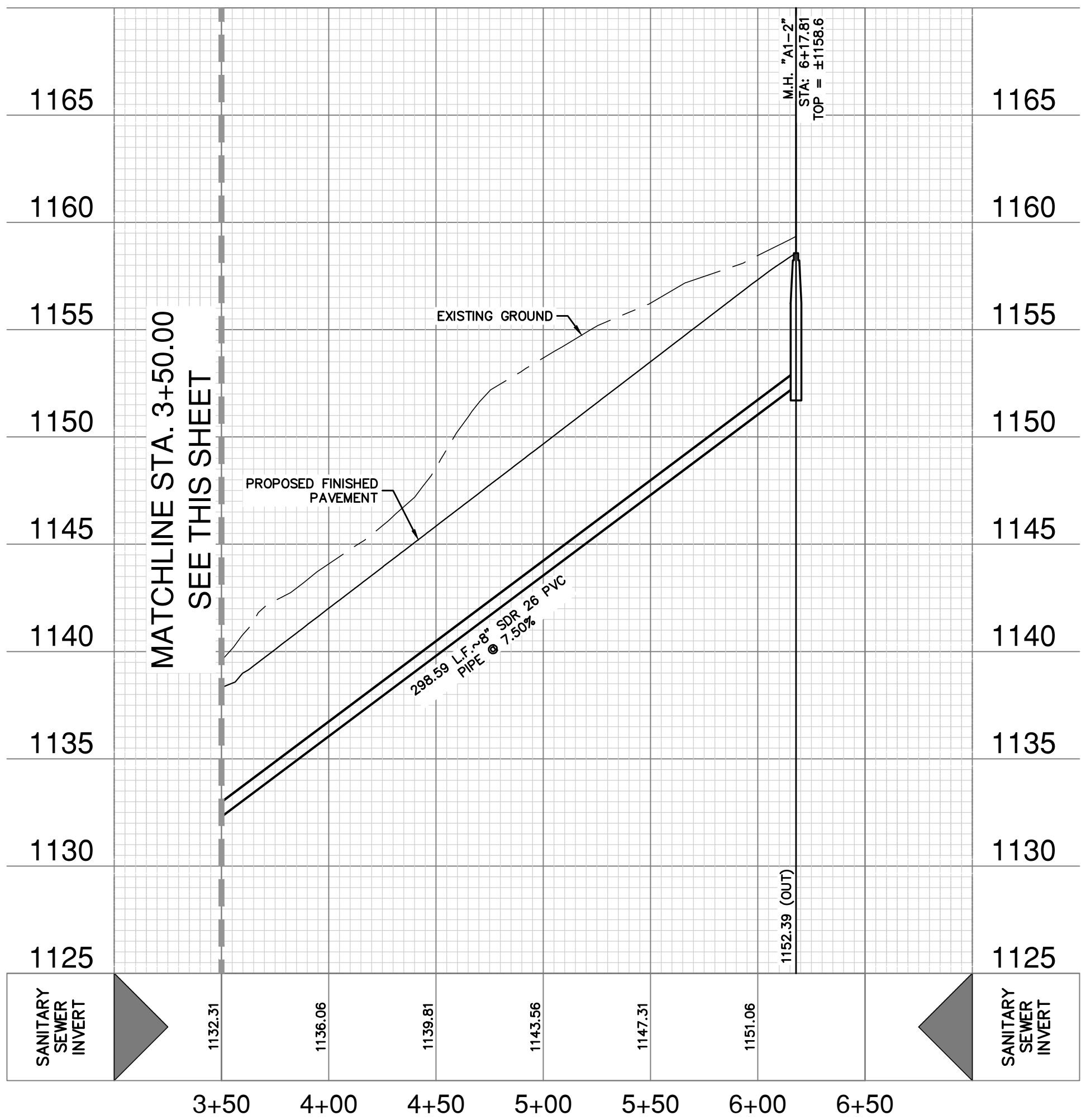
SS LINE A1  
(STA. 1+00.00 TO 3+50.00)

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



SS LINE A1  
(STA. 3+50.00 TO END)

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



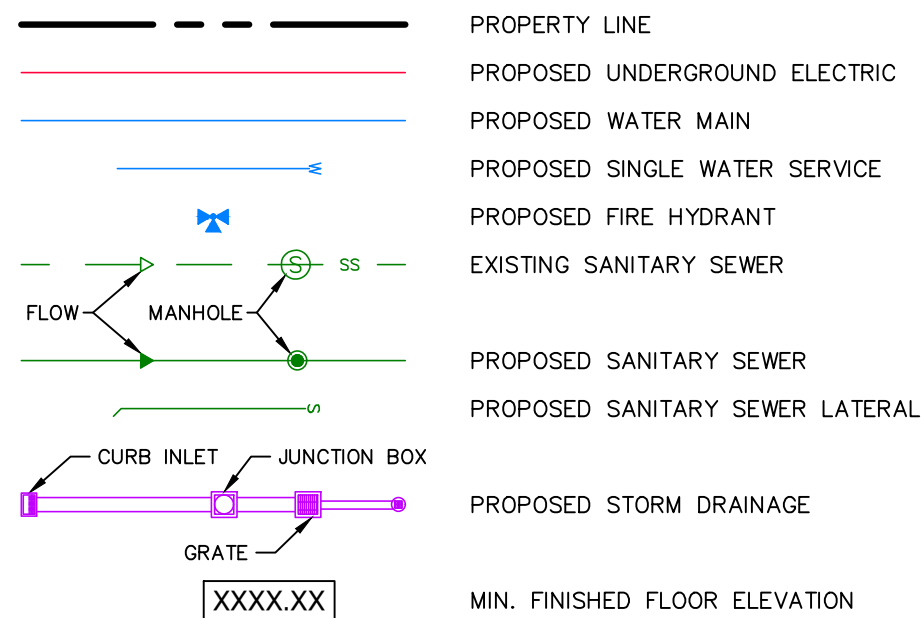
LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
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LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

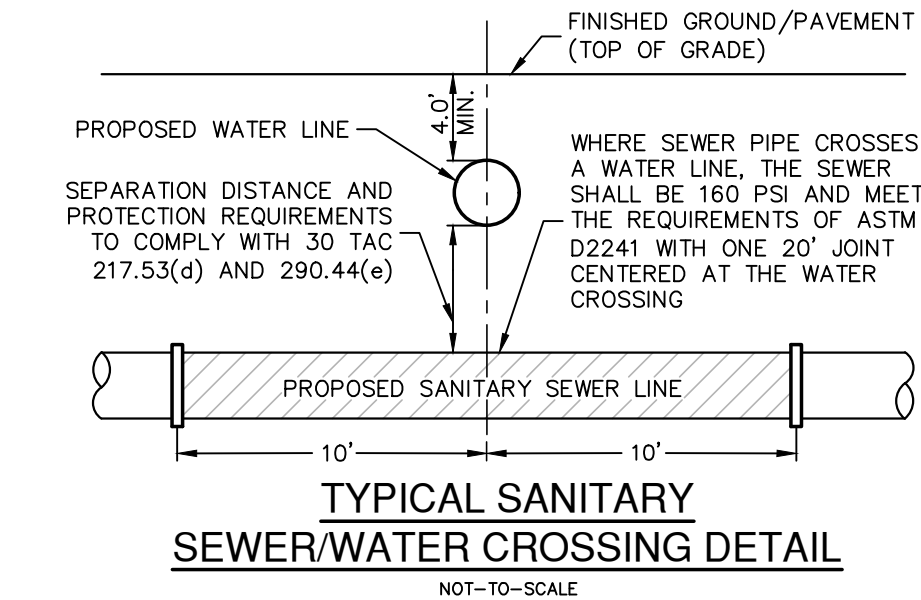
### LEGEND



\*ALL DISTURBED AREAS TO BE REVEGETATED

### KEY LEGEND

- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- 12' SANITARY SEWER ESMT
- 10' DRAINAGE ESMT



### CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

### FINISHED FLOOR NOTES:

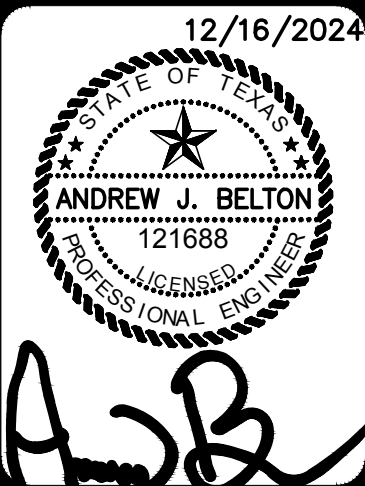
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.

2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

### TRENCH EXCAVATION SAFETY PROTECTION:

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NO.	REVISION	DATE



**PAPE-DAWSON**  
**ENGINEERS**

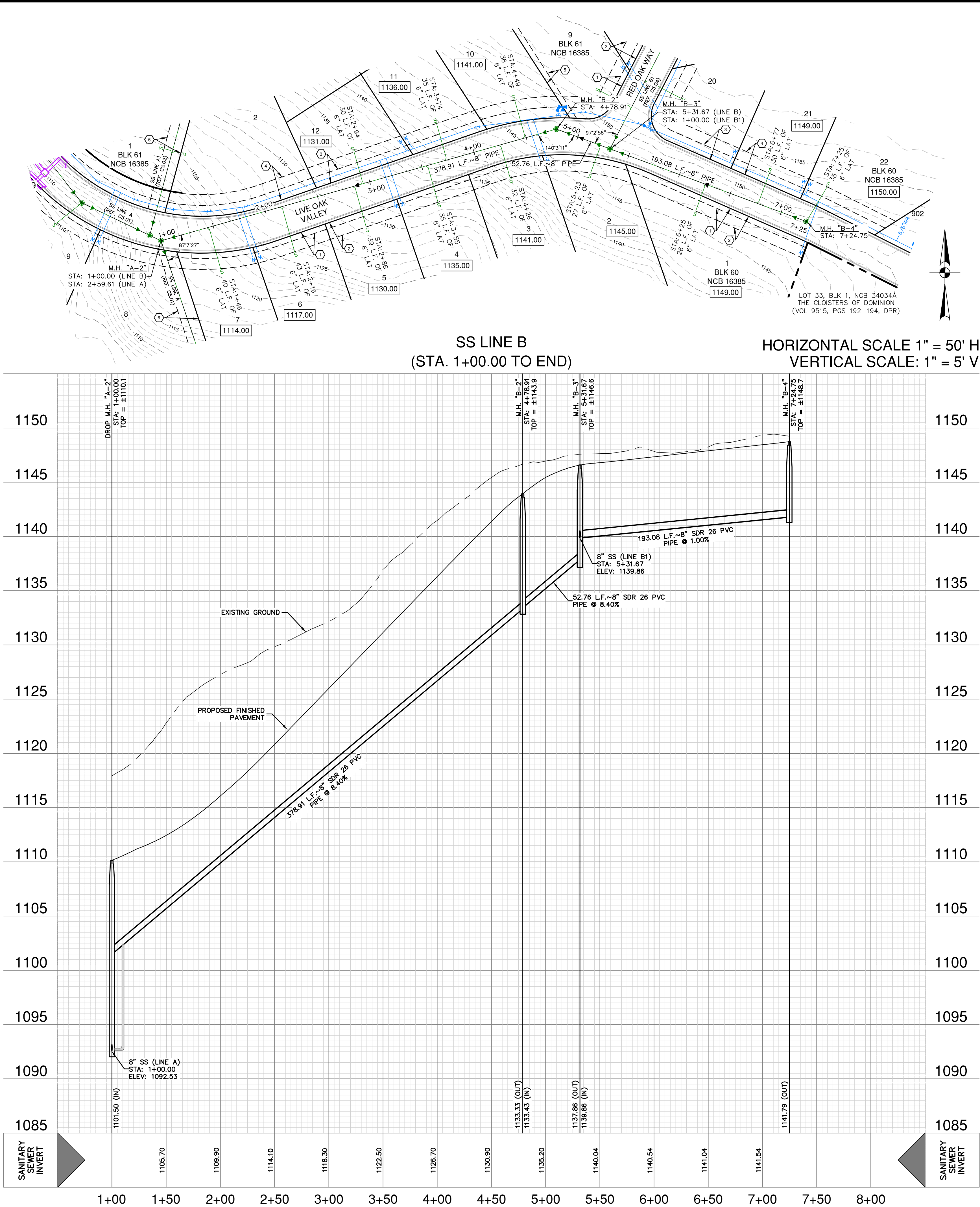
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS

SS LINE A1 ~ STA. 1+00.00 TO END  
SANITARY SEWER PLAN & PROFILE

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK, DRAWN AA
SHEET	C5.02





### LOCATION MAP

NOT-TO-SCALE

**LEGAL DESCRIPTION:**  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

**ADDRESS:**  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

### LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE
- MIN. FINISHED FLOOR ELEVATION

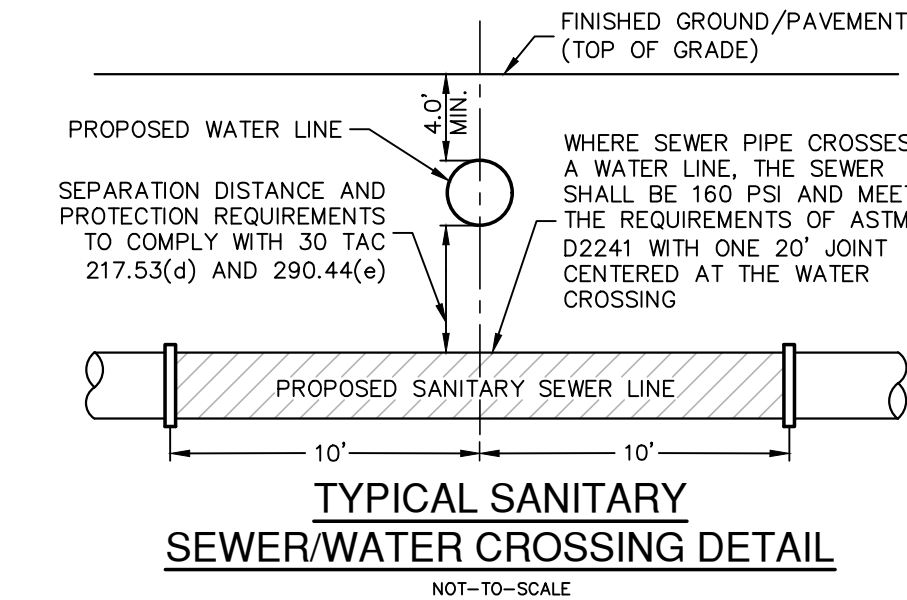
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### NOTE

REFERENCE SHEET C0.10 FOR NOTES.

### KEY LEGEND

- 5" WATER ESMT
- 15" GETCTV ESMT
- 10" WATER ESMT
- 20" GETCTV ESMT
- 5" PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE EASEMENT



### CAUTION!!

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### FINISHED FLOOR NOTES:

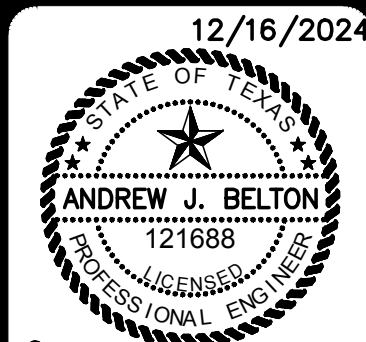
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.

2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

### TRENCH EXCAVATION SAFETY PROTECTION:

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

NO.	REVISION	DATE



12/16/2024

**PAPE-DAWSON  
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS

SS LINE B ~ STA. 1+00.00 TO END  
SANITARY SEWER PLAN & PROFILE


PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DRAWN	AA
CHECKED	EK
SHEET	C5.03





NOT-TO-SCALE

12/16/2024



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center features a five-pointed star above the name "ANDREW J. BELTON" and the license number "121688". Below the license number is the word "LICENSED".

PROPERTY LINE

PROPOSED UNDERGROUND ELECTRIC

PROPOSED WATER MAIN

PROPOSED SINGLE WATER SERVICE

PROPOSED FIRE HYDRANT

EXISTING SANITARY SEWER

MANHOLE

PROPOSED SANITARY SEWER

PROPOSED SANITARY SEWER LATERAL

CURB INLET

JUNCTION BOX

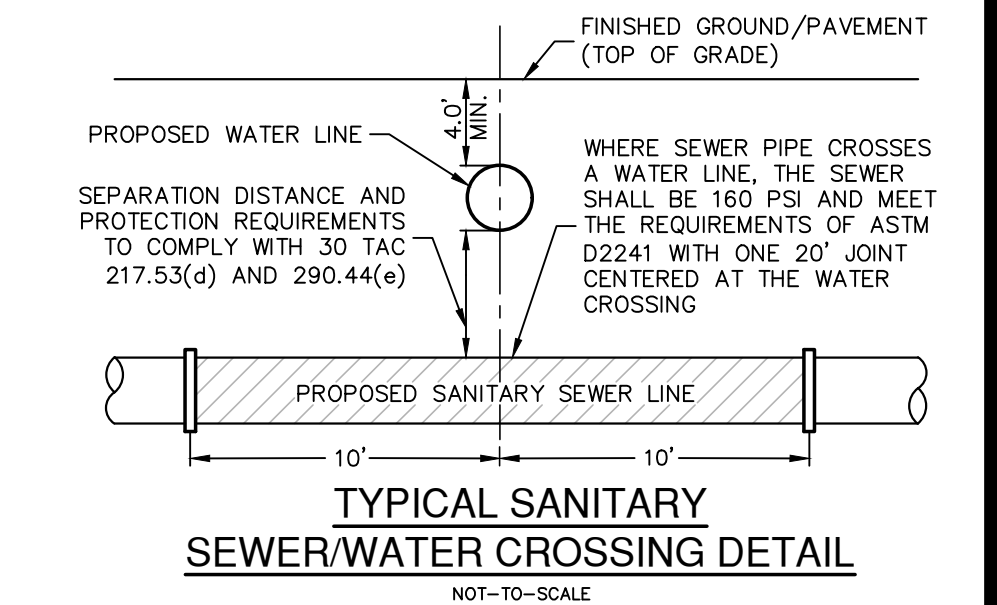
GRATE

XXXX.XX

MIN. FINISHED FLOOR ELEVATION

**NOTE**  
REFERENCE SHEET C0.10 FOR NOTES.

- ① 5' WATER ESMT
- ② 15' GETCTV ESMT
- ③ 10' WATER ESMT
- ④ 20' GETCTV ESMT
- ⑤ 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE EASEMENT



CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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 BOTH DIG-TESTS 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.

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SYSTEMS AND ACTUAL LATERAL PLACEMENT, IF THE BUILDER ASSUMES RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE BEGINNING OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.

**TRENCH EXCAVATION SAFETY PROTECTION:**

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

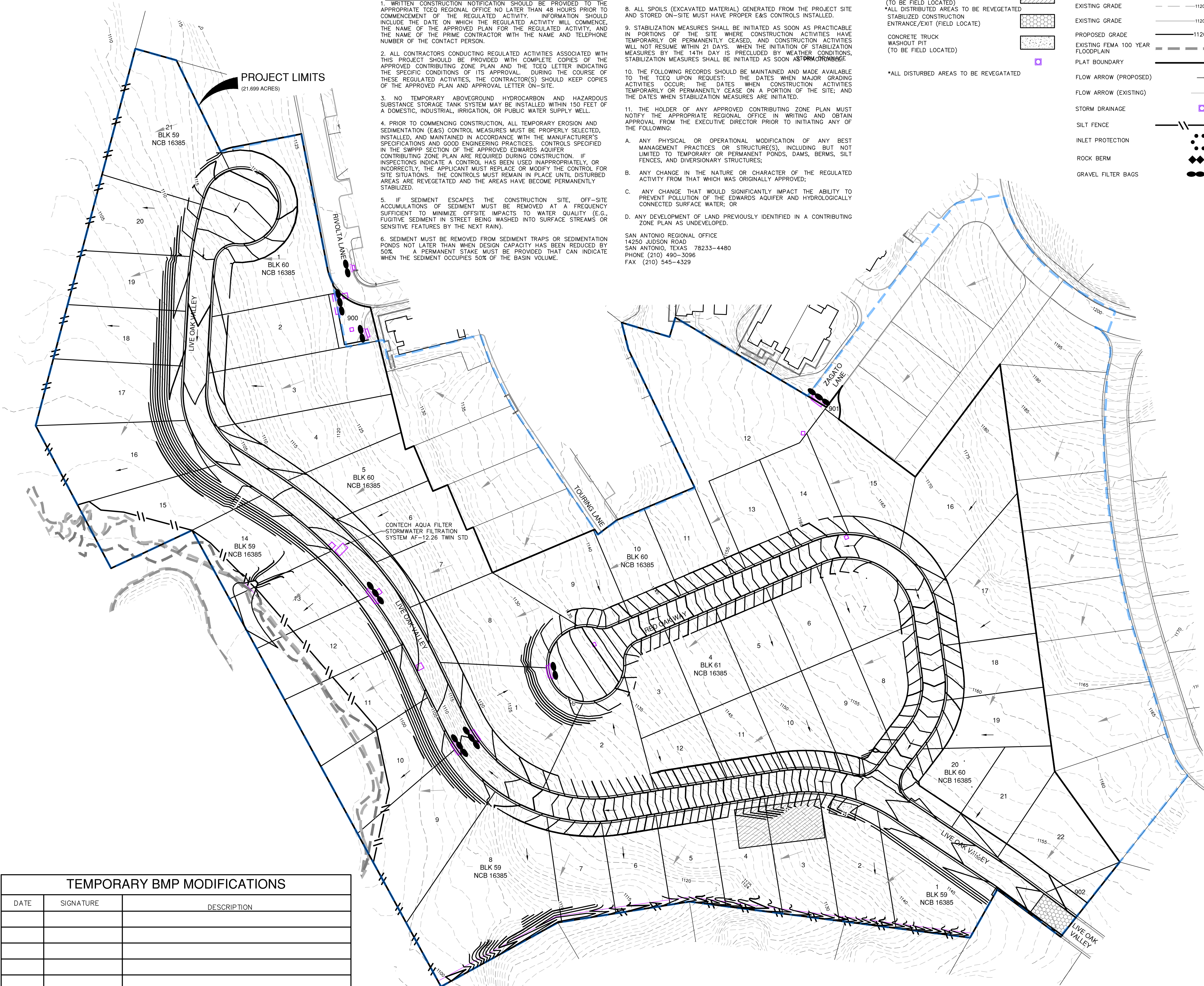
SS LINE B1 ~ STA. 1+00.00 TO END  
SANITARY SEWER PLAN & PROFILE

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C5.04



Date: September 8, 2023, 11:55 AM - User ID: aarrington  
File: P:\2610\06\Design\Civil\TM-1261006.dwg

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## TCEQ CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET OF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.

4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS TO WATER QUALITY (E.G., FUGITIVE SEDIMENT IN STREET BEING WASHED INTO SURFACE STREAMS OR SENSITIVE FEATURES BY THE NEXT RAIN).

6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES (E.G., SCREENING OUTFALLS, PICKED UP DAILY).

8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.

9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

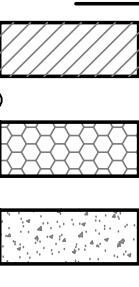
11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

- ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;
- ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
- ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR
- ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

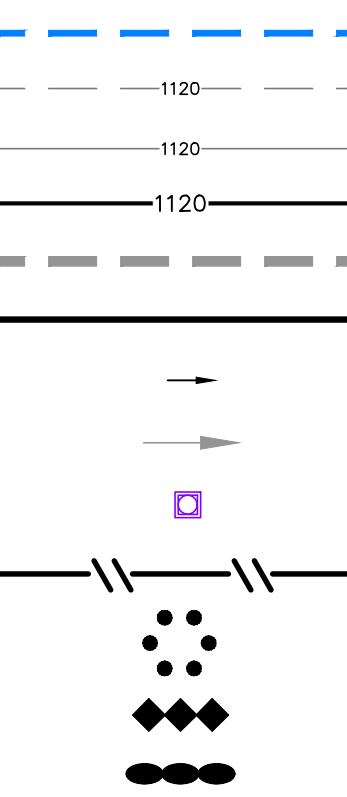
SAN ANTONIO REGIONAL OFFICE  
14250 JUDSON ROAD  
SAN ANTONIO, TEXAS 78233-4480  
PHONE (210) 490-3096  
FAX (210) 545-4329

## LEGEND

CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STAGING AREA (TO BE FIELD LOCATED)  
\*ALL DISTRIBUTED AREAS TO BE REVEGETATED  
STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)  
CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)  
\*ALL DISTURBED AREAS TO BE REVEGETATED



PROJECT LIMITS  
EXISTING GRADE  
EXISTING GRADE  
PROPOSED GRADE  
EXISTING FEMA 100 YEAR FLOODPLAIN  
PLAT BOUNDARY  
FLOW ARROW (PROPOSED)  
FLOW ARROW (EXISTING)  
STORM DRAINAGE  
SILT FENCE  
INLET PROTECTION  
ROCK BERM  
GRAVEL FILTER BAGS

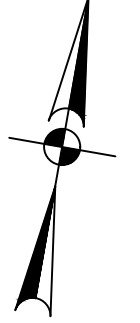


## LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257



SCALE: 1"= 60'  
0' 60' 120' 180'

## GENERAL NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- CONTRACTOR, TO THE EXTENT PRACTICAL, SHALL MINIMIZE THE AMOUNT OF AREA DISTURBED, AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.
- ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.
- MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.
- TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.
- UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.
- CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

## TEMPORARY POLLUTION ABATEMENT NOTES

- CONSTRUCTION OF CIVIL INFRASTRUCTURE AND DRAINAGE STRUCTURES MAY PRECEDE HOME CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PLACING SILT FENCE ALONG THE DOWN GRADIENT SIDE OF THE DISTURBED AREA PERPENDICULAR TO THE DRAINAGE FLOW.
- ROCK BERMS SHALL BE PLACED IN AREAS WHERE DRAINAGE FLOW IS CONCENTRATED DUE TO NATURAL CONDITIONS OR CONSTRUCTION ACTIVITIES SUCH AS AT DRAINAGE STRUCTURES. THESE BERMS WILL BE MAINTAINED UNTIL THEY ARE NO LONGER NEEDED OR UNTIL THEY ARE REPLACED WITH PERMANENT POLLUTION ABATEMENT MEASURES.
- THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.
- DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM 1% TO 20%.
- THE NATURE OF CONSTRUCTION IS SUCH THAT IT IS DIFFICULT TO PREDICT AREAS THAT WILL BE DISTURBED AND RE-VEGETATED. THE CONSTRUCTION PLANS INCLUDE A NOTE ON EXHIBIT 3 WHICH WILL REQUIRE THE CONTRACTOR TO RE-VEGETATE DISTURBED AREAS WITH SEEDING, HYDROMULCH, OR SOD AND SPRINKLING. ALL IMPERVIOUS COVER AREAS WILL BE DISTURBED.

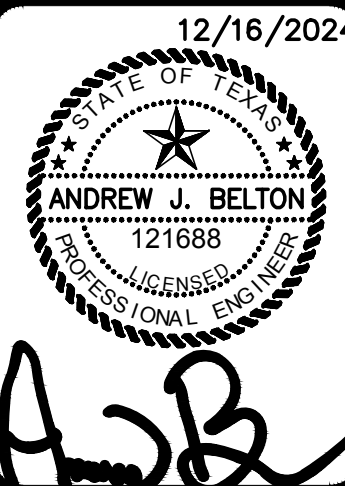
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

## EXHIBIT 1

TEMPORARY BMP MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION

DATE	
NO.	
REVISION	

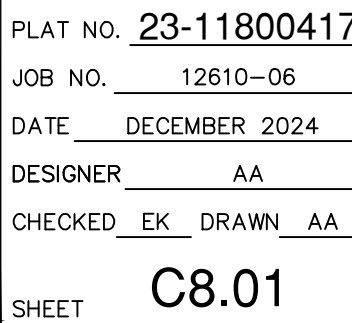


**PAPE-DAWSON**  
**ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS  
**TEMPORARY POLLUTION ABATEMENT PLAN**

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK
DRAWN	AA
SHEET	C8.00







Date: September 8, 2023, 11:56 AM - User ID: carrington  
File: P:\2610\06\Design\Civil\PM-1261006.dwg

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## TREATMENT SUMMARY

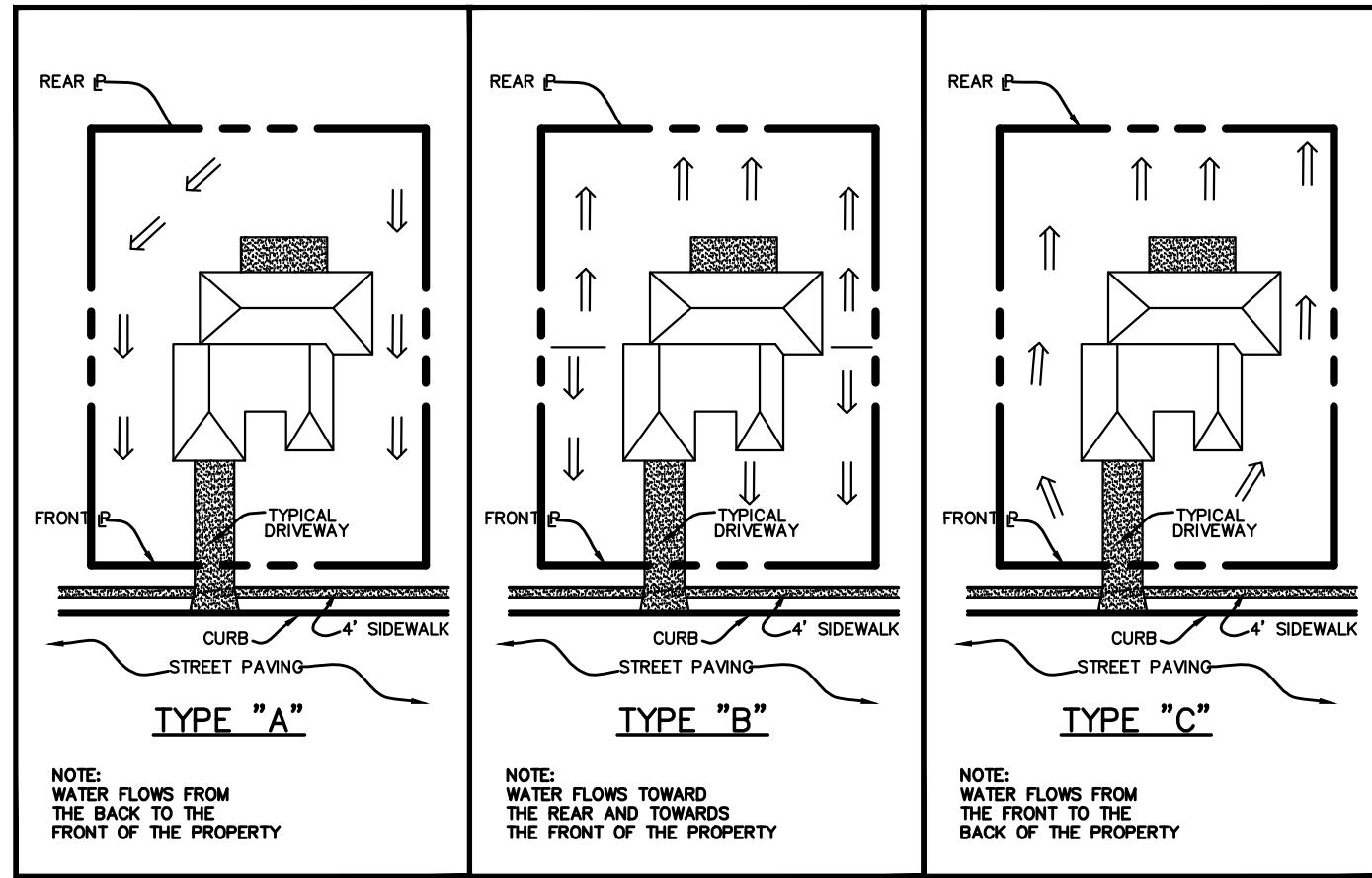
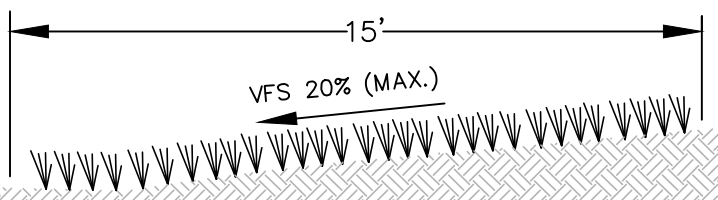
Watershed	Total Watershed Area (Ac)	Proposed Impervious Cover (Ac)	PBMP
DHIII-1	11.812	7.363	Contech Filter
DHIII-2	5.716	3.278	15' Engineerd VFS
DHIII-3	0.921	0.624	Contech Filter
DHIII-4	1.516	0.986	Contech Filter
*DHIII-5	1.734		15' Engineerd VFS
<b>Total</b>	<b>21.699</b>	<b>12.251</b>	

### NOTES:

- CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.
- ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
- \*3. DHIII-5 IS BEING TREATED BY 15' VEGETATIVE FILTER STRIP AS APPROVED IN CZP PLAN APPLICATION (TCEQ-10257).

## ENGINEERED VEGETATIVE FILTER STRIP DETAIL

NOT-TO-SCALE



NOTE:  
WATER FLOWS FROM  
THE REAR TO THE  
FRONT OF THE PROPERTY

NOTE:  
WATER FLOWS TOWARD  
THE REAR AND TOWARDS  
THE FRONT OF THE PROPERTY

NOTE:  
WATER FLOWS FROM  
THE FRONT TO THE  
BACK OF THE PROPERTY



## LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

SCALE: 1"= 60'



## LEGEND

PROJECT LIMITS	---
EXISTING GRADE	---
ASBUILT GRADE	---
PROPOSED GRADE	---
EXISTING FEMA 100 YEAR FLOODPLAIN	---
EXISTING ULTIMATE 100 YEAR FLOODPLAIN	---
FLOW ARROW (PROPOSED)	→
FLOW ARROW (EXISTING)	→
WATERSHED BOUNDARY	---
WATERSHED DESIGNATION	①
15' WIDE ENGINEERED VEGETATIVE FILTER STRIP	---
EXISTING STORM DRAINAGE	---
PROPOSED STORM DRAINAGE	---

\*ALL DISTRIBUTED AREAS TO BE REVEGETATED

NOTE:  
ROOF DRAINAGE PATTERN IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL HOUSE PAD DESIGN. HOWEVER RUNOFF FROM DRIVEWAY, ROOF OR OTHER IMPERVIOUS SURFACES WITHIN THE LOT WILL NOT FLOW ACROSS MORE THAN 72" OF IMPERVIOUS SURFACE BEFORE REACHING THE PROPOSED 15' ENGINEERED VEGETATIVE FILTER STRIP. FINAL LOT GRADING TO ALLOW FOR SHEET FLOW OVER VEGETATIVE FILTER STRIP.

## PERMANENT POLLUTION ABATEMENT MEASURES:

- SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.
- ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.
- THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.
- DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM 1.0% TO 20.0%.

## SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES

- TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.
- DURING CONSTRUCTION, TO THE EXTENT PRACTICABLE, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TxDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.
- FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.
- PERMANENT BMP'S FOR THIS SITE INCLUDE ONE (1) WATER QUALITY BASIN AND TWO (2) VEGETATIVE FILTER STRIPS (VFS.). ALL PERMANENT BMP'S HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 16.875 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).
- TYPICAL PROPOSED SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.0% TO 20.0%.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

## EXHIBIT 3

**PAPE-DAWSON**  
**ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

THE OAKS AT THE DOMINION

SAN ANTONIO, TEXAS

CONTRIBUTING ZONE PLAN

PERMANENT POLLUTION ABATEMENT PLAN

PLAT NO. 23-11800417

JOB NO. 12610-06

DATE DECEMBER 2024

DESIGNER AA

CHECKED EK DRAWN AA

SHEET C8.02

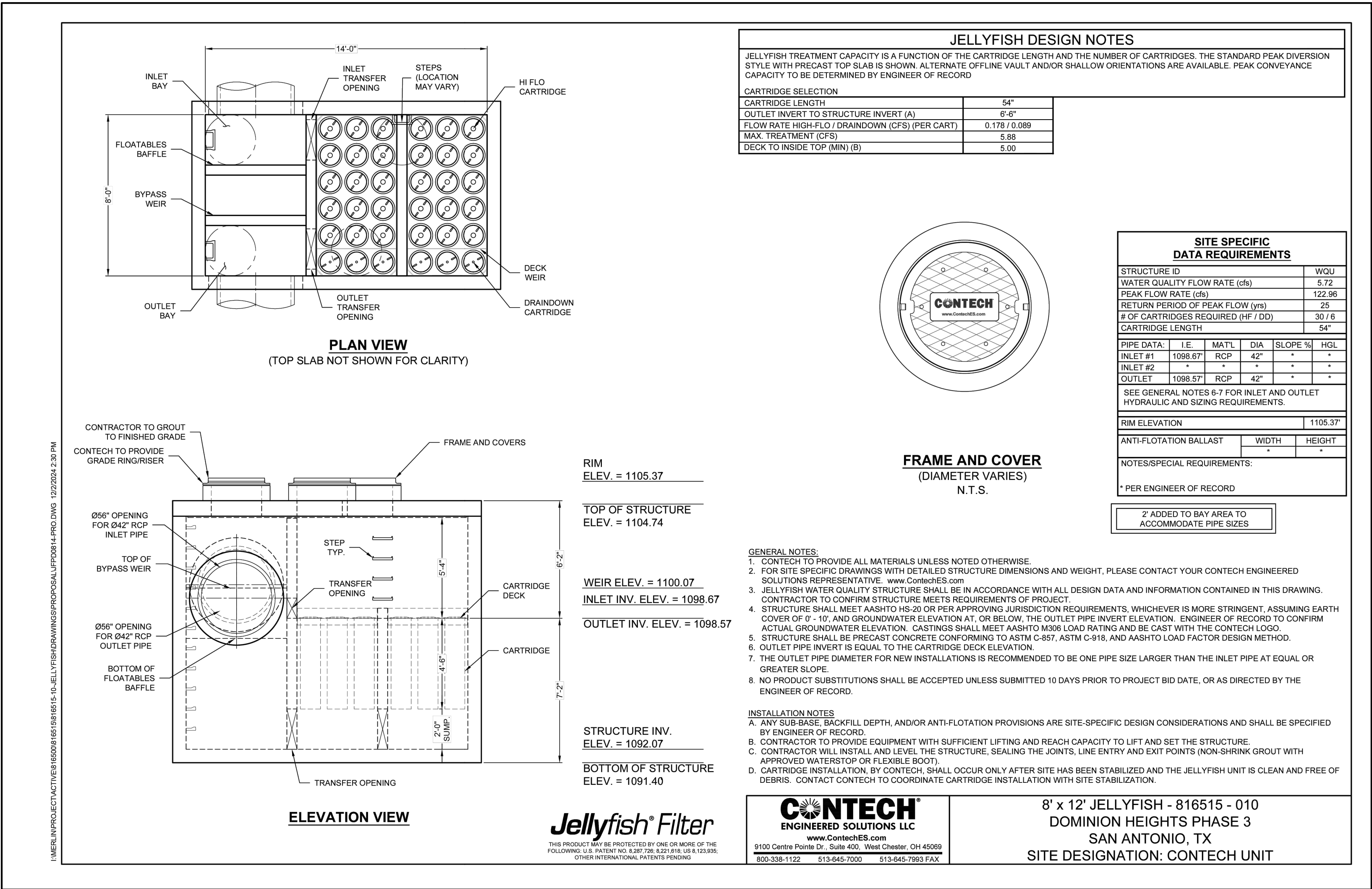
NO. REVISION

DATE



12/16/2024





**LEGAL DESCRIPTION:**  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

**ADDRESS:**  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

NO.	REVISION	DATE



**PAPE-DAWSON ENGINEERS**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**THE OAKS AT THE DOMINION**  
SAN ANTONIO, TEXAS  
CONTRIBUTING ZONE PLAN  
CONTECH DETAILS

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK
DRAWN	AA
SHEET	C8.03

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF POLLUTION ABATEMENT ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT 5