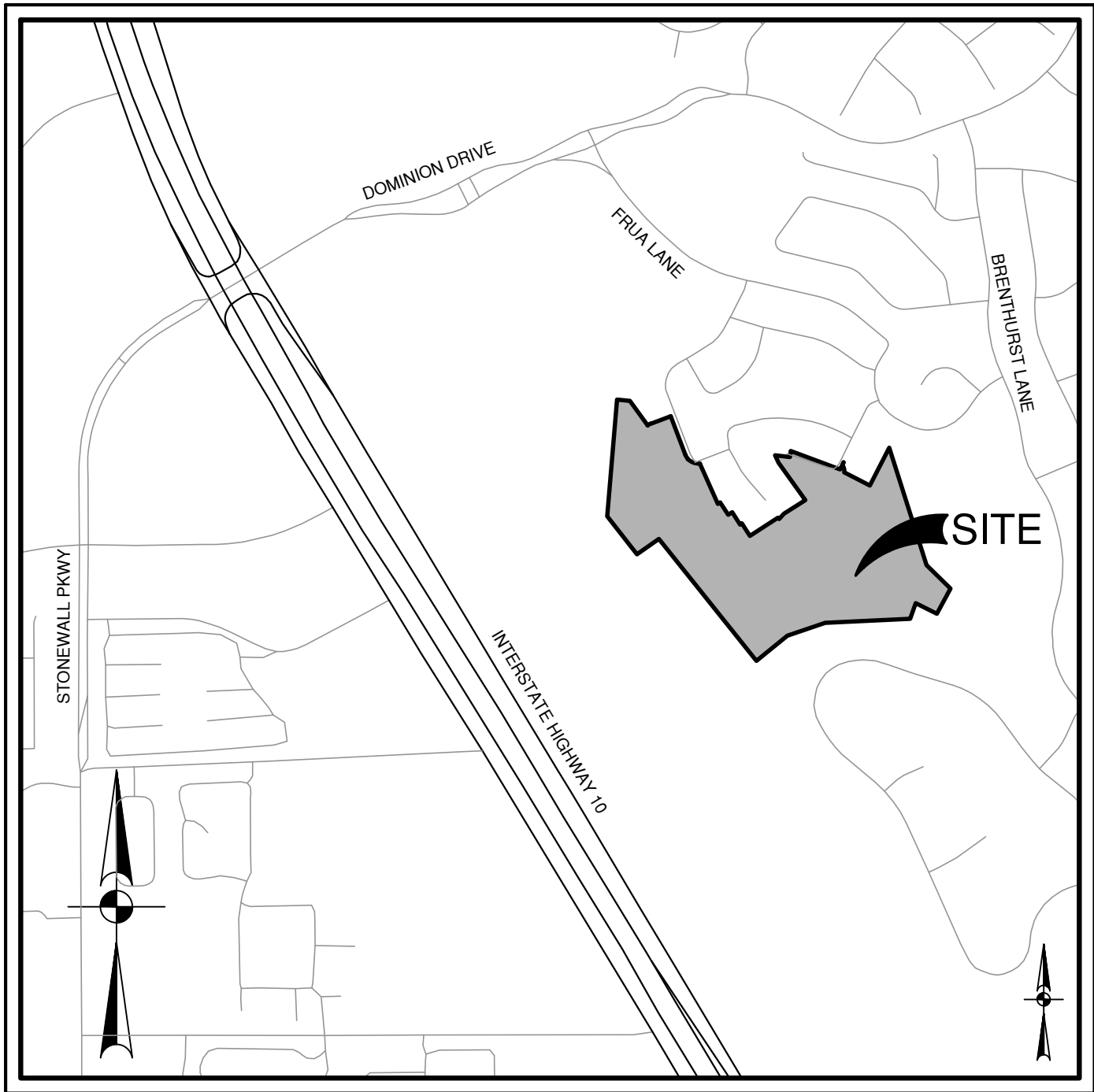


THE OAKS AT THE DOMINION

SAN ANTONIO, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

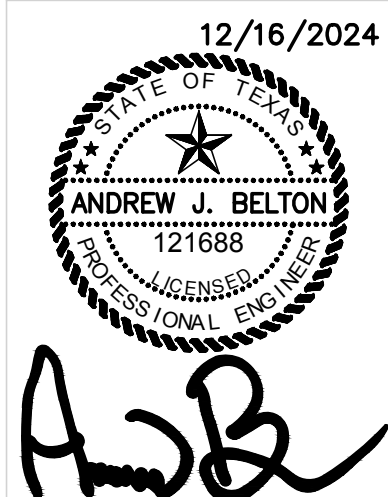
PREPARED FOR:

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

DECEMBER 2024

PAPE-DAWSON
ENGINEERS

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



SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.00
GENERAL NOTES	C0.10
DEMOLITION PLAN	C0.20
OVERALL DRAINAGE PLAN	C1.00
SD LINE A PLAN & PROFILE ~ STA. 1+00.00 TO 5+40.00	C1.01
SD LINE A PLAN & PROFILE ~ STA. 5+40.00 TO 9+80.00	C1.02
SD LINE A PLAN & PROFILE ~ STA. 9+80.00 TO END	C1.03
SD LINE A1 PLAN & PROFILE ~ STA. 1+00.00 TO END	
DRAINAGE DETAILS	C1.10
DRAINAGE DETAILS	C1.11
LIVE OAK VALLEY PLAN & PROFILE ~ STA. 1+00.00 TO 6+50.00	C2.00
LIVE OAK VALLEY PLAN & PROFILE ~ STA. 6+50.00 TO 12+50.00	C2.01
LIVE OAK VALLEY PLAN & PROFILE ~ STA. 12+50.00 TO END	C2.02
RED OAK WAY PLAN & PROFILE ~ STA. 1+00.00 TO 6+00.00	C2.03
RED OAK WAY PLAN & PROFILE ~ STA. 6+00.00 TO END	C2.04
STREET DETAILS	C2.10
OVERALL SIGNAGE PLAN	C2.20
SIGNAGE DETAILS	C2.21
OVERALL UTILITY PLAN	C3.00
OVERALL WATER PLAN	C4.00
WATER DETAILS	C4.10
SS LINE A PLAN & PROFILE ~ 1+00.00 TO END	C5.01
SS LINE A1 PLAN & PROFILE ~ 1+00.00 TO END	C5.02
SS LINE B PLAN & PROFILE ~ 1+00.00 TO END	C5.03
SS LINE B1 PLAN & PROFILE ~ 1+00.00 TO END	C5.04
TEMPORARY POLLUTION ABATEMENT PLAN	C8.00
TEMPORARY POLLUTION ABATEMENT DETAILS	C8.01
PERMANENT POLLUTION ABATEMENT PLAN	C8.02
BASIN PLAN	C8.03
BASIN DETAILS	C8.04

Date: September 8, 2023, 12:23 PM -- User ID: oarrington
File: P:\2610.06\Design\Civil\CV-1261006.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE; UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOOLigital Globe,Texas Orthomogery Program, USDA Farm Service Agency.

DEMOLITION NOTES

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 ALL 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, VERIFYING UTILITIES ARE SHUT OFF OR 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 DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND 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, NO 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 THEIR 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 REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. 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 ALLOW 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. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES 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 AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT 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 LIMITS 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 TOPSOIL, CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED 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 TPDES/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 & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON 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% 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 8.33% (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 PERFORMING 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 FOUNDATIONS. 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.

SITE UTILITY NOTES

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. 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 PUBLIC WORKS CONSTRUCTION"
 - D. CURRENT TXDOT "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 SPOIL 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 WILL 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 AS APPLICABLE. 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 THE PROPOSED 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 APPROPRIATE UTILITY COMPANY PRIOR TO 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.

SANITARY SEWER NOTES

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 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.
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.
20. ALL FDC STANDPIPES 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.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE 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 PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS' SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

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.

VEGETATION NOTES

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

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

GENERAL NOTES

PAPE-DAWSON
ENGINEERS

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

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

12/16/2024

NO. REVISION

PLAT NO.	23-11800417
JOB NO.	12610-06
DATE	DECEMBER 2024
DESIGNER	AA
CHECKED	EK, DRAWN AA
SHEET	C0.10

TRENCH EXCAVATION SAFETY PROTECTION

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

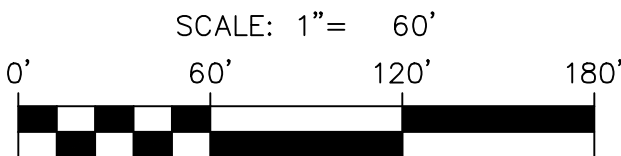


LOCATION MAP

NOT-TO-SCALE

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

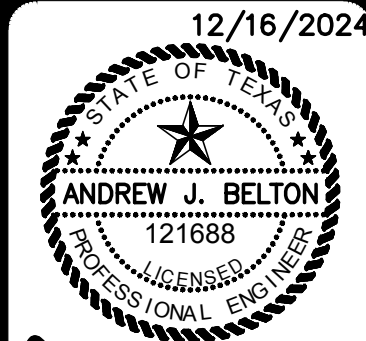
NOTE

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

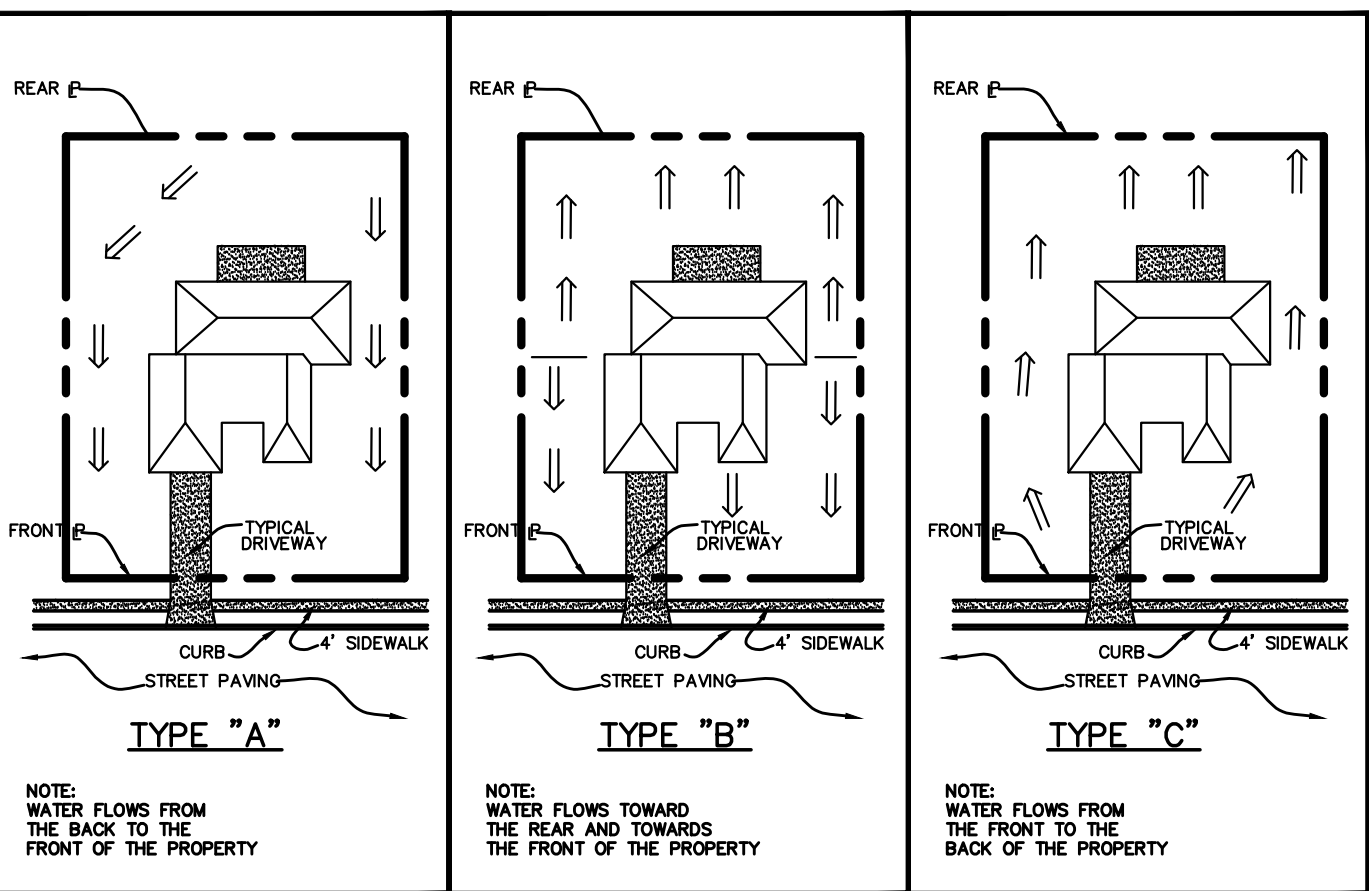


PAPE-DAWSON
ENGINEERS

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



CONCRETE SWALE AT STUDY POINT 6

$$Q_{25} = \frac{0.005}{4} (A(R)^{2.67})^3$$

$$R = \frac{2.25}{(1 + (1 + 2)^{0.5})} = 3(1) / (2(1 + 3^2)^{0.5}) = 0.47 \text{ FT}$$

$$A = 2.25 / (3(1)^2) = 3 \text{ SF}$$

$$S = 6.5\%$$

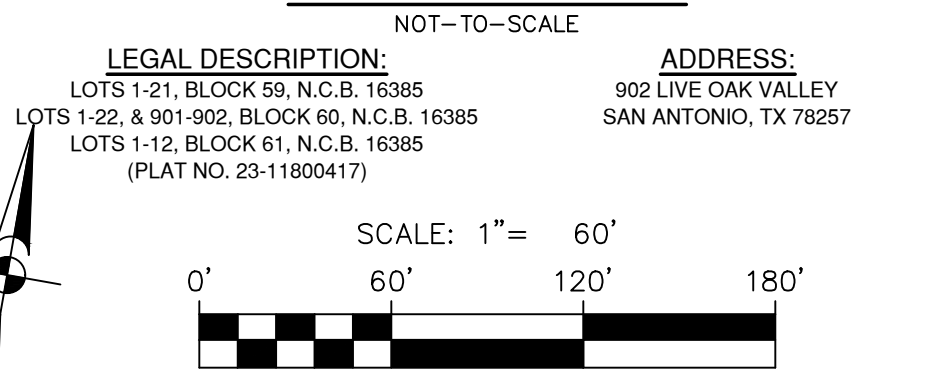
$$Q = \frac{0.005}{4} (3(0.47)^{2.67} (0.065)^3)$$

$$= 53 \text{ CFS (CAPACITY)}$$

$$Q_{25ACTUAL} = Q_{25REQ} = 6$$

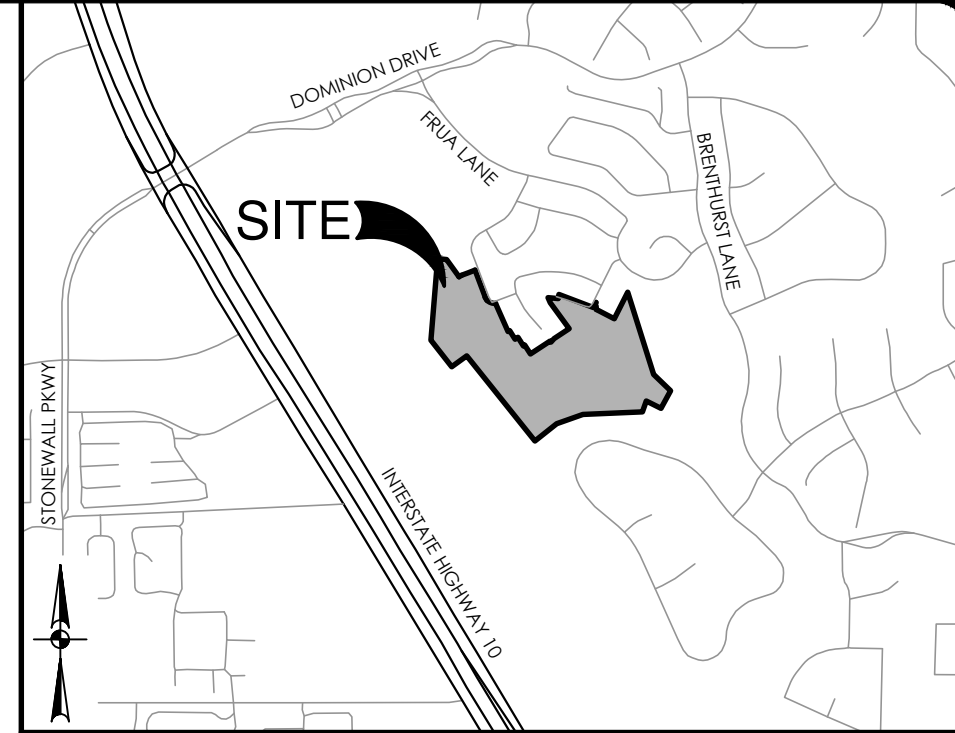
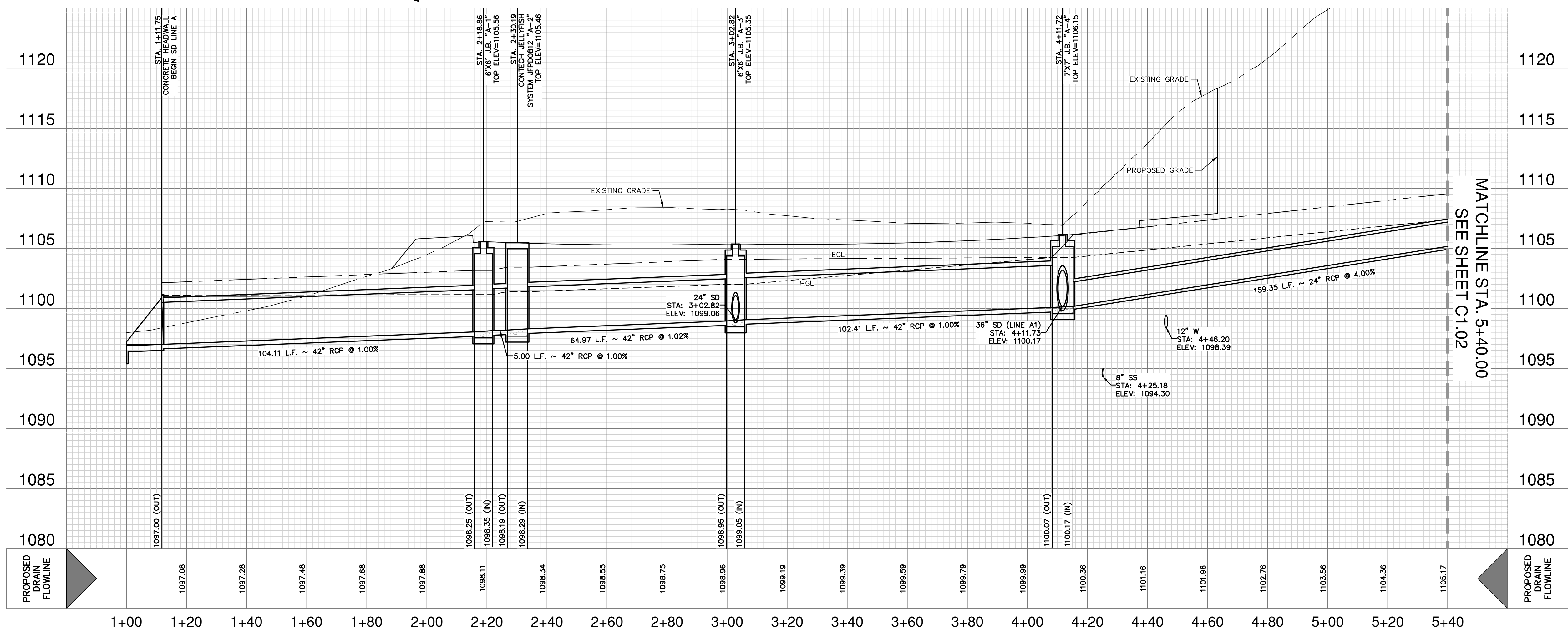
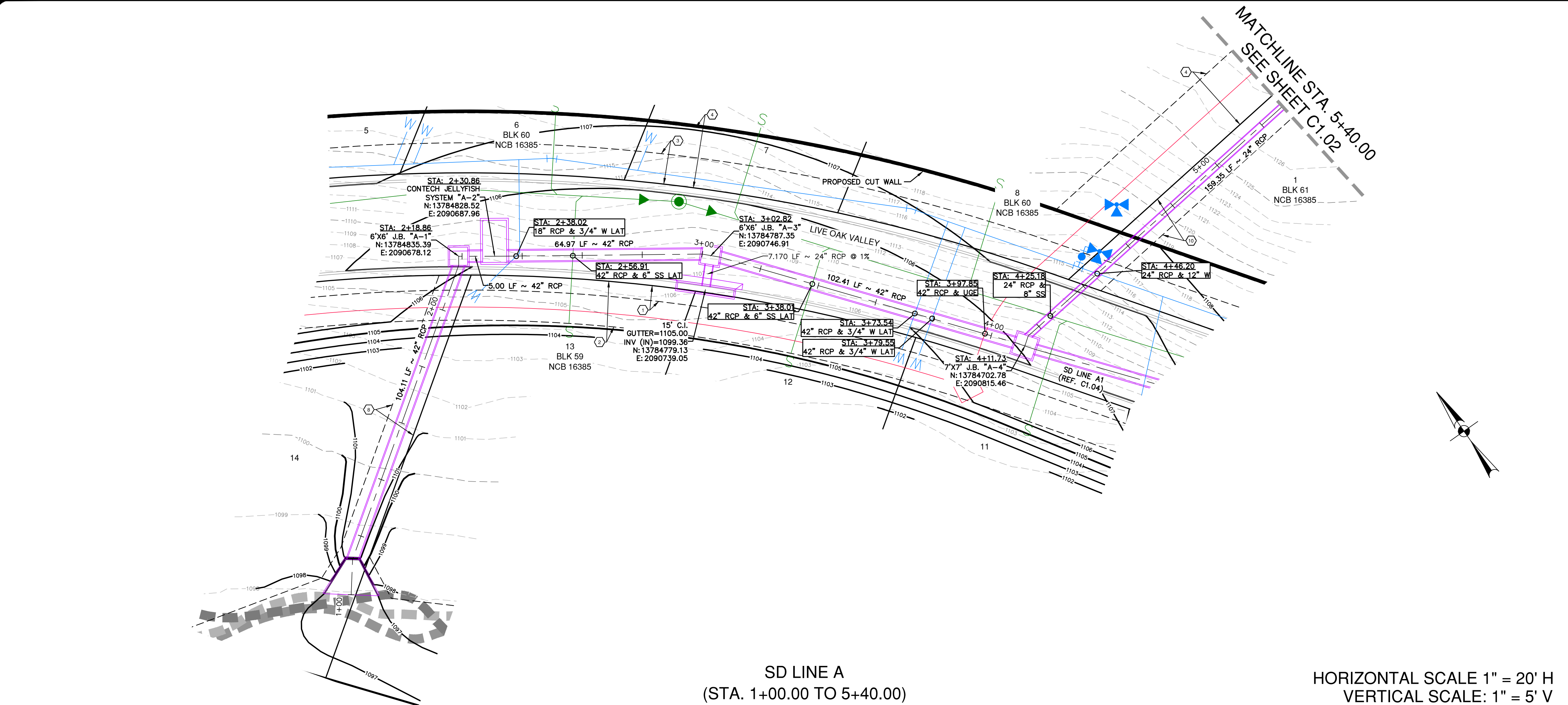
$$Q_{25ACTUAL} = 29.90 \text{ CFS}$$

$$Q_{25ACTUAL} = 29.90 < Q_{CAPACITY} = 53.00 \text{ CFS}$$

$$Q_{100ACTUAL} = 37.60 < Q_{CAPACITY} = 53.00 \text{ CFS}$$


- # KEY NOTES:
- | | |
|----|--|
| 1 | VARIABLE WIDTH ELECTRIC ESMT
(VOL 14223, PGS 215-226, OPR) |
| 2 | VARIABLE WIDTH DRAINAGE ESMT
(VOL 9563, PGS 132-137, DPR) |
| 3 | VARIABLE WIDTH WATER ESMT
(VOL 9721, PGS 153-161, DPR) |
| 4 | VARIABLE WIDTH ACCESS ESMT
(VOL 15163, PGS 2137-2172, OPR) |
| 5 | 5' WATER ESMT
(VOL 20002, PGS 297-304, DPR) |
| 6 | 15' GETCTV ESMT
(VOL 20002, PGS 297-304, DPR) |
| 7 | 5' WATER ESMT
(VOL 9721, PGS 153-161, DPR) |
| 8 | 15' GETCTV ESMT
(BY SEPARATE INSTRUMENT) |
| 9 | 28" ELECTRIC ESMT
(VOL 20001, PGS 1333, PR) |
| 10 | 10' WATER ESMT
(PLAT NO 22-11800356) |
| 11 | 20' GETCTV ESMT
(PLAT NO 22-11800356) |
| 12 | 16" SANITARY SEWER ESMT
(VOL 9515, PG 192-194, DPR) |
| 13 | 5' PRIVATE PERMEABLE DRAINAGE
AND LANDSCAPE ESMT
(PLAT NO 22-11800356) |
| 14 | 5' WATER ESMT |
| 15 | 15' GETCTV ESMT |
| 16 | 10' WATER ESMT |
| 17 | 20' GETCTV ESMT |
| 18 | 5' PRIVATE PERMEABLE DRAINAGE
AND LANDSCAPE ESMT |
| 19 | 16" SANITARY SEWER ESMT |
| 20 | VARIABLE WIDTH DRAINAGE ESMT |
| 21 | 10' DRAINAGE ESMT |

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.00



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

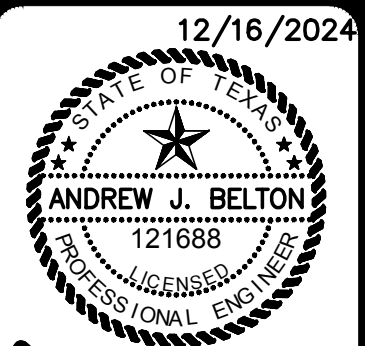
NOTE

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



12/16/2024

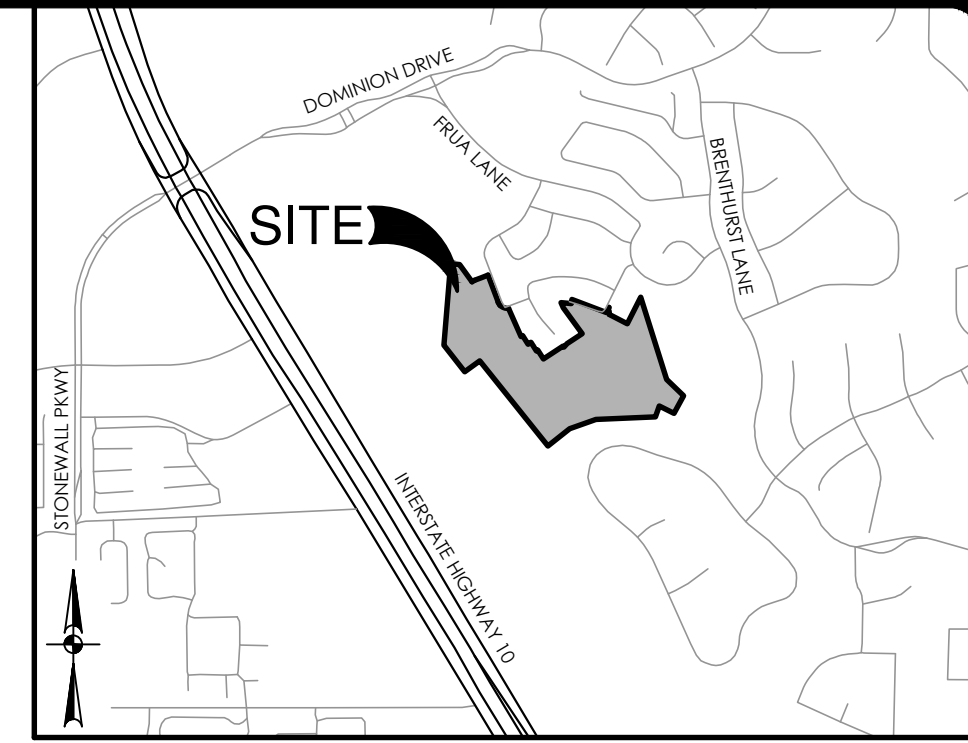
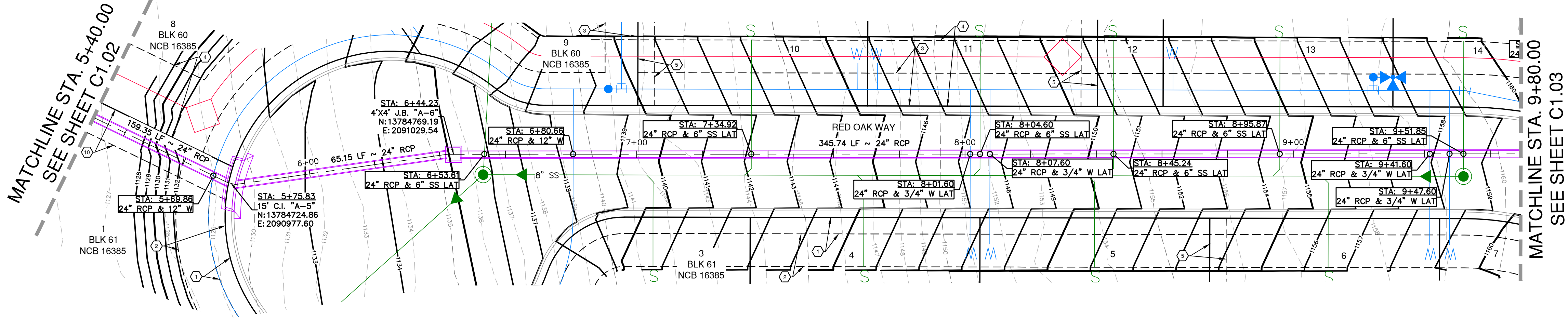
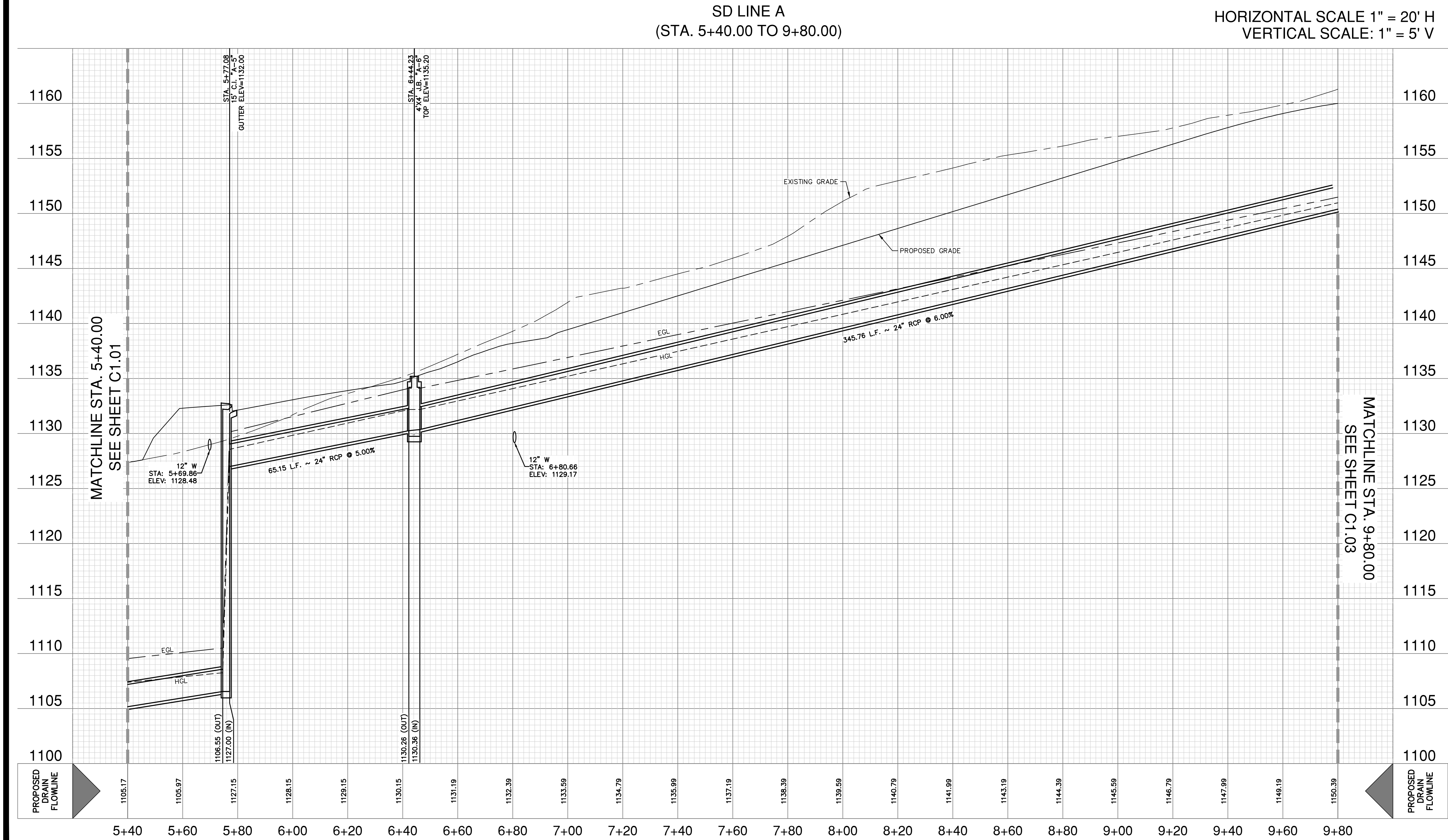
PAPE-DAWSON
ENGINEERS

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

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



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)

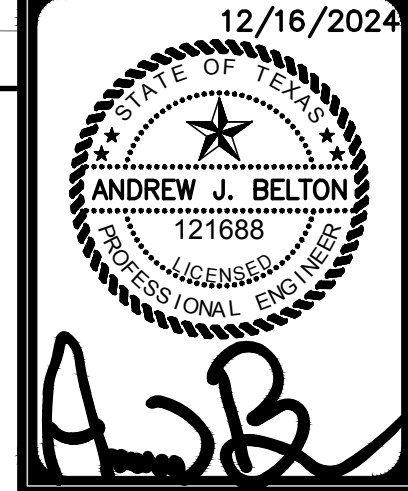
ADDRESS:
902 LIVE OAK VALLEY
SAN ANTONIO, TX 78257

- 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



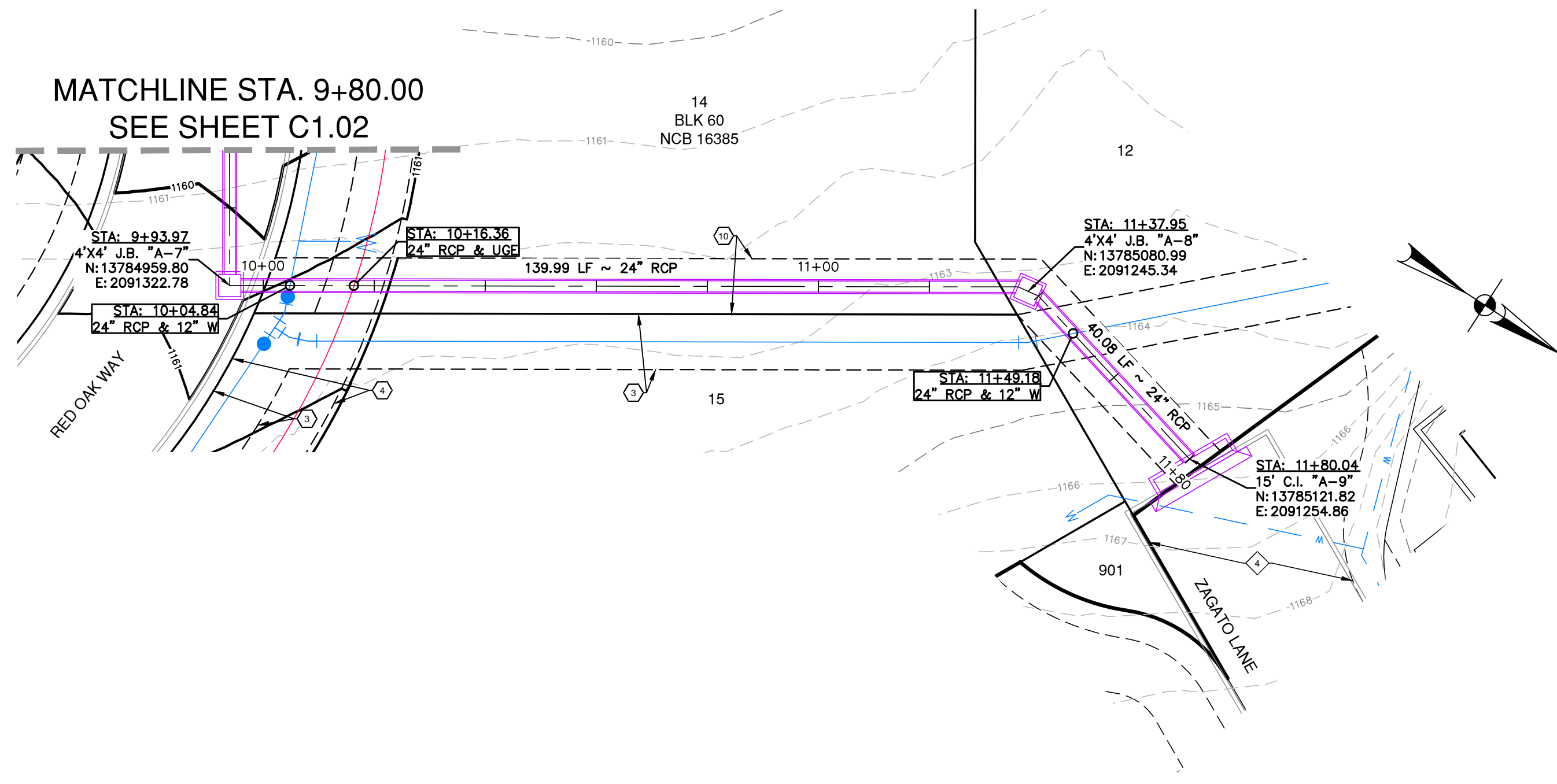
**PAPE-DAWSON
ENGINEERS**

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

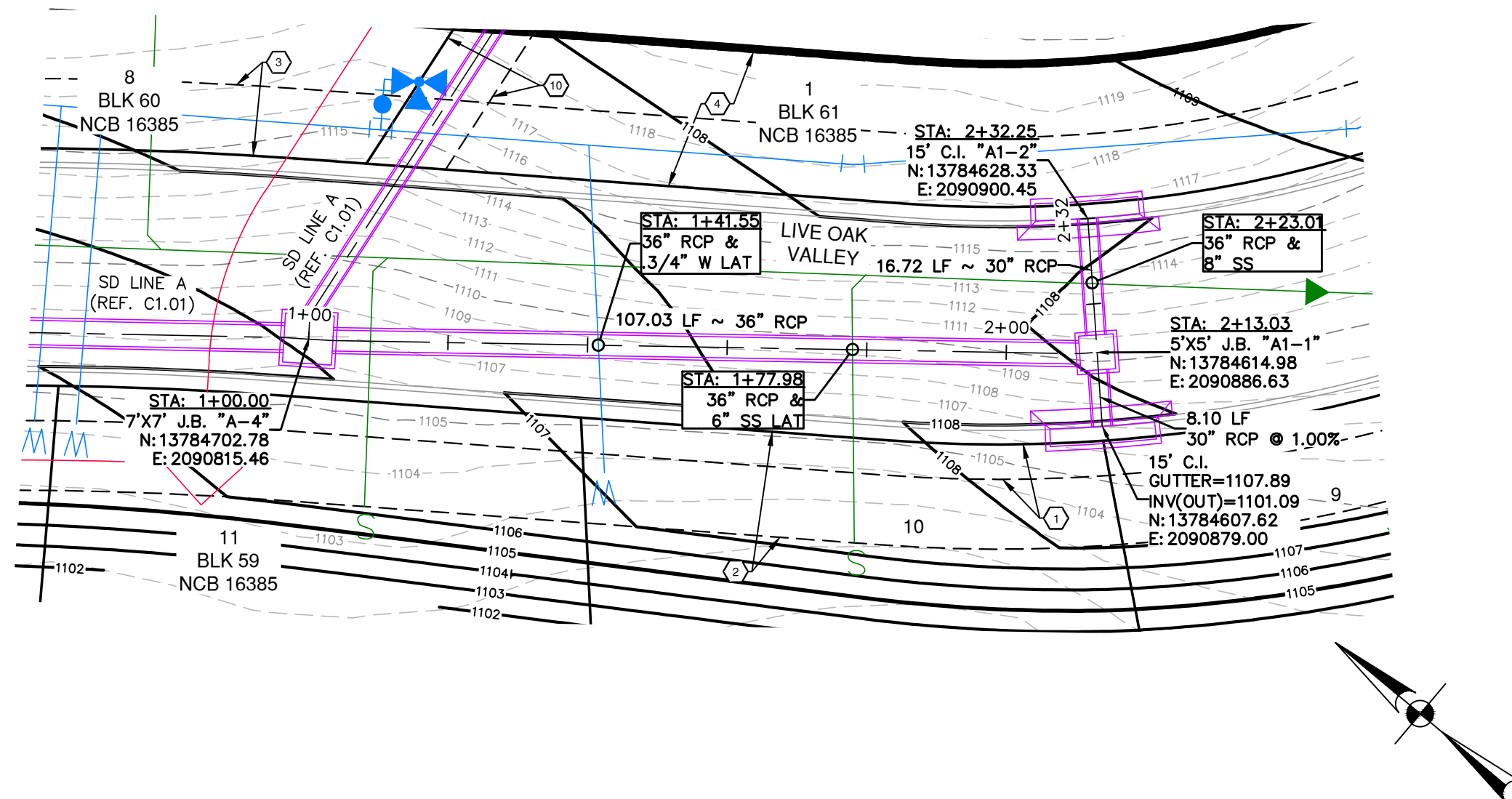
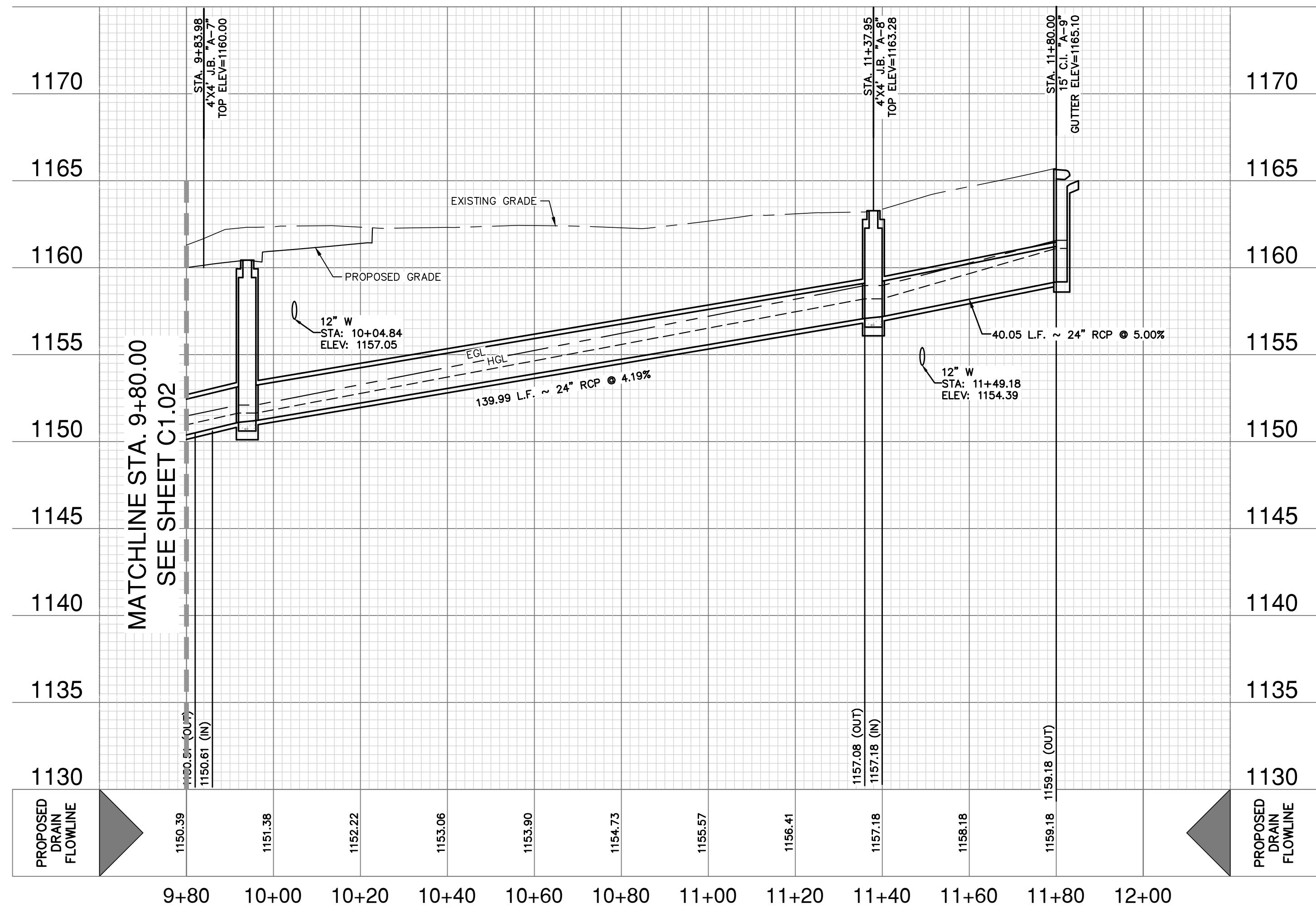
SD LINE A ~ STA. 5+40.00 TO 9+80.00
STORM DRAIN PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.02



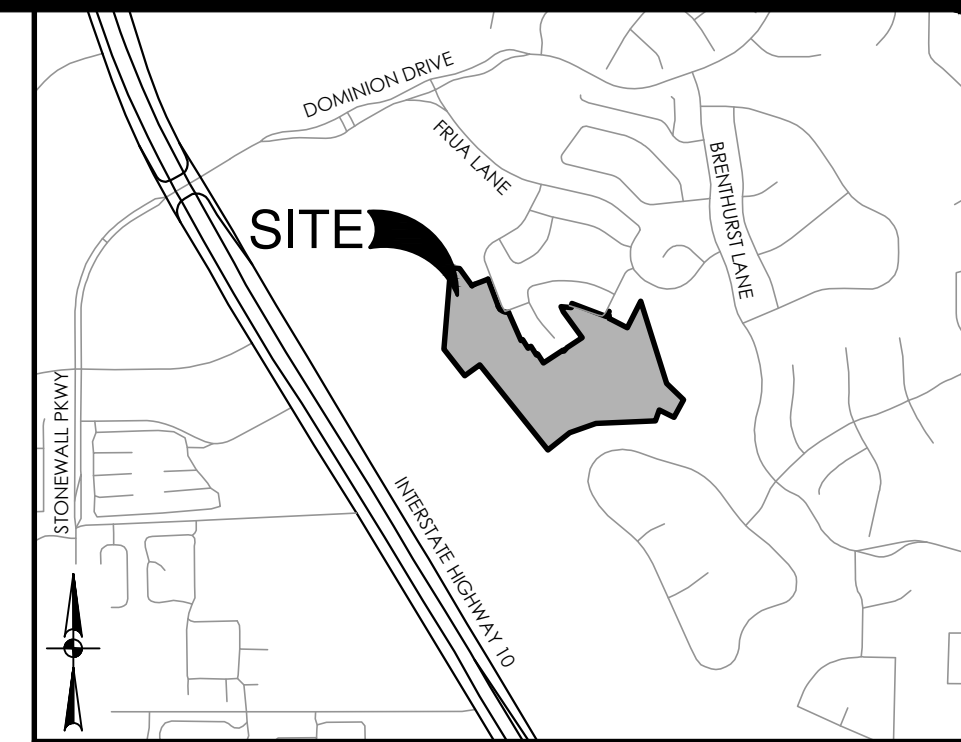
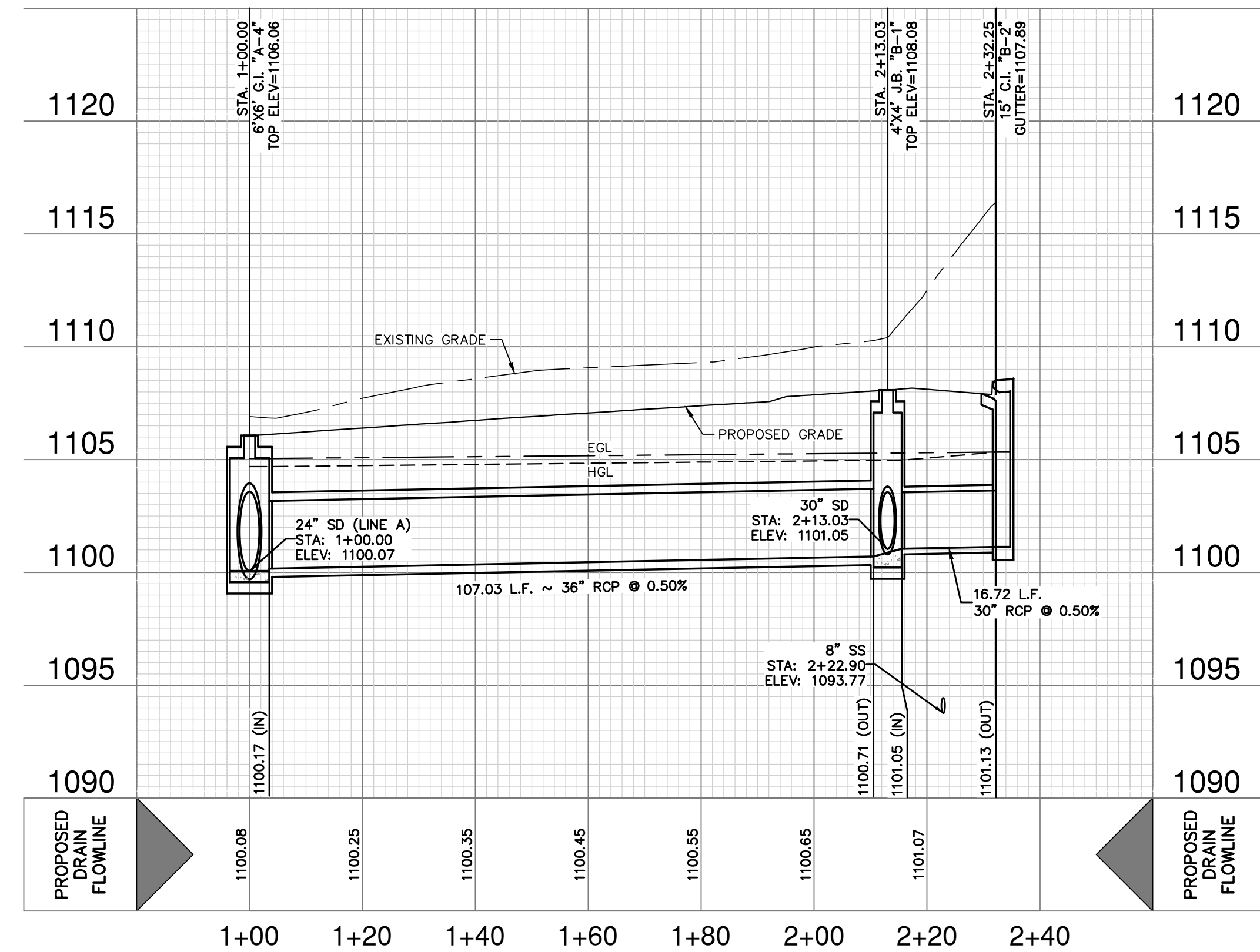
SD LINE A
(STA. 9+80.00 TO END)

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

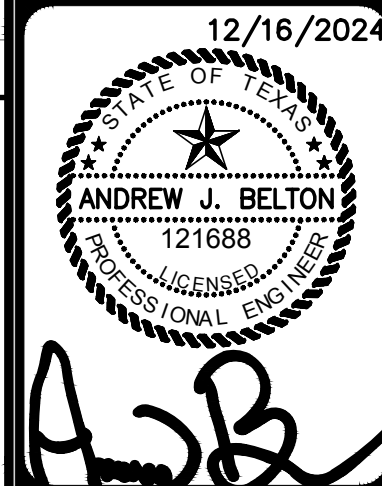
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UGE
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE

*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

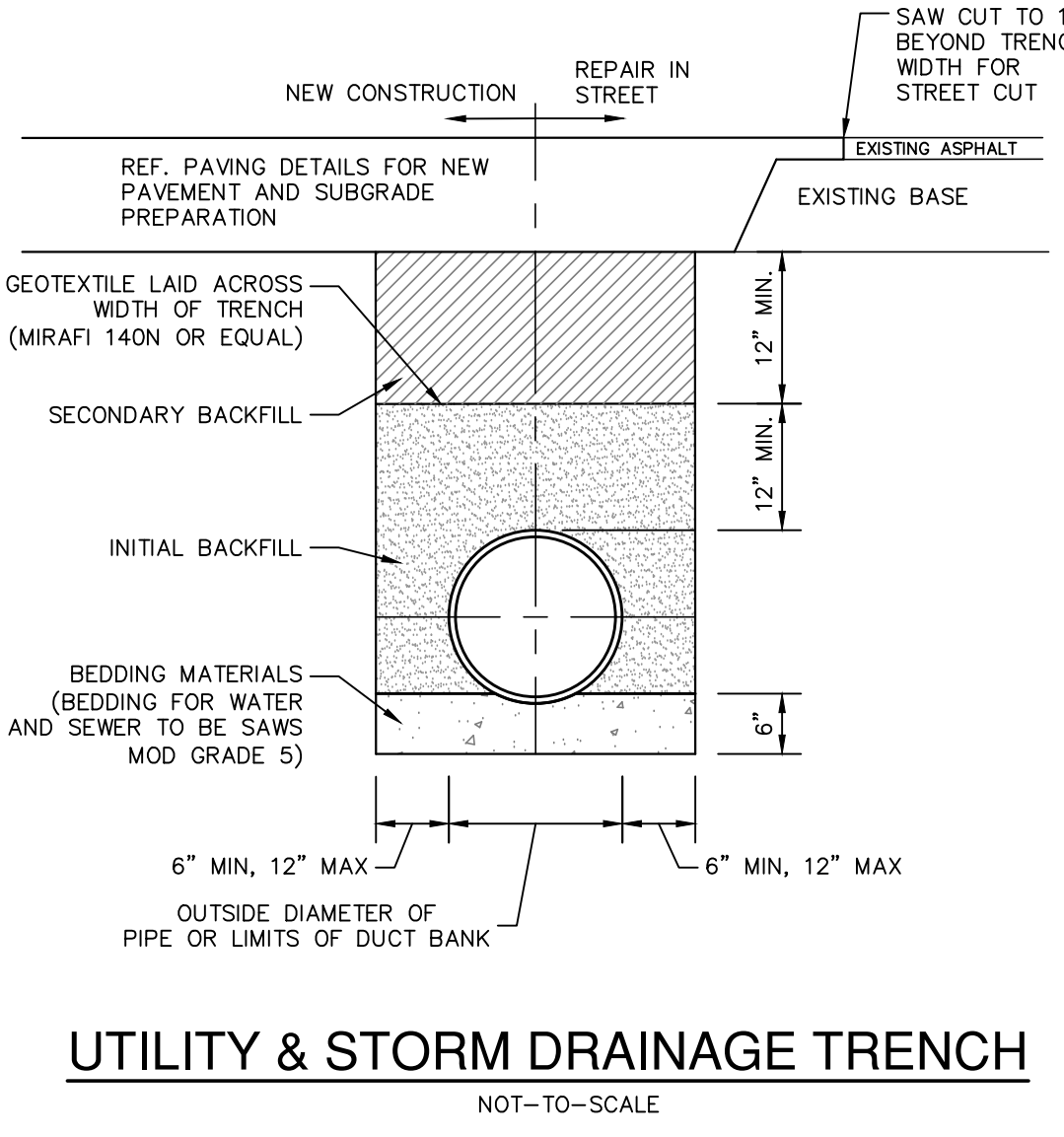
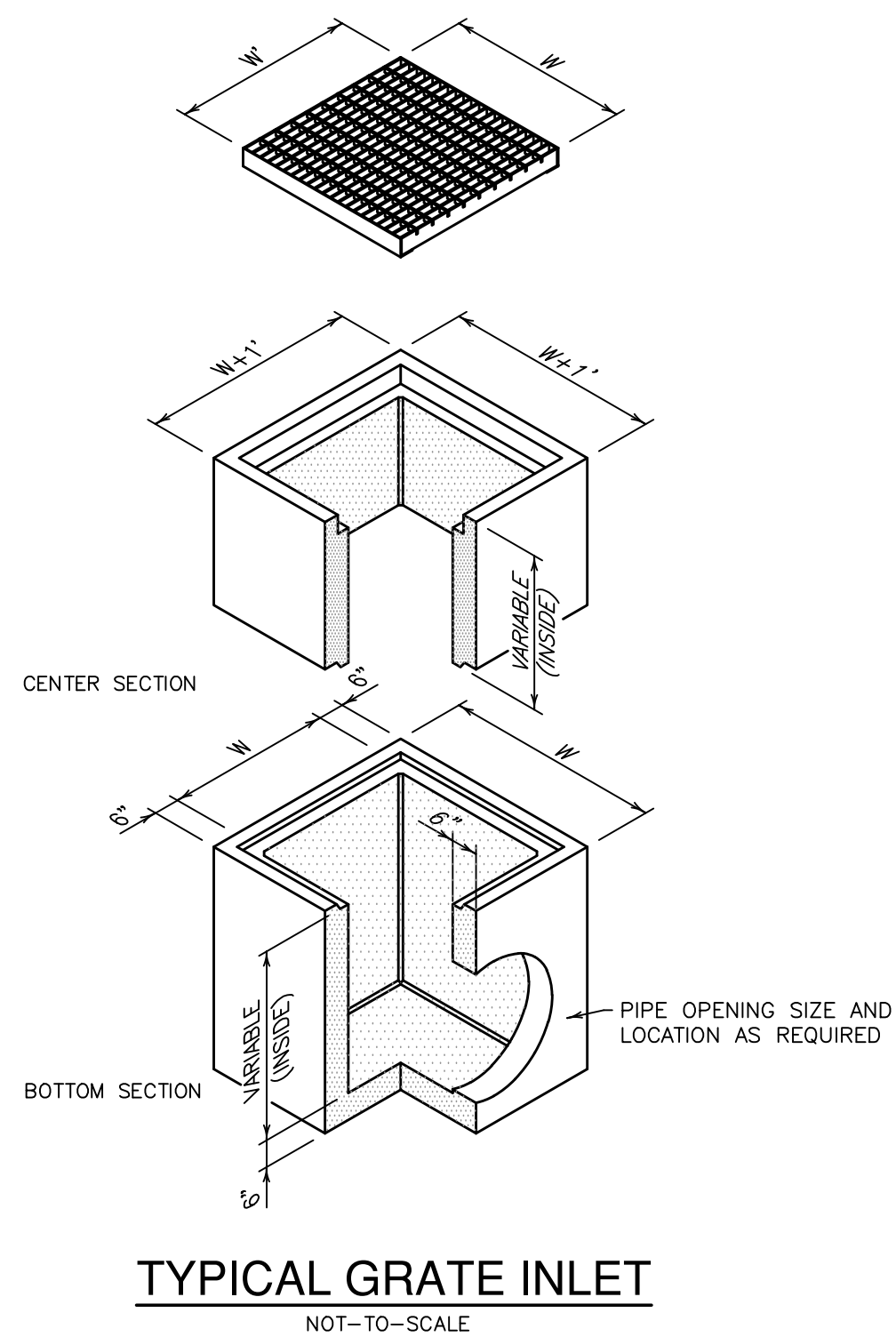
BARS CL
(Length = $Z \cdot S$)

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"



- ⑤ Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.
- ⑥ For vehicle safety, construct curbs no more than 4" high. Reduce curb height, if necessary, to meet these requirements. If the change in height is in quantities and no additional compensation will be made for this work.
- ⑦ Provide a 1'-0" footing as shown where required to maintain a 4" minimum cover for pipes.
- ⑧ Dimensions shown are usual and maximum.
- ⑨ Quantities shown are for one structure end only (see note 1).
- ⑩ Min length = $6' + 3" \times \left(\frac{12 \times H - 7}{2} \right)$
Max length = $12' + 3" \times \left(\frac{12 \times H - 7}{2} \right) - 1'$
⑪ Lengths of wings based on SLL slope along this line.

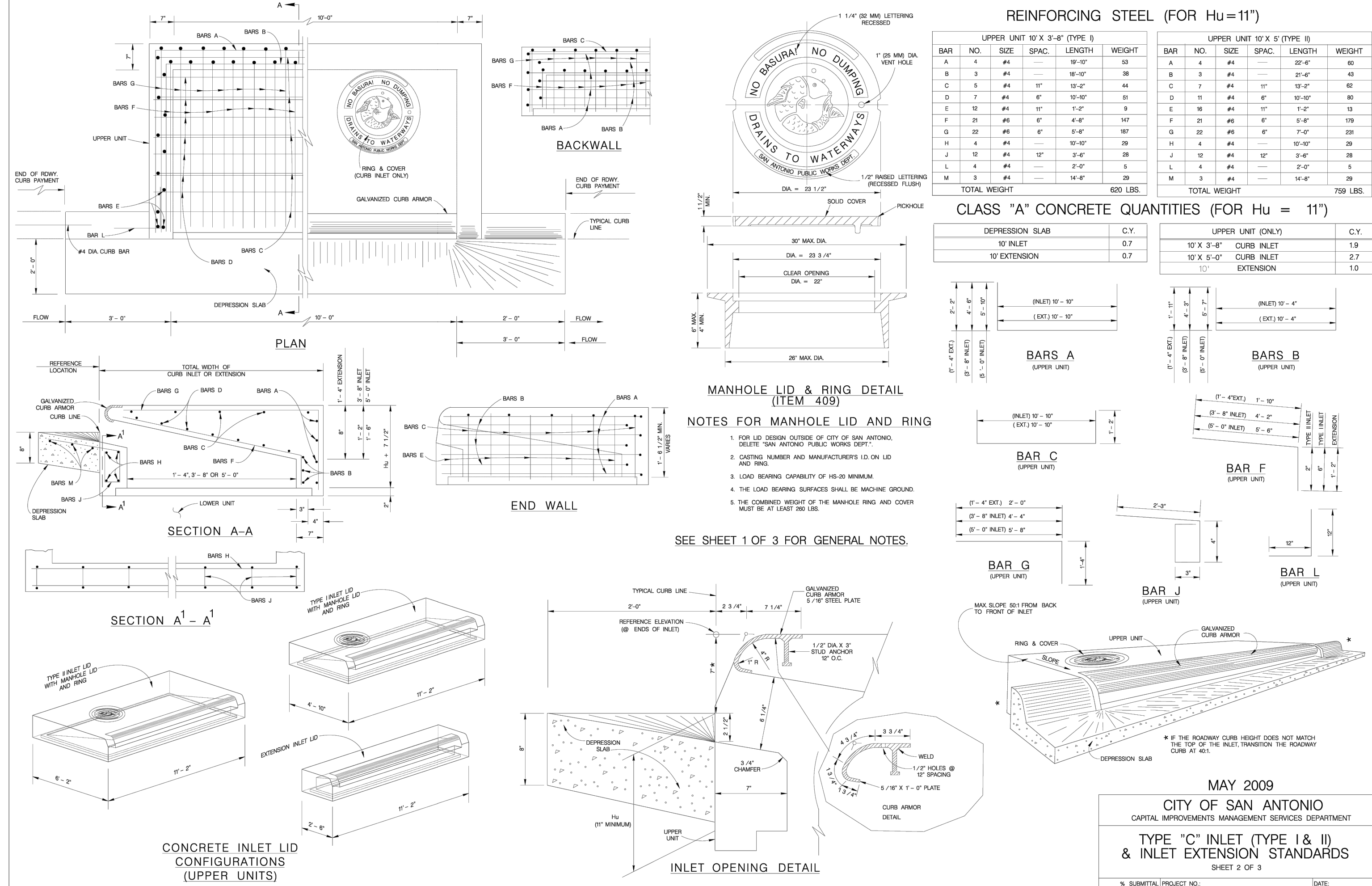
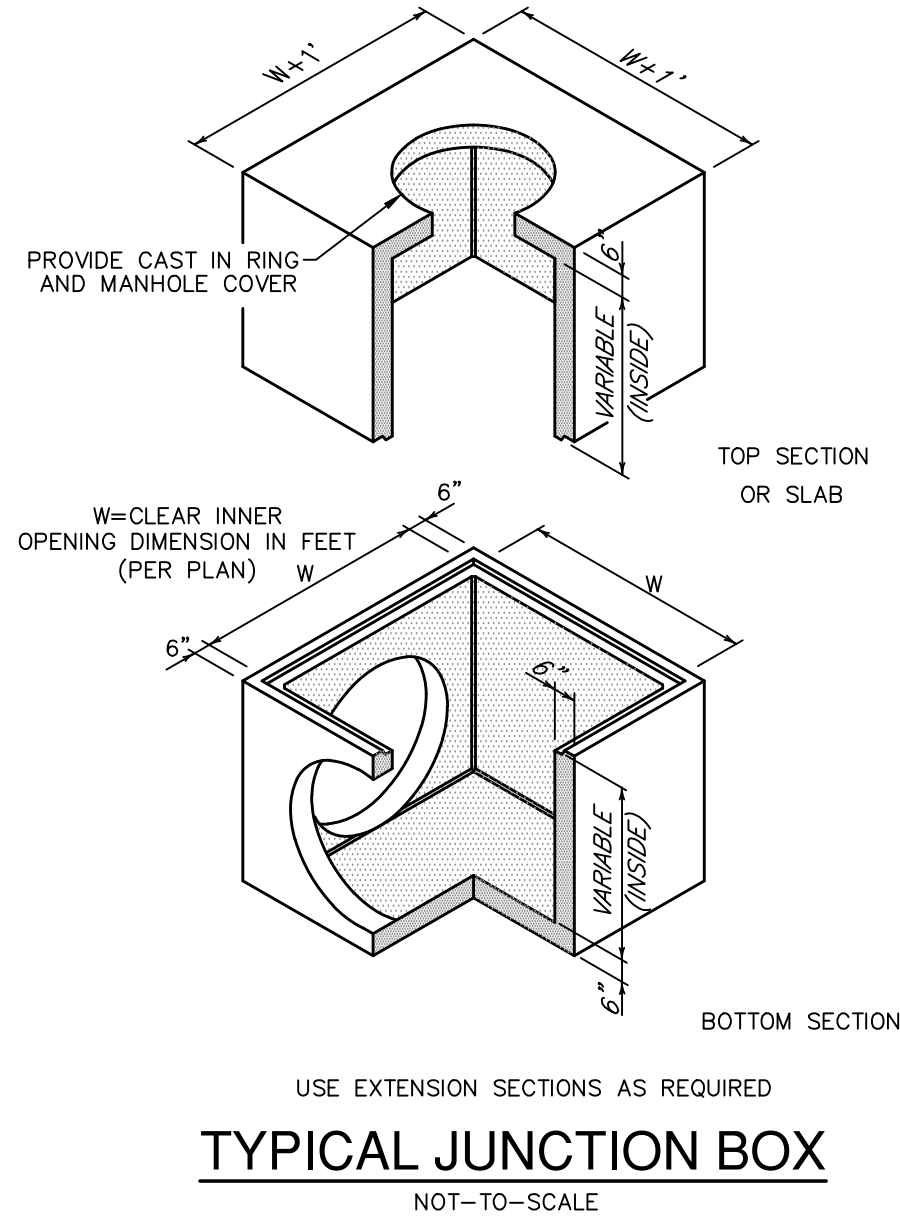
MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'_c = 3,600$ psi).

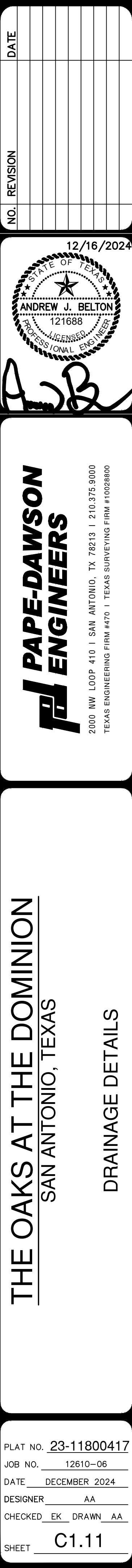
GENERAL NOTES:
1. Bridge shall be constructed to ASHTO LRFD Bridge Design Specifications.
2. Provide bridge rails of one type (directly to these curbs) headwalls.
3. This standard may not be used for wall heights, H , exceeding the values shown.

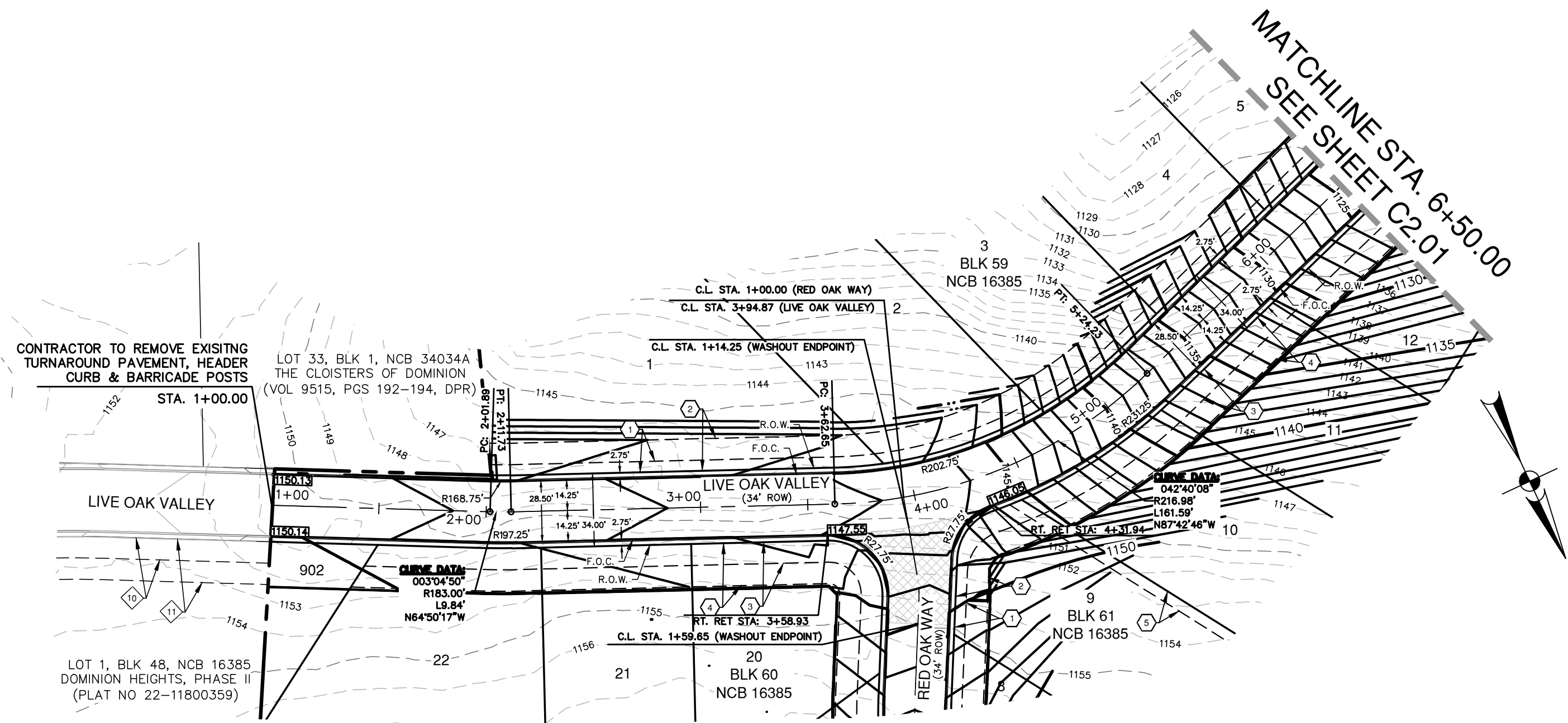
MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete ($f'c = 3,600$ psi).

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.

 Texas Department of Transportation		Bridge Division Standards	
CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS			
CH-FW-0			
FILE# CD-CH-FW-20.dgn C:\TxDOT February 2020 REVISIONS		DW: TAD07 CUST: SECT:	CK: TAD07 JWG HYDRA:
		DIST:	COUNTY:
		SHE:	

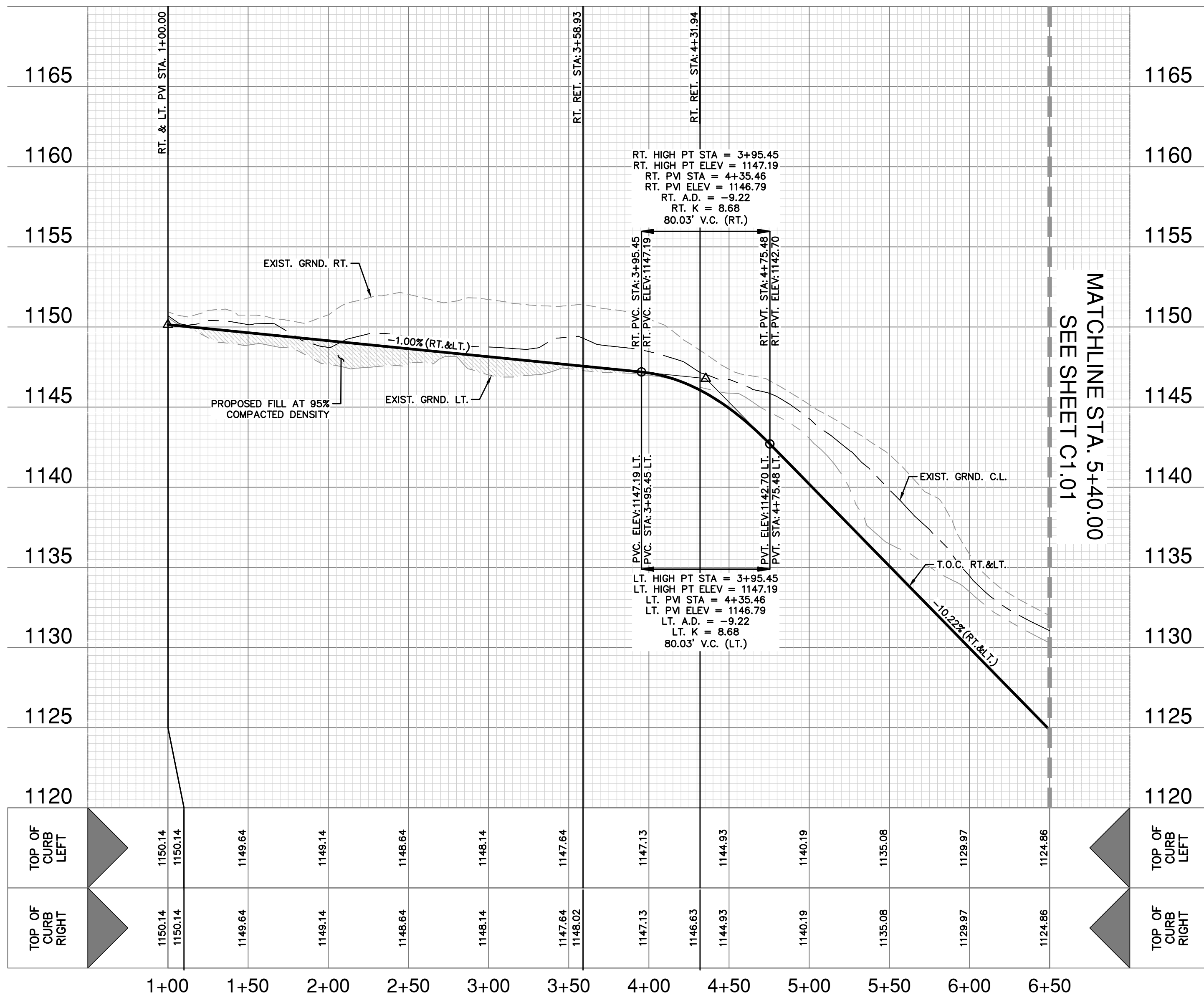






LIVE OAK VALLEY
(STA. 1+00.00 TO STA 6+50.00)

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



LOCATION MAP

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

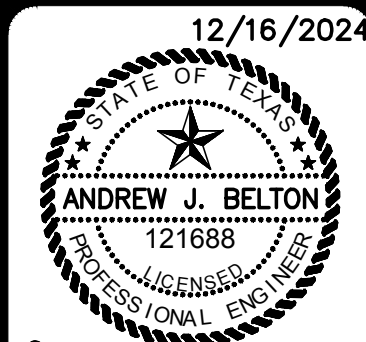
CAUTION !!!

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.

DATE	
NO. REVISION	



12/16/2024

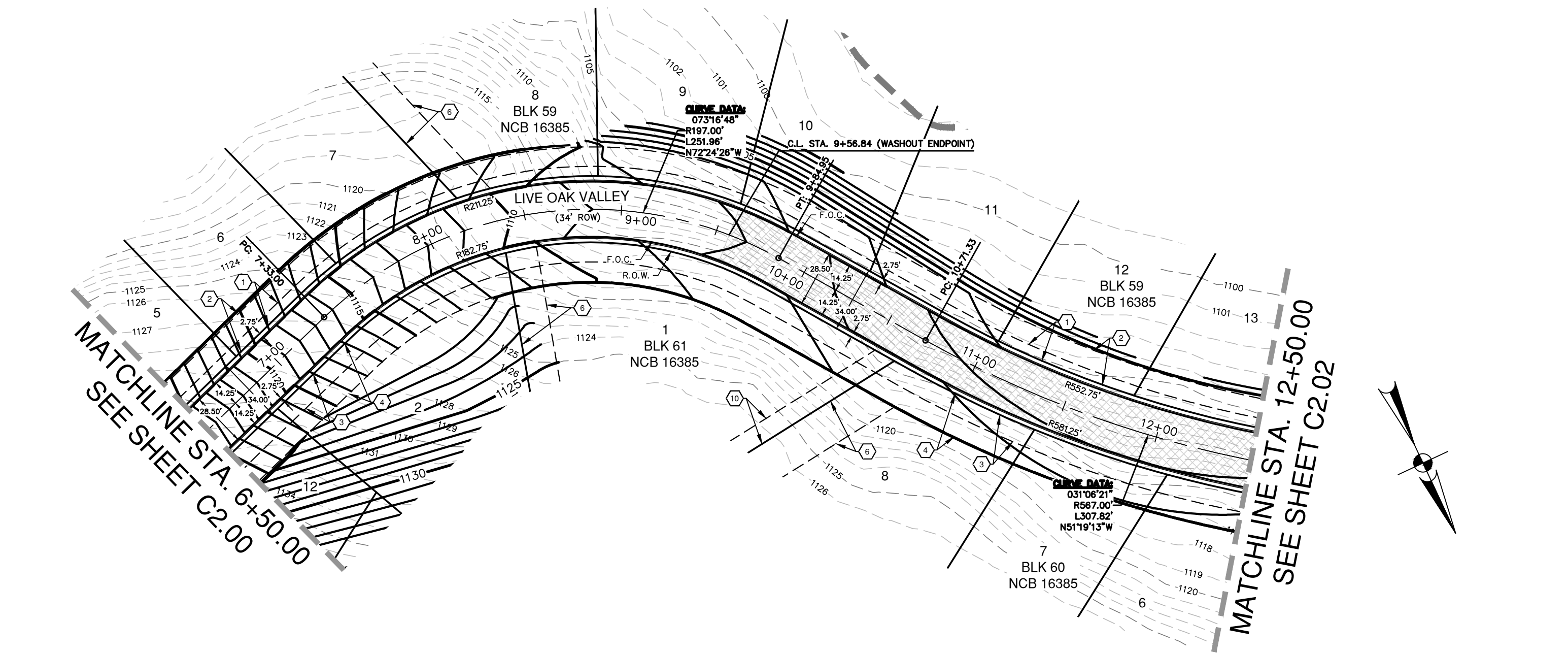
PAPE-DAWSON
ENGINEERS

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

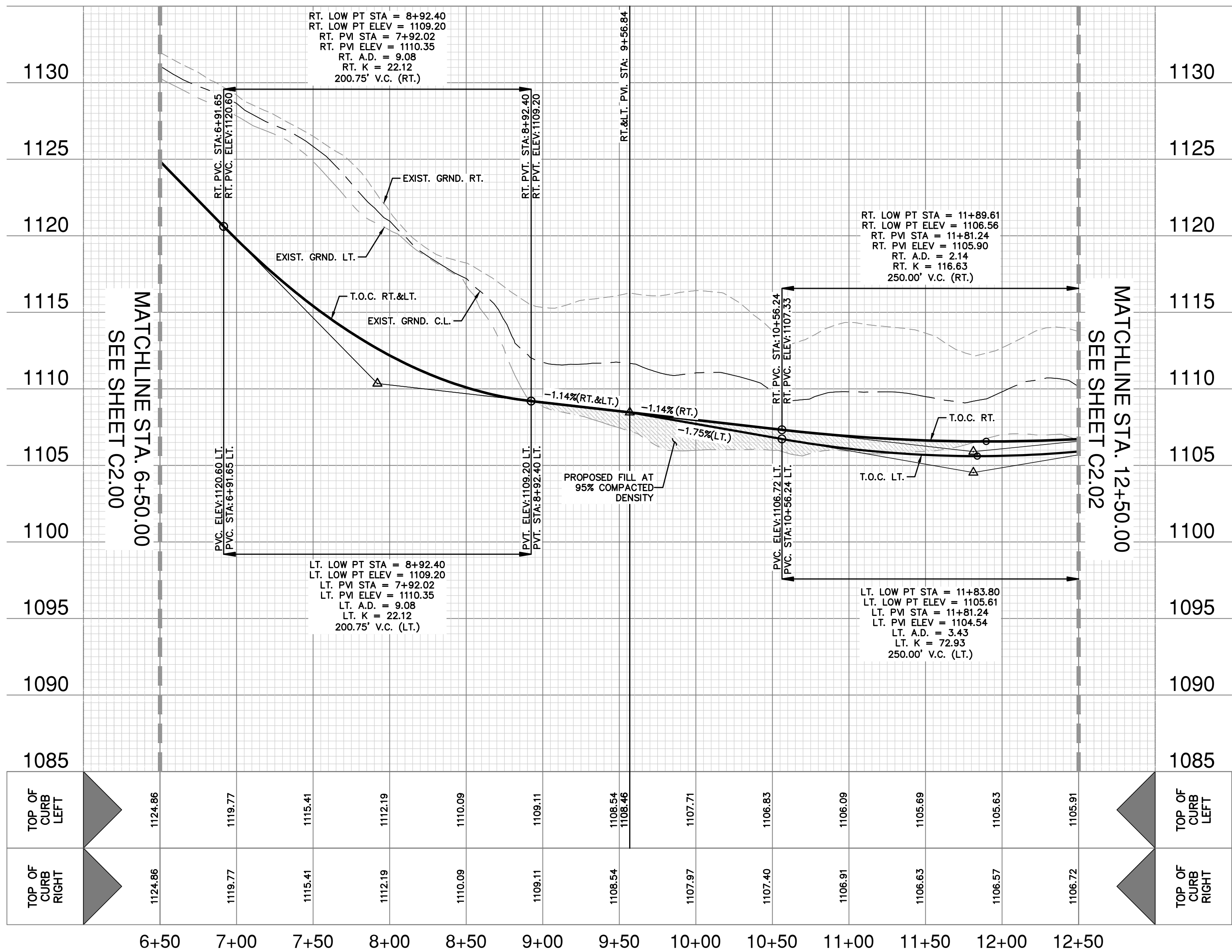
LIVE OAK VALLEY ~ 1+00.00 TO 6+50.00
STREET PLAN & PROFILE

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

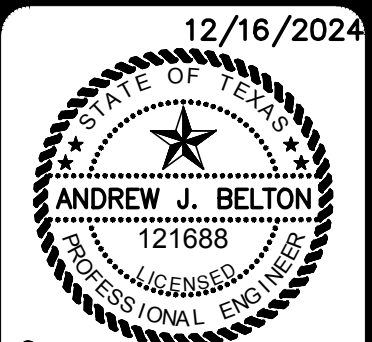
CAUTION !!!

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.
- 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

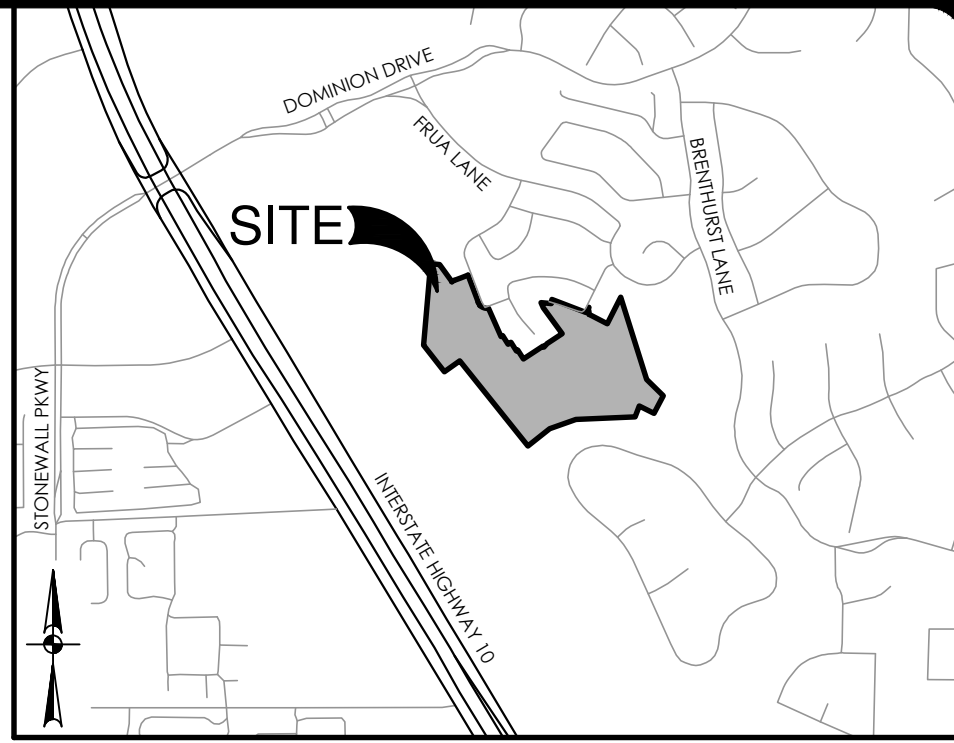
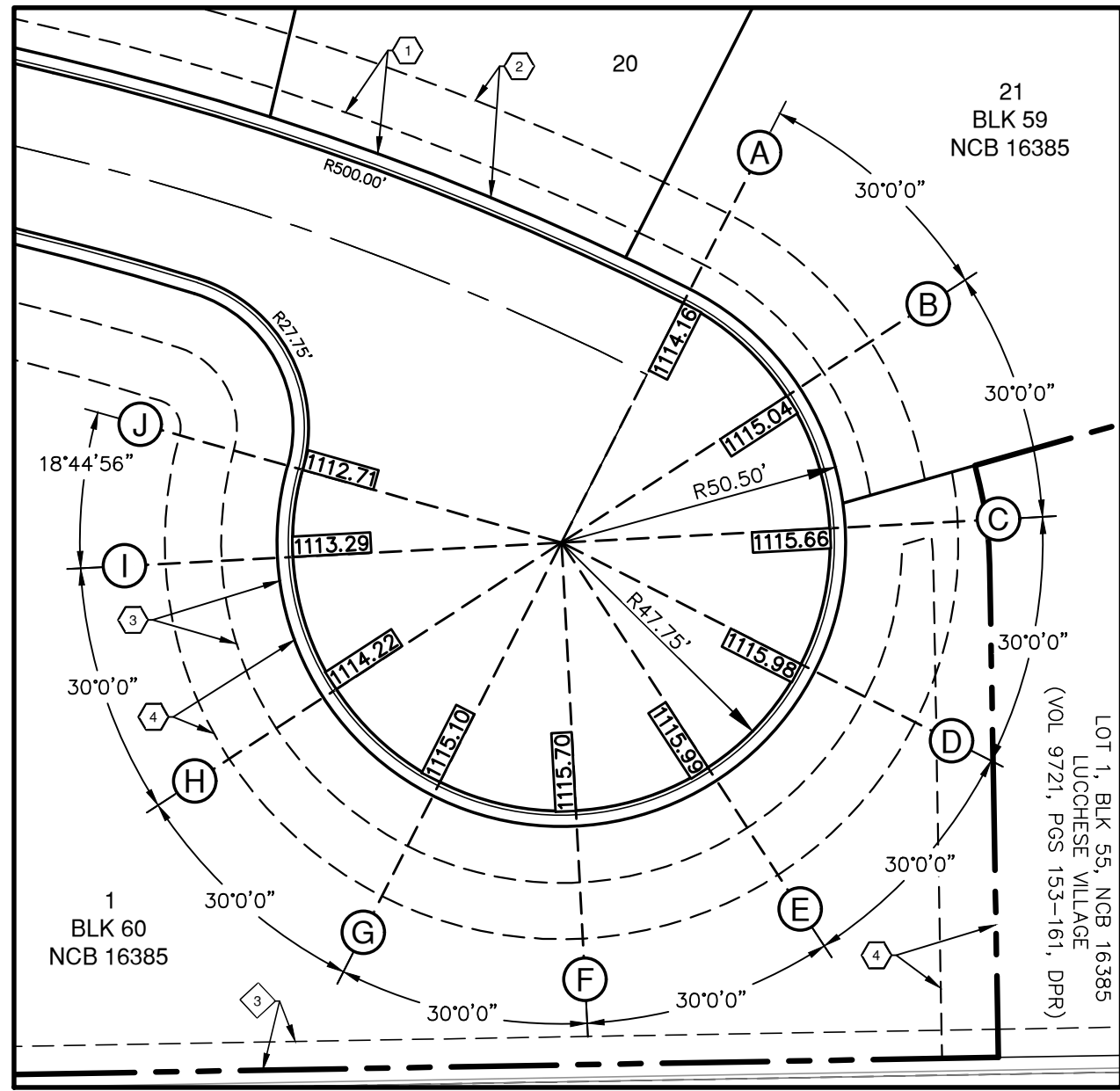
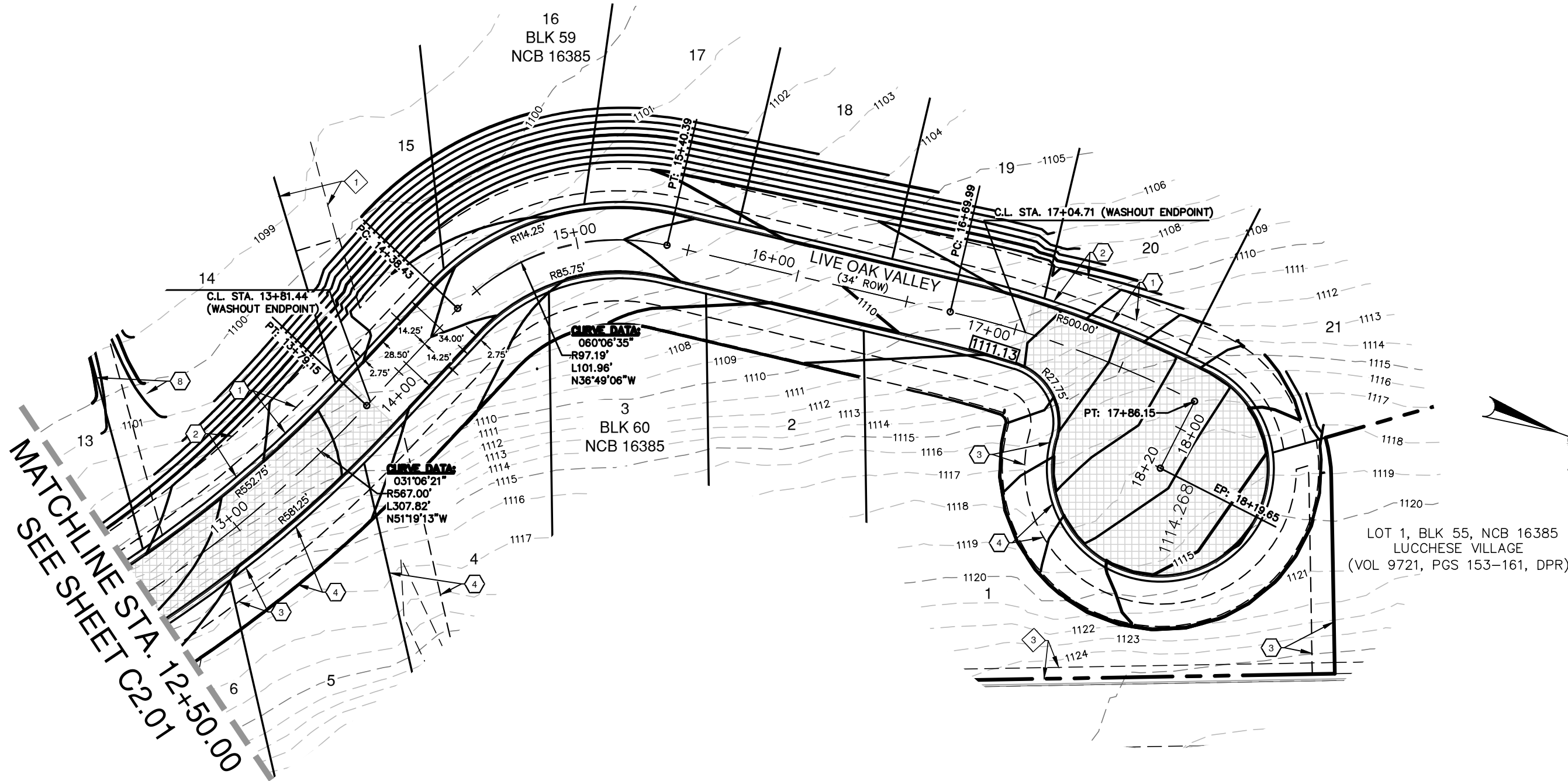
PAPE-DAWSON
ENGINEERS

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



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	XXX.XX
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' GETTV ESMT (PLAT NO. 22-11800356)
- 5' WATER ESMT
- 15' GETTV ESMT
- 10' WATER ESMT
- 20' GETTV ESMT
- 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- VARIABLE WIDTH DRAINAGE ESMT

CAUTION !!!

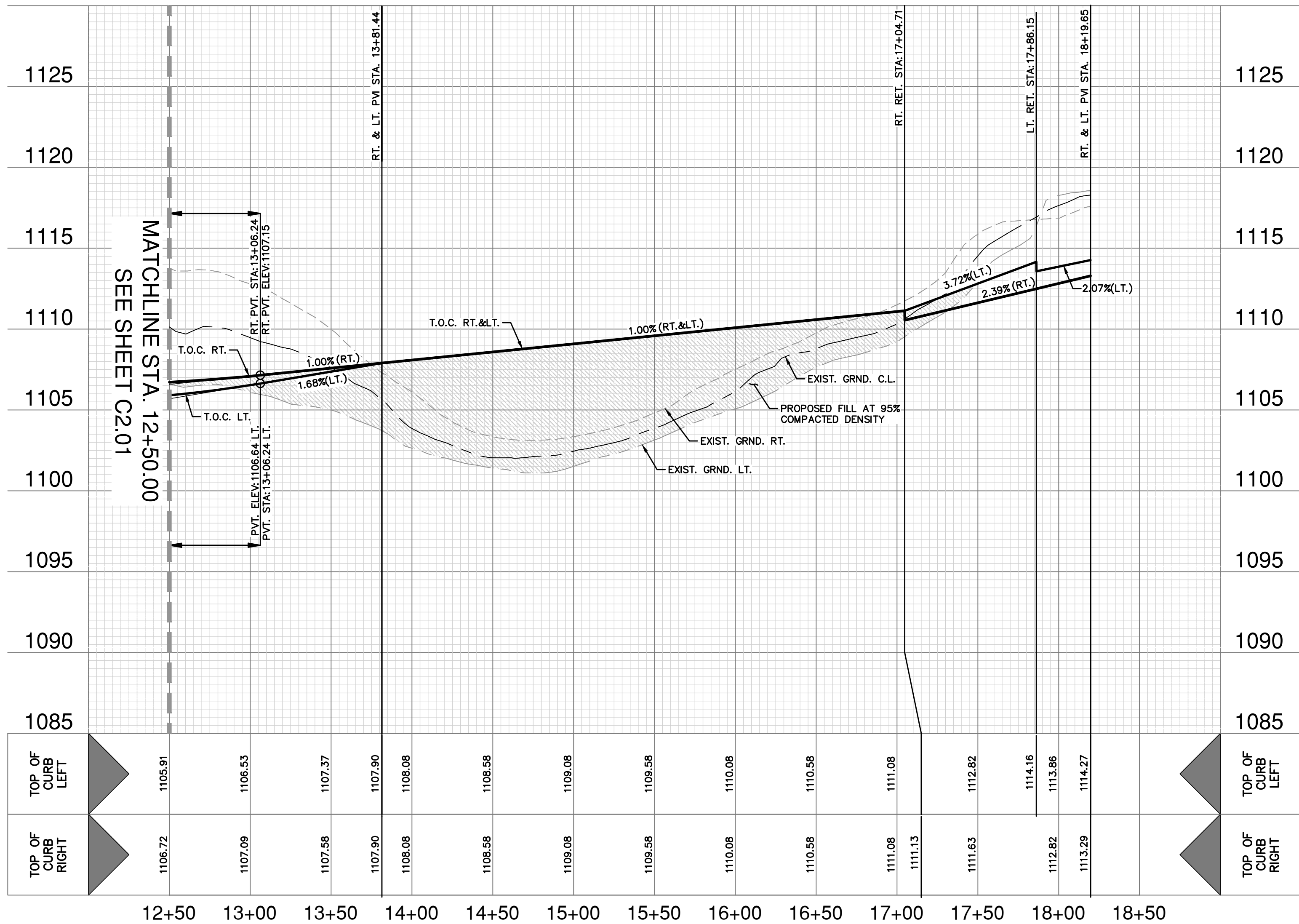
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER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

STREET NOTES:

- A BEXAR COUNTY R.O.W. PERMIT MUST BE OBTAINED BEFORE WORKING IN FIELD. 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.

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

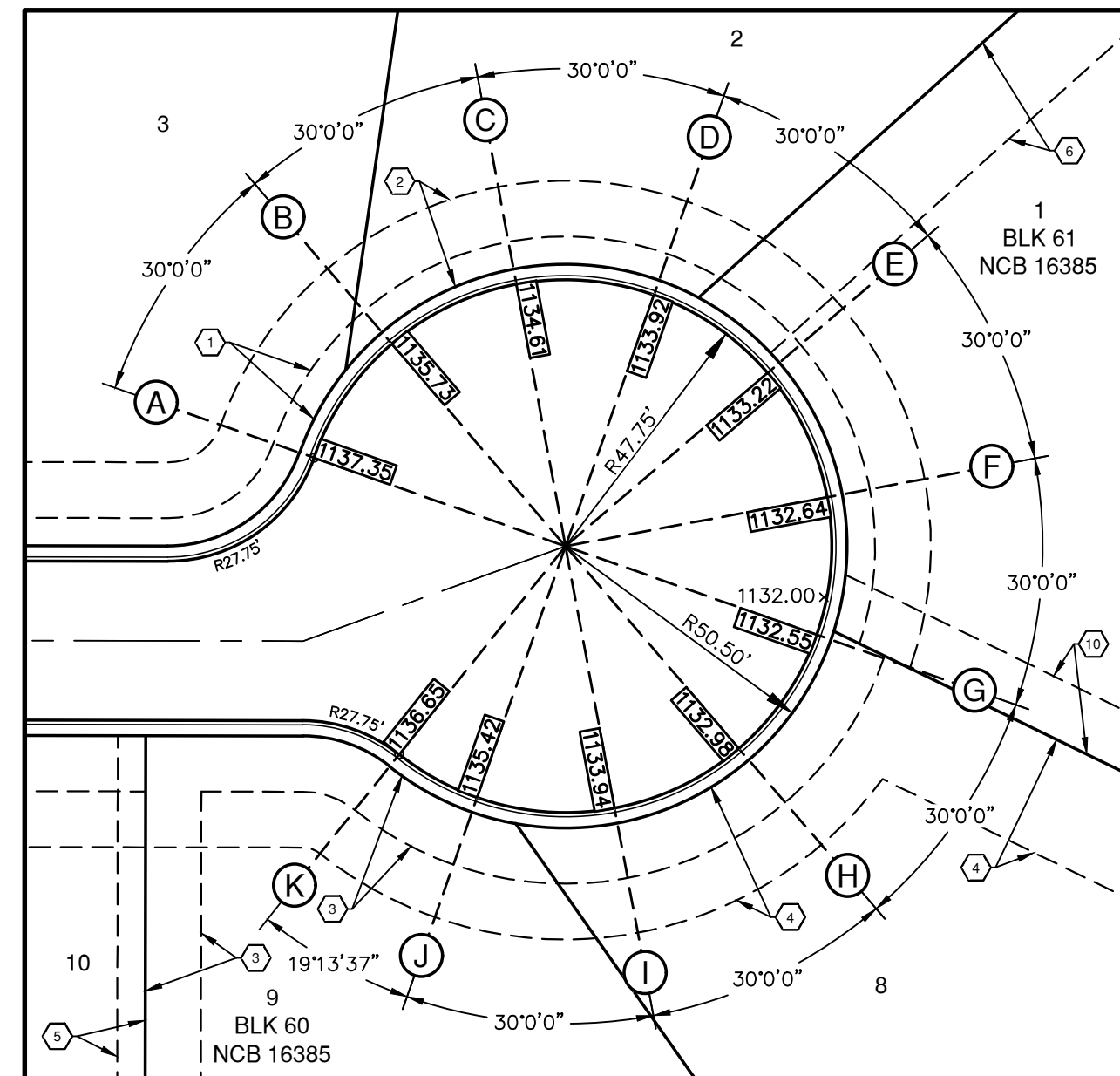
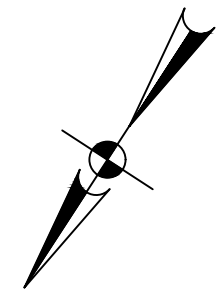
HORIZONTAL SCALE 1" = 50' H
VERTICAL SCALE: 1" = 5' V



THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

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

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK, DRAWN AA
SHEET C2.02



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)

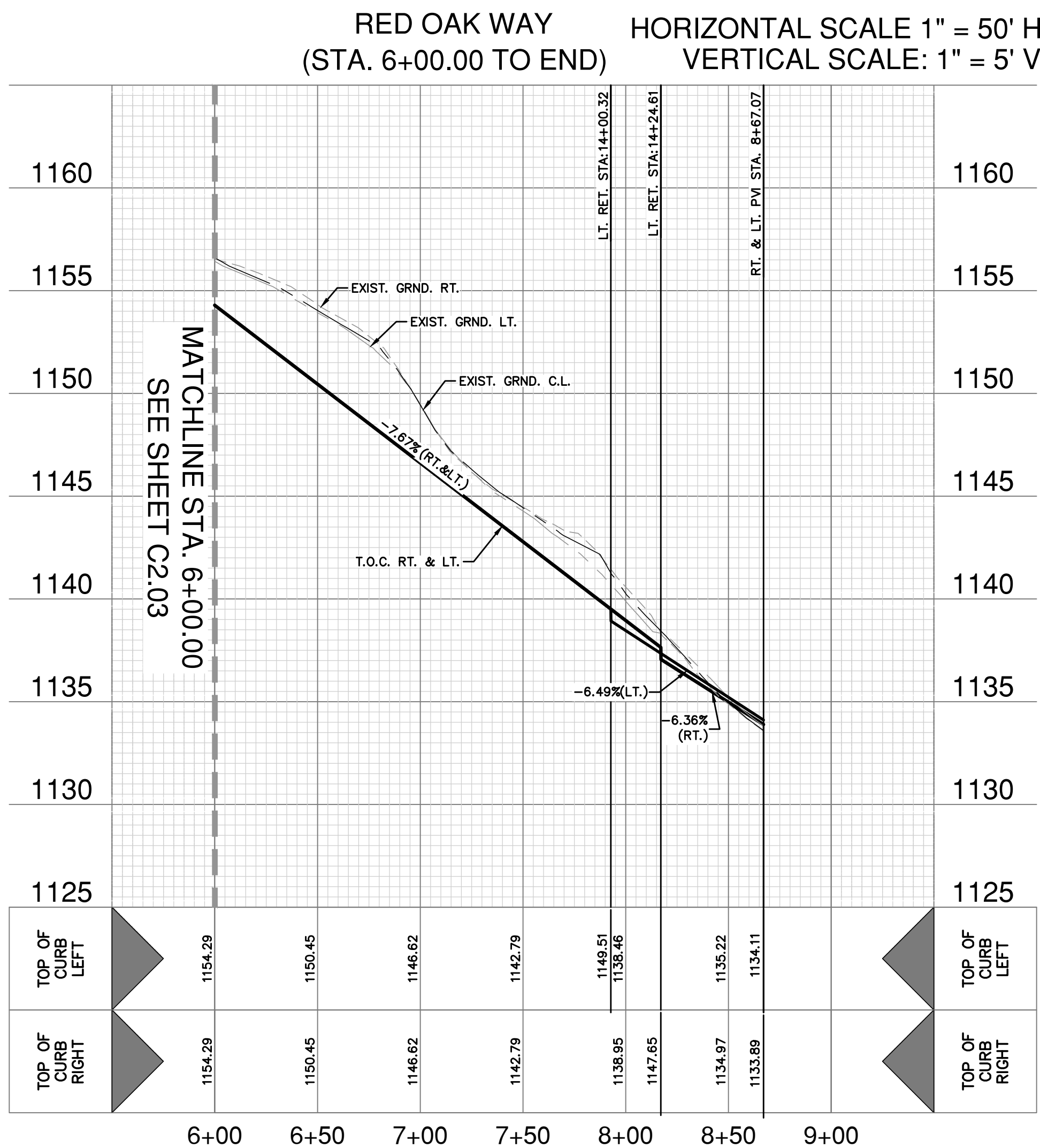
ADDRESS:
2 LIVE OAK VALLEY
ANTONIO, TX 78257

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	- 970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	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	

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
10	10' DRAINAGE ESMT

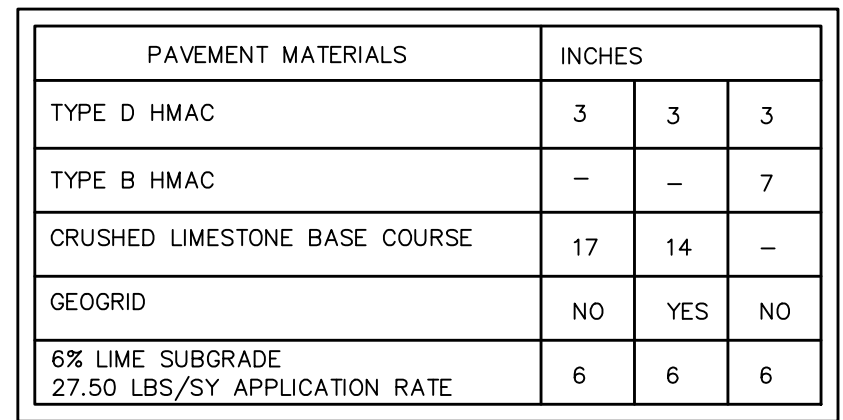
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER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

1. 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 SHALL BE COMMANDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN, IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER FIRST TO CONTINUING WORK.
3. 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.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT OR OTHER CONFLICT DRIVEWAY LOCATION IS SUBJECT TO CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB, RAMP, DRAINAGE STRUCTURE OR OTHER CONFLICT DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LENGTH DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITIES LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. 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 LOTS. REFER TO SHEET C3.00 FOR LOCATIONS OF SIDEWALK CONSTRUCTION.
8. FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.5 AND A MAXIMUM OF 20. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LINE APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE CITY OR COUNTY GUIDELINES.





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

GENERAL NOTES

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 (207-7720) CONSTRUCTION INSPECTION AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, 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, DEGREASED, AND HAVE AN ALDOLINE 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.

TYPICAL GROUND SIGN INSTALLATION

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

SIGN AREA
(REFER TO TABLE A)

24" (MIN.)
FROM THE EDGE
OF PAVEMENT
OR CURB

24" X 2" (14 GAUGE)
2-1/4" X 2-1/4" (14 GAUGE)

3/8" X 1/2" DRIVE RIVET

DRIVE RIVET

CORNER BOLT, FLANGED WASHER NUT

NATURAL GROUND

GALVANIZED SQUARE ANCHOR STUB

TOP 12" OF ANCHOR STUB MUST BE COVERED WITH TAPE TO KEEP POST FREE OF CEMENT.

CLASS C CONCRETE FOOTING (MIN. 1 CU. FT.)

6" X 3/8" DIA. STEEL PIN OR DISBURGE END OF ANCHOR

VIEW K-K

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58688 ON 02/06/08 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

TABLE A

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

FEBRUARY 2006

CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

GENERAL NOTES AND GROUND SIGN MOUNTING

SHEET 1 OF 4

N. SUBMITAL PROJECT NO. _____ DATE _____

DRAWN BY: A.F.B. CHECKED BY: E.N.M. (CHD BY: J.S.E./E.N.M.) SHEET NO. _____ OF _____

9" D3 - STREET NAME SIGN

HWY B, C, OR D
FONT STYLE

BLUE BACKGROUND

WHITE LETTERS, NUMBERS, & ARROWS

5/32" WHITE BORDER

1 1/2"

9"

1700

1600

9"

HWY D FONT
BLACK LETTERS

2"

7/8"

0.2" BLACK BORDER

YELLOW BACKGROUND

BLACK ARROW

NEW 9" D3 W / DEAD END OR NO OUTLET SIGNAGE

TABLE - D3 SIGNS

A	B	C	D	E	F	T
24"	9"	1 1/2"	3/4"	8"	12"	0.125"
30"	9"	1 1/2"	3/4"	8"	15"	0.125"
36"	9"	1 1/2"	3/4"	8"	18"	0.125"
42"	9"	1 1/2"	3/4"	8"	21"	0.125"
48"	9"	1 1/2"	3/4"	8"	24"	0.125"
54"	9"	1 1/2"	3/4"	8"	27"	0.125"

NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.

HEIGHT

9" (228 mm)

LENGTH

24" (600 MM) MIN.
54" (1350 MM) MAX.
8" (150 MM) INCREMENTS OF LENGTH

THICKNESS

0.125" (3MM)

SUBSTRATE

ALUMINUM ALLOY,
5052-H38 (ASTM B-209)
GOLD CHROMATE FINISH

SIGN FACE MATERIALS

BLUE FILM OVER
HIGH INTENSITY
FP-85, SECTION 718
AND L-S-300C

LEGENDS AND SYMBOLS

SERIES D (USUAL)
SERIES C OR B FOR
MAXIMUM LENGTH
SIGN BLANK,
IF NECESSARY

COLOR

WHITE LEGEND ON
BLUE BACKGROUND

LETTER TRACKING

10%

FACE OF CURB OR
EDGE OF PAVEMENT

90°

REGULATORY,
QUIRK OR
PROHIBITION
SIGN

NO PARKING
ANYTIME SIGNS

60°

ONE-WAY SIGNS OR
LARGE ARROWS SIGN

NOTE:
(2) ONE-SIDED D3 SIGNS
ARE REQUIRED FOR EACH
DIRECTION OF TRAFFIC ON
EACH POLE.

D3 SIGN TO POLE INSTALLATION

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58688 ON 02/06/08 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

JULY 2010

CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

D3 STREET NAME SIGN
AND SIGN MOUNTING

SHEET 2 OF 4

N. SUBMITAL PROJECT NO. _____ DATE _____

DRAWN BY: A.F.B. CHECKED BY: E.N.M. (CHD BY: J.S.E./E.N.M.) SHEET NO. _____ OF _____

OCTAGONAL

A	B	C	T
24	3	18	0.080
30	3	24	0.080
36	3	30	0.100

DIAMOND (A)

A	B	C	T
18	9	11/2	0.080
24	12	11/2	0.080
30	15	11/2	0.080
36	18	11/2	0.100

DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100

CIRCLE

A	B	T
18	15	0.100

PENTAGON (SCHOOL)

A	B	C	D	T
36	24	3	2 1/4	0.100

EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100

ISOSCELES TRIANGLE

A	B	C	D	E	T
48	30	11/2	12	17/8	0.080
48	36	9	15	2 1/4	0.100

SQUARE (A)

A	B	C	D	T
18	11/2	15	11/2	0.080
24	3	18	11/2	0.080
30	3	24	11/2	0.100

SQUARE (B)

A	B	C	D	E	F	T
48	6	36	9	30	3	0.100

VERTICAL/HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
12	18	11/2	18	11/2	11/2	9	0.080
12	36	3	30	11/2	11/2	9	0.080
18	24	11/2	21	11/2	11/2	15	0.080
24	30	3	24	11/2	3	18	0.080
24	36	3	30	11/2	3	18	0.080
24	48	6	36	11/2	6	18	0.080
30	36	3	30	11/2	6	24	0.080

HORIZONTAL RECTANGLE

A	B	C	D	E	F	T
6	12	1	4	1/4	0.080	
6	18	1	4	1/4	0.080	
20	36	11/2	17	11/2	0.080	

VERTICAL RECTANGLE

A	B	C	D	E	F	G	T
48	60	6	48	9	30	3	0.100

HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
48	24	2	20	2	44	17/8	0.100
48	36	3	30	3	42	2 1/4	0.100
60	24	2	20	2	36	11/2	0.100
60	36	3	30	3	34	2 1/4	0.100
48	30	3	24	3	42	17/8	0.100
60	30	3	24	3	34	17/8	0.100

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58688 ON 02/06/08 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

FEBRUARY 2006

CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

GROUND MOUNTED
SIGN SIZES

SHEET 3 OF 4

N. SUBMITAL PROJECT NO. _____ DATE _____

DRAWN BY: A.F.B. CHECKED BY: E.N.M. (CHD BY: J.S.E./E.N.M.) SHEET NO. _____ OF _____

15" METRO - STREET NAME SIGNS

LENGTH VARIES (SEE TABLE BELOW)

1/4" WHITE BORDER

WHITE LETTERS, NUMBERS & ARROWS

BLUE BACKGROUND

17/8" R

15" METRO w/CITY SKY LINE

12"

BLACK LOGO & LETTERING

WHITE BACKGROUND

BLACK LOGO & LETTERING

PEDESTRIAN PUSHBUTTON SIGNS

5"

7 3/4"

1/4" R

R10-4b(R)

R10-4b(L)

LEFT TURN SIGNAL

R10-10
*(30" X 36")

LEFT TURN YIELD ON GREEN

R3-5L
*(30" X 36")

R10-9
*(30" X 24")

R10-12
*(30" X 36")

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58688 ON 02/06/08 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

FEBRUARY 2006

CITY OF SAN ANTONIO

DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

METRO STREET NAME SIGN
AND SIGN PLACEMENT

SHEET 4 OF 4

N. SUBMITAL PROJECT NO. _____ DATE _____

DRAWN BY: A.F.B. CHECKED BY: E.N.M. (CHD BY: J.S.E./E.N.M.) SHEET NO. _____ OF _____

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

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.21

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

12/16/2024
ANDREW J. BELTON
121688
PROFESSIONAL ENGINEER
A-J-B

NO. REVISION
DATE



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 78251
LOTS 1-12, BLOCK 61, N.C.B. 16385	
(PLAT NO. 23-11800417)	



SCALE: 1"= 60'

60' 120' 180'

PROPERTY LINE

EXISTING OVERHEAD ELECTRIC

EXISTING WATER LINE

PROPOSED WATER MAIN

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING STORM DRAINAGE

PROPOSED STORM DRAINAGE

FLOW

MANHOLE

SS

CURB INLET

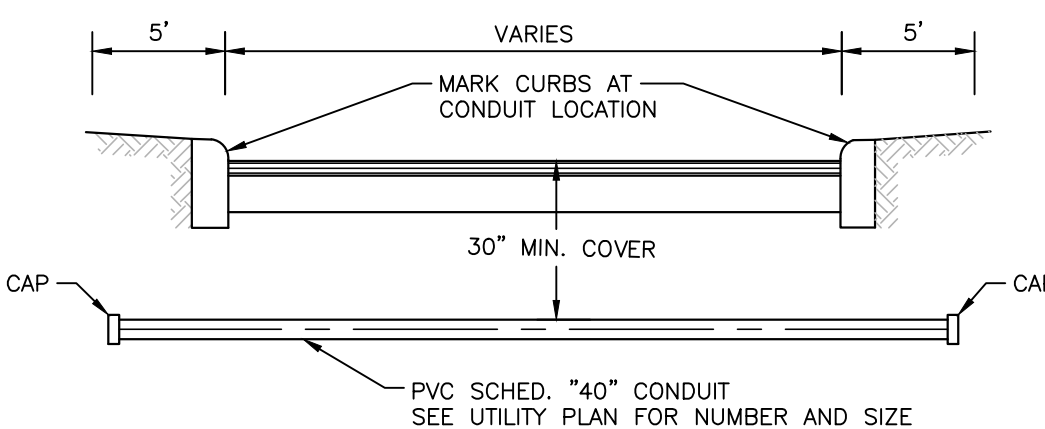
JUNCTION BOX

GRATE

*ALL DISTURBED AREAS TO BE REVEGATATED

REFERENCE SHEET C0.10 FOR NOTES

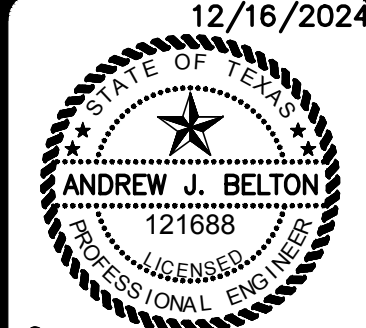
1	VARIABLE WIDTH ELECTRIC ESMT (VOL 14223, PGS 215-228, DPR)
2	VARIABLE WIDTH DRAINAGE ESMT (VOL 9563, PGS 132-137, DPR)
3	VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4	VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, DPR)
5	5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6	5' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)
7	5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8	5' GETCTV ESMT (BY SEPARATE INSTRUMENT)
9	28" ELECTRIC ESMT (VOL 20001, PGS 1333, DPR)
10	10' WATER ESMT (PLAT NO 22-11800356)



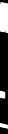
CONDUIT NOTES

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURY OF 30 INCHES.
3. ALL CONDUIT SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. 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.

NOT-TO-SCALE



AB



**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

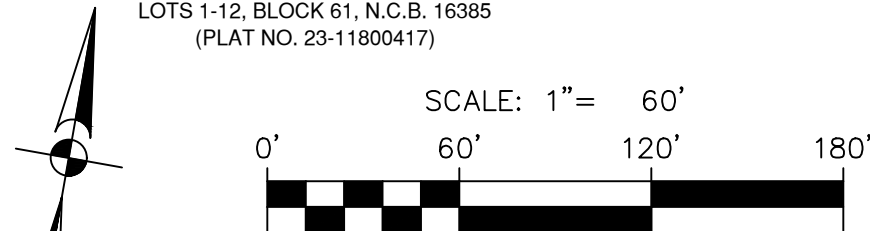
OVERALL UTILITY PLAN

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



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 78251
LOTS 1-12, BLOCK 61, N.C.B. 16385	
(PLAT NO. 23-11800417)	



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

Legend symbols include: dashed red line (ONE), dashed blue line (W), solid blue line, green line with circles (SS), green line with arrows (FLOW, MANHOLE), purple dashed line with circles (CURB INLET, JUNCTION BOX, GRATE), and a north arrow.

[illegible]

REFERENCE SHEET C0.10 FOR NOTES.

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.

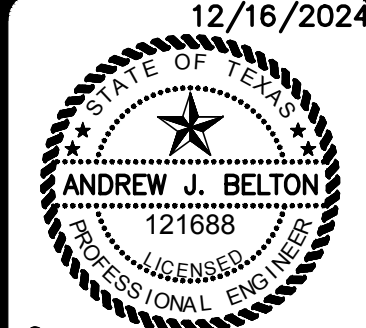
LOT **900-902**, BLOCK **60**, NCB **16385**, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

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

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 ELECTRICAL, 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 A "602" DIG-TEST AT A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE 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.

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 AREA AND PROVIDE THE WINN-DIXIE STORES, INC. WITH THE RESULTS OF THE 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 FRENCH EXCAVATION SAFETY PROTECTION FOR THE PROJECT WITHIN THE WINN-DIXIE STORES, INC. PROJECT AREA. EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A FRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA REGULATIONS AND PROVIDE THE WINN-DIXIE STORES, INC. WITH THE RESULTS OF THE WORKING IN AND AROUND TRENCH EXCAVATION.

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. 23-1180041
NUMBER OF LOTS 55 SAWS JOB NO. XX

[illegible]

AB

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

WAKES 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

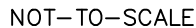
(LAST REVISED JANUARY 2022)

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:

1. A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 16 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER"; TAC TITLE 30 PART 1 CHAPTER 290.
- B. CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
- C. CURRENT "SAN ANTONIO UTILITY SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
- D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION".
- E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY THE CONSULTANT OF THE REQUIRED PERMIT. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS, WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS-CENTER/SPECS, UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION (CID) TO OBTAIN A FIELD VISITATION TO THE PROJECT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS WILL BE DETERMINED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN OR PURCHASE THE 7 BUSINESS DAYS BEFORE LOCATIONS REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
 - SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
 - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-4840
 - COSA TRAFFIC SIGNAL DAMAGES (210) 206-3951
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEVAX COUNTY AND ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAN PERMIT.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSWORK@SWS.ORG.

WEEKEND WORK: CONTRACTORS ARE REQUESTED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSWORK@SWS.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 CONDUCTED AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSELY BY PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED UNLESS THE CONTRACTOR PROVIDES THE TESTING AND IS CERTIFIED 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 CONTRACTOR'S START DATE. THE CONTRACTOR SHALL 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 CORRECTLY.
 - 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) REPAIRS, CAPS, TEES, CROSSES, VALVES, AND SPECIALTY WASTE 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 A SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
3. VALVE REMOVAL: CONTRACTOR IS REQUIRED TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG (NSP).
4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: CAPS, TEES, PLUGS, CAPS, TEES, CROSSES, VALVES, AND SPECIALTY LOCATIONS WHERE THE GROUND LEVEL 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-RESTRAINING ANCHORAGE OR THRUST BLOCKING TO PROTECT HIS/HER 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).
5. PIPE DISINFECTION WITH DRY HT FOR PROJECTS LESS THAN 800' LINEAR FEET. (ITEM NO. 847.3); MAINS SHALL BE DISINFECTED WITH DRY HT WHEN 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 MEASURES TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.





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 78251
LOTS 1-12, BLOCK 61, N.C.B. 16385	
(PLAT NO. 23-11800417)	

LEGAL DESCRIPTION:
 LOTS 1-21, BLOCK 59, N.C.B. 1638;
 LOTS 1-22, & 901-902, BLOCK 60, N.C.B.
 LOTS 1-12, BLOCK 61, N.C.B. 1638;
 (PLAT NO. 23-11800417)

ADDRESS:
902 LIVE OAK VALLEY
SAN ANTONIO, TX 78257



SCALE: 1" = 60'

0' 60' 120' 180'

PROPERTY LINE

EXISTING OVERHEAD ELECTRIC LINE

EXISTING WATER LINE

PROPOSED WATER MAIN

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

EXISTING STORM DRAINAGE

PROPOSED STORM DRAINAGE

FLOW

MANHOLE

SS

CURB INLET

JUNCTION BOX

GRATE

*ALL DISTURBED AREAS TO BE REVEGATATED

REFERENCE SHEET C0.10 FOR NOTES.

1	VARIABLE WIDTH ELECTRIC ESMT (VOL 14223, PGS 215-226, DPR)
2	VARIABLE WIDTH DRAINAGE ESMT (VOL 9563, PGS 132-137, DPR)
3	VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4	VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, DPR)
5	5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6	15' GETVCS ESMT (VOL 20002, PGS 297-304, DPR)
7	5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8	15' GETVCS ESMT (BY SEPARATE INSTRUMENT)
9	28' ELECTRIC ESMT (VOL 20001, PGS 1333, PR)
10	10' WATER ESMT (PLAT NO 22-11800356)

- | | |
|----|--|
| 1 | 20' GETTY ESMT
(PLAT NO 22-11800356) |
| 12 | 10' SANITARY SEWER ESMT
(VCL 351.5, PG 192-194, DPR) |
| 10 | 5' PRIVATE PERMEABLE DRAINAGE
AND LANDSCAPE ESMT
(PLAT NO 22-11800356) |
| 1 | 5' WATER ESMT |
| 2 | 15' GETTY ESMT |
| 3 | 10' WATER ESMT |
| 4 | 20' GETTY ESMT |
| 5 | 5' PRIVATE PERMEABLE DRAINAGE
AND LANDSCAPE ESMT |
| 6 | 12' SANITARY SEWER ESMT |
| 8 | VARIABLE WIDTH DRAINAGE ESMT |
| 8 | VARIABLE WIDTH DRAINAGE ESMT |
| 9 | VARIABLE WIDTH DRAINAGE ESMT |
| 10 | 10' DRAINAGE ESMT |



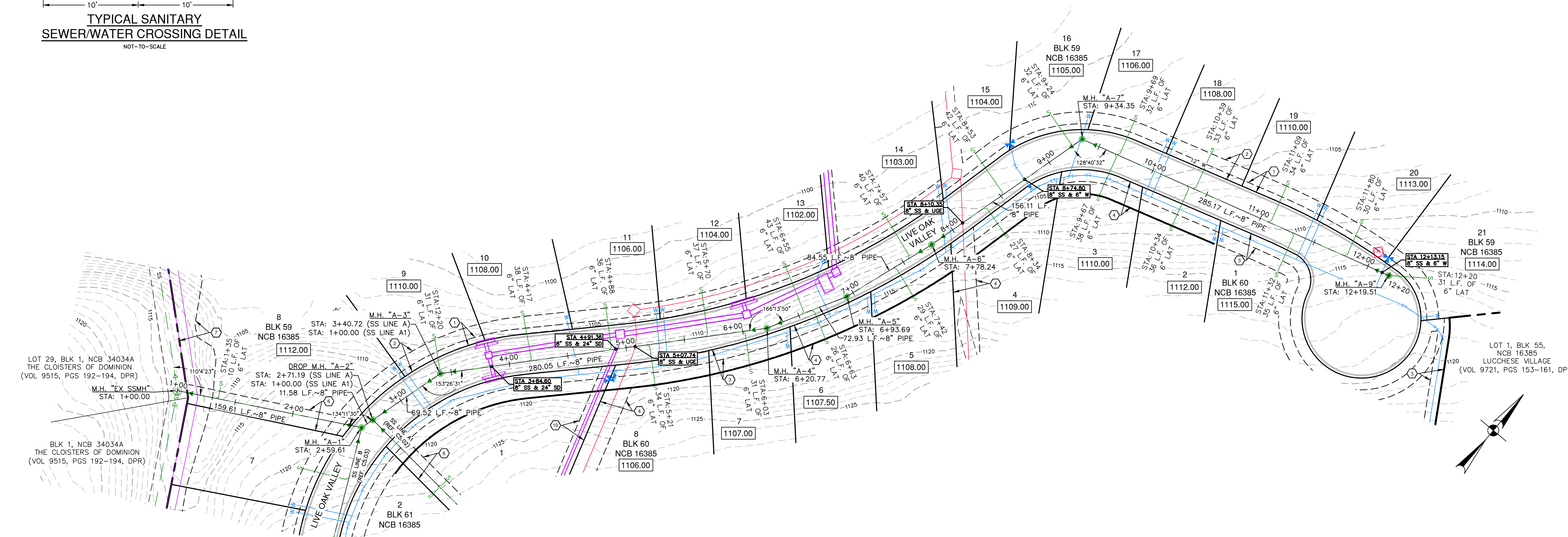
**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

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



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

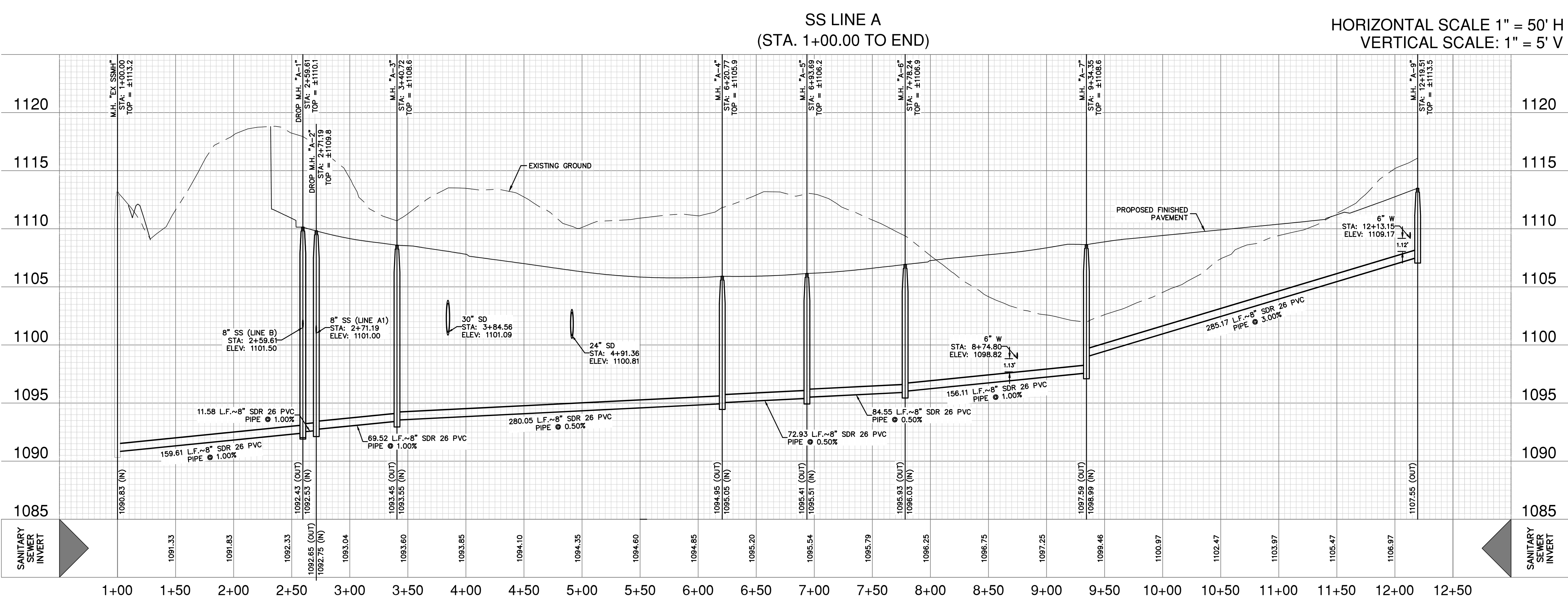
	PROPERTY LINE PROPOSED UNDERGROUND ELECTRIC PROPOSED WATER MAIN PROPOSED SINGLE WATER SERVICE
	PROPOSED FIRE HYDRANT EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER PROPOSED SANITARY SEWER LATERAL
	PROPOSED STORM DRAINAGE
	MIN. FINISHED FLOOR ELEVATION

*ALL DISTURBED AREAS TO BE REVEGATATED

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



ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

A. J. Belton

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228800

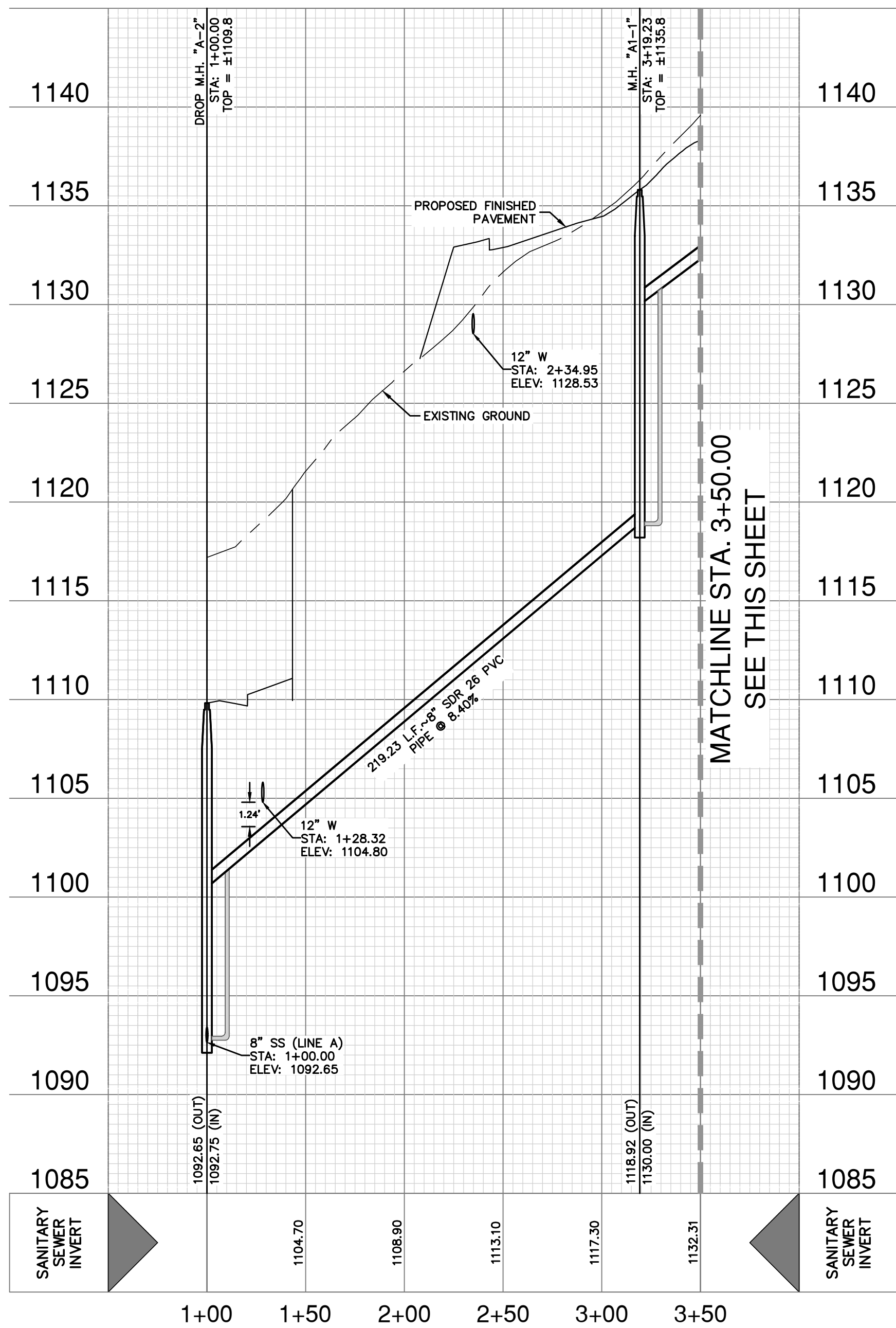
THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

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

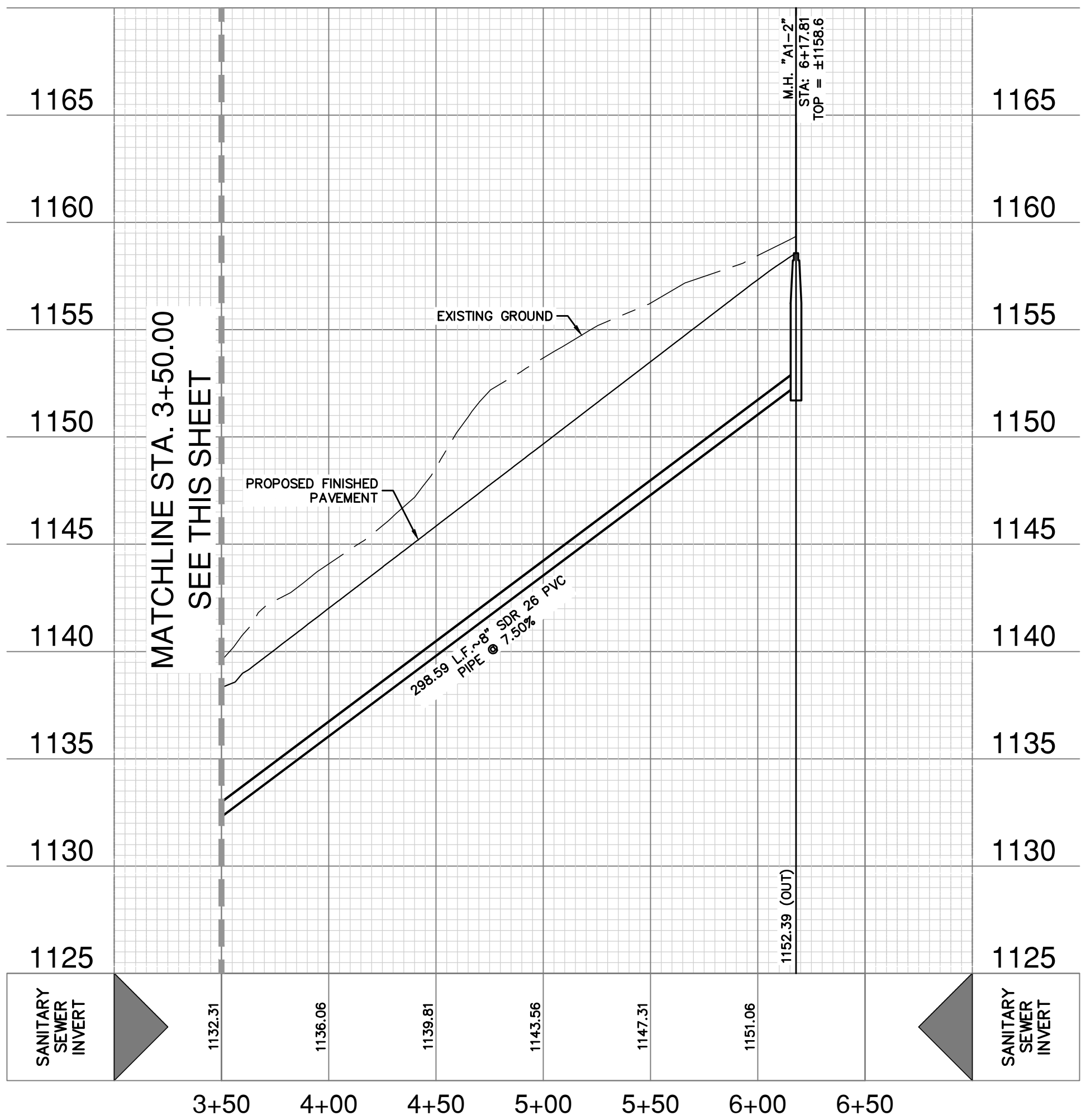
SS LINE A1
(STA. 1+00.00 TO 3+50.00)

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



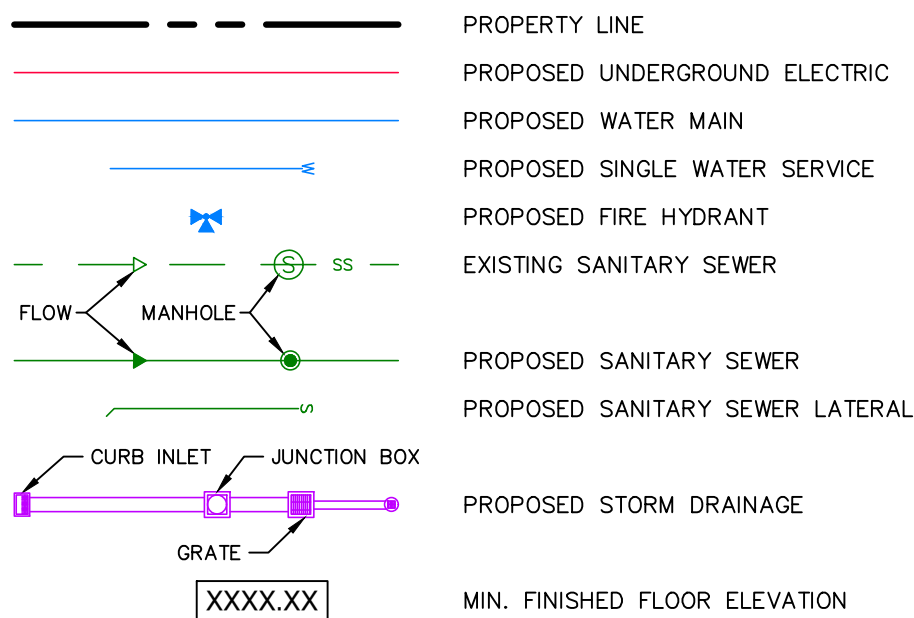
LOCATION MAP

NOT-TO-SCALE

LEGAL DESCRIPTION:
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)

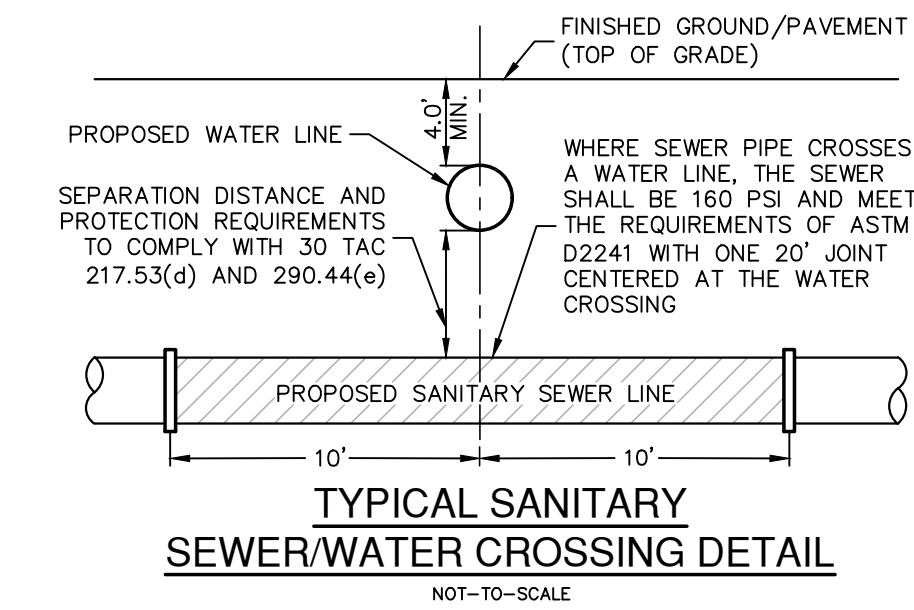
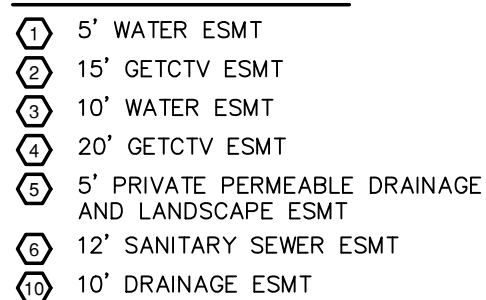
ADDRESS:
902 LIVE OAK VALLEY
SAN ANTONIO, TX 78257

LEGEND



*ALL DISTURBED AREAS TO BE REVEGETATED

KEY LEGEND



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:

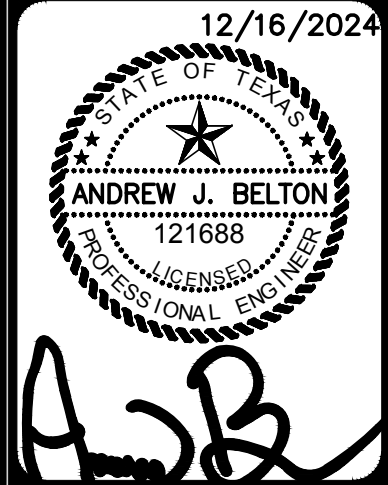
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL 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:

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



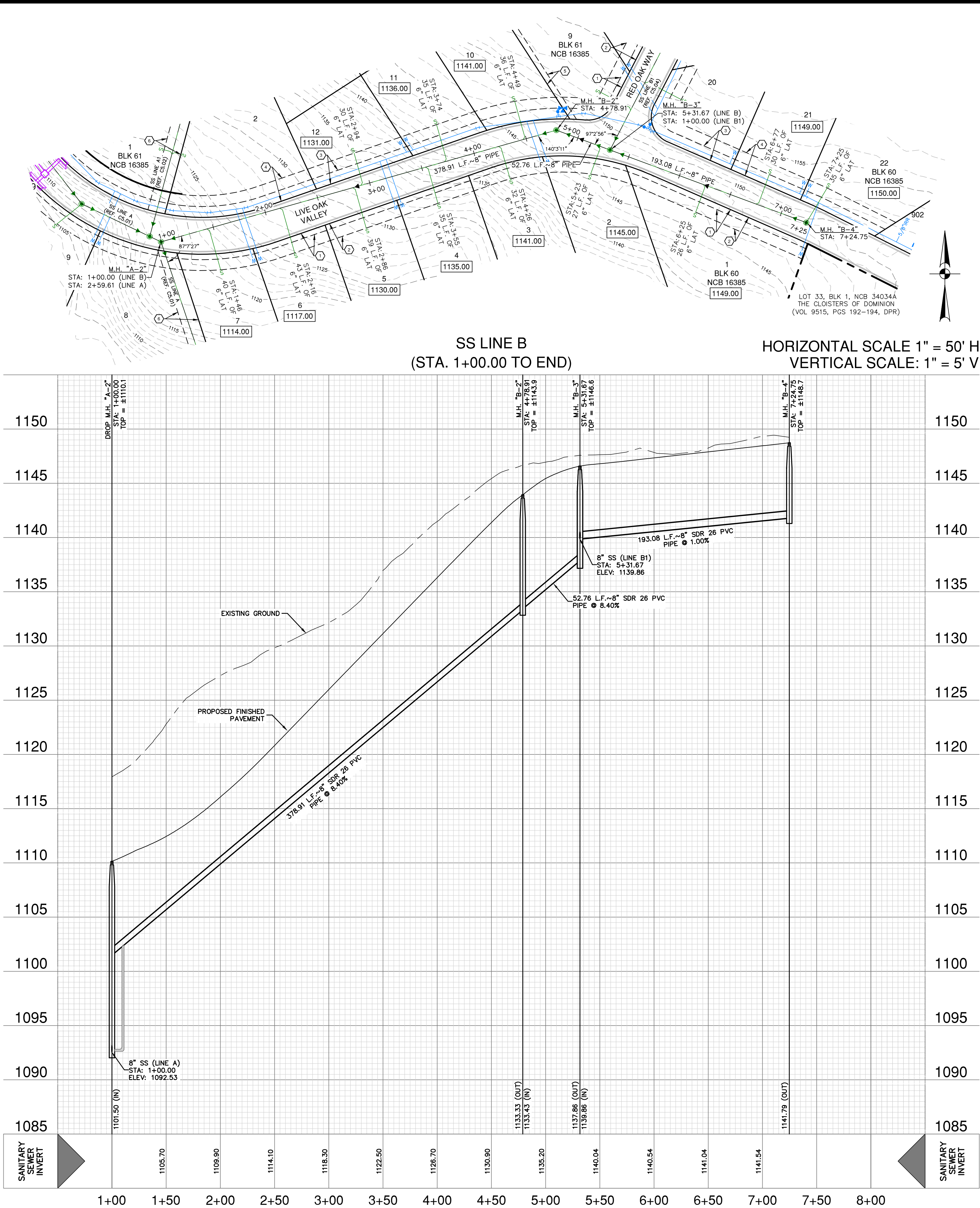
PAPE-DAWSON
ENGINEERS

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
DRAWN	AA
CHECKED	EK
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

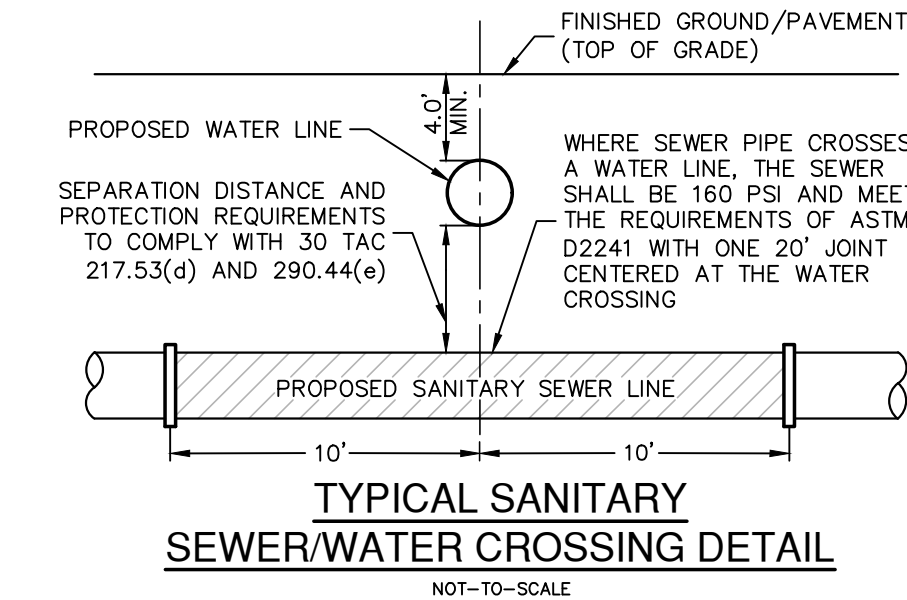
*ALL DISTURBED AREAS TO BE REVEGETATED

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 EASEMENT



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:

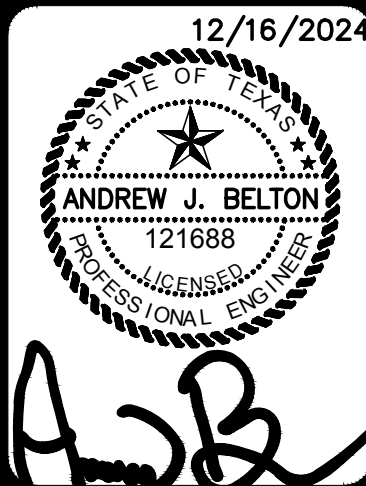
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL 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:

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



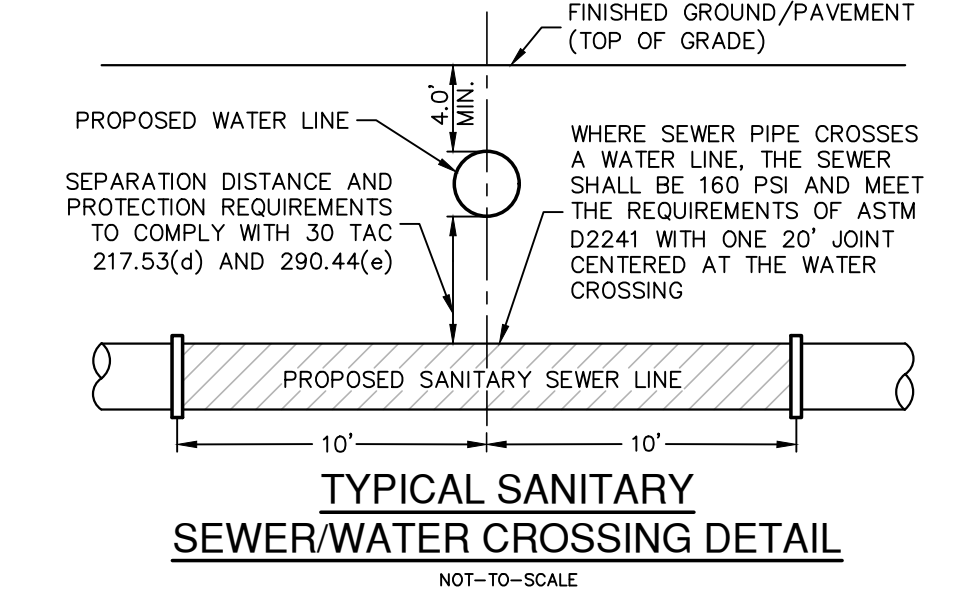
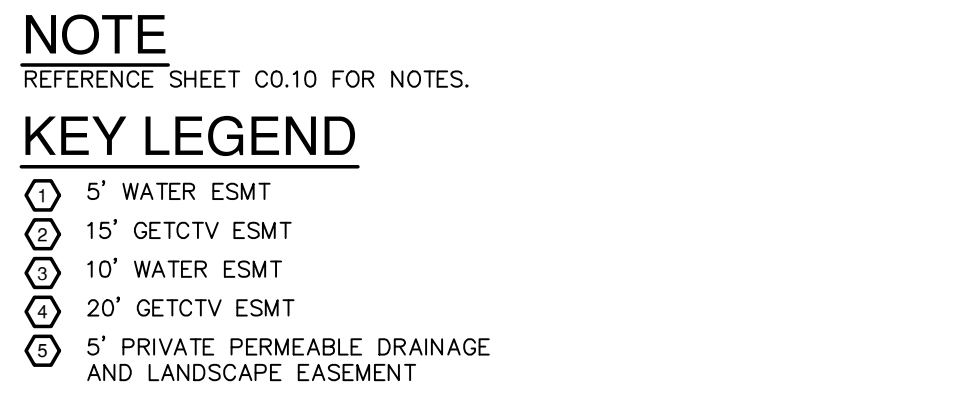
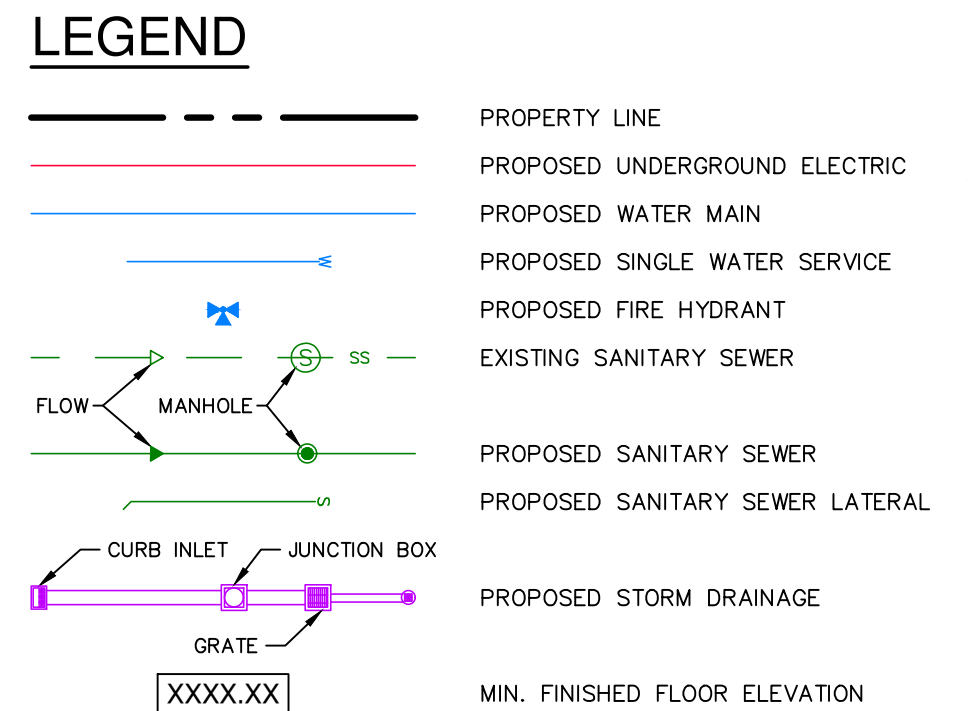
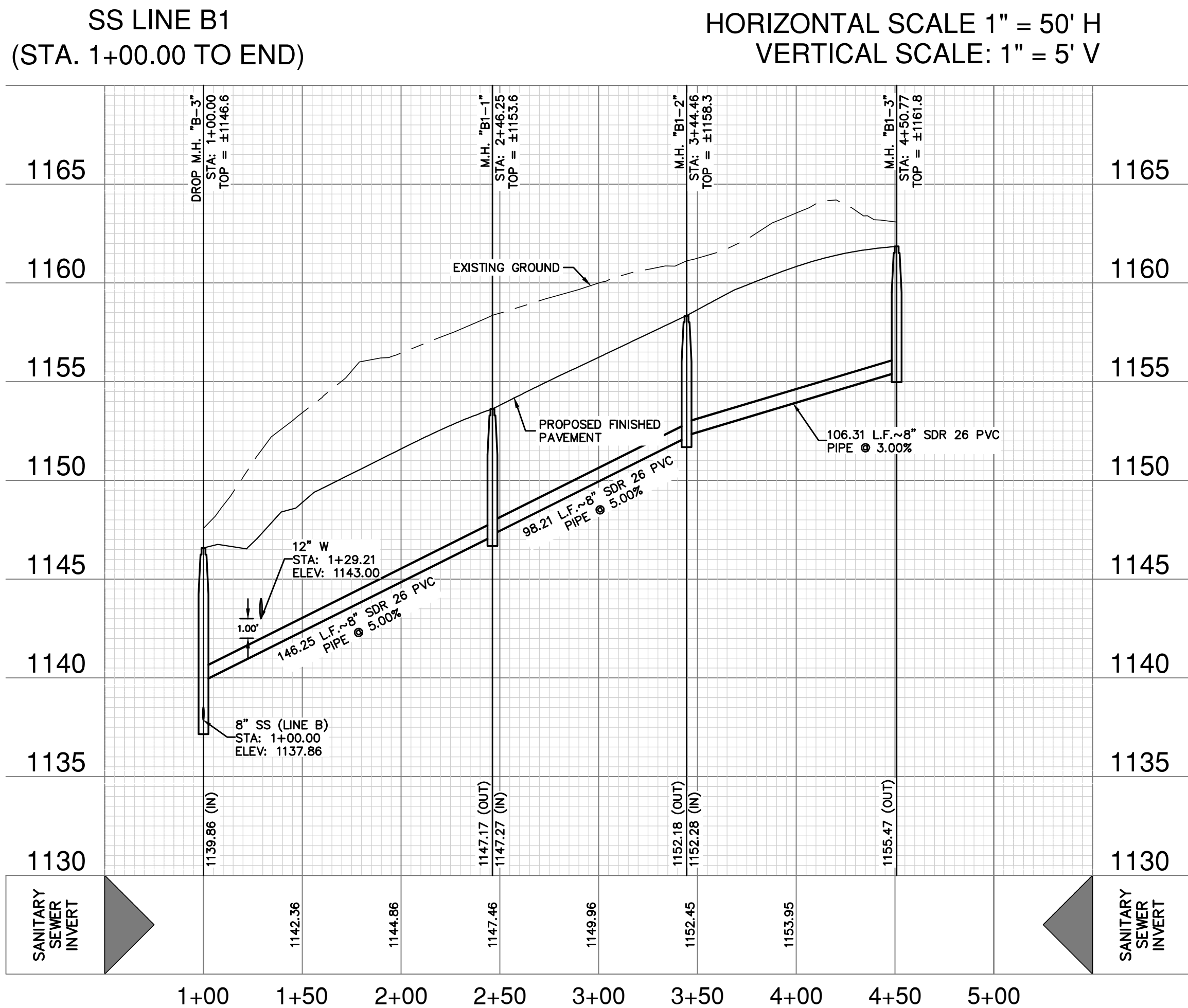
**PAPE-DAWSON
ENGINEERS**

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
DESIGNER	AA
CHECKED	EK, DRAWN AA
SHEET	C5.03



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.

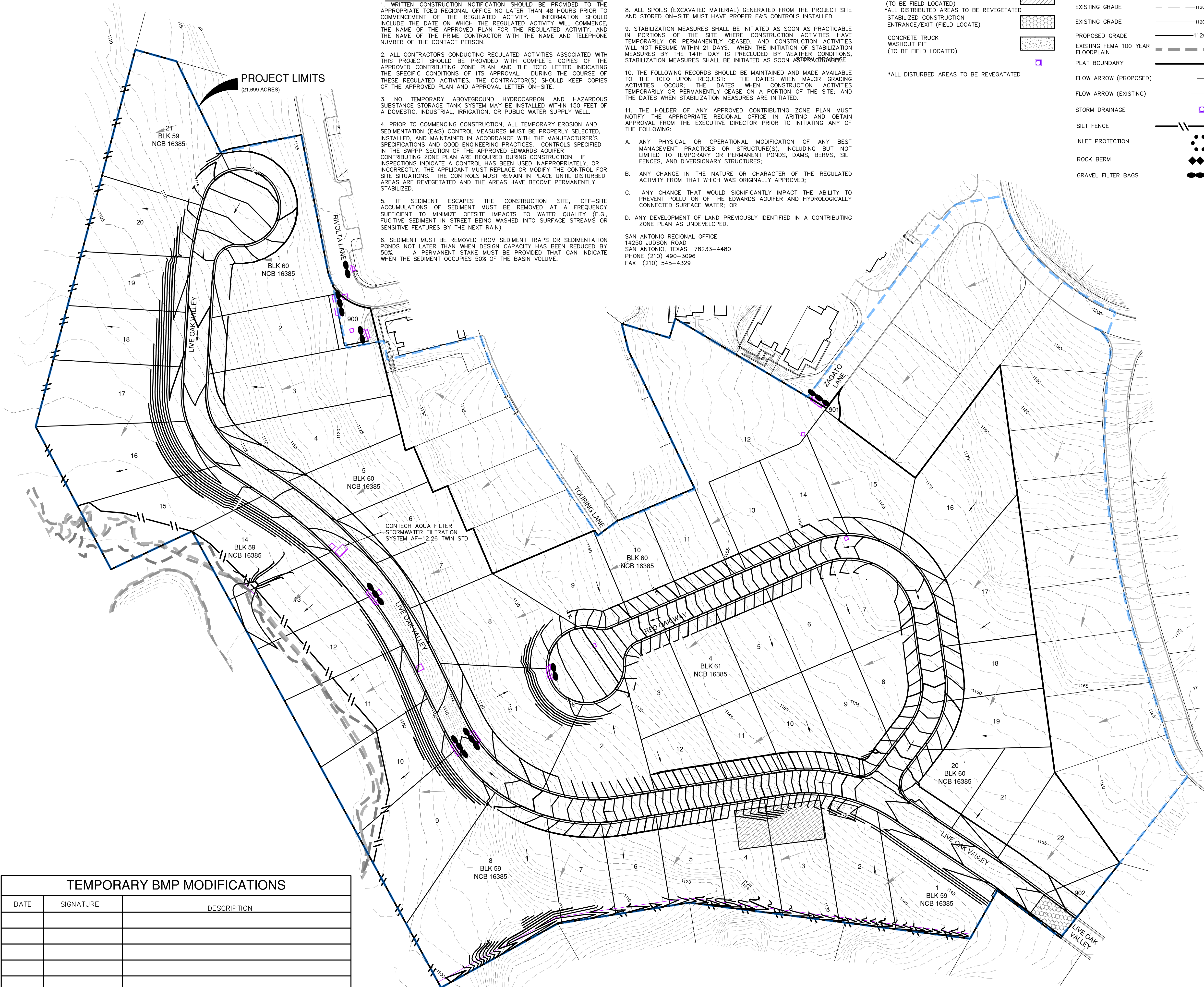
FINISHED FLOOR NOTES:
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER 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:
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.

DATE
NO. REVISION
12/16/2024
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1009800
THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS
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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOOLigital Globe,Texas Orthoregistry Program, USDA Farm Service Agency.



TCEQ CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

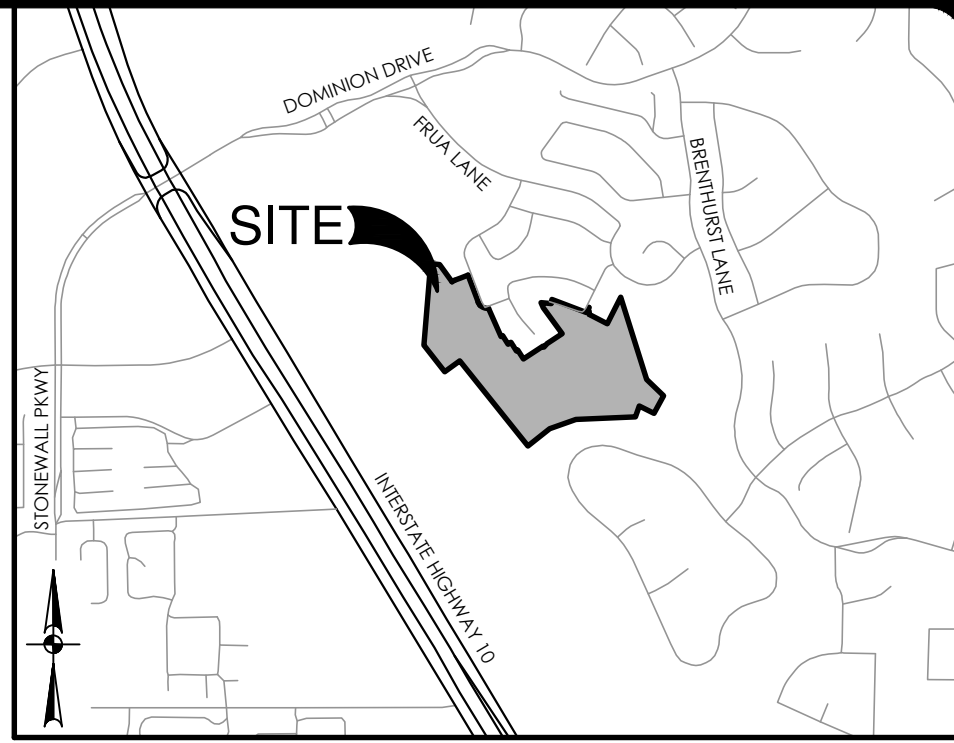
1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, 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:
 - A. 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;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR
 - D. 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

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.
3. 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.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. 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.
7. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
8. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.
9. ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.
10. MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.
11. TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.
12. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.
13. 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.
14. 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

1. 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.
2. 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.
3. THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.
4. DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM 1% TO 20%.
5. 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.

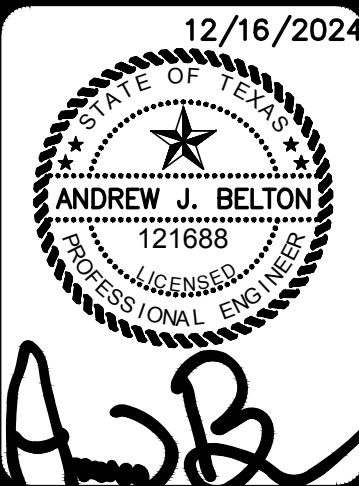
THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

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**

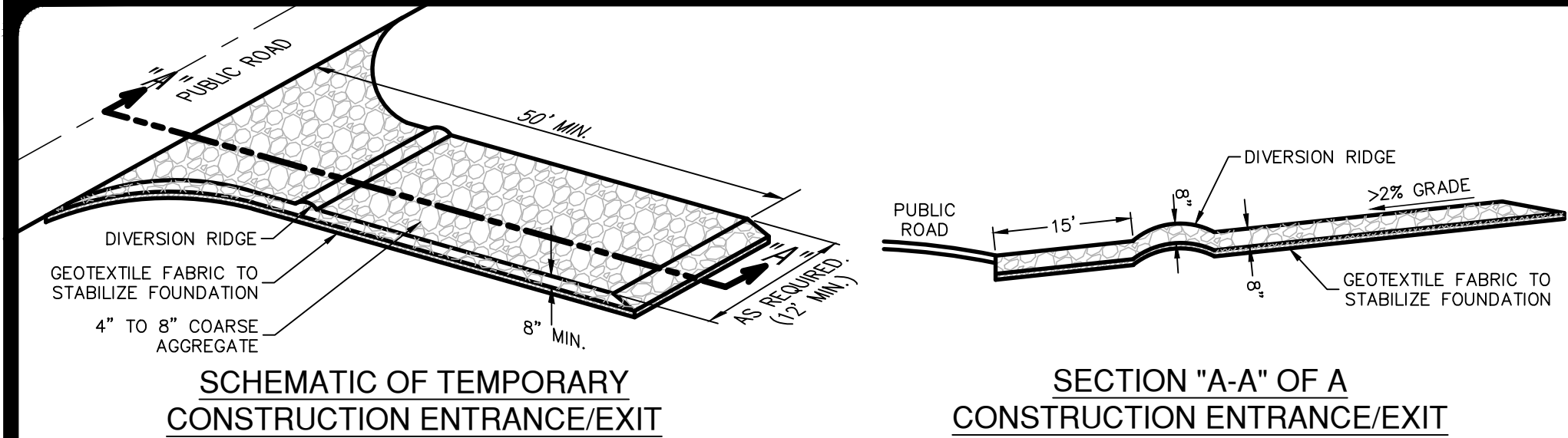
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1009800

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: oarrington
File: P:\2610\06\Design\Civil\TMD-1261006.dwg



MATERIALS

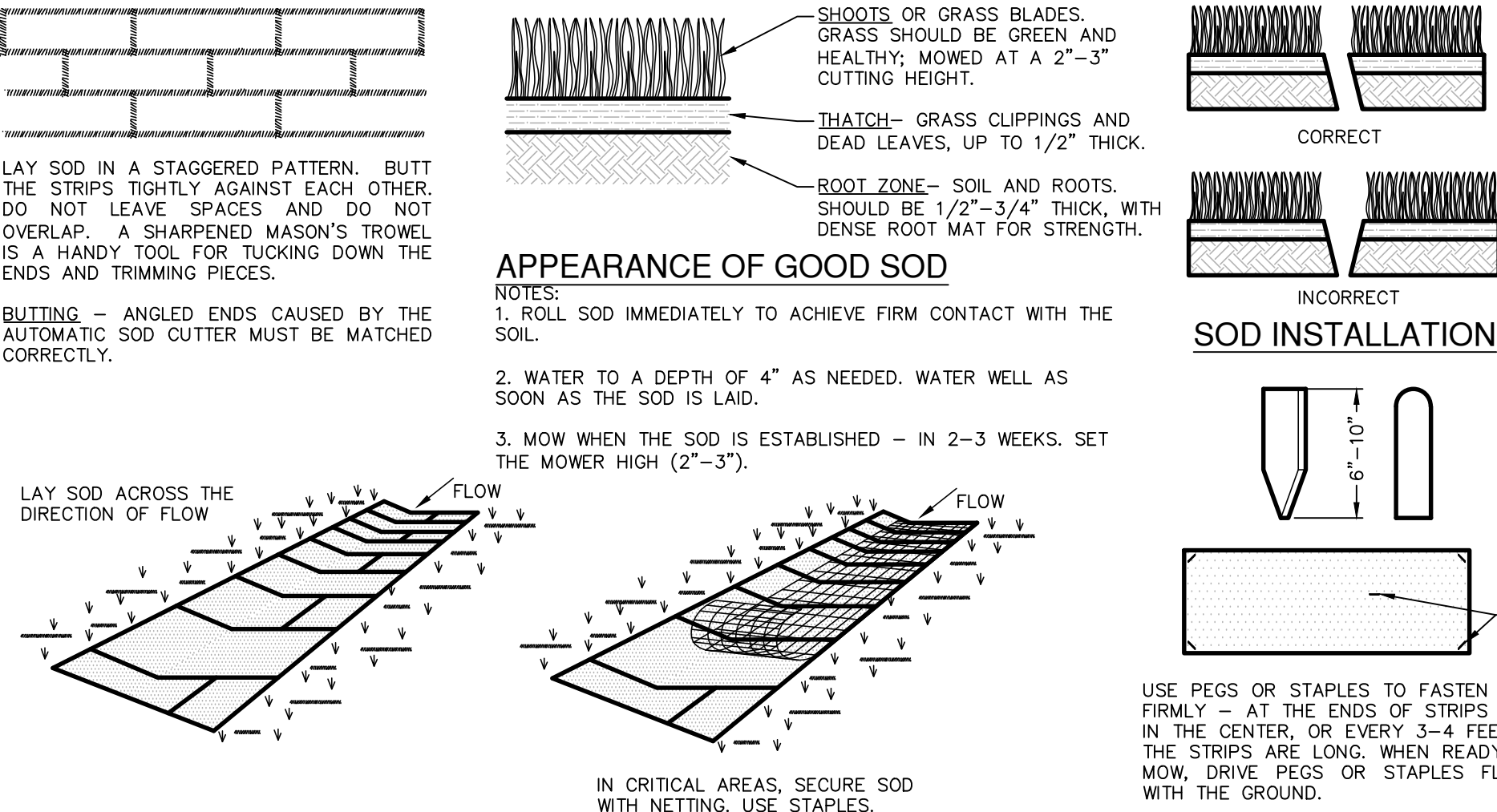
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.
2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND MAINTAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).
2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

SOD INSTALLATION DETAIL

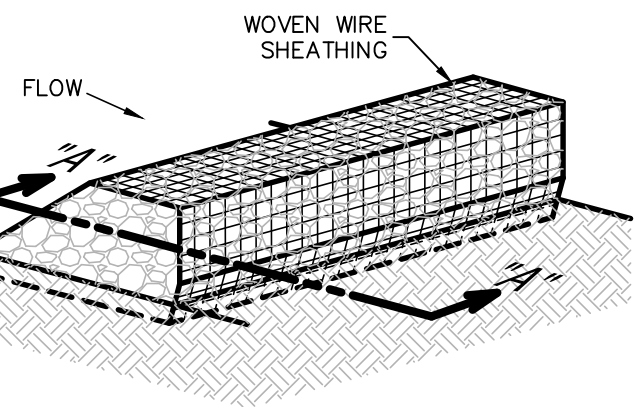
NOT-TO-SCALE

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.
2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.
3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.
4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.



ISOMETRIC PLAN VIEW

ROCK BERMS

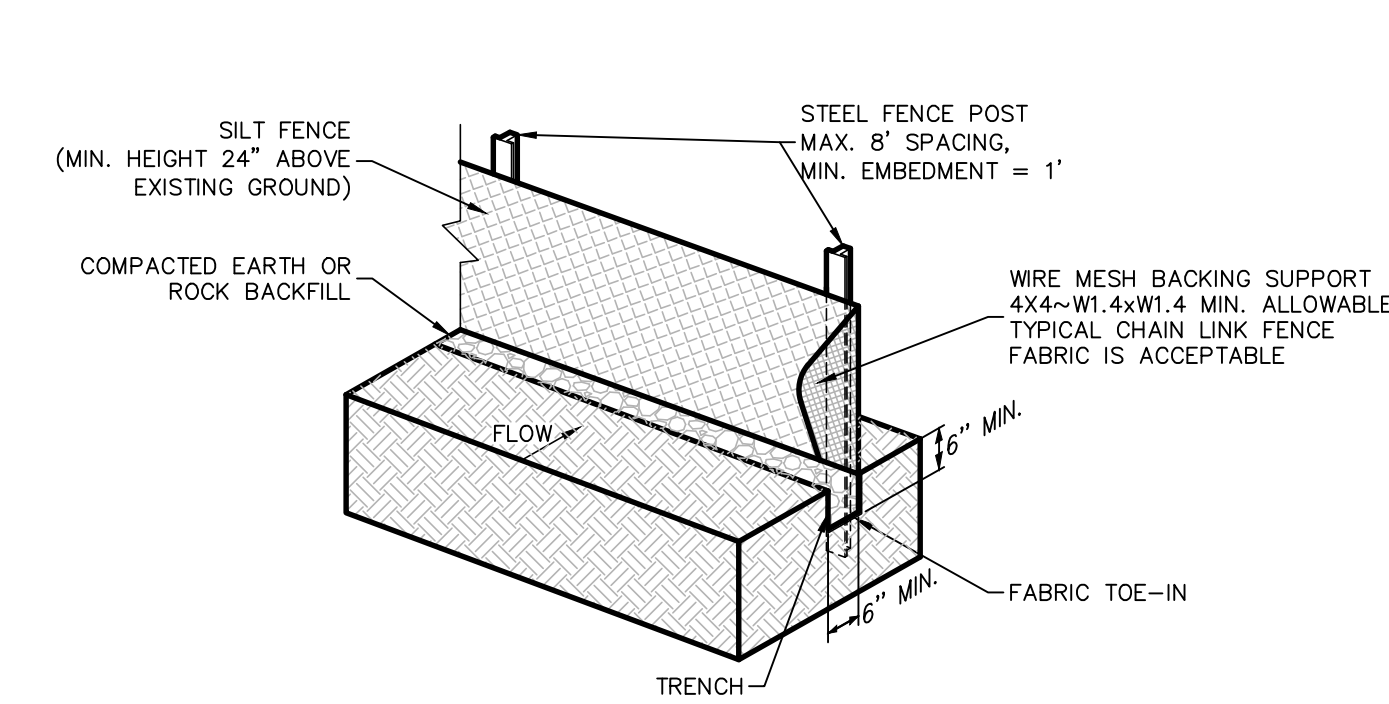
THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE. AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
3. REPAIR ANY LOOSE WIRE SHEATHING.
4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

ROCK BERM DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

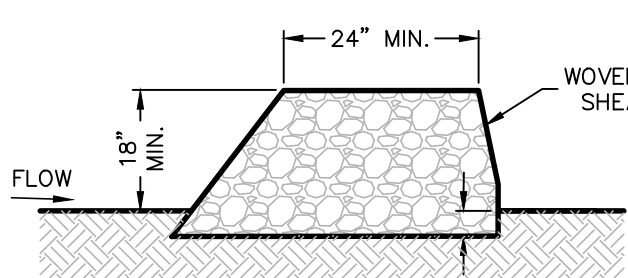
1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

SILT FENCE DETAIL

NOT-TO-SCALE



SECTION "A-A"

MATERIALS

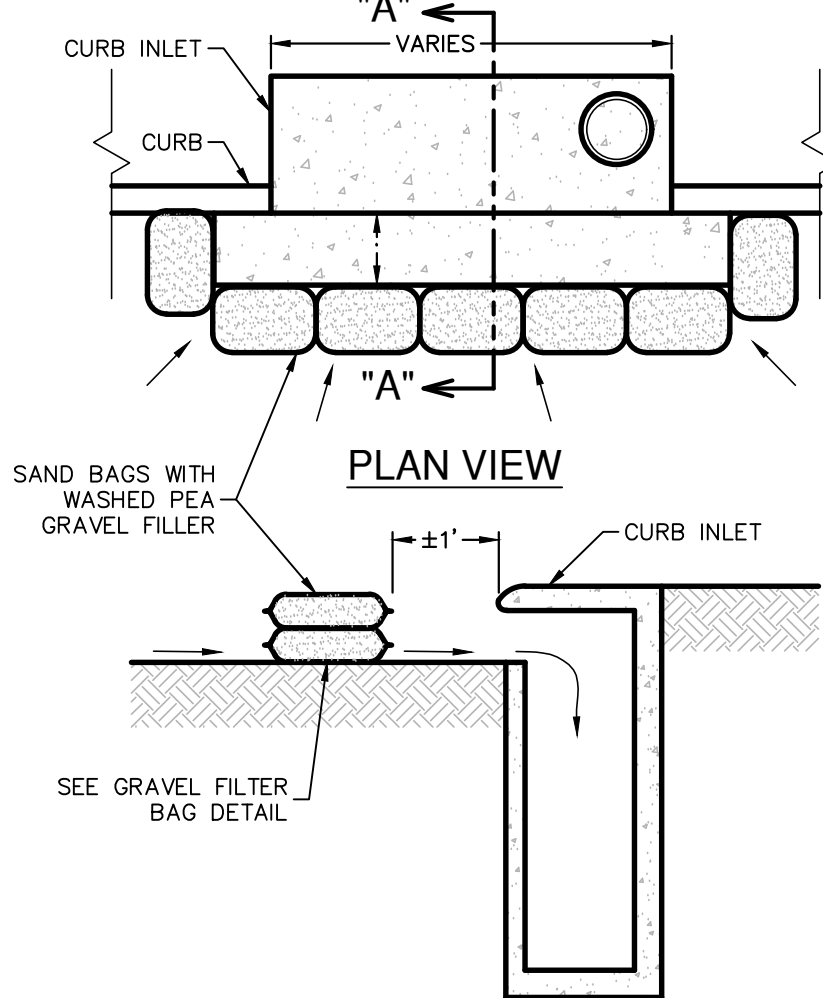
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOOT RINGS.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-INCH TO 8-INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".
4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).
2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).



SECTION "A-A"

GENERAL NOTES

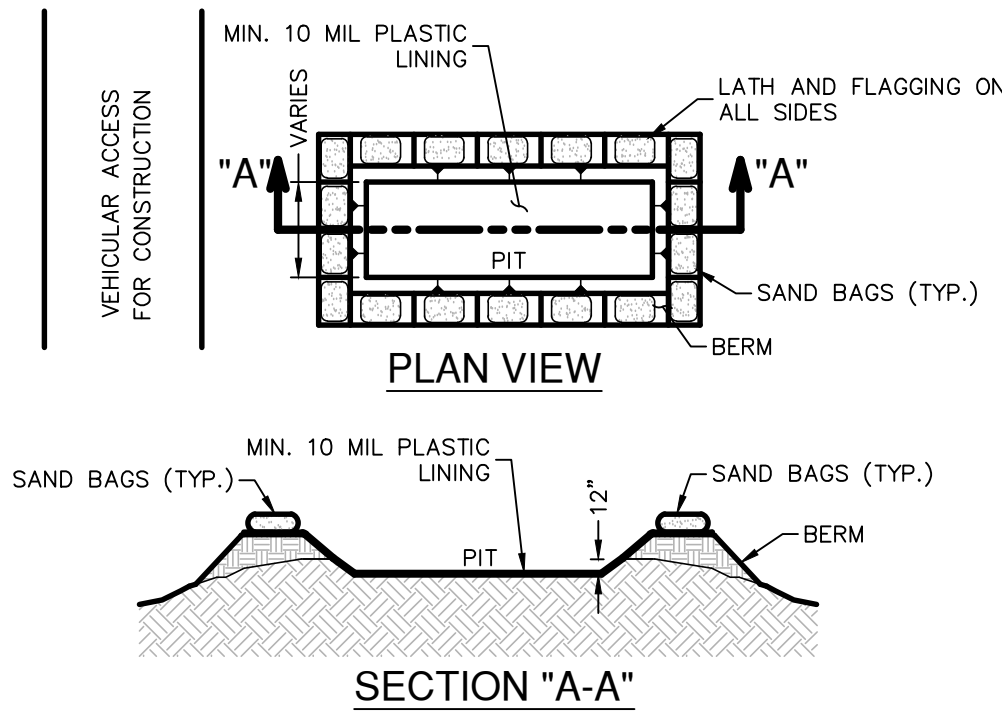
1. THE SANDBAGS SHOULD BE FILLED WITH WASH PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1-FOOT HIGH AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

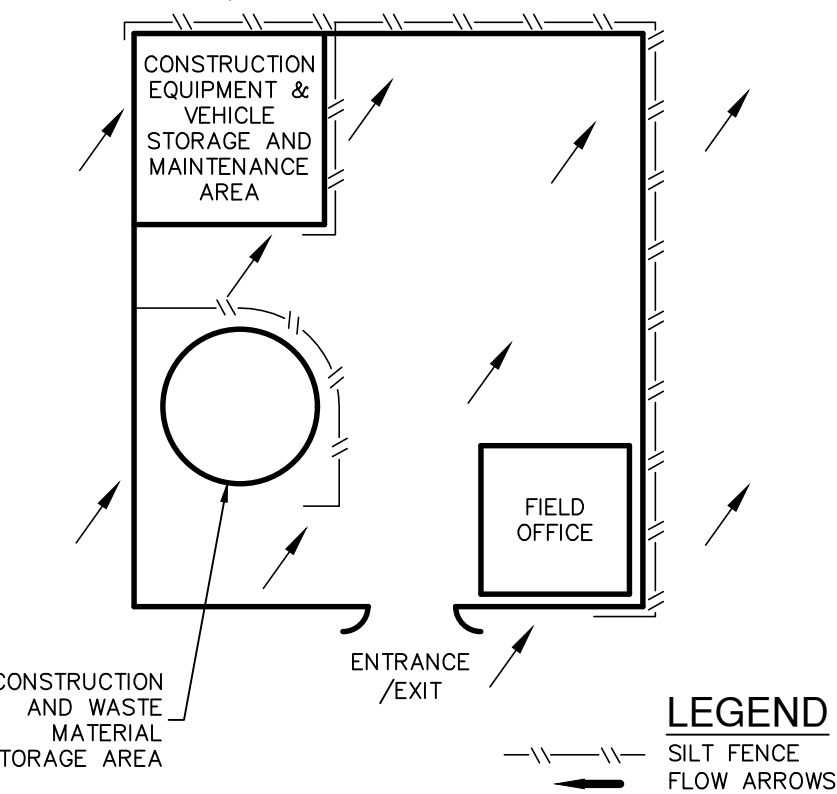
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT-TO-SCALE

CONSTRUCTION STAGING AREA

NOT-TO-SCALE



THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS
CONTRIBUTING ZONE PLAN
TEMPORARY POLLUTION ABATEMENT DETAILS

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK, DRAWN AA
SHEET C8.01

PAPE-DAWSON
ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

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

DATE	
NO.	
REVISION	

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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOOLigital Globe, Texas Orthoregistry Program, USDA Farm Service Agency.

TREATMENT SUMMARY

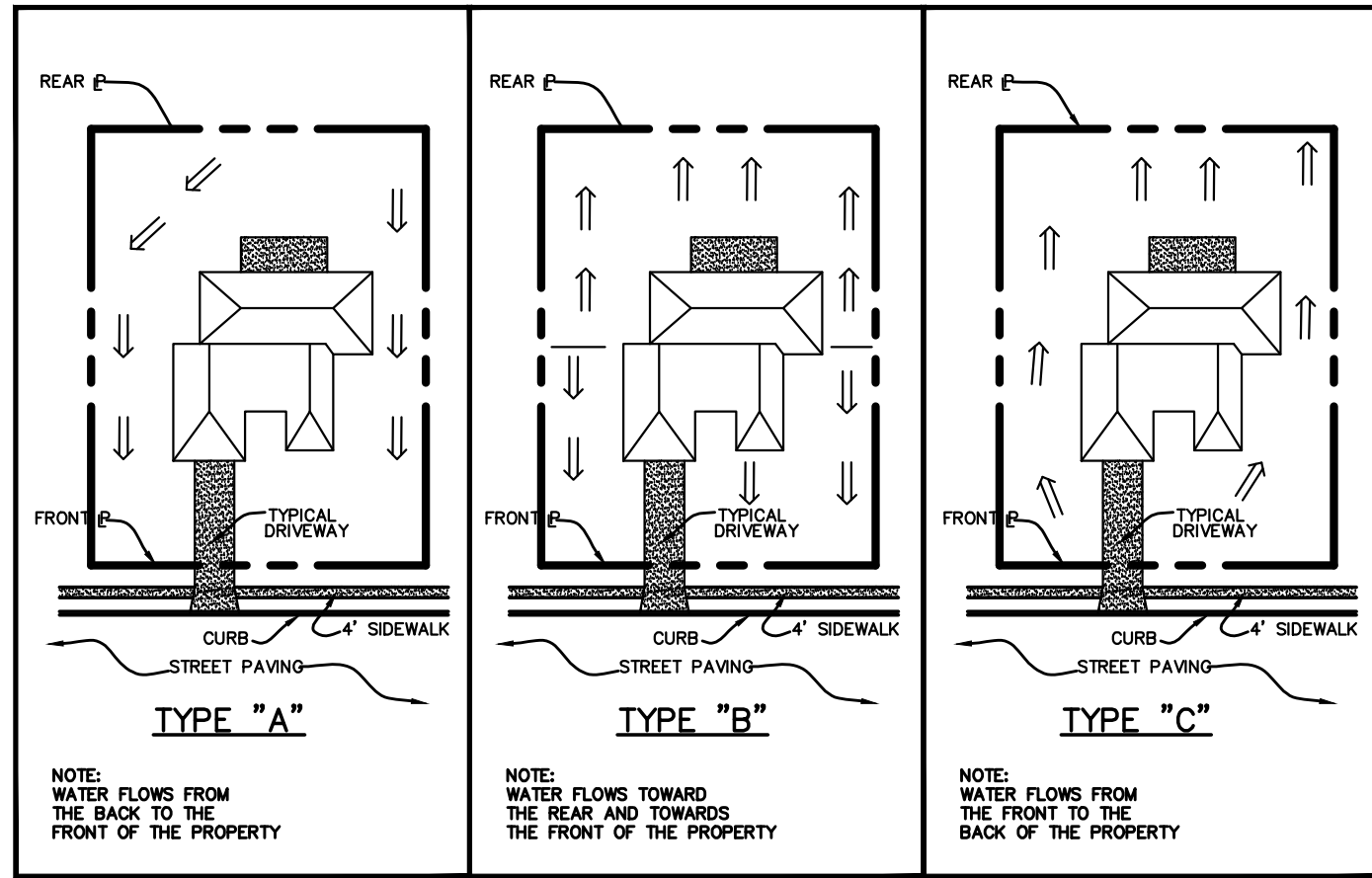
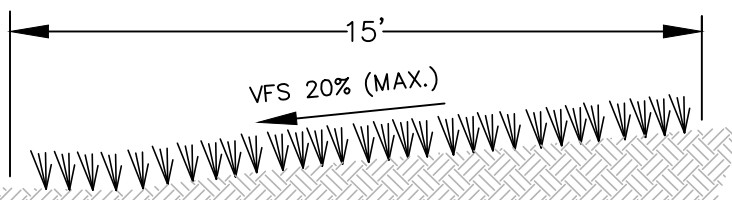
Watershed	Total Watershed Area (Ac)	Proposed Impervious Cover (Ac)	PBMP
DHIII-1	11.812	7.363	Contech Filter
DHIII-2	5.716	3.278	15' Engineerd VFS
DHIII-3	0.921	0.624	Contech Filter
DHIII-4	1.516	0.986	Contech Filter
*DHIII-5	1.734		15' Engineerd VFS
Total	21.699	12.251	

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

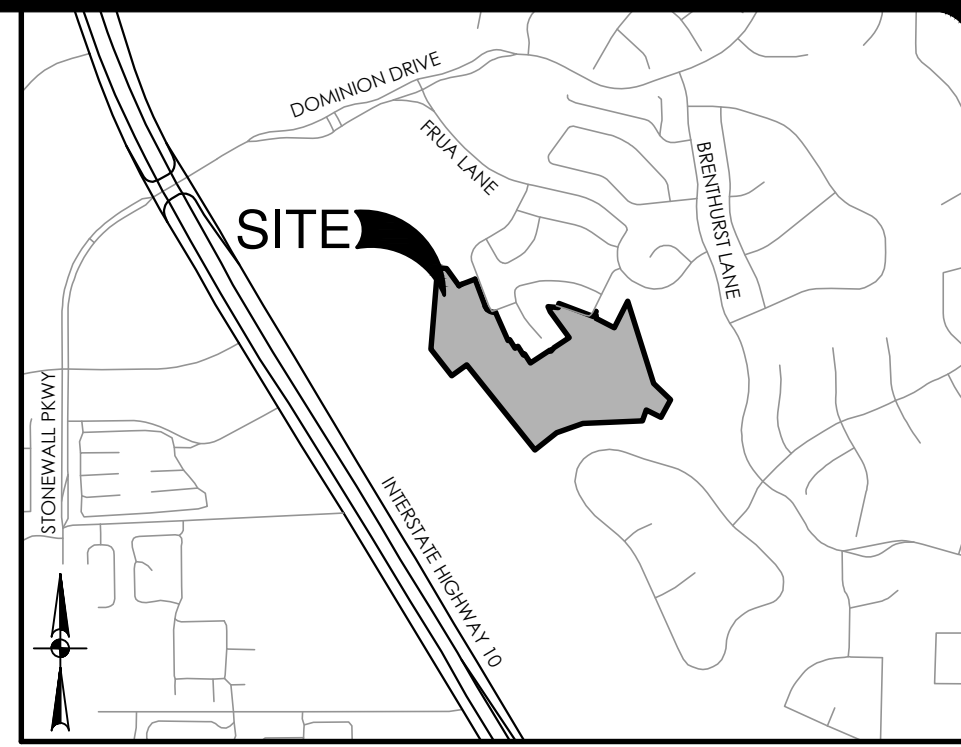
NOT-TO-SCALE



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

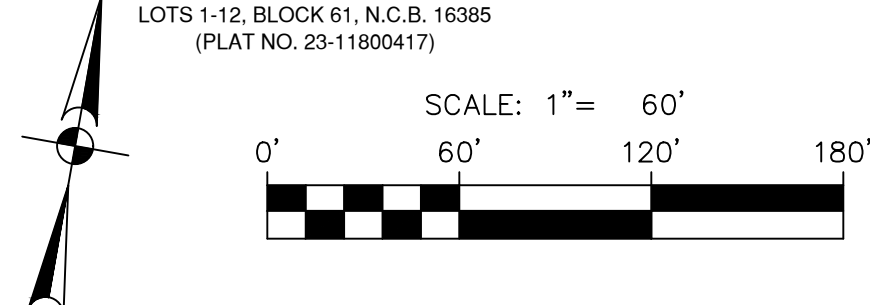


LOCATION MAP

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



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	---
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

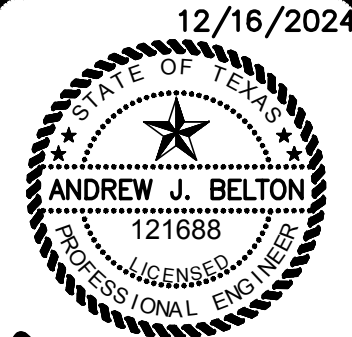
DESIGNER AA

CHECKED EK DRAWN AA

SHEET C8.02

NO. REVISION

DATE

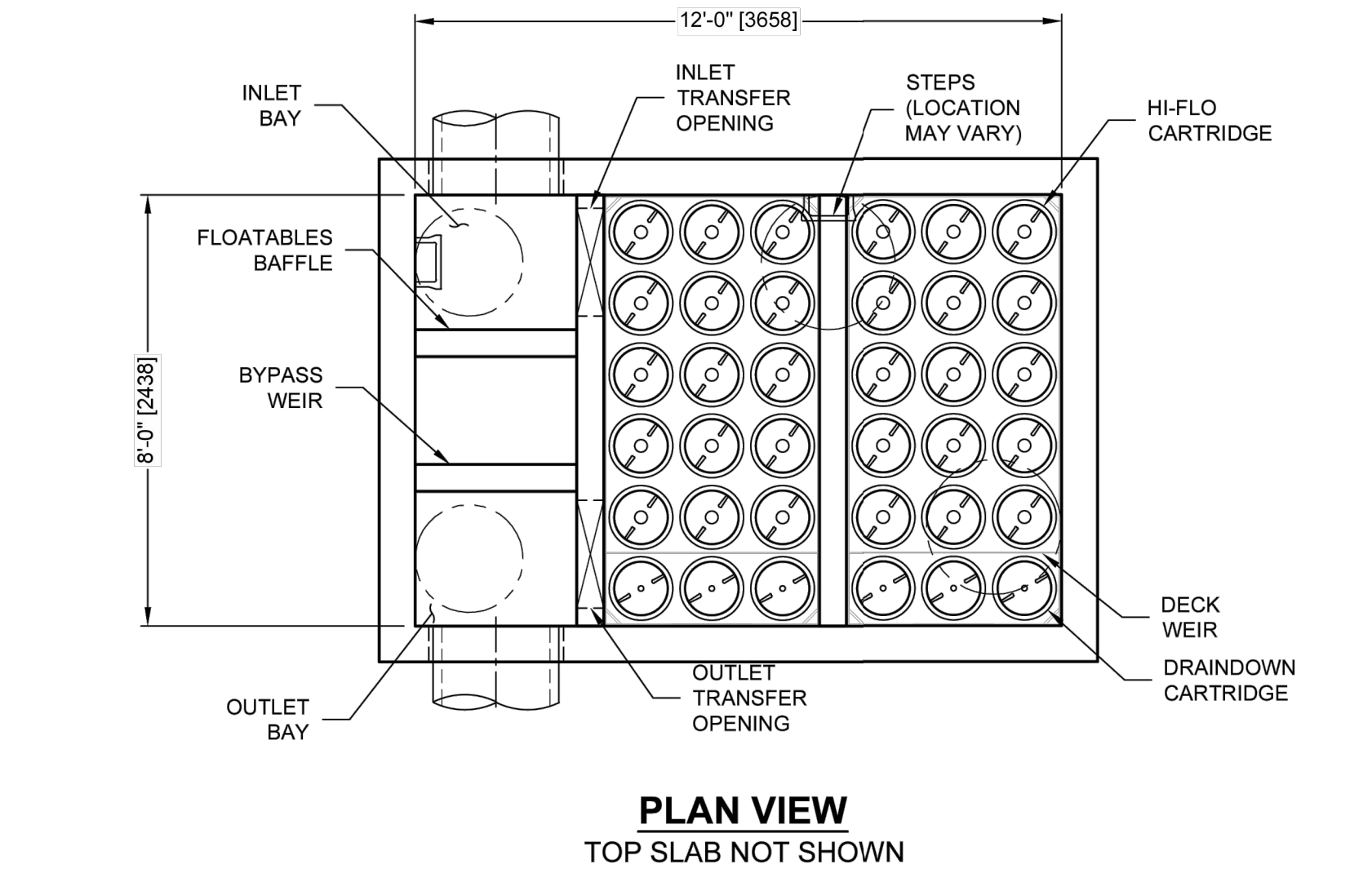


12/16/2024

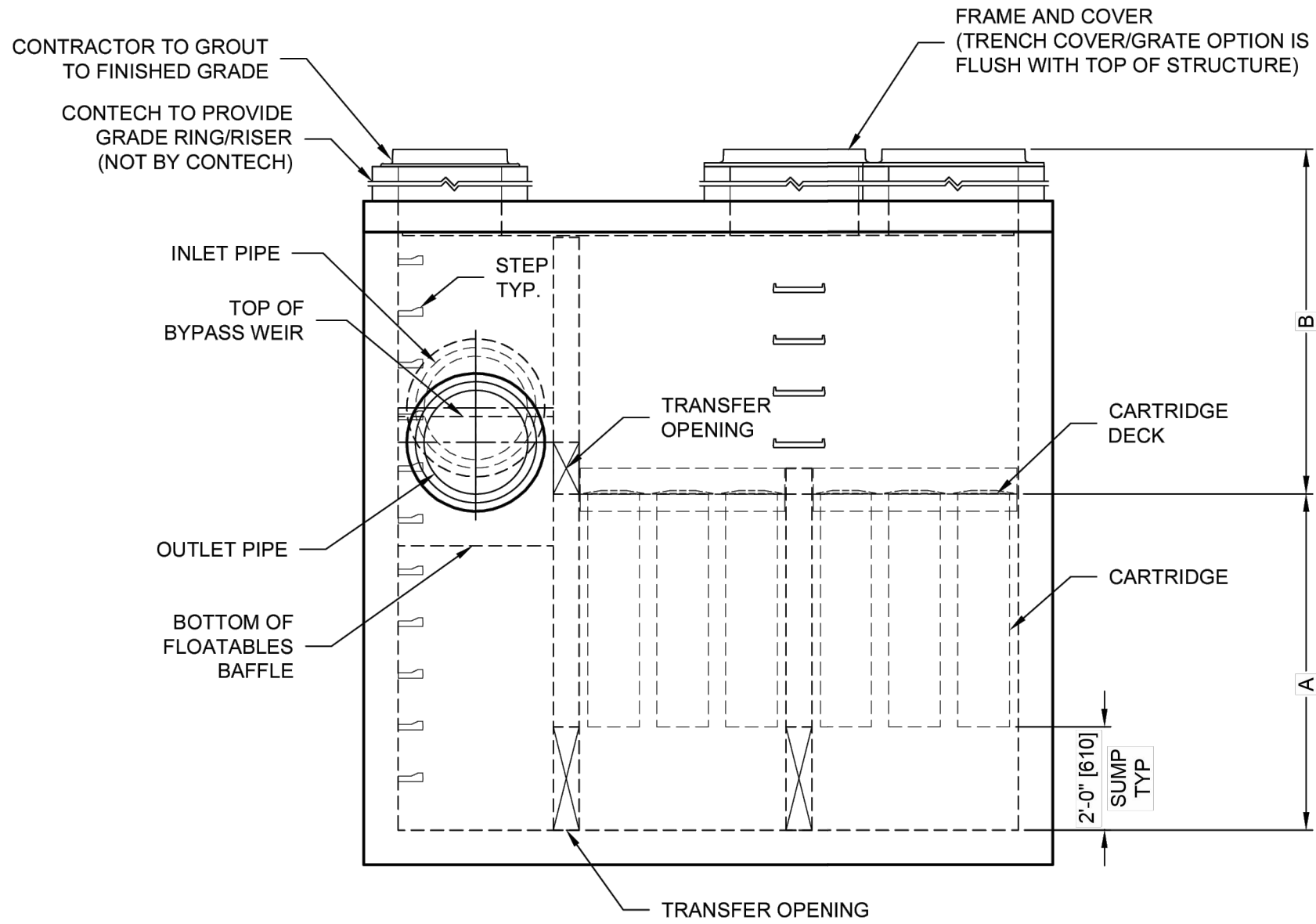
Date: September 8, 2023, 11:56 AM -- User ID: oarrington
File: P:\26\10\06\Design\Civil\BA-1261006.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/© UNLESS OTHERWISE NOTED. Imagery © 2016/CAPDOO/Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.

J:\COMM\CAD\TREATMENT\13 JELLYFISH FILTER\40 STANDARD DRAWINGS\FPD0812.DTL.DWG 4/15/2020 9:10 AM

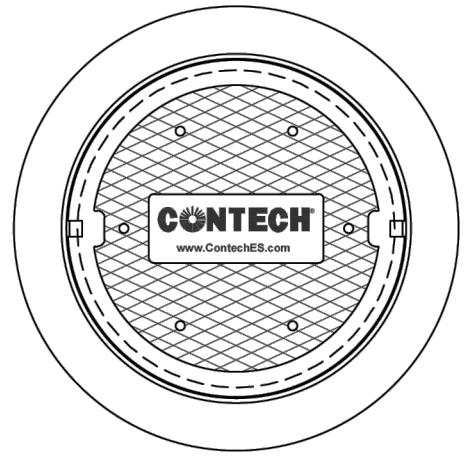


PLAN VIEW
TOP SLAB NOT SHOWN

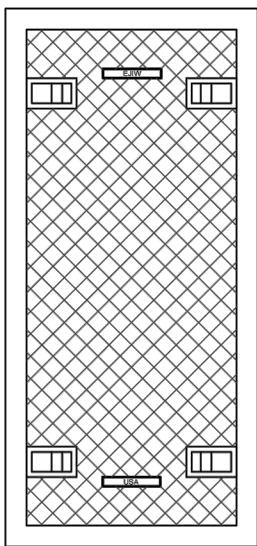


ELEVATION VIEW

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,616; US 8,123,935; OTHER INTERNATIONAL PATENTS PENDING.



FRAME AND COVER
STANDARD TOP
SLAB CONFIGURATION
(DIAMETER VARIES)
NOT TO SCALE



24"
TRENCH COVER
SHALLOW TOP
SLAB CONFIGURATION
(LENGTH VARIES)
NOT TO SCALE

- GENERAL NOTES:**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
 - ALTERNATE UNITS ARE IN MILLIMETERS [mm] UNLESS NOTED OTHERWISE.
 - JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10' [3048], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
 - STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
 - OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
 - THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
 - NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
 - CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
 - CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

CONTECH
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0812
PEAK DIVERSION CONFIGURATION
STANDARD DETAIL

JELLYFISH DESIGN NOTES				
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SIZE, TYPE AND QUANTITY. THE STANDARD PEAK DIVERSION VAULT STYLE WITH PRECAST TOP SLAB IS SHOWN. THE 8' x 12' [2438 x 3658] JELLYFISH PEAK TREATMENT CAPACITY IS 5.88 CFS [166.50 L/s]. MAXIMUM BYPASS CAPACITY IS DETERMINED BY CONTECH ENGINEERED SOLUTIONS. IF THE SITE CONDITIONS EXCEED THE TOTAL BYPASS CAPACITY OF THE SYSTEM, AN UPSTREAM DIVERSION STRUCTURE IS REQUIRED.				
CARTRIDGE SIZE	54	40	27	15
FLOW RATE HIGH-FLO / DRAINDOWN (cfs [L/s])	0.178/0.089 [5.10/2.55]	0.133/0.065 [3.68/1.84]	0.089/0.045 [2.55/1.28]	0.049/0.025 [1.42/0.71]
MAXIMUM CARTRIDGE QUANTITY, HI-FLO / DRAINDOWN	30/6			
MAXIMUM TREATMENT	5.88 [166.50]	4.41 [124.88]	2.94 [83.25]	1.62 [45.87]
OUTLET INVERT TO STRUCTURE INVERT (A) (ft. [mm])	6.50 [1981]	5.33 [1625]	4.25 [1295]	3.25 [991]
FINISHED GRADE TO OUTLET INVERT (SHALLOW) (B)	DETERMINED BY CONTECH			
FINISHED GRADE TO OUTLET INVERT (STANDARD) (B) (ft. [mm])	5.67 [1727]	4.58 [1396]		

SITE SPECIFIC DATA REQUIREMENTS					
STRUCTURE ID					
WATER QUALITY FLOW RATE (cfs [L/s])					
PEAK FLOW RATE (cfs [L/s])					
RETURN PERIOD OF PEAK FLOW (yrs)					
NUMBER OF CARTRIDGES REQUIRED (HF / DD)					
CARTRIDGE SIZE (54, 40, 27, 15)					
RIM ELEVATION					
PIPE DATA:	INVERT	MATL	DIA	SLOPE %	HGL
INLET PIPE 1					
INLET PIPE 2					
OUTLET PIPE					
SEE GENERAL NOTES 7-8 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.					
NOTES / SPECIAL REQUIREMENTS:					

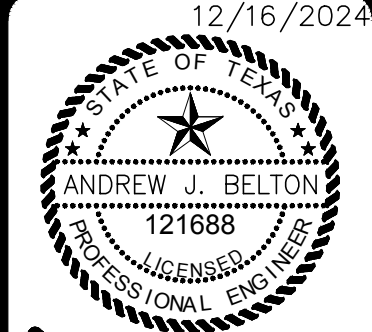


LOCATION MAP
NOT-TO-SCALE

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

NO.	REVISION	DATE



Handwritten signature/initials.

**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

EXHIBIT 5

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.