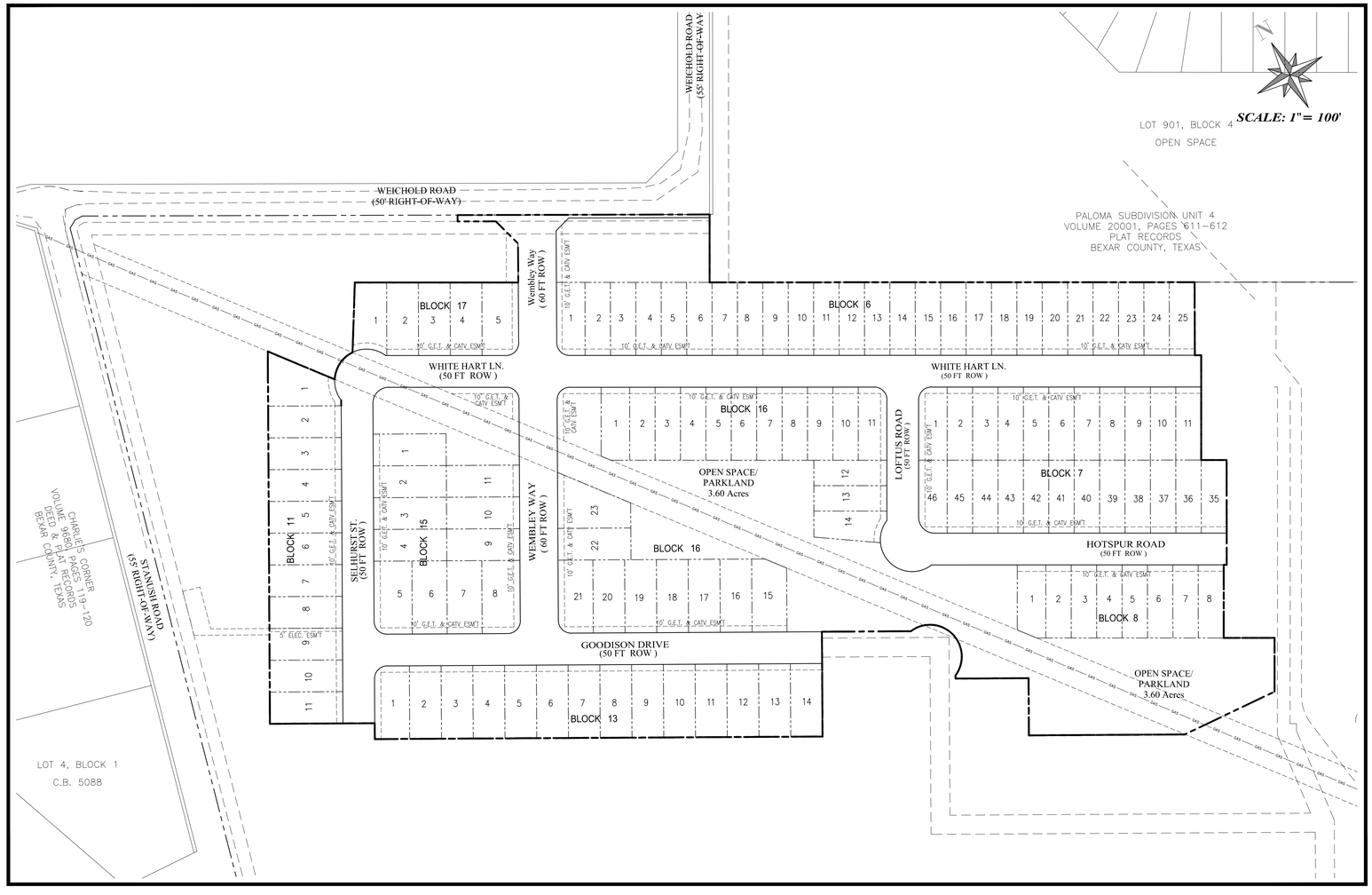
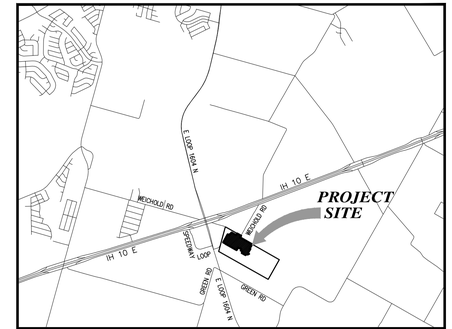
PALOMA PARK SUBDIVISION
PHASE I

CONSTRUCTION PLANS
PLAT No. 22-11800343





VICINITY MAP
Scale: N.T.S.

INDEX TO DRAWINGS

Prepared By:

SHERFEY ENGINEERING COMPANY, L.L.C.

T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. REGISTRATION No. 100 99 800

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

OWNER:
PALOMA PARK, LLC
EDWARD L. SHERFEY, III
MANAGER
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED
PROFESSIONAL ENGINEER

05/23/2023

JoEmma P. Sherfey
Texas No. 68028

SET NO.

1.1

SHEET NO. 1.1 of 44

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, 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.

UTILITY NOTE:

VERIFY SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND ADVISE ENGINEER OF RECORD OF ANY INCONSISTENCIES.

THE EXISTENCE AND LOCATION OF UNDERGROUND CABLE INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED TO BE ACCURATE. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO EXCAVATION AT 1-800-828-5127. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

CALL TEXAS ONE CALL SYSTEM AT 1-800-245-4545 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

EXISTING UTILITIES

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED PRIOR TO CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.

2. 48 HOURS PRIOR TO CONSTRUCTION, CONTACT ALL UTILITY COMPANIES TO LOCATE AND TAG UNDERGROUND FACILITIES PRIOR TO EXCAVATION.

3. ENGINEER HAS MADE EVERY ATTEMPT TO MAP EXISTING UTILITIES. ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACT MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

TRAFFIC NOTES: IF APPLICABLE

1) IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT ALL TRAFFIC CONTROL DEVICES ARE PROPERLY INSTALLED AND MAINTAINED AT THE JOB-SITE IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND RELATED INDUSTRY STANDARDS AND REGULATIONS. THE CONTRACTOR SHALL SUBMIT FOR REVIEW A SIGN AND BARRICADE PLAN CONFORMING TO THE REQUIREMENTS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE CITY'S CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING REPRESENTATIVE WILL BE RESPONSIBLE ONLY TO INSPECT THE TRAFFIC CONTROL DEVICES BEING EMPLOYED. IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE TRAFFIC CONTROL DEVICES DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP CONSTRUCTION OPERATIONS AT NO EXPENSE TO THE CITY UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED BY THE CONTRACTOR.

2) PRIOR TO REMOVING ANY TRAFFIC OR TRAFFIC SIGNALS, THE CONTRACTOR SHALL CONTACT THE CITY OF SAN ANTONIO TRAFFIC OPERATIONS SECTION AT 207-7765. PRIOR TO COMPLETION OF THE CONTRACT AND REMOVAL OF THE BARRICADES, THE CONTRACTOR SHALL AGAIN CONTACT THE TRAFFIC OPERATIONS SECTION. THE BARRICADES SHALL NOT BE REMOVED UNTIL ALL APPLICABLE PERMANENT TRAFFIC SIGNS AND SIGNALS ARE IN PLACE.

3) OBTAIN AND MAINTAIN TEMPORARY STOP SIGNS AND ALL OTHER TRAFFIC CONTROL DEVICES REQUIRED TO PROTECT THE GENERAL PUBLIC. IF THE CITY OF SAN ANTONIO HAS REMOVED PERMANENT STOP SIGNS, THE CONTRACTOR SHALL REQUEST THAT THE SIGNS BE RETURNED TO THE CONSTRUCTION SITE SO THAT THEY CAN BE REINSTALLED BY HIM. ALL PERMANENT SIGNS OR TRAFFIC CONTROL DEVICES MISSING OR DAMAGED UPON COMPLETION OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

4) CONTACT CONSTRUCTION INSPECTOR 48 HOURS PRIOR (NOT INCLUDING WEEKENDS) TO STREET CLOSURE. AFTER NOTIFICATION, THE CONSTRUCTION INSPECTOR WILL CONTACT THE TRAFFIC OFFICE AND MAKE NECESSARY ARRANGEMENTS. CONTRACTOR WILL ENSURE TRAFFIC AND INSPECTIONS HAVE AGREED PRIOR TO PROCEEDING.

5) THE CONSTRUCTION INSPECTOR WILL INSPECT TO SEE THAT THE CONTRACTOR MAINTAINS HIS BARRICADES AND SIGNS EVERY DAY.

6) AS WORK PROGRESSES, LOCATION OF BARRICADES WILL BE ADJUSTED AND MODIFIED AS NECESSARY BY THE CONTRACTOR.

7) IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

8) FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES AND STRIPING, AS WELL AS LIGHTING AND WARNING DEVICES USED OR REQUIRED WITHIN THE ESTABLISHED AREA OF CONSTRUCTION OPERATIONS.

9) TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM CONTROL DEVICES LATEST EDITION.

10) TEMPORARY PEDESTRIAN CROSSINGS WILL BE REQUIRED. LOCATIONS WILL BE DECIDED UPON IN THE FIELD BY THE CONSTRUCTION INSPECTOR AND THE POLICE DEPARTMENT ACCIDENT PREVENTION BUREAU.

11) FURNISH AND MAINTAIN TEMPORARY CROSSINGS FOR PROVIDING SUITABLE ACCESS ACCOMMODATIONS FOR SCHOOL CHILDREN AND PEDESTRIANS.

13) PRIOR TO THE EXCAVATION WITHIN A DESIGNATED OR PARALLEL STREET OVER 30 FEET IN WIDTH, MAINTAIN TWO-WAY TRAFFIC BY PROVIDING AN ALL-WEATHER SURFACE OF 24 FEET IN WIDTH. HOWEVER, WITH ADVANCE APPROVAL OF THE TRAFFIC ENGINEERING REPRESENTATIVE, THE CONTRACTOR MAY BE AUTHORIZED TO FLAG THROUGH ONE LANE AT A TIME WITH DESIGNATED TRAINED FLAG MEN DURING DAYLIGHT HOURS.

14) IN CASE OF AN EMERGENCY STREET CLOSURE, THE FOLLOWING PROCEDURES WILL BE FOLLOWED:
   1. WEEKDAY, 7:45 A.M. – 4:30 P.M. CONTACT THE TRAFFIC OFFICE FOR INSTRUCTIONS.
   2. AFTER NORMAL WORKING HOURS AND ON WEEKENDS THE CONSTRUCTION INSPECTOR SHALL NOTIFY THE POLICE AND FIRE DEPARTMENT IMMEDIATELY. THE CONSTRUCTION INSPECTOR SHALL NOTIFY THE TRAFFIC ENGINEER THE NEXT NORMAL WORKING DAY.

TRENCHING/EXCAVATING

THE FOLLOWING NOTES SHALL APPLY TO EXCAVATIONS OF TRENCHES OR PITS THAT ARE LOCATED IN THE PAVEMENT OR ARE WITHIN SIX (6) FEET OF THE EDGE OF ROADWAY:

1.) TRENCH WALLS SHALL NOT BE CLOSER THAN THREE (3) FEET FROM THE EDGE OF THE TRAVELED WAY AT ANY STAGE OF CONSTRUCTION.

2.) TRAFFIC CONTROL DEVICES SHALL BE IN PLACE BEFORE STARTING ANY EXCAVATION.

3.) TRENCHES OR PITS WILL NOT BE PERMITTED TO BE BRIDGED BY STEEL PLATES AND OPEN TO TRAFFIC UNLESS THEY ARE TEMPORARILY BACK FILLED TO FINISHED STREET GRADE.

4.) FOR PITS OR TRENCHES ALONG OR IN A ROADWAY THAT ARE GOING TO BE LEFT OPEN OVER NIGHT THAT ARE ZERO TO FIFTY (0-50) FEET IN LENGTH, THE FOLLOWING APPLIES. GUARD RAIL OR CONCRETE BARRIER SHALL BE USED.

5.) FOR PITS OR TRENCHES ALONG OR IN ROADWAY THAT ARE GOING TO BE LEFT OPEN OVER NIGHT AND ARE LONGER THE 50 FEET IN LENGTH. CONCRETE BARRIERS MUST BE USED.

6.) PLASTIC CONSTRUCTION FENCING SHALL BE REQUIRED FOR ANY TRENCH OR PIT LEFT OPEN OVER NIGHT.

7.) WHEN USING ANY GUARDRAIL OR CONCRETE BARRIER, PROTECTED END MUST BE USED AS PER THE TEXAS-M.U.T.C.D.

8.) FOR VERTICAL DROP-OFFS GREATER THAN TWO (2) FEET ALONG ROADWAY, LOW PROFILE CONCRETE WITH APPROPRIATE END PROTECTION MUST BE INSTALLED.

9.) ALL CONCRETE BARRIERS PLACED ON CITY R.O.W. SHALL BE LOW PROFILE. NO HIGH PROFILE BARRIERS WILL BE ALLOWED.

REFLECTIVE SHEETING: IF APPLICABLE

THE REFLECTORIZED WHITE AND REFLECTORIZED ORANGE STRIPES FOR CHANNELINZING DEVICES SUCH AS BARRICADE DRUMS AND VERTICAL PANELS SHALL BE CONSTRUCTED OF REFLECTIVE SHEETING MEETING THE COLOR AND RETRO-REFLECTIVITY REQUIREMENTS OF HIGH INTENSITY, UNLESS OTHERWISE SPECIFIED IN THE PLANS.

MAINTENANCE: IF APPLICABLE

1.) ALL TRAFFIC SIGNS SHALL BE KEPT IN PROPER POSITION, CLEAN AND LEGIBLE AT ALL TIMES. DAMAGED BARRICADES, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE REPLACED WITHOUT UNDUE DELAY.

2.) TO ENSURE ADEQUATE MAINTENANCE, A SUITABLE SCHEDULE FOR INSPECTION, CLEANING AND REPLACEMENT OF BARRICADES, LIGHTS AND SIGNS SHALL BE ESTABLISHED.

3.) SPECIAL ATTENTION AND NECESSARY ACTION SHALL BE TAKEN TO SEE THAT WEEDS, TREES, SHRUBBERY AND CONSTRUCTION MATERIALS DO NOT OBSCURE THE FACE OF ANY SIGN OR BARRICADES.

TRAINING

EACH PERSON WHOSE ACTIONS AFFECT MAINTENANCE AND CONSTRUCTION ZONE SAFETY, FROM THE UPPER LEVEL MANAGEMENT PERSONNEL THROUGH CONSTRUCTION AND MAINTENANCE FIELD PERSONNEL, SHOULD RECEIVE TRAINING APPROPRIATE TO THE JOB DECISION EACH INDIVIDUAL IS REQUIRED TO MAKE. ONLY THOSE INDIVIDUALS WHO ARE QUALIFIED BY MEANS OF ADEQUATE TRAINING IN SAFE TRAFFIC CONTROL PRACTICES AND HAVE A BASIC UNDERSTANDING OF THE PRINCIPLES ESTABLISHED BY APPLICABLE STANDARDS AND REGULATIONS, INCLUDING THOSE OF THE TEXAS-M.U.T.C.D. SHOULD SUPERVISE THE SELECTION, PLACEMENT AND MAINTENANCE OF TRAFFIC CONTROL DEVICES IN MAINTENANCE AND CONSTRUCTION AREAS.

USE OF CITY R.O.W.

THE CITY OF SAN ANTONIO RESERVES THE RIGHT TO ALLOW CONTRACTING AND BARRICADING SUBCONTRACTORS TO USE THE CITY'S R.O.W. THE CITY ALSO RESERVES THE RIGHT TO ADVISE CONTRACTORS AND BARRICADING SUBCONTRACTORS TO REMOVE STORED OR UNUSED TRAFFIC CONTROL DEVICES FROM THE CITY OF SAN ANTONIO R.O.W. IT IS THE BARRICADING SUBCONTRACTOR'S RESPONSIBILITY TO REMOVE ANY TRAFFIC CONTROL DEVICE FROM CITY'S R.O.W. WHEN INSTRUCTED TO DO SO BY A CITY REPRESENTATIVE.

SPECIFICATION NOTES:

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH THE FOLLOWING STANDARDS:

SANITARY SEWER & WATER MAIN – SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS
STREET & DRAINAGE – CITY OF SAN ANTONIO PUBLIC WORKS STANDARD SPECIFICATIONS

IN THE EVENT OF A CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SPECIAL NOTES:

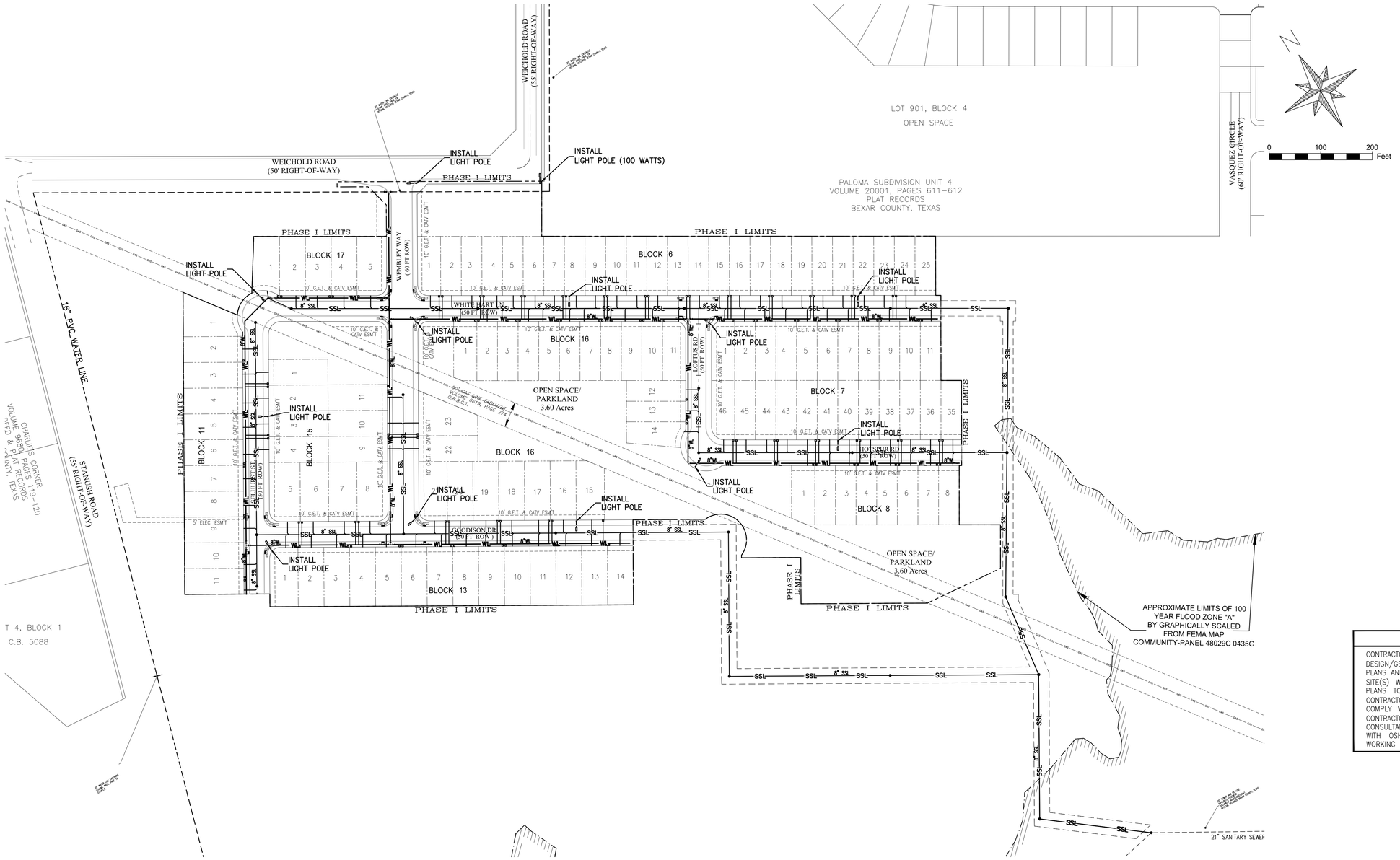
CONTRACTOR SHALL ADHERE TO ALL TCEQ POLICIES PRIOR TO, DURING AND AFTER ALL CONSTRUCTION RELATED ACTIVITIES.

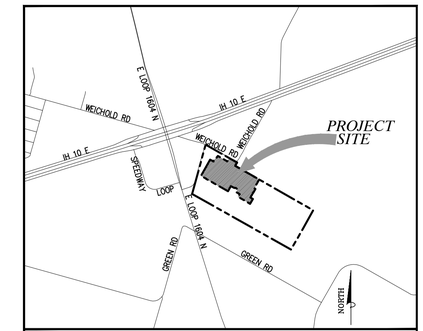
CLEAR VISION AREA NOTE

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

TRAFFIC CONTROL NOTES:

1. TRAFFIC MANAGEMENT PLAN TO BE IN ACCORDANCE TO TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAY, PART VI, LATEST EDITION
2. CONTRACTOR MAY SUBMIT A REVISED TRAFFIC CONTROL PLAN FOR REVIEW BY ENGINEER REFLECTIVE DRUMS TO BE RELOCATED ACCORDING TO PROGRESS OF CONSTRUCTION.





LOCATION MAP

SCALE: 1" = 2000'

LEGEND

- WATER SERVICE LATERAL
- SANITARY SEWER SERVICE LATERAL
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED BEND
- PROPOSED WATER MAIN
- EXISTING WATER LINE
- PROPOSED SEWER MAIN
- EXISTING SEWER LINE
- PROPOSED SS MANHOLE
- PROPOSED STORM DRAINAGE

LOCATOR NOTE

CALL THE TEXAS STATEWIDE
ONE CALL LOCATOR # 1-800-344-8377
AT LEAST 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

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 SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLAN SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR OF CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

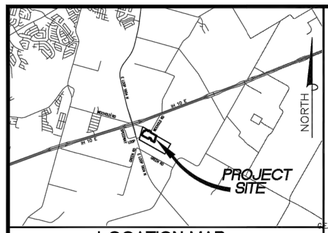
PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED
PROFESSIONAL ENGINEER
Joemma P. Sherfey
06.10.2022

OVERALL UTILITY PLAN

Scale:
Date: 11/10/2022
Revised:

PROJ. NO. 8314
1.3
SHEET 1.3 OF 44



LOCATION MAP
SCALE: N.T.S.

LEGEND:

- SIR = SET 1/2" IRON ROD
- FIR = FOUND 1/2" IRON ROD
- MON. = SET CONCRETE MONUMENT
- 720 — EXIST. CONTOUR (M.R)
- EXIST. CONTOUR (MAR)
- 730 — PROPOSED FINISHED CONTOUR
- PHASE BOUNDARY
- UTILITY EASEMENT

ABBREVIATIONS:

B.S. = BUILDING SETBACK
R.O.W. = RIGHT OF WAY
VOL. = VOLUME
PGS. = PAGES
U.E. = UTILITY EASEMENT
R60 = RADIUS
N.T.S. = NOT TO SCALE
DPRBC = DEED PUBLIC RECORDS BEXAR COUNTY
OPR = OFFICIAL PUBLIC RECORDS
C.T.TV.E= GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
EGTTVE = ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

TREE PRESERVATION NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP # 22-38800557) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(H).

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE EAST CENTRAL SPECIAL UTILITY DISTRICT . THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

CLEAR VISION EASEMENT:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREET, OR LATEST REVISION THEREOF OF (35-506(d)(5)).

SURVEYOR NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SHERFEY ENGINEERING" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

"C.P.S./COSA UTILITY NOTES"

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS-CITY PUBLIC SERVICE (CPS ENERGY) DEDICATE EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTUREAND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES TO SUCH EASEMENTS AS DESCRIBED HEREON.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10)TEN FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

PLAT No. 22-11800343

SUBDIVISION PLAT ESTABLISHING

PALOMA PARK SUBDIVISION PHASE I

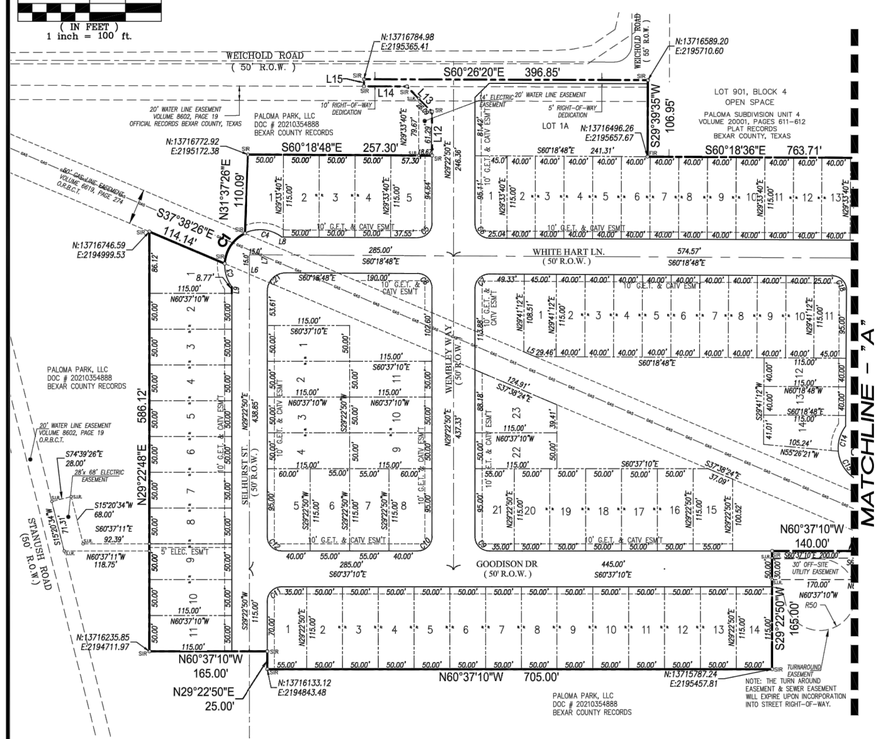
Being a total of 23.86 acres of land
more of less, out of 99.85 acre tract recorded in
Volume 7601, Pages 376,
Official Public Records, Bexar County, Texas.

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

DATE OF PREPARATION: March 02, 2022
REVISION: March 14, 2023

NOTES

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREET AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
5. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY INFEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
7. NO PORTION OF THE FEMA 1% 100 YEAR ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL 48029C0255F,EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.



BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS TREE SAVE AREAS, INCLUDING LOT__, BLOCK __, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY NOTE:

SAN ANTONIO RIVER AUTHORITY (SARA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW GROUND APPURTENANCE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTION WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH SARA.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO RIVER AUTHORITY UNDER THE PLAT NUMBER.

FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTSFOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.40'	50.00	61°11'51"	N63° 11' 04"E	50.90'
C2	142.89'	50.00	163°44'23"	N15° 37' 10"W	98.99'
C3	34.97'	50.00	40°04'15"	S12° 32' 46"W	34.26'
C4	54.78'	50.00	62°46'24"	N54° 49' 48"W	52.08'
C5	31.46'	20.00	90°07'32"	N74° 37' 26"E	28.32'
C6	31.07'	19.99	89°04'02"	S14° 57' 31"E	28.04'
C7	31.52'	20.00	90°18'22"	S74° 32' 01"W	28.36'
C8	31.31'	20.00	89°41'38"	N15° 27' 59"W	28.21'
C9	31.42'	20.00	90°00'00"	S15° 37' 10"E	28.28'
C10	31.42'	20.00	90°00'00"	N74° 22' 50"E	28.28'
C11	31.42'	20.00	90°00'00"	S74° 22' 50"W	28.28'
C12	31.42'	20.00	90°00'00"	S15° 37' 10"E	28.28'
C14	37.36'	50.00	42°48'45"	S45° 49' 25"W	36.50'
C15	106.70'	50.00	122°16'27"	S36° 43' 11"E	87.58'
C16	31.42'	20.00	90°00'00"	S15° 18' 48"E	28.28'
C17	31.42'	20.00	90°00'00"	S74° 41' 12"W	28.28'
C18	31.42'	20.00	90°00'00"	N15° 18' 48"W	28.28'
C19	261.80'	50.00	300°00'00"	N29° 41' 12"E	50.00'
C20	261.81'	50.00	300°00'44"	N29° 41' 12"E	49.99'

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

Edward L. Sherfey, III, as Manager of Paloma Park, LLC the Owner of the land shown on this Plat, and designated herein as: Paloma Park Subdivision Phase I in the City of San Antonio, County of Bexar, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easments and public places thereon shown for the purpose and consideration therein expressed.

Owner: Edward L. Sherfey, III Manager — DATE
Paloma Park, LLC
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791-3511

STATE OF TEXAS
COUNTY OF WEBB

Before me, the Undersigned authority, on this day personally appeared Edward L. Sherfey, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and considerations therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__

NOTARY PUBLIC — DATE

This Plat of Paloma Park Subdivision Phase I, has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such Commission in accordance with State or Local Laws and Regulations; and/or where administrative exception(s) and/or variances(s) have been granted.

day of _____ A.D. 20 _____

Dated this _____ BY: _____ Chairman

BY: _____ Secretary

SHEET 1 OF 2

SHEET INDEX

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an an actual survey made on the ground by Sherfey Engineering Company, L.L.C.

PRELIMINARY

Francisco Estrada IV, R.P.L.S. No. 5862 — DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this Plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

PRELIMINARY

JoEmma P. Sherfey, P.E. No. 68028 — DATE

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.3 Plats

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I

PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED
PROFESSIONAL ENGINEER
05/23/2023

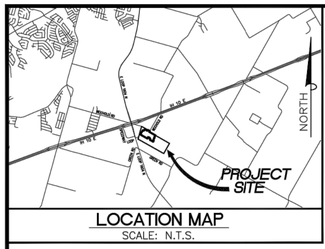
PALOMA PARK SUBDIVISION
PHASE I - PLAT 1 OF 2

Scale: AS SHOWN — Date: 11/10/2022 — Revised:

PROJ. NO. 8314

1.4.1

SHEET 1.4.1 OF 44



LOCATION MAP
SCALE: N.T.S.

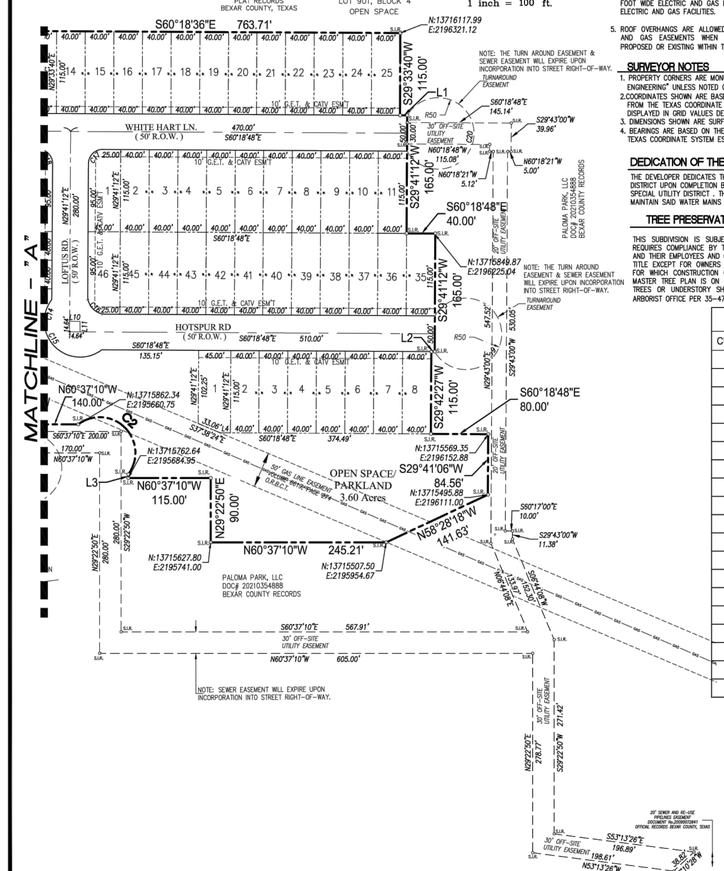
LEGEND:

- SIR = SET 1/2" IRON ROD
- FIR = FOUND 1/2" IRON ROD
- MON. = SET CONCRETE MONUMENT
- 720 — EXIST. CONTOUR (MJR)
- EXIST. CONTOUR (MNR)
- 730 — PROPOSED FINISHED CONTOUR
- PHASE BOUNDARY
- UTILITY EASEMENT

ABBREVIATIONS:

B.S.	= BUILDING SETBACK
R.O.W.	= RIGHT OF WAY
VOL.	= VOLUME
PGS.	= PAGES
U.E.	= UTILITY EASEMENT
R60	= RADIUS
N.T.S.	= NOT TO SCALE
DPRBC	= DEED PUBLIC RECORDS BEXAR COUNTY
OPR	= OFFICIAL PUBLIC RECORDS
G.E.T.V.E=	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
EGTTVE=	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.



SHEET 2 OF 2
SHEET INDEX

"C.P.S./CO3A UTILITY NOTES"

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS–CITY PUBLIC SERVICE BOARD(CPS ENERGY) DEDICATE EASEMENTS AND RIGHTS–OF–WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," SANITARY SEWER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT–OF–WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES TO SUCH EASEMENTS AS DESCRIBED HEREON.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10)TEN FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT AND (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SURVEYOR NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SHERFEY ENGINEERING" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

DEDICATION OF THE WATER MAINS:

THE DEVELOPER DEDICATES THE WATER MAINS TO THE EAST CENTRAL SPECIAL UTILITY DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE EAST CENTRAL SPECIAL UTILITY DISTRICT . THE EAST CENTRAL SPECIAL UTILITY DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

TREE PRESERVATION NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #22–38800557) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE–FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35–477(h).

NOTES

1. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREET AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
2. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
4. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
5. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS–SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
7. NO PORTION OF THE FEMA 1% 100 YEAR ANNUAL CHANCE (100 YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C0555F,EFFECTIVE SEPT. 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

FIRE NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTSFOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO THE BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

BUILDING SETBACK NOTE:

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CLEAR VISION EASEMENT:

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREET, OR LATEST REVISION THEREOF OF (35–506(d)(5)).

PLAT No. 22-11800343

SUBDIVISION PLAT ESTABLISHING

PALOMA PARK SUBDIVISION PHASE I

Being a total of 23.86 acres of land
more of less, out of 99.85 acre tract recorded in
Volume 7601, Pages 376,
Official Public Records, Bexar County, Texas.

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791–3511
T.B.P.E. FIRM REGISTRATION No. F–3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

DATE OF PREPARATION: March 02, 2022
REVISED: March 14, 2023

COMMON AREA MAINTENANCE NOTE:

THE MAINTENANCE OF ALL OPEN SPACE, GREENBELTS, PARKS TREE SAVE AREAS, INCLUDING LOT___ BLOCK __ DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSABILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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CURVE TABLE					
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C18	31.42'	20.00	90°00'00"	N15° 18' 48"W	28.28'
C19	261.80'	50.00	300°00'00"	N29° 41' 12"E	50.00'
C20	261.81'	50.00	300°00'44"	N29° 41' 12"E	49.99'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	10.04'	S59° 56' 20"E
L2	4.69'	N60° 18' 48"W
L3	5.00'	N29° 22' 50"E
L4	14.49'	S60° 18' 48"E
L5	16.84'	S37° 38' 24"E
L6	15.08'	S60° 18' 48"E
L7	15.08'	N29° 22' 50"E
L8	2.13'	N60° 18' 48"W
L9	8.77'	S29° 22' 50"W
L10	14.64'	N60° 18' 48"W
L11	14.64'	S29° 41' 12"W
L12	61.29'	N29° 22' 34"E
L13	49.59'	N15° 31' 45"W
L14	60.05'	N60° 26' 20"W
L15	10.00'	N29° 33' 40"E
L16	28.24'	S74° 28' 15"W

STATE OF TEXAS
COUNTY OF BEXAR

CERTIFICATE OF ENGINEER

I hereby certify that proper engineering consideration has been given this Plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

PRELIMINARY

JoEmma P. Sherfey, P.E. No. 68028 DATE

STATE OF TEXAS
COUNTY OF BEXAR

CERTIFICATE OF SURVEYOR

I, hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an an actual survey made on the ground by Sherfey Engineering Company, L.L.C.

PRELIMINARY

Francisco Estrada IV, R.P.L.S. No. 5862 DATE

STATE OF TEXAS
COUNTY OF WEBB

CERTIFICATE OF OWNER

Edward L. Sherfey, III , as Manager of Paloma Park, LLC
the Owner of the land shown on this Plat, and designated herein as: Paloma Park Subdivision Phase I
in the City of San Antonio, County of Bexar, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easments and public places thereon shown for the purpose and consideration therein expressed.

Owner: Edward L. Sherfey, III Manager DATE
PALOMA PARK, LLC
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791–3511

STATE OF TEXAS
COUNTY OF WEBB
Before me, the Undersigned authority, on this day personally appeared Edward L. Sherfey, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purpose and consideration therein stated.
WITNESS MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 20

NOTARY PUBLIC DATE

This Plat of Paloma Park Subdivision Phase I , has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such Commission in accordance with State or Local Laws and Regulations; and/or where administrative exception(s) and/or variances(s) have been granted.

Dated this _____ day of _____ A.D. 20 _____

BY:_____ Chairman

BY:_____ Secretary

SHEET No. 2 OF 2

Designed By: JPS
Drawn By: RXL
Checked By: JPS
Approved By: JPS
File: K:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.3 Plats

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132

PALOMA PARK SUBDIVISION PHASE I

PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED
PROFESSIONAL ENGINEER
05/23/2023

PALOMA PARK SUBDIVISION PHASE I - PLAT 2 OF 2

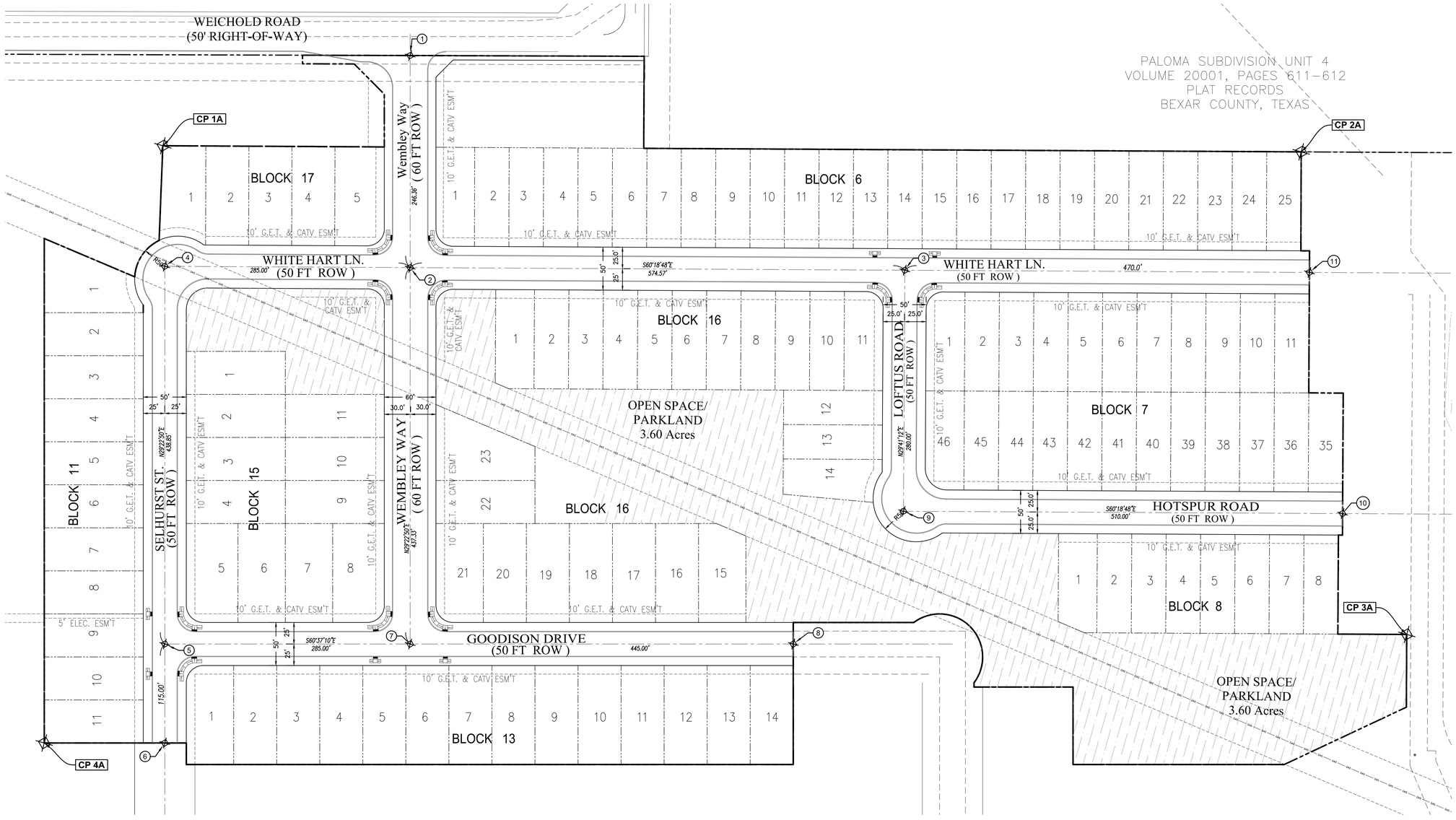
Scale: AS SHOWN Date: 11/10/2022 Revised:

PROJ. NO. 8314

1.4.2

SHEET 1.4.2 OF 44

X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.3 Plats\PLAT-PLAN SHEET 2 OF 2.dwg, Layout1, 5/25/2023 10:56:09 AM, DWG To PDF.pc3



CONTROL POINT COORDINATES			
Point #	Northing	Easting	Description
CP 1A	13716723.31	2195474.15	NORTHWEST CORNER PHASE 1
CP 2A	13716118.00	2196321.11	NORTHEAST CORNER PHASE 1
CP 3A	13715569.35	2196152.88	SOUTHEAST CORNER PHASE 1.
CP 4A	13716235.86	2194711.97	SOUTHWEST CORNER PHASE 1
1	13716722.74	2195475.36	END OF CENTER LINE AT WEMBLEY WAY
2	13716508.64	2195353.28	INTER. WHITE HART LN.& WEMBLEY WAY
3	13716224.08	2195852.44	INTER. LOFTUS RD. & WEMBLEY WAY
4	13716649.79	2195105.69	PI. SELHURST ST. & WHITE HART LN.
5	13716267.38	2194890.38	INTER. SELHURST ST. & GOODISON DR.
6	13716167.17	2194833.96	END OF CENTERLINE AT SELHURST ST.
7	13716127.56	2195138.72	INTER. GOODISON DR. & WIMBLEY WAY
8	13715909.24	2195526.49	END OF CENTERLINE AT GOODISON DR.
9	13715980.80	2195713.81	INTER. LOFTUS RD. & HOTSPUR RD.
10	13715728.25	2196156.83	END OF CENTERLINE AT HOTSPUR RD.
11	13715991.31	2196260.75	END OF CENTERLINE AT WHITE HART LN.

SURVEY NOTE

COORDINATES SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983 AS SHOWN ON BOUNDARY SURVEY PREPARED SEPTEMBER 23, 2016, BY SHERFEY ENGINEERING COMPANY, LLC, 104 DEL COURT, SUITE 400, LAREDO, TX., 78041, (956)791-3511.

TOPOGRAPHIC INFORMATION PREPARED BY:
SHERFEY ENGINEERING COMPANY, LLC.
104 DEL COURT, SUITE 400, LAREDO, TX. 78041
(956) 791-3511.
T.B.P.L.S. REGISTRATION No. 10099800.

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\1.5 SURVEY CONTROL PLAN.dwg

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

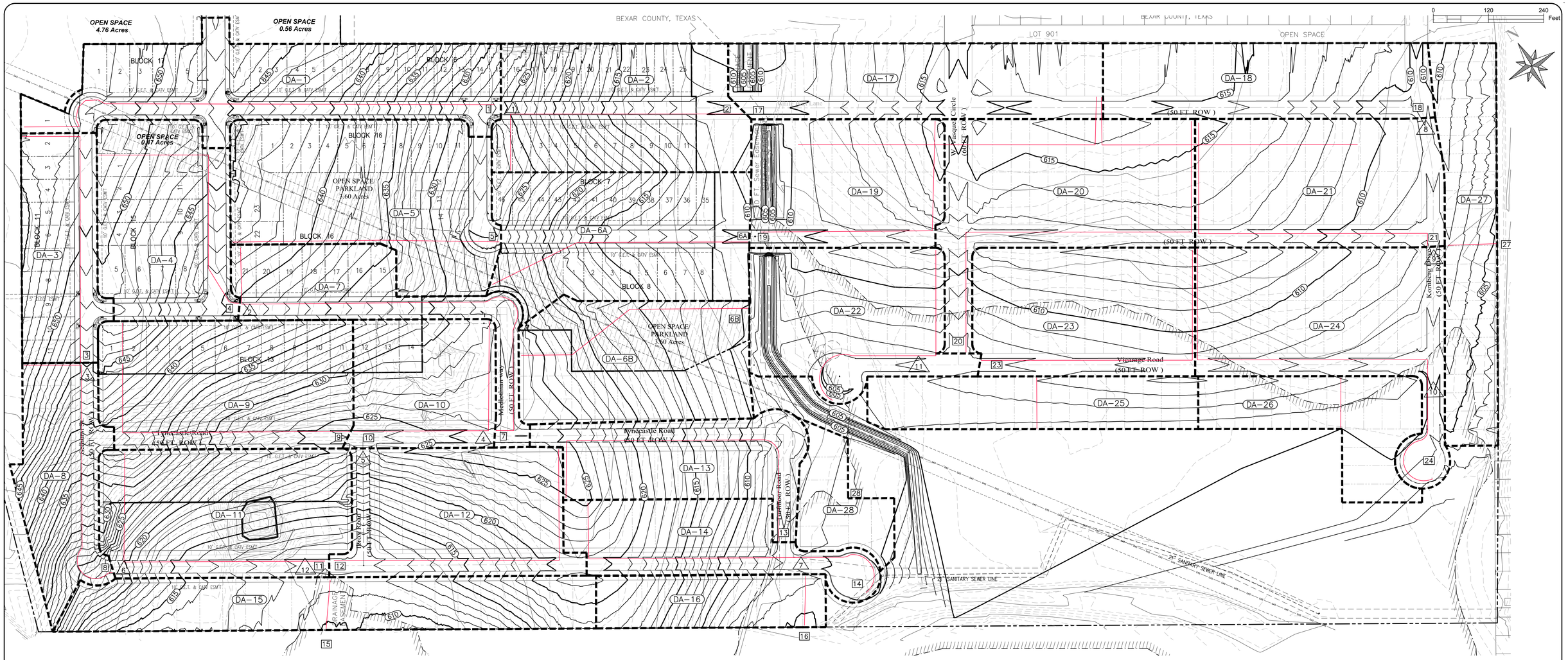
PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED
PROFESSIONAL ENGINEER
05/23/2023

SURVEY CONTROL PLAN

Scale:
Date: 11/10/2022
Revised:

PROJ. NO. 8314
1.5
SHEET 1.5 OF 44



8314.00 PALOMA PARK SUBDIVISION, PROPOSED CONDITIONS										
Area Description	Point of Analysis	Drainage Area (Ac.)	Coefficient C (Z=R4)	Tc (min.)	I5 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q5 (cfs)	Q25 (cfs)	Q100 (cfs)
DA-1	1	3.9013	0.77	20	4.540	6.280	7.790	13.638	18.87	23.40
DA-2	2	3.3920	0.77	18	4.800	6.630	8.240	12.537	17.32	21.52
DA-3	3	1.9374	0.8	21	4.430	6.120	7.590	6.866	9.49	11.76
DA-4	4	2.8071	0.8	18	4.800	6.630	8.240	10.779	14.89	18.50
DA-5	5	4.0726	0.8	18	4.800	6.630	8.240	15.639	21.60	26.85
DA-6A	6A	3.5901	0.77	18	4.800	6.630	8.240	13.269	18.33	22.78
DA-6B	6B	2.9910	0.77	15	5.280	7.320	9.120	12.160	16.86	21.00
DA-7	7	2.0114	0.77	19	4.660	6.450	8.000	7.217	9.99	12.39
DA-8	8	1.9804	0.84	13	5.660	7.890	9.850	9.416	13.13	16.39
DA-9	9	3.5104	0.8	18	4.800	6.630	8.240	13.480	18.62	23.14
DA-10	10	2.0010	0.8	23	4.230	5.840	7.240	6.771	9.35	11.59
DA-11	11	3.4386	0.8	17	4.940	6.840	8.500	13.589	18.82	23.38
DA-12	12	3.0772	0.8	20	4.540	6.280	7.790	11.176	15.46	19.18
DA-13	13	2.2842	0.75	20	4.540	6.280	7.790	7.778	10.76	13.35
DA-14	14	2.0929	0.77	16	5.100	7.070	8.790	8.219	11.39	14.17
DA-15	15	3.0211	0.8	15	5.280	7.320	9.120	12.761	17.69	22.04
DA-16	16	1.3112	0.77	14	5.470	7.600	9.480	5.523	7.67	9.57
DA-17	17	3.0598	0.77	22	4.330	5.980	7.410	10.202	14.09	17.46
DA-18	18	2.7042	0.75	22	4.330	5.980	7.410	8.782	12.13	15.03
DA-19	19	2.6837	0.77	20	4.540	6.280	7.790	9.382	12.98	16.10
DA-20	20	3.8547	0.77	26	3.980	5.490	6.800	11.813	16.29	20.18
DA-21	21	3.4795	0.77	23	4.230	5.840	7.240	11.333	15.65	19.40
DA-22	22	2.3927	0.77	20	4.540	6.280	7.790	8.364	11.57	14.35
DA-23	23	3.0955	0.77	23	4.230	5.840	7.240	10.082	13.92	17.26
DA-24	24	3.9070	0.77	20	4.540	6.280	7.790	13.658	18.89	23.44
DA-25	25	1.8932	0.77	16	5.100	7.070	8.790	7.435	10.31	12.81
DA-26	26	1.7947	0.77	16	5.100	7.070	8.790	7.048	9.77	12.15
DA-27	27	2.4271	0.77	14	5.470	7.600	9.480	10.223	14.20	17.72
DA-28	28	0.9246	0.77	16	5.100	7.070	8.790	3.631	5.03	6.26
*								292.771	405.051	503.155

INTENSITY "TABLE 5.5.1D-RAINFALL INTENSITY DURATION (PA-3)

STREETS RECEIVING RUNOFF		
POIN ID	SLOPE	CAPACITY
1	4.72%	125.4 CFS
2	2.22%	86.01 CFS
3	3.50%	108.00 CFS
4	0.72%	48.98 CFS
5	5.00%	129.1 CFS
6	6.00%	141.4 CFS
7	0.93%	55.67 CFS
8	0.68%	47.60 CFS
9	0.68%	47.60 CFS
10	0.70%	42.81 CFS
11	0.55%	42.81 CFS
12	0.10%	42.81 CFS

TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, GRID BASED OPUS SOLUTION.

LEGEND

- EXISTING FLOW PATTERN
- 421 EXISTING 1FT. CONTOURS
- 420 EXISTING 5FT. CONTOURS
- 651 PROPOSED 1 FT CONTOURS
- 650 PROPOSED 5 FT CONTOURS
- WATERSHED BOUNDARY
- FLOW PATH
- PROP'D. FLOW PATTERN
- DA-1 DRAINAGE AREA ID
- B POINT OF ANALYSIS
- 1 STREET RECEIVING RUNOFF

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\1.6 STORM DRAINAGE AREA MAP PLAN.dwg

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

Paloma Park Master Development Plan
MDP No. 22-11100011

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
05/23/2023

STORM DRAINAGE AREA MAP PLAN
PROPOSED CONDITIONS EXHIBIT "F"

Scale:
Date: 11/10/2022
Revised:

PROJ. NO. 8314
1.6
SHEET 1.6 OF 44

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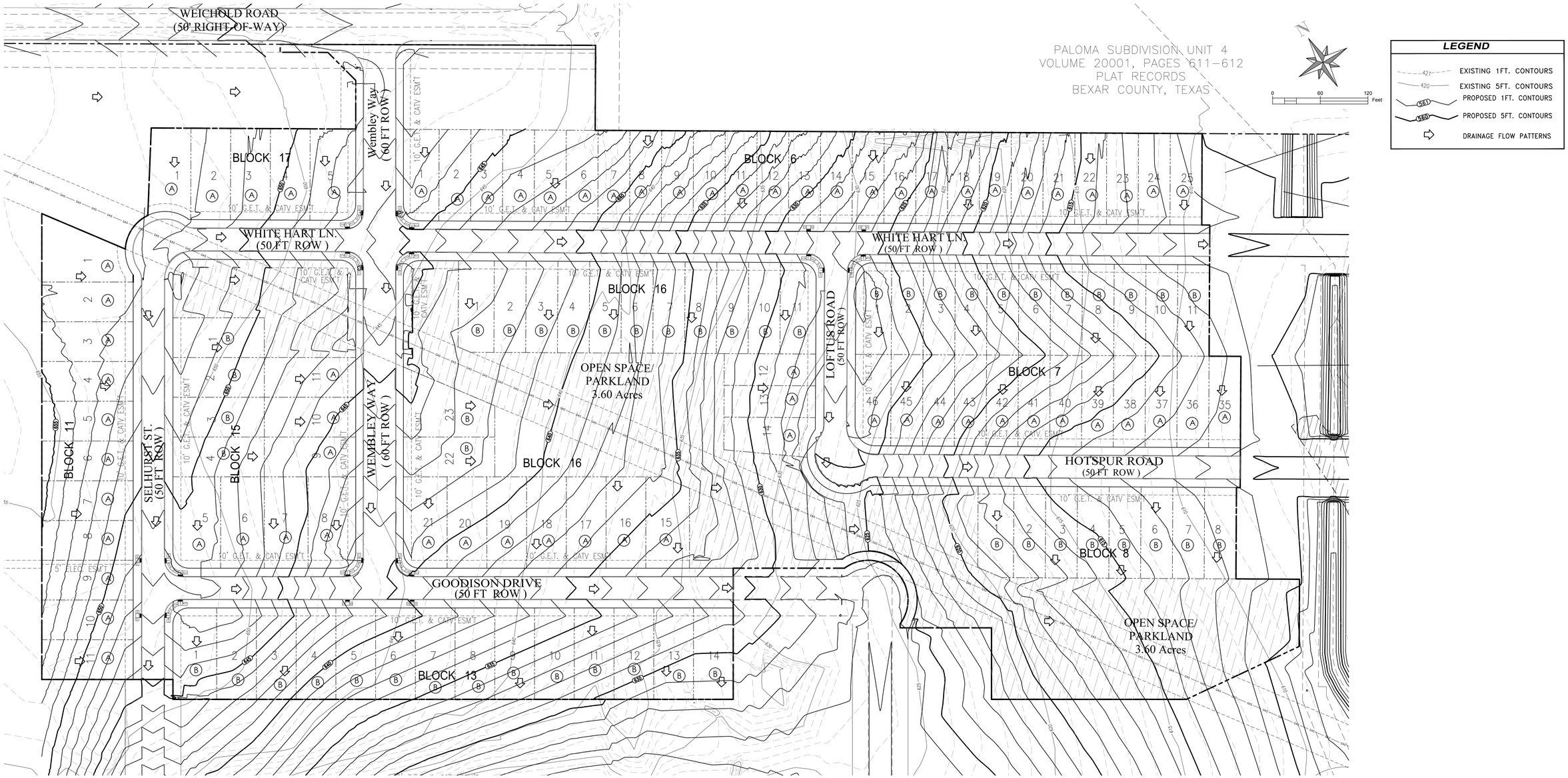
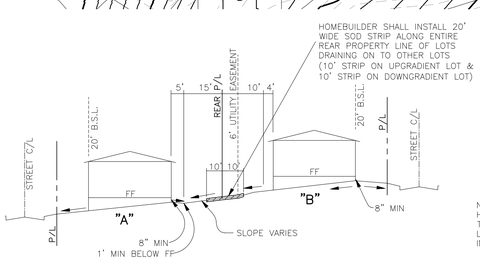




TYPICAL "A" TO "B" LOT GRADING SECTION
CROSS SECTIONS THROUGH LOTS

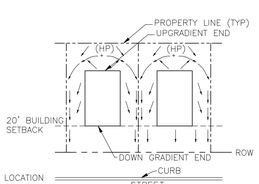
1

N.T.S.

LEGEND:

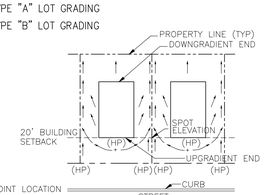
(A) TYPE "A" LOT GRADING

(B) TYPE "B" LOT GRADING



NOTE:
HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "A" LOT GRADING
(PLAN VIEW)
NOT TO SCALE



NOTE:
HIGH POINT LOCATION VARIES FROM PROPERTY LINE TO 20 FOOT BUILDING SETBACK

TYPICAL "B" LOT GRADING
(PLAN VIEW)
NOT TO SCALE

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
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Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
05/23/2023

GRADING PLAN

Scale:
Date: 11/10/2022
Revised:

PROJ. NO. 8314

1.7

SHEET 1.7 OF 44

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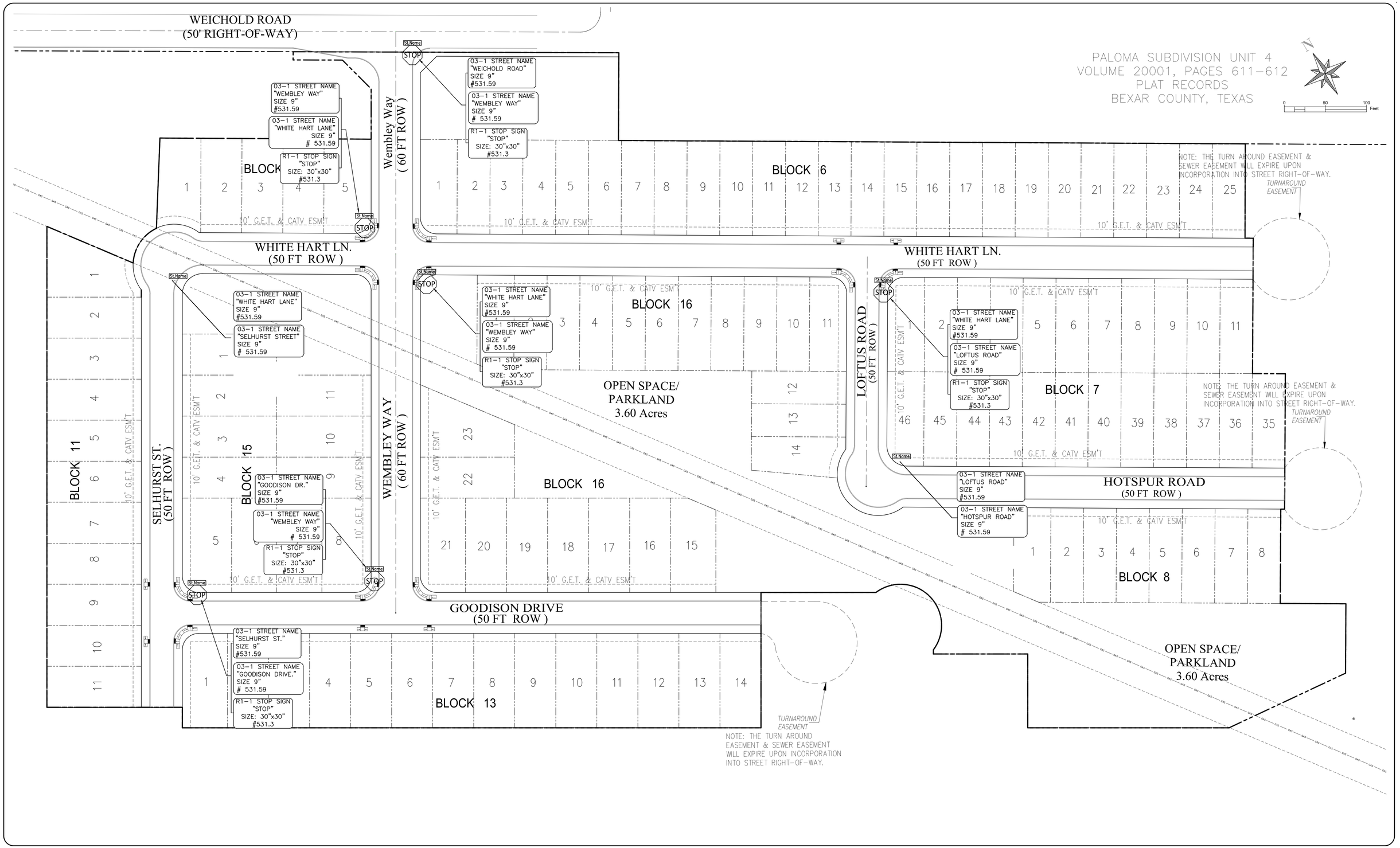


Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\1.8 SIGNAGE PLAN.dwg

Revision	Date	Description
1	2/6/2024	Removed stop signs @ knuckles

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

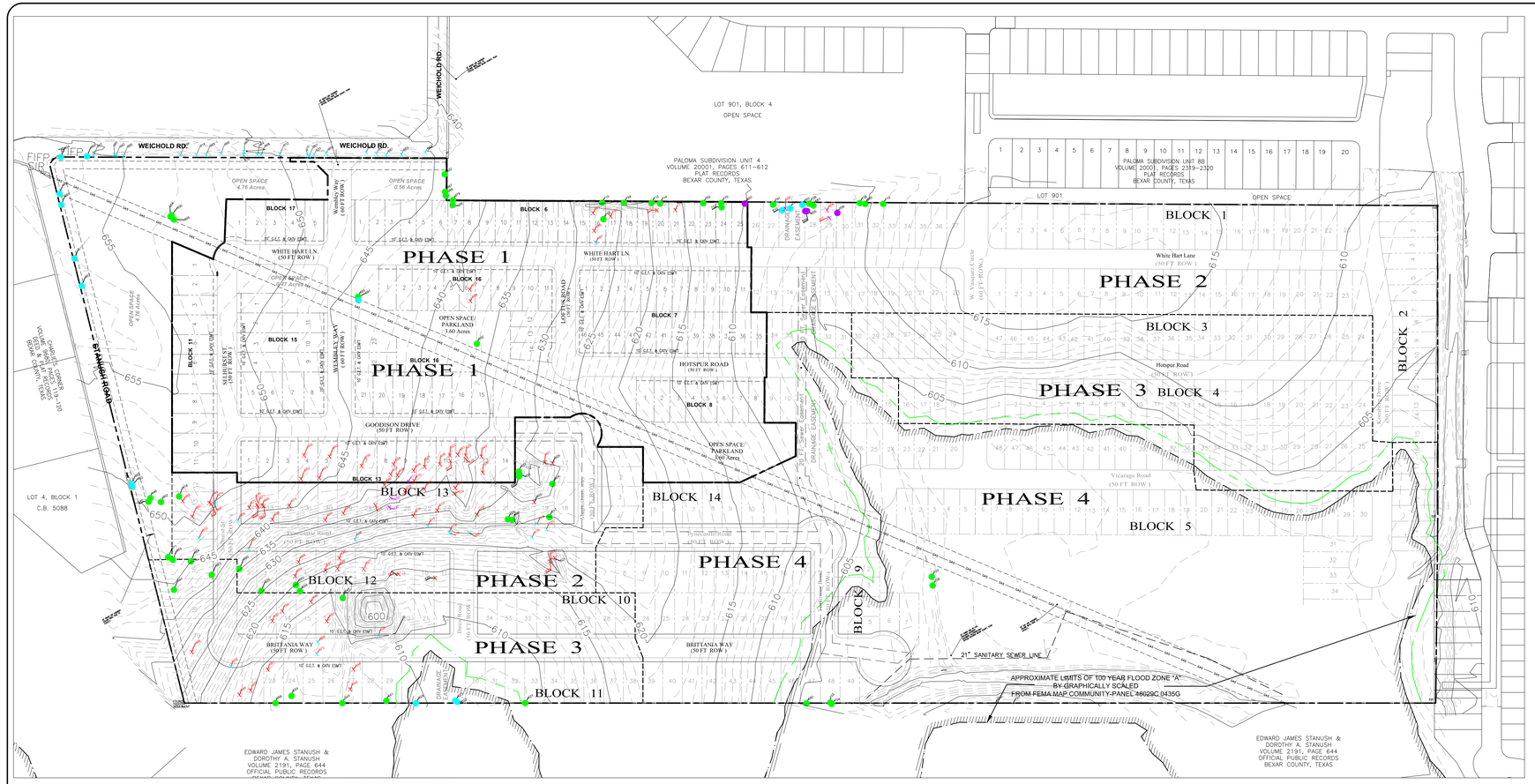
PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
66028
REGISTERED PROFESSIONAL ENGINEER
12/19/2022

SIGNAGE PLAN

Scale:
Date: 11/10/2022
Revised: 02-06-2024

PROJ. NO. 8314
1.8
SHEET 1.8 OF 44



BASIS OF BEARING:
STATE PLANE COORDINATES
TEXAS SOUTH CENTRAL NAD 83
Basis of Bearing according to the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983 (CORS 96)

VICINITY MAP
Scale: N.T.S.

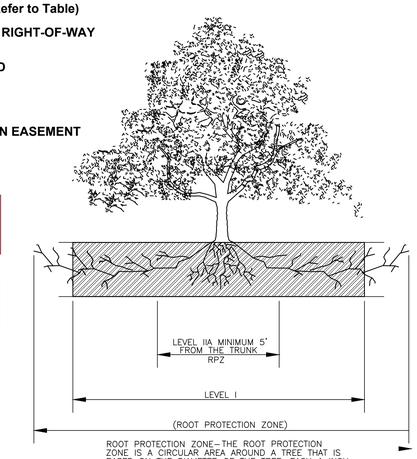
TREE LEGEND

- PROTECTED TREE SAVED
- PROTECTED TREE REMOVED
- TREE REMOVED EASEMENTS (Refer to Table)
- UNPROTECTED TREE REMOVED RIGHT-OF-WAY
- UNPROTECTED TREE - REMOVED
- UNPROTECTED TREE - SAVED
- PROTECTED TREE SAVED-WITHIN EASEMENT
- 30 Foot Floodplain Buffer

DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work

It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.



ROOT PROTECTION ZONE–THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF THE TREE EQUALS 1 FOOT RADIUS FOR ROOT PROTECTION ZONE.

ELEVATION
N.T.S.

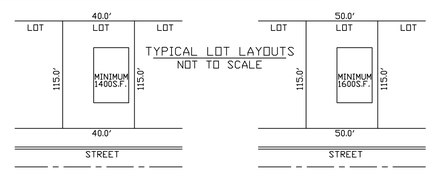
GENERAL NOTES

1. THE TREES WHICH HAVE BEEN MARKED AS "NOT PROTECTED" ARE THOSE TREES LOCATED WITHIN FUTURE PLATTED PUBLIC R.O.W.'S OR PUBLIC UTILITY EASEMENTS. THE OWNER MAY ELECT TO REMOVE ANY AND ALL TREES LISTED AS "NOT PROTECTED" ON THIS EXHIBIT. TREES LISTED AS "NOT PROTECTED" MAY BE REMOVED BY THE OWNER AT HIS DISCREATION.

2. INDIVIDUAL LOT OWNER'S WILL BE REQUIRED TO PREPARE A TREE SURVEY PRIOR TO PERMITTING.

GRADING NOTE

ALL PROPOSED LOT GRADING WILL BE ACCOMPLISHED BY THE BUILDER. IF PROPOSED GRADING IS RAISED OR LOWERED BY MORE THAN 3 INCHES, THE BUILDER WILL BE RESPONSIBLE FOR CONSTRUCTING TREE WELLS AROUND PRESERVED TREES TO MAINTAIN MINIMUM ROOT PROTECTION ZONE (RPZ) REQUIREMENTS.



TYPICAL LOT LAYOUTS
NOT TO SCALE

TYPICAL LOT LAYOUT 40 FT

TYPICAL LOT LAYOUT 50 FT

TREE PROTECTION NOTES

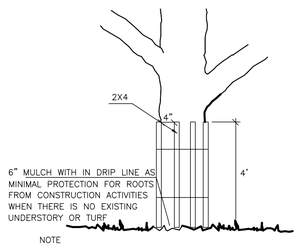
1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5 ') OF THE TREE. A 10–INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE–INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN–OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. AII OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST (207–8053).
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

GENERAL NOTES

1. ALL THE TREES WITH A DIAMETER GREATER THAN 5" INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802. TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802, TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE.
2. ALL TREES SHALL REMAIN UNLESS NOTED FOR REMOVAL ON THE PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10–INCH DIAMETER TREE WOULD HAVE A 5–FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 30 MINUTES TO PREVENT OAK WILT.
7. ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
8. GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
9. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
10. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
11. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
12. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.

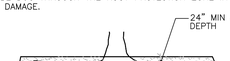
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE BOREING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO BORE WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE CITY.

BORES SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

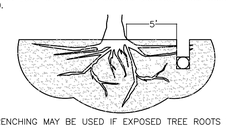


NOTE
WRAP TREE TRUNK WITH 2"X4" STUDS AND ROPE OR BAND AS NEEDED TO PROTECT TREES IN WORK AREAS.

LEVEL II B FENCE PROTECTION
N. T. S.

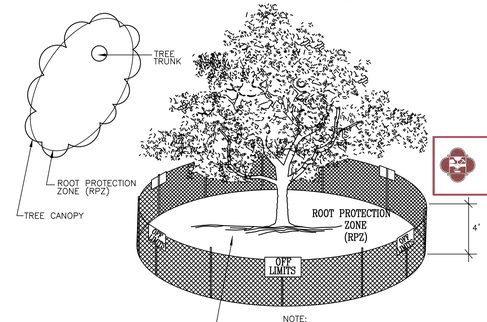


BORE TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE–DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

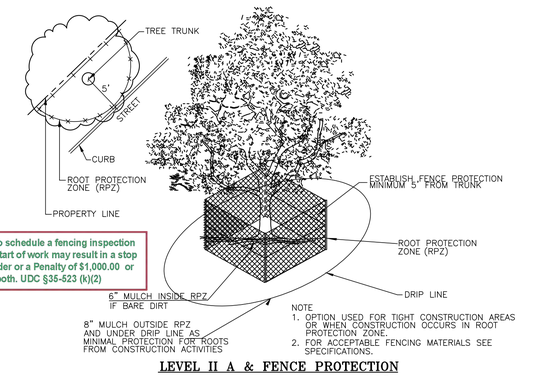
BORING THRU TREE ROOT ZONE
N. T. S.



NOTE:
1. THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED TO PROJECT BOUNDARY.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL I & FENCE PROTECTION
N.T.S.

Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of $1,000.00 or both. UDC §35-523 (k)(2)



NOTE
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL II A & FENCE PROTECTION
N.T.S.

OWNER:
PALOMA PARK, LLC
EDWARD L. SHERFEY, III
MANAGER
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791–3511

PALOMA PARK MDP

A tract of land containing 99.85 acres recorded in Volume 7601, Pages 376 Official Public Records Bexar County, Texas.

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\TREE PRESERVATION.dwg

Revision	Date	Description
1	9/22/22	ADDED/REVISED TREES INFO
2	9/30/22	Revised Plan per Comments

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING COMPANY, L.L.C.
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511
T.B.P.E. FIRM REGISTRATION No. F-3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

PALOMA PARK SUBDIVISION
MASTER DEVELOPMENT PLAN
MDP NO. 22-11100011
PLAT No. 22-11800343

DRAWINGS ARE BEING ISSUED FOR REVIEW AND APPROVAL ONLY UNDER THE AUTHORITY OF JOEMMA P. SHERFEY, P.E. TEXAS NO. 68028 SEPTEMBER 30, 2022

TREE PRESERVATION
MASTER DEVELOPMENT PLAN
City of San Antonio Plan Reviewed Development Services Dept

Scale:
Date: 08/29/2022
Revised: 09/30/22

PROJ. NO. 8314
1.9.1
SHEET 1.9 OF 44

Preservation and Removal Schedule for Protected Trees Within the Residential Lots

TREE#	SPECIES	DIAMETER INCHES	DESIGNATION	PRESERVE
517	Persimmon (5"- 7.5")	7.5	Significant	Yes
521	Hackberry	14	Significant	No
522	Hackberry	17	Significant	No
523	Hackberry	10.5	Significant	No
524	Mesquite	24	Heritage	No
525	Mesquite	28	Heritage	No
526	Hackberry	11	Significant	No
527	Hackberry	13.5	Significant	No
528	Hackberry	11	Significant	No
601	Hackberry	11	Significant	No
602	Crepe Myrtle	7	Significant	Yes
603	Crepe Myrtle	9	Significant	Yes
604	Crepe Myrtle	16	Significant	Yes
605	Persimmon (4"- 9")	9	Significant	Yes
606	Crepe Myrtle	9	Significant	Yes
608	Hackberry	19	Significant	No
609	Persimmon	7	Significant	No
610	Persimmon	8	Significant	No
612	Hackberry	15	Significant	No
613	Hackberry	13	Significant	No
614	Hackberry	15	Significant	No
615	Hackberry	13	Significant	No
616	Mesquite	18.5	Significant	No
620	Hackberry	26	Heritage	No
621	Hackberry	14	Significant	Yes
625	Mesquite	12	Significant	No
626	Mesquite	13.5	Significant	No
627	Persimmon	10	Significant	No
631	Persimmon	6	Significant	No
632	Persimmon	5	Significant	No
636	Hackberry	11.5	Significant	No
637	Persimmon	11.5	Significant	No
638	Hackberry	13	Significant	No
639	Hackberry	30	Heritage	No
640	Persimmon	5.5	Significant	No
641	Mesquite	23	Significant	Yes
642	Mesquite	13	Significant	No
643	Mesquite	15	Significant	Yes
644	Huisache	11	Significant	No
645	Mesquite	18	Significant	Yes
646	Hackberry	13	Significant	No
647	Mesquite	16	Significant	No
648	Hackberry	14	Significant	No
649	Mesquite	22	Significant	No
650	Mesquite	27	Heritage	No
651	Hackberry	11	Significant	No
652	Hackberry	27	Heritage	No
653	Hackberry	10	Significant	No
654	Hackberry	32	Heritage	No
655	Hackberry	10	Significant	Yes
656	Mesquite	22	Significant	Yes
657	Mesquite	25.5	Heritage	No
658	Hackberry	14.5	Significant	No
659	Hackberry	17	Significant	Yes
660	Hackberry	12	Significant	No
661	Hackberry	10	Significant	No
663	Hackberry	32	Heritage	Yes
664	Hackberry	15	Significant	No
665	Hackberry	17	Significant	No
666	Persimmon (8"- 3")	8	Significant	No
667	Hackberry	14	Significant	No
668	Hackberry	14	Significant	No
669	Mesquite	21	Significant	No
670	Hackberry	13	Significant	No
671	Hackberry	10.5	Significant	No
672	Hackberry	11	Significant	No
673	Hackberry	25	Heritage	No
680	Mesquite	11	Significant	Yes
681	Mesquite	10.5	Significant	Yes
689	Mesquite	12	Significant	No
692	Hackberry	12	Significant	Yes
706	Mesquite	24	Heritage	Yes
707	Mesquite	21	Significant	Yes
708	Mesquite	23	Significant	Yes
709	Mesquite	18	Significant	Yes
710	Mesquite	16	Significant	Yes
712	Mesquite	11.5	Significant	Yes
714	Mesquite	10	Significant	Yes
715	Persimmon	5	Significant	Yes
716	Mesquite	14	Significant	No
732	Hackberry	10	Significant	Yes
770	Mesquite	10	Significant	Yes
771	Mesquite	19	Significant	No
791	Mesquite	11.5	Significant	Yes
792	Mesquite	19.5	Significant	Yes
793	Mesquite	12	Significant	No
794	Mesquite	20	Significant	Yes
795	Mesquite	13.5	Significant	Yes
901	Hackberry	14.5	Significant	No
902	Hackberry	10	Significant	Yes
904	Mesquite	19	Significant	No
909	Hackberry	12	Significant	Yes
911	Mesquite	19	Significant	No
918	Hackberry	14	Significant	Yes
919	Hackberry	16.5	Significant	No
920	Hackberry	10	Significant	No
922	Mesquite	15	Significant	Yes
923	Persimmon	8	Significant	Yes
924	Hackberry	22	Significant	Yes
925	Hackberry	14.5	Significant	No
926	Hackberry	16.5	Significant	Yes
927	Hackberry	20	Significant	No
928	Hackberry	11.5	Significant	Yes
929	Hackberry	18	Significant	No
930	Hackberry	15	Significant	Yes
933	Mesquite	32	Heritage	No
943	Hackberry	12	Significant	No
944	Hackberry	11	Significant	No
945	Hackberry	14	Significant	Yes
947	Persimmon (3" - 6")	6	Significant	Yes
948	Hackberry	11	Significant	Yes
953	Hackberry	14	Significant	Yes
954	Hackberry	10	Significant	Yes
959	Hackberry	22	Significant	No
967	Hackberry	16.5	Significant	Yes
969	Hackberry	19	Significant	No
971	Hackberry	10	Significant	Yes
975	Mesquite	11	Significant	No
979	Mesquite	26.5	Heritage	Yes
980	Persimmon	7.5	Significant	Yes
982	Mesquite	35	Heritage	No
984	Hackberry	19.5	Significant	Yes
986	Hackberry	13	Significant	Yes
988	Hackberry	10	Significant	No
991	Mesquite	19	Significant	No
998	Mesquite	20	Significant	No
999	Mesquite	18	Significant	No

Calculations for Tree Requirements (Residential Lots only)

Significant Trees

Total Inches	1,530
Inches to Remain	645
Inches to be Removed	885
% to Remain	42%
Inches to Remain	645
35% Requirement	535
Inches to Remain In Excess	110

Heritage Trees

Total Inches	549
Inches to Remain	187
Inches to be Removed	362
% to Remain	34%
Hertiage inches to be Removed	362
Persimmon, Mesquite & Hackberry mitigated @ 1:1	362
Total Hertiage Mitigation inches	362

Small Species (Persimmon) - Significant

Total Inches	104
Inches to Remain	43
% to Remain	41%

Mitigation - (Heritage) Inches

Mitigation inches required	362
Lots with 3 Trees (400 lots X 1.5")	600
Lots with 4 Trees (80 lots X 1.5")	240
Total planted inches available for mitigation	840
Mitigation inches planted in excess of required	478

Mitigation (Exisiting ROW) - Inches

Mitigation inches required	291
Mitigation inches excess remaining (as shown in Hertiage ca	478
Mitigation inches in excess of required	187

Notes: Mitigation shall be required for the removal of heritage trees at a ratio of 1:1 for every heritage inch removed. The total heritage inches removed is calculated at 305".

Notes: Heritage tree inches include hertiage trees in easement.

Notes: Trees denoted as "Double" have 2 trunks. Trees denoted as"Multi" have 3+ trunks and are shown with the largest and smallest trunks of the range.

Notes: No trees are located within the Floodplain Buffer.

Notes: Tree Canopy Requirements will be met at the building stage

Utility Easements

Total Inches	887
Inches to Remain	174
Inches to be Removed	713

Calculations for Tree Requirements (Residential Lots only)

Canopy To Remain - Calculations

Species	#	Shade Value (SF)	Total
Mesquite	20	550	11,000
Hackberry	21	875	18,375
Persimmon	6	275	1,650
Crepe Myrtle	4	275	1,100
Elm	0	875	0
Cedar	0	275	0
Total Canopy Area to Remain (Sq Ft.)			**32,125**

Tree planting notes:

Proposed (3) three new medium - large trees of min. 1.5 inch DBH to be planted on 400 lots.
400 lots x 3 trees = 1,200 trees

Proposed (4) four new medium - large trees of min. 1.5 inch DBH to be planted on 80 lots.
80 lots x 4 trees = 320 trees
Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lots 39-49; Block 10, Lots 7-26;
Block 4, Lots 36-48 and Block 14, Lots 5-6.

Total new trees:	1,520
1,520 trees x 875 Sq. Ft. per tree @ 90%	1,197,000
Canopy Cover New Trees	**1,197,000**

Canopy Summary	**Sq Ft.**
Canopy Area to Remain	32,125
Canopy Cover New Trees	1,197,000
Total Canopy Cover at Buildout	1,229,125
Total Site Area (Sq Ft.)	3,179,880
38% Requirement (Sq Ft.)	1,208,354

TREES WITHIN FLOODPLAIN

Tree #	Species	Diameter Inches	Designation	Preserve	Location
622	Hackberry	16	Significant	Yes	Floodplain
623	Hackberry	15	Significant	Yes	Floodplain
624	Mesquite	40	Heritage	Yes	Floodplain
682	Mesquite	27	Heritage	Yes	Floodplain
702	Mesquite	22	Significant	Yes	Floodplain
703	Hackberry	13	Significant	Yes	Floodplain
704	Mesquite	10	Significant	Yes	Floodplain
705	Hackberry	12	Significant	Yes	Floodplain

ADDITIONAL TREES TAGGED

WITHIN THE RESIDENTIAL LOTS - NOT PROTECTED

Tree #	Species	Diameter (In.)	Designation
503	Mesquite (8.5" & 7")	8.5	Non-Protected
504	Hackberry (8" & 7")	8	Non-Protected
505	Mesquite (9" & 6")	9	Non-Protected
506	Hackberry	8	Non-Protected
507	Hackberry	8	Non-Protected
509	Condalia (4"- 3")	4	Non-Protected
611	Persimmon	4	Non-Protected
630	Persimmon (2" - 3")	3	Non-Protected
633	Persimmon	4	Non-Protected
766	Mesquite (8" -8")	8	Non-Protected

TREE SCHEDULE UTILITY EASEMENTS AND R

Tree #	Species	Diameter (In.)	Designation	Pre	
5	Hackberry	11	Significant ~~Heritage~~	YES	
510	Condalia (5"- 2")	5	Significant	YES	
518	Mesquite	18	Significant	EXEMPT	
519	Mesquite	22	Significant	NO	ROW
520	Mesquite	23	Significant	NO	ROW
607	Hackberry	16	Significant	NO	ROW
617	Mesquite	17	Significant	EXEMPT	Easement
618	Mesquite	24.5	Heritage	NO	ROW
619	Hackberry	11	Significant	NO	ROW
622	Hackberry	16	Significant	EXEMPT	Easement
623	Hackberry	15	Significant	EXEMPT	Easement
624	Mesquite	40	Heritage	YES	Easement
629	Mesquite	21.5	Significant	NO	ROW
662	Hackberry	17	Significant	NO	ROW
683	Mesquite	10	Significant	EXEMPT	Easement
691	Hackberry	17	Significant	EXEMPT	Easement
774	Mesquite	13	Significant	EXEMPT	Easement
903	Hackberry	10	Significant	EXEMPT	Easement
906	Hackberry	14	Significant	EXEMPT	Easement
932	Hackberry	14	Significant	EXEMPT	Easement
934	Hackberry	11.5	Significant	EXEMPT	Easement
950	Hackberry	26	Heritage	YES	Easement
951	Hackberry	12	Significant	EXEMPT	Easement
972	Persimmon (3"- 6")	6	Significant	EXEMPT	Easement
973	Hackberry	10.5	Significant	EXEMPT	Easement
974	Hackberry	11	Significant	NO	ROW
976	Hackberry (10"- 9")	10	Significant	NO	ROW
981	Hackberry	14.5	Significant	EXEMPT	Easement
987	Mesquite	10	Significant	NO	ROW
993	Hackberry	17	Significant	EXEMPT	Easement
996	Hackberry	26.5	Heritage	NO	Easement

TREE SCHEDULE TREES WITHIN EXISTING ROW

Tree #	Species	Diameter (In.)	Designation	Preserve	Location
908	Hackberry	11	Significant	NO	Existing ROW
910	Hackberry	15	Significant	NO	Existing ROW
912	Hackberry	16	Significant	NO	Existing ROW
914	Hackberry	15	Significant	NO	Existing ROW
917	Hackberry	13	Significant	NO	Existing ROW
931	Hackberry (13", 8")	13	Significant	NO	Existing ROW
939	Hackberry (13", 12")	13	Significant	NO	Existing ROW
940	Hackberry	10	Significant	NO	Existing ROW
942	Hackberry (15"- 6")	15	Significant	NO	Existing ROW
955	Hackberry (23", 17")	23	Significant	NO	Existing ROW
960	Hackberry	10	Significant	NO	Existing ROW
961	Hackberry (10"- 9")	10	Significant	NO	Existing ROW
962	Hackberry	13	Significant	NO	Existing ROW
963	Hackberry (11"- 7")	11	Significant	NO	Existing ROW
965	Hackberry	22	Significant	NO	Existing ROW
970	Hackberry (10"- 5")	10	Significant	NO	Existing ROW
983	Hackberry	11	Significant	NO	Existing ROW
990	Hackberry (11"- 7")	11	Significant	NO	Existing ROW
994	Hackberry	10	Significant	NO	Existing ROW
995	Hackberry	12	Significant	NO	Existing ROW
997	Hackberry	27	Heritage	NO	Existing ROW

ENGINEER/SURVEYOR:
SHERFEY ENGINEERING CO.
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791–3511
T.B.P.E. FIRM REGISTRATION No. F–3132
T.B.P.L.S. FIRM REGISTRATION No. 10099800

OWNER:
PALOMA PARK, LLC
EDWARD L. SHERFEY, III
MANAGER
104 DEL COURT – SUITE 400
LAREDO, TEXAS 78041
(956) 791–3511

PALOMA PARK SUBDIVISION
A tract of land containing 99.85 acres of land more of less, as recorded in Volume 7601, Pages 376in the Official Public Records Bexar County Texas.

Designed By: FE
Drawn By: RXL
Checked By: JPS
Approved By: JPS
File: X:\8314.00\8.0 CADD\8.4\TREE PRESERVATION PLAN.dwg

Revision	Date	Description
1	9/22	REVISED TREE SCHEDULES
2	9/30	REVISED TREE SCHEDULES
3	10/07	REVISED UE & ROW SCHEDULE
4	11/08	REVISED SCHEDULES & CALCS

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVSION
MASTER DEVELOPMENT PLAN
PLAT No. 22-11800343
MDP NO. 22-11100011

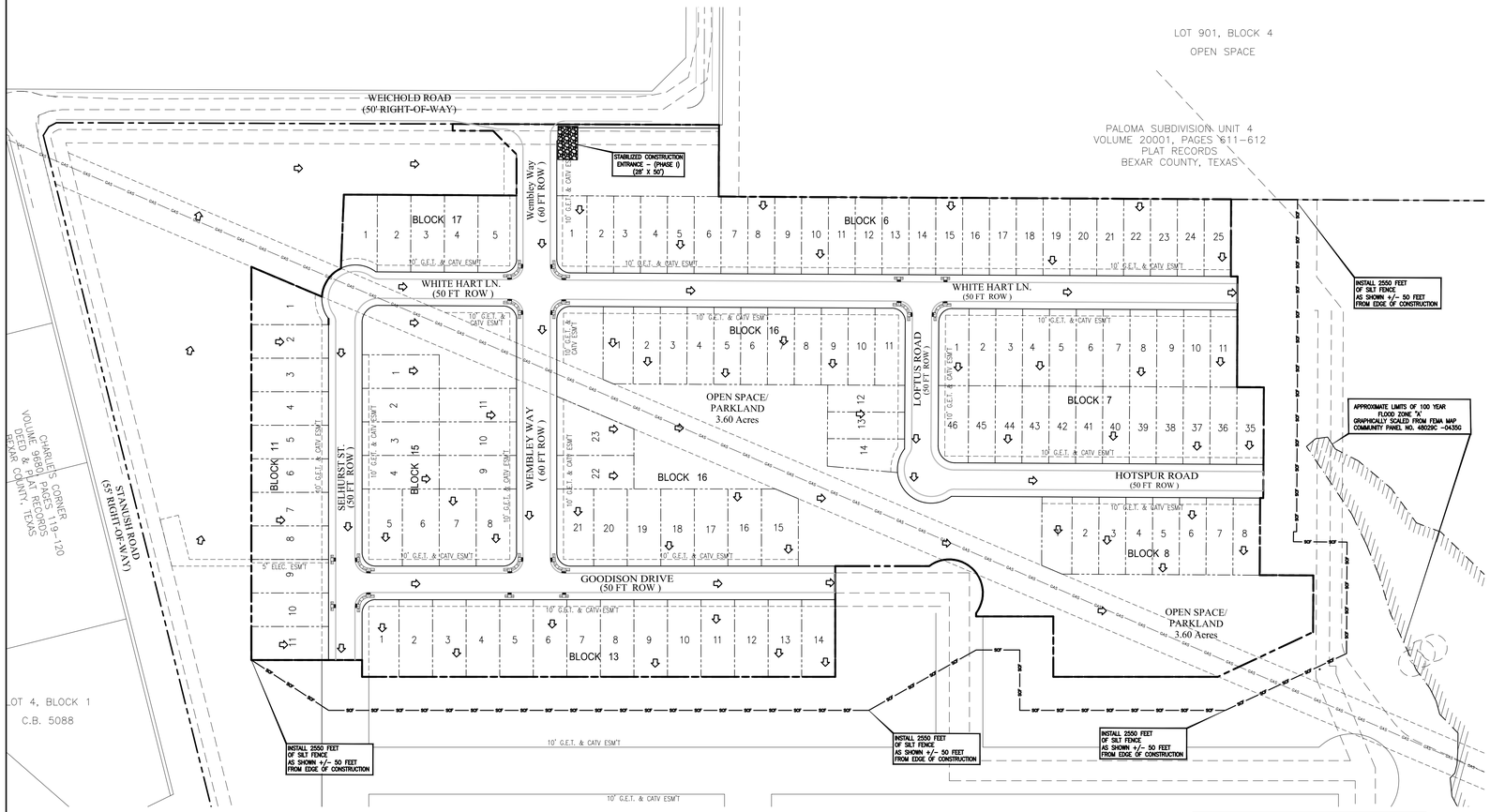
DRAWINGS ARE BEING ISSUED FOR REVIEW AND APPROVAL ONLY UNDER THE AUTHORITY OF JOEMMA P. SHERFEY, P.E. TEXAS NO. 68028 OCTOBER 07, 2022

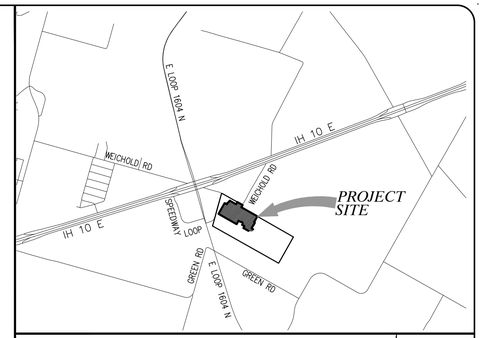
TREE PRESERVATION PLAN
MASTER DEVELOPMENT PLAN

City of San Antonio Plan Reviewed Development Services Dept

Scale:
Date: 08/29/2022
Revised: 11 08 2022

PROJ. NO. 8314
1.9.2
SHEET 1.9.2 OF 44





LOCATION MAP

SCALE: 1" = 2000'

NORTH

LEGEND

- DRAINAGE FLOW PATTERNS
- SCF — PROPOSED SILT FENCE
- PROPOSED CONSTRUCTION ENTRANCE/EXIT
- 456 — PROPOSED 1FT FINISH GRADE

SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

PERMIT FILING
CONTRACTOR MUST COMPLETE AND FILE NPDES FORM "NOTICE OF INTENT" (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AND "NOTICE OF TERMINATION" (NOT) OF COVERAGE UNDER THE NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY IN COMPLIANCE WITH EPA REQUIREMENTS.

SEQUENCE OF CONSTRUCTION
THE GENERAL ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. CLEAR AND GRUB FOR PERIMETER CONTROL (INSTALL ALL SILT FENCES AS SHOWN)
2. INSTALL ALL PERIMETER CONTROLS, DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY.
3. INSTALL CONSTRUCTION ENTRANCES AND EXITS TO BE USED WHILE WORKING IN THE PROJECT AREA AT THE LOCATIONS SHOWN ON THE PLAN, OR AS APPROVED BY THE ENGINEER.
4. GENERAL SITE CLEARING, GRADING, STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 7 DAYS.
5. GENERAL PROJECT CONSTRUCTION, SITE GRADING, EXCAVATION AND FILLING, INSTALLATION OF ALL UTILITIES, ROADWAY IMPROVEMENTS & CONSTRUCTION OF AMENITIES.
6. WHEN ALL CONSTRUCTION IS COMPLETE AND SITE IS STABILIZED AND APPROVED BY PROJECT ENGINEER, REMOVE TEMPORARY STRUCTURAL CONTROLS AND RE-GRADE ANY AREAS DISTURBED BY THEIR REMOVAL.

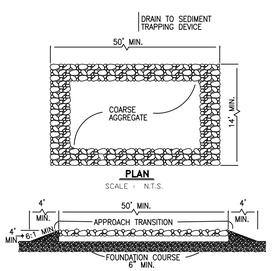
STORM WATER MANAGEMENT: STORM WATER DRAINAGE WILL BE THROUGH CURB & GUTTER FLOW, ONTO UNDEVELOPED PROPERTY THAT DISCHARGES INTO A FUTURE DRAINAGE CHANNEL EAST OF THE DEVELOPMENT.

GENERAL NOTES

1. CONTRACTOR SHALL FOLLOW THE REQUIREMENTS FOR TEMPORARY & PERMANENT EROSION CONTROL AS OUTLINED ON THE PLANS AND IN ACCORDANCE WITH COSA SPECIFICATIONS..
2. A COPY OF THE POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE CONSTRUCTION SITE AT ALL TIMES.
3. SILT FENCE & GRAVEL ENTRANCES MUST BE INSTALLED PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY.
4. AFTER INLETS ARE INSTALLED, THEY SHALL BE PROTECTED BY EITHER, SILT FENCE OR GRAVEL FILTER AND SHALL BE MAINTAINED UNTIL THE PROJECT IS COMPLETE AND THE SITE IS STABILIZED.
5. GRAVEL ENTRANCE AS SHOWN MAY BE RELOCATED IF APPROVED BY THE ENGINEER.
6. THE PROJECT WILL COMPLY WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS . IN CASE OF ANY DISCREPANCIES BETWEEN THE PLANS AND SPECIFICATIONS, THE MORE STRINGENT WILL APPLY.

TRENCH EXCAVATION PROTECTION

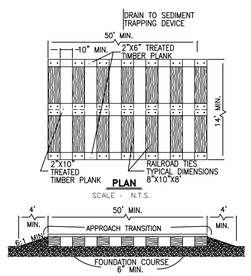
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL//SAFETY/EQUIPMENT CONSULTANT, IF ANY SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S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



CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS. BUT NOT LESS THAN 50'
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

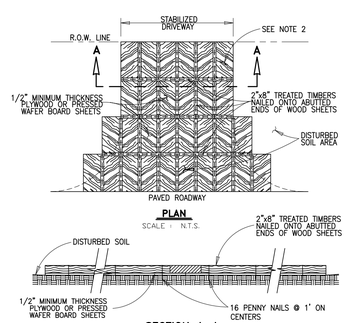


CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS. BUT NOT LESS THAN 50'
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2"X6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION EXIT - TYPE 3

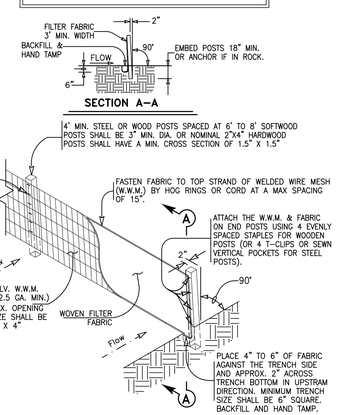
GENERAL NOTES

1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2 TO 4 INCHES SPREAD A MINIMUM OF 4 INCHES THICK TO THE LIMITS SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN., AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT . SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



TEMPORARY SEDIMENT CONTROL FENCE

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 109-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\1.10 TEMPORARY STORMWATER POLLUTION PREVENTION PLAN

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS — JOEMMA P. SHERFEY — 68028 — REGISTERED PROFESSIONAL ENGINEER
05/23/2023

TEMPORARY STORMWATER POLLUTION PREVENTION PLAN

Scale:
Date: 11/10/2022
Revised:

PROJ. NO. 8314
1.10
SHEET 1.10 OF 44

1 PLAN - WHITE HART LN
STA: 0+00 TO STA: 13+29.58

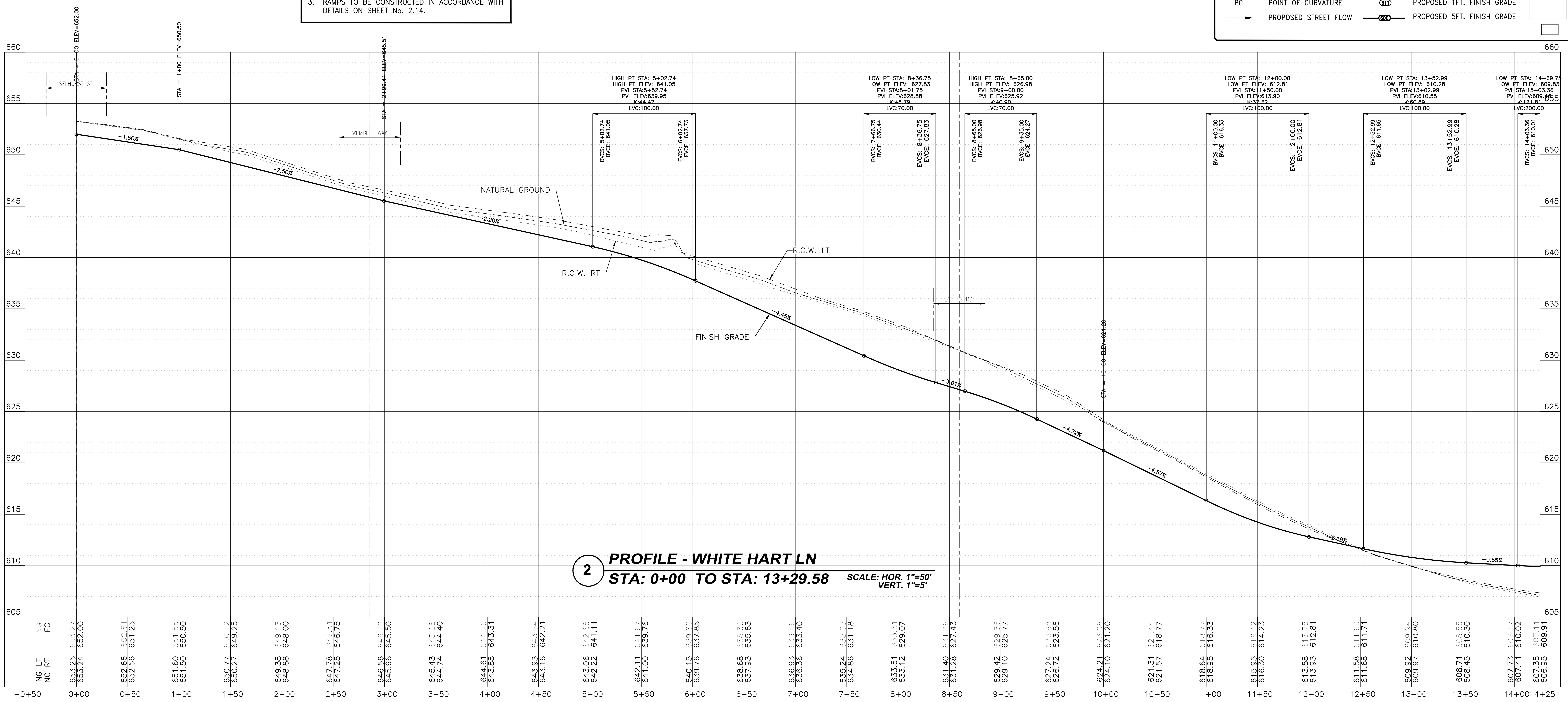
SCALE: HOR. 1"=50'

NOTES

1. PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING.
2. SIDEWALKS TO BE CONSTRUCTED BY OTHERS.
3. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET No. 2.14.

LEGEND

━	UNIT BOUNDARY	----531----	1 FT CONTOURS	▭	PROPOSED 4FT. SIDEWALK BY OTHERS
— - —	STREET CENTER LINE	----530----	5 FT CONTOURS	▭	PROPOSED WHEELCHAIR RAMP TYPE IV
PT	POINT OF TANGENCY	—(611)—	PROPOSED 1FT. FINISH GRADE	▭	PROPOSED WHEELCHAIR RAMP TYPE III
PC	POINT OF CURVATURE	—(600)—	PROPOSED 5FT. FINISH GRADE		
→	PROPOSED STREET FLOW				



Station	NG	FG	NG LT	NG RT
0+00	653.27	652.00	653.25	653.24
0+50	652.61	651.25	652.66	652.56
1+00	651.55	650.50	651.60	651.50
1+50	650.52	649.25	650.77	650.27
2+00	649.13	648.00	649.38	648.88
2+50	647.51	646.75	647.78	647.25
3+00	646.30	645.50	646.56	645.96
3+50	645.08	644.40	645.43	644.74
4+00	644.26	643.31	644.61	643.88
4+50	643.54	642.21	643.93	643.16
5+00	642.68	641.11	643.06	642.22
5+50	641.67	639.76	642.11	641.00
6+00	639.80	637.85	640.15	639.76
6+50	638.30	635.63	638.68	637.93
7+00	636.66	633.40	636.93	636.36
7+50	635.05	631.18	635.24	634.86
8+00	633.31	629.07	633.51	633.12
8+50	631.36	627.43	631.40	631.28
9+00	629.36	625.77	629.42	629.10
9+50	626.98	623.56	627.24	626.72
10+00	623.96	621.20	624.21	624.10
10+50	621.44	618.77	621.31	621.57
11+00	618.77	616.33	618.64	618.95
11+50	616.12	614.23	615.95	616.30
12+00	613.75	612.81	613.58	613.93
12+50	611.60	611.71	611.58	611.68
13+00	609.94	610.80	609.92	609.97
13+50	608.55	610.30	608.71	608.45
14+00	607.57	610.02	607.73	607.41
14+25	607.11	609.91	607.35	606.95

2 PROFILE - WHITE HART LN
STA: 0+00 TO STA: 13+29.58

SCALE: HOR. 1"=50'
VERT. 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\2.1 WHITE HART LANE PLAN & PROFILE.dwg

Revision	Date	Description

SHERFEY
ENGINEERING
COMPANY, L.L.C.

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

T.B.P.E. FIRM REGISTRATION No. F-3132

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

JOEMMA P. SHERFEY
68028

JoEmma P. Sherfey
12/19/2022

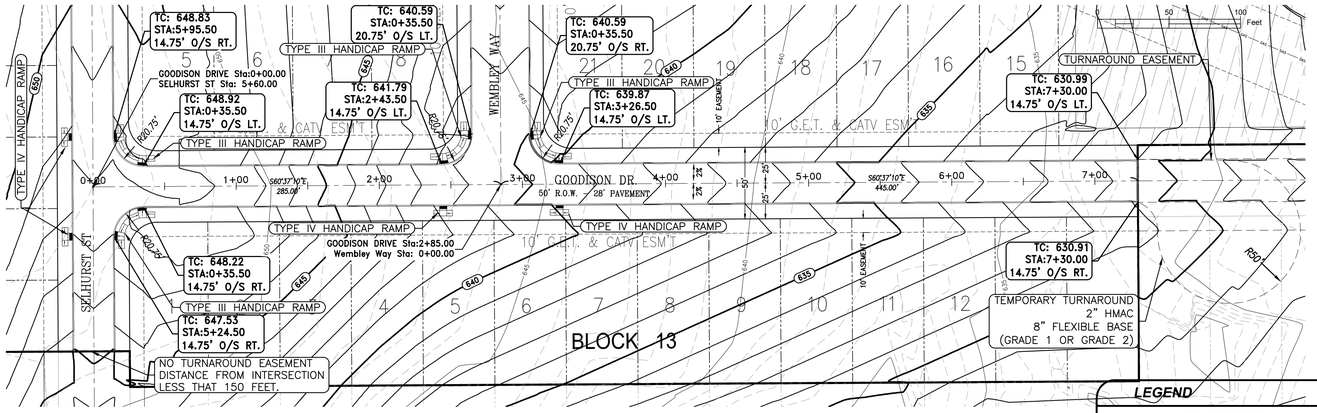
WHITE HART LANE PLAN & PROFILE

Scale:
Date: 11/10/2022
Revised: 12/19/2022

PROJ. NO. 8314

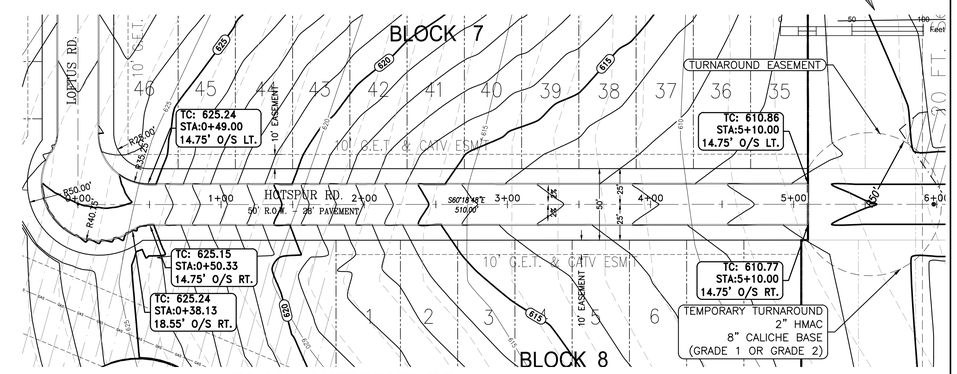
2.1

SHEET 2.1 OF 44



1 PLAN - GOODISON DRIVE

STA: 0+00 TO 7+30.00 SCALE: HOR. 1"=50'



3 PLAN - HOTSPUR RD

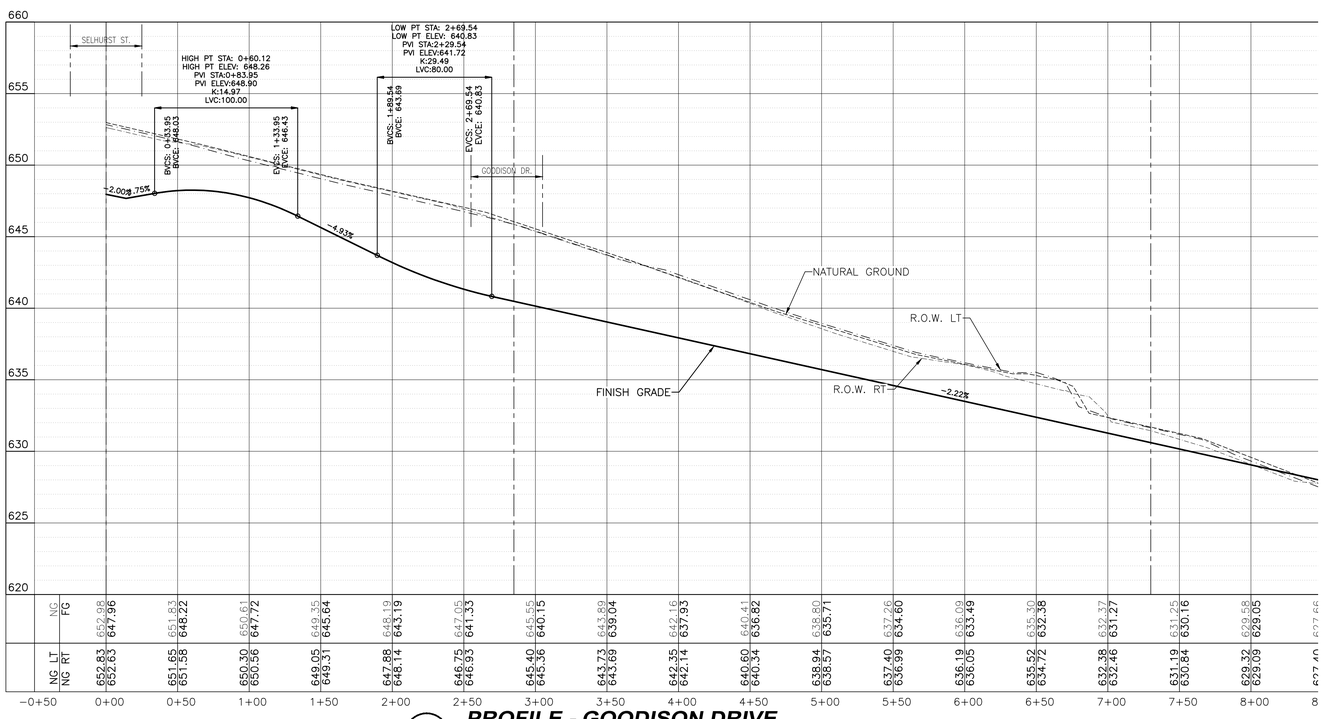
STA: 0+00 TO 5+05.32 SCALE: HOR. 1"=50'

LEGEND

	UNIT BOUNDARY
	STREET CENTER LINE
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
TC	TOP OF CURB
STA	STATION
R	RADIUS
	PROPOSED STREET FLOW
GAS	EXISTING GAS LINE
530	5 FT CONTOURS
511	PROPOSED 1FT. FINISH GRADE
510	PROPOSED 5FT. FINISH GRADE
	PROPOSED WHEELCHAIR RAMP TYPE IV
	PROPOSED WHEELCHAIR RAMP TYPE III

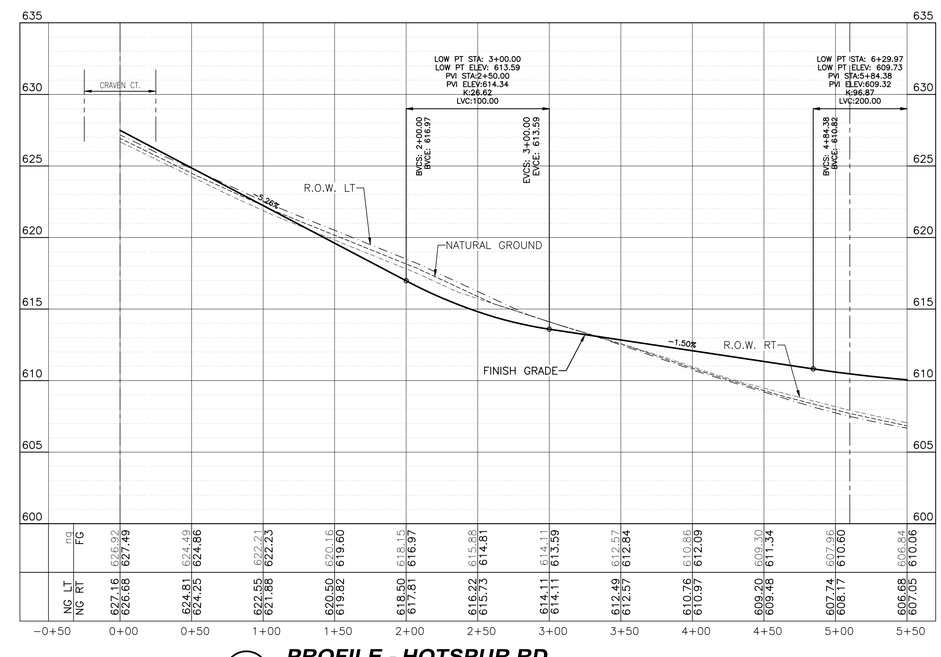
NOTES

1. PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING.
2. SIDEWALKS TO BE CONSTRUCTED BY OTHERS.
3. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET No. 2.14.



2 PROFILE - GOODISON DRIVE

SCALE: HOR. 1"=50'
VERT. 1"=5'



4 PROFILE - HOTSPUR RD

SCALE: HOR. 1"=50'
VERT. 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: K:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\2.2 GOODISON DR AND HOTSPUR ROAD PLAN & PROFILE.dwg

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
12/19/2022

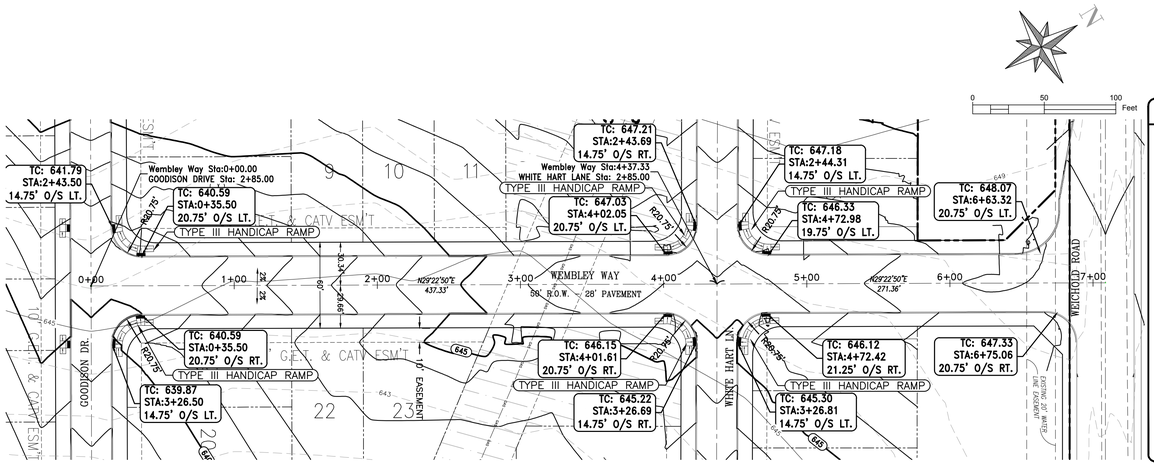
GOODISON DR AND HOTSPUR RD PLAN & PROFILE

Scale:
Date: 11/10/2022
Revised: 12/19/2022

PROJ. NO. 8314

2.2

SHEET 2.2 OF 44



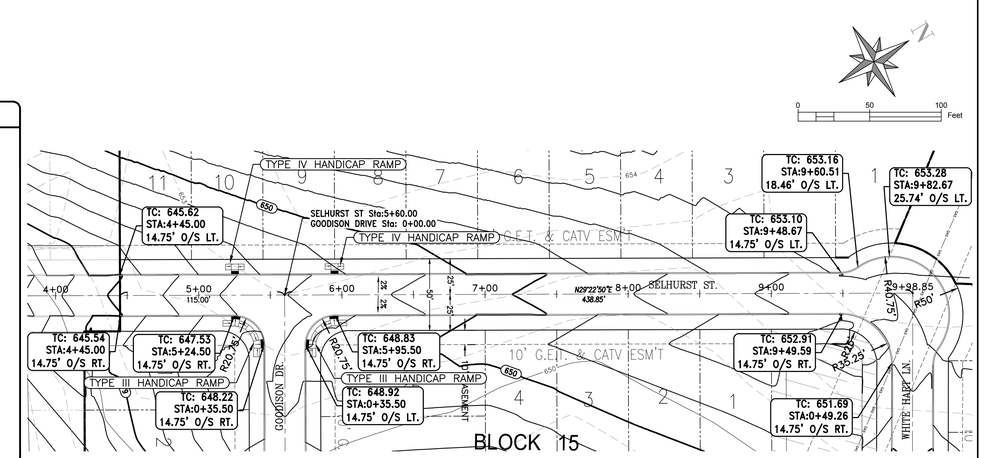
1 PLAN - WEMBLEY WAY
STA: 0+00 TO 2+46.46 SCALE: HOR. 1"=50'

LEGEND

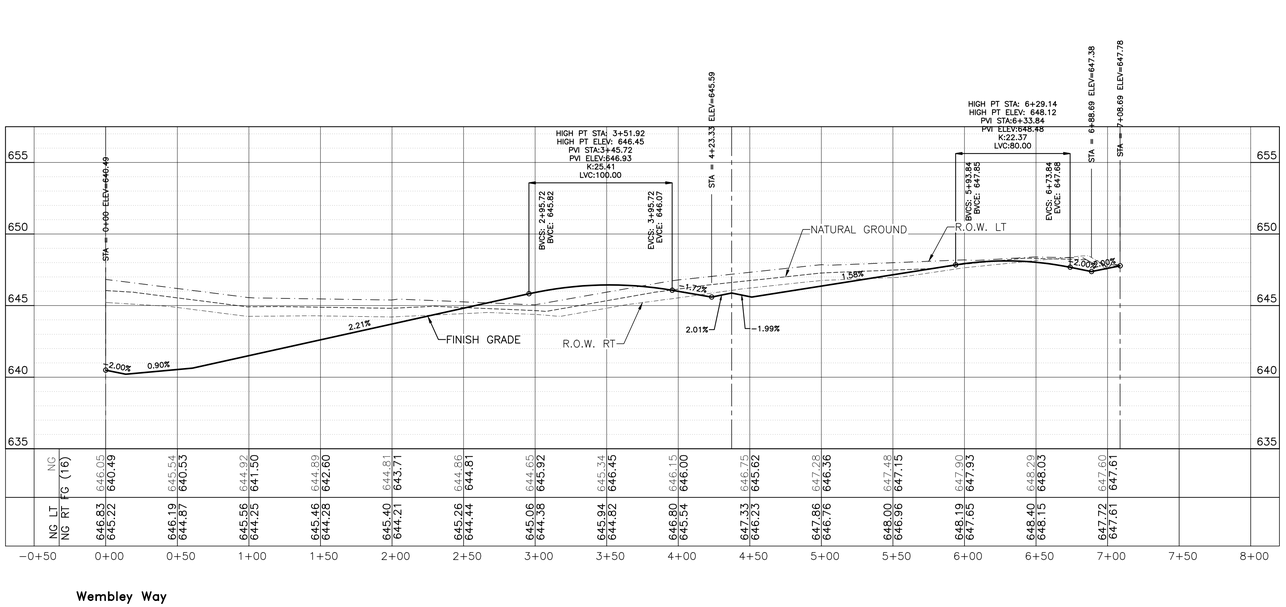
- UNIT BOUNDARY
- STREET CENTER LINE
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- TC TOP OF CURB
- STA STATION
- R RADIUS
- PROPOSED STREET FLOW
- 531 1 FT CONTOURS
- 530 5 FT CONTOURS
- 511 PROPOSED 1FT. FINISH GRADE
- 510 PROPOSED 5FT. FINISH GRADE
- PROPOSED WHEELCHAIR RAMP TYPE IV
- 510 PROPOSED WHEELCHAIR RAMP TYPE III

NOTES

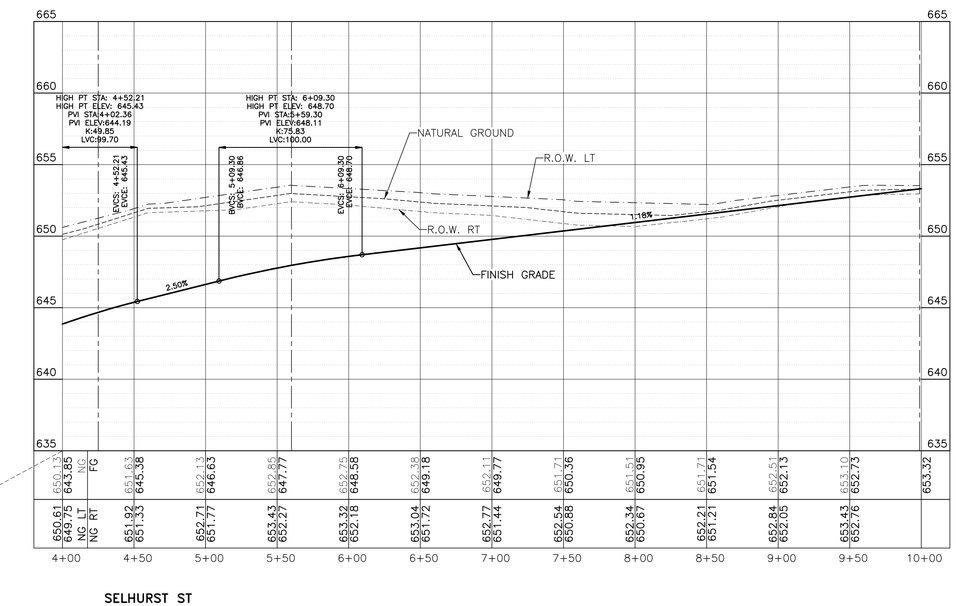
1. PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING.
2. SIDEWALKS TO BE CONSTRUCTED BY OTHERS.
3. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET No. 2.14.



3 PLAN - SELHURST STREET
STA: 4+45 TO 9+98.85 SCALE: HOR. 1"=50'



2 PROFILE - WEMBLEY WAY
SCALE: HOR. 1"=50'
VERT. 1"=5'



4 PROFILE - SELHURST STREET
SCALE: HOR. 1"=50'
VERT. 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\OP\820.00\8.0\SHEETS\2.3 WEMBLEY WAY AND SELHURST ST PLAN & PROFILE

Revision	Date	Description

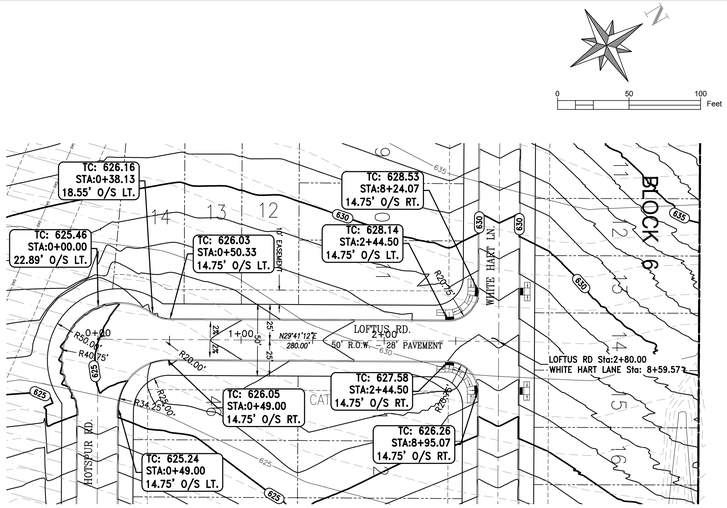
SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS — JOEMMA P. SHERFEY — 68028 — REGISTERED PROFESSIONAL ENGINEER
12/19/2022

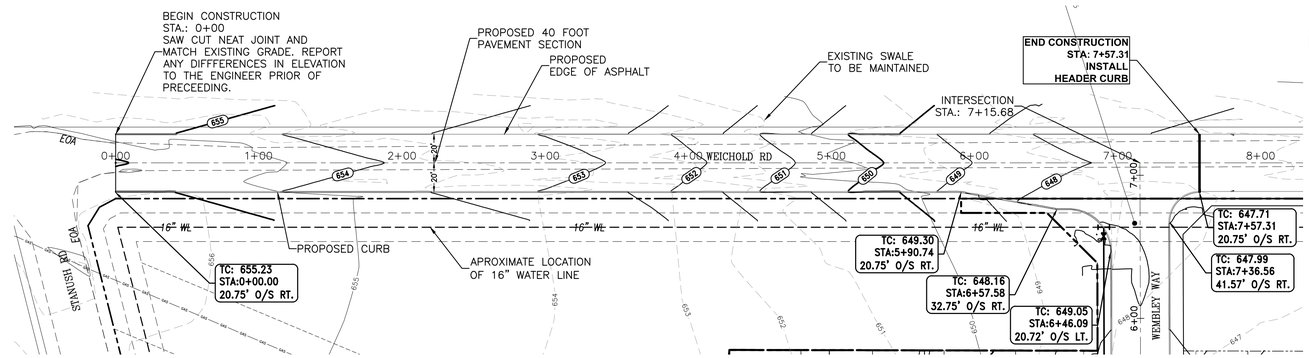
WEMBLEY WAY AND SELHURST ST
PLAN & PROFILE
Scale:
Date: 11/10/2022
Revised: 12/19/2022

PROJ. NO. 8314
2.3
SHEET 2.3 OF 44



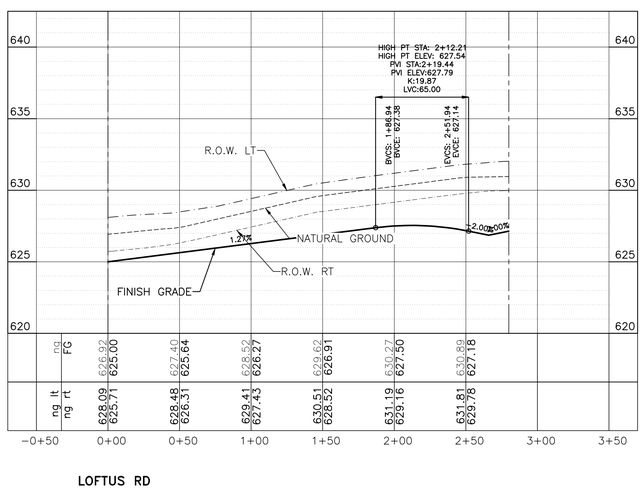
1 PLAN - LOFTUS RD.
STA: 0+00 TO 2+80

SCALE: HOR. 1"=50'



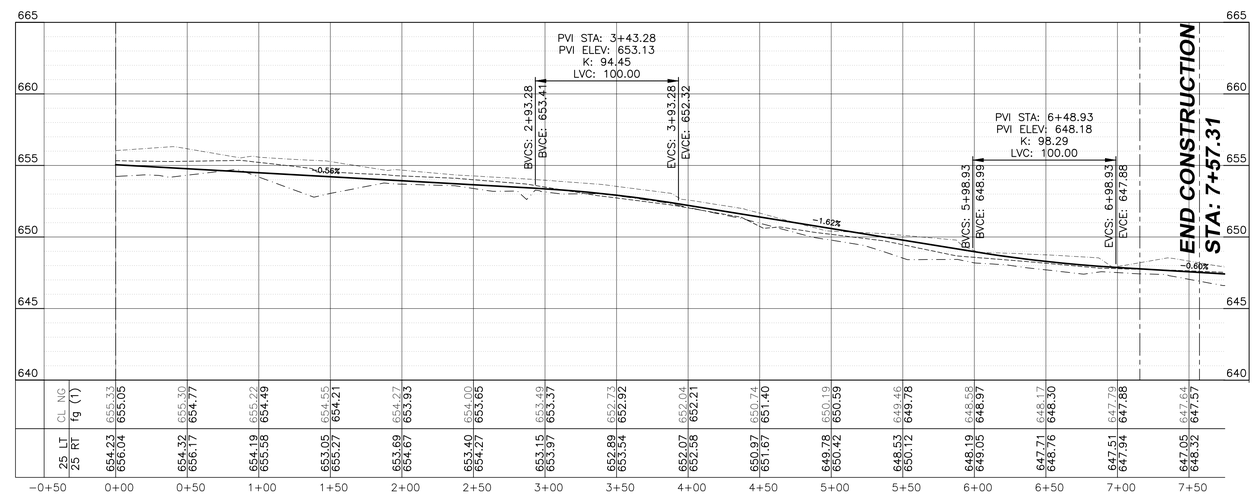
3 PLAN - WEICHOLD RD
STA: 0+00 TO 7+57.31

SCALE: HOR. 1"=50'



2 PROFILE - LOFTUS RD

SCALE: HOR. 1"=50'
VERT. 1"=5'



4 PROFILE - WEICHOLD RD

SCALE: HOR. 1"=50'
VERT. 1"=5'

NOTES

1. PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING.
2. SIDEWALKS TO BE CONSTRUCTED BY OTHERS.
3. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET No. 2.14.

LEGEND

	UNIT BOUNDARY	531	1 FT CONTOURS
	STREET CENTER LINE	530	5 FT CONTOURS
PT	POINT OF TANGENCY	511	PROPOSED 1FT. FINISH GRADE
PC	POINT OF CURVATURE	510	PROPOSED 5FT. FINISH GRADE
TC	TOP OF CURB		PROPOSED WHEELCHAIR RAMP TYPE IV
STA	STATION		PROPOSED WHEELCHAIR RAMP TYPE III
R	RADIUS		
	PROPOSED STREET FLOW		
GAS	EXISTING GAS LINE		

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Const\8.4 Plan Sheets\2.4 LOFTUS ROAD PLAN AND PROFILE.dwg

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

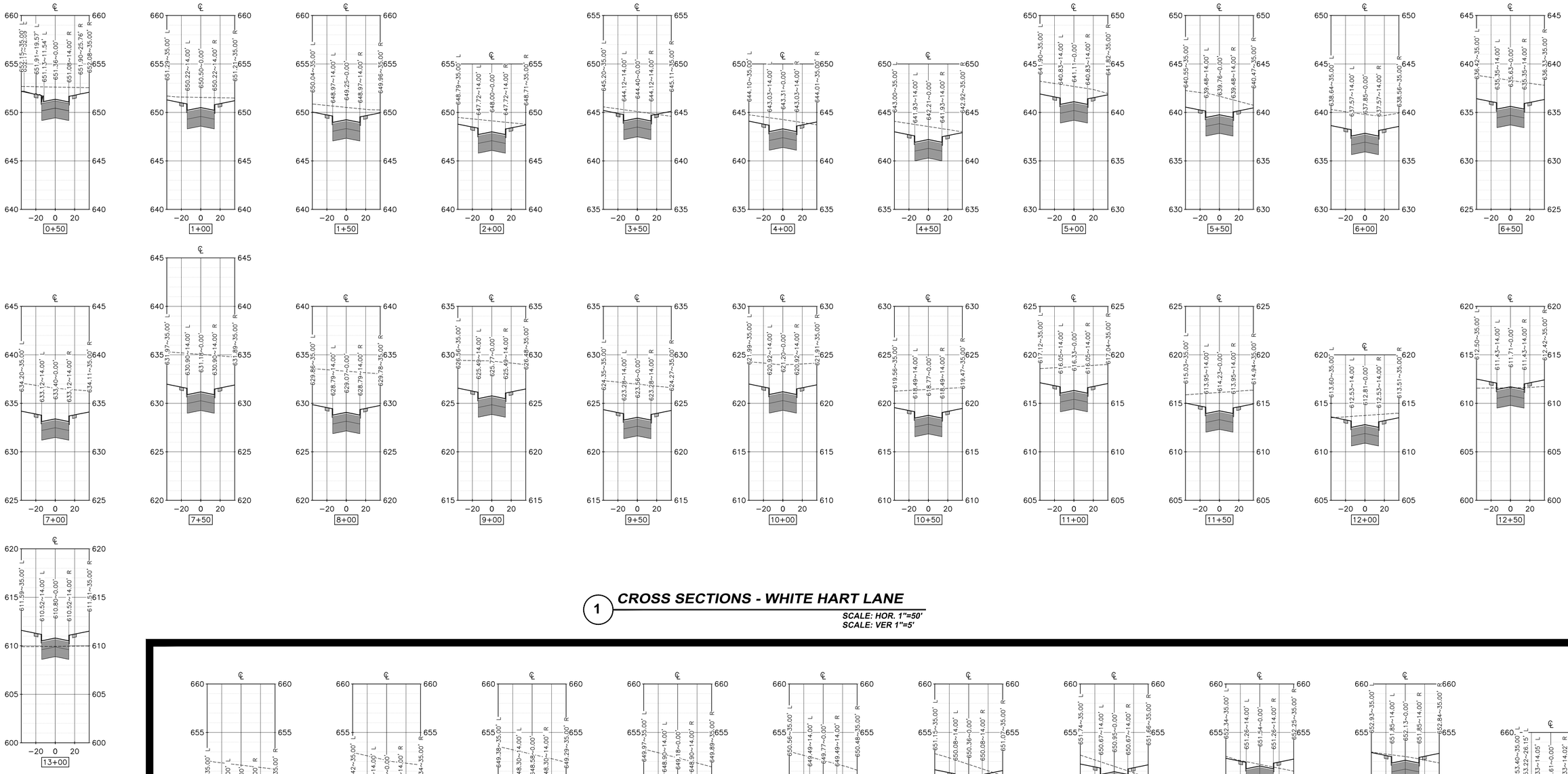
PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
12/19/2022

LOFTUS RD AND WEICHOLD RD
PLAN AND PROFILE

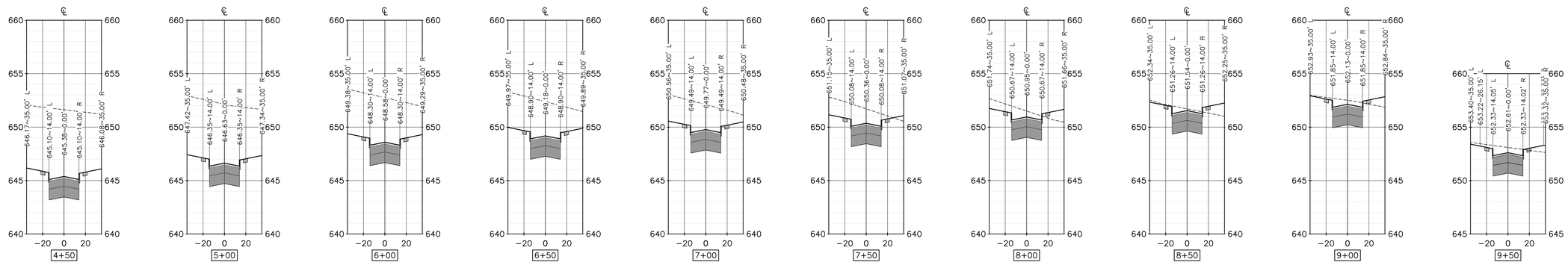
Scale:
Date: 11/10/2022
Revised: 12/19/2022

PROJ. NO. 8314
2.4
SHEET 2.4 OF 44



1 CROSS SECTIONS - WHITE HART LANE

SCALE: HOR. 1"=50'
SCALE: VER 1"=5'



2 CROSS SECTIONS - SELHURST STREET

SCALE: HOR. 1"=50'
SCALE: VER 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\OP\8203.00\8.0\SHEETS\2.5 CROSS SECTIONS 1

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION

PHASE I

PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER

11/14/2022

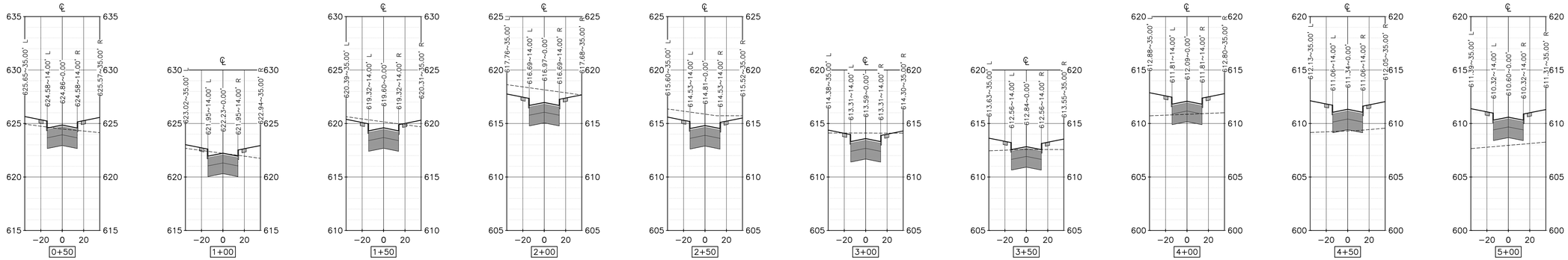
WHITE HART LN AND SELHURST ST.
CROSS SECTIONS

Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314

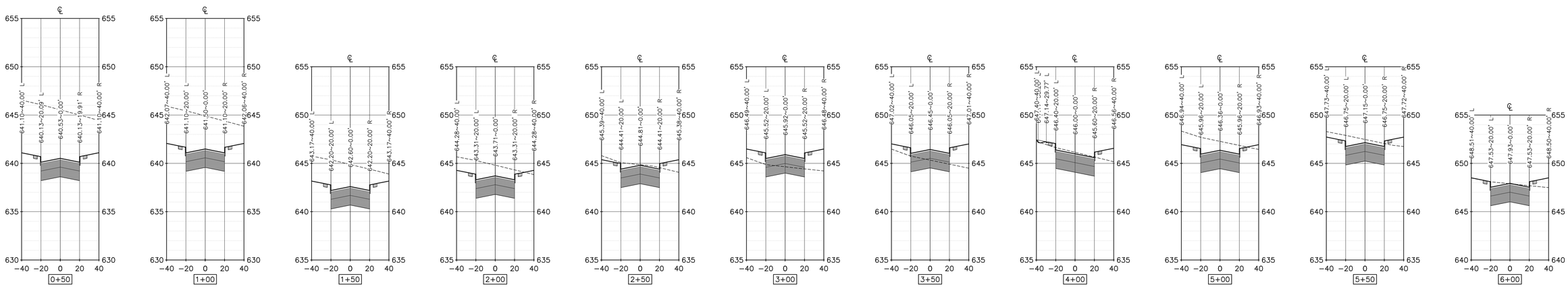
2.5

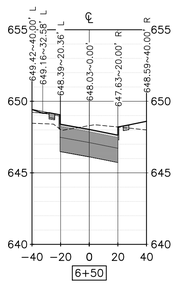
SHEET 2.5 OF 44



1 CROSS SECTION- HOTSPUR RD

SCALE: HOR. 1"=50'
SCALE: VER 1"=5'





2 CROSS SECTIONS - WEMBLEY WAY

SCALE: HOR. 1"=50'
SCALE: VER 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\OP\8203.00\8.0\SHEETS\2.6 CROSS SECTIONS 2

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER

11/14/2022

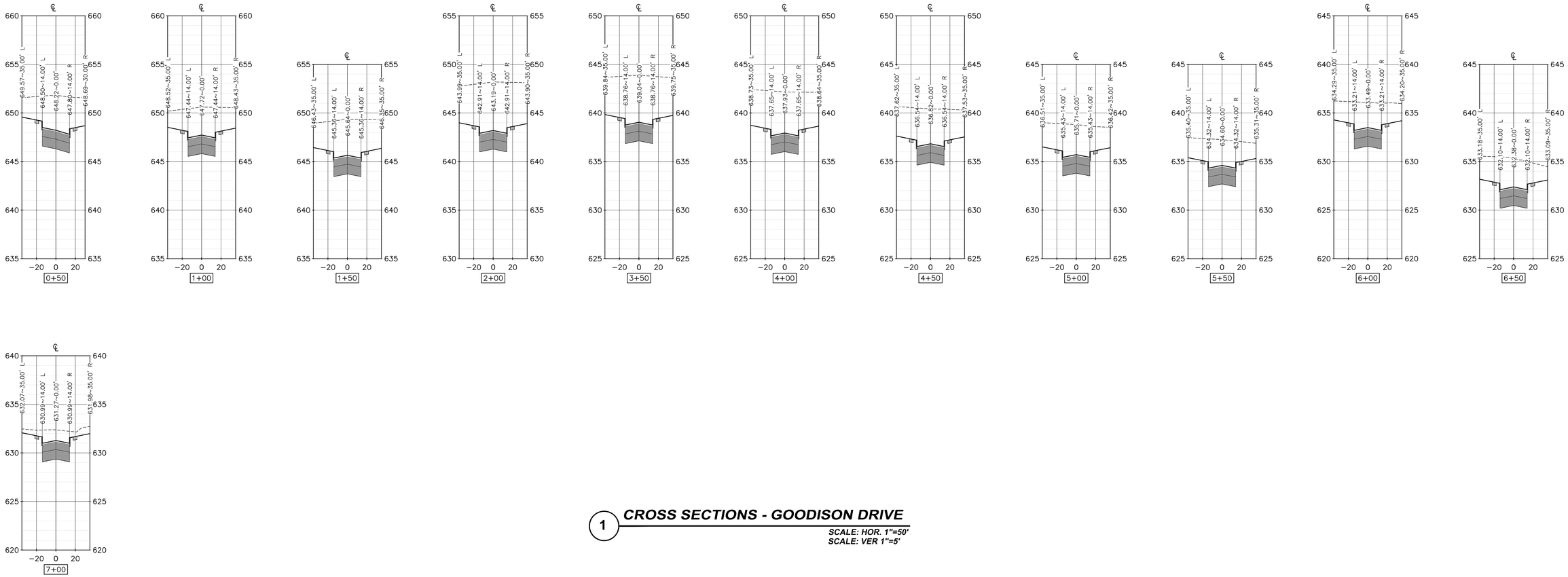
HOTSPUR ROAD; WEMBLEY WAY
CROSS SECTIONS

Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314

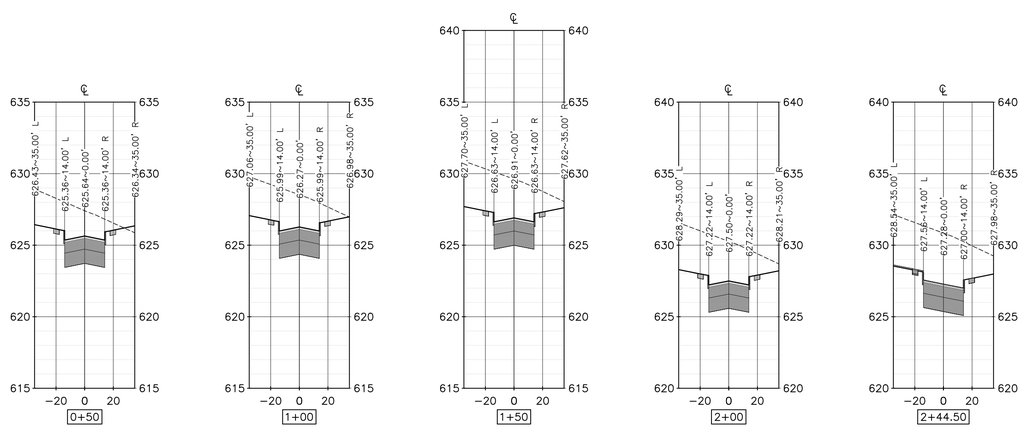
2.6

SHEET 2.6 OF 44



1 CROSS SECTIONS - GOODISON DRIVE

SCALE: HOR. 1"=50'
SCALE: VER 1"=5'



2 CROSS SECTIONS - LOFTUS RD.

SCALE: HOR. 1"=50'
SCALE: VER. 1"=5'

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: K:\OP\8203.00\8.0\SHEETS\2.7 CROSS SECTION 3

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION

PHASE I

PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER

11/14/2022

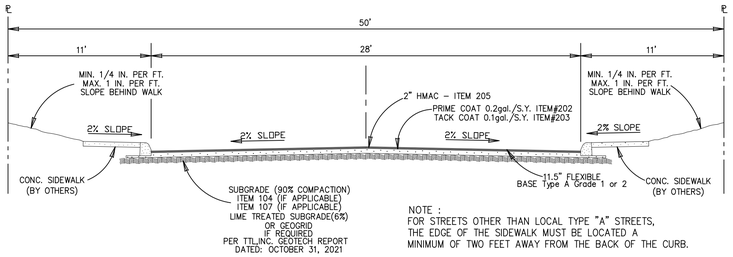
LOFTUS ROAD; GOODISON DRIVE
CROSS SECTIONS

Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314

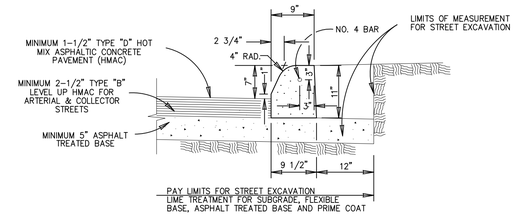
2.7

SHEET 2.7 OF 44

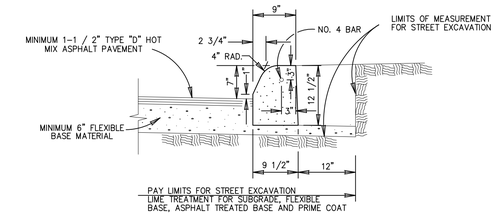


NOTE :
FOR STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF TWO FEET AWAY FROM THE BACK OF THE CURB.

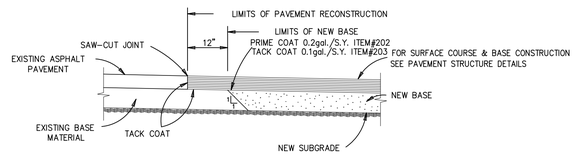
TYPICAL "LOCAL A" STREET SECTION



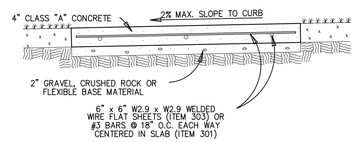
MACHINE LAID CURB
ON ASPHALT TREATED BASE



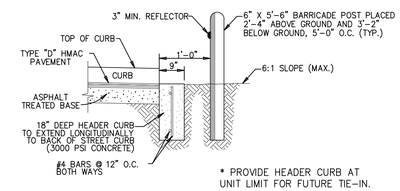
MACHINE LAID CURB
ON FLEXIBLE BASE MATERIAL



PAVEMENT JUNCTION DETAILS

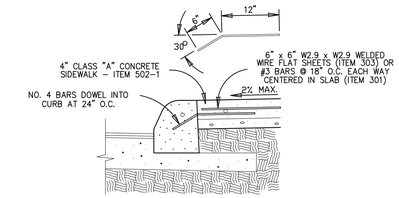


CONCRETE SIDEWALK SECTION



* PROVIDE HEADER CURB AT UNIT LIMIT FOR FUTURE TIE-IN.

HEADER CURB



CONCRETE SIDEWALK ABUTTING CURB SECTION

Weichold Tract - Sherfey Engineering Company **October 31, 2021**
TTL Project No.00210902531.02 **Page 12**

5.2.1 Pavement Section Recommendations

Following are the pavement sections for Local Type A without Bus Traffic, Local Type A with Bus Traffic, Local Type B, and Collector.

Flexible Pavement System		
Component	Local Type A without Bus Traffic	
	Pavement Material Thickness, inches	
Hot Mixed Asphaltic Concrete – Type D	2 inches	2 inches
Prime Coat	Yes	Yes
Granular Base Course (Type A, Grade 1 or 2)	11½ inches	6 inches
Tensar TX-5 Geogrid	----	Yes
Lime Treated Subgrade[1]	6 inches	6 inches
Required Structural Number	2.49	2.49
Provided Structural Number[1]	2.49	2.51

[1]Structural Number for Lime Treated Subgrade was not used in the Pavement Section Calculations.

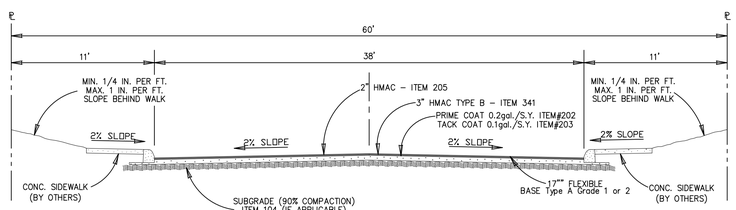
Flexible Pavement System			
Component	Local Type A with Bus Traffic		
	Pavement Material Thickness, inches		
Hot Mixed Asphaltic Concrete – Type D	2½ inches	3 inches	2½ inches
Prime Coat	Yes	Yes	Yes
Granular Base Course (Type A, Grade 1 or 2)	17½ inches	16 inches	11 inches
Tensar TX-5 Geogrid	----	----	Yes
Lime Treated Subgrade[1]	6 inches	6 inches	6 inches
Required Structural Number	3.53	3.53	3.53
Provided Structural Number[1]	3.55	3.56	3.55

[1]Structural Number for Lime Treated Subgrade was not used in the Pavement Section Calculations.

 Purpose | Passion | Principles

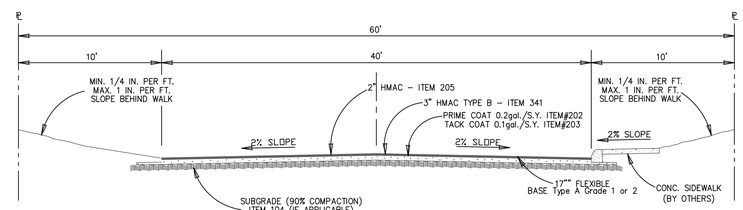
THE INFORMATION SHOWN ABOVE IS TAKEN FROM THE GEOTECHNICAL REPORT PREPARED BY:
TTL, INC.
REPORT NO. 00210902531.02
DATED: OCTOBER 31, 2021

PAVEMENT NOTE: Geotechnical Engineer to be on site to make the final subgrade determination. Any changes to this pavement design shall be submitted to COSA–DSD prior to placement of base material.



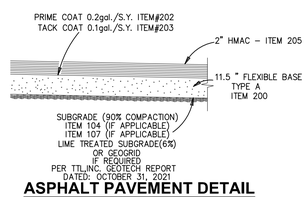
NOTE :
FOR STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF TWO FEET AWAY FROM THE BACK OF THE CURB.

TYPICAL "LOCAL B" STREET SECTION
WEMBLEY WAY

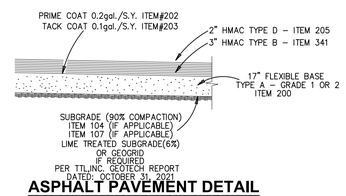


NOTE :
FOR STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF TWO FEET AWAY FROM THE BACK OF THE CURB.

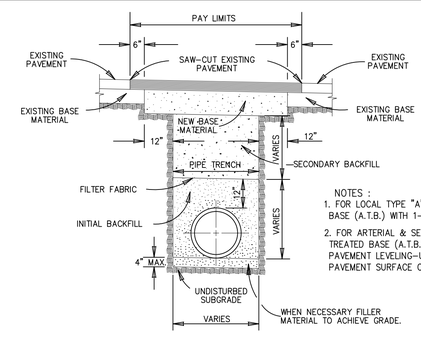
TYPICAL "LOCAL B" STREET SECTION
WEICHOLD RD



ASPHALT PAVEMENT DETAIL
TYPICAL LOCAL "A" STREET



ASPHALT PAVEMENT DETAIL
TYPICAL LOCAL "B" STREET



NOTES :
1. FOR LOCAL TYPE "A" & "B" STREETS (RESIDENTIAL) USE 6" ASPHALT TREATED BASE (A.T.B.) WITH 1-1 / 2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT.
2. FOR ARTERIAL & SECONDARY STREETS (COMMERCIAL) USE 10" ASPHALT TREATED BASE (A.T.B.) WITH 2-1 / 2" TYPE "B" HOT MIX ASPHALTIC CONCRETE PAVEMENT LEVELING-UP COURSE & 1-1 / 2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE.

TYPICAL PAVEMENT REPLACEMENT

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
11/14/2022

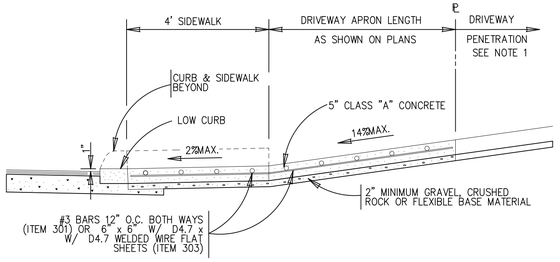
CITY OF SAN ANTONIO
STANDARD PAVING DETAILS

Scale: **Date:** 11/10/2022 **Revised:** 11/14/2022

PROJ. NO. 8314

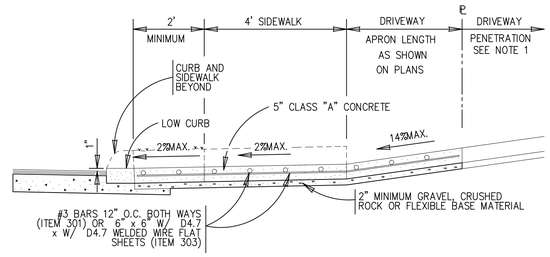
2.8

SHEET 28 OF 44



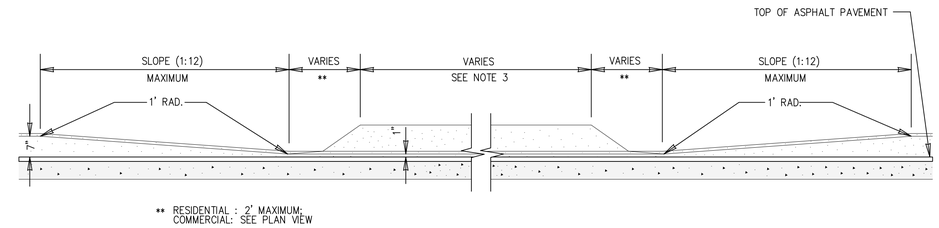
TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK ABUTTING CURB



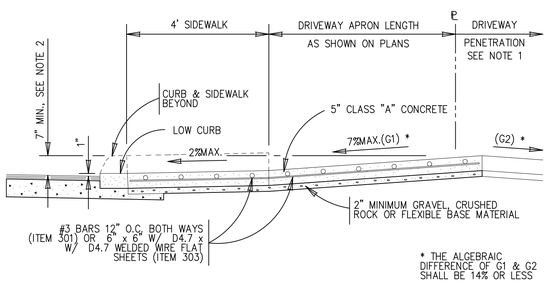
TYPICAL RESIDENTIAL DRIVEWAY SECTION

WITH SIDEWALK SEPARATED FROM CURB



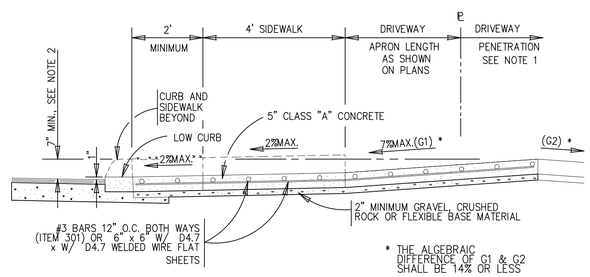
CURB PROFILE AT DRIVEWAY

WITH SIDEWALK ABUTTING CURB



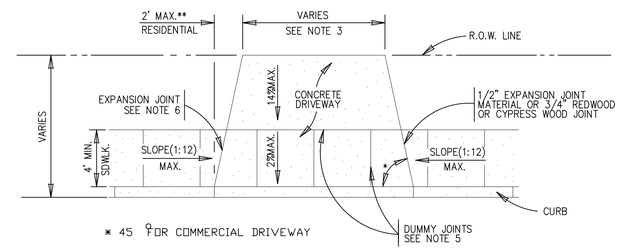
TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWAK IS ABUTTING CURB



TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB



TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK ABUTTING CURB

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:
   A.) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2
   B.) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE
   C.) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE

2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.

3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MIN.	MAX.
RESIDENTIAL	10'	20'

4. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.

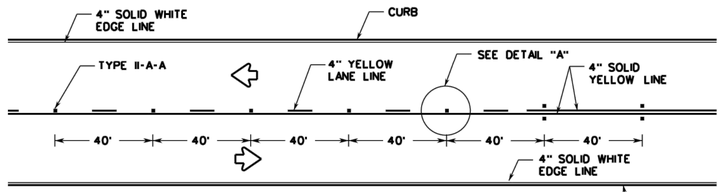
5. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.

6. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3 /8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.

7. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.

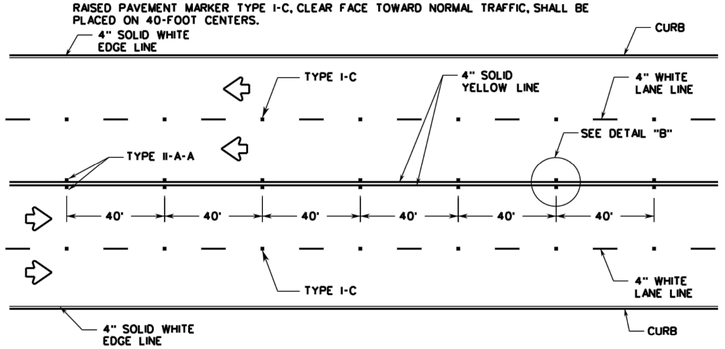
8. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED AND GROOVED. RAMP GROOVES SHALL BE 1/4" DEEP, 3/4" WIDE AND 2" APART. ALL RAMPS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

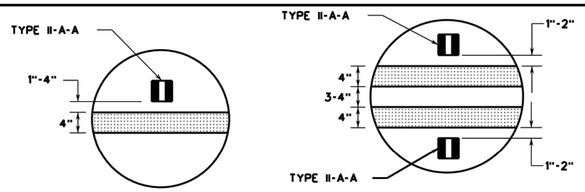
CENTERLINE & EDGE FOR ALL TWO LANE STREETS WITH PASSING ZONE



CENTERLINE, LANE LINES & EDGE LINES FOR FOUR LANE TWO-WAY STREETS

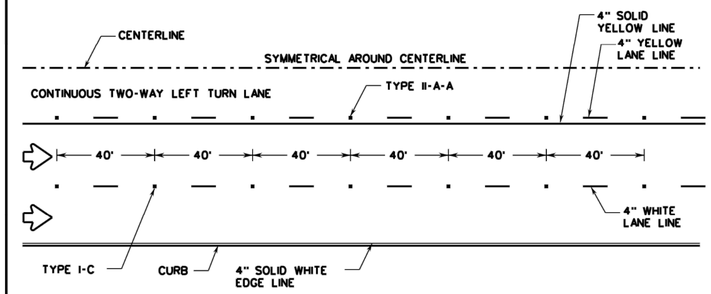
RAISED PAVEMENT MARKER TYPE I-C, CLEAR FACE TOWARD NORMAL TRAFFIC, SHALL BE PLACED ON 40-FOOT CENTERS.





DETAIL "A" DETAIL "B"

CENTERLINE, LANE LINES, & EDGE LINES FOR TWO-WAY LEFT TURN LANE



LANE LINES & EDGE LINES FOR ONE-WAY MULTILANE STREET

RAISED PAVEMENT MARKERS TYPE II-C-R SHALL HAVE CLEAR FACE TOWARD NORMAL TRAFFIC AND RED FACE TOWARD WRONG-WAY TRAFFIC.

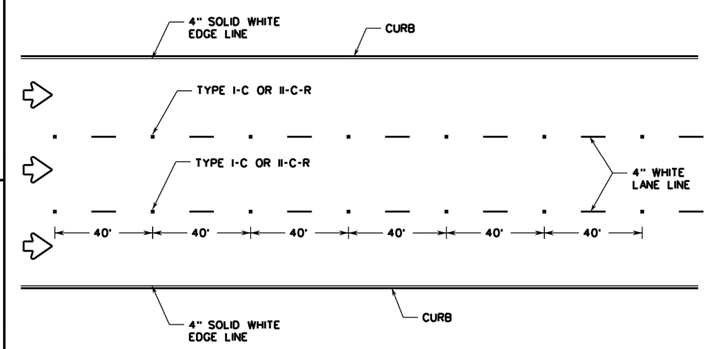


TABLE 1 - TYPICAL LENGTH (L)

* POSTED SPEED	FORMULA
45>	$L = \frac{WS^2}{60}$
≥45	L = WS

* 85TH PERCENTILE SPEED MAY BE USED ON ROADS WHERE TRAFFIC SPEEDS NORMALLY EXCEED THE POSTED SPEED LIMIT. CROSSHATCHING LENGTH SHOULD BE ROUNDED UP TO NEAREST 5 FOOT INCREMENT.

L = LENGTH OF CROSSHATCHING (FT)
W = WIDTH OF OFFSET (FT)
S = POSTED SPEED (MPH)

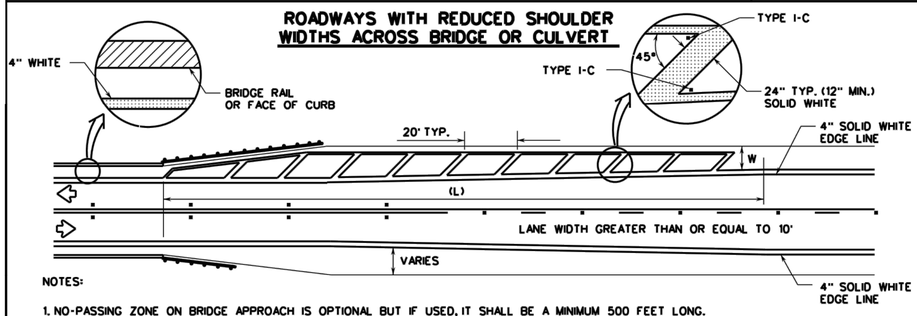
EXAMPLES:
AN 8 FOOT SHOULDER IN ADVANCE OF A BRIDGE REDUCES TO 4 FEET ON A 70 MPH ROADWAY. THE LENGTH OF THE CROSS-HATCHING SHOULD BE:
L=8X70=560 FT
A 4 FOOT SHOULDER IN ADVANCE OF A BRIDGE REDUCES TO 2 FEET ON A 40 MPH ROADWAY. THE LENGTH OF THE CROSS-HATCHING SHOULD BE:
$L = 4(40)^2 / 60 = 106.67$ FT ROUNDED TO 110 FT

YIELD LINES

GENERAL NOTES:

1. EDGELINE ADJACENT TO CURB AND GUTTER IS NOT REQUIRED IN ALL CASES, HOWEVER SHALL BE PLACED AS DIRECTED BY CITY TRAFFIC ENGINEER.
2. THE TRAVELED WAY INCLUDES ONLY THAT PORTION OF THE ROADWAY USED FOR VEHICULAR TRAVEL AND NOT THE PARKING LANES, SIDEWALKS, BERMS AND SHOULDERS. THE TRAVELED WAYS SHALL BE MEASURED FROM THE INSIDE OF EDGELINE TO INSIDE OF EDGELINE OF A TWO LANE ROADWAY.
3. ALL RAISED PAVEMENT MARKERS PLACED IN BROKEN LINES SHALL BE PLACED IN LINE WITH AND MIDWAY BETWEEN THE STRIPES.
4. ON CONCRETE PAVEMENTS THE RAISED PAVEMENT MARKERS SHOULD BE PLACED TO ONE SIDE OF THE LONGITUDINAL JOINTS.
5. ALL PAVEMENT MARKING MATERIAL SHALL MEET THE REQUIRED MATERIAL SPECIFICATIONS AS SPECIFIED BY CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
6. 4" SOLID WHITE EDGE LINES ARE OPTIONAL AS DIRECTED BY THE CITY TRAFFIC ENGINEER.

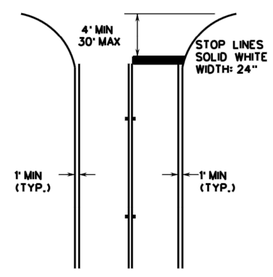
ROADWAYS WITH REDUCED SHOULDER WIDTHS ACROSS BRIDGE OR CULVERT



NOTES:

1. NO-PASSING ZONE ON BRIDGE APPROACH IS OPTIONAL BUT IF USED, IT SHALL BE A MINIMUM 500 FEET LONG.
2. FOR CROSSHATCHING LENGTH (L) SEE TABLE 1.
3. THE WIDTH OF THE OFFSET (W) AND THE REQUIRED CROSSHATCHING WIDTH IS THE FULL SHOULDER WIDTH IN ADVANCE OF THE BRIDGE.
4. THE CROSSHATCHING SHOULD BE REQUIRED IF THE SHOULDER WIDTH IN ADVANCE OF THE BRIDGE IS 4 FOOT OR WIDER AND ANY REDUCTION IN SHOULDER WIDTH ACROSS THE BRIDGE OCCURS.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE



SEPTEMBER 2009

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC ENGINEERING STANDARDS
STANDARD PAVEMENT MARKINGS WITH REFLECTIVE RAISED PAVEMENT MARKERS FOR POSITION GUIDANCE 1
SHEET 4 OF 16

% SUBMITTAL	PROJECT NO.:		DATE:
DRWN. BY: LAN	DSGN. BY: C.B.V.	CHKD. BY: M.E.	SHEET NO.: OF

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: SAN ANTONIO STANDARD PAVING MARKING DETAILS

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
11/14/2022

CITY OF SAN ANTONIO
STANDARD PAVING MARKING DETAILS (1 OF 2)

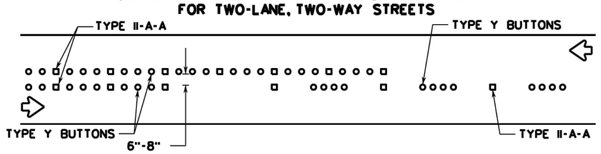
Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314
2.10
SHEET 2.10 OF 44

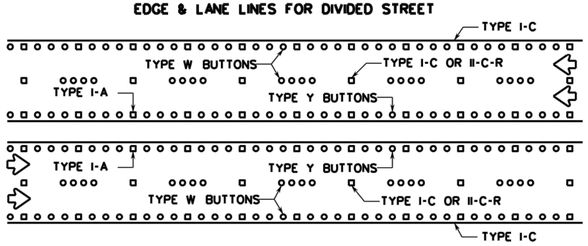
RAISED PAVEMENT MARKING PLACEMENT PATTERNS

PLACED W/ REFLECTION PAVEMENT MARKERS (OPTIONAL)

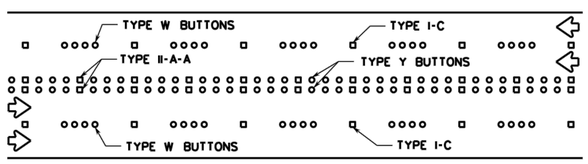
CENTER LINE & NO-PASSING ZONE BARRIER LINES FOR TWO-LANE, TWO-WAY STREETS



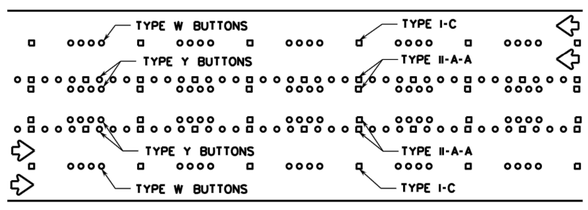
EDGE & LANE LINES FOR DIVIDED STREET



LANE & CENTER LINES FOR MULTILANE UNDIVIDED STREETS

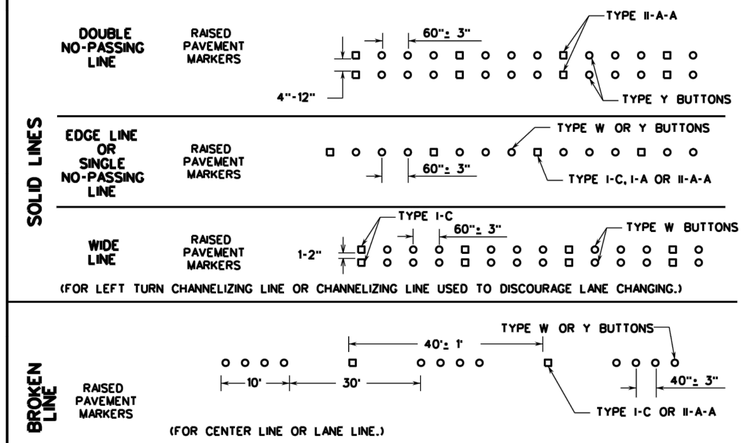


TWO-WAY LEFT TURN LANE



RAISED PAVEMENT MARKINGS PLACEMENT DETAILS

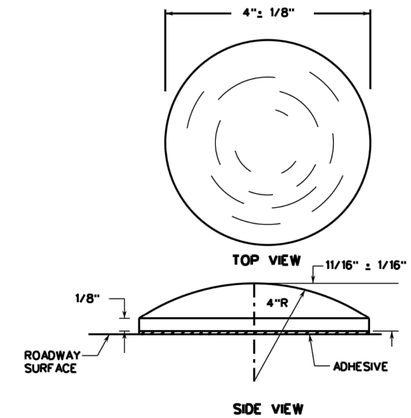
PLACED W/ REFLECTION PAVEMENT MARKERS (OPTIONAL)



TRAFFIC BUTTONS

(NON-REFLECTORIZED)

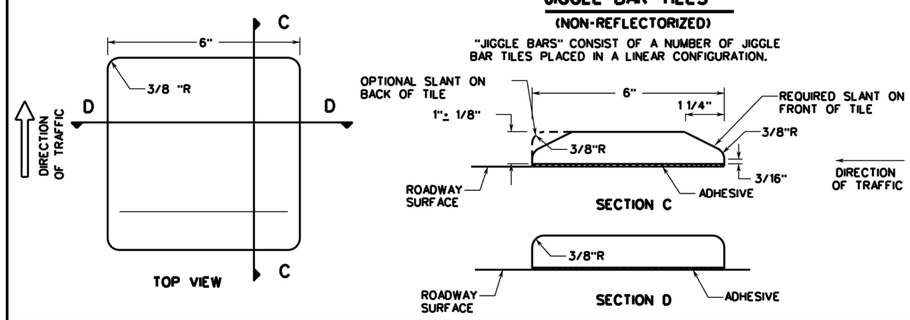
NOTE: MINIMUM AREA OF MARKERS SHALL BE NOT LESS THAN 12.5 SQUARE INCHES.



JIGGLE BAR TILES

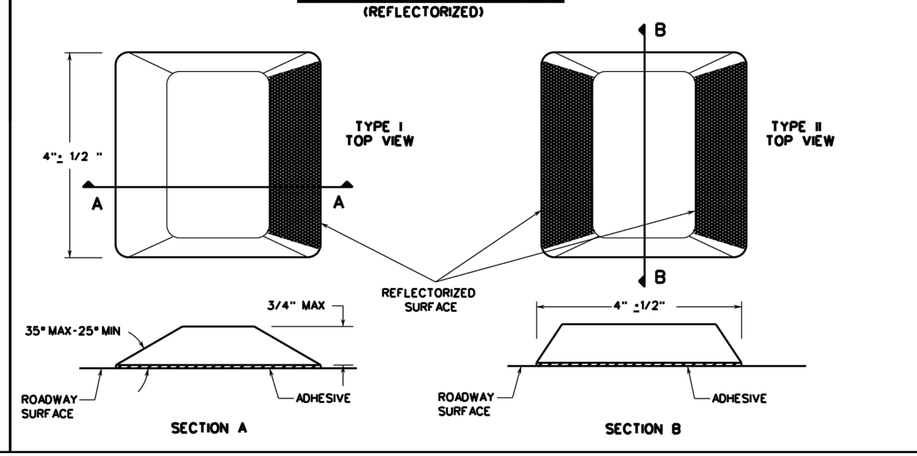
(NON-REFLECTORIZED)

"JIGGLE BARS" CONSIST OF A NUMBER OF JIGGLE BAR TILES PLACED IN A LINEAR CONFIGURATION.



RAISED PAVEMENT MARKERS

(REFLECTORIZED)



NOTES:

1. RAISED PAVEMENT MARKERS (RPMs) MAY CONSIST OF TRAFFIC BUTTONS, PAVEMENT MARKERS AND/OR JIGGLE BAR TILES. PAVEMENT SURFACE SHALL BE PREPARED AND CLEANED SUBJECT TO APPROVAL OF THE CITY TRAFFIC ENGINEER BEFORE ADHESIVE AND RPMs ARE PLACED.
2. JIGGLE BARS SHALL BE ORIENTED PERPENDICULAR TO ROADWAY. JIGGLE BARS SHALL ALSO BE PLACED AT SUCH OTHER LOCATIONS AS SHOWN IN PLANS OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.
3. MARKERS, BUTTONS AND JIGGLE BAR TILES SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED TO SPECIFY ANY PARTICULAR PRODUCT. ALL PAVEMENT MARKERS PROVIDED SHALL BE OF THE SAME MANUFACTURER.
4. ALL DIMENSIONS ARE +/- 1/8" UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKING MATERIALS SHALL MEET MATERIAL SPECIFICATIONS AS SPECIFIED BY CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.
6. TRAFFIC BUTTONS AND JIGGLE BAR TILES ARE TO BE USED ONLY FOR TEMPORARY TRAFFIC CONTROL OR AS DIRECTED BY THE CITY TRAFFIC ENGINEER.

SEPTEMBER 2009

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC ENGINEERING STANDARDS
RAISED PAVEMENT MARKERS, REFLECTIVE PAVEMENT MARKERS, TRAFFIC BUTTONS & JIGGLE BAR TILES 2
SHEET 5 OF 16

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: LAN	DSGN. BY: C.R.V.	CHKD. BY: M.E.	SHEET NO.: OF

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
11/14/2022

CITY OF SAN ANTONIO
STANDARD PAVING MARKING DETAILS (2 OF 2)

Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314

2.11

SHEET 2.1 OF 44

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 ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.

11.) ALL DETAILS ARE NOT TO SCALE.

12.) ALL DIMENSIONS ARE IN INCHES.

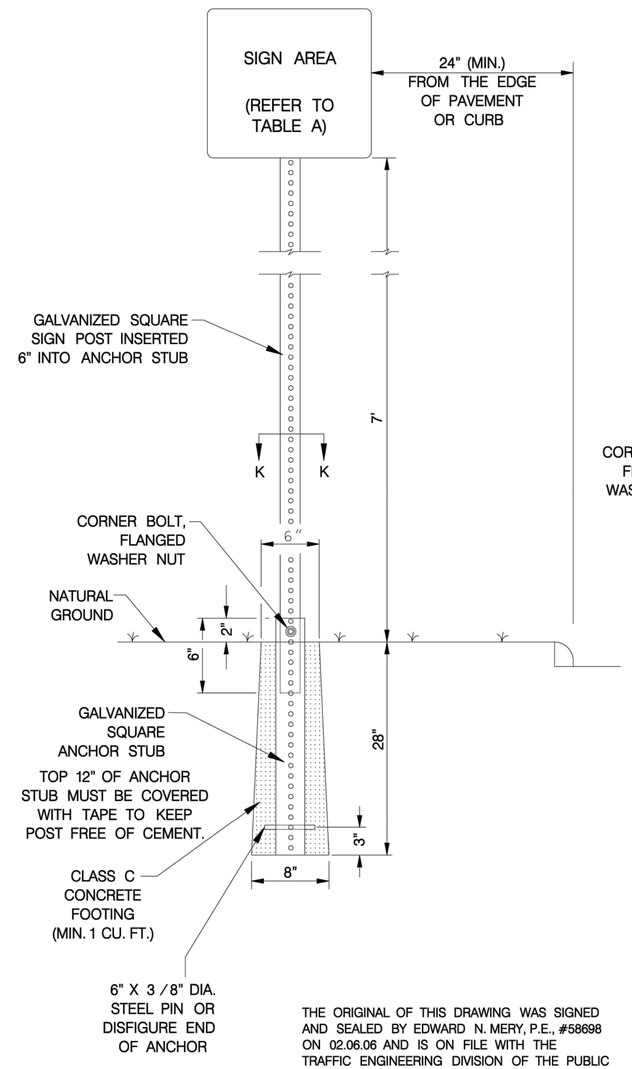
13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.

14.) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.

TYPICAL GROUND SIGN INSTALLATION

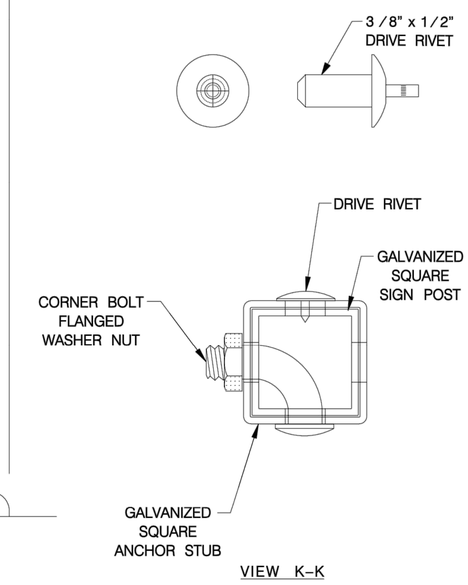
TYPE "U" MOUNT

PERFORATED SQUARE METAL TUBING (DRIVEABLE)



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

TABLE A



VIEW K-K

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 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
GENERAL NOTES AND GROUND SIGN MOUNTING
SHEET 1 OF 4

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: A.F.G.	DSGN. BY: E.N.M.	CHKD. BY: J.D.F./E.N.M.	SHEET NO.: OF

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

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T.B.P.E. FIRM REGISTRATION No. F-3132

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PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
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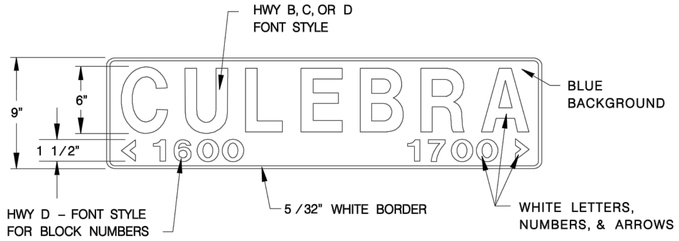
11/14/2022

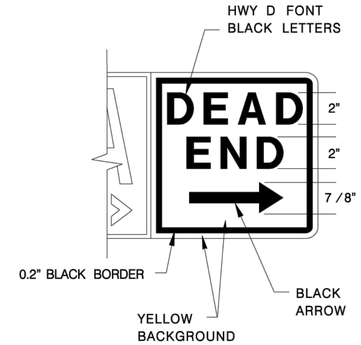
CITY OF SAN ANTONIO
STANDARD TRAFFIC SIGN DETAILS (1 OF 4)

Scale:
Date: 11/10/2022
Revised: 11/14/2022

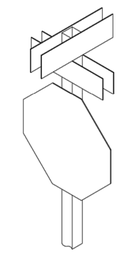
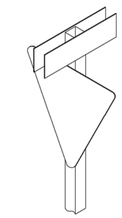
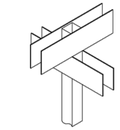
PROJ. NO. 8314
2.9
SHEET 2.9 OF 44



9" D3 – STREET NAME SIGN



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

STREET SIGN ASSEMBLY EXAMPLES	PAY ITEMS			
	ITEM	UNIT	DESCRIPTION	QUANTITY
STOP SIGN WITH 2 STREET NAMES 	531.3	EA.	R1-1 STOP	1
	531.57-P	EA.	9-IN STREET NAME PLATE (4 PLATES)	2
YIELD SIGN WITH 1 STREET NAME 	531.4	EA.	R1-2 YIELD	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1
2 STREET SIGNS 	531.57	EA.	9-IN STREET NAME SIGN (2 PLATES)	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1

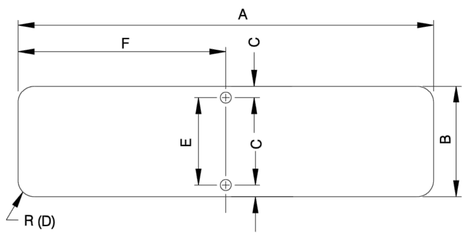
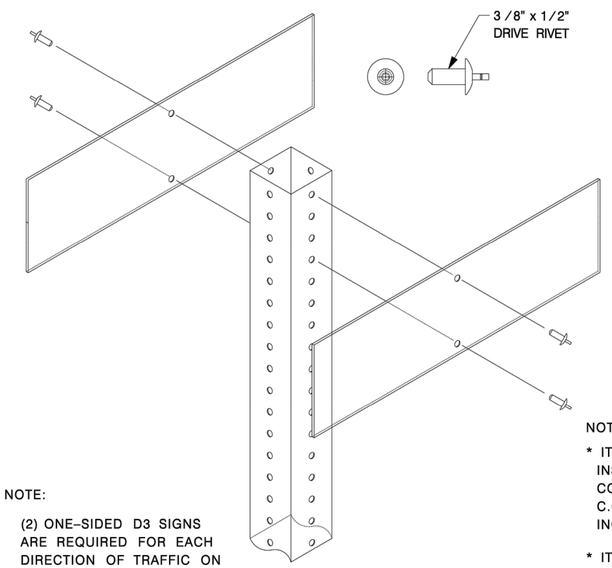


TABLE – D3 SIGNS

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



NOTE:

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

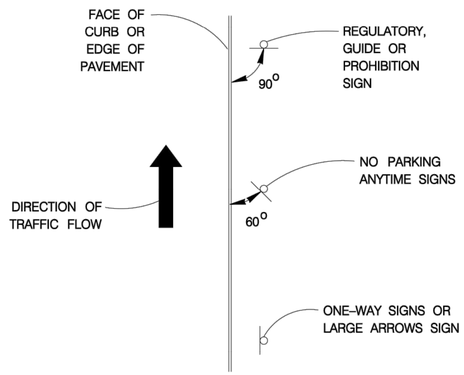
D3 SIGN TO POLE INSTALLATION

NOTE:

* ITEM 531.57 "9-INCH STREET NAME" SIGN (1-EA.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS. THIS SHALL BE FULL COMPENSATION FOR MATERIALS AND LABOR AS DESCRIBED IN C.O.S.A. STANDARD SPECIFICATIONS AND GROUND SIGN MOUNTING STANDARD DETAIL.

* ITEM 531.57-P "9-INCH STREET NAME PLATE" (1-EA.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS ON TOP OF EXISTING SIGN (I.E., STOP SIGN OR YIELD SIGN), EXTRA LENGTH POLE AND APPURTENANCES REQUIRED TO MEET SPECIFICATIONS.

HEIGHT	9" (228 mm)
LENGTH	24" (600 MM) MIN. 54 (1350 MM) MAX. 6" (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%



TYPICAL GROUND MOUNTED SIGN PLACEMENT

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JULY 2010

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS
D3 STREET NAME SIGN AND SIGN MOUNTING
SHEET 2 OF 4

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: A.F.G.	DSGN. BY: E.N.M.	CHKD. BY: J.D.F./E.N.M.	SHEET NO.: OF

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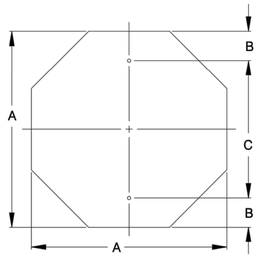
CITY OF SAN ANTONIO
STANDARD TRAFFIC SIGN DETAILS (2 OF 4)

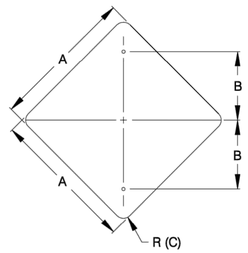
Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314
2.13
SHEET 2.13 OF 44



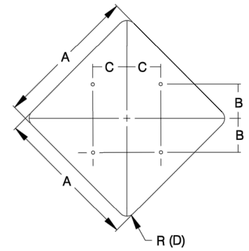
OCTAGONAL

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



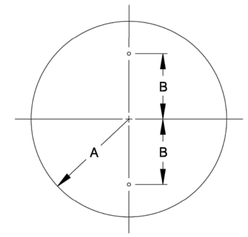
DIAMOND (A)

A	B	C	T
18	9	1 1/2	0.080
24	12	1 1/2	0.080
30	15	1 7/8	0.080
36	18	2 1/4	0.100



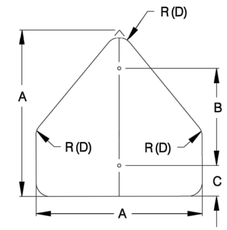
DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100



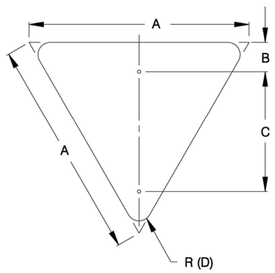
CIRCLE

A	B	T
18	15	0.100



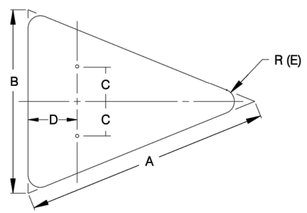
PENTAGON (SCHOOL)

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



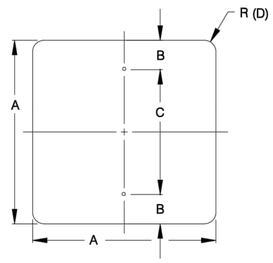
EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100



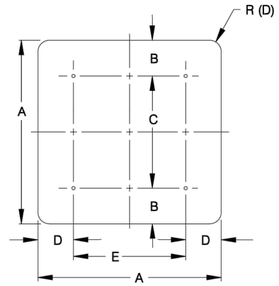
ISOSCELES TRIANGLE

A	B	C	D	E	T
40	30	7 1/2	12	1 7/8	0.100
48	36	9	15	2 1/4	0.100



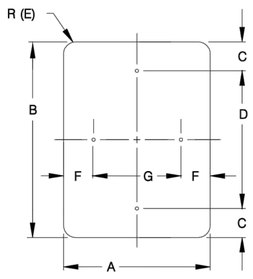
SQUARE (A)

A	B	C	D	T
18	1 1/2	15	1 1/2	0.080
24	3	18	1 1/2	0.080
30	3	24	1 7/8	0.080



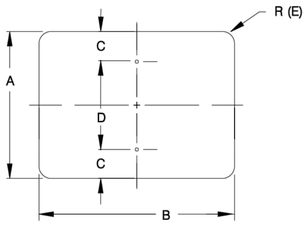
SQUARE (B)

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



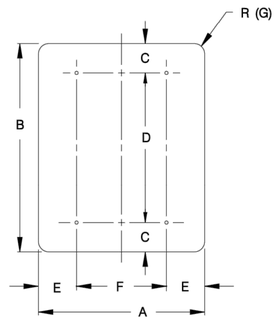
VERTICAL / HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
12	18	1 1/2	15	1 1/2	1 1/2	9	0.080
12	36	3	30	1 1/2	1 1/2	9	0.080
18	24	1 1/2	21	1 1/2	1 1/2	15	0.080
24	30	3	24	1 1/2	3	18	0.080
24	36	3	30	1 1/2	3	18	0.080
24	48	6	36	1 7/8	3	18	0.080
30	36	3	30	1 7/8	3	24	0.080



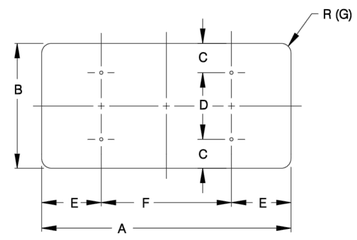
HORIZONTAL RECTANGLE

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



VERTICAL RECTANGLE

A	B	C	D	E	F	G	T
5	7 3/4	1/2	6 3/4	1/2	4	1/4	0.100
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	1 7/8	0.100
48	36	3	30	3	42	2 1/4	0.100
60	24	2	20	2	56	1 1/2	0.100
60	36	3	30	3	54	2 1/4	0.100
48	30	3	24	3	42	1 7/8	0.100
60	30	3	24	3	54	1 7/8	0.100

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FEBRUARY 2006

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS
GROUND MOUNTED SIGN SIZES
SHEET 3 OF 4

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: A.F.G.	DSGN. BY: E.N.M.	CHKD. BY: J.D.F./E.N.M.	SHEET NO.: OF

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CITY OF SAN ANTONIO
STANDARD TRAFFIC SIGN DETAILS (3 OF 4)

Scale:
Date: 11/10/2022
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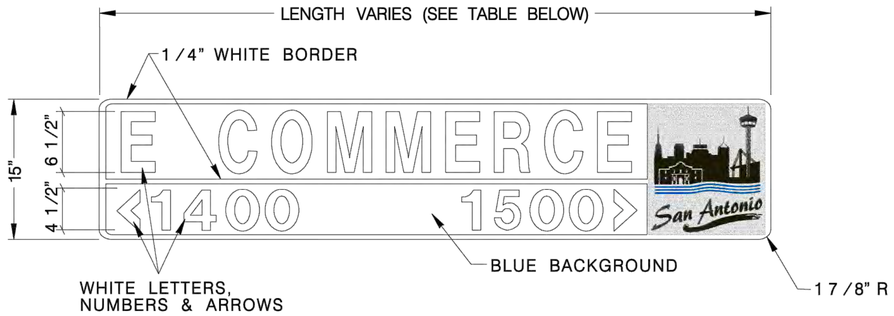
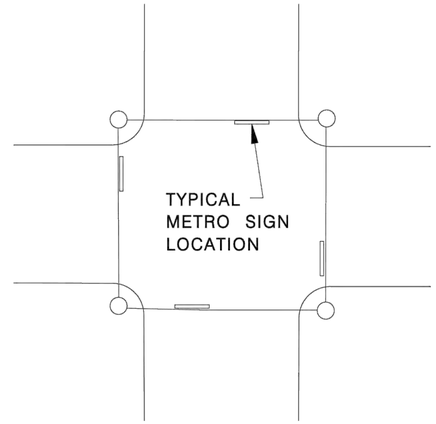
PROJ. NO. 8314
2.14
SHEET 2.14 OF 44

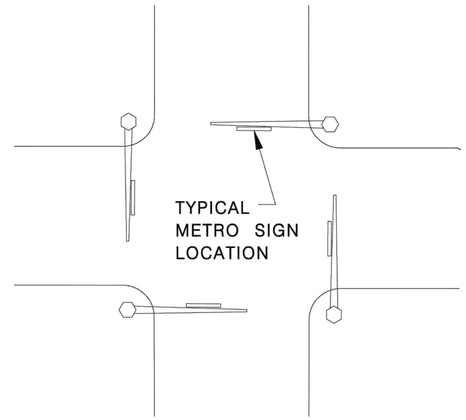


15" METRO – STREET NAME SIGNS

TYPICAL METRO SIGN PLACEMENT

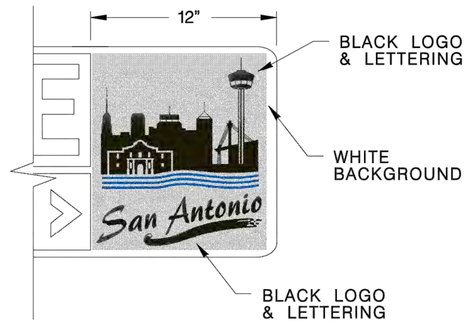


SPAN WIRE INSTALLATION



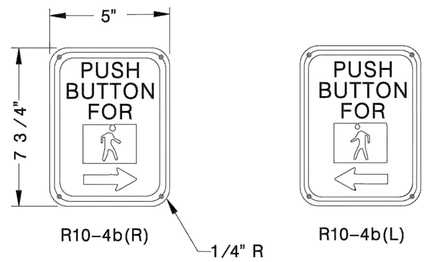
MAST ARM INSTALLATION

15" METRO w/CITY SKY LINE



HEIGHT	15" (381 MM)
LENGTH	48" (1200 MM) MIN. 72" (1800 MM) MAX.** 1' (300 MM) INCREMENTS OF LENGTH
THICKNESS	0.125" (3 MM)
SUBSTRATE	ALUMINUM ALLOY, 5052–H38 (ASTM B–209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER DIAMOND GRADE 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	17% (USUAL) 10% (MIN.)

** SIGN PLATE LONGER THAN 72" MUST BE APPROVED BY THE CITY TRAFFIC ENGINEER



PEDESTRIAN PUSHBUTTON SIGNS

R10–10 *(30" X 36")

R3–5L *(30" X 36")

R10–9 *(30" X 24")

R10–12 *(30" X 36")

* DIAMOND GRADE SHEETING 5052–H38 ALUMINUM SUBSTRATE

LEFT TURN SIGNS

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 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

____% SUBMITTAL	PROJECT NO.:_____		DATE:_____
DRWN. BY: A.F.G.	DSGN. BY: E.N.M.	CHKD. BY: J.D.F./E.N.M.	SHEET NO.:___OF___

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

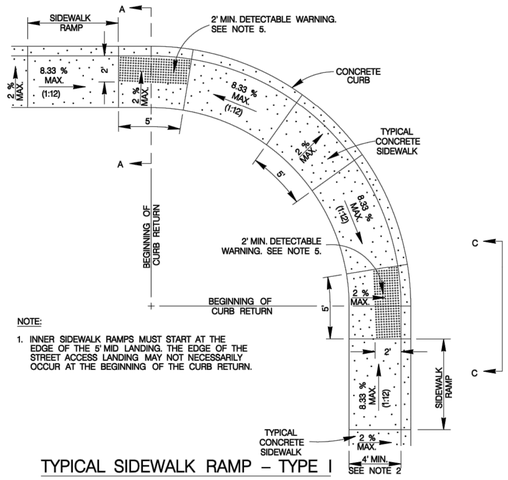
PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
11/14/2022

CITY OF SAN ANTONIO
STANDARD TRAFFIC SIGN DETAILS (4 OF 4)

Scale:
Date: 11/10/2022
Revised: 11/14/2022

PROJ. NO. 8314
2.15
SHEET 2.15 OF 44



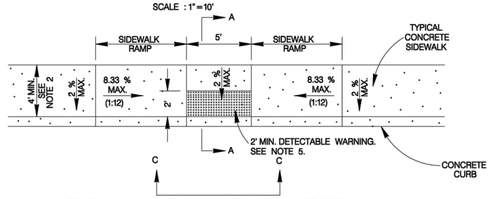
NOTE:

1. INNER SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' MID LANDING. THE EDGE OF THE STREET ACCESS LANDING MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN.

TYPICAL SIDEWALK RAMP – TYPE I

SIDEWALK ABUTS THE CURB

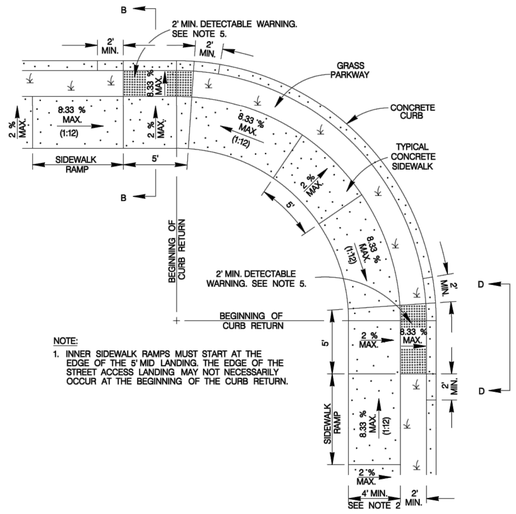
SCALE : 1" = 10'



TYPICAL SIDEWALK RAMP – TYPE II

USED AT TEE INTERSECTIONS WHERE SIDEWALK ABUTS CURB

SCALE : 1" = 10'



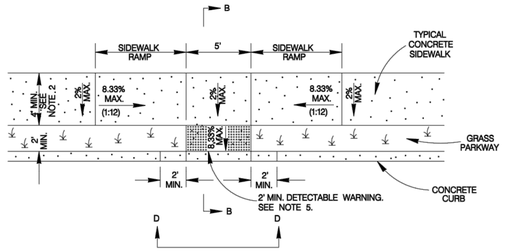
NOTE:

1. INNER SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' MID LANDING. THE EDGE OF THE STREET ACCESS LANDING MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN.

TYPICAL SIDEWALK RAMP – TYPE III

SIDEWALK SEPARATED FROM CURB

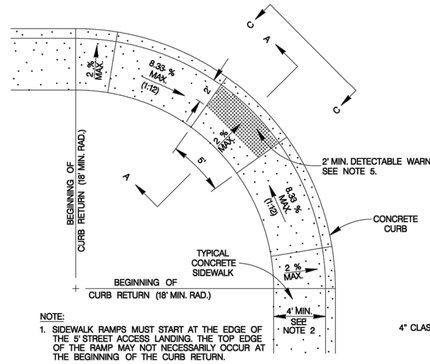
SCALE : 1" = 10'



TYPICAL SIDEWALK RAMP – TYPE IV

USED AT TEE INTERSECTIONS WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1" = 10'



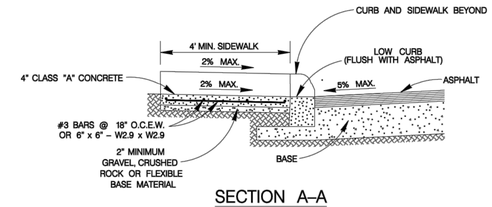
NOTE:

1. SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' STREET ACCESS LANDING. THE TOP EDGE OF THE RAMP MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN.
2. TYPE V RAMPS MUST HAVE 18' MIN. RADIUS.

TYPICAL SIDEWALK RAMP – TYPE V

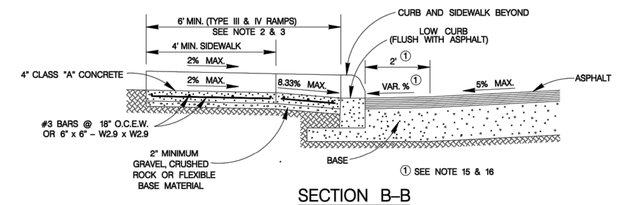
SIDEWALK ABUTS CURB

SCALE : 1" = 10'



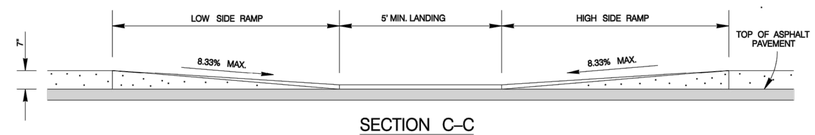
SECTION A–A

SCALE : 1" = 4'



SECTION B–B

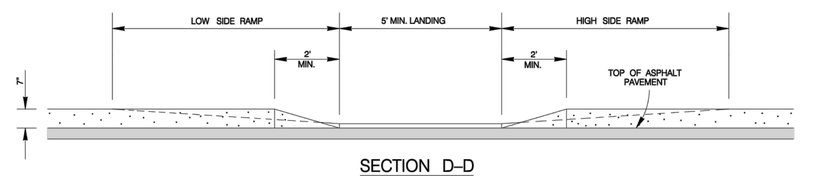
SCALE : 1" = 4'



SECTION C–C

CURB PROFILE WHERE SIDEWALK ABUTS CURB

SCALE : 1" = 4'



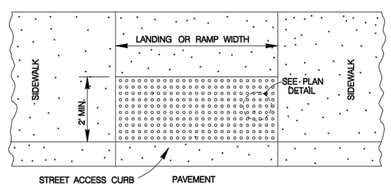
SECTION D–D

CURB PROFILE WHERE SIDEWALK IS SEPARATED FROM CURB

SCALE : 1" = 4'

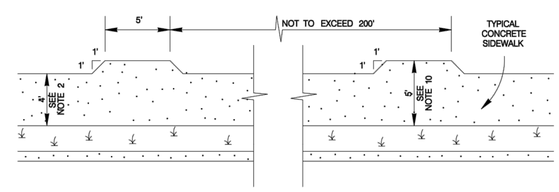
GENERAL NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MININMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB–RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23 MM), A HEIGHT OF NOMINAL 0.2 INCHES (5 MM) AND A CENTER–TO–CENTER SPACING OF NOMINAL 2.35 INCHES (60 MM). THE DETECTABLE WARNING SURFACE SHALL BE A CAST–IN–PLACE TILE CONFORMING TO THE CITY OF SAN ANTONIO STANDARD SPECIFI–CATIONS OR PAVERS CONFORMING TO TXDOT STANDARD PED–05, PEDESTRIAN FACILITIES.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK, OR DARK–ON–LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 – CONCRETE CURB, GUTTER, AND CONCRETE CURB AND GUTTER" AND / OR "502 – CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH FINISHED.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
10. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM SPACING OF 200 FEET.
11. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" MINIMUM GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
12. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6" x 6" – W2.9 x W2.9 WIRE MESH.
13. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
14. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
15. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33–(–2.67) = 11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
16. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
17. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A PLANNED PROJECT.



DETECTABLE WARNING SURFACE

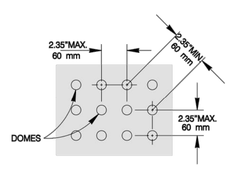
SCALE : 1" = 4'



SIDEWALK PASSING SPACE

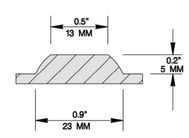
SCALE : 1" = 10'

TABLE 1 (SEE NOTE 4)		
GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'–6"	7'–2"
2%	5'–0"	8'–4"
3%	4'–6"	10'–0"
4%	4'–2"	12'–6"
5%	3'–10"	16'–8"



PLAN DETAIL

NO SCALE



DOME SECTION

NO SCALE

NOTE:

STAMPED CONCRETE TRUNCATED DOMES WILL NOT BE ALLOWED TO BE USED FOR DETECTABLE WARNING ON WHEELCHAIR RAMPS. CONTRACTOR MUST SUBMIT TRUNCATED DOME INFORMATION THAT IS TO BE USED ON WHEELCHAIR RAMPS TO THE PROJECT MANAGER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO INSTALLATION.

MAY 2009

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: V. VASQUEZ	DSGN. BY:	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.: OF

X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets\2.16 CITY OF SAN ANTONIO STANDARD WHEELCHAIR RAMP DETAILS.dwg, CITY OF SAN ANTONIO STANDARD WHEELCHAIR RAMP DETAILS, 11/17/2022 11:23:10 AM, DWG To PDF.pc3

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.

T.B.P.E. FIRM REGISTRATION No. F-3132

104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION

PHASE I

PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER

11/14/2022

CITY OF SAN ANTONIO
STANDARD WHEELCHAIR RAMP DETAILS

Scale:

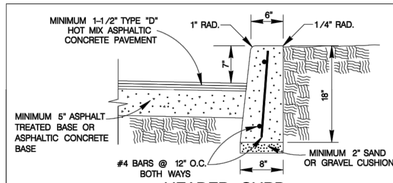
Date: 11/10/2022

Revised: 11/14/2022

PROJ. NO. 8314

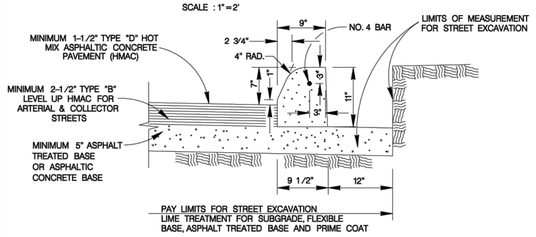
2.16

SHEET 2.16 OF 44



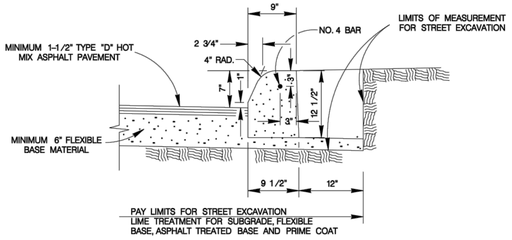
HEADER CURB

ITEM 500 ON SAND OR GRAVEL
SCALE : 1"=2'



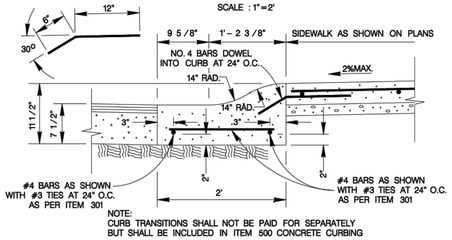
CONCRETE CURB

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
SCALE : 1"=2'



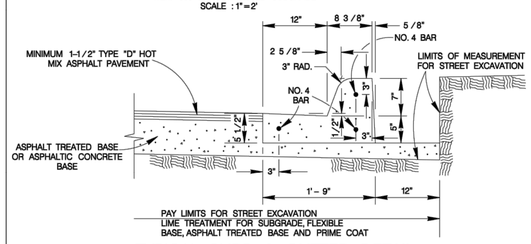
CONCRETE CURB

ITEM 500 ON FLEXIBLE BASE MATERIAL
SCALE : 1"=2'



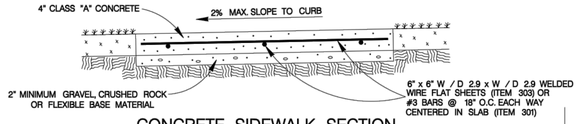
MOUNTABLE CURB

ITEM 500 ON COMPACTED SUBGRADE
SCALE : 1"=2'



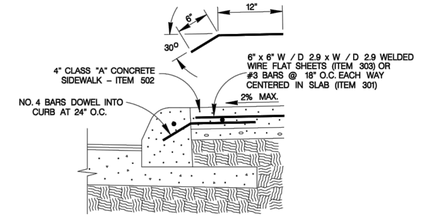
TYPICAL CURB & GUTTER DETAIL

ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
SCALE : 1"=2'



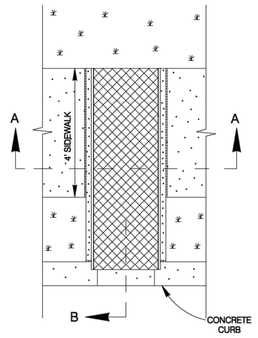
CONCRETE SIDEWALK SECTION

ITEM 502
SCALE : 1"=2'



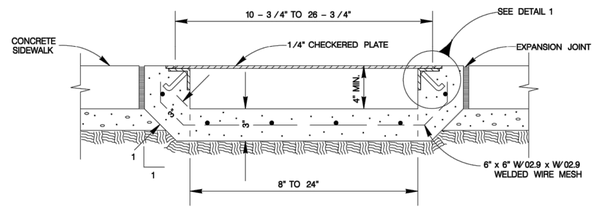
CONCRETE SIDEWALK ABUTTING CURB SECTION

ITEM 502
SCALE : 1"=2'



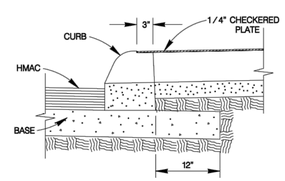
CONCRETE SIDEWALK DRAIN DETAIL

SCALE : 1"=4'



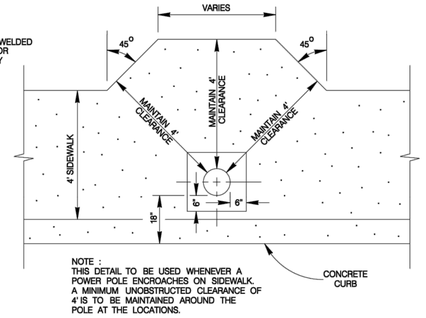
SECTION A–A

SCALE=1 : 12



SECTION B

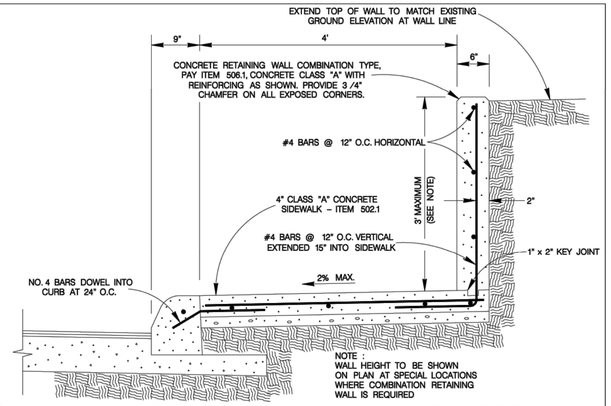
SCALE : 1"=2'



NOTE :
THIS DETAIL TO BE USED WHENEVER A POWER POLE ENCROACHES ON SIDEWALK. A MINIMUM UNOBSTRUCTED CLEARANCE OF 4' IS TO BE MAINTAINED AROUND THE POLE AT THE LOCATIONS.

CONCRETE SIDEWALK @ UTILITY POWER POLE DETAIL

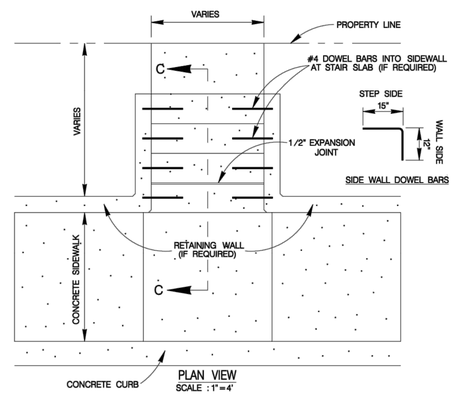
SCALE : 1"=4'



NOTE :
WALL HEIGHT TO BE SHOWN ON PLAN AT SPECIAL LOCATIONS WHERE COMBINATION RETAINING WALL IS REQUIRED

CONCRETE RETAINING WALL – COMBINATION TYPE

ITEM 506
SCALE : 1"=2'

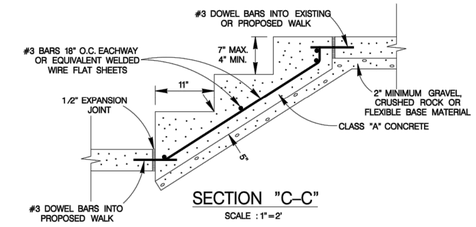


PLAN VIEW

SCALE : 1"=4'

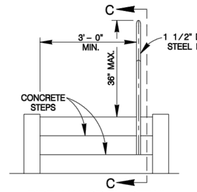
CONCRETE STEPS

ITEM 524



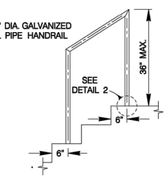
SECTION "C–C"

SCALE : 1"=2'



PIPE HANDRAIL DETAIL

PROFILE VIEW
SCALE : 1"=4'



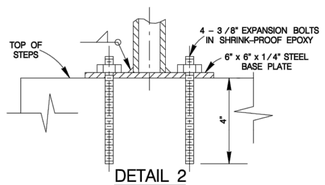
SECTION "D–D"

FRONT VIEW
SCALE : 1"=4'

NOTES :
1. PLACE STEPS TO CONFORM WITH PROPOSED PARKWAY GRADING
2. 1-1/2" DIA GALVANIZED STEEL PIPE HANDRAIL REQUIRED ON ONE SIDE OF THE STEPS WHEN 3 OR MORE RISERS ARE USED, OR AS DESIGNED BY ENGINEER. TO BE PAID UNDER ITEM 522

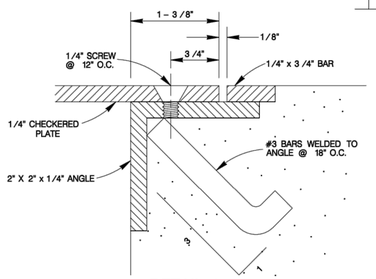
HANDRAIL FOR CONCRETE STEPS

ITEM 522



DETAIL 2

SCALE = 1:6



DETAIL 1

SCALE=1 : 1

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

MISCELLANEOUS CONSTRUCTION STANDARDS I

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY: V. VASQUEZ	DSGN. BY:	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.: OF

Designed By: JPS
Drawn By: RXL
Checked By: EM
Approved By: JPS
File: X:\Open Projects\8314.00 100-Acre Woods Tract\8.0 Cadd\8.4 Plan Sheets

Revision	Date	Description

SHERFEY ENGINEERING COMPANY, L.L.C.
T.B.P.E. FIRM REGISTRATION No. F-3132
104 Del Court
Suite 400
Laredo, Texas 78041
(956) 791-3511

PALOMA PARK SUBDIVISION
PHASE I
PLAT No. 22-11800343

STATE OF TEXAS
JOEMMA P. SHERFEY
68028
REGISTERED PROFESSIONAL ENGINEER
11/14/2022

CITY OF SAN ANTONIO
MISCELLANEOUS CONSTRUCTION STANDARDS I

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Revised: 11/14/2022

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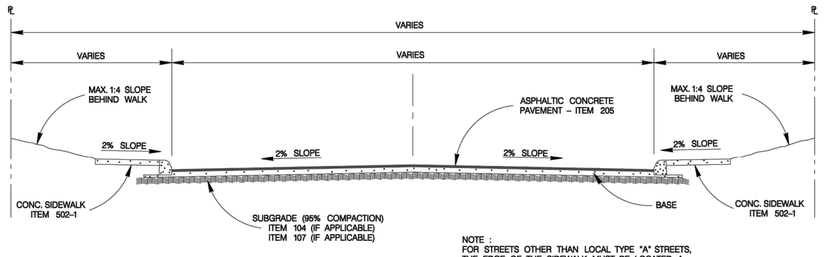
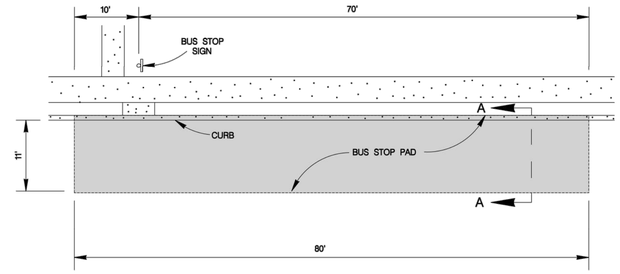


NOTE :
FOR STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF TWO FEET AWAY FROM THE BACK OF THE CURB.

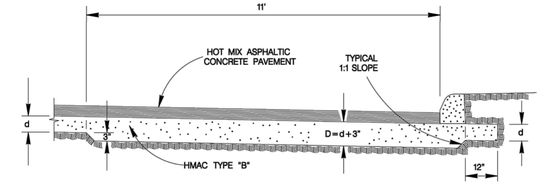
TYPICAL STREET SECTION

SCALE : 1" = 8'



PLAN VIEW

SCALE : 1" = 20'



SECTION "A–A"

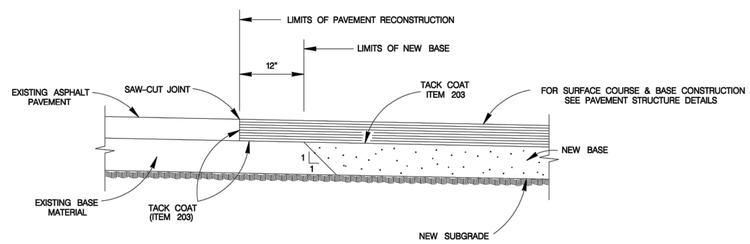
SCALE : 1" = 4'

NOTES :
1. EXCAVATION FOR THICKENED PAVEMENT SECTION WILL BE PAID UNDER ITEM NO. 104 "STREET EXCAVATION".

2. BASE MATERIALS :
A.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER TON, THICKENED PAVEMENT SECTION WILL BE PAID FOR UNDER ITEM NO. 205, TYPE "B" – PER TON.
B.) IF THE MEASUREMENT FOR THE HMAC MATERIAL IS PER SQUARE YARD, NO EXTRA PAYMENT WILL BE MADE FOR THE THICKENED PAVEMENT.

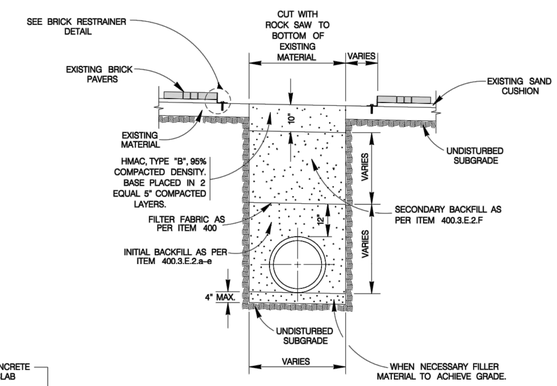
HMAC BUS STOP PAD

NEED CITY ENGINEER'S APPROVAL TO USE HMAC BUS PAD



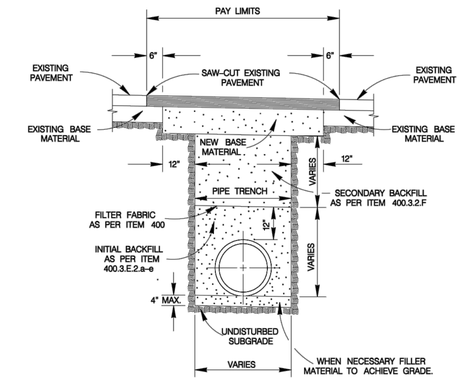
PAVEMENT JUNCTION DETAILS

SCALE : 1" = 2'



TYPICAL BASE REPLACEMENT FOR BRICK SURFACED STREET SECTION

ITEM 511.3
SCALE : 1" = 4'

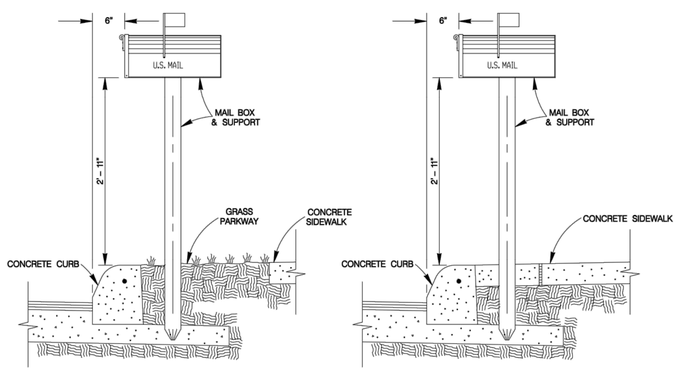


NOTES :
1. FOR LOCAL TYPE "A" & "B" STREETS (RESIDENTIAL) USE 6" ASPHALT CONCRETE BASE TYPE "B" WITH 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT.

2. FOR ARTERIAL & SECONDARY STREETS (COMMERCIAL) USE 12.5" TYPE "B" HOT MIX ASPHALTIC CONCRETE PAVEMENT LEVELING-UP COURSE & 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE.

TYPICAL PAVEMENT REPLACEMENT

ITEM 511
SCALE : 1" = 4'

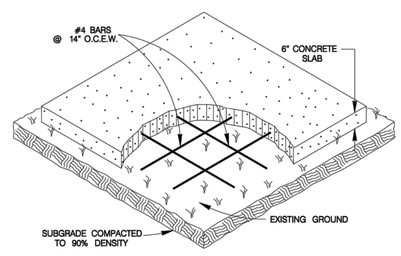


MAIL BOX PERPENDICULAR TO CURB
WHEN SIDEWALK IS DETACHED FROM CURB
SCALE : 1" = 2'

MAIL BOX PERPENDICULAR TO CURB
WHEN SIDEWALK IS ATTACHED TO CURB
SCALE : 1" = 2'

MAIL BOX LOCATION

ITEM 513.1



MAIL BOX PAD NOTES :
1. THE CONTRACTOR WILL CONSTRUCT SLABS FOR "TEMPORARY MAIL BOX COLLECTION PAD" FOR THE UNITED STATES POSTAL SERVICE WITH LOCATIONS AND SIZES SPECIFIED BY THE CITY ENGINEER DURING CONSTRUCTION.

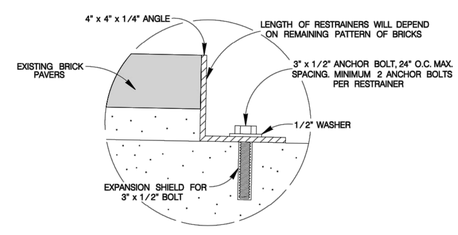
2. THE CONSTRUCTION OF SLABS SHALL CONFORM TO ITEM 513 "REMOVING AND RELOCATING MAILBOXES".

3. PAYMENT WILL BE MADE UNDER ITEM 513.2 "COMMUNITY MAILBOX SLAB – PER SQUARE YARD".

4. UNIT PRICE WILL INCLUDE REMOVAL OF "TEMPORARY MAIL BOX COLLECTION PAD" SLABS AT THE END OF THE PROJECT. NO SEPARATE PAY ITEM.

COMMUNITY MAIL BOX SLAB

ITEM 513.2
SCALE : 1" = 4'



BRICK RESTRAINER DETAIL

SCALE = 1 : 6

FEBRUARY 2010

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