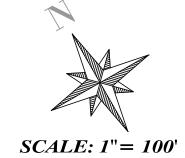
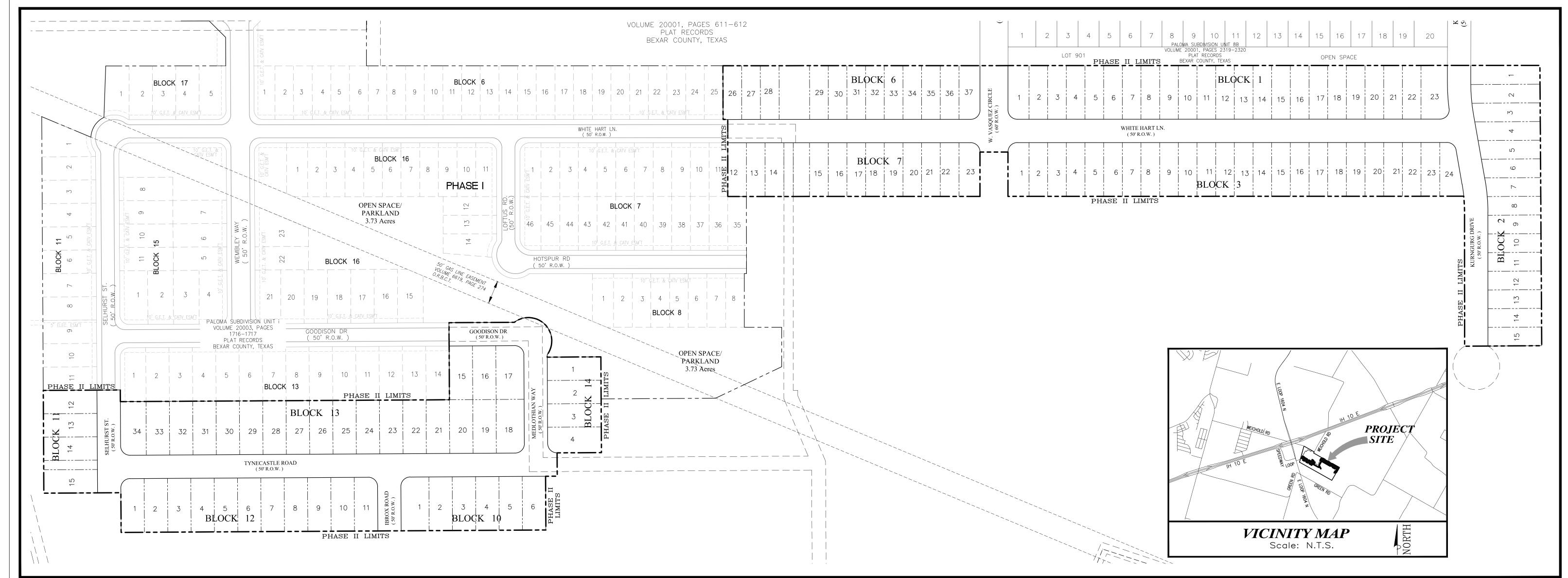
## PALOMA PARK SUBDIVISION PHASE II

### CONSTRUCTION PLANS PLAT No. 24-11800309





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Prepared By: **SHERFEY** 



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

#### OWNER:

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



09/04/2024

104 Del Court

(956) 791-3511

Laredo, Texas 78041

Suite 400

JoEmma P. Sherfey Texas No. 68028

SET NO.

SHEET NO. <u>1.1</u> of <u>40</u>

#### 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

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

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
- 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: 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

#### 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

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 CÓNCRETE WITH APPROPRIATE END PROTECTION MUST BE ÍNSTALLED.

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 CHANNELIZING 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.

#### **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:

- 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

#### **SPECIFICATION NOTES:**

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

SANITARY SEWER SYSTEM- COMPLY WITH ALL SAN ANTONIO RIVER AUTHORITY DETAILS, REQUIREMENTS AND SPEICIFICATIONS

WATER DISTRIBUTION SYSTEM — EAST CENTRAL SPECIAL UTILITY DISTRICT STANDARD SPECIFICATIONS AND DETAILS

STREETS & DRAINAGE — CITY OF SAN ANTONIO PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS

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

ENGINEER THE NEXT NORMAL WORKING DAY.

Description

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

104 Del Court

(956) 791-3511

Laredo, Texas 78041

Suite 400

PALOMA PARK SUBDIVISION PHASE II

PLAT No. 24-11800309

JOEMMA P. SHERFE 09/04/2024

**GENERAL CONSTRUCTION NOTES** 

OJ. NO.8314.0

Date: 8/12/2024

SHEET <u>1.2</u> OF <u>40</u>

Revised:

Designed By: JPS

Checked By: VG

Approved By: \( \frac{1}{2} \)

:\Open Projects\8314.02 Paloma Park

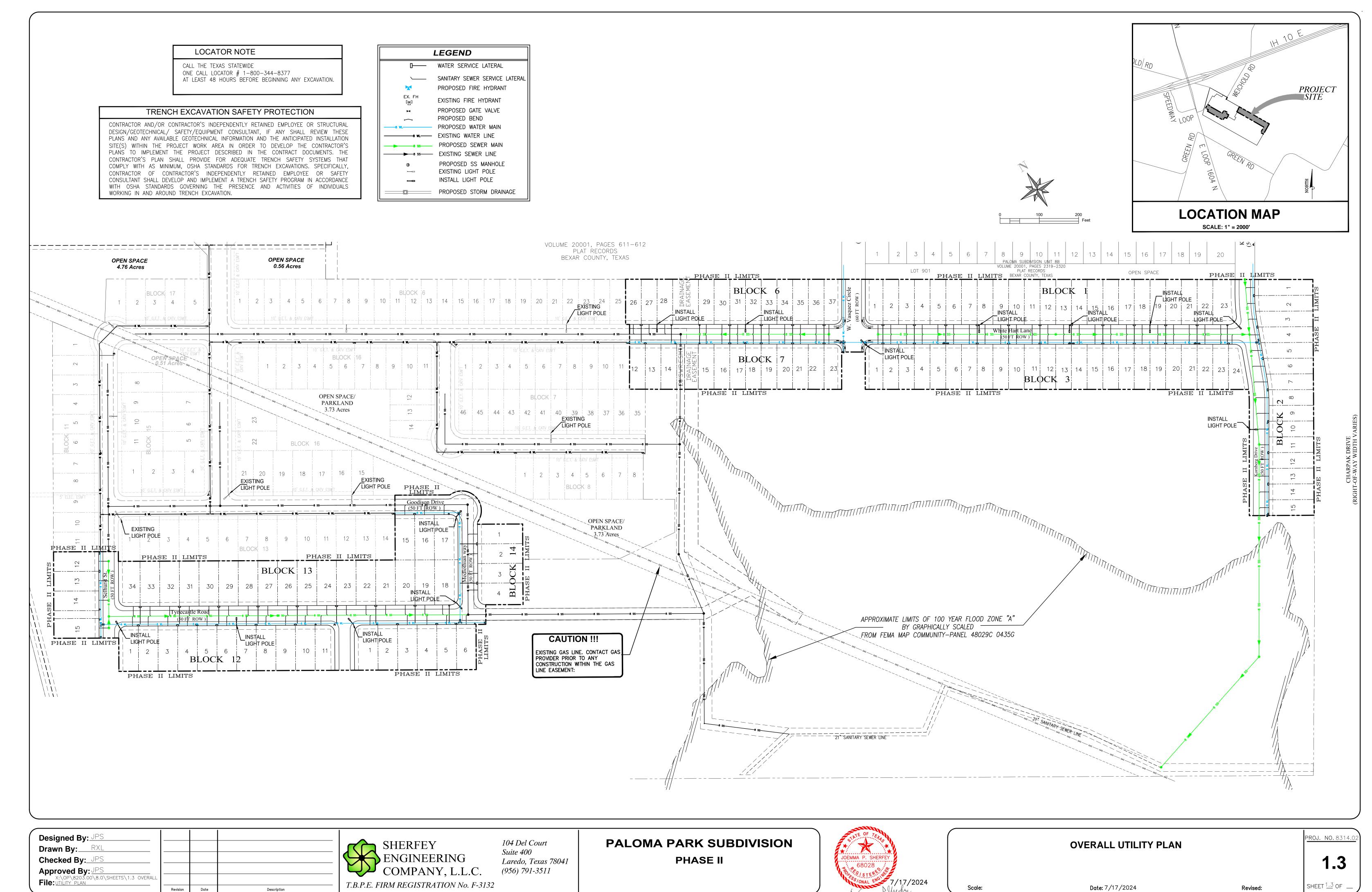
Revision

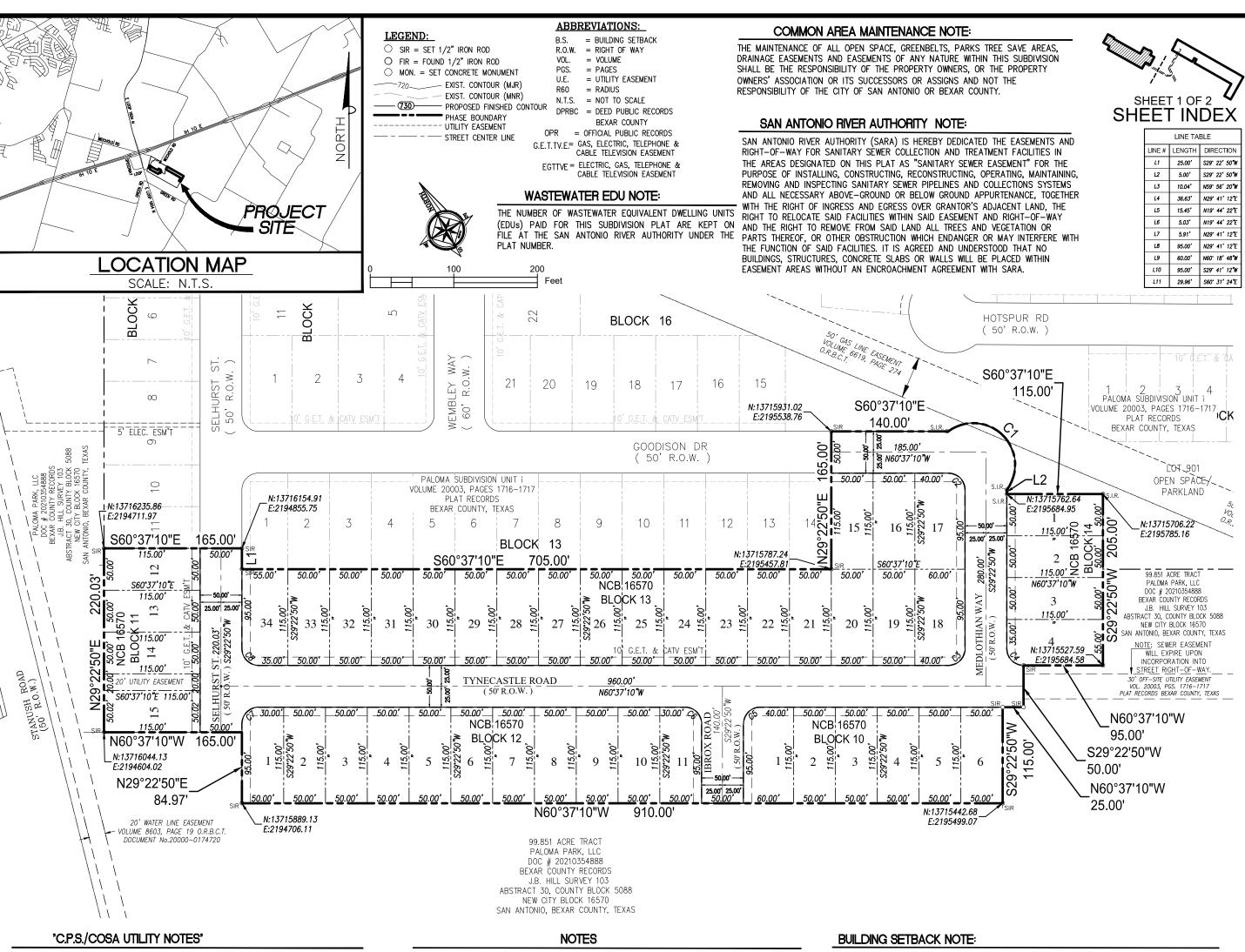
Date

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GENERAL CONSTRUCTION NOTES.dwg

Drawn By:\_\_





- 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 FNDANGER 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.
- 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 FASFMENTS.

- 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
- 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.
- O. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIOS FIRE FLOW REQUIREMENTS FOR THE PROPUSED 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: 48029C0435G,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.

#### 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 REQUIREMENTS FOR 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

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)).

#### SURVEYOR NOTES

- 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. REARINGS ARE BASED ON THE NORTH
- 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).

					CURVE TABLE							
	<b>&gt;</b>			С	URVE#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH		
	<b>a</b> !				C1	142.89'	50.00	163'44'23"	S15' 37' 10"E	98.99'		
	140	<u>\$</u>	//	. Г	C2	31.42"	20.00	90'00'00"	N15° 37' 10"W	28.28'		
	1	h	7/		СЗ	31.42'	20.00	90'00'00"	N74° 22' 50"E	28.28'		
SI	HEE.	T 1 OF	= 2 <b>U</b>		C4	31.42'	20.00	90'00'00"	S15' 37' 10"E	28.28'		
		_	ĎΕΧ		C5	31.42'	20.00	90'00'00"	S74° 22′ 50″W	28.28'		
		I IIN	ロロス		C6	31.42'	20.00	90'00'00"	N15° 37' 10"W	28.28'		
		LINE TA	BLF		C7	31.42'	20.00	90'00'00"	S74° 22′ 50″W	28.28'		
	LINE#	LENGTH	DIRECTION		C8	31.42*	20.00	90.00,00	S15' 37' 10 <b>"</b> E	28.28*		
	LINE #				C9	34.93'	350.00	5'43'08"	N26° 49' 38″E	34.92'		
	12	25.00'	S29' 22' 50"W		C10	25.83'	350.00	4'13'43"	N21° 51' 13″E	25.82'		
		5.00'	S29' 22' 50"W		C11	27.94'	20.00	80'03'10"	N20° 17′ 13″W	25.73'		
	L3	10.04'	N59° 56' 20"W		C12	34.12'	400.00	4'53'14"	N27" 14' 35"E	34.11'		
	L4	36.63'	N29' 41' 12"E		C13	35.33*	400.00	5'03'36"	N22' 16' 10"E	35.31*		
	L5	15.45'	N19' 44' 22"E		C14	25.00*	400.00	3'34'51"	C21' 31' 47"W	24 90'		

C15 40.08' 400.00 5'44'27" S26' 11' 26"W 40.06'

S26° 07' 11"W

N71° 07' 11"E

S15' 18' 48"E

S74 41' 12'W

N15° 18' 48"W

55.99'

29.99"

28.28\*

28.28\*

28.28'

28.28\*

73.69

4.37' 400.00 0'37'32" S29' 22' 26"W

56.03' 450.00 7'08'02"

31.42' 20.00 90'00'00"

31.42' 20.00 90'00'00"

31.42' 20.00 90'00'00"

C22 31.42' 20.00 90'00'00" N74' 41' 12"E

C24 65.10' 375.00 9'56'50" N24' 42' 47"E

73.79' 425.00 9'56'50" S24' 42' 47"W

C18 33.91' 20.00 97'08'02"

#### PLAT No. 24-11800309

SUBDIVISION PLAT ESTABLISHING

#### PALOMA PARK SUBDIVISION

#### PHASE II

Being a total of 20.38 acres of land subdivided into 131 residential lots more of less, out of a 99.85 acre tract situated in J.B. Hill Survey No. 103, Abstract 309, recorded in Volume 7601, Pages 376, Official Public Records, Bexar County, Texas.



T.B.P.E. FIRM REGISTRATION No. F-3132 T.B.P.L.S. FIRM REGISTRATION No. 10099800 DATE OF PREPARATION: July 10, 2024 REVISION: AUGUST 14, 2024

#### 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.

NOT FOR RECORDATION

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

DATE

#### 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.

NOT FOR RECORDATION

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

DATE

DATE

TATE OF TEXAS	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.

OT FOR RECORDAT	ION
vner: Edward L. Sherfey, III	Manager
LOMA PARK, LLC	
4 DEL COURT – SUITE 400	
REDO, TEXAS 78041	
56) 791–3511	

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

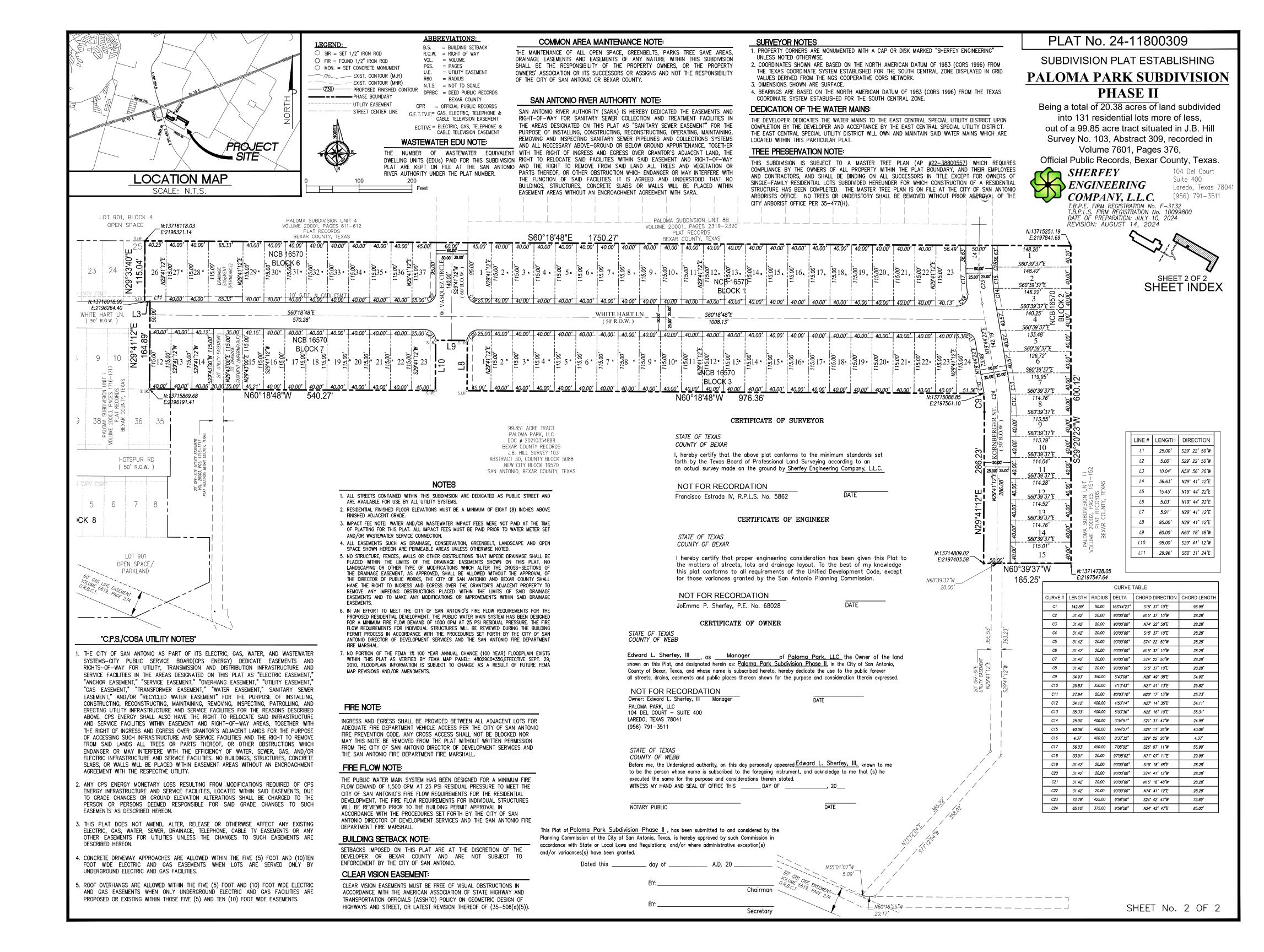
This Plat of Paloma Park Subdivision Phase II , has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, is hereby approved by such Commission in accordance with State or Local Laws and Regulations; and/or

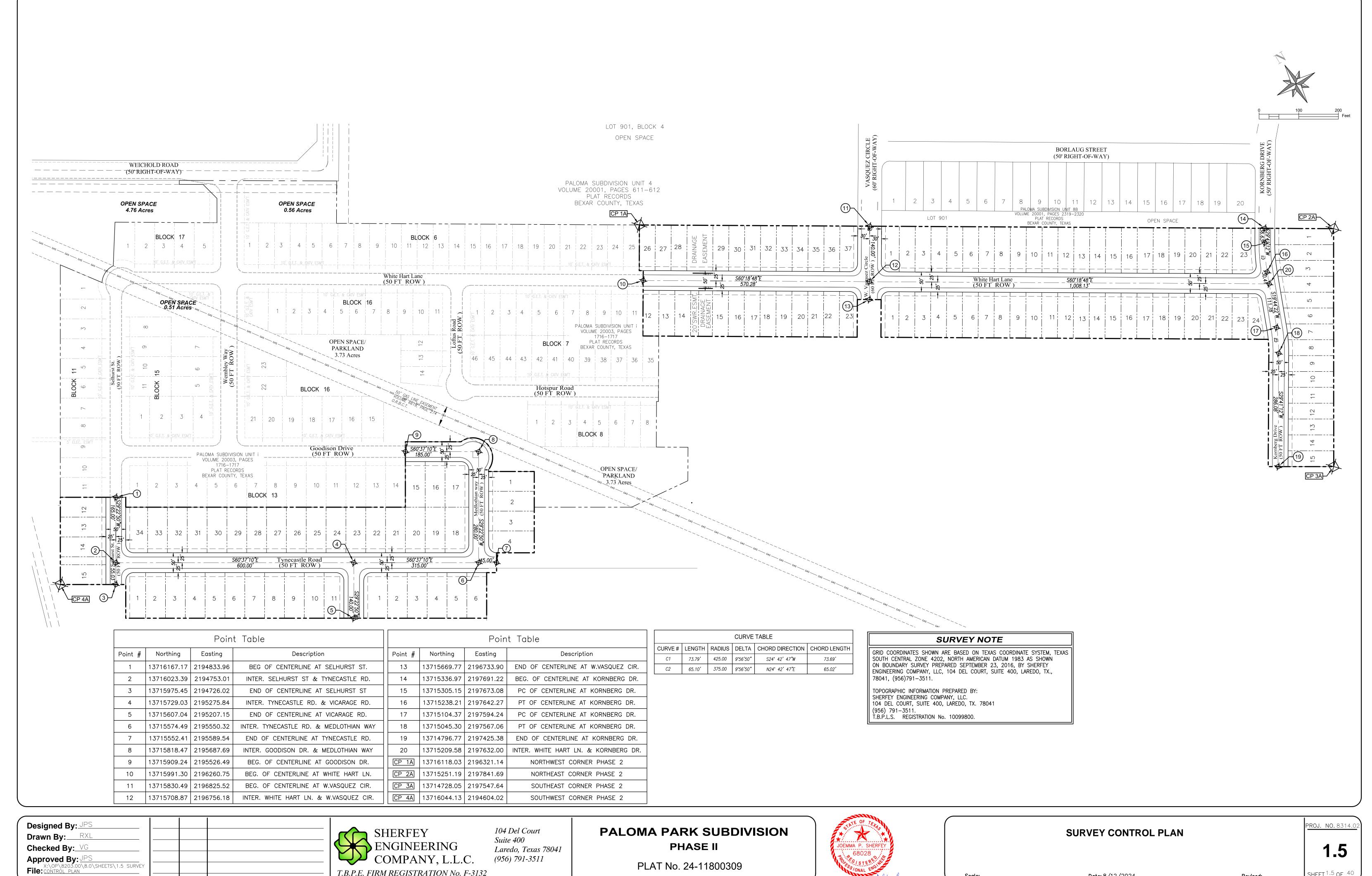
where administrative exception(s) and/or variances(s) have been granted.

Dated this	day of	A.D. 20	
	BY:		
		(	Chairman

Sec

Secreta





Revision

Date

Description

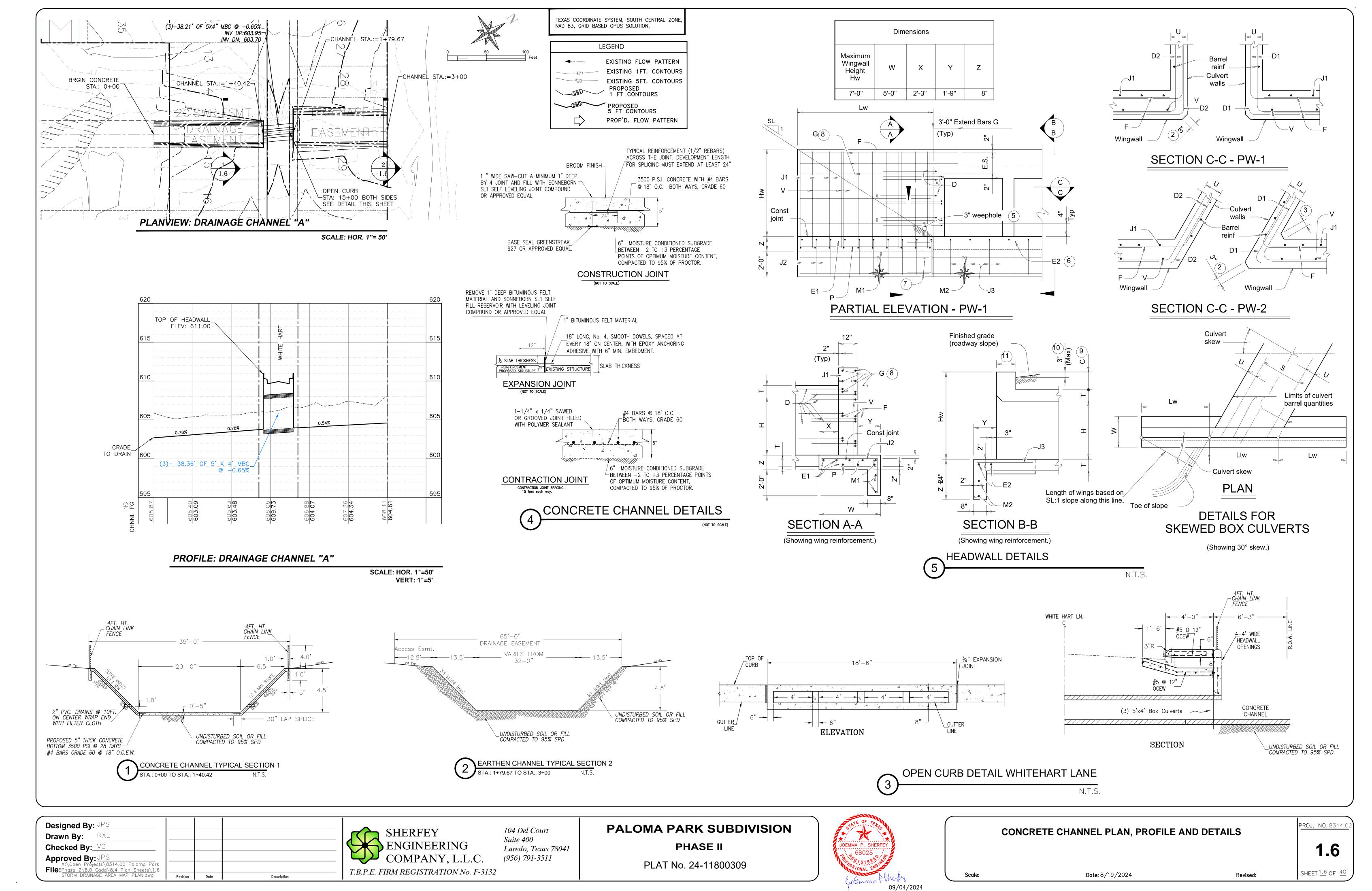
SHEET 1.5 OF 40 Revised:

PLAT No. 24-11800309

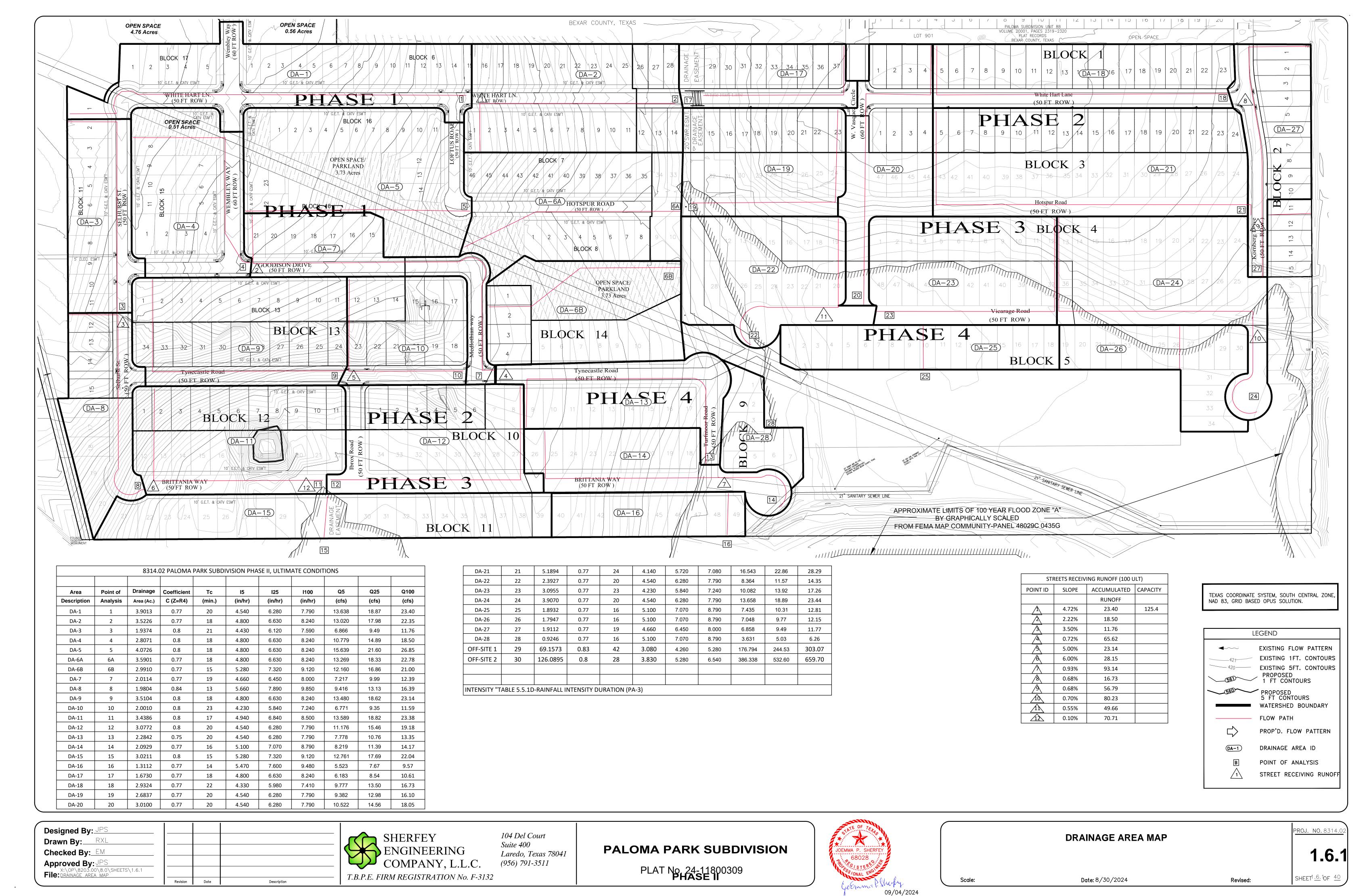
T.B.P.E. FIRM REGISTRATION No. F-3132

09/04/2024

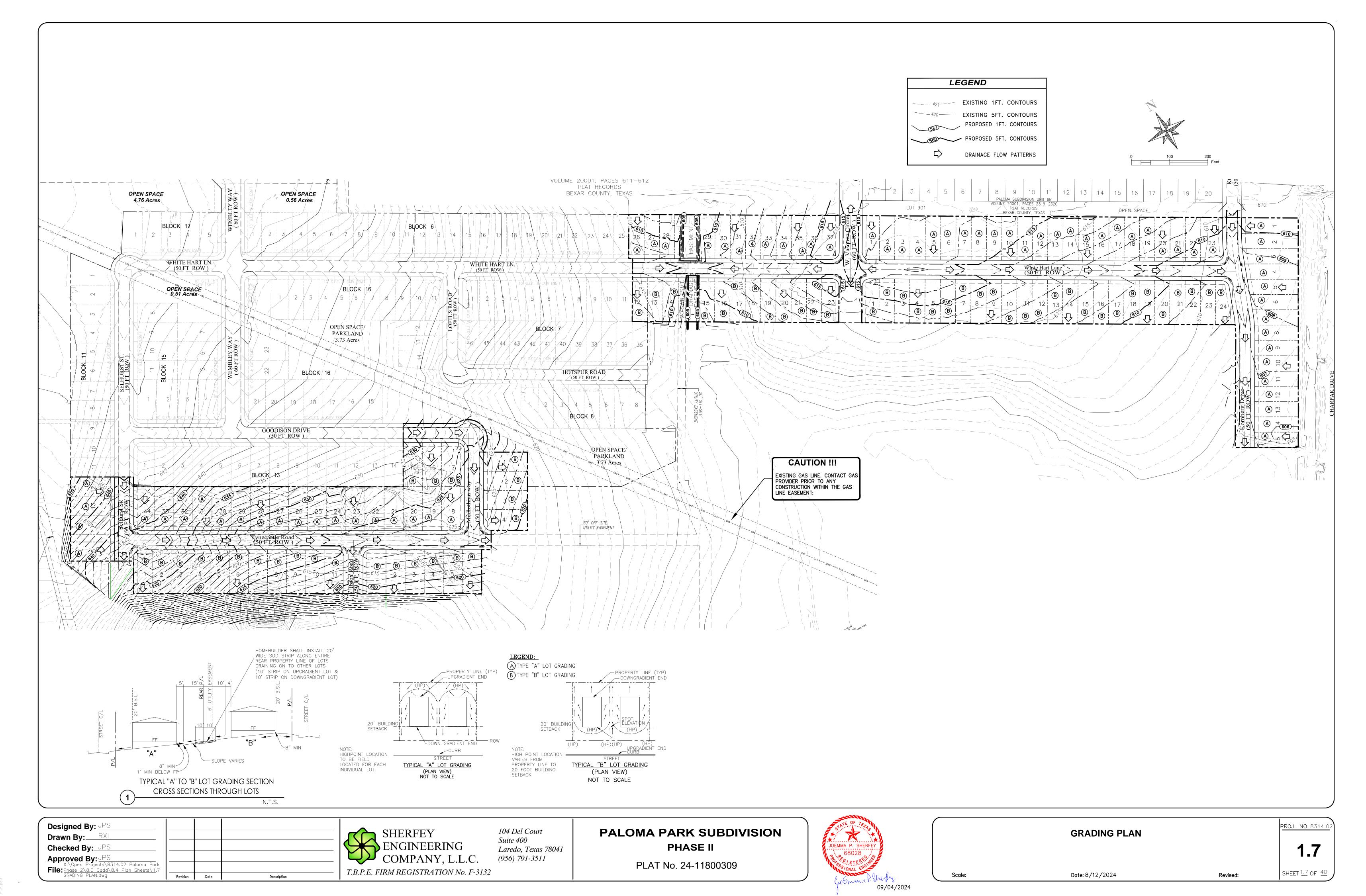
Date: 8/12/2024



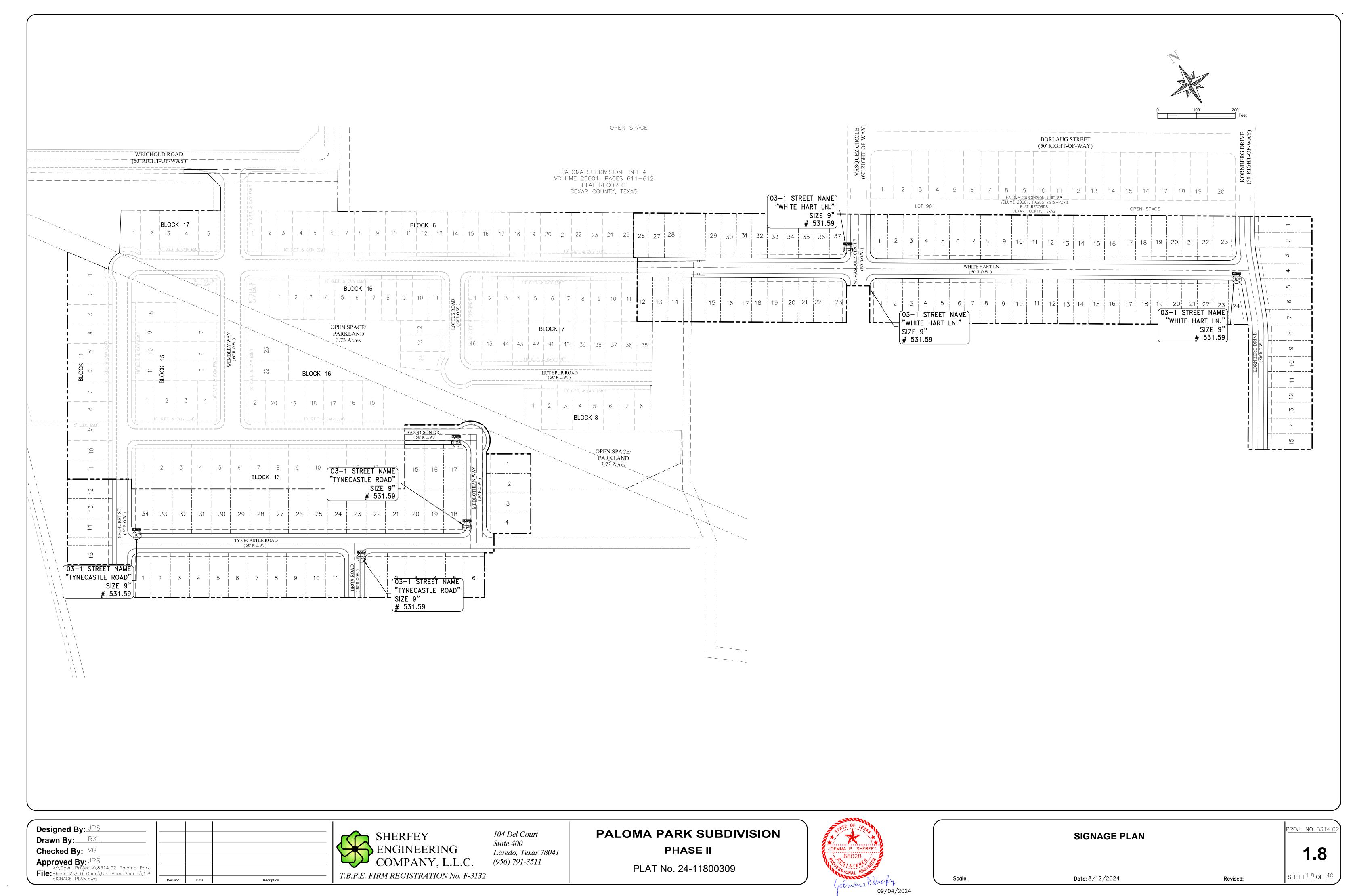
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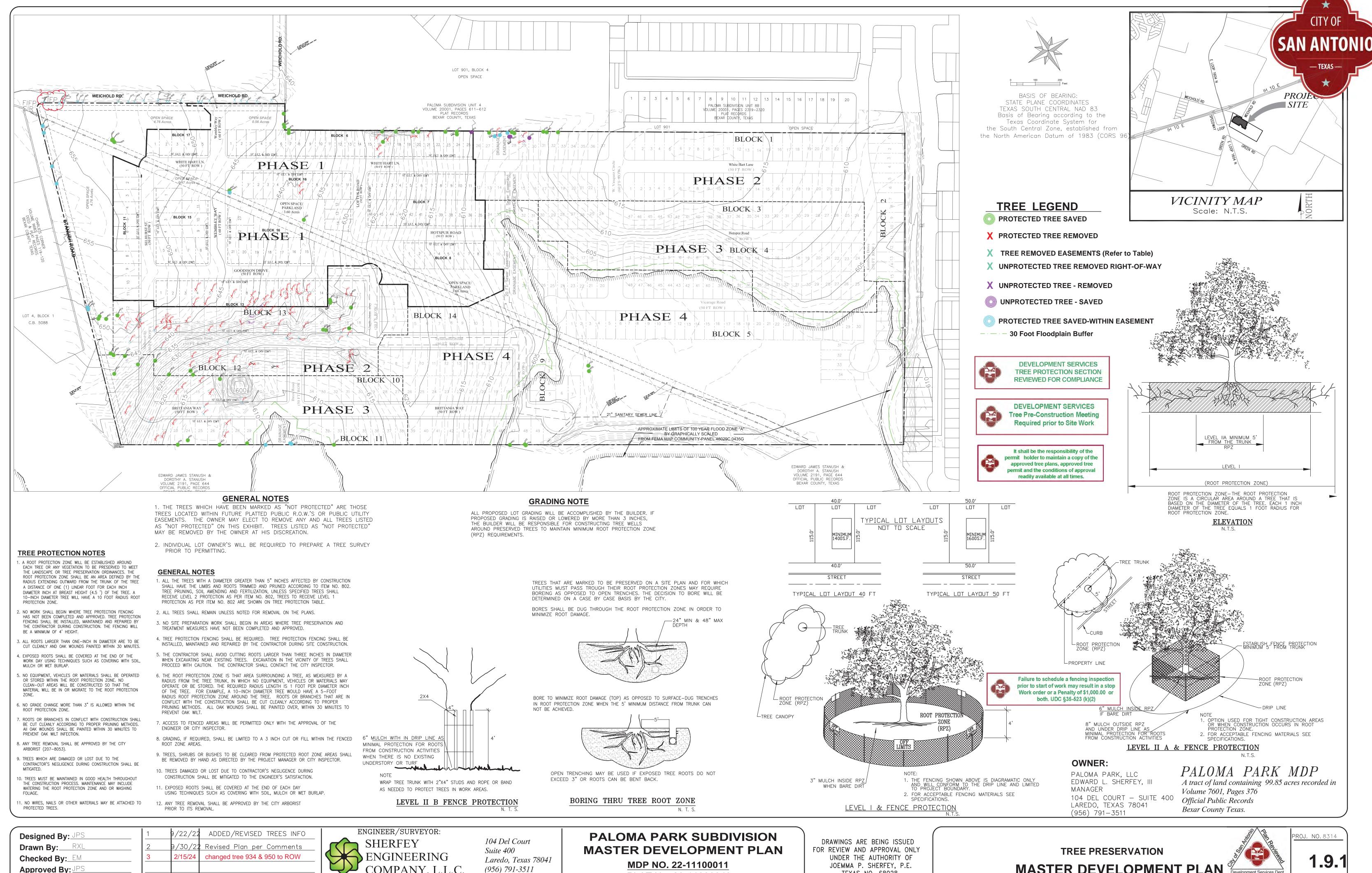
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DWG To PDF.pc3



Approved By: 

✓ Sheets\TREE PRESERVATION.dwg Revision Date Description T.B.P.E. FIRM REGISTRATION No. F-3132

PLAT No. 22-11800343

TEXAS NO. 68028 SEPTEMBER 30, 2022

**MASTER DEVELOPMENT PLAN** 

Scale:



SHEET  $\frac{1.9}{.9}$  OF  $\frac{44}{.9}$ 

Date: 08/29/2022

Revised: 09/30/22

## Preservation and Removal Schedule for Protected Trees Within the Residential Lots

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

# 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	6
Total Inches	6 549
Inches to Remain	161 187
Inches to be Removed	388 362
% to Remain	29% <del>34%</del>
Hertiage inches to be Removed	( 388 <del>-362</del> )
Persimmon, Mesquite & Hackberry mitigated @ 1:1	(
Total Hertiage Mitigation inches	388 362
Total Hertiage Willigation menes	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Small Species (Persimmon) - Significant	}
Total Inches	<b>104</b>
Inches to Remain	<b>43</b>
% to Remain	41%
	( )
Mitigation - (Heritage) Inches	( )
Mitigation inches required	>388 <del>362</del> ≺
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	\(\frac{452}{\lambda}\frac{478}{\lambda}\)
Mitigation (Exisiting ROW) - Inches	

# 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

inches removed is calculated at 305". 388

**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: Heritage tree inches include hertiage trees in easement.

**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 (S	F) Tot
Mesquite	20	550	11,0
Hackberry	21	875	18,3
Persimmon	6	275	1,65
Crepe Myrtle	4	275	1,10
Elm	0	875	0
Cedar	0	275	0
Total Canopy Area to Remain (Sq Ft.)			32,1
Tree planting notes:			·
Proposed (3) three new medium - large trees of min	n. 1.5 inch DBH to b	e planted on 400	0 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 lo	ots.
Proposed (4) four new medium - large trees of min. 80 lots x 4 trees = 320 trees Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo Block 4, Lots 36-48 and Block	ts 39-49; Block 10, l		ots.
80 lots x 4 trees = 320 trees <b>Lots to have 4 trees</b> - Block 5, Lots 1-34; Block 11,Lo	ts 39-49; Block 10, l		ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo  Block 4, Lots 36-48 and Block	ts 39-49; Block 10, l 14, Lots 5-6.	ots 7-26;	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo  Block 4, Lots 36-48 and Block  Total new trees:	ts 39-49; Block 10, L 14, Lots 5-6. 1,520	ots 7-26; 0	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo  Block 4, Lots 36-48 and Block  Total new trees:  1,520 trees x 875 Sq. Ft. per tree @ 90%  Canopy Cover New Trees	ts 39-49; Block 10, L 14, Lots 5-6. 1,520 1,197,00	ots 7-26; 0	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo  Block 4, Lots 36-48 and Block  Total new trees:  1,520 trees x 875 Sq. Ft. per tree @ 90%	ts 39-49; Block 10, L 14, Lots 5-6. 1,520 1,197,00 <b>1,197,00</b>	ots 7-26; 0	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo Block 4, Lots 36-48 and Block  Total new trees: 1,520 trees x 875 Sq. Ft. per tree @ 90%  Canopy Cover New Trees  Canopy Summary  Canopy Area to Remain	ts 39-49; Block 10, L 14, Lots 5-6. 1,520 1,197,00 <b>1,197,00</b> <b>Sq Ft.</b>	ots 7-26; 0	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo Block 4, Lots 36-48 and Block Total new trees: 1,520 trees x 875 Sq. Ft. per tree @ 90%  Canopy Cover New Trees  Canopy Summary Canopy Area to Remain Canopy Cover New Trees	ts 39-49; Block 10, L 14, Lots 5-6. 1,520 1,197,00 <b>1,197,00</b> <b>Sq Ft.</b> 32,125	ots 7-26; 0 0	ots.
80 lots x 4 trees = 320 trees  Lots to have 4 trees - Block 5, Lots 1-34; Block 11,Lo  Block 4, Lots 36-48 and Block  Total new trees: 1,520 trees x 875 Sq. Ft. per tree @ 90%  Canopy Cover New Trees  Canopy Summary	ts 39-49; Block 10, L 14, Lots 5-6. 1,520 1,197,00 <b>1,197,00</b> <b>Sq Ft.</b> 32,125 1,197,00	ots 7-26; 0 0 5	ots.

#### TREES WITHIN FLOODPLAIN

		Diameter			
Tree #	<b>Species</b>	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 Significant Heritage	Pres	TEVAC
5	Hackberry	11	Heritage	YES	— TEXAS —
510	Condalia (5"- 2")	5	Significant	YES	\ \ \
518	Mesquite	18	Significant	EXEMPT	
519	Mesquite	22	Significant	NO	ROVV
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 >	Vo EXEIVIT	Lasement ROV
950	Hackberry	26	Heritage <b>&gt;</b>	No <del>YES</del>	Eusement ROV
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

Scale:

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	11	9/22	REVISED TREE SCHEDULES
Drawn By: RXL	2	9/30	REVISED TREE SCHEDULES
Checked By: JPS	3	10/07	REVISED UE & ROW SCHEDUL
Approved By: JPS	4	11/08	REVISED SCHEDULES & CALCS
File: X/8314.00/8.0 CADD/8.4/TREE PRESERVATION PLAN.dwg	5	2/15/24	Revised 934 & 950 to ROW
	Revision	Date	Description



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

Significant No

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



PROJ. NO. 8314

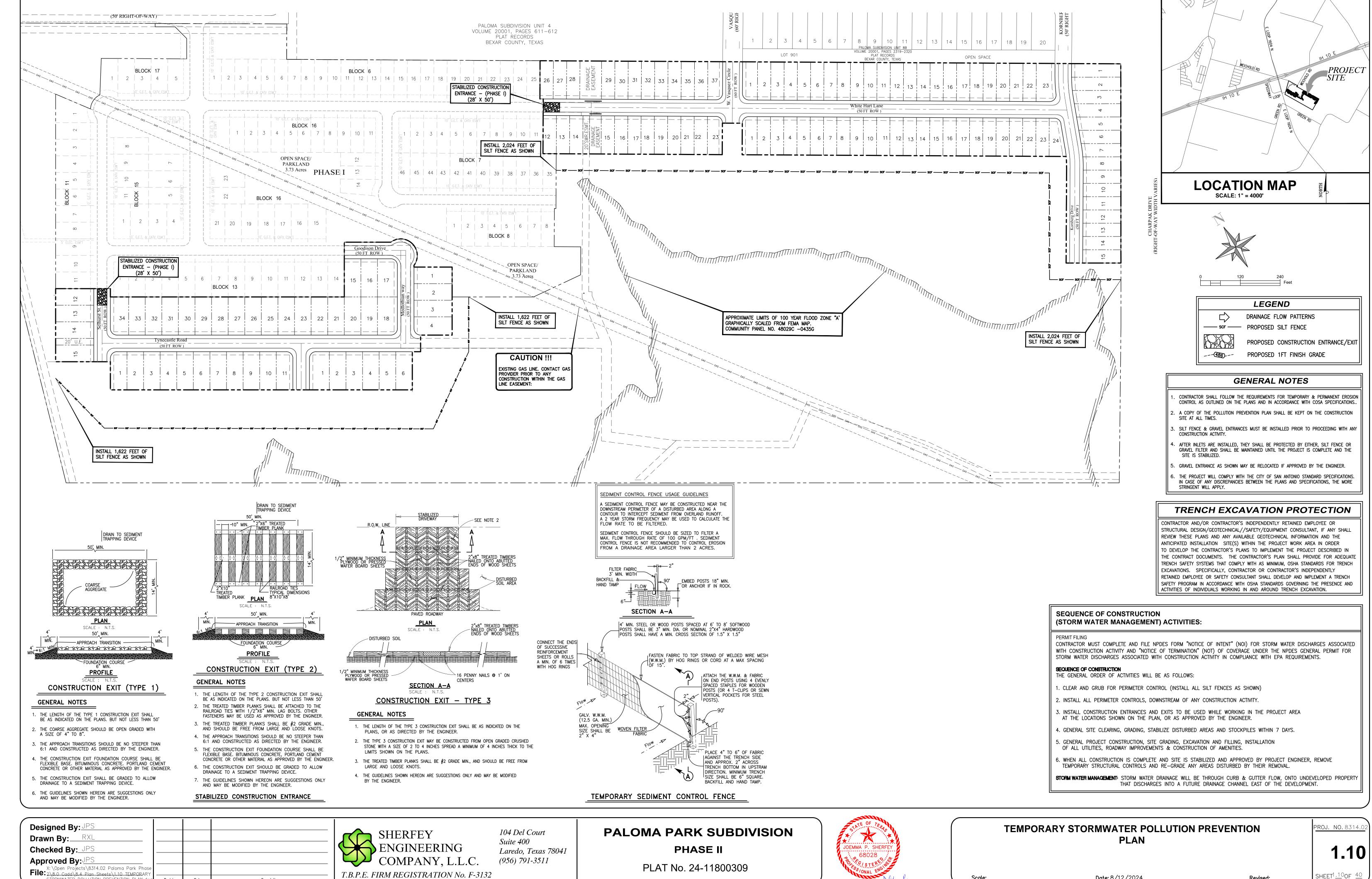
1.9.2

Date: 08/29/2022

Revised: 11 08 2022 SHEET 1.9.20F 44

999

Mesquite



STORMWATER POLLUTION PREVENTION PLAN.dwg

Date

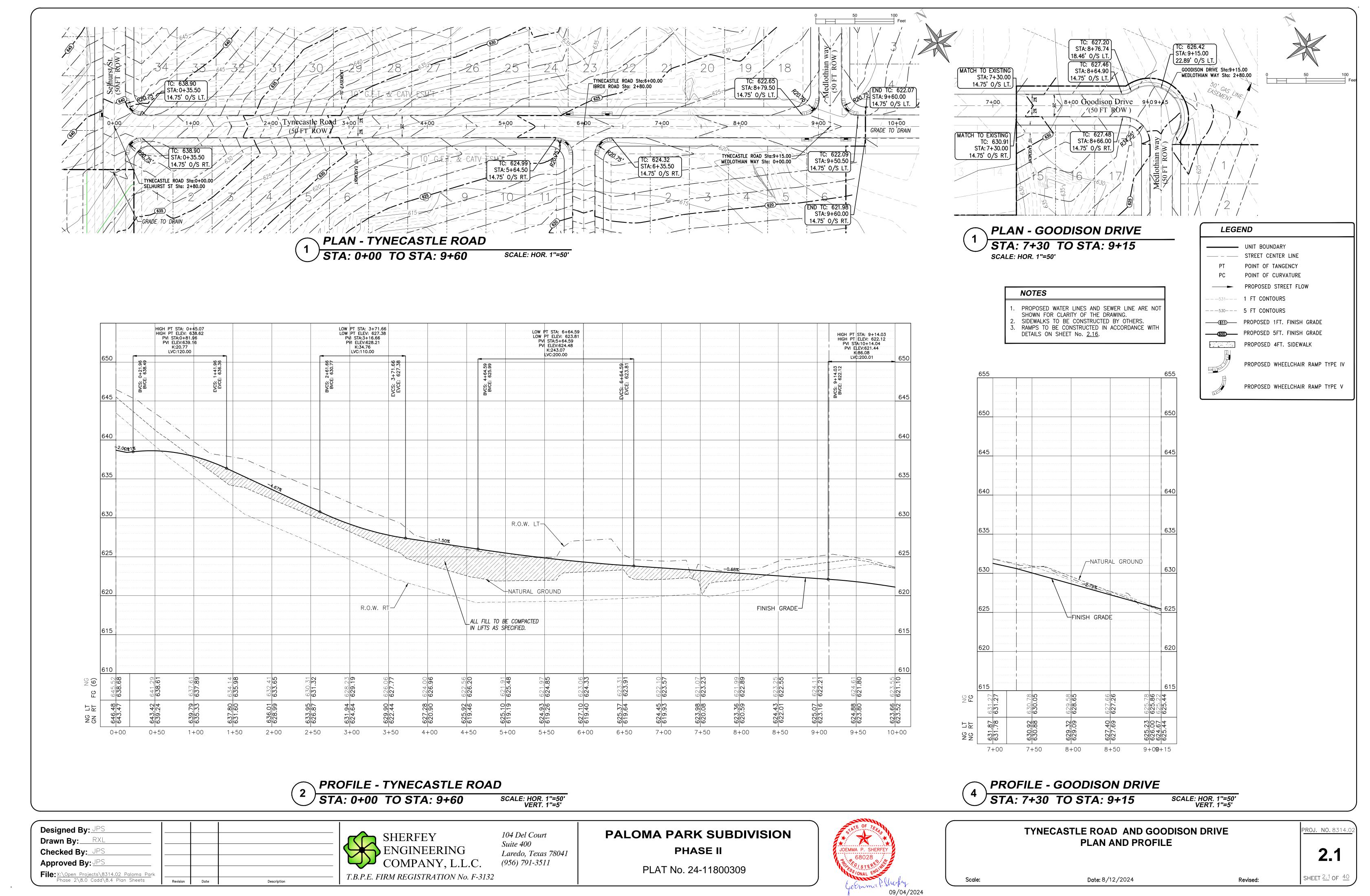
Description

Revised:

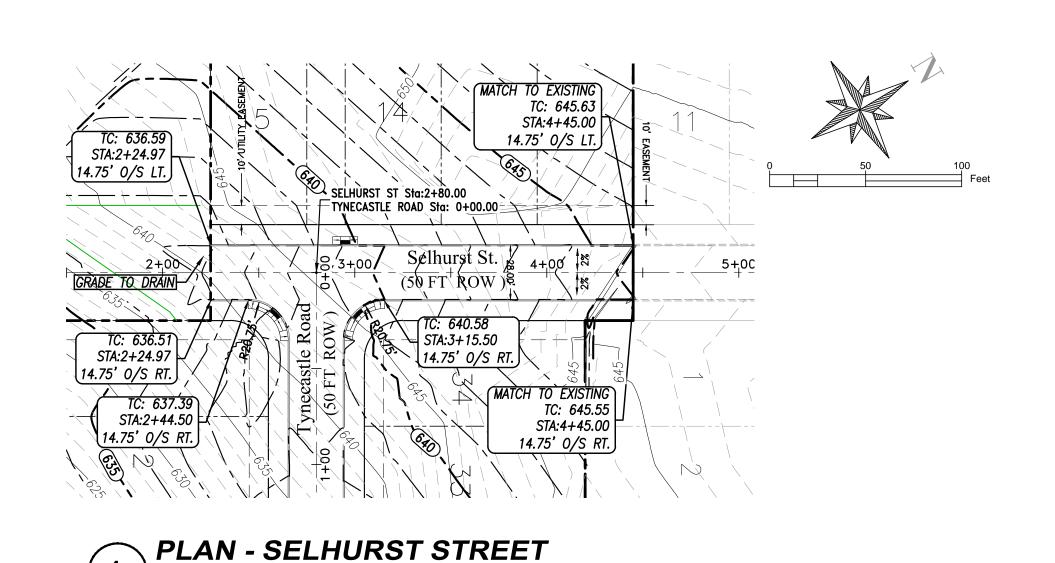
Date: 8/12/2024

09/04/2024

SHEET<sup>1</sup>.<u>1</u>00f <u>40</u>



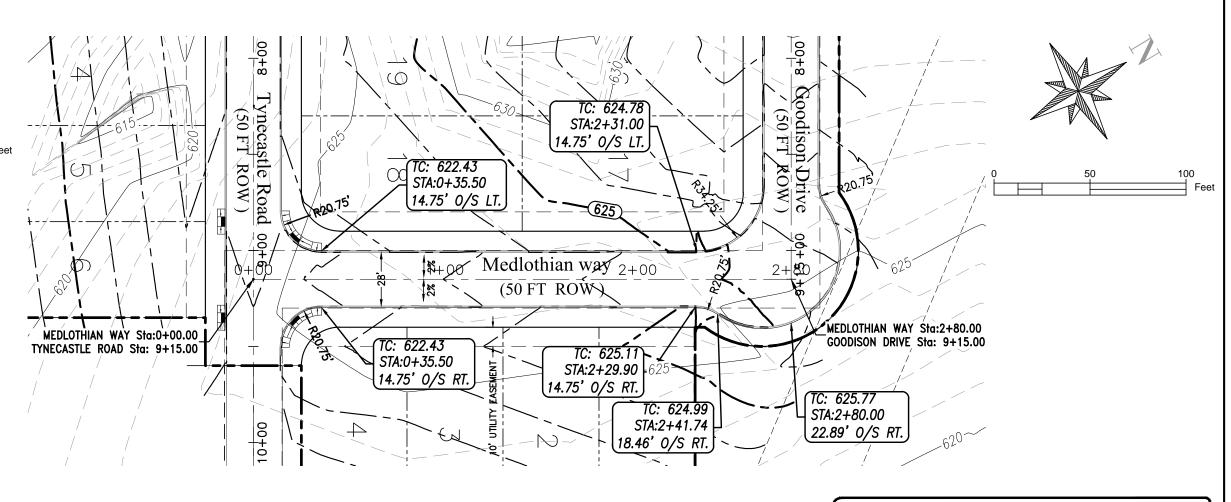
X:\Open Projects\8314.02 Paloma DWG To PDF.pc3



SCALE: HOR. 1"=50'

STA:1+40.00 STA:2+44.50 14.75' O/S LT. IBROX ROAD Sta:2+80.00 /<sub>2+00</sub> Ibrox Road TYNECASTLE RD. Sta: 6+00.00 STA:2+44.50 STA:1+40.00 14.75' 0/S RT. (14.75' O/S RT

PLAN - IBROX ROAD STA: 1+40 TO STA: 2+80 SCALE: HOR. 1"=50"

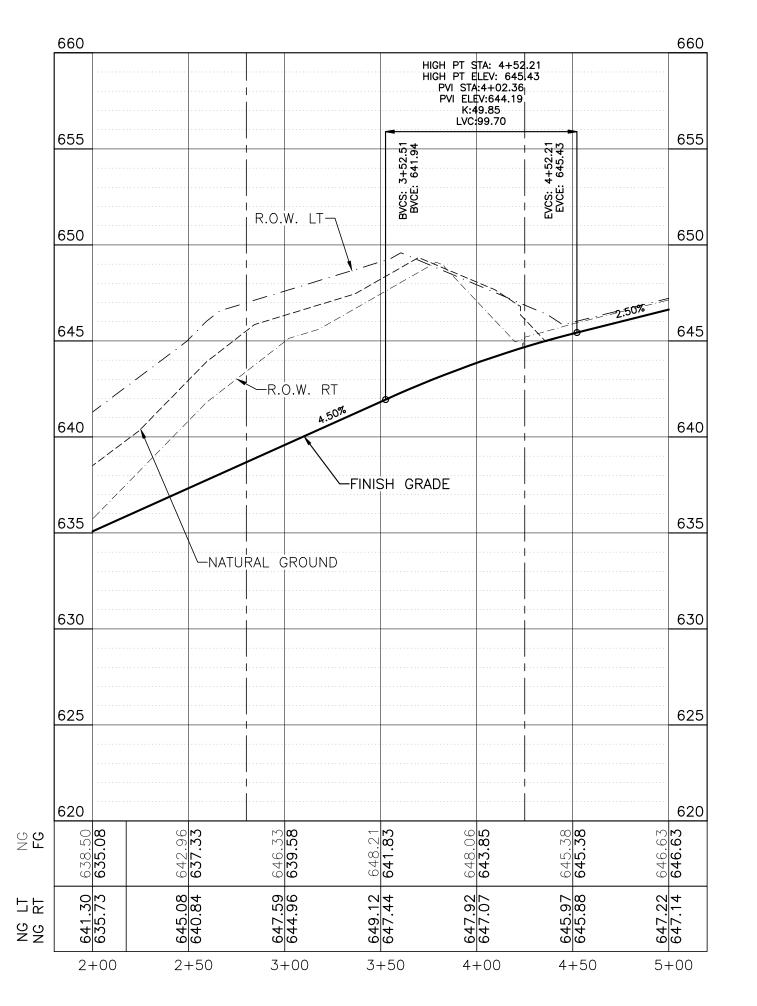


PLAN - MEDLOTHIAN WAY STA: 0+00 TO STA: 2+80

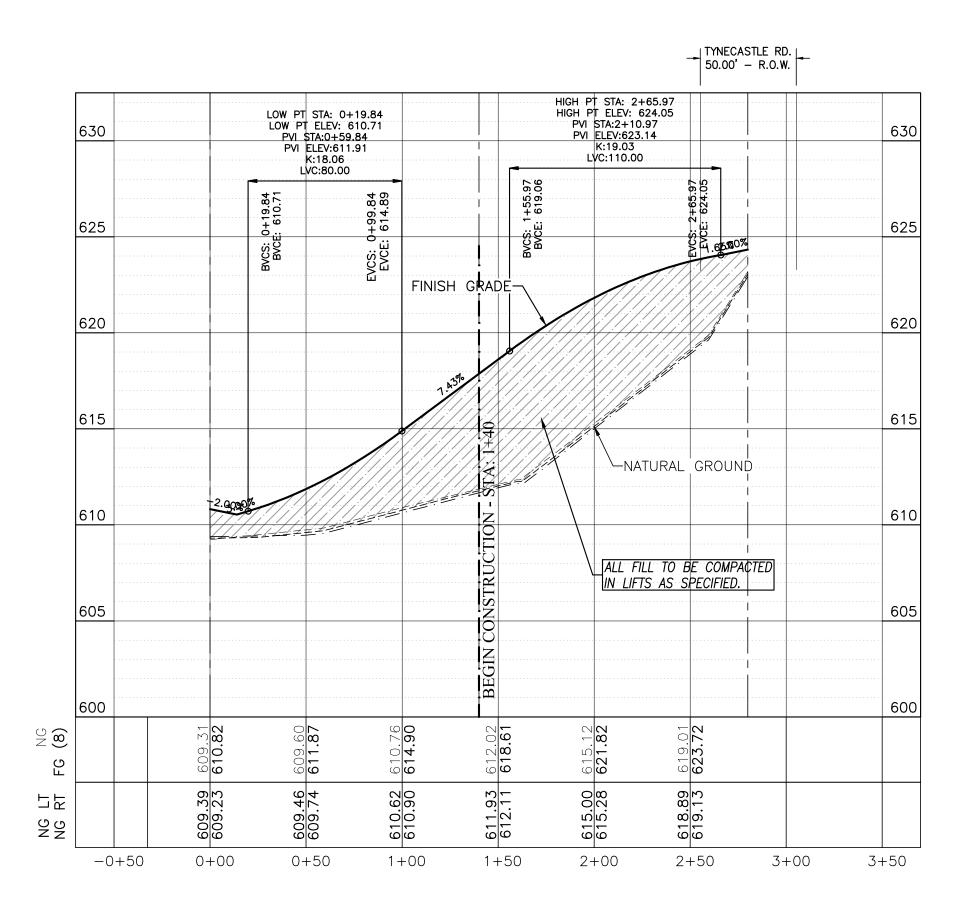
SCALE: HOR. 1"=50"

LEGEND — — — UNIT BOUNDARY —— – STREET CENTER LINE POINT OF TANGENCY POINT OF CURVATURE → PROPOSED STREET FLOW --531--- 1 FT CONTOURS ---530--- **5 FT CONTOURS** PROPOSED 5FT. FINISH GRADE PROPOSED 4FT. SIDEWALK BY OTHERS PROPOSED WHEELCHAIR RAMP TYPE IV PROPOSED WHEELCHAIR RAMP TYPE V

PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING. SIDEWALKS TO BE CONSTRUCTED BY OTHERS. RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH DETAILS ON SHEET No. 2.16.



STA: 2+49.97 TO STA: 4+45



GOODISON DR. 50.00' + R.O.W. TYNECASTLE RD. 50.00' + R.O.W. \_R.O.W. LT NATURAL GROUND R.O.W. RT —FINISH GRADE 0+000+501+001 + 502+00 2+50 3+00

PROFILE - MEDLOTHIAN WAY STA: 0+00 TO STA: 2+80 SCALE: HOR. 1"=50'

PROFILE - SELHURST STREET STA: 2+49.97 TO STA:4+45 SCALE: HOR. 1"=50' PROFILE - IBROX ROAD STA: 1+40 TO STA: 2+80

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Suite 400

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

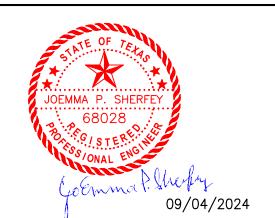
Designed By: JPS Drawn By: \_\_\_\_RXL Checked By: JPS Approved By: 188\sheets\selhurst st- ibrox road - medlothian way File: plan & profile

Date

Description

COMPANY, L.L.C. T.B.P.E. FIRM REGISTRATION No. F-3132 PALOMA PARK SUBDIVISION PHASE II

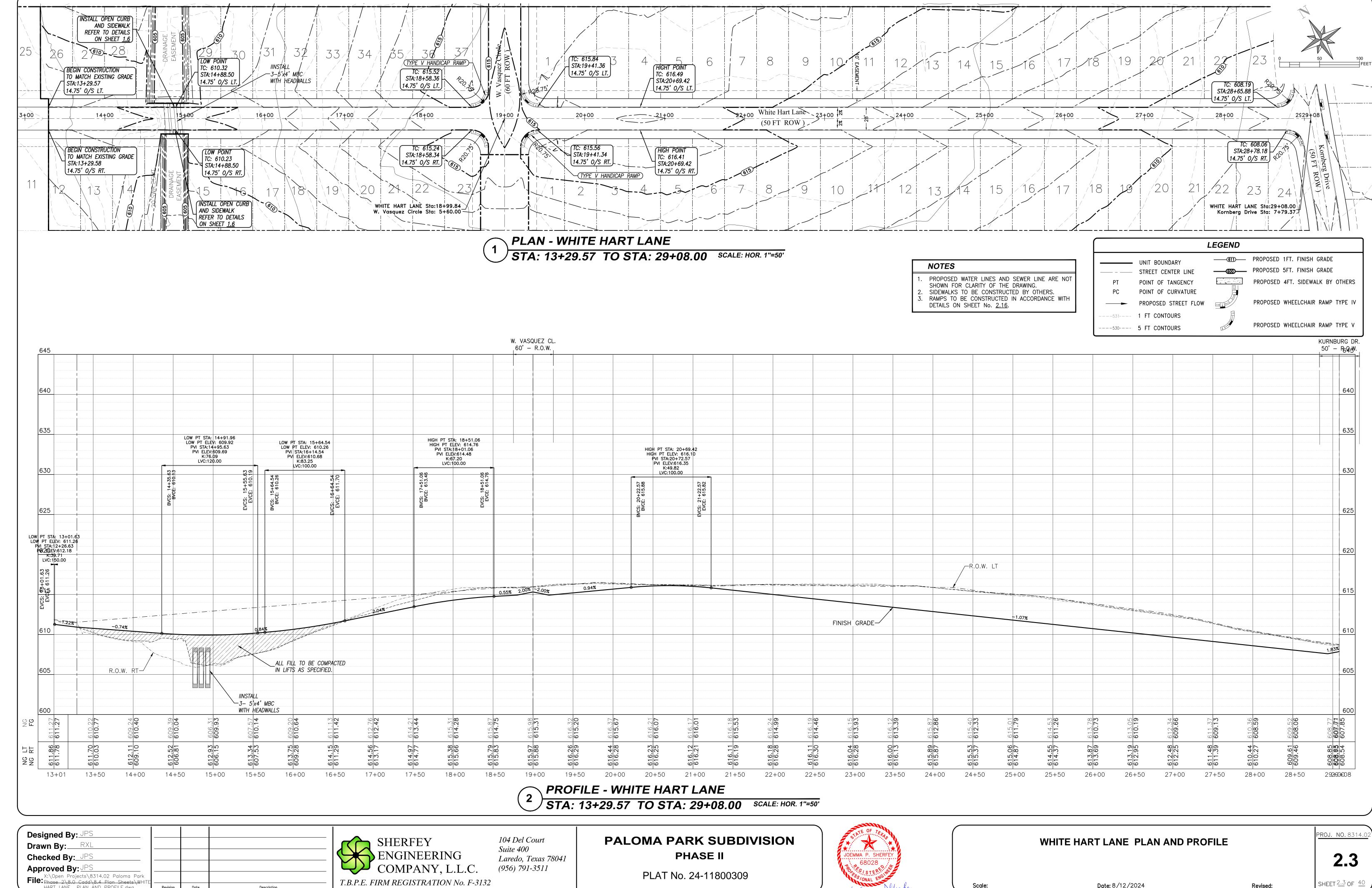
PLAT No. 24-11800309



SELHURST ST- IBROX ROAD - MEDLOTHIAN WAY PLAN & PROFILE

ROJ. NO.8314.0

Date: 8/12/2024 Revised: SHEET 2.2 OF 40



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

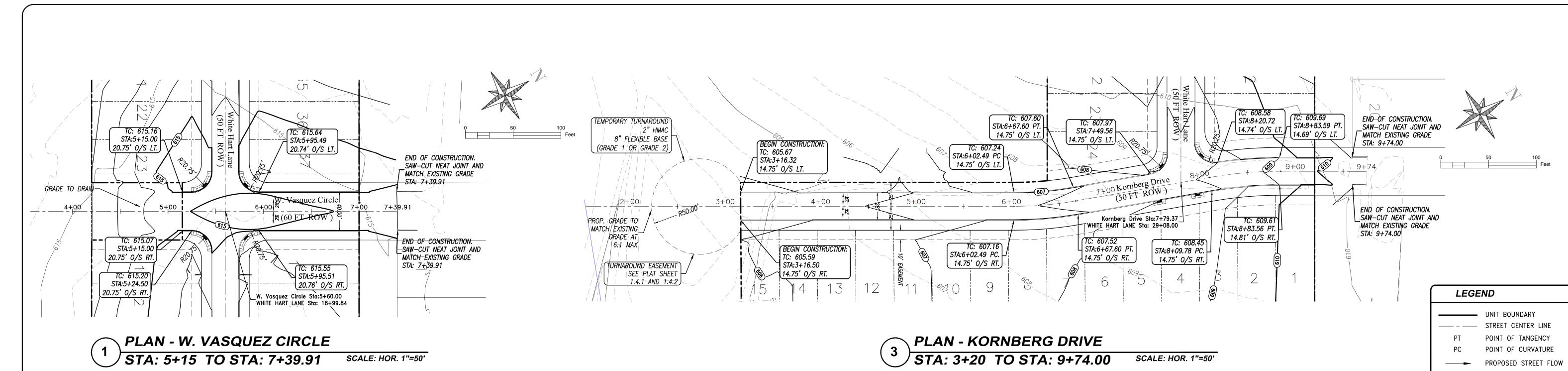
Description

HART LANE PLAN ÀND PROFILE.dwg

09/04/2024

SHEET 2.3 OF 40

Date: 8/12/2024 Revised:



NOTES

1. PROPOSED WATER LINES AND SEWER LINE ARE NOT SHOWN FOR CLARITY OF THE DRAWING.

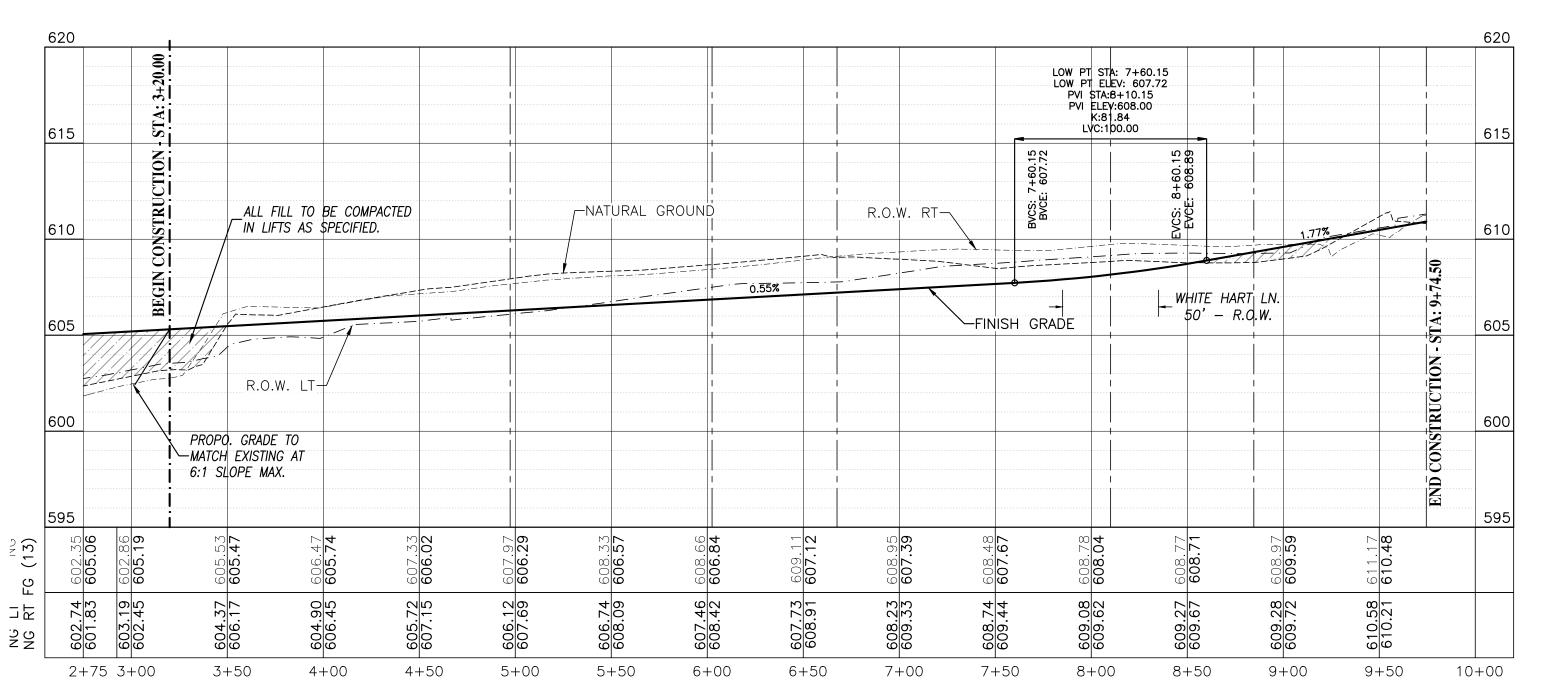
### HICH PT SIA: 5+85.00

625

| HICH PT SIA: 5+85.00 |
| HICH PT SIA:

PROFILE - W. VASQUEZ CIRCLE

STA: 5+15 TO STA: 7+39.91 SCALE: HOR. 1"=50"



PROFILE - KORNBERG DRIVE

STA: 3+20 TO STA: 9+74.00 SCALE: HOR. 1"=50

Designed By: JPS

Drawn By: \_\_\_RXL

Checked By: JPS

Approved By: JPS

X:\Open Projects\8314.02 Paloma Park Phase
File: 2\8.0 Cadd\8.4 Plan Sheets\W. VASQUEZ
CIRCLE AND KORNBURG DRIVE PLAN & Revision Date

Description

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

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PALOMA PARK SUBDIVISION PHASE II

PLAT No. 24-11800309



W. VASQUEZ CIRCLE AND KORNBURG DRIVE PLAN & PROFILE

2.4

Scale: As Shown Date: 8/12/2024

SIDEWALKS TO BE CONSTRUCTED BY OTHERS.
RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH

DETAILS ON SHEET No. 2.16.

Revised:

--531---- 1 FT CONTOURS

——530—— **5 FT CONTOURS** 

————— PROPOSED 1FT. FINISH GRADE

\_\_\_\_\_\_ PROPOSED 5FT. FINISH GRADE

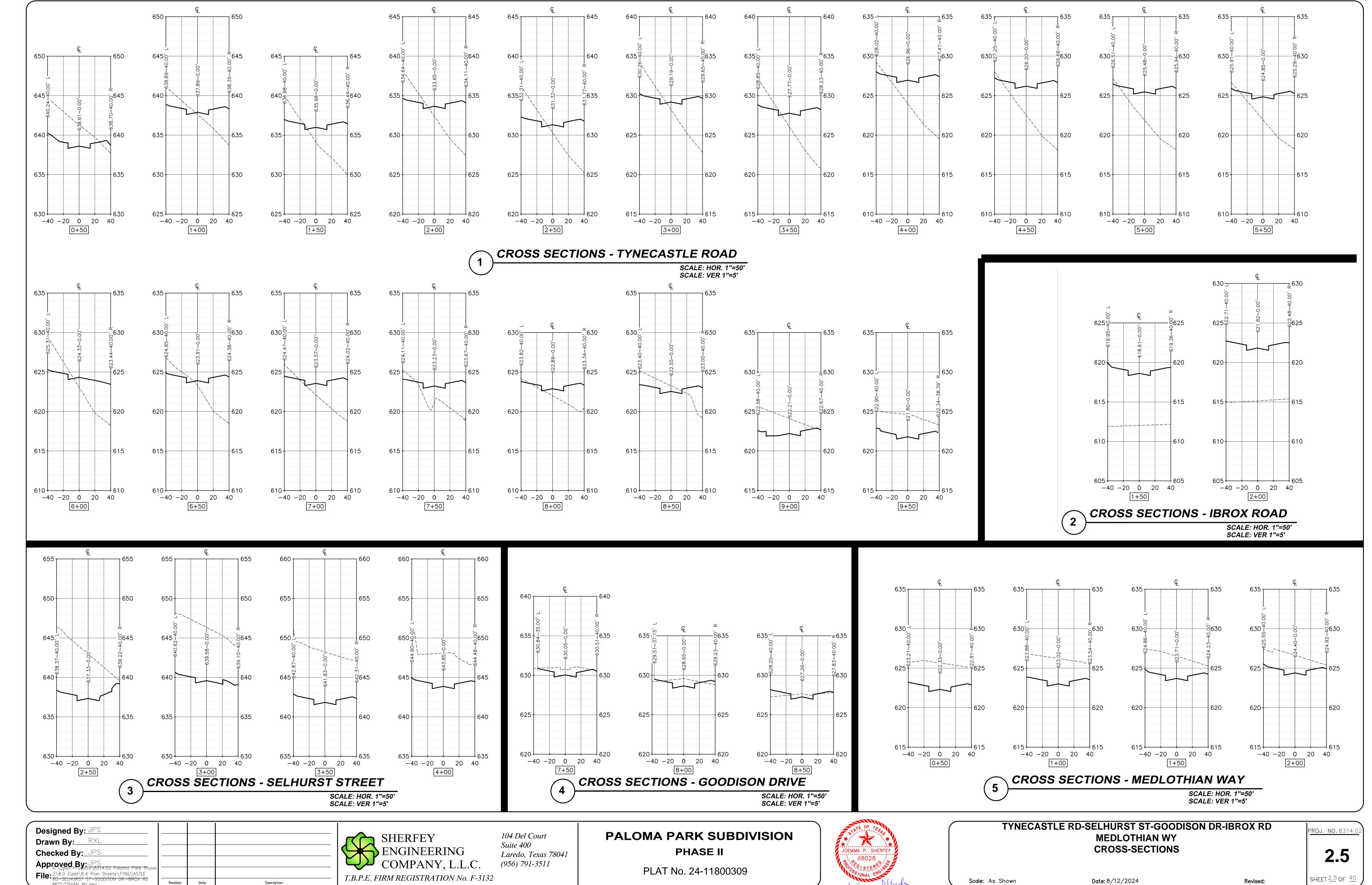
PROPOSED 4FT. SIDEWALK BY OTHERS

PROPOSED WHEELCHAIR RAMP TYPE IV

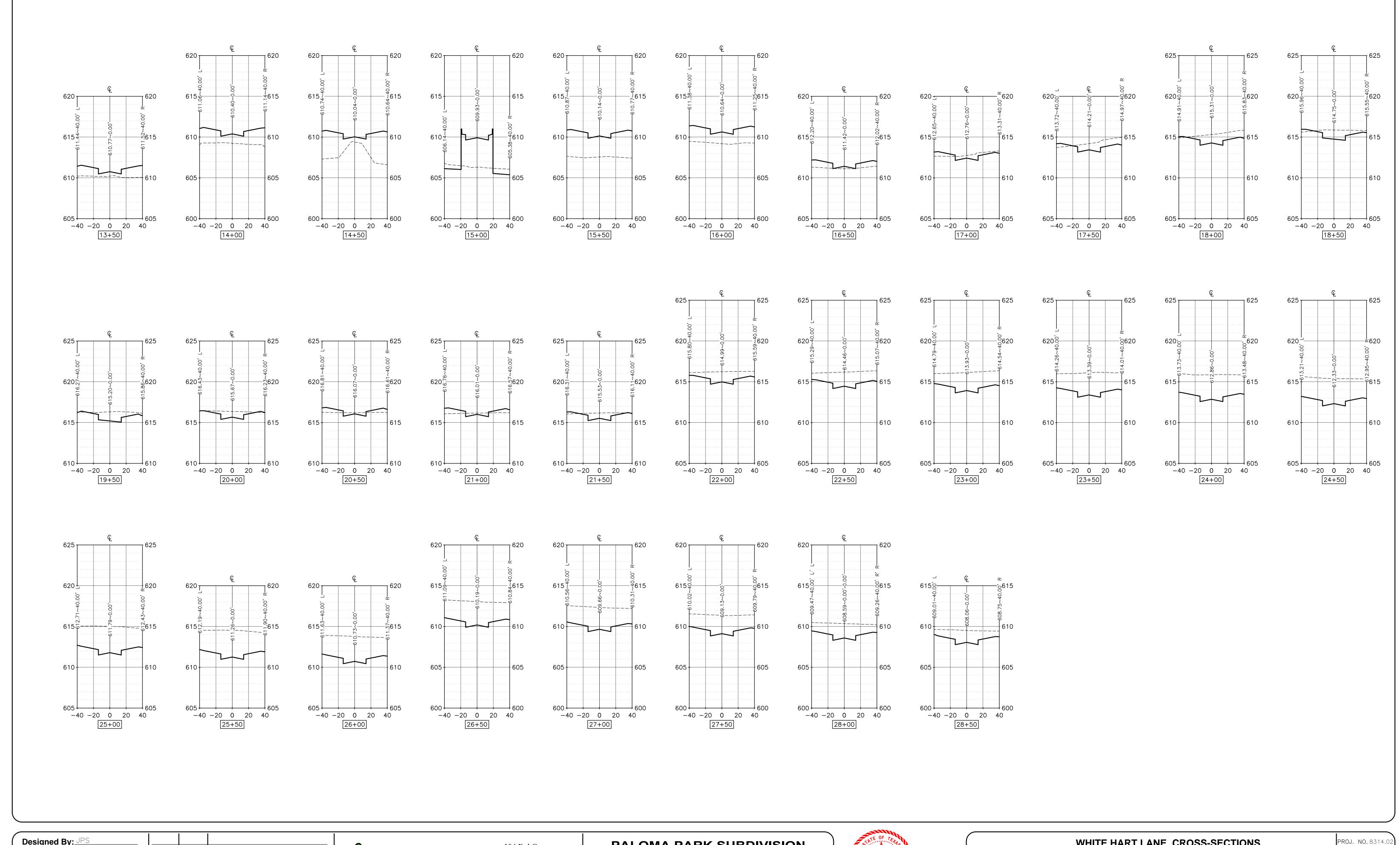
PROPOSED WHEELCHAIR RAMP TYPE V

SHEET 2.4 OF 40

**ROJ. NO.**8314.0



09/04/2024



Designed By: JPS
Drawn By: RXL
Checked By: JPS
Approved By: JPS

X: \Open Projects\8314.02 Paloma Park Phase File: 2\8.0 Cadd\8.4 Plan Sheets\WHITE HART
LANE CROSS-SECTIONS.dwg

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

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PHASE II

PLAT No. 24-11800309



WHITE HART LANE CROSS-SECTIONS
CROSS SECTIONS

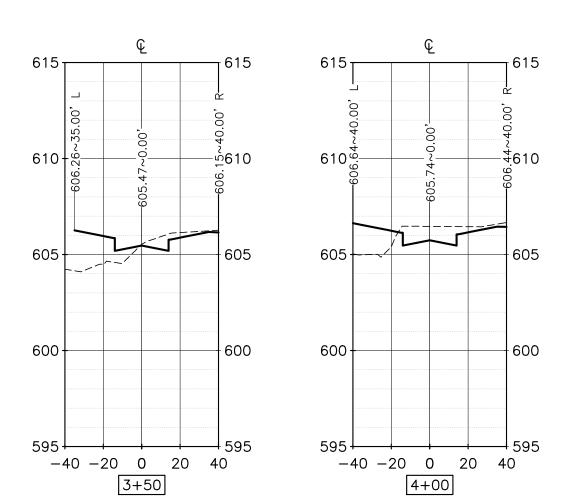
2.6

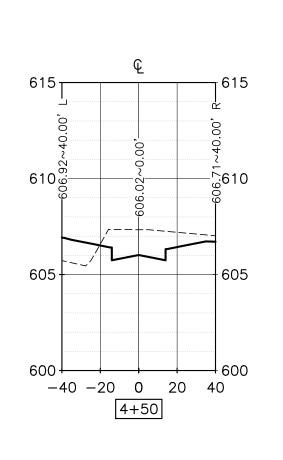
Scale: As Shown Date: 8/12/2024

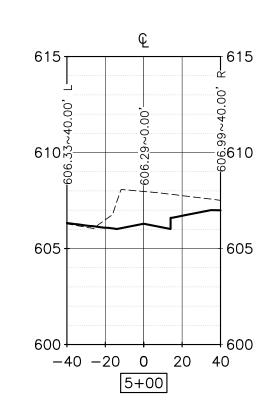
SHEET 2.6 OF 40

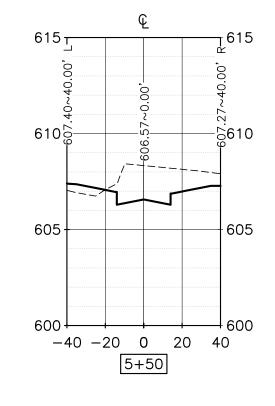
Revised:

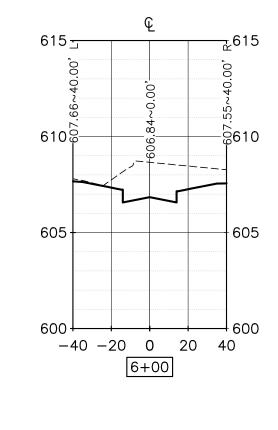
X:\Open Projects\8314.02 Paloma Parl DWG To PDF.pc3 CROSS SECTIONS -W. VASQUEZ CIRCLE SCALE: HOR. 1"=50' SCALE: VER 1"=5'

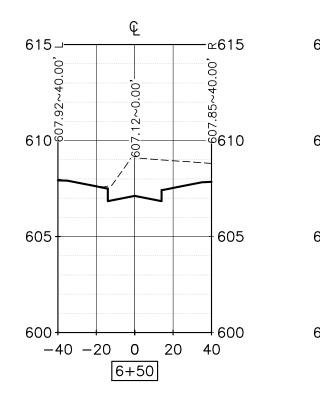


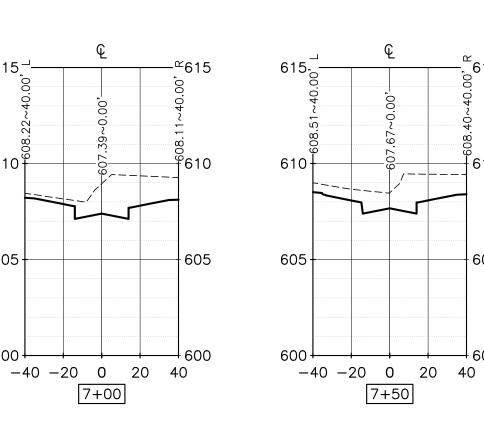


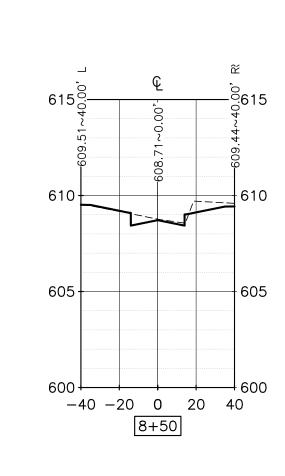


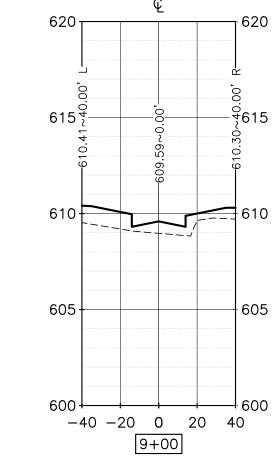












CROSS SECTIONS - KURNBURG DRIVE

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

Designed By: JPS Drawn By:\_\_\_RXL Checked By: JPS Approved By: JPS

X: \Open Projects\8314.02 Paloma Park Phase 2\8.0

File: Cadd\8.4 Plan Sheets\2.7 W. VASQUEZ CIRCLE KURNBURG DRIVE CROSS SECTIONS.dwg

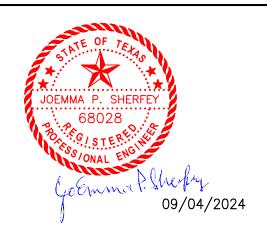
Date

Description

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

PALOMA PARK SUBDIVISION PHASE II

PLAT No. 24-11800309



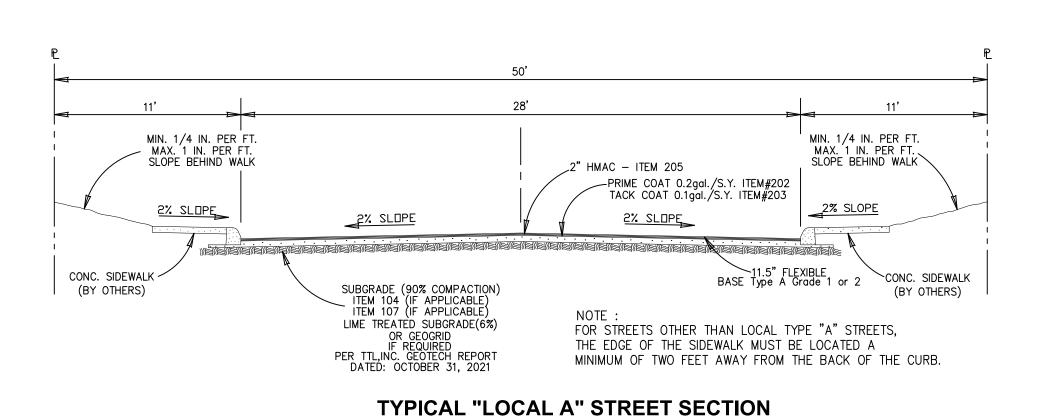
W. VASQUEZ CIRCLE - KURNBURG DRIVE **CROSS SECTIONS** 

PROJ. NO.8314.0

Date: 8/12/2024 Scale: As Shown

Revised:

SHEET 2.7 OF 40



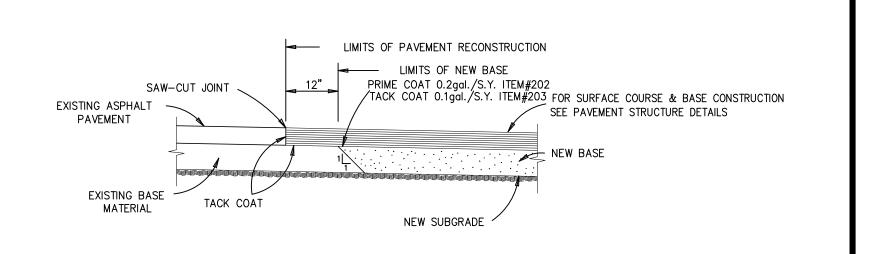
LIMITS OF MEASUREMENT FOR STREET EXCAVATION MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT (HMAC) 2 3/4" —▶ MINIMUM 2-1/2" TYPE "B" LEVEL UP HMAC FOR -ARTERIAL & COLLECTOR MINIMUM 5" ASPHALT TREATED BASE 9 1/2" 12" PAY LIMITS FOR STREET EXCAVATION
LIME TREATMENT FOR SUBGRADE, FLEXIBLE BASE, ASPHALT TREATED BASE AND PRIME COAT

MACHINE LAID CURB

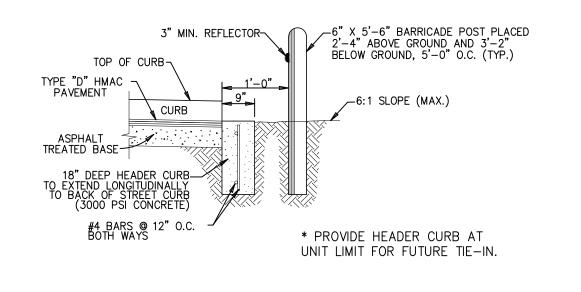
ON ASPHALT TREATED BASE

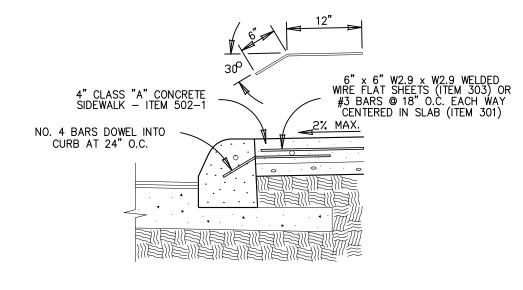
LIMITS OF MEASUREMENT MINIMUM 1-1 / 2" TYPE "D" HOT
MIX ASPHALT PAVEMENT PAY LIMITS FOR STREET EXCAVATION
LIME TREATMENT FOR SUBGRADE, FLEXIBLE BASE, ASPHALT TREATED BASE AND PRIME COAT

MACHINE LAID CURB ON FLEXIBLE BASE MATERIAL



4" CLASS "A" CONCRETE 2" GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL 6" x 6" W2.9 x W2.9 WELDED WIRE FLAT SHEETS (ITEM 303) OR #3 BARS @ 18" O.C. EACH WAY CENTERED IN SLAB (ITEM 301)

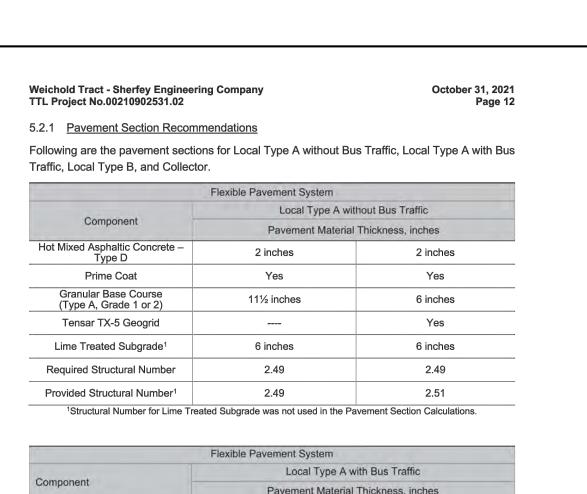




#### **CONCRETE SIDEWALK SECTION**

**HEADER CURB** 

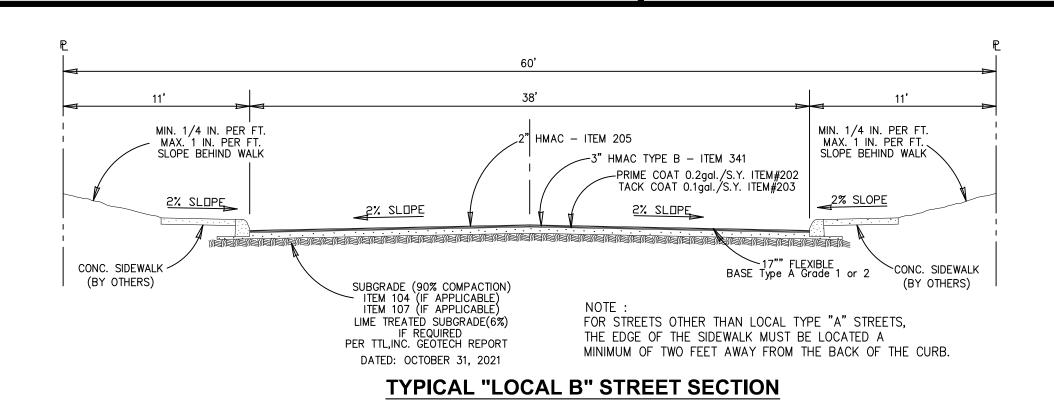
**CONCRETE SIDEWALK** ABUTTING CURB SECTION

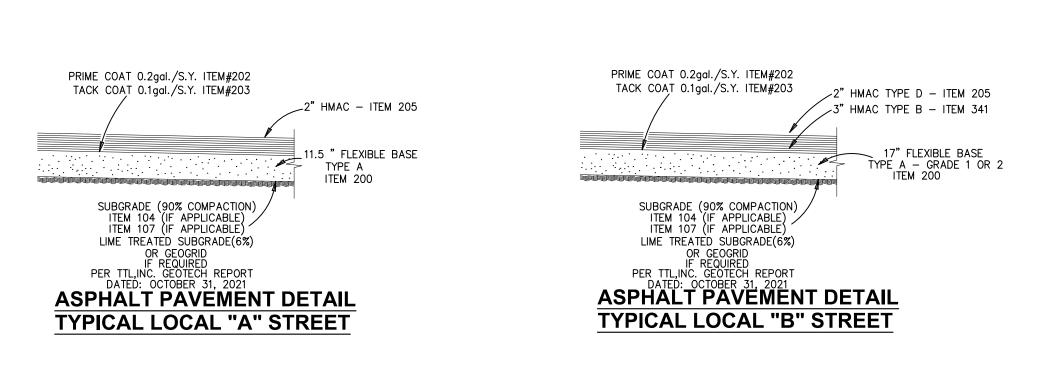


**PAVEMENT JUNCTION DETAILS** 

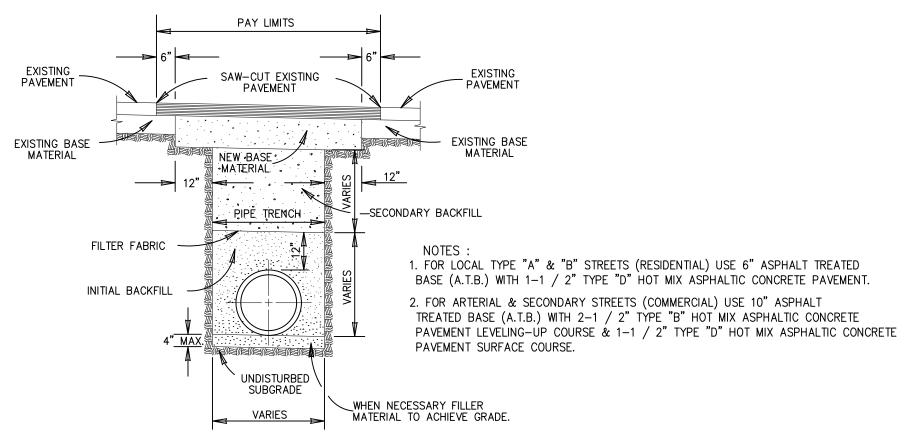
	Flexible Pavement S	ystem	
~	Loca	al Type A with Bus Trat	ffic
Component	Paveme	nt Material Thickness,	inches
Hot Mixed Asphaltic Concrete – Type D	2½ inches	3 inches	2½ inches
Prime Coat	Yes	Yes	Yes
Granular Base Course (Type A, Grade 1 or 2)	171/2 inches	16 inches	11 inches
Tensar TX-5 Geogrid			Yes
Lime Treated Subgrade <sup>1</sup>	6 inches	6 inches	6 inches
Required Structural Number	3.53	3.53	3.53
Provided Structural Number <sup>1</sup>	3.55	3.56	3.55
<sup>1</sup> Structural Number for Lime Trea	ated Subgrade was not us	sed in the Pavement Sect	ion Calculations.

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W. VASQUEZ CIRCLE



TYPICAL PAVEMENT REPLACEMENT

Designed By: JPS				
Drawn By:RXL				١,
Checked By: JPS				(
Approved By: JPS X: \Open Projects\8314.02 Paloma Park Phase				
File: 2\8.0 Cadd\8.4 Plan Sheets\CITY OF SAN ANTONIO STANDARD PAVING DETAILS.dwg				
ANTONIO STANDARD PAVING DETAILS. GWG	Revision	Date	Description	1



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PALOMA PARK SUBDIVISION PHASE II

PLAT No. 24-11800309

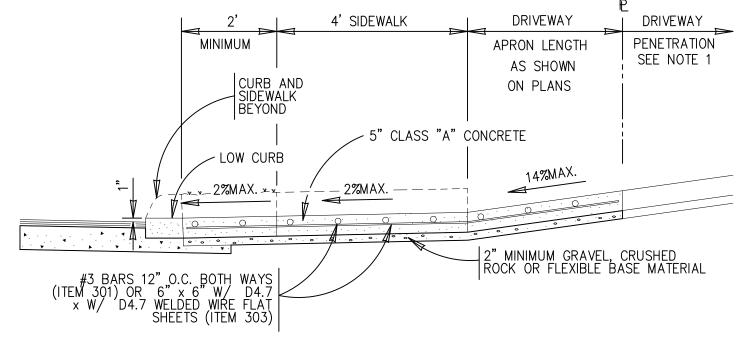


CITY OF SAN ANTONIO	STANDARD PAVING DETAILS	

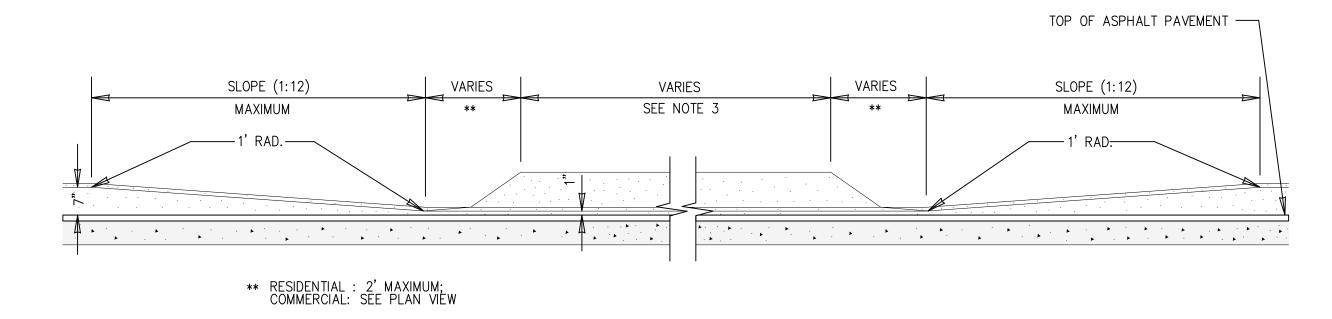
ROJ. NO.8117.0

Date: 8/12/2024 Scale: Revised: SHEET 2.8 OF 40

TYPICAL RESIDENTIAL DRIVEWAY SECTION WITH SIDEWALK ABUTTING CURB

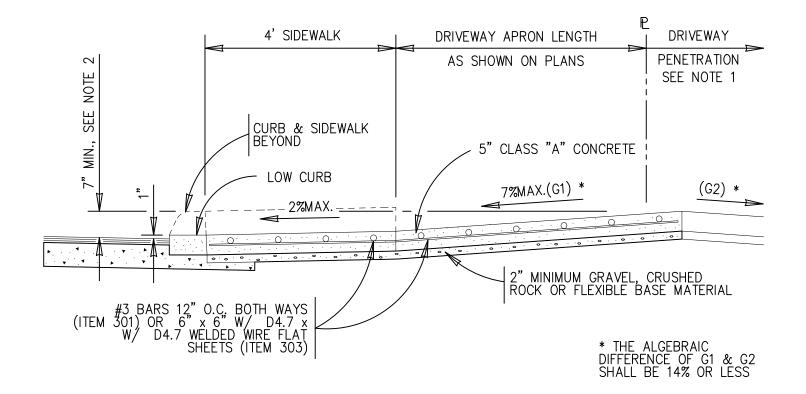


TYPICAL RESIDENTIAL DRIVEWAY SECTION WITH SIDEWALK SEPARATED FROM CURB

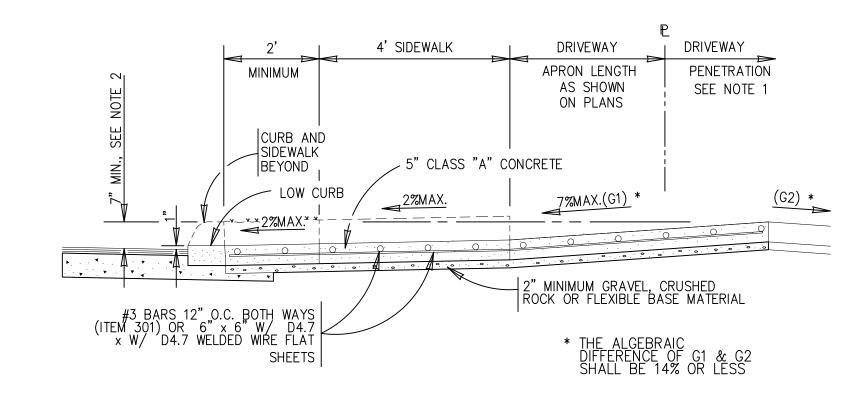


**CURB PROFILE AT DRIVEWAY** 

WITH SIDEWALK ABUTTING CURB

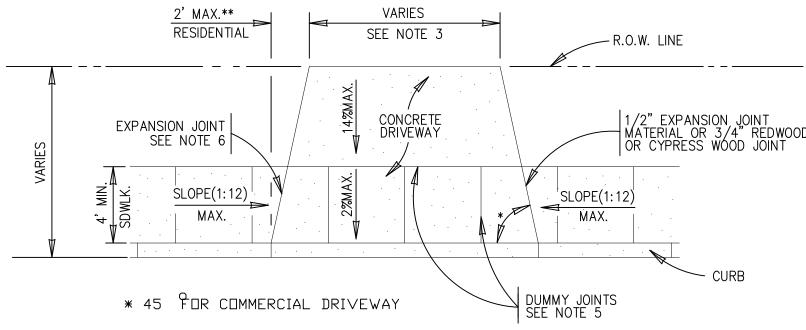


TYPICAL RESIDENTIAL DRIVEWAY SECTION WHERE PROPERTY IS LOWER THAN STREET & SIDEWAK IS ABUTTING CURB



TYPICAL RESIDENTIAL DRIVEWAY SECTION

WHERE PROPERTY IS LOWER THAN STREET & SIDEWALK IS ABUTTING CURB



#### TYPICAL DRIVEWAY PLAN VIEW

WITH SIDEWALK ABUTTING CURB

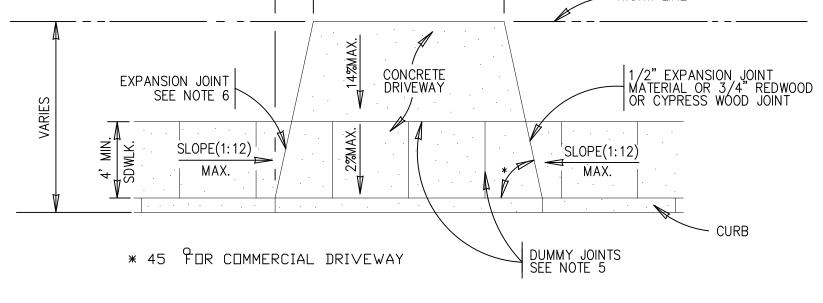
1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPL	V
I. DRIVEWAL PENETRATION REFERS TO A PORTION OF THE DRIVEWAL THAT MALE NECESSARI TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPL	_
WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:	
WITH A MAXIMUM DRIVEWAT SLOPE. THIS FORTION OF THE DRIVEWAT SHALL BE FAID FOR UNDER THE FOLLOWING HEMS AS MAT AFFET.	
A ) CONCRETE DRIVEWAY DAID FOR LINDER ITEM NO. 500. 2	

- 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
- 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.
- 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.



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.

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.

Designed By: JPS Drawn By: RXL Checked By: JPS Approved By: JPS
X: \Open Projects\8314.02 Paloma Park Phase File: 2\8.0 Cadd\8.4 Plan Sheets\CITY OF SAN ANTONIO CONCRETE DRIVEWAY DETAILS.dwg Date Description



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PALOMA PARK SUBDIVISION PHASE II

PLAT No. 24-11800309



CITY OF SAN ANTONIO CONCRETE DRIVEWAY DETAILS

ROJ. NO.8314.0

Date: 8/12/2024

SHEET 2.9 OF 40 Revised:

TABLE 1 - TYPICAL LENGTH (L) CENTERLINE & EDGE FOR ALL TWO LANE STREETS WITH PASSING ZONE CENTERLINE, LANE LINES, & EDGE LINES FOR TWO-WAY LEFT TURN LANE POSTED SPEED | FORMULA - CURB - 4" SOLID WHITE EDGE LINE 45> 4" SOLID 60 YELLOW LINE - CENTERLINE - SEE DETAIL "A" \_\_4" YELLOW -4" YELLOW — TYPE II-A-A - 4" SOLID LANE LINE <u>≥</u>45 SYMMETRICAL AROUND CENTERLINE LANE LINE YELLOW LINE TYPE II-A-A CONTINUOUS TWO-WAY LEFT TURN LANE 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. - 4" SOLID WHITE EDGE LINE □ > <del>| - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > | - 40' - > </del> L. LENGTH OF CROSSHATCHING (FT) W- WIDTH OF OFFSET (FT) S- POSTED SPEED (MPH) CENTERLINE, LANE LINES & EDGE LINES - CURB FOR FOUR LANE TWO-WAY STREETS AN 8 FOOT SHOULDER IN ADVANCE OF A BRIDGE REDUCES TO LANE LINE RAISED PAVEMENT MARKER TYPE I-C. CLEAR FACE TOWARD NORMAL TRAFFIC, SHALL BE 4 FEET ON A 70 MPH ROADWAY, THE LENGTH OF THE CROSS-PLACED ON 40-FOOT CENTERS. HATCHING SHOULD BE: - CURB - 4" SOLID WHITE L-8X70-560 FT EDGE LINE TYPE I-C 4" SOLID WHITE A 4 FOOT SHOULDER IN ADVANCE OF A BRIDGE REDUCES TO EDGE LINE 2 FEET ON A 40 MPH ROADWAY, THE LENGTH OF THE CROSS-HATCHING SHOULD BE: 4" SOLID - 4" WHITE - TYPE I-C L- 4(40)2 / 60- 106.67 FT ROUNDED TO 110 FT YELLOW LINE LANE LINE LANE LINES & EDGE LINES FOR ONE-WAY MULTILANE STREET SEE DETAIL "B" YIELD LINES RAISED PAVEMENT MARKERS TYPE II-C-R SHALL HAVE CLEAR FACE TOWARD NORMAL TRAFFIC AND RED FACE TOWARD WRONG-WAY TRAFFIC. 3 TO 12" 12" 18" 🚶 🔻 🔻 🗸 🗸 🗸 🗸 🗸 - 4" SOLID WHITE - CURB EDGE LINE GENERAL NOTES: - TYPE I-C OR II-C-R LEDGELINE ADJACENT TO CURB AND GUTTER IS NOT REQUIRED 4" WHITE IN ALL CASES, HOWEVER SHALL BE PLACED AS DIRECTED BY - TYPE I-C LANE LINE CITY TRAFFIC ENGINEER. . THE TRAVELED WAY INCLUDES ONLY THAT PORTION OF THE 4" SOLID WHITE CURB ROADWAY USED FOR VEHICULAR TRAVEL AND NOT THE PARKING EDGE LINE TYPE I-C OR II-C-R LANES, SIDEWALKS, BERMS AND SHOULDERS. THE TRAVELED WAYS 4" WHITE SHALL BE MEASURED FROM THE INSIDE OF EDGELINE TO INSIDE OF LANE LINE EDGELINE OF A TWO LANE ROADWAY. TYPE II-A-A **┌**─1"-2" TYPE II-A-A S. 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 1"-4" — SHOULD BE PLACED TO ONE SIDE OF THE LONGITUDINAL JOINTS. 3-4" 1 5. ALL PAVEMENT MARKING MATERIAL SHALL MEET THE REQUIRED MATERIAL SPECIFICATIONS AS SPECIFIED BY CITY OF SAN ANTONIO STANDARD SPECIFICATIONS. 4" SOLID WHITE 5. 4" SOLID WHITE EDGE LINES ARE OPTIONAL AS DIRECTED BY THE EDGE LINE CITY TRAFFIC ENGINEER. DETAIL "A" DETAIL "B" ROADWAYS WITH REDUCED SHOULDER GUIDE FOR PLACEMENT OF STOP LINES, TYPE I-C WIDTHS ACROSS BRIDGE OR CULVERT EDGE LINE & CENTERLINE 4" WHITE -TYPE I-C BRIDGE RAIL OR FACE OF CURB 24" TYP, (12" MIN.) SOLID WHITE 30' MAX STOP LINES SOLID WHITE - 4" SOLID WHITE 20' TYP. WIDTH: 24" EDGE LINE LANE WIDTH GREATER THAN OR EQUAL TO 10' SEPTEMBER 2009 (TYP.) (TYP.) VARIES CITY OF SAN ANTONIO NOTES: 4" SOLID WHITE EDGE LINE DEPARTMENT OF PUBLIC WORKS 1. NO-PASSING ZONE ON BRIDGE APPROACH IS OPTIONAL BUT IF USED, IT SHALL BE A MINIMUM 500 FEET LONG. TRAFFIC ENGINEERING STANDARDS 2. FOR CROSSHATCHING LENGTH (L) SEE TABLE 1. STANDARD PAVEMENT MARKINGS WITH 3. THE WIDTH OF THE OFFSET (W) AND THE REQUIRED CROSSHATCHING WIDTH IS THE FULL SHOULDER WIDTH IN REFLECTIVE RAISED PAVEMENT MARKERS ADVANCE OF THE BRIDGE. FOR POSITION GUIDANCE 1 4. THE CROSSHATCHING SHOULD BE REQUIRED IF THE SHOULDER WIDTH IN ADVANCE OF THE BRIDGE IS 4 FOOT SHEET 4 OF 16 OR WIDER AND ANY REDUCTION IN SHOULDER WIDTH ACROSS THE BRIDGE OCCURS. \_\_\_% SUBMITTAL PROJECT NO.: WN. BY: LAN DSGN. BY: C.R.V. CHKD. BY: M.E. SHEET NO.:

Designed By: JPS
Drawn By: \_\_RXL
Checked By: JPS
Approved By: JPS
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 II

PLAT No. 24-11800309



CITY OF SAN ANTONIO STANDARD PAVING MARKING DETAILS (10F2)

2.10

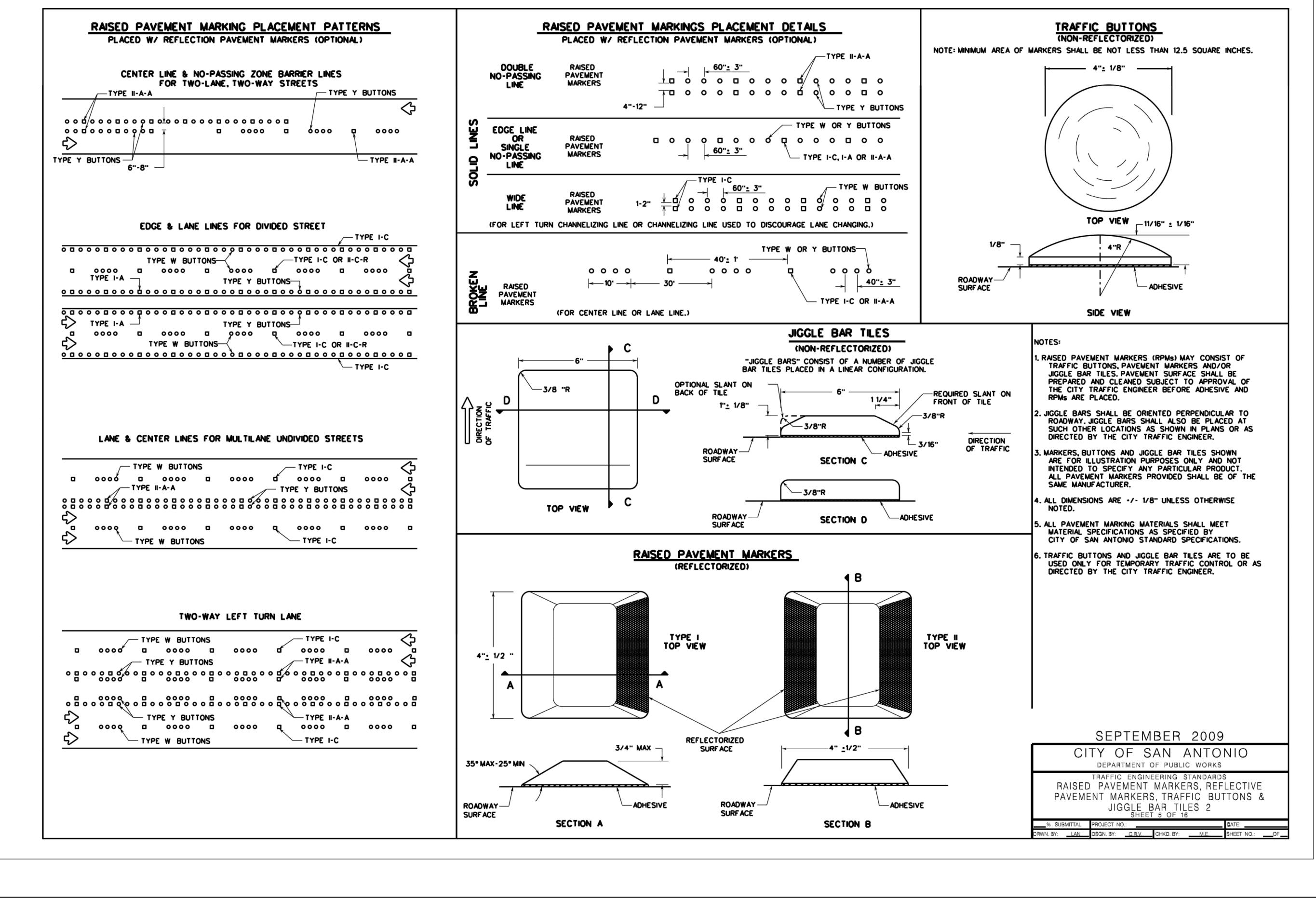
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Date: 8/12/2024

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

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

2.11

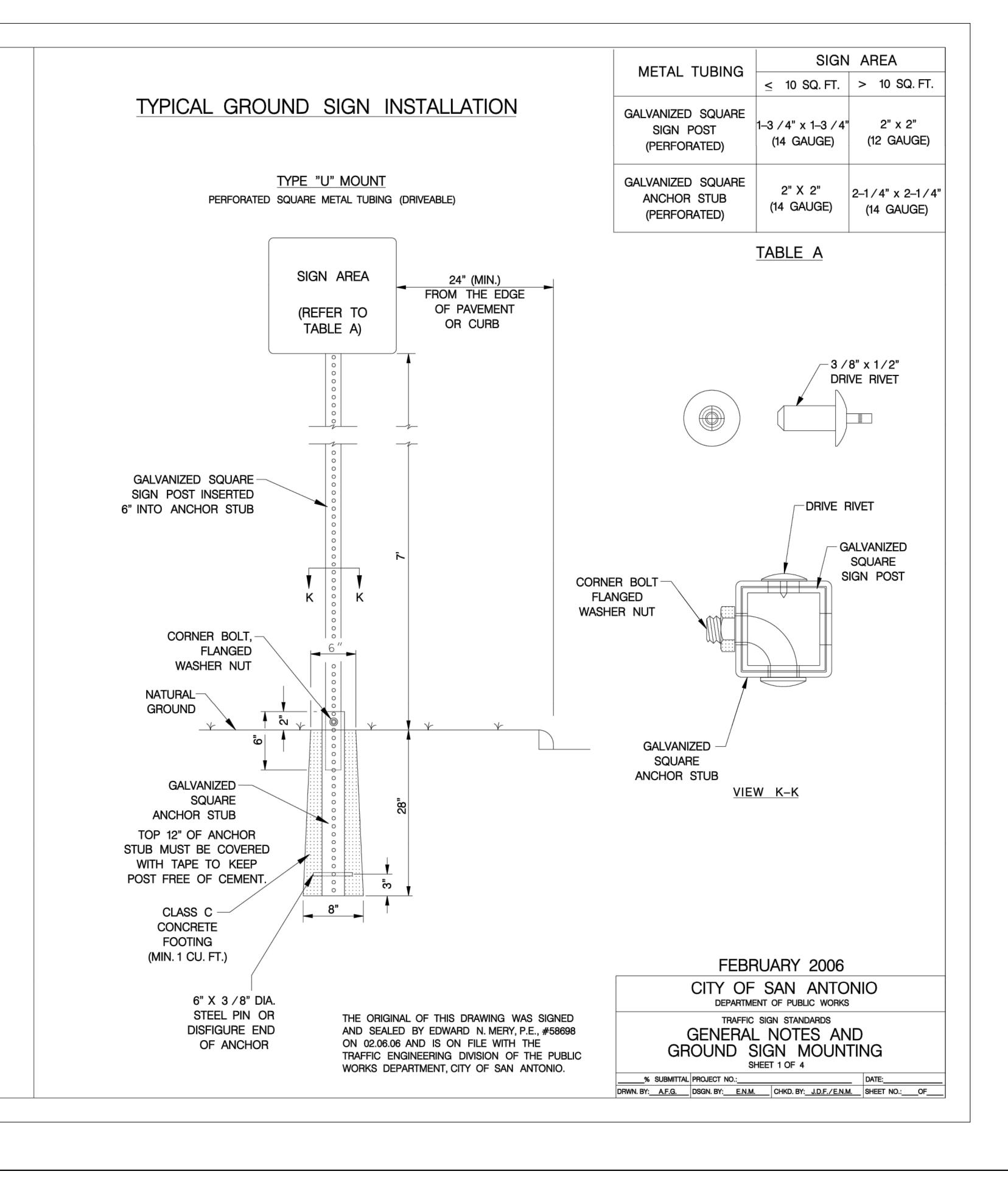
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#### GENERAL NOTES

- 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.



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STANDARD TRAFFIC SIGN DETAILS (1 OF 4).dwg	Revision	Date	Description	1 -

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

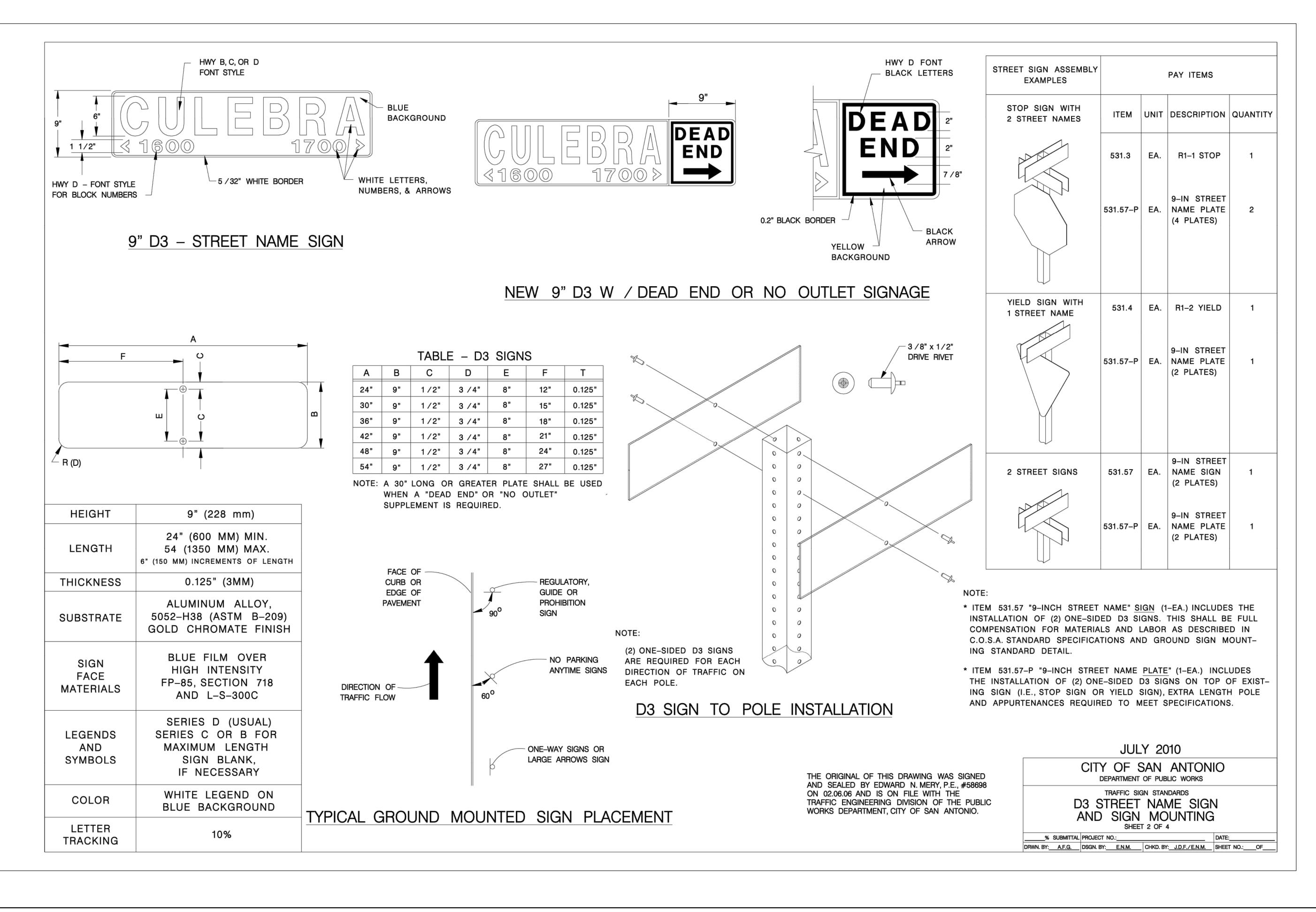
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STANDARD TRAFFIC SIGN DETAILS (2 OF 4).dwg	Revision	Date	Description



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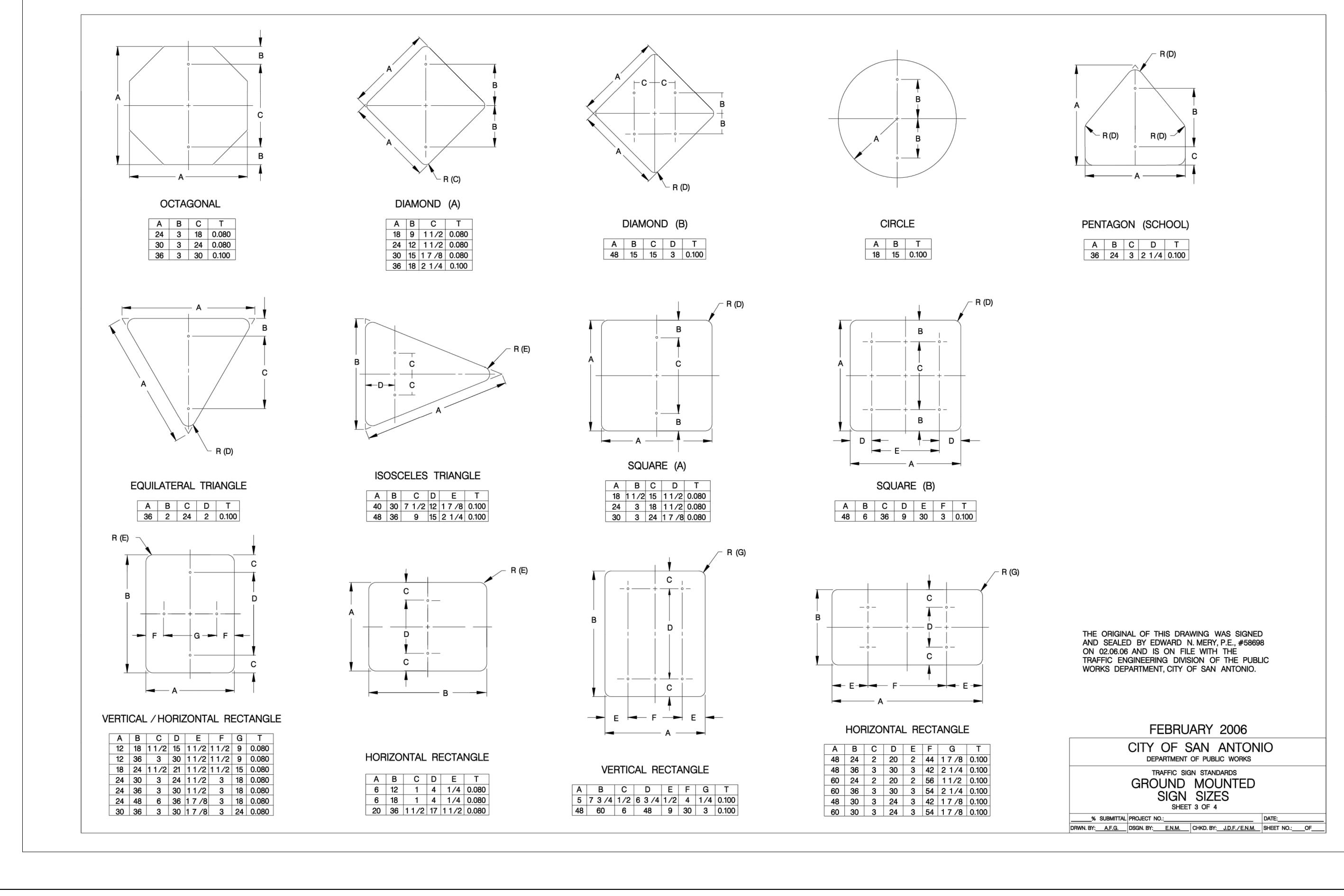
#### CITY OF SAN ANTONIO STANDARD TRAFFIC SIGN DETAILS (2 OF 4)

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Date: 8/12/2024

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PLAT No. 24-11800309



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

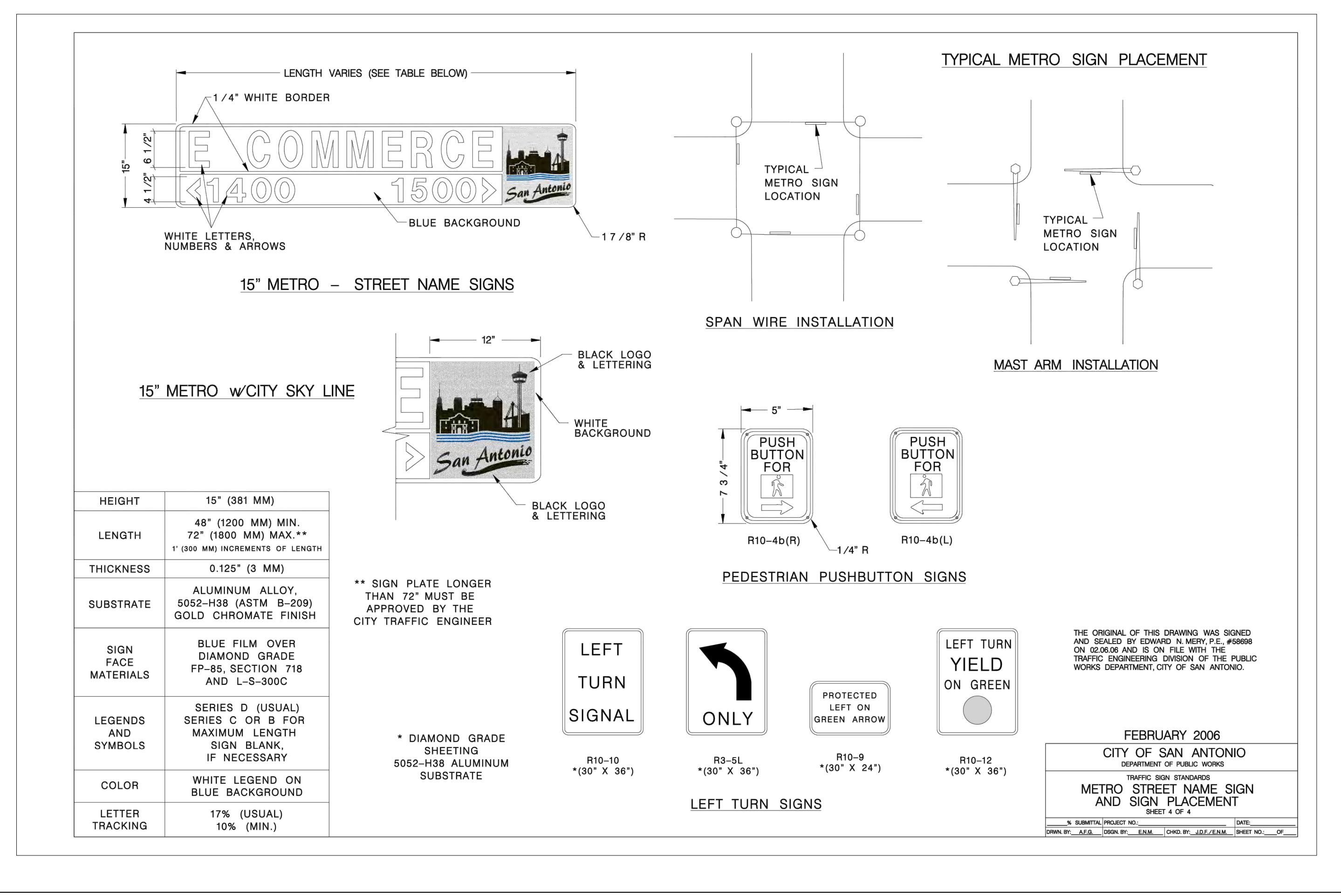
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STANDARD TRAFFIC SIGN DETAILS (4 OF 4).dwg	Revision	Date	Description	<u> </u>



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

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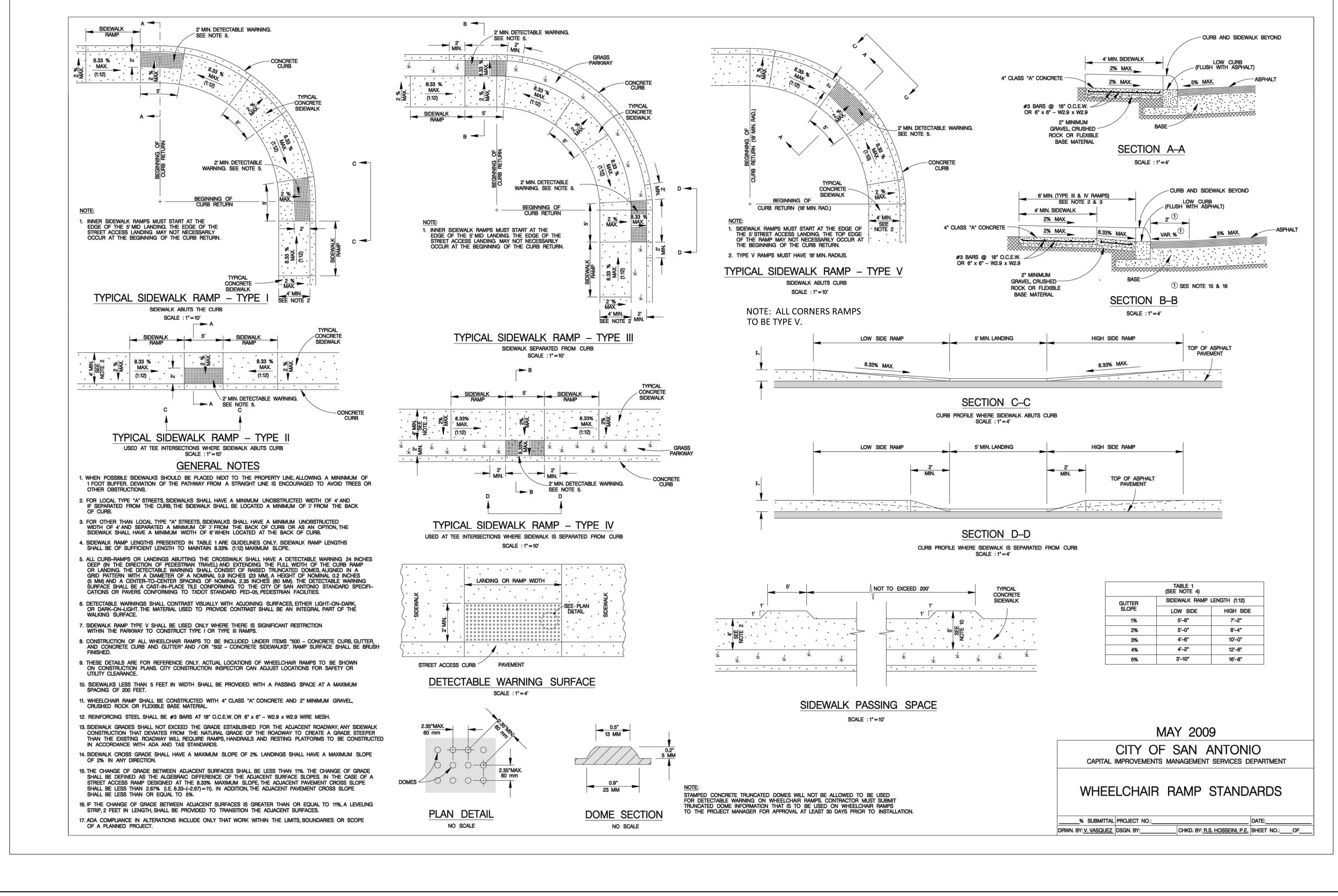
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Approved By: JPS

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### CITY OF SAN ANTONIO STANDARD WHEELCHAIR RAMP DETAILS

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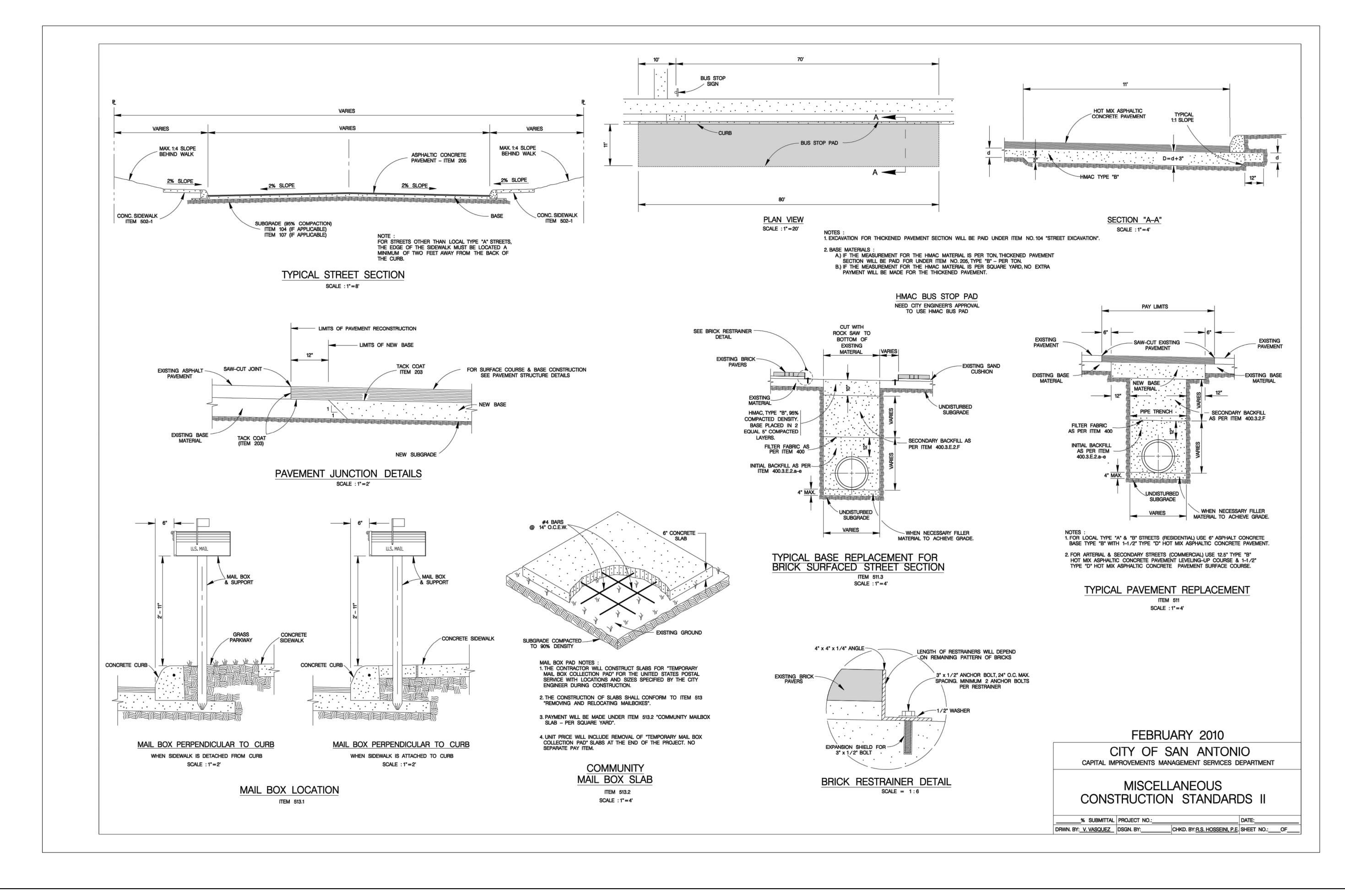
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#### CITY OF SAN ANTONIO MISCELLANEOUS **CONSTRUCTION STANDARDS**

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