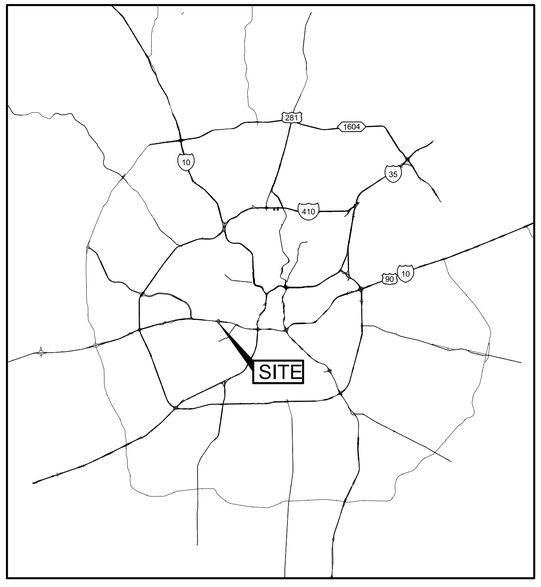
PLEASANTON SOUTH

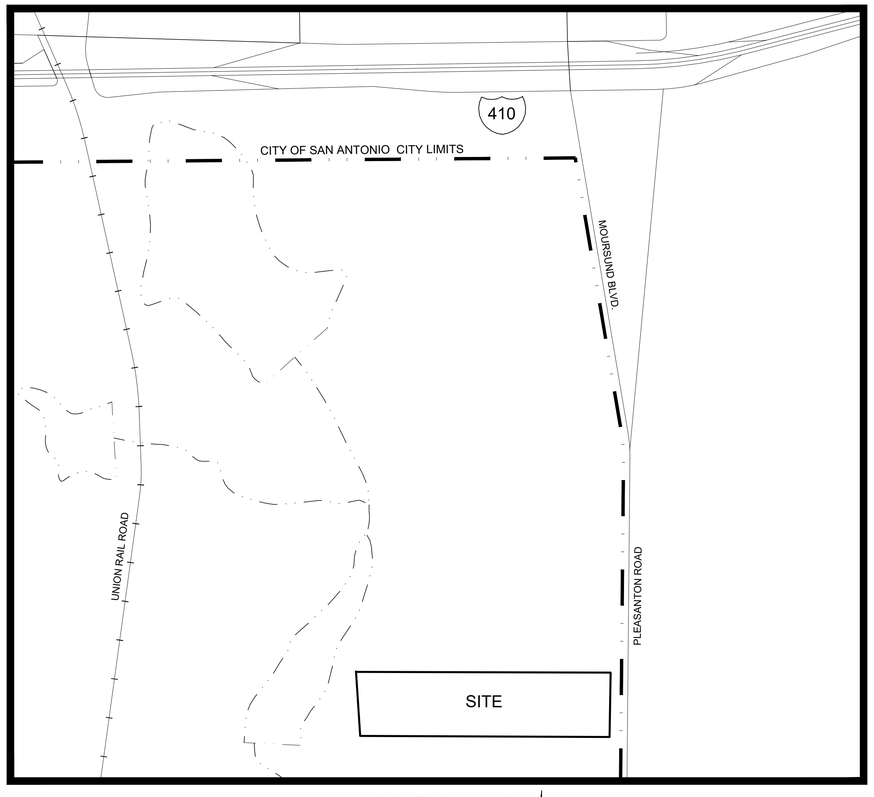
LAND-PLAT-23-11800108

STREET, DRAINAGE,
WATER AND WASTEWATER IMPROVEMENTS
SAN ANTONIO, TEXAS

JANUARY, 2024



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

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PREPARED BY:

VILLAGOMEZ ENGINEERING COMPANY
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SAN ANTONIO TEXAS 78257
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: 01-Cover Sheets.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

OVERALL
COVER SHEET

SHEET NUMBER
1
Sheet 1 of 60

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
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FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS 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 OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)	233-2010
COSA DRAINAGE	207-8048
COSA SIGNAL OPERATIONS	207-7720 / 207-7765
TEXAS STATE WIDE ONE CALL LOCATOR	1-800-344-8377

- CITY PUBLIC SERVICE ENERGY
- TIME WARNER
- AT&T
- MCI

11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE REPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.
    IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.
    IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL.
    THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

ACCESSIBILITY REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

VILLAGOMEZ ENGINEERING CO.
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TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: C2-General Notes.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

GENERAL NOTES

SHEET NUMBER
2

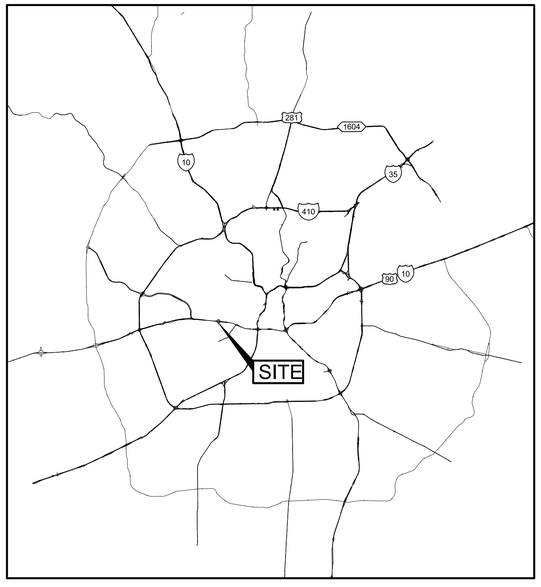
PLEASANTON SOUTH

LAND–PLAT–23–11800108

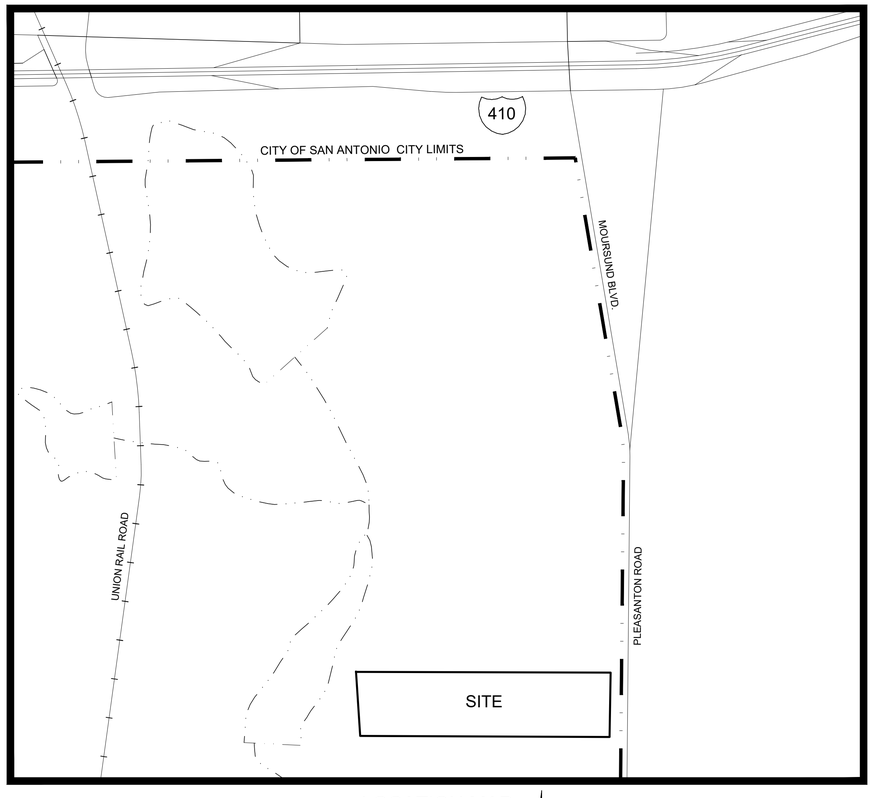
CITY OF SAN ANTONIO

STREET AND DRAINAGE IMPROVEMENTS
SAN ANTONIO, TEXAS

JANUARY, 2024



VICINITY MAP
NOT TO SCALE



LOCATION MAP
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WATER DETAILS	60

PREPARED BY:

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NO. F13698
VEC JOB NO 21–044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

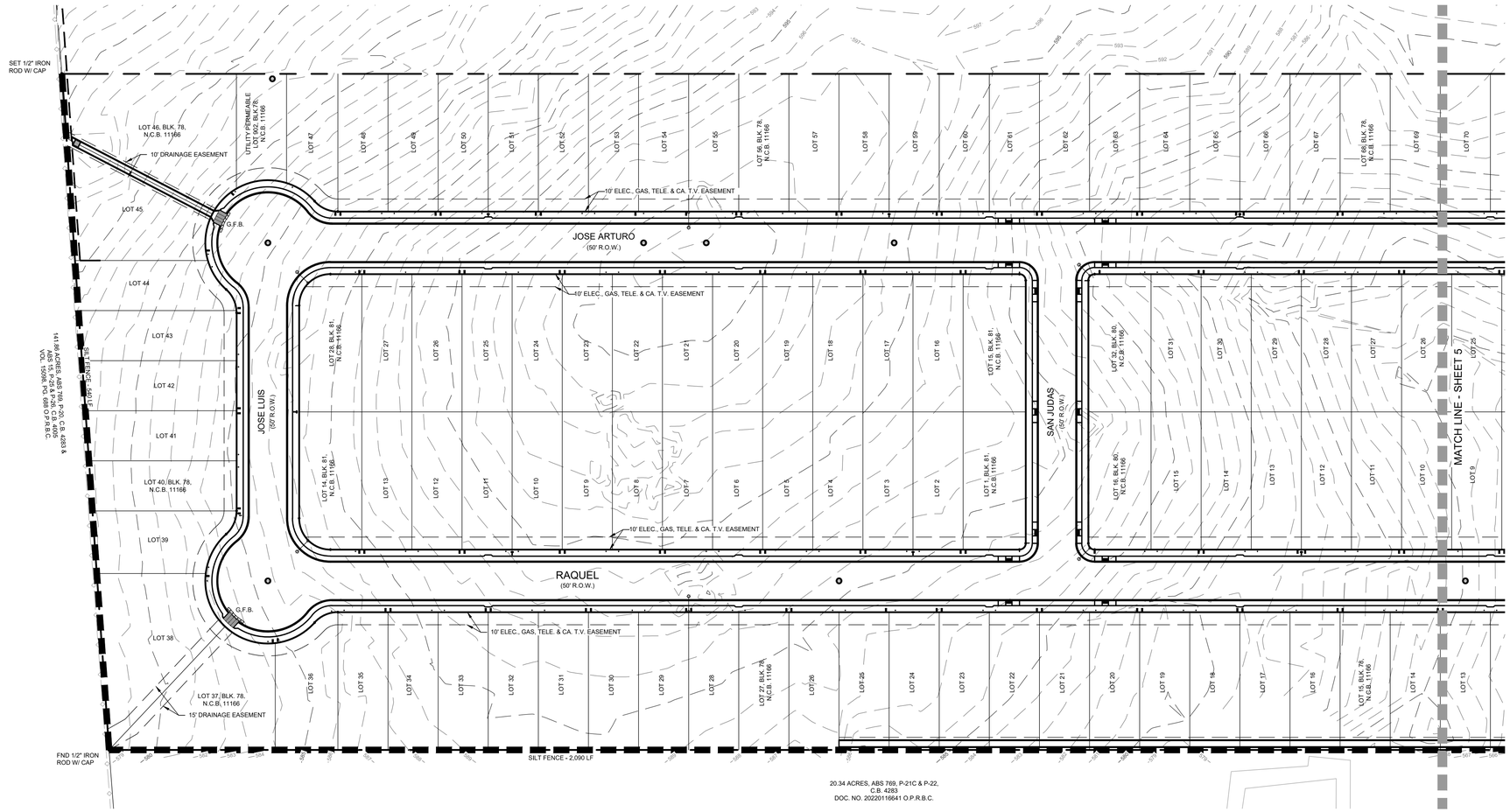
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

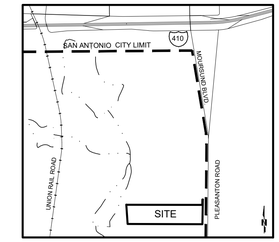
PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: 01-Cover Sheets.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

CITY OF SAN ANTONIO
COVER SHEET

SHEET NUMBER
3
Sheet 3 of 60





LOCATION MAP
NOT TO SCALE

TBM NO. 1
MAG NAIL IN CURB, ON PLEASANTON RD.
NORTH-EAST CORNER OF SITE
N.: 13659231.90
E.: 2127075.88
ELEV.: 555.10

LEGEND

- SILT FENCE
- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POWER POLE
- EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FLOW LINE
- PROPOSED STAGING AREA
- PROPOSED CONSTRUCTION ENTRANCE

N

0 50 100

SCALE: 1" = 50'

SEQUENCE OF CONSTRUCTION

1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING AND BUILDING SUBGRADE PAD PREPARATION PER PLANS.
4. CONSTRUCTION OF PROPOSED BUILDING, WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.

SEDIMENTATION AND EROSION CONTROL PLAN

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
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TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

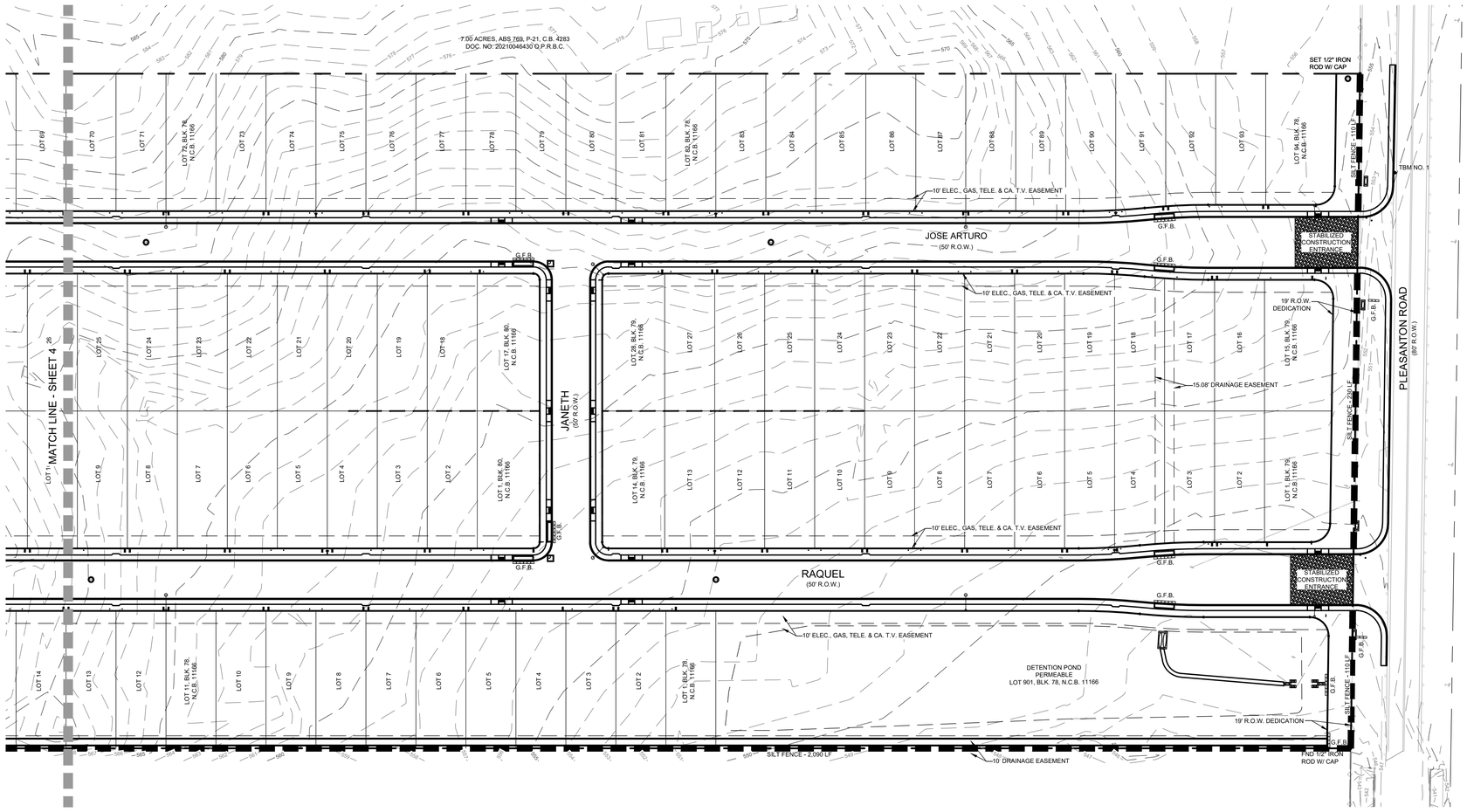
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

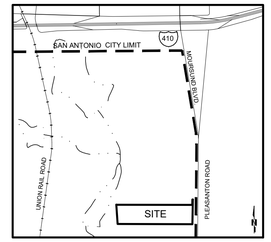
DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 22, 2024
FILE NAME: C4-E-Erosion Control Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SEDIMENTATION AND EROSION CONTROL PLAN

SHEET NUMBER
4
Sheet 4 of 60





LOCATION MAP
NOT TO SCALE

TBM NO. 1
MAG NAIL IN CURB, ON PLEASANTON RD.
NORTH-EAST CORNER OF SITE
N.: 13659231.90
E.: 2127075.88
ELEV.: 555.10

LEGEND

	SILT FENCE
	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	PROPOSED STAGING AREA
	PROPOSED CONSTRUCTION ENTRANCE

N

0 50 100

SCALE: 1" = 50'

SEQUENCE OF CONSTRUCTION

1. PLACE SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. PERFORM DEMOLITION, CLEARING, GRUBBING, AND EARTHWORK FOR THE SITE.
3. PERFORM INITIAL SITE GRADING AND BUILDING SUBGRADE PAD PREPARATION PER PLANS.
4. CONSTRUCTION OF PROPOSED BUILDING, WALKWAYS, DRIVEWAYS, AND PAVEMENT.
5. REMOVE TEMPORARY BMP'S AFTER PAVING IS IN PLACE AND/OR AFTER ESTABLISHING VEGETATION.

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE TEMPORARY BMP'S ARE IN PLACE AND FUNCTIONING AT ALL TIMES. NOTIFY ENGINEER IF CITY OF SAN ANTONIO OR SAWS INSPECTION OFFICIALS REQUEST REVISIONS OR MODIFICATIONS TO THE PLAN.

SEDIMENTATION AND EROSION CONTROL PLAN

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: C4-Erosion Control Plan.dwg
PROJECT NUMBER:
DATE: JANUARY 22, 2024
CONSTRUCTION DOCUMENTS

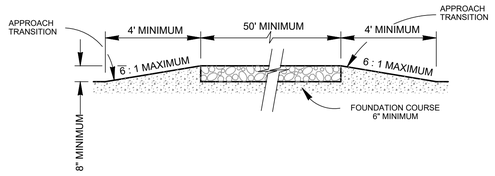
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SEDIMENTATION AND EROSION CONTROL PLAN

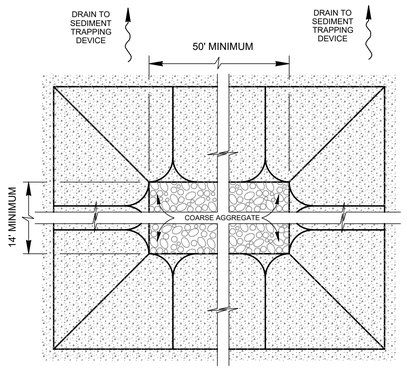
SHEET NUMBER
5
Sheet 5 of 60

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.



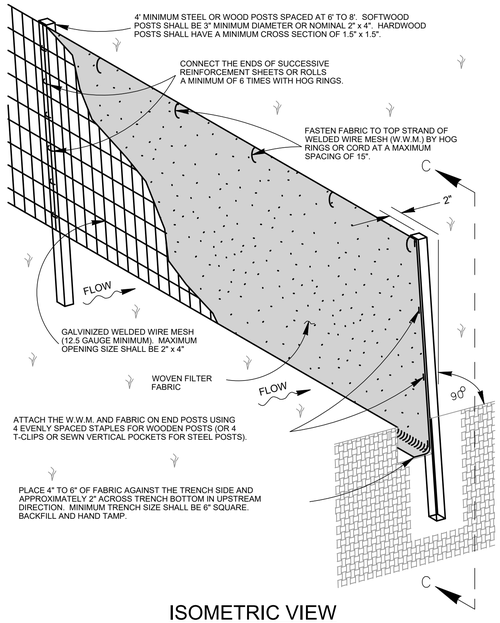
PROFILE
SCALE : 1" = 6'



PLAN
SCALE : 1" = 6'

CONSTRUCTION EXIT - TYPE 1

NOT TO SCALE



ISOMETRIC VIEW
SCALE : 1" = 2'

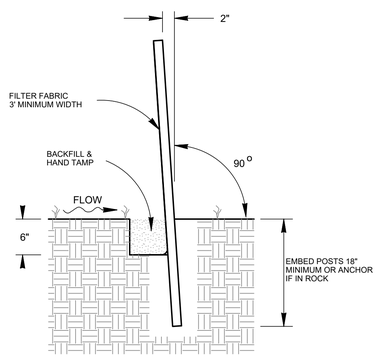
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. 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 MAXIMUM FLOW THRU RATE OF 100 GPM / FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

GENERAL NOTES

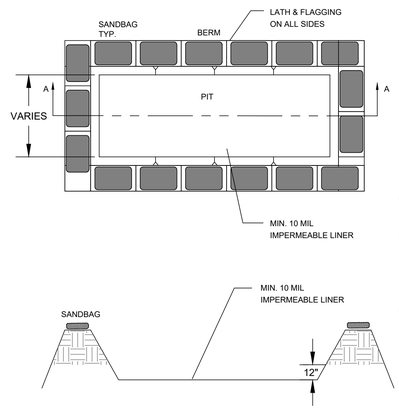
1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



SECTION C-C

TEMPORARY SEDIMENT CONTROL FENCE

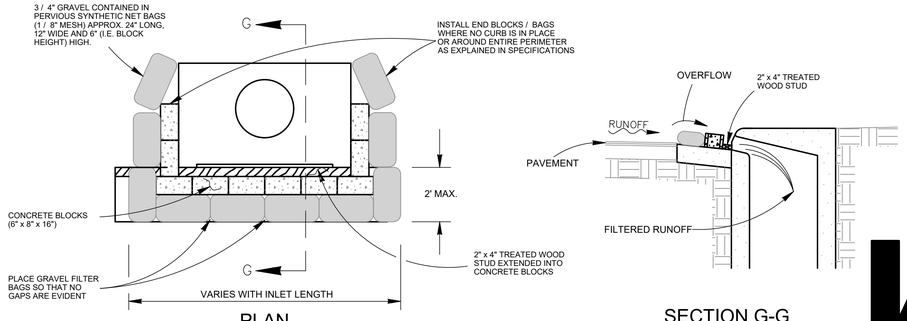
NOT TO SCALE



GENERAL NOTES
1. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
2. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, AND OTHER DEFECTS THAT MAY COMPROMISE THE FUNCTION OF THE MATERIAL.
3. WHEN CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF.
4. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
5. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE CONCRETE WASHOUT PIT SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE WASHOUT PIT DETAIL

NOT TO SCALE



PLAN
SCALE : 1" = 5'

NOTE:
GRAVEL FILTERS CAN BE USED ON PAVEMENT OR BARE GROUND.

SECTION G-G
SCALE : 1" = 5'

CURB INLET GRAVEL FILTER

NOT TO SCALE

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

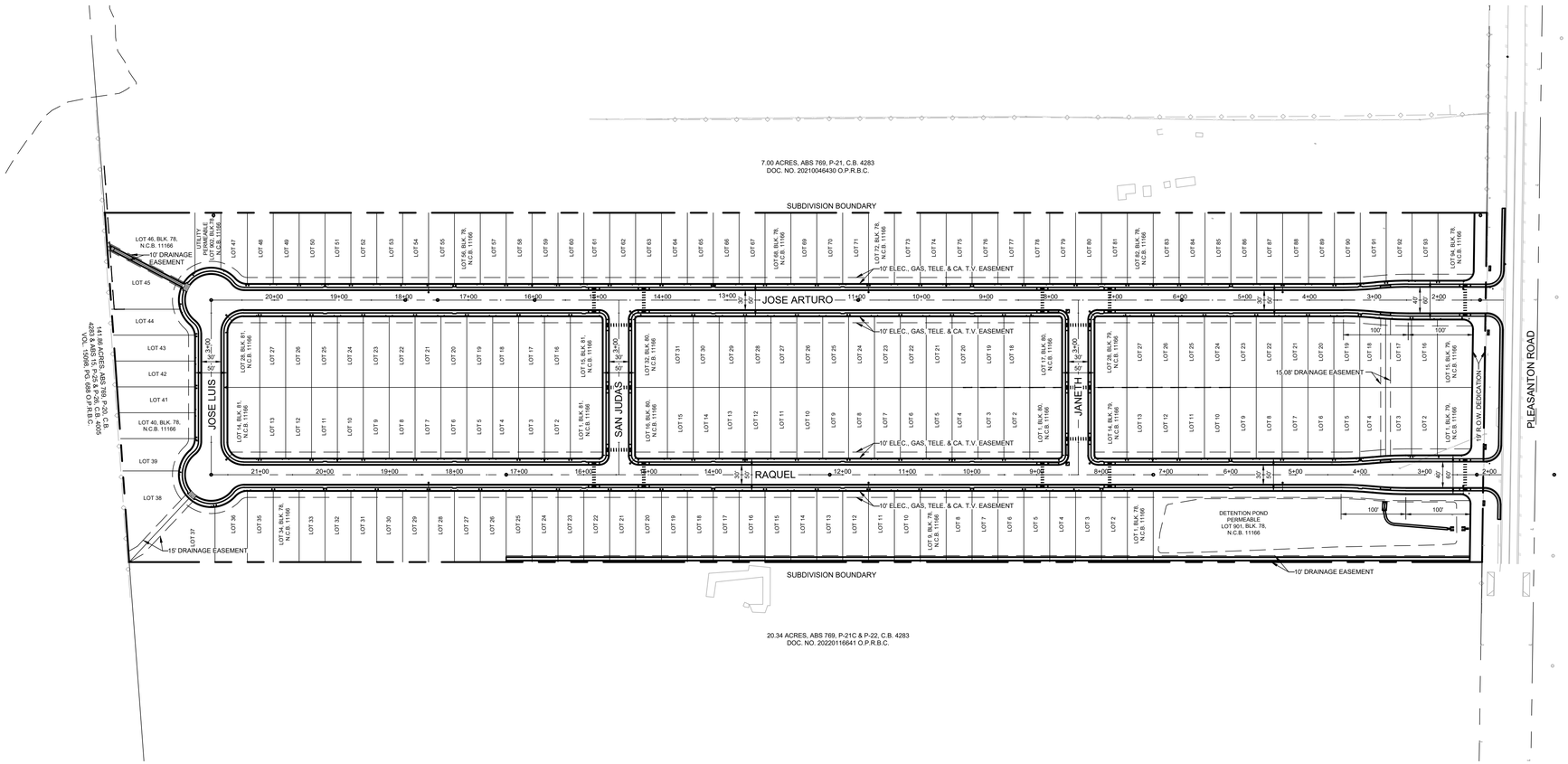
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

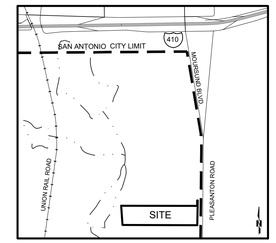
DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C4d-Erosion Control Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SEDIMENTATION AND EROSION CONTROL DETAILS

SHEET NUMBER
6





LOCATION MAP
NOT TO SCALE

N

0 100 200
SCALE: 1" = 100'

OVERALL SITE PLAN
182 LOTS - 26.20 ACRES

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
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URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
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LICENSED PROFESSIONAL ENGINEER
01-12-2024

PROJECT NUMBER:
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FILE NAME: OT-Overall Site Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
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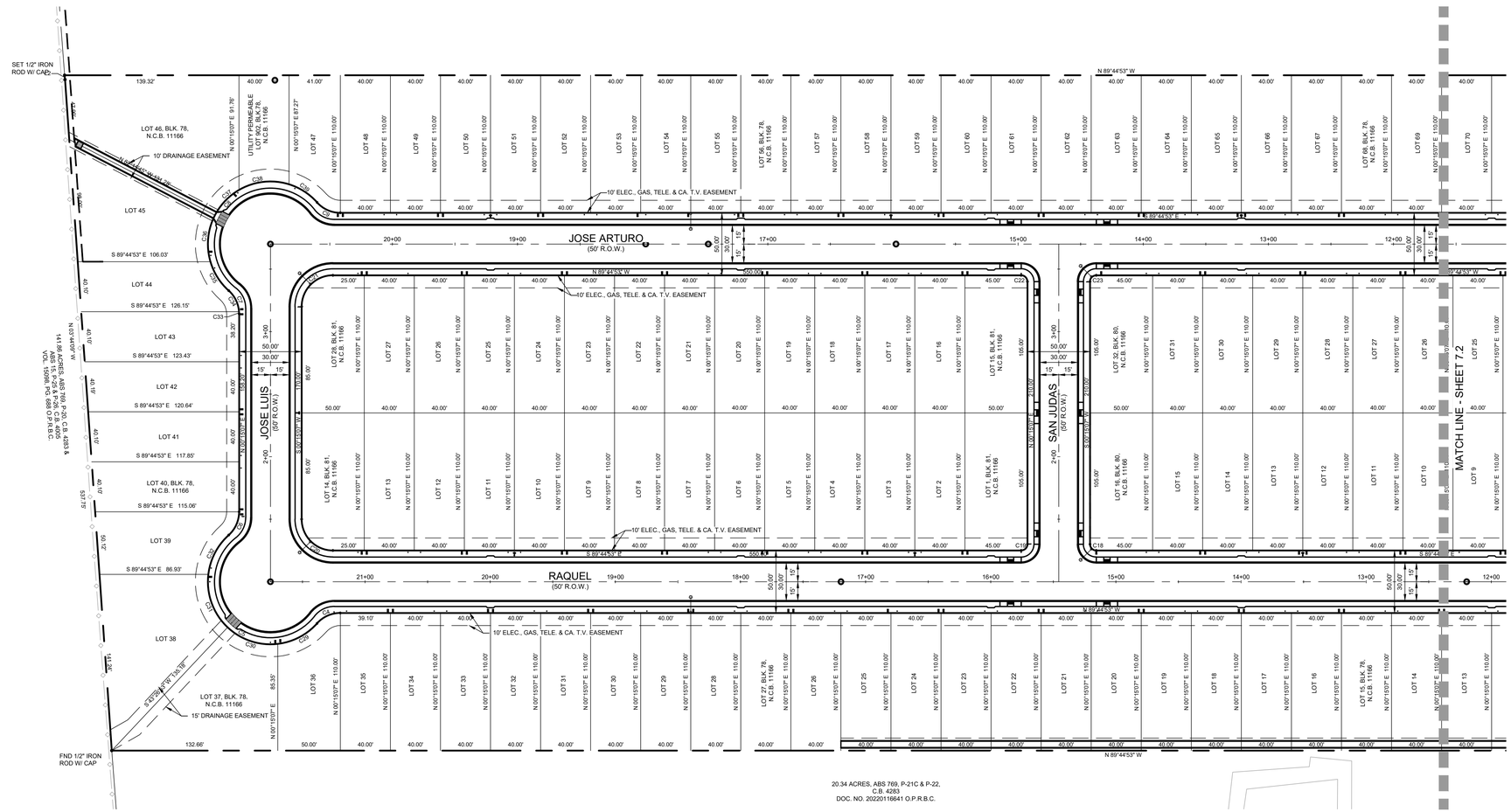
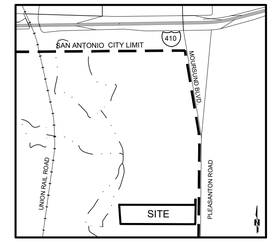
SAN ANTONIO, TEXAS 78221

OVERALL SITE PLAN

SHEET NUMBER
7
Sheet 7 of 60





LOCATION MAP
NOT TO SCALE

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.77'	15.00'	N 44°21'15" W	21.36'
C2	51.02'	510.00'	S 86°52'55" E	51.00'
C3	49.02'	490.00'	N 86°52'55" W	49.00'
C4	21.03'	25.00'	S 66°09'26" W	20.41'
C5	162.65'	50.00'	S 44°44'53" E	99.85'
C6	21.03'	25.00'	N 24°20'49" E	20.41'
C7	21.03'	25.00'	N 23°50'34" W	20.41'
C8	162.65'	50.00'	S 45°15'07" W	99.85'
C9	21.03'	25.00'	S 65°39'11" E	20.41'
C10	49.02'	490.00'	N 87°23'10" E	49.00'
C11	51.02'	510.00'	S 87°23'10" W	51.00'
C12	23.36'	15.00'	N 45°38'45" E	21.07'
C13	23.36'	15.00'	N 45°38'45" E	21.07'
C14	51.02'	510.00'	S 87°23'10" W	51.00'
C15	49.02'	490.00'	N 87°23'10" E	49.00'
C16	7.85'	5.00'	S 44°44'53" E	7.07'
C17	7.85'	5.00'	N 45°15'07" E	7.07'
C18	7.85'	5.00'	S 44°44'53" E	7.07'
C19	7.85'	5.00'	N 45°15'07" E	7.07'
C20	39.27'	25.00'	S 44°44'53" E	35.36'
C21	39.27'	25.00'	S 45°15'07" W	35.36'
C22	7.85'	5.00'	N 44°44'53" W	7.07'
C23	7.85'	5.00'	S 45°15'07" W	7.07'
C24	7.85'	5.00'	N 44°44'53" W	7.07'
C25	7.85'	5.00'	S 45°15'07" W	7.07'
C26	49.02'	490.00'	N 86°52'55" W	49.00'
C27	51.02'	510.00'	S 86°52'55" E	51.00'
C28	23.77'	15.00'	N 44°21'15" W	21.36'
C29	36.14'	50.00'	N 62°46'04" E	35.36'
C30	43.61'	50.00'	S 71°32'21" E	42.24'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C31	46.76'	50.00'	S 19°45'39" E	45.07'
C32	36.14'	50.00'	S 27°44'10" W	35.36'
C33	1.80'	25.00'	N 10°48' 59" W	1.80'
C34	19.22'	25.00'	N 25°54'40" W	18.75'
C35	27.76'	50.00'	S 32°01'54" E	27.41'
C36	38.28'	50.00'	S 05°48'21" W	37.35'
C37	28.26'	50.00'	S 43°55'47" W	27.89'
C38	41.43'	50.00'	S 83°51'24" W	40.25'
C39	26.92'	50.00'	N 56°59'00" W	26.60'
C40	25.84'	490.00'	N 88°44'28" E	25.84'
C41	23.18'	490.00'	N 85°52'31" E	23.18'
C42	16.15'	510.00'	S 85°28'20" W	16.95'
C43	34.07'	510.00'	S 88°20'18" W	34.06'
C44	31.23'	510.00'	S 88°29'52" W	31.22'
C45	19.79'	510.00'	S 85°37'55" W	19.79'
C46	20.34'	490.00'	N 85°42'33" E	20.34'
C47	28.68'	490.00'	N 88°34'31" E	28.68'
C48	24.94'	490.00'	N 88°17'24" W	24.94'
C49	24.08'	490.00'	N 85°25'26" W	24.08'
C50	16.05'	510.00'	S 84°55'03" E	16.05'
C51	34.97'	510.00'	S 87°47'00" E	34.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 89°44'53" W	19.00'
L2	S 04°04'02" E	3.56'
L3	S 01°02'23" W	7.72'
L4	S 89°44'53" E	8.79'
L5	S 89°44'53" E	11.34'
L6	S 89°44'53" E	14.17'
L7	S 89°44'53" E	5.96'
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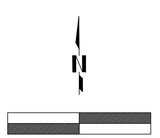

SITE PLAN

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- O C/O — EXISTING CLEAN OUT
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- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
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- E. — EXISTING
- P. — PROPOSED
- FLOW LINE

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

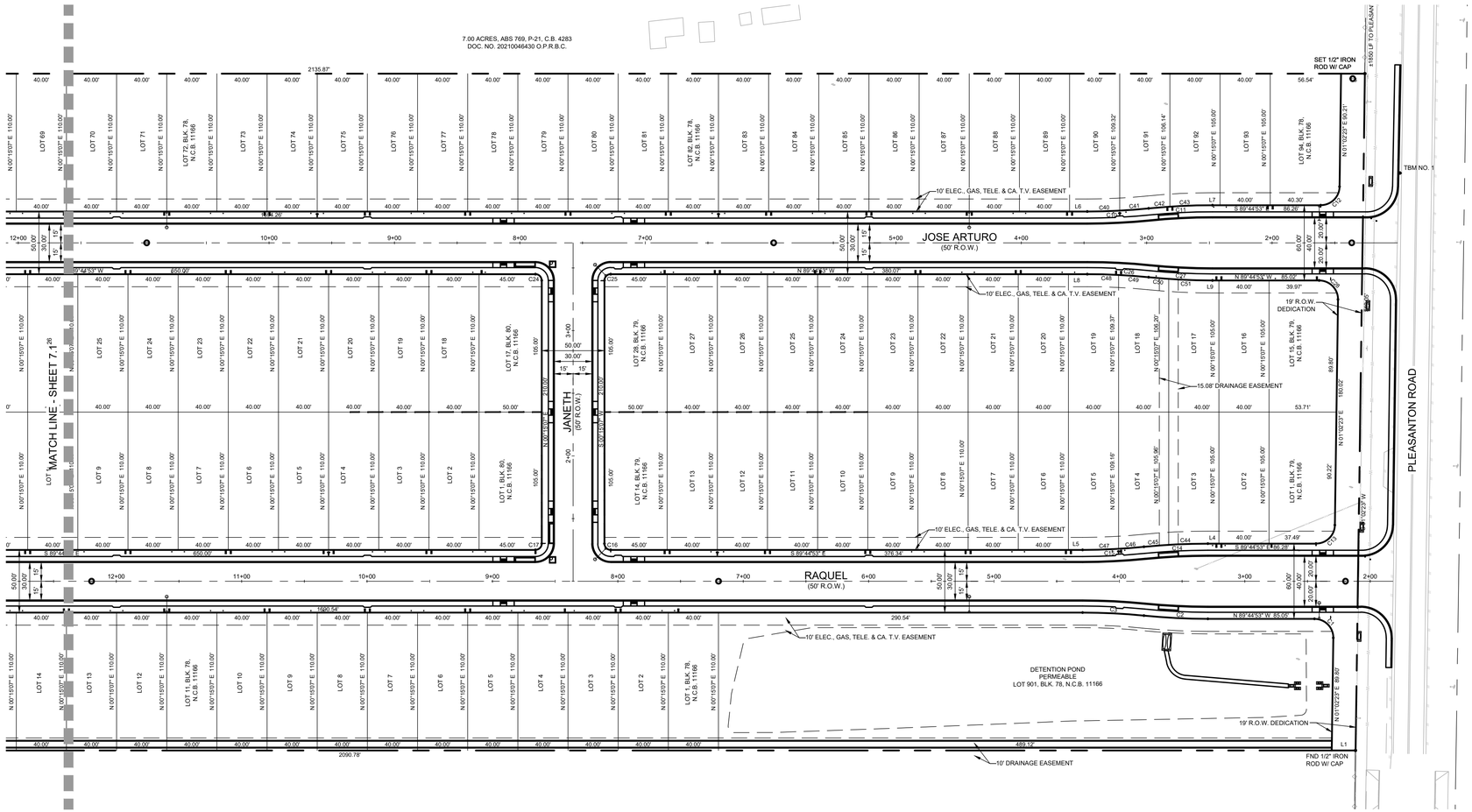
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CT-1-1-2-Site Plan.dwg
CONSTRUCTION DOCUMENTS

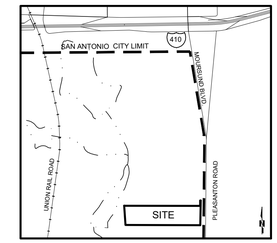
DESIGNED BY: JV
DWN BY: VR

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SITE PLAN

SHEET NUMBER
7.1
Sheet 8 of 60





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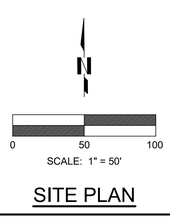

SITE PLAN

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 605 — PROPOSED CONTOUR
- EXISTING WATER METER
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- EXISTING FIRE HYDRANT
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URBAN CAPITAL STRATEGIES

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JOSE L. VILLAGOMEZ
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01-12-2024

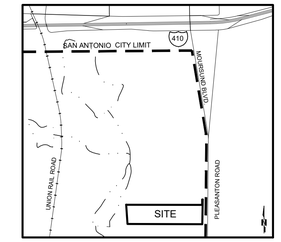
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C7.1-7.2-Site Plan.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

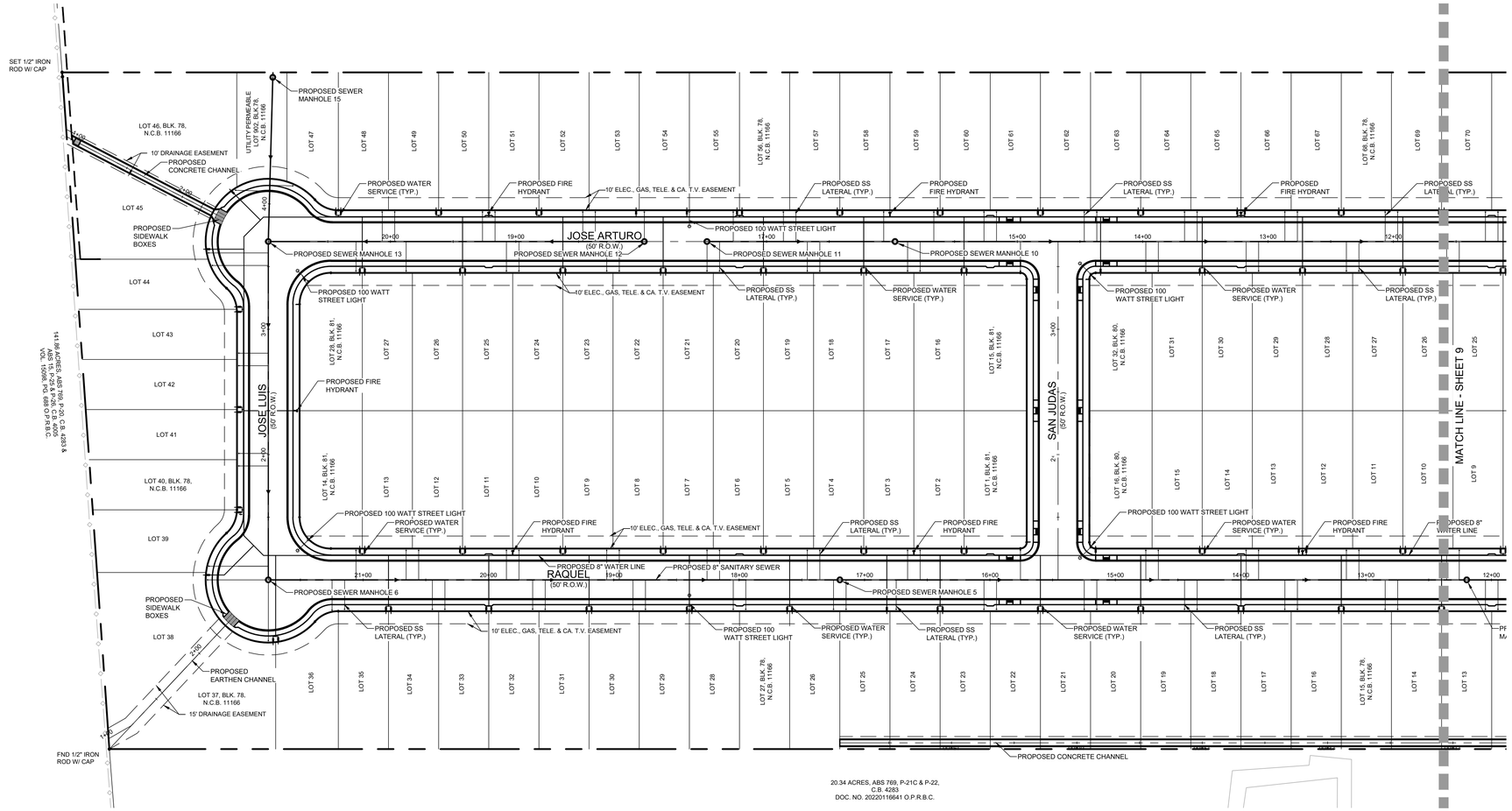
SITE PLAN

SHEET NUMBER
7.2
Sheet 9 of 60

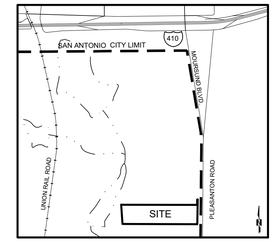
WARNING
CONTRACTOR MUST VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION



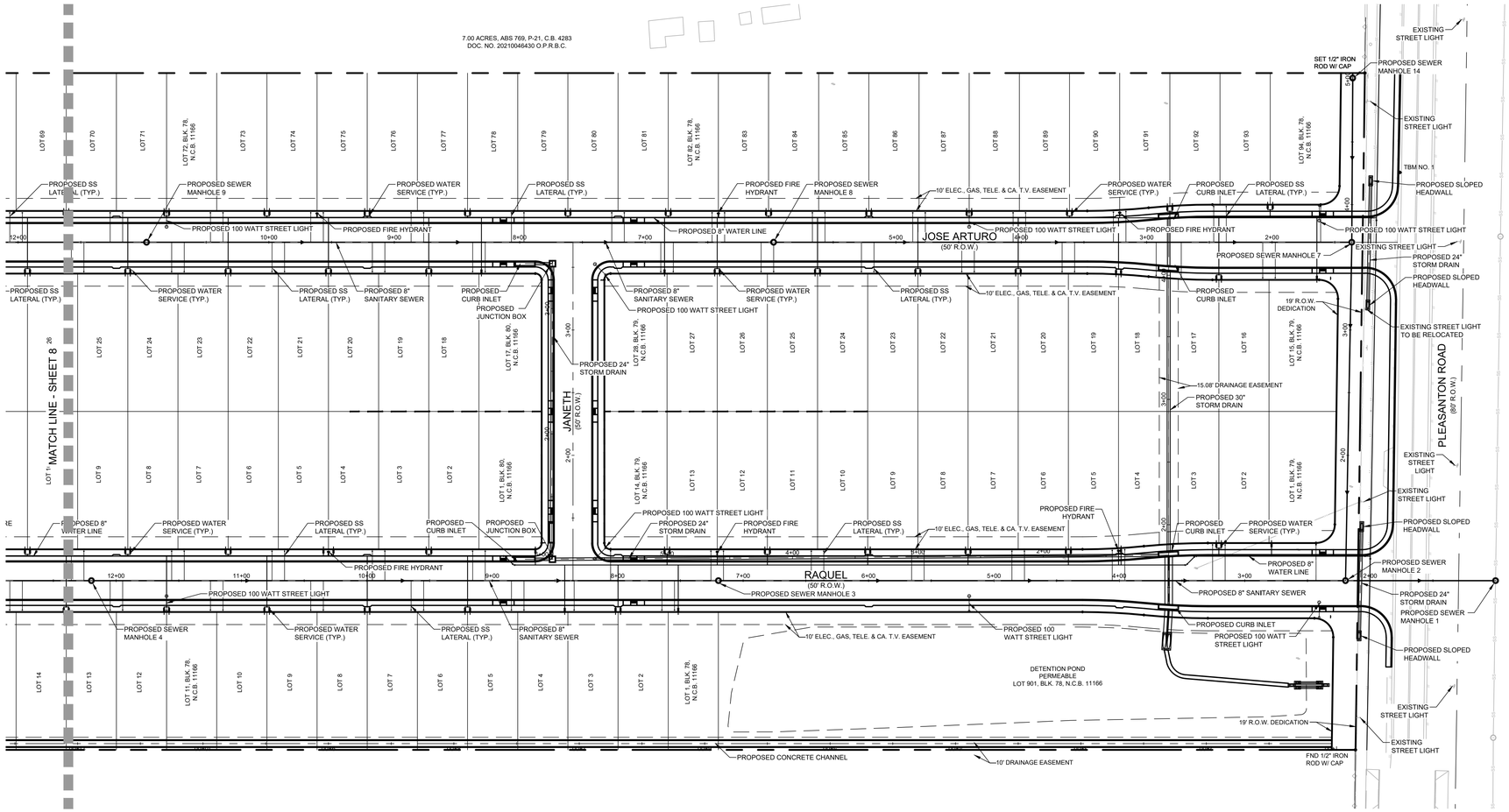
LOCATION MAP
NOT TO SCALE


SET 1/2" IRON ROD W/ CAP
LOT 46, BLK. 78, N.C.B. 11166
10' DRAINAGE EASEMENT
PROPOSED CONCRETE CHANNEL
LOT 45
PROPOSED SIDEWALK BOXES
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40, BLK. 78, N.C.B. 11166
LOT 39
PROPOSED SIDEWALK BOXES
LOT 38
PROPOSED EARTHEN CHANNEL
LOT 37, BLK. 78, N.C.B. 11166
15' DRAINAGE EASEMENT
FND 1/2" IRON ROD W/ CAP
141.66 ACRES, ABS 769, P-30, C.B. 4295 & ABS 769, P-26, C.B. 4295 &

WARNING
CONTRACTOR MUST VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION



LOCATION MAP
NOT TO SCALE



TBM NO. 1
MAG NAIL IN CURB, ON PLEASANTON RD.
NORTH-EAST CORNER OF SITE
N.: 13659231.90
E.: 2127075.88
ELEV.: 555.10

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
O C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE

N

0 50 100
SCALE: 1" = 50'

SITE UTILITY PLAN

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

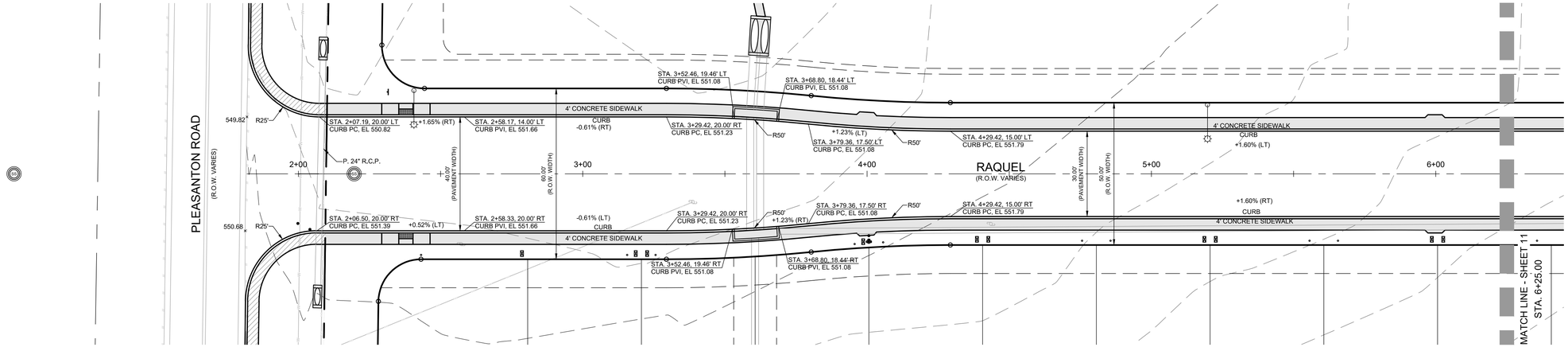
URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: 06-8-Utility Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SHEET NUMBER
9
Sheet 9 of 60



RAQUEL STREET PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

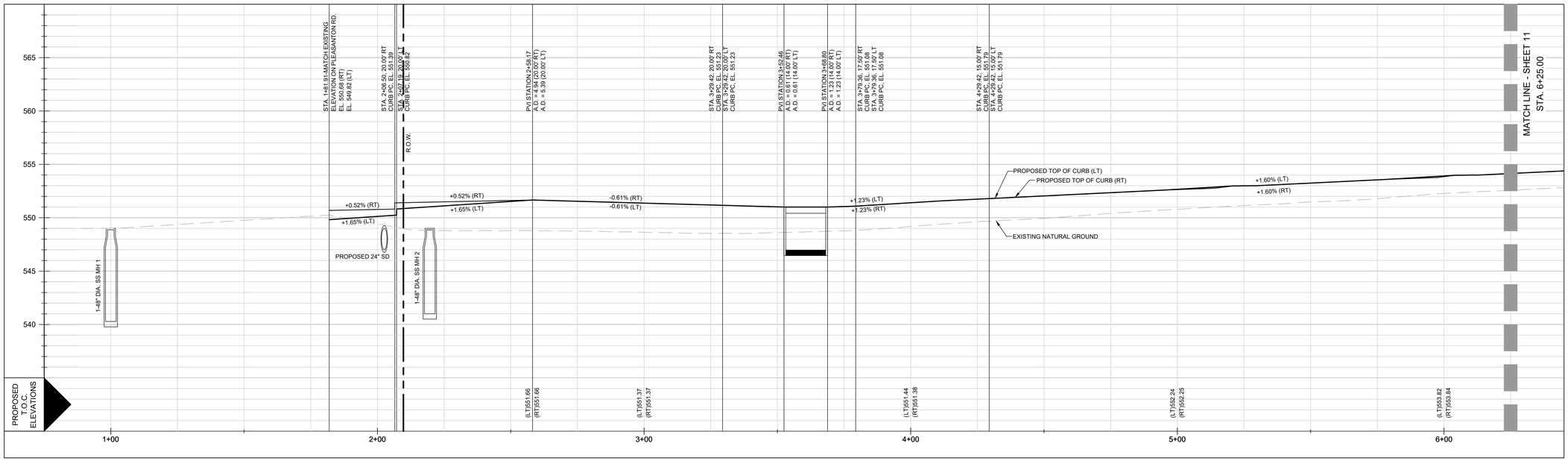
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+91.81 TO 6+25.00



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LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
609.99	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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TBPE FIRM REGISTRATION
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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

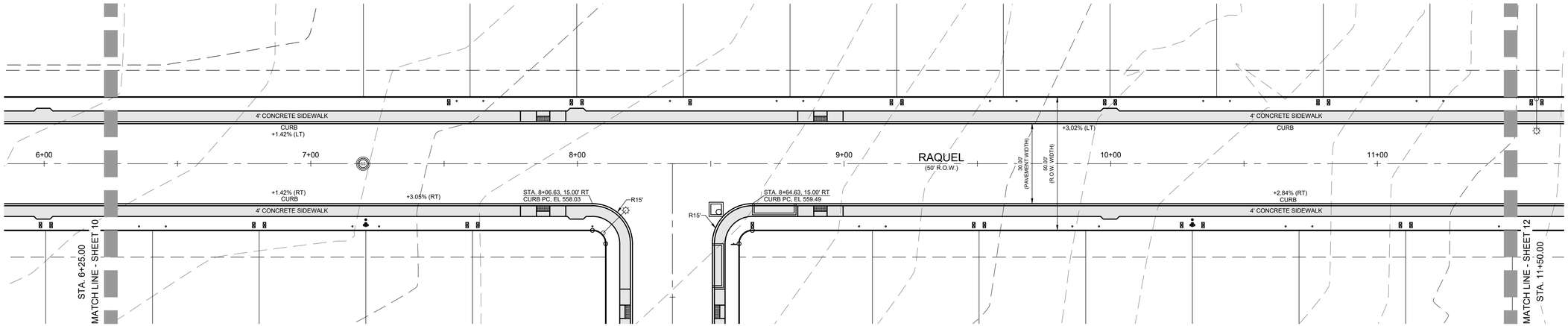
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-21-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
10
Sheet 10 of 60



RAQUEL STREET PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

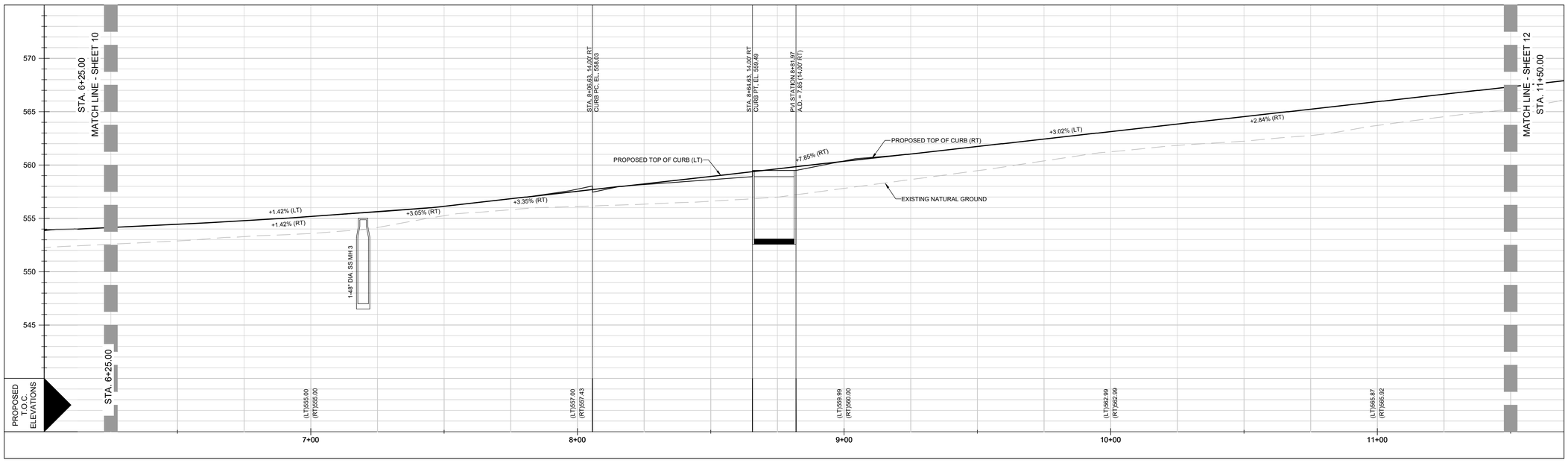
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 6+25.00 TO 11+50.00



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W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
O C/O	EXISTING CLEAN OUT
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P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

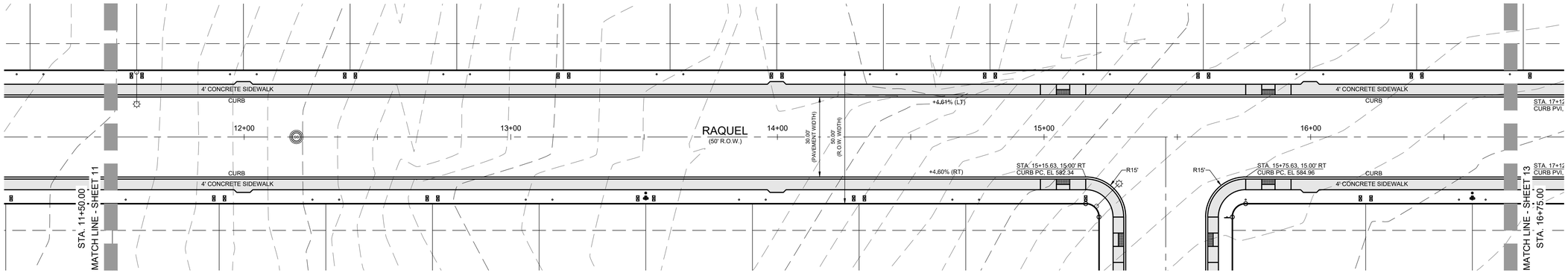
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-21-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
11
Sheet 11 of 60



RAQUEL STREET PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

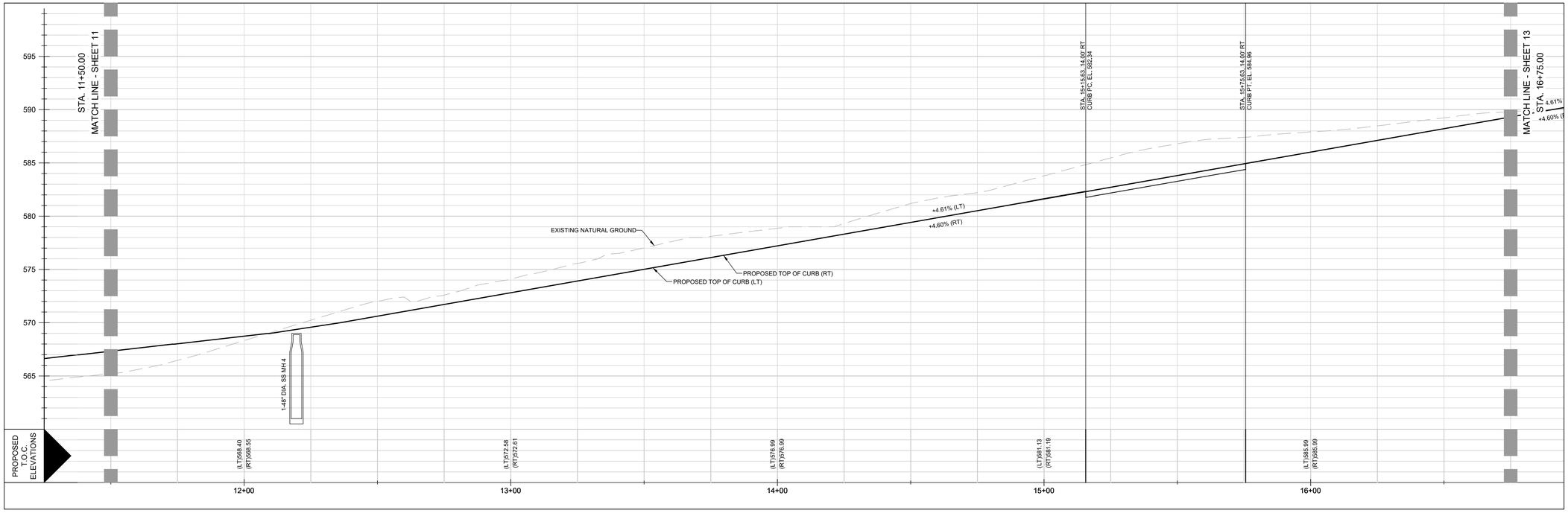
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 11+50.00 TO 16+75.00



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LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
609.99	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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24165 IH-10W, SUITE 217-708
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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

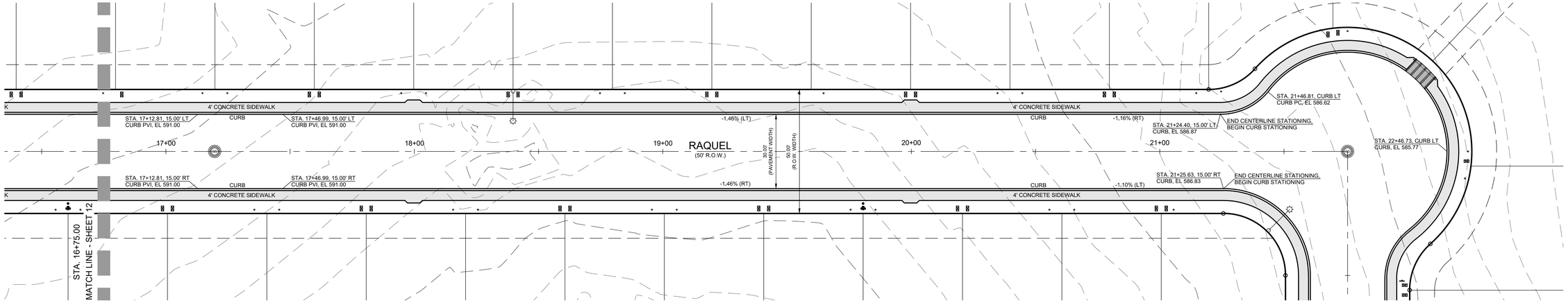
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-21-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
12
Sheet 12 of 60



RAQUEL STREET PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

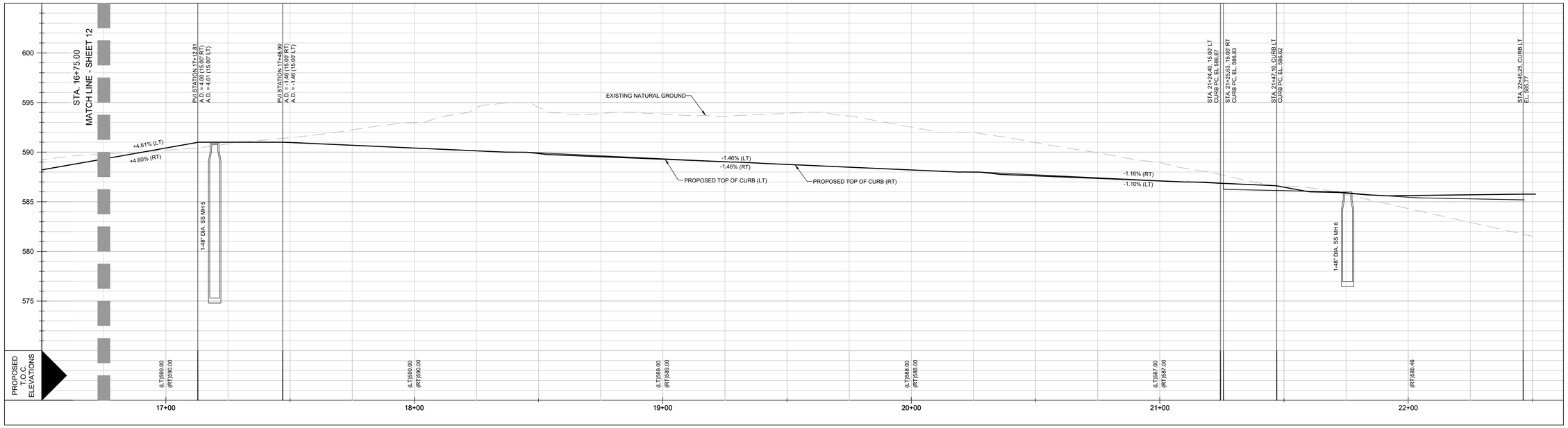
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 16+75.00 TO 22+46.73



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LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- O C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FL — FLOW LINE
- FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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LAND-PLAT-23-11800108

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STATE OF TEXAS
JOSE L VILLAGOMEZ
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01-15-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
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FILE NAME: C10-21-Street Plan And Profile.dwg
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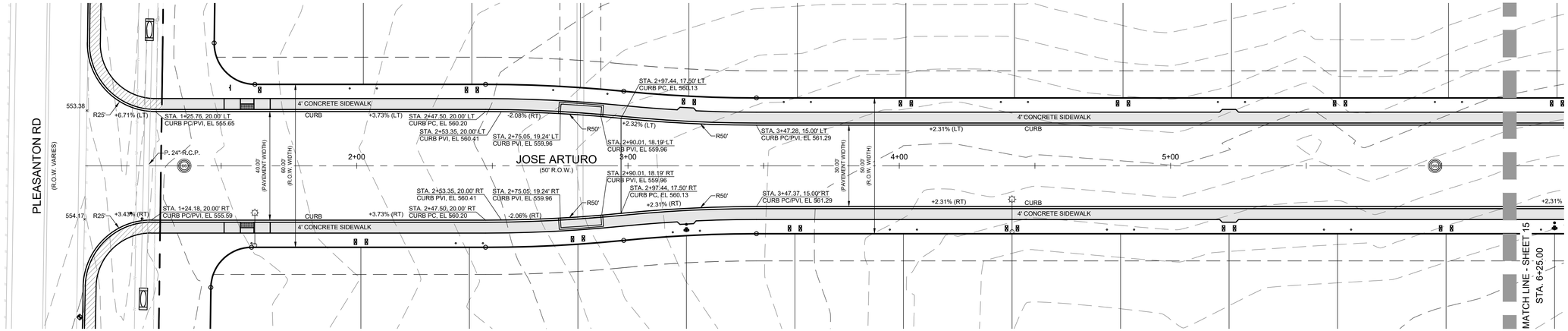
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
13
Sheet 13 of 60



JOSE ARTURO STREET PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

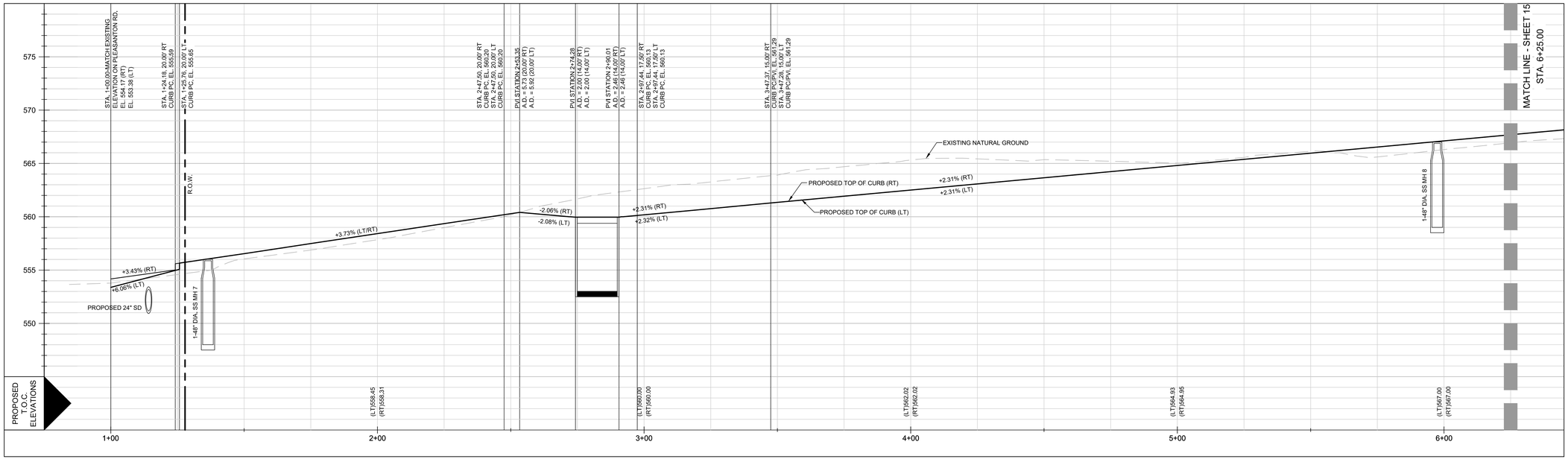
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00.00 TO 6+25.00



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4' CONC. SIDEWALK (DEVELOPER)

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24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

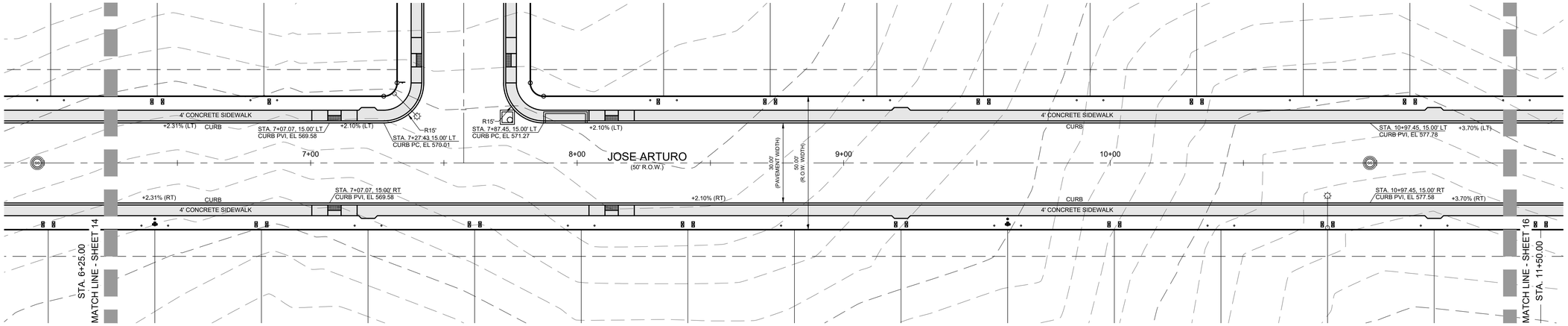
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DRWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-21-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
14
Sheet 14 of 60



JOSE ARTURO PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

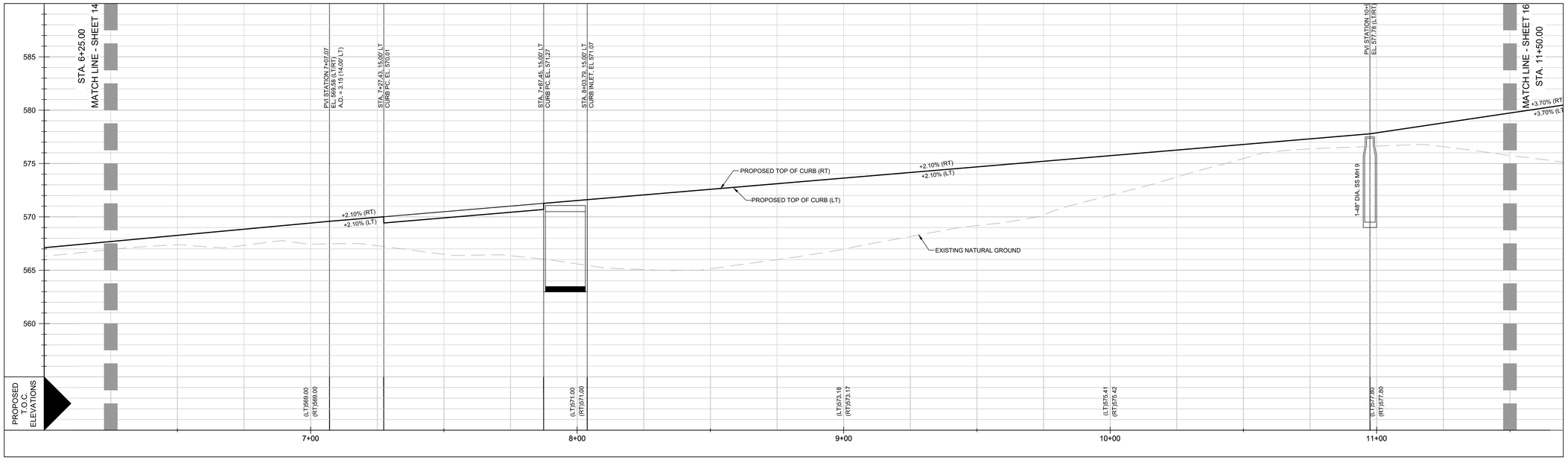
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 6+25.00 TO 11+50.00



NOTES:

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LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE
	FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

PROJECT NUMBER:

DATE: JANUARY 12, 2024

DESIGNED BY: JV

DWN BY: VR

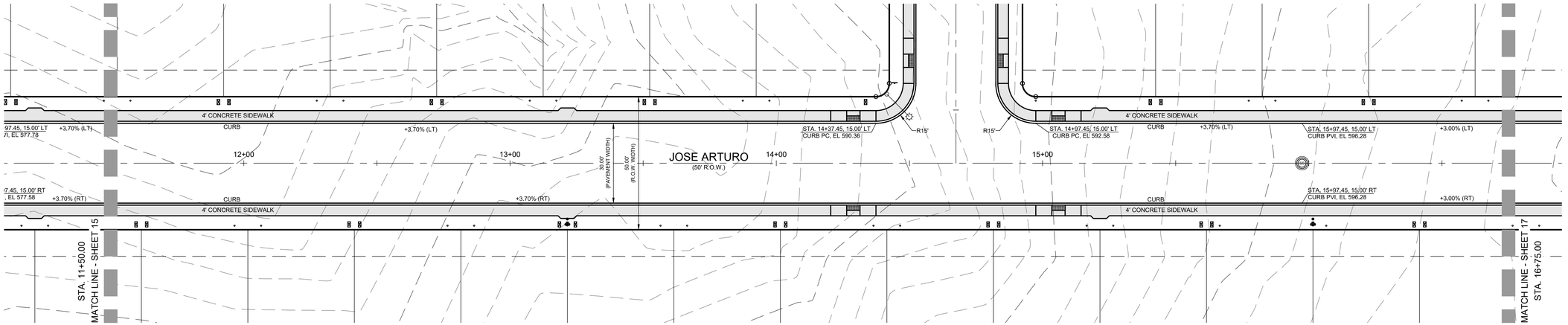
FILE NAME: C1D-21-Street Plan And Profile.dwg

CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
15
Sheet 15 of 60



JOSE ARTURO PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

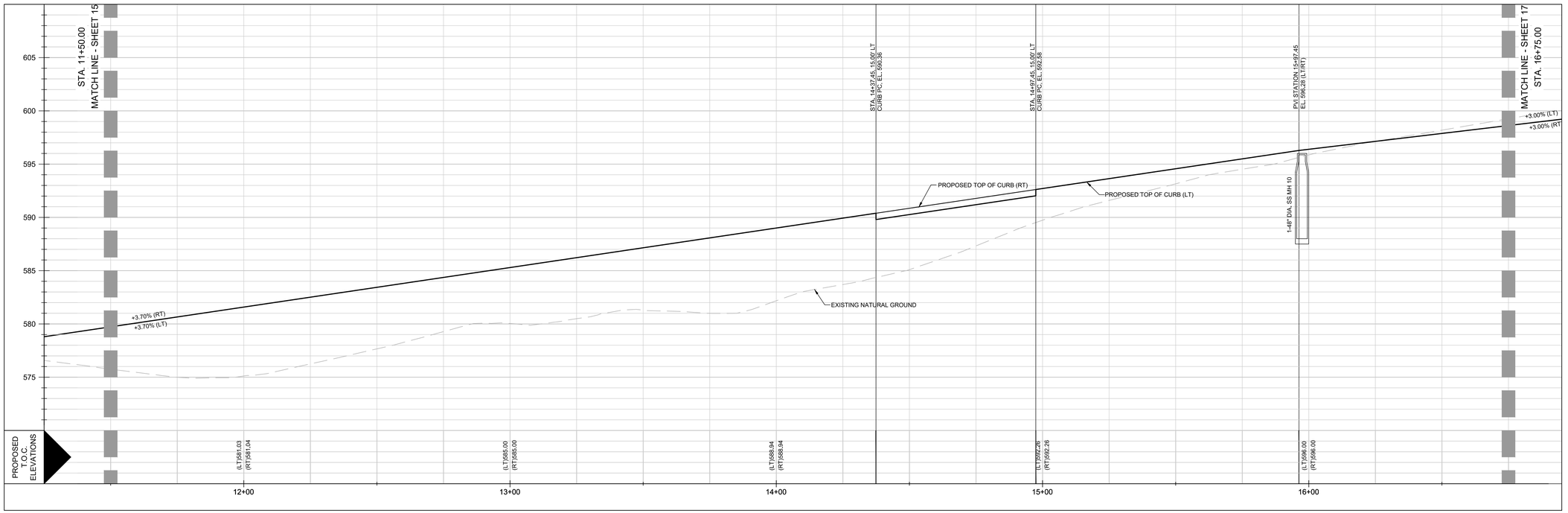
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 11+50.00 TO 16+75.00



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	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
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	FLOW ARROW

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WASHOUT CROWN

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4' CONC. SIDEWALK (HOMEBUILDER)

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
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FILE NAME: C10-21-Street Plan And Profile.dwg
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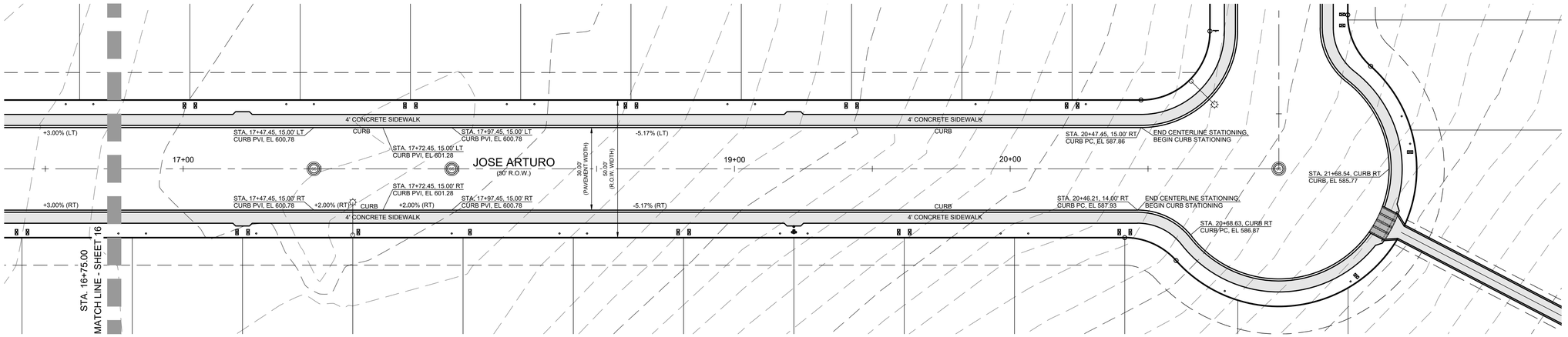
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
16
Sheet 16 of 60



JOSE ARTURO PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

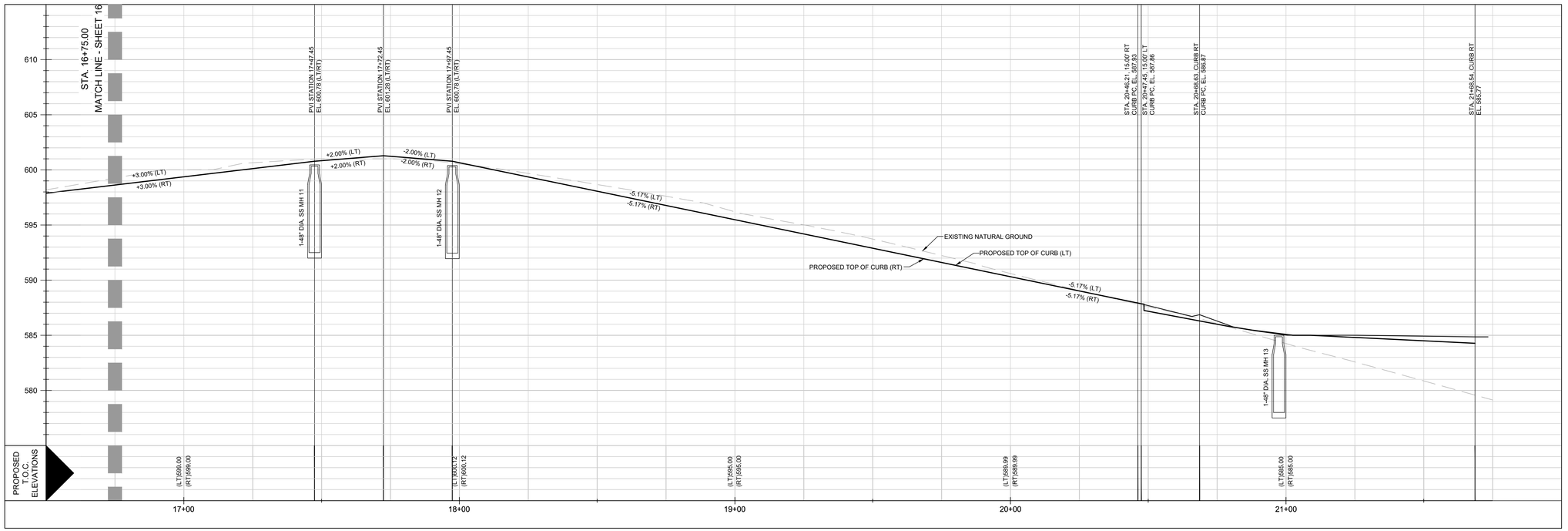
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 16+75.00 TO 21+68.44



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LEGEND

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- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- O C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
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- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FLOW LINE
- FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

PROJECT NUMBER:

DATE: JANUARY 12, 2024

DESIGNED BY: JV

DWN BY: VR

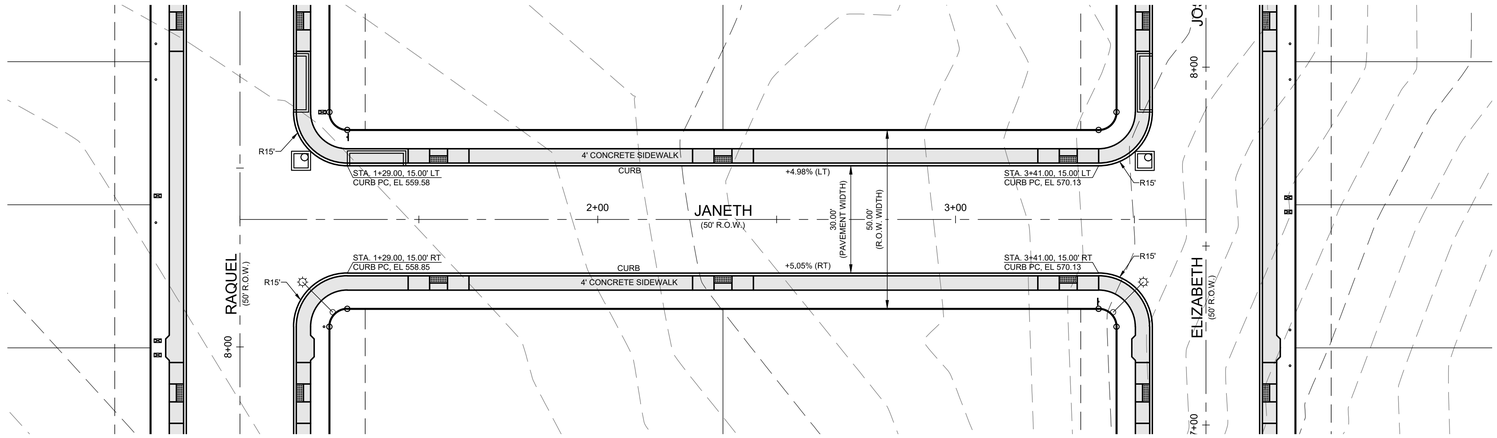
FILE NAME: C10-21-Street Plan And Profile.dwg

CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
17
Sheet 17 of 60



JANETH STREET PLAN & PROFILE

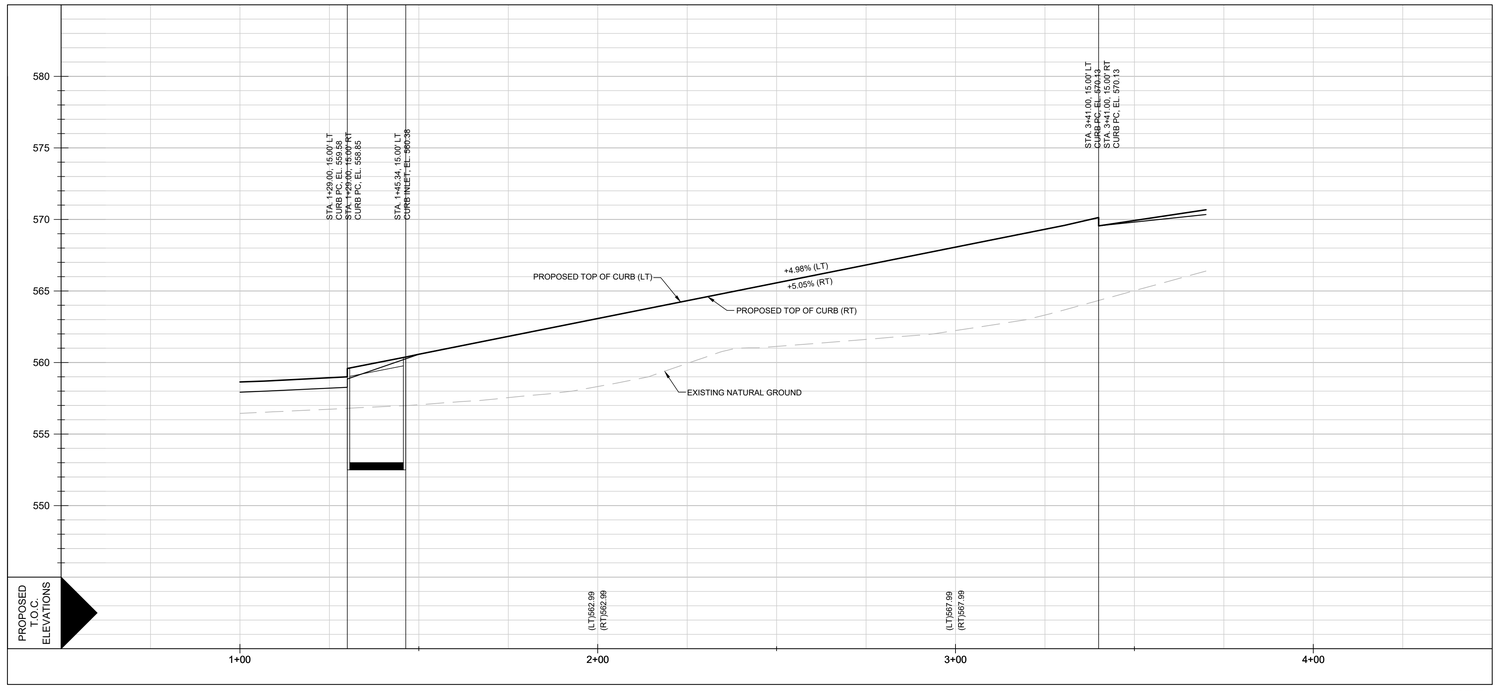
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 3+70.00



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WHEELCHAIR PASSING ZONE — WASHOUT CROWN

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- 4' CONC. SIDEWALK (HOMEBUILDER)
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URBAN CAPITAL STRATEGIES

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SAN ANTONIO, TEXAS 78221

STREET
PLAN AND PROFILE

SHEET NUMBER
18
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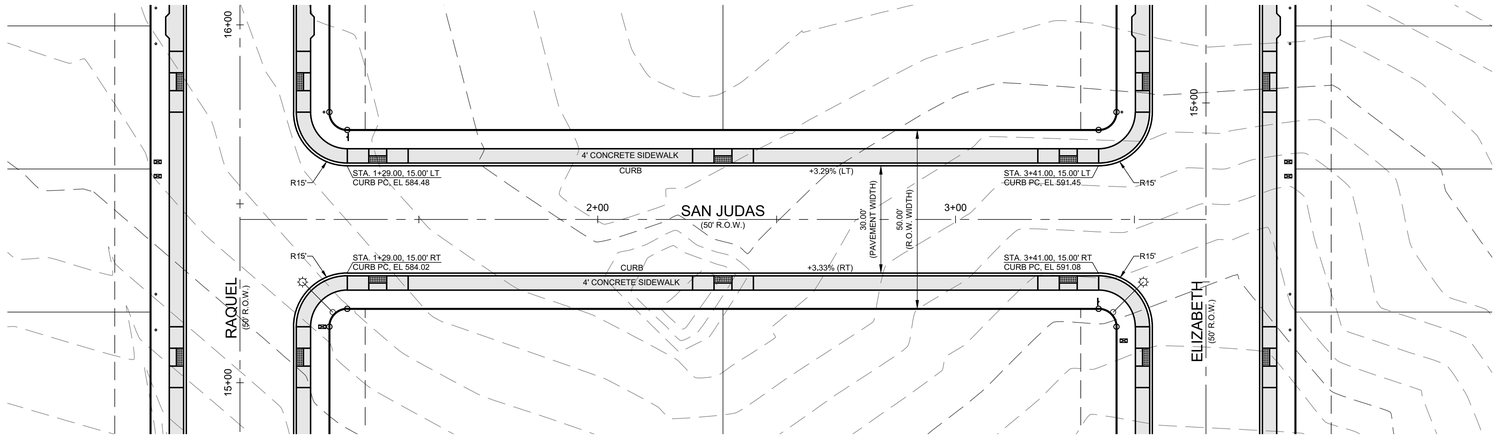


SAN JUDAS PLAN & PROFILE

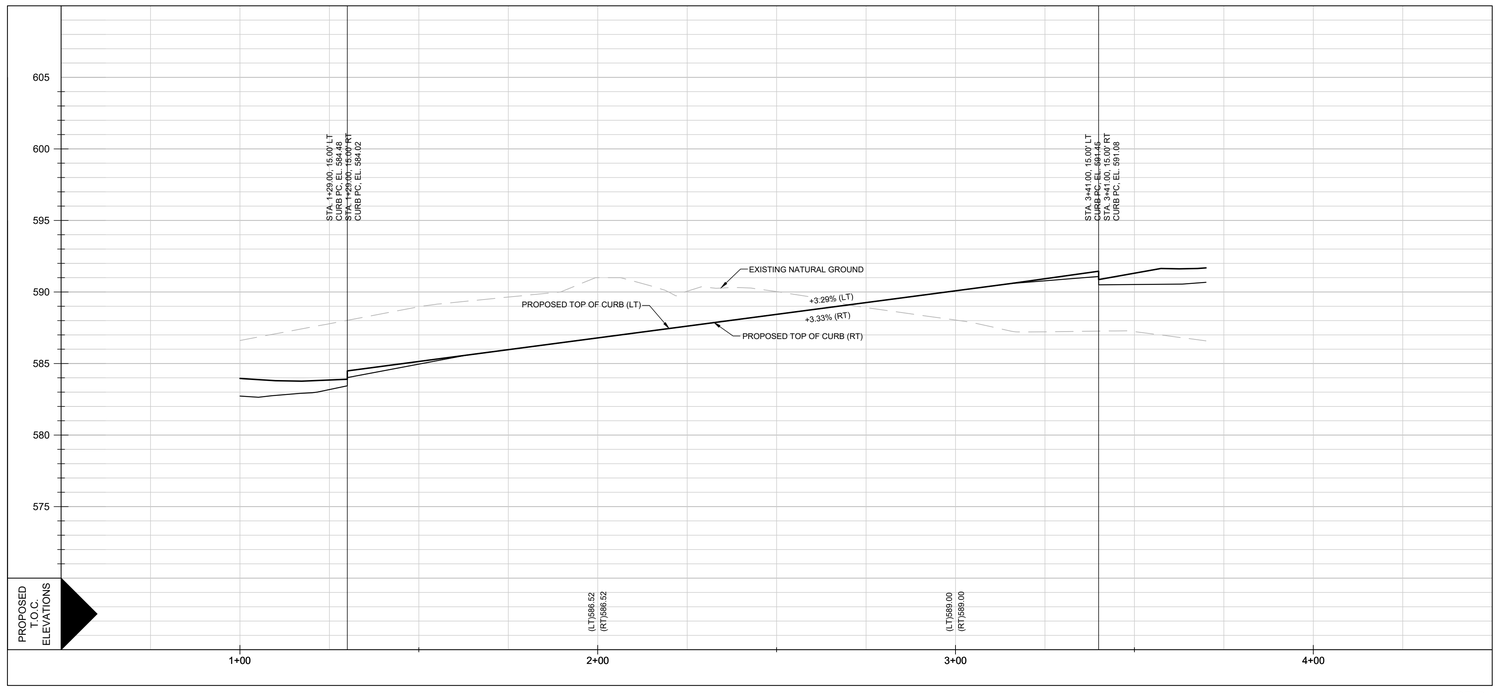
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 3+70.00



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01-12-2024

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DWN BY: VR
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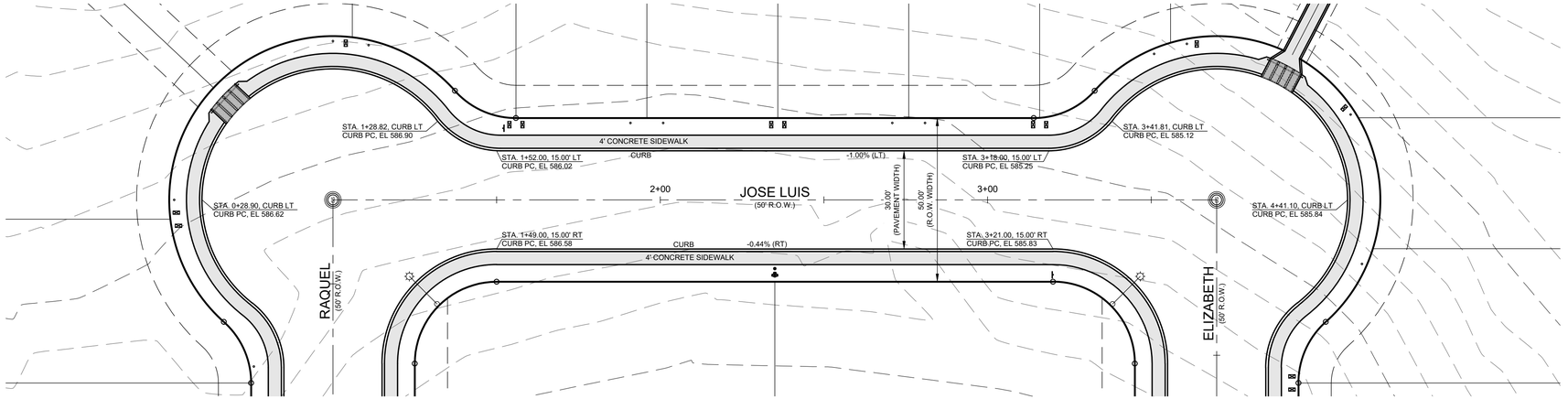


JOSE LUIS PLAN & PROFILE

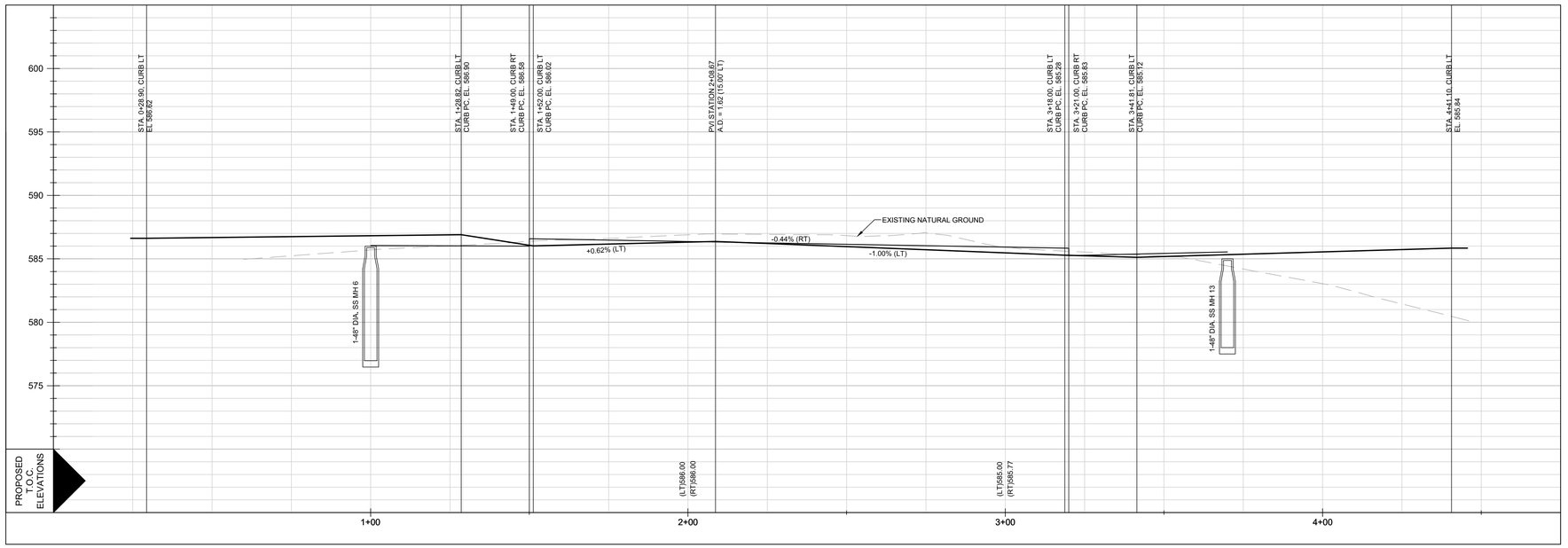
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 4+14.75



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CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES 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 PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH AS A MINIMUM O.S.H.A. STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH O.S.H.A. STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

4' CONC. SIDEWALK (HOMEBUILDER)

4' CONC. SIDEWALK (DEVELOPER)

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
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FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

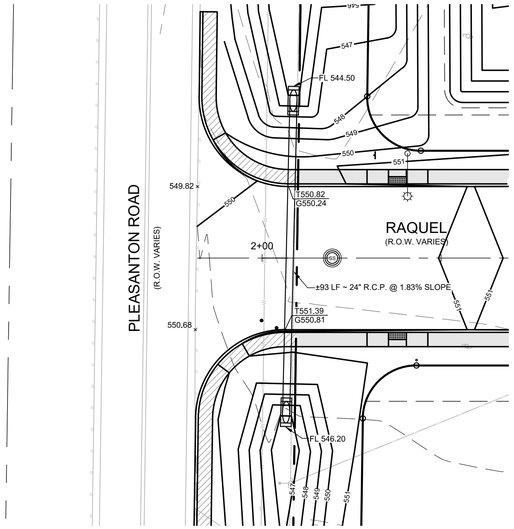
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-18-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-21-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

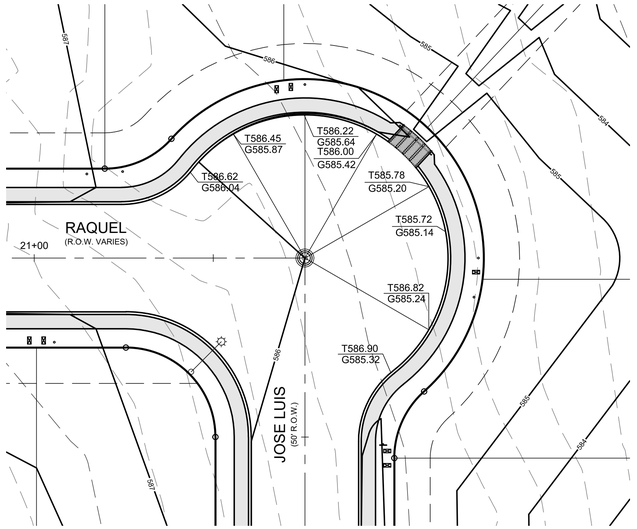
STREET
PLAN AND PROFILE

SHEET NUMBER
20
Sheet 20 of 60



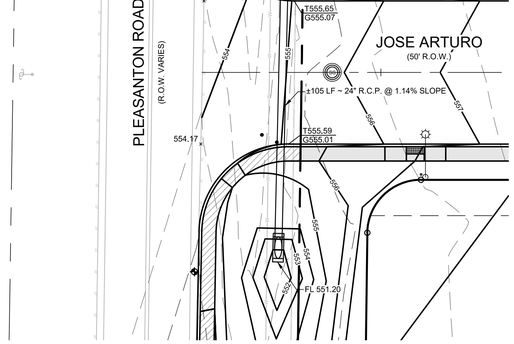
RAQUEL STREET - DRIVEWAY APPROACH GRADING

SCALE: 1" = 20'



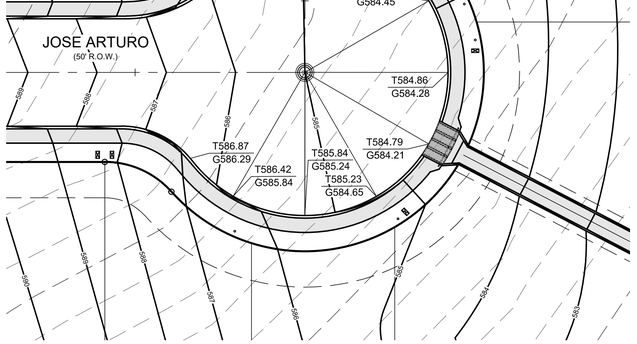
JOSE LUIS - CUL DE SAC GRADING

SCALE: 1" = 20'



JOSE ARTURO - DRIVEWAY APPROACH GRADING

SCALE: 1" = 20'



JOSE ARTURO - CUL DE SAC GRADING

SCALE: 1" = 20'

NOTES:

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LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- O C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FLOW LINE
- FLOW ARROW

WHEELCHAIR PASSING ZONE

WASHOUT CROWN

SIDEWALK RESPONSIBILITY - SEE SHEETS 32 & 33 FOR STATION DEFINED LIMITS

- 4' CONC. SIDEWALK (HOMEBUILDER)
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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C10-2-Street Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

DETAILED STREET PLAN

SHEET NUMBER
21
Sheet 21 of 60

STORM DRAIN PLAN & PROFILE LINE A

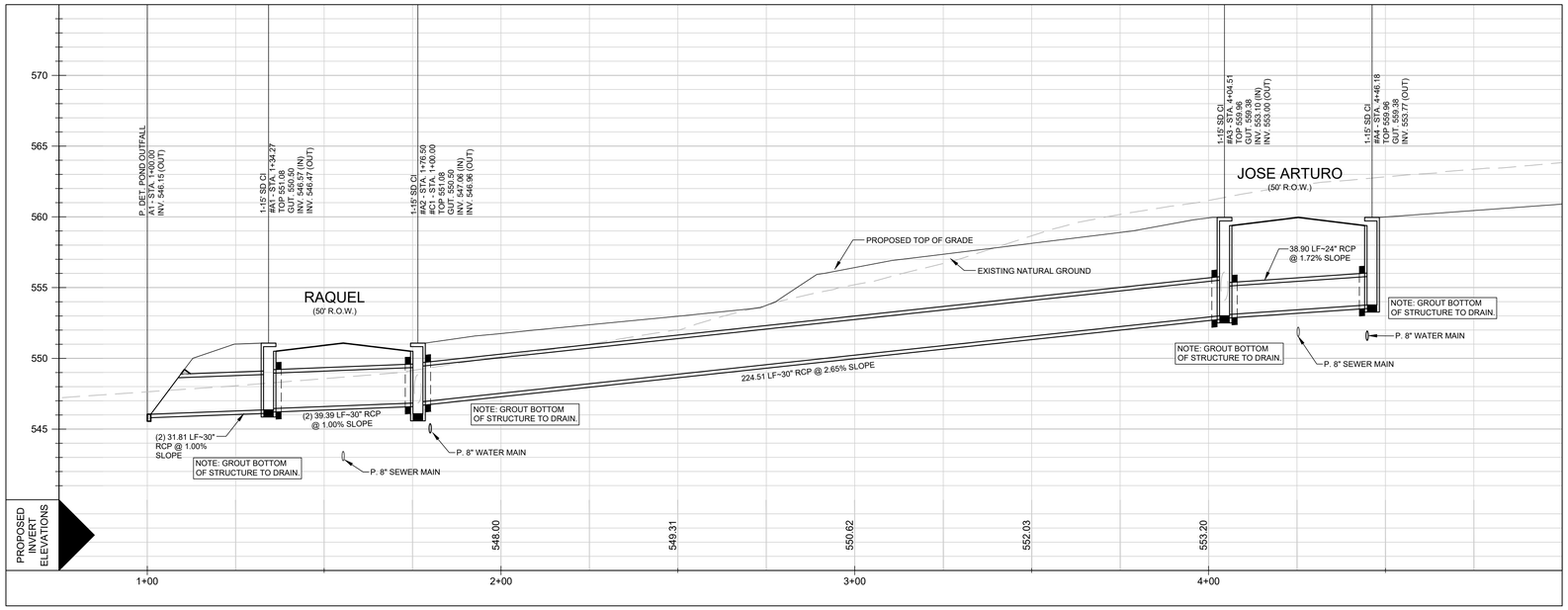
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 4+46.18



LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
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W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
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P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE
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STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
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DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
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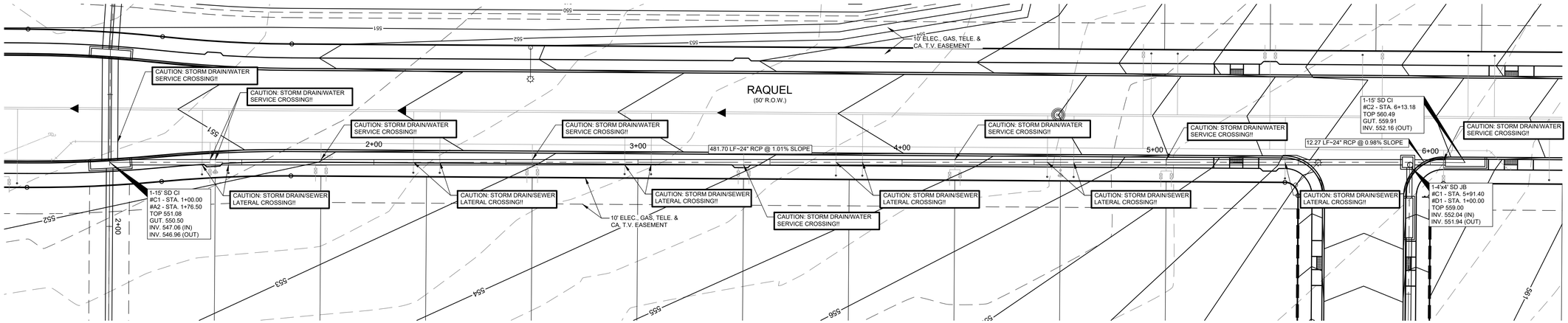
FILE NAME: C22-25-Storm Drain Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STORM DRAIN
PLAN AND PROFILE

SHEET NUMBER
22
Sheet 22 of 60



STORM DRAIN PLAN & PROFILE LINE B

HORIZ. SCALE: 1" = 20'

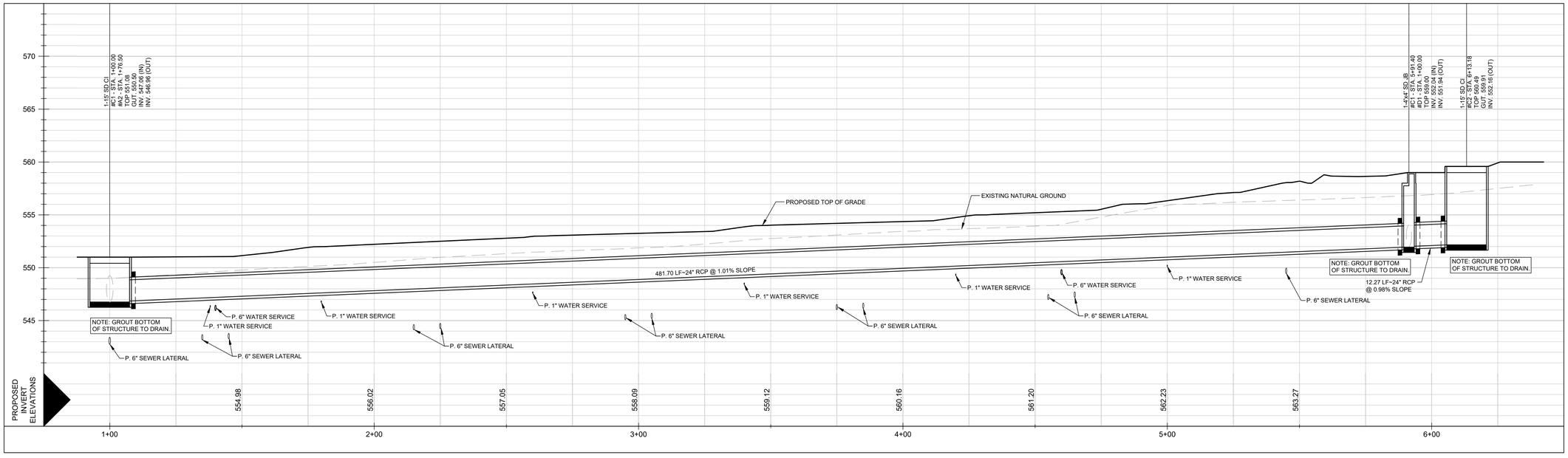
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00.00 TO 6+13.18



LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
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P. CURB	PROPOSED CURB
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P.	PROPOSED
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	FLOW ARROW

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URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
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LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
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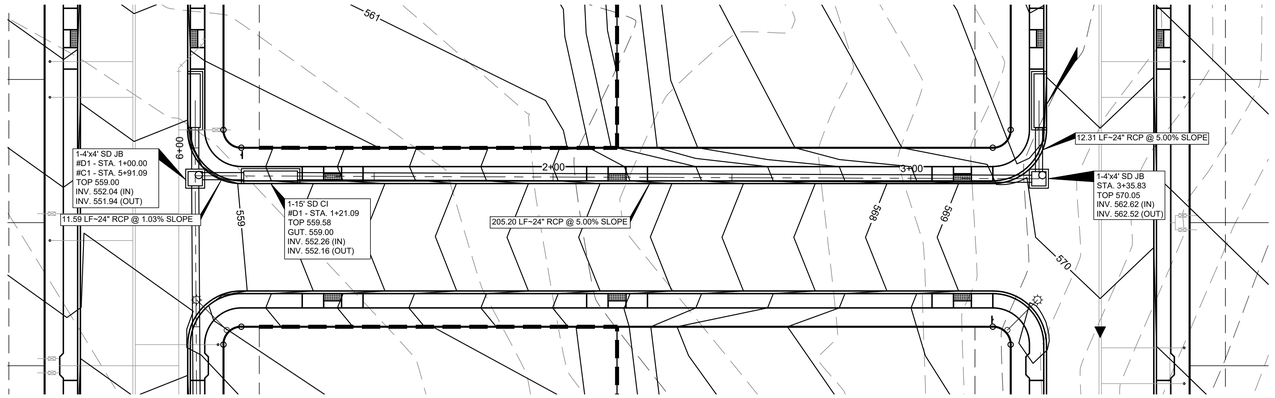
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STORM DRAIN
PLAN AND PROFILE

SHEET NUMBER
23
Sheet 23 of 60



STORM DRAIN PLAN & PROFILE LINE C

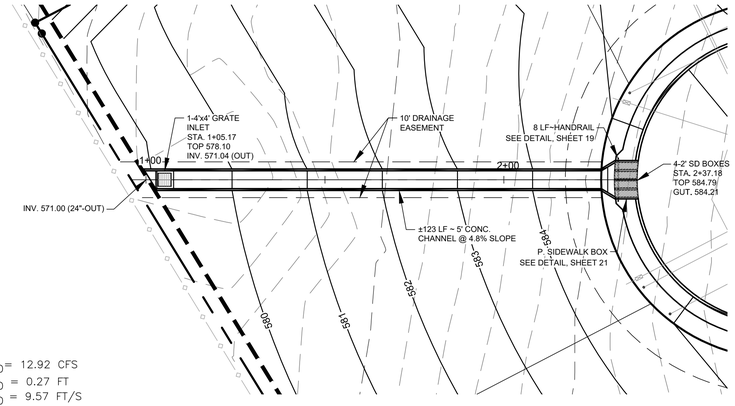
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 3+57.64

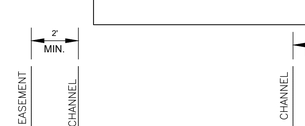


S = 4.8%

Q_{25}= 10.36 CFS Q_{100}= 12.92 CFS

d_{25} = 0.24 FT d_{100} = 0.27 FT

v_{25} = 8.63 FT/S v_{100} = 9.57 FT/S



5' CONCRETE CHANNEL - HYDRAULICS

NOT TO SCALE

STORM DRAIN PLAN & PROFILE CHANNEL - 1

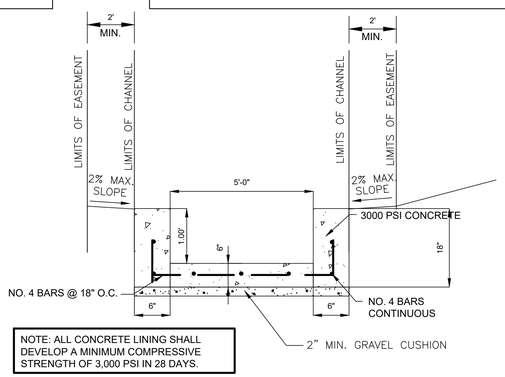
HORIZ. SCALE: 1" = 20'

0 20 40

VERT. SCALE: 1" = 5'

0 5 10

STA. 1+00.00 TO 2+37.18



NOTE: ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.

TYPICAL CONCRETE CHANNEL SECTION

NOT TO SCALE

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POWER POLE
- EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FLOW LINE
- FLOW ARROW

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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

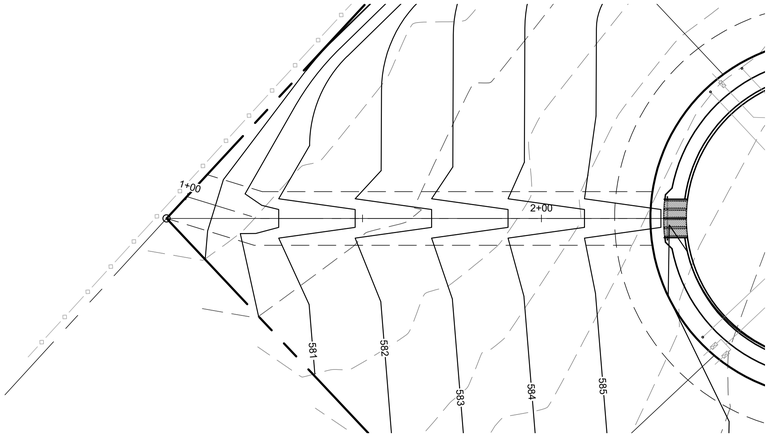
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DRWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C22-25-Storm Drain Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STORM DRAIN PLAN AND PROFILE

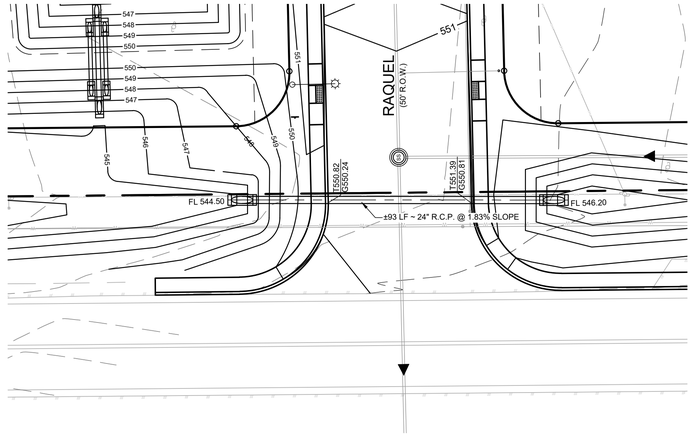
SHEET NUMBER
24
Sheet 24 of 60



STORM DRAIN PLAN & PROFILE CHANNEL - 2

HORIZ. SCALE: 1" = 20'
0 20 40
VERT. SCALE: 1" = 5'
0 5 10

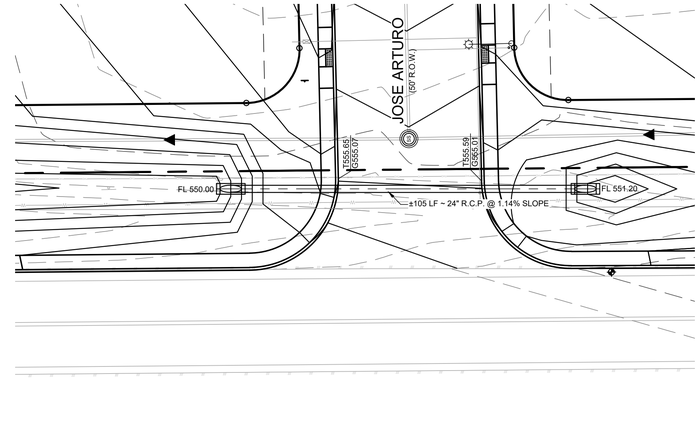
STA. 1+00.00 TO 2+40.44



STORM DRAIN PLAN & PROFILE DRIVEWAY - 1

HORIZ. SCALE: 1" = 20'
0 20 40
VERT. SCALE: 1" = 5'
0 5 10

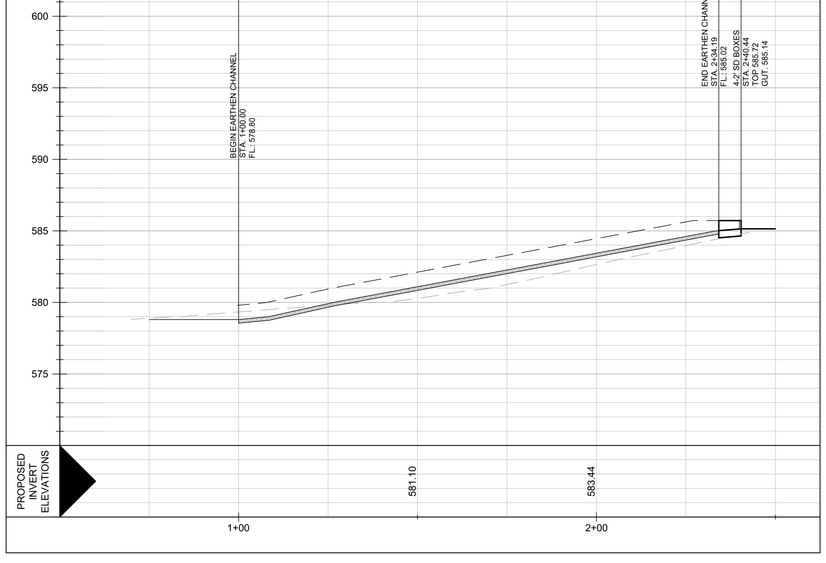
STA. 1+00.00 TO 1+95.95

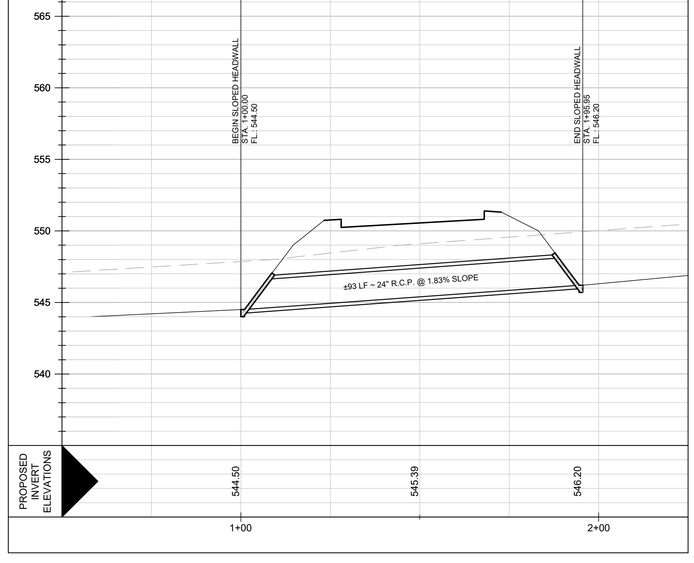


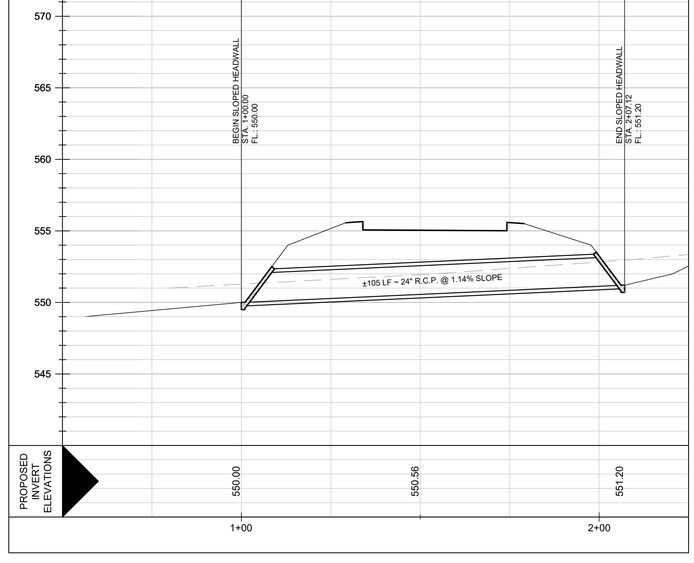
STORM DRAIN PLAN & PROFILE DRIVEWAY - 2

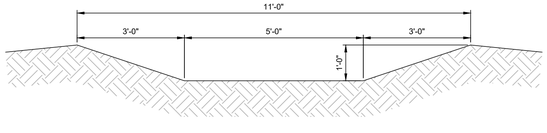
HORIZ. SCALE: 1" = 20'
0 20 40
VERT. SCALE: 1" = 5'
0 5 10

STA. 1+00.00 TO 2+07.12







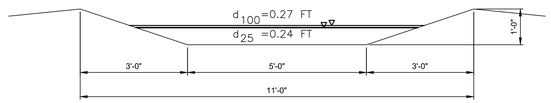


TYPICAL EARTHEN CHANNEL SECTION

NOT TO SCALE

S = 4.8%
Q_{25}= 10.36 CFS Q_{100}= 12.92 CFS
d_{25} = 0.24 FT d_{100} = 0.27 FT
v_{25} = 8.63 FT/S v_{100} = 9.57 FT/S

MINIMUM 6" FREEBOARD



11' EARTHEN CHANNEL - HYDRAULICS

NOT TO SCALE

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
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- C/O — EXISTING CLEAN OUT
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URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
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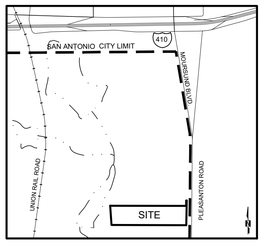
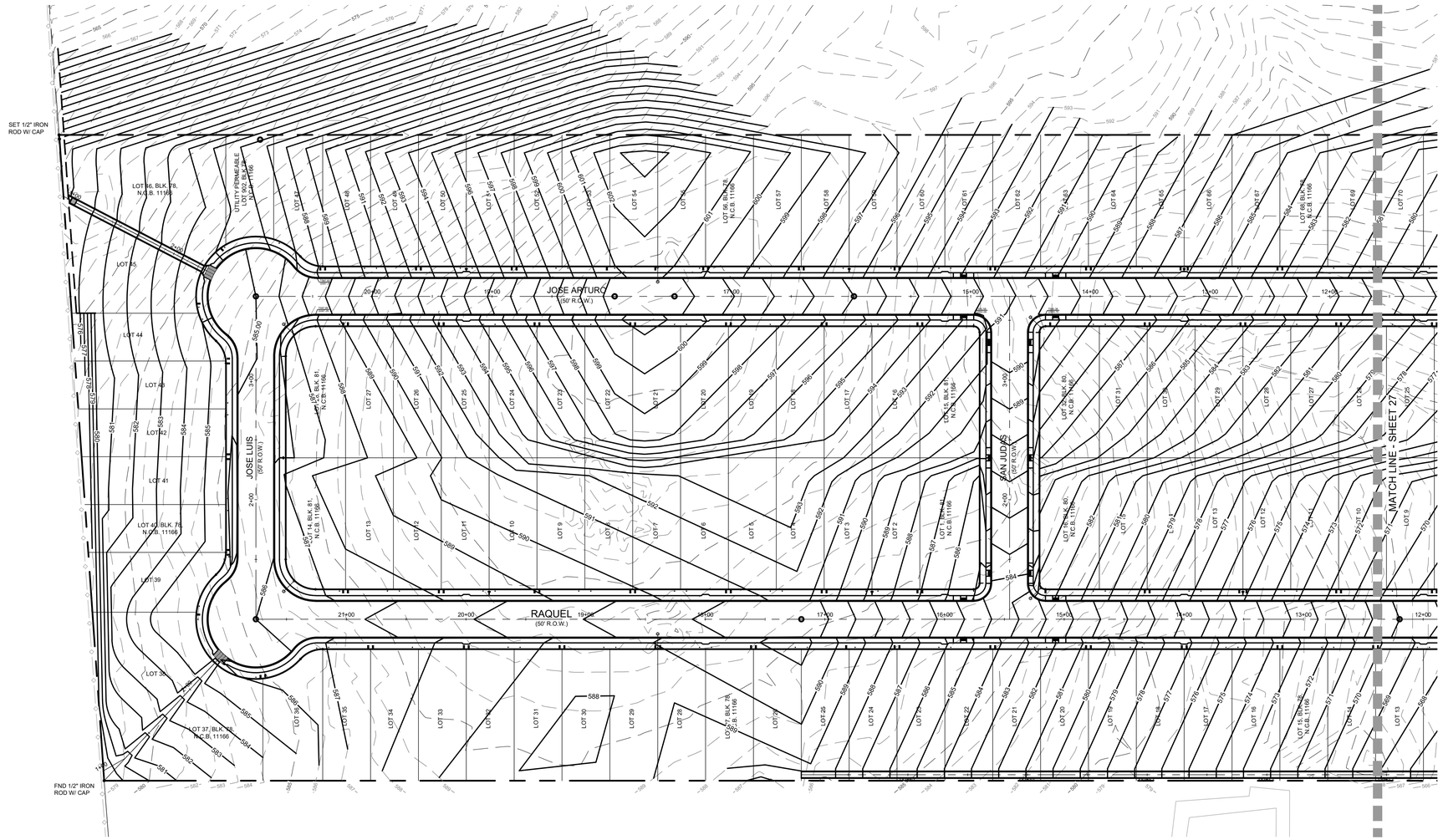
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

STORM DRAIN
PLAN AND PROFILE

SHEET NUMBER
25
Sheet 25 of 60



LOCATION MAP
NOT TO SCALE



TBM NO. 1
MAG NAIL IN CURB, ON PLEASANTON RD.
NORTH-EAST CORNER OF SITE
N.: 13659231.90
E.: 2127075.88
ELEV.: 555.10

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
O C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE

N

0 50 100

SCALE: 1" = 50'

SITE GRADING PLAN

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

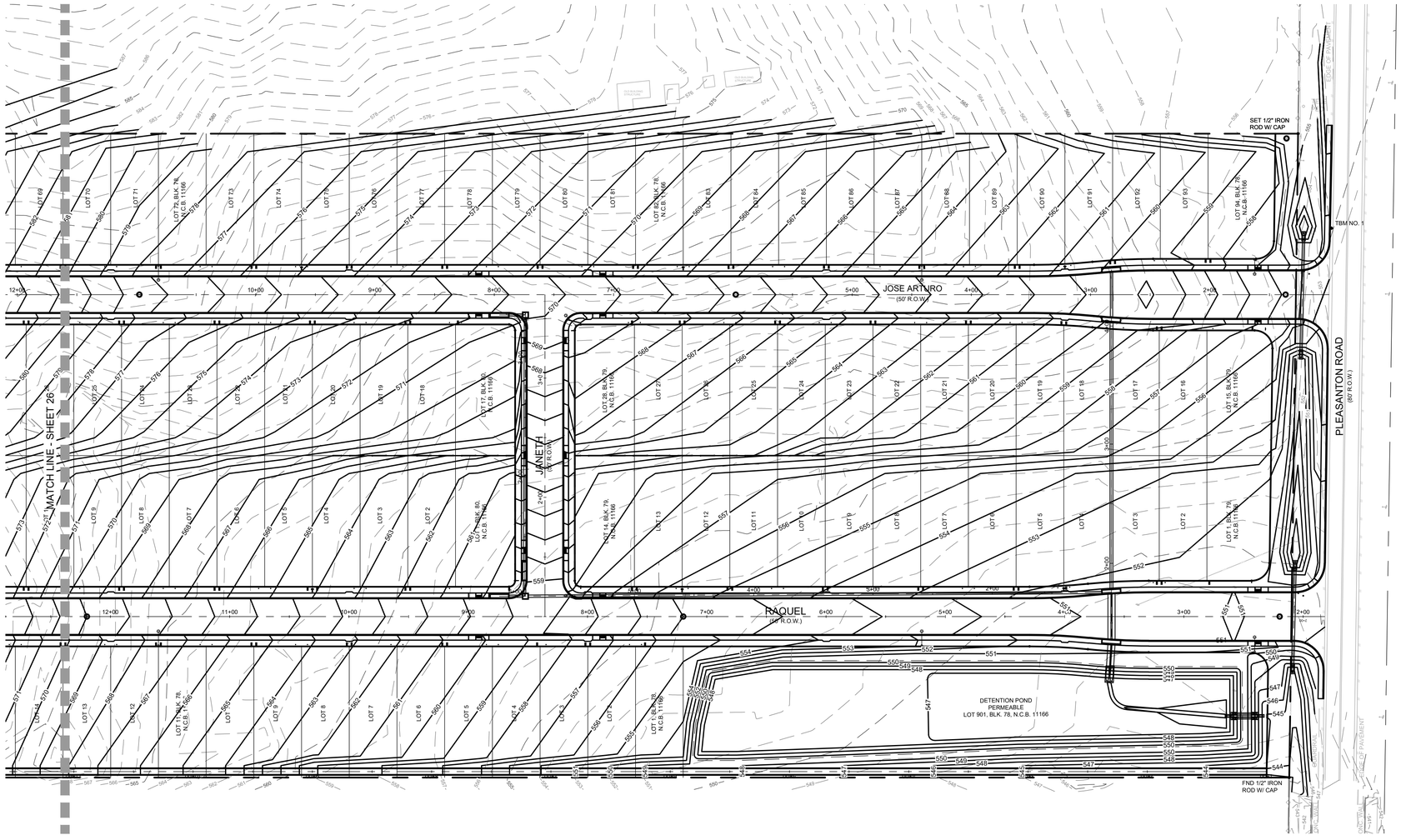
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

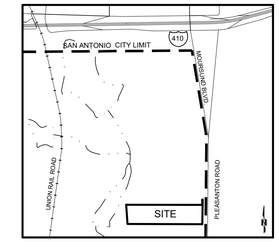
PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C26-27-Grading Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SITE GRADING PLAN

SHEET NUMBER
26
Sheet 26 of 60





LOCATION MAP
NOT TO SCALE

TBM NO. 1
MAG NAIL IN CURB, ON PLEASANTON RD.
NORTH-EAST CORNER OF SITE
N.: 13659231.90
E.: 2127075.88
ELEV.: 555.10

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE

N

0 50 100

SCALE: 1" = 50'

SITE GRADING PLAN

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

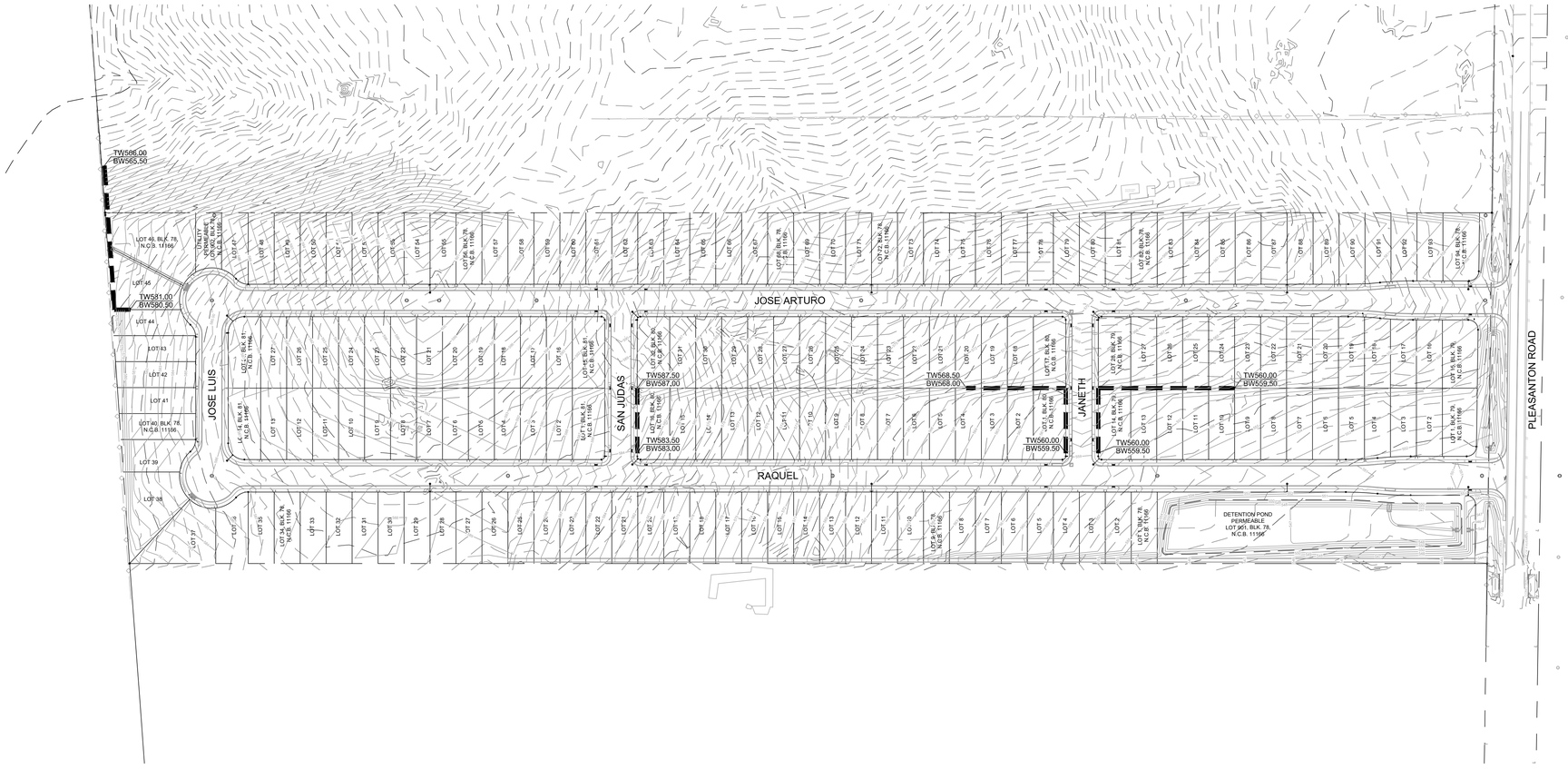
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

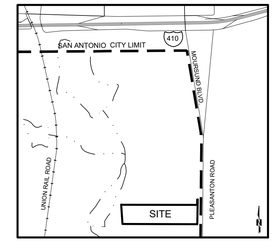
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C26-27-Grading Plan.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SITE
GRADING PLAN

SHEET NUMBER
27
Sheet 27 of 60





LOCATION MAP

NOT TO SCALE

N

0 100 200

SCALE: 1" = 100'

RETAINING WALL SITE PLAN

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- O C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION
- 23.22 — PROPOSED ELEVATION
- T 36.75 — TOP OF CURB ELEVATION
- G 36.25 — GUTTER ELEVATION
- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FLOW LINE

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

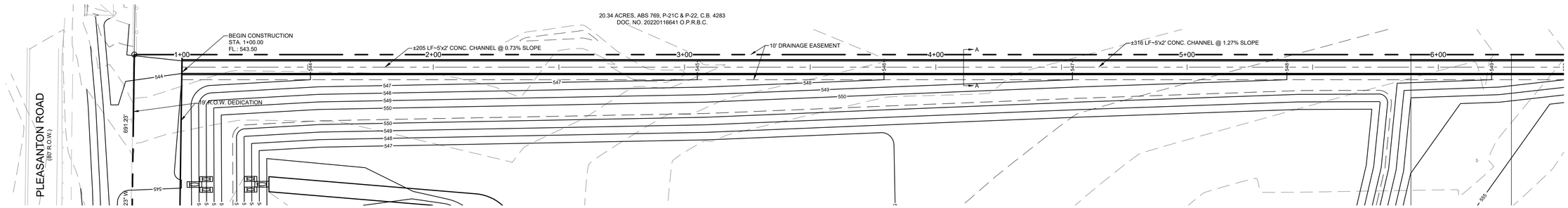
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JLV
DWN BY: VR
FILE NAME: C26-Retaining Wall Plan.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

RETAINING WALL SITE PLAN

SHEET NUMBER
28
Sheet 28 of 60



INTERCEPTOR CHANNEL PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

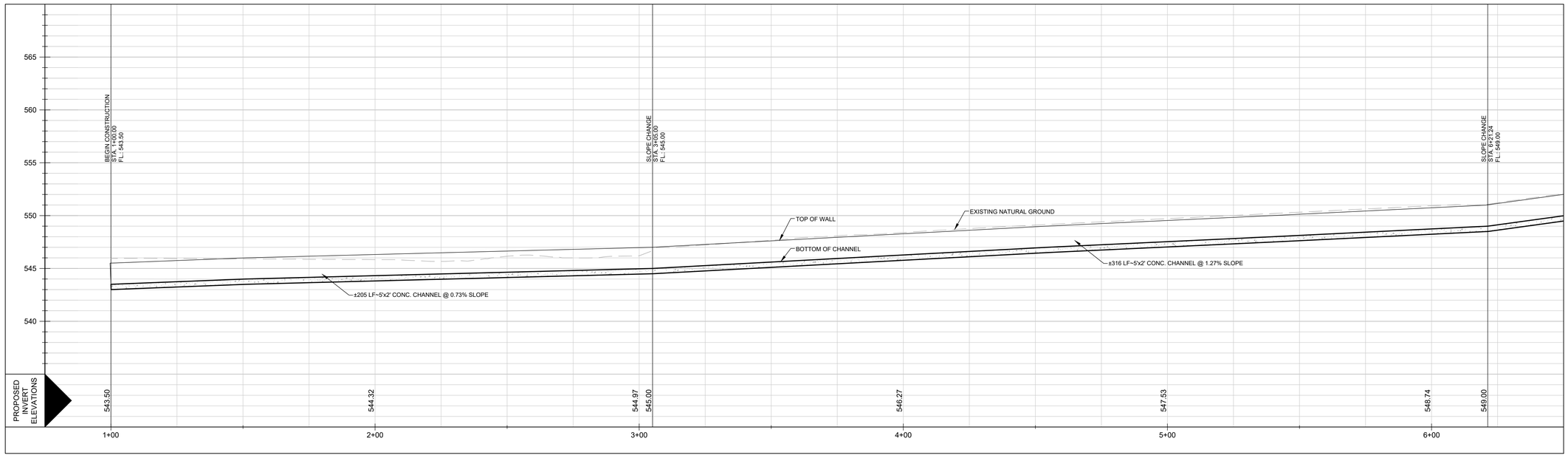
0 20 40

VERT. SCALE: 1" = 5'

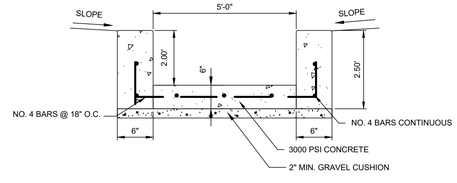
0 5 10

N

STA. 1+00.00 TO 6+50.00



NOTE: ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.



TYPICAL CONCRETE CHANNEL SECTION

NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
O C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE
	FLOW ARROW

VILLAGOMEZ ENGINEERING CO.
24165 IH–10W, SUITE 217–708
SAN ANTONIO, TEXAS 78257
PH. (210) 724–0816
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TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21–044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

PROJECT NUMBER:

DESIGNED BY: JV

DRWN BY: VR

DATE: JANUARY 12, 2024

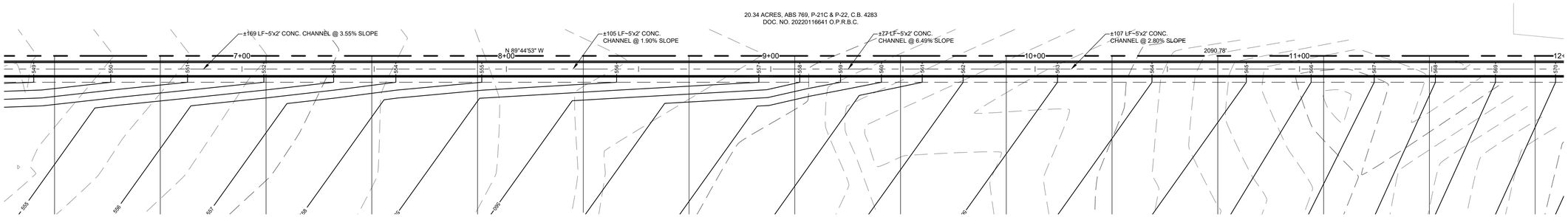
FILE NAME: C29-Interceptor Channel.dwg

CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

INTERCEPTOR CHANNEL
PLAN AND PROFILE

SHEET NUMBER
29
Sheet 29 of 60



INTERCEPTOR CHANNEL PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

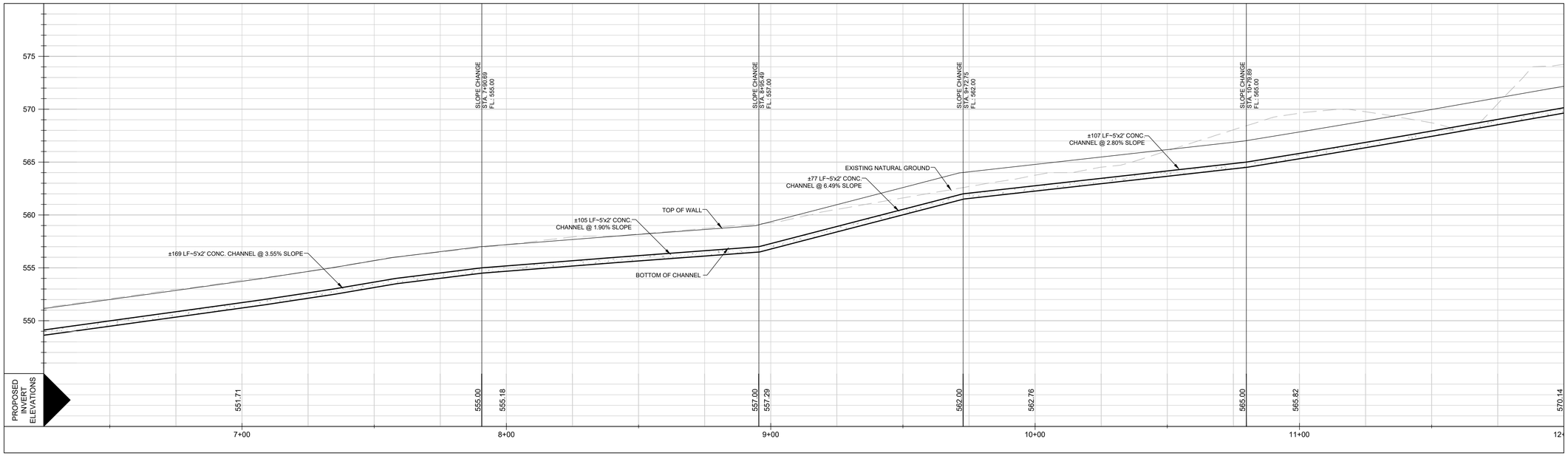
0 20 40

VERT. SCALE: 1" = 5'

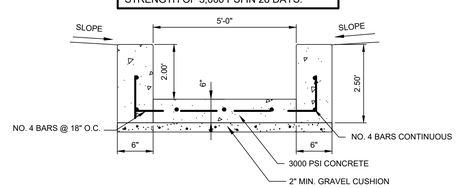
0 5 10

N

STA. 6+50.00 TO 12+00.00



NOTE: ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.



TYPICAL CONCRETE CHANNEL SECTION

NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE
	FLOW ARROW

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER

01-15-2024

PROJECT NUMBER:

DATE: JANUARY 12, 2024

DESIGNED BY: JV

DWN BY: VR

FILE NAME: C29-Interceptor Channel.dwg

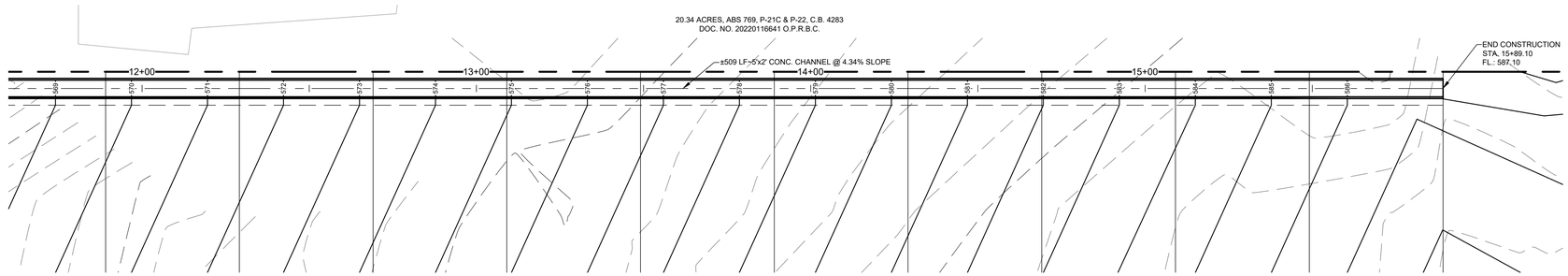
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

INTERCEPTOR CHANNEL
PLAN AND PROFILE

SHEET NUMBER

29.1



INTERCEPTOR CHANNEL PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

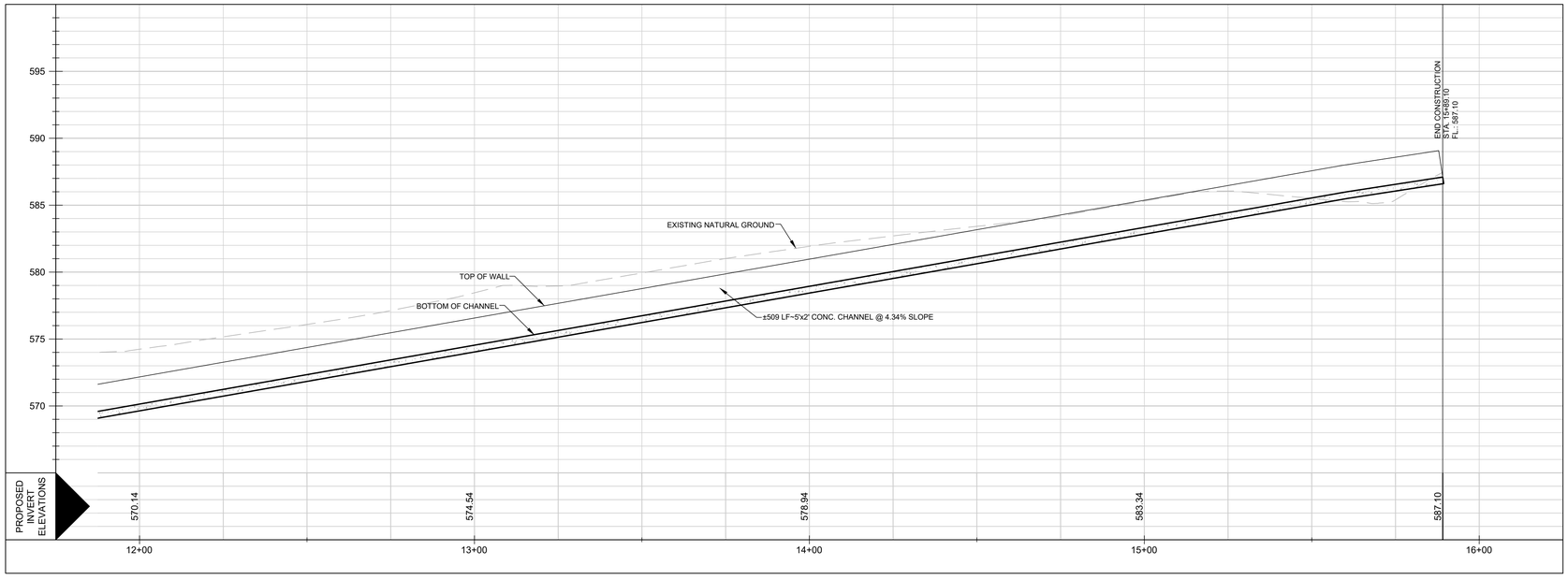
0 20 40

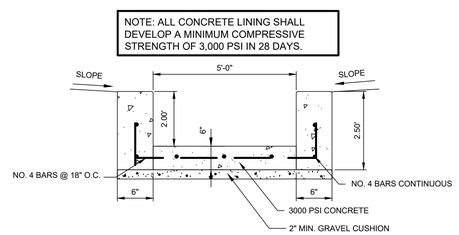
VERT. SCALE: 1" = 5'

0 5 10

N

STA. 12+00.00 TO 15+89.10





TYPICAL CONCRETE CHANNEL SECTION

NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE
	FLOW ARROW

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER

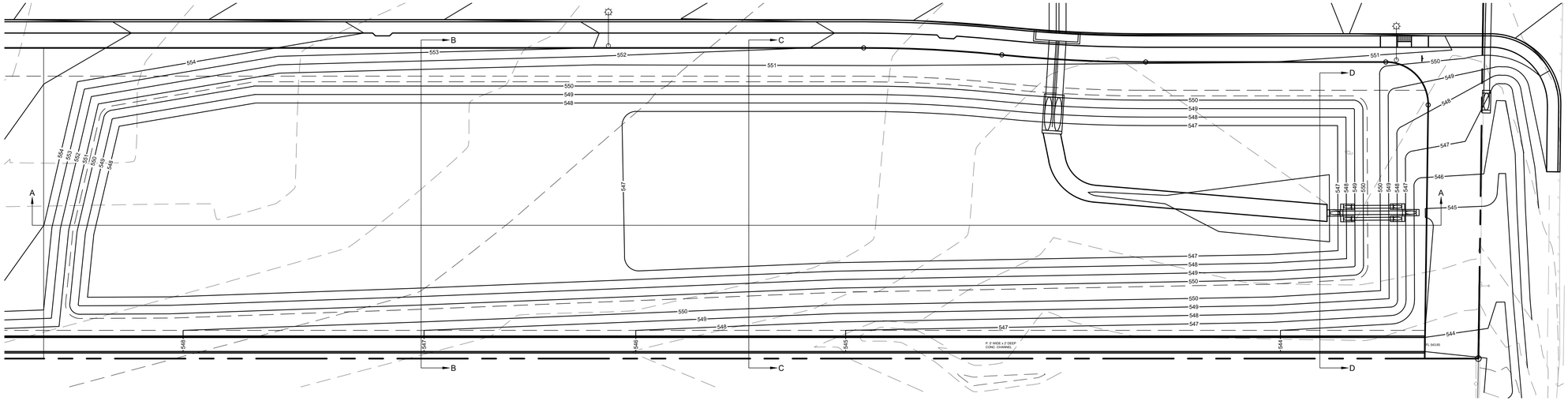
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C28-Interceptor Channel.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

INTERCEPTOR CHANNEL
DESIGN AND DETAILS

SHEET NUMBER
29.2



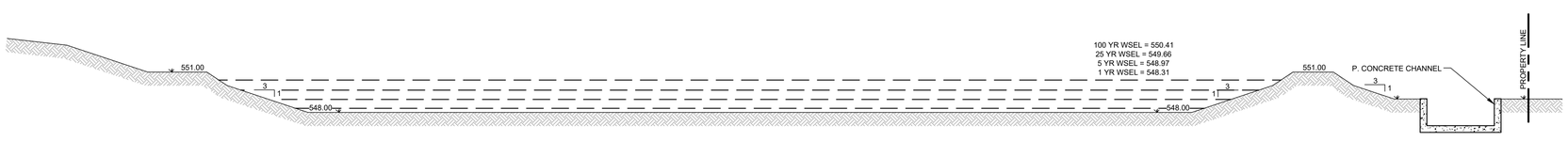
0 20 40

SCALE: 1" = 20'

DETENTION POND

SECTION A-A

SCALE: 1" = 5'



SECTION B-B

SCALE: 1" = 5'

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
WM	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
000.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE

VILLAGOMEZ ENGINEERING CO.
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SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
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TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

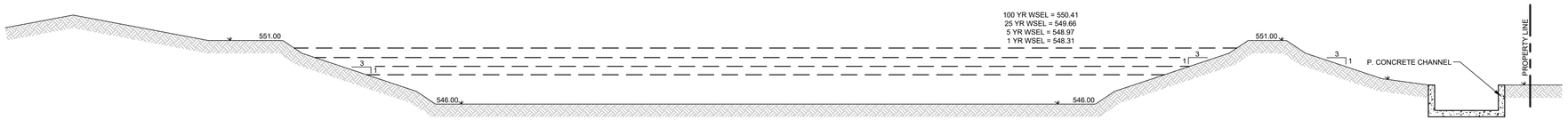
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-13-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C30-31-Detention Pond Plan.dwg
CONSTRUCTION DOCUMENTS

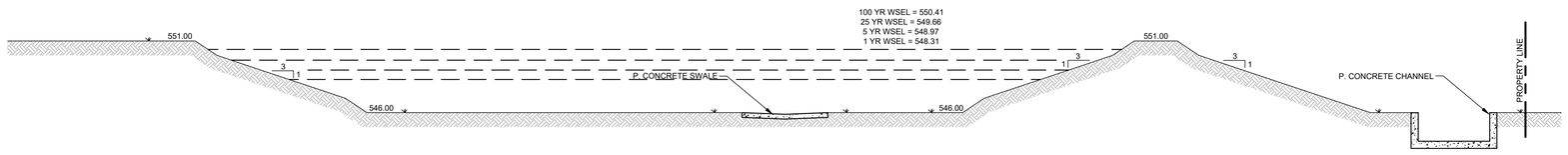
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

DETENTION POND
DESIGN AND DETAILS

SHEET NUMBER
30
Sheet 30 of 60

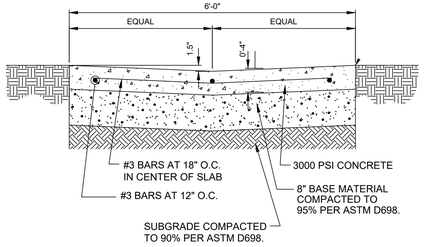


SECTION C-C
SCALE: 1" = 5'



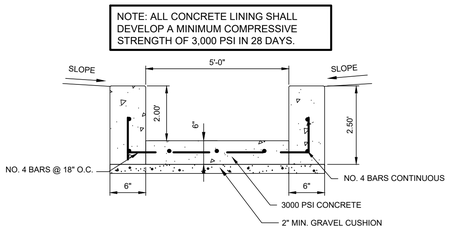
SECTION D-D
SCALE: 1" = 5'

NOTE: SAW/TOOL JOINTS 5'-0" O.C.
EXPANSION JOINTS 20'-0" O.C.



CONCRETE SWALE
NOT TO SCALE

NOTE: ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.



TYPICAL CONCRETE CHANNEL SECTION
NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
O C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

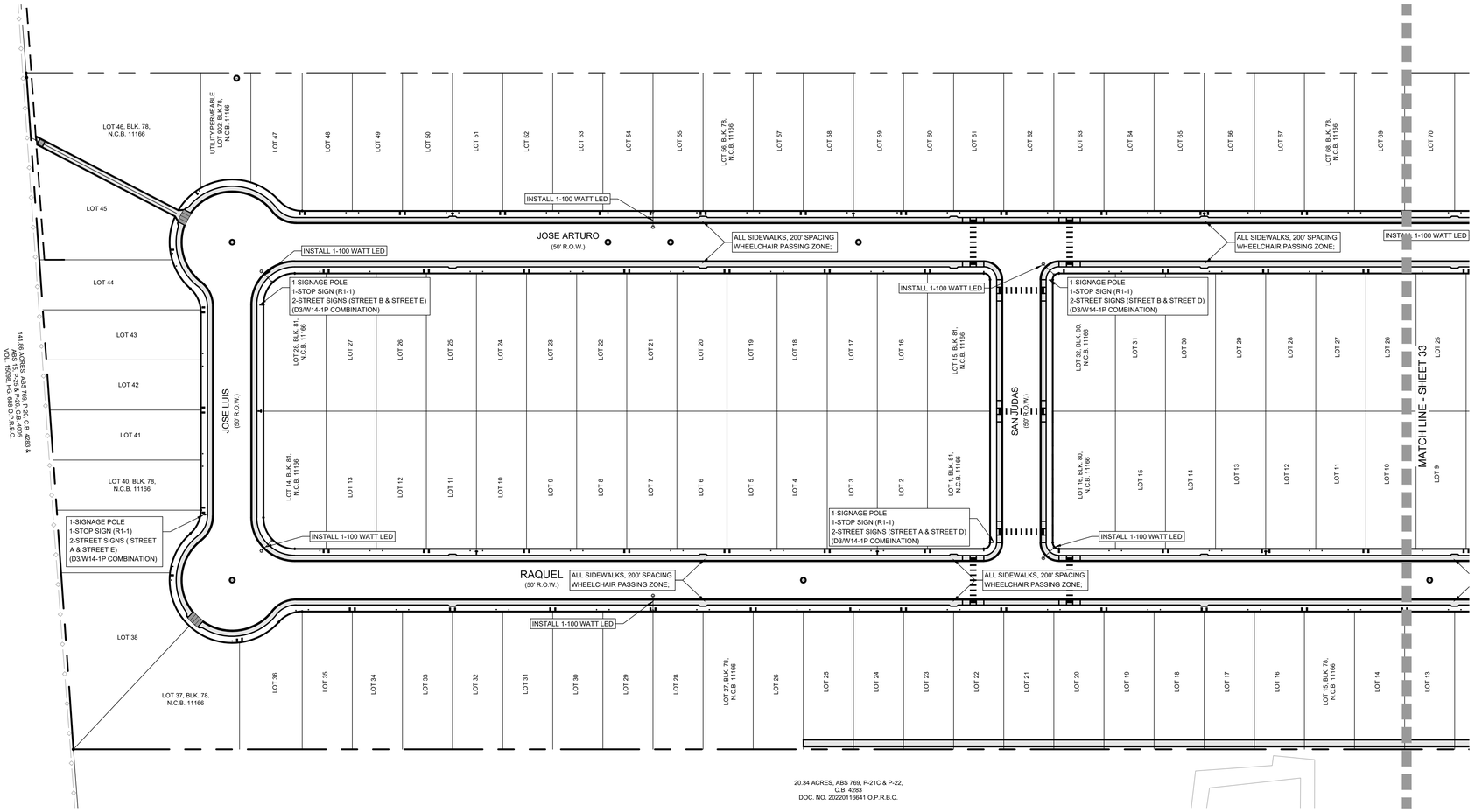
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

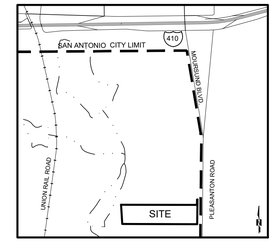
DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C30-31-detention Pond Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

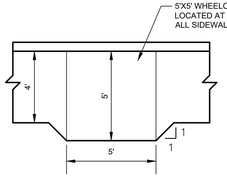
DETENTION POND - A
DESIGN AND DETAILS

SHEET NUMBER
31
Sheet 31 of 60





LOCATION MAP
NOT TO SCALE



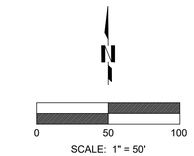
TYPICAL WHEELCHAIR PASSING ZONE
SCALE: 1" = 4'

GENERAL NOTES:

1. STREET LIGHTS SHALL NOT BE CONSTRUCTED WITHIN SIDEWALKS.

2. ALL SIGNAGE AND PAVEMENT MARKINGS TO COMPLY WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

3. ALL SIDEWALKS ARE 4' WIDE, UNLESS OTHERWISE NOTED.



SCALE: 1" = 50'

SIDEWALK AND SIGNAGE PLAN

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	STREET SIGN
	4' CONC. SIDEWALK (HOMEBUILDER)
	4' CONC. SIDEWALK (DEVELOPER)

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

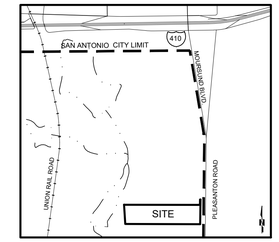
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C32-34-Sidewalk & Sinage Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

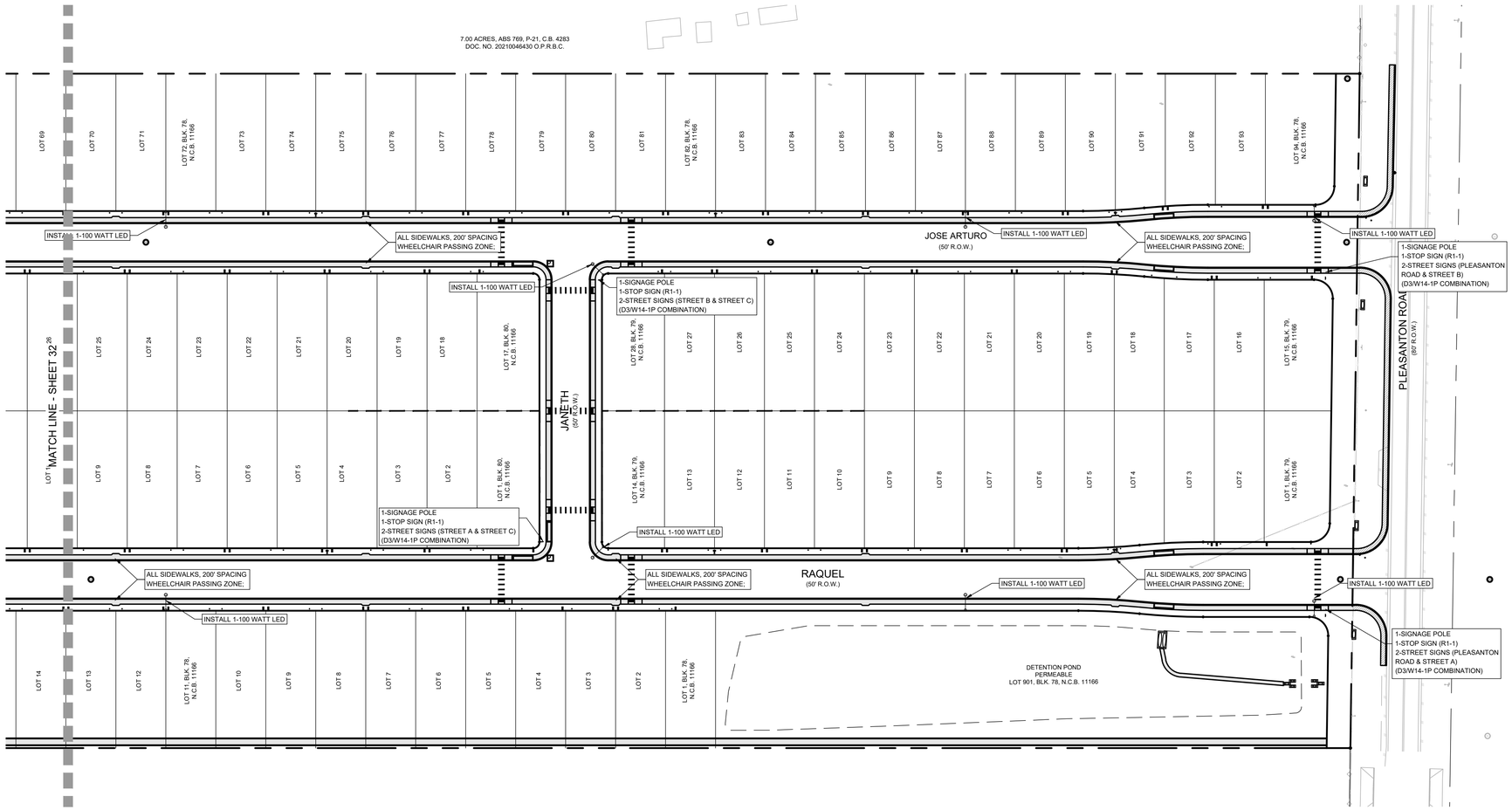
SIDEWALK AND SIGNAGE PLAN

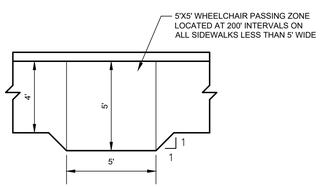
SHEET NUMBER
32
Sheet 32 of 60



LOCATION MAP

NOT TO SCALE





TYPICAL WHEELCHAIR PASSING ZONE

SCALE: 1" = 4'

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2. ALL SIGNAGE AND PAVEMENT MARKINGS TO COMPLY WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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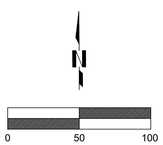

SCALE: 1" = 50'

SIDEWALK AND SIGNAGE PLAN

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
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23.22	PROPOSED ELEVATION
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G 36.25	GUTTER ELEVATION
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P. CURB	PROPOSED CURB
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	STREET SIGN
	4' CONC. SIDEWALK (HOMEBUILDER)
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URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-18-2024

DESIGNED BY: JV
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PROJECT NUMBER:
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11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SIDEWALK AND SIGNAGE PLAN

SHEET NUMBER
33
Sheet 33 of 60

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.

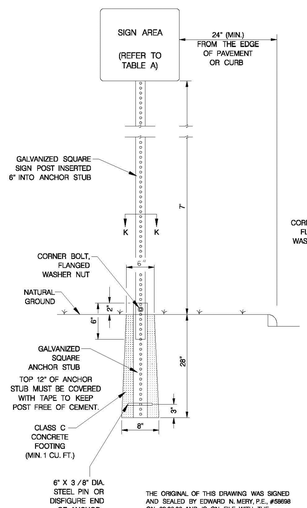
12.) ALL DIMENSIONS ARE IN INCHES.

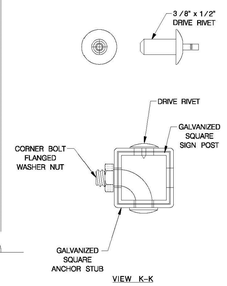
13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.

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)





VIEW K-K

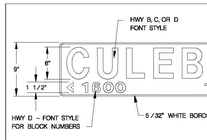
METAL TUBING	SIGN AREA	
	≤ 10 SQ. FT.	> 10 SQ. FT.
GALVANIZED SQUARE SIGN POST (PERFORATED)	1-3 /4" x 1-3 /4" (14 GAUGE)	2" x 2" (12 GAUGE)
GALVANIZED SQUARE ANCHOR STUB (PERFORATED)	2" X 2" (14 GAUGE)	2-1 /4" x 2-1 /4" (14 GAUGE)

TABLE A

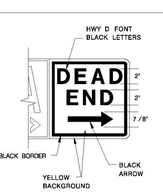
THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

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: AJ.G.	DSGN. BY: E.N.M.	CHKD BY: JJZ / E.N.M.	SHEET NO. OF



9" D3 – STREET NAME SIGN



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

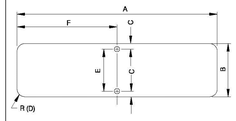
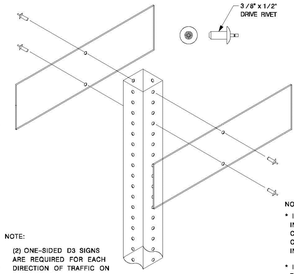


TABLE – D3 SIGNS

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"

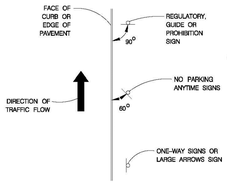
NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.



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

D3 SIGN TO POLE INSTALLATION

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

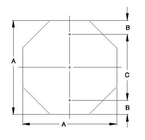
STREET SIGN ASSEMBLY EXAMPLES	PAY ITEMS			
	ITEM	UNIT	DESCRIPTION	QUANTITY
STOP SIGN WITH 2 STREET NAMES	531.3	EA.	R1-1 STOP	1
	531.57-P	EA.	9-IN STREET NAME PLATE (4 PLATES)	2
YIELD SIGN WITH 1 STREET NAME	531.4	EA.	R1-2 YIELD	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1
2 STREET SIGNS	531.57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

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.

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.

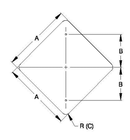
JULY 2010
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC SIGN STANDARDS
D3 STREET NAME SIGN AND SIGN MOUNTING
SHEET 2 OF 4

#	SUBMITTAL	PROJECT NO.	DATE:
DRWN. BY: AJ.G.	DSGN. BY: E.N.M.	CHKD BY: JJZ / E.N.M.	SHEET NO. OF



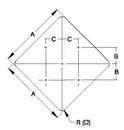
OCTAGONAL

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



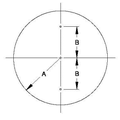
DIAMOND (A)

A	B	C	T
18	9	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



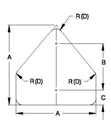
DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100



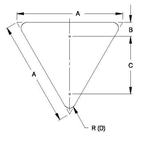
CIRCLE

A	B	T
18	15	0.100



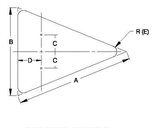
PENTAGON (SCHOOL)

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



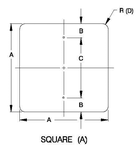
EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100



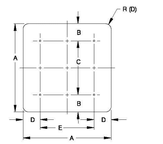
ISOSCELES TRIANGLE

A	B	C	D	E	T
40	30	7 1 /2	12	17 /8	0.100
48	36	9	15	2 1/4	0.100



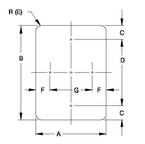
SQUARE (A)

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



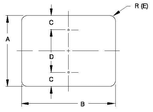
SQUARE (B)

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



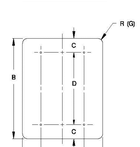
VERTICAL / HORIZONTAL RECTANGLE

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



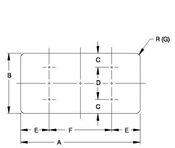
HORIZONTAL RECTANGLE

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



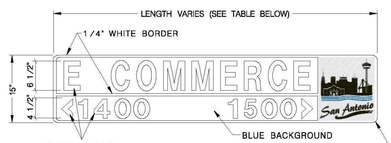
HORIZONTAL RECTANGLE

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

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.

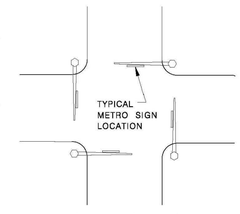
FEBRUARY 2006
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRAFFIC SIGN STANDARDS
GROUND MOUNTED SIGN SIZES
SHEET 3 OF 4

#	SUBMITTAL	PROJECT NO.	DATE:
DRWN. BY: AJ.G.	DSGN. BY: E.N.M.	CHKD BY: JJZ / E.N.M.	SHEET NO. OF



15" METRO – STREET NAME SIGNS

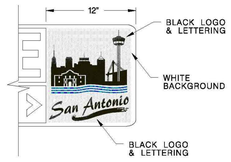
SPAN WIRE INSTALLATION

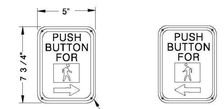


MAST ARM INSTALLATION

TYPICAL METRO SIGN PLACEMENT

15" METRO w/CITY SKY LINE





PEDESTRIAN PUSHBUTTON SIGNS

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

* 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: AJ.G.	DSGN. BY: E.N.M.	CHKD BY: JJZ / E.N.M.	SHEET NO. OF

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

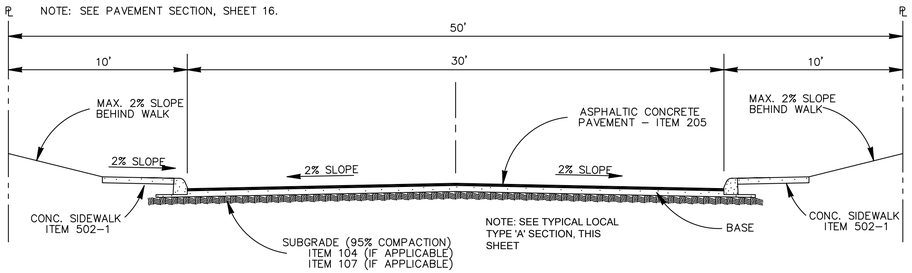
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JJV
DWN BY: VVR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C32-34-Sidewalk & Signage Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SIDEWALK AND SIGNAGE PLAN - DETAILS

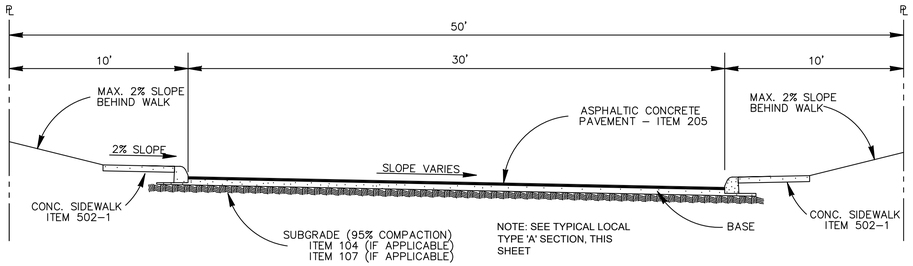
SHEET NUMBER
34
Sheet 34 of 60



NOTE :
ON-SITE LOCAL 'A' STREET TO HAVE 4' SIDEWALKS.

TYPICAL STREET SECTION - 1

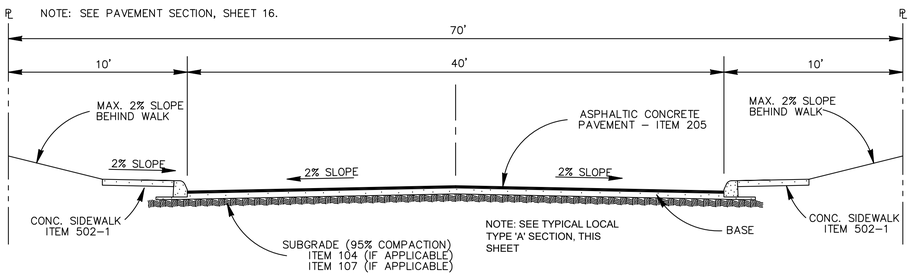
NOT TO SCALE



NOTE :
ON-SITE LOCAL 'A' STREET TO HAVE 4' SIDEWALKS.

TYPICAL STREET SECTION - 2

NOT TO SCALE

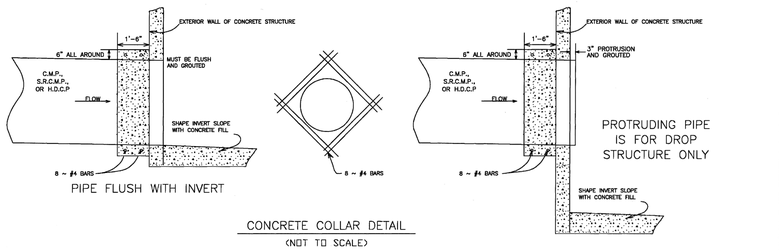


NOTE :
ON-SITE LOCAL 'A' STREET TO HAVE 4' SIDEWALKS.

TYPICAL STREET SECTION - 3

NOT TO SCALE

1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A-15. THE DEFORMATION SHALL CONFORM TO ASTM. A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).



JANUARY 2006

STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEVELOPMENT SERVICES

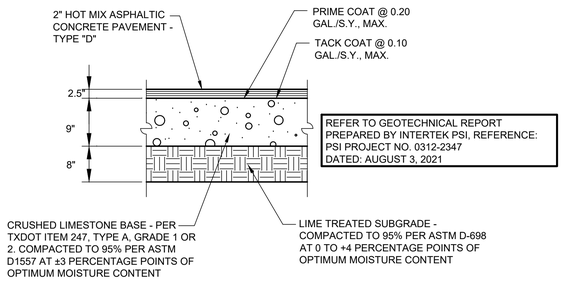
CONCRETE COLLAR DETAIL

DRAWN BY:	DATE	REVISIONS	SCALE: SEE ABOVE
ANDRES VANTOR, P.E.			DATE: 31 JANUARY 2006
CHECKED BY:			SHEET: 1 OF 1
DAN DROY, P.E.			

CONCRETE COLLAR DETAIL

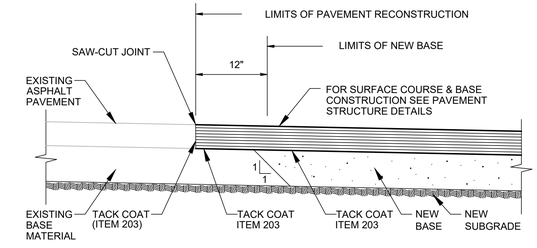
NOT TO SCALE

NOTE: GEOTECHNICAL ENGINEER TO BE ON SITE TO MAKE FINAL SUBGRADE DETERMINATION. CHANGES TO THIS PAVEMENT DESIGN SHALL BE SUBMITTED TO COSA-DSD PRIOR TO PLACEMENT OF BASE MATERIAL.



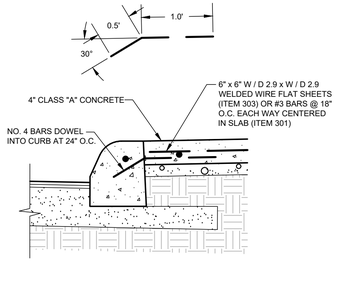
TYPICAL STREET STRUCTURAL SECTION

NOT TO SCALE



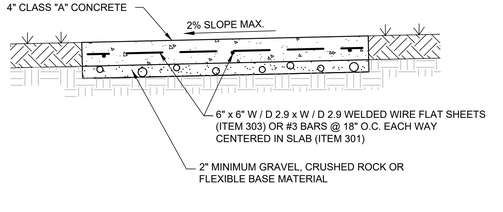
PAVEMENT JUNCTION DETAIL

NOT TO SCALE



CURB ABUTTING SIDEWALK (IN R.O.W.)

NOT TO SCALE



CONCRETE SIDEWALK SECTION

NOT TO SCALE

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

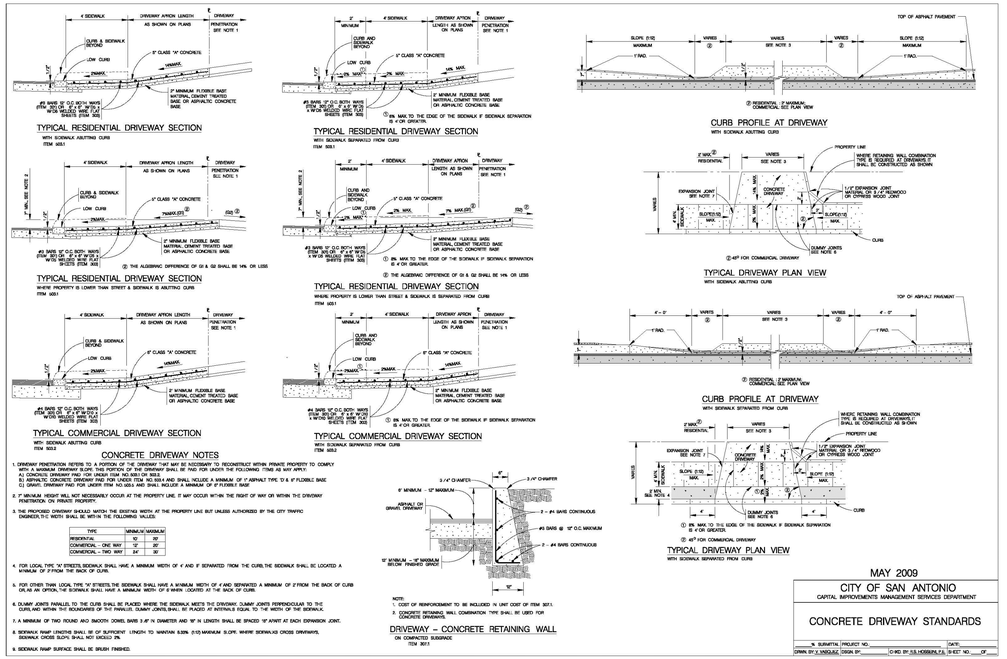
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

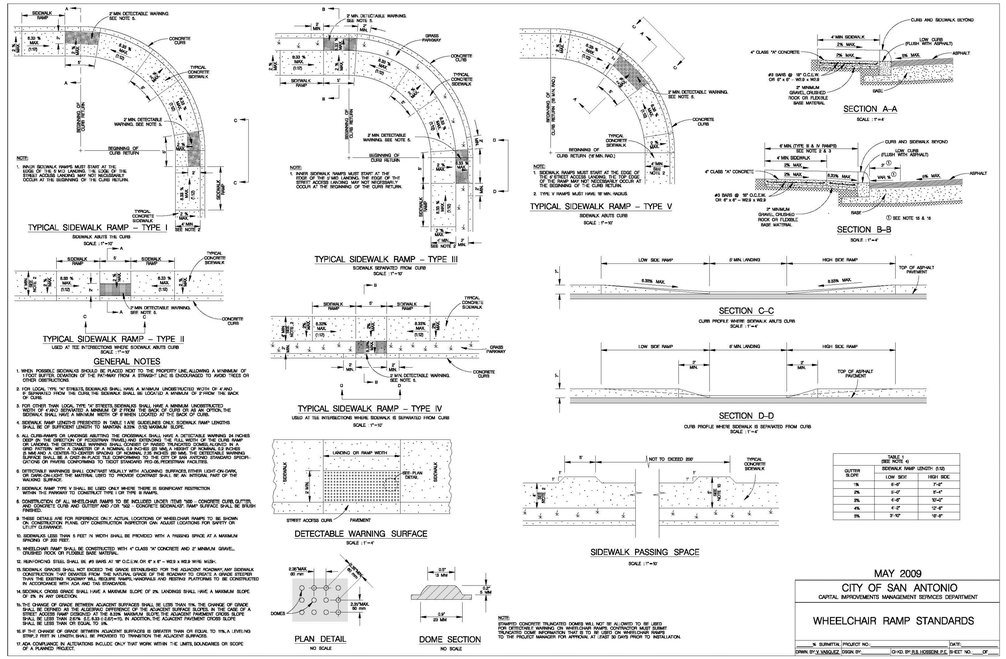
PROJECT NUMBER:
DESIGNED BY: JV
DRWN BY: VR
DATE: JANUARY 12, 2024
FILE NAME: CSS-37-Standard Details.dwg
CONSTRUCTION DOCUMENTS

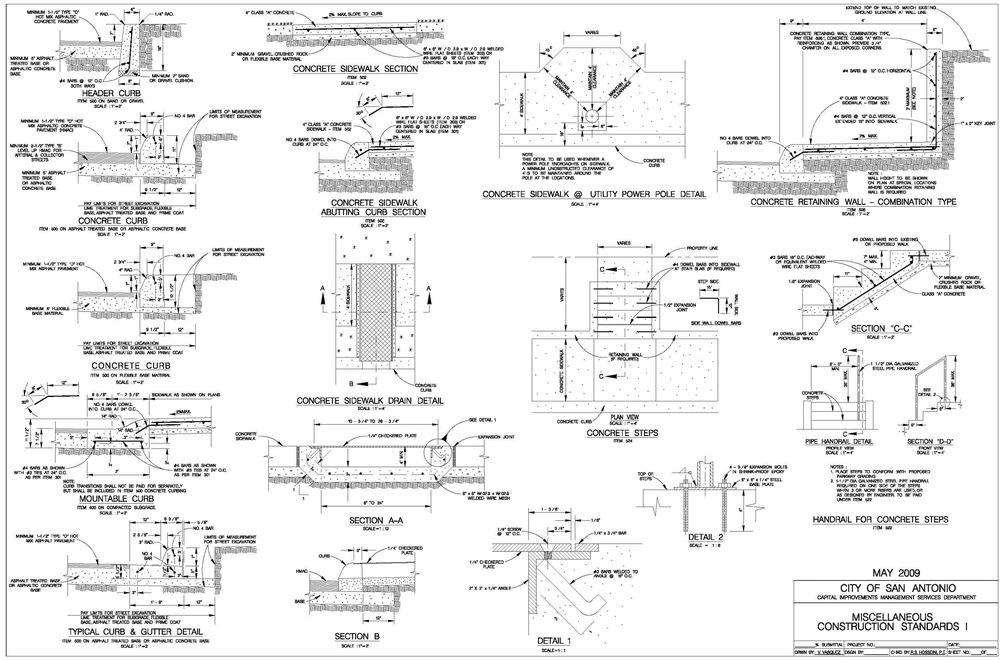
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

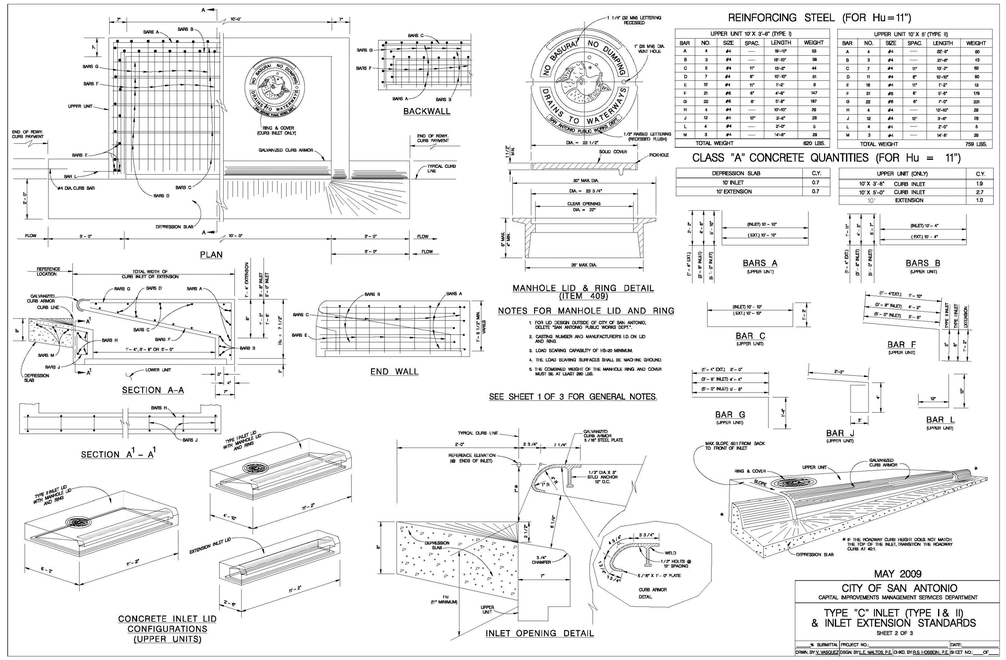
STANDARD SITE DETAILS

SHEET NUMBER
35
Sheet 35 of 60









VILLAGOMEZ ENGINEERING CO.
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LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

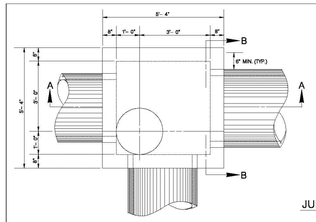
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

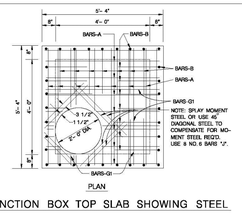
PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: CSS-37-Standard Details.dwg
CONSTRUCTION DOCUMENTS

STANDARD
SITE DETAILS

SHEET NUMBER
36
Sheet 36 of 60

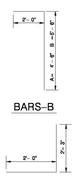


PLAN



PLAN

JUNCTION BOX TOP SLAB SHOWING STEEL



BARS-B

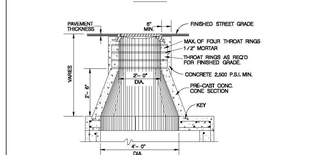
BARS-C

SCHEDULE FOR REINFORCING STEEL					
SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	16	4	9" O.C.	5'- 1"	54
	B	32	5	9" O.C.	6'- 10"	228
	C	32	5	9" O.C.	4'- 3"	142
STRAIGHT	D	16	4	9" O.C.	5'- 1"	54
STRAIGHT	E	16	3	12" O.C.	3'-11"	24
STRAIGHT	G	16	4	12" O.C.	5'-1"	54
STRAIGHT	G_1	8	4	AS SHOWN	5'-1"	27
STRAIGHT	H	20	3	12" O.C.	4'-8"	33
STRAIGHT	J	8	6	3 1/2"	2'- 10"	34
					TOTAL	650 LBS.

CLASS "A" CONCRETE= 3.43 CU. YDS.
(DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENING)

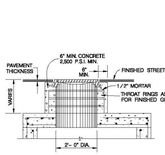
* NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN -- ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON STEEL REQD.

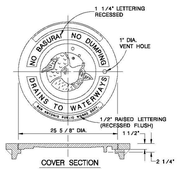
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3 /4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM, A-15. THE DEFORMATION SHALL CONFORM TO ASTM A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 30 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (F,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).
8. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, REINFORCING STEEL, VERTICAL STACK, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 -- "STORM SEWER JUNCTION BOXES AND INLETS".



VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE DOMINATED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.





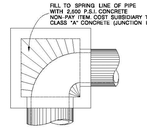
COVER SECTION

MANHOLE LID & RING DETAIL

SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.



CURVED DEFLECTOR DETAIL

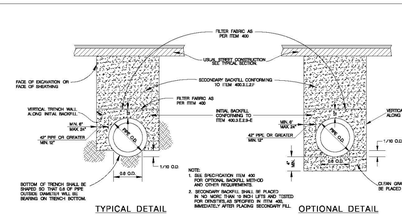
JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

4'x4'x4' JUNCTION BOX STANDARDS

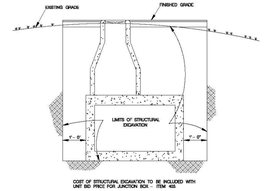
☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DESIGN BY:	CHKD. BY:	SHEET NO.	OF



TYPICAL DETAIL

OPTIONAL DETAIL

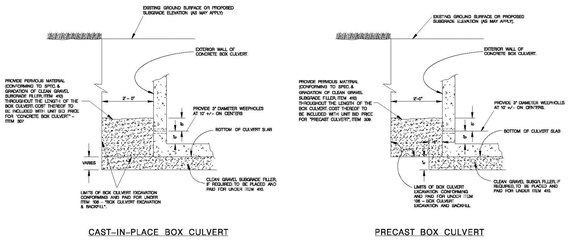
PIPE BEDDING & BACKFILL DETAILS



COST OF STRUCTURAL EXCAVATION TO BE INCLUDED WITH UNIT BID PRICE FOR JUNCTION BOX -- ITEM 403.

STRUCTURAL EXCAVATION AT JUNCTION BOXES

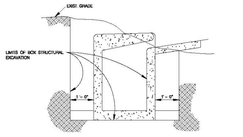
NO SCALE



CAST-IN-PLACE BOX CULVERT

PRECAST BOX CULVERT

CONCRETE BOX CULVERT



SIDE VIEW

ELEVATION

COST OF STRUCTURAL EXCAVATION TO BE INCLUDED WITH UNIT BID PRICE FOR INLETS -- ITEM 400.

STRUCTURAL EXCAVATIONS AT DRAINAGE INLETS

NO SCALE

MAY 2009

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

PIPE BEDDING & MISCELLANEOUS DRAINAGE DETAILS

☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DESIGN BY:	CHKD. BY:	SHEET NO.	OF

PLAN VIEW

SCALE: 1" = 2"

TRAFFIC GRATE PLAN VIEW

SCALE: 1" = 1

SECTION A–A

SCALE: 1" = 2"

FRONT VIEW

SCALE: 1" = 2"

INLET FRAME SCHEDULE			
DESCRIPTION	NO.	LENGTH	WEIGHT
$\angle$ 4"x 3 1/2"x 1/2"	2	5'- 11 1/4"	140
$\angle$ 4"x 3 1/2"x 1/2"	1	2'- 6"	19
TOTAL WEIGHT (ITEM 302)			159 LBS.

WALL

SCALE: 1" = 1"

SECTION A–A

SCALE: 1" = 2"

GRATE CORE

SCALE: 1" = 8"

GENERAL NOTES

1. ALL BARS INTERCEPTING REINFORCED CONCRETE PIPE SHALL BE FIELD CUT.
2. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
3. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER BARS.
4. ALL EXPOSED CORNER SHALL BE CHAMFERED TO 3 / 4".
5. CONSTRUCTION JOINT SHOWN AT FLOWLINE MAY BE RAISED A MAXIMUM OF 6" AT THE CONTRACTOR'S DISCRETION. ADJUST LENGTH OF VERTICAL STEEL AS REQUIRED.
6. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF A.S.T.M. A-615, GRADE 60
7. INVERT OF DROP INLET SHALL BE SHAPED WITH CONCRETE FILL TO EFFECT DRAINAGE TO OUTLET PIPE.
8. WELDING & MATERIAL SHALL CONFORM TO THE TEXAS DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS & BRIDGES ITEM 448 & 478.
9. ALL QUANTITIES IN FIGURES DO NOT EXCLUDE CONCRETE & STEEL INTERCEPTED BY REINFORCED CONCRETE PIPE.
10. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, GRATE CORE & REINFORCING STEEL SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 "STORM SEWER JUNCTION BOXES AND INLETS".

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

GRATE INLET STANDARDS

☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN BY: V. VASQUEZ	DESIGN BY:	CHKD. BY:	SHEET NO.	OF

PLAN VIEW

SCALE: 1" = 2"

3" = 6" SHALL BE REQUIRED AT UPSTREAM END OF ON-GRADE INLETS. FOR INLETS IN SUMP CONDITION THIS DIMENSION SHALL BECOME 9" = 9"
L = 1'-1" + L
L
A (MIN.)
2'-0"
BARS
BARS
BARS

SAN ANTONIO WATER SYSTEM

PROPOSED SANITARY SEWER MAIN FOR PLEASANTON SOUTH

LAND-PLAT-23-11800108

JANUARY, 2024

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

GENERAL SECTION

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

   A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
   B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
   C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
   D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
   E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.

3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.

4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.

5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.

6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

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

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.

8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.

9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.

10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.

11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

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

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

1. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

2. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER SECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:

   A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
   B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
   C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
   D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
   E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
   F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.

   SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.

   NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".

3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.

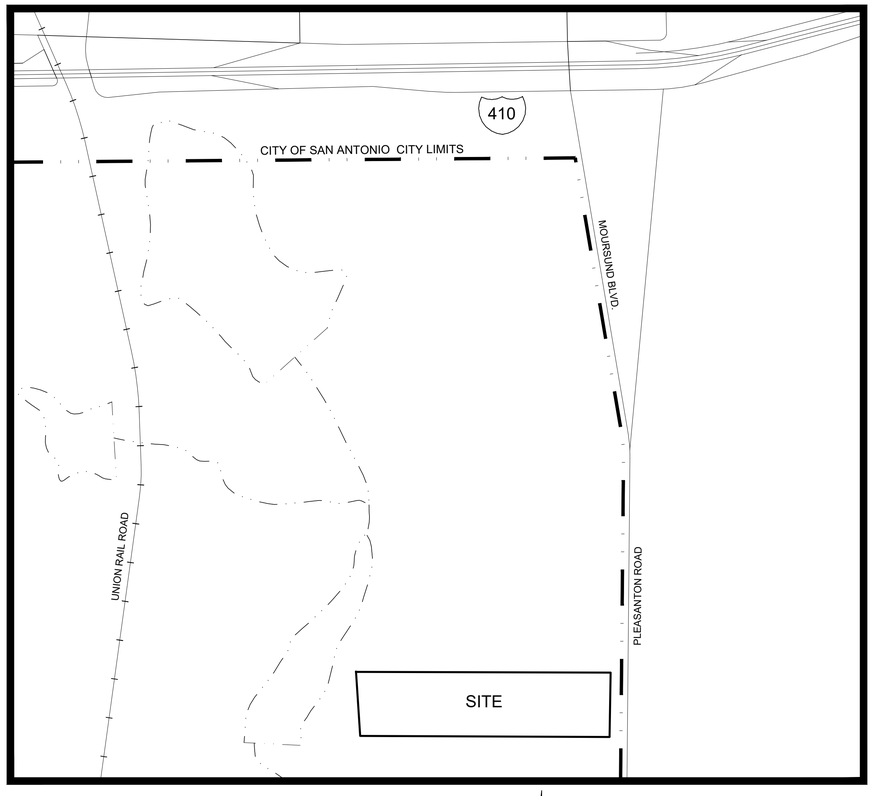
4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.

5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)

6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.

7. MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.

8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.



LOCATION MAP
NOT TO SCALE

N

GENERAL NOTES:

1. ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE WITH STRICT ADHERENCE TO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY THE CITY OF SAN ANTONIO, TEXAS, DEPARTMENT OF PUBLIC WORKS. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
2. CONTRACTOR SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
7. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
8. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE RIGHT-OF-WAY AND TO PRIVATE PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING NATURAL DRAINAGE COURSES.
9. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE CO-ORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
10. CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
11. FOR LOCATION OF UNDERGROUND ELECTRIC FACILITIES, CALL C.P.S. LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
12. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
13. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, CONTAINS ASBESTOS-CONTAINING MATERIAL (ACM) AND IS LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS ARE APPLICABLE WHEN HANDLING, REMOVING AND DISPOSING OF THIS PIPE. SEE SAWS SPECIAL SPECIFICATION ITEM NO 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
14. IF NECESSARY, REPLACE ONE LENGTH OF ASBESTOS CEMENT PIPE TO MEET EPA REQUIREMENTS.
15. ALL PIPE SHALL BE RESTRAINED BASED UPON CONDITIONS ENCOUNTERED DURING INSTALLATION. SEE S.A.W.S. SPECIFICATIONS BOOK FOR RESTRAINED LENGTHS.

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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 SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEM'S PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

PREPARED BY:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: C1-Cover Sheets.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SAWS - SANITARY SEWER COVER SHEET

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

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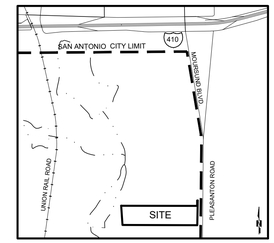
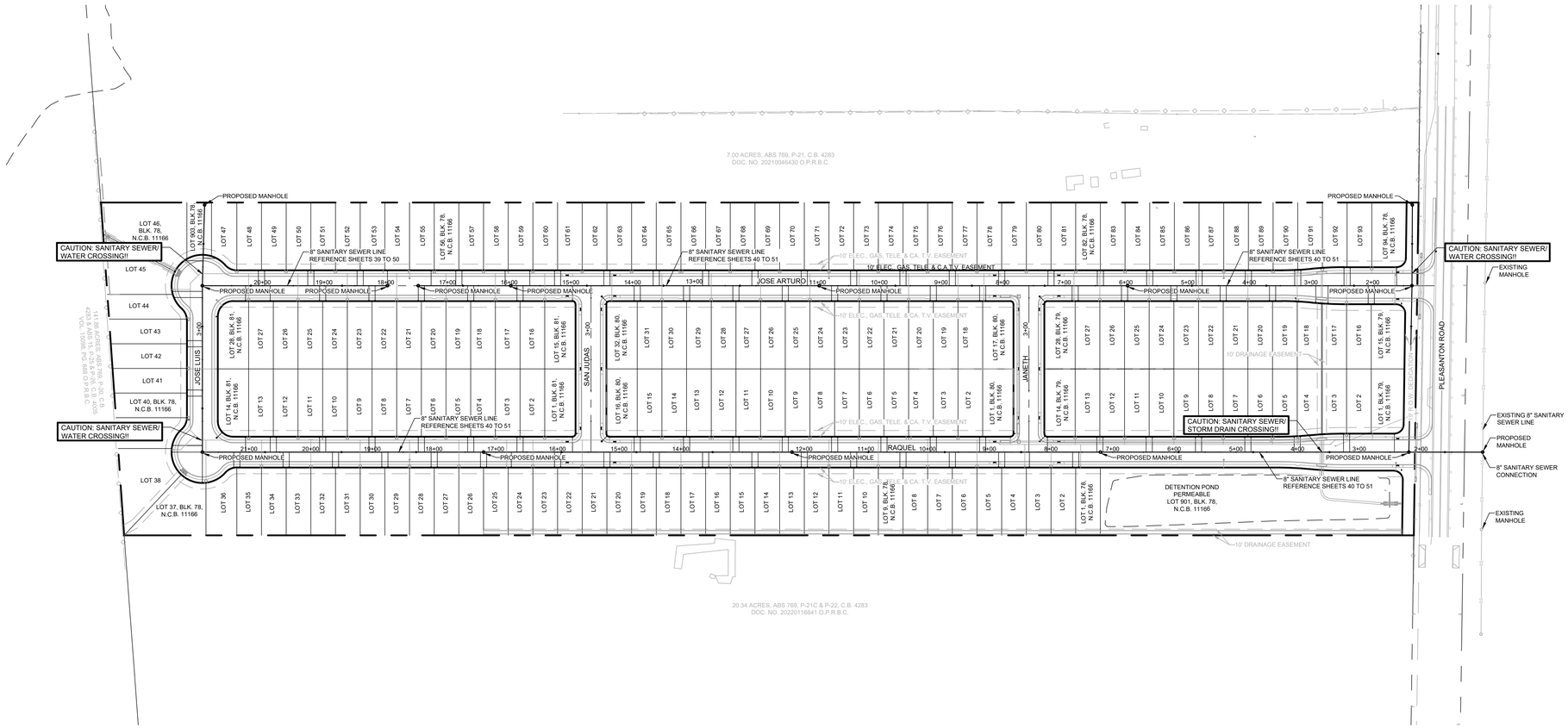


LOCATION MAP

NOT TO SCALE



LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
C/O	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
FL	FLOW LINE

N

0 100 200

SCALE: 1" = 100'

OVERALL SANITARY SEWER PLAN

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. N.C.B. No.
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: CS9-41-Overall Sewer Plan.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

OVERALL SANITARY SEWER PLAN

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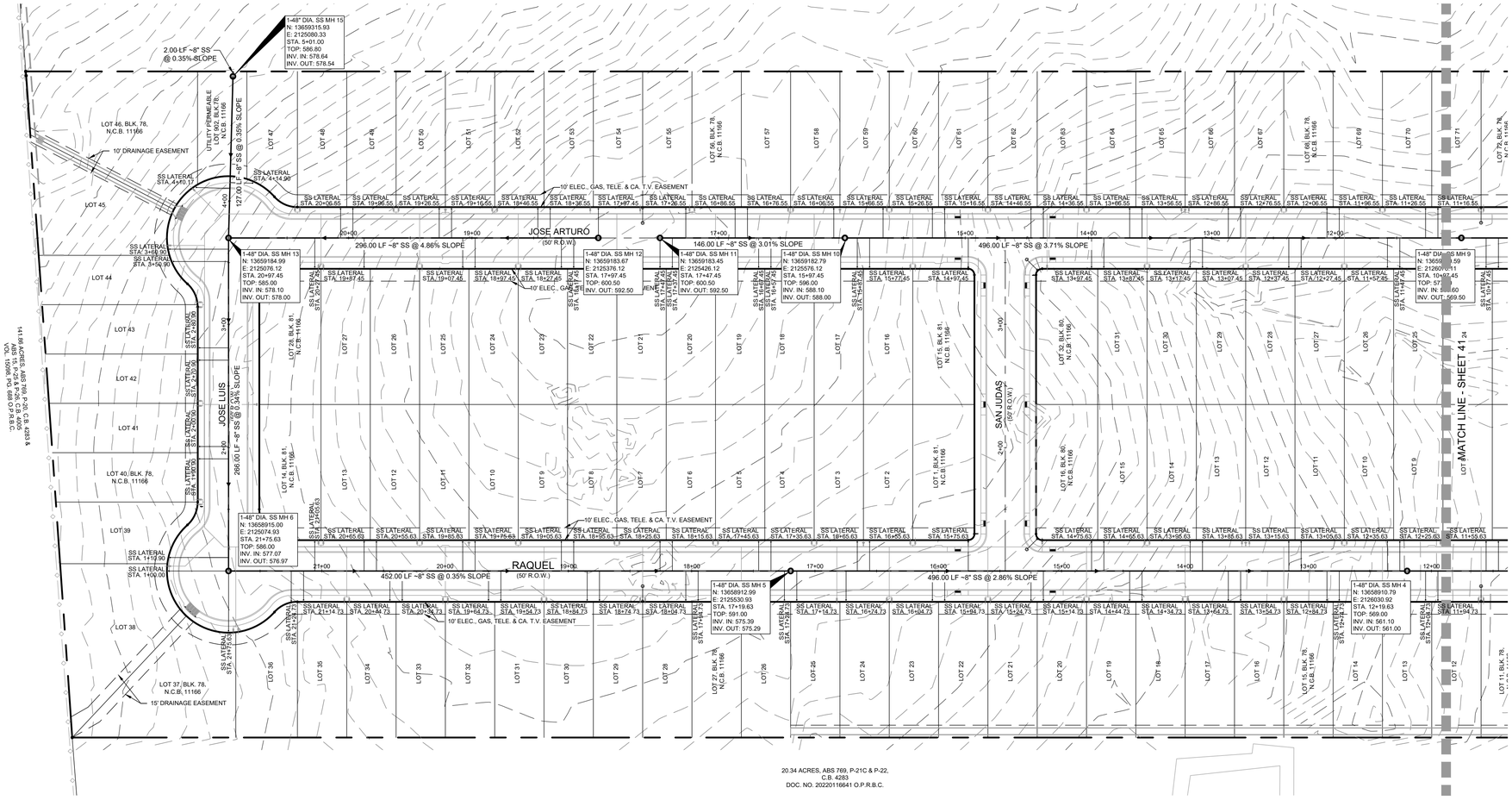

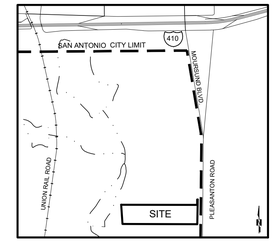

LOCATION MAP

NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
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(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
	FLOW LINE

N

0 50 100

SCALE: 1" = 50'

SANITARY SEWER PLAN

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ___ N.C.B. No. ___
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C3844-Overall Sewer Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER PLAN

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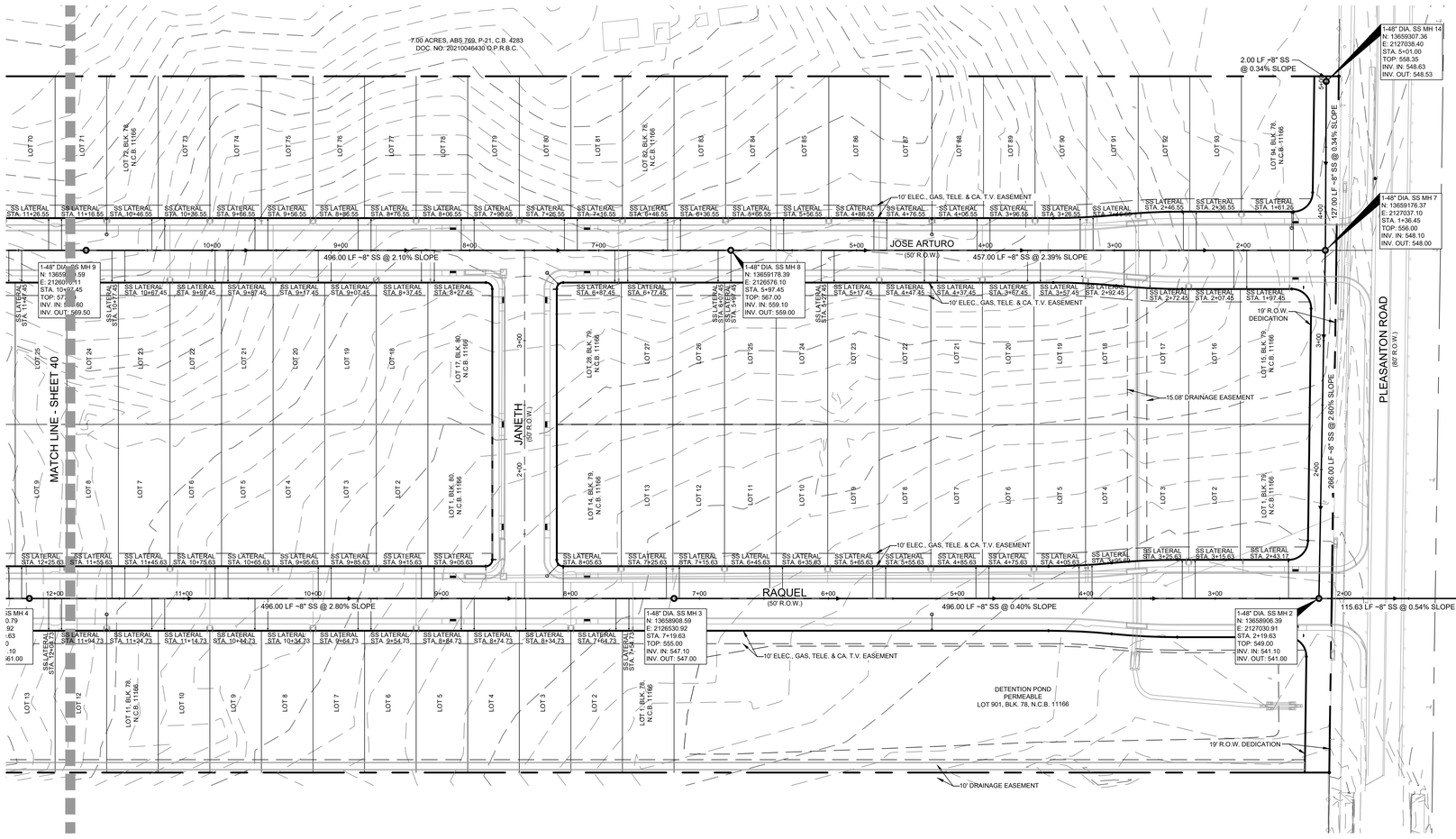

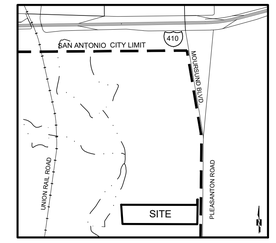

LOCATION MAP

NOT TO SCALE

LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
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- 603 — PROPOSED CONTOUR
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING POWER POLE
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- (G 36.25) — EXISTING GUTTER ELEVATION
- P. CURB — PROPOSED CURB
- E. — EXISTING
- P. — PROPOSED
- FL — FLOW LINE

N

0 50 100

SCALE: 1" = 50'

SANITARY SEWER PLAN

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City: SAN ANTONIO State: TX ZIP: 78255
Phone #: (210) 882-0567 FAX#:
SAWS Block Map #: 140-570 Total EDU's: 182 Total Acreage: 26.20
Total Linear Footage of Pipe: 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

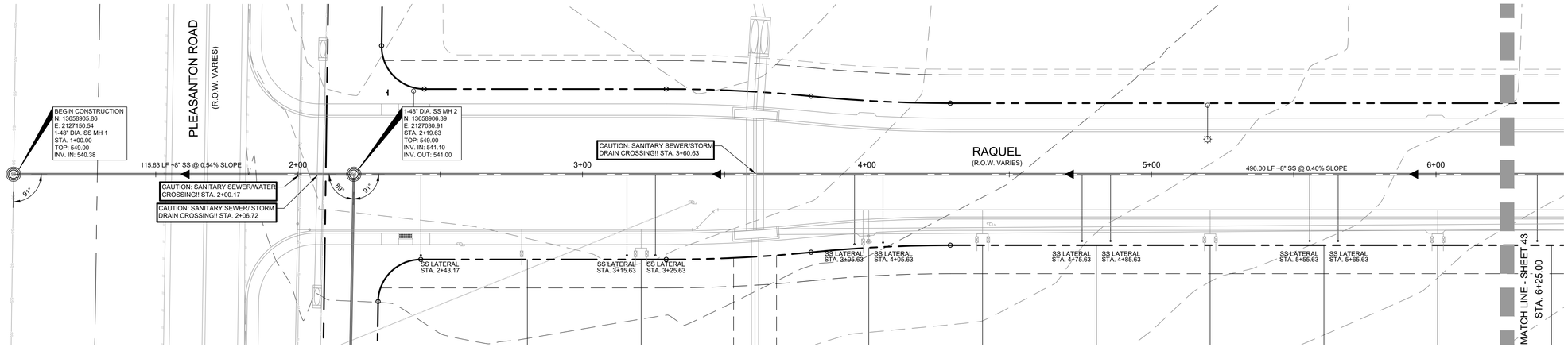
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C38-41-Overall Sewer Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER PLAN

SHEET NUMBER
41
Sheet 41 of 60



SEWER LINE "A" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

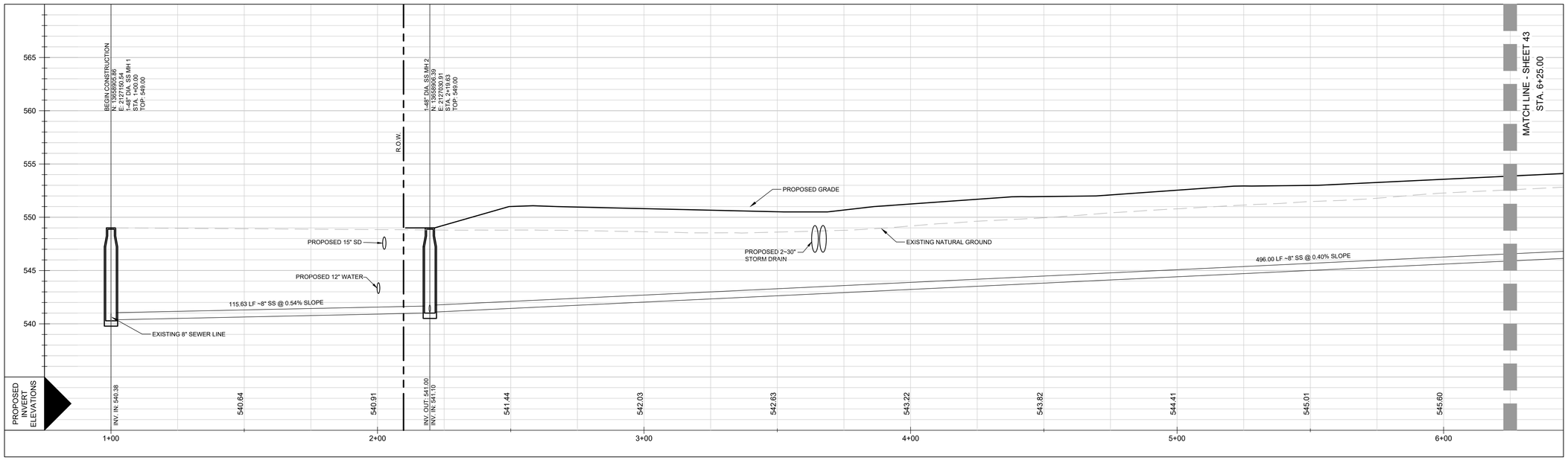
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00 TO 6+25.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

LAND-PLAT-23-11800108

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

URBAN CAPITAL STRATEGIES

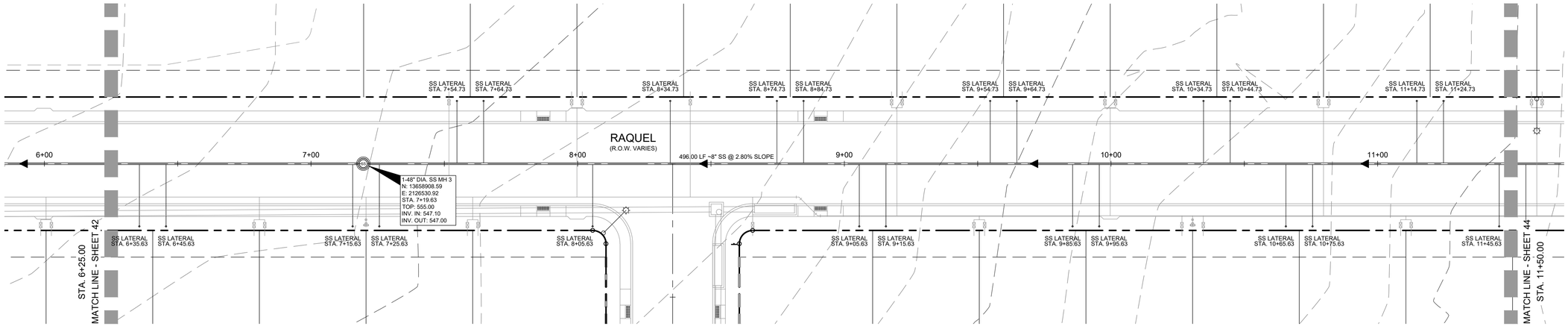
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
42
Sheet 42 of 60



SEWER LINE "A" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

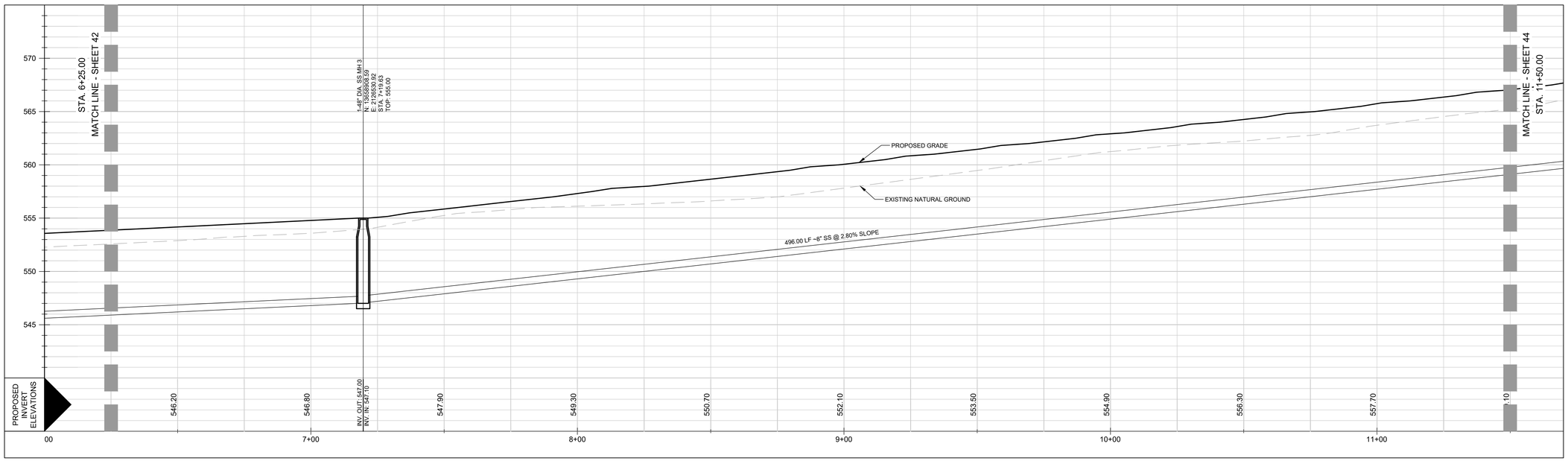
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 6+25.00 TO 11+50.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
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- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map #: 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. N.C.B. No.
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

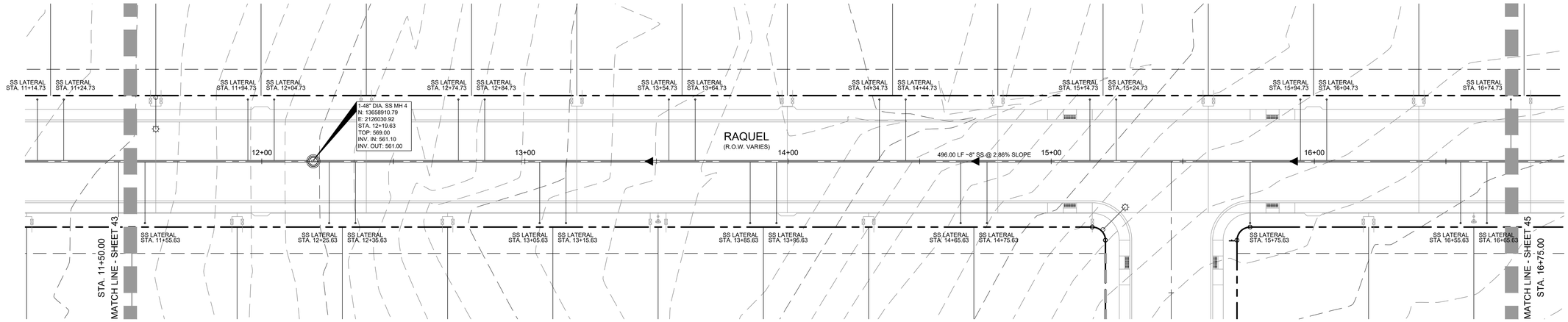
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-18-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
43
Sheet 43 of 60



SEWER LINE "A" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

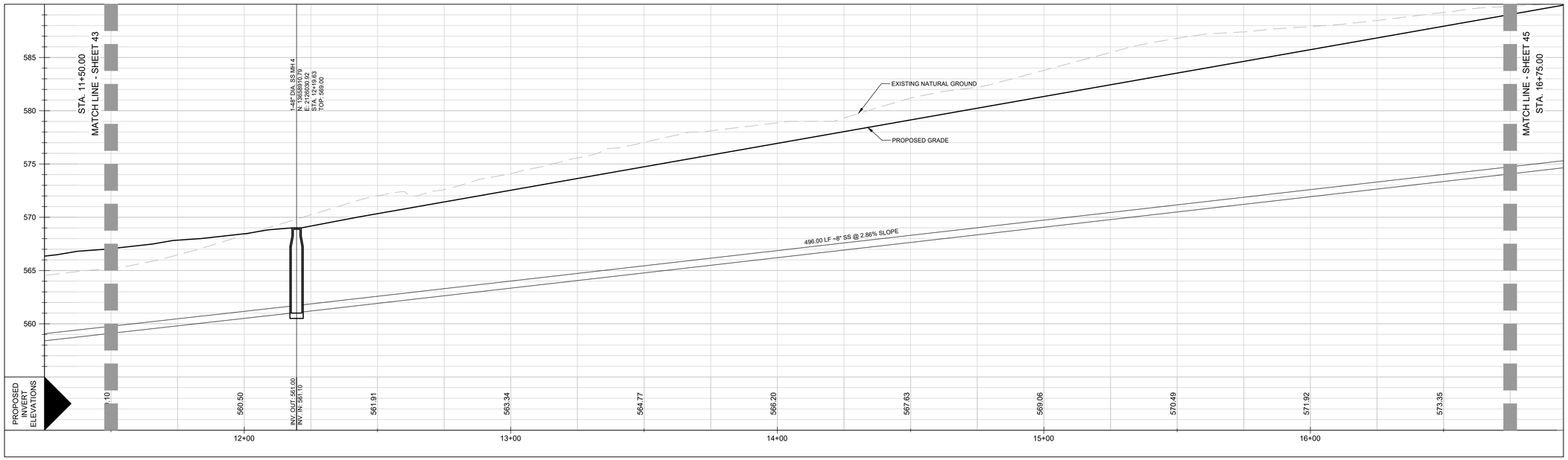
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 11+50.00 TO 16+75.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
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- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City: SAN ANTONIO State: TX ZIP: 78255
Phone #: (210) 882-0567 FAX#:
SAWS Block Map #: 140-570 Total EDU's: 182 Total Acreage: 26.20
Total Linear Footage of Pipe: 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

LAND-PLAT-23-11800108

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

URBAN CAPITAL STRATEGIES

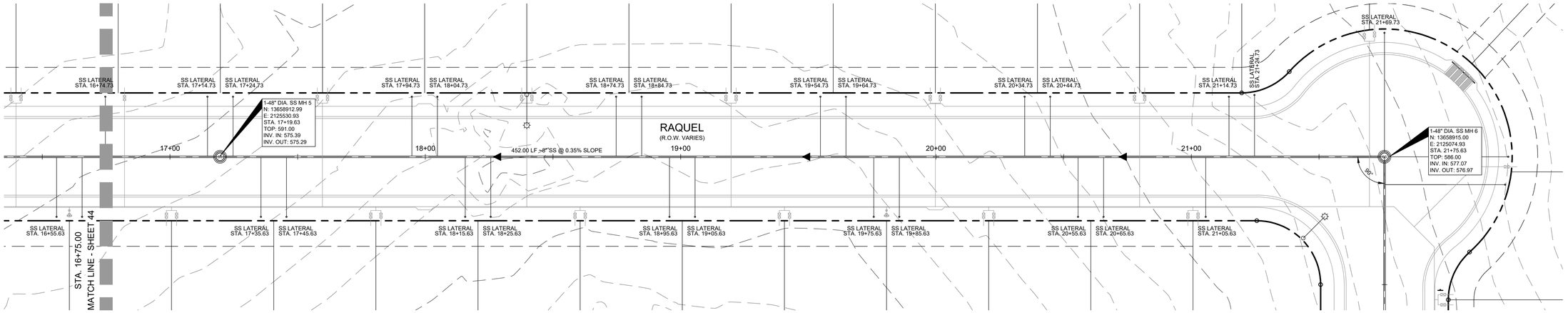
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: C42-51-Sewer Plan And Profile.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
44
Sheet 44 of 60



SEWER LINE "A" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

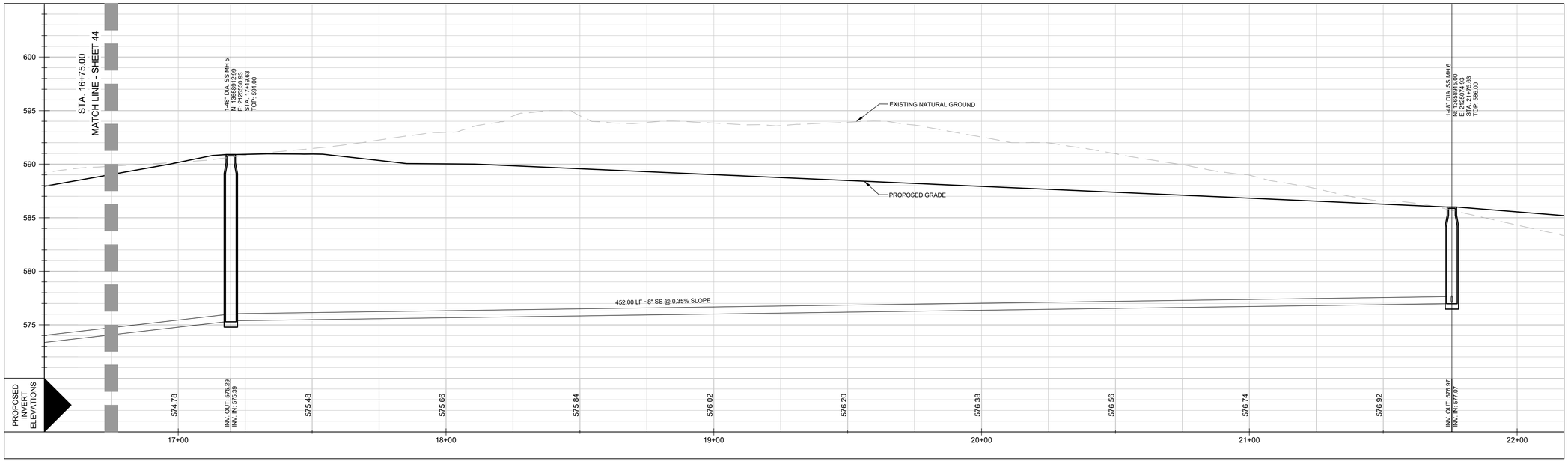
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 16+75.00 TO 21+75.63



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
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- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

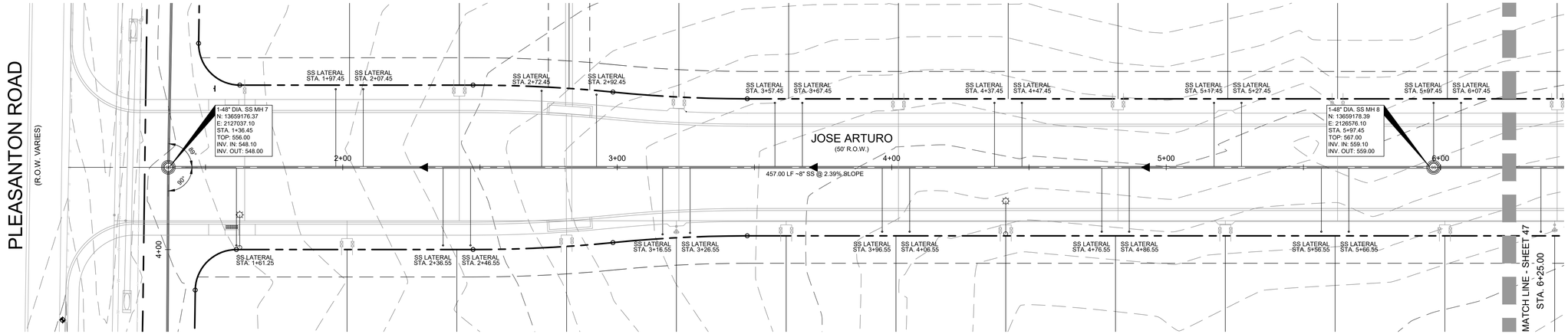
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: C42-31-Sewer Plan And Profile.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
45
Sheet 45 of 60



SEWER LINE "B" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

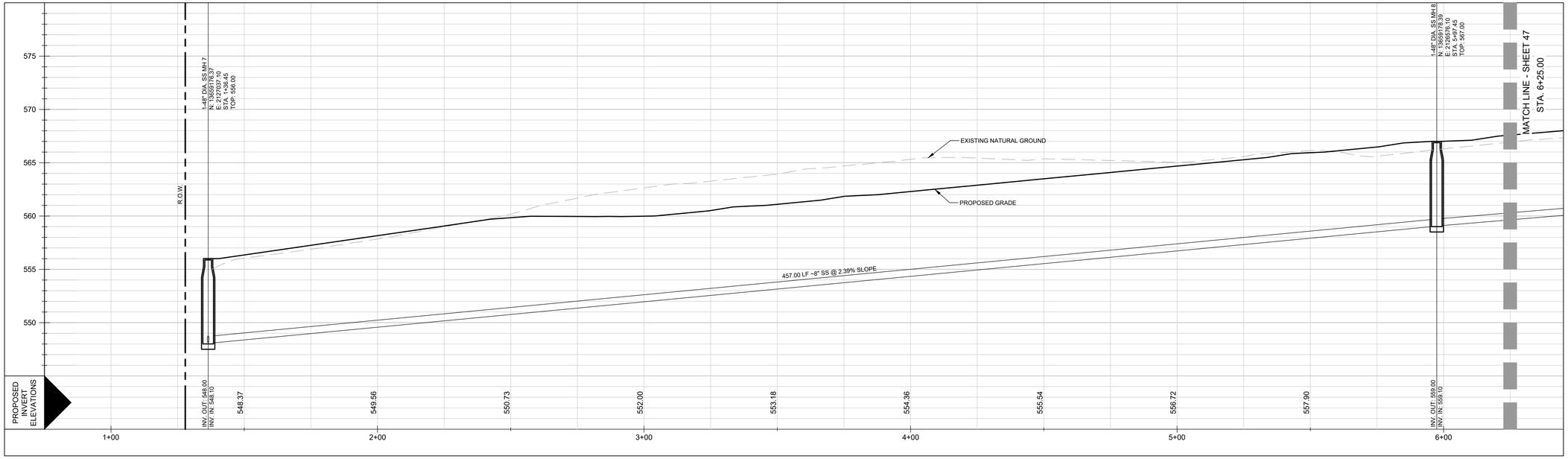
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00 TO 6+25.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
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- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City: SAN ANTONIO State: TX ZIP: 78255
Phone #: (210) 882-0567 FAX#:
SAWS Block Map #: 140-570 Total EDU's: 182 Total Acreage: 26.20
Total Linear Footage of Pipe: 4,735 Plat No. 23-11800108 Lot No. ___ N.C.B. No. ___
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

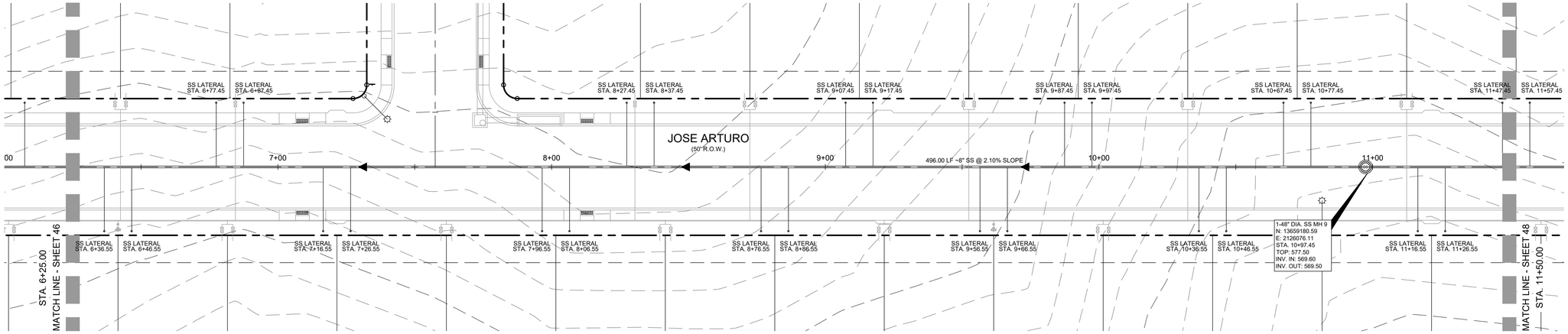
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-12-2024

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
46
Sheet 46 of 60



SEWER LINE "B" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

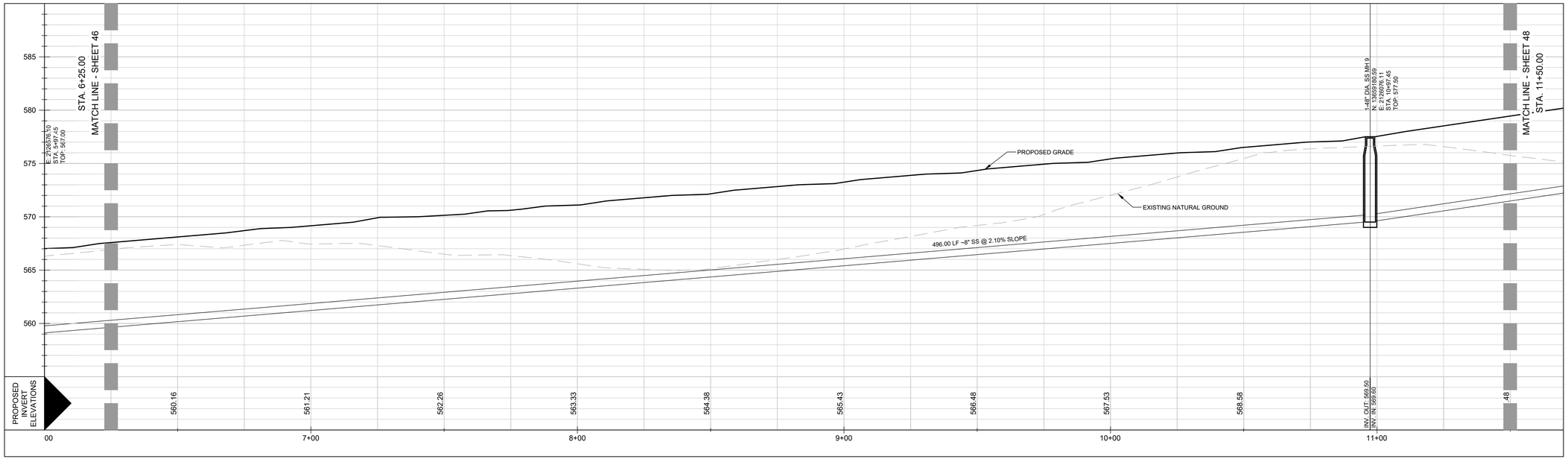
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 6+25.00 TO 11+50.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

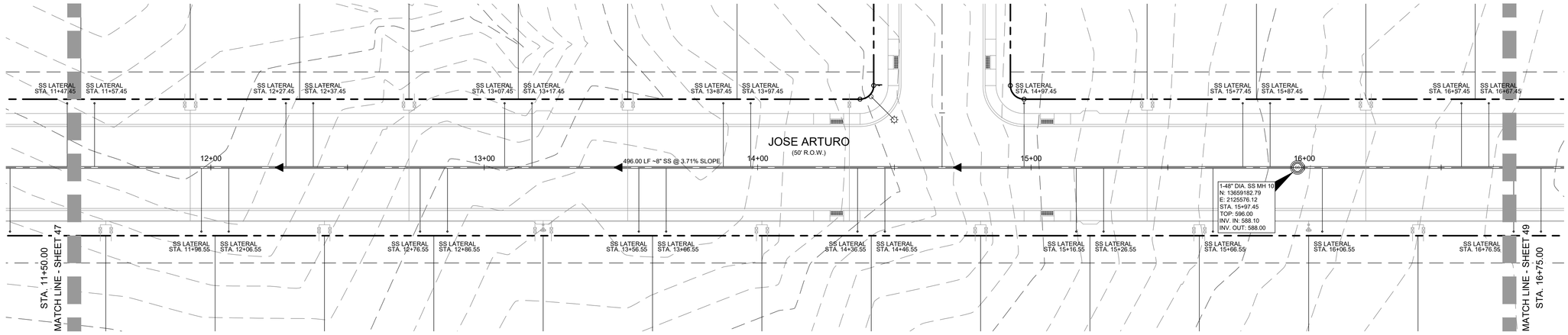
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
47
Sheet 47 of 60



SEWER LINE "B" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

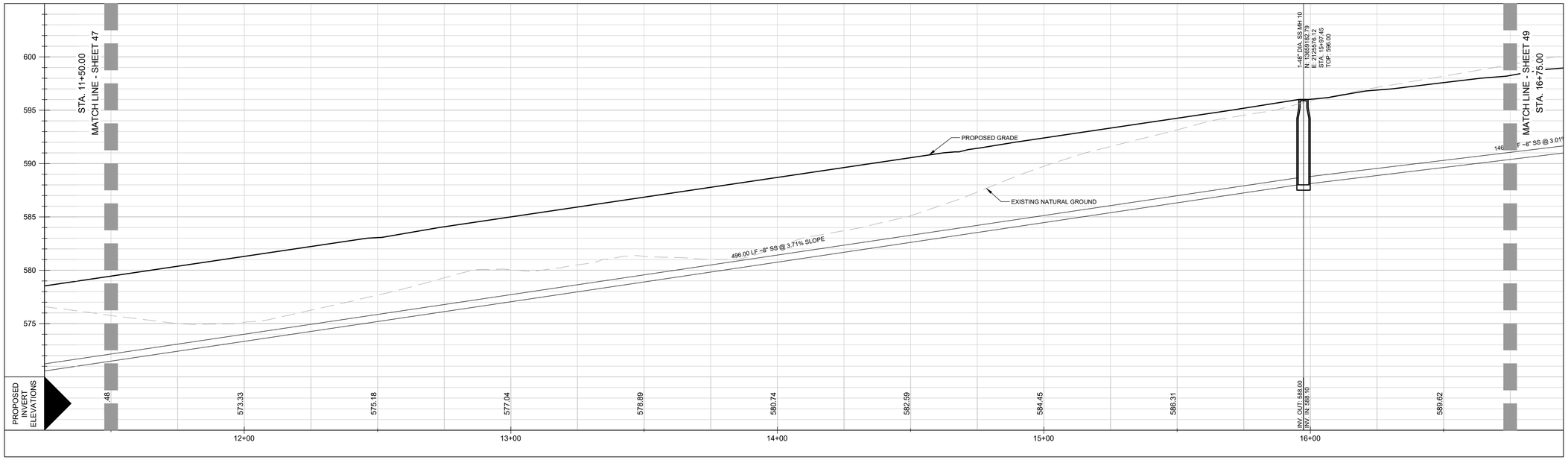
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 11+50.00 TO 16+75.00



LEGEND

- PROPOSED LOT LINE
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- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

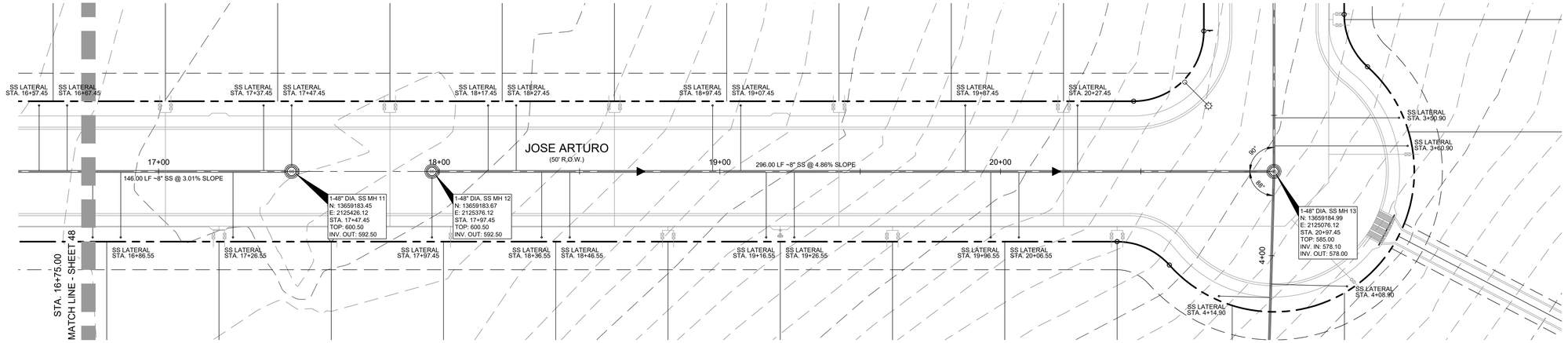
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DRWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-31-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
48
Sheet 48 of 60



SEWER LINE "B" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

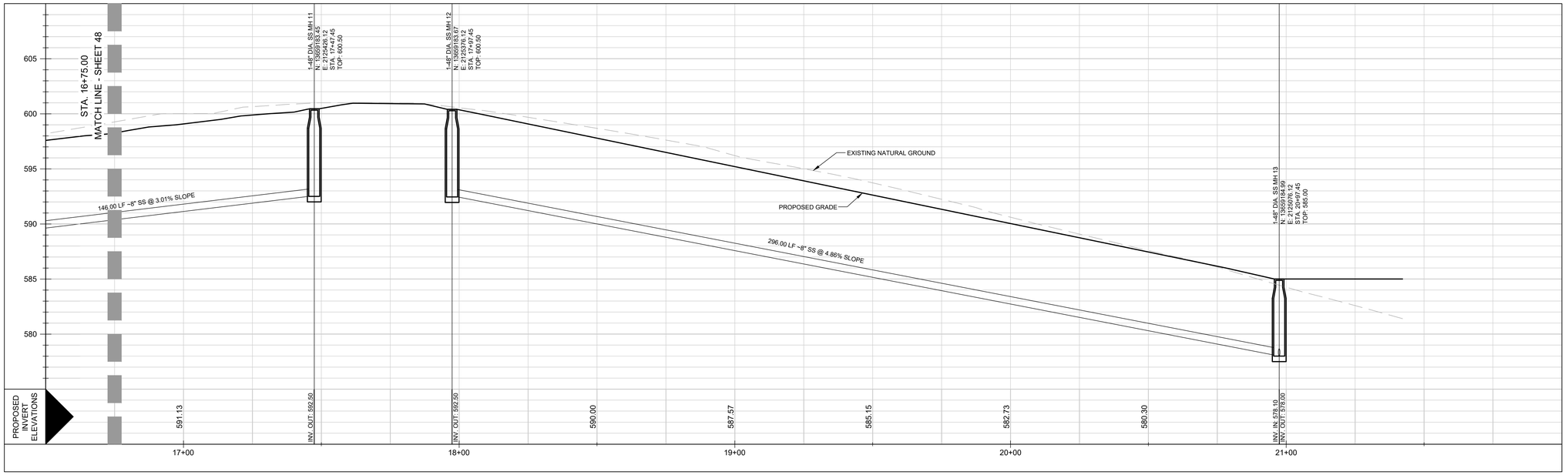
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 16+75.00 TO 20+97.45



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
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- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City: SAN ANTONIO State: TX ZIP: 78255
Phone #: (210) 882-0567 FAX#:
SAWS Block Map #: 140-570 Total EDU's: 182 Total Acreage: 26.20
Total Linear Footage of Pipe: 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO.: 24-XXXX

LAND-PLAT-23-11800108

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

URBAN CAPITAL STRATEGIES

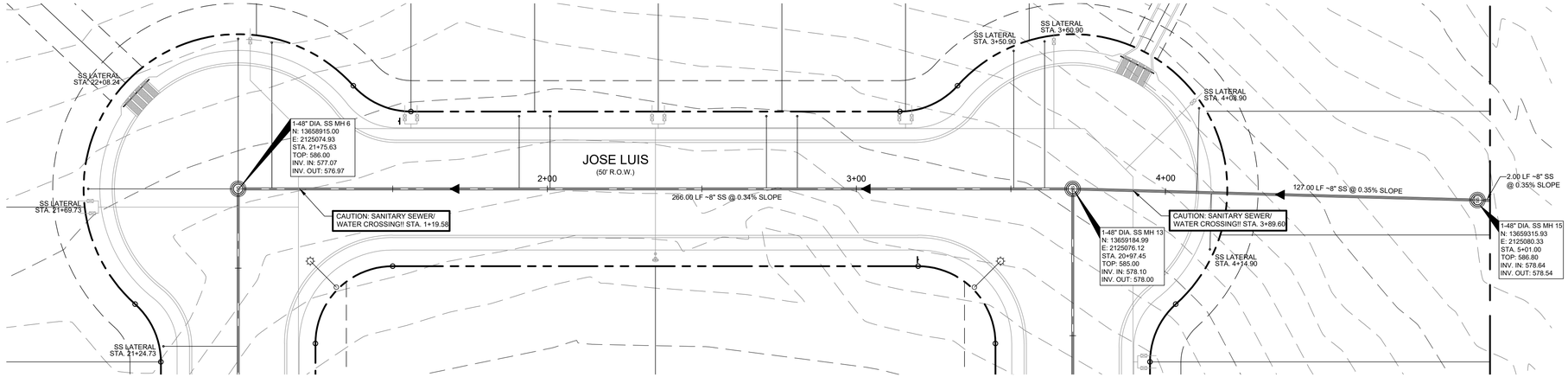
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DRWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-1-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
49
Sheet 49 of 60



SEWER LINE "C" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

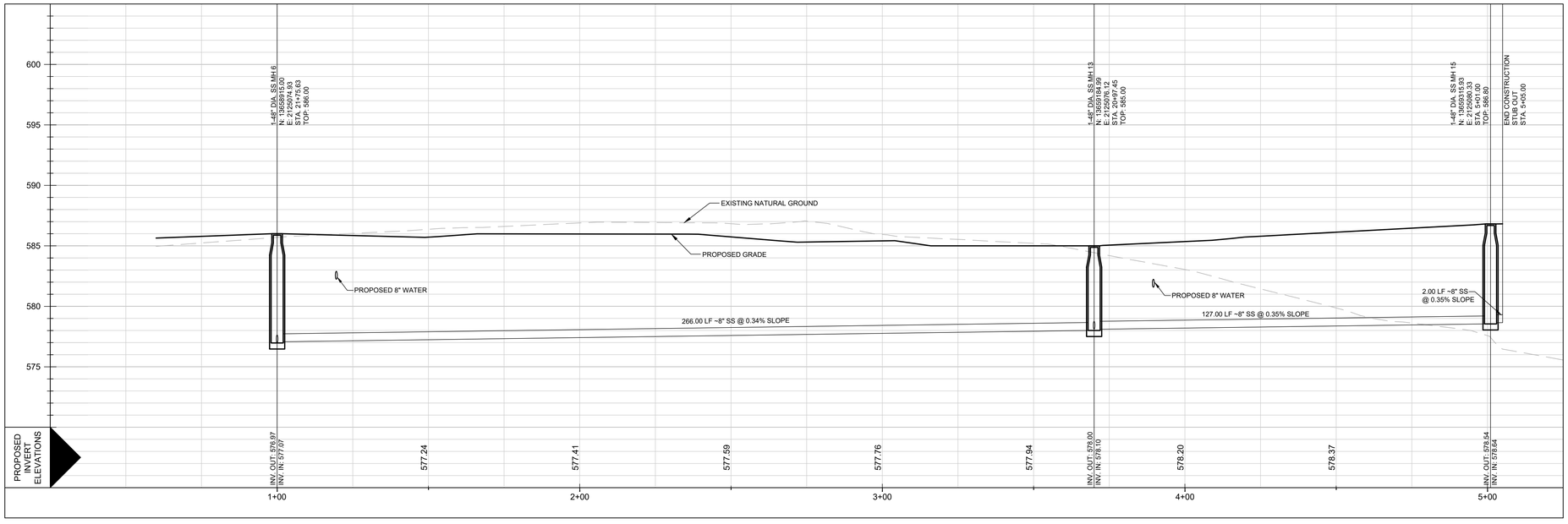
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00 TO 5+05.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
- W — EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. N.C.B. No.
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

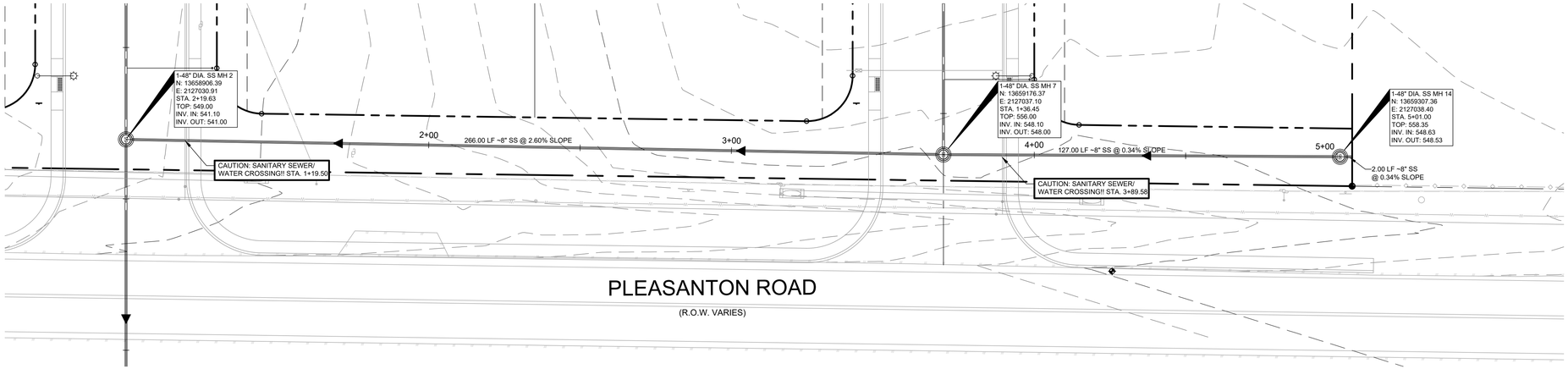
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
50
Sheet 50 of 60



SEWER LINE "D" PLAN & PROFILE

HORIZ. SCALE: 1" = 20'

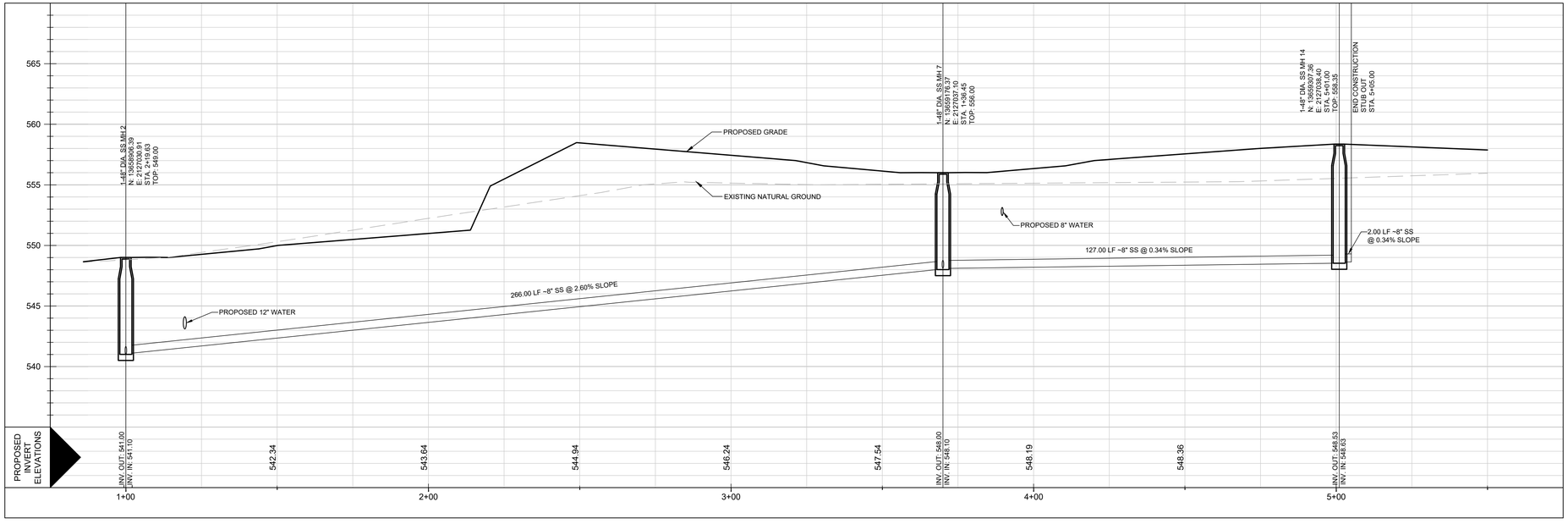
0 20 40

VERT. SCALE: 1" = 5'

0 5 10

N

STA. 1+00 TO 5+05.00



LEGEND

- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
- E-8"SS — EXISTING SANITARY SEWER LINE
- 600 — EXISTING CONTOUR
- 603 — PROPOSED CONTOUR
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- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- SS — EXISTING MANHOLE
- EXISTING POWER POLE
- C/O — EXISTING CLEAN OUT
- 600.00 — EXISTING ELEVATION

SEWER: CENTRAL SEWERSHED (SALADO CREEK - SA RIVER WATERSHED) - DOS RIOS WRC

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 4,735 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

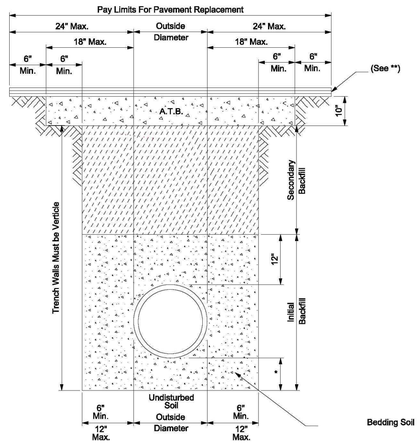
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED
PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: C42-51-Sewer Plan And Profile.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER
PLAN AND PROFILE

SHEET NUMBER
51
Sheet 51 of 60

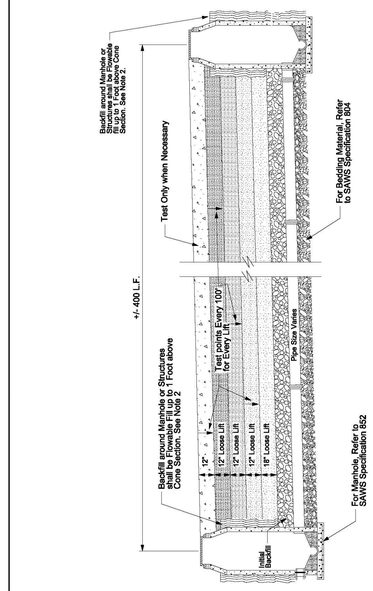


The Existing Materialat the Bearing Level shall be Removed and Replaced to a Minimum Depth of 6-Inches or ⅛ of the Outside Diameter of the Pipe, whichever is Greater, with Bedding Material.

In Areas of over Excavation, Encasement shall extend from Trench Wall. Pay Limits shall not Exceed 12" Max. as shown on Detail. Additional Encasement shall be Incidental.

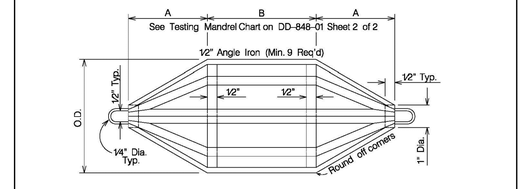
* Sewer Gravel 6" Min.or ⅛ O.D. of the Pipe, whichever is Greater.
** Minimum 2" HMAC Type "D" for Trench Repair in Local / Residential Streets.
** Minimum 3" HMAC Type "C" for Trench Repair in Collector / Arterial Streets.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	SANITARY SEWER PIPE LAID IN TRENCH	APPROVED MARCH 2008	REVISED DEC 2018
		DD-804-01	SHEET 1 OF 1

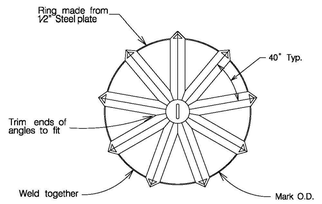


NOTES:
1. The Compaction Report will indicate the Station and the Depth of each Test Point.
2. Contractor is responsible for Compaction Tests and shall Insure Compaction Probe Penetrates to same Depth as Lift.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TRENCH COMPACTION DETAIL	APPROVED MARCH 2018	REVISED DEC 2018
		DD 804-02	SHEET 1 OF 1



SIDE OR TOP VIEW



END VIEW

Note:
All mandrels must be approved by SAWS Construction Inspections and stamped before use.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	GO, NO GO DEFLECTION TESTING MANDREL	APPROVED March 2008	REVISED
		DD–848–01	SHEET 1 OF 2

SIZE	A	B*	MANDREL O.D. PVC (SDR-26)	RING O.D. PVC (SDR-26)
6"	4.0"	4.5"	5.50	4.79
8"	5.5"	6"	7.37	6.66
10"	7.0"	7.5"	9.21	8.50
12"	8.0"	9"	10.96	10.25
15"	10.0"	11"	13.42	12.71
18"	12.0"	13.5"	—	—
21"	14.0"	16"	—	—
24"	16.0"	18"	—	—
27"	18.0"	20"	—	—

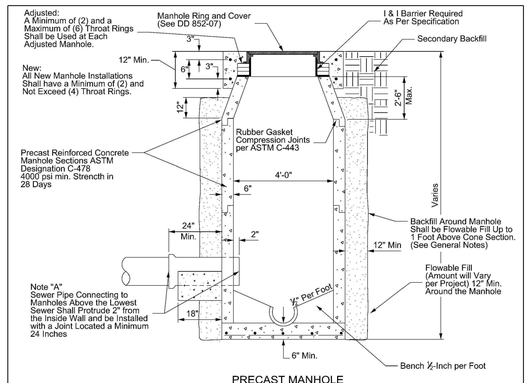
* Minimum Length

CHART

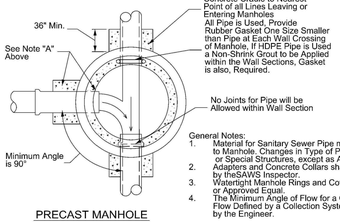
Notes:
PVC pipes and fittings 6" to 15" in diameter shall conform to ASTM D-3034-08.
PVC pipes and fittings 18" to 27" in diameter shall conform to ASTM F-679-08.

This information is provided as a reference. All deflection testing shall be done in accordance with TCEQ Chapter 217.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	GO, NO GO DEFLECTION TESTING MANDREL CHART	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-848-01	SHEET 2 OF 2



PRECAST MANHOLE



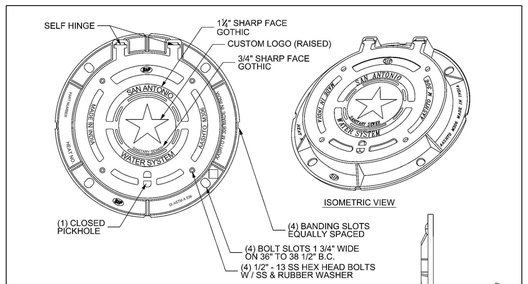
Concrete Cradle to Nearest Point of all Lines Leaving or Entering Manholes
All Pipe is Used, Provide Rubber Gasket One Size Smaller than Pipe at Each Wall Crossing of Manhole. If HDPE Pipe is Used a Non-Shrink Grout to be Applied within the Wall Sections, Gasket is also, Required.

No Joints for Pipe will be Allowed within Wall Section

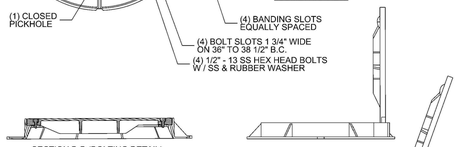
General Notes:
1. Material for Sanitary Sewer Pipe must be the Same from Manhole to Manhole. Changes in Type of Pipe may be Made Only at Manholes, or Special Structures, except as Approved by the SAWS Inspector.
2. Adapters and Concrete Collars shall be Used as Directed and Approved by theSAWS Inspector.
3. Watertight Manhole Rings and Covers shall be Trans-Tex A77 "O" Ring or Approved Equal.
4. The Minimum Angle of Flow for a Connecting Sewer to the Direction of Flow Defined by a Collection System is 90 Degrees, unless Approved by the Engineer.

PRECAST MANHOLE

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	STANDARD PRECAST MANHOLE	APPROVED MAY 2013	REVISED AUG 2019
		DD-852-01	SHEET 1 OF 2

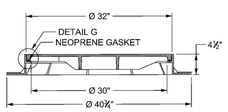


ISOMETRIC VIEW

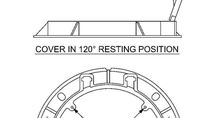


SECTION B-B (BOLTING DETAIL)

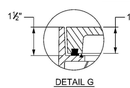
COVER IN 90° LOCKED POSITION



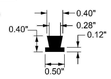
SECTION A-A



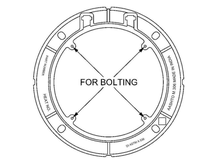
COVER IN 120° RESTING POSITION



DETAIL G



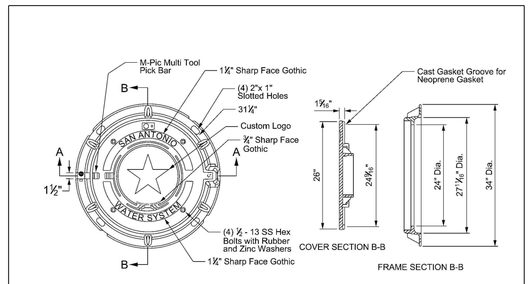
NEOPRENE GASKET DETAIL



FRAME TOP VIEW

SIP Industries

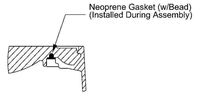
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	30" MANHOLE RING AND COVER DETAIL	APPROVED	REVISED AUG 2019
		DD 852-07	SHEET 1 OF 5



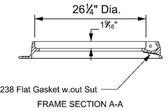
COVER SECTION B-B

FRAME SECTION B-B

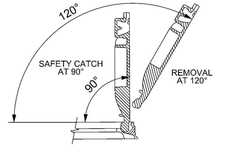
COVER SECTION A-A



HINGE & GASKET VIEW



FRAME SECTION A-A



HINGE POSITIONS

ERGO Assembly

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	APPROVED MARCH 2008	REVISED AUG 2019
		DD 852-07	SHEET 2 OF 5

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CSE-33-Sewer Details.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SANITARY SEWER DETAILS

VILLAGOMEZ ENGINEERING CO.
24165 IH–10W, SUITE 217–708
SAN ANTONIO, TEXAS 78257
PH. (210) 724–0816
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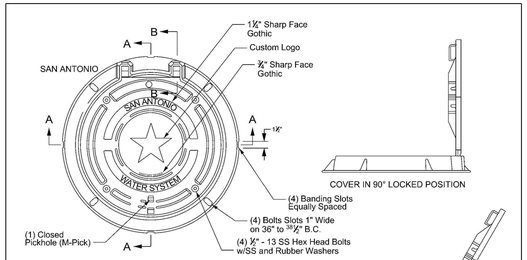
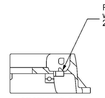
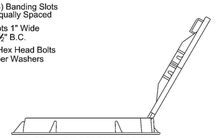
VEC JOB NO 21–044

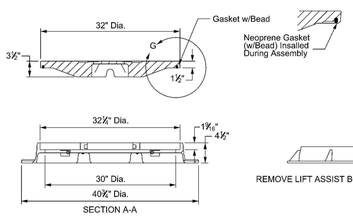
LAND-PLAT-23-11800108

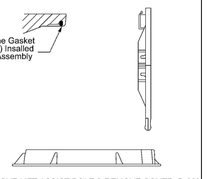
SHEET NUMBER
52
Sheet 52 of 60





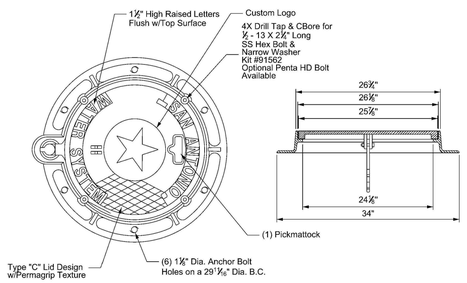


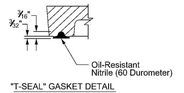




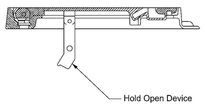
ERGO XL Assembly

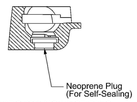
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	APPROVED MARCH 2008	REVISED AUG 2019
		DD 852-07	SHEET 3 OF 5





"T-SEAL" GASKET DETAIL

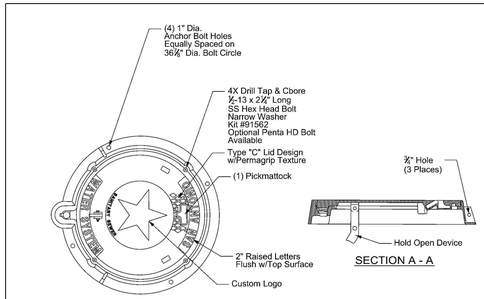




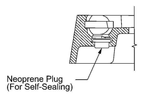
FRAME SHOWING HINGE PLUG

NEENAH FOUNDRY

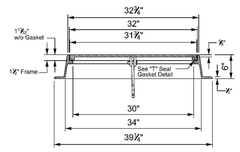
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	APPROVED MARCH 2008	REVISED AUG 2019
		DD 852-07	SHEET 4 OF 5



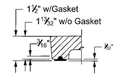
SECTION A - A



FRAME SHOWING HINGE PLUG



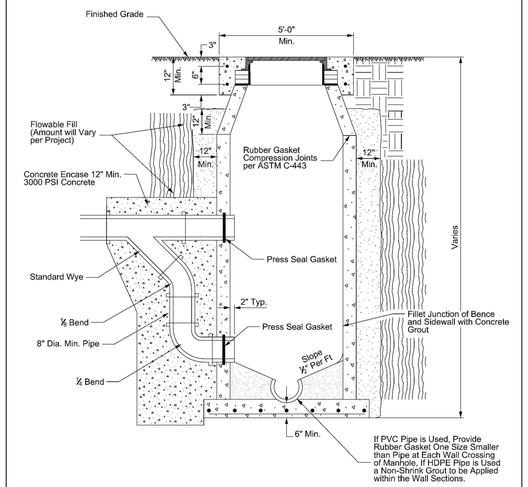
SECTION B - B



"T" SEAL GASKET DETAIL

NEENAH FOUNDRY

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	APPROVED MARCH 2008	REVISED AUG 2019
		DD 852-07	SHEET 5 OF 5



NOTE: Price for Drop Fittings and Encasement to be Included with the Price of Manhole.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DROP MANHOLE DETAIL	APPROVED MARCH 2008	REVISED AUG 2019
		DD-852-08	SHEET 1 OF 1

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: CS2-53-Sewer Details.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

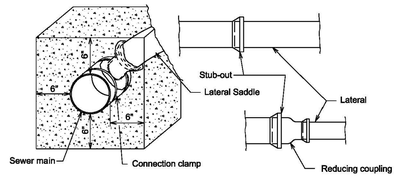
SANITARY SEWER DETAILS

SHEET NUMBER
53
Sheet 53 of 60

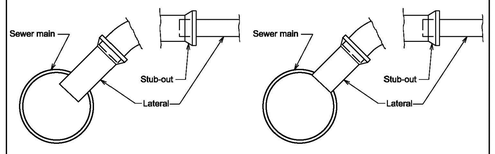
LAND-PLAT-23-11800108

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LATERAL CONNECTION TO EXISTING SEWER MAIN



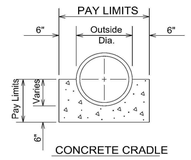
ACCEPTABLE



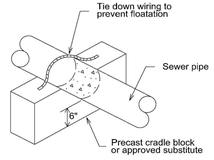
UNACCEPTABLE ACCEPTABLE

Note:
The saddle shall be permanently bonded to the existing main by the use of compounds or or clamps as recommended by the manufacturer.

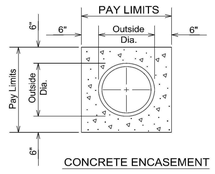
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	LATERAL CONNECTION	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-854-03	SHEET 1 OF 1



CONCRETE CRADLE



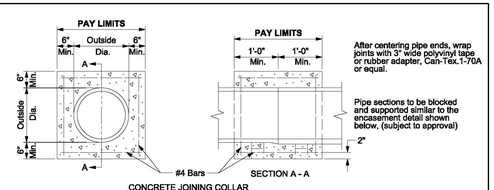
SUPPORT FOR ENCASEMENT OR CRADLE



CONCRETE ENCASEMENT

Notes:
1) All concrete encasement shall be poured at a plane 6" above the pipe between excavated trench walls.
2) All sewer pipe with less than 3' of cover to subgrade shall be concrete encased.
3) All Force mains shall be provided with thrust blocks, where changes in direction occur, at Tees, Bends, Crosses, changes in size, stops, or as directed by SAWS.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL CONCRETE ENCASEMENT DETAILS	APPROVED March 2008	REVISED
		DD-858-01	SHEET 1 OF 1

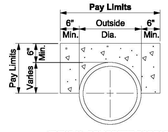


CONCRETE JOINING COLLAR

SECTION A - A

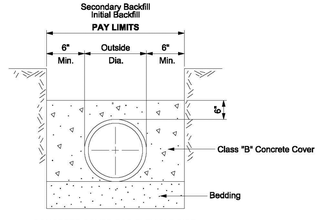
After centering pipe ends, wrap joints with 3" wide polyvinyl tape or rubber adapter, Can-Tex.1-70A or equal.

Pipe sections to be blocked and supported similar to the encasement detail shown below, (subject to approval)



TYPICAL CONCRETE SADDLE

Note:
All concrete encasement shall be poured at a plane 6" above trench walls



CONCRETE COVER FOR FLEXIBLE PIPE
To Be Used Whereever Trench Width is Greater Than Two Feet (2') Plus O.D.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL CONCRETE DETAILS	APPROVED MARCH 2008	REVISED DEC 2018
		DD 858-02	SHEET 1 OF 1

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

GENERAL SECTION

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

   A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
   B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
   C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
   D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
   E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).

2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.

3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.

4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.

5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.

6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:

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

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.

8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.

9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.

10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.

11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

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

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

1. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

2. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

WATER SECTION

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

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

2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOSCONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)

4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.

5. ALL VALVES SHALL READ "OPEN RIGHT".

6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF _____ FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW _____ FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

7. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.

8. BACKFLOW PREVENTION DEVICES:

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

9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

10. DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE LID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

TRENCH EXCAVATION SAFETY PROTECTION:

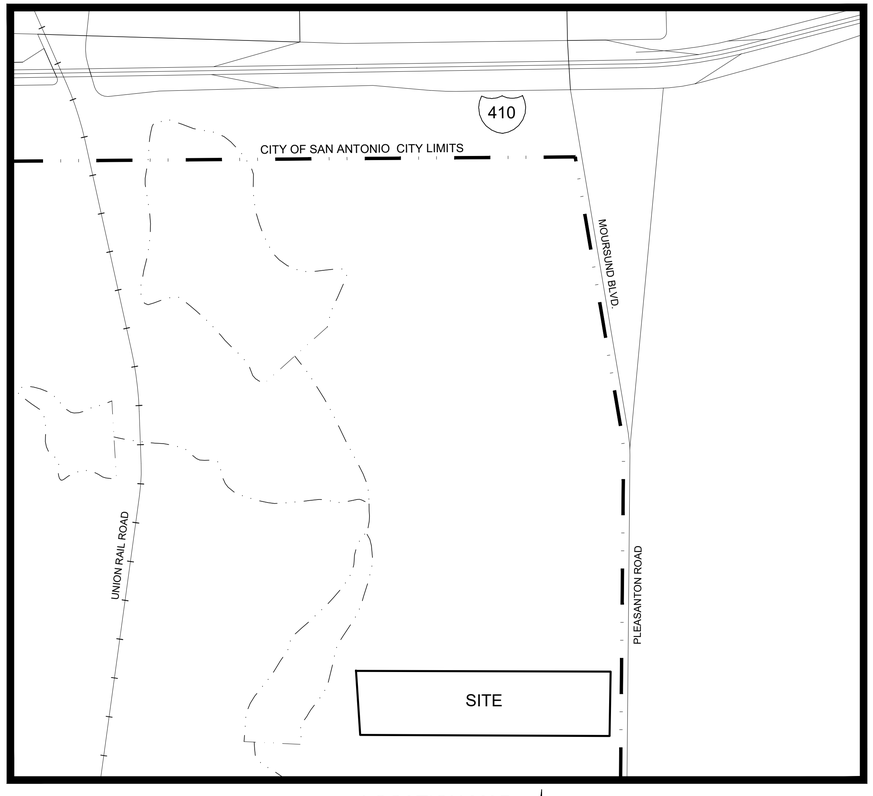
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

SAN ANTONIO WATER SYSTEM

PROPOSED WATER MAIN FOR PLEASANTON SOUTH

LAND-PLAT-23-11800108

JANUARY, 2024



LOCATION MAP
NOT TO SCALE

PREPARED BY:

VILLAGOMEZ ENGINEERING COMPANY
24165 IH-10W, SUITE 217-708
SAN ANTONIO TEXAS 78257
PHONE: 210-724-0816
FAX: 210-853-0232

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 13698

GENERAL NOTES:

1. ALL PHASES OF WORK UNDER THIS CONTRACT SHALL BE WITH STRICT ADHERENCE TO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION" PUBLISHED BY THE CITY OF SAN ANTONIO, TEXAS, DEPARTMENT OF PUBLIC WORKS. FINAL DECISIONS OR JUDGMENTS ON MATTERS NOT SPECIFICALLY COVERED BY THE ABOVE DOCUMENTS SHALL BE MADE BY THE ENGINEER.
2. CONTRACTOR SHALL COMPLY WITH THE APPROPRIATE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
3. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
5. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, NATURAL GAS PURVEYOR MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
6. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BY DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED.
7. ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
8. ALL WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE RIGHT-OF-WAY AND TO PRIVATE PROPERTY WHERE THE CONTRACTOR HAS THE CONSENT OF THE OWNERS. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING NATURAL DRAINAGE COURSES.
9. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE SIGNS SHALL BE CO-ORDINATED WITH SEQUENCE OF CONSTRUCTION AND DETOUR PLAN. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
10. CONTRACTOR SHALL NOTIFY LINE LOCATOR FOR EACH RESPECTIVE UTILITY IN THE PROJECT AREA 48 HOURS PRIOR TO STARTING EXCAVATION.
11. FOR LOCATION OF UNDERGROUND ELECTRIC FACILITIES, CALL C.P.S. LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
12. CONTRACTOR TO CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.
13. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE, CONTAINS ASBESTOS-CONTAINING MATERIAL (ACM) AND IS LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS ARE APPLICABLE WHEN HANDLING, REMOVING AND DISPOSING OF THIS PIPE. SEE SAWS SPECIAL SPECIFICATION ITEM NO 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
14. IF NECESSARY, REPLACE ONE LENGTH OF ASBESTOS CEMENT PIPE TO MEET EPA REQUIREMENTS.
15. ALL PIPE SHALL BE RESTRAINED BASED UPON CONDITIONS ENCOUNTERED DURING INSTALLATION. SEE S.A.W.S. SPECIFICATIONS BOOK FOR RESTRAINED LENGTHS.

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URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
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TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

PROJECT NUMBER:
DATE: JANUARY 12, 2024
DESIGNED BY: JV
DWN BY: VR
FILE NAME: C1-Cover Sheets.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

SAWS - WATER COVER SHEET

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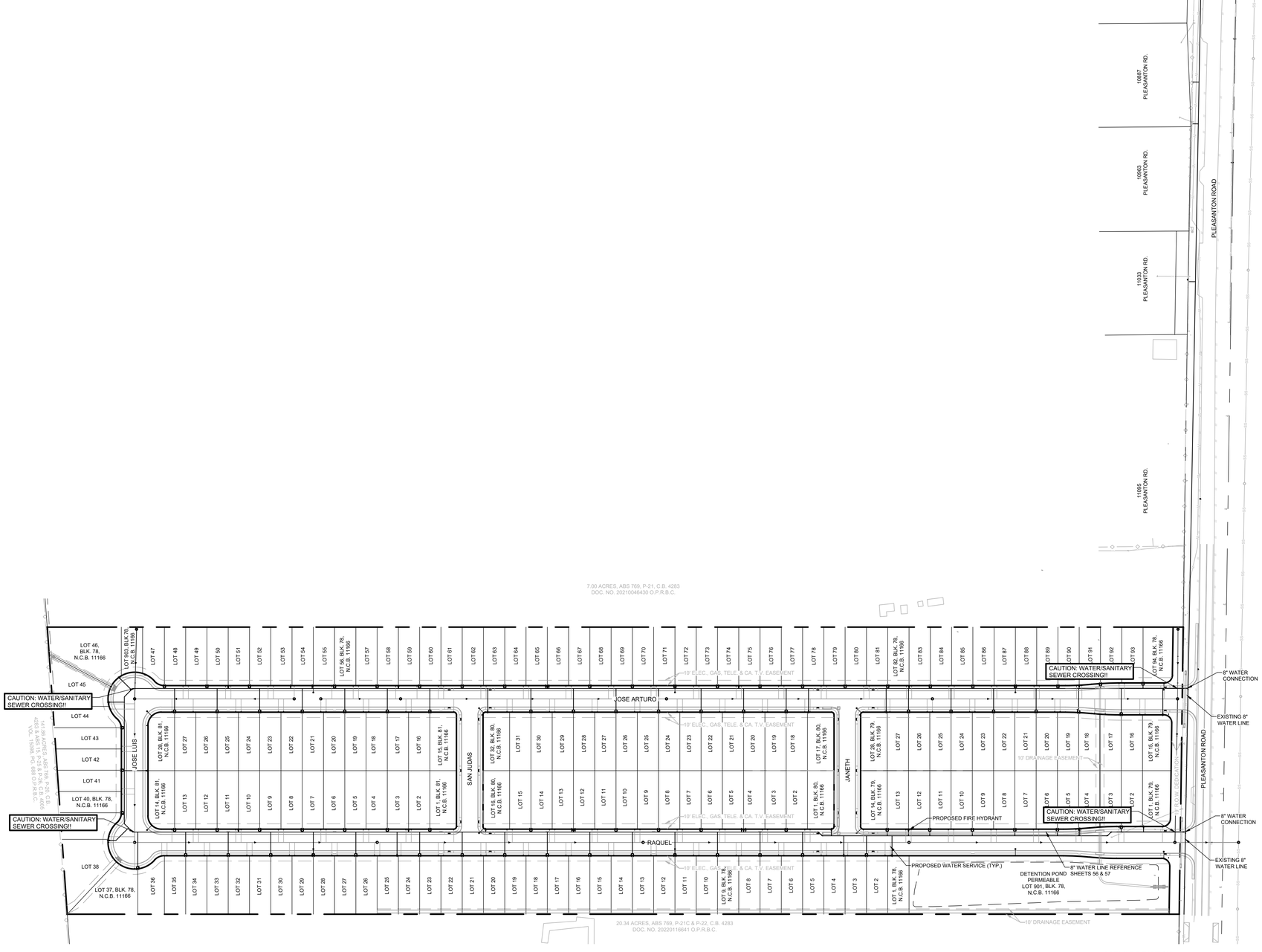
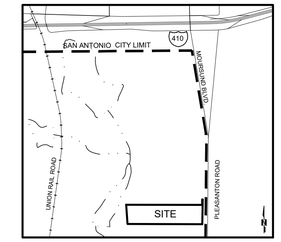
54
Sheet 54 of 60





LOCATION MAP
NOT TO SCALE

LEGEND

- PROPOSED LOT LINE
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- OHE — EXISTING OVERHEAD ELECTRIC
- E-12"W — EXISTING WATER LINE
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0 100 200
SCALE: 1" = 100'

N

OVERALL WATER PLAN

PRESSURE ZONE 832

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 6,280 Plat No. 23-11800108 Lot No. ____ N.C.B. No. ____
SAWS JOB NO. 24-XXXX

LAND-PLAT-23-11800108

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24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

URBAN CAPITAL STRATEGIES

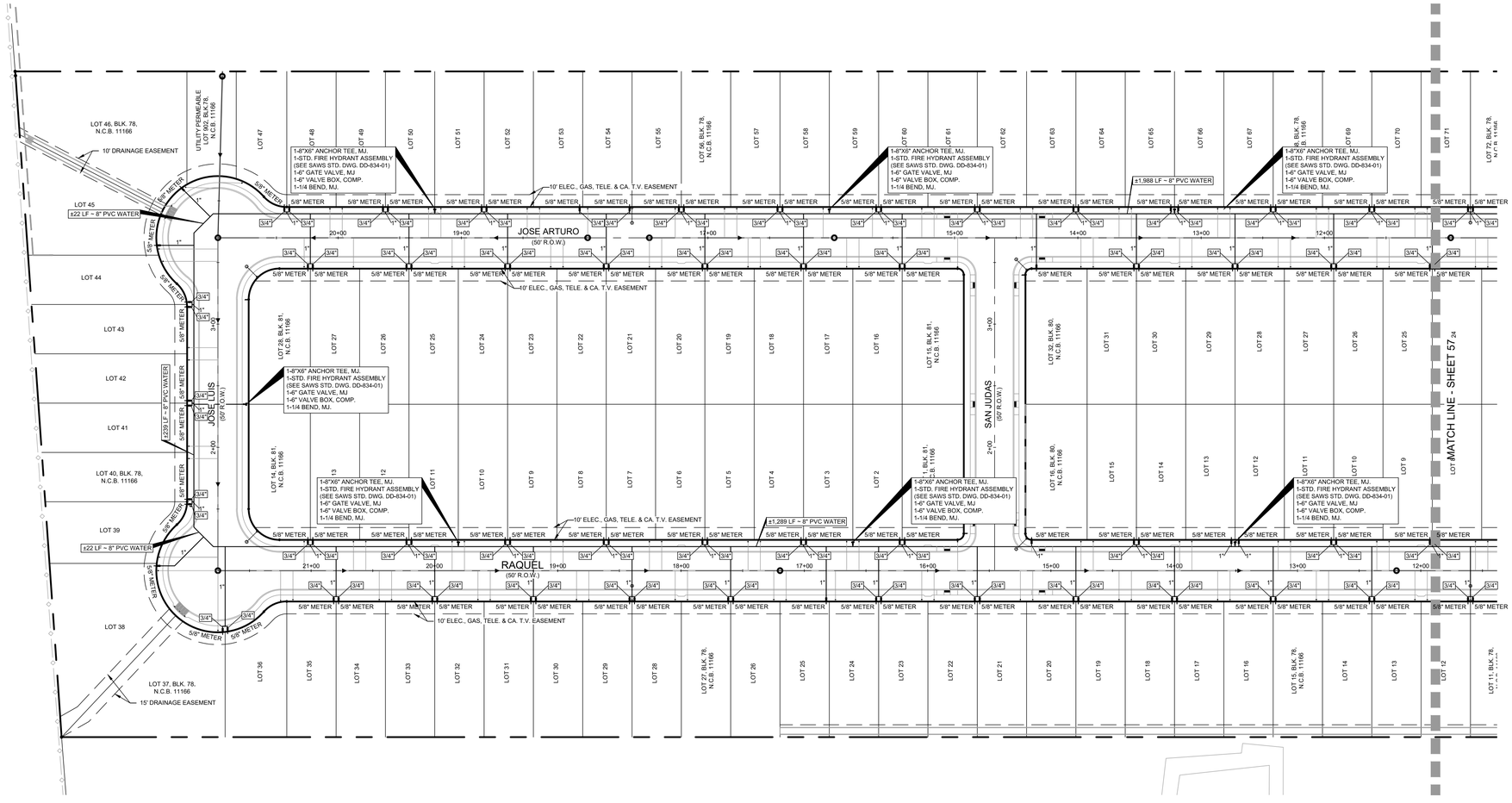
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

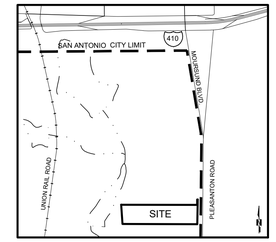
DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CSS-37-Water Distribution Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

OVERALL WATER PLAN

SHEET NUMBER
55
Sheet 55 of 60





LOCATION MAP

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8"	7.5 SQ.FT.	4.0 SQ.FT.	3.5 SQ.FT.	3.5 SQ.FT.
12"	16.0 SQ.FT.	9.0 SQ.FT.	4.5 SQ.FT.	4.5 SQ.FT.
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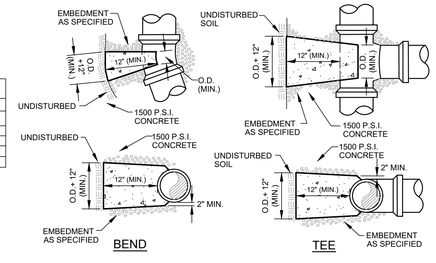

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N

0 50 100

SCALE: 1" = 50'

WATER DISTRIBUTION PLAN

PRESSURE ZONE 832

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
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URBAN CAPITAL STRATEGIES

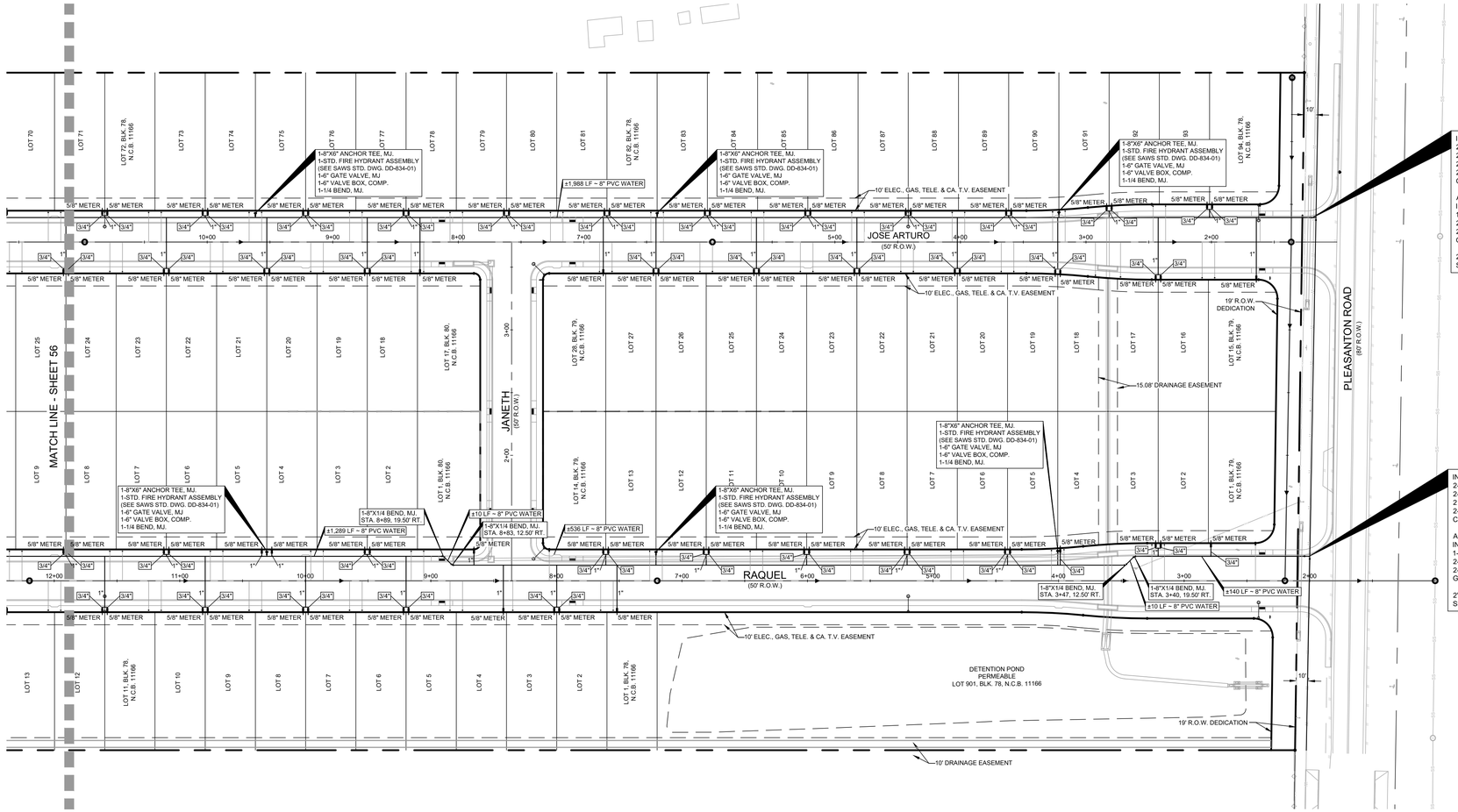
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

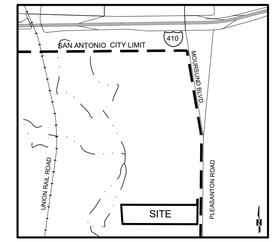
DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CSS-37-Water Distribution Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER DISTRIBUTION PLAN

SHEET NUMBER
56
Sheet 56 of 60





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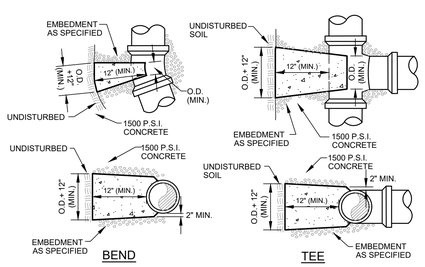

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LAND-PLAT-23-11800108

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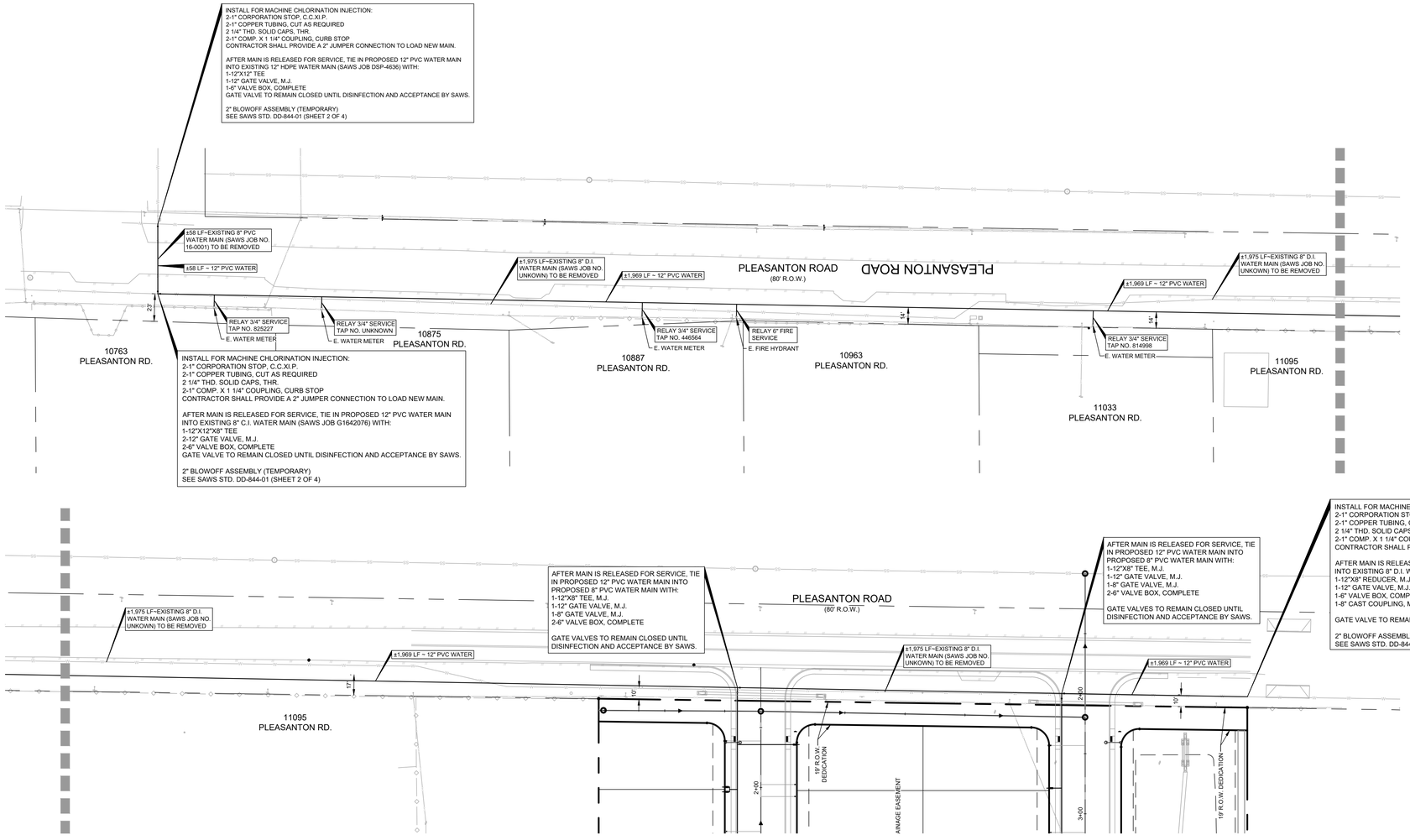
STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

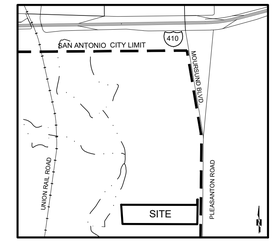
DESIGNED BY: JV
DRWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CSS-57-Water Distribution Plan.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER DISTRIBUTION PLAN

SHEET NUMBER
57
Sheet 57 of 60





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FIRE HYDRANT LEAD FREE NOTE:

SAWS REQUIRES GCP'S AND COUNTER PERMITS TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.

FIRE FLOW NOTE:

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 DEMAN OF 1,500 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.

THRUST BLOCKING NOTE:

ANCHORAGE/THRUST BLOCKING AND JOINT RESTRAINTS SHALL BE DONE IN ACCORDANCE WITH SAWS STANDARDS SPECIFICATION FOR CONSTRUCTION (ITEM NO. 839).

BACKFLOW PREVENTION NOTE:

BACKFLOW PREVENTION DEVICES FOR RESIDENTIAL SUBDIVISIONS: ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.

UTILITY LOCATE NOTES:

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 1-800-545-6005. CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.

DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181 GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. THE CONTRACTOR SHALL NOTIFY THE GAS COMPANY LOCATOR AT 1-800-545-6005, 48 HOURS BEFORE BEGINNING ANY EXCAVATION.

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

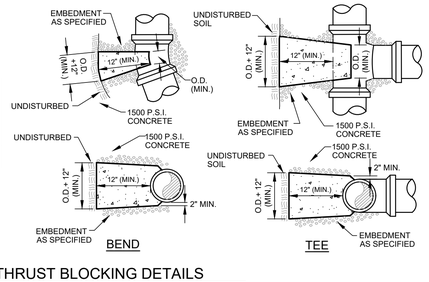
TRENCH EXCAVATION SAFETY PROTECTION:

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

COMPACTION NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR, PER EACH 12 INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. PERMITS WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

CALCULATED THRUST BLOCKING AREAS FOR 200 PSI MAXIMUM WATER PRESSURE.				
PIPE SIZE	ANGLE OF DEFLECTION IN PIPE			
	90° BEND, TEE, PLUG	45° BEND	22.5° BEND	11.25° BEND
6"	4.0 SQ.FT.	2.5 SQ.FT.	2.5 SQ.FT.	2.5 SQ.FT.
8"	7.5 SQ.FT.	4.0 SQ.FT.	3.5 SQ.FT.	3.5 SQ.FT.
12"	16.0 SQ.FT.	9.0 SQ.FT.	4.5 SQ.FT.	4.5 SQ.FT.
16"	22.0 SQ.FT.	12.0 SQ.FT.	6.0 SQ.FT.	6.0 SQ.FT.

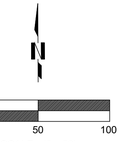


THRUST BLOCKING DETAILS

NOT TO SCALE

LEGEND

	PROPOSED LOT LINE
	ADJACENT PROPERTY LINE
	PROPERTY LINE
OHE	EXISTING OVERHEAD ELECTRIC
E-12"W	EXISTING WATER LINE
E-8"SS	EXISTING SANITARY SEWER LINE
600	EXISTING CONTOUR
603	PROPOSED CONTOUR
W	EXISTING WATER METER
W	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
SS	EXISTING MANHOLE
	EXISTING POWER POLE
	EXISTING CLEAN OUT
600.00	EXISTING ELEVATION
23.22	PROPOSED ELEVATION
T. 36.75	TOP OF CURB ELEVATION
G 36.25	GUTTER ELEVATION
(G 36.25)	EXISTING GUTTER ELEVATION
P. CURB	PROPOSED CURB
E.	EXISTING
P.	PROPOSED
℄	FLOW LINE



WATER DISTRIBUTION PLAN

PRESSURE ZONE 832

Developer's Name: URBAN CAPITAL STRATEGIES
Address: 26311 JASON AVENUE
City SAN ANTONIO State TX ZIP 78255
Phone # (210) 882-0567 FAX#
SAWS Block Map # 140-570 Total EDU's 182 Total Acreage 26.20
Total Linear Footage of Pipe 6,280 Plat No. 23-11800108 Lot No. N.C.B. No.
SAWS JOB NO. 24-XXXX

VILLAGOMEZ ENGINEERING CO.
24165 IH–10W, SUITE 217–708
SAN ANTONIO, TEXAS 78257
PH. (210) 724–0816
FAX (210) 853–0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21–044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CSS-S1-Water Distribution Plan.dwg
CONSTRUCTION DOCUMENTS

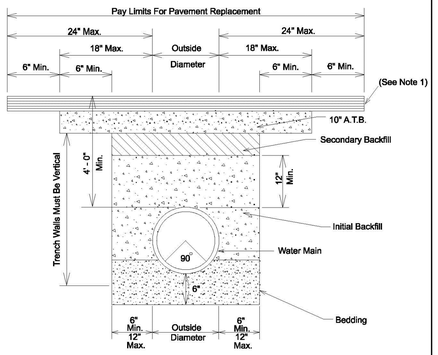
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER DISTRIBUTION PLAN

SHEET NUMBER

57.1

Sheet 57 of 60

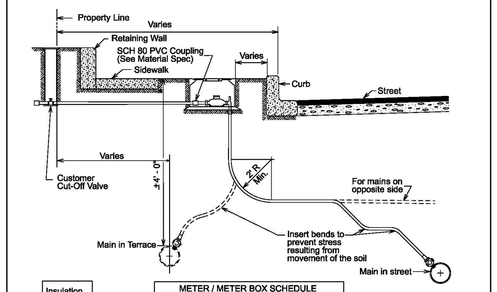


1) REPLACEMENT OF SURFACE LAYER SHALL BE OF THE TYPE AND THICKNESS BASED ON FUNCTIONAL CLASSIFICATION.

a. Min 2" HMAC Type "D" for trench repair in Local / Residential streets.

b. Min 3" HMAC Type "C" for trench repair in Collector / Arterial streets.

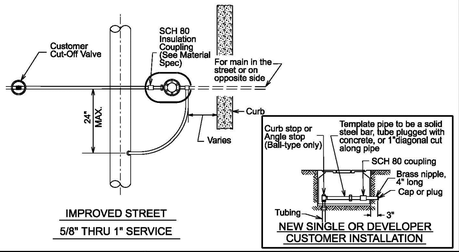
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	POTABLE AND RECYCLED WATER MAIN DETAIL	MARCH 2008	APRIL 2014
		DD-812-01	SHEET 1 OF 1



Insulation Coupling Component 579 - 3/4" 1580 - 1"

METER / METER BOX SCHEDULE	
Meter Size	Meter Box
5/8", 3/4" & 1"	C.I. Oval, SAWS Material Specification 10-30

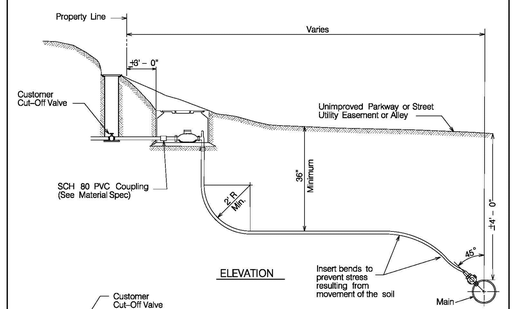
Note: See Tapping Schedule DD-824-01 Sheet 3 of 3



IMPROVED STREET
5/8" THRU 1" SERVICE

NEW SINGLE OR DEVELOPER CUSTOMER INSTALLATION

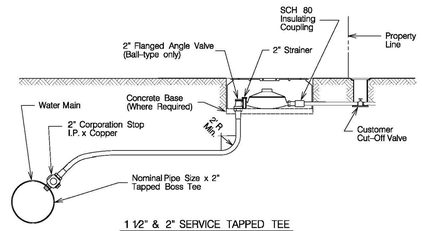
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	COPPER SERVICE INSTALLATION MAIN IN TERRACE	MARCH 2008	APRIL 2014
		DD-824-01	SHEET 1 OF 3



UNIMPROVED STREET
5/8" THRU 1" SERVICE

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	COPPER SERVICE INSTALLATION UNIMPROVED STREET	March 2008	
		DD-824-01	SHEET 2 OF 3

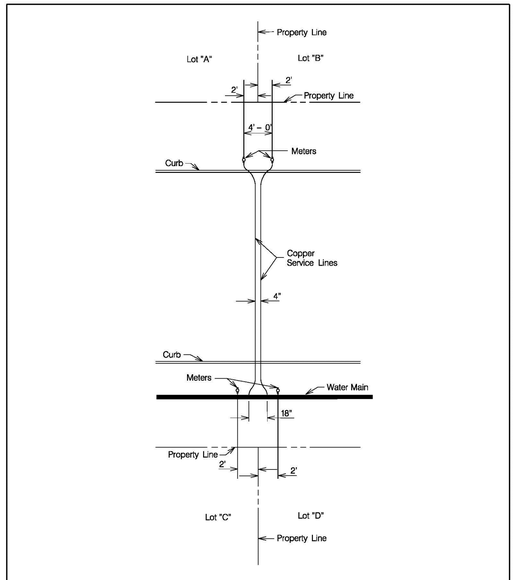
PIPE TAPPING SCHEDULE				
PIPE DIAMETER	SERVICE SIZE			
	3/4"	1"	1 1/2"	2"
6" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
6" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
8" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
8" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
10" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
10" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
12" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle
12" PVC	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" A.C.	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle	Tap With Service Saddle
16" C.I. or D.I.	Tap	Tap	Tap With Service Saddle	Tap With Service Saddle



1 1/2" & 2" SERVICE TAPPED TEE

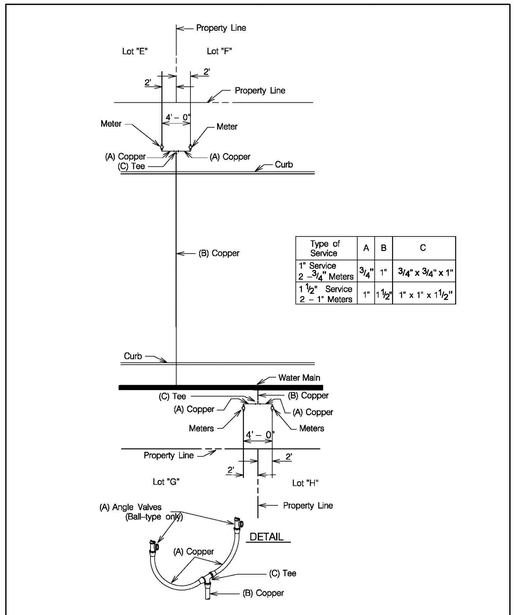
Note:
For direct tap to main, see Tapping Schedule

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	COPPER SERVICE INSTALLATION TAPPING SCHEDULE	March 2008	
		DD-824-01	SHEET 3 OF 3



SINGLE SERVICE LINE - SINGLE METER

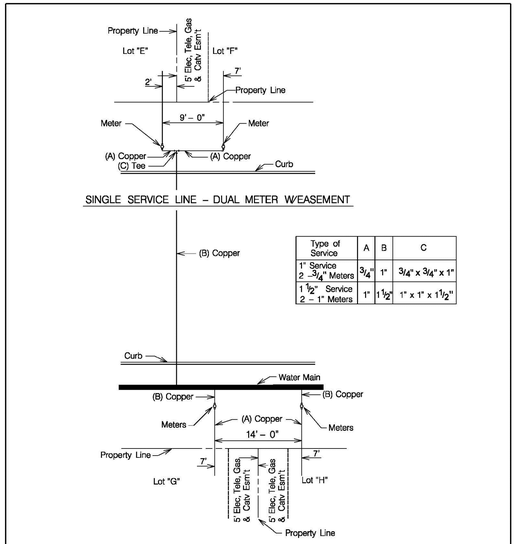
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL SERVICE ARRANGEMENT	March 2008	
		DD-824-05	SHEET 1 OF 3



Type of Service	A	B	C
1" Service 2 - 3/4" Meters	3/4"	1"	3/4" x 3/4" x 1"
1 1/2" Service 2 - 1" Meters	1"	1 1/2"	1" x 1" x 1 1/2"

SINGLE SERVICE LINE - DUAL METER

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL SERVICE ARRANGEMENT	March 2008	
		DD-824-05	SHEET 2 OF 3



Type of Service	A	B	C
1" Service 2 - 3/4" Meters	3/4"	1"	3/4" x 3/4" x 1"
1 1/2" Service 2 - 1" Meters	1"	1 1/2"	1" x 1" x 1 1/2"

SINGLE SERVICE LINE W/EASEMENT

PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	ALTERNATE SERVICE ARRANGEMENT	March 2008	
		DD-824-05	SHEET 3 OF 3

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

URBAN CAPITAL STRATEGIES

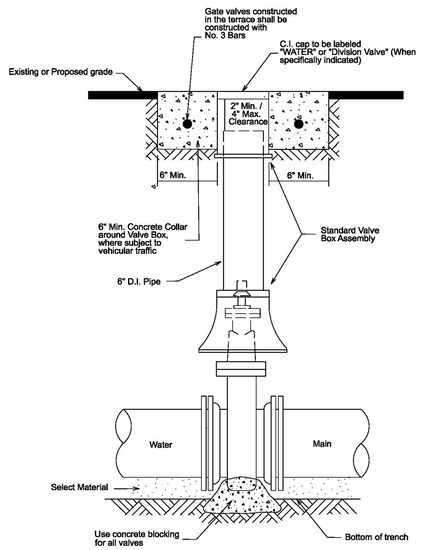
STATE OF TEXAS
JOSE L VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

DESIGNED BY: JV
DRAWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CS6-6A-Water Details.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER DISTRIBUTION DETAILS

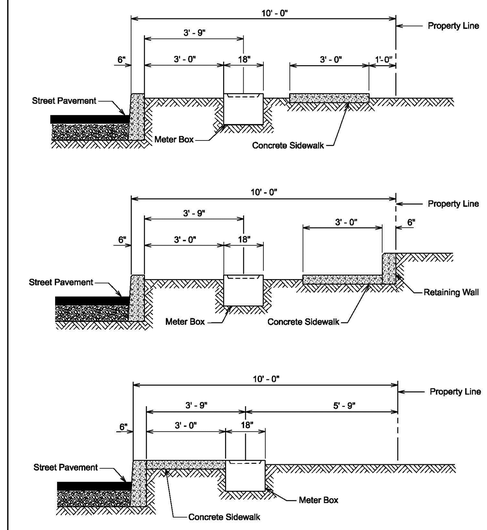
SHEET NUMBER
58



NOTE: All Concrete to be 3,000 psi

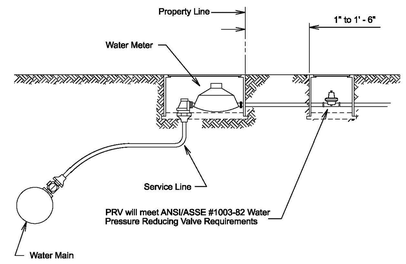
Note: For all work associated with recycled water valves, refer to DD-110-10, Sheet 1 of 1

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	INSTALLATION OF NON-GEARED GATE VALVE WITH VALVE BOX AND EXTENSION	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-828-01	SHEET 1 OF 1



Note:
Meter Box location in commercial and industrial areas will be as directed by the Inspector.

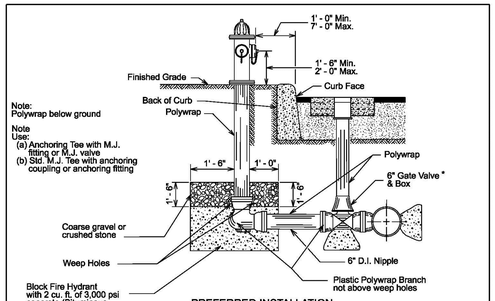
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL METER BOX LOCATION	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-833-01	SHEET 1 OF 1



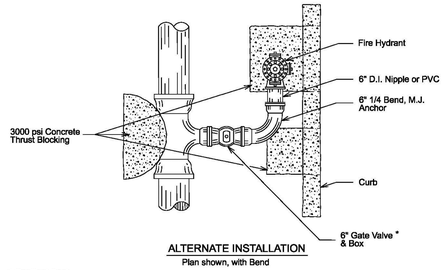
3/4" THRU 2" SERVICE PRESSURE REDUCING VALVE

Note:
For Tapping Schedule, See DD-824-01 Sheet 3 of 3.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	SERVICE INSTALLATION WITH PRESSURE REDUCING VALVE	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-833-03	SHEET 1 OF 1



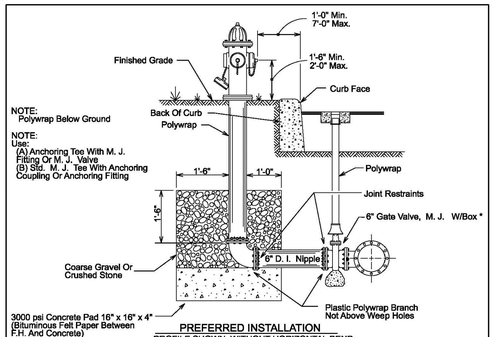
PREFERRED INSTALLATION
Profile shown, without Horizontal Bend



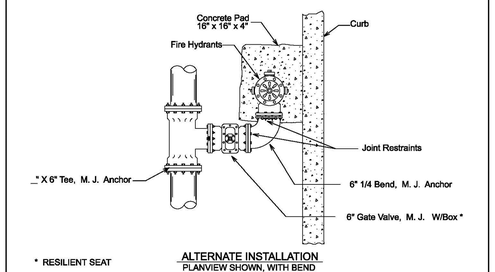
ALTERNATE INSTALLATION
Plan shown, with Bend

* Resilient Seat

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	FIRE HYDRANT INSTALLATION	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-834-01	SHEET 1 OF 2



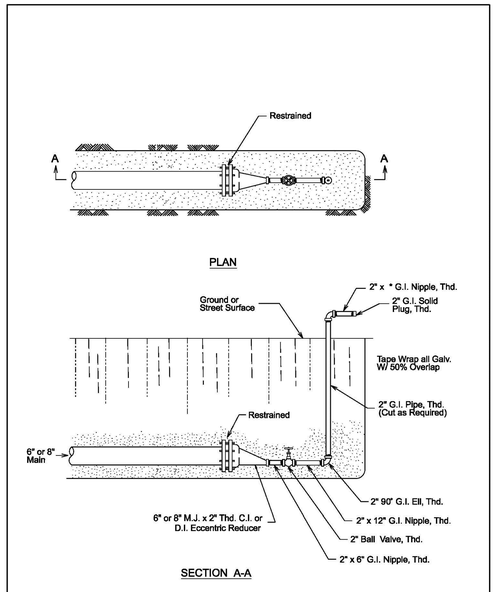
PREFERRED INSTALLATION
PROFILE SHOWN, WITHOUT HORIZONTAL BEND



* RESILIENT SEAT

ALTERNATE INSTALLATION
PLANVIEW SHOWN, WITH BEND

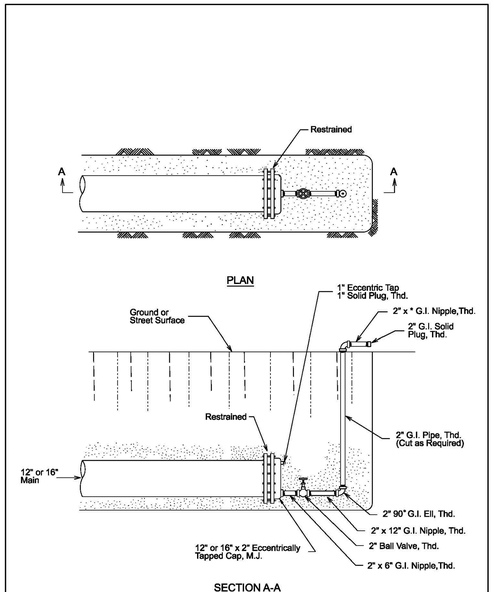
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	FIRE HYDRANT INSTALLATION (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-834-01	SHEET 2 OF 2



SECTION A-A

* Cut as required to extend beyond excavation

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" TEMPORARY BLOW-OFF ASSEMBLY ON 6" & 8" D.I. MAINS	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-01	SHEET 1 OF 4



SECTION A-A

* Cut as required to extend beyond excavation.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" TEMPORARY BLOW-OFF ASSEMBLY ON 12" & 16" D.I. MAINS	APPROVED March 2008	REVISED APRIL 2014
		DD-844-01	SHEET 2 OF 4

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-12-2024

DESIGNED BY: JV
DWN BY: VR
FILE NAME: CSE-60-Water Details.dwg
PROJECT NUMBER:
DATE: JANUARY 12, 2024
CONSTRUCTION DOCUMENTS

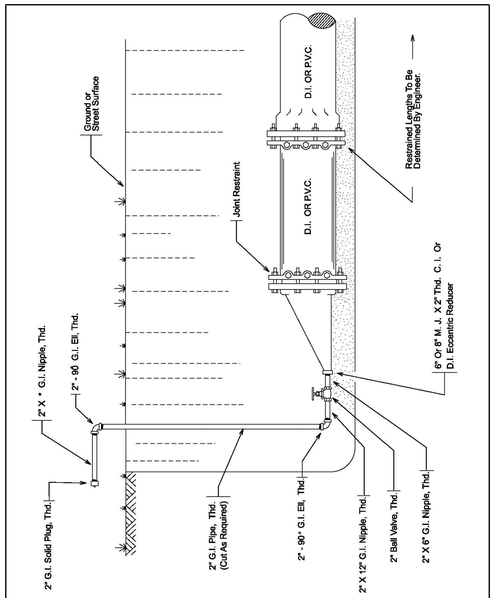
PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER DISTRIBUTION DETAILS

VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION NO. F13698
VEC JOB NO 21-044

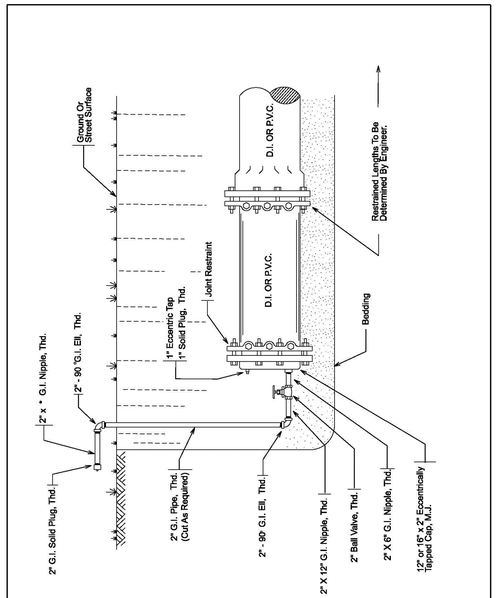
LAND-PLAT-23-11800108

SHEET NUMBER
59
Sheet 59 of 60



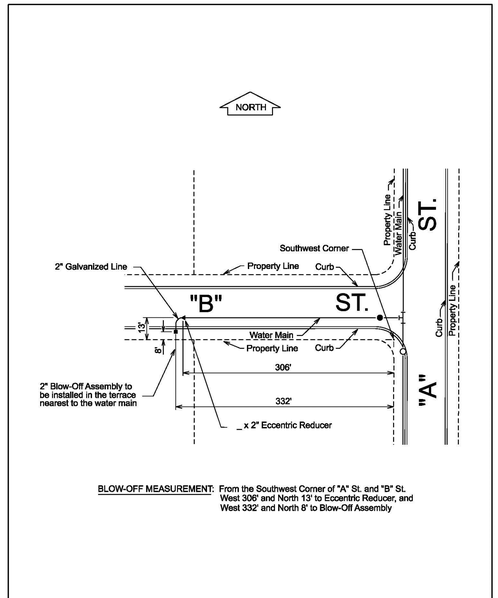
* Cut as required to extend beyond excavation.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" (TEMPORARY) BLOW-OFF ASSEMBLY ON 6" & 8" D. I./P.V.C. MAINS (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-01	SHEET 3 OF 4



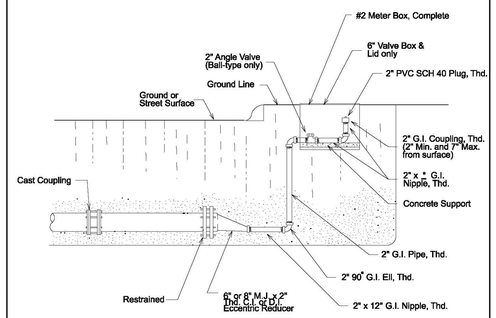
* Cut as required to extend beyond excavation.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" (TEMPORARY) BLOW-OFF ASSEMBLY ON 12" & 16" D. I./P.V.C. MAINS (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-01	SHEET 4 OF 4



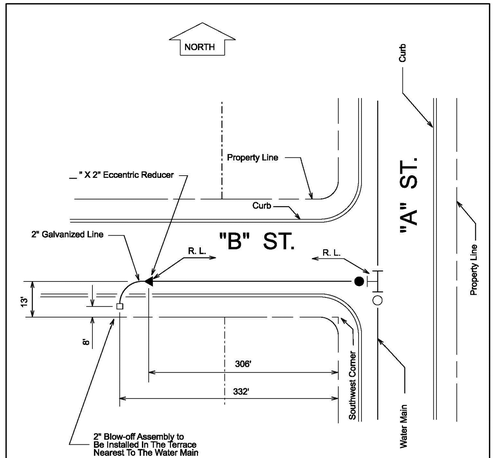
BLOW-OFF MEASUREMENT: From the Southwest Corner of "A" St. and "B" St. West 306' and North 13' to Eccentric Reducer, and West 332' and North 8' to Blow-Off Assembly

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL BLOW-OFF ARRANGEMENT ON DEAD END MAINS	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-02	SHEET 2 OF 5



* Cut to fit in meter box.

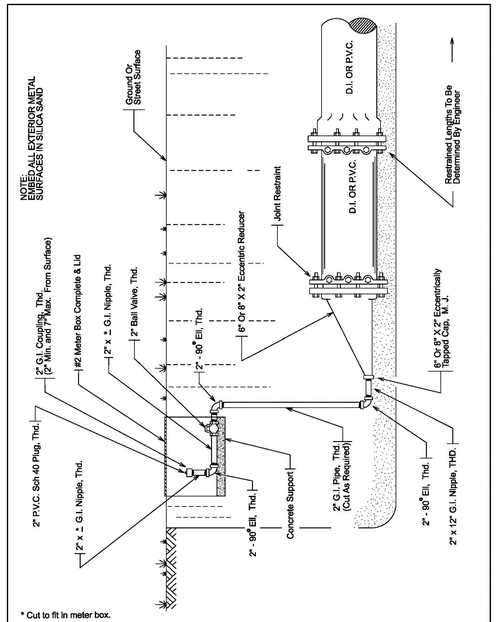
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" PERMANENT BLOW-OFF ASSEMBLY ON 6" & 8" MAINS	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-02	SHEET 3 OF 5



2" BLOW-OFF MEASUREMENT:
FROM THE SOUTHWEST CORNER OF "A" ST. AND "B" ST.
WEST 306' AND NORTH 13' TO ECCENTRIC REDUCER, AND
WEST 332' AND NORTH 8' TO BLOW-OFF ASSEMBLY

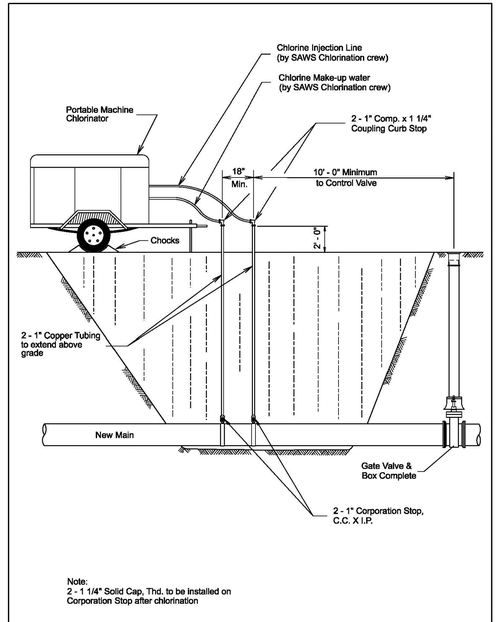
R. L. = RESTRAINED LENGTHS TO BE DETERMINED BY ENGINEER.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL BLOW-OFF ARRANGEMENT ON DEAD END MAINS (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-02	SHEET 4 OF 5



* Cut to fit in meter box.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" (PERMANENT) BLOW-OFF ASSEMBLY ON 6" & 8" D. I./P.V.C. MAINS (JOINT RESTRAINT)	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-844-02	SHEET 5 OF 5



Note:
2 - 1 1/4" Solid Cap, Thd. to be Installed on Corporation Stop after chlorination

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	STANDARD CHLORINATION INSTALLATION	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-847-01	SHEET 1 OF 1

URBAN CAPITAL STRATEGIES

STATE OF TEXAS
JOSE L. VILLAGOMEZ
105199
LICENSED PROFESSIONAL ENGINEER
01-15-2024

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FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO 21-044

LAND-PLAT-23-11800108

DESIGNED BY: JV
DWN BY: VR
PROJECT NUMBER:
DATE: JANUARY 12, 2024
FILE NAME: CS6-60-Water Details.dwg
CONSTRUCTION DOCUMENTS

PLEASANTON SOUTH
11255 PLEASANTON RD.
SAN ANTONIO, TEXAS 78221

WATER
DISTRIBUTION DETAILS

SHEET NUMBER
60
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