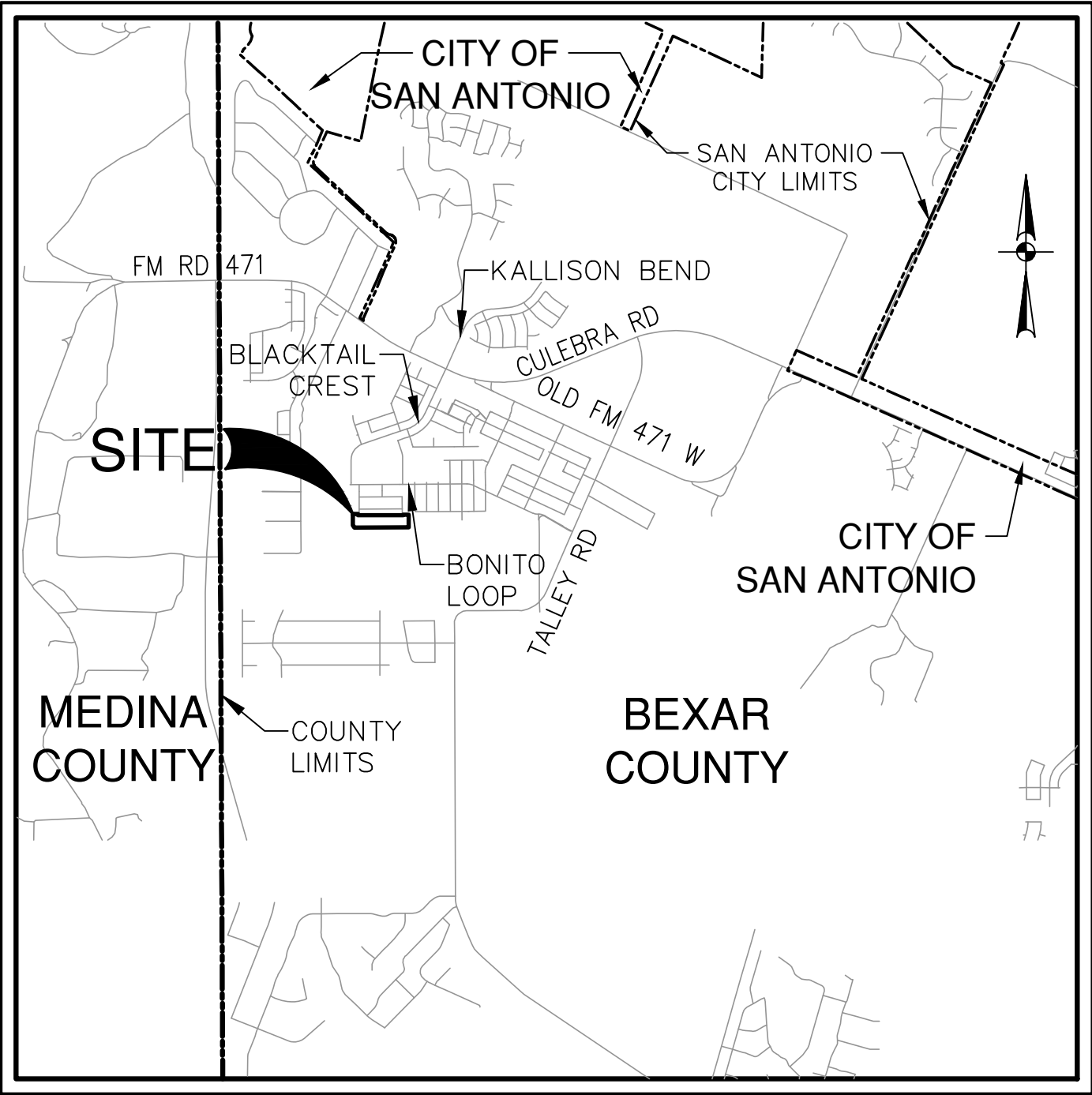


PRESERVE AT CULEBRA-UNIT 11

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

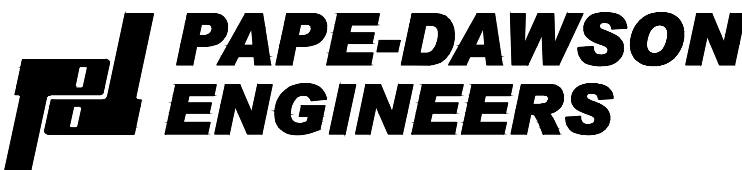


LOCATION MAP
NOT-TO-SCALE

PREPARED FOR:

KB HOME LONE STAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

JUNE 2025



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



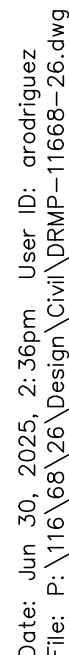
WATER (SAWS PRESSURE ZONE 8)

DEVELOPER'S NAME: KB HOME LONE STAR, INC.	
ADDRESS: 4800 FREDERICKSBURG ROAD	
CITY: SAN ANTONIO	STATE: TX ZIP: 78229
PHONE# (210) 301-5485	FAX#
SAWS BLOCK MAP# 068610 & TOTAL EDU'S 59 TOTAL ACREAGE 9.096	
TOTAL LINEAR FOOTAGE OF PIPE: 1472 LF-8" PLAT NO. 25-11800116	
NUMBER OF LOTS 59	SAWS JOB NO. 25-1065

SEWER: MEDIO WEST WATERSHED-LEON CREEK W.R.C.

DEVELOPER'S NAME: KB HOME LONE STAR, INC.	
ADDRESS: 4800 FREDERICKSBURG ROAD	
CITY: SAN ANTONIO	STATE: TX ZIP: 78229
PHONE# (210) 301-5485	FAX#
SAWS BLOCK MAP# 068610 & TOTAL EDU'S 0 TOTAL ACREAGE 9.096	
TOTAL LINEAR FOOTAGE OF PIPE: 290 LF-8" PLAT NO. 25-11800116	
NUMBER OF LOTS 59	SAWS JOB NO. 25-XXXX

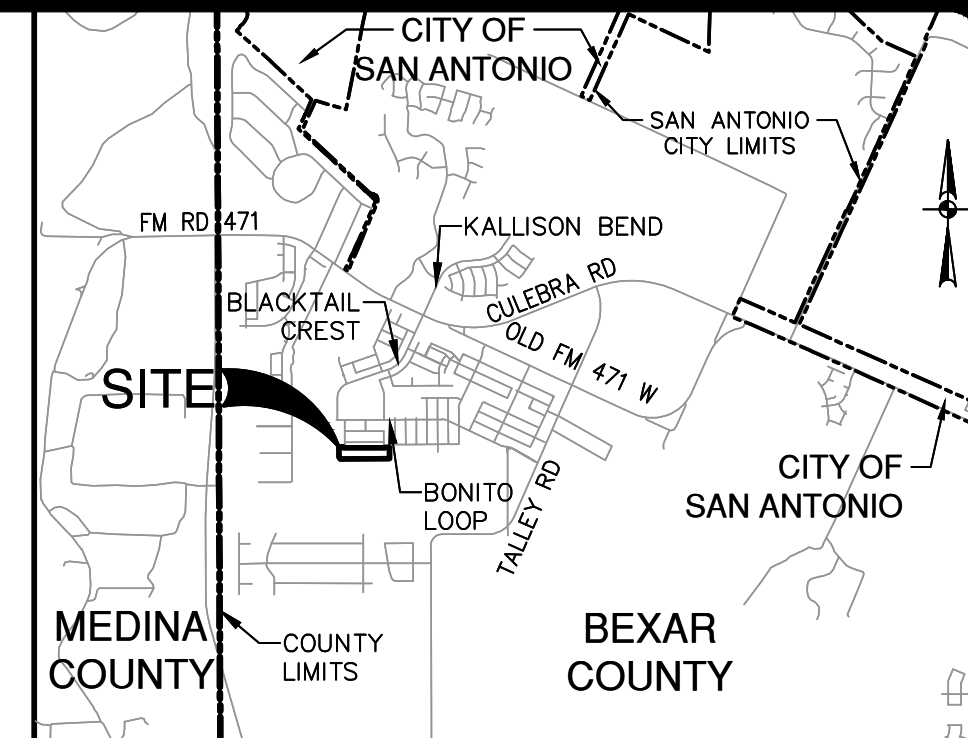
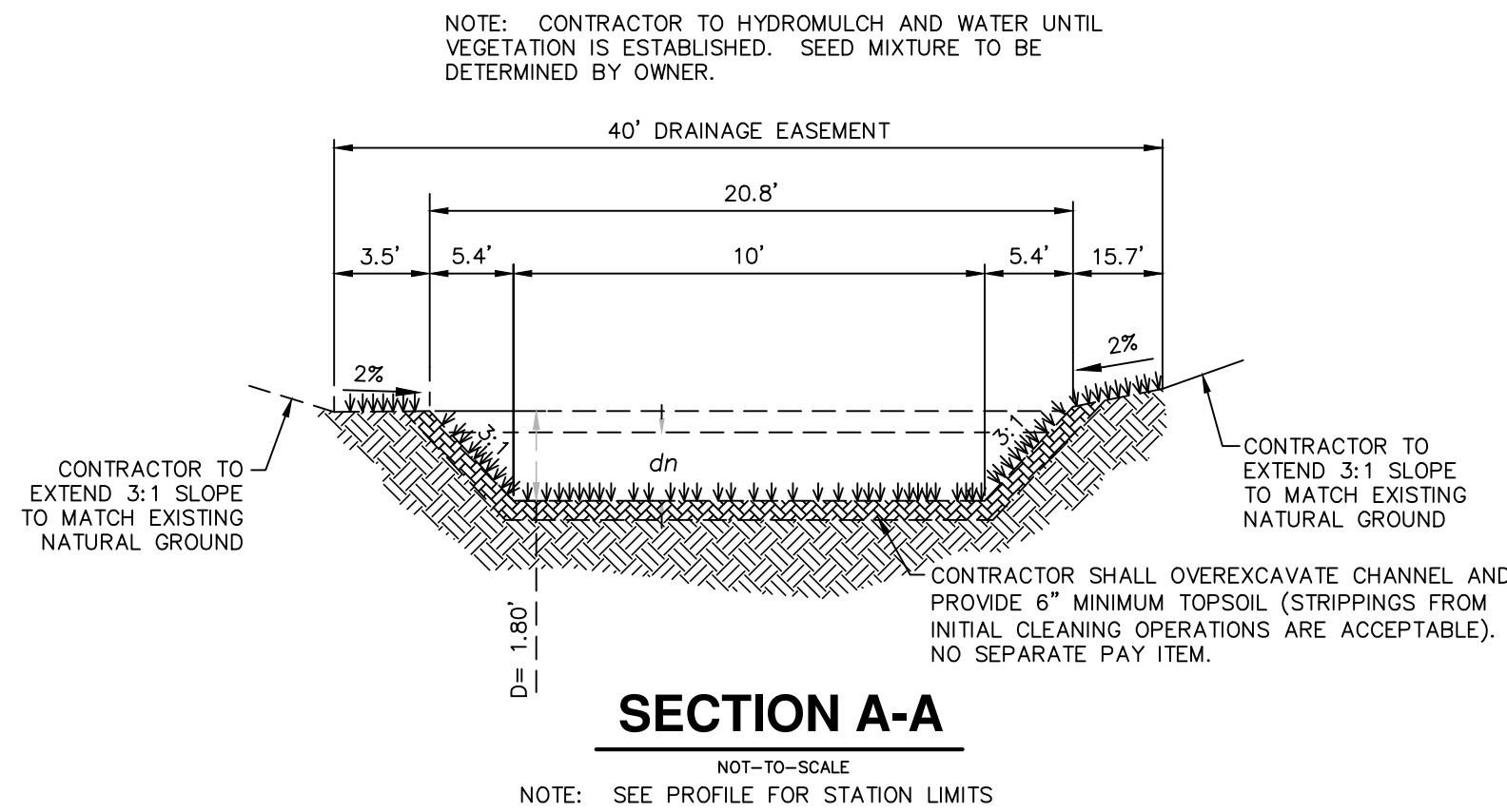
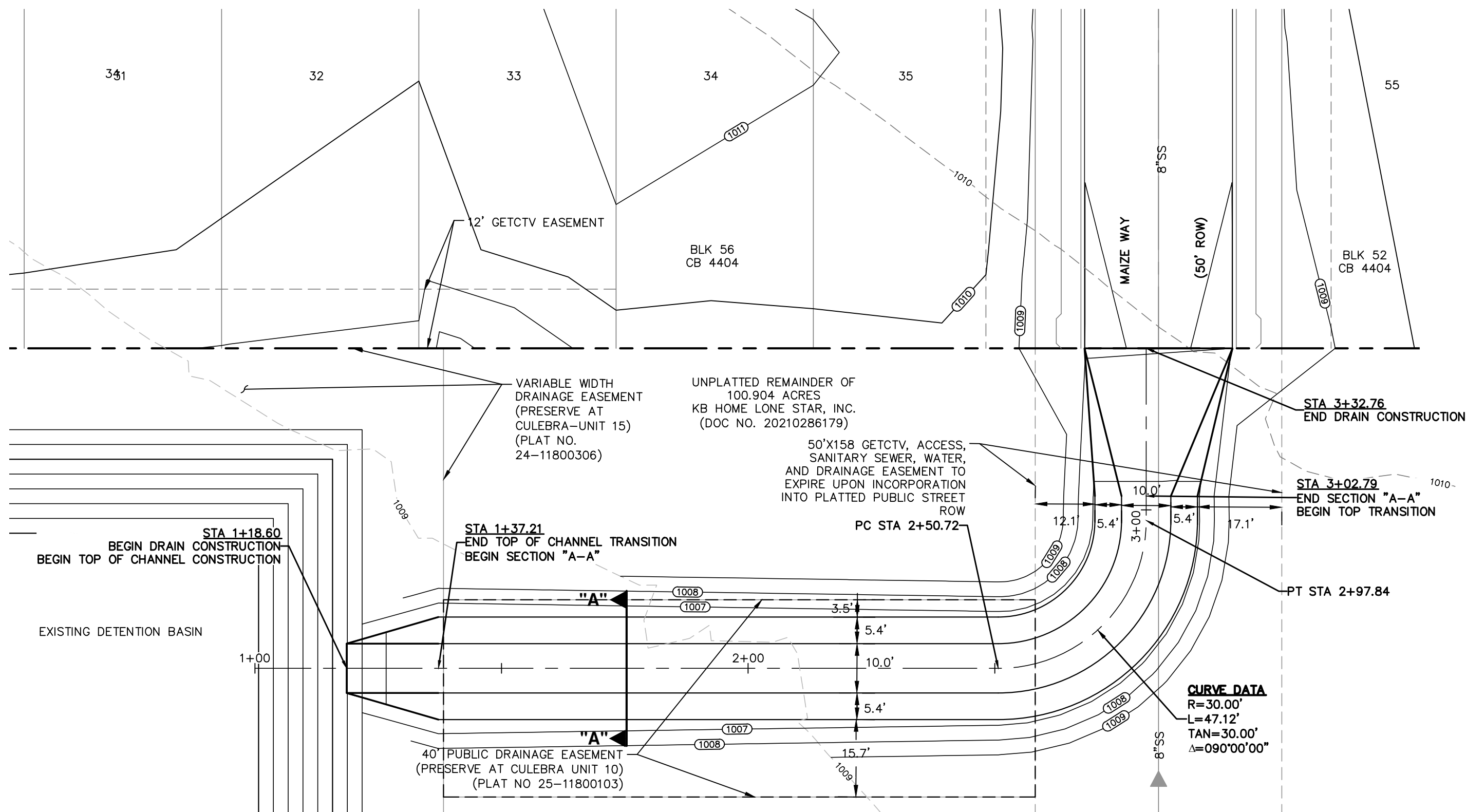
Sheet List Table		
Sheet Title	Sheet Description	Sheet No.
COVER SHEET		C0.00
MASTER DRAINAGE PLAN		C1.00
TEMPORARY DRAIN C - PLAN & PROFILE		C1.01
DRAIN D - PLAN & PROFILE		C1.02
DRAINAGE DETAILS (SHEET 1 OF 2)		C1.10
DRAINAGE DETAILS (SHEET 2 OF 2)		C1.20
ABEJA AVE AND LOBO VISTA		C2.00
TORTUGA PATH - PLAN AND PROFILE		C2.01
MAIZE WAY - PLAN AND PROFILE		C2.02
STREET DETAILS (SHEET 1 OF 2)		C2.10
STREET DETAILS (SHEET 2 OF 2)		C2.20
OVERALL SIGNAGE PLAN		C3.00
SIGNAGE DETAILS (SHEET 1 OF 2)		C3.10
SIGNAGE DETAILS (SHEET 2 OF 2)		C3.20
OVERALL SANITARY SEWER PLAN		C4.00
SANITARY SEWER LINE A1-PLAN & PROFILE		C4.01
SANITARY SEWER DETAILS		C4.10
SANITARY SEWER NOTES		C4.20
OVERALL WATER DISTRIBUTION PLAN		C5.00
WATER DISTRIBUTION DETAILS		C5.10
WATER DISTRIBUTION NOTES		C5.20
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORM WATER POLLUTION PREVENTION PLAN		C8.00
STORM WATER POLLUTION PREVENTION DETAILS		C8.10



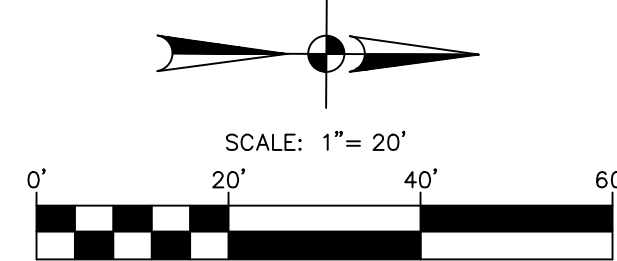
PLAT NO. 25-11800116
JOB NO. 11668-26
DATE JUNE 2025
DESIGNER _____
CHECKED _____ DRAWN _____
SHEET C1.00

Dates: Jun. 30, 2025 1:53pm User ID: erick@papez
File: P:\16868\26\Design\Civil\SSC-16868-26.dwg

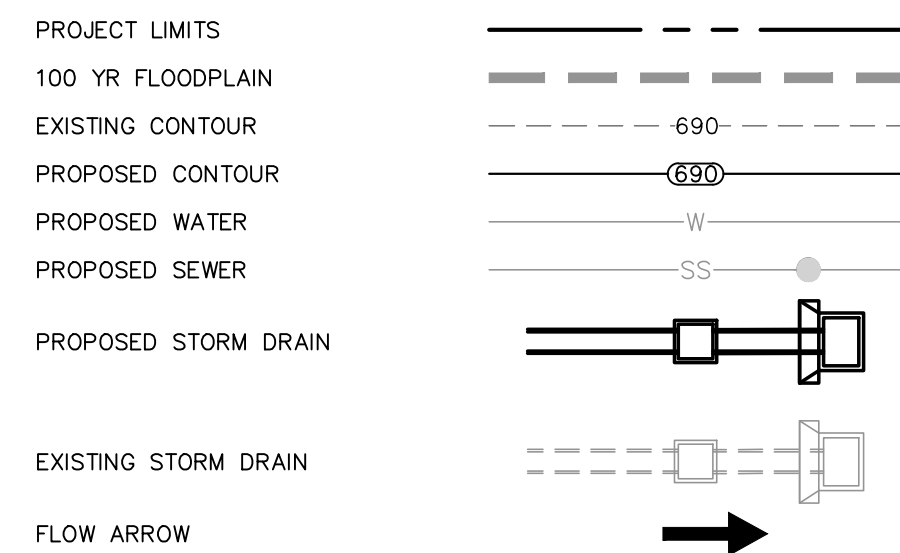
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,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



LOCATION MAP
NOT-TO-SCALE



DRAINAGE LEGEND



OPEN EARTHEN CHANNEL NOTE

CONTRACTOR SHALL REFERENCE TABLE 9.3.6.1 - "RETARDATION CLASS FOR LINING MATERIALS" PROVIDED ON SHEET C1.20 AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.

DRAINAGE & GRADING NOTES:

- A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
- REFERENCE DRAINAGE DETAILS FOR PIPE, TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
- CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
- EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
- CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

TRENCH EXCAVATION SAFETY PROTECTION:

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

CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

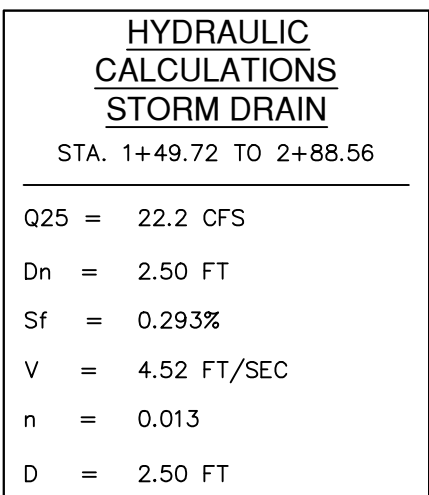
PAPE-DAWSON
ENGINEERS

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

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

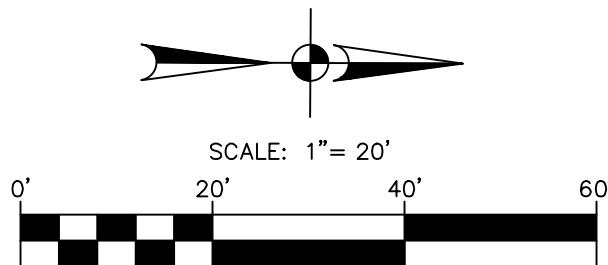
TEMPORARY DRAIN C
PLAN AND PROFILE

PLAT NO. 25-11800116
JOB NO. 11668-26
DATE JUNE 2025
DESIGNER AR
CHECKED SSC DRAWN JZD
SHEET C1.01



The map illustrates the proposed site location in San Antonio, Texas. The site is situated south of the intersection of FM Rd 471 and Old FM 471 W, near Bonito Loop and Talley Rd. The map also shows the city limits of San Antonio, Medina County, and Bexar County. A north arrow is present in the upper right corner.

LOCATION MAP
NOT-TO-SCALE



PROJECT LIMITS

100 YR FLOODPLAIN

EXISTING CONTOUR 690

PROPOSED CONTOUR 630

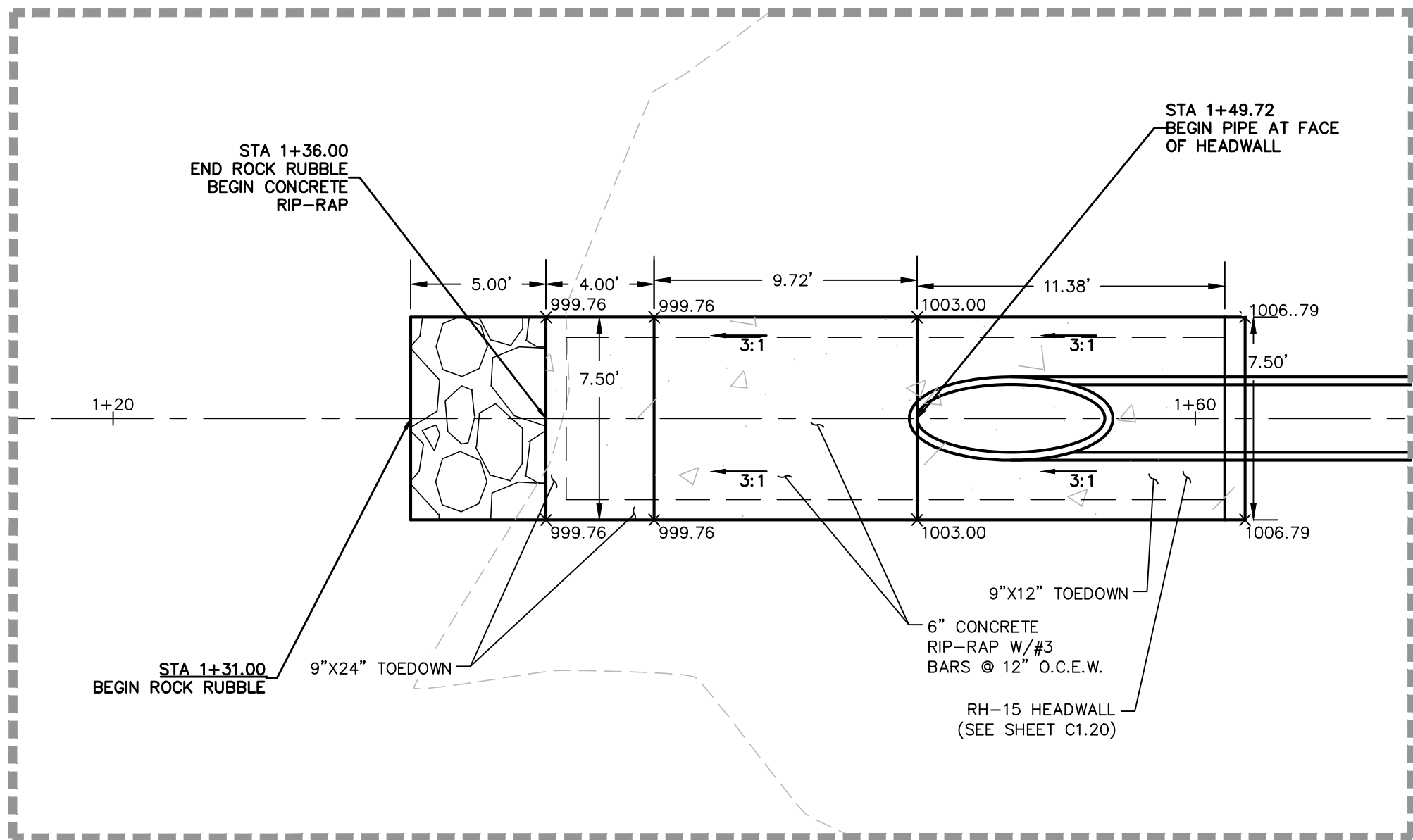
PROPOSED WATER W

PROPOSED SEWER SS

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

FLOW ARROW



1. A BEYAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEYAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND GINWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 80% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

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 DATA AND INFORMATION AND SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT WORK AREA IN ORDER TO IMPLEMENT THE CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND PROCEDURES SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL PREPARE AND IMPLEMENT THE SAFETY PROGRAMS IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRIC DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE UTILITY DISTRICTS A MINIMUM OF 14 HOURS PRIOR TO THE CONSTRUCTION OF ANY UTILITY AND DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

[illegible]

07/09/2023



REBECCA ANN CARROLL
92666
LICENSED
PROFESSIONAL ENGINEER



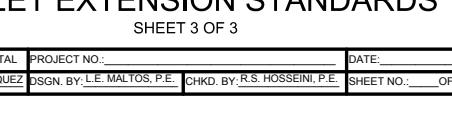
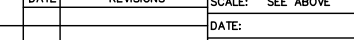
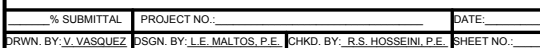
**PAPE-DAWSON
ENGINEERS**

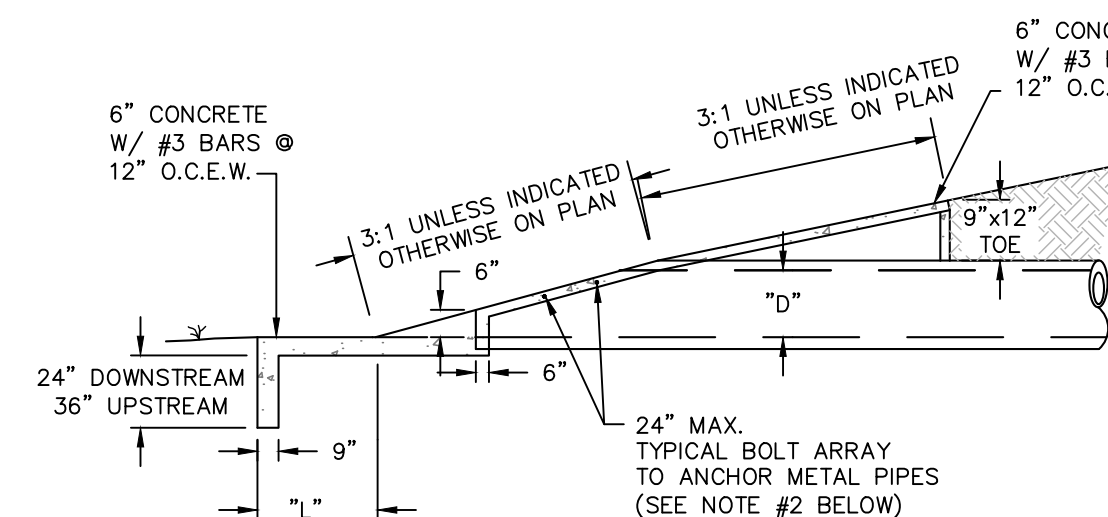
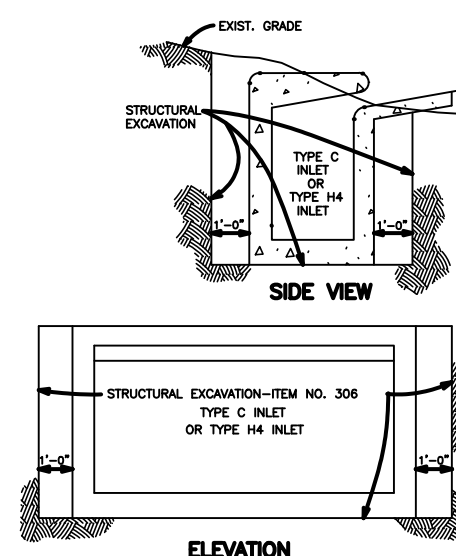
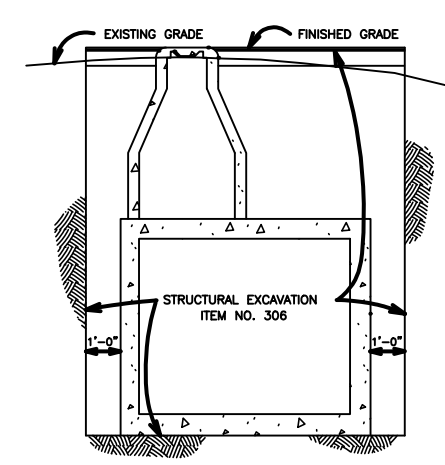
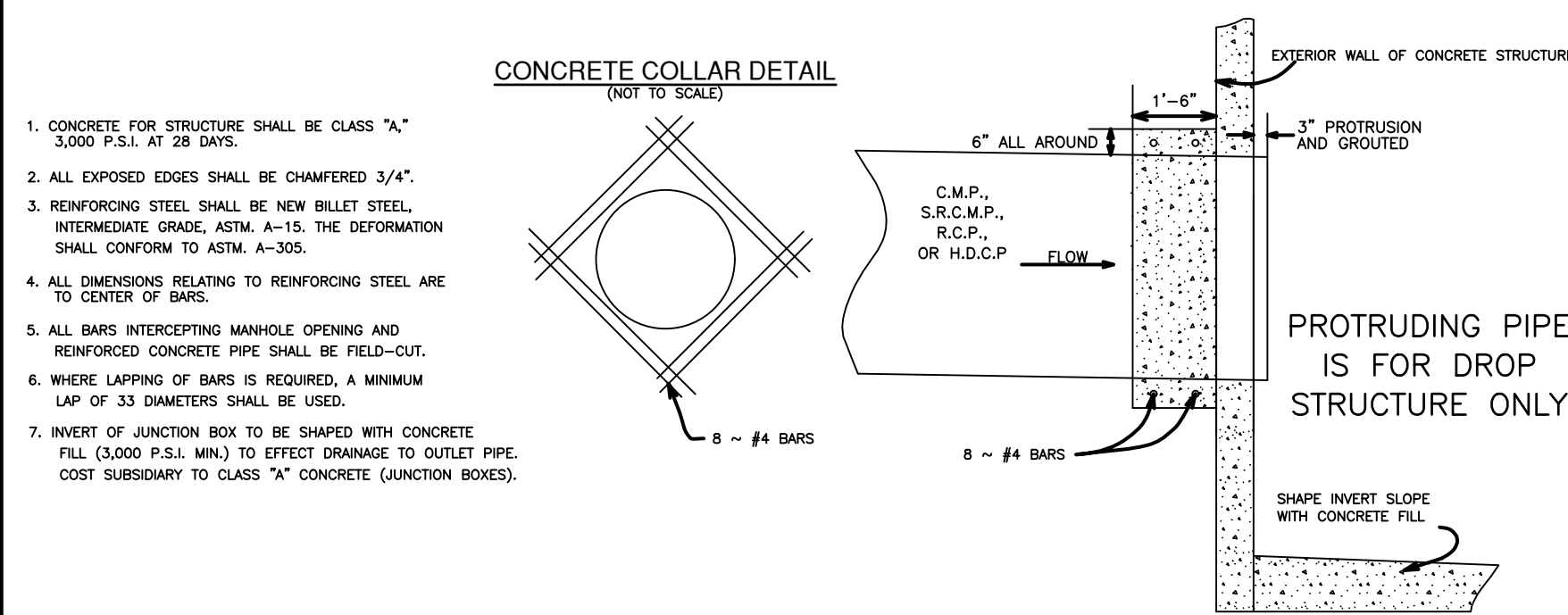
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

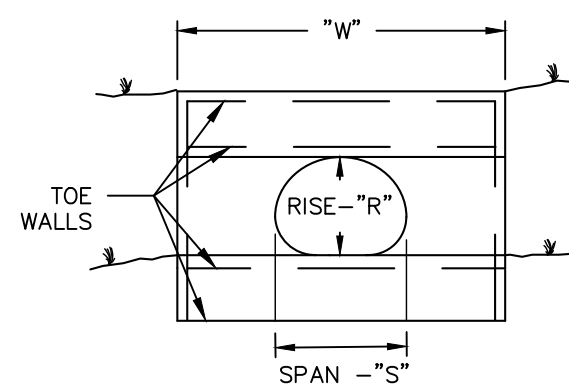
DRAIN D PLAN AND PROFILE

PLAT NO. 25-11800116
 JOB NO. 11668-26
 DATE JUNE 2025
 DESIGNER AR
 CHECKED SSC DRAWN JZD
 SHEET **C1.02**

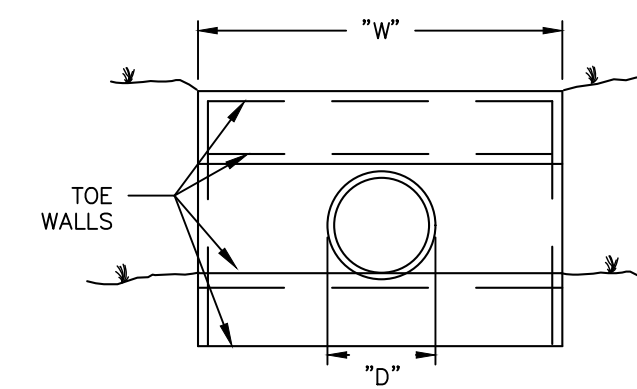




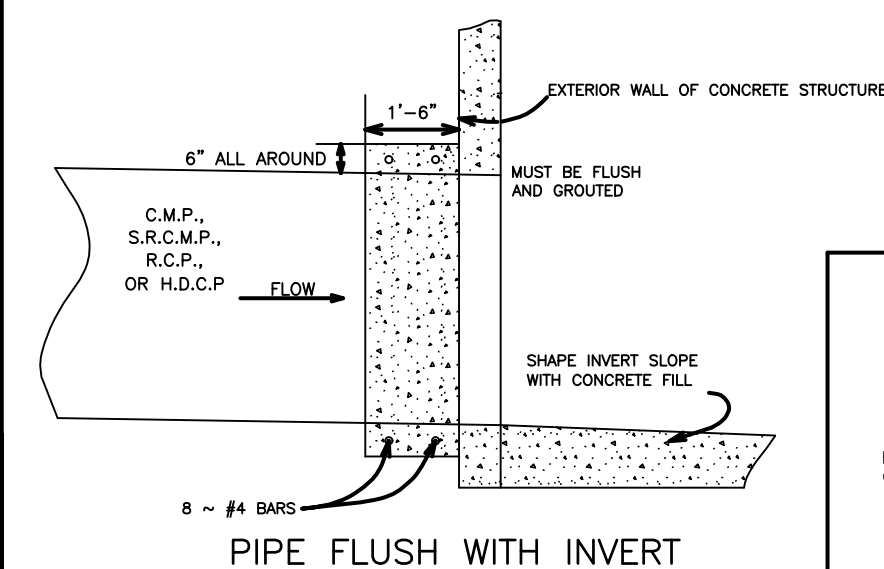
LONGITUDINAL SECTION FOR CIRCULAR & ARCH PIPES



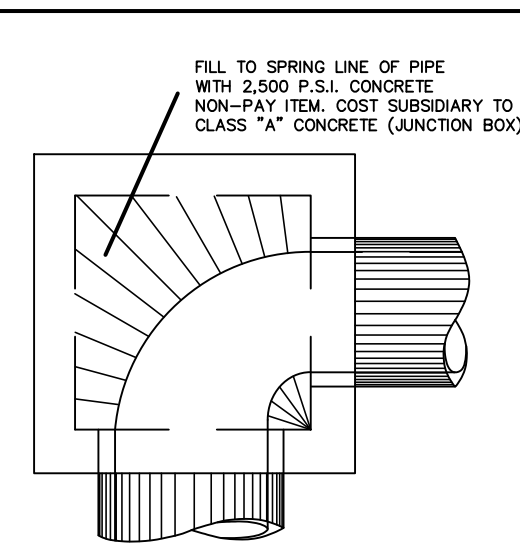
SINGLE C.M.P.
ARCH PIPE CULVERT
NOT-TO-SCALE



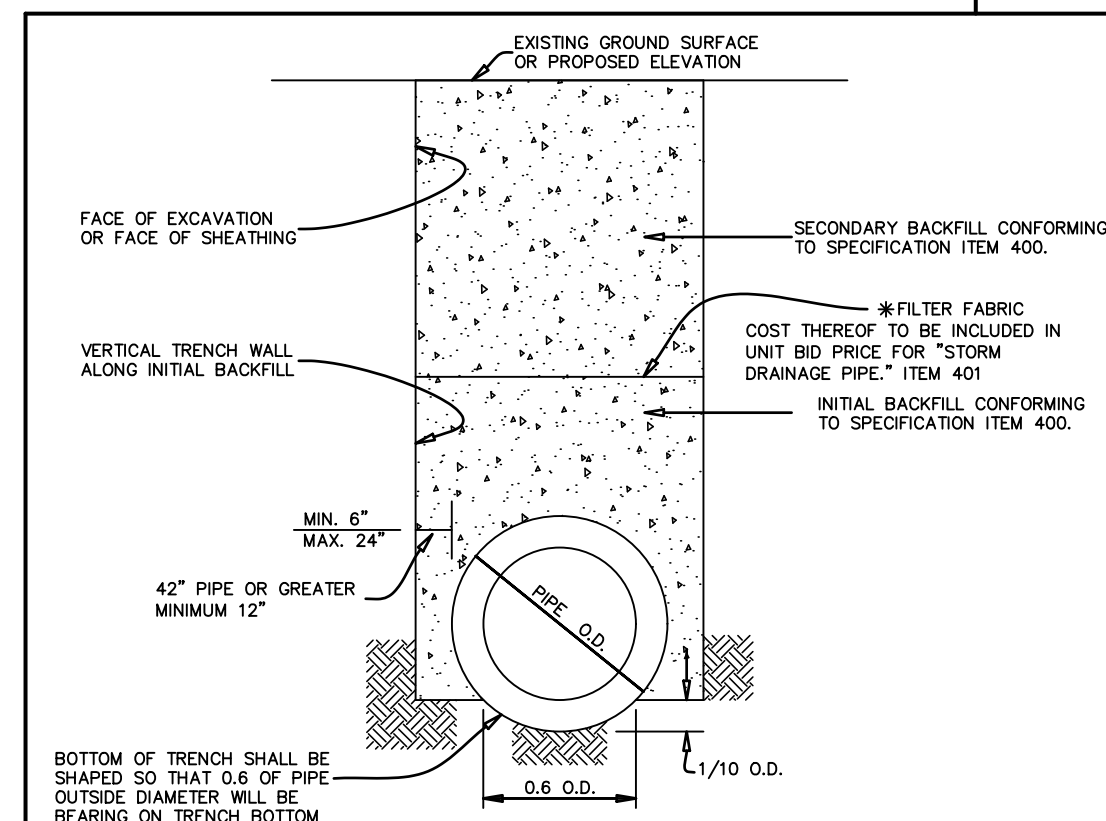
SINGLE CIRCULAR
PIPE CULVERT
(CMP OR RCP)
NOT-TO-SCALE



PIPE FLUSH WITH INVERT		
JANUARY 2006		
STANDARD PLANS		
CITY OF SAN ANTONIO, TEXAS		
DEVELOPMENT SERVICES		
CONCRETE COLLAR		
DETAIL		
DRAWN BY: COREY VINTER, P.E.	DATE: REVISIONS	SCALE: SEE ABOVE DATE TO JANUARY 2006
CHECKED BY: SAM HUNT, P.E.		SHEET 1 OF 1



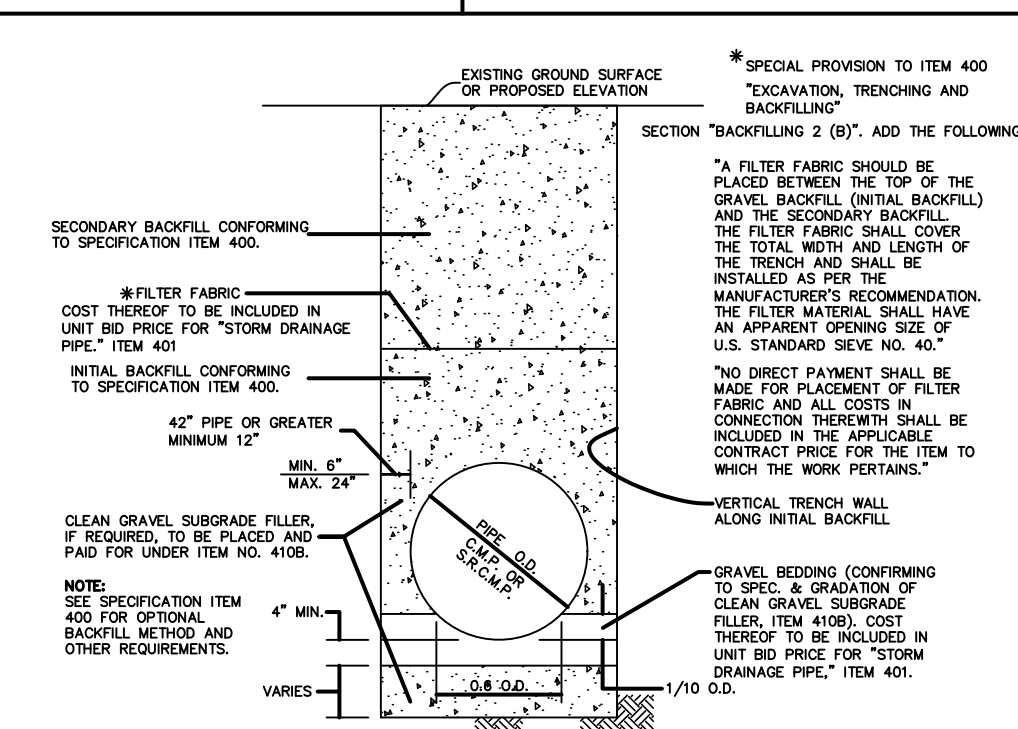
CURVED DEFLECTOR
DETAIL
(NOT TO SCALE)



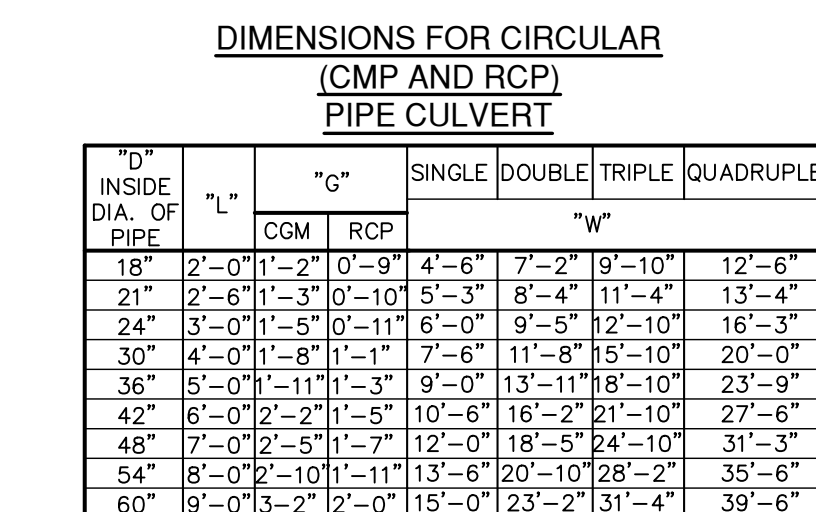
SHALL BE
 OF PIPE
 BE
 BOTTOM

0.6 O.D.
 1/10 O.D.

TYPICAL DETAIL FOR R.C.P.
 NOT TO SCALE



TYPICAL DETAIL FOR C.M.P. AND S.R.C.M.P.
NOT TO SCALE

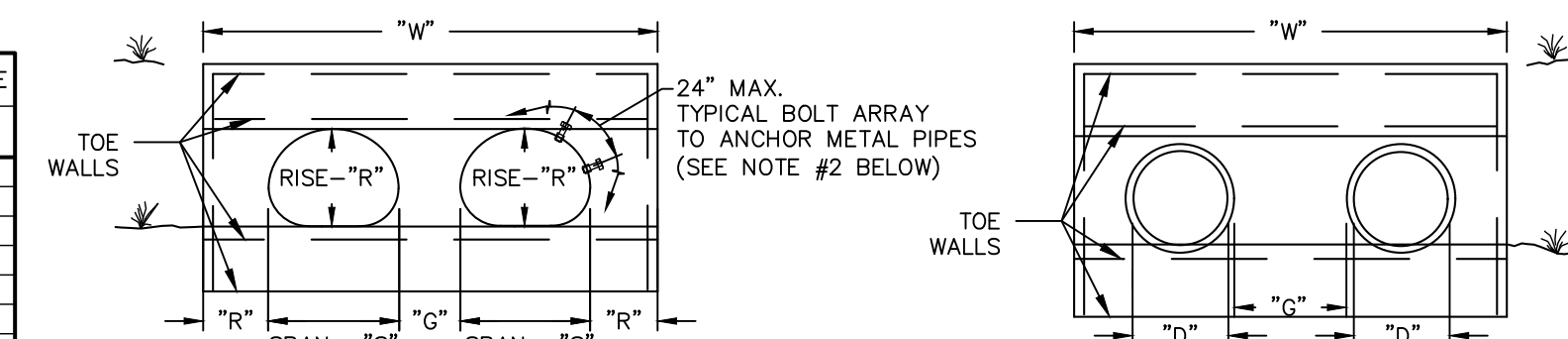


"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES

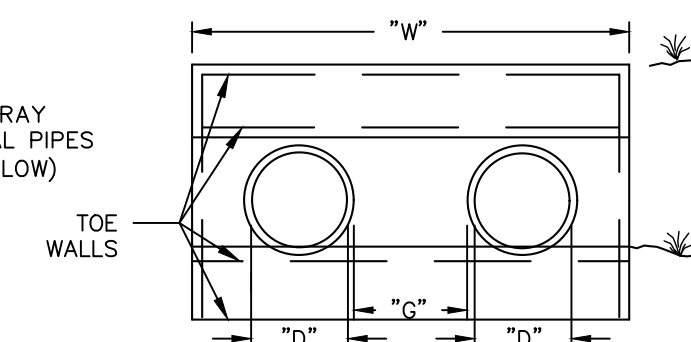
DIMENSIONS FOR C.M.P ARCH PIPE CULVERTS

DESIGN SIZE	APPROX DIM.		"L"	"G"	"W"			
	ARCH RISE	SPAN "S"			SINGLE	DOUBLE	TRIPLE	QUADRUPLE
2	21"	15"	2'-0"	1'-4"	4'-3"	7'-2"	10'-1"	13'-0"
3	28"	20"	3'-0"	1'-5"	5'-8"	9'-5"	13'-2"	16'-11"
4	35"	24"	4'-0"	1'-8"	6'-11"	11'-6"	16'-1"	20'-8"
5	42"	29"	5'-0"	1'-11"	8'-4"	13'-9"	19'-2"	24'-7"
6	49"	33"	6'-0"	2'-2"	9'-7"	15'-10"	22'-1"	28'-4"
7	57"	38"	7'-0"	2'-5"	11'-1"	18'-3"	25'-5"	32'-7"
8	64"	43"	8'-0"	2'-10"	12'-5"	20'-8"	28'-10"	37'-0"
9	71"	47"	9'-0"	3'-2"	13'-9"	22'-10"	31'-11"	41'-0"

BASED ON 2-2/3" X 1/2" CORRUGATION
"G" IS MEASURED BETWEEN THE OTHER SURFACES OF THE PIPES.



MULTIPLE C.M.P.
ARCH PIPE CULVERT



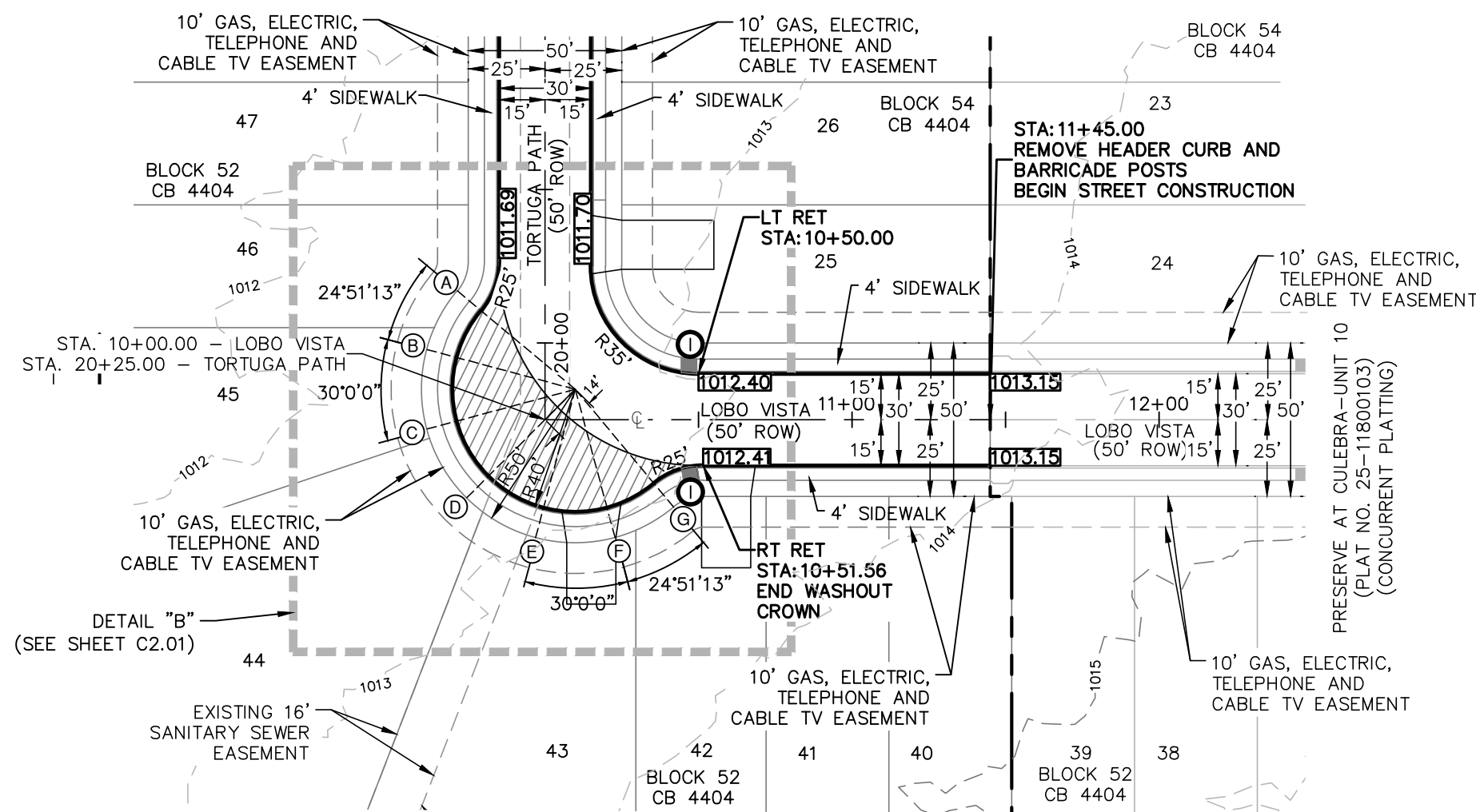
MULTIPLE CIRCULAR
PIPE CULVERT
(CMP OR RCP)
NOT-TO-SCALE

NOTES:

1. CONCRETE SHALL BE CLASS "A" 3000 PSI
2. ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8" X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WILL BE SUBSIDIARY TO THE RIPRAP HEADWALL.
3. FOR CONCRETE ARCH PIPES THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.
4. FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN DIMENSIONS SHOWN AND ADD 48" TO 480"
5. IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY, THE SIDE OR TOP TOE WALLS SHALL BE ADJACENT TO THE ROADWAY AND BE ELIMINATED IF APPROVED BY THE ENGINEER.

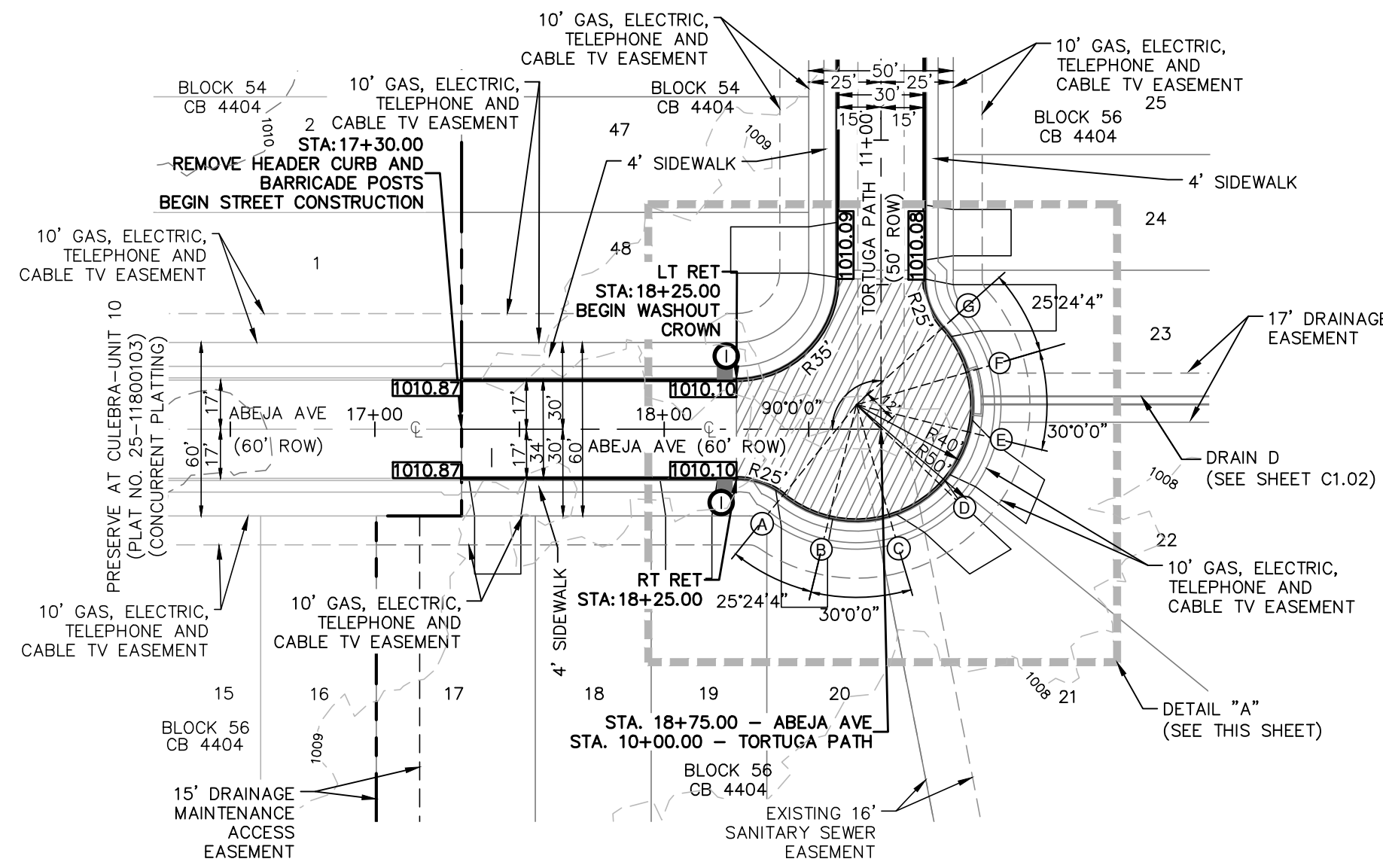
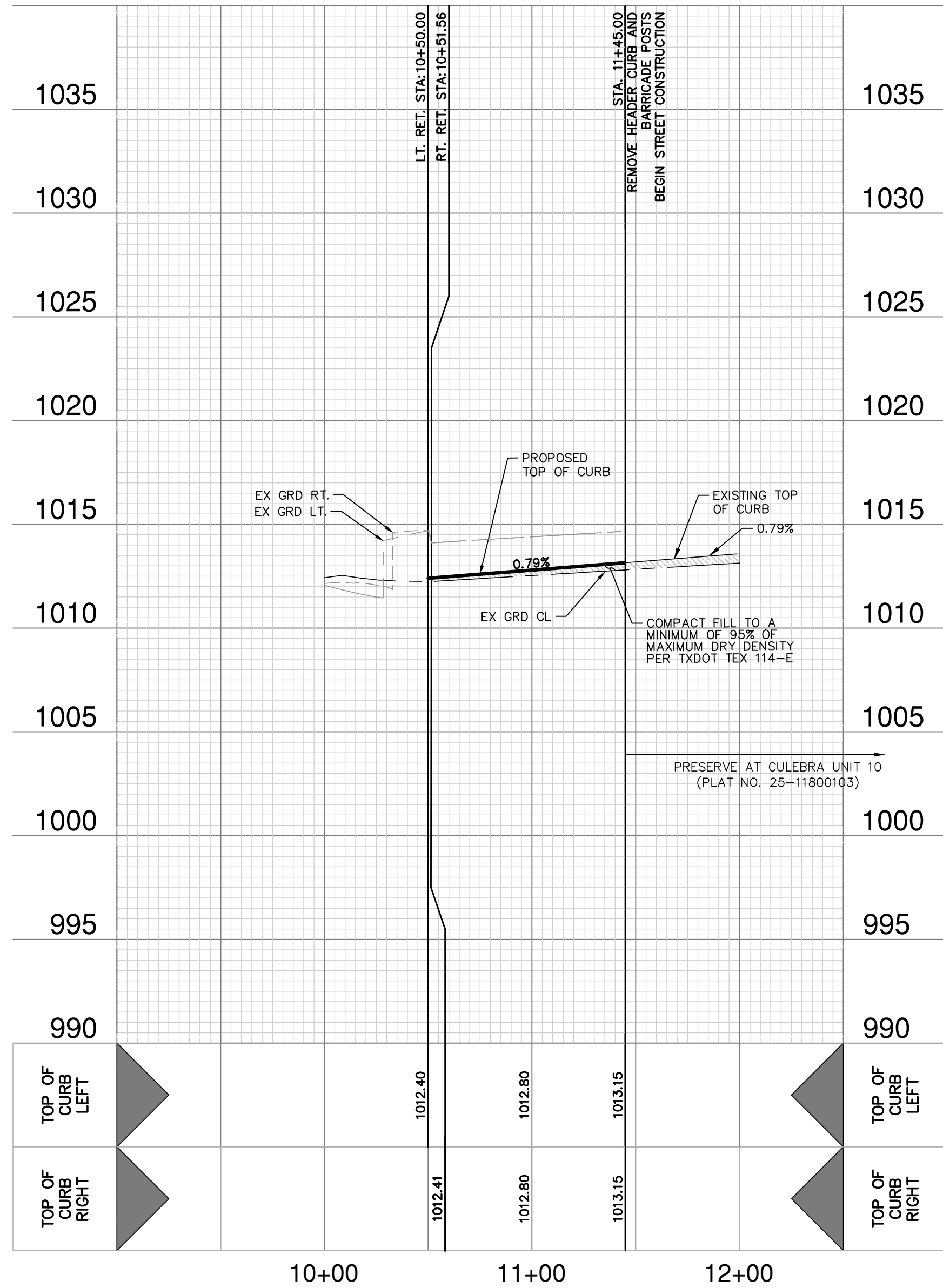
RH-15 HEADWALL

Retardance Class	Permissible Shear Stress (τ) (lb./sq.ft.)	Cover	Condition
B	2.1	Bermuda grass	Good stand, tall (average 12 in. or 305 mm)
		Native grass mixture little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	Good stand, unmowed
		Lespedeza sericea	Good stand, not woody, tall (Average 19 in. or 480 mm)
		Alfalfa	Good stand, uncut (average 11 in or 280 mm)
		Blue gamma	Good stand, uncut (average 13 in. or 330 mm)
		Crabgrass	Fair stand, uncut (10-to-48 in. or 55 -to- 1220 mm)
C	1	Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
		Common lespedeza	Good stand, uncut (average 11 in. or 280 mm)
		Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6-8 in. or 150- 200 mm)
		Centipede grass	Very dense cover (average 6 in. or 150 mm)
D	0.6	Kentucky bluegrass	Good stand, headed (6-12 in. or 150 - 305 mm)
		Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
		Common lespedeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
		Buffalo grass	Good stand, uncut (3-6 in. or 75- 150 mm)
		Grass-legume mixture: fall, spring (orchard grass Italian ryegrass, and common lespedeza	Good Stand, uncut (4-5 in. or 100- 125 mm)
		Lespedeza sericea	After cutting to 2 in. or 50 mm (very good before cutting)
E	0.35	Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
		Bermuda grass	Burned Stubble



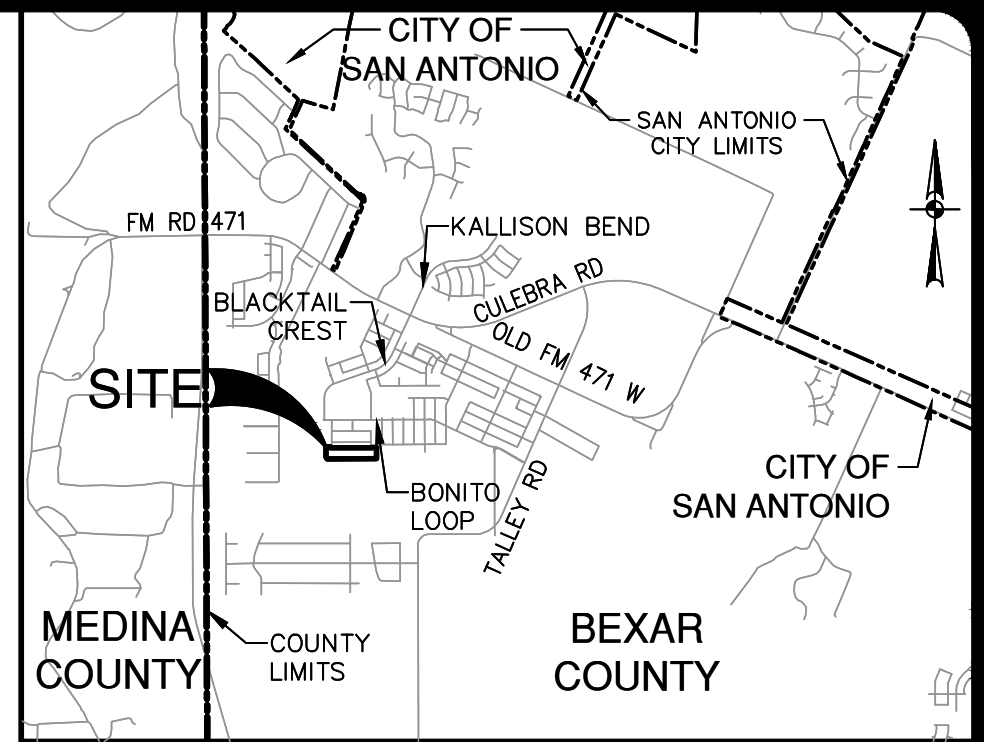
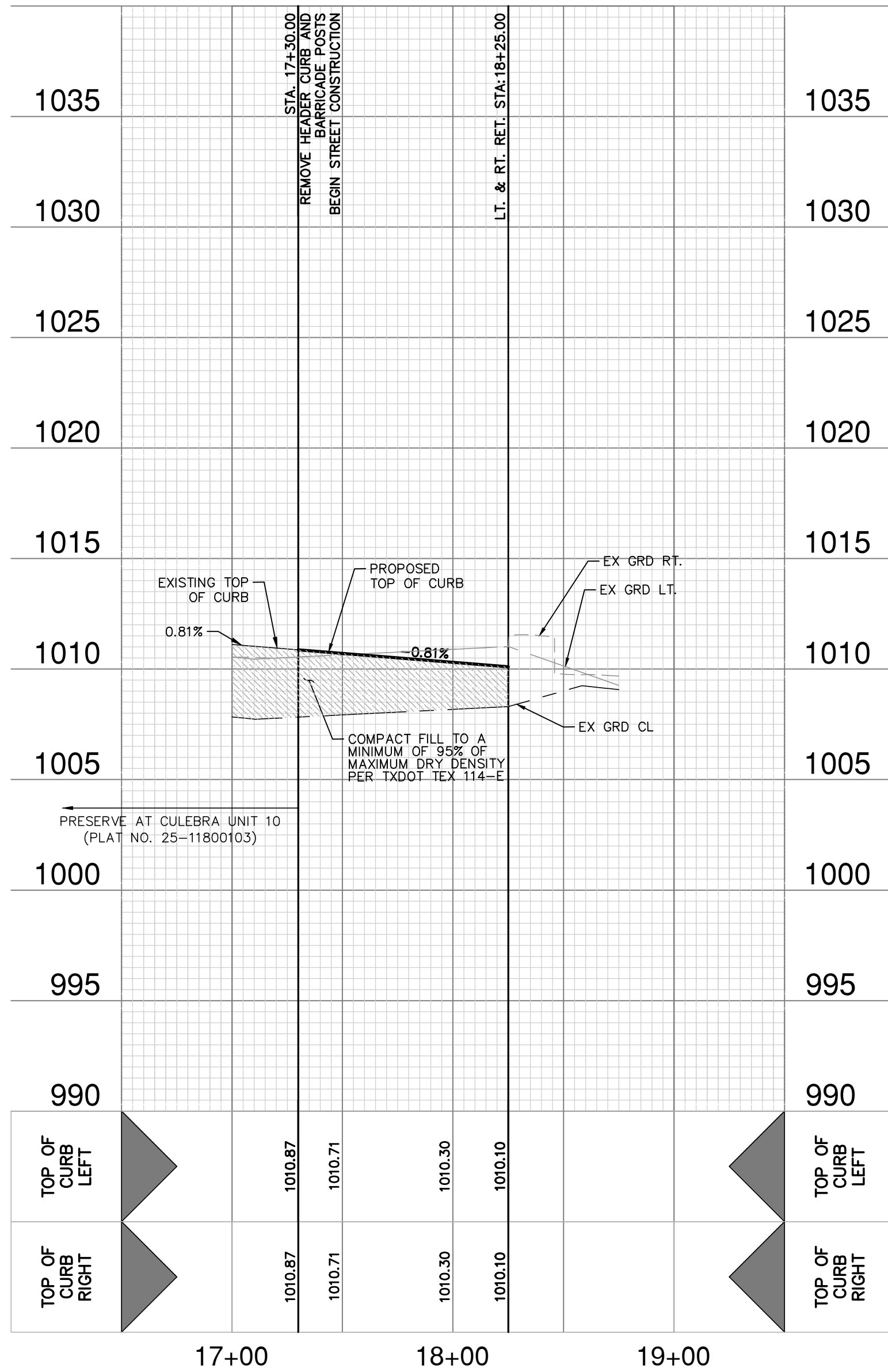
LOBO VISTA
(STA. 10+00.00 TO END)

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

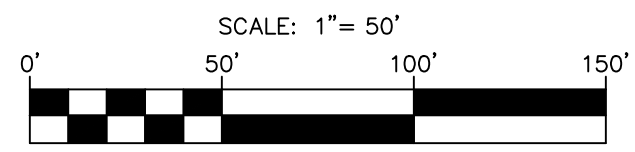


ABEJA AVE
(STA. 17+30.00 TO END)

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

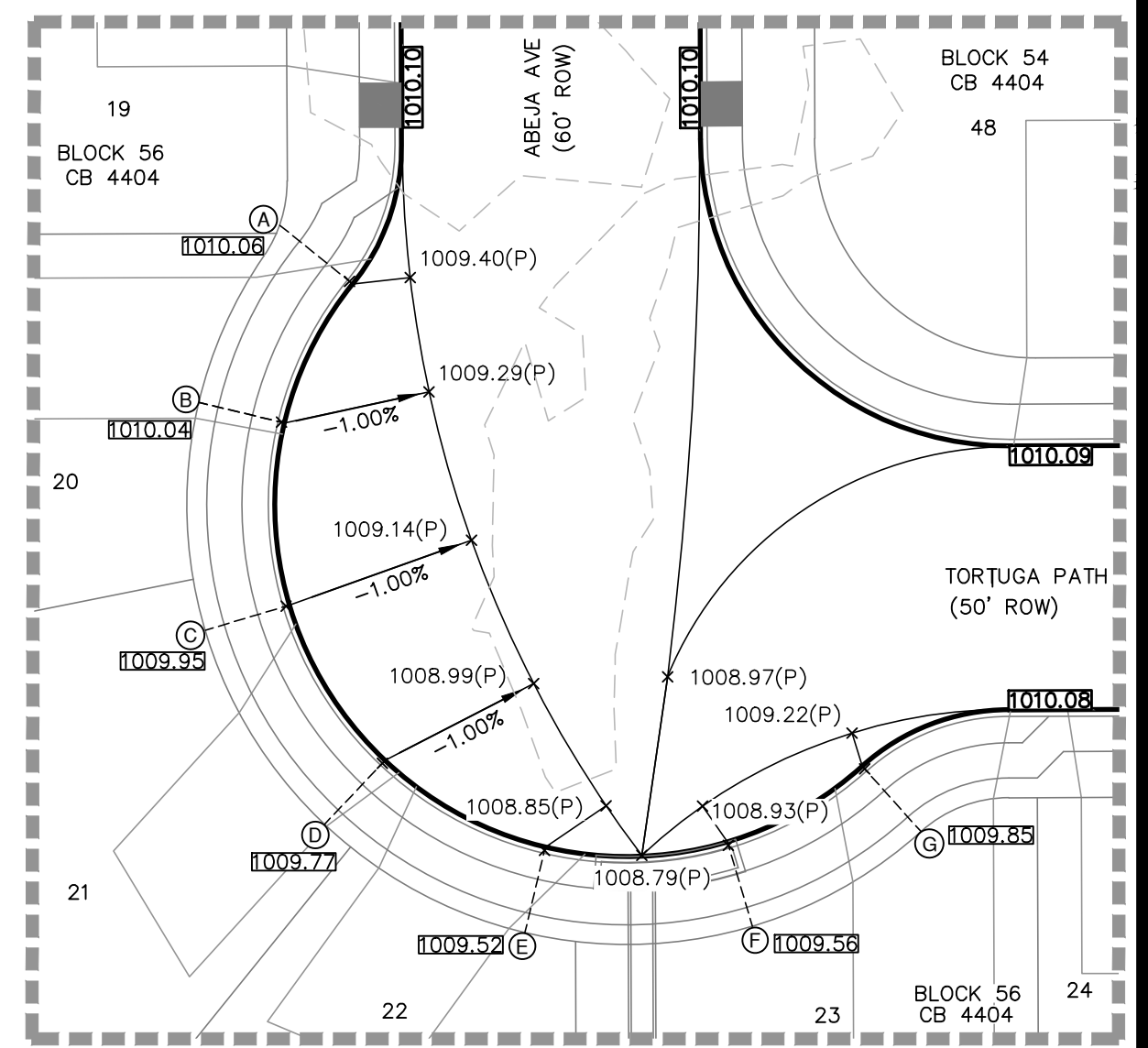


LOCATION MAP
NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	---
WHEELCHAIR RAMP	○
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	857.30
WASHOUT CROWN SECTION	▨
PROPOSED SIDEWALK (BY HOMEOWNER - SEE DETAIL SHEET C2.10)	▭
PROPOSED CONCRETE SIDEWALK (BY SITE CONTRACTORS - SEE DETAIL SHEET C2.10)	▭
DRIVEWAY	▭



DETAIL "A"
SCALE: 1" = 20'

STREET NOTES:

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

NO.	REVISION	DATE

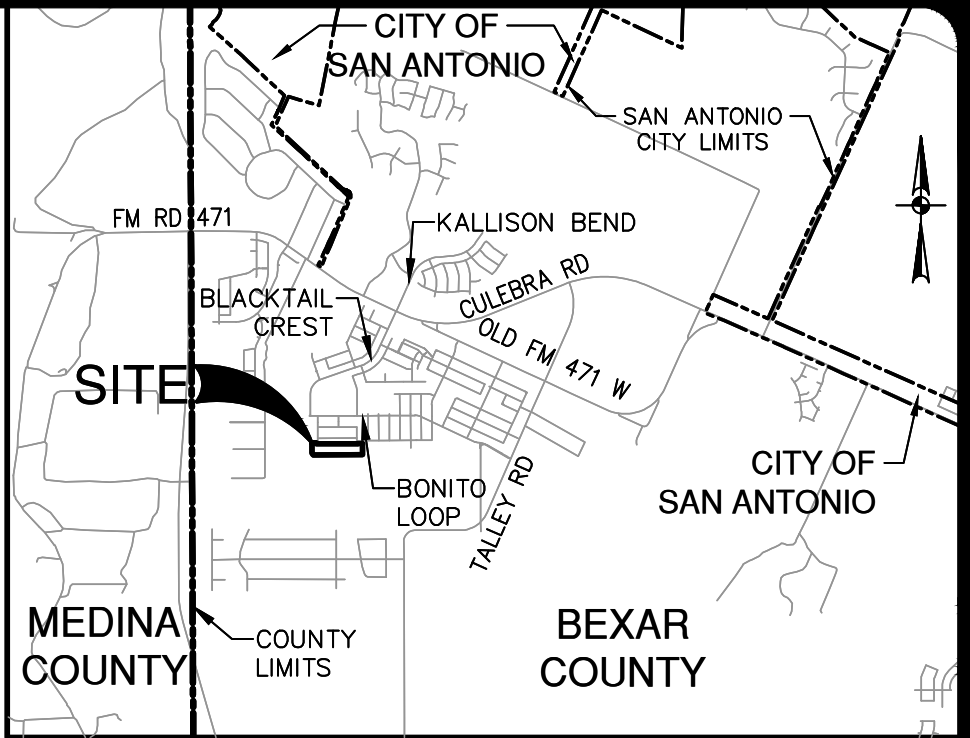
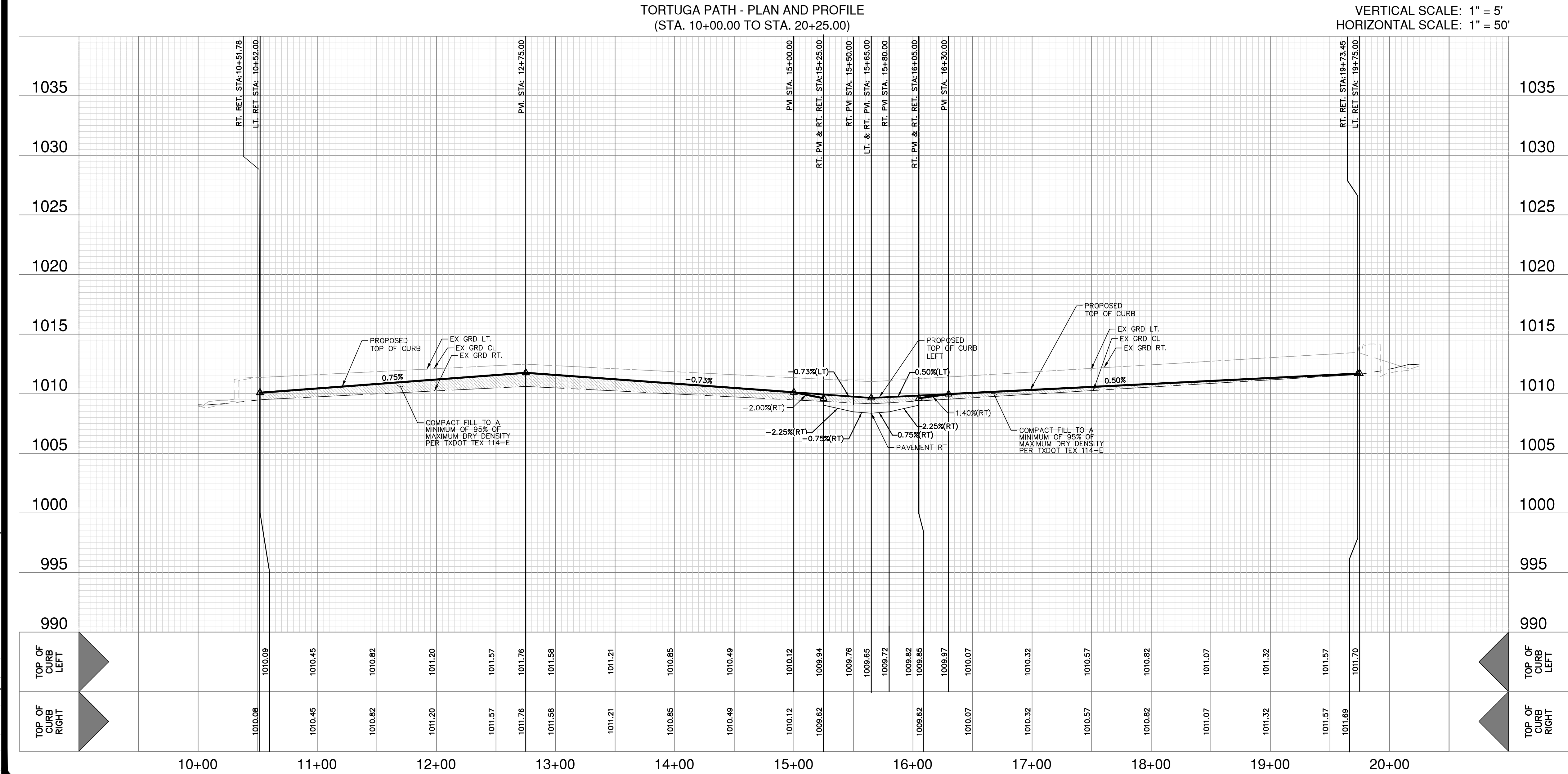


**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
PLAN AND PROFILE
ABEJA AVE
LOBO VISTA

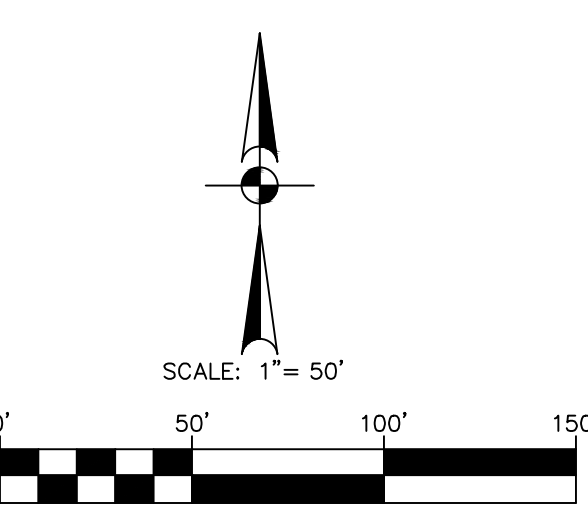
PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DRAWN BY	AR
CHECKED	SSC
DRAWN	JZD
SHEET	C2.00

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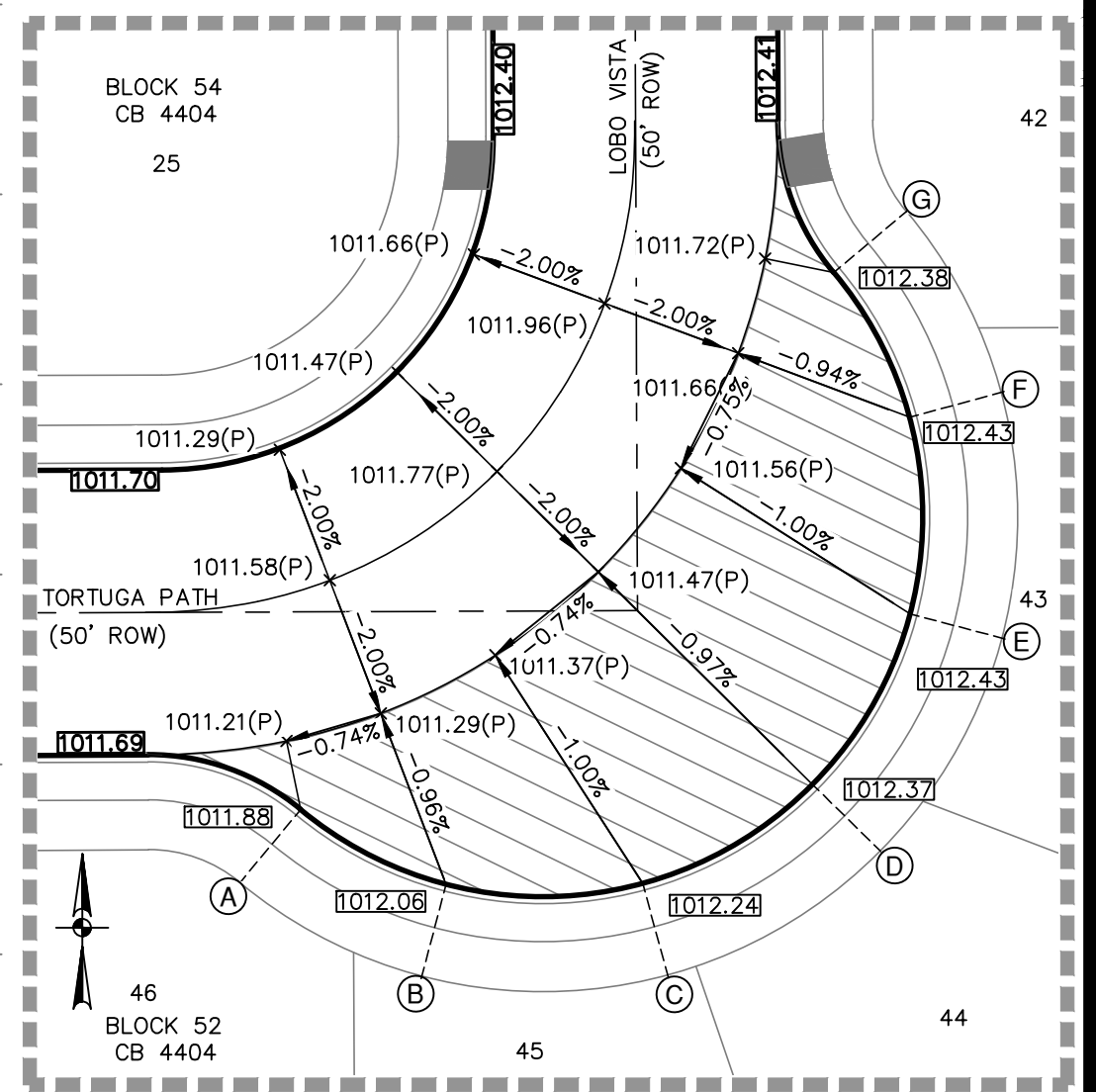
LOCATION MAP

NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	---
WHEELCHAIR RAMP	○
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	857.30
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK (BY HOMEOWNER) - SEE DETAIL SHEET C2.10	
PROPOSED CONCRETE SIDEWALK (BY SITE CONTRACTORS) - SEE DETAIL SHEET C2.10	
DRIVEWAY	



DETAIL "B"

SCALE: 1" = 20'

STREET NOTES:

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- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
- SIDEWALKS SHALL BE CONSTRUCTED 3'-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
- NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
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- THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE



PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

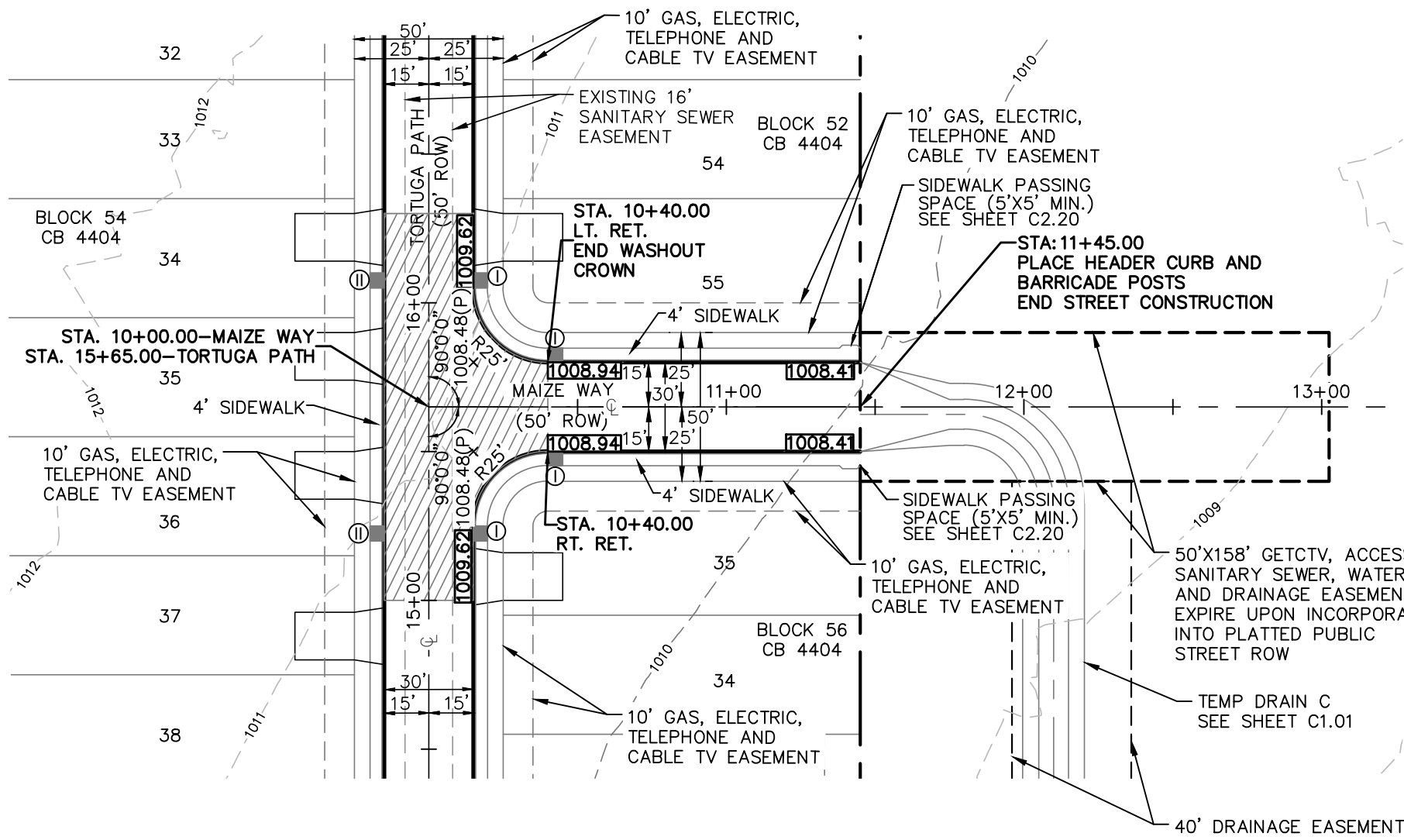
PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

TORTUGA PATH - PLAN AND PROFILE

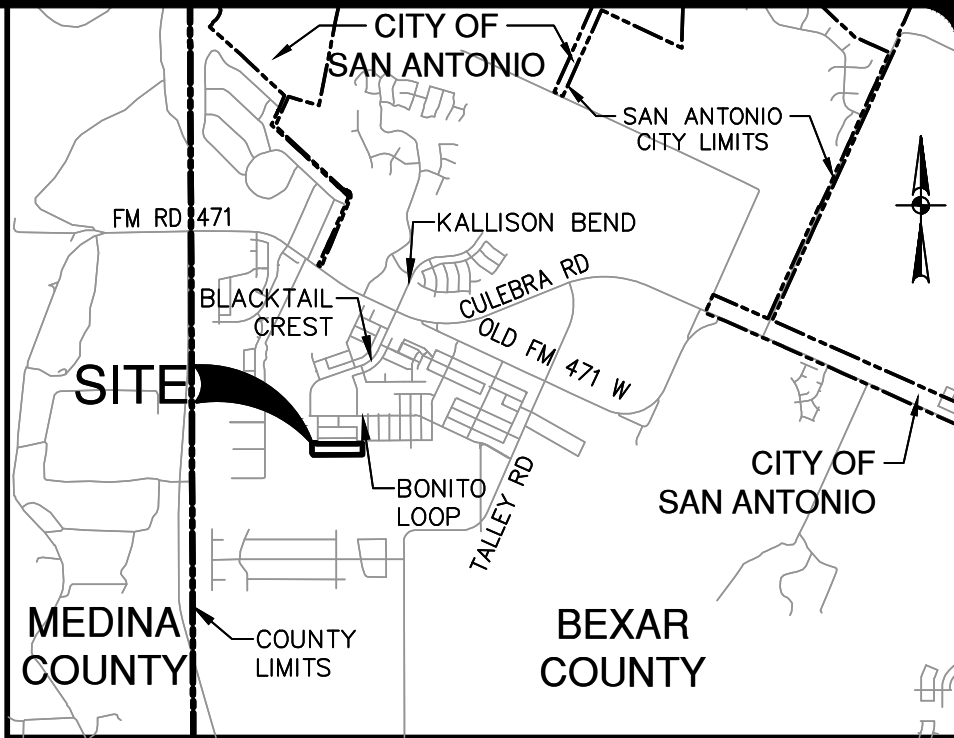
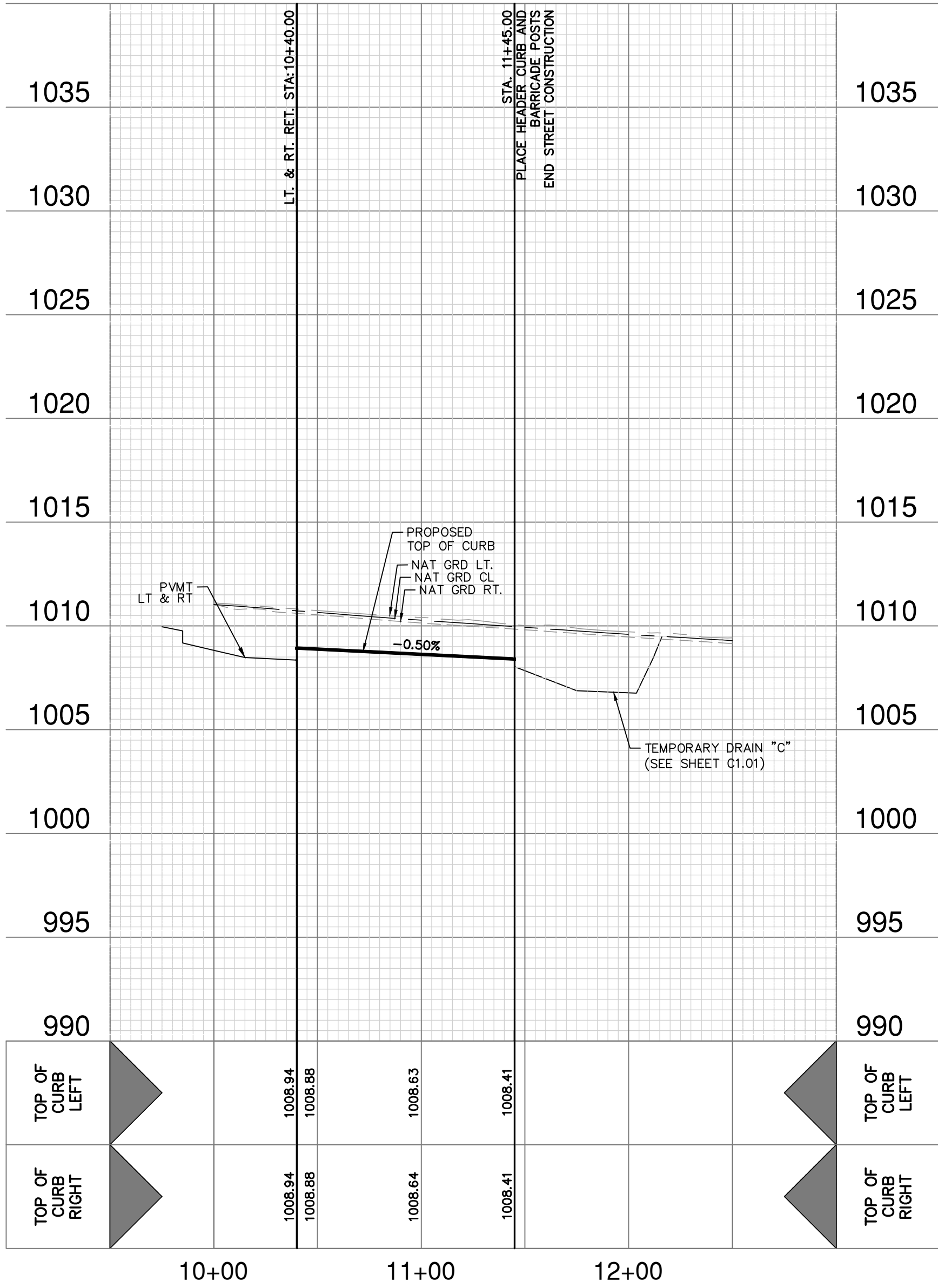
PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DESIGNER	AR
CHECKED	SSC
DRAWN	JZD
SHEET	C2.01

Dates: Jul 09, 2025, 8:08am, User ID: cncd1guyvz
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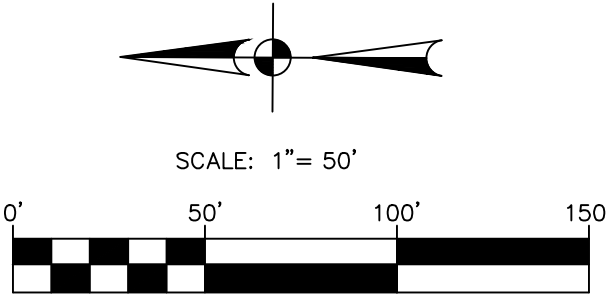
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MAIZE WAY - PLAN AND PROFILE
(STA. 10+00.00 TO END) VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



LOCATION MAP
NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	
WHEELCHAIR RAMP	
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK (BY HOMEOWNER - SEE DETAIL SHEET C2.10)	
PROPOSED CONCRETE SIDEWALK (BY SITE CONTRACTORS - SEE DETAIL SHEET C2.10)	
DRIVEWAY	

STREET NOTES:

1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3'-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO PERMANENT STRUCTURES HIGHER THAN 3 FEET, AND LOWER THAN 8 FEET ABOVE THE PAVEMENT, INCLUDING STRUCTURES, WALLS, FENCES, AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (O)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE



PAPE-DAWSON
ENGINEERS

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

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

MAIZE WAY - PLAN AND PROFILE

PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DESIGNER	AR
CHECKED	SSC DRAWN JZD
SHEET	C2.02

RECOMMENDED NOTES & PAVEMENT SECTION

NOTES AND DESIGN BASED ON THE MINIMUM REQUIREMENTS OF THE UDC AND THE GEOTECH ENGINEERING REPORT PREPARED BY INTEC, PROJECT NO. S181355-P-R1 DATED NOVEMBER 16, 2020. FOR PAVEMENT MATERIAL AND CONSTRUCTION REQUIREMENTS, CONTRACTOR SHALL MEET OR EXCEED ALL PAVEMENT RECOMMENDATIONS.

PAVEMENT SECTION DETAIL CBR=2							
STREET NAME	CLASSIFICATION	STATION	TYPE "D" HMAC SURFACE TXDOT ITEM 340, in.	TYPE "C" HMAC SURFACE TXDOT ITEM 340, in.	AGGREGATE BASE, in. (TXDOT ITEM 247 TYPE A GRADE 1 OR 2)	STABILIZED SUBGRADE	STRUCTURAL NUMBER
ABEJA AVE	LOCAL B	17+30.00 TO END	1.5"	2.5"	18.5"	8"	4.99
TORTUGA PATH	LOCAL B	10+00.00 TO 10+52.00	1.5"	2.5"	18.5"	8"	4.99
TORTUGA PATH	LOCAL A	10+52.00 TO END	2"	-	11"	6"	2.90
LOBO VISTA	LOCAL A	10+00.00 TO 11+45.00	2"	-	11"	6"	2.90

SUBGRADE NOTES (*):

- THE SUBGRADE PLASTICITY INDEX VALUE IS EXPECTED TO BE GREATER THAN 20. SUBGRADE STABILIZATION IS NEEDED.
- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO STABILIZATION. IF THE SOIL SULFATE CONTENT IS HIGH, AN ALTERNATE PROCEDURE WILL BE NEEDED.
- LIME STABILIZATION TO A DEPTH OF 6 OR 8 INCHES AS NOTED ABOVE BASED ON AN APPLICATION RATE OF 7 PERCENT OF THE DRY WEIGHT OF THE SOIL TO BE TREATED.
 - LIME APPLICATION RATE OF 30 LBS PER SQ YARD FOR 6-INCH DEPTH OF STABILIZATION IS RECOMMENDED.
 - LIME APPLICATION RATE OF 39 LBS PER SQ YARD FOR 8-INCH DEPTH OF STABILIZATION IS RECOMMENDED.
- THE SUBGRADE SHOULD BE PROOF ROLLED TO IDENTIFY SOFT AREAS BEFORE STABILIZATION.
- IF FILL IS USED TO RAISE THE GRADE, APPROVED FILL MATERIAL UNDERNEATH THE PAVEMENT SHOULD BE USED. THE FILL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.0 AND THE PLASTICITY INDEX VALUES OF 65 OR LESS. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND SULFATE CONTENT TESTED FOR THE MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

NOTES (**):

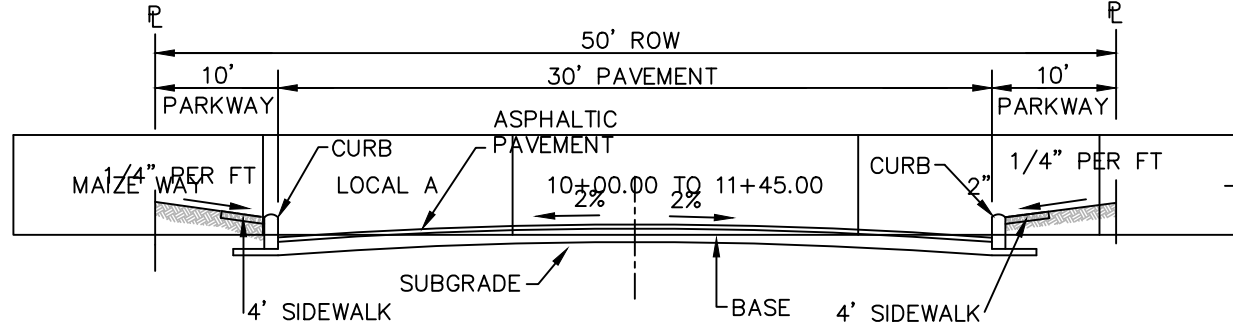
- INPUT PARAMETERS ARE SHOWN TABLE NO. 6. PLEASE CALL US TO PROVIDE PAVEMENT RECOMMENDATIONS, IF NEEDED, FOR DIFFERENT INPUT VALUES.
- IF REPETITIVE TRUCK OR HEAVY TRUCK TRAFFIC IS ANTICIPATED, PLEASE CONTACT US FOR REVISED PAVEMENT RECOMMENDATIONS.
- PAVEMENT SECTION RECOMMENDATIONS ARE BASED ON A CBR VALUE OF 2.0. THE PAVEMENT RECOMMENDATIONS ARE NOT BASED ON THE SHRINK / SWELL CHARACTERISTICS OF THE UNDERLYING SOILS. IF WATER IS ALLOWED TO GET UNDERNEATH THE ASPHALT / CONCRETE OR IF MOISTURE CONTENT OF THE BASE OR SUBGRADE CHANGES SIGNIFICANTLY, THEN PAVEMENT DISTRESS WILL OCCUR. MOISTURE PENETRATION UNDERNEATH THE ASPHALT PAVEMENT SURFACE MAY BE REDUCED BY USING DEEPER CURBS' CURBS EXTENDING A MINIMUM OF 6 INCHES INTO SUBGRADE.
- THE PAVEMENT CAN EXPERIENCE CRACKING AND DEFORMATION DUE TO SHRINKAGE AND SWELLING CHARACTERISTICS OF THE SOILS AS DESCRIBED IN THE VERTICAL MOVEMENTS SECTION OF THIS REPORT. USE OF GEGRID WILL HELP REDUCE SHRINK/SWELL RELATED CRACKING.

FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

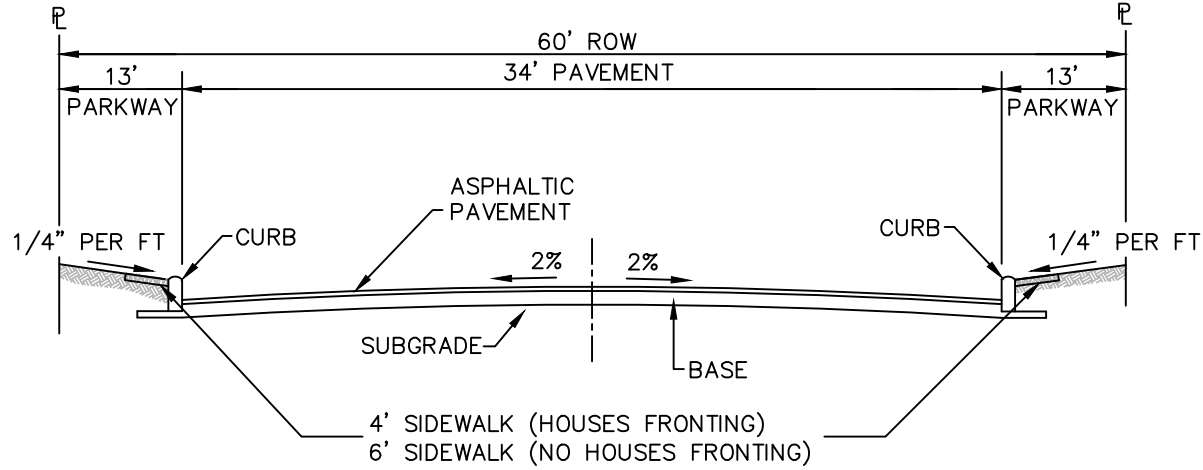
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING;
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE ¾ INCH SIEVE FROM THE SAMPLE):

0	MINIMUM PASSING 1 ¾" SIEVE	100
0	MINIMUM PASSING ¾" SIEVE	85
0	MINIMUM PASSING NO. 4 SIEVE	60
- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN ±1.0 INCH.

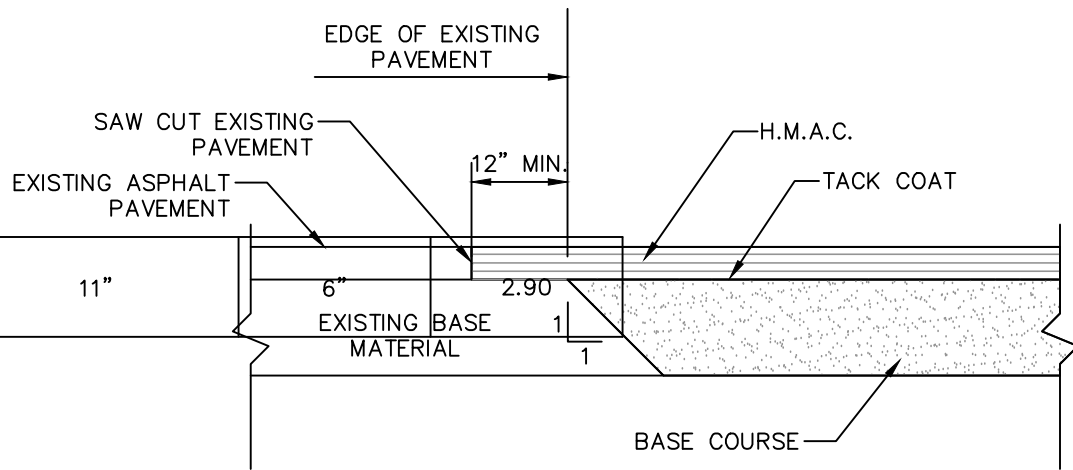
- PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT. SEE TABLE FOR STRUCTURAL NUMBER CALCULATION. REFERENCE PROJECT GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND ALTERNATE PAVEMENT SECTIONS.
- A GEOTECHNICAL ENGINEERING REPRESENTATIVE SHALL BE RETAINED TO: (1) OBSERVE THE SITE PREPARATION AND SUBGRADE OPERATIONS; (2) EVALUATE THE ACTUAL SUBGRADE MATERIAL CLASSIFICATION; AND (3) VERIFY THAT RECOMMENDATIONS ARE FOLLOWED. THE ACTUAL SUBGRADE CONDITION AT A PARTICULAR LOCATION WILL NEED TO BE EVALUATED DURING CONSTRUCTION ONCE THE SUBGRADE IS CUT/FILLED TO THE PROPER GRADE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.
- CONTRACTOR MAY LEAVE VERTICAL CUT BANKS AT R.O.W. LINE AND MEDIANS PROVIDED PROJECT GEOTECHNICAL ENGINEER DETERMINES ROCK IS COMPETENT TO STAND ON ITS OWN.
- IF ALTERNATE PAVEMENT SECTION CHOSEN, BEXAR COUNTY SHALL BE PROVIDED WITH REVISED CONSTRUCTION PLANS INDICATING SELECTED PAVEMENT DESIGN PRIOR TO CONSTRUCTION.
- PAVEMENT SECTIONS ARE SUBJECT TO CHANGE DUE TO RETESTING OF SOIL AFTER STREET EXCAVATION HAS BEEN DONE TO TOP OF CURB.
- CONTRACTOR SHALL CONTACT ENGINEER 24 HRS IN ADVANCE FOR FIELD OBSERVATION DURING STREET CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO CONTACT ENGINEER FOR INSPECTION OF THE SUBGRADE, BASE, ASPHALT, AND CURB.



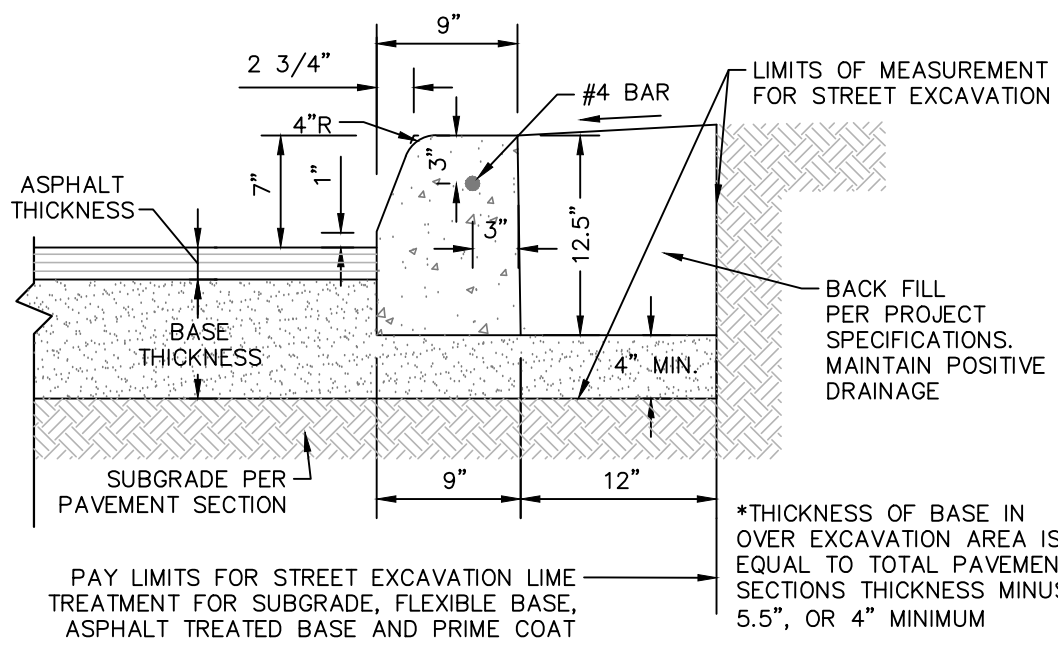
LOCAL A STREET SECTION
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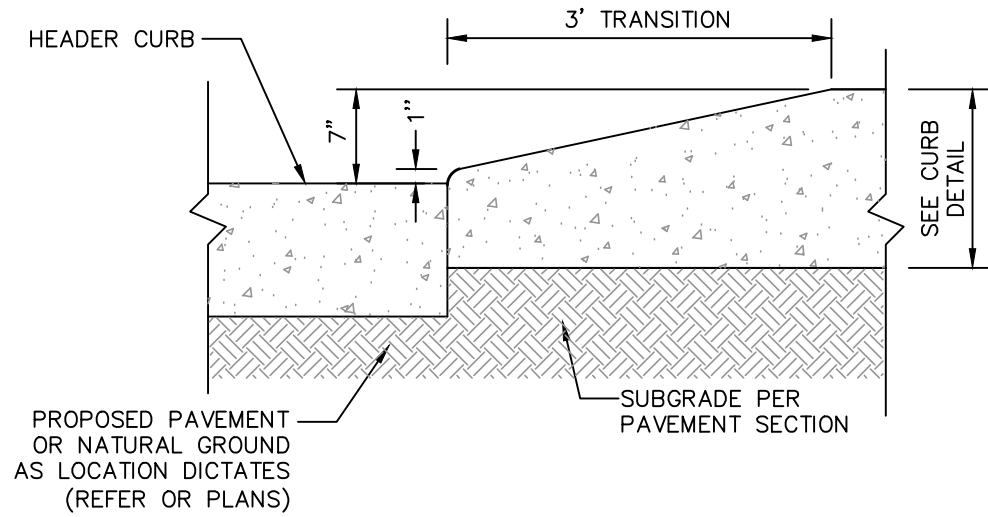
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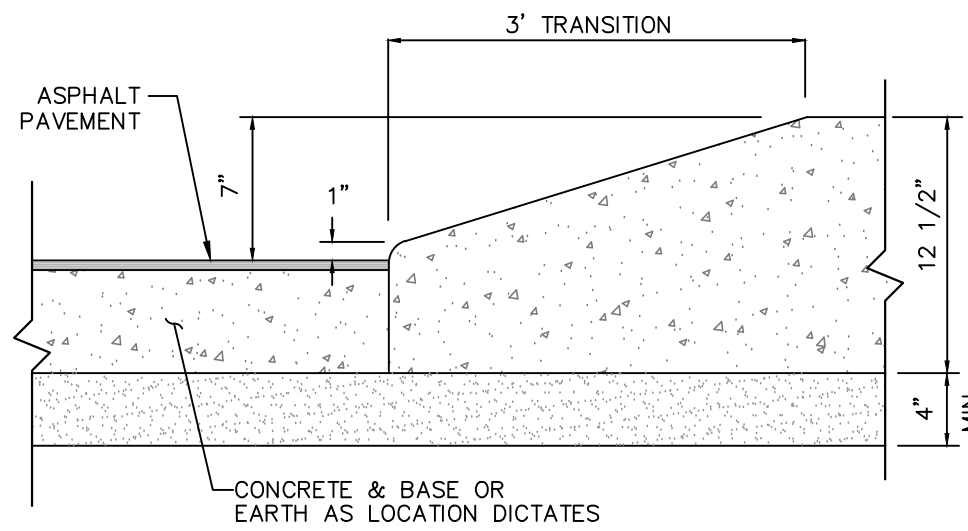
ASPHALT/ASPHALT JUNCTURE DETAIL
NOT-TO-SCALE



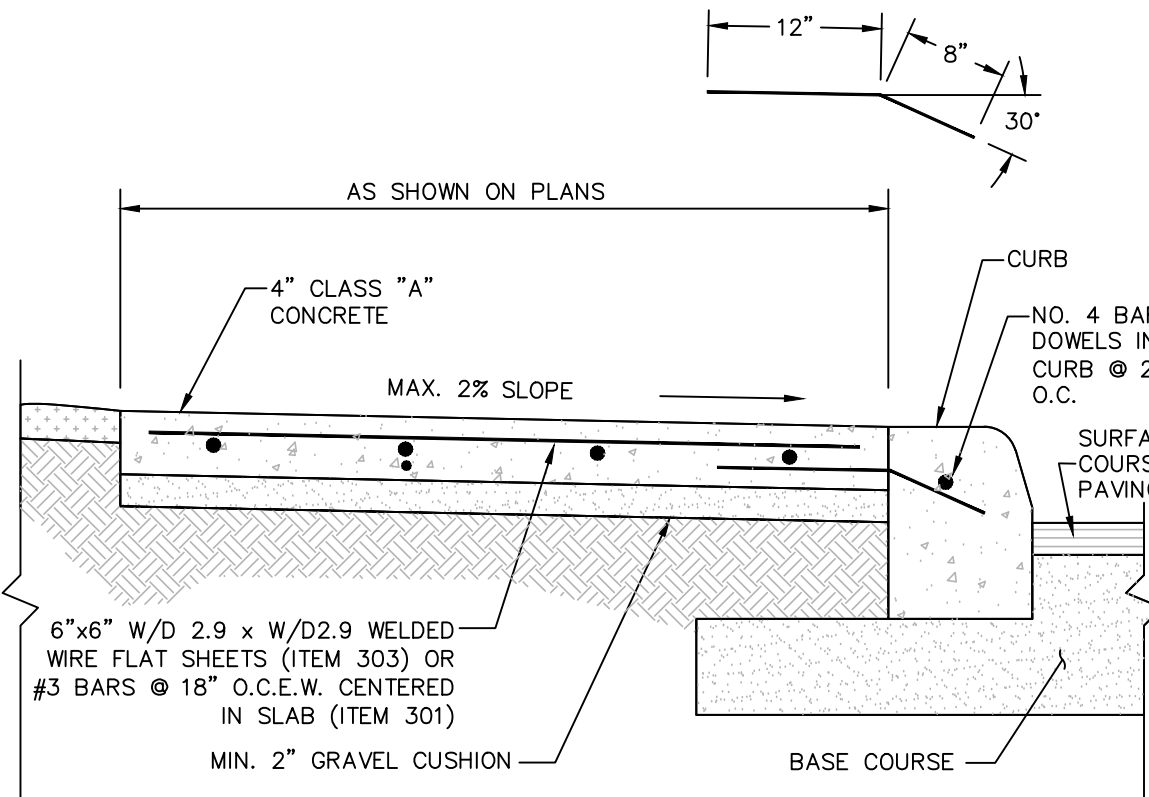
CONCRETE CURB DETAIL
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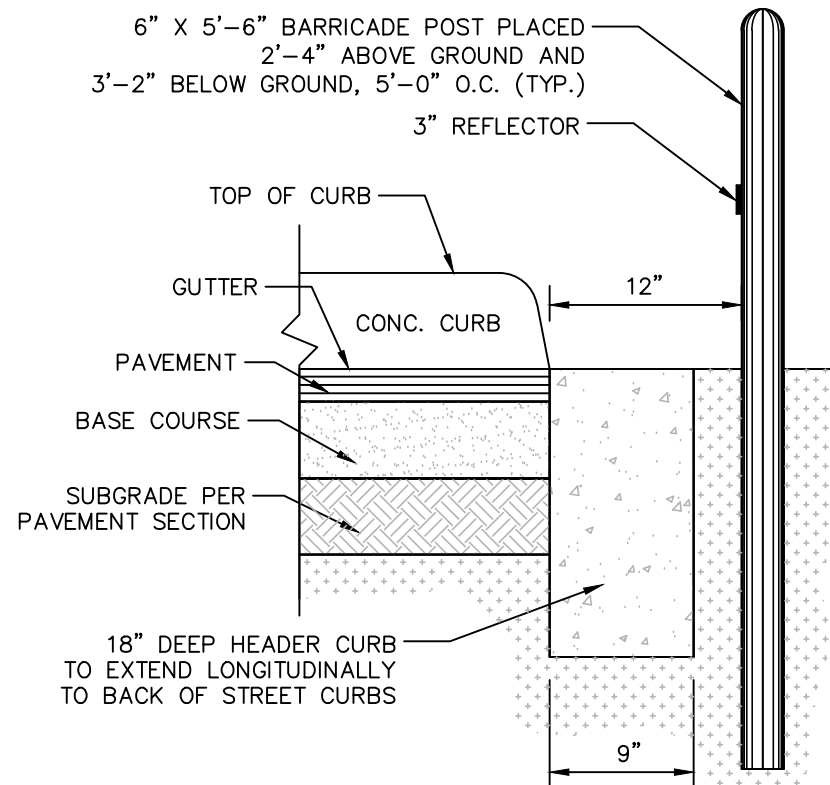
CURB TRANSITION DETAIL
(FROM HEADER CURB TO STANDARD CURB)
NOT-TO-SCALE



CURB TRANSITION DETAIL
(FROM PAVEMENT TO STANDARD CURB)
NOT-TO-SCALE



SIDEWALK DETAIL
NOT-TO-SCALE



HEADER CURB & BARRICADE POST DETAIL
NOT-TO-SCALE

DATE	
NO.	
REVISION	



PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

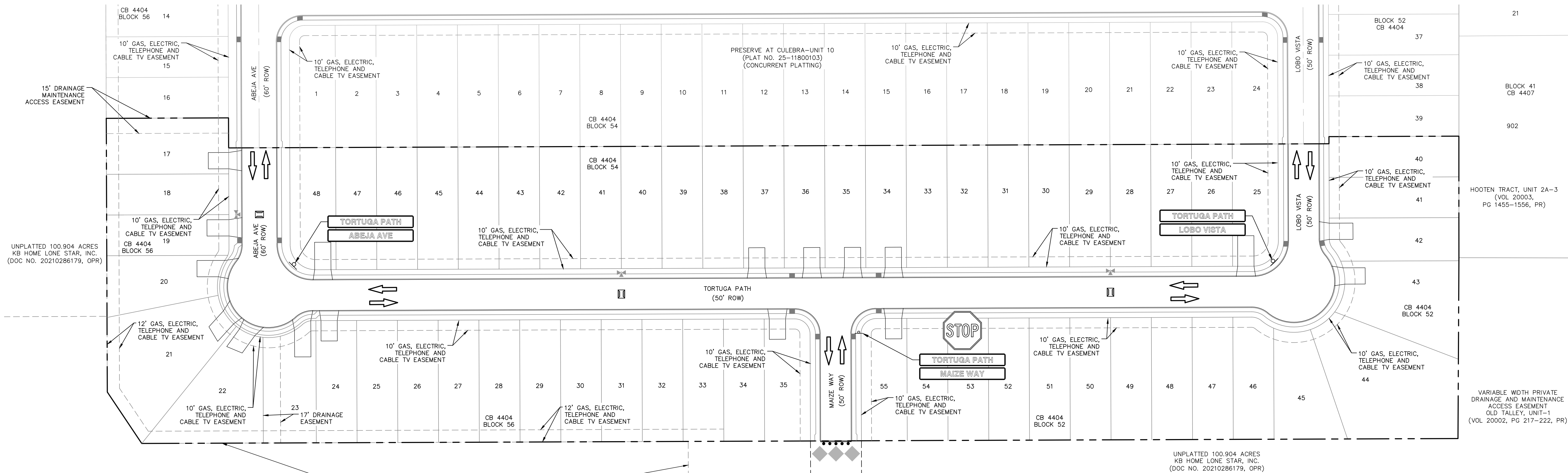
PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
STREET DETAILS
(SHEET 1 OF 2)

PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DESIGNER	AR
CHECKED	SSC
DRAWN	JZD
SHEET	C2.10

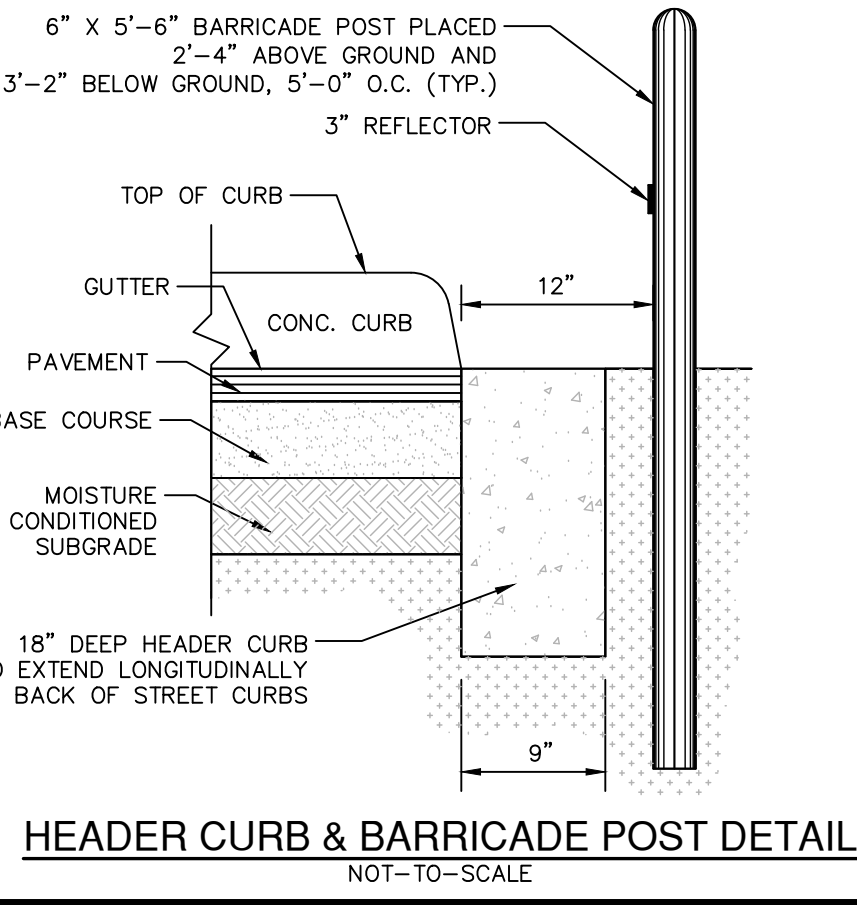
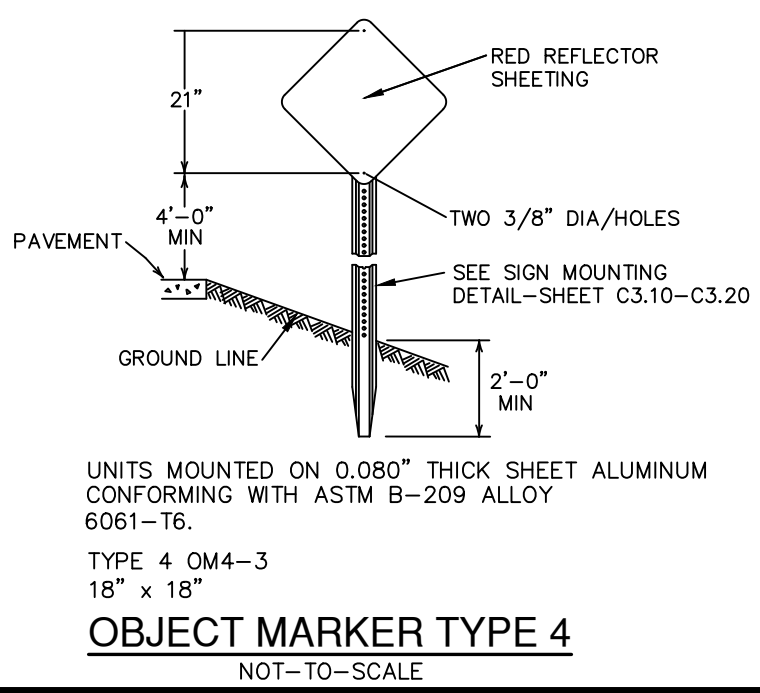
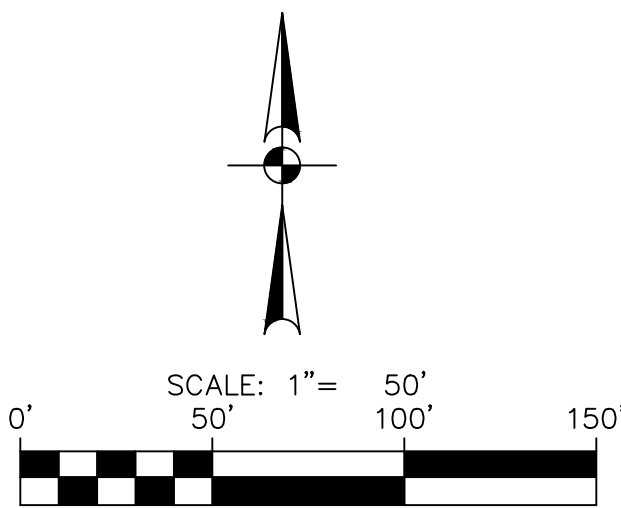
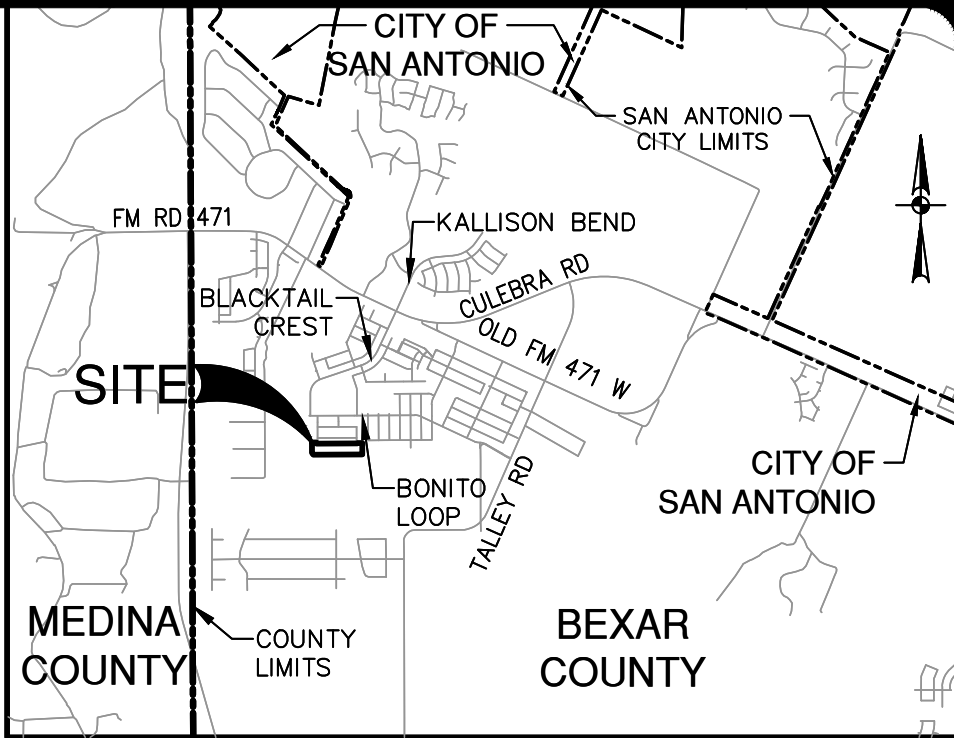


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SYMBOL	ITEM NUMBER
	UNIT BOUNDARY
	PROPOSED DRIVEWAY
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)
	END OF ROAD MARKER OM4-3
	HEADER CURB W/ BARRICADE POSTS
	STREET SIGN
	R1-1 30"X30"

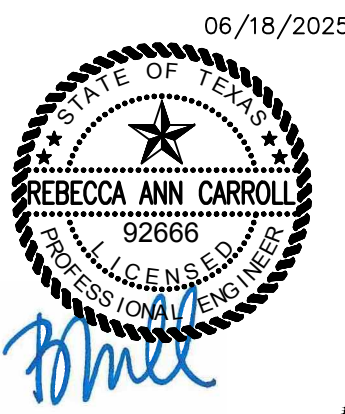


BEXAR COUNTY ROW NOTES:
A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

DRIVEWAY NOTE:
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

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

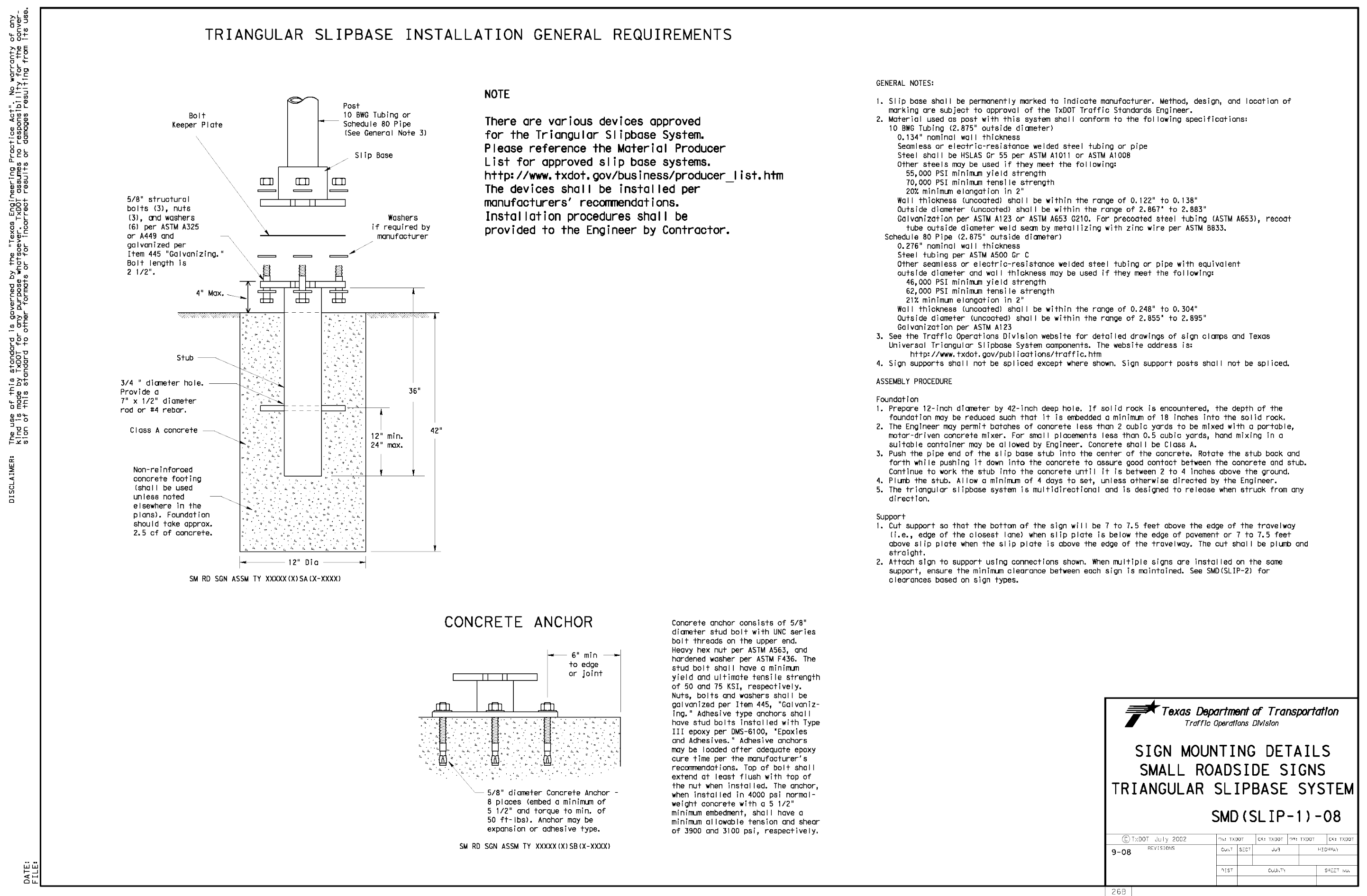
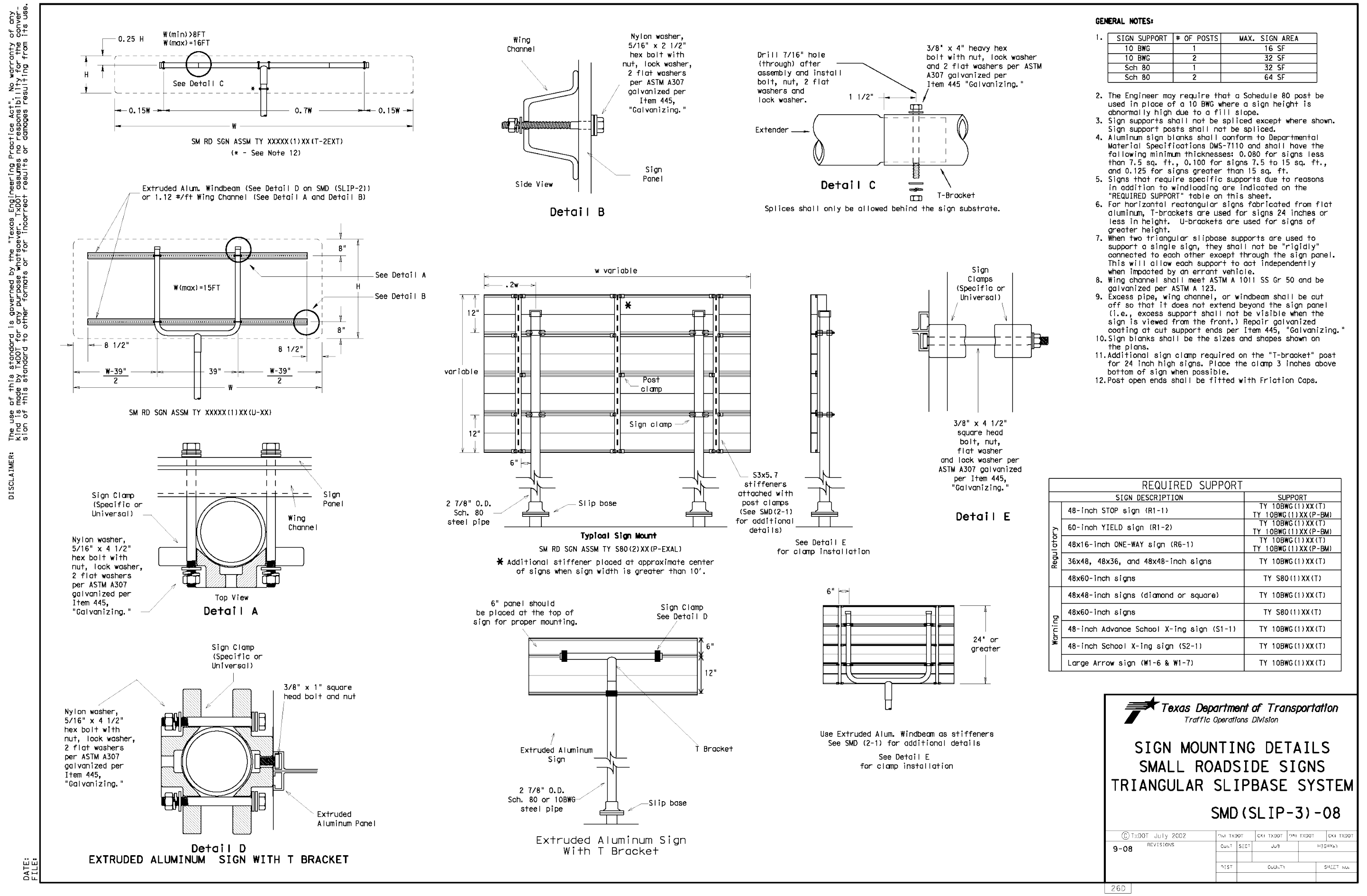
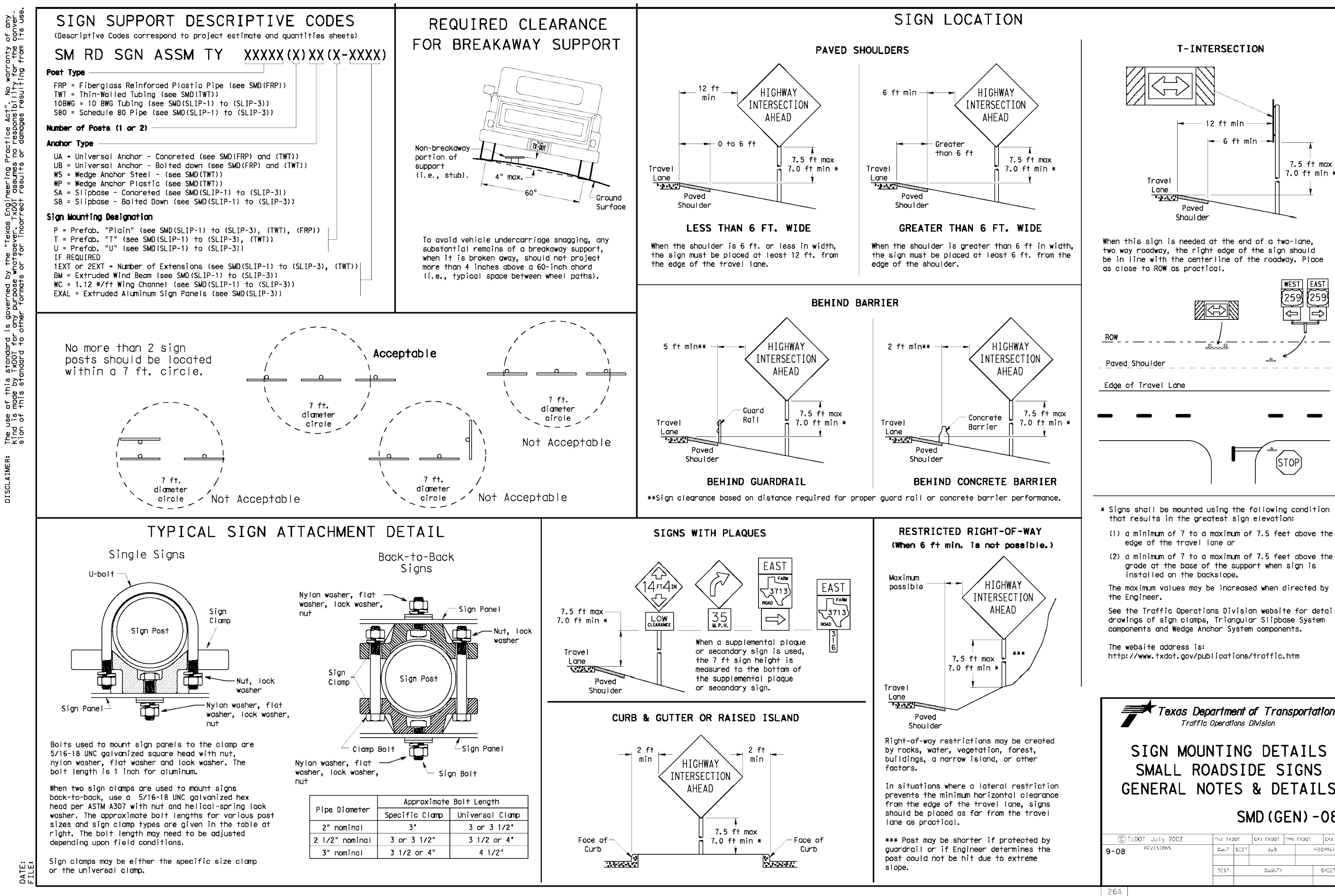
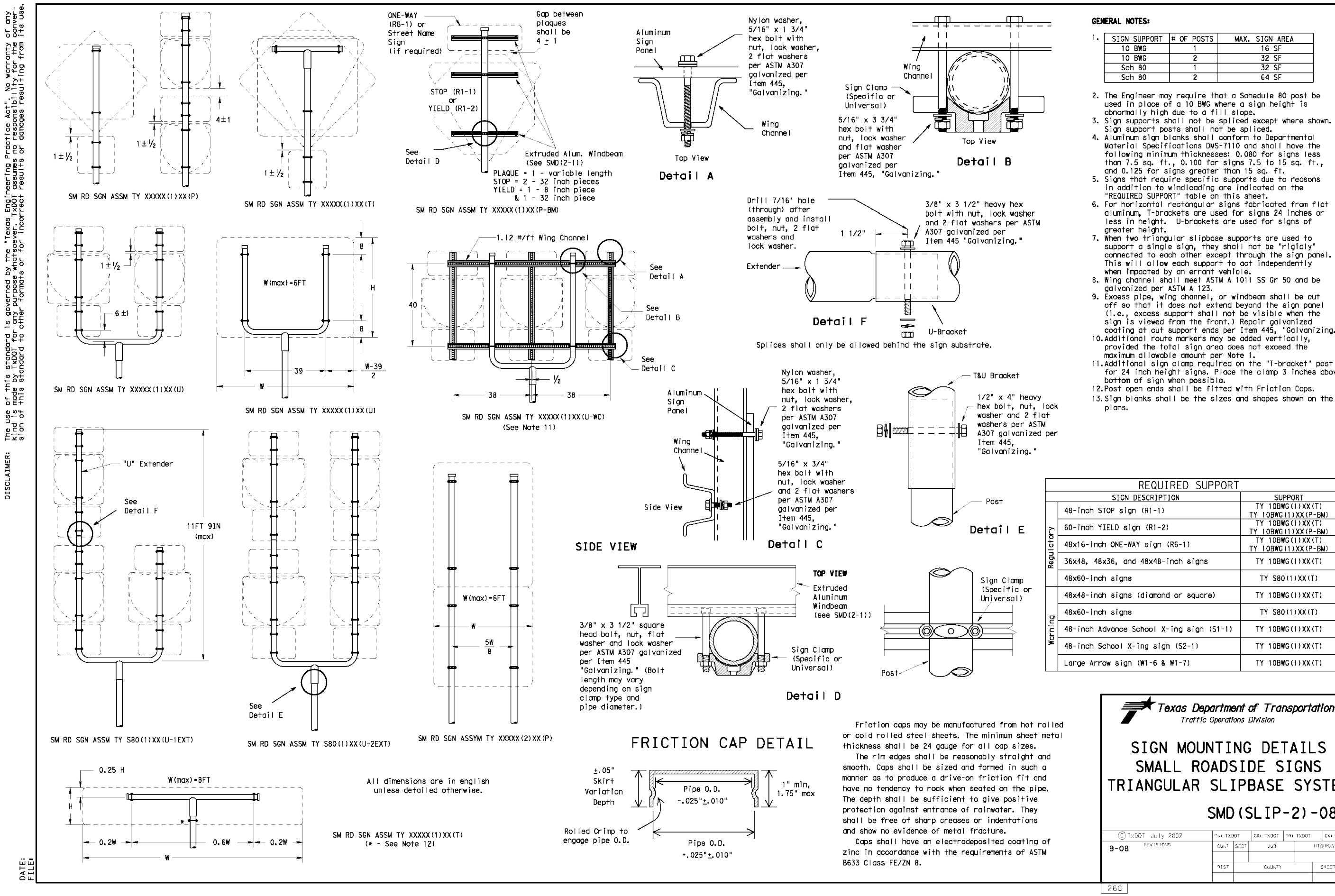
NO.	REVISION	DATE

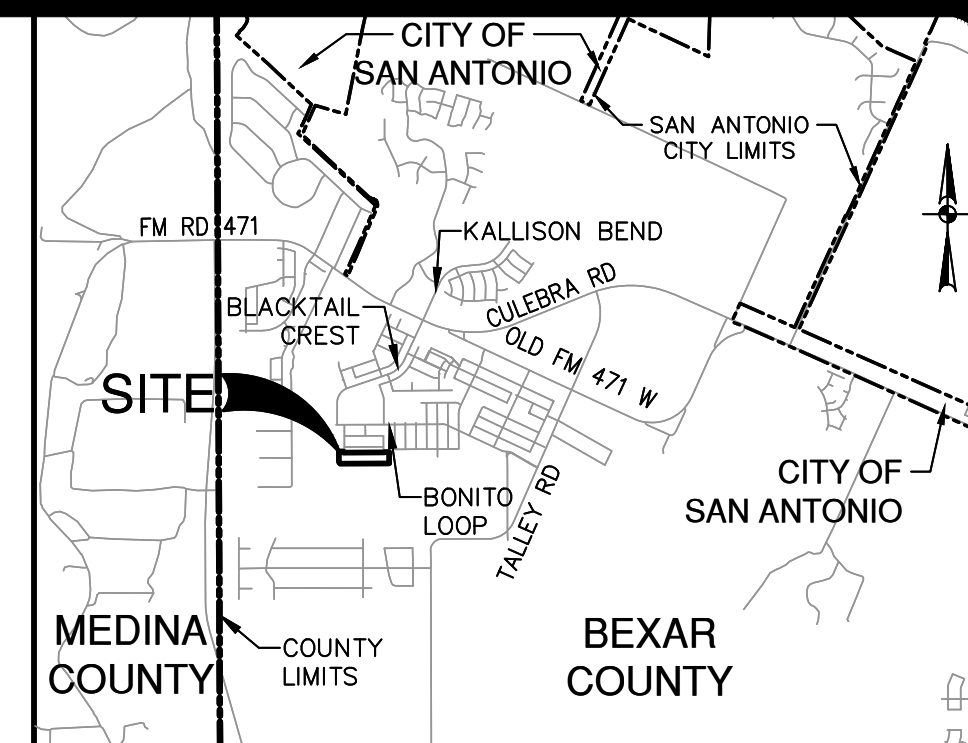
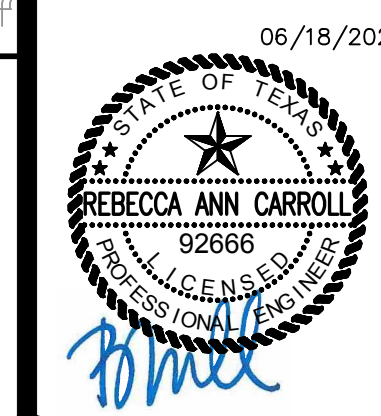


PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
OVERALL SIGNAGE PLAN

PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DRAWN	AR
CHECKED	SSC
DRAWN	JZD
SHEET	C3.00



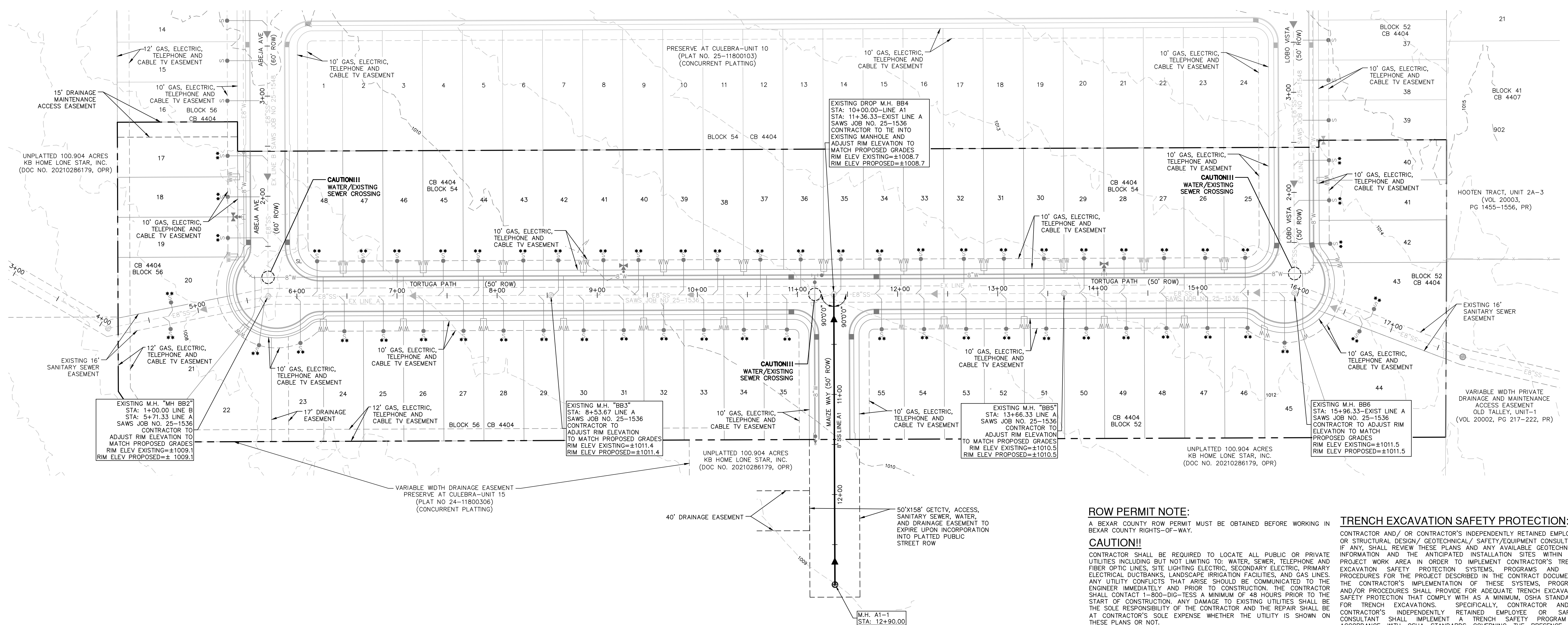
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**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

SERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
OVERALL SANITARY SEWER PLAN

PLAT NO. 25-11800116
JOB NO. 11668-26
DATE JUNE 2025
DESIGNER AR
CHECKED SSC DRAWN JZD
SHEET C4.00



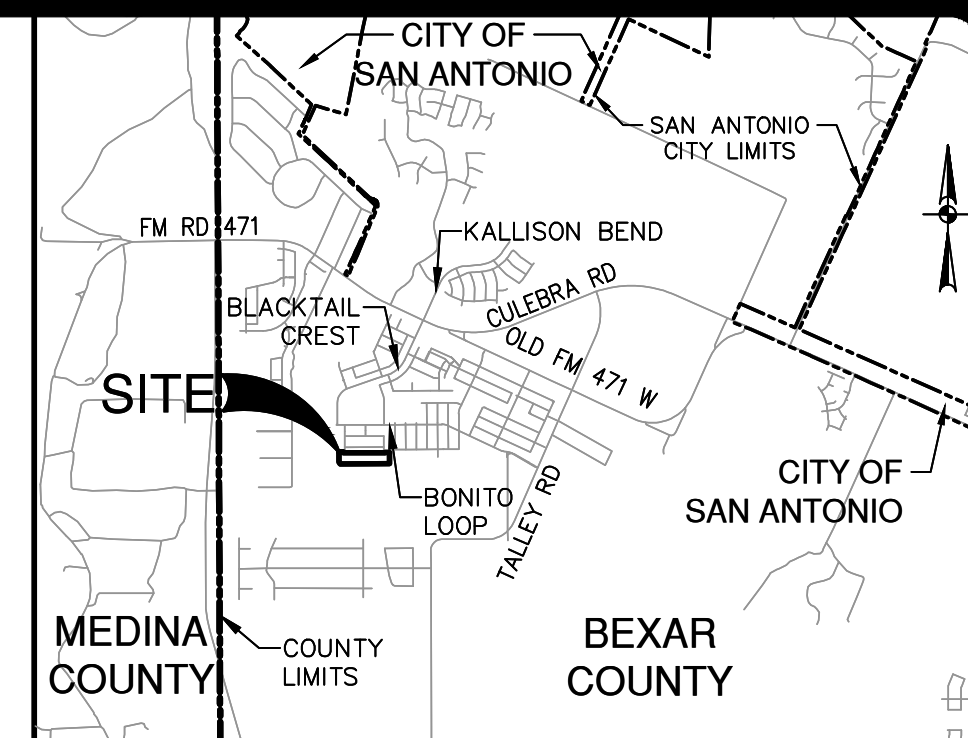
TRENCH EXCAVATION SAFETY PROTECTION:

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

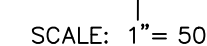
SEWER: MEDIO WEST WATERSHED-LEON CREEK W.R.O.

1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE HOMEOWNER. THE HOMEOWNER SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO PROVIDE THE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

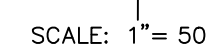
DEVELOPER'S NAME: KB HOME LONE STAR, INC.
ADDRESS: 4800 FREDERICKSBURG ROAD
CITY: SAN ANTONIO STATE: TX ZIP: 78229
PHONE# (210) 301-5485 FAX# 0666104
SAWS BLOCK MAP# 066610 TOTAL ED# 0 TOTAL ACREAGE 9.096
TOTAL LINEAR FOOTAGE OF PIPE: 290 LF-8" PLAT NO. 25-11800116
NUMBER OF LOTS 59 SAWS JOB NO. 25-XXXX



NOT-TO-SCALE



SCALE: 1" = 50'



PROJECT LIMITS

EXISTING WATER

EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED SEWER LATERAL

GAS, ELECTRIC, TELEPHONE
AND CABLE TV EASEMENT

FIRE HYDRANT

GET/CTV



A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN
BEXAR COUNTY RIGHTS-OF-WAY.

TRENCH EXCAVATION SAFETY PROTECTION:

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

SEWER: MEDIO WEST WATERSHED-LEON CREEK W.R.O.

[illegible]

06/20/20



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

**SANITARY SEWER LINE A1-PLAN & PROFILE
(STA. 10+00.00 TO STA. 12+90.00)**

PLAT NO. 25-11800116

JOB NO. 11668-Q5

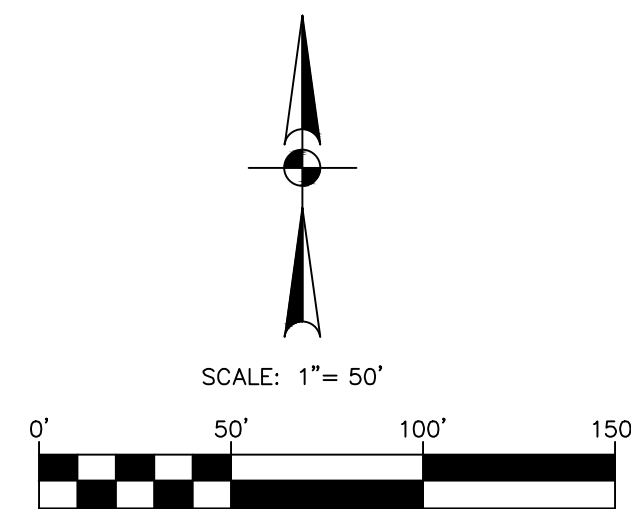
DATE JUNE 2025

DESIGNER AR

CHECKED SSC DRAVN JZD

CHECKED 000 DRAWN 000

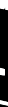
SHEET C4.01



LOCATION MAP
NOT-TO-SCALE



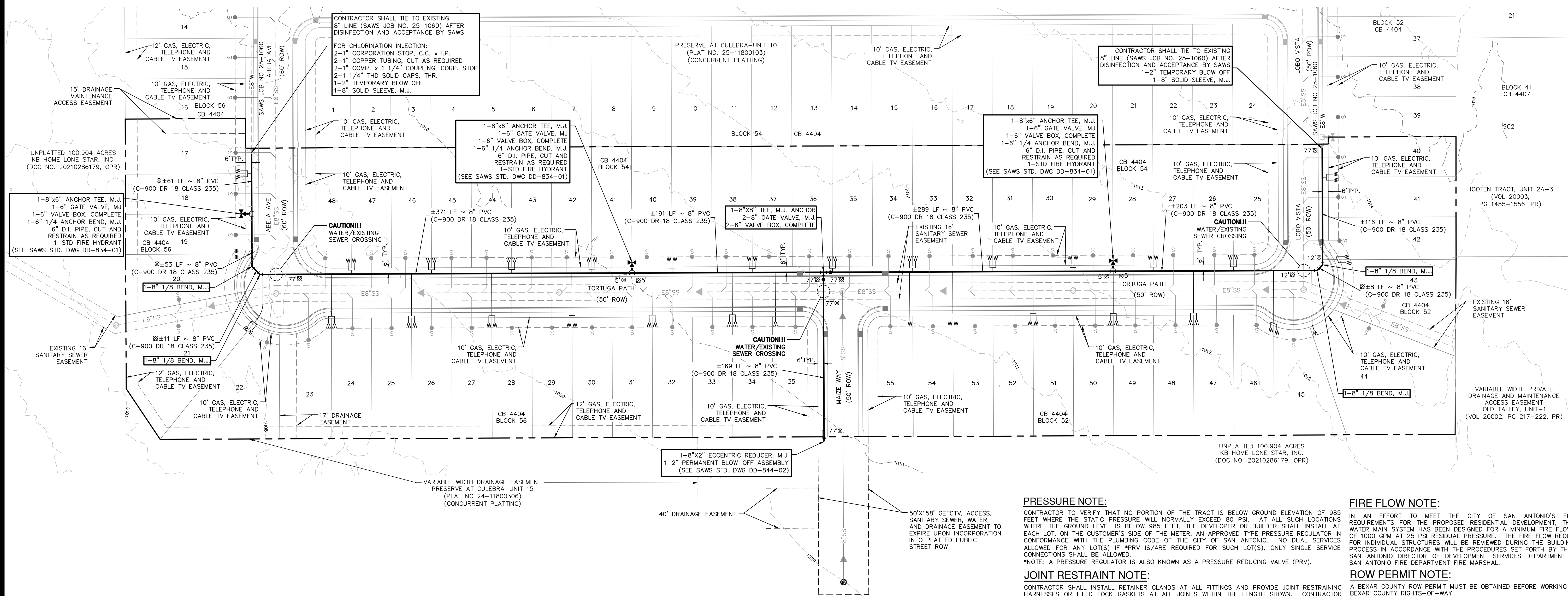
The diagram illustrates various utility components and their connections. It includes labels for PROJECT LIMITS, EXISTING WATER, EXISTING SEWER, PROPOSED SEWER, PROPOSED WATER, PROPOSED 3/4" SINGLE SERVICE WITH 5/8" METER, PROPOSED 1" DUAL SERVICE WITH 5/8" METER, and JOINT RESTRAINT. The visual representation shows horizontal lines for pipes, valves labeled FIRE HYDRANT, manholes labeled MANHOLE, and specific pipe segments with dimensions like SS-10".



**PAPE-DAWSON
ENGINEERS**

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

OVERALL WATER DISTRIBUTION PLAN



PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 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).

JOINT RESTRAINT NOTE

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESSSES AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

TRENCH EXCAVATION SAFETY PROTECTION:

[illegible]

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 SUPPLY SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

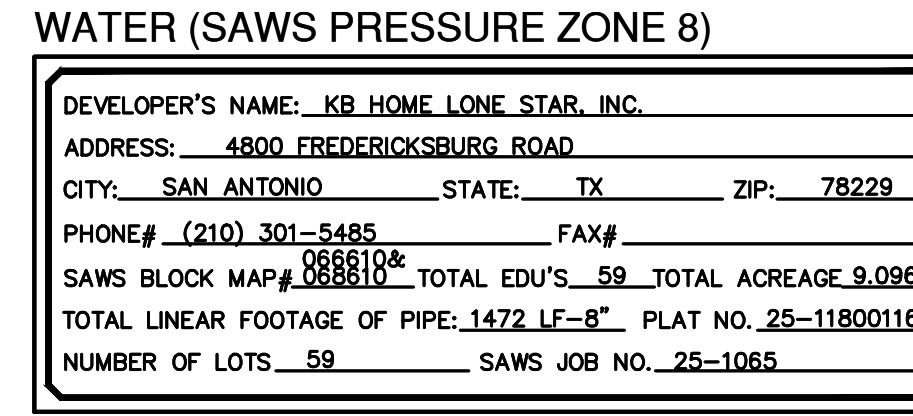
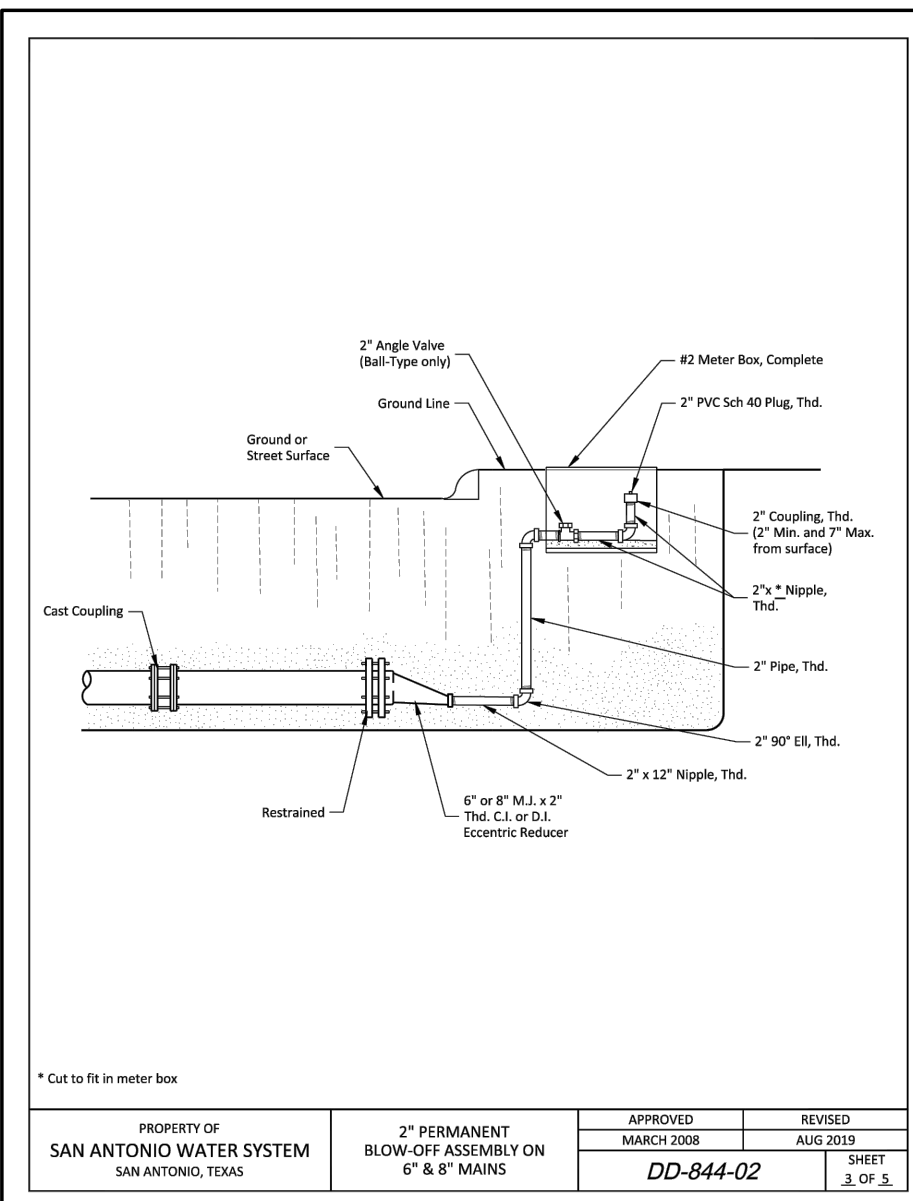
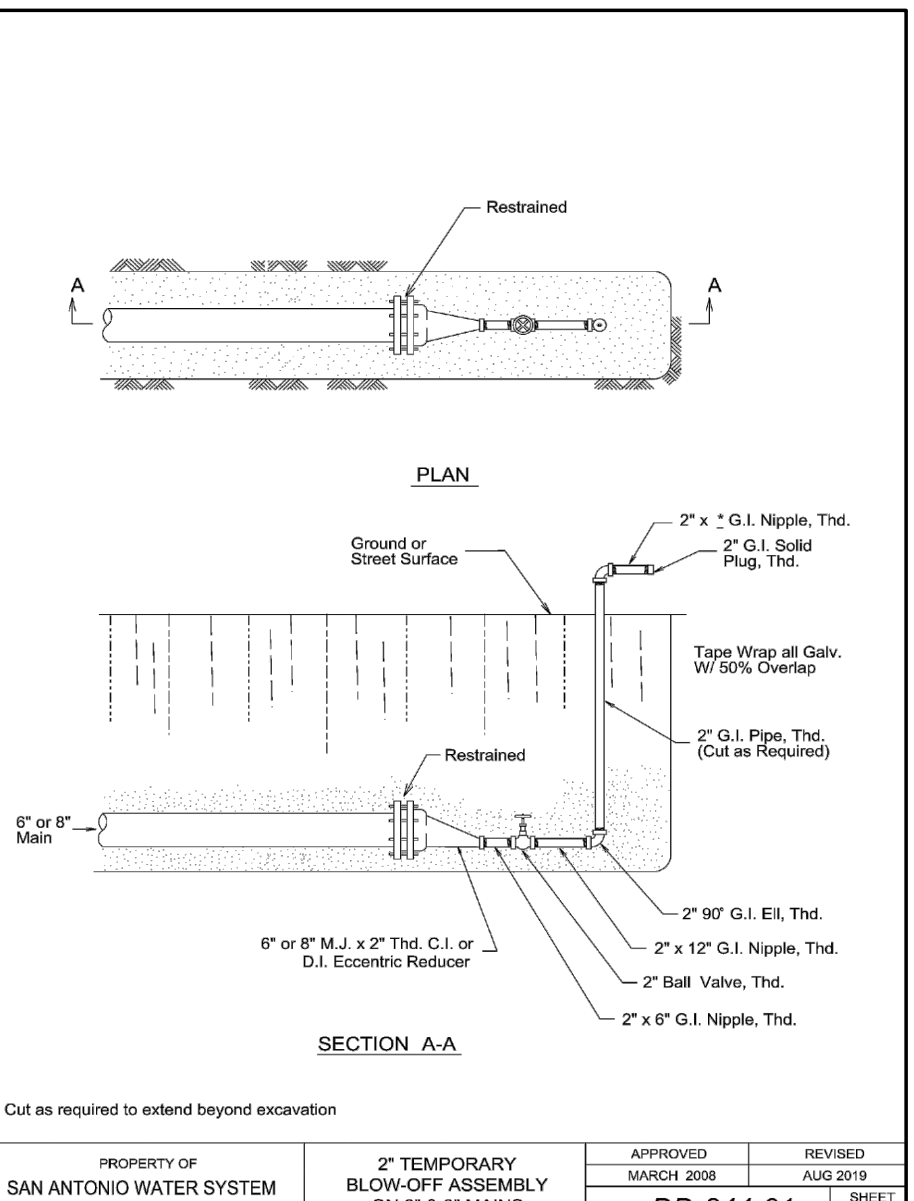
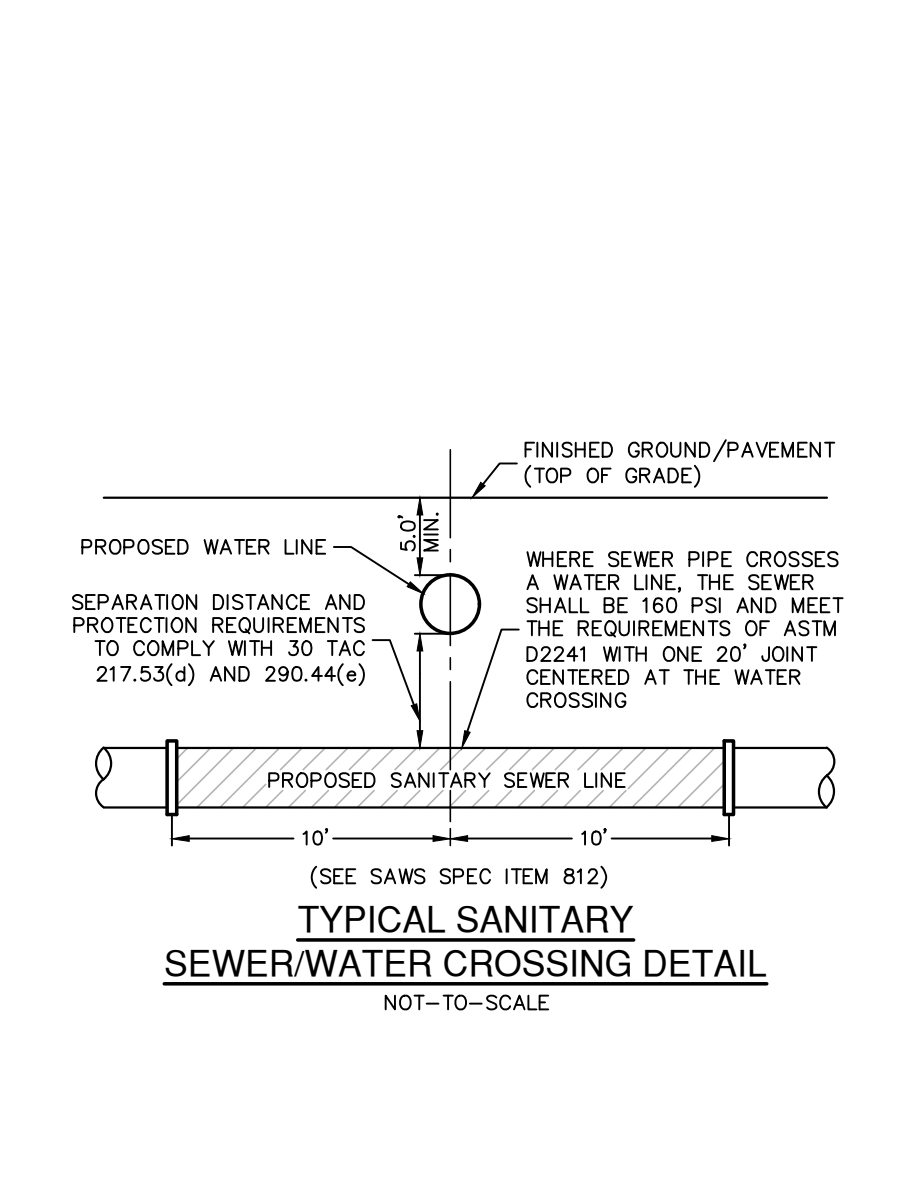
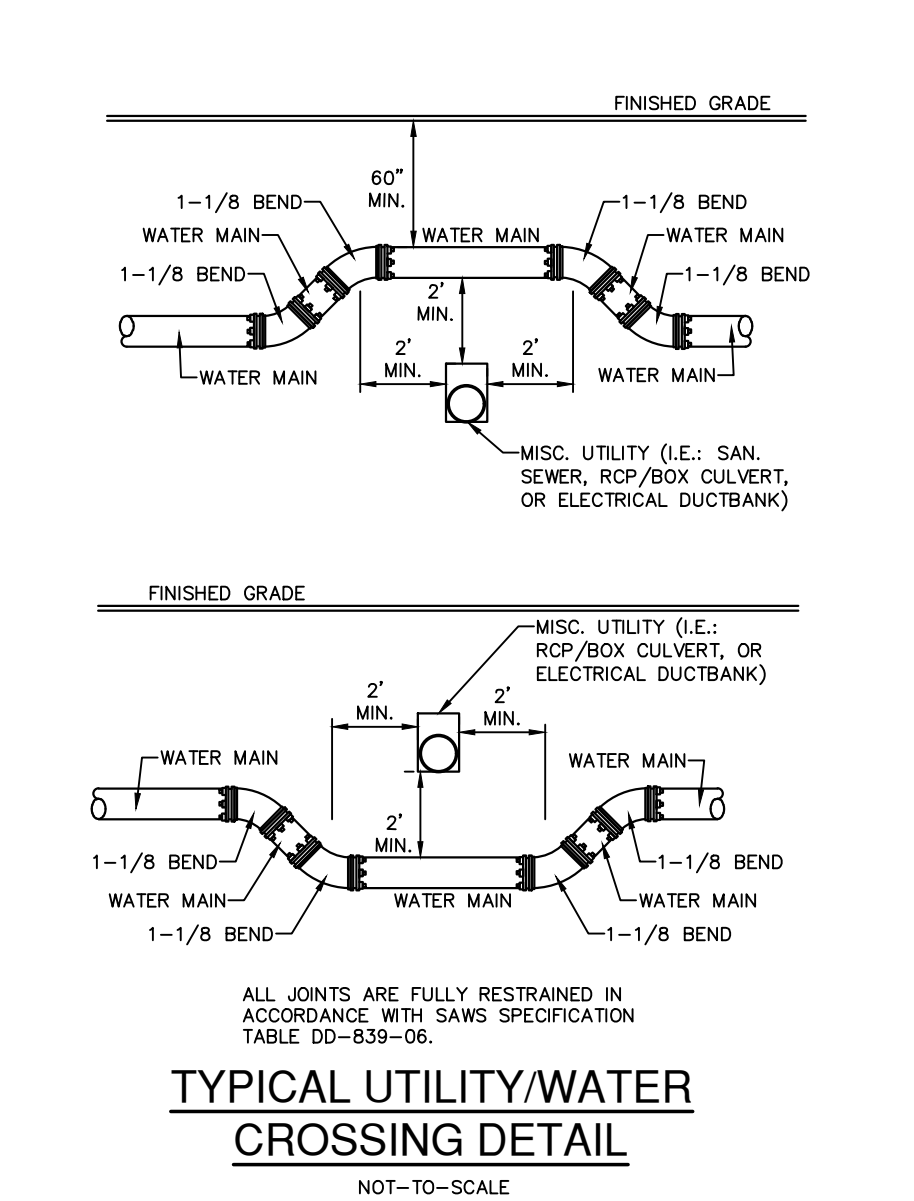
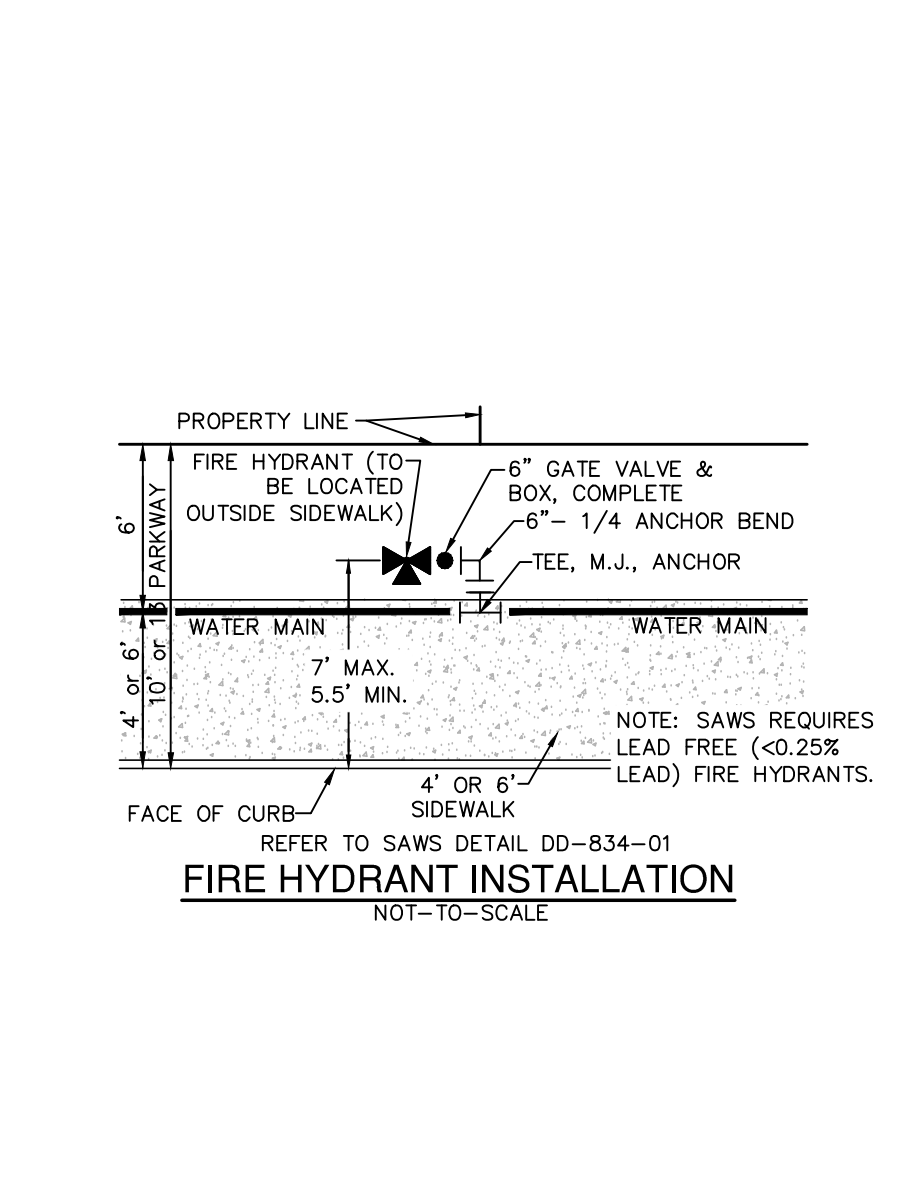
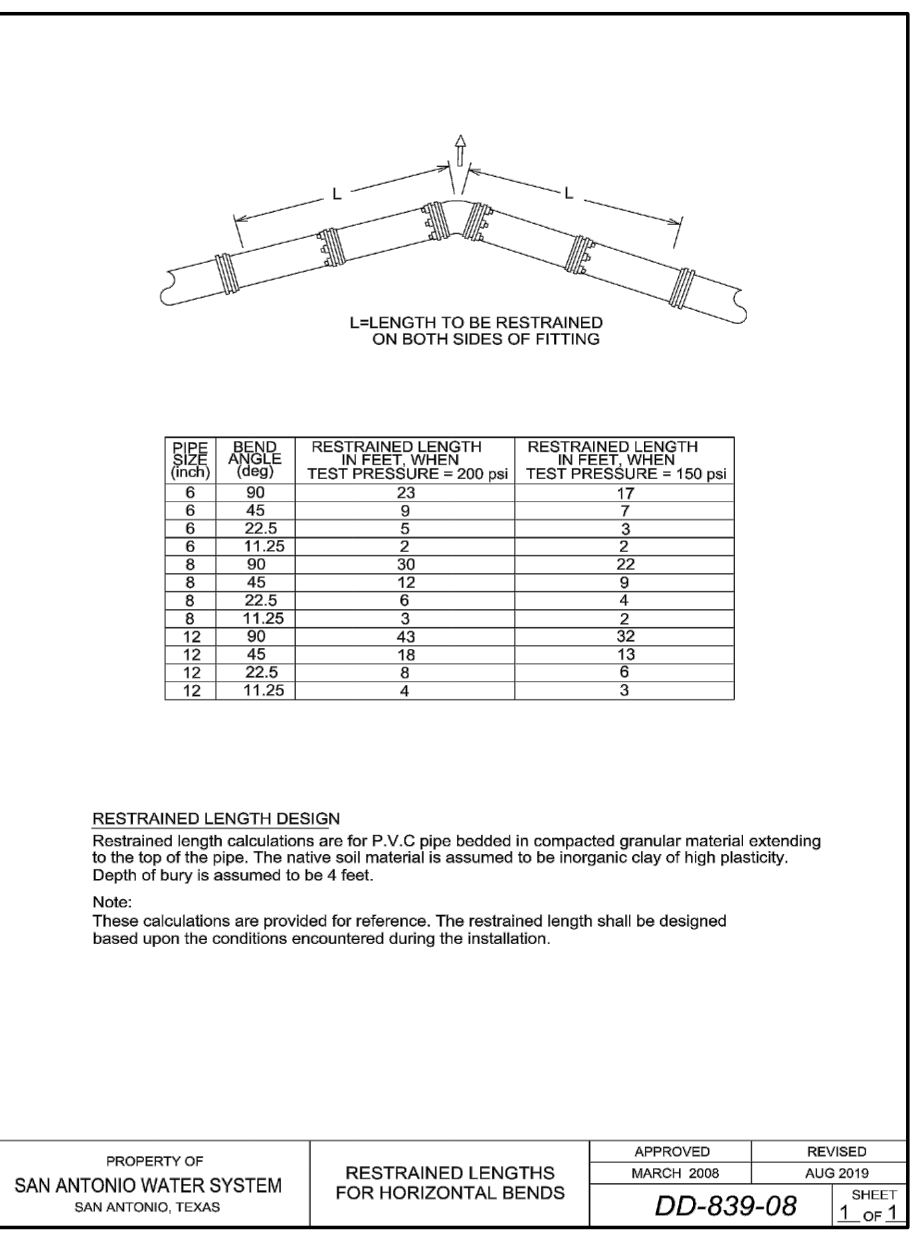
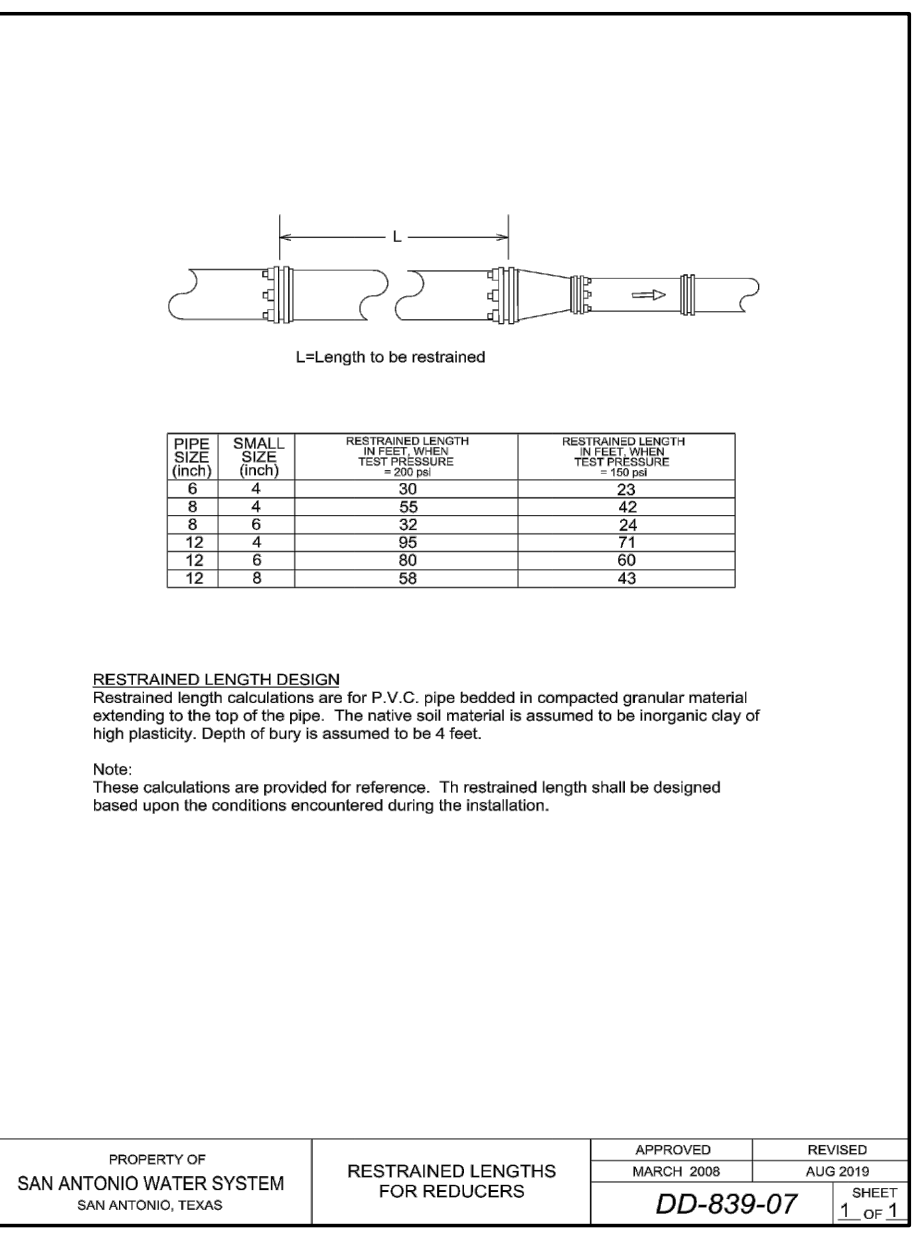
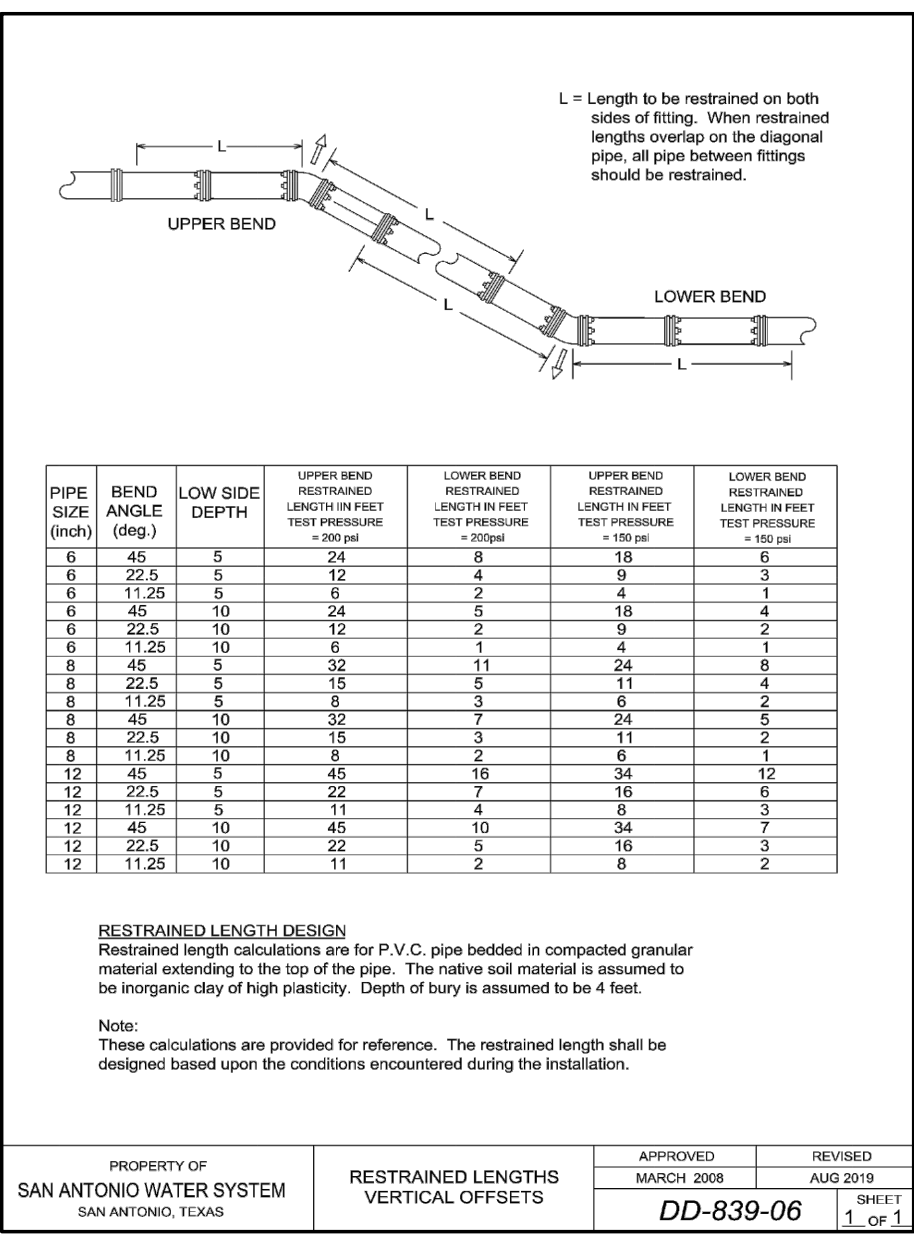
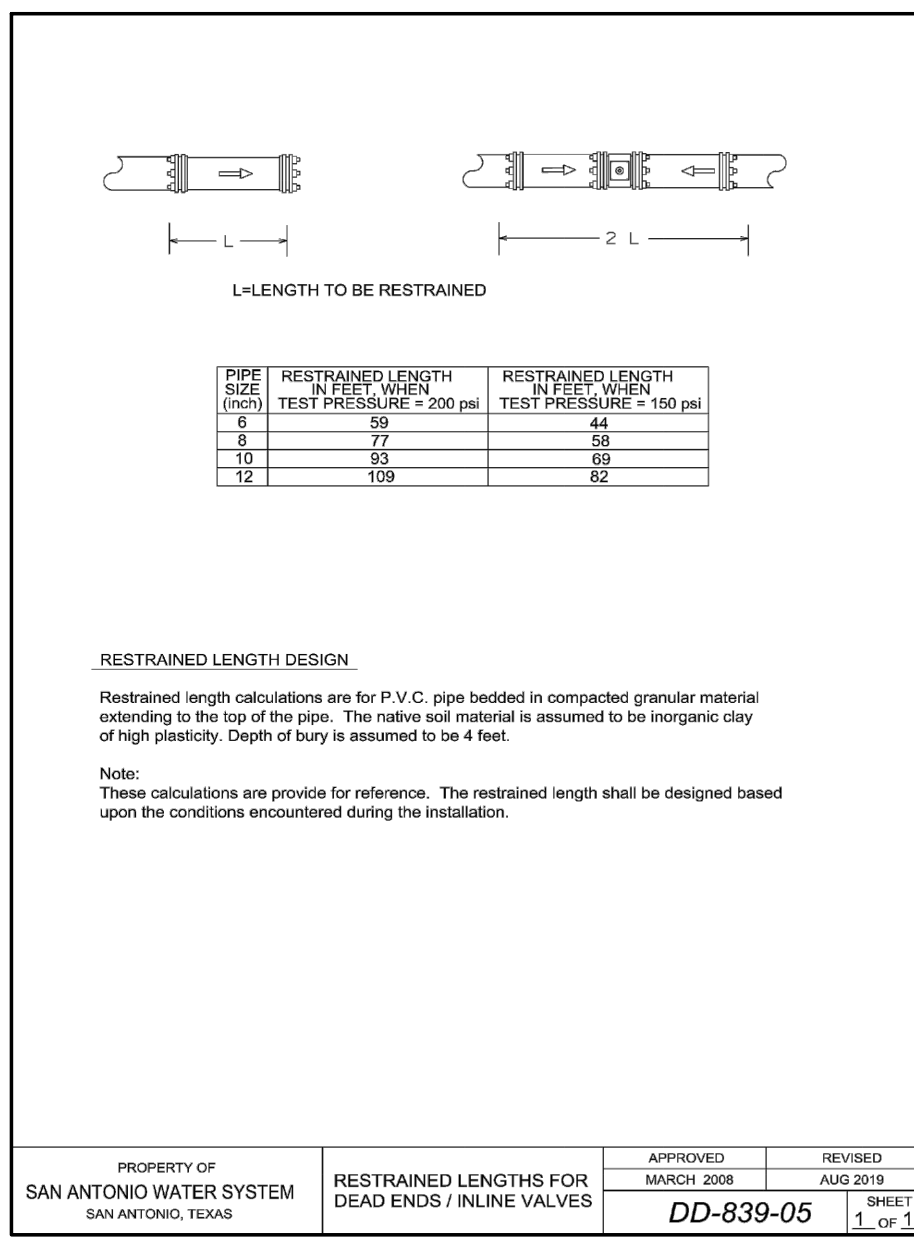
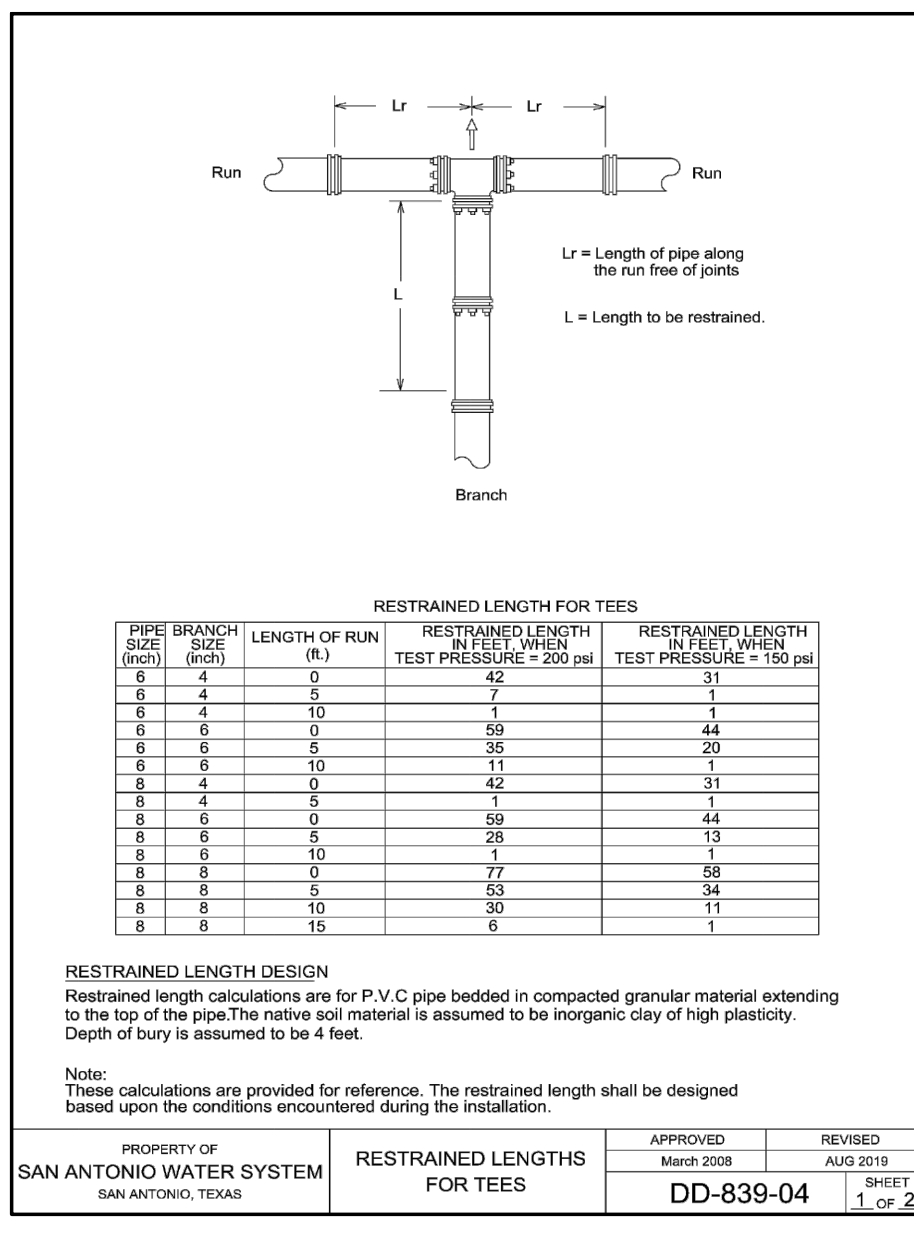
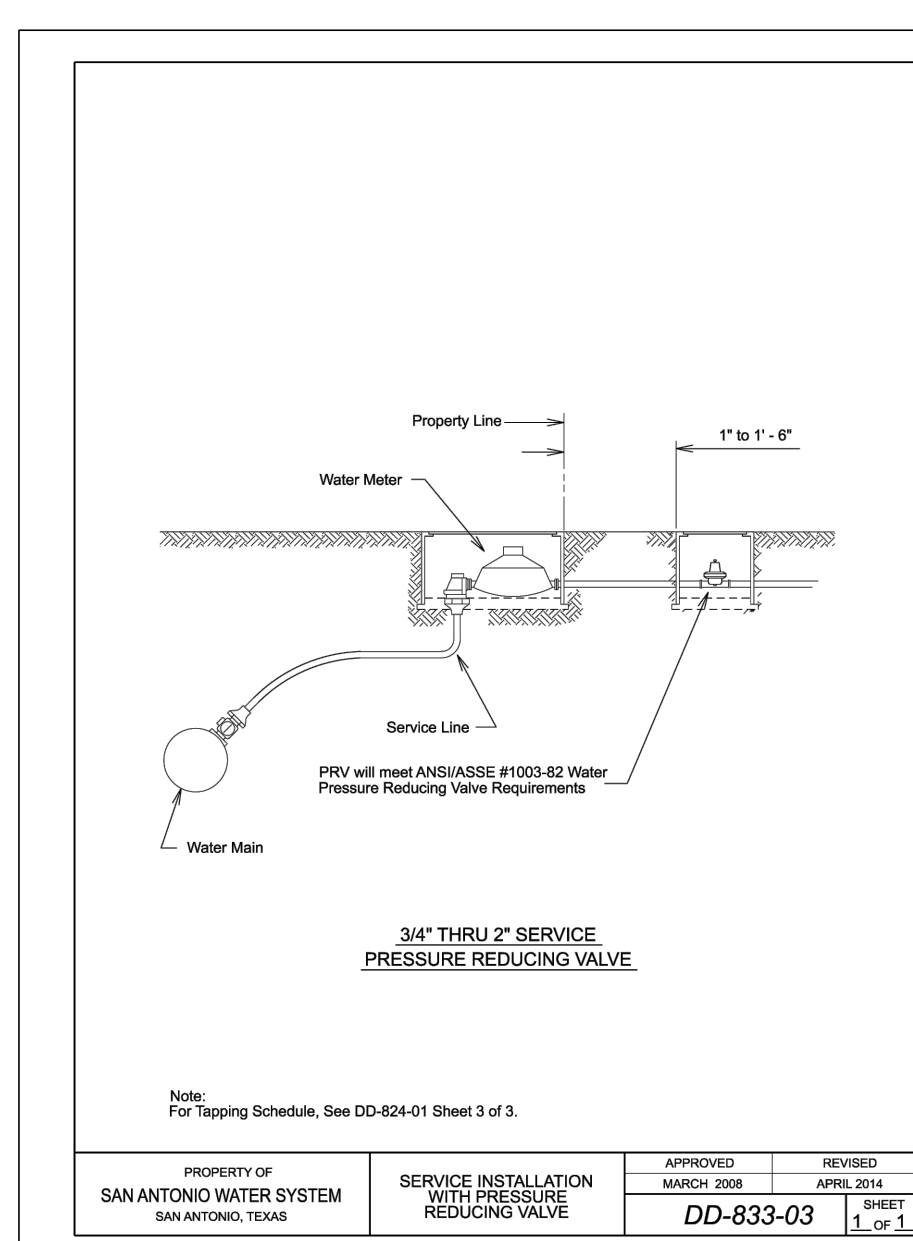
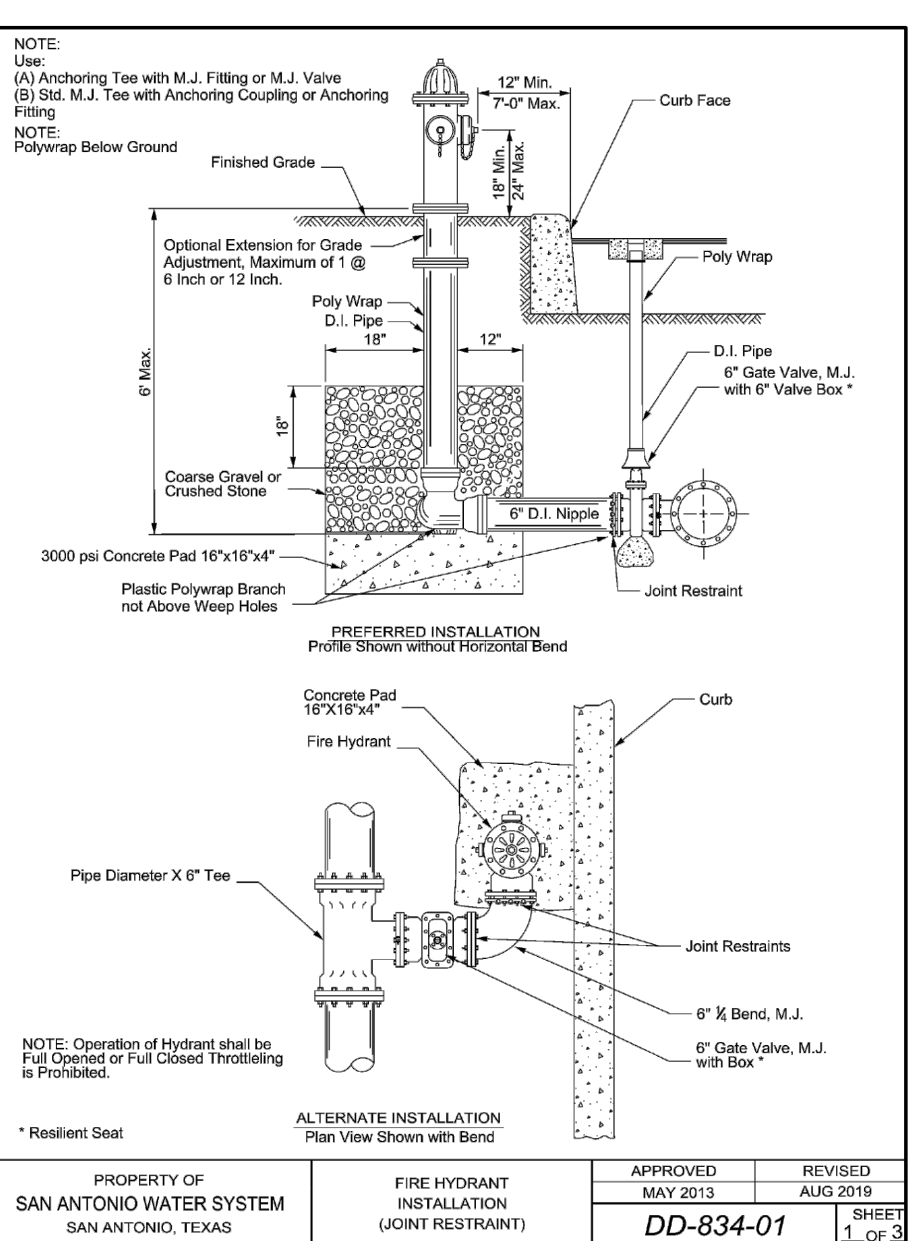
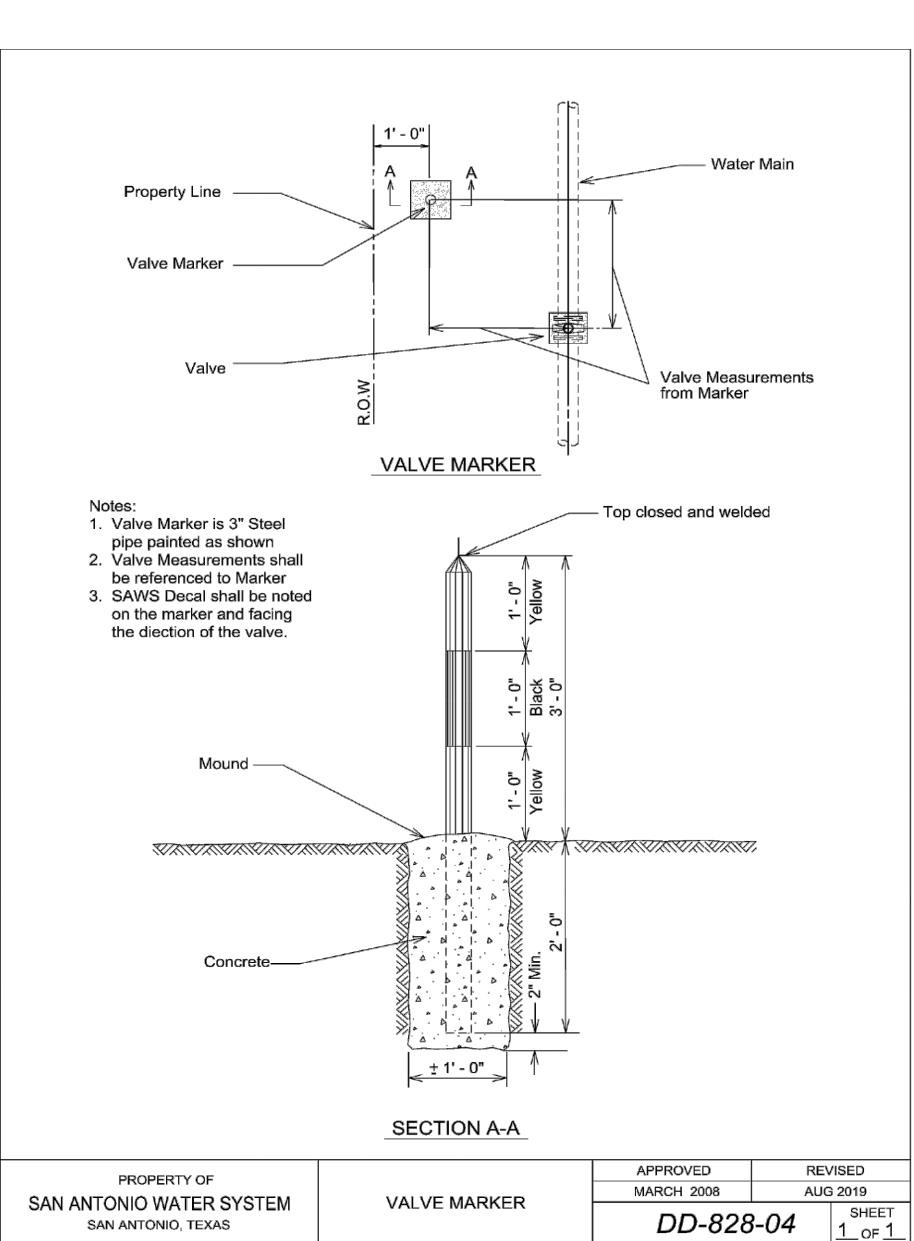
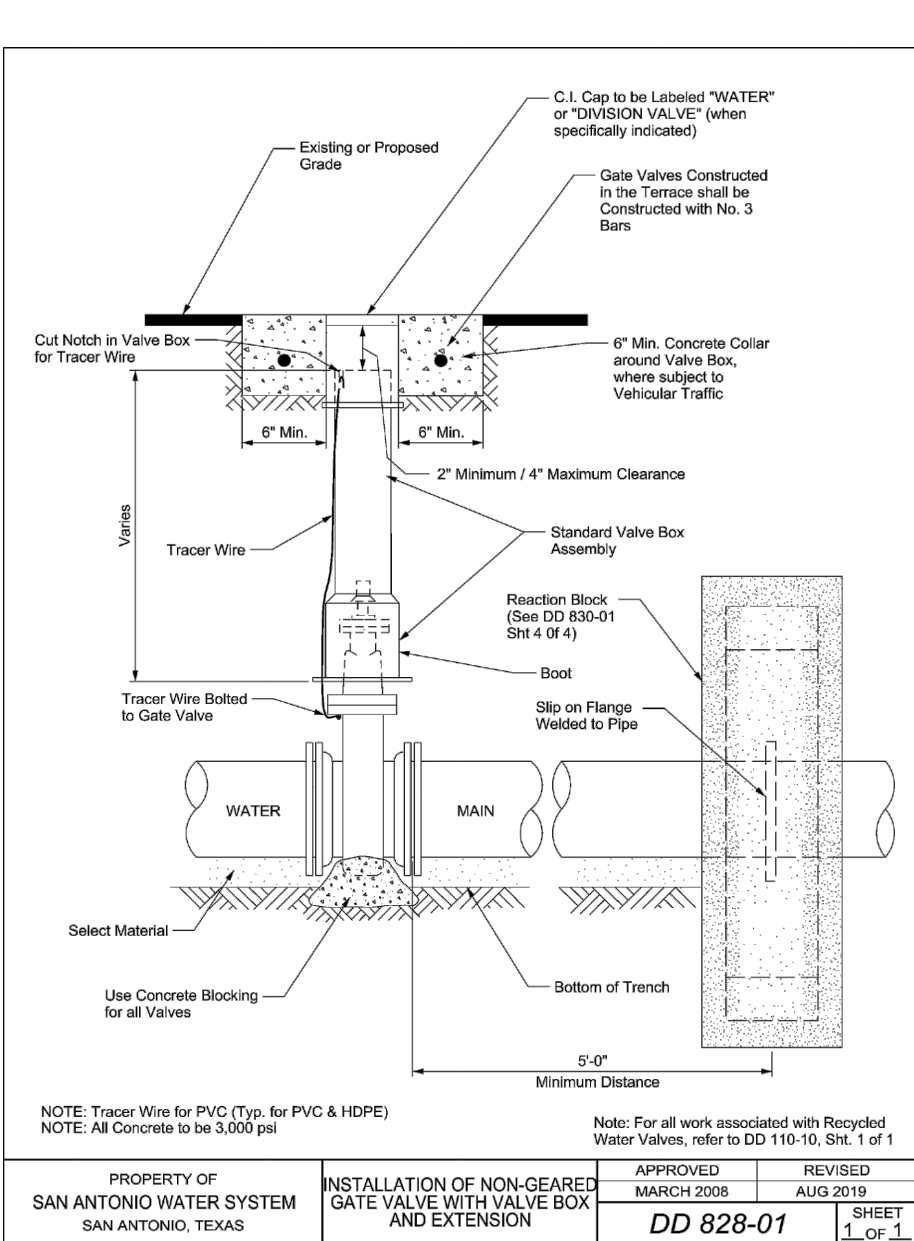
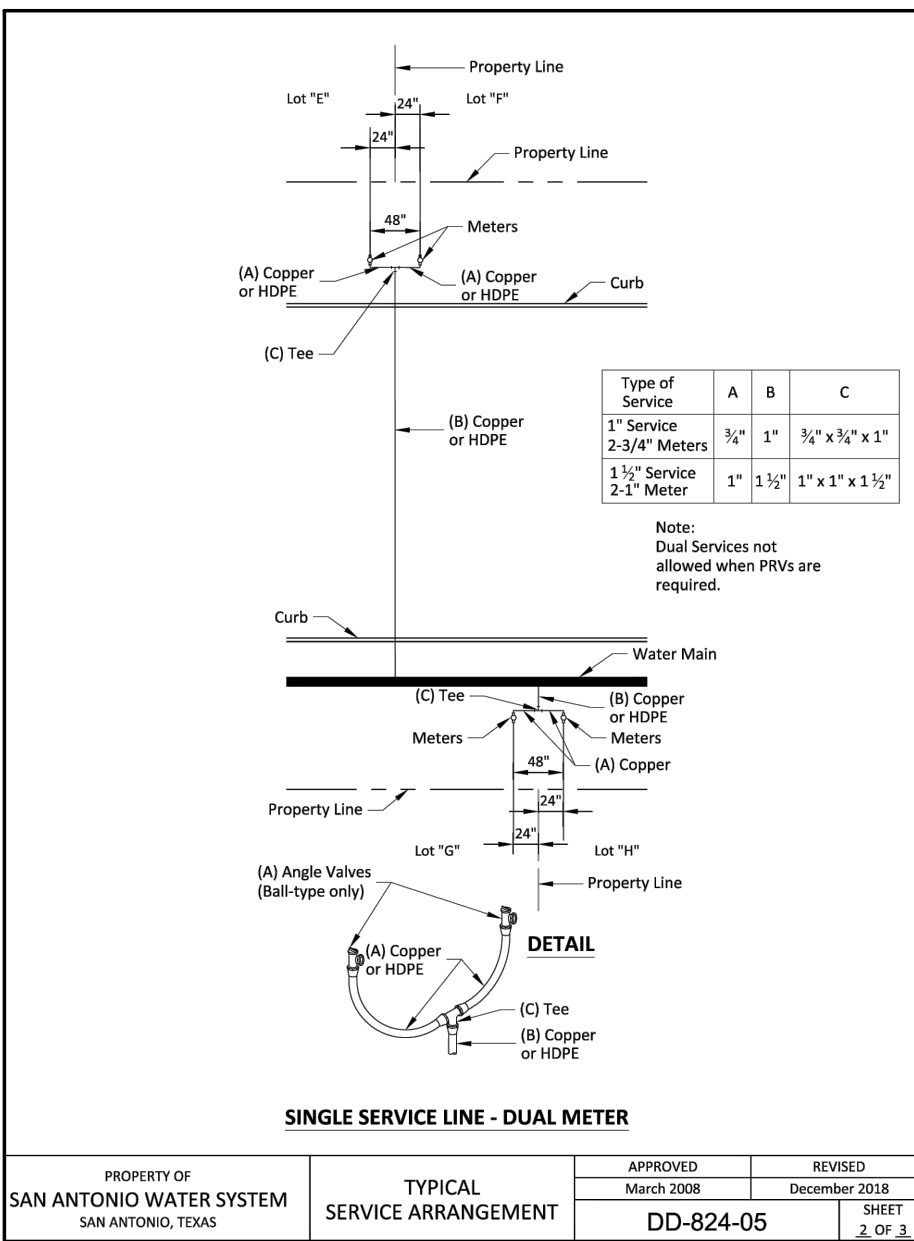
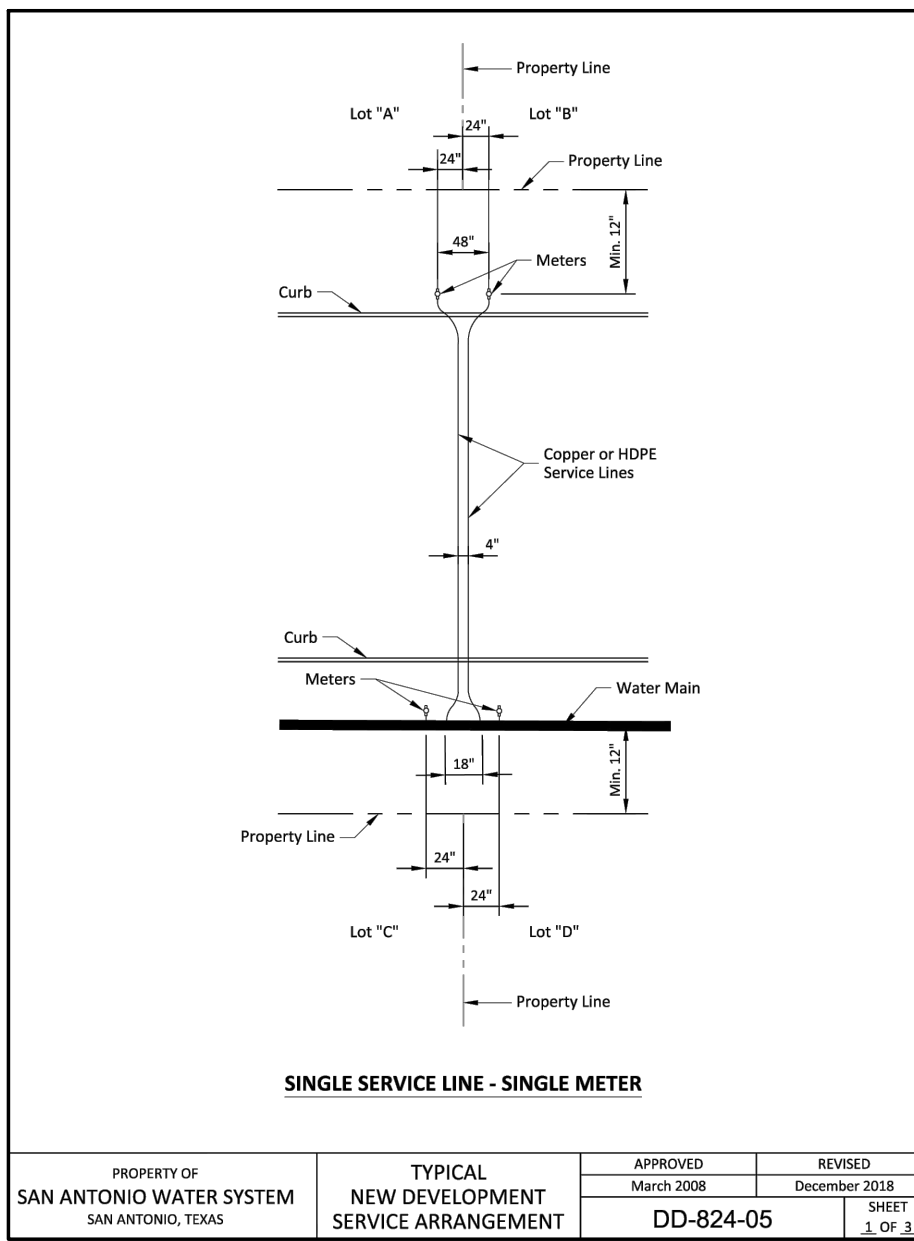
ROW PERMIT NOTE:

A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

WATER (SAWS PRESSURE ZONE 8)

DEVELOPER'S NAME: KB HOME LONE STAR, INC.
ADDRESS: 4800 FREDERICKSBURG ROAD
CITY: SAN ANTONIO STATE: TX ZIP: 78229
PHONE# (210) 301-5485 FAX#
SAWS BLOCK MAP# 068818 TOTAL EDU# 59 TOTAL ACREAGE 9.096
TOTAL LINEAR FOOTAGE OF PIPE: 1472 LF-8" PLAT NO. 25-11800116
NUMBER OF LOTS 59 SAYS JOB NO. 25-1065

PLAT NO. 25-11800116
JOB NO. 11668-26
DATE JUNE 2025
DESIGNER AR
CHECKED SSC DRAWN JJD
SHEET C5.00



DATE

NO.

REVISION

07/08/2023

REBECCA ANN CARROLL

82686

PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038600

PRESERVE AT CULEBRA-UNIT 11

BEXAR COUNTY, TEXAS

WATER DISTRIBUTION DETAILS

PLAT NO. 25-11800116

JOB NO. 11668-26

DATE JUNE 2025

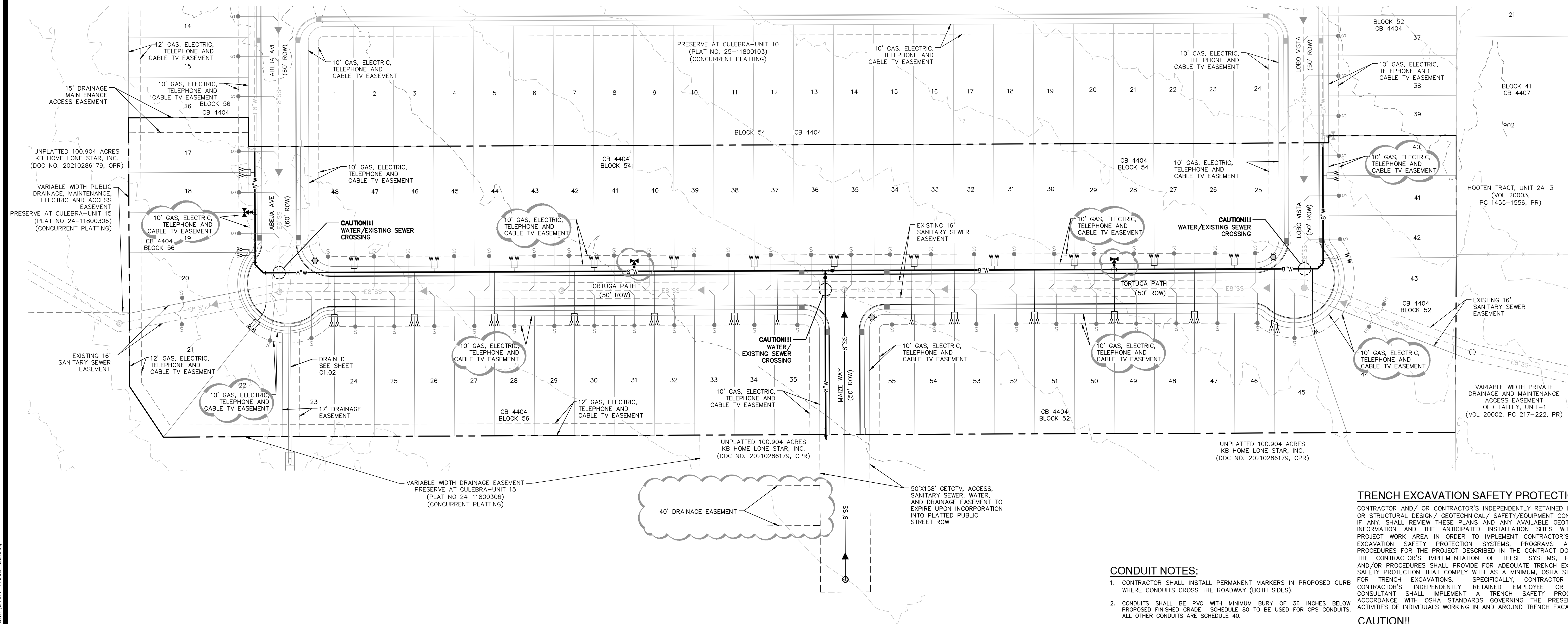
DESIGNER AR

CHECKED SSC DRAWN JZD

SHEET C5.10

Dates: Jun 18, 2025 4:13pm User ID: cecidriguez
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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016, CAPOCO, Digital Globe, Texas Orthometry Program, USDA Farm Service Agency.



CONDUIT NOTES:

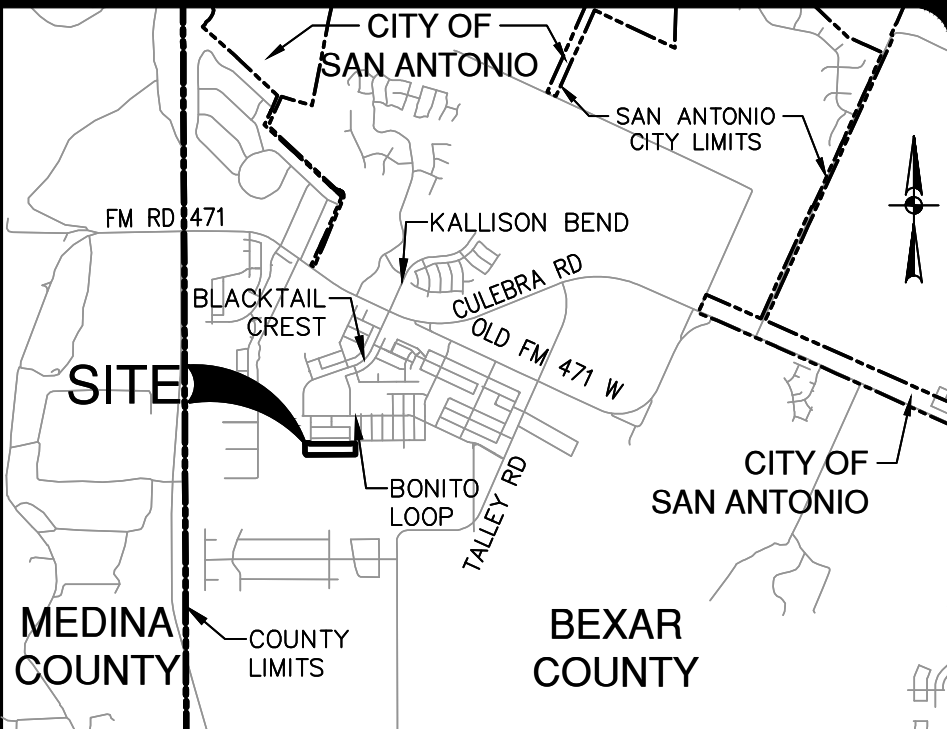
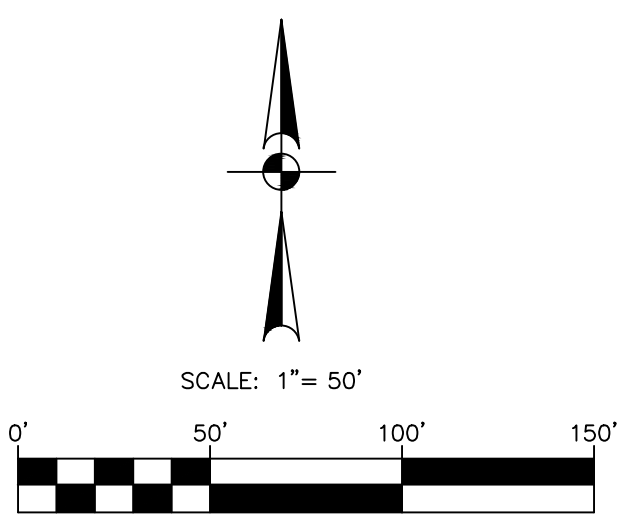
- CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS, ALL OTHER CONDUITS ARE SCHEDULE 40.
- ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
- ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

TRENCH EXCAVATION SAFETY PROTECTION:

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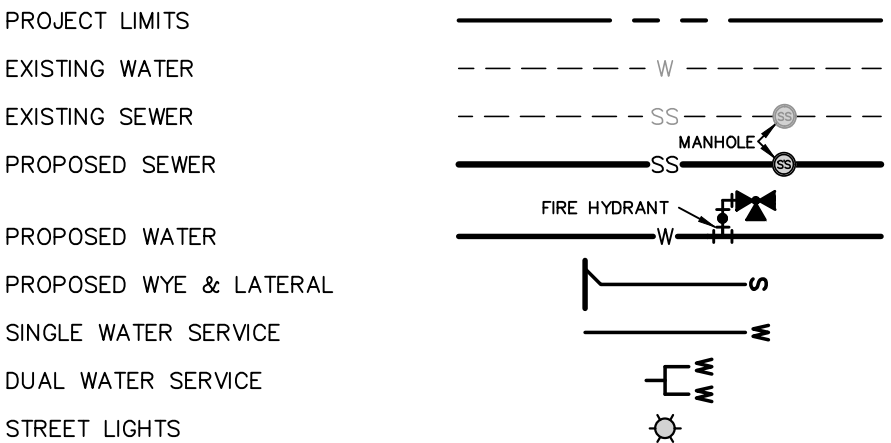
CAUTION!!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

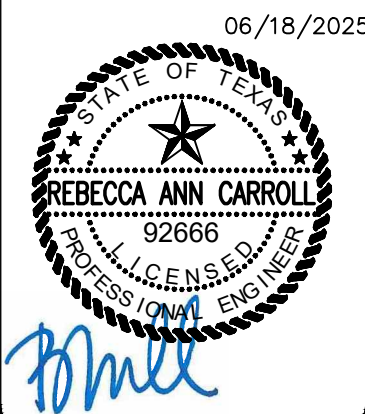


LOCATION MAP
NOT-TO-SCALE

UTILITY LEGEND



NO.	REVISION	DATE
1	REVISED EASEMENT LABELS AND FIRE HYDRANTS	06/18/25



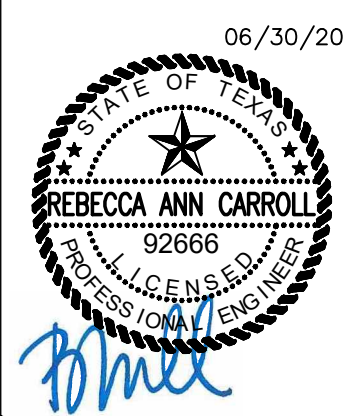
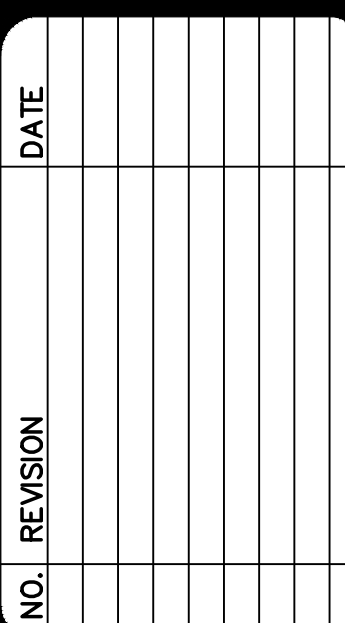
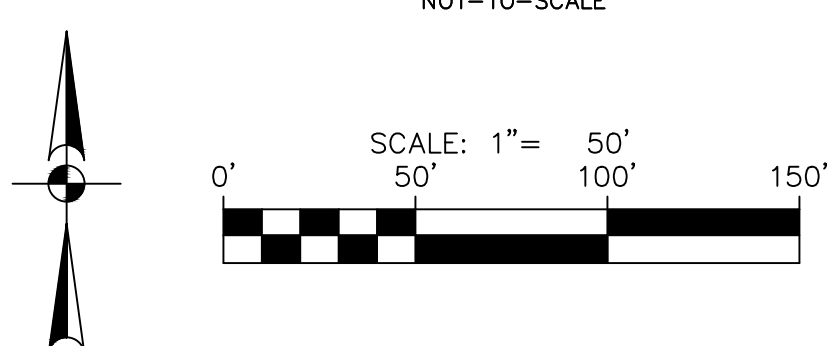
PAPE-DAWSON ENGINEERS
2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
OVERALL UTILITY PLAN

PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DESIGNER	SSC
CHECKED	SSC DRAWN JZD
SHEET	C6.00

3. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSEHOLD CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.
14. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR THE PROJECT.

PROJECT LIMITS	
EXISTING CONTOUR	
PROPOSED CONTOUR	
FLOW ARROW (EXISTING)	
FLOW ARROW (PROPOSED)	
SILT FENCE	
ROCK BERM	
GRAVEL FILTER BAGS	
GRATE INLET PROTECTION	
SEDIMENT CONTROL ROLLS	
LIMITS OF DISTURBED AREA	
STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)	
CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA (FIELD LOCATE)	
CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)	
AREA TO BE TEMPORARILY STABILIZED/REVEGETATED	
AREA TO BE PERMANENTLY STABILIZED/VEGETATED	



**PAPE-DAWSON
ENGINEERS**

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

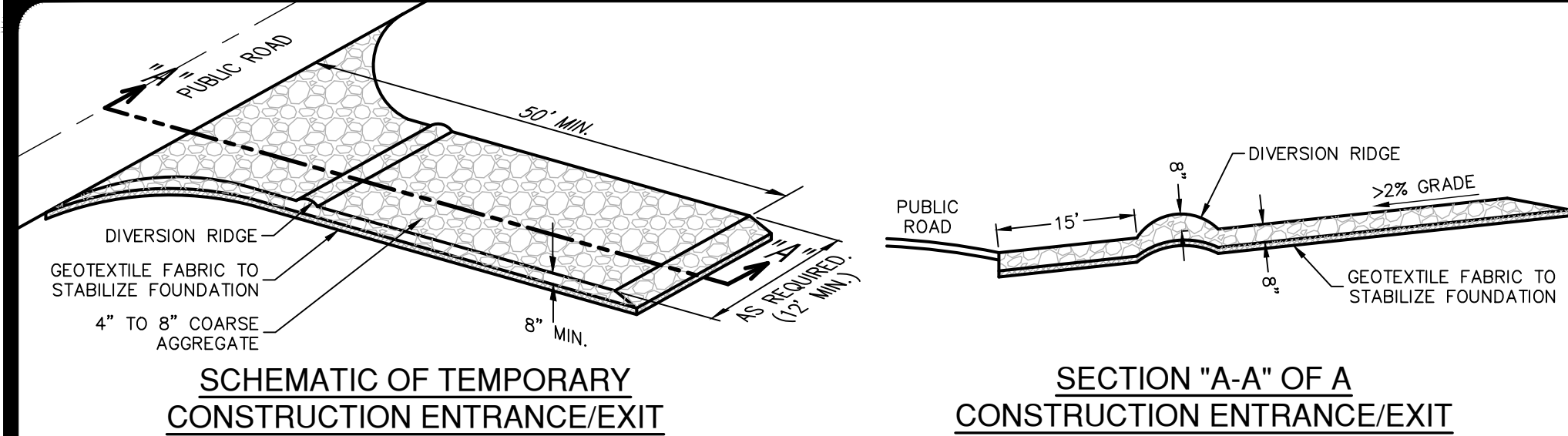
PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO. 25-11800116
JOB NO. 11668-26
DATE JUNE 2025
DESIGNER AR
CHECKED SSC DRAWN JZD
SHEET **C8.00**

[illegible]

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES—STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.	THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.
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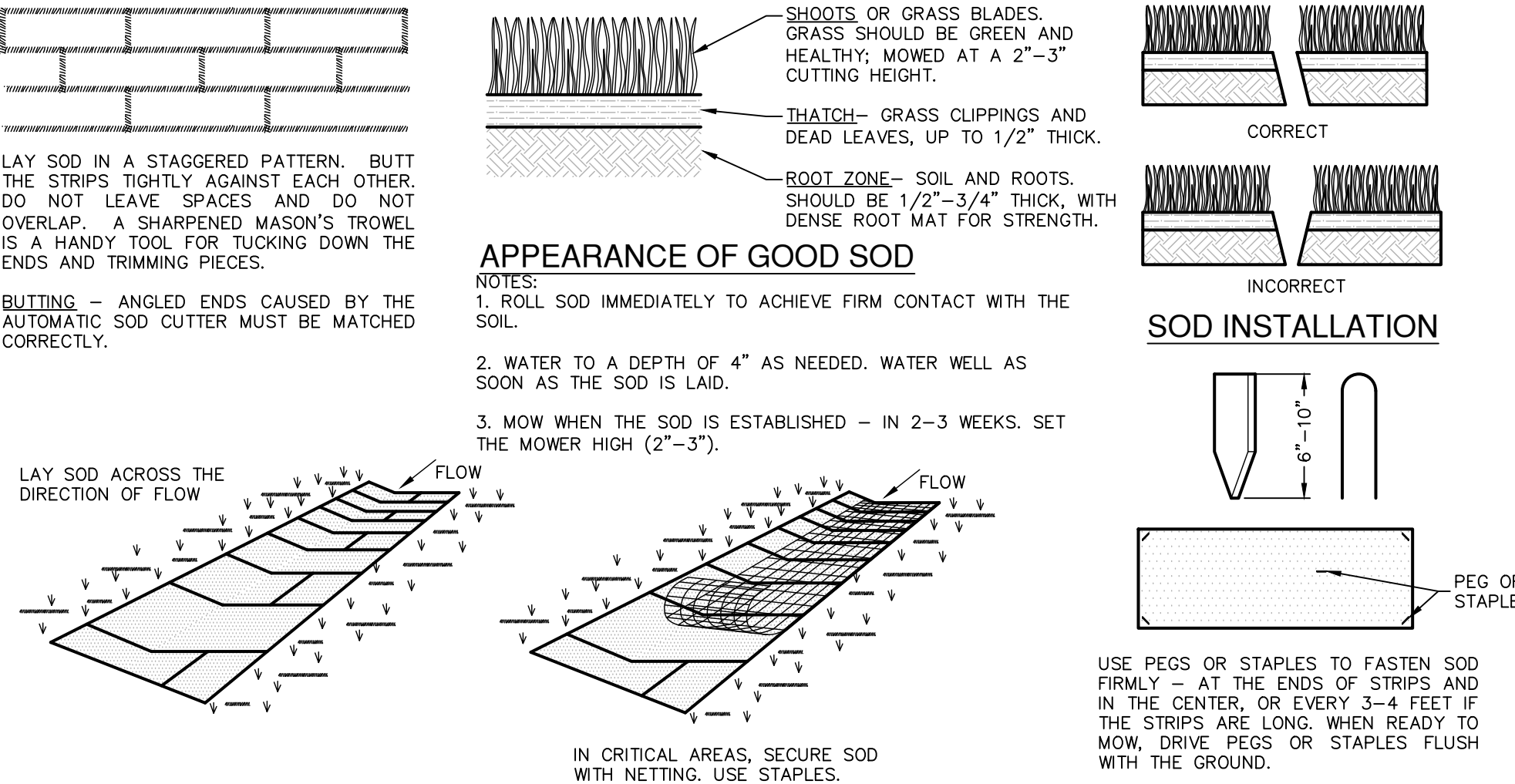


- MATERIALS**
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
 2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
 3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH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

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



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

SITE PREPARATION

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

INSTALLATION IN CHANNELS

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

- INSPECTION AND MAINTENANCE GUIDELINES**
1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.
 2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

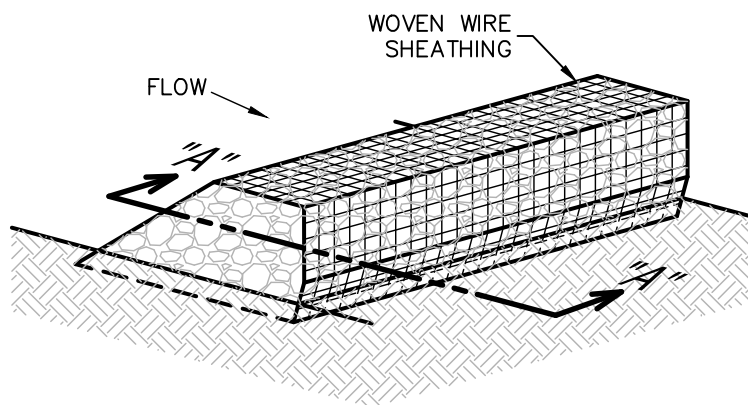
NOT-TO-SCALE

COMMON TROUBLE POINTS

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

INSPECTION AND MAINTENANCE GUIDELINES

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



ISOMETRIC PLAN VIEW

ROCK BERMS

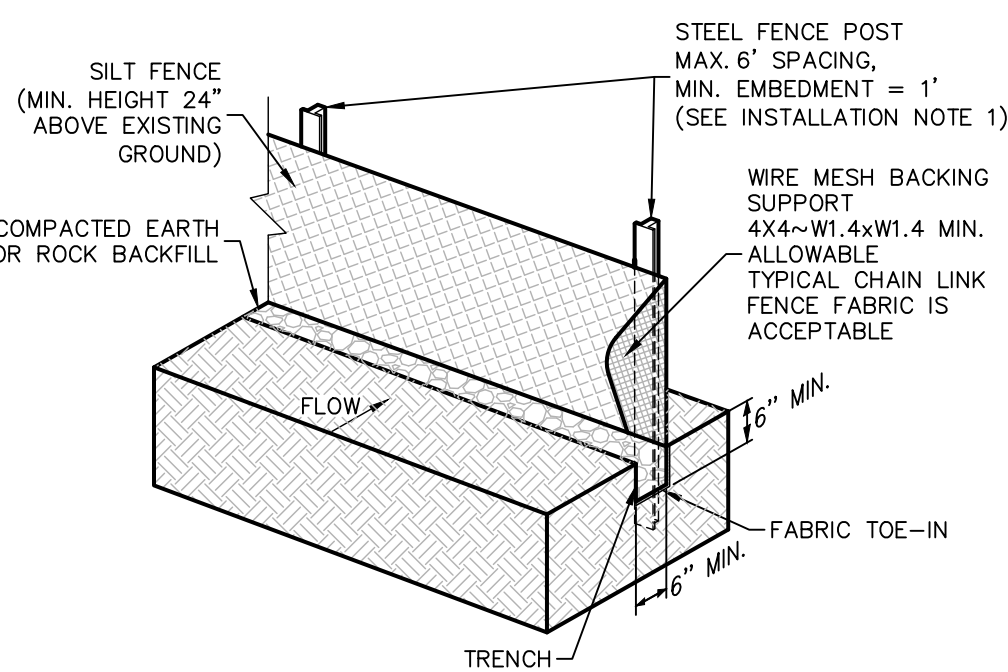
THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE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

INSPECTION AND MAINTENANCE GUIDELINES

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

ROCK BERM DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

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

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

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

MATERIALS

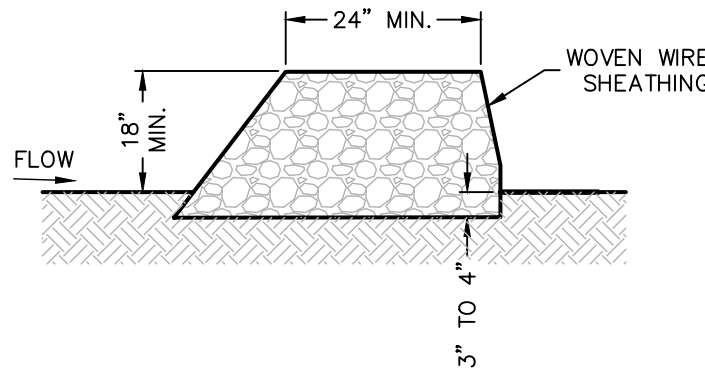
1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE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

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

SILT FENCE DETAIL

NOT-TO-SCALE



SECTION "A-A"

MATERIALS

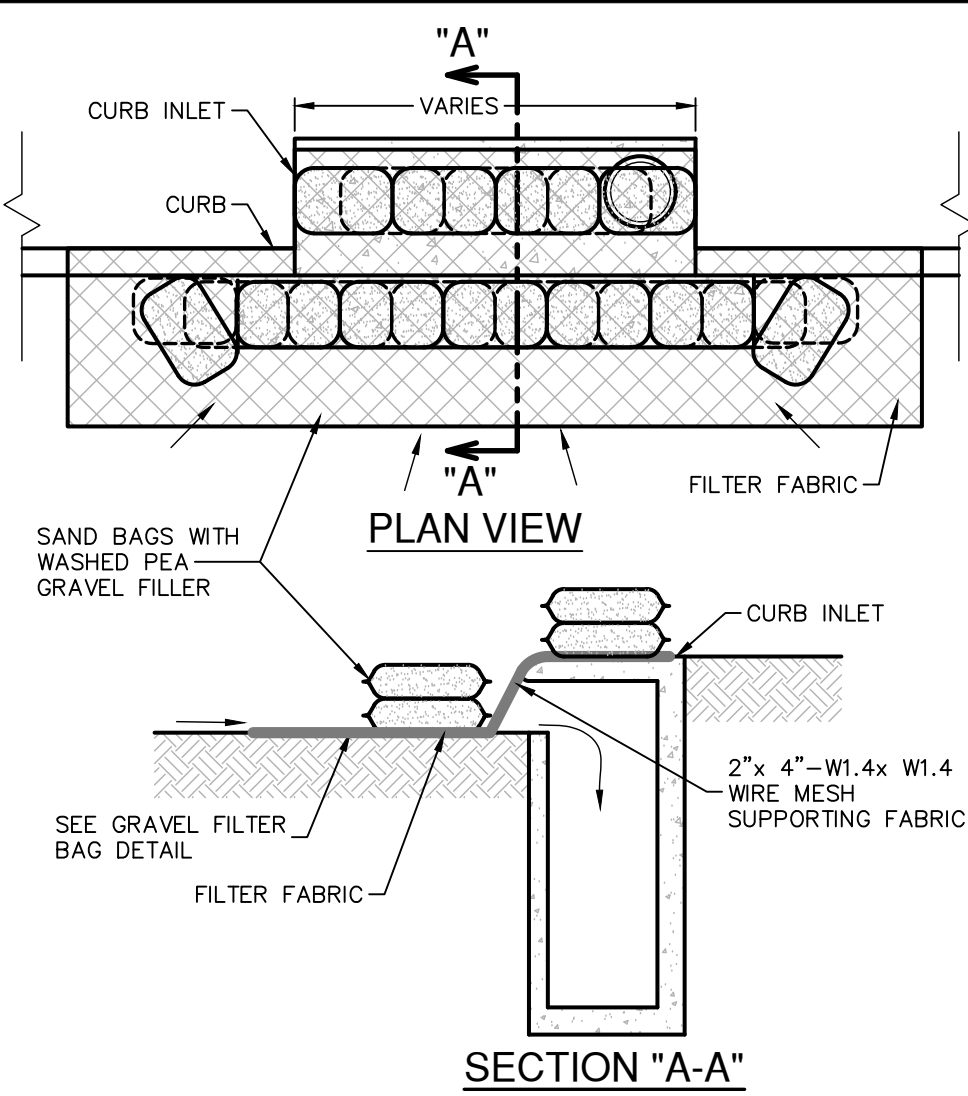
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR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

INSTALLATION

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

COMMON TROUBLE POINTS

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

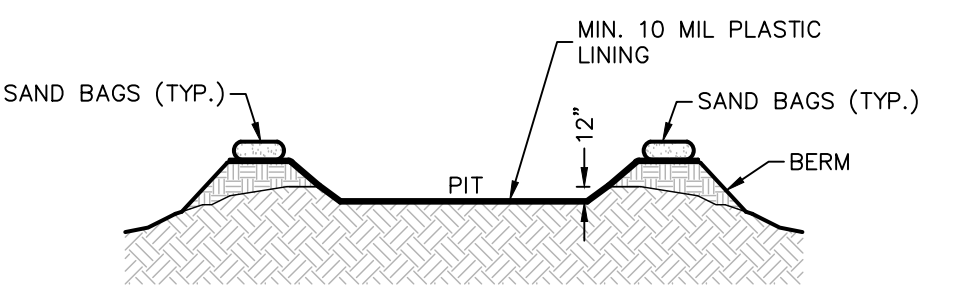
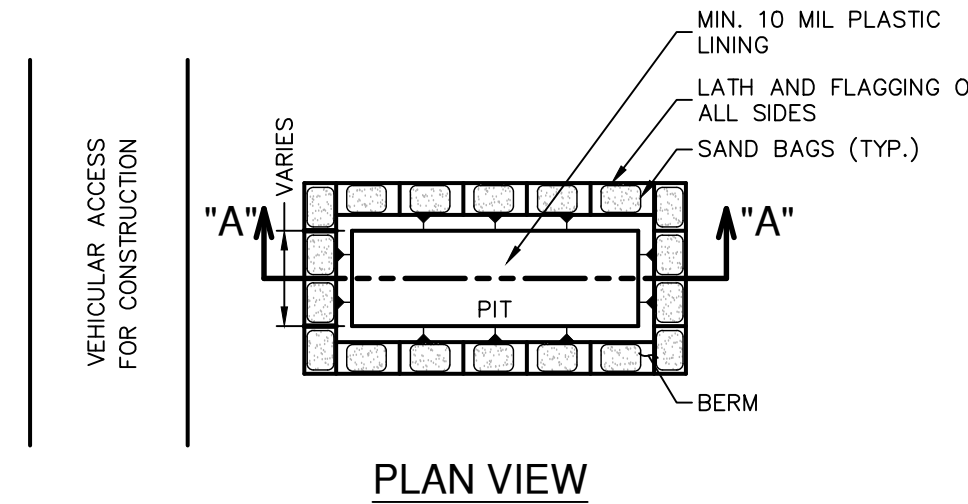


GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE CUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AROUND EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



SECTION "A-A"

GENERAL NOTES

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

MATERIALS

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

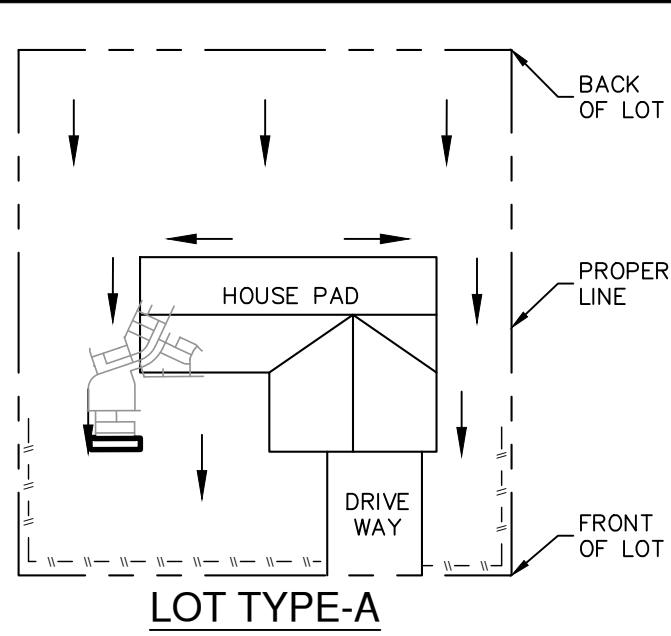
MAINTENANCE

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

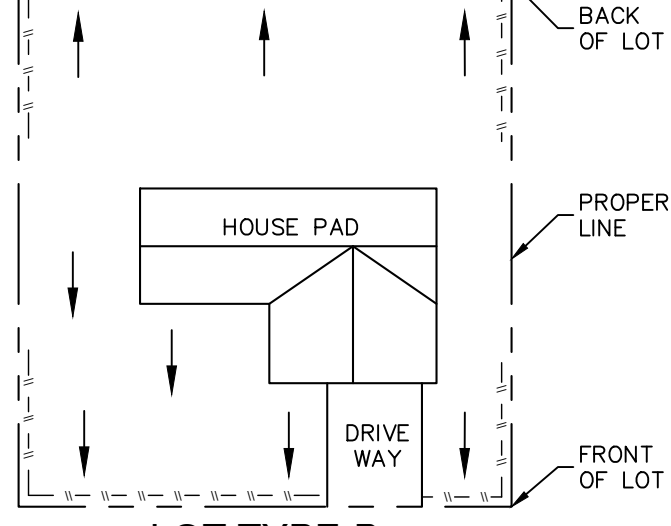
CONCRETE TRUCK WASHOUT

PIT DETAIL

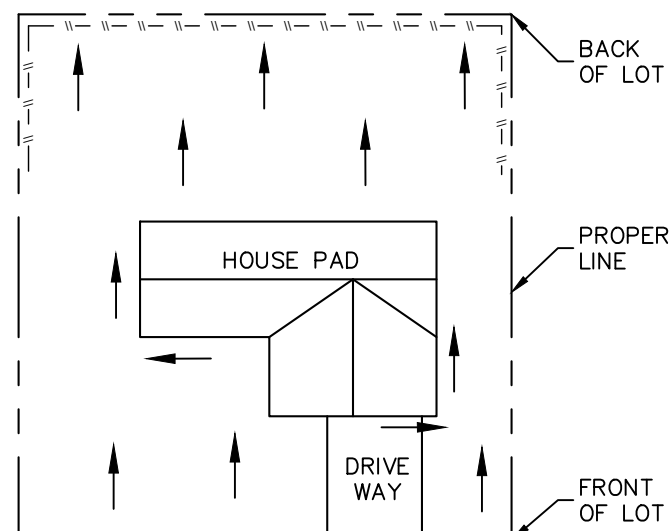
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LOT TYPE-A



LOT TYPE-B



LOT TYPE-C

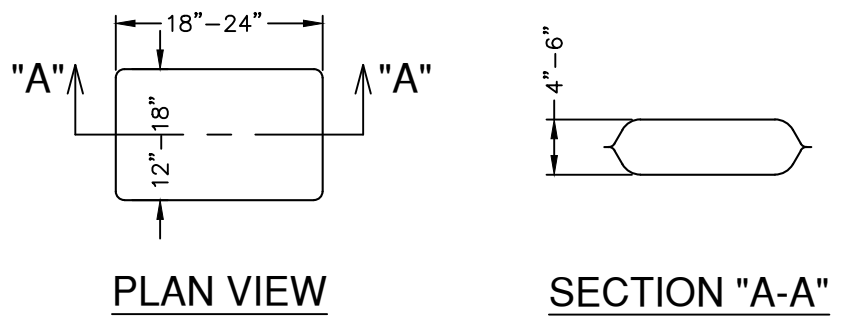
NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADIENT SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND

--- SILT FENCE
--- DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE

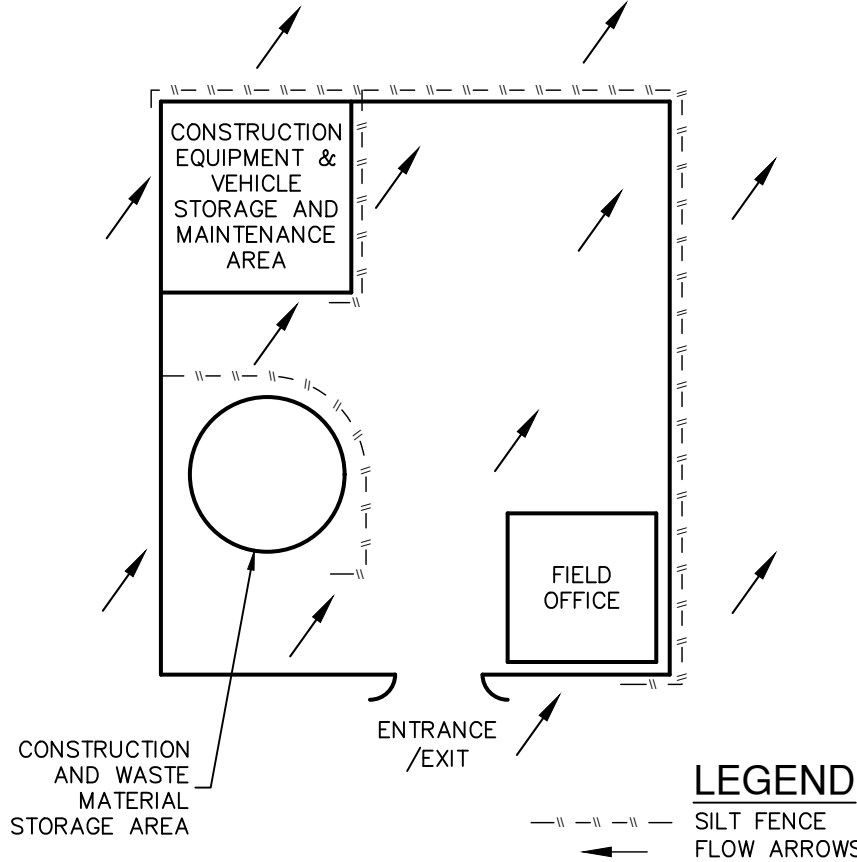


NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).
3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LEGEND

--- SILT FENCE
--- FLOW ARROWS

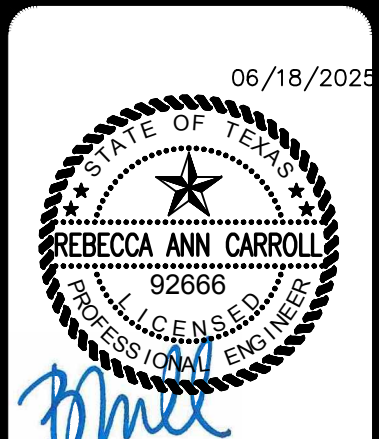
CONSTRUCTION STAGING AREA

NOT-TO-SCALE

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THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038600

PRESERVE AT CULEBRA-UNIT 11
BEXAR COUNTY, TEXAS
STORM WATER POLLUTION PREVENTION DETAILS

PLAT NO.	25-11800116
JOB NO.	11668-26
DATE	JUNE 2025
DRAWN	AR
CHECKED	SSC
DRAWN	JZD
SHEET	C8.10