

The site plan illustrates the proposed 100-acre development with the following labeled features:

- CHANNEL "A" (406 - 409)**: A linear drainage channel running horizontally across the upper portion of the site.
- DRAIN "A" (413)**: A circular detention basin located on the right side of the site, connected to the main drainage network.
- RANDOLPH LANDING**: A small, irregularly shaped water body or pond situated in the center of the site.
- DIVERSION CHANNEL (410 - 412)**: A U-shaped channel located at the bottom of the site, designed to divert flow.
- ROADSIDE SWALE (404 - 405)**: A linear drainage feature along the western boundary of the site.
- FM 1346 / ST. HEDWIG RD**: The primary road running along the western edge of the development.
- LA VERNIA RD**: A road located to the north of the development.
- POCINA ROAD**: A narrow road or path running vertically through the center of the site.



Sheet Number	Sheet Title
400	STREET & DRAIN COVER SHEET
401	OVERALL GRADING PLAN
402	RANDOLPH LANDING PLAN & PROFILE
403	POCHA ROAD PLAN & PROFILE AND CUL-DE-SAC
404	ROADSIDE SWALE PLAN & PROFILE
405	ROADSIDE SWALE PLAN & PROFILE
406	CHANNEL A PLAN & PROFILE
407	CHANNEL A PLAN & PROFILE
408	CHANNEL A PLAN & PROFILE
409	CHANNEL A PLAN & PROFILE
410	DIVERSION CHANNEL PLAN & PROFILE
411	DIVERSION CHANNEL PLAN & PROFILE
412	DIVERSION CHANNEL PLAN & PROFILE
413	DRAIN A PLAN & PROFILE
414	POND OUTFALL STRUCTURE AND WEIR
415	STREET DETAILS
416	STREET DETAILS
417	DRAIN DETAILS
418	PIPE CULVERT
419	OVERALL SIGN PLAN
420	SIGN DETAILS
421	SIGN DETAILS
422	SIGN DETAILS

1. All materials and construction procedures within the scope of this project shall be approved by Bexar County Public Works and comply with the following as applicable:

A. Reference to Current "East Central Special Utility District Utility Specifications"

B. Reference to Current Bexar County "Standard Specifications for Public Works Construction"

2. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans shall be confirmed only by the Contractor. The Contractor shall provide the exact location and depths of underground utilities at least 48 hours prior to construction wherever shown on plans or, and to protect the same during construction. Texas State Wide One Call Locator 1-800-455-6005 City Public Service AT&T Time Warner Valley Energy Co.

3. The Contractor shall notify the County prior to the start of each phase of street construction and call for inspections with a minimum of 24 hours notice.

4. Testing will be paid for by Developer, coordinated by Contractor, and witnessed by County.

5. Minimum Testing Schedule:

Densities - Subgrade	1 Per 500 Foot Minimum
Densities - Base	1 Per 500 Foot Minimum
Proctors - Subgrade	1 Per Material Per Subdivision
Proctors - Base	1 Per 5,000 C.Y.
Lime Series - Subgrade	1 Per Material Per Subdivision
Concrete - Structures	1 Set (3) Per 500 C.Y.

6. Transition washout crown to normal crown in 25'.

7. 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.

8. 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).

9. Due to federal regulations Title 49, Part 192.171 CPSM 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.

10. Contractor shall notify the city inspector twenty four (24) hours prior to backfill of any utility trenches to schedule for density test as required.

11. All waste material shall become property of the contractor and shall be his sole responsibility 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.

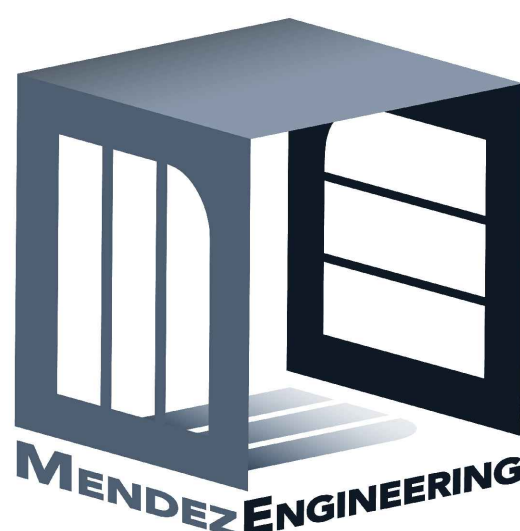
12. The contractor shall not place any waste material in the 100-year flood plain without first obtaining an approved Flood Plain Development Permit.

13. The contractor shall maintain all adjoining streets and traveled routes free from spilled and/or tracked construction materials and/or debris.

14. 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 County's construction inspector will only be responsible to inspect barricades and signs. If, in the opinion of the construction inspector, the barricades and signs do not conform to established standards and are incorrectly placed or are insufficient in quantity to protect the general public, the inspector shall have the option to stop operations until such time as the conditions are corrected.

Diagram illustrating the plan view of a curb and gutter section. The curb is 4' wide and sits on a flexible base. The gutter is 4.75' wide. The total width of the curb and gutter is 8.75'. The curb is 10' from the centerline of the road. The gutter is 10' from the centerline of the road. The total width of the curb and gutter is 8.75'.

PREPARED BY:



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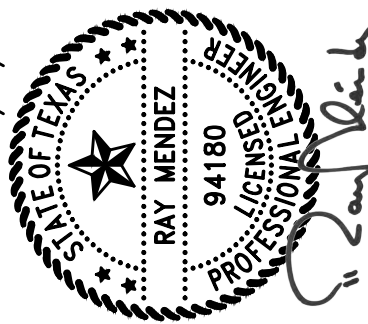
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08/19/2025



RANDOLPH LANDING

STREET & DRAIN COVER SHEET

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SHEET

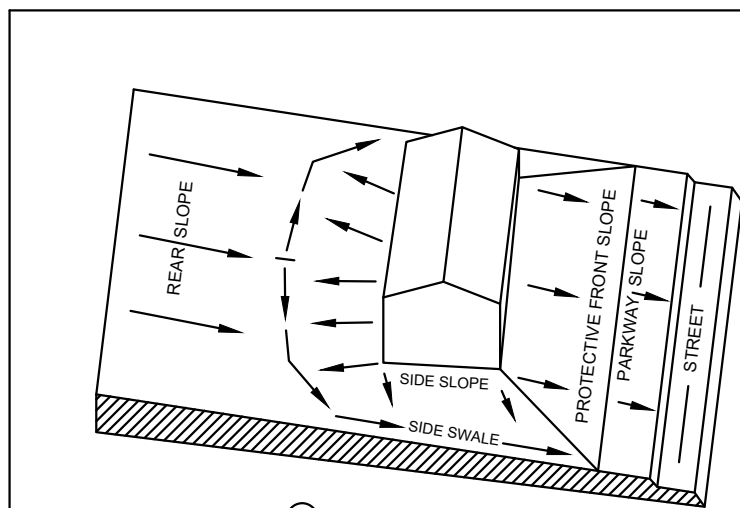
400

Date: Aug 19, 2025, 8:55am User ID: Gprado
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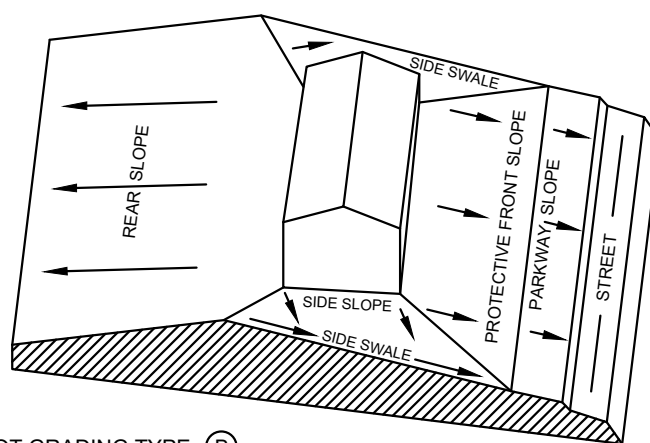
Drawn: Aug 19, 2025, 8:55am, Project: 00, Grading
Title: Overall Grading Plan - 400, Overall Grading Plan - 400

GENERAL NOTES:

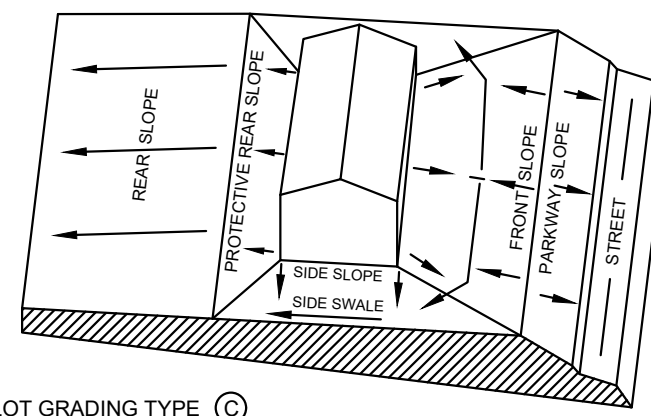
- FILL MATERIALS:** MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES IDENTIFIED AND APPROVED. THE SOIL SHALL BE FREE OF VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER GREATER THAN SIX INCHES (6").
- DEPTH AND MIXING OF FILL LAYERS:** THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION. EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"), HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
- ROCK:** WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE SIX INCHES (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
- MOISTURE CONTENT:** THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
- AMOUNT OF COMPACTION:** AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
- COMPACTION OF FILL LAYER:** COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
- DENSITY TESTS:** FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER. WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY, THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER TO CERTIFY TO THE REQUIRED 79G LETTER REQUIREMENTS.



LOT GRADING TYPE (A)
ALL DRAINAGE TO STREET



LOT GRADING TYPE (B)
DRAINAGE TO STREET &
REAR LOT LINE



LOT GRADING TYPE (C)
ALL DRAINAGE TO
REAR LOT LINE

LEGEND

- EXISTING CONTOUR ---
PROPOSED CONTOUR ---
LOT GRADING TYPE ---
- 740
A, B & C
- A - LOT DRAINS TO THE FRONT
B - LOT DRAINS TO THE FRONT AND REAR
C - LOT DRAINS TO THE REAR

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTORS 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 CONTRACTORS' 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 COMPLES 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.

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

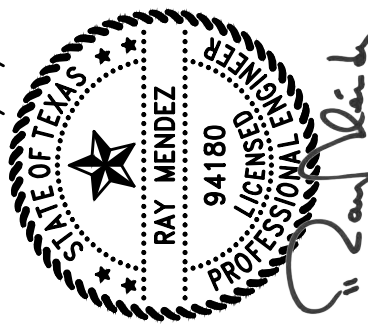
401

RANDOLPH LANDING

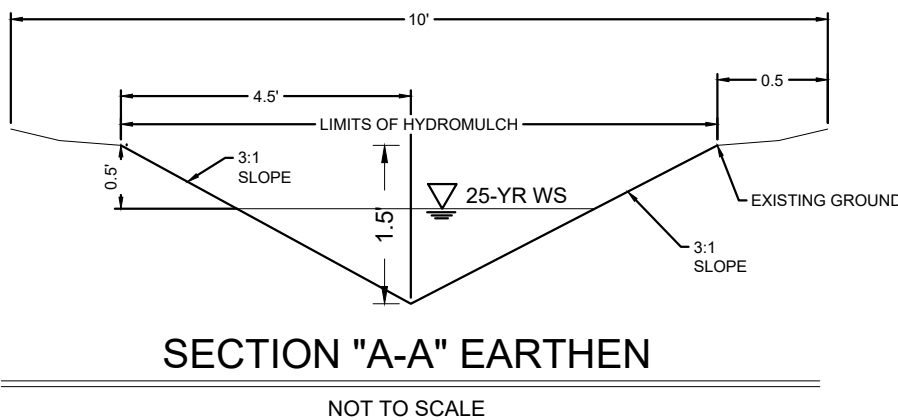
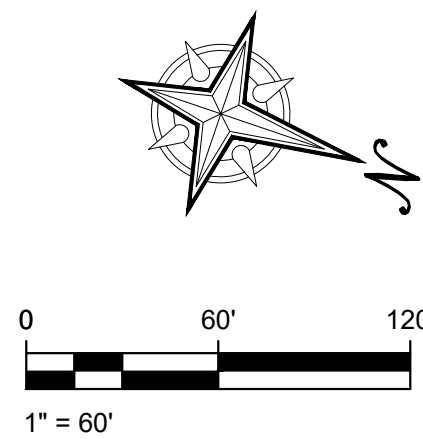
OVERALL GRADING PLAN

JMY JR 1346 LLC
MIKE YANTIS, JR.
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08/19/2025



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"CHANNEL A" SEE SHEET 406-409

"DRAIN A" SEE SHEET 414

"DIVERSION CHANNEL" SEE SHEET 410-412

"ROADSIDE SWALE" SEE SHEET 404-405

10' OFF-SITE DRAINAGE EASEMENT

10' OFF-SITE DRAINAGE EASEMENT

10' OFF-SITE DRAINAGE EASEMENT

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10' OFF-SITE DRAINAGE EASEMENT

10' OFF-SITE DRAINAGE EASEMENT

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR
CONSULTANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE
TRENCH EXCAVATION AND THE TRENCH EXCAVATION SHALL BE CONSTRUCTED IN
ACCORDANCE WITH THE 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
AND PROTECTION OF THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR
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.

- | | |
|---|----------------------------------|
| 3 | TYPICAL SIDEWALK RAMP ~ TYPE III |
| D1 | TYPICAL SIDEWALK RAMP ~ SINGLE |
| D2 | TYPICAL SIDEWALK RAMP ~ DUAL |
| REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS. | |

STREETLIGHT POLES TO BE SET 1' CLEAR OF SIDEWALK BETWEEN BACK OF CURB AND SIDEWALK.

SIDEWALK:

CONTRACTOR IS TO MAINTAIN

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.

BEXAR COUNTY PERMIT NOTE

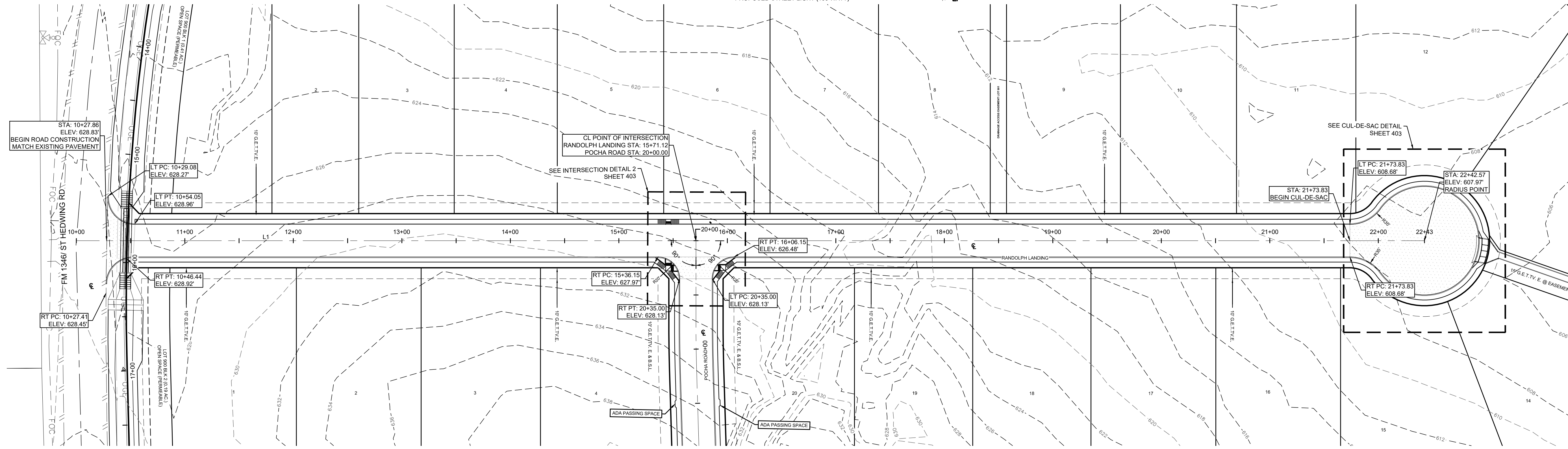
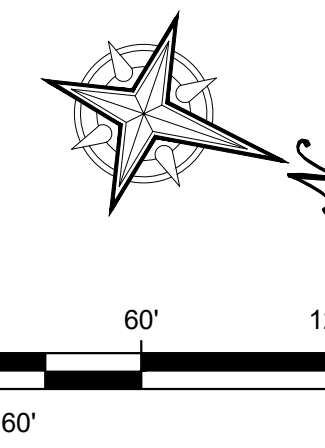
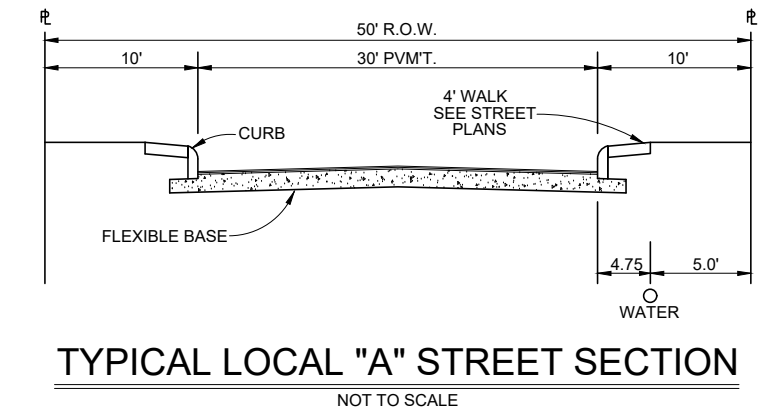
BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

WHEELCHAIR RAMPS _____
WASHOUT CROWN _____
SIDEWALK TO BE BUILT BY DEVELOPER _____

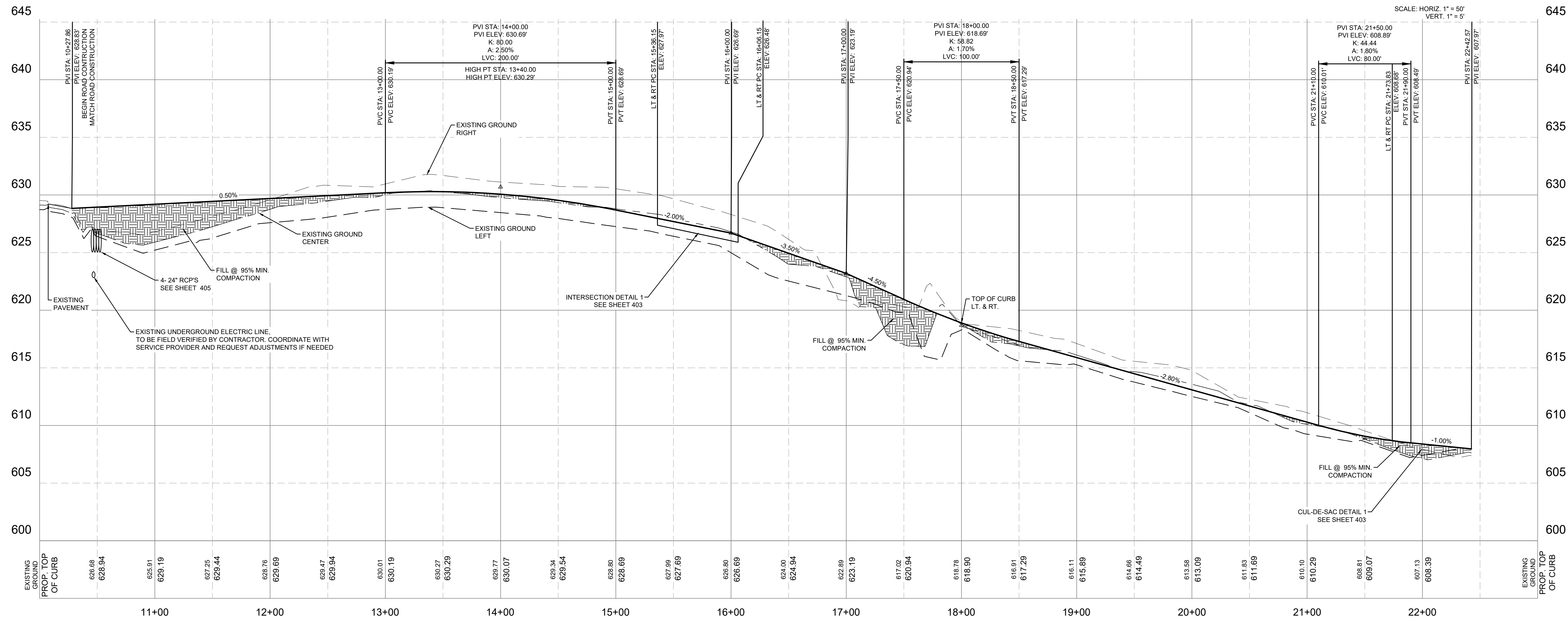
PROPOSED DRIVEWAY

TOP OF CURB ELEVATION _____
EXISTING STREET LIGHT _____
PROPOSED STREET LIGHT (100 WATT _____

Line Table		
Line	Length	Direction
L1	1,242.57'	N16°33'23"W



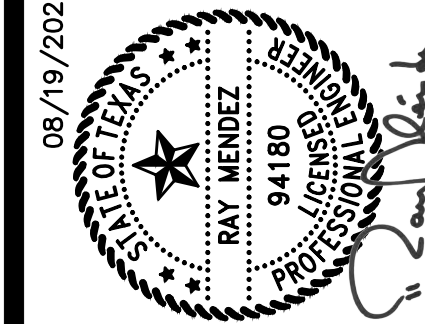
STA. 10+27.86 TO STA. 22+42.57



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08/19/2025



RANDOLPH | LANDING

RANDOLPH LANDING PLAN & PROFILE

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[illegible]

SHEET

402

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 EXCAVATION STATION WITHIN THE PROJECT WORK AREA PRIOR TO IMPLEMENTATION OF TRENCH EXCAVATION. TRENCH EXCAVATION 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 EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT 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.

Line Table		
Line	Length	Direction
L3	84.91'	N73°26'37"E

- 3 TYPICAL SIDEWALK RAMP ~ TYPE III
D1 TYPICAL SIDEWALK RAMP ~ SINGLE
D2 TYPICAL SIDEWALK RAMP ~ DUAL
- REFER TO WHEELCHAIR RAMP
STANDARDS ON STREET DETAILS.

STREETLIGHT NOTE:
STREETLIGHT POLES TO BE SET 1' CLEAR OF SIDEWALK BETWEEN BACK OF CURB AND SIDEWALK.

SIDEWALK:
CONTRACTOR IS TO MATCH EXISTING CURB, SIDEWALK, AND PAVEMENT ELEVATIONS

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.

CLEAR VISION:
CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTION IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST VERSION THEREOF.

BEXAR COUNTY PERMIT NOTE:
BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN
EXISTING BEXAR COUNTY RIGHT OF WAY.

WHEELCHAIR RAMPS _____

WASHOUT CROWN _____

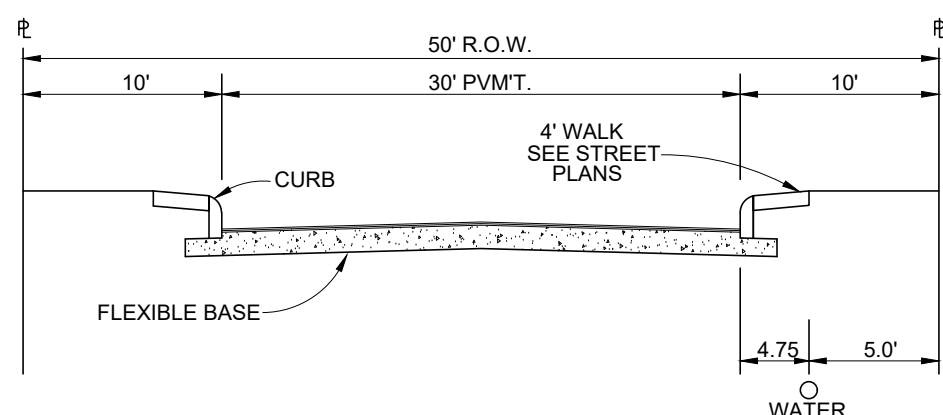
SIDEWALK TO BE BUILT BY DEVELOPER _____

PROPOSED DRIVEWAY _____

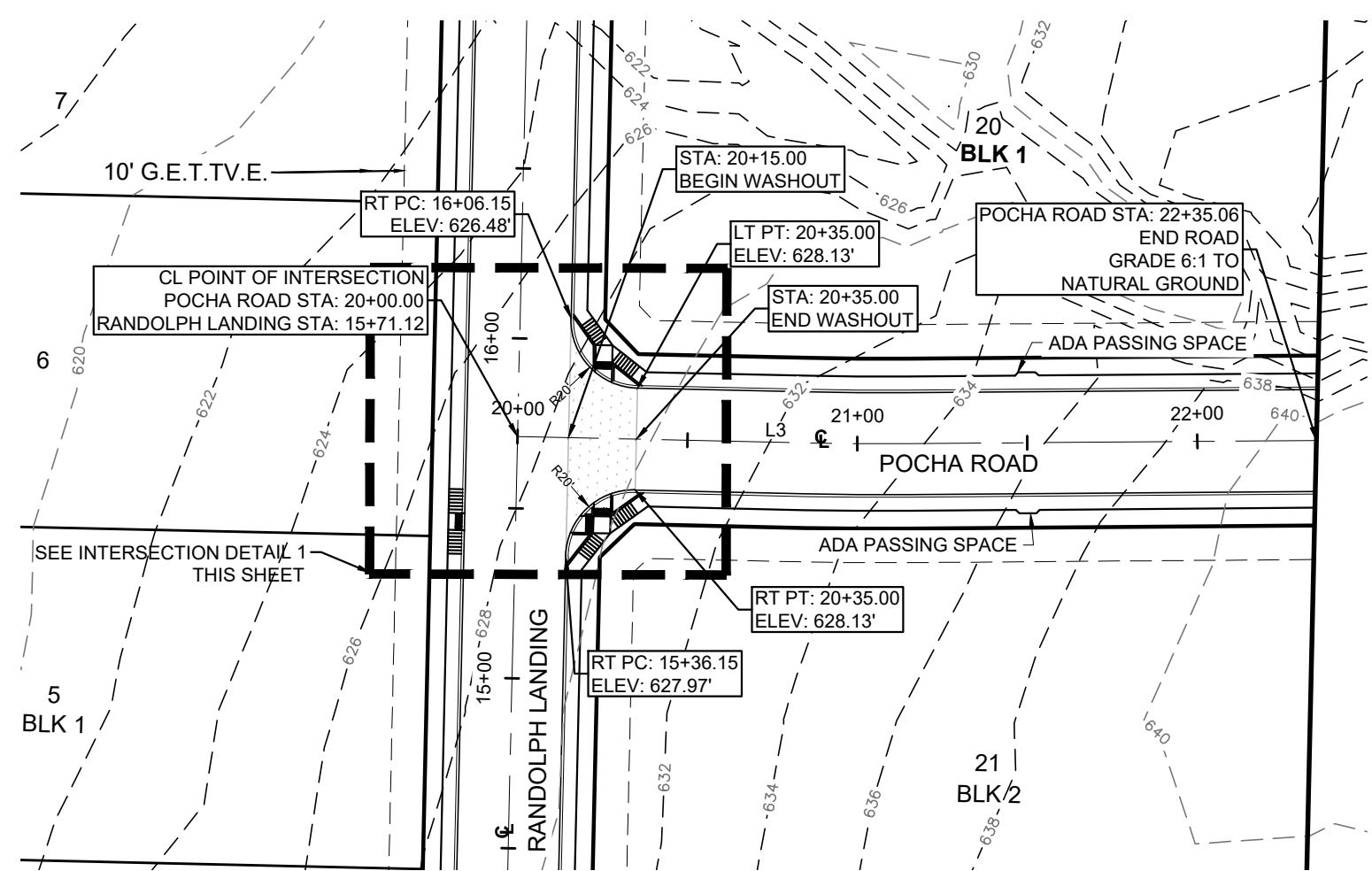
TOP OF CURB ELEVATION _____

EXISTING STREET LIGHT _____

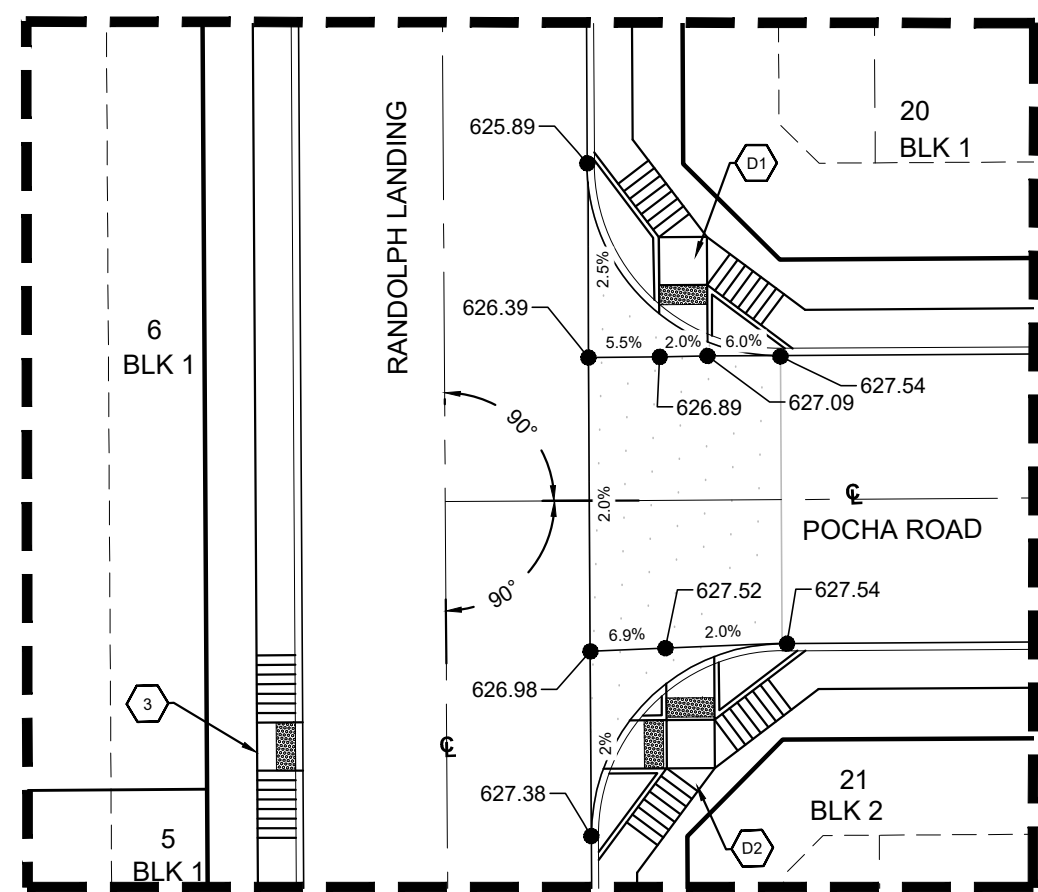
PROPOSED STREET LIGHT (100 WATT) _____



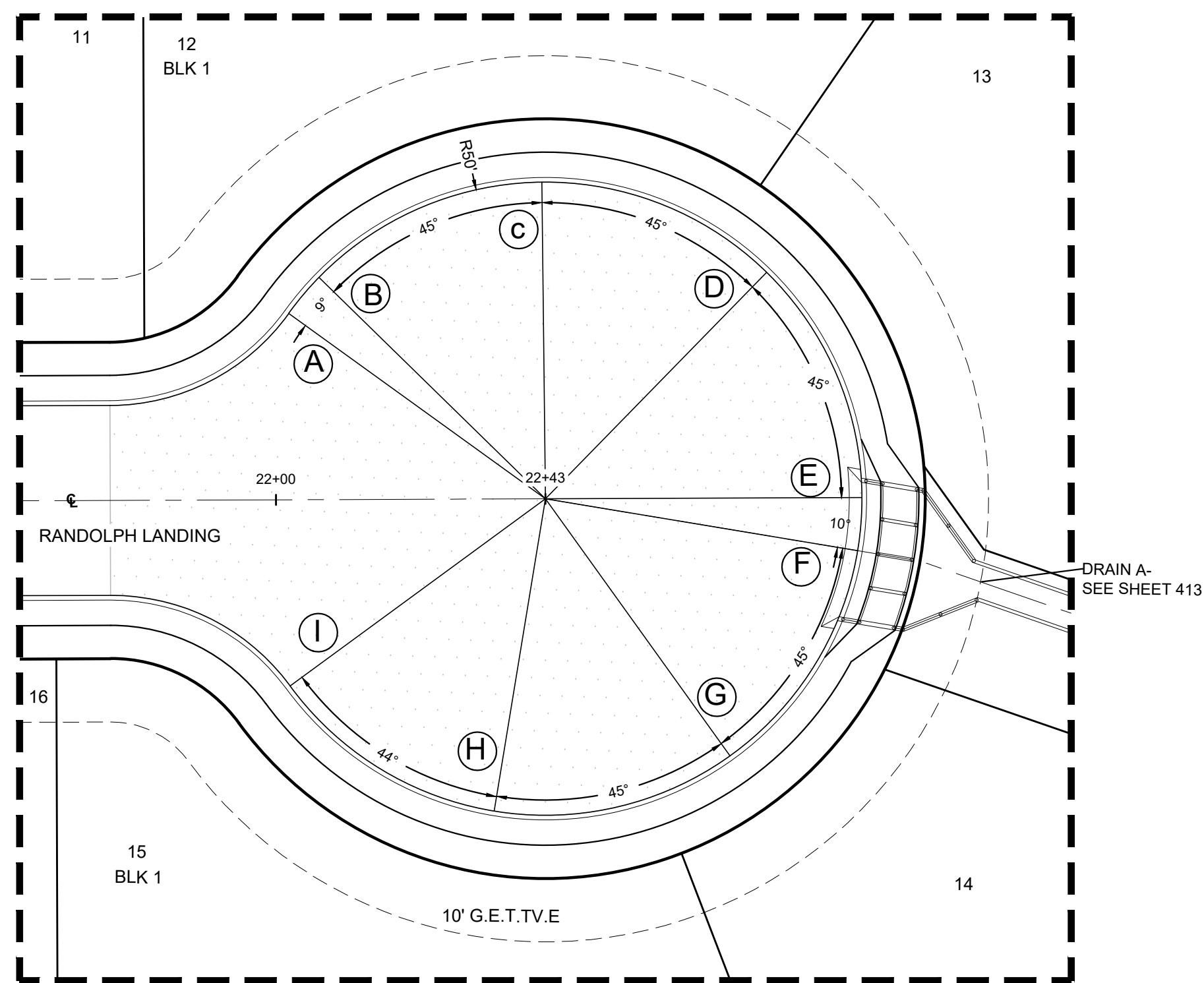
TYPICAL LOCAL "A" STREET SECTION



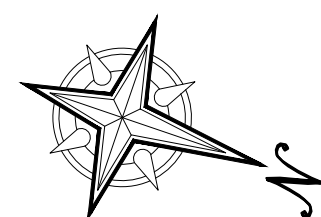
STA. 20+00.00 TO STA. 23+35.06
SCALE 1" = 50'



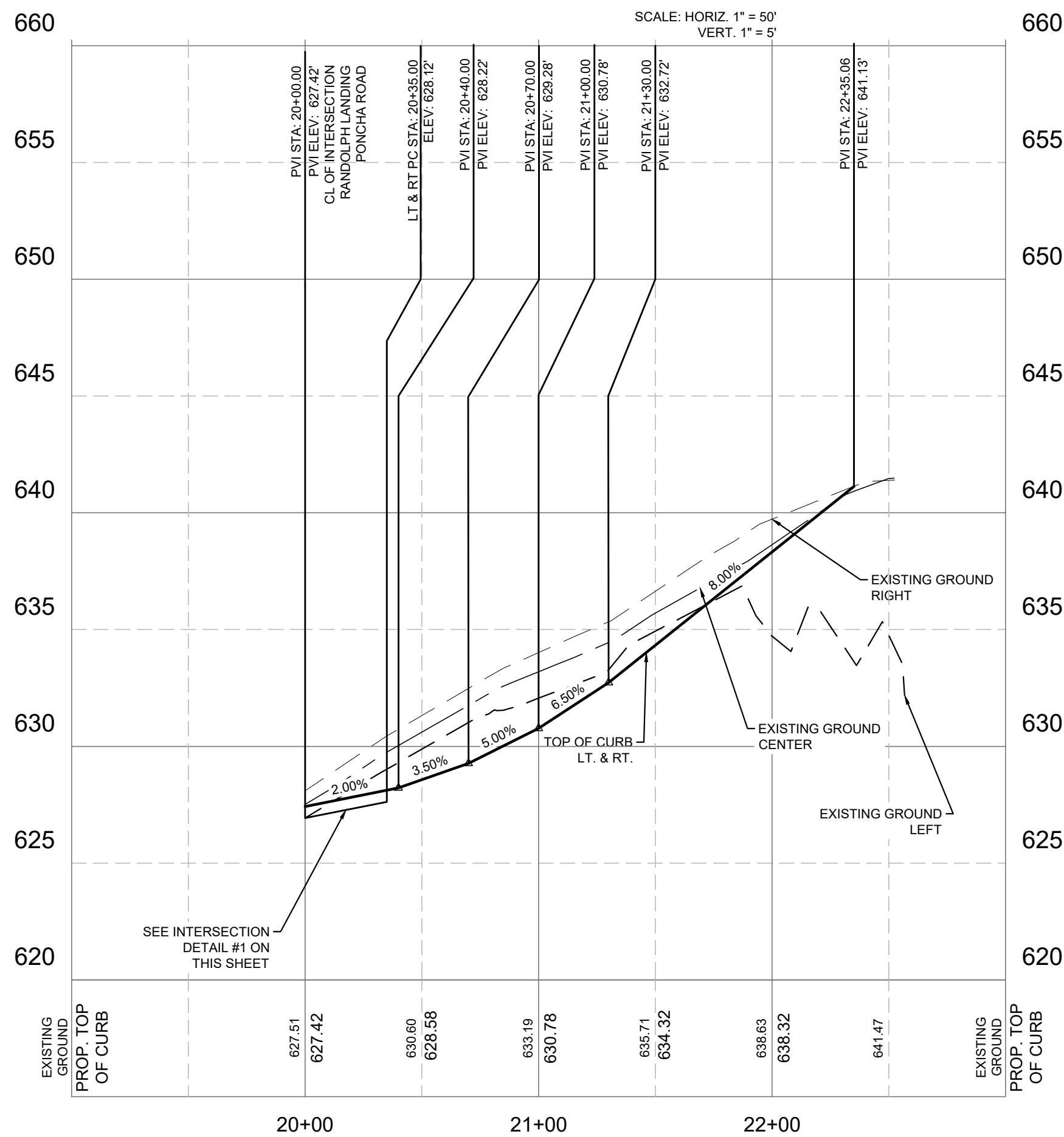
SCALE 1" = 20'



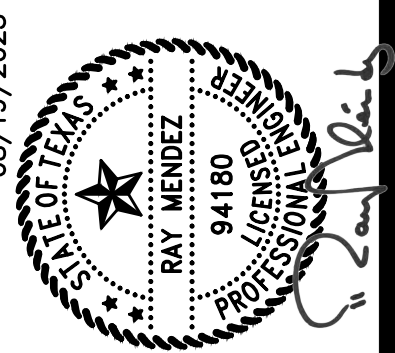
SCALE 1" = 20'



POINT	CURB ELEV.	GUTTER ELEV.
LT.PC	608.68	608.18
A	608.35	607.85
B	608.32	607.99
C	608.12	607.81
D	607.93	607.52
E	607.75	607.40
F	607.75	607.25
G	607.90	607.52
H	608.13	607.80
I	608.35	607.85
RT.PC	608.68	608.18



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RANDOLPH LANDING

POCHA ROAD
PLAN & PROFILE

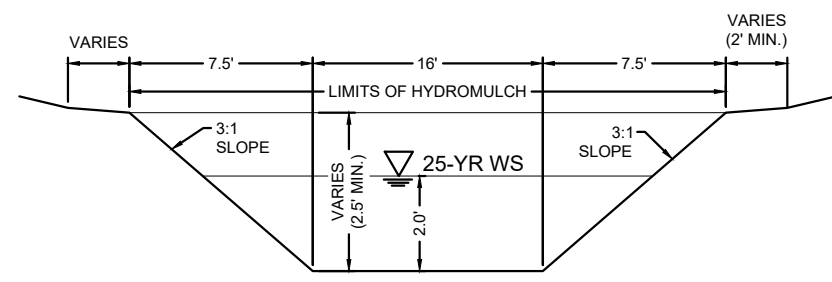
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MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

[illegible]

DESIGNED BY:	C.P
DRAFTED BY:	G.P./E.Z
CHECKED BY:	C.P.
DATE:	08/01/25

SHEET

403



SECTION "A-A" EARTHEN

NOT TO SCALE

LEGEND

FLOW ARROW

NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

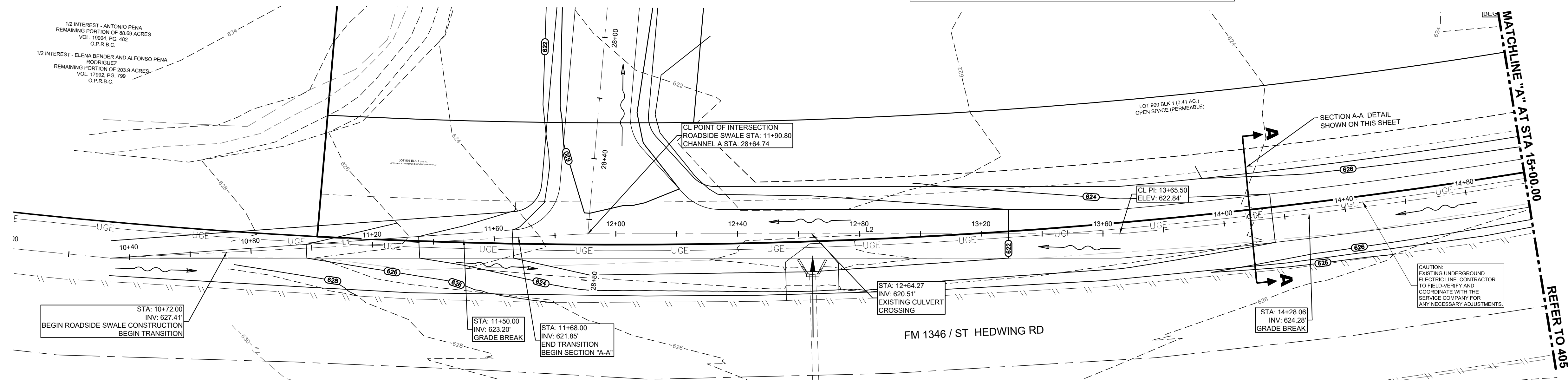
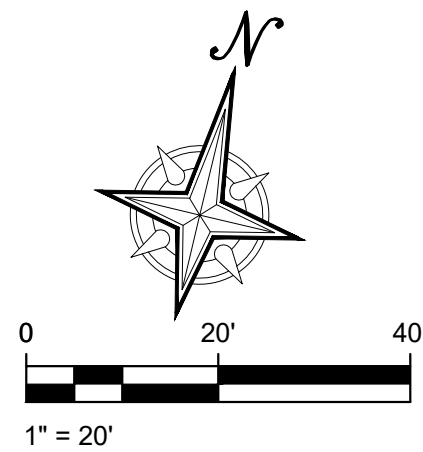
- ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNING/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.

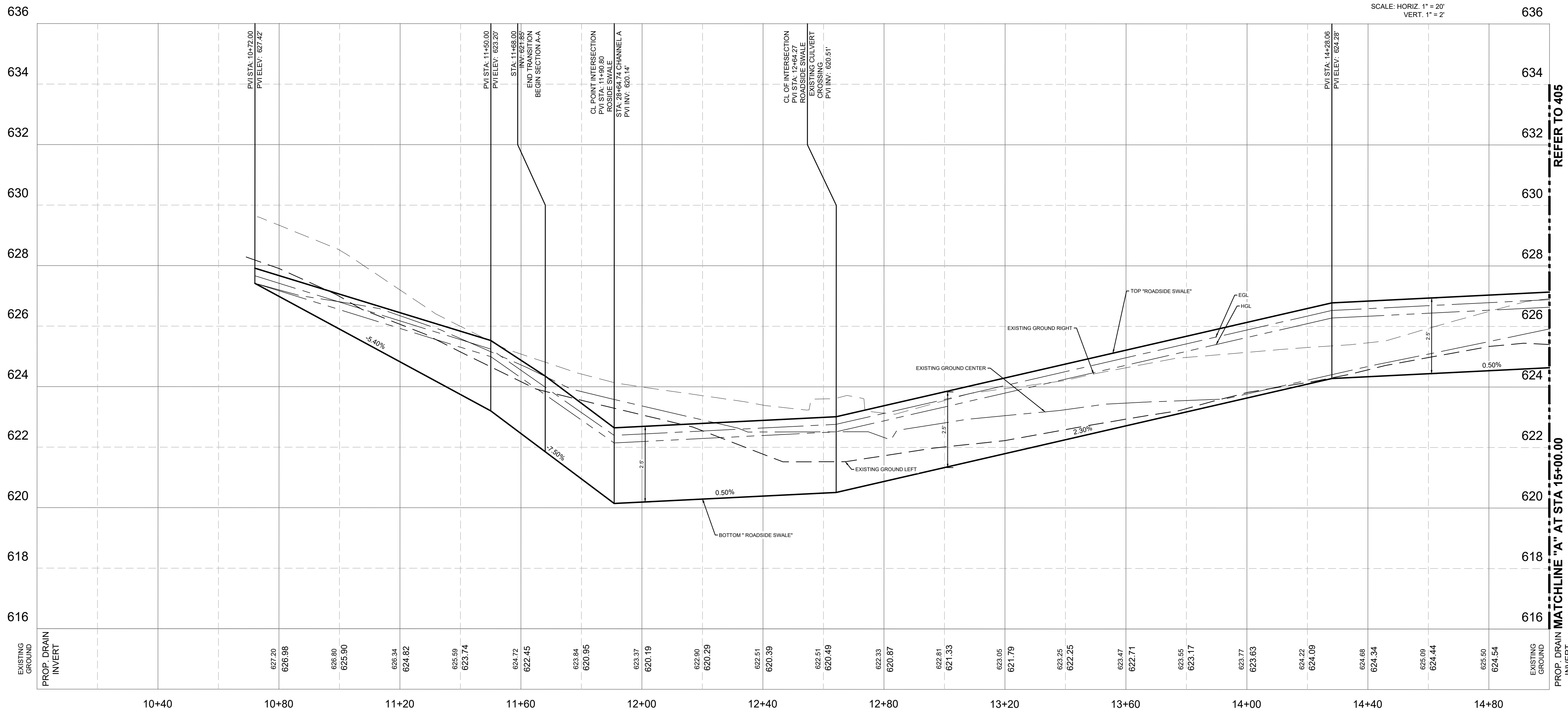
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.75'	1,857.68'	90°14'55"	N70°40'51"E	137.72'

Line Table		
Line	Length	Direction
L1	157.07'	N83°55'23"E
L2	174.71'	N86°50'34"E
L4	195.13'	N74°33'46"E
L5	152.99'	N71°59'03"E
L6	48.63'	N81°12'20"E

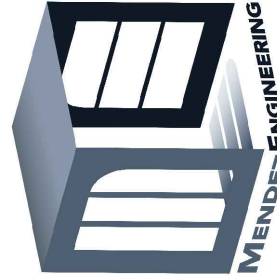


ROADSIDE SWALE

STA. 10+72.00 TO STA. 15+00.00



MENDEZ ENGINEERING
Registration # F-14070
6888 Isom Road Suite 200, San Antonio, Texas 78216
www.MendezEngineering.com
Office: 210-802-0808



08/19/2025

RANDOLPH LANDING

ROADSIDE SWALE
PLAN & PROFILE

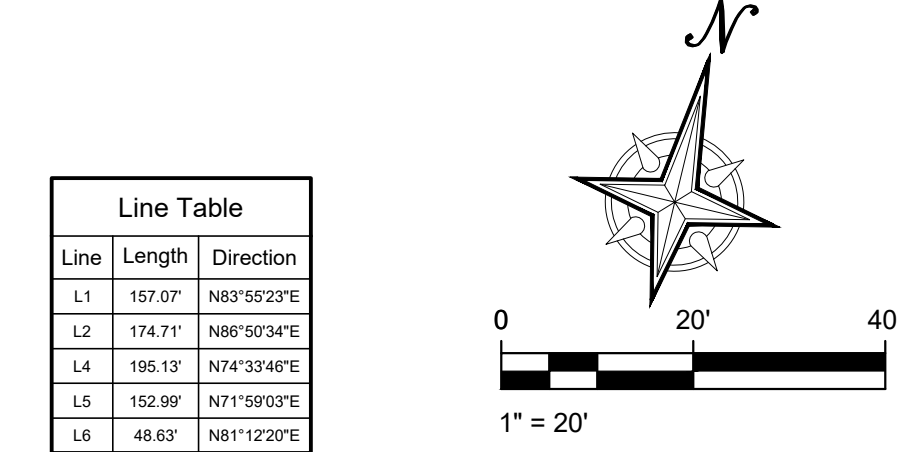
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION	BY

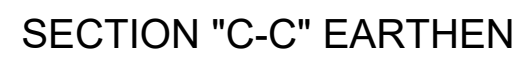
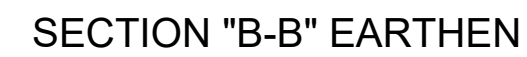
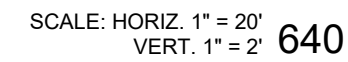
DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

404



STA. 15+00.00 TO STA. 19+00.00

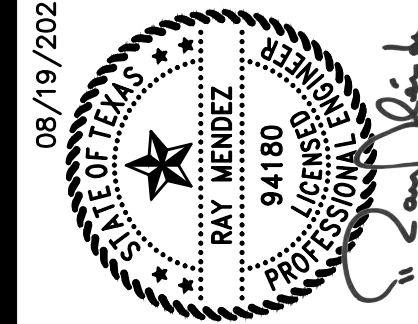


CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM &
DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

- A. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- B. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

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 TRENCH EXCAVATION SITES WITHIN THE PROJECT AREA TO DETERMINE IF THE CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES, THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL MEET OR EXCEED ALL CITY AND AGENCIES OF INDIVIDUALS 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 STANDARD 1926.651 AND 1926.652 AND AGENCIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



RANDOLPH LANDING

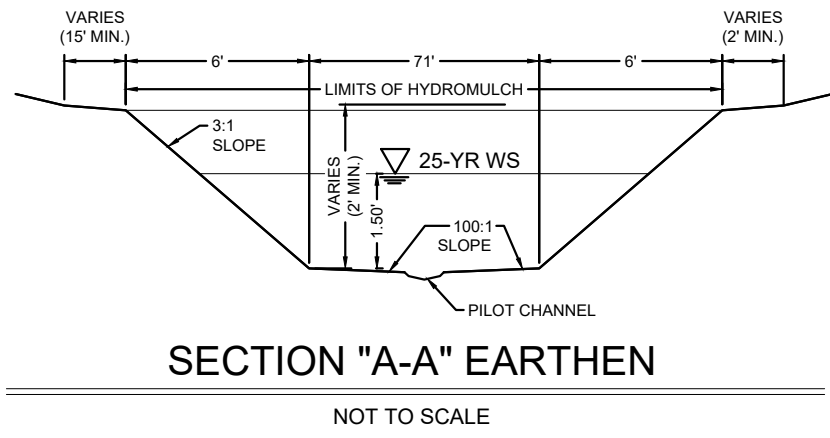
ROADSIDE SWALE PLAN & PROFILE

JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD
STE 227 SAN ANTONIO
TEXAS 78248

[illegible]

DESIGNED BY:	C.P
DRAFTED BY:	G.P./E.Z
CHECKED BY:	C.P.
DATE:	08/01/25

SHEET

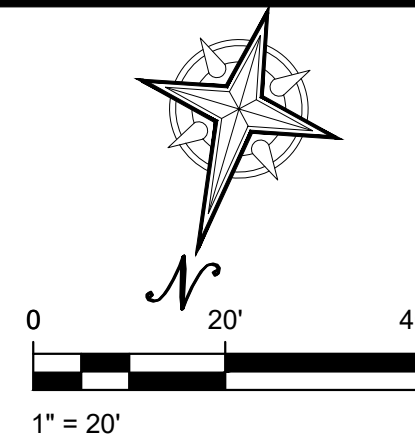
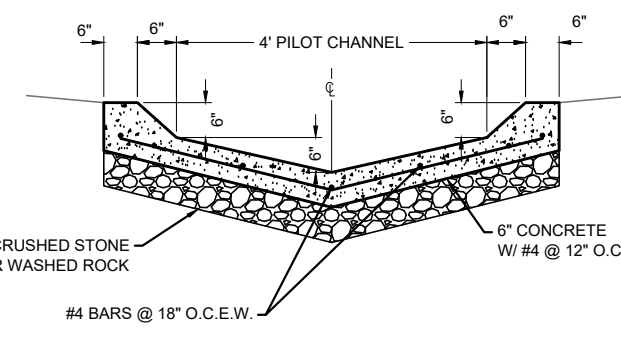


NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

- A. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- B. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



LEGEND

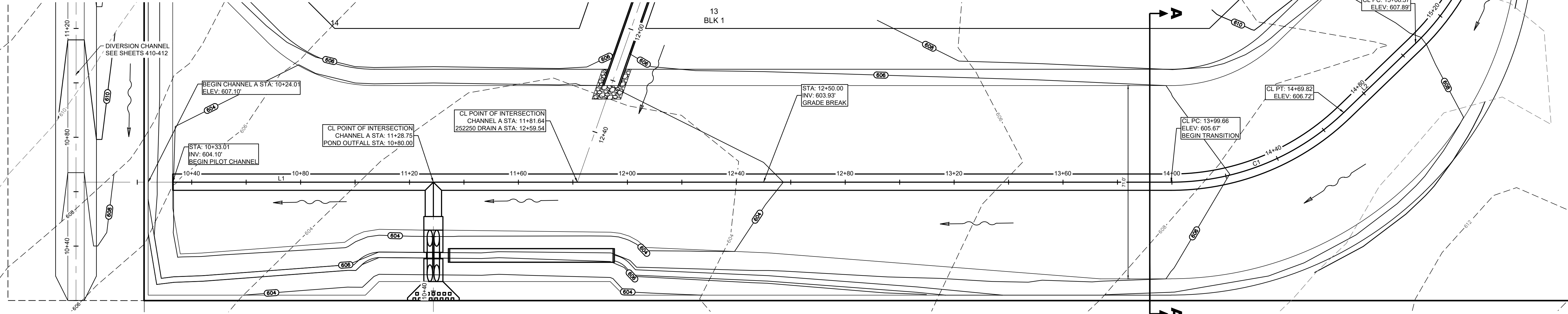
FLOW ARROW

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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.

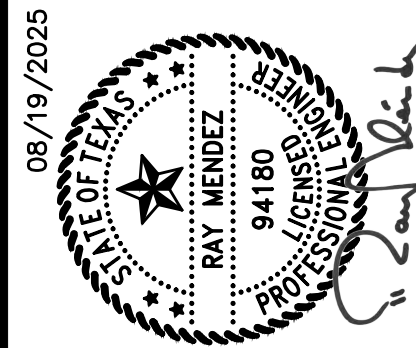
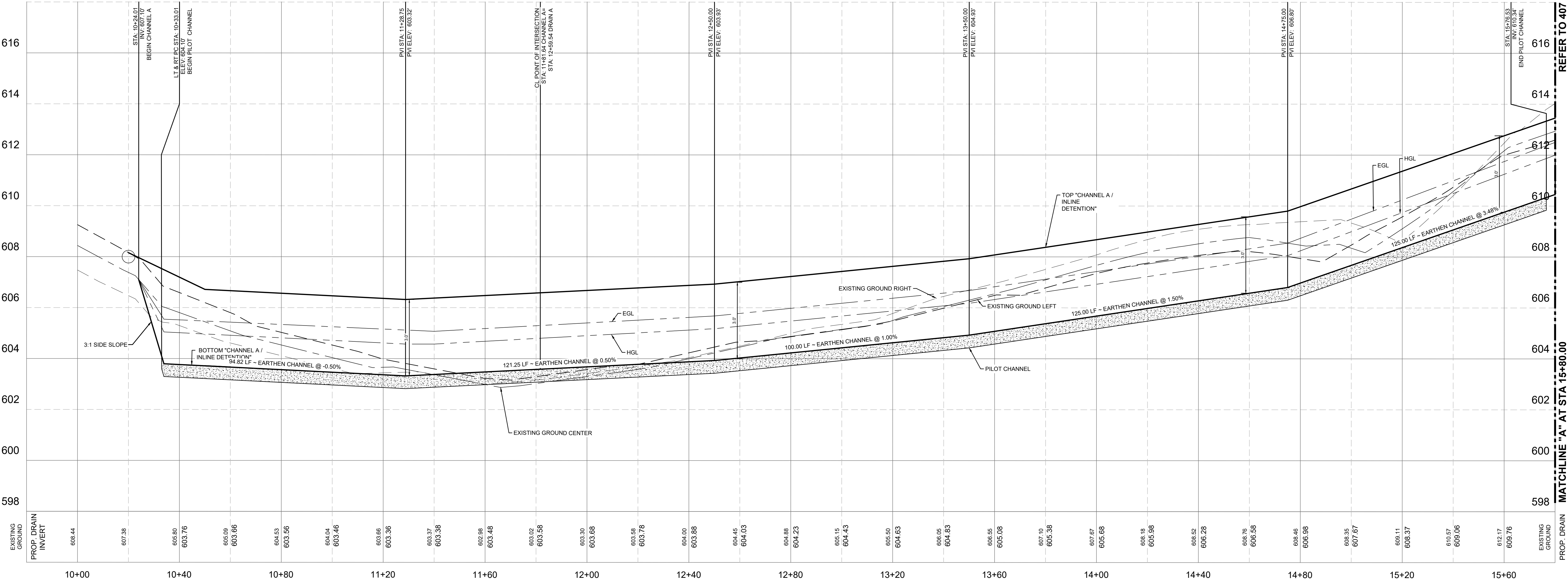
Line Table		
Line	Length	Direction
L1	399.66'	S73°26'02"W
L2	38.55'	S28°30'11"W
L3	1,005.67'	S14°20'39"E
L4	282.75'	S01°40'13"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.16'	91.50'	043°55'00"	S51°28'06"W	68.45'
C2	70.16'	91.50'	043°55'00"	S7°32'16"W	68.45'
C3	19.79'	70.00'	016°11'52"	S8°19'43"E	19.72'



CHANNEL A / INLINE DETENTION

STA 10+00.00 TO STA 17+00.00



RANDOLPH LANDING

CHANNEL A
PLAN & PROFILE

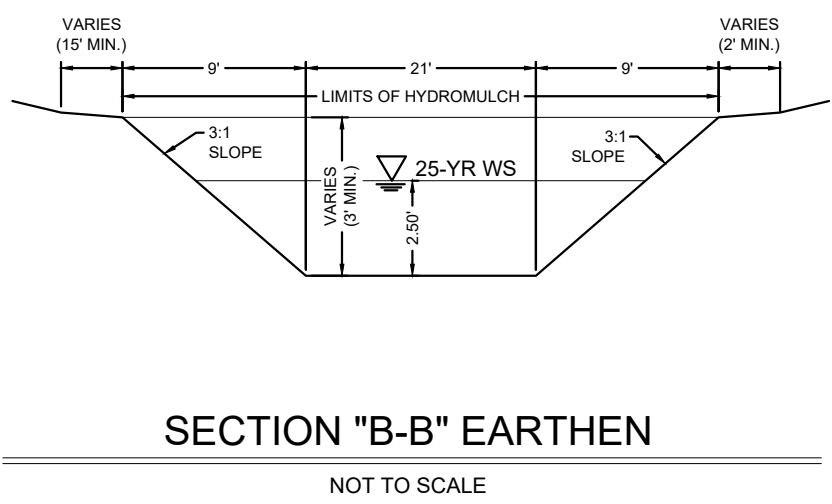
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

406



NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

- ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

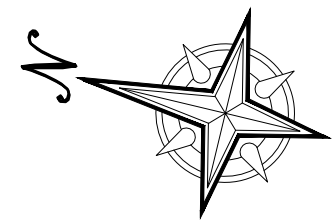
TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA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

Line Table		
Line	Length	Direction
L1	396.66'	S73°26'02"W
L2	36.55'	S29°30'11"W
L3	1,005.07'	S14°25'39"E
L4	262.75'	S01°46'13"W

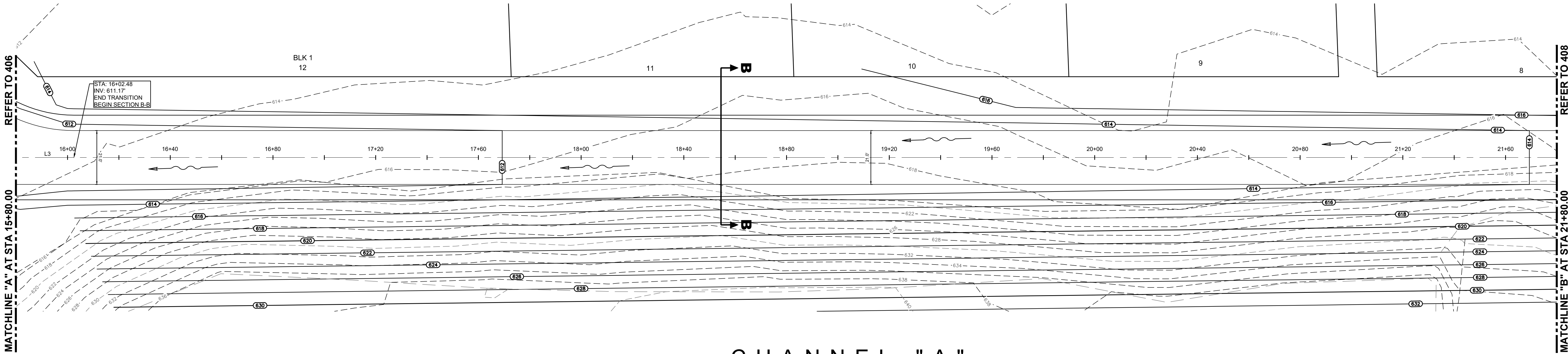
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.16'	91.50'	043°55'50"	S51°28'06"W	68.45'
C2	70.16'	91.50'	043°55'50"	S7°32'16"W	68.45'
C3	19.79'	70.00'	016°11'52"	S6°19'43"E	19.72'

LEGEND

FLOW ARROW



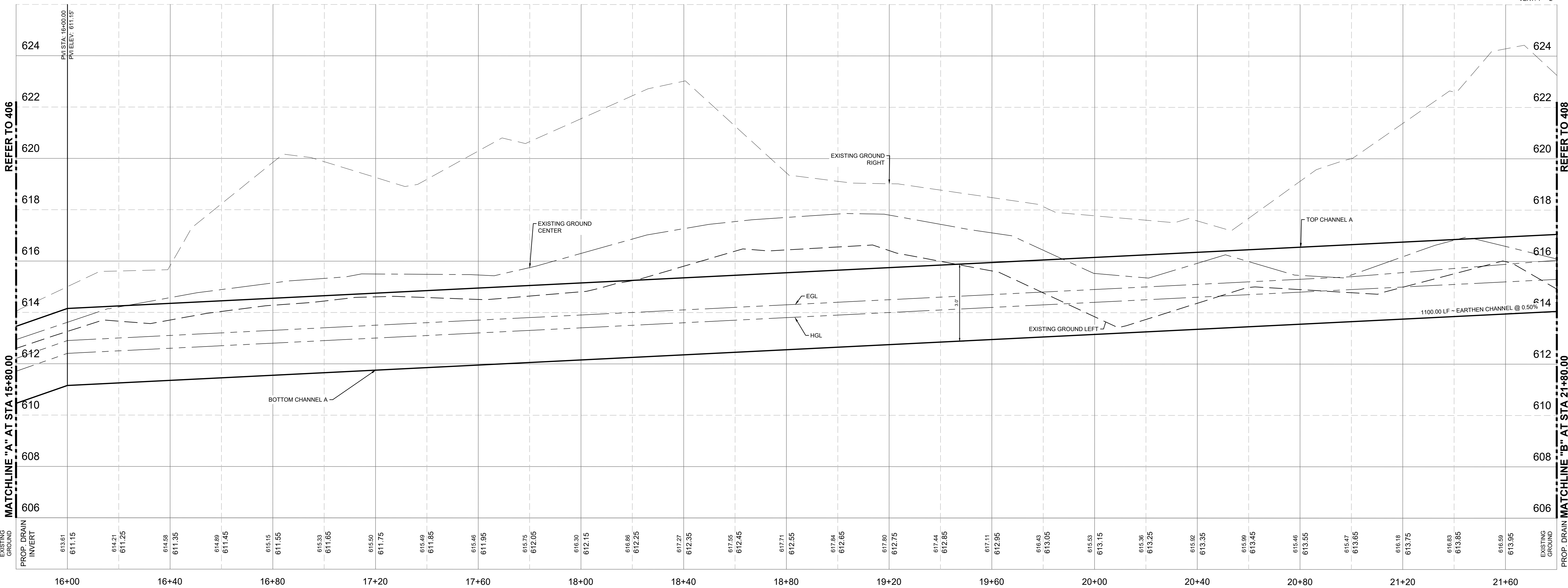
0 20' 40'
1" = 20'



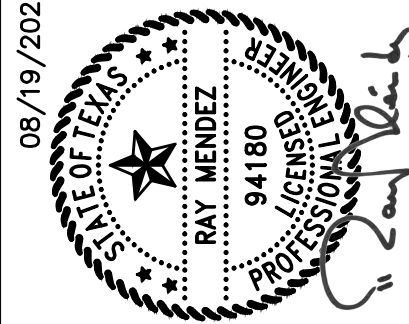
CHANNEL "A"

STA. 15+80.00 TO STA. 21+80.00

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



08/19/2025



RANDOLPH LANDING

CHANNEL A
PLAN & PROFILE

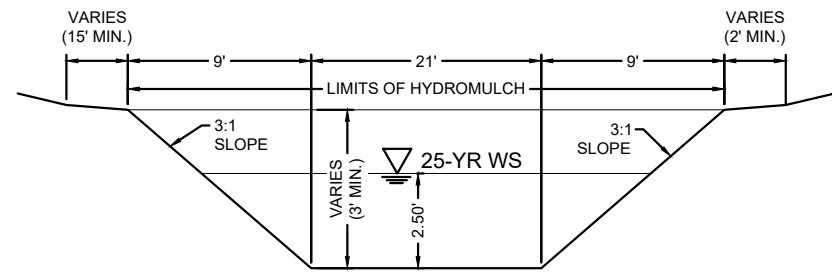
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

407



SECTION "B-B" EARTHEN

NOT TO SCALE

NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

- ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

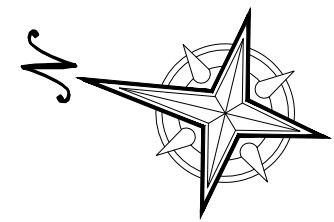
TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA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

Line	Length	Direction
L1	396.66'	S73°26'02"W
L2	36.55'	S28°30'11"W
L3	1,005.67'	S14°25'39"E
L4	262.75'	S01°46'13"W

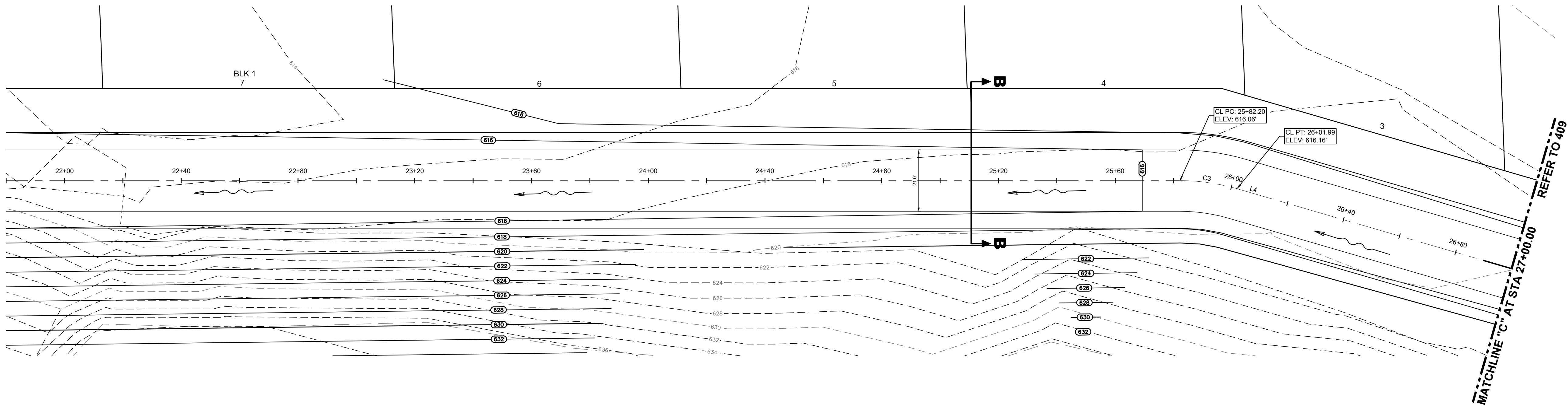
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.16'	91.50'	043°55'50"	S51°28'06"W	68.45'
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C3	19.79'	70.00'	010°11'52"	S6°19'43"E	19.72'

LEGEND

FLOW ARROW



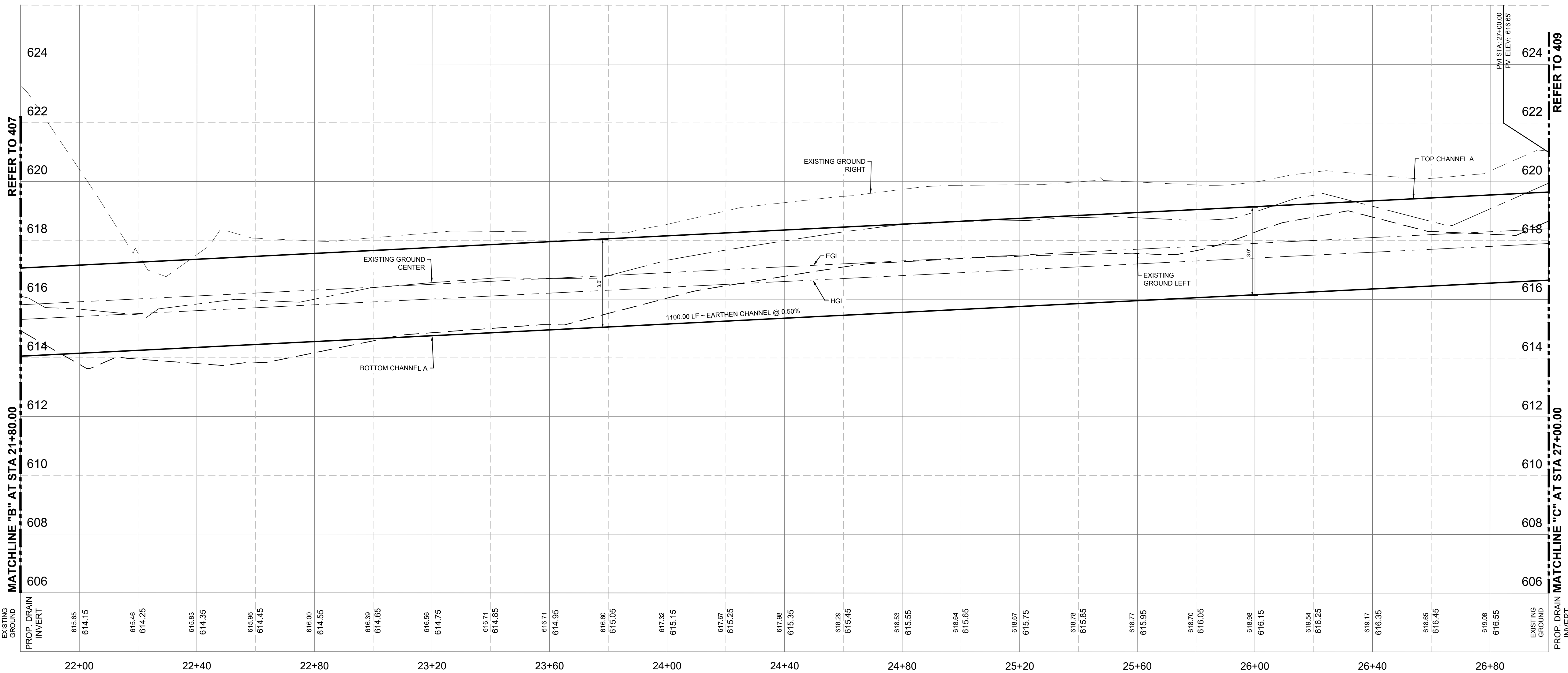
0 20' 40'
1" = 20'



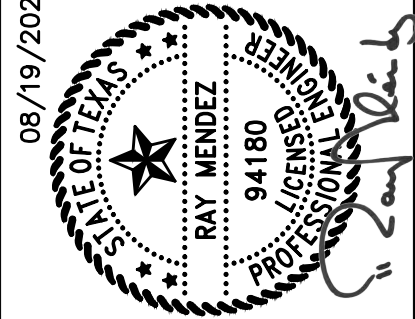
CHANNEL "A"

STA. 21+80.00 TO STA. 27+00.00

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



08/19/2025



RANDOLPH LANDING

CHANNEL A
PLAN & PROFILE

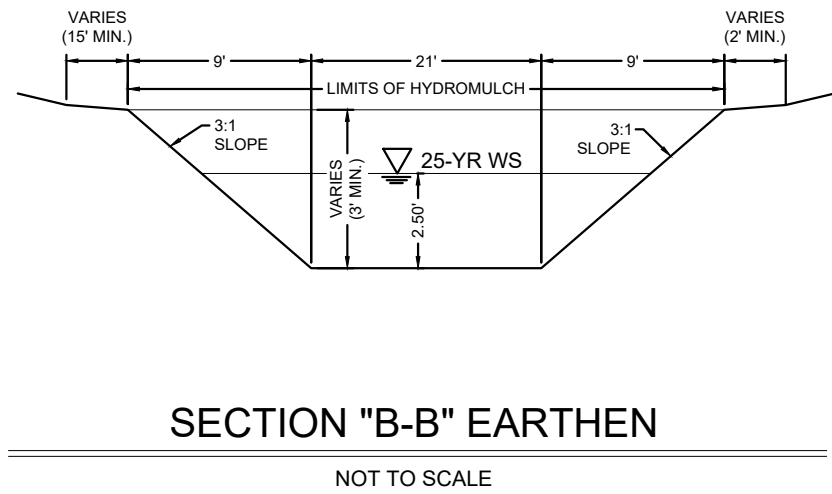
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

408



NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

- A. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- B. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

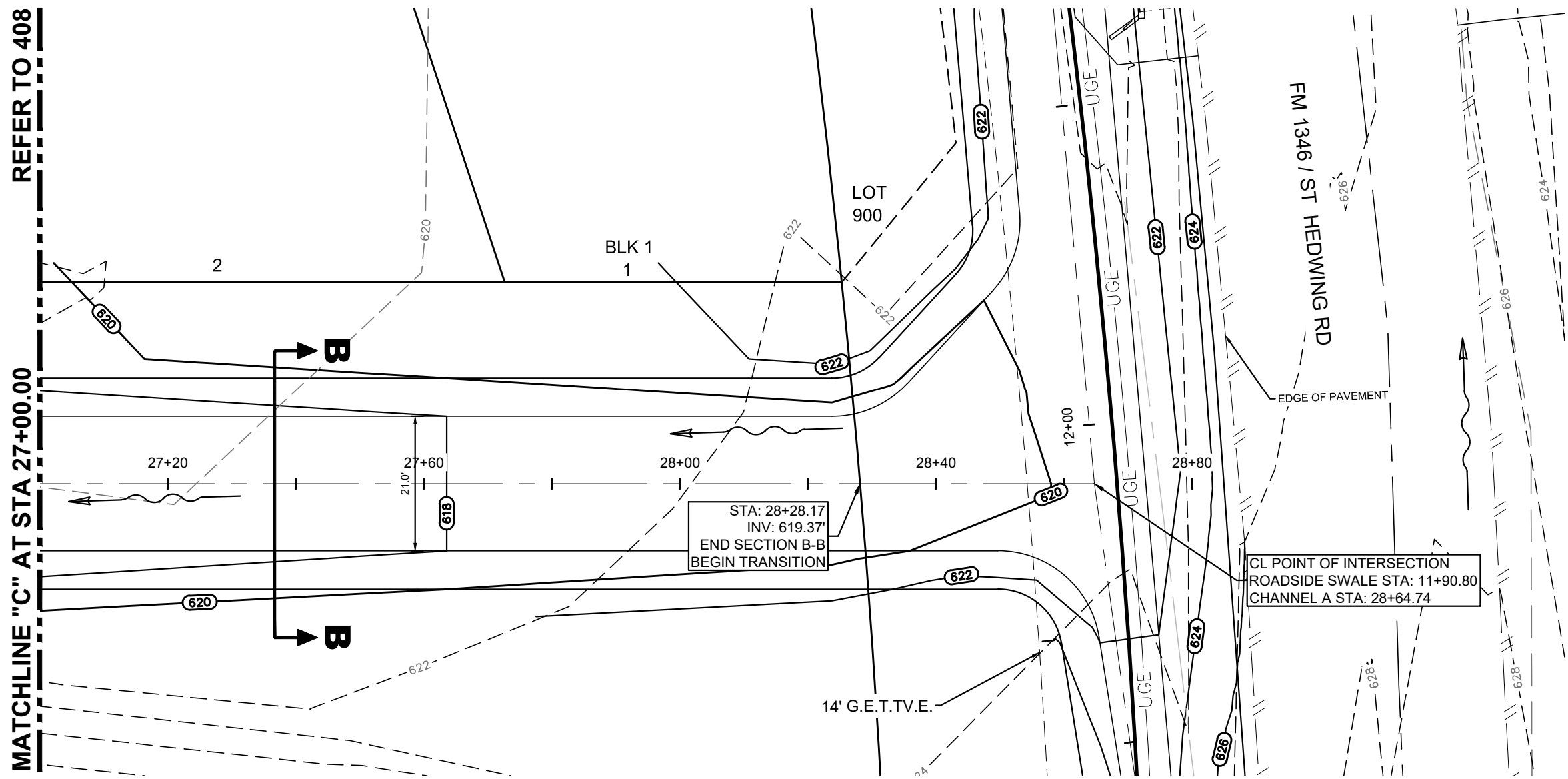
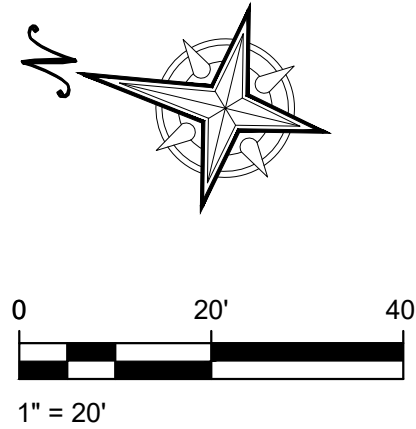
TRENCH EXCAVATION SAFETY PROTECTION		
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK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

Line Table		
Line	Length	Direction
L1	396.66'	S73°26'02"W
L2	36.55'	S29°30'11"W
L3	1,005.67'	S14°25'39"E
L4	262.75'	S01°46'13"W

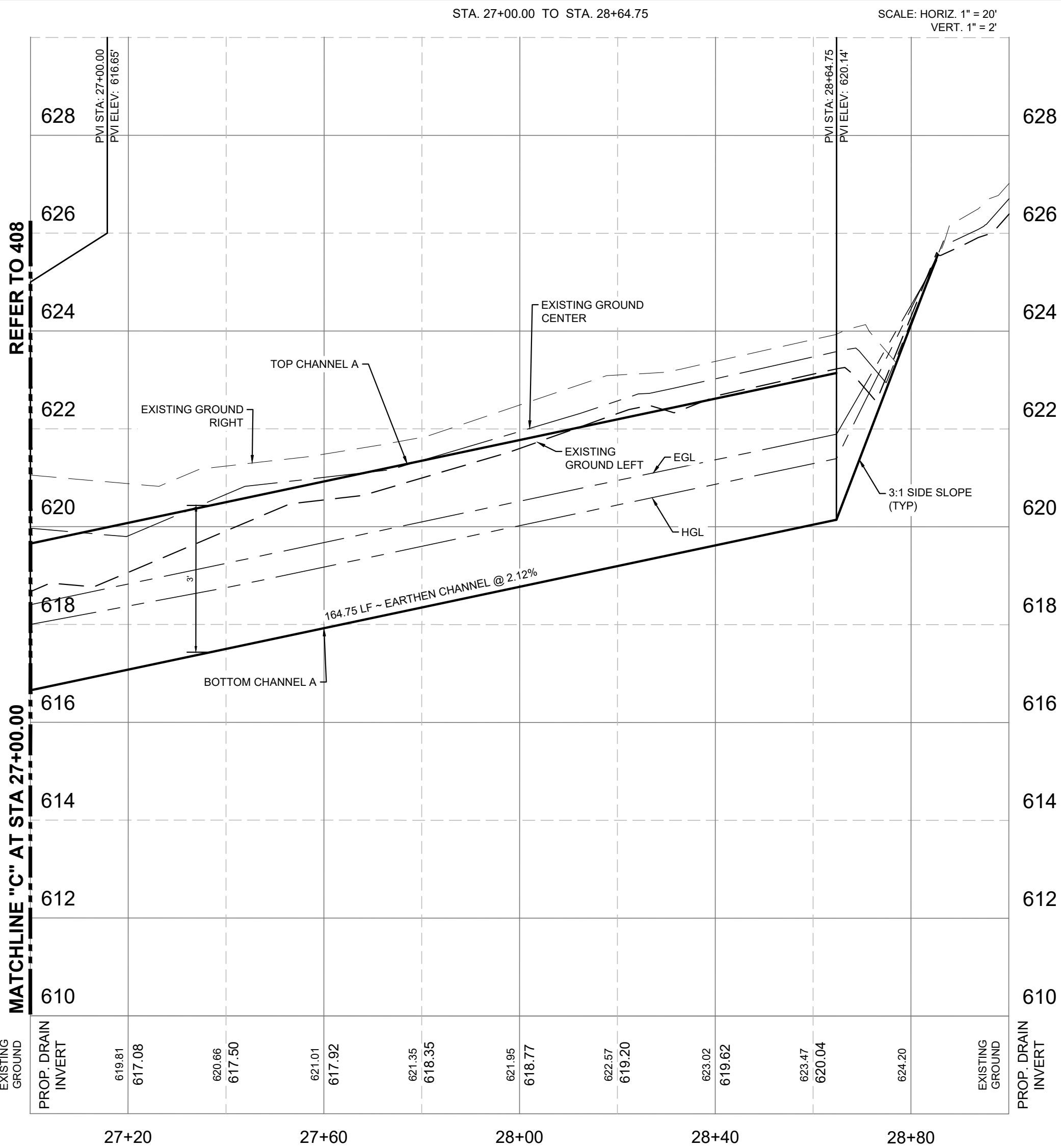
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	70.16'	91.50'	043°55'50"	S51°28'06"W	68.45'
C2	70.16'	91.50'	043°55'50"	S7°32'16"W	68.45'
C3	19.79'	70.00'	016°11'52"	S6°19'43"E	19.72'

LEGEND

FLOW ARROW

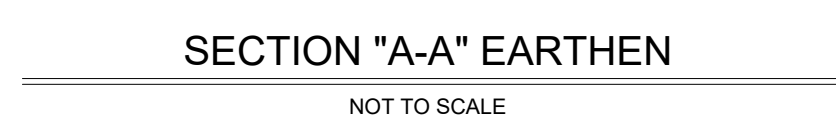


CHANNEL "A"



REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

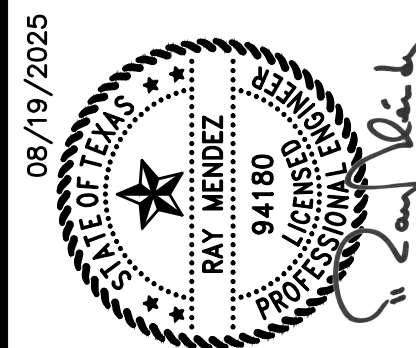
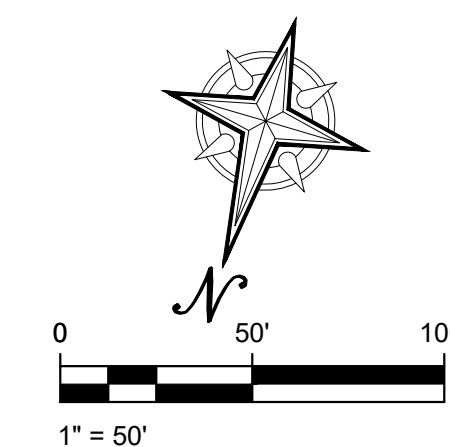


Line Table		
Line	Length	Direction
L1	178.87'	N16°33'23"W
L2	130.10'	N86°50'13"W
L3	903.93'	N16°32'53"W
L4	60.89'	N58°39'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.88'	50.00'	050°16'50"	N41°41'48"W	42.48'
C2	43.89'	50.00'	050°17'20"	N41°41'33"W	42.48'
C3	65.63'	50.00'	075°12'24"	N21°03'19"E	61.02'
C4	51.85'	39.50'	075°12'54"	N21°03'04"E	48.21'

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
TRENCH EXCAVATION AND TRENCH EXCAVATION SAFETY PROTECTION PROGRAMS AND
CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR
PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR
PROCEDURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF TRENCH PROTECTION
THAT COMPLIES WITH 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 FOR TRENCH EXCAVATIONS AND THE PROTECTION OF INDIVIDUALS
WORKING IN AND AROUND TRENCH EXCAVATION.

STA. 10+00.00 TO STA. 15+20.00
624 636

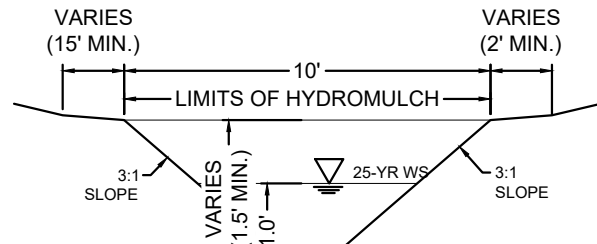
[illegible]

DESIGNED BY:	C.P
DRAFTED BY:	G.P./E.Z
CHECKED BY:	C.P.
DATE:	08/01/25

410

Date: Aug 19, 2025, 9:00am User ID: Garodo
File: M:\252250\varitis - fm 1346 development\07.00 cadd\Gw\1252250 - 407 DIVERSION CHANNEL PLAN & PROFILE.dwg

LEGEND
FLOW ARROW



SECTION "B-B" EARTHEN
NOT TO SCALE

NOTES

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

DRAINAGE NOTE:

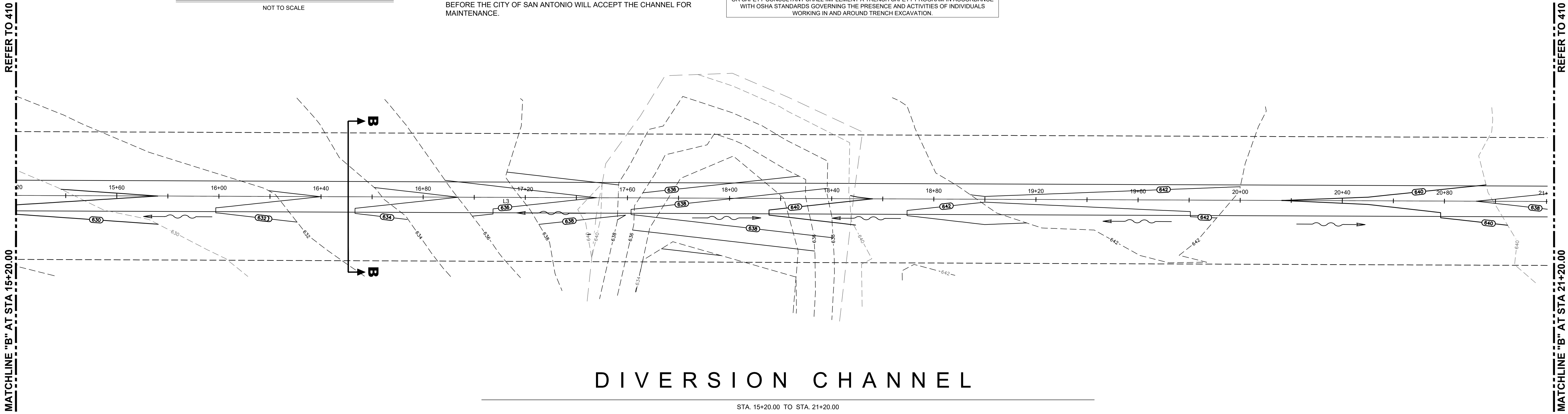
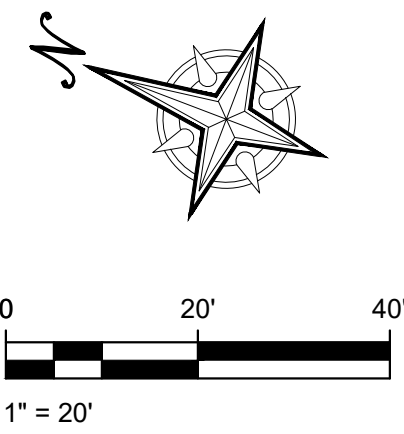
- ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.

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.

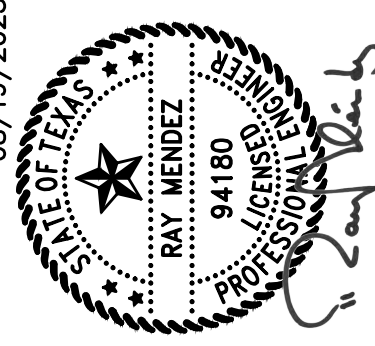
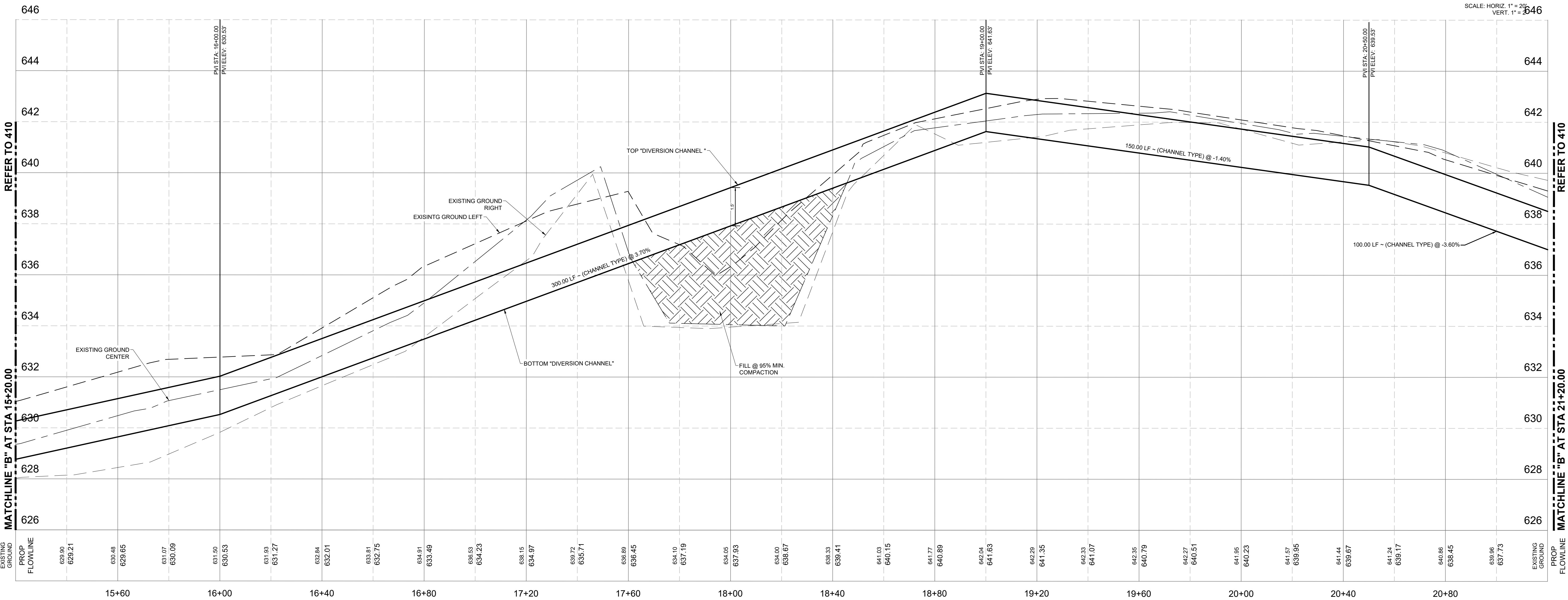
Line Table		
Line	Length	Direction
L1	178.87'	N16°33'23"W
L2	130.10'	N66°52'13"W
L3	903.93'	N16°32'53"W
L4	60.89'	N68°39'30"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.89'	50.00'	090°16'50"	N44°41'48"W	42.48'
C2	43.89'	50.00'	090°17'20"	N44°41'33"W	42.48'
C3	65.63'	50.00'	079°12'24"	N21°03'19"E	61.02'
C4	51.89'	39.50'	079°12'54"	N21°03'04"E	48.21'



DIVERSION CHANNEL

STA. 15+20.00 TO STA. 21+20.00



RANDOLPH LANDING

DIVERSION CHANNEL PLAN & PROFILE

JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

REV	DATE	DESCRIPTION	BY

DESIGNED BY: C.P.
DRAFTED BY: G.P./E.Z.
CHECKED BY: C.P.
DATE: 08/01/25

SHEET

411

FLOW ARROW

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.



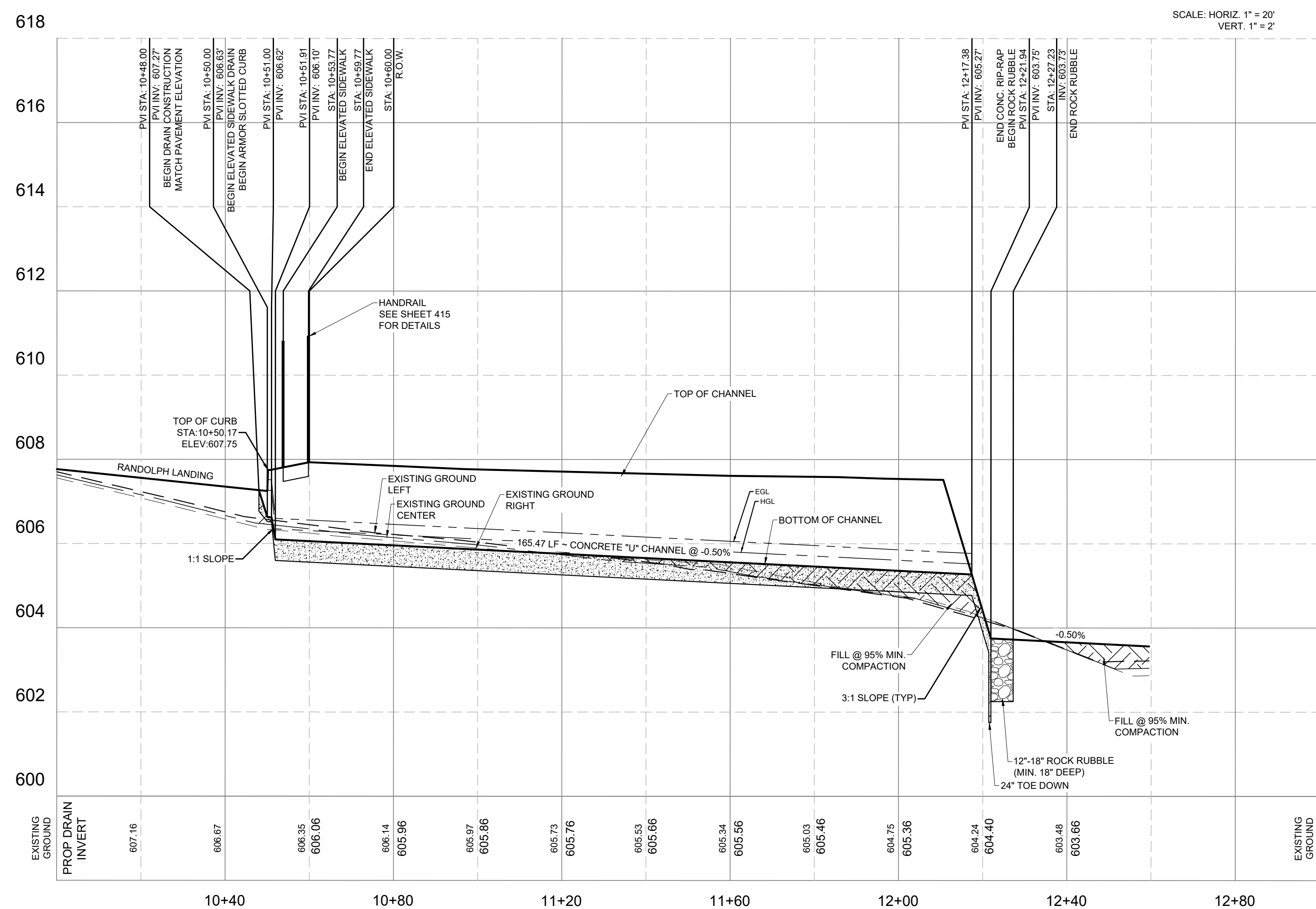
STA. 10+00.00 TO STA. 12+27.23



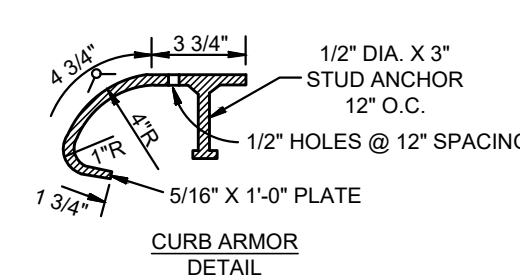
SCALE: 1" = 5'



SCALE: 1" = 5'



SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



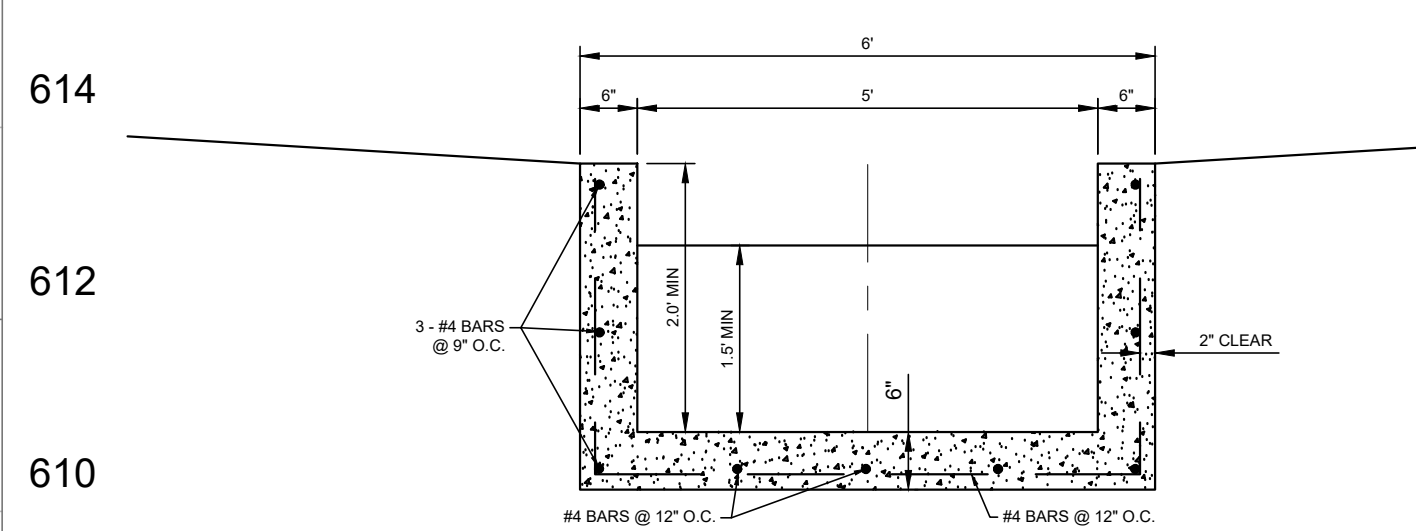
618

NOTES

1. COVER FOR REINFORCING STEEL IS 2" UNLESS NOTED.
2. ALL CONCRETE SHALL BE CLASS "F" 3600 PSI @ 28 DAY WITH COURSE AGGREGATE GRADE 2-5.
3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS SHALL BE 24 INCHES.
4. TRANSITION FROM STANDARD CURB TO ELEVATED WALK. NO SEPARATE PAY ITEM.

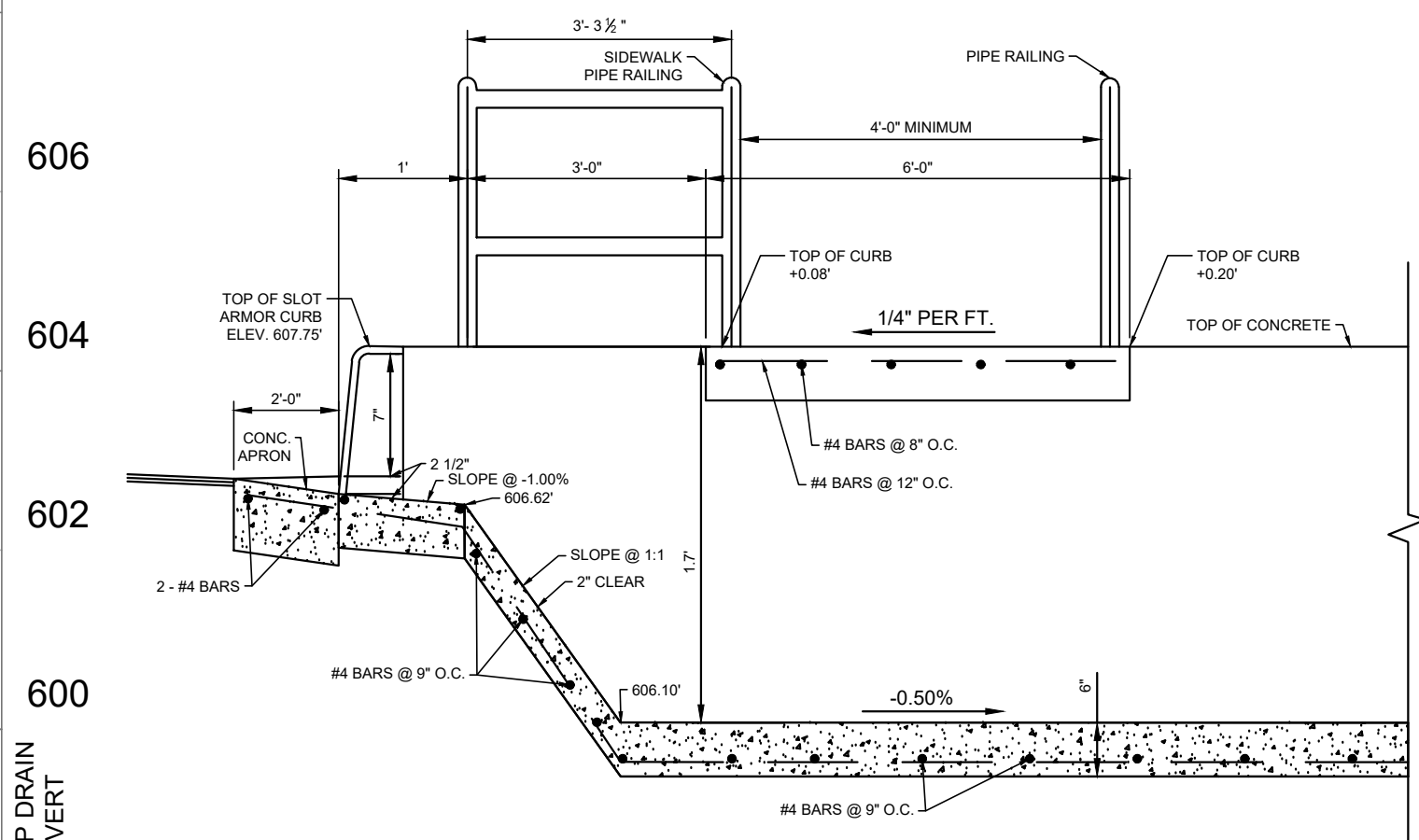
CURB ARMOR NOTE
CURB ARMOR LOCATED ON A CURVE SHALL
BE LOCATED WITHIN OR APPROXIMATELY

CURB ARMOR LOCATED ON A CURVE SHALL BE PROVIDED
IN ACCORDANCE OR APPROVED EQUIVALENT



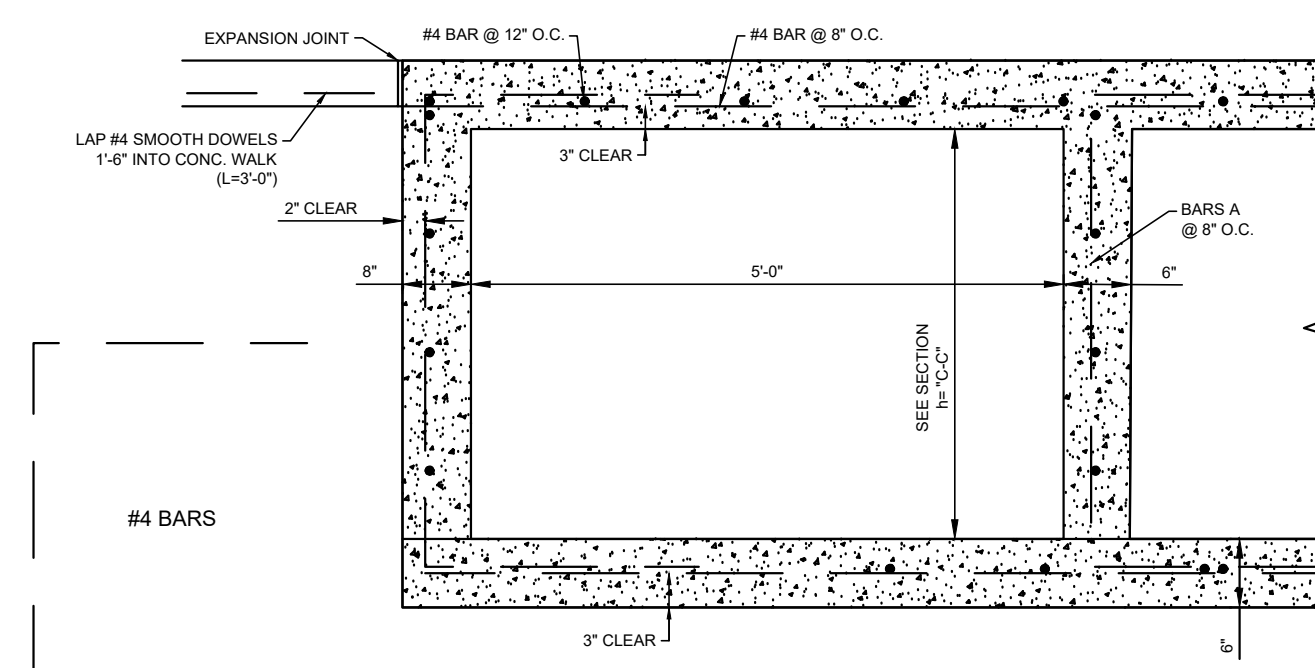
SECTION "A-A"

NOT TO SCALE



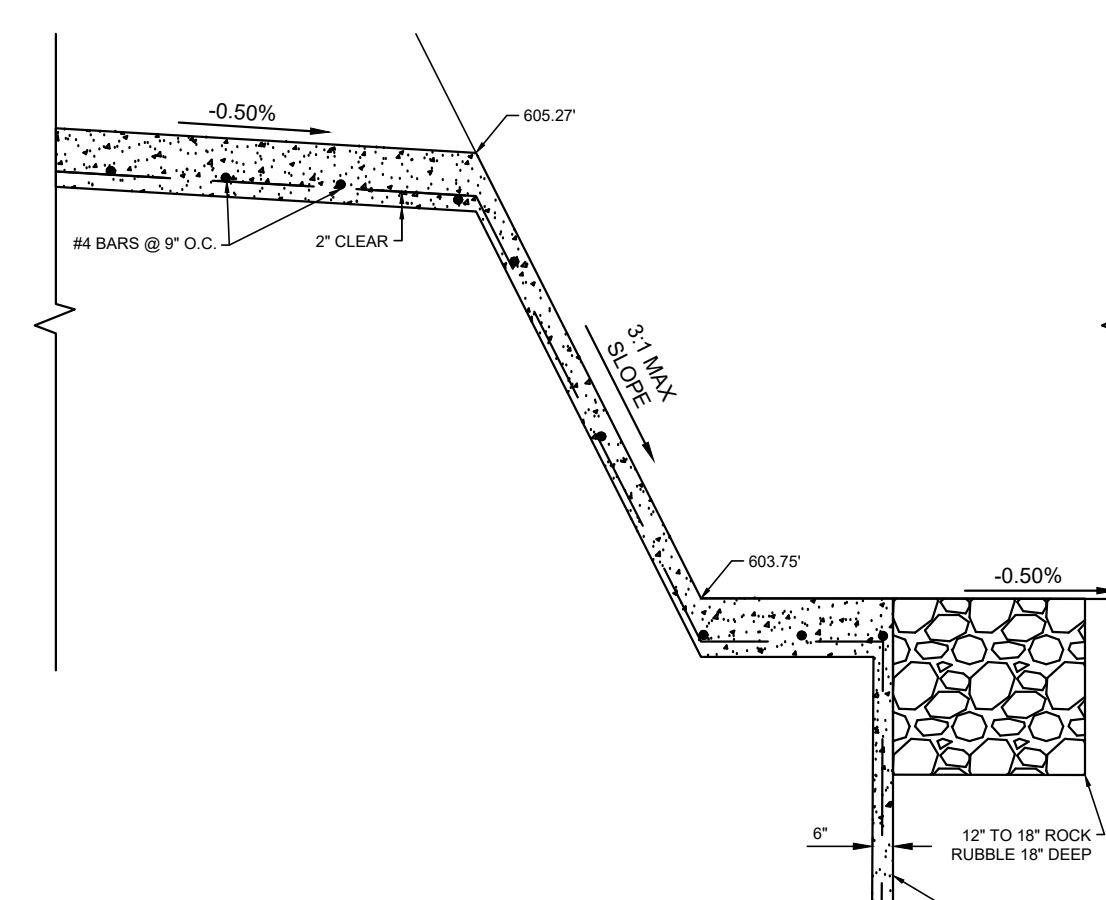
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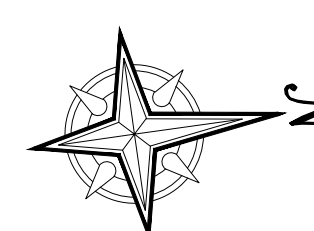
SECTION "B-B"

NOT TO SCALE



SECTION "D-D"

NOT TO SCALE



1" = 20'



RANDOLPH LANDING

DRAIN A PLAN & PROFILE

MY JR 1346 LLC
KE YANTIS, JR.
W. BITTERS ROAD
27 SAN ANTONIO
TEXAS 78248

[illegible]

DESIGNED BY:	C.P.
DRAFTED BY:	G.P./E.J.
CHECKED BY:	C.P.
DATE:	08/01/2

SHEET

413

Date: Aug 19, 2025, 9:00am User ID: GoroGo
 File: M:\252250 joints - fm\346 development\107.00 code\Civ\252250 - 407 DIVERSON CHANNEL PLAN & PROFILE.dwg

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS' TRENCH EXCAVATION, SHIELDING, AND 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 CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/CONSULTANT SHALL ADVISE THE CONTRACTOR IN ADVANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM &
DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR

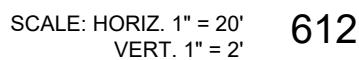
- A. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
- B. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



STA. 10+00.00 TO STA. 10+67.38



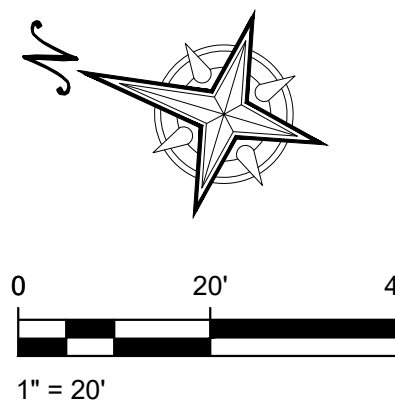
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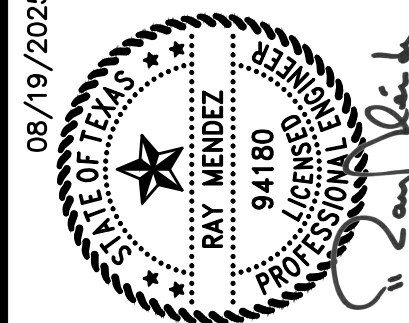
SCALE: 1" = 5'



NOT TO SCALE



08/19/2025



RANDOLPH LANDING

POND OUTFALL STRUCTURE AND WEIR

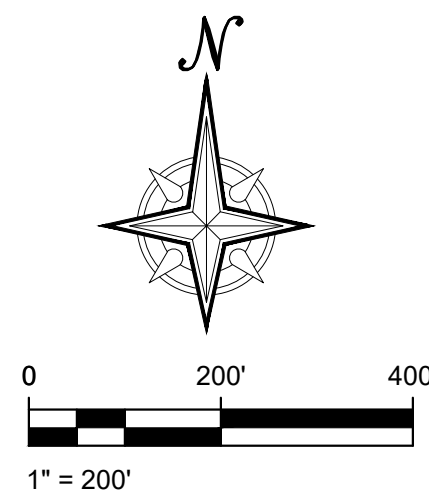
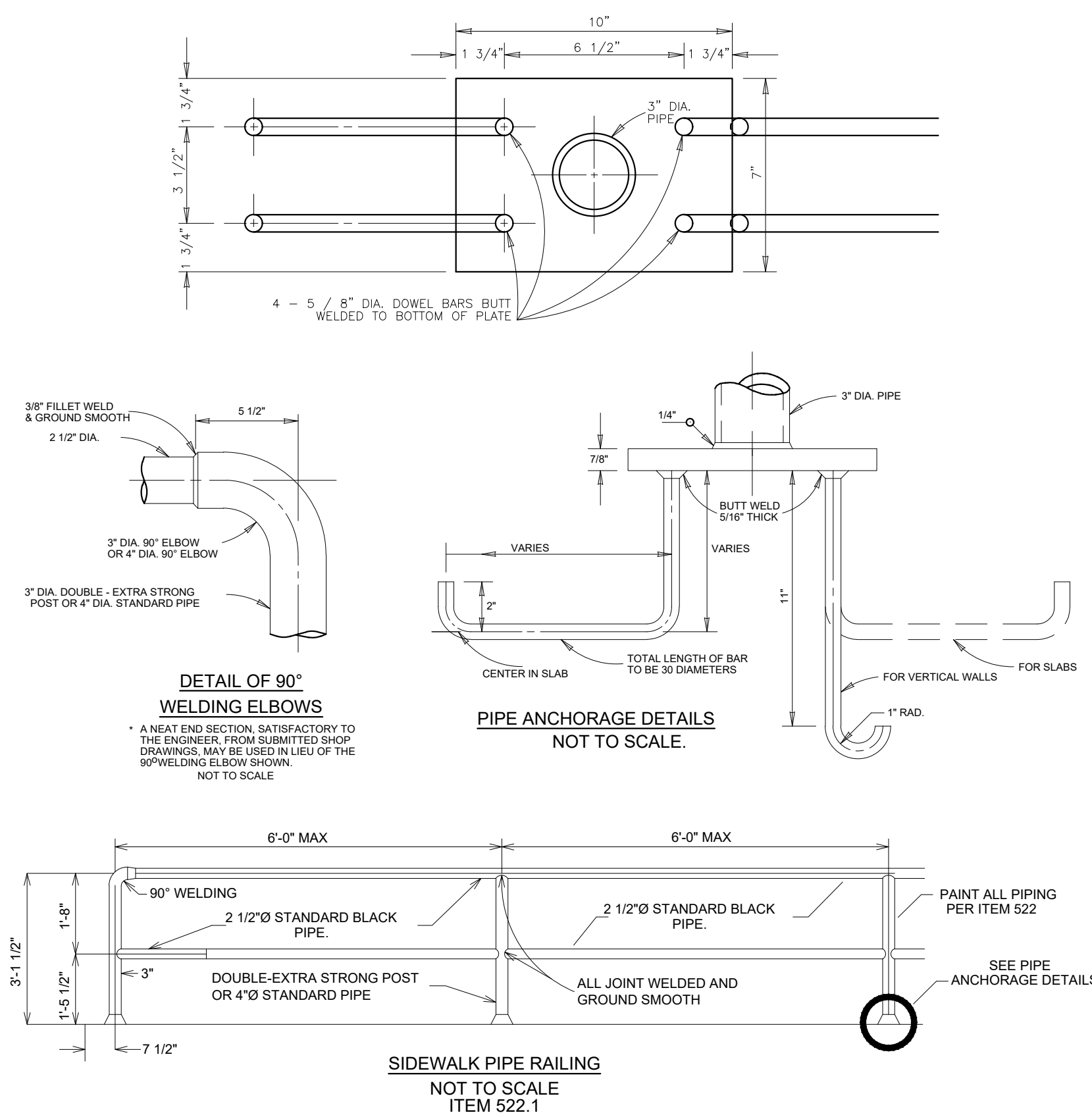
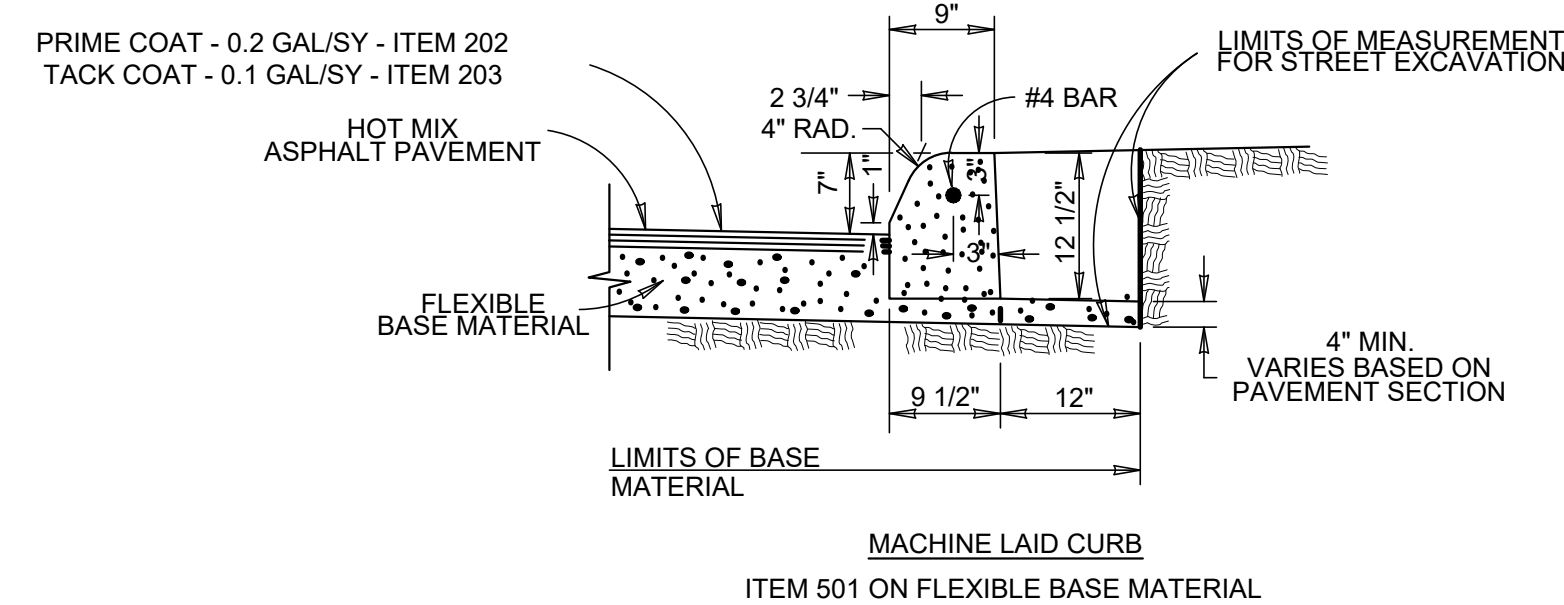
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

[illegible]

DESIGNED BY:	C.P
DRAFTED BY:	G.P./E.Z
CHECKED BY:	C.P.
DATE:	08/01/25

SHEET

PAVEMENT DESIGN WAS PREPARED BY MURALI SUBRAMANIAM		
PAVEMENT STRUCTURE (DESIGN CBR=4.0)	STR. COEF.	STR. NO.
2" HOT MIX ASPHALT TYPE D	0.44	0.88
9.5" FLEXIBLE BASE (TYPE A, GRADE 1 OR 2)	0.19	1.81
6" CEMENT STABILIZED (27% S.Y.)	0.00	0.00
	TOTAL	2.69



(LOCAL "A")

(SIDEWALK BY DEVELOPER)

This technical drawing shows a top view of a mechanical component. The part has an irregular, roughly rectangular shape with rounded corners and a central longitudinal slot. A circular feature is located at the top of the slot. The drawing includes solid lines for the main geometry and dashed lines for hidden internal features. A hatched area is present in the upper part of the slot.

RANDOLPH LANDING

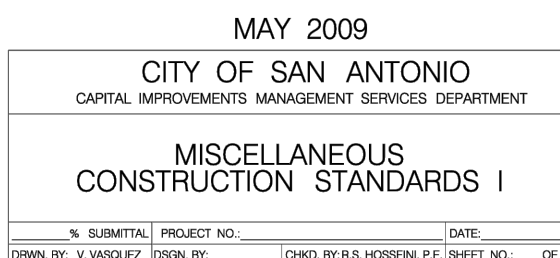
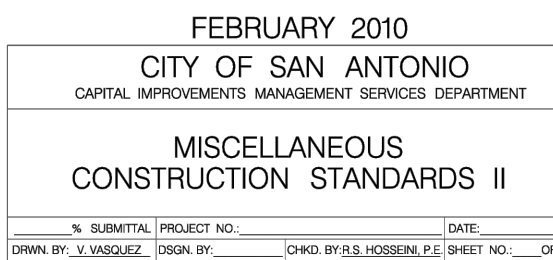
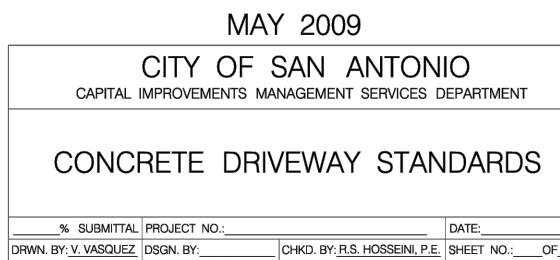
STREET DETAILS

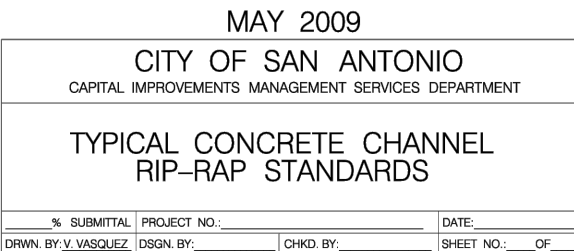
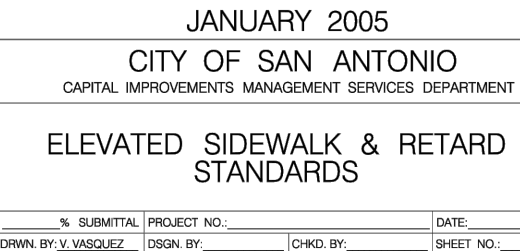
JMY JR 1346 LLC
MIKE YANTIS, JR.
2806 W. BITTERS ROAD,
STE 227 SAN ANTONIO,
TEXAS 78248

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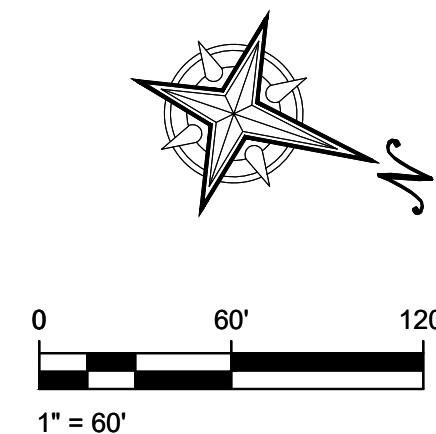
DESIGNED BY:	C.P
DRAFTED BY:	G.P./E.Z
CHECKED BY:	C.P.
DATE:	08/01/25

SHEET







[illegible]

Date: Aug 14, 2023, 9:05am User ID: Ezopata
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MENDEZ ENGINEERING
 Registration # F-14070
 888 Isom Road Suite 200, San Antonio, Texas 78216
 Office: 210-602-0808
www.MendezEngineering.com

SIGN DETAILS

[illegible]

421

9" GROUND MOUNT STREET NAME SIGNS

9" GROUND MOUNT STREET NAME SIGNS

	18" OVERHEAD SIGN	9" GROUND MOUNT SIGNS
HEIGHT	18" (381 mm)	9" (228 mm)
LENGTH	48" (1200 mm) MIN. 72" (1800 mm) MAX. 1" (25mm) INCREMENTS OF LENGTH	24" (600 mm) MIN. 48" (1200 mm) MAX. 8" (200mm) 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 -ASTM Type XI Non-Fluorescent	BLUE FILM * OVER HIGH INTENSITY PRISMATIC -ASTM Type IV/
LEGENDS AND SYMBOLS	SERIES D, B OR C IF NAME OTHERWISE EXCEEDS MAXIMUM SIGN LENGTH	
COLOR	WHITE LEGEND ON BLUE BACKGROUND	
LETTER TRACKING	17% (USUAL) 10% (MIN.)	10%

* ACRYLIC ELECTRONIC CUTTABLE FILM

STREET VIEW INSTALLATION

MAST ARM INSTALLATION

18" OVERHEAD STREET NAME SIGNS

18" OVERHEAD STREET NAME SIGNS