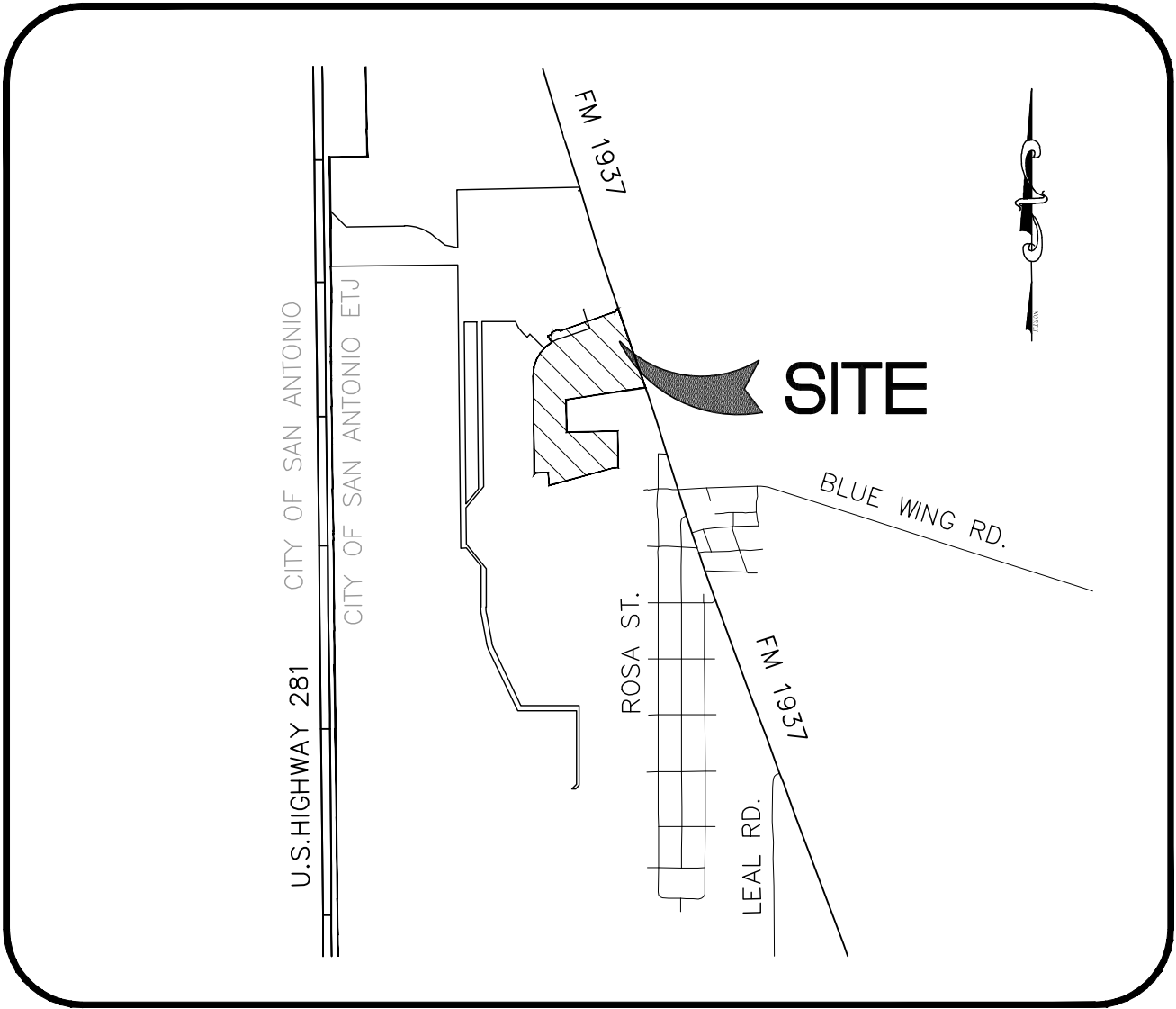


CONSTRUCTION PLANS FOR

ROOSEVELT LANDING, UNIT 3

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
SAN ANTONIO, LD. LLC.
4058 NORTH COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

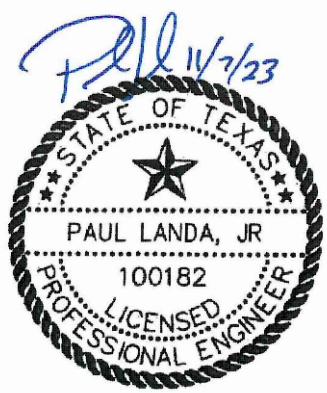


VICINITY MAP
N.T.S.

SUBMITTAL DATE:

LEGAL DESCRIPTION:

BEING A 25.256 ACRE TRACT OUT OF A 49.897 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS AS CONVEYED TO SAN ANTONIO LD, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20230037337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Sheet List Table

Sheet Number	Sheet Title
C0.0	OVERALL COVER
C1.0	UTILITY COVER
C1.1	OVERALL UTILITY
C1.2	OVERALL UTILITY
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SEWER OVERALL
C2.3	SEWER LINE "B" PLAN & PROFILE
C2.4	SEWER LINE "J" & "N" PLAN & PROFILE
C2.5	SEWER LINE "C" PLAN AND PROFILE
C2.6	SEWER LINE "D" PLAN AND PROFILE
C2.7	SEWER LINE "E" & "F" PLAN AND PROFILE
C2.8	SEWER LINE "G" PLAN AND PROFILE
C2.9	SANITARY SEWER DETAILS
C3.0	WATER COVER
C3.1	WATER OVERALL
C3.2	WATER OVERALL
C3.3	WATER DETAILS
C3.4	WATER DETAILS
C4.0	STREET COVER
C4.1	TRAFFIC PLAN
C4.2	TRAFFIC PLAN
C4.3	TRAFFIC DETAILS
C4.4	TRAFFIC DETAILS
C4.5	TRAFFIC DETAILS
C4.6	TRAFFIC DETAILS
C4.7	SEAN SUMMIT PLAN AND PROFILE
C4.8	MATILDA MEADOW PLAN AND PROFILE
C4.9	ANDREW DIVIDE PLAN AND PROFILE
C4.10	EVELYN ALLEY PLAN AND PROFILE
C4.11	RHETT RUN & NOVA COVE PLAN AND PROFILE
C4.12	HEIDI HOLLOW PLAN AND PROFILE
C4.13	ERIN ESTATE PLAN AND PROFILE
C4.14	STANDARD DETAILS
C4.14A	STANDARD DETAILS
C4.15	STANDARD DETAILS
C4.16	STANDARD STREET SECTIONS
C4.17	DRAIN "A"
C4.18	DRAIN "B"
C4.19	DRAIN "C"
C4.20	DRAINAGE DETAILS
C4.21	DRAINAGE DETAILS
C5.0	GRADING PLAN
C5.1	GRADING PLAN
C6.0	SW3P PLAN
C6.1	SW3P DETAILS

BEXAR COUNTY



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

SUBMITTAL SET

TEXAS C0.0

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 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.

UTILITY GENERAL NOTES

- LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
- ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
- ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
- CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
 - STREET CENTERLINE STAKING FOR CLEARING.
 - STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
 - SEWER STAKING AT 100-FT INTERVALS.
 - STAKING FOR WATER SERVICES.
 - STAKING FOR DRAINAGE CHANNELS.
 - FINAL STREET STAKING.
 - METER BOX STAKING.
 - CPS STAKING.
 - SETTING OF LOT CORNERS.

CPS NOTES:

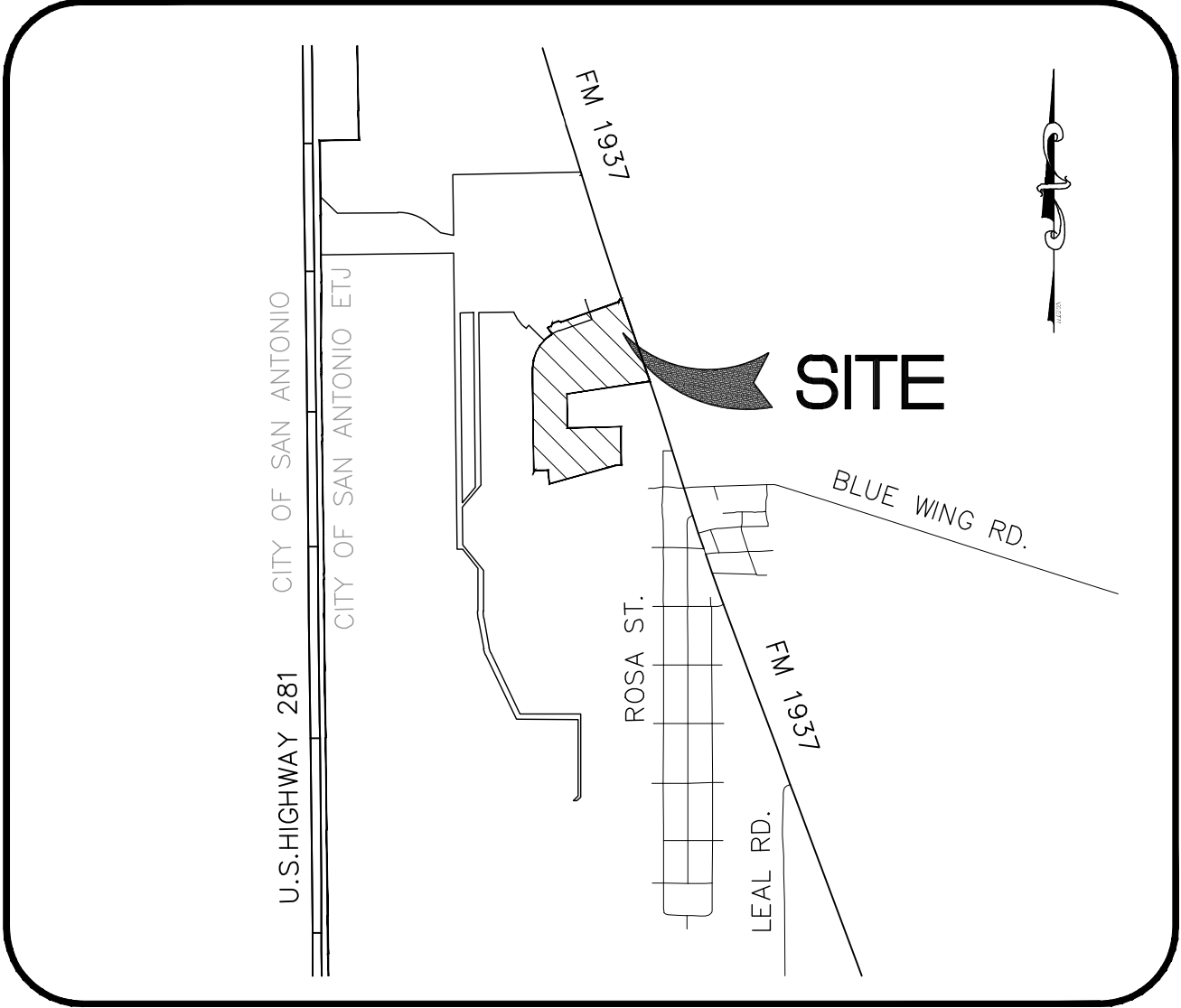
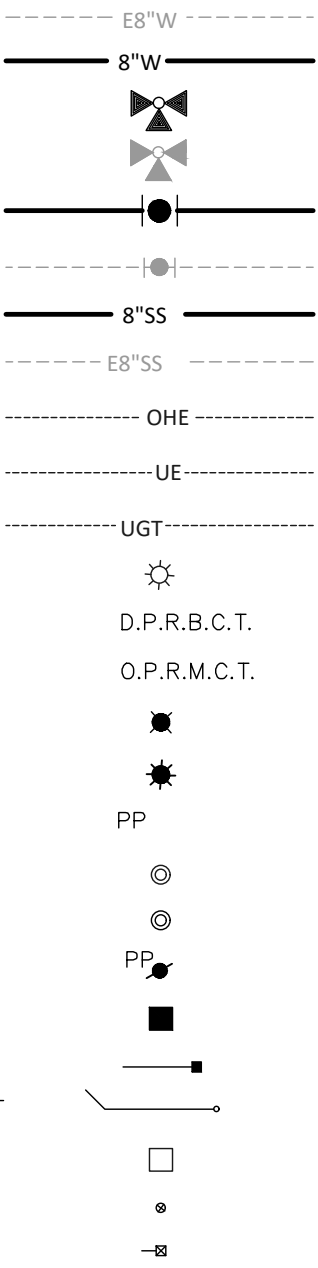
- CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOWS:
PRIMARY - 2 1/2" HDPE SCHEDULE 40
SECONDARY - 3" PVC SCHEDULE 40
SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

NOTE :

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

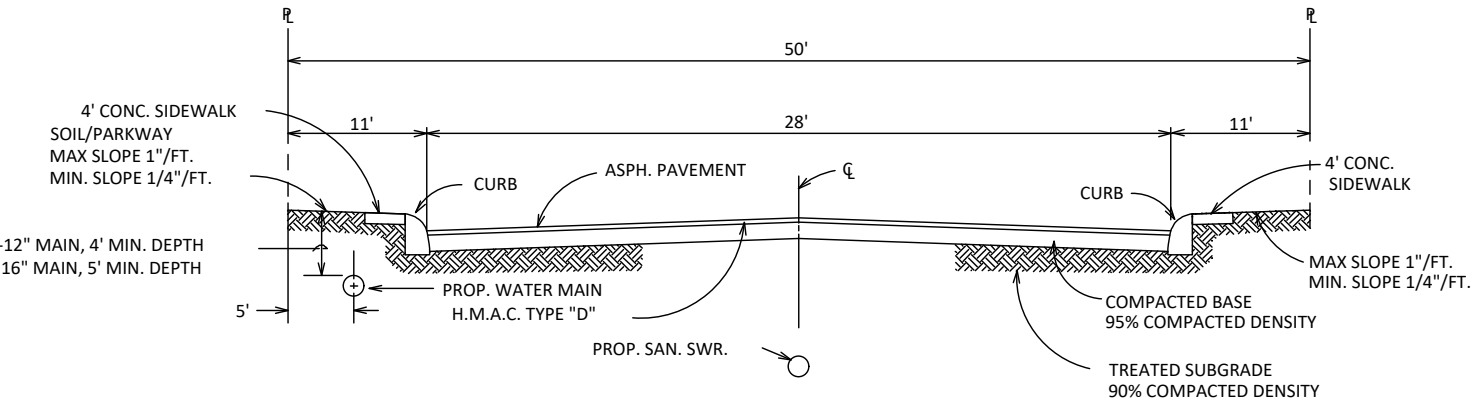
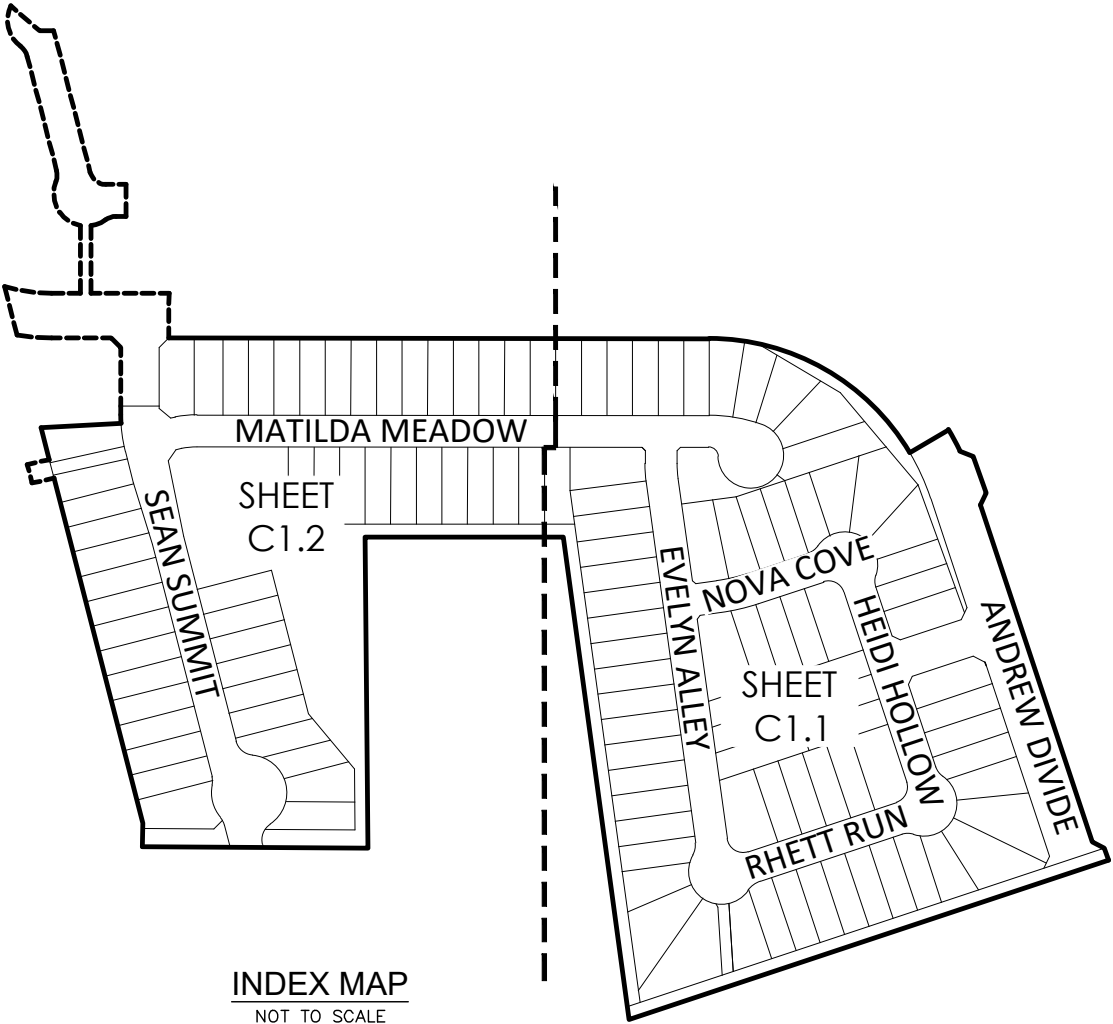
LEGEND

- EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING STREET LIGHT
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM
PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM
EXISTING POWER POLE
EXISTING SECONDARY ENCLOSURE
PROPOSED SECONDARY ENCLOSURE
PROPOSED POWER POLE
PROPOSED TRANSFORMER
PROPOSED WATER SERVICE
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT
EXISTING TRANSFORMER
EXISTING IRRIGATION CONTROL VALVE
EXISTING WATER METER

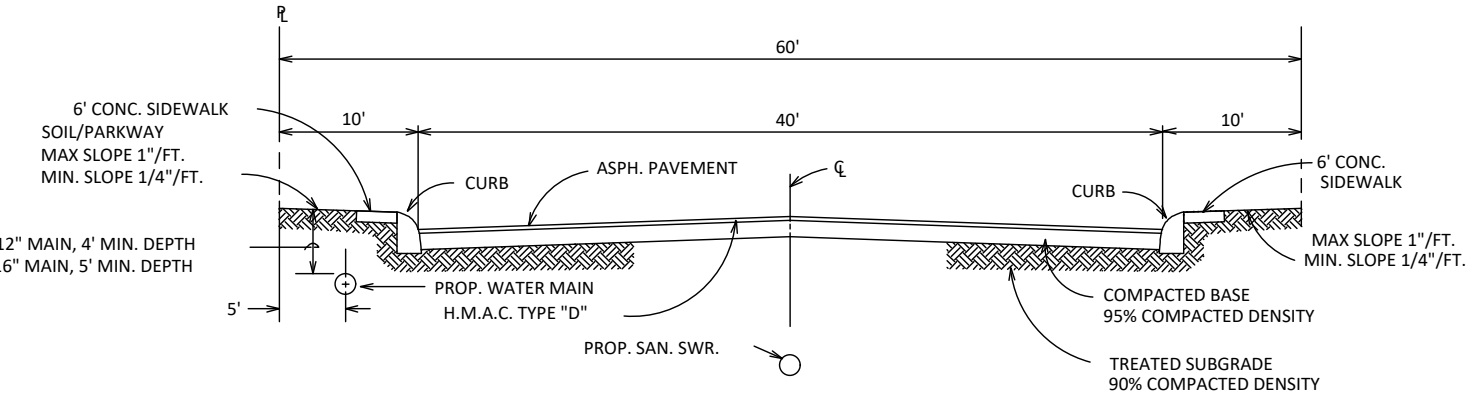


SHEET INDEX

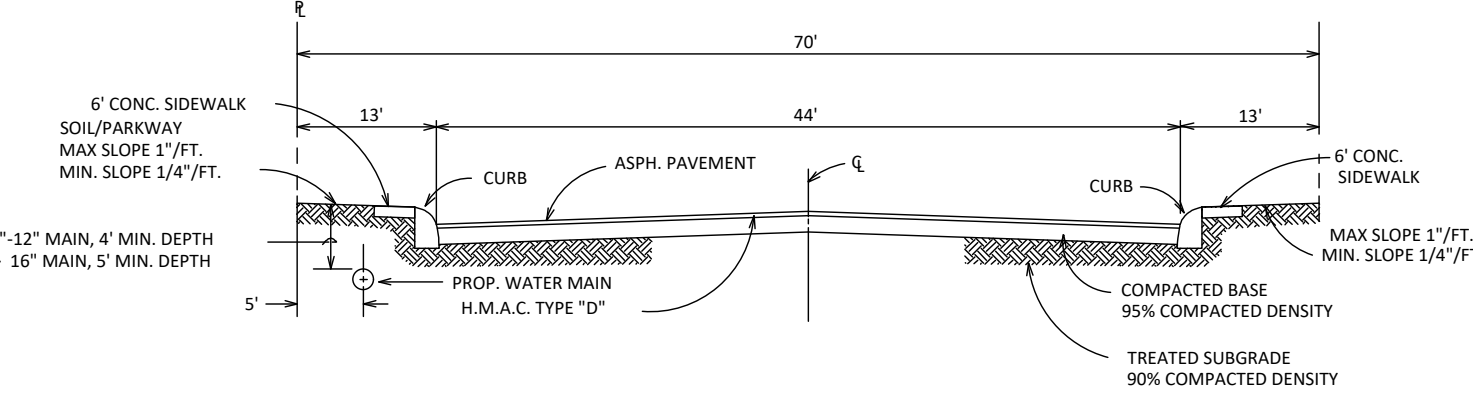
Sheet Number	Sheet Title
C1.0	UTILITY COVER
C1.1	OVERALL UTILITY
C1.2	OVERALL UTILITY



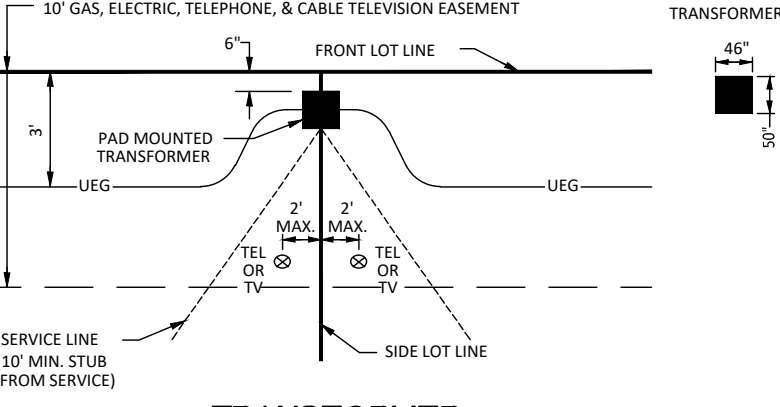
TYPICAL STREET CROSS-SECTION (28' PAVEMENT)



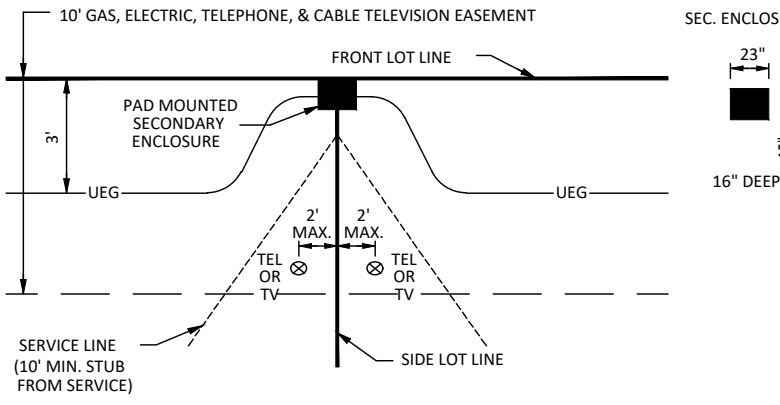
TYPICAL STREET CROSS-SECTION (40' PAVEMENT)



TYPICAL STREET CROSS-SECTION (44' PAVEMENT)



TRANSFORMER



SECONDARY ENCLOSURE FRONT LOADED

SUBMITTAL DATE:

FEBRUARY 2023

LEGAL DESCRIPTION:

BEING A 25.260 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337, AND BEING A PORTION OF A 53.617 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240037648, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.



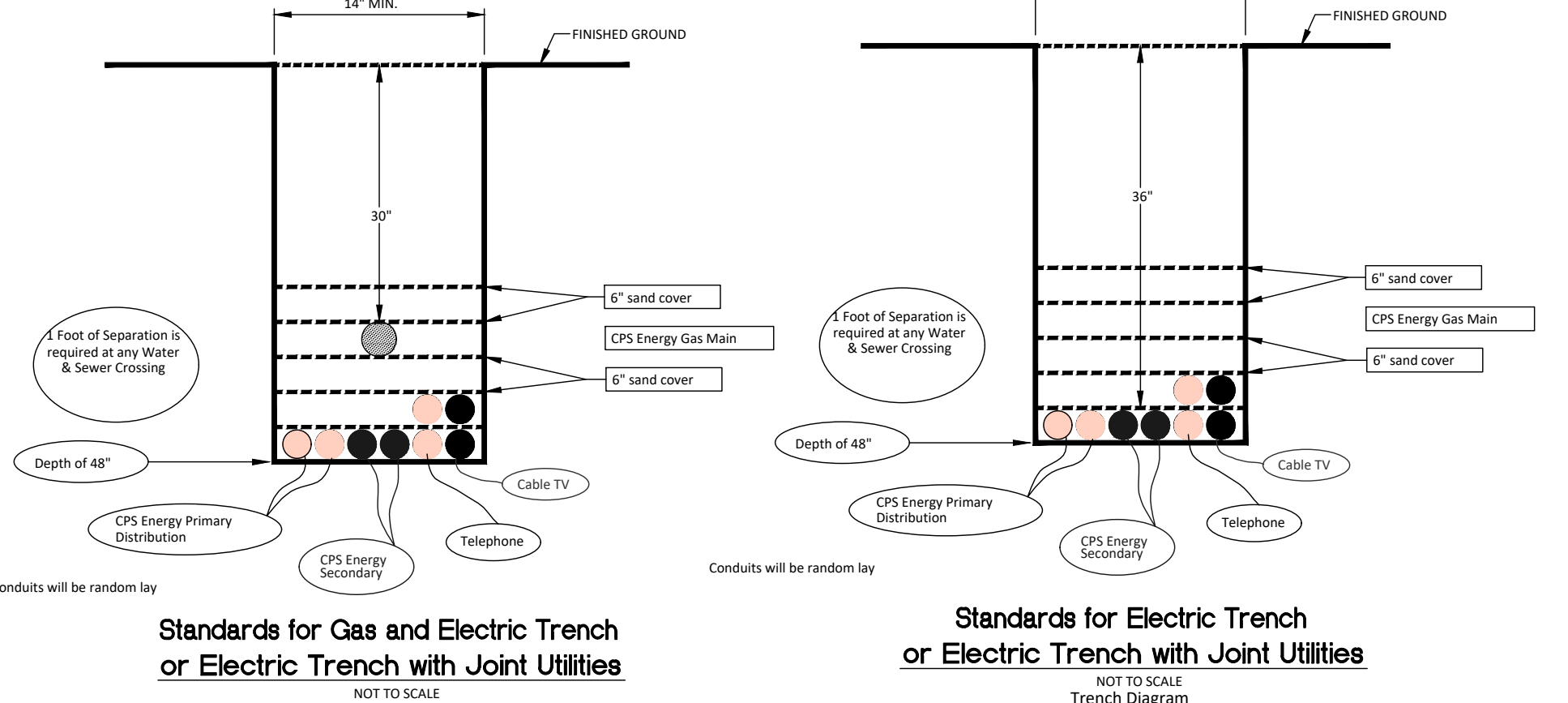
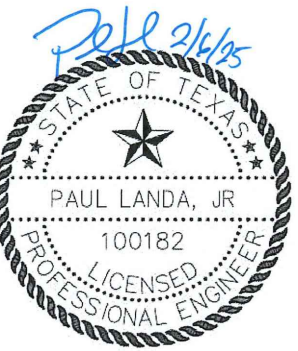
Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

- Engineers
- Surveyors
- Planners

TEL: (210) 698-5051
FAX: (210) 698-5085



Standards for Gas and Electric Trench or Electric Trench with Joint Utilities

NOT TO SCALE
Trench Diagram

TRENCH DETAILS

Standards for Electric Trench or Electric Trench with Joint Utilities

NOT TO SCALE
Trench Diagram

BEXAR COUNTY

SUBMITTAL SET

TEXAS C1.0

LEGEND

EXISTING WATER MAIN	8" W
PROPOSED WATER MAIN	8" W
PROPOSED FIRE HYDRANT	8" W
EXISTING FIRE HYDRANT	8" W
PROPOSED GATE VALVE	8" W
EXISTING GATE VALVE	8" W
PROPOSED SANITARY SEWER MAIN	8" SS
EXISTING SANITARY SEWER MAIN	8" SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	STREET LIGHT
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	D.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM	STREET LIGHT
PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM	STREET LIGHT
EXISTING POWER POLE	PP
EXISTING SECONDARY ENCLOSURE	SE
PROPOSED SECONDARY ENCLOSURE	SE
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	TR
PROPOSED WATER SERVICE	WS
PROPOSED IRRIGATION SERVICE	IS
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT	SL
EXISTING TRANSFORMER	TR
EXISTING IRRIGATION CONTROL VALVE	ICV
EXISTING WATER METER	WM

UTILITY GENERAL NOTES

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 - METER BOX STAKING.
 - CPS STAKING.
 - SETTING OF LOT CORNERS.

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NOTE :

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CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

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TRENCH EXCAVATION SAFETY PROTECTION

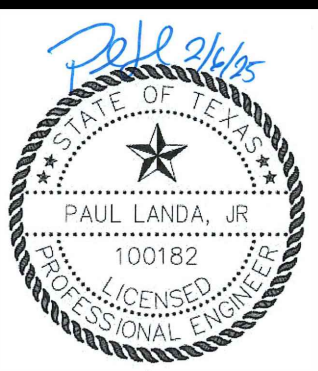
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures 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.	DATE	REVISIONS
1	06/27/24	DESCRIPTION
		UPDATED FIRE HYDRANT LOCATION

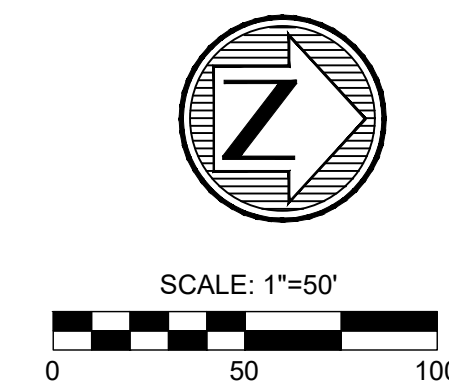
Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3
OVERALL UTILITY IMPROVEMENTS PLAN



- # LEGEND
- | | |
|---|--------------|
| EXISTING WATER MAIN | |
| PROPOSED WATER MAIN | |
| PROPOSED FIRE HYDRANT | |
| EXISTING FIRE HYDRANT | |
| PROPOSED GATE VALVE | |
| EXISTING GATE VALVE | |
| PROPOSED SANITARY SEWER MAIN | |
| EXISTING SANITARY SEWER MAIN | |
| EXISTING OVERHEAD ELECTRIC | |
| EXISTING UNDERGROUND ELECTRIC | |
| EXISTING UNDERGROUND TELEPHONE | |
| EXISTING STREET LIGHT | |
| OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS | D.P.R.B.C.T. |
| OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS | O.P.R.M.C.T. |
| PROPOSED STREET LIGHT 50', 100W AND SINGLE ARM | |
| PROPOSED STREET LIGHT 50', 250W AND SINGLE ARM | |
| EXISTING POWER POLE | PP |
| EXISTING SECONDARY ENCLOSURE | |
| PROPOSED SECONDARY ENCLOSURE | |
| PROPOSED POWER POLE | PP |
| PROPOSED TRANSFORMER | |
| PROPOSED WATER SERVICE | |
| PROPOSED IRRIGATION SERVICE | |
| PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT | |
| EXISTING TRANSFORMER | |
| EXISTING IRRIGATION CONTROL VALVE | |
| EXISTING WATER METER | |

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3. ALL SPILL AND UNSUABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
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 - B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
 - C. SEWER STAKING AT 100-FT INTERVALS.
 - D. STAKING FOR WATER SERVICES.
 - E. STAKING FOR DRAINAGE CHANNELS.
 - F. FINAL STREET STAKING.
 - G. METER BOX STAKING.
 - H. CPS STAKING.
 - I. SETTING OF LOT CORNERS.

NOTES:

1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW:

PRIMARY - 2 1/2" HDPE SCHEDULE 40
SECONDARY - 3" PVC SCHEDULE 40
SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
2. 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
3. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

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TRENCH EXCAVATION SAFETY PROTECTION
Contractor shall provide and maintain retained employee safety equipment and equipment designed for trench excavation safety, equipment consultation, and shall provide the 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 for the project as detailed in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for trench excavation safety protection that comply with as a minimum, the applicable OSHA standards for trench excavation. Specifically, Contractor and/or Contractor's retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards covering the presence and activities of individuals working in and around trench excavation.

CONSTRUCTION PLANS FOR

ROOSEVELT LANDING, UNIT 3
SANITARY SEWER IMPROVEMENTS

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
- The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
- Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
- The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - COSA Drainage (210) 207-0724 or (210) 207-6026
 - COSA Traffic Signal Operators (210) 306-6480
 - COSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
- The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
- All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreg@saws.org.
- Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreg@saws.org. Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
- Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Sewer Notes

- The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
 - Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
 - Attempt to eliminate the source of the SSO.
 - Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
 - Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
 - Clean the affected sewer mains and remove any debris.
 - Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.
- Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies. No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.
- If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, "Bypass Pumping".
- Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
- Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(e)(4)(B). Contractor shall center a 20" joint of 160 psi pressure rated PVC at the proposed water crossing.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI)
- Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS Inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.

ADDITIONAL SEWER NOTES

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

NOTES:

- SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
- PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE FINISHED SUBGRADE ELEVATION. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
- EXTEND ALL SANITARY SEWER LATERALS TO THE PROPERTY LINE OR TO THE EASEMENT LINE AS INDICATED. ALL LATERALS ARE 35' LONG UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINES AND LATERALS WILL BE PVC SDR 26 ASTM D 3034 UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
- SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
- QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.
- ALL MANHOLES TO HAVE WATERTIGHT RING AND COVERS.
- ALL MANHOLES TO BE CONCRETE RING ENCASED.
- MANHOLES TO BE VENTED AS SHOWN ON THE SANITARY SEWER PLANS.
- AN "*" DENOTES AN EXISTING TEE.
- ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0 % SLOPE TO THE PROPERTY LINE.
- MINIMUM COVER FROM TOP OF SANITARY SEWER LATERALS TO TOP OF CURB WILL BE:

WATER MAIN		COVER
6"	5.5'	
8"	5.7'	
12"	6.0'	
16"	7.4'	
- ALL MANHOLE OPENINGS SHALL BE 30".

SAN ANTONIO WATER SYSTEM
CRITERIA FOR SEWER MAIN CONSTRUCTION
IN THE VICINITY OF WATER MAINS

- WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET (9) OF THE WATER LINE SHALL BE CONSTRUCTED USING 160 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
- WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN. SHALL HAVE A SECTION OF SEWER PIPE CENTERED ON THE WATER MAIN. SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.

SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.

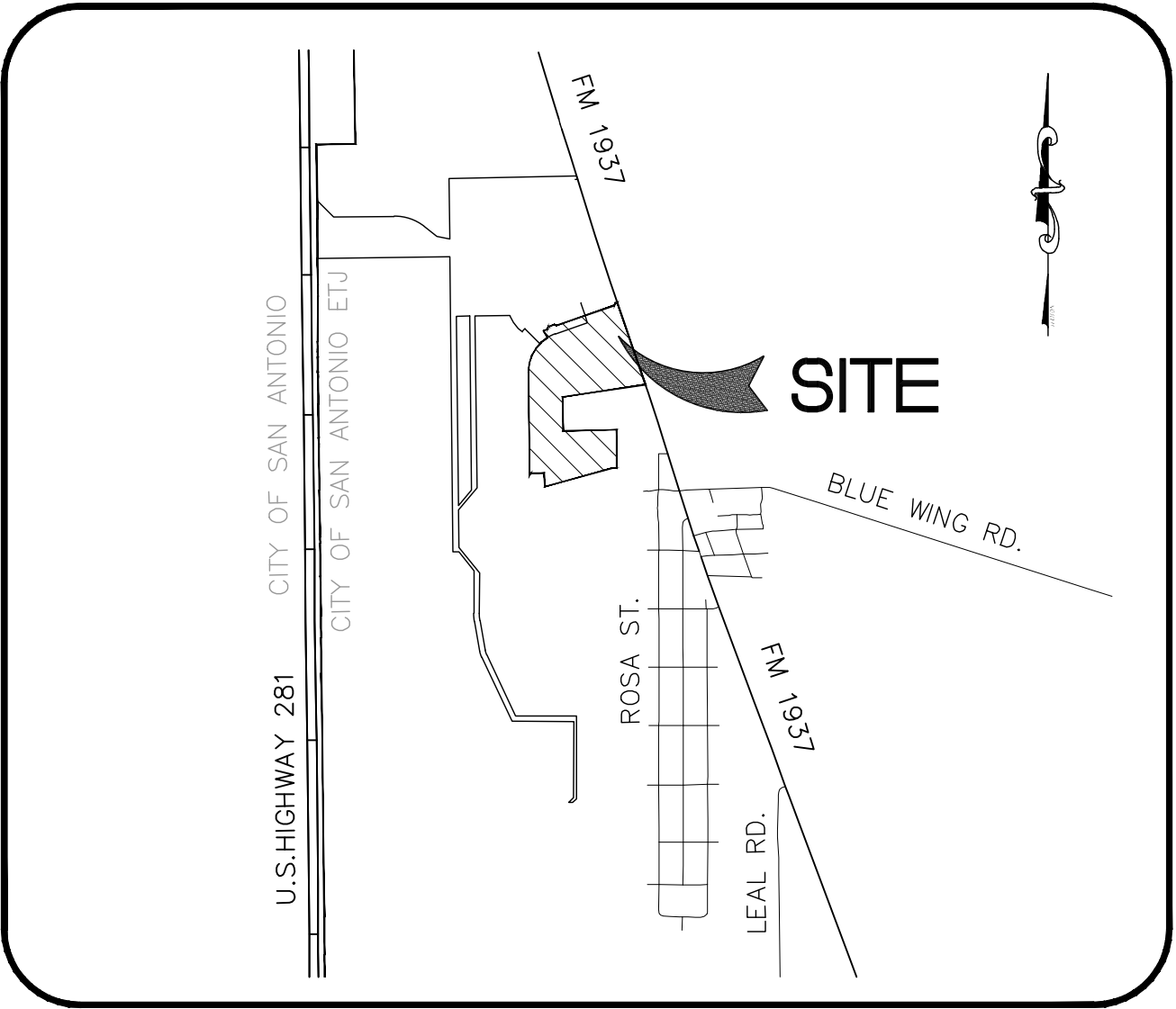
NOTE TO CONTRACTOR:

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BENCHMARK

- BM CP-1: MAG WITH SHINER
N = 13647500.5380
E = 2139787.2040
ELEV.=551.47
- BM CP-2: MAG NAIL ON PAVEMENT
N = 13647971.5740
E = 2139626.4850
ELEV.=555.23
- BM CP-3: MAG NAIL ON PAVEMENT
N = 13648430.7540
E = 2139427.5290
ELEV.=557.57



VICINITY MAP

N.T.S.

SUBMITTAL DATE:

FEBRUARY 2023

REVISION DATE:

FEBRUARY 2023

LEGAL DESCRIPTION:

BEING A 25.260 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337, AND BEING A PORTION OF A 53.617 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240037648, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Sheet List Table

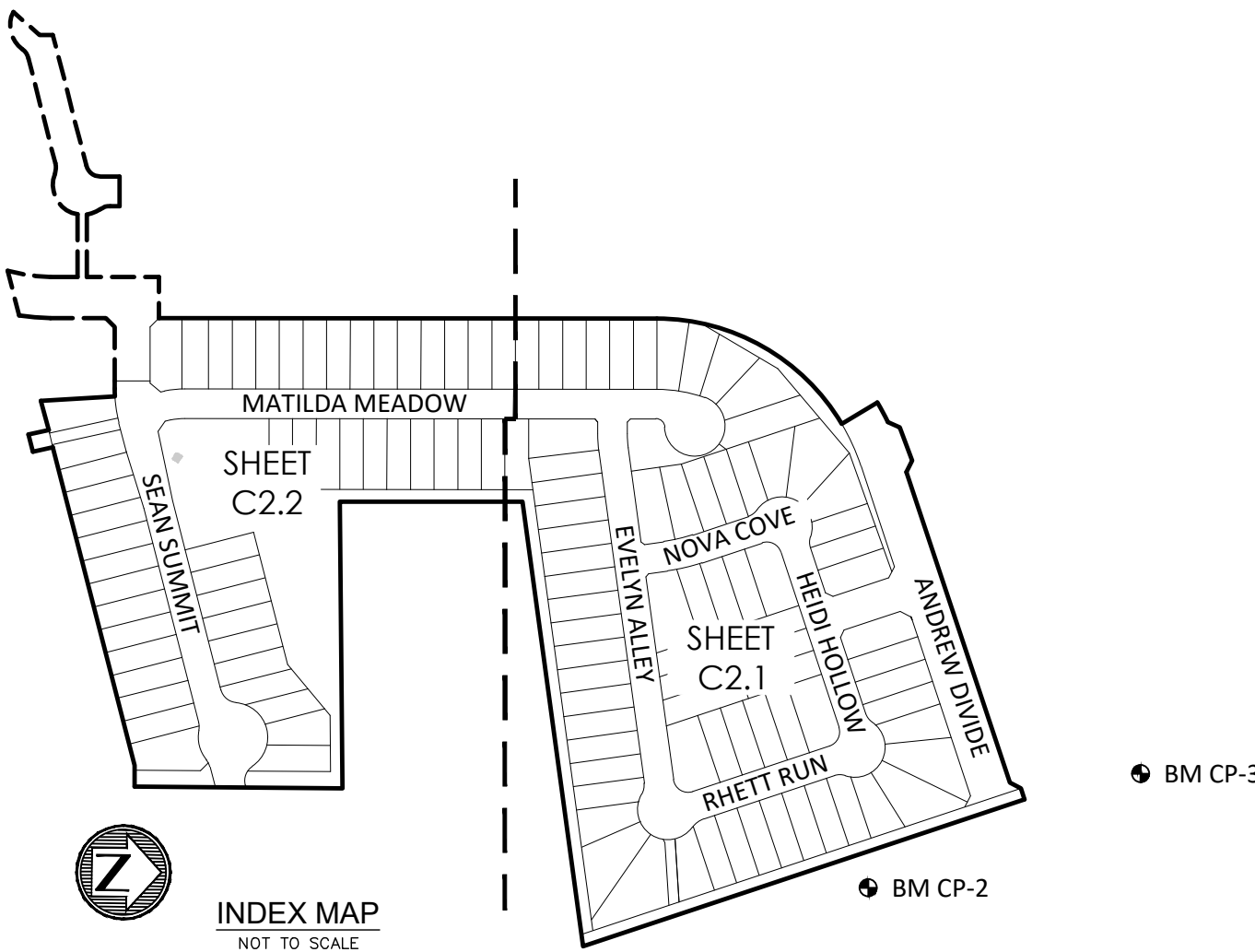
Sheet Number	Sheet Title
SEWER PLANS	
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SEWER OVERALL
C2.3	SEWER LINE "B" PLAN & PROFILE
C2.4	SEWER LINE "J" & "N" PLAN & PROFILE
C2.5	SEWER LINE "C" PLAN AND PROFILE
C2.6	SEWER LINE "D" PLAN AND PROFILE
C2.7	SEWER LINE "E" & "F" PLAN AND PROFILE
C2.8	SEWER LINE "G" PLAN AND PROFILE
C2.9	SANITARY SEWER DETAILS

SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER

SAN ANTONIO, LD. LLC.
4058 N. COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
(479) 455-9090



ESTIMATED SEWER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QTY
1	Tie Into Existing Sanitary Sewer Main	EA.	1
2	Trench Excavation Safety Protection	L.F.	4,038
3	8" Sanitary Sewer Pipe, SDR-26 (Depth 6'-10')	L.F.	2,489
4	8" Sanitary Sewer Pipe, SDR-26 (Depth 10'-14')	L.F.	1,549
5	Standard Sanitary Sewer Manhole	EA.	12
6	Drop Sanitary Sewer Manhole	EA.	1
7	Extra Depth Manhole	EA.	41.5
8	Vertical Stack	EA.	73.8
9	6" Sanitary Sewer Laterals, SDR-26	EA.	4,834
10	Wye or Tees Only	EA.	12
11	8" Sewer Main Television Inspection	L.F.	4,038

CAUTION:

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL, DUCT BANKS, 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.

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 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.

LOWER/LOWER MEDINA -SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC					
Developer's Name	SAN ANTONIO, LD. LLC.				
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9				
City	FAYETTEVILLE	State	AR	Zip	72703
Phone #	(479) 455-9090	Fax #			
SAWS Block Map #	178-526	Total EDU's	125	Total Acreage	25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Plat No.	22-11800715		
Number of Lots	125	SAWS Job No.	23-1524		



SUBMITTAL SET

TEXAS C2.0

BEXAR COUNTY



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

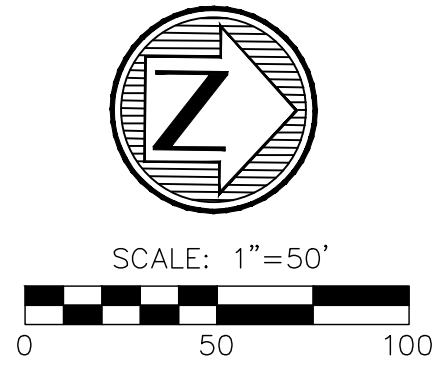
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

UNPLATTED
SAN ANTONIO, LD, LLC,
DOC NUMBER 20230037337
O.P.R.B.C.T.

LAND-PLAT-22-11800715

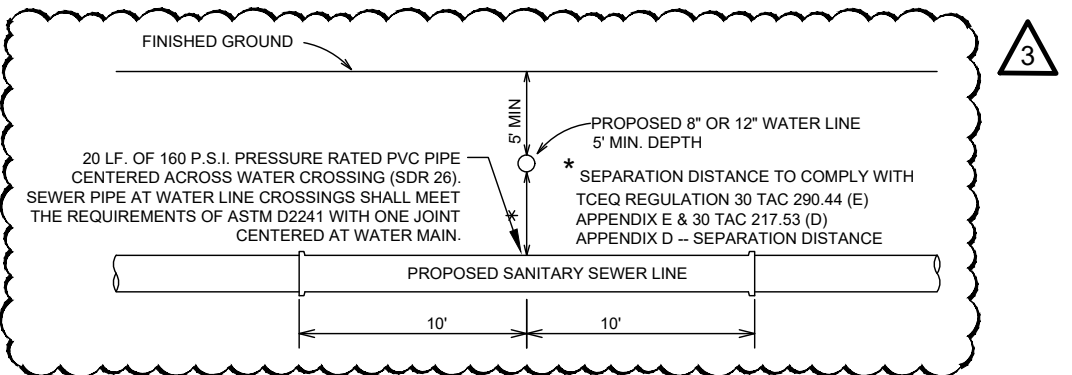


LEGEND

- EXISTING WATER MAIN
PROPOSED WATER MAIN (PVC)
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
EXISTING SANITARY SEWER MAIN & MANHOLE
PROPOSED SERVICE LATERAL
VERTICAL STACK
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWER/WATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- EX 8"W
8"W
8"SS
EX 8"SS
VS
E.G.T.C.A.E.
MIN. F.F. = 795.5
O.P.R.B.C.T.

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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.
REFERENCE SAVS SPEC. ITEM #12

TRENCH EXCAVATION SAFETY PROTECTION

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LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

Developer's Name	SAN ANTONIO, LD, LLC.		
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR Zip. 72703
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	170-52	Total EDU's	125
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Total Acreage	25.260
Number of Lots	125	Plat No.	22-11800715
		SAWS Job No.	23-1524

SUBMITTAL SET

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL

Engineers
Surveyors
Planners

MTR

May Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3
SANITARY SEWER OVERALL PLAN

SHEET

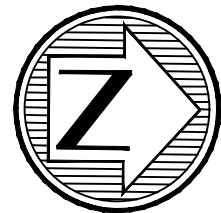
C2.1

MATCHLINE "B" SEE THIS SHEET

SEE SHEET C2.1

MATCHLINE "A"

MATCHLINE "B" SEE THIS SHEET



SCALE: 1"=50'

LEGEND

- EXISTING WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
EXISTING SANITARY SEWER MAIN & MANHOLE
VERTICAL STACK
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWER/WATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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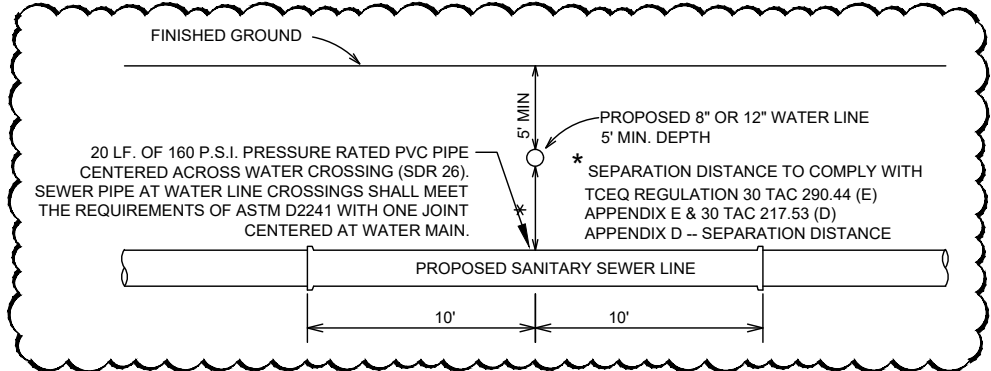
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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL



LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

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Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR
Zip	72703		
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SAWS Block Map #	170-524	Total EDU's	125
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Total Acreage	25.260
Number of Lots	125	SAWS Job No.	23-1524

REVISIONS		DESCRIPTION	DATE	BY
1	05/16/24	UPDATED RAMP		
2	08/27/24	UPDATED FIRE HYDRANT LOCATION		
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL		

PROJ. #	DGN. BY	CHKD. BY	DATE

Engineers
Surveyors
Planners

MTI

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 OMARON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5065

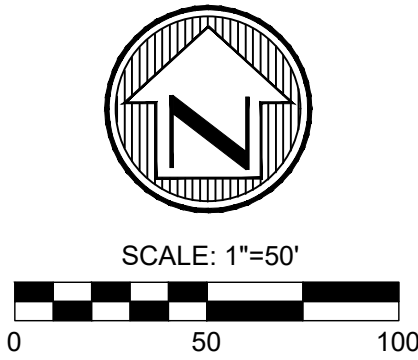


ROOSEVELT LANDING UNIT 3
SANITARY SEWER OVERALL PLAN

SHEET

C2.2

SUBMITTAL SET



LEGEND

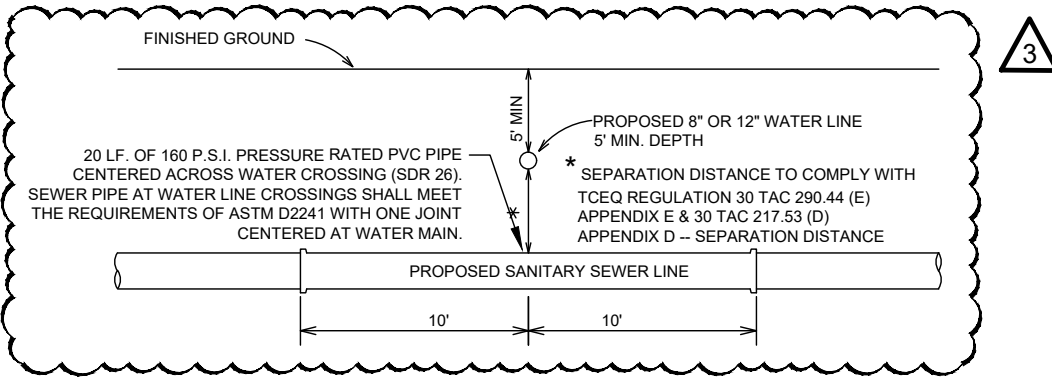
EXISTING WATER MAIN	EX 8"W
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN & MANHOLE	8"SS
EXISTING SANITARY SEWER MAIN & MANHOLE	EX 8"SS
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	
VERTICAL STACK	VS
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.C.A.E.
TEMPORARY BENCHMARK	MIN. F.F. = 795.5
PROPOSED MINIMUM FINISH FLOOR ELEVATION	
SANITARY SEWER/WATER CROSSING LOCATION	O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.M.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	

CAUTION:

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TRENCH EXCAVATION SAFETY PROTECTION

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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.
REFERENCE SAWS SPEC. ITEM 812

LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

Developer's Name	SAN ANTONIO, LD. LLC.
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9
City	FAYETTEVILLE
State	AR
Zip	72703
Phone #	(479) 455-9090
Fax #	
SAWS Block Map #	125-524
Total EDU's	125
Total Acreage	25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.
Plat No.	22-11800715
Number of Lots	125
SAWS Job No.	23-1524

SUBMITTAL SET

NO.	DATE	DESCRIPTION	BY
1	05/16/24	UPDATED RAMP	
2	08/27/24	UPDATED FIRE HYDRANT LOCATION	
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL	

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

12770 OMARON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING UNIT 3

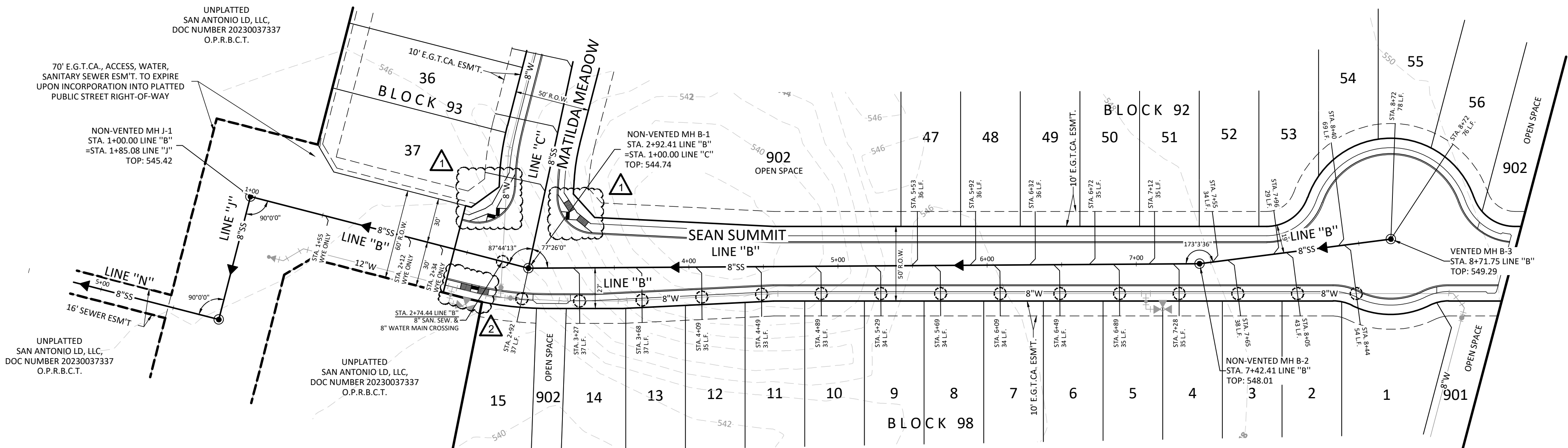
SANITARY SEWER PLAN & PROFILE

LINE "B"

STA. 1+00.00 TO STA. 8+71.75

SHEET

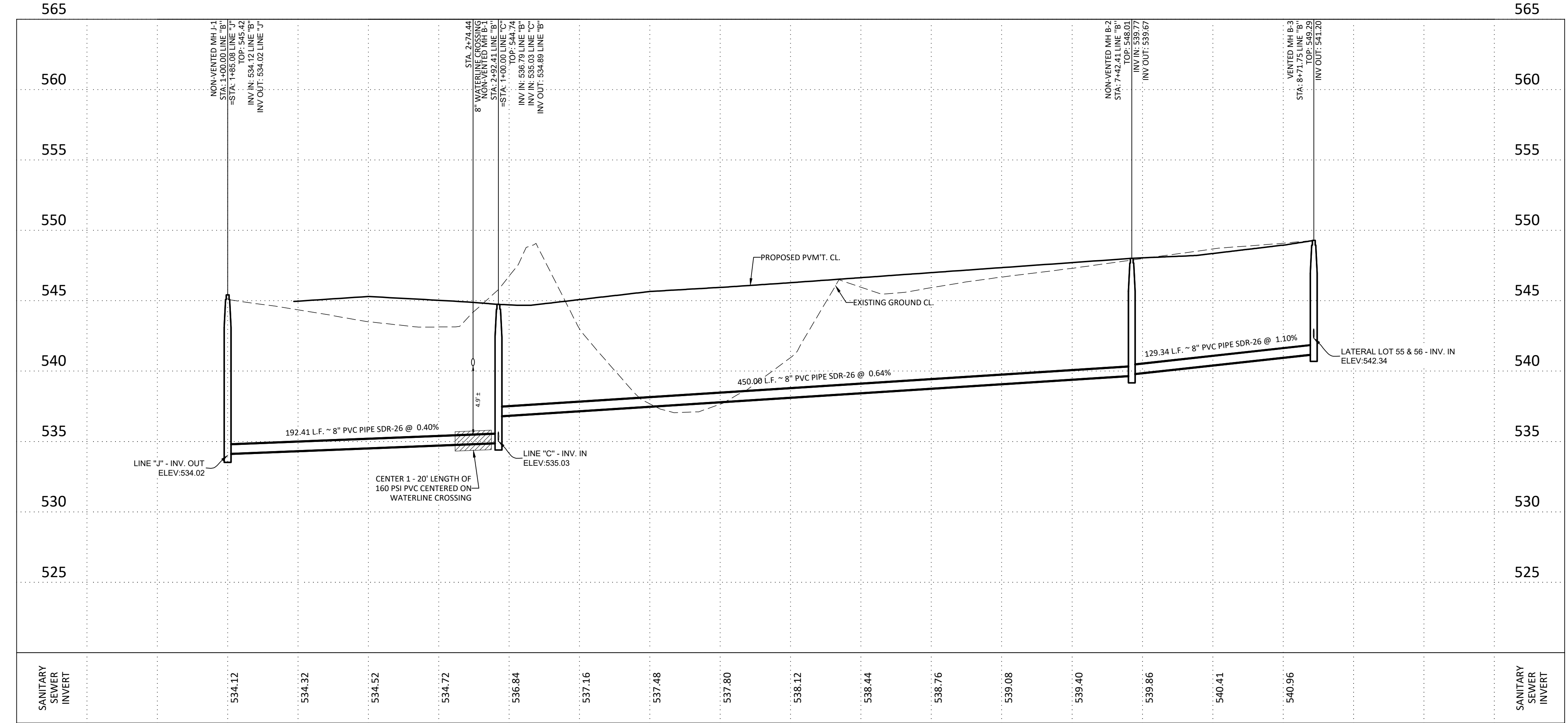
C2.3

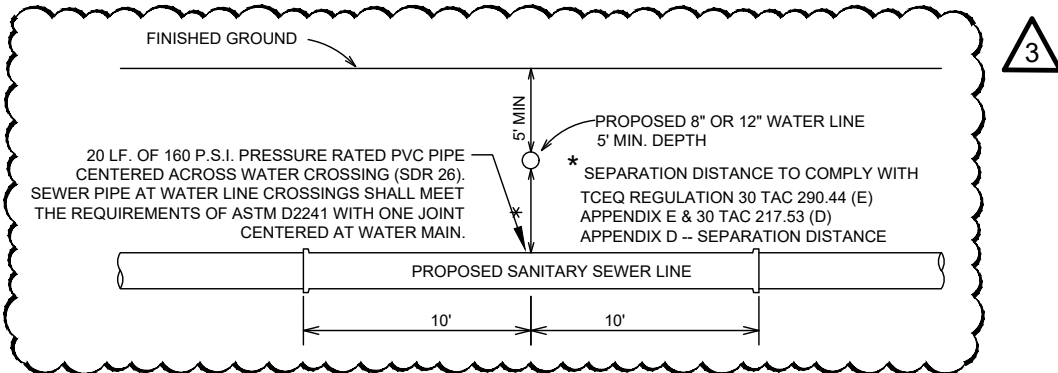
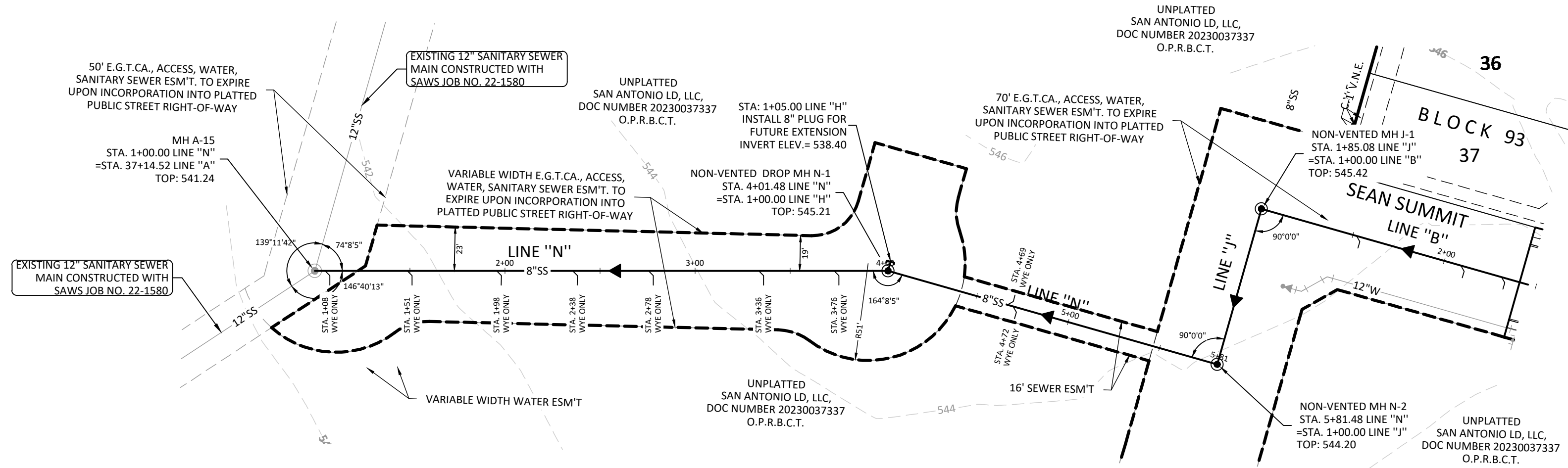


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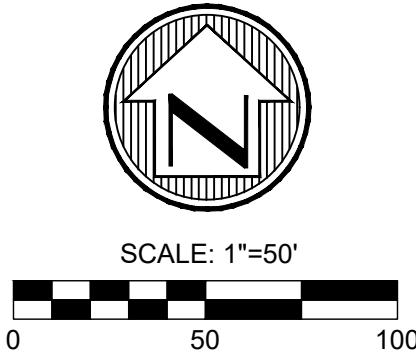
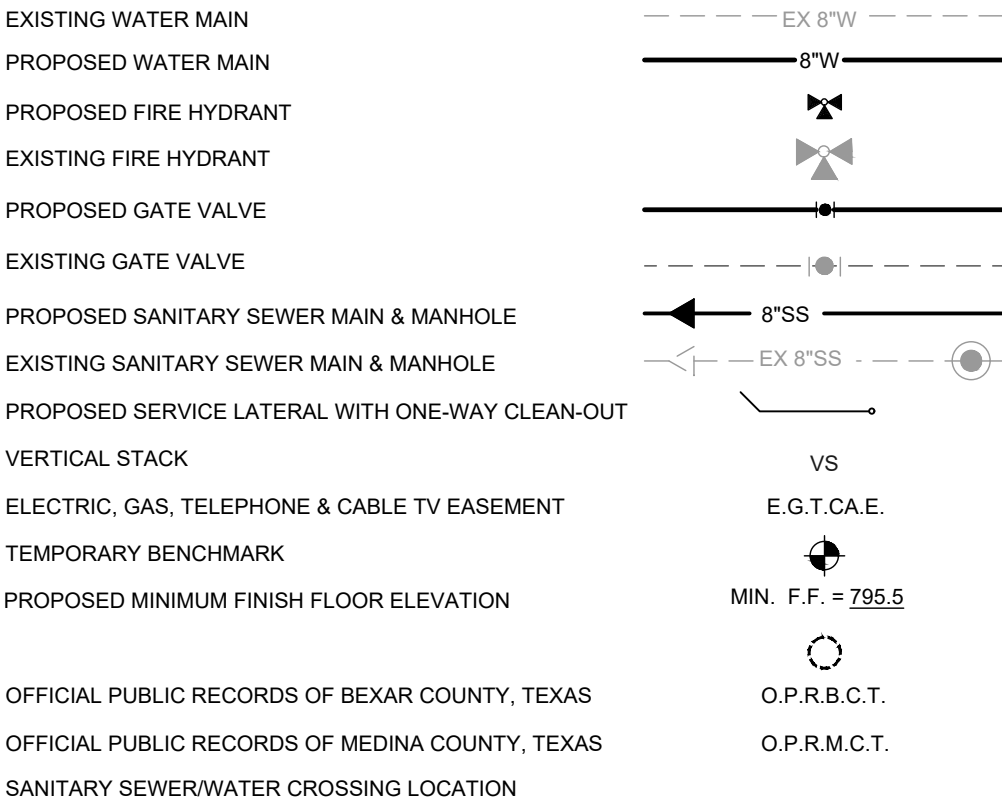
STA. 1+00.00 TO STA. 8+71.75

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





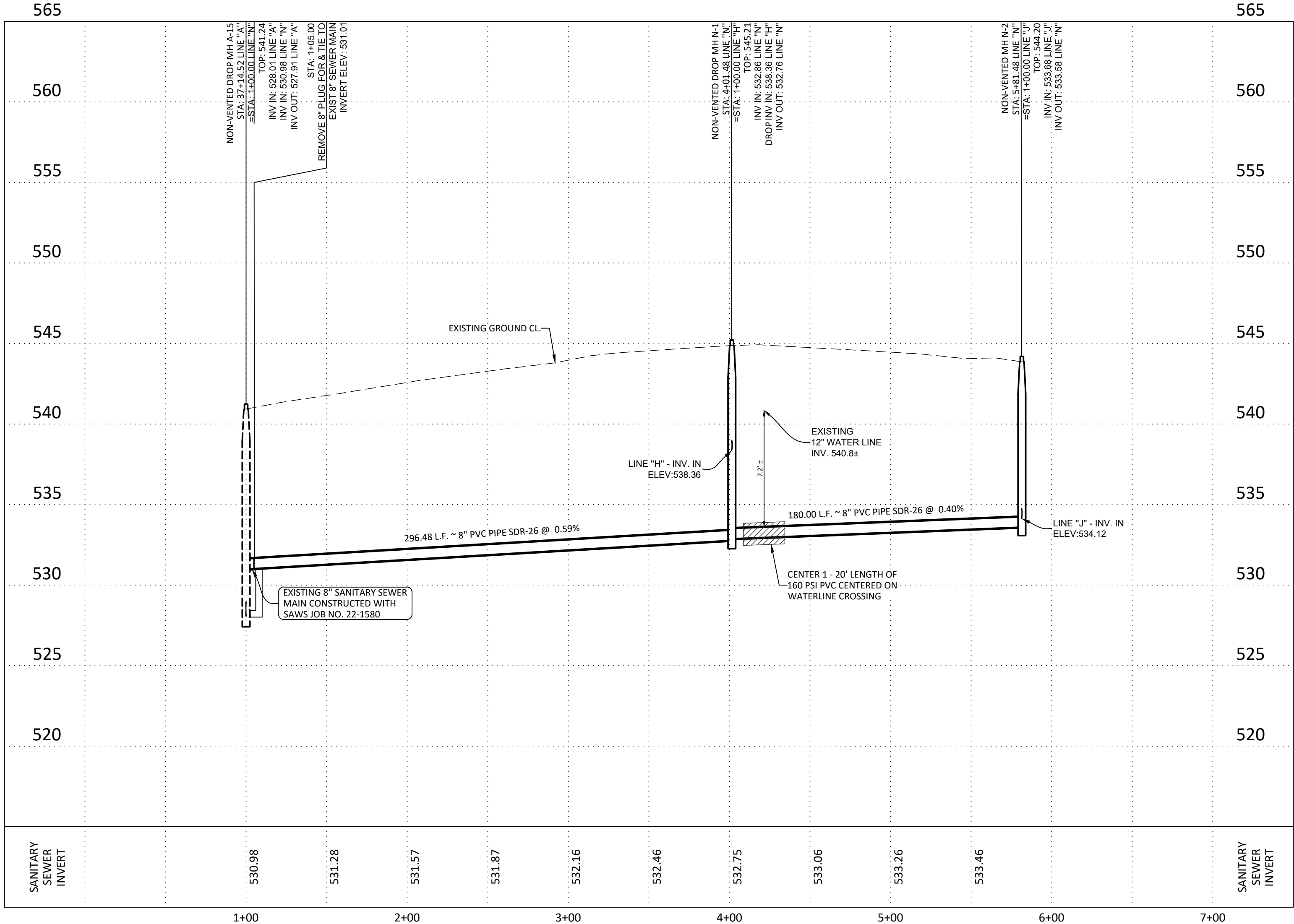
LEGEND



LINE "N"

STA. 1+05.00 TO STA. 5+81.48

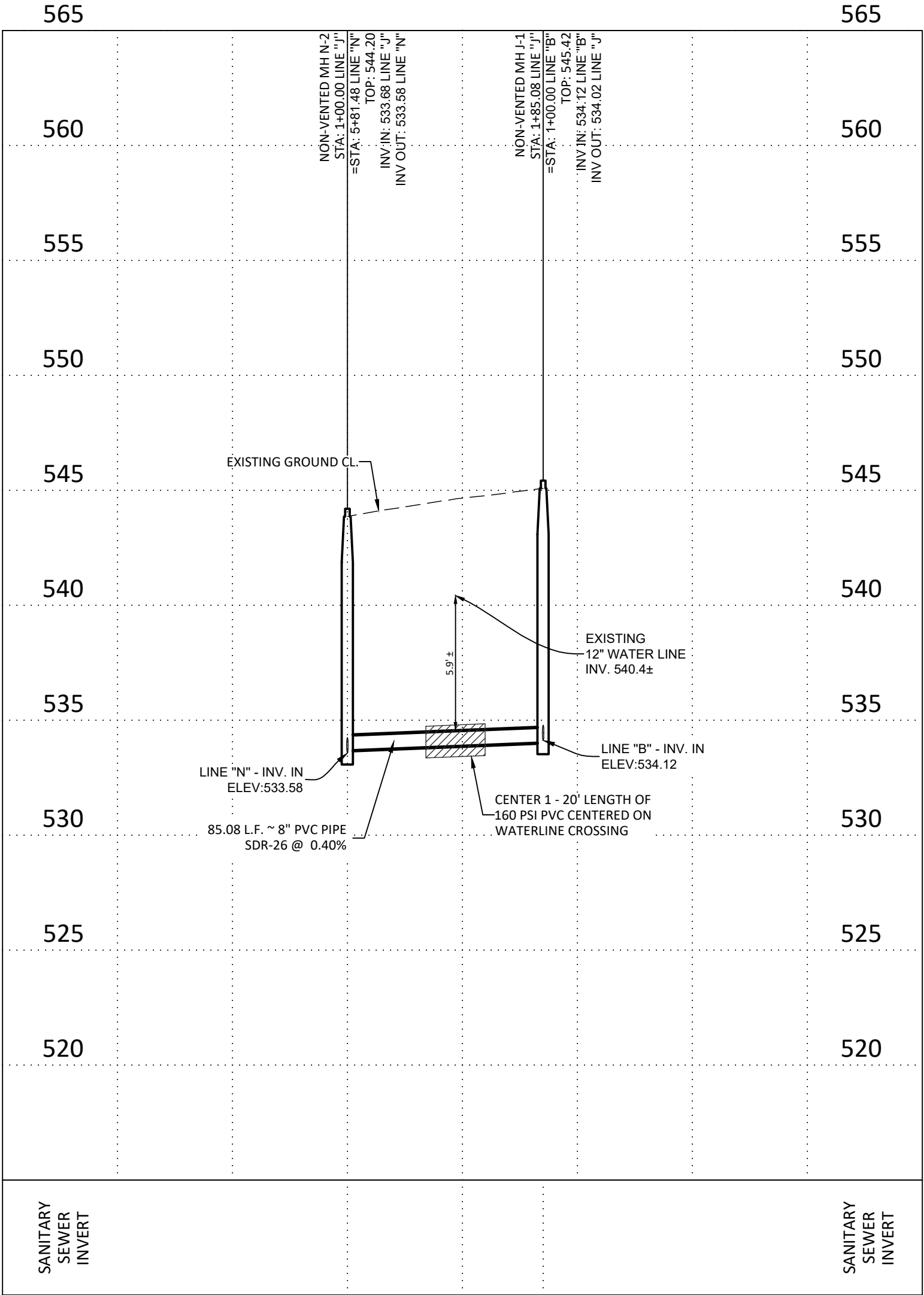
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



LINE "J"

STA. 1+00.00 TO STA. 1+85.08

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



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TRENCH EXCAVATION SAFETY PROTECTION

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LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

Developer's Name	SAN ANTONIO, LD. LLC.		
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR Zip 72703
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	125-22	Total EDU's	125 Total Acreage 25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Plat No.	22-11800715
Number of Lots	125	SAWS Job No.	23-1524

REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL

BY	
CHKD. BY	
DATE	

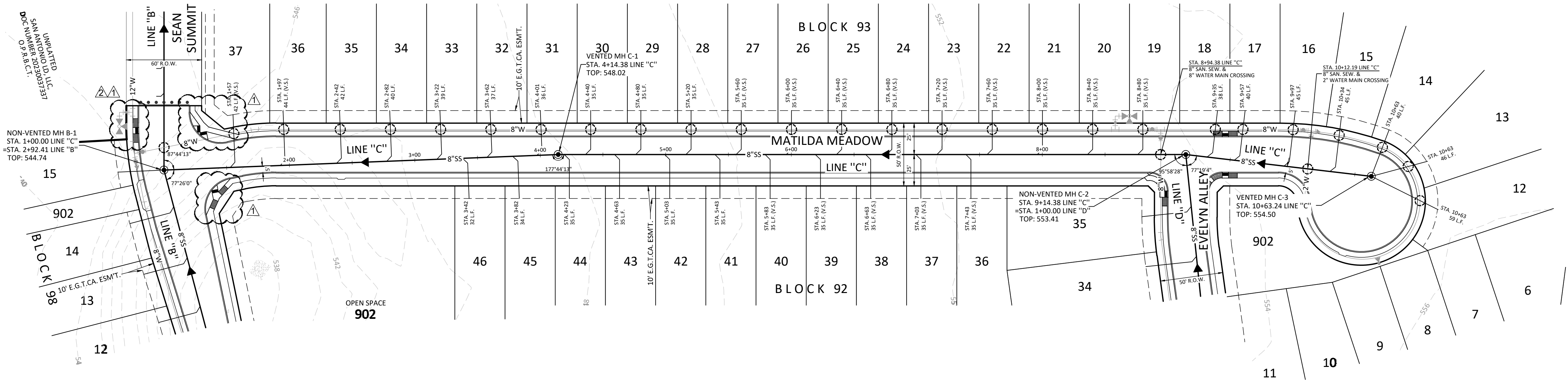
Engineers
Surveyors
Planners

MIR

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051

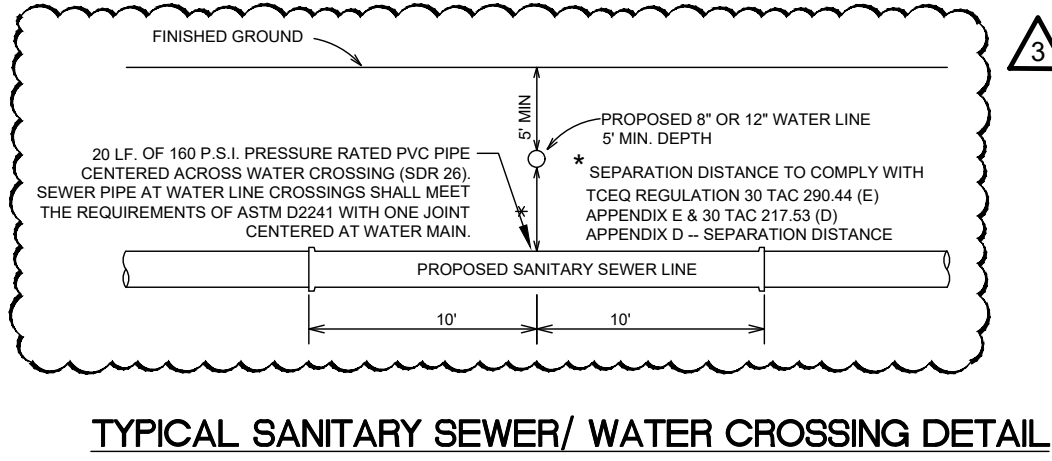
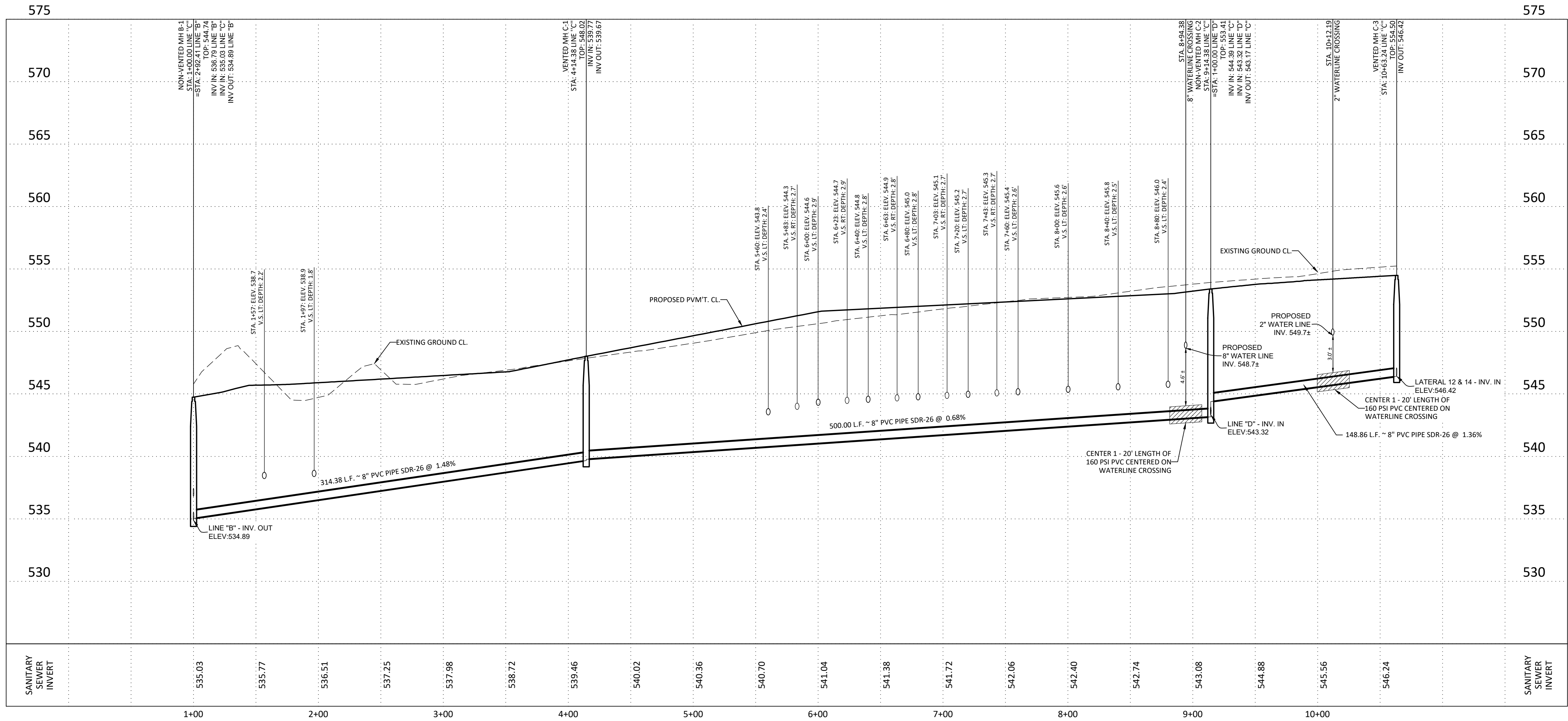


ROOSEVELT LANDING UNIT 3
SANITARY SEWER PLAN & PROFILE
LINE "N"
LINE "J"



LINE "C"
STA. 1+00.00 TO STA. 10+63.24

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



CAUTION:
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LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC					
Developer's Name	SAN ANTONIO, LD. LLC.				
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9				
City	FAYETTEVILLE	State	AR	Zip	72703
Phone #	(479) 455-9090	Fax #			
SAWS Block Map #	125	Total EDU's	125	Total Acreage	25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Plat No.	22-11800715		
Number of Lots	125	SAWS Job No.	23-1524		

REVISIONS

NO.	DATE	DESCRIPTION
1	05/16/24	UPDATED RAMPS
2	08/27/24	UPDATED FIRE HYDRANT LOCATION
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL

PROJ. # DGN. BY: DWG. BY: CHKD. BY: DATE:

• Engineers
• Surveyors
• Planners

May Tarin Ramirez Engineers, LLC
TBEELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

ROOSEVELT LANDING UNIT 3

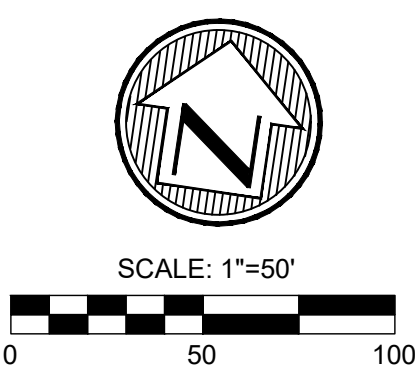
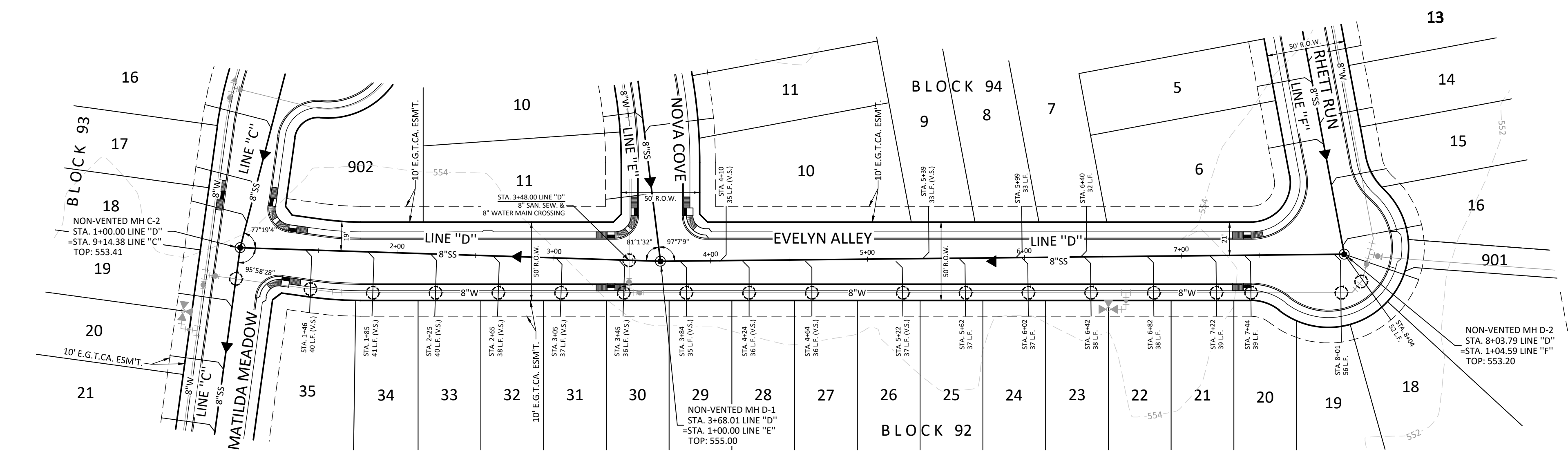
SANITARY SEWER PLAN & PROFILE

LINE "C"

STA. 1+00.00 TO STA. 10+63.24

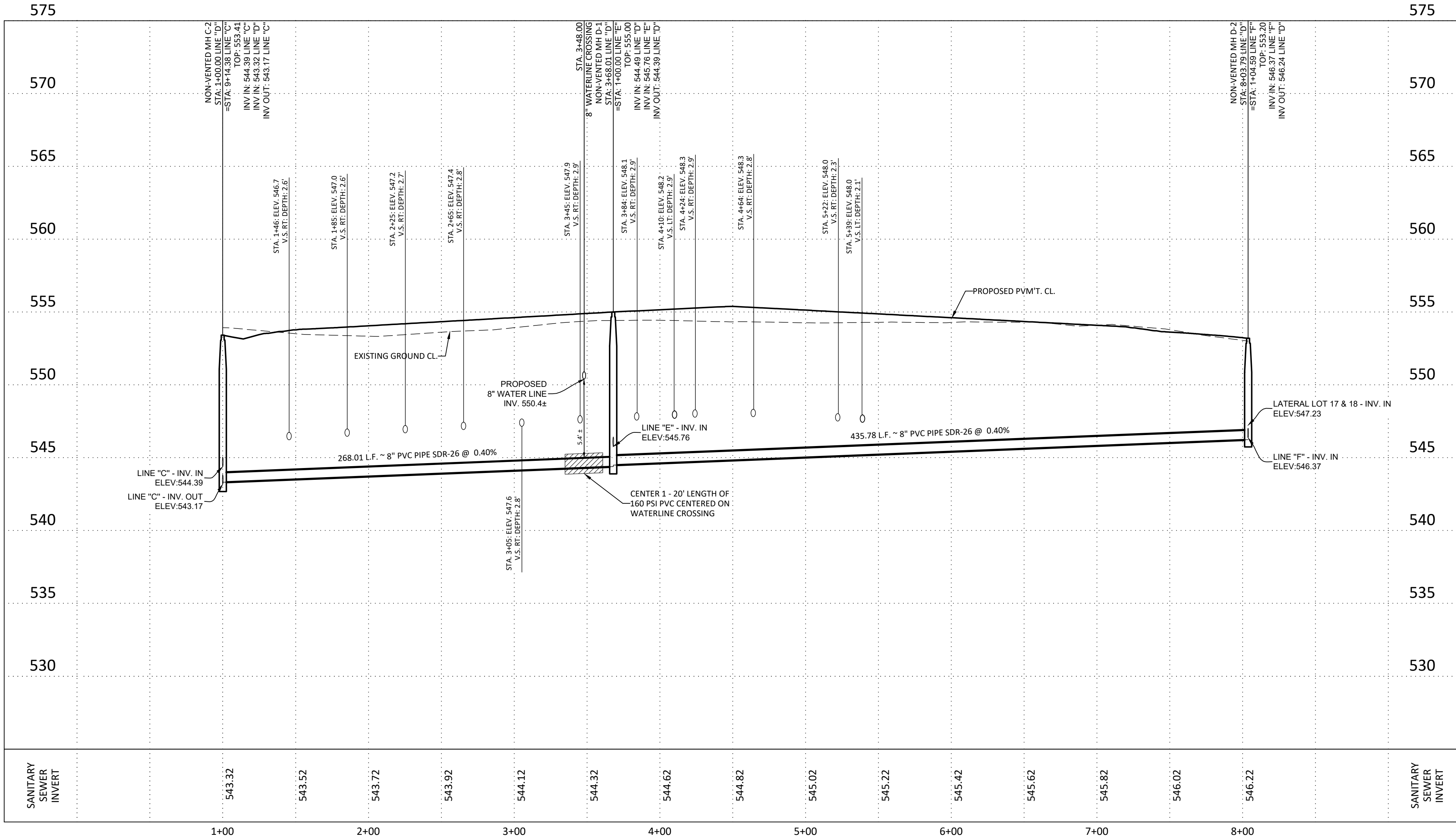
SHEET

C2.5



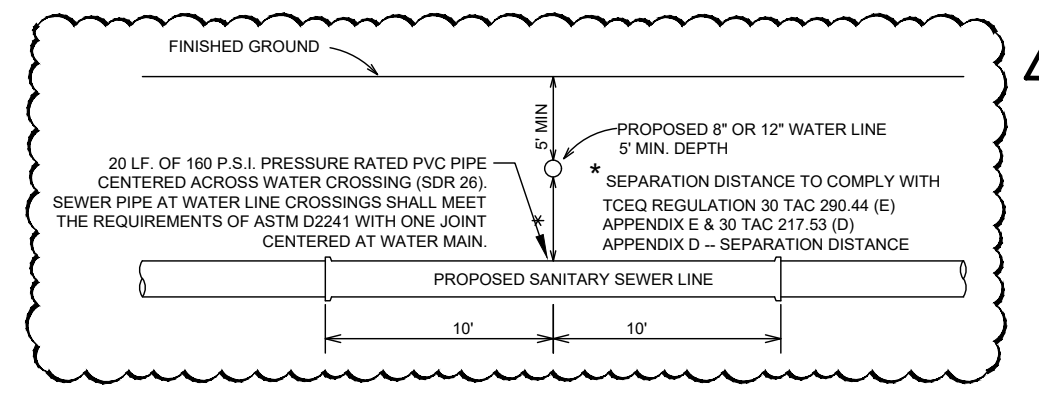
LEGEND	
EXISTING WATER MAIN	--- EX 8"W ---
PROPOSED WATER MAIN	--- 8"W ---
PROPOSED FIRE HYDRANT	--- 8" ---
EXISTING FIRE HYDRANT	--- 8" ---
PROPOSED GATE VALVE	--- 8" ---
EXISTING GATE VALVE	--- 8" ---
PROPOSED SANITARY SEWER MAIN & MANHOLE	--- 8"SS ---
EXISTING SANITARY SEWER MAIN & MANHOLE	--- EX 8"SS ---
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	--- VS ---
VERTICAL STACK	--- VS ---
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	--- E.G.T.C.A.E. ---
TEMPORARY BENCHMARK	--- MIN. F.F. = 795.5 ---
PROPOSED MINIMUM FINISH FLOOR ELEVATION	--- MIN. F.F. = 795.5 ---
SANITARY SEWER/WATER CROSSING LOCATION	--- O.P.R.B.C.T. ---
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	--- O.P.R.B.C.T. ---
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	--- O.P.R.M.C.T. ---

LINE "D"
STA. 1+00.00 TO STA. 8+04.61
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.
REFERENCE SAWS SPEC. ITEM 812

LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

Developer's Name	SAN ANTONIO, LD. LLC.		
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR
Zip	72703	Phone #	(479) 455-9090
SAWS Block Map #	125	Fax #	
Total Linear Footage of Pipe	8" ~ 4,038 L.F.	Total EDU's	125
Number of Lots	125	Plat No.	22-11800715
SAWS Job No.	23-1524		

REVISIONS

NO.	DATE	DESCRIPTION	BY
3	02/09/25	UPDATED QUANTITIES & SEPARATION DETAIL	

• Engineers
• Surveyors
• Planners

May Tarin Ramirez Engineers, LLC
12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

PROJ. # DGN. BY: DWG. BY: CHKD. BY: DATE:

ROOSEVELT LANDING UNIT 3

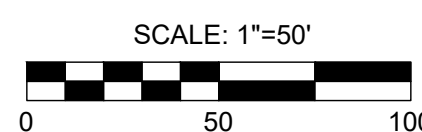
SANITARY SEWER PLAN & PROFILE

LINE "D"

STA. 1+00.00 TO STA. 8+04.61

SHEET

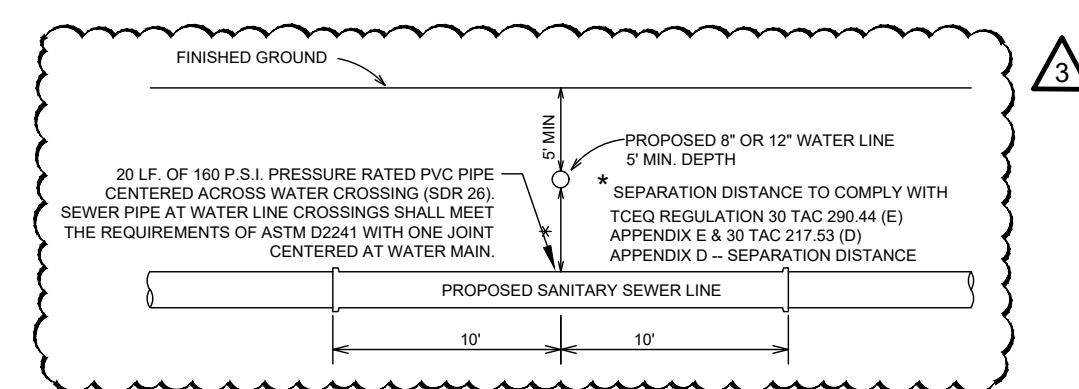
C2.6



EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
EXISTING SANITARY SEWER MAIN & MANHOLE
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT
VERTICAL STACK
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWERWATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

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N.T.S.
REFERENCE SAWS SPEC. ITEM 81

Developer's Name SAN ANTONIO, I.D. LLC.

Developer's Address 4058 N. COLLEGE STE. 300, BOX 9

City FAYETTEVILLE State AR Zip 72703

Phone # (479) 455-9090 Fax # _____

SAWS Block Map # 178-522 Total EDU's 125 Total Acreage 25.260

Total Linear Footage of Pipes 8" ~ 4,038 L.F. Plot No. 22-11800715

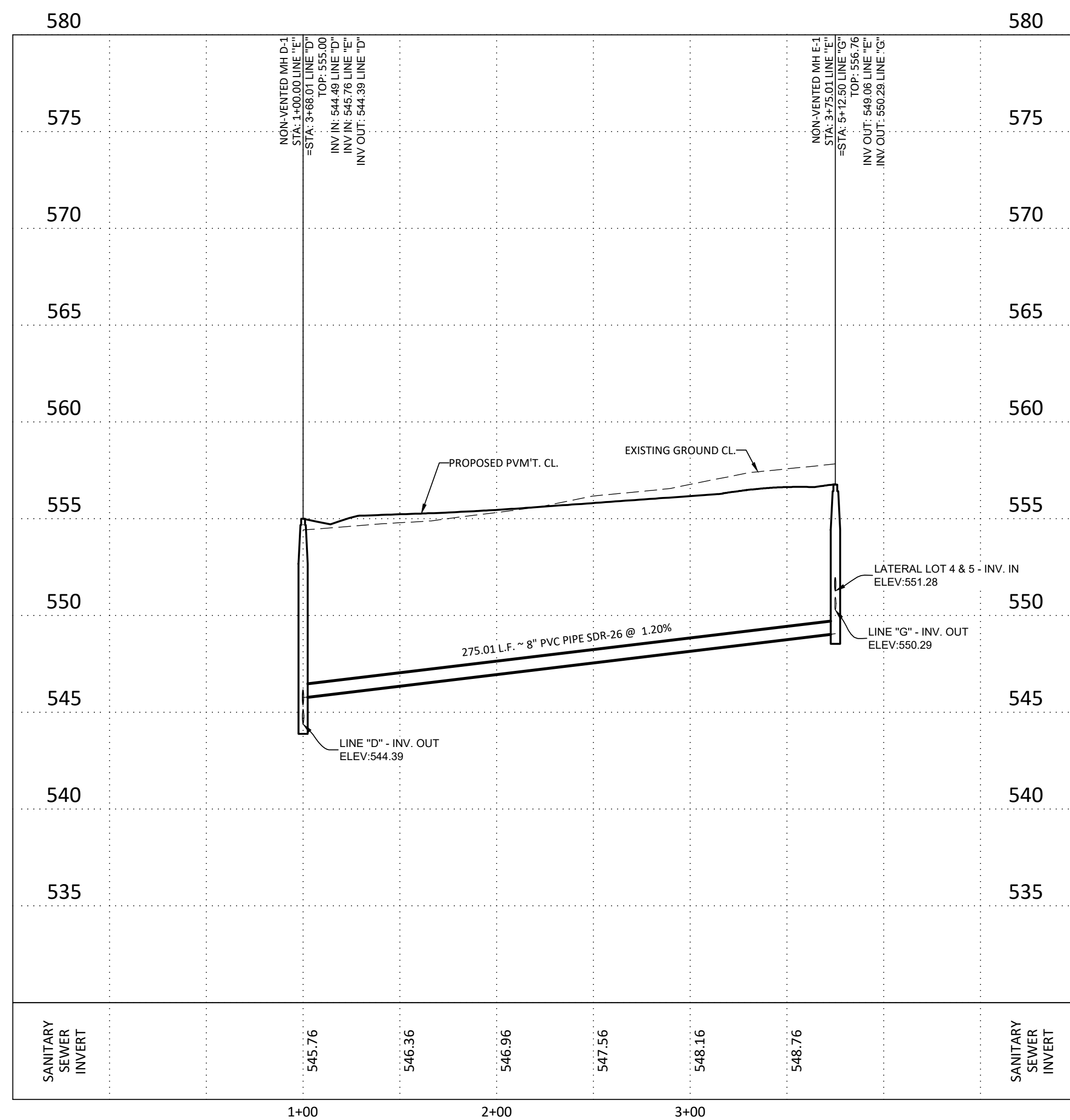
Number of Lots 125 SAWS Job No. 23-1524

SUBMITTAL SET



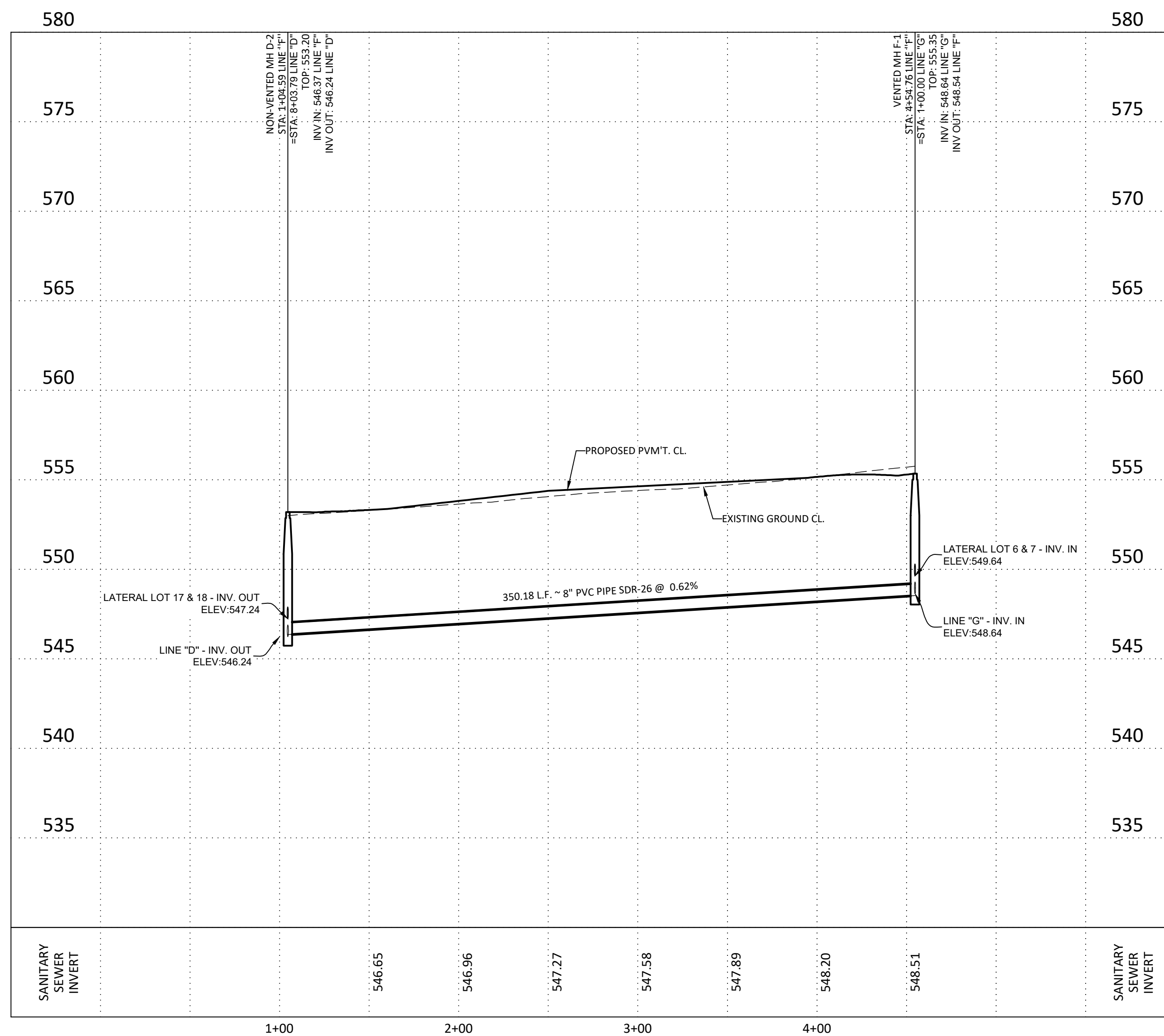
STA. 1+00.00 TO STA. 3+75.01

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



STA. 1+00.00 TO STA. 4+54.76

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

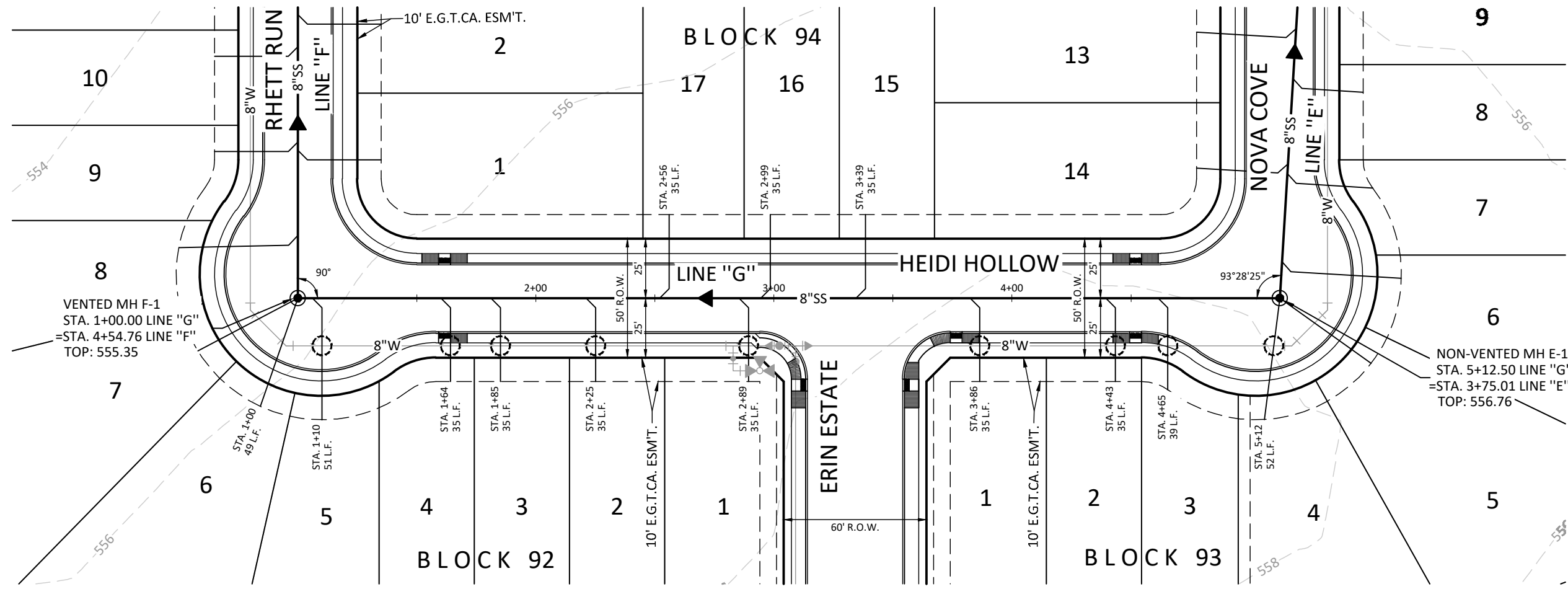


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TRENCH EXCAVATION SAFETY PROTECTION

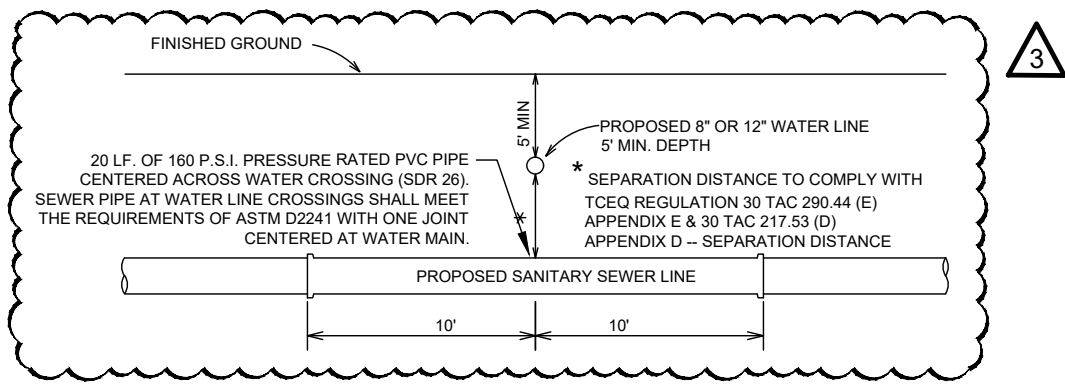
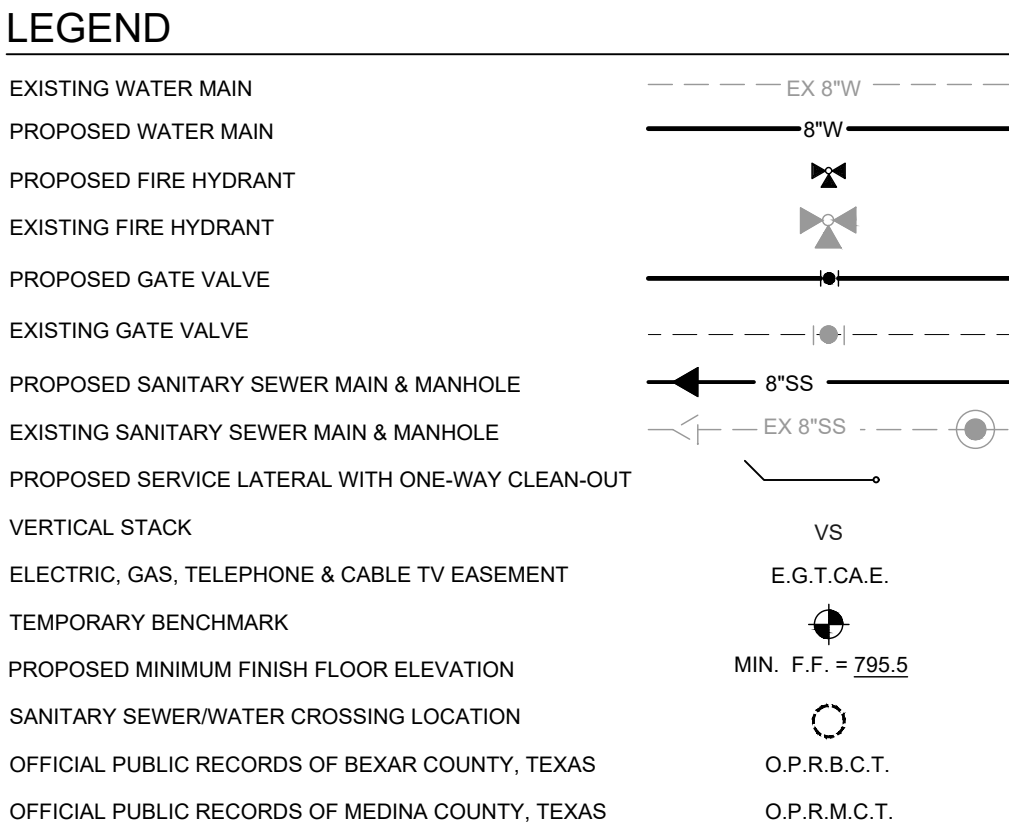
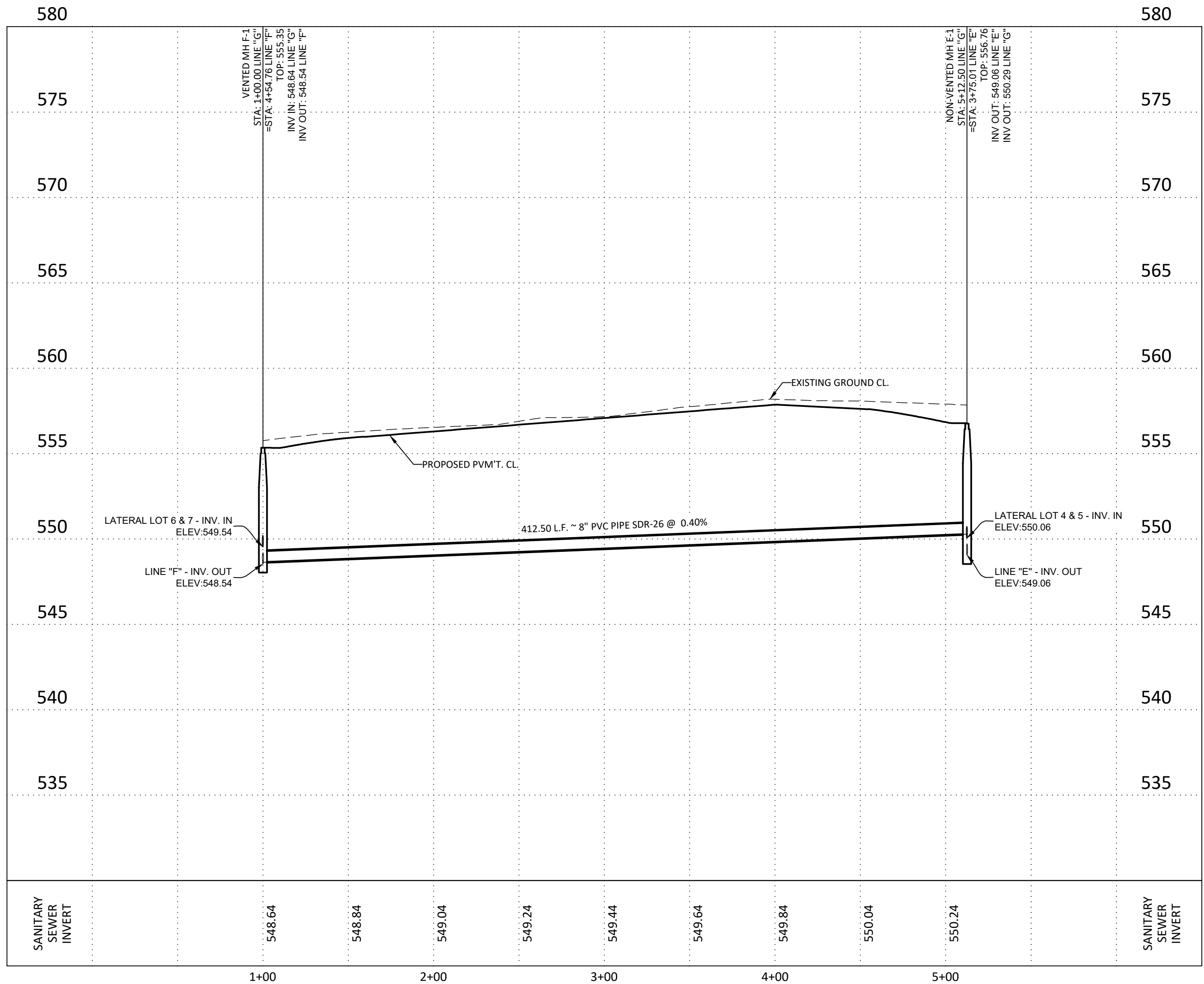
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures 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.



LINE "G"

STA. 1+00.00 TO STA. 5+12.50

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



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.
REFERENCE SAWS SPEC. ITEM 812

LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

Developer's Name	SAN ANTONIO, LD. LLC.		
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR Zip 72703
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	125-1524	Total EDU's	125 Total Acreage 25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.		
Number of Lots	125	SAWS Job No.	23-1524
Plat No.	22-11800715		

REVISIONS		DESCRIPTION	DATE	BY
NO.	DATE	DESCRIPTION	DATE	BY
3	02/08/25	UPDATED QUANTITIES & SEPARATION DETAIL		

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING UNIT 3

SANITARY SEWER PLAN & PROFILE

LINE "G"

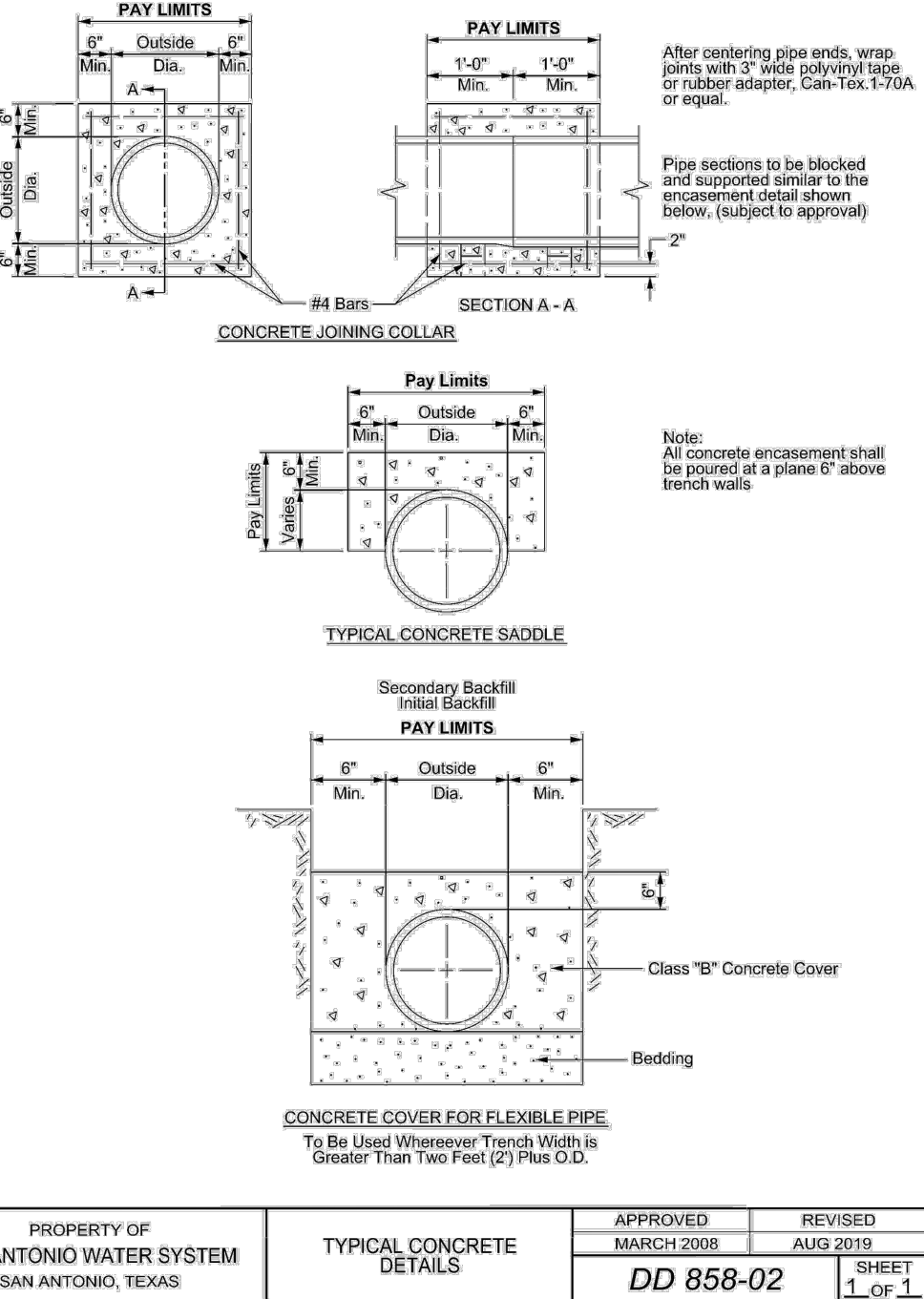
STA. 1+00.00 TO STA. 5+12.50

REVISIONS	DESCRIPTION	DATE	BY
3	UPDATED QUANTITIES & DETAILS	02/06/25	VERSION
PROJ. #	DDK. BY:	CHKD. BY:	DATE:

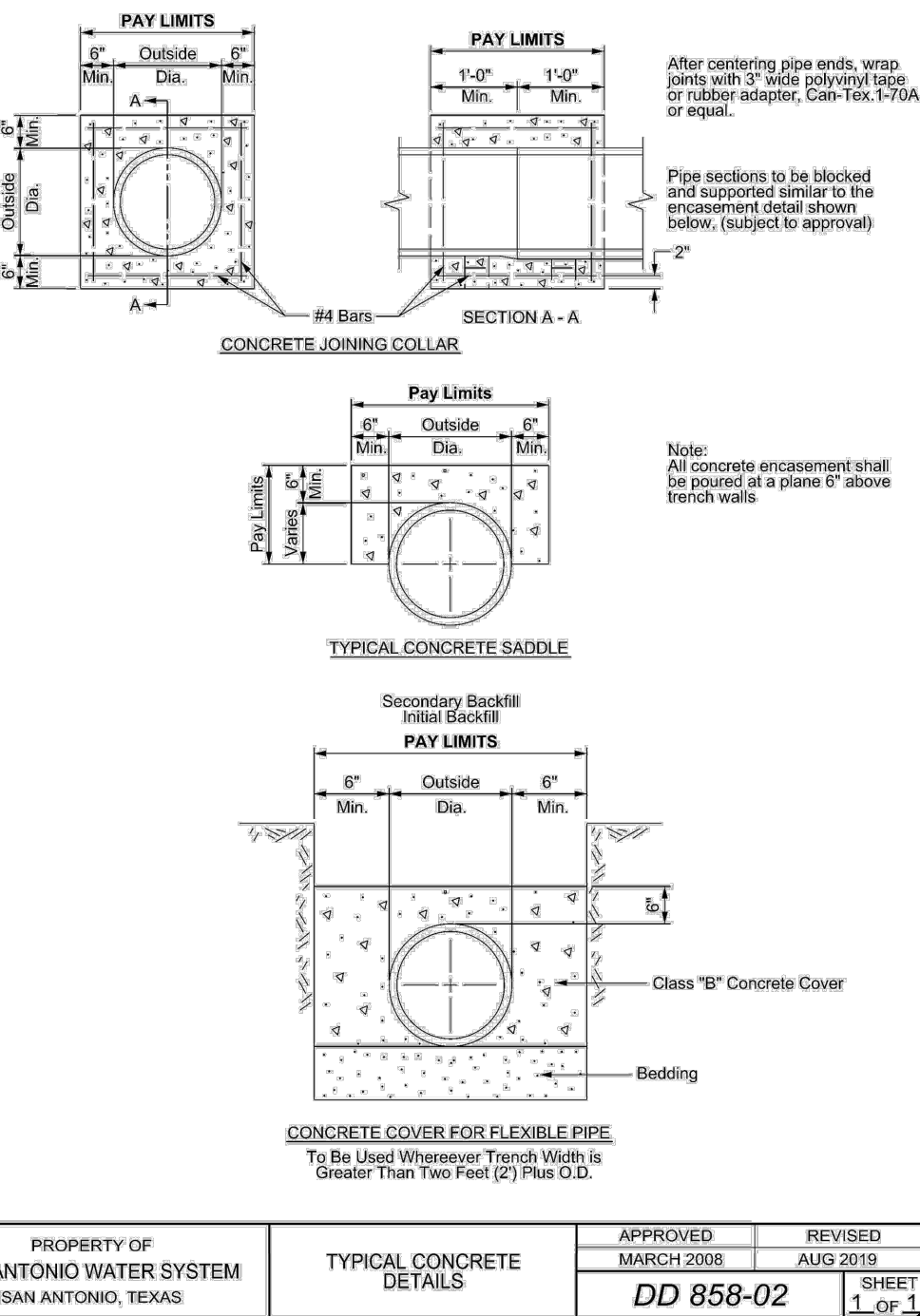
TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures 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.

LOWER/LOWER MEDINA - SOUTH SEWERSHED - DIOS RIOS/LEON CREEK WRC

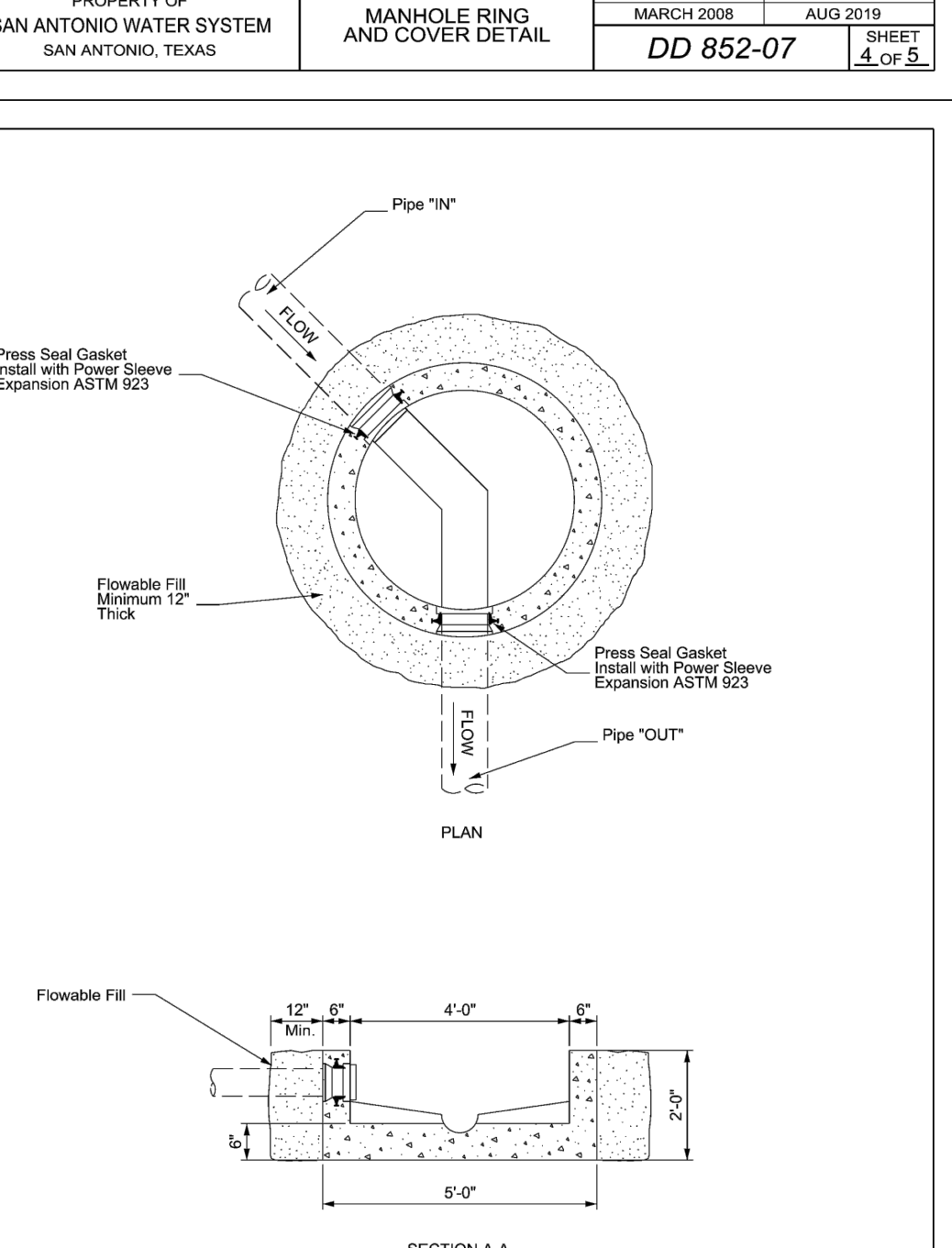
Developer's Name	SAN ANTONIO, LD. LLC.
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9
City	FAYETTEVILLE
State	AR
Zip	72703
Phone #	(479) 455-9090
Fax #	
SAWS Block Map #	178-523
Total EDU's	125
Total Acreage	25.260
Total Linear Footage of Pipe	8" ~ 4,038 L.F.
Number of Lots	125
SAWS Job No.	23-1524
Plat No.	22-11800715



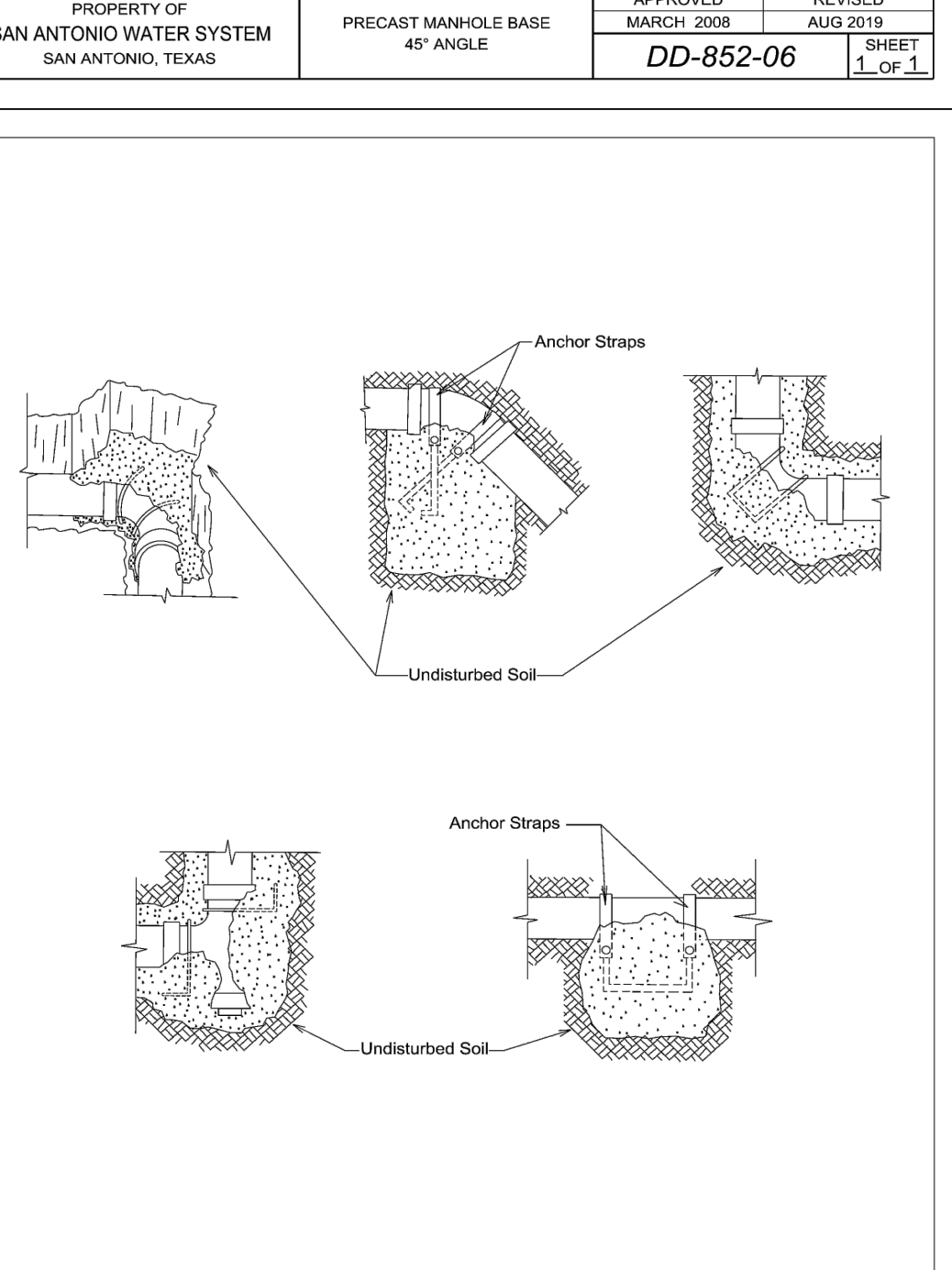
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SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 858-02	SHEET 1 OF 1



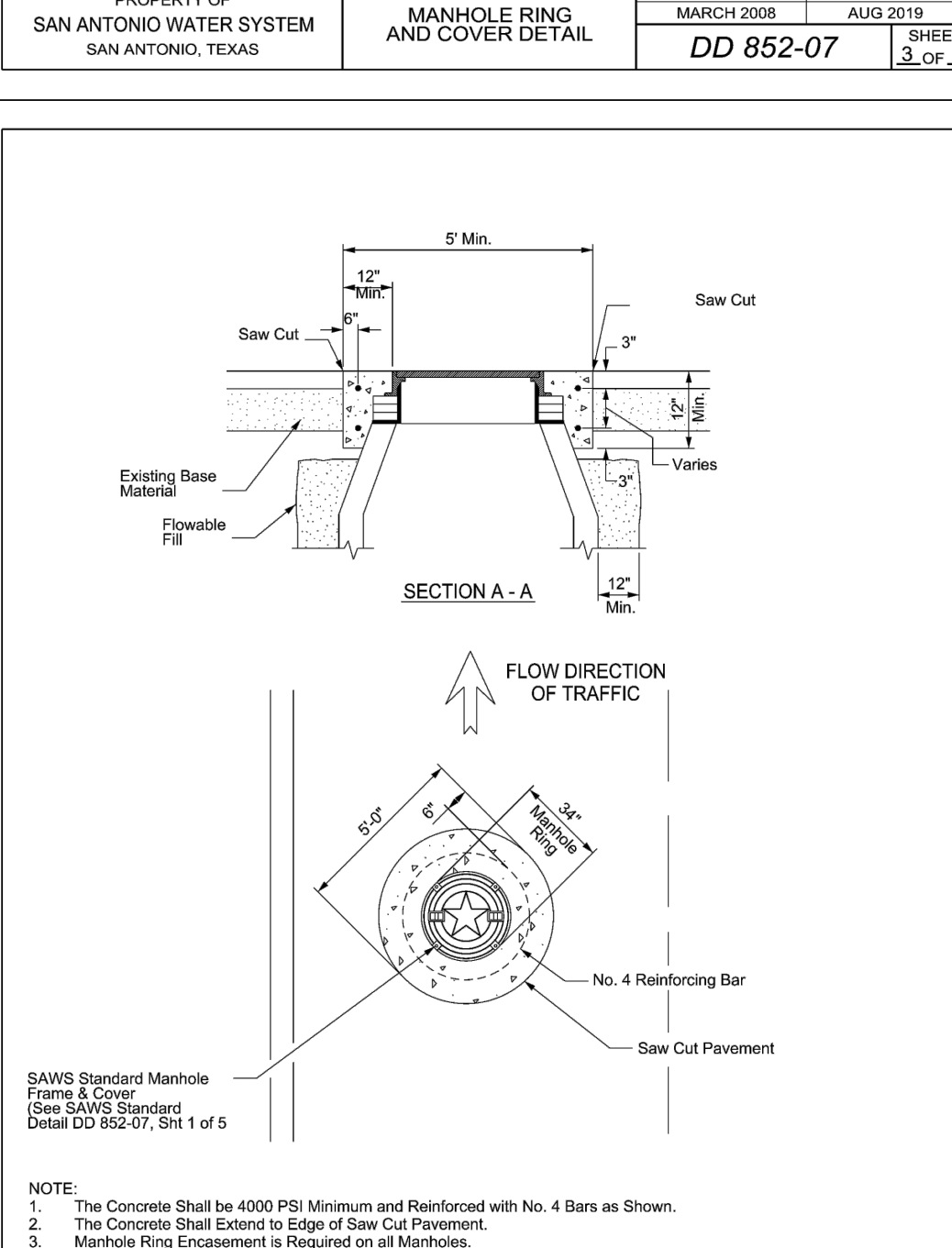
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SAN ANTONIO, TEXAS		DD 858-02	SHEET 1 OF 1



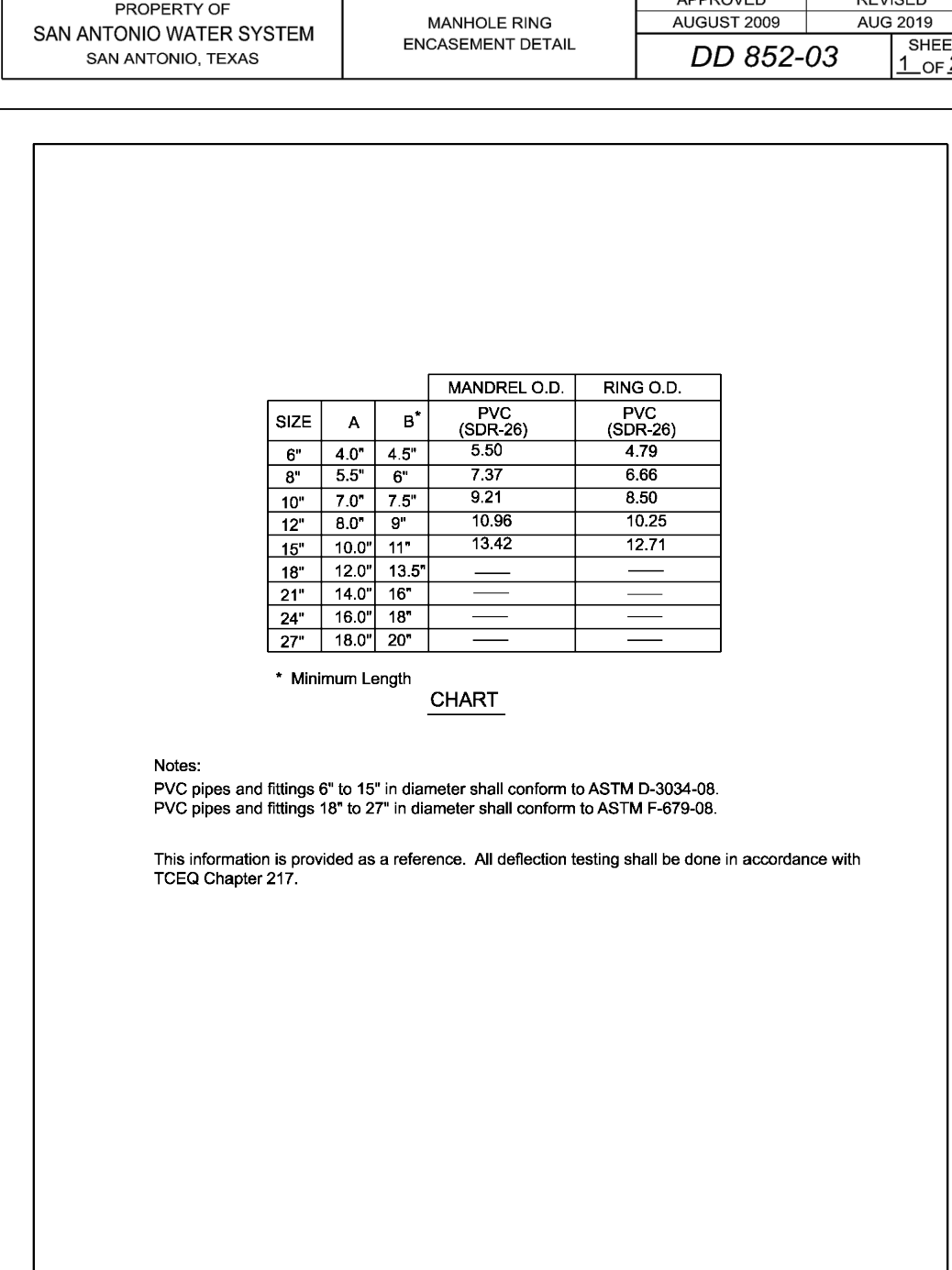
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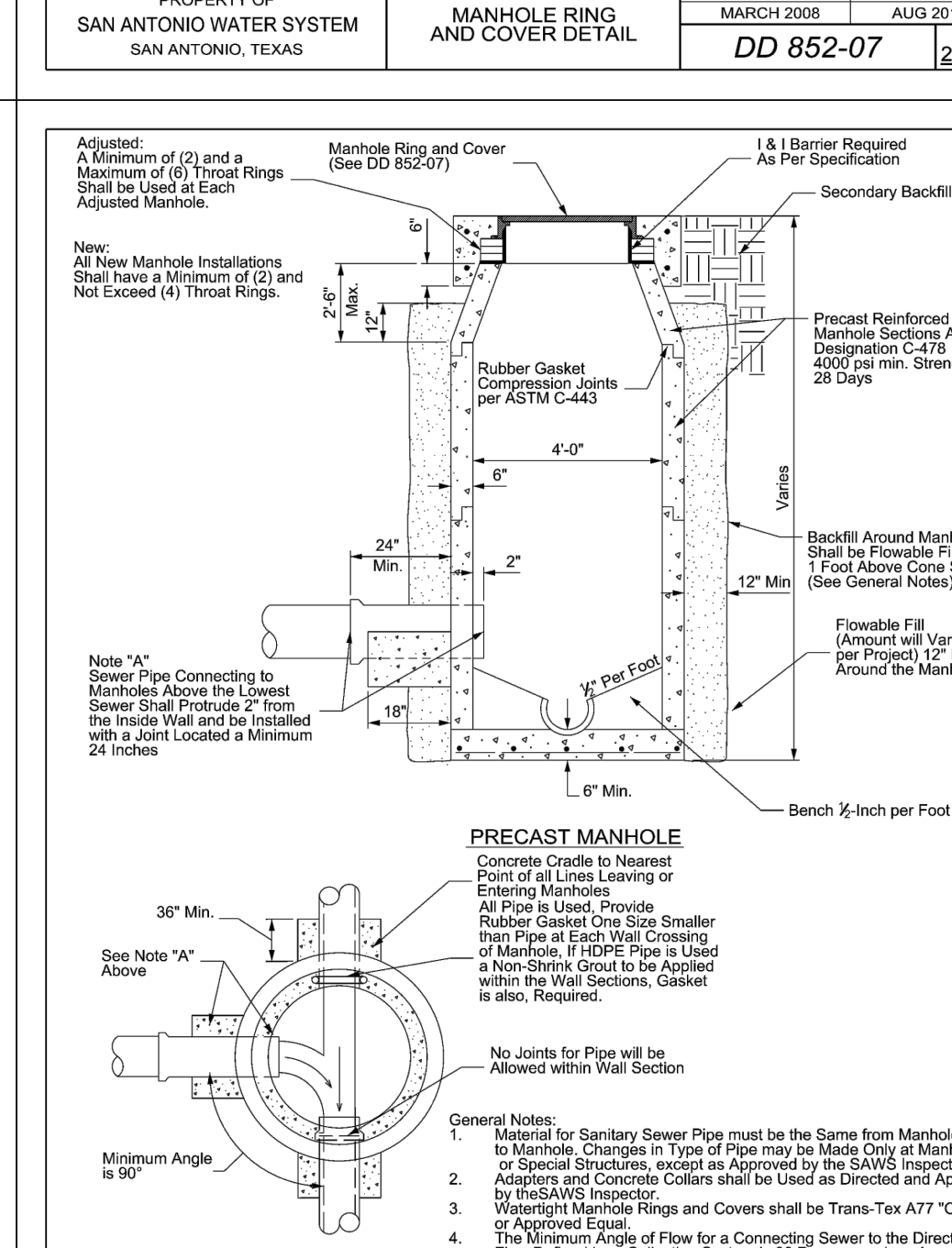
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SAN ANTONIO, TEXAS		DD 852-07	SHEET 4 OF 5



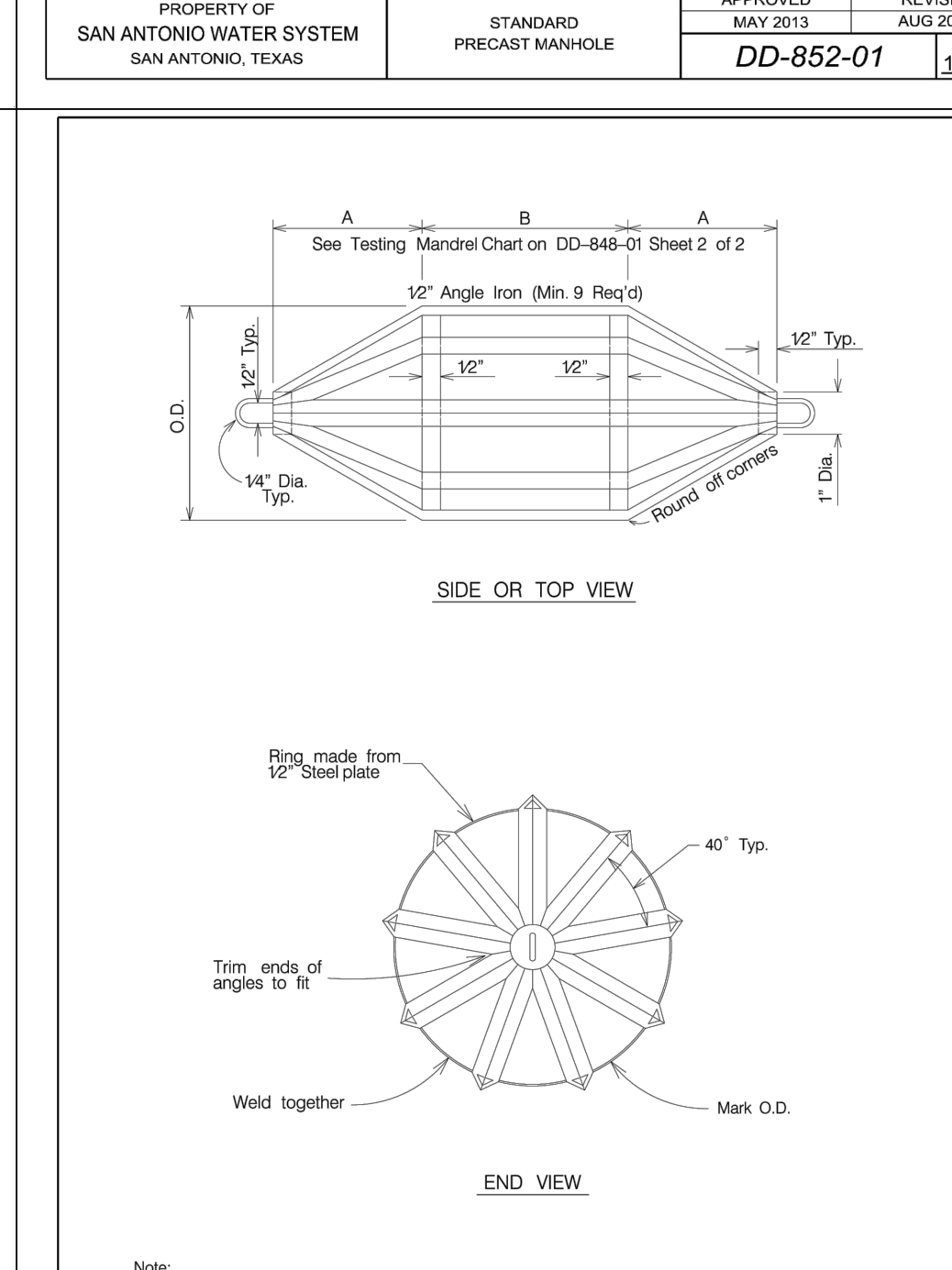
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SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 852-07	SHEET 3 OF 5



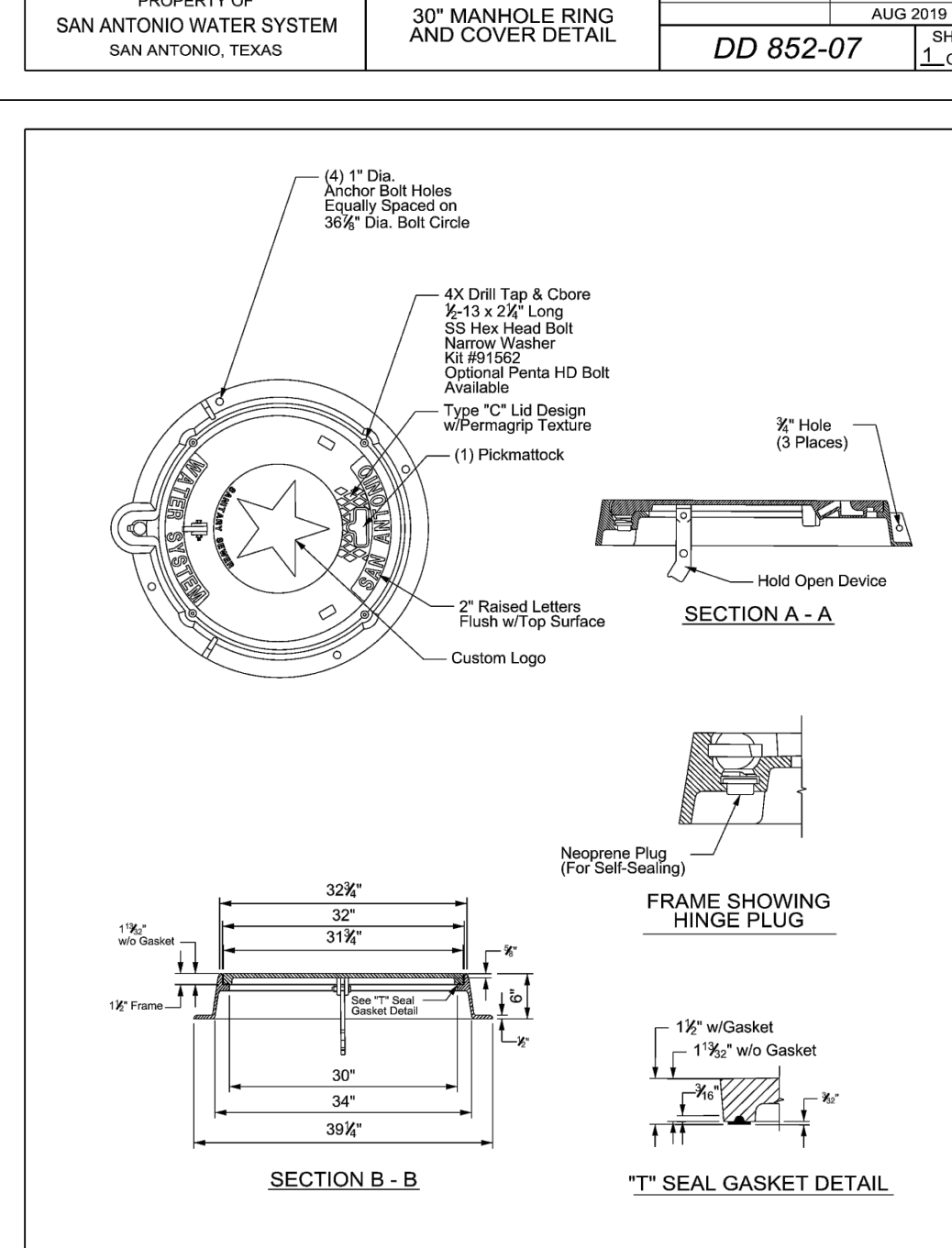
PROPERTY OF	MANHOLE RING AND COVER DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 852-07	SHEET 3 OF 5



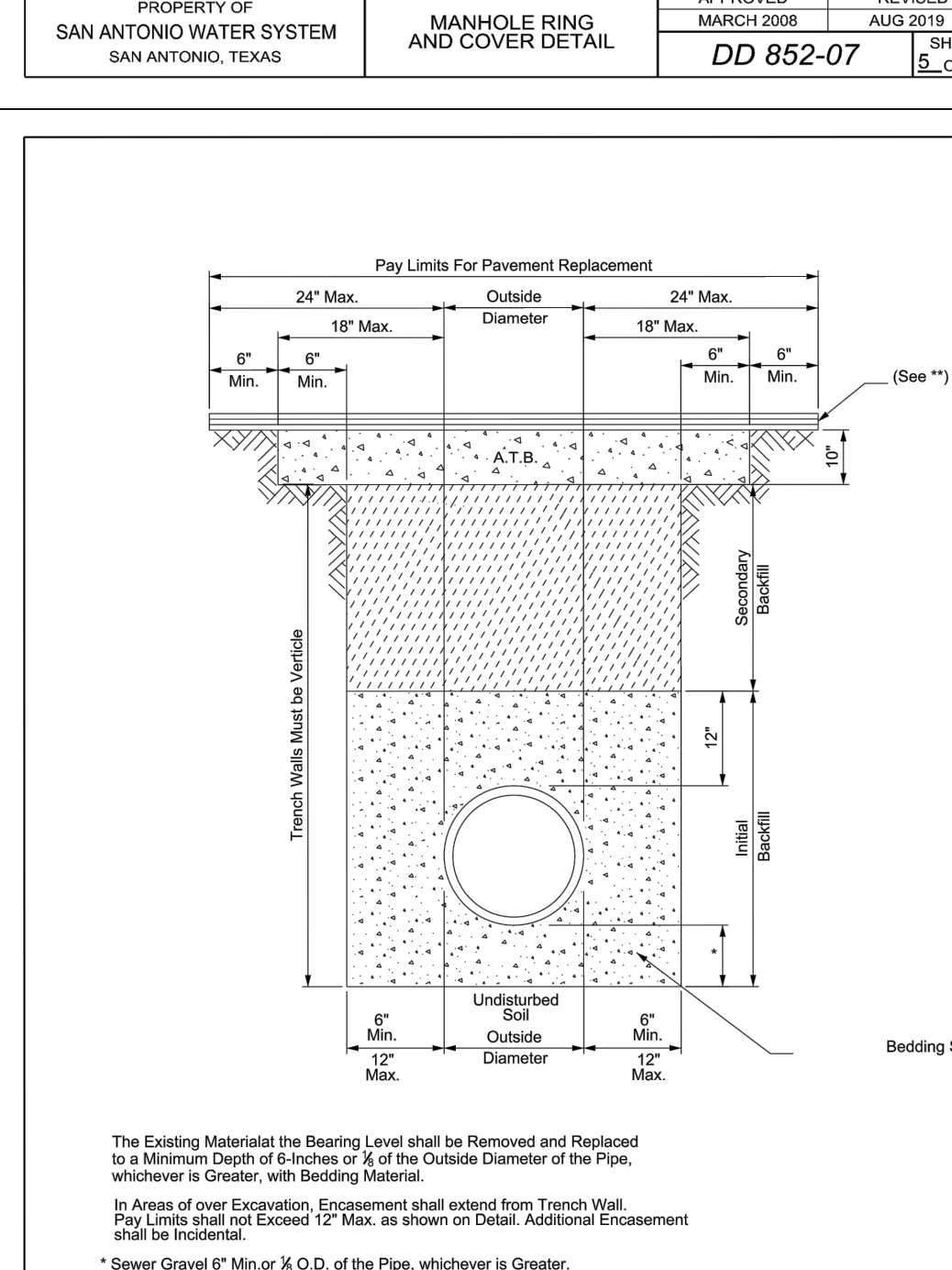
PROPERTY OF	MANHOLE RING AND COVER DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 852-07	SHEET 2 OF 5



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



PROPERTY OF	MANHOLE RING AND COVER DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 852-07	SHEET 1 OF 5



PROPERTY OF	MANHOLE RING AND COVER DETAIL	APPROVED	REVISED
SAN ANTONIO WATER SYSTEM		MARCH 2008	AUG 2019
SAN ANTONIO, TEXAS		DD 852-07	SHEET 1 OF 5

Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051



ROOSEVELT LANDING UNIT 3
SANITARY SEWER DETAILS

CONSTRUCTION PLANS FOR

ROOSEVELT LANDING, UNIT 3
WATER IMPROVEMENTS

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290
 - Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
- The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2873, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
- Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
- The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - CSA Drainage (210) 207-0724 or (210) 207-6026
 - CSA Traffic Signal Operations (210) 206-9480
 - CSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
- The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
- All work in Texas Department of Transportation (TXDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to costworkreg@saws.org
- Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to costworkreg@saws.org. Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
- Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

- Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
 - For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014
- Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos- containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item No. 3000, "Special Specification for Handling Asbestos Cement Pipe".
- Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug. (NSPI)
- Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction.
- All valves shall read "open right".
- PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 565 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 565 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).
- Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800 feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measure to protect his personnel during disinfection operations.
- Backflow Prevention Devices:
 - All irrigation services within residential areas are required to have backflow prevention devices.
 - All commercial backflow prevention devices must be approved by SAWS prior to installation.
- Final connection to the existing water main shall not be made until the water main has been pressure tested, chlorinated, and SAWS has released the main for tie-in and use.
- Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the Inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

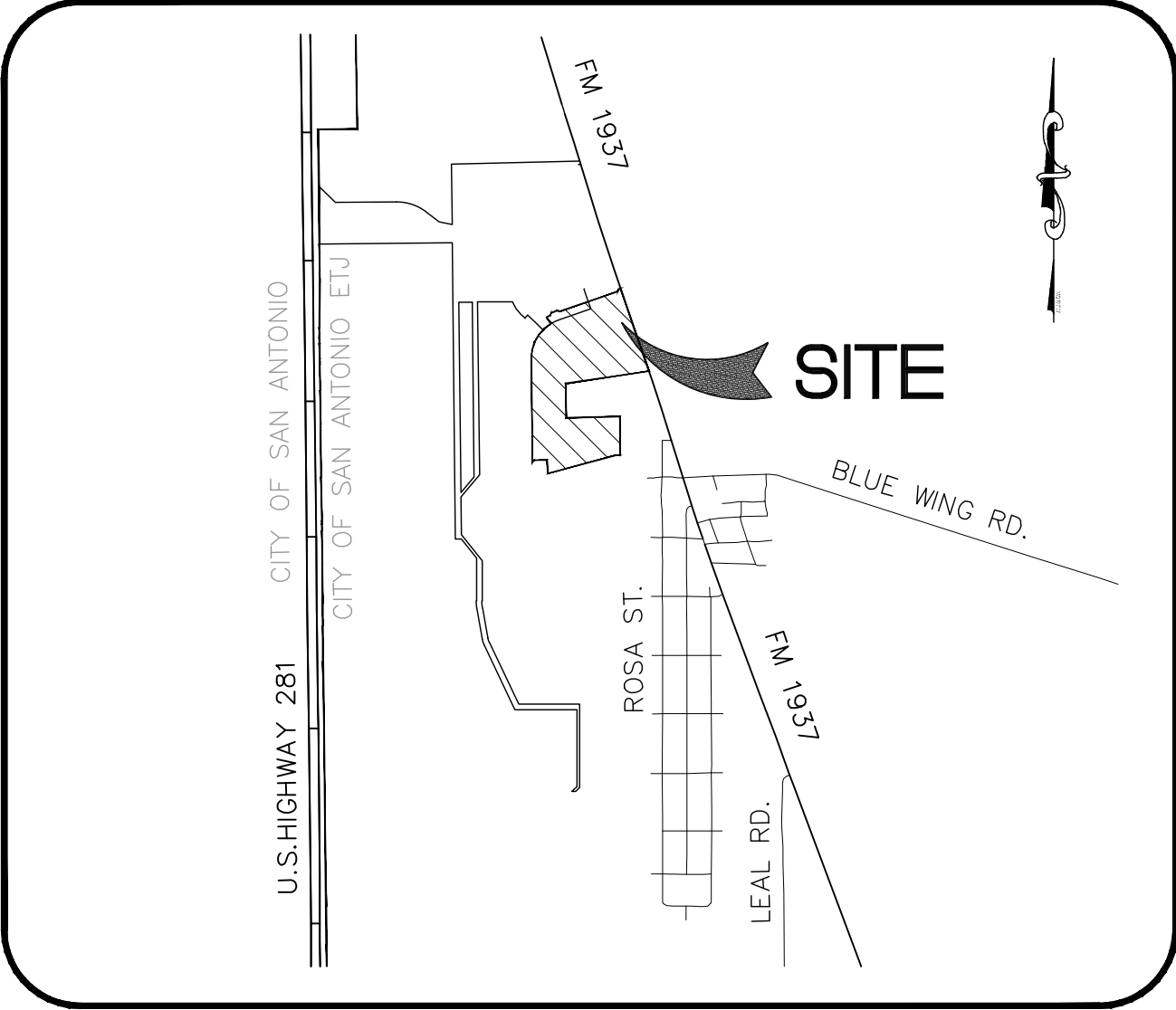
TRAFFIC CONTROL NOTE:

NECESSARY TRAFFIC CONTROL, FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY. UNLESS DIRECTED OTHERWISE BY THE PLANS, IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS, THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS. DURING ALL NON-WORKING HOURS, TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC. CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

MISCELLANEOUS GENERAL NOTES

- MACHINE CHLORINATION BY THE SAN ANTONIO WATER SYSTEM FOR NEW WATER MAINS GREATER THAN 800 FEET. CONTRACTOR SHALL CHLORINATE NEW MAINS WITH HTH FOR NEW WATER MAINS 750 FEET AND LESS.
- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- ALL MAINS ARE ON-SITE.
- FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
- CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION. REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.
- MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND.

WATER LINE DIA.	MIN. DEPTH
8"-12"	4'
24"	5'



VICINITY MAP

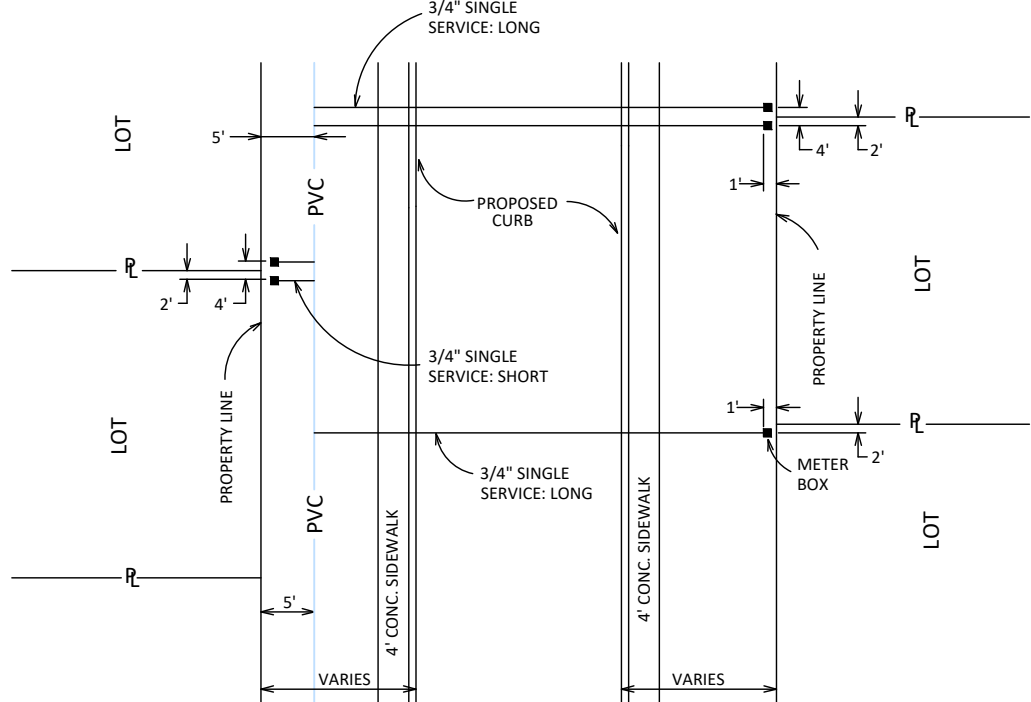
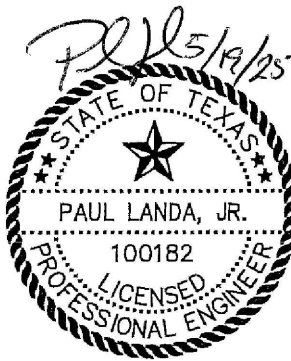
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SUBMITTAL DATE:

FEBRUARY 2023

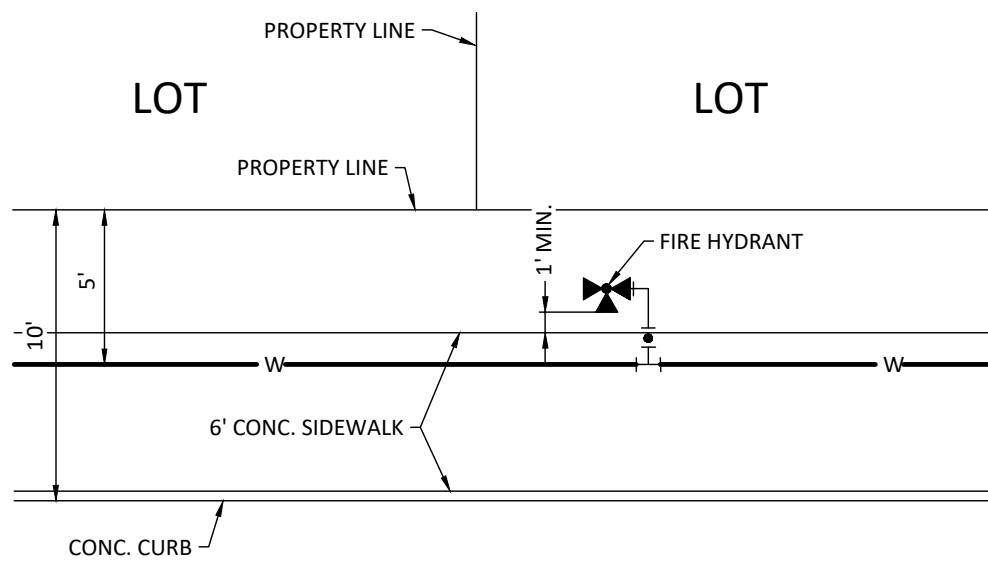
LEGAL DESCRIPTION:

BEING A 25.260 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337, AND BEING A PORTION OF A 53.617 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240037648, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TYPICAL METER BOX DETAIL

N.T.S.

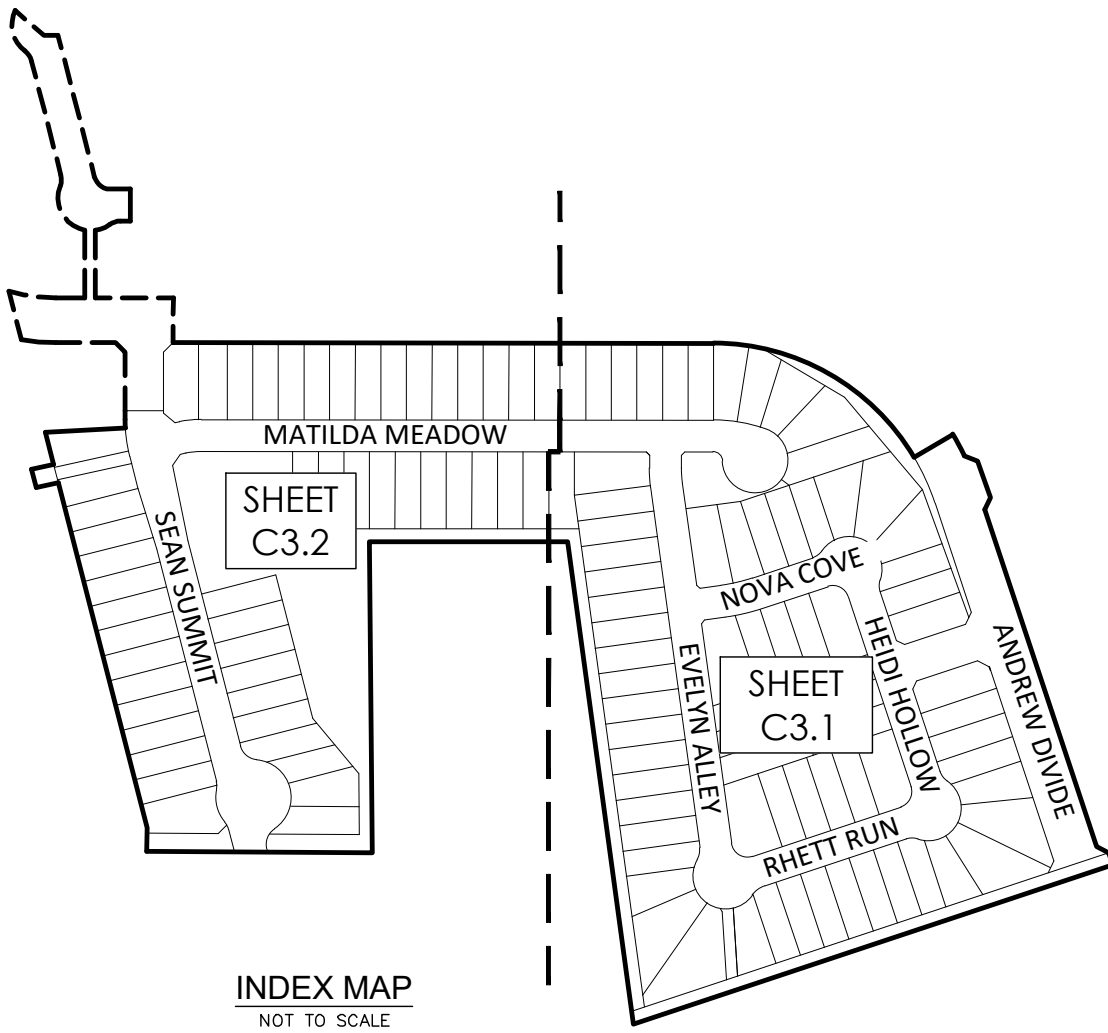


TYPICAL FIRE HYDRANT DETAIL FOR LOCAL B

N.T.S.

Sheet List Table

Sheet Number	Sheet Title
C3.0	WATER COVER
C3.1	WATER OVERALL
C3.2	WATER OVERALL
C3.3	WATER DETAILS
C3.4	WATER DETAILS



INDEX MAP
NOT TO SCALE

ESTIMATED WATER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QT
1	WATER MAIN TIE-IN	EA.	3
2	TRENCH EXCAVATION PROTECTION	L.F.	4,976
3	2" PIPE, HDPE DR9	L.F.	315
4	8" PIPE, C900 DR 18 PVC CLASS 235 (INCL. RESTRAINTS)	L.F.	3,694
5	12" PIPE, C900 DR 18 PVC CLASS 235 (INCL. RESTRAINTS)	L.F.	967
6	8" DUCTILE IRON PIPE	L.F.	17
7	8" GATE VALVE, M.J. (COMPLETE WITH RESTRAINTS)	EA.	10
8	12" GATE VALVE, M.J. (COMPLETE WITH RESTRAINTS)	EA.	8
9	STANDARD FIRE HYDRANT (COMPLETE)	EA.	6
10	2" TEMPORARY BLOW-OFF	EA.	3
11	2" PERMANENT BLOW-OFF	EA.	3
12	3/4" SINGLE SERVICE: SHORT	EA.	87
13	3/4" SINGLE SERVICE: LONG	EA.	38
14	3/4" IRRIGATION SERVICE: SHORT	EA.	1
15	3/4" IRRIGATION SERVICE: LONG	EA.	1
16	12"x 8" CUT-IN TEE	EA.	1
17	12"x 12" CUT-IN TEE	EA.	1
18	D.I. FITTINGS	TON	2.7
19	HYDROSTATIC TESTING	EA.	1
20	METER BOXES	EA.	127

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 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.

PRESSURE ZONE 750

Developer's Name	SAN ANTONIO LD, LLC.
Developer's Address	100 NE LOOP 410 SUITE 1155
City	SAN ANTONIO
State	TX
Zip	78218
Phone #	(210) 231-0703
Fax #	
SAWS Block Map #	170-522
Total EDU's	127
Total Acreage	25.260
Total Linear Footage of Pipe	2" HDPE ~ 315 Lf/ 8" PVC ~ 3,694 Lf/ 12" ~ 967 Lf
Plat No.	22-11800715
Number of Lots	125
SAWS Job No.	23-1026

TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A

N.T.S.

CAUTION!
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, 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.



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

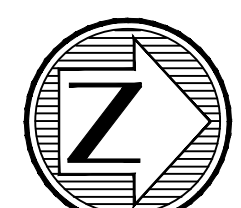
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

BEXAR COUNTY

SUBMITTAL SET

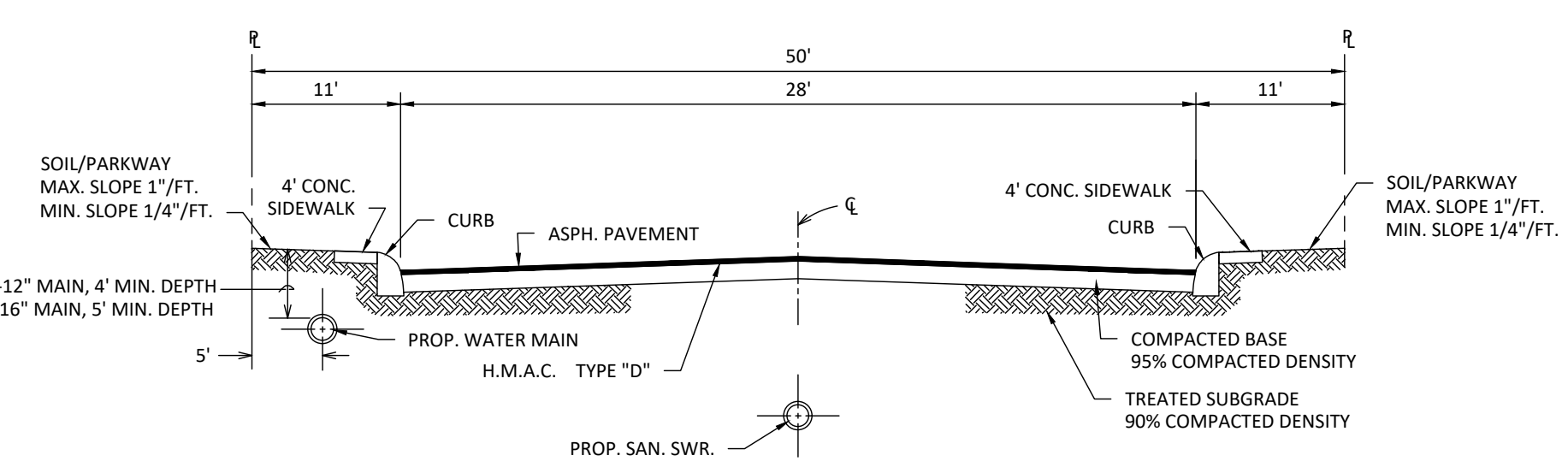
TEXAS C3.0



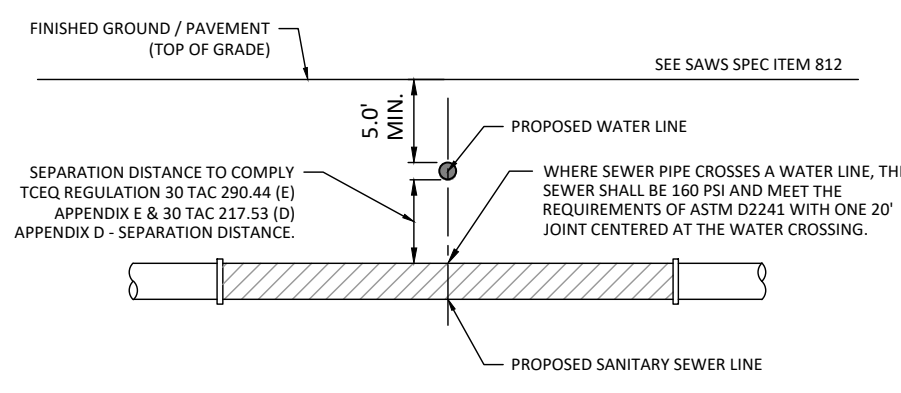
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0 50 100

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- 3/4" SINGLE SERVICE
- ELEC, GAS, TELE, CABLE TV ESMT.
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER METER
- DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS



TYPICAL STREET CROSS-SECTION (28' PAVEMENT)
N.T.S.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

CAUTION!
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED 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.

TRENCH EXCAVATION SAFETY PROTECTION

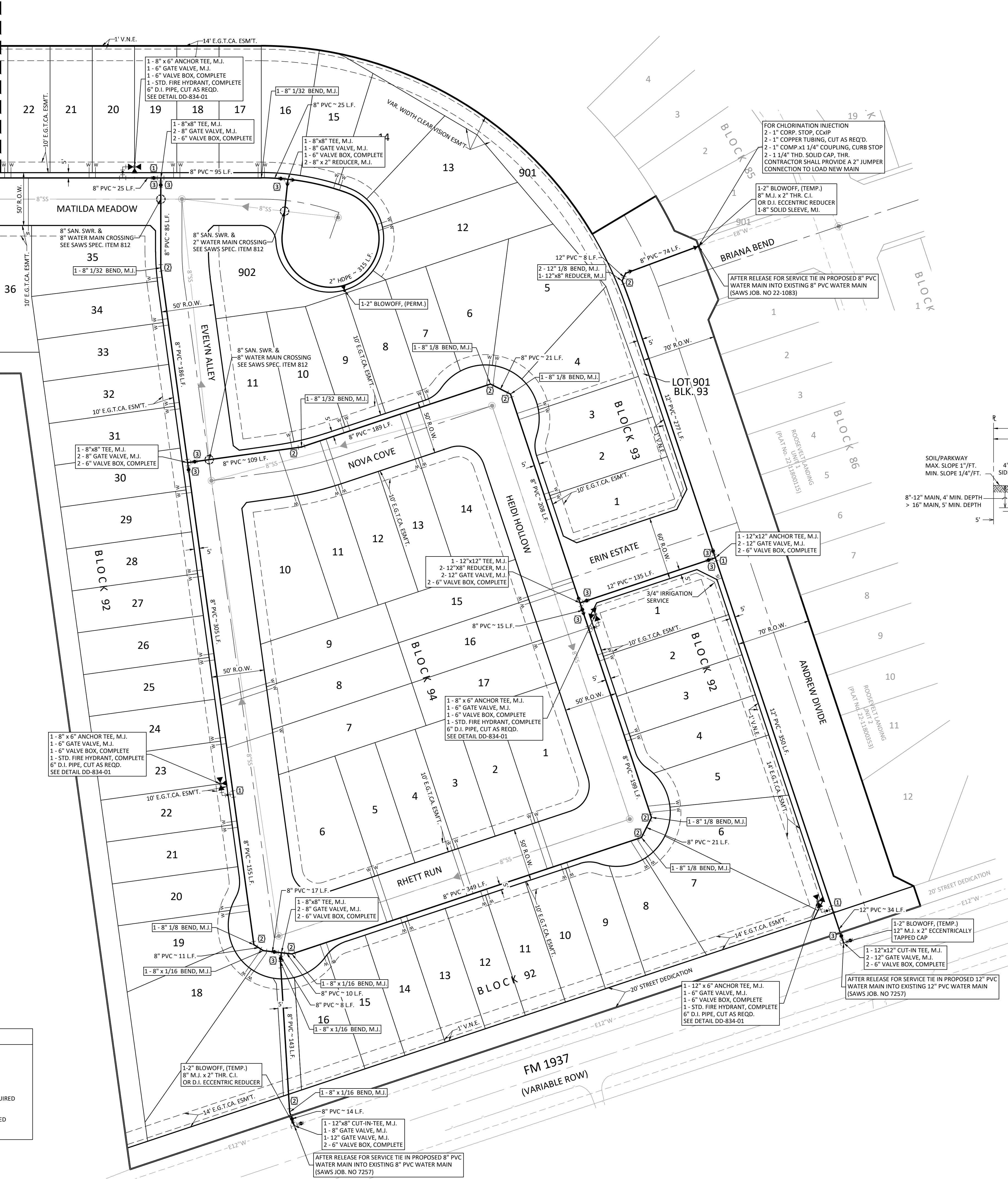
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PRESSURE_ZONE 750

Developer's Name	SAN ANTONIO, LD. LLC.		
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9		
City	FAYETTEVILLE	State	AR
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	170-522	Total EDU's	127
Total Linear Footage of Pipe	2" HDPE ~ 315 LF / 8" PVC ~ 3,694 LF / 12" ~ 967 LF	Plot No.	22-11800715
Number of Lots	125	SAWS Job No.	23-1026

SUBMITTAL SET

MATCHLINE "A"
SEE SHEET C3.2



RESTRAINT JOINTS

- 1 ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
- 2 ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06
- 3 ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-05
- 4 ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

REVISIONS	DESCRIPTION	BY
NO.	DATE	

Engineers
Surveyors
Planners

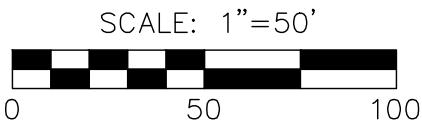
Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3
WATER OVERALL DISTRIBUTION PLAN

SHEET

C3.1



LEGEND

EXISTING WATER MAIN	--- E8"W ---
PROPOSED WATER MAIN	--- 8" PVC ---
EXISTING FIRE HYDRANT	--- X ---
PROPOSED FIRE HYDRANT	--- X ---
EXISTING GATE VALVE	--- (dot) ---
PROPOSED GATE VALVE	--- (dot) ---
3/4" SINGLE SERVICE	--- (dot) ---
ELEC, GAS, TELE, CABLE TV ESMT.	E.G.T.V.E.
EXISTING IRRIGATION CONTROL VALVE	--- (dot) ---
EXISTING WATER METER	--- (dot) ---
DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS	D.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.

NO.	DATE	DESCRIPTION	BY
1	06/27/24	UPDATED FIRE HYDRANT LOCATION	

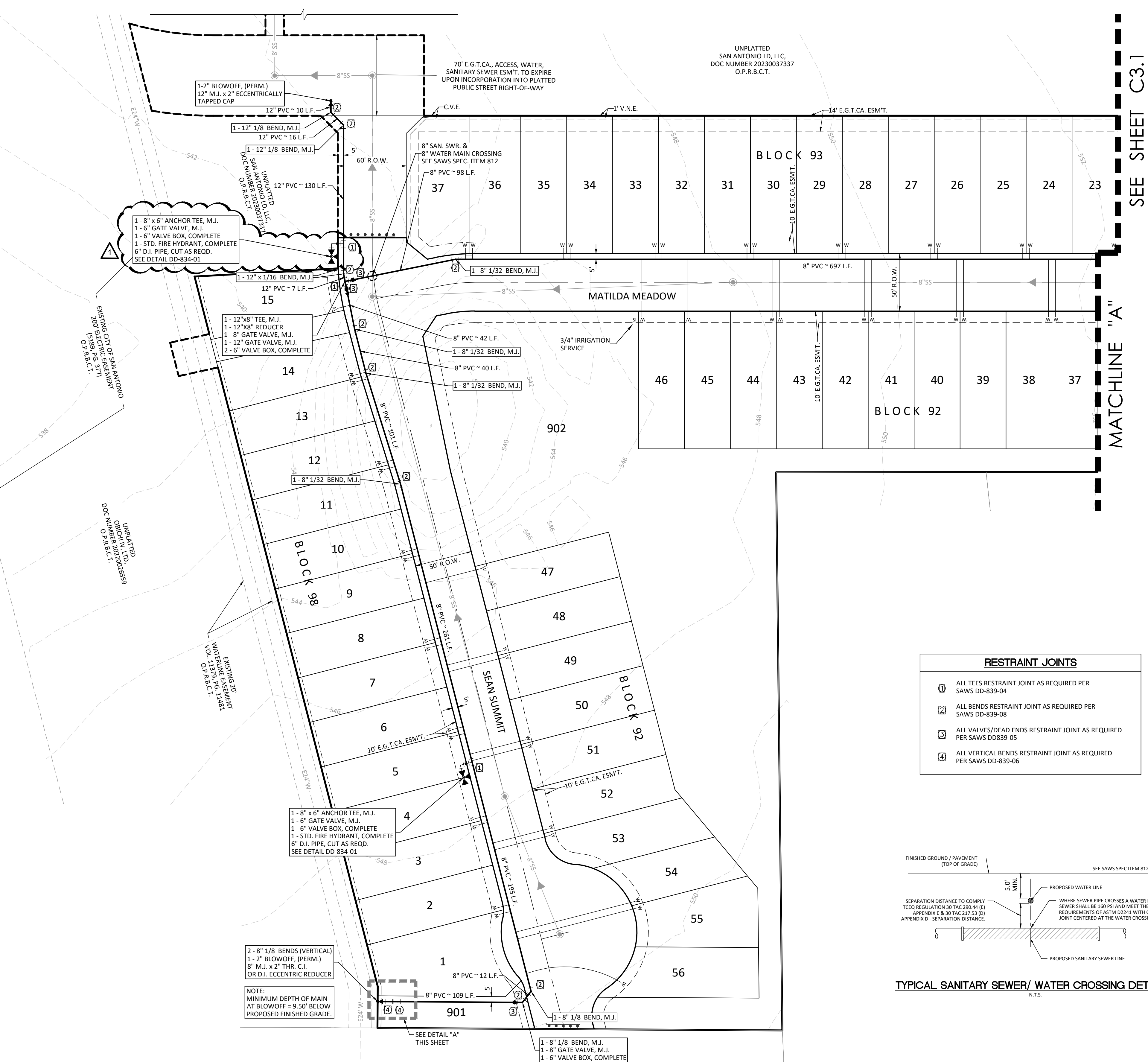
PROJ. #	CHKD. BY	DATE

Engineers
Surveyors
Planners

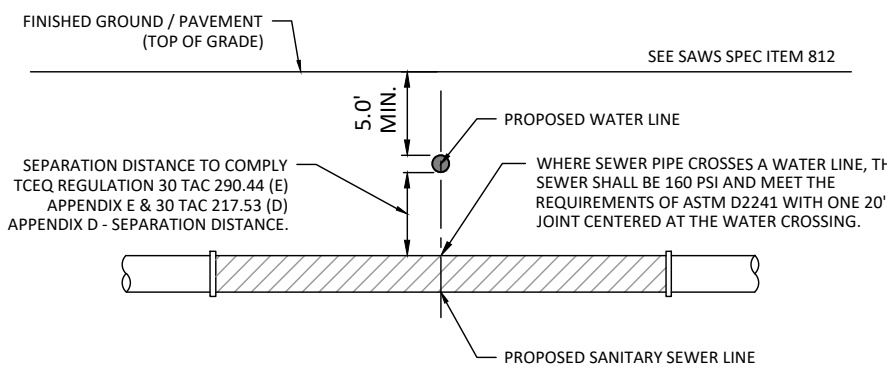
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



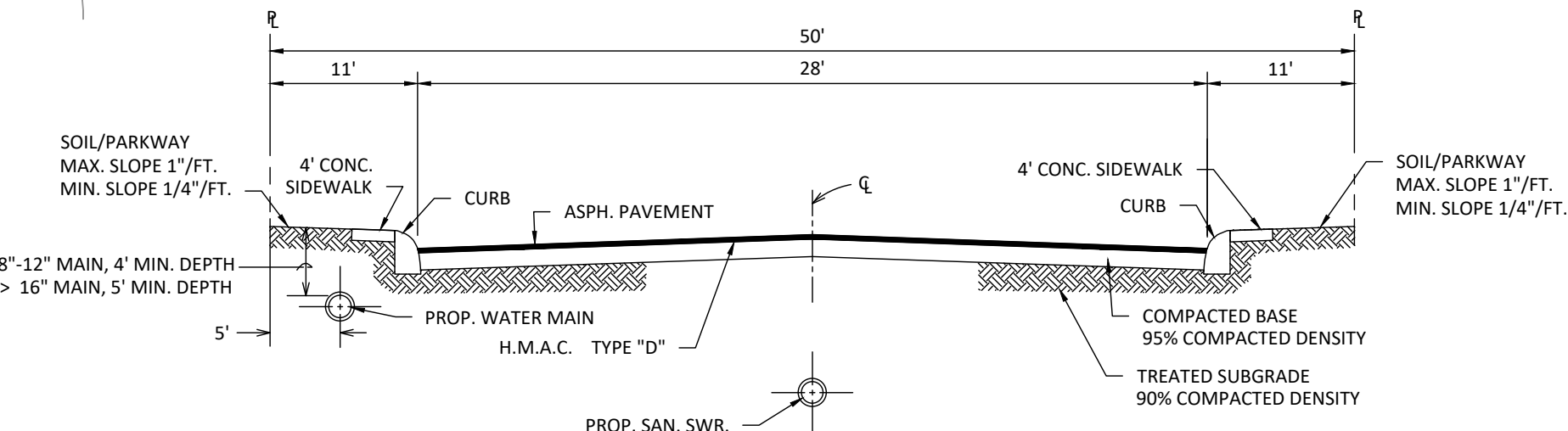
ROOSEVELT LANDING, UNIT 3
WATER OVERALL DISTRIBUTION PLAN



RESTRAINT JOINTS	
1	ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
2	ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
3	ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-05
4	ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06



TYPICAL STREET CROSS-SECTION (28' PAVEMENT)



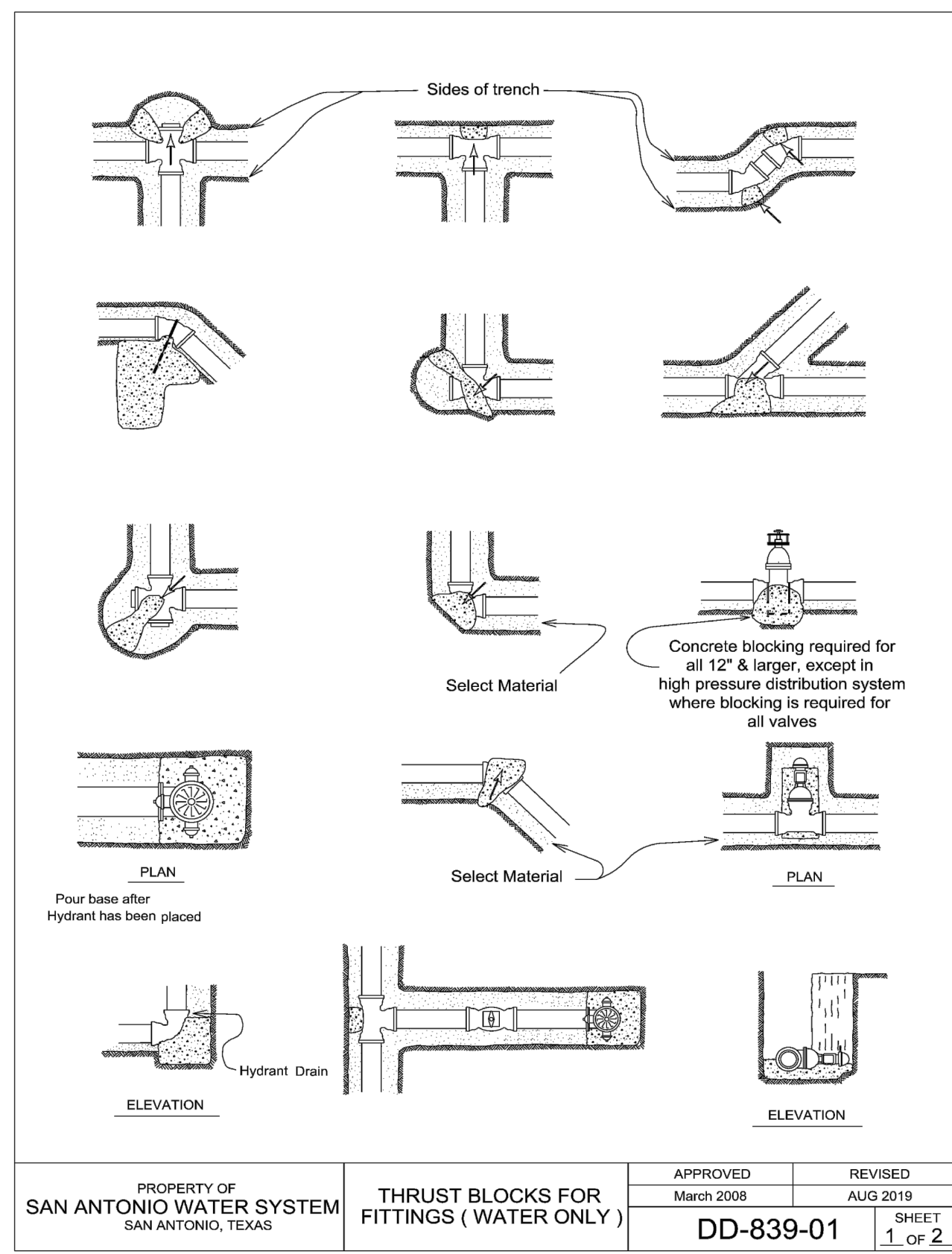
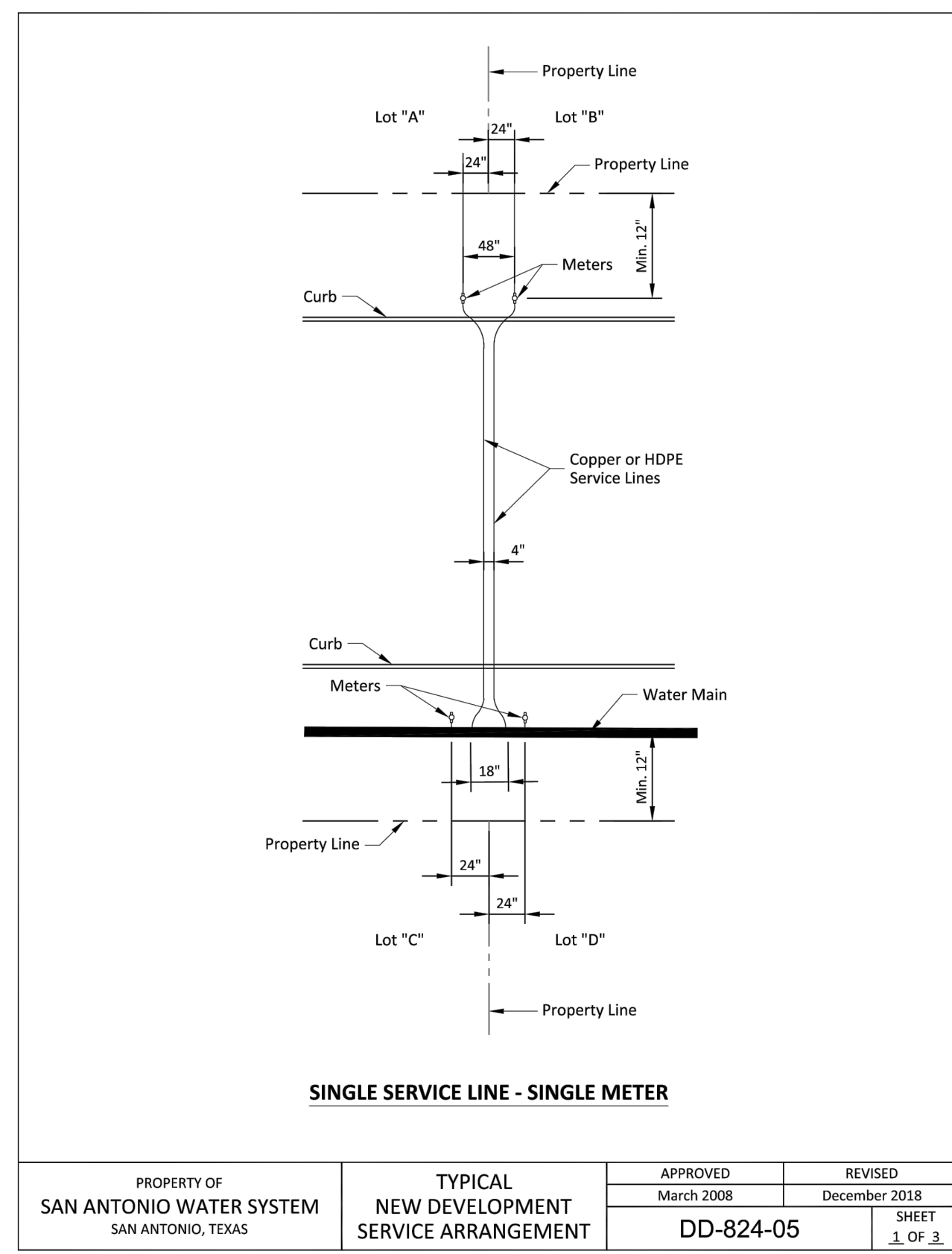
CAUTION!
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS 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.

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 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.

PRESSURE_ZONE 750

Developer's Name	SAN ANTONIO, LD. LLC.
Developer's Address	4058 N. COLLEGE STE. 300, BOX 9
City	FAYETTEVILLE
State	AR
Zip	72703
Phone #	(479) 455-9090
Fax #	
SAWS Block Map #	170-522
Total EDU's	127
Total Acreage	25.260
Total Linear Footage of Pipe	2" HDPE ~ 315 LF / 8" PVC ~ 3,694 LF / 12" ~ 967 LF
Plot No.	22-11800715
Number of Lots	125
SAWS Job No.	23-1026



The diagram illustrates a pipe tee configuration. A horizontal pipe (Run) is shown with a vertical pipe (Branch) connected to its center. The dimension L_r represents the length of the pipe along the run free of joints, measured from the center of the branch to the nearest joint on the run. The dimension L represents the length to be restrained, measured from the center of the branch to the end of the pipe. The diagram shows the run pipe with multiple joints, and the branch pipe with a single joint at the connection point.

RESTRAINED LENGTH FOR TEES

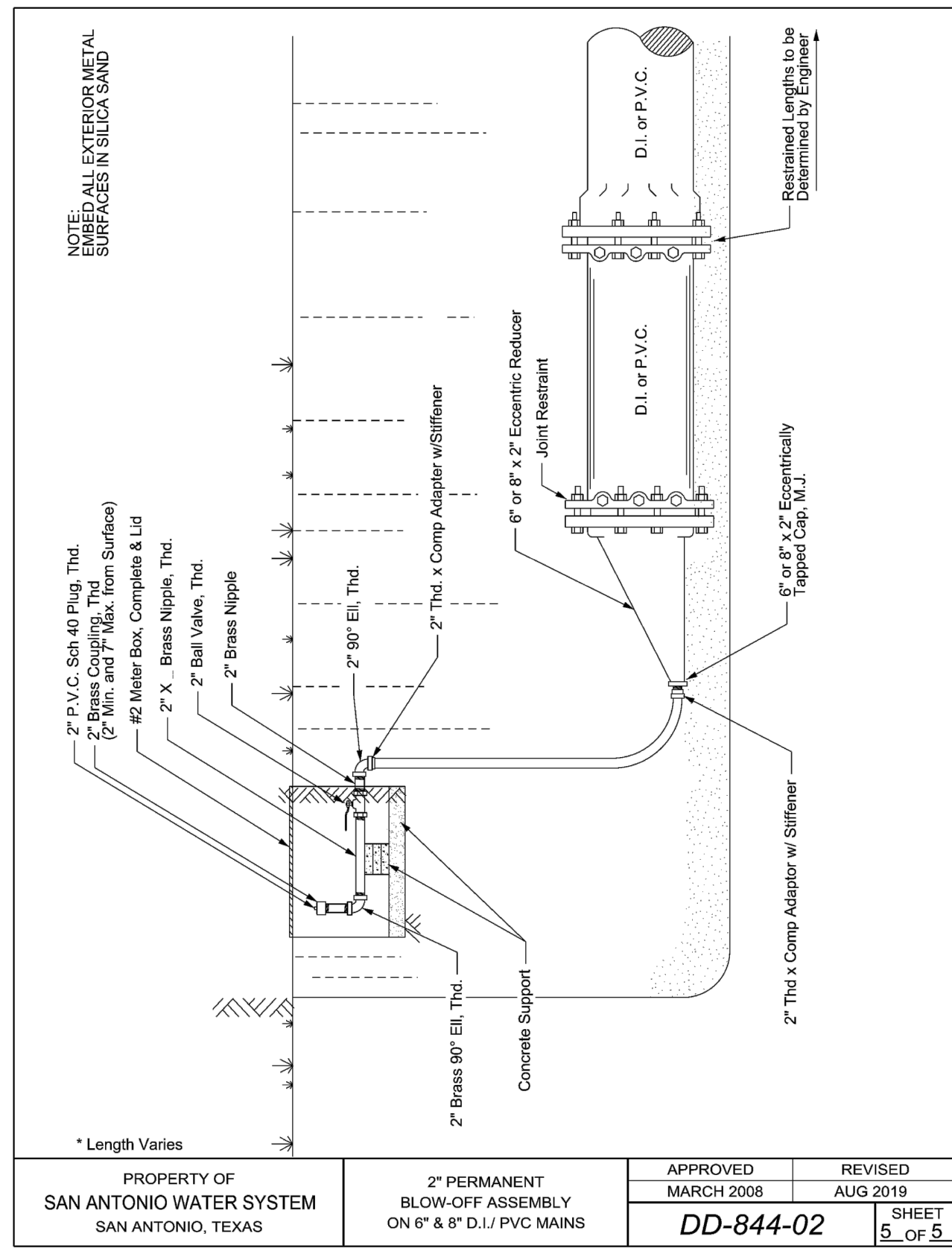
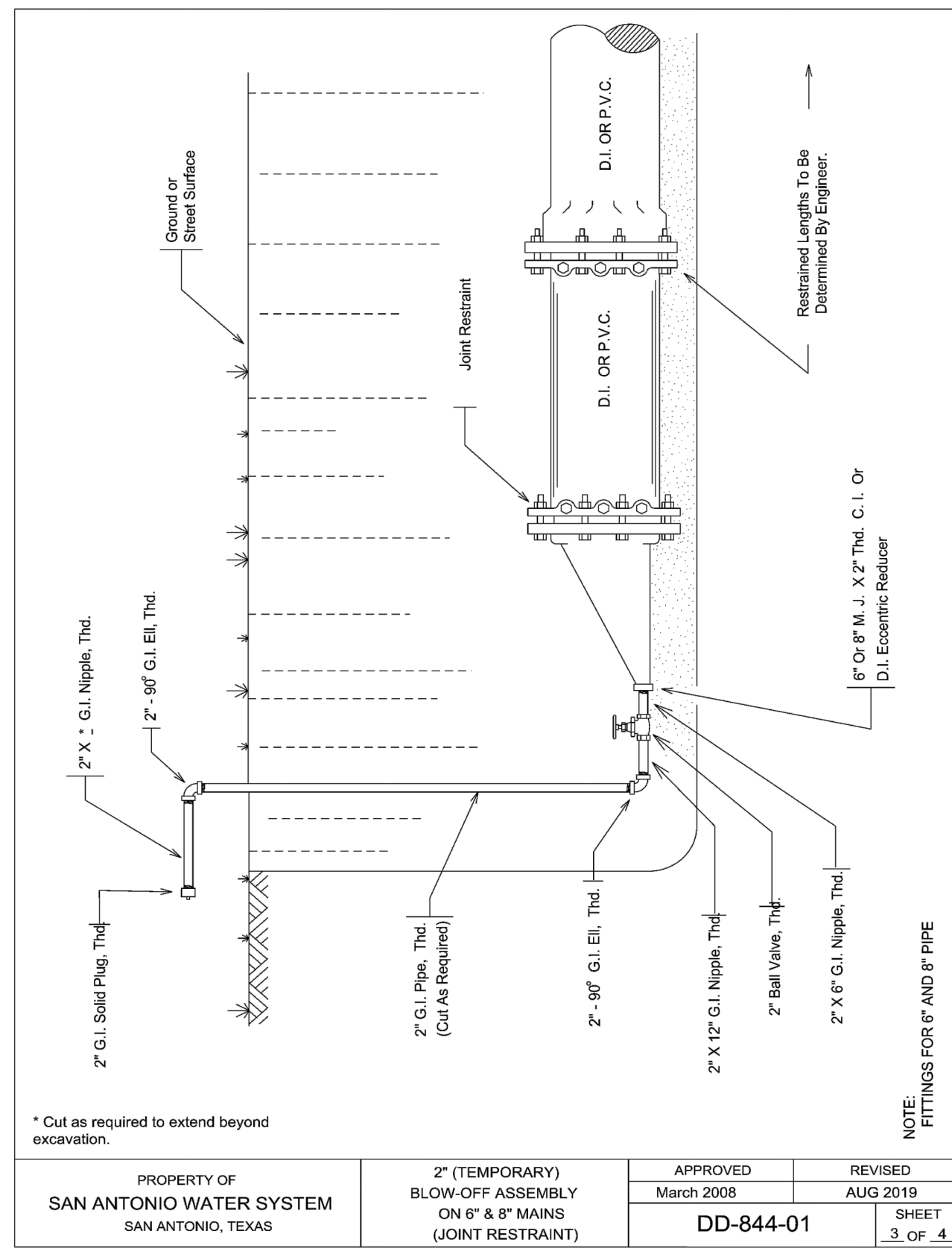
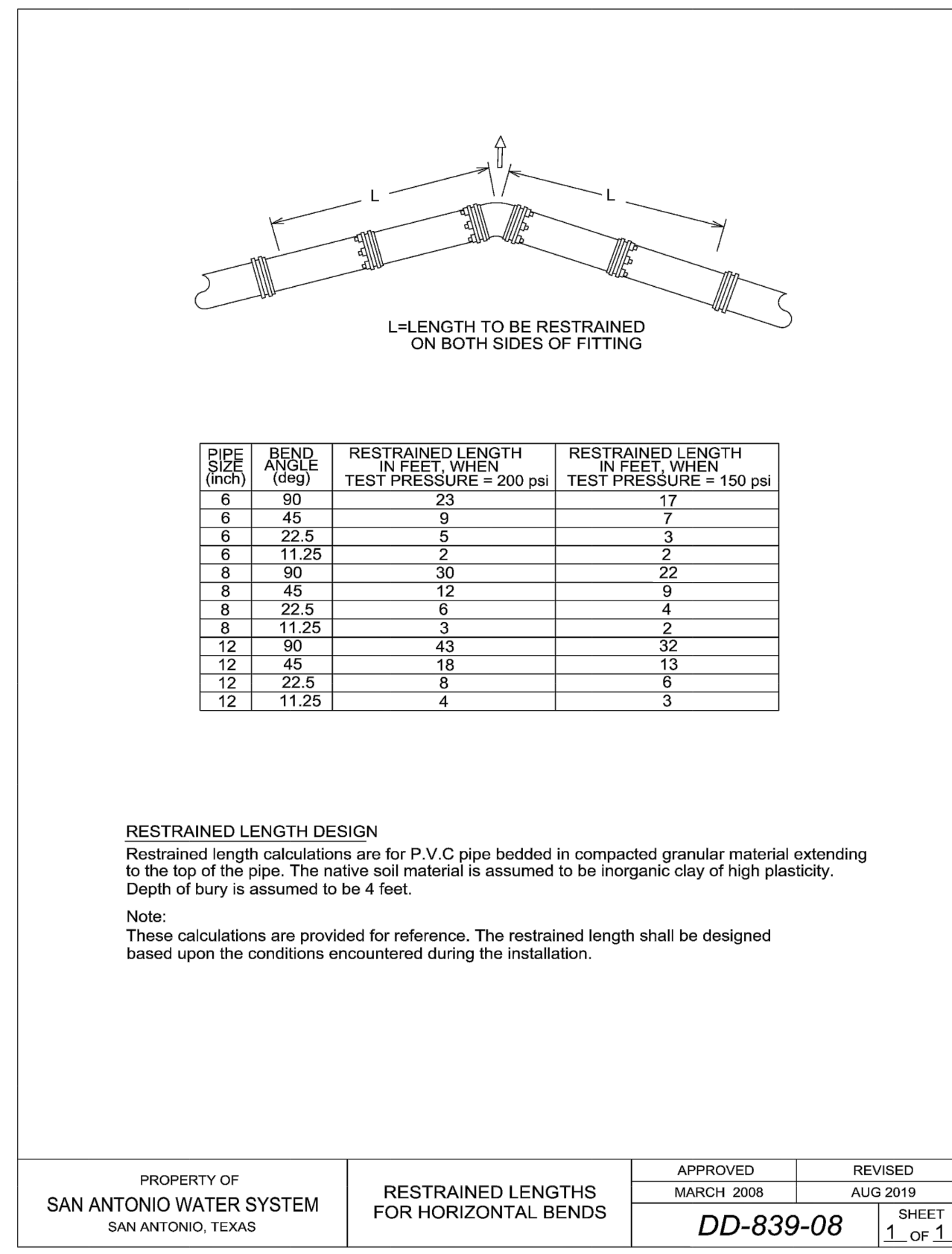
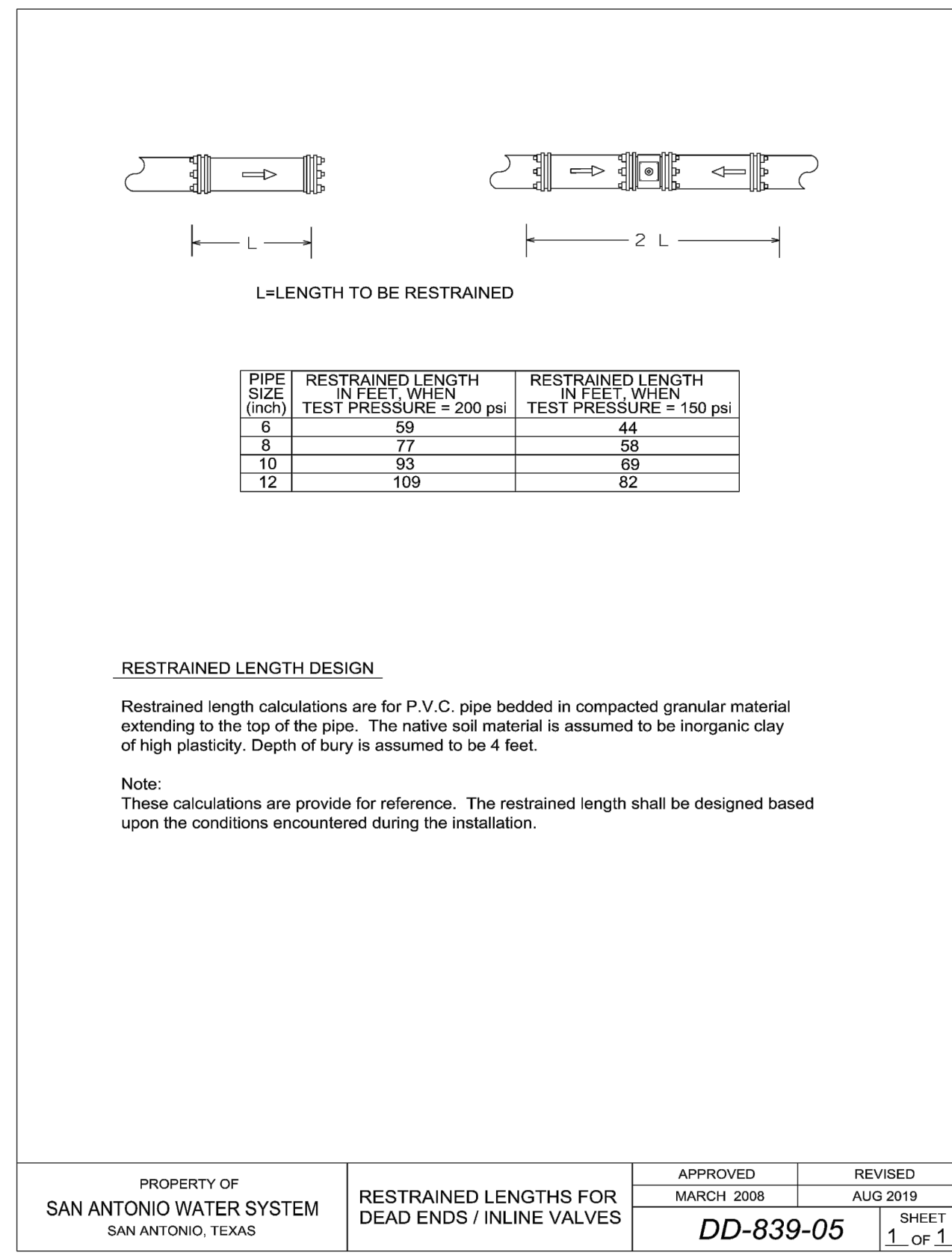
PIPE SIZE (inch)	BRANCH SIZE (inch)	LENGTH OF RUN (ft.)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	4	0	42	31
6	4	5	7	1
6	4	10	1	1
6	6	0	59	44
6	6	5	35	20
6	6	10	11	1
8	4	0	42	31
8	4	5	1	1
8	6	0	59	44
8	6	5	28	13
8	6	10	1	1
8	8	0	77	58
8	8	5	53	34
8	8	10	30	11
8	8	15	6	1

RESTRAINED LENGTH DESIGN

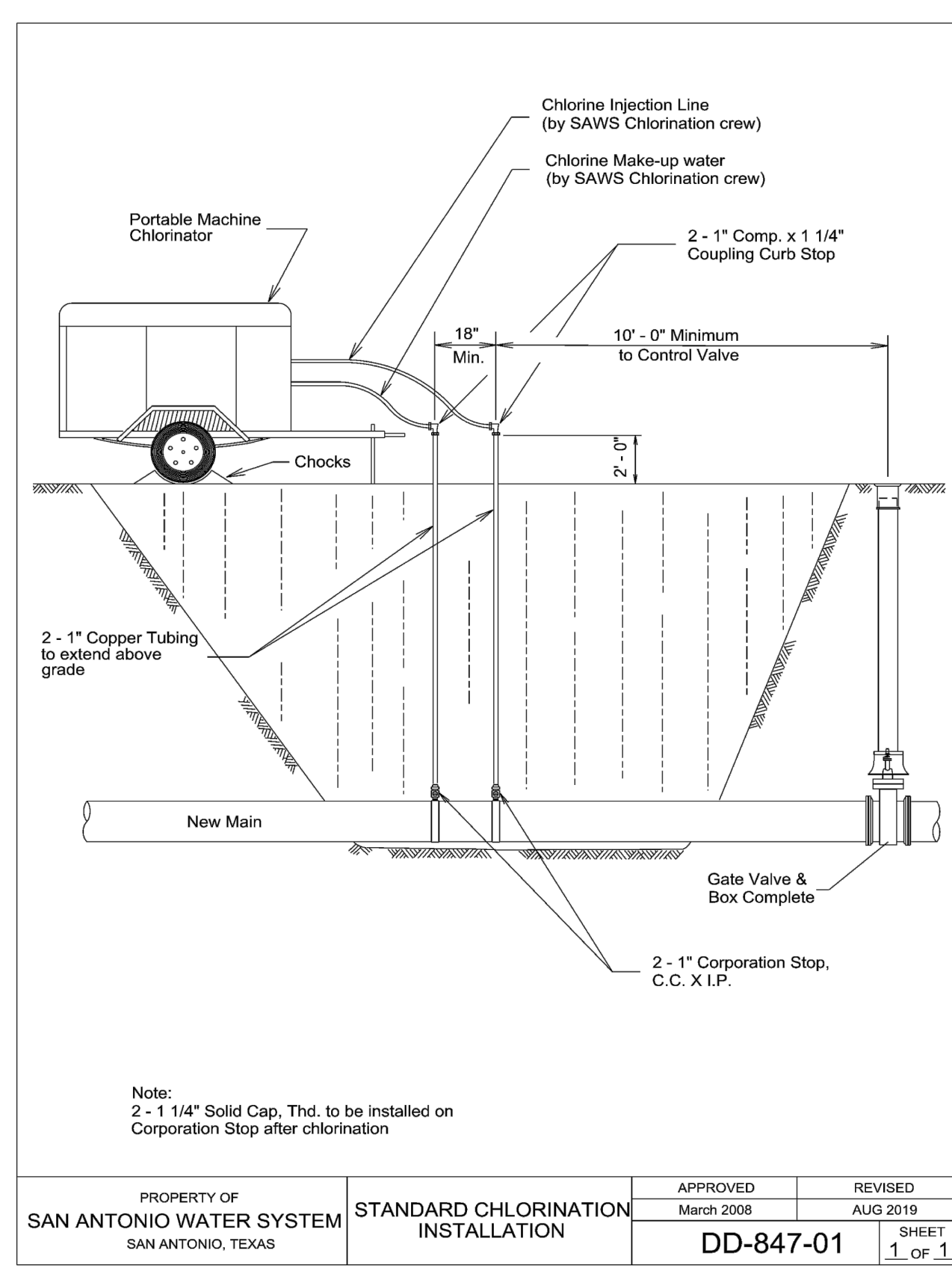
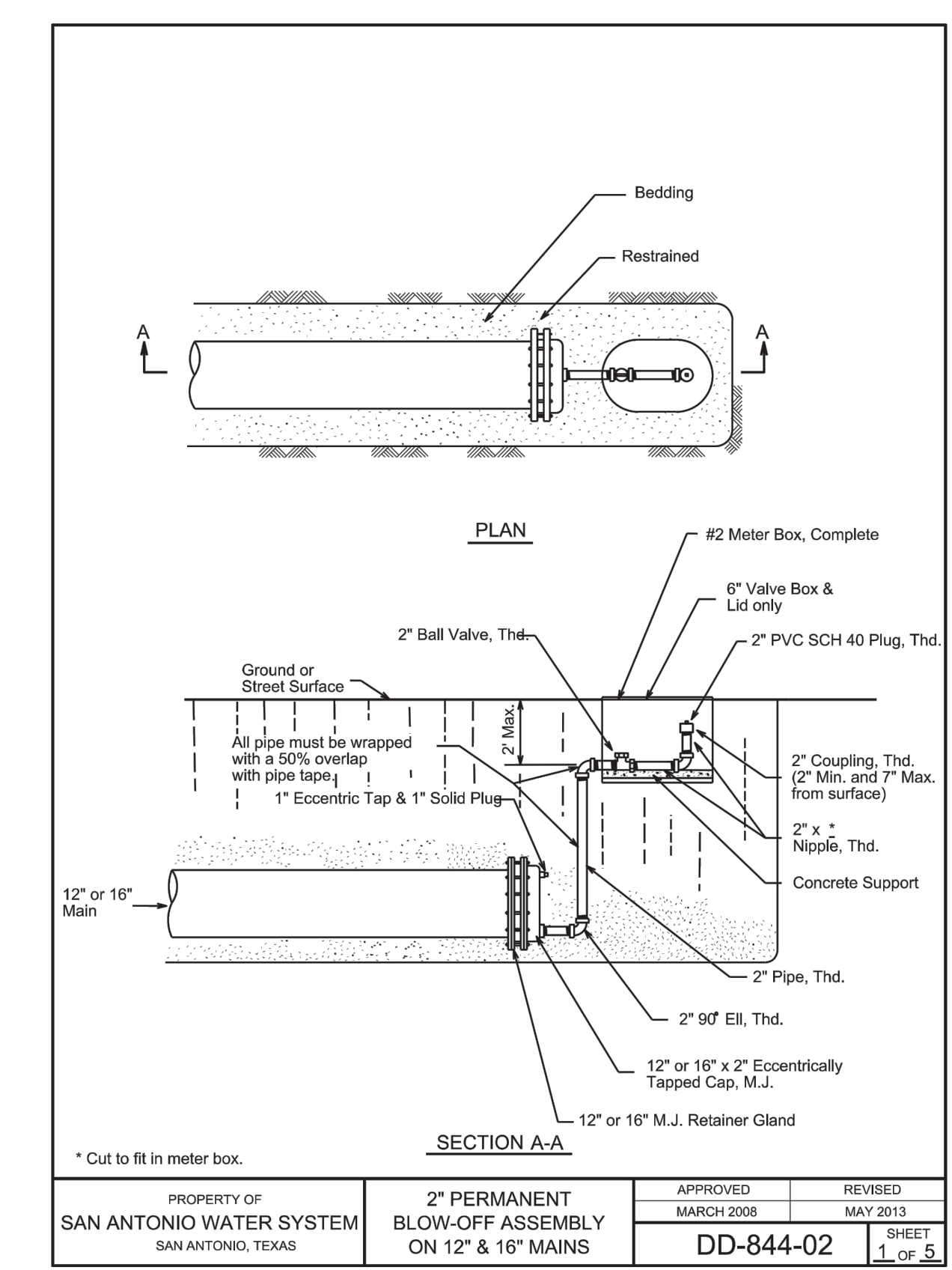
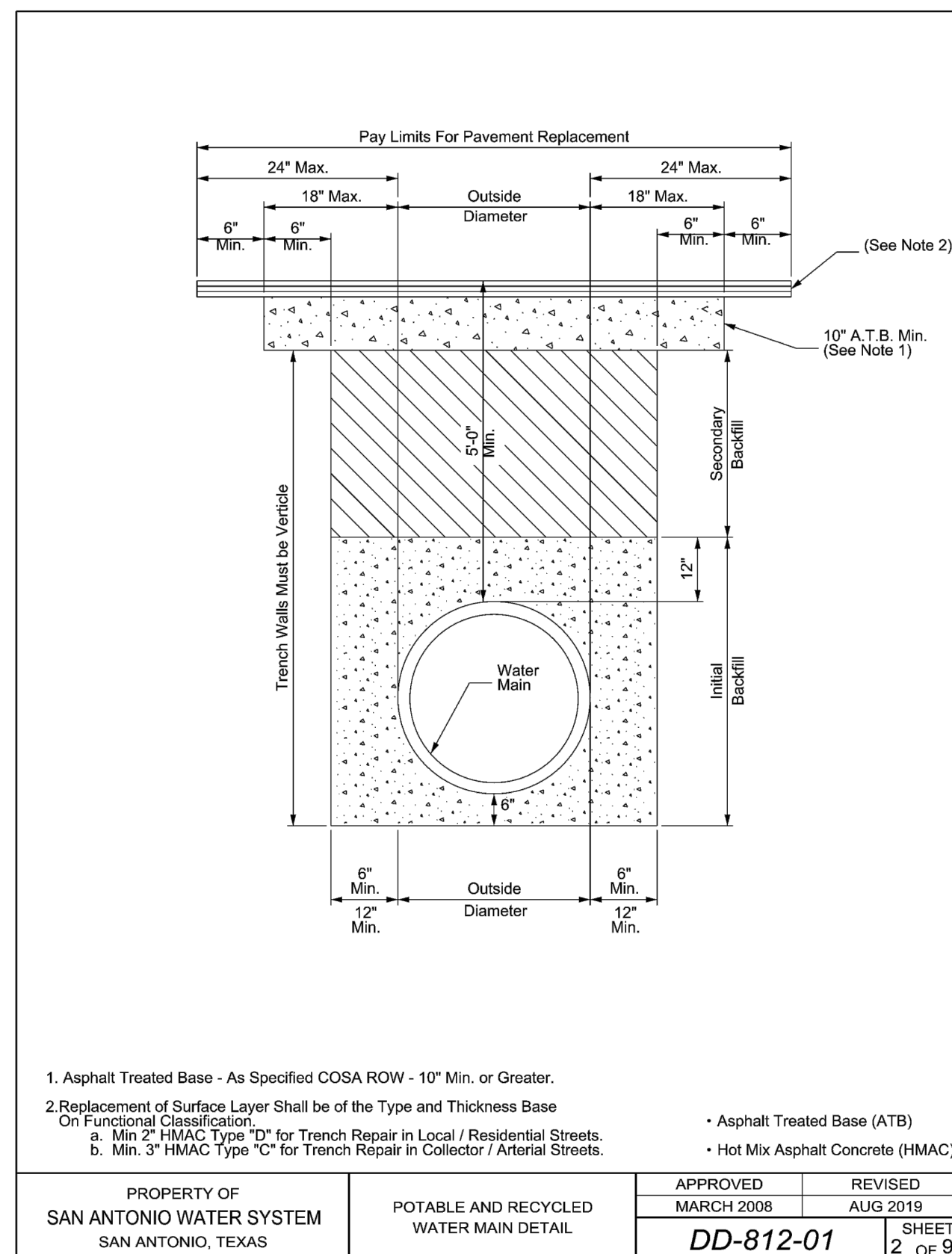
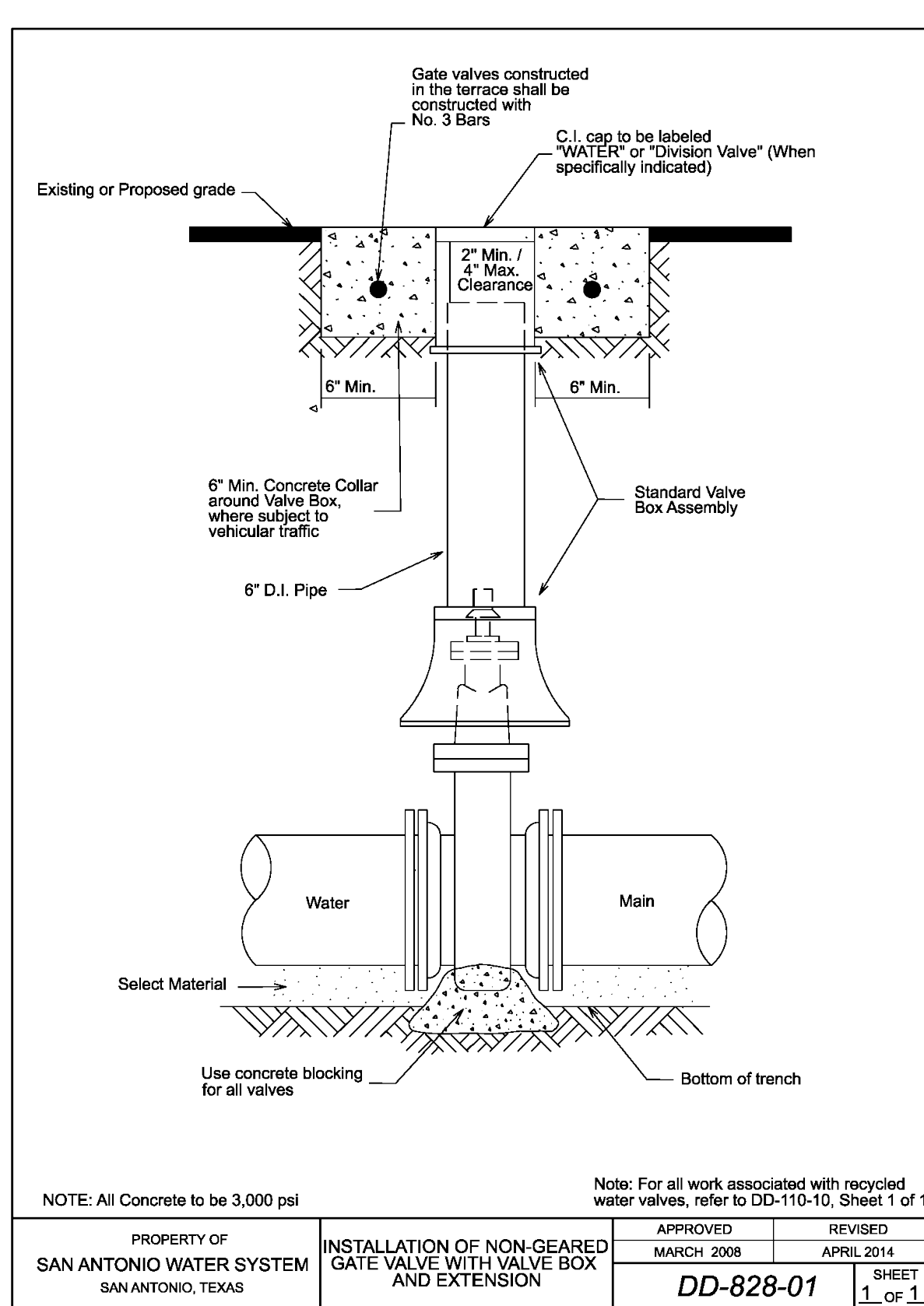
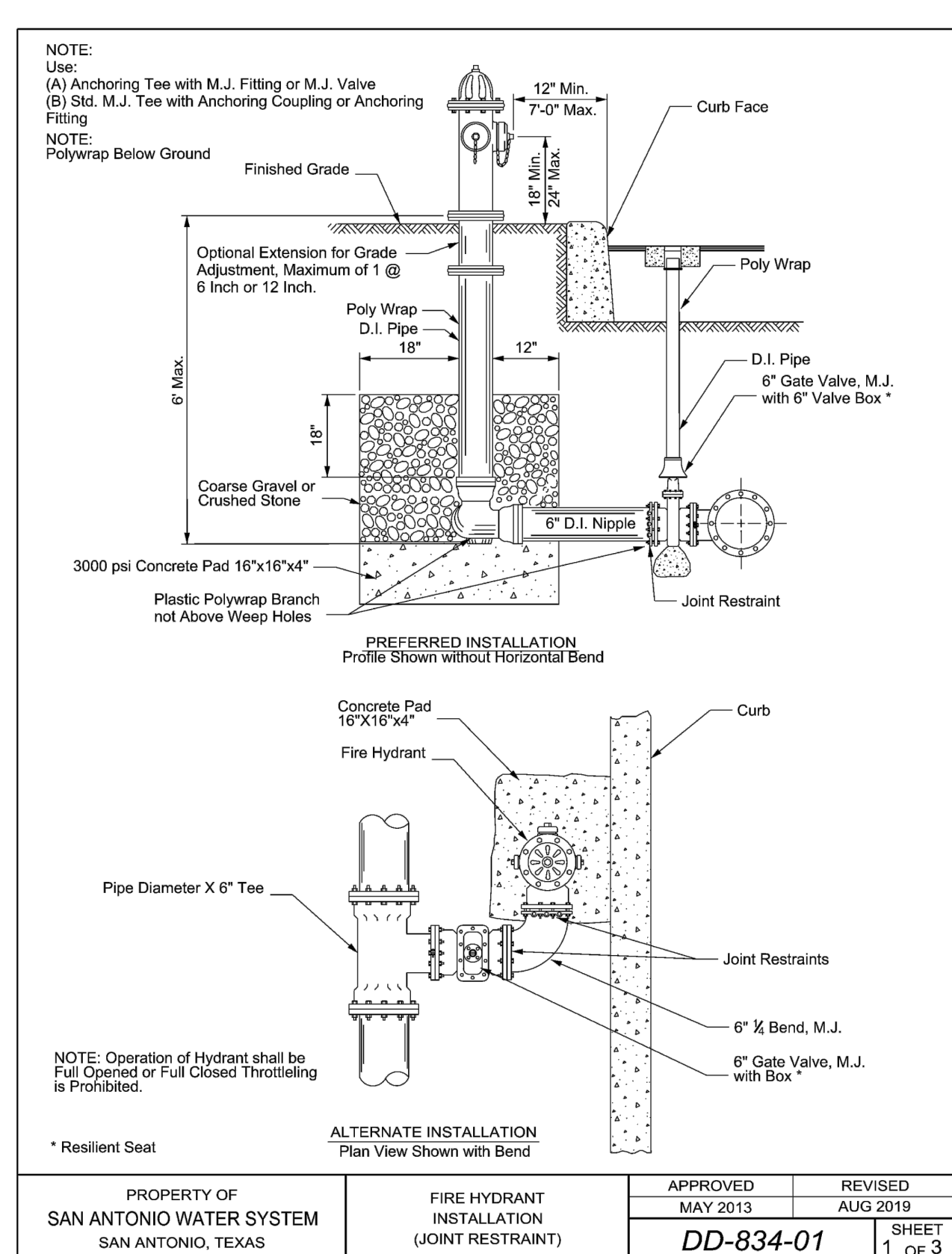
Restrained length calculations are for P.V.C pipe bedded in compacted granular material extending to the top of the pipe. The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet.

Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR TEES	APPROVED _____	REVISED _____
		March 2008	AUG 2019
		DD-839-04	
		SHEET 1 OF 2	



PRESSURE ZONE 750			
Developer's Name		SAN ANTONIO, LD. LLC.	
Developer's Address		4058 N. COLLEGE STE. 300, BOX 9	
City	FAYETTEVILLE	State	AR Zip 72703
Phone #	(479) 455-9090	Fax #	
SAWS Block Map #	170-522	Total EDU's	127 Total Acreage 25.260
Total Linear Footage of Pipe 2" HDPE ~ 315 LF/ 8" PVC ~ 3,694 LF/ 12" ~ 967 LF Plat No. 22-11800715			
Number of Lots	125	SAWS Job No.	23-1026



Developer's Name		SAN ANTONIO, LD. LLC.	
Developer's Address		4058 N. COLLEGE STE. 300, BOX 9	
City, FAYETTEVILLE	State	AR	Zip, 72703
Phone #	(479) 455-9090	Fax #	
SAWS Map #	170-522	Total DUs	127
Total Linear Footage of Pipe		2" HDPE ~ 315 LF	3" PVC ~ 6,094 LF
		12" ~ 967 LF	Plat No. 22-11800715
Number of Lots	125	SAWS Job No.	23-1026

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
SAN ANTONIO, LD. LLC.
4058 N. COLLEGE STE. 300, BOX 9
FAYETTEVILLE, AR 72703
(479) 455-9090

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN ANTONIO.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

SAN ANTONIO WATER SYSTEM
TEXAS STATE WIDE ONE CALL LOCATOR
CITY PUBLIC SERVICE
AT&T
TIME WARNER CABLE

TELE. NO.: 210-704-7109
TELE. NO.: 800-545-6005
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT THE TELEPHONE COMPANY DURING CONSTRUCTION.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGE DONE TO THE EXISTING PAVEMENT, STRUCTURES OR FENCES (NO SEPARATE PAY ITEM).
- MATERIAL SPECIFICATIONS:

CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON PLANS

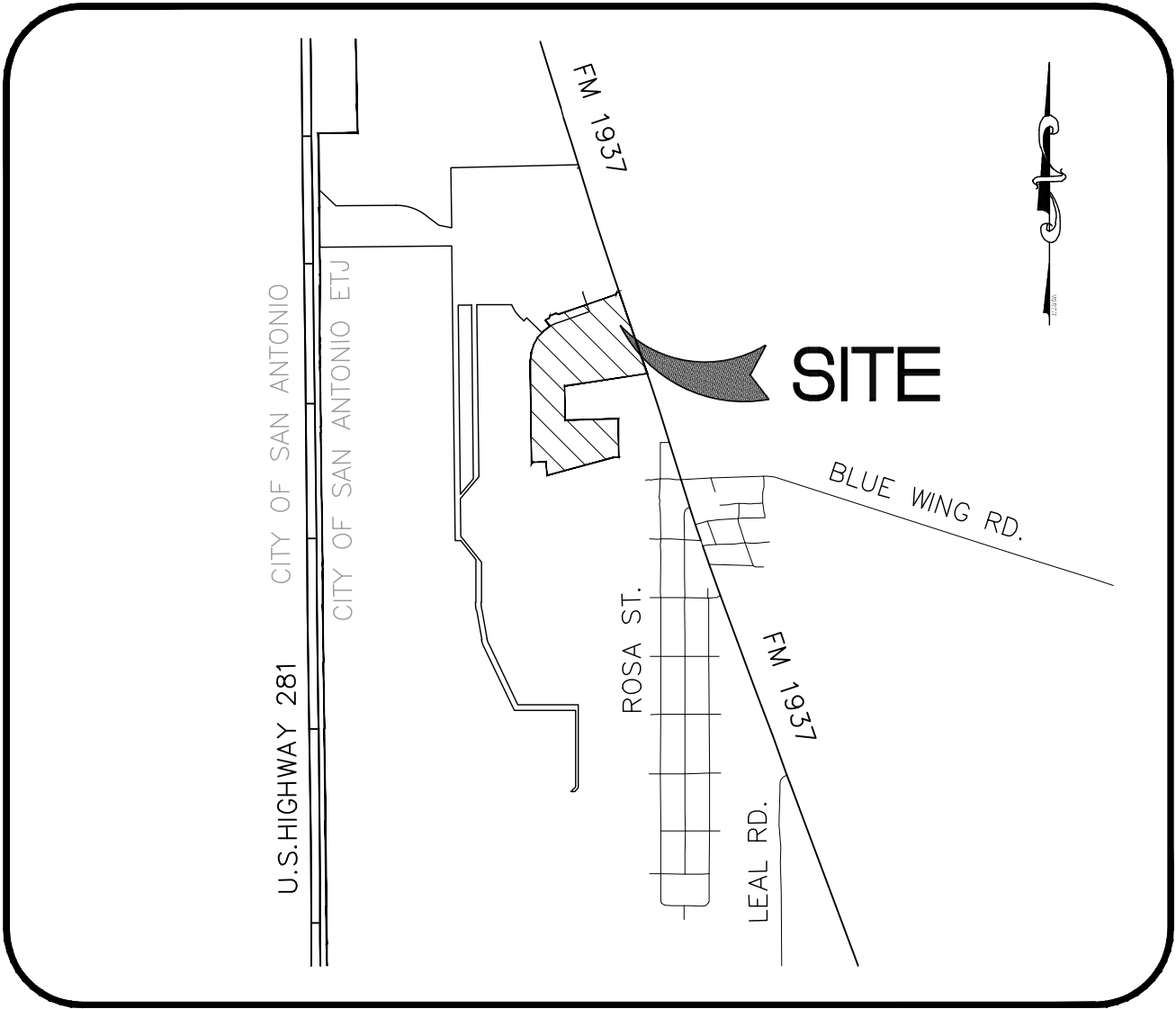
REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
(2" COVER UNLESS OTHERWISE NOTED ON PLANS)

PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501

STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36
- CONTRACTOR TO COORDINATE CONCRETE CURB DEPRESSIONS WITH THE DEVELOPER (NO SEPARATE PAY ITEM).
- TRANSITION TO/FROM WASHOUT CROWNS IN TWENTY-FIVE FEET (25').
- IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO APPENDIX H, CHAPTER 16, SECTION C2.1 - GRASSES OF THE CITY OF SAN ANTONIO. NO EXTRA PAY ITEM.

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	①
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)	A
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL)	B
SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED)	C
SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED)	D
SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED) OFFSET PARALLEL RAMP	E
SIDEWALK PASSING SPACE	F
EXISTING TOP OF CURB ELEVATION	805.81C
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED SIDEWALK	
DEVELOPER INSTALLED SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	
EXISTING CONTOUR	1120
PROPOSED CONTOUR	1120
PROPOSED CONCRETE CURB	
FLOW ARROW	



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
FEBRUARY 2023

LEGAL DESCRIPTION:

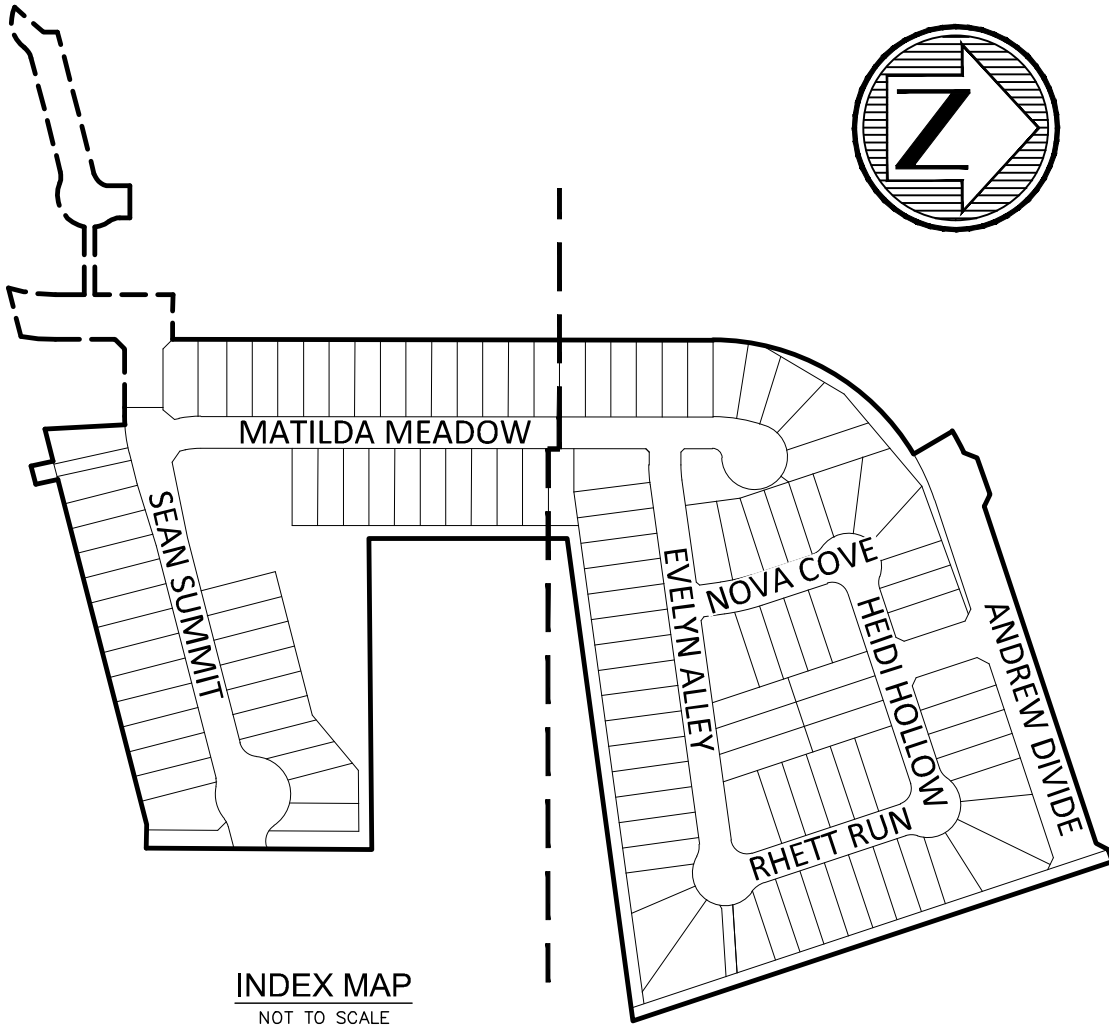
BEING A 25.260 ACRE TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3, COUNTY BLOCK 4006, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 49.897 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230037337, AND BEING A PORTION OF A 53.617 ACRE TRACT AS CONVEYED TO SAN ANTONIO LD, LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20240037648, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners



INDEX MAP
NOT TO SCALE

Sheet List Table

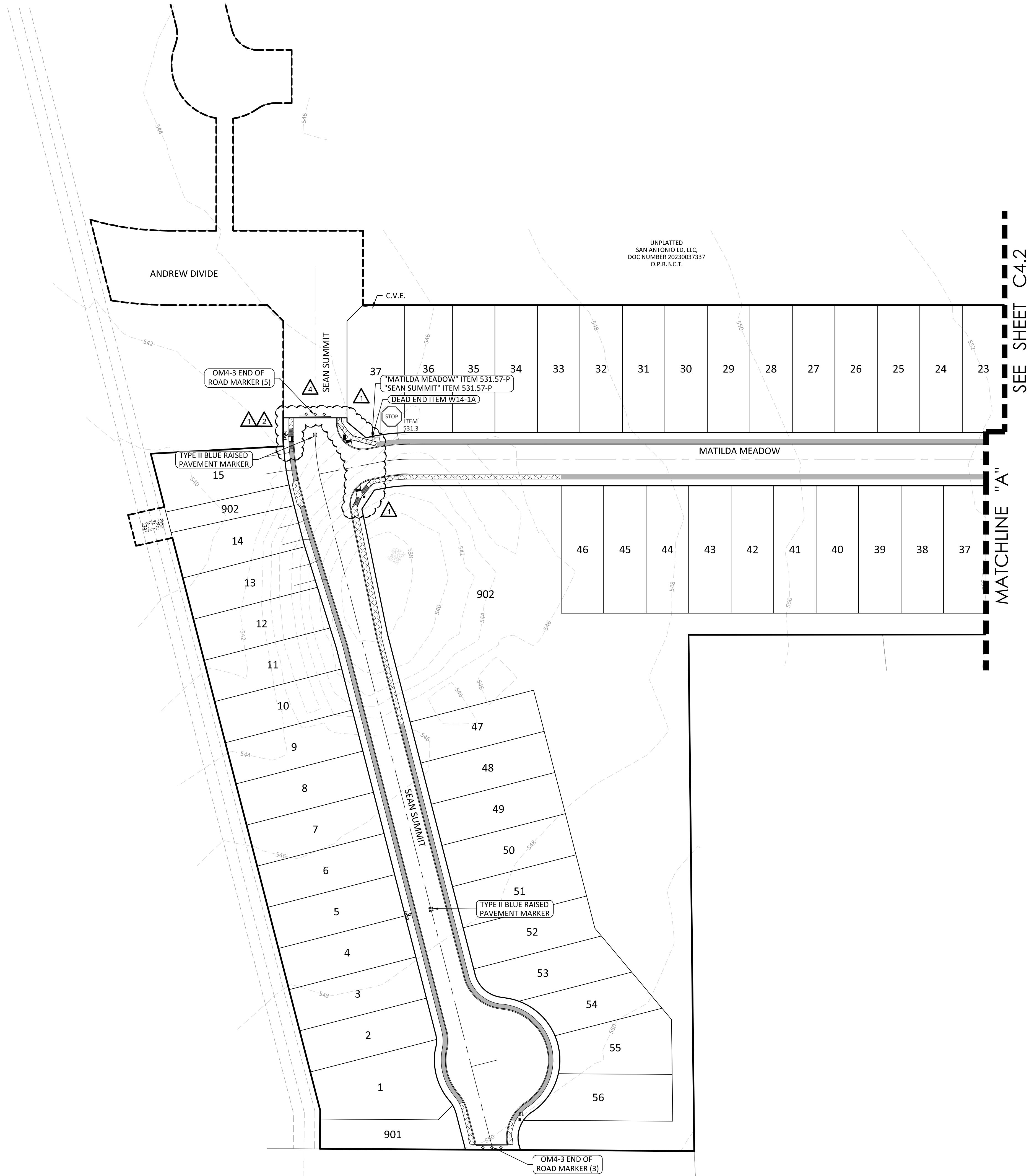
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C4.0	STREET COVER
C4.1	TRAFFIC PLAN
C4.2	TRAFFIC PLAN
C4.3	TRAFFIC DETAILS
C4.4	TRAFFIC DETAILS
C4.5	TRAFFIC DETAILS
C4.6	TRAFFIC DETAILS
C4.7	SEAN SUMMIT PLAN AND PROFILE
C4.8	MATILDA MEADOW PLAN AND PROFILE
C4.9	ANDREW DIVIDE PLAN AND PROFILE
C4.10	EVELYN ALLEY PLAN AND PROFILE
C4.11	RHETT RUN & NOVA COVE PLAN AND PROFILE
C4.12	HEIDI HOLLOW PLAN AND PROFILE
C4.13	ERIN ESTATE PLAN AND PROFILE
C4.14	STANDARD DETAILS
C4.14A	STANDARD DETAILS
C4.15	STANDARD DETAILS
C4.16	STANDARD STREET SECTIONS
C4.17	DRAIN "A"
C4.18	DRAIN "B"
C4.19	DRAIN "C"
C4.20	DRAINAGE DETAILS
C4.21	DRAINAGE DETAILS

BEXAR COUNTY

SUBMITTAL SET

TEXAS C4.0

Plot Date: April 9, 2025 User ID: Matar-Solano
R:\McDonalds\Tran\Unit 3\Drawings\221800715_C4.1-C4.6\Traffic_Plan.dwg



BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET
TIE-IN & INTERSECTION PAVEMENT
REPLACEMENT AND/OR ANY WORK BEING
DONE IN BEXAR COUNTY R.O.W.



LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
- DOUBLE LINE
- PROPOSED SIGN LOCATION
- PROPOSED STREET LIGHT LOCATION
- PROPERTY LINE
- TYPE II BLUE RAISED PAVEMENT MARKERS
- EXISTING SIGN LOCATION
- EXISTING STREET NAME SIGN
- EXISTING STOP SIGN
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER INSTALLED SIDEWALK
- ADA RAMP- DEVELOPER INSTALLED
- POSSIBLE DRIVEWAY LOCATION

NOTE:

ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

GENERAL NOTES:

- ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
- INSTALL SIGNS SUCH THAT THEIR VIEW IS NOT BLOCKED BY LOW HANGING VEGETATION, UTILITY POLES, OTHER TRAFFIC SIGNS, ETC... REFER TO CITY OF SAN ANTONIO TRAFFIC SIGNAL DETAILS.
- ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- "DEAD END" WITH ARROW AND "NO OUTLET" WITH ARROW SHALL BE ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
- FINAL SIGN INSTALLATION LOCATIONS TO BE DETERMINED BY CITY OF SAN ANTONIO (INSIDE CITY LIMITS) AND/OR BEXAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.

REVISIONS		DESCRIPTION	DATE	BY
1	05/16/24	UPDATED RAMPS		
2	06/27/24	UPDATED FIRE HYDRANT LOCATION		
4	02/13/25	INCREASED NO. OF OM4-3 MARKERS		
PROJ. #		CHK. BY:	CHKD. BY:	DATE:

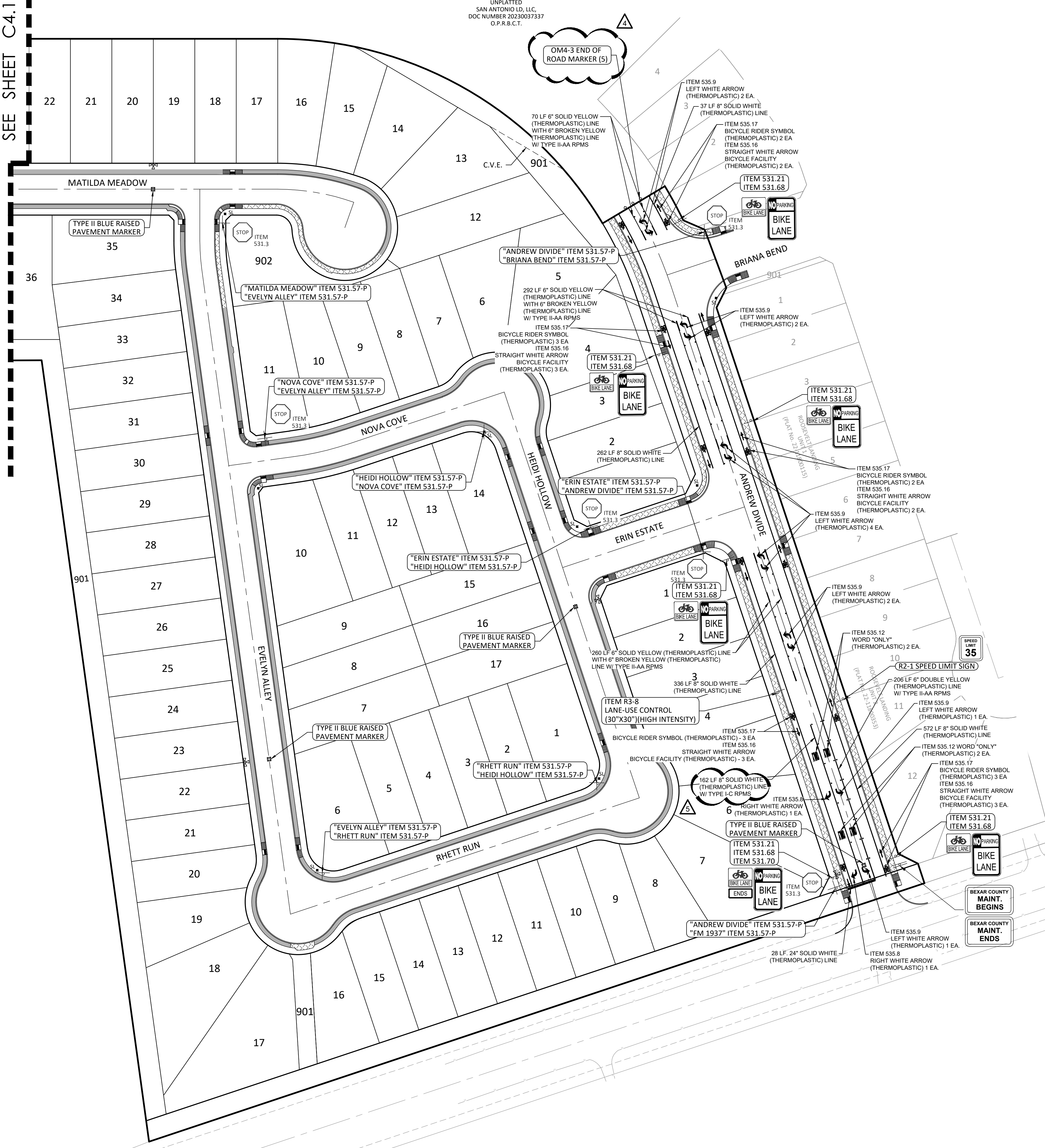
• Engineers
• Surveyors
• Planners
MTR
May Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3
OVERALL TRAFFIC PLAN

SEE SHEET C4.1

MATCHLINE "A"



BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.



SCALE: 1"=50'
0 50 100

LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
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- DEVELOPER INSTALLED SIDEWALK
- ADA RAMP - DEVELOPER INSTALLED
- POSSIBLE DRIVEWAY LOCATION

NOTE:

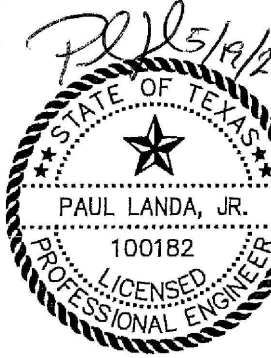
ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

GENERAL NOTES:

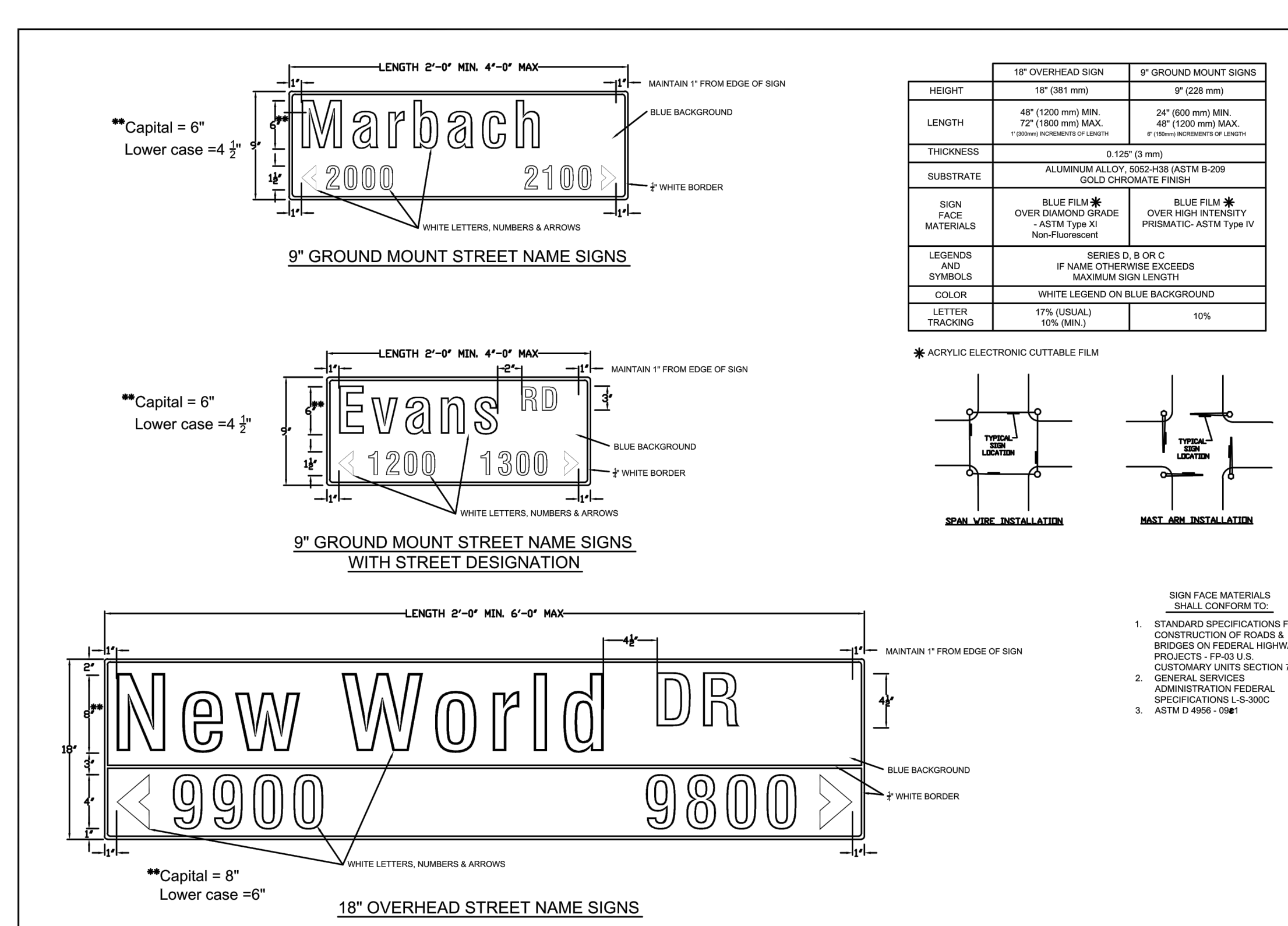
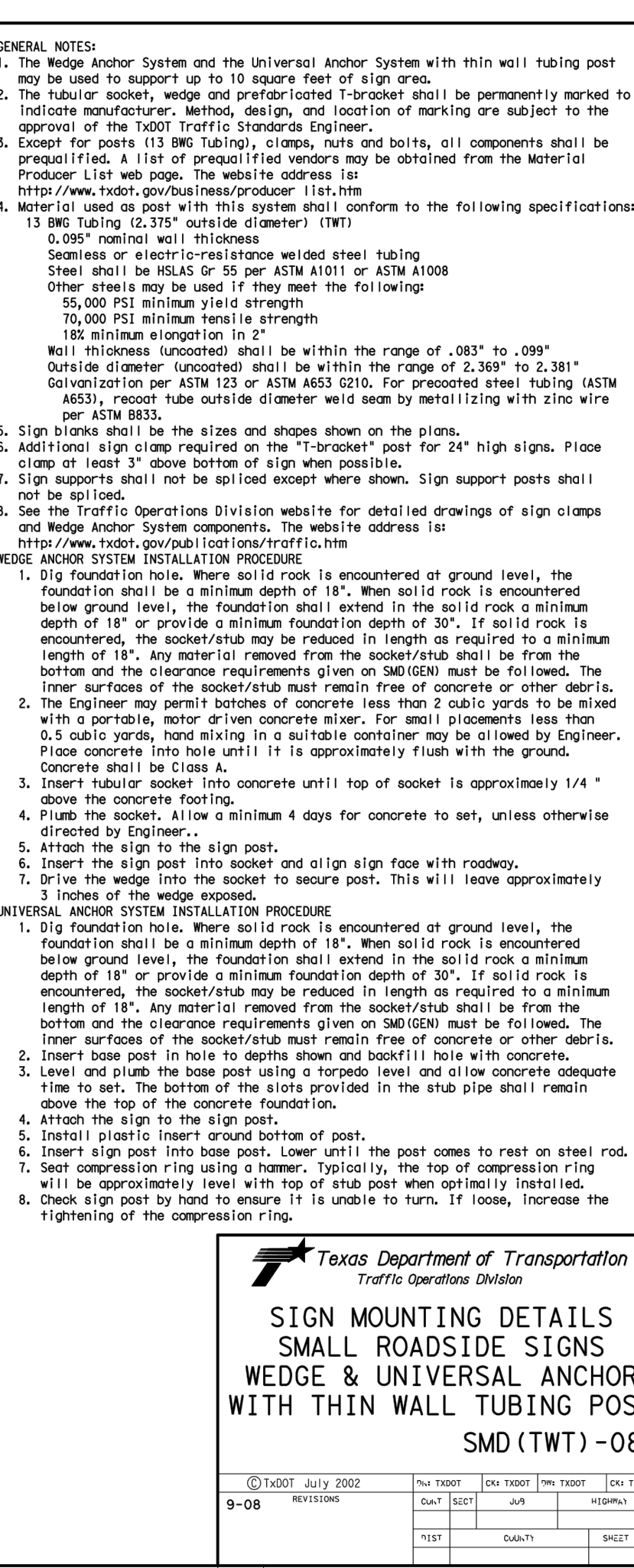
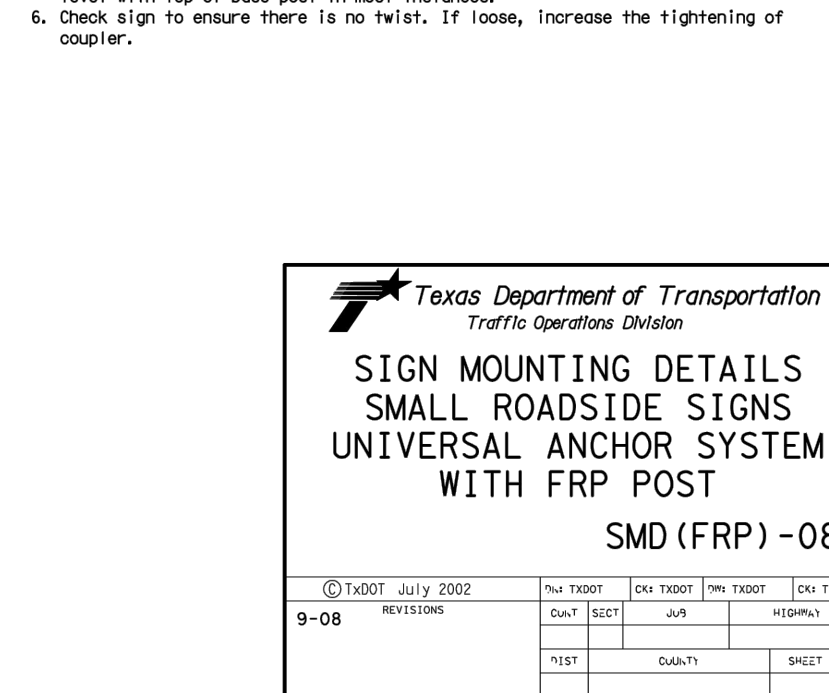
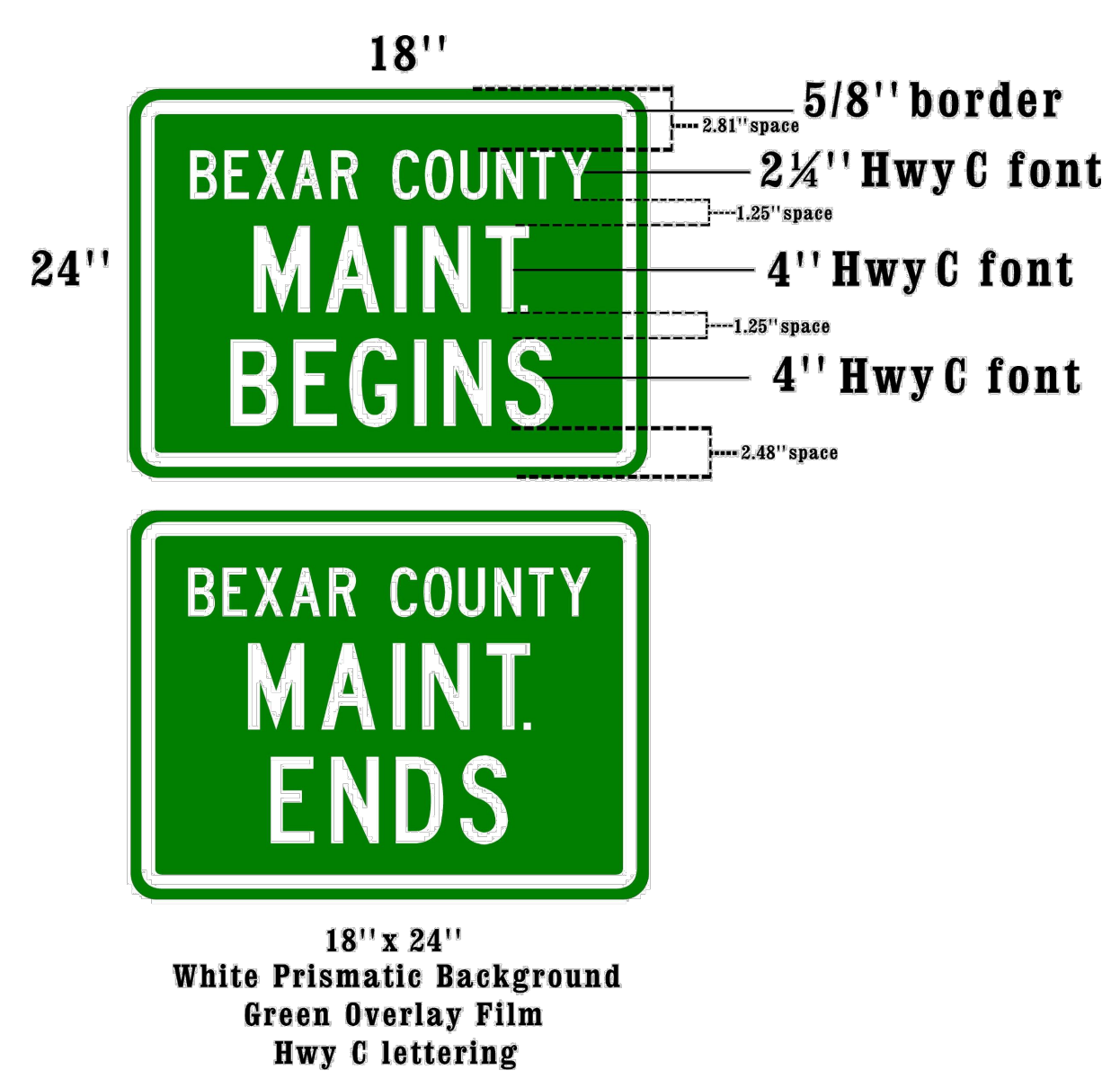
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REVISIONS		DESCRIPTION	DATE	BY
1	05/18/24	UPDATED RAMP		
2	08/27/24	UPDATED FIRE HYDRANT LOCATION		
4	02/13/25	INCREASED NO. OF OMA-3 MARKERS		
5	05/19/25	CORRECTED LENGTH 4 & DEL. DUPLICATE DIM		
PROJ. #		CHK. BY:	DATE:	

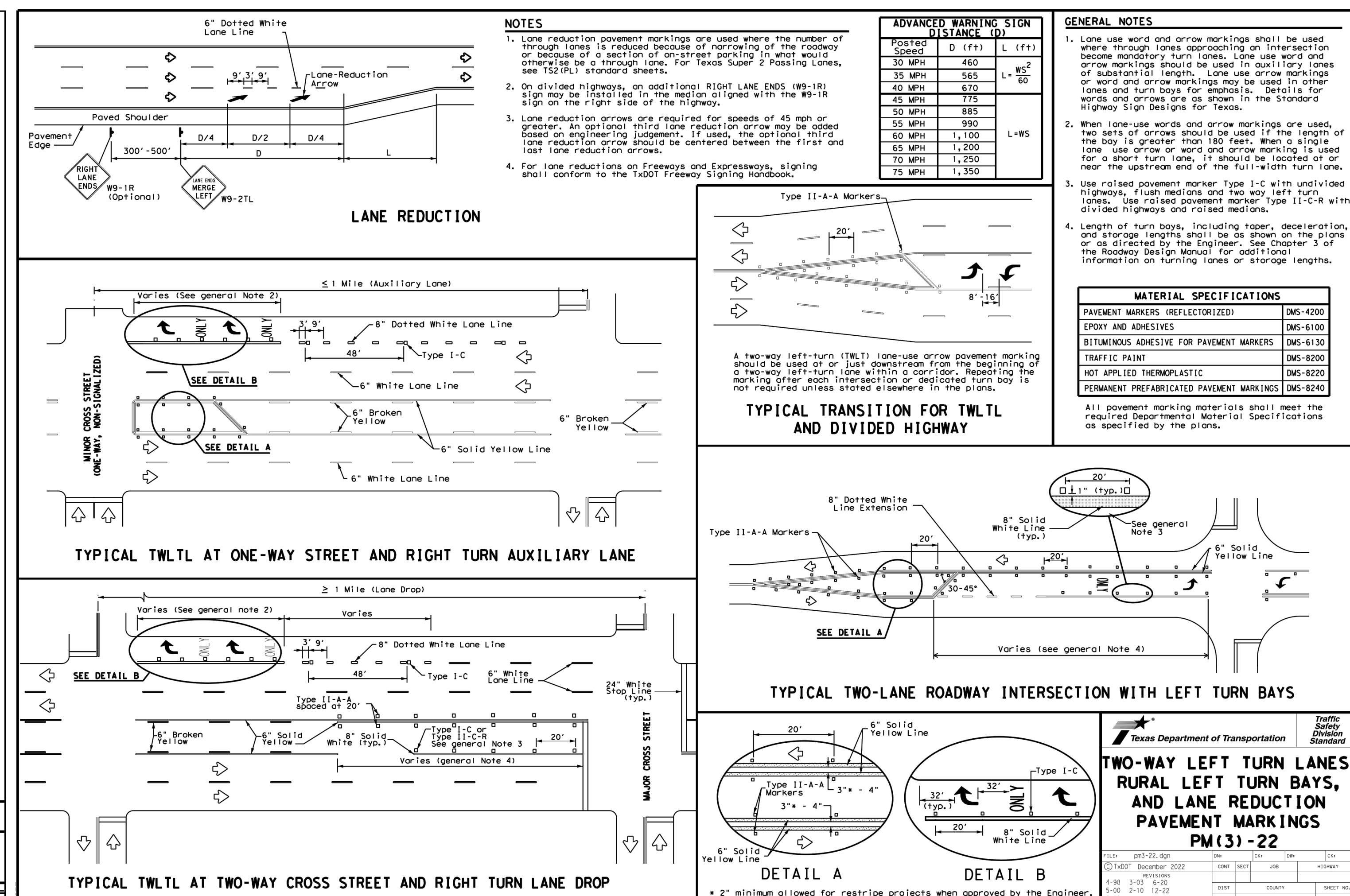
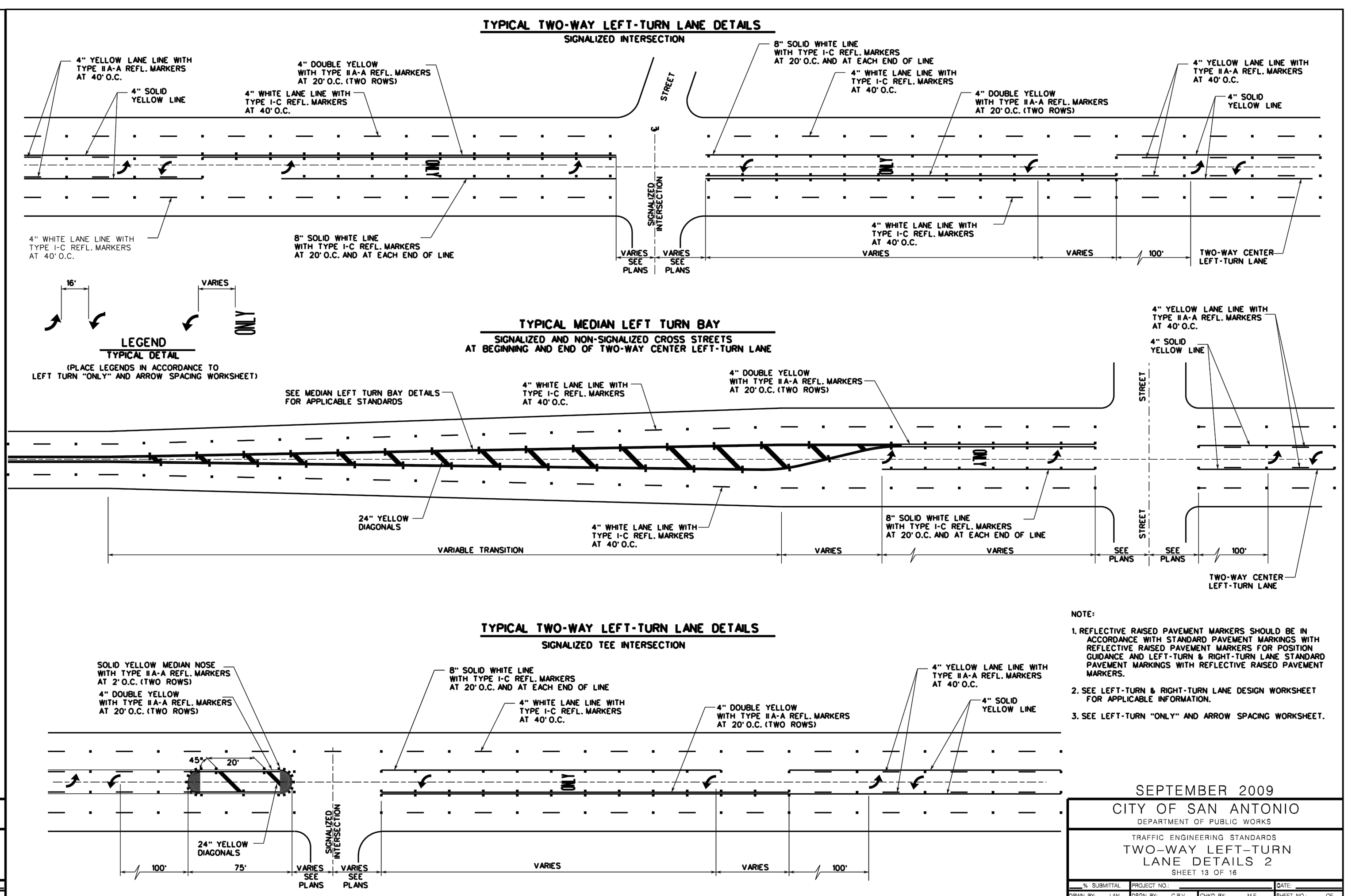
Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
TPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

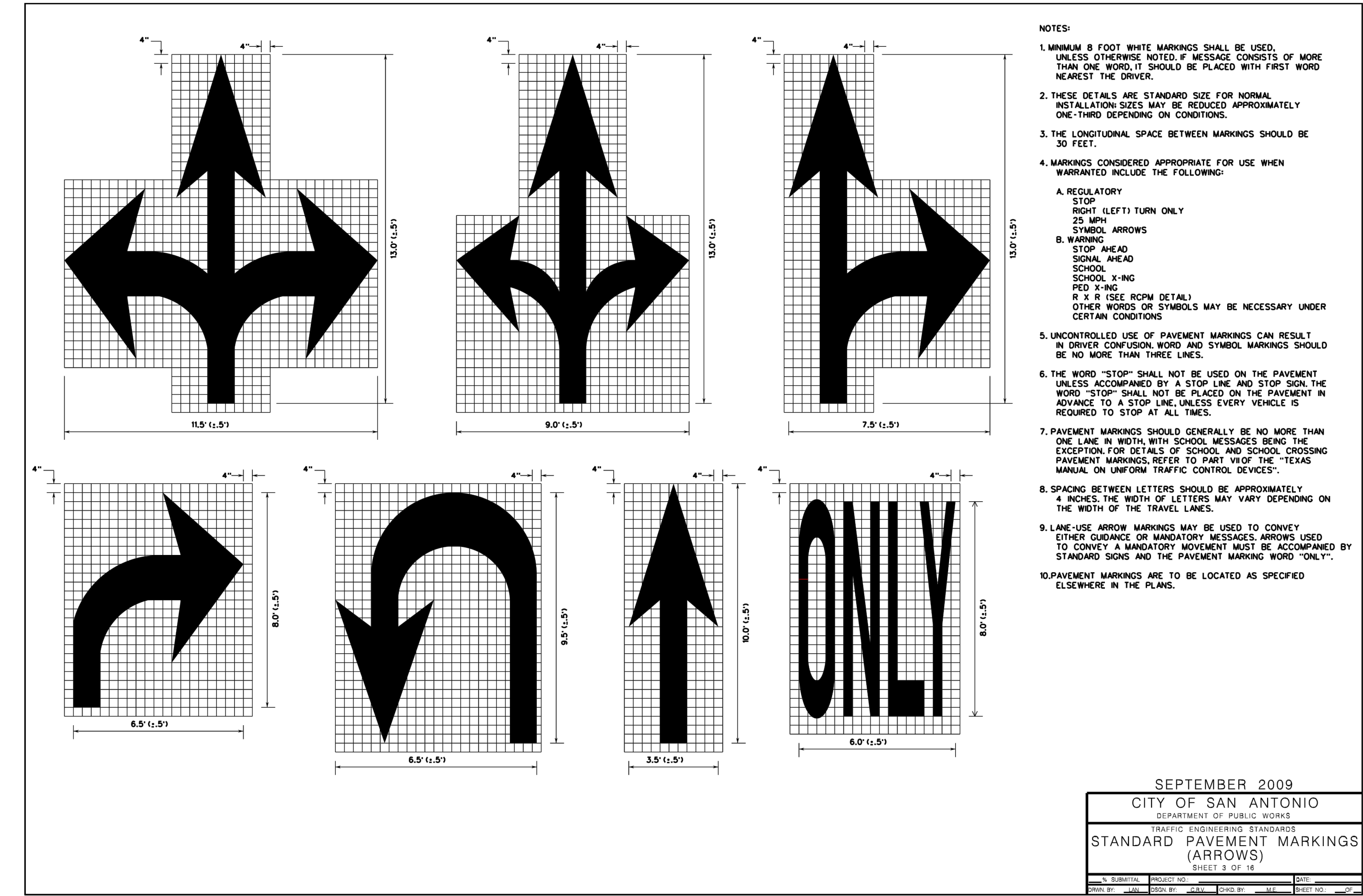
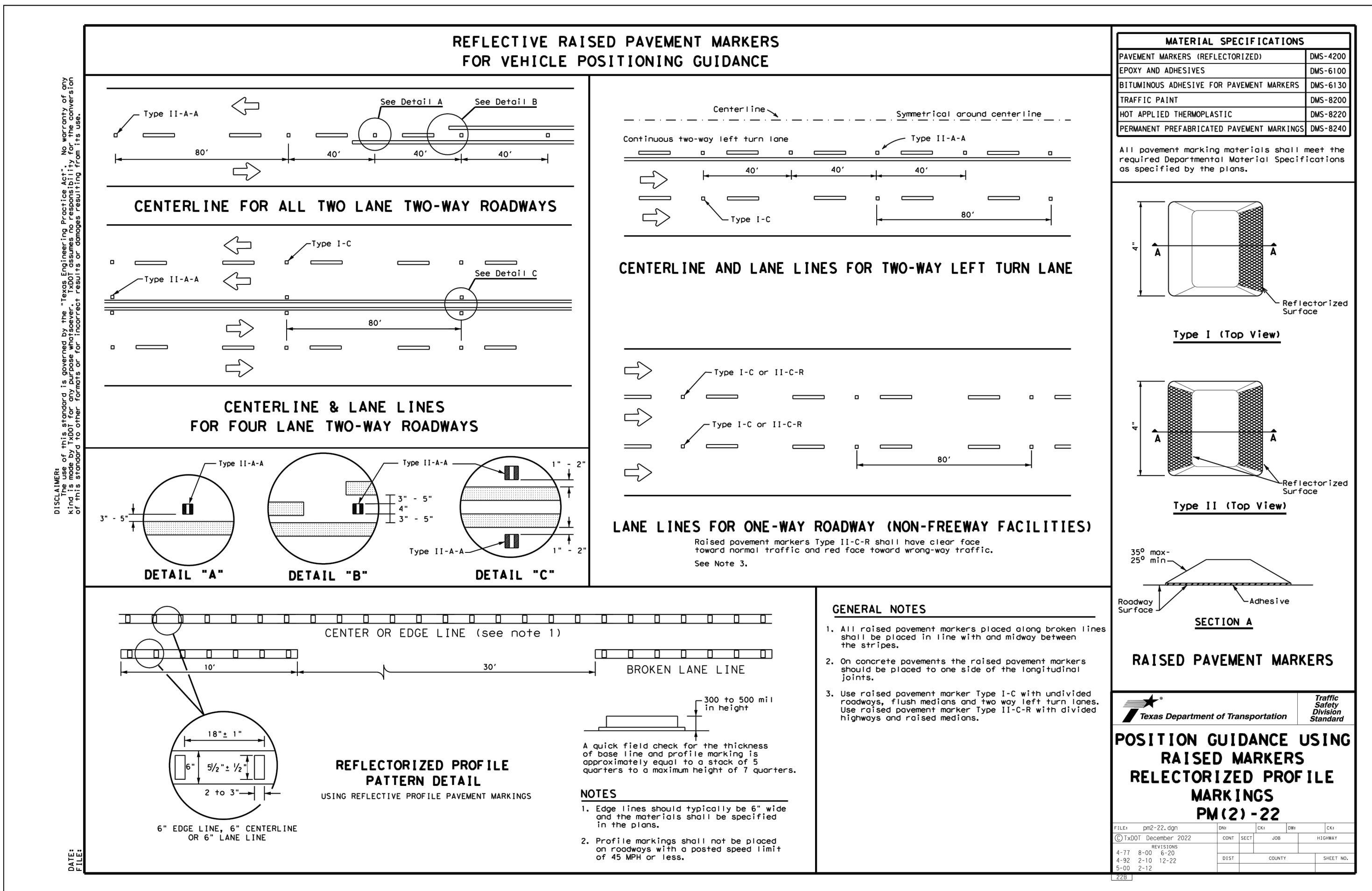
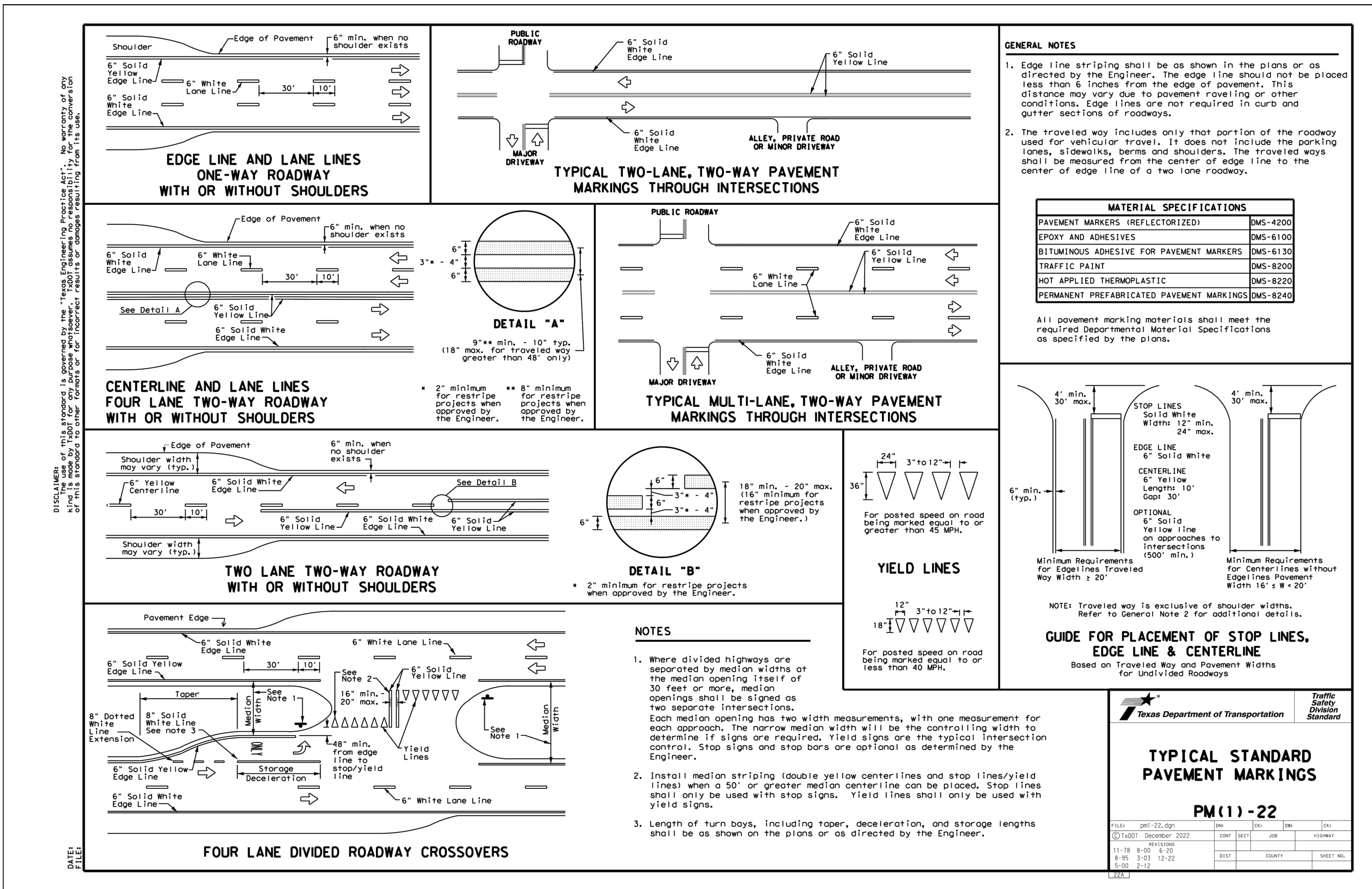


ROOSEVELT LANDING, UNIT 3
OVERALL TRAFFIC PLAN



	Bexar County Public Works												
Street Name Sign Details													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Customer No.</th> <th style="width: 50%;">Project No.</th> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <th style="width: 50%;">Contractor / Subcontractor</th> <th style="width: 50%;">City / State</th> </tr> <tr> <td style="height: 20px;"></td> <td style="height: 20px;"></td> </tr> <tr> <th colspan="2" style="text-align: center;">Rev. No.</th> </tr> <tr> <td colspan="2" style="height: 20px;"></td> </tr> </table>	Customer No.	Project No.			Contractor / Subcontractor	City / State			Rev. No.				SHEET _____ OF _____
Customer No.	Project No.												
Contractor / Subcontractor	City / State												
Rev. No.													





REVISIONS

NO.	DATE	DESCRIPTION

BY: _____

DATE: _____

PROJ. # _____

CHKD. BY: _____

DATE: _____

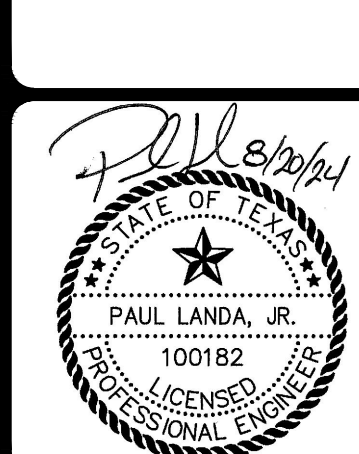
Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC

TEPEL: ENGINEERING F-5297/SURVEYING: F-10131500

12770 OMBARRON PATH, SUITE 100 TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3

TRAFFIC PLAN DETAILS

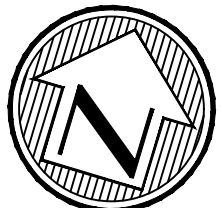
CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR
STREET TIE-IN & INTERSECTION
PAVEMENT REPLACEMENT AND/OR ANY
WORK BEING DONE IN BEXAR COUNTY
R.O.W.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	50.42'	200.00'	14°26'40"	25.34'	50.29'

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00'	N15°03'58"W

LAND-PLAT-22-11800715



LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED
CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR
SHALL VERIFY ELEVATIONS.

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)

SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP

SIDEWALK PASSING SPACE

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

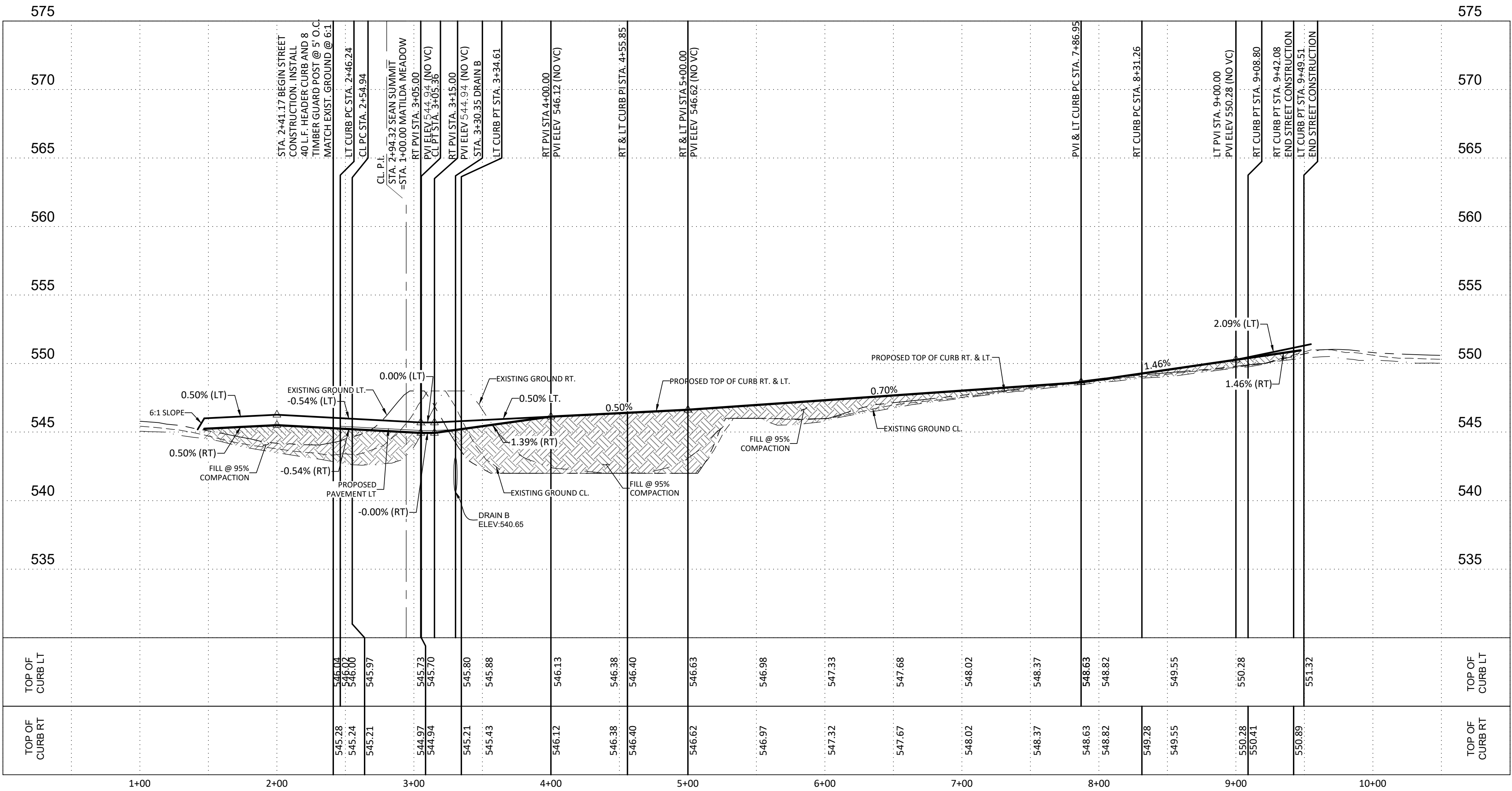
PROPOSED CONCRETE CURB

FLOW ARROW

SEAN SUMMIT

STA. 2+41.17 TO STA. 8+95.03

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



REVISIONS		BY	DATE	DESCRIPTION
1			05/16/24	UPDATED RAMPS

Engineers
Surveyors
Planners

MTK

May Tarin Ramirez Engineers, LLC

TEPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 OMARON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051



ROOSEVELT LANDING UNIT 3
STREET PLAN & PROFILE
SEAN SUMMIT
STA. 2+41.17 TO STA. 8+95.03

SHEET
C4.7

SUBMITTAL SET

CAUTION!!!
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ENGINEER

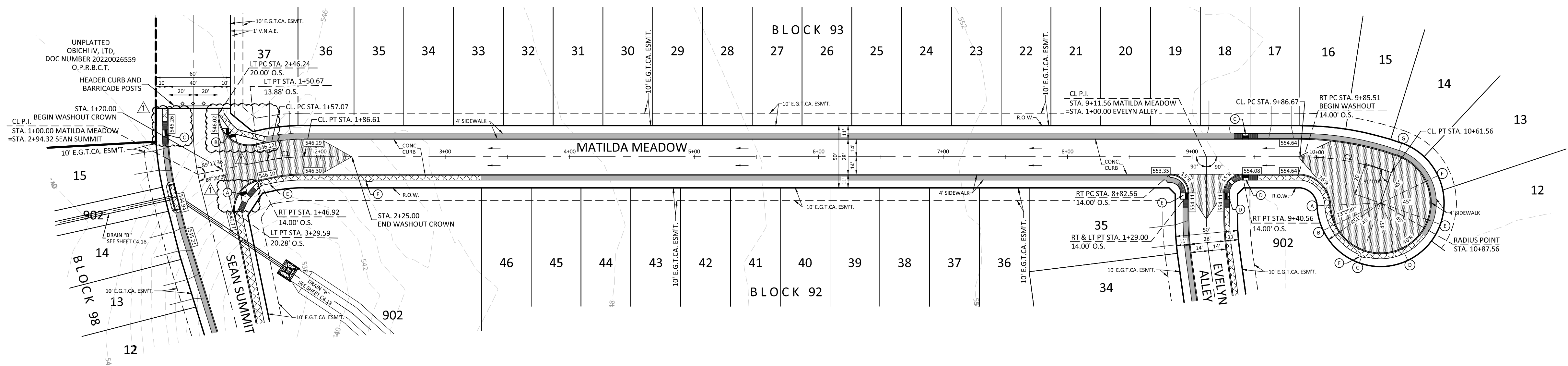
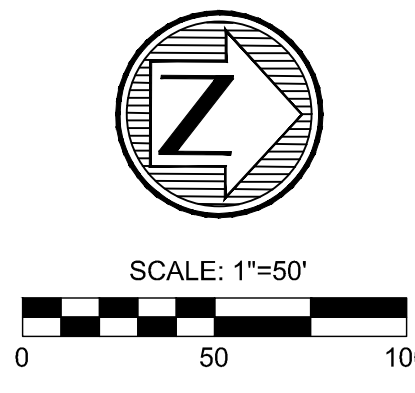
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R.O.W.

LAND-PLAT-22-11800715

LEGEND

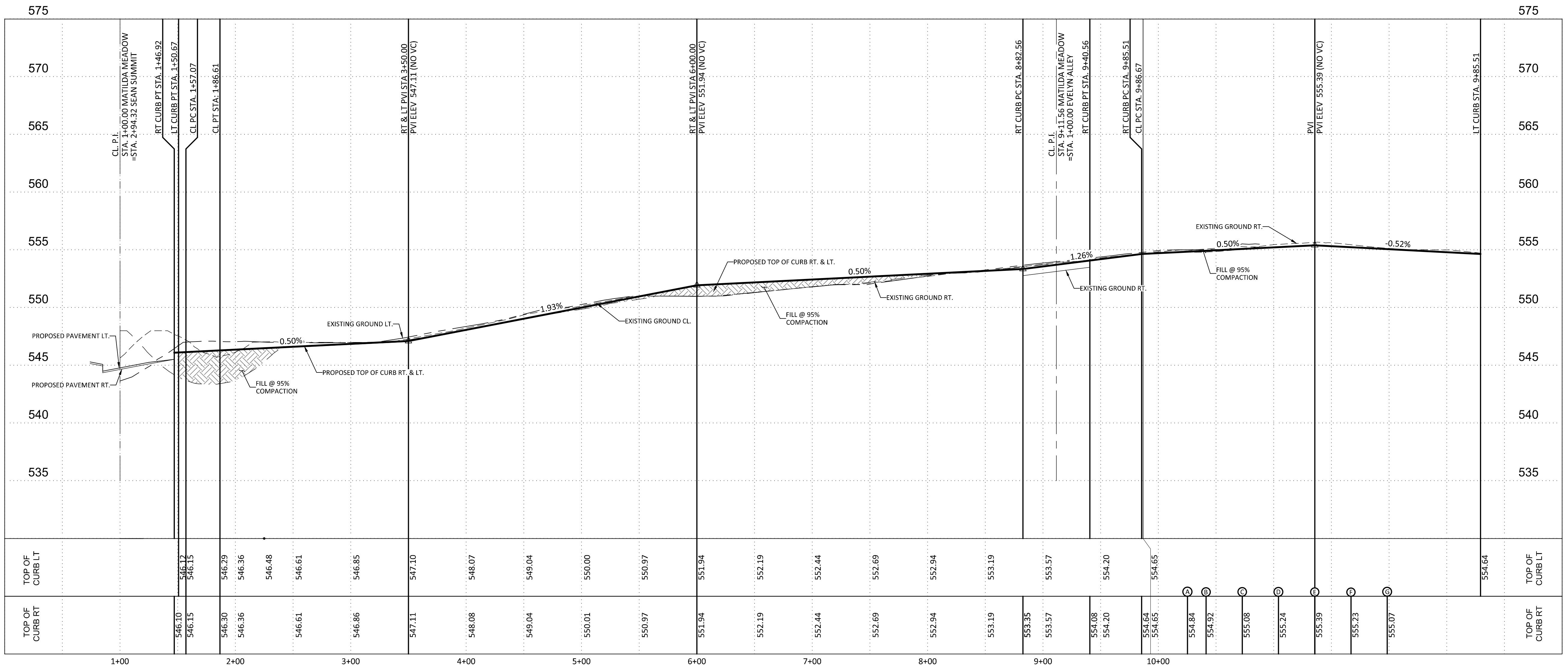
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DIRECTIONAL RAMPS (SINGLE)
- SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)
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(DEVELOPER INSTALLED)
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(DEVELOPER INSTALLED)
- SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP
- SIDEWALK PASSING SPACE
- EXISTING TOP OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER INSTALLED SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- POSSIBLE DRIVEWAY LOCATION
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE CURB
- FLOW ARROW

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	29.53'	150.00'	11°16'52"	14.81'
C2	75.83'	220.00'	19°44'52"	38.29'



MATILDA MEADOW
STA. 1+00.00 TO STA. 10+87.56

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



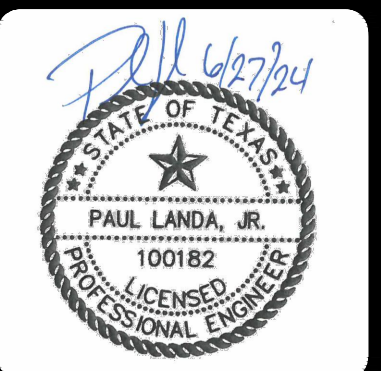
REVISIONS

NO.	DATE	DESCRIPTION
1	05/16/24	UPDATED RAMPS

BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

Engineers
Surveyors
Planners

MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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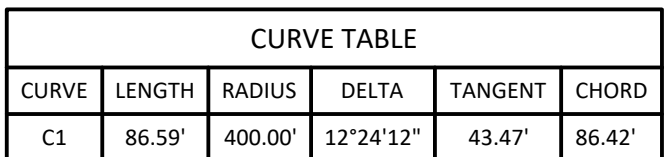
ROOSEVELT LANDING UNIT 3
STREET PLAN & PROFILE
MATILDA MEADOW
STA. 1+00.00 TO STA. 10+87.56

SHEET
C4.8

SUBMITTAL SET

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IF ANY DISCREPANCIES NOTIFY
ENGINEER

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R.O.W.



CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)

SIDEWALK WHEELCHAIR
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP

SIDEWALK PASSING SPACE

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

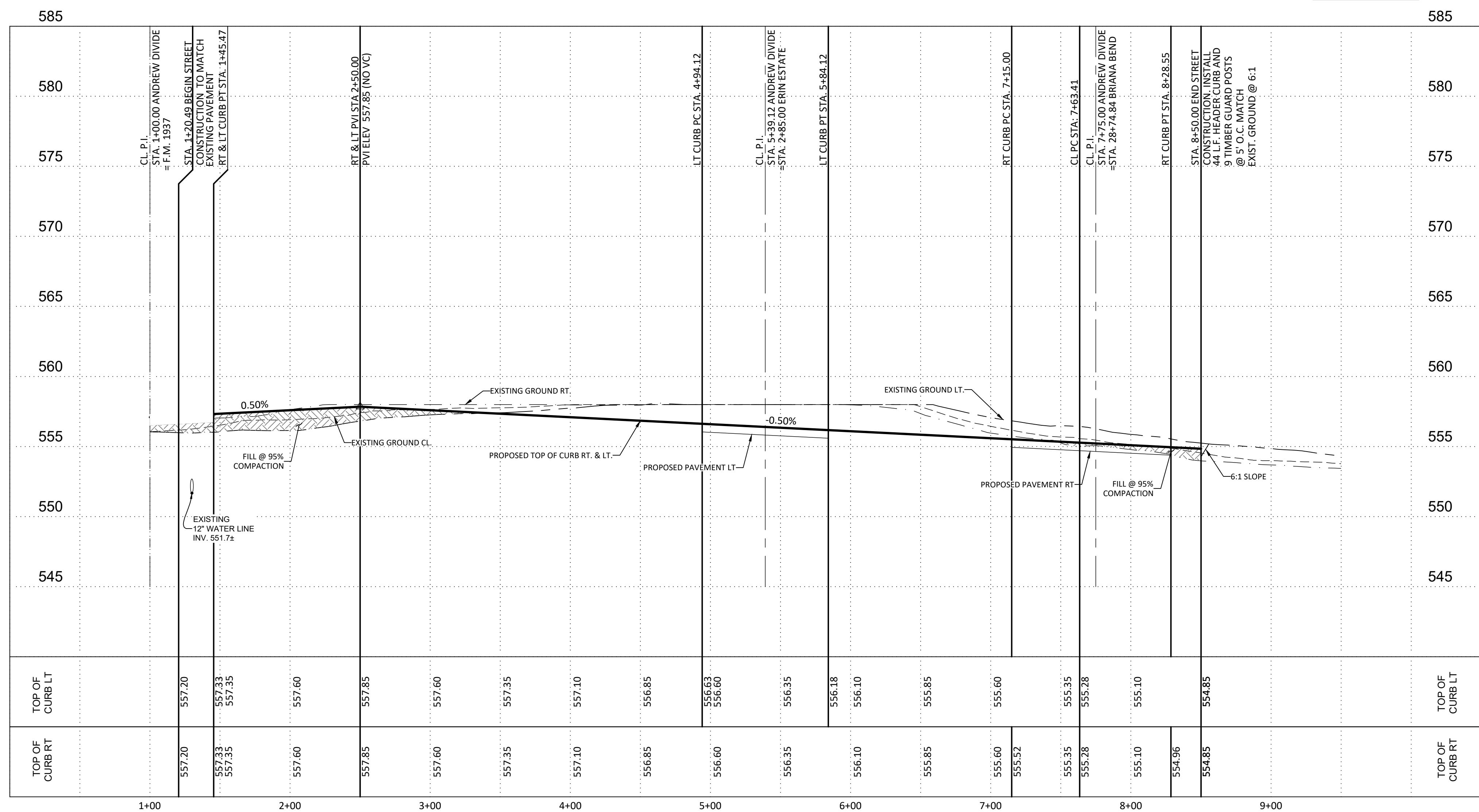
EXISTING CONTOUR

PROPOSED CONTOUR

FLOW ARROW

STA. 1+20.49 TO STA. 8+50.00

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



SUBMITTAL SET

ROOSEVELT LANDING UNIT 3
STREET PLAN & PROFILE
ANDREW DIVIDE

SHEET

C4.9

Plot Date: February 13, 2025 User ID: Donald McCroskey
 S:\Nicholas Tract\Unit 3\Drawings\22160_CA.9-Andrew Divide P&D.dwg

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.

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SIDEWALK PASSING SPACE

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

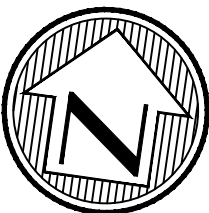
FLOW ARROW

CAUTION!!!

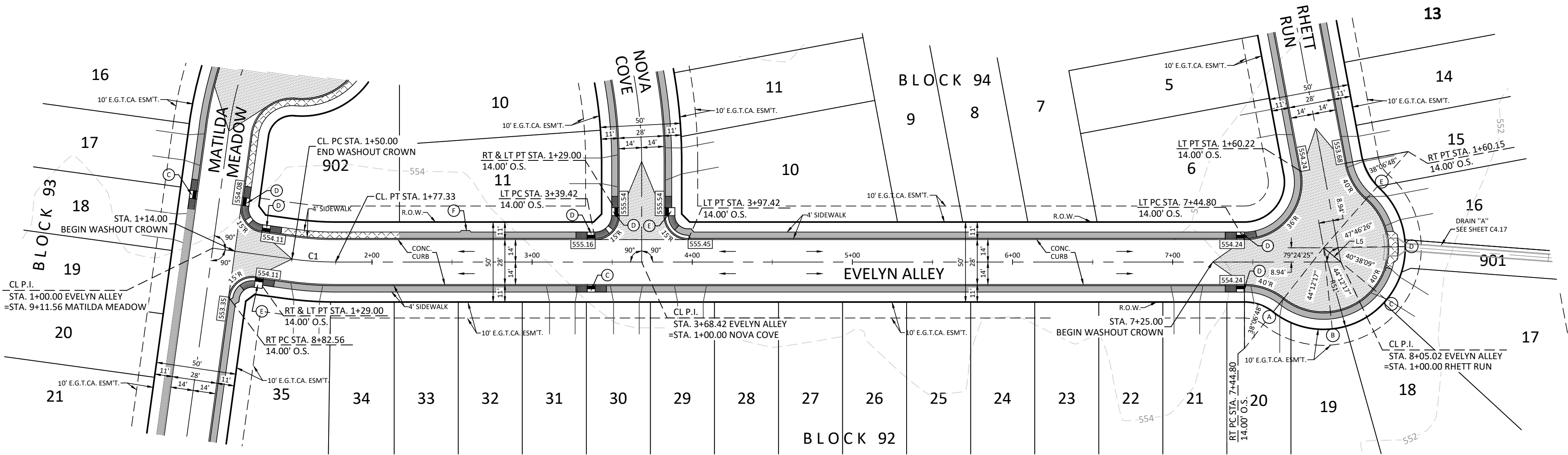
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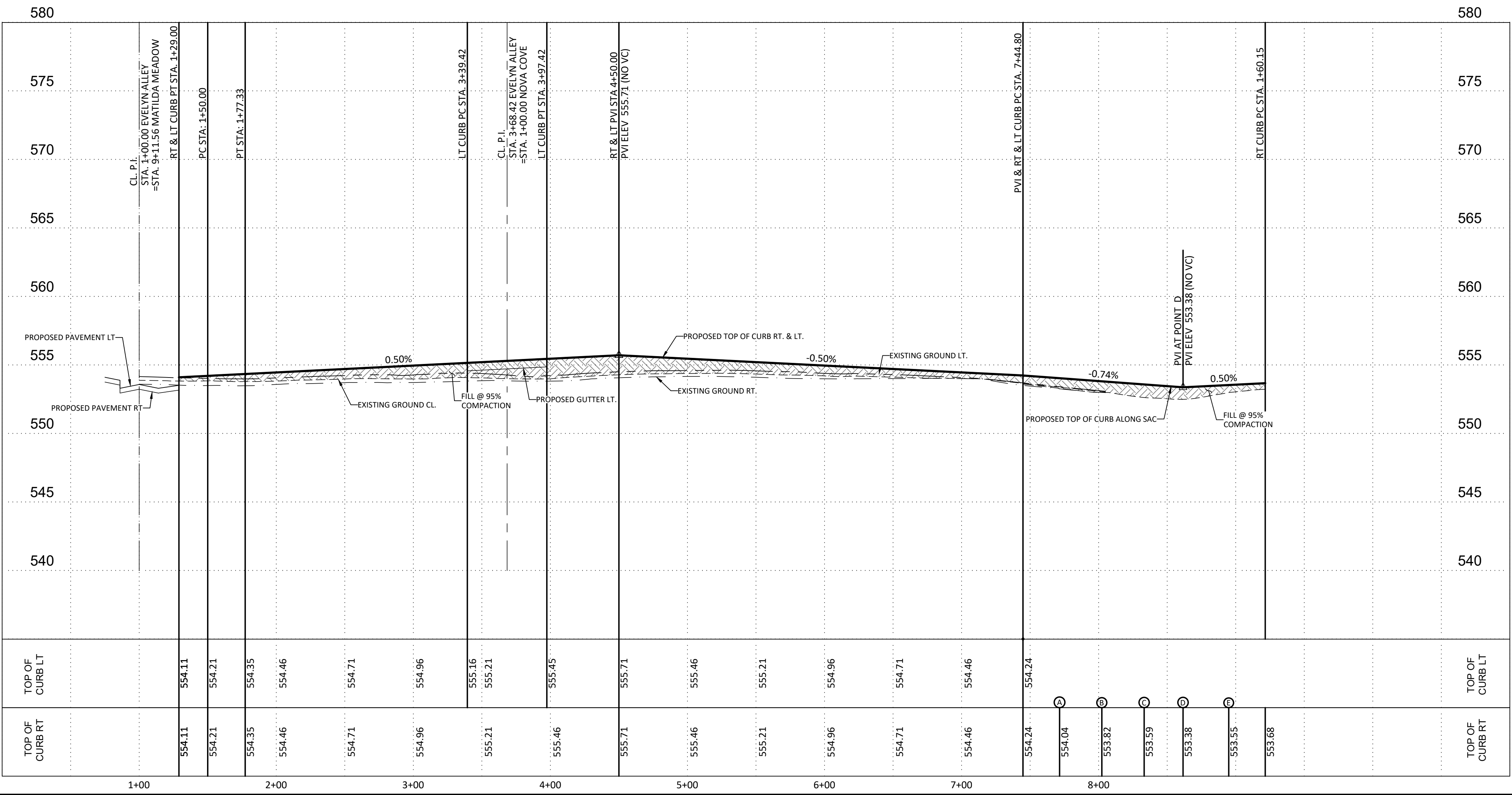
SCALE: 1"=50'



EVELYN ALLEY

STA. 1+00.00 TO STA. 8+05.02

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

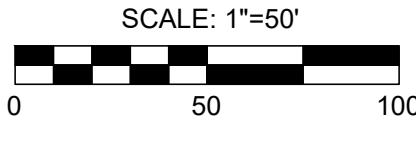


ROOSEVELT LANDING UNIT 3
STREET PLAN & PROFILE
EVELYN ALLEY
STA. 1+00.00 TO STA. 8+05.02

SHEET

C4.10

SUBMITTAL SET



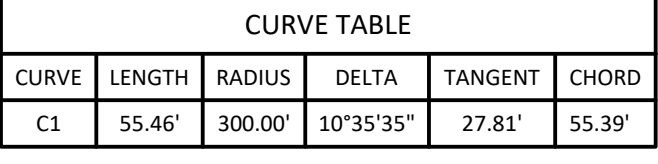
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FLOW ARROW 

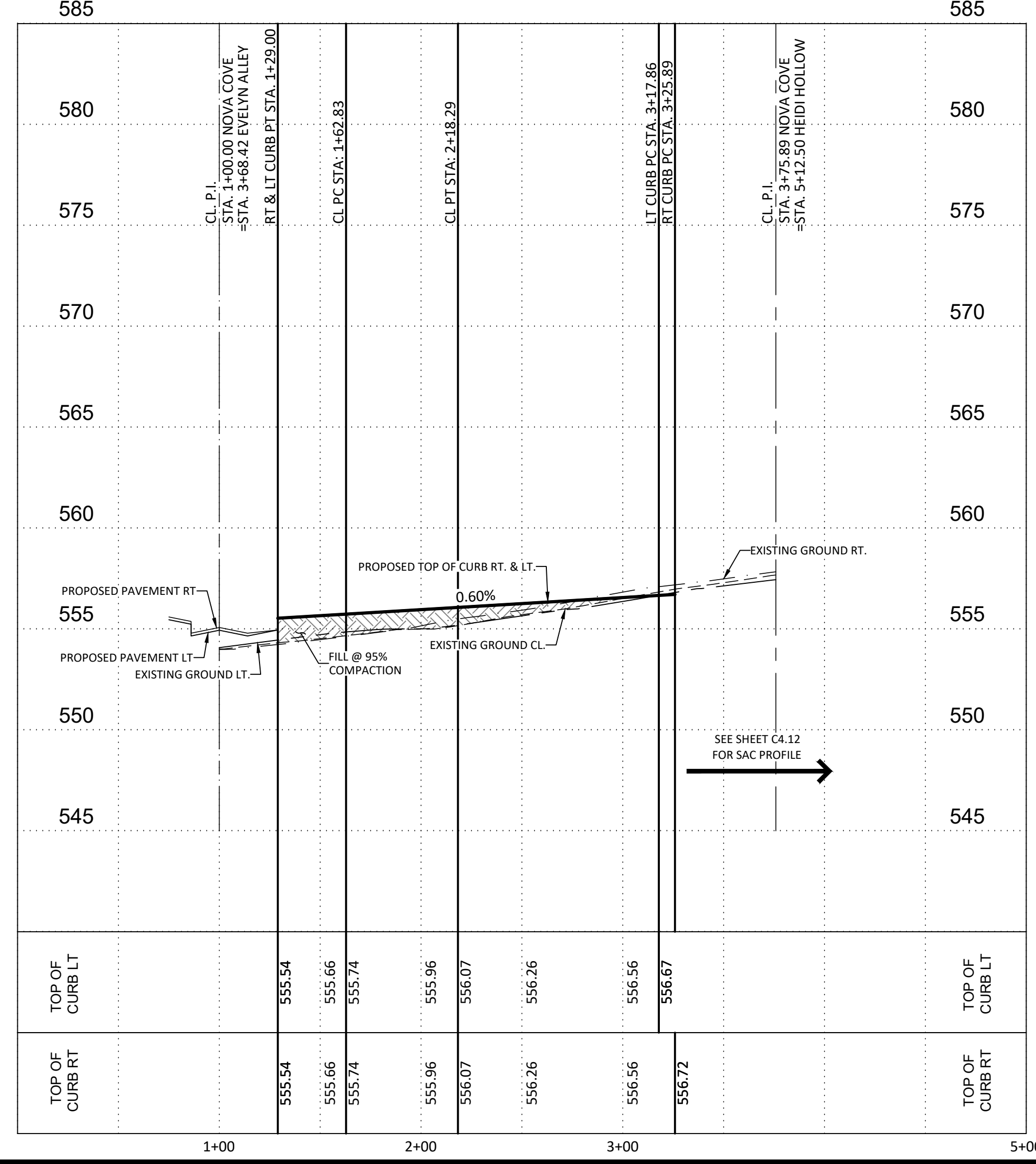
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HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



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



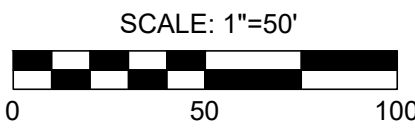
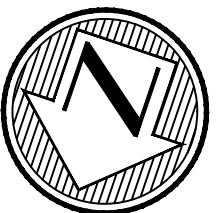
KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PC STA. 3+96.73	555.42	554.84
A	555.71	555.13
B	556.00	555.42
C	556.20	555.62
D	556.27	555.69
E	556.22	555.64
F	-	555.09
G	-	555.27
H	-	555.45
RT PT STA. 1+58.03	556.27	555.69

KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PC STA. 4+54.47	557.90	557.32
J	557.27	556.69
K	557.76	557.18
L	557.63	557.05
M	557.38	556.80
N	557.03	556.45
P	-	556.96
Q	-	556.70
R	-	556.45
RT PC STA. 3+17.86	556.67	556.09

LEGEND

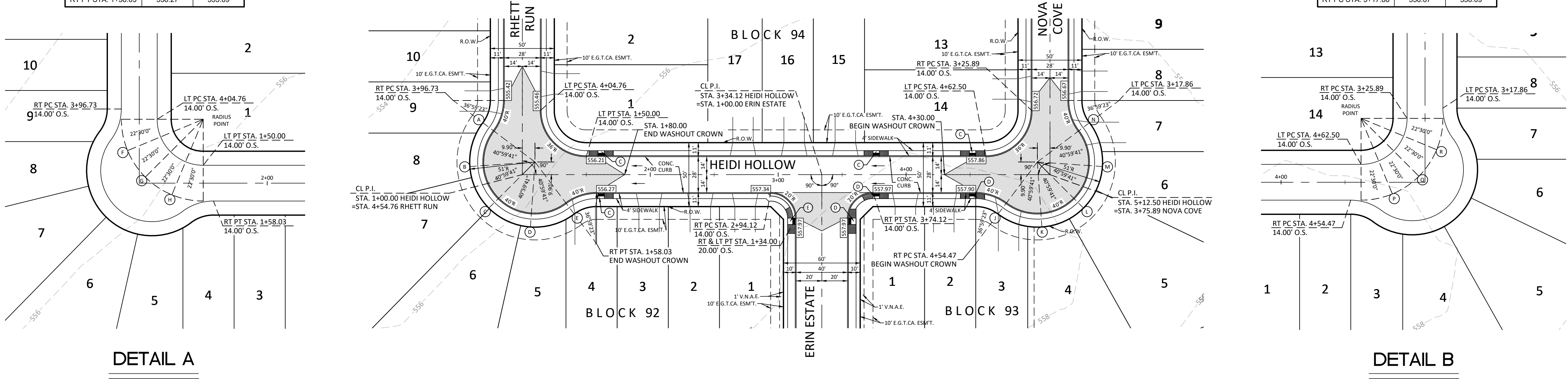
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- EXISTING CONTOUR
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- PROPOSED CONCRETE CURB
- FLOW ARROW



CAUTION!!!
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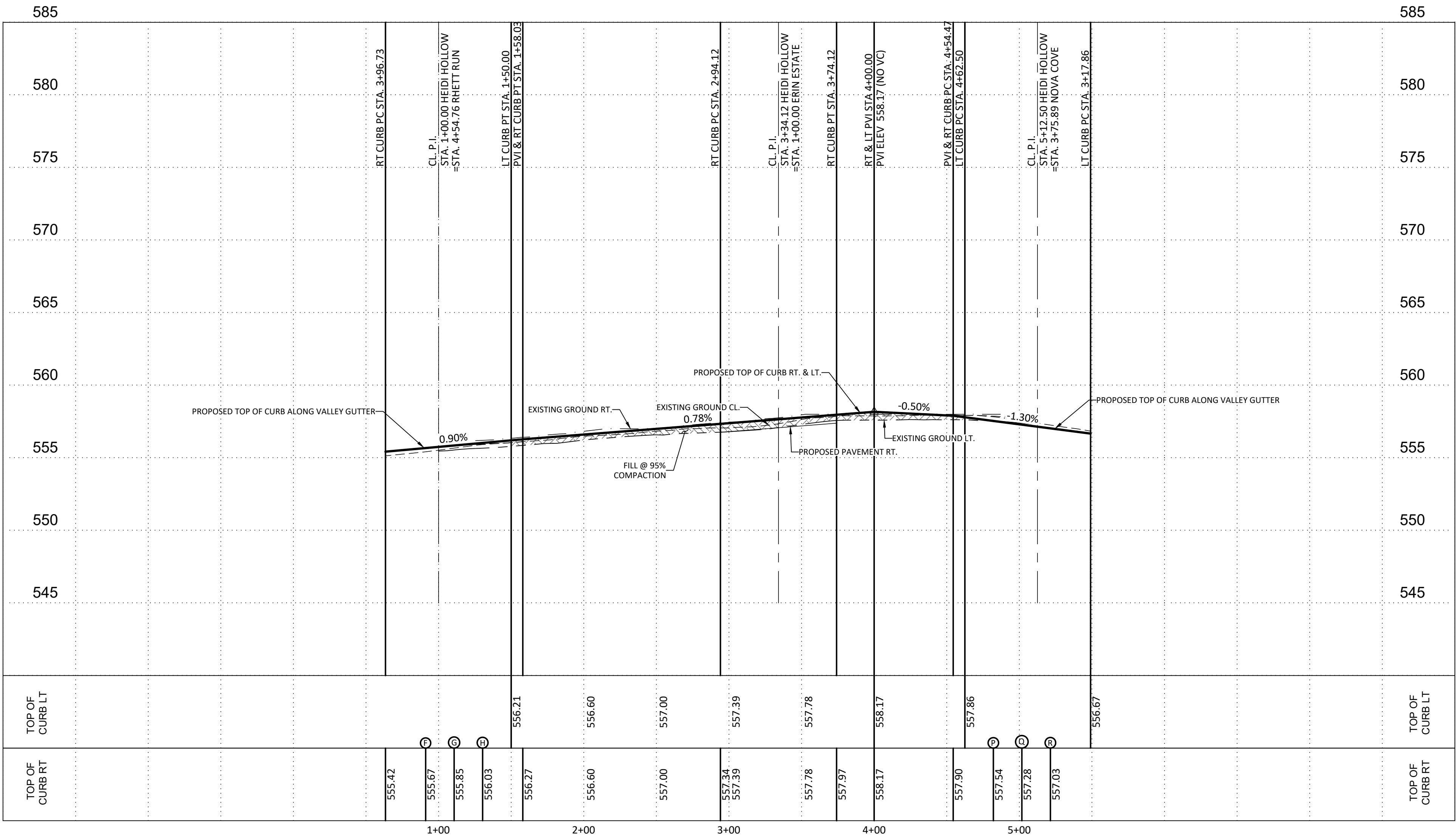
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HEIDI HOLLOW

STA. 1+00.00 TO STA. 5+12.50

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



REVISIONS

NO.	DATE	DESCRIPTION

BY: _____

CHKD. BY: _____

DATE: _____

PROJ. # _____

DGN. BY: _____

DWN. BY: _____

DATE: _____

Engineers
Surveyors
Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5065



ROOSEVELT LANDING UNIT 3
STREET PLAN & PROFILE
HEIDI HOLLOW

SHEET

C4.12


SUBMITTAL SET

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.

- 1
A
B
C
D
E
F

805.81TC

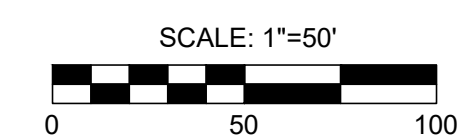
Page 10 of 10



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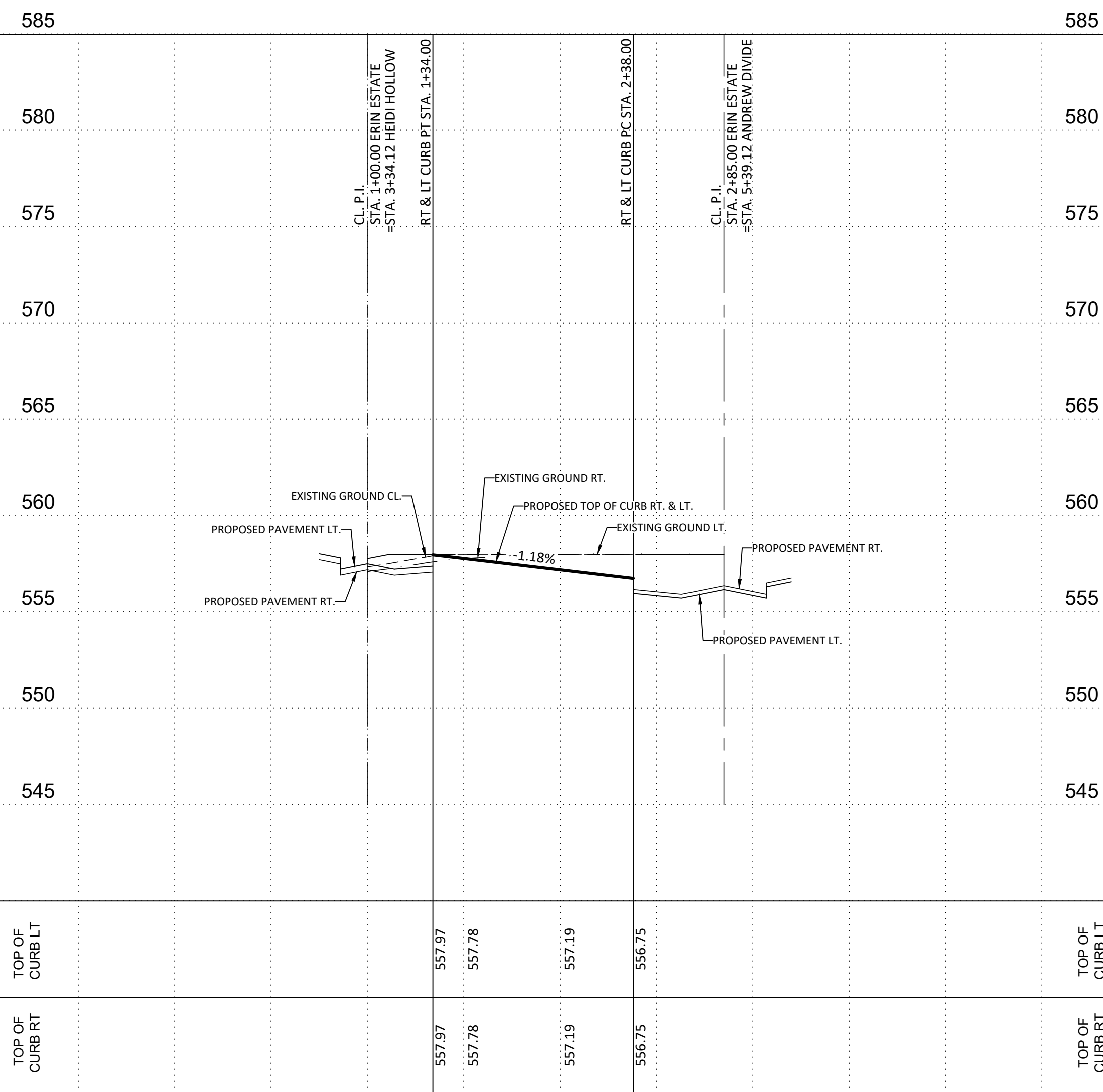


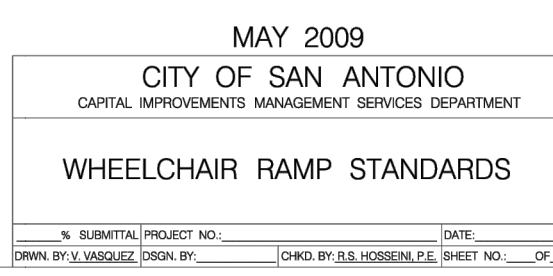
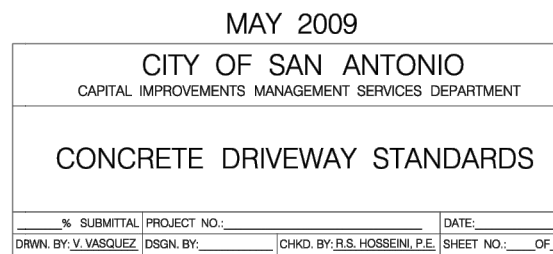
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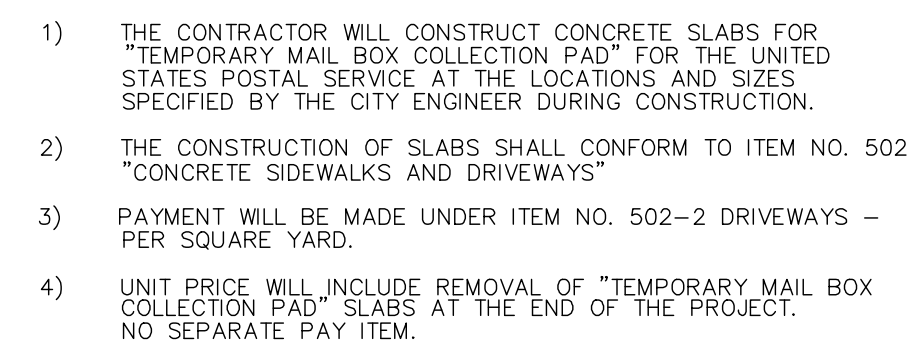


STA. 1+00.00 TO STA. 2+85.00



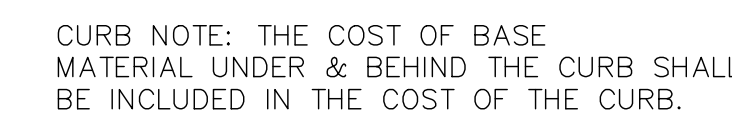


Plot Date: June 27, 2024 User ID: Dallas Garcia
D:\Nicholas_Trost\Units\22160_C4_14-Standard_Details.dwg



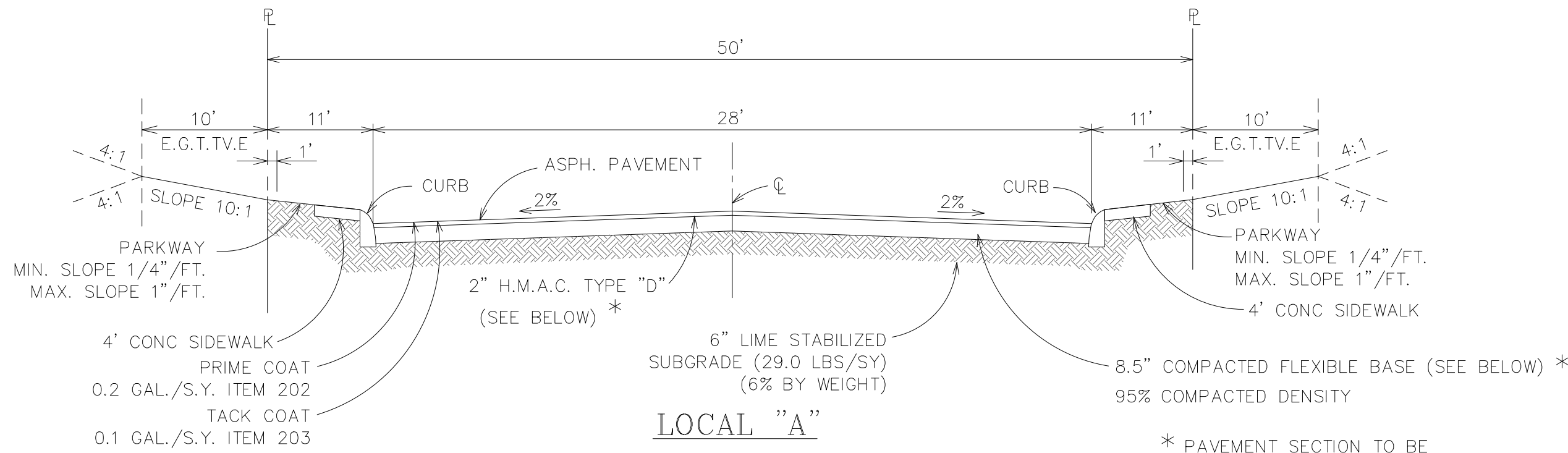
1. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

2. FOR LOCAL TYPE "A" STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR, AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
5. A MINIMUM OF TWO ROUND AND SMOOTH DOWEL BARS 3/8" IN DIAMETER AND 18" IN LENGTH SHALL BE SPACED 18" APART AT EACH EXPANSION JOINT.
6. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE. WHERE SIDEWALKS CROSS DRIVEWAYS, SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
7. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

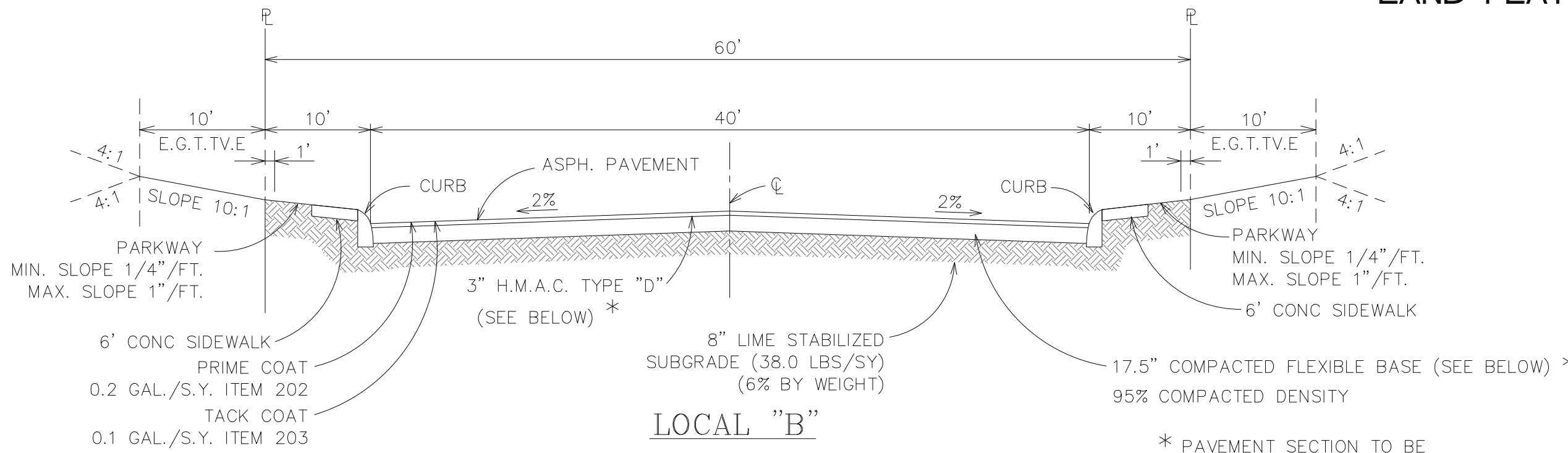


MACHINE LAID CURB
N.T.S. ITEM 500





TYPICAL STREET CROSS-SECTION (28' PAVEMENT)



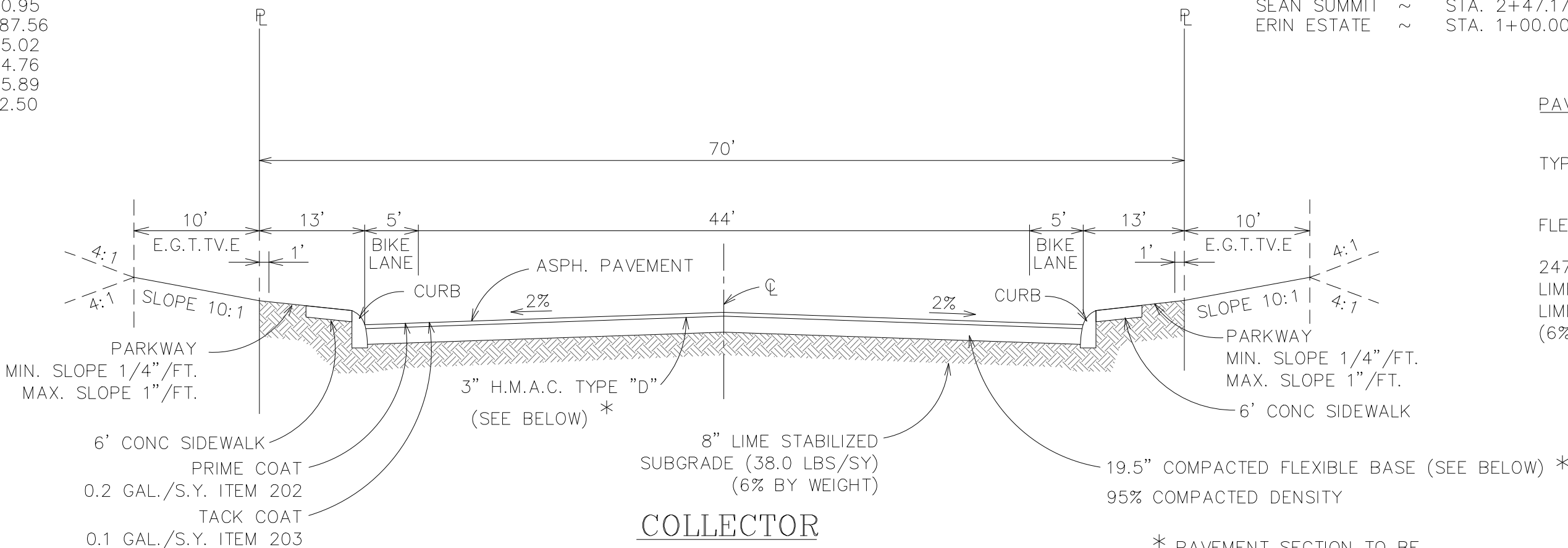
TYPICAL STREET CROSS-SECTION (40' PAVEMENT)

NOTE:
THE SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF LIME OR CEMENT

NOTE:
SELECT FILL MATERIAL SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 45 AND A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 3.0

GEOTECHNICAL REPORT:--
SUBSURFACE EXPLORATION AND PAVEMENT ANALYSIS
PROPOSED NEW STREETS ROOSEVELT LANDING SUBDIVISION
INTEC PROJECT NO. S211240-P-R1 (NOVEMBER 23, 2022)

N.T.S.	STA. 4+55.85	TO STA. 9+50.95
SEAN SUMMIT	STA. 1+20.00	TO STA. 10+87.56
MATILDA MEADOW	STA. 1+14.00	TO STA. 8+05.02
EVELYN ALLEY	STA. 1+00.00	TO STA. 4+54.76
RHETT RUN	STA. 1+14.00	TO STA. 3+75.89
NOVA COVE	STA. 1+00.00	TO STA. 5+12.50
HEIDI HOLLOW		



TYPICAL STREET CROSS-SECTION (44' PAVEMENT)

* PAVEMENT SECTIONS

PAVEMENT MATERIAL	LOCAL A	LOCAL B	COLLECTOR
TYPE D ASPHALTIC CONCRETE	2.0 IN.	3.0 IN.	3.0 IN.
FLEXIBLE BASE (TXDOT ITEM 247 TYPE A GRADE 2)	8.5 IN.	17.5 IN.	19.5 IN.
LIME STABILIZED SUBGRADE (29.0 LBS/SY)	6.0 IN.	---	---
LIME STABILIZED SUBGRADE (38.0 LBS/SY) (6% BY WEIGHT)	---	8.0 IN.	8.0 IN.

NOTES:

1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION" - JUNE 2008
200 - FLEXIBLE BASE
202 - PRIME COAT
203 - TACK COAT
205 - HOT MIX ASPHALT CONCRETE PAVEMENT

REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. "SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS FOR PROPOSED NEW STREETS - ROOSEVELT LANDING SUBDIVISION, INTEC PROJECT NO. S211240-P-R1 (NOVEMBER 23, 2022)

2. CONTRACTOR TO COORDINATE ALL MATERIAL TESTING

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 3/4 INCH SIEVE FROM THE SAMPLE):
 - MINIMUM PASSING 1 1/2 SIEVE 100
 - MINIMUM PASSING 3/4 SIEVE 85
 - 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.

Subgrade Notes (*):

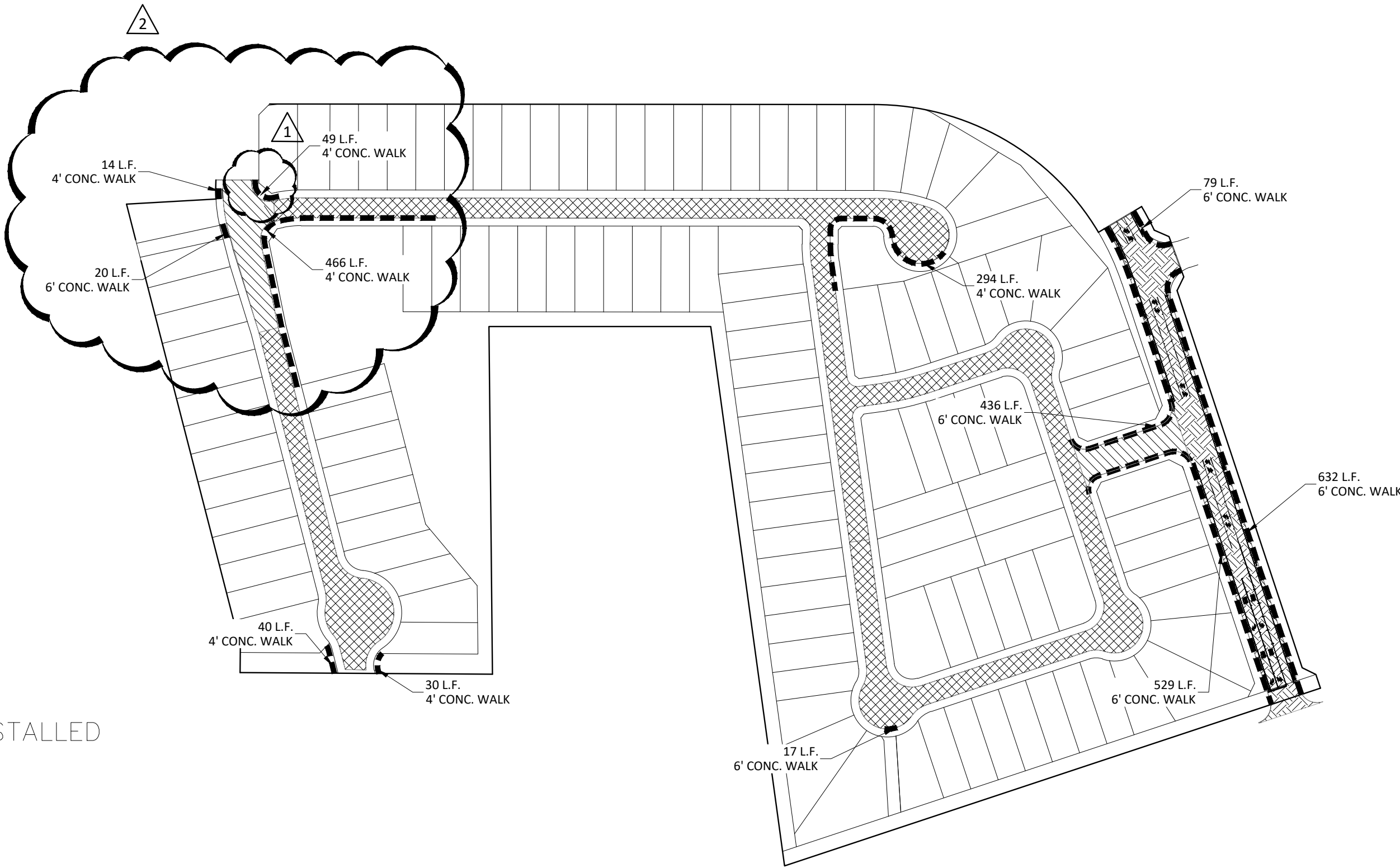
- Cut and fill data are not available at this time.
- Based on the soils encountered in the boring logs, the final pavement subgrade is likely to consist of brown clays or brown sandy clays and the Plasticity Index values are anticipated to be greater than 20.
- Subgrade stabilization is recommended.
 - Lime stabilization Subgrade soils stabilized to a depth of 6 or 8 inches as noted above. Subgrade soils should be tested for soil sulfate content prior to treatment. If elevated levels of sulfate are encountered, then other options should be considered. An application rate of 6 percent by weight is recommended:
 - 6" LS: 29 lbs per sq yard for 6-inch depth
 - 8" LS: 38 lbs per sq yard for 8-inch depth
 - Cement may be used in lieu of lime for stabilization. Cement application rate should be determined at the time of construction.
- Fill used to raise the grade should be approved by the geotechnical engineer prior to use. The fill material should have a minimum CBR value of 3.0 and a maximum Plasticity Index value of 45. The material should be placed as per applicable city guidelines.
- The subgrade, prior to placement of fill, should be proof rolled to identify weak areas. Any identified weak areas should be recompact.

General Notes (**):

- Input parameters used in pavement section calculations are shown in Table No. 4 (Summary Table B). 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 the design CBR value. The pavement recommendations are not based on the shrink / swell characteristics of the underlying soils. 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 geogrid will help reduce the shrink /swell related reflective cracking.
- Based on our observations, significant pavement distress has been observed due to water getting underneath and relatively heavy construction traffic.
- If water is allowed to get underneath the asphalt 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 installing a vertical moisture barrier, such as deeper curbs; curbs extending a minimum of 6 inches into subgrade.

Subgrade Delineation:

- At the time of construction, the final pavement subgrade should be verified by the geotechnical engineer.



DEVELOPER INSTALLED SIDEWALK

- LOCAL "A"
- LOCAL "B"
- COLLECTOR

PAVEMENT INDEX MAP

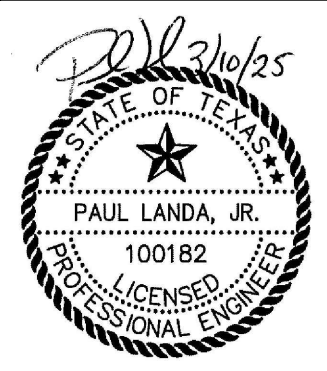
NO.	DATE	DESCRIPTION	BY
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2	03/10/25	UPDATED SIDEWALK CALLOUTS	

Engineers
Surveyors
Planners

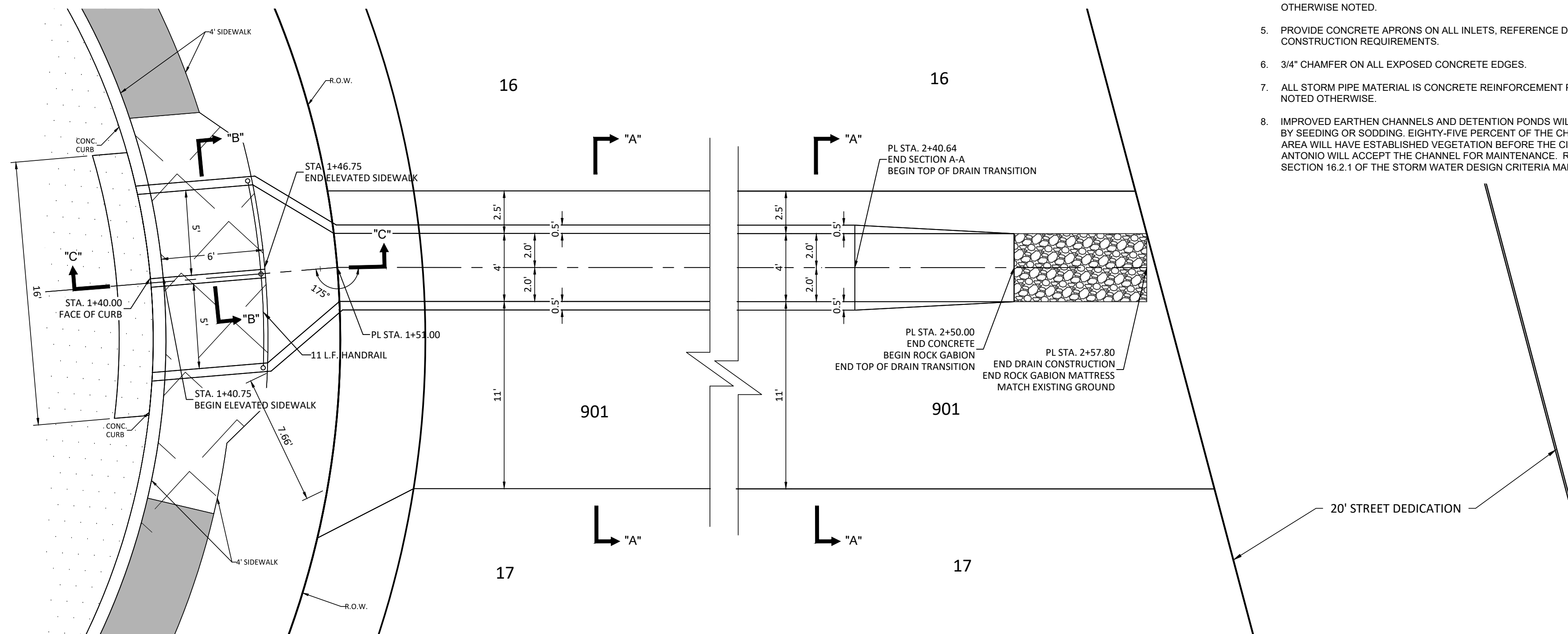
MIR

Moy Tarin Ramirez Engineers, LLC

TEPERS: ENGINEERING P-5927/SURVEYING P-0131600
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051

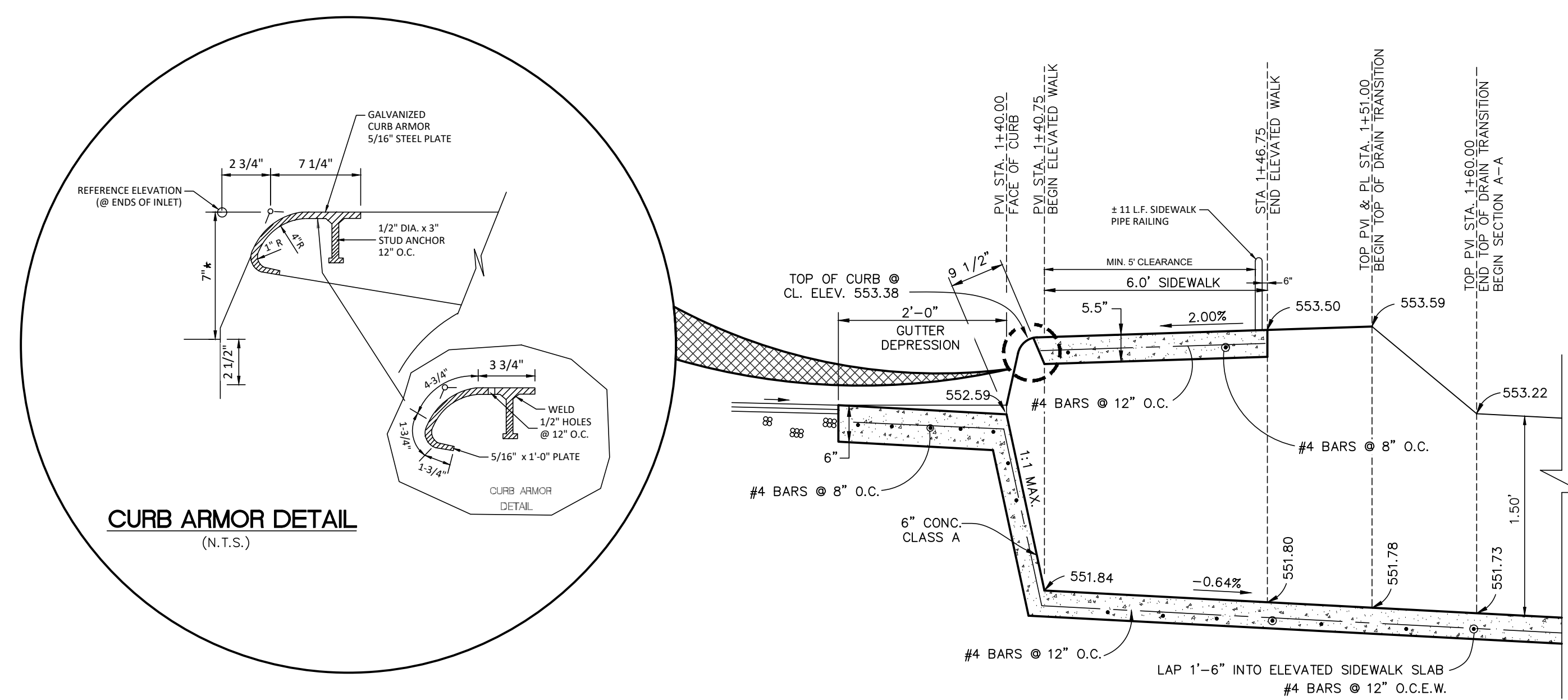
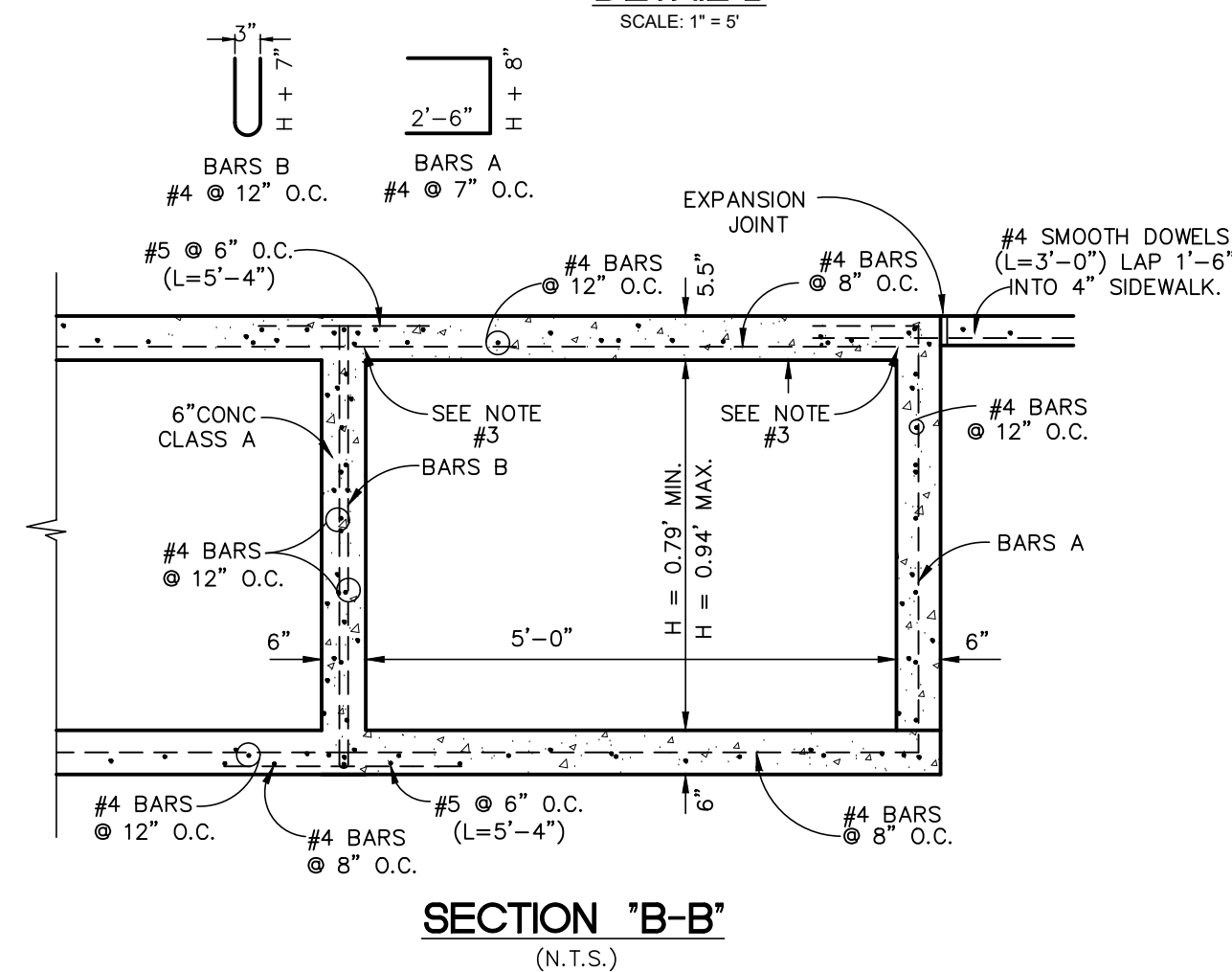
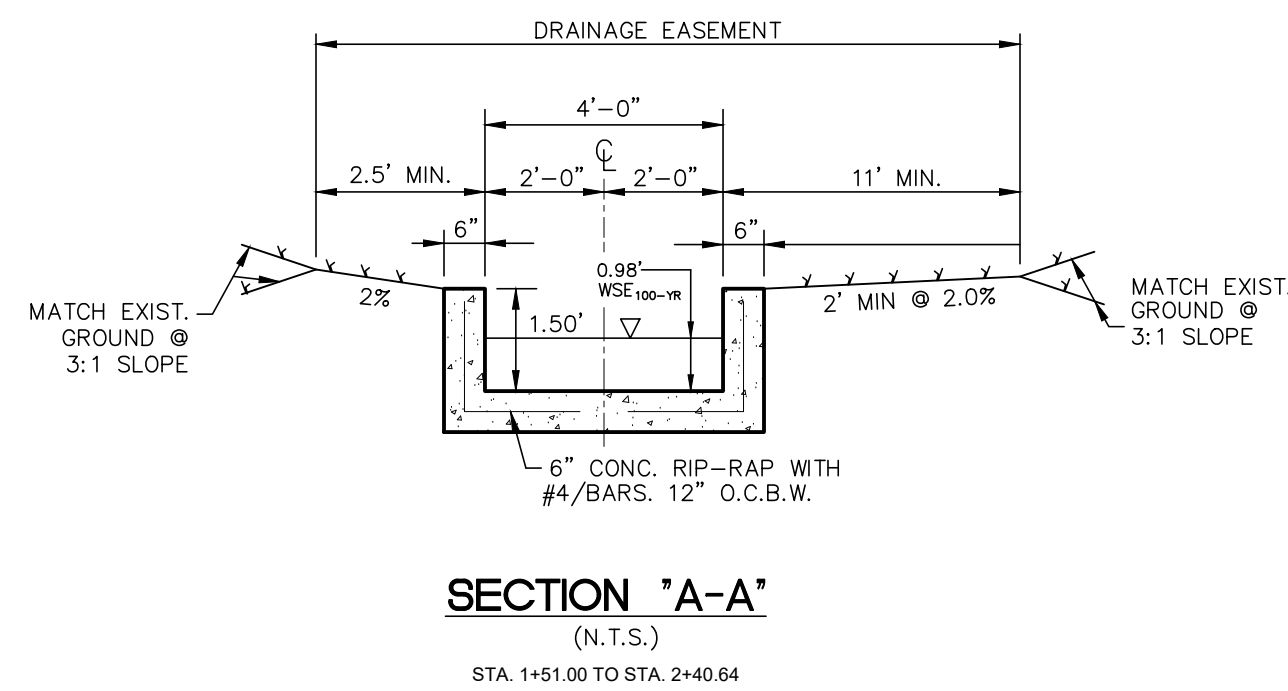


ROOSEVELT LANDING UNIT 3
STANDARD STREET DETAILS

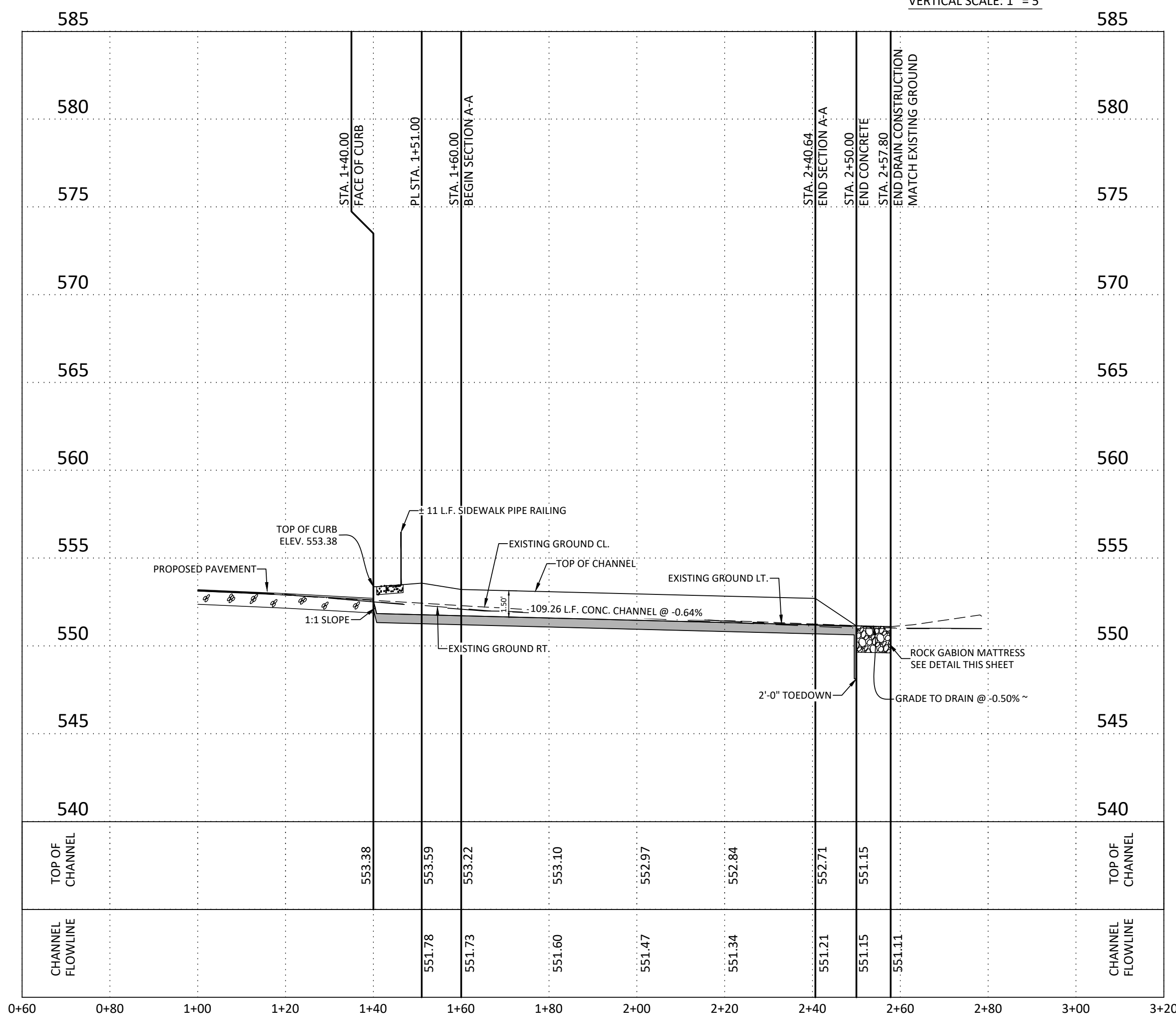


DETAIL A
SCALE: 1" = 5'

DETAIL B
SCALE: 1" = 5'

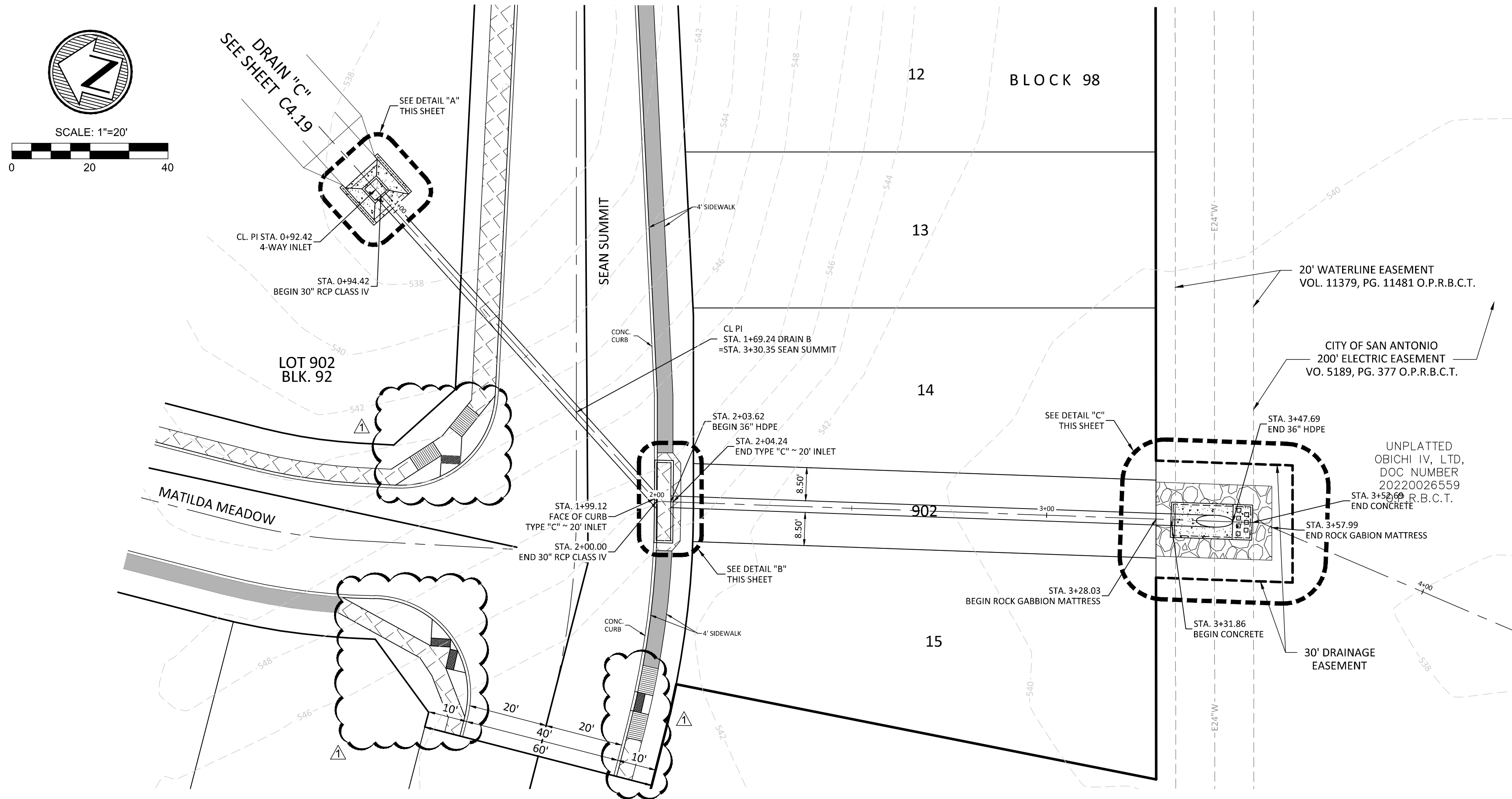


SECTION "C-C"
(N.T.S.)



SUBMITTAL SET

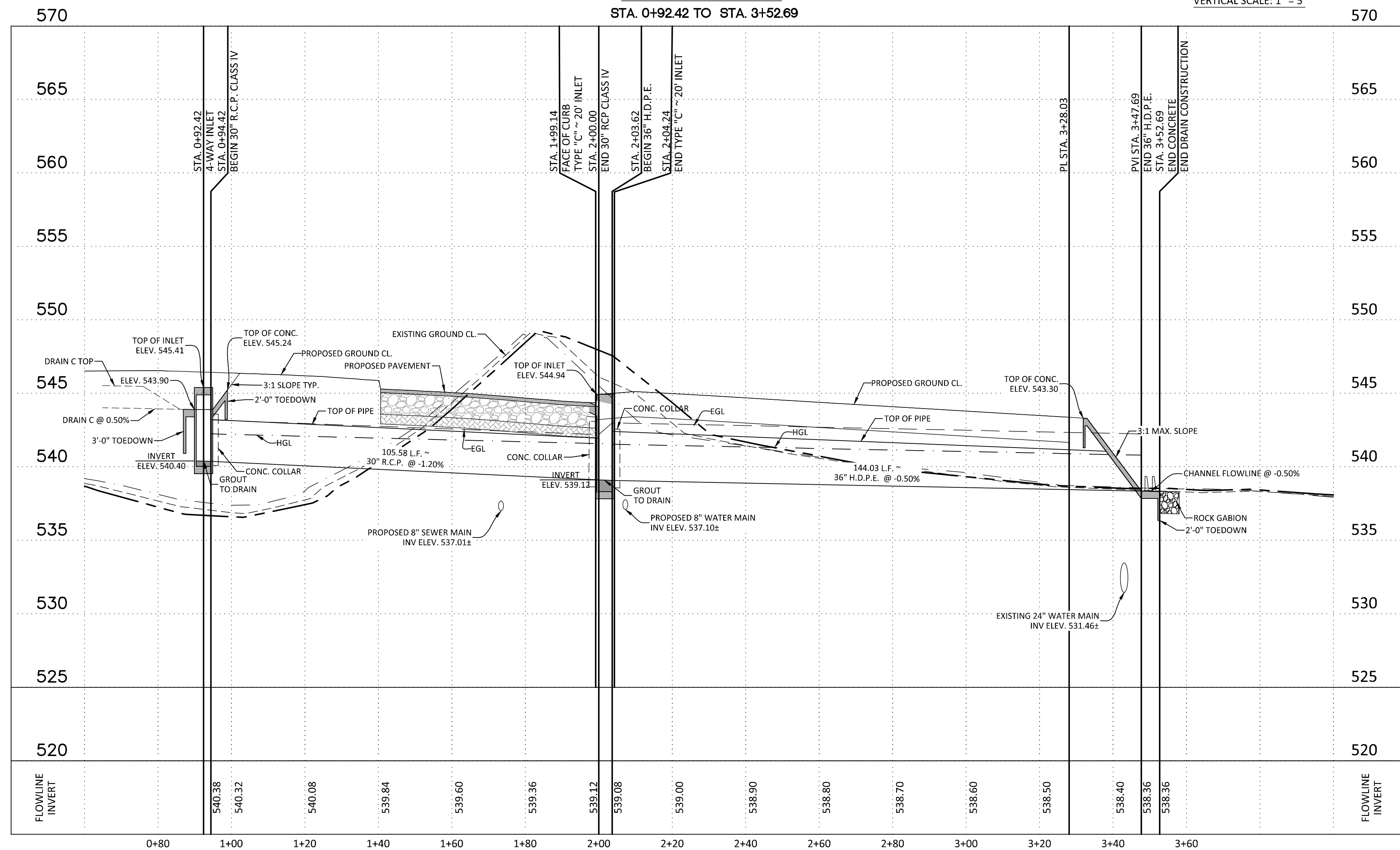
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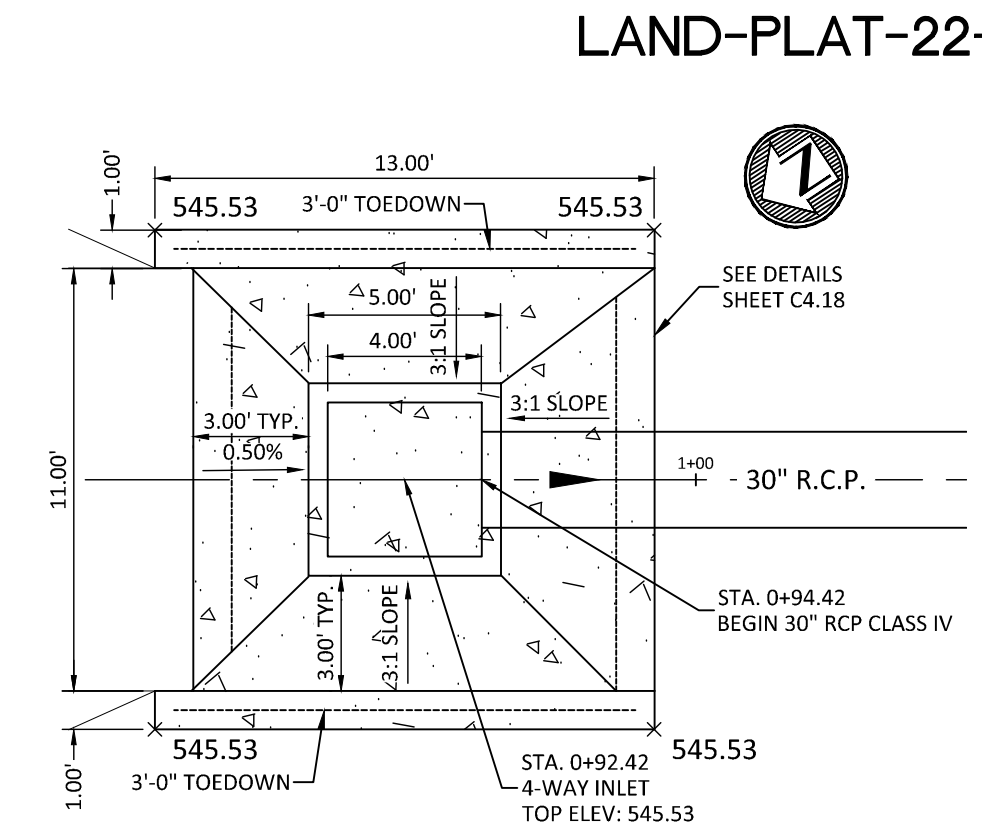
DRAIN "B"

STA. 0+92.42 TO STA. 3+52.69

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

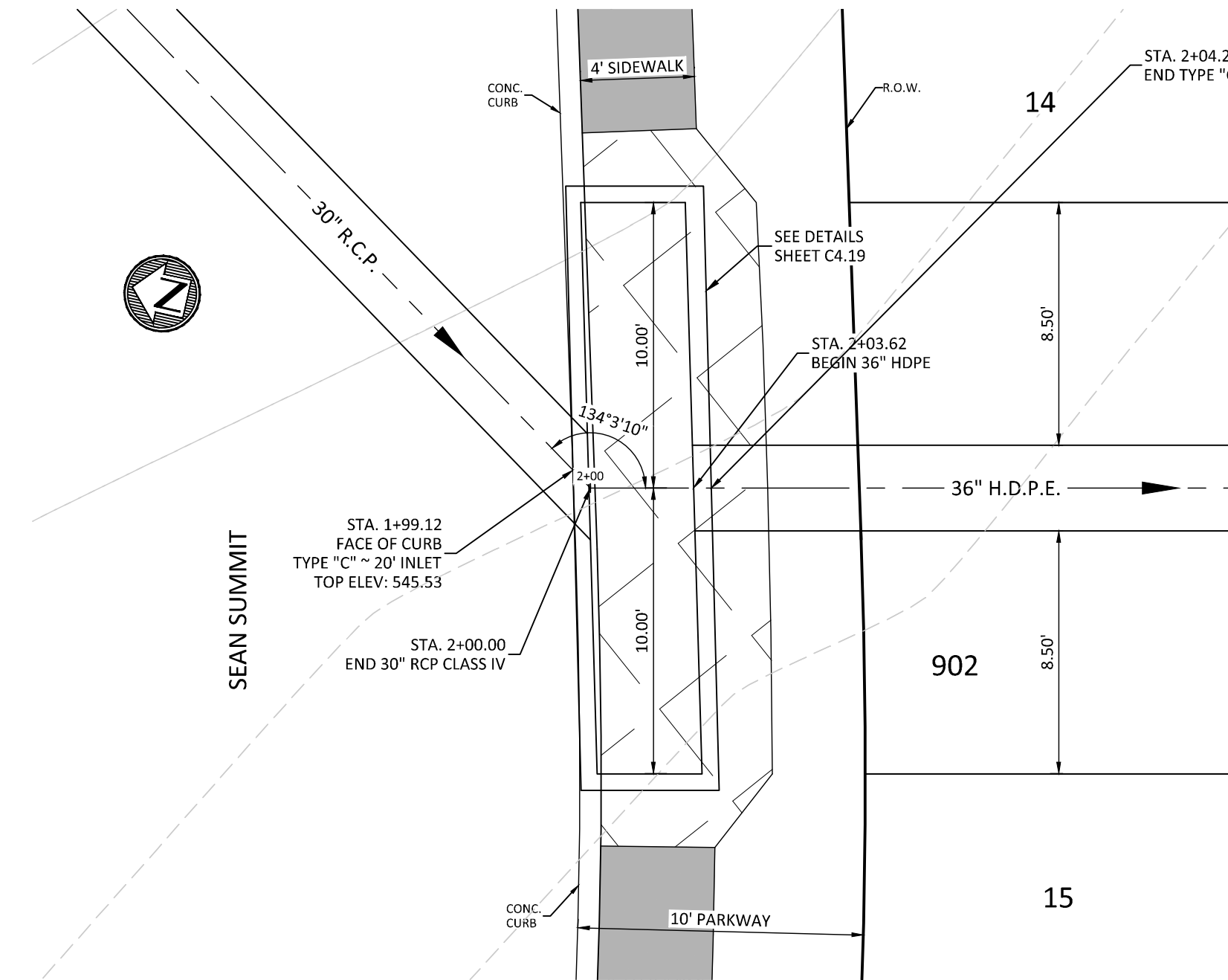


- NOTES:
- COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
 - ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 - PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
 - 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 - ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
 - IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.



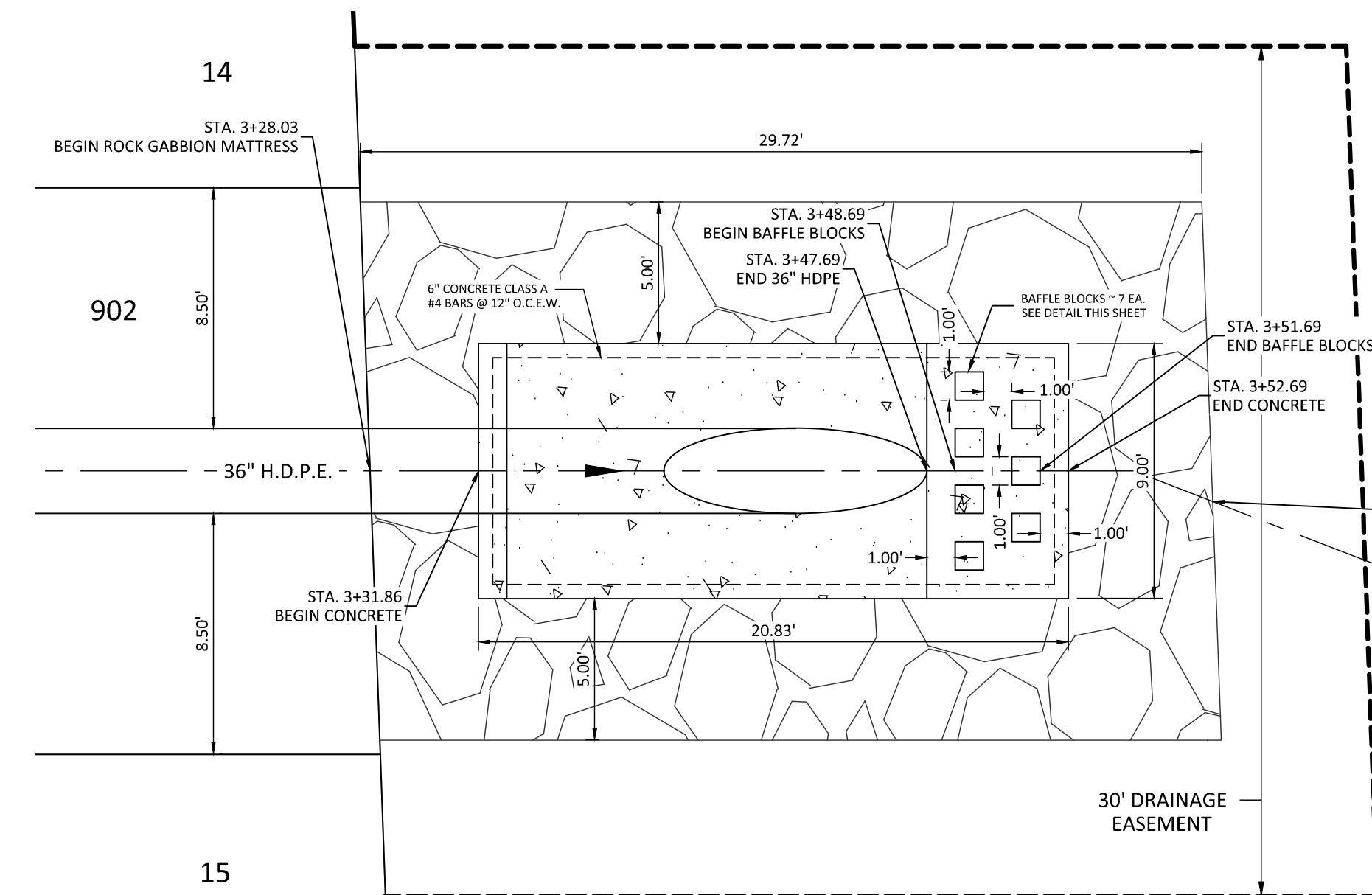
DETAIL A

SCALE: 1" = 5'



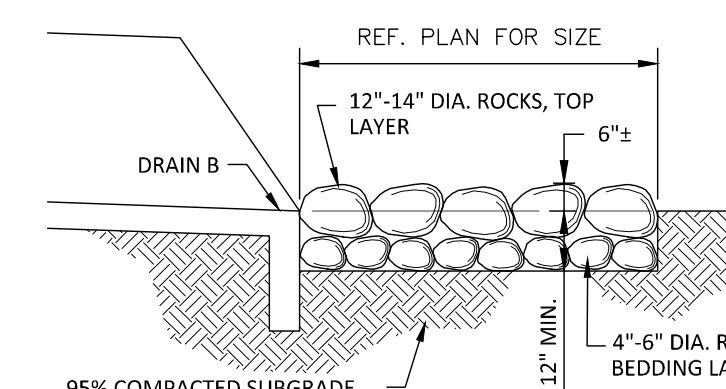
DETAIL B

SCALE: 1" = 5'



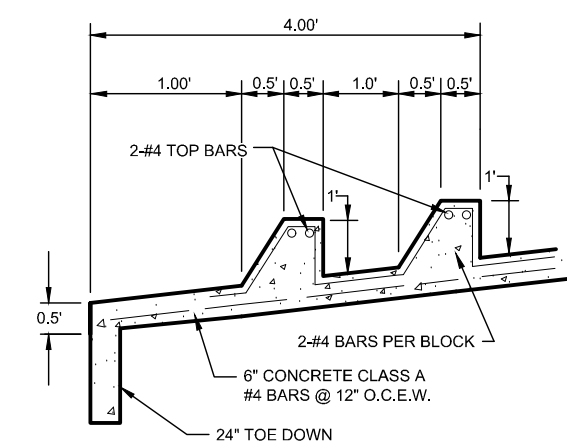
DETAIL C

SCALE: 1" = 5'



ROCK GABBION MATTRESS DETAIL

(N.T.S.)



BAFFLE BLOCK DETAIL

(N.T.S.)

SUBMITTAL SET

LAND-PLAT-22-11800715

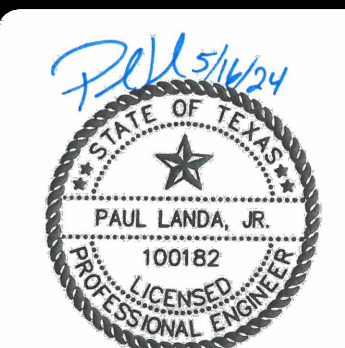
REVISIONS		DESCRIPTION
NO.	DATE	BY
1	05/16/24	UPDATED RAMP

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051



ROOSEVELT LANDING UNIT 3

DRAIN PLAN & PROFILE

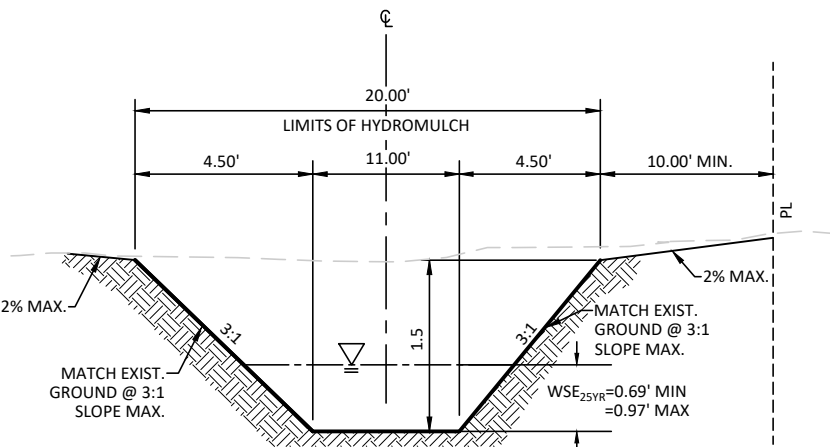
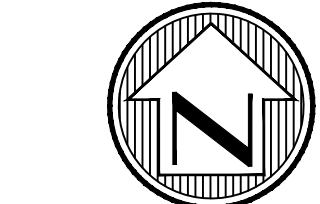
DRAIN "B"

STA. 0+92.42 TO STA. 3+52.69

SHEET

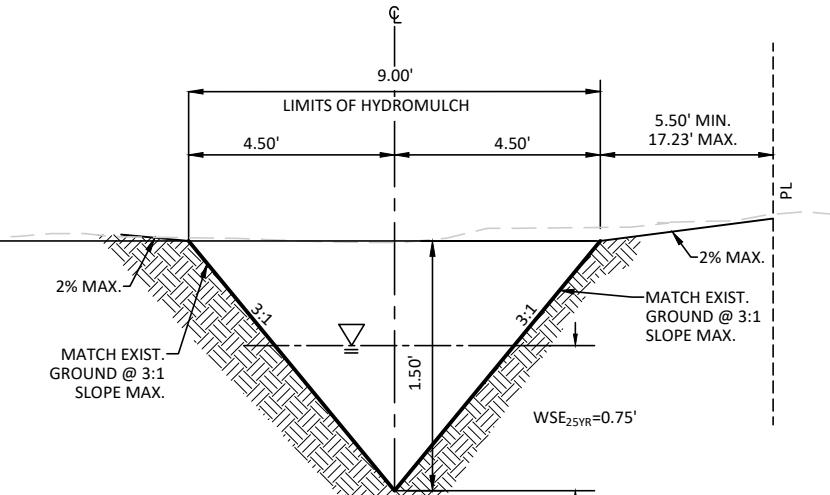
C4.18

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	4.76'	33.00'	8°15'36"	2.38'	4.75'
C2	19.44'	33.00'	33°44'58"	10.01'	19.16'
C3	15.42'	33.00'	26°46'32"	7.85'	15.28'
C4	23.41'	33.02'	40°37'21"	12.22'	22.92'



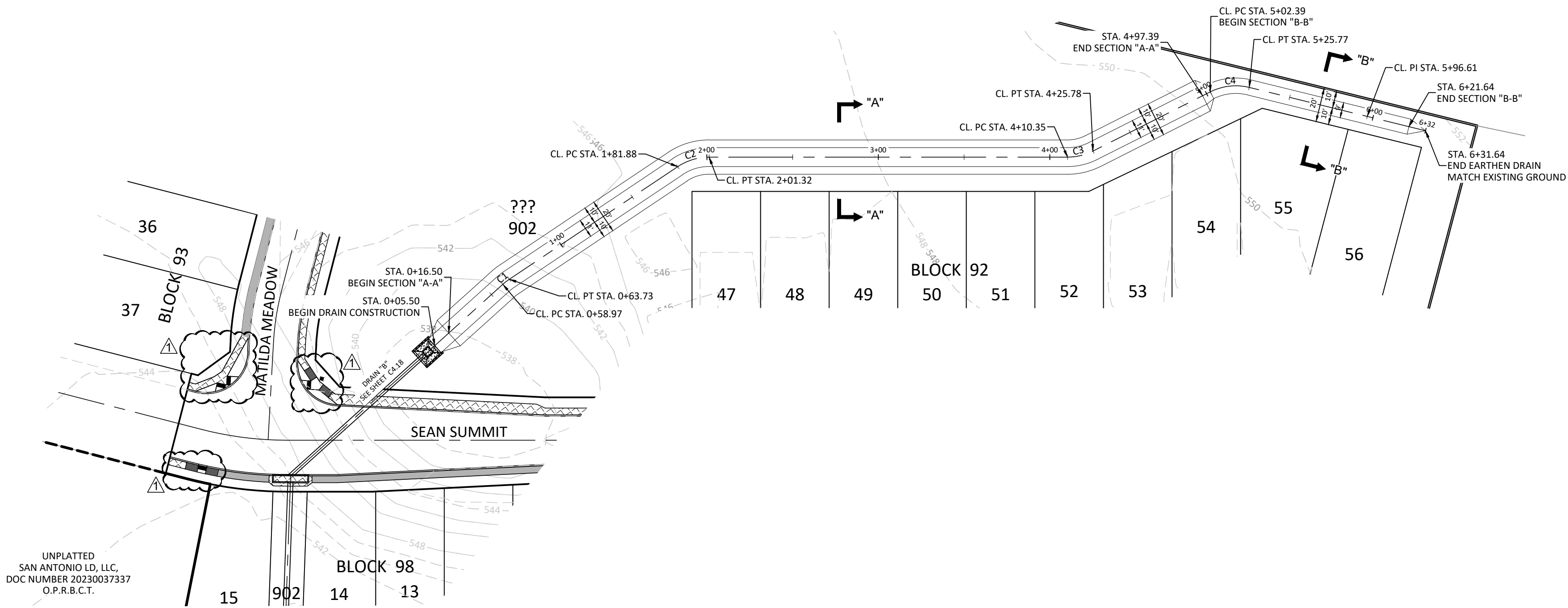
SECTION "A-A"
(N.T.S.)
STA. 0+16.50 TO STA. 4+97.39

NOTE: IMPROVED EARTHEN CHANNELS 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 OR BEXAR COUNTY WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



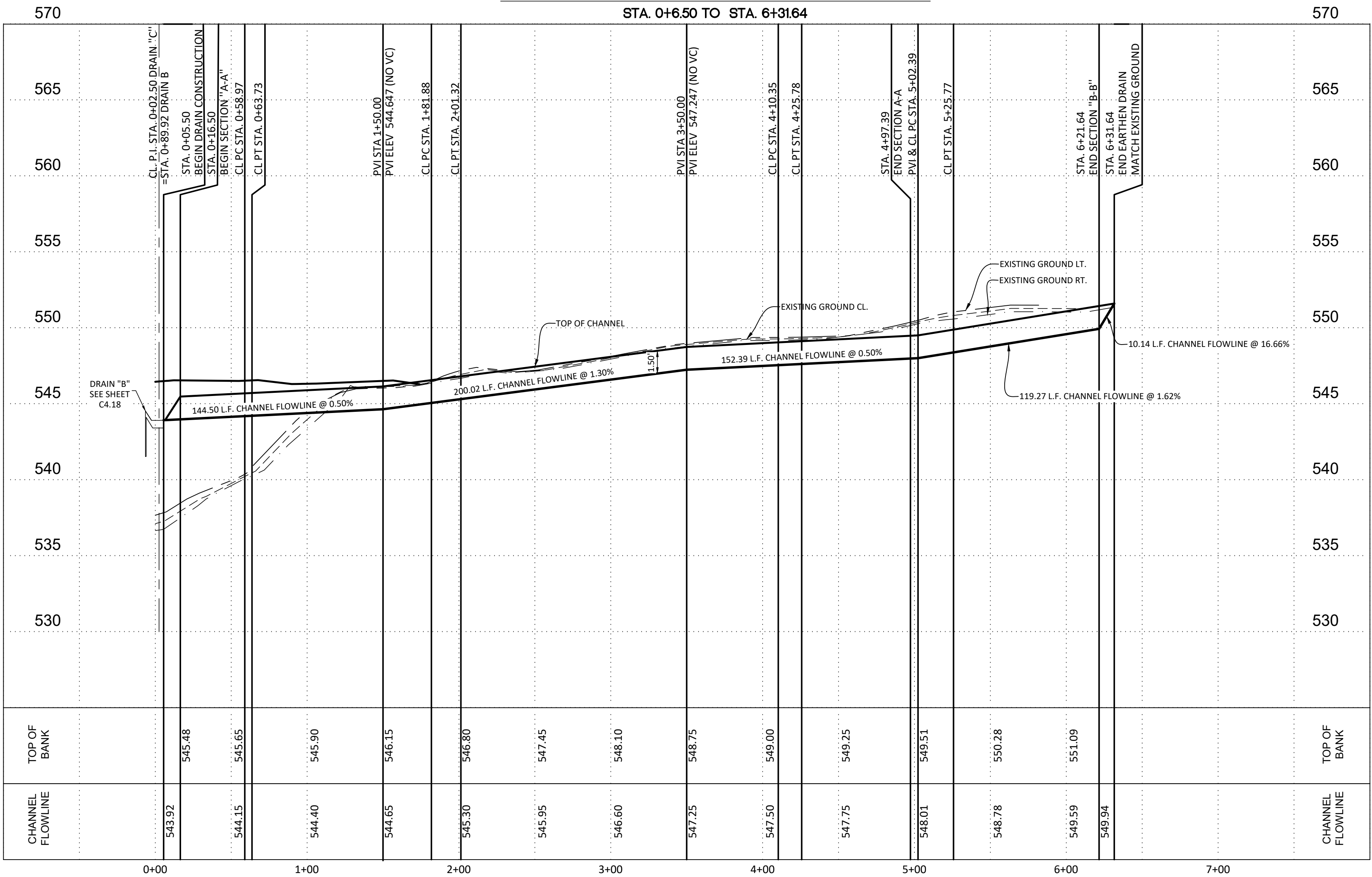
SECTION "B-B"
(N.T.S.)
STA. 5+02.39 TO STA. 6+21.64

NOTE: IMPROVED EARTHEN CHANNELS 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 OR BEXAR COUNTY WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



INTERCEPTOR DRAIN "C"

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



REVISIONS		DESCRIPTION	BY
NO.	DATE	05/16/24	
		UPDATED RAMP	

Engineers

Surveyors

Planners

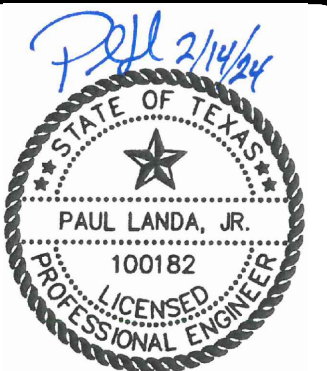
MTR

Moy Tarin Ramirez Engineers, LLC

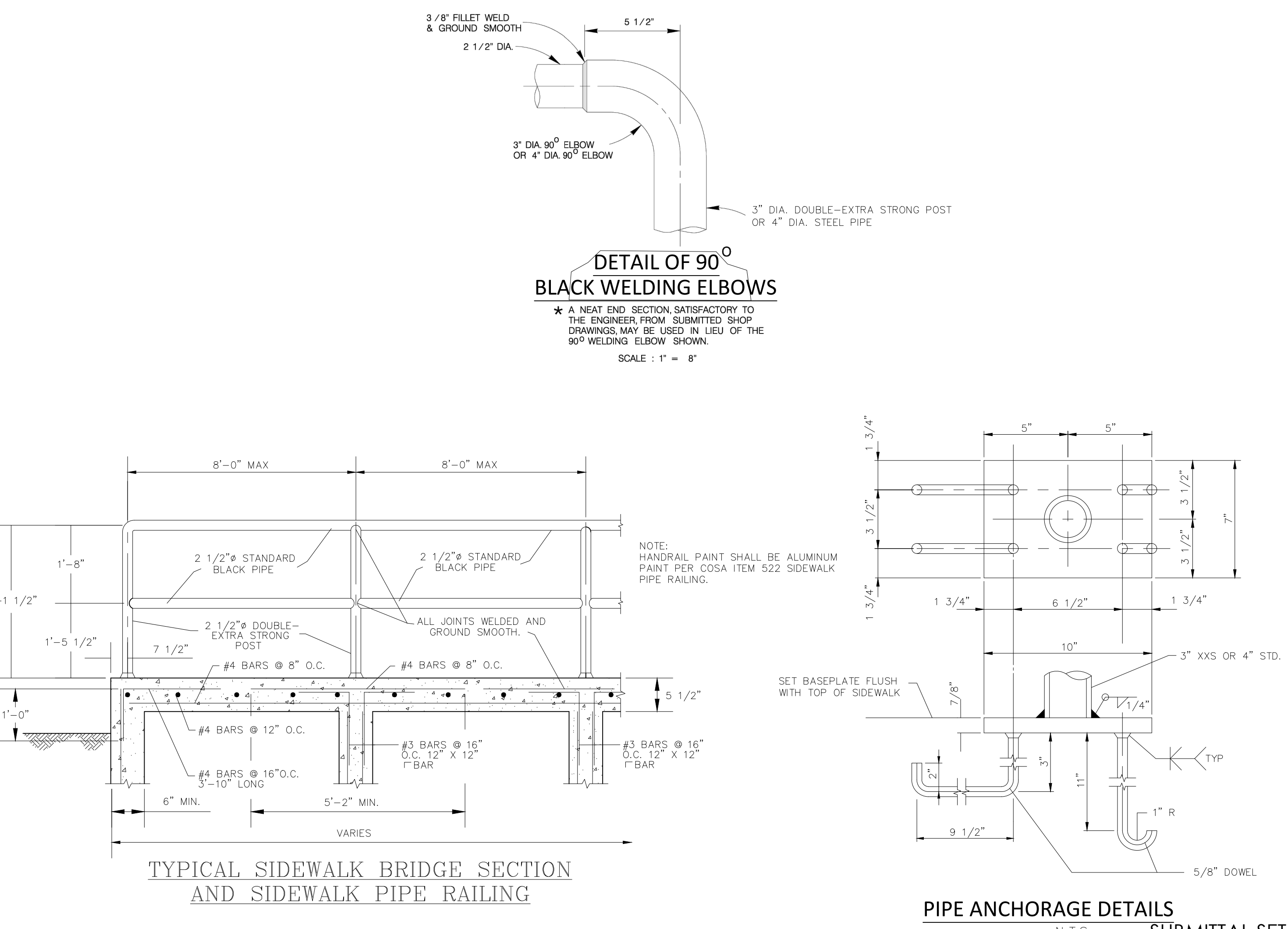
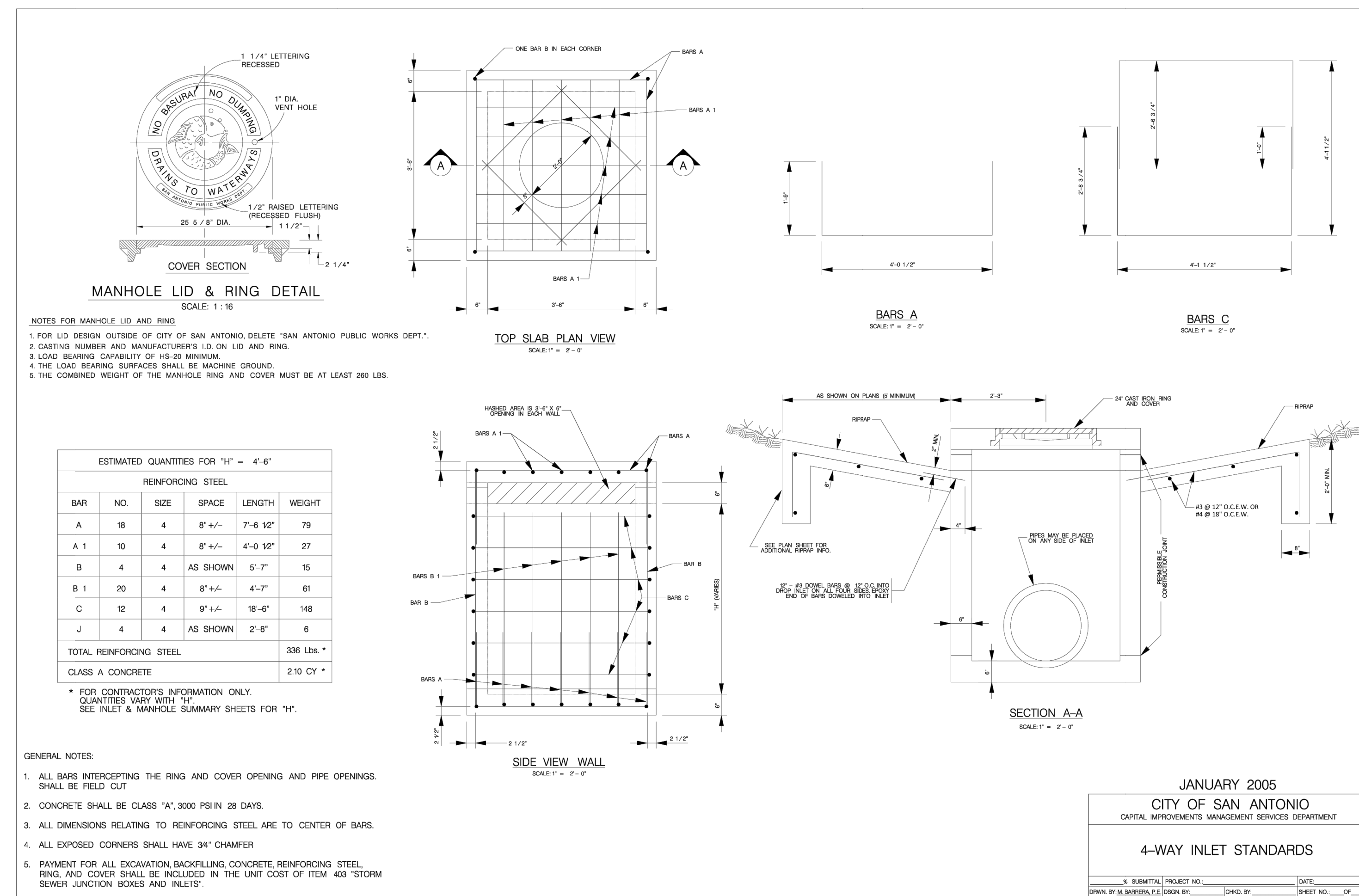
ENGINEERING F-5297 / SURVEYING: F-10131500

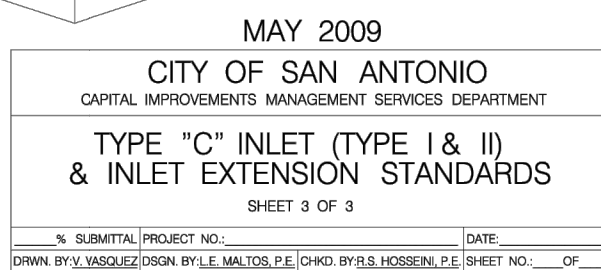
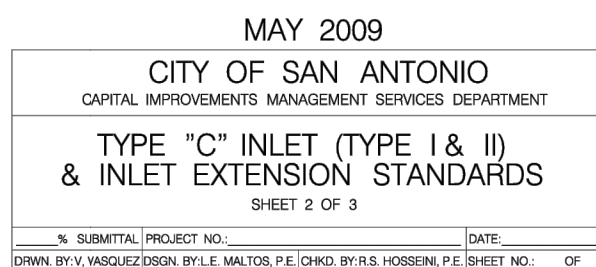
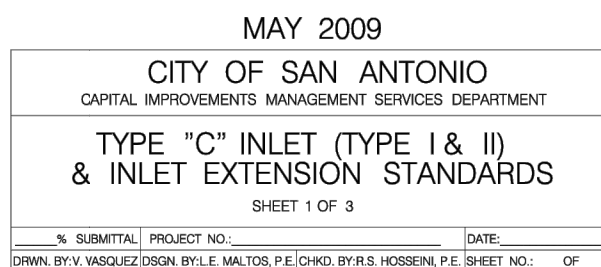
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051

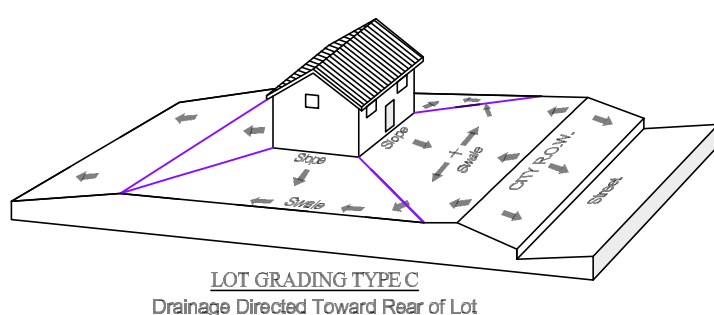
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051




ROOSEVELT LANDING UNIT 3
DRAIN PLAN & PROFILE
INTERCEPTOR DRAIN "C"
STA. 0+6.50 TO STA. 6+31.64



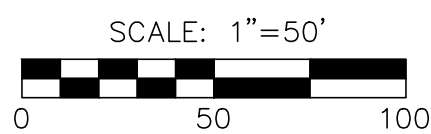




- LEGEND**

<p>A</p> <p>B</p> <p>C</p>	<p>= DRAINAGE TO FRONT OF LOT</p> <p>= DRAINAGE TO BOTH FRONT AND REAR LOT</p> <p>= DRAINAGE TO REAR OF LOT</p>
	<p>= CLEARING AND/OR GRADING OF UTILITY EASEMENTS</p>
<p>× 1024.00</p>	<p>= PROPOSED ELEVATION</p>
<p>≈ 1024.00E</p>	<p>= EXISTING ELEVATION</p>
<p>— — — 1024 — — —</p>	<p>= EXISTING CONTOUR</p>
<p>1024</p>	<p>= PROPOSED CONTOUR</p>
<p>— — — — —</p>	<p>= PROPERTY LINE</p>

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.



SUBMITTAL SET

C5.0

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"). ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLOS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

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 THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

7. ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

8. COMPACTION OF FILL LAYER

THE COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTION OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOIL TYPE. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL, AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 6 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR. WHEN POSSIBLE, HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

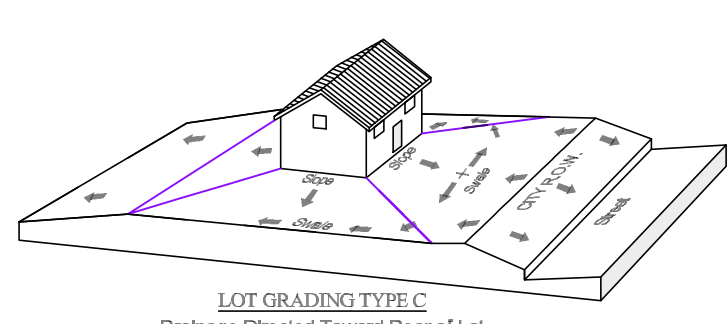
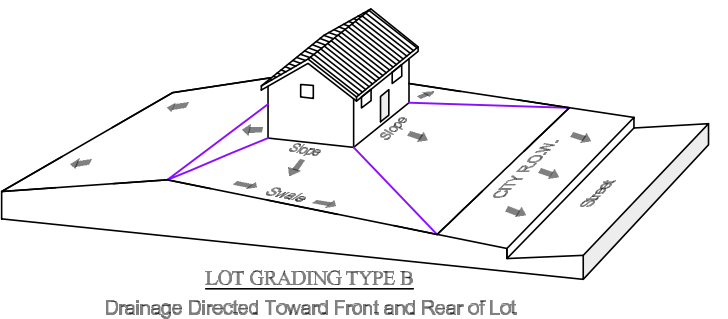
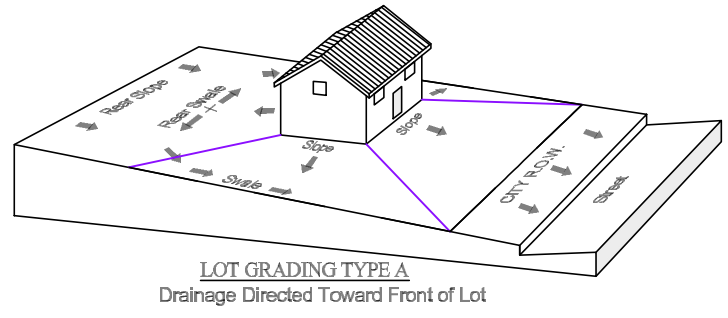
NOTES:

MINIMUM SLAB EXPOSURE IS 1.0'.

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

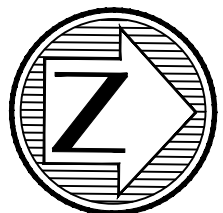
CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.



LEGEND

- A = DRAINAGE TO FRONT OF LOT
- B = DRAINAGE TO BOTH FRONT AND REAR LOT
- C = DRAINAGE TO REAR OF LOT
- [Pattern] = CLEARING AND/OR GRADING OF UTILITY EASEMENTS
- X 1024.00 = PROPOSED ELEVATION
- 1024.00E = EXISTING ELEVATION
- - - 1024 - - - = EXISTING CONTOUR
- [Line] 1024 [Line] = PROPOSED CONTOUR
- - - - - = PROPERTY LINE



SCALE: 1"=50'

0 50 100

SUBMITTAL SET

SEE SHEET C5.0

MATCHLINE "B"



UNPLATTED
SAN ANTONIO LD, LLC,
DOC NUMBER 20230037337
O.P.R.B.C.T.

FM 1937
(VARIABLE ROW)

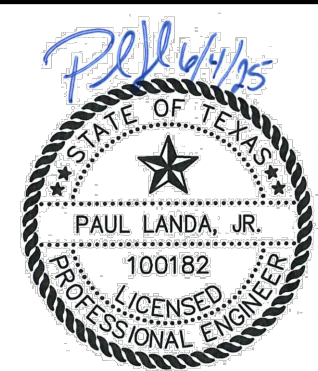
REVISIONS	DESCRIPTION	BY
NO.	DATE	

• Engineers
• Surveyors
• Planners

MTK

May Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



ROOSEVELT LANDING, UNIT 3

GRADING PLAN

SHEET

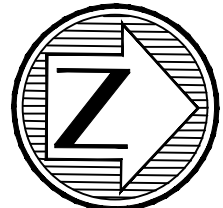
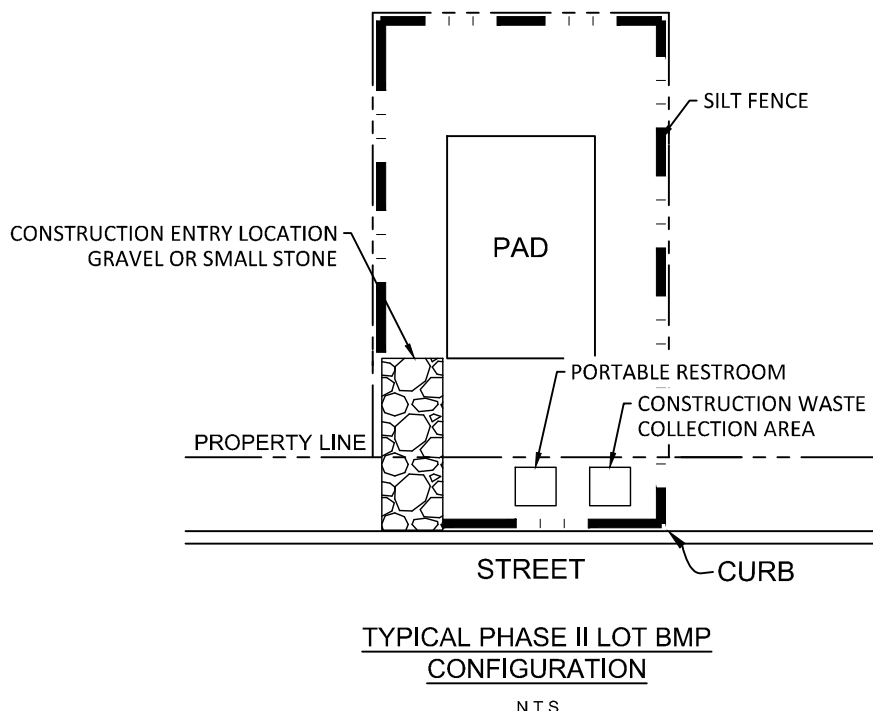
C5.1

BEXAR COUNTY R.O.W. NOTE:

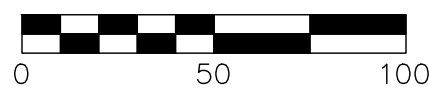
BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.

ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
1.	STABILIZED CONSTRUCTION ENT./EXIT	S.Y.	167
2.	SILT FENCE (PHASE I) - SITE WORK	L.F.	4,630
3.	SILT FENCE (PHASE II) - HOME BUILDING	L.F.	6,890
4.	ROCK BERM - TYPE II	L.F.	100
5.	BAGGED GRAVEL INLET FILTER (PHASE I)	L.F.	600
6.	BAGGED GRAVEL INLET FILTER (PHASE II)	L.F.	140
7.	CONSTRUCTION STAGING AREA	L.S.	1
8.	CONCRETE WASHOUT PIT	L.S.	1



SCALE: 1"=50'



GENERAL NOTES:

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ALL CPS ENERGY WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.

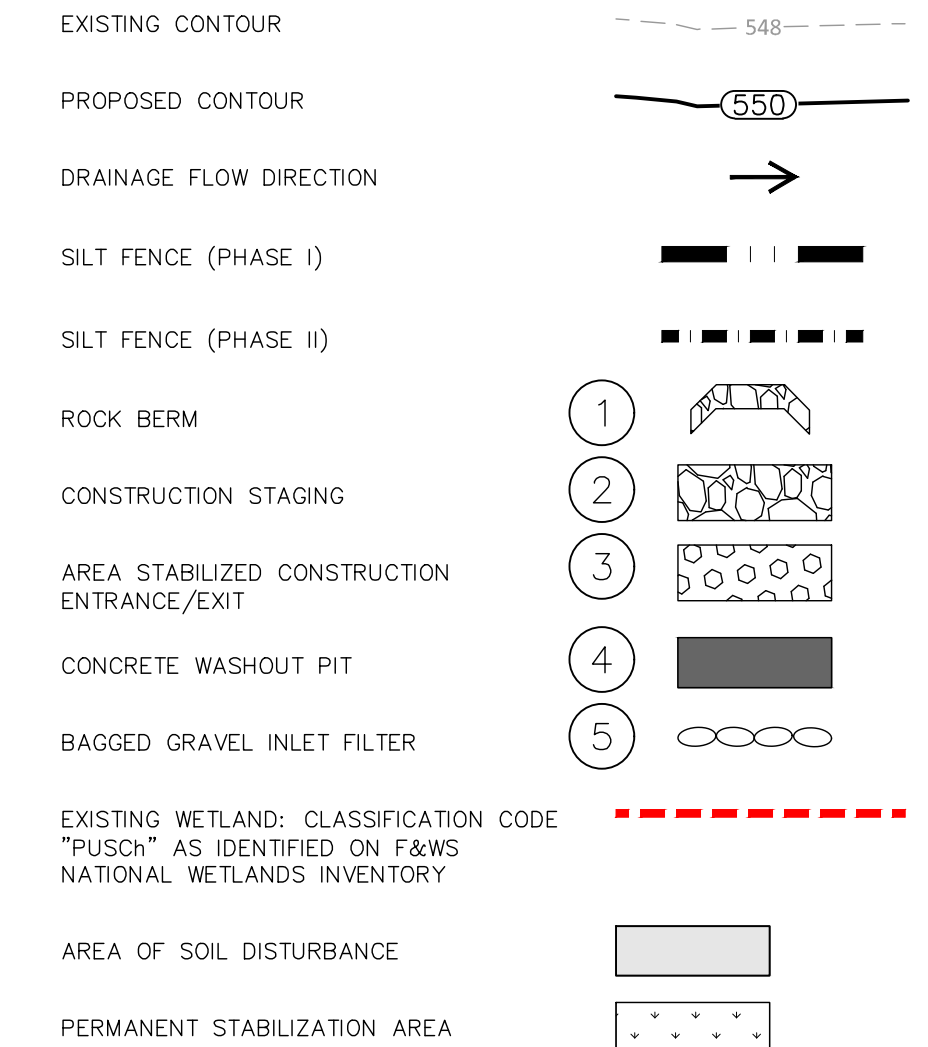
CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.

CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.

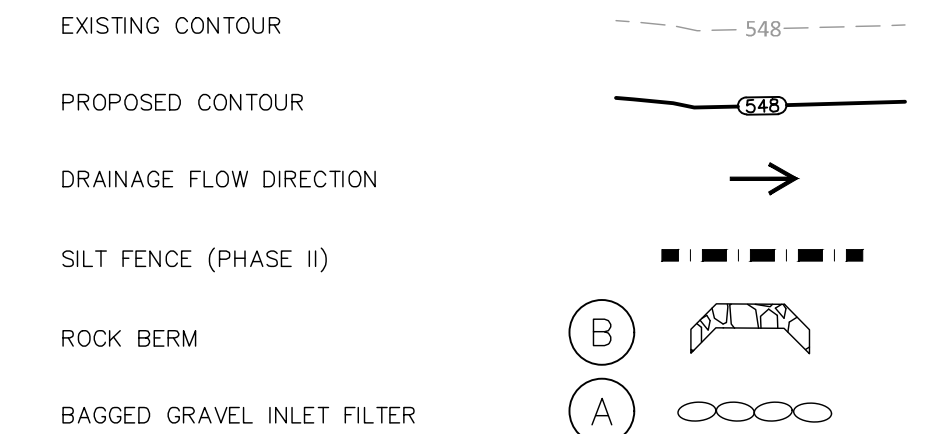
ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

FEMA 100-YEAR FLOODPLAIN MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PHASE I LEGEND



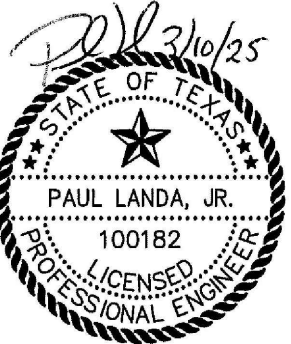
PHASE II LEGEND



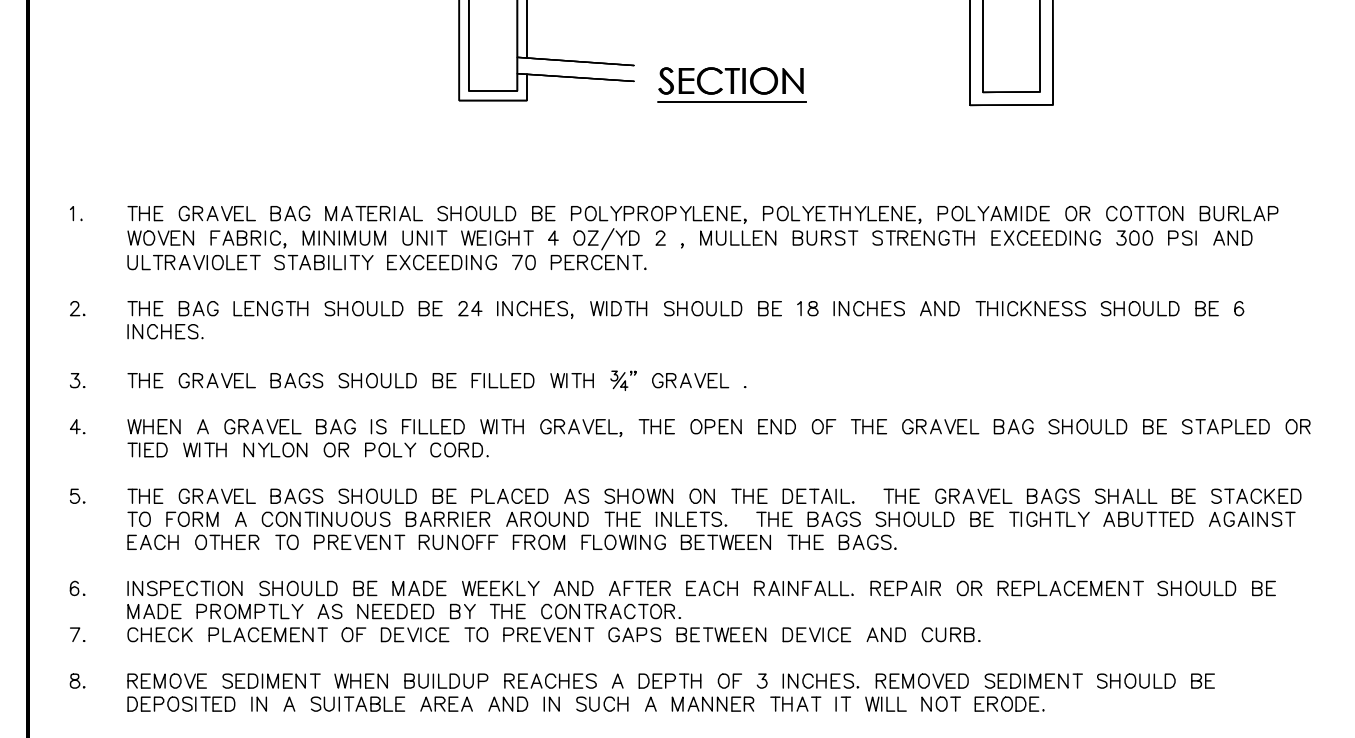
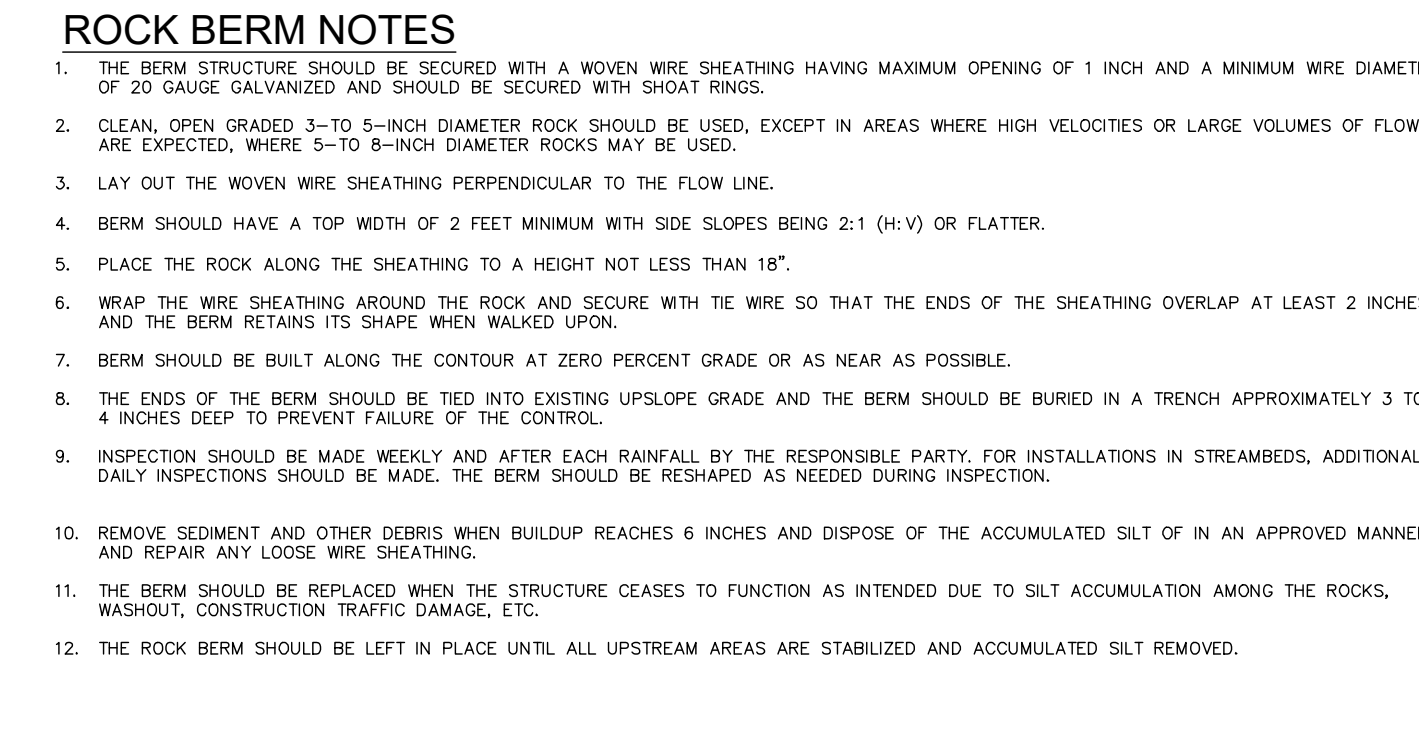
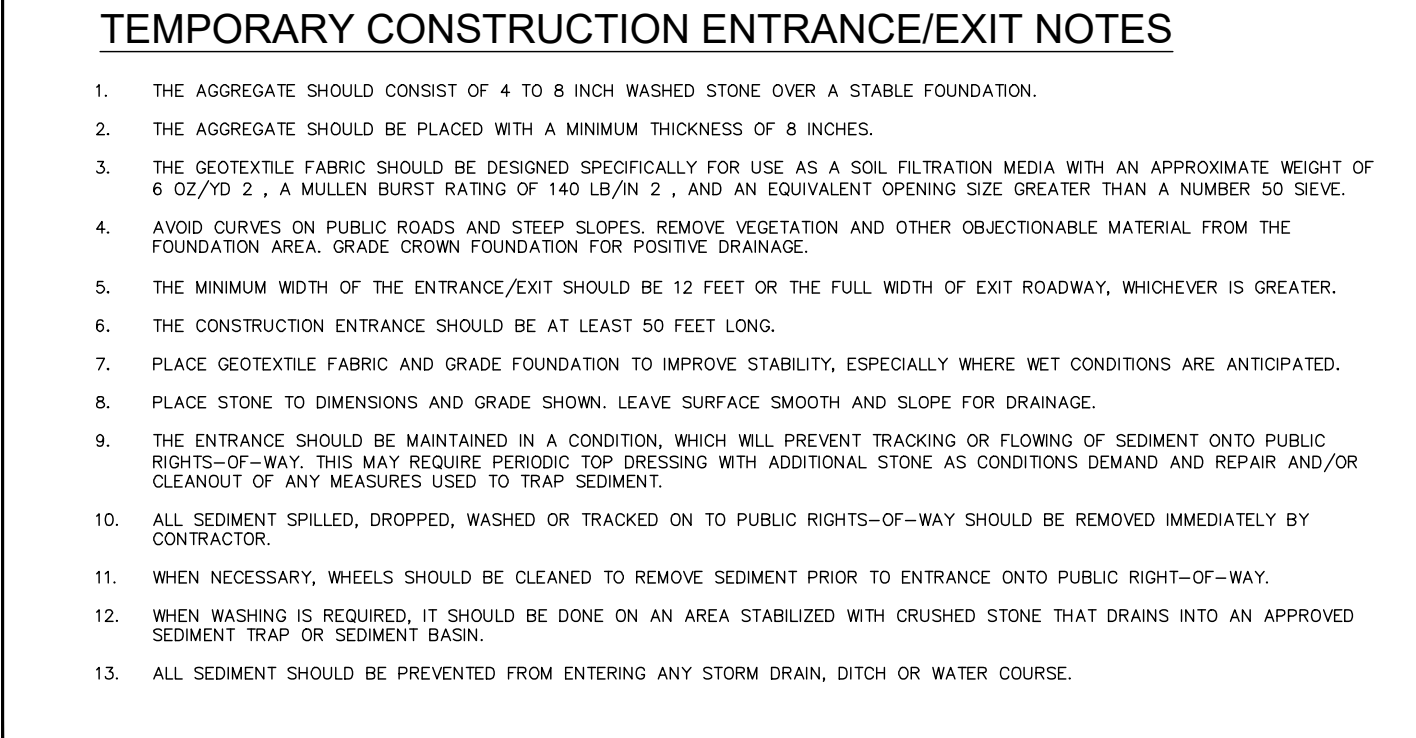
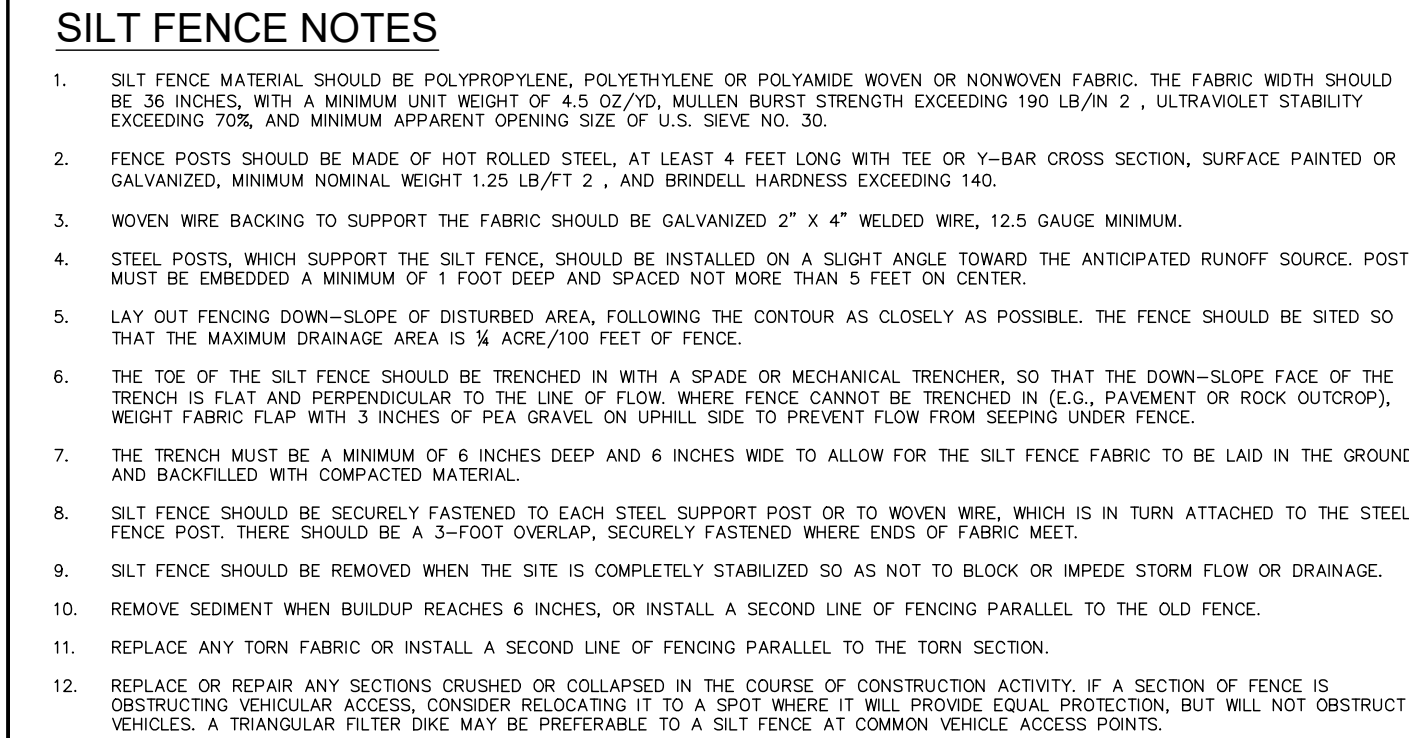
NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

MIR
Moy Tarin Ramirez Engineers, LLC
TEPERS: ENGINEERING F-5937/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

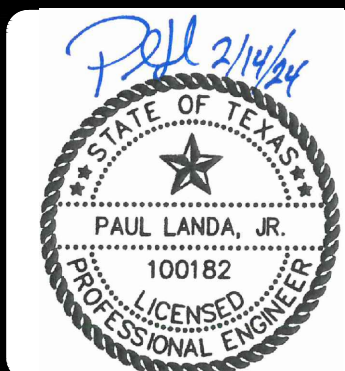
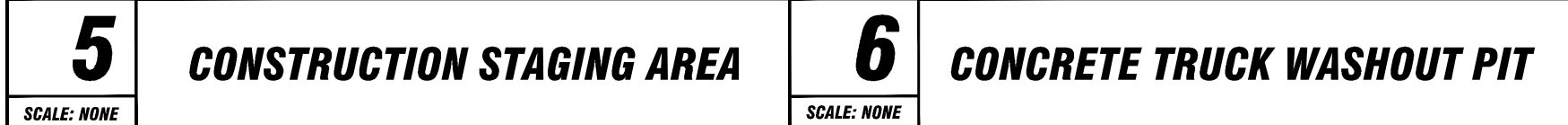


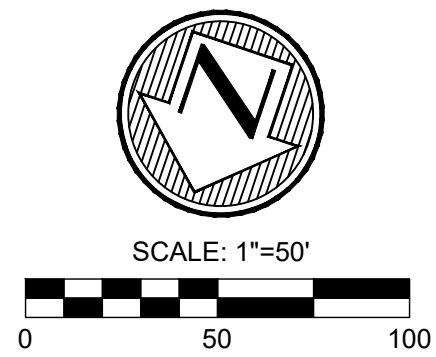
ROOSEVELT LANDING, UNIT 3
OVERALL STORM WATER POLLUTION
PREVENTION PLAN



2	STABILIZED CONSTRUCTION ENTRANCE / EXIT
SCALE: NONE	

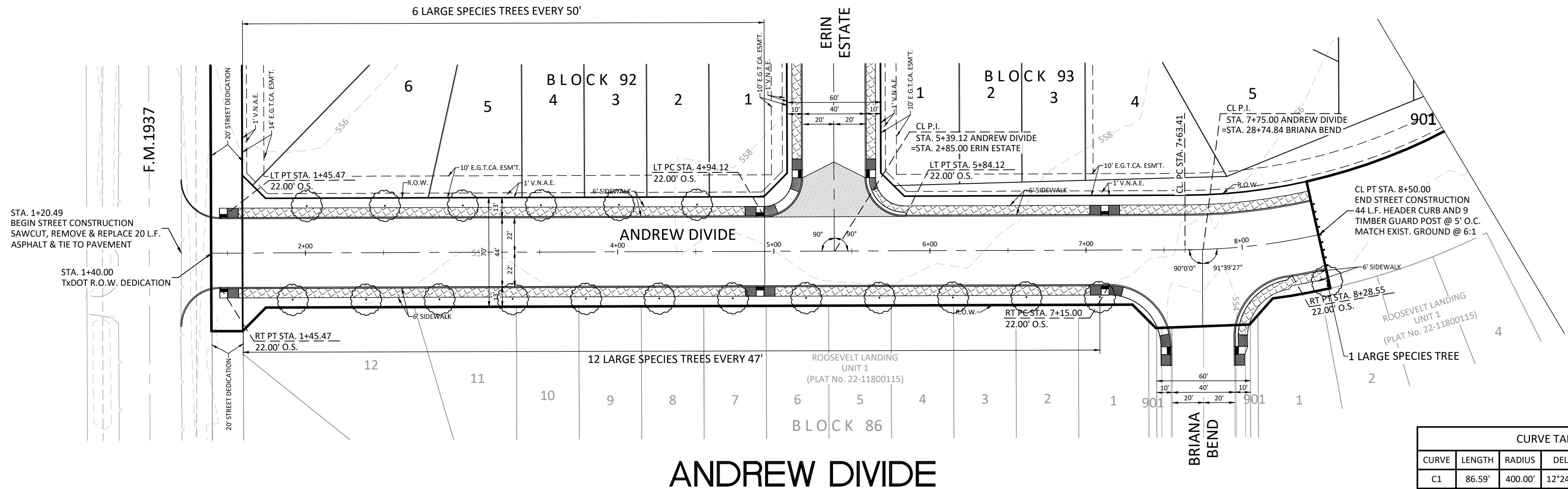
4 BAGGED GRAVEL INLET FILTER





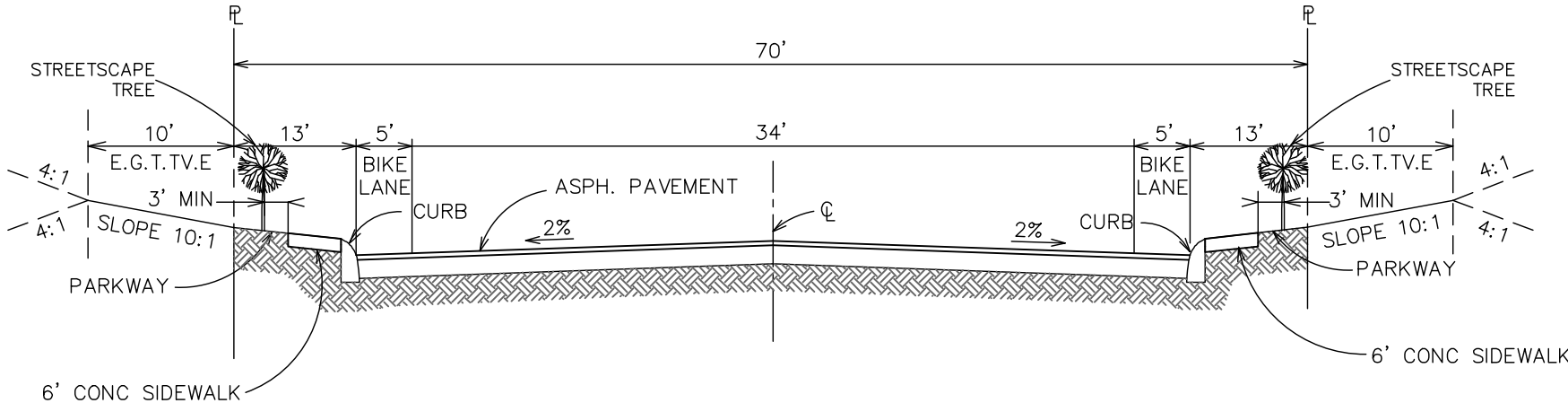
LEGEND

- PROPOSED CONCRETE CURB
- PROPOSED STREET CENTERLINE
- PROPOSED PROPERTY UNIT BOUNDARY
- PROPOSED STREET ROW
- PROPOSED STREETSCAPE TREE
- 1" = LARGE TREE (SHADE VALUE 1,200)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	86.59'	400.00'	12°24'12"	43.47'	86.42'

STREETSCAPE CANOPY ALONG ANDREW DIVIDE			
	SHADE VALUE	NO. OF TREES	CANOPY
LARGE SPECIES	1200	19	22,800
TOTAL STREETSCAPE CANOPY FOR UNIT 3			22,800



COLLECTOR SECTION
TYPICAL STREET CROSS-SECTION (44' PAVEMENT)

N.T.S.
ANDREW DIVIDE ~ STA. 1+40.00 TO STA. 8+50.00

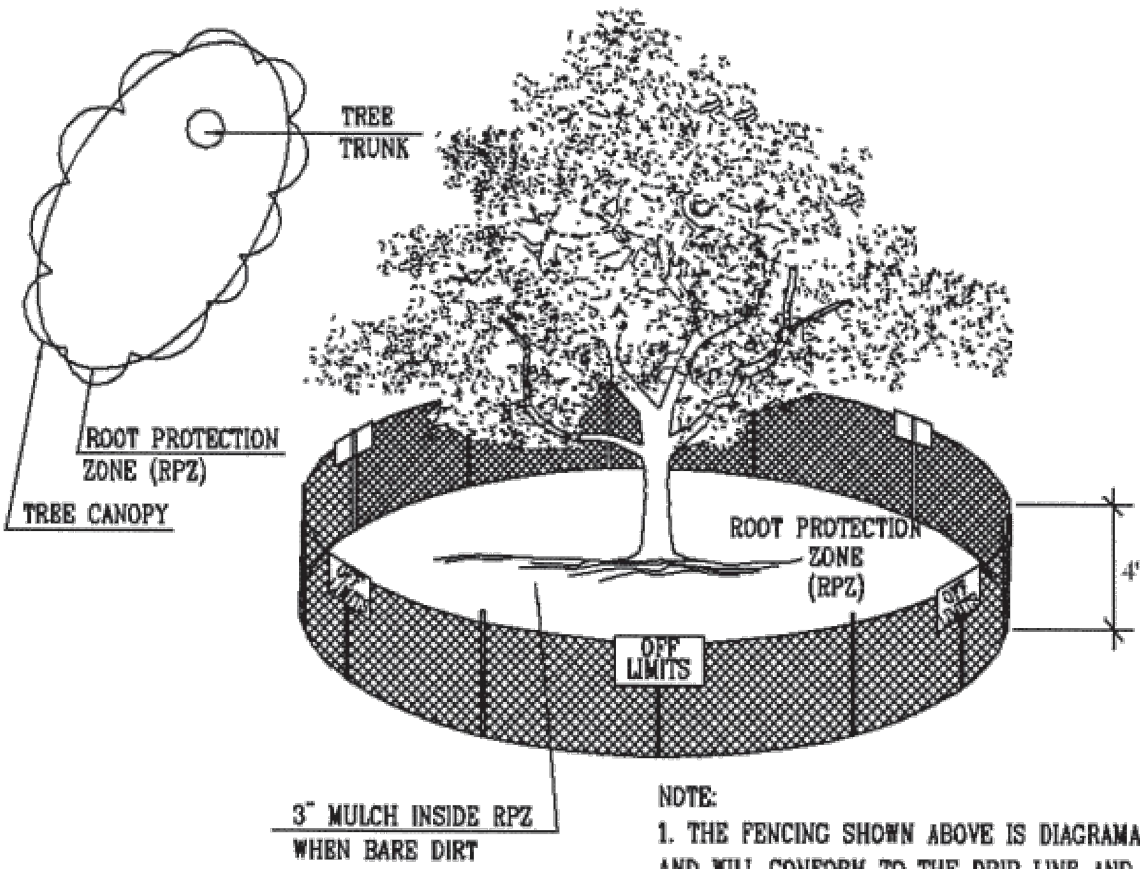
* PAVEMENT SECTION TO BE DETERMINED BY ENGINEER AFTER INSPECTION OF SUBGRADE DURING CONSTRUCTION.

SPECIES LIST

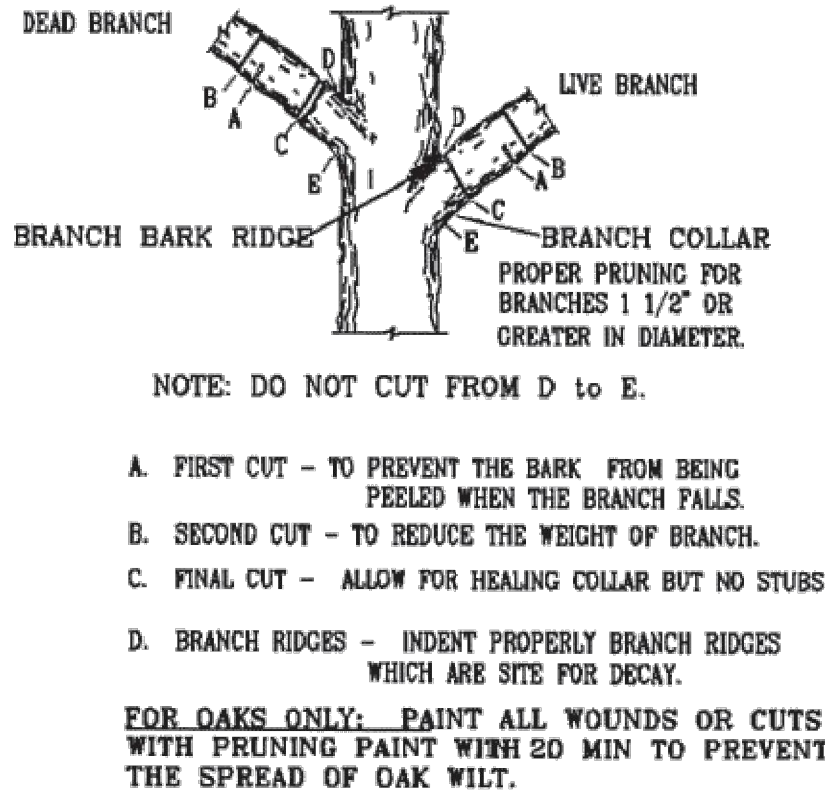
- LARGE TREE: BUR OAK, COTTONWOOD, DEODAR CEDAR AND PECAN
- SMALL TREE: CREPE MYRTLE, TEXAS MOUNTAIN LAUREL, MEXICAN BUCKEYE

STREETSCAPE TREE PLANTING NOTES:

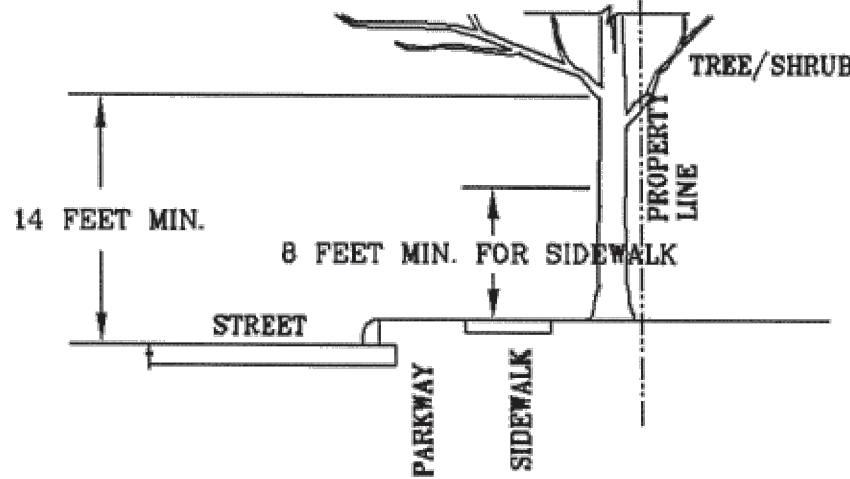
- SPECIES OF TREES TO BE DETERMINED BY DEVELOPER'S PROJECT LANDSCAPE ARCHITECT TO CONFORM WITH THE STREETSCAPE PLANTING STANDARDS.
- DEVELOPER TO PROVIDED IRRIGATION ON PLANTED STREET TREES FOR A MINIMUM OF 3 YEARS.
- ALL LANDSCAPING SHALL COMPLY WITH THE CLEAR VISION AREAS DEFINED BY THE LATEST VERSION OF AASTHO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS".
- TYPES OF TREES AND SPACING ARE BASED ON OVERHEAD ELECTRIC PER UDC.



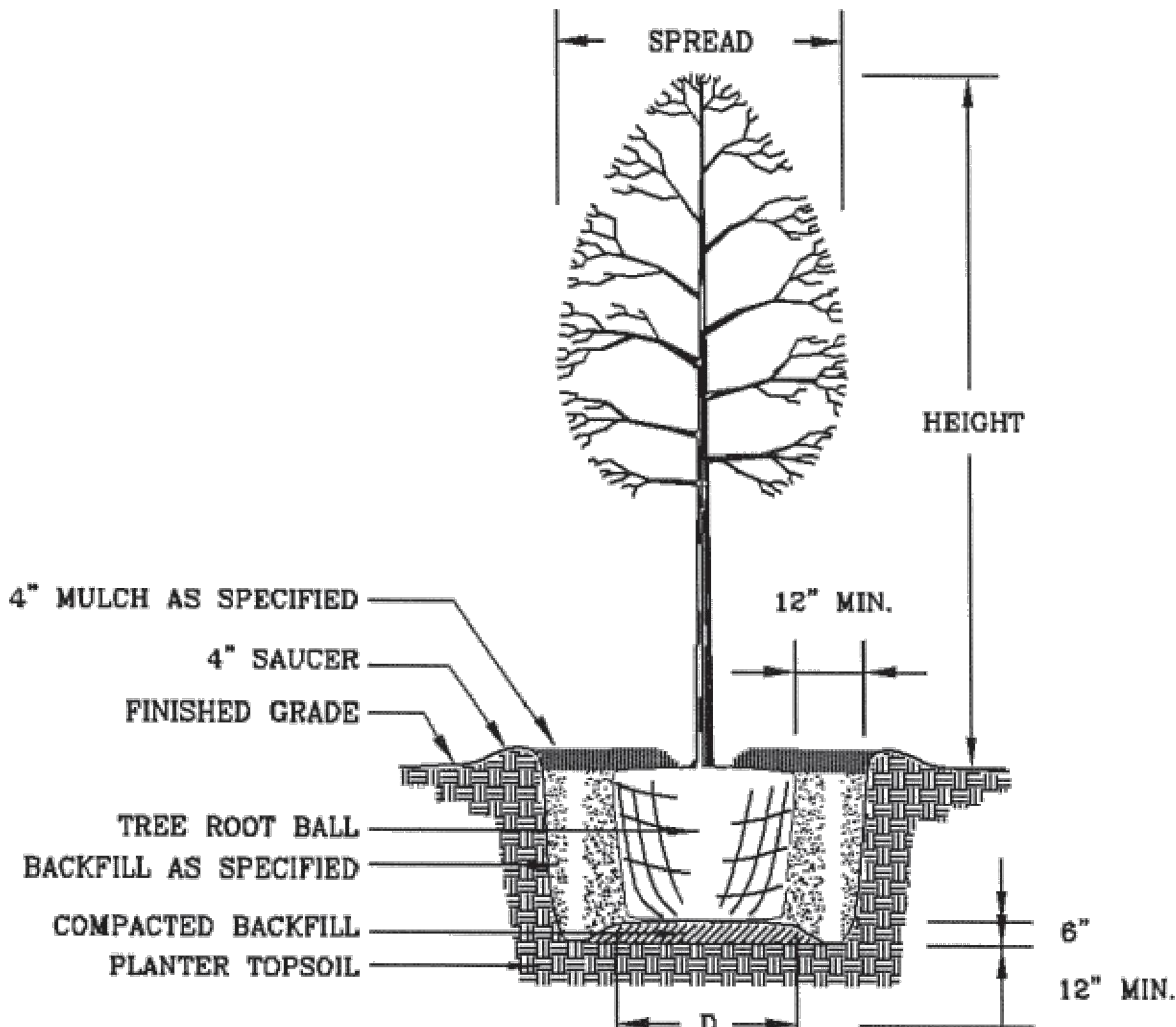
1.1.2 LEVEL I & FENCE PROTECTION
N. T. S.



1.4 BRANCH PRUNING DETAIL
N. T. S.



1.5 BRANCH CLEARANCE DETAIL
N. T. S.



1.6 NEW TREE PLANTING DETAIL
N. T. S.

REVISIONS		NO.	DATE	DESCRIPTION	BY

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
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