CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

CONSTRUCTION SEQUENCING NOTES:

CALL THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

OBTAIN A SITE DEVELOPMENT PERMIT FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.

PROVIDE THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.

INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.

ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE UDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.

DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.

ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.

INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.

DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.

BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.

DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.

RE-GRADE STREETS TO SUB-GRADE.

ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST COURSE BASE MATERIAL ON STREETS.

INSTALL CURB AND GUTTER.

LAY FINAL BASE COURSE ON ALL STREETS.

LAY ASPHALT.

COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.

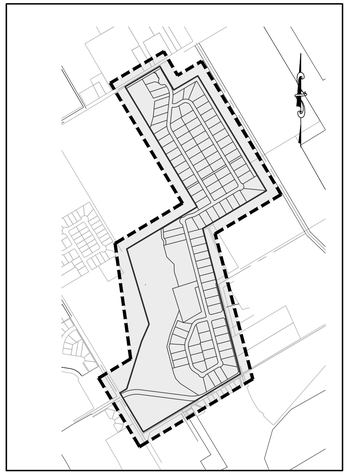
COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.

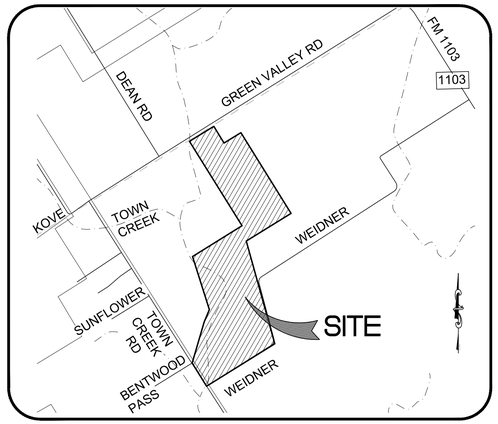
COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBEDRWISE.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CIBOLO DESIGN AND CONSTRUCTION MANUAL AND THE UNIFIED DEVELOPMENT CODE, HERE AFTER REFERRED TO THE UDC.
- APPROVAL OF THESE CONSTRUCTION PLANS BY THE CITY OF CIBOLO DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF CIBOLO DESIGN AND CONSTRUCTION MANUAL. IT IS THE RESPONSIBILITY OF THE ENGINEER TO REQUEST A WAIVER FROM ANY ASPECT OF THESE PLANS THAT DO NOT COMPLY WITH THE UDC.
- A MINIMUM OF TWO EXISTING BENCH MARKS TIED TO CITY OF CIBOLO GRID SHOULD BE SHOWN ON THE PLANS. IN ADDITION TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY OF CIBOLO STANDARDS WHEN POSSIBLE.
- CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF CIBOLO, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. NOTIFY THE CITY OF CIBOLO AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- BARRICADES, BUILT TO CITY OF CIBOLO SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY. (STREETS, ETC. MAY BE LISTED IN ADDITION TO OR INSTEAD OF NOTE.)
- IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
- ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
- THE LOCATION OF ANY WATER AND / OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
- USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.



INDEX MAP
NOT TO SCALE



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
JUNE 2025

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,



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C7.8 GRADING OVERALL PLAN

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GUADALUPE COUNTY CITY OF CIBOLO TEXAS

SUBMITTAL SET C0.0

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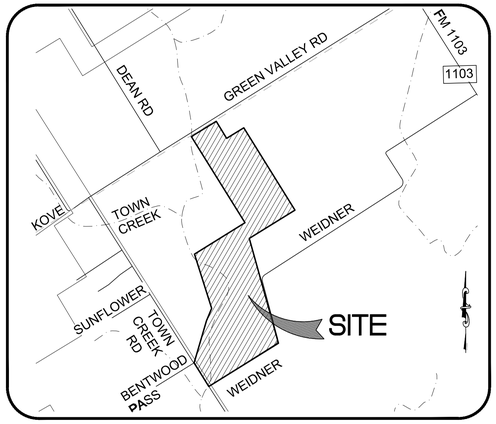
Plot Date: December 1, 2025 User ID: Samuel Garcia

CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

UTILITY IMPROVEMENTS PLANS



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
APRIL 2025

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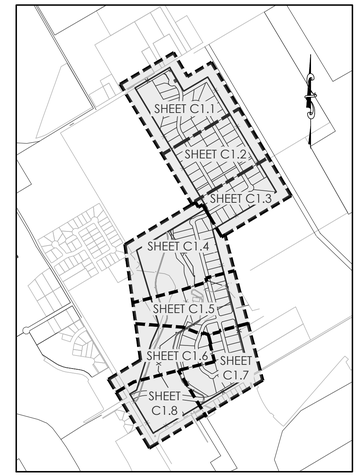

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NOTE TO CONTRACTOR:

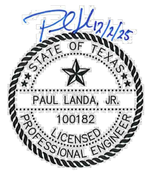
BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM 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.

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.

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



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GUADALUPE COUNTY — CITY OF CIBOLO — TEXAS

SUBMITTAL SET

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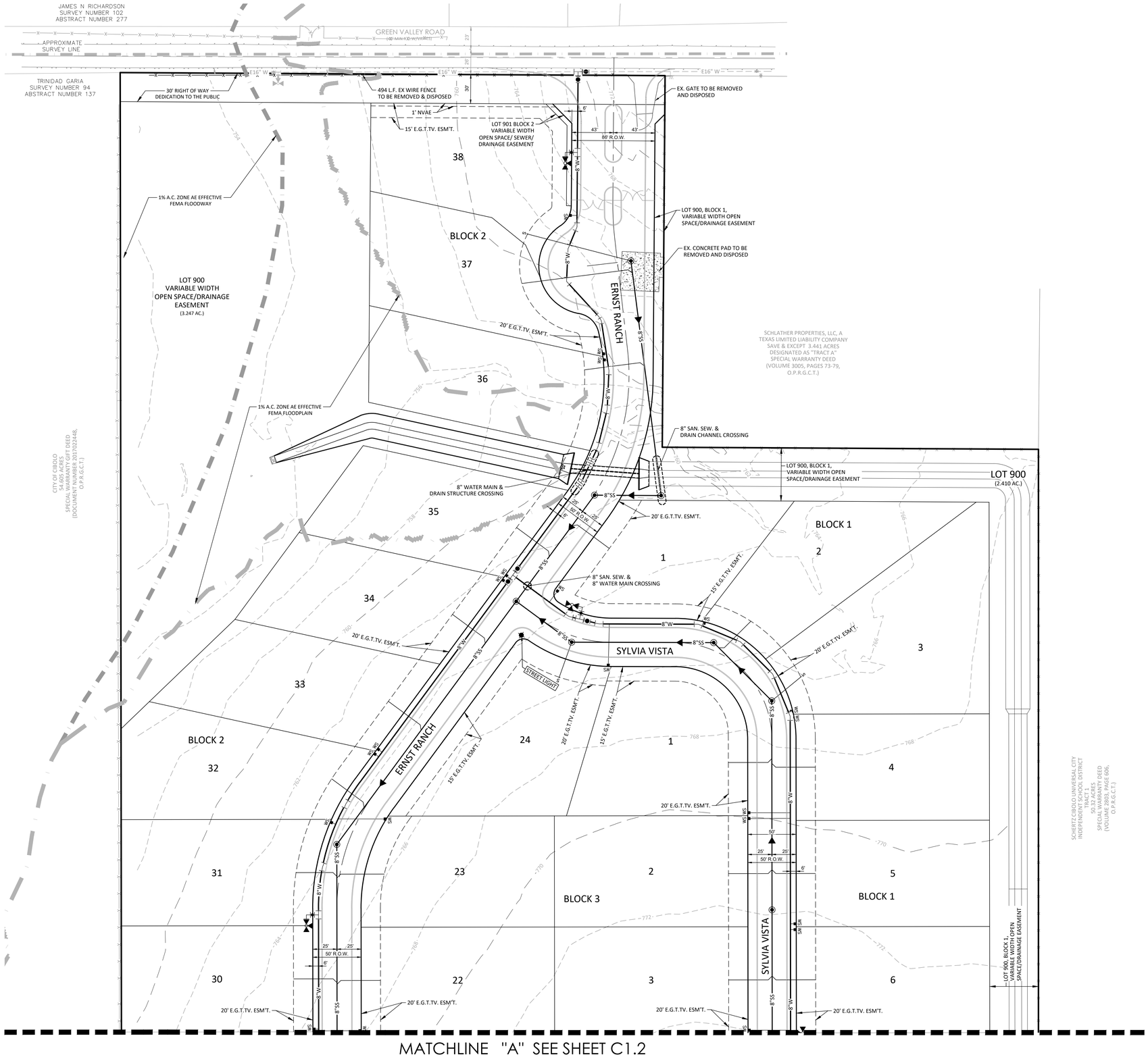
Plot Date: December 3, 2025 User ID: Samuel Garcia



SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
STANDARD CURB & GUTTER	C&G
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM	
PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM	
EXISTING POWER POLE	PP
EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	SW
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
WATER SERVICE - (GRAY WATER)	GW
1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

SEE SHEET C1.9 FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE STANDARD DETAILS

CAUTION!!!
EXISTING ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE, WATER AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

UTILITY GENERAL NOTES

1. 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.
2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
3. ALL SPOIL AND UNUSABLE 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:

A. STREET CENTERLINE STAKING FOR CLEARING.
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. GUADALUPE VALLEY ELECTRIC COOPERATIVE STAKING.
I. SETTING OF LOT CORNERS.

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.

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

SUBMITTAL SET

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315OO
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
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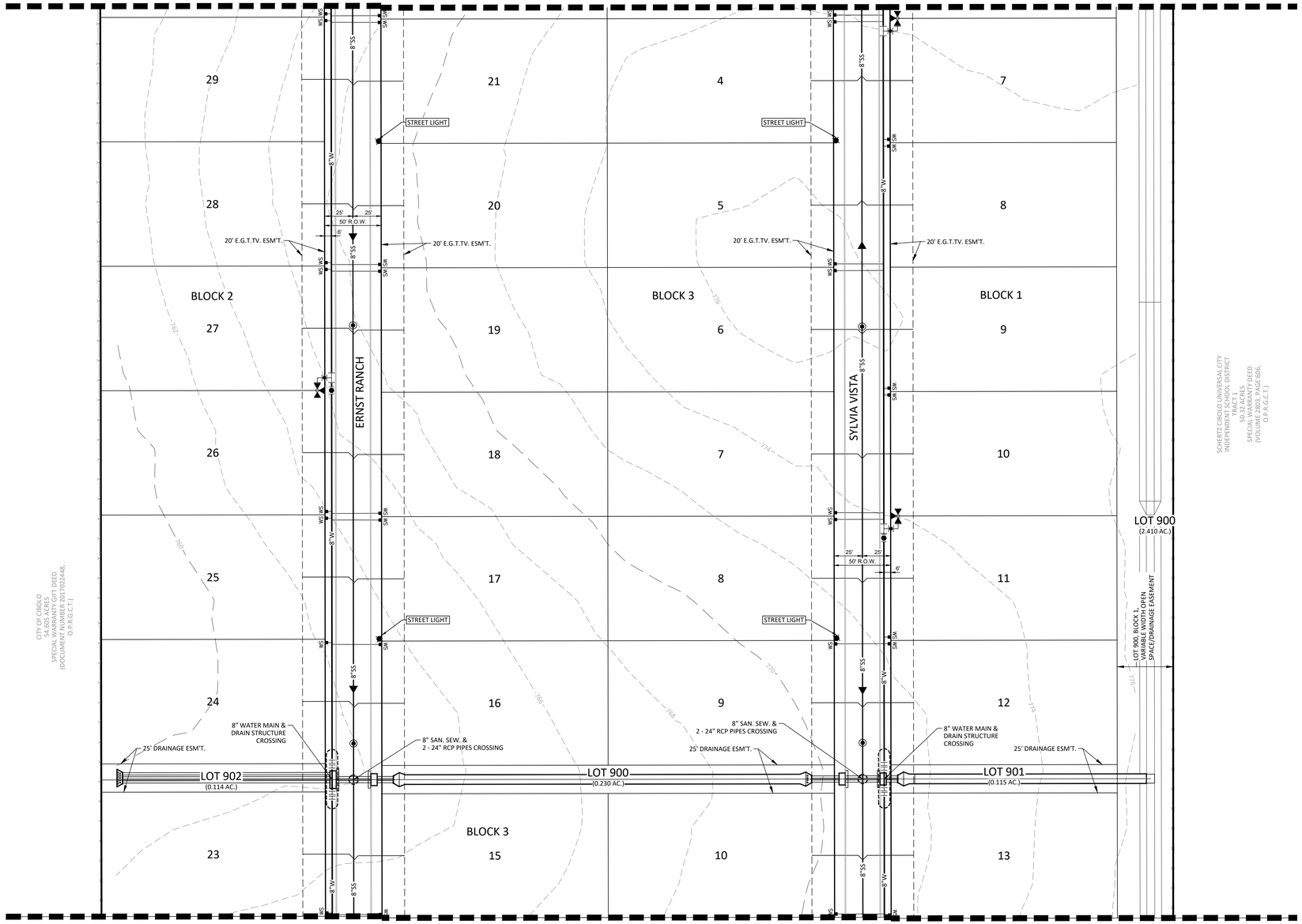
12/19/25
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET
C1.1

Plot Date: December 3, 2025 User ID: Samuel Garcia
P:\Schlather Tract\Civil 3D\Design\24230.00 C1.0_C1.9 Utility.dwg



SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
STANDARD CURB & GUTTER	C&G
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM	
PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM	
EXISTING POWER POLE	PP
EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	SW
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
WATER SERVICE - (GRAY WATER)	GW
1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

SEE SHEET C1.9 FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE STANDARD DETAILS

CAUTION!!!
EXISTING ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE, WATER AND UTILITIES CROSSING, CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

UTILITY GENERAL NOTES

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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. GUADALUPE VALLEY ELECTRIC COOPERATIVE STAKING.
I. SETTING OF LOT CORNERS.

TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 12/19/25

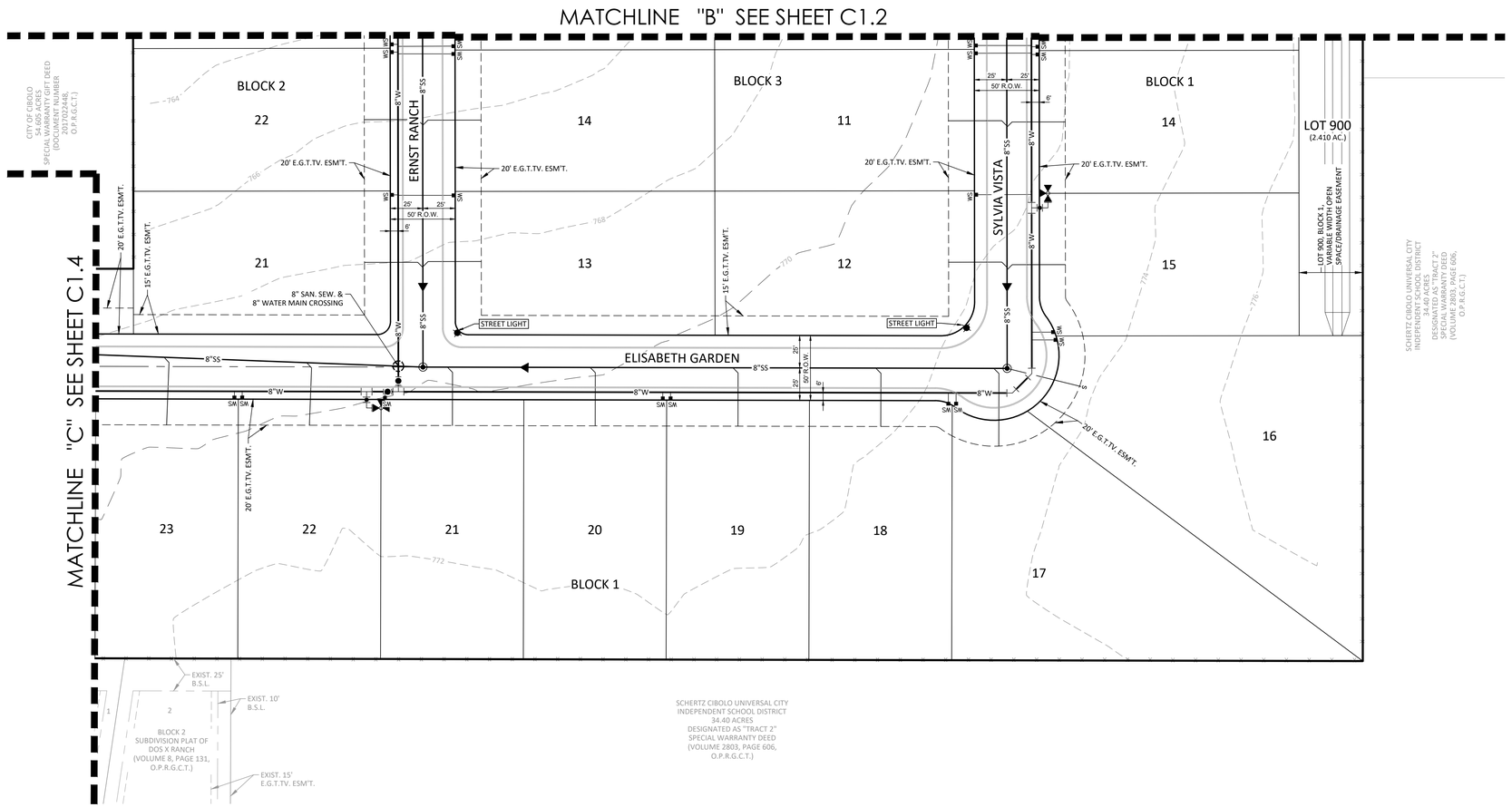
SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET

C1.2

Plot Date: December 3, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Civil 1\Drawings\24230.00_C1.2_4_UTIL.dwg



SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
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EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	SW
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
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				PROJ. #	DSN. BY:	DWN. BY:
				24230.00	SM	BDL
						CHKD. BY:
						SM
						DATE:
						6/2025

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• Surveyors
• Planners

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Moy Tarin Ramirez Engineers, LLC
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

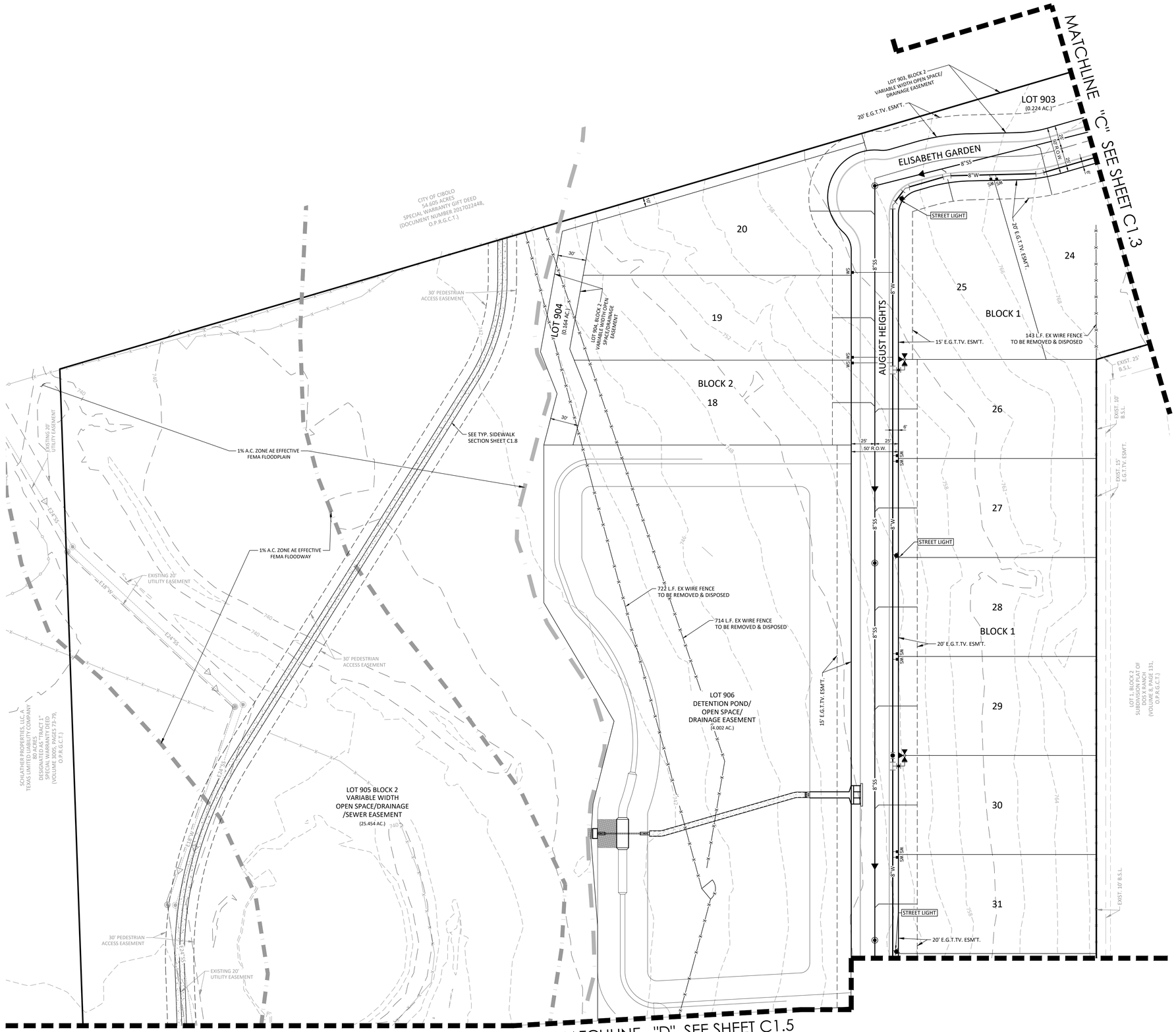
12/10/25
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET
C1.3

Plot Date: December 3, 2025 User ID: Samuel Garcia
R:\Schlather Ranch\Civil 1\Drawings\24230.00_C1.3_4.11X17.dwg



SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
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EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	SVC
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
WATER SERVICE - (GRAY WATER)	GW
1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

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NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

12/19/25
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET
C1.4

Plot Date: December 3, 2025 User ID: Samuel Garcia
R:\Schlather Ranch\Civil 3D\Design\24230.00 C1.4 Utility.dwg

LEGEND

EXISTING WATER MAIN	E8"W	EXISTING UNDERGROUND ELECTRIC	UGE	PROPOSED SECONDARY ENCLOSURE	
PROPOSED GRAY WATER MAIN	4"GW	EXISTING UNDERGROUND TELEPHONE	UGT	PROPOSED POWER POLE	PP
PROPOSED WATER MAIN	8"W	EXISTING STREET LIGHT		PROPOSED TRANSFORMER	
PROPOSED FIRE HYDRANT	FH	ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.	PROPOSED WATER SERVICE	5/8
EXISTING FIRE HYDRANT	FH	OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.	EXISTING TRANSFORMER	
PROPOSED GATE VALVE		STANDARD CURB & GUTTER	C&G	EXISTING IRRIGATION CONTROL VALVE	
EXISTING GATE VALVE		PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM		EXISTING WATER METER	
PROPOSED SANITARY SEWER MAIN	8"SS	PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM		PROPOSED GATE VALVE - (GRAY WATER)	
EXISTING SANITARY SEWER MAIN	E8"SS	EXISTING POWER POLE	PP	WATER SERVICE - (GRAY WATER)	GW
EXISTING OVERHEAD ELECTRIC	OHE	EXISTING SECONDARY ENCLOSURE		1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

SCALE: 1"=50'

0 50 100

MATCHLINE "D" SEE SHEET C1.4

SCHLATHER PROPERTIES, LLC,
A TEXAS LIMITED LIABILITY COMPANY
80 ACRES
DESIGNATED AS TRACT 1"
SPECIAL WARRANTY DEED
(VOLUME 3005, PAGES 73-79,
O.P.R.M.C.T.)

EXISTING 20' UTILITY EASEMENT

30' PEDESTRIAN ACCESS EASEMENT

1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY

1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN

LOT 905 BLOCK 2
VARIABLE WIDTH
OPEN SPACE/DRAINAGE
/SEWER EASEMENT
(25.454 AC.)

SEE TYP. SIDEWALK SECTION SHEET C1.8

LOT 908
(0.662 AC.)

LOT 908, BLOCK 2
VARIABLE WIDTH OPEN
SPACE/DRAINAGE/
SEWER EASEMENT

BLOCK 2
16

1603 L.F. EX WIRE FENCE
TO BE REMOVED & DISPOSED

MATCHLINE "E" SEE SHEET C1.6

APPROX. EX HOME LOCATION

BLOCK 2
17

EX. CATTLE GUARD & ACCESS GATE
(TO REMAIN ACCESSIBLE)

LOT 907
(0.880 AC.)

LOT 907 BLOCK 2
VARIABLE WIDTH
OPEN SPACE

8" SAN. SEW. &
8" WATER MAIN CROSSING

TEMP. ALL WEATHER ACCESS
(1630 S.Y. - 6" FLEX BASE)

META POINT

BLOCK 4
9

VARIABLE WIDTH
CLEAR VISION ESM'T.

AUGUST HEIGHTS

20' E.G.T.TV. ESM'T.

15' E.G.T.TV. ESM'T.

8"W

8"SS

5/8" SW

50' R.O.W.

25'

210 L.F. EX WIRE FENCE
TO BE REMOVED & DISPOSED

BLOCK 1
33

32

EX. UTILITY LINE
TO BE TEMP. RE-ROUTED
AND REMVOED

1"NVAE

2018 L.F. EX WIRE FENCE
TO BE REMOVED & DISPOSED

34

35

17' RIGHT OF WAY
DEDICATION TO THE PUBLIC

318 L.F. EX WIRE FENCE
TO BE REMOVED & DISPOSED

36

STREET LIGHT

META POINT

86' R.O.W.

43'

1
BLOCK 2

WIEDNER ROAD
(R.O.W. VARIES)

E18"W

EXIST. 10' B.S.L.

EXIST. 15' E.G.T.TV. ESM'T.

LOT 1, BLOCK 2,
SUBDIVISION PLAT OF
DOS X RANCH
(VOLUME 6, PAGE 131,
O.P.R.M.C.T.)

EXIST. 35' B.S.L.

LOT 1

EXIST. 10' E.G.T.TV. ESM'T.

BLUE BONNET MEADOWS
(VOL. 5, PG. 90,
O.P.R.M.C.T.)

EXIST. 25' B.S.L.

LOT 3

MATCHLINE "E" SEE SHEET C1.7

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. # 242.00.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
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STATE OF TEXAS
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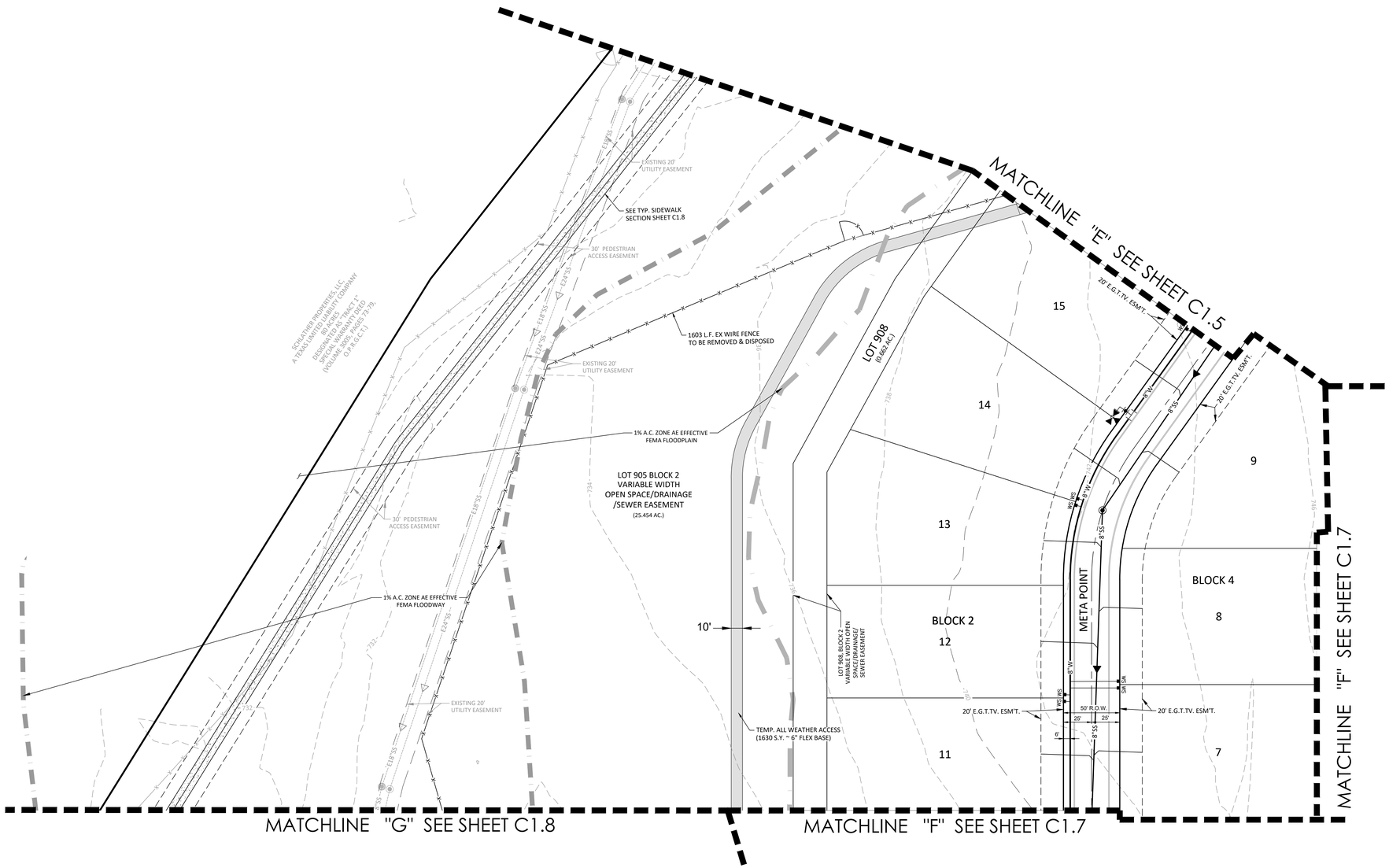
12/19/25

SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET
C1.5

Plot Date: December 3, 2025 User: D. Samuel Garcia
P:\Schlather Ranch\Civil 3D\Sheets\SCHLATHER RANCH_C1.5_UTILITY.dwg



SCALE: 1"=50'

0 50 100

LEGEND

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PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
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I. SETTING OF LOT CORNERS.

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.

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

SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY:	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				242.30.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER
12/19/25

SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET
C1.6

Plot Date: December 3, 2025 User ID: Samuel Garcia
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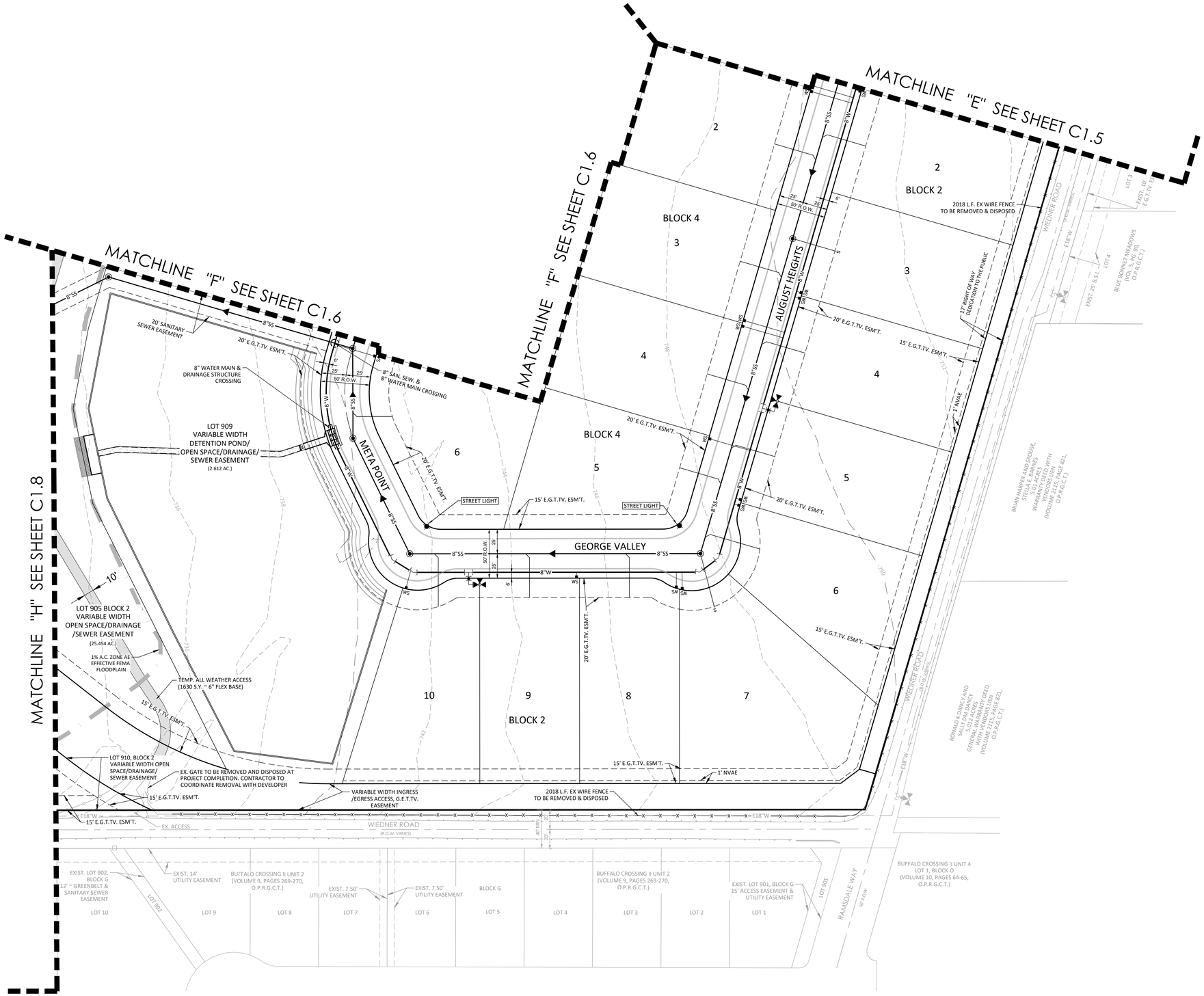

SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
PROPOSED SANITARY SEWER MAIN	8"SS
EXISTING SANITARY SEWER MAIN	E8"SS
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING UNDERGROUND TELEPHONE	UGT
EXISTING STREET LIGHT	
ELEC, GAS, TELE, CABLE TV ESM'T.	E.G.T.CA.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
STANDARD CURB & GUTTER	C&G
PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM	
PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM	
EXISTING POWER POLE	PP
EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	W
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
WATER SERVICE - (GRAY WATER)	GW
1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

SEE SHEET C1.9 FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE STANDARD DETAILS

CAUTION!!!
EXISTING ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE, WATER AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

UTILITY GENERAL NOTES

1. 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.
2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
3. ALL SPOIL AND UNUSABLE 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:

A. STREET CENTERLINE STAKING FOR CLEARING.
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. GUADALUPE VALLEY ELECTRIC COOPERATIVE STAKING.
I. SETTING OF LOT CORNERS.

TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

NO.	DATE	REVISIONS DESCRIPTION	BY:

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F-5297 /SURVEYING: F-~ 101311500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER
6/30/25

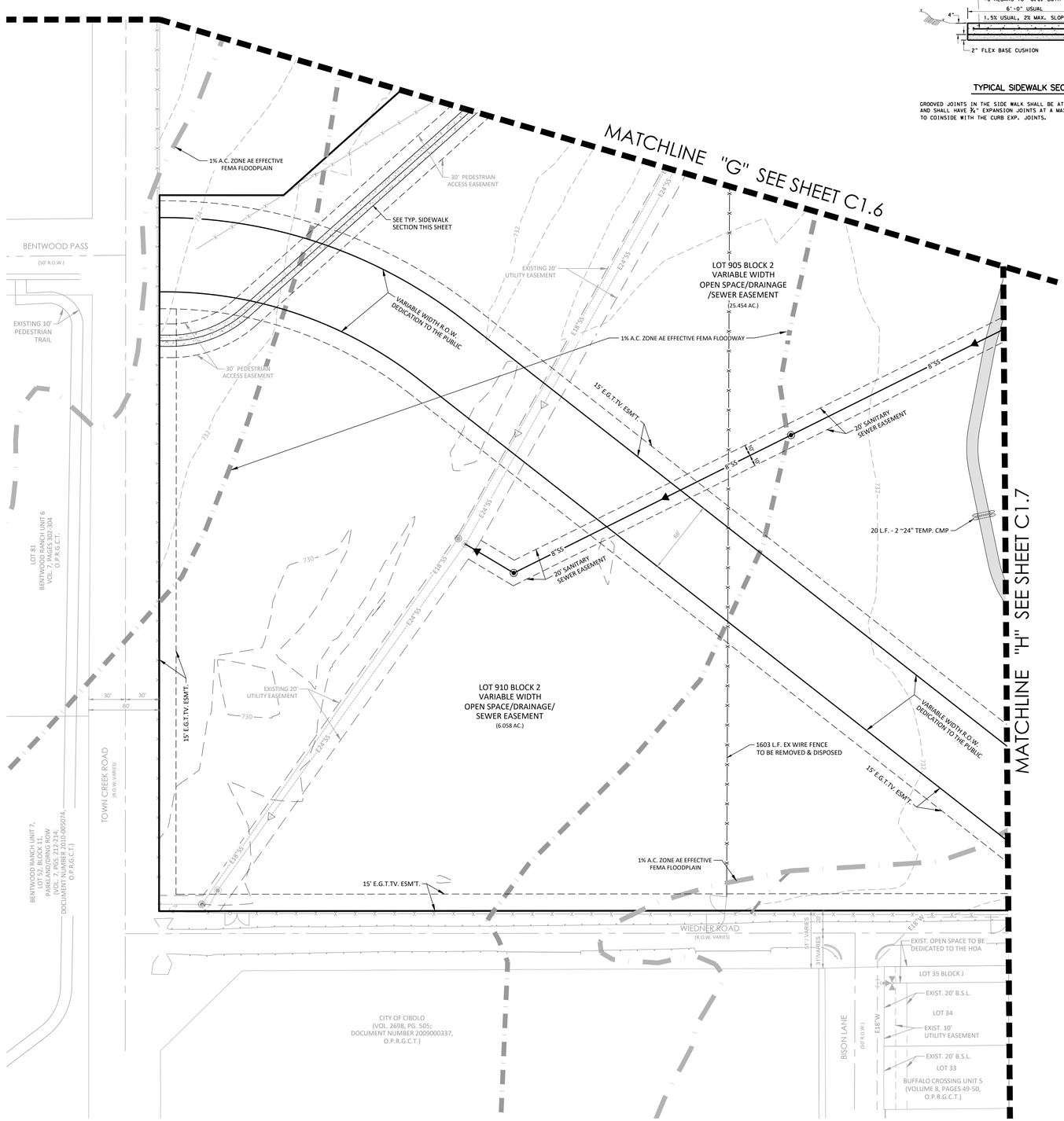
SCHLATHER RANCH SUBDIVISION

UTILITY OVERALL PLAN

SHEET

C1.7

Plot Date: December 3, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Civil 3D\Design\24230.00_C1.07_Utility.dwg



TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ¾" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.

SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	E8"W
PROPOSED GRAY WATER MAIN	4"GW
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	FH
EXISTING FIRE HYDRANT	FH
PROPOSED GATE VALVE	
EXISTING GATE VALVE	
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EXISTING SECONDARY ENCLOSURE	
PROPOSED SECONDARY ENCLOSURE	
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	
PROPOSED WATER SERVICE	WS
EXISTING TRANSFORMER	
EXISTING IRRIGATION CONTROL VALVE	
EXISTING WATER METER	
PROPOSED GATE VALVE - (GRAY WATER)	
WATER SERVICE - (GRAY WATER)	GW
1" MUNICIPEX SINGLE SERVICE - (GRAY WATER)	

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12/10/25

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

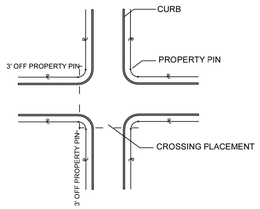
UTILITY OVERALL PLAN

SHEET

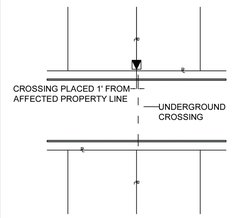
C1.8

Plot Date: December 3, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Civil\Sheets\24230.00 C1.8 Utility.dwg

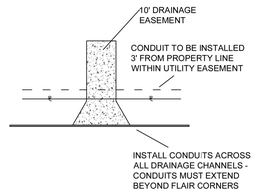
TYPICAL CROSSING
PLACEMENT AT
INTERSECTION



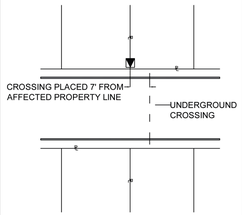
TYPICAL CROSSING
AT PROPERTY LINE WITH
NO WATER METERS OR FIRE PLUG



TYPICAL CROSSING
PLACEMENT AT
DRAINAGE OUTLET

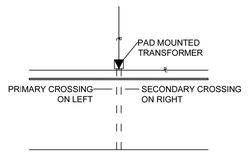


TYPICAL CROSSING
AT PROPERTY LINE WITH
WATER METERS OR FIRE PLUG

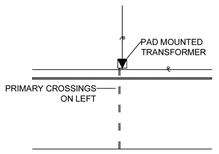


gvec.org Delivering more.

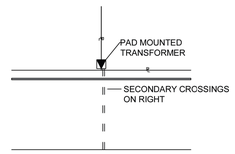
TYPICAL CROSSING
AT PROPERTY LINE WITH
PRIMARY AND SECONDARY CONDUITS



TYPICAL CROSSING
AT PROPERTY LINE WITH
PRIMARY CONDUITS



TYPICAL CROSSING
AT PROPERTY LINE WITH
SECONDARY CONDUITS



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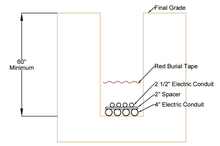
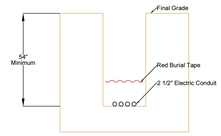
GVEC TRENCH TYPICALS

Typical Trench With
2 $\frac{1}{2}$" and 4" Conduits



Typical Trench With
2 $\frac{1}{2}$" Conduits



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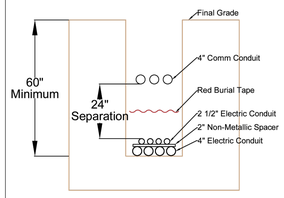
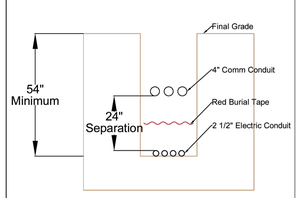
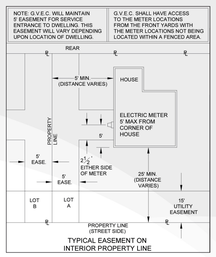
Typical Joint Trench
Trench/Crossing With
2 $\frac{1}{2}$" and 4" Conduits

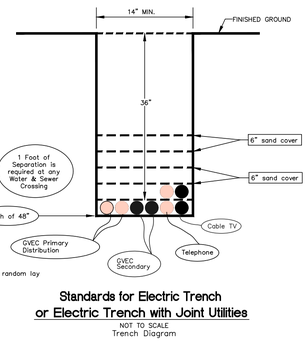


Typical Joint Trench
Trench/Crossing With
2 $\frac{1}{2}$" Conduits

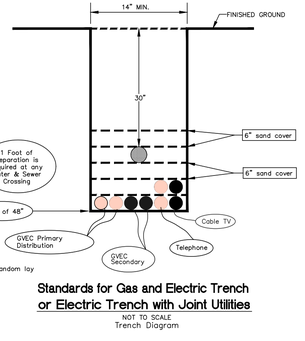




gvec.org Delivering more.



Standards for Electric Trench
or Electric Trench with Joint Utilities
NOT TO SCALE
Trench Diagram

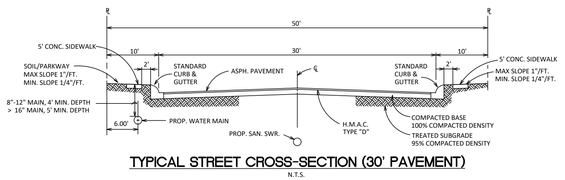


Standards for Gas and Electric Trench
or Electric Trench with Joint Utilities
NOT TO SCALE
Trench Diagram

TRENCH DETAILS

TRENCH DETAIL NOTE:

TRENCH DETAILS SHOWN ON THIS SHEET ARE SUBJECT TO CHANGE BASED ON STANDARDS PROVIDED BY GVEC. DRY UTILITY INSTALLATION MUST COMPLY WITH REQUIREMENT SET FORTH BY GVEC.



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

TRENCH EXCAVATION SAFETY PROTECTION

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REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
242.30.00	SM	BDL	SM	6/2025

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PAUL LANDA, JR.
100182
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PROFESSIONAL ENGINEER
STATE OF TEXAS
12/19/25

SCHLATHER RANCH SUBDIVISION

UTILITY GVEC STANDARD DETAILS

SHEET
C1.9

Plot Date: December 3, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Civil 3D\working\242300_GVEC_STD_D_TRENCH.dwg

CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER IMPROVEMENTS PLANS

TABLE OF CONTENTS

SANITARY SEWER IMPROVEMENTS PLANS

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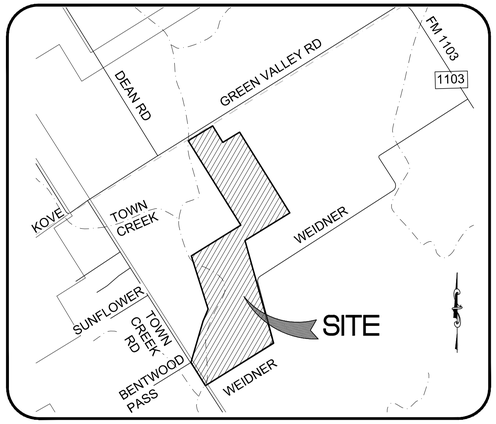
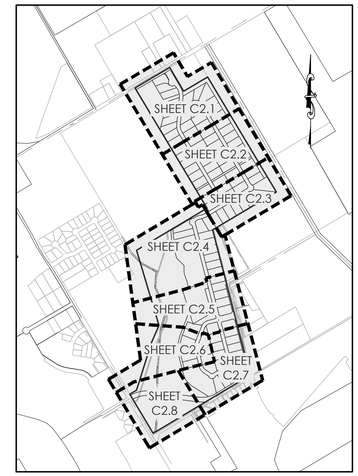
C2.1	SANITARY SEWER OVERALL PLAN
C2.2	SANITARY SEWER OVERALL PLAN
C2.3	SANITARY SEWER OVERALL PLAN
C2.4	SANITARY SEWER OVERALL PLAN
C2.5	SANITARY SEWER OVERALL PLAN
C2.6	SANITARY SEWER OVERALL PLAN
C2.7	SANITARY SEWER OVERALL PLAN
C2.8	SANITARY SEWER OVERALL PLAN
C2.9	SANITARY SEWER PLAN AND PROFILE - LINE A
C2.10	SANITARY SEWER PLAN AND PROFILE - LINE A
C2.11	SANITARY SEWER PLAN AND PROFILE - LINE A
C2.12	SANITARY SEWER PLAN AND PROFILE - LINE A
C2.13	SANITARY SEWER PLAN AND PROFILE - LINE A
C2.14	SANITARY SEWER PLAN AND PROFILE - LINE B
C2.15	SANITARY SEWER PLAN AND PROFILE - LINE B
C2.16	SANITARY SEWER PLAN AND PROFILE - LINE C
C2.17	SANITARY SEWER PLAN AND PROFILE - LINE C
C2.18	SANITARY SEWER PLAN AND PROFILE - LINE D
C2.19	SANITARY SEWER STANDARD DETAILS
C2.20	SANITARY SEWER STANDARD DETAILS
C2.21	SANITARY SEWER STANDARD DETAILS



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
JUNE 2025



INDEX MAP
NOT TO SCALE

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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LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73–79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

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

KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
PH# (210) 882-6800

• Engineers
• Surveyors
• Planners

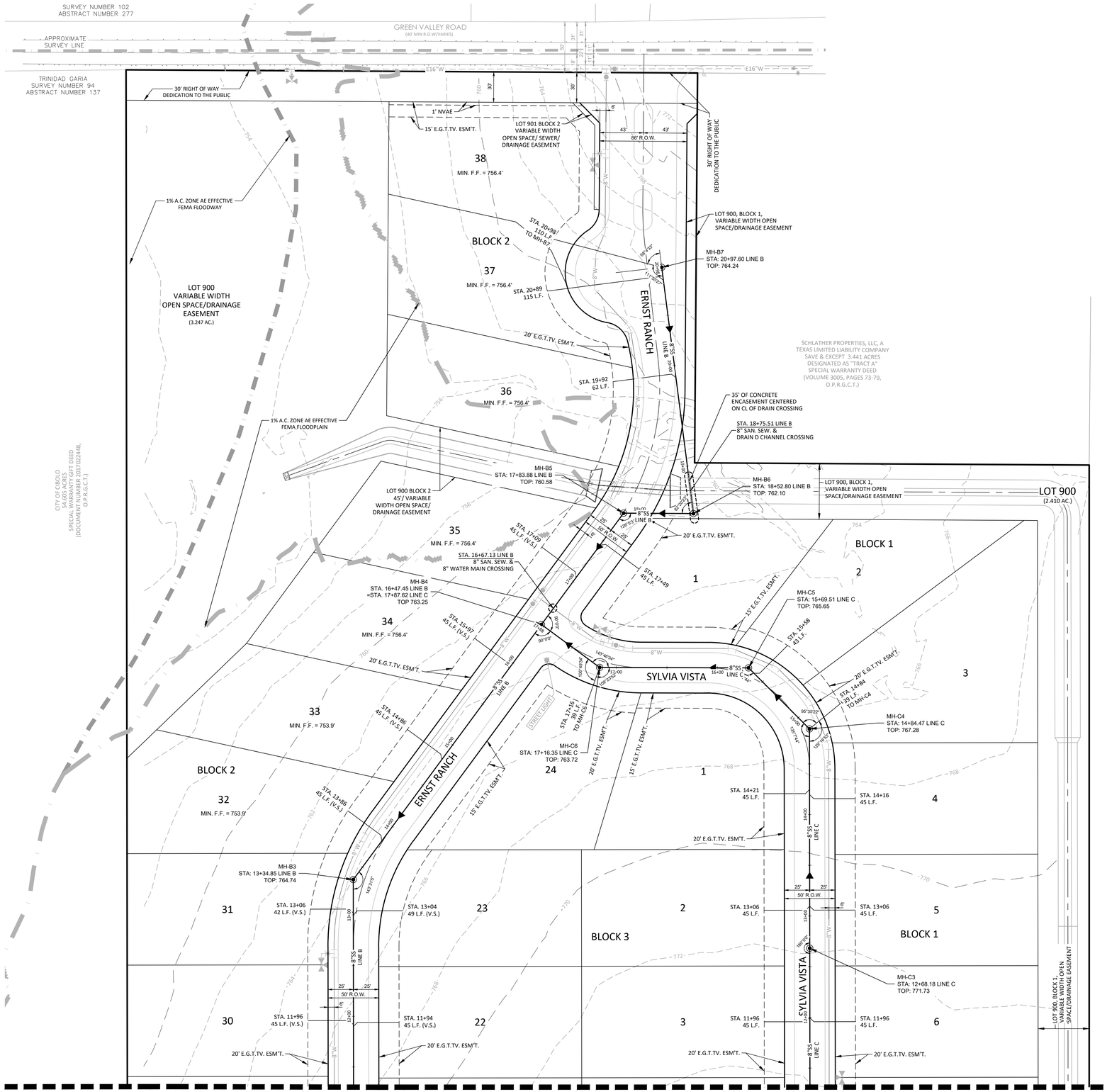
Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., SUITE 103
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

GUADALUPE COUNTY — CITY OF CIBOLO — TEXAS

SUBMITTAL SET

R:\Schlather Tract\Unit 1\Drawings\24230.00_C2.0_C2.8_Sewer.dwg
Plot Date: June 5, 2025 User ID: Samuel Garcia



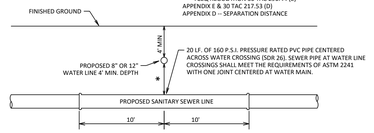
MATCHLINE "A" SEE SHEET C2.2

SCALE: 1"=50'

0 50 100

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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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NO.	DATE	REVISIONS DESCRIPTION	BY:

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.1

Plot Date: April 9, 2021 User ID: Samuel Garcia
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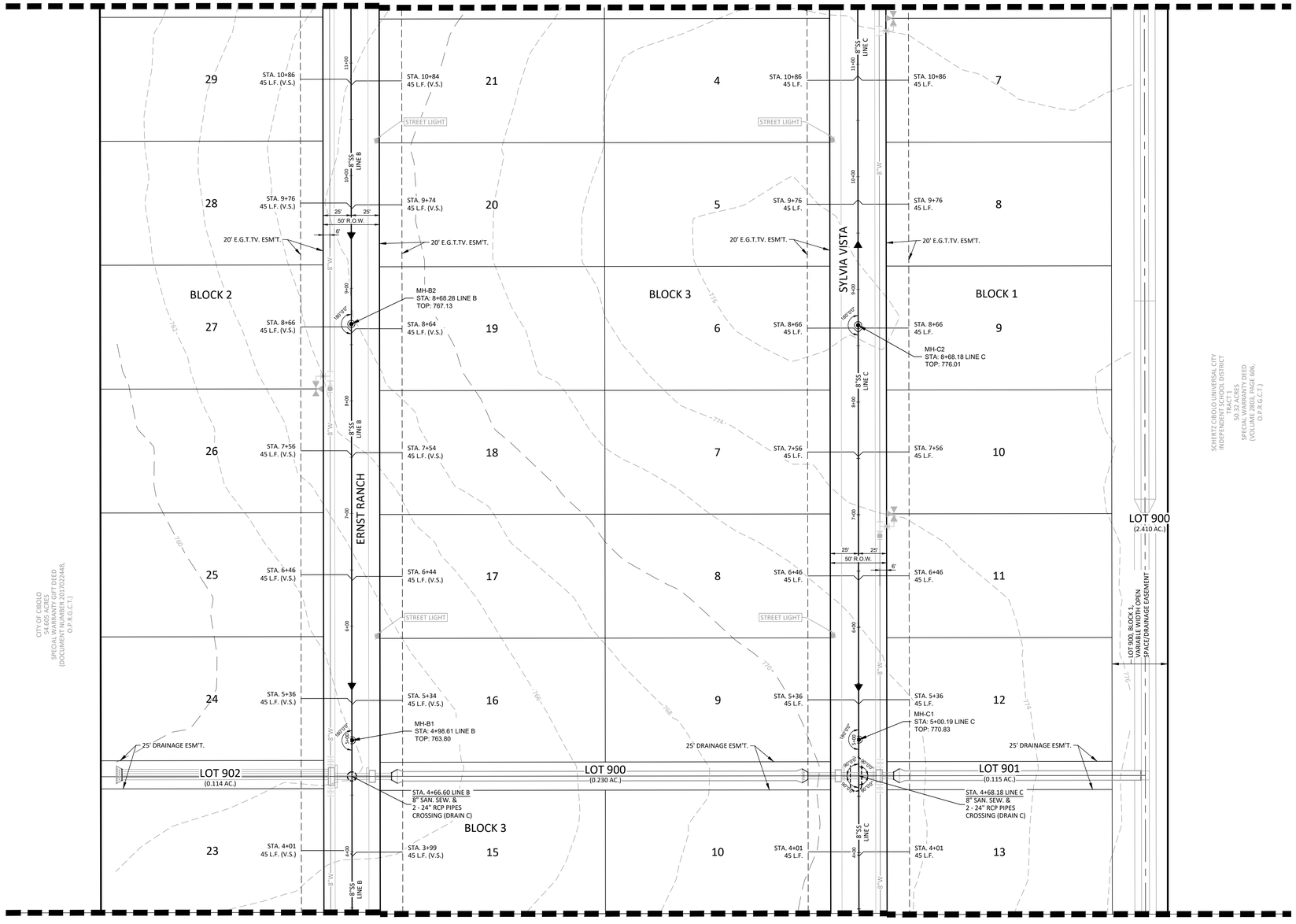

SCALE: 1"=50'

0 50 100

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
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VERTICAL STACK	VS
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TEMPORARY BENCHMARK	
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SANITARY SEWER/WATER CROSSING LOCATION	
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
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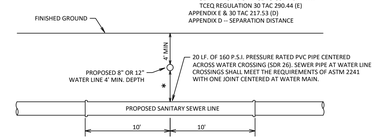

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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CHKD. BY: SM
DATE: 6/2025

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STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

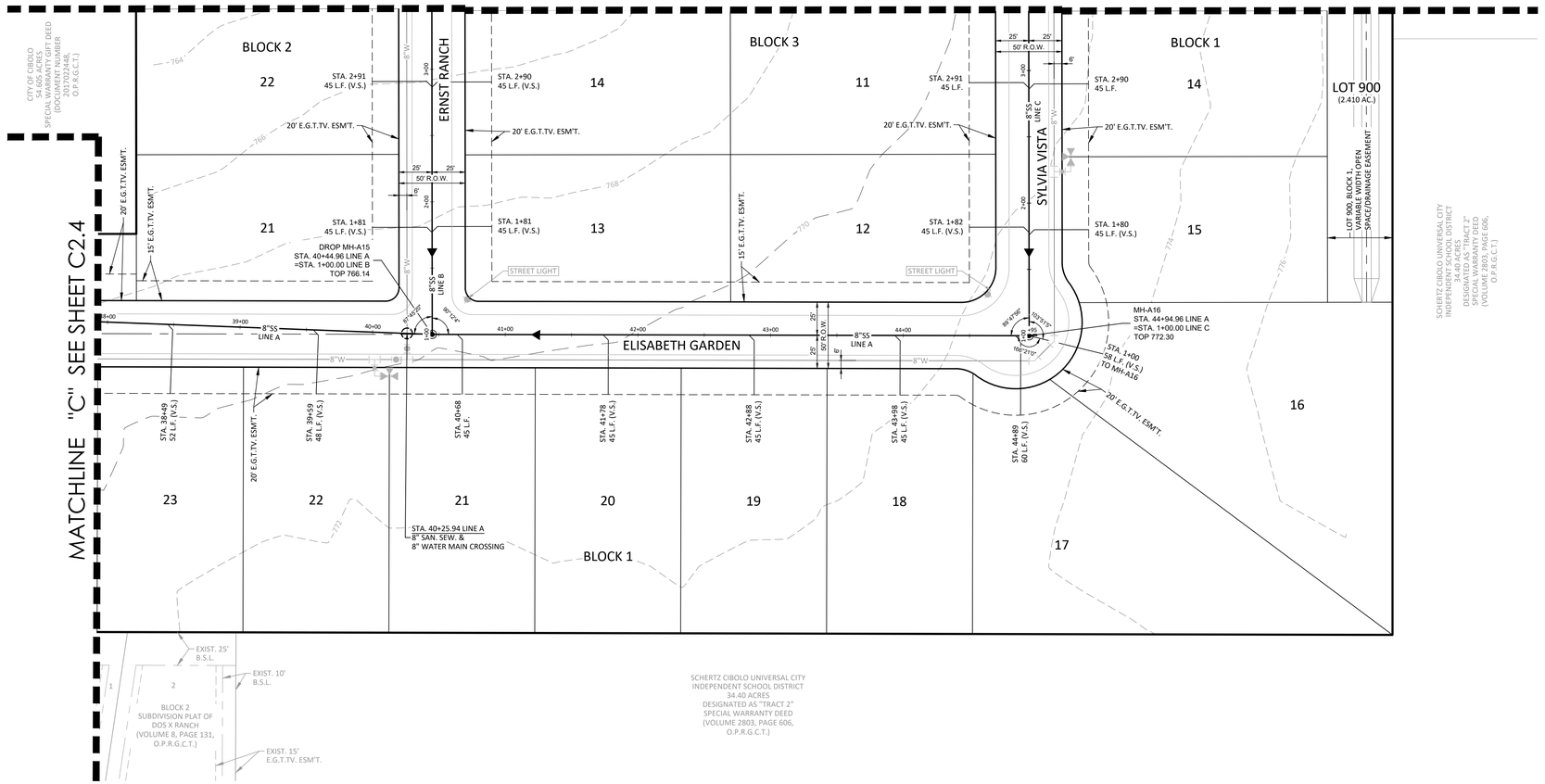
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.2

Plot Date: April 9, 2021 User ID: Samuel Garcia
R:\Schlather Ranch\Civil 1\Sheets\242500.22.01.C2.2_Sewer.dwg



SCALE: 1"=50'

0 50 100

LEGEND

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PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED GATE VALVE	
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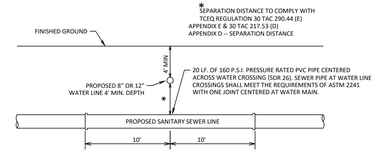

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PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

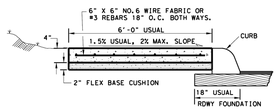
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.3

Plot Date: April 9, 2021 User ID: Samuel Garcia
N:\Drafting\Projects\242.00.00_Schlather Ranch\Civil\Sheets\242.00.00_C2.3_Sewer.dwg



TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ¾" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.



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
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VERTICAL STACK	VS
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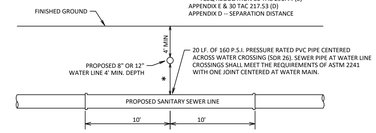

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STATE OF TEXAS
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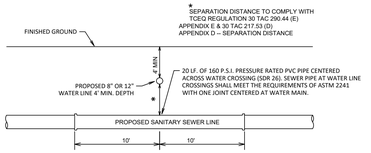
SANITARY SEWER OVERALL PLAN

SHEET
C2.4

Plot Date: April 9, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\24230.00 C2.0_C2.6_Sewer.dwg



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

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EXISTING WATER MAIN	EX 8"W	PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT	
PROPOSED WATER MAIN	8"W	VERTICAL STACK	VS
PROPOSED FIRE HYDRANT		ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.CA.E.
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PROPOSED GATE VALVE		PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
EXISTING GATE VALVE		SANITARY SEWER/WATER CROSSING LOCATION	
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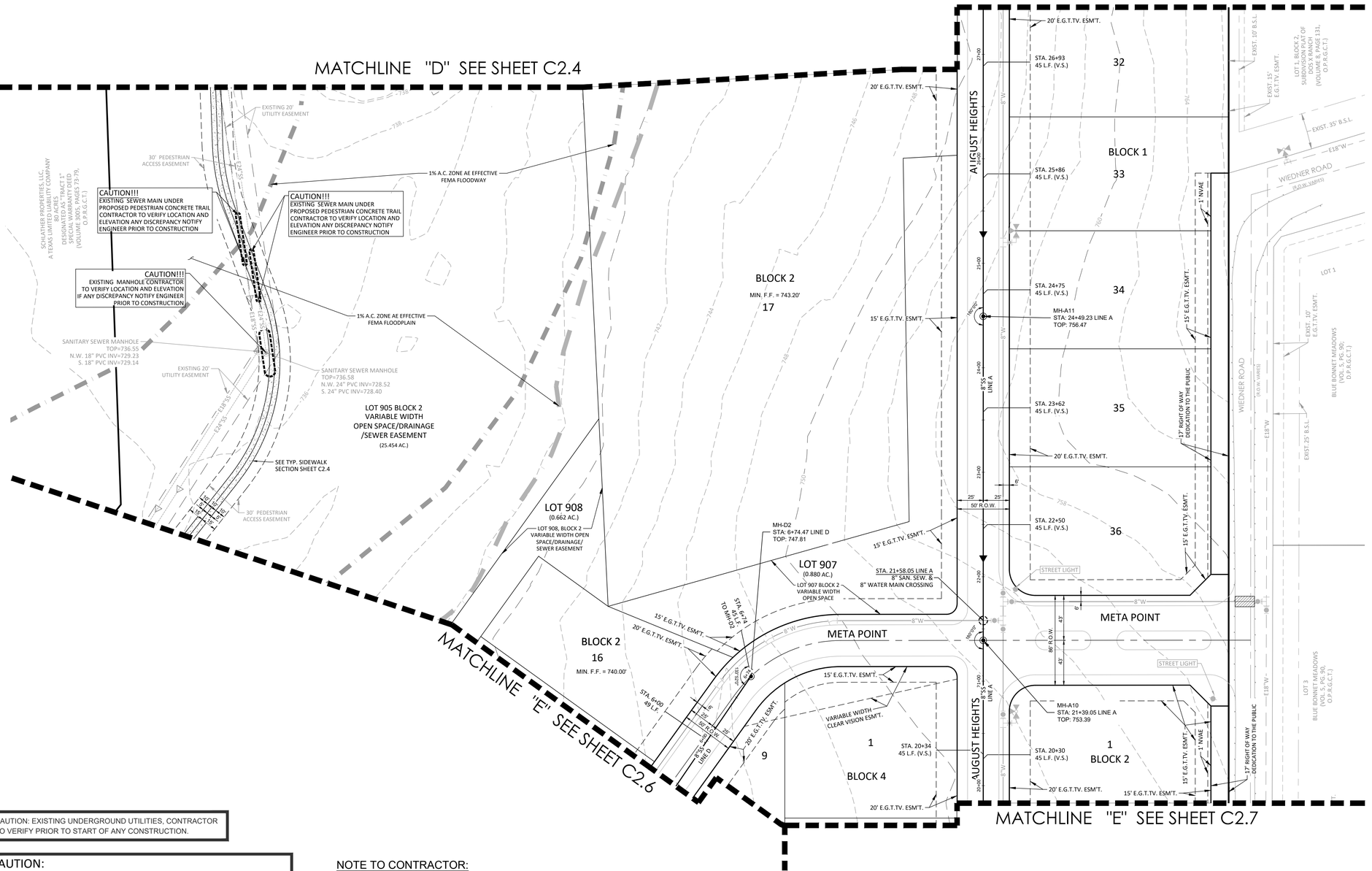
SCALE: 1"=50'

0 50 100



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

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SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY:	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				242300.00	SM	BDL	SM	6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–– 101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

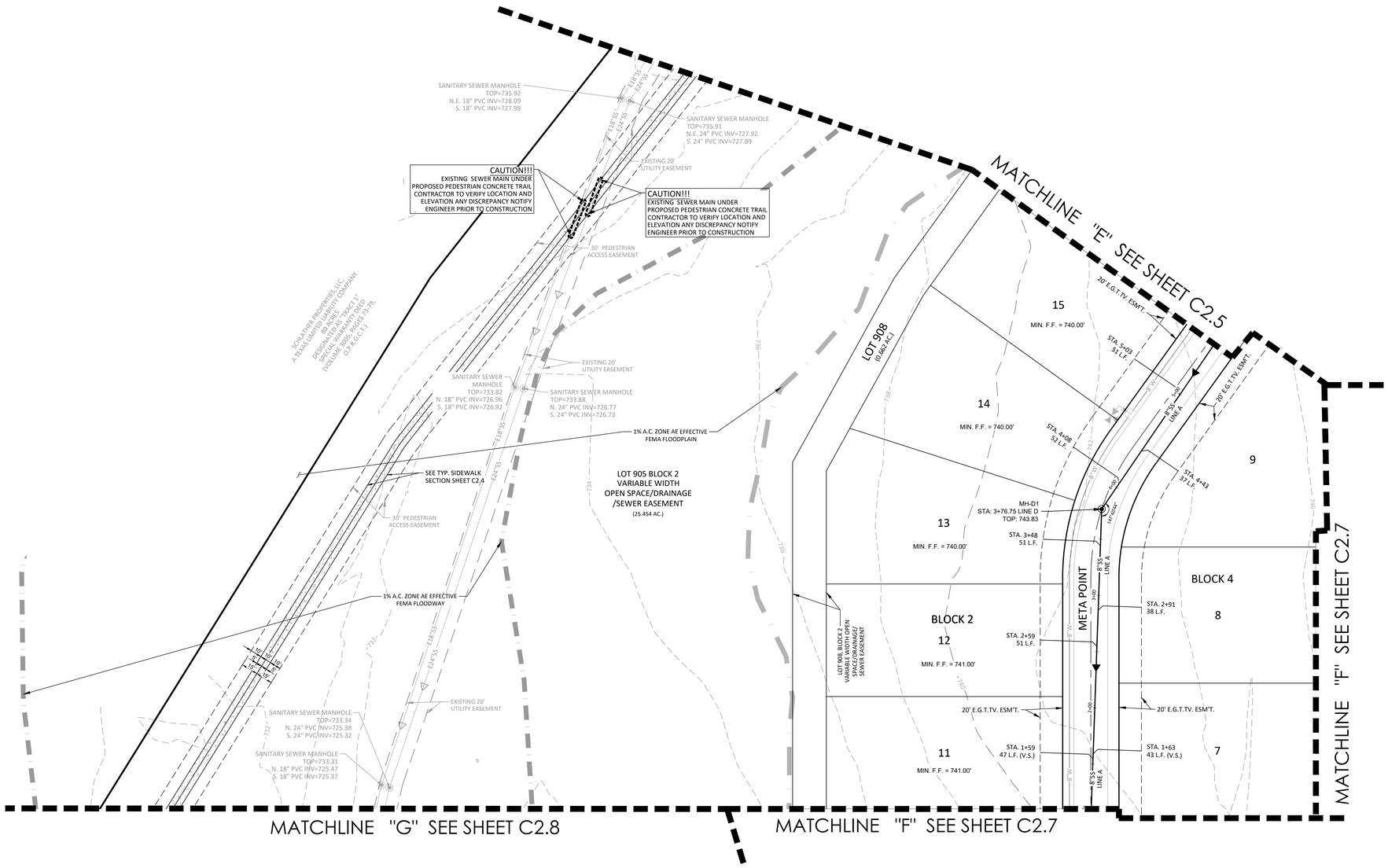
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.5

Plot Date: April 9, 2025 User ID: Samuel Garcia
N:\Schlather Ranch\Civil 1\Drawings\242300.00-Sch_C2.5_Sewer.dwg

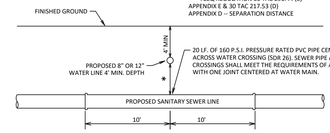


SCALE: 1"=50'

0 50 100

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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

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REVISIONS							
NO.	DATE	DESCRIPTION	BY:	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F—5297 /SURVEYING: F—10131500
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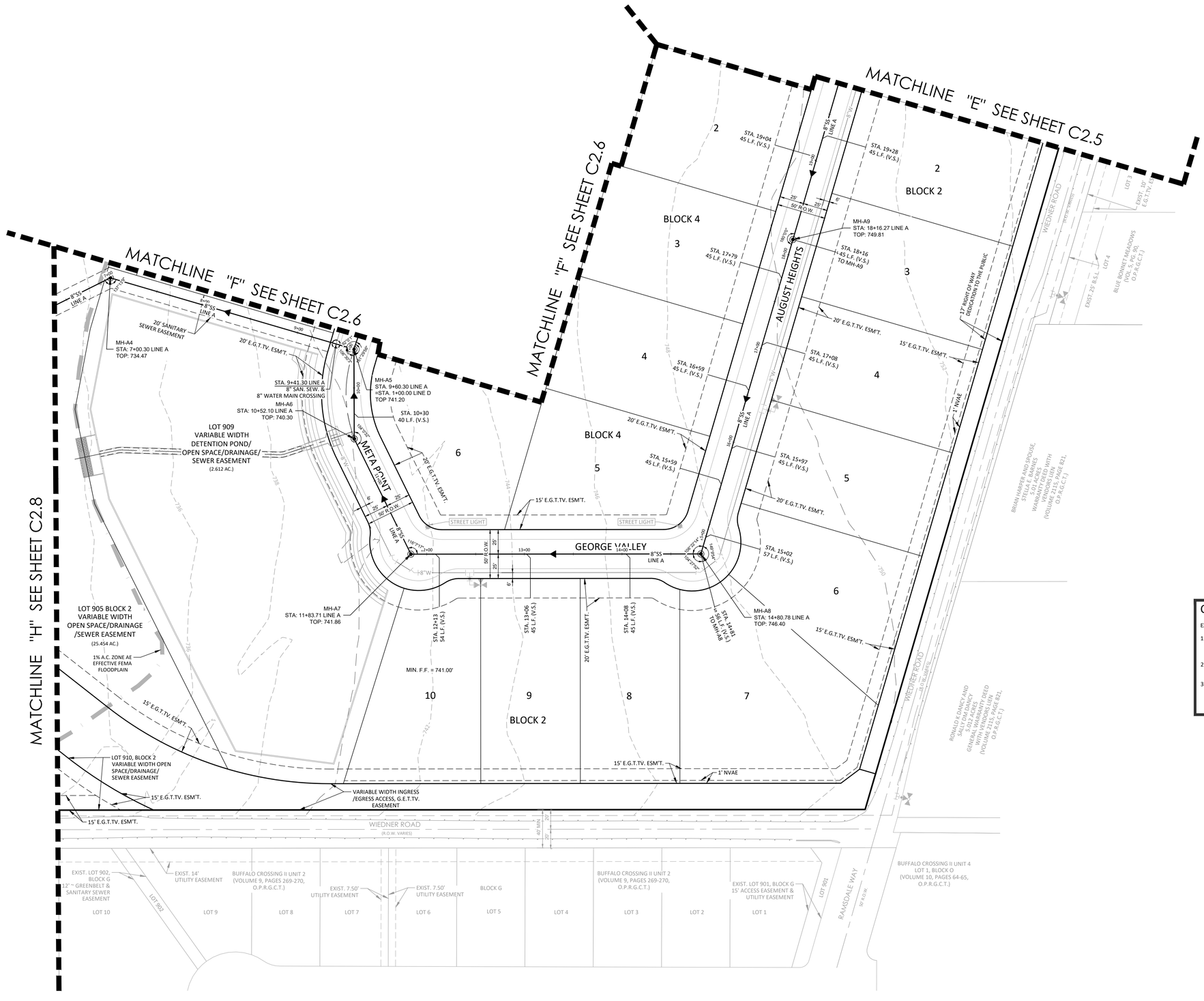
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.6

Plot Date: April 9, 2021 User ID: Samuel Garza
K:\Schlather Ranch\Civil\1Drawings\24230.00_C2.0_C2.6_Sewer.dwg



SCALE: 1"=50'

0 50 100

LEGEND

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PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	
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TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
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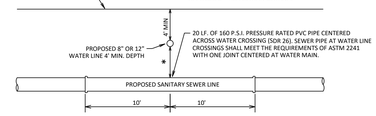

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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REVISIONS

NO.	DESCRIPTION	BY	DATE

PROJ. #: 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F—10131500
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LICENSED PROFESSIONAL ENGINEER

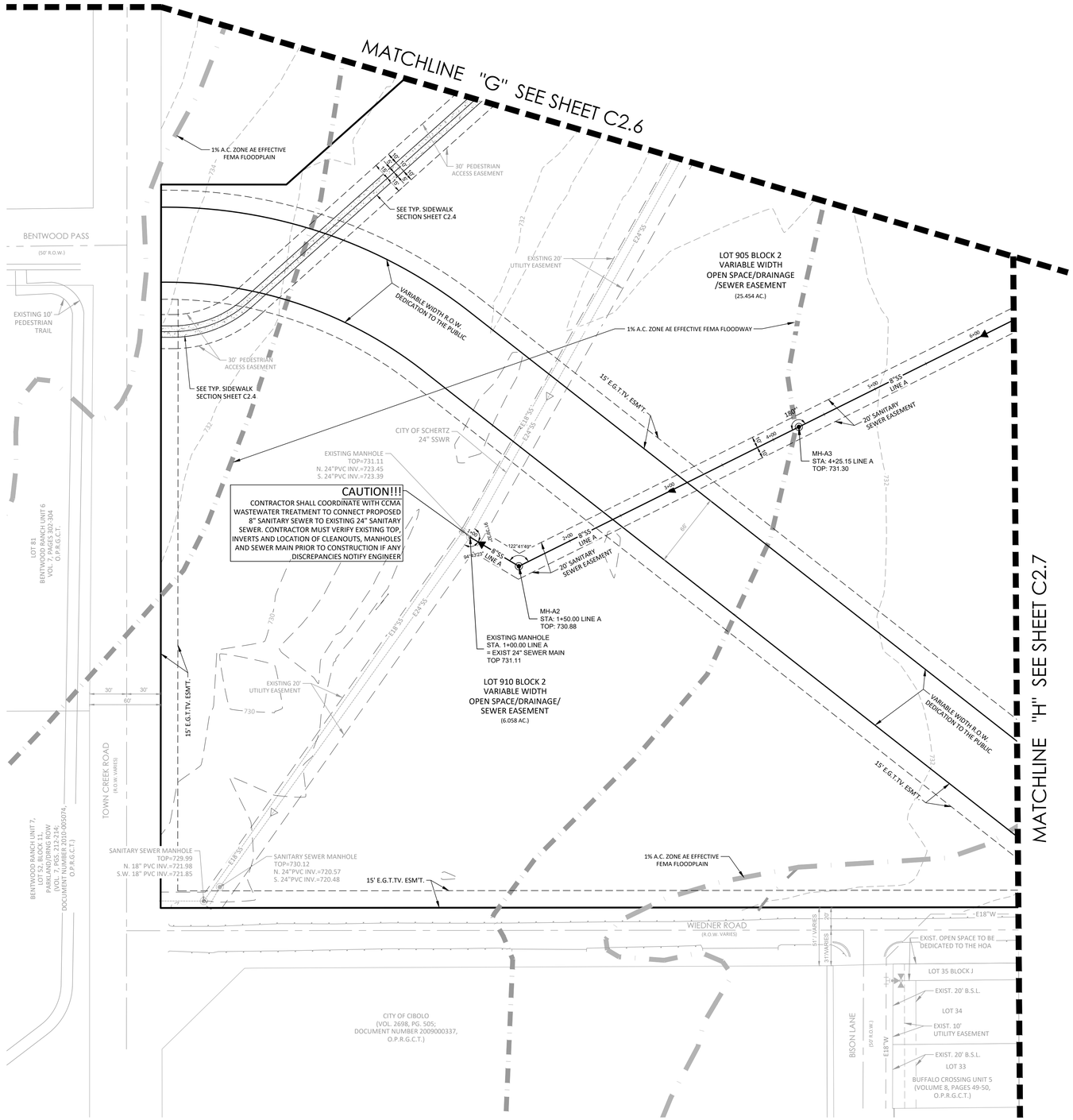
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER OVERALL PLAN

SHEET

C2.7

Plot Date: April 9, 2021 User ID: Samuel Garcia
N:\Schlather Ranch\Land Development\Drawings\242300.22.01.23 S_Sewer.dwg



SCALE: 1"=50'

0 50 100

LEGEND

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PROPOSED WATER MAIN	8"W
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EXISTING FIRE HYDRANT	
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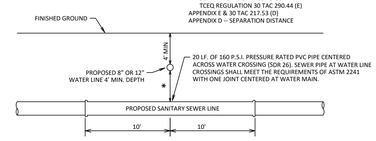

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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REVISIONS

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PROJ. # 242300.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
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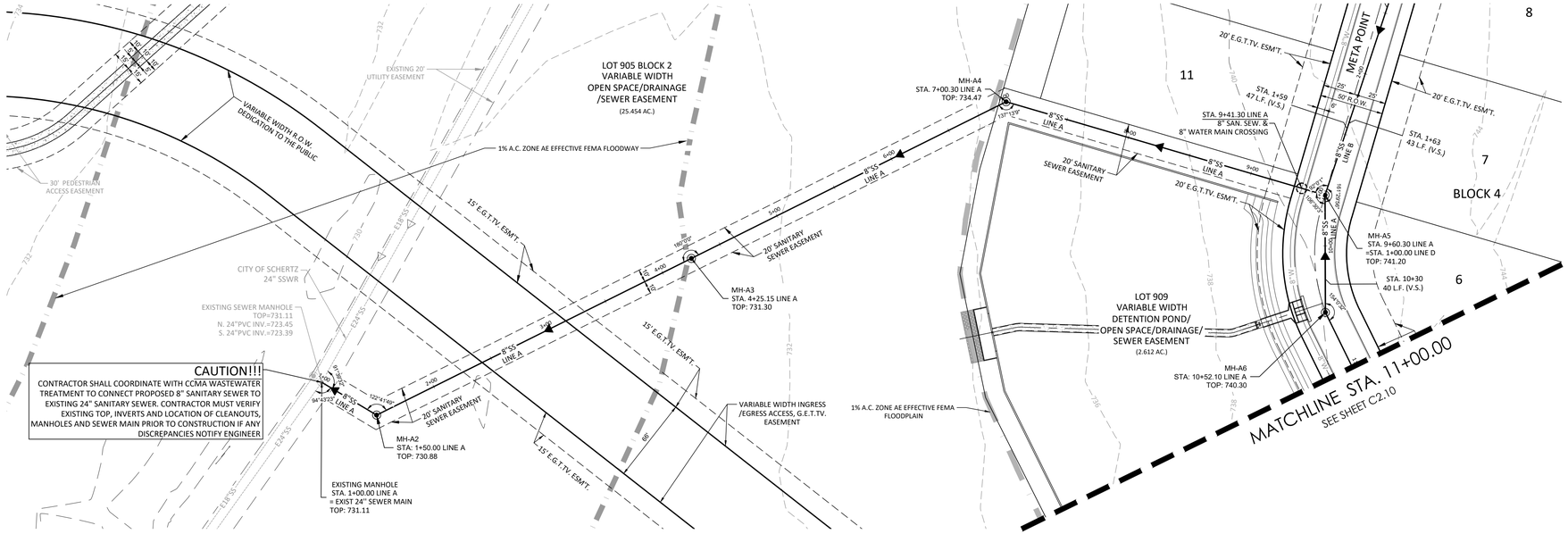
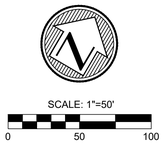
SANITARY SEWER OVERALL PLAN

SHEET

C2.8

Plot Date: April 9, 2021 User ID: Samuel Garcia
N:\Solution Practice\ Volumes\242300.22\c3.2\c3.2 Sewer.dwg





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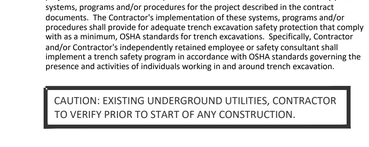


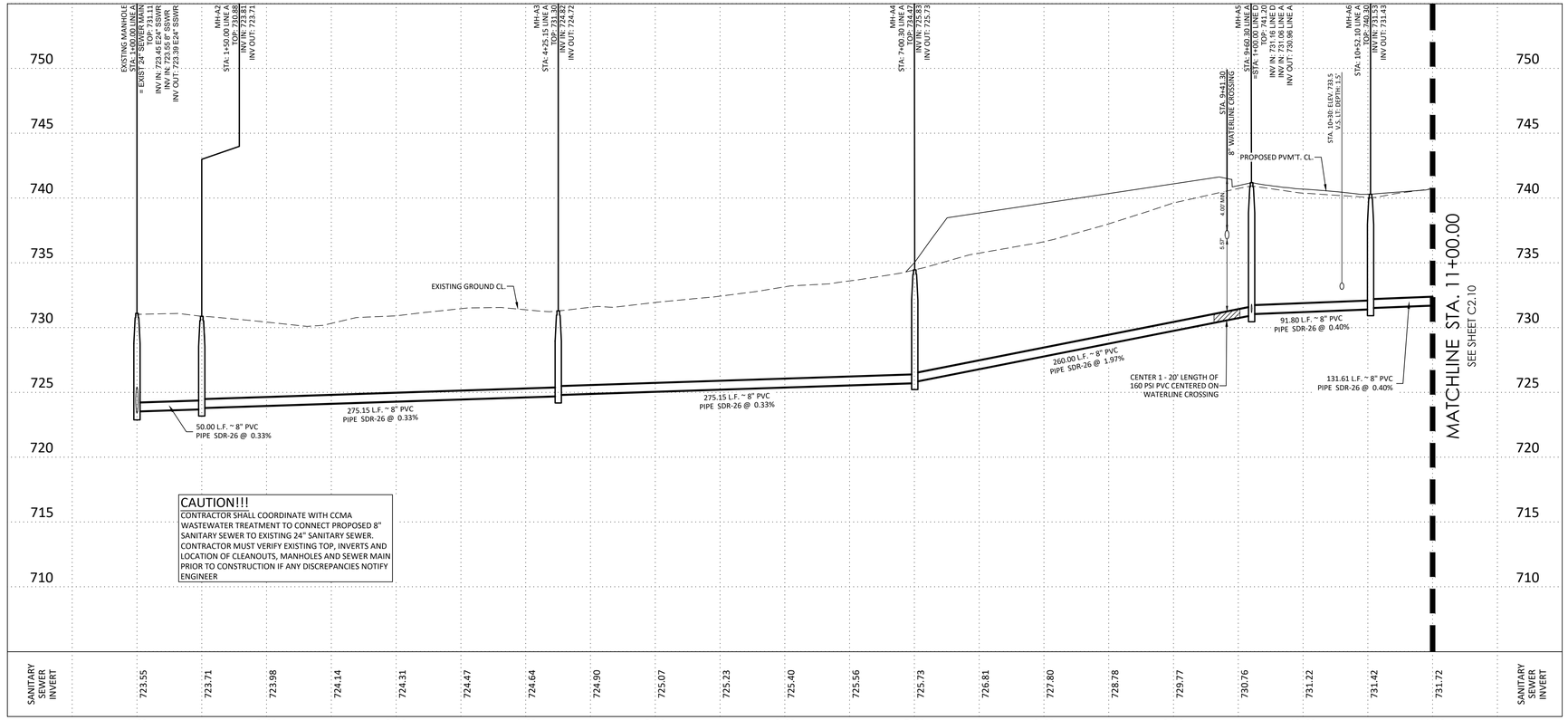
TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

LINE A

STA. 1+00.00 TO STA. 11+00.00

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



CAUTION!!!
CONTRACTOR SHALL COORDINATE WITH CCMA WASTEWATER TREATMENT TO CONNECT PROPOSED 8" SANITARY SEWER TO EXISTING 24" SANITARY SEWER. CONTRACTOR MUST VERIFY EXISTING TOP, INVERTS AND LOCATION OF CLEANOUTS, MANHOLES AND SEWER MAIN PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES NOTIFY ENGINEER

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SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

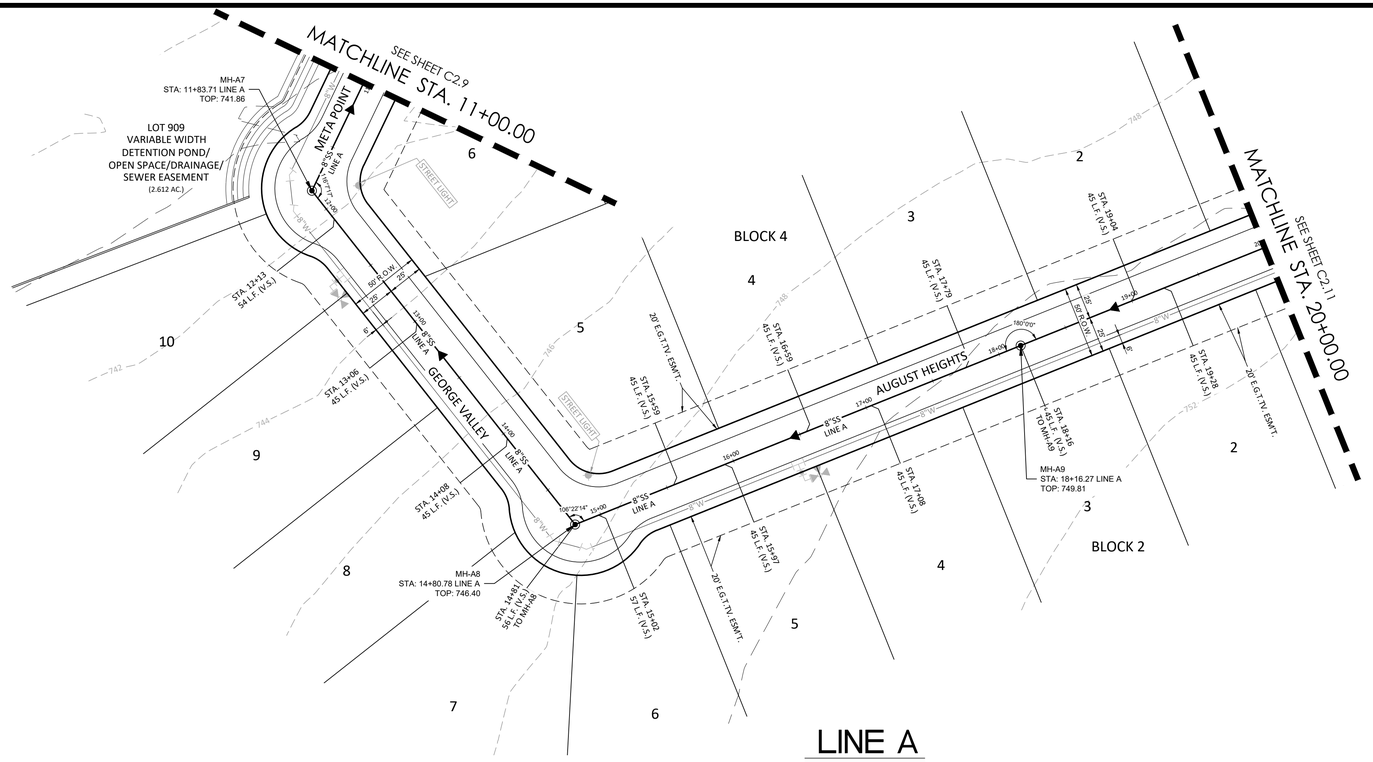
SANITARY SEWER PLAN & PROFILE LINE A

STA. 1+00.00 TO STA. 11+00.00

SHEET

C2.9

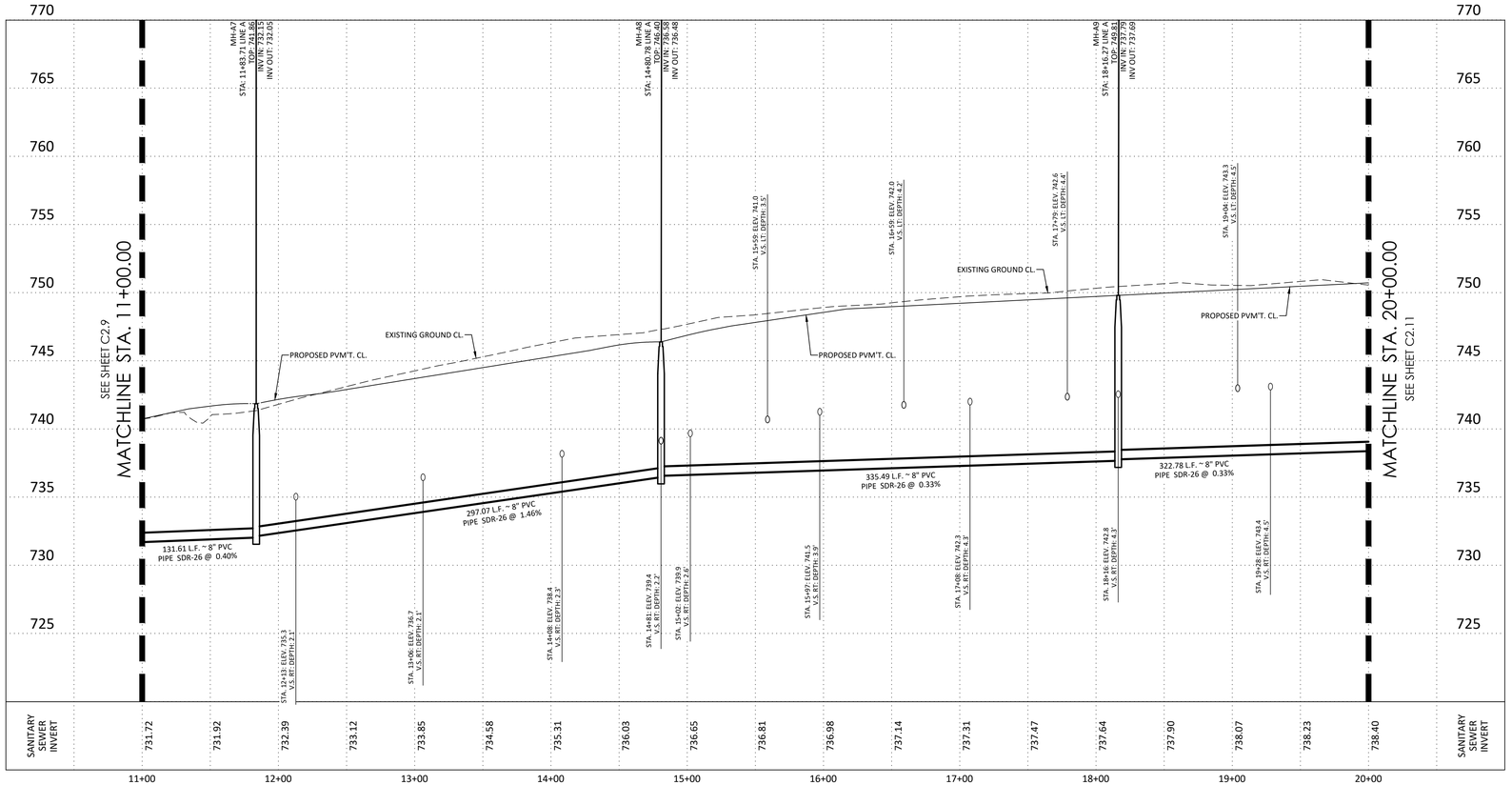
Plot Date: April 9, 2025 User ID: Samuel Garcia
P:\Schlather - Ranch\Civil\Drawings\24230.00_23-A_22-15_Sewer_P&P_Line_A.dwg



LINE A

STA. 11+00.00 TO STA. 20+00.00

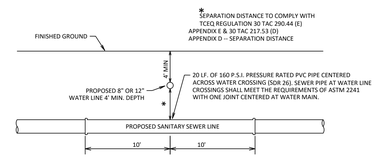
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



SCALE: 1"=50'
0 50 100

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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

CAUTION:

EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

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

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

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

PROJ. #: 2430.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

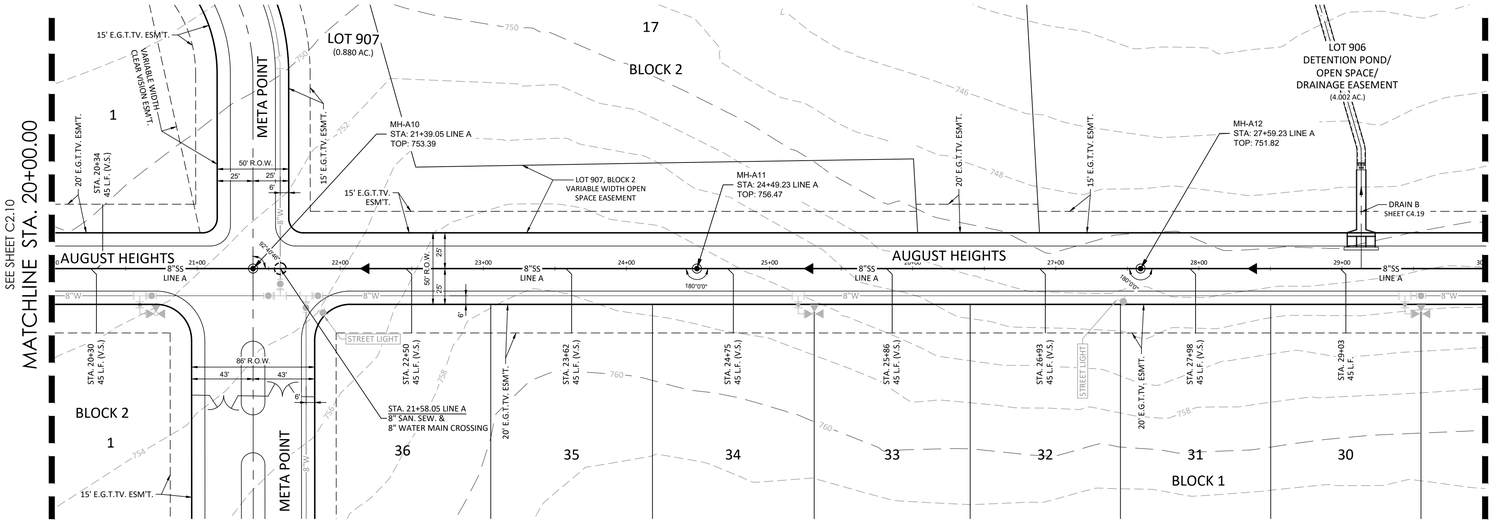
MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101311500
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER — STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER PLAN & PROFILE
LINE A
STA. 11+00.00 TO STA. 20+00.00

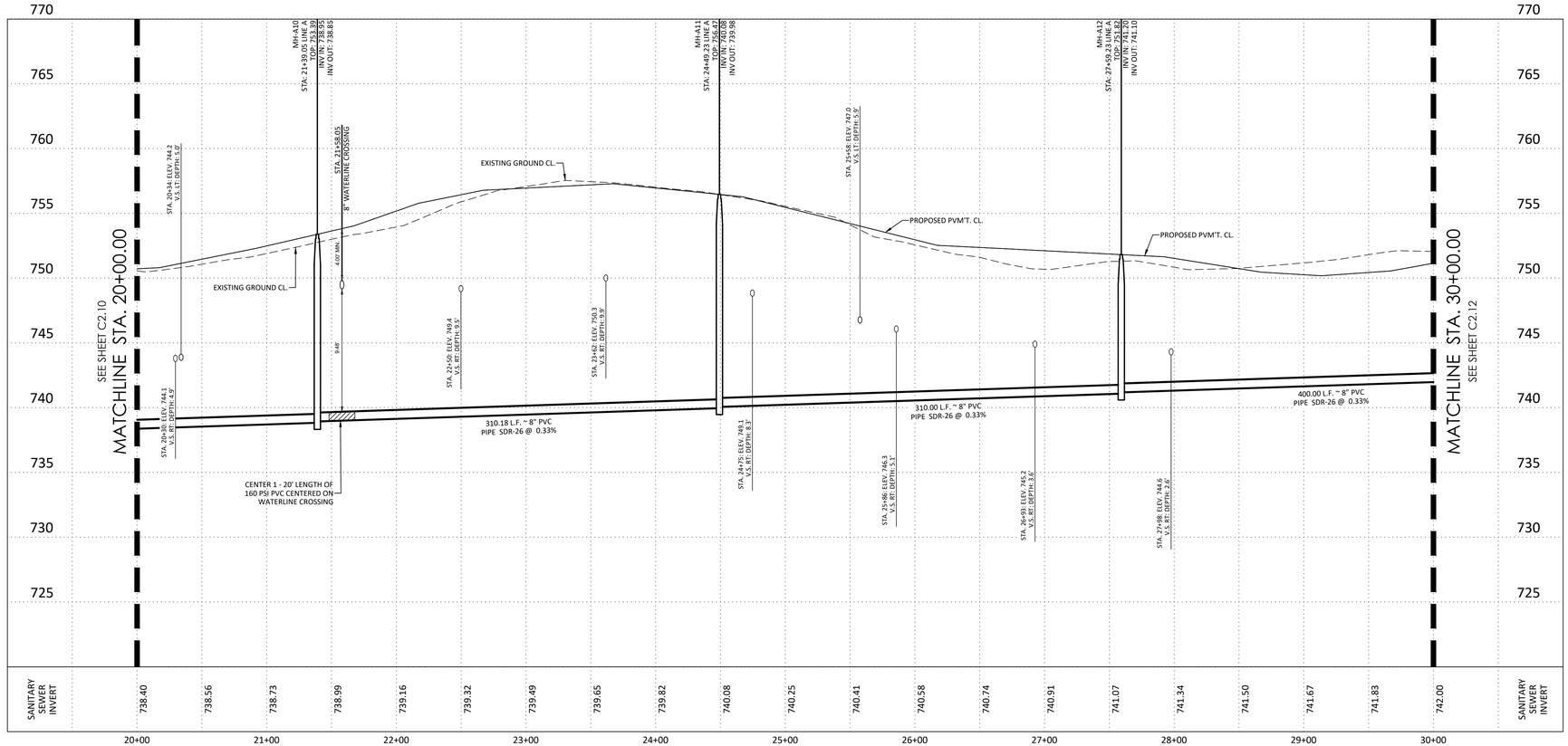
SHEET
C2.10

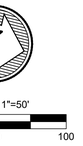


LINE A

STA. 20+00.00 TO STA. 30+00.00

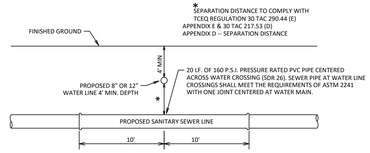
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

CAUTION:

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

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #: 24230.00	DSN. BY: SM	DWN. BY: BDL
				CHKD. BY: SM	DATE: 6/2025	

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315-00

5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051

FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

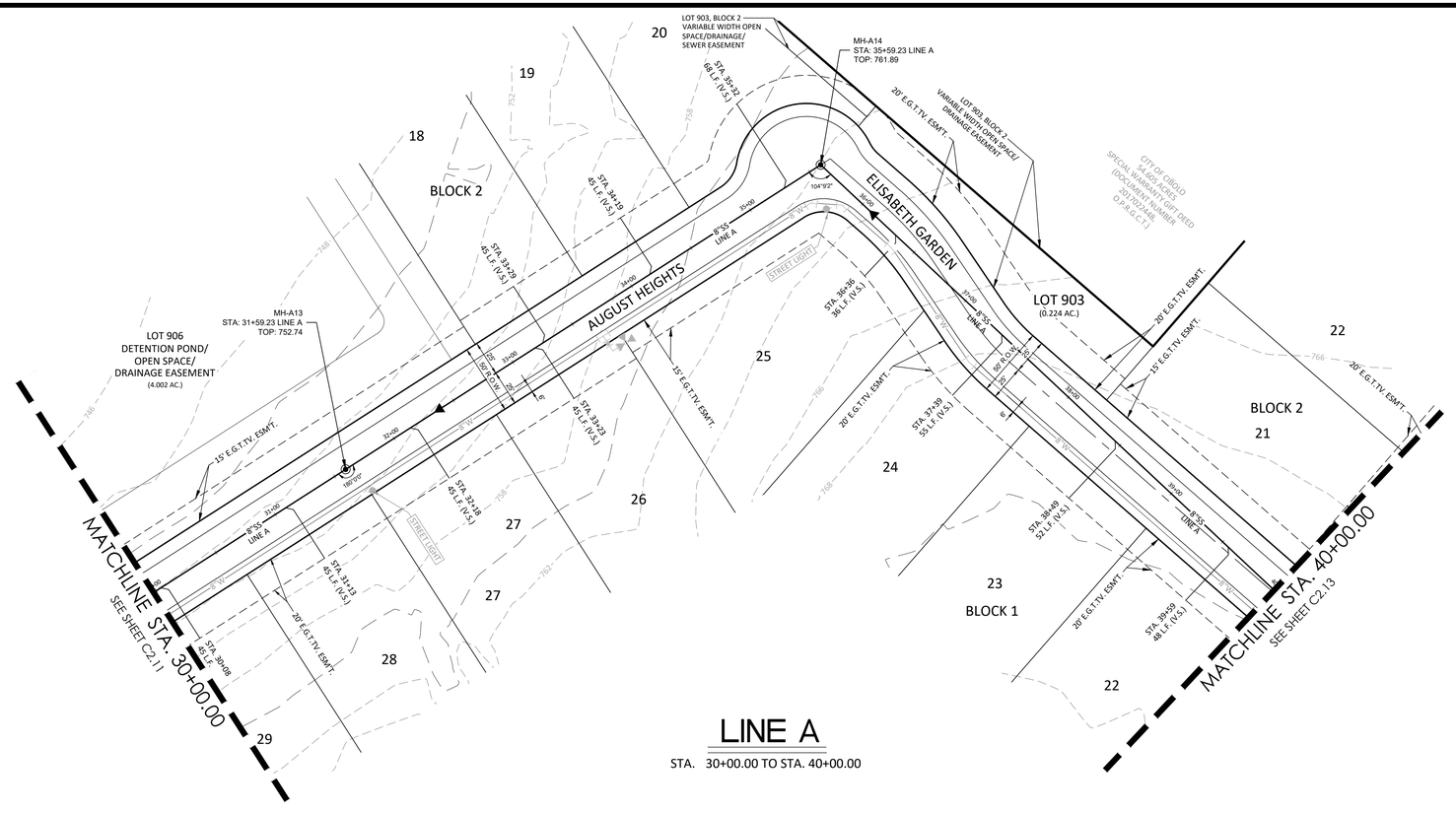
SANITARY SEWER PLAN & PROFILE LINE A

STA. 20+00.00 TO STA. 30+00.00

SHEET

C2.11

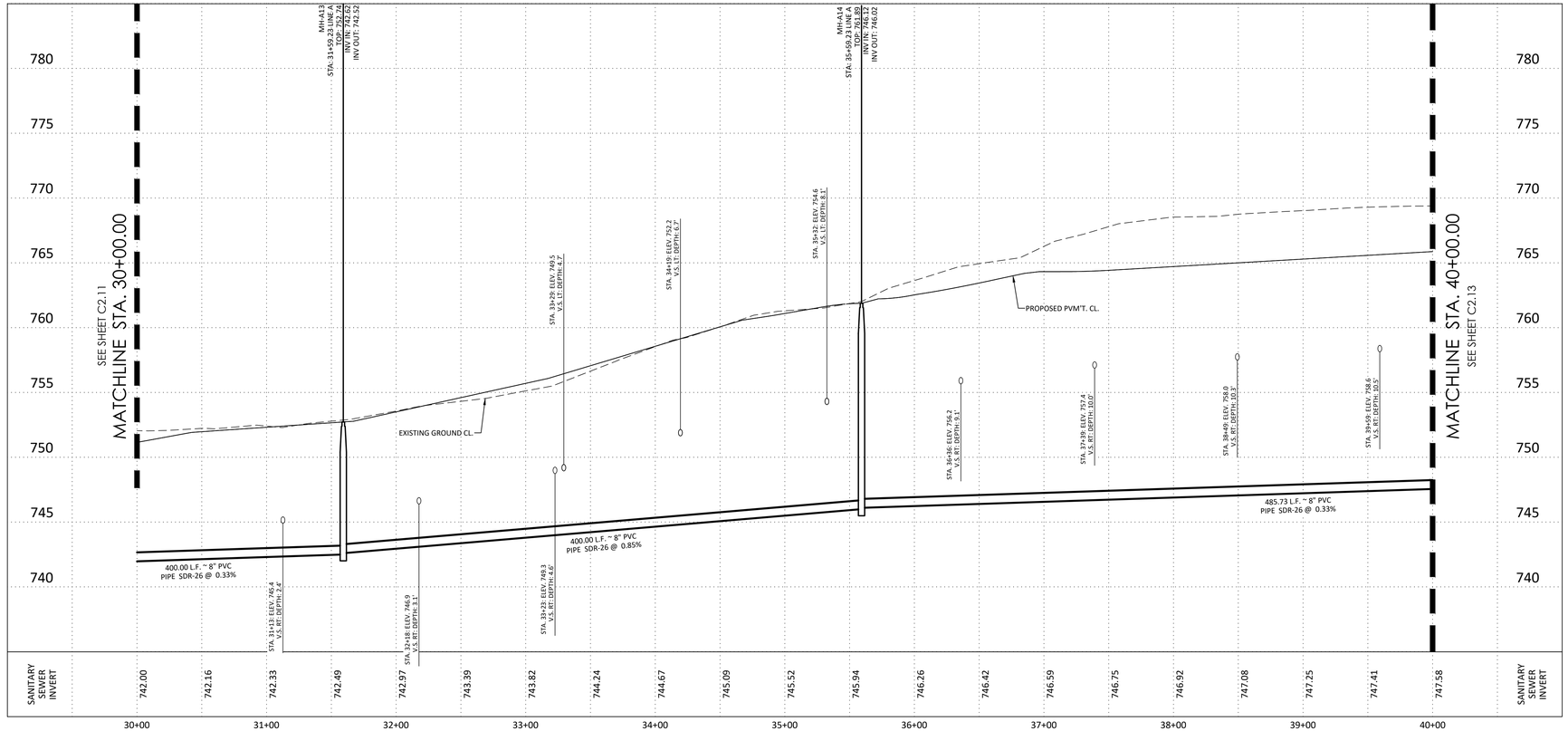
Plot Date: April 9, 2021 User ID: Samuel Garcia
N:\Solomon Ranch\104 Cibolo\pc\24230.00_03_22\15_Sewer_P&P_Line_A.dwg



LINE A

STA. 30+00.00 TO STA. 40+00.00

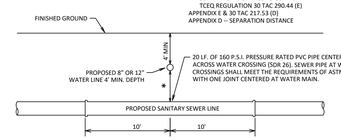
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:	PROJ. #: 242.30.00	DSN. BY: SM	DWN. BY: BDL
						CHKD. BY: SM
						DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

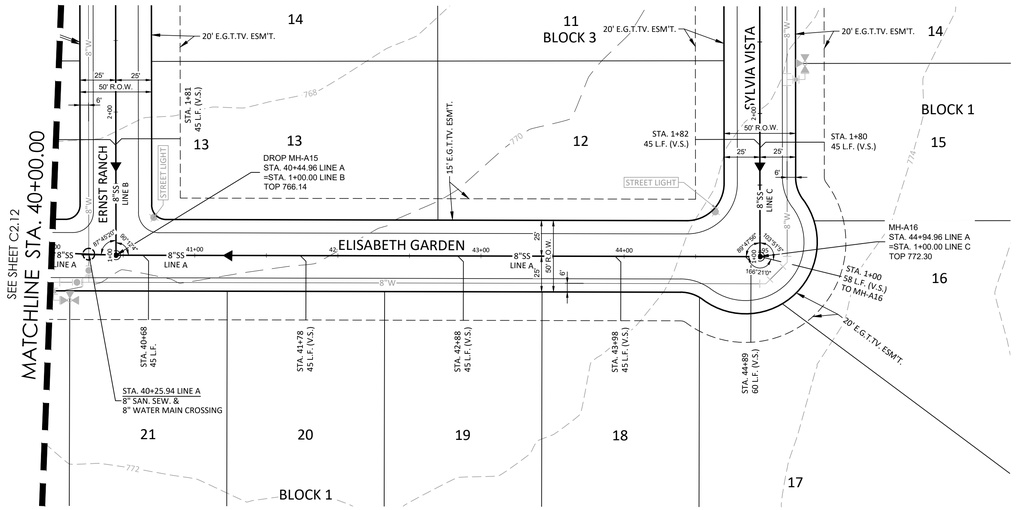
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER PLAN & PROFILE
LINE A
STA. 30+00.00 TO STA. 40+00.00

SHEET
C2.12

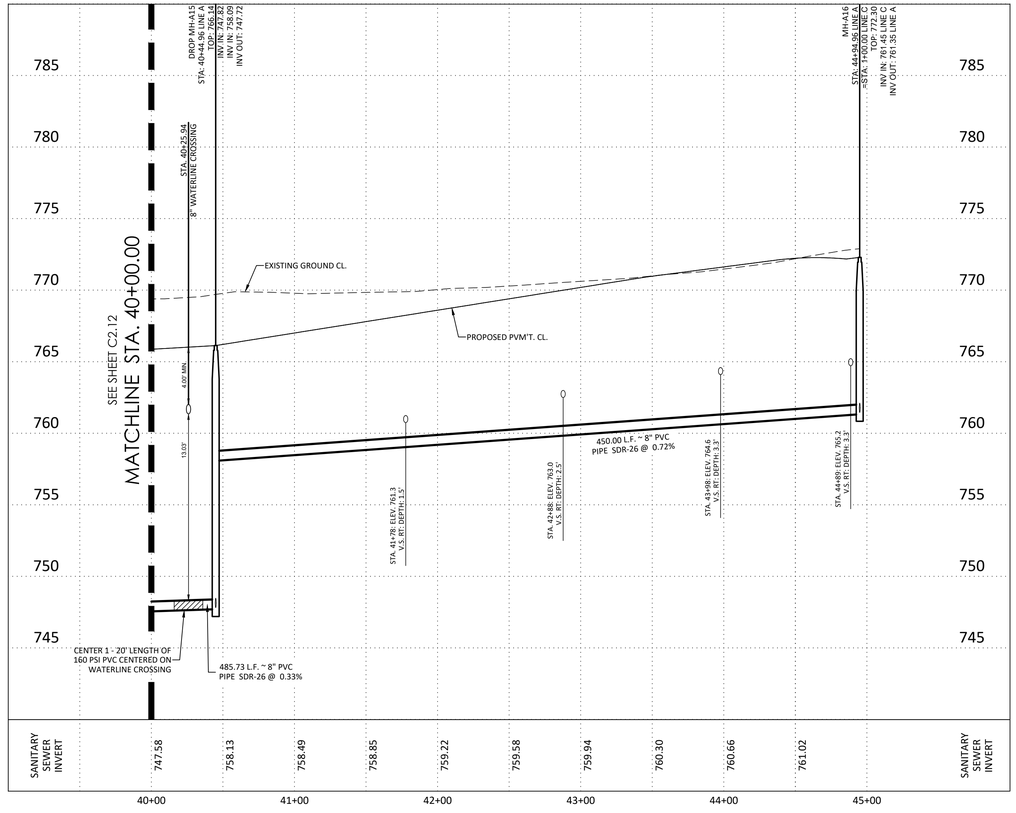
Plot Date: April 9, 2021 User ID: Samuel Garcia
N:\Projects\242.30.00_CSR_#_2215_Sewer_PNP_Line_A.dwg

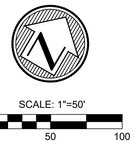


LINE A

STA. 40+00.00 TO STA. 44+94.96

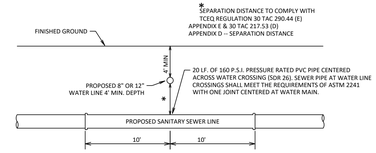
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
				PROJ. #:	24230.00	DATE: 6/2025
				DGN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

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SCHLATHER RANCH SUBDIVISION

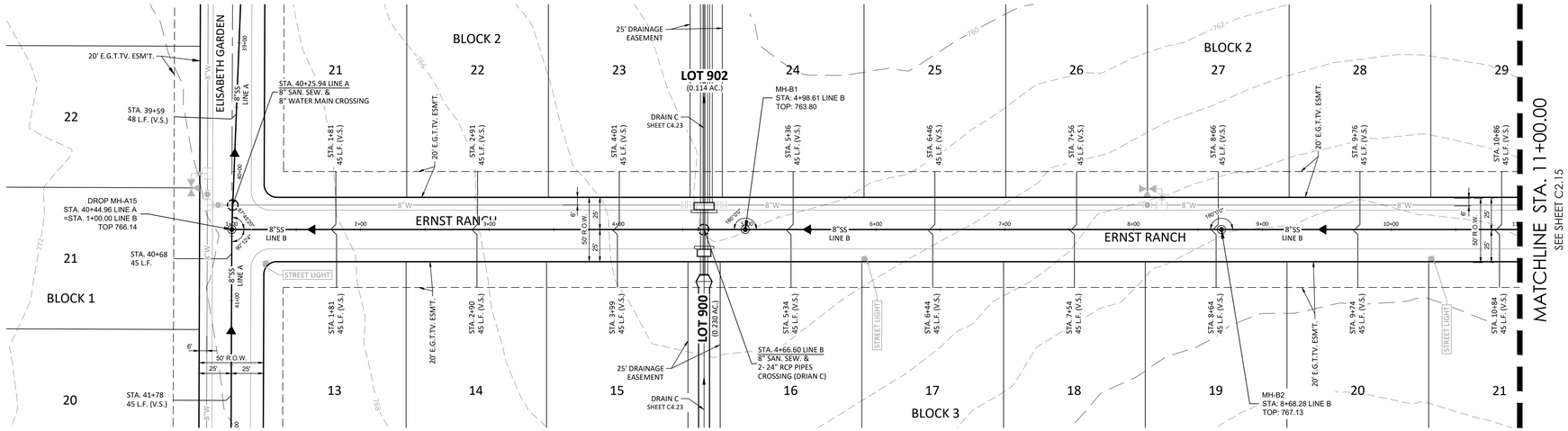
SANITARY SEWER PLAN & PROFILE
LINE A

STA. 40+00.00 TO STA. 44+94.96

SHEET

C2.13

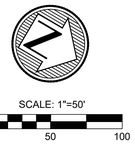
Plot Date: April 9, 2021 User ID: Samuel Garcia
P:\Schlather Ranch\24230.00_2.0_2.01\Sewer_P&P_Line_A.dwg



LINE B

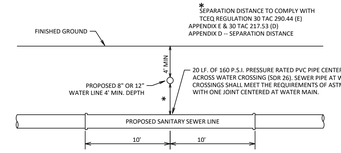
STA. 1+00.00 TO STA. 11+00.00

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



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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

CAUTION:

EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
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TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #:	24230.00	DATE: 6/2025
				DSN. BY:	SM	CHKD. BY: SM
				DWN. BY:	BDL	

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

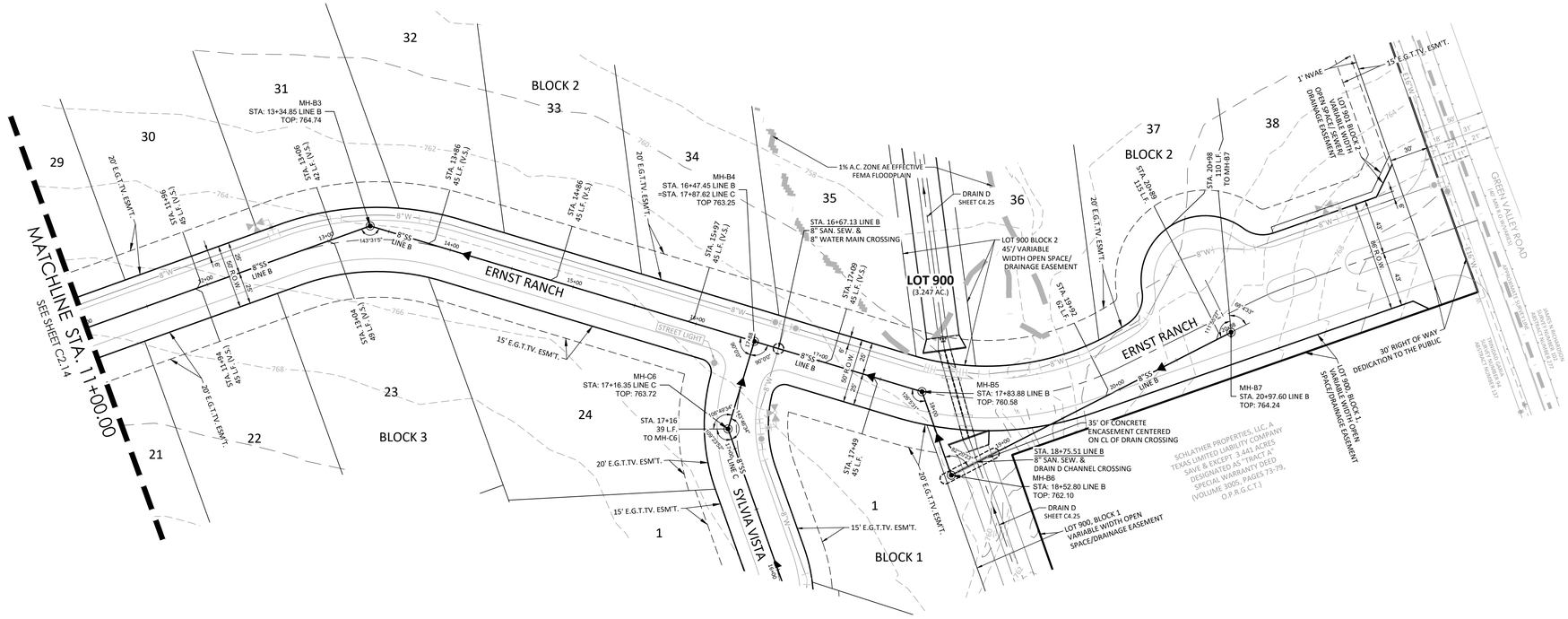
SANITARY SEWER PLAN & PROFILE LINE B

STA. 1+00.00 TO STA. 11+00.00

SHEET

C2.14

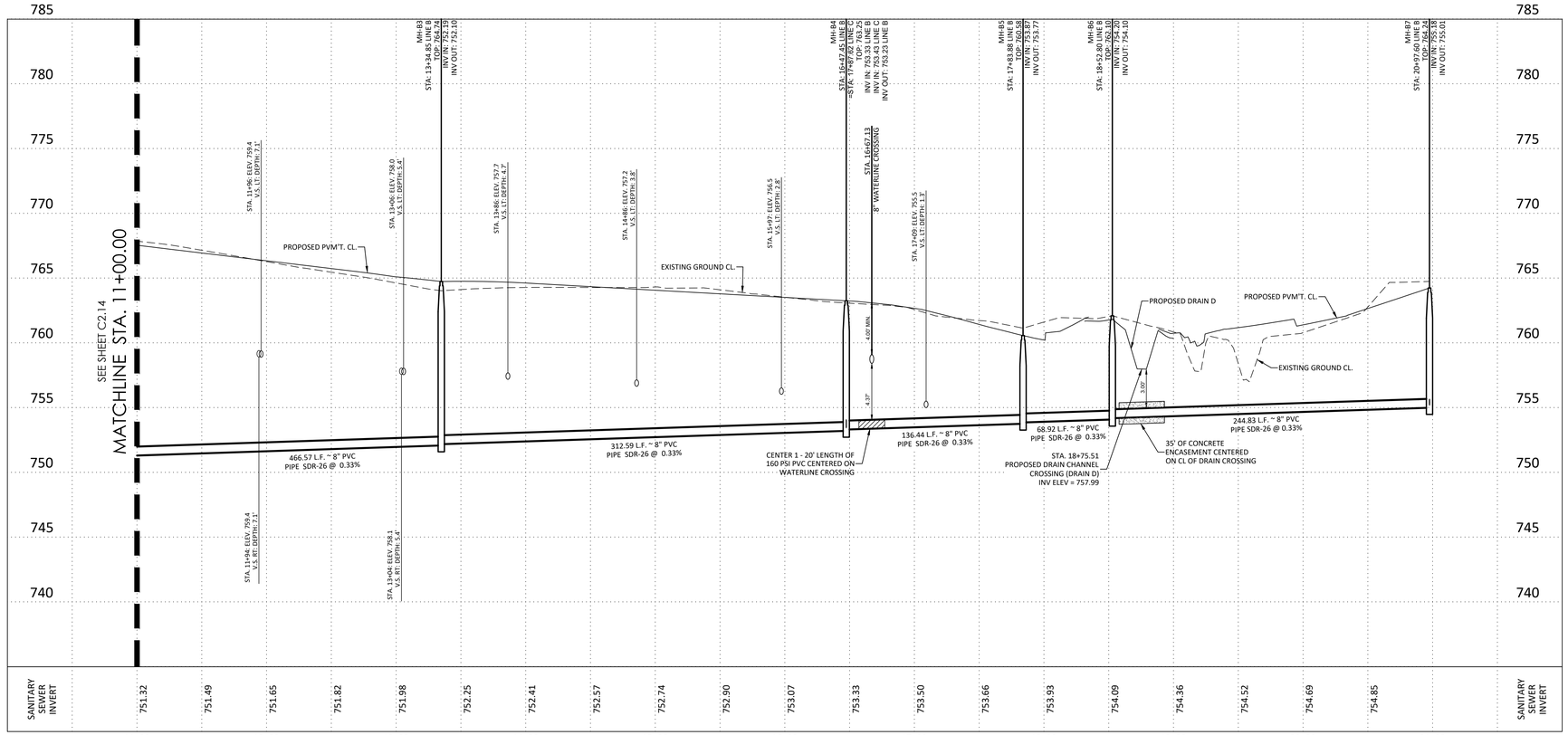
Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Skidmore - Hatchett\Drawings\24230.00 SLR\C2.15_Sewer_PVM'_Lines_B.dwg

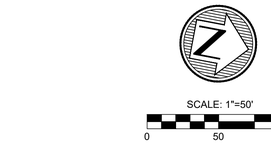


LINE B

STA. 11+00.00 TO STA. 20+97.60

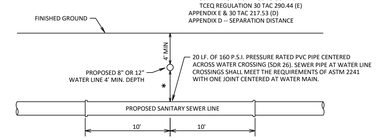
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #:	24230.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

MTR
• Engineers
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• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315OO
5723 UNIVERSITY HEIGHTS BLVD, STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER PLAN & PROFILE
LINE B
STA. 11+00.00 TO STA. 20+97.60

SHEET
C2.15

Plot Date: December 1, 2025 User ID: Samuel Garcia
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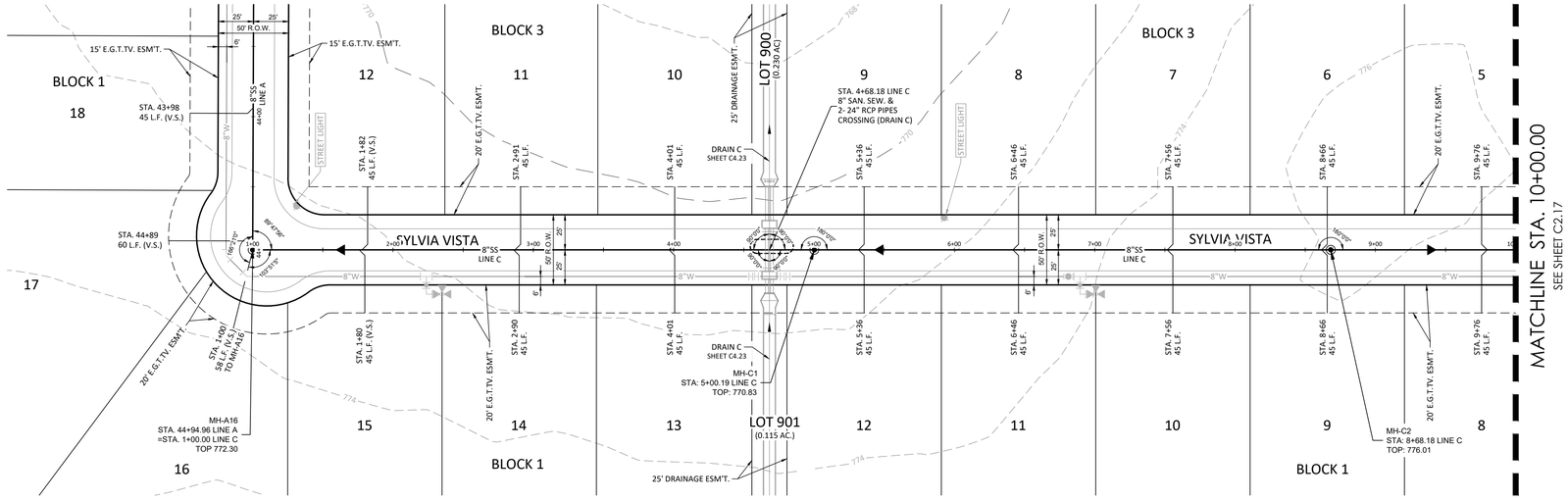
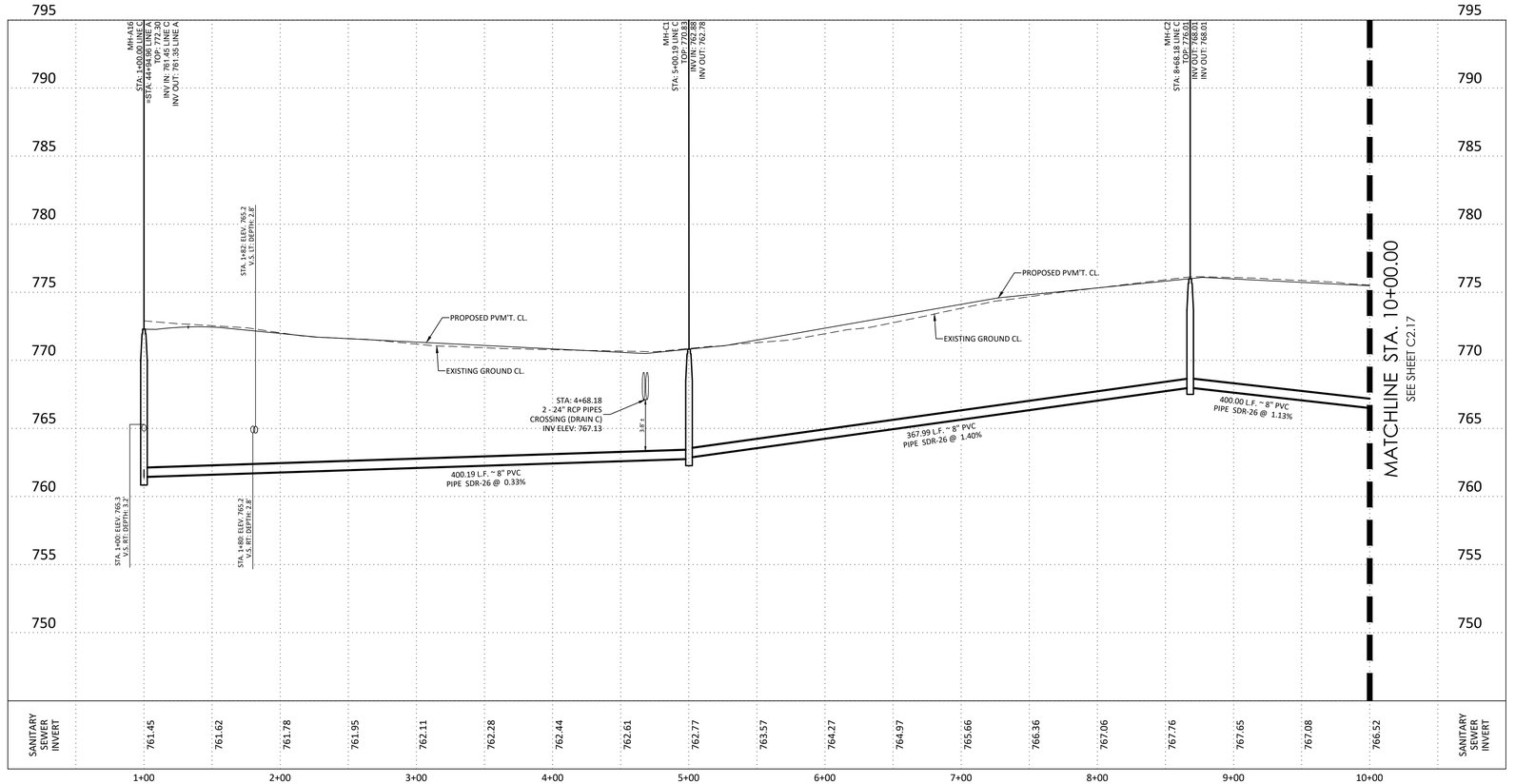


LINE C

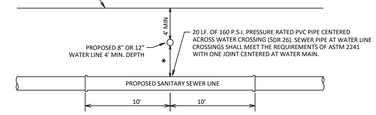
STA. 1+00.00 TO STA. 10+00.00

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



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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #: 24230.00	DSN. BY: SM	DWN. BY: BDL
						CHKD. BY: SM
						DATE: 6/2025

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TBPELS: ENGINEERING: F–5297 /SURVEYING: F–10131500
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

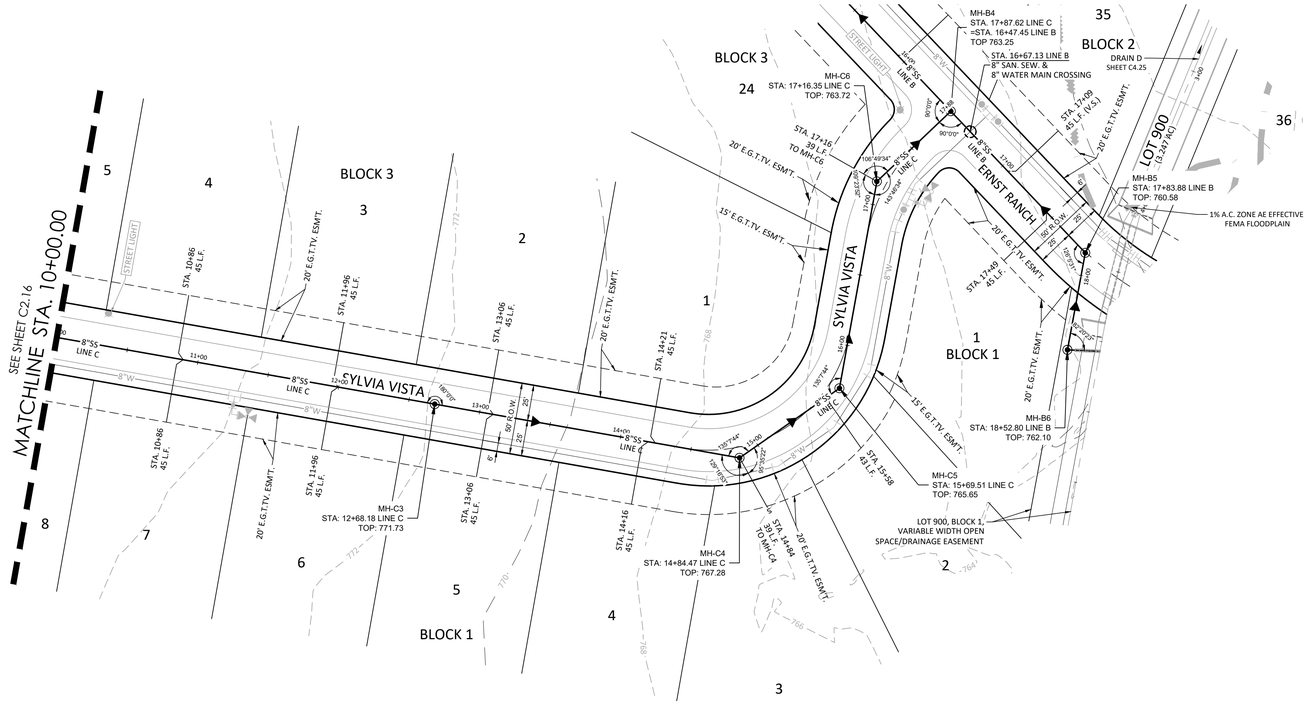
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER PLAN & PROFILE
LINE C
STA. 1+00.00 TO STA. 10+00.00

SHEET
C2.16

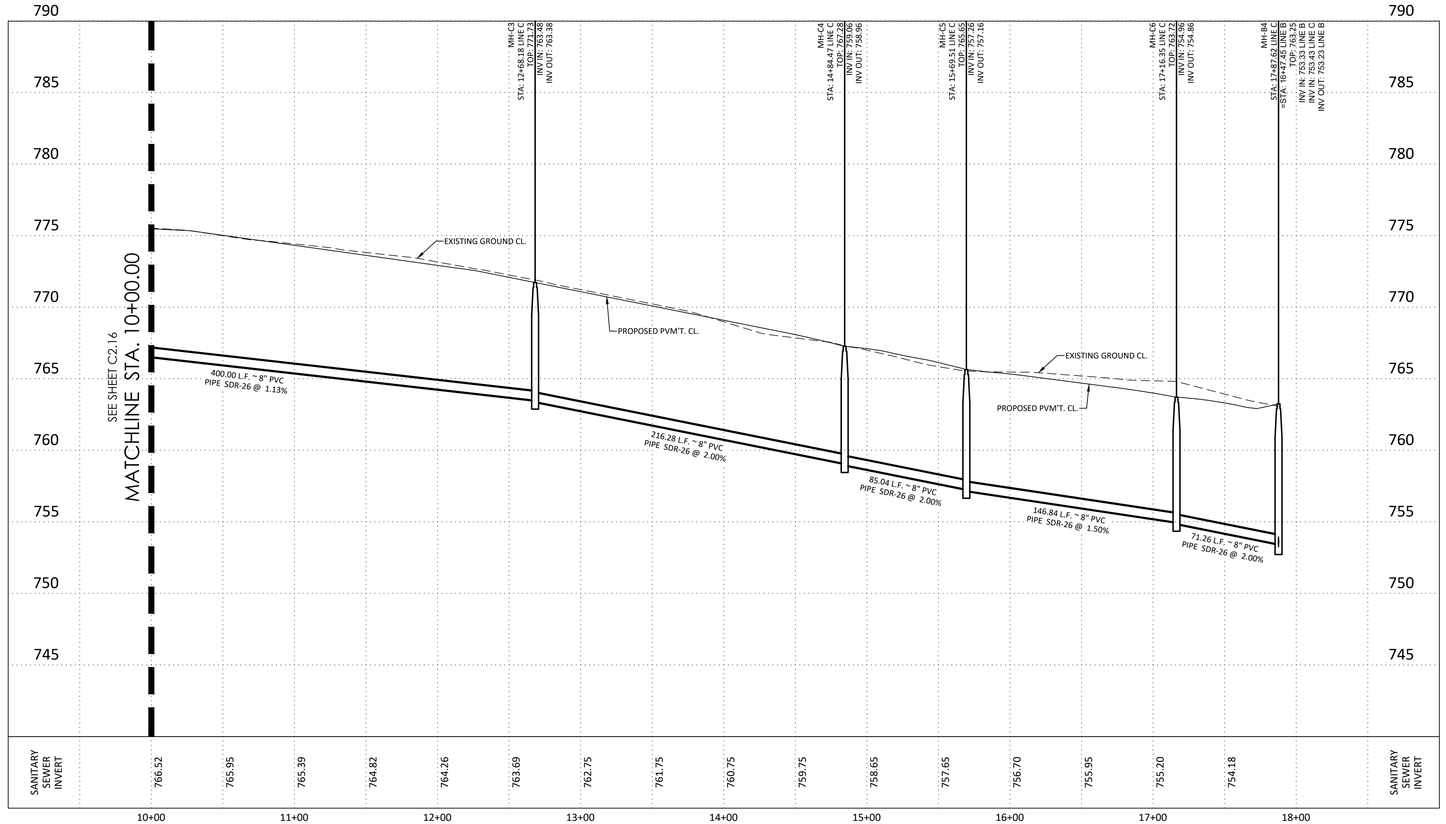
Plot Date: April 9, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\24230.00_Civil\1_CD\17_Sewer_P&P_Line_C.dwg

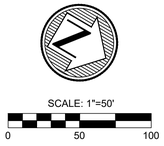


LINE C

STA. 10+00.00 TO STA. 17+87.62

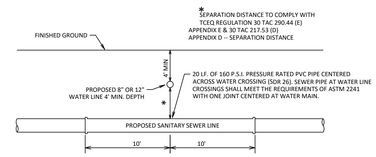
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'





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.CA.E.
TEMPORARY BENCHMARK	
PROPOSED MINIMUM FINISH FLOOR ELEVATION	MIN. F.F. = 795.5
SANITARY SEWER/WATER CROSSING LOCATION	
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.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #	242.30.00	DATE: 6/2025
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SCHLATHER RANCH SUBDIVISION

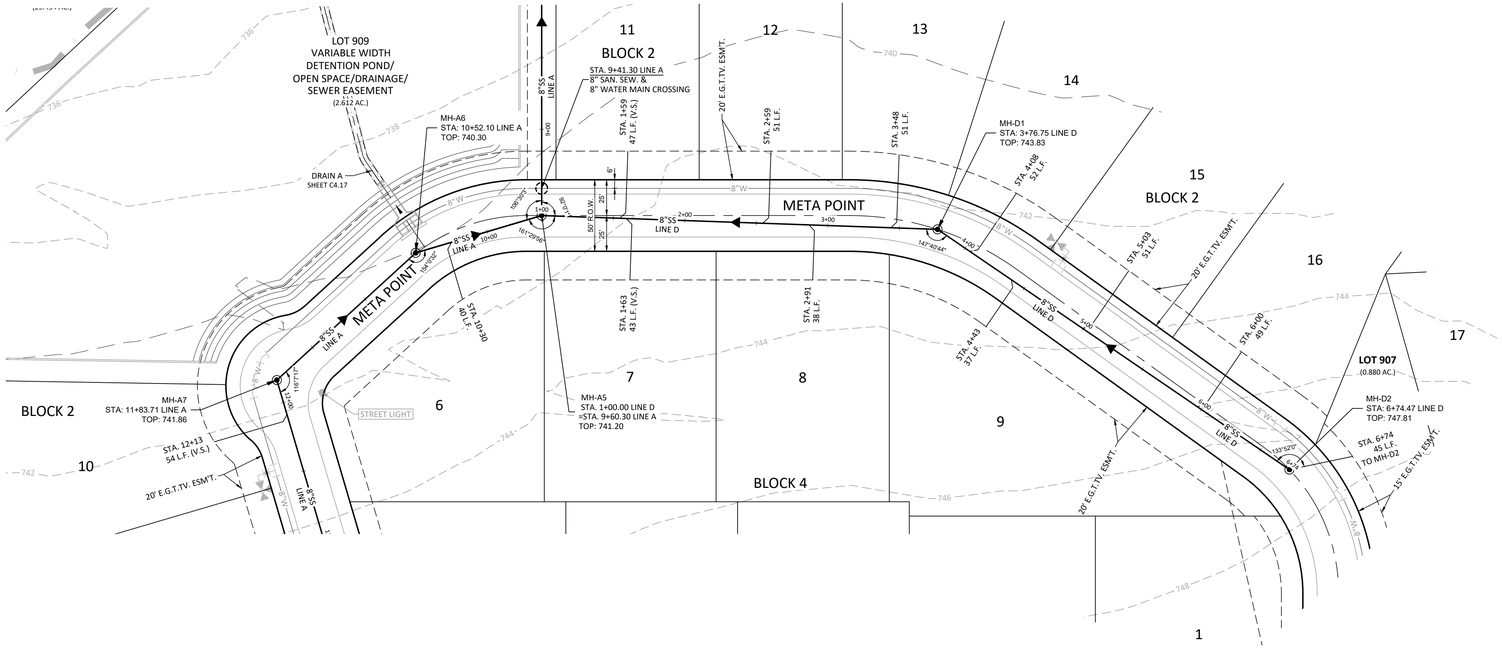
SANITARY SEWER PLAN & PROFILE LINE C

STA. 10+00.00 TO STA. 17+87.62

SHEET

C2.17

Plot Date: April 9, 2021 User ID: Samuel Garcia
P:\Schlather Ranch\04 Drawings\242.30.00_C2.16_C2.17_Sewer_P&P_Line_C.dwg



SCALE: 1"=50'

0 50 100

LEGEND

EXISTING WATER MAIN	EX 8"W
PROPOSED WATER MAIN	8"W
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
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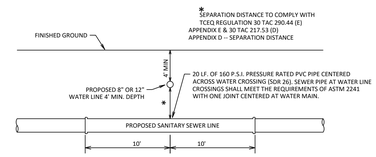
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

CAUTION:

EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

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.

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.

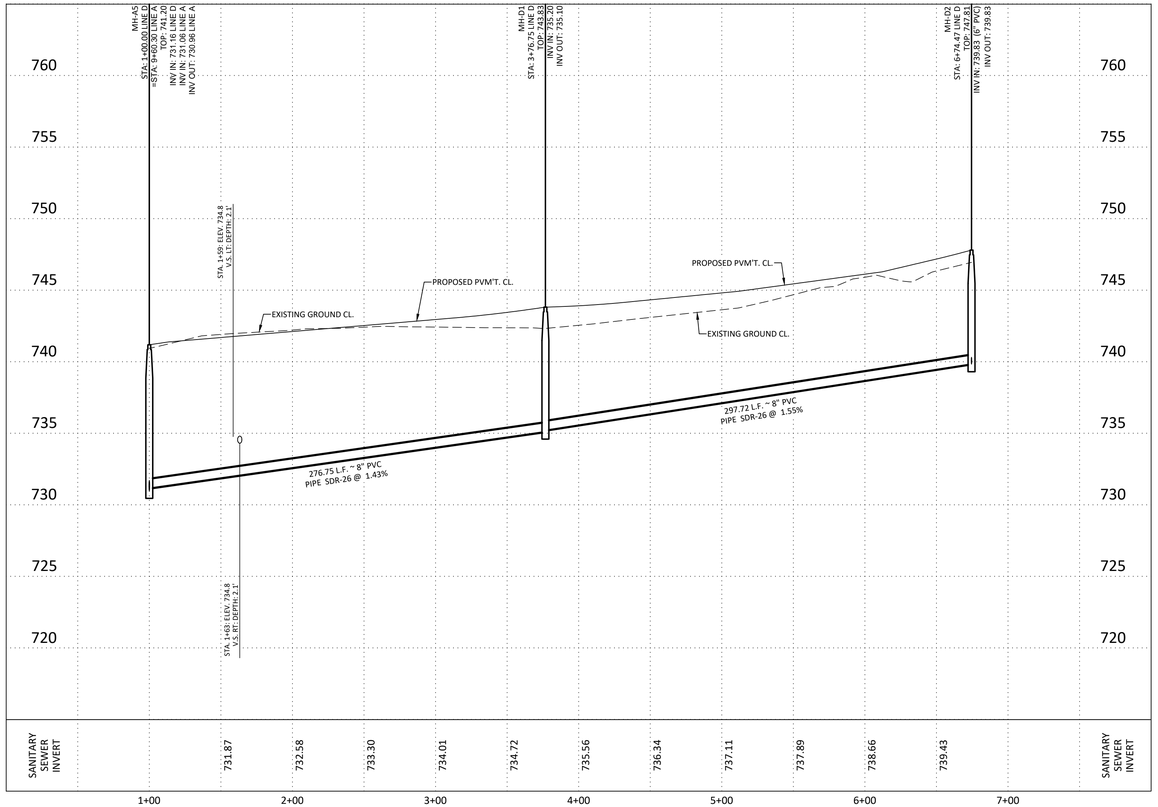
CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

SUBMITTAL SET

LINE D

STA. 1+00.00 TO STA. 6+74.47

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



NO.	DATE	REVISIONS DESCRIPTION	BY

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

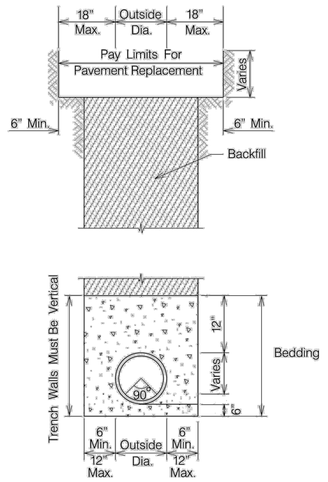
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER PLAN & PROFILE
LINE D
STA. 1+00.00 TO STA. 6+74.47

SHEET
C2.18

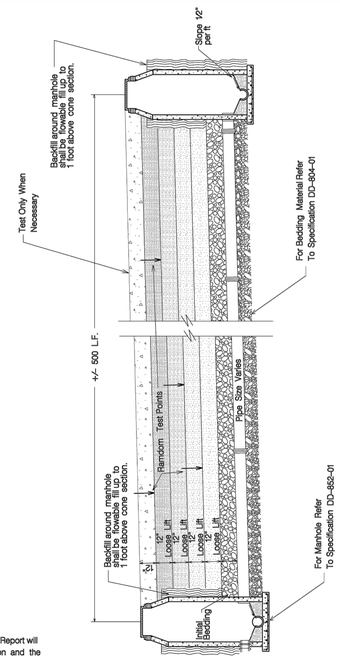
Plot Date: December 1, 2025 User ID: Samuel Garcia
G:\Solomon Ranch\Civil\Drawings\242.30.00_C2.18_Sewer P&P Line D.dwg



CITY OF CIBOLO
Water & Sanitary Sewer Standards & Technical Specifications

SANITARY SEWER PIPE LAID IN TRENCH

APPROVED	REVISED
February 26, 2013	
DD–804–01	SHEET 1 OF 1

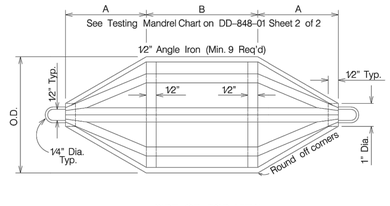


NOTE:
The Compaction Report will indicate the station and the depth of each test point

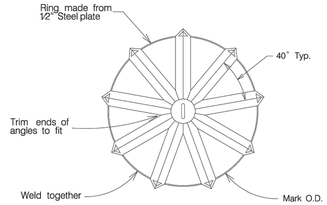
City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

TRENCH COMPACTION DETAIL

APPROVED	REVISED
February 26, 2013	
DD-804-02	SHEET 1 OF 1



SIDE OR TOP VIEW



END VIEW

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

City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

GO, NO GO DEFLECTION TESTING MANDREL

APPROVED	REVISED
February 26, 2013	
DD–848–01	SHEET 1 OF 2

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

* Minimum Length

CHART

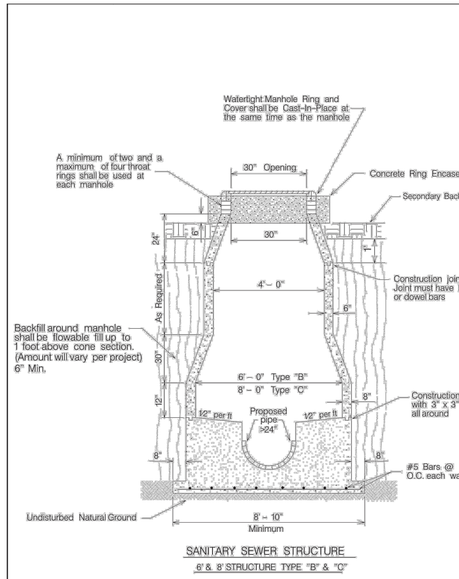
Notes:
PVC pipes and fittings 6" to 15" in diameter shall conform to ASTM D–3034.
PVC pipes and fittings 18" to 27" in diameter shall conform to ASTM F–679.

This information is provided as a reference. All deflection testing shall be done in accordance with TCEQ Chapter 317.

City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

GO, NO GO DEFLECTION TESTING MANDREL CHART

APPROVED	REVISED
February 26, 2013	
DD–848–01	SHEET 2 OF 2



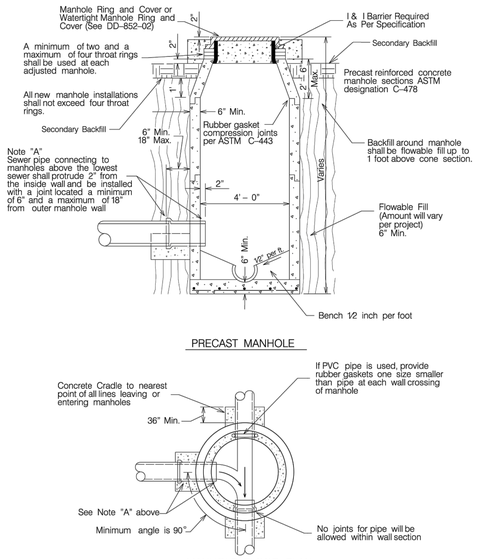
SANITARY SEWER STRUCTURE
6' & 8' STRUCTURE TYPE "B" & "C"

Notes:
The channel depth shall be at least equal to the largest pipe diameter.
Structures shall be designed and installed on all mains greater than 24" in diameter.

City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

TYPICAL SANITARY SEWER STRUCTURE

APPROVED	REVISED
February 26, 2013	
DD–850–01	SHEET 1 OF 1



PRECAST MANHOLE

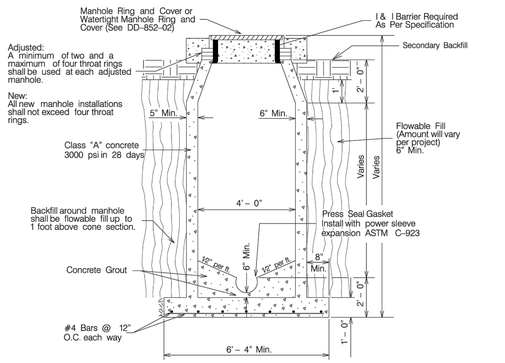
MANHOLE FLOOR PLAN

General Notes:
1) Material for sanitary sewer pipe must be the same from manhole to manhole. Changes in type of pipe may be made only at manholes, or special structures, except as approved by the City Engineer.
2) Adaptors and Concrete Collars shall be used as directed by the Engineer and as approved by the City Engineer.
3) Watertight manhole rings and covers shall be Trans–Tex A77 "O" Ring or approved equal.
4) The minimum angle of flow for a connecting sewer to the direction of flow defined by a collection system is 90 degrees.

City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

STANDARD PRECAST MANHOLE

APPROVED	REVISED
February 26, 2013	
DD–852–01	SHEET 1 OF 2



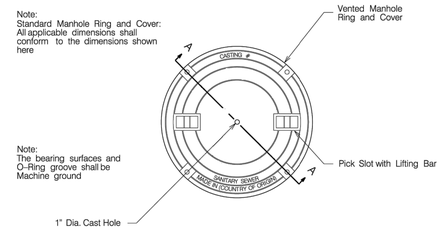
MONOLITHIC MANHOLE

General Notes:
1) Material for sanitary sewer pipe must be the same from manhole to manhole. Changes in type of pipe may be made only at manholes, or special structures, except as approved by the City Engineer.
2) Adaptors and Concrete Collars shall be used as directed by the Engineer and as approved by the City Engineer.
3) Watertight manhole rings and covers shall be Trans–Tex A77 "O" Ring or approved equal.

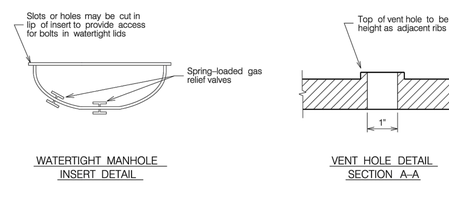
City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

STANDARD MONOLITHIC MANHOLE

APPROVED	REVISED
February 26, 2013	
DD–852–01	SHEET 2 OF 2



VENTED MANHOLE RING AND COVER



WATERTIGHT MANHOLE INSERT DETAIL

VENT HOLE DETAIL SECTION A–A

Manhole cover inserts shall be FRW Industries, Inc., "Inflow Protector–Cover", Preco Industries, Ltd., "Sewer Guard", or approved equal, and shall be installed in strict accordance with the manufacturer's recommendations. The contractor shall be responsible for making the necessary field measurements for the manufacturer prior to production.

City of Cibolo
Water & Sanitary Sewer Standards & Technical Specifications

VENTED MANHOLE RING AND COVER DETAIL

APPROVED	REVISED
February 26, 2013	
DD–852–02	SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION	PROJ. #	DGN. BY:	DWN. BY:	CHK'D. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/ELS: ENGINEERING FIRM F–5297 / SURVEYING FIRM 10013500
8700 TESORO DRIVE, SUITE 700, STE. 103
SAN ANTONIO, TEXAS 78217
PHONE: (210) 698-6561
FAX: (210) 698-5085

12/4/25
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

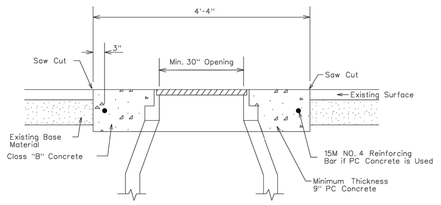
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER STANDARD DETAILS

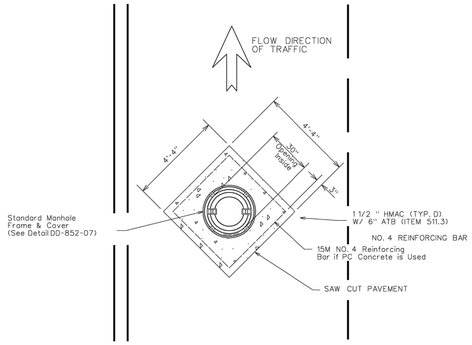
SHEET
C2.19

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Tract Unit 1\Drawings\24230.00_C2.19_C2.21_Sewer_Std_dtls.dwg

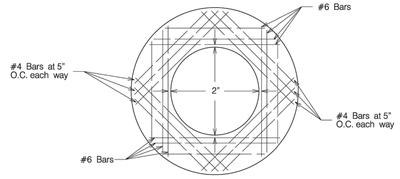


SECTION A-A

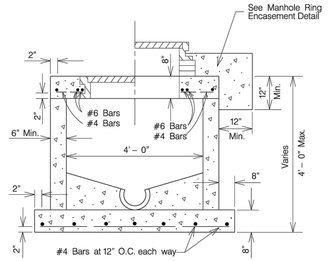


NOTE:
1. The concrete shall be 2500 psi, min, and reinforced with No. 4 bars, as shown.
2. The concrete shall extend to edge of saw cut pavement.
3. Manhole Ring Encasement is required on all manholes.

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	MANHOLE RING ENCASEMENT DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 2
		DD–852–03		

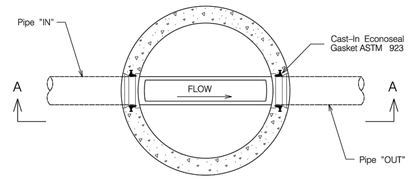


TOP SLAB

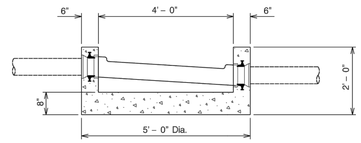


SHALLOW MANHOLE
PRECAST OR MONOLITHIC

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	SHALLOW MANHOLE DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–04		

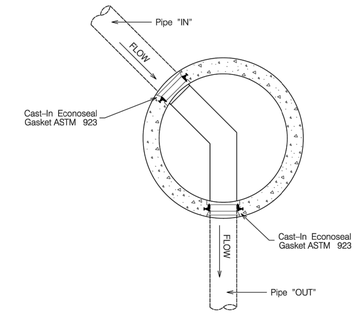


PLAN

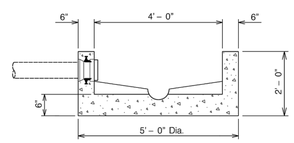


SECTION A-A

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	PRECAST MANHOLE BASE STRAIGHT THROUGH	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–05		

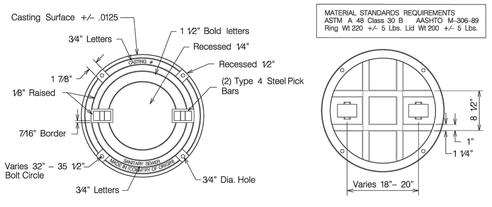


PLAN



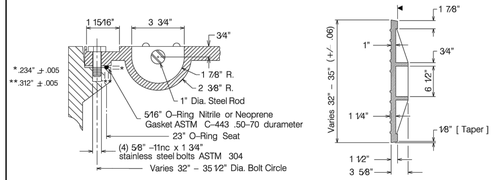
ELEVATION

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	PRECAST MANHOLE BASE 45° ANGLE	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–06		



COVER FACE
(Unpainted +/- .125)

COVER BACK
(Unpainted +/- .125)



WATERTIGHT AND PICK BAR DETAIL

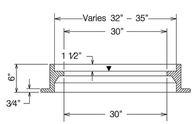
COVER SECTION
(Unpainted +/- .125)
▼ All seating surfaces shall be machined (+/- .06).

Manhole shall be proof-load tested to 40,000 lbs. in accordance with AASHTO M-306-89

Covers and Rings shall be interchangeable with approved manufacturers.

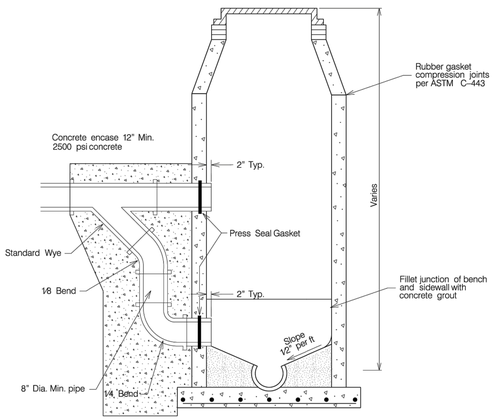


FRAME TOP VIEW



FRAME SECTION
(Unpainted +/- .125)

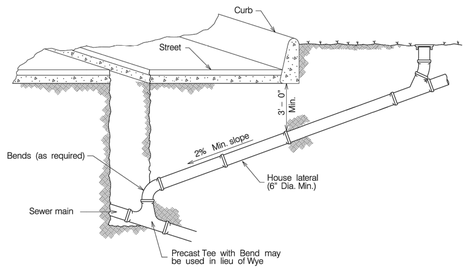
City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	MANHOLE RING AND COVER DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–07		



Note:
Price for drop fittings and encasement to be included with the price of manhole.

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	DROP MANHOLE DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–08		

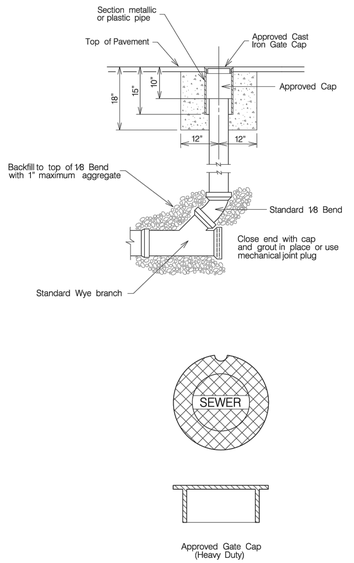
Depth and grade of service laterals as shown, are typical only. Actual depth, alignment and grade of service laterals shall be determined by the Engineer based on the elevations of the sewer main, street, natural ground and building to be serviced.



HOUSE LATERAL DETAIL

Note:
A minimum of 3' of cover to subgrade is necessary, otherwise concrete encasement will be required.

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	HOUSE LATERAL DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–854–01		



City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	TYPICAL CLEANOUT DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 2
		DD–854–02		

NO.	DATE	REVISIONS DESCRIPTION	PROJ. # 24230.00	DGN. BY: SM	DWN. BY: BDL	CHKD. BY: SM	DATE: 6/2025
							BY:

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS ENGINEERING FIRM F-5297 / SURVEYING FIRM LS-10131500
8200 IMPERIAL DRIVE, SUITE 103 TEL: (210) 698-5085
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
12/4/25

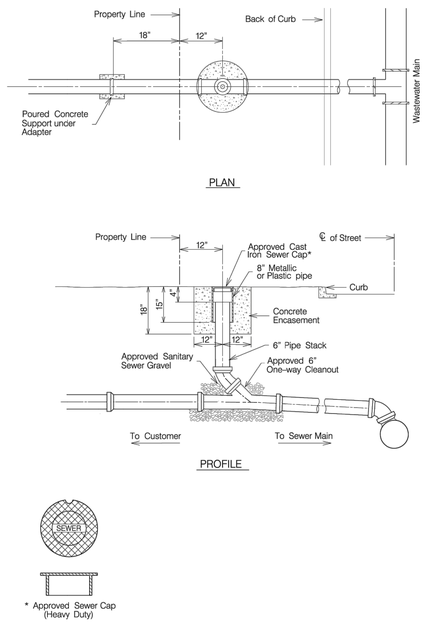
SCHLATHER RANCH SUBDIVISION

SANITARY SEWER STANDARD DETAILS

SHEET
C2.20

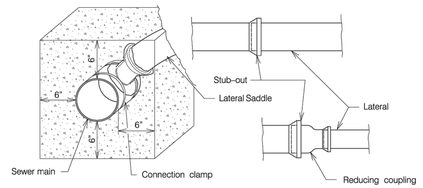
SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Tract Unit 1\Drawings\24230.00_C2.19_C2.21_Sewer_Std_Dtls.dwg

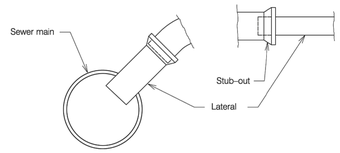


City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	TYPICAL CLEANOUT DETAIL	APPROVED February 26, 2013	REVISED	SHEET 2 OF 2
		DD–854–02		

LATERAL CONNECTION TO EXISTING SEWER MAIN/STUB–OUT



ACCEPTABLE



UNACCEPTABLE

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

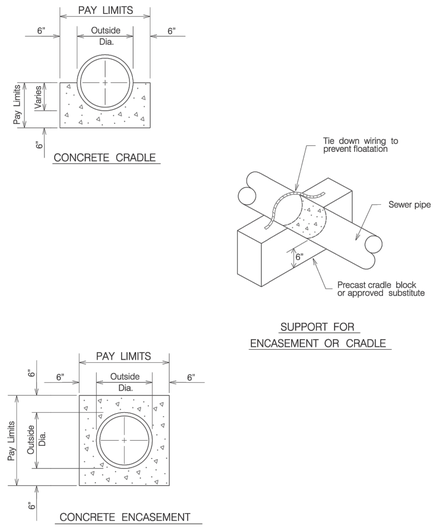
City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	LATERAL CONNECTION	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–854–03		

STEEL PIPE CASING /WATER MAIN		
Pipe Size (Inches)	Pipe Thickness (Inches)	Pipe Weight (Lbs./Ft.)
6	0.375	25.03
8	0.375	33.04
12	0.375	45.55
16	0.375	62.58
20	0.375	78.60
24	0.375	94.62
30	0.375	118.65

WATER MAINS IN CONDUIT			
Water Main Size (Inches)	Nom. Dia. RCP* Or Steel (Inches)	Steel Pipe Thickness (Inches)	Pipe Weight (Lbs./Ft.)
6	18	0.375	70.59
8	24	0.375	94.62
12	24	0.375	94.62
16	30	0.375	118.65
20	36	0.438	166.19
24	42	0.438	194.02
30	48	0.50	259.02
36	54	0.50	291.07

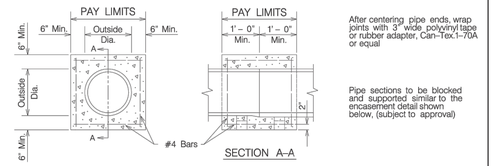
* Class III or IV Tongue and Groove, for non–railroad applications

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	INSTALLATION OF PIPE IN CONDUIT	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–856–01		



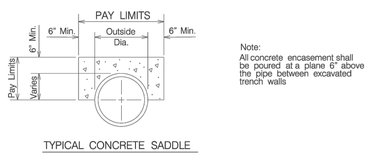
Notes:
1) All concrete encasement shall be poured at a plane 6" above the pipe between excavated trench walls.
2) All sewer pipe with less than 3' of cover to subgrade shall be concrete encased.
3) All Force mains shall be provided with thrust blocks, where changes in direction occur, at Tees, Bends,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

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	TYPICAL CONCRETE ENCASEMENT DETAILS	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–858–01		



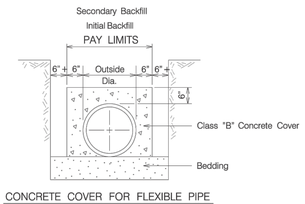
After centering pipe ends, wrap joints with 3" wide polyvinyl tape or rubber adapter, Can–Tex.1–70A or equal

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



TYPICAL CONCRETE SADDLE

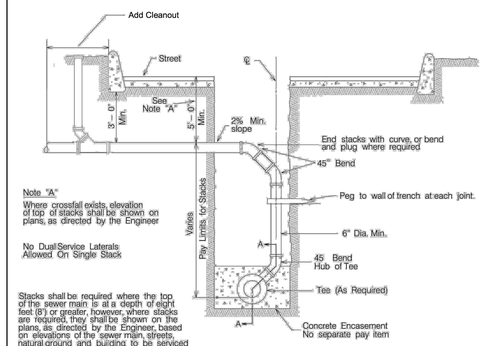
Note:
All concrete encasement shall be poured at a plane 6" above the pipe between excavated trench walls



CONCRETE COVER FOR FLEXIBLE PIPE

To be used wherever trench width is greater than two feet (2') plus O.D.

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	TYPICAL CONCRETE DETAILS	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–858–02		

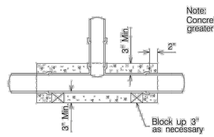


Note "A"
Where crossfall exists, elevation of top of stacks shall be shown on plans, as directed by the Engineer

No Dual Service Laterals Allowed On Single Stack

Stacks shall be required where the top of the sewer main is at a depth of eight feet (8') or greater, however, where stacks are required, they shall be shown on the plans, as directed by the Engineer, based on elevations of the sewer main, streets, natural ground and building to be serviced

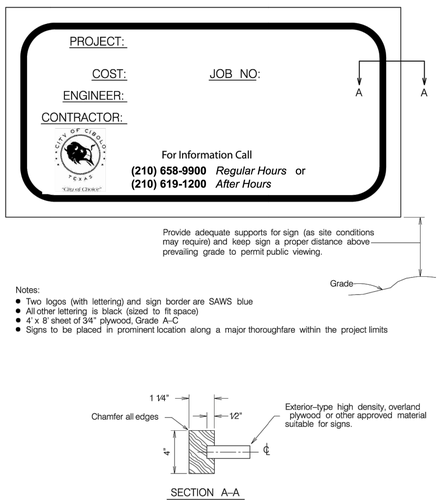
VERTICAL STACK DETAIL



Note:
Concrete Encasement to be 2" greater than the full length of Tee

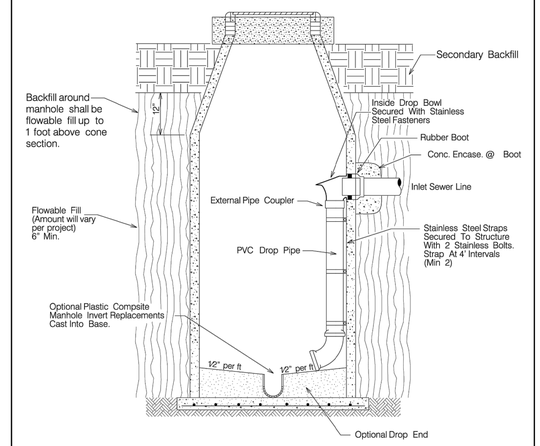
SECTION A–A

CITY OF CIBOLO *Water & Sanitary Sewer Standards & Technical Specifications*	TYPICAL VERTICAL STACK DETAIL	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–860–01		



Notes:
- Two logos (with lettering) and sign border are SAWS blue
- All other lettering is black (sized to fit space)
- 4' x 8' sheet of 3/4" plywood, Grade A–C
- Signs to be placed in prominent location along a major thoroughfare within the project limits

CITY OF CIBOLO *Water & Sanitary Sewer Standards & Technical Specifications*	PROJECT SIGN FOR CONSTRUCTION	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–869–01		



NOTE:
THIS MANHOLE IS TO BE APPROVED BY **CITY INSPECTOR** AND ENGINEER PRIOR TO CONSTUCTION.

City of Cibolo *Water & Sanitary Sewer Standards & Technical Specifications*	MANHOLE INSIDE DROP SYSTEM	APPROVED February 26, 2013	REVISED	SHEET 1 OF 1
		DD–852–09		

REVISIONS

NO.	DESCRIPTION	DATE	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPE/ELS ENGINEERING FIRM #F-5297 / SURVEYING FIRM #10013500
8700 WARD PARKWAY, BLVD. STE. 103
SAN ANTONIO, TEXAS 78240
PH: (210) 698-5585
FAX: (210) 698-5085

6/24/25
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SANITARY SEWER STANDARD DETAILS

SHEET
C2.21

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Tract Unit 1\Drawings\24230.00_C2.19_C2.21_Sewer_Std_dtls.dwg

CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

WATER IMPROVEMENTS PLANS

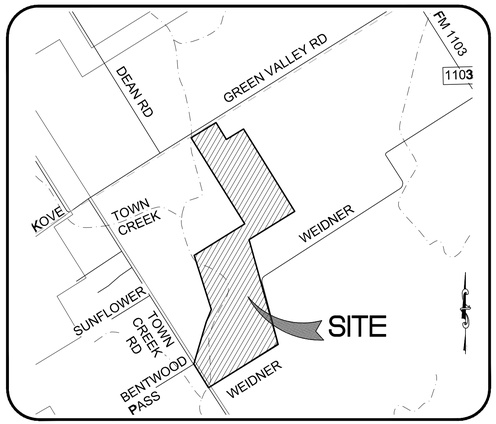
CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

1. All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
   A. Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
   B. Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
   C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
   D. Current City of San Antonio "Standard Specifications for Public Works Construction".
   E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
2. The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
3. The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
4. The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
5. Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
6. The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
   - SAWS Utility Locates: http://www.saws.org/service/Locates
   - COSA Drainage (210) 207-0724 or (210) 207-6026
   - COSA Traffic Signal Operations (210) 206-8480
   - COSA Traffic Signal Damages (210) 207-3951
   - Texas State Wide One Call Locator 1-800-545-6005 or 811
7. The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
8. All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
9. The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
10. The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.
    Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreq@saws.org.
    Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
12. 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.
13. A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

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



VICINITY MAP
N.T.S.

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 A MINIMUM OF 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

1. 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.
2. JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
3. ALL MAINS ARE ON-SITE.
4. FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
5. 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.
6. * MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND.

WATER LINE DIA.	MIN. DEPTH
8"-12"	4'
≥16"	5'

THIS DEVELOPMENT IS IN PRESSURE ZONE 9.
ALL PIPE TO BE CLASS 200.

RESTRAINT LENGTH DESIGN

RESTRAINT LENGTHS WERE CALCULATED USING EBAA RESTRAINT DESIGN CALCULATION SOFTWARE VERSION 7.1.3. THE FOLLOWING PARAMETERS WERE USED:

SOIL TYPE: CL, GRAN. FILL
TRENCH TYPE: 4
SAFETY FACTOR : 1.5 TO 1
DEPTH OF BURY : 4 TEST
PRESSURE : 200 psi

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73-79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

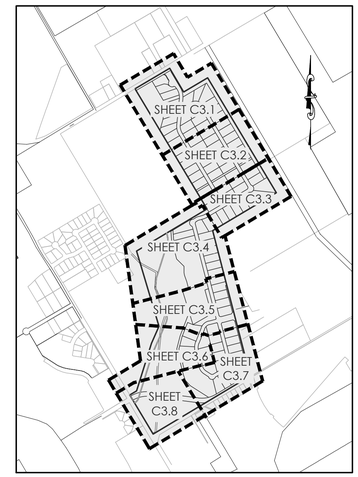
SUBMITTAL DATE:

APRIL 2025

TABLE OF CONTENTS

WATER IMPROVEMENTS PLANS

C3.0	WATER IMPROVEMENTS COVER SHEET
C3.1	WATER OVERALL PLAN
C3.2	WATER OVERALL PLAN
C3.3	WATER OVERALL PLAN
C3.4	WATER OVERALL PLAN
C3.5	WATER OVERALL PLAN
C3.6	WATER OVERALL PLAN
C3.7	WATER OVERALL PLAN
C3.8	WATER OVERALL PLAN
C3.9	WATER STANDARD DETAILS
C3.10	WATER STANDARD DETAILS
C3.11	WATER STANDARD DETAILS



INDEX MAP
NOT TO SCALE

CAUTION!!!

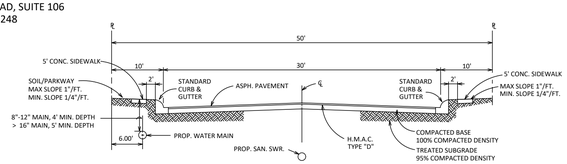
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT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

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
5723 UNIVERSITY HEIGHTS, SUITE 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
PH# (210) 882-6800



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

• *Engineers*
• *Surveyors*
• *Planners*

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., SUITE 103
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

GUADALUPE COUNTY *CITY OF CIBOLO* SUBMITTAL SET *TEXAS* C3.0

R:\Schlather Tract\Unit 1\Drawings\24230.00_C3.0_C3.9_Water.dwg
Plot Date: December 1, 2025 User ID: Samuel Garcia

SURVEY NUMBER 102
ABSTRACT NUMBER 277

APPROXIMATE SURVEY LINE

EXISTING SPEED LIMIT SIGN

GREEN VALLEY ROAD
(40' MIN R.O.W/VARIES)

TRINIDAD GARIA
SURVEY NUMBER 94
ABSTRACT NUMBER 137

30' RIGHT OF WAY DEDICATION TO THE PUBLIC

EXISTING FIRE HYDRANT AND GATE VALVE

EXISTING SLOW SPEED LIMIT SIGN

1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY

1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN

LOT 900
VARIABLE WIDTH
OPEN SPACE/DRAINAGE
EASEMENT
(3.247 AC.)

CITY OF CIBOLO
CALDWELL COUNTY
SPECIAL WARRANTY GIFT DEED
(DOCUMENT NUMBER 201702248, O.P.R.C.C.T.)

1-16"x8" TAPPING TEE. M.J.
1-16" GATE VALVES, M.J.
1-8" GATE VALVES, M.J.
2-6" VALVE BOXES, COMPLETE

EXISTING WATER METER

EXISTING GATE VALVES

1-16" BLOWOFF, (PERM.)
2" M.J. x 2" THR. C.I.
OR D.I. ECCENTRIC REDUCER

CONTRACTOR SHALL CHLORINATE WITH HTH (CITY OF CIBOLO SPEC. ITEM NO. 847) CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN

AFTER RELEASED FOR SERVICE, REMOVE 16" SOLID PLUG AND TIE IN PROPOSED 8" PVC WATER MAIN INTO EXISTING 16" TEE WITH:
8" SOLID SLEEVE, M.J
8" PIPE, CUT AS REQ'D
VALVE TO REMAIN CLOSED UNTIL AFTER DISINFECTION BY CONTRACTOR & ACCEPTANCE BY CITY OF CIBOLO.

1" NVAE

15' E.G.T.TV. ESM'T.

LOT 901 BLOCK 2
VARIABLE WIDTH
OPEN SPACE/ SEWER/
DRAINAGE EASEMENT

86' R.O.W.

84 L.F. - 8" PVC C-900
FULLY RESTRAINED

1-8"x6" ANCHOR TEE, M.J.
1-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
1-6" 1/4 BEND, M.J.
6" DI PIPE, CUT AS REQUIRED
2 L.F. RESTRAINED LENGTH (MIN.)
STD. FIRE HYDRANT

77 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.

LOT 900, BLOCK 1,
VARIABLE WIDTH OPEN
SPACE/DRAINAGE EASEMENT

BLOCK 2

24 L.F. - 8" PVC C-900
FULLY RESTRAINED

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/8 BEND, M.J.

34 L.F. - 8" PVC C-900
FULLY RESTRAINED

53 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.
1 - 8" 1/32 BEND, M.J.

20' E.G.T.TV. ESM'T.

54 L.F. - 8" PVC C-900

ERNST RANCH

1 - 8" 1/16 BEND, M.J.

40 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.

40 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.

15 L.F. - 8" PVC C-900
FULLY RESTRAINED

SEE INSET DETAIL 1
THIS SHEET
8" WATER MAIN &
DRAIN CROSSING

SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY SAVE & EXCEPT 3.441 ACRES DESIGNATED AS "TRACT A" SPECIAL WARRANTY DEED (VOLUME 3005, PAGES 73-79, O.P.R.G.C.T.)

LOT 900, BLOCK 1,
VARIABLE WIDTH OPEN
SPACE/DRAINAGE EASEMENT

LOT 900
(2.410 AC.)

115 L.F. - 8" PVC C-900
FULLY RESTRAINED

1 - 8"x8" ANCHOR TEE, M.J.
2 - 8" GATE VALVES, M.J.
2 - 6" VALVE BOXES, COMPLETE

20' E.G.T.TV. ESM'T.

1-8"x6" ANCHOR TEE, M.J.
1-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
1-6" 1/4 BEND, M.J.
6" DI PIPE, CUT AS REQUIRED
2 L.F. RESTRAINED LENGTH (MIN.)
STD. FIRE HYDRANT

1-8" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE

BLOCK 1

8" WATER MAIN &
8" SAN. SWR. CROSSING

72 L.F. - 8" PVC C-900
FULLY RESTRAINED

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/32 BEND, M.J.

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/16 BEND, M.J.

20' E.G.T.TV. ESM'T.

103 L.F. - 8" PVC C-900
FULLY RESTRAINED

STREET LIGHT

SYLVIA VISTA

11 L.F. - 8" PVC C-900
FULLY RESTRAINED

21 L.F. - 8" PVC C-900
FULLY RESTRAINED

20' E.G.T.TV. ESM'T.

15' E.G.T.TV. ESM'T.

47 L.F. - 8" PVC C-900

47 L.F. - 8" PVC C-900

47 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.

20' E.G.T.TV. ESM'T.

15' E.G.T.TV. ESM'T.

20' E.G.T.TV. ESM'T.

166 L.F. - 8" PVC C-900

ERNST RANCH

15' E.G.T.TV. ESM'T.

BLOCK 2

27 L.F. - 8" PVC C-900

1 - 8" 1/32 BEND, M.J.

70 L.F. - 8" PVC C-900

1 - 8" 1/32 BEND, M.J.

1-8"x6" ANCHOR TEE, M.J.
1-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
1-6" 1/4 BEND, M.J.
6" DI PIPE, CUT AS REQUIRED
2 L.F. RESTRAINED LENGTH (MIN.)
STD. FIRE HYDRANT

50 L.F. - 8" PVC C-900
FULLY RESTRAINED

BLOCK 3

20' E.G.T.TV. ESM'T.

SYLVIA VISTA

339 L.F. - 8" PVC C-900

LOT 900, BLOCK 1,
VARIABLE WIDTH OPEN
SPACE/DRAINAGE EASEMENT

BLOCK 1

440 L.F. - 8" PVC C-900

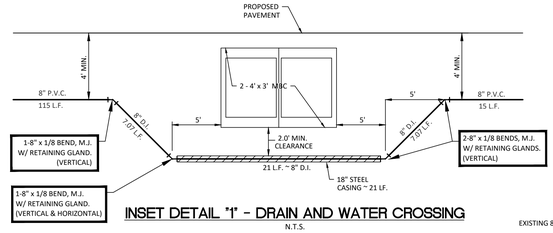
20' E.G.T.TV. ESM'T.

20' E.G.T.TV. ESM'T.

20' E.G.T.TV. ESM'T.

20' E.G.T.TV. ESM'T.

MATCHLINE "A" SEE SHEET C3.2



INSET DETAIL "1" - DRAIN AND WATER CROSSING
N.T.S.

SCALE: 1"=50'
0 50 100

LEGEND

EXISTING 8" WATER MAIN	E8"W
PROPOSED 8" WATER MAIN	8" PVC
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED GATE VALVE	
WATER SERVICE	WS
1" MUNICIPEX SINGLE SERVICE	
RESTRAINT/RESTRAINT LENGTH (FT.)	(3)
ELEC, GAS, TELE, CABLE TV EASEMENT	E.G.T.CA.ESM'T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
SANITARY SEWER/WATER CROSSING LOCATION	

RESTRAINT JOINTS

(1) ALL TEES RESTRAINT JOINT AS REQUIRED PER DETAIL DD-839-04

(2) ALL BENDS RESTRAINT JOINT AS REQUIRED PER DETAIL DD-839-08

(3) ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER DETAIL DD-839-05

(4) ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER DETAIL DD-839-06

CAUTION!!!

EXISTING ELECTRIC FEATURES, CONCRETE, SANITARY SEWER, WATER AND UTILITY MAINS TO BE ABANDONED/RELOCATED/REMOVED BY THE CONTRACTOR.

CONTRACTOR TO LOCATE VERTICAL AND HORIZONTAL EXISTING UTILITIES IF ANY DISCREPANCY NOTIFY ENGINEER PRIOR OF CONSTRUCTION

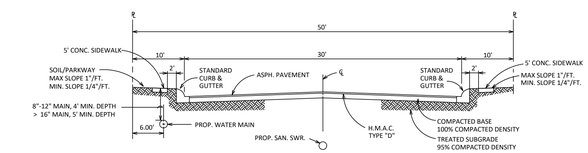
CAUTION!!!

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.

SCHERTZ CIBOLO UNIVERSAL CITY INDEPENDENT SCHOOL DISTRICT
TRACT 1
50.31 ACRES
SPECIAL WARRANTY DEED
(VOLUME 2803, PAGE 606, O.P.R.C.C.T.)



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

SUBMITTAL SET

NO.	DATE	REVISIONS DESCRIPTION	BY

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-10131500
5703 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

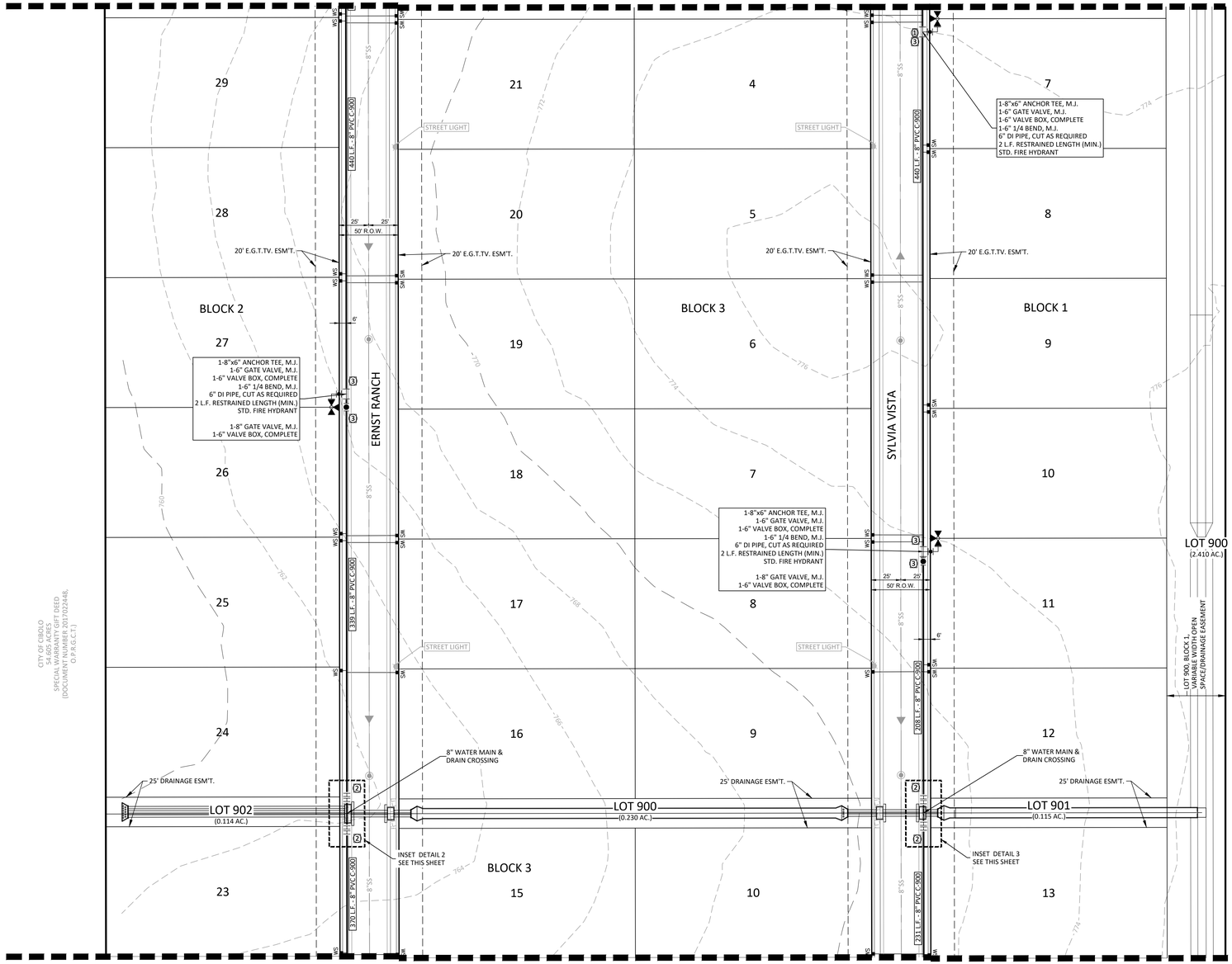
SCHLATHER RANCH SUBDIVISION

WATER OVERALL PLAN

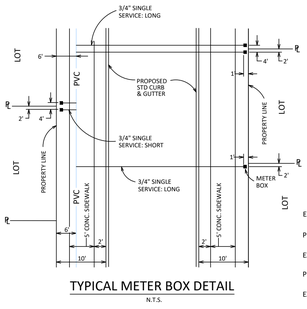
SHEET
C3.1

Plot Date: December 4, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Civil 3D\sheets\24230.00_C3.1_Water.dwg

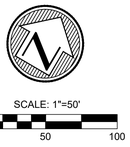
MATCHLINE "A" SEE SHEET C3.1



MATCHLINE "B" SEE SHEET C3.3



TYPICAL METER BOX DETAIL
N.T.S.



LEGEND

EXISTING 8" WATER MAIN	—8"W—
PROPOSED 8" WATER MAIN	8" PVC
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED GATE VALVE	
WATER SERVICE	WS
1" MUNICIPEX SINGLE SERVICE	
RESTRAINT/RESTRAINT LENGTH (FT.)	3
ELEC, GAS, TELE, CABLE TV EASEMENT	E.G.T.CA.ESM'T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
SANITARY SEWER/WATER CROSSING LOCATION	

RESTRAINT JOINTS

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

CAUTION!!!

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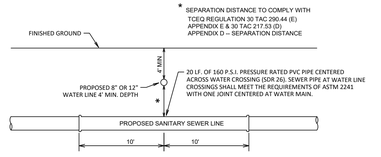
CONTRACTOR TO LOCATE VERTICAL AND HORIZONTAL EXISTING UTILITIES IF ANY DISCREPANCY NOTIFY ENGINEER PRIOR OF CONSTRUCTION



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

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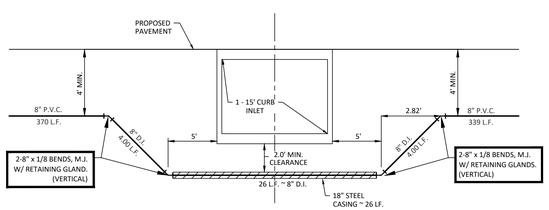
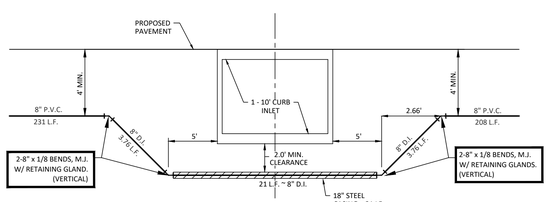
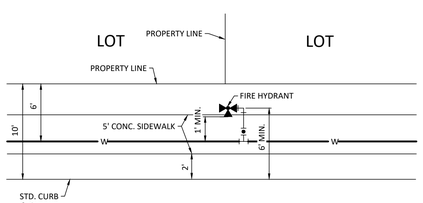


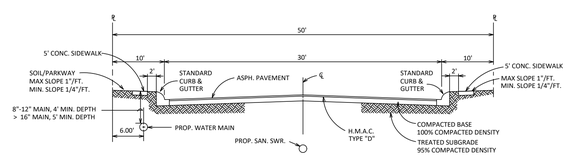
INSET DETAIL "2" - DRAIN AND WATER CROSSING
N.T.S.



INSET DETAIL "3" - DRAIN AND WATER CROSSING
N.T.S.



TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-- 10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

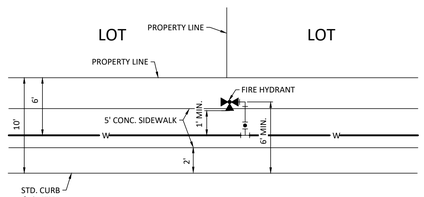
SCHLATHER RANCH SUBDIVISION

WATER OVERALL PLAN

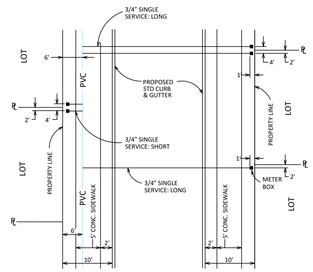
SHEET
C3.2

SUBMITTAL SET

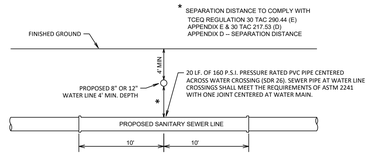
Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Schlather Ranch\Land Vision\Engr\24230.00 C3.2 Water.dwg



TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.

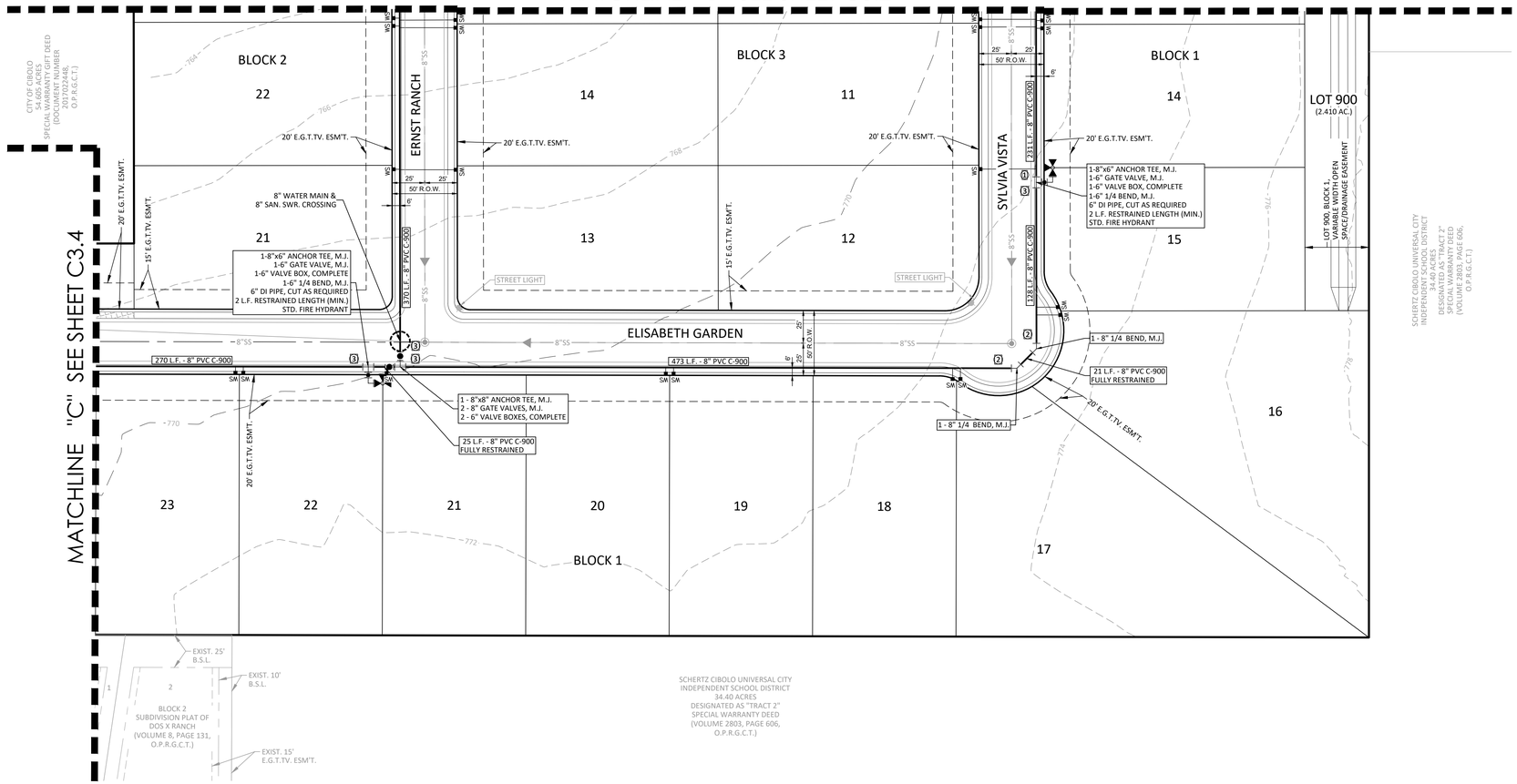


TYPICAL METER BOX DETAIL
N.T.S.



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

MATCHLINE "B" SEE SHEET C3.2



LEGEND

- EXISTING 8" WATER MAIN — E8"W
- PROPOSED 8" WATER MAIN — 8" PVC
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- WATER SERVICE — WS
- 1" MUNICIPEX SINGLE SERVICE
- RESTRAINT/RESTRAINT LENGTH (FT.) — (3)
- ELEC, GAS, TELE, CABLE TV EASEMENT — E.G.T.CA.ESM'T.
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS — O.P.R.B.C.T.
- SANITARY SEWER/WATER CROSSING LOCATION

RESTRAINT JOINTS

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

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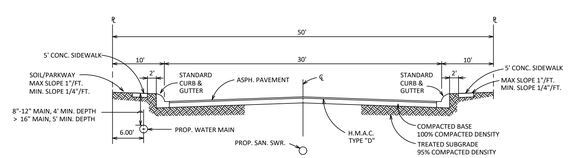


TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
				PROJ. #:	2423.0.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F—101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 — TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 — FAX: (210) 698-5085

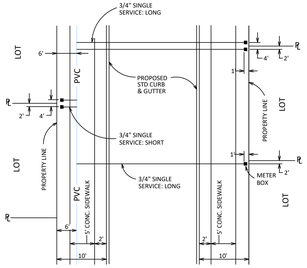
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

WATER OVERALL PLAN

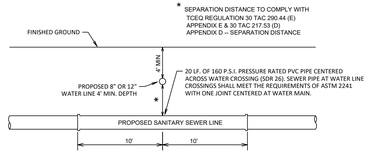
SHEET
C3.3

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Civil 1\Drawings\2423.00 - C3.3 - Water.dwg



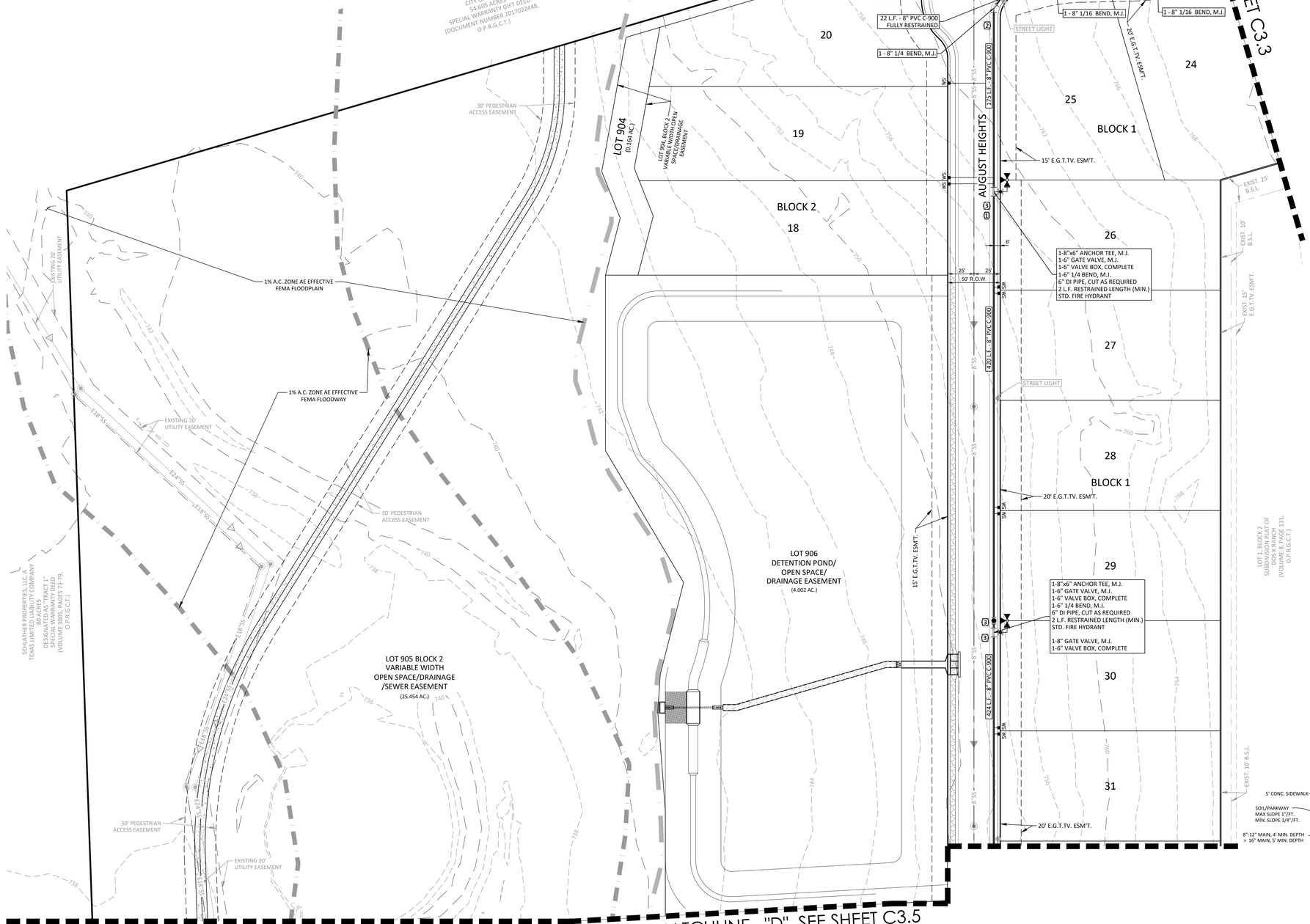
TYPICAL METER BOX DETAIL

N.T.S.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

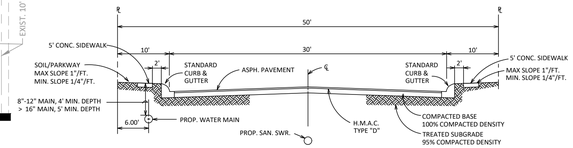
N.T.S.





TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A

N.T.S.



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)

N.T.S.

SCALE: 1"=50'

0 50 100

LEGEND

EXISTING 8" WATER MAIN	—8"W—
PROPOSED 8" WATER MAIN	8" PVC
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED GATE VALVE	
WATER SERVICE	WS
1" MUNICIPEX SINGLE SERVICE	
RESTRAINT/RESTRAINT LENGTH (FT.)	3
ELEC, GAS, TELE, CABLE TV EASEMENT	E.G.T.CA.ESM'T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
SANITARY SEWER/WATER CROSSING LOCATION	

RESTRAINT JOINTS

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

CAUTION!!!

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CAUTION!!!

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TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

WATER OVERALL PLAN

SHEET

C3.4

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Land Dev\242300.C3.0.3_Water.dwg

CAUTION!!!

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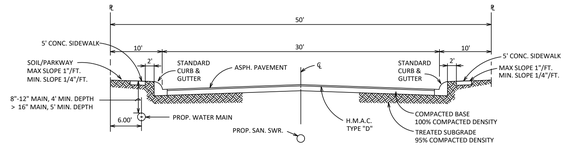
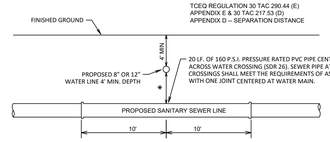


TYPICAL STREET CROSS-SECTION (30' PAVEMENT)

N.T.S.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

N.T.S.

SCALE: 1"=50'

0 50 100

LEGEND

EXISTING 8" WATER MAIN	E8"W
PROPOSED 8" WATER MAIN	8" PVC
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING GATE VALVE	O
PROPOSED GATE VALVE	
WATER SERVICE	WS
1" MUNICIPEX SINGLE SERVICE	
RESTRAINT/RESTRAINT LENGTH (FT.)	3
ELEC, GAS, TELE, CABLE TV EASEMENT	E.G.T.CA.ESM'T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
SANITARY SEWER/WATER CROSSING LOCATION	

MATCHLINE "D" SEE SHEET C3.4

MATCHLINE "E" SEE SHEET C3.6

MATCHLINE "E" SEE SHEET C3.7

SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY 80 ACRES DESIGNATED AS "TRACT 1" SPECIAL WARRANTY DEED (VOLUME 18052, PAGES 73-79) O.P.R.G.C.T.)

EXISTING 20' UTILITY EASEMENT

30' PEDESTRIAN ACCESS EASEMENT

1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY

1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN

LOT 905 BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE /SEWER EASEMENT (25.454 AC.)

LOT 908 (0.662 AC.)

LOT 908, BLOCK 2 VARIABLE WIDTH OPEN SPACE/DRAINAGE/ SEWER EASEMENT

LOT 907 (0.880 AC.)

LOT 907 BLOCK 2 VARIABLE WIDTH OPEN SPACE

BLOCK 2 17

BLOCK 2 16

BLOCK 1 33

BLOCK 2 35

BLOCK 2 36

BLOCK 4

AUGUST HEIGHTS

WIEDNER ROAD (R.O.W. VARIES)

20' E.G.T.TV. ESM'T.

15' E.G.T.TV. ESM'T.

STREET LIGHT

EXIST. 10' B.S.L.

EXIST. 15' E.G.T.TV. ESM'T.

LOT 1, BLOCK 2, SUBDIVISION PLAT OF DOS X RANCH (VOLUME 8, PAGE 131, D.P.R.G.C.T.)

EXIST. 35' B.S.L.

LOT 2

LOT 1

EXIST. 10' E.G.T.TV. ESM'T.

BLUE BONNET MEADOWS (VOL. 5, PG. 90, D.P.R.G.C.T.)

LOT 3

17' RIGHT OF WAY DEDICATION TO THE PUBLIC

1 NVAE

1-8"x6" ANCHOR TEE, M.J.
1-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
1-6" 1/4 BEND, M.J.
6" DI PIPE, CUT AS REQUIRED
2 L.F. RESTRAINED LENGTH (MIN.)
STD. FIRE HYDRANT

1-8"x8" ANCHOR TEE, M.J.
2 - 8" GATE VALVES, M.J.
2 - 6" VALVE BOXES, COMPLETE

18 L.F. - 8" PVC C-900 FULLY RESTRAINED

1-8"x8" ANCHOR TEE, M.J.
2 - 8" GATE VALVES, M.J.
2 - 6" VALVE BOXES, COMPLETE

1 - 8" 1/16 BEND, M.J.

64 L.F. - 8" PVC C-900

1 - 8" 1/16 BEND, M.J.

1 - 8" 1/16 BEND, M.J.

64 L.F. - 8" PVC C-900

100 L.F. - 8" PVC C-900

VARIABLE WIDTH CLEAR VISION ESM'T.

1 8" WATER MAIN & 8" SAN. SWR. CROSSING

META POINT

163 L.F. - 8" PVC C-900

252 L.F. - 8" PVC C-900

META POINT

198 L.F. - 8" PVC C-900 FULLY RESTRAINED

1-8"x6" ANCHOR TEE, M.J.
1-6" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE
1-6" 1/4 BEND, M.J.
6" DI PIPE, CUT AS REQUIRED
2 L.F. RESTRAINED LENGTH (MIN.)
STD. FIRE HYDRANT

1-8" GATE VALVE, M.J.
1-6" VALVE BOX, COMPLETE

650 L.F. - 8" PVC C-900

344 L.F. - 8" PVC C-900

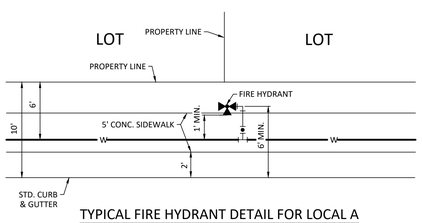
CONTRACTOR SHALL CHLORINATE WITH HTH (CITY OF CIBOLO SPEC. ITEM NO. 847)
CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN

AFTER RELEASED FOR SERVICE, REMOVE 18" SOLID PLUG AND TIE IN PROPOSED 8" PVC WATER MAIN INTO EXISTING 18" TEE WITH:
8" SOLID SLEEVE, M.J
8" PIPE, CUT AS REQ'D
VALVE TO REMAIN CLOSED UNTIL AFTER DISINFECTION BY CONTRACTOR & ACCEPTANCE BY CITY OF CIBOLO.

1-18" BLOWOFF, (PERM.) 2" M.J. x 2" THR. C.I. OR D.I. ECCENTRIC REDUCER

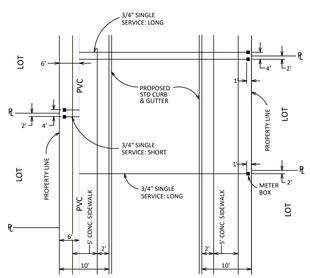
1 - 18-x8" TAPPING TEE. M.J.
1 - 18" GATE VALVE, M.J.
1 - 8" GATE VALVE, M.J.
2 - 6" VALVE BOXES, COMPLETE

10' MINIMUM WIDE PAVEMENT REPAIR FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT



TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A

N.T.S.



TYPICAL METER BOX DETAIL

N.T.S.

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SUBMITTAL SET

REVISIONS NO.	DATE	DESCRIPTION	BY:

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

• Engineers • Surveyors • Planners

Moy Tarin Ramirez Engineers, LLC

TBPE/LS: ENGINEERING: F—5297 /SURVEYING: F—101315OO

5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249

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

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

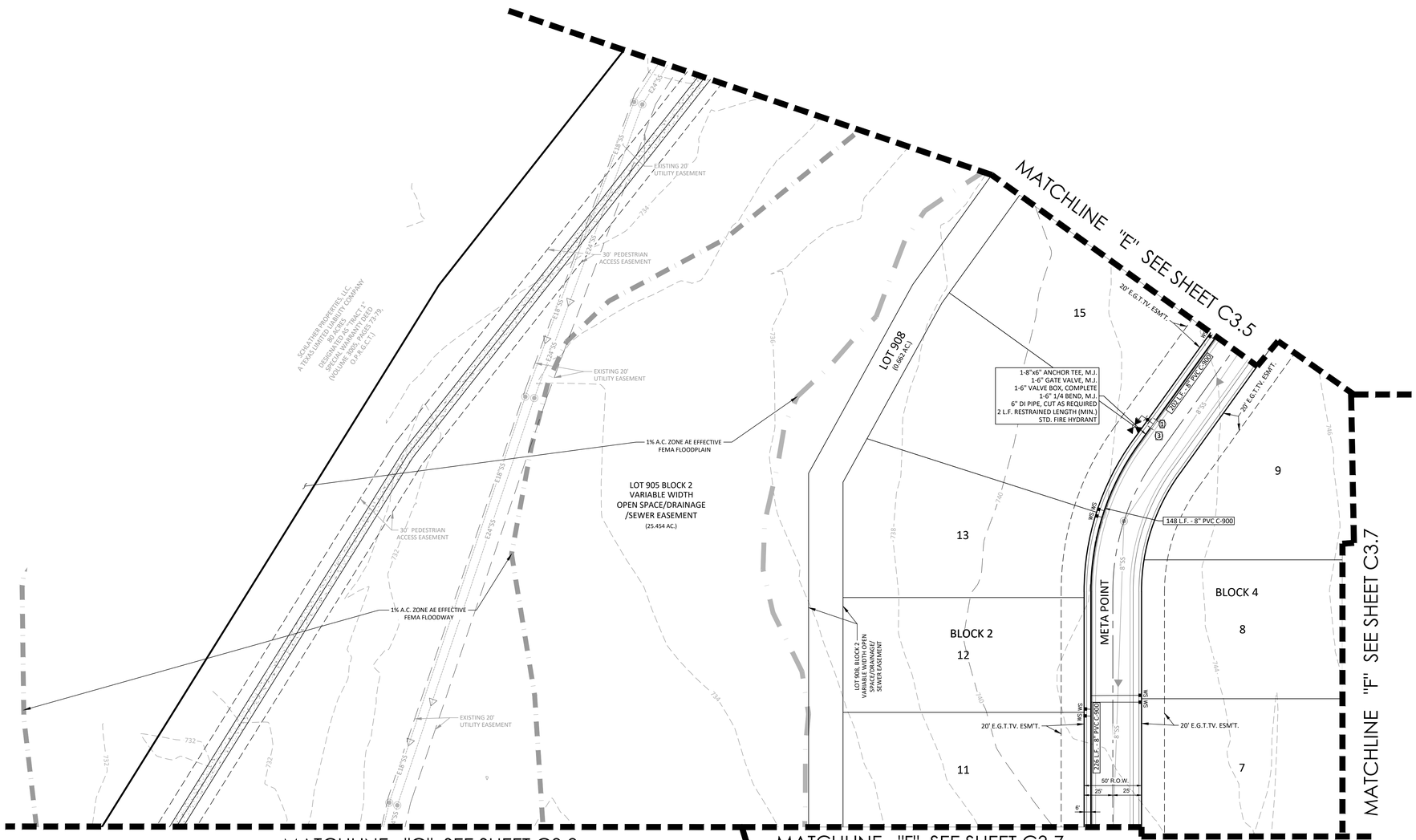
SCHLATHER RANCH SUBDIVISION

WATER OVERALL PLAN

SHEET

C3.5

Plot Date: December 1, 2025 User: D. Samuel Garcia
G:\Software Practice\1 Drawings\24230.00 Civil\1 Plan Sheets\24230.00 C3.5 Water.dwg



SCALE: 1"=50'

0 50 100

LEGEND

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PROPOSED 8" WATER MAIN	8" PVC
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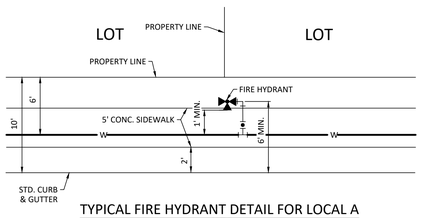

TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
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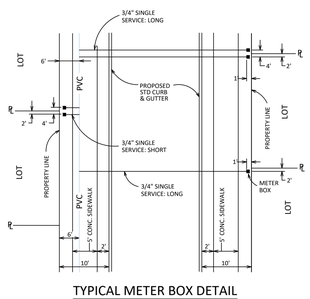
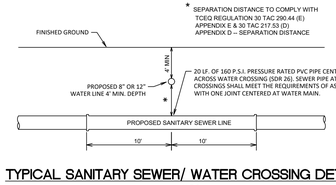


TYPICAL METER BOX DETAIL
N.T.S.



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
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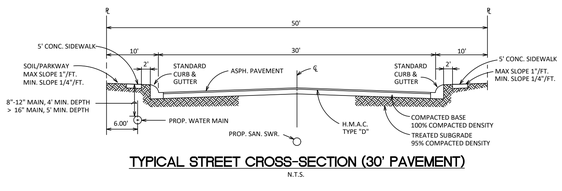

TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

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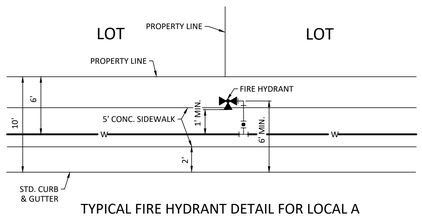
WATER OVERALL PLAN

SHEET
C3.6

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Road\Civil 3D\Sheets\24230.00_C3.6_Water.dwg



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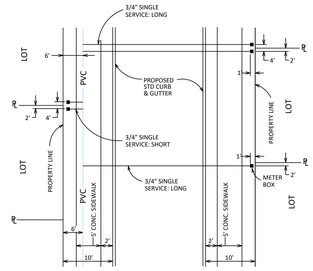

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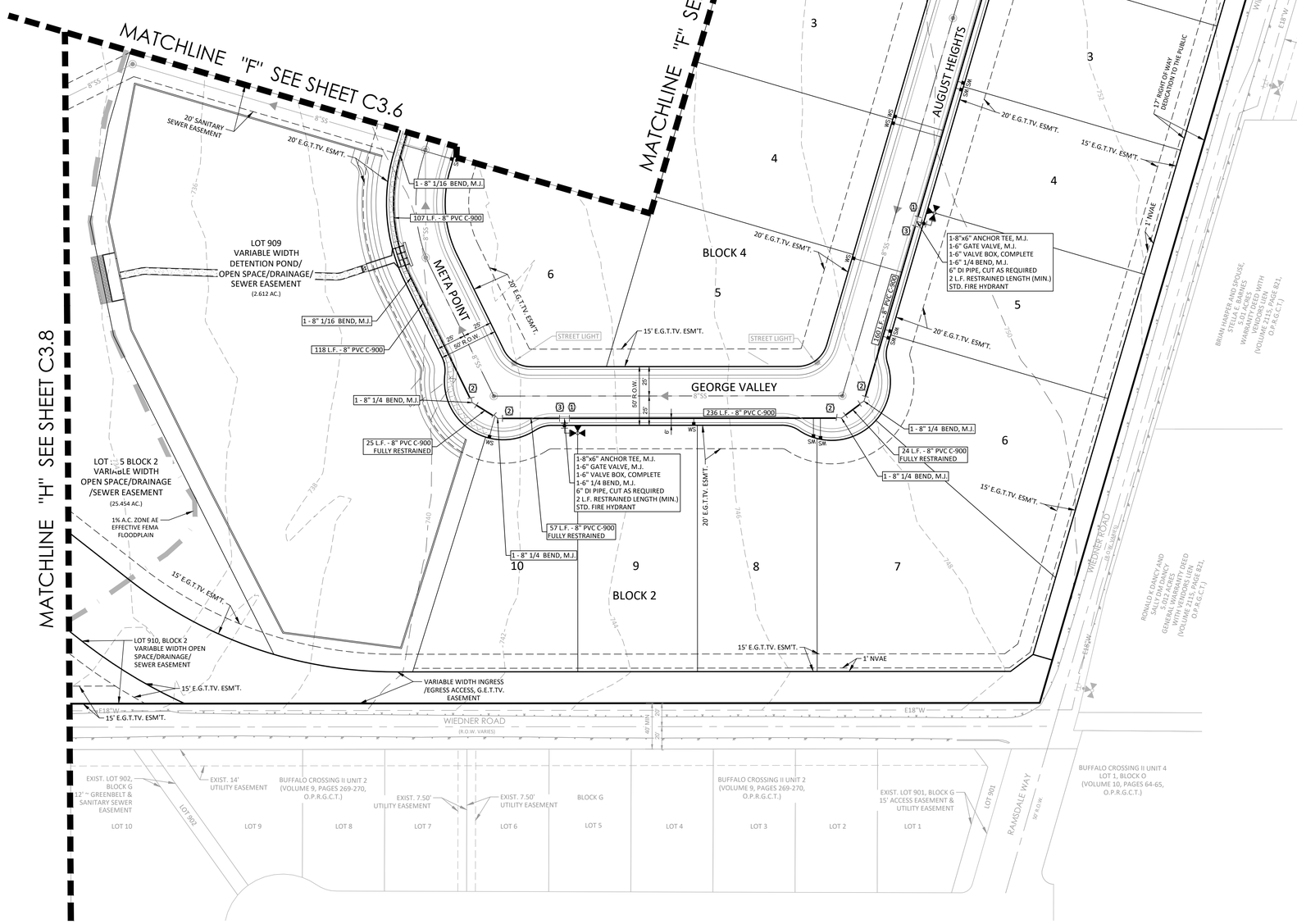

SCALE: 1"=50'
0 50 100

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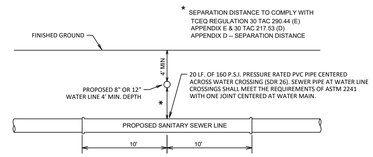

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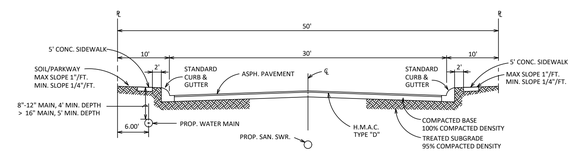

TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

SUBMITTAL SET

NO.	DATE	DESCRIPTION	BY:

REVISIONS

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F—5297 /SURVEYING: F— 101315-00
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

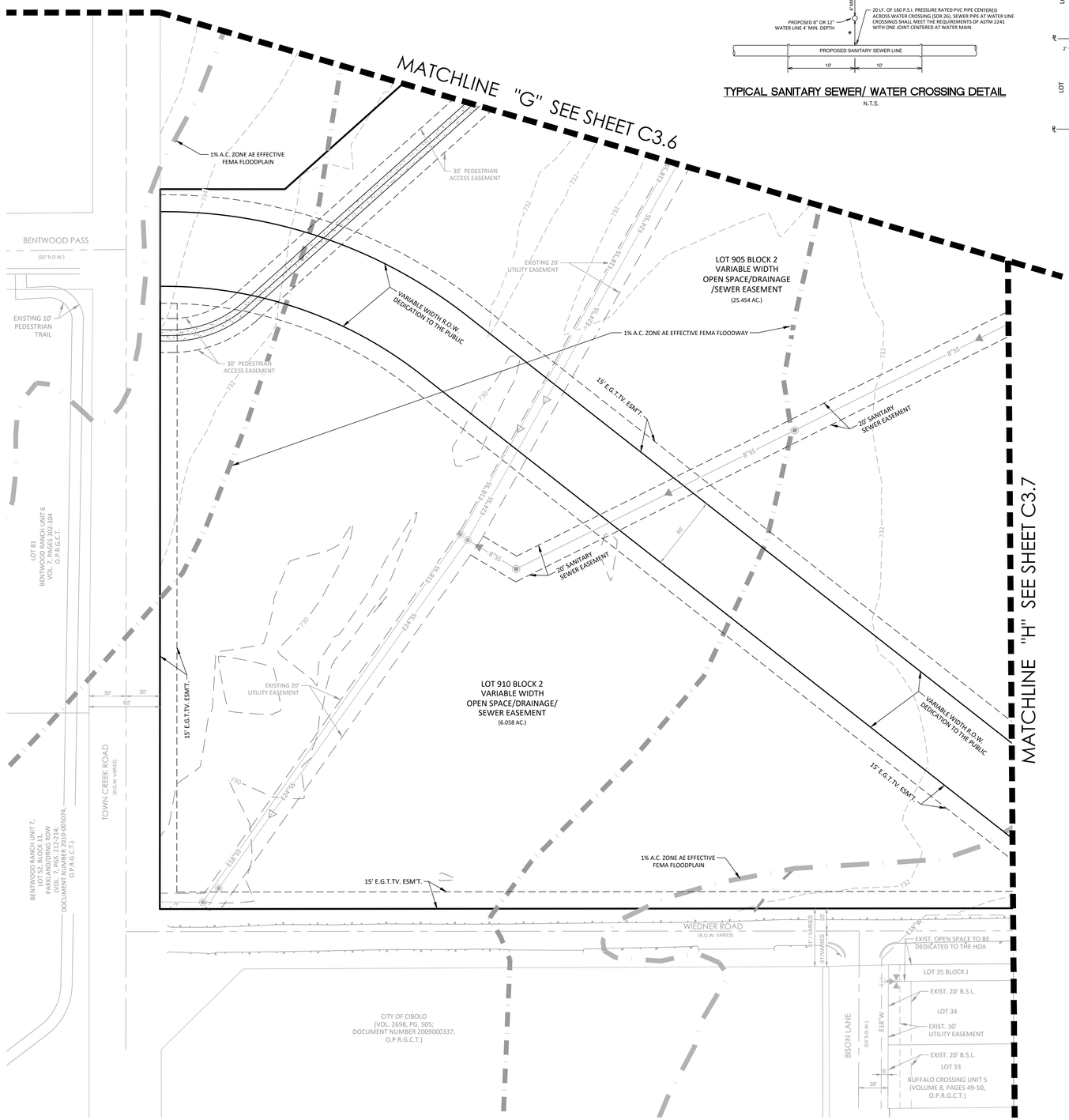
PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

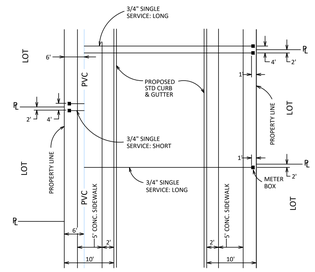
WATER OVERALL PLAN

SHEET
C3.7

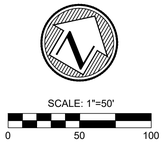
Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Civil 1\Drawings\24230.00_C3.7_Water.dwg



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



TYPICAL METER BOX DETAIL
N.T.S.



LEGEND

EXISTING 8" WATER MAIN	—8"W—
PROPOSED 8" WATER MAIN	8" PVC
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
EXISTING GATE VALVE	
PROPOSED GATE VALVE	
WATER SERVICE	WS
1" MUNICIPEX SINGLE SERVICE	
RESTRAINT/RESTRAINT LENGTH (FT.)	3
ELEC, GAS, TELE, CABLE TV EASEMENT	E.G.T.CA.ESM'T.
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	O.P.R.B.C.T.
SANITARY SEWER/WATER CROSSING LOCATION	

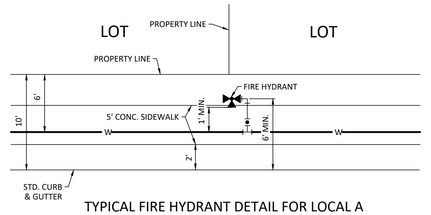
RESTRAINT JOINTS

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

CAUTION!!!

EXISTING ELECTRIC FEATURES, CONCRETE, SANITARY SEWER, WATER AND UTILITY MAINS TO BE ABANDONED/RELOCATED/REMOVED BY THE CONTRACTOR.

CONTRACTOR TO LOCATE VERTICAL AND HORIZONTAL EXISTING UTILITIES IF ANY DISCREPANCY NOTIFY ENGINEER PRIOR OF CONSTRUCTION



TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.

CAUTION!!!

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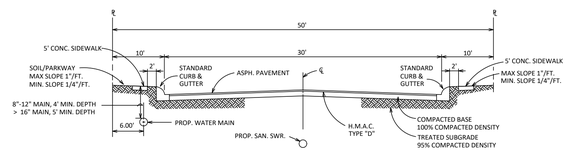


TYPICAL STREET CROSS-SECTION (30' PAVEMENT)
N.T.S.

SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

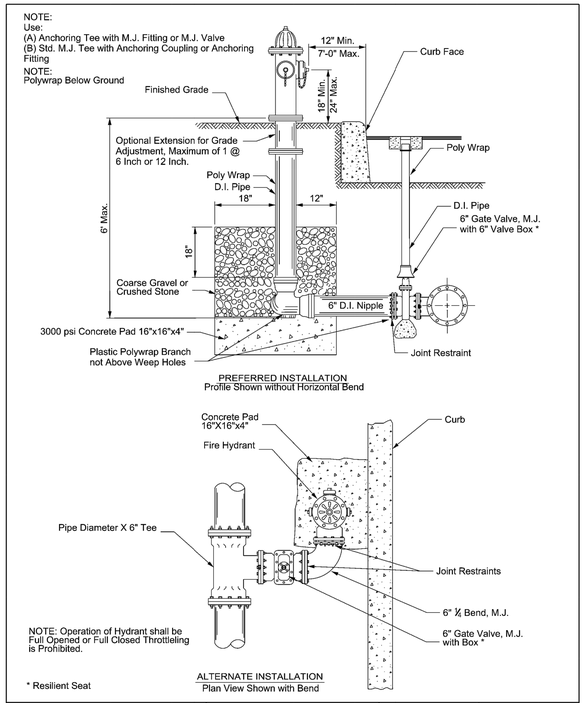
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

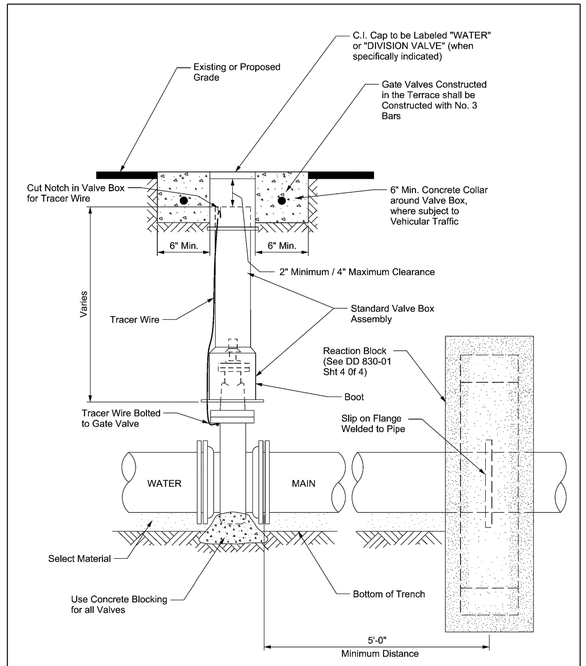
WATER OVERALL PLAN

SHEET
C3.8

Plot Date: December 1, 2025 User: D. Samuel Garcia
R:\Schlather Ranch\Unit 1\Drawings\24230.00 Unit 1.dwg, Arbor Key



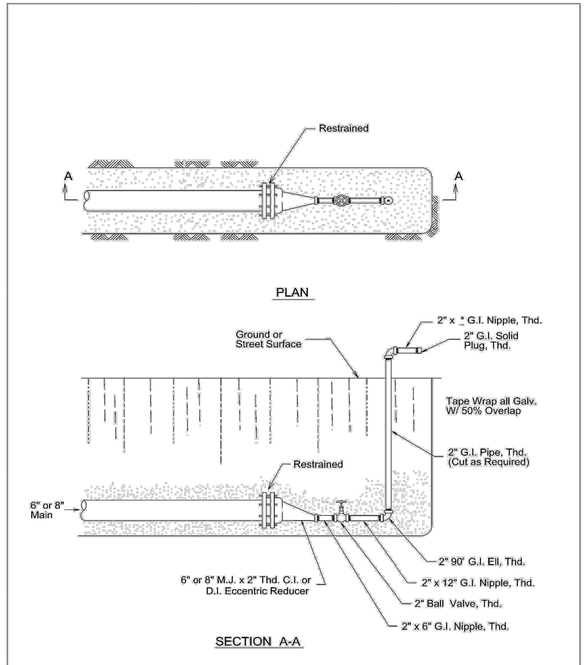
		APPROVED	REVISED
	FIRE HYDRANT INSTALLATION (JOINT RESTRAINT)	MAY 2013	AUG 2019
		DD-834-01	SHEET 1 OF 3



NOTE: Tracer Wire for PVC (Typ. for PVC & HDPE)
NOTE: All Concrete to be 3,000 psi

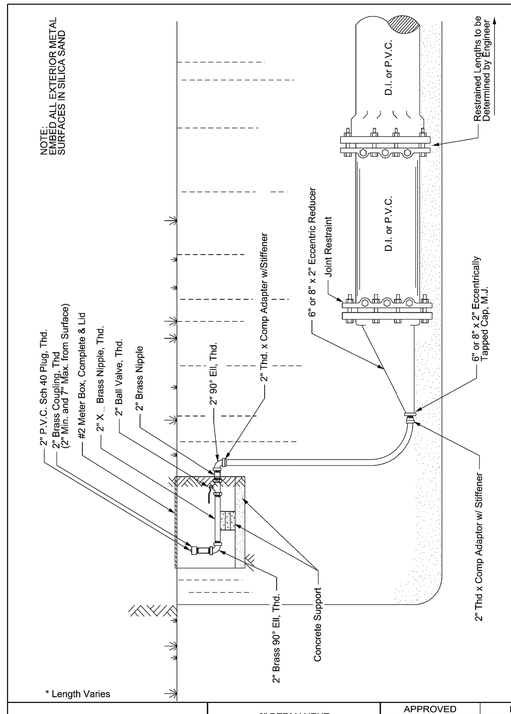
Note: For all work associated with Recycled Water Valves, refer to DD 110-10, Sht. 1 of 1

		APPROVED	REVISED
	INSTALLATION OF NON-GEARED GATE VALVE WITH VALVE BOX AND EXTENSION	MARCH 2008	AUG 2019
		DD 828-01	SHEET 1 OF 1



* Cut as required to extend beyond excavation

		APPROVED	REVISED
	2" TEMPORARY BLOW-OFF ASSEMBLY ON 6" & 8" MAINS	MARCH 2008	AUG 2019
		DD-844-01	SHEET 1 OF 4



		APPROVED	REVISED
	2" PERMANENT BLOW-OFF ASSEMBLY ON 6" & 8" D.I./ PVC MAINS	MARCH 2008	AUG 2019
		DD-844-02	SHEET 5 OF 5

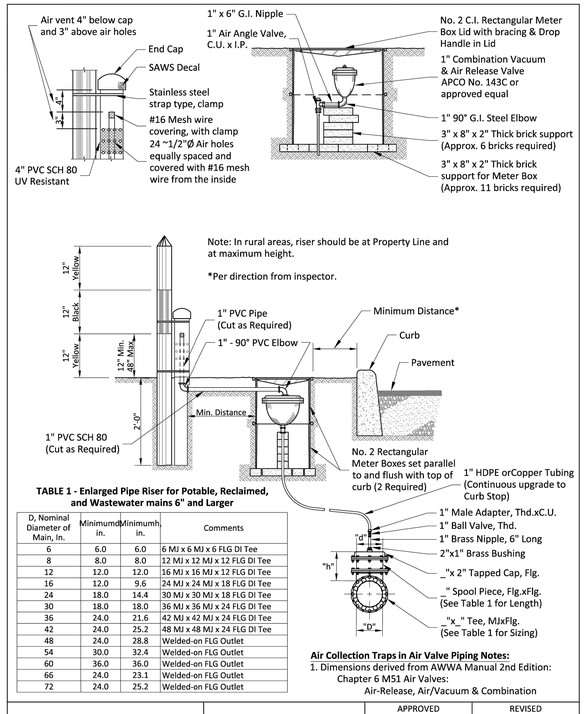
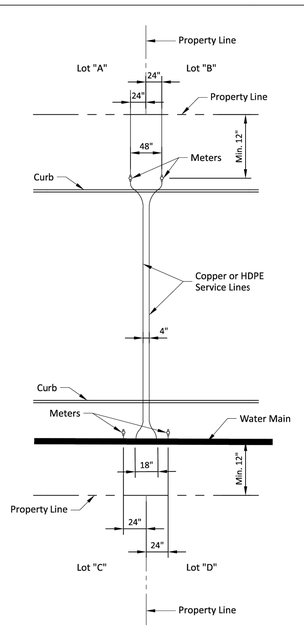


TABLE 1 - Enlarged Pipe Riser for Potable, Reclaimed, and Wastewater mains 6" and Larger

D, Nominal Diameter of Main, In.	Minimumd in.	Minimumh in.	Comments
6	6.0	6.0	6 MJ x 6 MJ x 6 FLG DI Tee
8	8.0	8.0	12 MJ x 12 MJ x 12 FLG DI Tee
12	12.0	12.0	16 MJ x 16 MJ x 12 FLG DI Tee
16	12.0	9.6	24 MJ x 24 MJ x 18 FLG DI Tee
24	18.0	14.4	30 MJ x 30 MJ x 18 FLG DI Tee
30	18.0	18.0	36 MJ x 36 MJ x 24 FLG DI Tee
36	24.0	21.6	42 MJ x 42 MJ x 24 FLG DI Tee
42	24.0	25.2	48 MJ x 48 MJ x 24 FLG DI Tee
48	24.0	28.8	Welded-on FLG Outlet
54	30.0	32.4	Welded-on FLG Outlet
60	36.0	36.0	Welded-on FLG Outlet
66	24.0	23.1	Welded-on FLG Outlet
72	24.0	25.2	Welded-on FLG Outlet

Air Collection Traps in Air Valve Piping Notes:
1. Dimensions derived from AWWA Manual 2nd Edition: Chapter 6 M51 Air Valves: Air-Release, Air/Vacuum & Combination

		APPROVED	REVISED
	INSTALLATION OF 1" AIR RELEASE VALVE	March 2008	August 2019
		DD-846-01	SHEET 1 OF 1



SINGLE SERVICE LINE - SINGLE METER

		APPROVED	REVISED
	TYPICAL NEW DEVELOPMENT SERVICE ARRANGEMENT	March 2008	December 2018
		DD-824-05	SHEET 1 OF 3

REVISIONS							
NO.	DATE	DESCRIPTION	BY:	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

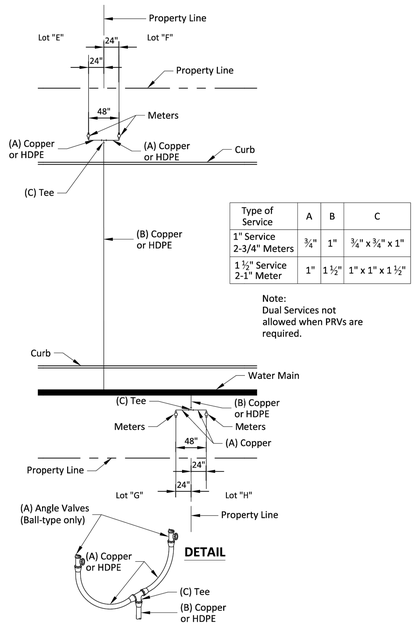
SCHLATHER RANCH SUBDIVISION

WATER STANDARD DETAILS

SHEET
C3.9

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Drawings\24230.00_ESA\1_ESA_Water.dwg

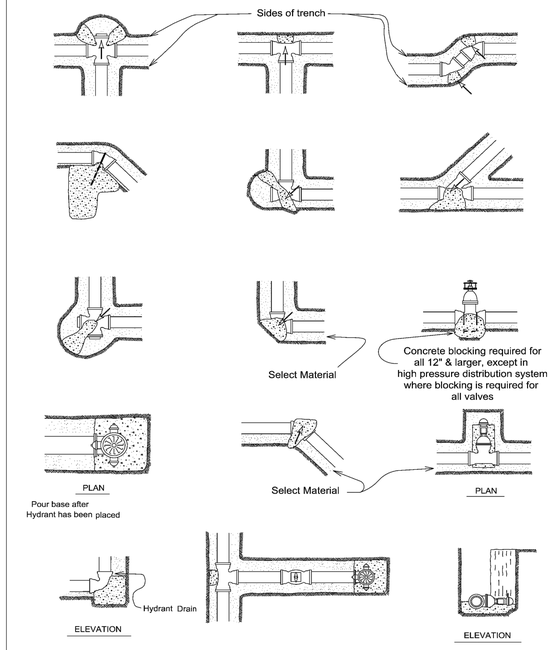


Type of Service	A	B	C
1" Service 2-3/4" Meters	¾"	1"	¾" x ¾" x 1"
1 ½" Service 2-1" Meter	1"	1 ½"	1" x 1" x 1 ½"

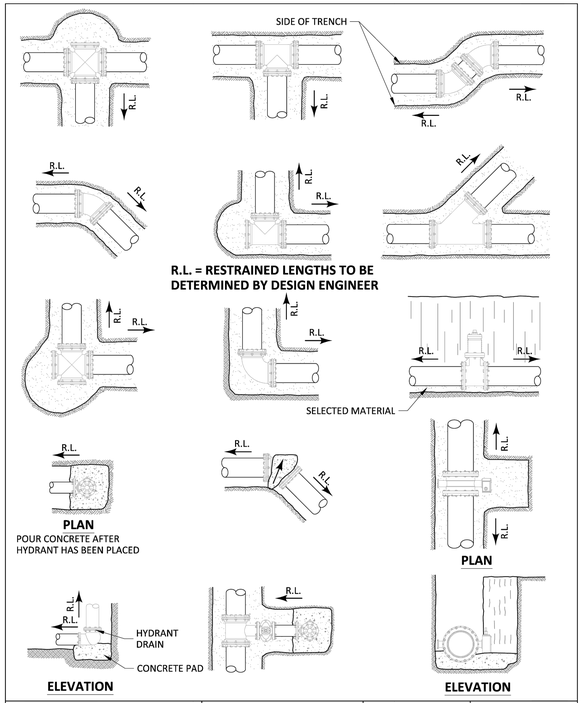
Note:
Dual Services not allowed when PRVs are required.

SINGLE SERVICE LINE - DUAL METER

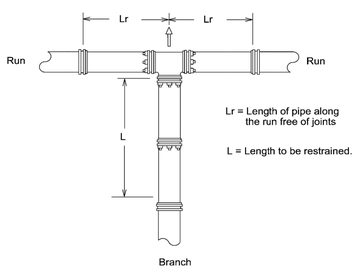
	TYPICAL SERVICE ARRANGEMENT	APPROVED	REVISED
		March 2008	December 2018
		DD-824-05	SHEET 2 OF 3



	THRUST BLOCKS FOR FITTINGS (WATER ONLY)	APPROVED	REVISED
		March 2008	AUG 2019
		DD-839-01	SHEET 1 OF 2



	JOINT RESTRAINTS FOR FITTINGS (WATER ONLY)	APPROVED	REVISED
		March 2008	December 2019
		DD-839-01	SHEET 2 OF 2



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.

	RESTRAINED LENGTHS FOR TEES	APPROVED	REVISED
		March 2008	AUG 2019
		DD-839-04	SHEET 1 OF 2

RESTRAINED LENGTH FOR TEES (Cont'd)

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
12	4	0	42	31
12	4	5	1	1
12	6	0	59	44
12	6	5	13	1
12	6	10	1	1
12	8	0	77	58
12	8	5	42	23
12	8	10	7	1
12	8	15	1	1
12	12	0	109	82
12	12	5	86	59
12	12	10	63	35
12	12	15	39	12

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.

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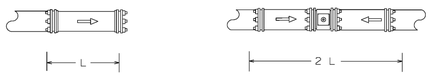
	RESTRAINED LENGTHS FOR TEES	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-839-04	SHEET 2 OF 2



L=LENGTH TO BE RESTRAINED

PIPE SIZE (inch)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	59	44
8	77	58
10	93	69
12	109	82

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:
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	RESTRAINED LENGTHS FOR DEAD ENDS / INLINE VALVES	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-839-05	SHEET 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 242.00.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
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STATE OF TEXAS
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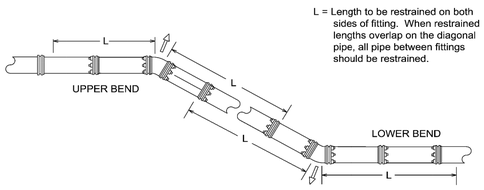
SCHLATHER RANCH SUBDIVISION

WATER STANDARD DETAILS

SHEET
C3.10

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Land Development\242.00.00 - 2.0 Engineering\Sheet Files\242.00.00 - 2.0 Water Standard Details.dwg



L = Length to be restrained on both sides of fitting. When restrained lengths overlap on the diagonal pipe, all pipe between fittings should be restrained.

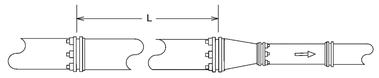
PIPE SIZE (inch)	BEND ANGLE (deg.)	LOW SIDE DEPTH	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 200psi	UPPER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi	LOWER BEND RESTRAINED LENGTH IN FEET TEST PRESSURE = 150 psi
6	45	5	24	8	18	6
6	22.5	5	12	4	9	3
6	11.25	5	6	2	4	1
6	45	10	24	5	18	4
6	22.5	10	12	2	9	2
6	11.25	10	6	1	4	1
8	45	5	32	11	24	8
8	22.5	5	15	5	11	4
8	11.25	5	8	3	6	2
8	45	10	32	7	24	5
8	22.5	10	15	3	11	2
8	11.25	10	8	2	6	1
12	45	5	45	16	34	12
12	22.5	5	22	7	16	6
12	11.25	5	11	4	8	3
12	45	10	45	10	34	7
12	22.5	10	22	5	16	3
12	11.25	10	11	2	8	2

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.

	RESTRAINED LENGTHS VERTICAL OFFSETS	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-839-06	SHEET 1 OF 1



L=Length to be restrained

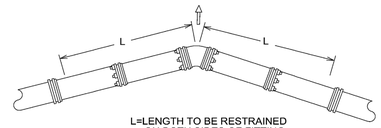
PIPE SIZE (inch)	SMALL SIZE (inch)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	4	30	23
8	4	55	42
8	6	32	24
12	4	95	71
12	6	80	60
12	8	58	43

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. Th restrained length shall be designed based upon the conditions encountered during the installation.

	RESTRAINED LENGTHS FOR REDUCERS	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-839-07	SHEET 1 OF 1



L=LENGTH TO BE RESTRAINED
ON BOTH SIDES OF FITTING

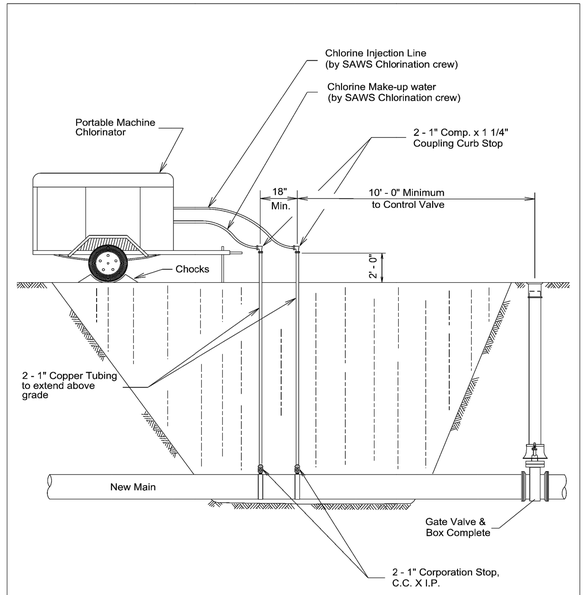
PIPE SIZE (inch)	BEND ANGLE (deg)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	90	23	17
6	45	9	7
6	22.5	5	3
6	11.25	2	2
8	90	30	22
8	45	12	9
8	22.5	6	4
8	11.25	3	2
12	90	43	32
12	45	18	13
12	22.5	8	6
12	11.25	4	3

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.

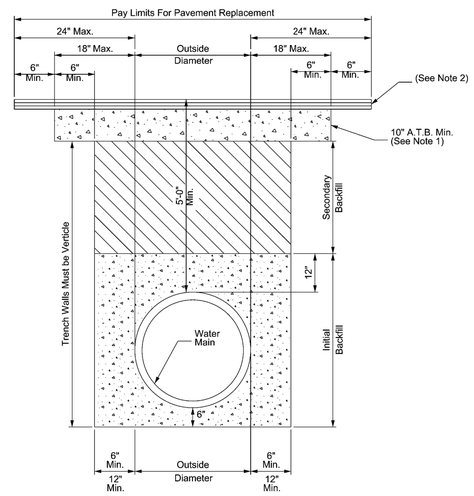
Note:
These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

	RESTRAINED LENGTHS FOR HORIZONTAL BENDS	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-839-08	SHEET 1 OF 1



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

	STANDARD CHLORINATION INSTALLATION	APPROVED	REVISED
		March 2008	AUG 2019
		DD-847-01	SHEET 1 OF 1

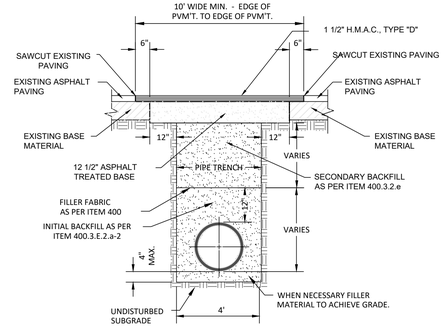


1. Asphalt Treated Base - As Specified COSA ROW - 10" Min. or Greater.

2.Replacement of Surface Layer Shall be of the Type and Thickness Base On Functional Classification.
   a. Min 2" HMAC Type "D" for Trench Repair in Local / Residential Streets.
   b. Min. 3" HMAC Type "C" for Trench Repair in Collector / Arterial Streets.

- Asphalt Treated Base (ATB)
- Hot Mix Asphalt Concrete (HMAC)

	POTABLE AND RECYCLED WATER MAIN DETAIL	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-812-01	SHEET 2 OF 9



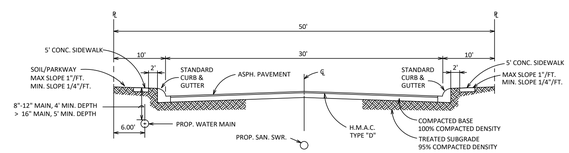
NOTE:

1. FOR LOCAL TYPE "A" & "B" STREETS (RESIDENTIAL) USE 6" ASPHALT CONCRETE BASE TYPE "B" WITH 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT.

2. FOR ARTERIAL & SECONDARY STREETS (COMMERCIAL) USE 12.5" TYPE "B" HOT MIX ASPHALTIC CONCRETE PAVEMENT LEVELING -UP COURSE & 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE PAVEMENT SURFACE COURSE.

TRENCH PAVEMENT REPLACEMENT

ITEM 511



TYPICAL STREET CROSS-SECTION (30' PAVEMENT)

N.T.S.

NO.	DATE	REVISIONS DESCRIPTION	BY:

PROJ. # 242.00.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
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PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

WATER STANDARD DETAILS

SHEET

C3.11

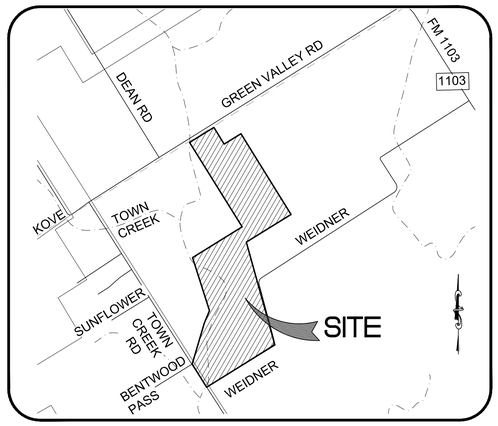
SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Ranch\Land Development\Civil\Sheets\242.00.00 - C3.11 - Water Std Details.dwg

CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

STREET & DRAIN IMPROVEMENTS PLANS



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
JUNE 2025

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73–79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

CONSTRUCTION SEQUENCING NOTES:

CALL THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

OBTAIN A SITE DEVELOPMENT PERMIT FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.

PROVIDE THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.

INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.

ROUGH–CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW–LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE UDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.

DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.

ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.

INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT–OF–WAY.

DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.

BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.

DELIVER FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.

RE–GRADE STREETS TO SUB–GRADE.

ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST COURSE BASE MATERIAL ON STREETS.

INSTALL CURB AND GUTTER.

LAY FINAL BASE COURSE ON ALL STREETS.

LAY ASPHALT.

COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION / FILTRATION PONDS.

COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.

REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.

COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBEDRWISE.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CIBOLO DESIGN AND CONSTRUCTION MANUAL AND THE UNIFIED DEVELOPMENT CODE, HERE AFTER REFERRED TO THE UDC.
- APPROVAL OF THESE CONSTRUCTION PLANS BY THE CITY OF CIBOLO DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CIBOLO MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF CIBOLO DESIGN AND CONSTRUCTION MANUAL. IT IS THE RESPONSIBILITY OF THE ENGINEER TO REQUEST A WAIVER FROM ANY ASPECT OF THESE PLANS THAT DO NOT COMPLY WITH THE UDC.
- A MINIMUM OF TWO EXISTING BENCH MARKS TIED TO CITY OF CIBOLO GRID SHOULD BE SHOWN ON THE PLANS. IN ADDITION TWO PERMANENT BENCHMARKS PER SUBDIVISION SHALL BE INSTALLED IN EACH SUBDIVISION TO INCLUDE DESCRIPTION, LOCATION, AND ELEVATION AND TIE TO CITY OF CIBOLO STANDARDS WHEN POSSIBLE.
- CAST BRONZE SURVEY MARKERS SHALL BE PLACED IN CONCRETE IN PERMANENT, ACCESSIBLE LOCATIONS AT THE TIME OF CONSTRUCTION. THE LOCATIONS OF THE MARKERS SHALL BE INDICATED ON THE CONSTRUCTION PLANS. A MINIMUM OF ONE MARKER SHALL BE PLACED FOR EACH 20 ACRES OF THE PROJECT.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF CIBOLO, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. NOTIFY THE CITY OF CIBOLO AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- BARRICADES, BUILT TO CITY OF CIBOLO SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD–END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY. (STREETS, ETC. MAY BE LISTED IN ADDITION TO OR INSTEAD OF NOTE.)
- IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
- ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
- THE LOCATION OF ANY WATER AND / OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
- USE ONE CALL UTILITY SYSTEM: DIAL 1–800–344–8377, 48 HOURS BEFORE YOU DIG. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.



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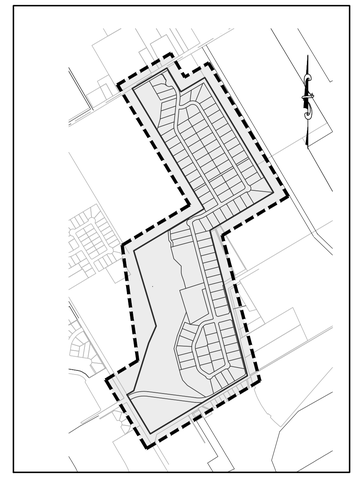
C4.38 DETENTION POND 2 - DRAINAGE DETAILS



INDEX MAP
NOT TO SCALE

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

KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
PH# (210) 882-6800

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

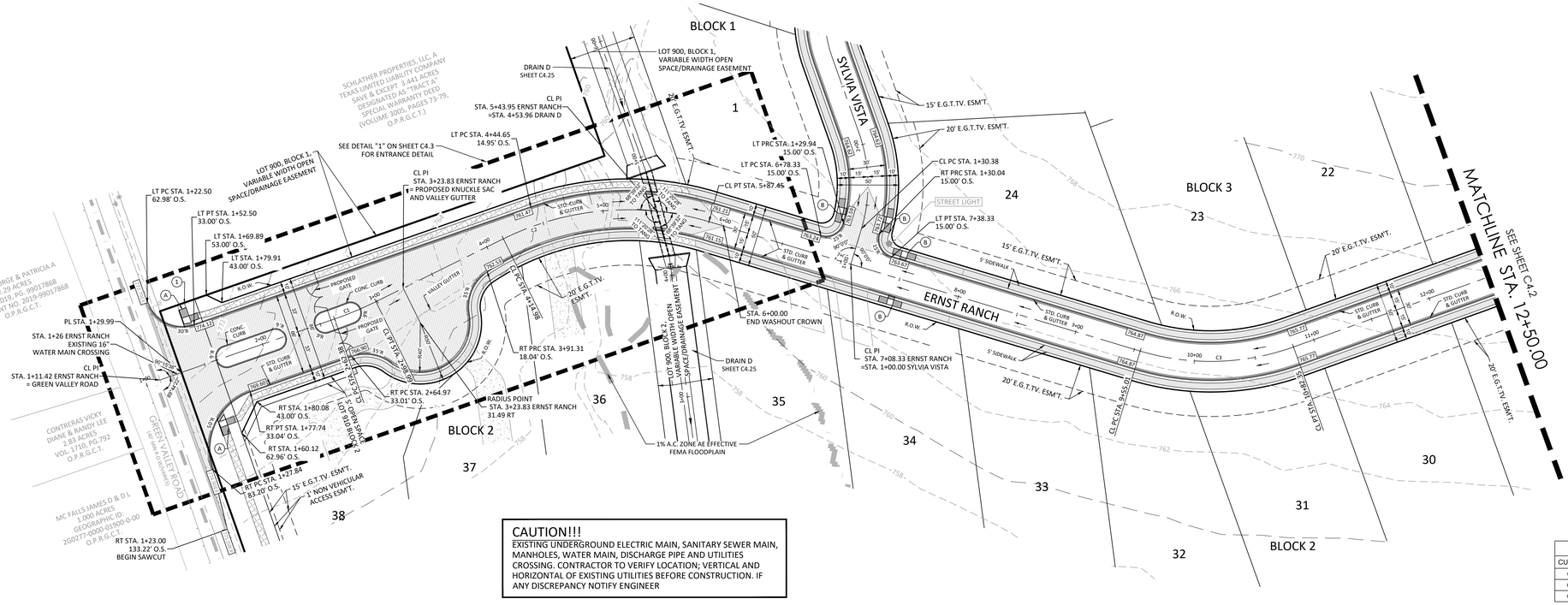
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., SUITE 103
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

GUADALUPE COUNTY — CITY OF CIBOLO — TEXAS

SUBMITTAL SET

C4.0

R:\Schlather Tract\Unit 1\Drawings\24230.00_C4.0_Street1_Cover_Sheet.dwg
Plot Date: December 1, 2025 User ID: Samuel Garcia



SCALE: 1"=50'

0 50 100

LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. (1)
- ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED (A)
- SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED (B)
- EXISTING TOP OF CURB ELEVATION 805.81TC
- PROPOSED TOP OF CURB ELEVATION 805.81
- HOME BUILDER INSTALLED 5' SIDEWALK
- DEVELOPER INSTALLED 5' SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION

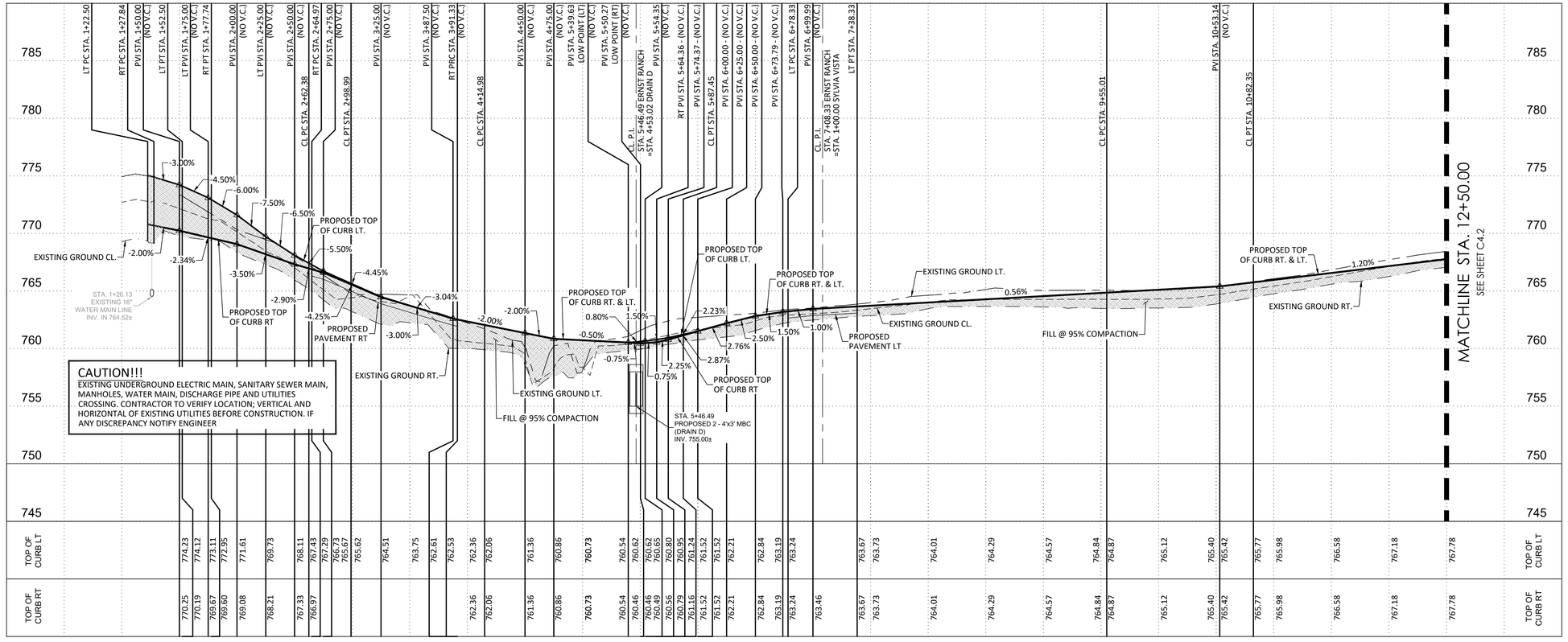
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	300.00'	6°59'29"	18.33'	36.61'	36.58'	S33°54'17"E
C2	230.00'	42°57'54"	90.52'	172.47'	168.46'	N15°55'04"W
C3	200.00'	36°28'55"	65.92'	127.35'	125.21'	S12°40'35"E

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, WATER MAIN, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

ERNST RANCH

STA. 1+00.00 TO STA. 12+50.00

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



SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:
				24230.00	SM	BDL

CHKD. BY: SM
DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
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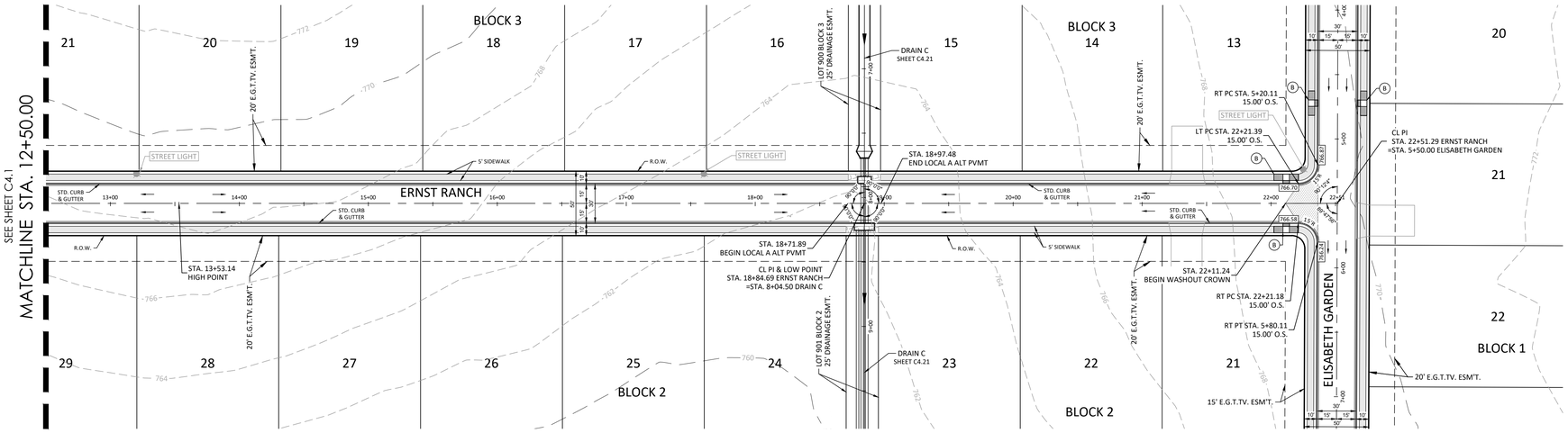
PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
ERNST RANCH
STA. 1+00.00 TO STA. 12+50.00

SHEET
C4.1

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather - Hein\Civil 3D\Ernst\C4.1_E4_3.dwg, STR_Ernst_Plan&Prof


SEE SHEET C4.1
MATCHLINE STA. 12+50.00
BLOCK 3
BLOCK 2
ERNST RANCH
ELISABETH GARDEN
BLOCK 1
STREET LIGHT
5' SIDEWALK
R.O.W.
STD. CURB & GUTTER
20' E.G.T.TV. ESM'T.
15' E.G.T.TV. ESM'T.
LOT 900 BLOCK 3 25' DRAINAGE ESM'T.
LOT 901 BLOCK 2 25' DRAINAGE ESM'T.
DRAIN C SHEET C4.21
STA. 18+97.48 END LOCAL A ALT PVMT
STA. 18+71.89 BEGIN LOCAL A ALT PVMT
CL PI & LOW POINT STA. 18+84.69 ERNST RANCH =STA. 8+04.50 DRAIN C
STA. 13+53.14 HIGH POINT
STA. 22+11.24 BEGIN WASHOUT CROWN
RT PC STA. 5+20.11 15.00' O.S.
LT PC STA. 22+21.39 15.00' O.S.
RT PC STA. 22+21.18 15.00' O.S.
RT PT STA. 5+80.11 15.00' O.S.
CL PI STA. 22+51.29 ERNST RANCH =STA. 5+50.00 ELISABETH GARDEN
766.70
766.58
766.24
766.87
766.81
766.75
766.58
766.70
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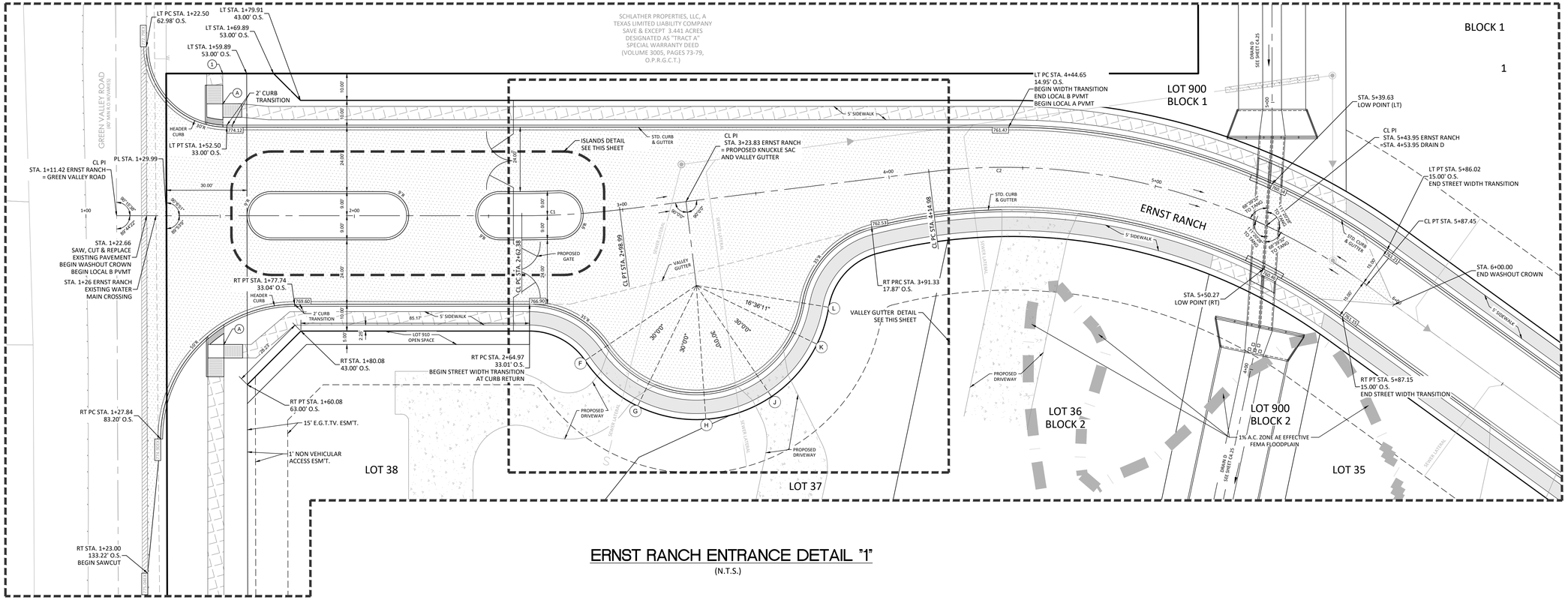
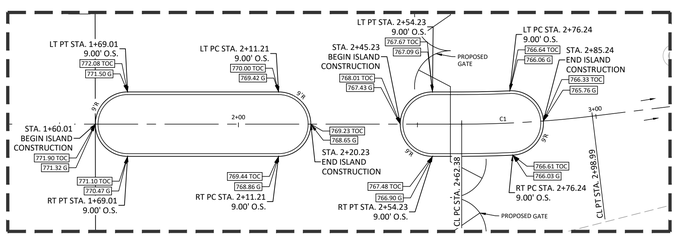
766.70



ERNST RANCH ENTRANCE DETAIL "1"

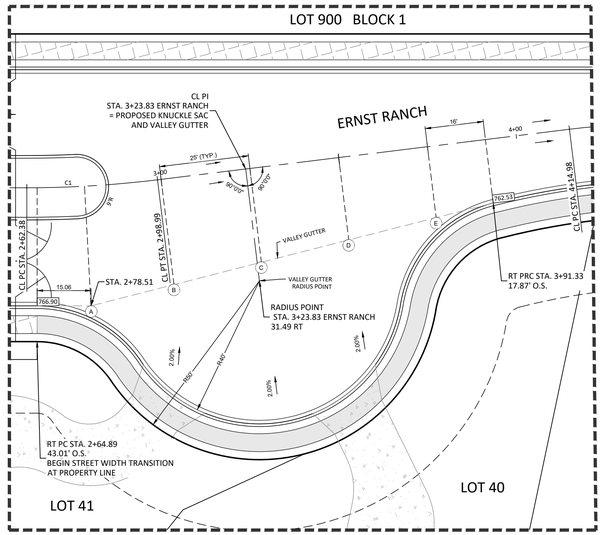
(N.T.S.)

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	300.00'	6°59'29"	18.33'	36.61'	36.58'	S33°54'17"E
C2	230.00'	42°57'54"	90.52'	172.47'	168.46'	N15°55'04"W
C3	200.00'	36°28'55"	65.92'	127.35'	125.21'	S12°40'35"E



ISLANDS DETAIL

(N.T.S.)



VALLEY GUTTER DETAIL

(N.T.S.)

ERNST RANCH VALLEY GUTTER TABLE		
POINT	TOP OF CURB	GUTTER
RT. PC STA. 2+64.97	766.90	766.32
A		765.88
B		765.01
C		764.01
D		763.23
E		762.42
RT. PRC STA. 3+91.33	762.53	761.95
ERNST RANCH KNUCKLE SAC TABLE		
RT. PC STA. 2+64.97	766.90	766.32
F	766.29	765.71
G	766.05	765.47
H	765.53	764.95
J	764.91	764.33
K	764.26	763.68
L	763.88	763.30
RT. PRC STA. 3+91.33	762.53	761.95

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	1
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	A
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	B
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

Moy Tarin Ramirez Engineers, LLC
• Engineers • Surveyors • Planners
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE ERNST RANCH

SHEET C4.3

Plot Date: December 1, 2025 User ID: Samuel Garcia
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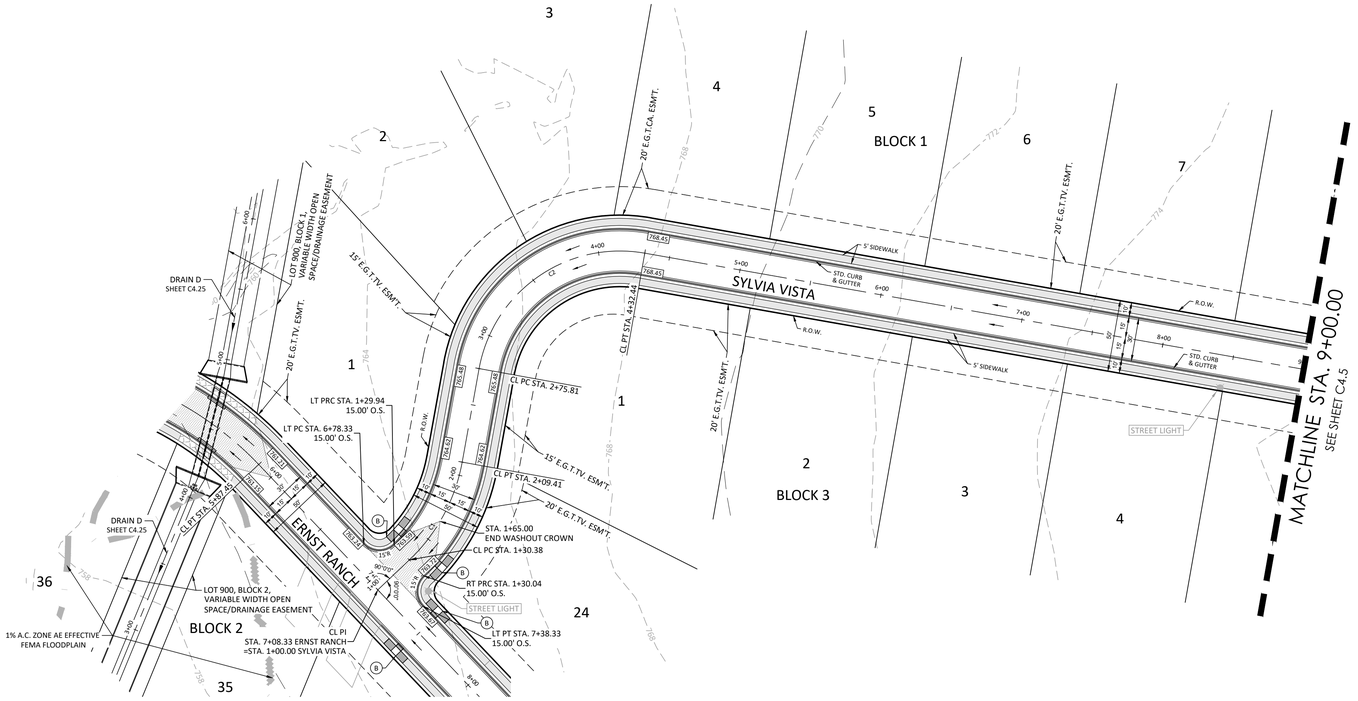


CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	36°13'26"	40.89'	79.03'	77.72'	N77°27'10"E
C2	100.00'	89°44'31"	99.55'	156.63'	141.10'	N75°47'18"W

SCALE: 1"=50'

0 50 100

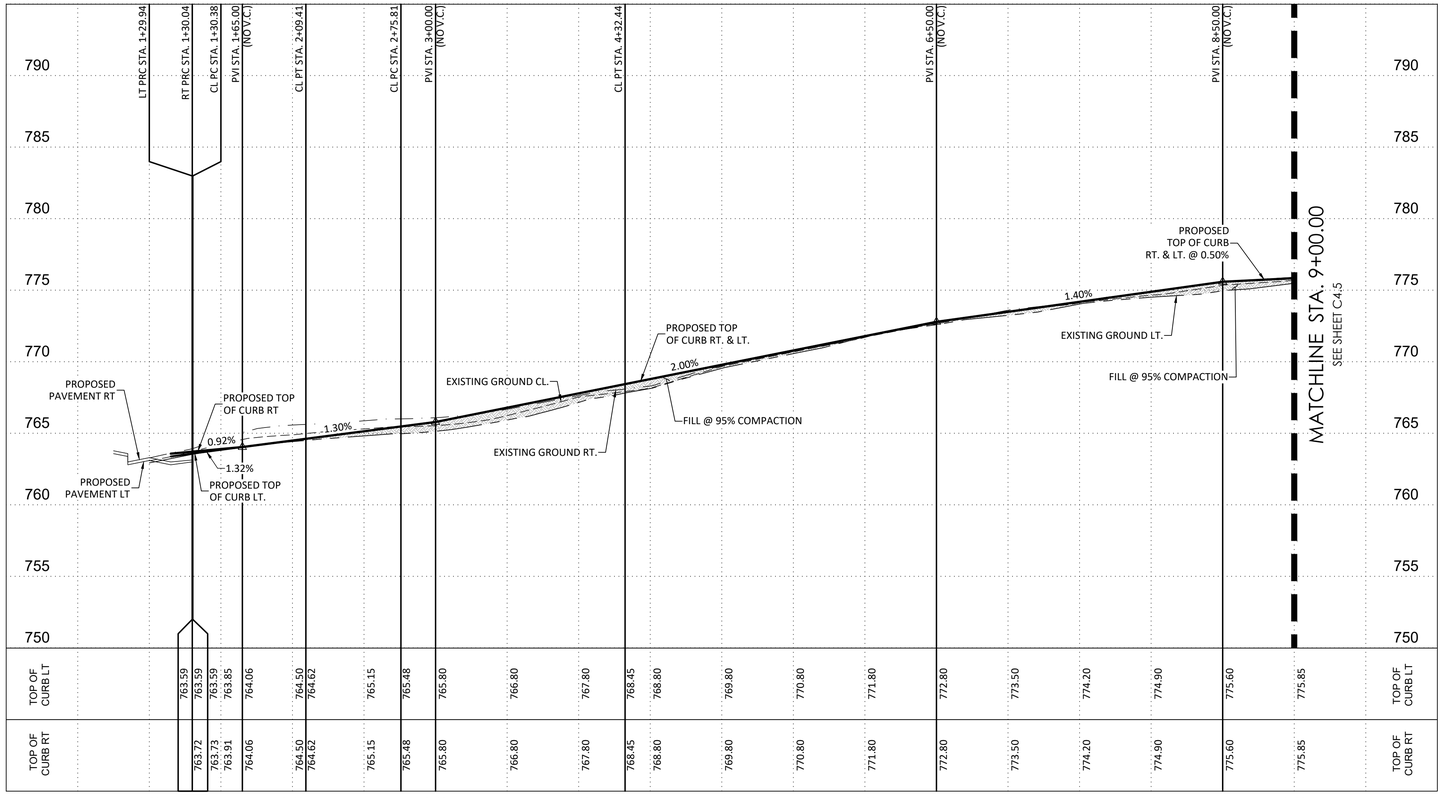
LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. (1)
- ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED (A)
- SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED (B)
- EXISTING TOP OF CURB ELEVATION 805.81TC
- PROPOSED TOP OF CURB ELEVATION 805.81
- HOME BUILDER INSTALLED 5' SIDEWALK
- DEVELOPER INSTALLED 5' SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION

SYLVIA VISTA

STA. 1+00.00 TO STA. 9+00.00

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



CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-- 10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
SYLVIA VISTA
STA. 1+00.00 TO STA. 9+00.00

SHEET
C4.4

Plot Date: December 1, 2025 User ID: Samuel Garcia
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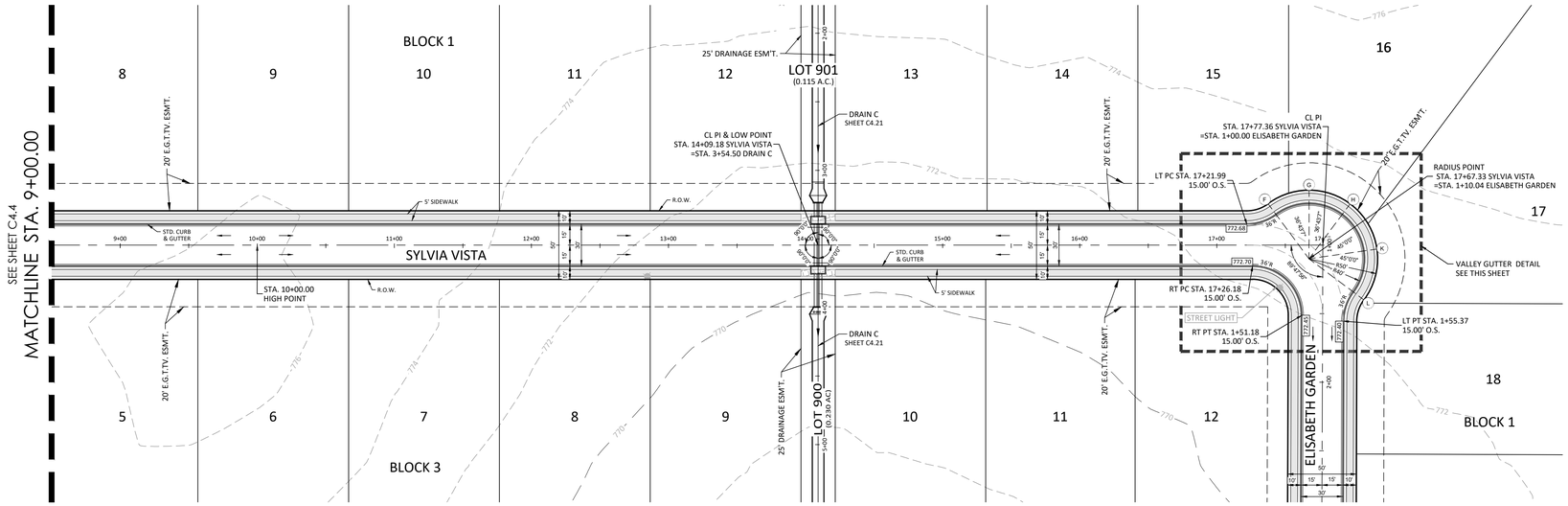
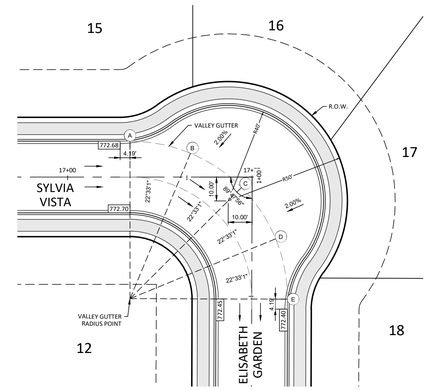


SCALE: 1"=50'

0 50 100

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	(1)
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	(A)
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	(B)
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	



VALLEY GUTTER DETAIL

NTS

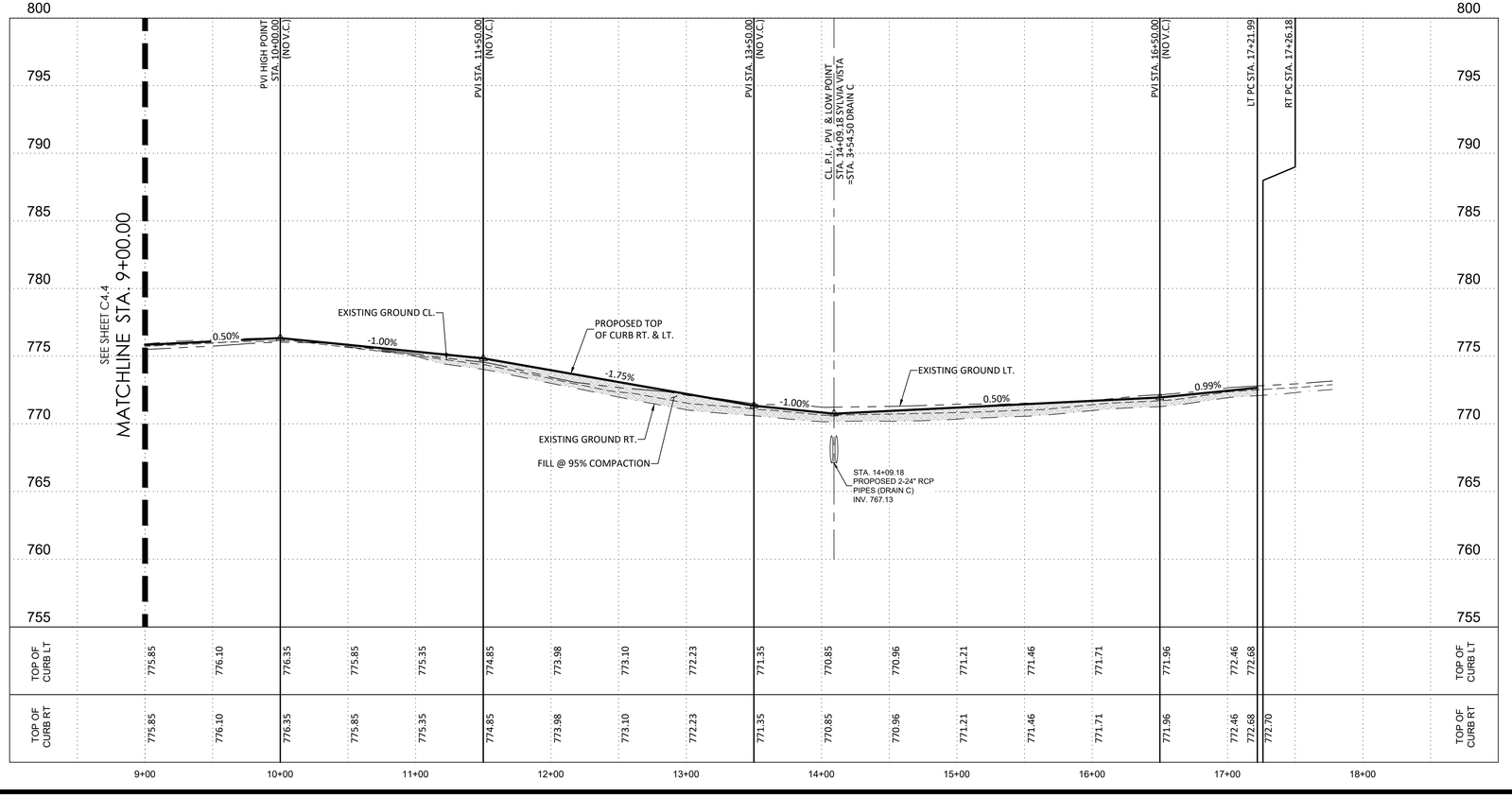
SYLVIA VISTA VALLEY GUTTER TABLE		
POINT	TOP OF CURB	GUTTER
LT. PC STA. 17+21.99	772.68	772.10
A		772.12
B		772.22
C		772.24
D		772.05
E		771.86
LT. PT STA. 1+55.37	772.40	771.82
SYLVIA VISTA KNUCKLE SAC TABLE		
LT. PC STA. 17+21.99	772.68	772.10
F	772.85	772.27
G	773.07	772.49
H	773.17	772.59
K	772.97	772.39
L	772.65	772.07
LT. PT STA. 1+55.37	772.40	771.82

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SYLVIA VISTA

STA. 9+00.00 TO STA. 17+77.36

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



SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315OO
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

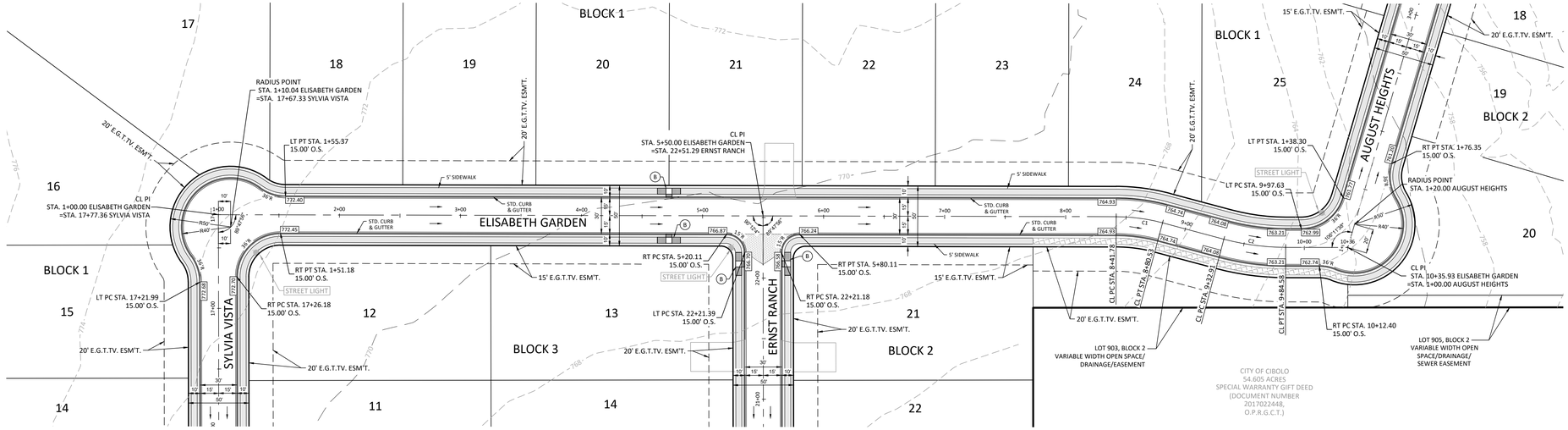
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
SYLVIA VISTA
STA. 9+00.00 TO STA. 17+77.36

SHEET
C4.5

Plot Date: December 4, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\Drawings\24230.00_C4.5_4_Plan_STR_Sylvia Vista.dwg



SCALE: 1"=50'

0 50 100

LEGEND

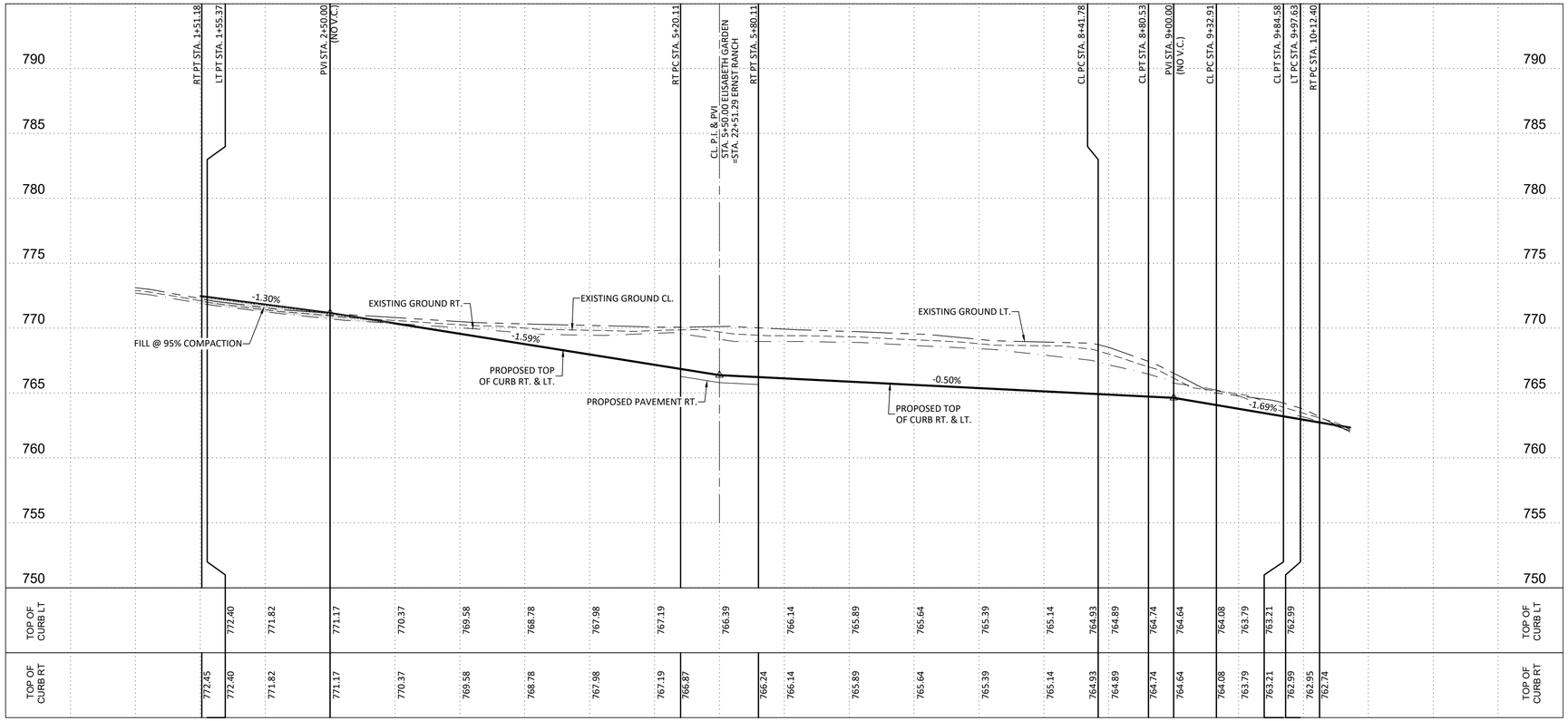
CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	1
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	A
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	B
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	150.00'	14°48'12"	19.49'	38.75'	38.65'	N66°41'08"E
C2	200.00'	14°48'12"	25.98'	51.67'	51.53'	S66°41'08"W

ELISABETH GARDEN

STA. 1+00.00 TO STA. 10+35.93

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



CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

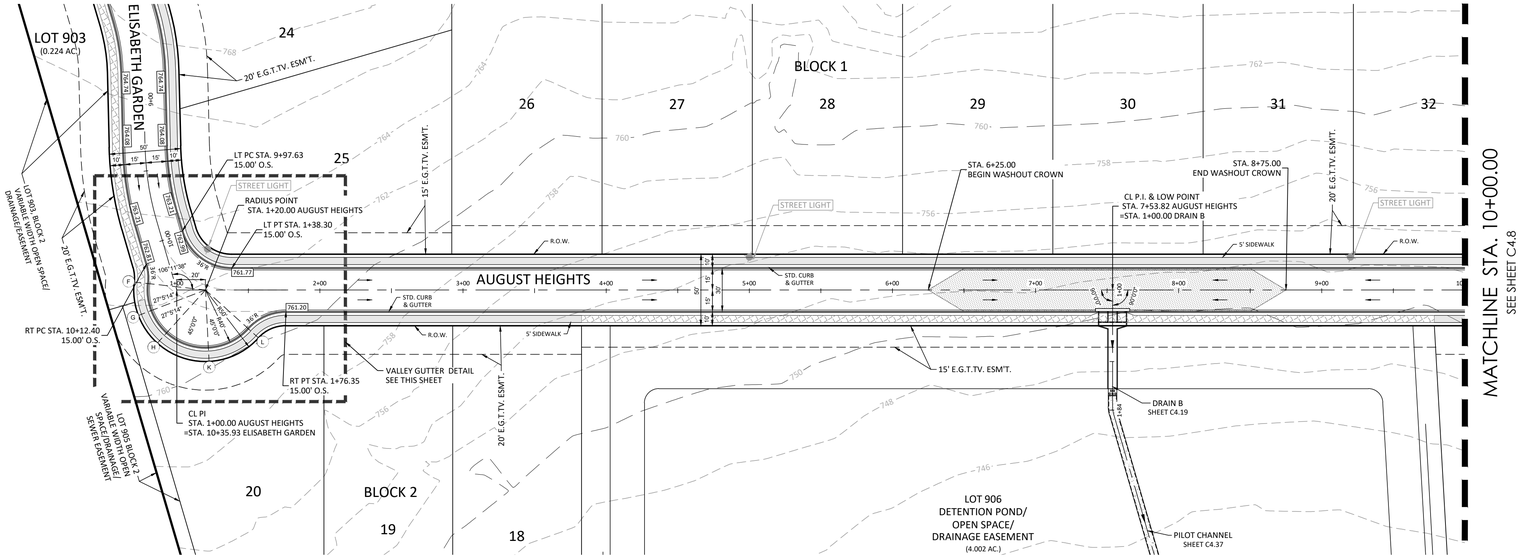
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
ELISABETH GARDEN

SHEET
C4.6

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\Civil 3D\Survey\24230.00 24 Engr_STR_Elisabeth_Garden.dwg

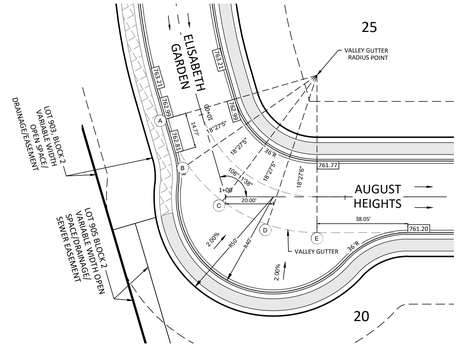


SCALE: 1"=50'

0 50 100

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	(1)
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	(A)
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	(B)
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	



VALLEY GUTTER DETAIL

NTS

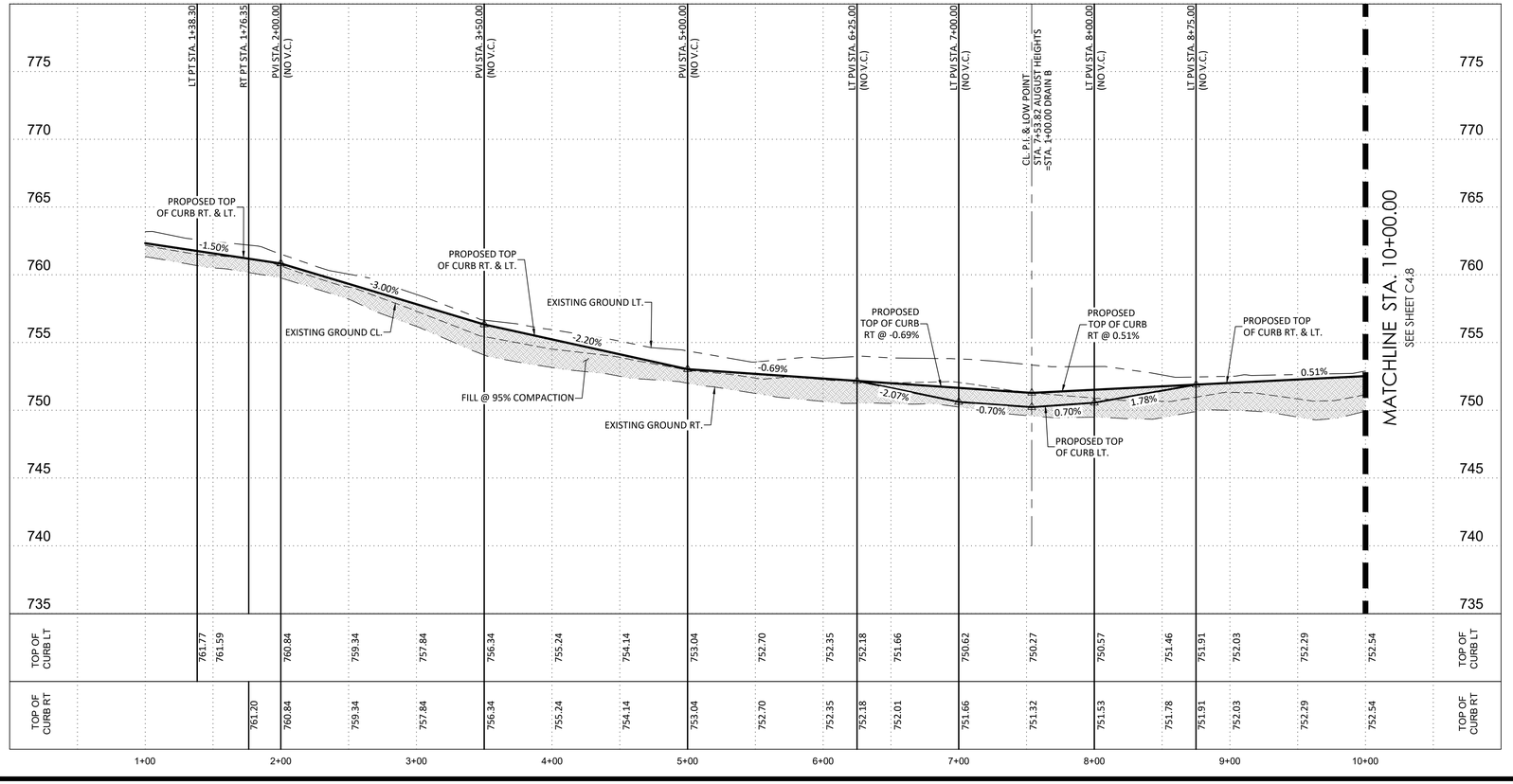
AUGUST HEIGHTS VALLEY GUTTER TABLE		
POINT	TOP OF CURB	GUTTER
A	762.99	762.41
RT. PC STA. 10+12.40	762.81	762.23
B		762.13
C		761.84
D		761.56
E		761.27
RT. PT STA. 1+76.35	761.20	760.62
AUGUST HEIGHTS KNUCKLE SAC TABLE		
RT. PC STA. 10+12.40	762.81	762.23
F	762.73	762.15
G	762.68	762.10
H	762.58	762.00
K	762.28	761.70
L	761.78	761.20
RT. PT STA. 1+76.35	761.20	760.62

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

AUGUST HEIGHTS

STA. 1+00.00 TO STA. 10+00.00

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



SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

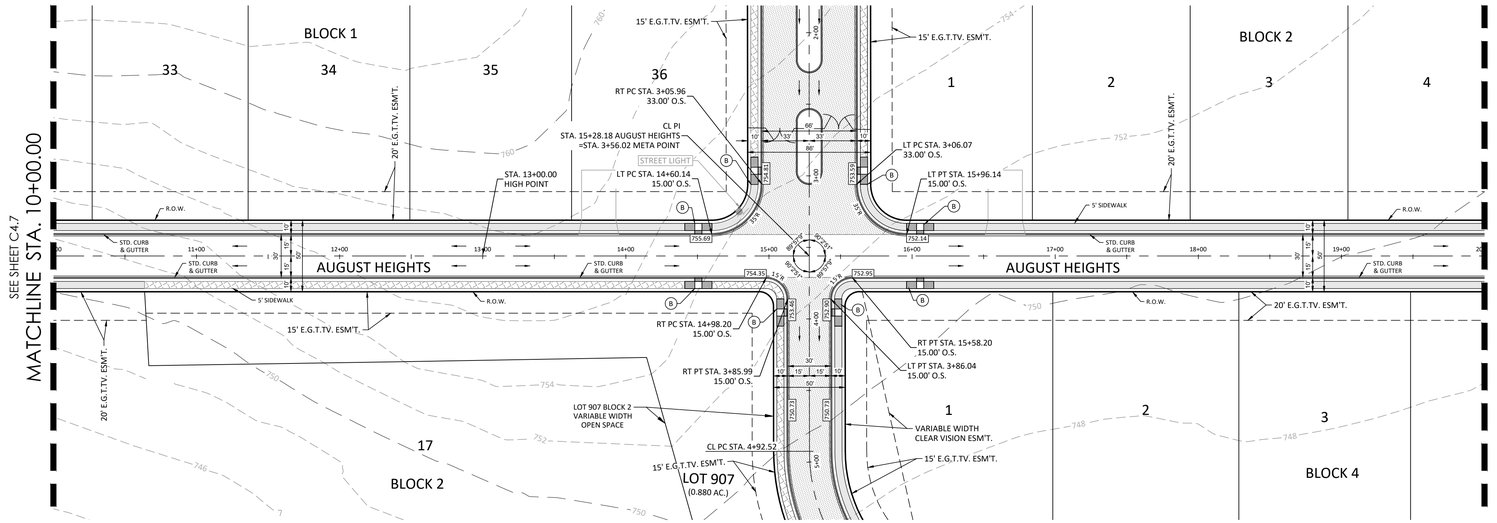
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
AUGUST HEIGHTS
STA. 1+00.00 TO STA. 10+00.00

SHEET
C4.7

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\Civil\Drawings\24230.00_C4.7 x-sec & P&P_STR_August Heights.dwg



SCALE: 1"=50'

0 50 100

LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. (1)
- ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED (A)
- SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED (B)
- EXISTING TOP OF CURB ELEVATION — 805.81TC
- PROPOSED TOP OF CURB ELEVATION — 805.81
- HOME BUILDER INSTALLED 5' SIDEWALK
- DEVELOPER INSTALLED 5' SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION

REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

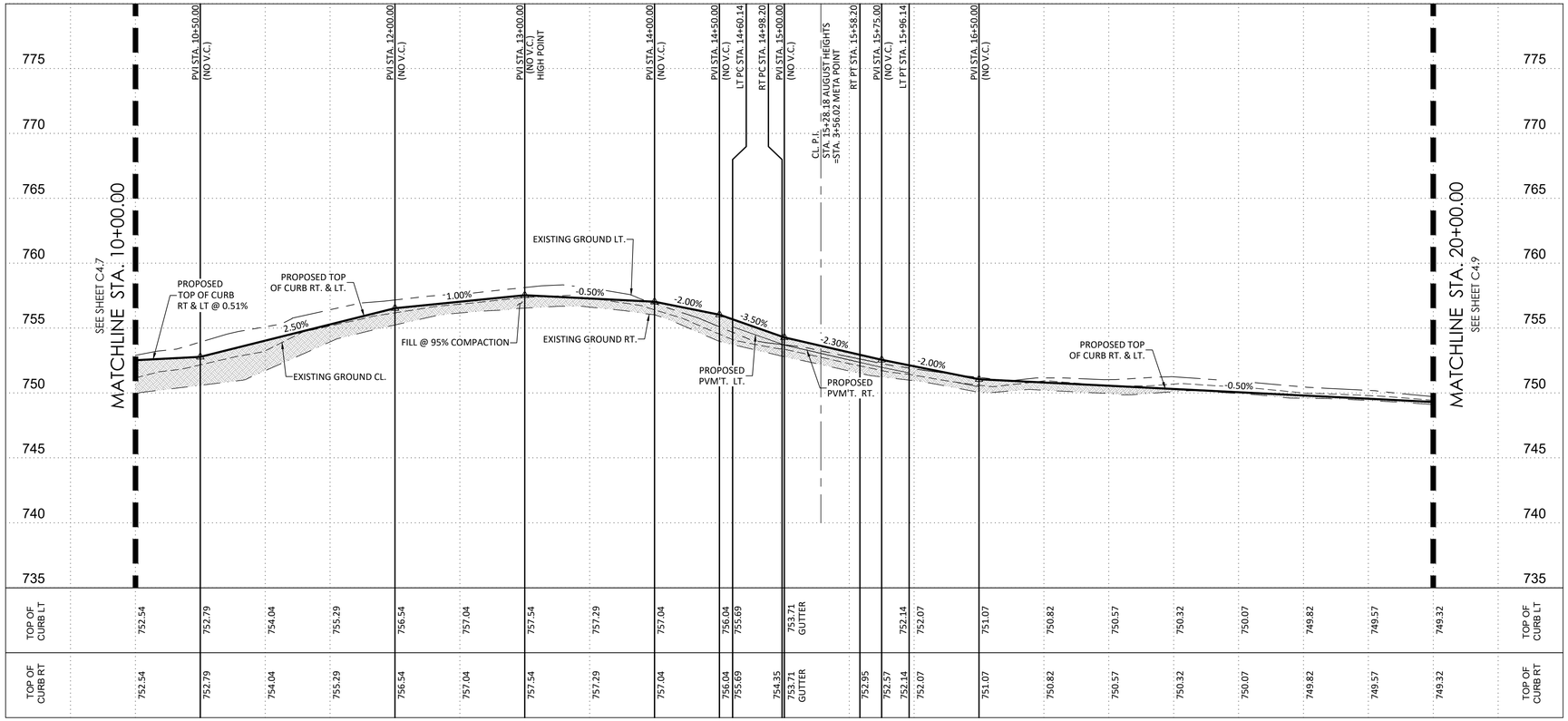
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

AUGUST HEIGHTS

STA. 10+00.00 TO STA. 20+00.00

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



CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
AUGUST HEIGHTS
STA. 10+00.00 TO STA. 20+00.00

SHEET
C4.8

Plot Date: December 1, 2025 User ID: Samuel Garcia
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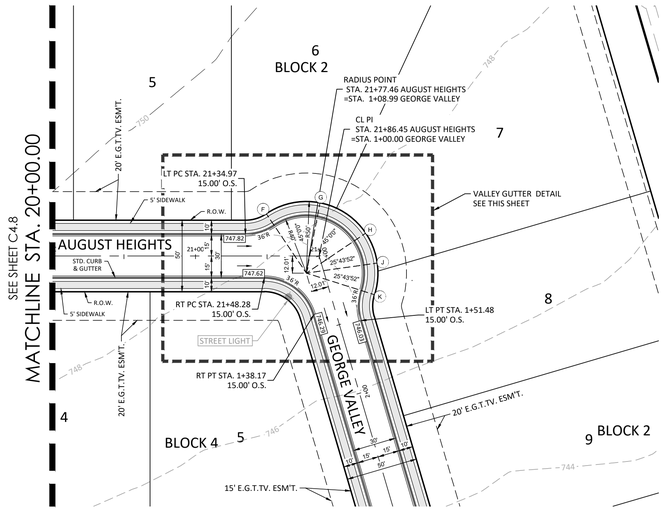
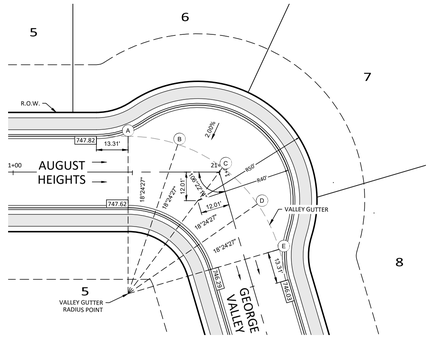




VALLEY GUTTER DETAIL

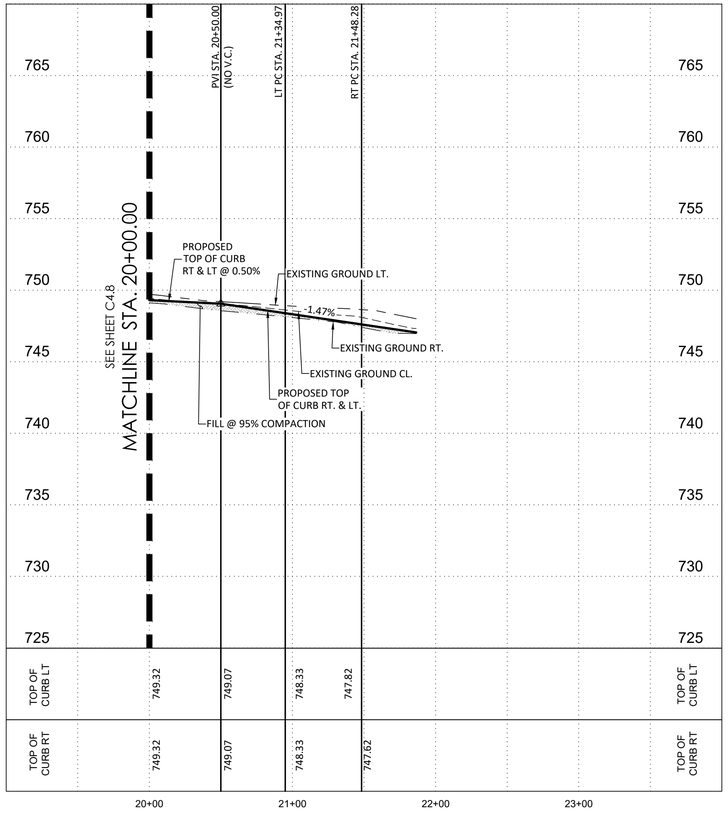
NTS

AUGUST HEIGHTS VALLEY GUTTER TABLE		
POINT	TOP OF CURB	GUTTER
LT. PC STA. 21+34.97	747.82	747.24
A		746.78
B		746.66
C		746.35
D		746.03
E		745.72
LT. PT STA. 1+51.48	746.03	745.45
AUGUST HEIGHTS KNUCKLE SAC TABLE		
LT. PC STA. 21+34.97	747.82	747.24
F	747.53	746.95
G	747.34	746.76
H	747.00	746.42
J	746.74	746.16
K	746.46	745.88
LT. PT STA. 1+51.48	746.03	745.45

AUGUST HEIGHTS

STA. 20+00.00 TO STA. 21+86.45

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





LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. (1)
- ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED (A)
- SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED (B)
- EXISTING TOP OF CURB ELEVATION 805.81TC
- PROPOSED TOP OF CURB ELEVATION 805.81
- HOME BUILDER INSTALLED 5' SIDEWALK
- DEVELOPER INSTALLED 5' SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #	DSN. BY:	DWN. BY:
				24230.00	SM	BDL
						CHKD. BY:
						SM
						DATE:
						6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315OO
5703 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



SCHLATHER RANCH SUBDIVISION

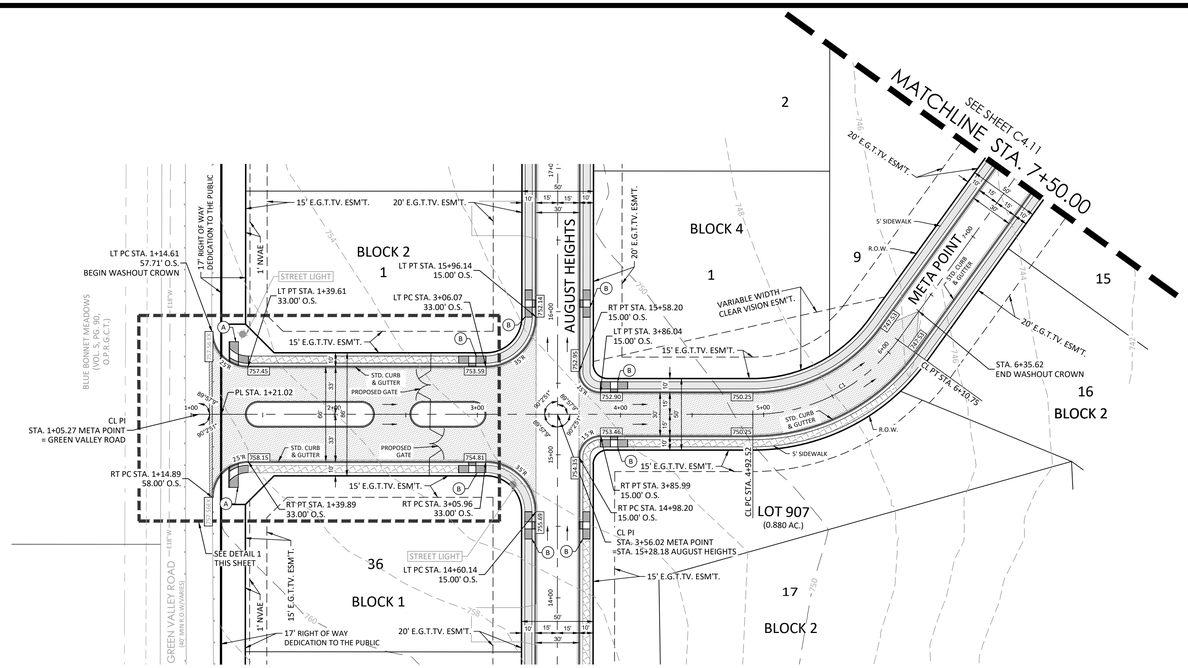
STREET PLAN & PROFILE
AUGUST HEIGHTS
STA. 20+00.00 TO STA. 21+86.45

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

SHEET
C4.9

Plot Date: December 1, 2025 User ID: Ismael Garcia
P:\Schlather Ranch\Civil 3D\Survey\24230.00_C4.7 and 4.8_STR_August Heights.dwg



SCALE: 1"=50'

0 50 100

LEGEND

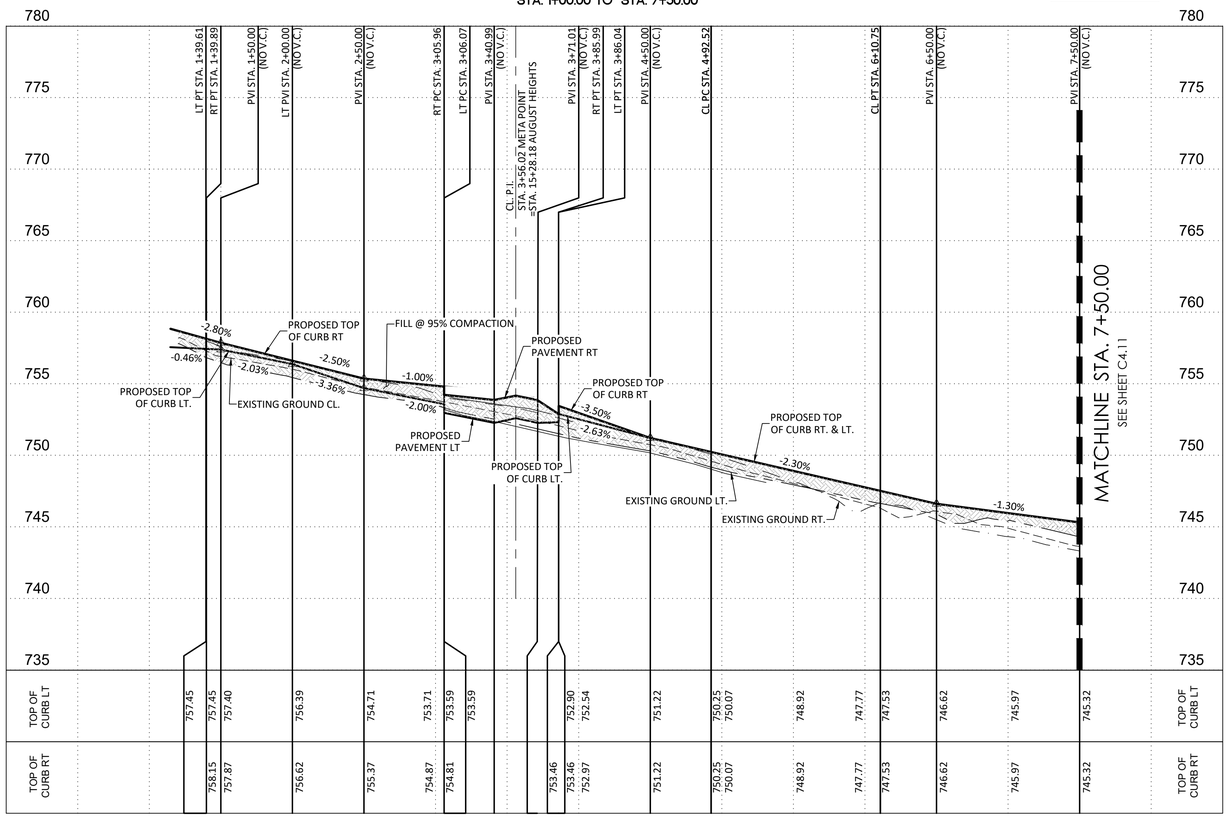
CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	1
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	A
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	B
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	

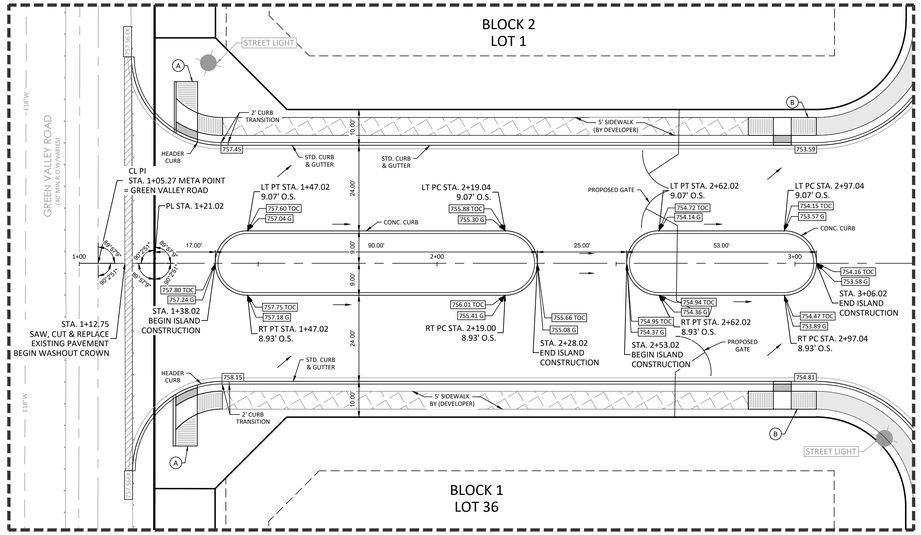
CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	54°11'30"	63.96'	118.23'	113.87'	S48°20'04"W
C2	200.00'	35°45'39"	64.52'	124.83'	122.81'	S03°21'29"W
C3	125.00'	42°29'31"	48.60'	92.70'	90.59'	S35°46'05"E

META POINT

STA. 1+00.00 TO STA. 7+50.00

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





DETAIL "1"
(N.T.S.)

CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
				PROJ. #:	DSN. BY:	SM
				24230.00	DWN. BY:	BDL
					CHKD. BY:	SM
					DATE:	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315OO
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
META POINT
STA. 1+00.00 TO STA. 7+50.00

SHEET
C4.10

Plot Date: April 9, 2021 User ID: Samuel Garcia
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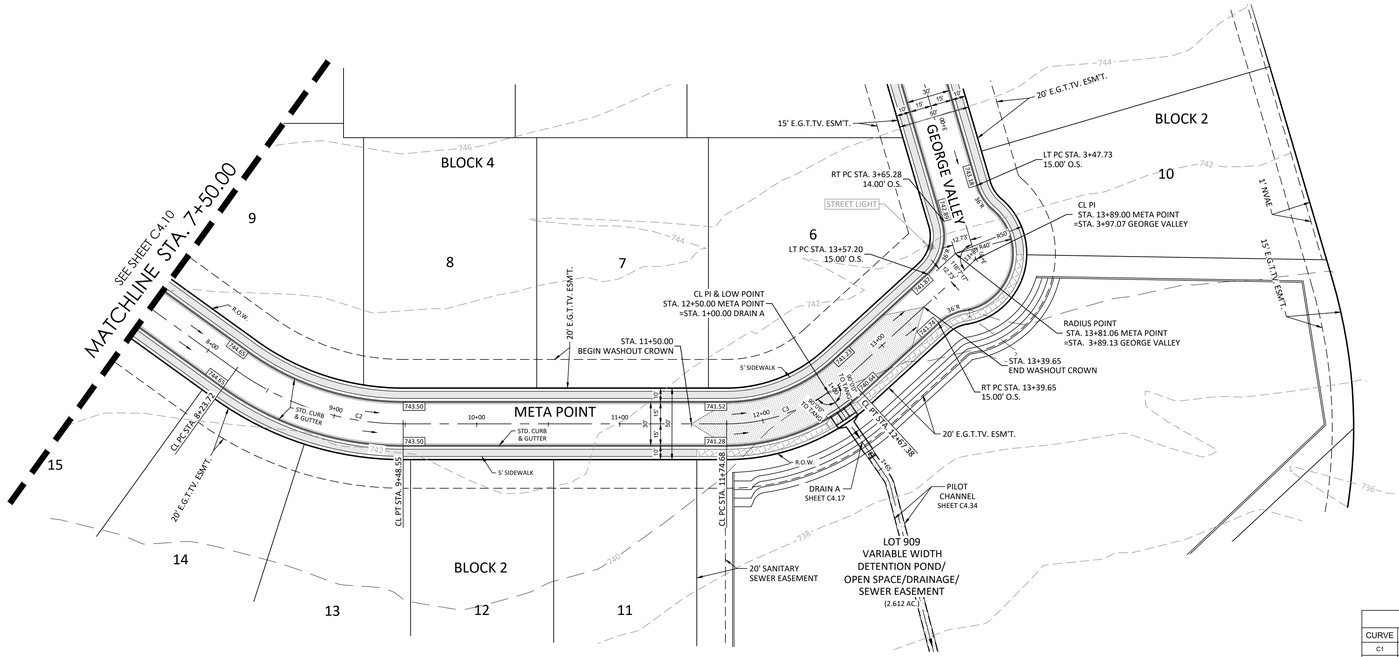
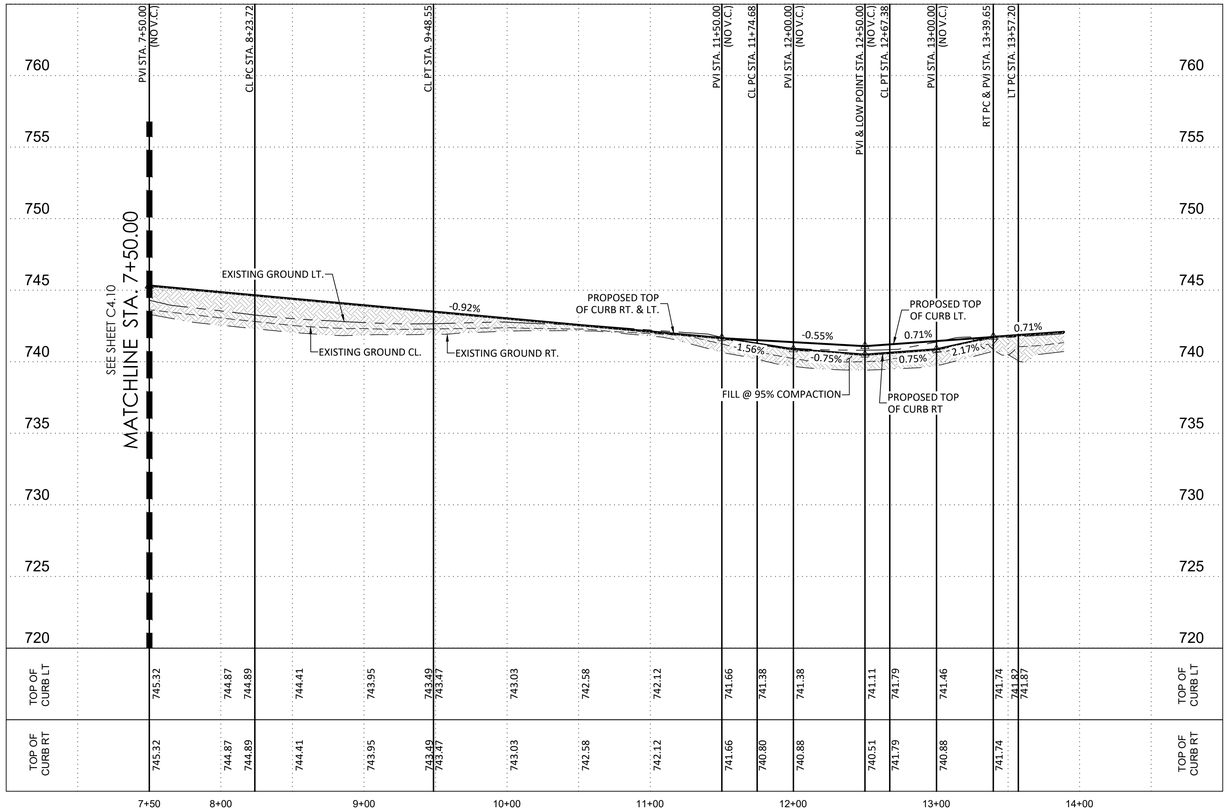


CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	54°11'30"	63.95'	118.23'	113.87'	S48°20'04"W
C2	200.00'	35°45'39"	64.52'	124.83'	122.81'	S03°21'29"W
C3	125.00'	42°29'31"	48.60'	92.70'	90.59'	S35°46'05"E

META POINT

STA. 7+50.00 TO STA. 13+89.00

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



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SUBMITTAL SET

7

SCALE: 1"=50'
0 50 100

LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. (1)
- ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED (A)
- SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED (B)
- EXISTING TOP OF CURB ELEVATION 805.81TC
- PROPOSED TOP OF CURB ELEVATION 805.81
- HOME BUILDER INSTALLED 5' SIDEWALK
- DEVELOPER INSTALLED 5' SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #:	24230.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

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STREET PLAN & PROFILE
META POINT
STA. 7+50.00 TO STA. 13+89.00

SHEET
C4.11

Plot Date: April 9, 2021 User ID: Samuel Garcia
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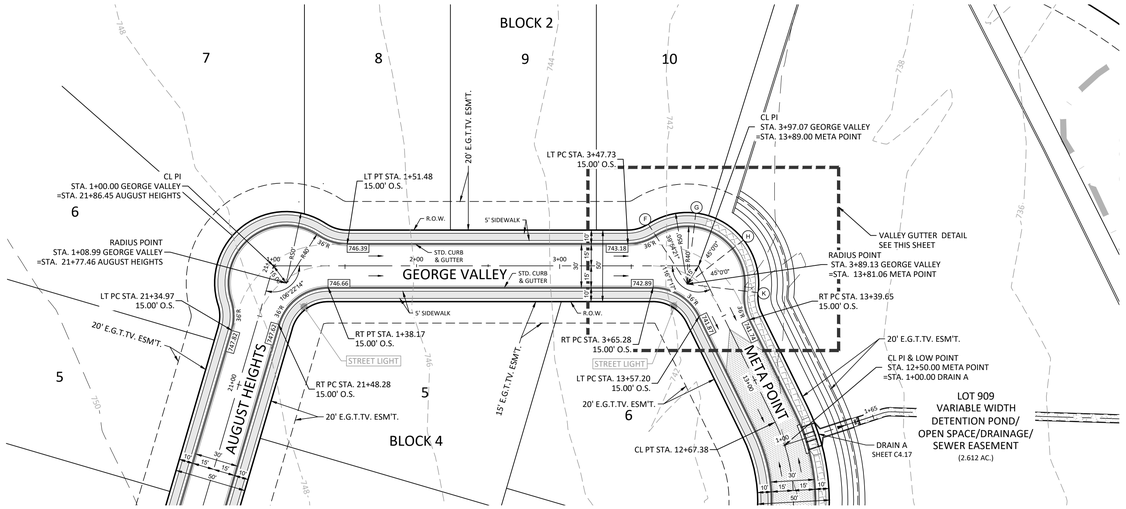

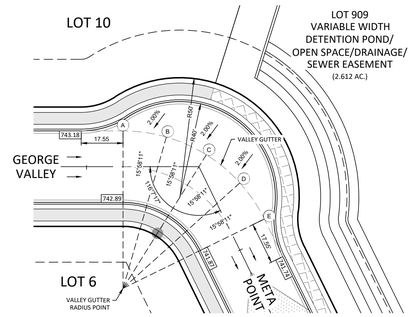

VALLEY GUTTER DETAIL

NTS

GEORGE VALLEY VALLEY GUTTER TABLE		
POINT	TOP OF CURB	GUTTER
LT. PC STA. 3+47.73	743.18	742.60
A		742.09
B		741.91
C		741.73
D		741.56
E		741.38
RT. PC STA. 13+39.65	741.74	741.16
GEORGE VALLEY KNUCKLE SAC TABLE		
LT. PC STA. 3+47.73	743.18	742.60
F	742.71	742.13
G	742.62	742.04
H	742.39	741.81
K	742.04	741.46
RT. PC STA. 13+39.65	741.74	741.16

CAUTION!!!
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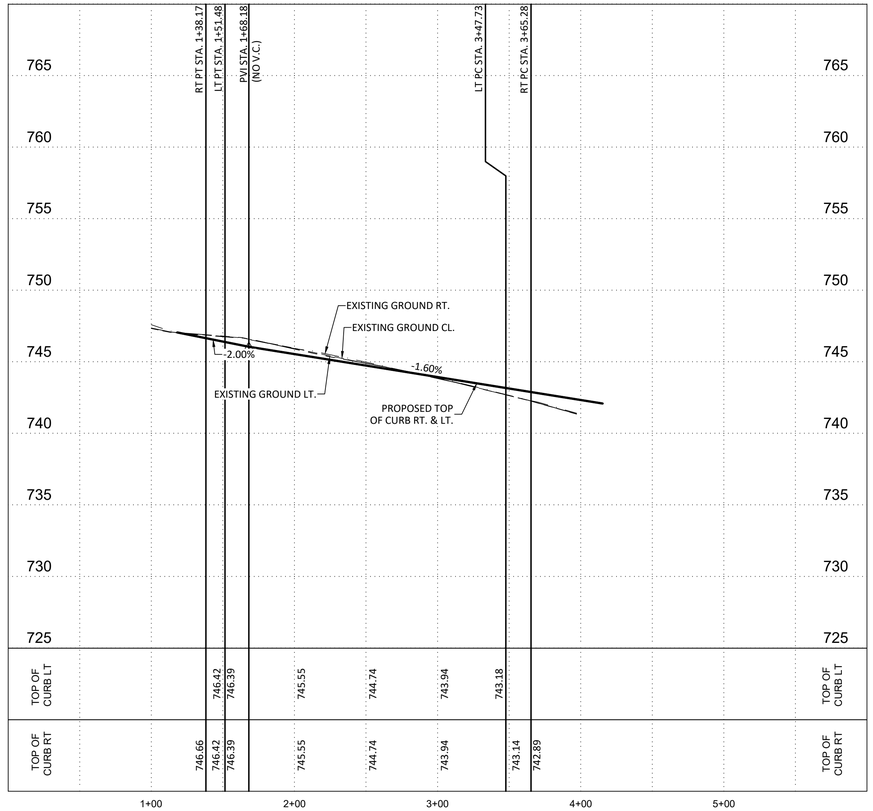
GEORGE VALLEY

STA. 1+00.00 TO STA. 3+97.07

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



SCALE: 1"=50'
0 50 100

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	1
ADA DIRECTIONAL CURB RAMP DEVELOPER INSTALLED	A
SIDEWALK WHEELCHAIR RAMP - TYPE IV DEVELOPER INSTALLED	B
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 5' SIDEWALK	
DEVELOPER INSTALLED 5' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

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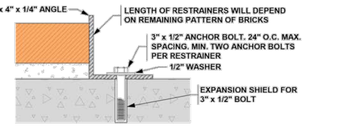
SCHLATHER RANCH SUBDIVISION

STREET PLAN & PROFILE
GEORGE VALLEY

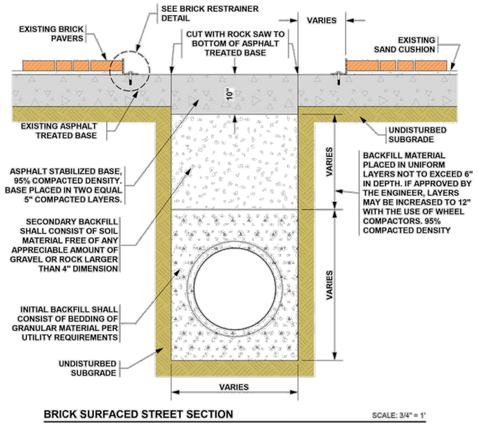
SHEET
C4.12

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Civil 3D\Design\24230.00 C4.12.dwg, ANSI_B(Landscape_Yellow).dwg

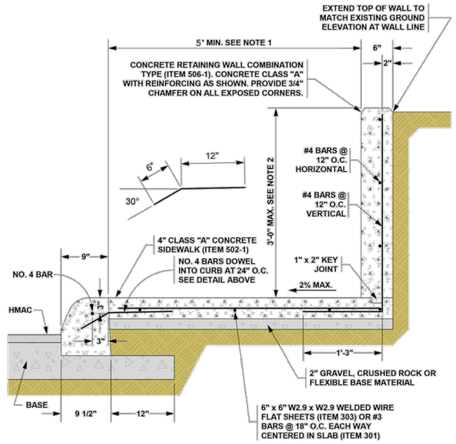


BRICK RESTRAINER DETAIL SCALE: 3" = 1'



BRICK SURFACED STREET SECTION SCALE: 3/4" = 1'

BRICK SURFACED STREET DETAIL

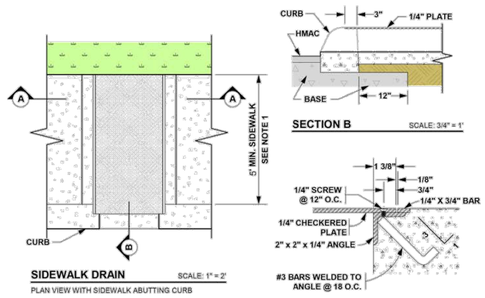


RETAINING WALL AND SIDEWALK SECTION SCALE: 1" = 1'

NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.

CONCRETE RETAINING WALL COMBINATION TYPE

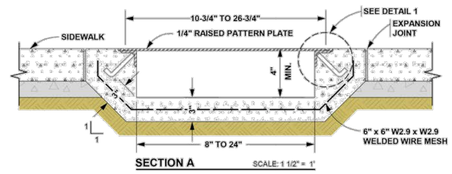


SECTION B SCALE: 3/4" = 1'

SIDEWALK DRAIN SCALE: 1" = 2'

PLAN VIEW WITH SIDEWALK ABUTTING CURB

DETAIL 1 SCALE: 3" = 1'

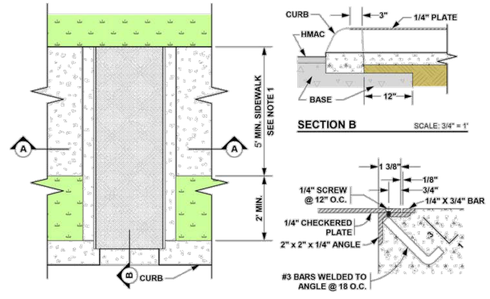


SECTION A SCALE: 1 1/2" = 1'

NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.

SIDEWALK DRAIN
WITH SIDEWALK ABUTTING CURB

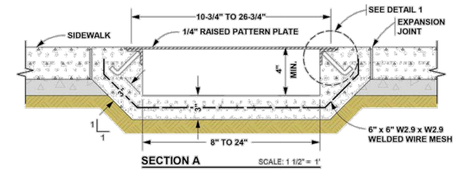


SECTION B SCALE: 3/4" = 1'

SIDEWALK DRAIN SCALE: 1" = 2'

PLAN VIEW WITH SIDEWALK SEPARATED FROM CURB

DETAIL 1 SCALE: 3" = 1'



SECTION A SCALE: 1 1/2" = 1'

NOTES

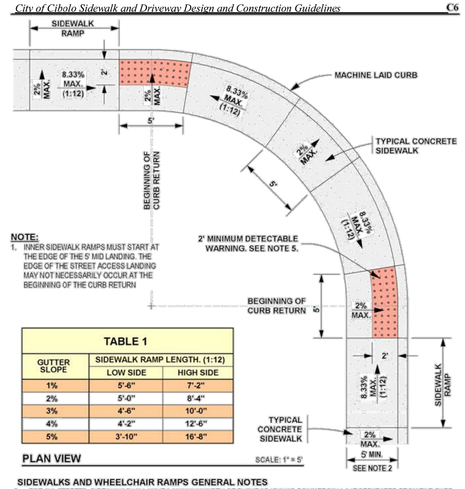
2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.

SIDEWALK DRAIN
WITH SIDEWALK SEPARATED FROM CURB

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1 FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500-CONCRETE CURBING", "501-MACHINE LAID CURB" AND/OR "502-CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH FINISHED.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR UTILITY CLEARANCE.
10. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
11. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C. EACH WAY OR 6" x 6" - W2.9 x W2.9.
12. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS, AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
14. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33 - (-2.67) = 11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
15. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
16. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES, OR SCOPE OF A PLANNED PROJECT.

WHEELCHAIR RAMP GENERAL NOTES



NOTE:

1. INNER SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' MID LANDING. THE EDGE OF THE STREET ACCESS LANDING MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

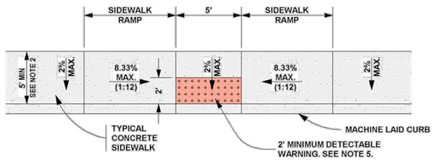
PLAN VIEW SCALE: 1" = 5'

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

WHEELCHAIR RAMP DETAIL TYPE I
WITH SIDEWALK ABUTTING CURB

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

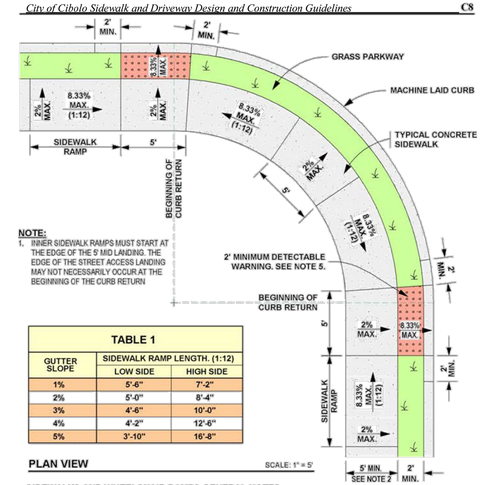


PLAN VIEW SCALE: 1" = 5'

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

WHEELCHAIR RAMP DETAIL TYPE II
WITH SIDEWALK ABUTTING CURB



NOTE:

1. INNER SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' MID LANDING. THE EDGE OF THE STREET ACCESS LANDING MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

PLAN VIEW SCALE: 1" = 5'

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

WHEELCHAIR RAMP DETAIL TYPE III
WITH SIDEWALK SEPARATED FROM CURB

REVISIONS

NO.	DATE	DESCRIPTION	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING FIRM #F-5297 / SURVEYING FIRM #10013500
7550 IH-10 WEST, SUITE 103 PH: (210) 698-5085
SAN ANTONIO, TEXAS 78229 FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

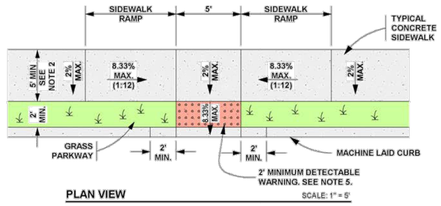
STREET STANDARD DETAILS
CITY OF CIBOLO

SHEET
C4.13

SUBMITTAL SET

Plot Date: April 9, 2021 User ID: Samuel Garcia
R:\Schlather_Tract\Unit 1\Drawings\Work_Title.dwg

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"



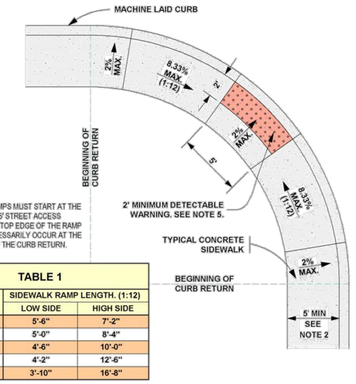
PLAN VIEW SCALE: 1" = 5'

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 8.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

WHEELCHAIR RAMP DETAIL TYPE IV

WITH SIDEWALK SEPARATED FROM CURB



NOTE:

1. SIDEWALK RAMPS MUST START AT THE EDGE OF THE 5' STREET ACCESS LANDING. THE TOP EDGE OF THE RAMP MAY NOT NECESSARILY OCCUR AT THE BEGINNING OF THE CURB RETURN.

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

PLAN VIEW SCALE: 1" = 5'

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

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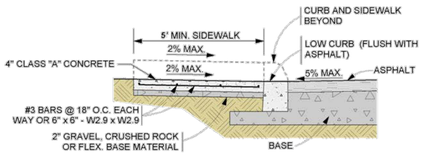
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT-ON-DARK. OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
13. SIDEWALK CROSS-GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

WHEELCHAIR RAMP DETAIL TYPE V

WITH SIDEWALK ABUTTING CURB



STREET ACCESS LANDING SECTION 0 1 2 3 FT

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

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3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
14. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES. IN THE CASE OF A STREET ACCESS RAMP DESIGNED AT THE 8.33% MAXIMUM SLOPE, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN 2.67% (I.E. 8.33 - (-2.67) = 11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
15. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.

TABLE 1		
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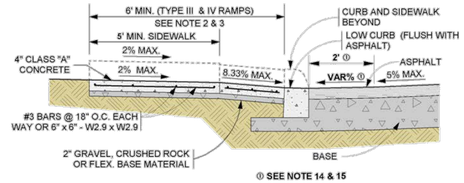
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"



CURB PROFILE SCALE: 1" = 4'

WHEELCHAIR RAMP SECTION AND CURB PROFILE

WITH SIDEWALK ABUTTING CURB



STREET ACCESS RAMP SECTION 0 1 2 3 FT

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

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15. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.

TABLE 1		
GUTTER SLOPE	SIDEWALK RAMP LENGTH. (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
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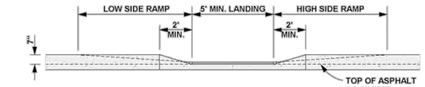
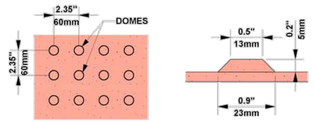


CURB PROFILE SCALE: 1" = 4'

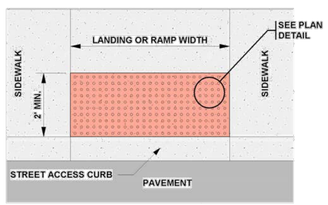
WHEELCHAIR RAMP SECTION AND CURB PROFILE

WITH SIDEWALK SEPARATED FROM CURB



PLAN DETAIL NO SCALE

DOME SECTION NO SCALE

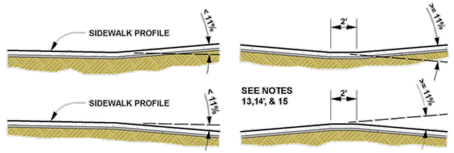


PLAN VIEW NO SCALE

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

5. ALL CURB RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL 0.9 INCHES (23mm), A HEIGHT OF NOMINAL 0.2 INCHES (5mm), AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60mm).
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USEDTO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.

DETECTABLE WARNING AREA



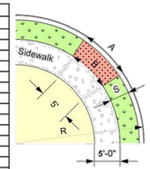
SIDEWALK PROFILES AND GRADE REQUIREMENTS

SIDEWALKS AND WHEELCHAIR RAMPS GENERAL NOTES

2. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
3. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
12. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THAT DEVIATES FROM THE NATURAL GRADE OF THE ROADWAY TO CREATE A GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS, AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
13. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
14. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE SHALL BE DEFINED AS THE ALGEBRAIC DIFFERENCE OF THE ADJACENT SURFACE SLOPES.
15. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.

SIDEWALK PASSING SPACE & GRADE REQUIREMENTS

R		Sidewalk setback from curb (S)				
		0'	2'	3'	4'	5'
15'	A	7' 4-3/4"	9' 2-7/8"	10' 6-3/4"	12' 4-1/8"	14' 10-5/8"
	B		7' 6-1/2"	7'11"	8' 5-1/4"	9' 2-1/8"
16'	A	7'2"	8' 9-1/8"	9' 10-1/4"	11' 3-1/4"	13'2"
	B		7'3"	7' 6-1/2"	7'11"	8' 5-1/8"
17'	A	6' 11-7/8"	8' 4-1/2"	9' 3-5/8"	10' 5-5/8"	11' 11-5/8"
	B		7' 0-1/4"	7'3"	7' 6-1/2"	7'11"
18'	A	6'10"	8' 0-3/4"	8' 10-1/2"	9' 10-1/4"	11'1"
	B		6'10"	7' 0-1/4"	7'3"	7' 6-1/2"
19'	A	6' 8-3/8"	7' 9-3/4"	8' 6-1/8"	9' 4-3/8"	10' 4-3/4"
	B		6' 8-1/8"	6'10"	7' 0-1/4"	7'3"
20'	A	6'7"	7' 7-1/8"	8' 2-5/8"	8' 11-5/8"	9' 10-1/4"
	B		6' 6-5/8"	6' 8-1/8"	6'10"	7' 0-1/4"
21'	A	6' 5-7/8"	7' 4-7/8"	7' 11-5/8"	8' 7-5/8"	9'5"
	B		6' 5-1/4"	6' 6-5/8"	6' 8-1/8"	6'10"
22'	A	6' 4-3/4"	7'3"	7' 9-1/8"	8' 4-1/4"	9' 0-1/2"
	B		6' 4-1/8"	6' 5-1/4"	6' 6-5/8"	6' 8-1/8"
23'	A	6' 3-7/8"	7' 1-1/4"	7' 6-7/8"	8' 1-3/8"	8' 8-3/4"
	B		6' 3-1/8"	6' 4-1/8"	6' 5-1/4"	6' 6-5/8"
24'	A	6'3"	6' 11-3/4"	7'5"	7' 10-7/8"	8' 5-5/8"
	B		6' 2-1/8"	6' 3-1/8"	6' 4-1/8"	6' 5-1/4"
25'	A	6' 2-1/4"	6' 10-1/2"	7' 3-1/4"	7' 8-5/8"	8' 2-3/4"
	B		6' 1-3/8"	6' 2-1/8"	6' 3-1/8"	6' 4-1/8"
26'	A	6' 1-5/8"	6' 9-1/4"	7' 1-3/4"	7' 6-3/4"	8' 0-3/8"
	B		6' 0-5/8"	6' 1-3/8"	6' 2-1/8"	6' 3-1/8"
27'	A	6'1"	6' 8-1/4"	7' 0-3/8"	7'5"	7' 10-1/4"
	B		6'0"	6' 0-5/8"	6' 1-3/8"	6' 2-1/8"
28'	A	6' 0-3/8"	6' 7-1/4"	6' 11-1/8"	7' 3-1/2"	7' 8-3/8"
	B		5' 11-1/2"	6'0"	6' 0-5/8"	6' 1-3/8"
29'	A	5' 11-7/8"	6' 6-3/8"	6' 10-1/8"	7' 2-1/8"	7' 6-5/8"
	B		5' 10-7/8"	5' 11-1/2"	6'0"	6' 0-5/8"
30'	A	5' 11-3/8"	6' 5-5/8"	6' 9-1/8"	7' 0-7/8"	7' 5-1/8"
	B		5' 10-1/2"	5' 10-7/8"	5' 11-1/2"	6'0"
31'	A	5'11"	6' 4-7/8"	6' 8-1/8"	6' 11-3/4"	7' 3-3/4"
	B		5' 10"	5' 10-1/2"	5' 10-7/8"	5' 11-1/2"
32'	A	5' 10-1/2"	6' 4-1/8"	6' 7-3/8"	6' 10-3/4"	7' 2-1/2"
	B		5' 9-5/8"	5'10"	5' 10-1/2"	5' 10-7/8"
33'	A	5' 10-1/8"	6' 3-1/2"	6' 6-1/2"	6' 9-3/4"	7' 1-3/8"
	B		5' 9-1/4"	5' 9-5/8"	5'10"	5' 10-1/2"
34'	A	5' 9-7/8"	6'3"	6' 5-7/8"	6' 8-7/8"	7' 0-1/4"
	B		5' 8-7/8"	5' 9-1/4"	5' 9-5/8"	5'10"
35'	A	5' 9-1/2"	6' 2-3/8"	6' 5-1/8"	6' 8-1/8"	6' 11-1/4"
	B		5' 8-5/8"	5' 8-7/8"	5' 9-1/4"	5' 9-5/8"
36'	A	5' 9-1/4"	6' 1-7/8"	6' 4-1/2"	6' 7-3/8"	6' 10-3/8"
	B		5' 8-1/4"	5' 8-5/8"	5' 8-7/8"	5' 9-1/4"
37'	A	5' 8-7/8"	6' 1-1/2"	6'4"	6' 6-5/8"	6' 9-5/8"
	B		5'8"	5' 8-1/4"	5' 8-5/8"	5' 8-7/8"
38'	A	5' 8-5/8"	6'1"	6' 3-1/2"	6'6"	6' 8-7/8"
	B		5' 7-3/4"	5'8"	5' 8-1/4"	5' 8-5/8"
39'	A	5' 8-3/8"	6' 0-5/8"	6'3"	6' 5-1/2"	6' 8-1/8"
	B		5' 7-1/2"	5' 7-3/4"	5'8"	5' 8-1/4"
40'	A	5' 8-1/8"	6' 0-1/4"	6' 2-1/2"	6' 4-7/8"	6' 7-3/8"
	B		5' 7-1/4"	5' 7-1/2"	5' 7-3/4"	5'8"



CURB AND SIDEWALK ARC LENGTH TABLE

CONCRETE DRIVEWAY GENERAL NOTES

1. DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY SLOPE. THIS PORTION OF THE DRIVEWAY SHALL BE PAID FOR UNDER THE FOLLOWING ITEMS AS MAY APPLY:

   A) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2

   B) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE

   C) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE
2. 7" MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
3. THE PROPOSED DRIVEWAY SHOULD MATCH THE EXISTING WIDTH AT THE PROPERTY LINE BUT UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER, THE WIDTH SHALL BE WITHIN THE FOLLOWING VALUES:

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

4. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
5. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. 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.
8. WHERE SIDEWALKS CROSS DRIVEWAYS, THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%.
9. SIDEWALK RAMP SURFACE SHALL BE BRUSH FINISHED.

CONCRETE DRIVEWAY GENERAL NOTES

REVISIONS

NO.	DATE	DESCRIPTION	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

• Engineers • Surveyors • Planners
Moy Torin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 / SURVEYING: LF-10131500
8023 VANTAGE DRIVE, SUITE 103 PH: (210) 698-5085
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

6/4/25
STATE OF TEXAS
PAUL LANDA, JR
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET STANDARD DETAILS
CITY OF CIBOLO

SHEET
C4.14

SUBMITTAL SET

Plot Date: April 9, 2025 User ID: Samuel Garcia
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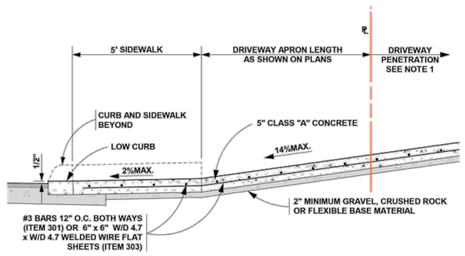

DRIVEWAY SECTION

CONCRETE DRIVEWAY GENERAL NOTES

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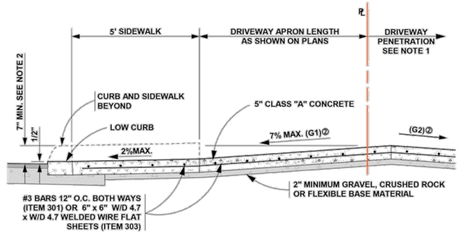
   A) CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 502-2

   B) ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 503-1 1" ASPHALT TYPE 'D' & 6" FLEXIBLE BASE

   C) GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 503-2 AND SHALL INCLUDE A MINIMUM OF 6" FLEXIBLE BASE

RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB



② - THE ALGEBRAIC DIFFERENCE OF G1 & G2 SHALL BE 14% OR LESS

DRIVEWAY SECTION

CONCRETE DRIVEWAY GENERAL NOTES

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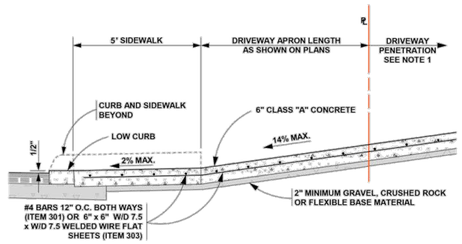
RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB & LOWER PROPERTY ELEVATION



DRIVEWAY SECTION

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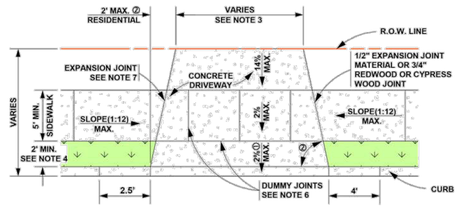
COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK ABUTTING CURB



① - 8% MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER
② - 45° FOR COMMERCIAL DRIVEWAY

PLAN VIEW

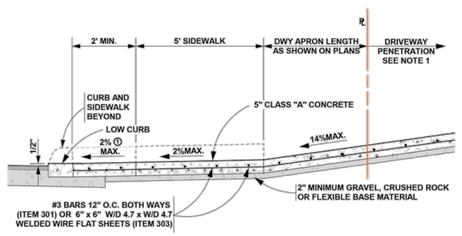
CONCRETE DRIVEWAY GENERAL NOTES

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

TYPE	MINIMUM	MAXIMUM
RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

4. FOR ALL STREETS, SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 5' (6' IF ADJOINING COMMERCIAL) & IF SEPARATED FROM THE CURB, THE SIDEWALK MUST BE A MINIMUM OF 2' FROM THE BACK OF CURB.
5. SIDEWALKS LOCATED AT THE BACK OF CURB SHALL HAVE A MINIMUM WIDTH OF 6'.
6. DUMMY JOINTS PARALLEL TO THE CURB SHALL BE PLACED WHERE THE SIDEWALK MEETS THE DRIVEWAY. DUMMY JOINTS PERPENDICULAR TO THE CURB, AND WITHIN THE BOUNDARIES OF THE PARALLEL DUMMY JOINTS, SHALL BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK.
7. 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.

CONCRETE DRIVEWAY PLAN VIEW
WITH SIDEWALK SEPARATED FROM CURB



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DRIVEWAY SECTION

CONCRETE DRIVEWAY GENERAL NOTES

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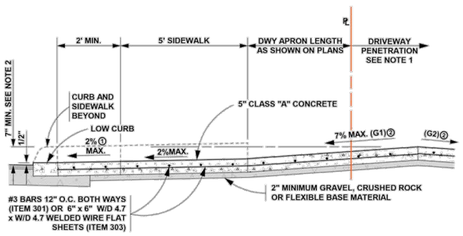
RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB



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DRIVEWAY SECTION

CONCRETE DRIVEWAY GENERAL NOTES

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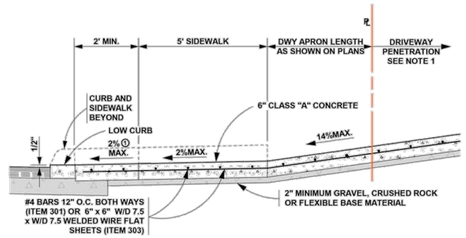
RESIDENTIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB & LOWER PROPERTY ELEVATION



① - 8% MAX. TO THE EDGE OF THE SIDEWALK IF SIDEWALK SEPARATION IS 4' OR GREATER.

DRIVEWAY SECTION SCALE: 1" = 2'

CONCRETE DRIVEWAY GENERAL NOTES

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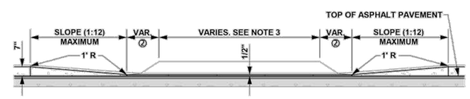
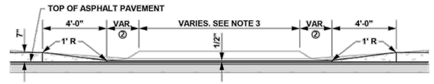
COMMERCIAL DRIVEWAY SECTION
WITH SIDEWALK SEPARATED FROM CURB



DRIVEWAY CURB PROFILE SCALE: 1" = 4'
WITH SIDEWALK ABUTTING THE CURB

② RESIDENTIAL : 2' MAXIMUM;
COMMERCIAL: SEE PLAN VIEW



DRIVEWAY CURB PROFILE SCALE: 1" = 4'
WITH SIDEWALK SEPARATED FROM CURB

CONCRETE DRIVEWAY GENERAL NOTES

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

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RESIDENTIAL	10'	20'
COMMERCIAL - ONE WAY	12'	20'
COMMERCIAL - TWO WAY	24'	30'

CONCRETE DRIVEWAY CURB PROFILE

SUBMITTAL SET

Plot Date: April 9, 2021 | User ID: Samuel Garcia
R:\Schlather Tract\Unit 1\Drawings\24230.00_C4.13_C4.16_STR_DRN.dwg

REVISIONS

NO.	DATE	DESCRIPTION	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

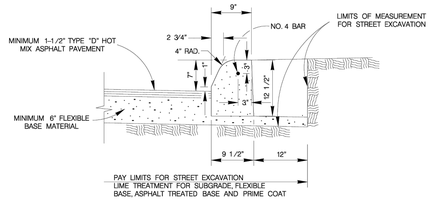
• Engineers
• Surveyors
• Planners
Moy Torin Ramirez Engineers, LLC
TBPELS - ENGINEERING FIRM #F-5297 / SURVEYING FIRM #10131500
7550 IH-10 WEST, SUITE 400, NO. STE. - 103
SAN ANTONIO, TEXAS 78229
PH: (210) 698-5560
FAX: (210) 698-5085

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

STREET STANDARD DETAILS
CITY OF CIBOLO

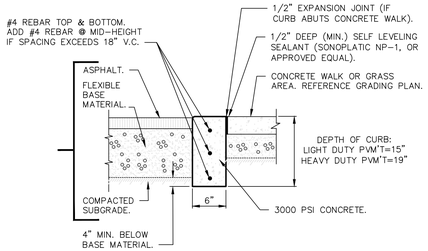
SHEET
C4.15



CONCRETE CURB

ITEM 500 ON FLEXIBLE BASE MATERIAL

SCALE : 1"=2'

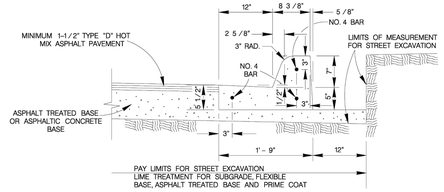


NOTES:

1. PROVIDE CONTROL JOINTS @ 15' O.C. & EXPANSION JOINTS @ 60' O.C.
2. SEAL ALL JOINT WITH JOINT SEALANT (SONOPLASTIC NP-1, OR APPROVED EQUAL).

HEADER CURB

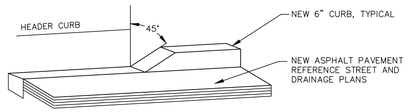
N.T.S.



TYPICAL CURB & GUTTER DETAIL

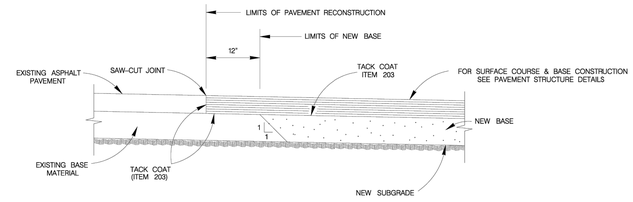
ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE

SCALE : 1"=2'



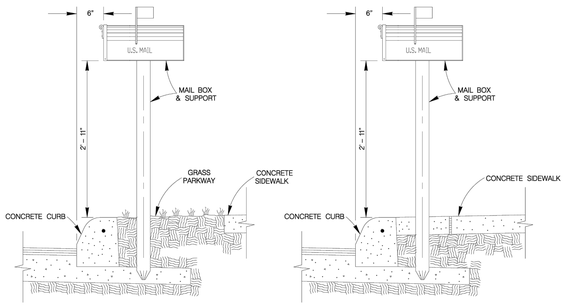
CURB TRANSITION DETAIL

N.T.S.



PAVEMENT JUNCTION DETAILS

SCALE : 1"=2'



MAIL BOX PERPENDICULAR TO CURB

WHEN SIDEWALK IS DETACHED FROM CURB

SCALE : 1"=2'

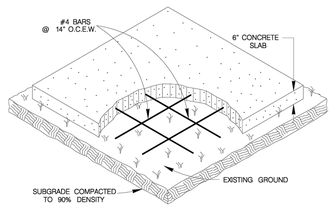
MAIL BOX PERPENDICULAR TO CURB

WHEN SIDEWALK IS ATTACHED TO CURB

SCALE : 1"=2'

MAIL BOX LOCATION

ITEM 513.1



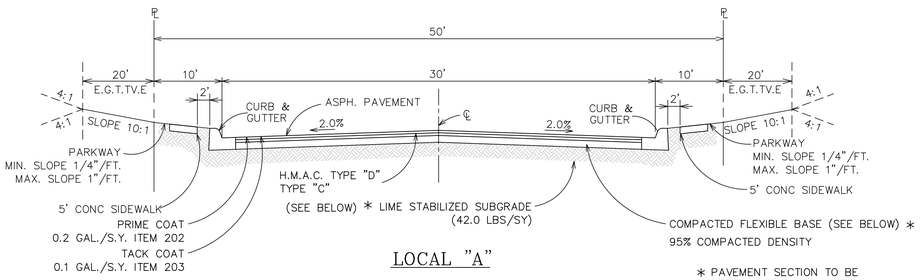
MAIL BOX PAD NOTES :

1. THE CONTRACTOR WILL CONSTRUCT SLABS FOR "TEMPORARY MAIL BOX COLLECTION PAD" FOR THE UNITED STATES POSTAL SERVICE WITH LOCATIONS AND SIZES SPECIFIED BY THE CITY ENGINEER DURING CONSTRUCTION.
2. THE CONSTRUCTION OF SLABS SHALL CONFORM TO ITEM 513 "REMOVING AND RELOCATING MAILBOXES".
3. PAYMENT WILL BE MADE UNDER ITEM 513.2 "COMMUNITY MAILBOX SLAB – PER SQUARE YARD".
4. UNIT PRICE WILL INCLUDE REMOVAL OF "TEMPORARY MAIL BOX COLLECTION PAD" SLABS AT THE END OF THE PROJECT. NO SEPARATE PAY ITEM.

COMMUNITY MAIL BOX SLAB

ITEM 513.2

SCALE : 1"=4'



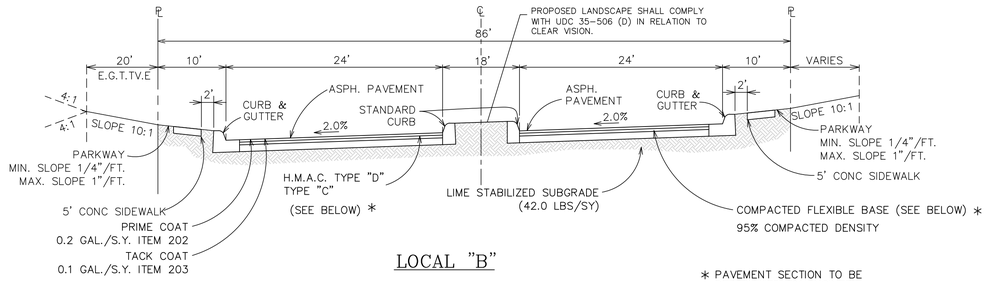
LOCAL "A"

TYPICAL STREET CROSS-SECTION (30' PAVEMENT)

N.T.S.

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

ERNST RANCH ~ STA. 5+86.02 TO STA. 22+21.18
SYLVIA VISTA ~ STA. 1+30.04 TO STA. 17+21.99
ELISABETH GARDEN ~ STA. 1+55.37 TO STA. 9+97.63
AUGUST HEIGHTS ~ STA. 1+76.35 TO STA. 21+98.14
META POINT ~ STA. 3+86.04 TO STA. 13+35.92
GEORGE VALLEY ~ STA. 1+52.82 TO STA. 3+88.32



LOCAL "B"

TYPICAL STREET CROSS-SECTION (86' PAVEMENT)

N.T.S.

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

ERNST RANCH ~ STA. 1+22.66 TO STA. 4+44.65
META POINT ~ STA. 1+39.89 TO STA. 3+05.96

Summary Table A – Minimum Flexible Pavement Recommendations – CBR = 2.0 **

Street Classification	Asphaltic Concrete			Aggregate Base, Inches	Geogrid	Stabilized Subgrade, Inches	Structural Number
	Type D, inches	Type C, inches	Type B, inches				
Local Type A (no bus traffic)	2.00	-	-	10.00	No	8"	2.92
	2.00	-	-	8.00	Yes	8"	2.89
	2.00	-	5.00	-	No	8"	3.22
Local Type A (with bus traffic)	3.00	-	-	15.00	No	8"	4.06
	3.00	-	-	12.50	Yes	8"	4.08
	2.00	-	8.00	-	No	8"	4.24
Local Type B	2.00	2.00	-	18.50	No	8"	4.99
	2.00	2.00	-	15.50	Yes	8"	5.03
	3.00	-	9.00	-	No	8"	5.02
Collector	2.00	2.00	-	21.00	No	8"	5.34
	2.00	2.00	-	17.50	Yes	8"	5.37
	3.00	-	10.00	-	No	8"	5.36

ALT. PAVEMENT SECTION TO BE USED AT ERNEST RANCH STA 18+71.89 TO STA 18+97.48

* SECTIONS TO BE USED

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 40 AND A CALIFORNIA BEARING RATIO (CBR) OF AT LEAST 2.0

GEOTECHNICAL REPORT::
INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P.

PROPOSED NEW SCHLATHER RANCH SUBDIVISION CIBOLO, TEXAS

INTEC PROJECT NO. S241356 (FEB 03, 2025)

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

- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING;
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE ¾ INCH SIEVE FROM THE SAMPLE):
  - MINIMUM PASSING 1¾ SIEVE 100
  - MINIMUM PASSING ¾ 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.

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
2. REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. SUBSURFACE EXPLORATION AND PAVEMENT ANALYSIS FOR PROPOSED NEW STREETS
   SCHLATHER RANCH SUBDIVISION
   CIBOLO, TEXAS
   INTEC PROJECT NO. S241356
   DATED FEB. 03, 2025
3. CONTRACTOR TO COORDINATE ALL MATERIAL TESTING

SUBMITTAL SET

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 / SURVEYING: LF-10131500
8307 CULEBRA ROAD, BLDG. 2, STE. 103 TEL: (210) 698-5585
SAN ANTONIO, TEXAS 78224 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
04/04/25

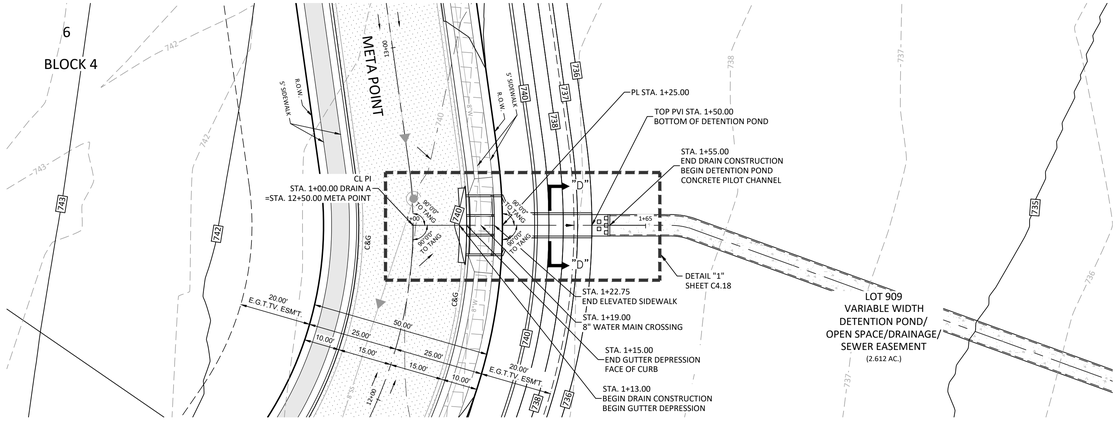
SCHLATHER RANCH SUBDIVISION

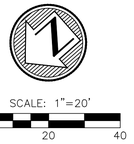
STREET STANDARD DETAILS

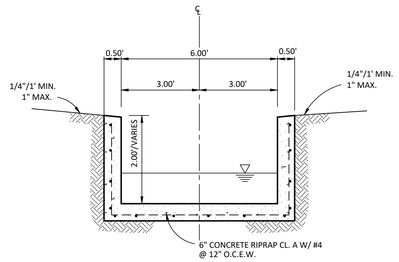
SHEET

C4.16

Plot Date: April 9, 2025 User ID: Samuel Garcia
R:\Schlather Tract\Unit 1\Drawings\Civil_Title.dwg







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

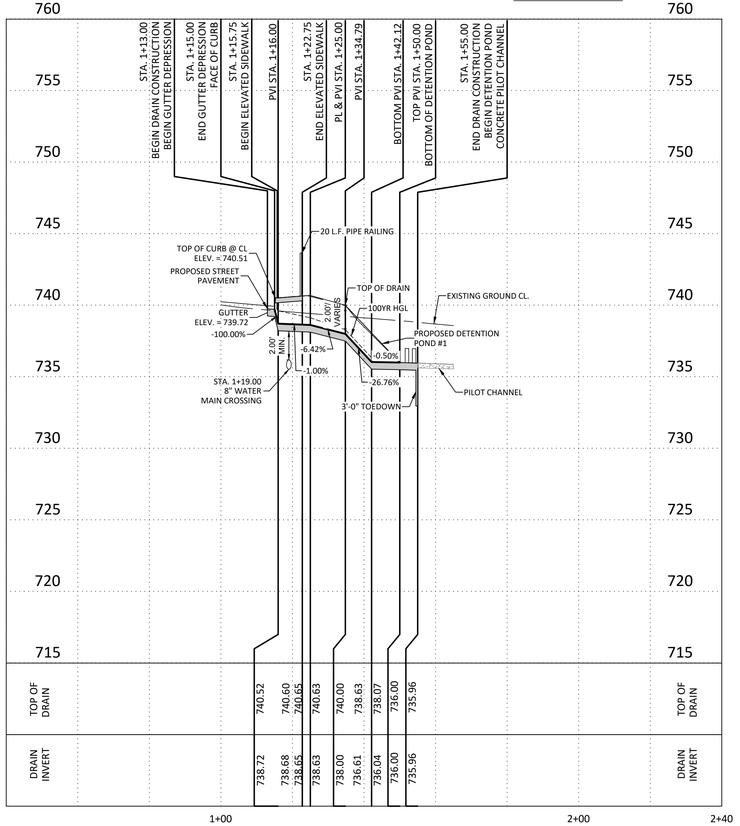
DRAIN A INLET (D1)	
Q (Allowable) (cfs)	54
L (Provided) (ft)	15
y (ft)	1

HYDRAULIC CALCULATIONS						
100YR DRAIN A SECTION D-D						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
1%	48.91	0.012	6	7.52	0.9	2
6.42%	48.91	0.012	6	17.3	0.5	2
26.76%	48.91	0.012	6	27	0.3	2

DRAIN A

STA. 1+00.00 TO STA. 1+55.00

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



NOTES:

1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
8. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO 35-504 OF THE CITY OF CIBOLO UDC. NO EXTRA PAY ITEM.

TRENCH EXCAVATION SAFETY PROTECTION

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

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:		
242300.00	SM	BDL	SM	6/2025		

• Engineers
• Surveyors
• Planners

MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

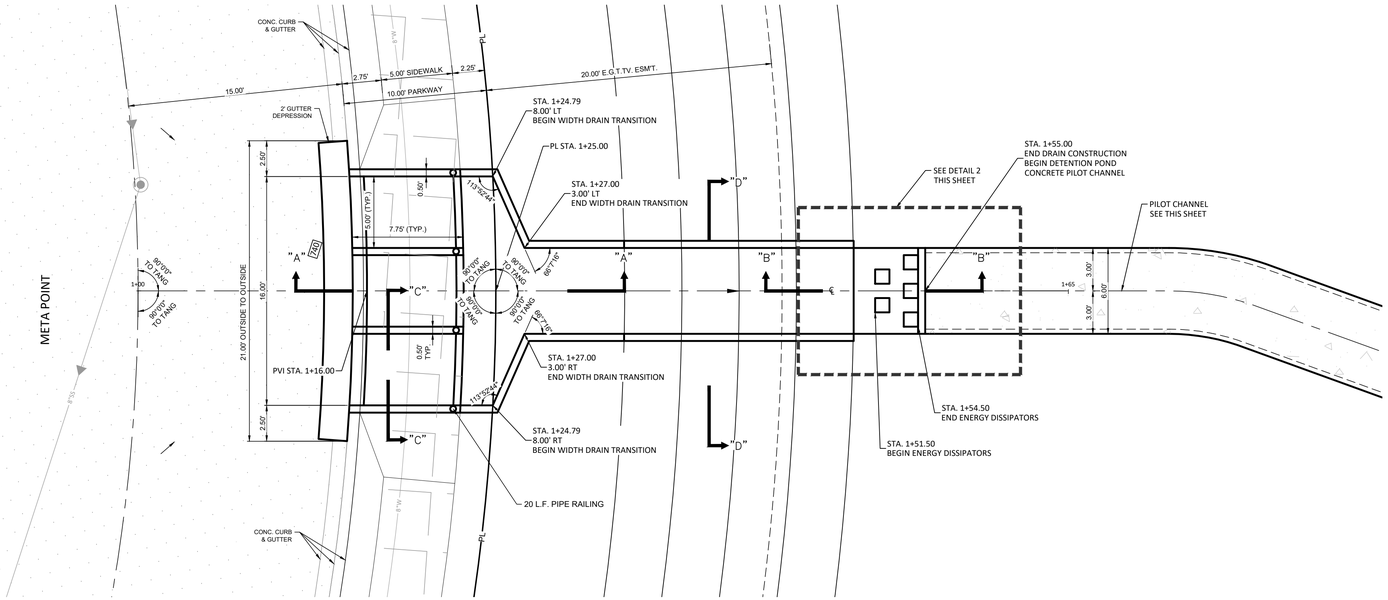
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN A

SHEET
C4.17

Plot Date: December 1, 2025 User ID: Samuel Garcia
G:\Solomon Ranch\Civil\Drawings\242300.04 P1_24 x 36 .dwg 24in x 36in



DETAIL "1"
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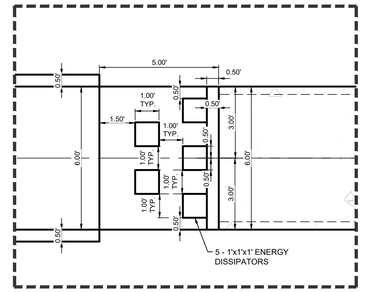

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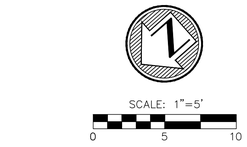
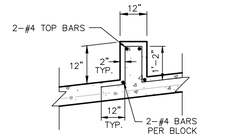
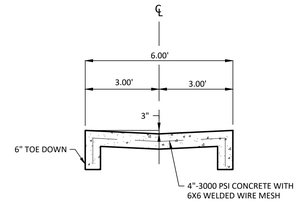
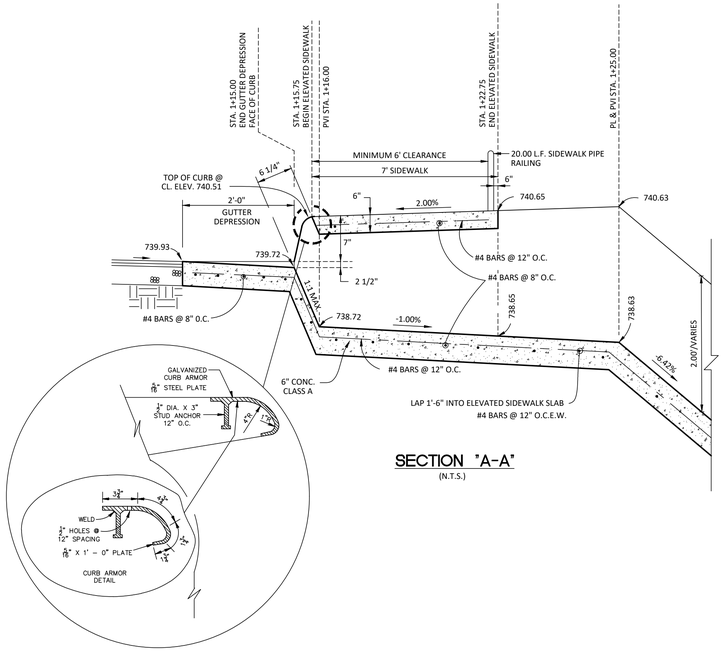




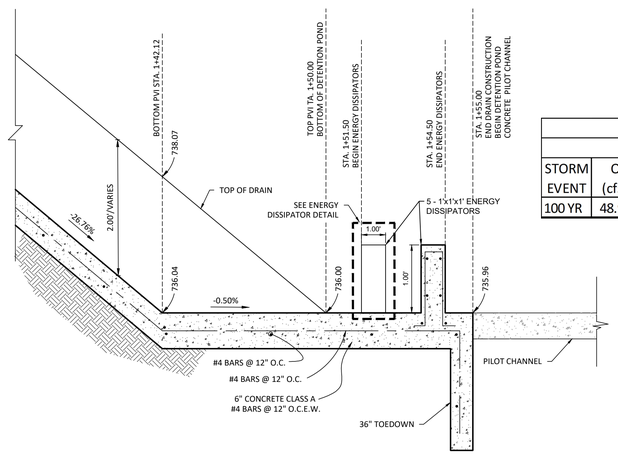
ENERGY DISSIPATOR DETAIL
(N.T.S.)



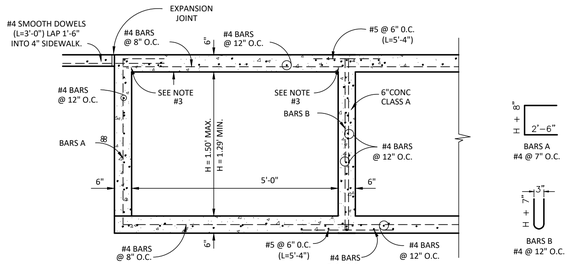
PILOT CHANNEL DETAIL
(N.T.S.)



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

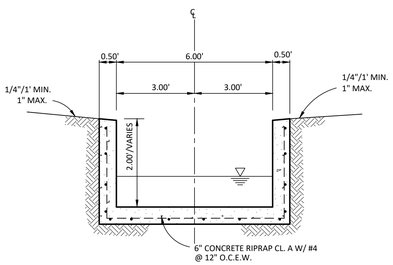


SECTION "B-B"
(N.T.S.)



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

DRAIN A 100YR BAFFLE BLOCK CALCULATIONS							
STORM EVENT	Q (cfs)	n (mannings)	bw (ft)	S (%)	Vi (ft/s)	dn (ft)	Vf (ft/s)
100 YR	48.91	0.012	6	0.5%	7.52	0.9	5.89



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

NOTES:

1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
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TRENCH EXCAVATION SAFETY PROTECTION

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

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

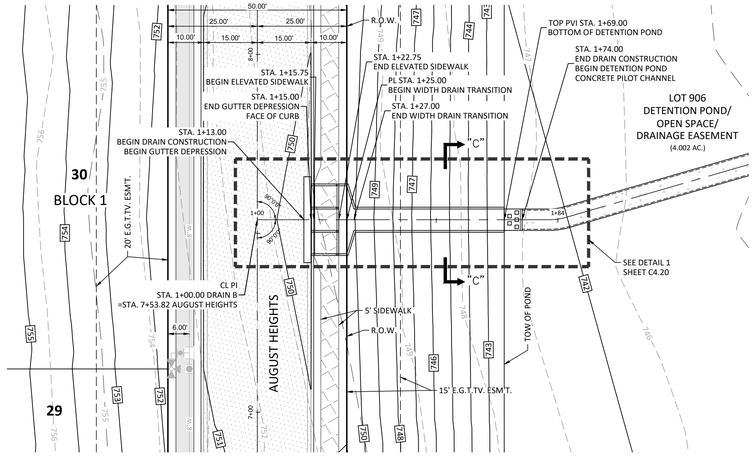
PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN A

SHEET
C4.18

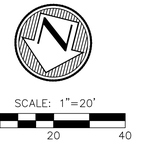
Plot Date: December 4, 2025 User ID: Samuel Garcia
S:\Solidwor...Plan\Civil 3D\Design\24230.00_C4.17_C4.20_PLAN_DRAIN.dwg

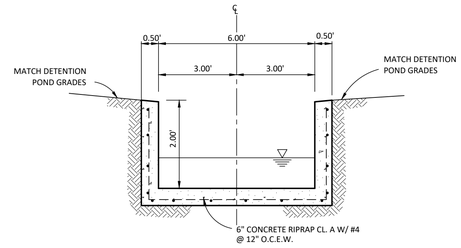


DRAIN B

STA. 1+00.00 TO STA. 1+74.00

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





SECTION "C-C"

(N.T.S.)

DRAIN B INLET (C1)	
Q (Allowable) (cfs)	63
L (Provided) (ft)	18
y (ft)	1

HYDRAULIC CALCULATIONS						
100YR DRAIN B SECTION C-C						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
0.50%	54.83	0.012	6	7.81	1	2
18.96%	54.83	0.012	6	25.32	0.4	2
0.54%	54.83	0.012	6	7.85	1	2

NOTES:

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TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:		
24230.00	SM	BDL	SM	6/2025		

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN B

SHEET

C4.19

Plot Date: December 1, 2025 User ID: Samuel Garcia
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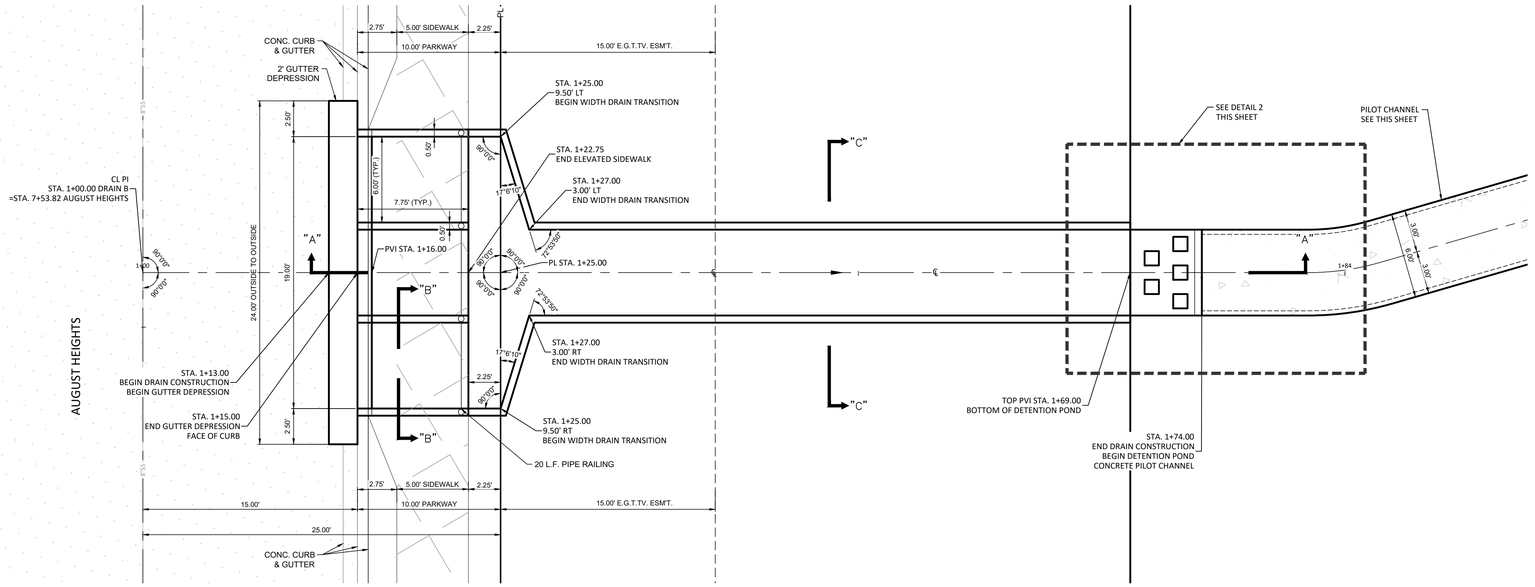

DETAIL "1"
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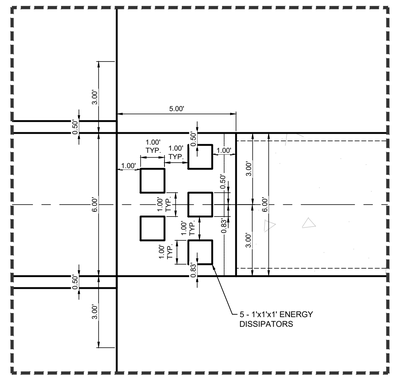

DETAIL "2"
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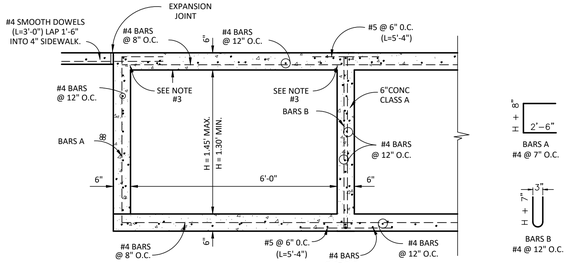
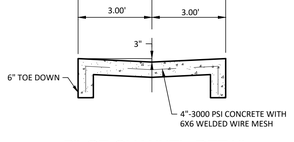
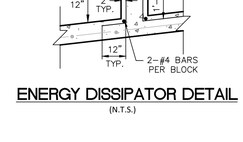


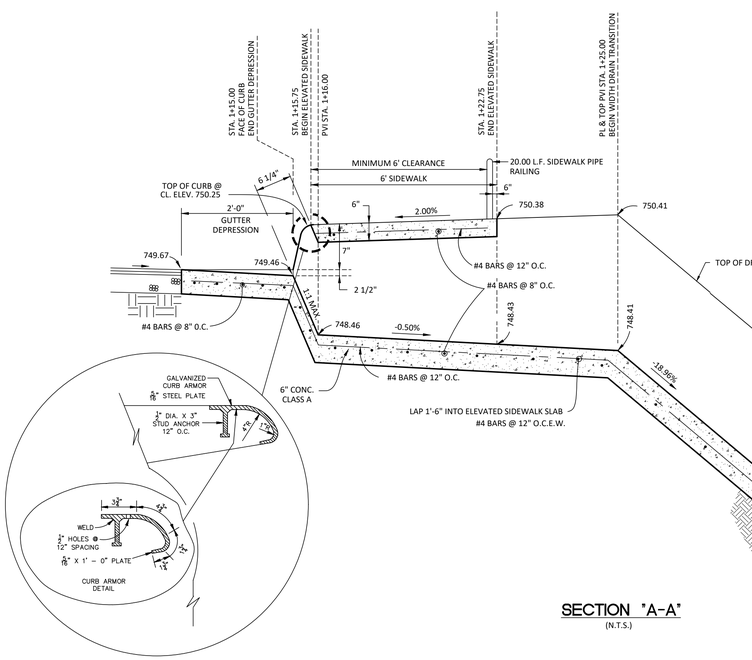
SECTION "B-B"
(N.T.S.)



PILOT CHANNEL DETAIL
(N.T.S.)



ENERGY DISSIPATOR DETAIL
(N.T.S.)



SECTION "A-A"
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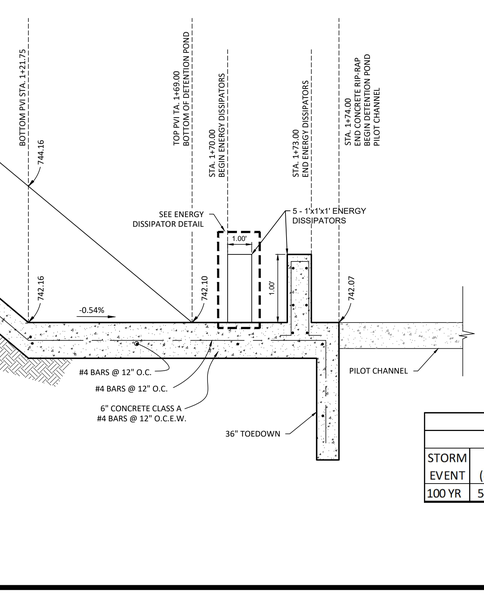

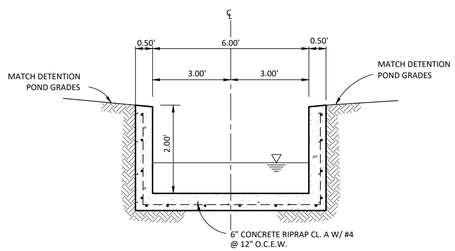

SECTION "C-C"
(N.T.S.)

NOTES:

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DRAIN B 100YR							
BAFFLE BLOCK CALCULATIONS							
STORM EVENT	Q (cfs)	n (mannings)	bw (ft)	S (%)	Vi (ft/s)	dn (ft)	Vf (ft/s)
100 YR	54.83	0.012	6	0.54%	7.81	1	6.00

TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #: 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

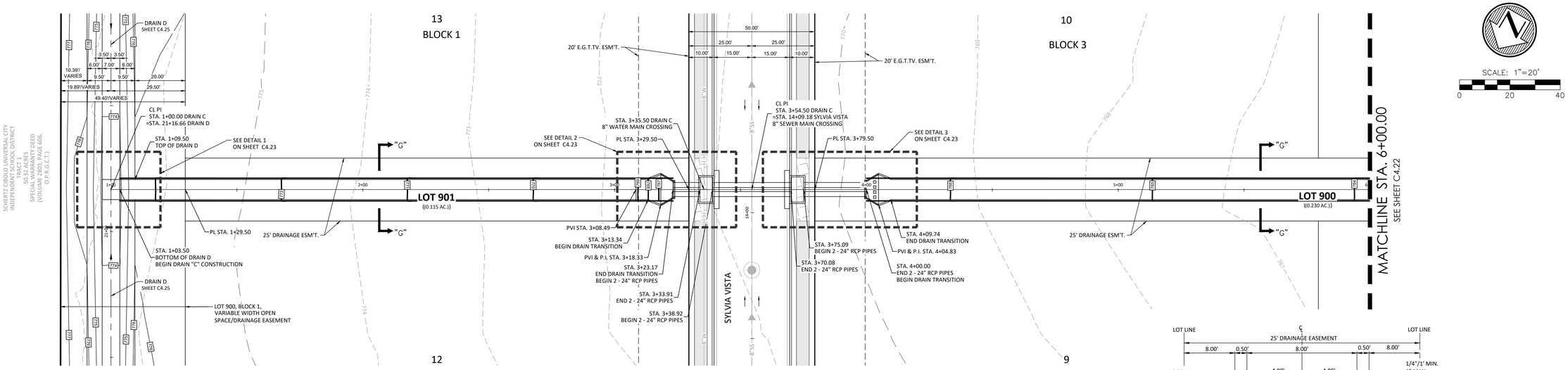
STATE OF TEXAS · PAUL LANDA, JR. · 100182 · LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN B

SHEET
C4.20

Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Schlather Ranch\Civil\Drawings\C4.20 DRAIN B PLAN AND PROFILE.dwg



DRAIN C INELT (B1)	
Q (Allowable) (cfs)	60
L (Provided) (ft)	20
y (ft)	1

HYDRAULIC CALCULATIONS						
100YR DRAIN C SECTION G-G						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
2.00%	39.2	0.012	6	6.87	0.7	2
24.04%	39.2	0.012	6	20.82	0.2	2
1.25%	66.01	0.012	6	8.26	1.0	2
22.06%	66.01	0.012	6	21.56	0.4	2

TRENCH EXCAVATION SAFETY PROTECTION
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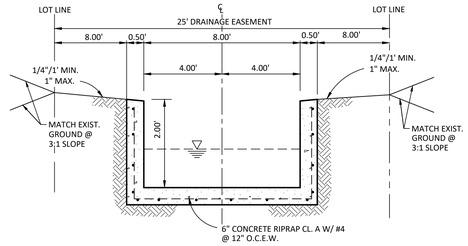


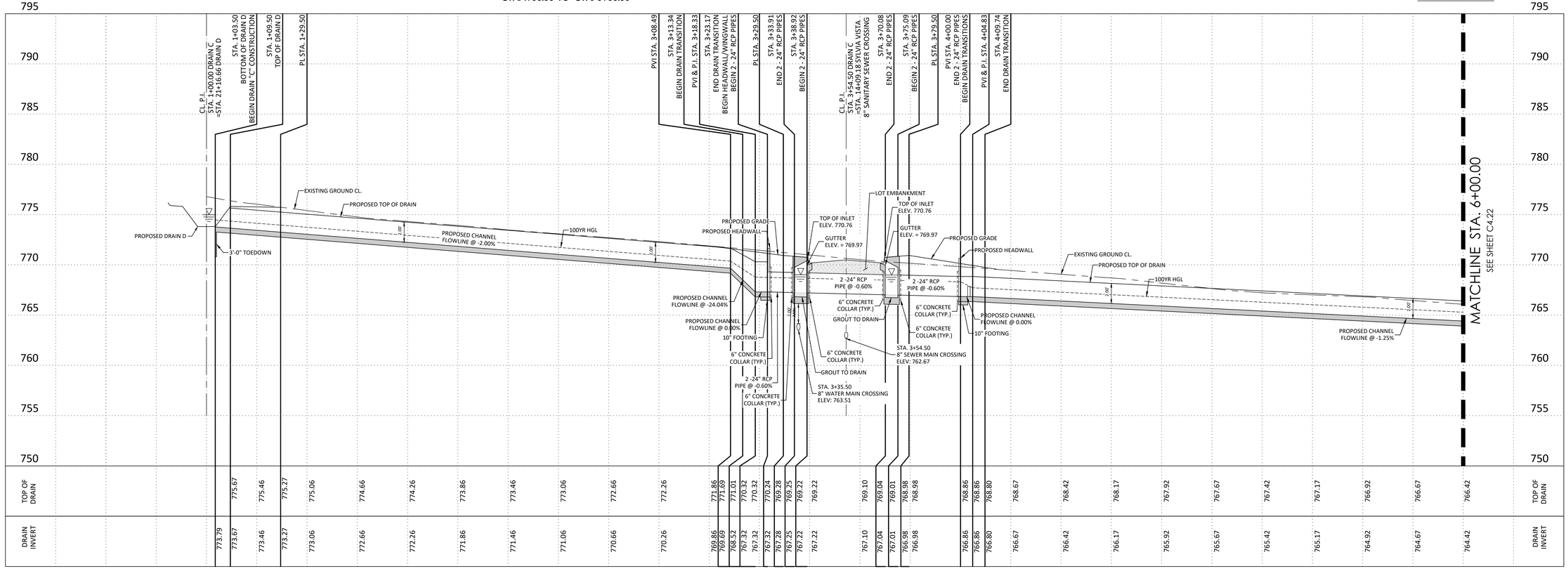
SECTION "G-G"
(N.T.S.)

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

DRAIN C

STA. 1+00.00 TO STA. 6+00.00

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



• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
				PROJ. #: 24230.00	DSN. BY: SM	DWN. BY: BDL
						CHKD. BY: SM
						DATE: 6/2025

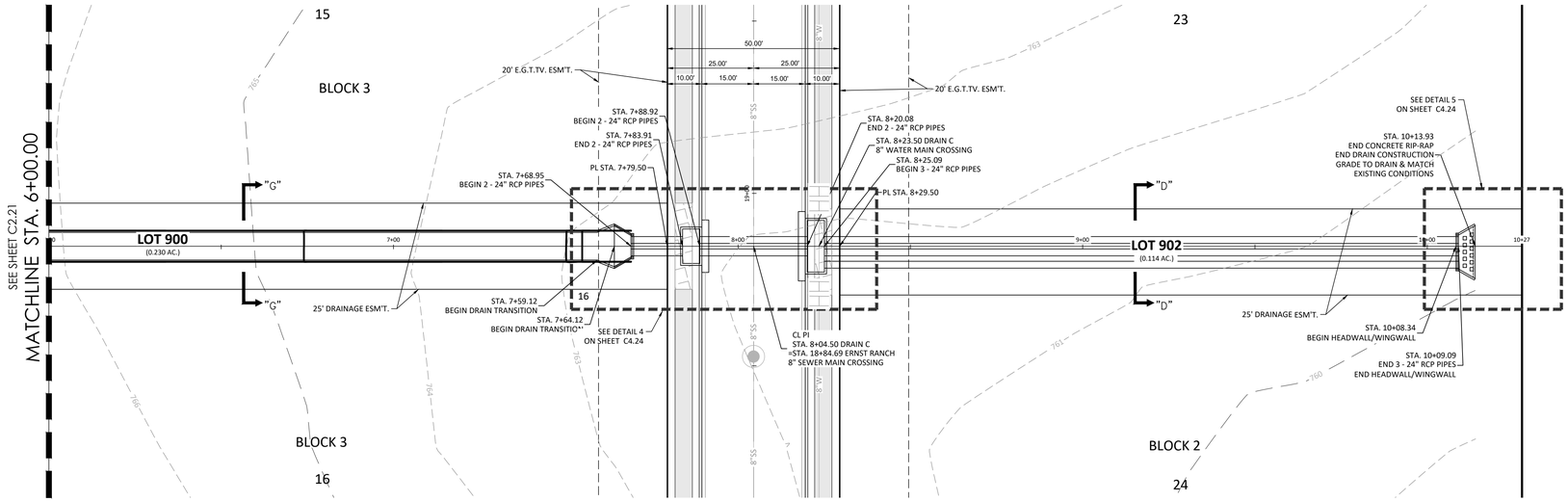
PAUL LANDA, JR
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN C
STA. 1+00.00 TO STA. 6+00.00

SHEET
C4.21

Plot Date: December 1, 2025 User ID: Samuel Gracia
File Location: H:\Drawings\24230.00\24230_24 01_24 x 36 P&P_GRN.dwg



SCALE: 1"=20'

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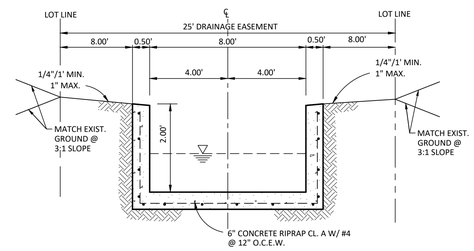


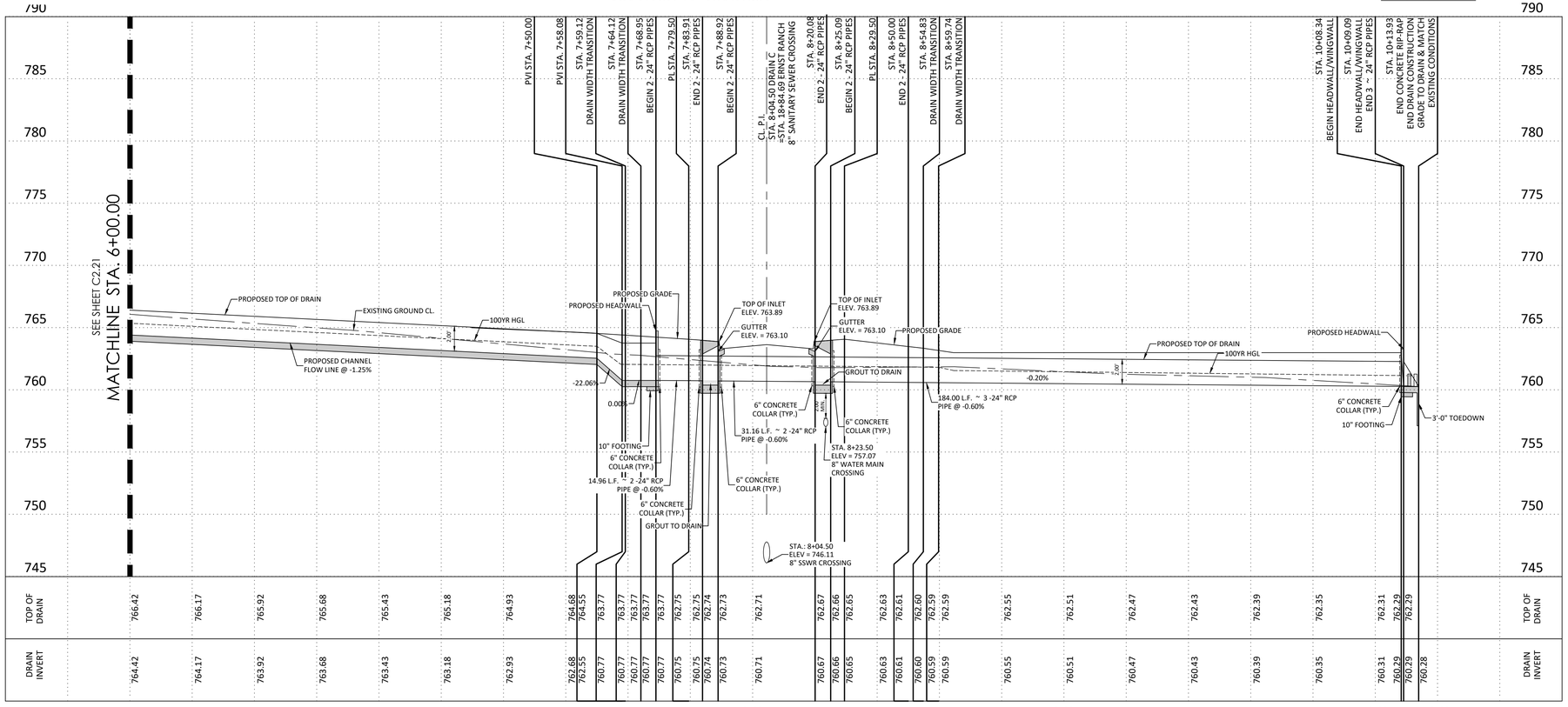
SECTION "G-G"

(N.T.S.)

DRAIN C

STA. 6+00.00 TO STA. 10+13.93

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



DRAIN C INLET (B2)	
Q (Allowable) (cfs)	60
L (Provided) (ft)	20
y (ft)	1

HYDRAULIC CALCULATIONS
100YR DRAIN C SECTION G-G

SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
2.00%	39.2	0.012	6	6.87	0.7	2
24.04%	39.2	0.012	6	20.82	0.2	2
1.25%	66.01	0.012	6	8.26	1.0	2
22.06%	66.01	0.012	6	21.56	0.4	2

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.

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

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #	242.30.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN C
STA. 6+00.00 TO STA. 10+13.93

SHEET
C4.22

Plot Date: December 2, 2025 User ID: Samuel Garcia
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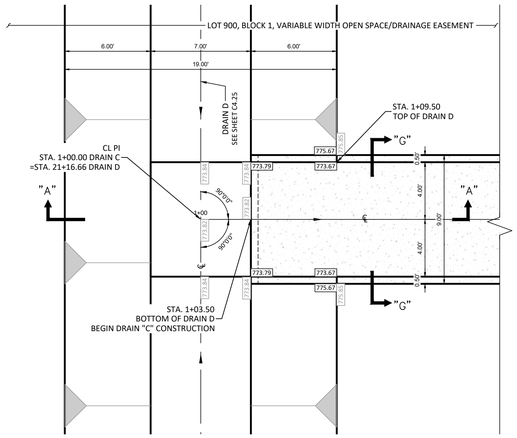

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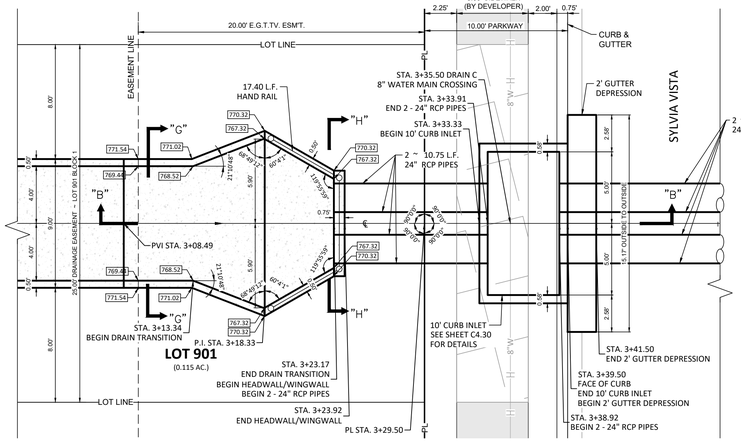

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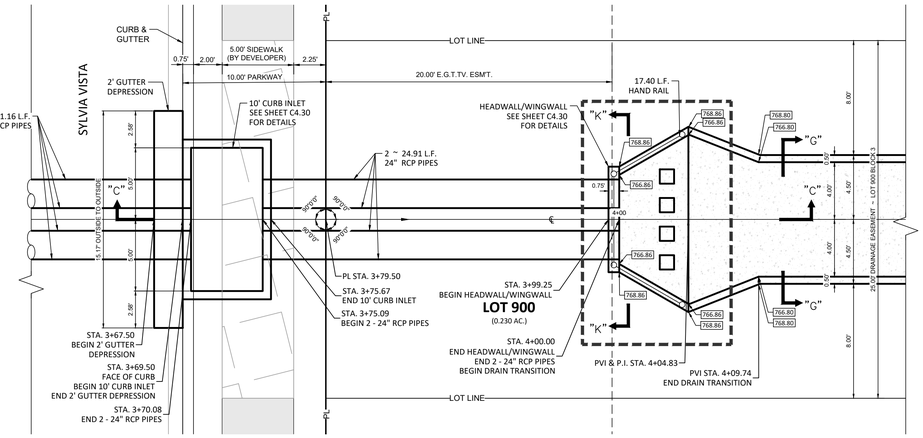

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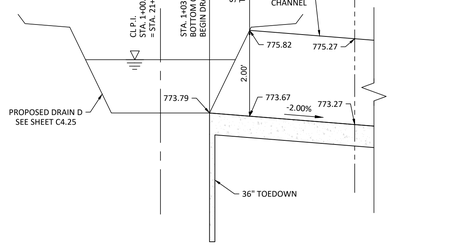
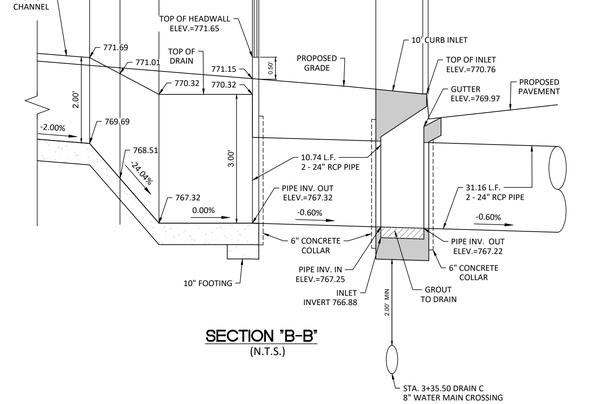


SECTION "A-A"
(N.T.S.)



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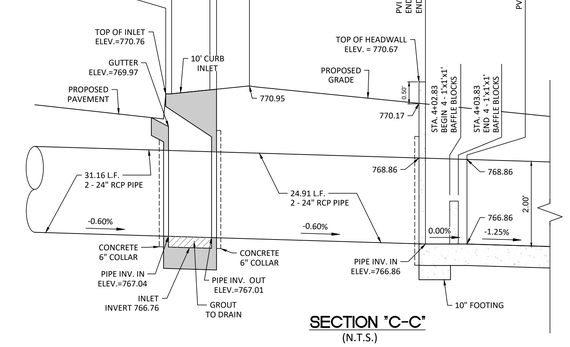
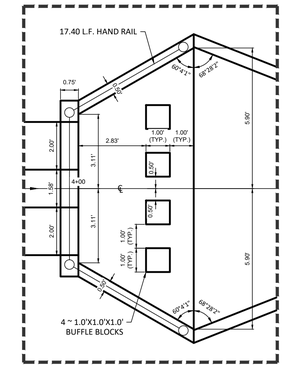
(N.T.S.)

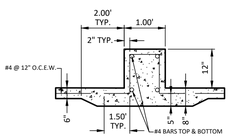


SECTION "C-C"
(N.T.S.)

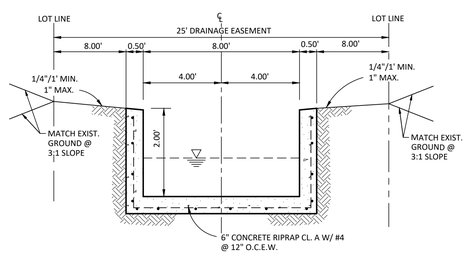


DETAIL "A"
(N.T.S.)

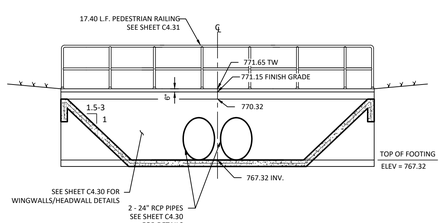
DRAIN C 100YR BAFFLE BLOCK CALCULATIONS							
STORM EVENT	Q (cfs)	n (mannings)	bw (ft)	S (%)	Vi (ft/s)	dn (ft)	Vf (ft/s)
100 YR	39.2	0.012	6	0.60%	6.87	1	5.09
100 YR	66.01	0.012	6	0.20%	8.26	1	5.92



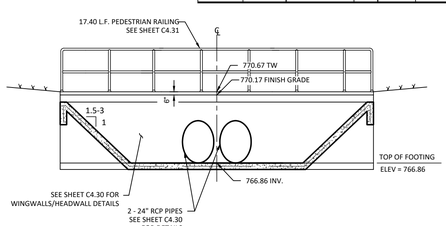
BAFFLE BLOCK DETAIL
(N.T.S.)



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



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



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

TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #:	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F—10131500
5723 UNIVERSITY HEIGHTS BLVD. STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN C

SHEET
C4.23

Plot Date: December 1, 2025 User ID: Samuel Garcia
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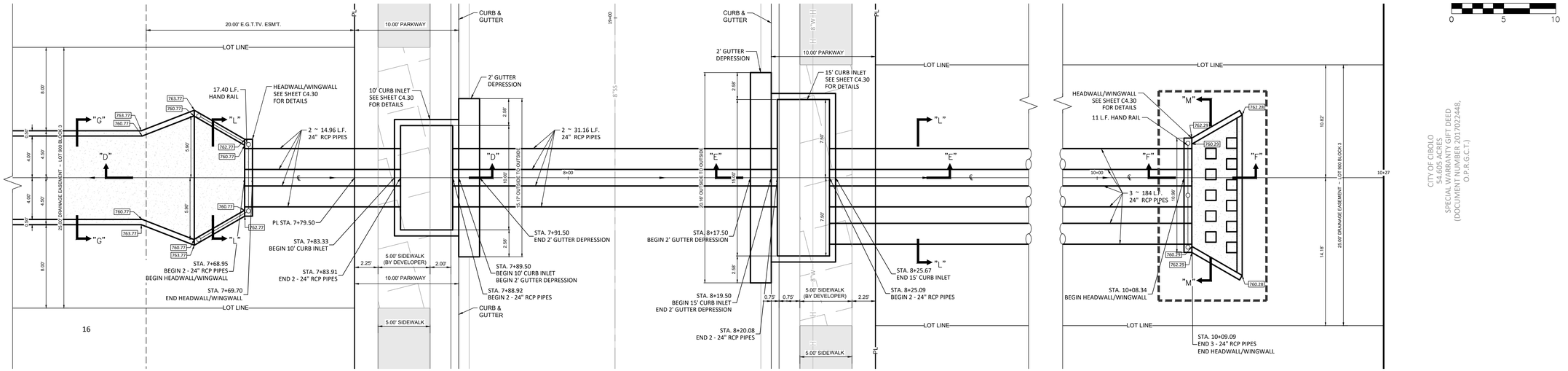

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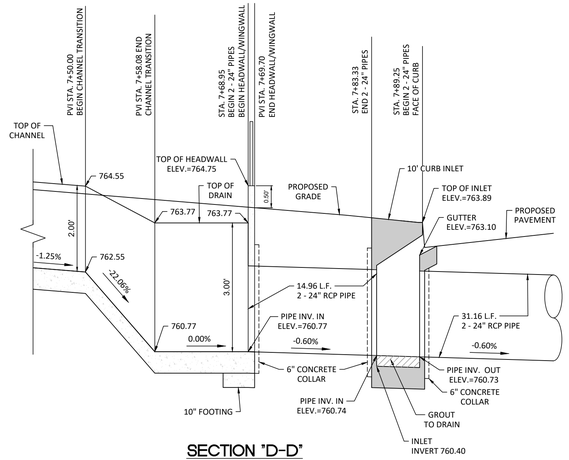
DETAIL "5"
(N.T.S.)
SCALE 1/5

DETAIL "5"
(N.T.S.)
SCALE 1/5



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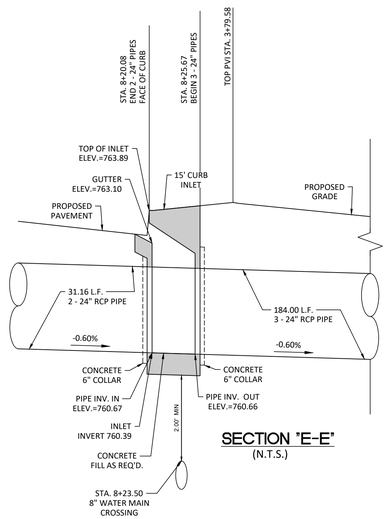

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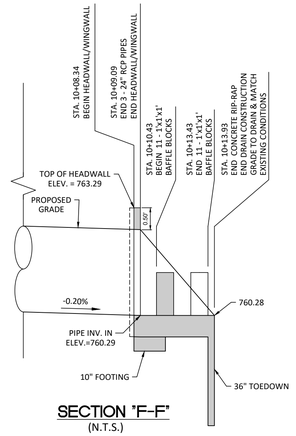

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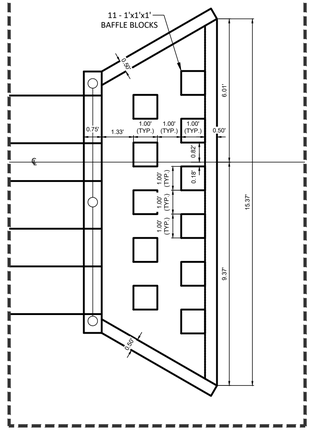
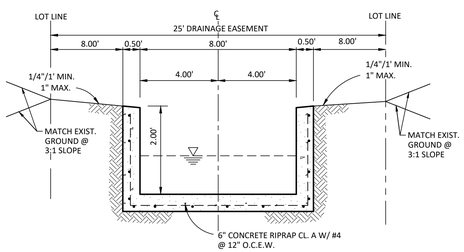
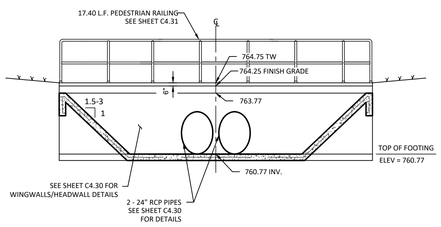
(N.T.S.)



DETAIL "6"
(N.T.S.)
1/3 SCALE



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



SECTION "L-L"
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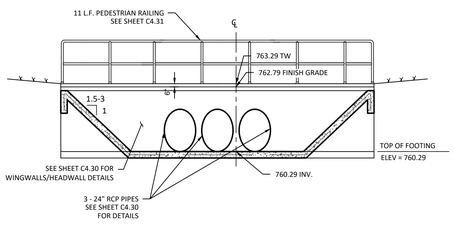

SECTION "M-M"
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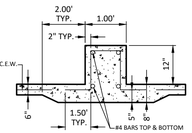

BAFFLE BLOCK DETAIL
(N.T.S.)

DRAIN C 100YR

BAFFLE BLOCK CALCULATIONS

STORM EVENT	Q (cfs)	n (mannings)	bw (ft)	S (%)	Vi (ft/s)	dn (ft)	Vf (ft/s)
100 YR	39.2	0.012	6	0.60%	6.87	1	5.09
100 YR	66.01	0.012	6	0.20%	8.26	1	5.92

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.

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

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
6/30/25

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN C

SHEET
C4.24

Plot Date: December 1, 2025 User ID: Samuel Garcia
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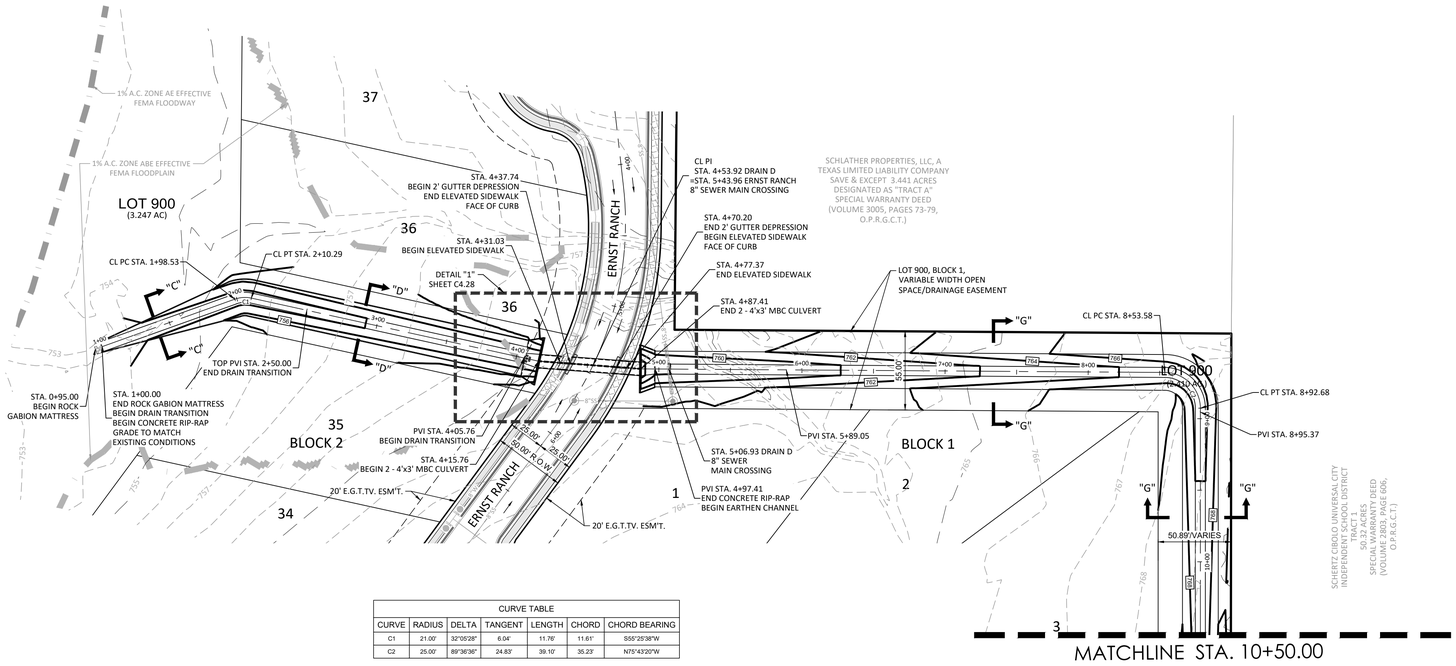
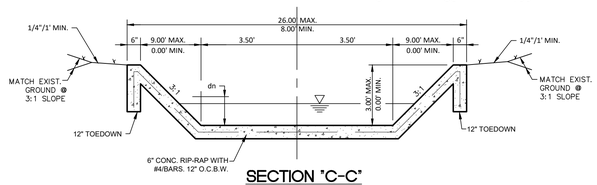


CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	21.00'	32°05'28"	6.04'	11.76'	11.61'	S55°25'38"W
C2	25.00'	89°36'36"	24.83'	39.10'	35.23'	N75°43'20"W





SECTION "C-C"
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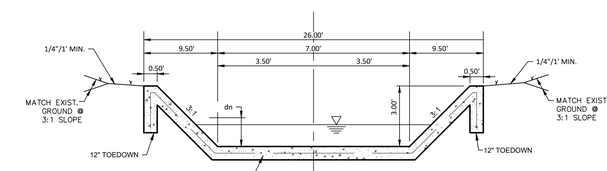

SECTION "D-D"
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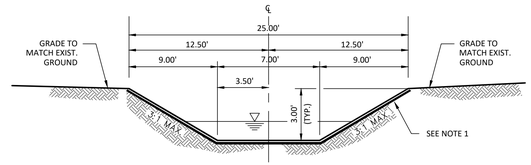


SECTION "G-G"
(N.T.S.)

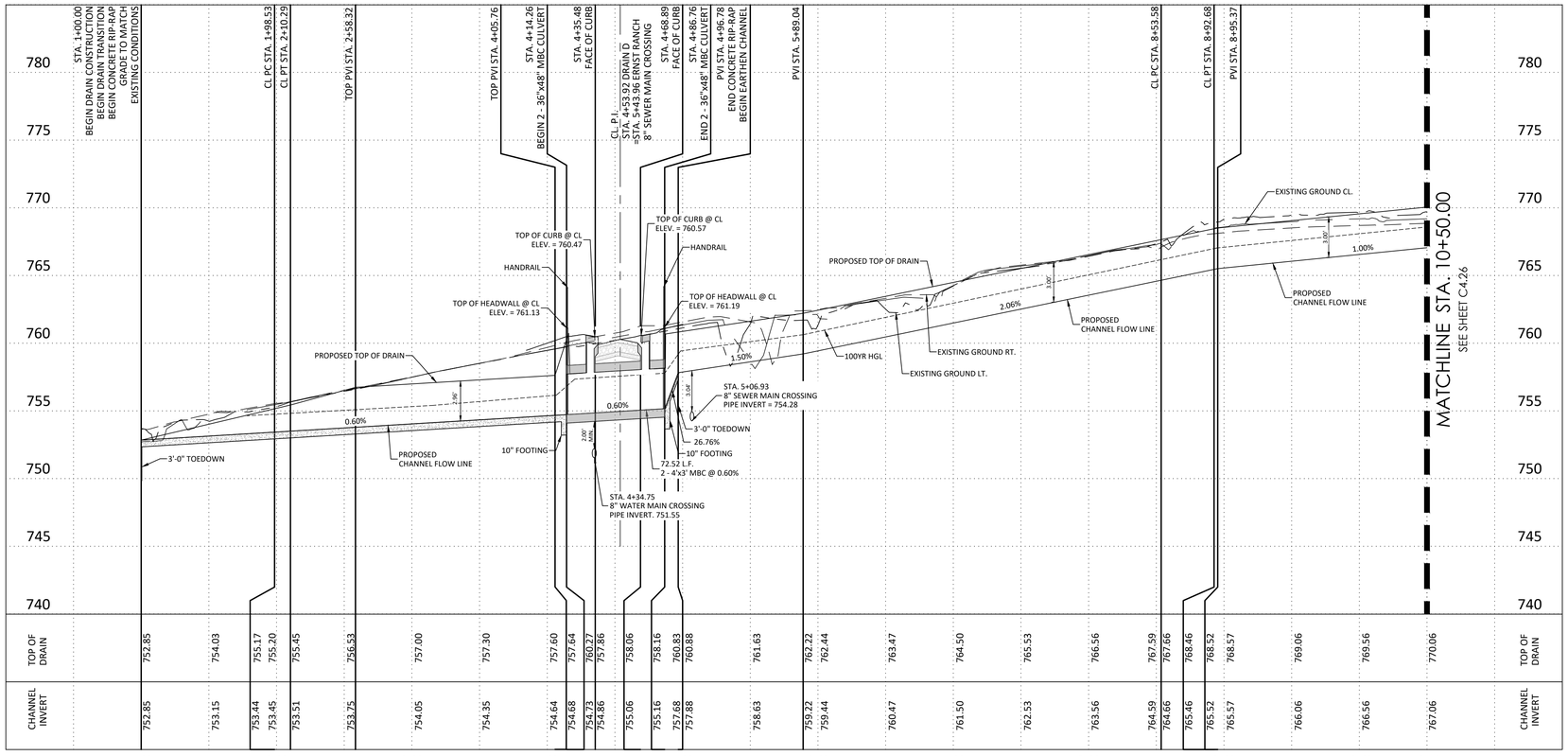
NOTE:

1. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. NO EXTRA PAY ITEM.

DRAIN D

STA. 1+00.00 TO STA. 10+50.00

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



HYDRAULIC CALCULATIONS						
100YR DRAIN D SECTION G-G						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
1.50%	211.68	0.025	7	8.6	1.9	3
2.06%	211.68	0.025	7	9.47	1.8	3
1.00%	107.45	0.025	7	6.15	1.5	3

HYDRAULIC CALCULATIONS						
100YR DRAIN D SECTION D-D						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
0.60%	218.84	0.012	7	10.6	1.7	3

NOTES:

1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
8. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO 35-504 OF THE CITY OF CIBOLO UDC. NO EXTRA PAY ITEM.

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.

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SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY:	PROJ. #:	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				242.30.00	SM	BDL	SM	6/2025

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TEL: (210) 698-5051
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STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN D

SHEET
C4.25

Plot Date: December 1, 2025 User ID: Samuel Garcia
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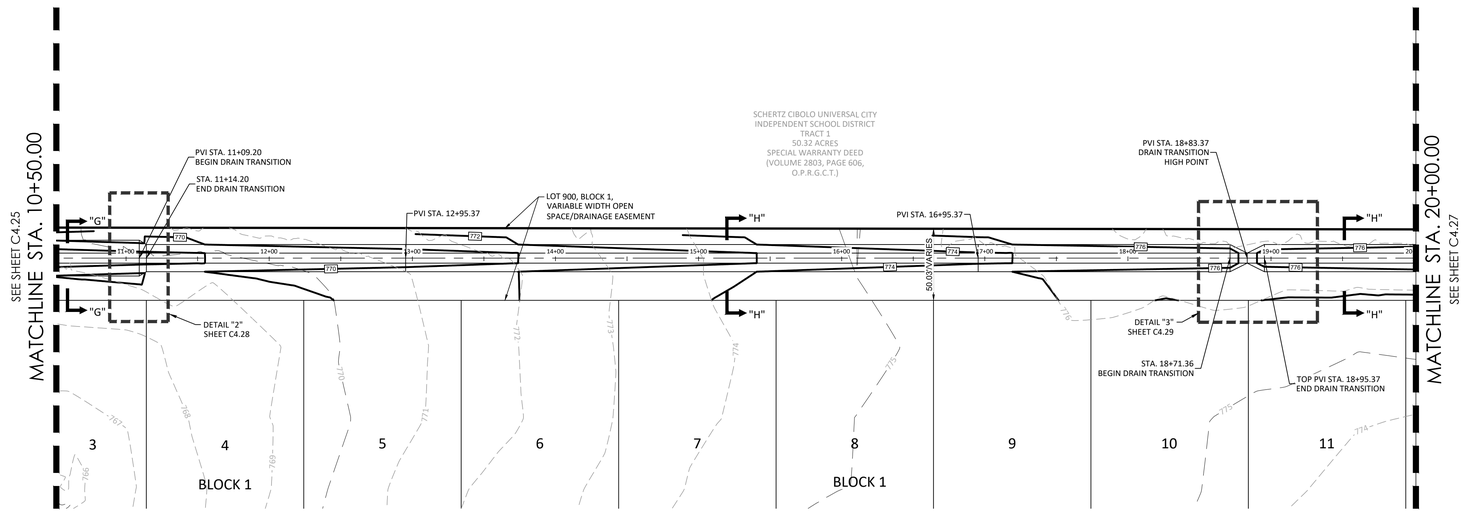
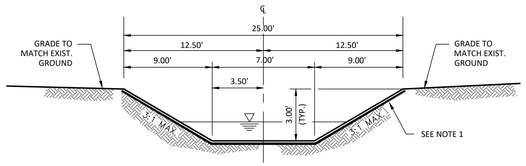


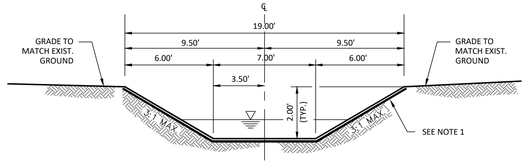




SECTION "G-G"
(N.T.S.)

N O T E:

1. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. NO EXTRA PAY ITEM.



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

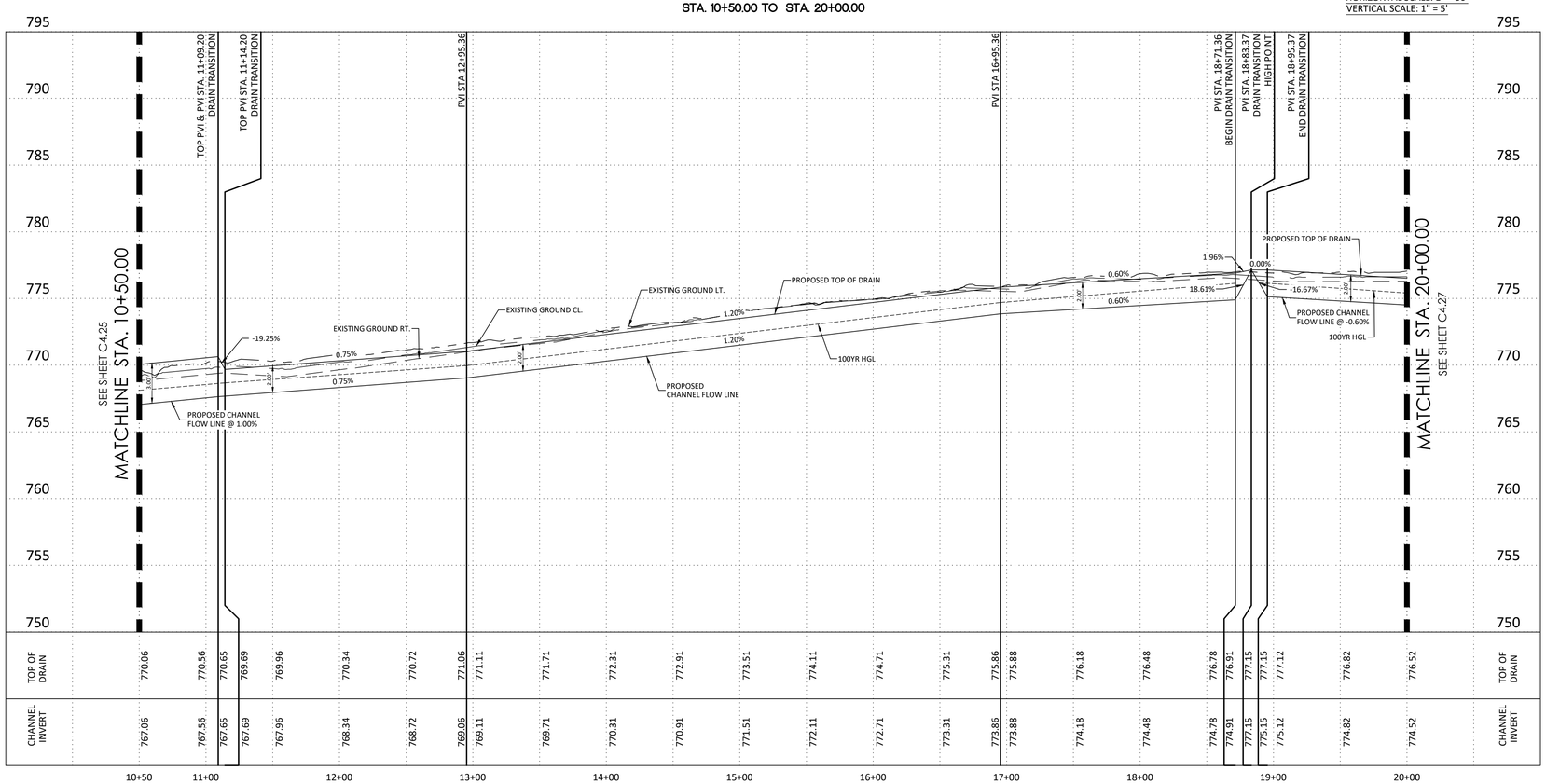
N O T E:

1. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. NO EXTRA PAY ITEM.

DRAIN D

STA. 10+50.00 TO STA. 20+00.00

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



HYDRAULIC CALCULATIONS						
100YR DRAIN D SECTION H-H						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
0.75%	39.2	0.025	7	3.65	0.8	2
1.20%	39.2	0.025	7	4.3	0.7	2
0.62%	39.2	0.025	7	3.84	1.0	2
0.60%	39.2	0.025	7	3.86	1.0	2

N O T E S:

1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
8. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO 35-504 OF THE CITY OF CIBOLO UDC. NO EXTRA PAY ITEM.

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.

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

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
				PROJ. #:	242.30.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAIN PLAN & PROFILE
DRAIN D

SHEET
C4.26

Plot Date: December 1, 2025 User ID: Samuel Garcia
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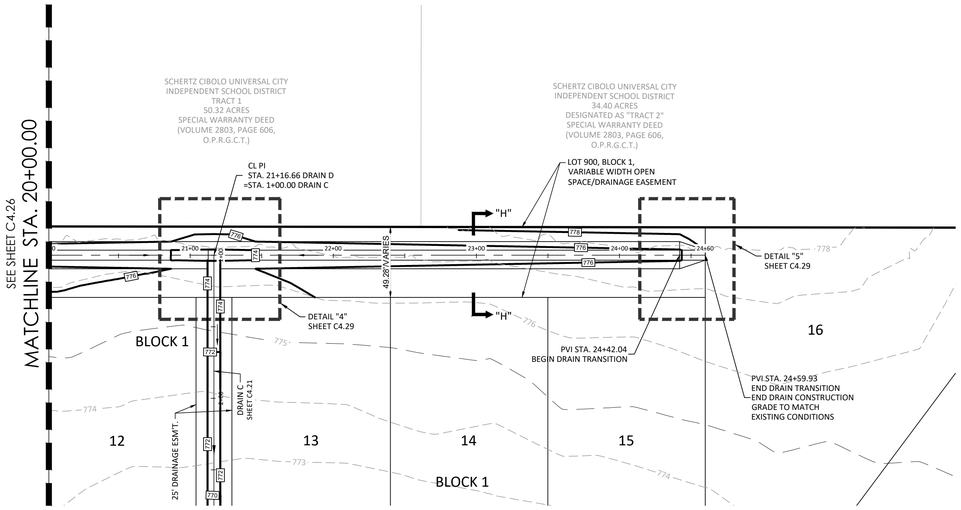
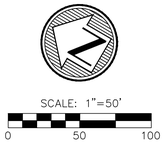
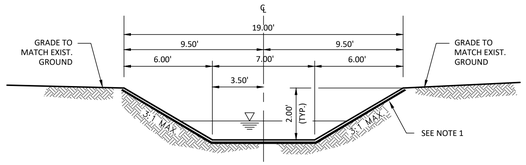






SECTION "H-H"
(N.T.S.)

N O T E:

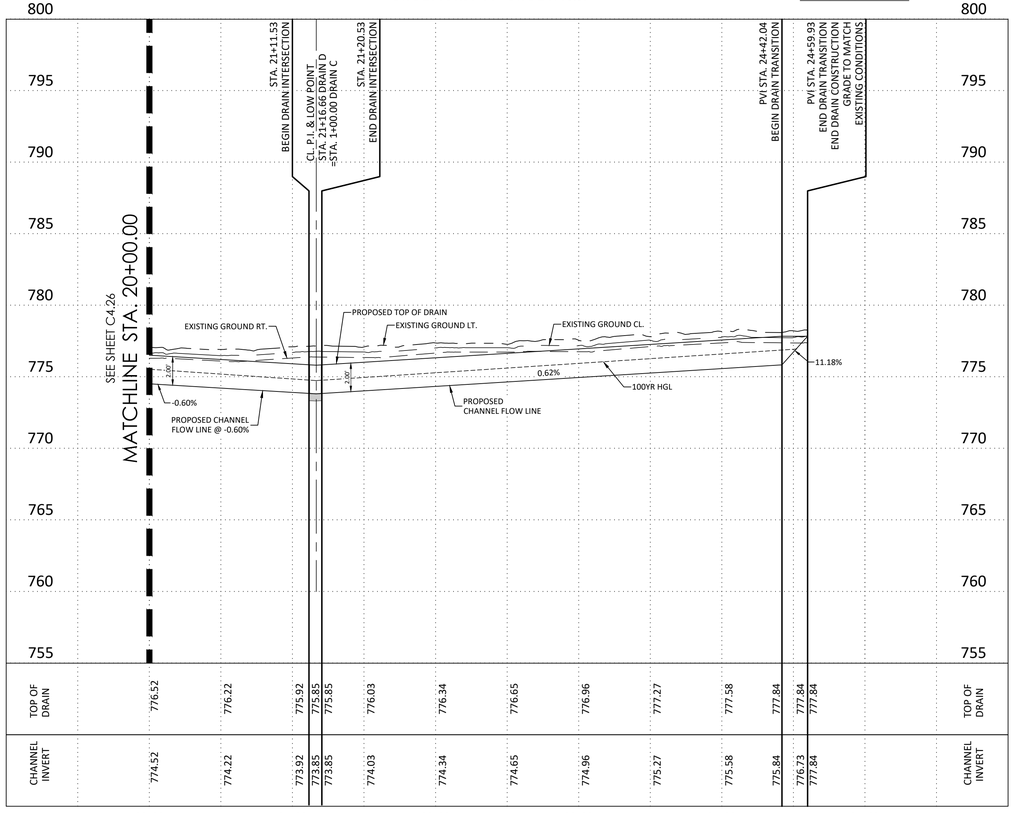
1. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. NO EXTRA PAY ITEM.

HYDRAULIC CALCULATIONS						
100YR DRAIN D SECTION H-H						
SLOPE	Q (cfs)	n (mannings)	bw (ft)	V (ft/s)	dn (ft)	H (ft)
0.75%	39.2	0.025	7	3.65	0.8	2
1.20%	39.2	0.025	7	4.3	0.7	2
0.62%	39.2	0.025	7	3.84	1.0	2
0.60%	39.2	0.025	7	3.86	1.0	2

DRAIN D

STA. 20+00.00 TO STA. 24+59.31

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



N O T E S :

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2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
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SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY	PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
				242.30.00	SM	BDL	SM	6/2025

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• Planners
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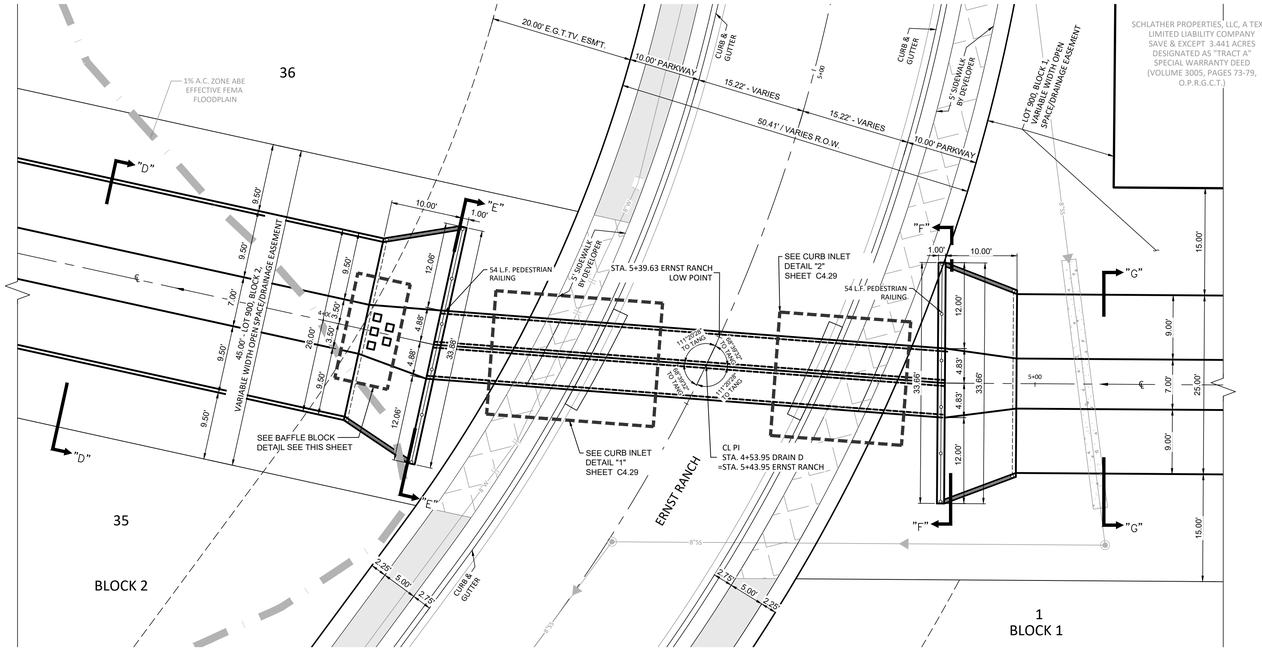
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

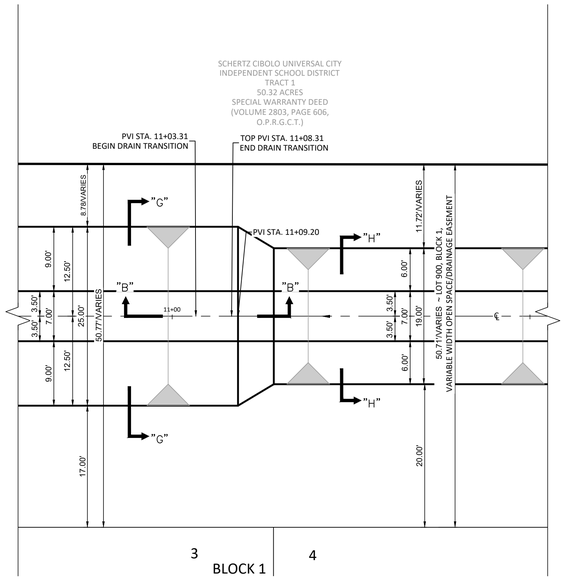
DRAIN PLAN & PROFILE
DRAIN D

SHEET
C4.27

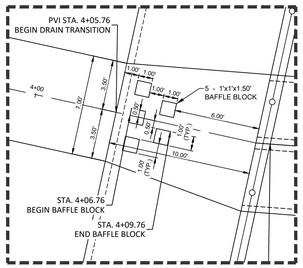
Plot Date: December 4, 2025 User ID: Samuel Garcia
S:\Schlather_Ranch\Civil\Drawings\242.30.00_C4.25_C4.27_C4.29.dgn 20th Ave



DETAIL "1"
(N.T.S.)

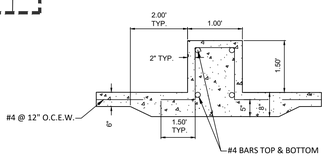


DETAIL "2"
(N.T.S.)

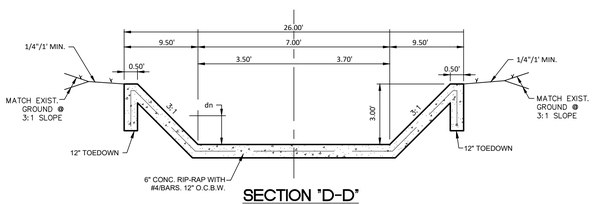


BAFFLE BLOCK DETAIL
(N.T.S.)

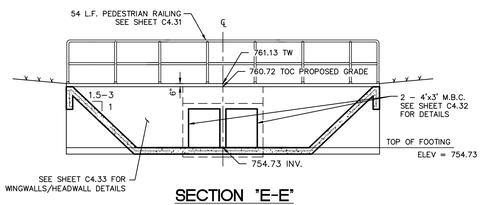
DRAIN D 100YR							
BAFFLE BLOCK CALCULATIONS							
STORM EVENT	Q (cfs)	n (mannings)	bw (ft)	S (%)	Vi (ft/s)	dn (ft)	Vf (ft/s)
100 YR	218.84	0.012	7	0.60%	10.6	1.7	6.00



BAFFLE BLOCK DETAIL
(N.T.S.)



SECTION "D-D"
(N.T.S.)
(STA. 2+50.00 TO STA. 4+04.26)



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

NOTES:

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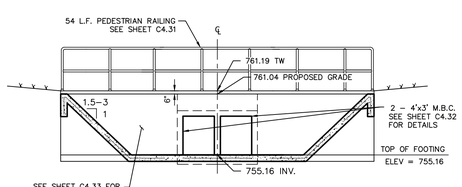
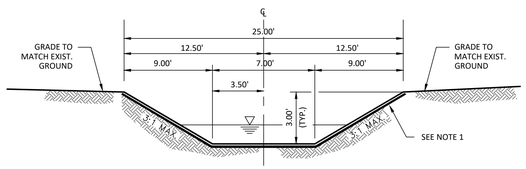


SECTION "F-F"
(N.T.S.)



N O T E:

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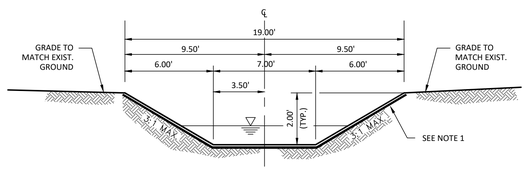
SECTION "G-G"
(N.T.S.)



N O T E:

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

SUBMITTAL SET

REVISIONS								
NO.	DATE	DESCRIPTION	BY:					

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
242.30.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
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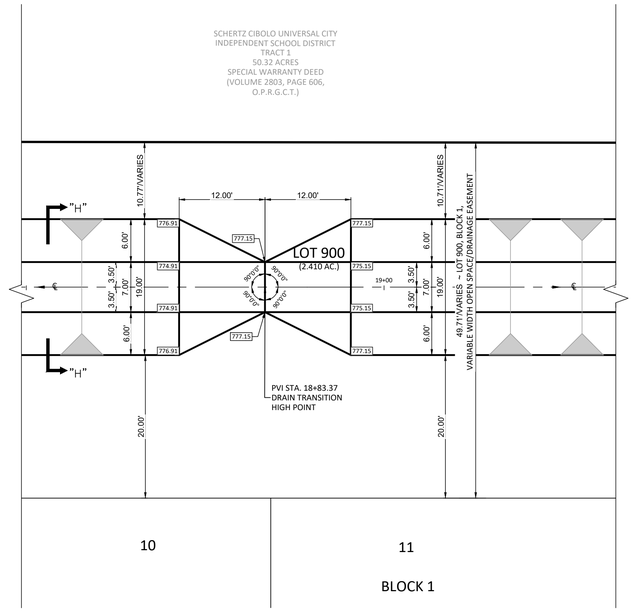
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

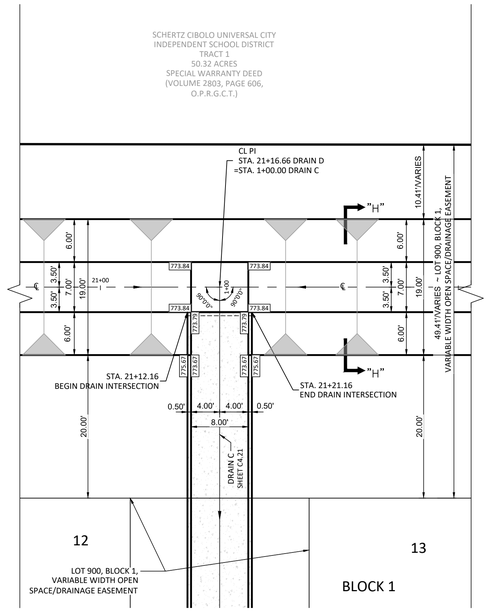
DRAIN PLAN & PROFILE
DRAIN D

SHEET
C4.28

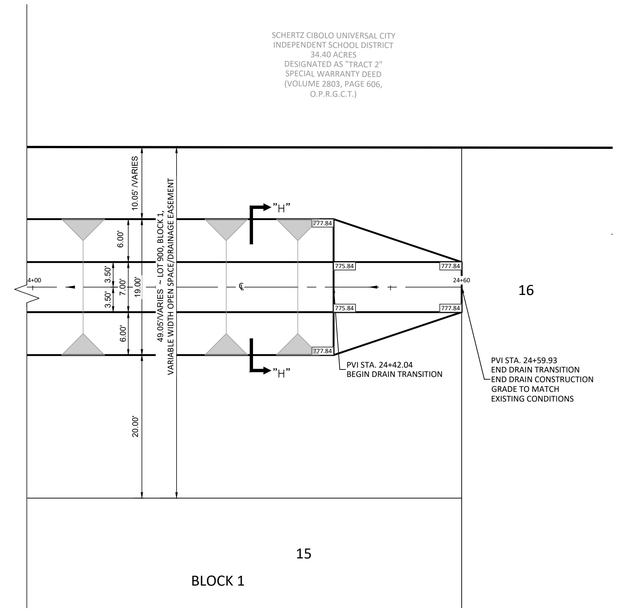
Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\Civil 1\Drawings\242300_C4.28_D_Pr_Pr.dwg



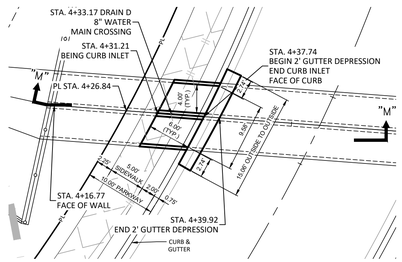
DETAIL "3"
(N.T.S.)



DETAIL "4"
(N.T.S.)

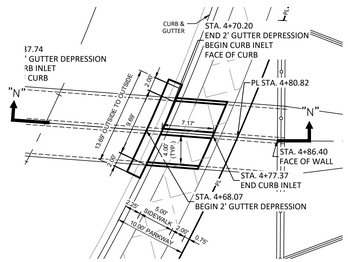


DETAIL "5"
(N.T.S.)



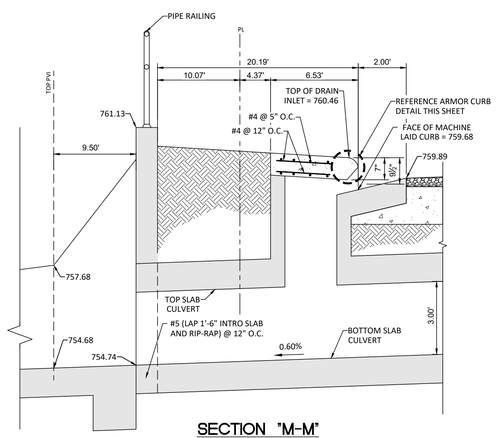
CURB INLET DETAIL 1
(N.T.S.)

DRAIN D INELT (A4)	
Q (Allowable) (cfs)	48
L (Provided) (ft)	16
y (ft)	1

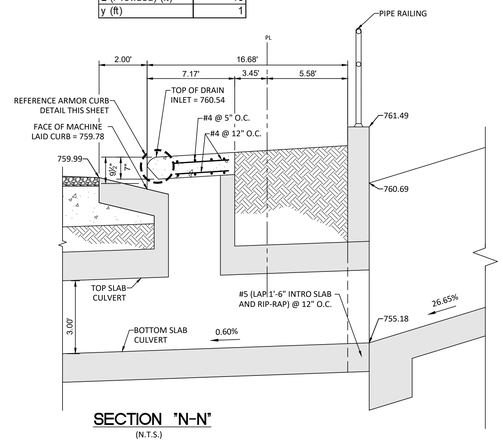


CURB INLET DETAIL 2
(N.T.S.)

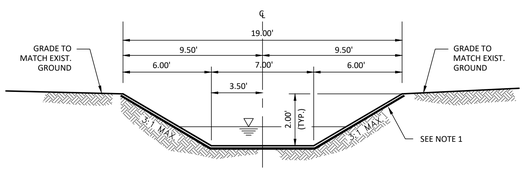
DRAIN D INELT (A4)	
Q (Allowable) (cfs)	48
L (Provided) (ft)	16
y (ft)	1



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



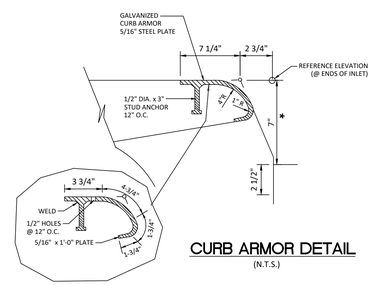
SECTION "N-N"
(N.T.S.)



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

N O T E:

1. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE CHANNEL IS ACCEPTED FOR MAINTENANCE. NO EXTRA PAY ITEM.



CURB ARMOR DETAIL
(N.T.S.)

NOTES:

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

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• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
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STATE OF TEXAS
PAUL LANDA, JR.
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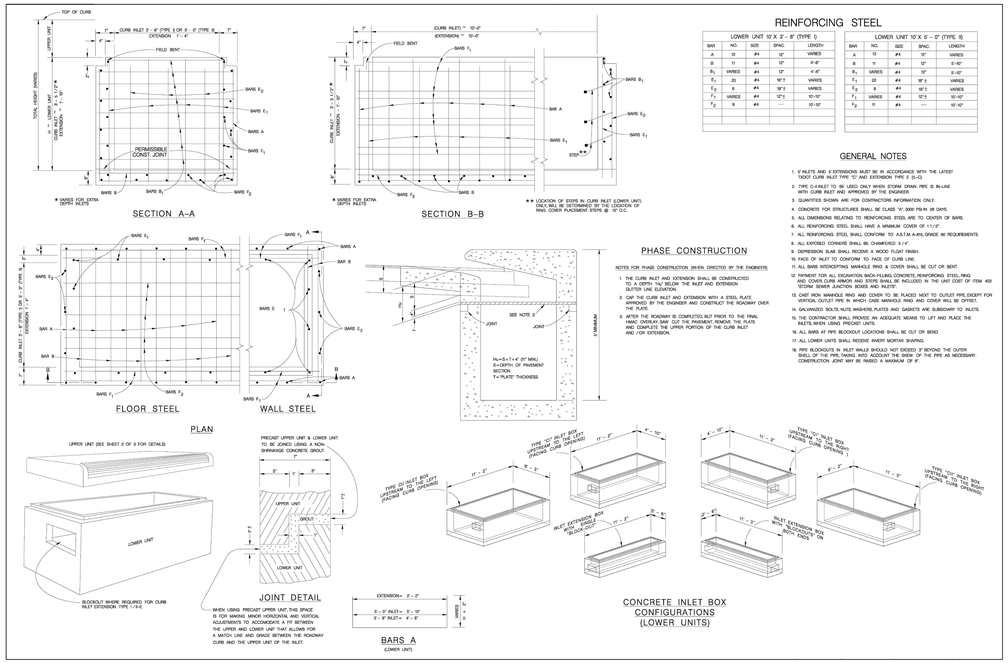
LICENSED
PROFESSIONAL ENGINEER
6/30/2025

SCHLATHER RANCH SUBDIVISION
DRAIN PLAN & PROFILE
DRAIN D

SHEET
C4.29

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Solidnet Projects\1Drawings\24230.00_C4.29_A1.ctb 8½" x 11"



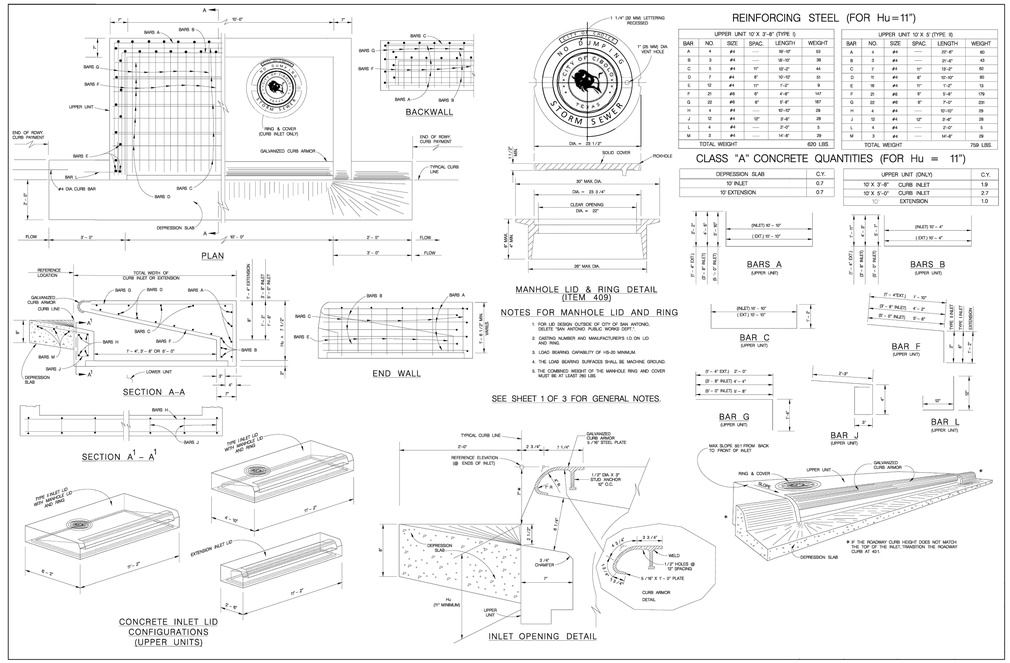
REINFORCING STEEL

LOWER UNIT 10'X 3'-0" (TYPE I)					
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	4'-6"
B_1	VARIES	#4	12"	4'-6"
F_1	22	#4	W"±	VARIES
F_2	6	#4	W"±	VARIES
F_3	VARIES	#4	12"±	10'-10"
F_4	5	#4	—	10'-10"

LOWER UNIT 10'X 5'-0" (TYPE II)				
BAR	NO.	SIZE	SPAC.	LENGTH
A	12	#4	12"	VARIES
B	11	#4	12"	6'-6"
B_1	VARIES	#4	12"	6'-10"
F_1	22	#4	W"±	VARIES
F_2	8	#4	W"±	VARIES
F_3	VARIES	#4	12"±	10'-10"
F_4	11	#4	—	10'-10"

GENERAL NOTES

1. 5' INLETS AND 5' EXTENSIONS MUST BE IN ACCORDANCE WITH THE LATEST TXDOT CURB INLET TYPE "O" AND EXTENSION TYPE S (5–0).
2. TYPE C-II-INLET TO BE USED ONLY WHEN STORM DRAIN PIPE IS IN-LINE WITH CURB INLET AND APPROVED BY THE ENGINEER.
3. QUANTITIES SHOWN ARE FOR CONTRACTORS INFORMATION ONLY.
4. CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 PSI IN 28 DAYS.
5. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
6. ALL REINFORCING STEEL SHALL HAVE A MINIMUM COVER OF 1 1/2".
7. ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615, GRADE 60 REQUIREMENTS.
8. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3 / 4".
9. DEPRESSION SLAB SHALL RECEIVE A WOOD FLOAT FINISH.
10. FACE OF INLET TO CONFORM TO FACE OF CURB LINE.
11. ALL BARS INTERCEPTING MANHOLE RING & COVER SHALL BE CUT OR BENT.
12. PAYMENT FOR ALL EXCAVATION, BACK-FILLING, CONCRETE, REINFORCING STEEL, RING AND COVER, CURB ARMOR AND STEPS SHALL BE INCLUDED IN THE UNIT COST OF ITEM 409 "STORM SEWER JUNCTION BOXES AND INLETS".
13. CAST IRON MANHOLE RING AND COVER TO BE PLACED NEXT TO OUTLET PIPE, EXCEPT FOR VERTICAL OUTLET PIPE IN WHICH CASE MANHOLE RING AND COVER WILL BE OFFSET.
14. GALVANIZED BOLTS, NUTS, WASHERS, PLATES AND GASKETS ARE SUBSIDIARY TO INLETS.
15. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MEANS TO LIFT AND PLACE THE INLETS, WHEN USING PRECAST UNITS.
16. ALL BARS AT PIPE BLOCKOUT LOCATIONS SHALL BE CUT OR BENT.
17. ALL LOWER UNITS SHALL RECEIVE INVERT MORTAR SHAPING.
18. PIPE BLOCKOUTS IN INLET WALLS SHOULD NOT EXCEED 3' BEYOND THE OUTER SHELL OF THE PIPE, TAKING INTO ACCOUNT THE SKEW OF THE PIPE AS NECESSARY. CONSTRUCTION JOINT MAY BE PAVED A MAXIMUM OF 6".



REINFORCING STEEL (FOR Hu = 11")

UPPER UNIT 10'X 3'-0" (TYPE I)					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	——	10'-10"	53
B	3	#4	——	10'-10"	38
C	5	#4	11"	13'-2"	82
D	11	#4	6"	10'-10"	80
E	12	#4	11"	1'-2"	9
F	21	#5	6"	4'-8"	147
G	22	#5	6"	5'-8"	187
H	4	#4	——	10'-10"	29
J	12	#4	12"	3'-4"	28
L	4	#4	——	2'-0"	5
M	3	#4	——	14'-8"	29
TOTAL WEIGHT					620 LBS

UPPER UNIT 10'X 5' (TYPE II)					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	——	10'-10"	53
B	3	#4	——	21'-6"	43
C	7	#4	11"	13'-2"	82
D	11	#4	6"	10'-10"	80
E	18	#6	11"	1'-2"	13
F	23	#6	6"	5'-8"	179
G	22	#6	6"	5'-8"	200
H	4	#4	——	10'-10"	29
J	12	#4	12"	3'-4"	28
L	4	#4	——	2'-0"	5
M	3	#4	——	14'-8"	29
TOTAL WEIGHT					759 LBS.

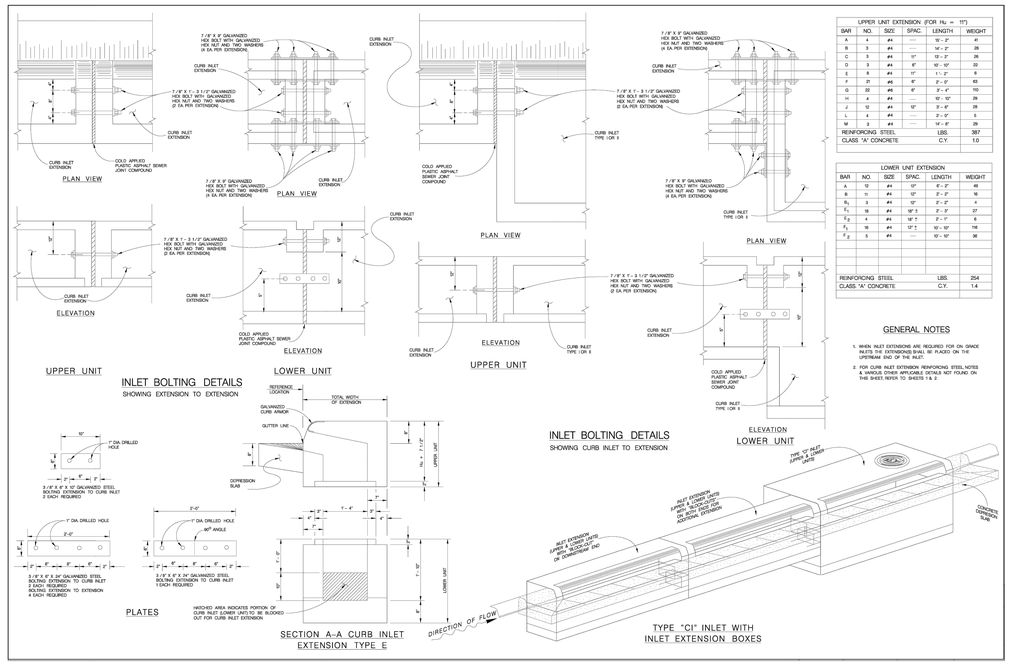
CLASS "A" CONCRETE QUANTITIES (FOR Hu = 11")

DEPRESSION SLAB	C.Y.
10' INLET	0.7
10' EXTENSION	0.7

UPPER UNIT (ONLY)	C.Y.
10' X 3'-0" CURB INLET	1.9
10' X 5'-0" CURB INLET	2.7
10' EXTENSION	1.0

NOTES FOR MANHOLE LID AND RING

1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF >16-20 MINIMUM.
4. THE LONG BEARING SURFACE SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 780 LBS.

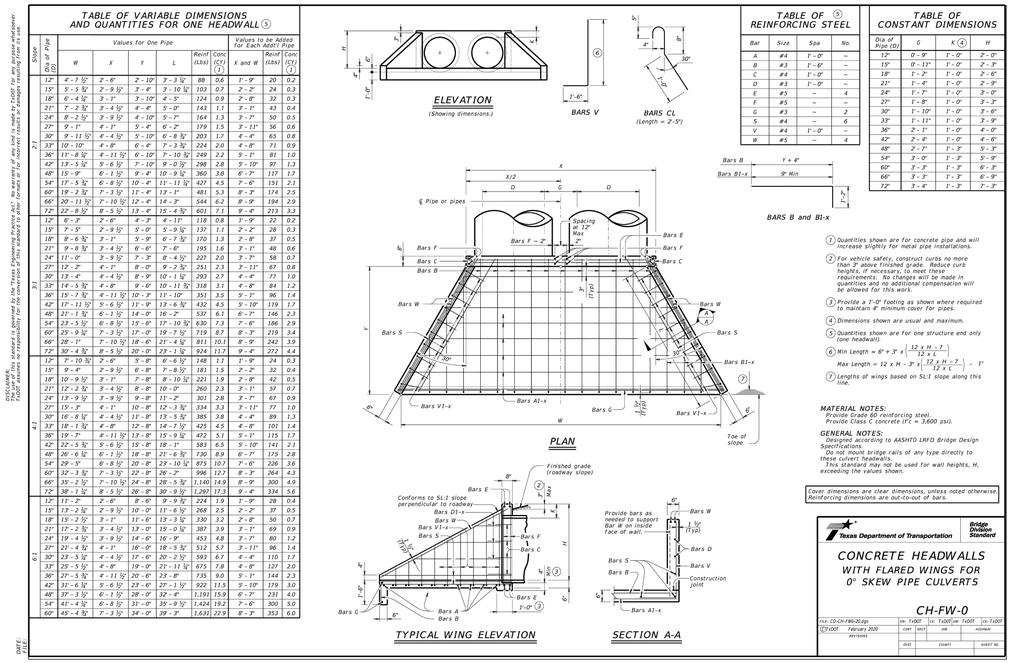


UPPER UNIT EXTENSION (FOR Hu = 11")					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	——	10'-2"	41
B	3	#4	——	14'-2"	28
C	3	#4	11"	13'-2"	26
D	3	#4	6"	10'-10"	22
E	8	#4	11"	1'-2"	6
F	21	#6	6"	5'-8"	63
G	22	#6	6"	5'-8"	93
H	4	#4	——	10'-10"	29
J	12	#4	12"	3'-4"	28
L	4	#4	——	2'-0"	5
M	3	#4	——	14'-8"	29
REINFORCING STEEL				LBS.	367
CLASS "A" CONCRETE				C.Y.	1.0

LOWER UNIT EXTENSION					
BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	12	#4	——	6'-2"	49
B	11	#4	12"	5'-2"	76
B_1	3	#4	12"	5'-2"	4
F_1	18	#4	W"±	5'-2"	37
F_2	4	#4	W"±	5'-1"	8
F_3	16	#4	12"±	10'-10"	116
F_4	5	#4	——	10'-10"	36
REINFORCING STEEL				LBS.	254
CLASS "A" CONCRETE				C.Y.	1.4

GENERAL NOTES

1. WHEN INLET EXTENSIONS ARE REQUIRED FOR ON GRADE INLETS, THE EXTENSIONS SHALL BE PLACED ON THE UPSTREAM END OF THE INLET.
2. FOR CURB INLET EXTENSION REINFORCING STEEL NOTES & VARIOUS OTHER APPLICABLE DETAILS NOT FOUND ON THIS SHEET, REFER TO SHEETS 1 & 3.



Dia of Pipe (D)	Slope	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (C.Y.) (1)	Values to be Added for Each Add'l Pipe X and W	Reinf (Lbs)	Conc (C.Y.) (1)
12"	4:1	4'-7 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
15"	3:1	5'-3 1/2"	2'-9 1/2"	3'-4"	3'-10 1/2"	103	0.7	2'-2"	24	0.3
18"	6:1	6'-4 1/2"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
21"	7:1	7'-2 1/2"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
24"	8:1	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
27"	9:1	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
30"	9:1	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 1/2"	203	1.7	4'-4"	65	0.8
33"	10:1	10'-10"	4'-8"	6'-4"	7'-3 1/2"	224	2.0	4'-8"	71	0.9
36"	11:1	11'-8 1/2"	4'-11 1/2"	6'-10"	7'-10 1/2"	249	2.2	5'-1"	81	1.0
42"	13:1	13'-5 1/2"	5'-6 1/2"	7'-10"	9'-0 1/2"	298	2.8	5'-10"	97	1.3
48"	15:1	15'-3"	6'-1 1/2"	9'-4"	10'-3 1/2"	360	3.8	6'-7"	117	1.7
54"	17:1	17'-1 1/2"	6'-8 1/2"	10'-4"	11'-11 1/2"	427	4.5	7'-6"	151	2.1
60"	19:1	19'-2 1/2"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
66"	20:1	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	198	2.9
72"	22:1	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 1/2"	601	7.1	9'-4"	213	3.3
12"	6:1	6'-7"	2'-6"	3'-3"	4'-1"	118	0.8	1'-9"	22	0.2
15"	7:1	7'-5"	2'-9 1/2"	3'-10"	5'-3 1/2"	137	1.1	2'-2"	28	0.3
18"	8:1	8'-6 1/2"	3'-1"	3'-9"	6'-3 1/2"	170	1.3	2'-8"	37	0.5
21"	9:1	9'-8 1/2"	3'-4 1/2"	4'-3"	6'-8"	195	1.6	3'-1"	48	0.6
24"	11:1	11'-0"	3'-9 1/2"	4'-9"	7'-3"	227	2.0	3'-7"	58	0.7
27"	12:1	12'-2"	4'-1"	5'-2"	8'-4 1/2"	251	2.3	3'-11"	67	0.8
30"	13:1	13'-4"	4'-4 1/2"	5'-8"	9'-2 1/2"	293	2.7	4'-4"	77	1.0
33"	14:1	14'-5 1/2"	4'-8"	6'-2"	9'-9"	318	3.1	4'-8"	84	1.2
36"	15:1	15'-7 1/2"	4'-11 1/2"	6'-7"	10'-3 1/2"	351	3.5	5'-1"	96	1.4
42"	17:1	17'-11 1/2"	5'-6 1/2"	7'-5"	11'-4 1/2"	432	4.5	5'-10"	119	1.7
48"	19:1	20'-3"	6'-1 1/2"	8'-3"	12'-6"	537	6.1	6'-7"	146	2.3
54"	21:1	22'-5 1/2"	6'-8 1/2"	9'-1"	13'-7 1/2"	630	7.3	7'-6"	186	2.9
60"	23:1	24'-8 1/2"	7'-3 1/2"	9'-11"	14'-9"	719	8.7	8'-3"	219	3.4
66"	25:1	26'-10 1/2"	7'-10 1/2"	10'-9"	16'-0"	795	9.9	8'-9"	242	3.9
72"	27:1	29'-1"	8'-5 1/2"	11'-7"	17'-3"	870	11.2	9'-4"	272	4.4
12"	7:1	7'-10 1/2"	2'-6"	3'-6"	4'-6"	140	1.0	1'-9"	24	0.3
15"	8:1	8'-9"	2'-9 1/2"	4'-3"	5'-6"	148	1.1	2'-2"	32	0.4
18"	10:1	10'-9 1/2"	3'-1"	4'-0"	6'-6"	221	1.9	2'-8"	42	0.5
21"	12:1	12'-2 1/2"	3'-4 1/2"	4'-8"	7'-0"	260	2.3	3'-1"	57	0.7
24"	13:1	13'-7 1/2"	3'-9 1/2"	5'-2"	7'-8"	301	2.8	3'-7"	67	0.9
27"	15:1	15'-0"	4'-1"	5'-7"	8'-4"	334	3.3	3'-11"	77	1.0
30"	16:1	16'-4 1/2"	4'-4 1/2"	6'-1"	8'-11"	385	3.8	4'-4"	89	1.3
33"	18:1	17'-9 1/2"	4'-8"	6'-6"	9'-6"	425	4.5	4'-8"	101	1.4
36"	19:1	19'-2"	4'-11 1/2"	6'-11"	10'-1"	472	5.1	5'-1"	115	1.7
42"	22:1	22'-5 1/2"	5'-6 1/2"	7'-11"	11'-6"	583	6.5	5'-10"	141	2.1
48"	25:1	25'-8 1/2"	6'-1 1/2"	8'-10"	12'-11"	681	7.5	6'-7"	175	2.8
54"	28:1	28'-11"	6'-8 1/2"	9'-10"	14'-3"	785	8.9	7'-6"	226	3.6
60"	31:1	32'-1 1/2"	7'-3 1/2"	10'-9"	15'-5"	875	10.7	8'-3"	264	4.3
66"	34:1	35'-4 1/2"	7'-10 1/2"	11'-8"	16'-8"	996	12.2	8'-9"	300	4.9
72"	36:1	38'-4 1/2"	8'-5 1/2"	12'-7"	17'-10"	1,140	14.9	9'-4"	334	5.6
12"	11:1	11'-2"	2'-6"	4'-0"	5'-0"	224	1.9	1'-9"	28	0.4
15"	13:1	13'-2 1/2"	2'-9 1/2"	4'-8"	5'-9"	268	2.5	2'-2"	37	0.5
18"	15:1	15'-2 1/2"	3'-1"	5'-1"	6'-3"	330	3.2	2'-8"	50	0.7
21"	17:1	17'-2 1/2"	3'-4 1/2"	5'-5"	6'-8"	387	3.9	3'-1"	69	0.9
24"	19:1	19'-2 1/2"	3'-9 1/2"	5'-10"	7'-3"	453	4.8	3'-7"	81	1.2
27"	21:1	21'-1"	4'-1"	6'-3"	7'-8"	512	5.7	3'-11"	96	1.4
30"	23:1	23'-1 1/2"	4'-4 1/2"	6'-7"	8'-2"	593	6.7	4'-4"	110	1.7
33"	25:1	25'-1 1/2"	4'-8"	6'-11"	8'-7"	675	7.8	4'-8"	127	2.0
36"	27:1	27'-1 1/2"	4'-11 1/2"	7'-4"	9'-1"	735	9.0	5'-1"	144	2.3
42"	31:1	31'-1 1/2"	5'-6 1/2"	8'-2"	10'-0"	922	11.5	5'-10"	179	3.0
48"	35:1	35'-1 1/2"	6'-1 1/2"	8'-11"	10'-11"	1,110	13.9	6'-7"	231	4.0
54"	39:1	39'-1 1/2"	6'-8 1/2"	9'-8"	11'-10"	1,424	19.2	7'-6"	300	5.0
60"	43:1	43'-1 1/2"	7'-3 1/2"	10'-6"	12'-9"	1,631	22.9	8'-3"	353	6.0

Bar	Size	Spa	No.
A	#4	1'-0"	–
B	#3	1'-6"	–
C	#4	1'-0"	–
D	#3	1'-0"	–
E	#5	–	4
F	#5	–	2
G	#3	–	2
S	#4	–	6
V	#4	1'-0"	–
W	#5	–	4

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-2"	1'-0"	2'-6"
21"	1'-4"	1'-0"	2'-9"
24"	1'-7"	1'-0"	3'-0"
27"	1'-8"	1'-0"	3'-3"
30"	1'-10"	1'-0"	3'-6"
33"	1'-11"	1'-0"	3'-9"
36"	2'-1"	1'-0"	4'-0"
42"	2'-4"	1'-0"	4'-6"
48"	2'-7"	1'-3"	5'-3"
54"	3'-0"	1'-3"	5'-9"
60"	3'-3"	1'-3"	6'-3"
66"	3'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 3'-0" footing as shown where required to maintain 6" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure end only (one headwall).

(6) Min Length = 6" + 3" x $\left[\frac{12 \times H - 7}{12 \times L}\right]$

Max Length = 12 x H – 3" x $\left[\frac{12 \times H - 7}{12 \times L}\right]$ – 1"

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

Cover dimensions are clear dimensions, unless noted otherwise.
Reinforcing dimensions are out-to-out of bars.

Texas Department of Transportation | Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DISCLAIMER:
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DATE: FHWA

NO.	DATE	DESCRIPTION	BY:

REVISIONS

PROJ. # 24230.00 | DSN: BY: SM | DWN: BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 696-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 696-5085

PAUL LANDA, JR.
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LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAINAGE STANDARD DETAILS CURB INLET & HEADWALLS

SHEET
C4.30

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
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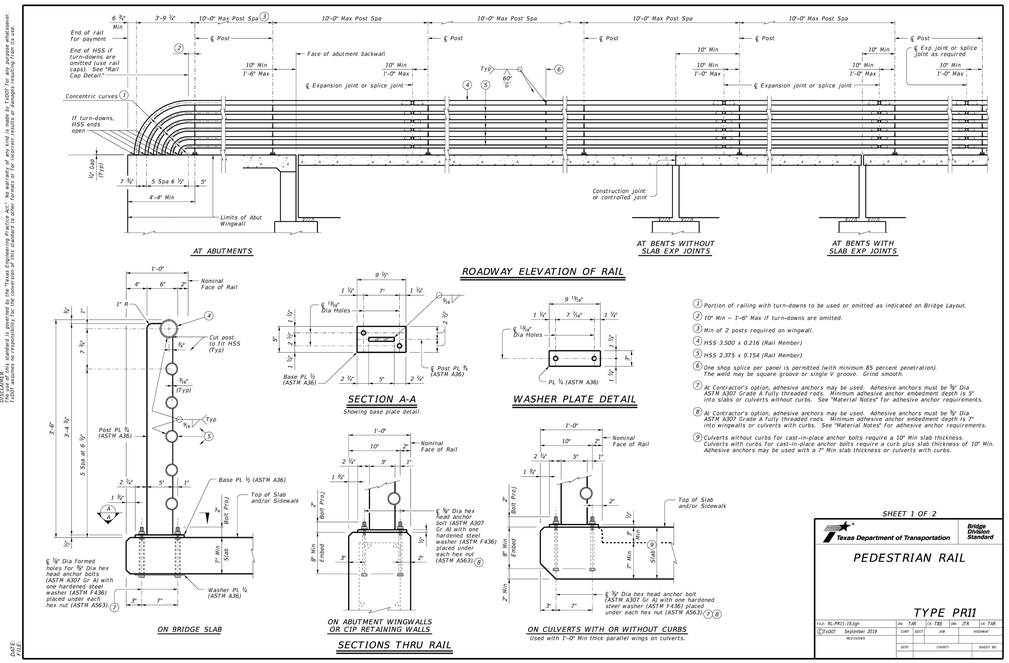


SECTIONS THRU RAIL

(1) Portion of railing with turn-downs to be used or omitted as indicated on Bridge Layout.

(2) 10" Min ~ 1'-6" Max if turn-downs are omitted.

(3) Min of 2 posts required on wingwall.

(4) HSS 3.500 x 0.216 (Rail Member)

(5) HSS 2.375 x 0.154 (Rail Member)

(6) One shop splice per panel is permitted (with minimum 85 percent penetration). The weld may be square groove or single V groove. Grind smooth.

(7) At Contractor's option, adhesive anchors may be used. Adhesive anchors must be 3/4" Dia ASTM A307 Grade A fully threaded rods. Minimum adhesive anchor embedment depth is 5" into slabs or culverts without curbs. See "Material Notes" for adhesive anchor requirements.

(8) At Contractor's option, adhesive anchors may be used. Adhesive anchors must be 3/4" Dia ASTM A307 Grade A fully threaded rods. Minimum adhesive anchor embedment depth is 7" into wingwalls or culverts with curbs. See "Material Notes" for adhesive anchor requirements.

(9) Culverts without curbs for cast-in-place anchor bolts require a 10" Min slab thickness. Culverts with curbs for cast-in-place anchor bolts require a curb plus slab thickness of 10" Min. Adhesive anchors may be used with a 7" Min slab thickness or culverts with curbs.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

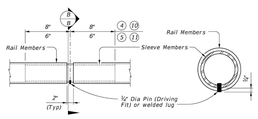
SHEET 1 OF 2

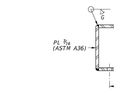
Texas Department of Transportation | Bridge Division Standard

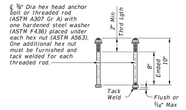
PEDESTRIAN RAIL

TYPE PR11

FILE: RL-PR11-19.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT September 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.







(4) HSS 3.500 x 0.216 (Rail Member)

(5) HSS 2.375 x 0.154 (Rail Member)

(10) HSS 2.875 x 0.203 (Sleeve Member)

(11) HSS 1.900 x 0.145 (Sleeve Member)

CONSTRUCTION NOTES:
Panel lengths of railing must be attached to a minimum of three posts except at abutment wingwalls.
At the Contractor's option anchor bolts may be an adhesive anchorage system. See Item 449.
Test adhesive anchors in accordance with Item 450.3.3, "Tests". Test 3 anchors per 100 anchors installed. Perform corrective measures to provide adequate capacity if any of the tests do not meet the required test load. Repair damage from testing as directed.
Face of rail and posts must be vertical transversely unless otherwise approved. Posts must be perpendicular to adjacent roadway grade. Use Type VIII epoxy mortar under post base plates if gaps larger than 1/16" exist.
For curved railing applications, fabricate the HSS rail to the radius when the radius is 600' or less. Submit shop drawings for approval when tubes are required to be fabricated to a radius. Shop drawings must be submitted to the Engineer for approval.
Round or chamfer all exposed edges of steel components 1/16" by grinding prior to galvanizing.

MATERIAL NOTES:
Provide ASTM A500 Gr B, A1085 or A53 Gr B for all HSS.
Galvanize all metal components of steel rail system. Apply additional coatings when shown elsewhere on the plans. When plans require paint, clean and paint all steel components, including galvanized steel in Item 445, "Galvanizing" and when field painting, Item 446, "Field Cleaning and Painting Steel". Sleeve members and anchor bolts must receive galvanization prior to installation and only field paint after installation unless directed otherwise by Engineer.
Anchor bolts must be 3/4" Dia ASTM A307 Gr A with one hardened steel washer (ASTM F436) placed under each hex nut or ASTM A307 Gr A threaded rods with one tack welded hex nut each and with one hex nut with one hardened steel washer (ASTM F436) each. Nuts must conform to ASTM A563 requirements.
Optional adhesive anchorage system must be 3/4" Dia ASTM A307 Gr. A fully threaded rods with one hex nut with one hardened steel washer (ASTM F436). Nuts must conform to ASTM A563 requirements. Embed fully threaded rods into slab, wingwalls, or culvert curbs using a Type III, Class C, D, E, or F anchor adhesive. Anchor adhesive chosen must be able to achieve a nominal bond strength in tension, Na, of a single anchor of 10 kips (edge distance must be accounted for). Submit signed and sealed calculations or the manufacturer's published literature showing the proposed anchor adhesive's ability to develop this load to the Engineer for approval prior to use. Anchor installation, including hole size, drilling, and clean out, must be in accordance with Item 450, "Railing".

GENERAL NOTES:
Designed according to AASHTO LRFD Specifications.
Do not use this railing on bridges with expansion joints providing more than 5" movement.
Rail anchorage details shown on this standard may require modification for select structure types. See appropriate details elsewhere in plans for these modifications.
Use Type VIII epoxy mortar under shop drawing showing section lengths, splice locations, rail post spacing and anchor bolt setting for approval.
Average weight of railing is 30 plf.

SHEET 2 OF 2

Texas Department of Transportation | Bridge Division Standard

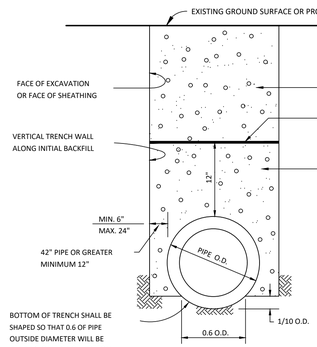
PEDESTRIAN RAIL

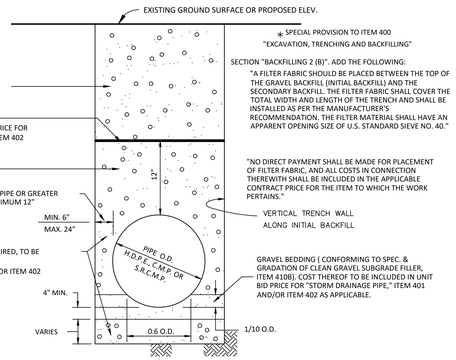
TYPE PR11

FILE: RL-PR11-19.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT September 2019	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

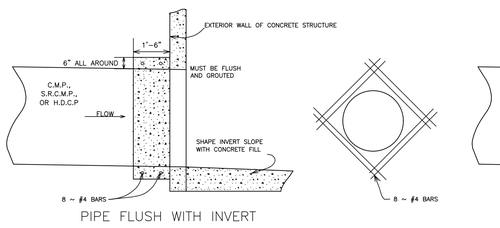
DATE:
FILE:





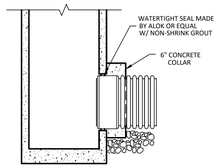
PIPE BEDDING & BACKFILL DETAILS

NOT TO SCALE



CONCRETE COLLAR DETAIL

(NOT TO SCALE)



PIPE CONNECTION DETAIL

NOT TO SCALE

NOTES:

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

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297 /SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAINAGE STANDARD DETAILS
PEDESTRIAN RAIL & MISC

SHEET
C4.31

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Schlather Ranch\Land Dev\24230.00_C4.31_DRAIL_STD_2025.dwg

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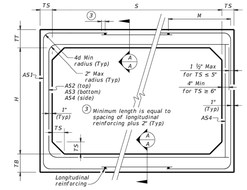
BOX DATA

SECTION DIMENSIONS					Fill Height (ft.)	W (Min) (in.)	REINFORCING (sq. in. / ft.) ②						① Lift Weight (tons)
S (ft.)	H (ft.)	TT (in.)	TB (in.)	TS (in.)			AS1	AS2	AS3	AS4	AS5	AS7	AS8	
4	2	7.5	6	5	< 2	-	0.18	0.27	0.15	0.12	0.18	0.18	0.14	4.5
4	2	5	5	5	2 < 3	38	0.18	0.19	0.17	0.12	–	–	–	3.6
4	2	5	5	5	3 – 5	38	0.13	0.13	0.13	0.12	–	–	–	3.6
4	2	5	5	5	10	38	0.12	0.12	0.12	0.12	–	–	–	3.6
4	2	5	5	5	15	38	0.14	0.16	0.16	0.12	–	–	–	3.6
4	2	5	5	5	20	38	0.18	0.20	0.21	0.12	–	–	–	3.6
4	2	5	5	5	25	38	0.23	0.25	0.25	0.12	–	–	–	3.6
4	2	5	5	5	30	38	0.28	0.30	0.30	0.12	–	–	–	3.6
4	3	7.5	6	5	< 2	–	0.18	0.31	0.18	0.12	0.18	0.18	0.14	5.0
4	3	5	5	5	2 < 3	38	0.15	0.23	0.20	0.12	–	–	–	4.1
4	3	5	5	5	3 – 5	38	0.12	0.16	0.16	0.12	–	–	–	4.1
4	3	5	5	5	10	38	0.12	0.14	0.14	0.12	–	–	–	4.1
4	3	5	5	5	15	38	0.12	0.18	0.18	0.12	–	–	–	4.1
4	3	5	5	5	20	38	0.14	0.23	0.24	0.12	–	–	–	4.1
4	3	5	5	5	25	38	0.17	0.29	0.29	0.12	–	–	–	4.1
4	3	5	5	5	30	38	0.21	0.35	0.35	0.12	–	–	–	4.1
4	4	7.5	6	5	< 2	–	0.18	0.33	0.20	0.12	0.18	0.18	0.14	5.5
4	4	5	5	5	2 < 3	38	0.12	0.26	0.23	0.12	–	–	–	4.6
4	4	5	5	5	3 – 5	38	0.12	0.18	0.18	0.12	–	–	–	4.6
4	4	5	5	5	10	38	0.12	0.15	0.15	0.12	–	–	–	4.6
4	4	5	5	5	15	38	0.12	0.19	0.20	0.12	–	–	–	4.6
4	4	5	5	5	20	38	0.12	0.25	0.25	0.12	–	–	–	4.6
4	4	5	5	5	25	38	0.14	0.31	0.31	0.12	–	–	–	4.6
4	4	5	5	5	30	38	0.17	0.37	0.37	0.12	–	–	–	4.6

② For box length = 8'-0"

② AS1 thru AS4, AS7 and AS8 are minimum required areas of reinforcement per linear foot of box length. AS5 is minimum required area of reinforcement per linear foot of box width.



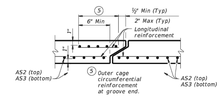
CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT 2 FT AND GREATER

CORNER OPTION "A" CORNER OPTION "B"

FILL HEIGHT LESS THAN 2 FT

④ Length is equal to spacing of longitudinal reinforcing plus 2". (10" Min) (Typ)



SECTION A-A

(Showing top and bottom slab joint reinforcement.)

MATERIAL NOTES:
Provide 0.03 sq. in./ft. minimum longitudinal reinforcement at each face in slabs and walls. This minimum requirement may be met by the transverse wires when wire mesh reinforcement is used.
Provide Class H concrete (f'c = 5,000 psi).

GENERAL NOTES:
Designs shown conform to ASTM C1577. Refer to ASTM C1577 for information or details not shown.
See Box Culverts Precast Miscellaneous Details (SCP-MD) standard sheet for details and notes not shown.
In lieu of furnishing the designs shown on this sheet, the Contractor may furnish designs for any box culvert that fits or exceeds the box design for the design fill height in the table. Submit shop plans for alternate designs in accordance with Item "Precast Concrete Structural Members (Fabrication)."

HL93 LOADING

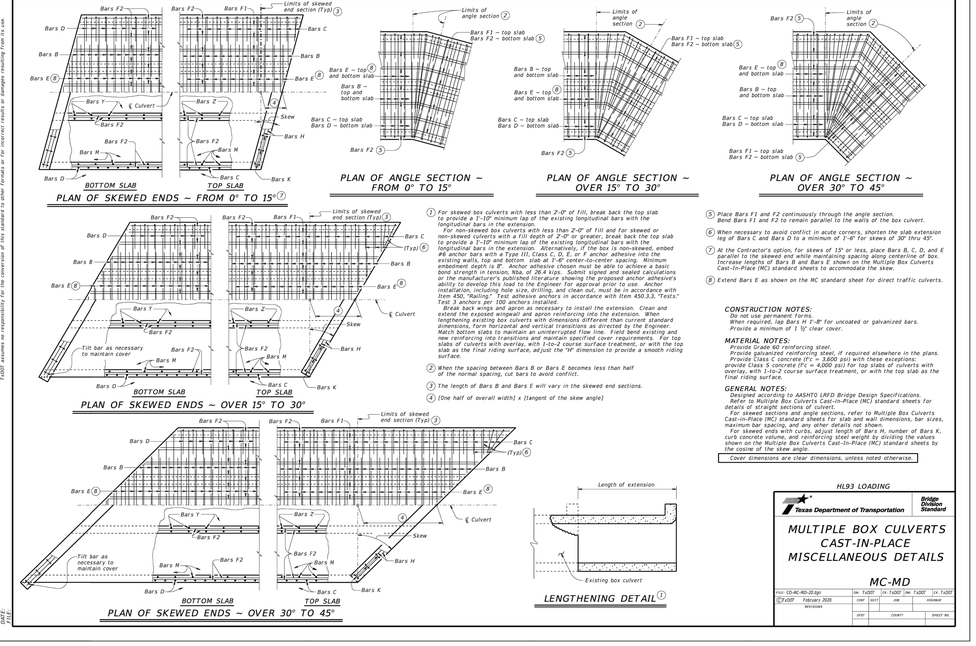
Texas Department of Transportation | Bridge Division Standard

SINGLE BOX CULVERTS PRECAST
4'-0" SPAN

SCP-4

FILE: CD-SCP04-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

DATE:
FILE:



① For skewed box culverts with less than 2'-0" of fill, break back the top slab to provide a 1'-10" minimum lap of the existing longitudinal bars with the longitudinal bars in the extension.
For non-skewed box culverts with less than 2'-0" of fill and for skewed or non-skewed box culverts with 2'-0" or greater, break back the top slab to provide a 1'-10" minimum lap of the existing longitudinal bars with the longitudinal bars in the extension. Alternatively, if the box is non-skewed, embed #6 anchor bars with a Type III, Class C, D, E, or F anchor adhesive into the existing walls, top and bottom slab at 1'-8" center-to-center spacing. Minimum embedment depth is 8". Anchor adhesive chosen must be able to achieve a basic bond strength in tension, Nba, of 26.4 kips. Submit signed and sealed calculations for the proposed anchor adhesive and anchor bars showing the anchor adhesive's ability to develop this load to the Engineer for approval prior to use. Anchor installation, including hole size, drilling, and clean out, must be in accordance with Item 450, "Railing." Test adhesive anchors in accordance with Item 450.3.3, "Tests." Test 3 anchors per 100 anchors installed.
Break back wings and aprons as necessary to install the extension. Clean and extend the exposed wingwall and apron reinforcing into the extension. When wingwall, apron, or slope dimensions different than current standard dimensions, form horizontal and vertical transitions as directed by the Engineer. Match bottom slabs to maintain an uninterrupted flow line. Field bend existing and new reinforcing into transitions and maintain specified cover requirements. For top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface, adjust the "H" dimension to provide a smooth riding surface.
② When the spacing between Bars B or Bars E becomes less than half of the normal spacing, cut bars to avoid conflict.
③ The length of Bars B and Bars E will vary in the skewed end sections.
④ (One half of overall width) x (tangent of the skew angle)
⑤ Place Bars F1 and F2 continuously through the angle section. Bend Bars F1 and F2 to remain parallel to the walls of the box culvert.
⑥ When necessary to avoid conflict in acute corners, shorten the slab extension leg of Bars C and Bars D to a minimum of 1'-6" for skews of 30° thru 45°.
⑦ At the Contractor's option, for skews of 15° or less, place Bars B, C, D, and E parallel to the skewed end while maintaining spacing along centerline of box. Increase lengths of Bars B and Bars E shown on the Multiple Box Culverts Cast-In-Place (MC) standard sheets to accomodate the skew.
⑧ Extend Bars E as shown on the NC standard sheet for direct traffic culverts.

CONSTRUCTION NOTES:
Do not use permanent forms.
When required, lap Bars H 1'-8" for uncoated or galvanized bars.
Provide a minimum of 1 ½" clear cover.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel, if required elsewhere in the plans.
Provide Class C concrete (f'c = 3,600 psi) with these exceptions: provide Class S concrete (f'c = 4,000 psi) for top slabs of culverts with overlay, with 1-to-2 course surface treatment, or with the top slab as the final riding surface.

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Refer to Multiple Box Culverts Cast-in-Place (MC) standard sheets for details of straight sections of culvert.
For skewed sections and angle sections, refer to Multiple Box Culverts Cast-In-Place (MC) standard sheets for details, notes, dimensions, bar sizes, maximum bar spacing, and any other details not shown.
For skewed ends with curbs, adjust length of Bars H, number of Bars K, curb concrete volume, and reinforcing steel weight by dividing the values shown on the Multiple Box Culverts Cast-In-Place (MC) standard sheets by the cosine of the skew angle.

Cover dimensions are clear dimensions, unless noted otherwise.

HL93 LOADING

Texas Department of Transportation | Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE MISCELLANEOUS DETAILS

MC-MD

FILE: CD-MC-MD-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
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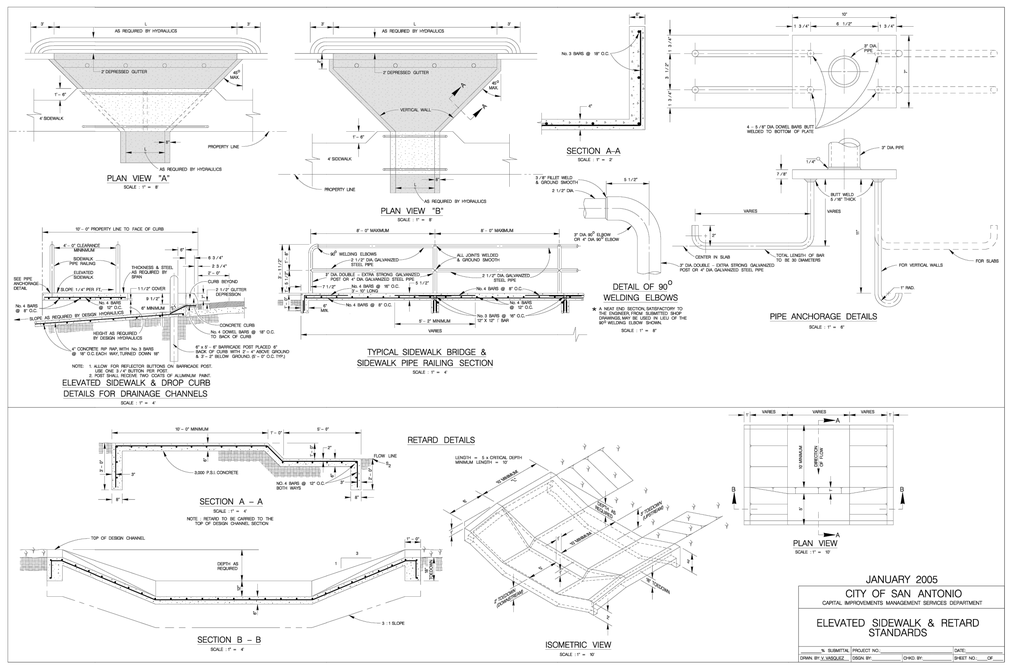
REVISIONS	DIST	COUNTY		SHEET NO.



JANUARY 2005

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

ELEVATED SIDEWALK & RETARD STANDARDS

% SUBMITTAL	PROJECT NO.	DATE:
DRAWN BY: V. VASQUEZ	DESIN BY:	CHKD. BY:

SHEET NO. OF

NO.	DATE	DESCRIPTION	BY:

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
242300.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

DRAINAGE STANDARD DETAILS
MC-6-16 - MC-MD & MISC

SHEET

C4.32

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Gracia
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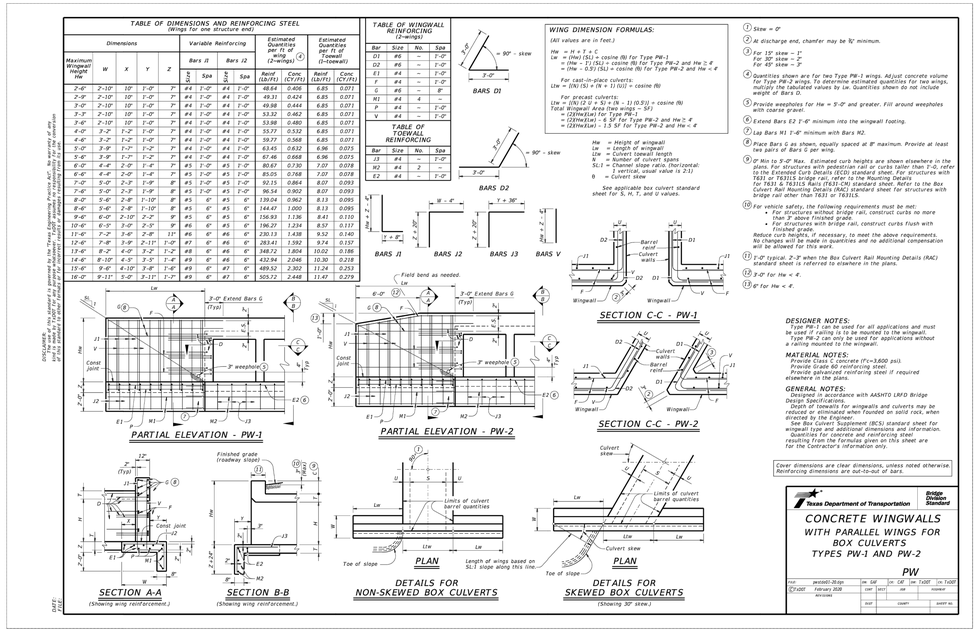
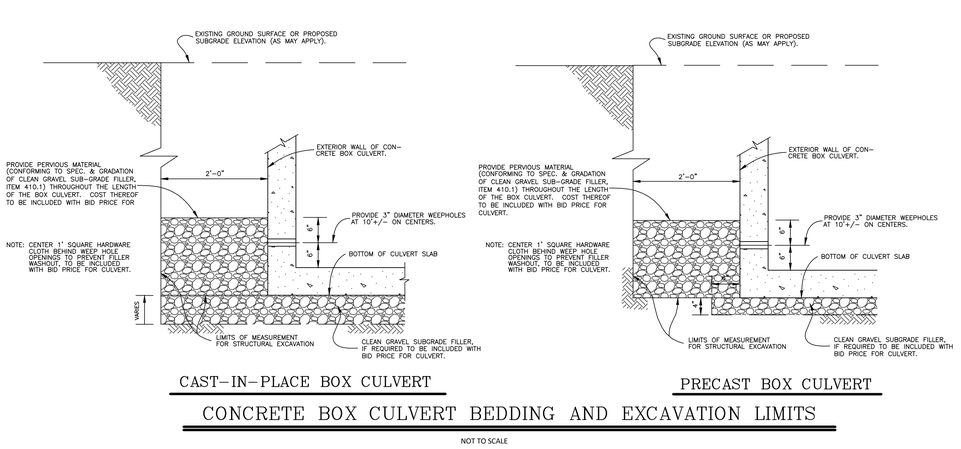
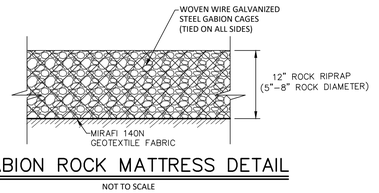






GABION ROCK MATTRESS DETAIL

NOT TO SCALE

TURF REINFORCEMENT MAT NOTES:

SITE PREPARATION – TRMs and HPTRM

A. Grade and compact areas to be treated with TRM / HPTRM and compact. The top 8" of subgrade must be free of rock, debris and consist of a cohesive live top soil. If the existing subgrade does not meet these standards the contractor is responsible for the import of acceptable material.

B. Remove large rocks, soil clods, vegetation, and other sharp objects (larger than 2" in diameter) that could keep the TRM / HPTRM from intimate contact with subgrade.

C. Prepare the 8" compacted seedbed by loosening the top ½" of soil above final subgrade.

D. Construct, as a minimum, 12 in x 12 in anchor trenches at upstream and downstream ends of the installation to inhibit undermining from stray surface water. (Anchor trenches should be excavated to a depth that matches design scour depth.) Excavate 6 in x 6 in check slots at 25 to 30 feet intervals along length of channel. Cut longitudinal anchor slots 6 in x 6 in at top of each side slope. The aforementioned dimensions are minimums and the dimensions detailed on the drawings will control.

INSTALLATION – TRMs and HPTRM

A mandatory pre-construction conference with an Engineer representing the TRM / HPTRM manufacturer, contractor, and inspector must be completed. The conference is to be scheduled by the contractor with at least one week's notice to all parties involved. Representatives may be required to be on site for installation assistance.

A. Install the TRM / HPTRM at elevation and alignment indicated.

B. Seeding
Seeding is required by broadcasting or hydro mulching prior to the placement of the TRM / HPTRM. In addition the seeding is also required over the top of the TRM / HPTRM, soiled filled with ½" of top soil and protected by a biodegradable erosion Mat, such as LandLok 51 or by spraying Flexterra.

Sodding
The TRM / HPTRM, is to be soiled filled with ½" of top soil. Place sod directly on top and secure sod with 8" staples.

C. Beginning at downstream end in center of channel, place initial end of first roll of TRM / HPTRM in anchor trench and secure with ground anchor devices at 12 in intervals.

D. Position adjacent rolls in anchor trench in same manner, overlapping proceeding roll minimum 3 in.

E. Secure the TRM / HPTRM at 12 in intervals along the trench, backfill and compact with specified soil or as directed by City of San Antonio.

F. Unroll center strip of TRM / HPTRM upstream over compacted trench. Stop at next check slot or terminal anchor trench. Unroll adjacent rolls of TRM / HPTRM upstream in similar fashion, maintaining 3 in overlap.

G. Fold and secure the TRM / HPTRM snugly into transverse check slots. Lay material in bottom of slot, and then fold it back against itself as indicated. Anchor through both layers of TRM / HPTRM at 12 in intervals. Backfill with soil and compact. Continue unrolling the TRM / HPTRM widths upstream over compacted slot to next check slot or terminal anchor trench.

H. Secure TRM / HPTRM to channel bottom with ground anchoring devices at a frequency of 2 ½ anchors per square yard. Anchors should be a minimum of 8 gauge and 8 in in length or so that they have sufficient ground penetration to resist pullout in a saturated condition. Increased anchoring frequency may be required if site conditions are such that the Engineer determines it necessary.

I. At the Engineers discretion a manufacturer's designated representative shall be on site for installation assistance.

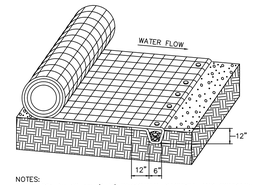
J. Any installation of angular placement, overlapping around curves, or modified placement methods must be detailed on the construction drawings.

K. City of San Antonio and/or Bear County must approve alternate installation methods prior to execution. Irrigation, Mowing and Project Acceptance

IRRIGATION, MOWING & PROJECT ACCEPTANCE

All areas that erode prior to project acceptance shall be repaired at the expense of the contractor including necessary reseeding , watering, and repair of the RECP.

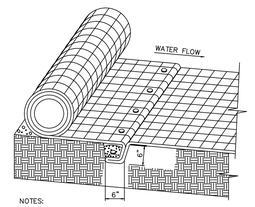
Seeded/Sodded areas shall not be mowed prior to establishment of 70% vegetative density and a minimum grass growth of 3 inches. Mower height shall not be set lower than 3 inches. Throughout the duration of the project, the contractor shall be responsible for mowing to facilitate growth and shall not let the vegetation in the seeded areas exceed 18". In addition, the Contractor shall water all grassed areas as often as necessary to establish satisfactory growth and to maintain its growth throughout the duration of the project.



NOTES:
1. SECURE AT 30 cm (1 ft) INTERVALS, BACKFILL AND COMPACT SOIL.

INITIAL ANCHOR TRENCH DETAIL

NOT TO SCALE

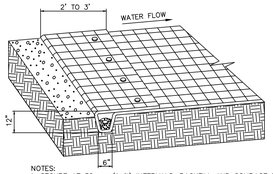


NOTES:
1. SECURE AT 30 cm (1 ft) INTERVALS, BACKFILL AND COMPACT SOIL
2. SLOT @ EVERY 30 FEET

INTERMITTENT CHECK SLOT DETAIL

NOT TO SCALE

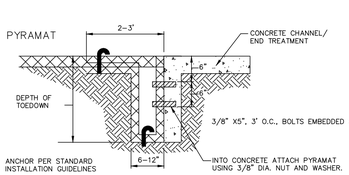
NOTE:
AREA UNDER MAT TO BE FREE OF ROCKS AND OTHER DEBRIS. MAT MUST MAINTAIN INTIMATE CONTACT WITH SOIL.



NOTES:
1. SECURE AT 30 cm (1 ft) INTERVALS, BACKFILL AND COMPACT SOIL.

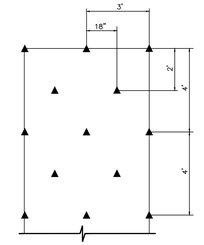
TERMINAL CHANNEL ANCHOR TRENCH DETAIL

NOT TO SCALE



CONCRETE/PYRAMAT CONNECTION DETAIL

NOT TO SCALE



NOTES:
1. ANCHOR PATTERN 2.5 ANCHORS / m^2(2 ANCHORS / Yd^2)
2. U – SHAPED WIRE STAPLES, METAL GEOTEXTILE PINS, TRIANGULAR WOODEN OR PLASTIC STAKES CAN BE USED TO ANCHOR TRMs TO THE GROUND SURFACE

ANCHOR PATTERN DETAIL

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F-5297 /SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

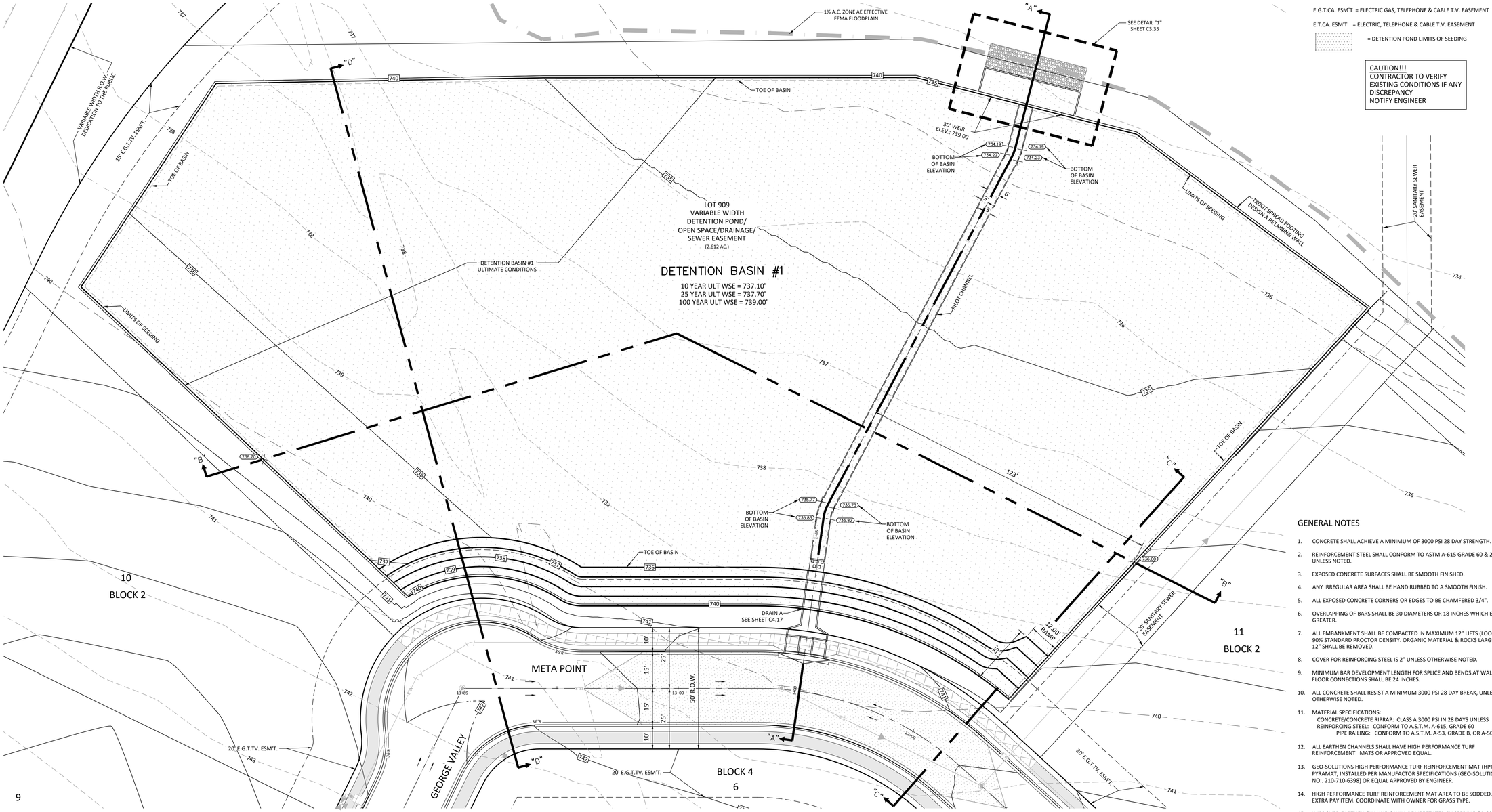
SCHLATHER RANCH SUBDIVISION

DRAINAGE STANDARD DETAILS
CONCRETE WINGWALLS & MISC

SHEET
C4.33

SUBMITTAL SET

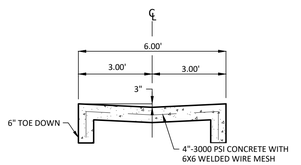
Plot Date: December 1, 2025 User ID: Samuel Zarate
S:\Schlather Ranch\Civil 1\Drawings\24230.00_C4.33_24 x 36_STD_DTL.dwg



DETENTION BASIN #1

N.T.S.

ELEVATION AREA STORAGE TABLE	
ELEVATION (FT)	AREA (AC)
734	0
735	0.553
736	1.836
737	2.022
738	2.046
739	2.07
740	2.094



PILOT CHANNEL DETAIL

(N.T.S.)

GENERAL NOTES

1. CONCRETE SHALL ACHIEVE A MINIMUM OF 3000 PSI 28 DAY STRENGTH.
2. REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 & 2" COVER UNLESS NOTED.
3. EXPOSED CONCRETE SURFACES SHALL BE SMOOTH FINISHED.
4. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
5. ALL EXPOSED CONCRETE CORNERS OR EDGES TO BE CHAMFERED 3/4".
6. OVERLAPPING OF BARS SHALL BE 30 DIAMETERS OR 18 INCHES WHICH EVER IS GREATER.
7. ALL EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 12" LIFTS (LOOSE) TO 90% STANDARD PROCTOR DENSITY. ORGANIC MATERIAL & ROCKS LARGER THAN 12" SHALL BE REMOVED.
8. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
9. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 24 INCHES.
10. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
11. MATERIAL SPECIFICATIONS:
    CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS
    REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
    PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501
12. ALL EARTHEN CHANNELS SHALL HAVE HIGH PERFORMANCE TURF REINFORCEMENT MATS OR APPROVED EQUAL.
13. GEO-SOLUTIONS HIGH PERFORMANCE TURF REINFORCEMENT MAT (HPTRM), PYRAMAT, INSTALLED PER MANUFACTOR SPECIFICATIONS (GEO-SOLUTIONS TELE. NO:. 210-710-6398) OR EQUAL APPROVED BY ENGINEER.
14. HIGH PERFORMANCE TURF REINFORCEMENT MAT AREA TO BE SODDED. NO EXTRA PAY ITEM. COORDINATE WITH OWNER FOR GRASS TYPE.
15. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. NO EXTRA PAY ITEM.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR 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.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
			24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING FIRM F-5239 / SURVEYING FIRM LIC. #10194500
8700 TESORO DRIVE, SUITE 700, SAN ANTONIO, TEXAS 78217
FAX: (210) 898-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

DETENTION BASIN #1

LOT 909 - BLOCK 2

SHEET

C4.34

Plot Date: December 1, 2025 User ID: Samuel Garcia
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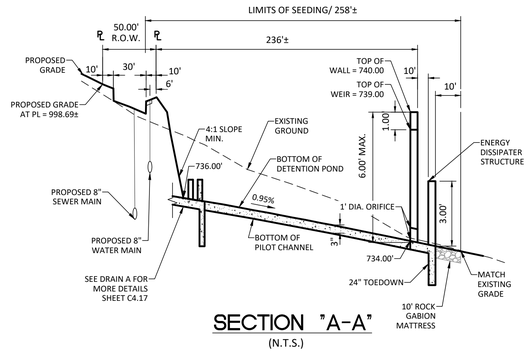
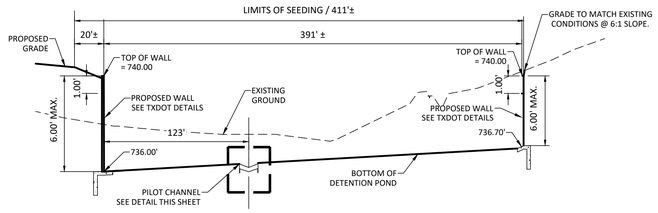


SECTION "A-A"
(N.T.S.)



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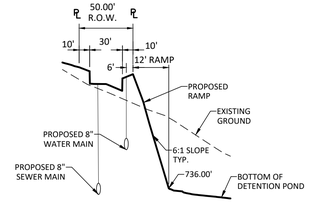
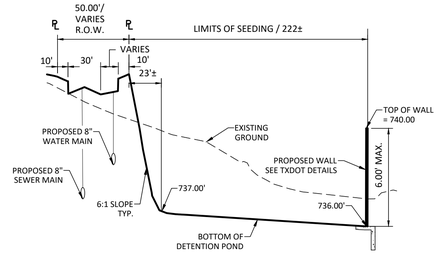


12' BASIN ACCESS
SECTION "C-C"
(N.T.S.)



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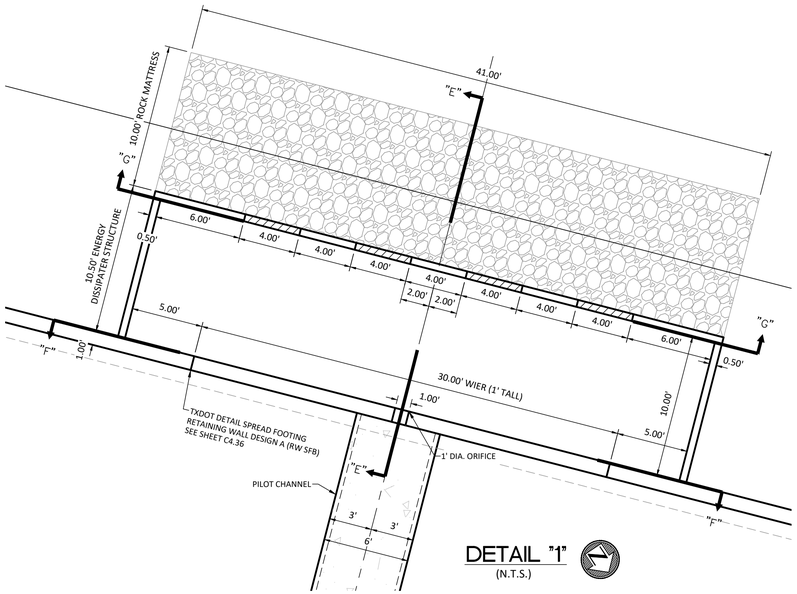
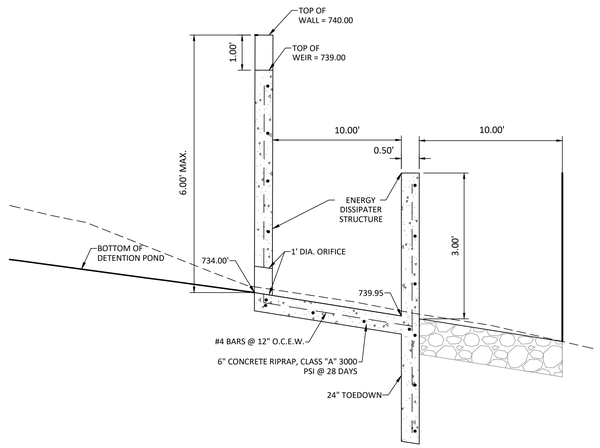


DETAIL "1"
(N.T.S.)



SECTION "E-E"
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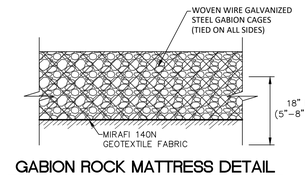
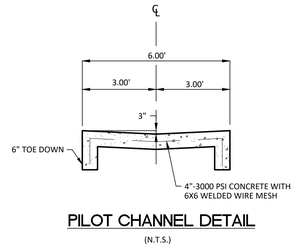
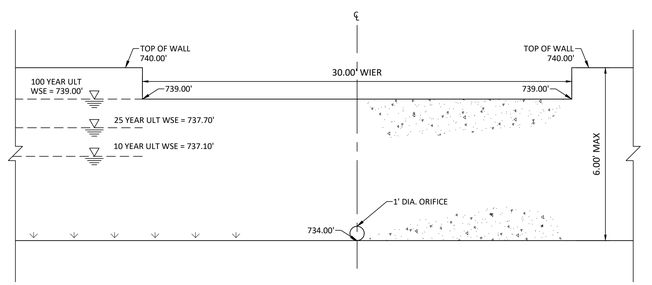


GABION ROCK MATTRESS DETAIL
NOT TO SCALE



PILOT CHANNEL DETAIL
(N.T.S.)



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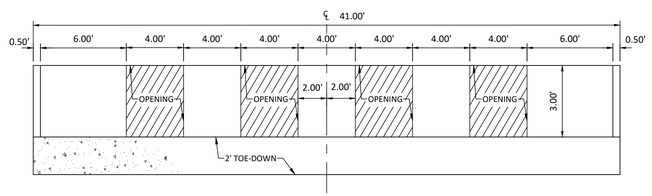
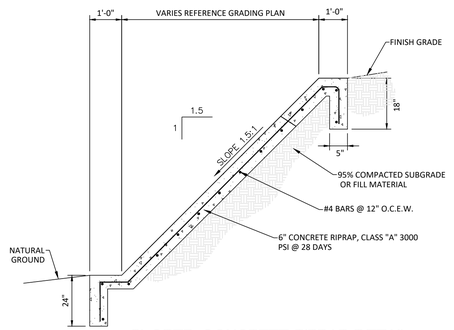


ENERGY DISSIPATER STRUCTURE
SECTION "G-G"
(N.T.S.)



SLOPED CONCRETE RIPRAP DETAIL
NOT TO SCALE

TRENCH EXCAVATION SAFETY PROTECTION

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SUBMITTAL SET

REVISIONS							
NO.	DATE	DESCRIPTION	BY:				

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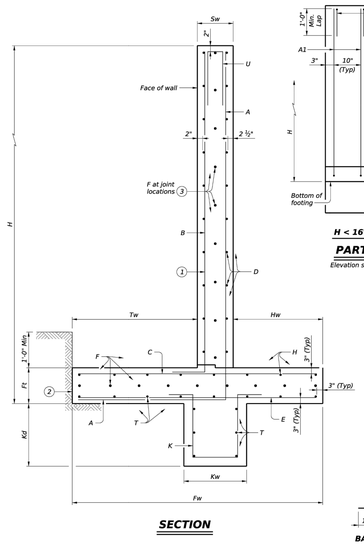
DATE:
REVISIONS

PROPERTIES

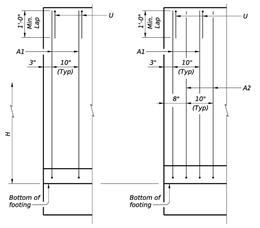
REINFORCING STEEL FOR ONE 32' PANEL (DESIGN A)

QUANTITY FOR ONE 32' PANEL

Wall Height "H" (ft)	WALL DIMENSIONS Fw	Tw	Sw	Hw	Ft	Kw	Kd	MAX SOIL PRESS T/SF	Bars A1 No.	Size	Spa.	Length	Weight	Bars A2 No.	Size	Spa.	Length	Weight	Bars B No.	Size	Spa.	Length	Weight	Bars C No.	Size	Spa.	Length	Weight	Bars E No.	Size	Spa.	Length	Weight	Bars K No.	Size	Spa.	Length	Weight	D (#5) at 12" Max. No.	Weight	Dowel F at 12" Max. No.	Weight	H (#5) at 12" Max. No.	Weight	T (#5) at 12" Max. No.	Weight	U – 39 #5 at 10" Max. Length	Weight	Conc (CY)	REINF (LB)	Wall Height "H" (ft)
2	1'- 4"	0'- 4"	1'- 0"	0'- 0"	0'- 9"	0'- 9"	0'- 9"	0.164	39	#4	10"	2'- 6"	66						39	#4	10"	2'- 2"	57						39	#4	10"	3'- 7"	94	6	198	5	41	2	66	2	66	2'- 5"	99	3.4	687	2
4	2'- 5"	0'- 8"	1'- 0"	0'- 0"	0'- 9"	1'- 0"	0'- 9"	0.287	39	#4	10"	4'- 10"	126						39	#4	10"	3'- 11"	103	39	#4	10"	3'- 11"	103	39	#4	10"	3'- 7"	94	8	263	7	57	3	99	3	99	6'- 0"	245	7.1	1186	4
6	3'- 6"	1'- 2"	1'- 0"	1'- 4"	1'- 0"	0'- 9"	0'- 9"	0.373	39	#4	10"	7'- 4"	192						39	#4	10"	5'- 11"	155	39	#4	10"	3'- 0"	79	39	#4	10"	3'- 7"	94	12	395	10	81	4	132	4	132	8'- 5"	343	10.8	1682	6
8	5'- 1"	1'- 9"	1'- 0"	2'- 4"	1'- 0"	0'- 9"	0'- 9"	0.425	39	#4	10"	9'- 11"	259						39	#4	10"	7'- 11"	207	39	#4	10"	4'- 7"	120	39	#4	10"	3'- 7"	94	16	526	14	113	6	198	6	198	8'- 5"	343	15.0	2178	8
10	6'- 7"	2'- 3"	1'- 0"	3'- 4"	1'- 2"	1'- 0"	1'- 0"	0.513	39	#4	10"	12'- 5"	324						39	#4	10"	9'- 9"	255	39	#4	10"	6'- 1"	159	39	#4	10"	4'- 4"	113	20	658	18	145	8	263	8	263	8'- 5"	343	20.8	2682	10
12	8'- 4"	2'- 10"	1'- 1"	4'- 5"	1'- 4"	1'- 3"	1'- 3"	0.589	39	#5	10"	15'- 1"	614						39	#4	10"	11'- 7"	302	39	#5	10"	7'- 10"	319	39	#4	10"	5'- 1"	133	24	789	21	169	9	296	9	296	8'- 6"	346	28.8	3469	12
14	9'- 11"	3'- 5"	1'- 2"	5'- 4"	1'- 7"	1'- 6"	1'- 6"	0.674	39	#6	10"	17'- 9"	1040						39	#4	10"	13'- 4"	348	39	#6	10"	9'- 5"	553	39	#4	10"	9'- 5"	246	39	#4	10"	5'- 10"	133	28	920	25	201	11	362	11	362	8'- 7"	350	38.5	4533	14
16	11'- 5"	4'- 0"	1'- 3"	6'- 2"	1'- 9"	1'- 9"	1'- 9"	0.756	39	#6	10"	20'- 5"	1196	39	#4	10"	15'- 2"	396	39	#6	10"	15'- 11"	640	39	#4	10"	11'- 11"	285	39	#4	10"	6'- 7"	152	32	1052	28	225	12	395	12	395	8'- 8"	353	48.5	5641	16
18	12'- 8"	4'- 7"	1'- 4"	6'- 9"	1'- 9"	2'- 0"	2'- 0"	0.830	39	#6	10"	23'- 1"	1353	39	#5	10"	23'- 1"	939	39	#4	10"	17'- 2"	448	39	#7	10"	12'- 2"	971	39	#4	10"	12'- 2"	318	39	#4	10"	7'- 4"	192	36	1183	32	257	14	460	14	460	8'- 9"	356	56.7	6935	18
20	14'- 4"	5'- 2"	1'- 6"	7'- 8"	2'- 0"	2'- 0"	2'- 0"	0.910	39	#6	10"	25'- 10"	1514	39	#6	10"	25'- 10"	1514	39	#4	10"	18'- 11"	493	39	#7	10"	13'- 10"	1103	39	#4	10"	13'- 10"	361	39	#4	10"	7'- 4"	192	38	1249	34	273	15	493	15	493	8'- 11"	363	70.8	8048	20



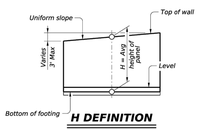
SECTION



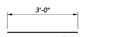
H < 16' **H ≥ 16'**

PARTIAL WALL ELEVATIONS

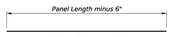
Elevation shows vertical reinforcing pattern in back face.



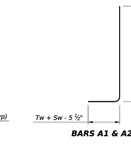
H DEFINITION



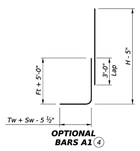
BARS F (3)



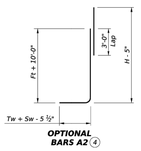
BARS D, H, and T



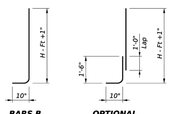
BARS A1 & A2



OPTIONAL BARS A1 (4)

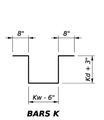


OPTIONAL BARS A2 (4)

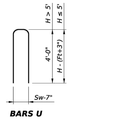


BARS B

OPTIONAL BARS B (4)



BARS K



BARS U

1. Place vertical bars inside of horizontal bars (Typical both faces).
2. Place footing toe against undisturbed soil.
3. See Retaining Wall Miscellaneous Details (RW(SF)) standard for size.
4. Optional bars splices not included in above table.

MATERIAL NOTES:

Provide Class C concrete (f'c=3,600 psi.)
Provide Grade 60 reinforcing steel.

GENERAL NOTES:

Designed according to AASHTO LRFD Bridge Design Specifications. Walls are designed assuming unit weight of soil = 120 pcf and a friction angle = 30 degrees for foundation and retained soil.
See Retaining Wall Miscellaneous Details (RW(SF)) standard for details and notes not shown.
These details provide designs for wall heights of 2 to 20 feet. For heights not shown, round up "H" to determine wall dimensions and reinforcing. (For example, a 9-foot high wall would use the 10-foot high dimensions and reinforcing.)
Quantities are based on "H" being average height of panel.
Retaining walls are designed to be coded as follows on Retaining Wall Layout Sheets:

A - 15 - 32
- Panel length – 32 ft. is standard; 28 ft. requires special quantities.
- Average height (H) of panel.
- Design A = No surcharge or slope above wall.
- Design B = No surcharge; slopes to 3:1.
- Design C = Traffic surcharge; no slope above wall.

Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing bar dimensions shown are out-to-out of bar.

Texas Department of Transportation | Bridge Division Standard

SPREAD FOOTING RETAINING WALL

RW(SFA)

FILE: RW-SFA-25.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT June 2022	CONT	SECT	JOB	HIGHWAY
REVISIONS				
8-22: Constructability update. 5-25: Modified Bars B	DIST	COUNTY		SHEET NO.

Moy Tarin Ramirez Engineers, LLC
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TBPELS: ENGINEERING FIRM F-5297 / SURVEYING FIRM 10013500
8918 TESORO DRIVE, SUITE 103
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PHONE: (210) 998-5085
FAX: (210) 998-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
DATE: 6/2025

NO.	DATE	DESCRIPTION	BY

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:
24230.00	SM	BDL	SM

SCHLATHER RANCH SUBDIVISION

DETENTION POND #1

TXDOT DRAINAGE DETAILS

SHEET

C4.36

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
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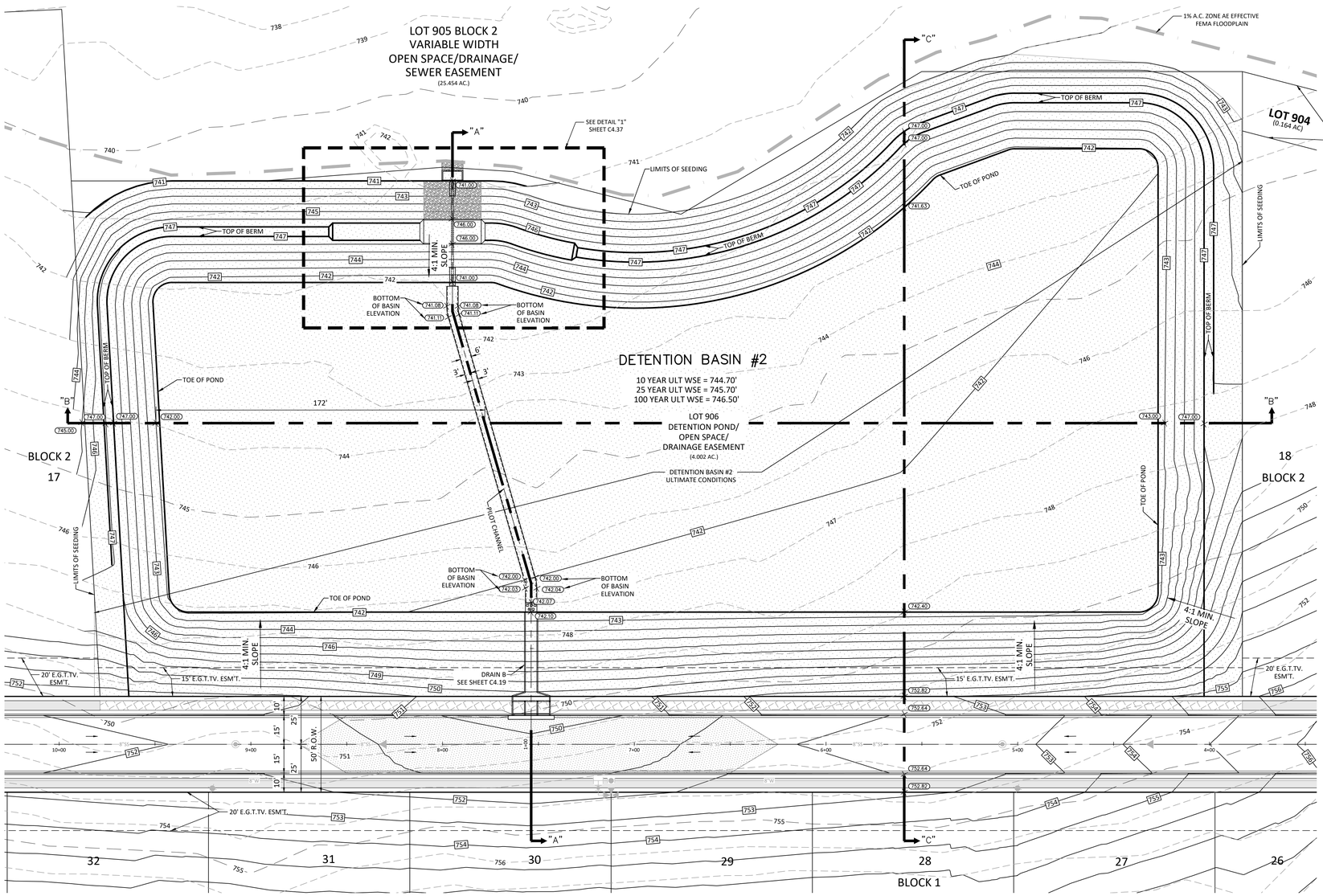
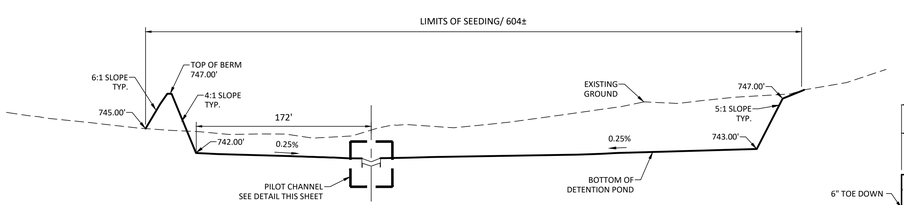


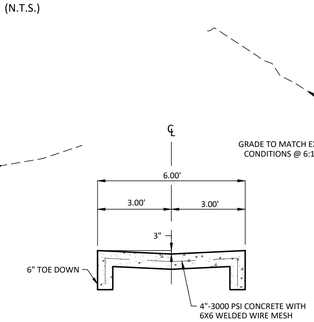
DETENTION BASIN #2

(N.T.S.)



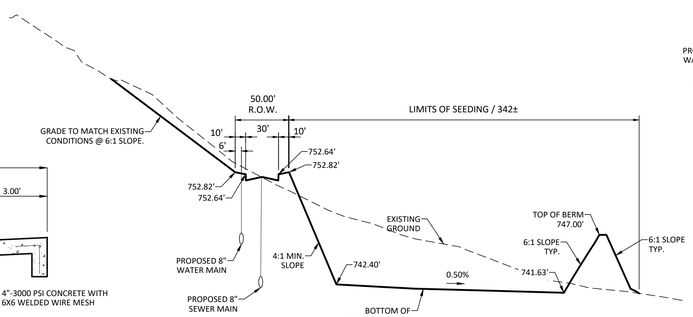
SECTION "B-B"

(N.T.S.)



PILOT CHANNEL DETAIL

(N.T.S.)



SECTION "C-C"

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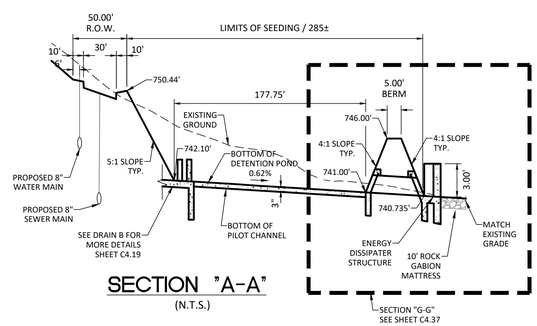

SECTION "A-A"

(N.T.S.)

SCALE: 1"=30'

0 30 60

LEGEND

E.G.T.CA. ESM'T = ELECTRIC GAS, TELEPHONE & CABLE T.V. EASEMENT

E.T.CA. ESM'T = ELECTRIC, TELEPHONE & CABLE T.V. EASEMENT

= DETENTION POND LIMITS OF SEEDING

CAUTION!!!
CONTRACTOR TO VERIFY
EXISTING CONDITIONS IF ANY
DISCREPANCY
NOTIFY ENGINEER

GENERAL NOTES

1. CONCRETE SHALL ACHIEVE A MINIMUM OF 3000 PSI 28 DAY STRENGTH.
2. REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60 & 2" COVER UNLESS NOTED.
3. EXPOSED CONCRETE SURFACES SHALL BE SMOOTH FINISHED.
4. ANY IRREGULAR AREA SHALL BE HAND RUBBED TO A SMOOTH FINISH.
5. ALL EXPOSED CONCRETE CORNERS OR EDGES TO BE CHAMFERED 3/4".
6. OVERLAPPING OF BARS SHALL BE 30 DIAMETERS OR 18 INCHES WHICH EVER IS GREATER.
7. ALL EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 12" LIFTS (LOOSE) TO 90% STANDARD PROCTOR DENSITY. ORGANIC MATERIAL & ROCKS LARGER THAN 12" SHALL BE REMOVED.
8. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
9. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 24 INCHES.
10. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
11. MATERIAL SPECIFICATIONS:
    CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS
    REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
    PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501
12. ALL EARTHEN CHANNELS SHALL HAVE HIGH PERFORMANCE TURF REINFORCEMENT MATS OR APPROVED EQUAL.
13. GEO-SOLUTIONS HIGH PERFORMANCE TURF REINFORCEMENT MAT (HPTRM), PYRAMAT, INSTALLED PER MANUFACTOR SPECIFICATIONS (GEO-SOLUTIONS TELE. NO:. 210-710-6398) OR EQUAL APPROVED BY ENGINEER.
14. HIGH PERFORMANCE TURF REINFORCEMENT MAT AREA TO BE SODDED. NO EXTRA PAY ITEM. COORDINATE WITH OWNER FOR GRASS TYPE.
15. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. NO EXTRA PAY ITEM.

ELEVATION AREA STORAGE TABLE

ELEVATION (FT)	AREA (AC)
741	0
742	1.635
743	2.435
744	2.553
745	2.641
746	2.823
747	3.009

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR 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.

SUBMITTAL SET

REVISIONS							
NO.	DATE	DESCRIPTION	BY	PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
MTR
Moy Tarin Ramirez Engineers, LLC
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PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
6/24/25

SCHLATHER RANCH SUBDIVISION

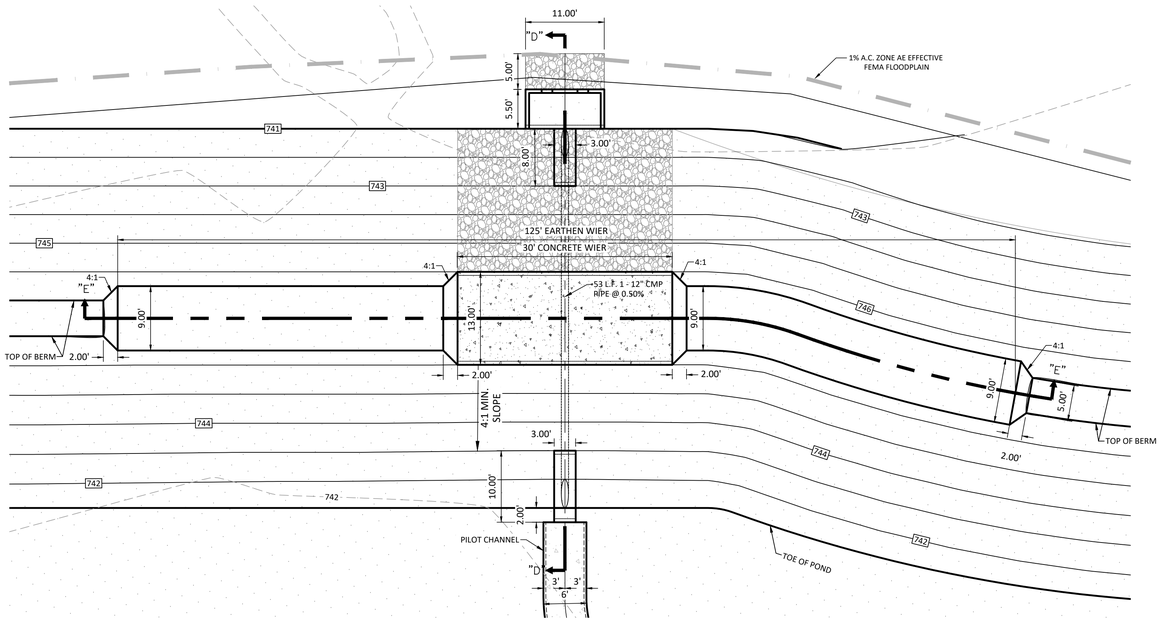
DETENTION BASIN #2

LOT 906 - BLOCK 2

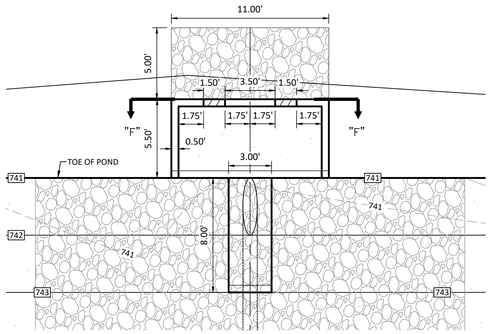
SHEET

C4.37

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Tract\Unit 1\Drawings\24230.00_C4.34_38_DET_POND5.dwg



DETAIL "1"
(N.T.S.)



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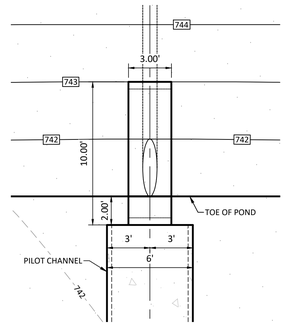

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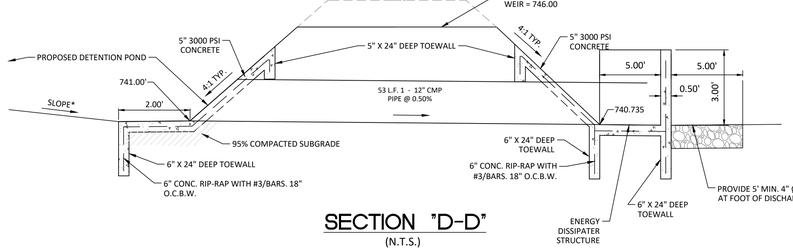

SECTION "D-D"
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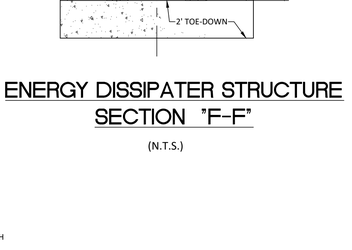
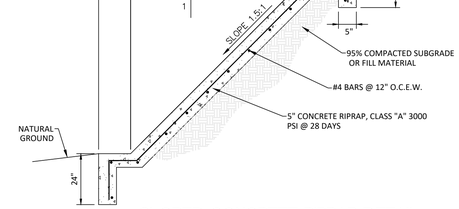
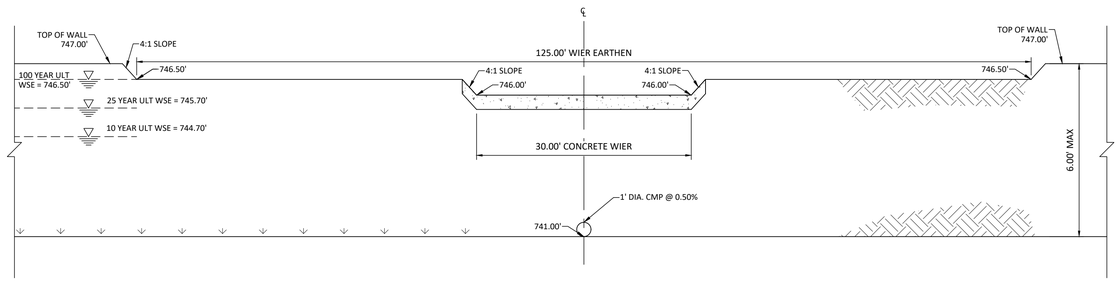


PILOT CHANNEL DETAIL
(N.T.S.)

ENERGY DISSIPATER STRUCTURE SECTION "F-F"
(N.T.S.)



SLOPED CONCRETE RIPRAP DETAIL
NOT TO SCALE



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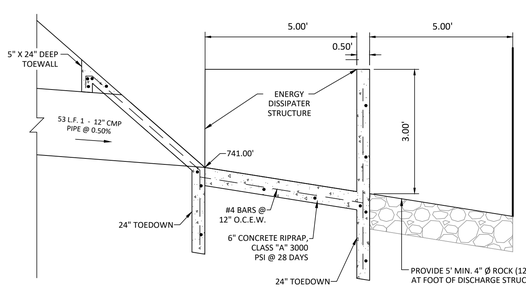

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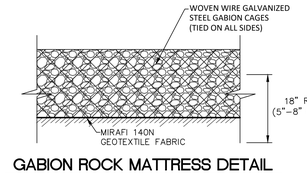

GABION ROCK MATTRESS DETAIL
NOT TO SCALE

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR 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.

SUBMITTAL SET

REVISIONS							
NO.	DATE	DESCRIPTION	BY				
				PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
				24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
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PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
6/24/25

SCHLATHER RANCH SUBDIVISION

DETENTION POND #2
DRAINAGE DETAILS

SHEET
C4.38

Plot Date: December 1, 2025 User: G. Samuel Garcia
P:\Schlather Tract\Civil 11\Drawings\24230.00_C4.X_C4.38_DET_POND2.dwg

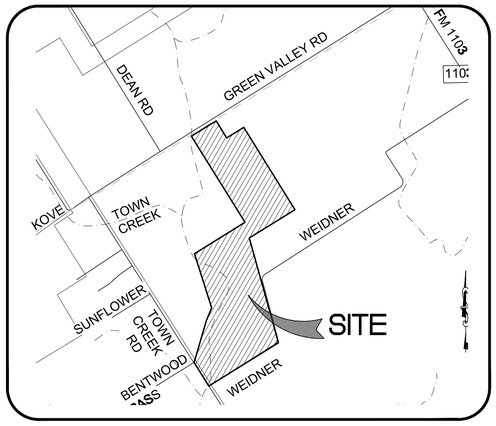
CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

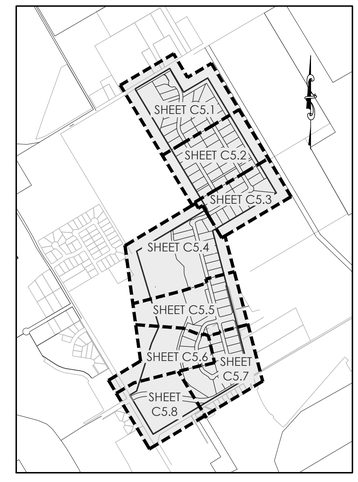
TRAFFIC CONTROL IMPROVEMENTS

TABLE OF CONTENTS

TRAFFIC CONTROL IMPROVEMENTS	
C5.0	TRAFFIC CONTROL IMPROVEMENTS PLANS
C5.1	TRAFFIC CONTROL OVERALL PLAN
C5.2	TRAFFIC CONTROL OVERALL PLAN
C5.3	TRAFFIC CONTROL OVERALL PLAN
C5.4	TRAFFIC CONTROL OVERALL PLAN
C5.5	TRAFFIC CONTROL OVERALL PLAN
C5.6	TRAFFIC CONTROL OVERALL PLAN
C5.7	TRAFFIC CONTROL OVERALL PLAN
C5.8	TRAFFIC CONTROL OVERALL PLAN
C5.9	TRAFFIC CONTROL STANDARD DETAILS



VICINITY MAP
N.T.S.



INDEX MAP
NOT TO SCALE

SUBMITTAL DATE:
JUNE 2025

NOTE:

"FOR PUBLIC STREETS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS, ALL SIGNS ARE TO BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION. ALL PERMANENT REGULATORY AND WARNING SIGNS ARE TO BE PROVIDED AND INSTALLED BY BEXAR COUNTY. ALL STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO CITY SPECIFICATIONS."

GENERAL NOTES:

1. ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
2. 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.
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. "DEAD END" & ARROW SHALL BE PAINTED ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
5. CUSTOM STREET SIGNS WILL BE PROVIDED AND INSTALLED BY OTHERS.

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.

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.

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

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73–79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

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

KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
PH# (210) 882-6800

MTR
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• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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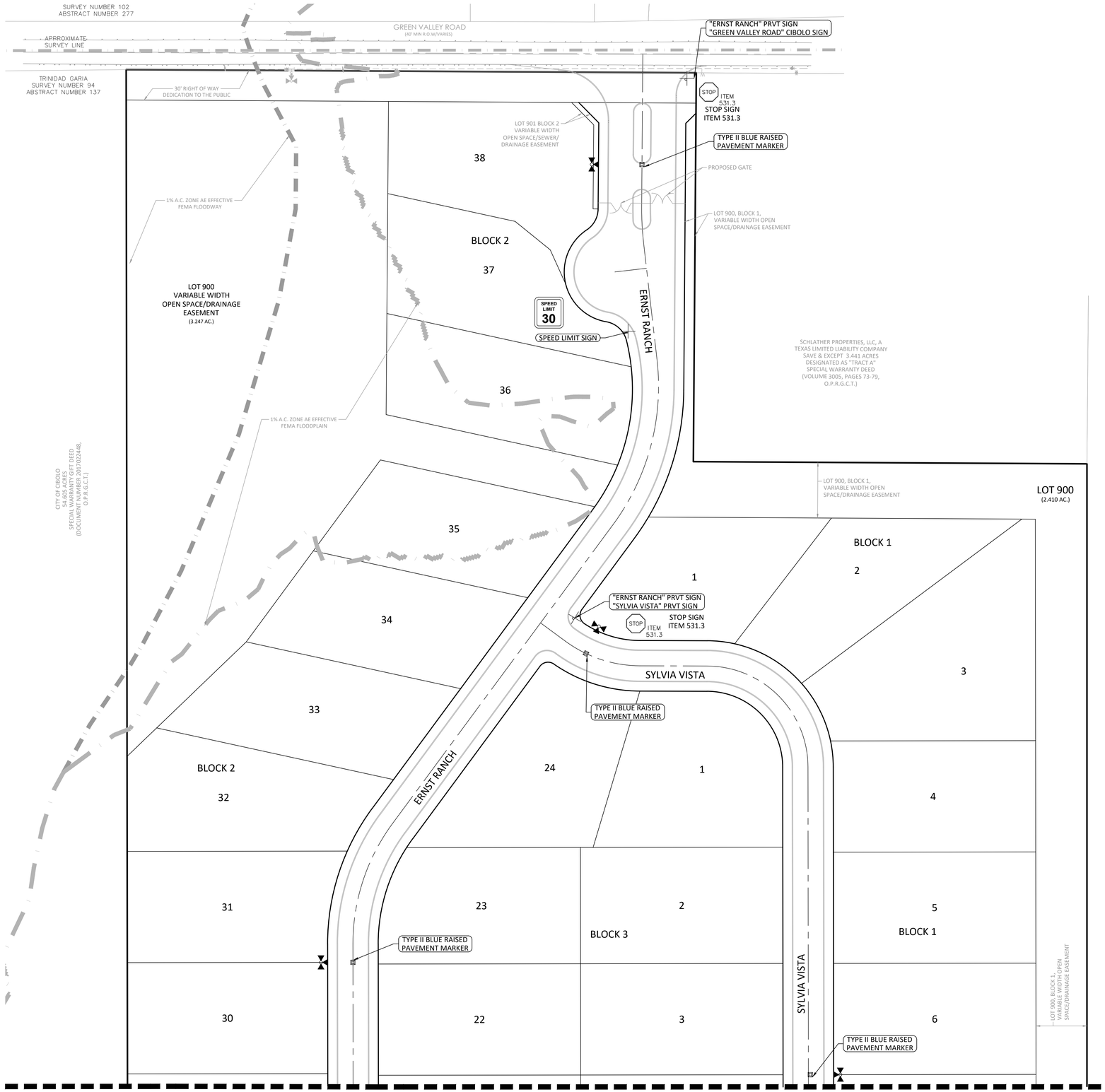
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

GUADALUPE COUNTY CITY OF CIBOLO TEXAS

SUBMITTAL SET

R:\Schlather Tract\Unit 1\Drawings\24230.00_C5.0_C5.8_Traffic_Control_Plan.dwg
Plot Date: December 1, 2025 User ID: Samuel Garcia



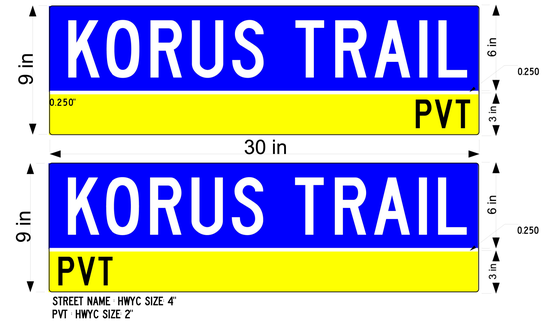
MATCHLINE "A" SEE SHEET C5.2

SCALE: 1"=50'

0 50 100

LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- PROPOSED SIGN LOCATION
- PROPOSED OM4-3 END OF ROAD MARKER
- EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
- TYPE II BLUE RAISED PAVEMENT MARKERS
- R2-1 SPEED LIMIT SIGN



CAUTION!!!
EXISTING ELECTRIC MAIN, GRAY WATER MAIN, SANITARY SEWER MAIN, MANHOLES, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

NOTE:

"FOR PUBLIC STREETS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS, ALL SIGNS ARE TO BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION. ALL PERMANENT REGULATORY AND WARNING SIGNS ARE TO BE PROVIDED AND INSTALLED BY BEXAR COUNTY. ALL STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO CITY SPECIFICATIONS."

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2. 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.
3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
4. "DEAD END" & ARROW SHALL BE PAINTED ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
5. CUSTOM STREET SIGNS WILL BE PROVIDED AND INSTALLED BY OTHERS.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:	PROJ. # 24230.00	DSN. BY: SM	DWN. BY: BDL
						CHKD. BY: SM
						DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
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STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

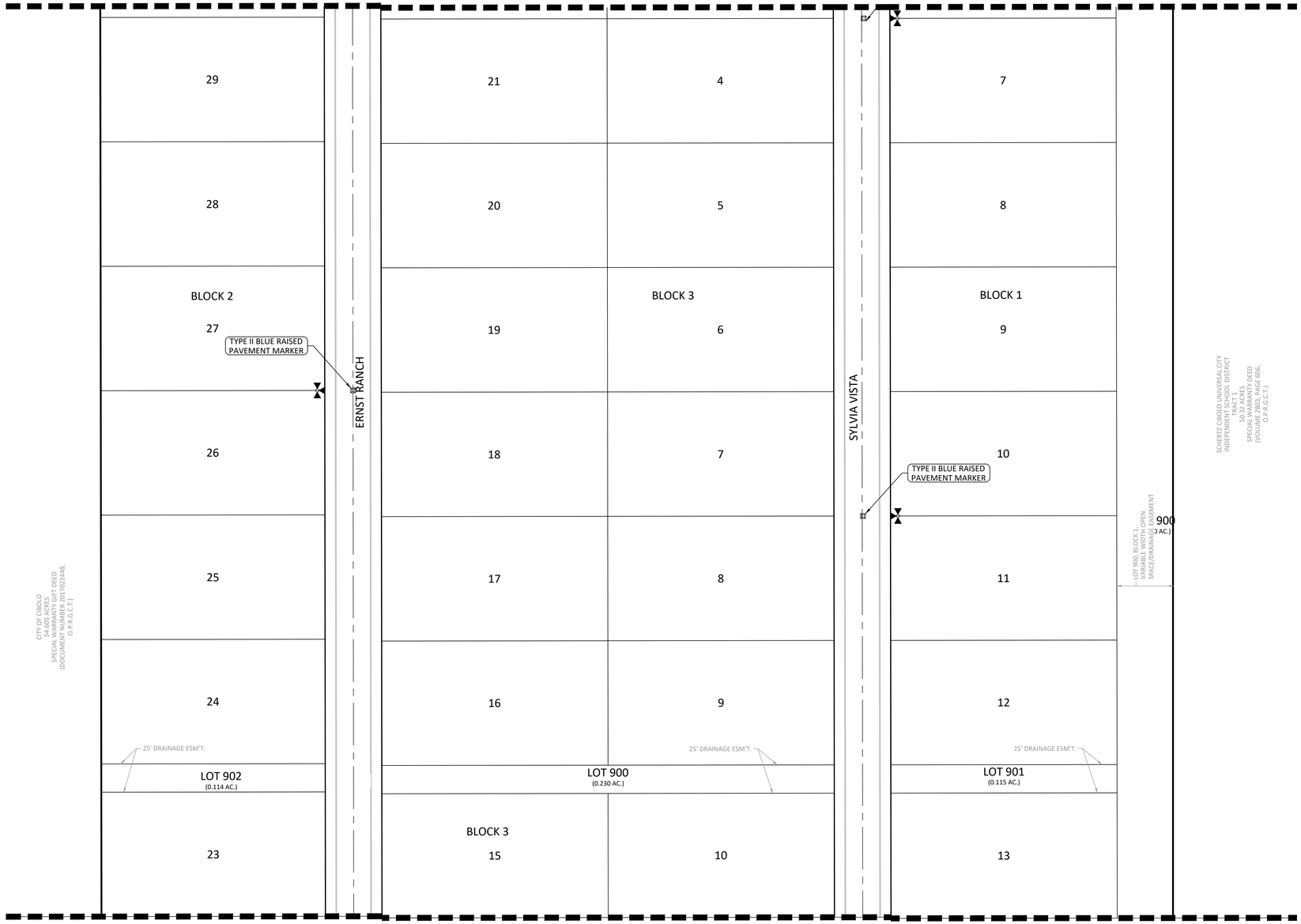
SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET
C5.1

Plot Date: December 1, 2025 User ID: Samuel Garcia
S:\Schlather Ranch\Land Development\Civil\Sheets\C5.1 Traffic Control Plan.dwg

MATCHLINE "A" SEE SHEET C5.1



MATCHLINE "B" SEE SHEET C5.3

SCALE: 1"=50'

0 50 100

LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME (EDEN MILL)
- PROPOSED SIGN LOCATION
- PROPOSED OM4-3 END OF ROAD MARKER
- EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
- TYPE II BLUE RAISED PAVEMENT MARKERS
- R2-1 SPEED LIMIT SIGN (SPEED LIMIT XX)

CAUTION!!!
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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY			
				PROJ. #	24230.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 10131500
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

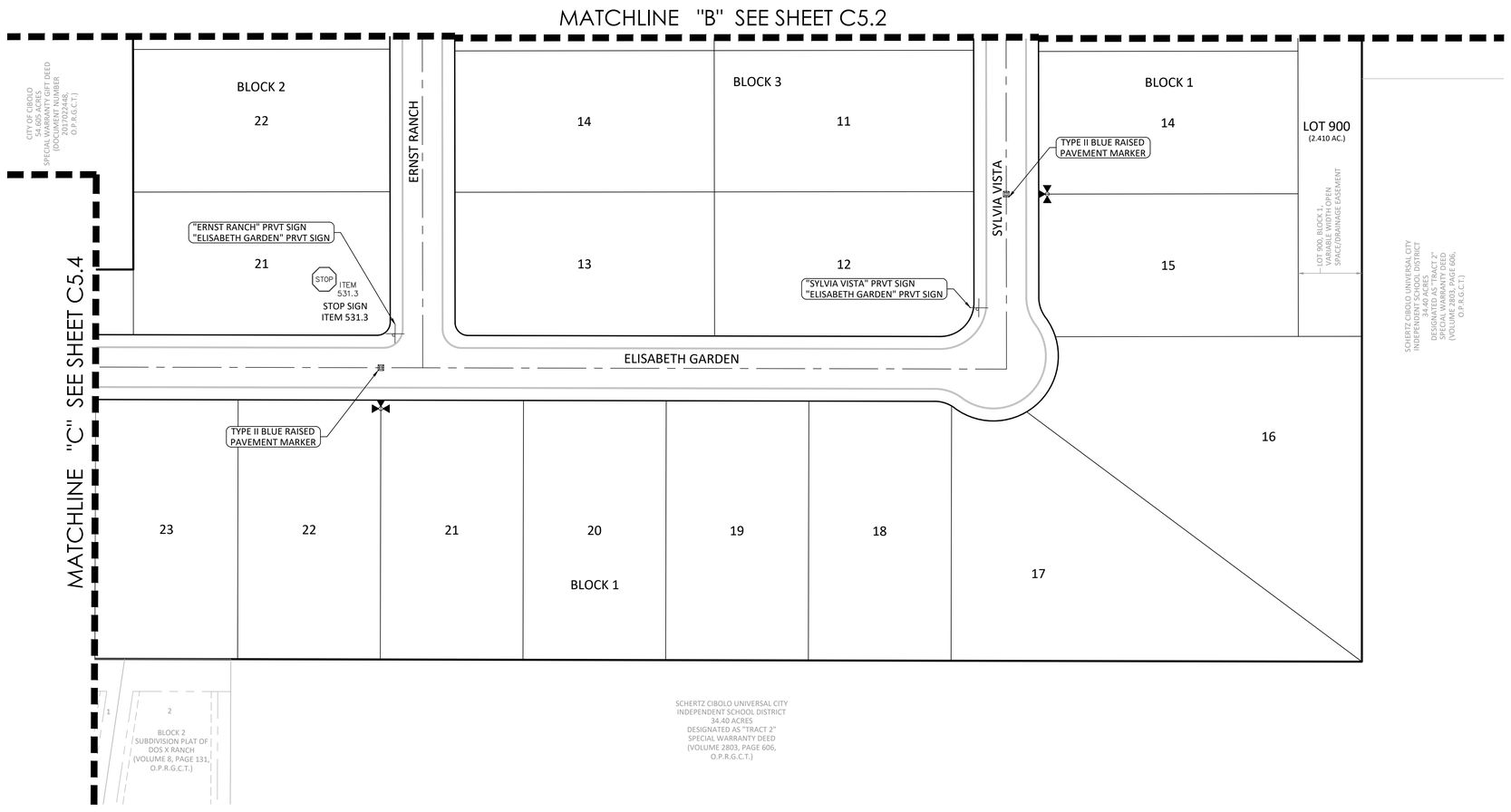
STATE OF TEXAS
PAUL LANDA, JR
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET
C5.2

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\24 Followup\24230.00_CSG\C5.2 & C5.3_Traffic_Control_Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

STOP R1-1	R1-1 STOP SIGN (30" X 30")
EDEN MILL	D-3 STREET NAME
	PROPOSED SIGN LOCATION
	PROPOSED OM4-3 END OF ROAD MARKER
	EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
	TYPE II BLUE RAISED PAVEMENT MARKERS
SPEED LIMIT XX R2-1	R2-1 SPEED LIMIT SIGN

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

MTR
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• Engineers
• Surveyors
• Planners
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
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SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
Feb 01/25

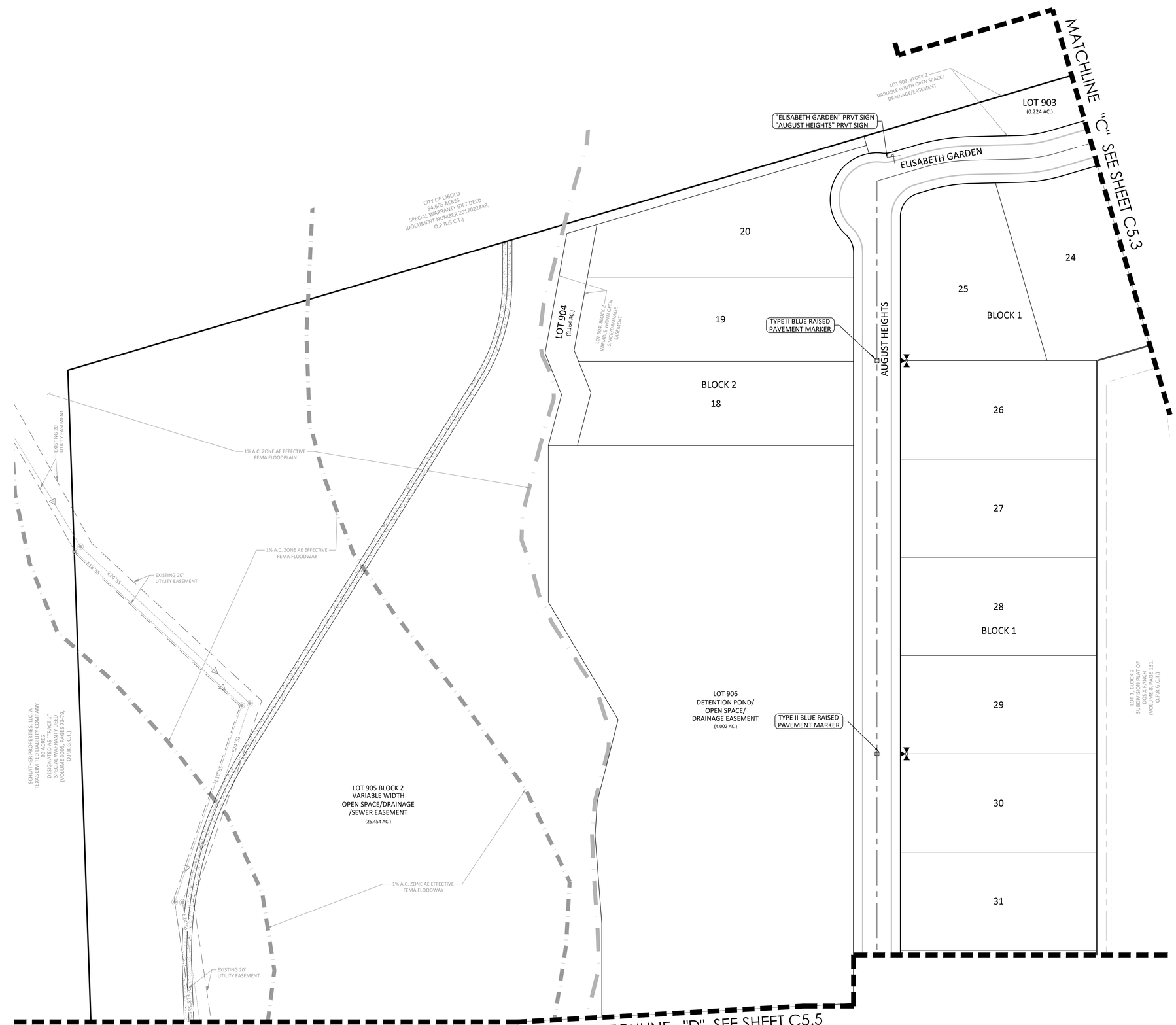
SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET

C5.3

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Tract\Unit 1\Drawings\24230.00_C5.0_C5.8_Traffic_Control_Plan.dwg



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REVISIONS						
NO.	DATE	DESCRIPTION	BY	PROJ. #	24230.00	DATE: 6/2025
				DSN. BY:	SM	
				DWN. BY:	BDL	
				CHKD. BY:	SM	

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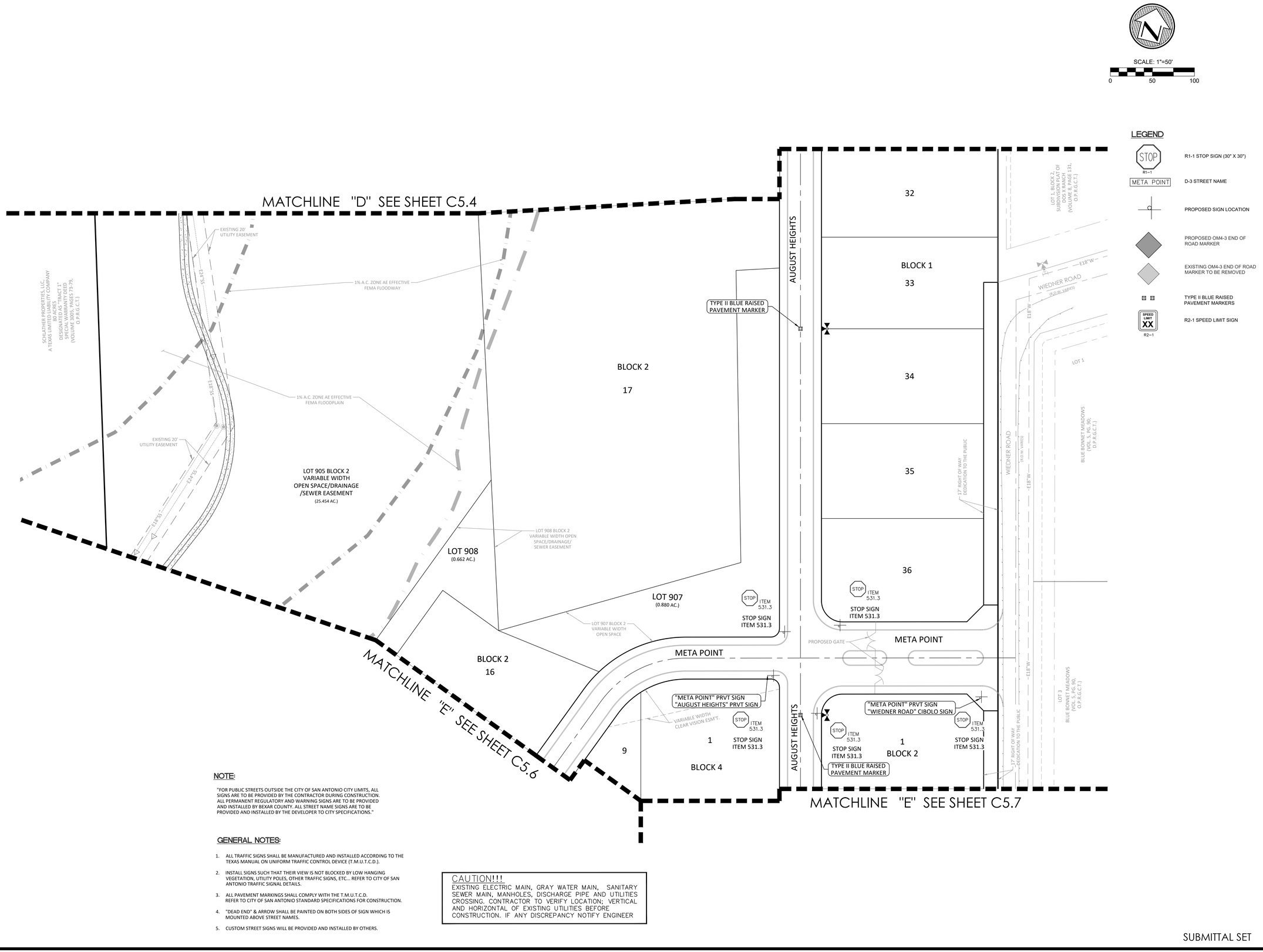
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET
C5.4

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Civil\24230.00 CIVIL\24230_Traffic Control_Plan.dwg



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SUBMITTAL SET

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. # 24230.00 | DGN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

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Moy Tarin Ramirez Engineers, LLC
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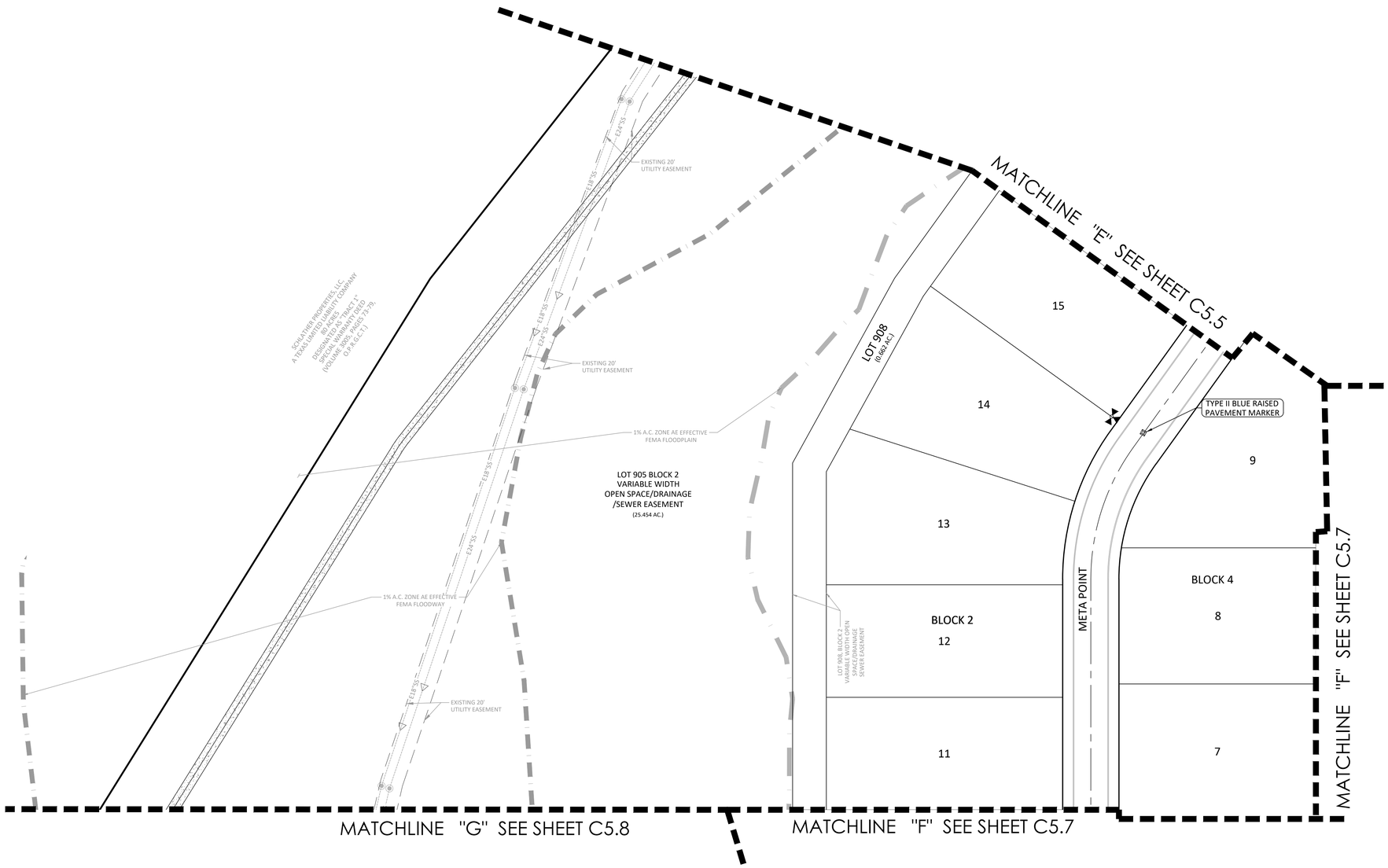
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET
C5.5

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\24 Design\24230.00 C5.5 A_Traffic Control Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

STOP R1-1	R1-1 STOP SIGN (30" X 30")
EDEN MILL	D-3 STREET NAME
	PROPOSED SIGN LOCATION
	PROPOSED OM4-3 END OF ROAD MARKER
	EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
	TYPE II BLUE RAISED PAVEMENT MARKERS
SPEED LIMIT XX R2-1	R2-1 SPEED LIMIT SIGN

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

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PAUL LANDA, JR.
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LICENSED
PROFESSIONAL ENGINEER
Pl 11/21/25

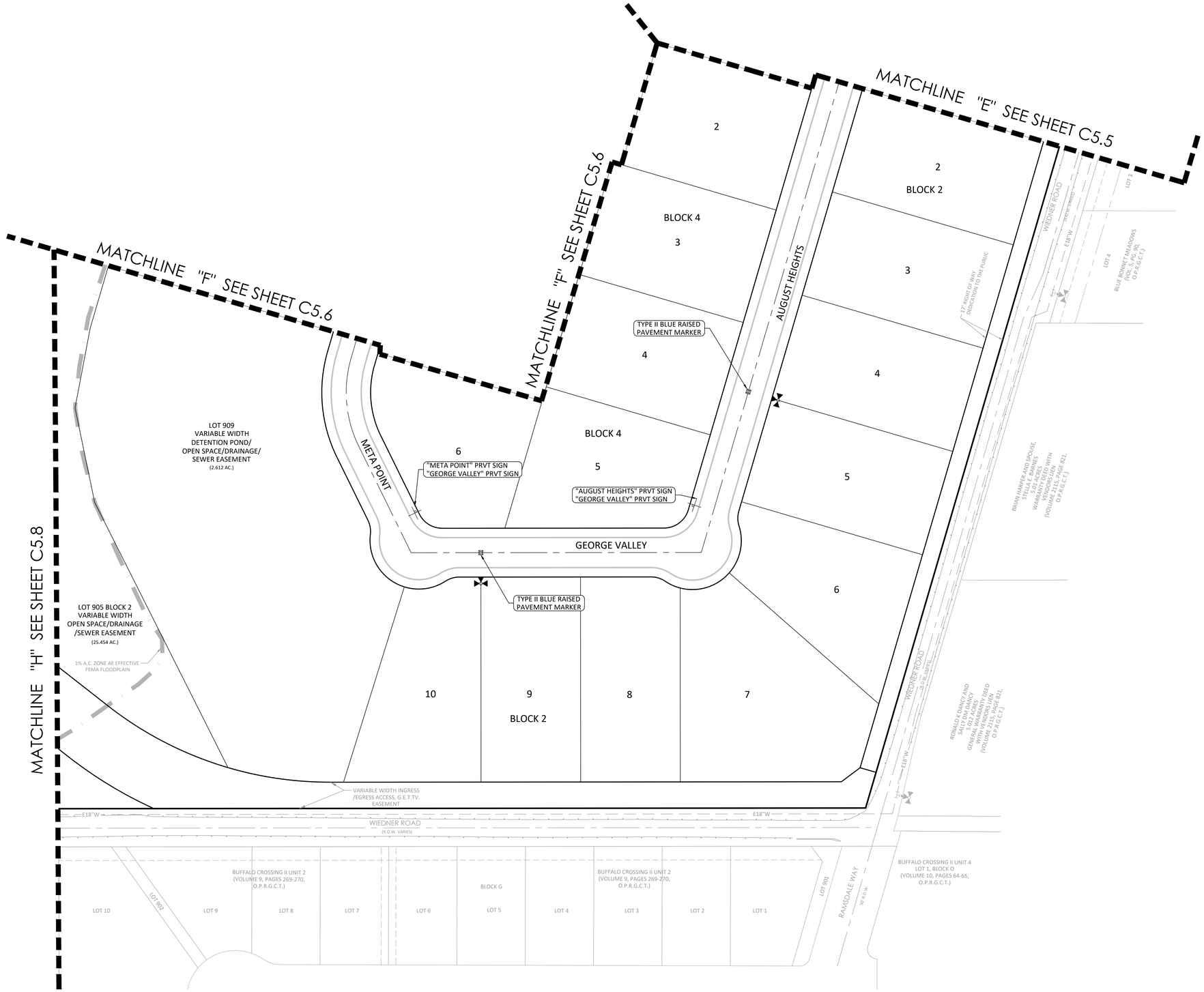
SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET

C5.6

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Tract\Unit 1\Drawings\24230.00_C5.6_C5.8_Traffic_Control_Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- PROPOSED SIGN LOCATION
- PROPOSED OM4-3 END OF ROAD MARKER
- EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
- TYPE II BLUE RAISED PAVEMENT MARKERS
- R2-1 SPEED LIMIT SIGN

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00

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TRAFFIC CONTROL OVERALL PLAN

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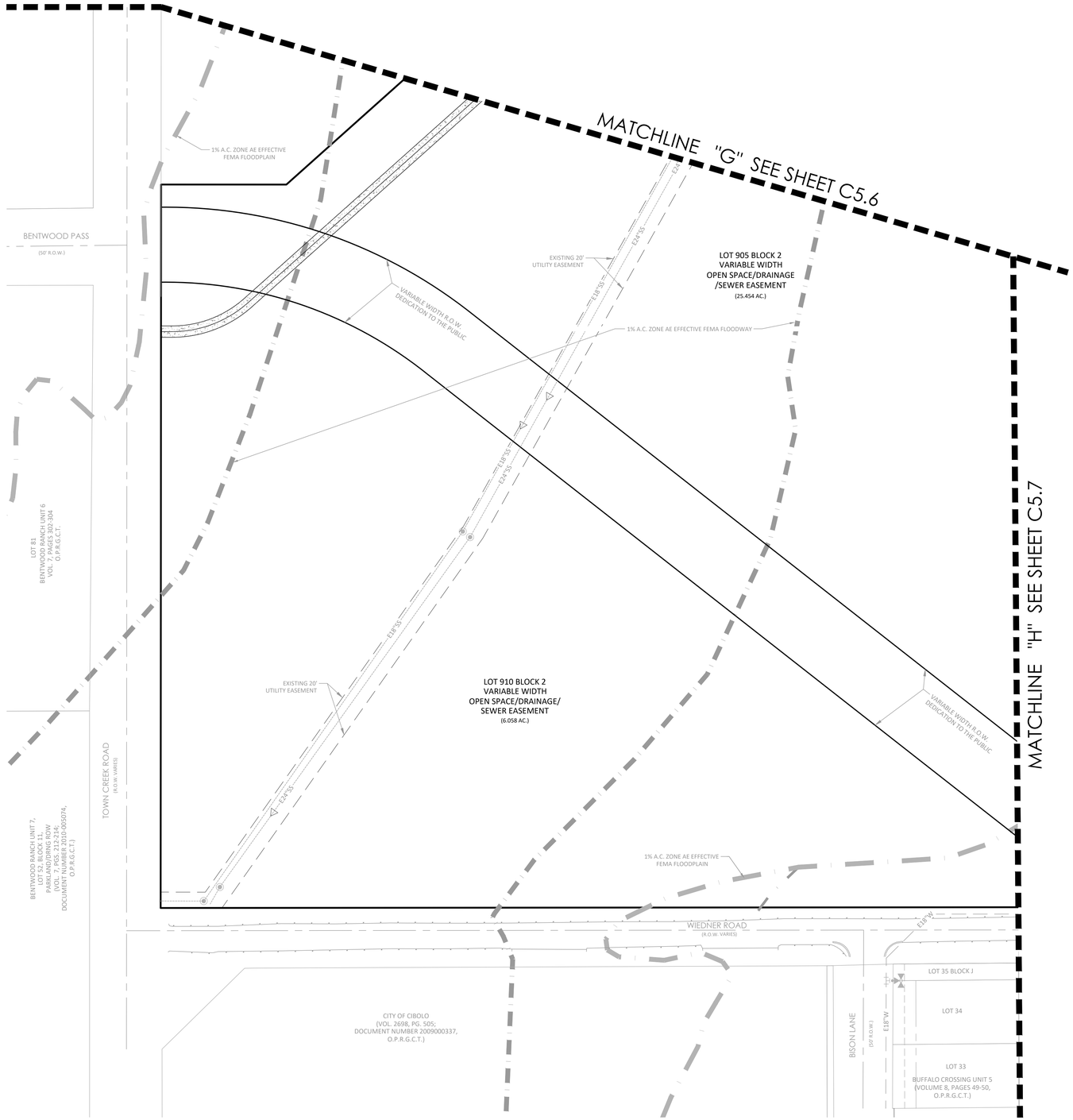
SUBMITTAL SET

SHEET
C5.7

Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Drafting\Projects\242.30.00_Schlather Ranch\Civil\Sheets\242.30.00_C5.7_Traffic_Control_Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- PROPOSED SIGN LOCATION
- PROPOSED OM4-3 END OF ROAD MARKER
- EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED
- TYPE II BLUE RAISED PAVEMENT MARKERS
- R2-1 SPEED LIMIT SIGN

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REVISIONS						
NO.	DATE	DESCRIPTION	BY:			
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					CHKD. BY:	SM
					DATE:	6/2025

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SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL OVERALL PLAN

SHEET
C5.8

Plot Date: December 1, 2025 User: D. Samuel Garcia
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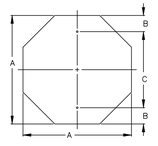
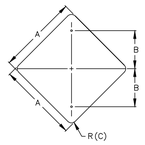


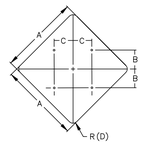
OCTAGONAL

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



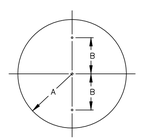
DIAMOND (A)

A	B	C	T
18	9	1 1/2	0.080
24	12	1 1/2	0.080
30	15	1 7/8	0.080
36	18	2 1/4	0.100



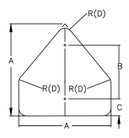
DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100



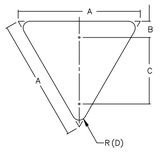
CIRCLE

A	B	T
18	15	0.100



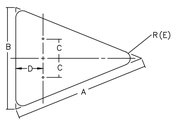
PENTAGON (SCHOOL)

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



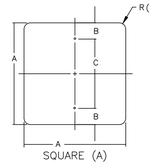
EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100



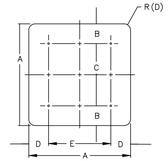
ISOSCELES TRIANGLE

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



SQUARE (A)

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



SQUARE (B)

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

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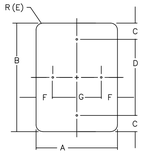
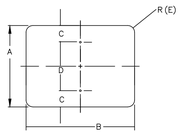


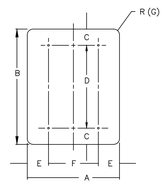
VERTICAL / HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
12	18	1 1/2	15	1 1/2	1 1/2	9	0.080
12	36	3	30	1 1/2	1 1/2	9	0.080
18	24	1 1/2	21	1 1/2	1 1/2	15	0.080
24	30	3	24	1 1/2	3	18	0.080
24	36	3	30	1 1/2	3	18	0.080
24	48	6	36	1 7/8	3	18	0.080
30	36	3	30	1 7/8	3	24	0.080



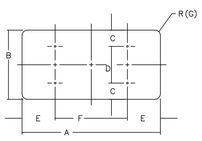
HORIZONTAL RECTANGLE

A	B	C	D	E	T
6	12	1	4	1/4	0.080
6	18	1	4	1/4	0.080
20	36	1 1/2	17	1 1/2	0.080



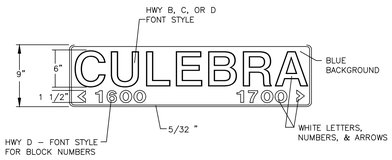
VERTICAL RECTANGLE

A	B	C	D	E	F	G	T
57 3/4	1 1/2	6	3/4	1 1/2	4	1/4	0.100
48	60	6	48	9	30	3	0.100

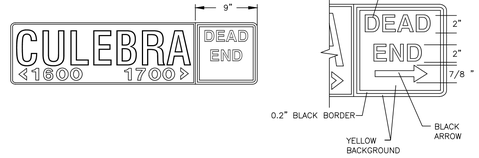


HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
48	24	2	20	2	44	1 7/8	0.100
48	36	3	30	3	42	2 1/4	0.100
60	24	2	20	2	56	1 1/2	0.100
60	36	3	30	3	54	2 1/4	0.100
48	30	3	24	3	42	1 7/8	0.100
60	30	3	24	3	54	1 7/8	0.100



9" D3 – STREET NAME SIGN



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

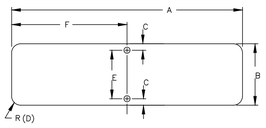
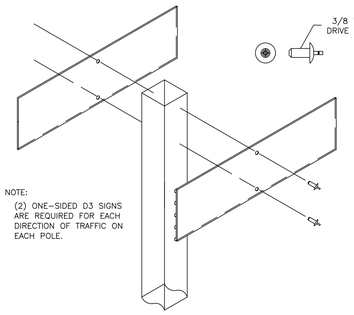


TABLE – D3 SIGNS

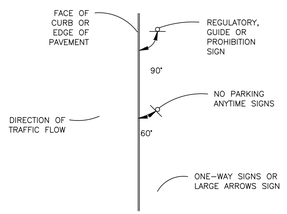
A	B	C	D	E	F	T
24"	9"	1/2"	3/4"	8"	12"	0.125"
30"	9"	1/2"	3/4"	8"	15"	0.125"
36"	9"	1/2"	3/4"	8"	18"	0.125"
42"	9"	1/2"	3/4"	8"	21"	0.125"
48"	9"	1/2"	3/4"	8"	24"	0.125"
54"	9"	1/2"	3/4"	8"	27"	0.125"

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



D3 SIGN TO POLE INSTALLATION

HEIGHT	9" (228 mm)
LENGTH	24" (600mm) MIN. 54 (1350mm) MAX. 6" (150mm) INCREMENTS OF LENGTH
THICKNESS	0.125" (3mm)
SUBSTRATE	ALUMINUM ALLOY, 5052–H38 (ASTM B–209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER HIGH INTENSITY FP–85, SECTION 718 AND L–S–300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	10%



TYPICAL GROUND MOUNTED SIGN PLACEMENT

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

GENERAL NOTES

1.) THE EXISTING SIGNS LOCATED ON THE JOBSITE ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. SUCH PROTECTION SHALL INCLUDE THE PERIOD AFTER SIGNS ARE REMOVED FROM INSTALLATION AND STORED BY THE CONTRACTOR OR DELIVERED TO TRAFFIC OPERATIONS. THE ASSISTANT TRAFFIC SUPERINTENDENT (207–7765) MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO DELIVERY.

2.) AFTER SIGNS ARE REMOVED FROM INSTALLATION AND ARE BEING STORED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE TRAFFIC OPERATIONS SECTION OF THE PUBLIC WORKS DEPARTMENT (207–7765) AND ARRANGE FOR A CONVENIENT TIME TO DELIVER CITY SIGNS AND POLES.

3.) PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE TRAFFIC ENGINEERING (207–7720) CONSTRUCTION INSPECTION AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.

4.) ALL GROUND MOUNTED SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.

5.) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.

6.) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052–H38.

7.) "T" DENOTES THICKNESS OF SIGN BLANKS.

8.) ALL HOLES SHALL BE 3/8 " DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND/OR ROUGH EDGES.

9.) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.

10.) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.

11.) ALL DETAILS ARE NOT TO SCALE.

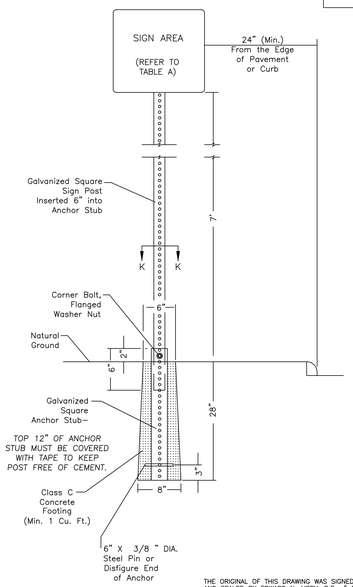
12.) ALL DIMENSIONS ARE IN INCHES.

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

14.) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.

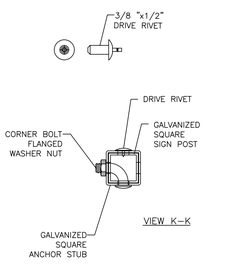
TYPICAL GROUND SIGN INSTALLATION

TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)



METAL TUBING	SIGN AREA	
	< 10 SQ. FT.	> 10 SQ. FT.
GALVANIZED SQUARE SIGN POST (Perforated)	1–3/4" x 1–3/4" (14 Guage)	2" x 2" (12 Guage)
GALVANIZED SQUARE ANCHOR STUB (Perforated)	2" X 2" (14 Guage)	2–1/4" x 2–1/4" (14 Guage)

TABLE A



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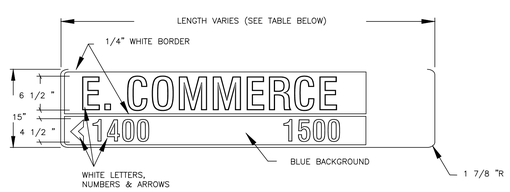
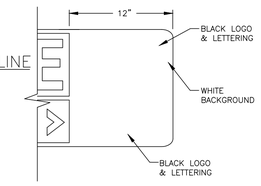


15" METRO – STREET NAME SIGNS



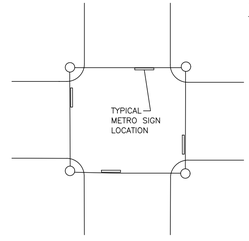
15" METRO w/ CITY SKY LINE

HEIGHT	15" (381 mm)
LENGTH	48" (1200 mm) MIN. 72" (1800 mm) MAX.** 1' (300mm) INCREMENTS OF LENGTH
THICKNESS	0.125" (3mm)
SUBSTRATE	ALUMINUM ALLOY, 5052–H38 (ASTM B–209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER DIAMOND GRADE FP–85, SECTION 718 AND L–S–300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	17% (USUAL) 10% (MIN.)

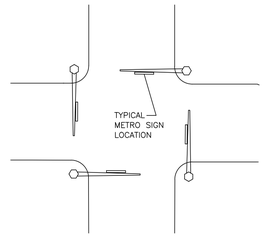
** SIGN PLATE LONGER THAN 72" MUST BE APPROVED BY THE CITY TRAFFIC ENGINEER

* DIAMOND GRADE SHEETING 5052–H38 ALUMINUM SUBSTRATE

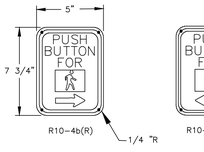
TYPICAL METRO SIGN PLACEMENT



SPAN WIRE INSTALLATION



MAST ARM INSTALLATION



PEDESTRIAN PUSHBUTTON SIGNS

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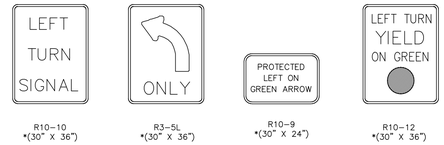


R10–10 *(30" X 36")
R3–5L *(30" X 36")
R10–9 *(30" X 24")
R10–12 *(30" X 36")

LEFT TURN SIGNS

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY

PROJ. # 242.30.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPE/LS: ENGINEERING: F–5297 /SURVEYING: F–10131500
5723 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698–5051
FAX: (210) 698–5085

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

TRAFFIC CONTROL STANDARD DETAILS

SHEET
C5.9

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Solomon Practice\Drawings\242300.00\C5.9_&_Traffic Control Plan.dwg

CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

SWPPP PLANS IMPROVEMENTS

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 CLEANOUT 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.

NOTES:

ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISON 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.

GENERAL NOTES:

1. 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.
2. CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.
3. ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

NOTE TO CONTRACTOR:

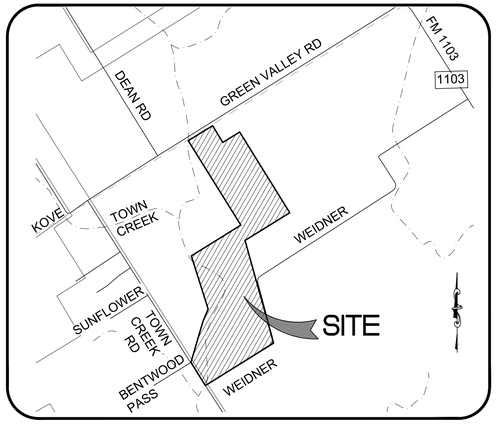
BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM 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.

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.

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



VICINITY MAP
N.T.S.

SUBMITTAL DATE:

JUNE 2025

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73–79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS,

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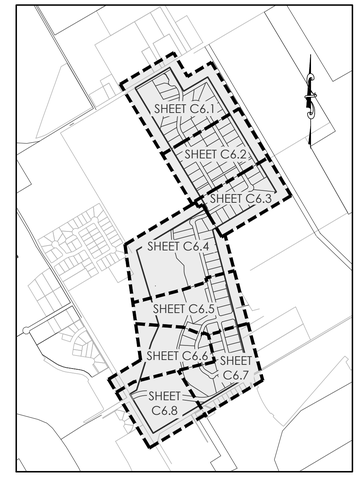
SWPPP PLANS IMPROVEMENTS	
C6.0	SWPPP IMPROVEMENTS COVER SHEET
C6.1	SWPPP OVERALL PLAN
C6.2	SWPPP OVERALL PLAN
C6.3	SWPPP OVERALL PLAN
C6.4	SWPPP OVERALL PLAN
C6.5	SWPPP OVERALL PLAN
C6.6	SWPPP OVERALL PLAN
C6.7	SWPPP OVERALL PLAN
C6.8	SWPPP OVERALL PLAN
C6.9	SWPPP STANDARD DETAILS



INDEX MAP
NOT TO SCALE

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
KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
PH# (210) 882-6800

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

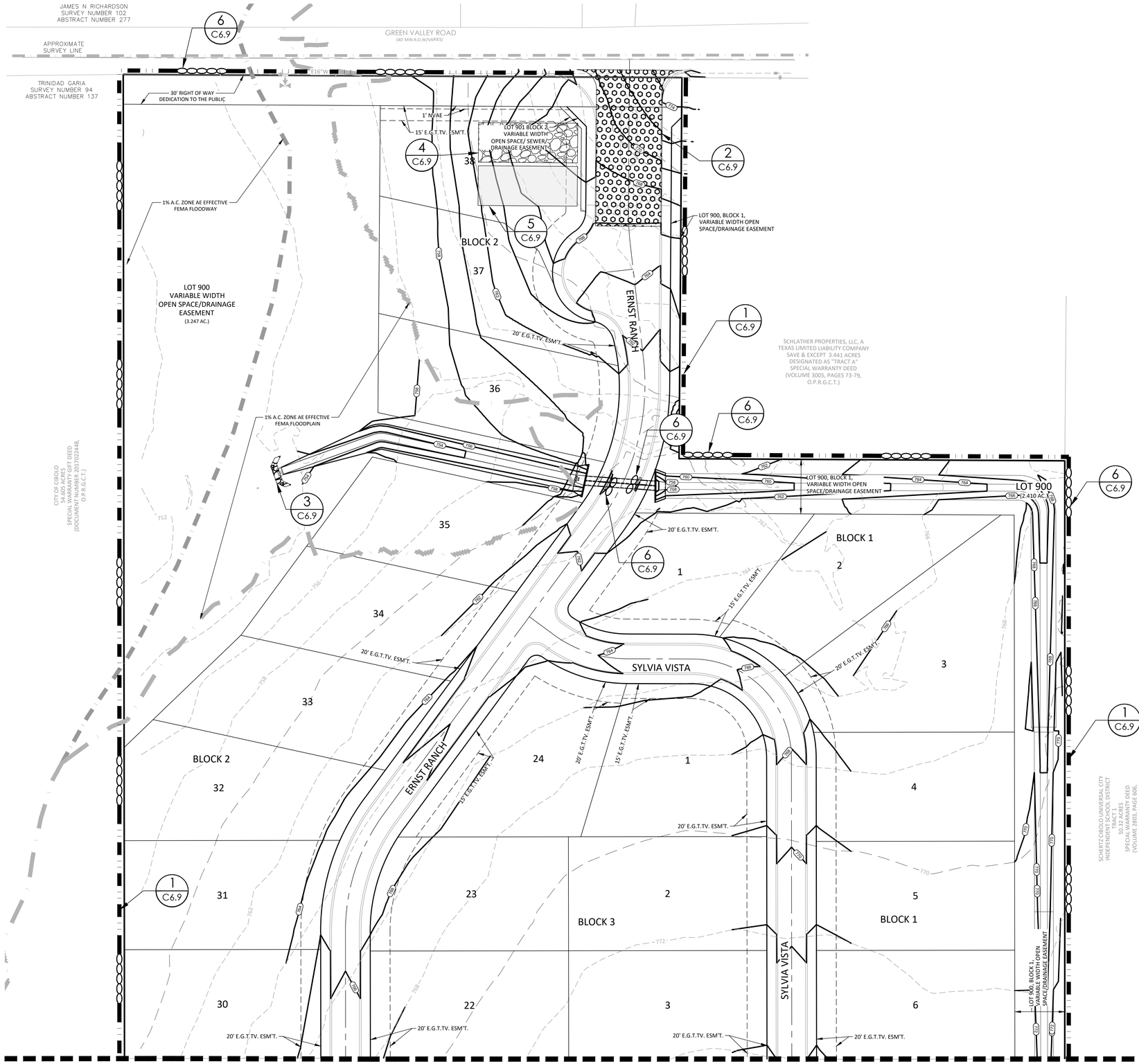
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
5723 UNIVERSITY HEIGHTS BLVD., SUITE 103
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

GUADALUPE COUNTY — CITY OF CIBOLO — TEXAS

SUBMITTAL SET

C6.0

R:\Schlather Tract\Unit 1\Drawings\24230.00_C6.0_C6.8_SWPPP_Plan.dwg
Plot Date: December 1, 2025 User ID: Samuel Garcia



SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT PIT
- BAGGED GRAVEL INLET FILTER

GENERAL NOTES:

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:	PROJ. #:	DSN. BY:	SM
				24230.00	DWN. BY:	BDL
					CHKD. BY:	SM
					DATE:	6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315OO
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.1

Plot Date: December 1, 2025 User ID: Samuel Garcia
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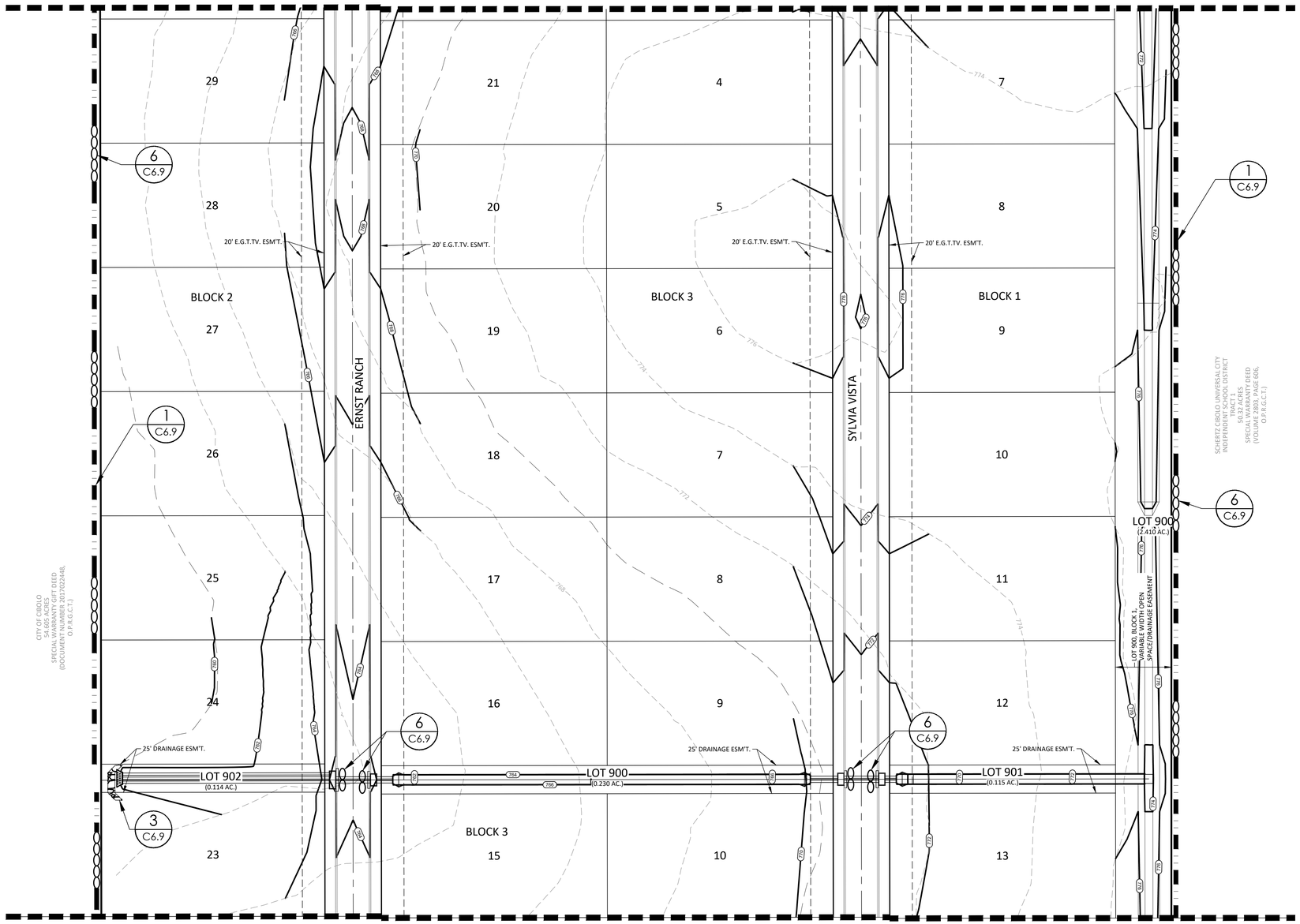

SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT PIT
- BAGGED GRAVEL INLET FILTER

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:	PROJ. # 242.30.00	DSN. BY: SM	DWN. BY: BDL

CHKD. BY: SM
DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F—5297 /SURVEYING: F— 101315-00
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SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.2

Plot Date: December 1, 2025 User ID: Samuel Garcia
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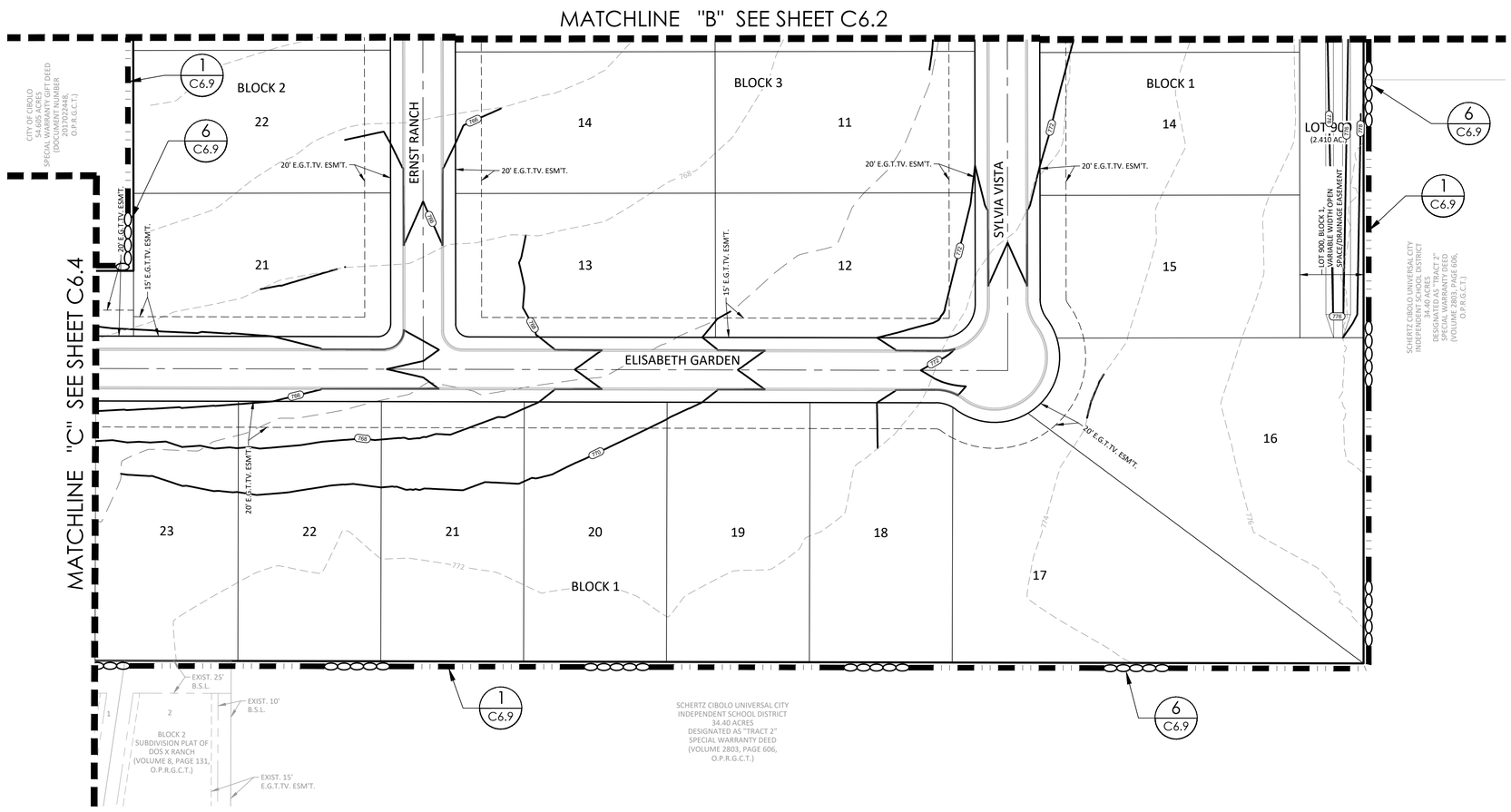

SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
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REVISIONS

NO.	DESCRIPTION	DATE	BY:

PROJ. # 242.10.00 | DGN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR. 100182 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

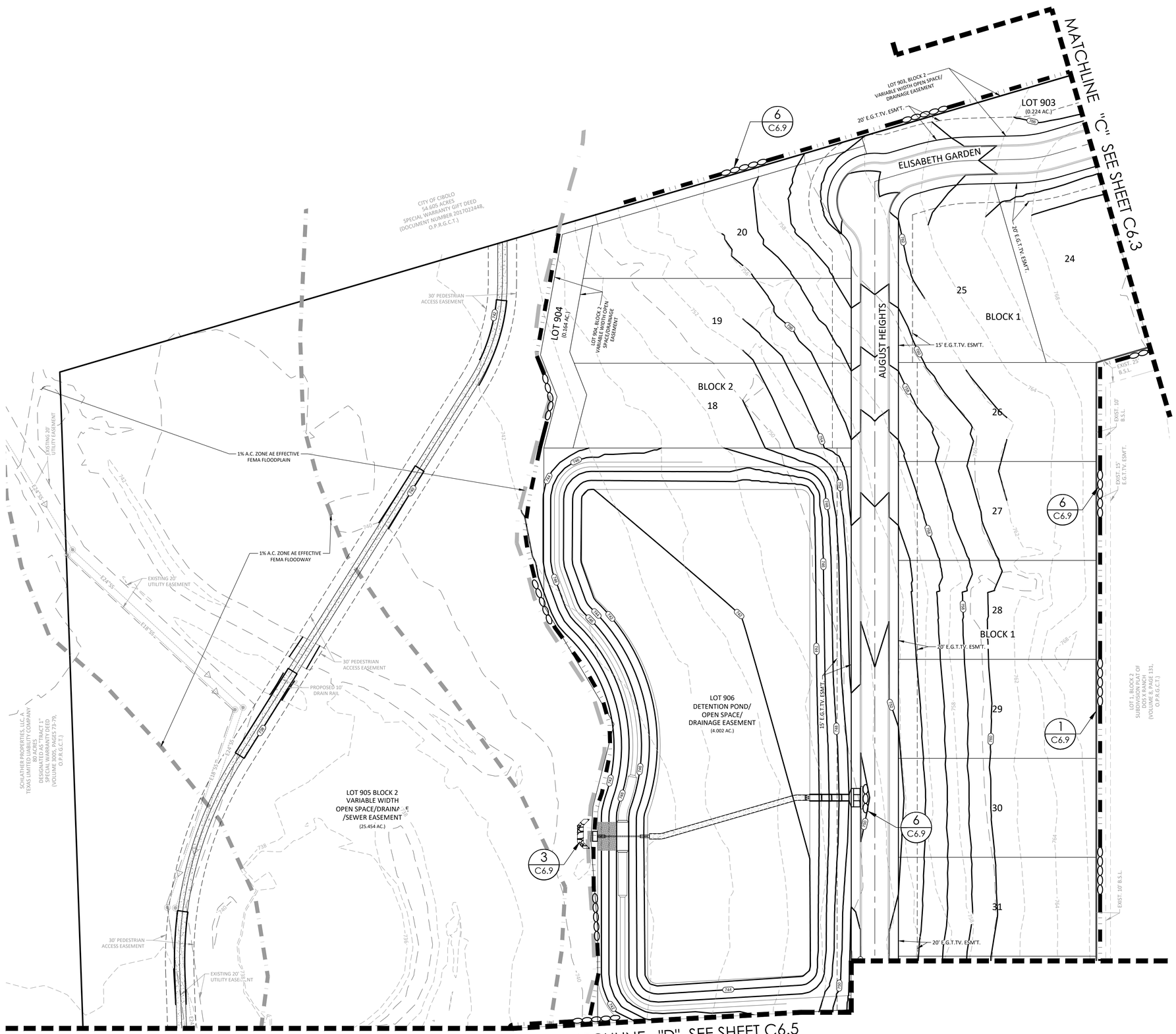
SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.3

Plot Date: December 4, 2025 User ID: Samuel Garcia
S:\Schlather - Ranch\Civil 3D\Working\242.10.00_SWPPP\Sheets\242.10.00_C6.3_SWPPP_Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
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				SM	6/2025	

MTR
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Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00
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STATE OF TEXAS
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100182
LICENSED
PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.4

Plot Date: December 1, 2025 User ID: Samuel Gordo
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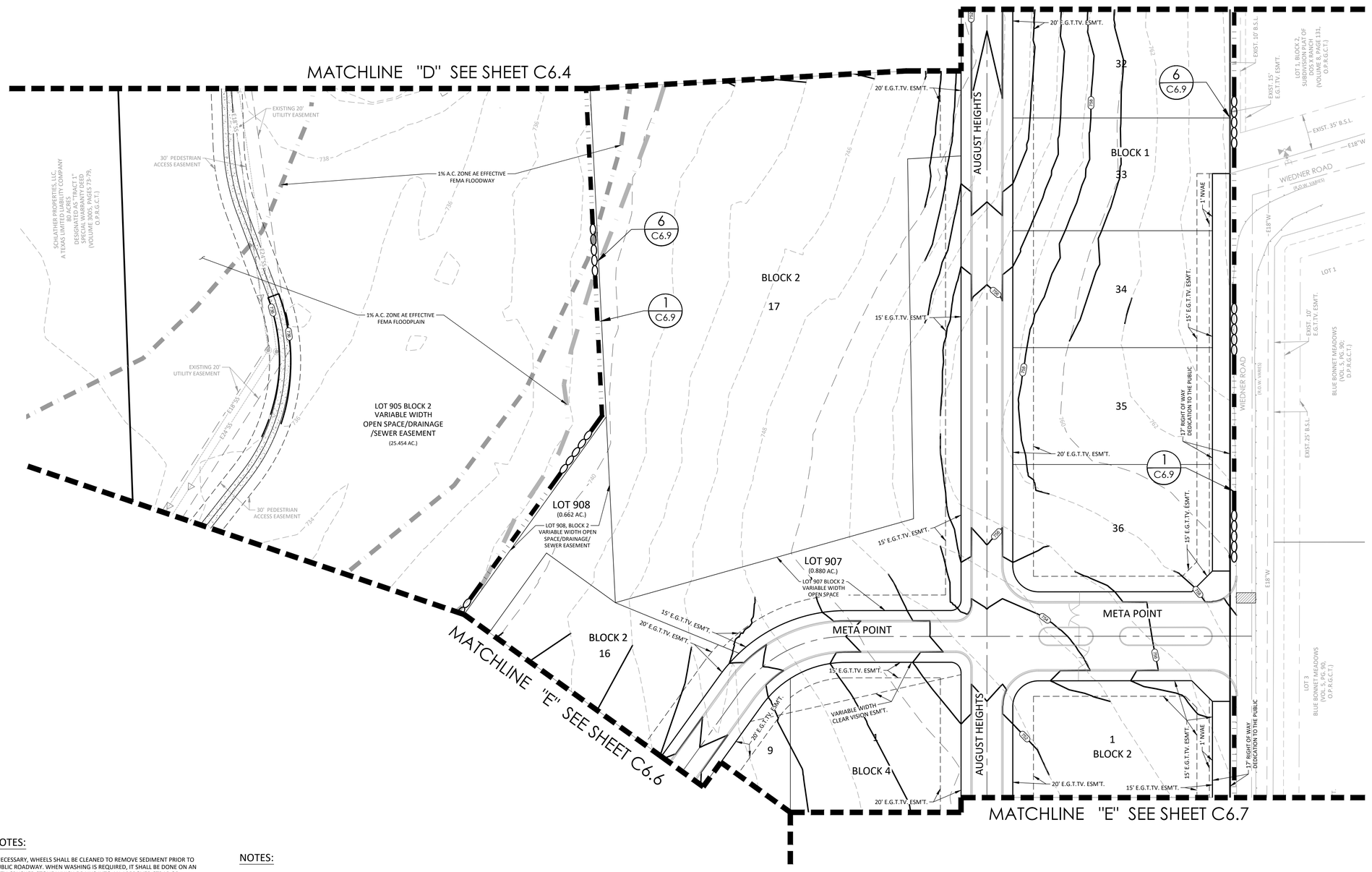
LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT PIT
- BAGGED GRAVEL INLET FILTER

SCALE: 1"=50'

0 50 100



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24230.00	SM	BDL	SM	6/2025

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315OO

5723 UNIVERSITY HEIGHTS BLVD. STE. 103 SAN ANTONIO, TEXAS 78249

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STATE OF TEXAS
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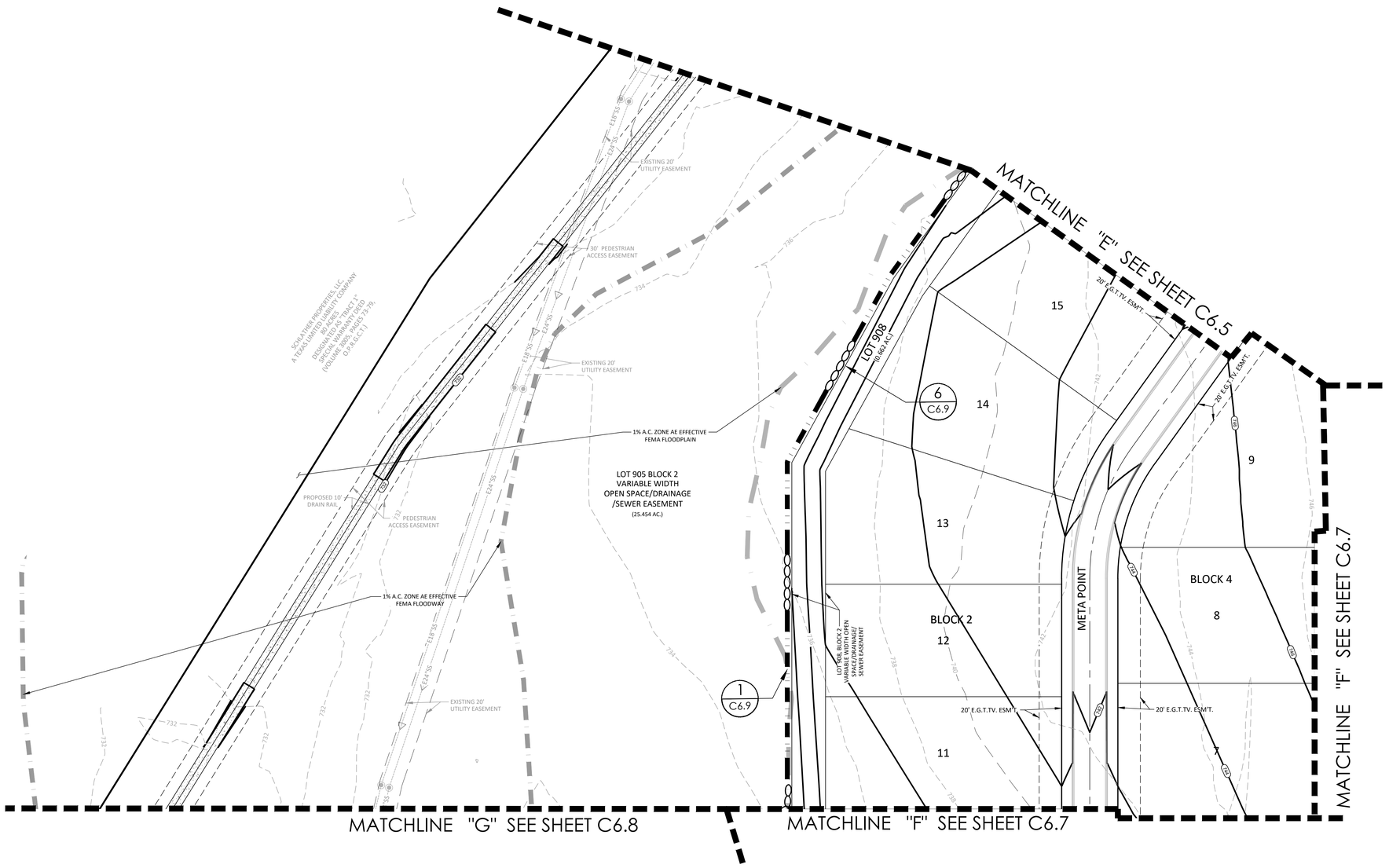
SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.5

Plot Date: December 1, 2025 User ID: Samuel Garcia
K:\Schlather Ranch\Civil\Sheets\24230.00 C6.5 A_SWPPP Plan.dwg



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SUBMITTAL SET

REVISIONS

NO.	DESCRIPTION	DATE	BY

PROJ. # 242300.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
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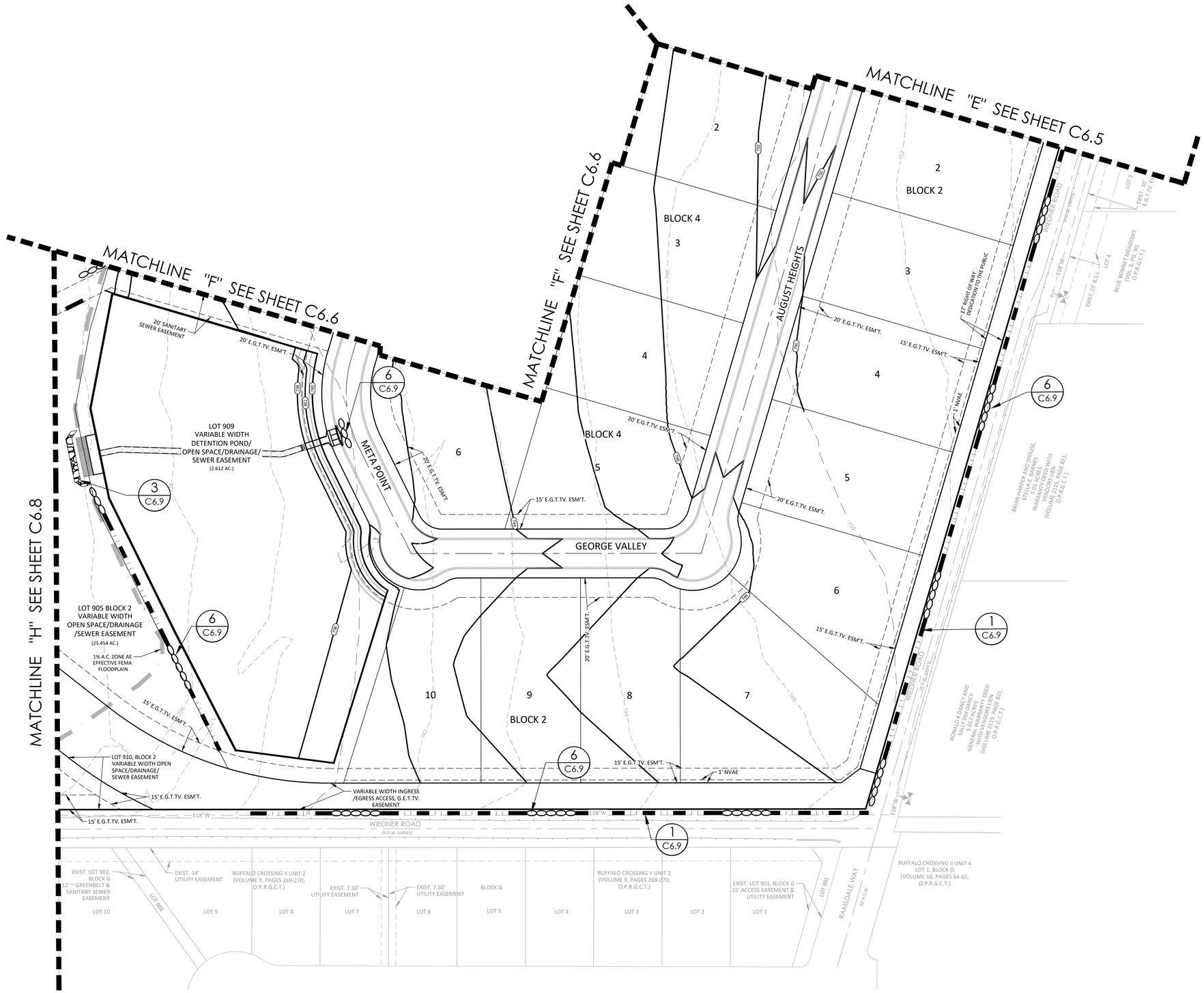
SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.6

Plot Date: December 1, 2025 User ID: Samuel Garcia
N:\Schlather Ranch\Land Development\242300.00\CAD & Layers\Plan Sets\



SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
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• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING: F-5297 /SURVEYING: F-101315-00

5723 UNIVERSITY HEIGHTS BLVD, STE. 103 SAN ANTONIO, TEXAS 78249

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STATE OF TEXAS
PAUL LANDA, JR
100182
LICENSED
PROFESSIONAL ENGINEER

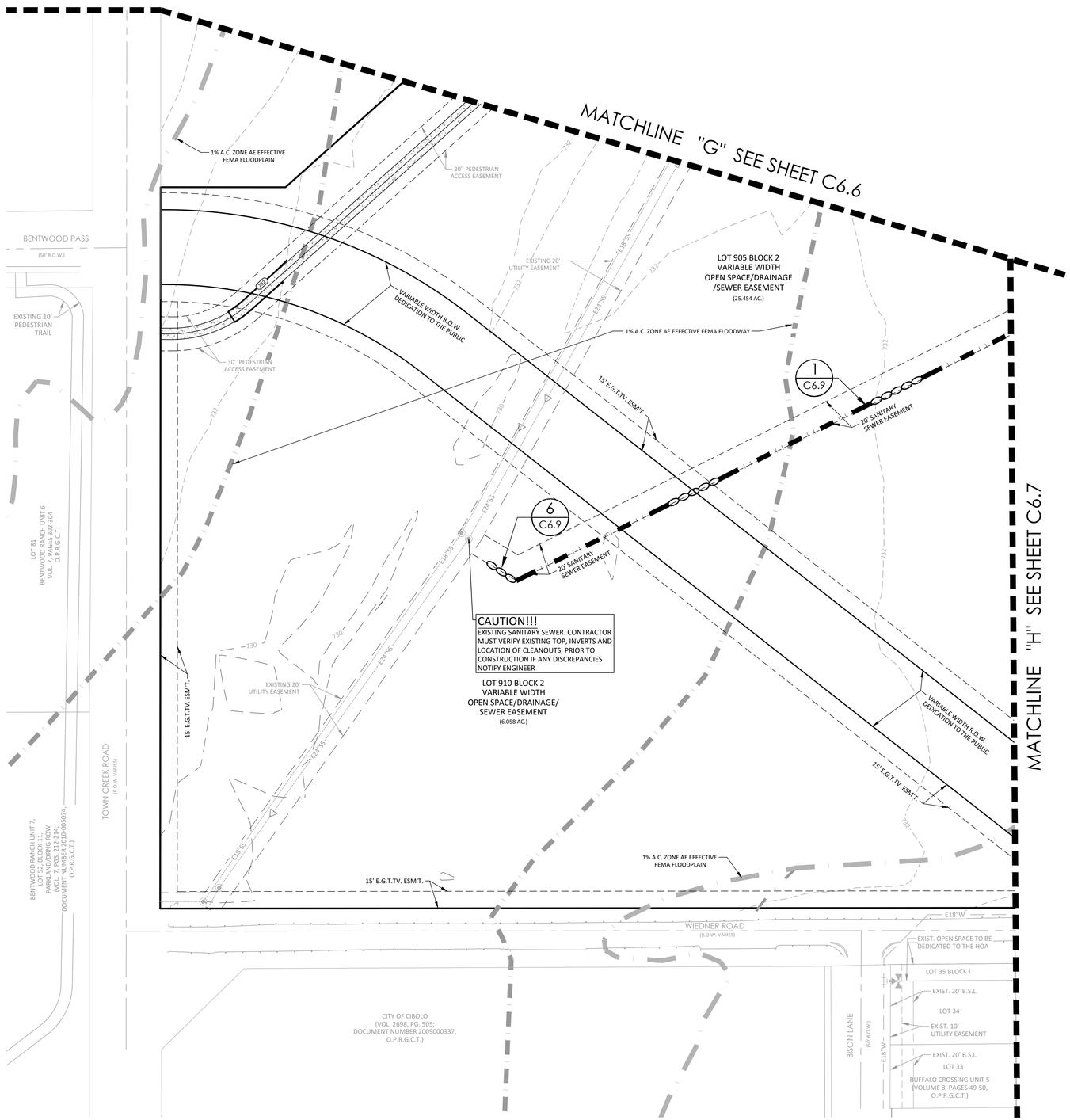
SCHLATHER RANCH SUBDIVISION

SWPPP OVERALL PLAN

SHEET

C6.7

Plot Date: December 1, 2025 User ID: Samuel Garcia
P:\Schlather Ranch\Land Development\24230.00_C6.9_Layout_Plan.dwg



SCALE: 1"=50'

0 50 100

LEGEND

- EXISTING CONTOUR
- SILT FENCE
- ROCK BERM
- CONSTRUCTION STAGING AREA
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT PIT
- BAGGED GRAVEL INLET FILTER

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 CLEANOUT 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.

NOTES:

ALL CITY PUBLIC SERVICE 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.

GENERAL NOTES:

1. 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.
2. CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.
3. ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:	PROJ. # 24230.00	DSN. BY: SM	DWN. BY: BDL
						CHKD. BY: SM
						DATE: 6/2025

• Engineers
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SWPPP OVERALL PLAN

SHEET

C6.8

Plot Date: December 1, 2025 User ID: Samuel Garcia
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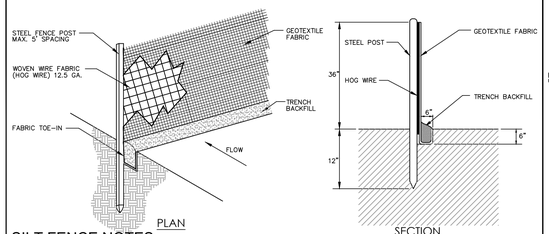
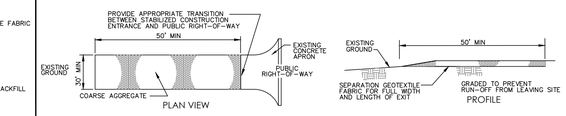


SILT FENCE NOTES

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN 2 , ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT 2 , AND BRINDELL HARDNESS EXCEEDING 140.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12.5 GAUGE MINIMUM.
4. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1 FOOT DEEP AND SPACED NOT MORE THAN 5 FEET ON CENTER.
5. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ACRE/100 FEET OF FENCE.
6. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
7. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
8. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
9. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
10. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES, OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE.
11. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
12. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

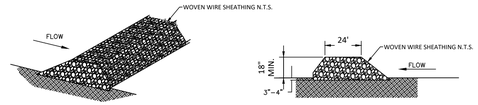
1 — ***SILT FENCE DETAIL*** — SCALE: NONE



TEMPORARY CONSTRUCTION ENTRANCE/EXIT NOTES

1. THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION.
2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD 2 , A MULLEN BURST RATING OF 140 LB/IN 2 , AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
4. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
5. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
6. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
7. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
8. PLACE STONE TO DIMENSIONS AND GRADE SHOWN. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
9. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
10. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
11. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
12. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
13. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.

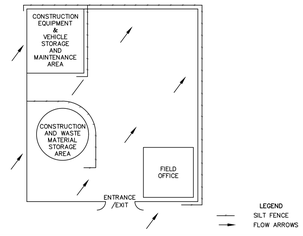
2 — ***STABILIZED CONSTRUCTION ENTRANCE / EXIT*** — SCALE: NONE



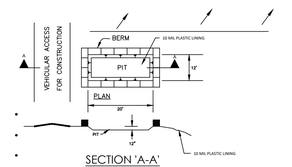
ROCK BERM NOTES

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
2. CLEAN, OPEN GRADED 3-TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-TO 8-INCH DIAMETER ROCKS MAY BE USED.
3. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE.
4. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
5. PLACE THE ROCK ALONG THE SHEATHING TO A HEIGHT NOT LESS THAN 18".
6. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
7. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
8. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
9. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
10. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER AND REPAIR ANY LOOSE WIRE SHEATHING.
11. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
12. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

3 — ***ROCK BERM*** — SCALE: NONE



4 — ***CONSTRUCTION STAGING AREA*** — SCALE: NONE



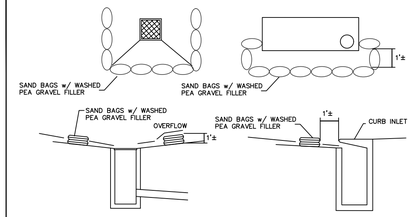
GENERAL NOTES:

DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

5 — ***CONCRETE TRUCK WASHOUT PIT*** — SCALE: NONE



6 — ***BAGGED GRAVEL INLET FILTER*** — SCALE: NONE

REVISIONS

NO.	DESCRIPTION	DATE	BY:

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
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STATE OF TEXAS — PAUL LANDA, JR. — 100182 — LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

SWPPP STANDARD DETAILS

SHEET C6.9

SUBMITTAL SET

Plot Date: December 1, 2025 User ID: Samuel Garcia
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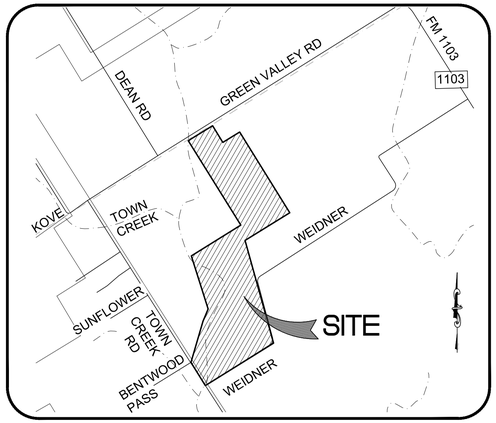
CONSTRUCTION PLANS FOR

SCHLATHER RANCH SUBDIVISION

GRADING PLANS IMPROVEMENTS



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
JUNE 2025

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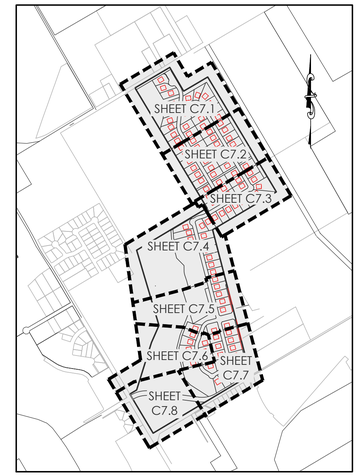
C7.2	GRADING OVERALL PLAN
C7.3	GRADING OVERALL PLAN
C7.4	GRADING OVERALL PLAN
C7.5	GRADING OVERALL PLAN
C7.6	GRADING OVERALL PLAN
C7.7	GRADING OVERALL PLAN
C7.8	GRADING OVERALL PLAN



INDEX MAP
NOT TO SCALE

LEGAL DESCRIPTION:

A 117.626 ACRE (5,123,781.94 SQUARE FEET) TRACT OF LAND, SITUATED IN THE TRINIDAD GARIA SURVEY NUMBER 94, ABSTRACT NUMBER 137, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF AN 80 ACRE TRACT, DESIGNATED AS "TRACT 1", AND BEING ALL OF A 70 ACRE TRACT, DESIGNATED AS "TRACT II", BOTH AS CONVEYED TO SCHLATHER PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 3005, PAGES 73–79, OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE 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.

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.

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



SUBMITTED BY:

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OWNER/DEVELOPER

KF SCHLATHER LP
SHAD SCHMID GEN. PARTNER
2722 W. BITTERS ROAD, SUITE 106
SAN ANTONIO TX 78248
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• Engineers
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GUADALUPE COUNTY *CITY OF CIBOLO* SUBMITTAL SET *TEXAS* C7.0

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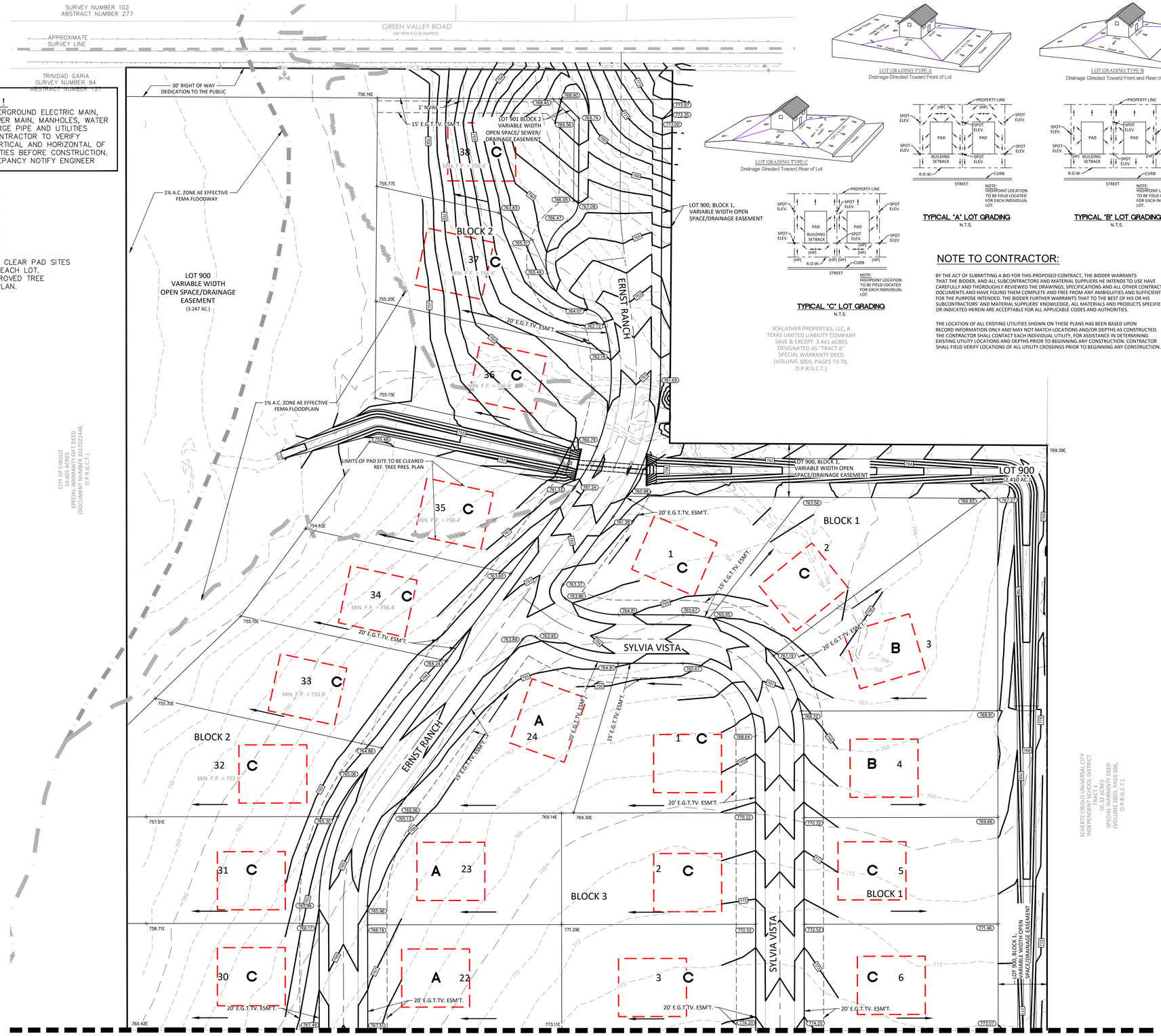
Plot Date: December 1, 2025 User ID: Samuel Garcia



CAUTION!!!
EXISTING UNDERGROUND ELECTRIC MAIN, SANITARY SEWER MAIN, MANHOLES, WATER MAIN, DISCHARGE PIPE AND UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER

LIMITS OF CLEARING

CONTRACTOR TO CLEAR PAD SITES AS SHOWN FOR EACH LOT. REFERENCE APPROVED TREE PRESERVATION PLAN.

LOT GRADING TYPE A
Drainage Directed Toward Front of Lot

LOT GRADING TYPE B
Drainage Directed Toward Front and Rear of Lot

LOT GRADING TYPE C
Drainage Directed Toward Rear of Lot

TYPICAL "A" LOT GRADING
N.T.S.

TYPICAL "B" LOT GRADING
N.T.S.

TYPICAL "C" LOT GRADING
N.T.S.

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SCALE: 1"=50'
0 50 100

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 CLODS. 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").

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THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING 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.

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SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

PROJ. #: 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F--5297 /SURVEYING: F--101315-00
5703 UNIVERSITY HEIGHTS BLVD. STE. 103
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

GRADING OVERALL PLAN

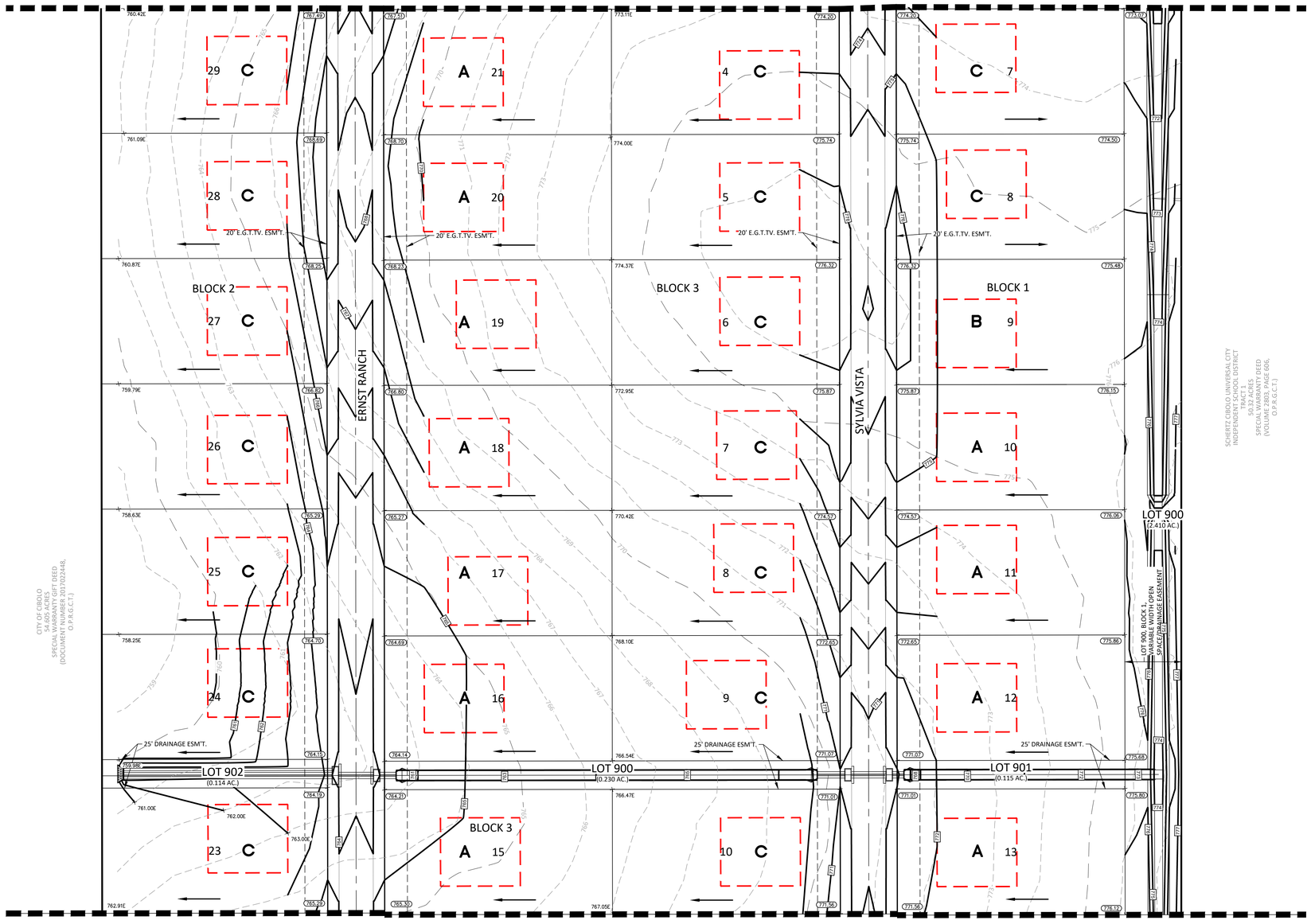
SHEET
C7.1

Plot Date: December 1, 2025 User: D. Samuel Garcia
R:\Schlather Ranch\24 Design\24230.00 Civil\Sht & Grading Plan.dwg

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.



LIMITS OF CLEARING

CONTRACTOR TO CLEAR PAD SITES AS SHOWN FOR EACH LOT. REFERENCE APPROVED TREE PRESERVATION PLAN.

SCALE: 1"=50'
0 50 100

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.

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

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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.

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FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. 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.

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SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. #: 24230.00 | DSN. BY:: SM | DWN. BY:: BDL | CHKD. BY:: SM | DATE:: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F--5297 /SURVEYING: F--10131500
5703 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

GRADING OVERALL PLAN

SHEET
C7.2

Plot Date: December 1, 2025 User ID: Samuel Garcia
X:\Schlather Ranch\Civil 3D\Sheets\24230.00_C7.2 A Grading Plan.dwg

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SCALE: 1"=50'

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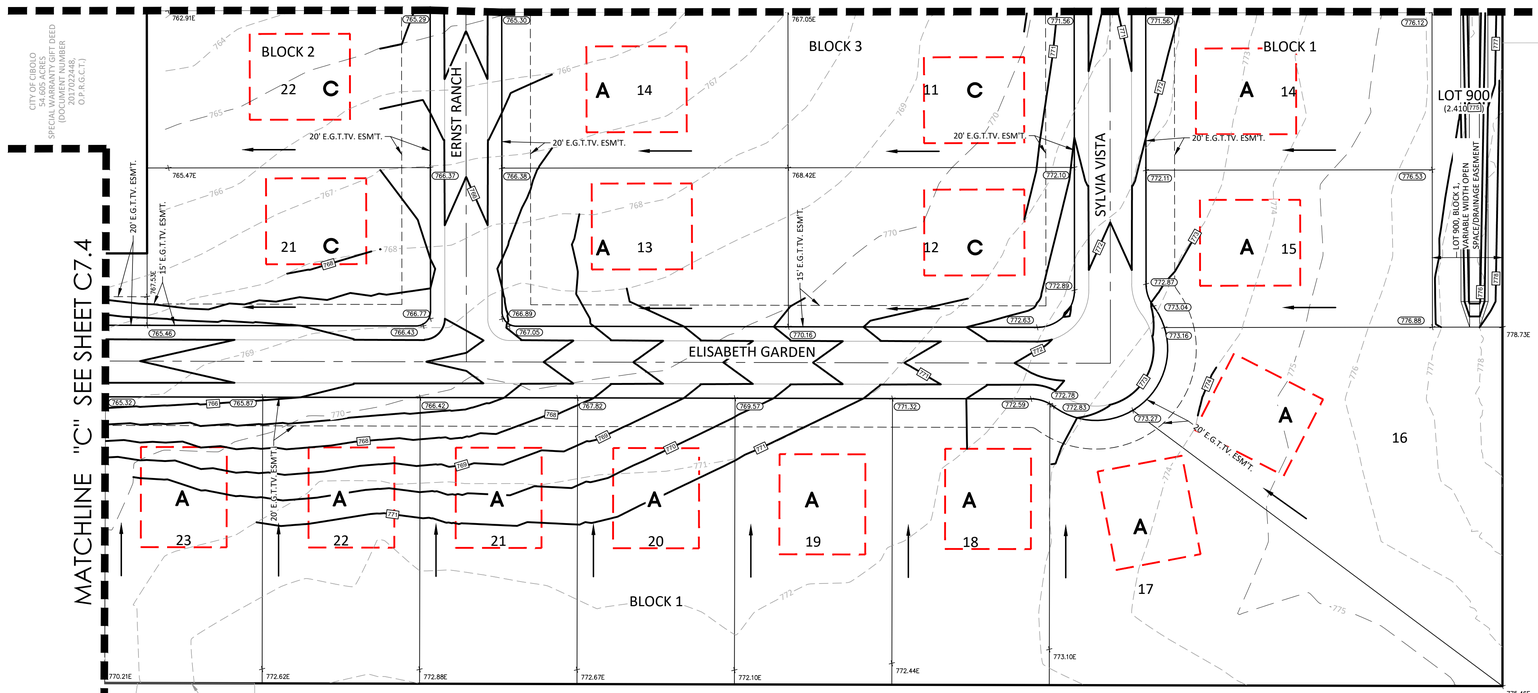
MATCHLINE "B" SEE SHEET C7.2

MATCHLINE "C" SEE SHEET C7.4



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SUBMITTAL SET

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• Engineers • Surveyors • Planners
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GRADING OVERALL PLAN

SHEET

C7.3

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Ranch\Civil 3D\Sheets\24230.00 GRADING PLAN.dwg

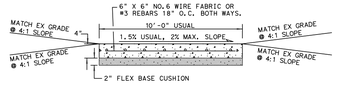
NOTE TO CONTRACTOR:

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.

LIMITS OF CLEARING

CONTRACTOR TO CLEAR PAD SITES AS SHOWN FOR EACH LOT. REFERENCE APPROVED TREE PRESERVATION PLAN.



PEDESTRIAN PATH
TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ½" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.

Plot Date: December 1, 2025 User ID: Samuel Garcia
File Location: N:\Drawings\24230.00\C7.4 Grading Plan.dwg

SCALE: 1"=50'
0 50 100

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 CLODS. 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

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. COMPACTING 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 SOILS BEING USED. 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 8 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.

SUBMITTAL SET

REVISIONS						
NO.	DATE	DESCRIPTION	BY:			

PROJ. #	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
24230.00	SM	BDL	SM	6/2025

• Engineers • Surveyors • Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F-5297 /SURVEYING: F-10131500
5703 UNIVERSITY HEIGHTS BLVD. STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

PAUL LANDA
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

GRADING OVERALL PLAN

SHEET

C7.4

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.

SCALE: 1"=50'

0 50 100

MATCHLINE "D" SEE SHEET C7.4

MATCHLINE "E" SEE SHEET C7.6

MATCHLINE "E" SEE SHEET C7.7

SCHLATHER PROPERTIES, LLC.
A TEXAS LIMITED LIABILITY COMPANY
80 ACRES
DESIGNATED AS TRACT 1"
SPECIAL WARRANTY DEED
(VOLUME 3005, PAGES 73-79,
O.P.R.G.C.T.)

EXISTING 20' UTILITY EASEMENT

30' PEDESTRIAN ACCESS EASEMENT

1% A.C. ZONE AE EFFECTIVE FEMA FLOODWAY

CAUTION!!!
EXISTING SEWER MAIN UNDER PROPOSED PEDESTRIAN CONCRETE TRAIL CONTRACTOR TO VERIFY LOCATION AND ELEVATION ANY DISCREPANCY NOTIFY ENGINEER PRIOR TO CONSTRUCTION

CAUTION!!!
EXISTING SEWER MAIN UNDER PROPOSED PEDESTRIAN CONCRETE TRAIL CONTRACTOR TO VERIFY LOCATION AND ELEVATION ANY DISCREPANCY NOTIFY ENGINEER PRIOR TO CONSTRUCTION

CAUTION!!!
EXISTING MANHOLE CONTRACTOR TO VERIFY LOCATION AND ELEVATION IF ANY DISCREPANCY NOTIFY ENGINEER PRIOR TO CONSTRUCTION

1% A.C. ZONE AE EFFECTIVE FEMA FLOODPLAIN

LOT 905 BLOCK 2
VARIABLE WIDTH
OPEN SPACE/DRAINAGE
/SEWER EASEMENT
(25.454 AC.)

LOT 908
(0.662 AC.)
LOT 908, BLOCK 2
VARIABLE WIDTH OPEN SPACE/DRAINAGE/ SEWER EASEMENT

LOT 907
(0.880 AC.)
LOT 907 BLOCK 2
VARIABLE WIDTH OPEN SPACE

BLOCK 2
MIN. F.F. = 743.20'
17
C

BLOCK 2
MIN. F.F. = 740.00'
16
C

BLOCK 4
1
C

BLOCK 1
A
32
33
34
35
36

BLOCK 2
A
1

9

AUGUST HEIGHTS

20' E.G.T.TV. ESM'T.

15' E.G.T.TV. ESM'T.

VARIABLE WIDTH (CLEAR VISION ESM'T.

META POINT

META POINT

LOT 1, BLOCK 2, SUBDIVISION PLAT OF DOS X RANCH (VOLUME 9668, PAGE 131, O.P.R.G.C.T.)

EXIST. 10' B.S.L.

EXIST. 15' E.G.T.TV. ESM'T.

EXIST. 35' B.S.L.

WIEDNER ROAD
(R.O.W. VARIES)

1' NVAE

17' RIGHT OF WAY DEDICATION TO THE PUBLIC

ADDITIONAL CLEARING LIMITS CONTRACTOR TO REMOVE ALL VEGETATION FROM EDGE OF PAVEMENT TO END OF ROW DEDICATION (REF. TREE PRESERV. PLAN)

LOT 1

EXIST. 10' E.G.T.TV. ESM'T.

BLUE BONNET MEADOWS (VOL. 5, PG. 56), O.P.R.G.C.T.)

EXIST. 25' B.S.L.

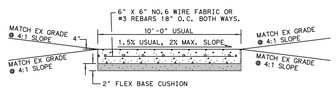
EXIST. ASPHALT

LOT 3

ADDITIONAL CLEARING LIMITS CONTRACTOR TO REMOVE ALL VEGETATION FROM EDGE OF PAVEMENT TO END OF ROW DEDICATION (REF. TREE PRESERV. PLAN)

LIMITS OF CLEARING

CONTRACTOR TO CLEAR PAD SITES AS SHOWN FOR EACH LOT. REFERENCE APPROVED TREE PRESERVATION PLAN.



PEDESTRIAN PATH
TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ¾" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.

SEE SHEET C7.1 FOR GRADING NOTES

SUBMITTAL SET

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 242.00.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F–5297 /SURVEYING: F–101315-00
5723 UNIVERSITY HEIGHTS BLVD, STE. 103 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

SCHLATHER RANCH SUBDIVISION

GRADING OVERALL PLAN

SHEET
C7.5

Plot Date: December 1, 2025 User ID: Samuel Garcia
R:\Schlather Ranch\Land Development\242.00.00 - 2770 Ltd & Consulting Planning

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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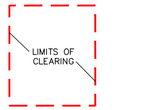

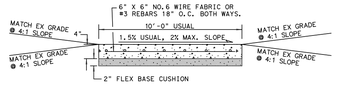

PEDESTRIAN PATH
TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ¾" EXPANSION JOINTS AT A MAX. SPACING OF 60' AND TO COINSIDE WITH THE CURB EXP. JOINTS.

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.

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6. DEPTH AND MIXING OF FILL LAYERS

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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

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. COMPACTING 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 SOILS BEING USED. 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

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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 8 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.
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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.

SUBMITTAL SET

SCALE: 1"=50'
0 50 100

REVISIONS

NO.	DATE	DESCRIPTION	BY:

PROJ. # 24230.00 | DSN. BY: SM | DWN. BY: BDL | CHKD. BY: SM | DATE: 6/2025

• Engineers • Surveyors • Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING: F--5297 /SURVEYING: F--- 101315500
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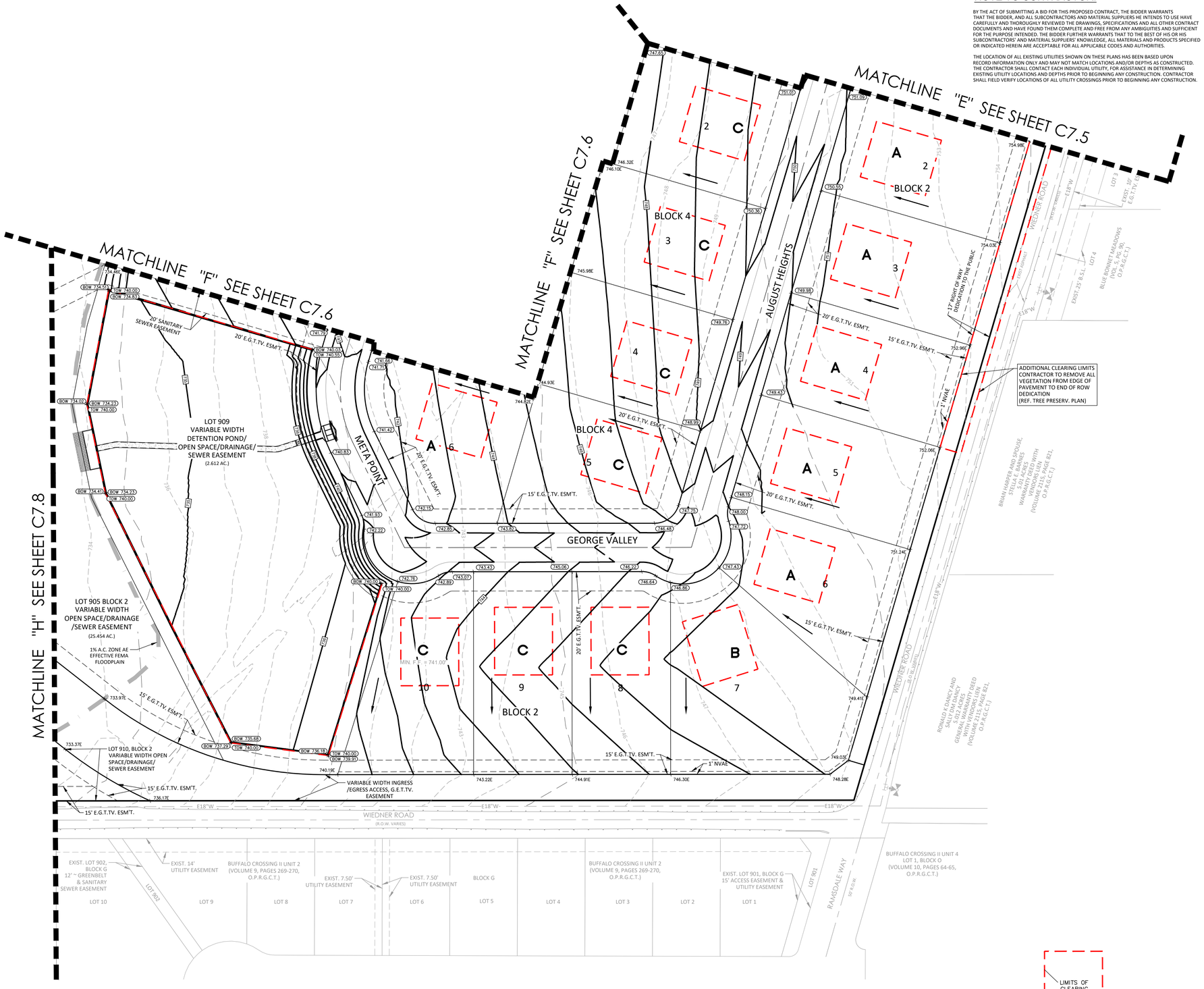
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

SCHLATHER RANCH SUBDIVISION

GRADING OVERALL PLAN

SHEET
C7.6

Plot Date: December 1, 2025 User: D. Samuel Garcia
P:\Schlather Ranch\24 Drawings\24230.00 Civil\C7.6 Grading Overall Plan.dwg



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.

SCALE: 1"=50'

0 50 100

LIMITS OF CLEARING

CONTRACTOR TO CLEAR PAD SITES AS SHOWN FOR EACH LOT. REFERENCE APPROVED TREE PRESERVATION PLAN.

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 CLODS. 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

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. COMPACTING 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 SOILS BEING USED. 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 8 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.

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SHEET

C7.7

Plot Date: December 1, 2025 User: D. Samuel Garcia
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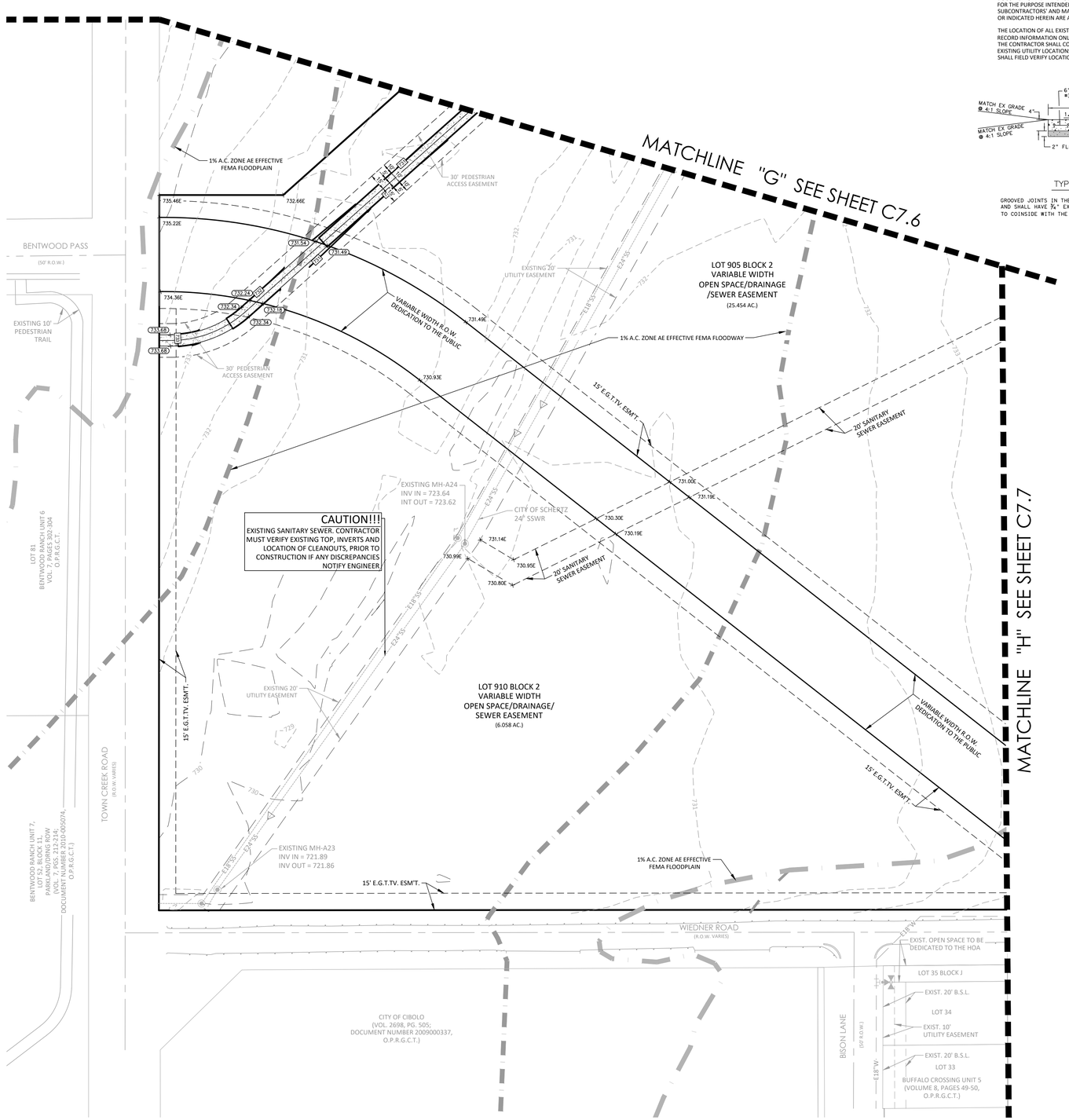

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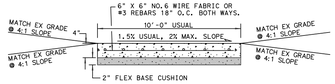

PEDESTRIAN PATH
TYPICAL SIDEWALK SECTION

GROOVED JOINTS IN THE SIDE WALK SHALL BE AT A MAX. SPACING OF 10 FT. AND SHALL HAVE ¾" EXPANSION JOINTS AT A MAX. SPACING OF 60" AND TO COINSIDE WITH THE CURB EXP. JOINTS.

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0 50 100

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