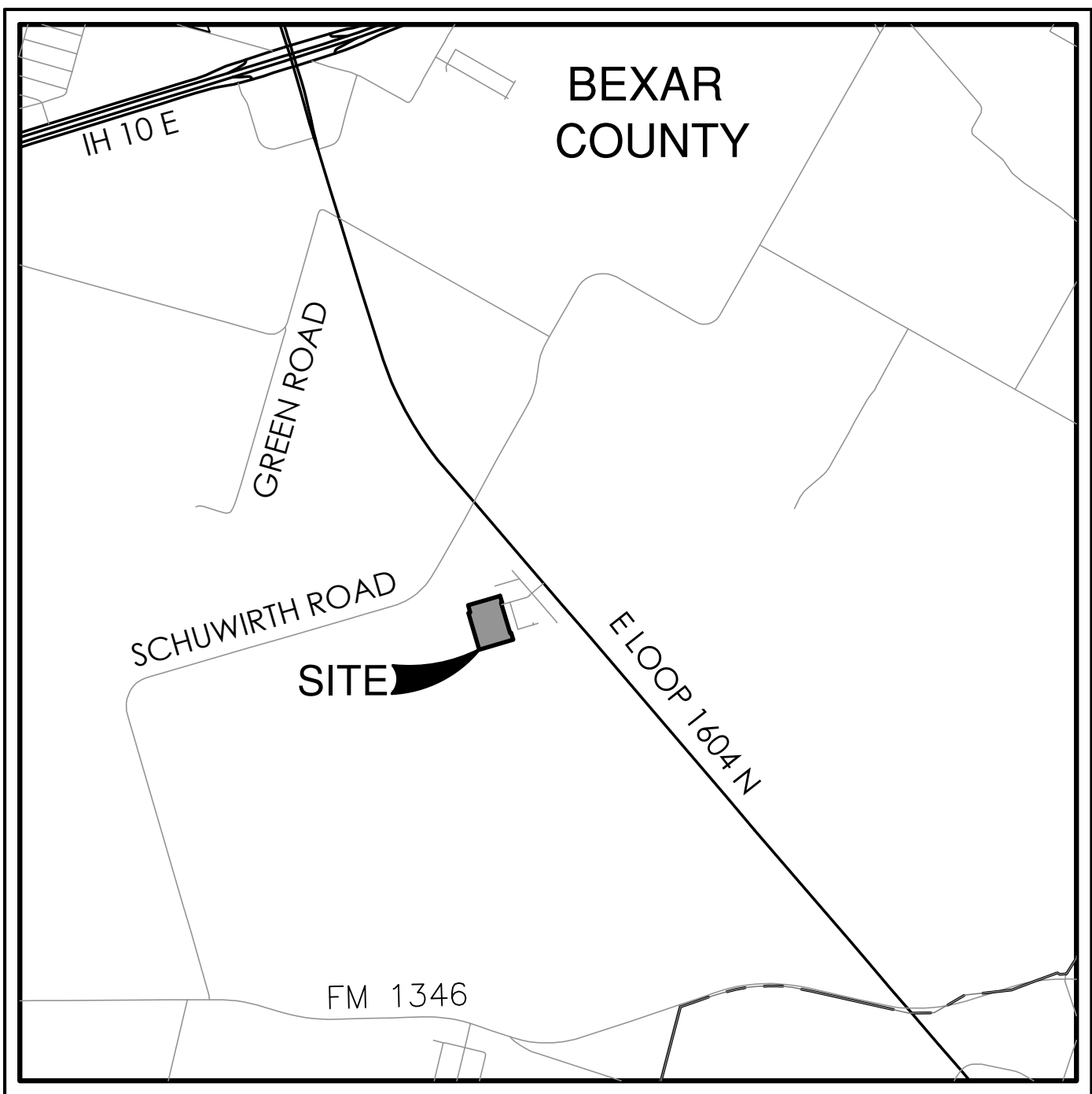


SERENO SPRINGS - UNIT 2

BEXAR COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS

Sheet List Table		
Sheet Title	Sheet Description	Sheet No.
COVER SHEET		C0.00
OVERALL DRAINAGE PLAN	POST/ULTIMATE DEVELOPMENT CONDITIONS	C1.00
INTERCEPTOR CHANNEL A		C1.01
DENALI PRESERVE	PLAN AND PROFILE	C2.00
SHENANDOAH PARK	PLAN AND PROFILE	C2.01
OLYMPIC PARK	PLAN AND PROFILE	C2.02
RAINBOW FOREST	PLAN AND PROFILE	C2.03
STREET DETAILS	(SHEET 1 OF 2)	C2.10
STREET DETAILS	(SHEET 2 OF 2)	C2.20
OVERALL SIGNAGE PLAN		C3.00
SIGNAGE DETAILS	(SHEET 1 OF 2)	C3.10
SIGNAGE DETAILS	(SHEET 2 OF 2)	C3.20



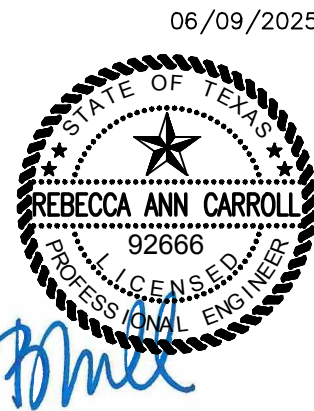
LOCATION MAP
NOT-TO-SCALE

Sheet List Table		
Sheet Title	Sheet Description	Sheet No.
OVERALL SANITARY SEWER PLAN		C4.00
SANITARY SEWER LINE A	PLAN AND PROFILE	C4.01
SANITARY SEWER LINE E	PLAN AND PROFILE	C4.02
SANITARY SEWER LINE F	PLAN AND PROFILE	C4.03
SANITARY SEWER LINE G	PLAN AND PROFILE	C4.04
SANITARY SEWER NOTES		C4.10
SANITARY SEWER DETAILS		C4.20
OVERALL WATER DISTRIBUTION PLAN		C5.00
WATER DISTRIBUTION DETAILS	(SHEET 1 OF 3)	C5.10
WATER DISTRIBUTION DETAILS	(SHEET 2 OF 3)	C5.20
WATER DISTRIBUTION DETAILS	(SHEET 3 OF 3)	C5.30
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORM WATER POLLUTION PREVENTION PLAN		C8.00
STORM WATER POLLUTION PREVENTION PLAN DETAILS		C8.10

PREPARED FOR:

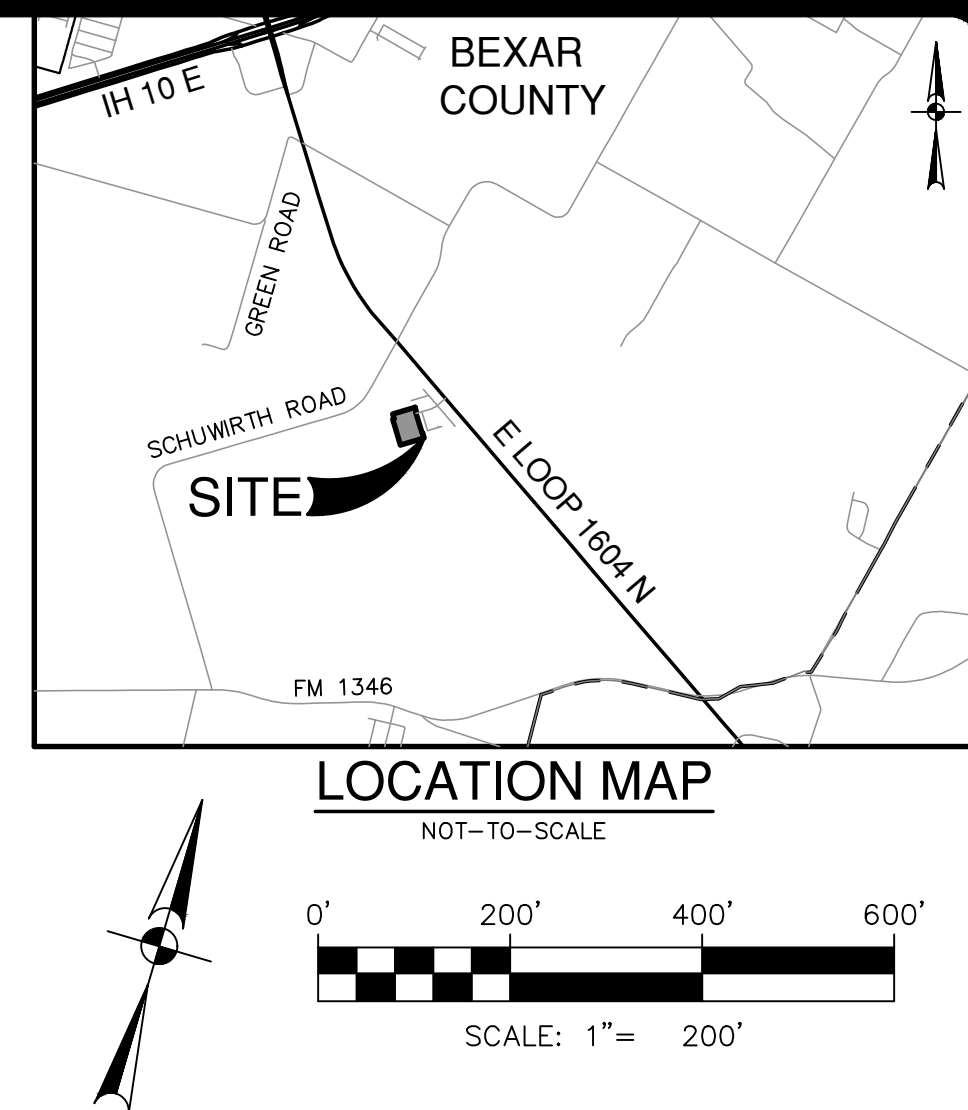
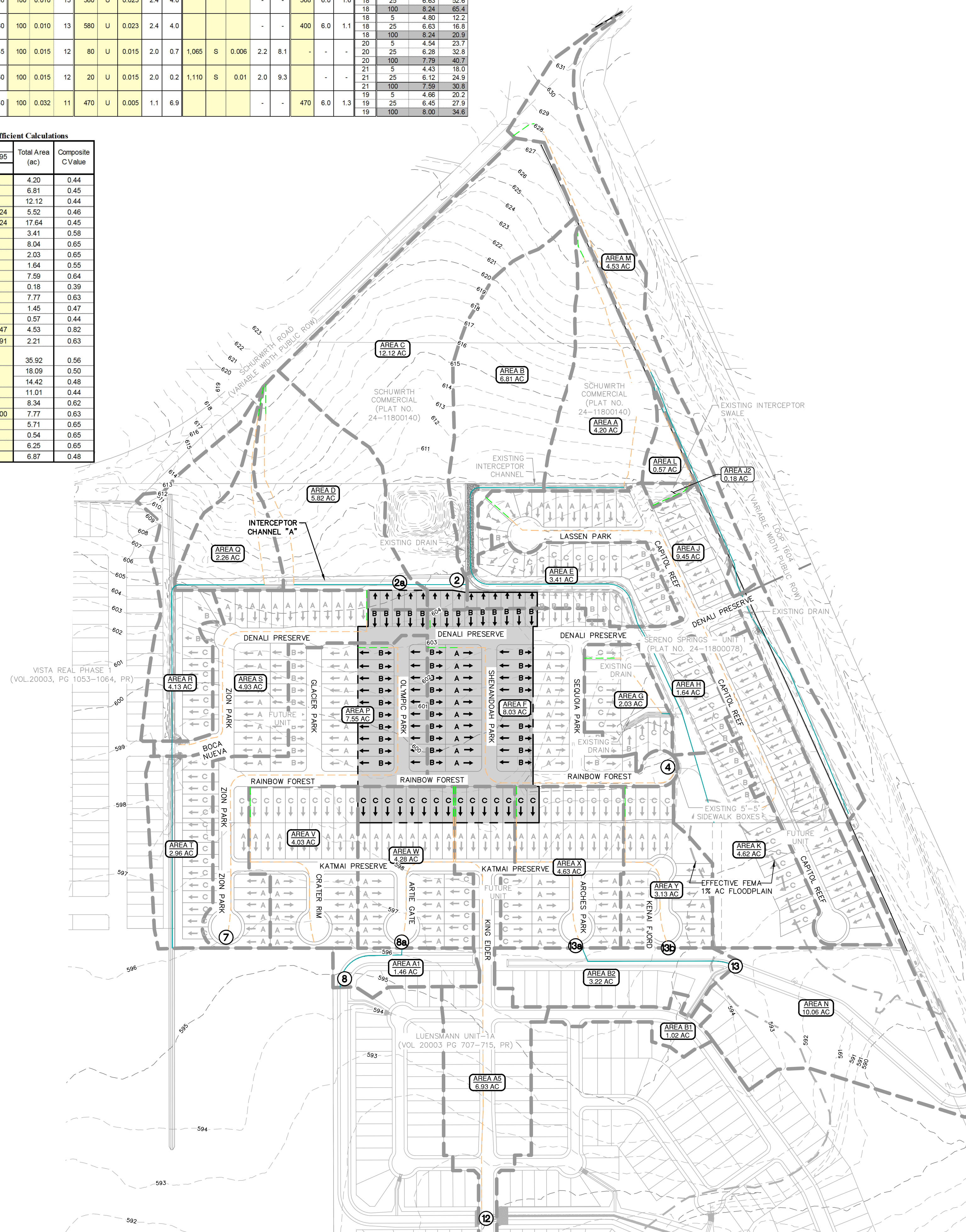
CONTINENTAL HOMES OF TEXAS, L.P.
5419 N LOOP 1604 E
SAN ANTONIO, TEXAS 78247

JUNE 2025



Ref. Point	Structure / Description	Drainage Areas			Overland/Sheet Flow (Seelye)			Shallow Concentrated Flow - 1 st			Shallow Concentrated Flow - 2 nd			Channelized Flow ^{***}			Rating Method: C=0.14								
		#	Area (Ac)	C	Total Footcandle (ft)	L ₁ (FT)	S ₁ (%)	T ₁ (MIN)	L ₂ (FT)	Gradient ^{***}	Slope (FEET)	V _{1C} (FPS)	T _{1MIN} (MIN)	L ₃ (FT)	Gradient ^{***}	Slope (FEET)	V _{3C} (FPS)	T _{3MIN} (MIN)	L ₄ (FT)	V _{4C} (FPS)	T _{4MIN} (MIN)	T ₅₀ (min)	Return Year	Intensity (in/hr)	Q (cfs)
2	PROPOSED EARTH CHANNEL	C+D	17.64	0.45	1,248	100	0.010	13	580	U	0.023	2.4	4.0				-	-	568	6.0	1.8	18	5	4.80	38.1
2a	PROPOSED EARTH CHANNEL	D	5.52	0.46	1,080	100	0.010	13	580	U	0.023	2.4	4.0				-	-	400	6.0	1.1	18	5	8.24	65.4
																						18	5	8.40	12.2
																						18	25	6.63	16.5
4	DRAIN/STREET CAPACITY	F	8.04	0.65	1,245	100	0.015	12	80	U	0.015	2.0	0.7	1,065	S	0.006	2.2	8.1	-	-	-	20	100	8.24	20.9
																						20	5	4.54	23.7
																						20	25	6.28	32.8
7	DOWNSTREAM POINT	P+P2	6.25	0.65	1,230	100	0.015	12	20	U	0.015	2.0	0.2	1,110	S	0.01	2.0	9.3	-	-	-	20	100	7.79	46.7
																						21	5	4.43	18.0
																						21	25	6.12	24.9
8	EXISTING DRAIN	W																							

DA	CVALUE					Total Area (ac)	Composite C Value
	0.39	0.44	0.65	0.68	0.95		
	Area (ac)						
A	0.16	4.04				4.20	0.44
B	0.43	6.05	0.08	0.25		6.81	0.45
C		12.12				12.12	0.44
D		5.28					
ChD	0.00	17.40	0.00	0.00	0.24	17.64	0.45
E	0.87		2.54			3.41	0.58
F			8.04			8.04	0.65
G			2.03			2.03	0.65
H	0.63		1.01			1.64	0.55
J	0.27		7.32			7.59	0.64
J2	0.18					0.18	0.39
J+J2	0.45		7.32			7.77	0.63
K	1.01		0.44			1.45	0.47
L		0.57				0.57	0.44
M	1.06				3.47	4.53	0.83
N	1.23		0.07		0.91	2.21	0.63
A+B+E+G+H+J+J2+K	3.55	10.66	21.46	0.25		35.92	0.56
A+B+E+G+H	2.09	10.09	5.66	0.25		18.09	0.50
A+B+E	1.46	10.09	2.62	0.25		14.42	0.48
A+B	0.59	10.09	0.08	0.25		11.01	0.44
J+J2+L	0.45	0.57	7.32			8.34	0.62
M+N	0.45		7.32		0.00	7.77	0.63
P			5.71			5.71	0.65
P2			0.54			0.54	0.65
P+P2			6.25			6.25	0.65
W	0.95	4.29	1.63			6.87	0.48



DA	C VALUE				Total Area (ac)	Composite C Value
	0.39	0.65	0.68	0.95		
	Area (ac)					
A	0.16			4.04	4.20	0.93
B	0.43	0.08	0.25	6.05	6.81	0.90
C	0.20	0.19	1.49	10.24	12.12	0.90
D	0.47	0.29	2.79	2.27	5.82	0.76
E	0.87	2.54			3.41	0.58
F		8.04			8.04	0.65
G		2.03			2.03	0.65
H	0.63	1.01			1.64	0.55
J	0.27	7.32			7.59	0.64
J2		0.18			0.18	0.39
J+J2	0.45	7.32			7.77	0.63
K	1.01	0.44			1.45	0.47
L				0.57	0.57	0.95
M	1.06			3.47	4.53	0.82
N	1.23	0.07		0.91	2.21	0.63
A+B+C+D+E+F G+H+J+J2+K+L	4.22	21.94	4.53	23.17	53.86	0.76
A+B+C+D+E+ G+H+L	2.76	6.14	4.53	23.17	36.60	0.82
A+B+C+D+E+L	2.13	3.10	4.53	23.17	32.93	0.85
A+B+L	0.59	0.08	0.25	10.66	11.58	0.91
M+N	2.29	0.07	0.00	4.38	6.74	0.76
P		5.71			5.71	0.65
W	0.95	1.63	4.29		6.87	0.63

Ref. Point	Structure / Description	Drainage Areas			Total Length (ft)	Overland/Sheet Flow**			Shallow Concentrated Flow - 1**				Shallow Concentrated Flow - 2**				Channelized Flow***				Tc Tot	Rational Method Q=CIA				
		#	Area (Ac)	C		Lc (Ft)	Ss (ft/ft)	Tc** (Min)	Lc (Ft)	Condition***	Slope (ft/ft)	Vc (FPS)	Tc** (Min)	Lc (Ft)	Condition***	Slope (ft/ft)	Vc (FPS)	Tc** (Min)	Lc (Ft)	Vc (FPS)		Tc** (Min)	IDF Curve:	Return Year	Intensity (in/hr)	Q (cfs)
2	PROPOSED EARTH CHANNEL	C+D	-	-	1,248	100	0.010	13	580	P	0.023	3.1	3.1			-	-	588	6.0	1.6	17	5	4.94			
2a	PROPOSED EARTH CHANNEL	D	5.82	0.76	1,080	100	0.010	13	580	P	0.023	3.1	3.1			-	-	400	6.0	1.1	17	25	6.84			
																					17	100	8.50			
																					17	5	4.94	21		
4	DRAIN+STREET CAPACITY	F	8.03	0.65	1,245	100	0.015	12	80	U	0.015	2.0	0.7	1,065	S	0.006	2.2	8.1	-	-	17	25	6.84	30		
																					17	100	8.50	37		
																					20	5	4.54	23		
7	STREET CAPACITY	P	7.55	0.65	1,629	100	0.015	12	20	U	0.015	2.0	0.2	1,509	S	0.005	2.0	12.6	-	-	20	25	6.28	32		
																					20	100	7.79	40		
																					24	5	4.14	20		
8a	DRAIN	W	4.28	0.65	650	100	0.015	12	150	U	0.015	2.0	1.3	400	S	0.005	2.0	3.3	-	-	24	25	5.72	28		
																					24	100	7.08	34		
																					16	5	5.10	14		
8	EXISTING DRAIN	A1+W	5.74	0.68	937	100	0.015	12	150	U	0.015	2.0	1.3	400	S	0.005	2.0	3.3	287	6.0	0.8	16	25	7.07	19	
																						16	100	8.79	24	
																						17	5	4.94	19	
12	DRAIN	A5	6.93	0.73	1,497	100	0.015	12	150	U	0.015	2.0	1.3	1,247	S	0.008	2.4	8.5	-	-	17	25	6.84	26		
																					17	100	8.50	33		
																					21	5	4.43	22		
13	DRAIN	X+Y+B1+B2	18.81	0.77	1,240	100	0.015	12	150	U	0.015	2.0	1.3	428	S	0.005	2.0	3.6	562	6.0	1.6	21	25	6.12	31	
																						21	100	7.59	38	
																						18	5	4.80	69	
13a	DRAIN	X	4.63	0.65	678	100	0.015	12	150	U	0.015	2.0	1.3	428	S	0.005	2.0	3.6	-	-	18	25	6.63	96		
																					18	100	8.24	119		
																					16	5	5.10	15		
13b	DRAIN	Y	3.13	0.65	604	100	0.015	12	150	U	0.015	2.0	1.3	354	S	0.005	2.0	3.0	-	-	16	25	7.07	14		
																					16	100	8.79	21		
																					16	5	5.10	10		

Rational Method Time of Concentration
 *Seelye Chart or TR-55 Eqn. 3-3
 **As Calculated using Mannings or TR-55 Figure 3-1 or 6 ft/s

From TR-55 Figure 3-1**

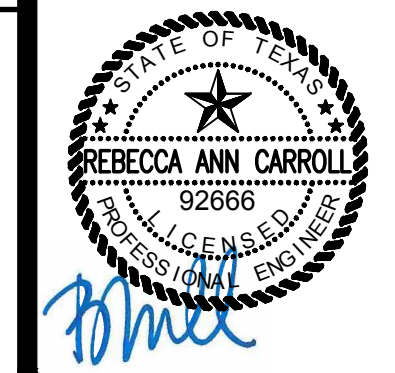
$$T_o = \frac{(0.007(n \cdot L)^{0.8})}{(P_2^2 \cdot S^4)} + 60 \quad v = \frac{k}{n} R^{2/3} S_o^{1/2}$$

$$k = 1.486 \text{ ft}^{1/3} / \text{s}$$

S: For Streets: $n = 0.018$, $R = 0.2$ (Adapted from Mannings)
P: For Paved: $n = 0.025$, $R = 0.2$
U: For Unpaved: $n = 0.05$, $R = 0.4$
D: For Default: $v = 6$ fps

[illegible]

03/31/2025



**PAPE-DAWSON
ENGINEERS**

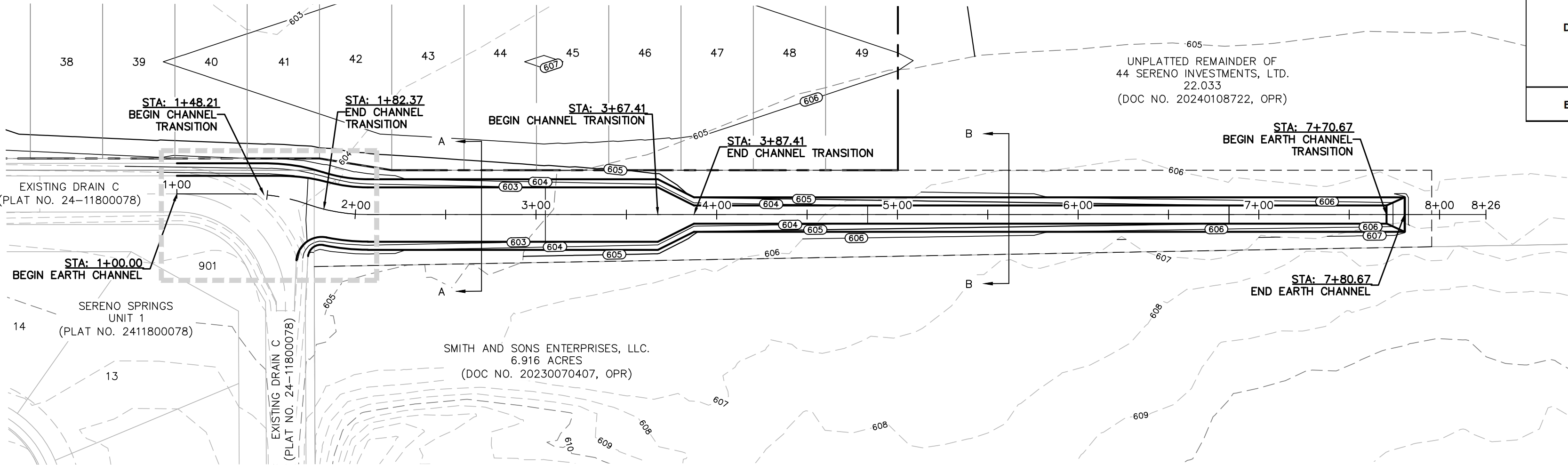
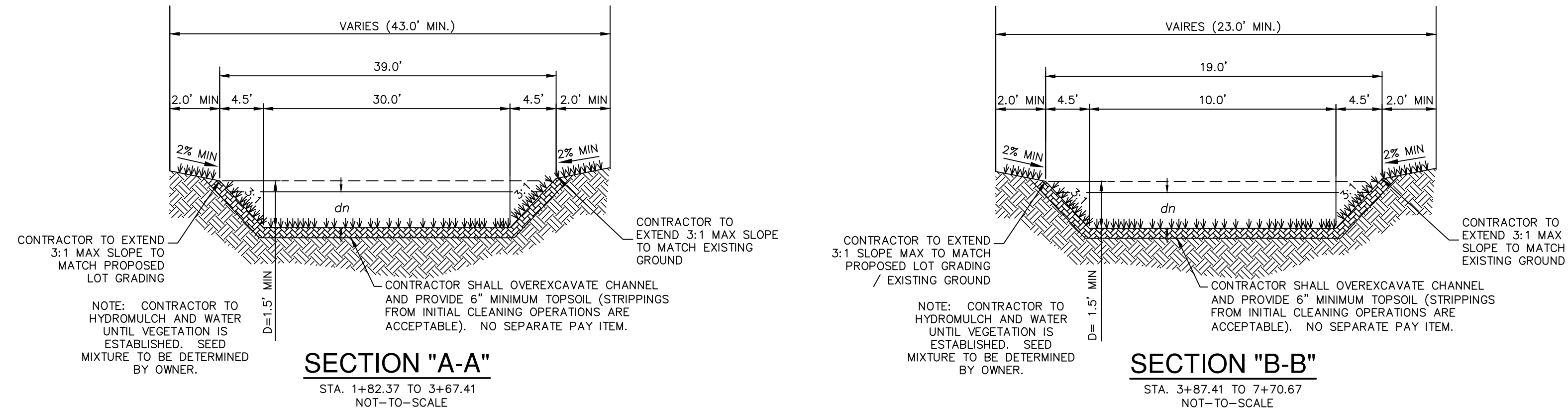
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #4470 | TEXAS SURVIVING FIRM #10028800

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
MASTER DRAINAGE PLAN
(ULTIMATE CONDITIONS)

PLAT NO. 24-11800288
JOB NO. 12733-13
DATE MARCH 2025
DESIGNER JP
CHECKED SS DRAWN SS
SHEET C1.00

Date: April 14, 2025, 9:33 AM - User ID: clodner
File: P:\127\13\13\Design\Civil\DR4127313.dwg

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INTERCEPTOR CHANNEL A
STA.1+00.00 TO END

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

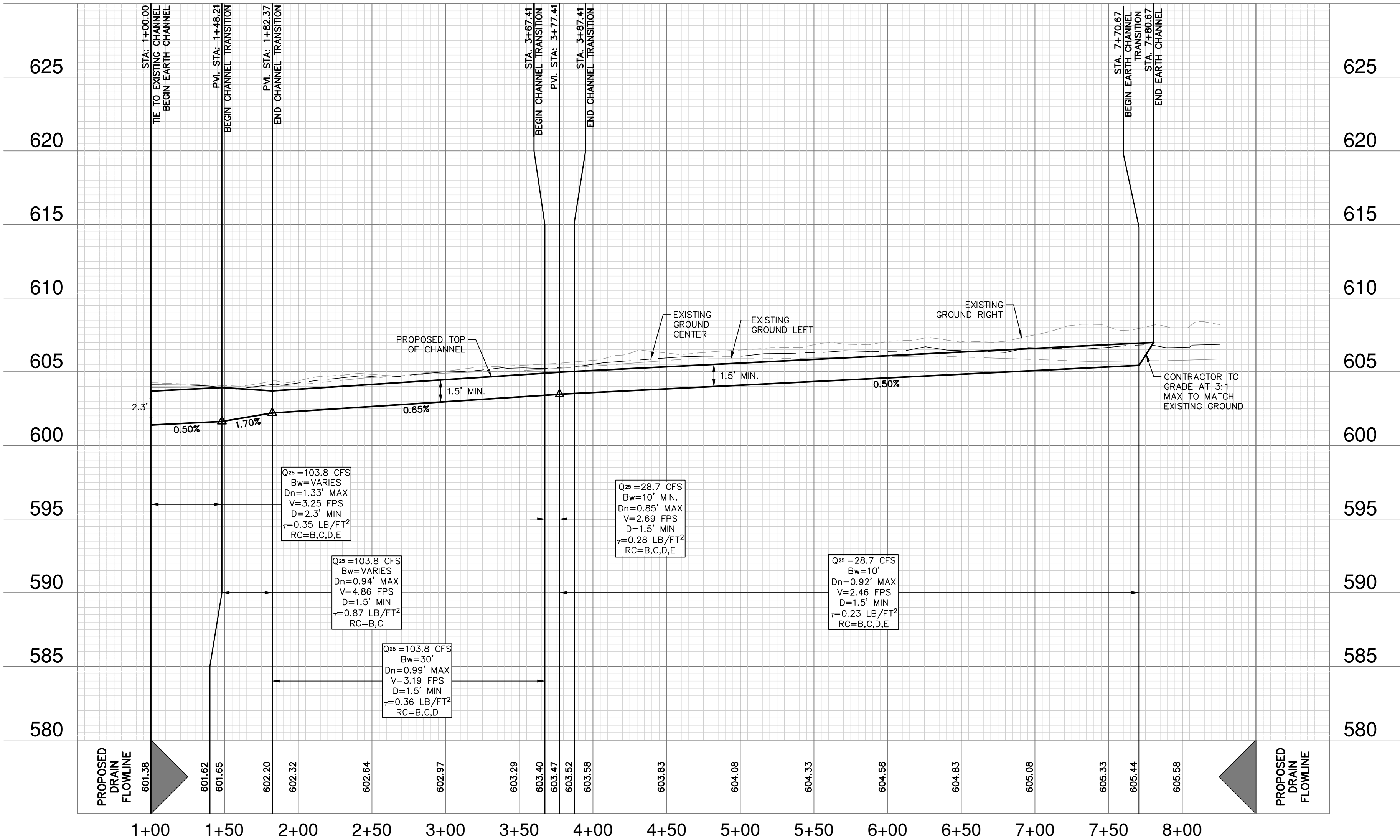


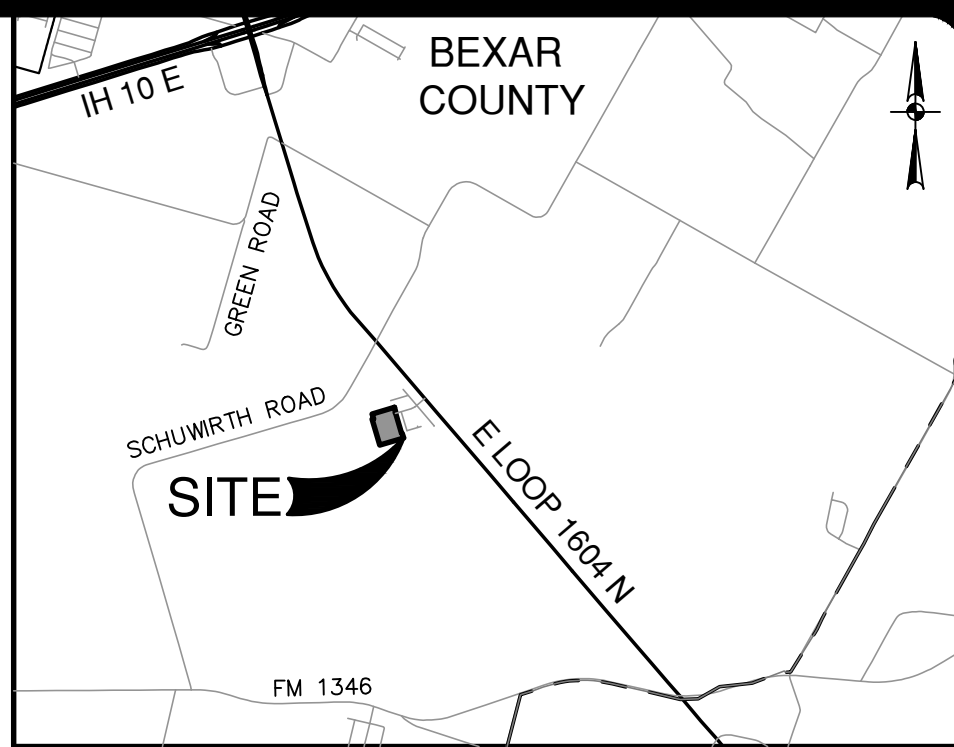
Table 9.3.8.1 - Retardance Class for Lining Materials (Source TXDOT - Hydraulic Design Manual, Chapter 7, Section 3 - Roadside Channel Design)			
Retardance Class	Permissible Shear Stress (τ) (lb./sq.ft.)	Cover	Condition
B	2.1	Bermuda grass	Good stand, tall (average 12 in. or 305 mm)
		Native grass mixture	Good stand, unmowed
		little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	
		Lespedeza sericea	Good stand, not woody, tall (Average 19 in. or 480 mm)
		Alfalfa	Good stand, uncut (average 11 in. or 280 mm)
C	1.1	Blue gamma	Good stand, uncut (average 13 in. or 330 mm)
		Crabgrass	Fair stand, uncut (10-to-48 in. or 55- to- 1220 mm)
		Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
		Common lespedeza	Good stand, uncut (average 11 in. or 280 mm)
		Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common lespedeza)	Good stand, uncut (6-8 in. or 150- 200 mm)
D	0.6	Centipede grass	Very dense cover (average 6 in. or 150 mm)
		Kentucky bluegrass	Good stand, headed (6-12 in. or 150 - 305 mm)
		Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
		Common lespedeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
		Buffalo grass	Good stand, uncut (3-6 in. or 75- 150 mm)
E	0.35	Grass-legume mixture: fall, spring (orchard grass Italian ryegrass, and common lespedeza)	Good Stand, uncut (4-5 in. or 100- 125 mm)
		Lespedeza sericea	After cutting to 2 in. or 50 mm (very good before cutting)
		Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
		Bermuda grass	Burned Stubble

OPEN EARTHEN CHANNEL NOTE

CONTRACTOR SHALL REFERENCE TABLE 9.3.8.1 - "RETARDANCE CLASS FOR LINING MATERIALS" PROVIDED (SEE THIS SHEET) AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.

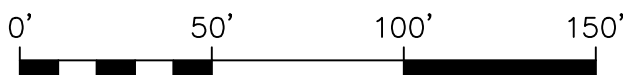
CHANNEL VEGETATION NOTE

IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



LOCATION MAP

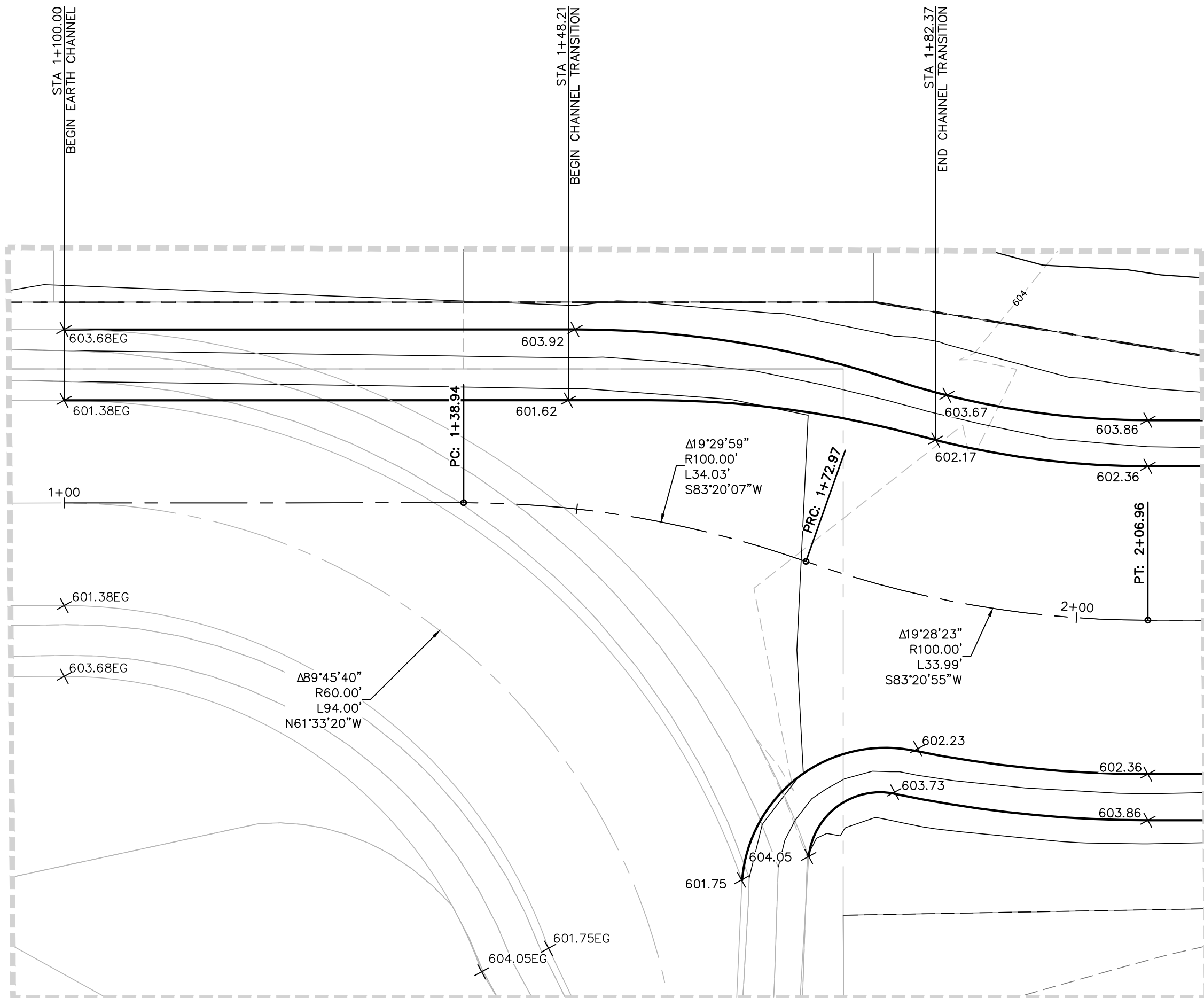
NOT-TO-SCALE



SCALE: 1" = 50'

DRAINAGE LEGEND

PROJECT LIMITS	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---
PROPOSED WATER	---
PROPOSED SEWER	---
EXISTING WATER	---
EXISTING SEWER	---
100-YEAR LOMR DFIRM FLOODPLAIN	---



PAPE-DAWSON
ENGINEERS

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

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
INTERCEPTOR CHANNEL A

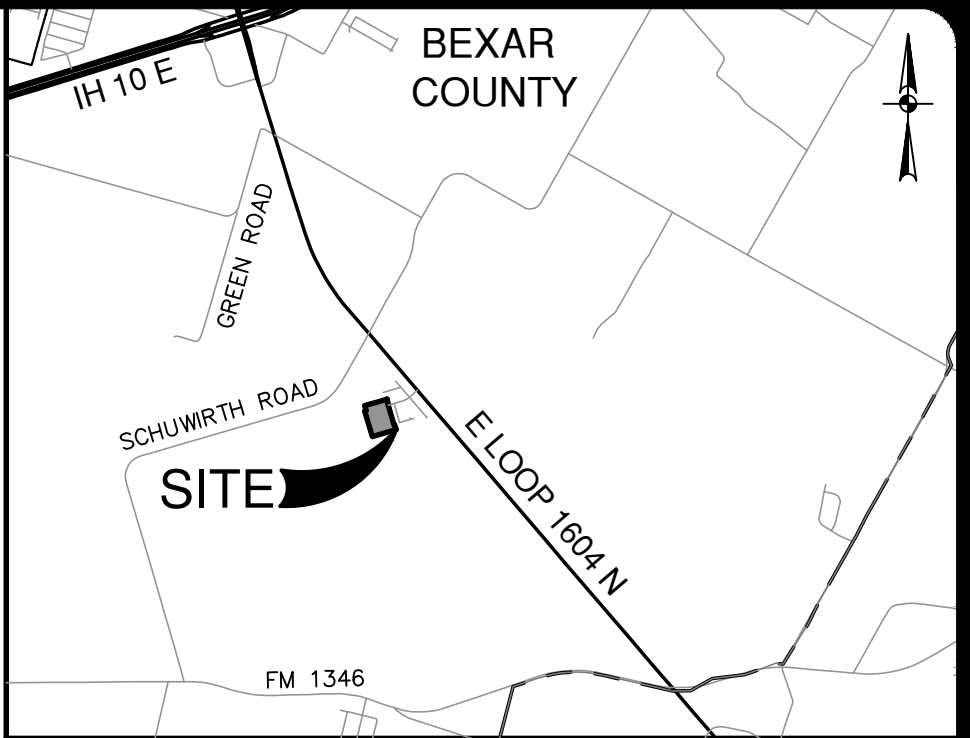
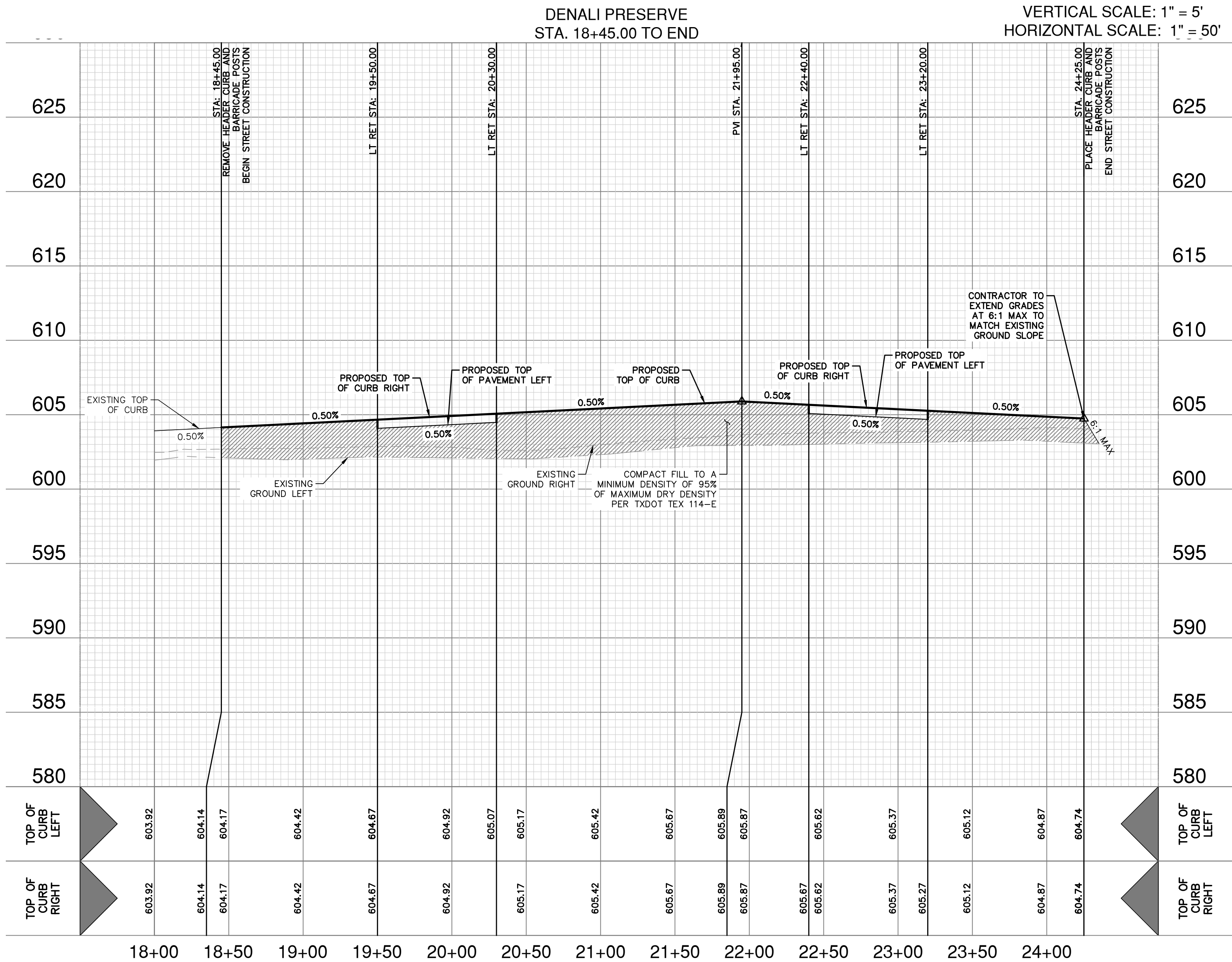
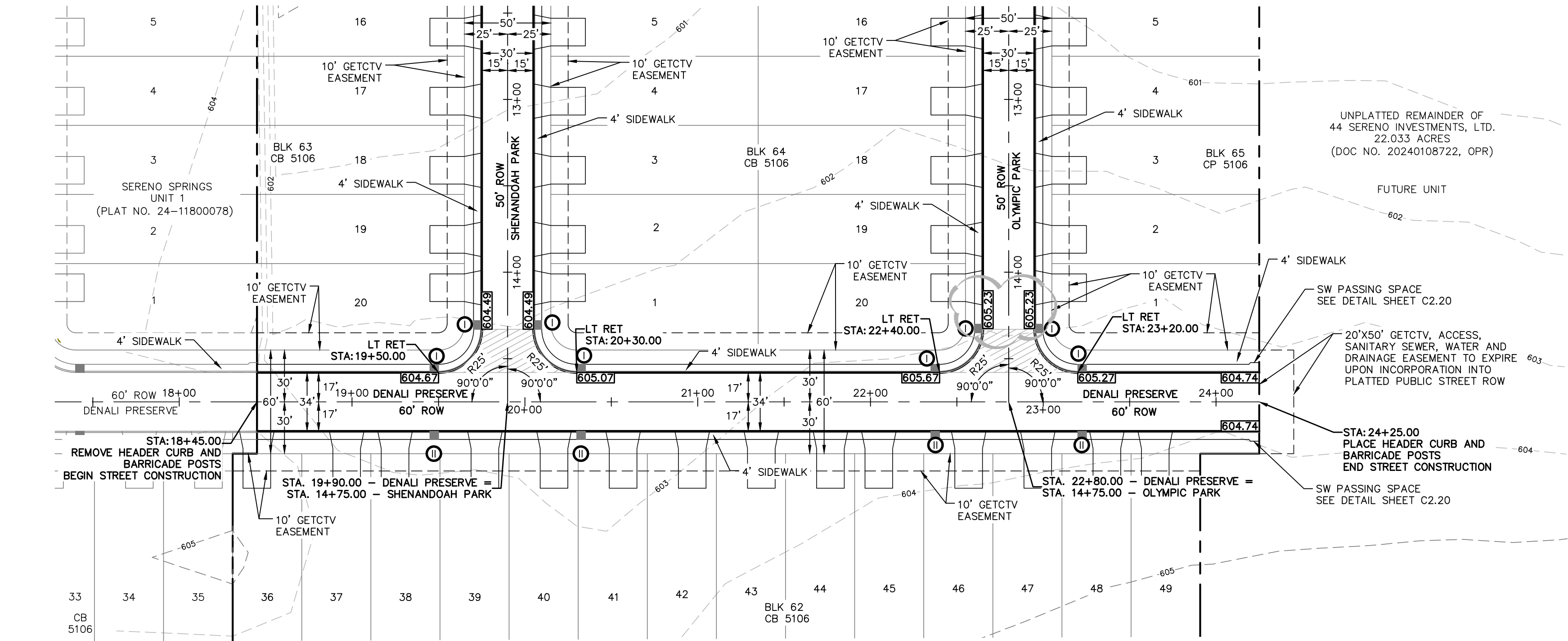
PLAT NO. 24-11800288
JOB NO. 12733-13
DATE APRIL 2025
DESIGNER JP
CHECKED DRAWN SS
SHEET C1.01

04/14/2025
STATE OF TEXAS
REBECCA ANN CARROLL
92866
LICENSED PROFESSIONAL ENGINEER
Bme

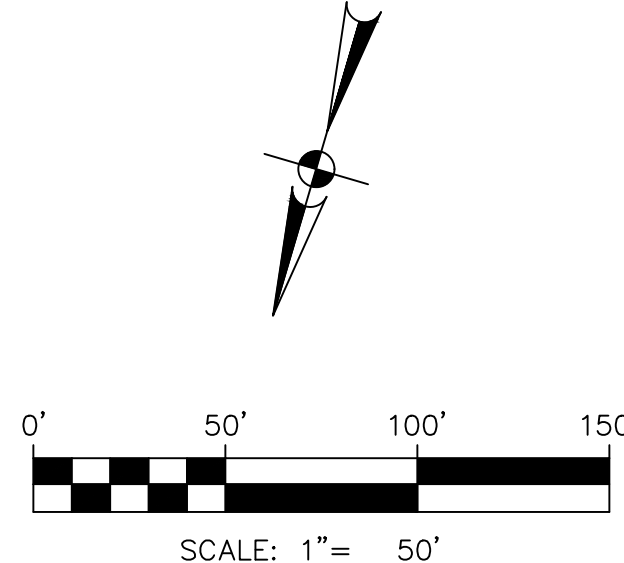
DATE	
NO.	
REVISION	

Dates: June 2, 2025, 2:38 PM - User ID: cldndr
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LOCATION MAP
NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	---
WHEELCHAIR RAMP	①
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	975.50
WASHOUT CROWN SECTION	[Pattern]
PROPOSED SIDEWALK (HOMEBUILDER'S RESPONSIBILITY)	[Pattern]
PROPOSED SIDEWALK (CONTRACTOR'S RESPONSIBILITY)	[Pattern]
DRIVEWAY	[Symbol]

STREET NOTES:

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

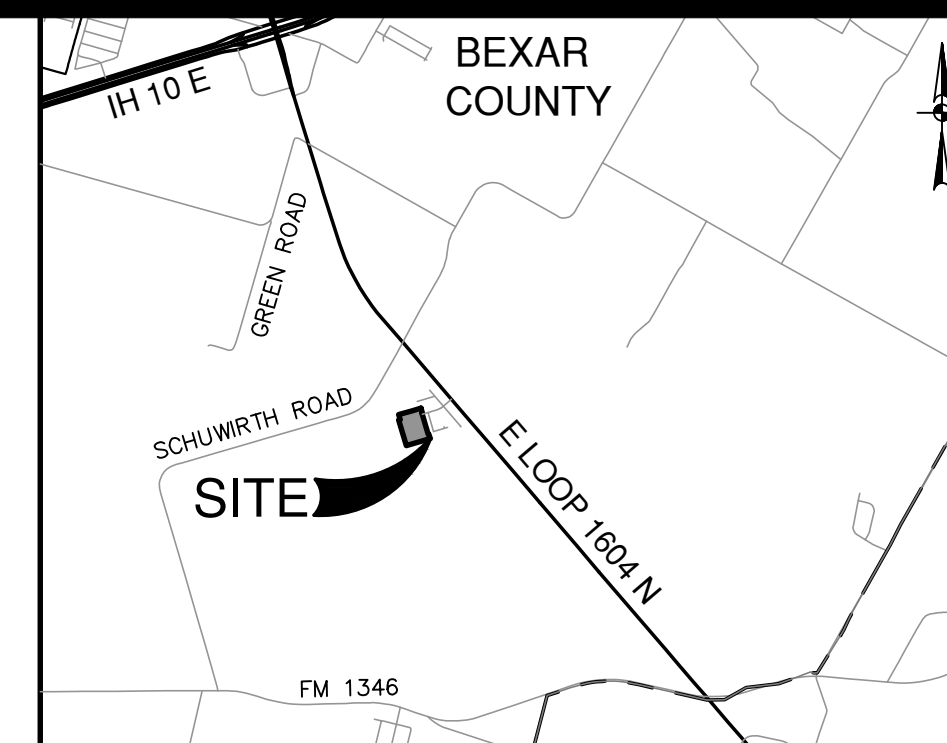
NO.	REVISION	DATE
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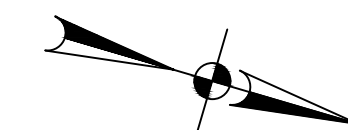
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
DENALI PRESERVE
PLAN AND PROFILE





PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	JUNE 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C2.00



NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	
WHEELCHAIR RAMP	①
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	975.50
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK (HOMEBUILDER'S RESPONSIBILITY)	
PROPOSED SIDEWALK (CONTRACTOR'S RESPONSIBILITY)	
DRIVEWAY	



1. A BEYAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEYAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3'-FT FROM THE BACK OF CURB OF EXISTING SIDEWALK. LOCAL VENDOR SHALL PROVIDE THE TYPICAL REFERENCE TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. NO NEARBY STRUCTURES HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT INCLUDING STRUCTURES, WALLS, FENCES AND VEGETATION, SHALL BE CONSTRUCTED OR ALLOWED WITHIN THE CLEAR VISION EASEMENT. CONTRACTOR SHALL GRADE AREAS WITHIN CLEAR VISION EASEMENTS SUCH THAT THE ELEVATION WITHIN THE CLEAR VISION EASEMENT IS NOT HIGHER THAN 3 FEET ABOVE THE ADJACENT TOP OF PAVEMENT.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OF UTILITY LOT PER UDC SECTION 35-506 (J)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 9000 SERIES LOTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

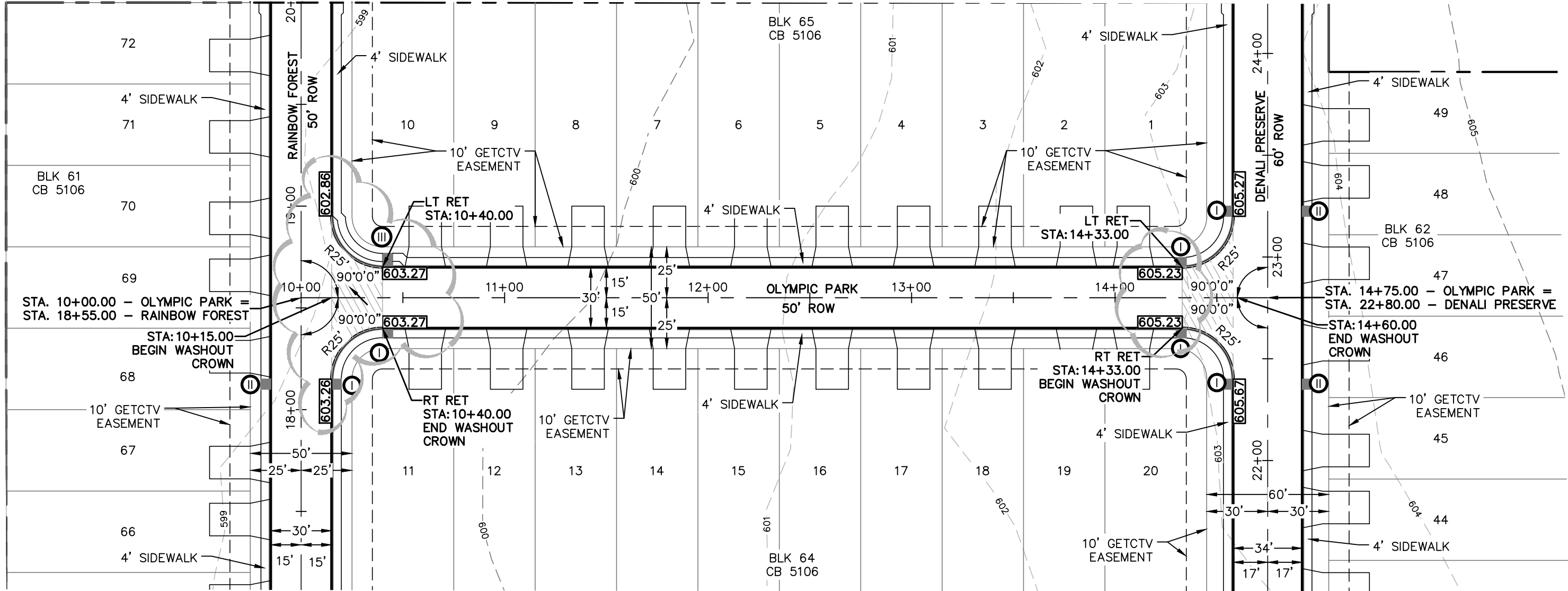
SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

SHENANDOAH PARK PLAN AND PROFILE

PLAT NO. 24-11800288
JOB NO. 12733-13
DATE MARCH 2025
DESIGNER JP
CHECKED DRAWN SS
SHEET C2.01

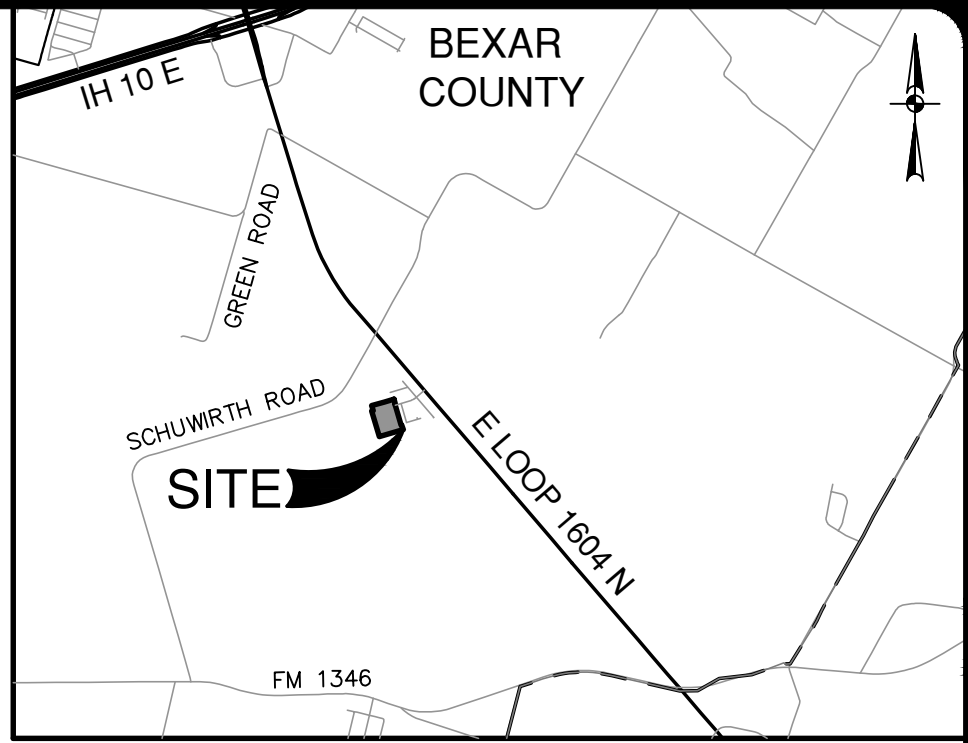
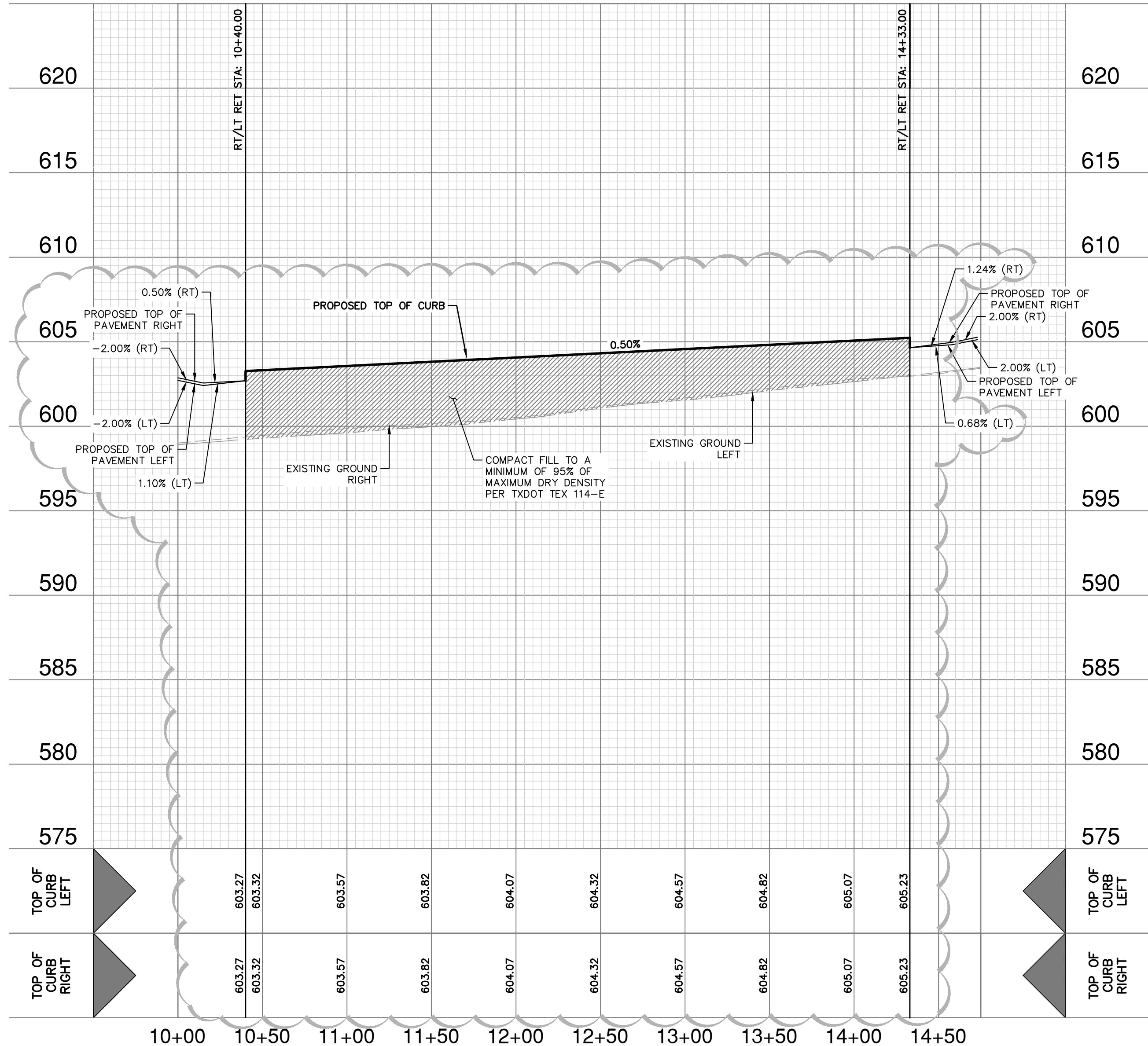
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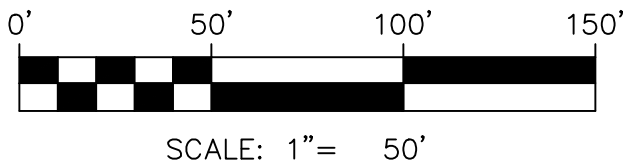
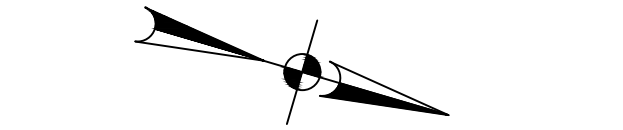


OLYMPIC PARK
STA. 10+00.00 TO END

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



LOCATION MAP
NOT-TO-SCALE



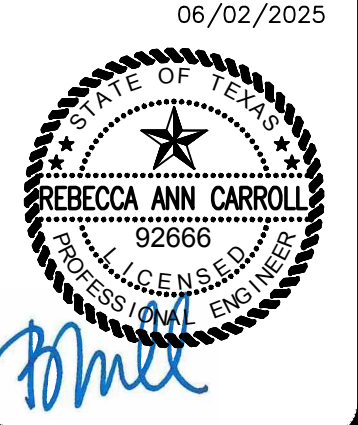
STREET LEGEND

PROJECT LIMITS	---
WHEELCHAIR RAMP	①
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	975.50
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK (HOMEBUILDER'S RESPONSIBILITY)	
PROPOSED SIDEWALK (CONTRACTOR'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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

NO.	REVISION	DATE
1	RAISED OLYMPIC PARK	5/27/2025



PAPE-DAWSON
ENGINEERS

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

SERENO SPRINGS-UNIT 2

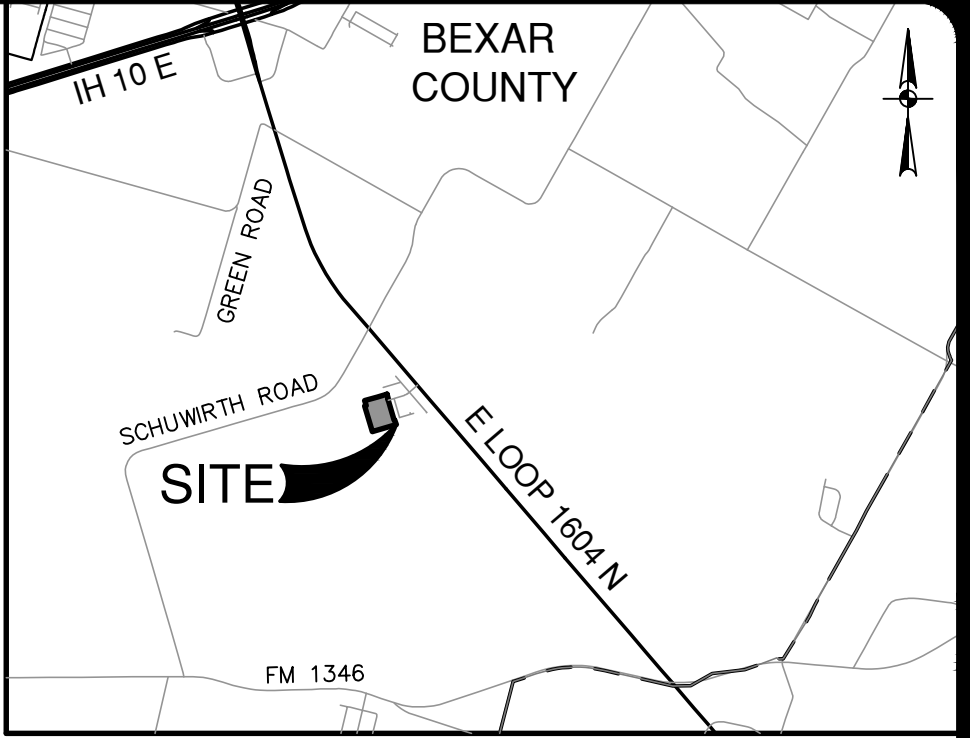
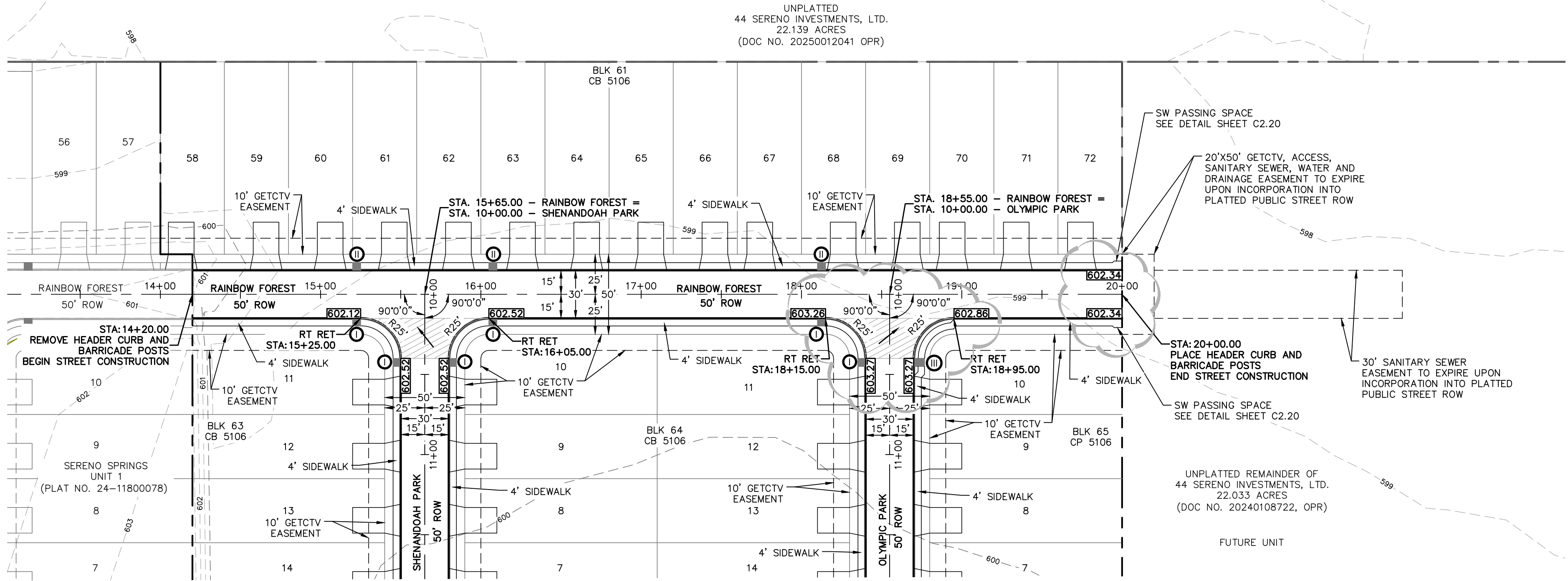
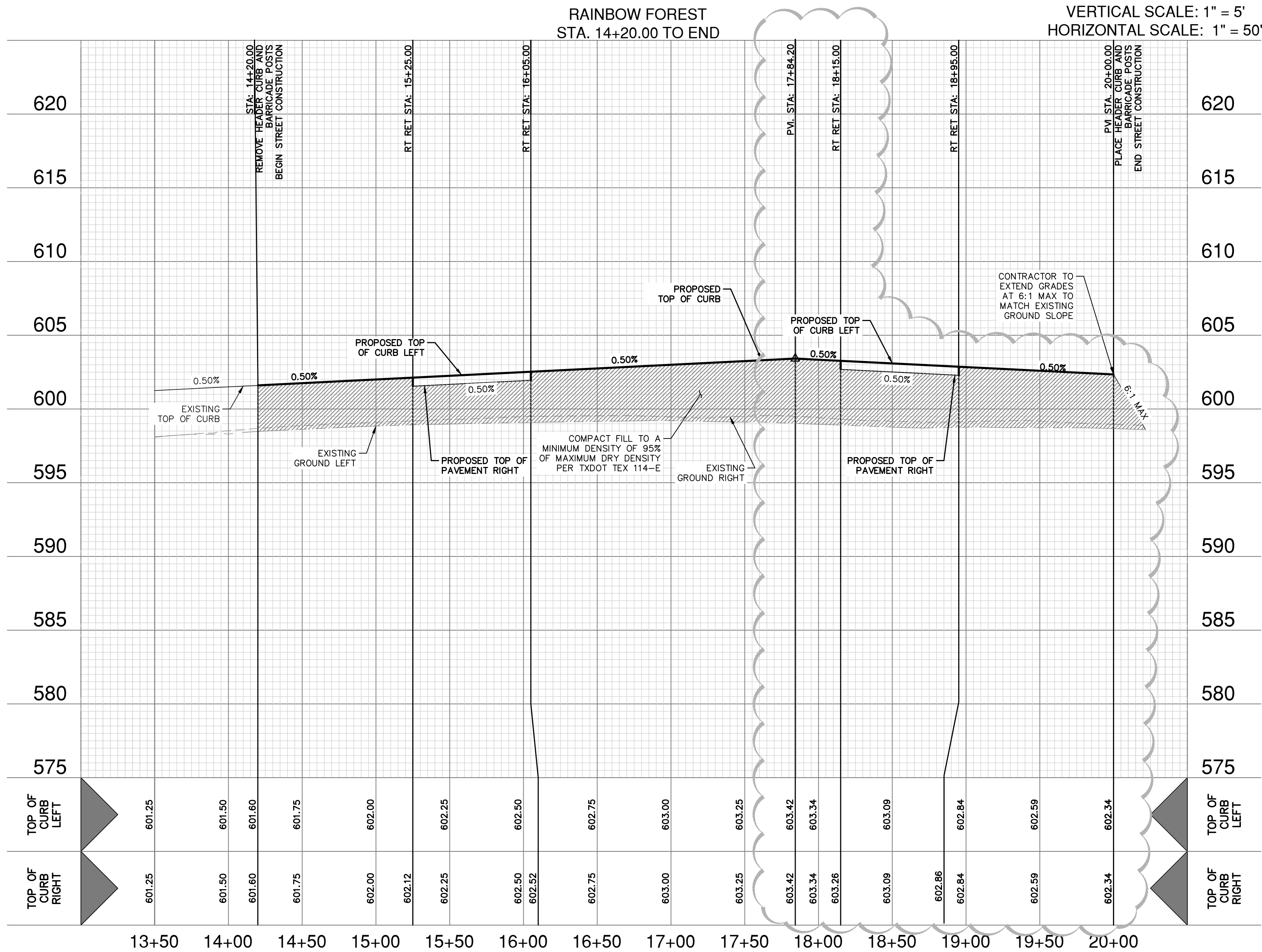
BEXAR COUNTY, TEXAS

OLYMPIC PARK
PLAN AND PROFILE

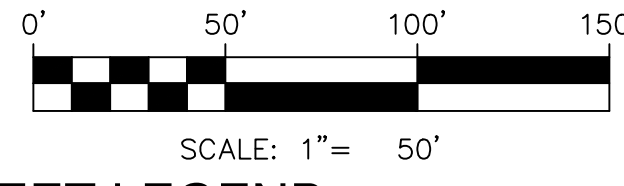
PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	JUNE 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C2.02

Dates: June 2, 2025, 2:33 PM - User ID: cldndr
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LOCATION MAP
NOT-TO-SCALE



STREET LEGEND

PROJECT LIMITS	---
WHEELCHAIR RAMP	①
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
TOP OF CURB SPOT ELEVATION	975.50
WASHOUT CROWN SECTION	
PROPOSED SIDEWALK (HOMEBUILDER'S RESPONSIBILITY)	
PROPOSED SIDEWALK (CONTRACTOR'S RESPONSIBILITY)	
DRIVEWAY	

STREET NOTES:

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- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
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- THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN.

NO.	REVISION	DATE
1	RAISED RAINBOW FOREST	5/27/2025



**PAPE-DAWSON
ENGINEERS**

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

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

RAINBOW FOREST
PLAN AND PROFILE

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	JUNE 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C2.03

PAVEMENT SECTION DETAIL								
STREET NAME	STATION	TYPE "D" HMAC SURFACE TXDOT ITEM 340, in	TYPE "C" HMAC SURFACE TXDOT ITEM 340, in	AGGREGATE BASE, in (TXDOT ITEM 247 TYPE A GRADE 1 OR 2)	LIME STABILIZED SUBGRADE	GEOGRID (TENSAR TRIAX TX5)	CBR	STRUCTURAL NUMBER
DENALI PRESERVE	18+45.00 TO END	1.5"	2.5"	18.5"	8"	NO	2.0	4.99
SHENANDOAH PARK	10+00.00 TO END	2"	–	10"	8"	NO	2.0	2.92
OLYMPIC PARK	10+00.00 TO END	2"	–	10"	8"	NO	2.0	2.92
RAINBOW FOREST	14+20.00 TO END	2"	–	10"	8"	NO	2.0	2.92

GENERAL NOTES:

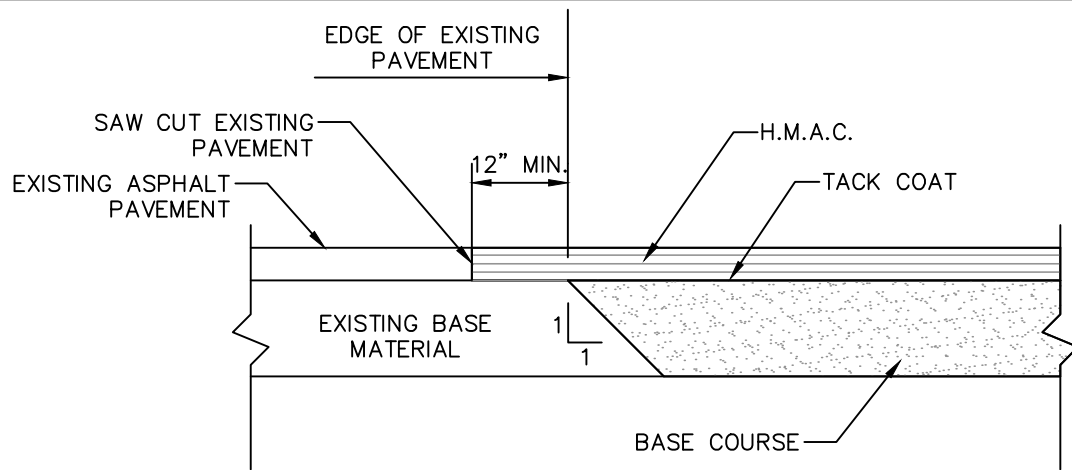
- CONTRACTOR SHALL REFERENCE THE PROJECT PAVEMENT DESIGN REPORT PROJECT NO. S241191 PREPARED BY **InTEC of SAN ANTONIO** DATED **AUGUST 19, 2024**.
- CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY THE SUB GRADE CONDITION PRIOR TO PLACING ANY BASE MATERIAL. GEOTECHNICAL ENGINEER SHALL DETERMINE THE SUB GRADE CONDITION AND IF LIME STABILIZATION IS REQUIRED.
- GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE.
- THE FLEXIBLE BASE COURSE SHOULD BE CRUSHED LIMESTONE CONFORMING TO TXDOT STANDARD SPECIFICATIONS, ITEM 247, TYPE A, GRADES 1 OR 2.
- THE MOISTURE CONTENT OF THE FILL SHOULD BE MAINTAINED WITHIN THE RANGE OF OPTIMUM WATER CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM WATER CONTENT UNTIL PERMANENTLY COVERED.
- IN THE EVENT THAT THE CLAY FILL USED IS DIFFERENT THAN THE EXISTING SUBGRADE, THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT COULD BE INVALIDATED AND THE DESIGN ENGINEER MUST BE CONSULTED TO DETERMINE IF ADDITIONAL CBR TESTING AND THICKER PAVEMENT SECTIONS ARE REQUIRED.
- WHERE PAVEMENT SUBGRADE IS LOCATED WITHIN 2- FEET OF THE EXISTING GROUND SURFACE (STRATUM 1 CLAYS), MOISTURE CONDITIONED SUBGRADE WILL BE REQUIRED. GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE TO DETERMINE WHERE THE MOISTURE CONDITIONED SUBGRADE IS NEEDED. REFERENCE GEOTECHNICAL ENGINEERING REPORT FOR MORE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MATERIAL TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL BE PAID FOR BY THE OWNER.
- FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2 AND A MAXIMUM PLASTICITY INDEX VALUE OF 55. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME OR CEMENT APPLICATION RATES SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES. CONTRACTOR TO VERIFY EXACT SPECIFICATIONS WITH PROJECT GEOTECHNICAL ENGINEERING REPORT.
- A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN THE BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

STREET SUBGRADE NOTES:

- BASED ON THE THICKNESS OF THE CLAYS ENCOUNTERED IN THE BORINGS, WE ANTICIPATE THE FINAL PAVEMENT SUBGRADE PLASTICITY INDEX VALUE TO BE GREATER THAN 20. AS PER BEXAR COUNTY / CITY OF SAN ANTONIO REQUIREMENTS, SUBGRADE STABILIZATION IS NEEDED WHEN THE PLASTICITY INDEX VALUES ARE GREATER THAN 20.
- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO STABILIZATION. IF THE SOIL SULFATE CONTENT IS HIGHER THAN 3000 PPM AN ALTERNATE / MODIFIED PROCEDURE WILL BE NEEDED.
- LIME OR CEMENT MAY BE USED TO STABILIZE THE SUBGRADE.
 - AN APPLICATION RATE OF 7 PERCENT LIME CONTENT. APPLICATION RATE OF CEMENT, IF NEEDED, SHOULD BE DETERMINED AT THE TIME CONSTRUCTION.
 - LIME APPLICATION RATE OF 44.5 LBS PER SQ YARD FOR 8-INCH DEPTH OF STABILIZATION IS RECOMMENDED.
 - FIELD MIXED SUBGRADE SOILS SHOULD MEET A MINIMUM UNCONFINED COMPRESSIVE STRENGTH VALUE OF 160 PSI.
- FILL USED TO RAISE THE GRADE:
 - APPROVED FILL MATERIAL FREE SHOULD HAVE A MINIMUM CBR VALUE OF 2.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 55. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL.
 - THE FILL MATERIAL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER, FREE OF DELETERIOUS MATERIAL, AND THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN SIZE. THE MATERIAL SHOULD BE PLACED AND COMPACTED AS PER APPLICABLE CITY / COUNTY GUIDELINES.
 - THE SUBGRADE, PRIOR TO PLACEMENT OF FILL, SHOULD BE PROOF ROLLED TO IDENTIFY WEAK AREAS. ANY IDENTIFIED WEAK AREAS SHOULD BE RECOMPACTED.

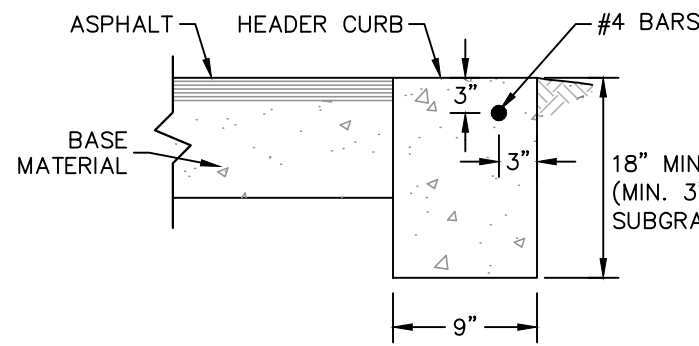
LIME NOTES:

- FOR LIME STABILIZATION CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED ON THE FIELD:
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
 - AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 3/4 INCH SIEVE FROM THE SAMPLE):
 - MINIMUM PASSING 1 1/2" SIEVE 100
 - MINIMUM PASSING 3/4" SIEVE 85
 - MINIMUM PASSING NO. 4 SIEVE 60
 - SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 85% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED IN THE BEXAR COUNTY FLEXIBLE PAVEMENT DESIGN CRITERIA GUIDE 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.



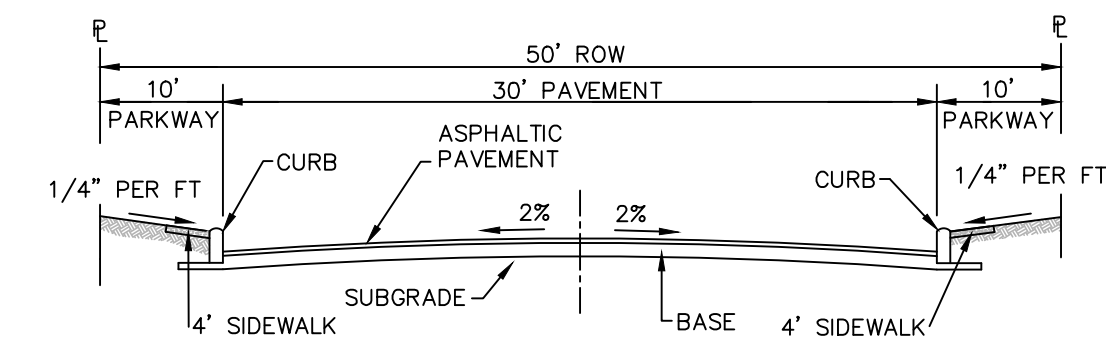
ASPHALT/ASPHALT JUNCTURE DETAIL

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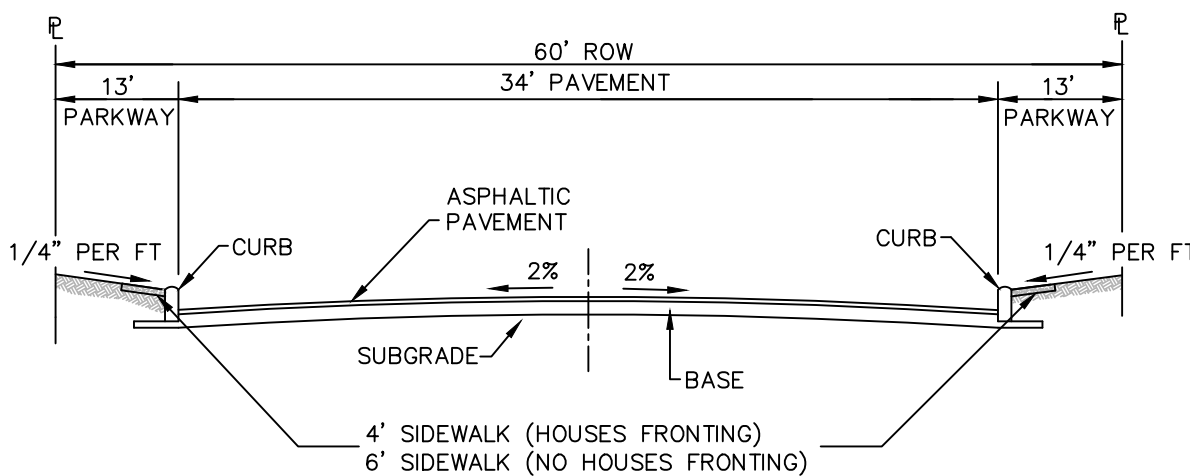
HEADER CURB DETAIL

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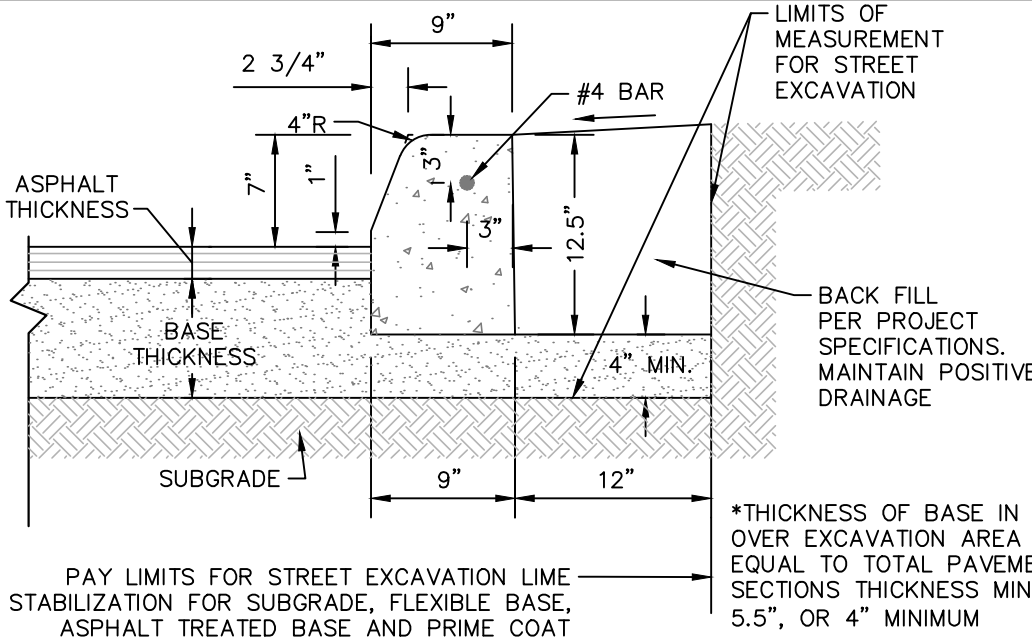
LOCAL A STREET SECTION

NOT-TO-SCALE



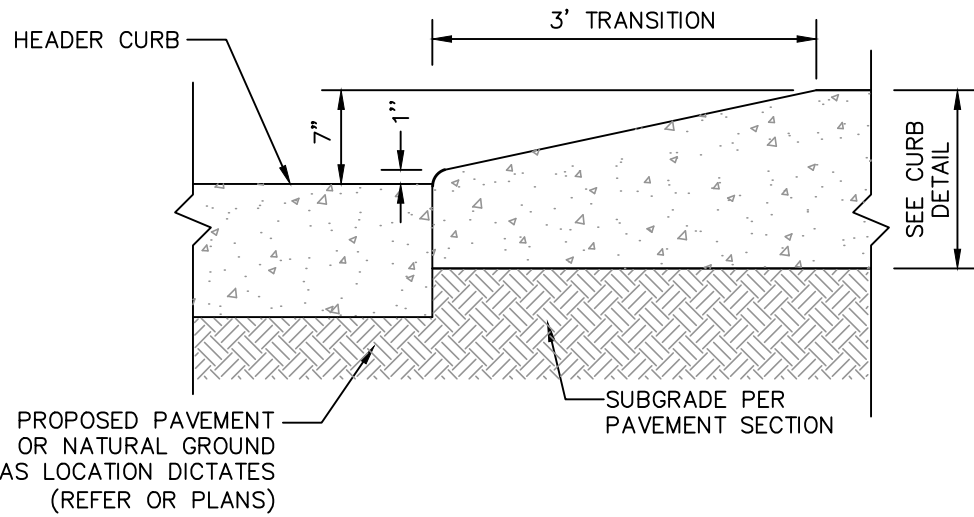
LOCAL B STREET SECTION

NOT-TO-SCALE



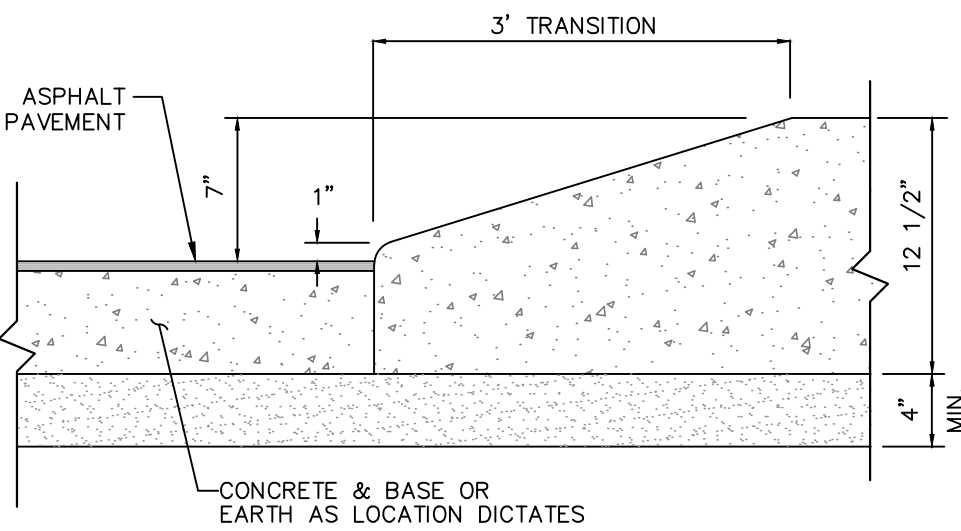
CONCRETE CURB DETAIL

NOT-TO-SCALE



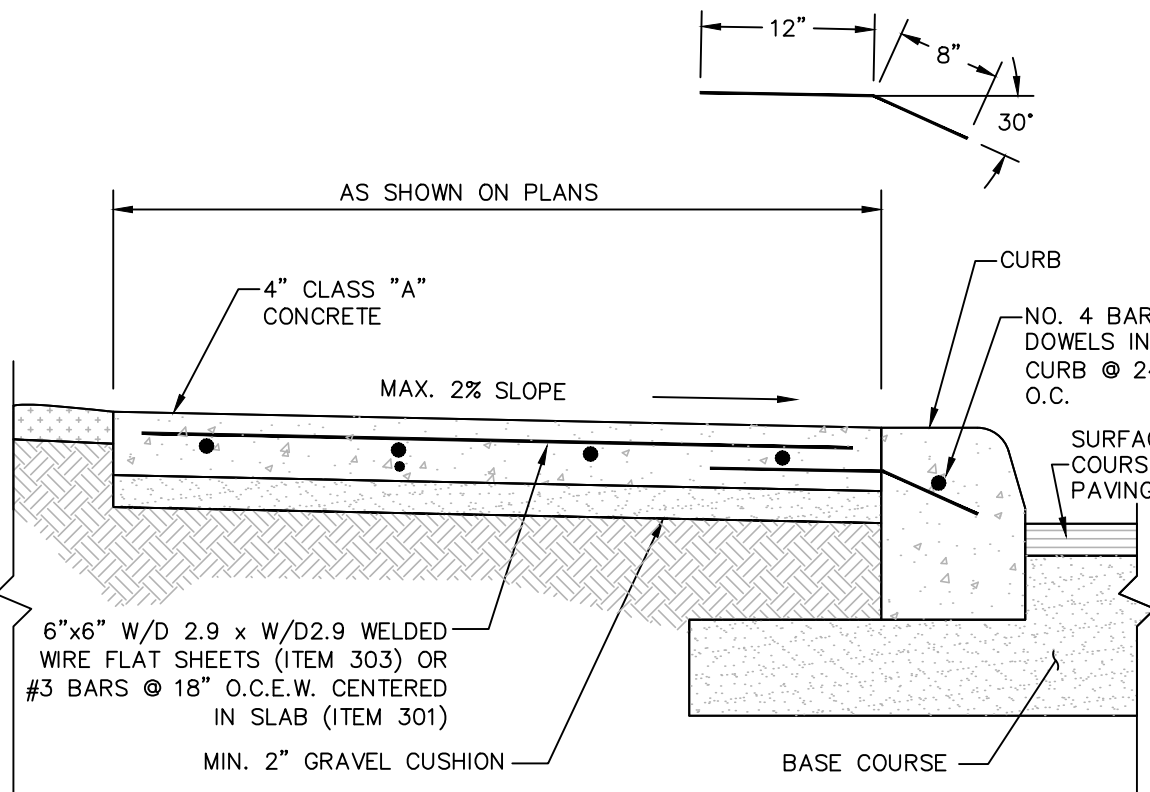
CURB TRANSITION DETAIL
(FROM HEADER CURB TO STANDARD CURB)

NOT-TO-SCALE



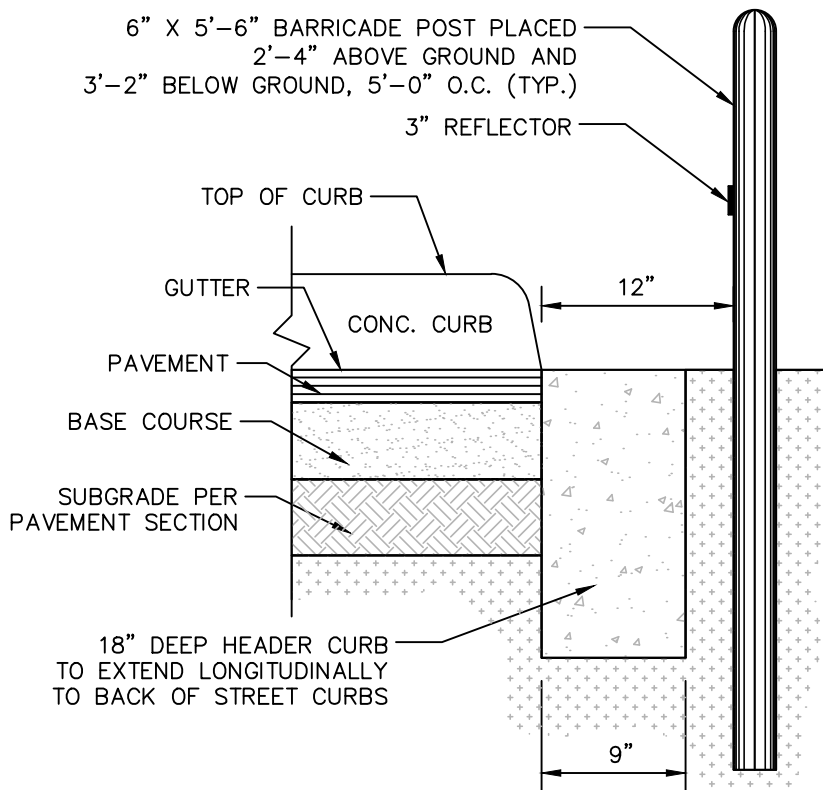
CURB TRANSITION DETAIL
(FROM PAVEMENT TO STANDARD CURB)

NOT-TO-SCALE



SIDEWALK DETAIL

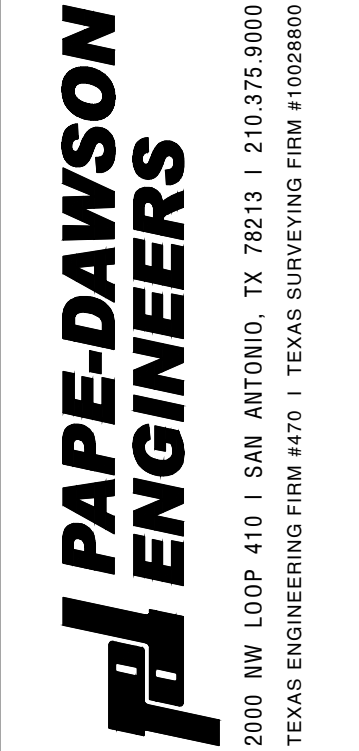
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HEADER CURB & BARRICADE POST DETAIL

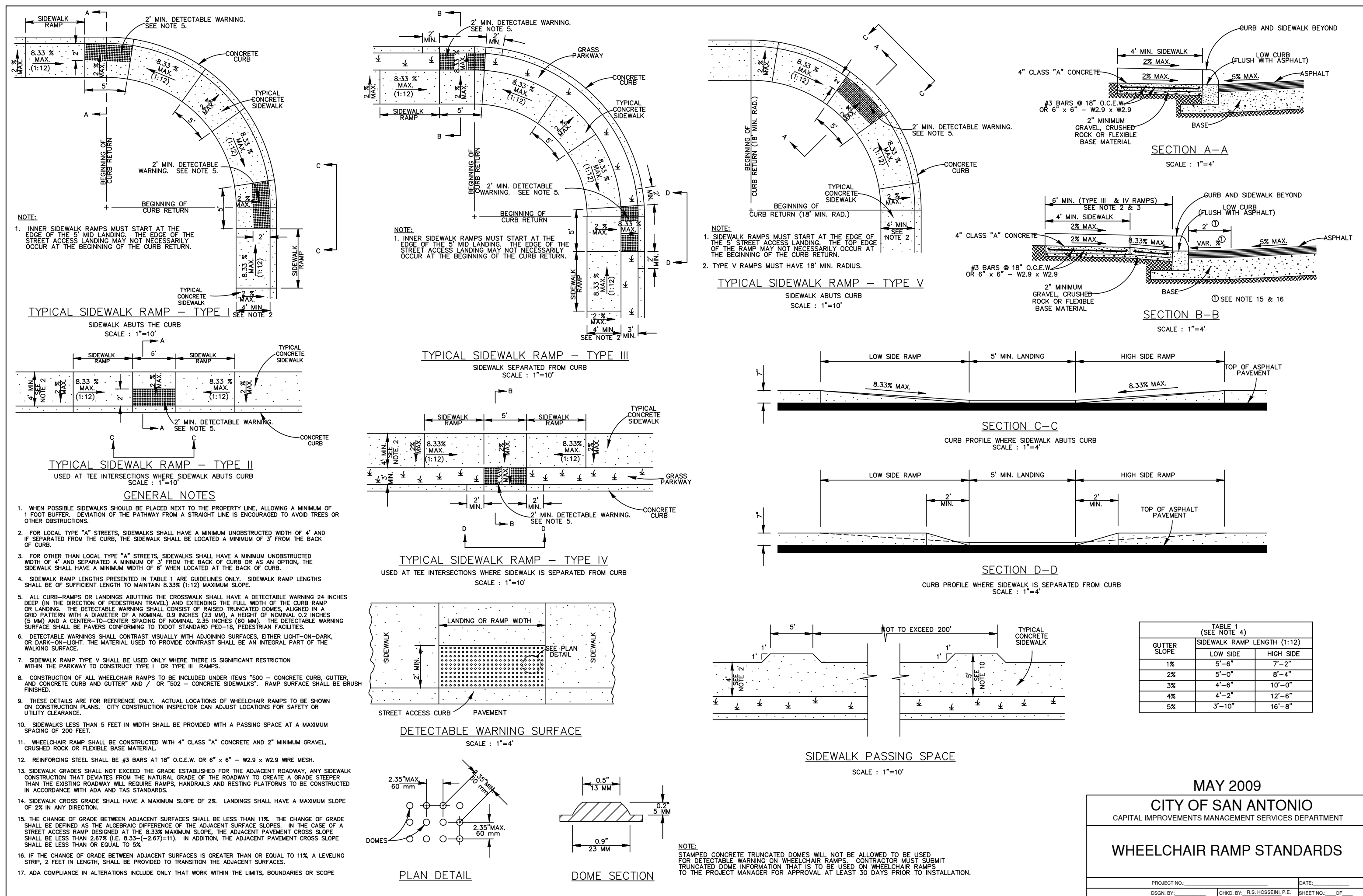
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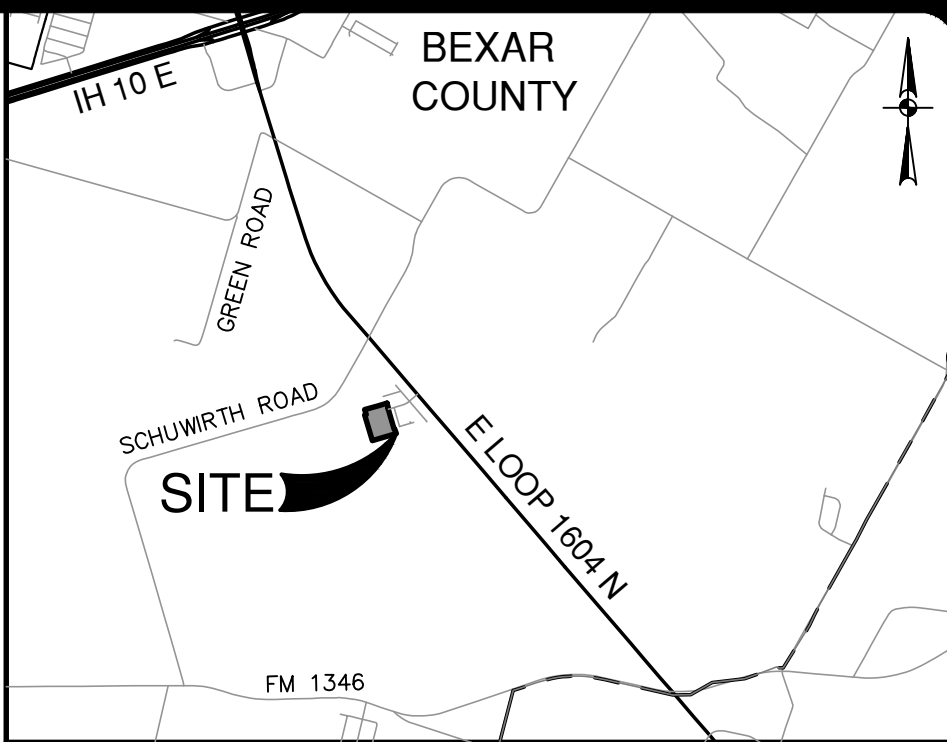
DATE	
NO.	
REVISION	



SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
STREET DETAILS
(SHEET 1 OF 2)

PLAT NO.	24-11800288
JOB NO.	12735-13
DATE	MARCH 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C2.10






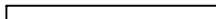
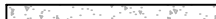






NOT-TO-SCALE



0' 50' 100' 150'

SCALE: 1"= 50'

		ITEM NUMBER
	UNIT BOUNDARY	
	PROPOSED DRIVEWAY	
	TRAFFIC FLOW ARROW	
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)	
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)	
	TYPE II BLUE RAISED PAVEMENT MARKERS – NO SEPARATE PAY ITEM (N.T.S.)	
	STREET SIGN	531.57
	R1-1 30"x30"	531.3
	END OF ROAD MARKER OM4-3	

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

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

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE, OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION WITHIN THE PROJECT PROPOSED FOR THE PROJECT DESCRIBED IN THE CONTRACT. THE CONTRACTOR SHALL 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 OR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH THE MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS, INCLUDING THE FOLLOWING ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

[illegible]

03/28/2025



**PAPE-DAWSON
ENGINEERS**

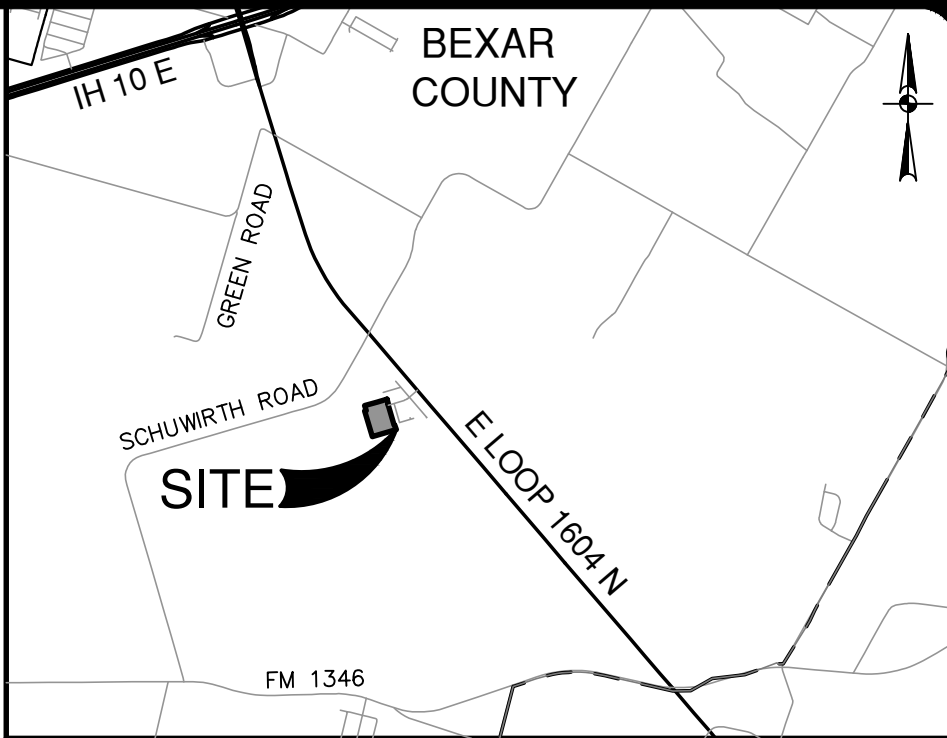
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100286800

SERENO SPRINGS-UNIT 2

BEXAR COUNTY, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO. 24-11800288
 JOB NO. 12733-13
 DATE MARCH 2025
 DESIGNER JP
 CHECKED SS DRAWN SS
 SHEET C3.00



LOCATION MAP



SCALE: 1"= 50'

SEWER LEGEND

PROJECT LIMITS

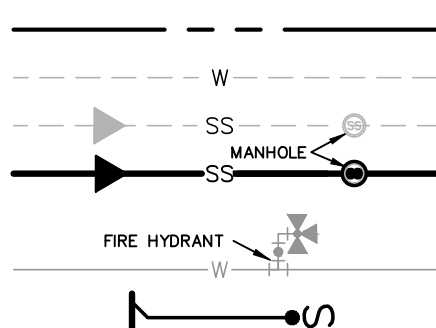
EXISTING WATER

PROPOSED SEWER

PROPOSED WATER

PROPOSED SEWER LATERAL

WATER SERVICE/SEWER CROSSING



CAUTION!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, 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 AT MINIMUM 48 HOURS PRIOR TO THE EXISTING UTILITY DAMAGE. THE EXISTING UTILITY DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHENEVER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

FINISHED FLOOR NOTES:

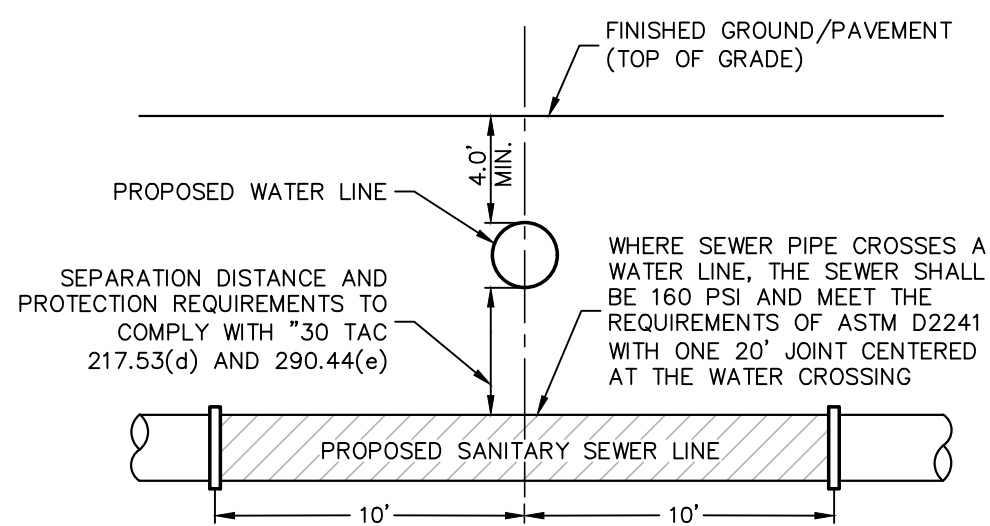
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.

ROW PERMIT NOTE:

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

TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA FOR WORKING CONDITIONS, INCLUDING BUT NOT LIMITED TO 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 AND SHIELDING WITHIN THE TRENCH MINIMUM DISTANCE FROM THE TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE TRENCH SHIELDING PROGRAM AND THE ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

[illegible]

04/01/2025



**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100286800

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN

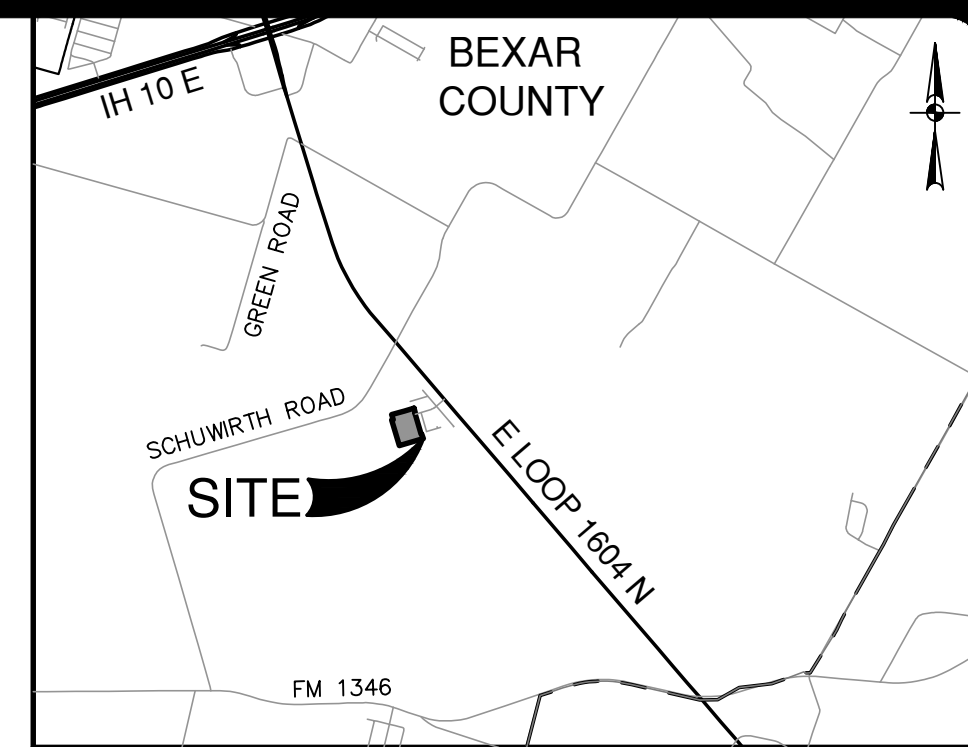
PLAT NO 24-11800288

JOB NO. 12733-13

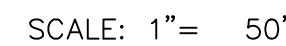
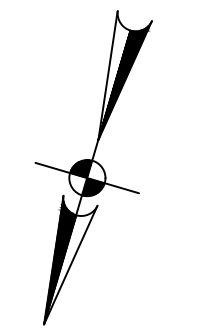
DATE APRIL 2025

DESIGNER JP

SHEET C4.00



NOT-TO-SCALE



PROJECT LIMITS

EXISTING WATER

EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED SEWER LATERAL

WATER SERVICE/SEWER CROSSING

W

SS

MANHOLE

FIRE HYDRANT

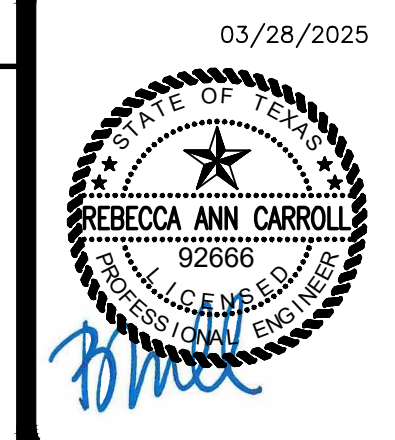
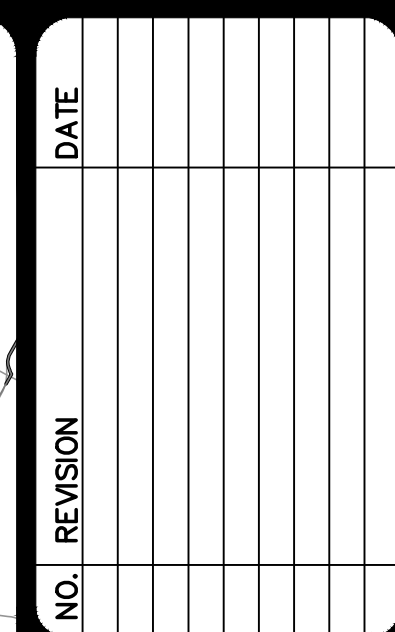
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NOT-TO-SCALE

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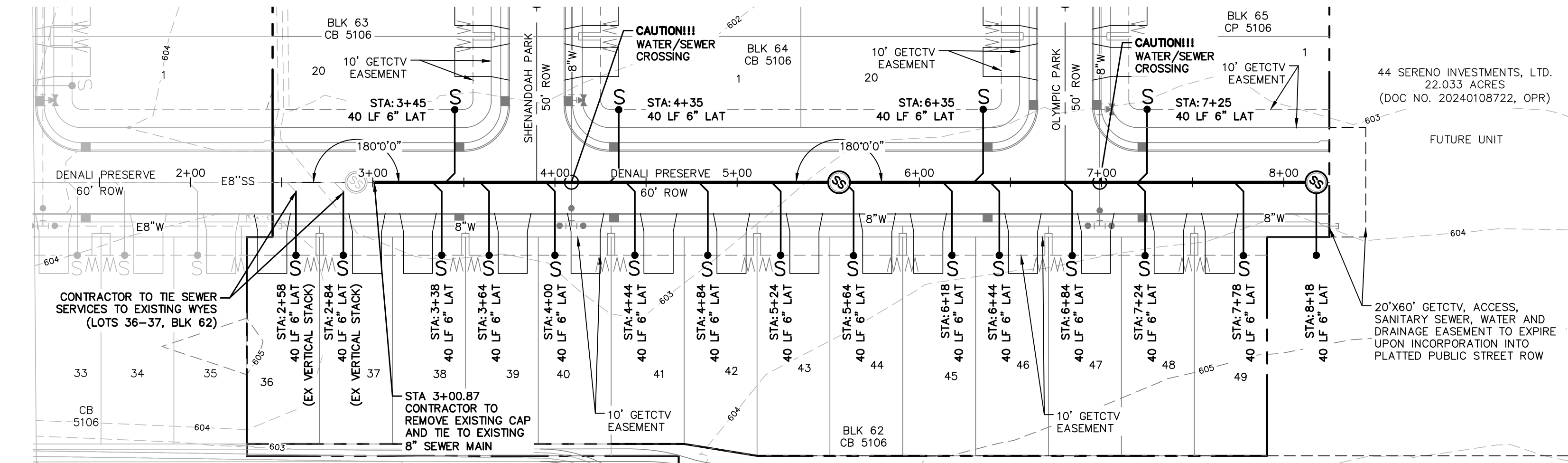
**PAPE-DAWSON
ENGINEERS**

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

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

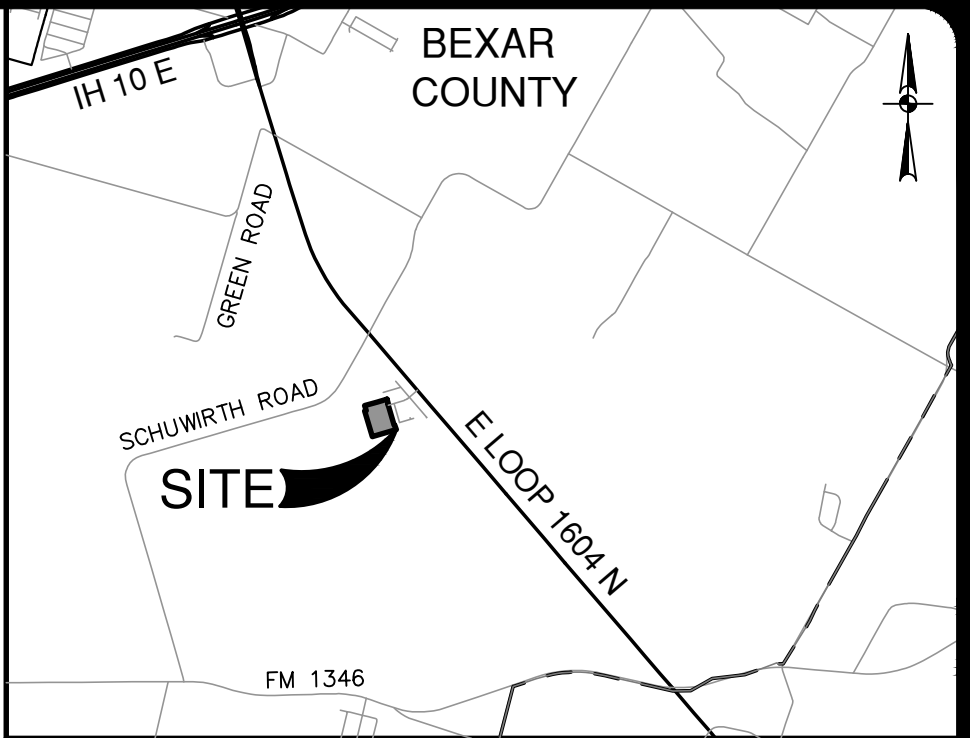
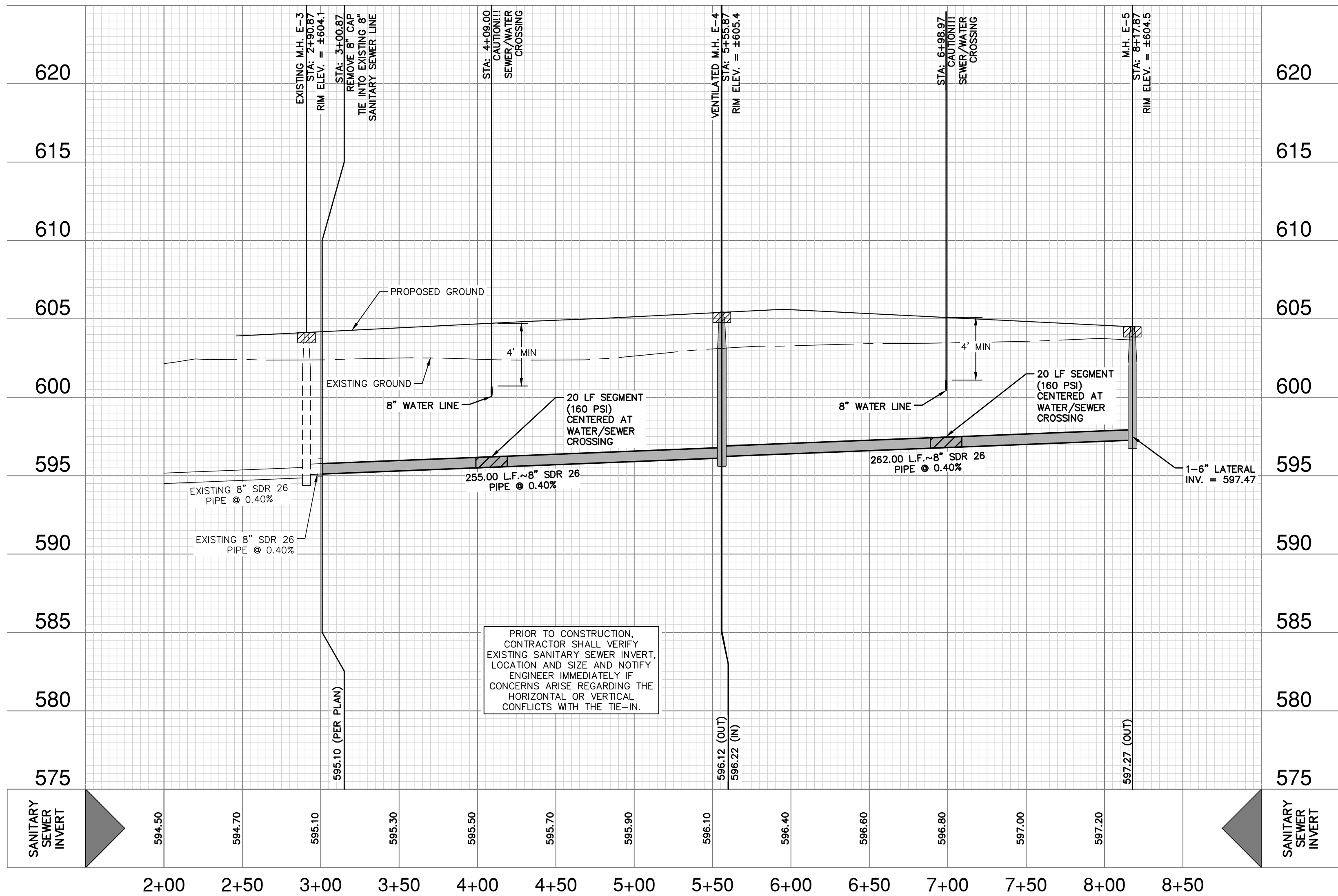
SANITARY SEWER LINE A PLAN AND PROFILE

PLAT NO. 24-11800288
JOB NO. 12733-13
DATE MARCH 2025
DESIGNER JP
CHECKED DRAWN SS
SHEET C4.01

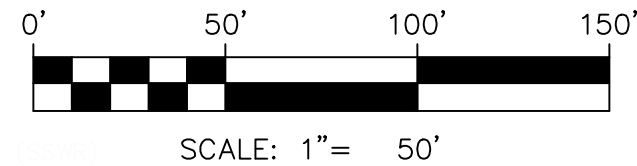


SANITARY SEWER LINE "E"
STA. 3+00.87 TO END

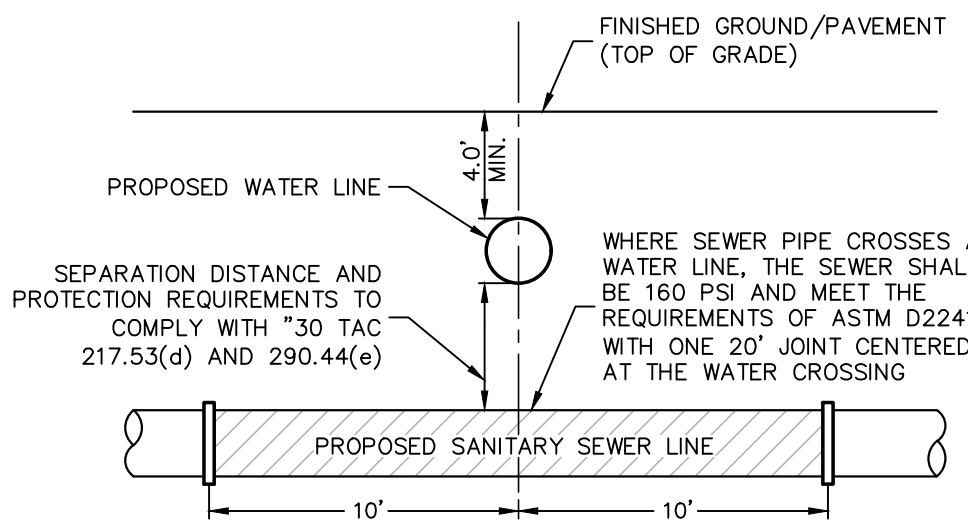
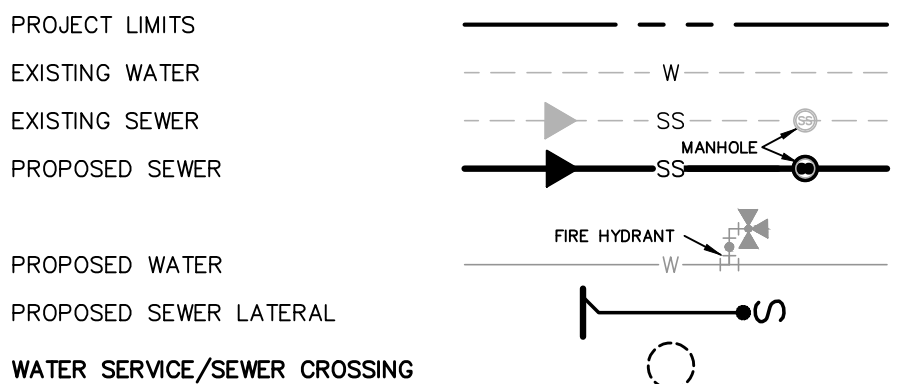
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HORIZONTAL SCALE: 1" = 50'



LOCATION MAP
NOT-TO-SCALE



SEWER LEGEND

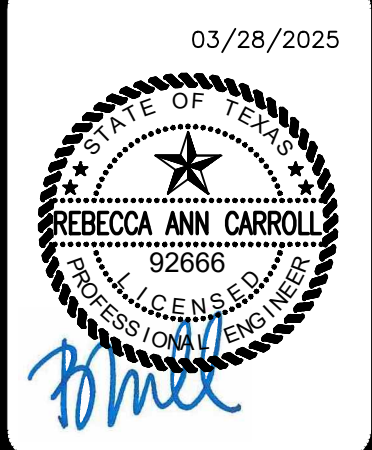


TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

CAUTION!!
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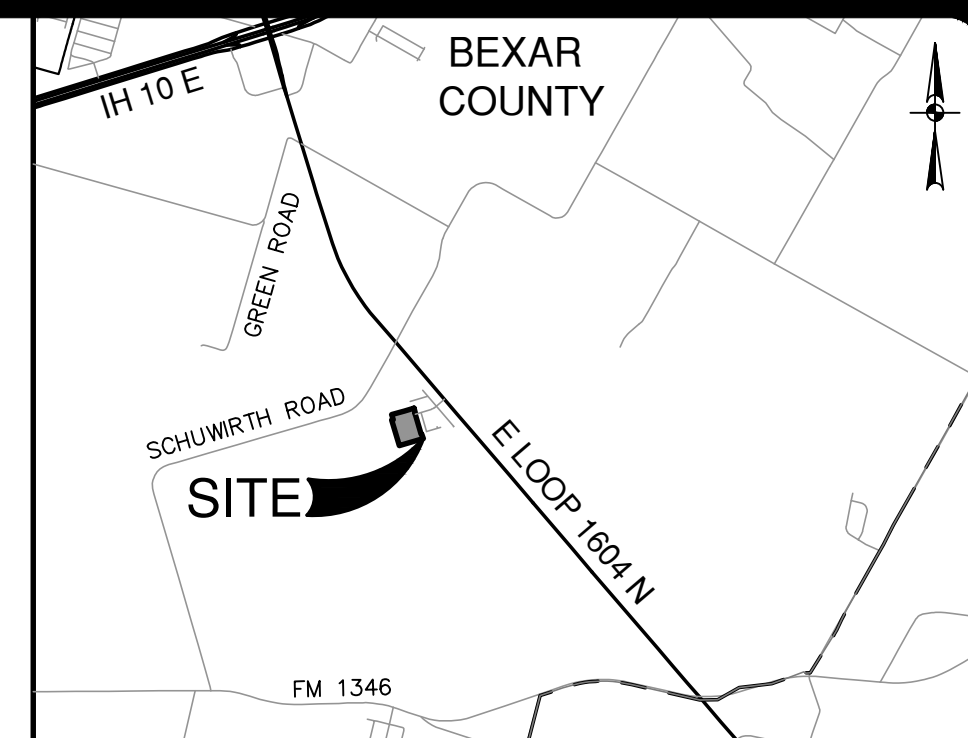
NO.	REVISION	DATE



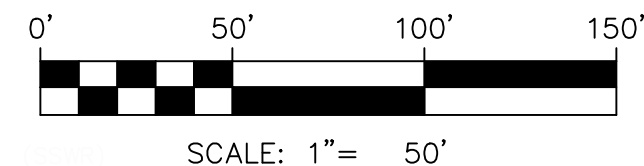
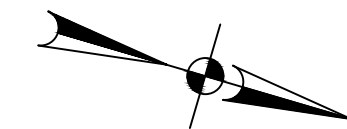
**PAPE-DAWSON
ENGINEERS**
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
**SANITARY SEWER LINE E
PLAN AND PROFILE**

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	MARCH 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C4.02



LOCATION MAP
NOT-TO-SCALE



SEWER LEGEND

PROJECT LIMITS

EXISTING WATER

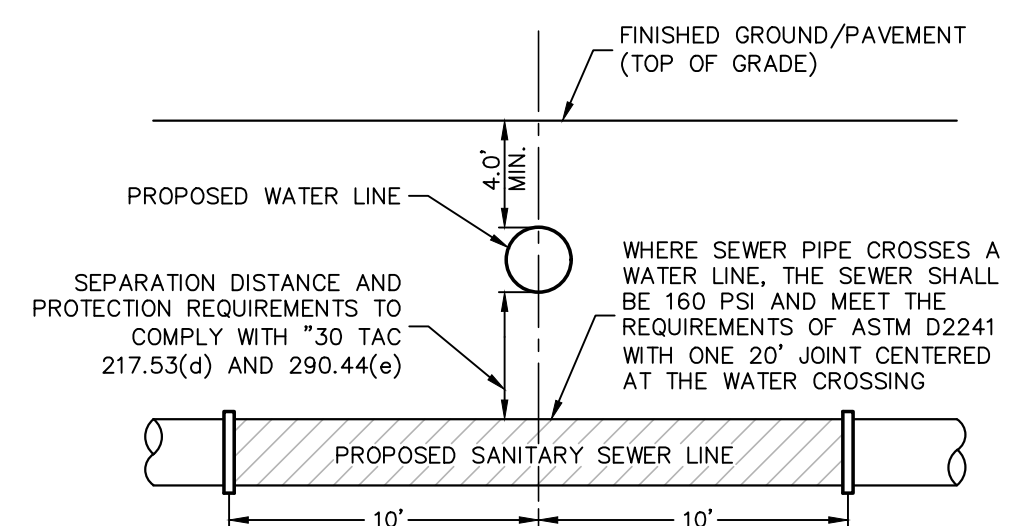
EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED SEWER LATERAL

WATER SERVICE/SEWER CROSSING



TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL

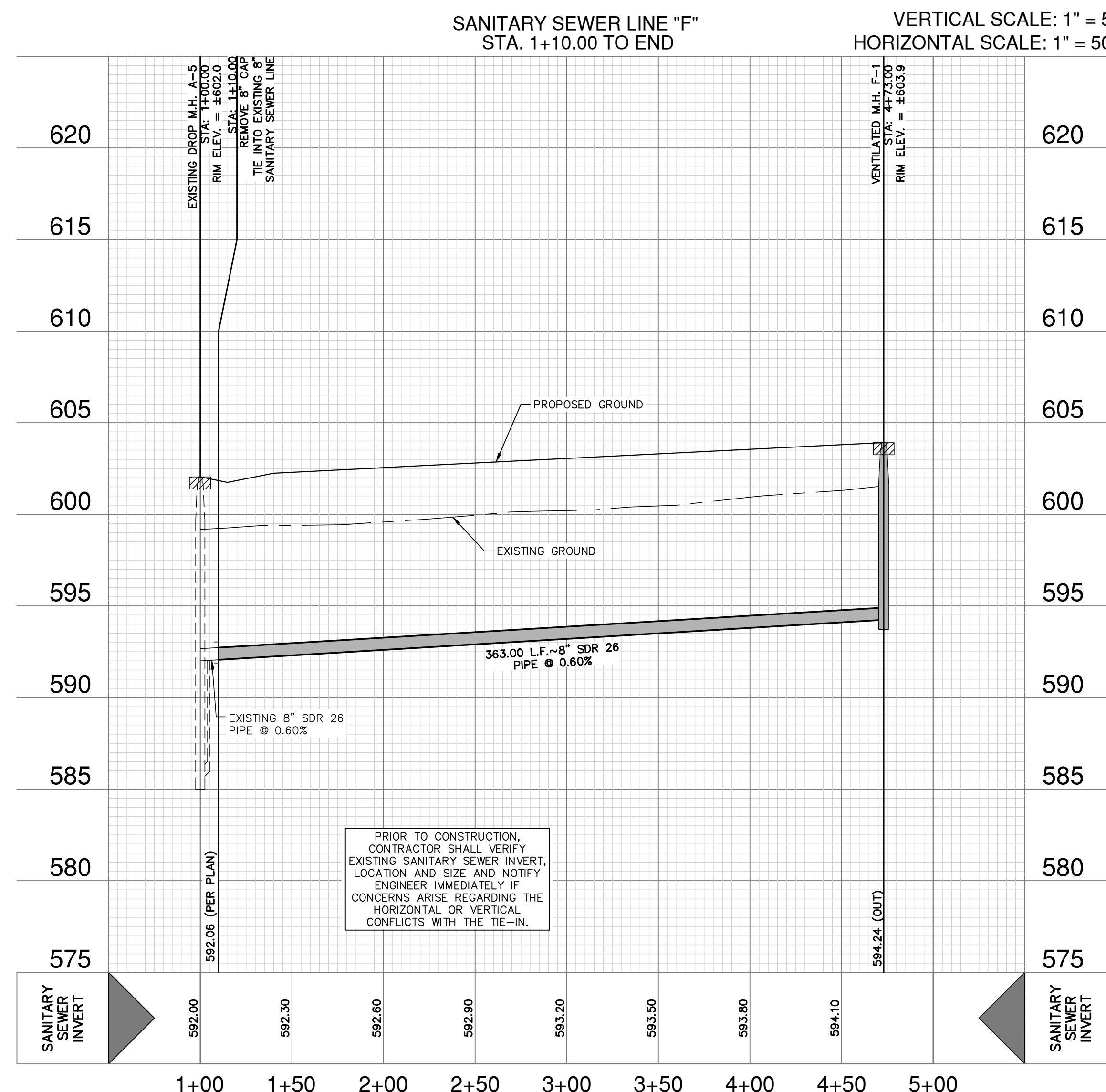
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PRIOR TO CONSTRUCTION,
CONTRACTOR SHALL VERIFY
EXISTING SANITARY SEWER INVERT,
LOCATION AND SIZE AND NOTIFY
ENGINEER IMMEDIATELY IF
CONCERNS ARISE REGARDING THE
HORIZONTAL OR VERTICAL
CONFLICTS WITH THE TIE-IN.

Date: March 28, 2025, 3:21 PM – User ID: CGarza
File: P:\127\33\13\Design\Civil\SNF1273313.dwg

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

DATE _____

NO.	REVISION
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03/28/2025



**PAPE-DAWSON
ENGINEERS**

0000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

SANITARY SEWER LINE F
PLAN AND PROFILE

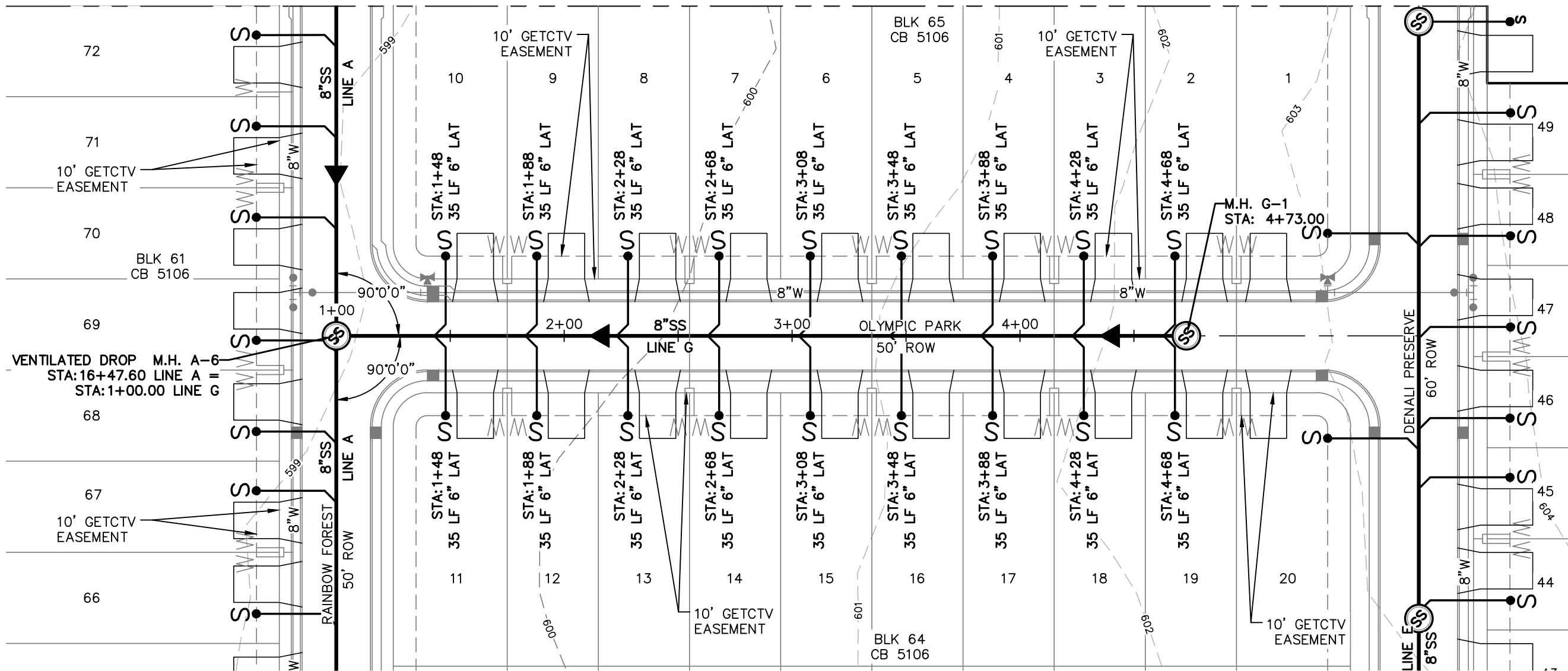
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JOB NO. 12733-13

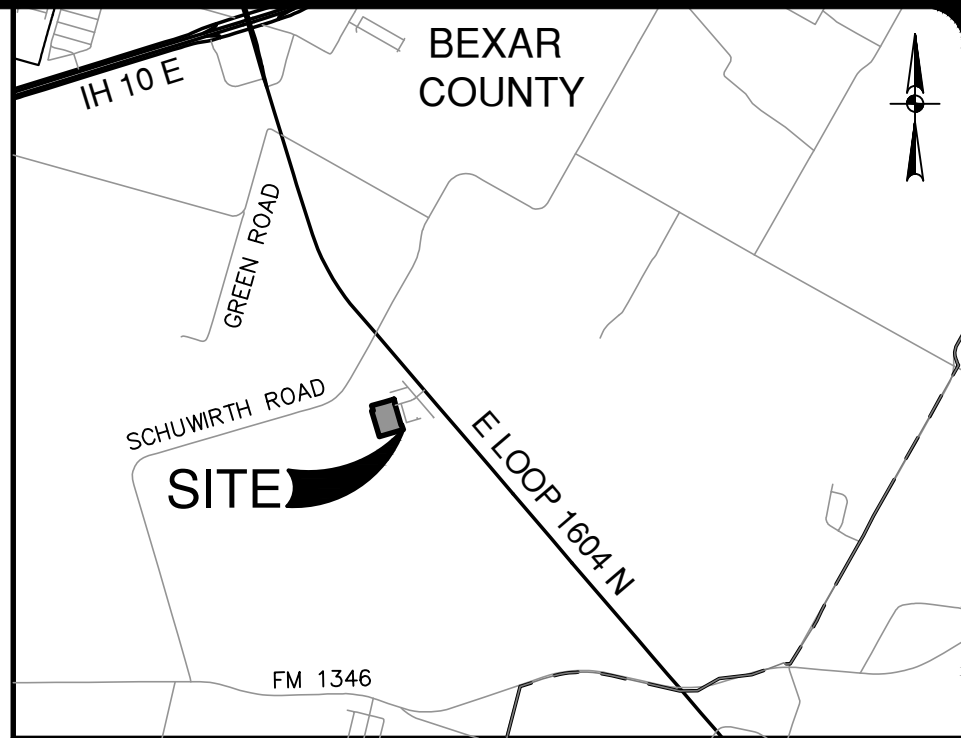
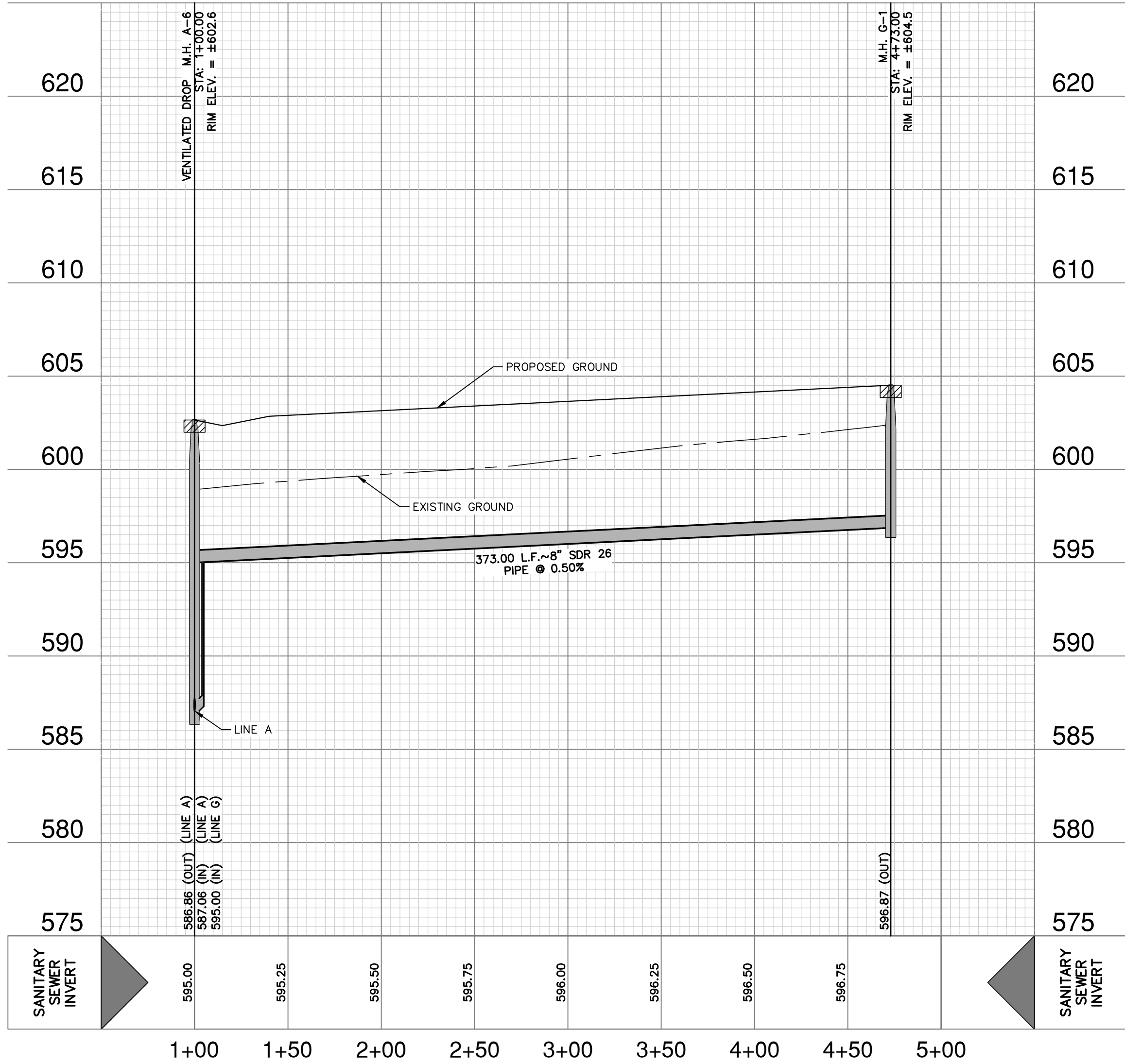
DATE MARCH 2025DESIGNER JP

CHECKED _____ DRAWN _____ SS _____

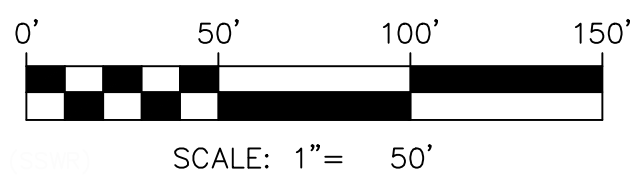
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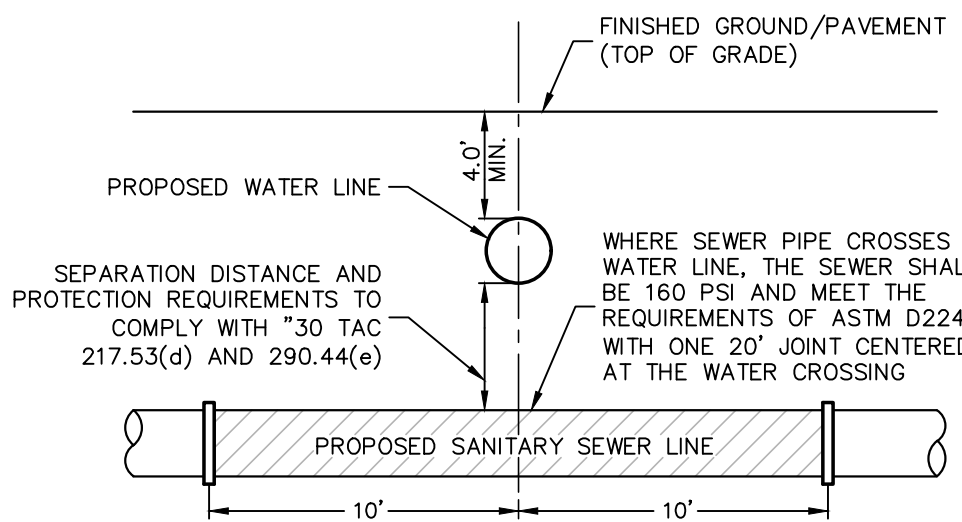
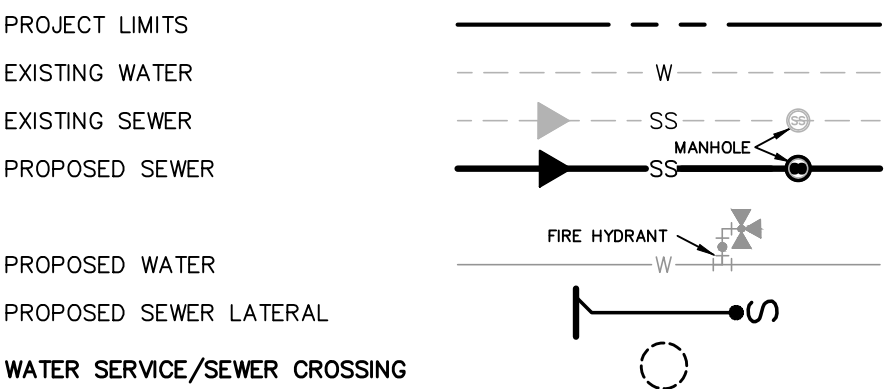
SANITARY SEWER LINE G
STA. 1+00.00 TO END
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'



LOCATION MAP
NOT-TO-SCALE



SEWER LEGEND



TYPICAL SANITARY
SEWER/WATER CROSSING DETAIL
NOT-TO-SCALE

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

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NO.	REVISION	DATE



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ENGINEERS**
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
SANITARY SEWER LINE G
PLAN AND PROFILE

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	MARCH 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C4.04

Date: November 13, 2024, 2:56 PM – User ID: jpoell
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GENERAL NOTES:

- SAN ANTONIO RIVER AUTHORITY (RIVER AUTHORITY) STANDARD SPECIFICATIONS AND STANDARD DETAILS ARE PROVIDED FOR DESIGN AND CONSTRUCTION OF SEWER COLLECTION SYSTEMS MANAGED BY THE RIVER AUTHORITY.
- AT ANY TIME, THESE STANDARD SPECIFICATIONS AND DETAILS MAY BE ALTERED OR SUPERSEDED BY THE GENERAL CONDITIONS, SUPPLEMENTAL CONDITIONS, PLANS OR PROJECT SPECIFICATIONS WITHIN THE CONTRACT DOCUMENT PER DIRECTION FROM THE RIVER AUTHORITY.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY RIVER AUTHORITY AND COMPLY WITH THE CONTRACT DOCUMENTS AND THE FOLLOWING AS APPLICABLE:
 - CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30, PART 1, CHAPTER 217.
 - CURRENT TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - CURRENT RIVER AUTHORITY "STANDARD SPECIFICATIONS FOR SANITARY SEWER CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION". CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL".
- THE CONTRACTOR IS TO NOTIFY AND MAKE ARRANGEMENTS WITH THE RIVER AUTHORITY INSPECTIONS DIVISION AT (210) 302-4200 FORTY EIGHT (48) HOURS PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL ALSO PROVIDE PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD BEFORE START OF PROJECT.
- WORK SHALL NOT BE PERFORMED ON SATURDAYS, SUNDAYS, FEDERAL HOLIDAYS, RIVER AUTHORITY HOLIDAYS, BEFORE 7:30 AM, OR AFTER 4:30 PM, UNLESS PRIOR APPROVAL IS GRANTED BY THE RIVER AUTHORITY ENGINEER. REQUEST TO PERFORM WORK DURING THESE TIMES MUST BE EMAILED 48 HOURS IN ADVANCE TO UTILITIESDEVELOPMENT@SARIVERAUTHORITY.ORG.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR IN THE PLANS BUT NOT INCLUDED IN THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM WHICH IT RELATES TO.
- WORK COMPLETED BY CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR THE CONSENT OF RIVER AUTHORITY WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTOR.
- LOCATIONS AND DEPTHS 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 48 HOURS PRIOR TO CONSTRUCTION REGARDLESS OF ILLUSTRATION ON THE PLANS. 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 RIVER AUTHORITY. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES AND REPAIRS WILL BE AT CONTRACTOR'S EXPENSE.
- CERTAIN PORTIONS OF THE PROJECT MAY PARALLEL AND/OR CROSS EXISTING UTILITIES, AND CONTRACTOR IS REQUIRED TO PROTECT THESE UTILITIES. ADDITIONAL SUPPORTIVE SHORING MAY BE REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL PERSONNEL ON SITE, EXISTING UTILITIES, AND FINISHED WORK THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES, AND REPAIRS WILL BE AT CONTRACTOR'S FULL EXPENSE.
- WHERE WATER LINES AND NEW SEWER LINES ARE INSTALLED WITH A SEPARATION DISTANCE LESS THAN 9 FEET (I.E. WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES OR WATER LINES NEXT TO MANHOLES), THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC 217 AND 30 TAC 290.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.161, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND VALVES THAT ARE IN THE PROJECT AREAS.
- A SAFE OVERHEAD CLEARANCE MUST BE MAINTAINED BETWEEN ALL OVERHEAD EQUIPMENT AND PERSONNEL. THE CONTRACTOR SHALL NOTIFY CPS AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF CPS OVERHEAD LINES. CONTRACTOR SHALL MAINTAIN CPS RECOMMENDED CLEARANCE REQUIREMENTS.
- ALL WORK IN THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) RIGHT-OF-WAY SHALL PROCEED DURING WORKING HOURS AGREED UPON BY RIVER AUTHORITY AND TXDOT INSPECTORS.
- BEFORE THE START OF ANY CONSTRUCTION, CONTRACTOR SHALL FULLY DOCUMENT THE SITE WITH PHOTOS AND DIGITAL VIDEO WITH ONE COPY SUBMITTED TO RIVER AUTHORITY PRIOR TO STARTING

- WORK. THE PRE-CON SITE VIDEO SHALL PROVIDE ACCURATE DOCUMENTATION OF EXISTING CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ORIGINAL OR BETTER CONDITION AS A RESULT OF DAMAGE DONE DURING THE PROJECT CONSTRUCTION.
 - ANY AND ALL FENCING, INCLUDING ELECTRIC FENCE, WHETHER OR NOT IDENTIFIED ON THE PLANS, MUST BE MAINTAINED AT ALL TIMES. ANY AND ALL DAMAGES DIRECTLY ATTRIBUTED TO THE CONTRACTOR MUST BE REPLACED TO EQUAL OR BETTER CONDITIONS AT THE CONTRACTOR'S EXPENSE AND AS APPROVED BY THE RIVER AUTHORITY INSPECTOR. GATES, OR GAPS IN THE FENCING IF APPROVED, MUST BE PROVIDED AT ALL LOCATIONS WHERE THE SEWER LINE EASEMENT CROSSES FENCING. FENCING REQUIRED TO MAINTAIN LIVESTOCK MUST BE MAINTAINED AT ALL TIMES. ALL GATES SHALL BE APPROVED PRIOR TO INSTALLATION.
 - CONTRACTOR MUST AVOID DAMAGE TO ADJACENT LAND OUTSIDE THE IDENTIFIED CONSTRUCTION LIMITS OR EASEMENTS. ANY CLAIMS DIRECTLY ATTRIBUTED TO THE CONTRACTOR RESULTING FROM STRAYING BEYOND THE CONSTRUCTION LIMITS MUST BE SETTLED BY THE CONTRACTOR TO THE SATISFACTION OF RIVER AUTHORITY AND THE APPROPRIATE LANDOWNER.
 - CONTRACTOR MUST MAINTAIN ACCESS FOR PRIVATE INDIVIDUALS AND BUSINESSES AT ALL TIMES. IF NORMAL ACCESS IS DAMAGED DURING CONSTRUCTION, THE CONTRACTOR MUST REPLACE THE ACCESS TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE AND AS APPROVED BY RIVER AUTHORITY.
 - CONTRACTOR MUST COMPLY WITH TEXAS GOVERNMENT CODE SECTION 2166.303 UNIFORM TRENCH SAFETY CONDITIONS.
 - CONTRACTOR SHALL NOT BACKFILL ANY TRENCHES UNTIL INSPECTION CAN BE CONDUCTED BY THE RIVER AUTHORITY. NO OPEN TRENCHES SHALL BE PERMITTED OVERNIGHT. ALL ENDS OF OPEN PIPE SHALL BE PLUGGED OVERNIGHT.
 - CONTRACTOR SHALL HAVE THE LATEST APPROVED COPY OF PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES FOR REFERENCE.
 - NO TREES SHALL BE REMOVED AS PART OF THIS PROJECT UNLESS OTHERWISE SPECIFIED IN THE PLANS.
 - FOR PORTIONS OF THE CONSTRUCTION THAT ARE WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN, THE CONTRACTOR IS REQUIRED TO KEEP THE CHANNEL CLEAR OF POTENTIAL OBSTRUCTIONS TO FLOOD FLOWS. POTENTIAL OBSTRUCTIONS INCLUDE HEAVY CONSTRUCTION EQUIPMENT, TEMPORARY ROADS ACROSS CHANNEL, EXCAVATED MATERIAL, STOCKPILED DEBRIS, AND ALL OTHER ITEMS DEEMED UNACCEPTABLE BY RIVER AUTHORITY. UNDER THREATENING WEATHER CONDITIONS AND WHERE FLOODING IS LIKELY, OBSTRUCTIONS SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR AT NO ADDITIONAL COST TO RIVER AUTHORITY. THE CONTRACTOR ASSUMES ALL RISK FOR UNFINISHED WORK. NO EQUIPMENT OR MATERIALS SHALL BE STOCKPILED IN THE 100-YEAR FLOODPLAIN OVERNIGHT.
 - NO WASTE MATERIAL SHALL BE PLACED IN EXISTING DRAINAGE AREAS THAT WILL BLOCK OR ALTER FLOW LIMITS OR NATURAL DRAINAGE.
 - IF A THREATENED OR ENDANGERED PLANT OR ANIMAL SPECIES AND/OR CULTURAL/ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE APPROPRIATE PERSONNEL.
- SEWER NOTES:
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THE WORK. ALL PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON THE PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
 - IDENTIFY THE SOURCE OF THE SSO AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
 - NOTIFY RIVER AUTHORITY CONSTRUCTION INSPECTIONS DIVISION AT (210) 302-4200 AND ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - CONTAIN SEWAGE FROM THE SSO TO PREVENT CONTAMINATION OF WATERWAYS.
 - CLEAN UP THE SPILL AREA AND REMOVE CONTAMINATED MATERIALS.
 - DISINFECT THE AREA OF THE SPILL THE PROPER MIXTURE OF HTH CHLORINE AND WATER.
 - CLEAN THE AFFECTED SEWER LINE AND REMOVE ANY DEBRIS.
 - IDENTIFY AND TRAIN PERSONNEL RESPONSIBLE FOR SPILLAGE PREVENTION AND CONTROL.
 - NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND RIVER AUTHORITY.
 - THE CONTRACTOR SHALL PROVIDE BYPASS PUMPING OF SEWAGE AROUND EACH SEGMENT OF PIPE TO BE REPLACED. CONTRACTOR SHALL HAVE STANDBY PUMPS AVAILABLE TO BYPASS FLOW IN CASE PRIMARY PUMP FAILS. THE CONTRACTOR SHALL PROVIDE A SEQUENCE OF BYPASS PUMPING FOR REVIEW AND APPROVAL BY RIVER AUTHORITY. THE CONTRACTOR SHALL ALSO PROVIDE A DETAILED SKETCH SHOWING THE LOCATION OF BYPASS PUMPING; SPECIFICATIONS FOR THE PUMPING EQUIPMENT; AND TYPE, SIZE, CAPACITY AND NUMBER OF PUMPS REQUIRED TO HANDLE THE PEAK WET WEATHER FLOW.

- CONTRACTOR WILL MAINTAIN SERVICE TO ALL EXISTING SANITARY SEWERS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR WILL CLEAN ALL DEBRIS, GRAVEL, DIRT, ETC. OUT OF MANHOLES AND FIX ANY STOPPAGES CAUSED BY DEBRIS DURING CONSTRUCTION AT CONTRACTOR'S EXPENSE. ANY DAMAGE TO EXISTING MANHOLES OR SEWER MAIN WILL BE CORRECTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO EXISTING OR NEW RINGS, COVERS, OR CONES FROM EQUIPMENT AND MATERIALS USED OR TAKEN THROUGH THE WORK AREA. IF AN EXISTING OR NEW MANHOLE COVER, RING, OR CONE IS DAMAGED BY THE CONTRACTOR, IT SHALL BE REPLACED AS DIRECTED BY THE RIVER AUTHORITY INSPECTOR. MANHOLES WILL NEED TO BE RESEALED WITH RIVER AUTHORITY APPROVED SEALANT. IF SEAL COATING IS COMPROMISED, CONTRACTOR WILL HAVE MANHOLE RECOATED AND RESEAL ALL LEAKS AT CONTRACTOR EXPENSE.
- CONTRACTOR TO ENSURE ALL PLUGS USED TO PLUG SEWER LINES WHILE TESTING THE PROJECT ARE LABELED, MARKED OR TAGGED. THE CONTRACTOR SHALL RECORD HOW MANY PLUGS ARE BEING USED, AS WELL AS THE LOCATION AND IDENTIFICATION OF EACH PLUG. CONTRACTOR WILL REPORT TO PROJECT INSPECTOR OF ANY LOST OR UNRESTRAINED PLUGS. CONTRACTOR SHALL ONLY BE ALLOWED TO USE SCREW TYPE PLUG ON PROJECT.
- CONTRACTOR WILL BE HELD LIABLE FOR ANY DAMAGE TO SEWER COLLECTION SYSTEM, WASTEWATER TREATMENT EQUIPMENT, STOPPAGES, OVER-FLOWS, OR BACKUPS INTO HOMES CAUSED BY LOST OR RUNAWAY SEWER PLUGS.
- RIVER AUTHORITY IS NOT RESPONSIBLE FOR ANY ABNORMALITIES ON STUB OUT, INVERT, GRADE OR SLOPE FOR ANY EXISTING MANHOLE TIE-IN OR SERVICE LATERALS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-CONSTRUCTION, IF NECESSARY.

MANHOLE NOTES:

- ALL MANHOLES SHALL BE CONSTRUCTED PER LATEST DETAILED DRAWINGS AND SPECIFICATIONS, UNLESS AN EXCEPTION IS NOTED.
 - PENETRATION INTO THE MANHOLE WILL BE CORE DRILLED. ANY DAMAGE TO EXISTING MANHOLE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE. IF EXISTING SEWER MANHOLE SEAL COATING IS COMPROMISED, ALL OF THE MANHOLE WILL BE RESEALED AND RECOATED PER CURRENT SPECIFICATIONS AND APPROVED PRODUCT LIST.
 - IF ANY EXISTING MANHOLES CONNECTED WITH THIS PROJECT ARE FOUND TO HAVE INFILTRATION, THE MANHOLES SHALL BE SEALED AND TESTED AT CONTRACTORS EXPENSE.
 - UPON REQUEST FROM THE RIVER AUTHORITY, CONTRACTOR SHALL PROVIDE SAMPLE VERIFYING PROPER INSTALLATION OF FLOWABLE BACKFILL, INCLUDING, BUT NOT LIMITED TO CORE SAMPLES.
- SANITARY SEWER PIPING:
- THE TYPE AND DESCRIPTION OF THE PIPE IS SHOWN ON THE PLANS. REFER TO RIVER AUTHORITY SPECIFICATIONS AND APPROVED PRODUCT LIST FOR MATERIALS, STIFFNESS, AND TYPE.
 - SIZES AND GRADES FOR SANITARY SEWER SHALL BE AS REQUIRED BY THE RIVER AUTHORITY ENGINEER.
 - NO SANITARY SEWERS, OTHER THAN LATERALS AND FORCE MAINS, SHALL BE LESS THAN EIGHT (8) INCH IN DIAMETER.

SEWER SERVICE LATERALS:

- WHEN SEWER LATERALS ARE TO BE CONNECTED TO EXISTING SEWER MAINS AND NO STUB-OUT HAS BEEN PROVIDED, THE CONNECTION MUST BE CONDUCTED PER THE LATEST RIVER AUTHORITY STANDARD DETAILS AND APPROVED PRODUCT LIST. REFER TO THE RIVER AUTHORITY APPROVED PRODUCTS LIST FOR ACCEPTABLE FITTINGS AND CONNECTIONS.
 - ALL RESIDENTIAL SERVICE LATERALS SHALL BE SDR 26 PVC WITH RATING OF 115 PSI OR 160 PSI, DETERMINED BY RIVER AUTHORITY SPECIFICATION. LINE SHALL BE EXTENDED TO THE PROPERTY LINE AND CAPPED AND SEALED. ATTACH SEWER BURIAL TAPE TO THE END OF ALL SEWER LATERALS AND BRING UP TO THE GROUND LEVEL FOR MARKER (GREEN). (SEE HOUSE LATERALS DETAILS).
 - UPON REQUEST FROM THE SAN ANTONIO RIVER AUTHORITY, CONTRACTOR SHALL PROVIDE SAMPLE VERIFYING PROPER INSTALLATION OF FLOWABLE BACKFILL, INCLUDING, BUT NOT LIMITED TO CORE SAMPLES.
- SANITARY SEWER PIPING:
- THE TYPE AND DESCRIPTION OF THE PIPE IS SHOWN ON THE PLANS. REFER TO LATEST RIVER AUTHORITY SPECIFICATIONS AND APPROVED PRODUCT LIST FOR MATERIALS, STIFFNESS, AND TYPE.
 - SIZES AND GRADES FOR SANITARY SEWER SHALL BE AS REQUIRED BY THE RIVER AUTHORITY ENGINEER.
 - NO SANITARY SEWERS, OTHER THAN LATERALS AND FORCE MAINS, SHALL BE LESS THAN EIGHT (8) INCH IN DIAMETER.

SANITARY SEWER TESTING:

- TESTING SHALL NOT BE CONDUCTED UNTIL ALL OTHER UTILITIES WITHIN THE VICINITY OF SANITARY SEWER ARE FULLY INSTALLED.

- TESTING SHALL BE CONDUCTED PER LATEST RIVER AUTHORITY SPECIFICATIONS AND SHALL NOT BEGIN WITHOUT 48 HOURS NOTICE TO RIVER AUTHORITY INSPECTOR.
- A COPY OF ALL TESTING REPORTS, INCLUDING BACKFILL COMPACTION, SHALL BE FORWARDED TO THE RIVER AUTHORITY IMMEDIATELY.
- DENSITY TESTING WILL BE REQUIRED ON ALL SANITARY SEWER TRENCHES INCLUDING SERVICE LATERALS. TESTING FOR SERVICE LATERALS TO BE IDENTIFIED BY RIVER AUTHORITY INSPECTOR AT RANDOM. DENSITY TESTING FOR SERVICE LATERALS SHALL NOT EXCEED 25% OF TOTAL NUMBER OF LATERALS.

EXCAVATION:

- 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 CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIALLY, CONTRACTOR AND/OR CONTRACTORS 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.
- IF A SAFETY VIOLATION IS NOTED BY A RIVER AUTHORITY INSPECTOR, THE RIVER AUTHORITY RESERVES THE RIGHT TO STOP WORK.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
- CONTRACTOR IS RESPONSIBLE FOR UPDATING AND MAINTAINING ALL FIELD UTILITY MARKINGS.

NO.	REVISION	DATE
1.	UPDATED NOTES	11/13/24



PAPE-DAWSON
ENGINEERS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

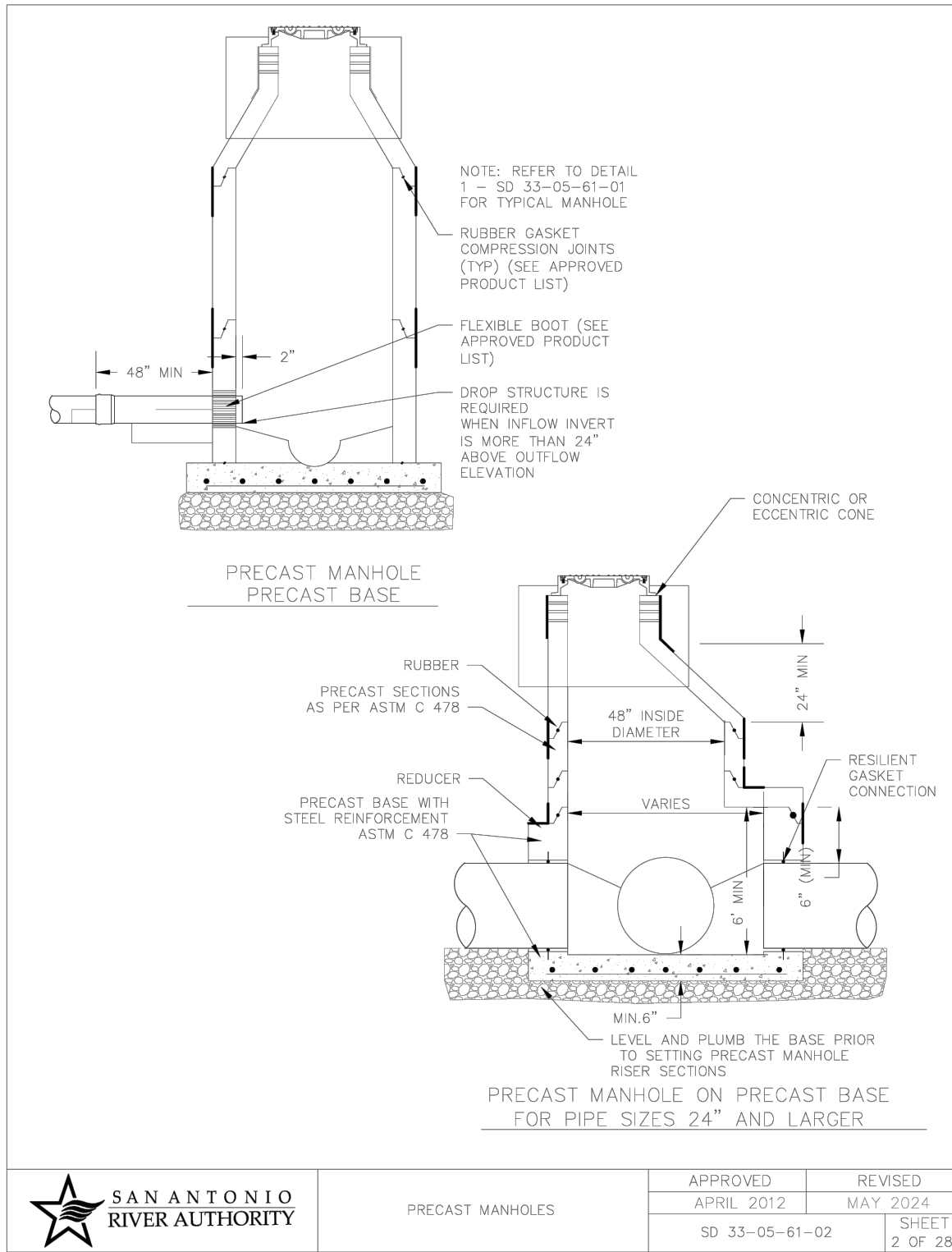
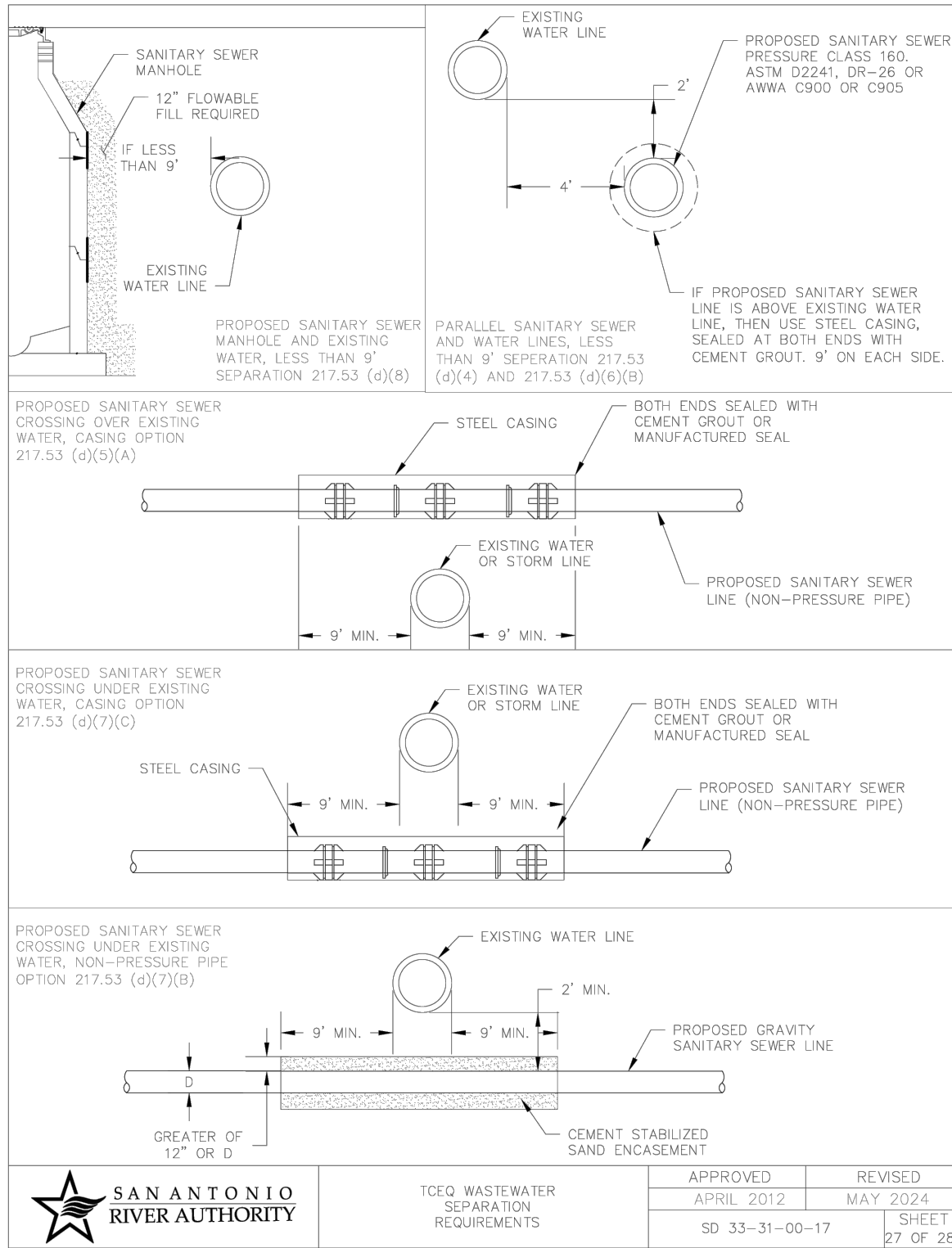
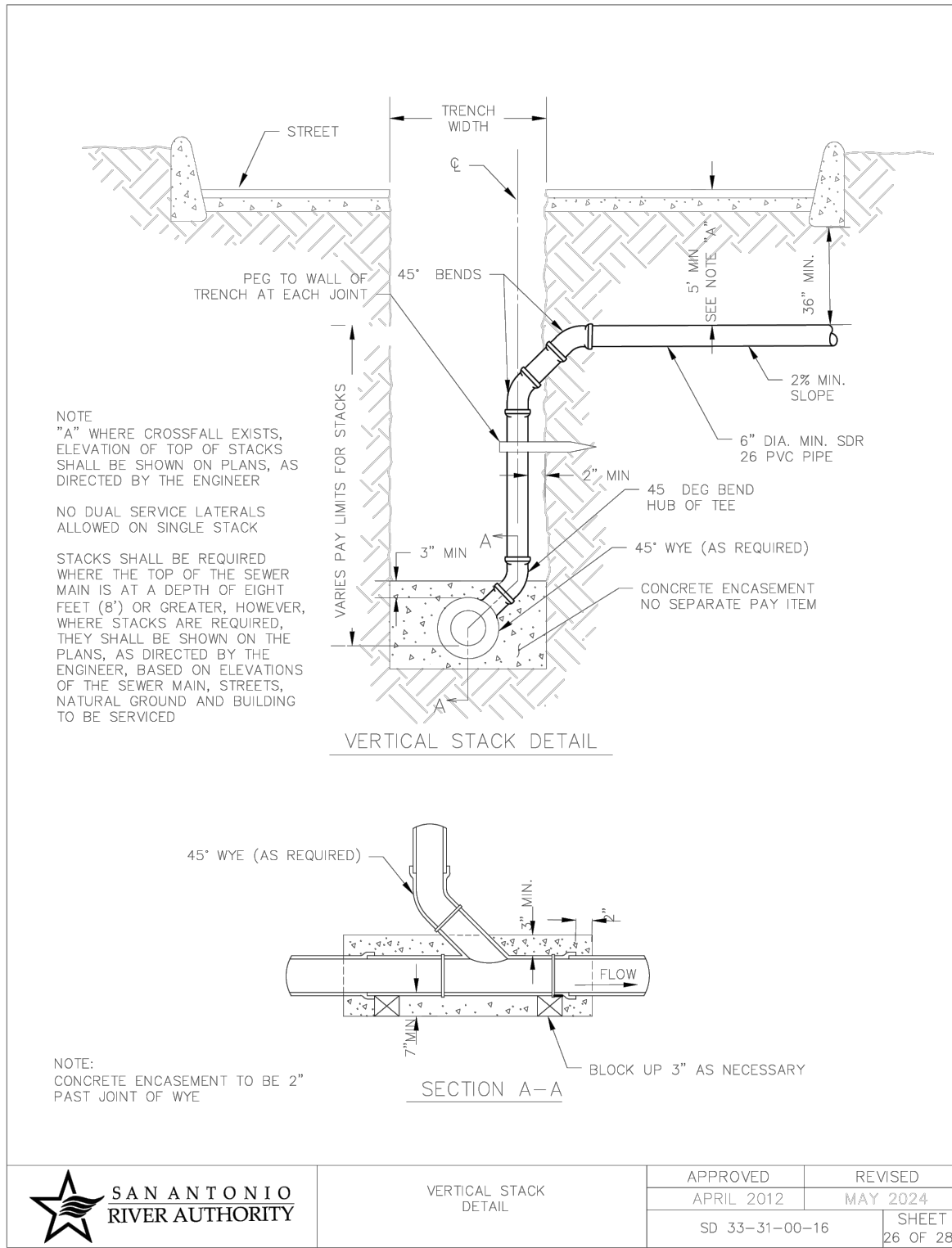
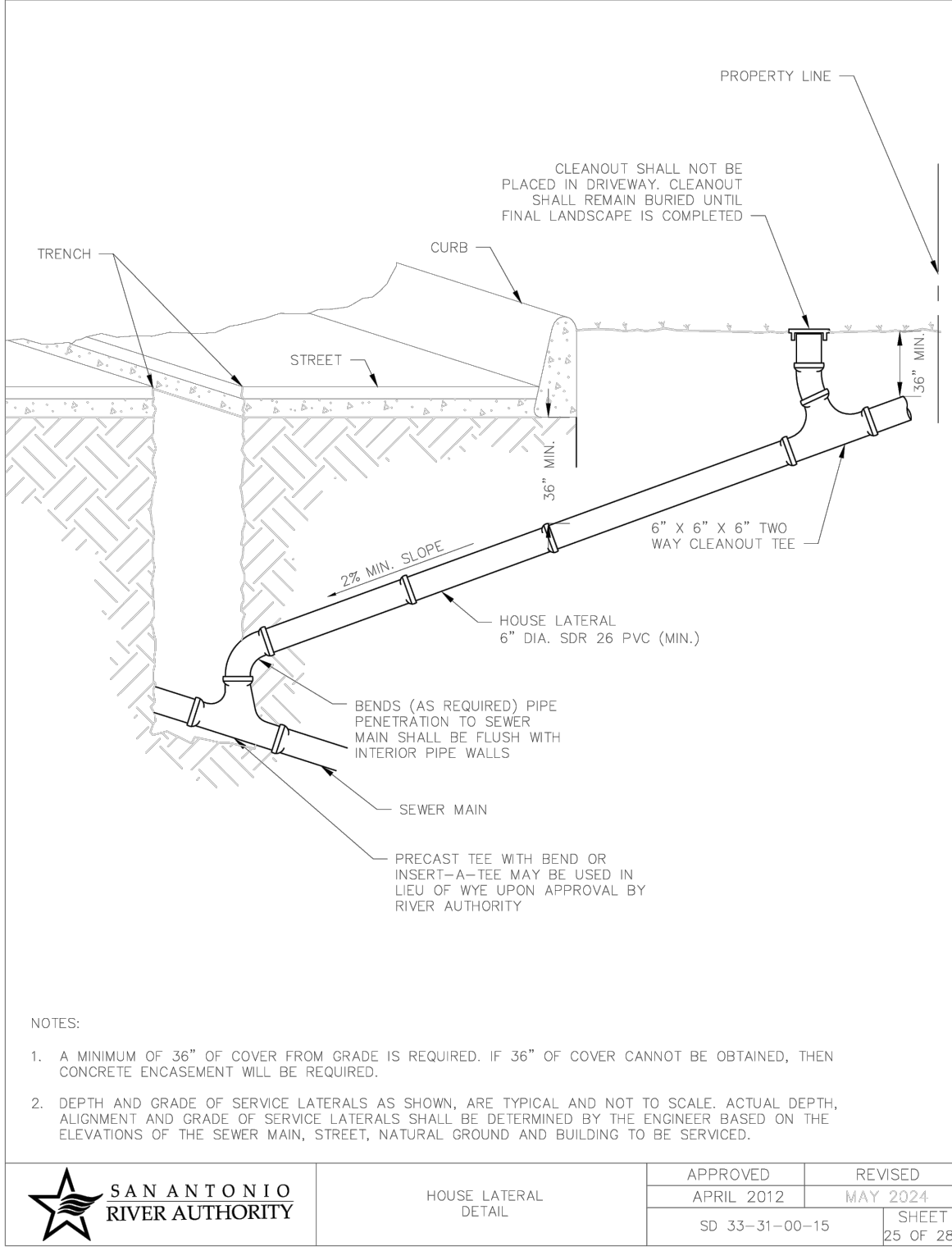
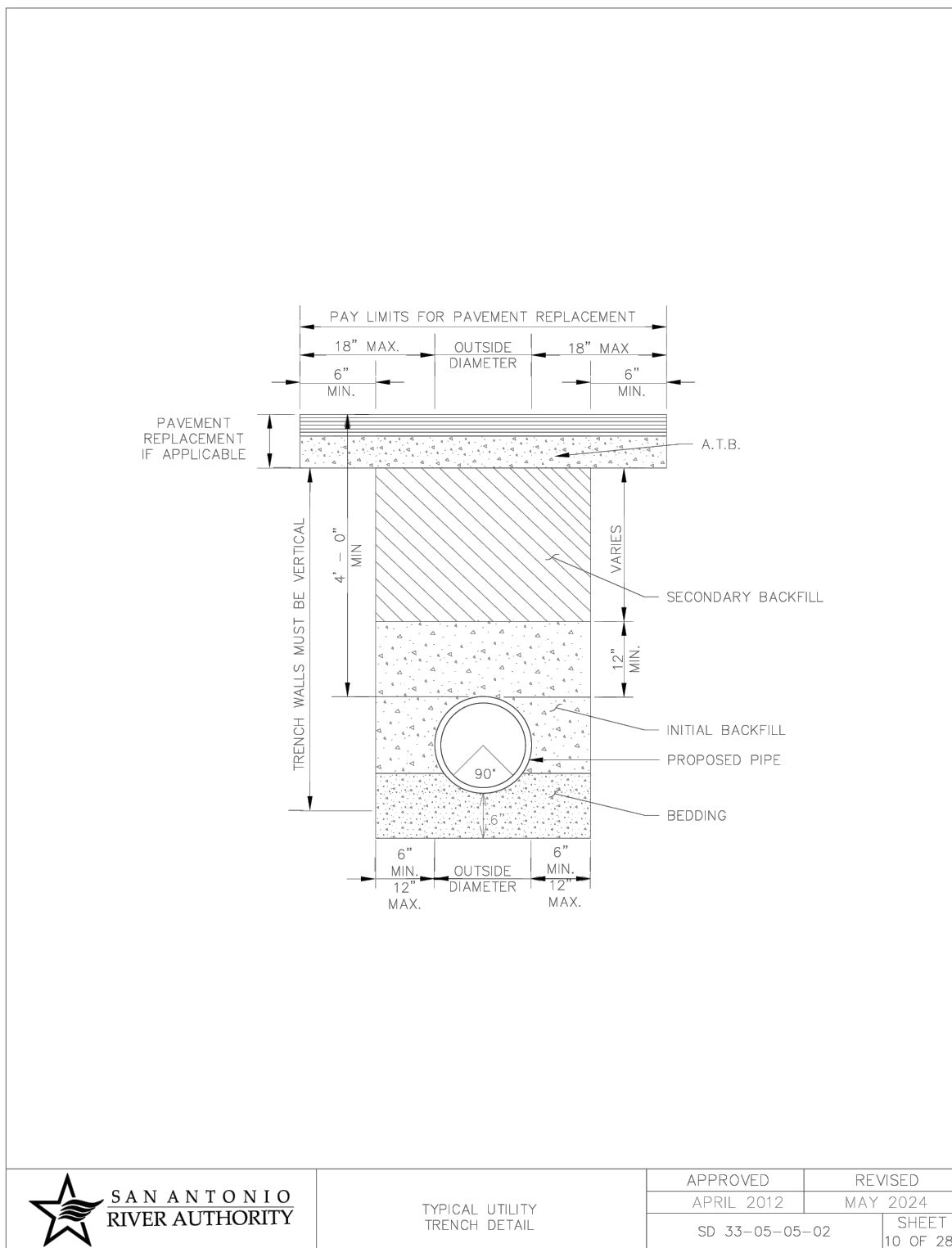
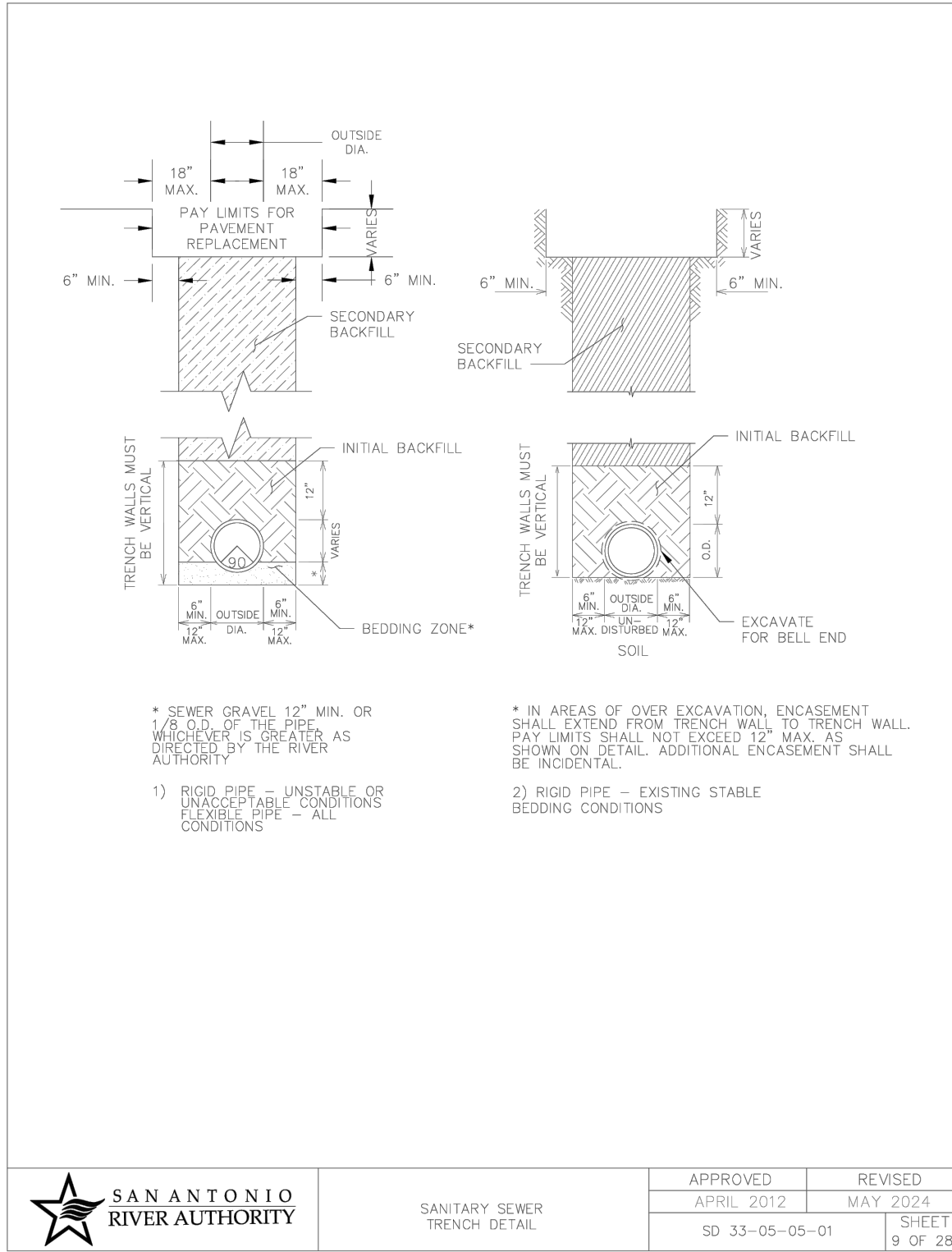
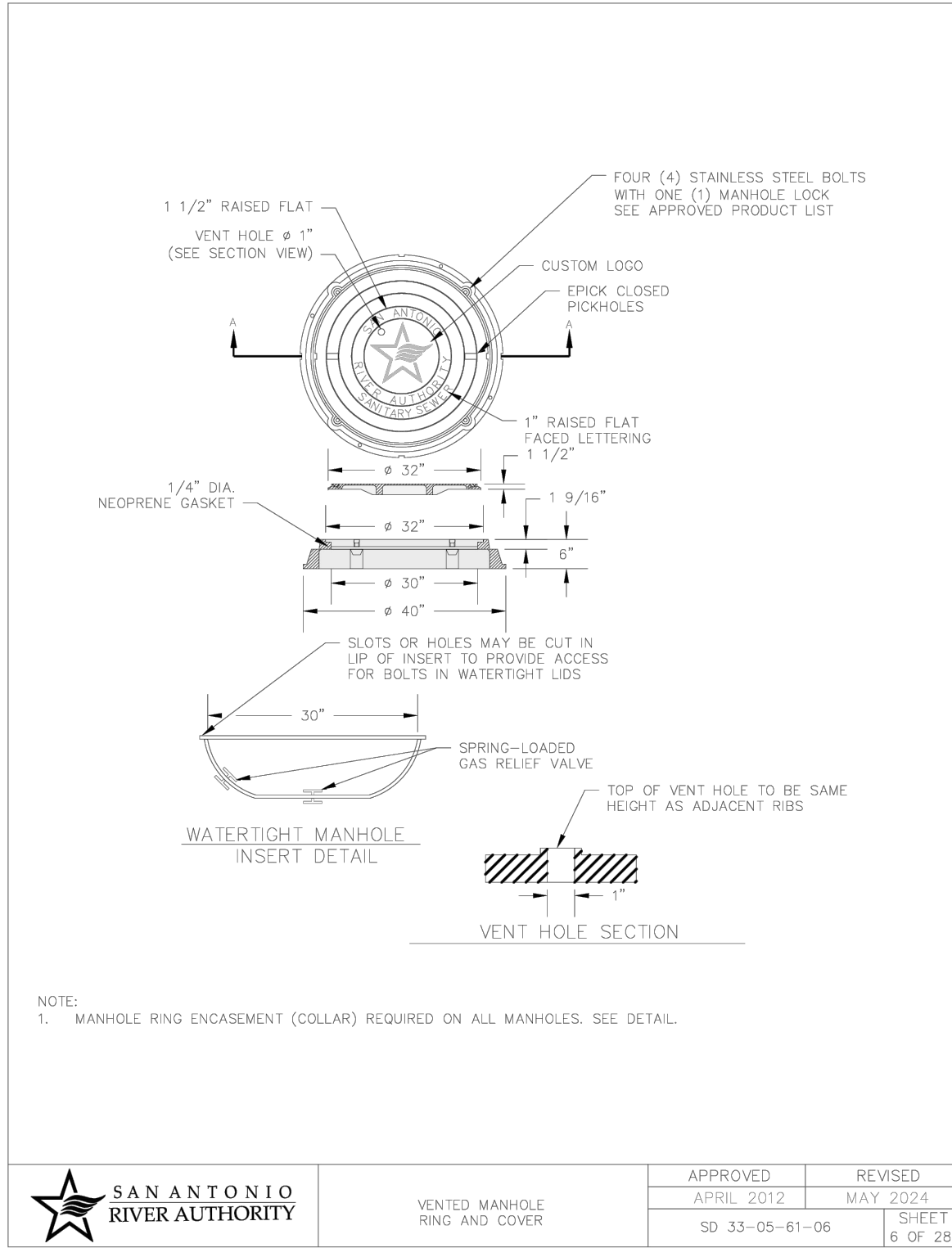
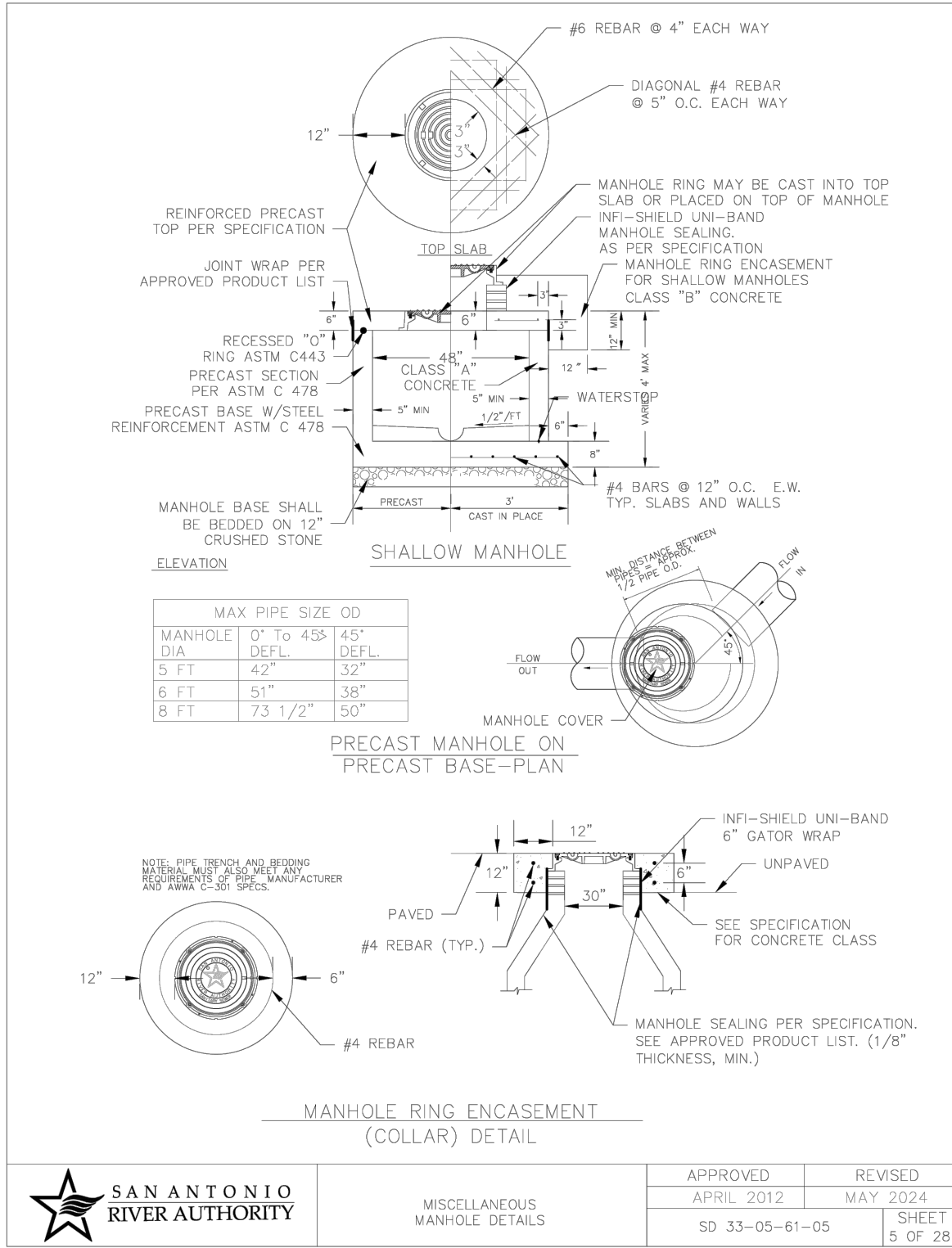
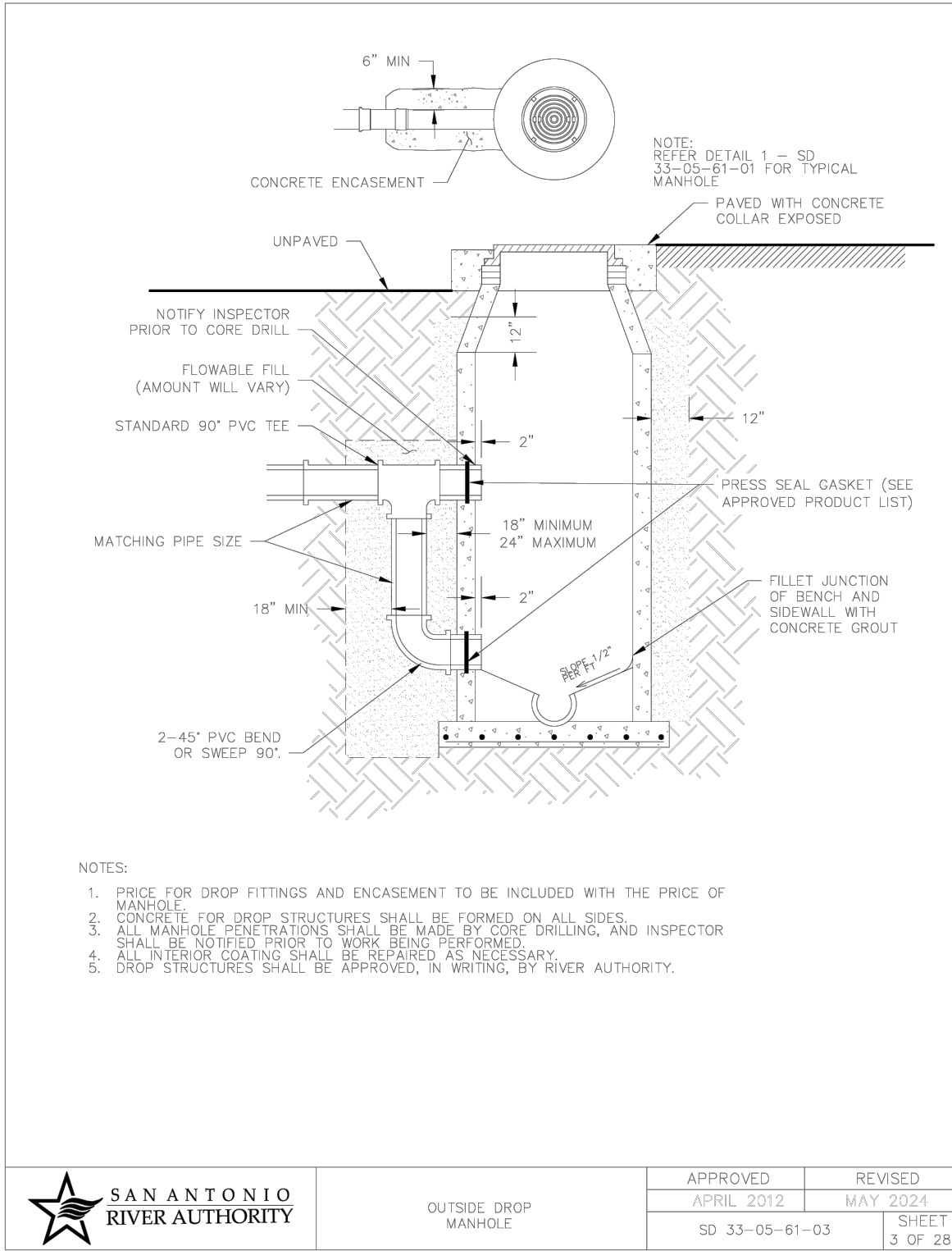
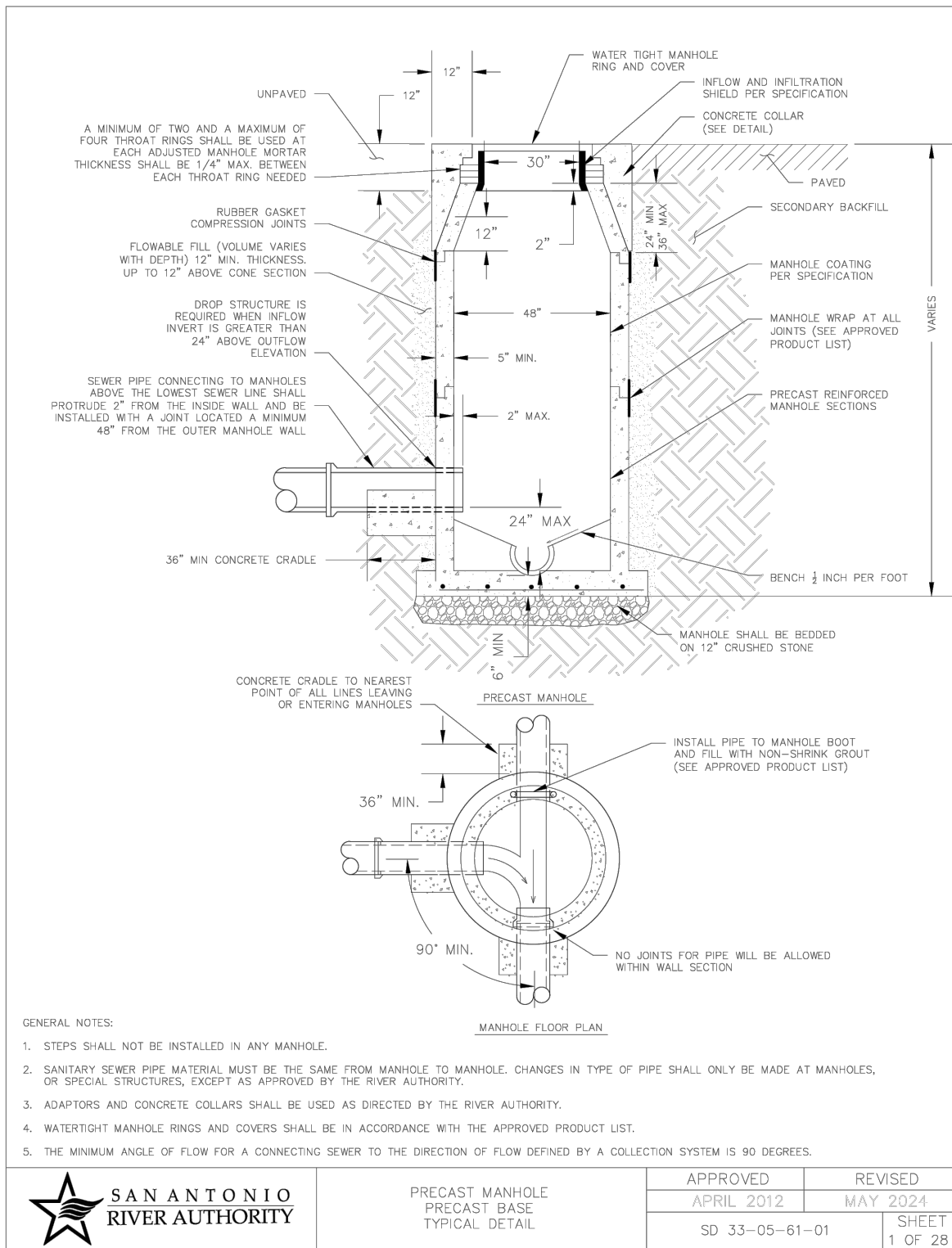
SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

SANITARY SEWER NOTES

PLAT NO.	24-11800288
JOB NO.	12753-13
DATE	NOVEMBER 2024
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C4.10

Date: November 13, 2024, 3:31 PM - User ID: jpoell
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NO.

REVISION

DATE

11/13/2024

STATE OF TEXAS

REBECCA ANN CARROLL

92686

PROFESSIONAL ENGINEER

PAPE-DAWSON

ENGINEERS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008800

SERENO SPRINGS-UNIT 2

BEXAR COUNTY, TEXAS

SANITARY SEWER DETAILS

PLAT NO.

24-11800288

JOB NO.

12733-13

DATE

NOVEMBER 2024

DESIGNER

JP

CHECKED

DRAWN

SS

SHEET

C4.20

Date: July 10, 2025, 4:23 PM -- User ID: ssepulveda
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1.0 DESCRIPTION

This item shall govern the furnishing of all labor, materials, tools, equipment and related items required to perform hydrostatic testing of Ductile Iron and Polyvinyl Chloride (PVC) pressure pipelines for integrity and leakage.

2.0 MATERIALS

Not applicable.

3.0 CONSTRUCTION METHODS

- For Ductile Iron Pipe, make hydrostatic pressure and leakage tests on entire pipeline in accordance with AWWA Standard C600-99, Section 5.2.
- For PVC Pipe, make hydrostatic pressure and leakage tests on entire pipeline in accordance with AWWA Standard C605-94, Section 7.3.
- Furnish all labor equipment, including test pump with regulated by-pass meters and gauges required for conducting pipeline tests. Furnish equipment and necessary piping as required to transport water used in testing from source to test location.
- Schedule time and sequence of testing, subject to observation and approval by the Owner or Owner's Representative. Provide adequate labor, tools and equipment to operate valves and to locate and repair leaks discovered during the initial filling of the pipeline prior to actual testing or during the course of the tests.
- After the pipe has been laid and backfilled and the backfill has been jettied or otherwise consolidated, subject all newly laid pipe or valved section thereof to the hydrostatic pressure specified below for the particular type of pipe. The duration of each pressure test shall be at least four hours, unless otherwise specified or noted on the plans. Disconnect all meters, fixtures, devices or appliances which are connected to the pipeline system and which might be damaged if subjected to the specified test pressure. Cap or plug the ends of the branch lines during the testing procedures.
- Fill each valved (capped or plugged) section of pipe slowly with water and expel all air. If permanent air vents are not located at all high points, install co-poration or blow-off cocks at such points so that the air can be expelled as filling takes place. After verification that all air has been expelled, close the cocks and keep the pipe filled until tested. Examine unscaped pipe, fittings, valves, hydrants and joints while under test pressure. Visible leaks shall be stopped. Remove and replace cracked or defective pipe, fittings, valves or hydrants discovered during testing. Replacement shall be with sound material. Repeat the test until specified requirements are achieved.
- Where any section of a pipeline is proved with concrete thrust blocking, do not make hydrostatic pressure test until at least five days have elapsed after installation of the blocking.
- Pressure/Leakage Tests
 - The duration of the hydrostatic test shall be a minimum of four (4) hours.
 - The pipeline shall be tested so that the pressure at the highest point in the test section is not less than 200 psi.
 - The maximum allowable leakage is the number of gallons per hour as determined by the following formulas.
 - For Ductile Iron Pipe:
$$L = \frac{S(D)^2}{135,000}$$
Where:
 - L = allowable leakage, in gallons per hour
 - S = length of pipe tested, in feet
 - D = nominal diameter of the pipe, in inches
 - P = 200, in psig
 - For PVC Pipe:
$$L = \frac{N(D)^2}{7,400}$$
Where:
 - L = allowable leakage, in gallons per hour
 - N = number of joints in the length of pipeline tested
 - D = nominal diameter of the pipe, in inches
 - P = 200, in psig

H. Final Acceptance

- No pipe installation will be accepted until known leaks have been repaired, whether or not leakage is within allowable limits. Locate and repair leaks at no additional cost to the Owner.
- The Contractor will certify that all required pressure and leakage tests have been successfully completed before the pipeline is accepted.

I. Special Project Requirements

Water Source: Obtaining water for testing purposes shall be the responsibility of the Contractor. The Contractor shall provide all equipment and labor required to transport water from the source to the test point.

4.0 MEASUREMENT AND PAYMENT

No direct measurement or payment will be made for the work to be done or the equipment to be furnished under this item, but shall be considered subsidiary to the particular items of work for which unit prices are required in the proposal.



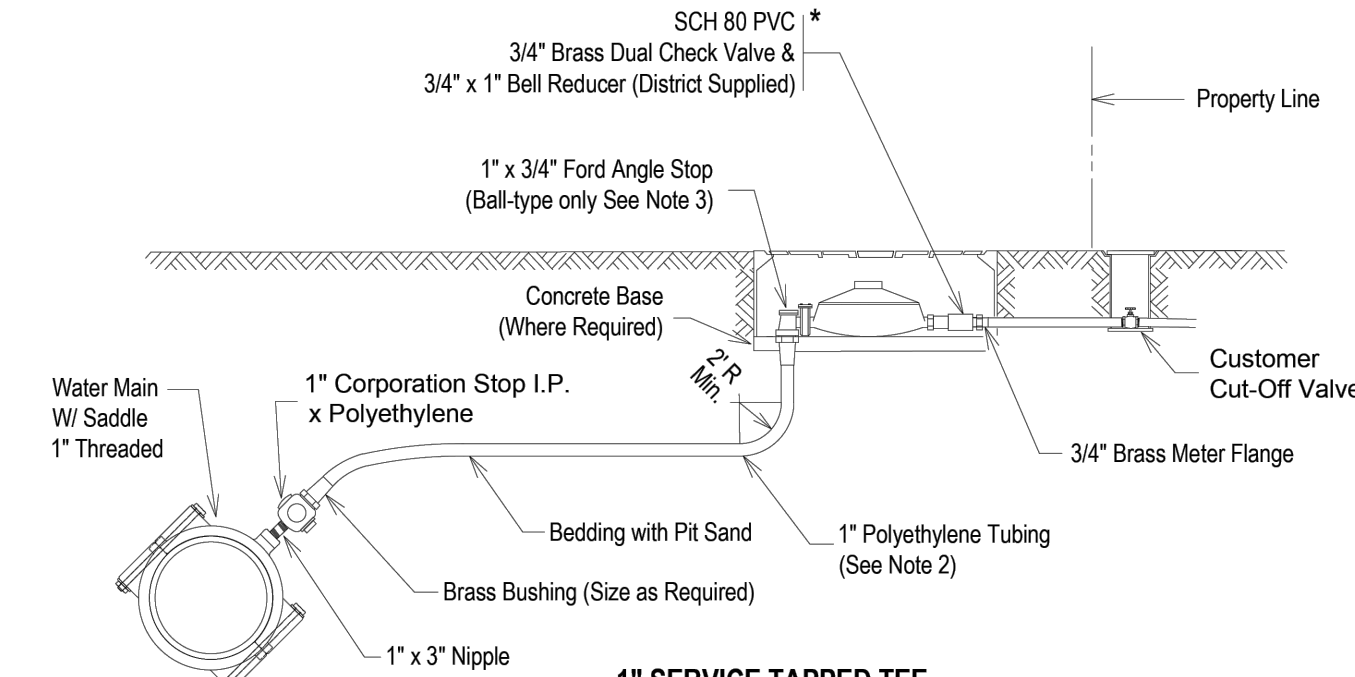
TESTING FOR PRESSURE PIPELINES

APPROVED	REVISED
JULY 2022	
DET-100-01	SHEET 1 OF 1

PIPE TAPPING SCHEDULE

PIPE DIAMETER	SERVICE SIZE
6" A.C.	Tap With Service Saddle
6" C.I. or D.I.	Tap With Service Saddle
8" A.C.	Tap With Service Saddle
8" C.I. or D.I.	Tap With Service Saddle
8" PVC	Tap With Service Saddle
10" A.C.	Tap With Service Saddle
10" C.I. or D.I.	Tap With Service Saddle
10" PVC	Tap With Service Saddle
12" A.C.	Tap With Service Saddle
12" C.I. or D.I.	Tap With Service Saddle
12" PVC	Tap With Service Saddle
16" A.C.	Tap With Service Saddle
16" C.I. or D.I.	Tap With Service Saddle

* Tailpieces Supplied by ECSUD w/ Cost of Meter

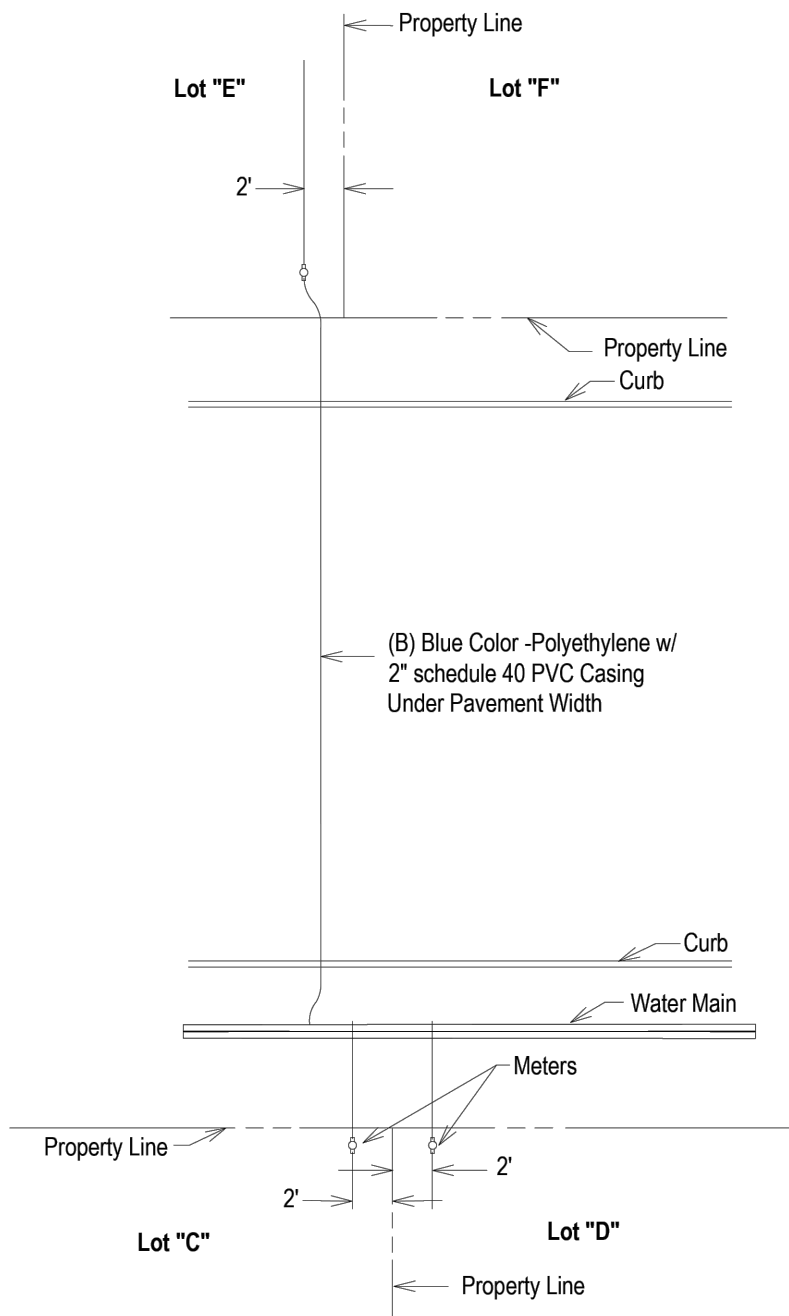


- NOTE:
- No Direct Tap to Main, Saddle Required
 - Polyethylene Shall be 250 psi Rated - Color Blue
 - FORD Angle Stop BA43-342-WNL
 - Meter Box Shall be DFW 36-C
 - 2" HDPE Main Will Use FORD 2" CT's x 1" FIPT Tee (T441-774NL)
- FOR PERFURED MANUFACTURERS SEE STANDARD SPECIFICATIONS



1" SERVICE INSTALLATION TAPPING SCHEDULE

APPROVED	REVISED
FEBRUARY 2025	
DET-824-01	SHEET 1 OF 1



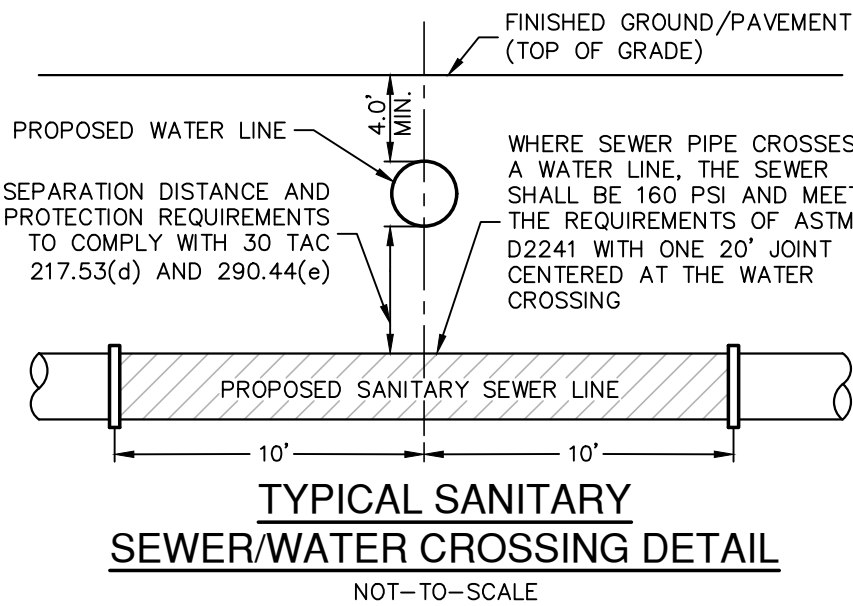
- NOTE:
- All Services to have Tracer Wire Installed.
 - All Service to be Sand Bedded with Pit Sand.
 - Service Casing Begins 3' from the Main and Ends 3' from the Angle Stop.
 - Use Meter Box DFW 36-C for Single Services
 - 2" HDPE Main Will Use FORD 2" CT's x 1" FIPT Tee (T441-774NL)

SINGLE SERVICE LINE - SINGLE METER



TYPICAL SERVICE ARRANGEMENT

APPROVED	REVISED
FEBRUARY 2025	
DET-824-05	SHEET 1 OF 4



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE

DATE	07/02/25
REVISION	
1.	REVISED DETAILS

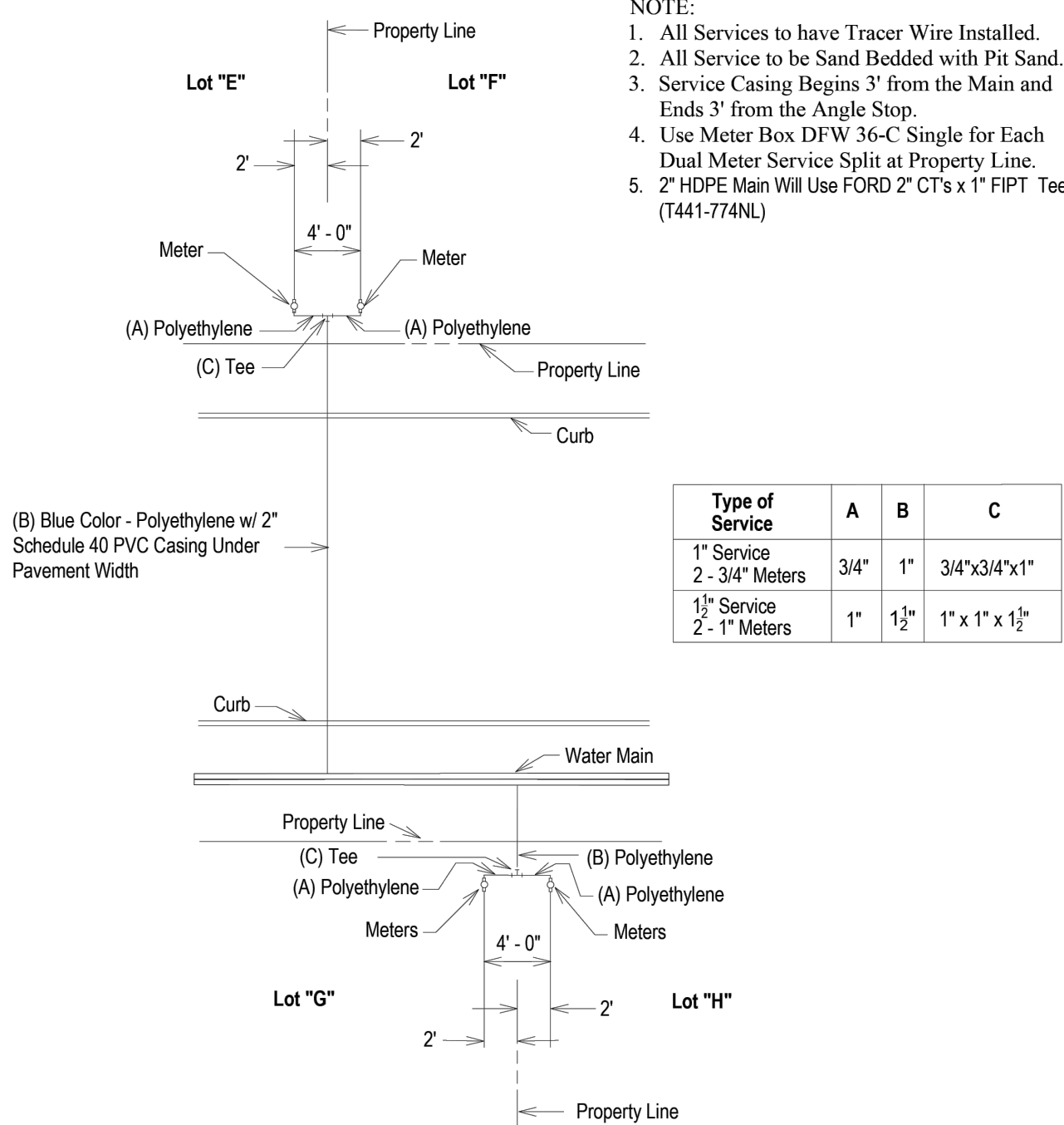


PAPE-DAWSON ENGINEERS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10038800

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
WATER DISTRIBUTION DETAILS
(SHEET 1 OF 3)

PLAT NO. 24-11800288
JOB NO. 12733-13
DATE JULY 2025
DESIGNER JP
CHECKED DRAWN SS
SHEET C5.10

- NOTE:
- All Services to have Tracer Wire Installed.
 - All Service to be Sand Bedded with Pit Sand.
 - Service Casing Begins 3' from the Main and Ends 3' from the Angle Stop.
 - Use Meter Box DFW 36-C Single for Each Dual Meter Service Split at Property Line.
 - 2" HDPE Main Will Use FORD 2" CT's x 1" FIPT Tee (T441-774NL)

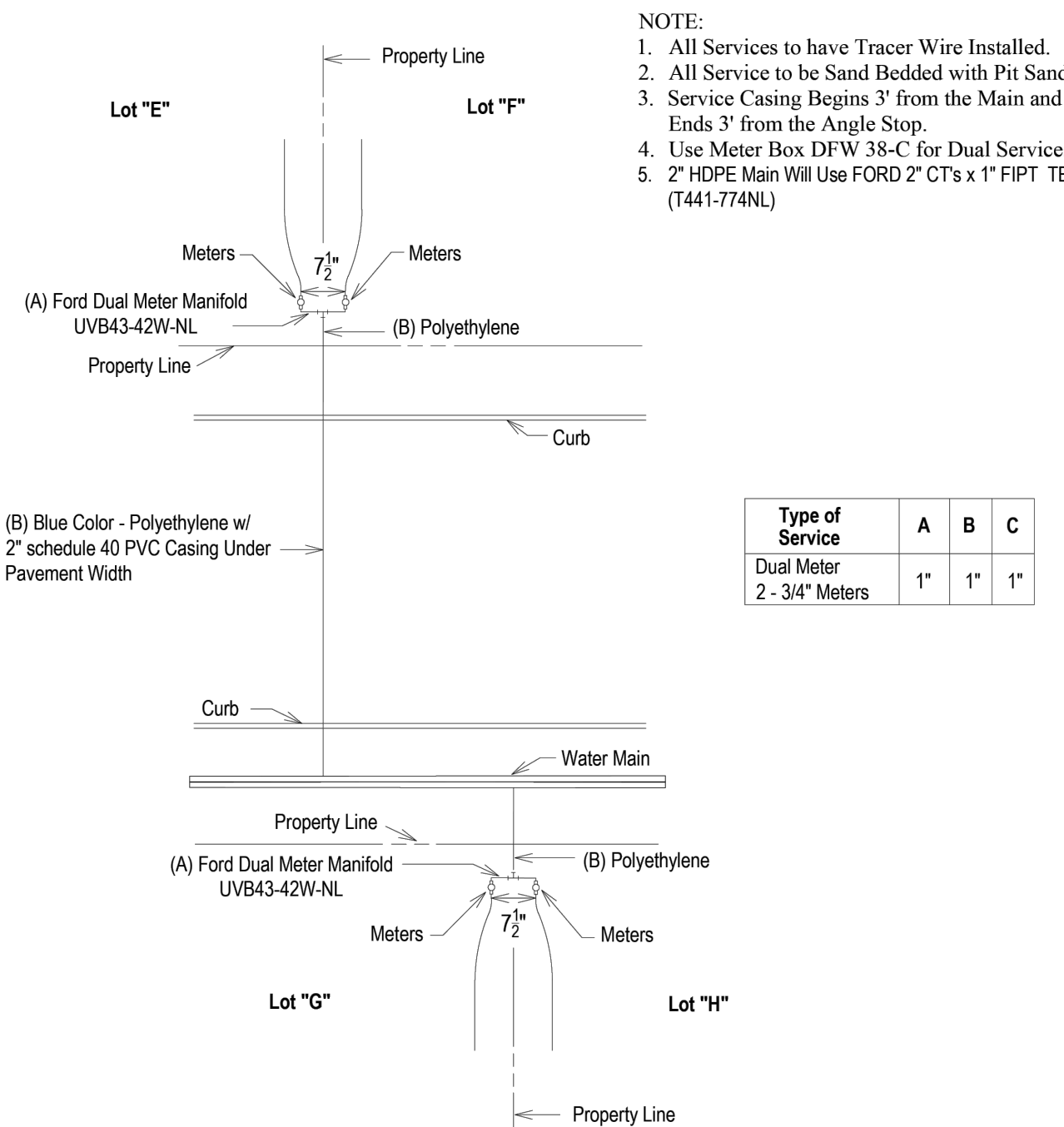


SINGLE SERVICE LINE - DUAL METER



TYPICAL RURAL SERVICE ARRANGEMENT

APPROVED	REVISED
FEBRUARY 2025	
DET-824-05	SHEET 2 OF 4

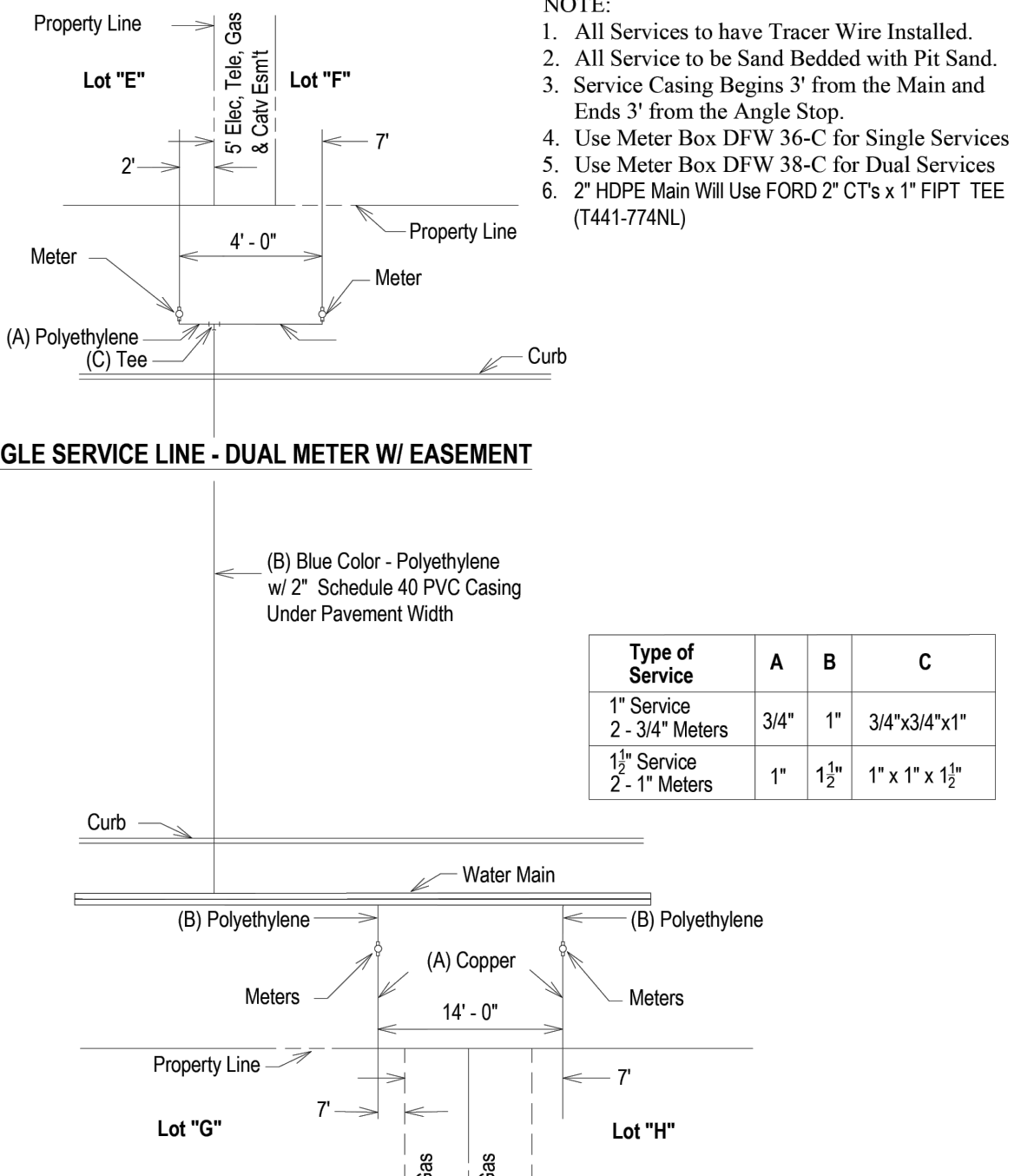


SINGLE SERVICE LINE - DUAL METER



TYPICAL HIGH DENSITY RESIDENTIAL SERVICE ARRANGEMENT

APPROVED	REVISED
FEBRUARY 2025	
DET-824-05	SHEET 3 OF 4



ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH ECSUD SPECIFICATIONS.

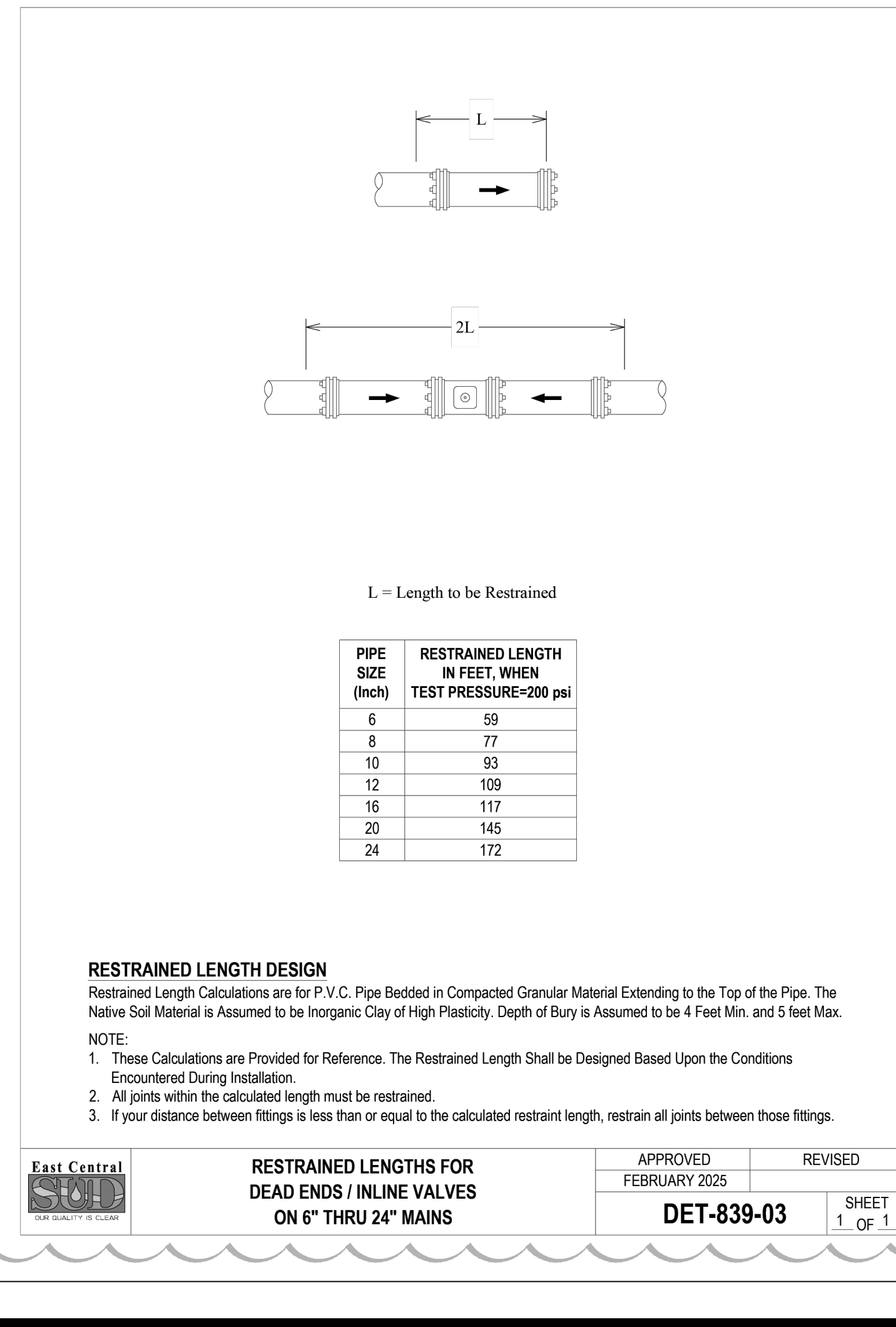
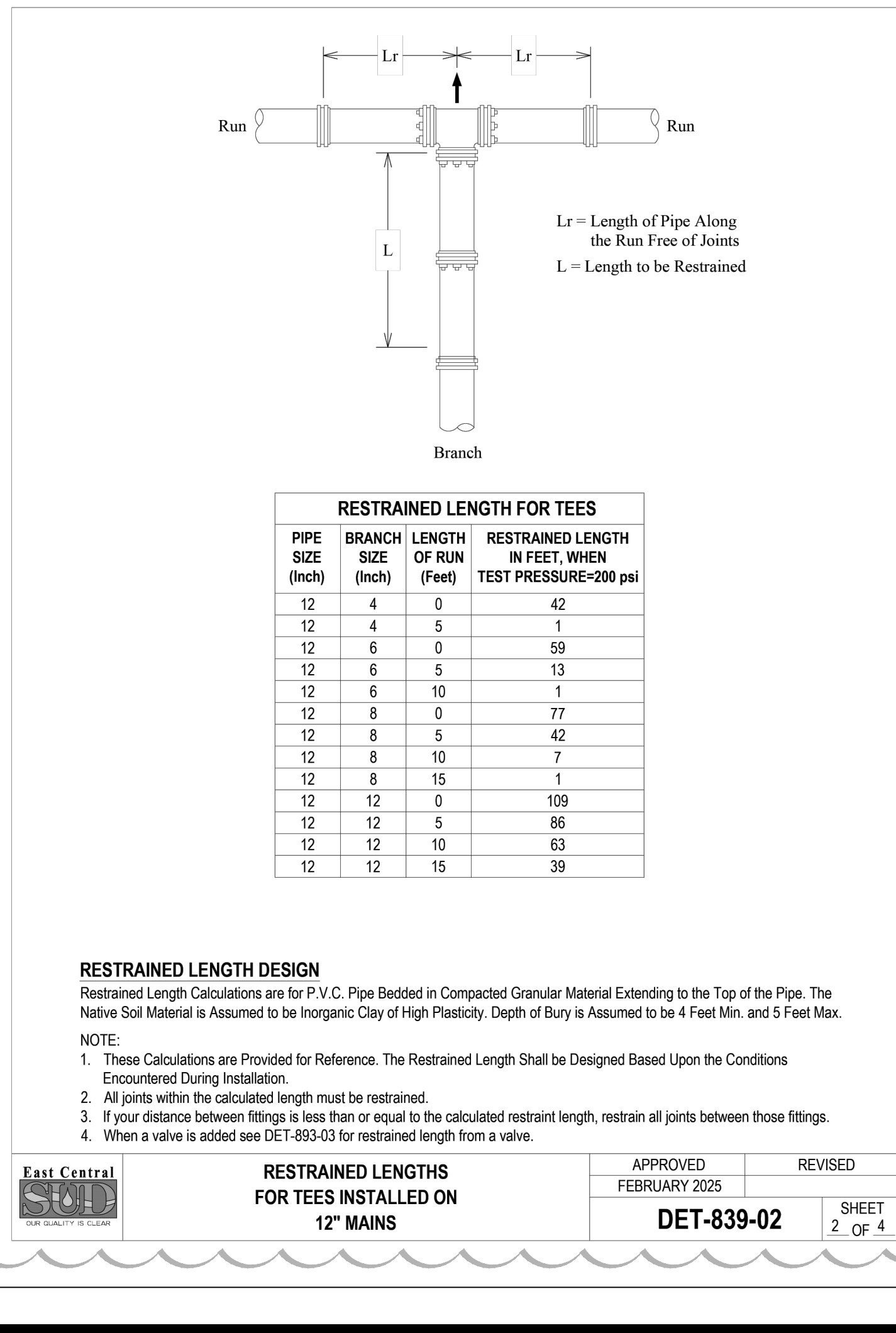
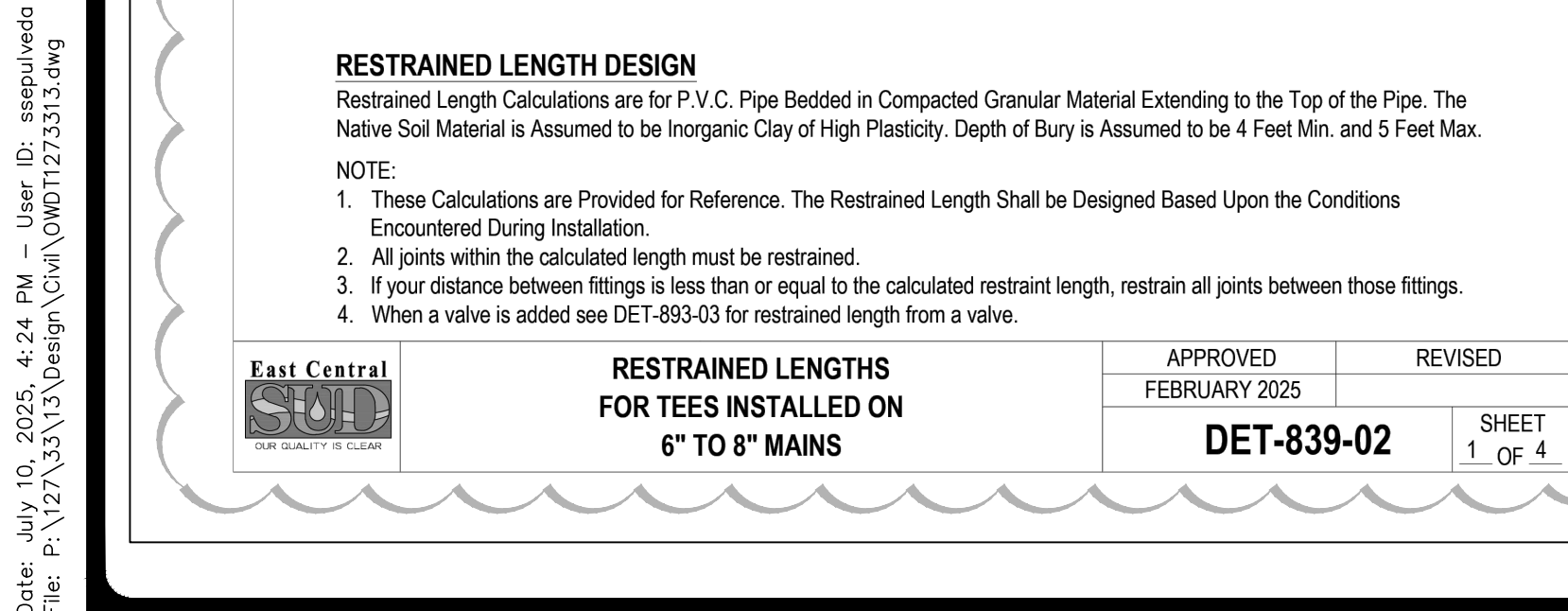
TYPICAL UTILITY/WATER CROSSING DETAIL

NOT-TO-SCALE

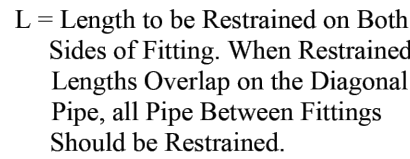


TYPICAL SERVICE ARRANGEMENT

APPROVED	REVISED
FEBRUARY 2025	
DET-824-05	SHEET 4 OF 4



1. ALL VALVES SHALL REMAIN CLOSED UNTIL THE MAINS HAVE BEEN DISINFECTED, FLUSHED, AND RELEASED FOR PUBLIC USE BY THE ENGINEER.
2. EXISTING UTILITIES SHOWN ARE TAKEN FROM VARIOUS UTILITY COMPANY RECORDS. CONTRACTORS SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. TRENCHES SHALL BE SHOWN ON PLANS OR NOT, PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND DRAINAGE STRUCTURES DURING CONSTRUCTION.
3. ALL EXCAVATION SHALL BE UNCLASSIFIED REGARDLESS OF MATERIAL ENCOUNTERED.
4. BIDDERS ARE NOTIFIED TO MAKE SUBSURFACE INVESTIGATIONS AS THEY DEEM NECESSARY. NO ADDITIONAL PAYMENT WILL BE MADE FOR WATER, SAND, GRAVEL, OR OTHER INSTABLE CONDITIONS ENCOUNTERED IN EXCAVATIONS.
5. DETOUR OF TRAFFIC AROUND WORK ACTIVITIES, MAINTENANCE OF TRAFFIC CONTROL, SIGNS, AND FLAGMEN ARE THE CONTRACTOR'S RESPONSIBILITY. NO SEPARATE PAYMENT SHALL BE MADE.
6. THE CONTRACTOR SHALL PROTECT ALL OPEN EXCAVATIONS AND EQUIPMENT FROM CHILDREN, PEDESTRIANS, AND VEHICLES IN THE AREA.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ALL FENCES IN THE WORK AREA TO THEIR ORIGINAL CONDITION PRIOR TO COMPLETION OF THE PROJECT. THIS SHALL APPLY TO ALL FENCES IN THE WORK AREA WHETHER THEY ARE SHOWN ON THE PLANS OR NOT.
8. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. ANY CONSTRUCTION STAKES, MARKS, ETC., DESTROYED OR REMOVED BY THE CONTRACTOR SHALL BE REPLACED AT HIS OWN RISK.
9. THE CONTRACTOR SHALL CONFER WITH EACH INDIVIDUAL PROPERTY OWNER AS TO THE LOCATION OF EACH INDIVIDUAL METER BOX.
10. CONTRACTOR SHALL DISINFECT ALL NEW WATER MAINS BEFORE TYING INTO EXISTING WATER MAINS.
11. ALL VALVES SHALL BE PERMANENTLY MARKED BY THE USE OF A VALVE MARKER. SEE ATTACHED PLAN SHEET.
12. 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, INCLUDING PROCEDURES AND METHODS 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 PROTECTION. CONTRACTOR SHALL HIRING A QUALIFIED, 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.
13. CONTRACTOR SHALL MAINTAIN FENCINGS FOR THE CONTAINMENT OF LIVESTOCK DURING CONSTRUCTION. ALL FENCING REQUIRED FOR CONSTRUCTION SHALL BE REPLACED. ALL REQUIRED FENCING SHALL BE INCIDENTAL TO CONSTRUCTION AND NOT A SEPARATE PAY ITEM.
14. ALL DRIVEWAYS, INCLUDING DRAIN PIPES, CULVERTS AND HEADWALLS, DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR TO EQUAL OR BETTER THAN RECONSTRUCTION CONDITION. ASPHALT DRIVES ARE NOT ALLOWED TO BE CUT WITHOUT OWNERS PERMISSION. INSTALLATION OF WATER MAINS CROSSED UNDER DRIVEWAYS SHALL BE PAID FOR BY THE CONTRACTOR. DRIVEWAY REPAIR SHALL BE INCIDENTAL TO CONSTRUCTION AND NOT A SEPARATE PAY ITEM. DRIVEWAY PAVEMENT REPAIR SHALL BE PAID FOR AS PER ITEM NO. 02950, "CUTTING AND PATCHING ASPHALT PAVEMENT, ASPHALT DRIVES, CONCRETE DRIVES, OR GRAVEL DRIVEWAYS". DRIVEWAY REPAIR FOR BOXES UNDER CONCRETE DRIVES DRIVES SHALL BE PAID FOR AS PER ITEM 02445 "BORING AND CASING PIPE UNDER HIGHWAYS, RAILROADS, OR OTHER AREAS."
15. LOCATIONS OF COMBINATION AIR VALVES WHERE SHOWN ON PLANS ARE APPROXIMATE. FINAL LOCATIONS TO BE ADJUSTED ON FIELD AT TIME OF CONSTRUCTION AT THE DIRECTION OF THE ENGINEER.
16. ALL WORK SHALL BE SCHEDULED TO TAKE PLACE ON MONDAY THROUGH FRIDAY, DURING NORMAL WORK HOURS. CONTRACTOR SHALL NOTIFY MWSO 48 HOURS PRIOR TO SERVICE SHUT AFFECTING CUSTOMERS. SERVICE SHALL NOT BE SHUT OFF FOR MORE THAN EIGHT (8) HOURS AT A TIME.
17. THE CONTRACTOR SHALL REMOVE OR REPLACE ANY PHYSICAL DAMAGE TO PROPERTY, INCLUDING, BUT NOT LIMITED TO, FENCES, PAVEMENT, DRIVEWAYS, LAWNS, CULVERTS, AND TREES, AT NO COST TO THE OWNER.
18. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL AT ALL CULVERT, STREAM, AND DRAINAGE SWALES CROSSINGS. EROSION CONTROL MEASURES SHALL INCLUDE AS MINIMUM, BUT NOT LIMITED TO, MULCH, STRIPS, LOGS, OR MATS TO THE WORK AREAS AND SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION OF THE DISTURBED AREAS UPSTREAM. EROSION CONTROL SHALL BE COORDINATED WITH THE ENGINEER.
19. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY MAILBOXES, TRAFFIC OR ROAD SIGNS ENCOUNTERED. NO SEPARATE PAY ITEM.
20. CONTRACTOR SHALL REMOVE AND REPLACE ANY MAILBOXES, TRAFFIC OR ROAD SIGNS ENCOUNTERED. NO SEPARATE PAY ITEM.
21. ALL FITTINGS ARE TO BE DUCTILE IRON, MECHANICAL JOINT TYPE, UNLESS OTHERWISE NOTED ON PLANS.
22. ALL THRUST BLOCKS SHALL BE INSPECTED BY OWNER AND/OR ENGINEER PRIOR TO CONSTRUCTION.
23. ALL EXISTING VALVES SHOWN ON PLANS TO BE ABANDONED, SHALL HAVE BOXES REMOVED AND SHALL BE BACKFILLED ACCORDING TO SPECIFICATIONS. NO SEPARATE PAY ITEM.
24. CONTRACTOR SHALL CONTAIN ALL CONSTRUCTION AND STAAGING WITHIN EXISTING UTILITY EASEMENTS, UNLESS OTHER ARRANGEMENTS ARE MADE WITH OWNER AND/OR CITY.
25. WHERE THE NEW WATER MAIN SHOWN ON THE PLAN REQUIRES CROSSING AN EXISTING WATER MAIN OR OTHER UTILITY, THE CONTRACTOR SHALL VERTICALLY DETECT THE PROPOSED WATER MAIN. DEFLECTION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DEFLECTION LIMITS SHALL BE LIMITED, UNLESS OTHERWISE SHOWN ON THE PLANS. NO SEPARATE PAY ITEM.
26. WATER MAINS SHALL BE INSTALLED WITH 48" MINIMUM COVER OVER TOP OF THE PIPE AND A MAXIMUM DEPTH OF BURIED OF 60", UNLESS OTHER NOTED ON THE PLANS OR DIRECTED BY THE ENGINEER.
27. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL CONCRETE FOUNDATIONS, CURBS, VALES, DRIVEWAYS, AND OVERLAYS WITHIN THE PROJECT SITE.
28. BUY AMERICAN STANDARDS SHALL BE ADHERED TO CONCERNING ALL STEEL OR IRON BASED MATERIALS.
29. ALL GATE VALES SHALL "OPEN RIGHT".
30. AN AIR RELEASE VALVE SHALL BE INSTALLED AT THE HIGHEST ELEVATION POINT(S) OF THE WATER DISTRIBUTION SYSTEM LOCATED WITHIN A DEVELOPMENT. THE EXACT LOCATION SHALL BE COORDINATED IN THE FIELD AND VERIFIED AGAINST THE FINAL PLAN. THE CONTRACTOR SHALL FOLLOW THE MANUFACTURER'S INSTALLATION STANDARDS AND THE MANUFACTURE'S RECOMMENDATIONS. PROVIDE A VALVE BOX OR APPROVED ENCLOSURE FOR ACCESS AND MAINTENANCE.
31. A MINIMUM OF ONE (1) WATER SAMPLE STATION SHALL BE INSTALLED WITHIN A DEVELOPMENT TO ALLOW FOR ROUTINE WATER QUALITY MONITORING. THE SAMPLE STATION SHALL BE LOCATED IN A COMMONLY ACCESSIBLE LOCATION. IF THE WATER MAIN IS IN A PUBLICLY ACCESSIBLE AREA, OR AT A REPRESENTATIVE LOCATION APPROVED BY THE CITY, THE STATION SHALL BE INSTALLED PER ECUSD STANDARDS, MANUFACTURE'S RECOMMENDATIONS, AND LOCAL ORDINANCES. IF THE WATER MAIN IS IN AN AREA SUBJECT TO REGULATIONS, COORDINATED FINAL LOCATION WITH ECUSD PRIOR TO INSTALLATION, ALL COMPONENTS SHALL BE SUITABLE FOR POTABLE WATER USE, AND THE STATION SHALL BE PROTECTED FROM FREEZING, TAMPERING AND OTHER ENVIRONMENTAL FACTORS.
32. WHEN INSTALLING A CUT-IN TEE TO TIE INTO AN EXISTING WATER MAIN, MECHANICAL BELL JOINT RESTRAINTS SHALL BE PROVIDED ON ALL ADJACENT EXISTING PIPE JOINTS TO PREVENT SEPARATION DUE TO THRUST FORCES. RESTRAINTS SHALL BE INSTALLED ON BOTH ENDS OF THE CUT-IN TEE AND PIPE ON EACH SIDE OF THE NEW TEE, OR AS REQUIRED BY ECUSD STANDARDS. ALL RESTRAINT DEVICES SHALL BE COMPATIBLE WITH THE EXISTING PIPE MATERIAL AND CLASS. RESTRAINTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS. COORDINATE WITH ECUSD FOR FINAL APPROVAL OF RESTRAINT TYPE AND EXTENT.
33. ALL CONNECTIONS TO EXISTING WATER MAINS SHALL BE PERFORMED USING THE HIGH TEST HYPOCHLORITE (HTH) METHOD IN ACCORDANCE WITH AWWA C681 STANDARD. PROPER FLUSHING AND BACTERIOLOGICAL TESTING PRIOR TO THE APPLICATION OF A CHLORINE SOLUTION DIRECTLY TO ALL INTERIOR SURFACES OF THE NEW FITTINGS, PIPE, AND APPURTENANCES IMMEDIATELY PRIOR TO INSTALLATION. THIS INCLUDES THE USE OF SANITIZING WITH A MINIMUM OF 100 PPM FREE CHLORINE. NO OTHER DISINFECTION METHOD WILL BE ACCEPTED FOR TIE-INS. ALL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF ECUSD AND IN COMPLIANCE WITH THEIR STANDARDS. PROPER FLUSHING AND BACTERIOLOGICAL TESTING FOLLOW PRIOR TO



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 Min. and 5 feet Max.

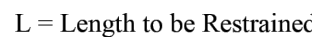
NOTE:

1. These Calculations are Provided for Reference. The Restrained Length Shall be Designed Based Upon the Conditions Encountered During Installation.
2. All joints within the calculated length must be restrained.
3. If your distance between fittings is less than or equal to the calculated restraint length, restrain all joints between those fittings
4. When a valve is added see DET-893-03 for restrained length from a valve.



APPROVED
FEBRUARY 2025

SHEET
1 OF 2

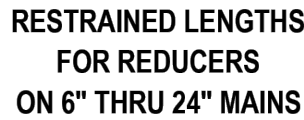


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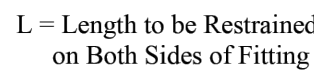
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APPROVED	
FEBRUARY 2025	

SHEET
1 OF 1

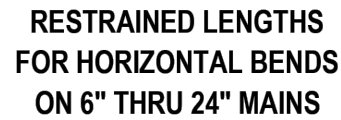


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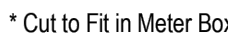
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APPROVED	
FEBRUARY 2025	

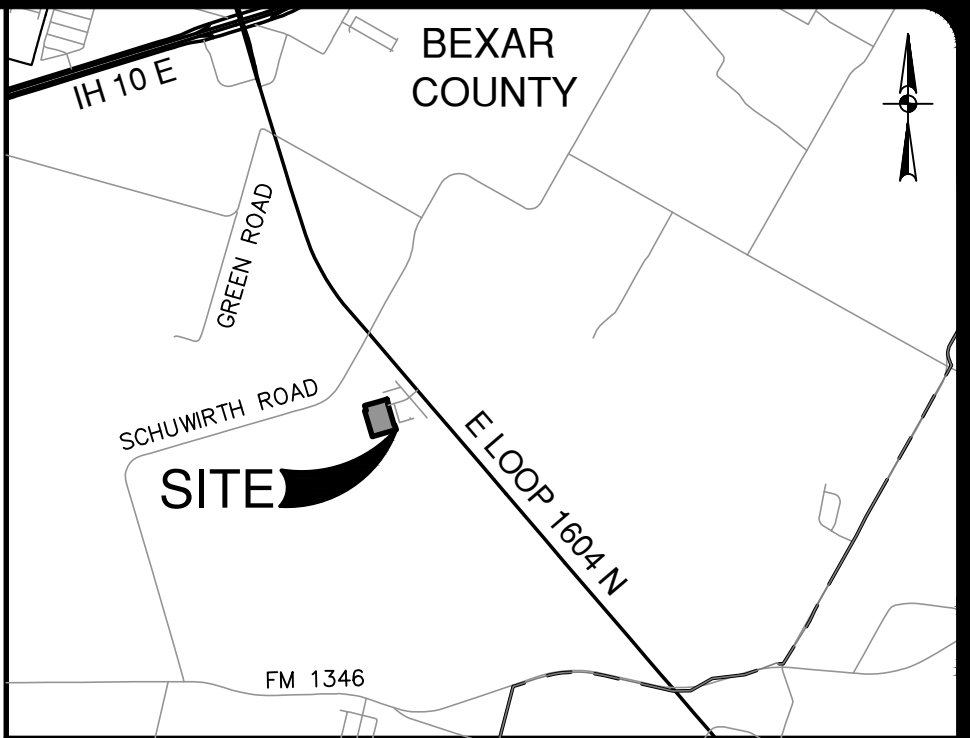
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**2" PERMANENT
BLOW-OFF ASSEMBLY
ON 6" AND 8" MAINS**

APPROVED
JANUARY 2021

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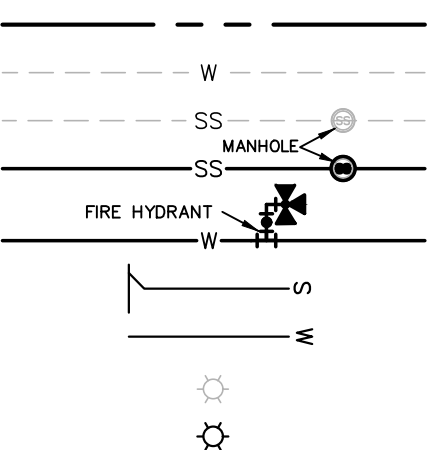


NOT-TO-SCALE




SCALE: 1" = 50'

PROJECT LIMITS
EXISTING WATER
EXISTING SEWER
PROPOSED SEWER
PROPOSED WATER
PROPOSED WYE &
SINGLE WATER SE
EXISTING STREET
PROPOSED STREE

[illegible]

03/28/2025



**PAPE-DAWSON
ENGINEERS**

22000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SERENO SPRINGS-UNIT 2

BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN

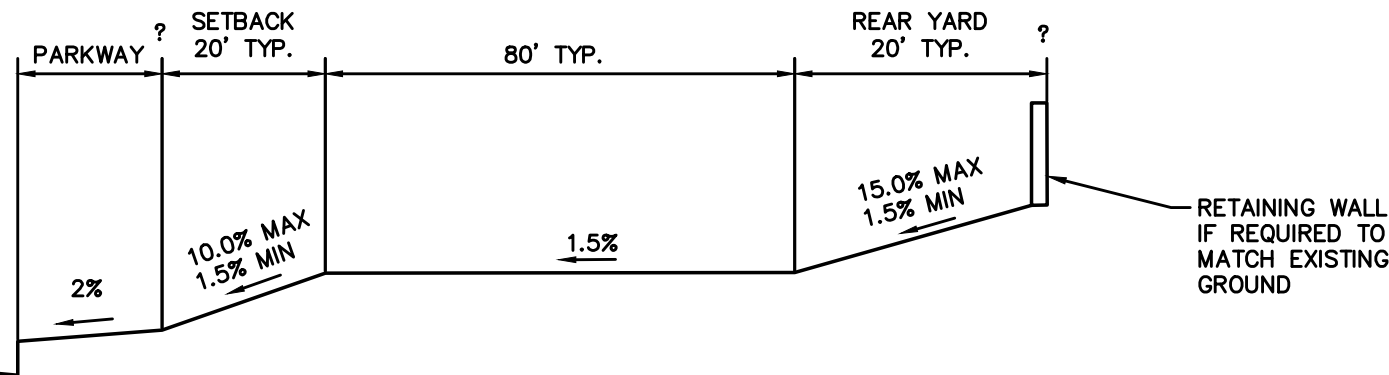
PLAT NO. 24-11800288
JOB NO. 12733-13
DATE MARCH 2025
DESIGNER JP
CHECKED SS DRAWN SS
SHEET C6.00

Date: June 2, 2025, 2:42 PM - User ID: cldndier
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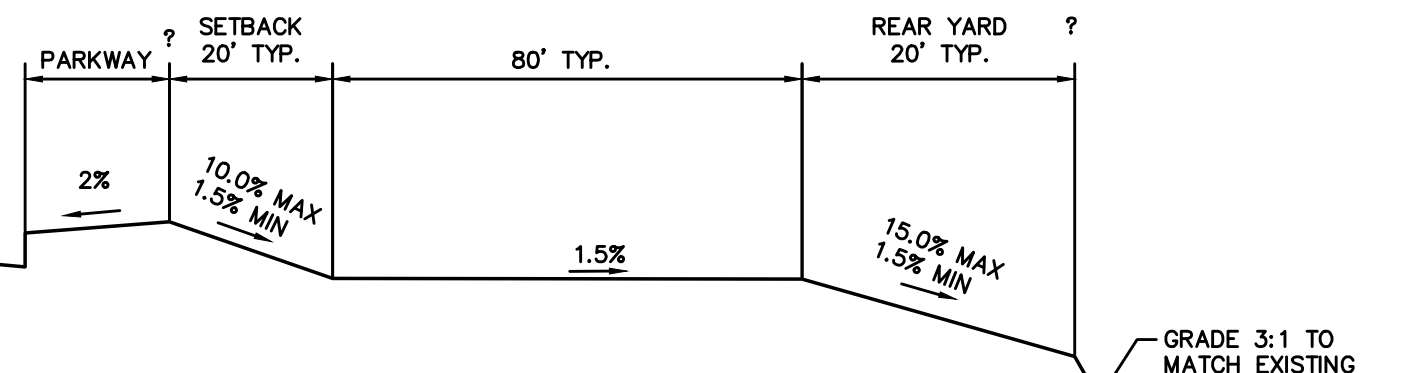
GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.



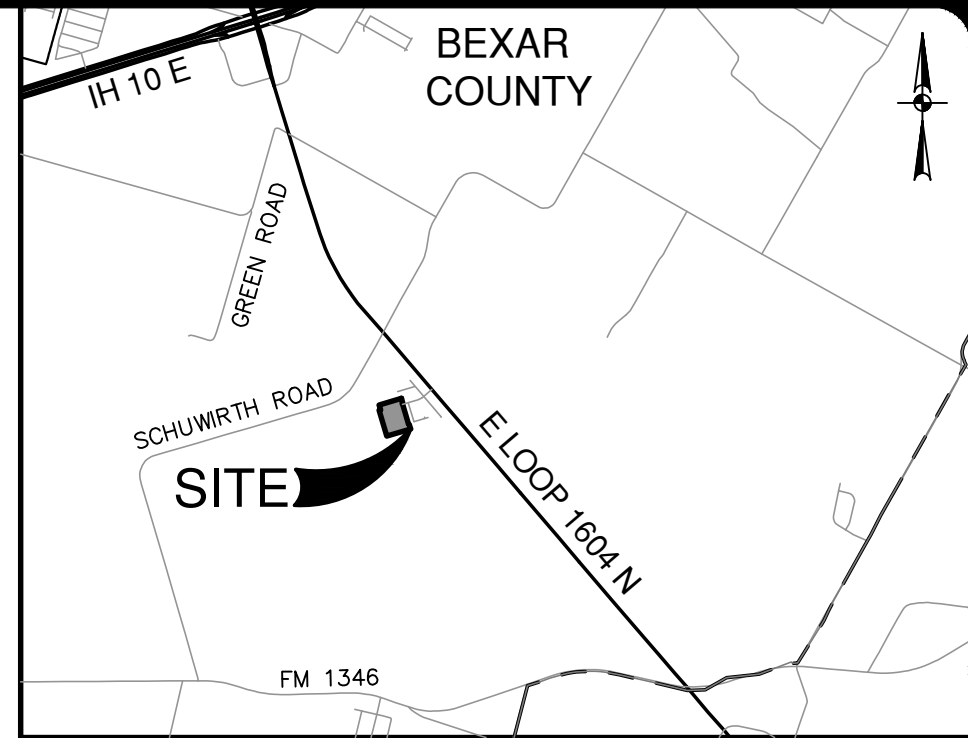
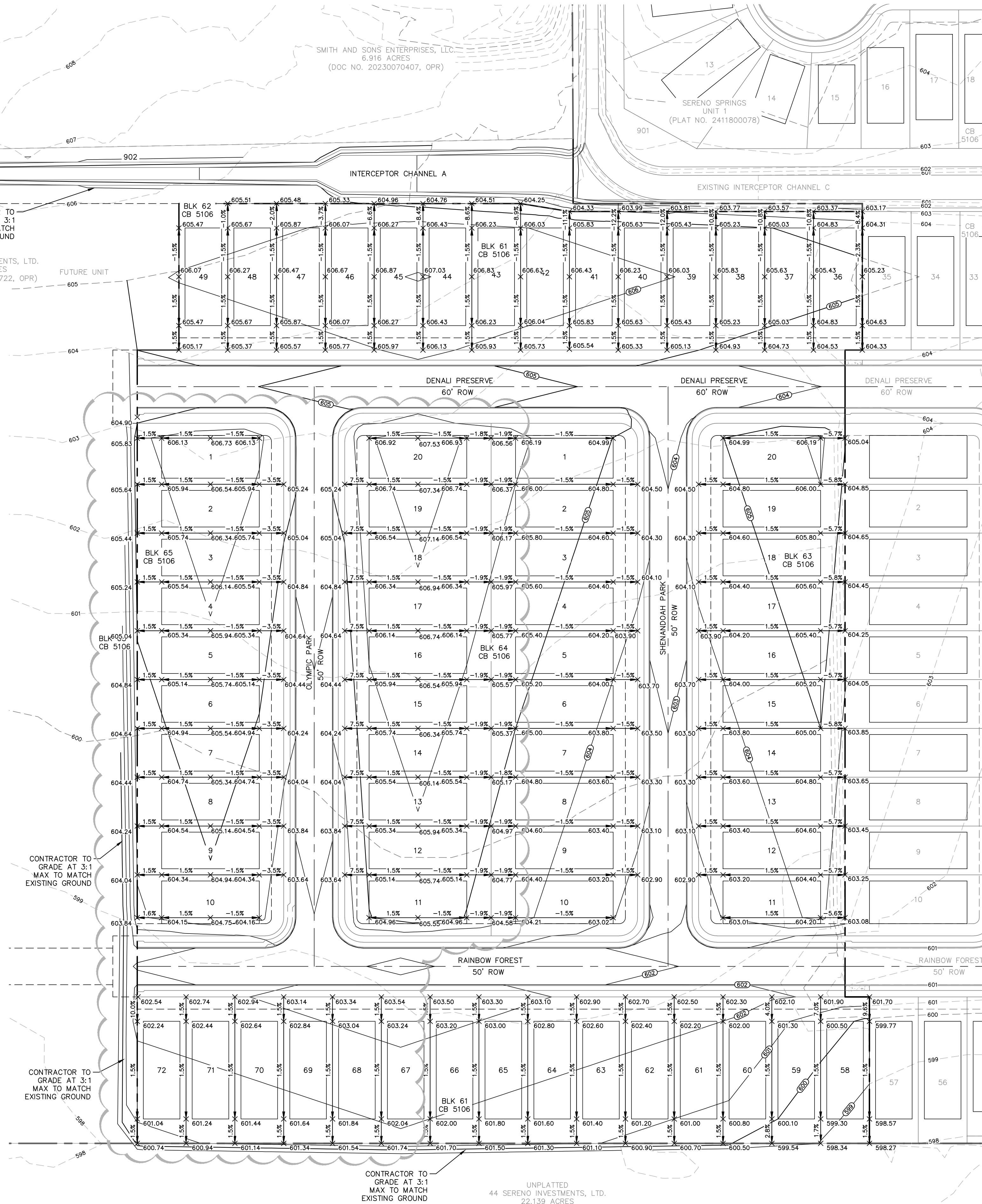
TYPICAL "A" LOT GRADING DETAIL

NOT TO SCALE



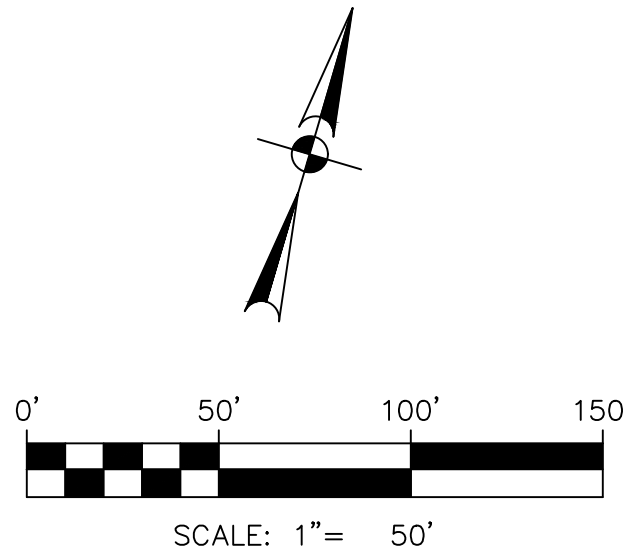
TYPICAL "C" LOT GRADING DETAIL

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LOCATION MAP

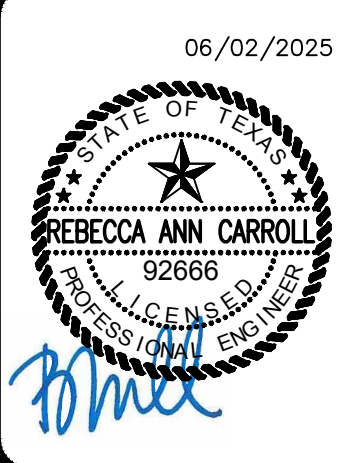
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GRADING LEGEND

- PROJECT LIMITS
100 YR FLOODPLAIN
EXISTING CONTOUR
PROPOSED CONTOUR
FLOW ARROW (EXISTING)
FLOW ARROW (PROPOSED)
TYPICAL HOUSE PAD

NO.	REVISION	DATE
1	RAISED RAINBOW FOREST AND OLIMPIC PARK	05/28/2025



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

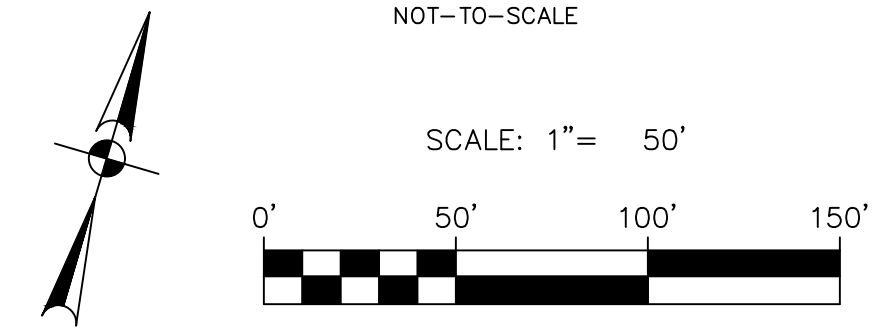
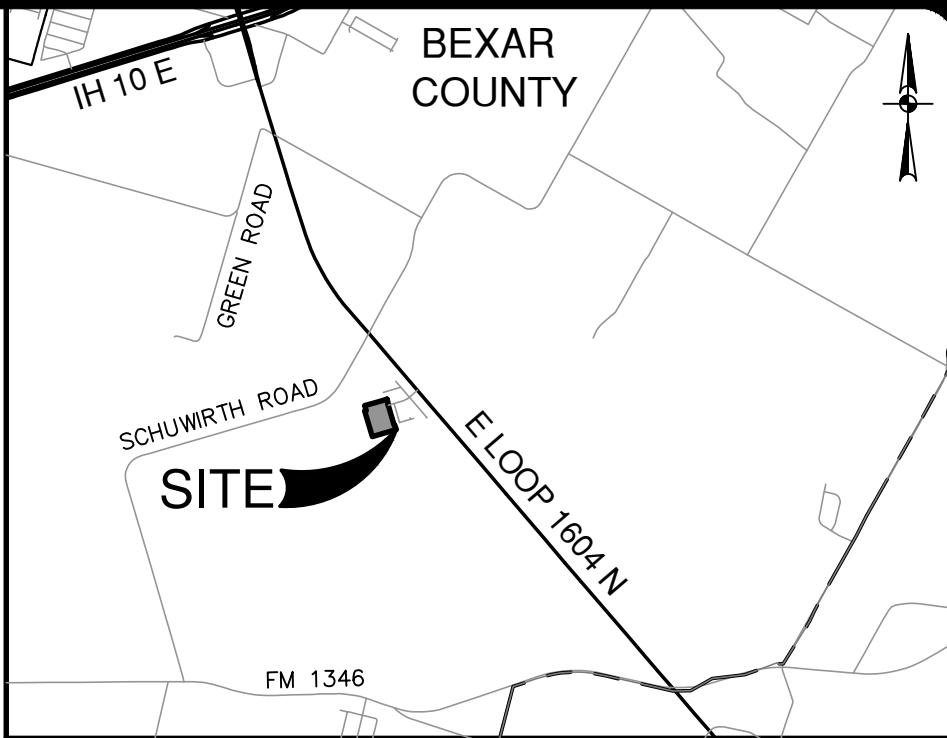
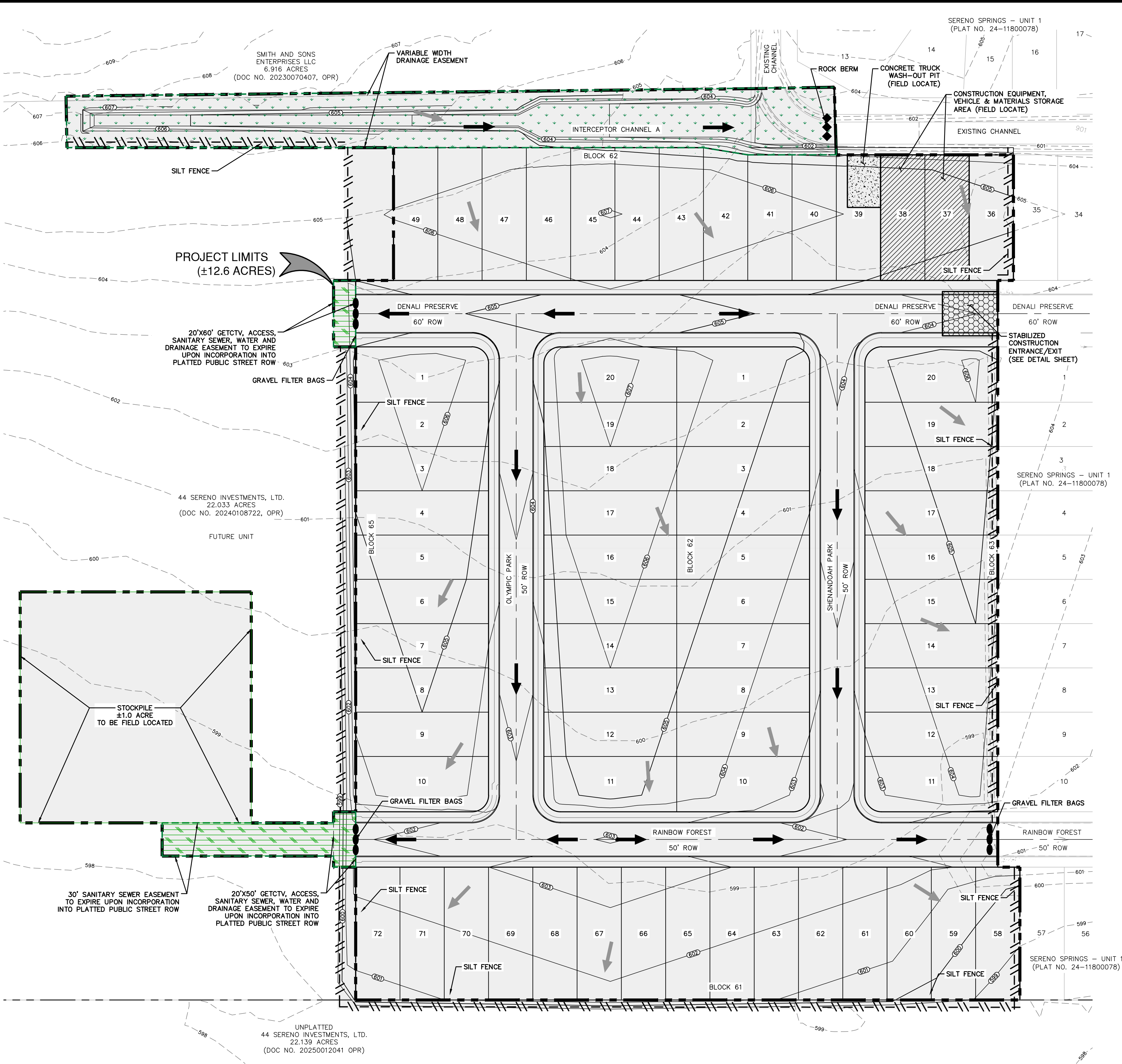
SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS
OVERALL GRADING PLAN

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	JUNE 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C7.00

Dates: March 31, 2025, 9:57 AM -- User ID: Gdgnr
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SWP3 MODIFICATIONS		
DATE	SIGNATURE	DESCRIPTION



SWPPP LEGEND

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

GENERAL NOTES

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

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

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

TPDES EXHIBIT 2

DATE	
NO.	
REVISION	

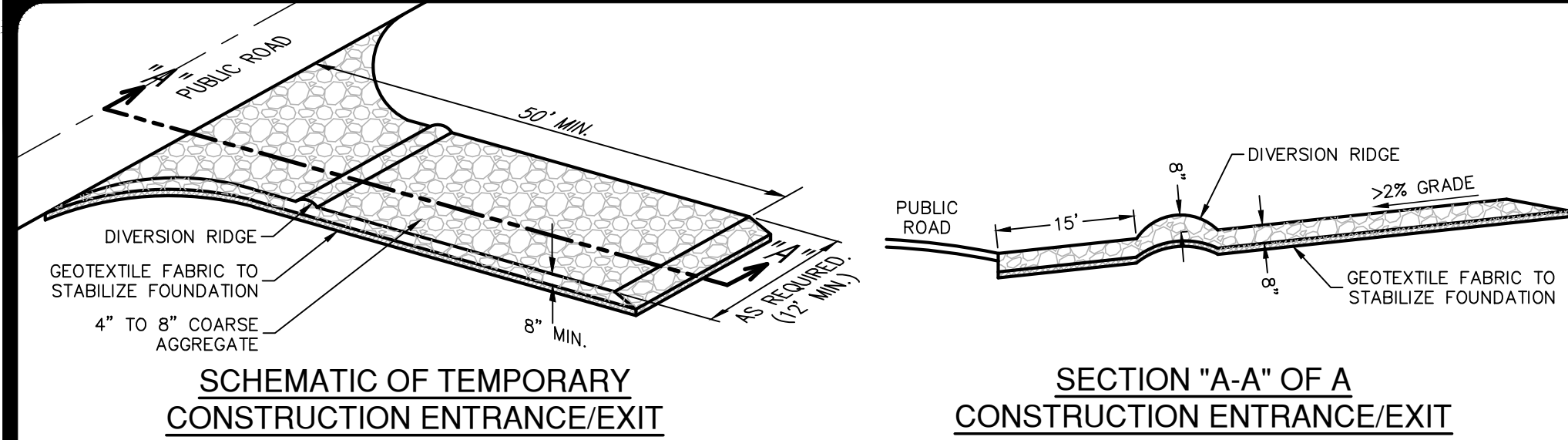


PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	MARCH 2025
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C8.00

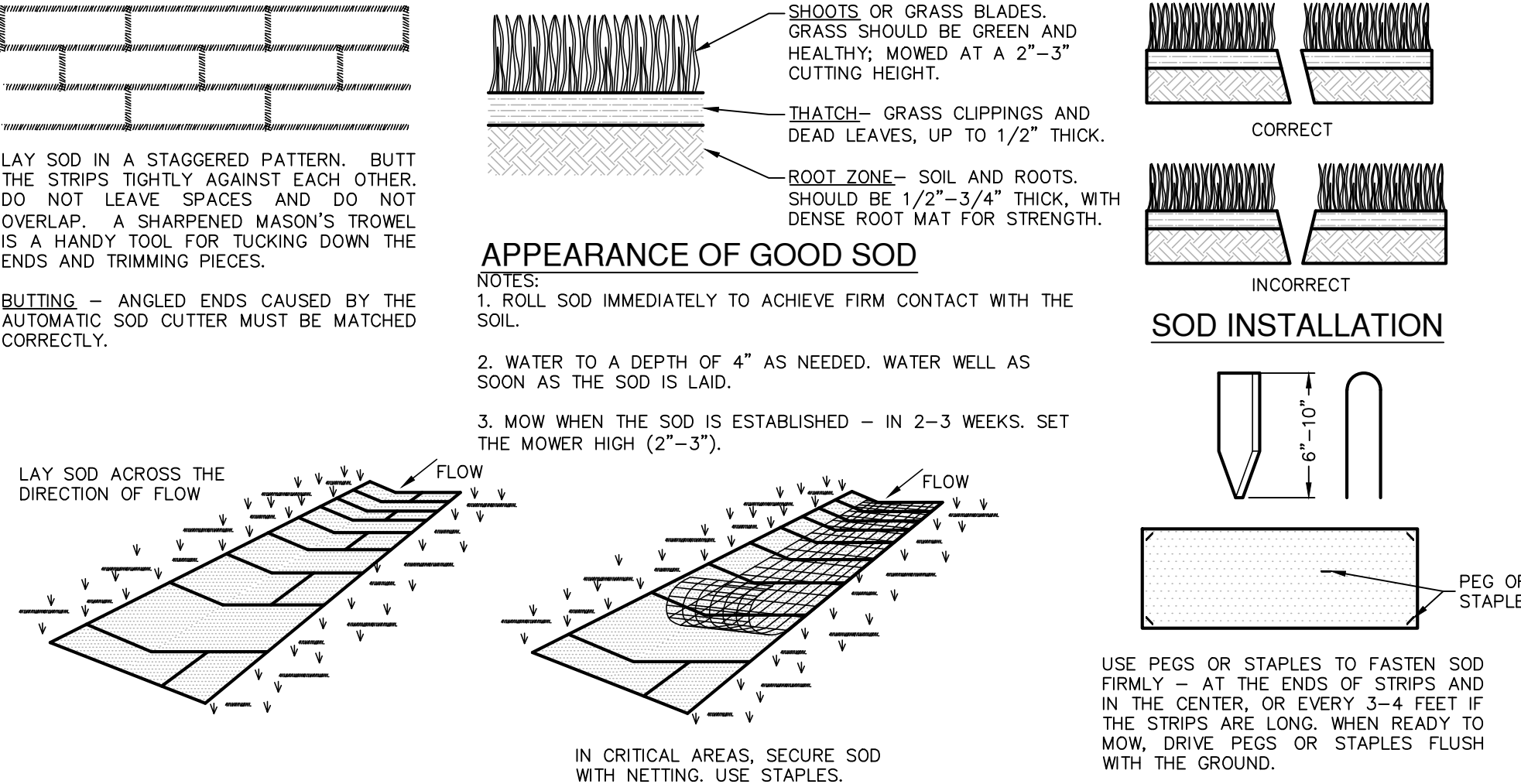


- MATERIALS**
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
 2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
 3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH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

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

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



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

SITE PREPARATION

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

INSTALLATION IN CHANNELS

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

SOD INSTALLATION DETAIL

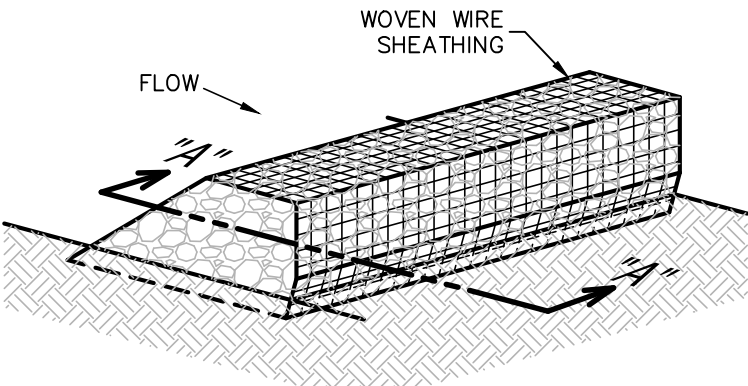
NOT-TO-SCALE

COMMON TROUBLE POINTS

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

INSPECTION AND MAINTENANCE GUIDELINES

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



ISOMETRIC PLAN VIEW

ROCK BERMS

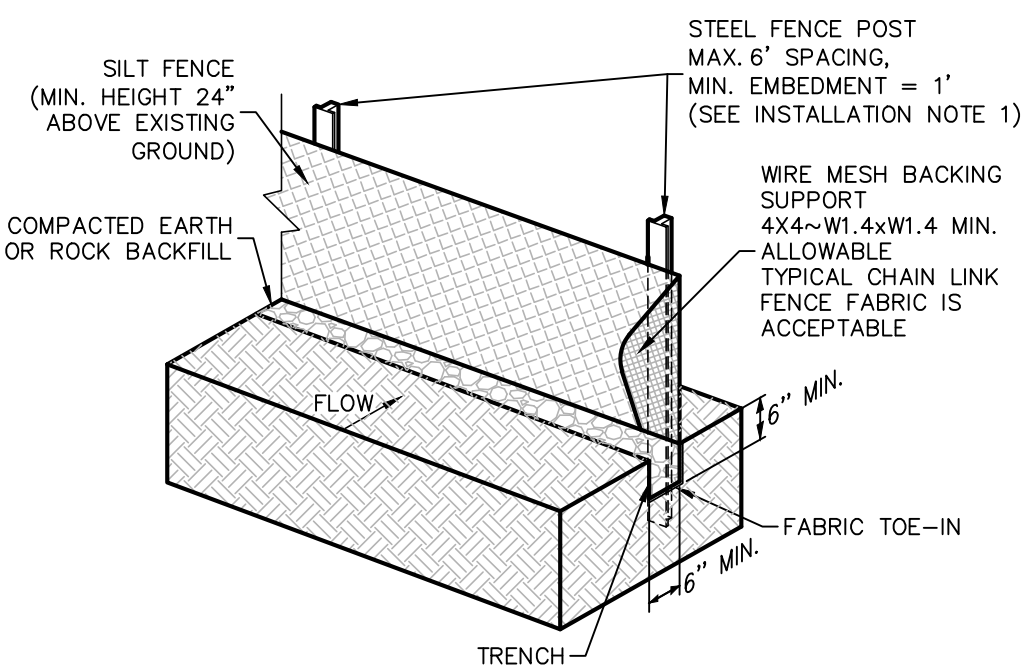
THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE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

INSPECTION AND MAINTENANCE GUIDELINES

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

ROCK BERM DETAIL

NOT-TO-SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

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

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

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

MATERIALS

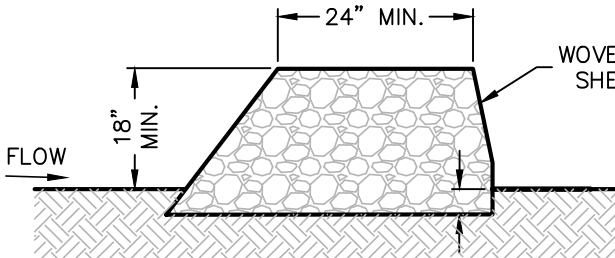
1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE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

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

SILT FENCE DETAIL

NOT-TO-SCALE



SECTION "A-A"

MATERIALS

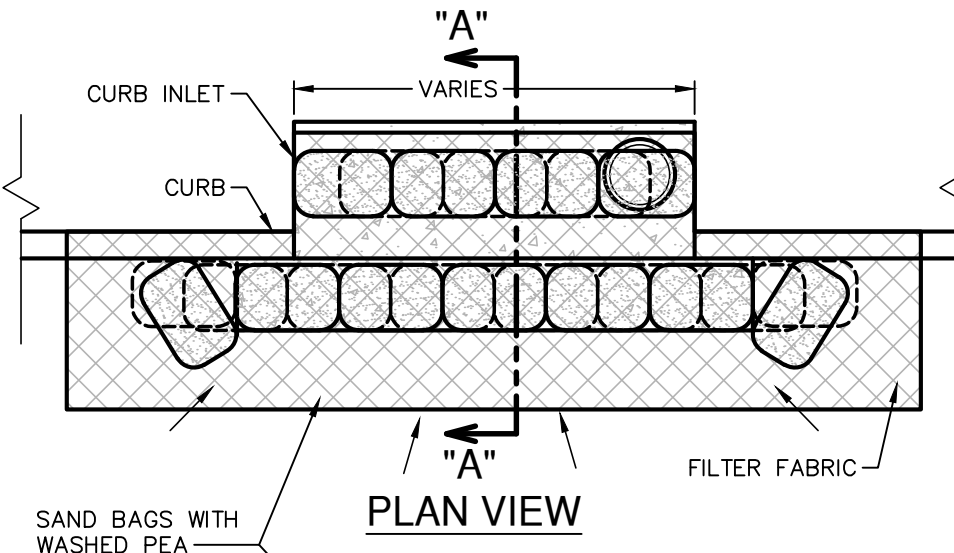
1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR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

INSTALLATION

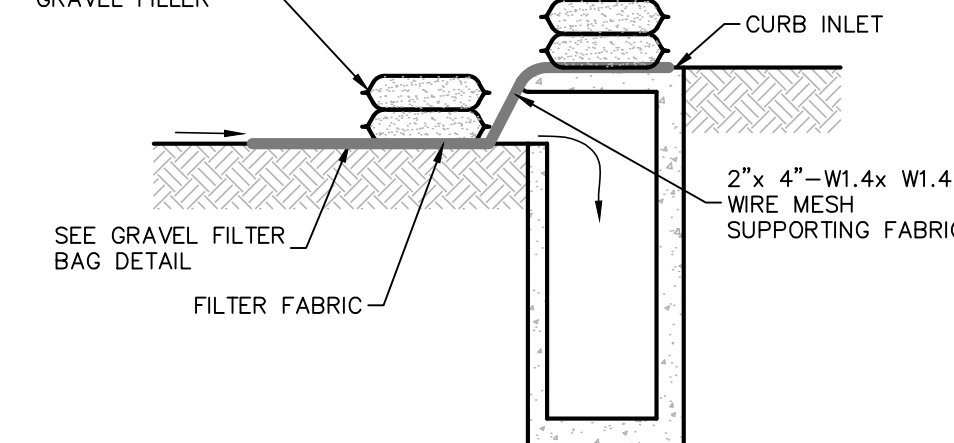
1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A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

COMMON TROUBLE POINTS

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



PLAN VIEW



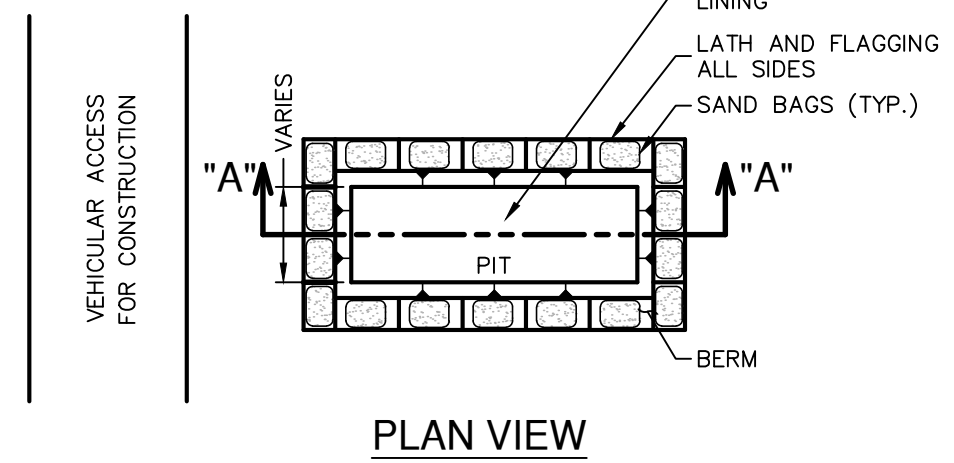
SECTION "A-A"

GENERAL NOTES

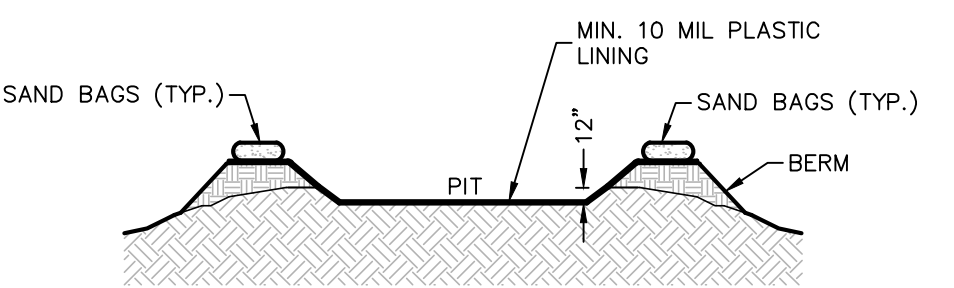
1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CUPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL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

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



PLAN VIEW



SECTION "A-A"

GENERAL NOTES

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

MATERIALS

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

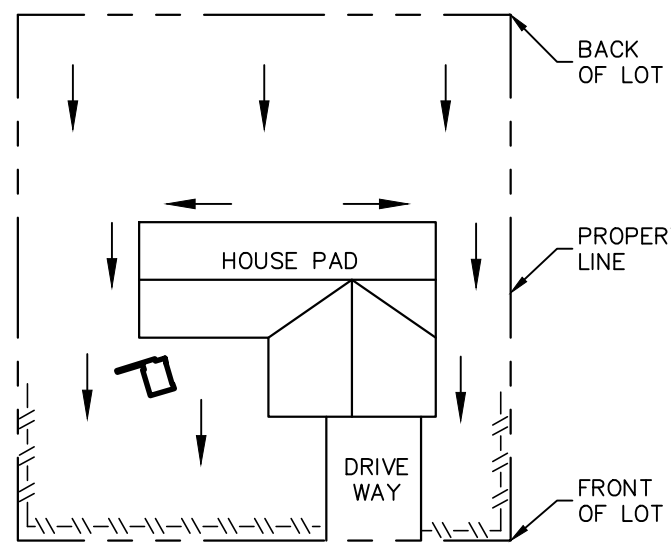
MAINTENANCE

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

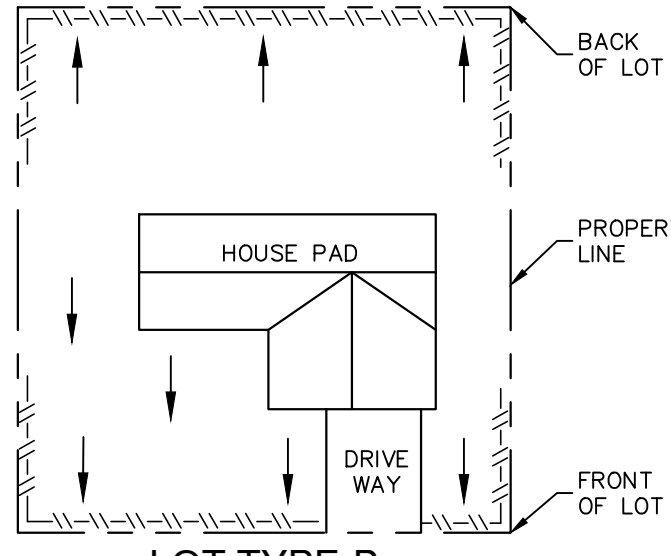
CONCRETE TRUCK WASHOUT

PIT DETAIL

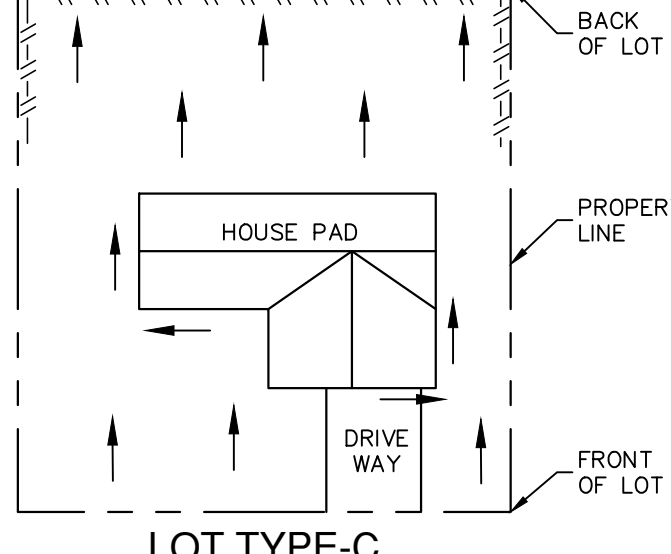
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LOT TYPE-A



LOT TYPE-B



LOT TYPE-C

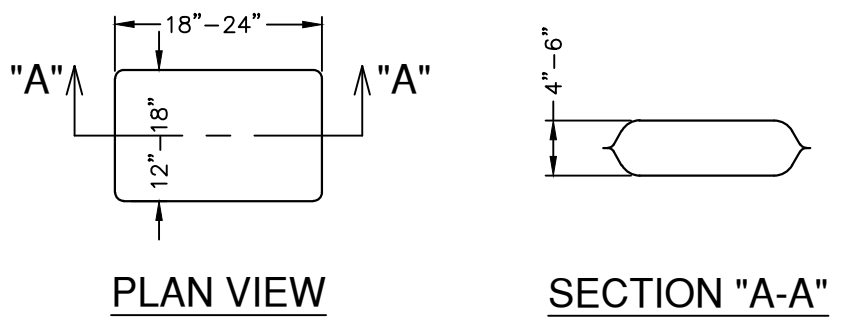
NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADED SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

LEGEND

--- SILT FENCE DRAINAGE FLOW

TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE



PLAN VIEW

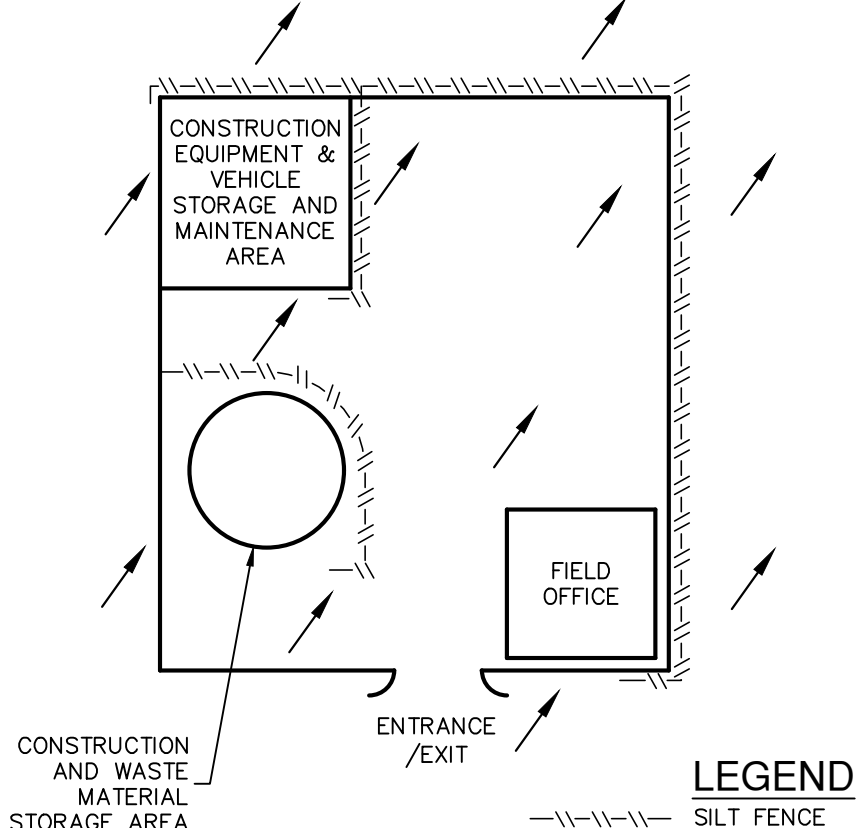
SECTION "A-A"

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

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

GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



LEGEND

--- SILT FENCE FLOW ARROWS

CONSTRUCTION STAGING AREA

NOT-TO-SCALE

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

TPDES EXHIBIT 3

DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008900

SERENO SPRINGS-UNIT 2
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO.	24-11800288
JOB NO.	12733-13
DATE	JULY 2024
DESIGNER	JP
CHECKED	DRAWN SS
SHEET	C8.10