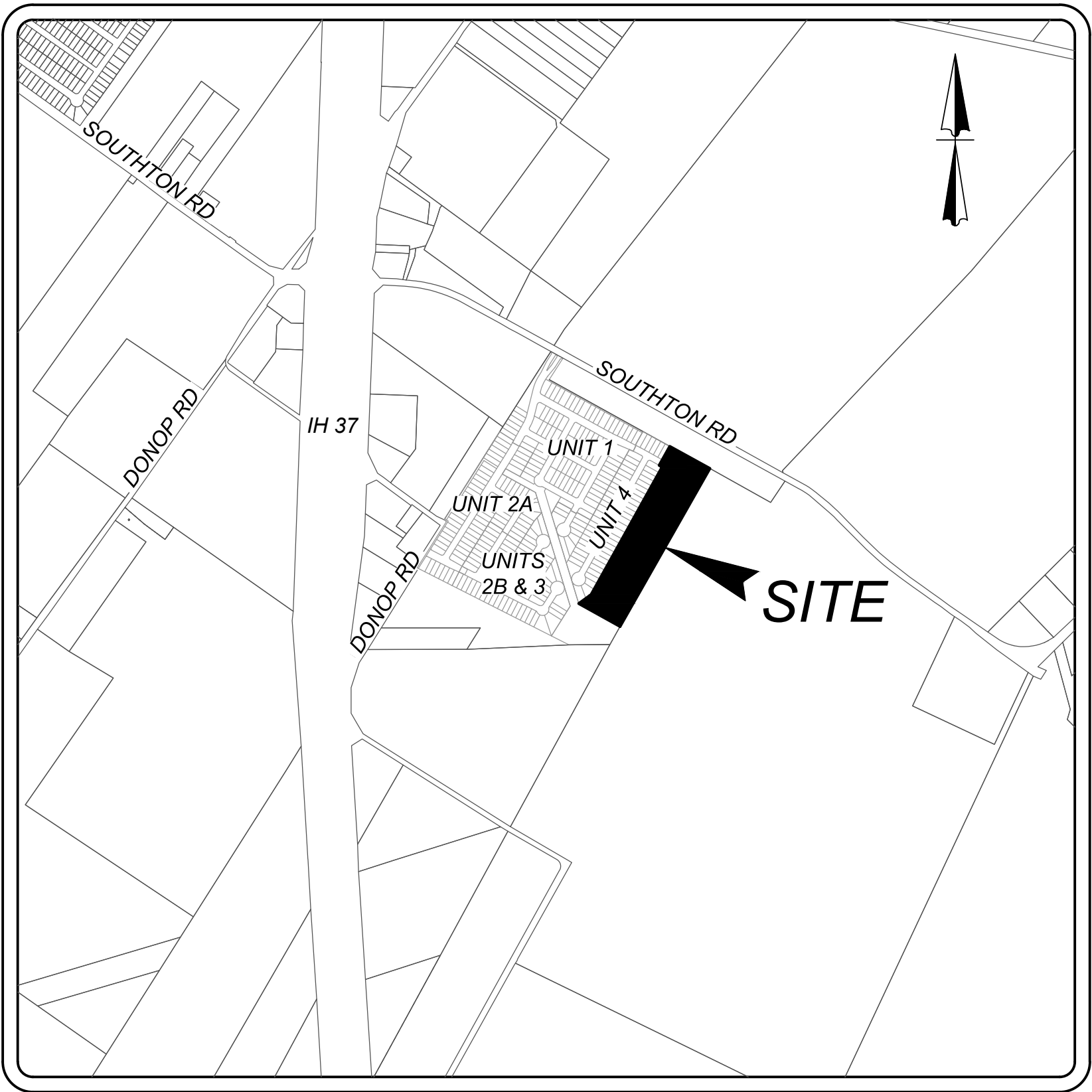


SOUTHTON COVE, UNIT 5

SAN ANTONIO, TX

STREET, DRAINAGE, WATER, SANITARY SEWER, AND UTILITY IMPROVEMENTS



LOCATION MAP
NOT-TO-SCALE

OWNER INFORMATION:
KB HOME LONESTAR, LLC.
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PHONE: (210) 301 - 5485

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DATE
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DESCRIPTION



Jeffrey W. Martin
7/2/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS



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3421 Paesanos
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TBP&S Firm#: 10194550

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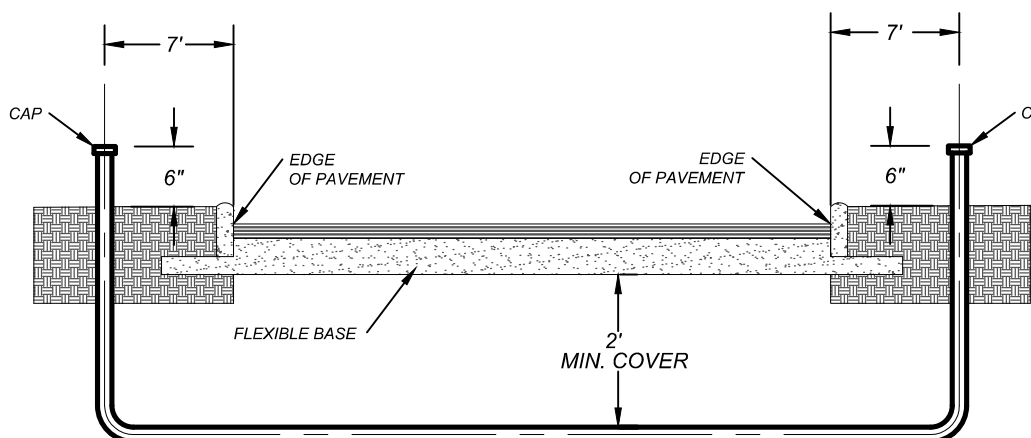
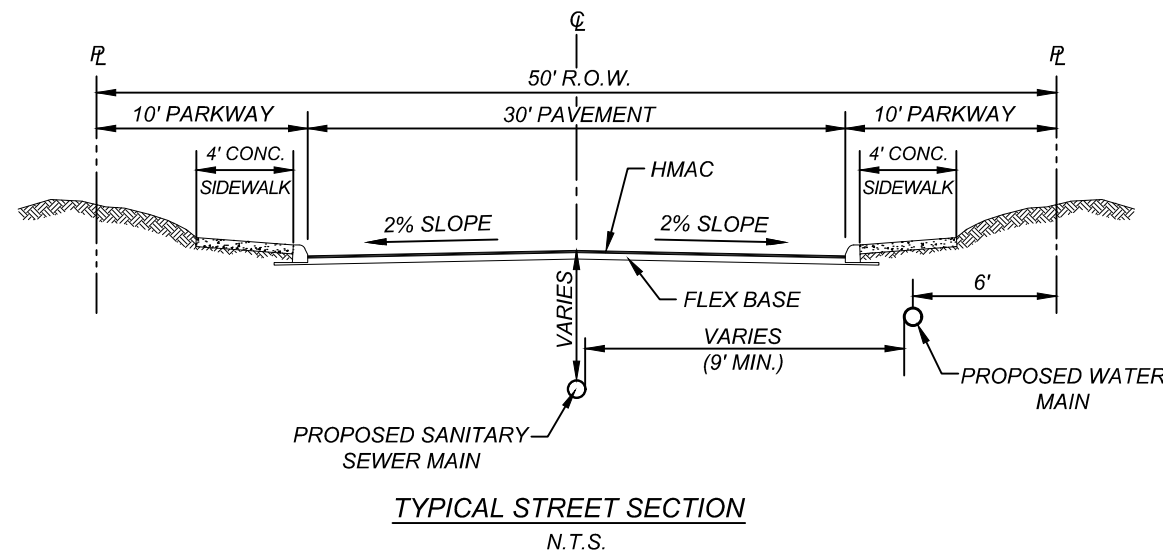
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COVER SHEET

SHEET NUMBER:
1.1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

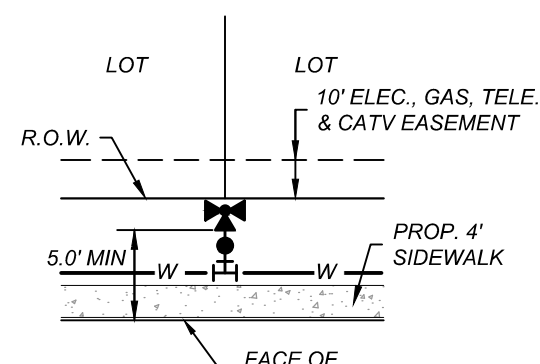
COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR, PER EACH 12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

DRY UTILITY CONDUIT NOTE:
CONDUIT LOCATIONS SHOWN ON PLAN ARE FOR GEOGRAPHICAL PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO INSTALL PROPOSED CONDUITS IN ACCORDANCE WITH DRY UTILITY PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO VERIFY THE CONDUIT LOCATIONS AND SIZES BASED ON THE DRY UTILITY PURVEYOR'S PLAN.

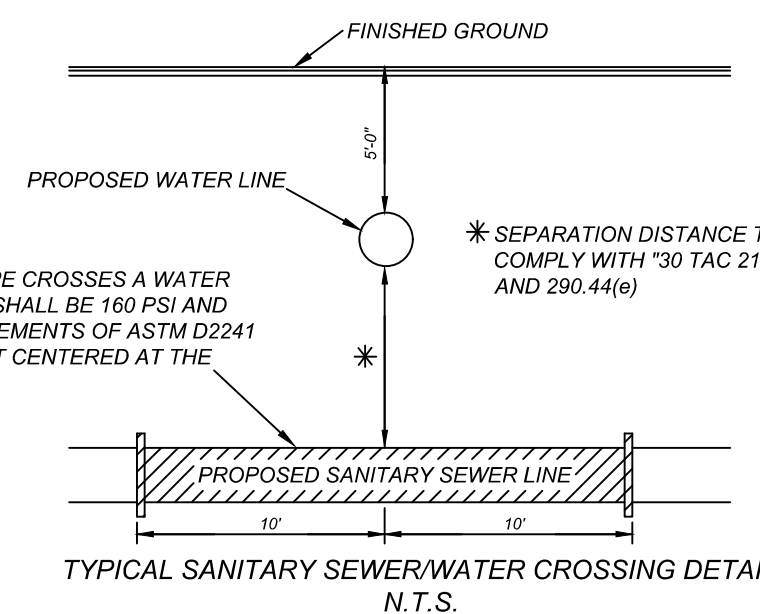


TYPICAL CONDUIT DETAIL
NOT-TO-SCALE

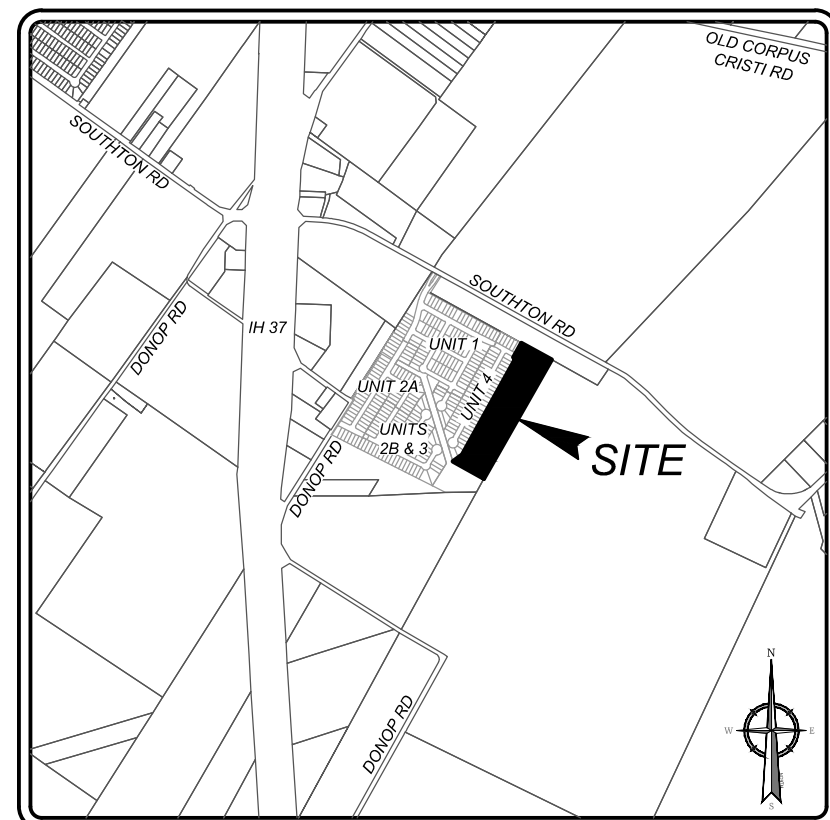
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING
CONDUIT SLEEVES FOR EACH CPS FACILITY AT ALL
STREETS AND DRAIN CROSSING IF BUILT AHEAD OF C
CONSTRUCTION. SLEEVES MUST ALSO BE LOCATED F
CPS CREWS DURING CONSTRUCTION. (SEPARATE I
SEE THIS SHEET FOR CONDUIT CROSSING DETAIL AN
SCHEDULE.



TYPICAL FIRE HYDRANT DETAIL
NOT-TO-SCALE



WHERE SEWER PIPE CROSSES A WATER LINE, THE SEWER SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' JOINT CENTERED AT THE WATER CROSSING.



LOCATION MAP
NOT-TO-SCALE

PROPOSED WATER MAIN	=	
PROPOSED WATER SERVICE & METER BOX	=	
PROPOSED WATER 3/4" IRRIGATION SERVICE & METER BOX	=	
PROPOSED FIRE HYDRANT	=	
PROPOSED WATER VALVE	=	
PROPOSED 100W STREETLIGHT	=	
PROPOSED SANITARY SEWER MAIN	=	
PROPOSED SANITARY SEWER MANHOLE	=	
PROPOSED SANITARY SEWER LATERAL	=	
PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT	=	E, G, T, V, E
EXISTING WATER MAIN	=	
EXISTING FIRE HYDRANT	=	
EXISTING WATER VALVE	=	
EXISTING SANITARY SEWER MAIN	=	
EXISTING SANITARY SEWER MANHOLE	=	
EXISTING OVERHEAD ELECTRIC W/POWER POLE	=	
EXISTING GUY WIRE/OVERHEAD	=	



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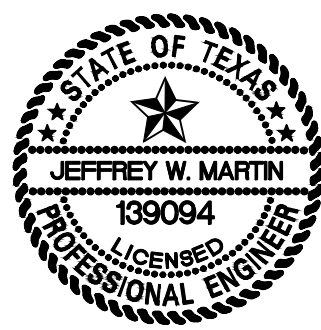


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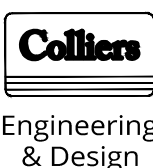


[Signature]
8/8/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS



SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

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PROJECT NUMBER: 418-11-05		DRAWING NAME: OLI4181105	

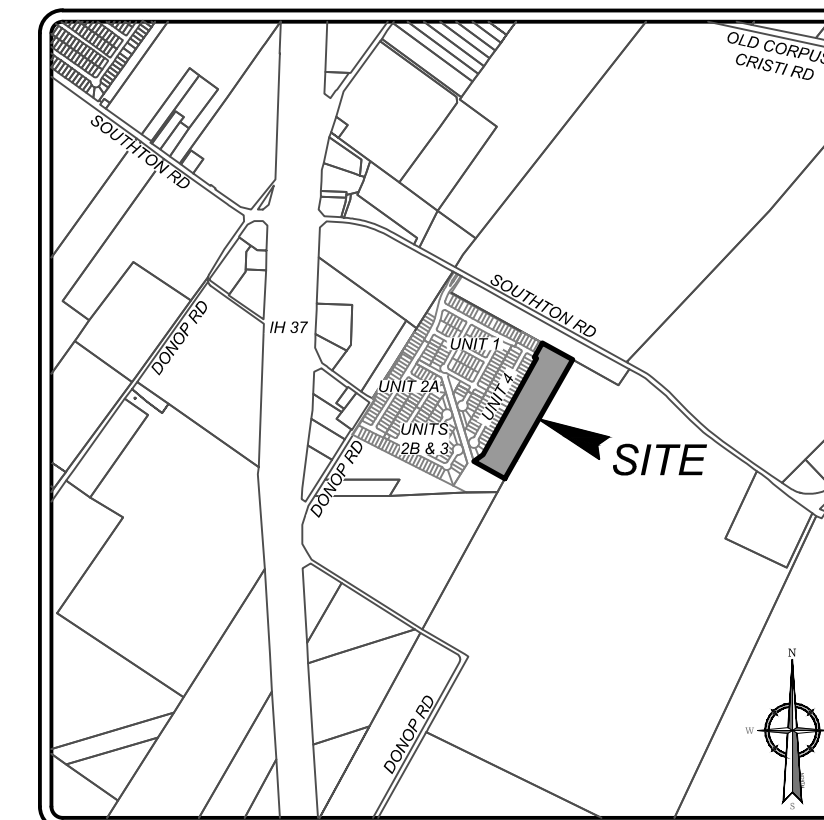
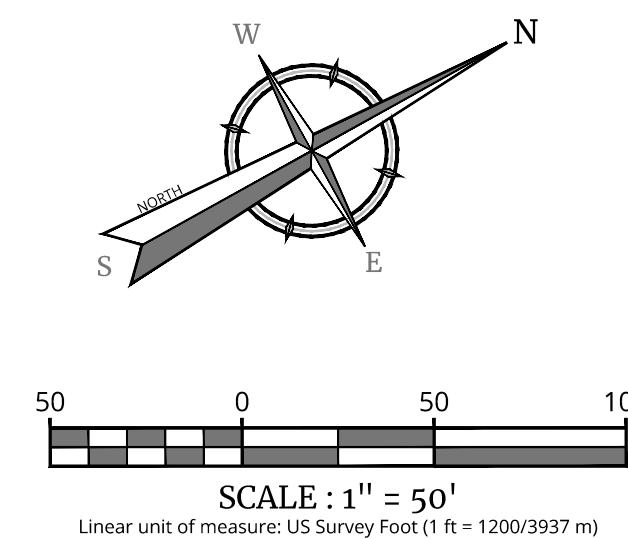
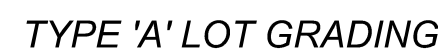
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OVERALL UTILITY PLAN

SHEET NUMBER:

2.1

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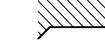
LOCATION MAP
NOT-TO-SCALE

LEGEND

E, G, T, & TV. E. = GAS, ELECTRIC, TELEPHONE,
CABLE T.V. EASEMENT



(A) = LOT GRADE TYPE



H.P. = HIGH POINT

- ### GENERAL NOTES

1. ELEVATION SHOWN ON FOUNDATION IS FOR FINISHED FLOOR.
2. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS FOR FILLLOTS AS REQUIRED BY HUD SPECIFICATIONS.
3. HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAN TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
4. AS SOON AS PRACTICAL, HOME BUILDER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC.) TO PREVENT EROSION FROM OCCURRING.
5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
6. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OR STREET RIGHT OF WAY ACCORDING TO THE MAJOR DRAINAGE PLAN OF THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.
7. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES, THE THICKNESS OF PAVEMENT, CURBS, AND SIDEWALKS MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
8. GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR OTHER GRADES SUCH AS DRIVEWAYS BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.

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8/8/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
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SAN ANTONIO (KFW)
3421 Paesanos
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San Antonio, TX 78231
Phone: 210.979.8444
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PROJECT NUMBER: 418-11-05		DRAWING NAME: GR4181105	

SHEET TITLE:

OVERALL GRADING PLAN

SHEET NUMBER: 41

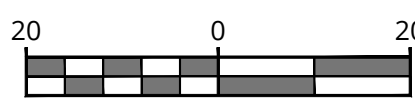
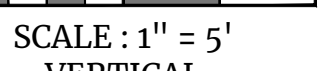
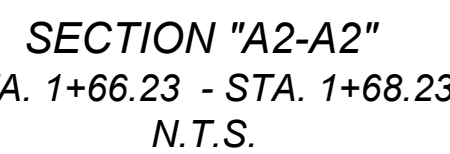
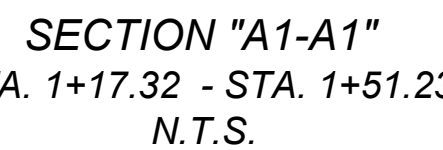
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NY 64181105 dwp41
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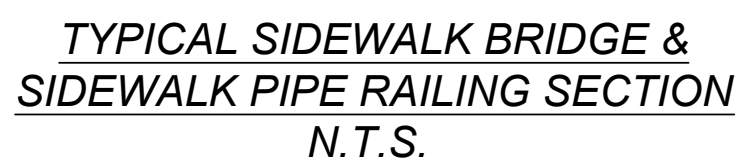
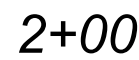
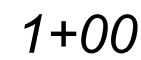
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THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TELE 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.

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.



Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



CONCRETE "U" CHANNEL
STA:1+14.32-STA:1+23.41
HYDRAULIC CALCULATION

$Q(25) = 28.81 \text{ CFS}$
 $BW = 6.00$
 $n = 0.015$
 $PW = 7.78$
 $A = 5.34 \text{ S.F.}$
 $S = 0.50\%$
 $D(dn) = 0.89'$
 $V(dn) = 5.40 \text{ fps}$
 $VH = 0.45'$

CONCRETE "U" CHANNEL
STA:1+23.41-STA:1+27.21
HYDRAULIC CALCULATION

CONCRETE "U" CHANNEL
STA:1+27.21-STA:1+51.23
HYDRAULIC CALCULATION

CONCRETE "U" CHANNEL
STA:1+66.23-STA:1+68.23
HYDRAULIC CALCULATION

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7/2/25

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TBPB Firm#: F-14909
TBPBLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/16/25	JA	CG

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DRAIN "A" PLAN & PROFILE

SHEET NUMBER: 51

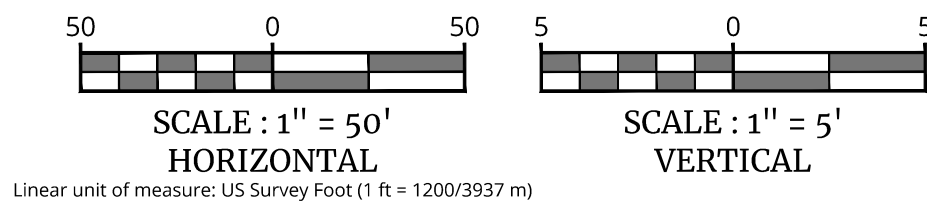
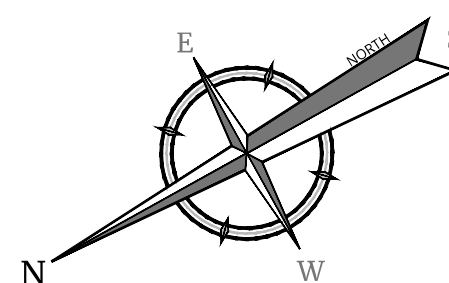
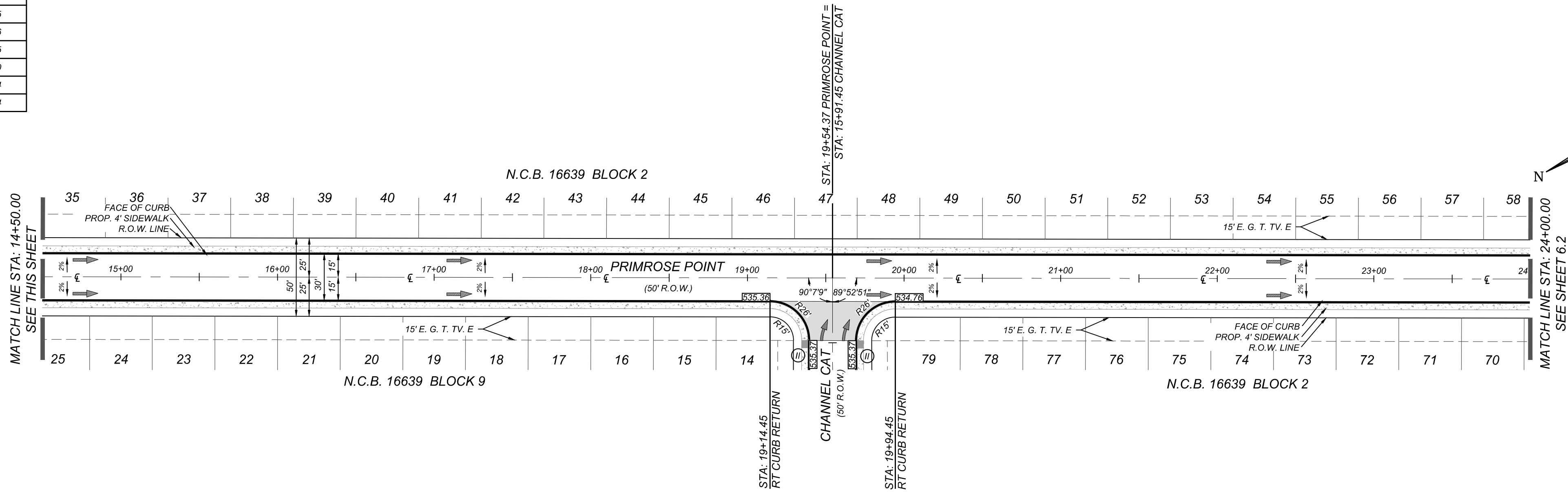
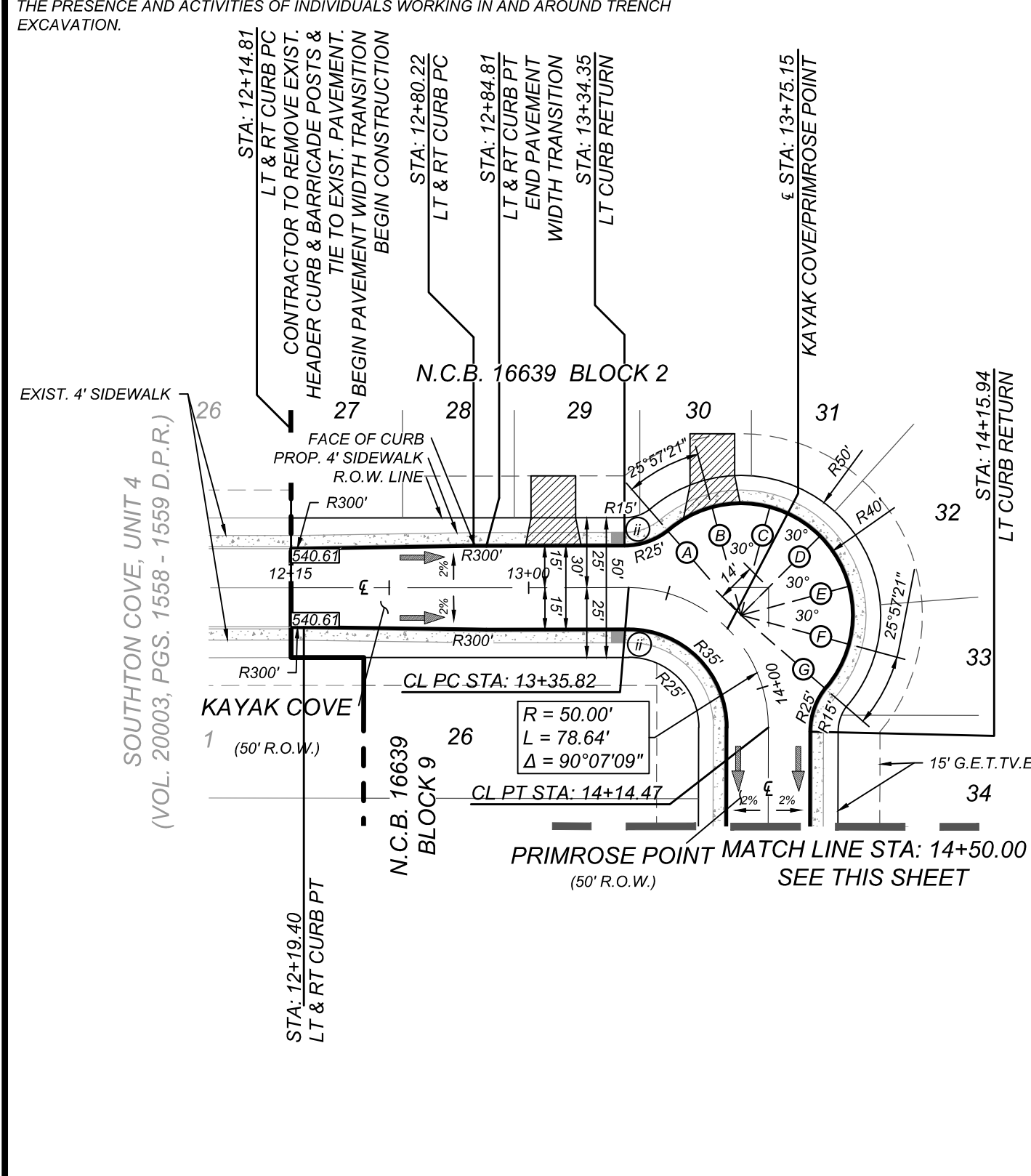
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENDING AND PROTECTIVE SYSTEMS, PROGRAMS AND/OR PROCEDURES. CONTRACTOR'S IMPLEMENTATION OF THE TRENDING SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TREND EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TREND EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL PROVIDE TREND EXCAVATION SAFETY PROTECTION FOR ALL TREND AREAS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TREND EXCAVATION.

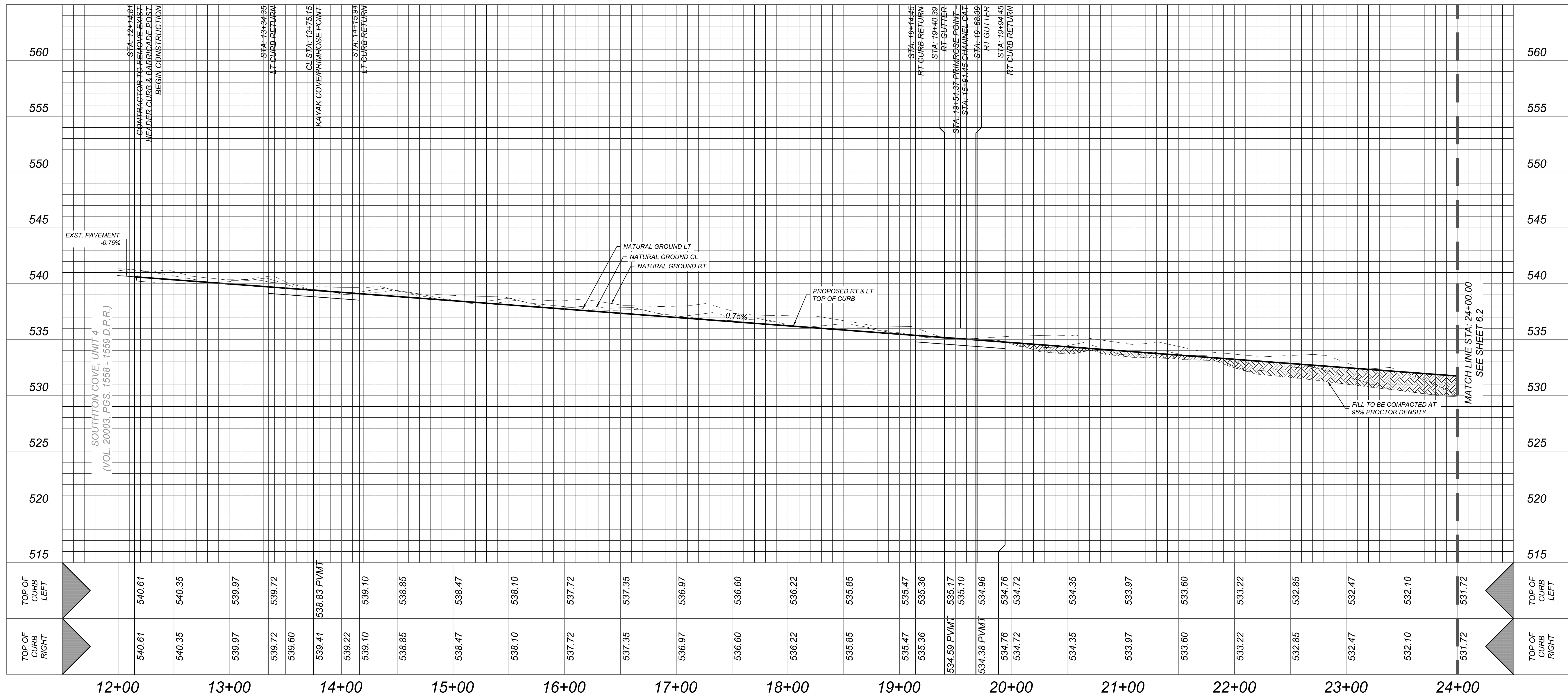
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONDUCT A 180-DIGIT TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, IDENTIFICATION OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE RESPONSIBILITY. WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

R.O.W.	=	RIGHT OF WAY		=	SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
G.E.T.T.V.E.	=	GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT		=	SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
	=	FLOW ARROW		=	PROPOSED DRIVEWAY LOCATION
	=	WASHOUT CROWN		=	PROPOSED DRIVEWAY LOCATION
	=	WHEELCHAIR RAMP TYPE I SEE SHEET 6.5	H.P.	=	HIGH POINT
	=	WHEELCHAIR RAMP TYPE II SEE SHEET 6.5	L.P.	=	LOW POINT
				=	PROPOSED TOP OF CURB ELEVATION

CULDESAC ELEVATIONS	
STATION	TOP OF CURB ELEVATION
A	539.77
B	539.95
C	540.06
D	540.05
E	539.90
F	539.64
G	539.34



KAYAK COVE/PRIMROSE POINT
STA: 12+14.81 - STA: 24+00.00



NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



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Formerly Known as



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

[illegible]

8/8/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS



Engineering
& Design

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909
TBPLS Firm#: 10194550

SCALE: AS SHOWN	DATE: 06/16/25	DRAWN BY: JA	CHECKED BY: CG
PROJECT NUMBER: 418-11-05		DRAWING NAME: ST4181105	

SHEET TITLE:

KAYAK COVE & PRIMROSE POINT
(SHT 1 OF 2) PLAN & PROFILE

SHEET NUMBER:

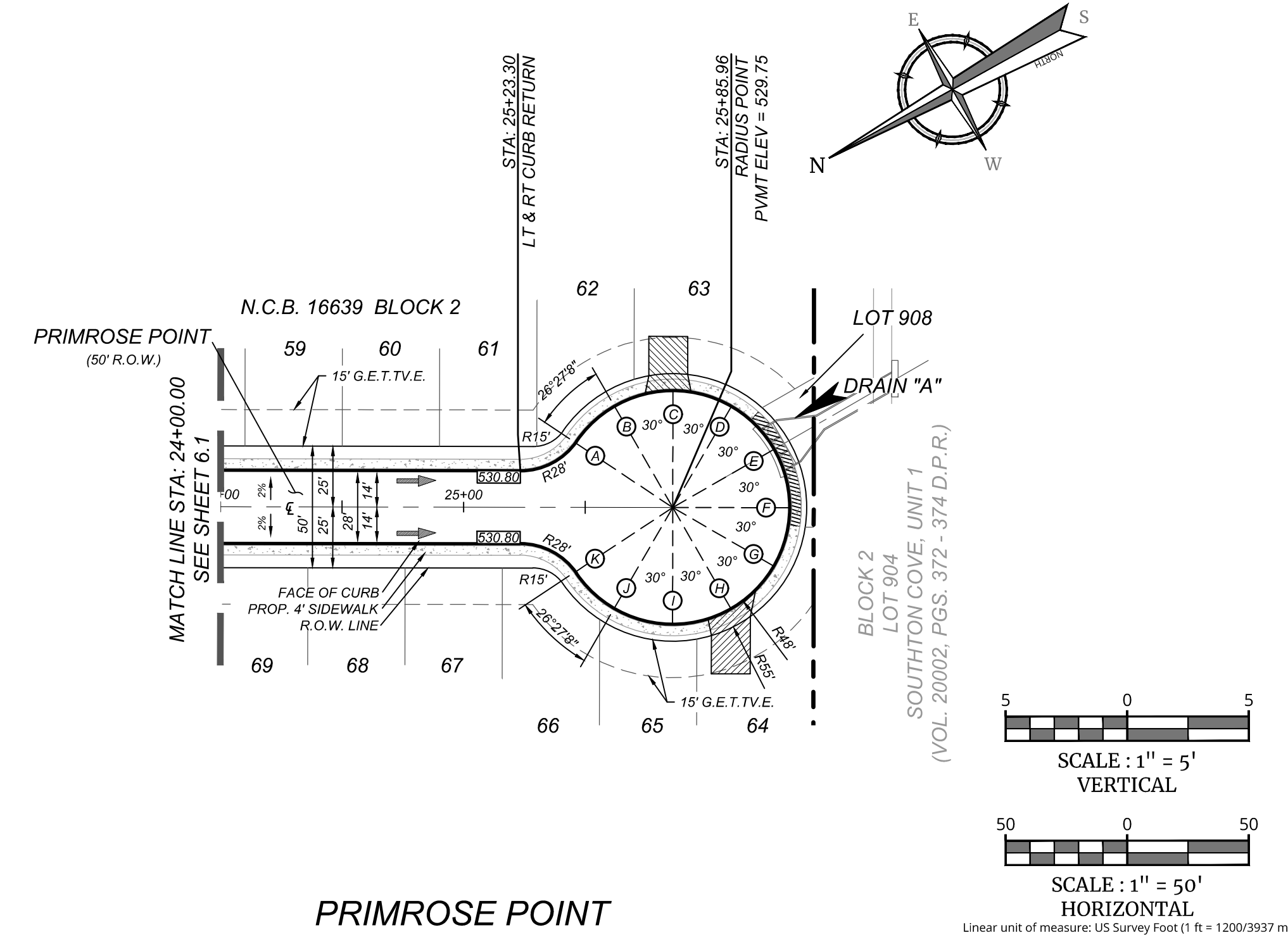
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TRENCH EXCAVATION SAFETY PROTECTION

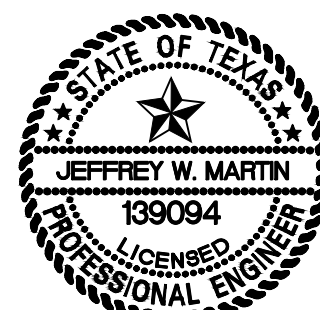
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

CAUTION!!!

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TEST 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.



REV. DATE. DRAWN BY. DESCRIPTION.



8/8/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277FOR
KB HOME
LONE STAR, LLC.SAN ANTONIO
BEXAR COUNTY
TEXAS

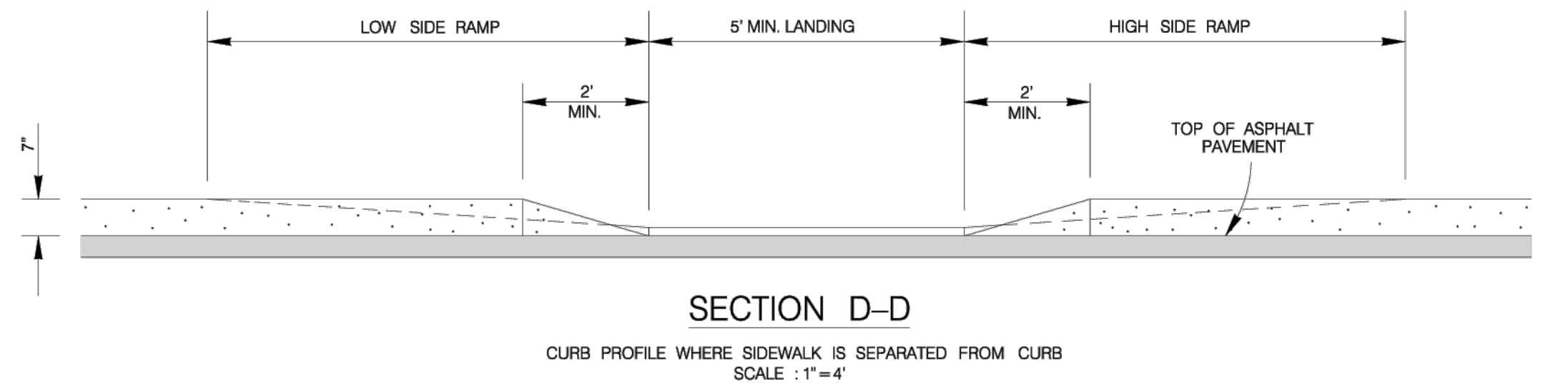
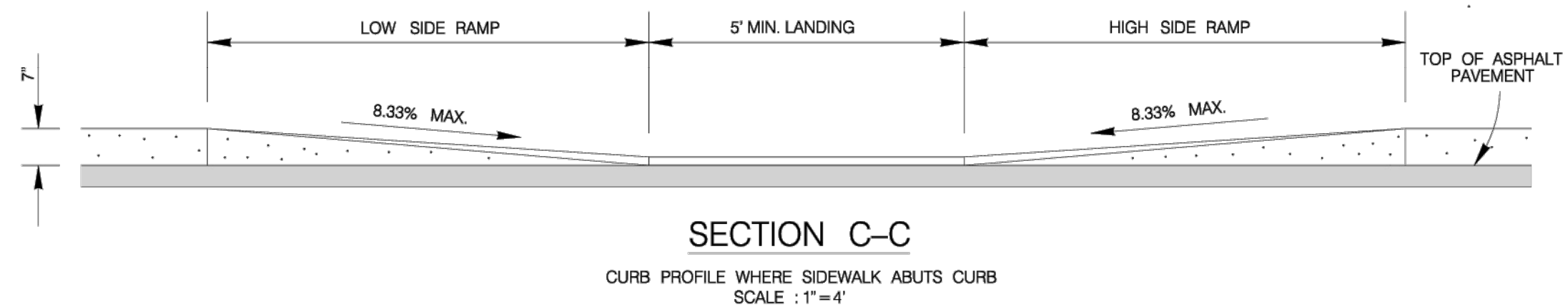
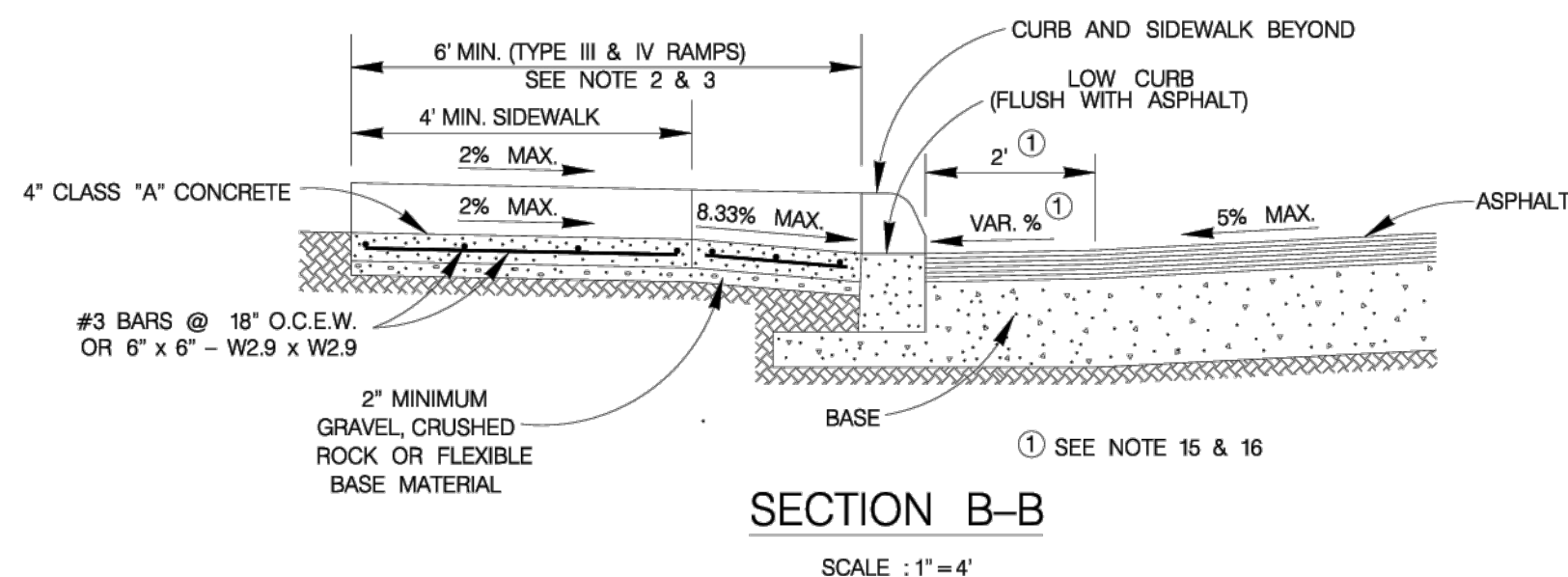
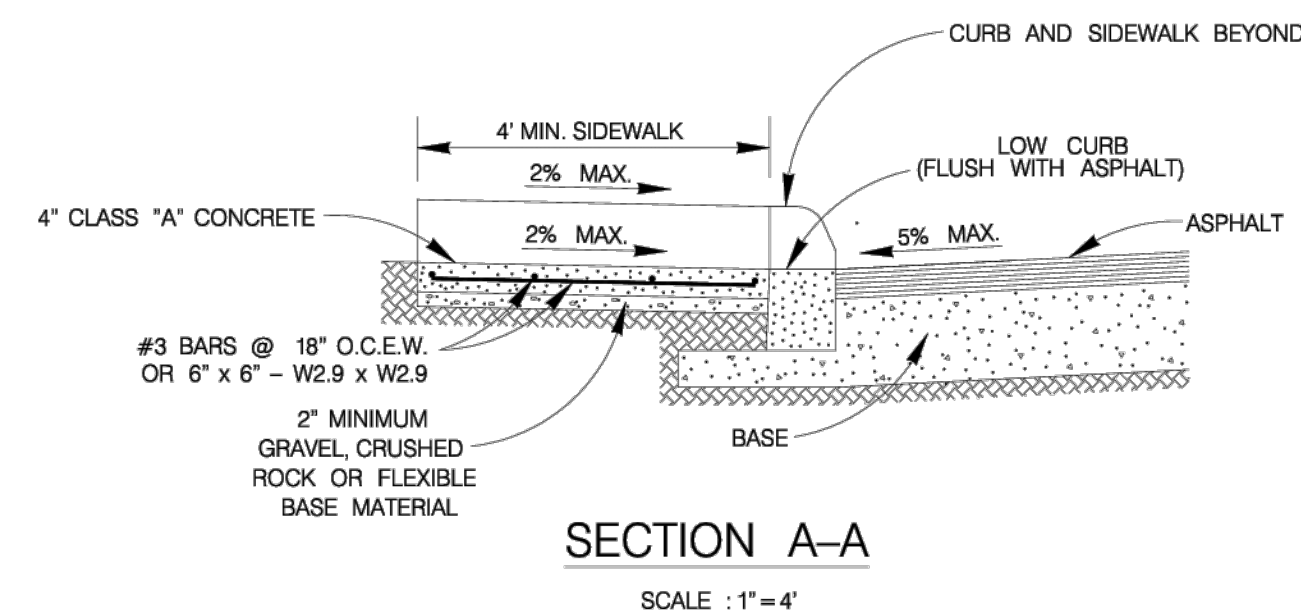
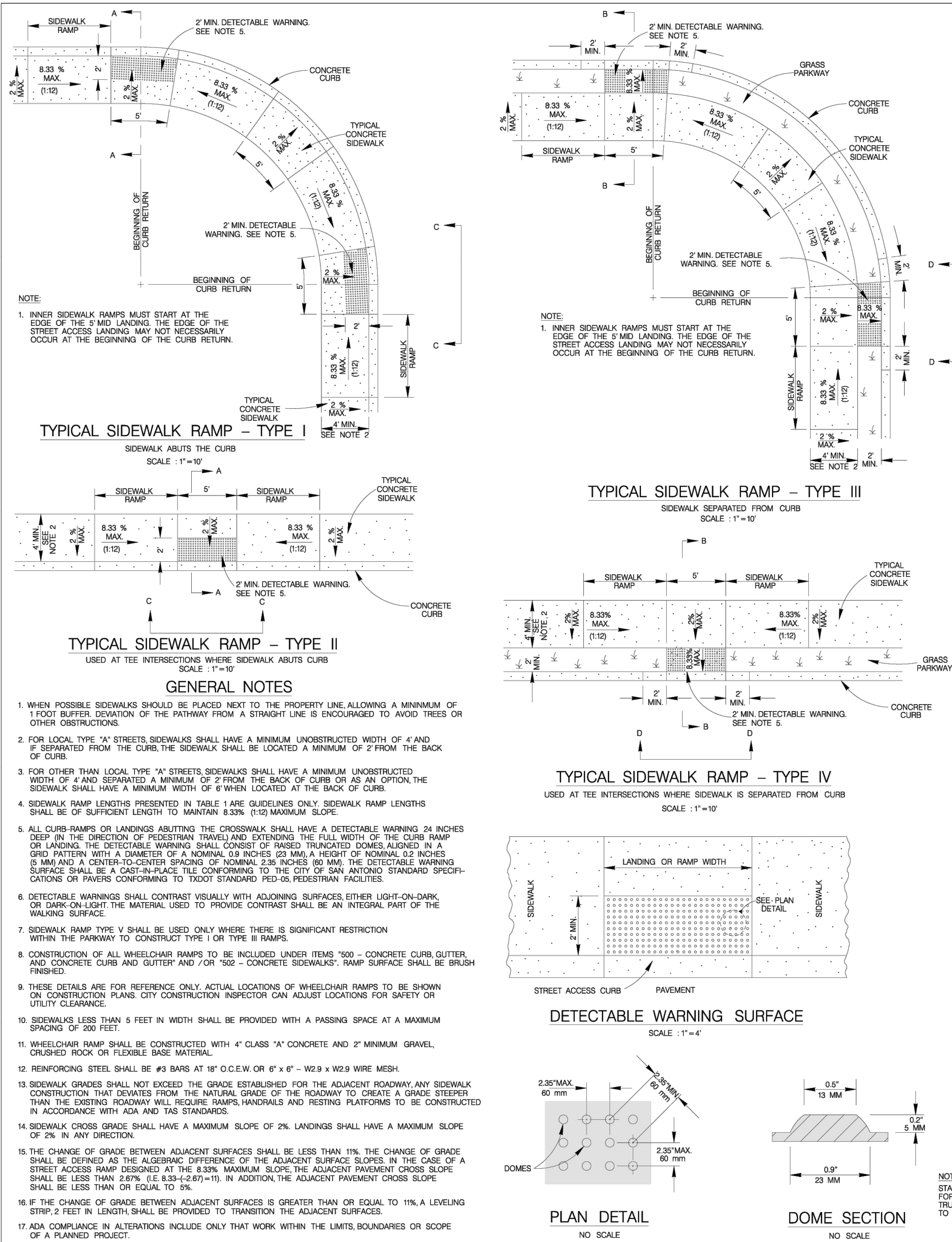
SAN ANTONIO (KFW)
3421 Paeanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE: FIRM: 1019450
TBP&S FIRM: 10194500

SCALE: AS SHOWN
DATE: 06/16/25
DRAWN BY: JA
CHECKED BY: CG

SHEET TITLE:
WHEELCHAIR RAMP DETAILS

SHEET NUMBER:
6.5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



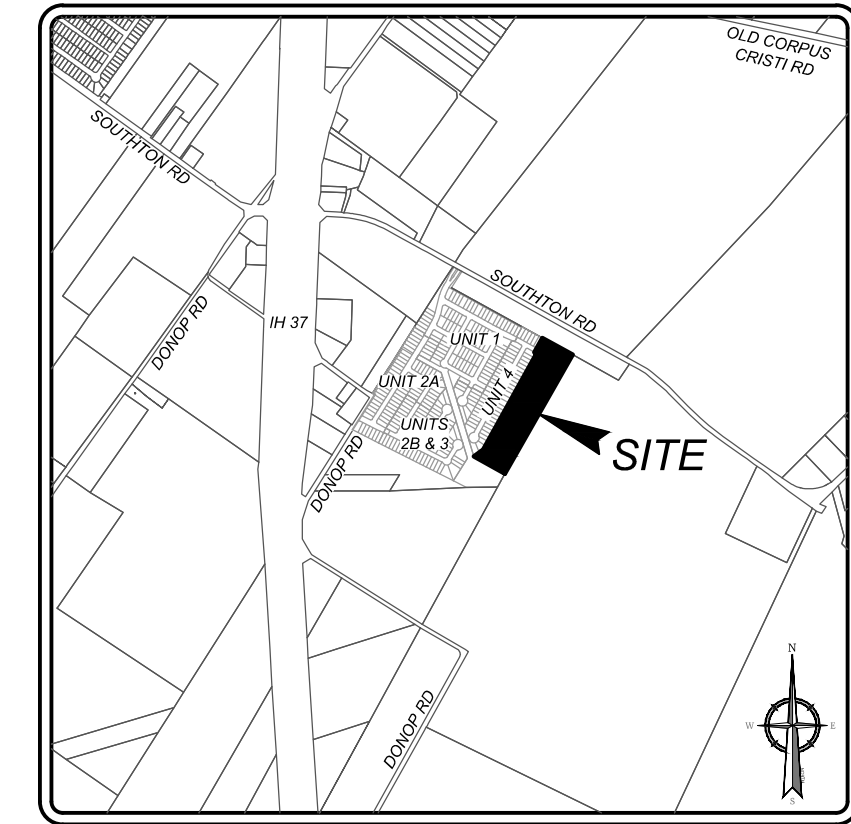
GUTTER SLOPE	TABLE 1 (SEE NOTE 4) SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

WHEELCHAIR RAMP STANDARDS

% SUBMITTAL PROJECT NO.: _____ DATE: _____
DRWN. BY: V. VASQUEZ DSGN. BY: _____ CHKD. BY: R.S. HOSSEINI, P.E. SHEET NO.: _____ OF _____



LEGEND

- | | | |
|---|---|--|
| N.C.B. | = | CITY BLOCK |
| E.G.T.C.E. | = | GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT |
| V.N.A.E. | = | VEHICULAR NON-ACCESS EASEMENT |
| (I) | = | WHEELCHAIR RAMP TYPE I
SEE SHEET 6.5 |
| (II) | = | WHEELCHAIR RAMP TYPE II
SEE SHEET 6.5 |
| (V) | = | WHEELCHAIR RAMP TYPE V
SEE SHEET 6.5 |
|  | = | SIDEWALK TO BE CONSTRUCTED
BY DEVELOPER |
|  | = | SIDEWALK TO BE BUILT AT THE TIME
OF HOME CONSTRUCTION |
|  | = | PROPOSED DRIVEWAY LOCATION |



\\STREETSVTS4181105.dwg(6.7

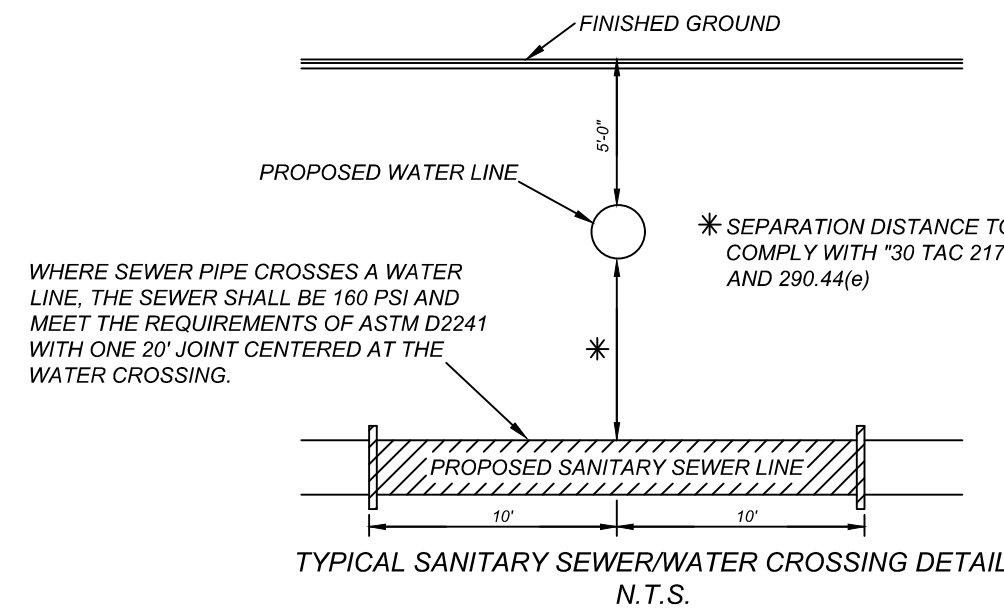
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH
WATERTIGHT RINGS AND COVERS. THESE
MANHOLES MUST BE VENTED PER SAWS DETAIL
DD852-02.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT SHALL BE RESPONSIBLE FOR PROVIDING THE FOLLOWING GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES THAT COMPLY WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ANTICIPATED LOCATIONS OF ALL EXISTING AND PROPOSED UTILITY 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 GOVERNING THE PRESENCE AND ANTICIPATED LOCATIONS OF ALL EXISTING AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ANTICIPATED LOCATIONS OF ALL EXISTING AND PROPOSED UTILITY EXCAVATION.

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

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (S.A.W.S.) STANDARD SPECIFICATIONS.
2. WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM).
3. SEE SHEET 7.1, SANITARY SEWER GENERAL NOTES, S.A.W.S. CRITERIA FOR SANITARY MAIN CONSTRUCTION OF SANITARY WATER MAINS.
4. SEE THIS SHEET FOR BENCHMARK INFORMATION.
5. PIPE TYPE DESIGNATIONS ARE SDR 26.
6. SEE THIS SHEET FOR TYPICAL SANITARY SEWER/WATER CROSSING DETAIL.
7. ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.



DEVELOPER'S NAME: KB HOME LONESTAR, LLC.

DEVELOPER'S ADDRESS: 4800 FREDERICKSBURG ROAD

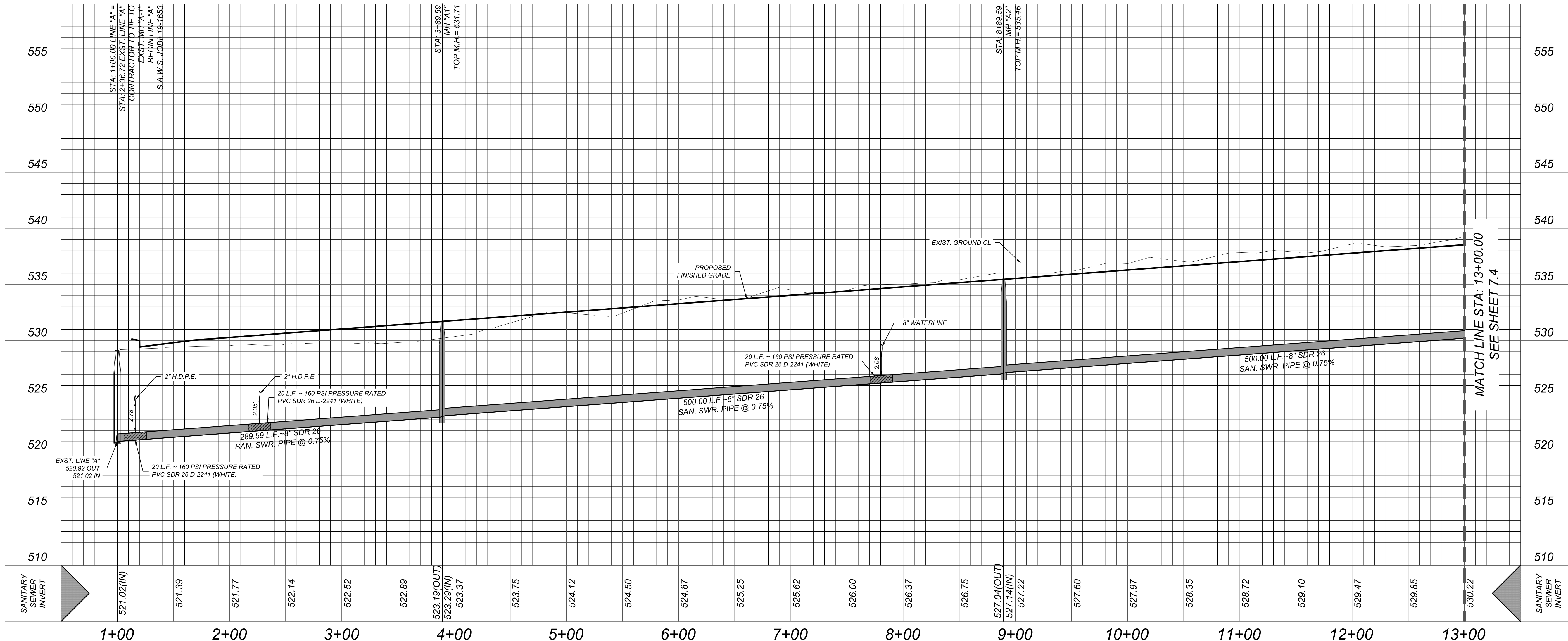
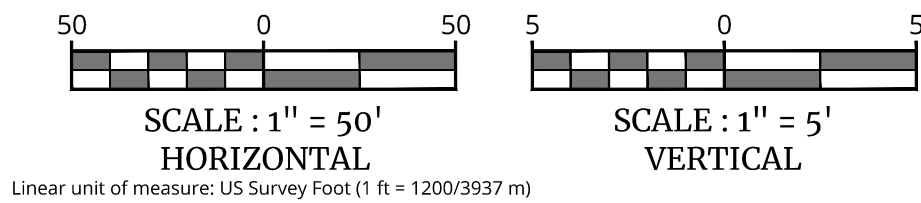
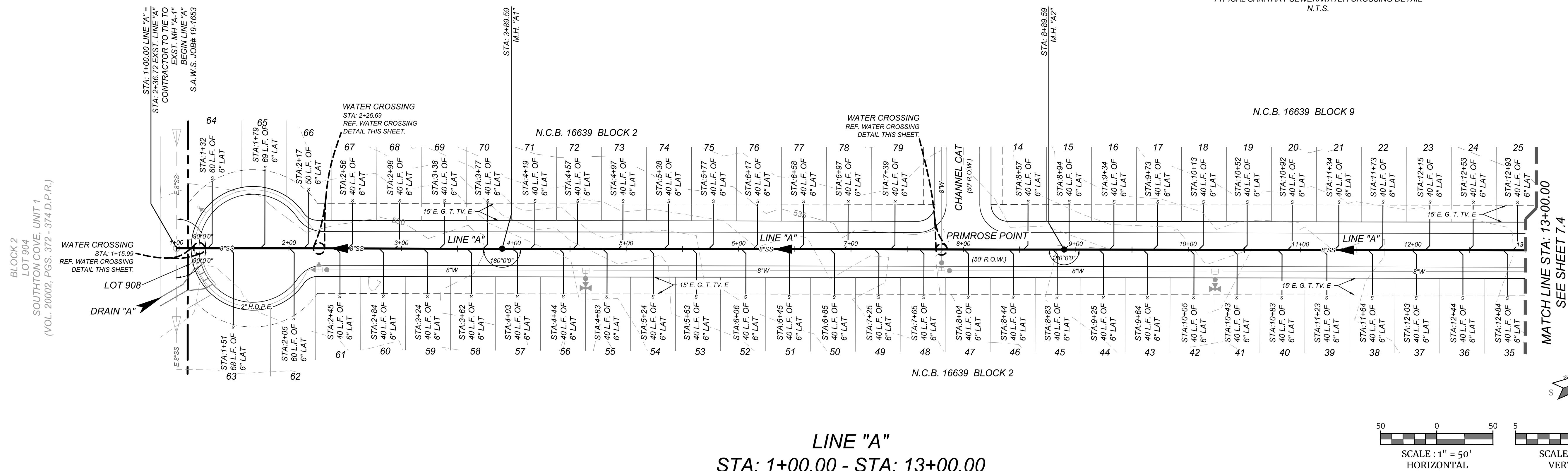
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78229

PHONE#: (210) 307-5485 FAX#: TOTAL ACREAGE: 63.528 AC

SAWS BLOCK MAP#: 194524 TOTAL EDU#: 66

TOTAL LINEAR FOOTAGE OF PIPE: 1,439.51 L.F. - SDR 26 PLAT NO.:

NUMBER OF LOTS: 66 SAWS JOB#:

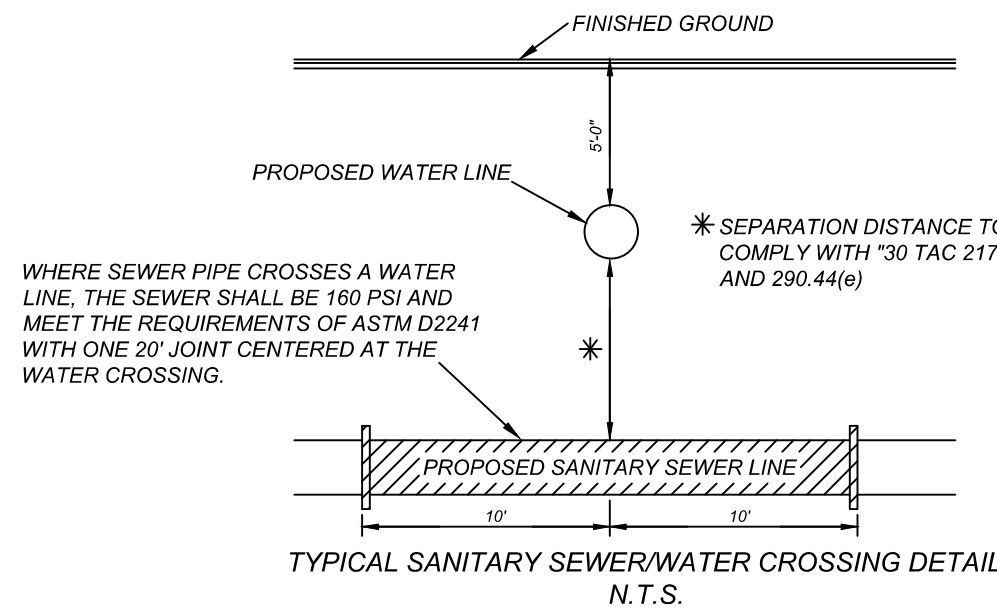
[illegible]

MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH
WATERTIGHT RINGS AND COVERS. THESE
MANHOLES MUST BE VENTED PER SAWS DETAIL
DD852-02.

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEERING/SAFETY/VEHICLE INSURANCE CONSULTANT SHALL CONSULT WITH THE CONTRACTOR'S GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES THAT COMPLY WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (S.A.W.S.) STANDARD SPECIFICATION.
2. ALL PIPE AND FITTINGS SHALL BE APPROVED AND TESTED TO MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM). REFERENCE SHEET 7-1, SANITARY SEWER GENERAL NOTES, S.A.W.S. CRITERIA FOR ALL MAIN CONSTRUCTION SHALL BE THE SAME AS FOR WATER MAINS.
3. SEE THIS SHEET FOR BENCHMARK INFORMATION.
4. PIPE TYPE DESIGNATIONS ARE SDR 26.
5. SEE THIS SHEET FOR TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL.
6. ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.



DEVELOPER'S NAME: KB HOME LONESTAR, LLC.

DEVELOPER'S ADDRESS: 4800 FREDERICKSBURG ROAD

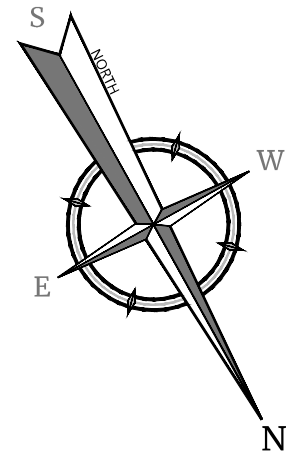
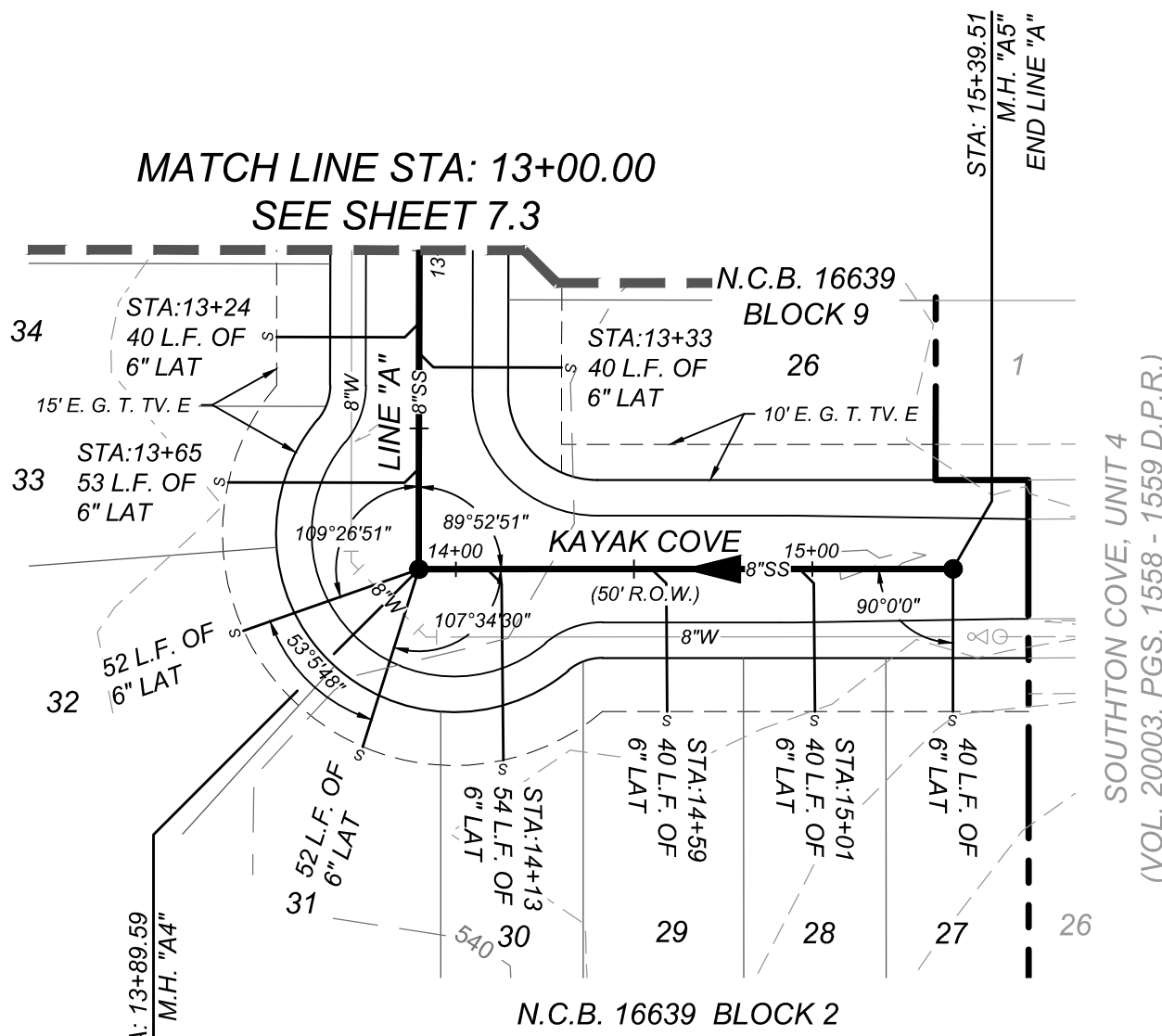
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78229

PHONE#: (210) 307-5485 FAX#: TOTAL ACREAGE: 63.5229 AC.

SAWS BLOCK MAP#: 194524 TOTAL EDU#: 66

TOTAL LINEAR FOOTAGE OF PIPE: 1,439.51 L.F. ~ SDR 26 PLAT NO.:

NUMBER OF LOTS: 66 SAWS JOB#:



5 0 5

SCALE: 1" = 5'

VERTICAL

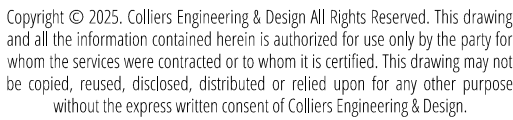
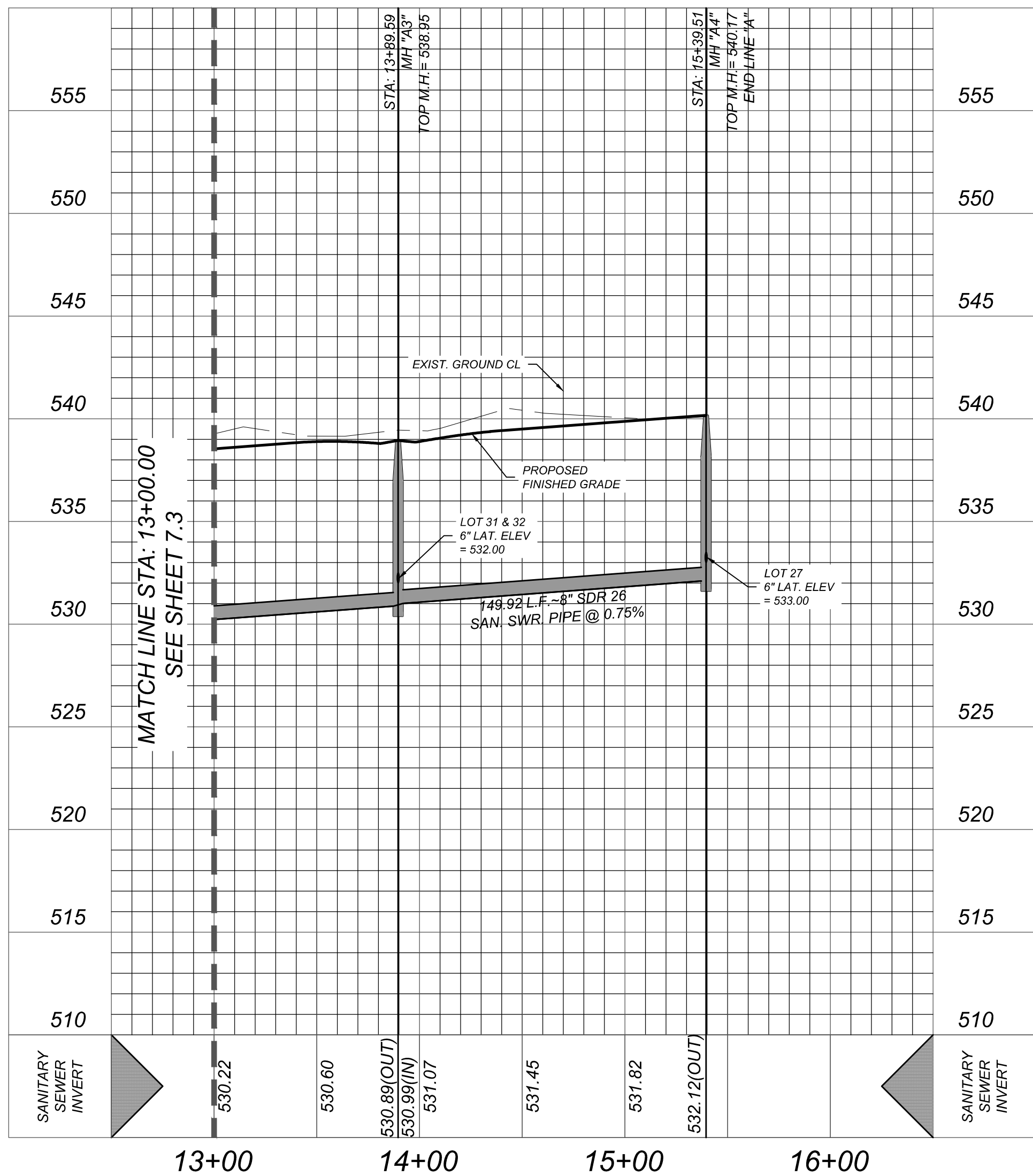
50 0 5

SCALE : 1" = 50'

HORIZONTAL

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

LINE "A"
STA: 13+00.00 - END



Formerly Known as



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
EXCAVATORS, DESIGNERS, OR ANY PERSON
PREPARING TO DISTURB THE EARTH'S
SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	11-1-81	W	
2	1-1-81	W	
3	1-1-81	W	
4	1-1-81	W	
5	1-1-81	W	
6	1-1-81	W	
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99	1-1-81	W	
100	1-1-81	W	



[Signature]
8/8/25

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS



Colliers
Engineering
& Design

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBE Firm#: F-14509
TBPLS Firm#: 10194550

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/16/25	JA	CG
PROJECT NUMBER:	DRAWING NAME:		
418-11-05	SS4181105		

SHEET TITLE:

LINE "A" PLAN &
PROFILE (SHT 2 OF 2)

SHEET NUMBER

74

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED ENGINEER/ARCHITECT, DESIGNING CONSULTANT SHALL PROVIDE ALL AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION PROGRAM, METHODS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS SHALL BE IN ACCORDANCE WITH THE TRENCH EXCAVATION SAFETY PROTECTION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR SHALL PROVIDE TRENCH EXCAVATION SAFETY PROTECTION PROGRAM FOR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND EXISTENCE OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

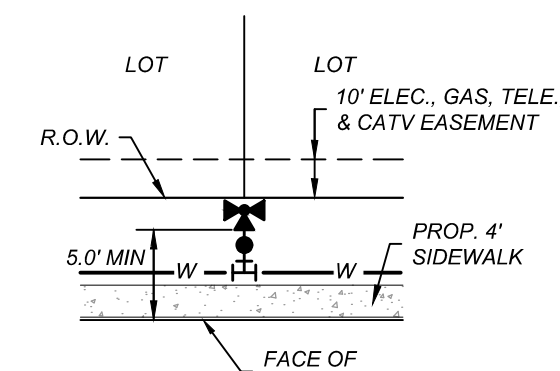
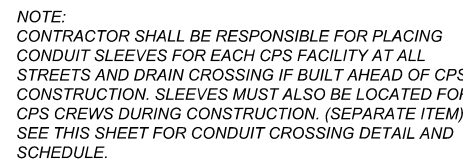
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSII RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO. DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 565 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 565 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS / ARE REQUIRED" FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. WATER SERVICES WHERE PRV'S REQUIRED ARE DESIGNATED BY AN ASTERISK (*).

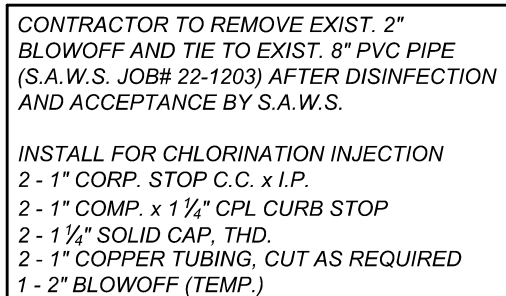
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESS OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH N JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS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

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

1. ALL PVC PIPE 8" TO BE A MINIMUM OF C-900 DR 18 CLASS 235.
2. FOR TYPICAL STREET SECTIONS SEE DETAIL THIS SHEET.
3. WATER METER BY LOCATIONS & LOCATIONS ARE SHOWN SYMBOLICALLY TO SERVICE THE LOTS BUT SHALL BE LOCATED IN ACCORDANCE WITH THE STANDARD S.A.W.S. WATER DETAILS & SPECIFICATIONS.
4. WHERE WATER SERVICES AND LIGHT POLE FOUNDATIONS ARE PROVIDED AT THE SAME LOT CORNERS, SERVICE TAPS AND LEADS SHOULD BE AT LEAST 3 FEET FROM THE LIGHT POLE FOUNDATION.
5. ALL VALVES SHALL READ "OPEN RIGHT"
6. ALL PVC PIPE TO BE C-900 CLASS 150 (DR 18)
7. FOR PVP DETAIL SEE S.A.W.S. STANDARD DETAIL DD-833-03.



PROPOSED WATER MAIN	=	W
PROPOSED WATER SERVICE & METER BOX	=	
PROPOSED WATER 3/4" IRRIGATION SERVICE & METER BOX	=	IRR
PROPOSED FIRE HYDRANT	=	
PROPOSED WATER VALVE	=	
PROPOSED SANITARY SEWER MAIN	=	SS
PROPOSED SANITARY SEWER MANHOLE	=	
PROPOSED ELECTRIC, GAS, TELE., & CABLE TV EASEMENT	=	E, G, T, & TV ESMT
EXISTING WATER MAIN	=	E-W
EXISTING FIRE HYDRANT	=	
EXISTING WATER VALVE	=	
EXISTING SANITARY SEWER MAIN	=	E-SS
EXISTING SANITARY SEWER MANHOLE	=	
EXISTING OVERHEAD ELECTRIC WIRE/POWER POLE	=	OHE
EXISTING GUY WIRE/OVERHEAD	=	GUY



UNPLATTED 57.00 ACRES
(VOL. 10103, PG. 865 O.P.R.)
OWNER: JOHN HART SMALL

[illegible]

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS

Colliers
Engineering
& Design

SAN ANTONIO (KFW)
3421 Paesanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBE Firm: F-14909
TBPLS Firm: 10194550

SCALE: AS SHOWN	DATE: 06/16/25	DRAWN BY: JA	CHECKED BY: CG
PROJECT NUMBER: 418-11-05		DRAWING NAME: OW4181105	
SHEET TITLE: WATER DISTRIBUTION PLAN			
SHEET NUMBER: 8.2			

SAWS PRESSURE ZONE: 720 (P2)

DEVELOPER'S NAME: KB HOME LONESTAR, LLC.

DEVELOPER'S ADDRESS: 4800 FREDERICKSBURG ROAD

CITY: SAN ANTONIO STATE: TEXAS ZIP: 78229

PHONE#: (210) 307-5485 FAX#: TOTAL ACREAGE: 10.63 AC.

SAWS BLOCK MAP#: 19252 TOTAL EDU#: 66

TOTAL LINEAR FOOTAGE OF PIPE: 1,494 L.F. 8" C900 PVC PLAT NO.: 25-11800277

368 L.F. 2" H.D.P.E. PIPE

NUMBER OF LOTS: 66 SAWS JOB#:

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

INSTALLATION:

1. ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UP GRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREAS DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

MAINTENANCE AND INSPECTION:

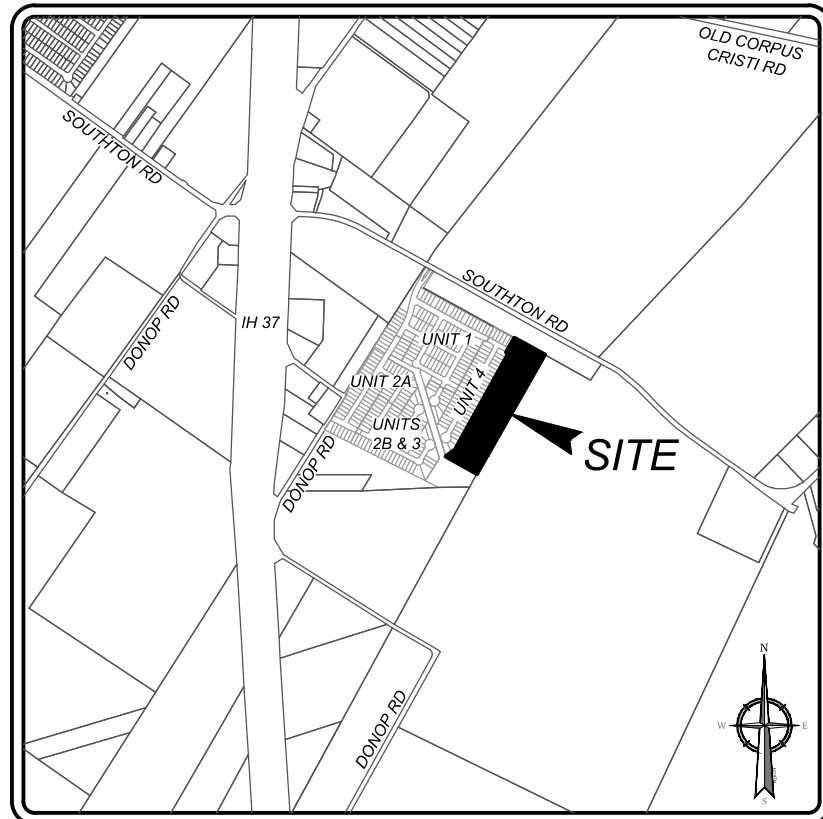
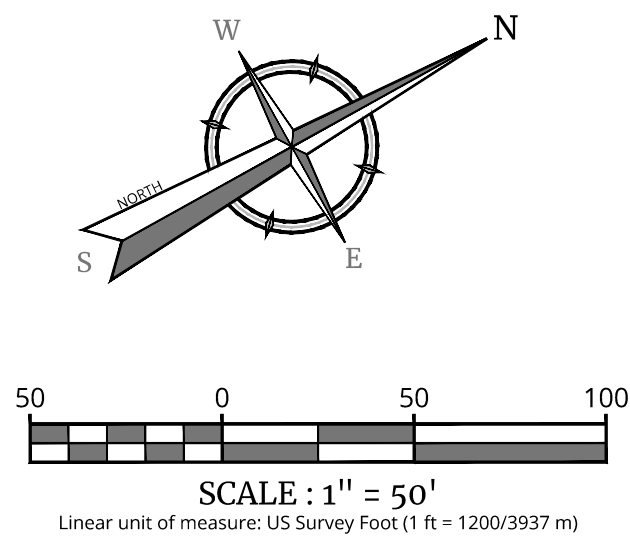
1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN AND THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

PROJECT COMPLETION:

1. ALL DISTURBED AREAS ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

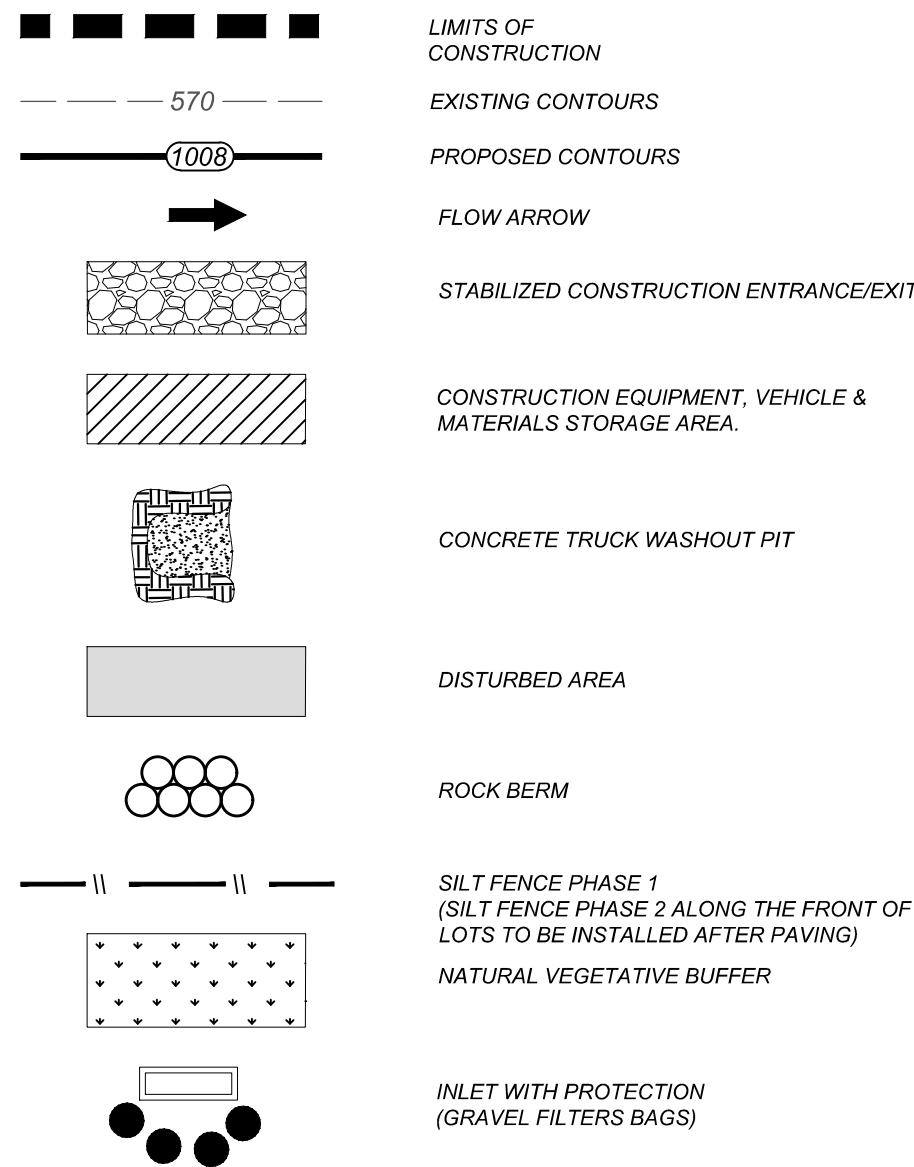
GENERAL:

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.



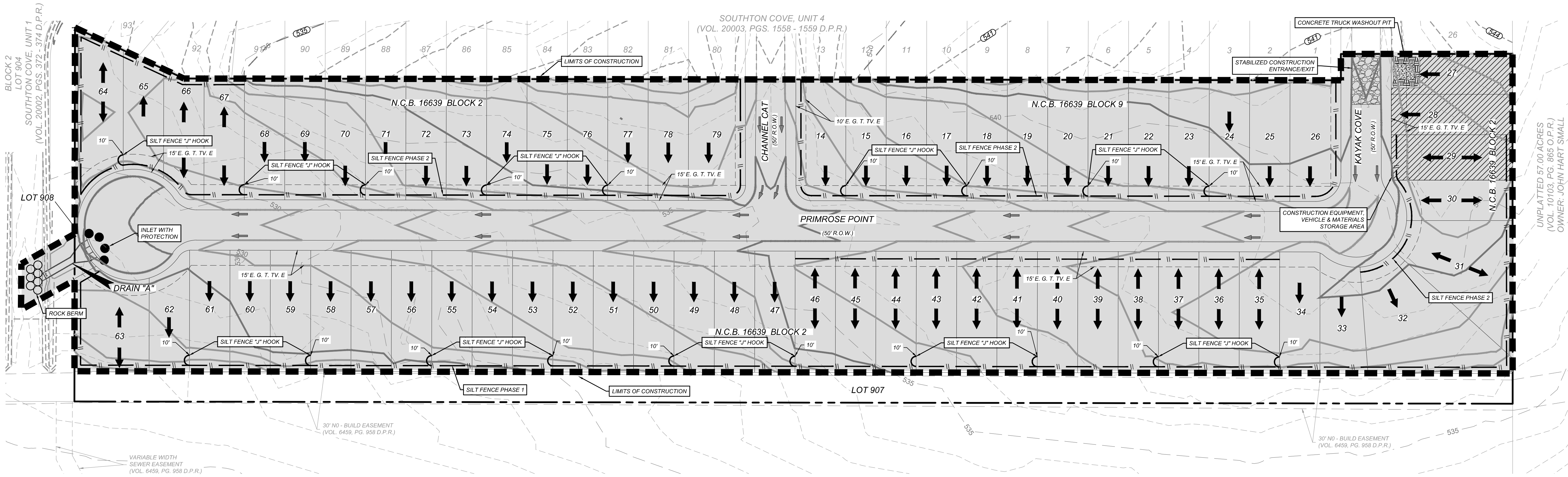
LOCATION MAP
NOT-TO-SCALE

LEGEND



COORDINATION NOTE:

1. CONTACT TIME WARNER TO COORDINATE CABLE TV SERVICE. (210) 244-0500
2. CONDUIT FOR ELECTRICAL SERVICE. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS FOR INSPECTION. (210) 353-2246.
3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
4. CONTRACTOR TO COORDINATE WITH CPS PRIOR TO CONSTRUCTION TO PLAN ELECTRIC SERVICE.
5. CONTRACTOR TO COORDINATE WITH SAWS TO PLAN WATER AND SANITARY SEWER SERVICES (210) 704-7297
6. CONTRACTOR SHALL CONTACT 1-800-DIG-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



UNPLATTED 263.061 ACRES
(VOL. 4587, PGS. 472 - 480 O.P.R.)
OWNER: CITY PUBLIC SERVICE BOARD

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

Engineering & Design

www.colliersengineering.com

Formerly known as **KFW** ENGINEERS & ARCHITECTS

811 PROTECT YOURSELF ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SOUTHTON COVE, UNIT 5
PLAT# 25-11800277

FOR
KB HOME
LONE STAR, LLC.

SAN ANTONIO
BEXAR COUNTY
TEXAS

Colliers SAN ANTONIO (KFW)
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBE's Permit: T1-1909
TBE's Permit: 10194550

SCALE: AS SHOWN	DATE: 06/16/25	DRAWN BY: JA	CHECKED BY: CG
PROJECT NUMBER: 418-11-05	DRAWING NAME: SW3P4181105		
SHEET TITLE: STORM WATER POLLUTION PREVENTION PLAN			
SHEET NUMBER: 9.1			

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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