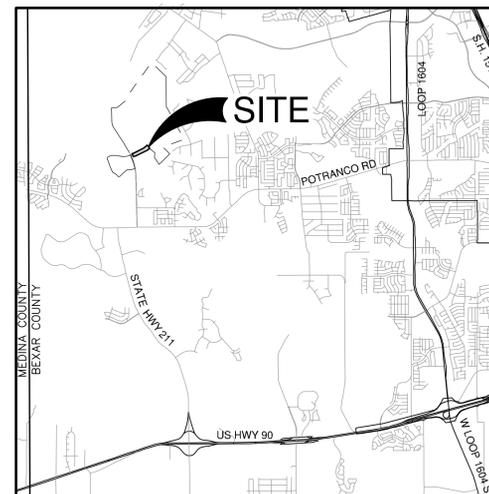


STEVENS RANCH UNIT 3B

SAN ANTONIO, TEXAS CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

PREPARED FOR:

JEN TEXAS 39, LLC
1212 FIORELLA STREET
CASTROVILLE, TEXAS 78009

FEBRUARY 2026

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

Sheet List Table

Sheet Title	Sheet Description	Sheet Number
COVER SHEET		C0.00
MASTER DRAINAGE PLAN	ULTIMATE DEVELOPMENT	C1.00
DRAIN A	PLAN AND PROFILE STA. 1+00.00 TO END	C1.01
DRAINAGE DETAILS	SHEET 1 OF 2	C1.10
DRAINAGE DETAILS	SHEET 2 OF 2	C1.11
WHITNEY DRAW	PLAN AND PROFILE STA. 1+00.00 TO 11+93.52	C2.00
JAMES BONHAM WAY AND JAMES FANNIN DRIVE	PLAN AND PROFILE	C2.01
SUNDANCE WAY	PLAN AND PROFILE STA. 1+00.00 TO 2+35.96	C2.02
STREET DETAILS	SHEET 1 OF 3	C2.03
STREET DETAILS	SHEET 2 OF 3	C2.04
STREET DETAILS	SHEET 3 OF 3	C2.05
OVERALL SIGNAGE PLAN		C3.00
SIGNAGE DETAILS	SHEET 1 OF 3	C3.01
SIGNAGE DETAILS	SHEET 2 OF 3	C3.02
SIGNAGE DETAILS	SHEET 3 OF 3	C3.03
OVERALL SANITARY SEWER PLAN		C4.00
SANITARY SEWER LINE A	PLAN AND PROFILE STA. 18+90.00 TO END	C4.01
SANITARY SEWER LINE D	PLAN AND PROFILE STA. 9+65.25 TO END	C4.02
SANITARY SEWER NOTES		C4.10
SANITARY SEWER DETAILS		C4.20
OVERALL WATER DISTRIBUTION PLAN		C5.00
OVERALL WATER DISTRIBUTION PLAN NOTES		C5.10
OVERALL WATER DISTRIBUTION PLAN DETAILS		C5.20
OVERALL UTILITY PLAN		C6.00
OVERALL GRADING PLAN		C7.00
STORMWATER POLLUTION PREVENTION PLAN		C8.00
STORMWATER POLLUTION PREVENTION PLAN	DETAILS	C8.01

WATER (SAWS PRESSURE ZONE 1170)

Developer's Name: JEN TEXAS 39, LLC	
Address: 1212 FIORELLA STREET	
City: CASTROVILLE	State: TEXAS ZIP: 78009
Phone# 210-849-1447	FAX# N/A
SAWS Block Map# 070582	Total EDU's: 40 Total Acreage: 9.83
Total Linear Footage of Pipe: 1,698 LF - 8" PVC	Plot No. 25-11800504
Number of Lots: 37	SAWS JOB NO. 26-1005

SOUTH SEWERSHED - UPPER MEDINA
WATERSHED - DOS RIOS W.R.C.

Developer's Name: JEN TEXAS 39, LLC	
Address: 1212 FIORELLA STREET	
City: CASTROVILLE	State: TEXAS ZIP: 78009
Phone# 210-849-1447	FAX#
SAWS Block Map# 070582	Total EDU's: 37 Total Acreage: 9.83
Total Linear Footage of Pipe: 1,341 LF - 8"	Plot No. 25-11800504
Number of Lots: 37	SAWS JOB NO. 26-1503

SHEET C0.00

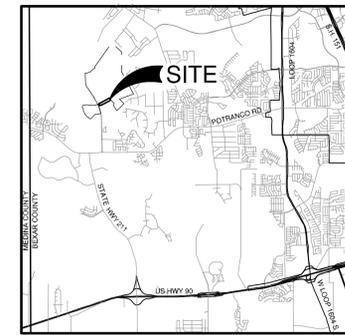
Accumulated Flow Rates

Ref. Point	Return Year	Contributing Flow			Reference Sub-point				
		Upstream Watershed	Upstream Surface Bypass	Upstream Pipe Flow	T	C	B	P	
	#	Q _{WATERSHED} (cfs)	Surf Byp. Upstream Ref. Point	Q _{SURF-BYP} (cfs)	Q _{PIPE-UP} (cfs)	Q _{INLET-TOTAL} (cfs)	Q _{CAPTURED} (cfs)	Q _{BY-PASS} (cfs)	Q _{PIPE} (cfs)
5.01	5	25.8	N/A	0.0	0.0	25.8	13.8	12.0	13.8
	25	35.6	N/A	0.0	0.0	35.6	16.3	19.3	16.3
	100	44.2	N/A	0.0	0.0	44.2	18.5	25.7	18.5
5.02	5	0.0	5.01B	12.0	13.8	12.0	10.1	1.9	23.9
	25	0.0	5.01B	19.3	16.3	19.3	13.5	5.8	29.8
	100	0.0	5.01B	25.7	18.5	25.7	15.9	9.8	34.4
5.03	5	6.3	5.02B	1.9	0.0	8.2	8.2	-	8.2
	25	8.6	5.02B	5.8	0.0	14.4	14.4	-	14.4
	100	10.7	5.02B	9.8	0.0	20.5	20.5	-	20.5

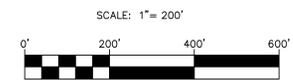
Master Drainage Plan Calculations
(Ultimate Development)

Ref. Point	Structure / Description	Drainage Areas			Total Flowpath (ft)	Overland/Sheet Flow (Seelye)			Shallow Concentrated Flow - 1**			Shallow Concentrated Flow - 2**			Channelized Flow**			Rational Method Q=CIA					
		#	Area (Ac)	C		L _o (FT)	S _o (FT/FT)	T _o (MIN)	L _{sc} (FT)	Condition***	Slope (ft/ft)	V _{sc} (FPS)	T _{sc} ** (MIN)	L _{ch} (FT)	V _{ch} (FPS)	T _{ch} ** (MIN)	T _{c-100}	Return Year	Intensity (in/hr)	Q (cfs)			
1.00	Offsite Area	A	10.59	0.77	1,054	100	0.010	14	954	S	0.03	5.2	3.0							17	5	4.91	40.0
																				17	25	6.76	55.1
																				17	100	8.42	68.7
2.00	Offsite Area	B	8.96	0.77	1,290	100	0.010	14	1,190	S	0.04	5.5	3.6							17	5	4.91	33.9
																				17	25	6.76	46.6
																				17	100	8.42	58.1
3.00	Drain A	C	3.05	0.77	624	100	0.010	14	524	S	0.05	6.1	1.4							15	5	5.24	12.3
																				15	25	7.24	17.0
																				15	100	9.03	21.2
4.00	Existing Drain B	D	4.34	0.77	781	100	0.010	14	70	U	0.04	3.2	0.4	611	S	0.05	6.0	1.7		16	5	5.06	16.9
																				16	25	6.99	23.4
																				16	100	8.71	29.1
5.00	Accumulated Flow Watershed	E1	7.04	0.77	1,305	100	0.010	14	1,205	S	0.03	4.8	4.1							18	5	4.76	25.8
																				18	25	6.56	35.6
																				18	100	8.16	44.2
5.04	Drainage Area	E2+H	1.47	0.97	1,938	100	0.010	14	1,838	S	0.02	4.2	7.3							21	5	4.40	6.3
																				21	25	6.05	8.6
																				21	100	7.52	10.7
6.00	Existing Drain A	F	10.37	0.77	1,534	100	0.017	13	222	U	0.02	2.2	1.7	1,212	S	0.04	5.5	3.7		18	5	4.76	38.0
																				18	25	6.56	52.4
																				18	100	8.16	65.2
7.00	Drainage Area	C+G	3.88	0.77	869	100	0.010	14	524	S	0.05	6.1	1.4							16	5	5.06	15.1
																				16	25	6.99	20.9
																				16	100	8.71	26.0

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**
 $v = \frac{k}{n} R^{2/3} S_o^{1/2}$
 $k = 1.486 \text{ ft}^{1/3} / \text{s}$
 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

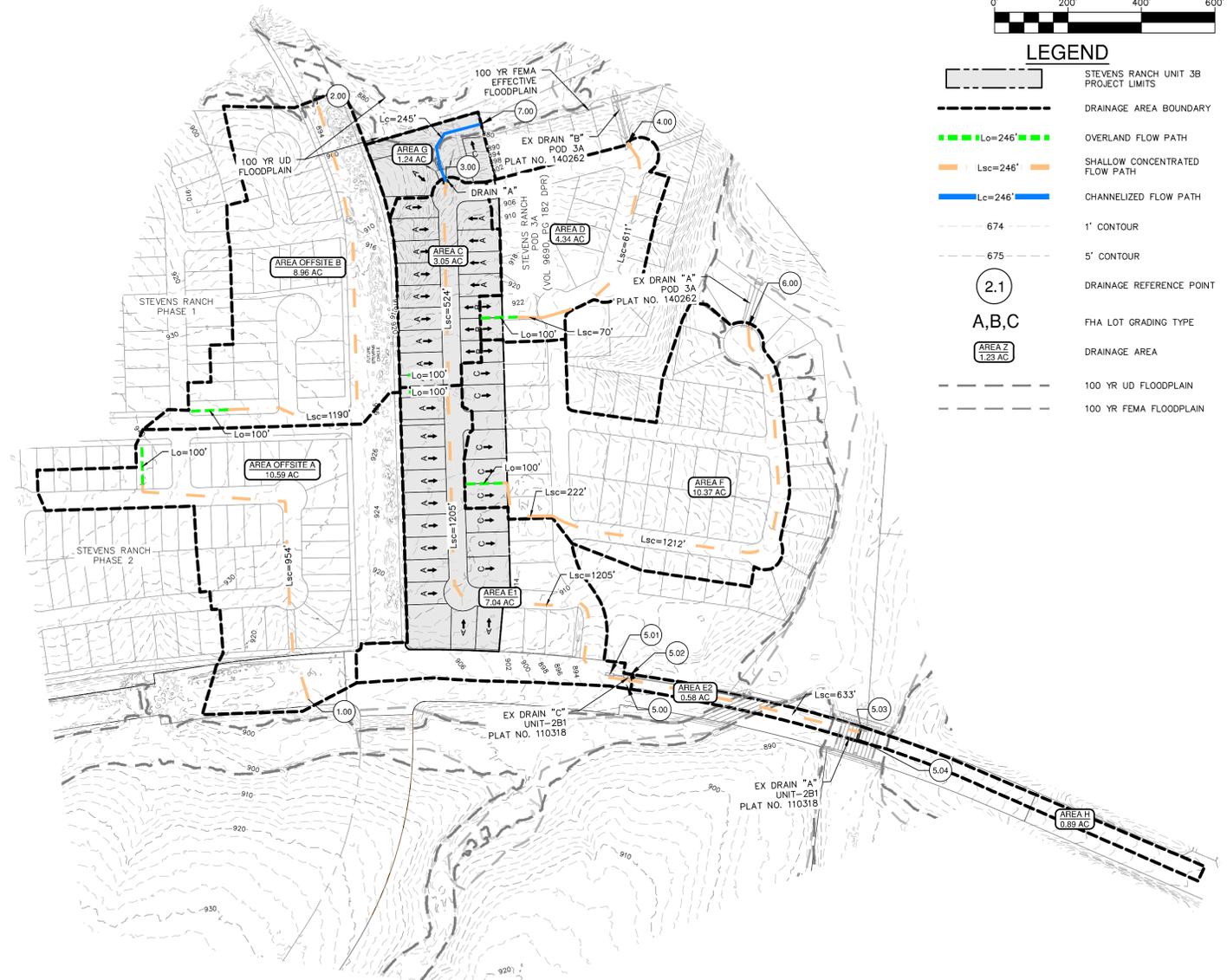


LOCATION MAP
NOT-TO-SCALE



LEGEND

- STEVENS RANCH UNIT 3B PROJECT LIMITS
- DRAINAGE AREA BOUNDARY
- L_o=246' OVERLAND FLOW PATH
- L_{sc}=246' SHALLOW CONCENTRATED FLOW PATH
- L_c=246' CHANNELIZED FLOW PATH
- 674 1' CONTOUR
- 675 5' CONTOUR
- DRAINAGE REFERENCE POINT
- FHA LOT GRADING TYPE
- DRAINAGE AREA
- 100 YR UD FLOODPLAIN
- 100 YR FEMA FLOODPLAIN



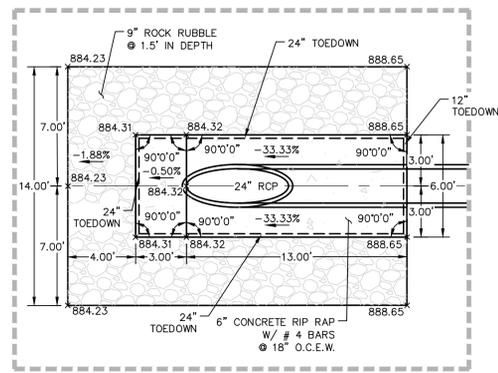
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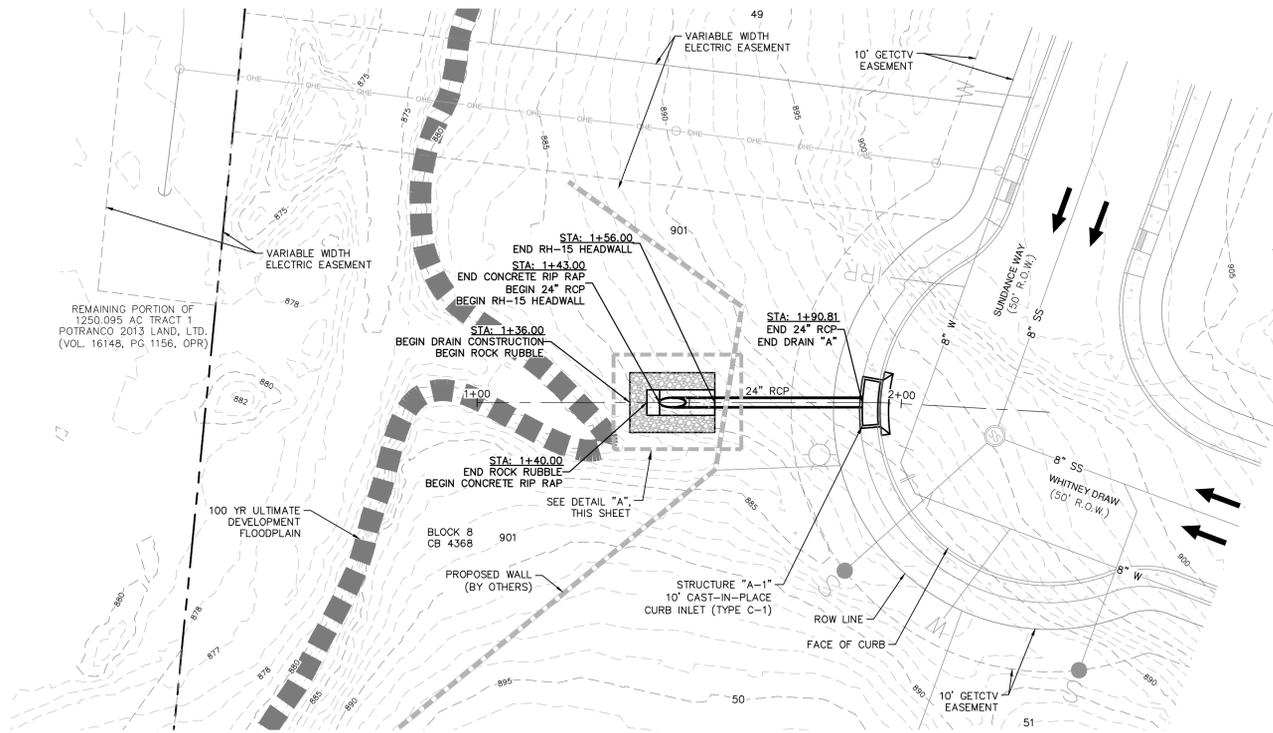
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 TEXAS SURVEYING FIRM #1022800
 TEXAS ENGINEERING FIRM #470 |

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
MASTER DRAINAGE PLAN
 ULTIMATE DEVELOPMENT

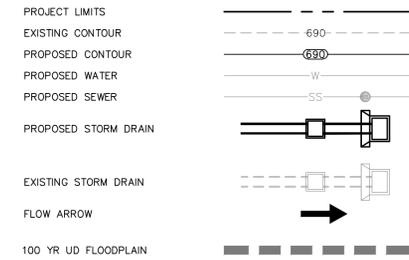
PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGC
SHEET	C1.00



DETAIL "B"
SCALE: 1" = 5'



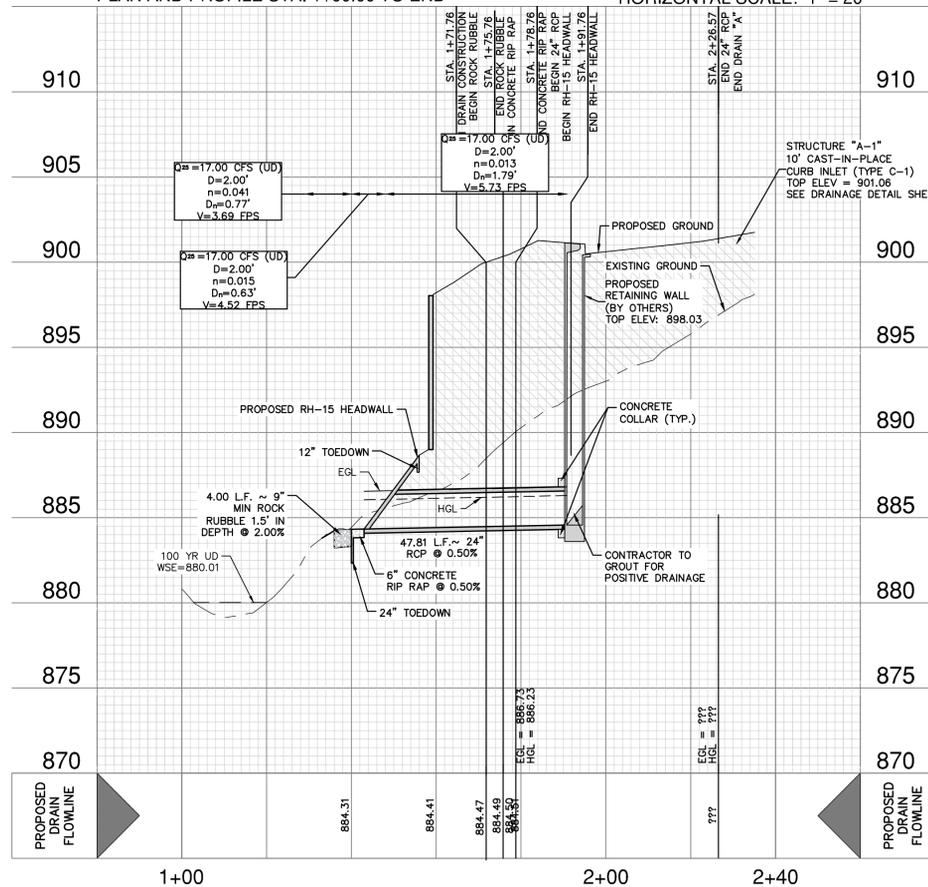
DRAINAGE LEGEND



**CURB INLET IN SAG
HYDRAULIC CALCULATION**
STRUCTURE "A1" (POINT 3.00)

$Q_{25} = 17.0 \text{ CFS (UD)}$
 $Q_{25} = C_w \times L \times H^{3/2}$
 $C_w = 3.087$
 $H = 0.79'$
 $L_{cal} = 7.84'$
 USE $L = 10'$ INLET

**DRAIN A
PLAN AND PROFILE STA. 1+00.00 TO END**
VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'



DRAINAGE & GRADING NOTES:

- A BEAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEAR 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO 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 EXPENSE.
- ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
- REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
- CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
- EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 55% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
- CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

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 IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

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.

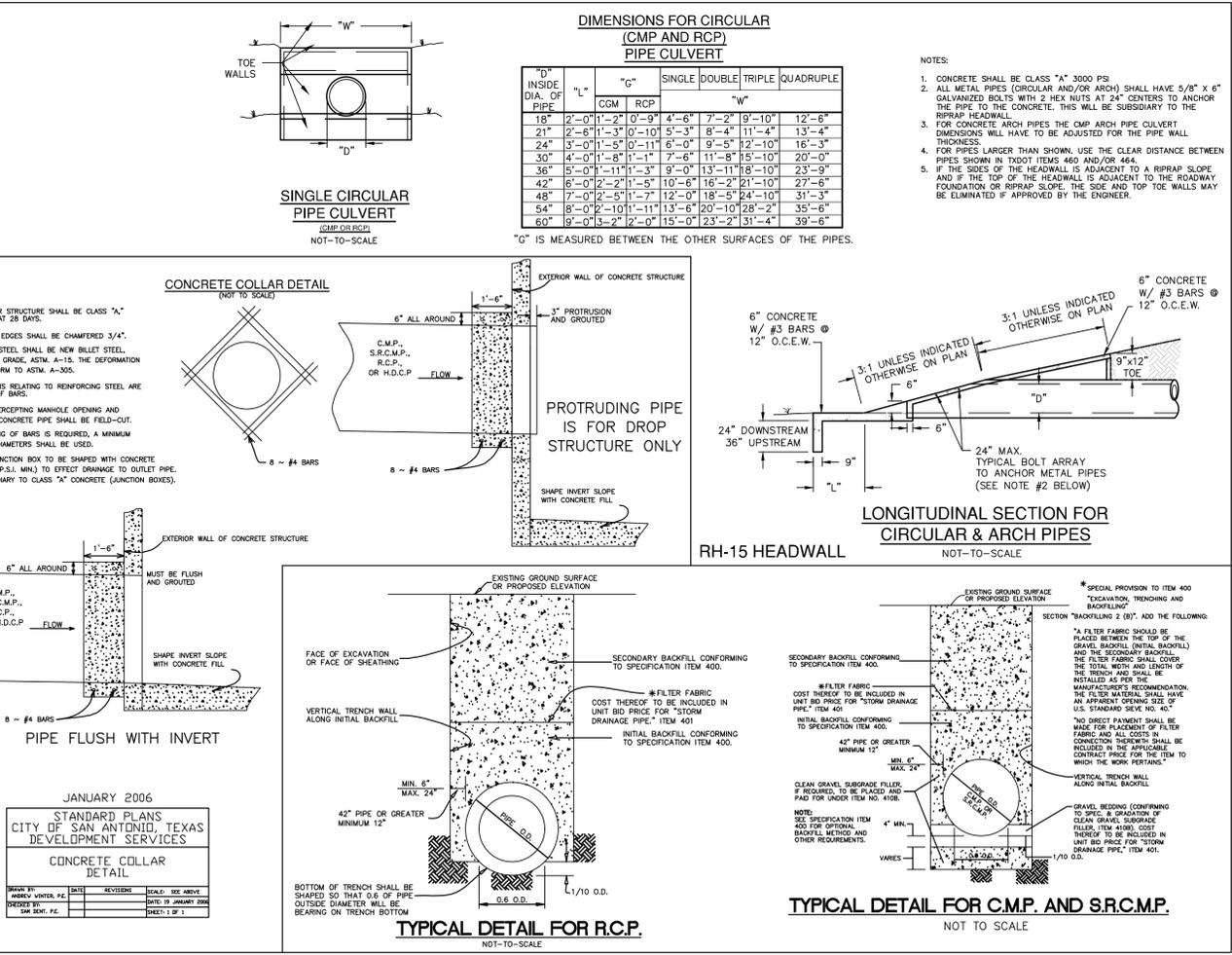
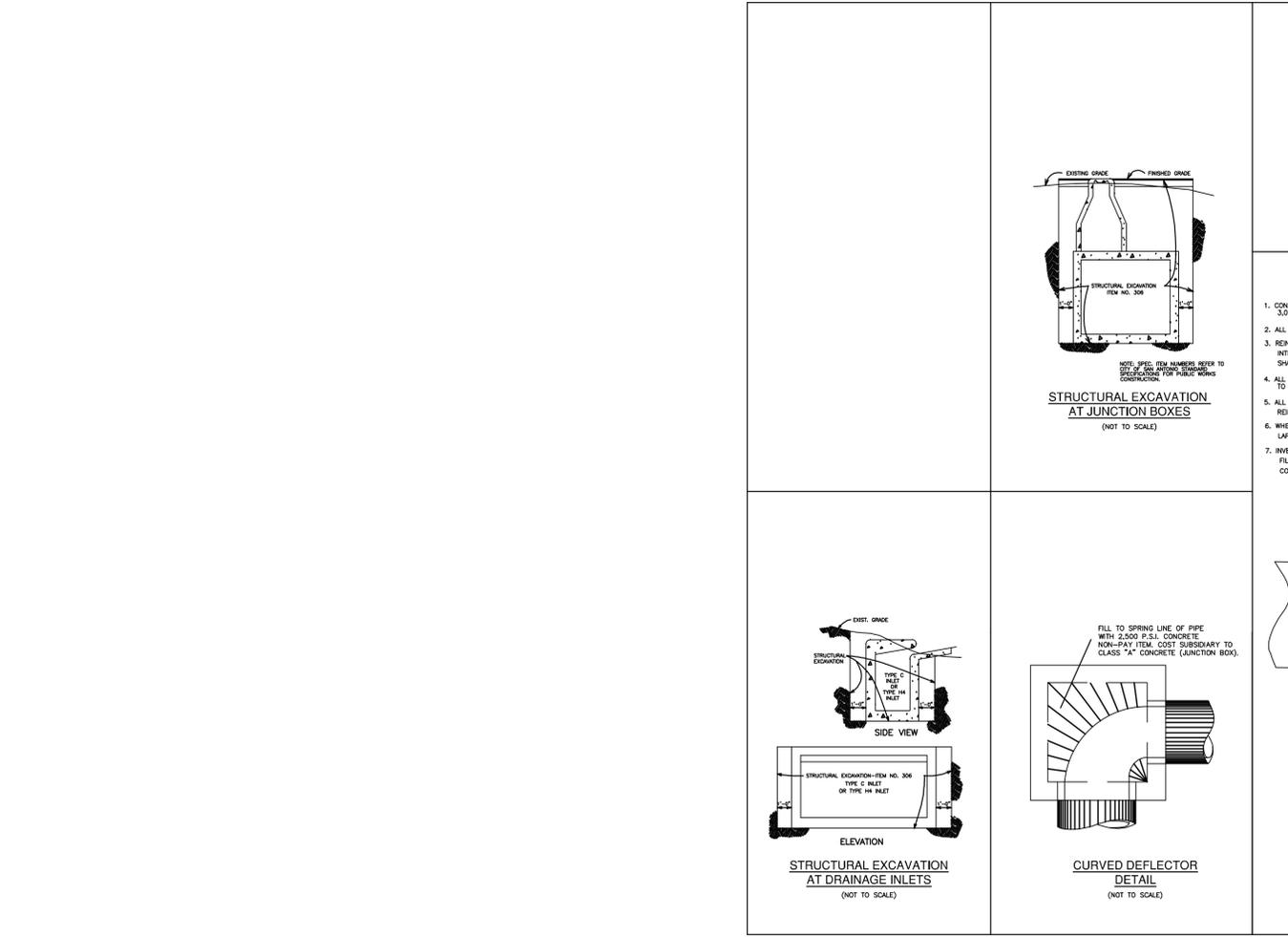
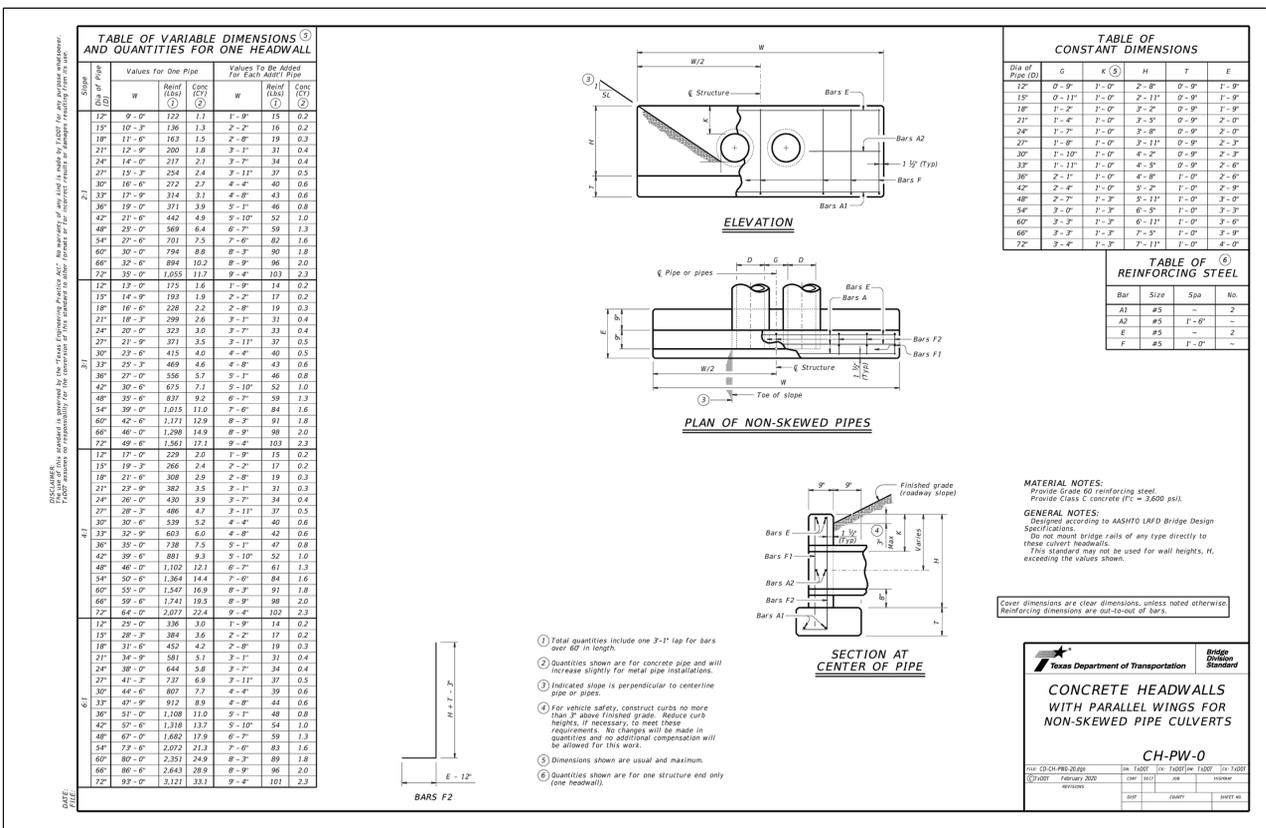
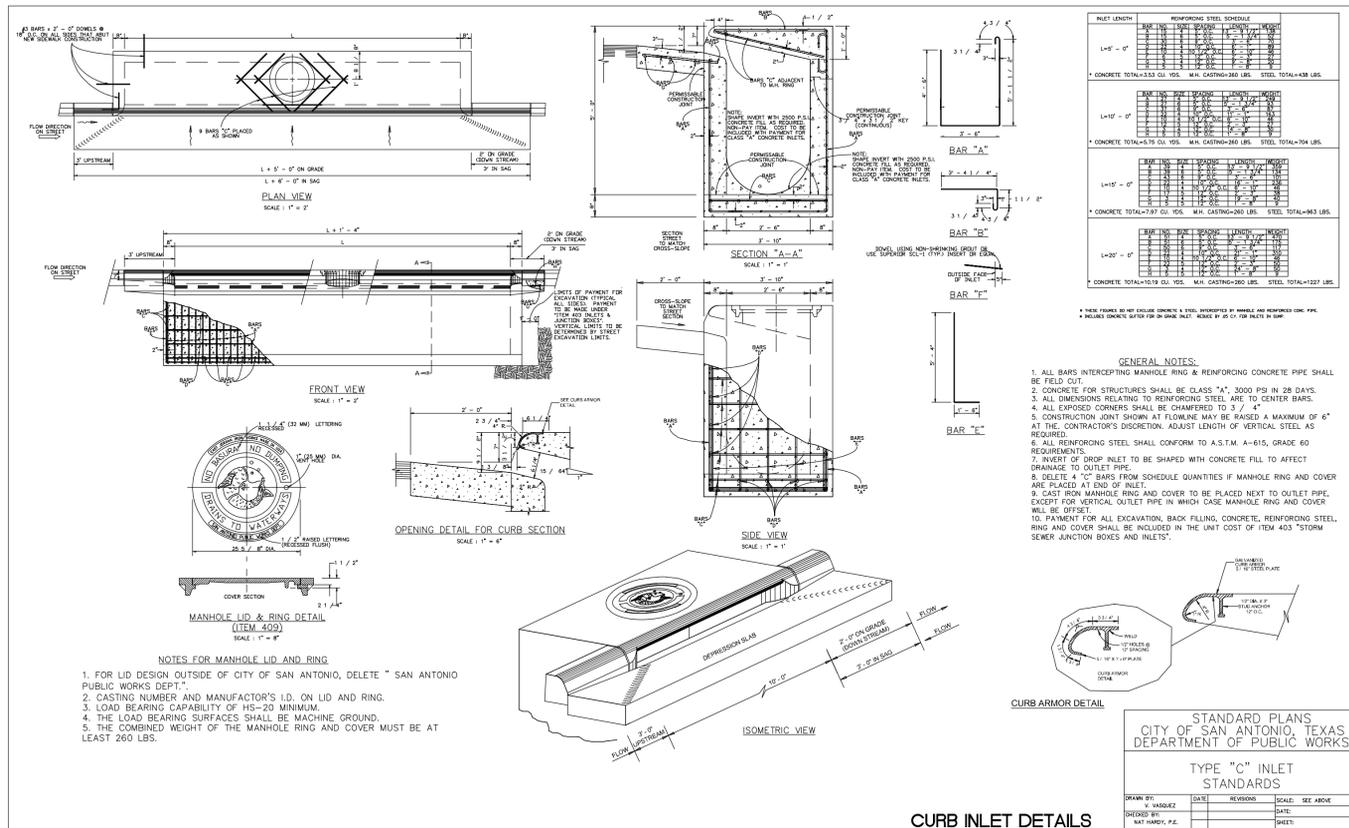
DATE	
NO.	REVISION



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TEXAS SURVEYING FIRM #10028800

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
DRAIN A
PLAN AND PROFILE STA. 1+00.00 TO END

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGC
SHEET	C1.01



DATE: _____

NO. REVISION: _____

STATE OF TEXAS
MATTHEW GEISWEID
118861
PROFESSIONAL ENGINEER

3-18-2006

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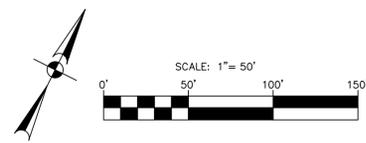
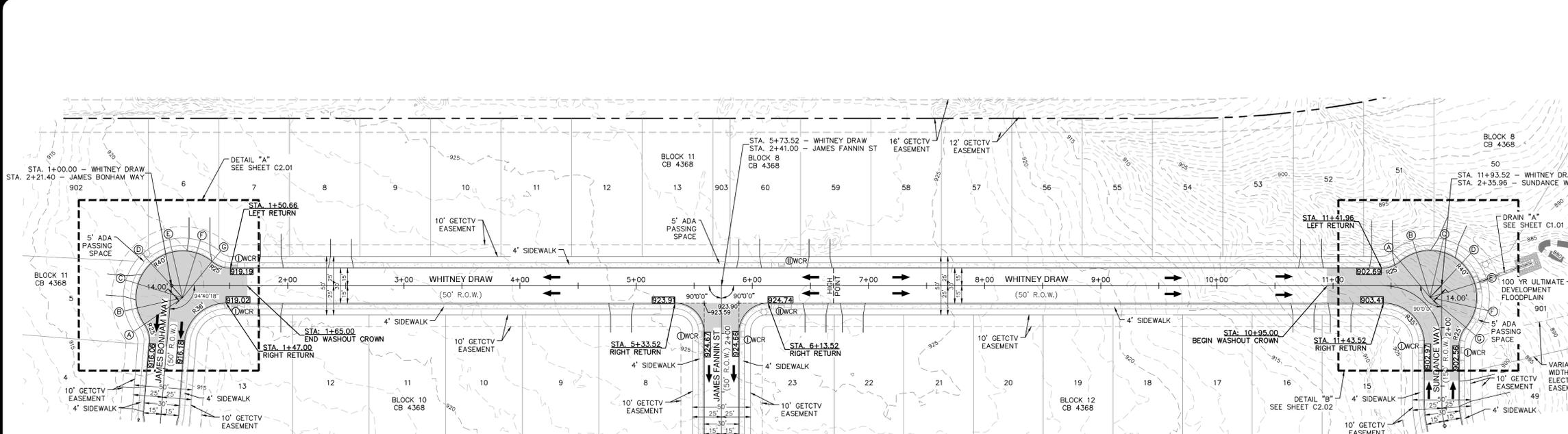
STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS

DRAINAGE DETAILS
SHEET 2 OF 2

PLAT NO. 25-11800504
JOB NO. 13831-08
DATE FEBRUARY 2026
DESIGNER WH
CHECKED MG DRAWN MGG

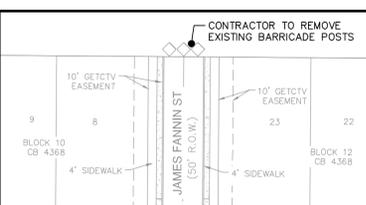
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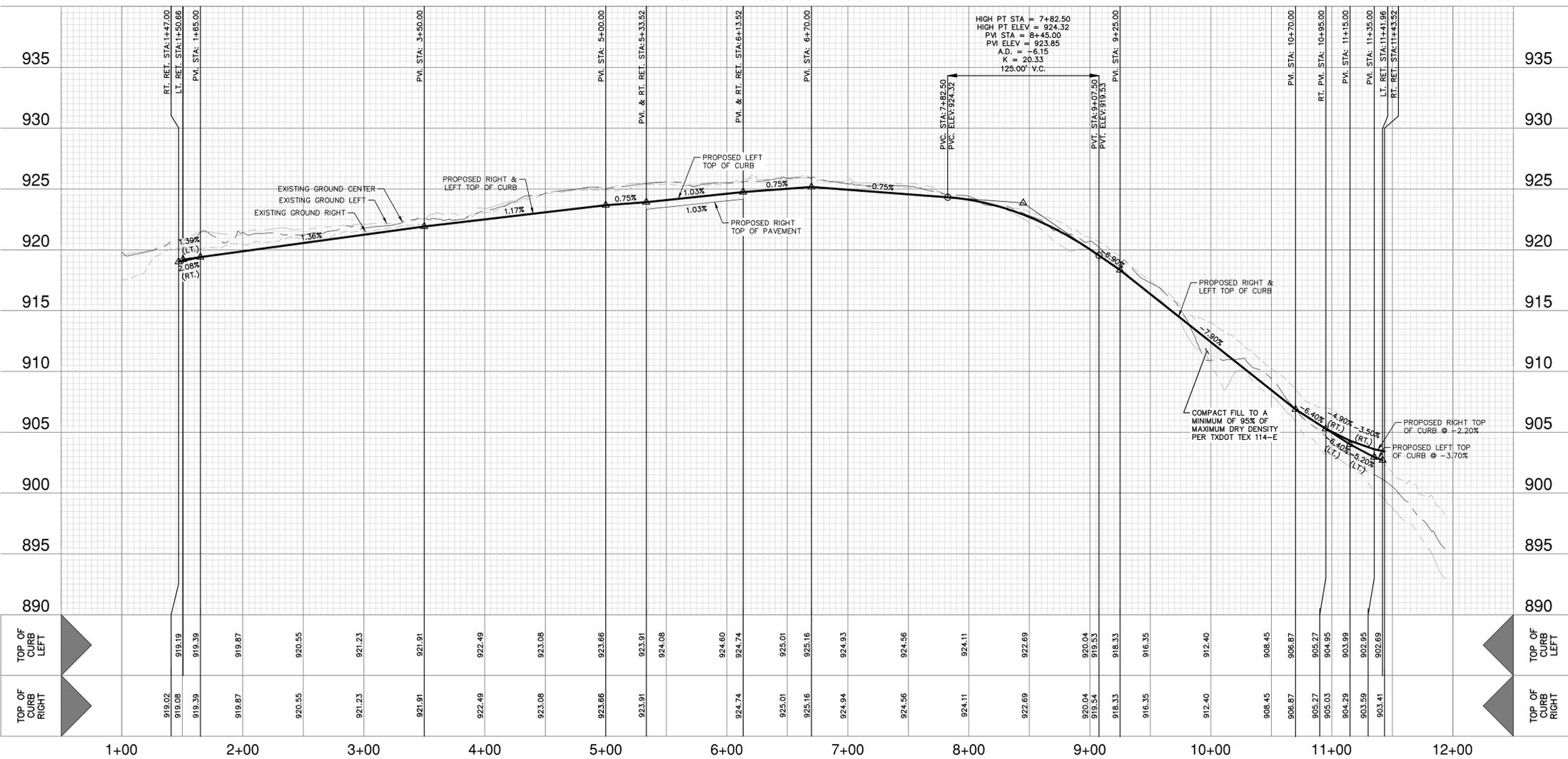


STREET LEGEND

PROJECT LIMITS	---
MAINTAIN GUTTER	—>>—>>
EXISTING CONTOUR	---
WHEELCHAIR RAMP	⊙WCR
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	—
SIDEWALK (SEE SHEET C3.00 FOR DEVELOPER/HOMEBUILDER RESPONSIBILITY)	---
DRIVEWAY	---
100 YR UD FLOODPLAIN	---



WHITNEY DRAW
PLAN AND PROFILE STA. 1+00.00 TO 11+93.52



REMOVE EXISTING BARRICADE
SCALE: 1" = 60'

- ### STREET NOTES:
- A BEXAR COUNTY 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 55-508 (Q)(6).

DATE	
NO.	REVISION



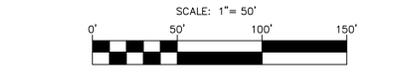
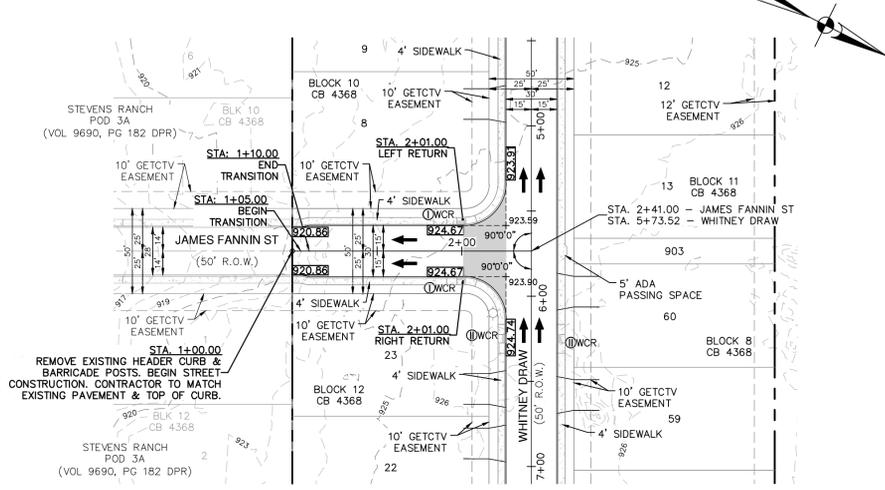
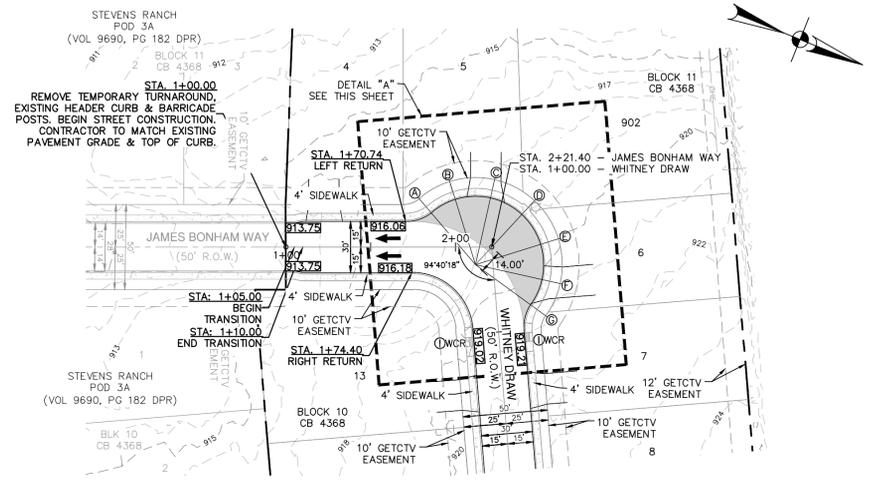
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TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
WHITNEY DRAW
PLAN AND PROFILE STA. 1+00.00 TO 11+93.52

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGC
SHEET	C2.00

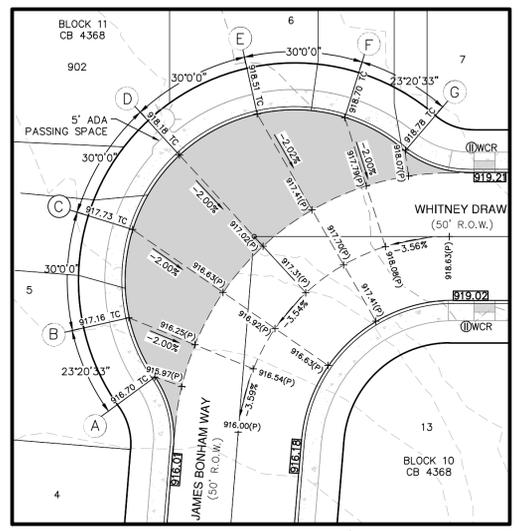
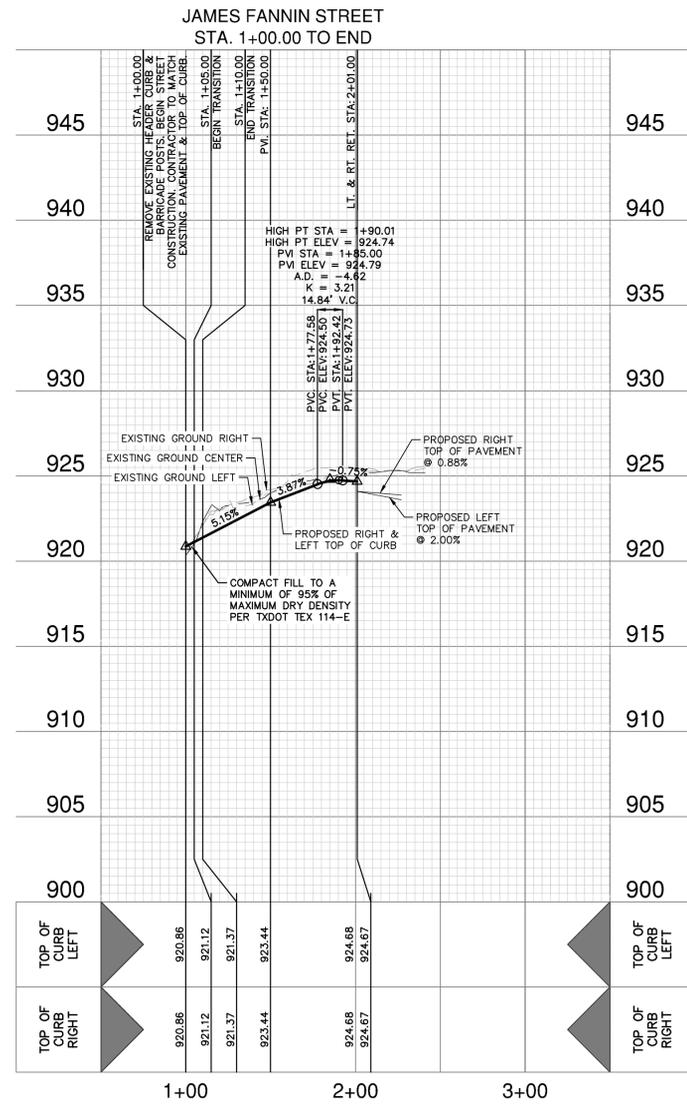
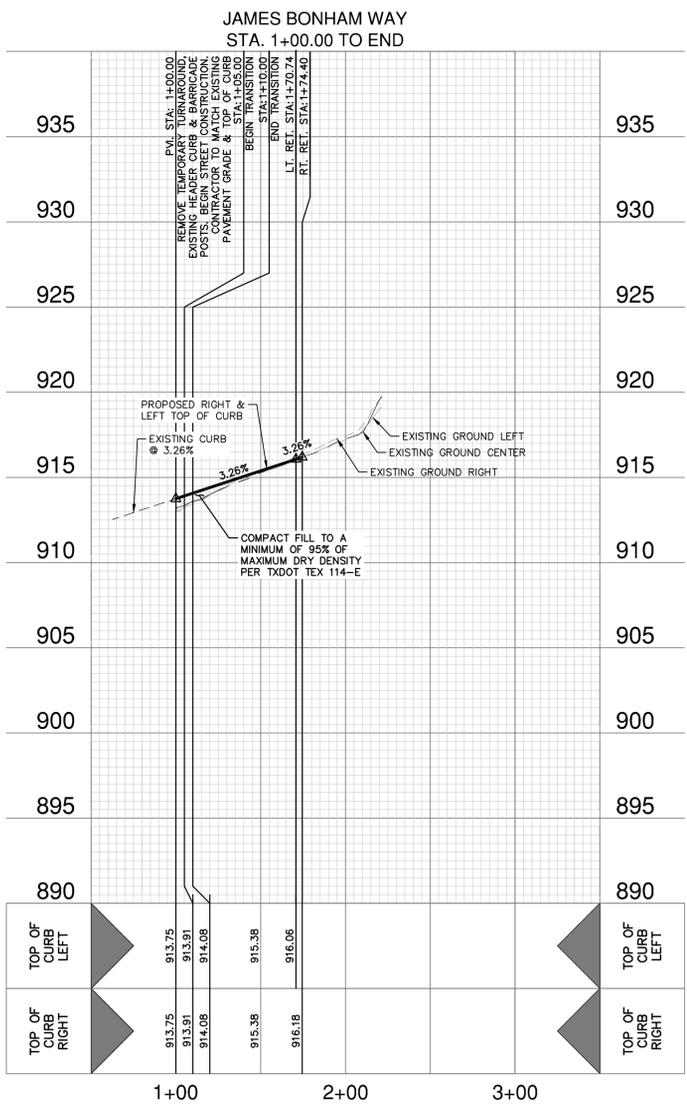
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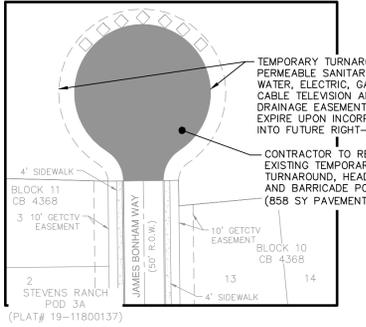


STREET LEGEND

PROJECT LIMITS	---
MAINTAIN GUTTER	→
EXISTING CONTOUR	970
WHEELCHAIR RAMP	⊙WCR
CENTERLINE	CL
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
RETURN	RET
DRAINAGE FLOW ARROW	→
TOP OF CURB SPOT ELEVATION	857.30
PAVEMENT ELEVATION	857.00(P) x
WASHOUT CROWN SECTION	857.00
SIDEWALK (SEE SHEET C3.00 FOR DEVELOPER/HOMEBUILDER RESPONSIBILITY)	---
DRIVEWAY	---



DETAIL "A"
SCALE: 1" = 20'



REMOVE TEMPORARY TURN AROUND
SCALE: 1" = 60'

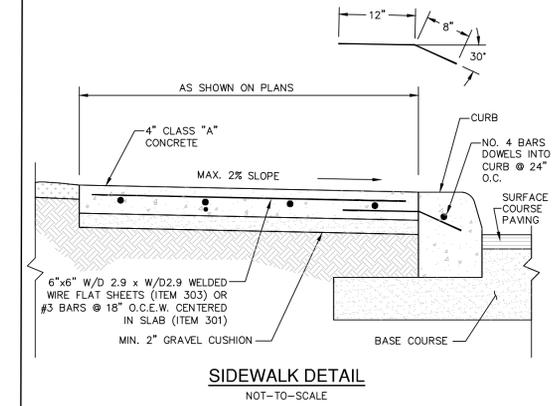
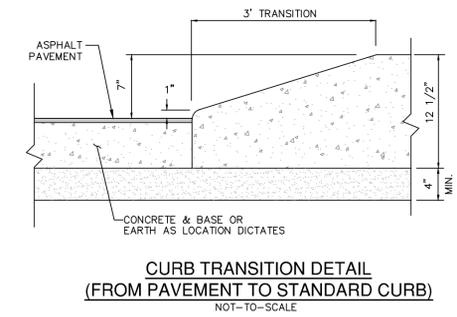
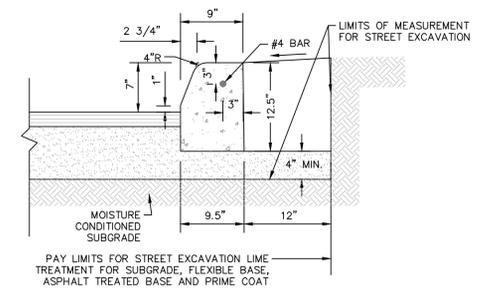
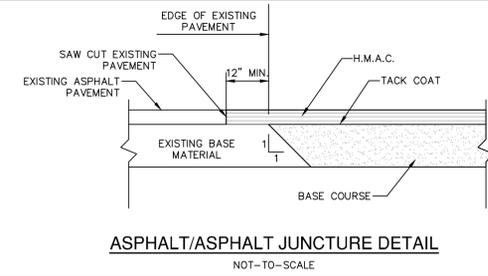
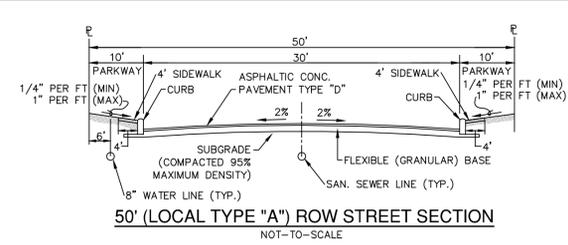
- ### STREET NOTES:
- A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
 - CONTRACTOR SHALL MATCH EXISTING 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 35-508 (O)(6).

Date: Mar 18, 2026 10:28am User: J...
File: P:\138\31\08\Design\Civil\ST 1383108 BONHAM.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 HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCOG, Digital Globe, Texas Orthology Program, USDA Farm Service Agency.

DATE	
NO.	REVISION
PAPE-DAWSON 2000 NW LOOP 410 SAN ANTONIO, TX 78213 210.375.9000 TEXAS SURVEYING FIRM #470 TEXAS ENGINEERING FIRM #10028800	
STEVENS RANCH UNIT 3B SAN ANTONIO, TEXAS JAMES BONHAM WAY AND JAMES FANNIN DRIVE PLAN AND PROFILE	
PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGC
SHEET	C2.01

PAVEMENT SECTION DETAIL								
STREET NAME	STATION	TYPE "D" HMA	CRUSHED LIMESTONE BASE	MOISTURE CONDITIONED SUBGRADE	GEOGRID (TENSAR TRIAX TXS)	CBR	STRUCTURAL NUMBER	
WHITNEY DRAW	1+00.00 TO 11+93.52	2"	8.5"	NO*	NO	5.0	2(.44) = 0.88 8.5(.14) = 1.19	2.07
JAMES FANNIN	1+00.00 TO 2+41.00	2"	8.5"	NO*	NO	5.0	2(.44) = 0.88 8.5(.14) = 1.19	2.07
JAMES BONHAM WAY	1+00.00 TO 2+21.40	2"	8.5"	NO*	NO	5.0	2(.44) = 0.88 8.5(.14) = 1.19	2.07
SUNDANCE WAY	1+00.00 TO 2+35.96	2"	8.5"	NO*	NO	5.0	2(.44) = 0.88 8.5(.14) = 1.19	2.07



GENERAL NOTES:

- CONTRACTOR SHALL REFERENCE THE PROJECT PAVEMENT DESIGN REPORT PREPARED BY INTEC OF SAN ANTONIO DATED **NOVEMBER 25, 2025** FOR PROJECT NO. **S251330**.
- 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 BETWEEN -2 AND 2 PERCENTAGE POINTS OF 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 WITHIN THE RIGHT-OF-WAY SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 5 AND A PI WITHIN RANGE OF 20 OR LESS. THE FILL 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.

(*) SUBGRADE NOTES:

- IF THE EXPOSED STREET SUBGRADE IS MARL, NO MOISTURE CONDITIONING OR COMPACTION SHALL BE REQUIRED. IF THE EXPOSED STREET SUBGRADE IS TAN CLAY OR SELECT FILL, MOISTURE CONDITIONED SUBGRADE IS REQUIRED.
- THE SUBGRADE SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, AND THEN MOISTURE CONDITIONED AND COMPACTED AS RECOMMENDED IN THE "SUBGRADE TREATMENT" SECTION OF THE INTEC OF SAN ANTONIO STEVENS RANCH GEOTECHNICAL FEASIBILITY REPORT NO. S251330, DATED NOVEMBER 25, 2025.

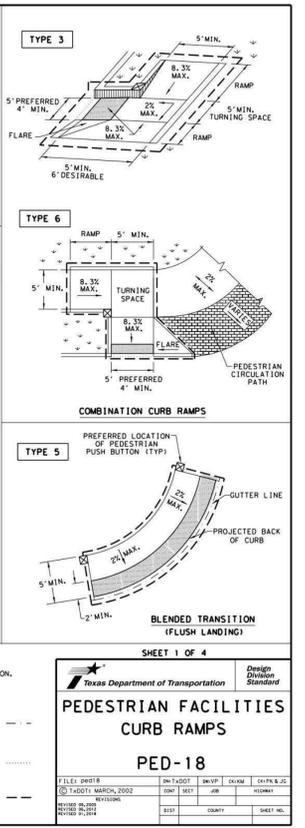
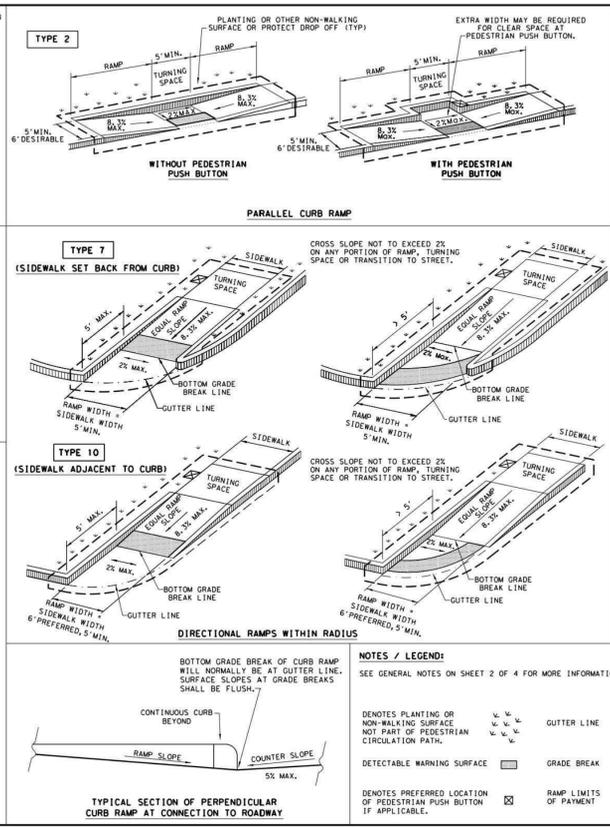
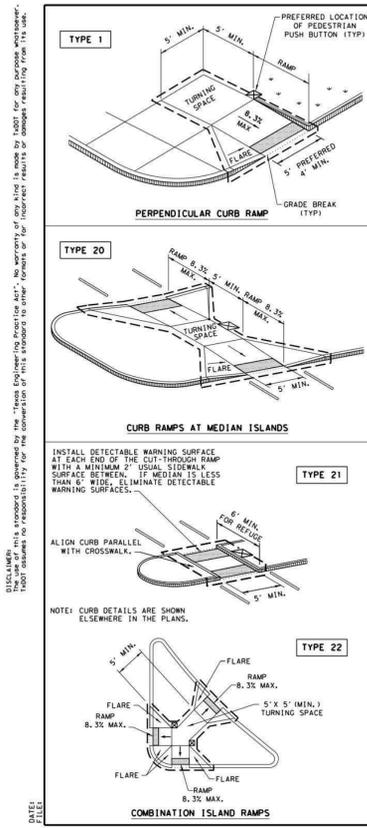
NO.	REVISION	DATE



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

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
STREET DETAILS
 SHEET 1 OF 3

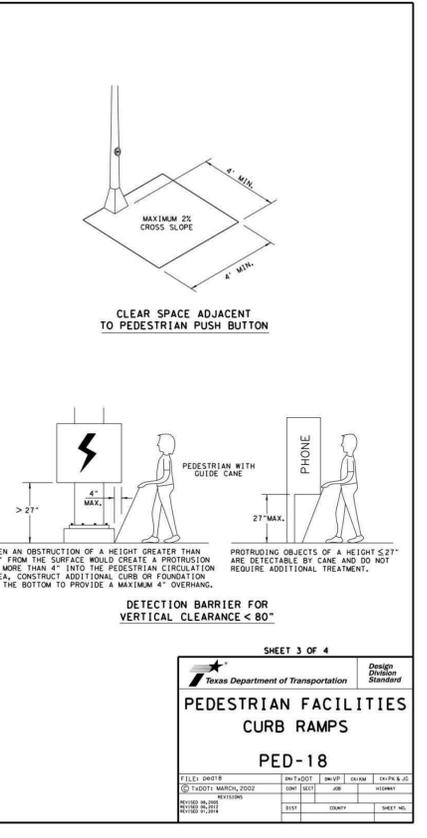
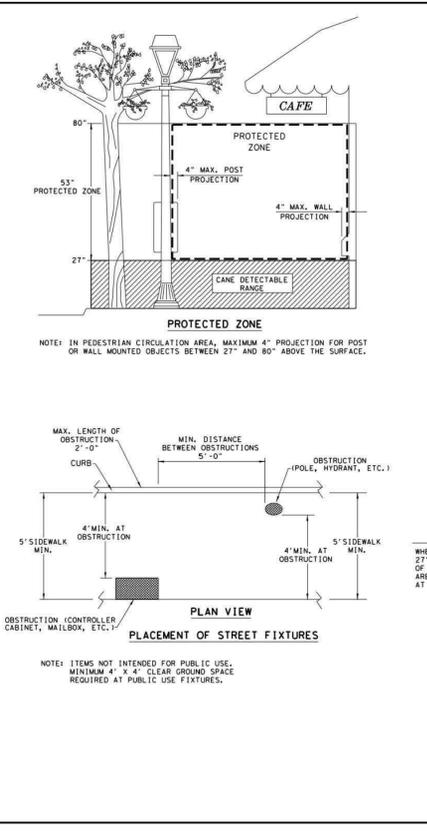
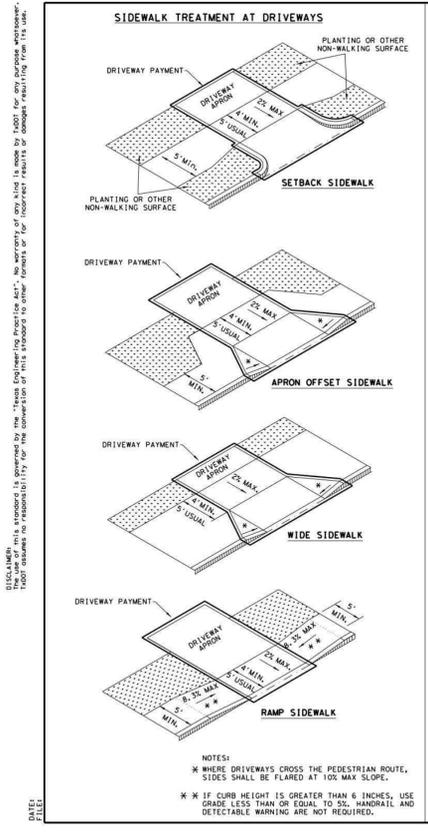
PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGC
SHEET	C2.03



PEDESTRIAN FACILITIES CURB RAMPS
PED-18

DESIGN DIVISION STANDARD

FILED 08/18	DATE 1/20/07	SWP	CHK	DATE 04/18/02
REVISION	DATE	BY	CHK	REASON
1	1/20/07	MG	WH	ISSUED



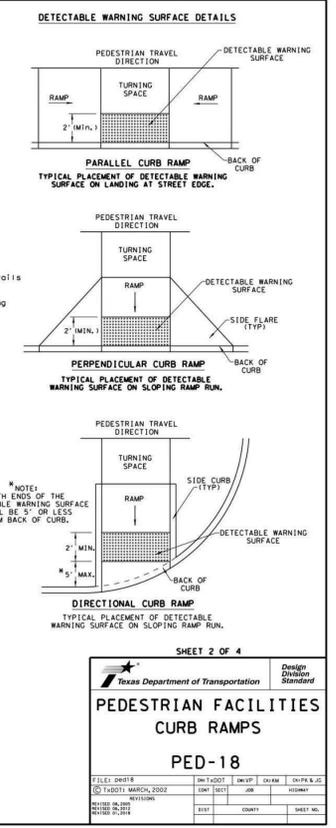
PEDESTRIAN FACILITIES CURB RAMPS
PED-18

DESIGN DIVISION STANDARD

FILED 08/18	DATE 1/20/07	SWP	CHK	DATE 04/18/02
REVISION	DATE	BY	CHK	REASON
1	1/20/07	MG	WH	ISSUED

- GENERAL NOTES**
1. Install a curb ramp or blended transition at each pedestrian street crossing.
 2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
 3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
 4. The minimum sidewalk width is 5' where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable; where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' posting areas at intervals not to exceed 200' are required.
 5. Turning spaces shall be 5' x 5' minimum. Cross slope shall be maximum 2%.
 6. Clear space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
 7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
 8. Additional information on curb ramp location, design, light reflective value and feature may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROPAD) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
 9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
 10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
 11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
 12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
 13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
 14. Place concrete to a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
 15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
 16. Provide a smooth transition where the curb ramps connect to the street.
 17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
 18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

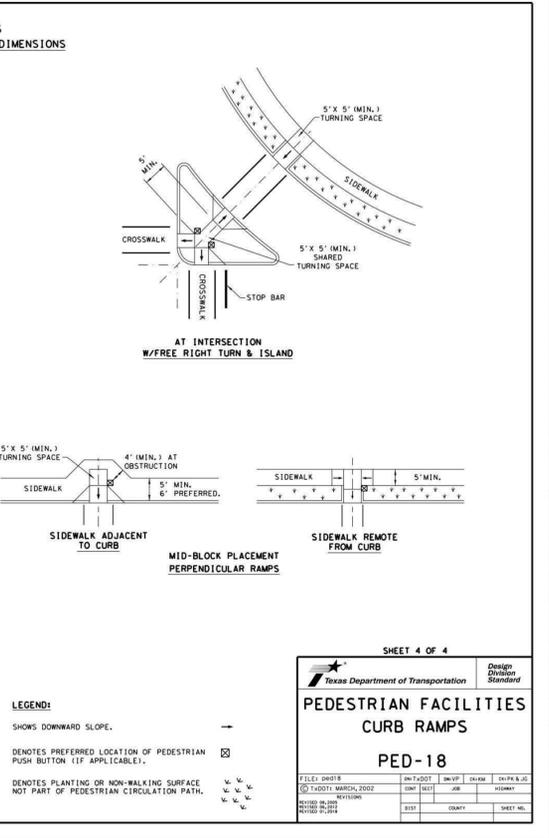
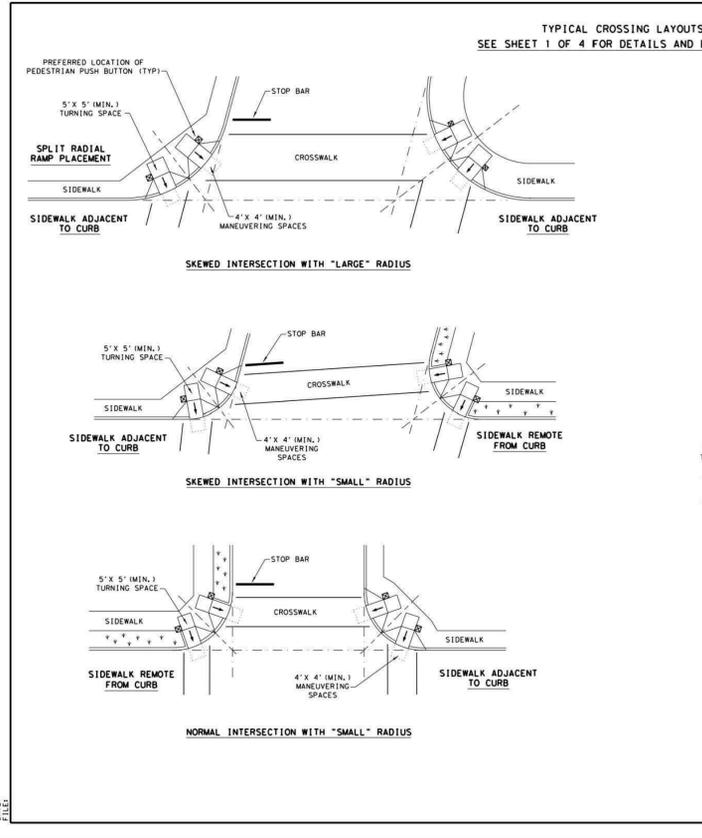
- DETECTABLE WARNING MATERIAL**
19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including slope flares. Furnish and install an approved cost-in-place dark brown or dark red detectable warning surface material adjacent to uncoated concrete, unless specified elsewhere in the plans.
 20. Detectable warning materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
 21. Detectable warning surfaces must be firm, stable and slip resistant.
 22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
 23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curbs and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
 24. Shaded areas on sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



PEDESTRIAN FACILITIES CURB RAMPS
PED-18

DESIGN DIVISION STANDARD

FILED 08/18	DATE 1/20/07	SWP	CHK	DATE 04/18/02
REVISION	DATE	BY	CHK	REASON
1	1/20/07	MG	WH	ISSUED



PEDESTRIAN FACILITIES CURB RAMPS
PED-18

DESIGN DIVISION STANDARD

FILED 08/18	DATE 1/20/07	SWP	CHK	DATE 04/18/02
REVISION	DATE	BY	CHK	REASON
1	1/20/07	MG	WH	ISSUED

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DATE: _____

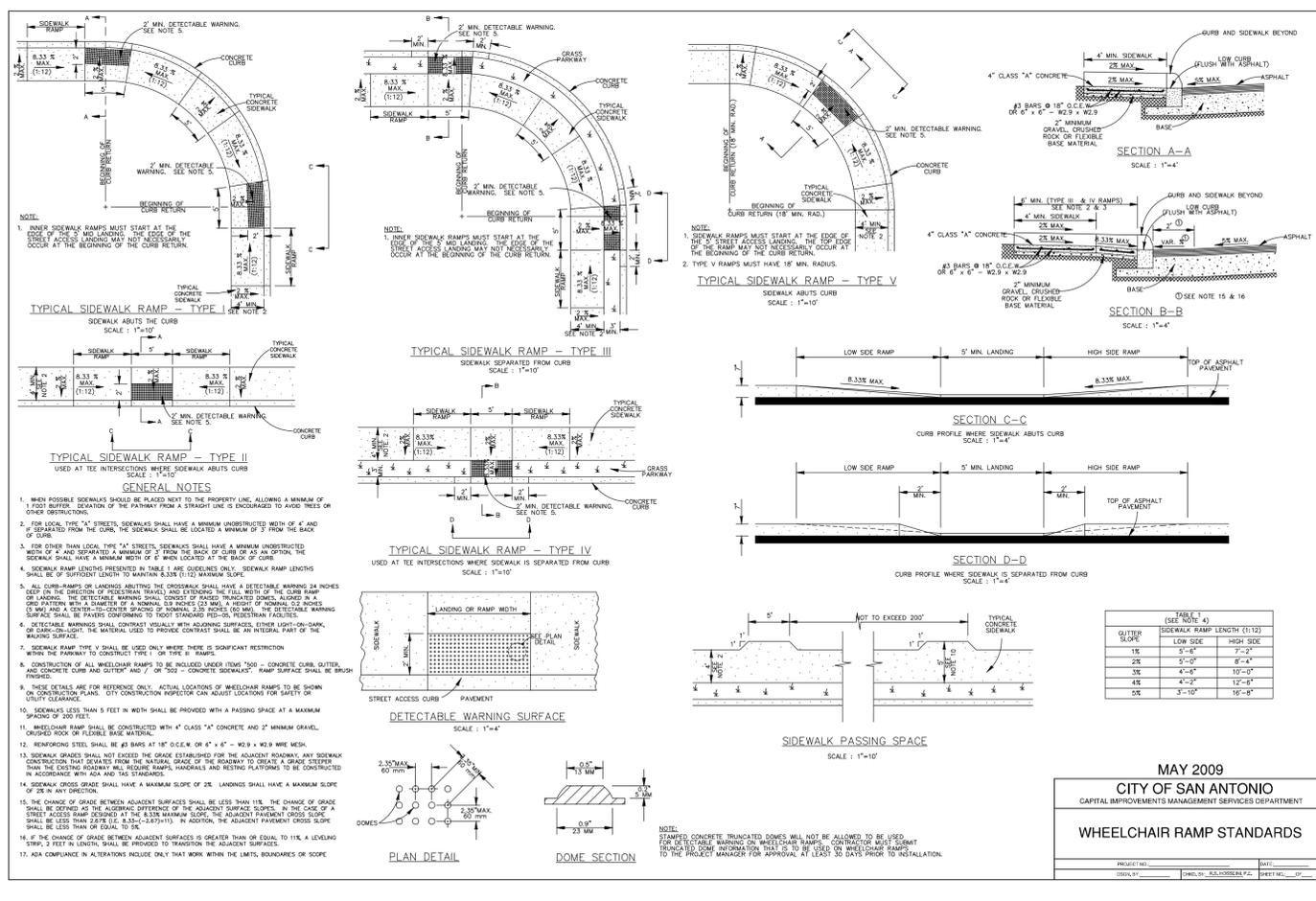
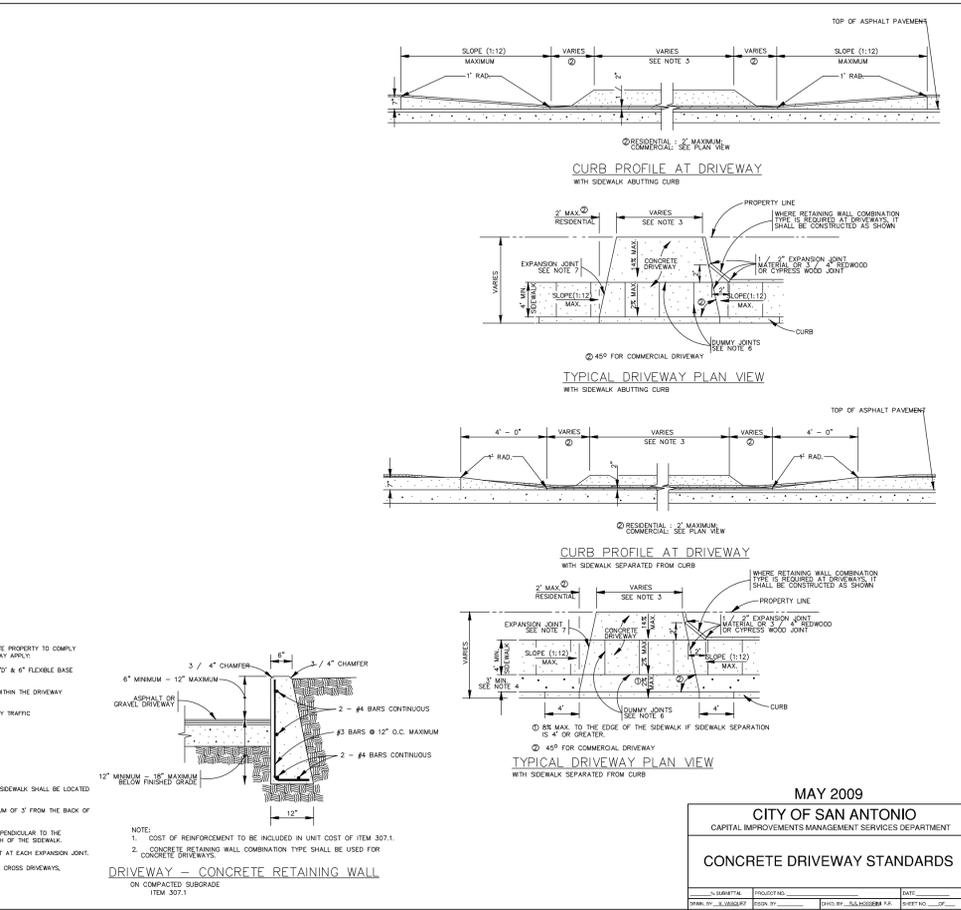
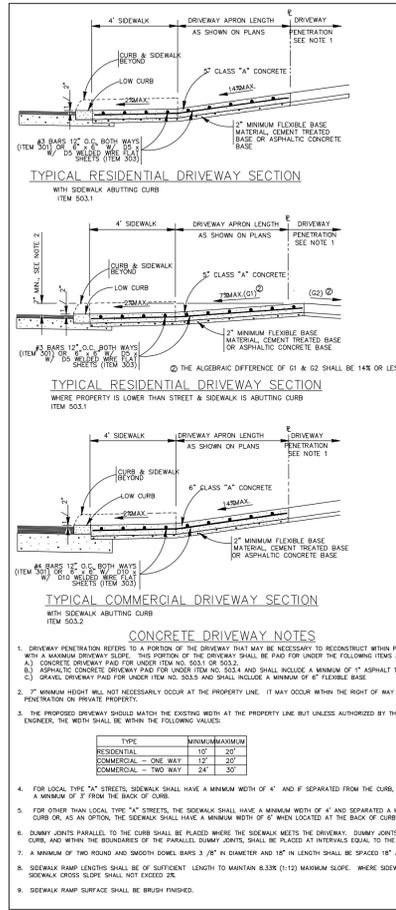
NO. REVISION: _____

STATE OF TEXAS
MATTHEW GEISWEID
118861
PROFESSIONAL ENGINEER
M.G. Spack
3-18-2006

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228800

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
STREET DETAILS
SHEET 2 OF 3

PLAT NO. 25-11800504
JOB NO. 13831-08
DATE FEBRUARY 2026
DESIGNER WH
CHECKED MG DRAWN MGG
SHEET C2.04



DATE: _____

NO. REVISION: _____

STATE OF TEXAS

MATTHEW GEISWEIDT

118861

PROFESSIONAL ENGINEER

Matthew Geisweidt

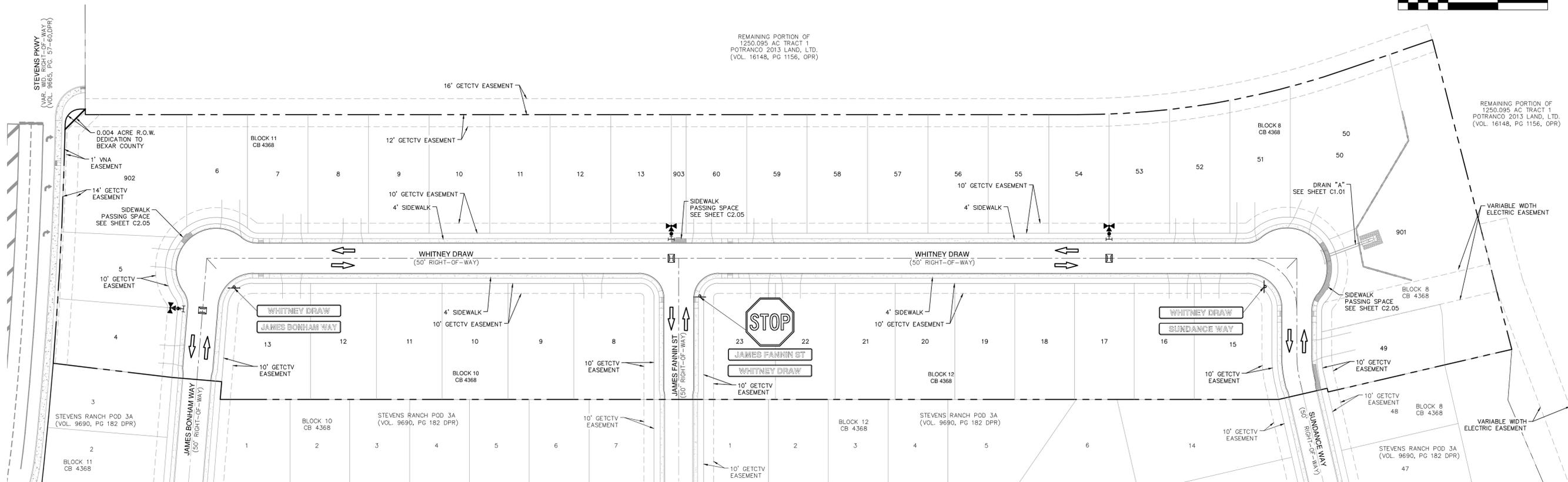
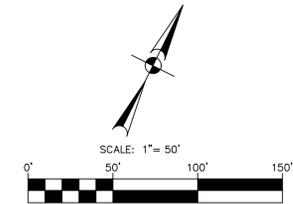
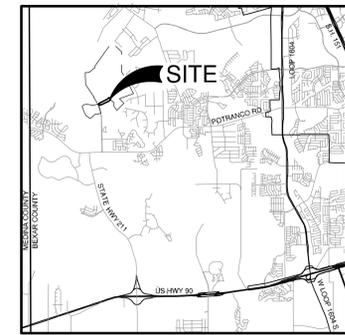
3-18-2006

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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228800

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 STREET DETAILS
 SHEET 3 OF 3

PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MGG
 SHEET C2.05

SYMBOL	ITEM NUMBER
	UNIT BOUNDARY
	CURB INLET
	PROPOSED DRIVEWAY
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)
	SIDEWALK (SITEWORK CONTRACTOR RESPONSIBILITY)
	TYPE II BLUE RAISED PAVEMENT MARKERS - NO SEPARATE PAY ITEM (N.T.S.)
	STREET SIGN
	R1-1 30"x30"
	RETAINING WALL
	TRAFFIC FLOW ARROW



REMAINING PORTION OF
1250.095 AC TRACT 1
POTRANCO 2013 LAND, LTD.
(VOL. 16148, PG 1156, OPR)

REMAINING PORTION OF
1250.095 AC TRACT 1
POTRANCO 2013 LAND, LTD.
(VOL. 16148, PG 1156, OPR)

BEXAR COUNTY ROW NOTES:
A BEXAR COUNTY 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.

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

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 IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND /OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

NO.	REVISION	DATE



PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS SURVEYING FIRM #1022800

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
OVERALL SIGNAGE PLAN

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGG
SHEET	C3.00

Date: Mar 19, 2025 10:26am User: jh... File: P:\13831\1383108\Drawings\Civil\SSGA_1383108.dwg

SIGN SUPPORT DESCRIPTIVE CODES

(Support codes correspond to project estimates and quantities sheet)

SM RD SGN ASSM TY XXXX(X)XX(X-XXXX)

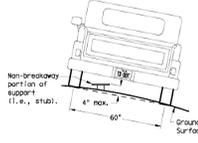
Post Type
 FSP = Fiberglass Reinforced Plastic Pipe (see SMD(SLIP-1))
 TWT = Thin-Walled Tubing (see SMD(SLIP-2))
 TOWB = 10 BNC Tubing (see SMD(SLIP-1) to (SLIP-3))
 S80 = Schedule 80 Pipe (see SMD(SLIP-1) to (SLIP-3))

Number of Posts (1 or 2)

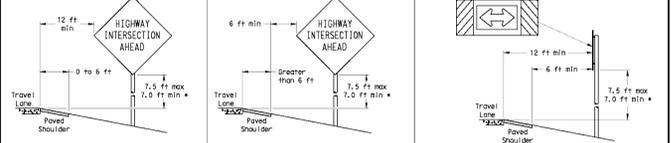
Anchor Type
 UA = Universal Anchor - Coated (see SMD(SLIP-1) and (TWT))
 UA = Universal Anchor - Bolted (see SMD(SLIP-2) and (TWT))
 WA = Wedge Anchor Steel (see SMD(SLIP-1))
 WA = Wedge Anchor Plastic (see SMD(SLIP-1))
 SA = Sill Anchor - Coated (see SMD(SLIP-1) to (SLIP-3))
 SA = Sill Anchor - Bolted (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Description
 P = Prefab. "P" (see SMD(SLIP-1) to (SLIP-3)), (TWT), (FSP)
 T = Prefab. "T" (see SMD(SLIP-1) to (SLIP-3)), (TWT)
 U = Prefab. "U" (see SMD(SLIP-1) to (SLIP-3)), (TWT)
 EXT or EXT* = Number of Extensions (see SMD(SLIP-1) to (SLIP-3)), (TWT)
 LK = Extruded Wing Panel (see SMD(SLIP-1) to (SLIP-3))
 W = 1.2 x 4/8" Wing Panel (see SMD(SLIP-1) to (SLIP-3))
 EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-1))

REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT



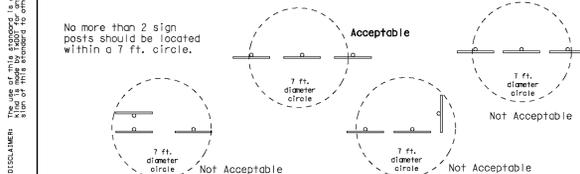
SIGN LOCATION



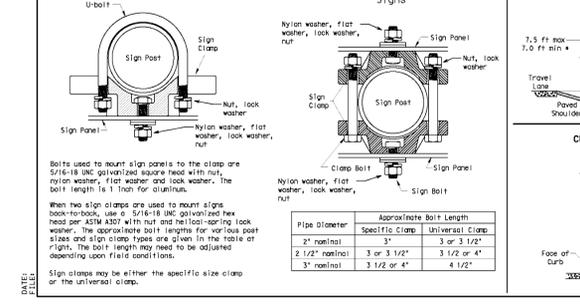
LESS THAN 6 FT. WIDE
 When the shoulder is 6 ft. or less in width, the sign must be placed at least 12 ft. from the edge of the travel lane.

GREATER THAN 6 FT. WIDE
 When the shoulder is greater than 6 ft. in width, the sign must be placed at least 6 ft. from the edge of the shoulder.

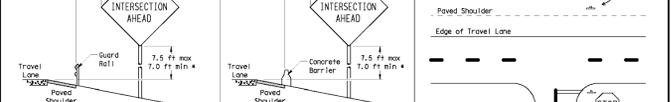
When a sign is needed at the end of a two-lane, two-way roadway, the right edge of the sign should be in line with the center line of the roadway. Place as close to ROW as practical.



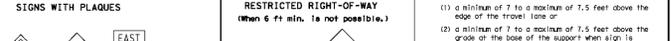
TYPICAL SIGN ATTACHMENT DETAIL



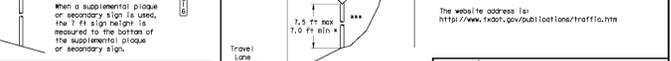
BEHIND BARRIER



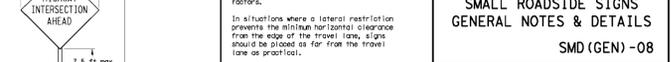
BEHIND GUARDRAIL



SIGNS WITH PLAQUES



CURB & GUTTER OR RAISED ISLAND



Signs shall be mounted using the following condition that results in the greatest sign elevation:
 (1) a minimum of 7 to a maximum of 7.5 feet above the edge of the travel lane or
 (2) a minimum of 7 to a maximum of 7.5 feet above the grade at the base of the support when sign is installed on the backstop.
 The maximum values may be increased when directed by the Engineer.
 See the Traffic Operations Division website for detailed drawings of sign classes, Triangular Slipbase System components and Wedge Anchor System components.
 The website address is: <http://www.txdot.gov/publications/traffic.htm>

Texas Department of Transportation
 Traffic Operations Division

SIGN MOUNTING DETAILS

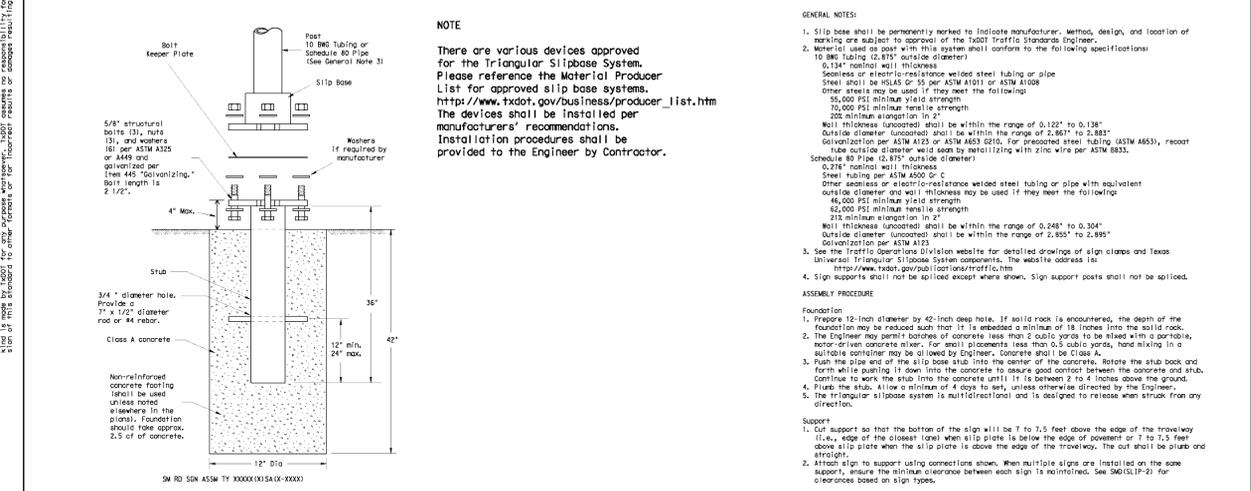
SMALL ROADSIDE SIGNS

GENERAL NOTES & DETAILS

SMD (GEN) -08

9-08

TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS



NOTE
 There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. The devices shall be installed per manufacturer's recommendations. Installation procedures shall be provided to the Engineer by Contractor.

Texas Department of Transportation
 Traffic Operations Division

SIGN MOUNTING DETAILS

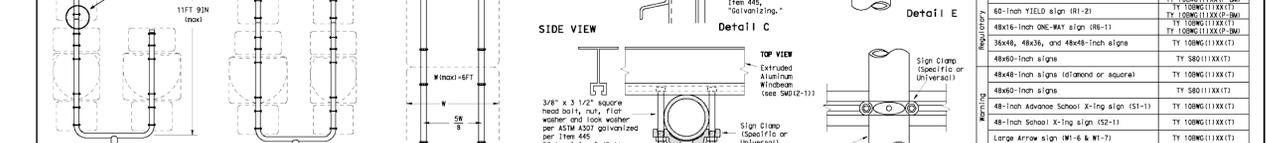
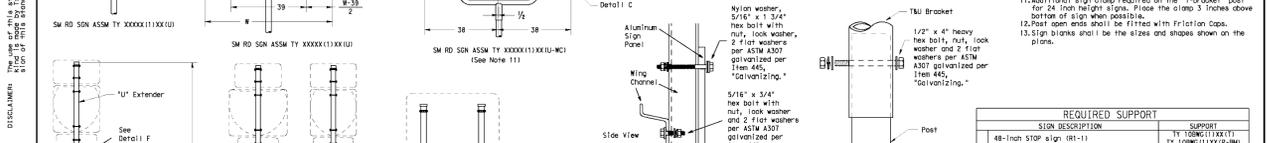
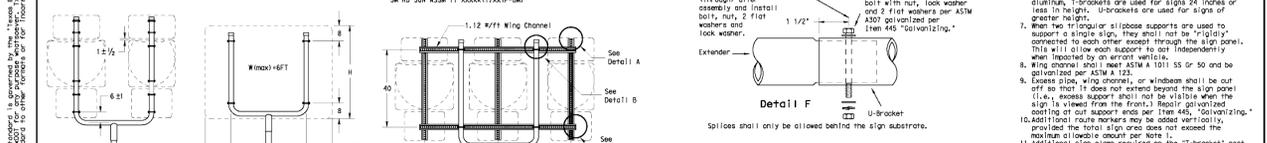
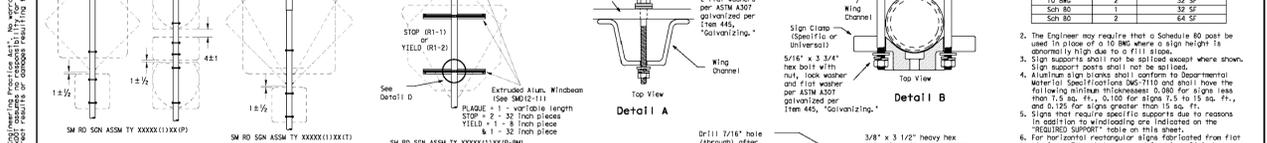
SMALL ROADSIDE SIGNS

TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-1) -08

9-08

REQUIRED SUPPORT



Texas Department of Transportation
 Traffic Operations Division

SIGN MOUNTING DETAILS

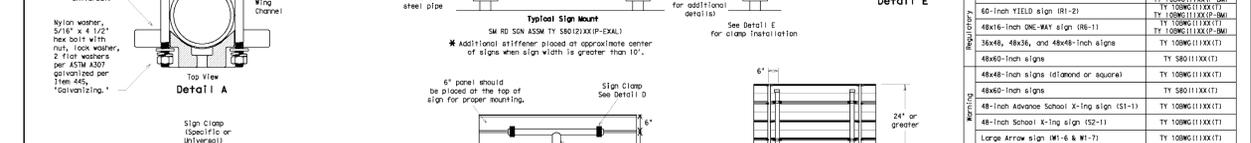
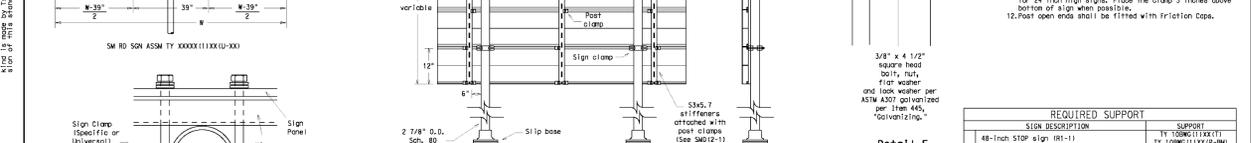
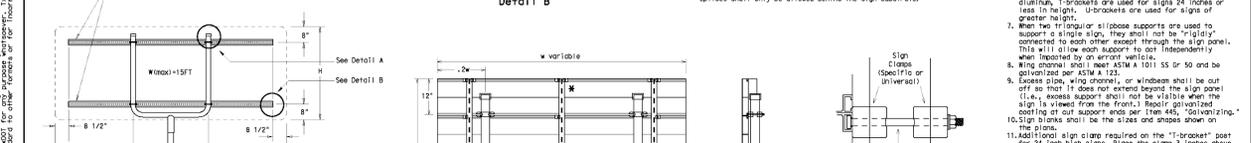
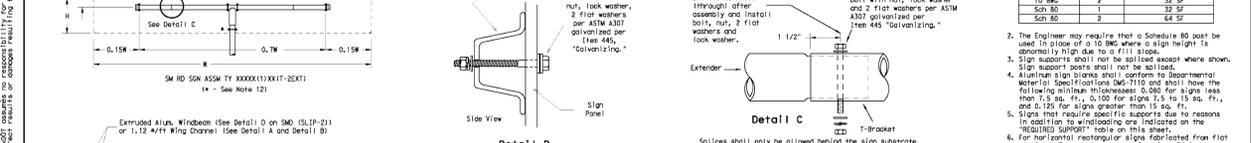
SMALL ROADSIDE SIGNS

TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-2) -08

9-08

REQUIRED SUPPORT



Texas Department of Transportation
 Traffic Operations Division

SIGN MOUNTING DETAILS

SMALL ROADSIDE SIGNS

TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-3) -08

9-08

PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

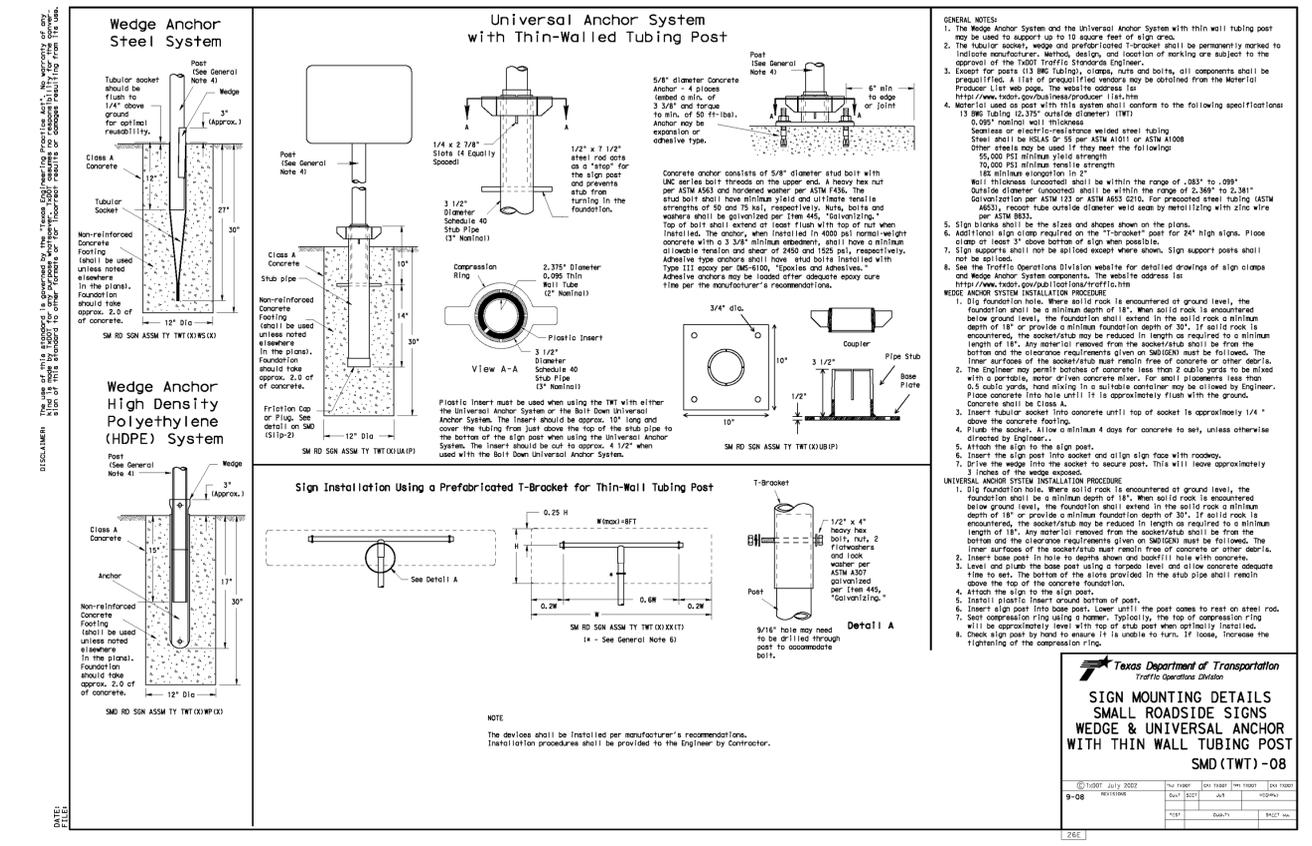
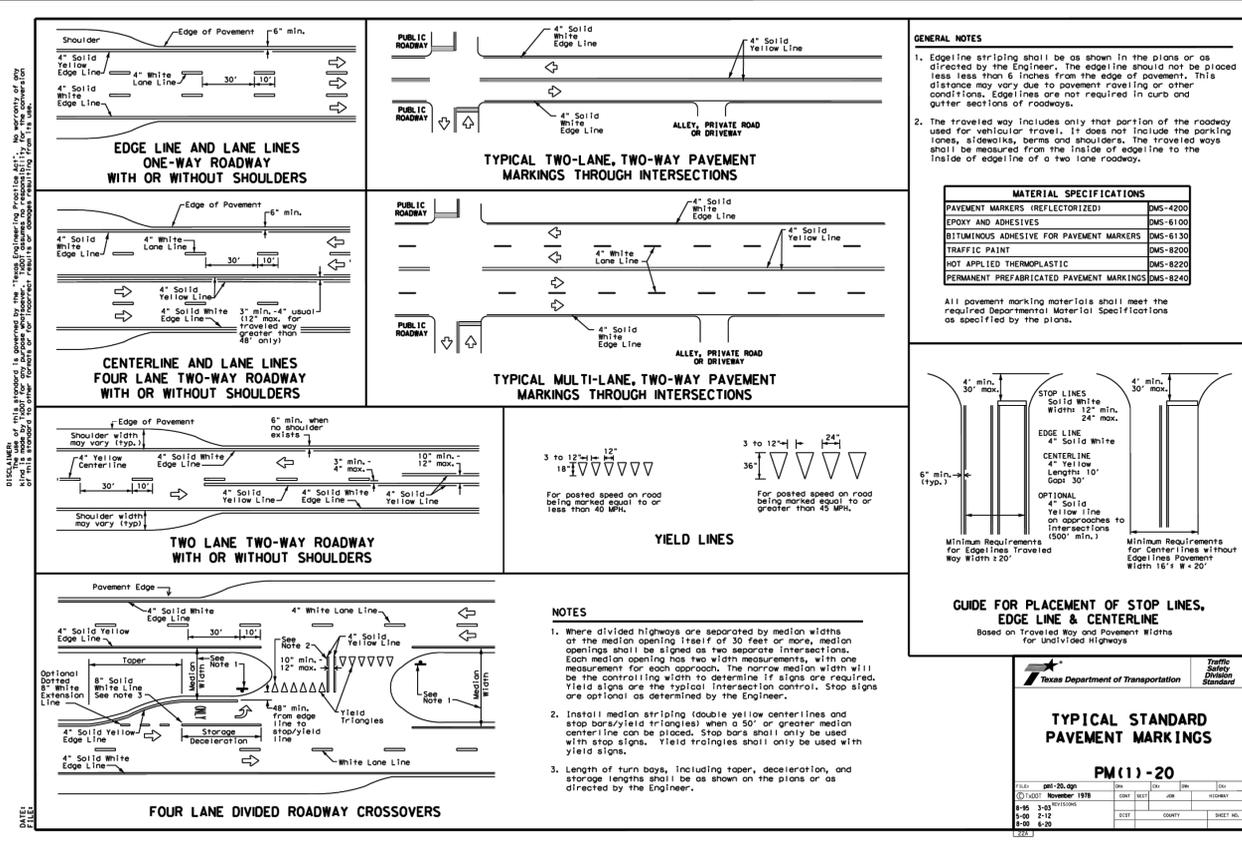
STATE OF TEXAS
 MATTHEW GEISWEID
 118861
 PROFESSIONAL ENGINEER

3-18-2006

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS

SIGNAGE DETAILS
 SHEET 1 OF 3

PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MGG
 SHEET C3.01



DATE: _____

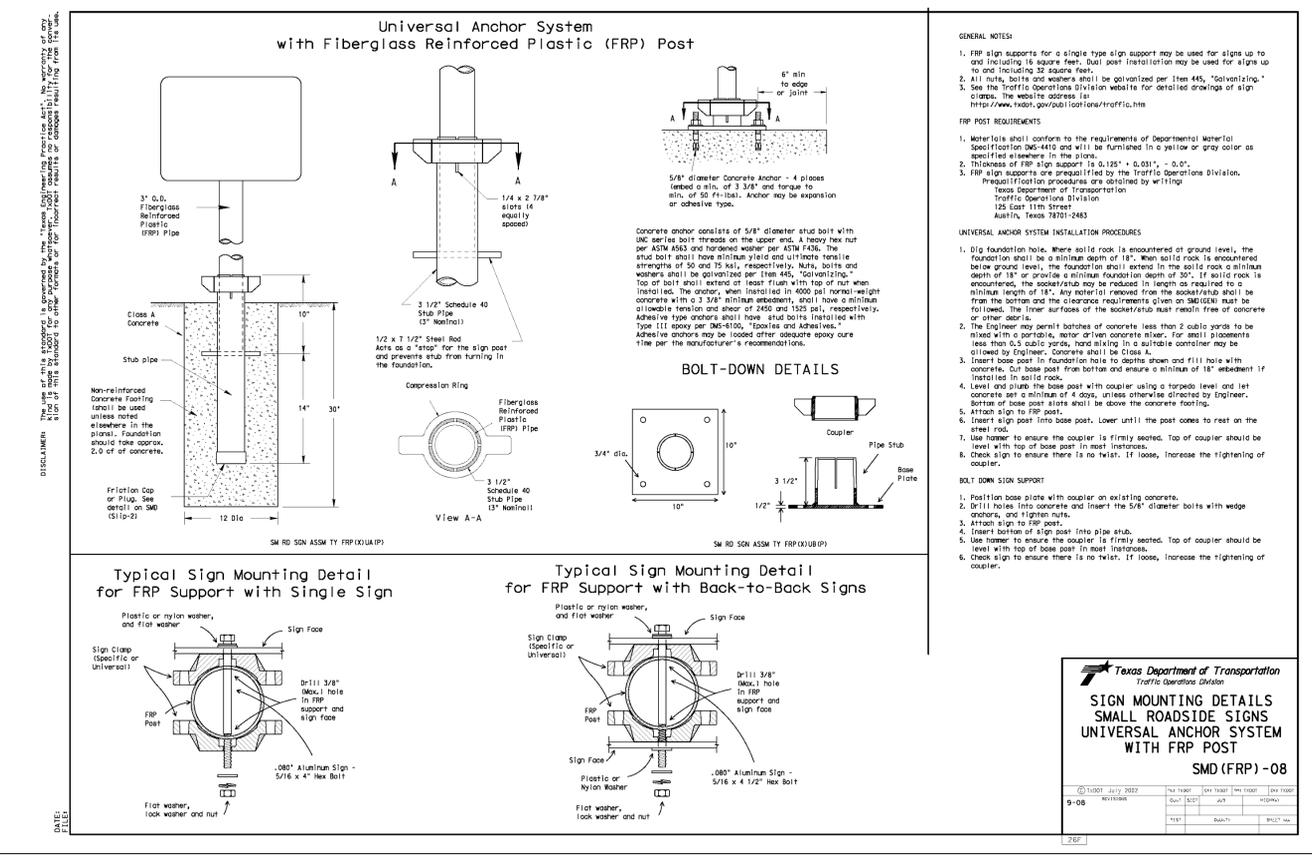
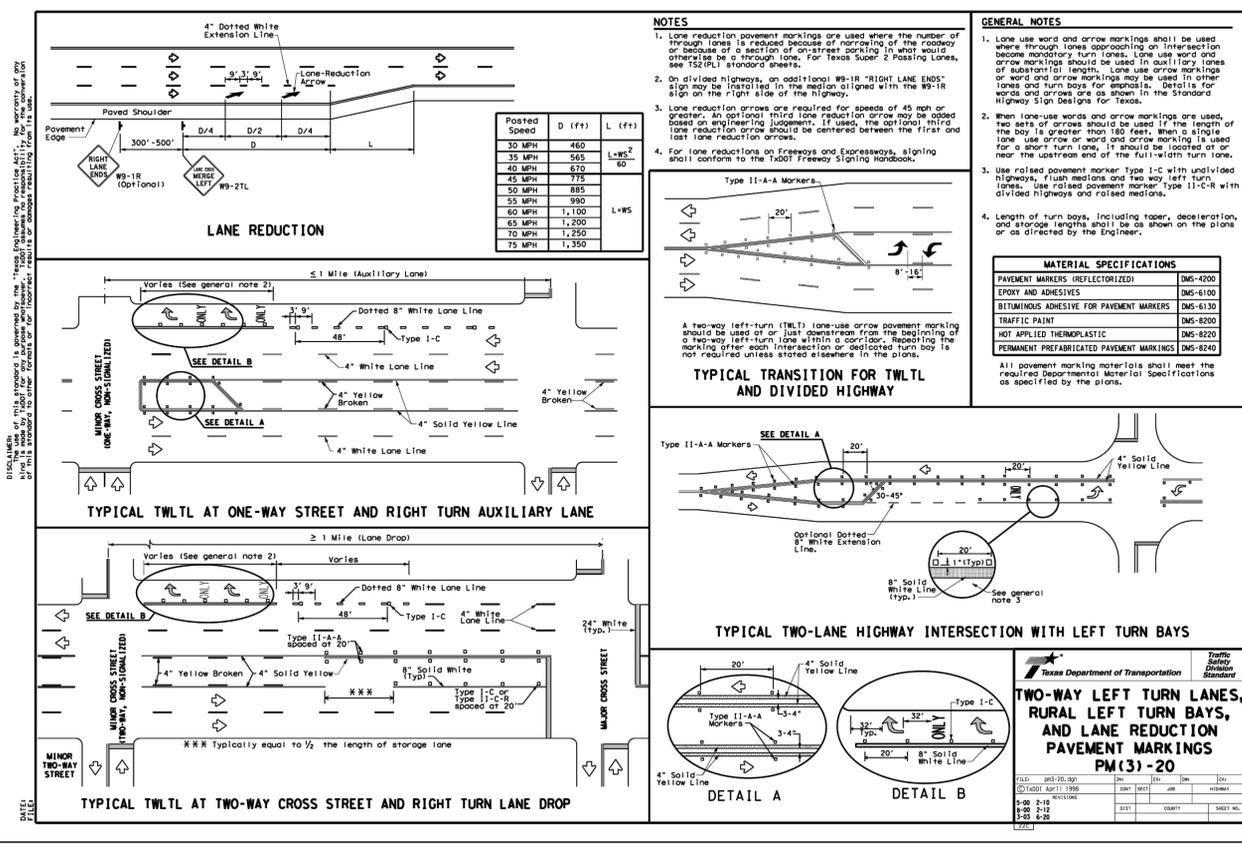
NO. _____

REVISION _____

MATTHEW GEISWEID
118861
PROFESSIONAL ENGINEER

3-18-2006

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10228800



DATE: _____

NO. _____

REVISION _____

PLAT NO. 25-11800504

JOB NO. 13831-08

DATE FEBRUARY 2026

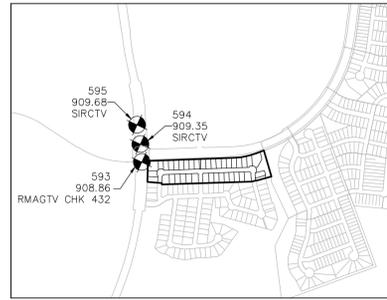
DESIGNER WH

CHECKED MG DRAWN MGG

SHEET C3.02

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS

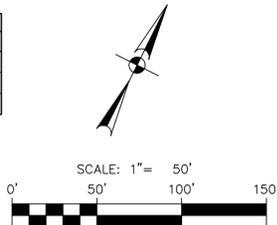
SIGNAGE DETAILS
SHEET 2 OF 3



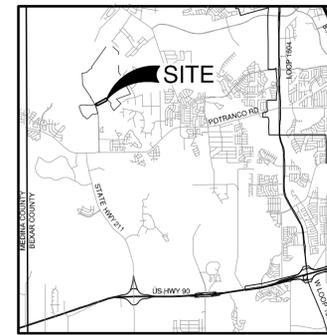
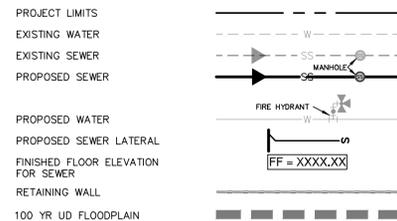
BENCHMARK LOCATION MAP
SCALE 1" = 100'

BENCHMARKS

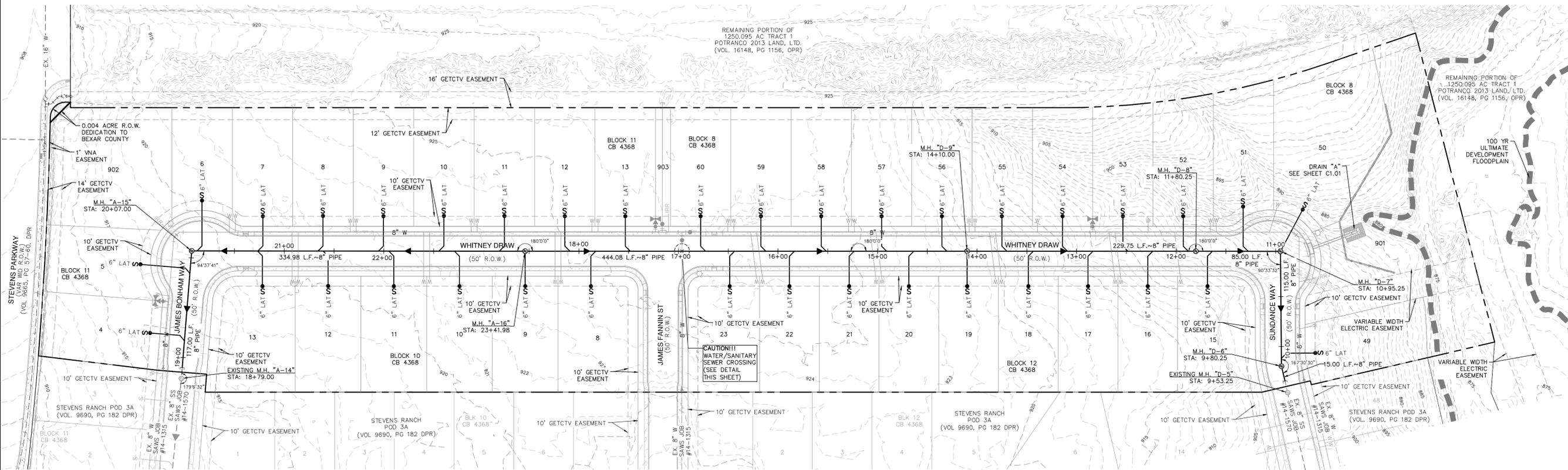
HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
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594	13,708,901.42	2,038,978.04	909.35	SET I.R. REDCAP (TRAV)
595	13,709,090.17	2,038,848.50	909.68	SET I.R. REDCAP (TRAV)



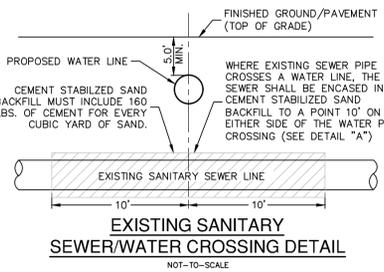
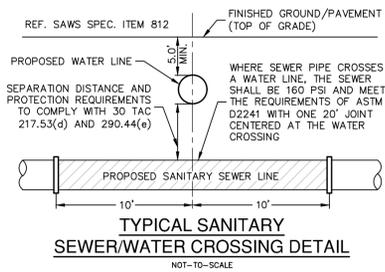
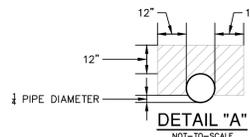
SEWER LEGEND



LOCATION MAP
NOT-TO-SCALE



CAUTION!!!
WATER/SANITARY
SEWER CROSSING
(SEE DETAIL
THIS SHEET)



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.
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

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.

ROW PERMIT NOTE:

A BEXAR COUNTY 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 IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

SOUTH SEWERSHED - UPPER MEDINA WATERSHED - DOS RIOS W.R.C.

Developer's Name: SEN TEXAS 3B, LLC
 Address: 1212 FIORELLA STREET
 City: CASTROVILLE State: TEXAS ZIP: 78009
 Phone# 210-849-1447 FAX# _____
 SAWS Block Map# 070582 Total EDU's: 37 Total Acreage: 9.83
 Total Linear Footage of Pipe: 1341 LF - 8" Plot No. 25-1180504
 Number of Lots: 37 SAWS JOB NO. 25-1503

DATE _____
 NO. REVISION _____

 3-18-2026

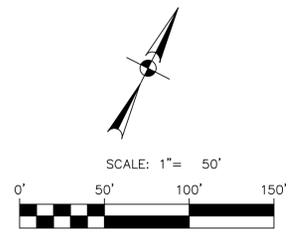
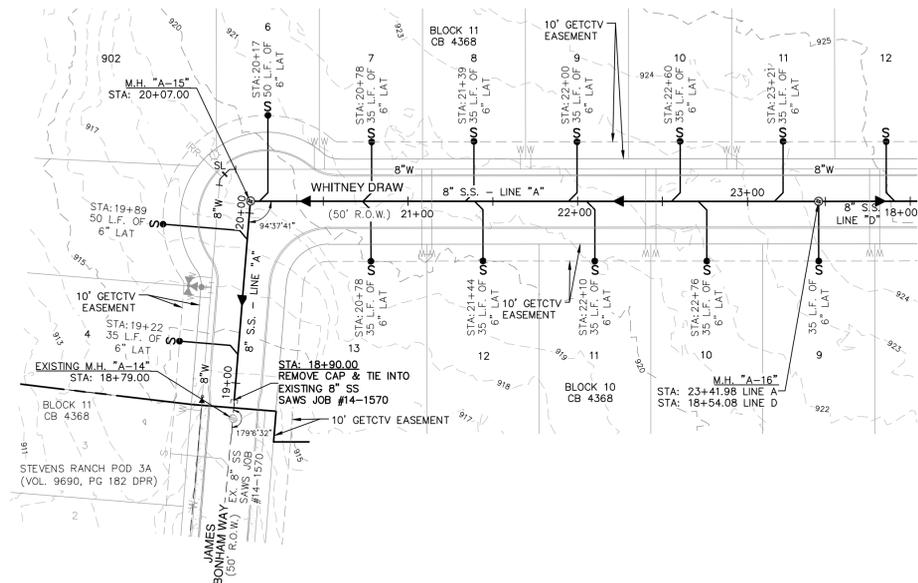
PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS SURVEYING FIRM #470 | TEXAS ENGINEERING FIRM #10028800

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 OVERALL SANITARY SEWER PLAN

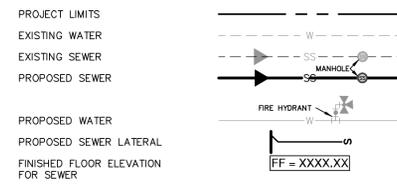
PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MG
 SHEET C4.00

Date: Mar 18, 2026, 10:29am User: J...
 File: P:\13831\08_Design\CA\SAWSA_1383108.dwg

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SEWER LEGEND

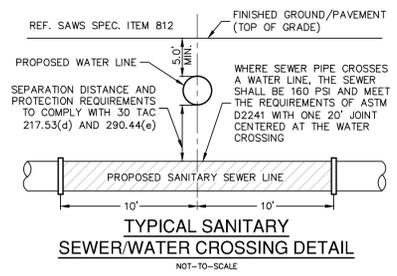
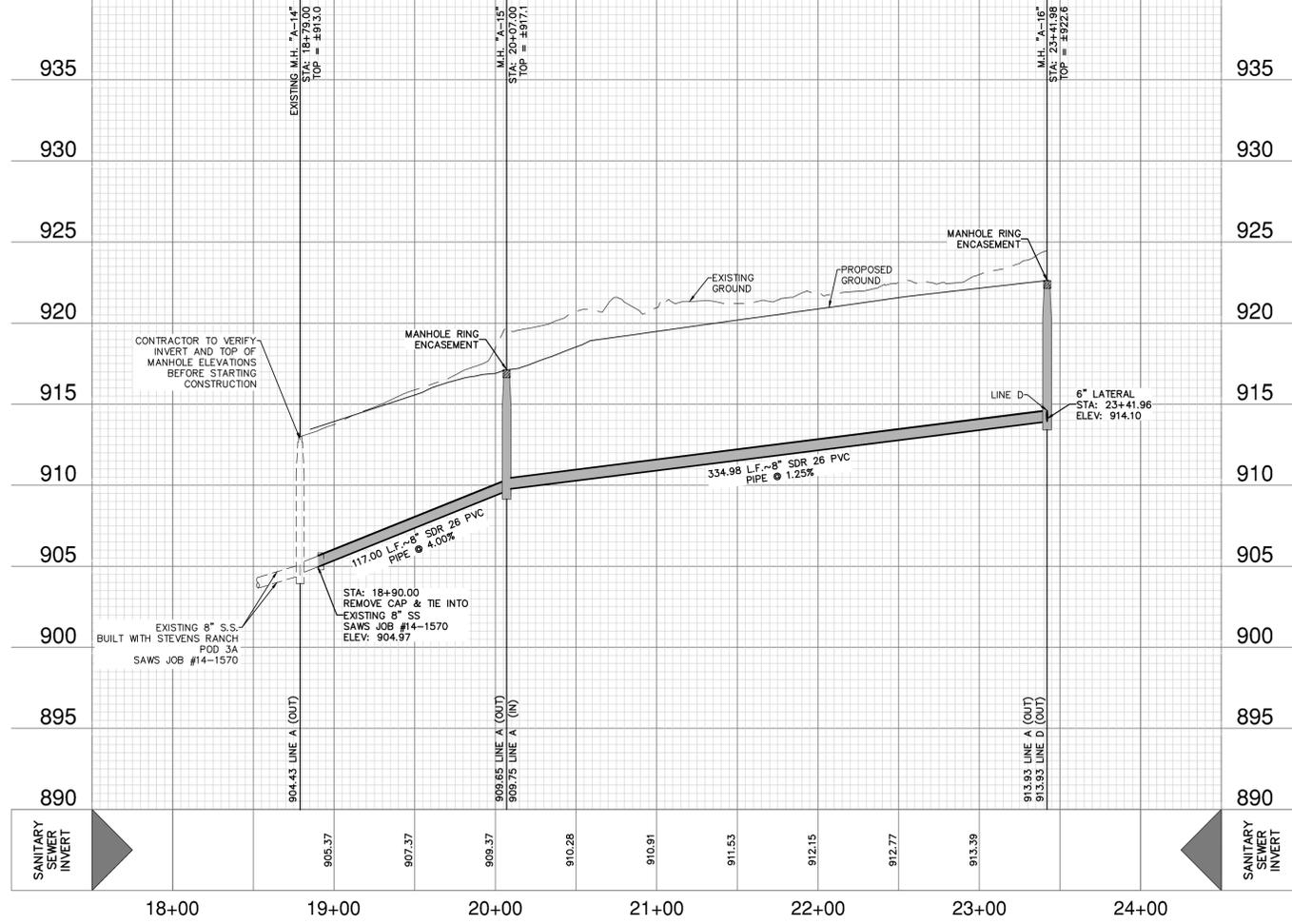


NO.	REVISION	DATE



PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS SURVEYING FIRM #170 | TEXAS ENGINEERING FIRM #10228800

SANITARY SEWER LINE A
PLAN AND PROFILE STA. 18+90.00 TO END
 VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 50'



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.

TRENCH EXCAVATION SAFETY PROTECTION:
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SOUTH SEWERSHED - UPPER MEDINA WATERSHED - DOS RIOS W.R.C.

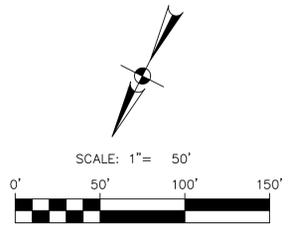
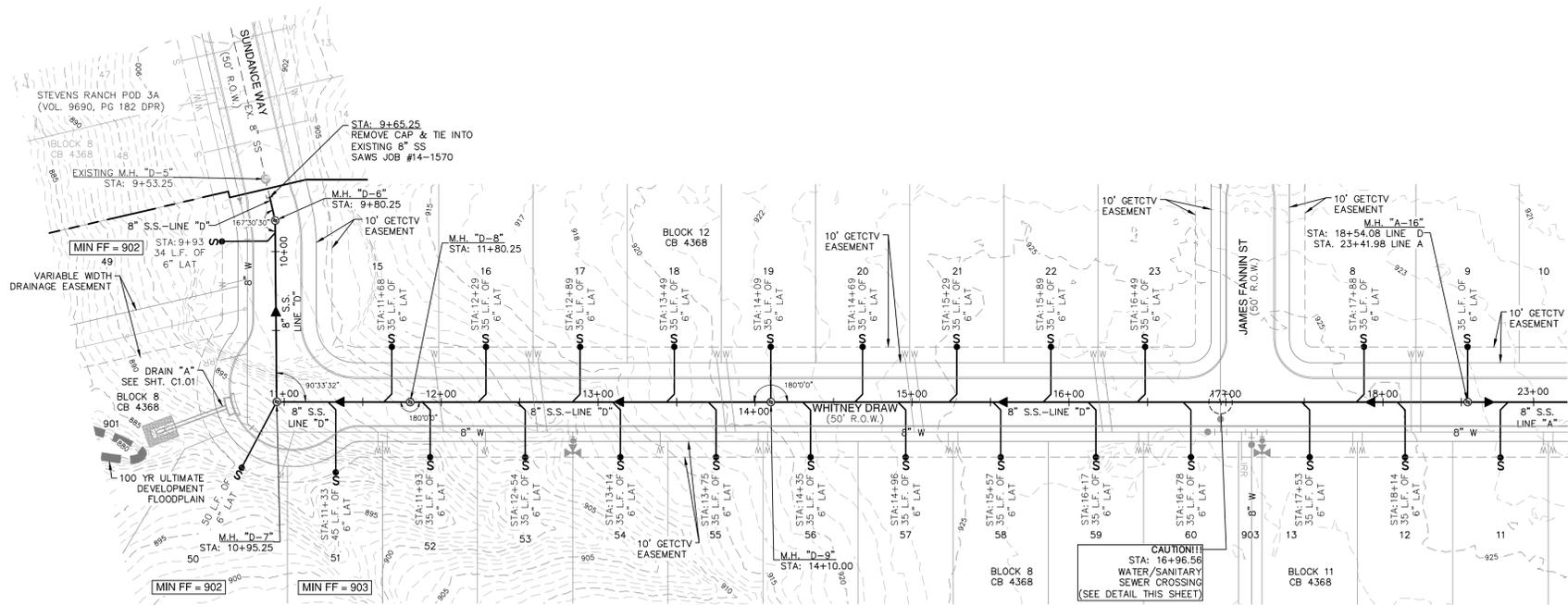
Developer's Name: <u>EN TEXAS 39, LLC</u>			
Address: <u>1212 FIORELLA STREET</u>			
City: <u>CASTROVILLE</u>	State: <u>TEXAS</u>	Zip: <u>78009</u>	
Phone# <u>210-849-1447</u>	FAX#		
SAWS Block Map# <u>070582</u> Total EDU's <u>37</u> Total Acreage <u>9.83</u>			
Total Linear Footage of Pipe: <u>1341 LF - 8"</u> Plot No. <u>25-11800504</u>			
Number of Lots: <u>37</u>	SAWS JOB NO. <u>26-1503</u>		

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
SANITARY SEWER LINE A
 PLAN AND PROFILE STA. 18+90.00 TO END

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGG
SHEET	C4.01

DATE: Mar 19, 2025 10:29am User: JD, Title: sncr/c
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SEWER LEGEND

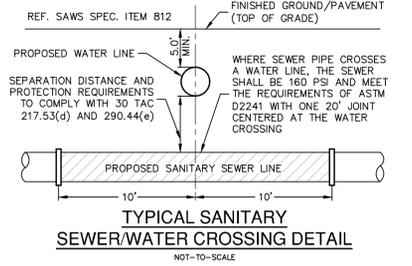
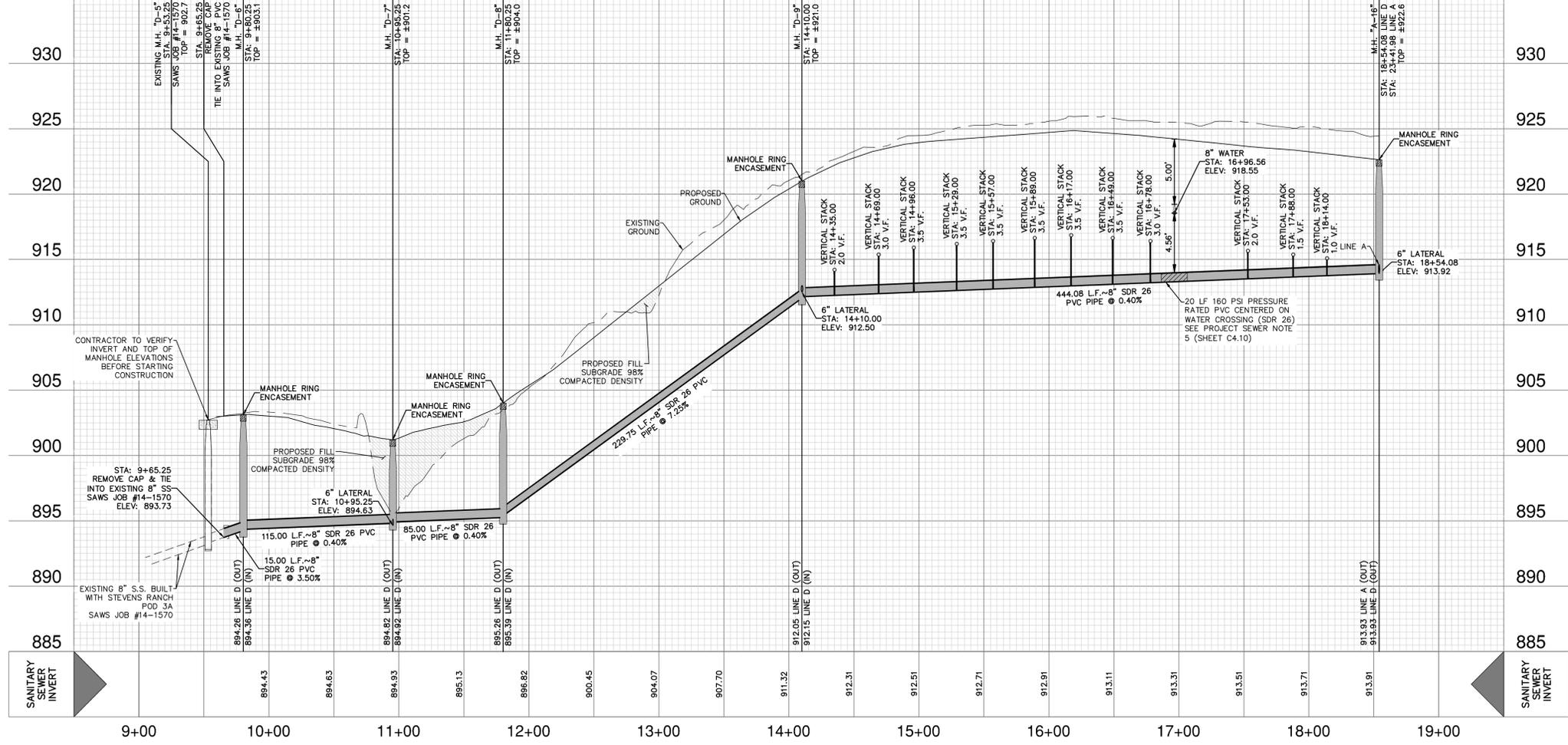
PROJECT LIMITS	---
EXISTING WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
PROPOSED WATER	---
PROPOSED SEWER LATERAL	---
FINISHED FLOOR ELEVATION FOR SEWER	FF = XXXX.XX
RETAINING WALL	---
100 YR UD FLOODPLAIN	---

NO.	REVISION



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

SANITARY SEWER LINE D
 PLAN AND PROFILE STA. 9+65.25 TO END
 VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 50'



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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SOUTH SEWERSHED - UPPER MEDINA WATERSHED - DOS RIOS W.R.C.

Developer's Name: EN TEXAS 39, LLC
Address: 1212 FIORELLA STREET
City: CASTROVILLE State: TEXAS ZIP: 78009
Phone# 210-849-1447 FAX#
SAWS Block Map# 070582 Total EDU's 37 Total Acreage 9.83
Total Linear Footage of Pipe: 1341 LF - 8" Plot No. 25-11800504
Number of Lots 37 SAWS JOB NO. 26-1503

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
SANITARY SEWER LINE D
 PLAN AND PROFILE STA. 9+65.25 TO END

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGG
SHEET	C4.02

Drawn: Mr. B. 2/20/26 10:29am User: ID: 1383108
 Plot: P:\1383108\Drawings\Civil\SS-D_1383108.dwg

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SAWS CONSTRUCTION NOTES
(LAST REVISED JANUARY 2022)

SAWS GENERAL SECTION

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
 - CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
 - CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
 - THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
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 - THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
 - LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
 - THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
 - SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
 - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
 - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
 - ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
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 - HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
- COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR. PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
 - A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SAWS SEWER NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
 - IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
 - ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
 - CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
 - CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
 - MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.

SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.

NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.
- IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44C(4)(E). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)
- SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
- MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

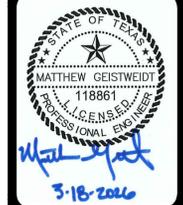
PROJECT SEWER NOTES

- ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND SHALL BE EXTENDED TO 10' PAST THE PROPERTY LINE AND CAPPED AND SEALED. CONTRACTOR SHALL INSTALL A 2' X 4' STAKE, FOUR (4) FEET LONG, TWO (2) FEET DEEP INTO THE GROUND AT THE END OF EACH SERVICE. NO SEPARATE PAY ITEM.
- CONTRACTOR TO INSTALL CLEANOUTS AT THE END OF ALL SEWER LATERALS, PER LATERAL DETAIL SHEET C4.20
- NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.
- ALL 6" SEWER LATERALS WILL BE SET AT 2% GRADE FROM THE MAIN TO THE PROPERTY LINE.
- WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FOOT OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 150 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH SAWS CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
- CONTRACTOR SHALL ENSURE THAT MANHOLES OUTSIDE OF PAVED AREAS ARE SET WITH TOP ELEVATIONS 6" ABOVE FINISHED GRADE WITH CONCRETE RING ENCASUREMENT.
- ALL SEWER PIPES SHALL BE 8" PVC (SDR 26), UNLESS OTHERWISE NOTED.
- CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
- CONTRACTOR SHALL PROTECT ALL EXISTING FENCES. ANY FENCE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO 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 EXPENSE.
- CONCRETE RING ENCASUREMENT TO BE INSTALLED ON ALL MANHOLES AND, WITHIN LIMITS OF PAVEMENT, BE INSTALLED TO THE TOP OF THE BASE LAYER WITH A MINIMUM OF 2" OF ASPHALT ON TOP OF THE RING ENCASUREMENT.
- MANHOLE OPENING INCREASED TO 30" AS PER TAC CHAPTER 217.55.
- ALL SEWER PIPE LATERALS SHALL BE SDR 26 (CLASS 160) PVC PIPE.
- IF THE GIVEN TOP OF MANHOLE ELEVATION DOES NOT AGREE ON ACTUAL GROUND SURFACE OR FINISH PAVEMENT, THE CONTRACTOR SHALL ADJUST ELEVATIONS SUCH THAT THE TOP OF MANHOLE SHALL BE 0.5' ABOVE EXISTING GROUND, OR FLUSH TO FINISH ASPHALT PAVEMENT.
- ALL MANHOLES CONSTRUCTED OVER THE EDWARDS AQUIFER RECHARGE ZONE SHOULD BE WATERTIGHT.

**SOUTH SEWERSHED - UPPER MEDINA
WATERSHED - DOS RIOS W.R.C.**

Developer's Name: JEN TEXAS 39, LLC	
Address: 1212 FIORELLA STREET	
City: CASTROVILLE	State: TEXAS ZIP: 78009
Phone# 210-849-1447	FAX#
SAWS Block Map# 070582	Total EDU's: 37 Total Acreage: 9.83
Total Linear Footage of Pipe: 1341 LF - 8"	Plot No. 25-11800504
Number of Lots: 37	SAWS JOB NO. 28-1503

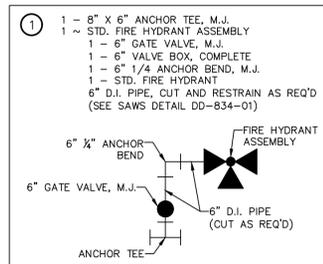
NO.	REVISION	DATE



PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS SURVEYING FIRM #1028800

STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
SANITARY SEWER NOTES

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MG
SHEET	C4.10

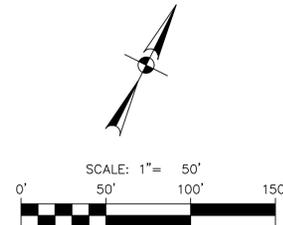


PRESSURE REDUCING VALVE NOTE:

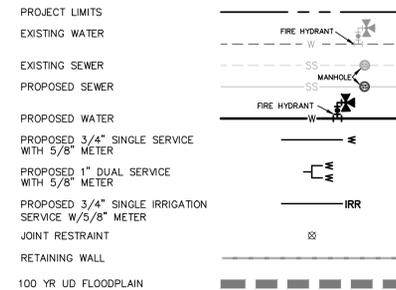
PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOME BUILDER.

PRESSURE NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 985 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
 *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).



WATER LEGEND



DATE: _____

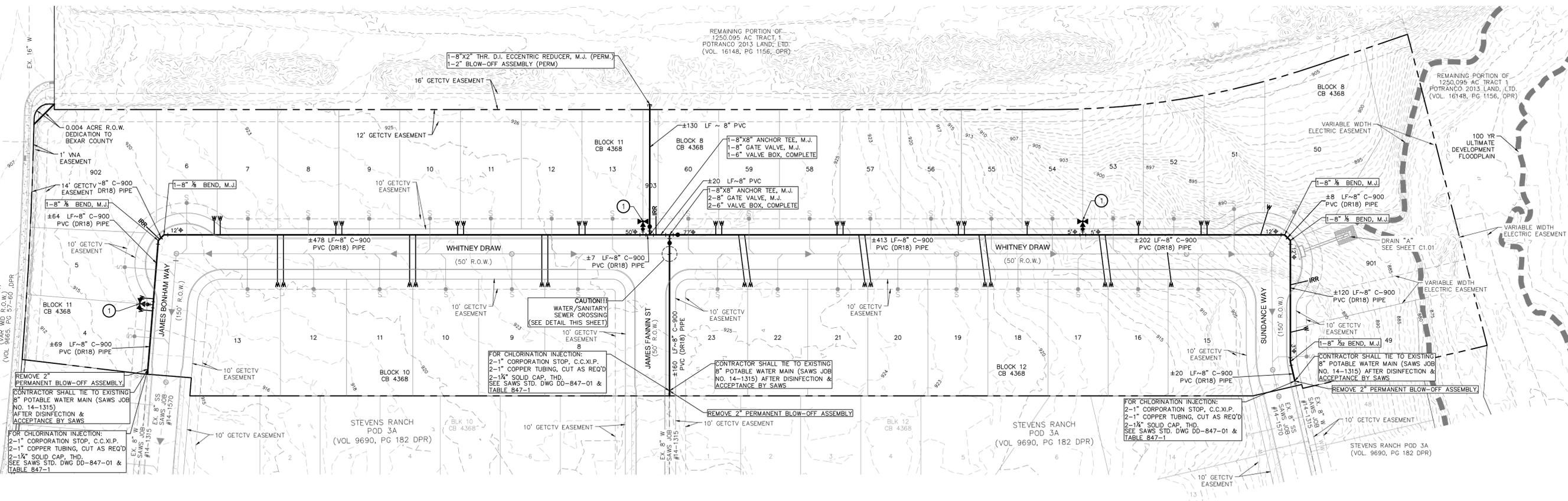
NO. REVISION: _____

Matthew Geistweidt
3-18-2016

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

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 OVERALL WATER DISTRIBUTION PLAN

PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MGG
 SHEET C5.00



REMOVE 2" PERMANENT BLOW-OFF ASSEMBLY. CONTRACTOR SHALL TIE TO EXISTING 8" POTABLE WATER MAIN (SAWS JOB NO. 14-1315) AFTER DISINFECTION & ACCEPTANCE BY SAWS.

FOR CHLORINATION INJECTION: 2-1" CORPORATION STOP, C.C.X.I.P. 2-1" COPPER TUBING, CUT AS REQ'D 2-1/4" SOLID CAP, THD. SEE SAWS STD. DWG DD-847-01 & TABLE 847-1

CAUTION! WATER/SANITARY SEWER CROSSING (SEE DETAIL THIS SHEET)

FOR CHLORINATION INJECTION: 2-1" CORPORATION STOP, C.C.X.I.P. 2-1" COPPER TUBING, CUT AS REQ'D 2-1/4" SOLID CAP, THD. SEE SAWS STD. DWG DD-847-01 & TABLE 847-1

CONTRACTOR SHALL TIE TO EXISTING 8" POTABLE WATER MAIN (SAWS JOB NO. 14-1315) AFTER DISINFECTION & ACCEPTANCE BY SAWS.

FOR CHLORINATION INJECTION: 2-1" CORPORATION STOP, C.C.X.I.P. 2-1" COPPER TUBING, CUT AS REQ'D 2-1/4" SOLID CAP, THD. SEE SAWS STD. DWG DD-847-01 & TABLE 847-1

JOINT RESTRAINT NOTE:

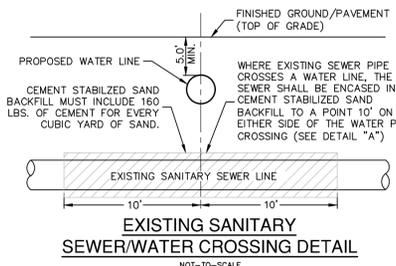
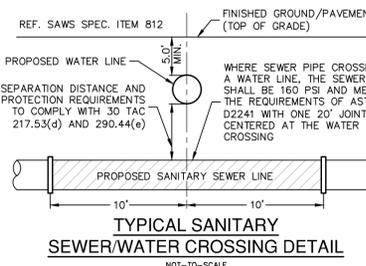
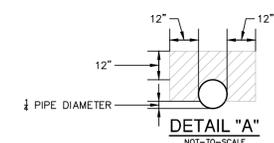
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS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

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 IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

WATER (SAWS PRESSURE ZONE 1170)

Developer's Name: EN TEXAS 3B, LLC
 Address: 1212 FIORELLA STREET
 City: CASTROVILLE State: TEXAS ZIP: 78009
 Phone# 210-849-1447 FAX# N/A
 SAWS Block Map# 070582 Total EDU's: 40 Total Acreage: 9.83
 Total Linear Footage of Pipe: 1,698 LF - 8" PVC Plot No. 25-11800504
 Number of Lots: 37 SAWS JOB NO. 25-1005



Date: Mar 10, 2026, 10:30am User: ID: L:\lisa_marcio File: P:\13831\08_Design\Civil\WFOA_C5.0108.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, ACP002016d Ooba, Texas Orthographic Program, USDA Farm Service Agency.

SAWS CONSTRUCTION NOTES

(LAST REVISED JANUARY 2022)

SAWS GENERAL SECTION

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
 - CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
 - CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
- THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE. [HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS](http://www.saws.org/business_center/specs). UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
- THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
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 - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8490
 - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
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WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSWORKREQ@SAWS.ORG.

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 - FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
- ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS- CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE."
- VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSP)
- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-899 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- ALL VALVES SHALL READ "OPEN RIGHT".
- PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 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 LOTS IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S). ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR. AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
- BACKFLOW PREVENTION DEVICES:
 - ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
 - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
- DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE LID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

PROJECT WATER NOTES

- MACHINE CHLORINATION BY THE S.A.W.S.
- ALL 8", 12" AND 16" PIPE SHALL BE P.V.C. C-900 CLASS 235 DR 18.
- ALL MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, AS PROVIDED FOR IN THE SPECIAL CONDITIONS.
- THE WATER LINES WILL BE SET FROM THE STREET HUBS BEFORE THIS CONTRACTOR BEGINS STREET CUT SHEETS WILL BE SUPPLIED TO THE CONTRACTOR. THERE SHOULD BE NO ADDITIONAL STAKES REQUIRED, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE SITE AND VERIFY THAT ALL STAKES REQUIRED FOR HIS WORK ARE IN PLACE AT THE TIME THE CONSTRUCTION BEGINS. IF ANY STAKES ARE MISSING THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. AFTER CONSTRUCTION BEGINS, ALL CONSTRUCTION STAKES, MARKS, ETC., SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR, AND IN CASE OF DESTRUCTION OR REMOVAL BY THE CONTRACTOR, HIS EMPLOYEE OR ANY OTHER MEANS, SUCH STAKES, MARKS, ETC., SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS, TAPS AND LENGTH OF SERVICE CONNECTIONS.
- THE LOT CORNERS WILL BE SET BY THE ENGINEER FOR INSTALLATION OF ALL WATER SERVICES. THESE LOT CORNERS SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR SO THE METER BOXES CAN BE SET IN PHASE II. ANY LOT CORNER DESTROYED OR REMOVED BY THE CONTRACTOR, HIS EMPLOYEES, OR BY ANY OTHER MEANS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- STREETS WILL HAVE BEEN EXCAVATED DOWN TO SUBGRADE AND THE PARKWAY WILL BE CUT DOWN TO TOP OF CURB BY THE STREET CONTRACTOR, PRIOR TO CONSTRUCTION OF THE WATER MAINS. IT WILL BE THE UTILITY CONTRACTOR'S RESPONSIBILITY TO PROVIDE A PAD FOR HIS EQUIPMENT.
- WATER METER BOXES IF APPLICABLE SHALL BE INSTALLED NINE FEET FROM FACE OF CURB TO CENTER OF THE METER BOX.
- ALL GARBAGE OR SPILL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED AND THE S.A.W.S. RELEASES THE MAIN FOR TIE-IN AND USE.
- UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6-INCH GATE VALVE AND 6-INCH VALVE BOX COMPLETE, ANCHOR BEND, AND ALL 6-INCH DI PIPE REQUIRED (DI PIPE REQUIRED SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT).
- WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" (1988 OR ANY REVISIONS THERETO).
- A CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. THIS AREA SHOULD HAVE A MINIMUM DIAMETER OF 3.0' AND BE CLEAR OF VERTICAL OBSTRUCTIONS, VALVES, AND METER BOXES.
- SAWS REQUIRES LEAD FREE (< 0.25%) FIRE HYDRANTS.
- UNLESS OTHERWISE NOTED ALL SERVICES SHALL BE 3/4" WITH 5/8" METER.

NO.	REVISION	DATE



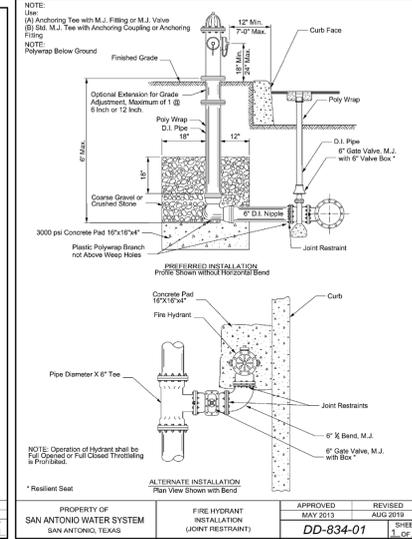
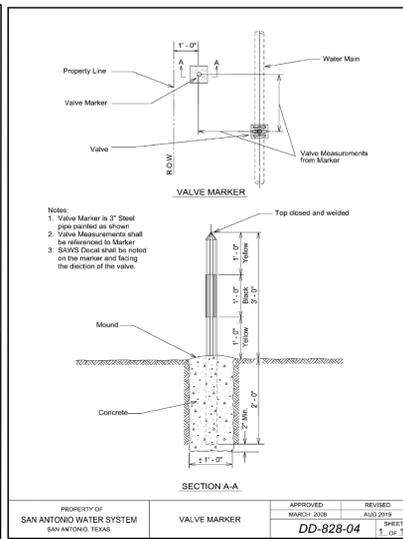
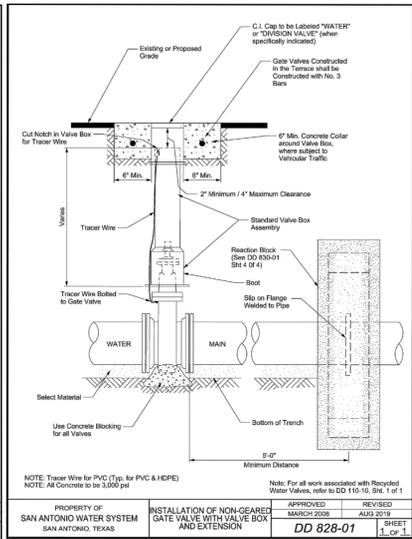
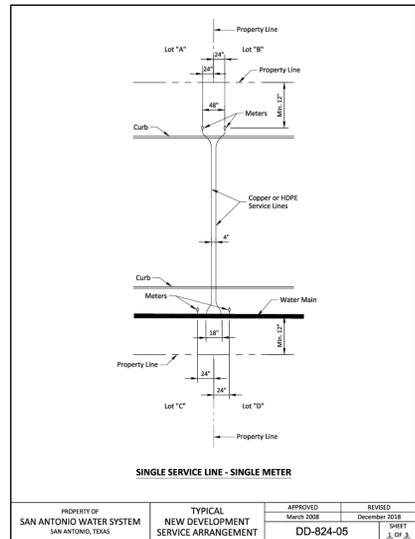
PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS SURVEYING FIRM #470 | TEXAS ENGINEERING FIRM #10028800

STEVENSON RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 OVERALL WATER DISTRIBUTION PLAN NOTES

WATER (SAWS PRESSURE ZONE 1170)

Developer's Name: <u>SEN TEXAS 3B, LLC</u>
Address: <u>1212 FIORELLA STREET</u>
City: <u>CASTROVILLE</u> State: <u>TEXAS</u> ZIP: <u>78009</u>
Phone# <u>210-849-1447</u> FAX# <u>N/A</u>
SAWS Block Map# <u>070582</u> Total EDU's <u>40</u> Total Acreage <u>9.83</u>
Total Linear Footage of Pipe: <u>1,698 LF - 8" PVC</u> Plot No. <u>25-11800504</u>
Number of Lots: <u>37</u> SAWS JOB NO. <u>28-1005</u>

PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MG
 SHEET C5.10



RESTRAINED LENGTHS FOR TEES

PIPE BRANCH SIZE (INCH)	LENGTH OF RUN (FT)	RESTRAINED LENGTH TEST PRESSURE = 200 PSI	RESTRAINED LENGTH TEST PRESSURE = 150 PSI
6	4	0	0
6	4	5	3
6	6	9	5
6	6	11	7
6	8	15	9
6	8	17	11
6	10	21	13
6	10	23	15
8	4	0	0
8	4	5	3
8	6	9	5
8	6	11	7
8	8	15	9
8	8	17	11
8	10	21	13
8	10	23	15

RESTRAINED LENGTH DESIGN

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

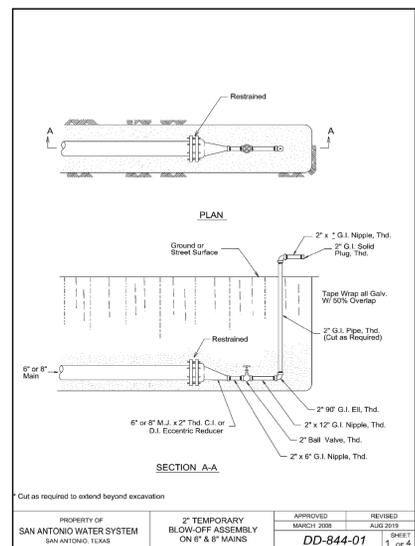
NOTE: These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF SAN ANTONIO WATER SYSTEM, SAN ANTONIO, TEXAS

RESTRAINED LENGTHS FOR TEES

APPROVED: MARCH 2008, REVISED: AUGUST 2019

SHEET 1 OF 1



RESTRAINED LENGTHS FOR DEAD ENDS / IN-LINE VALVES

PIPE SIZE (INCH)	RESTRAINED LENGTH TEST PRESSURE = 200 PSI	RESTRAINED LENGTH TEST PRESSURE = 150 PSI
6	50	44
8	77	58
10	93	69
12	109	82

RESTRAINED LENGTH DESIGN

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

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

PROPERTY OF SAN ANTONIO WATER SYSTEM, SAN ANTONIO, TEXAS

RESTRAINED LENGTHS FOR DEAD ENDS / IN-LINE VALVES

APPROVED: MARCH 2008, REVISED: AUGUST 2019

SHEET 1 OF 1

RESTRAINED LENGTHS VERTICAL OFFSETS

PIPE SIZE (INCH)	BEND ANGLE (DEG)	LOW SIDE DEPTH	UPPER BEND RESTRAINED LENGTH TEST PRESSURE = 200 PSI	LOWER BEND RESTRAINED LENGTH TEST PRESSURE = 200 PSI	UPPER BEND RESTRAINED LENGTH TEST PRESSURE = 150 PSI	LOWER BEND RESTRAINED LENGTH TEST PRESSURE = 150 PSI
6	45	5	24	8	18	6
6	22.5	5	12	4	9	3
6	11.25	5	6	2	4	1
6	45	10	24	8	18	4
6	22.5	10	12	4	9	2
6	11.25	10	6	2	4	1
8	45	5	32	11	24	8
8	22.5	5	16	5	11	4
8	11.25	5	8	3	6	2
8	45	10	32	11	24	5
8	22.5	10	16	5	11	2
8	11.25	10	8	3	6	1
12	45	5	48	16	36	12
12	22.5	5	24	8	18	6
12	11.25	5	12	4	9	3
12	45	10	48	16	36	8
12	22.5	10	24	8	18	4
12	11.25	10	12	4	9	2

RESTRAINED LENGTH DESIGN

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

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

PROPERTY OF SAN ANTONIO WATER SYSTEM, SAN ANTONIO, TEXAS

RESTRAINED LENGTHS VERTICAL OFFSETS

APPROVED: MARCH 2008, REVISED: AUGUST 2019

SHEET 1 OF 1

RESTRAINED LENGTHS FOR HORIZONTAL BENDS

PIPE SIZE (INCH)	BEND ANGLE (DEG)	RESTRAINED LENGTH TEST PRESSURE = 200 PSI	RESTRAINED LENGTH TEST PRESSURE = 150 PSI
6	90	23	17
6	45	12	9
6	22.5	6	5
6	11.25	3	3
8	90	30	22
8	45	15	11
8	22.5	8	6
8	11.25	4	3
12	90	43	33
12	45	22	16
12	22.5	11	8
12	11.25	6	4

RESTRAINED LENGTH DESIGN

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

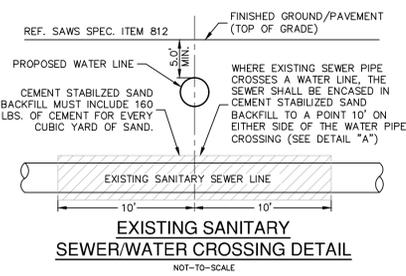
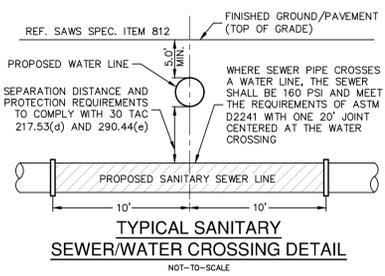
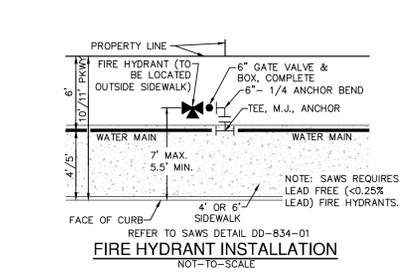
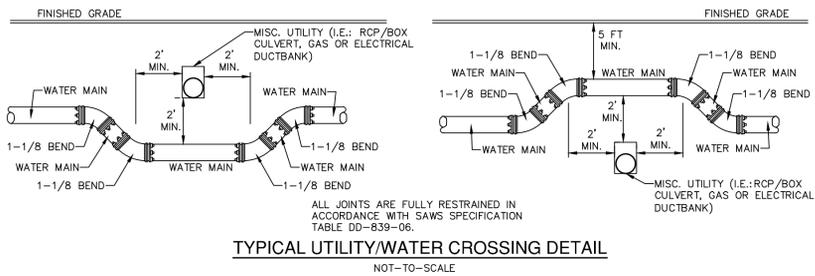
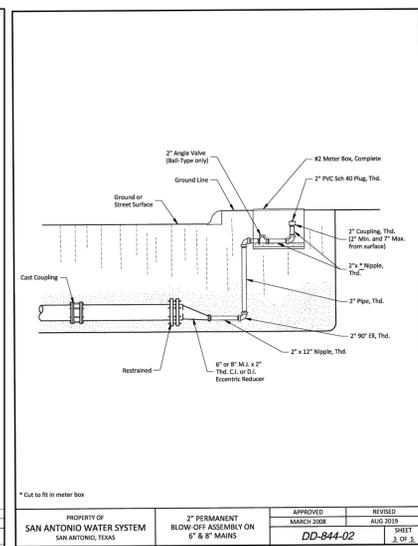
NOTE: These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

PROPERTY OF SAN ANTONIO WATER SYSTEM, SAN ANTONIO, TEXAS

RESTRAINED LENGTHS FOR HORIZONTAL BENDS

APPROVED: MARCH 2008, REVISED: AUGUST 2019

SHEET 1 OF 1



WATER (SAWS PRESSURE ZONE 1170)

Developer's Name: SEN TEXAS 3B, LLC

Address: 1212 FIORELLA STREET

City: CASTROVILLE State: TEXAS ZIP: 78009

Phone# 210-849-1447 FAX# N/A

SAWS Block Map# 070582 Total EDU's: 40 Total Acreage: 9.83

Total Linear Footage of Pipe: 1,698 LF - 8" PVC Plot No. 25-11800504

Number of Lots: 37 SAWS JOB No. 28-1905

DATE: _____

NO. REVISION: _____

STATE OF TEXAS
 MATTHEW GEISWEID
 118861
 LICENSED PROFESSIONAL ENGINEER
 3-18-2016

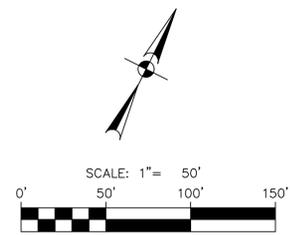
PAPE-DAWSON
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.0000
 TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #10028800

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 OVERALL WATER DISTRIBUTION PLAN DETAILS

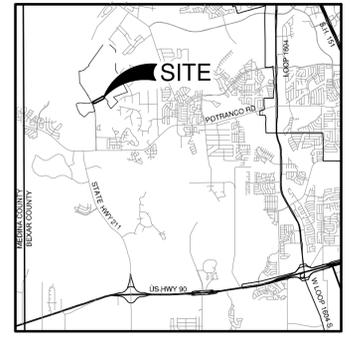
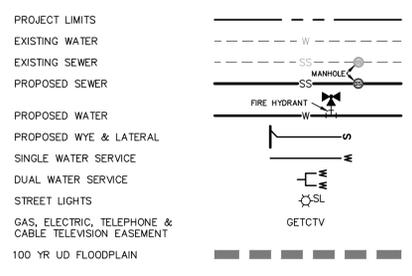
PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MG
 SHEET C5.20

Date: Mar 18, 2026 10:30am User: JD, Title: sncrto
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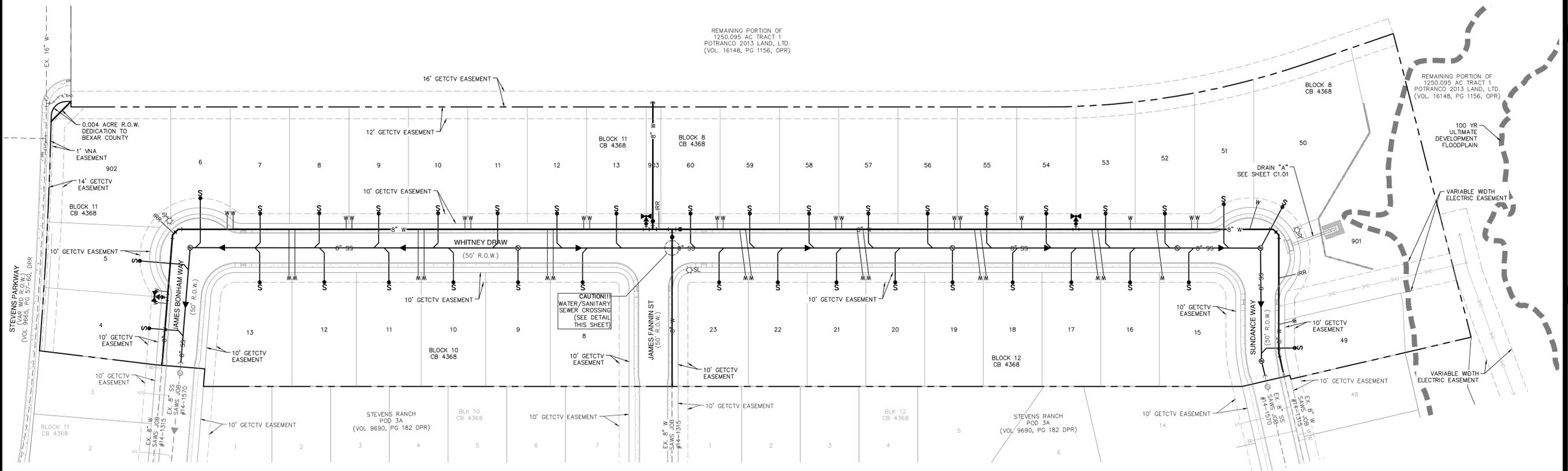


UTILITY LEGEND



LOCATION MAP
NOT-TO-SCALE

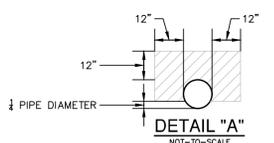
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1250.095 AC TRACT 1
POTRANCO 2013 LAND, LTD.
(VOL. 16148, PG 1156, OPR)



CAUTION!
WATER/SANITARY
SEWER CROSSING
(SEE DETAIL
THIS SHEET)

CONDUIT NOTES:

- CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR CPS CONDUITS. ALL OTHER CONDUITS ARE SCHEDULE 40.
- ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
- ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS.

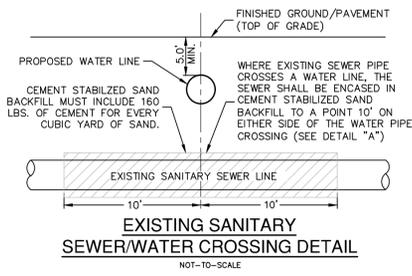
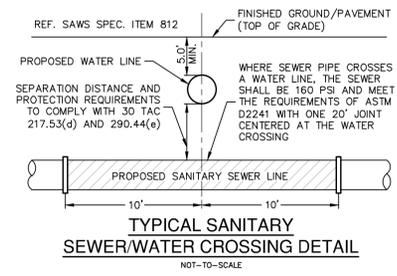


TRENCH EXCAVATION SAFETY PROTECTION:

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 IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!

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.



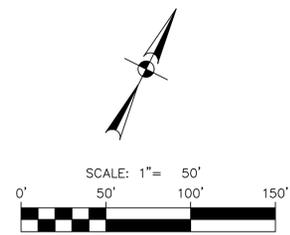
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DATE	
NO.	REVISION

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

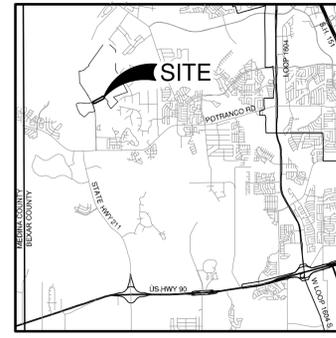
STEVENS RANCH UNIT 3B
SAN ANTONIO, TEXAS
OVERALL UTILITY PLAN

PLAT NO.	25-11800504
JOB NO.	13831-08
DATE	FEBRUARY 2026
DESIGNER	WH
CHECKED	MG DRAWN MGG
SHEET	C6.00



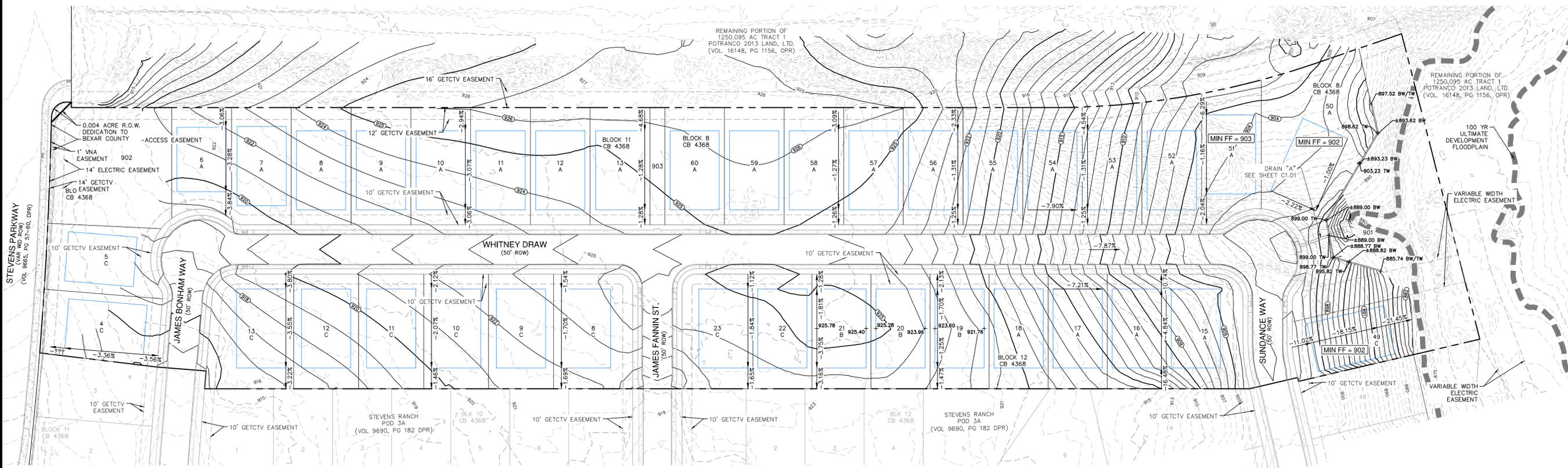
GRADING LEGEND

PROJECT LIMITS	---
100 YR UD FLOODPLAIN	---
EXISTING CONTOUR	-976
PROPOSED CONTOUR	-970
FLOW ARROW (EXISTING)	→
FLOW ARROW (PROPOSED)	→
MINIMUM FINISHED FLOOR ELEVATION	FF = XXXX.XX
BUILDING PAD	□
TYPE OF LOT GRADING	A, B, C
PROPOSED SPOT ELEVATION	+1000
EXISTING SPOT ELEVATION	+1000
TOP OF WALL	TW
BOTTOM OF WALL	BW
RETAINING WALL (SEE STRUCTURAL PLANS)	---



LOCATION MAP
NOT-TO-SCALE

DATE	
NO.	REVISION
<i>Matthew Geistweid</i> 3-18-2026	



GENERAL GRADING NOTES:

- 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).
- SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 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.
- 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.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGEWAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
- 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).
- 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 ENSURE THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
- 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.
- 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.
- 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.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 12.2(N).

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

STEVENS RANCH UNIT 3B
 SAN ANTONIO, TEXAS
 OVERALL GRADING PLAN

PLAT NO. 25-11800504
 JOB NO. 13831-08
 DATE FEBRUARY 2026
 DESIGNER WH
 CHECKED MG DRAWN MGC
 SHEET C7.00

Date: Mar 10, 2026 10:31am User: J:\jls\arc04 File: P:\1\25\31\08\Design\Civil\0504_1383108.dwg
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