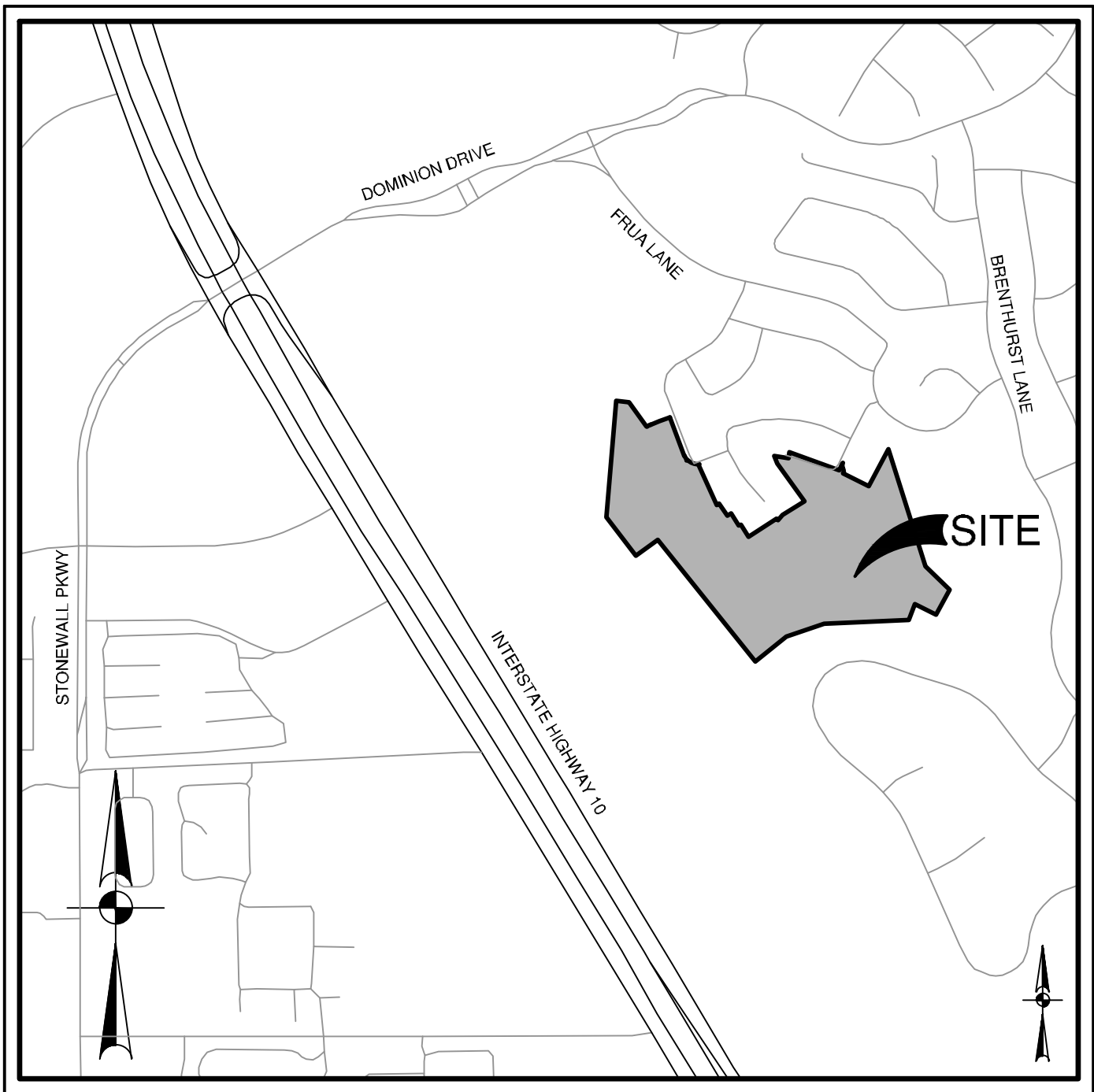


# THE OAKS AT THE DOMINION

SAN ANTONIO, TEXAS

PUBLIC WATER PLANS

SAWS JOB NO. 24-1022

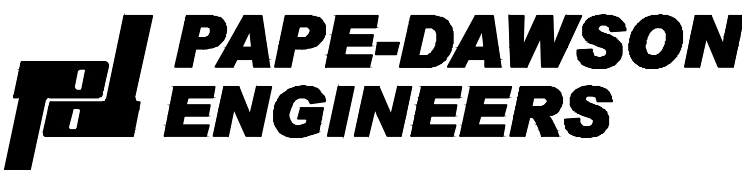


LOCATION MAP  
NOT-TO-SCALE

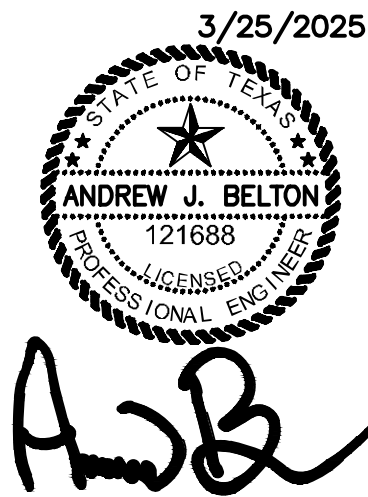
PREPARED FOR:

AGORA ASSETS, LLC  
8 DOMINION DR, UNIT 102  
SAN ANTONIO, TEXAS 78257

DECEMBER 2024



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



## SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.00
OVERALL UTILITY PLAN	C3.00
OVERALL WATER PLAN	C4.00
WATER DETAILS	C4.10

REVIEWED BY THE  
SAN ANTONIO WATER SYSTEM

THIS DOES NOT RELIEVE THE DESIGNING ENGINEER,  
CONTRACTOR OR SUB-CONTRACTOR OF THE  
RESPONSIBILITY FOR COMPLYING WITH ALL OF THE  
SAN ANTONIO WATER SYSTEM AND T.C.E.Q. RULES  
AND REGULATIONS

BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

WATER (SAWS PRESSURE ZONE 11)

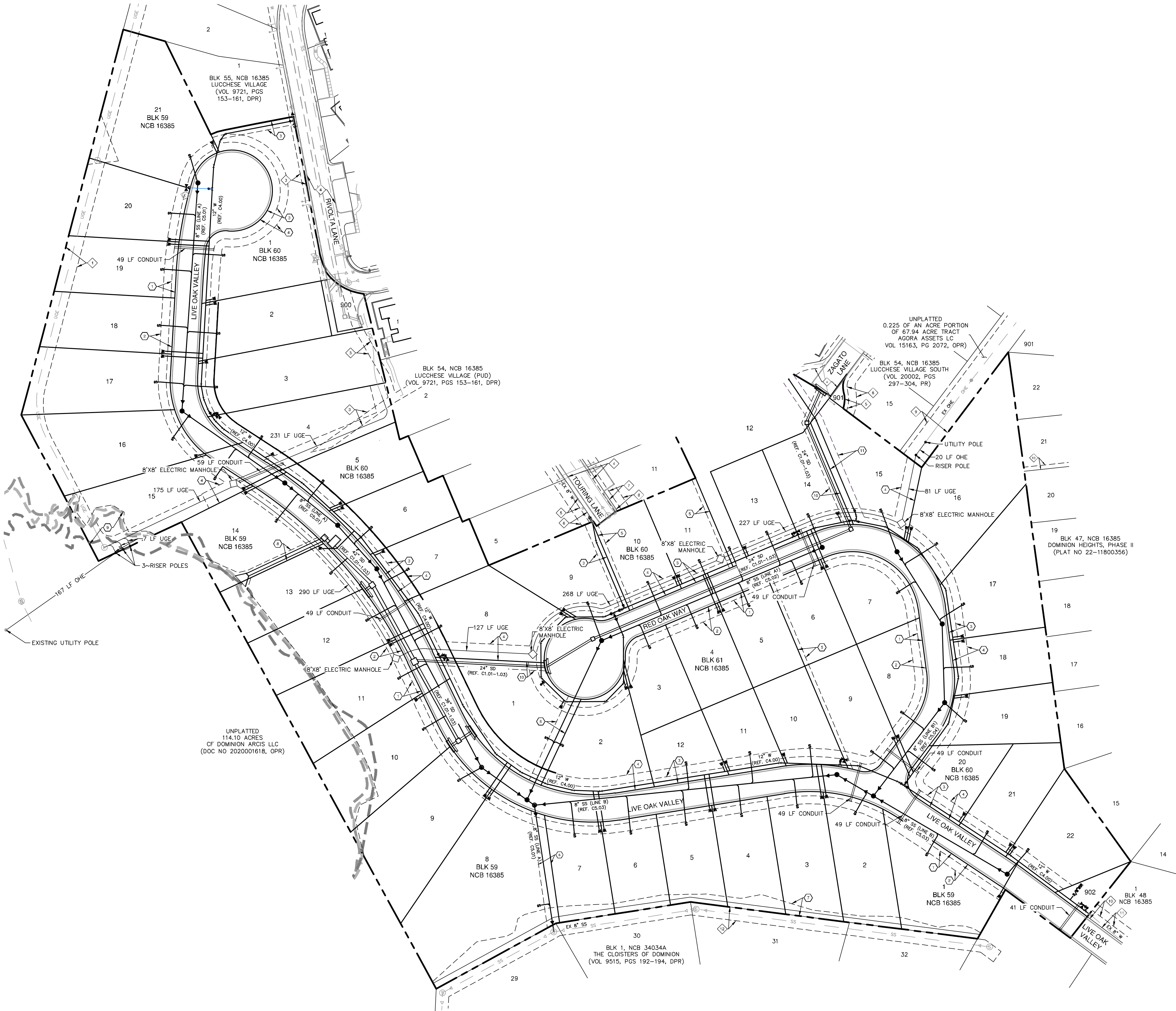
DEVELOPER'S NAME: AGORA ASSETS, LLC	
ADDRESS: 8 DOMINION DR, SUITE 107	
CITY: SAN ANTONIO	STATE: TEXAS ZIP: 78257
PHONE# (210) 698-3000	FAX# N/A
SAWS BLOCK MAP# 122658 TOTAL EDU'S 55 TOTAL ACREAGE 17.58	
TOTAL LINEAR FOOTAGE OF PIPE: 18.14' 30" OF 30" PIPE 288.14' 12" OF 12" PIPE PLAT NO. 23-11800417	
NUMBER OF LOTS 55	SAWS JOB NO. 24-1022

SHEET C0.00



Date: March 25, 2025, 3:53 PM - User ID: Acetello  
File: P:\2610\06\Design\Civil\OU-126\006.dwg

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NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOTS 1-21, BLOCK 59, N.C.B. 16385  
LOTS 1-22, & 901-902, BLOCK 60, N.C.B. 16385  
LOTS 1-12, BLOCK 61, N.C.B. 16385  
(PLAT NO. 23-11800417)

ADDRESS:  
902 LIVE OAK VALLEY  
SAN ANTONIO, TX 78257

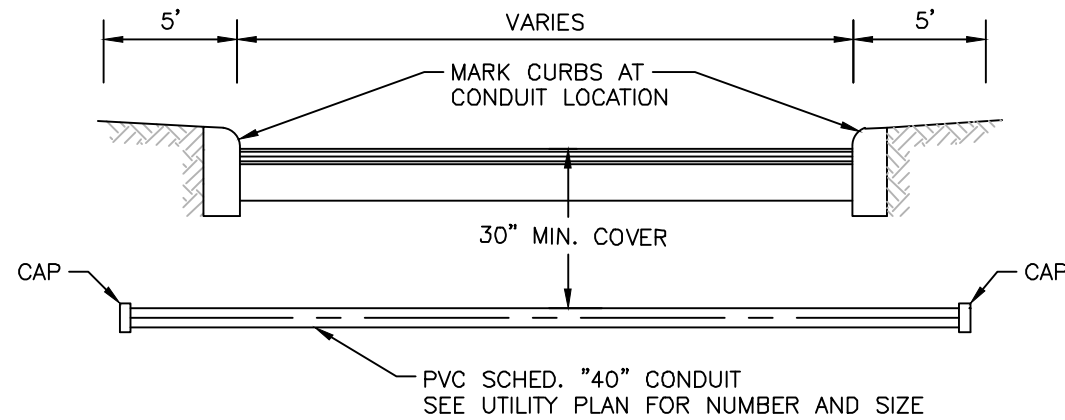


\*ALL DISTURBED AREAS TO BE REVEGETATED

NOTE  
REFERENCE SHEET C0.10 FOR NOTES.

#### KEY LEGEND

- |                        |  |
|------------------------|--|
| 1" W (REF. C1.01-1.03) | 20' GETCTV ESMT (PLAT NO 22-11800356)                                  |
| 12" W (REF. C4.00)     | 15' SANITARY SEWER ESMT (VOL. 9515, PG 152-154, DPR)                   |
| 18" W (REF. C5.03)     | 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356) |
| 24" W (REF. C5.03)     | 5' WATER ESMT (VOL. 20002, PGS 297-304, DPR)                           |
| 30" W (REF. C5.03)     | 15' GETCTV ESMT (VOL. 9515, PG 152-154, DPR)                           |
| 36" W (REF. C5.03)     | 10' WATER ESMT (VOL. 20002, PGS 297-304, DPR)                          |
| 42" W (REF. C5.03)     | 20' GETCTV ESMT (VOL. 9515, PG 152-154, DPR)                           |
| 48" W (REF. C5.03)     | 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356) |
| 54" W (REF. C5.03)     | 12' SANITARY SEWER ESMT (VOL. 20001, PGS 1333, PR)                     |
| 60" W (REF. C5.03)     | 10' WATER ESMT (PLAT NO 22-11800356)                                   |
| 66" W (REF. C5.03)     | 10' DRAINAGE ESMT  |
| 72" W (REF. C5.03)     |  |
| 78" W (REF. C5.03)     |  |
| 84" W (REF. C5.03)     |  |
| 90" W (REF. C5.03)     |  |
| 96" W (REF. C5.03)     |  |
| 102" W (REF. C5.03)    |  |
| 108" W (REF. C5.03)    |  |
| 114" W (REF. C5.03)    |  |
| 120" W (REF. C5.03)    |  |
| 126" W (REF. C5.03)    |  |
| 132" W (REF. C5.03)    |  |
| 138" W (REF. C5.03)    |  |
| 144" W (REF. C5.03)    |  |
| 150" W (REF. C5.03)    |  |
| 156" W (REF. C5.03)    |  |
| 162" W (REF. C5.03)    |  |
| 168" W (REF. C5.03)    |  |
| 174" W (REF. C5.03)    |  |
| 180" W (REF. C5.03)    |  |



#### CONDUIT NOTES

- CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURY OF 30 INCHES.
- ALL CONDUIT SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
- A NYLON "PULL STRING" SHALL BE LEFT IN PLACE IN ALL CONDUITS AFTER FINAL ACCEPTANCE OF CONDUIT WORK. THE NYLON "PULL STRING" SHALL HAVE A MINIMUM TENSILE STRENGTH OF 100 LBS.

#### CONDUIT DETAIL

NOT-TO-SCALE

#### WATER (SAWS PRESSURE ZONE 11)

DEVELOPER'S NAME: AGORA ASSETS, LLC  
ADDRESS: 8 DOMINION DR., SUITE 107  
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78257  
PHONE# (210) 698-3000 FAX# N/A  
SAWS BLOCK MAP# 122658 TOTAL EDU'S 55 TOTAL ACREAGE 17.59  
TOTAL LINEAR FOOTAGE OF PIPE: 18 LF 8" W, 218 LF 12" W, 127 LF 18" W, 127 LF 24" W  
NUMBER OF LOTS 55 SAWS JOB NO. 24-1022

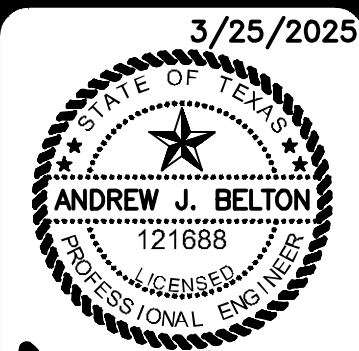
PAPE-DAWSON  
ENGINEERS

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

THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS  
OVERALL UTILITY PLAN

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C3.00

NO.	REVISION	DATE
1	SAWS COMMENTS	3/4/2025



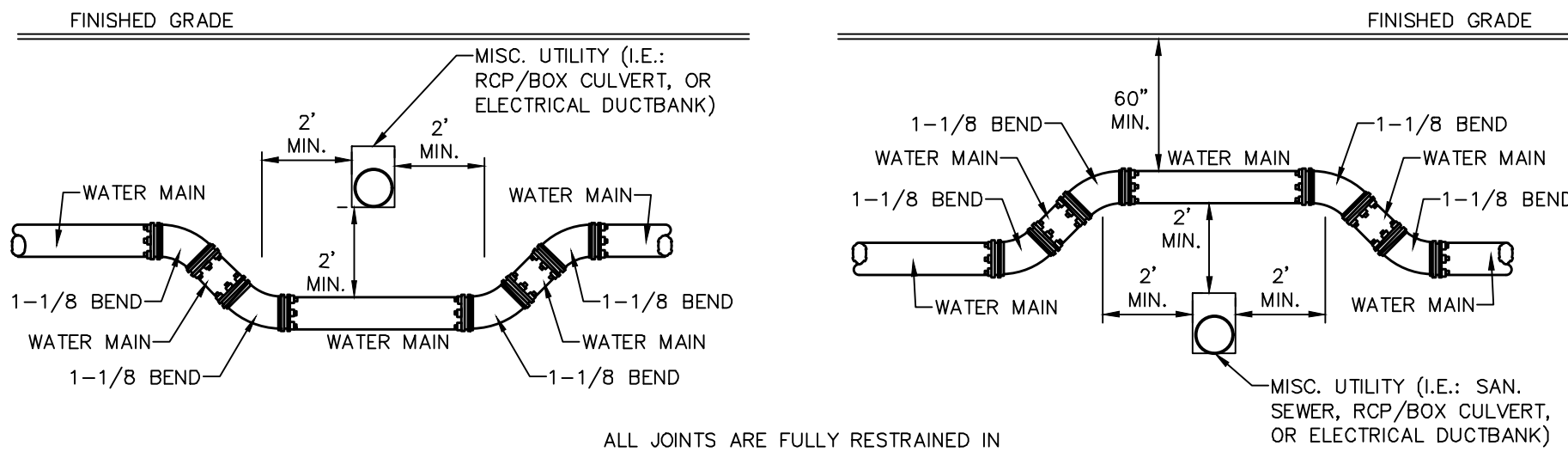




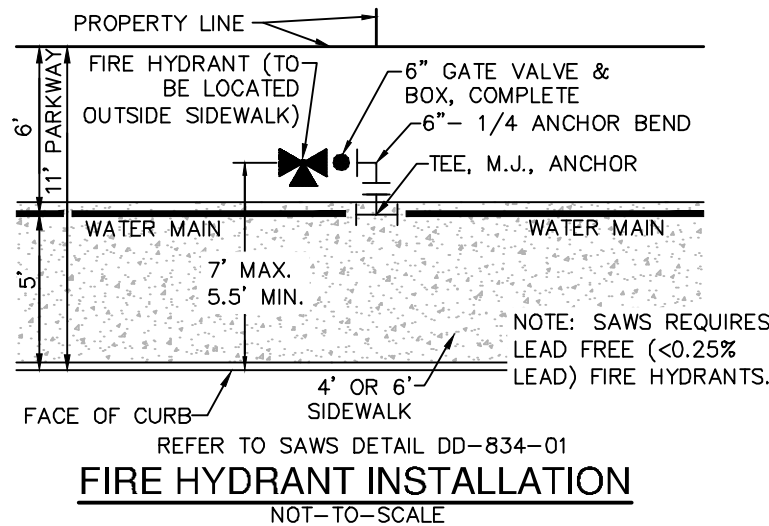


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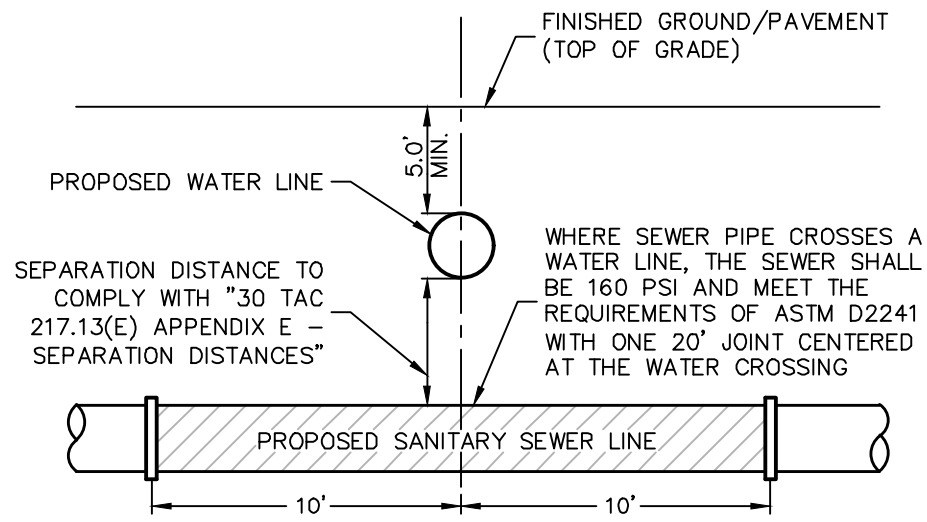
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE; UNLESS OTHERWISE NOTED. Imagery © 2015, C:\P\0000\Digital Data\Texas Orthology Program, USDA Farm Service Agency.



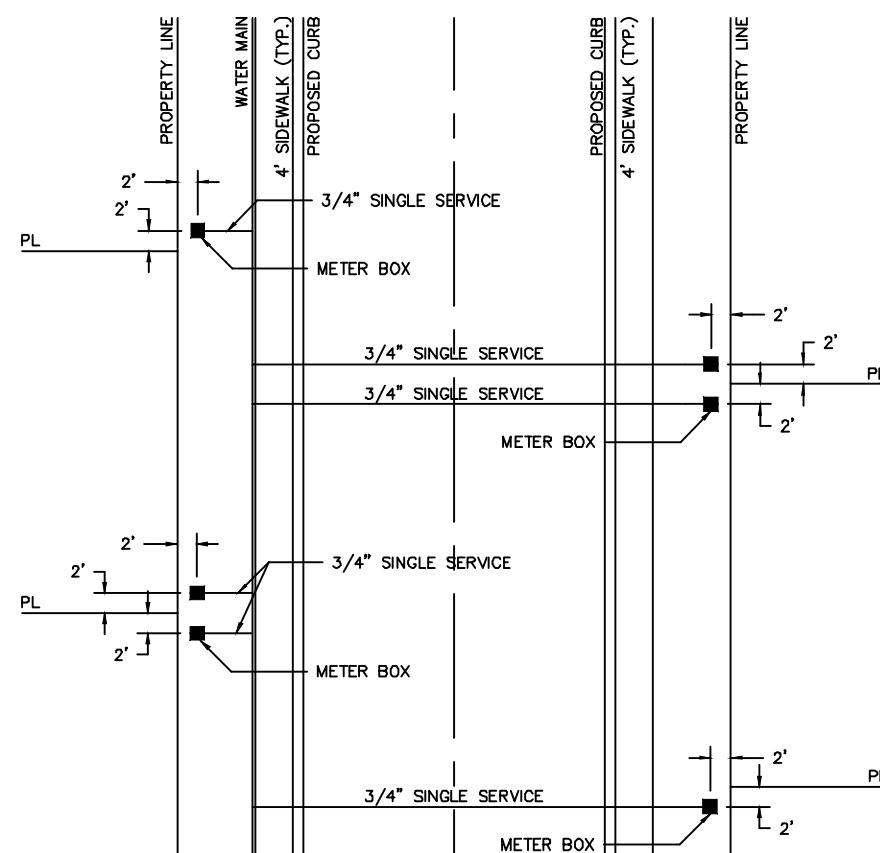
ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH SAWS SPECIFICATION TABLE DD-839-06.  
**TYPICAL UTILITY/WATER CROSSING DETAIL**  
NOT-TO-SCALE



**FIRE HYDRANT INSTALLATION**  
NOT-TO-SCALE



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



**METER BOX LOCATION**  
NOT-TO-SCALE

## 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.

- 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 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.

- THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.

- HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO [CONSTWORKREQ@SAWS.ORG](mailto: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](mailto: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 WATER NOTES

- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS. THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
  - FOR WATER MAINS 12" OR HIGHER, SAWS EMERGENCY OPERATIONS CENTER (210)233-2014

- ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

- VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)

- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.

- ALL VALVES SHALL READ "OPEN RIGHT".

- PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 1215 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 1215 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF \*PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED.
  - \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).

- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET (ITEM 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.

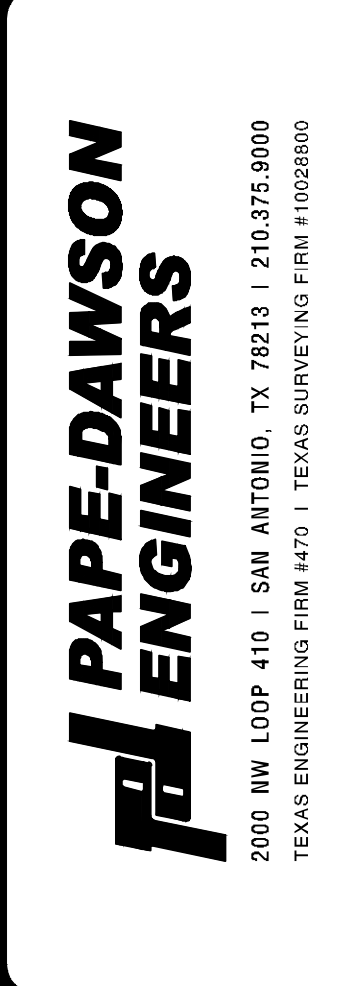
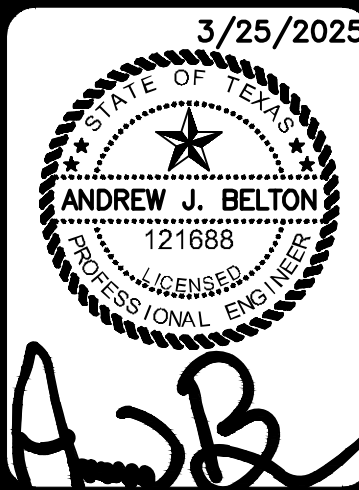
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

- 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 ID 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.

### WATER (SAWS PRESSURE ZONE 11)

DEVELOPER'S NAME: AGORA ASSETS, LLC  
ADDRESS: 8 DOMINION DR, SUITE 107  
CITY: SAN ANTONIO STATE: TEXAS ZIP: 78257  
PHONE# (210) 698-3000 FAX# N/A  
SAWS BLOCK MAP# 122658 TOTAL ACRES 17.58 TOTAL ACREAGE 17.58  
TOTAL LINEAR FOOTAGE OF PIPE: 18 LF 8\"/>

NO.	REVISION	DATE
1	SAWS COMMENTS	3/5/2023



THE OAKS AT THE DOMINION  
SAN ANTONIO, TEXAS  
CONTRIBUTING ZONE PLAN  
WATER DETAILS

PLAT NO. 23-11800417  
JOB NO. 12610-06  
DATE DECEMBER 2024  
DESIGNER AA  
CHECKED EK DRAWN AA  
SHEET C4.10