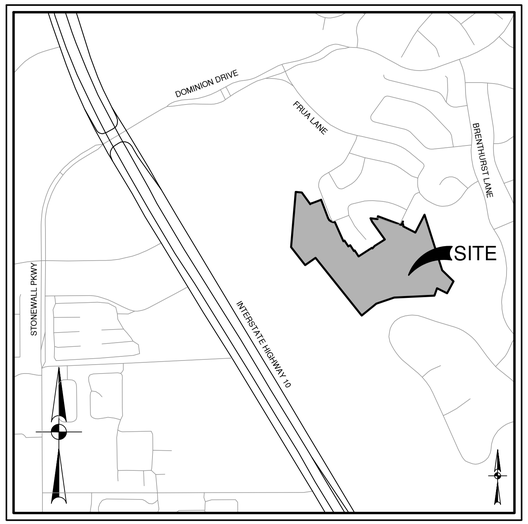
THE OAKS AT THE DOMINION

SAN ANTONIO, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

SHEET INDEX

PREPARED FOR:

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

DECEMBER 2024

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

12/16/2024
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

SHEET C0.00

PLAT NO. 22-11800417 PD JOB NO. 12610-06 THE OAKS AT THE DOMINION

Date: December 15, 2023, 1:52 PM - User ID: aarrington
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DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES, HUBS, OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.
12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR.
13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE UNLESS SHOWN OTHERWISE. CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND OFF-SITE.
16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. EXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE. CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (EROSION CONTROL MEASURES) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2.0% UNLESS OTHERWISE SHOWN.
13. ACCESSIBILITY: SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2%. SIDEWALK LONGITUDINAL SLOPE ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%, UNLESS OTHERWISE NOTED. SIDEWALK CURB RAMPS SHALL NOT EXCEED 8.33% (SEE CURB RAMP DETAILS). CURB RAMP LANDINGS SHALL NOT EXCEED 2%. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ENSURE UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. 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.
17. 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.
18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

SITE UTILITY NOTES

1. 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.
2. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITIES SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT (PRIOR TO INSTALLATION OF ANY NEW LINES).
3. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS AND ALL TESTING.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
   A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION"
   B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
   C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"
   D. CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
   E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY STRUCTURE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
11. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT.
12. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
13. GAS AND ELECTRIC ALIGNMENTS SHOWN ON THIS DRAWING ARE CONCEPTUAL. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE LOCAL SERVICE PROVIDER OR MEP ENGINEER.
14. CONTRACTOR SHALL COORDINATE TELE. COMMUNICATIONS, CABLE, ELECTRIC AND GAS LINE INSTALLATION WITH LOCAL SERVICE PROVIDER. THE SERVICE PROVIDER WILL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF BUILDING.
15. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
16. SEE IRRIGATION, LIGHTING AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUIT LOCATIONS AS APPLICABLE. VERIFY ALL CONDUIT AND SLEEVE LOCATIONS PRIOR TO PLACING ANY PAVEMENT.
17. CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING TO BE INSTALLED BY THE CONTRACTOR.
18. NO WORK SHALL BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT AN APPROVED PERMIT.
19. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY THE LOCAL SERVICE PROVIDER. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. THE LOCAL SERVICE PROVIDER'S CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
20. CONTRACTOR SHALL INCLUDE IN HIS BID A 4" PVC CONDUIT FOR TELEPHONE AND A 2" PVC CONDUIT FOR CABLE TV TO BE IN THE SAME TRENCH AS UNDERGROUND ELECTRIC LINES. CONTRACTOR SHALL VERIFY WITH APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION ON NUMBER AND SIZE OF CONDUITS NEEDED FOR UTILITY SERVICE TO ALL BUILDINGS.
21. BEDDING FOR ALL UTILITIES SHALL BE PER THE PROJECT SPECIFICATIONS. NO WATER JETTING OF BACKFILL MATERIAL WILL BE ALLOWED.

SANITARY SEWER NOTES

1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 P.S.I. AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20' JOINT CENTERED AT WATER MAIN.
2. NO VERTICAL STACKS SHALL BE ALLOWED
3. WHEN HORIZONTAL DISTANCE BETWEEN SEWER PIPES AND WATER MAIN IS LESS THAN 9 FT. OF SEPARATION, SEWER MAIN SHALL BE INSTALLED WITH 160 PSI (MIN) PRESSURE PIPE AND FITTINGS IN ACCORDANCE WITH LSUC CONSTRUCTION CRITERIA FOR CONSTRUCTION OF SEWER MAINS IN THE VICINITY OF WATER MAINS.
4. ALL SEWER PIPES SHALL BE PVC (SDR 26), UNLESS OTHERWISE NOTED.
5. PRIOR TO CONSTRUCTION CONTRACTOR IS TO VERIFY EXISTING INVERT OF EXISTING SANITARY SEWER MAINS AND ALERT ENGINEER IMMEDIATELY OF ANY DIFFERENCE FROM INVERT SHOWN ON PLANS.
6. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY.
7. MANHOLE OPENINGS ARE 30" AS PER TCEQ CHAPTER 217.55
8. CONTRACTOR TO INSTALL PERMANENT MARKERS AT THE END OF ALL SEWER LATERALS, PER HOUSE LATERAL DETAIL DD-854-01.
9. ALL 6" SEWER LATERALS WILL BE SET AT A MINIMUM 2% SLOPE.
10. BACKFILL MUST COMPLY WITH LSUC SPECIFICATIONS 804.4.
11. TOPS OF EXISTING MANHOLES SHALL BE ADJUSTED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE 0.50 FEET ABOVE FINISHED GROUND ELEVATIONS IN UNPAVED AREAS WITH WATER TIGHT LIDS.

WATER NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE SAWS CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FOUR-FOOT (4') BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6 & 8-INCH PVC WATER LINES SHALL BE CLASS 150 DR(18), MEETING AWWA C900 STANDARDS. ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9-FEET HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE ALL WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6" GATE VALVE, 6" VALVE BOX, ANCHOR BEND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION. (DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT.)
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.
19. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES, AND VALVES AS INDICATED ON THE ATTACHED WATER DISTRIBUTION SYSTEM DETAIL SHEET.
20. ALL FDC STANDPIPES SHALL HAVE A 4" LINE CONNECTING TO FIRE SPRINKLER SYSTEM OF EACH BUILDING. CONTRACTOR SHALL VERIFY SIZE OF LINE WITH MEP PLANS. IF DISCREPANCIES EXIST MEP PLAN SHALL GOVERN AND CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. CONTRACTOR SHALL REFER TO MEP PLANS FOR DETAILS OF CONNECTION AND ALIGNMENT OF LINE.

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY, COUNTY OR TXDOT.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND SHOULD THEY BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE THE DAMAGED FACILITIES AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
5. WATER JETTING THE BACKFILL OF STORM DRAIN TRENCHES WILL NOT BE PERMITTED.
6. NORTHINGS AND EASTINGS LISTED ON THESE PLANS ARE TO CENTER OF BOX FOR JUNCTION BOXES AND GRATE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
7. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURES SPECIFICATIONS.
8. ALL STORM DRAIN TO JUNCTION BOX CONNECTIONS SHALL HAVE CONCRETE COLLARS.
9. ALL GRATE INLETS MUST BE HS20 EQUIVALENT RATED GRATES.
10. TOPS OF MANHOLES, JUNCTION BOXES AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.
11. CONTRACTOR SHALL GROUT INVERTS OF ALL STORM DRAIN INLETS, JUNCTION BOXES, AND DROP STRUCTURES TO DRAIN.

VEGETATION NOTES

ALL DISTURBED AREAS ON THE SITE TO BE REVEGETATED PRIOR TO ACCEPTANCE OF THE SUBDIVISION

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

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

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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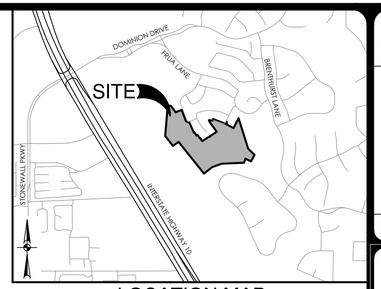
THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

GENERAL NOTES

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C0.10

Date: September 8, 2023, 12:23 PM - User ID: carrington
File: P:\12610\06\Design\Civil\CV-1261006.dwg



LOCATION MAP

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

SCALE: 1"= 60'
0' 60' 120' 180'

LEGEND

- PROPERTY LINE
- LOT LINE
- ADJACENT LOT LINE
- EXISTING WATER LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING STORM DRAINAGE
- TREES TO REMAIN
- TREES TO BE REMOVED

NOTE

SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES.

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12/16/2024

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SAN ANTONIO, TEXAS

DEMOLITION PLAN

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CHECKED EK DRAWN AA
SHEET C0.20

Date: September 8, 2023, 11:49 AM - User ID: aarrington
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Ref. Point	Structure / Description	Drainage Areas #	Area (Ac)	C	Tc (Overall) (Min)	Overland/Sheet Flow (TR-55)(100LF Max) I_{DO} (FT)	n	P_2	S_O (Ft/Ft)	T_o* (MIN)	Overland/Sheet Flow (Seelye) I_{DO} (FT)	S_O (Ft/Ft)	T_o* (MIN)	Shallow Concentrated Flow - 1** I_{SC} (FT)	Condition	Short (S) or Rural (R)	V_{SC} (FPS)	T_{SC}** (MIN)	Shallow Concentrated Flow - 2** I_{SC} (FT)	Condition	Short (S) or Rural (R)	V_{SC} (FPS)	T_{SC}** (MIN)	Channelized Flow** I_{CH} (FT)	V_{CH} (FPS)	T_{CH}** (MIN)	T_{C-TOT}	Rational Method Q=CIA IDF Curve: CoSA_A14_PA2 Return Year	Intensity (in/hr)	Q (cfs)
1	10-foot Curb Inlet	Watershed 1	1.11	0.84	542	100	0.011	4.04	0.0100	1				442	P	0.03	3.7	2.0										5	1	5.35	5.0
																													5	5.35	5.0
																													5	7.94	7.4
																													5	11.14	10.4
																													5	14.01	13.1
																													8	4.59	13.7
2	20-foot Curb Inlet	Watershed 2	3.55	0.84	1,301	100	0.240	4.04	0.1100	6				191	U	0.08	4.6	0.7	535	P	0.06	-	-	476	7.2	1.1				8	5	6.87	20.5
																													8	25	9.61	28.7
																													8	100	12.16	36.3
3	2- 15-foot Curb Inlets	Watershed 3	6.54	0.84		100	0.011	4.04	0.1000	-				1,140	P	0.07	5.5	3.4				-	-	430	6.7	1.1				5	1	5.35	18.7
																													5	5	7.94	27.9
																													5	25	11.14	39.1
																													5	100	14.01	49.4
4	25-foot Curb Inlet	Watershed 4	4.13	0.84	870	100	0.011	4.04	0.0500	1				566	P	0.08	5.9	1.6						204	10.5	0.3				5	1	5.35	15.6
																													5	5	7.94	27.5
																													5	25	11.14	38.6
																													5	100	14.01	48.6
5	Floodplain	Watershed 5 (Overall)	23.19	0.84	1,301	100	0.011	4.04	0.1100	1				191	U	0.08	4.6	0.7	535	P	0.06	5.0	1.8	476	9.4	0.8				5	1	5.35	104.2
																													5	5	7.94	154.7
																													5	25	11.14	217.0
																													5	100	14.01	272.9
6	Concrete Swale	Watershed 6	3.89	0.84	213	100	0.240	4.04	0.0650	8														113	17.7	0.1				8	1	4.59	15.0
																													8	5	6.87	22.4
																													8	25	9.61	31.4
																													8	100	12.16	39.7
7	Existing Storm Drain System	Lot 1	0.66	0.84	307	100	0.011	4.04	0.0560	-				207	U	0.06	3.8	0.9												5	1	5.35	3.0
																													5	5	7.94	4.4
																													5	25	11.14	6.2
																													5	100	14.01	7.8

1~25-FOOT CURB INLET AT STUDY POINT 4

$Q_{25} = CA(2GH)^{1/2}$
C = 0.70
A = 0.5 X 25 = 12.5 SF
Q = (0.70)(12.5)[2(32.2)(0.50)]^1/2
= 49.65 CFS (CAPACITY)

$Q_{25ACTUAL} = Q_{25WS-4}$

$Q_{25ACTUAL}$ = 38.60 CFS

$Q_{25ACTUAL}$ = 38.60 < $Q_{CAPACITY}$ = 49.65 CFS

$Q_{100ACTUAL}$ = 48.60 < $Q_{CAPACITY}$ = 49.65 CFS

CONCRETE SWALE AT STUDY POINT 6

$Q_{25} = \frac{1.49}{n}A(R)^{2/3}(S)^{1/2}$
R = $\frac{zy^2}{(2(1+z^2)^{0.5})} = \frac{3(1)}{(2(1+3^2)^{0.5})} = 0.47$ FT
A = $zy^2 = 3(1^2) = 3$ SF
S = 6.5%
Q = $\frac{1.49}{0.047}(3)(0.47)^{2/3}(0.065)^{1/2}$
= 53 CFS (CAPACITY)

$Q_{25ACTUAL} = Q_{25WS-6}$

$Q_{25ACTUAL}$ = 31.40 CFS

$Q_{25ACTUAL}$ = 31.40 < $Q_{CAPACITY}$ = 53.00 CFS

$Q_{100ACTUAL}$ = 39.70 < $Q_{CAPACITY}$ = 53.00 CFS

1~10-FOOT CURB INLET IN SAG AT STUDY POINT 1

$Q_{25} = CA(2GH)^{1/2}$
C = 0.70
A = 0.5 X 10 = 5.0 SF
Q = (0.70)(5.0)[2(32.2)(0.50)]^1/2
= 19.86 CFS (CAPACITY)

$Q_{25ACTUAL} = Q_{25WS-1}$

$Q_{25ACTUAL}$ = 10.40 CFS

$Q_{25ACTUAL}$ = 10.40 CFS < $Q_{CAPACITY}$ = 19.86 CFS

$Q_{100ACTUAL}$ = 13.10 CFS < $Q_{CAPACITY}$ = 19.86 CFS

1~20-FOOT CURB INLET IN SAG AT STUDY POINT 2

$Q_{25} = CA(2GH)^{1/2}$
C = 0.70
A = 0.5 X 20 = 10 SF
Q = (0.70)(10)[2(32.2)(0.50)]^1/2
= 39.72 CFS (CAPACITY)

$Q_{25ACTUAL} = Q_{25WS-2}$

$Q_{25ACTUAL}$ = 28.70 CFS

$Q_{25ACTUAL}$ = 28.70 < $Q_{CAPACITY}$ = 39.72 CFS

$Q_{100ACTUAL}$ = 36.30 < $Q_{CAPACITY}$ = 39.72 CFS

2~15-FOOT CURB INLET AT STUDY POINT 3

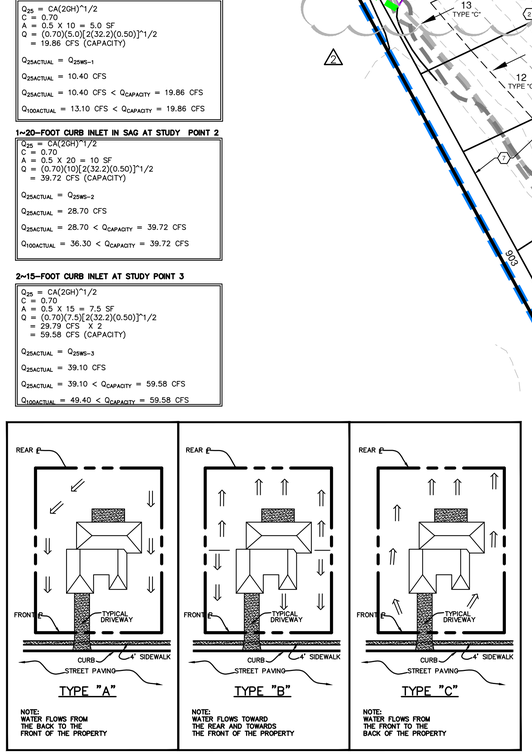
$Q_{25} = CA(2GH)^{1/2}$
C = 0.70
A = 0.5 X 15 = 7.5 SF
Q = (0.70)(7.5)[2(32.2)(0.50)]^1/2
= 29.79 CFS X 2
= 59.58 CFS (CAPACITY)

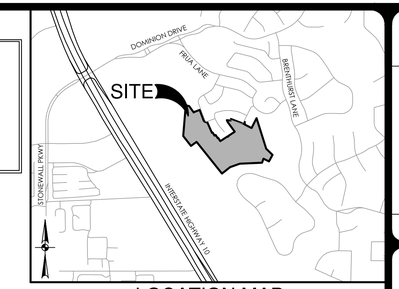
$Q_{25ACTUAL} = Q_{25WS-3}$

$Q_{25ACTUAL}$ = 39.10 CFS

$Q_{25ACTUAL}$ = 39.10 < $Q_{CAPACITY}$ = 59.58 CFS

$Q_{100ACTUAL}$ = 49.40 < $Q_{CAPACITY}$ = 59.58 CFS





LOCATION MAP

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

SCALE: 1"= 60'
0' 60' 120' 180'

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING GRADE 1120
- PROPOSED GRADE 1120
- FEMA 1% AC BASE FLOODPLAIN
- DBAM 1% AC BASE FLOODPLAIN
- CBAM 1% AC BASE FLOODPLAIN
- FLOW ARROW (PROPOSED)
- FLOW ARROW (EXISTING)
- WATERSHED BOUNDARY
- SUBWATERSHED BOUNDARY
- WATERSHED DESIGNATION (BASIN # / ACRES)
- STUDY POINT DESIGNATION (1)
- TIME OF CONCENTRATION
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE

*ALL DISTURBED AREAS TO BE REVEGETATED

KEY NOTES:

1. VARIABLE WIDTH ELECTRIC ESMT (VOL 14223, PGS 215-226, OPR)
2. VARIABLE WIDTH DRAINAGE ESMT (VOL 9563, PGS 132-137, DPR)
3. VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4. VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, OPR)
5. 5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6. 15' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)
7. 5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8. 15' GETCTV ESMT (BY SEPARATE INSTRUMENT)
9. 28' ELECTRIC ESMT (VOL 20001, PGS 1333, PR)
10. 10' WATER ESMT (PLAT NO 22-11800356)
11. 20' GETCTV ESMT (PLAT NO 22-11800356)
12. 16' SANITARY SEWER ESMT (VOL 9515, PG 192-194, DPR)
13. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356)
14. 5' WATER ESMT
15. 15' GETCTV ESMT
16. 10' WATER ESMT
17. 20' GETCTV ESMT
18. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
19. 16' SANITARY SEWER ESMT
20. VARIABLE WIDTH DRAINAGE ESMT
21. 10' DRAINAGE ESMT

NO.	REVISION	DATE
1	DRAINAGE COMMENTS	04/23/25
2	DRAINAGE UPDATE	07/28/25

7/28/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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 DRAINAGE PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE June 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.00

Date: July 29, 2025, 10:16 AM — User ID: tyler.frail
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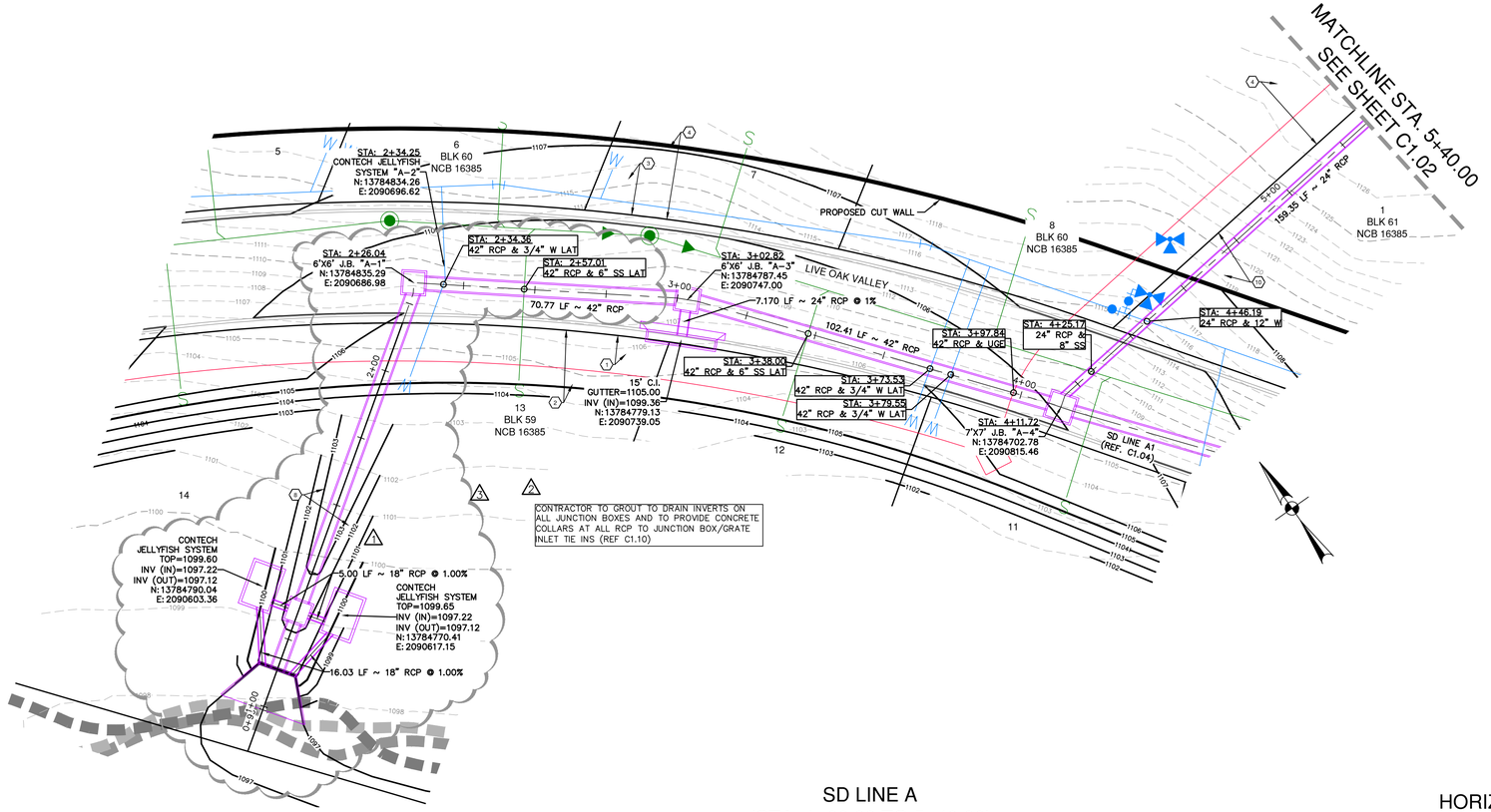
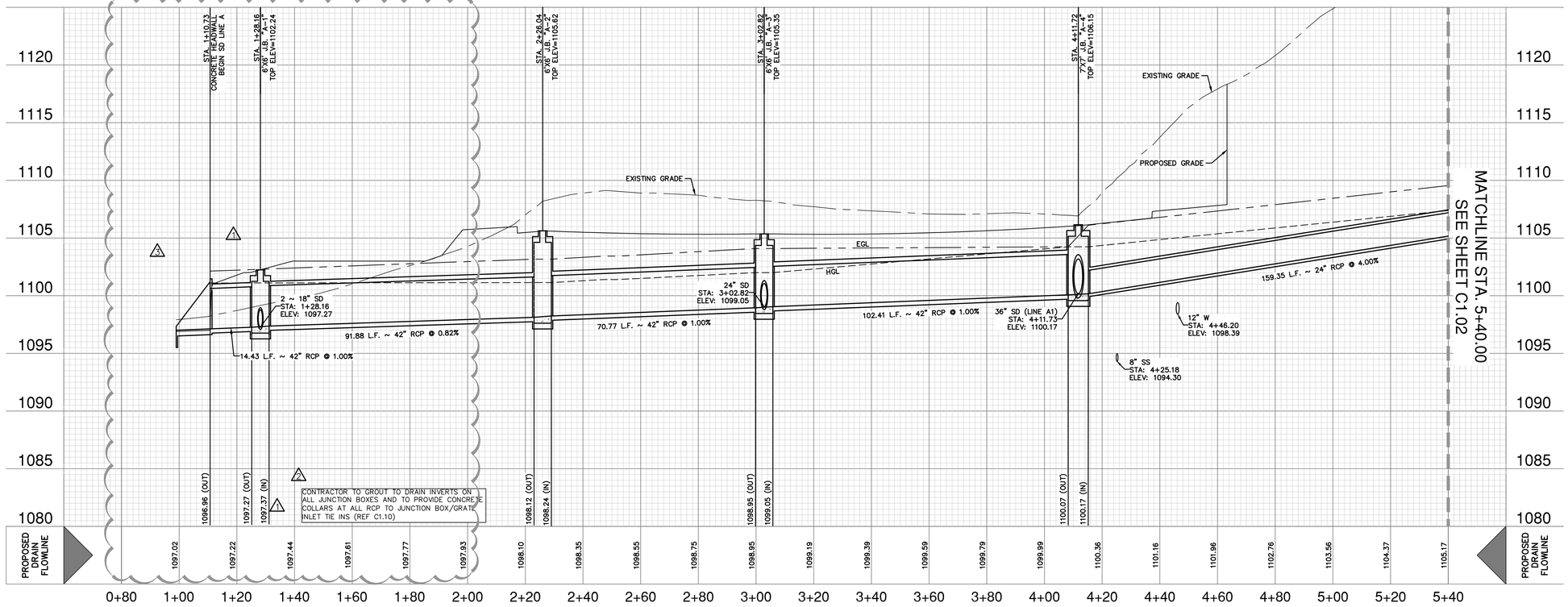
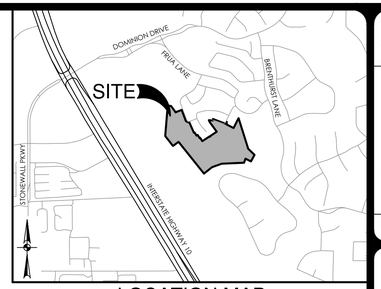


SD LINE A
(STA. 1+00.00 TO 5+40.00)

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





LOCATION MAP

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

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UGE
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER (FLOW, MANHOLE)
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE
- EXISTING FLOODPLAIN

*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE

REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND

- (1) 5' WATER ESMT
- (2) 15' GETCTV ESMT
- (3) 10' WATER ESMT
- (4) 20' GETCTV ESMT
- (5) VARIABLE WIDTH DRAINAGE ESMT
- (6) 10' DRAINAGE ESMT

(2) CONTRACTOR TO GROUT TO DRAIN INVERTS ON ALL JUNCTION BOXES AND TO PROVIDE CONCRETE COLLARS AT ALL RCP TO JUNCTION BOX/GRATE INLET TIE INS (REF C1.10)

NO.	REVISION	DATE
1	DRAINAGE COMMENTS	03/17/25
2	DRAINAGE COMMENTS	04/23/25
3	DRAINAGE UPDATE	07/28/25

7/28/2025

STATE OF TEXAS
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2000 NW 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

SD LINE A ~ STA. 1+00.00 TO 5+40.00
STORM DRAIN PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE June 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.01

Date: July 29, 2025, 9:15 AM – User ID: tyler.frail
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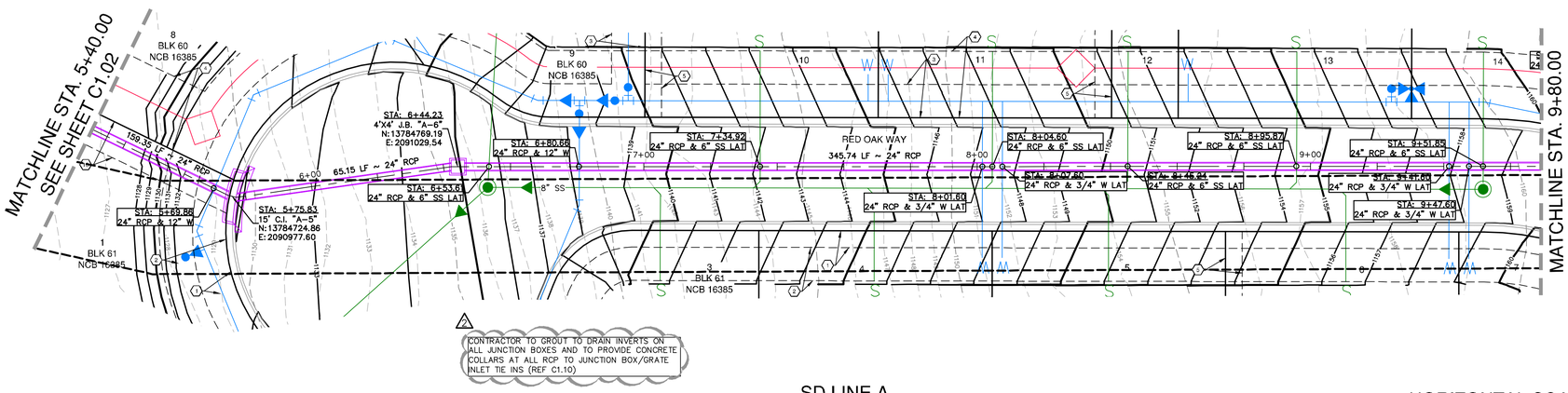
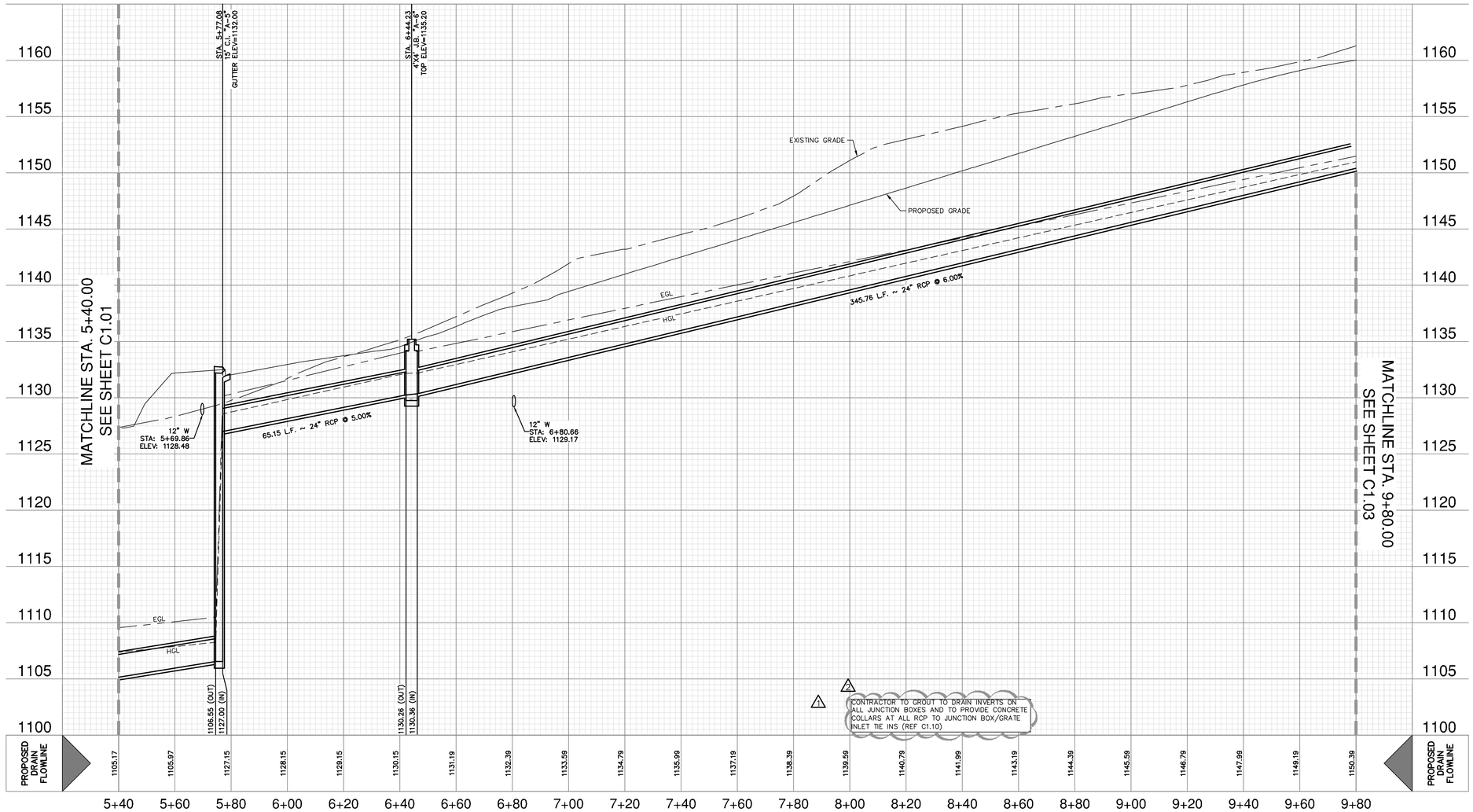
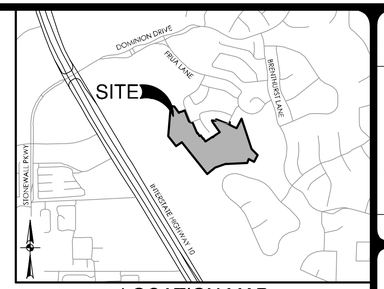


SD LINE A
(STA. 5+40.00 TO 9+80.00)

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





LOCATION MAP
NOT-TO-SCALE

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(PLAT NO. 23-11800417)

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SAN ANTONIO, TX 78257

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UGE
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE

*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE
REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND
1. 5' WATER ESMT
2. 15' GETCTV ESMT
3. 10' WATER ESMT
4. 20' GETCTV ESMT
5. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
6. 10' DRAINAGE ESMT

CONTRACTOR TO GROUT TO DRAIN INVERTS ON ALL JUNCTION BOXES AND TO PROVIDE CONCRETE COLLARS AT ALL RCP TO JUNCTION BOX/GRATE INLET TIE INS (REF C1.10)

Approved by CoSA Public Works

By: George Sevilla, P.E. gs

Date: May 14 2025

NO.	REVISION	DATE
1	CITY COMMENTS	03/07/25
2	DRAINAGE COMMENTS	04/23/25

4/23/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

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

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

SD LINE A ~ STA. 5+40.00 TO 9+80.00
STORM DRAIN PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.02

Date: April 23, 2025, 5:40 PM — User ID: vbotello
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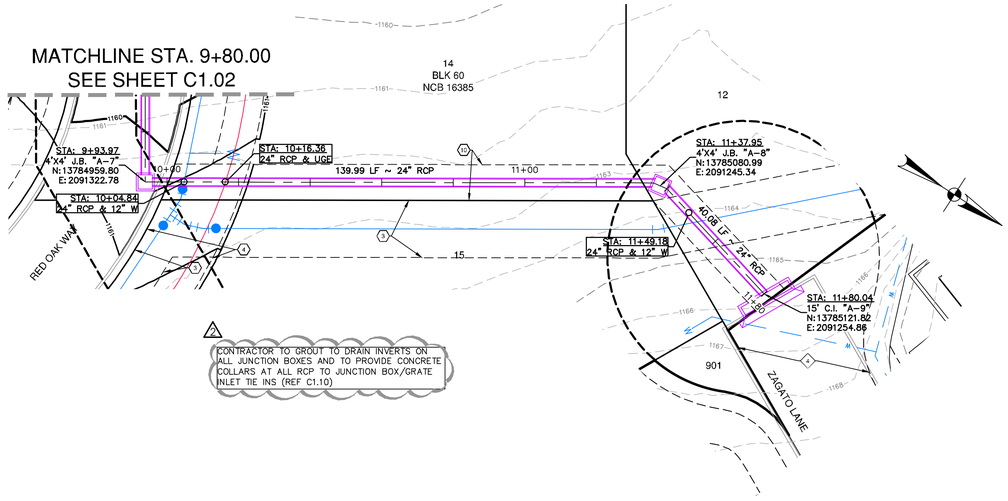
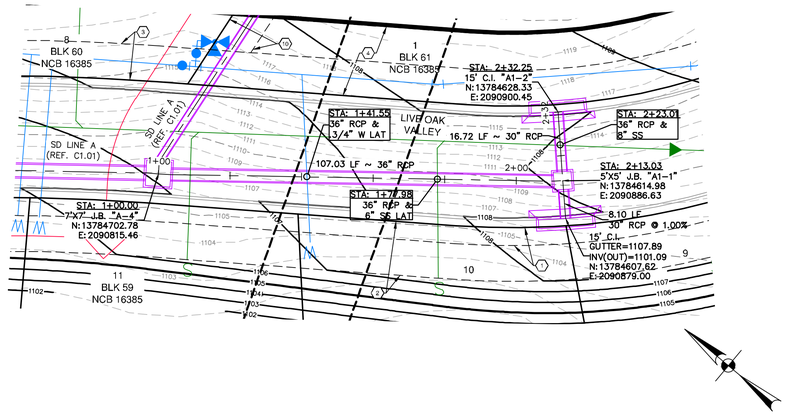
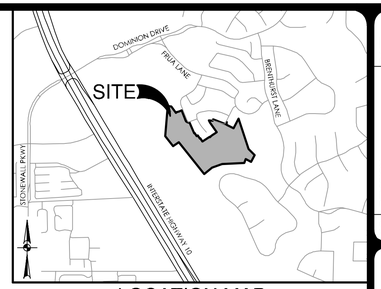
Approved by CoSA Public Works

By: George Sevilla, P.E. gs

Date: May 14 2025







LOCATION MAP

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(PLAT NO. 23-11800417)

ADDRESS:
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SAN ANTONIO, TX 78257

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED UGE
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE

*ALL DISTURBED AREAS TO BE REVEGATATED

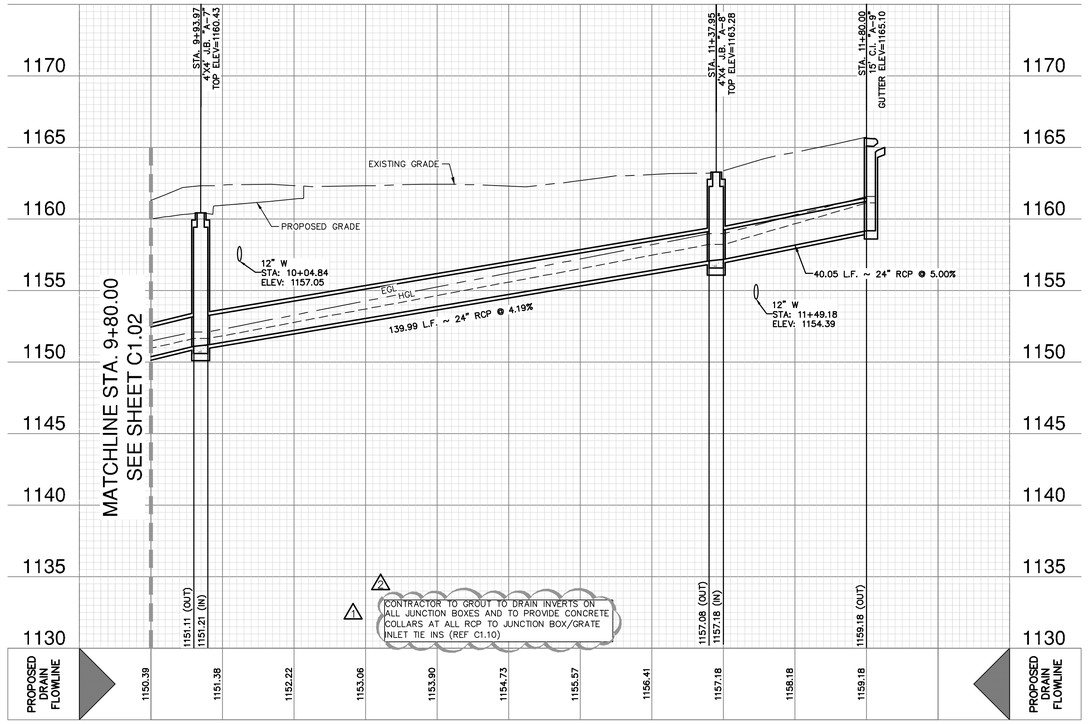
KEY LEGEND

- VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, OPR)
- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- 10' DRAINAGE ESMT

1. CONTRACTOR TO GROUT TO DRAIN INVERTS ON ALL JUNCTION BOXES AND TO PROVIDE CONCRETE COLLARS AT ALL RCP TO JUNCTION BOX/GRATE INLET TIE INS (REF C1.10)

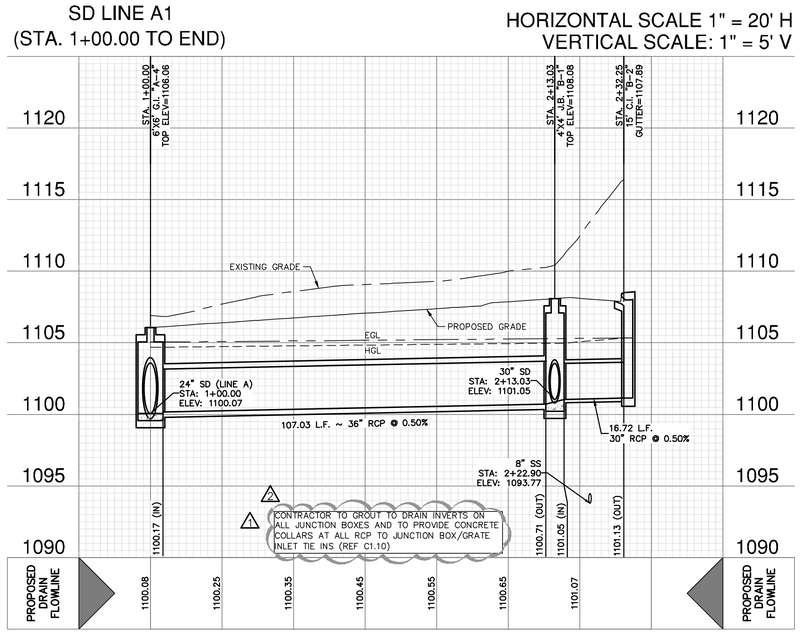
SD LINE A
(STA. 9+80.00 TO END)

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



SD LINE A1
(STA. 1+00.00 TO END)

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



NO.	REVISION	DATE
1	DRAINAGE COMMENTS	04/15/25
2	DRAINAGE COMMENTS	04/23/25

4/23/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

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

THE OAKS AT THE DOMINION

SAN ANTONIO, TEXAS
SD LINE A ~ STA. 9+80.00 TO END
SD LINE A1 ~ STA. 1+00.00 TO END
STORM DRAIN PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.03

Date: April 23, 2025, 5:40 PM - User ID: vbotello
File: P:\726\10\06\Design\Civil\SDA1-1261006.dwg

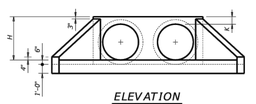
TABLE OF VARIABLE DIMENSIONS AND QUANTITIES FOR ONE HEADWALL (5)

Slope	Dia of Pipe (D)	Values for One Pipe W	X	Y	L	Reinf (Lbs)	Conc (CY) (1)	Values to be Added for Each Addn'l Pipe X and W	Reinf (Lbs)	Conc (CY) (1)
2:1	12"	4'-7 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
	15"	5'-5 3/4"	2'-9 1/2"	3'-4"	3'-10 1/4"	103	0.7	2'-2"	24	0.3
	18"	6'-4 1/4"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
	21"	7'-2 3/4"	3'-4 1/2"	4'-4"	5'-0"	143	1.1	3'-1"	43	0.4
	24"	8'-2 1/2"	3'-9 1/2"	4'-10"	5'-7"	164	1.3	3'-7"	50	0.5
	27"	9'-1"	4'-1"	5'-4"	6'-2"	179	1.5	3'-11"	56	0.6
	30"	9'-11 1/2"	4'-4 1/2"	5'-10"	6'-8 3/4"	203	1.7	4'-4"	65	0.8
	33"	10'-10"	4'-8"	6'-4"	7'-3 3/4"	224	2.0	4'-8"	71	0.9
	36"	11'-8 1/4"	4'-11 1/2"	6'-10"	7'-10 3/4"	249	2.2	5'-1"	81	1.0
	42"	13'-5 1/4"	5'-6 1/2"	7'-10"	9'-0 1/2"	298	2.8	5'-10"	97	1.3
	48"	15'-9"	6'-1 1/2"	9'-4"	10'-9 1/2"	360	3.8	6'-7"	117	1.7
	54"	17'-5 3/4"	6'-8 1/2"	10'-4"	11'-11 1/4"	427	4.5	7'-6"	151	2.1
	60"	19'-2 3/4"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
	72"	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 3/4"	601	7.1	9'-4"	213	3.3
3:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
	15"	7'-5"	2'-9 1/2"	5'-0"	5'-9 1/4"	137	1.1	2'-2"	28	0.3
	18"	8'-6 3/4"	3'-1"	5'-9"	6'-7 3/4"	170	1.3	2'-8"	37	0.5
	21"	9'-8 3/4"	3'-4 1/2"	6'-5"	7'-6"	195	1.6	3'-1"	48	0.6
	24"	11'-0"	3'-9 1/2"	7'-3"	8'-4 1/2"	227	2.0	3'-7"	58	0.7
	27"	12'-2"	4'-1"	8'-0"	9'-2 3/4"	251	2.3	3'-11"	67	0.8
	30"	13'-4"	4'-4 1/2"	8'-9"	10'-1 1/4"	293	2.7	4'-4"	77	1.0
	33"	14'-5 3/4"	4'-8"	9'-6"	10'-11 3/4"	318	3.1	4'-8"	84	1.2
	36"	15'-7 3/4"	4'-11 1/2"	10'-3"	11'-10"	351	3.5	5'-1"	96	1.4
	42"	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 3/4"	432	4.5	5'-10"	119	1.7
	48"	21'-1 3/4"	6'-1 1/2"	14'-0"	16'-2"	537	6.1	6'-7"	146	2.3
	54"	23'-5 1/2"	6'-8 1/2"	15'-6"	17'-10 1/2"	630	7.3	7'-6"	186	2.9
	60"	25'-9 1/4"	7'-3 1/2"	17'-0"	19'-7 1/2"	719	8.7	8'-3"	219	3.4
	66"	28'-1"	7'-10 1/2"	18'-6"	21'-4 1/4"	811	10.1	8'-9"	242	3.9
	72"	30'-4 3/4"	8'-5 1/2"	20'-0"	23'-1 1/2"	924	11.7	9'-4"	272	4.4
4:1	12"	7'-10 3/4"	2'-6"	5'-8"	6'-6 1/2"	148	1.1	1'-9"	24	0.3
	15"	9'-4"	2'-9 1/2"	6'-8"	7'-8 1/2"	181	1.5	2'-2"	32	0.4
	18"	10'-9 1/2"	3'-1"	7'-8"	8'-10 1/4"	221	1.9	2'-8"	42	0.5
	21"	12'-2 3/4"	3'-4 1/2"	8'-8"	10'-0"	260	2.3	3'-1"	57	0.7
	24"	13'-9 1/2"	3'-9 1/2"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-3"	4'-1"	10'-8"	12'-3 3/4"	334	3.3	3'-11"	77	1.0
	30"	16'-8 1/2"	4'-4 1/2"	11'-6"	13'-5 3/4"	385	3.8	4'-4"	89	1.3
	33"	18'-1 3/4"	4'-8"	12'-8"	14'-7 1/2"	425	4.5	4'-8"	101	1.4
	36"	19'-7"	4'-11 1/2"	13'-8"	15'-9 1/4"	472	5.1	5'-1"	115	1.7
	42"	22'-5 3/4"	5'-6 1/2"	15'-8"	18'-1"	583	6.5	5'-10"	141	2.1
	48"	26'-6 1/2"	6'-1 1/2"	18'-8"	21'-6 3/4"	730	8.9	6'-7"	175	2.8
	54"	29'-5"	6'-8 1/2"	20'-8"	23'-10 3/4"	875	10.7	7'-6"	226	3.6
	60"	32'-3 3/4"	7'-3 1/2"	22'-8"	26'-2"	996	12.7	8'-3"	264	4.3
	66"	35'-2 1/2"	7'-10 1/2"	24'-8"	28'-5 3/4"	1,140	14.9	8'-9"	300	4.9
	72"	38'-1 1/4"	8'-5 1/2"	26'-8"	30'-9 1/2"	1,297	17.3	9'-4"	334	5.6
6:1	12"	11'-2"	2'-9"	8'-6"	9'-9 3/4"	224	1.9	1'-9"	28	0.4
	15"	13'-2 1/4"	2'-9 1/2"	10'-0"	11'-6 1/2"	268	2.5	2'-2"	37	0.5
	18"	15'-2 1/2"	3'-1"	11'-6"	13'-3 1/4"	330	3.2	2'-8"	50	0.7
	21"	17'-2 3/4"	3'-4 1/2"	13'-0"	15'-0 3/4"	387	3.9	3'-1"	69	0.9
	24"	19'-4 1/2"	3'-9 1/2"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
	27"	21'-4 3/4"	4'-1"	16'-0"	18'-5 3/4"	512	5.7	3'-11"	96	1.4
	30"	23'-5 1/4"	4'-4 1/2"	17'-6"	20'-2 1/2"	593	6.7	4'-4"	110	1.7
	33"	25'-5 1/2"	4'-8"	19'-0"	21'-11 1/2"	675	7.8	4'-8"	127	2.0
	36"	27'-5 3/4"	4'-11 1/2"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
	42"	31'-6 1/2"	5'-6 1/2"	23'-6"	27'-1 1/2"	922	11.5	5'-10"	179	3.0
	48"	37'-3 1/2"	6'-1 1/2"	28'-0"	32'-4"	1,191	15.9	6'-7"	231	4.0
	54"	41'-4 1/4"	6'-8 1/2"	31'-0"	35'-9 1/2"	1,424	19.2	7'-6"	300	5.0
	60"	45'-4 3/4"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0

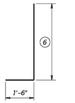
DESIGN FILE: TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

This standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever.

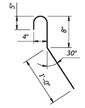
DATE:



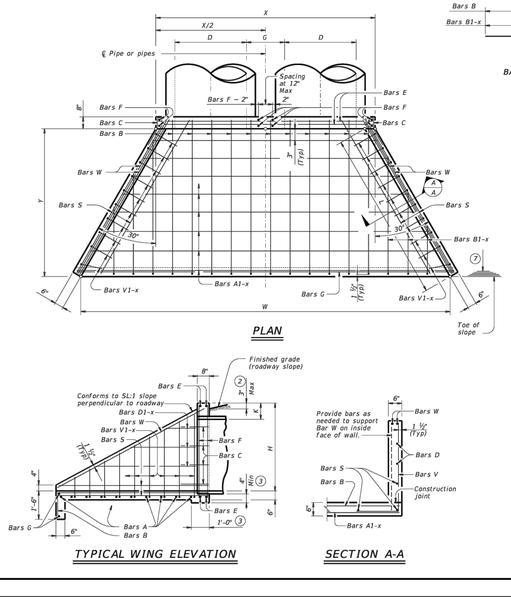
ELEVATION
(Showing dimensions.)



BARS V



BARS CL
(Length = 2'-5")



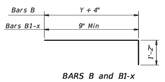
PLAN

TYPICAL WING ELEVATION

SECTION A-A

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'- 0"	–
B	#3	1'- 6"	–
C	#4	1'- 0"	–
D	#3	1'- 0"	–
E	#5	–	4
F	#5	–	6
G	#3	–	2
S	#4	–	6
V	#4	1'- 0"	–
W	#5	–	4



BARS B and B1-x

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'- 9"	1'- 0"	2'- 0"
15"	0'- 11"	1'- 0"	2'- 3"
18"	1'- 2"	1'- 0"	2'- 6"
21"	1'- 4"	1'- 0"	2'- 9"
24"	1'- 7"	1'- 0"	3'- 0"
27"	1'- 8"	1'- 0"	3'- 3"
30"	1'- 10"	1'- 0"	3'- 6"
33"	1'- 11"	1'- 0"	3'- 9"
36"	2'- 1"	1'- 0"	4'- 0"
42"	2'- 4"	1'- 0"	4'- 6"
48"	2'- 7"	1'- 3"	5'- 3"
54"	3'- 0"	1'- 3"	5'- 9"
60"	3'- 3"	1'- 3"	6'- 3"
66"	3'- 3"	1'- 3"	6'- 9"
72"	3'- 4"	1'- 3"	7'- 3"

(1) Quantities shown are for concrete pipe and will increase slightly for metal pipe installations.

(2) For vehicle safety, construct curbs no more than 3" above finished grade. Reduce curb heights, if necessary, to meet these requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.

(3) Provide a 1'-0" footing as shown where required to maintain 4" minimum cover for pipes.

(4) Dimensions shown are usual and maximum.

(5) Quantities shown are for one structure end only (one headwall).

(6) Min Length = $6' + 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right)$

Max Length = $12 \times H - 3' \times \left(\frac{12 \times H - 7}{12 \times L}\right) - 1'$

(7) Lengths of wings based on SL:1 slope along this line.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide Class C concrete (f'c = 3,600 psi).

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications.
Do not mount bridge rails of any type directly to these culvert headwalls.
This standard may not be used for wall heights, H, exceeding the values shown.

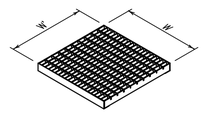
Cover dimensions are clear dimensions, unless noted otherwise. Reinforcing dimensions are out-to-out of bars.

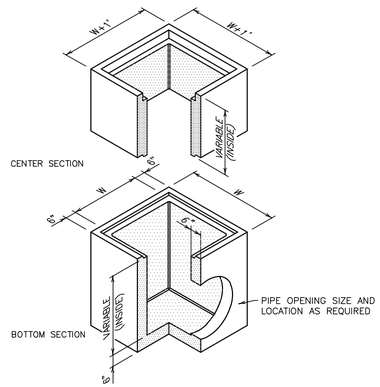
Texas Department of Transportation | Bridge Division Standard

CONCRETE HEADWALLS WITH FLARED WINGS FOR 0° SKEW PIPE CULVERTS

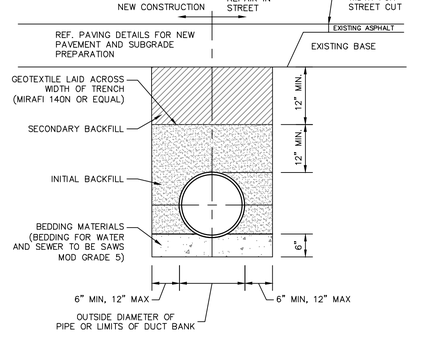
CH-FW-0

FILE: CD-CH-FW0-20.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.





TYPICAL GRATE INLET
NOT-TO-SCALE



UTILITY & STORM DRAINAGE TRENCH
NOT-TO-SCALE

NO.	REMISION	DATE
1	DRAINAGE COMMENTS	04/23/25

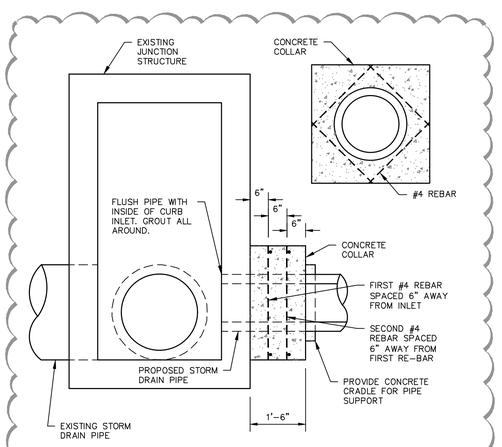
4/23/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

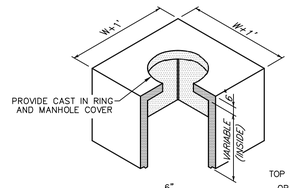
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

DRAINAGE DETAILS

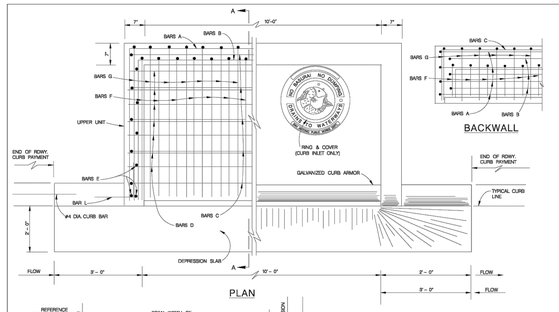


JUNCTION BOX/GRATE INLET TIE-IN
NOT-TO-SCALE



USE EXTENSION SECTIONS AS REQUIRED

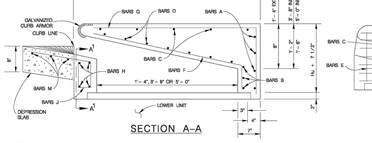
TYPICAL JUNCTION BOX
NOT-TO-SCALE

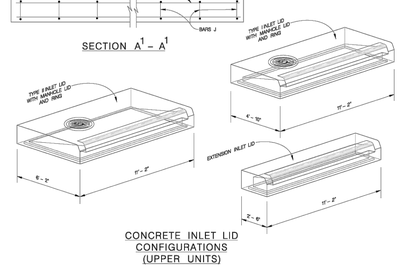


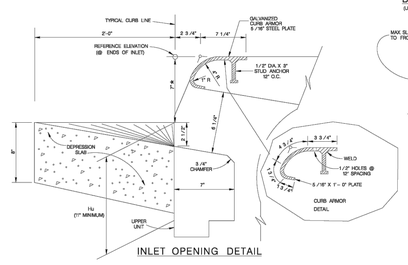
NOTES FOR MANHOLE LID AND RING

1. FDN LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 360 LBS.

SEE SHEET 1 OF 3 FOR GENERAL NOTES.







REINFORCING STEEL (FOR Hu = 11")

UPPER UNIT 10'X 3'-8" (TYPE I)

BAR	NO.	SIZE	SPAC.	LENGTH	WEIGHT
A	4	#4	——	19'-0"	53
B	3	#4	——	18'-10"	38
C	5	#4	10"	10'-2"	44
D	7	#4	6"	10'-10"	61
E	12	#4	11"	1'-2"	9
F	21	#6	6"	4'-8"	147
G	22	#5	6"	5'-8"	167
H	4	#4	——	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	——	2'-0"	5
M	3	#4	——	14'-8"	29
TOTAL WEIGHT					620 LBS.

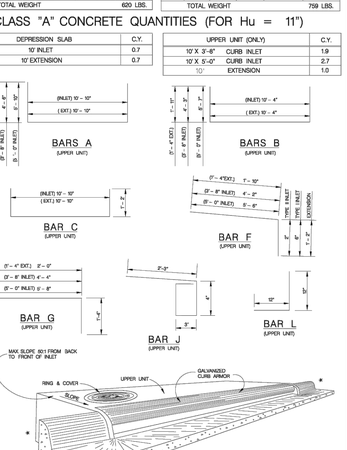
UPPER UNIT 10'X 5' (TYPE II)

BAR	NO.	SIZE	LENGTH	WEIGHT
A	4	#4	22'-8"	60
B	3	#4	21'-6"	43
C	7	#4	10'-2"	62
D	11	#4	10'-10"	80
E	16	#4	11"	13
F	31	#6	6"	1'-8"	179
G	33	#5	6"	7'-0"	220
H	4	#4	——	10'-10"	29
J	12	#4	12"	3'-6"	28
L	4	#4	——	2'-0"	5
M	3	#4	——	14'-8"	29
TOTAL WEIGHT					759 LBS.

CLASS "A" CONCRETE QUANTITIES (FOR Hu = 11")

DEPRESSION SLAB	C.Y.
10' INLET	0.7
10' EXTENSION	0.7

UPPER UNIT (ONLY)	C.Y.
10'X 3'-8" CURB INLET	1.9
10'X 5'-0" CURB INLET	2.7
"D" EXTENSION	1.0



MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS
SHEET 2 OF 3

% SUBMITTAL	PROJECT NO.	DATE

DRAWN BY: X. VASQUEZ | DESIGN BY: L.E. MALTOS, P.E. | CHKD. BY: S.S. HOSSEINI, P.E. | SHEET NO.: ___ OF ___

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.10

Date: April 23, 2025, 5:40 PM – User ID: vbotello
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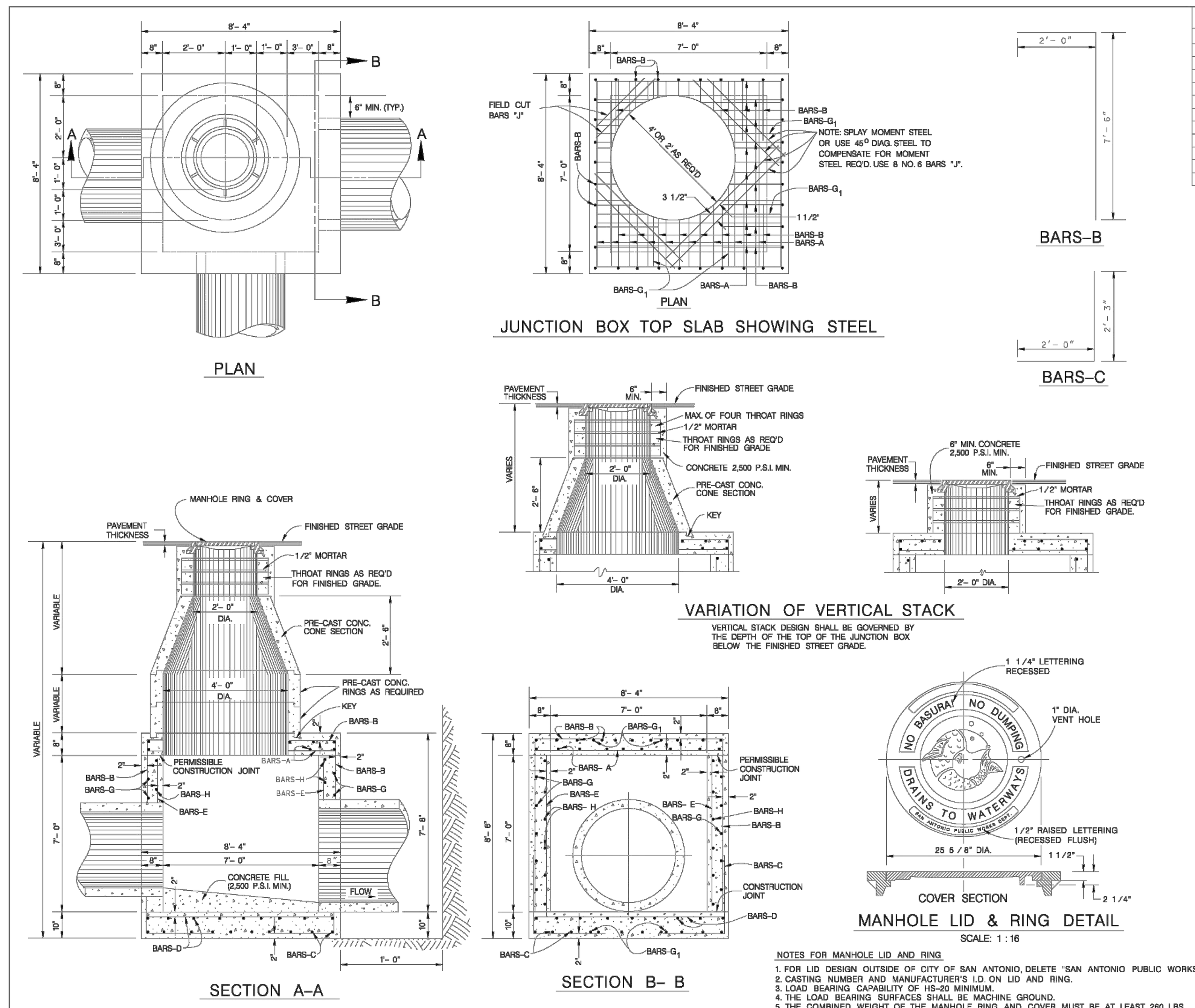


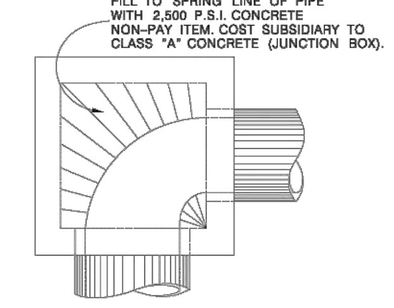
SCHEDULE FOR REINFORCING STEEL

SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	24	4	9" O.C.	8'– 1"	130
┌	B	48	5	8" O.C.	9'– 6"	476
└	C	48	5	8" O.C.	4'– 3"	213
STRAIGHT	D	24	4	9" O.C.	8'– 1"	130
STRAIGHT	E	28	3	12" O.C.	6'– 11"	73
STRAIGHT	G	28	4	12" O.C.	8'– 6"	151
STRAIGHT	G_1	8	4	AS SHOWN	8'– 1"	43
STRAIGHT	H	32	3	12" O.C.	7'– 5"	89
STRAIGHT	J	8	6	3 1/2" O.C.	4'– 11"	59
					TOTAL	1,364 LBS.

CLASS "A" CONCRETE – 9.16 C.U. YDS.
(DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENING)

* NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN – ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON STEEL REQD.

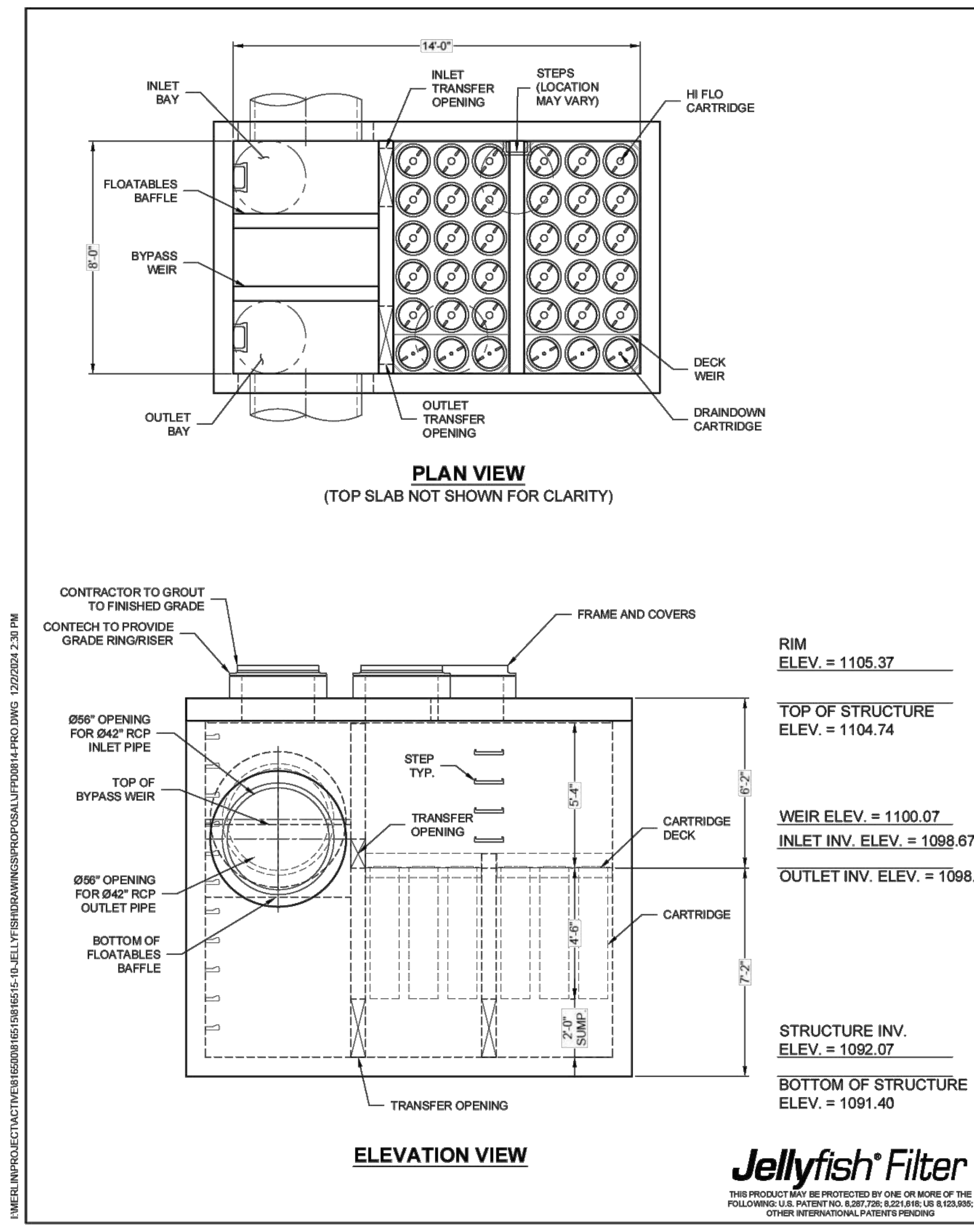
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A" 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM A-15. THE DEFORMATION SHALL CONFORM TO ASTM A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (2,500 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).
8. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, REINFORCING STEEL, VERTICAL STACK, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 – "STORM SEWER JUNCTION BOXES AND INLETS".



CURVED DEFLECTOR DETAIL

NOTES FOR MANHOLE LID AND RING
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.

JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
7'x7'x7' JUNCTION BOX STANDARDS

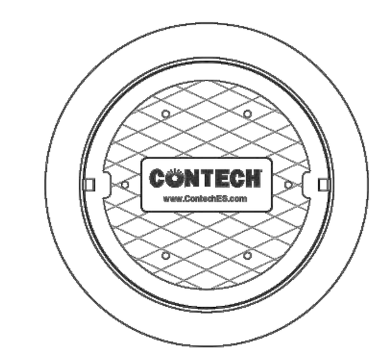


JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	5.88
DECK TO INSIDE TOP (MIN) (B)	5.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQU
WATER QUALITY FLOW RATE (cfs)	5.72
PEAK FLOW RATE (cfs)	122.96
RETURN PERIOD OF PEAK FLOW (yrs)	25
# OF CARTRIDGES REQUIRED (HF / DD)	30 / 6
CARTRIDGE LENGTH	54"

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	1098.67'	RCP	42"	*	*
INLET #2	*	*	*	*	*
OUTLET	1098.57'	RCP	42"	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	1105.37'

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

2' ADDED TO BAY AREA TO ACCOMMODATE PIPE SIZES

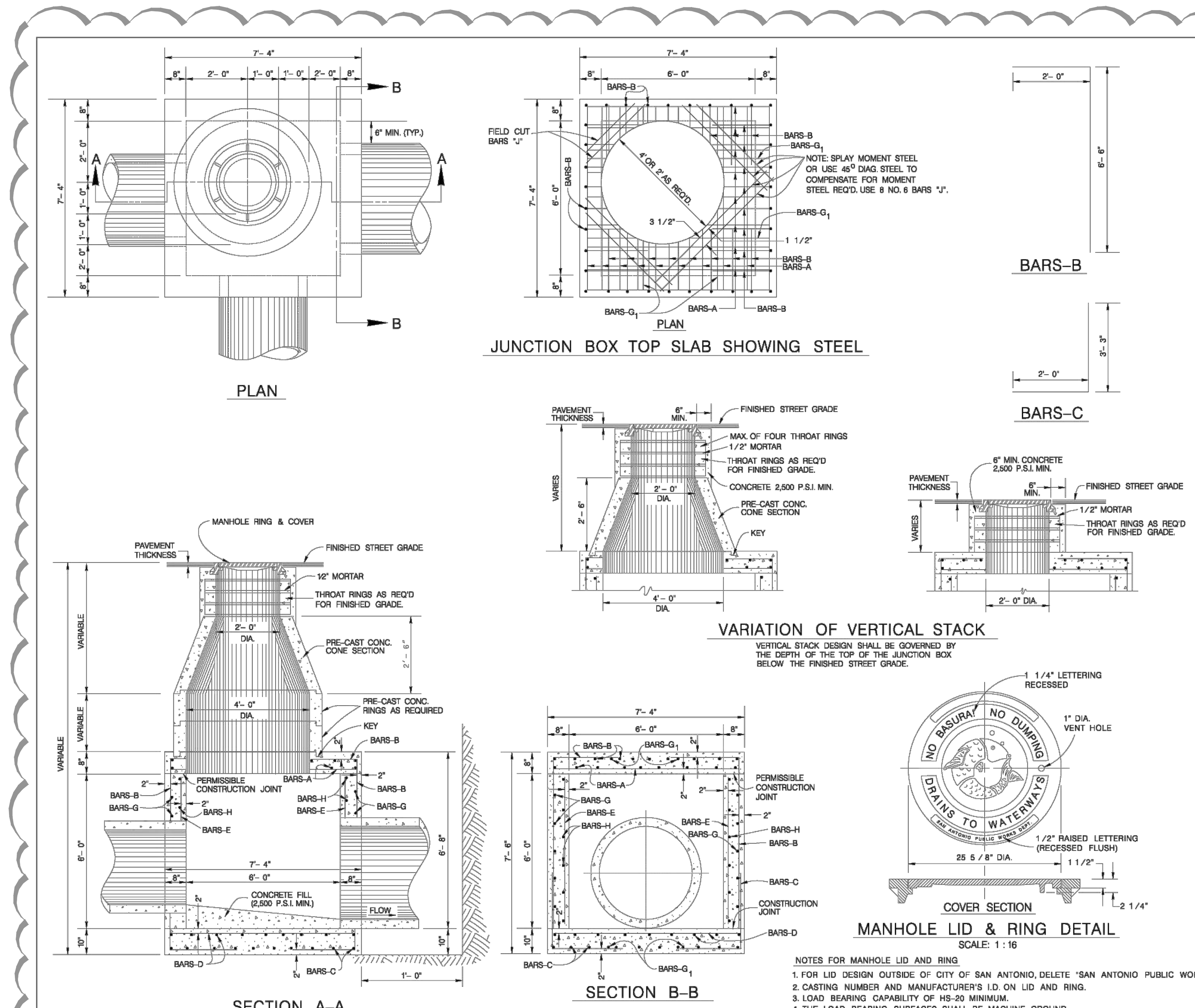
GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 12' JELLYFISH - 816515 - 010
DOMINION HEIGHTS PHASE 3
SAN ANTONIO, TX
SITE DESIGNATION: CONTECH UNIT



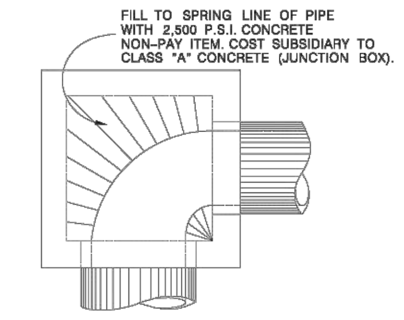
SCHEDULE FOR REINFORCING STEEL

SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	21	4	9" O.C.	7'– 1"	99
┌	B	46	5	8" O.C.	8'– 6"	408
└	C	46	5	8" O.C.	5'– 3"	252
STRAIGHT	D	21	4	9" O.C.	7'– 1"	99
STRAIGHT	E	28	3	12" O.C.	5'– 11"	62
STRAIGHT	G	20	4	12" O.C.	7'– 1"	95
STRAIGHT	G_1	8	4	AS SHOWN	6'– 1"	33
STRAIGHT	H	27	3	12" O.C.	7'– 1"	72
STRAIGHT	J	8	6	3 1/2" O.C.	4'– 11"	59
					TOTAL	1,179 LBS.

CLASS "A" CONCRETE – 6.94 CU. YDS.
(DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENING)

* NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN – ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON STEEL REQ'D.

1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A" 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3 /4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM A-15. THE DEFORMATION SHALL CONFORM TO ASTM A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (2,500 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).
8. PAYMENT FOR ALL EXCAVATION, BACKFILLING, CONCRETE, REINFORCING STEEL, VERTICAL STACK, RING AND COVER SHALL BE INCLUDED IN THE UNIT COST OF ITEM 403 – "STORM SEWER JUNCTION BOXES AND INLETS".



CURVED DEFLECTOR DETAIL

NOTES FOR MANHOLE LID AND RING
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT."
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER MUST BE AT LEAST 260 LBS.

JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT
6'x6'x6' JUNCTION BOX STANDARDS

NO.	REVISION	DATE
1	DRAINAGE COMMENTS	04/23/25

4/23/2025
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

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

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

DRAINAGE DETAILS

PLAT NO. 23-11800417
JOB NO. 12610–06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C1.11

Date: April 23, 2025, 5:40 PM – User ID: vbotello
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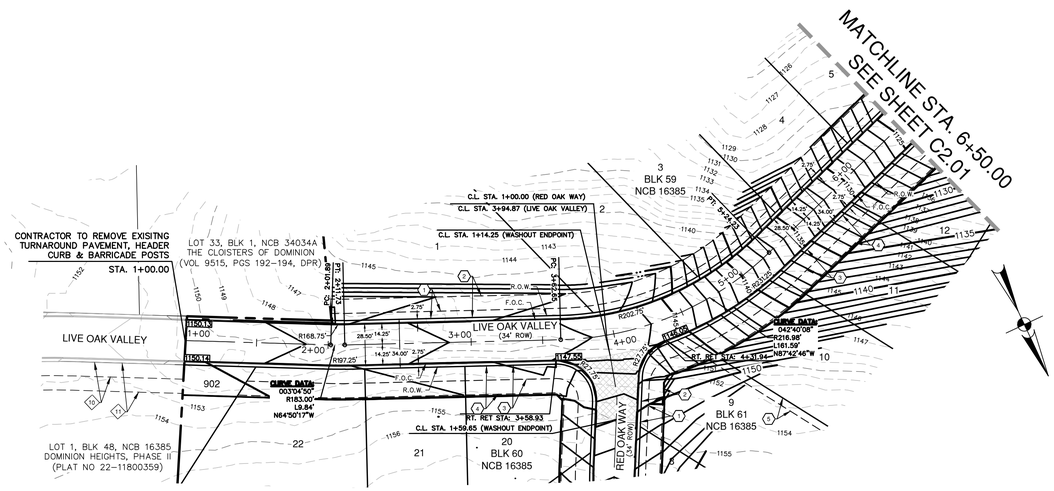
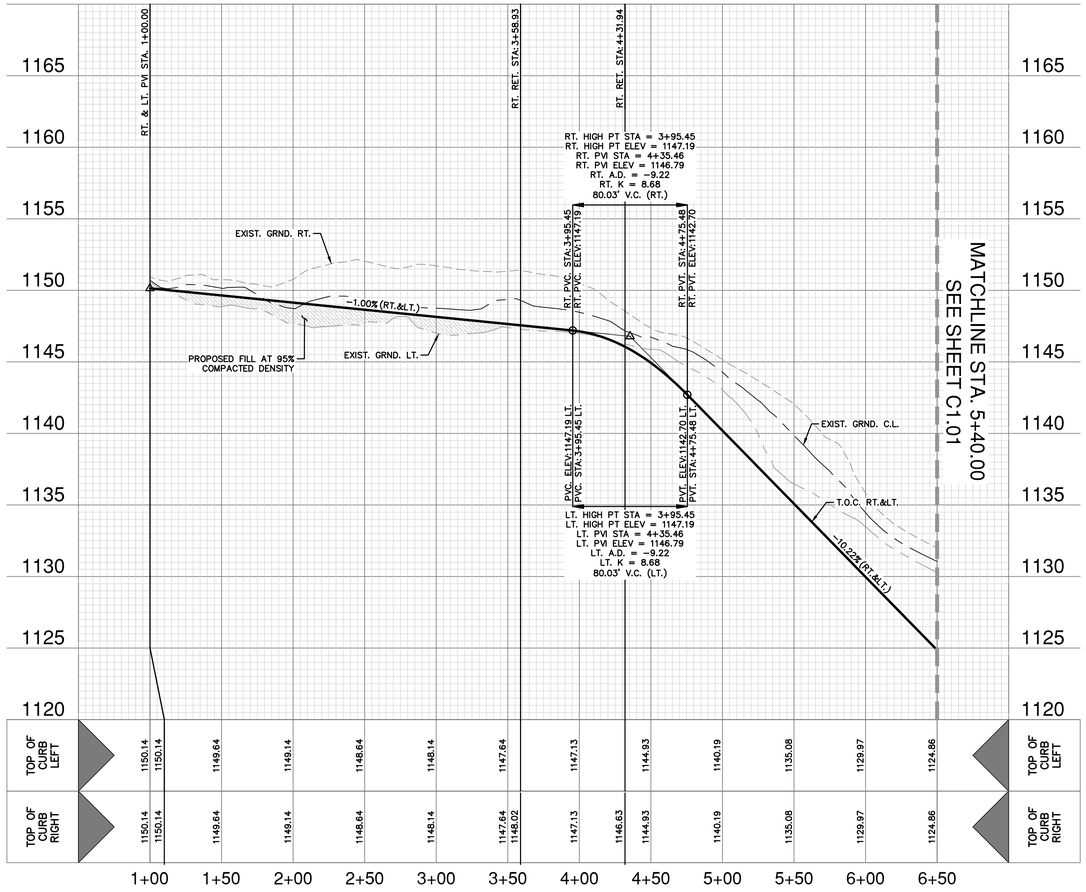


LIVE OAK VALLEY
(STA. 1+00.00 TO STA 6+50.00)

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



LOCATION MAP
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

LEGEND

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
LEFT	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	× XXX.XX

*ALL DISTURBED AREAS TO BE REVEGATATED

KEY LEGEND

1. 10' WATER ESMT (PLAT NO. 22-11800356)
2. 20' GETCTV ESMT (PLAT NO. 22-11800356)
3. 5' WATER ESMT
4. 15' GETCTV ESMT
5. 10' WATER ESMT
6. 20' GETCTV ESMT
7. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT

CAUTION !!!

EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

STREET NOTES:

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4. 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.
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6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN SIDEWALKS ARE NOT SHOWN ADJACENT TO ALL PRIVATE STREETS. REFER TO SHEET C3.00 FOR LOCATIONS OF SIDEWALK CONSTRUCTION.
8. FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.5 AND A PI MAXIMUM OF 20. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #100288-00

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

LIVE OAK VALLEY ~ 1+00.00 TO 6+50.00
STREET PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.00

Date: September 8, 2023, 11:51 AM – User ID: aarrington
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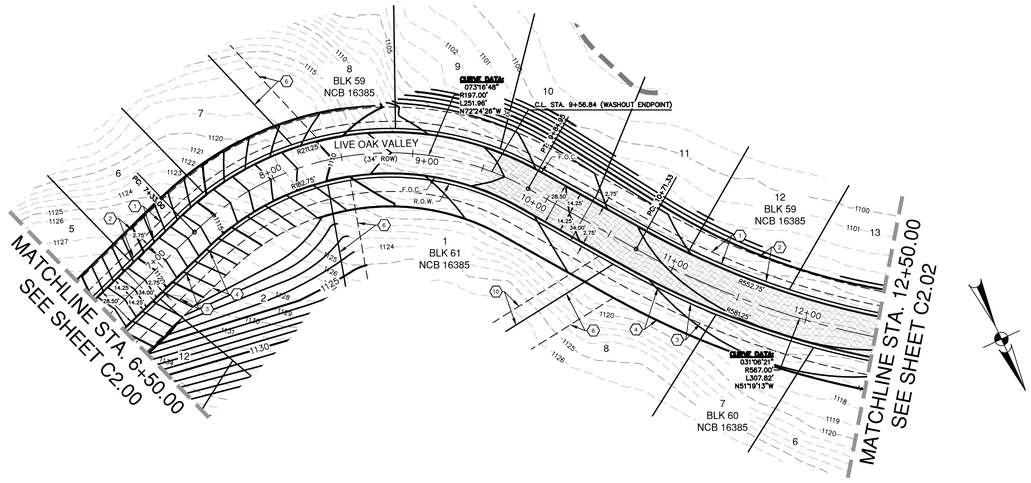
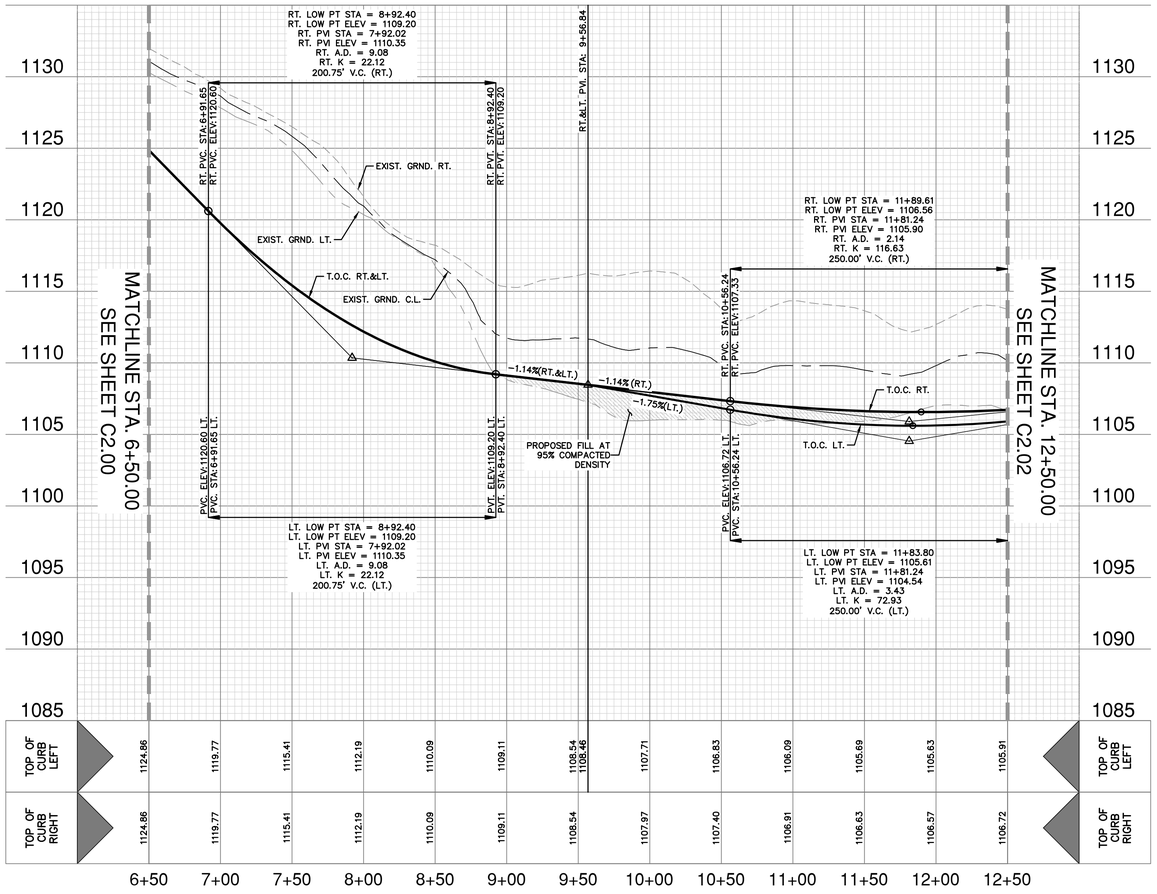


LIVE OAK VALLEY
(STA. 6+50.00 TO STA 12+50.00)

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



	6+50	7+00	7+50	8+00	8+50	9+00	9+50	10+00	10+50	11+00	11+50	12+00	12+50
TOP OF CURB LEFT	1124.86	1119.77	1115.41	1112.19	1110.09	1109.11	1108.54 / 1108.46	1107.71	1106.83	1106.09	1105.69	1105.63	1105.91
TOP OF CURB RIGHT	1124.86	1119.77	1115.41	1112.19	1110.09	1109.11	1108.54	1107.97	1107.40	1106.91	1106.63	1106.57	1106.72

LOCATION MAP
NOT-TO-SCALE

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LOTS 1-21, BLOCK 59, N.C.B. 16385
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(PLAT NO. 23-11800417)

ADDRESS:
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SAN ANTONIO, TX 78257

LEGEND

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	×XXX.XX

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5. 10' WATER ESMT
6. 20' GETCTV ESMT
7. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
8. 16' SANITARY SEWER ESMT
10. 10' DRAINAGE ESMT

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NO.	REVISION	DATE

12/16/2024

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THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

LIVE OAK VALLEY ~ 6+50.00 TO 12+50.00
STREET PLAN & PROFILE

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JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.01

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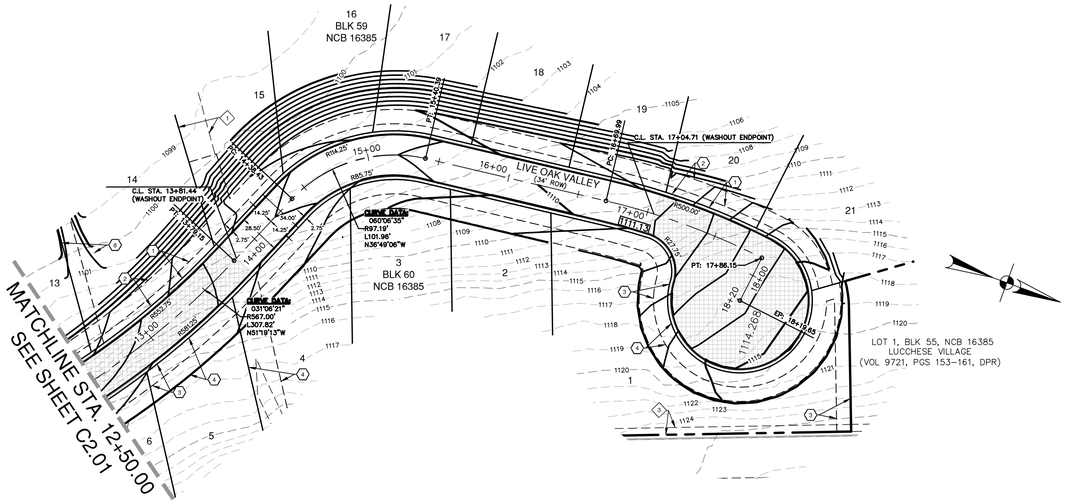

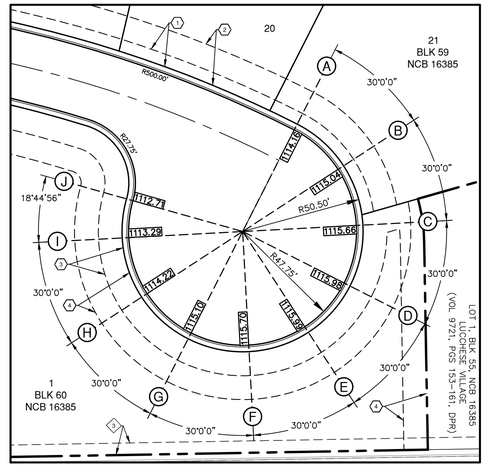

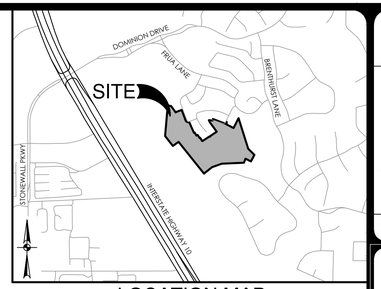

LOCATION MAP

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(PLAT NO. 23-11800417)

ADDRESS:
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SAN ANTONIO, TX 78257

LEGEND

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	× XXX.XX

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6. 20' GETCTV ESMT
7. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
8. VARIABLE WIDTH DRAINAGE ESMT

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LIVE OAK VALLEY
(STA. 12+50.00 TO END)

HORIZONTAL SCALE 1" = 50' H
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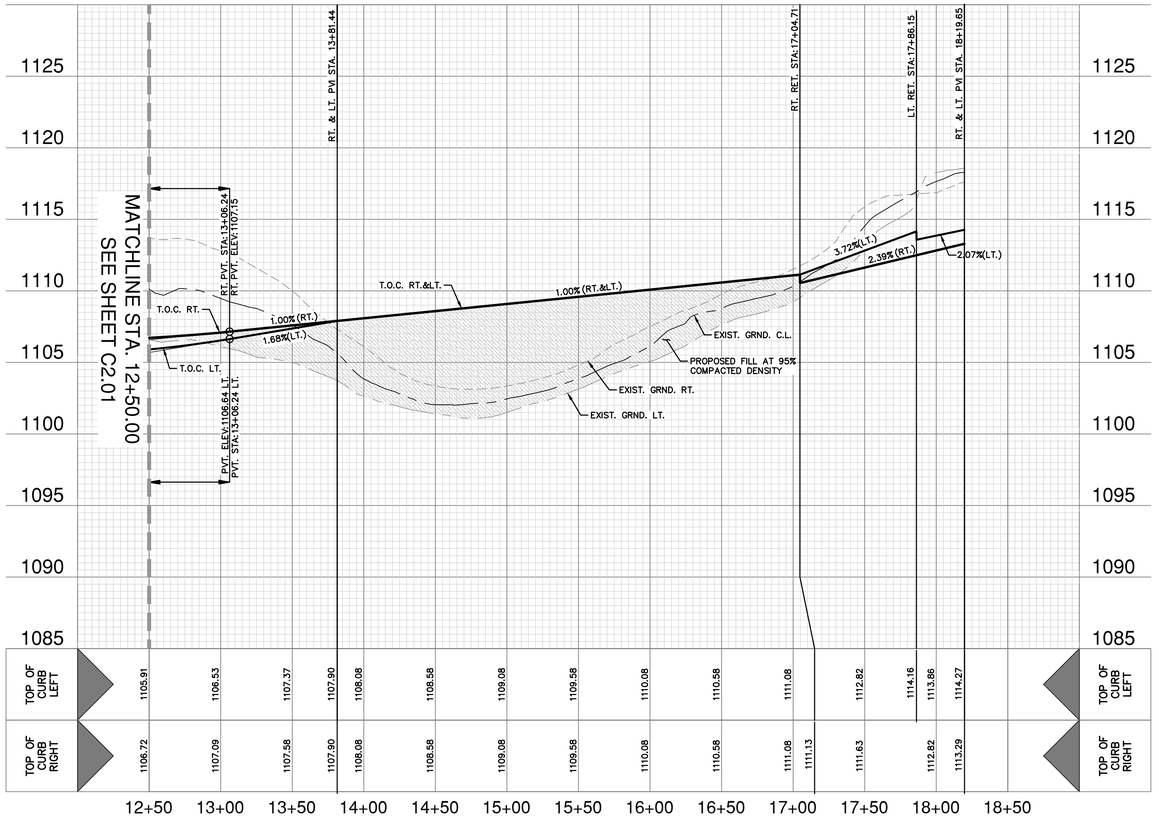

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NO.	REVISION	DATE

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LICENSED
PROFESSIONAL ENGINEER

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

LIVE OAK VALLEY ~ 12+50.00 TO END
STREET PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.02

Date: September 8, 2023, 11:52 AM – User ID: aarrington
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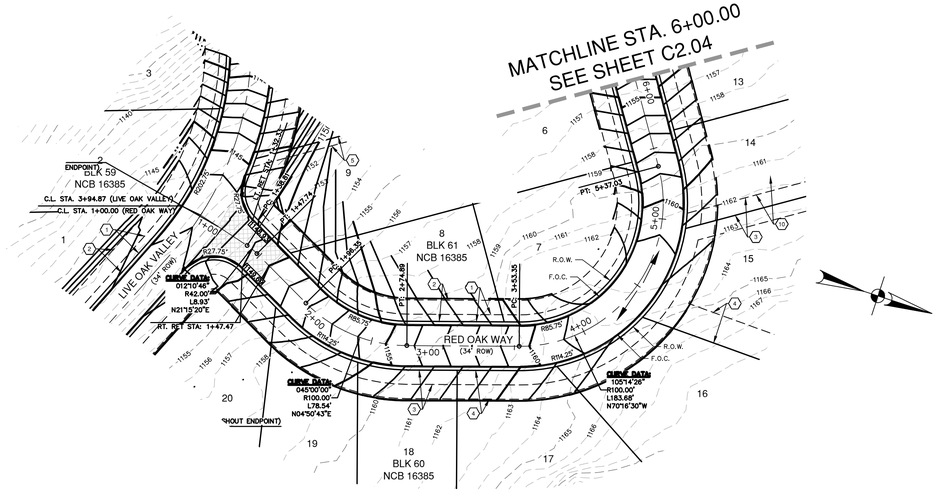
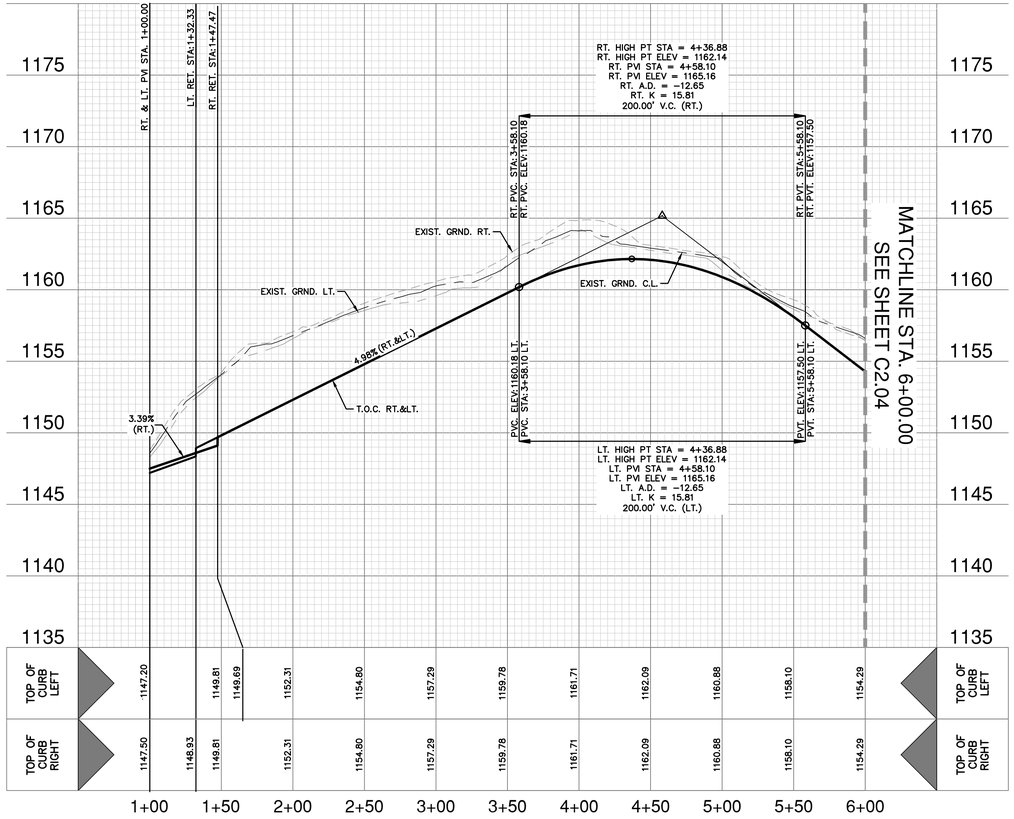


RED OAK WAY
(STA. 1+00.00 TO STA 6+00.00)

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



LOCATION MAP
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

LEGEND

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
POINT OF TANGENCY	PT
PAVEMENT ELEVATION	+ XXX.XX

*ALL DISTURBED AREAS TO BE REVEGATATED

KEY LEGEND

(1) 5' WATER ESMT
(2) 15' GETCTV ESMT
(3) 10' WATER ESMT
(4) 20' GETCTV ESMT
(5) 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
(10) 10' DRAINAGE ESMT

CAUTION !!!
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

STREET NOTES:

1. A BEXAR COUNTY R.O.W. PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY R.O.W.. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE R.O.W. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.
3. SIDEWALKS SHALL BE CONSTRUCTED 3-FT FROM THE BACK OF CURB FOR ALL LOCATIONS WHERE THE SIDEWALK IS SHOWN OFFSET. REFER TO STREET DETAIL SHEET FOR SIDEWALK AND RAMP DETAILS.
4. 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.
5. DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.
6. CHANGES IN THE SIDEWALK LOCATION FOR A MAXIMUM LINEAR DISTANCE OF TWO HUNDRED (200) FEET ARE PERMITTED TO BE APPROVED BY THE FIELD INSPECTOR WITHOUT AMENDING THE STREET PLAN OR UTILITY LAYOUT PER UDC SECTION 35-506 (Q)(6).
7. THE CONSTRUCTION OF SIDEWALKS ADJACENT TO ALL 900 SERIES LOTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS SHOWN ON THE OVERALL SIGNAGE PLAN SIDEWALKS ARE NOT SHOWN ADJACENT TO ALL PRIVATE STREETS. REFER TO SHEET C3.00 FOR LOCATIONS OF SIDEWALK CONSTRUCTION.
8. FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.5 AND A PI MAXIMUM OF 20. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

RED OAK WAY ~ STA. 1+00.00 TO 6+00.00
STREET PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.03

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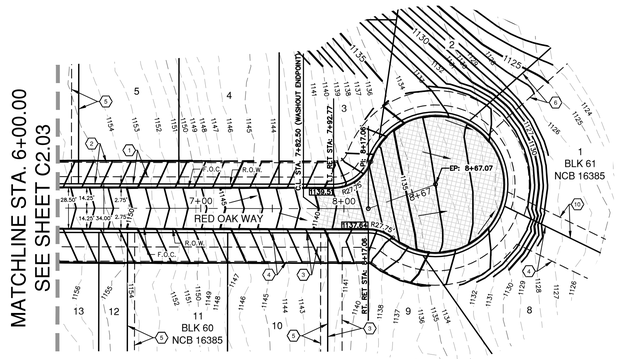

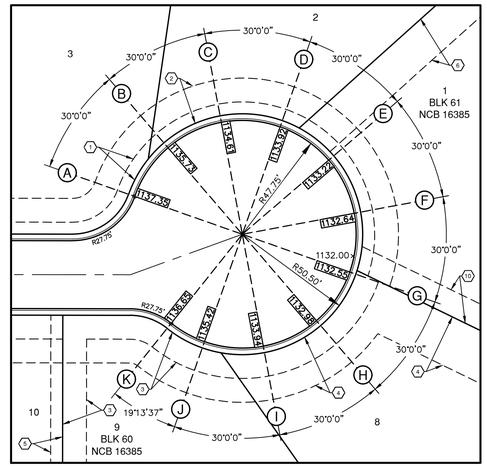

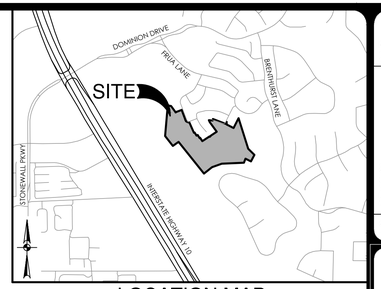

LOCATION MAP

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(PLAT NO. 23-11800417)

ADDRESS:
902 LIVE OAK VALLEY
SAN ANTONIO, TX 78257

LEGEND

PROPERTY LINE	
PROPOSED CURB	
EXISTING CONTOUR	970
FLOW ARROW (PROPOSED)	
FLOW ARROW (EXISTING)	
TOP OF CURB SPOT ELEVATION	XXX.XX
WASHOUT CROWN SECTION	
CENTERLINE	CL
RETURN	RET
TOP OF CURB	TOC
	LT
RIGHT	RT
GROUND	GRND
RADIUS POINT	RP
POINT OF CURVATURE	PC
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PAVEMENT ELEVATION	+ XXX.XX

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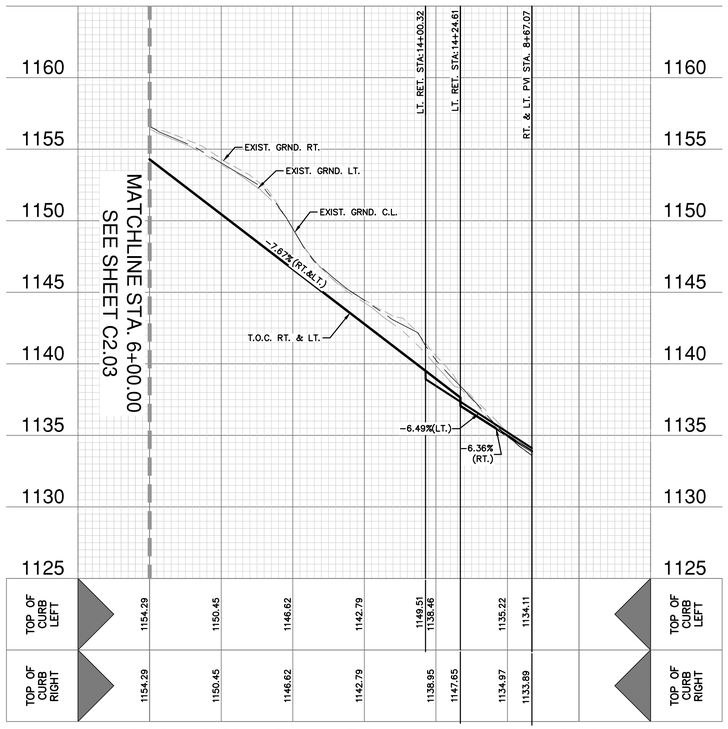
KEY LEGEND

1. 5' WATER ESMT
2. 15' GETCTV ESMT
3. 10' WATER ESMT
4. 20' GETCTV ESMT
5. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
6. 16' SANITARY SEWER ESMT
7. 10' DRAINAGE ESMT

RED OAK WAY
(STA. 6+00.00 TO END)

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



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NO.	REVISION	DATE

12/16/2024

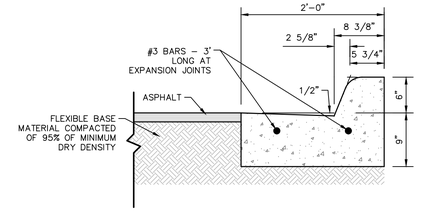
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

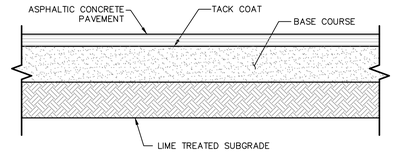
RED OAK WAY ~ STA. 6+00.00 TO END
STREET PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.04



1 STANDARD CURB AND GUTTER DETAIL

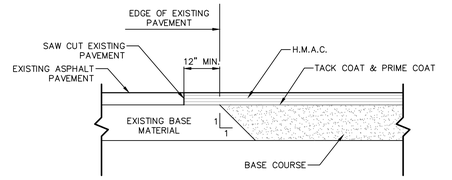
NOT-TO-SCALE



PAVEMENT MATERIALS	INCHES		
TYPE D HMAC	3	3	3
TYPE B HMAC	–	–	7
CRUSHED LIMESTONE BASE COURSE	17	14	–
GEOGRID	NO	YES	NO
6% LIME SUBGRADE 27.50 LBS/SY APPLICATION RATE	6	6	6

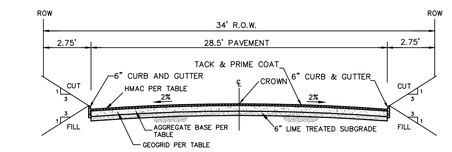
2 FLEXIBLE PAVEMENT SECTIONS

REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTEC, FILE No. 5241088, DATED MAY 24, 2024 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.



3 ASPHALT/ASPHALT JUNCTURE DETAIL

NOT-TO-SCALE



4 TYPICAL STREET SECTION (34' R.O.W.)

NOT-TO-SCALE

DATE
NO. REVISION

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

CONTRIBUTING ZONE PLAN
STREET DETAILS

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.10

Date: September 8, 2023, 11:52 AM - User ID: aarrington
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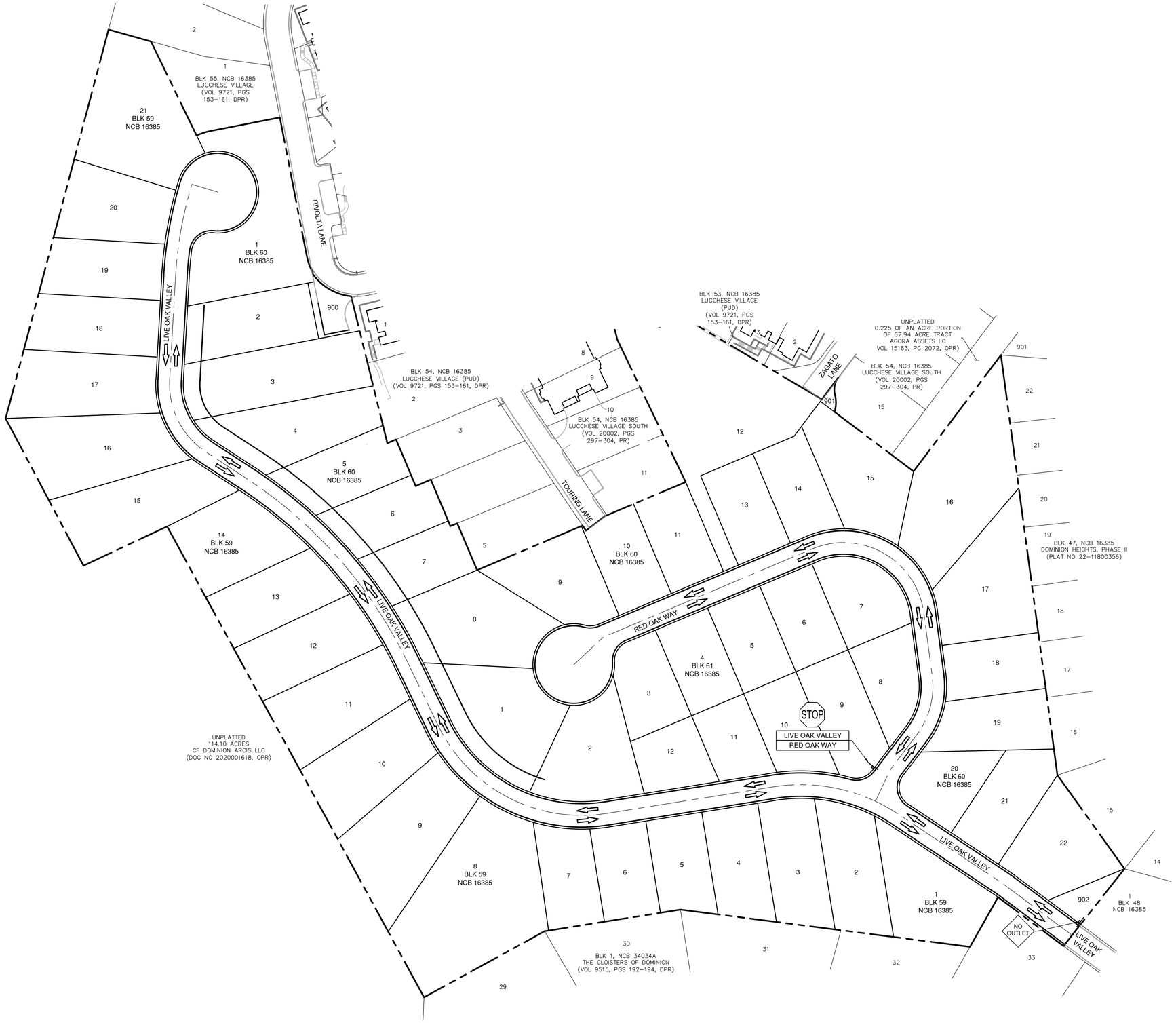

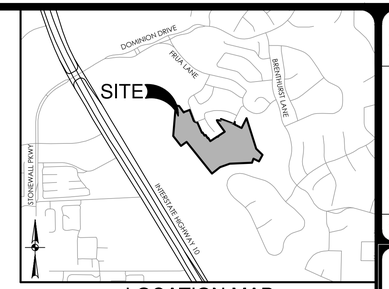

LOCATION MAP

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

SCALE: 1"= 60'
0' 60' 120' 180'

SYMBOL		ITEM NUMBER
	PROPERTY BOUNDARY	
Street Name	STREET SIGN	531.57
STOP	R1-1 30"X30"	531.3
Street DEAD END	D3 W 9"	531.55
NO OUTLET	W14-2 36"	
	TRAFFIC FLOW ARROW	

NOTE
REFERENCE SHEET C0.10 FOR NOTES.

NO.	REVISION	DATE

12/16/2024

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THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

OVERALL SIGNAGE PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.20

Date: September 8, 2023, 11:53 AM – User ID: aarrington
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GENERAL NOTES

1.) THE EXISTING SIGNS LOCATED ON THE JOBSITE ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. SUCH PROTECTION SHALL INCLUDE THE PERIOD AFTER SIGNS ARE REMOVED FROM INSTALLATION AND STORED BY THE CONTRACTOR OR DELIVERED TO TRAFFIC OPERATIONS. THE ASSISTANT TRAFFIC SUPERINTENDENT (207-7765) MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO DELIVERY.

2.) AFTER SIGNS ARE REMOVED FROM INSTALLATION AND ARE BEING STORED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE TRAFFIC OPERATIONS SECTION OF THE PUBLIC WORKS DEPARTMENT (207-7765) AND ARRANGE FOR A CONVENIENT TIME TO DELIVER CITY SIGNS AND POLES.

3.) PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE TRAFFIC ENGINEERING (207-7720) CONSTRUCTION INSPECTION AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.

4.) ALL GROUND MOUNTED SIGNS SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.

5.) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.

6.) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.

7.) "T" DENOTES THICKNESS OF SIGN BLANKS.

8.) ALL HOLES SHALL BE 3 /8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND /OR ROUGH EDGES.

9.) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.

10.) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.

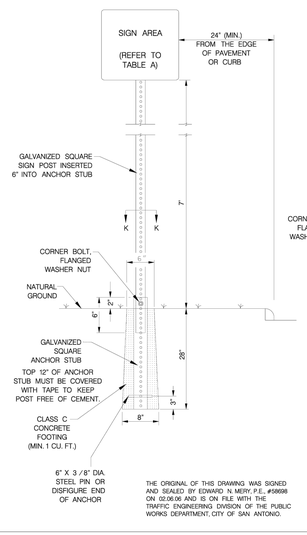
11.) ALL DETAILS ARE NOT TO SCALE.

12.) ALL DIMENSIONS ARE IN INCHES.

13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.

14.) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.

TYPICAL GROUND SIGN INSTALLATION



METAL TUBING	SIGN AREA	
	< 10 SQ. FT.	> 10 SQ. FT.
GALVANIZED SQUARE SIGN POST (PERFORATED)	1-3 /4" x 1-3 /4" (14 GAUGE)	2" x 2" (12 GAUGE)
GALVANIZED SQUARE ANCHOR STUB (PERFORATED)	2" X 2" (14 GAUGE)	2-1 /4" x 2-1 /4" (14 GAUGE)

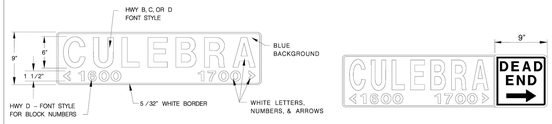
TABLE A

FEBRUARY 2006

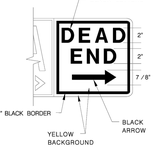
CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS
GENERAL NOTES AND GROUND SIGN MOUNTING
SHEET 1 OF 4

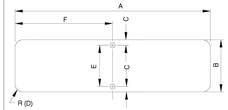
% SUBMITTAL | PROJECT NO. | DATE
DRWN BY: A.F.G. | DSGN BY: E.N.M. | CHKD BY: J.D.F./E.N.M. | SHEET NO. | OF



9" D3 – STREET NAME SIGN



NEW 9" D3 W / DEAD END OR NO OUTLET SIGNAGE

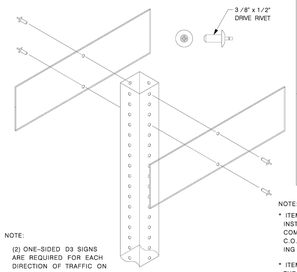


HEIGHT	9" (228 mm)
LENGTH	24" (600 MM) MIN. 54 (1350 MM) MAX. 6" (150 MM) INCREMENTS OF LENGTH
THICKNESS	0.125" (3MM)
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER HIGH INTENSITY FP-85, SECTION 718 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	10%

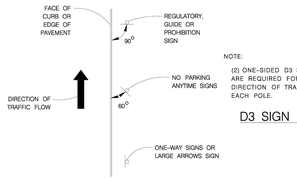
TABLE – D3 SIGNS

A	B	C	D	E	F	T
24"	9"	1 /2"	3 /4"	8"	12"	0.125"
30"	9"	1 /2"	3 /4"	8"	15"	0.125"
36"	9"	1 /2"	3 /4"	8"	18"	0.125"
42"	9"	1 /2"	3 /4"	8"	21"	0.125"
48"	9"	1 /2"	3 /4"	8"	24"	0.125"
54"	9"	1 /2"	3 /4"	8"	27"	0.125"

NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.



D3 SIGN TO POLE INSTALLATION



NOTE:
(2) ONE-SIDED D3 SIGNS ARE REQUIRED FOR EACH DIRECTION OF TRAFFIC ON EACH POLE.

TYPICAL GROUND MOUNTED SIGN PLACEMENT

STREET SIGN ASSEMBLY EXAMPLES	PAY ITEMS			
	ITEM	UNIT	DESCRIPTION	QUANTITY
STOP SIGN WITH 2 STREET NAMES	531.3	EA.	R1-1 STOP	1
	531.57-P	EA.	9-IN STREET NAME PLATE (4 PLATES)	2
YIELD SIGN WITH 1 STREET NAME	531.4	EA.	R1-2 YIELD	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1
2 STREET SIGNS	531.57	EA.	9-IN STREET NAME SIGN (2 PLATES)	1
	531.57-P	EA.	9-IN STREET NAME PLATE (2 PLATES)	1

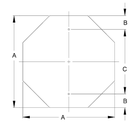
NOTE:
* ITEM 531.57 "9-INCH STREET NAME" SIGN (1-EA.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS. THIS SHALL BE FULL COMPENSATION FOR MATERIALS AND LABOR AS DESCRIBED IN C.O.S.A. STANDARD SPECIFICATIONS AND GROUND SIGN MOUNTING STANDARD DETAIL.
* ITEM 531.57-P "9-INCH STREET NAME PLATE" (1-EA.) INCLUDES THE INSTALLATION OF (2) ONE-SIDED D3 SIGNS ON TOP OF EXISTING SIGN (I.E., STOP SIGN OR YIELD SIGN), EXTRA LENGTH POLE AND APPURTENANCES REQUIRED TO MEET SPECIFICATIONS.

JULY 2010

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

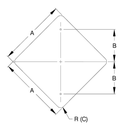
TRAFFIC SIGN STANDARDS
D3 STREET NAME SIGN AND SIGN MOUNTING
SHEET 2 OF 4

% SUBMITTAL | PROJECT NO. | DATE
DRWN BY: A.F.G. | DSGN BY: E.N.M. | CHKD BY: J.D.F./E.N.M. | SHEET NO. | OF



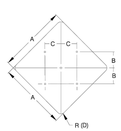
OCTAGONAL

A	B	C	T
24	3	18	0.080
30	3	24	0.090
36	3	30	0.100



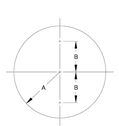
DIAMOND (A)

A	B	C	T
18	9	1 1/2	0.080
24	12	1 1/2	0.080
30	15	1 7 /8	0.080
36	18	2 1/4	0.100



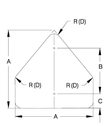
DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100



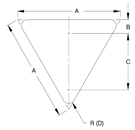
CIRCLE

A	B	T
18	15	0.100



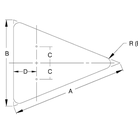
PENTAGON (SCHOOL)

A	B	C	D	T
36	24	3	2 1/4	0.100



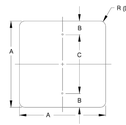
EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100



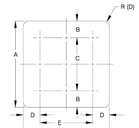
ISOSCELES TRIANGLE

A	B	C	D	E	T
40	30	7 1/2	12	1 7 /8	0.100
48	36	9	15	2 1/4	0.100



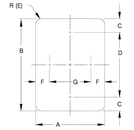
SQUARE (A)

A	B	C	D	T
18	11/2	15	11/2	0.080
24	3	18	11/2	0.080
30	3	24	1 7 /8	0.080



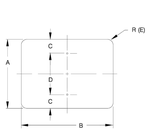
SQUARE (B)

A	B	C	D	E	F	T
48	6	36	9	30	3	0.100



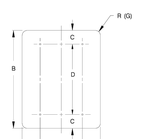
VERTICAL / HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
12	18	11/2	15	11/2	11/2	9	0.080
12	36	3	30	11/2	11/2	9	0.080
18	24	11/2	21	11/2	11/2	15	0.080
24	30	3	24	11/2	3	18	0.080
24	36	3	30	11/2	3	18	0.080
24	48	6	36	1 7 /8	3	18	0.080
30	36	3	30	1 7 /8	3	24	0.080



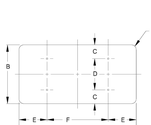
HORIZONTAL RECTANGLE

A	B	C	D	E	T
6	12	1	4	1/4	0.080
6	18	1	4	1/4	0.080
20	36	11/2	17	11/2	0.080



VERTICAL RECTANGLE

A	B	C	D	E	F	G	T
5	7 3 /4	1 1/2	6 3 /4	1 1/2	4	1 1/4	0.100
48	60	6	48	9	30	3	0.100



HORIZONTAL RECTANGLE

A	B	C	D	E	F	G	T
48	24	2	20	2	44	1 7 /8	0.100
48	36	3	30	3	42	2 1/4	0.100
60	24	2	20	2	56	1 1/2	0.100
60	36	3	30	3	54	2 1/4	0.100
48	30	3	24	3	42	1 7 /8	0.100
60	30	3	24	3	54	1 7 /8	0.100

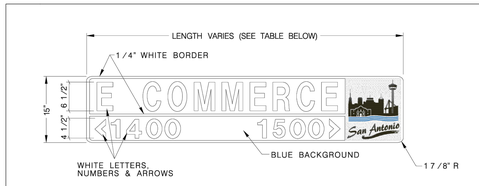
FEBRUARY 2006

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

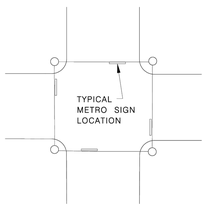
TRAFFIC SIGN STANDARDS
GROUND MOUNTED SIGN SIZES
SHEET 3 OF 4

% SUBMITTAL | PROJECT NO. | DATE
DRWN BY: A.F.G. | DSGN BY: E.N.M. | CHKD BY: J.D.F./E.N.M. | SHEET NO. | OF

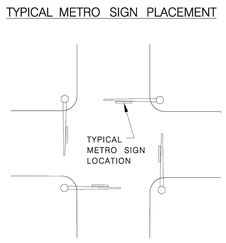
TYPICAL METRO SIGN PLACEMENT



15" METRO – STREET NAME SIGNS

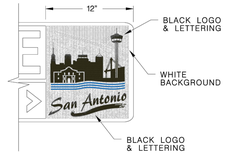


SPAN WIRE INSTALLATION



MAST ARM INSTALLATION

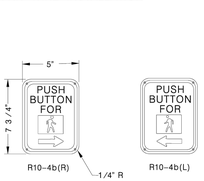
15" METRO w/CITY SKY LINE



HEIGHT	15" (381 MM)
LENGTH	48" (1200 MM) MIN. 72" (1800 MM) MAX.** 1' (300 MM) INCREMENTS OF LENGTH
THICKNESS	0.125" (3 MM)
SUBSTRATE	ALUMINUM ALLOY, 5052-H38 (ASTM B-209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER DIAMOND GRADE FP-85, SECTION 718 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	17% (USUAL) 10% (MIN.)

** SIGN PLATE LONGER THAN 72" MUST BE APPROVED BY THE CITY TRAFFIC ENGINEER

* DIAMOND GRADE SHEETING
5052-H38 ALUMINUM SUBSTRATE



PEDESTRIAN PUSHBUTTON SIGNS

R10-10
*(30" X 36")

R3-5L
*(30" X 36")

R10-9
*(30" X 24")

R10-12
*(30" X 36")

LEFT TURN SIGNS

FEBRUARY 2006

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS
METRO STREET NAME SIGN AND SIGN PLACEMENT
SHEET 4 OF 4

% SUBMITTAL | PROJECT NO. | DATE
DRWN BY: A.F.G. | DSGN BY: E.N.M. | CHKD BY: J.D.F./E.N.M. | SHEET NO. | OF

NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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
CONTRIBUTING ZONE PLAN
SIGNAGE DETAILS

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C2.21

Date: September 8, 2023, 11:53 AM – User ID: aarrington
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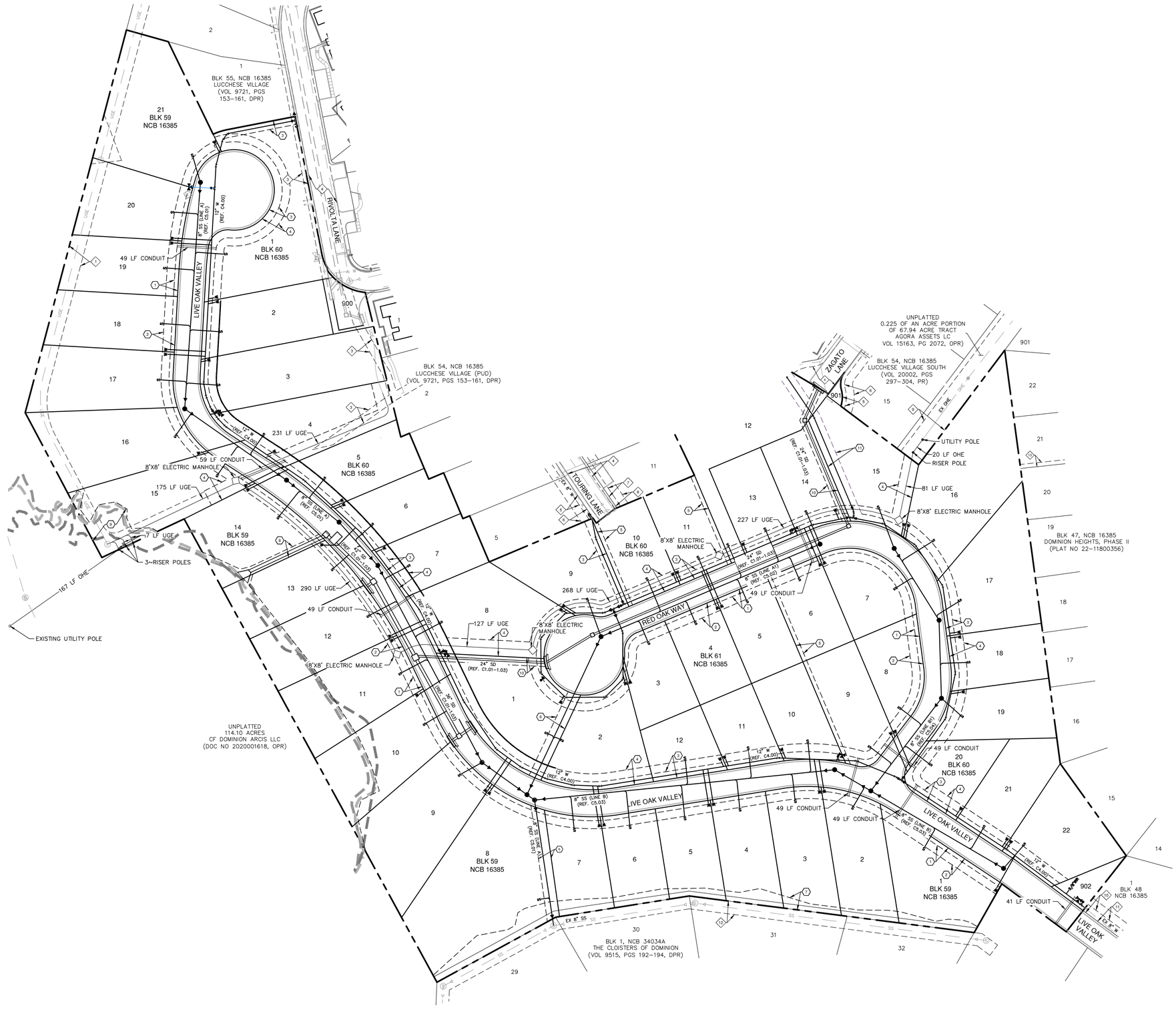


LOCATION MAP

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

SCALE: 1"= 60'
0' 60' 120' 180'

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC (OHE)
- EXISTING WATER LINE (W)
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER (SS)
- PROPOSED SANITARY SEWER (FLOW, MANHOLE)
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE (CURB INLET, JUNCTION BOX, GRATE)

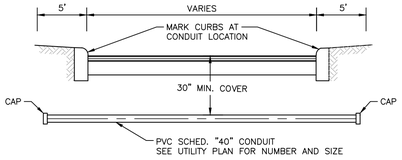
*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE

REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND

1. VARIABLE WIDTH ELECTRIC ESMT (VOL 14225, PGS 215-226, OPR)
2. VARIABLE WIDTH DRAINAGE ESMT (VOL 9563, PGS 132-137, DPR)
3. VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4. VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, OPR)
5. 5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6. 15' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)
7. 5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8. 15' GETCTV ESMT (BY SEPARATE INSTRUMENT)
9. 28' ELECTRIC ESMT (VOL 20001, PGS 1333, PR)
10. 10' WATER ESMT (PLAT NO 22-11800356)
11. 20' GETCTV ESMT (PLAT NO 22-11800356)
12. 16' SANITARY SEWER ESMT (VOL 9515, PG 192-194, DPR)
13. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356)
- 5' WATER ESMT
- 15' GETCTV ESMT
- 10' WATER ESMT
- 20' GETCTV ESMT
- 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- 12' SANITARY SEWER ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- VARIABLE WIDTH DRAINAGE ESMT
- **VARIABLE WIDTH DRAINAGE ESMT**
- 10' DRAINAGE ESMT



CONDUIT NOTES

1. CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
2. ALL CONDUIT SHALL BE P.V.C. SCHEDULE 40 WITH MINIMUM BURY OF 30 INCHES.
3. ALL CONDUIT SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
4. 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 53 TOTAL ACREAGE 17.59
TOTAL LINEAR FOOTAGE OF PIPE: 363 LF 8" HDPE; 15 LF 8"PVC; 3818 LF 12"PVC PLAT NO. 23-11800417
NUMBER OF LOTS 55 SAWS JOB NO. 24-1022

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

3/20/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

Date: March 20, 2025, 2:38 PM - User ID: vbotello
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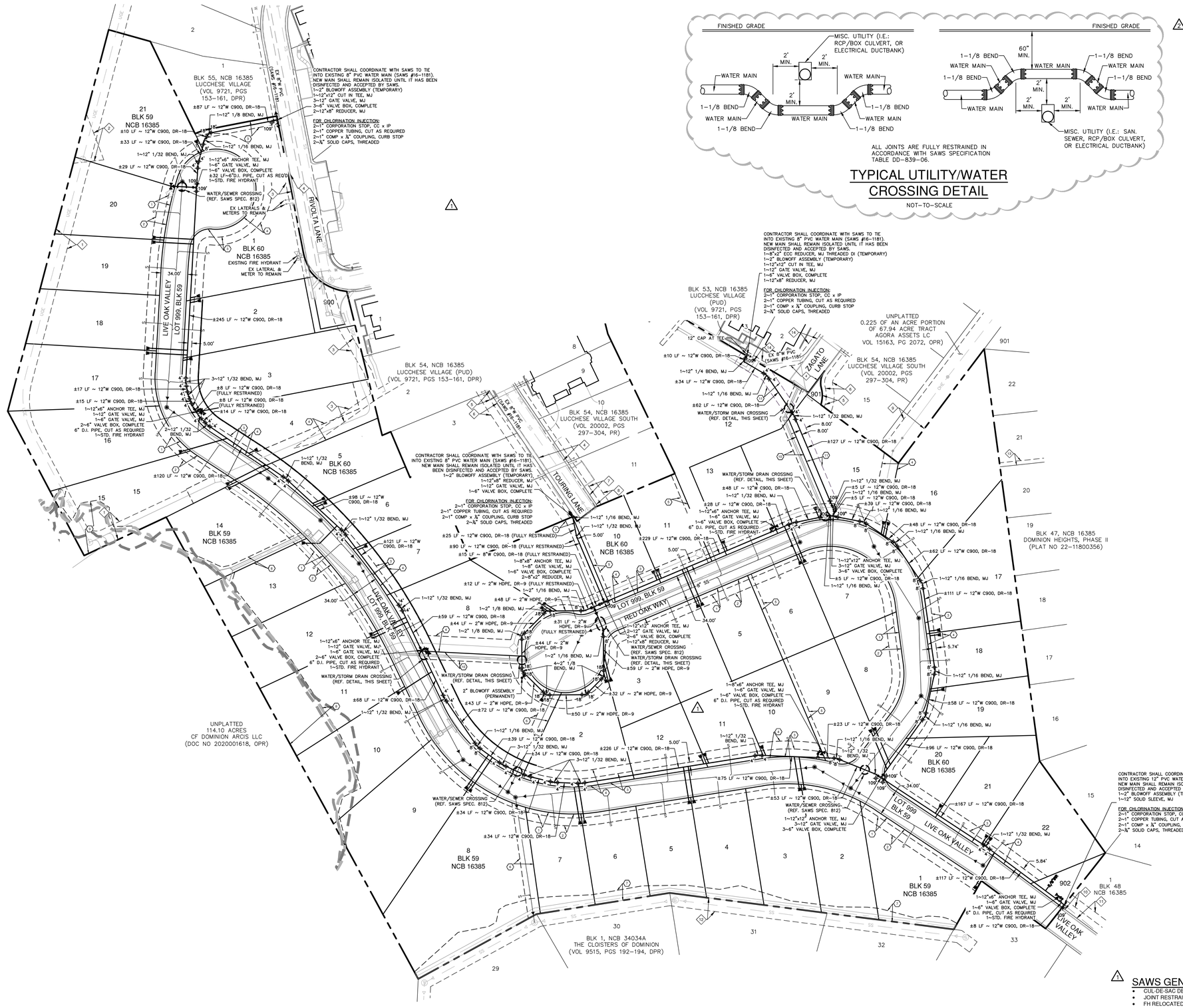
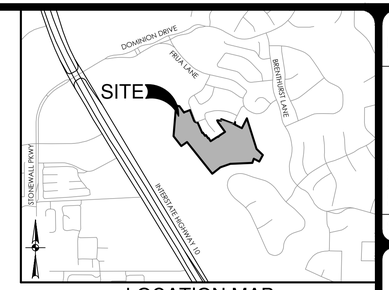


ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH SAWS SPECIFICATION TABLE DD-839-06.

TYPICAL UTILITY/WATER CROSSING DETAIL

NOT-TO-SCALE



LOCATION MAP

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

SCALE: 1"= 60'
0' 60' 120' 180'

LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE
- JOINT RESTRAINT LENGTH
- WATER/UTILITY CROSSING
- WATER SERVICE

KEY LEGEND

1. VARIABLE WIDTH ELECTRIC ESMT (VOL 14225, PGS 215-226, OPR)
2. VARIABLE WIDTH DRAINAGE ESMT (VOL 9965, PGS 132-137, OPR)
3. VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4. VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, OPR)
5. 5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6. 15' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)
7. 5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8. 15' GETCTV ESMT (BY SEPARATE INSTRUMENT)
9. 25' ELECTRIC ESMT (VOL 20001, PGS 1333, PR)
10. 10' WATER ESMT (PLAT NO 22-11800356)
11. 20' GETCTV ESMT (PLAT NO 22-11800356)
12. 16' SANITARY SEWER ESMT (VOL 9515, PGS 192-194, DPR)
13. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356)
14. 5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
15. 5' WATER ESMT
16. 15' GETCTV ESMT
17. 10' WATER ESMT
18. 20' GETCTV ESMT
19. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
20. 12' SANITARY SEWER ESMT
21. VARIABLE WIDTH DRAINAGE ESMT
10. 10' DRAINAGE ESMT
11. 16' WATER ESMT

NOTE

REFERENCE SHEET C0.10 FOR NOTES.

PRIVATE STREET DESIGNATION :

LOT 999, BLOCK 59, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

OPEN SPACE:

LOT **900-902**, BLOCK **60**, NCB **16385**, IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

WATER SERVICE NOTE:

ALL WATER SERVICES TO LOTS ARE 3/4-INCH SINGLE SERVICES.

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:

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.

1 SAWS GENERAL REVISION:
- CUL-DE-SAC DETAIL
- JOINT RESTRAINTS
- FH RELOCATED

2 SAWS GENERAL REVISION:
- CUL-DE-SAC SIZING
- EASEMENT WIDTH
- CROSSING DETAIL

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 53 TOTAL ACREAGE 17.59
TOTAL LINEAR FOOTAGE OF PIPE: 363 LF 3" HDPE; 15 LF 8"PVC; 2818 LF 12"PVC PLAT NO. 23-11800417
NUMBER OF LOTS 55 SAWS JOB NO. 24-1022

NO.	REVISION	DATE
1	SAWS GENERAL REVISION	3/17/2025
2	SAWS GENERAL REVISION	

3/20/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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 WATER PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C4.00

Date: March 20, 2025, 2:35 PM — User ID: vbatello
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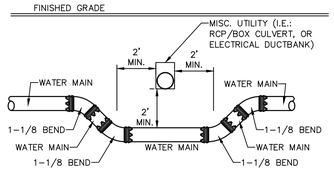
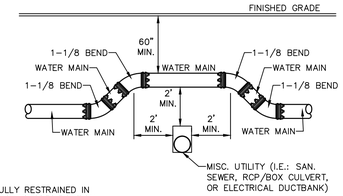
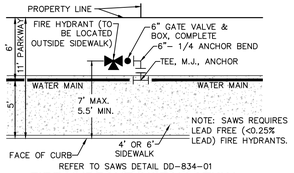




ALL JOINTS ARE FULLY RESTRAINED IN ACCORDANCE WITH SAWS SPECIFICATION TABLE DD-839-06.

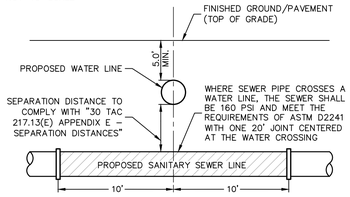
TYPICAL UTILITY/WATER CROSSING DETAIL

NOT-TO-SCALE



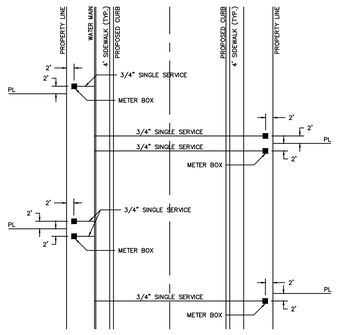
FIRE HYDRANT INSTALLATION

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

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
   A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
   B. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE";
   C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION";
   D. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION";
   E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
   - SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
   - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
   - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
   - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
   - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

    ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SAWS WATER NOTES

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

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 56 TOTAL ACREAGE 17.59
TOTAL LINEAR FOOTAGE OF PIPE: 3267 12" PVC PLAT NO. 23-11800417
NUMBER OF LOTS 55 SAWS JOB NO. 24-1022

NO.	REVISION	DATE

1/31/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

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

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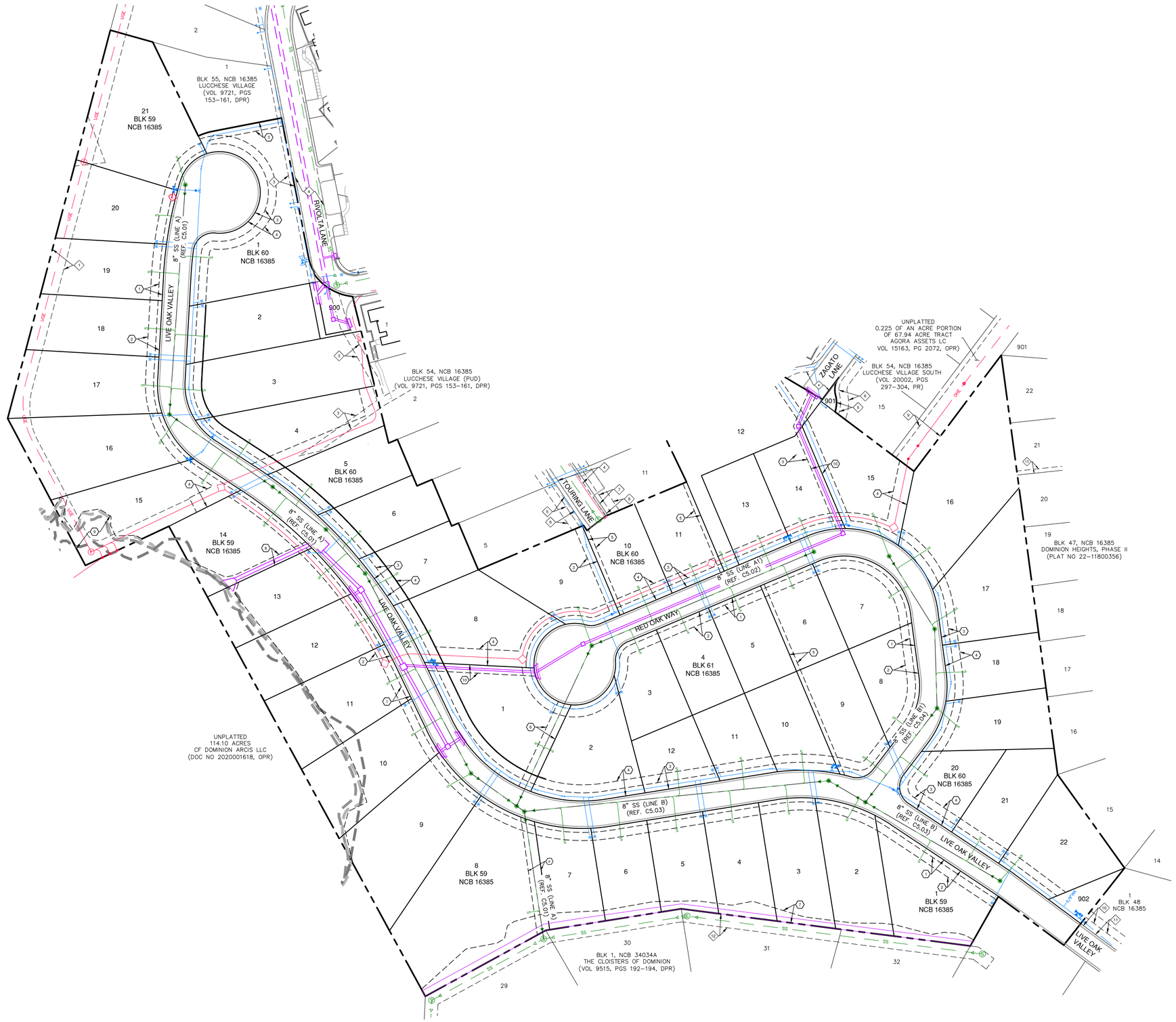

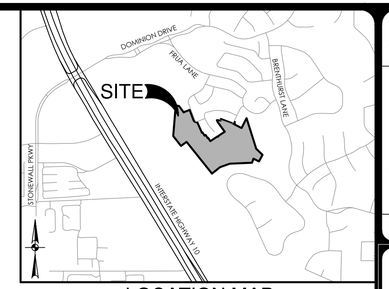

LOCATION MAP

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

SCALE: 1"= 60'

0' 60' 120' 180'

LEGEND

- PROPERTY LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- PROPOSED WATER MAIN
- SS — EXISTING SANITARY SEWER
- FLOW — MANHOLE — PROPOSED SANITARY SEWER
- EXISTING STORM DRAINAGE
- CURB INLET — JUNCTION BOX — GRATE — PROPOSED STORM DRAINAGE

*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE

REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND

1. VARIABLE WIDTH ELECTRIC ESMT (VOL 14223, PGS 215-226, OPR)
2. VARIABLE WIDTH DRAINAGE ESMT (VOL 9563, PGS 132-137, DPR)
3. VARIABLE WIDTH WATER ESMT (VOL 9721, PGS 153-161, DPR)
4. VARIABLE WIDTH ACCESS ESMT (VOL 15163, PGS 2137-2172, OPR)
5. 5' WATER ESMT (VOL 20002, PGS 297-304, DPR)
6. 15' GETCTV ESMT (VOL 20002, PGS 297-304, DPR)
7. 5' WATER ESMT (VOL 9721, PGS 153-161, DPR)
8. 15' GETCTV ESMT (BY SEPARATE INSTRUMENT)
9. 20' ELECTRIC ESMT (VOL 20001, PGS 1333, PR)
10. 10' WATER ESMT (PLAT NO 22-11800356)
11. 20' GETCTV ESMT (PLAT NO 22-11800356)
12. 16' SANITARY SEWER ESMT (VOL 9515, PG 192-194, DPR)
13. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT (PLAT NO 22-11800356)
14. 5' WATER ESMT
15. 15' GETCTV ESMT
16. 10' WATER ESMT
17. 20' GETCTV ESMT
18. 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
19. 12' SANITARY SEWER ESMT
20. VARIABLE WIDTH DRAINAGE ESMT
21. VARIABLE WIDTH DRAINAGE ESMT
22. **VARIABLE WIDTH DRAINAGE ESMT**
23. 10' DRAINAGE ESMT

NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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 SANITARY SEWER PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C5.00

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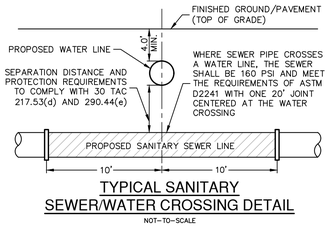
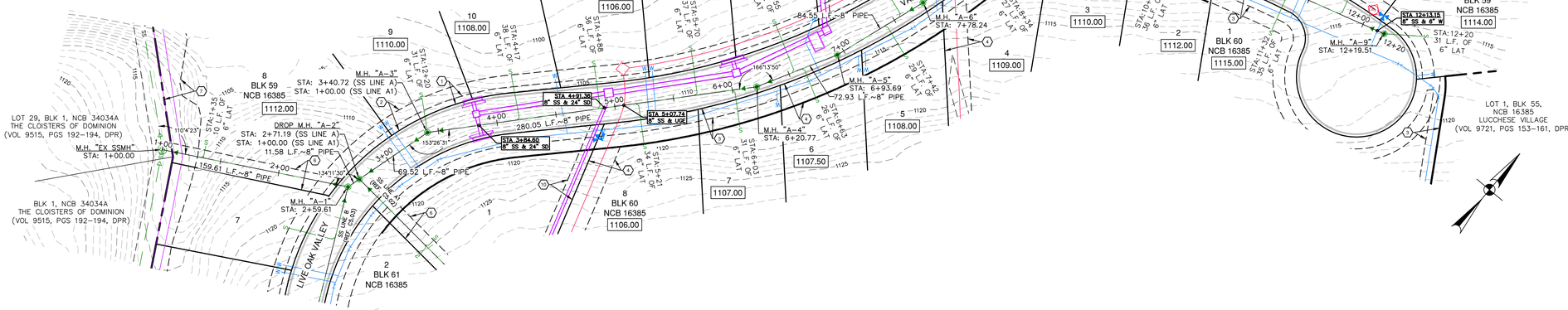
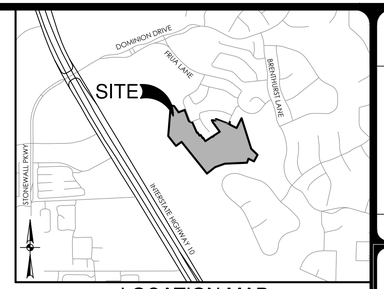


TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

NOT-TO-SCALE





LOCATION MAP

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

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER (FLOW, MANHOLE)
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE (CURB INLET, JUNCTION BOX, GRATE)
- XXXX.XX — MIN. FINISHED FLOOR ELEVATION

*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE

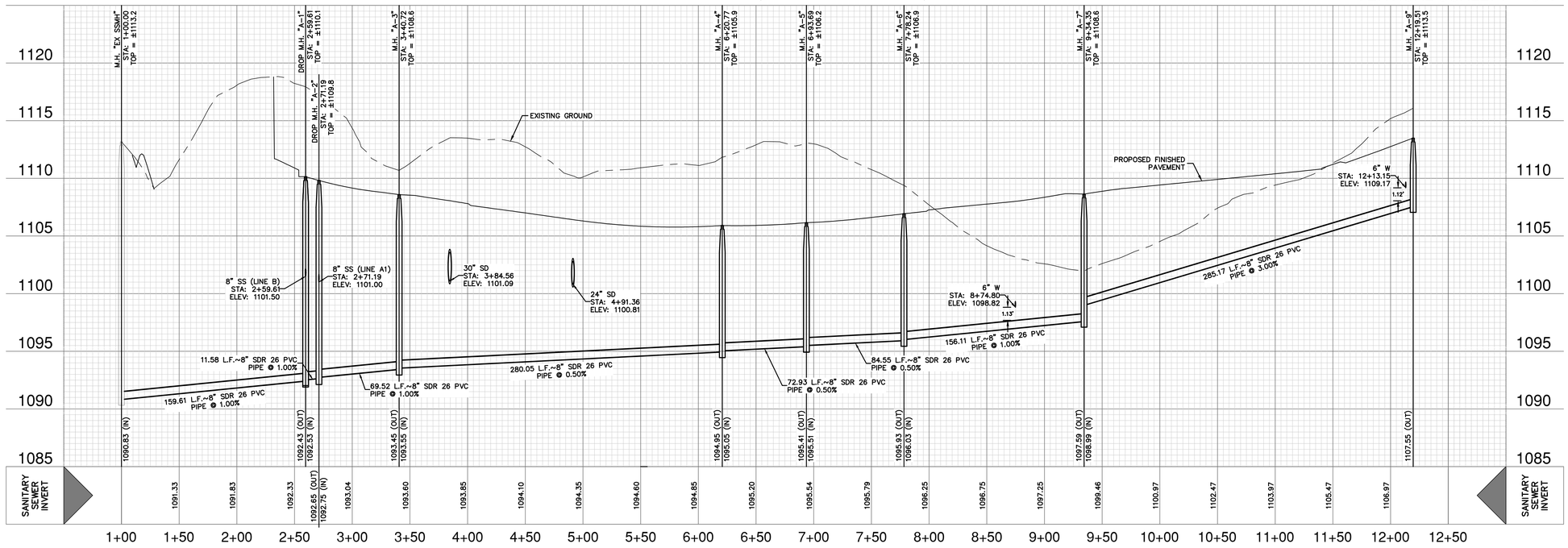
REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND

- (1) 16' SANITARY SEWER ESMT (VOL 9515, PG 192-194, DPR)
- (1) 5' WATER ESMT
- (2) 15' GETCTV ESMT
- (3) 10' WATER ESMT
- (4) 20' GETCTV ESMT
- (7) VARIABLE WIDTH DRAINAGE ESMT

SS LINE A
(STA. 1+00.00 TO END)

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



NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

SS LINE A ~ STA. 1+00.00 TO END
SANITARY SEWER PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C5.01

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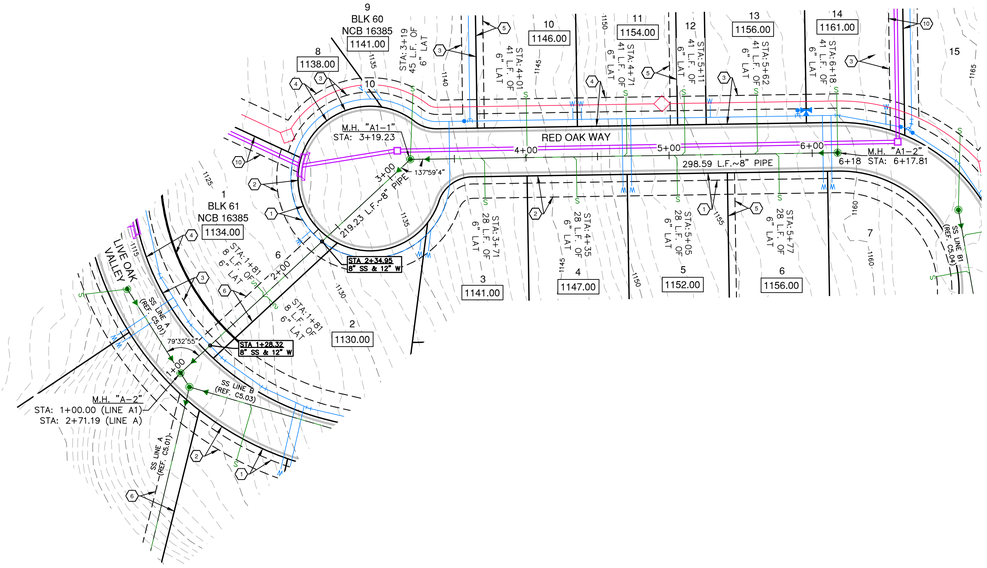
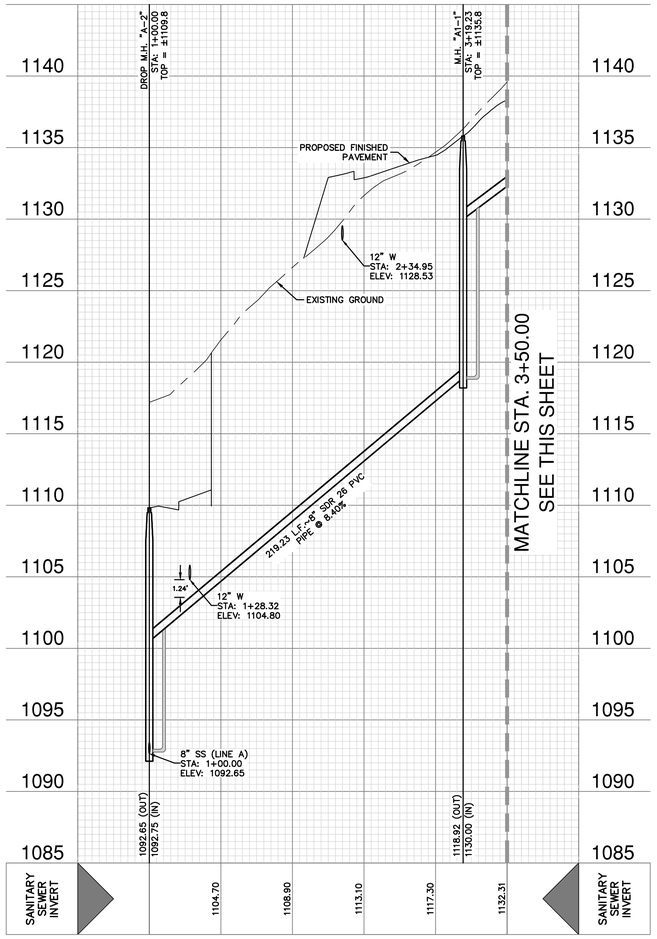


SS LINE A1
(STA. 1+00.00 TO 3+50.00)

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



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(STA. 3+50.00 TO END)

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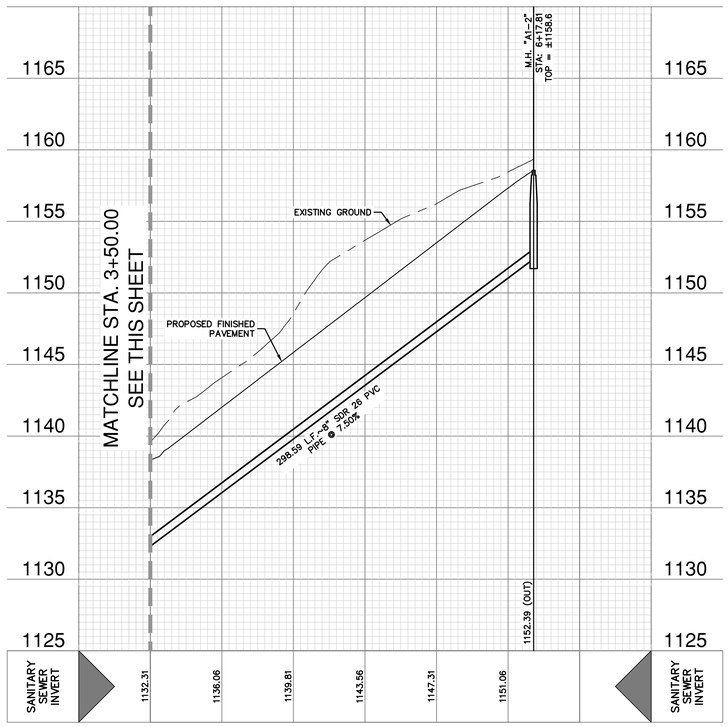
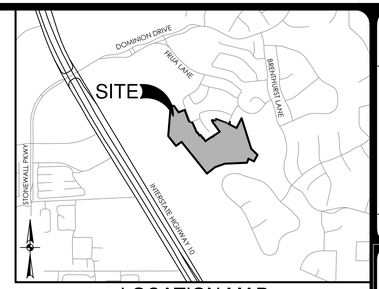
VERTICAL SCALE: 1" = 5' V





LOCATION MAP
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

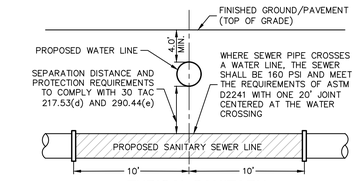
LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE
- XXXX.XX — MIN. FINISHED FLOOR ELEVATION

*ALL DISTURBED AREAS TO BE REVEGATATED

KEY LEGEND

- (W) 5' WATER ESMT
- (C) 15' GETCTV ESMT
- (W) 10' WATER ESMT
- (C) 20' GETCTV ESMT
- (P) 5' PRIVATE PERMEABLE DRAINAGE AND LANDSCAPE ESMT
- (S) 12' SANITARY SEWER ESMT
- (D) 10' DRAINAGE ESMT



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

CAUTION!!

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

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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.

TRENCH EXCAVATION SAFETY PROTECTION:

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NO.	REVISION	DATE

12/16/2024

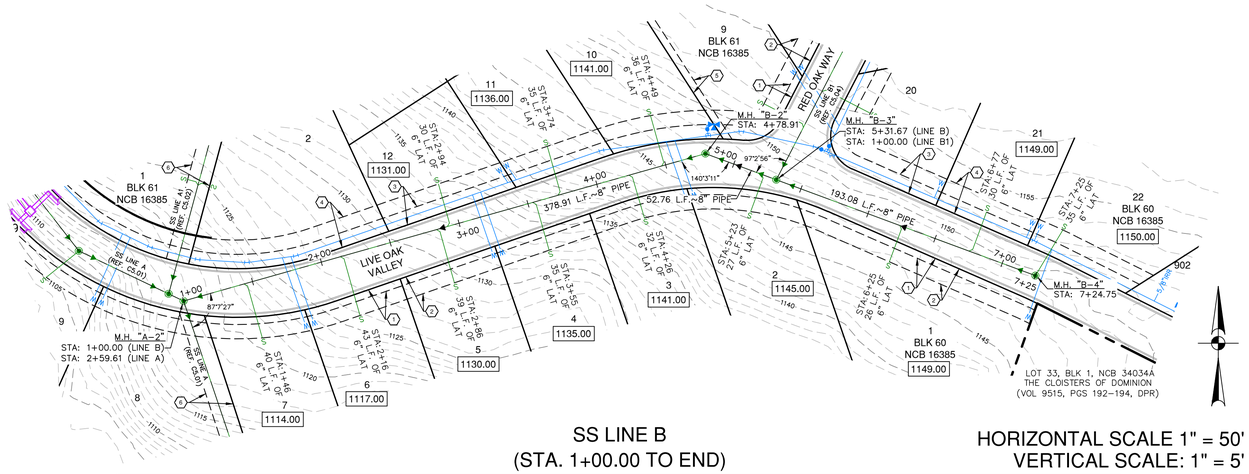
STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

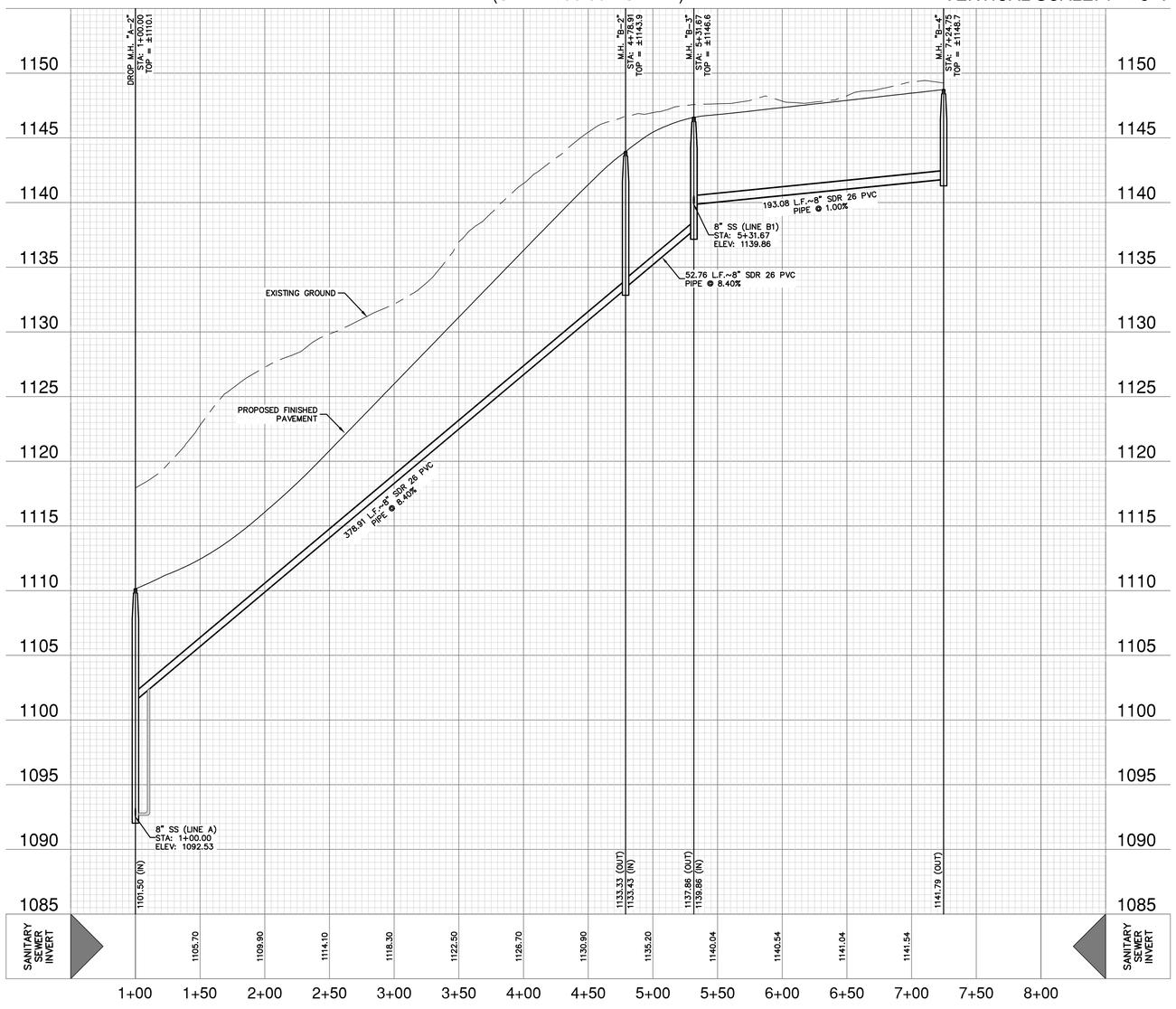
SS LINE A1 ~ STA. 1+00.00 TO END
SANITARY SEWER PLAN & PROFILE

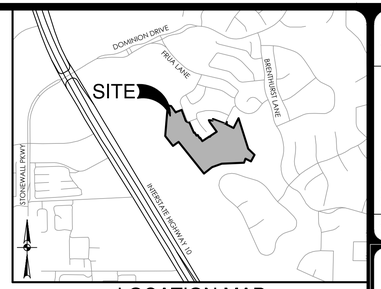
PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C5.02



SS LINE B
(STA. 1+00.00 TO END)

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





LOCATION MAP
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

LEGEND

- PROPERTY LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED STORM DRAINAGE
- XXXX.XX — MIN. FINISHED FLOOR ELEVATION

*ALL DISTURBED AREAS TO BE REVEGATATED

NOTE
REFERENCE SHEET C0.10 FOR NOTES.

KEY LEGEND
1. 5' WATER ESMT
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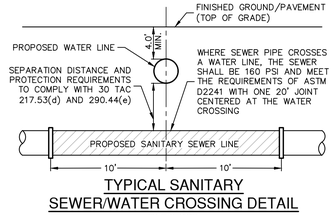

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SS LINE B ~ STA. 1+00.00 TO END
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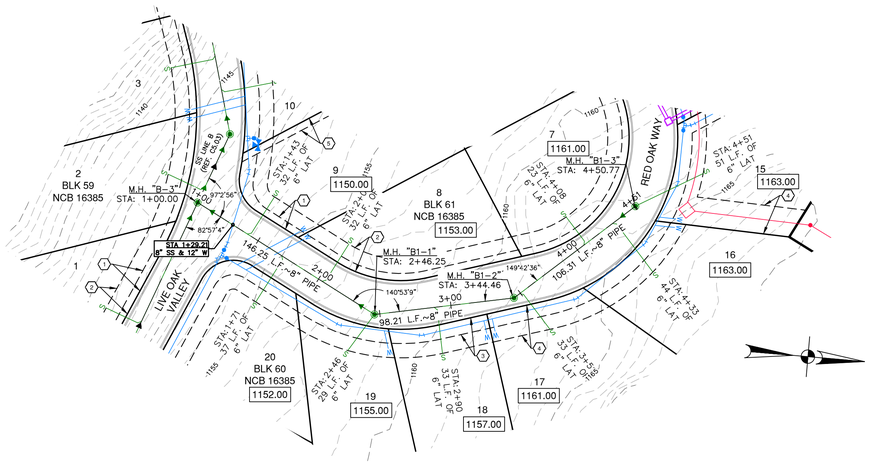
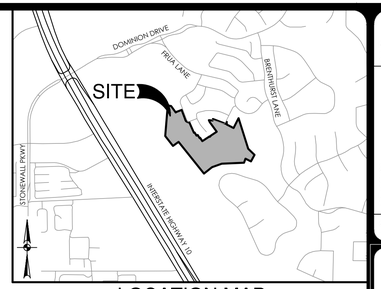
PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C5.03





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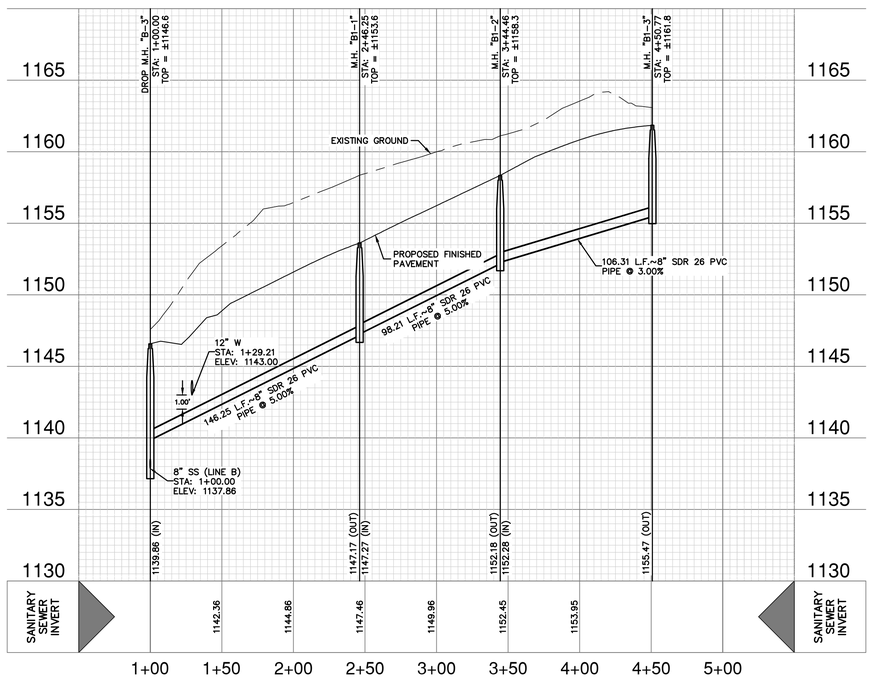

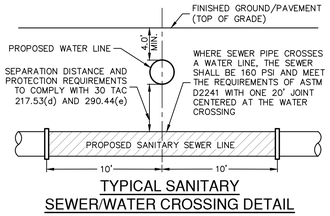

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SS LINE B1 ~ STA. 1+00.00 TO END
SANITARY SEWER PLAN & PROFILE

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C5.04

TCEQ CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

1. WRITTEN CONSTRUCTION NOTIFICATION SHOULD BE PROVIDED TO THE APPROPRIATE TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY. INFORMATION SHOULD INCLUDE THE DATE ON WHICH THE REGULATED ACTIVITY WILL COMMENCE, THE NAME OF THE APPROVED PLAN FOR THE REGULATED ACTIVITY, AND THE NAME OF THE PRIME CONTRACTOR WITH THE NAME AND TELEPHONE NUMBER OF THE CONTACT PERSON.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.

3. NO TEMPORARY ABOVEGROUND HYDROCARBON AND HAZARDOUS SUBSTANCE STORAGE TANK SYSTEM MAY BE INSTALLED WITHIN 150 FEET OF A DOMESTIC, INDUSTRIAL, IRRIGATION, OR PUBLIC WATER SUPPLY WELL.

4. PRIOR TO COMMENCING CONSTRUCTION, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. CONTROLS SPECIFIED IN THE SWPPP SECTION OF THE APPROVED EDWARDS AQUIFER CONTRIBUTING ZONE PLAN ARE REQUIRED DURING CONSTRUCTION. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THE CONTROLS MUST REMAIN IN PLACE UNTIL DISTURBED AREAS ARE REVEGETATED AND THE AREAS HAVE BECOME PERMANENTLY STABILIZED.

5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS TO WATER QUALITY (E.G., FUGITIVE SEDIMENT IN STREET BEING WASHED INTO SURFACE STREAMS OR SENSITIVE FEATURES BY THE NEXT RAIN).

6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION PONDS NOT LATER THAN WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%. A PERMANENT STAKE MUST BE PROVIDED THAT CAN INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME.

7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGES (E.G., SCREENING OUTFALLS, PICKED UP DAILY).

8. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE AND STORED ON-SITE MUST HAVE PROPER E&S CONTROLS INSTALLED.

9. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND CONSTRUCTION ACTIVITIES WILL NOT RESUME WITHIN 21 DAYS. WHEN THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY IS PRECLUDED BY WEATHER CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.

11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES, AND DIVERSIONARY STRUCTURES;

B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;

C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER AND HYDROLOGICALLY CONNECTED SURFACE WATER; OR

D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

LEGEND

CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STAGING AREA (TO BE FIELD LOCATED)
*ALL DISTRIBUTED AREAS TO BE REVEGETATED
STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)
CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)
STORM DRAINAGE
*ALL DISTURBED AREAS TO BE REVEGATATED

TOTAL PROJECT LIMITS
EXISTING GRADE 1120
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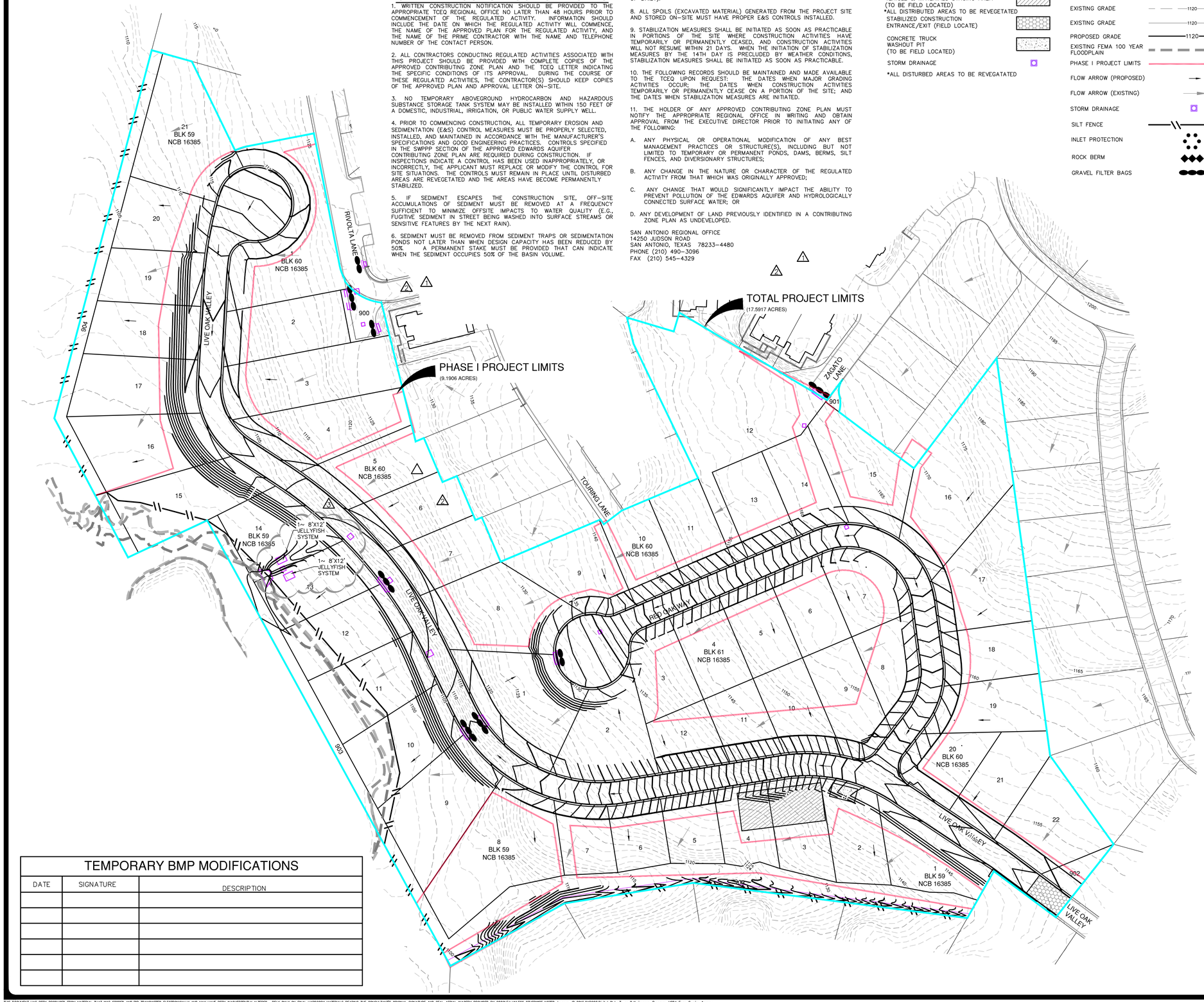
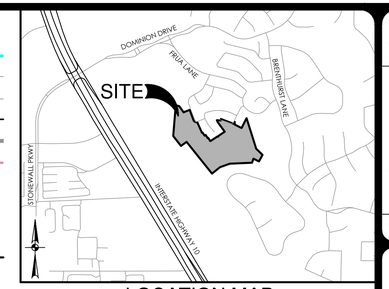
PROPOSED GRADE 1120
EXISTING FEMA 100 YEAR FLOODPLAIN
PHASE I PROJECT LIMITS
FLOW ARROW (PROPOSED)
FLOW ARROW (EXISTING)
STORM DRAINAGE
SILT FENCE
INLET PROTECTION
ROCK BERM
GRAVEL FILTER BAGS





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SCALE: 1"= 60'
0' 60' 120' 180'

GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. LOCATIONS OF CONSTRUCTION ENTRANCE/EXITS, CONCRETE WASHOUT PITS, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARDS TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. CONTRACTOR, TO THE EXTENT PRACTICAL, SHALL MINIMIZE THE AMOUNT OF AREA DISTURBED. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

7. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

8. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED.

9. ALL TEMPORARY BMPs WILL BE REMOVED ONCE WATERSHED IS STABILIZED.

10. MUD OR DIRT INADVERTENTLY TRACKED OFF-SITE AND ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY BY HAND OR MECHANICAL BROOM SWEEPING.

11. TEMPORARY BMPs SHOWN ON THIS SHEET ARE FOR GRAPHICAL PURPOSES AND MAY NOT BE TO SCALE. BMPs SHALL BE LOCATED WITHIN THE PROJECT LIMITS.

12. UPON COMPLETION OF THE PROJECT AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND REMOVAL OF TEMPORARY POLLUTION ABATEMENT MEASURES THAT CONFLICT WITH SITE IMPROVEMENTS SUCH AS LANDSCAPING AND FENCES SO AS TO PREVENT SEDIMENT FROM ESCAPING THE PROJECT SITE.

14. CPS ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

TEMPORARY POLLUTION ABATEMENT NOTES

1. CONSTRUCTION OF CIVIL INFRASTRUCTURE AND DRAINAGE STRUCTURES MAY PRECEDE HOME CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PLACING SILT FENCE ALONG THE DOWN GRADIENT SIDE OF THE DISTURBED AREA PERPENDICULAR TO THE DRAINAGE FLOW.

2. ROCK BERMS SHALL BE PLACED IN AREAS WHERE DRAINAGE FLOW IS CONCENTRATED DUE TO NATURAL CONDITIONS OR CONSTRUCTION ACTIVITIES SUCH AS AT DRAINAGE STRUCTURES. THESE BERMS WILL BE MAINTAINED UNTIL THEY ARE NO LONGER NEEDED OR UNTIL THEY ARE REPLACED WITH PERMANENT POLLUTION ABATEMENT MEASURES.

3. THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.

4. DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM **1% TO 20%**.

5. THE NATURE OF CONSTRUCTION IS SUCH THAT IT IS DIFFICULT TO PREDICT AREAS THAT WILL BE DISTURBED AND RE-VEGETATED. THE CONSTRUCTION PLANS INCLUDE A NOTE ON **EXHIBIT 3** WHICH WILL REQUIRE THE CONTRACTOR TO RE-VEGETATE DISTURBED AREAS WITH SEEDING, HYDROMULCH, OR SOD AND SPRINKLING. ALL IMPERVIOUS COVER AREAS WILL BE DISTURBED.

TEMPORARY BMP MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

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

EXHIBIT 1

NO.	REVISION	DATE
1	CITY COMMENTS	04/14/25
2	CZP NOD 3 COMMENTS	05/07/25
3	CZP COMMENTS	06/02/25

6/2/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

THE OAKS AT THE DOMINION
SAN ANTONIO, TEXAS

TEMPORARY POLLUTION ABATEMENT PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C8.00

Date: June 2, 2025, 10:54 AM — User ID: vbotello
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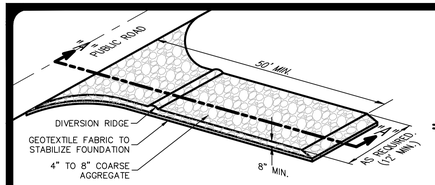
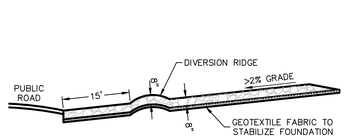


SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

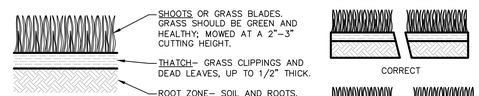
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE



LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.

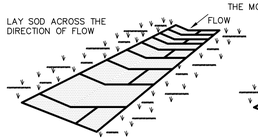
APPEARANCE OF GOOD SOD

NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

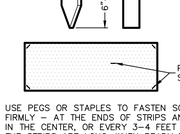
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

SOD INSTALLATION



IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5% TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXCERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

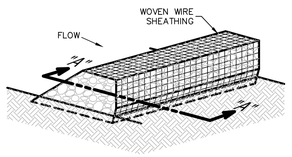
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

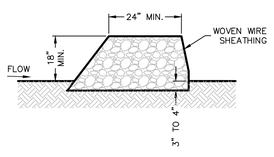
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

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

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

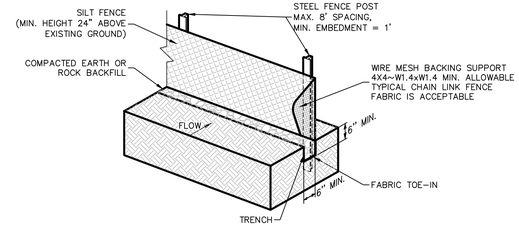
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

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

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

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

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 $LB/IN2$, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

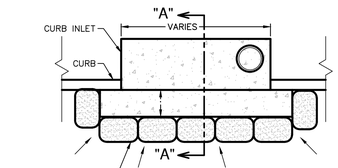
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASH PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1–FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEENT HE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

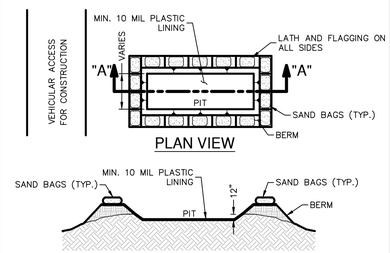
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

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

MAINTENANCE

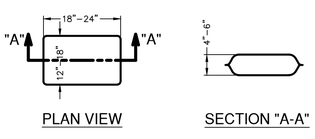
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



PLAN VIEW

SECTION "A-A"

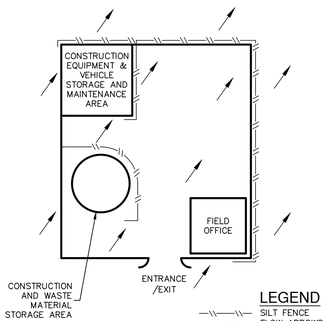
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE



CONSTRUCTION STAGING AREA

NOT–TO–SCALE

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EXHIBIT 2

NO.	REVISION	DATE

12/16/2024

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

CONTRIBUTING ZONE PLAN

TEMPORARY POLLUTION ABATEMENT DETAILS

PLAT NO. 23-11800417
JOB NO. 12610–06
DATE DECEMBER 2024
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C8.01

Date: September 8, 2023, 11:56 AM – User ID: aarrington
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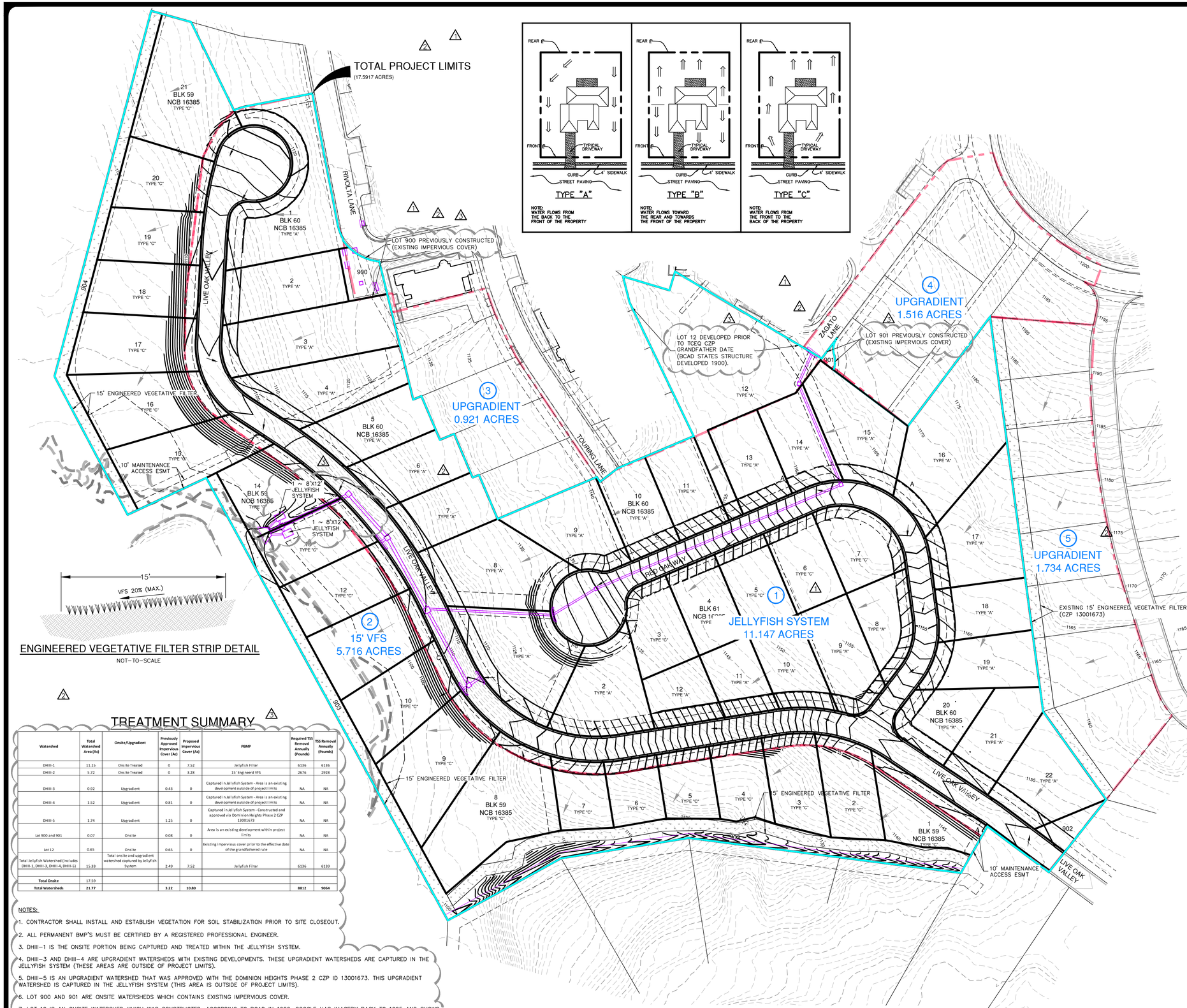


ENGINEERED VEGETATIVE FILTER STRIP DETAIL

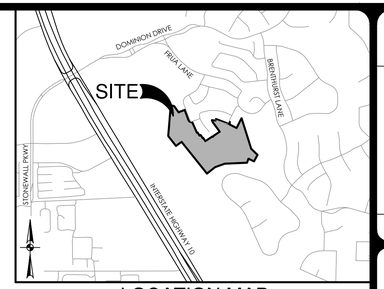
NOT-TO-SCALE

TREATMENT SUMMARY

Watershed	Total Watershed Area (Ac)	Onsite/Upgradient	Previously Approved Impervious Cover (Ac)	Proposed Impervious Cover (Ac)	PBMP	Required TSS Removal Annually (Pounds)	TSS Removal Annually (Pounds)
DHIII-1	11.15	Onsite Treated	0	7.52	Jellyfish Filter	6136	6136
DHIII-2	5.72	Onsite Treated	0	3.28	15' Engineered VFS	2676	2928
DHIII-3	0.92	Upgradient	0.43	0	Captured in Jellyfish System - Area is an existing development outside of project limits	NA	NA
DHIII-4	1.52	Upgradient	0.81	0	Captured in Jellyfish System - Area is an existing development outside of project limits	NA	NA
DHIII-5	1.74	Upgradient	1.25	0	Captured in Jellyfish System - Constructed and approved via Dominion Heights Phase 2 CZP 13001673	NA	NA
Lot 900 and 901	0.07	Onsite	0.08	0	Area is an existing development within project limits	NA	NA
Lot 12	0.65	Onsite	0.65	0	Existing impervious cover prior to the effective date of the grandfathered rule	NA	NA
Total Jellyfish Watershed (includes DHIII-1, DHIII-3, DHIII-4, DHIII-5)	15.33	Total onsite and upgradient watershed captured by Jellyfish System	2.49	7.52	Jellyfish Filter	6136	6139
Total Onsite	17.59						
Total Watersheds	**21.77**		**3.22**	**10.80**		**8812**	**9064**

NOTES:

1. CONTRACTOR SHALL INSTALL AND ESTABLISH VEGETATION FOR SOIL STABILIZATION PRIOR TO SITE CLOSEOUT.
2. ALL PERMANENT BMP'S MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER.
3. DHIII-1 IS THE ONSITE PORTION BEING CAPTURED AND TREATED WITHIN THE JELLYFISH SYSTEM.
4. DHIII-3 AND DHIII-4 ARE UPGRADIENT WATERSHEDS WITH EXISTING DEVELOPMENTS. THESE UPGRADIENT WATERSHEDS ARE CAPTURED IN THE JELLYFISH SYSTEM (THESE AREAS ARE OUTSIDE OF PROJECT LIMITS).
5. DHIII-5 IS AN UPGRADIENT WATERSHED THAT WAS APPROVED WITH THE DOMINION HEIGHTS PHASE 2 CZP ID 13001673. THIS UPGRADIENT WATERSHED IS CAPTURED IN THE JELLYFISH SYSTEM (THIS AREA IS OUTSIDE OF PROJECT LIMITS).
6. LOT 900 AND 901 ARE ONSITE WATERSHEDS WHICH CONTAINS EXISTING IMPERVIOUS COVER.
7. LOT 12 IS AN ONSITE WATERSHED WHICH WAS CONSTRUCTED, ACCORDING TO BCAD IN 1900. GOOGLE HAS IMAGERY BACK TO 1995 AND SHOWS THE BUILDING TO BE EXISTING AND IS THEREFORE EXEMPT FROM CZP TREATMENT.



LOCATION MAP

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

SCALE: 1"= 60'

0' 60' 120' 180'

LEGEND

- PROJECT LIMITS
- EXISTING GRADE 1120
- ASBUILT GRADE 1120
- PROPOSED GRADE 1120
- EXISTING FEMA 100 YEAR FLOODPLAIN
- EXISTING ULTIMATE 100 YEAR FLOODPLAIN
- FLOW ARROW (PROPOSED)
- FLOW ARROW (EXISTING)
- WATERSHED BOUNDARY
- WATERSHED DESIGNATION (1)
- 15' WIDE ENGINEERED VEGETATIVE FILTER STRIP
- EXISTING STORM DRAINAGE
- PROPOSED STORM DRAINAGE

*ALL DISTRIBUTED AREAS TO BE REVEGETATED

NOTE:
ROOF DRAINAGE PATTERN IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON FINAL HOUSE PAD DESIGN. HOWEVER RUNOFF FROM DRIVEWAY, ROOF OR OTHER IMPERVIOUS SURFACES WITHIN THE LOT WILL NOT FLOW ACROSS MORE THAN 72' OF IMPERVIOUS SURFACE BEFORE REACHING THE PROPOSED 15' ENGINEERED VEGETATIVE FILTER STRIP. FINAL LOT GRADING TO ALLOW FOR SHEET FLOW OVER VEGETATIVE FILTER STRIP.

PERMANENT POLLUTION ABATEMENT MEASURES:

1. SILT FENCING AND ROCK BERMS, WHERE APPROPRIATE, WILL BE MAINTAINED UNTIL THE ROADWAY, UTILITY, DRAINAGE IMPROVEMENTS, AND BUILDING CONSTRUCTION ARE COMPLETED.
2. ENERGY DISSIPATORS (TO HELP REDUCE EROSION) WILL BE PROVIDED AT POINTS OF CONCENTRATED DISCHARGE WHERE EXCESSIVE VELOCITIES MAY BE ENCOUNTERED.
3. THIS PROJECT DOES NOT INCLUDE THE INSTALLATION OF ABOVE GROUND STORAGE TANKS (AST) WITH VOLUME(S) GREATER THAN OR EQUAL TO 500 GALLONS.
4. DRAINAGE PATTERNS ARE ILLUSTRATED BY FLOW ARROWS. SLOPES VARY THROUGHOUT THE SITE; TYPICAL SLOPES IN THIS PROJECT WILL RANGE FROM **1.0% TO 20.0%.**

SUMMARY OF PERMANENT POLLUTION ABATEMENT MEASURES

1. TEMPORARY BMP'S WILL BE MAINTAINED UNTIL THE SITE IMPROVEMENTS ARE COMPLETED AND THE SITE HAS BEEN STABILIZED, INCLUDING SUFFICIENT VEGETATION BEING ESTABLISHED.
2. DURING CONSTRUCTION, TO THE EXTENT PRACTICABLE, CONTRACTOR SHALL MINIMIZE THE AREA OF SOIL DISTURBANCE. AREAS OF DISTURBED SOIL SHALL BE REVEGETATED TO STABILIZE SOIL USING SOLID SOD IN A STAGGERED PATTERN. SEE DETAIL ON TEMPORARY POLLUTION ABATEMENT DETAIL SHEET AND REFER TO SECTION 1.3.11 IN TCEQ'S TECHNICAL GUIDANCE MANUAL RG-348 (2005). SOD SHOULD BE USED IN CHANNELS AND ON SLOPES > 15%. THE CONTRACTOR MAY SUBSTITUTE THE USE OF SOD WITH THE PLACEMENT OF TOP SOIL AND A FRIABLE SEED BED WITH A PROTECTIVE MATTING OR HYDRAULIC MULCH ALONG WITH WATERING UNTIL VEGETATION IS ESTABLISHED. APPLICATIONS AND PRODUCTS SHALL BE THOSE APPROVED BY TXDOT AS OF FEBRUARY 2001 AND IN COMPLIANCE WITH THE TGM RG-348 (2005). SEED MIXTURE AND/OR GRASS TYPE TO BE DETERMINED BY OWNER AND SHOULD BE IN COMPLIANCE WITH TGM RG-348 (2005) GUIDELINES. IRRIGATION MAY BE REQUIRED IN ORDER TO ESTABLISH SUFFICIENT VEGETATION.
3. FOR DISTURBED AREAS WHERE INSUFFICIENT SOIL EXISTS TO ESTABLISH VEGETATION, CONTRACTOR SHALL PLACE A MINIMUM OF 6" OF TOPSOIL PRIOR TO REVEGETATION.
4. PERMANENT BMP'S FOR THIS SITE INCLUDE TWO (2) CONTECH JELLYFISH SYSTEMS AND ONE (1) VEGETATIVE FILTER STRIP (VFS.). ALL PERMANENT BMPs HAVE BEEN DESIGNED TO REMOVE AT LEAST 80% OF THE INCREASED TOTAL SUSPENDED SOLIDS (TSS) FOR THE 17.5917 ACRES IN ACCORDANCE WITH THE TCEQ'S TECHNICAL GUIDANCE MANUAL (TGM) RG-348 (2005).
5. TYPICAL PROPOSED SLOPES ON THIS PROJECT RANGE FROM APPROXIMATELY 1.0% TO 20.0%.

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EXHIBIT 3

NO.	REVISION	DATE
1	CZP COMMENTS	04/14/25
2	CZP NOD 3 COMMENTS	05/01/25
3	CZP COMMENTS	06/02/25

6/2/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW 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

CONTRIBUTING ZONE PLAN

PERMANENT POLLUTION ABATEMENT PLAN

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C8.02

Date: June 2, 2025, 10:53 AM - User ID: vbotello
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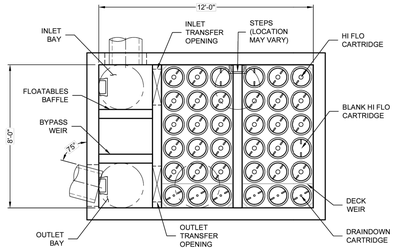


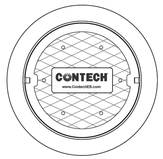
PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

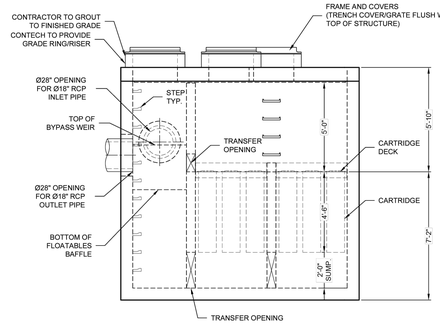
CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HIGH-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	5.88
DECK TO INSIDE TOP (MIN) (B)	5.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID					WQU	
WATER QUALITY FLOW RATE (cfs)					5.32	
PEAK FLOW RATE (cfs)					OFFLINE	
RETURN PERIOD OF PEAK FLOW (yrs)					NA	
# OF CARTRIDGES REQUIRED (HF / DD)					27 / 6	
CARTRIDGE LENGTH					54"	
PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL	
INLET #1	1097.07'	RCP	18"	*	*	
INLET #2	*	*	*	*	*	
OUTLET	1096.97'	RCP	18"	*	*	
SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.						
RIM ELEVATION					1105.01'	
ANTI-FLOTATION BALLAST			WIDTH		HEIGHT	
			*		*	
NOTES/SPECIAL REQUIREMENTS: * PER ENGINEER OF RECORD						



RIM
ELEV. = 1105.01

TOP OF STRUCTURE
ELEV. = 1102.80

WEIR ELEV. = 1098.47

INLET INV. ELEV. = 1097.07

OUTLET INV. ELEV. = 1096.97

STRUCTURE INV.
ELEV. = 1090.47

BOTTOM OF STRUCTURE
ELEV. = 1089.80

ELEVATION VIEW

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,726; 8,221,618; US & 123,935; OTHER INTERNATIONAL PATENTS PENDING

CONTECH® ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 12' JELLYFISH - 816515 - 010
THE OAKS AT THE DOMINION
SAN ANTONIO, TX
SITE DESIGNATION: CONTECH UNIT

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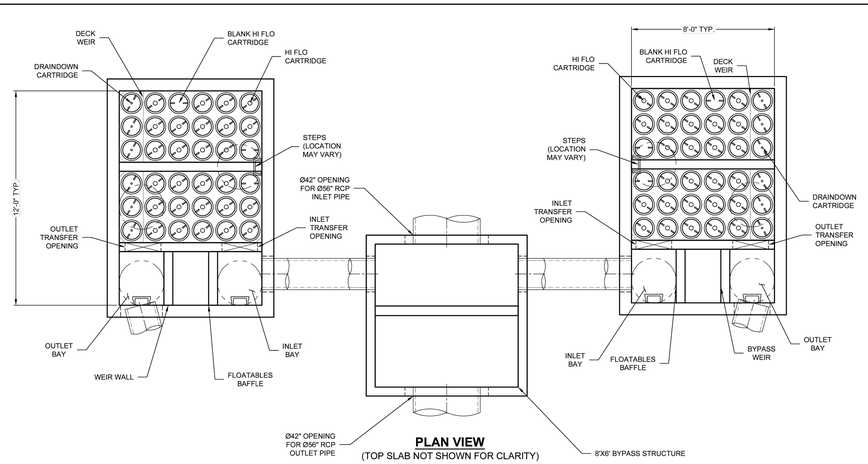


PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)

RIM
ELEV. = 1105.01

TOP OF STRUCTURE
ELEV. = 1102.80

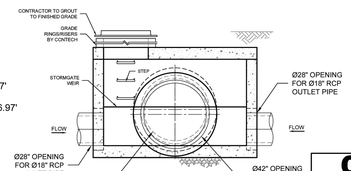
WEIR ELEV. = 1100.01'

INLET INV. ELEV. = 1097.07'

OUTLET INV. ELEV. = 1096.97'

STRUCTURE INV.
ELEV. = 1096.39'

BOTTOM OF STRUCTURE
ELEV. = 1095.56'



ELEVATION VIEW
(NOT TO SCALE)

Jellyfish® Filter
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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 12' JELLYFISH - 816515 - 010
THE OAKS AT THE DOMINION
SAN ANTONIO, TX
SITE DESIGNATION: CONTECH UNIT

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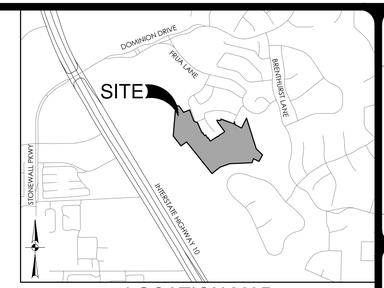

LOCATION MAP
NOT-TO-SCALE

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

NO.	REVISION	DATE
1.	RE: VOID 3. COMMENTS	05/07/25
2.	CCP COMMENTS	06/02/25

6/2/2025

STATE OF TEXAS
ANDREW J. BELTON
121688
LICENSED
PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

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

PLAT NO. 23-11800417
JOB NO. 12610-06
DATE March 2025
DESIGNER AA
CHECKED EK DRAWN AA
SHEET C8.03

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE POLLUTION ABATEMENT SIZING AND TREATMENT REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL.

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EXHIBIT 5

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