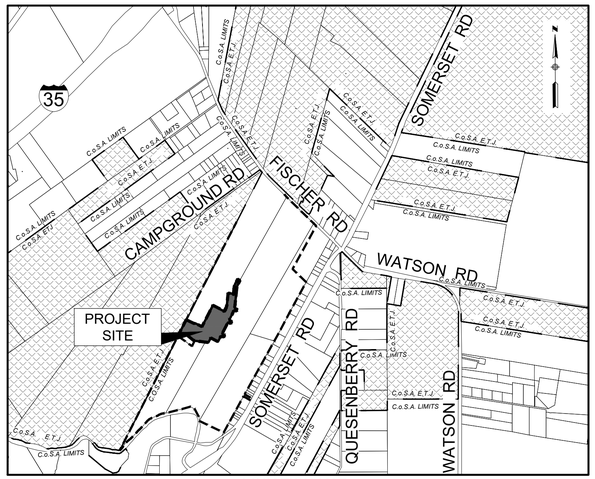
TIMMS SUBDIVISION UNIT 8

PAVING, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

LAND-PLAT-22-11800364

SAN ANTONIO, TEXAS 78073

BEXAR COUNTY



LOCATION MAP

(N.T.S.)

SUBMITTAL DATE: JUNE 2025

SHEET NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	UTILITY LAYOUT (SHEET 1 OF 2)
4	UTILITY LAYOUT (SHEET 2 OF 2)
5	CPS ENERGY DETAILS
6	WATER COVER
7	WATER LAYOUT (SHEET 1 OF 2)
8	WATER LAYOUT (SHEET 2 OF 2)
9	WASTEWATER COVER
10	WASTEWATER LAYOUT (SHEET 1 OF 3)
11	WASTEWATER LAYOUT (SHEET 2 OF 3)
12	WASTEWATER LAYOUT (SHEET 3 OF 3)
13	WASTEWATER LINE 'A' PLAN & PROFILE STA. 1+00.00 TO 11+00.00
14	WASTEWATER LINE 'A' PLAN & PROFILE STA. 11+00.00 TO 22+00.00
15	WASTEWATER LINE 'B' PLAN & PROFILE STA. 1+00.00 TO 7+00.00
16	WASTEWATER LINE 'C' PLAN & PROFILE STA 1+00.00 TO 9+00.00
17	WASTEWATER LINE 'C' PLAN & PROFILE 9+00.00 TO END
18	EXISTING DRAINGE AREA MAP
19	PROPOSED DRAINAGE AREA MAP
20	ULTIMATE DRAINAGE AREA MAP
21	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 1 OF 2)
22	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 2 OF 2)
23	GRADING PLAN (SHEET 1 OF 2)
24	GRADING PLAN (SHEET 2 OF 2)
25	DRAIN 'A' PLAN & PROFILE STA. 1+00.00 TO END
26	DRAIN 'B' PLAN & PROFILE STA. 1+00.00 TO END
27	DRAINAGE DETAILS (SHEET 1 OF 2)
28	DRAINAGE DETAILS (SHEET 2 OF 2)
29	TIMMS PKWY PLAN & PROFILE STA. 1+00.00 TO STA. 12+00.00
30	TIMMS PKWY PLAN & PROFILE STA. 12+00.00 TO END
31	LAMAR PASS PLAN & PROFILE STA. 1+00.00 TO END
32	RED PLAINS DR PLAN & PROFILE STA. 1+00.00 TO STA. 7+03.00
33	TALL GRASS LN PLAN & PROFILE STA. 1+00.00 TO END
34	BROWN SEED DR PLAN & PROFILE 1+00.00 TO END
35	SIGNAGE (SHEET 1 OF 2)
36	SIGNAGE (SHEET 2 OF 2)
37	TRAFFIC DETAILS (SHEET 1 OF 2)
38	TRAFFIC DETAILS (SHEET 2 OF 2)
39	STORM WATER POLLUTION PREVENTION PLAN 1
40	STORM WATER POLLUTION PREVENTION PLAN 2

PROPERTY DESCRIPTION

BEING 13.45 ACRES OUT OF CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 728, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

BENCHMARK INFORMATION:

CP-1: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 1"
N: 13,655,133.81'
E: 2,094,422.09'
ELEVATION = 623.13

CP-2: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 2"
N: 13,655,506.71'
E: 2,094,043.20'
ELEVATION = 624.74'

THIS INFORMATION PROVIDED BY: LJA LAND SURVEY

REVISIONS			
NO.	DESCRIPTION	BY	DATE

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

DEVELOPER: CENTURY LAND HOLDINGS II, LLC
2330 N LOOP 1604 W ACCESS ROAD, SUITE 112, SAN ANTONIO, TX 78248
CONTACT: RUDY MUÑOZ
TELEPHONE: (210) 797-7205

ENGINEER: LJA ENGINEERING, INC.
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: TORRY HURT, P.E.
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR: LJA SURVEYING
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TX 78230
CONTACT PERSON: GORDON ANDERSON
PHONE # (210) 503-2700

CONTOUR DATA: FIELD SURVEY BY LJA SURVEYING

LJA JOB NO. SA199-0404B-426

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
09/22/25
Seamus MacFarland

LJA Engineering, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
FRN-F-1386

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES, EXISTING WOODEN FENCES, ORNAMENTAL STONE PLANTERS, OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
8. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
9. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)	233-2010
COSA DRAINAGE	207-8048
COSA SIGNAL OPERATIONS	207-7720 / 207-7765
TEXAS STATE WIDE ONE CALL LOCATOR	1-800-344-8377
-CITY PUBLIC SERVICE ENERGY	
-SPECTRUM (TIME WARNER)	
-AT&T	
-MCI	

10. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGES AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
11. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
12. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
13. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
14. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY. IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
15. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
16. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.
17. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (210) 207-0278
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

REVISED JULY 2017

SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

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.

WATER SECTION

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

SEWER NOTES

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

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

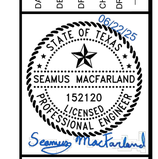
   NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.
2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM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

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
GENERAL NOTES

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: s:_General Notes.dwg

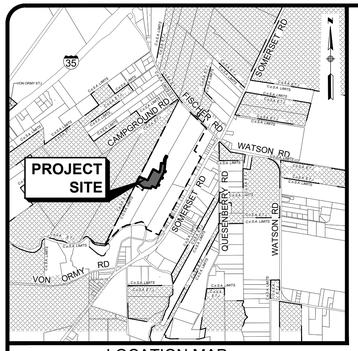


LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

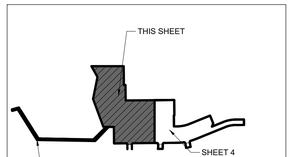
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SHEET NO. 2
OF 40 SHEETS

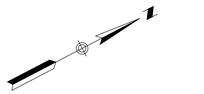
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LOCATION MAP
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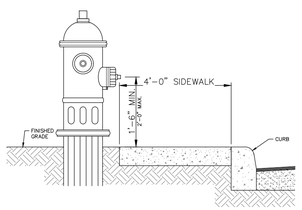


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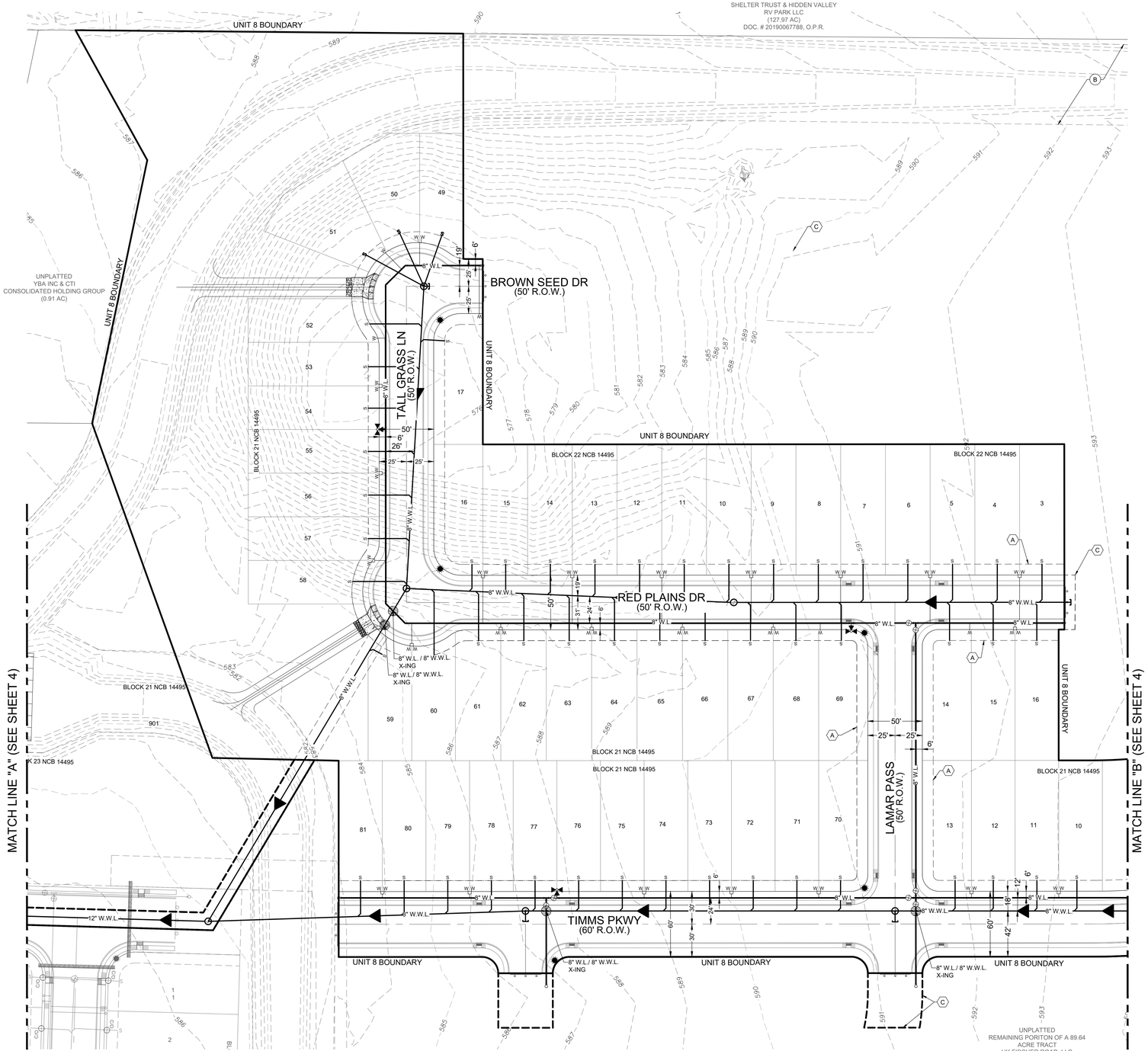


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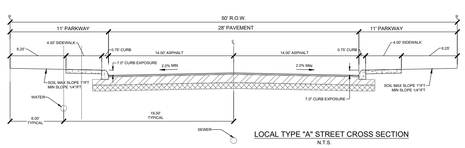
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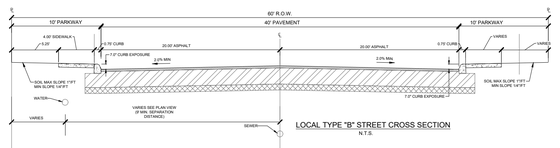
FIRE HYDRANT LOCATION (WITH SIDEWALK)
NTS



- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



LOCAL TYPE "A" STREET CROSS SECTION
N.T.S.



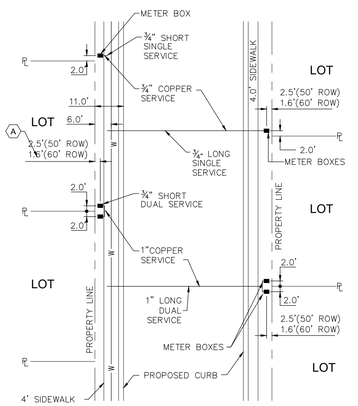
LOCAL TYPE "B" STREET CROSS SECTION
N.T.S.

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8" WW	8" WW	SANITARY SEWER LINE
	WL	WATER LINE
FM (BY OTHERS)		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1"-6" (CPS) 2-4" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS VALVE
G	G	GAS LINE
D	D	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		4" CONDUIT FOR WATER SERVICE PHASE LINE

GENERAL NOTES

1. FIRE HYDRANT SHALL BE LOCATED BEHIND SIDEWALK IN ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION DETAIL DD-834-01.
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
3. ALL VALVES SHALL READ "OPEN RIGHT".
4. ALL FIRE HYDRANTS SHALL BE PAINTED APPROPRIATE SAWS COLORS.
5. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO THE PROPOSED TOP OF PAVEMENT OR GROUND ELEVATION.
6. ALL WATER PIPE TO BE C-900, DR-18, CLASS 150 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY GRAVITY INVERTS PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL UTILITY TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PREFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTER, 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.
9. CONTRACTOR TO REFERENCE MOST CURRENT SAWS DETAILS & SPECIFICATIONS. FOR SEWER MANHOLES REFERENCE SAWS STANDARD SPECIFICATION ITEM NO. 852.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.



WATER SERVICE DETAILS
NTS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
UTILITY LAYOUT
(SHEET 1 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Utility Layout.dwg

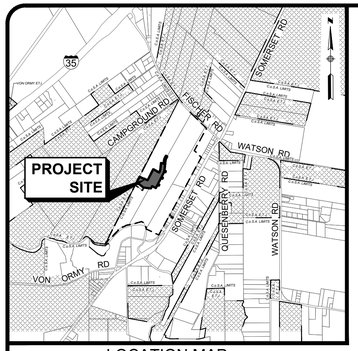
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
04/16/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

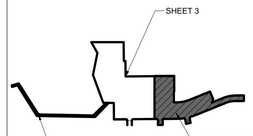
JOB NUMBER:
SA199-0404C-426

SHEET NO.
3
OF 40 SHEETS

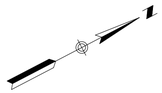
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LOCATION MAP
N.T.S.

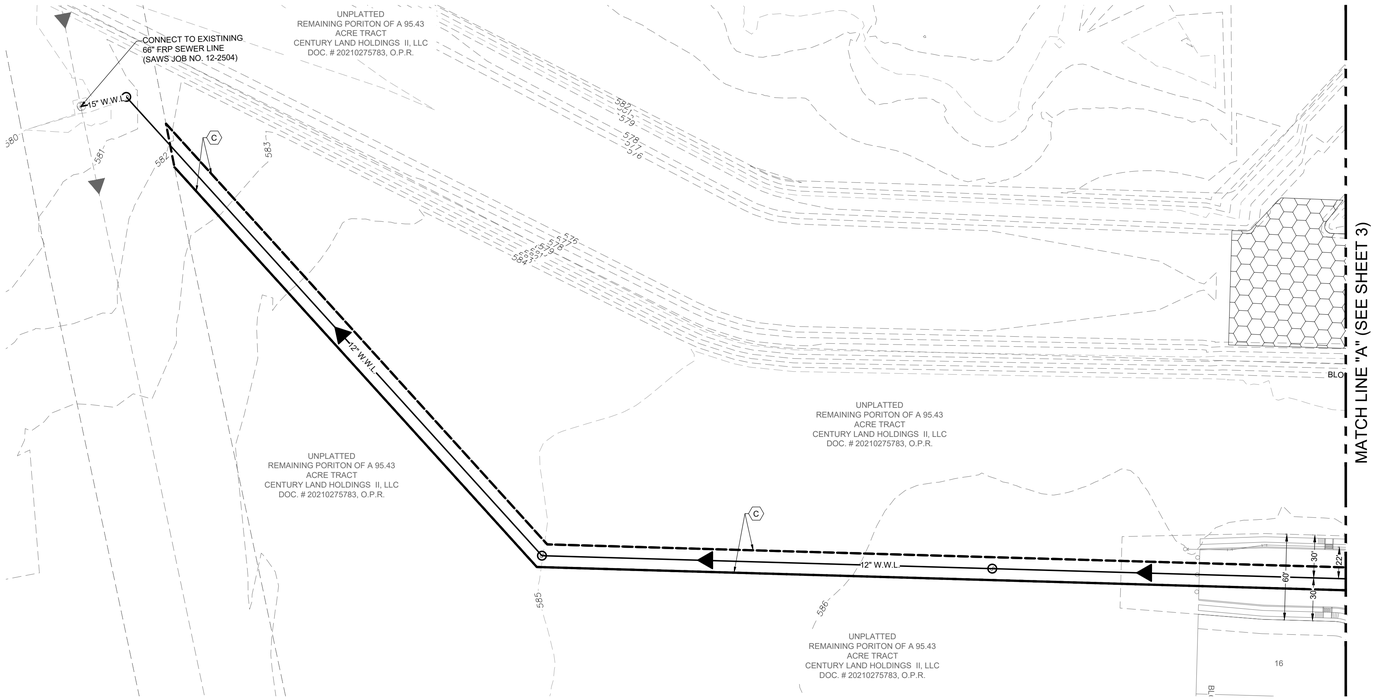


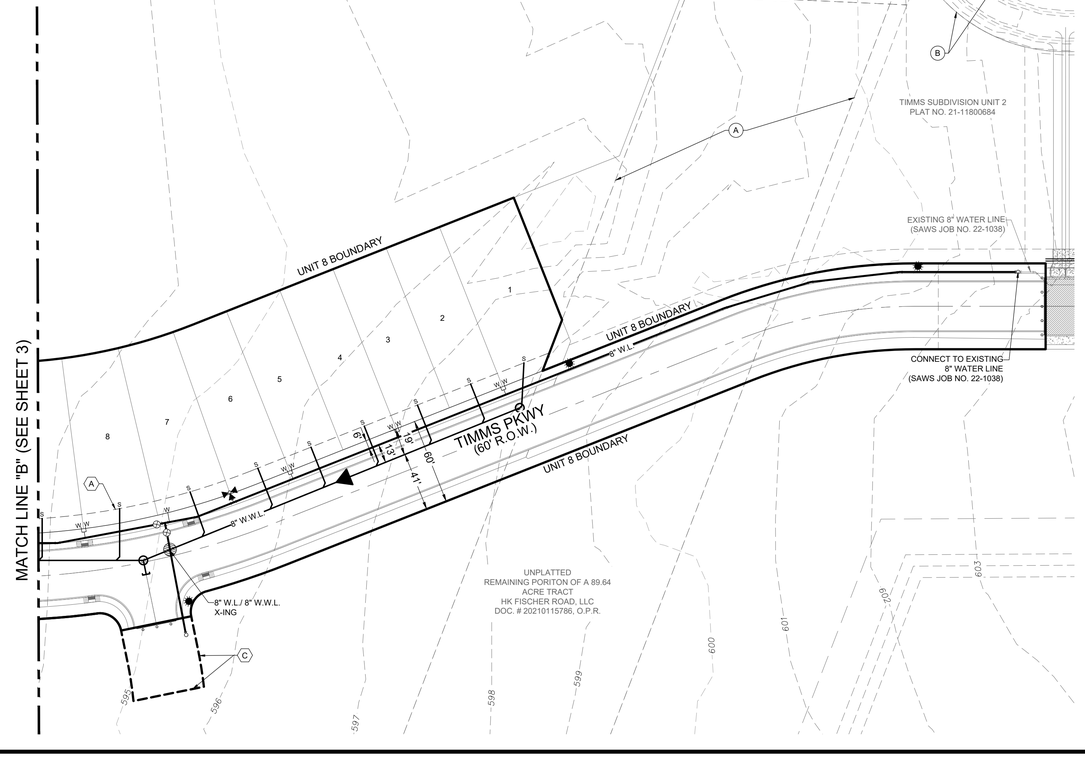
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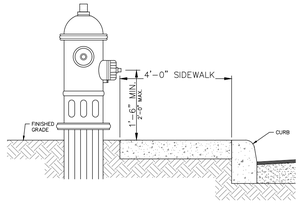
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SCALE IN FEET
SCALE: 1"=50'

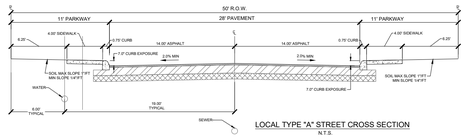




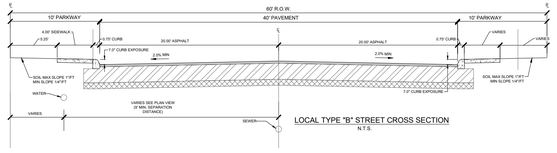
- A 10' G.E.T.CA. ESM'T
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FIRE HYDRANT LOCATION (WITH SIDEWALK)
NTS



LOCAL TYPE "A" STREET CROSS SECTION
N.T.S.



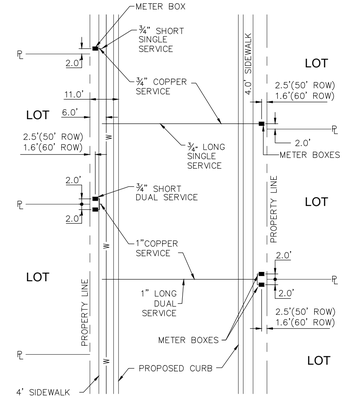
LOCAL TYPE "B" STREET CROSS SECTION
N.T.S.

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8" WW	8" WW	SANITARY SEWER LINE
	WL	WATER LINE
FM (BY OTHERS)		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
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		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
		TOP OF MANHOLE
		EXISTING
		GAS, ELEC, TELE & CABLE TV ESM'T.
		EASEMENT
		VOLUME
		PAGE
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WATER SERVICE DETAILS
NTS

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: ar_Utility Layout.dwng

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
04/22/25

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA199-0404C-426

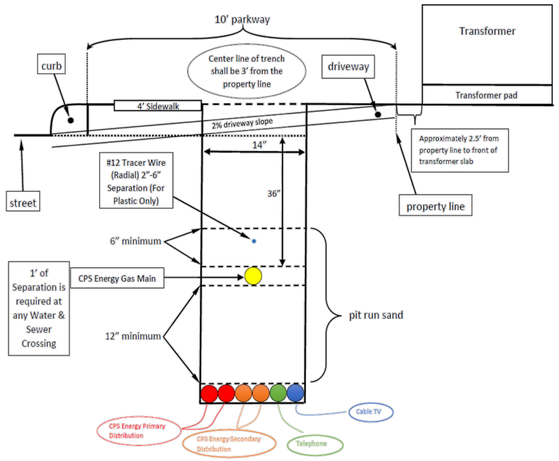
SHEET NO.
4
OF 40 SHEETS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
UTILITY LAYOUT
(SHEET 2 OF 2)

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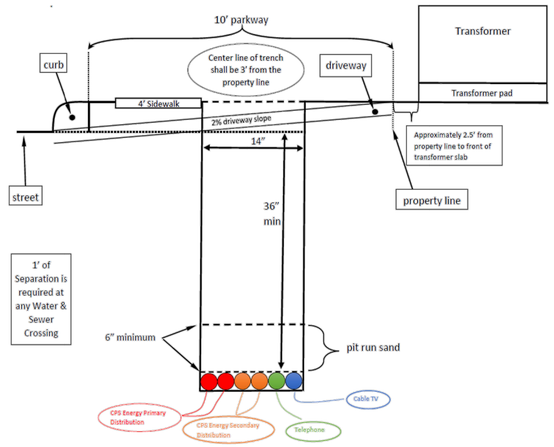
DS-1

Gas & Electric Trench Joint with Other Utilities



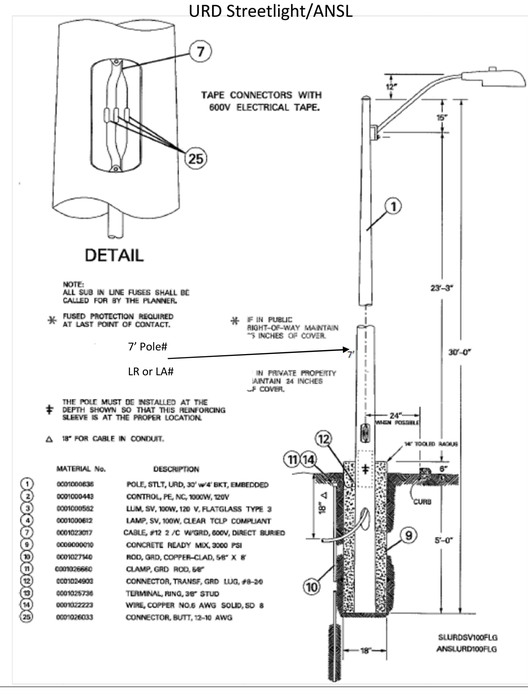
DS-2

Electric Trench with Joint Utilities



DS-9

URD Streetlight/ANSL



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
CPS ENERGY DETAILS

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_CPS Energy Details.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
04/16/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 5
OF 40 SHEETS

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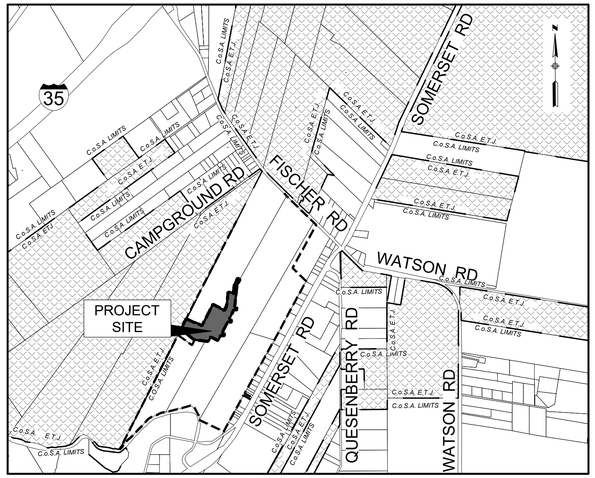
TIMMS SUBDIVISION UNIT 8

WATER CONSTRUCTION PLANS

LAND-PLAT-22-11800364

SAN ANTONIO, TEXAS 78073

BEXAR COUNTY



LOCATION MAP

(N.T.S.)

SUBMITTAL DATE: JUNE 2025

SHEET NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	UTILITY LAYOUT (SHEET 1 OF 2)
4	UTILITY LAYOUT (SHEET 2 OF 2)
5	CPS ENERGY DETAILS
6	WATER COVER
7	WATER LAYOUT (SHEET 1 OF 2)
8	WATER LAYOUT (SHEET 2 OF 2)
9	WASTEWATER COVER
10	WASTEWATER LAYOUT (SHEET 1 OF 3)
11	WASTEWATER LAYOUT (SHEET 2 OF 3)
12	WASTEWATER LAYOUT (SHEET 3 OF 3)
13	WASTEWATER LINE 'A' PLAN & PROFILE STA. 1+00.00 TO 11+00.00
14	WASTEWATER LINE 'A' PLAN & PROFILE STA. 11+00.00 TO 22+00.00
15	WASTEWATER LINE 'B' PLAN & PROFILE STA. 1+00.00 TO 7+00.00
16	WASTEWATER LINE 'C' PLAN & PROFILE STA 1+00.00 TO 9+00.00
17	WASTEWATER LINE 'C' PLAN & PROFILE 9+00.00 TO END
18	EXISTING DRAINGE AREA MAP
19	PROPOSED DRAINAGE AREA MAP
20	ULTIMATE DRAINAGE AREA MAP
21	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 1 OF 2)
22	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 2 OF 2)
23	GRADING PLAN (SHEET 1 OF 2)
24	GRADING PLAN (SHEET 2 OF 2)
25	DRAIN 'A' PLAN & PROFILE STA. 1+00.00 TO END
26	DRAIN 'B' PLAN & PROFILE STA. 1+00.00 TO END
27	DRAINAGE DETAILS (SHEET 1 OF 2)
28	DRAINAGE DETAILS (SHEET 2 OF 2)
29	TIMMS PKWY PLAN & PROFILE STA. 12+00.00
30	TIMMS PKWY PLAN & PROFILE STA. 12+00.00 TO END
31	LAMAR PASS PLAN & PROFILE STA. 1+00.00 TO END
32	RED PLAINS DR PLAN & PROFILE STA. 1+00.00 TO STA. 7+03.00
33	TALL GRASS LN PLAN & PROFILE STA. 1+00.00 TO END
34	BROWN SEED DR PLAN & PROFILE 1+00.00 TO END
35	SIGNAGE (SHEET 1 OF 2)
36	SIGNAGE (SHEET 2 OF 2)
37	TRAFFIC DETAILS (SHEET 1 OF 2)
38	TRAFFIC DETAILS (SHEET 2 OF 2)
39	STORM WATER POLLUTION PREVENTION PLAN 1
40	STORM WATER POLLUTION PREVENTION PLAN 2

PROPERTY DESCRIPTION

BEING 13.45 ACRES OUT OF CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 726, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revised December 2021

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

GENERAL CONSTRUCTION

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 Construction."
   E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
2. The Contractor shall obtain SAWS Standard Details from SAWS website, https://apps.saws.org/business_center/specs/constspecs/ unless otherwise noted within design plans.
3. The Contractor is to notify and make arrangements with the SAWS Construction Inspection Division at 210-233-3500 (during regular SAWS working hours) and provide notification procedures the Contractor will use to notify affected home residents and/or property owners two (2) weeks prior to excavation. Outside of regular SAWS working hours the SAWS EOC should be contacted at 210-704-7297.
4. If necessary, Contractor will coordinate use of SAWS premises at no additional cost to SAWS. Such efforts include, but are not limited to, obtaining security identification badges required for access to SAWS facilities.
5. Locations and depths of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verif ied by the Contractor 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 prior to construction whether shown on plans or not. As-builts for SAWS infrastructure can be obtained at website below. Contractor shall coordinate physical locates for SAWS infrastructure through the SAWS Inspector. Please allow up to 7 business days for locates requesting pipe location markers on SAWS infrastructure. The following contact information are supplied for verification purposes:

   San Antonio Water System:
   Request as-builts: https://www.saws.org/service/locates-service/

   COSA Drainage 210-206-8433
   COSA Traffic Signal Operations 210-207-7720
   Texas Statewide 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 as a result of damages done by the project's construction.
8. Contractor shall not make use of dumpsters or waste bins that are intended to serve residents and/or businesses.
9. All work in Texas Department of Transportation and Bexar County right-of-way shall be done in accordance with respective construction specifications and permit.
10. The Contractor shall comply with City of San Antonio or other governing Municipality' s tree ordinances when excavating near trees.
11. All work within the 100-year Floodplain shall be done in accordance with Floodplain Development Permit.
12. Any work completed without prior written authorization which is not included in these plans and specifications will not be compensated by the San Antonio Water System.
13. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays.

    Weekend Work: Contractors are required to submit request to the SAWS Inspection Construction department by 12:00pm on the Wednesday prior to the weekend being requested. Request should be sent to constworkreq@saws.org.

    Any and all SAWS utility work installed without weekend approval will be subject to be uncovered for proper inspection at no cost to SAWS.
14. PRE-CON SITE VIDEO: Before the start of any construction. The site must be video recorded by the contractor with one copy submitted to SAWS Inspections. A pre-site video will provide accurate documentation of the existing conditions (NSPI).
15. POWER POLE BRACING: Contractors should be advised that there are existing overhead utility poles along the project corridor. Contractors should further be advised that if the distance from the outside face of a utility trench to the face of a utility pole is less than 5 feet, said utility pole is subject to bracing, based on a determination made by utility pole owner. Costs incurred by contractor for bracing of these utility poles is subsidiary to that respective utility company's work. It is advisable for the contractor to review the construction documents and visit the construction site to determine potential impacts.
16. CONSTRUCTION SEQUENCING: It is the Contractor's sole responsibility to schedule sequencing for removal and installation of existing and proposed SAWS utilities in conjunction with general project construction. Sequence of construction activities shall be considered in order to minimize the extent and duration of disturbances.
17. Contractor shall comply with applicable regulations including, but not limited to, those overseen by the U.S. Occupational Safety and Health Administration (OSHA). OSHA information and related materials may be obtained at https://www.osha.gov/ or at the OSHA San Antonio Office located at Fountainhead Tower, Suite 605 8200 W. Interstate 10 San Antonio, TX 78230 which is also reachable by phone at (210) 472-5040.
18. TRENCH EXCAVATION SAFETY PROTECTION: Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work areas in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies with, as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

WATER

1. Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Inspection and/or SAWS Production groups at least two weeks or more 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.
   SAWS Production Control Center 210-233-2016
2. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), maybe 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, Payment for such work is to be made under Item No. 3000, "Handling Asbestos Cement Pipe".

   AC pipe removed on construction projects for tie-in(s) should be in length of 26 linear feet (LF). Lengths of 13 LF should be removed where AC pipe is being removed and crossing pipes, conduits, or boxes.
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. 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.

SEWER

5. The Contractor is responsible for ensuring that no sanitary sewer overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
   A. Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at 210-704-SAWS (210-704-7297). Provide the address of the spill and an estimated volume or flow.
   B. Attempt to eliminate the source of the SSO.
   C. Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
   D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
   E. Clean the affected sewer mains and remove any debris.
   F. Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.

   Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA.

   No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.
6. The Contractor shall provide bypass pumping of sewage around each segment of pipe to be replaced, in accordance with SAWS Standard Specification Item No. 865, "Bypass Pumping Small Diameter Sanitary Sewer Mains" and Standard Specification Item No. 864, "Bypass Pumping Large Diameter Sanitary Sewer Mains" as applicable. Payment for such work will be made under the appropriate bid item associated with Sanitary Sewer Bypass Pumping in accordance with SAWS Standard Specifications 865 and 864.
7. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at 210-233-3500 and/or SAWS Production groups at least two weeks or more 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.
8. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements (NSPI).
9. MANHOLE REMOVAL: Where existing manholes are to be replaced by the contractor , the existing manholes shall be removed. (NSPI)
10. SMART MANHOLE COVERS: The Contractor shall notify SAWS EOC at 210-704- SAWS (210-233-7297) and either America Espinoza at 210-233-2934 or Jose A. Martinez at 210-233-3071 a minimum of 72 hours, not counting weekends or SAWS holidays, before working on the pipe or manhole, in order to have SAWS remove the Smart Cover. Any damage done to the Smart Cover will be charged to the Contractor through a change order.
11. FLOW METERS IN MANHOLES: The Contractor shall notify Bobby Johnson at 210- 233-3493 or Abel Borunda at 210-233-3704 a minimum of 72 hours, not counting weekends or SAWS holidays, before working on the pipe or manhole, in order to have SAWS remove the Flow Meter in the manhole. Any damage done to the Flow Meter will be charged to the Contractor through a change order.

Add applicable TCEQ notes under headings below if applicable and remove all red text herein. Remove any text below, including headings, which is not applicable to the project in question.

TCEQ: EDWARDS AQUIFER PROTECTION - LIFT STATIONS AND FORCE MAINS
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-591 available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - WATER POLLUTION ABATEMENT PLAN
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-592 available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - CONTRIBUTING ZONE PLAN
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ- 592A available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - ORGANIZED SEWER COLLECTION SYSTEM
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-596 available at https://www.tceq.texas.gov/permitting/eapp/material.html

WATER: SAWS PRESSURE ZONE 2

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530,124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2,944 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1148

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

BENCHMARK INFORMATION:

CP-1: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 1"
N: 13,655,133.81'
E: 2,094,422.09'
ELEVATION = 623.13

CP-2: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 2"
N: 13,655,506.71'
E: 2,094,043.20'
ELEVATION = 624.74'

THIS INFORMATION PROVIDED BY: LJA LAND SURVEY

DEVELOPER: CENTURY LAND HOLDINGS II, LLC
2330 N LOOP 1604 W ACCESS ROAD, SUITE 112, SAN ANTONIO, TX 78248
CONTACT: RUDY MUÑOZ
TELEPHONE: (210) 405-0195

ENGINEER: LJA ENGINEERING, INC.
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: TORRY HURT, P.E.
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR: LJA SURVEYING
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TX 78230
CONTACT PERSON: GORDON ANDERSON
PHONE # (210) 503-2700

CONTOUR DATA: FIELD SURVEY BY LJA SURVEYING

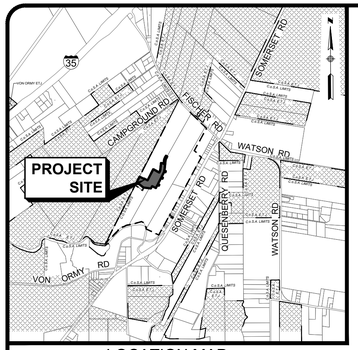
LJA JOB NO. SA199-0404B-426

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
06/30/25
Seamus Macfarland

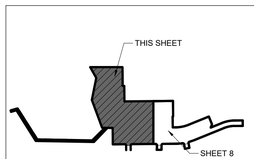
LJA Engineering, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

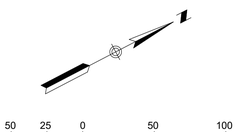
Phone 210.503.2700
LJA.COM
FRN-F-1386



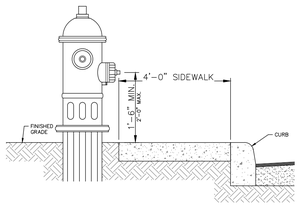
LOCATION MAP
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SHEET INDEX
N.T.S.

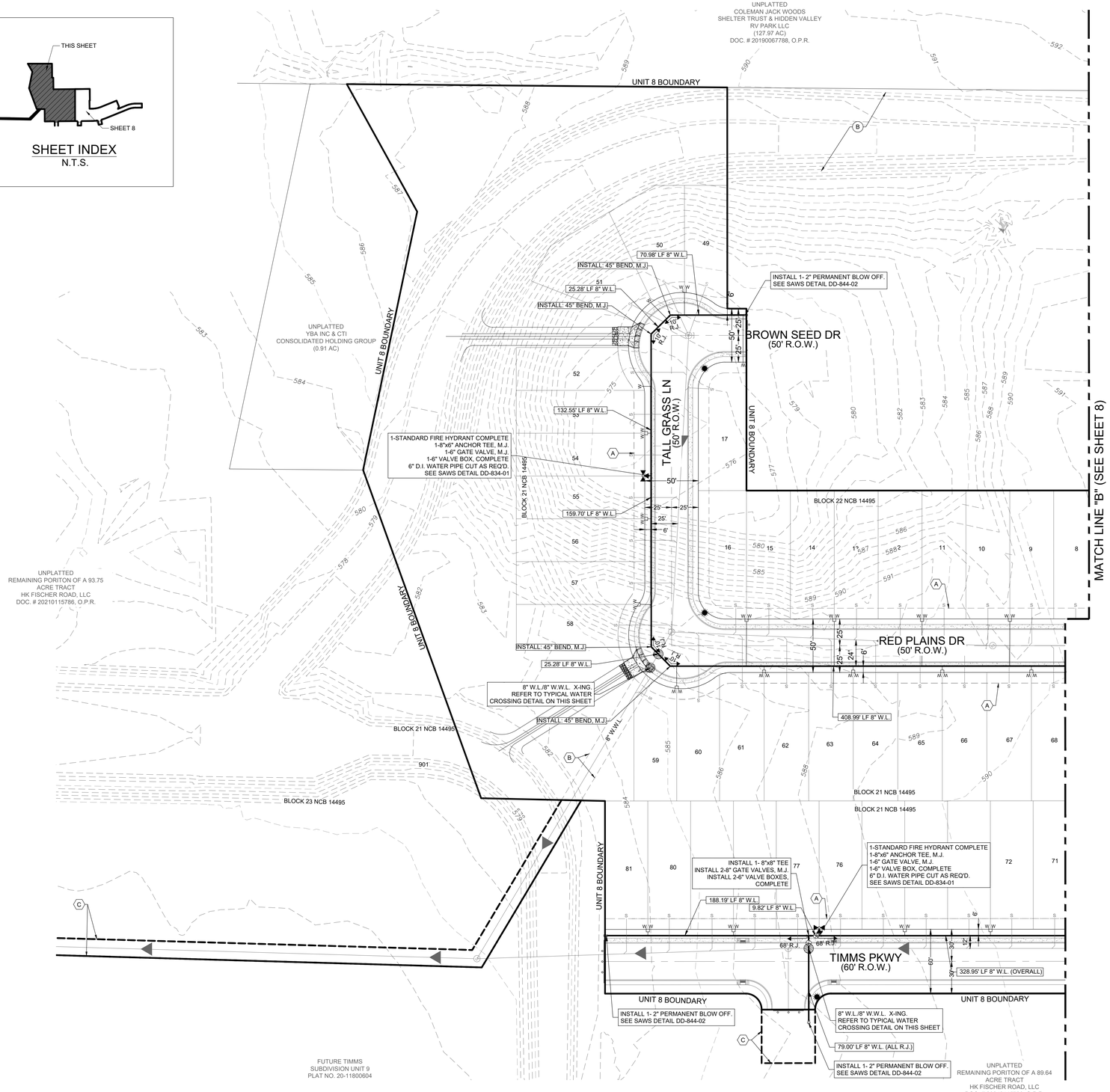


SCALE IN FEET
SCALE: 1"=50'



FIRE HYDRANT LOCATION (WITH SIDEWALK)
NTS

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8" WW	8" WW	SANITARY SEWER LINE
	WL	WATER LINE
FM (BY OTHERS)		FORCE MAIN (BY OTHERS)
c/o	c/o	SANITARY SEWER LATERAL CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1"-6" (CPS) 2-4" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS VALVE
G	G	GAS LINE
D	D	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
		TOP OF MANHOLE
		EXISTING
		GAS, ELEC, TELE & CABLE TV ESM'T.
		EASEMENT
		VOLUME
		PAGE
		4" CONDUIT FOR WATER SERVICE
		PHASE LINE
		DEMO/REPLACE SIDEWALK

GENERAL NOTES

1. FIRE HYDRANT SHALL BE LOCATED BEHIND SIDEWALK IN ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION DETAIL DD-834-01.
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
3. ALL VALVES SHALL READ "OPEN RIGHT".
4. ALL FIRE HYDRANTS SHALL BE PAINTED APPROPRIATE SAWS COLORS.
5. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO THE PROPOSED TOP OF PAVEMENT OR GROUND ELEVATION.
6. ALL WATER PIPE TO BE C-900, DR-18, CLASS 235 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY GRAVITY INVERTS PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR TO REFERENCE MOST CURRENT SAWS DETAILS & SPECIFICATIONS. FOR SEWER MANHOLES REFERENCE SAWS STANDARD SPECIFICATION ITEM NO. 852.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.
10. GATE VALVE LOCATIONS SHOWN ARE FOR VISUAL PURPOSE AND PLAN READABILITY. ALL GATE VALVES AND VALVE BOXES ASSOCIATED WITH TEES AND CROSSES TO BE INSTALLED WITHIN PAVEMENT LIMITS OR OPEN SPACES AND NOT IN CONFLICT WITH PROPOSED CURBS OR SIDEWALKS. ALL GATE VALVES AND VALVE BOXES ASSOCIATED WITH FIRE HYDRANT INSTALLATION TO BE INSTALLED OUTSIDE OF SIDEWALK LIMITS. FIRE HYDRANTS TO BE INSTALLED 12" MIN TO 7' MAX. FROM FACE OF CURB IN ACCORDANCE WITH SAWS SPECIFICATION 834.

SAWS CONSTRUCTION NOTES
CONTRACTOR SHALL REFERENCE THE CURRENT SAWS CONSTRUCTION SPECIFICATIONS & DETAILS AT THE TIME OF THE DATED PLAN SHEET. SEE BELOW FOR REFERENCED SPECIFICATIONS.

SAWS WATER ITEM NUMBERS:

812 WATER MAIN INSTALLATION
824 WATER SERVICE SUPPLY LINES
828 GATE VALVES
831 CUT-IN TEE
834 FIRE HYDRANTS
839 JOINT RESTRAINTS
840 WATER TIE-INS
841 HYDROSTATIC TESTING
844 TEMP AND PERMANENT BLOW OFF ASSEMBLIES
847 DISINFECTION
856 JACKING, BORING OR TUNNELING PIPE

WATER: SAWS PRESSURE ZONE 2

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530,124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC.
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2,944 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1148

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WATER LAYOUT
(SHEET 1 OF 2)

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
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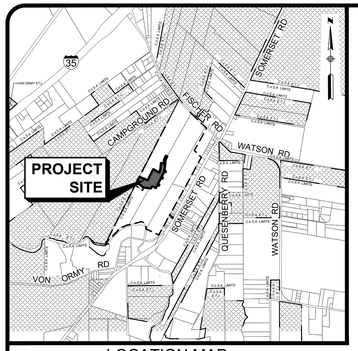
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
IRR2205
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

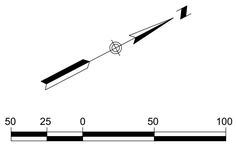
JOB NUMBER:
SA199-0404C-426

SHEET NO.
7
OF 40 SHEETS

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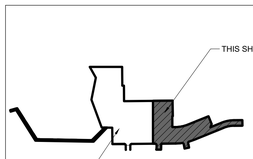


LOCATION MAP
N.T.S.

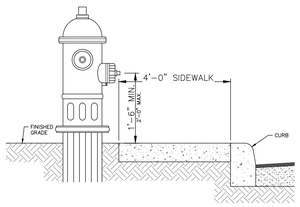


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SCALE IN FEET
SCALE: 1"=50'

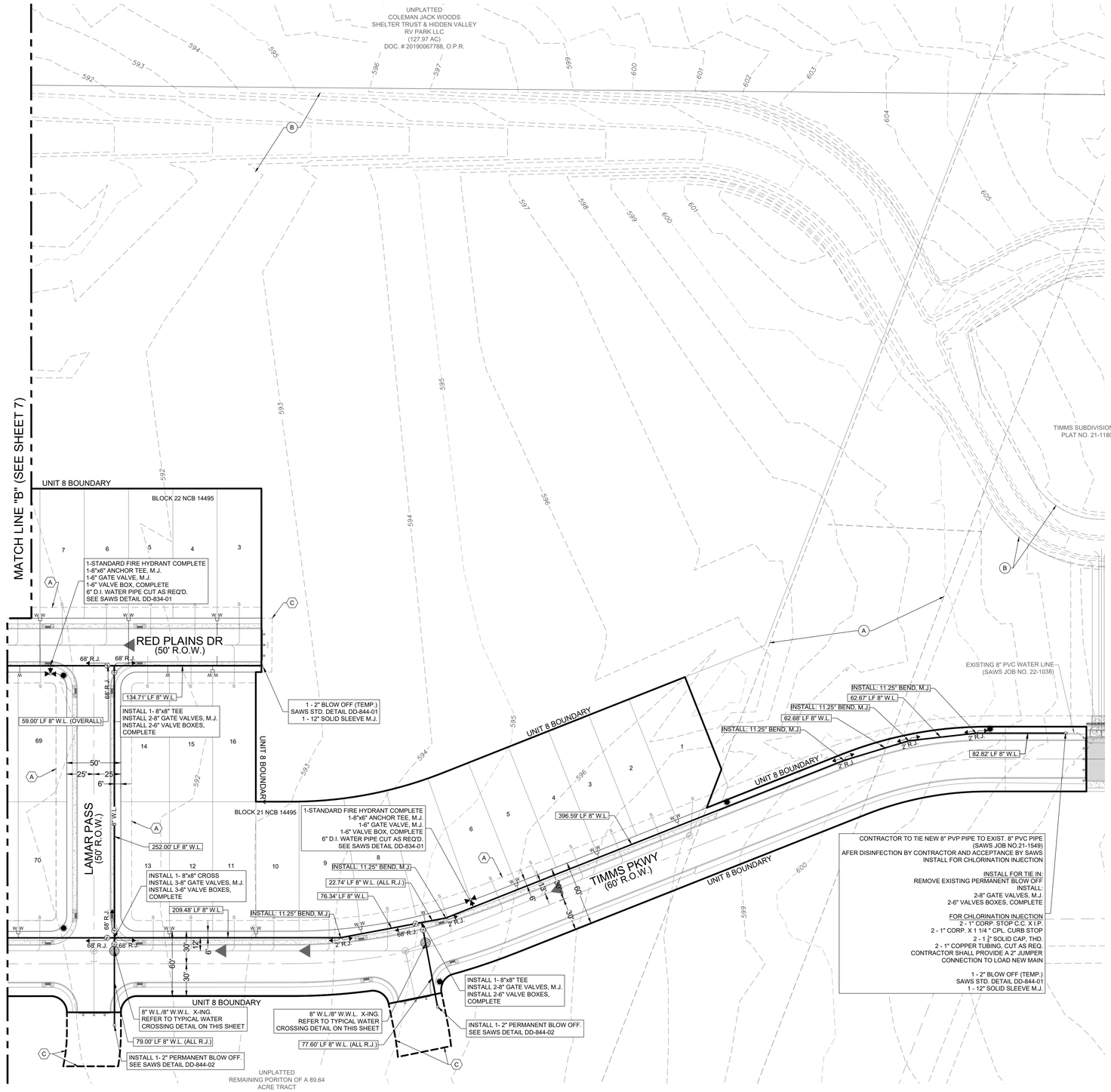


SHEET INDEX
N.T.S.



FIRE HYDRANT LOCATION (WITH SIDEWALK)
NTS

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8" WW	8" WW	SANITARY SEWER LINE
	WL	WATER LINE
FM (BY OTHERS)		FORCE MAIN (BY OTHERS)
		SANITARY SEWER LATERAL
C/O	C/O	CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1"-6" (CPS) 2-4" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS VALVE
G	G	GAS LINE
D	D	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		4" CONDUIT FOR WATER SERVICE
		PHASE LINE

GENERAL NOTES

1. FIRE HYDRANT SHALL BE LOCATED BEHIND SIDEWALK IN ACCORDANCE WITH THE FIRE HYDRANT INSTALLATION DETAIL DD-834-01.
2. CONTRACTOR TO FIELD VERIFY EXACT LOCATIONS OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
3. ALL VALVES SHALL READ "OPEN RIGHT".
4. ALL FIRE HYDRANTS SHALL BE PAINTED APPROPRIATE SAWS COLORS.
5. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO THE PROPOSED TOP OF PAVEMENT OR GROUND ELEVATION.
6. ALL WATER PIPE TO BE C-900, DR-18, CLASS 235 UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL VERIFY GRAVITY INVERTS PRIOR TO CONSTRUCTION AND NOTIFY CIVIL ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR TO REFERENCE MOST CURRENT SAWS DETAILS & SPECIFICATIONS. FOR SEWER MANHOLES REFERENCE SAWS STANDARD SPECIFICATION ITEM NO. 852.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING SAWS STANDARD SPECIFICATION 804 FOR EXCAVATION, TRENCHING AND BACKFILLING REQUIREMENTS AND STANDARD SPECIFICATION 812 FOR WATER/SEWER SEPARATION REQUIREMENTS.
10. GATE VALVE LOCATIONS SHOWN ARE FOR VISUAL PURPOSE AND PLAN READABILITY. ALL GATE VALVES AND VALVE BOXES ASSOCIATED WITH TEES AND CROSSES TO BE INSTALLED WITHIN PAVEMENT LIMITS OR OPEN SPACES AND NOT IN CONFLICT WITH PROPOSED CURBS OR SIDEWALKS. ALL GATE VALVES AND VALVE BOXES ASSOCIATED WITH FIRE HYDRANT INSTALLATION TO BE INSTALLED OUTSIDE OF SIDEWALK LIMITS. FIRE HYDRANTS TO BE INSTALLED 12" MIN TO 7' MAX. FROM FACE OF CURB IN ACCORDANCE WITH SAWS SPECIFICATION 834.

SAWS CONSTRUCTION NOTES
CONTRACTOR SHALL REFERENCE THE CURRENT SAWS CONSTRUCTION SPECIFICATIONS & DETAILS AT THE TIME OF THE DATED PLAN SHEET. SEE BELOW FOR REFERENCED SPECIFICATIONS.

SAWS WATER ITEM NUMBERS:

812 WATER MAIN INSTALLATION
824 WATER SERVICE SUPPLY LINES
828 GATE VALVES
831 CUT-IN TEE
834 FIRE HYDRANTS
839 JOINT RESTRAINTS
840 WATER TIE-INS
841 HYDROSTATIC TESTING
844 TEMP AND PERMANENT BLOW OFF ASSEMBLIES
847 DISINFECTION
856 JACKING, BORING OR TUNNELING PIPE

WATER: SAWS PRESSURE ZONE 2

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530,124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2,944 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1148

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WATER LAYOUT
(SHEET 2 OF 2)

NO.	REVISIONS DESCRIPTION	BY	DATE
1	LOTS 1-12 BLK 21 NCB 14495 CONFIGURATION & UTILITY SERVICES CHANGE	JD	06/24/2024

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_b-Water Layout.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
Seamus MacFarland
6/24/25

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA199-0404C-426

SHEET NO.
8
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Unit 8\06 Site Development Plans\DWG-Sheets\sh_Water Layout.dwg
User: smacfarland
Last Modified: Jun 02, 25 - 15:40
Plot Date/Time: Jun 24, 25 - 10:56:11

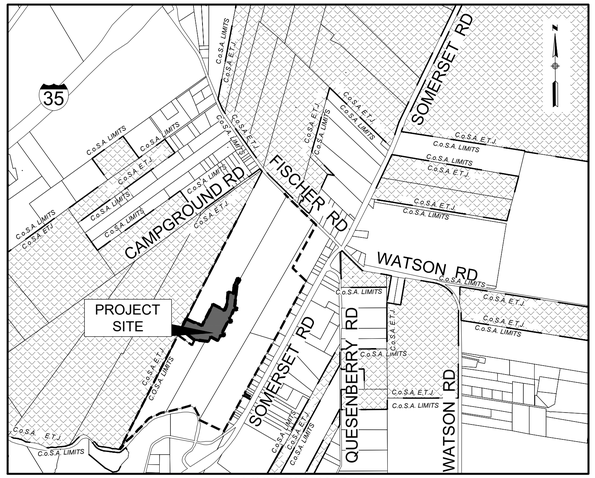
TIMMS SUBDIVISION UNIT 8

WASTEWATER CONSTRUCTION PLANS

LAND-PLAT-22-11800364

SAN ANTONIO, TEXAS 78073

BEXAR COUNTY



LOCATION MAP

(N.T.S.)

SUBMITTAL DATE: JUNE 2025

SHEET NO.	DESCRIPTION
1	COVER
2	GENERAL NOTES
3	UTILITY LAYOUT (SHEET 1 OF 2)
4	UTILITY LAYOUT (SHEET 2 OF 2)
5	CPS ENERGY DETAILS
6	WATER COVER
7	WATER LAYOUT (SHEET 1 OF 2)
8	WATER LAYOUT (SHEET 2 OF 2)
9	WASTEWATER COVER
10	WASTEWATER LAYOUT (SHEET 1 OF 3)
11	WASTEWATER LAYOUT (SHEET 2 OF 3)
12	WASTEWATER LAYOUT (SHEET 3 OF 3)
13	WASTEWATER LINE 'A' PLAN & PROFILE STA. 1+00.00 TO 11+00.00
14	WASTEWATER LINE 'A' PLAN & PROFILE STA. 11+00.00 TO 22+00.00
15	WASTEWATER LINE 'B' PLAN & PROFILE STA. 1+00.00 TO 7+00.00
16	WASTEWATER LINE 'C' PLAN & PROFILE STA 1+00.00 TO 9+00.00
17	WASTEWATER LINE 'C' PLAN & PROFILE 9+00.00 TO END
18	EXISTING DRAINGE AREA MAP
19	PROPOSED DRAINAGE AREA MAP
20	ULTIMATE DRAINAGE AREA MAP
21	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 1 OF 2)
22	MDP ULTIMATE DRAINAGE AREA MAP (SHEET 2 OF 2)
23	GRADING PLAN (SHEET 1 OF 2)
24	GRADING PLAN (SHEET 2 OF 2)
25	DRAIN 'A' PLAN & PROFILE STA. 1+00.00 TO END
26	DRAIN 'B' PLAN & PROFILE STA. 1+00.00 TO END
27	DRAINAGE DETAILS (SHEET 1 OF 2)
28	DRAINAGE DETAILS (SHEET 2 OF 2)
29	TIMMS PKWY PLAN & PROFILE STA. 1+00.00 TO STA. 12+00.00
30	TIMMS PKWY PLAN & PROFILE STA. 12+00.00 TO END
31	LAMAR PASS PLAN & PROFILE STA. 1+00.00 TO END
32	RED PLAINS DR PLAN & PROFILE STA. 1+00.00 TO STA. 7+03.00
33	TALL GRASS LN PLAN & PROFILE STA. 1+00.00 TO END
34	BROWN SEED DR PLAN & PROFILE 1+00.00 TO END
35	SIGNAGE (SHEET 1 OF 2)
36	SIGNAGE (SHEET 2 OF 2)
37	TRAFFIC DETAILS (SHEET 1 OF 2)
38	TRAFFIC DETAILS (SHEET 2 OF 2)
39	STORM WATER POLLUTION PREVENTION PLAN 1
40	STORM WATER POLLUTION PREVENTION PLAN 2

PROPERTY DESCRIPTION

BEING 13.45 ACRES OUT OF CALLED 79.238 ACRE TRACT OF LAND, AS CONVEYED TO CHARLES A. TIMMS AND RECORDED IN VOLUME 18638, PAGE 726, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SITUATED IN THE FRANCISCO A. RUIZ SURVEY NO. 47, ABSTRACT NO. 614, COUNTY BLOCK 4300, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revised December 2021

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT

GENERAL CONSTRUCTION

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 Construction."
   E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
2. The Contractor shall obtain SAWS Standard Details from SAWS website, https://apps.saws.org/business_center/specs/contspecs/ unless otherwise noted within design plans.
3. The Contractor is to notify and make arrangements with the SAWS Construction Inspection Division at 210-233-3500 (during regular SAWS working hours) and provide notification procedures the Contractor will use to notify affected home residents and/or property owners two (2) weeks prior to excavation. Outside of regular SAWS working hours the SAWS EOC should be contacted at 210-704-7297.
4. If necessary, Contractor will coordinate use of SAWS premises at no additional cost to SAWS. Such efforts include, but are not limited to, obtaining security identification badges required for access to SAWS facilities.
5. Locations and depths of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verif ied by the Contractor 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 prior to construction whether shown on plans or not. As-builts for SAWS infrastructure can be obtained at website below. Contractor shall coordinate physical locates for SAWS infrastructure through the SAWS Inspector. Please allow up to 7 business days for locates requesting pipe location markers on SAWS infrastructure. The following contact information are supplied for verification purposes:

   San Antonio Water System:
   Request as-builts: https://www.saws.org/service/locates-service/

   COSA Drainage 210-206-8433
   COSA Traffic Signal Operations 210-207-7720
   Texas Statewide 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 as a result of damages done by the project's construction.
8. Contractor shall not make use of dumpsters or waste bins that are intended to serve residents and/or businesses.
9. All work in Texas Department of Transportation and Bexar County right-of-way shall be done in accordance with respective construction specifications and permit.
10. The Contractor shall comply with City of San Antonio or other governing Municipality' s tree ordinances when excavating near trees.
11. All work within the 100-year Floodplain shall be done in accordance with Floodplain Development Permit.
12. Any work completed without prior written authorization which is not included in these plans and specifications will not be compensated by the San Antonio Water System.
13. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays.

    Weekend Work: Contractors are required to submit request to the SAWS Inspection Construction department by 12:00pm on the Wednesday prior to the weekend being requested. Request should be sent to constworkreq@saws.org.

    Any and all SAWS utility work installed without weekend approval will be subject to be uncovered for proper inspection at no cost to SAWS.
14. PRE-CON SITE VIDEO: Before the start of any construction. The site must be video recorded by the contractor with one copy submitted to SAWS Inspections. A pre-site video will provide accurate documentation of the existing conditions (NSPI).
15. POWER POLE BRACING: Contractors should be advised that there are existing overhead utility poles along the project corridor. Contractors should further be advised that if the distance from the outside face of a utility trench to the face of a utility pole is less than 5 feet, said utility pole is subject to bracing, based on a determination made by utility pole owner. Costs incurred by contractor for bracing of these utility poles is subsidiary to that respective utility company's work. It is advisable for the contractor to review the construction documents and visit the construction site to determine potential impacts.
16. CONSTRUCTION SEQUENCING: It is the Contractor's sole responsibility to schedule sequencing for removal and installation of existing and proposed SAWS utilities in conjunction with general project construction. Sequence of construction activities shall be considered in order to minimize the extent and duration of disturbances.
17. Contractor shall comply with applicable regulations including, but not limited to, those overseen by the U.S. Occupational Safety and Health Administration (OSHA). OSHA information and related materials may be obtained at https://www.osha.gov/ or at the OSHA San Antonio Office located at Fountainhead Tower, Suite 605 8200 W. Interstate 10 San Antonio, TX 78230 which is also reachable by phone at (210) 472-5040.
18. TRENCH EXCAVATION SAFETY PROTECTION: Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work areas in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies with, as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

WATER

1. Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Inspection and/or SAWS Production groups at least two weeks or more 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.
   SAWS Production Control Center 210-233-2016
2. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), maybe 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, Payment for such work is to be made under Item No. 3000, "Handling Asbestos Cement Pipe".

   AC pipe removed on construction projects for tie-in(s) should be in length of 26 linear feet (LF). Lengths of 13 LF should be removed where AC pipe is being removed and crossing pipes, conduits, or boxes.
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. 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.

SEWER

5. The Contractor is responsible for ensuring that no sanitary sewer overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
   A. Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at 210-704-SAWS (210-704-7297). Provide the address of the spill and an estimated volume or flow.
   B. Attempt to eliminate the source of the SSO.
   C. Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
   D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
   E. Clean the affected sewer mains and remove any debris.
   F. Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.

   Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA.

   No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.
6. The Contractor shall provide bypass pumping of sewage around each segment of pipe to be replaced, in accordance with SAWS Standard Specification Item No. 865, "Bypass Pumping Small Diameter Sanitary Sewer Mains" and Standard Specification Item No. 864, "Bypass Pumping Large Diameter Sanitary Sewer Mains" as applicable. Payment for such work will be made under the appropriate bid item associated with Sanitary Sewer Bypass Pumping in accordance with SAWS Standard Specifications 865 and 864.
7. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at 210-233-3500 and/or SAWS Production groups at least two weeks or more 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.
8. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements (NSPI).
9. MANHOLE REMOVAL: Where existing manholes are to be replaced by the contractor , the existing manholes shall be removed. (NSPI)
10. SMART MANHOLE COVERS: The Contractor shall notify SAWS EOC at 210-704- SAWS (210-233-7297) and either America Espinoza at 210-233-2934 or Jose A. Martinez at 210-233-3071 a minimum of 72 hours, not counting weekends or SAWS holidays, before working on the pipe or manhole, in order to have SAWS remove the Smart Cover. Any damage done to the Smart Cover will be charged to the Contractor through a change order.
11. FLOW METERS IN MANHOLES: The Contractor shall notify Bobby Johnson at 210- 233-3493 or Abel Borunda at 210-233-3704 a minimum of 72 hours, not counting weekends or SAWS holidays, before working on the pipe or manhole, in order to have SAWS remove the Flow Meter in the manhole. Any damage done to the Flow Meter will be charged to the Contractor through a change order.

Add applicable TCEQ notes under headings below if applicable and remove all red text herein. Remove any text below, including headings, which is not applicable to the project in question.

TCEQ: EDWARDS AQUIFER PROTECTION - LIFT STATIONS AND FORCE MAINS
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-591 available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - WATER POLLUTION ABATEMENT PLAN
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-592 available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - CONTRIBUTING ZONE PLAN
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ- 592A available at https://www.tceq.texas.gov/permitting/eapp/material.html

TCEQ: EDWARDS AQUIFER PROTECTION - ORGANIZED SEWER COLLECTION SYSTEM
If applicable to the project in question, add General Notes required in TCEQ Form TCEQ-596 available at https://www.tceq.texas.gov/permitting/eapp/material.html

LIVE OAK SLOUGH-MEDINA RIVER WATERSHED
SEWER: LOWER MEDINA SEWERSHED - DOS RIOS W.R.C.

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530, 124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2443 LF 10" - 32 LF 12" - 1463 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

REVISIONS			
NO.	DESCRIPTION	BY	DATE

BENCHMARK INFORMATION:

CP-1: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 1"
N: 13,655,133.81'
E: 2,094,422.09'
ELEVATION = 623.13

CP-2: CP SET 5/8-INCH REBAR IN CONC W/ ALUM CAP STAMPED "LJAS CP 2"
N: 13,655,506.71'
E: 2,094,043.20'
ELEVATION = 624.74'

THIS INFORMATION PROVIDED BY: LJA LAND SURVEY

DEVELOPER: CENTURY LAND HOLDINGS II, LLC
2330 N LOOP 1604 W ACCESS ROAD, SUITE 112, SAN ANTONIO, TX 78248
CONTACT: RUDY MUÑOZ
TELEPHONE: (210) 405-0195

ENGINEER: LJA ENGINEERING, INC.
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT PERSON: TORRY HURT, P.E.
PHONE # (210) 503-2700
FAX # (210) 503-2749

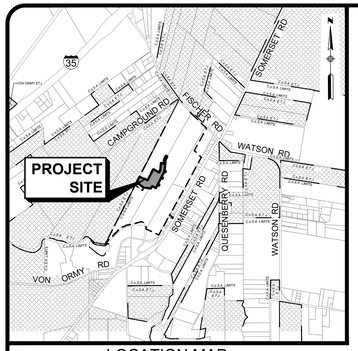
SURVEYOR: LJA SURVEYING
9830 COLONNADE BLVD, SUITE 300
SAN ANTONIO, TX 78230
CONTACT PERSON: GORDON ANDERSON
PHONE # (210) 503-2700

CONTOUR DATA: FIELD SURVEY BY LJA SURVEYING

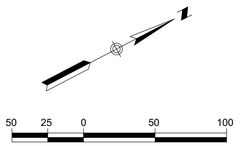
LJA JOB NO. SA199-0404B-426

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
Seamus MacFarland
8/29/2025

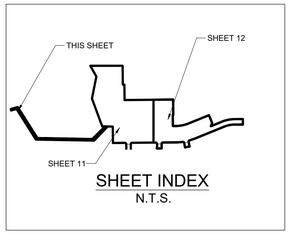
LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
FRN-F-1386



LOCATION MAP
N.T.S.



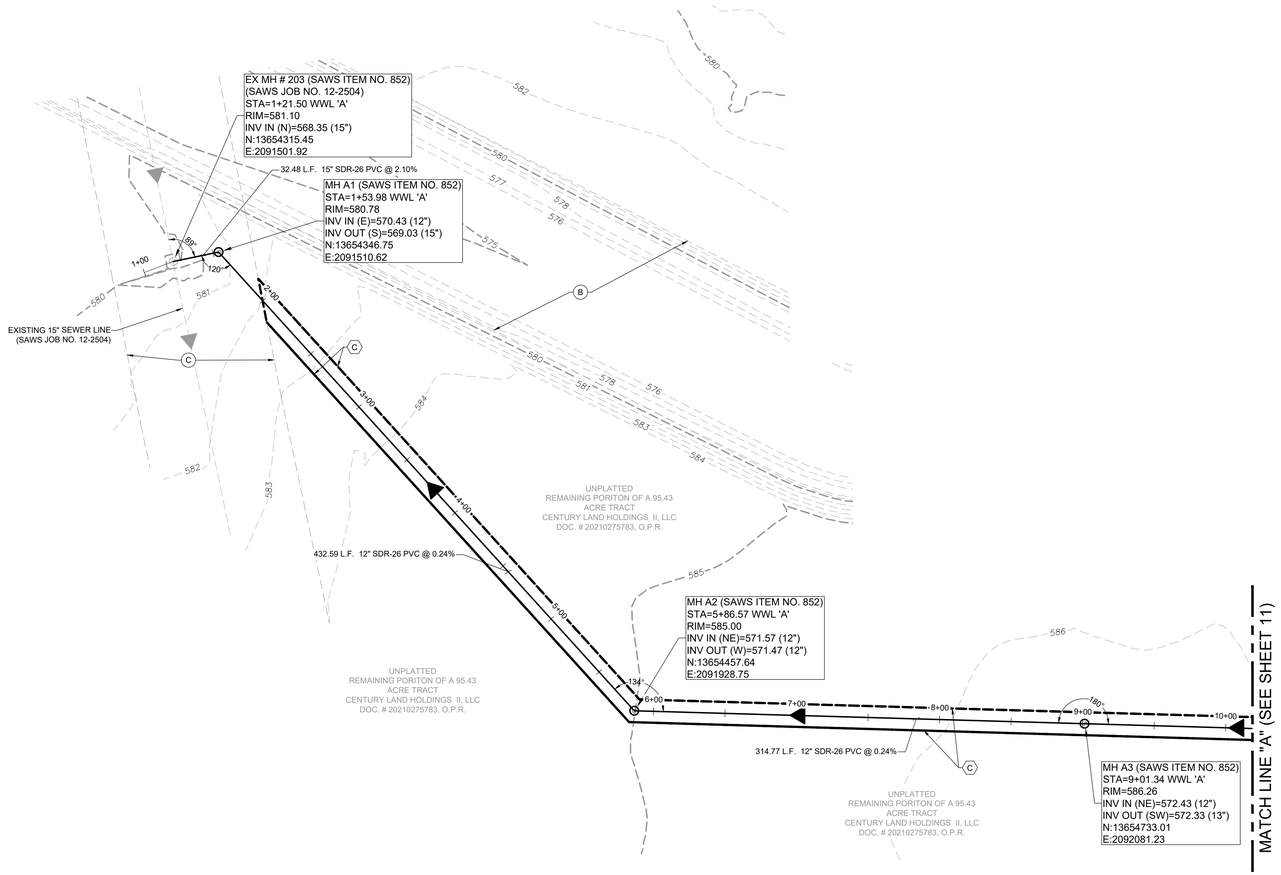
SCALE IN FEET
SCALE: 1"=50'



SHEET INDEX
N.T.S.

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING AND TESTING THE SANITARY SEWER SYSTEM IN ACCORDANCE WITH 30 TAC 217 [AND 213.5 FOR PROJECTS IN THE ERZD], THE DESIGN PLANS AND SAWS SPECIFICATIONS.
2. THE CONTRACTOR MUST PROVIDE CERTIFICATION UPON REQUEST OF THE ENGINEER THAT ALL MATERIALS FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM MEET TCEQ AND SAWS SPECIFICATIONS.
3. THE CONTRACTOR IS TO NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO BEGINNING WATER CONSTRUCTION AND TESTING SCHEDULE.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST THREE (3) DAYS PRIOR TO ALL TESTING ON THE SANITARY SEWER SYSTEM.
5. ANY TESTING PERFORMED WITHOUT THE PRESENCE OF THE ENGINEER WILL BE REDONE AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH COPIES OF TV-VIDEO INSPECTIONS WHEN COMPLETED AND COMPACTION TESTING RESULTS PRIOR TO FINAL TESTING OBSERVATION BY THE ENGINEER.
7. AFTER ALL SANITARY SEWER CONSTRUCTION HAS BEEN COMPLETED, FINAL STABILIZATION OF THE CONSTRUCTION AREA ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES SHALL BE COMPLETED BY EVENLY DISTRIBUTING SEEDING AND WATERING TO A MINIMUM OF 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
8. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET FOR 50 FEET ROW, 40 FT. FOR 60 FEET ROW IN LENGTH UNLESS NOTED OTHERWISE.
9. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' G.E.T.TV.E. EASEMENT AND CAPPED AND SEALED.
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LIVE OAK SLOUGH-MEDINA RIVER WATERSHED
SEWER: LOWER MEDINA SEWERSHED - DOS RIOS W.R.C.

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530, 124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2443 LF 15" - 32 LF 12" - 1463 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643

LEGEND

PROPOSED	EXISTING	
Ⓢ	Ⓢ	SANITARY SEWER MANHOLE
8" WW	8" WW	SANITARY SEWER LINE
	WL	WATER LINE
FM (BY OTHERS)		FORCE MAIN (BY OTHERS)
C/O	C/O	SANITARY SEWER LATERAL CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		1"-6" (CPS) 2-4" CONDUITS (ATT/SPECTRUM)
		WATER METER
		GAS VALVE
G	G	GAS LINE
Ⓓ	Ⓓ	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
	OU	OVERHEAD ELECTRIC
		BENCHMARK
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		4" CONDUIT FOR WATER SERVICE
		PHASE LINE

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- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
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804 EXCAVATION TRENCHING AND BACKFILL
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854 SANITARY SEWER LATERALS
858 CONCRETE ENCASEMENT CRADLES SADLES & COLLARS
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CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

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TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LAYOUT
(SHEET 1 OF 3)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Wastewater Layout.dwg

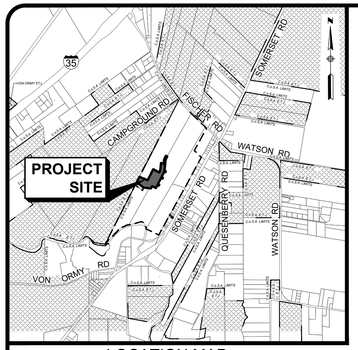
TBPE 152120
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

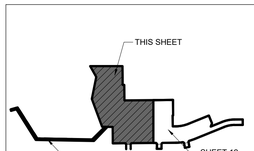
JOB NUMBER:
SA199-0404C-426

SHEET NO.
10
OF 40 SHEETS

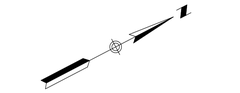
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Last Modified: Jun 25, 25 - 15:10
Plot Date/Time: Jun 25, 25 - 15:56:47



LOCATION MAP
N.T.S.



SHEET INDEX
N.T.S.



50 25 0 50 100

SCALE IN FEET
SCALE: 1"=50'

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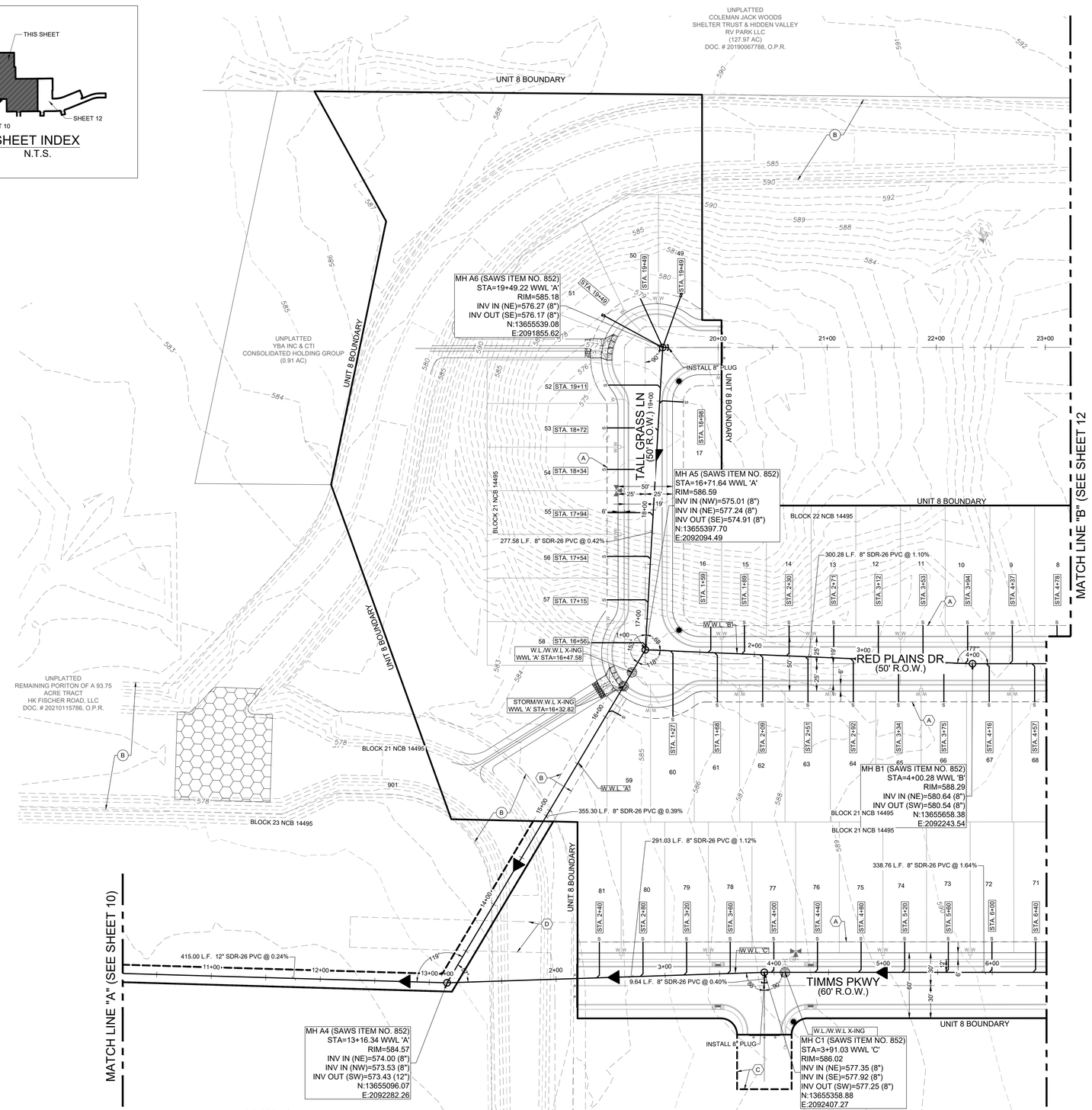
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PROPOSED	EXISTING	
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	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
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NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643

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TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LAYOUT
(SHEET 2 OF 3)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: ...\6_Wastewater Layout.dwg

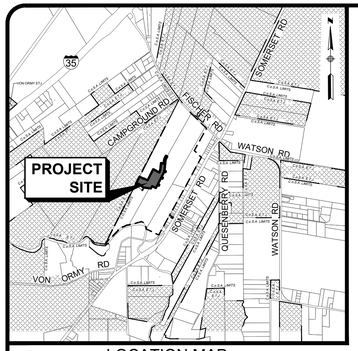
4/16/2025
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 11
OF 40 SHEETS

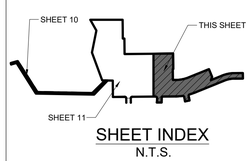
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Last Modified: Jun. 22, 25 - 15:05
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LOCATION MAP
N.T.S.

50 25 0 50 100

SCALE IN FEET
SCALE: 1"=50'



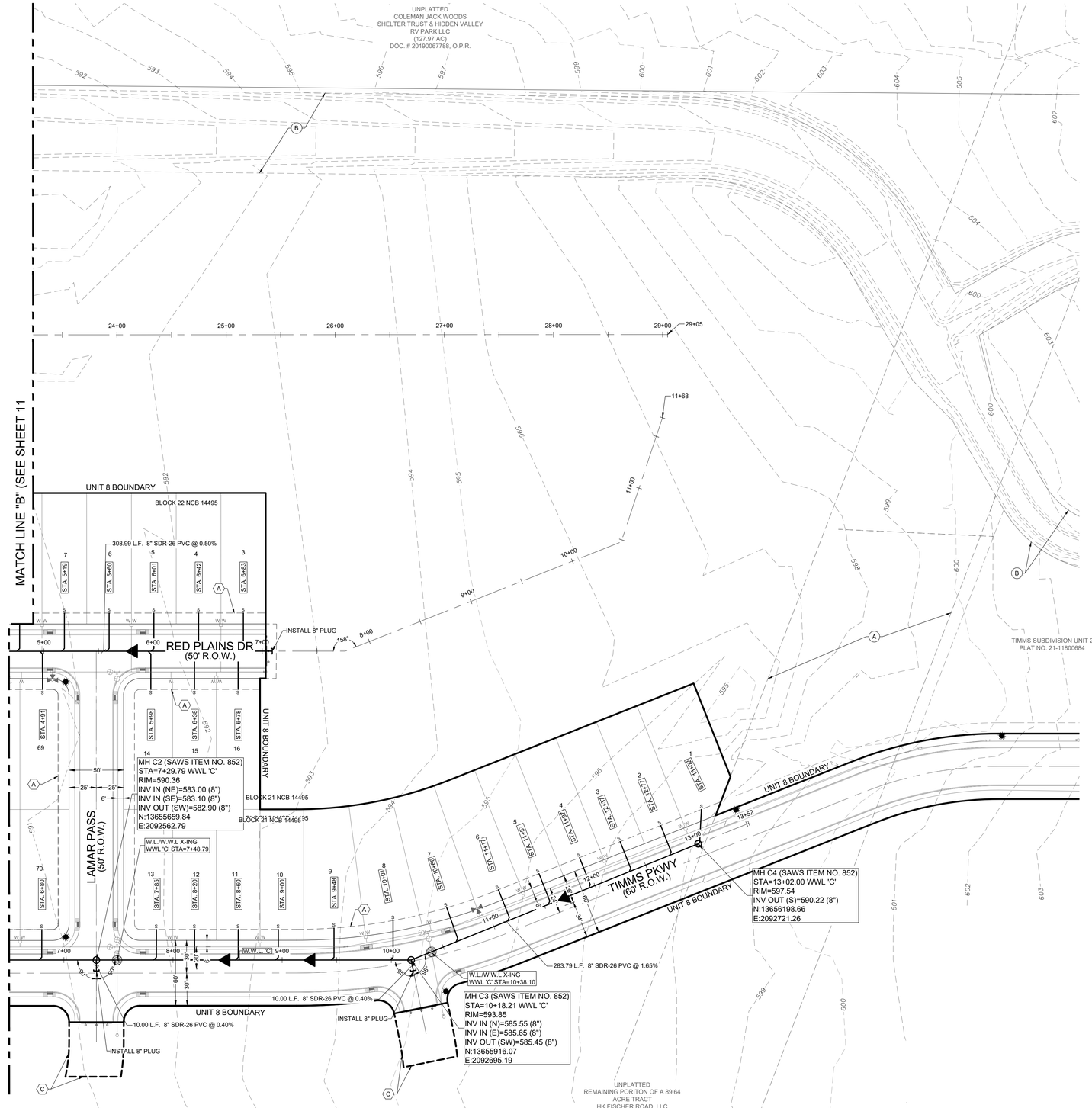
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TRENCH EXCAVATION SAFETY PROTECTION
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TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LAYOUT
(SHEET 3 OF 3)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: s:\...\Wastewater Layout.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
4/16/2025

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

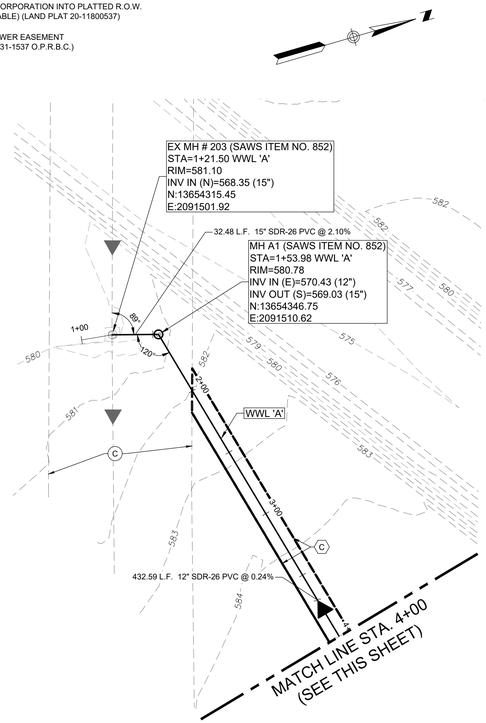
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OF 40 SHEETS

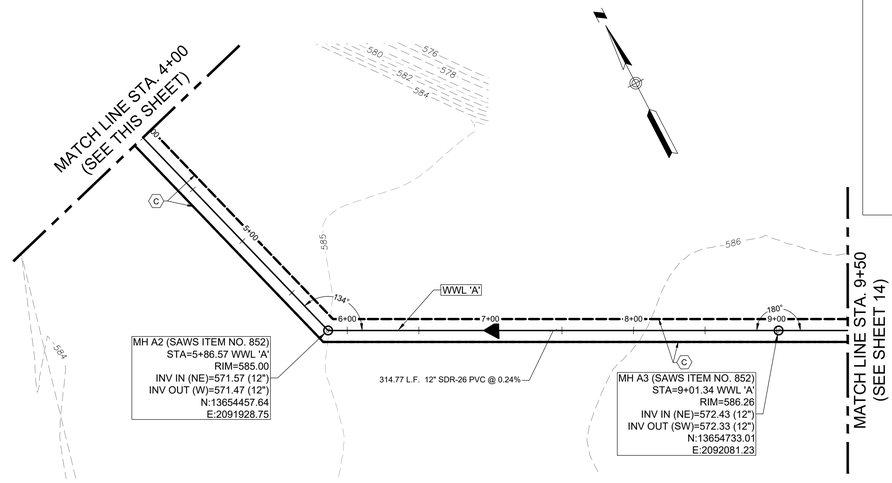
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User: smacfarland
Last Modified: Jun 23, 25 - 15:10
Plot Style Table: ACAD - 22, 25 - 15:10:02

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(A) 10' G.E.T.CA. ESM'T
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(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
(D) VARIABLE WIDTH WATER ESM'T
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
(A) EXISTING 135' C.P. S.B.S.A. EASEMENT (VOL. 5729, PG 28, O.P.R.)
(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)





W.W.L. 'A' STA. 1+00 TO 9+50

50 25 0 50 100
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8 SS	EX 8" WWL	SANITARY SEWER LINE
8 WL	EX 16 WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
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		GAS VALVE
G	G	GAS LINE
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		POWER POLE
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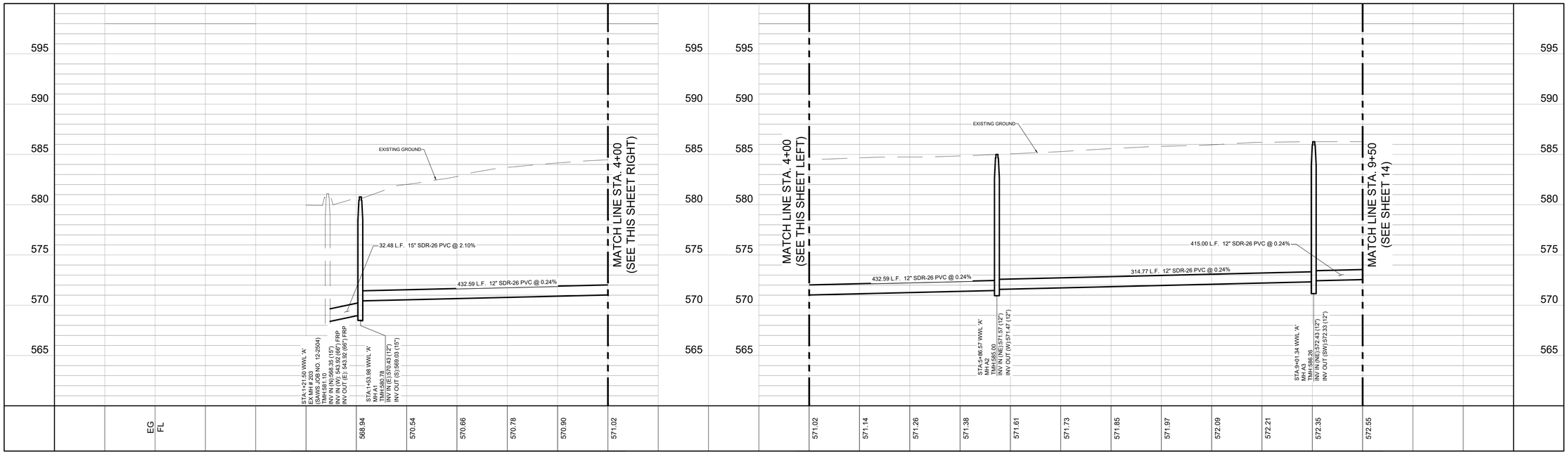
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LIVE OAK SLOUGH-MEDINA RIVER WATERSHED
SEWER: LOWER MEDINA SEWERSHED - DOS RIOS W.R.C.

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY: SHAVANO PARK STATE: TEXAS ZIP: 78231
PHONE #: (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP #: 124530, 124532 TOTAL EDU'S: 64 TOTAL ACREAGE: 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2443 LF 10" - 321 LF 12" - 1463 LF
PLAT NO.: LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO.: 22-1643



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LINE 'A'
STA 1+00 TO 9+50 PLAN & PROFILE

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sht_WWL 'A' P&P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
04/16/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 13
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\GMC-Sheets\sh_WWL 'A' P&P.dwg
User: smacfarland
Last Modified: Jun. 22, 25 - 15:15
Plot Style/Time: Jun. 22, 25 - 15:30

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NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643

LEGEND

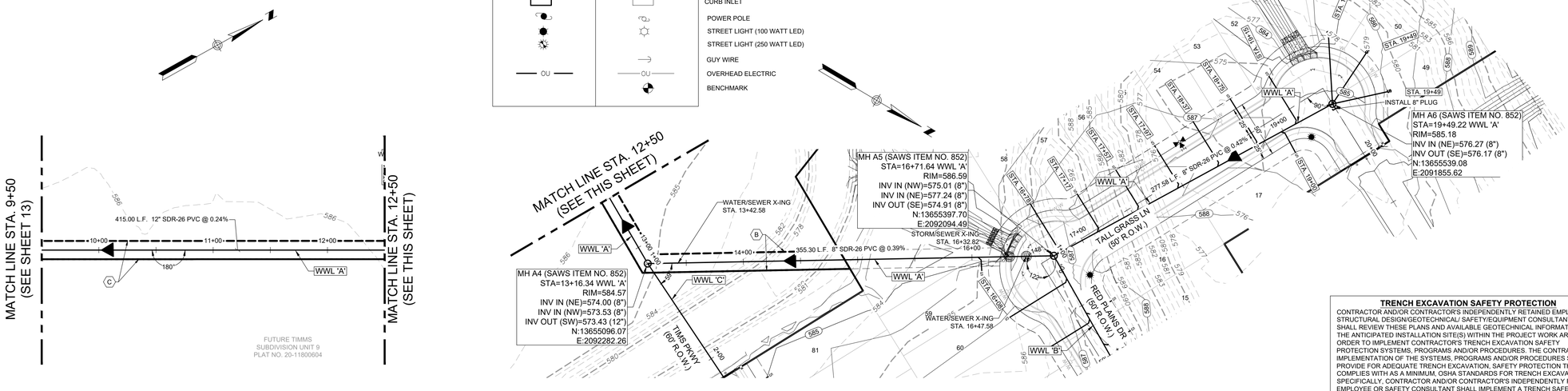
PROPOSED	EXISTING	
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8 WL	EX 16 WL	SANITARY SEWER LINE
C/O	C/O	WATER LINE
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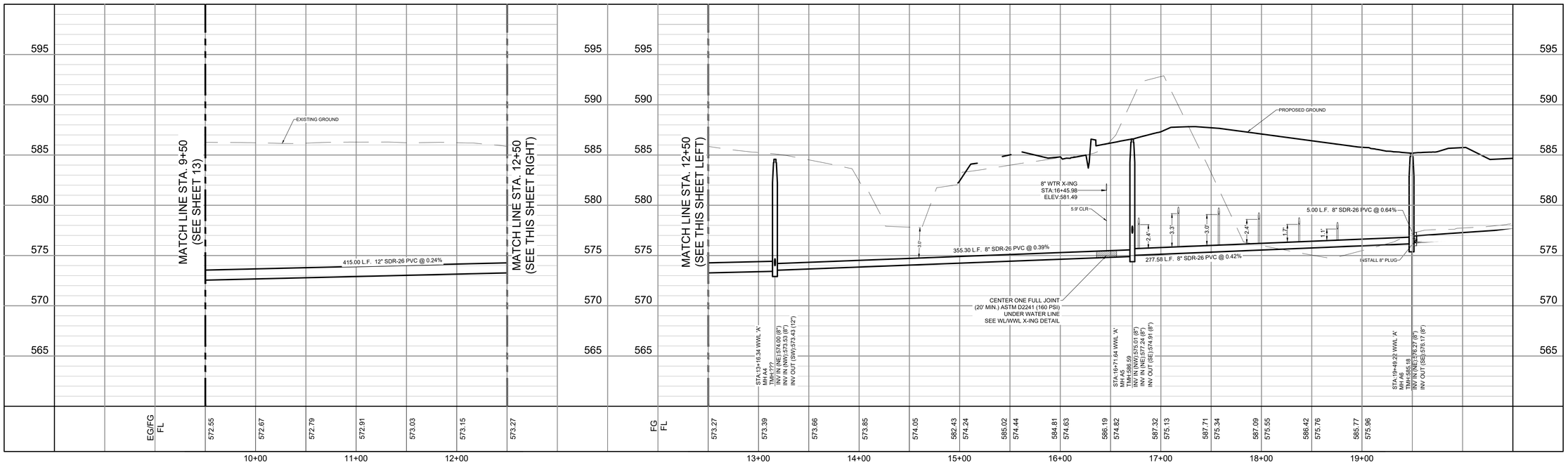
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W.W.L. 'A' STA. 9+50 TO STA. 19+00



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LAND-PLAT-22-11800364
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Seamus MacFarland
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SHEET NO. 14 OF 40 SHEETS

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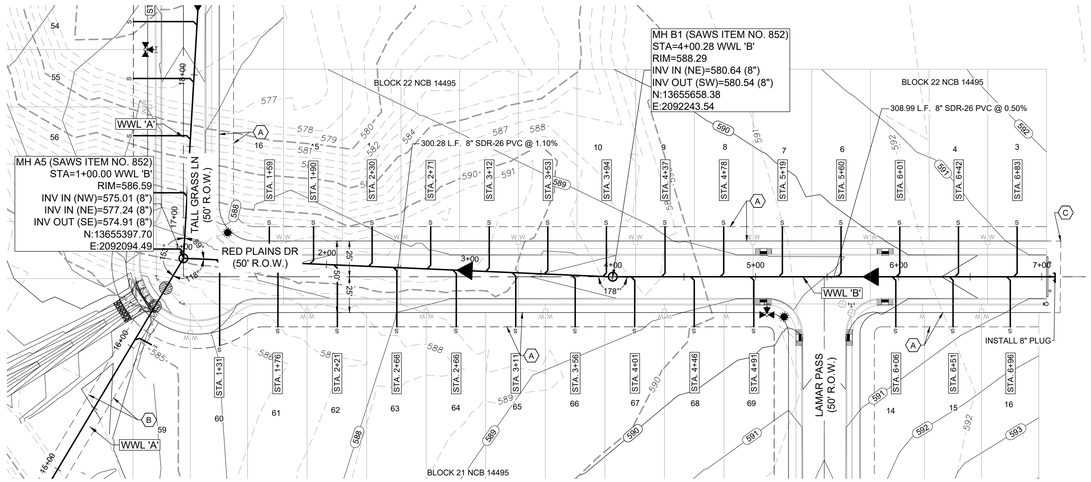
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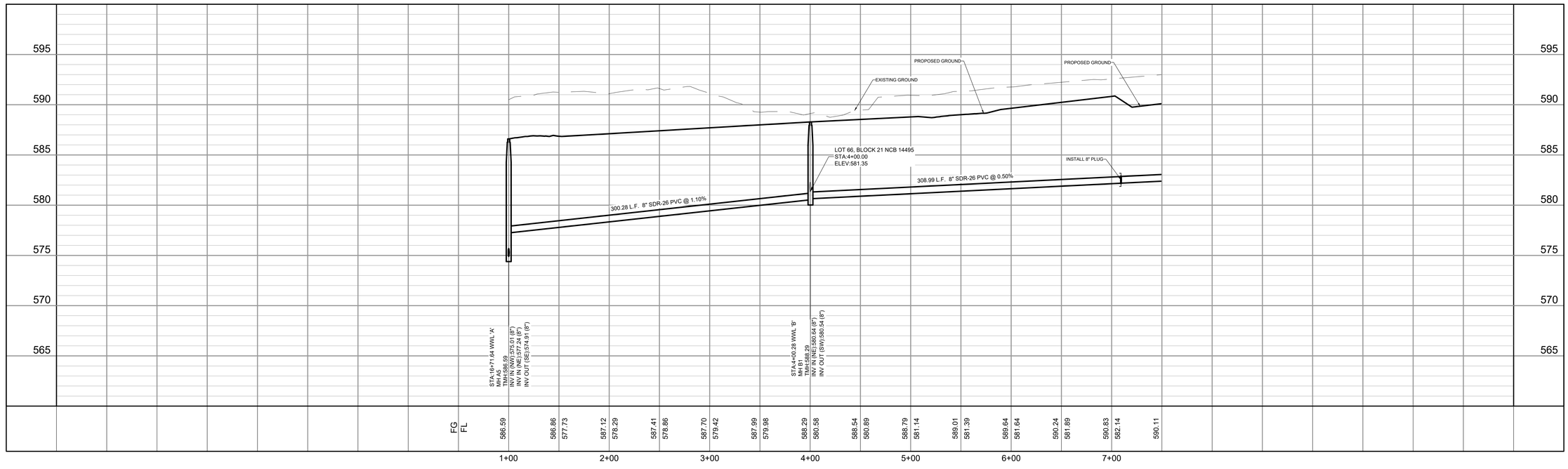
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W.W.L. 'B' STA. 1+00 TO STA. END



NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 36_WWL 'B' P&P.dwg

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LINE 'B'
STA 1+00 TO END PLAN & PROFILE

STATE OF TEXAS — SEAMUS MACFARLAND — 152120 — LICENSED PROFESSIONAL ENGINEER — Seamus MacFarland — 04/30/26

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 15 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision (8ft)\426 Site Development Plans\DWG-Sheets\sh_WWL 'B' P&P.dwg
User: smacfarland
Last Modified: Jun 25, 25 - 15:46
Plot Date/Time: Jun 25, 25 - 15:57

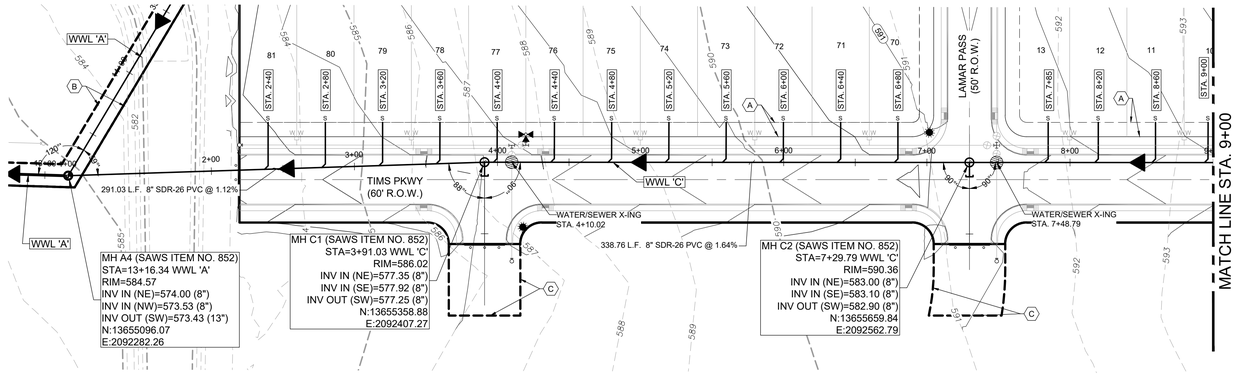
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(A) 10' G.E.T.CA. ESM'T
(B) 16' SANITARY SEWER ESM'T
(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
(D) VARIABLE WIDTH WATER ESM'T
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

LIVE OAK SLOUGH-MEDINA RIVER WATERSHED
SEWER: LOWER MEDINA SEWERSHED - DOS RIOS W.R.C.

DEVELOPER'S NAME: CENTURY LAND HOLDINGS II, LLC
DEVELOPER'S ADDRESS: 3619 PAESANOS PARKWAY, #304
CITY SHAVANO PARK STATE TEXAS ZIP 78231
PHONE # (210) 405-0195 EMAIL: RUDY.MUNOZ@CENTURYCOMMUNITIES.COM
SAWS BLOCK MAP # 124530, 124532 TOTAL EDU'S 64 TOTAL ACREAGE 13.45 AC
TOTAL LINEAR FOOTAGE OF PIPE: 8" - 2443 LF 15" - 32 LF 12" - 1463 LF PLAT NO. LAND-PLAT-22-11800364
NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643



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

LEGEND

PROPOSED	EXISTING	
S	S	SANITARY SEWER MANHOLE
8	EX 8" WWL	SANITARY SEWER LINE
WL	EX 16 WL	WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
D	D	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
		STREET LIGHT (250 WATT LED)
		GUY WIRE
OU	OU	OVERHEAD ELECTRIC
		BENCHMARK

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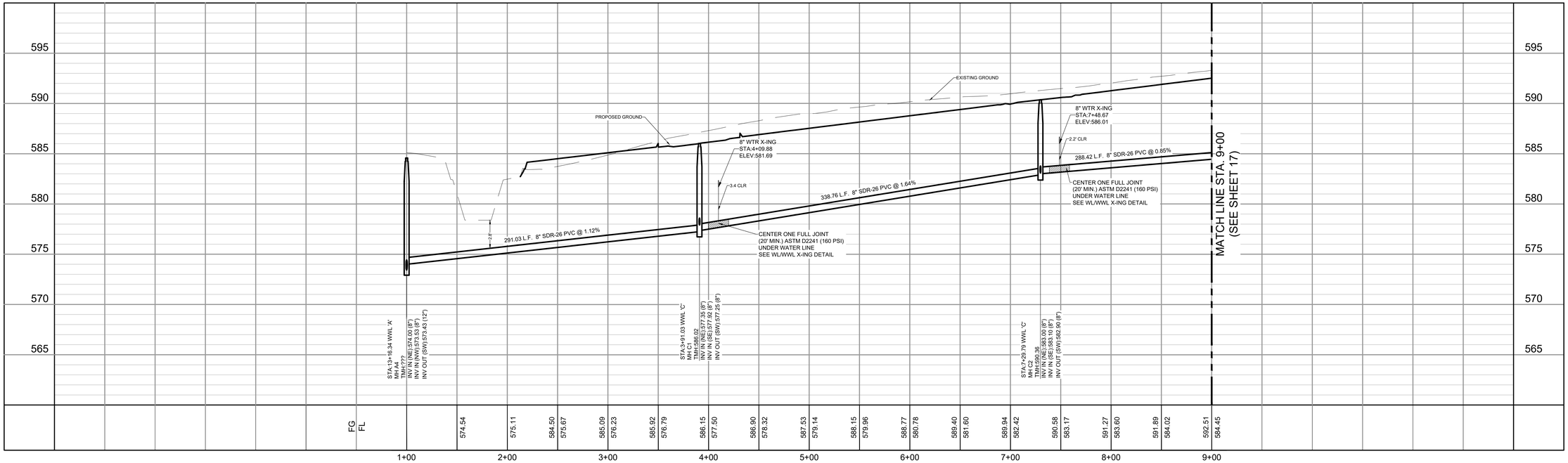
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W.W.L. 'C' STA. 1+00 TO STA. 9+00



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LINE 'C'
STA 1+00 TO 9+00 PLAN & PROFILE

NO.	DESCRIPTION	BY	DATE
1	LOTS 1-12 BLK 21 NCB 14496 CONFIGURATION & UTILITY SERVICES CHANGE	JD	06/24/2024

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_WWL 'C' P&P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
12/31/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 16
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision (87\426 Site Development Plans\GWD-Sheets\sh_WWL 'C' P&P.dwg
User: smacfarland
Last Modified: Jun. 20, 25 - 13:56
Plot Date/Time: Jun. 22, 25 - 10:10:21

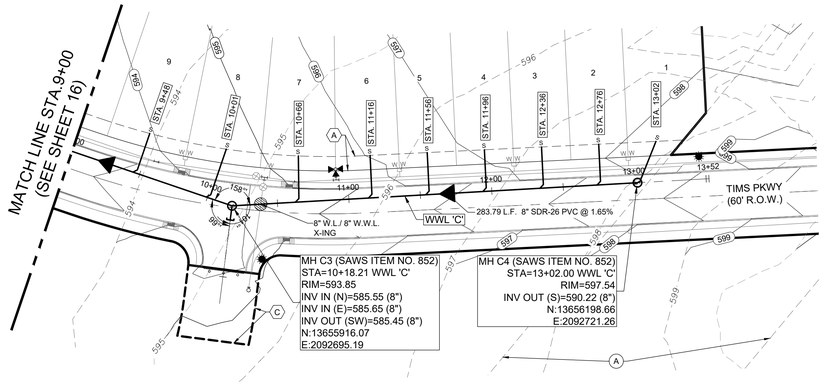
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NUMBER OF LOTS: 64 SAWS JOB NO. 22-1643



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LEGEND

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8 WL		WATER LINE
C/O	C/O	SANITARY SEWER LATERAL
		CLEAN OUT (INSTALL BY HOME BUILDER)
		WATER VALVE
		SINGLE WATER SERVICE
		DUAL WATER SERVICE
		FIRE HYDRANT
		WATER METER
		GAS VALVE
G	G	GAS LINE
D	D	STORM SEWER MANHOLE
		CURB INLET
		POWER POLE
		STREET LIGHT (100 WATT LED)
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		GUY WIRE
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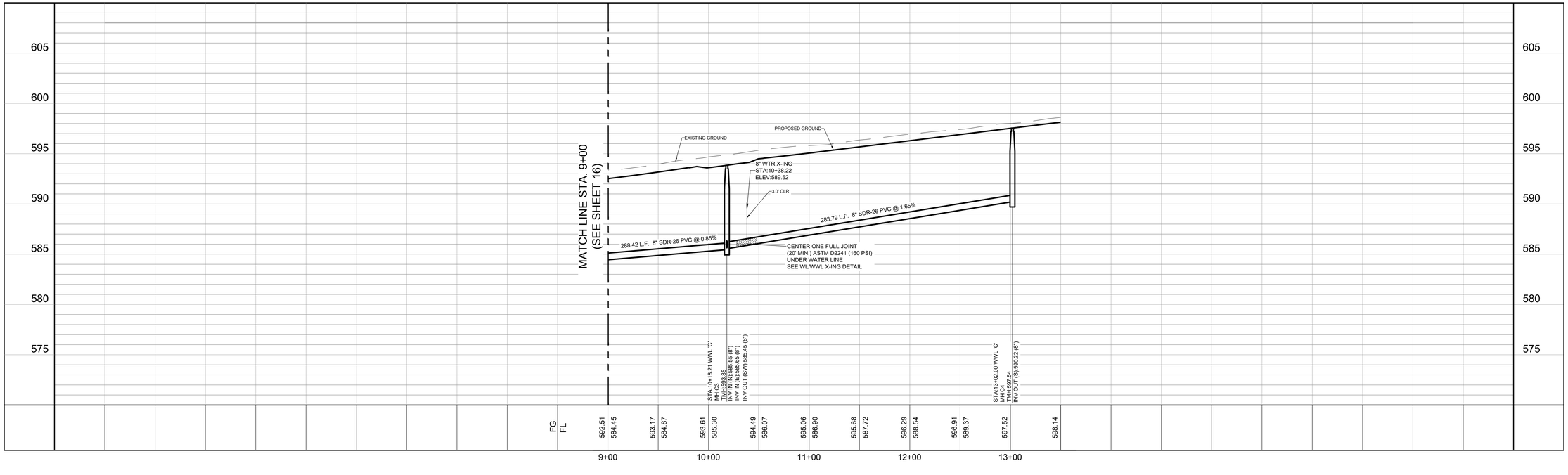
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W.W.L. 'C' STA. 9+00 TO END



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
WASTEWATER LINE 'C'
9+00.00 TO END PLAN & PROFILE

NO.	DESCRIPTION	BY	DATE
1	ADDRESS COMMENTS	SM, NB	4/16/2025

DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_WWL 'C' P&P.dwg

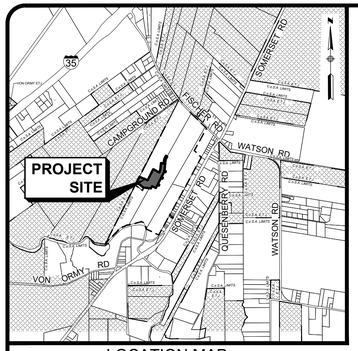
SEAMUS MACFARLAND 152120 LICENSED PROFESSIONAL ENGINEER — 06/30/25

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 17 OF 40 SHEETS

K:\SA199 Century Communities\04040 Timms Subdivision (8ft)\426 Site Development Plans\GWD-Sheets\sh_WWL 'C' P&P.dwg
User: smacfarland
Last Modified: Jun. 20, 25 - 13:56
Plot Date/Time: Jun. 22, 25 - 10:52:48



LOCATION MAP
N.T.S.

Timms Subdivision Unit 8 Atlas14 Existing Time of Concentration Table PA_4

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total
	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)
A1 (POINT 1)	0.24	150	3.91	2.1	17.5	Unpaved	0	0.4	16.13	0.0	4066	6	11.3	**28.8**
A2 (POINT 2)	0.24	150	3.91	0.5	20.0	Unpaved	4067	0.8	16.13	47.0	3000	6	8.3	**75.3**
A3 (POINT 3)	0.24	150	3.7	1.6	20.0	Unpaved	1844	0.8	16.13	21.3	550	6	1.5	**42.8**
OVERALL (POINT 3)	*PLEASE REFER TO TIMMS SUBDIVISION UNIT 3 (PLAT 20-11800537) FOR SCS METHOD*													
	Eq. 5.4.1 $T_t = \frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5} S_t^{0.4}}$					Eq 5.4.2 $T_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$					Eq 5.4.3 $T_{ch} = \frac{L_{ch}}{3600 * V}$			Eq 5.4 $T_t + T_{sc} + T_{ch}$

Timms Subdivision Unit 8 Atlas14 Existing Q Flow Table PA_4

Drainage Area		Coefficient	Intensity			Flow		
Area(s)	A (ac.)	C	I_5(in/hr)	I_{25}(In/hr)	I_{100}(in/hr)	Q_5 (ft^3/s)	Q_{25}(ft^3/s)	Q_{100}(ft^3/s)
A1 (POINT 1)	78.70	0.61	3.76	5.15	6.38	**181.01**	**247.92**	**307.46**
A2 (POINT 2)	170.35	0.52	2.41	3.35	4.19	**213.48**	**296.75**	**370.99**
A3 (POINT 3)	37.79	0.47	3.03	4.16	5.17	**53.84**	**73.93**	**91.80**
OVERALL (POINT 3)	*PLEASE REFER TO TIMMS SUBDIVISION UNIT 3 (PLAT 20-11800537) FOR SCS METHOD*							

Eq 5.3.1

$$Q = CIA$$

COMPOSITE 'C' VALUE CALCS

AREA A1 = (37.28AC * 0.77 + 41.42AC * 0.47) / 78.70AC = 0.61

AREA A2 = (30.85AC * 0.77 + 139.50AC * 0.47) / 170.35AC = 0.52

NOTE: 0.77 USED FOR "CLOSELY BUILT RESIDENTIAL AREAS WITH SLOPES 1%-3%"
0.47 USED FOR "CULTIVATED OR RANGE AREAS WITH SLOPES 1%-3%"

TIMMS SUBDIVISION UNIT 1
(PLAT NO. 19-11800549)

TIMMS SUBDIVISION UNIT 2
(PLAT NO. 20-11800684)

TIMMS SUBDIVISION UNIT 3
(PLAT NO. 20-11800537)

EXISTING DRAINAGE CHANNEL
TIMMS SUBDIVISION UNIT 3
(PLAT NO. 20-11800537)

EXIST
A1
78.70
AC

EXIST
A2
170.35
AC

EXIST
A3
37.79
AC

PROJECT SITE

TIMMS SUBDIVISION UNIT 9
(PLAT NO. 20-11800604)

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
EXISTING DRAINGE AREA MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sht_Existing DMAP.dwg

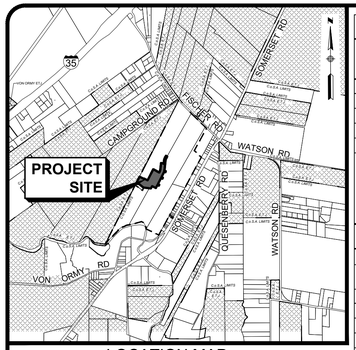
16R2215
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
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JOB NUMBER:
SA199-0404C-426

SHEET NO.
18
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\405 Site Development Plans\GMS-Sheets\sh_Existing DMAP.dwg
User: smacfarland
Last Modified: Jun 19, 25 - 14:47
Plot Style/Time: June 02, 25 - 15:33:08



LOCATION MAP
N.T.S.

Timms Subdivision Unit 8 Atlas14 Proposed Time of Concentration Table PA_4

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total
	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)
A8-1 (POINT 1)	0.24	150	3.91	1.3	20.0	Unpaved	320	0.4	16.13	5.2	1093	6	3.0	**28.3**
A8-2 (POINT 2)	0.24	150	3.91	2.6	16.1	Paved	528	1.1	20.32	4.1	0	6	0.0	**20.2**
A8-3 (POINT 3)	0.24	110	3.91	3.7	10.9	Paved	55	3.1	20.32	0.3	0	6	0.0	**11.1**
A8-4 (POINT 4)	0.24	150	3.91	2.1	17.5	Unpaved	0	3.1	16.13	0.0	4297	6	11.9	**29.4**
A8-5 (POINT 5)	0.24	150	3.91	0.5	20.0	Unpaved	4067	0.9	16.13	44.3	2675	6	7.4	**71.7**
	Eq. 5.4.1 $T_t = \frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5} S_t^{0.4}}$					Eq 5.4.2 $T_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$					Eq 5.4.3 $T_{ch} = \frac{L_{ch}}{3600 * V}$			Eq 5.4 $T_t + T_{sc} + T_{ch}$

Timms Subdivision Unit 8 Atlas14 Proposed Q Flow Table PA_4

Drainage Area		Coefficient	Intensity			Flow		
Area(s)	A (ac.)	C	I_5(in/hr)	I_{25}(In/hr)	I_{100}(in/hr)	Q_5 (ft^3/s)	Q_{25}(ft^3/s)	Q_{100}(ft^3/s)
A8-1 (POINT 1)	10.97	0.77	3.79	5.20	6.45	**32.05**	**43.90**	**54.44**
A8-2 (POINT 2)	3.98	0.77	4.49	6.17	7.67	**13.77**	**18.92**	**23.51**
A8-3 (POINT 3)	1.19	0.77	5.99	8.39	10.48	**5.49**	**7.68**	**9.60**
A8-4 (POINT 4)	71.45	0.69	3.72	5.09	6.31	**183.18**	**250.88**	**311.11**
A8-5 (POINT 5)	162.53	0.53	2.41	3.35	4.19	**207.60**	**288.57**	**360.77**

Eq 5.3.1

$Q = CIA$

COMPOSITE 'C' VALUE CALCS

AREA A8-4 = (44.41AC * 0.77 + 16.95AC * 0.47) / 61.36AC = 0.69
AREA A8-5 = (30.85AC * 0.77 + 131.68AC * 0.47) / 162.53 AC = 0.53

NOTE: 0.77 USED FOR "CLOSELY BUILT RESIDENTIAL AREAS WITH SLOPES 1%-3%"
0.47 USED FOR "CULTIVATED OR RANGE AREAS WITH SLOPES 1%-3%"

TIMMS SUBDIVISION UNIT 1 (PLAT NO. 19-11800549)
TIMMS SUBDIVISION UNIT 2 (PLAT NO. 20-11800684)
TIMMS SUBDIVISION UNIT 3 (PLAT NO. 20-11800537)
TIMMS SUBDIVISION UNIT 9 (PLAT NO. 20-11800604)
PROP A8-1 10.97 AC
PROP A8-2 3.98 AC
PROP A8-3 1.19 AC
PROP A8-4 71.45 AC
PROP A8-5 162.53 AC
EXISTING DRAINAGE CHANNEL TIMMS SUBDIVISION UNIT 3 (PLAT NO. 20-11800537)
DRAIN 'A' SEE SHEET 25
DRAIN 'B' SEE SHEET 26
EROSION CONTROL GEO TEXTILE SEE SHEET 28 FOR DETAILS
CHANNEL IMPROVEMENTS SEE SHEET ##
FREDERICK BLF
FRANKLIN HILLS
MARLBOROUGH
TIMMS PKWY
CHANCE PKWY
BROWN SEE DR
RED FLAME DR
VIRGINIA HILLS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
PROPOSED DRAINAGE AREA MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sa_Proposed DMAP.dwg

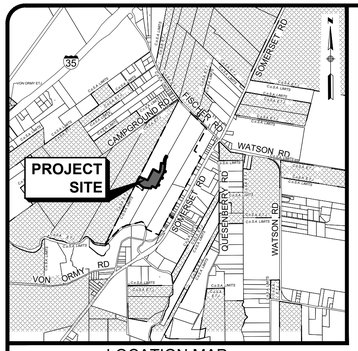
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
4/16/2025
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. **19**
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\405 Site Development Phase\DWG-Sheet\sa_Proposed DMAP.dwg
User: smacfarland
Last Modified: Jun 19, 25 - 14:47
Plot Style/Date: June 20, 25 - 15:33



LOCATION MAP
N.T.S.

Timms Subdivision Unit 8 Atlas14 Ultimate Time of Concentration Table PA_4

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total
	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)
A8-1 (POINT 1)	0.24	150	3.91	1.3	20.0	Unpaved	320	0.4	16.13	5.2	1093	6	3.0	**28.3**
A8-2 (POINT 2)	0.24	150	3.91	2.0	17.9	Unpaved	256	1.1	16.13	2.5	929	6	2.6	**23.0**
A8-3 (POINT 3)	0.24	142	3.91	3.7	13.4	Unpaved	0	3.1	16.13	0.0	1021	6	2.8	**16.2**
A8-4 (POINT 4)	0.24	150	3.91	2.1	17.5	Unpaved	0	3.1	16.13	0.0	4297	6	11.9	**29.4**
A8-5 (POINT 5)	0.24	150	3.91	0.5	20.0	Unpaved	4067	0.9	16.13	44.3	2675	6	7.4	**71.7**
	Eq. 5.4.1 $T_t = \frac{0.007(nL_t)^{0.8}}{(P_2)^{0.5} S_t^{0.4}}$					Eq 5.4.2 $T_{sc} = \frac{L_{sc}}{3600 K S_{sc}^{0.5}}$					Eq 5.4.3 $T_{ch} = \frac{L_{ch}}{3600 * V}$			Eq 5.4 $T_t + T_{sc} + T_{ch}$

Timms Subdivision Unit 8 Atlas14 Ultimate Q Flow Table PA_4

Drainage Area		Coefficient	Intensity			Flow		
Area(s)	A (ac.)	C	I_5(in/hr)	I_{25}(In/hr)	I_{100}(in/hr)	Q_5 (ft^3/s)	Q_{25}(ft^3/s)	Q_{100}(ft^3/s)
A8-1 (POINT 1)	10.97	0.77	3.79	5.20	6.45	**32.05**	**43.90**	**54.44**
A8-2 (POINT 2)	7.58	0.77	4.21	5.78	7.17	**24.58**	**33.73**	**41.88**
A8-3 (POINT 3)	7.71	0.77	5.03	6.94	8.65	**29.88**	**41.22**	**51.35**
A8-4 (POINT 4)	61.36	0.69	3.72	5.09	6.31	**157.31**	**215.45**	**267.18**
A8-5 (POINT 5)	162.53	0.53	2.41	3.35	4.19	**207.60**	**288.57**	**360.77**

Eq 5.3.1

$$Q = CIA$$

COMPOSITE 'C' VALUE CALCS

AREA A8-4 = (44.41AC * 0.77 + 16.95AC * 0.47) / 61.36AC = 0.69
AREA A8-5 = (30.85AC * 0.77 + 131.68AC * 0.47) / 162.53 AC = 0.53

NOTE: 0.77 USED FOR "CLOSELY BUILT RESIDENTIAL AREAS WITH SLOPES 1%-3%"
0.47 USED FOR "CULTIVATED OR RANGE AREAS WITH SLOPES 1%-3%"

TIMMS SUBDIVISION UNIT 1
(PLAT NO. 19-11800549)

TIMMS SUBDIVISION UNIT 2
(PLAT NO. 20-11800684)

TIMMS SUBDIVISION UNIT 3
(PLAT NO. 20-11800537)

TIMMS SUBDIVISION UNIT 9
(PLAT NO. 20-11800604)

ULT A8-4 61.36 AC

ULT A8-3 7.71 AC

ULT A8-2 7.58 AC

ULT A8-1 10.97 AC

ULT A8-5 162.53 AC

EXISTING DRAINAGE CHANNEL
TIMMS SUBDIVISION UNIT 3
(PLAT NO. 20-11800537)

DRAIN 'A' SEE SHEET 25

DRAIN 'B' SEE SHEET 26

EROSION CONTROL GEO TEXTILE SEE SHEET 28 FOR DETAILS

CHANNEL IMPROVEMENTS SEE SHEET ##

2.4%

0.7%

2.3%

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
ULTIMATE DRAINAGE AREA MAP

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Ultimate DMAP-A.dwg



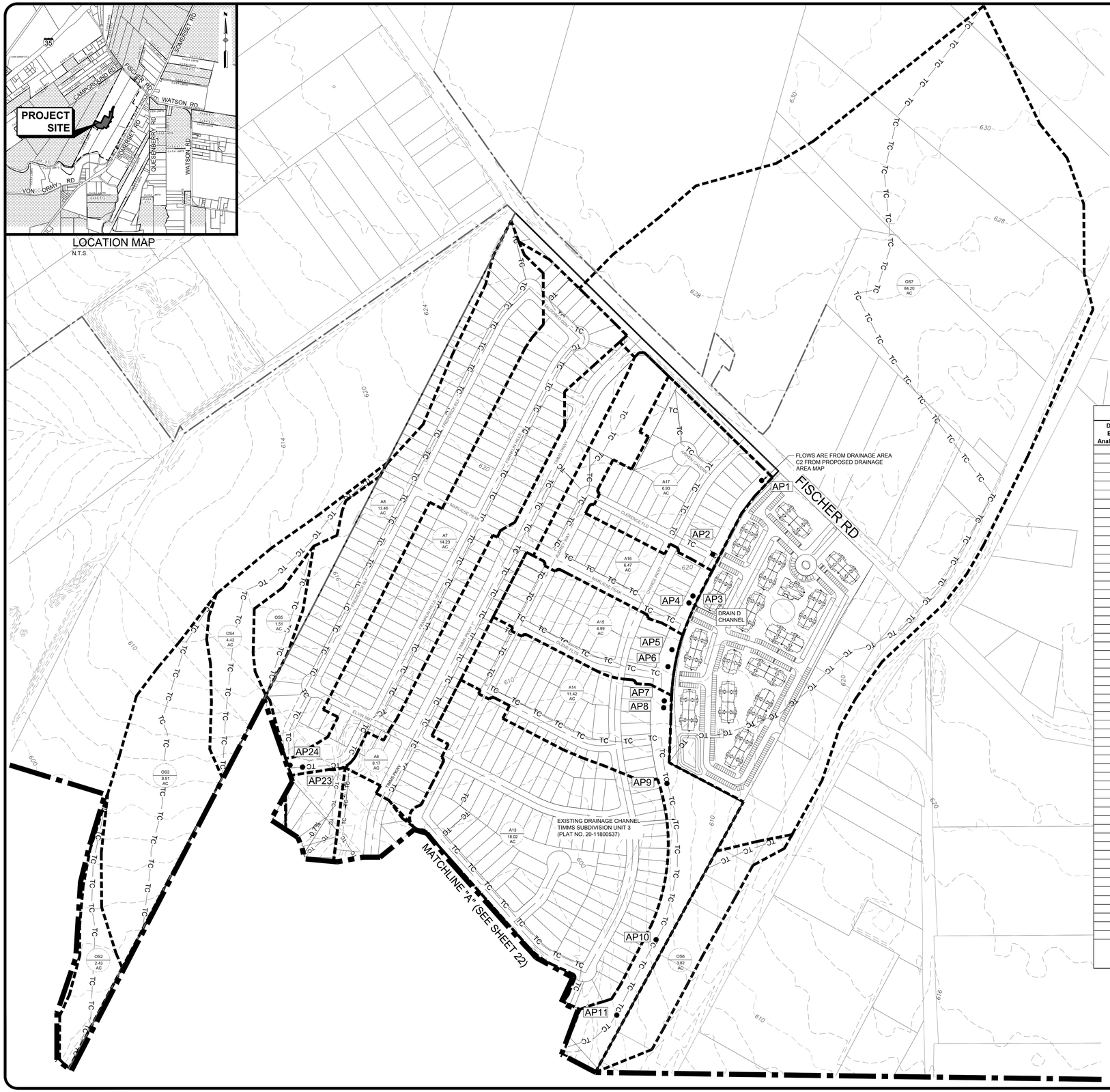
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TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. **20** OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision UEP\426 Site Development Plans\CMRC-Sheets\sh_Ultimate DMAP-A.dwg
User: smacfarland
Last Modified: Jan 15, 25 - 14:47
Plot Date/Time: Jan 15, 25 - 15:13:55

LOCATION MAP
N.T.S.



LEGEND

- AREA (BASIN) ACREAGE (A / X.X)
- 740 — EXISTING CONTOUR
- 620 — PROPOSE CONTOUR
- DRAINAGE AREA LIMITS
- TC — TC — TIME OF CONCENTRATION PATH
- FLOW ARROWS
- PROPOSED BOUNDARY
- EXISTING LOT LINES
- A — REFERENCE POINT

200 100 0 200 400
SCALE IN FEET
SCALE: 1"=200'

GENERAL NOTES

REFER TO GRADING PLAN SHEET 23-24 FOR FHA LOT GRADING TYPES.

Timm's Subdivision Unit 8 Atlas14 Ultimate Time of Concentration Table PA_4

Drainage Basin(s)/ Analysis Points	Sheet Flow (max length = 150')					Shallow Concentrated Flow					Channel Flow			Total
	n	L_t(ft)	P_2(in)	S_t%	T_t(min)	Paved/ Unpaved	L_{sc}(ft)	S_{sc}%	k	T_{sc}(min)	L(ft)	V(ft/sec)	T_{ch}(min)	T_c(min)
A1	0.24	150	3.91	1.6	19.5	Paved	0	2.1	20.32	0.0	1138	6	3.2	**22.68**
A2	0.24	150	3.91	2.0	17.9	Unpaved	93	2.0	16.13	0.7	788	6	2.2	**20.7**
A3	0.24	150	3.91	2.0	17.9	Unpaved	0	2.0	16.13	0.0	500	6	1.4	**19.2**
A4	0.24	142	3.91	3.7	13.4	Unpaved	0	2.0	16.13	0.0	1021	6	2.8	**16.2**
A5	0.24	150	3.91	2.1	17.5	Unpaved	286	0.3	16.13	5.4	1082	6	3.0	**25.9**
A6	0.24	89	3.91	2.0	11.8	Paved	0	2.0	20.32	0.0	1574	6	4.4	**16.1**
A7	0.24	120	3.91	2.0	14.9	Paved	0	2.0	20.32	0.0	2473	6	6.9	**21.8**
A8	0.24	150	3.91	1.5	20.0	Unpaved	98	1.5	16.13	0.8	2199	6	6.1	**26.9**
A9	0.24	150	3.91	2.0	17.9	Unpaved	256	1.1	16.13	2.5	929	6	2.6	**23.0**
A10	0.24	150	3.91	2.0	17.9	Unpaved	114	2.0	16.13	0.8	959	6	2.7	**21.4**
A11	0.24	150	3.91	2.0	17.9	Unpaved	91	2.0	16.13	0.7	369	6	1.0	**19.5**
A12	0.24	150	3.91	1.2	20.0	Unpaved	269	1.2	16.13	2.5	449	6	1.2	**23.8**
A13	0.24	150	3.91	2.0	17.9	Unpaved	153	2.0	16.13	1.1	957	6	2.7	**21.6**
A14	0.24	89	3.91	2.0	11.8	Unpaved	0	2.0	16.13	0.0	2416	6	6.7	**18.5**
A15	0.24	89	3.91	2.0	11.8	Unpaved	0	2.0	16.13	0.0	905	6	2.5	**14.3**
A16	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	941	6	2.6	**25.0**
A17	0.24	150	3.91	2.0	17.9	Unpaved	81	2.0	16.13	0.6	723	6	2.0	**20.5**
A18	0.24	150	3.91	4.1	13.4	Unpaved	106	4.1	16.13	0.5	1394	6	3.9	**17.8**
B1	0.24	150	3.91	0.1	20.0	Unpaved	504	0.9	16.13	5.5	0	6	0.0	**25.5**
B2	0.24	150	3.91	2.0	17.9	Unpaved	47	2.0	16.13	0.3	391	6	1.1	**19.3**
B3	0.24	150	3.91	2.0	17.9	Unpaved	92	2.0	16.13	0.7	1259	6	3.5	**22.0**
C1	0.24	125	3.91	2.0	15.4	Unpaved	0	2.0	16.13	0.0	0	6	0.0	**15.4**
OS1	0.24	150	3.91	1.3	20.0	Paved	1665	1.3	20.32	12.0	0	6	0.0	**32.0**
OS2	0.24	150	3.91	1.4	20.0	Paved	772	1.4	20.32	5.4	221	6	0.6	**26.0**
OS3	0.24	150	3.91	1.5	20.0	Paved	1276	1.5	20.32	8.5	0	6	0.0	**28.5**
OS4	0.24	150	3.91	0.7	20.0	Paved	1714	0.7	20.32	16.8	0	6	0.0	**36.8**
OS5	0.24	150	3.91	0.7	20.0	Paved	819	0.7	20.32	8.0	0	6	0.0	**28.0**
OS6	0.24	150	3.91	1.8	18.6	Paved	227	1.8	20.32	1.4	0	6	0.0	**20.0**
OS7	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	1782	6	5.0	**51.1**
AP1	0.24	150	3.91	1.9	18.2	Unpaved	58	2.0	16.13	0.4	219	6	0.6	**19.3**
AP2	0.24	150	3.91	2.0	17.9	Unpaved	81	2.0	16.13	0.6	723	6	2.0	**20.5**
AP3	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	941	6	2.6	**25.0**
AP4	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	941	6	2.6	**25.0**
AP5	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	1188	6	3.3	**25.7**
AP6	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	1188	6	3.3	**25.7**
AP7	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	2819	6	7.8	**30.2**
AP8	0.24	150	3.91	1.2	20.0	Unpaved	282	1.5	16.13	2.4	2819	6	7.8	**30.2**
AP9	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3142	6	8.7	**54.9**
AP10	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3142	6	8.7	**54.9**
AP11	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3142	6	8.7	**54.9**
AP12	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3546	6	9.9	**56.0**
AP13	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3546	6	9.9	**56.0**
AP14	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	3846	6	10.7	**56.8**
AP15	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	4513	6	12.5	**58.7**
AP16	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	4513	6	12.5	**58.7**
AP17	0.24	150	3.91	0.5	20.0	Paved	2255	0.5	20.32	26.2	4513	6	12.5	**58.7**
AP18	0.24	150	3.91	1.5	20.0	Paved	2255	0.5	20.32	26.2	5038	6	14.0	**60.2**
AP19	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)													
AP20	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)													
AP21	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)													
AP22	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)													
AP23	0.24	120	3.91	2.0	14.9	Paved	0	2.0	20.32	0.0	2473	6	6.9	**21.8**
AP24	0.24	150	3.91	1.5	20.0	Unpaved	98	1.5	16.13	0.8	2199	6	6.1	**26.9**
AP25	0.24	150	3.91	0.7	20.0	Paved	1125	0.7	20.32	11.0	1406	6	3.9	**34.9**
AP26	0.24	150	3.91	0.7	20.0	Paved	1714	0.7	20.32	16.8	1240	6	3.4	**40.2**
AP27	0.24	150	3.91	0.7	20.0	Paved	1714	0.7	20.32	16.8	1672	6	4.6	**41.4**

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
MDP ULTIMATE DRAINAGE AREA MAP (SHEET 1 OF 2)

NO.	DESCRIPTION	BY	DATE

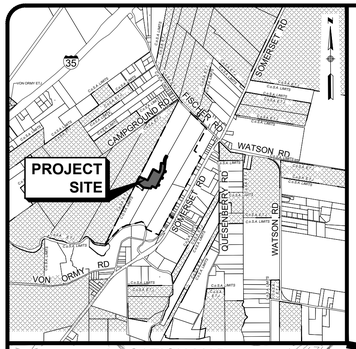
DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: jtb_Ultimate DMAP.dwg

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

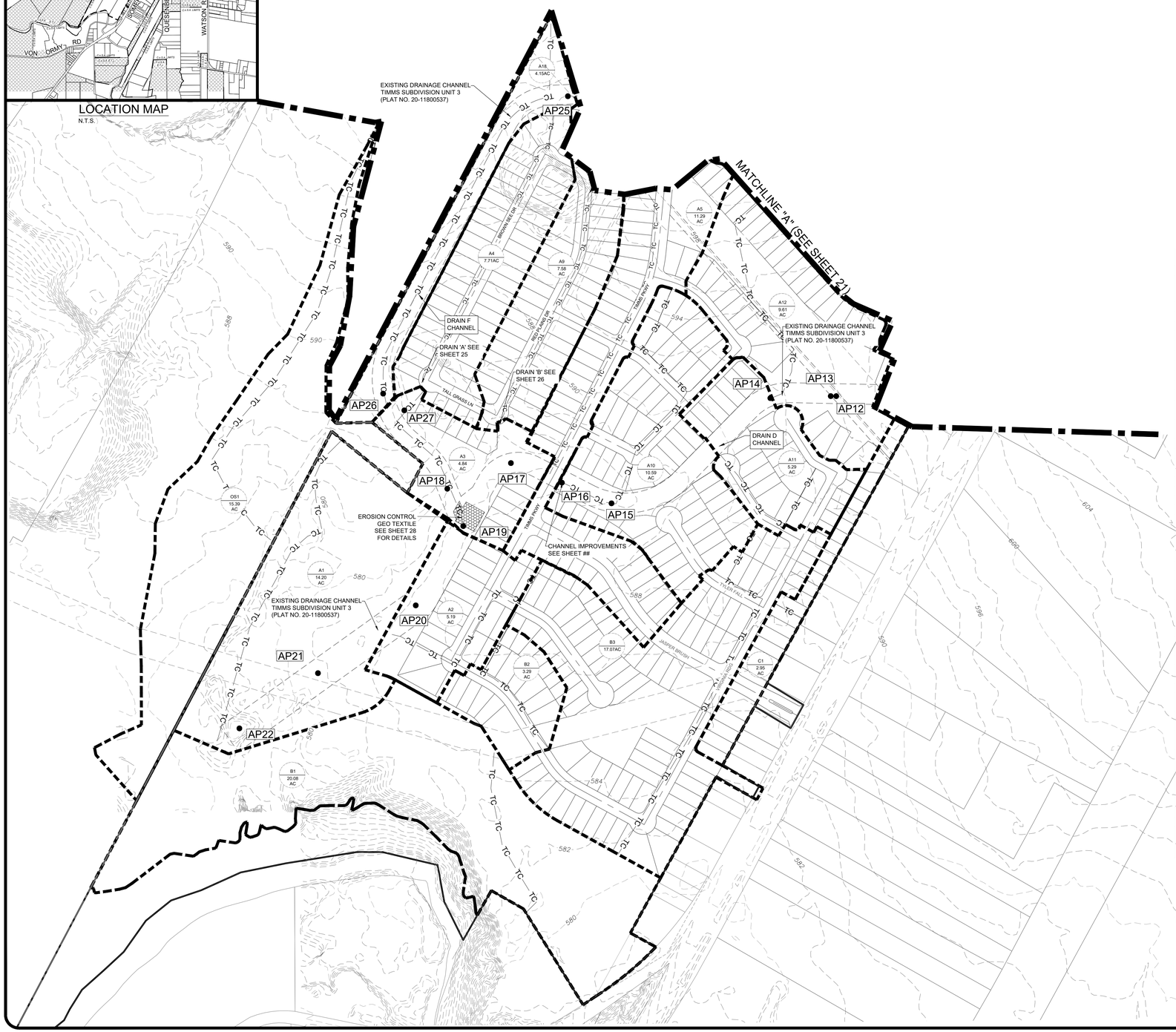
JOB NUMBER: SA199-0404C-426

SHEET NO. 21 OF 40 SHEETS

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User: smacfarland
Last Modified: Jun 18, 25 - 11:46
Plot Date/Time: Apr 22, 25 - 10:54:19



LOCATION MAP
N.T.S.



LEGEND

A / X.X	AREA (BASIN) ACREAGE
740	EXISTING CONTOUR
620	PROPOSE CONTOUR
	DRAINAGE AREA LIMITS
TC — TC	TIME OF CONCENTRATION PATH
	FLOW ARROWS
	PROPOSED BOUNDARY
	EXISTING LOT LINES
A	REFERENCE POINT

N

200 100 0 200 400

SCALE IN FEET
SCALE: 1"=200'

GENERAL NOTES

REFER TO GRADING PLAN SHEET 23-24 FOR FHA LOT GRADING TYPES.

Timm's Subdivision Unit 8 Atlas14 Ultimate Q Flow Table PA_4

Drainage Area		Coefficient	Intensity			Flow		
Area(s)	A (ac.)	C	I_5(in/hr)	I_{25}(in/hr)	I_{100}(in/hr)	Q_5 (ft³/s)	Q_{25}(ft³/s)	Q_{100}(ft³/s)
A1	14.20	0.47	4.24	5.82	7.22	**28.28**	**38.81**	**48.19**
A2	5.19	0.77	4.43	6.09	7.57	**17.72**	**24.35**	**30.26**
A3	4.84	0.77	4.60	6.33	7.87	**17.16**	**23.60**	**29.35**
A4	7.71	0.77	5.03	6.94	8.65	**29.88**	**41.22**	**51.35**
A5	11.29	0.77	3.96	5.43	6.74	**34.46**	**47.23**	**58.59**
A6	8.17	0.77	5.04	6.96	8.67	**31.73**	**43.77**	**54.53**
A7	14.23	0.77	4.32	5.93	7.37	**47.36**	**65.02**	**80.76**
A8	13.46	0.77	3.89	5.33	6.61	**40.30**	**55.21**	**68.49**
A9	7.58	0.77	4.21	5.78	7.17	**24.58**	**33.73**	**41.88**
A10	10.59	0.77	4.37	6.00	7.45	**35.62**	**48.92**	**60.77**
A11	5.29	0.77	4.57	6.28	7.81	**18.61**	**25.59**	**31.81**
A12	9.61	0.77	4.14	5.68	7.05	**30.62**	**42.00**	**52.13**
A13	18.02	0.77	4.34	5.96	7.40	**60.22**	**82.69**	**102.71**
A14	11.42	0.77	4.70	6.47	8.05	**41.35**	**56.91**	**70.79**
A15	4.99	0.77	5.37	7.45	9.29	**20.64**	**28.61**	**35.69**
A16	6.47	0.77	4.04	5.53	6.87	**20.11**	**27.57**	**34.21**
A17	6.93	0.77	4.46	6.13	7.62	**23.82**	**32.73**	**40.68**
A18	4.15	0.77	4.79	6.60	8.21	**15.31**	**21.08**	**26.23**
B1	20.08	0.77	4.00	5.48	6.80	**61.80**	**84.71**	**105.10**
B2	3.29	0.77	4.60	6.33	7.87	**11.65**	**16.03**	**19.93**
B3	17.07	0.77	4.30	5.90	7.33	**56.52**	**77.59**	**96.36**
C1	2.95	0.77	5.16	7.13	8.89	**11.73**	**16.20**	**20.19**
OS1	15.39	0.77	3.56	4.88	6.05	**42.20**	**57.79**	**71.65**
OS2	2.43	0.77	3.96	5.43	6.73	**7.41**	**10.15**	**12.60**
OS3	8.91	0.77	3.77	5.17	6.41	**25.90**	**35.47**	**43.99**
OS4	4.42	0.77	3.30	4.53	5.62	**11.24**	**15.41**	**19.11**
OS5	1.51	0.77	3.81	5.22	6.47	**4.43**	**6.07**	**7.53**
OS6	3.82	0.77	4.51	6.20	7.71	**13.27**	**18.25**	**22.68**
OS7	84.20	0.77	2.71	3.74	4.66	**175.77**	**242.51**	**301.91**
AP1 (C2)	2.63	0.77	4.60	6.33	7.87	**9.32**	**12.82**	**15.94**
AP2 (A17)	6.93	0.77	4.46	6.13	7.62	**23.82**	**32.73**	**40.68**
AP3 (AP2+A16)	13.40	0.77	4.04	5.53	6.87	**41.65**	**57.09**	**70.84**
AP4 (AP2+A16)	13.40	0.77	4.04	5.53	6.87	**41.65**	**57.09**	**70.84**
AP5 (AP3+A15)	18.39	0.77	3.98	5.46	6.77	**56.39**	**77.29**	**95.89**
AP6 (AP3+A15)	18.39	0.77	3.98	5.46	6.77	**56.39**	**77.29**	**95.89**
AP7 (AP5+A14)	29.81	0.77	3.67	5.02	6.23	**84.17**	**115.28**	**142.95**
AP8 (AP5+A14)	29.81	0.77	3.67	5.02	6.23	**84.17**	**115.28**	**142.95**
AP9 (AP7+OS7)	114.01	0.77	2.58	3.57	4.45	**226.40**	**313.26**	**390.62**
AP10 (AP9+OS6)	117.83	0.77	2.58	3.57	4.45	**233.98**	**323.75**	**403.71**
AP11 (AP9+OS6)	117.83	0.77	2.58	3.57	4.45	**233.98**	**323.75**	**403.71**
AP12 (AP10+A13+A12+A11)	150.75	0.77	2.54	3.52	4.39	**294.95**	**408.49**	**509.64**
AP13 (AP10+A13+A12+A11)	150.75	0.77	2.54	3.52	4.39	**294.95**	**408.49**	**509.64**
AP14 (AP10+A13+A12+A11)	150.75	0.77	2.51	3.48	4.35	**291.72**	**404.31**	**504.63**
AP15 (AP14 + A10)	161.34	0.77	2.45	3.40	4.25	**304.65**	**422.94**	**528.38**
AP16 (AP15+A5)	172.63	0.77	2.45	3.40	4.25	**325.96**	**452.54**	**565.35**
AP17 (AP16+A9)	180.21	0.77	2.45	3.40	4.25	**340.28**	**472.41**	**590.18**
AP18 (AP27+A3)	61.66	0.77	2.41	3.35	4.19	**114.42**	**159.05**	**198.84**
AP19 (AP18+AP17)	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)							
AP20 (AP19+A2)	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)							
AP21 (AP20+A1)	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)							
AP22 (A21+OS1)	SCS Method. Please refer to Storm Water Management Plan (TIMMS SUBDIVISION UNIT 3 PLAT NO. 20-11800537)							
AP23 (A7)	14.23	0.77	4.32	5.93	7.37	**47.36**	**65.02**	**80.76**
AP24 (A8)	13.46	0.77	3.89	5.33	6.61	**40.30**	**55.21**	**68.49**
AP25 (AP23+AP24+OS5)	29.20	0.77	3.40	4.66	5.77	**76.41**	**104.67**	**129.80**
AP26 (AP25+OS4+OS3+OS2+A18)	49.11	0.77	3.14	4.31	5.35	**118.85**	**163.03**	**202.32**
AP27 (AP26+A4)	56.82	0.77	3.09	4.24	5.26	**135.20**	**185.55**	**230.32**

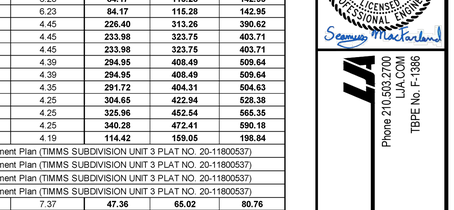
Eq 5.3.1

Q = CIA

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
MDP ULTIMATE DRAINAGE AREA MAP (SHEET 2 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sht_Ultimate DMAP.dwg

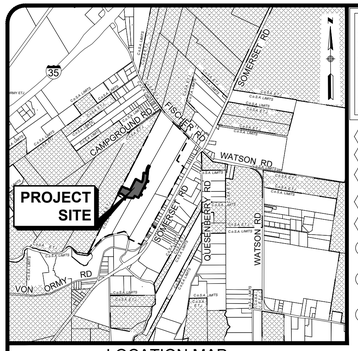


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TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 22 OF 40 SHEETS

K:\SA199 Century Communities\04040C Timms Subdivision (87)\426 Site Development Plans\DMP-Sheets\sh_Ultimate DMAP.dwg
User: smacfarland
Last Modified: Jun. 18, 25 - 14:48
File Modified: Jun. 20, 25 - 10:24:24



LOCATION MAP
N.T.S.

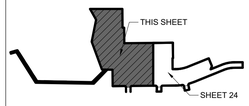
LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

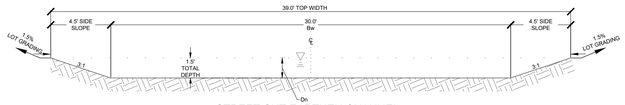
- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



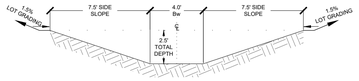
SCALE IN FEET
SCALE: 1"=50'



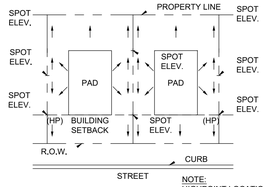
SHEET INDEX
N.T.S.



STREET CUT EARTHEN CHANNEL
N.T.S. TYPICAL SECTION

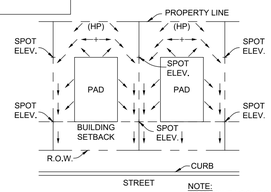


TEMP. DIVERSION EARTHEN CHANNEL
N.T.S. TYPICAL SECTION



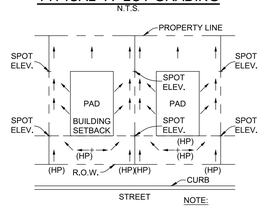
NOTE: HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "B" LOT GRADING
N.T.S.



NOTE: HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "A" LOT GRADING
N.T.S.



NOTE: HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "C" LOT GRADING
N.T.S.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

GENERAL DESCRIPTION

THE ITEM SHALL CONSIST OF ALL CLEARING AND PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD-TEX-113-E COMPACTION PROCEDURE.

FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THE STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF THE DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12").

ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

DENSITY TEST

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE TESTING LAB PERFORMS ALL TEST REQUIRED BY FHA SPECIFICATION.

LOT GRADING

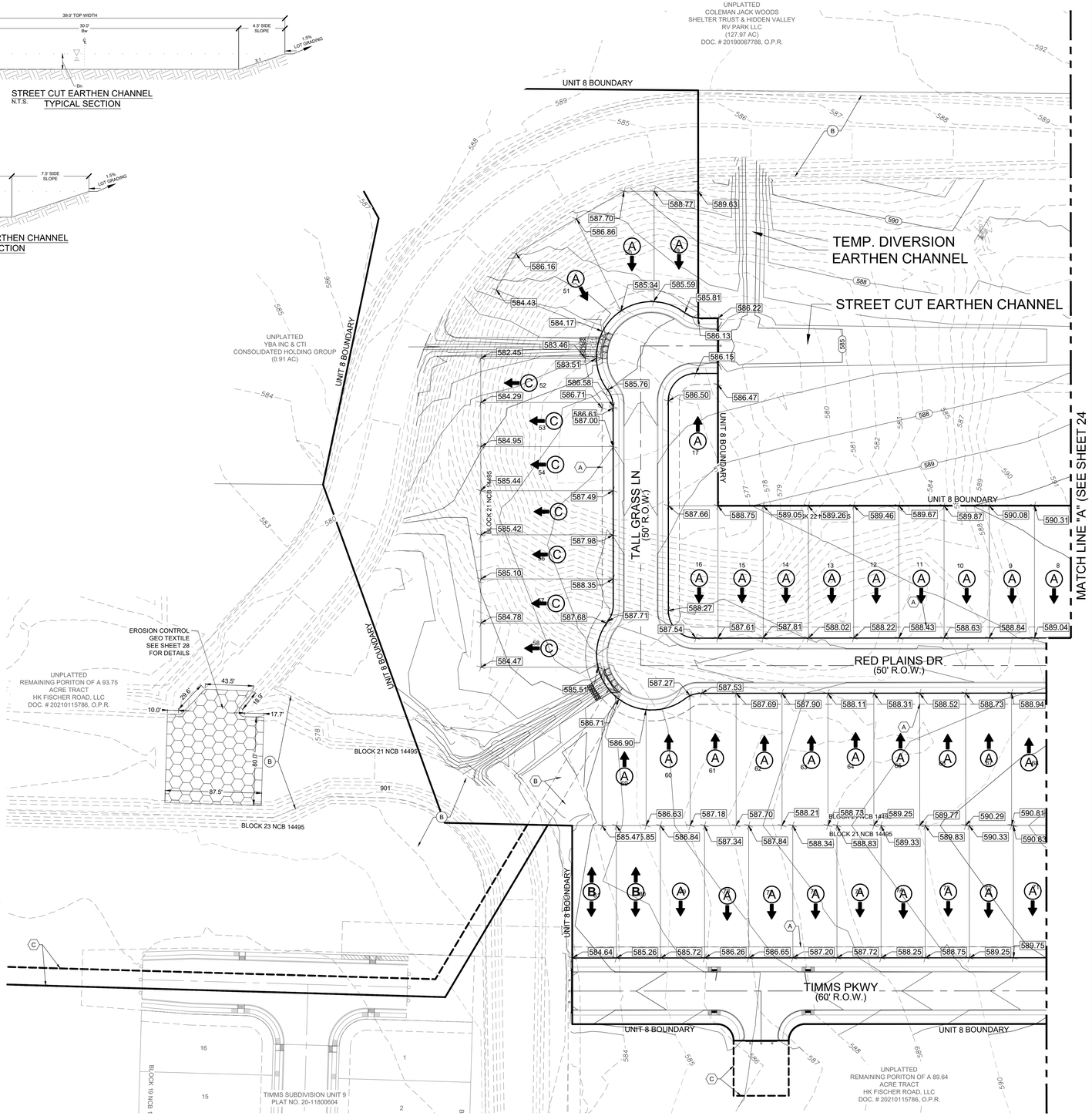
ALL LOT GRADING SHALL BE IN ACCORDANCE WITH H.U.D.- F.H.A. DATA SHEET 79G.

GENERAL NOTES:

1. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.
2. THE HOMEBUILDER WILL BE RESPONSIBLE FOR DETAILED GRADING ON EACH INDIVIDUAL LOT TO INCLUDE MINOR GRADING ON THE LOTS AND ANY SIDE OR BACK-LOT SWALES REQUIRED TO MEET THE DEPICTED DRAINAGE PATTERNS (SEE OVERALL MASTER DRAINAGE PLAN).
3. HOMEBUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
4. AS SOON AS PRACTICAL HOMEBUILDER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.
5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
6. ELEVATIONS IN STREET ARE FINISHED GRADE AT PROPERTY LINE.
7. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
8. EXISTING TOPOGRAPHIC CONTOURS SHOWN BASED ON FIELD SURVEY PROVIDED BY D.A. MAWYER LAND SURVEYING (210-325-0858).

LEGEND

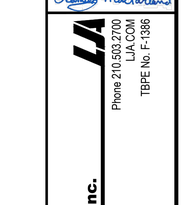
PROPOSED	EXISTING	
800	800	CONTOUR
2%	2%	FLOW ARROW
		GRASSED DRAIN FLOW
706.41	801.33	GROUND ELEVATION
706.41 ME		MATCH EXISTING GROUND
A		LOT DRAINS TO FRONT
B		LOT DRAINS 1/2 TO FRONT AND 1/2 TO REAR
C		LOT DRAINS TO REAR
Am		LOT TYPE A MODIFIED
Bm		LOT TYPE B MODIFIED
Cm		LOT TYPE C MODIFIED
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		RETAINING WALL



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
GRADING PLAN (SHEET 1 OF 2)

NO.	REVISIONS DESCRIPTION	BY	DATE

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DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 95_Grading Plan.dwg

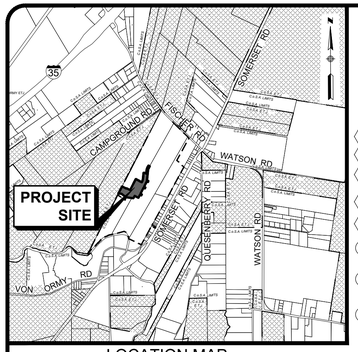


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Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 23 OF 40 SHEETS

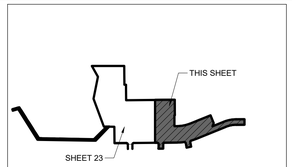
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User: smacfarland
Last Modified: Jun. 20, 25 - 14:04
File Date/Time: Jun. 20, 25 - 14:04:53



LOCATION MAP
N.T.S.

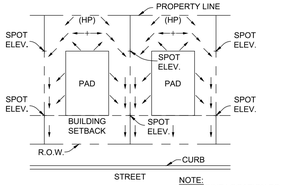


SCALE IN FEET
SCALE: 1"=50'



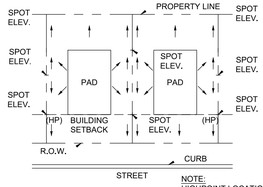
SHEET INDEX
N.T.S.

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
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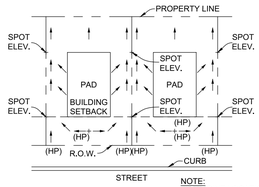
NOTE:
HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "A" LOT GRADING
N.T.S.



NOTE:
HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "B" LOT GRADING
N.T.S.



NOTE:
HIGHPOINT LOCATION TO BE FIELD LOCATED FOR EACH INDIVIDUAL LOT.

TYPICAL "C" LOT GRADING
N.T.S.

LEGEND

PROPOSED	EXISTING	
800	800	CONTOUR
2%	2%	FLOW ARROW
		GRASSED DRAIN FLOW
706.41	801.33	GROUND ELEVATION
706.41 ME		MATCH EXISTING GROUND
A		LOT DRAINS TO FRONT
B		LOT DRAINS 1/2 TO FRONT AND 1/2 TO REAR
C		LOT DRAINS TO REAR
Am		LOT TYPE A MODIFIED
Bm		LOT TYPE B MODIFIED
Cm		LOT TYPE C MODIFIED
	TMH	TOP OF MANHOLE
	EX.	EXISTING
	G,E,T,CA	GAS, ELEC, TELE & CABLE TV ESM'T.
	ESM'T.	EASEMENT
	VOL	VOLUME
	PG	PAGE
		RETAINING WALL

GENERAL SPECIFICATIONS FOR SITE PREPARATION

GENERAL DESCRIPTION

THE ITEM SHALL CONSIST OF ALL CLEARING AND PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

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THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THE STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF THE DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12").

ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

DENSITY TEST

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE TESTING LAB PERFORMS ALL TEST REQUIRED BY FHA SPECIFICATION.

LOT GRADING

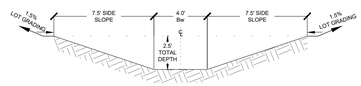
ALL LOT GRADING SHALL BE IN ACCORDANCE WITH H.U.D.- F.H.A. DATA SHEET 79G.

GENERAL NOTES:

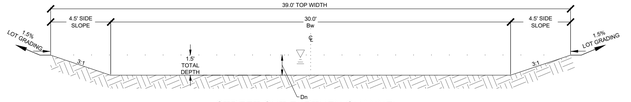
1. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.
2. THE HOMEBUILDER WILL BE RESPONSIBLE FOR DETAILED GRADING ON EACH INDIVIDUAL LOT TO INCLUDE MINOR GRADING ON THE LOTS AND ANY SIDE OR BACK-LOT SWALES REQUIRED TO MEET THE DEPICTED DRAINAGE PATTERNS (SEE OVERALL MASTER DRAINAGE PLAN).
3. HOMEBUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
4. AS SOON AS PRACTICAL HOMEBUILDER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.
5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
6. ELEVATIONS IN STREET ARE FINISHED GRADE AT PROPERTY LINE.
7. FINISHED FLOOR ELEVATIONS FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
8. EXISTING TOPOGRAPHIC CONTOURS SHOWN BASED ON FIELD SURVEY PROVIDED BY D.A. MAWYER LAND SURVEYING (210-325-0858).

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

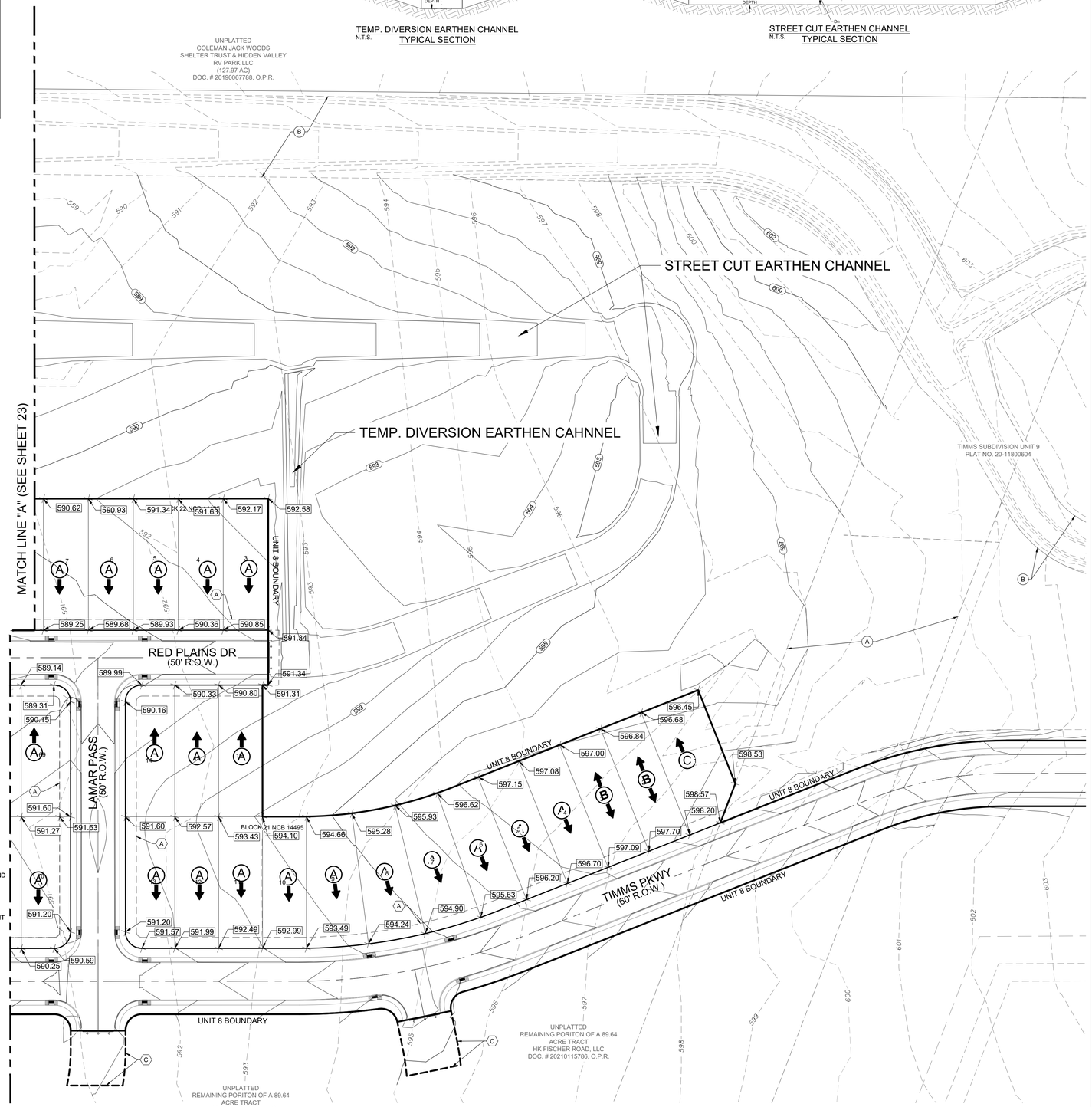
811 Know what's below. Call before you dig.



TEMP. DIVERSION EARTHEN CHANNEL
N.T.S. TYPICAL SECTION



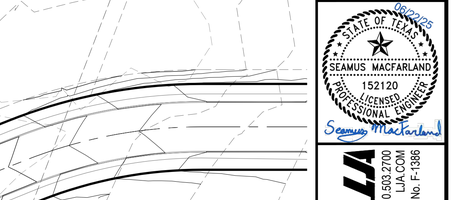
STREET CUT EARTHEN CHANNEL
N.T.S. TYPICAL SECTION



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
GRADING PLAN (SHEET 2 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

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DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 8_Grading Plan.dwg

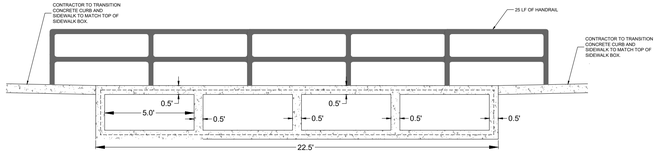


LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA199-0404C-426

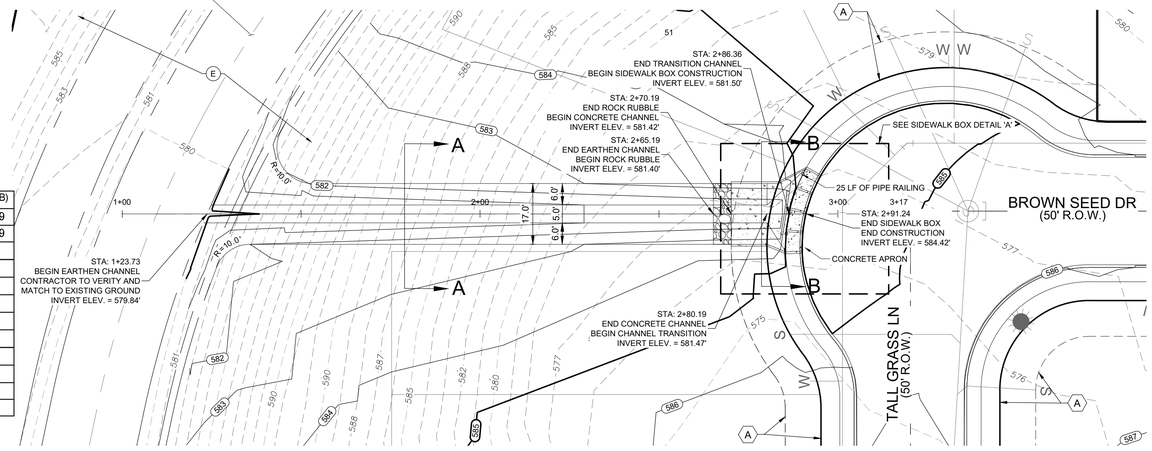
SHEET NO.
24
OF 40 SHEETS

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User: amontanaro
Last Modified: Jan. 20, 25 - 14:04
Plot Style Time: Jan. 20, 25 - 15:50:01



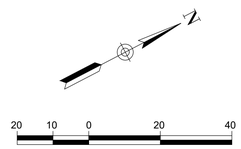
DRAIN 'A' SIDEWALK BOX DRAIN

N.T.S.



Name	Q100 (A-A)	Q25 (A-A)	Q100 (B-B)	Q25 (B-B)
BEGIN STA	1+23.73	1+23.73	2+70.19	2+70.19
END STA	2+65.19	2+65.19	2+80.19	2+80.19
Q_{100} (cfs)	51.35	41.22	51.35	41.22
h (ft)	2.00'	2.00'	2.00'	2.00'
b_w (ft)	5.00'	5.00'	5.00'	5.00'
z (_):1 left	3	3	3	3
z (_):1 right	3	3	3	3
t_w (ft)	17	17	17	17
n	0.035	0.035	0.015	0.015
Slope (%)	1.10%	1.10%	0.50%	0.50%
d_n (ft)	1.36'	1.21'	1.08'	0.96'
V (fps)	4.18	3.93	5.80	5.45

SIDEWALK BOX 'A' INLET $Q = CL(h)^{3/2}$ 8.3.2.a			
Amount of flow in CFS =	**Q (cfs)**	**41.22**	ft^3/sec
The Weir coefficient 3.087 =	C	3.087	
The length of drop curb opening required in feet =	L_R	19.02	ft
Length Provided =	L_P	20.00	ft
The head or depth of water at the opening in feet =	h	0.79	ft
	h^(3/2)	0.70	ft^2
	CHECK	41.22	ft^3/sec



HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 5'

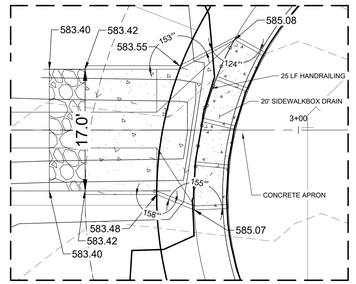
LEGEND

- 800 — PROPOSED CONTOUR
- 2% — FLOW ARROW
- GRASSED DRAIN FLOW
- PROPOSED STREET GRADE
- EXISTING GROUND LEFT
- EXISTING GROUND CENTERLINE
- EXISTING GROUND RIGHT
- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- G,E,T,CA — GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- BSL — BUILDING SETBACK LINE
- ESM'T. — EASEMENT
- LT. — LEFT
- RT. — RIGHT

GENERAL NOTES:

1. ALL CONCRETE LINING SHALL BE A MINIMUM OF FIVE (5) INCHES THICK AND REINFORCED WITH NO. 4 ROUND BARS @ 18 INCHES ON CENTER EACH WAY OR WELDED WIRE FABRIC OF 6" X 6" - W/D6 X W/D6. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3000) POUNDS PER SQUARE INCH IN TWENTY EIGHT (28) DAYS. THE DEPTH OF ALL TOEDOWNS SHALL BE 36 INCHES UPSTREAM, 24 INCHES DOWNSTREAM, AND 18 INCHES OF SIDE SLOPES.
2. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.
3. REFER TO SHEETS 27 & 28 FOR DRAINAGE DETAILS.

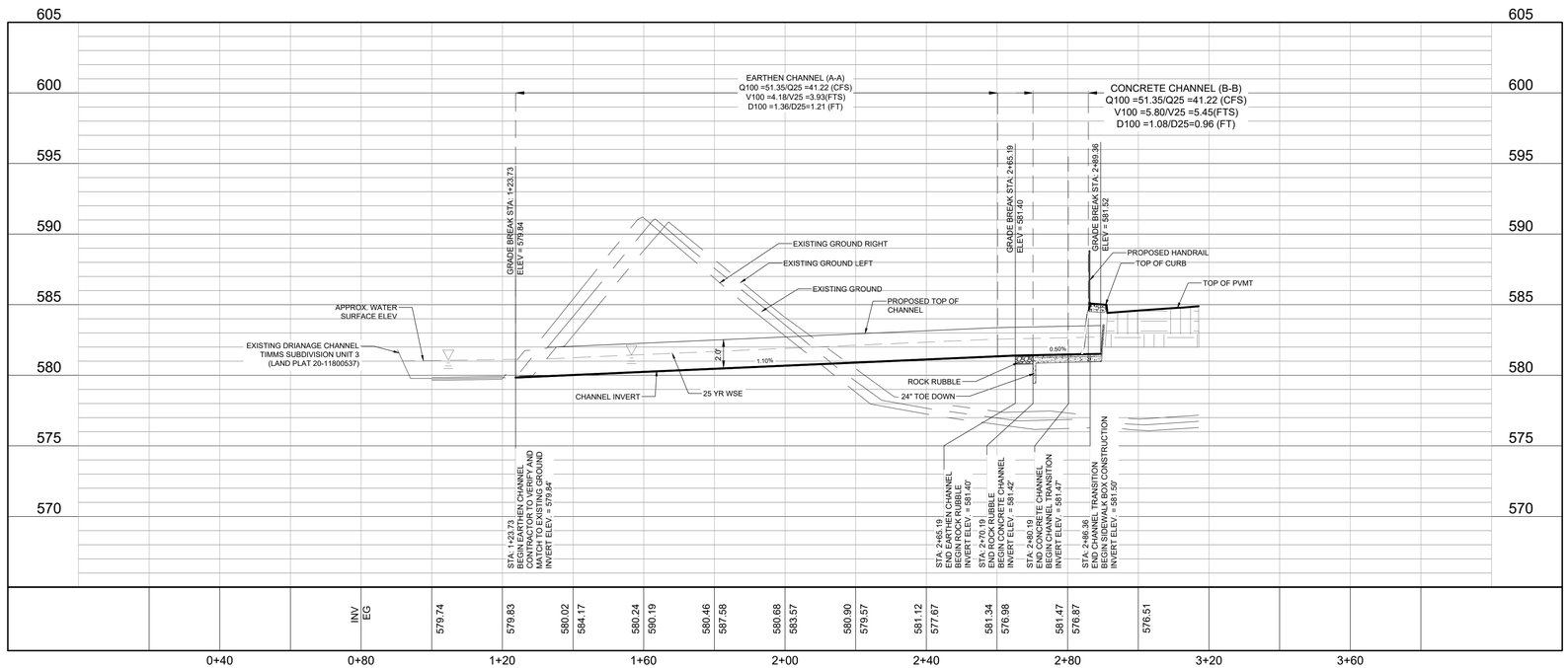
- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

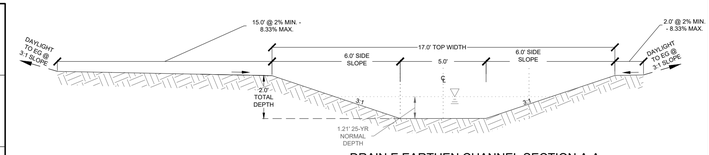


20' SIDEWALK BOX DRAIN DETAIL

NTS

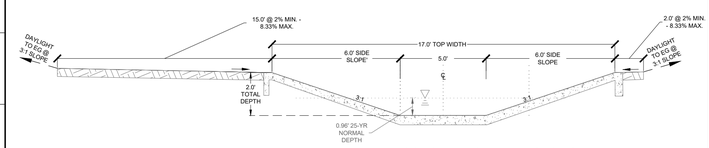
DRAIN 'A' STA 1+00 TO END





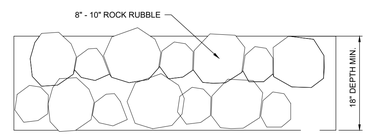
DRAIN E EARTHEN CHANNEL SECTION A-A

N.T.S. STA.: 1+23.73 - 2+65.19



DRAIN E CONCRETE CHANNEL SECTION B-B

N.T.S. STA.: 2+70.19 - 2+80.19



ROCK RUBBLE DETAIL

N.T.S.

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
DRAIN 'A' PLAN & PROFILE STA. 1+00.00 TO END

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Inlet 'A'.dwg

08/22/25

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER

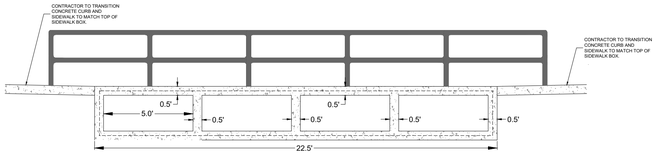
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

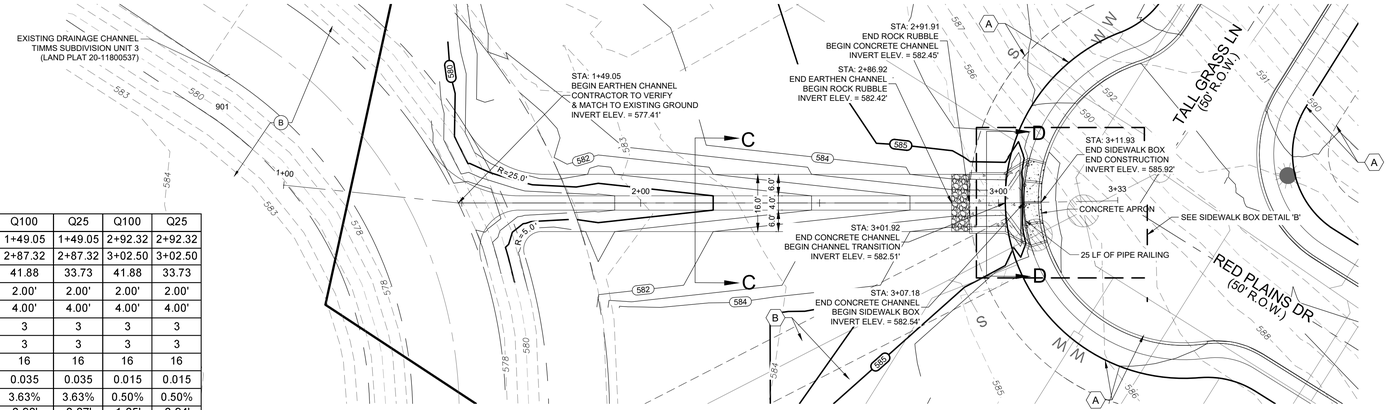
SHEET NO. 25 OF 40 SHEETS

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Plot Date/Time: Jun 25, 25 - 10:56:25



DRAIN 'B' SIDEWALK BOX DRAIN

N.T.S.

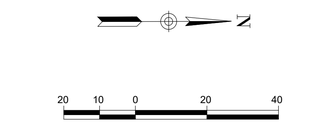


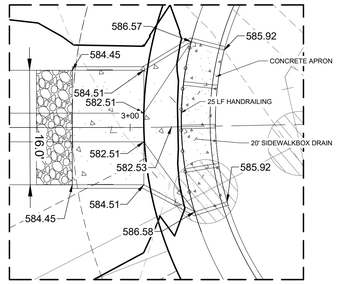
Name	Q100	Q25	Q100	Q25
BEGIN STA	1+49.05	1+49.05	2+92.32	2+92.32
END STA	2+87.32	2+87.32	3+02.50	3+02.50
Q_{100} (cfs)	41.88	33.73	41.88	33.73
h (ft)	2.00'	2.00'	2.00'	2.00'
b_w (ft)	4.00'	4.00'	4.00'	4.00'
z (_):1 left	3	3	3	3
z (_):1 right	3	3	3	3
t_w (ft)	16	16	16	16
n	0.035	0.035	0.015	0.015
Slope (%)	3.63%	3.63%	0.50%	0.50%
d_n (ft)	0.98'	0.87'	1.05'	0.94'
V (fps)	6.18	5.82	5.57	5.25

SIDEWALK BOX 'B' INLET

$Q = CL(h)^{3/2}$ 8.3.2.a

Amount of flow in CFS =	**Q (cfs)**	**33.73** ft^3/sec
The Weir coefficient 3.087 =	C	3.087
The length of drop curb opening required in feet =	L_R	15.56 ft
Length Provided =	L_P	20.00 ft
The head or depth of water at the opening in feet =	h	0.79 ft
	h^(3/2)	0.70 ft^2
	CHECK	33.73 ft^3/sec





20' SIDEWALK BOX DRAIN DETAIL

NTS

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
	SIDEWALK (DEVELOPER'S RESPONSIBILITY)
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT

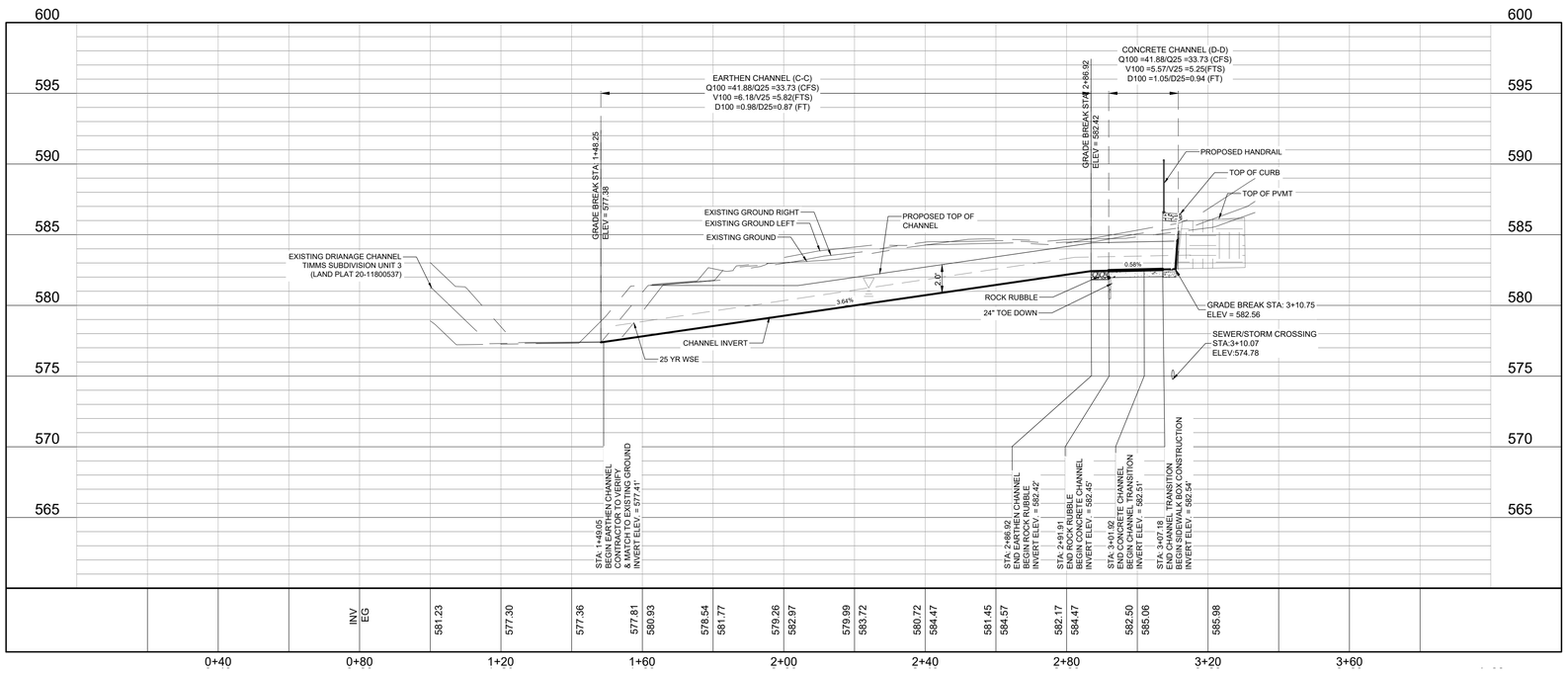
GENERAL NOTES:

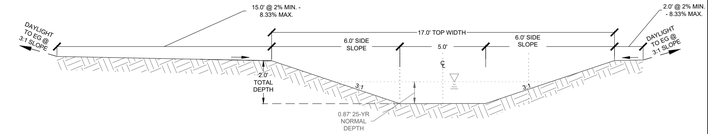
1. ALL CONCRETE LINING SHALL BE A MINIMUM OF FIVE (5) INCHES THICK AND REINFORCED WITH NO. 4 ROUND BARS @ 18 INCHES ON CENTER EACH WAY OR WELDED WIRE FABRIC OF 6" X 6" - W/D6 X W/D6. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3000) POUNDS PER SQUARE INCH IN TWENTY EIGHT (28) DAYS. THE DEPTH OF ALL TOEDOWNS SHALL BE 36 INCHES UPSTREAM, 24 INCHES DOWNSTREAM, AND 18 INCHES OF SIDE SLOPES.
2. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.
3. REFER TO SHEETS 27 & 28 FOR DRAINAGE DETAILS.

(A) 10' G.E.T.CA. ESM'T
(B) 16' SANITARY SEWER ESM'T
(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
(D) VARIABLE WIDTH WATER ESM'T
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
DRAIN 'B' PLAN & PROFILE STA. 1+00.00 TO END

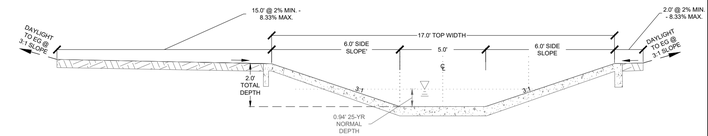
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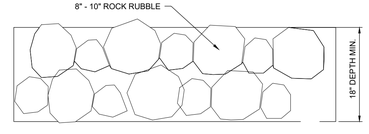
DRAIN E EARTHEN CHANNEL SECTION C-C

N.T.S. STA.: 1+49.05 - 2+87.32



DRAIN E CONCRETE CHANNEL SECTION D-D

N.T.S. STA.: 2+92.32 - 3+02.50



ROCK RUBBLE DETAIL

N.T.S.

NO.	DESCRIPTION	REVISIONS	BY	DATE

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DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Inlet 'B'.dwg

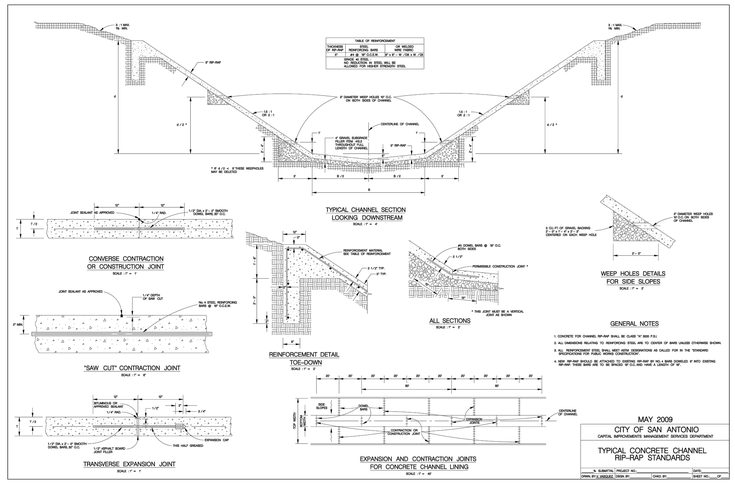
4/16/2025
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

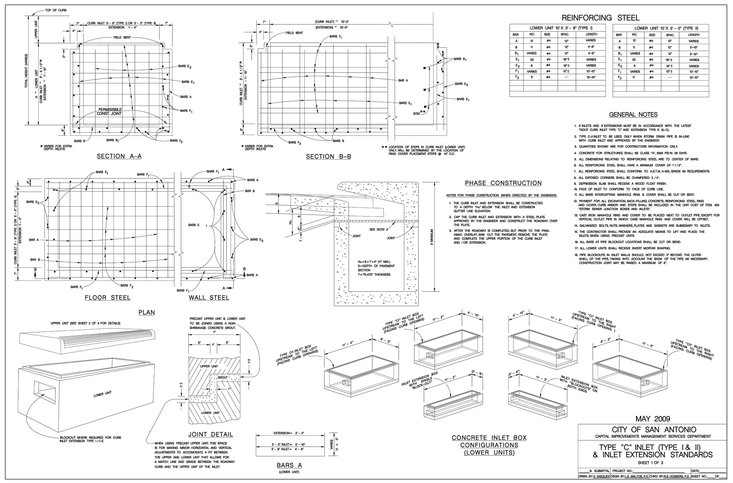
LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA COM
TBPE No. F-1386

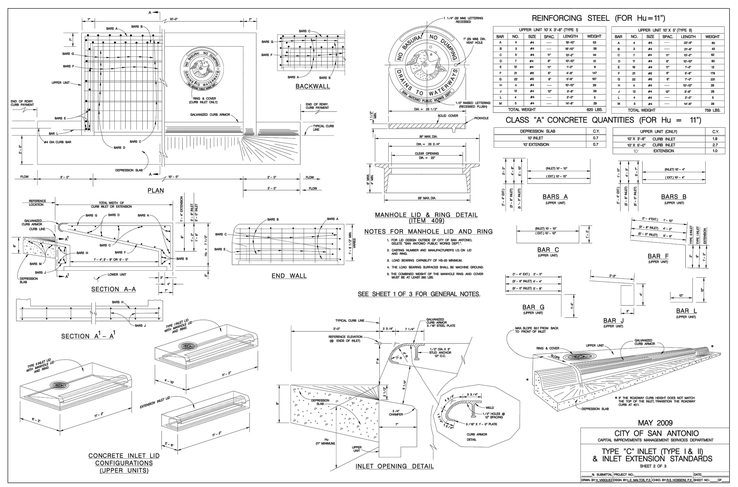
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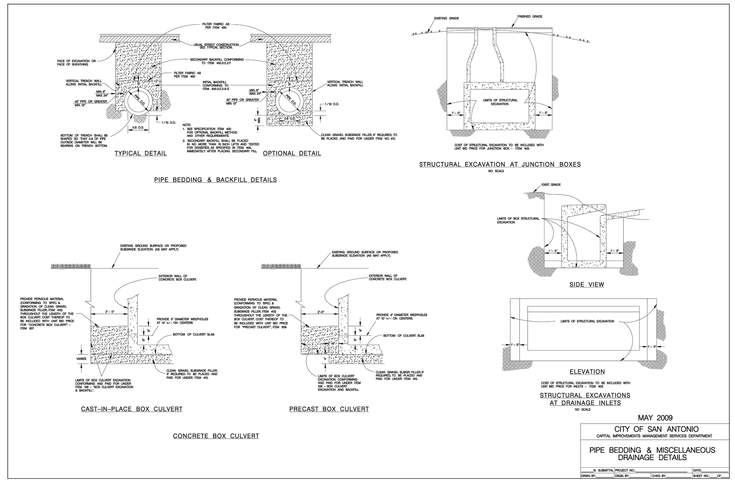
SHEET NO. 26 OF 40 SHEETS

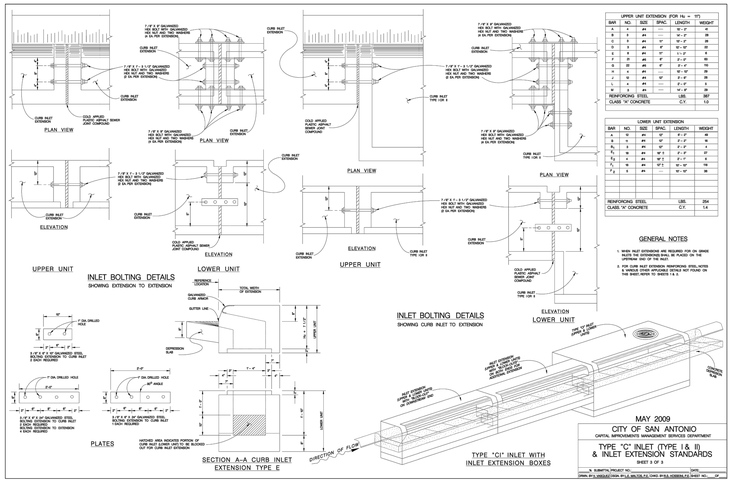
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User: smacfarland
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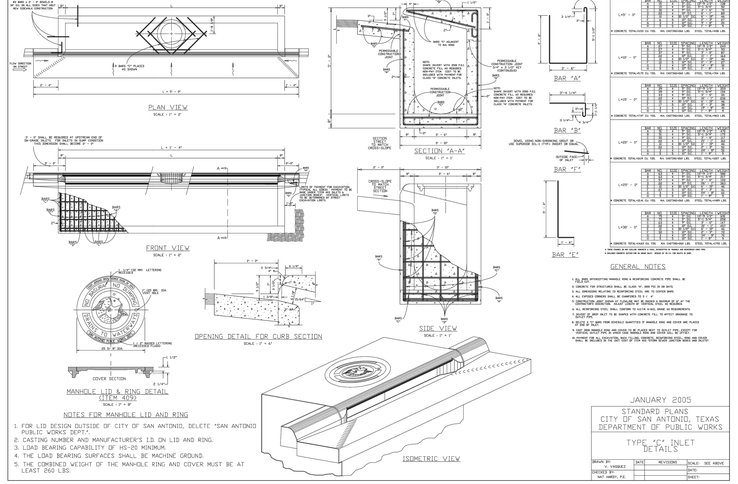


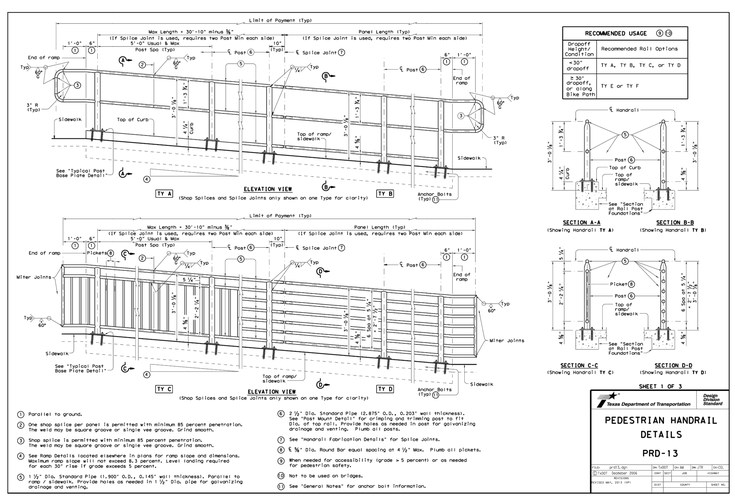


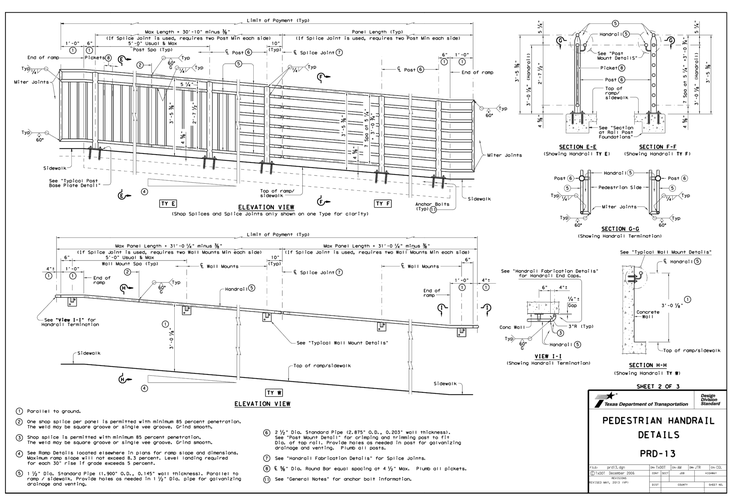


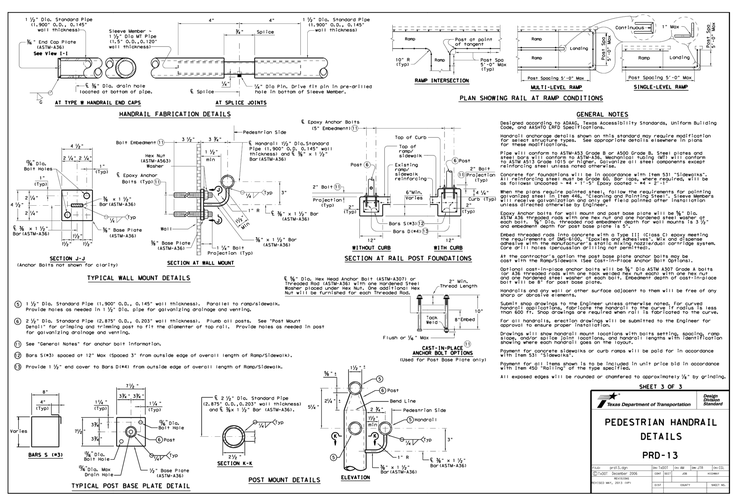












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User: smontanez
Last Modified: Jun 18, 25 - 14:48
Last Plotted: Jun 20, 25 - 16:22

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
DRAINAGE DETAILS
(SHEET 1 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Drainage Details.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland
04/16/25

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

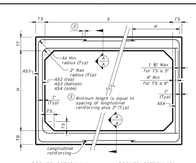
SHEET NO. 27 OF 40 SHEETS

BOX DATA

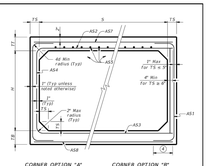
SECTION DIMENSIONS					REINFORCING (sq. in. / ft.) [2]							Fill Height (ft.) [1]	W* Mat'l	① Unit Weight (tons)
S (ft.)	W (in.)	T1* (in.)	T2 (in.)	T3 (in.)	A11	A12	A13	A14	A15	A16	A17	A18		
1	3	8	8	8	2 < L < 4T	0.22	0.31	0.22	0.18	0.18	0.18	0.18	0 to 5	9.6
1	3	8	8	8	2 < L < 4T	0.27	0.25	0.24	0.18	–	–	–		9.6
1	3	8	8	8	2 < L < 4T	0.27	0.19	0.19	0.18	–	–	–		9.6
1	3	8	8	8	35	43	0.21	0.20	0.21	0.18	–	–		9.6
1	3	8	8	8	35	43	0.28	0.26	0.27	0.18	–	–		9.6
1	3	8	8	8	20	43	0.36	0.34	0.35	0.18	–	–		9.6
1	3	8	8	8	25	43	0.45	0.43	0.43	0.18	–	–		9.6
1	3	8	8	8	30	43	0.54	0.50	0.51	0.18	–	–		9.6
1	4	8	8	8	2 < L < 4T	–	0.21	0.34	0.25	0.18	0.18	0.18	0.18	10.4
1	4	8	8	8	2 < L < 4T	43	0.21	0.26	0.24	0.18	–	–	–	10.4
1	4	8	8	8	3 < L < 4T	43	0.19	0.22	0.19	0.18	–	–	–	10.4
1	4	8	8	8	35	43	0.19	0.23	0.23	0.18	–	–	–	10.4
1	4	8	8	8	15	41	0.24	0.30	0.30	0.18	–	–	–	10.4
1	4	8	8	8	20	41	0.31	0.38	0.38	0.18	–	–	–	10.4
1	4	8	8	8	25	41	0.38	0.47	0.48	0.18	–	–	–	10.4
1	4	8	8	8	30	41	0.46	0.57	0.57	0.18	–	–	–	10.4
1	5	8	8	8	2 < L < 4T	–	0.19	0.36	0.27	0.18	0.18	0.18	0.18	11.2
1	5	8	8	8	2 < L < 4T	42	0.21	0.31	0.31	0.18	–	–	–	11.2
1	5	8	8	8	3 < L < 4T	42	0.19	0.24	0.23	0.18	–	–	–	11.2
1	5	8	8	8	35	42	0.19	0.25	0.26	0.18	–	–	–	11.2
1	5	8	8	8	15	41	0.23	0.32	0.33	0.18	–	–	–	11.2
1	5	8	8	8	20	41	0.27	0.41	0.42	0.18	–	–	–	11.2
1	5	8	8	8	25	41	0.33	0.51	0.52	0.18	–	–	–	11.2
1	5	8	8	8	30	41	0.40	0.61	0.62	0.18	–	–	–	11.2
1	6	8	8	8	2 < L < 4T	–	0.19	0.38	0.30	0.18	0.18	0.18	0.18	12.0
1	6	8	8	8	2 < L < 4T	39	0.21	0.32	0.34	0.18	–	–	–	12.0
1	6	8	8	8	3 < L < 4T	41	0.19	0.25	0.23	0.18	–	–	–	12.0
1	6	8	8	8	35	41	0.19	0.26	0.27	0.18	–	–	–	12.0
1	6	8	8	8	15	41	0.24	0.33	0.34	0.18	–	–	–	12.0
1	6	8	8	8	20	41	0.29	0.43	0.45	0.18	–	–	–	12.0
1	6	8	8	8	25	41	0.29	0.53	0.55	0.18	–	–	–	12.0
1	6	8	8	8	30	41	0.35	0.64	0.65	0.18	–	–	–	12.0
1	7	8	8	8	2 < L < 4T	–	0.18	0.40	0.33	0.18	0.18	0.18	0.18	12.8
1	7	8	8	8	2 < L < 3T	38	0.19	0.28	0.27	0.18	–	–	–	12.8
1	7	8	8	8	3 < L < 3T	39	0.19	0.25	0.25	0.18	–	–	–	12.8
1	7	8	8	8	30	41	0.19	0.27	0.29	0.18	–	–	–	12.8
1	7	8	8	8	35	42	0.19	0.35	0.37	0.18	–	–	–	12.8
1	7	8	8	8	20	43	0.22	0.44	0.46	0.18	–	–	–	12.8
1	7	8	8	8	25	43	0.27	0.54	0.57	0.18	–	–	–	12.8
1	7	8	8	8	30	41	0.32	0.65	0.67	0.18	–	–	–	12.8

① For box length = 8'-0"

② A15 thru A18, A27 and A28 are minimum required areas of reinforcement per inches of wall length for top slab and minimum required area of reinforcement per linear foot of box width.

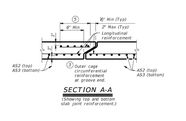


FILL HEIGHT 2 FT AND GREATER



FILL HEIGHT LESS THAN 2 FT.

④ Length is equal to spacing of longitudinal reinforcing plus 2'- (12" Min) (Typ)



SECTION A-A
(Showing wing reinforcement.)

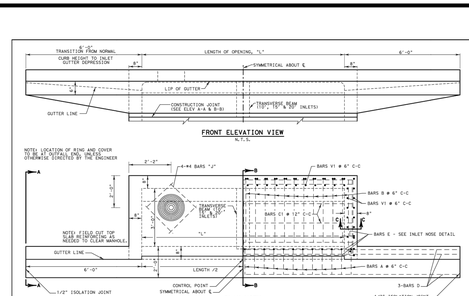
HL93 LOADING

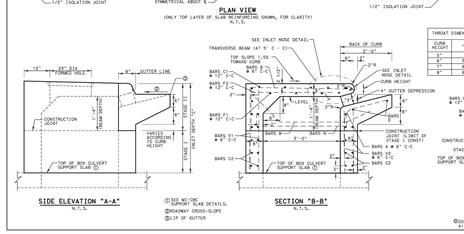
Texas Department of Transportation | Bridge Division Standard

SINGLE BOX CULVERTS PRECAST
7'-0" SPAN

SCP-7

file	walltie.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
©TxDOT	February 2008	REVISIONS			





① SEE W-WING SUPPORT DEAD DETAILS.
② ROADWAY CROSS-SLOPE
③ L.P. OF GUTTER

MATERIAL NOTES:
Provide 0.83 sq. in./ft. minimum longitudinal reinforcement in the top slab. The longitudinal reinforcement required may be met by the transverse wires when wire mesh reinforcement is used.
Provide Class H concrete (f'c = 5,000 psi).

GENERAL NOTES:
Design in accordance with AASHTO LRFD Bridge Design Specifications.
See Box Culverts Precast Miscellaneous Details (SCP-MD) for miscellaneous details not shown on this sheet.
In lieu of furnishing the designs shown on this sheet, the contractor may furnish an alternate design that is equal in strength and serviceability to that shown for the sizes in this table. Submit shop plans for alternate designs in accordance with then "Precast Concrete Structural Members (Fabrication).

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SEE SHEET 2 OF 2 FOR DETAILS OF REINFORCING, BILL OF REINFORCING STEEL, SUMMARY OF QUANTITIES AND GENERAL NOTES.

SHEET 1 OF 2 SHEETS

Texas Department of Transportation | Fort Worth District Standard

CURB INLET OUTSIDE PAVEMENT FOR USE WITH TYPE II CURB AND BOX CULVERT OR SEWER
I-CO-C (FTW)

REVISION	DESIGNED	DETAILED	QUANTITIES	CHECKED	PROJECT NO.	SHEET NO.
11/2020 - ADDED CONSTRUCTION NOTE						
11/2020 - REVISED JOINT ARRANGEMENT						
					TEXAS FTW	
	CONT	SECT	JOB		HIGHWAY NO.	
	DIST	COUNTY				

BILL OF REINFORCING STEEL

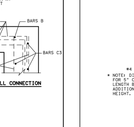
Width (ft.)	Depth (ft.)	Length (ft.)	Bars A		Bars B		Bars C1		Bars C2		Bars C3		Bars D		Bars E		Bars F1		Bars F2		Bars J		Bars M		Bars N	
			#4 at 6" Spac		#4 at 6" Spac		#5 at 12" Spac		#5 at 6" Spac		#5 at 6" Spac		#4		#5		#4 at 12" Spac		#4 at 12" Spac		#4		#4		#5	
(FT)	(FT)	(FT)	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt	No	Bt
3.0	4.0	5.0	13	97	10	56	2	15	29	181	27	113	3	33	6	48	1	4	1	12	4	8	0	0	0	0
3.0	4.0	10.0	23	172	20	112	2	30	29	181	27	113	3	33	6	96	1	8	1	24	4	8	0	0	0	0
3.0	4.0	15.0	33	34	30	169	2	45	29	484	27	113	3	33	6	111	1	12	1	36	4	8	4	13	4	22
3.0	4.0	20.0	43	122	40	145	2	44	29	635	27	113	3	65	6	142	1	14	1	22	37	4	8	6	20	6	32

BILL OF REINFORCING STEEL

Width (ft.)	Depth (ft.)	Length (ft.)	Bars S		Bars V1		Bars V2		Total Reinf Weight	Conc. Vol. Actual, (CY)	Class "C" Concrete	Concrete Qty Actual, (CY)
			#4 at 12" Spac		#5 at 6" Spac		#5 at 6" Spac					
(FT)	(FT)	(FT)	No	Bt	No	Bt	No	Bt				
3.0	4.0	5.0	0	0	58	232	26	77	794	171.1	5.2	0.46
3.0	4.0	10.0	4	11	78	312	46	136	1,241	354.5	4.7	0.71
3.0	4.0	15.0	8	22	98	392	66	195	1,688	537.9	6.2	0.95
3.0	4.0	20.0	12	33	118	472	86	254	2,135	721.4	7.7	1.20

SUMMARY OF QUANTITIES

Width (ft.)	Depth (ft.)	Length (ft.)	Total Reinf Weight	Conc. Vol. Actual, (CY)	Class "C" Concrete	Concrete Qty Actual, (CY)
3.0	4.0	5.0	1,087	233.7	(CY)	(CY)
3.0	4.0	10.0	1,948	577.3	5.2	0.46
3.0	4.0	15.0	2,911	892.4	4.7	0.71
3.0	4.0	20.0	4,023	1,249.0	6.2	0.95



GENERAL NOTES

1. DESIGNED ACCORDING TO AASHTO LRFD SPECIFICATIONS FOR PEDESTRIAN LOADING AND VEHICULAR COLLISION FORCE (TL-4) DESIGN CONSIDERATIONS.
2. ALL CONCRETE OF SUBSTRUCTURE & SUPERSTRUCTURE UNLESS NOTED OTH, ALL CONCRETE FOR PRECAST STRUCTURES SHALL BE CLASS "H" MINIMUM 5000 PSI DESIGN STRENGTH.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. STEEL I BEAM OR EITHER EXIST'N OR PRECAST, FABRICATE PRECAST STRUCTURES USING BEAM AS DETAILED HEREON, WITH BARS A, V1, AND V2 TO BE INCLUDED WITH PRECAST UNIT. ALL OTHER REINFORCING SHALL BE PROVIDED, EXCEPT AS NOTED.
5. STEEL I BEAMS SHALL BE CAST-IN-PLACE.
6. CHAMFER ALL EXPOSED CORNERS 3/4", EXCEPT WHERE NOTED OTHERWISE.
7. PROVIDE CONSTRUCTION JOINTS AT LOCATIONS SHOWN ON PLANS AND DETAILED BARS.
8. INSTALL RING AND COVER AT OUTFALL END OF INLET, UNLESS OTHERWISE DIRECTED. CAST IRON RING AND COVER SHALL CONFORM TO ITEM 471, SEE STANDARD MOD UTIKI FOR ADDITIONAL INFORMATION.
9. DEPTH OTHER THAN THOSE SHOWN MAY BE USED WHENEVER NECESSARY, UP TO A MAXIMUM DEPTH OF 15', QUANTITIES FOR OTHER DEPTHS MAY BE DETERMINED BY INTERPOLATION.
10. DO NOT DIMENSION WITH STAGE II CONSTRUCTION UNTIL CONCRETE PAVEMENT AND CURB, OR CONCRETE CURB AND GUTTER CONSTRUCTION IS COMPLETED AT THE INLET SITE.
11. INSTALL A TEMPORARY WOOD OR COVER AFTER STAGE I IS COMPLETED, TO REMAIN IN PLACE UNTIL STAGE II CONSTRUCTION BEGINS.
12. THE DIMENSION FROM THE BACK OF CURB TO SLOPE REFERS TO THE CONTROL POINT AT THE FACE OF CURB AND MID-POINT OF THE INLET.
13. PLACE A SEALED 1/2" ISOLATION JOINT ALONG ALL VERTICAL FACES ABUTTING CONCRETE PAVEMENT, CURB, OR CONCRETE CURB AND GUTTER. SEE STANDARD JOINT SEAL 8 JOINT SEALANT TO SEAL THE JOINT, SEE STANDARD JS UTIKI FOR ADDITIONAL INFORMATION.

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SHEET 2 OF 2 SHEETS

Texas Department of Transportation | Fort Worth District Standard

CURB INLET OUTSIDE PAVEMENT FOR USE WITH TYPE II CURB AND BOX CULVERT OR SEWER
I-CO-C (FTW)

REVISION	DESIGNED	DETAILED	QUANTITIES	CHECKED	PROJECT NO.	SHEET NO.
					TEXAS FTW	
	CONT	SECT	JOB		HIGHWAY NO.	
	DIST	COUNTY				

LANDLOK® TRM

Product Data
LANDLOK® 435

LANDLOK® 435 turf reinforcement mat (TRM) features X3® technology that consists of a dense web of interlocking, multi-lobed polypropylene fibers positioned between two biaxially oriented nets with mesh openings of approximately 1/2 in by 1/2 in (13 mm by 13 mm) and mechanically bound together every 2 in (51 mm) by parallel stitching with polypropylene thread. The TRM is designed to accelerate seedling emergence, exhibit high resiliency, and possess strength and elongation properties to limit stretching in a saturated condition. Every component of LANDLOK® 435 is stabilized against chemical and ultraviolet degradation which are normally found in a natural soil environment. Furthermore, the TRM contains no biodegradable components.

LANDLOK® 435 conforms to the property values listed below[1] and is manufactured at a Propex facility having achieved ISO 9001:2008 certification. Propex performs internal Manufacturing Quality Control (MQC) tests that have been accredited by the Geosynthetic Accreditation Institute - Laboratory Accreditation Program (GAI-LAP).

PROPERTY	TEST METHOD	ENGLISH	METRIC
ORIGIN OF MATERIALS			
% U.S. Manufactured		100%	100%
PHYSICAL			
Mass/Unit Area [2]	ASTM D-6566	8.0 oz/yd²	271 g/m²
Thickness [2]	ASTM D-6525	0.35 in	8.9 mm
Light Penetration (% Passing) [2]	ASTM D-6567	40%	40%
Color	Visual	Green	
MECHANICAL			
Tensile Strength [2]	ASTM D-6818	225 x 175 lbs/ft	3.3 x 2.6 kN/m
Elongation [2]	ASTM D-6818	50%	50%
Resiliency [2]	ASTM D-6524	80%	80%
Flexibility [2]	ASTM D-6575	0.015 in-lb	17,308 mg-cm
ENDURANCE			
UV Resistance % Retained at 1,000 hrs [2]	ASTM D-4355	80%	80%
PERFORMANCE			
Velocity (Vegetated) [2,3]	Large Scale	12 ft/sec	3.7 m/sec
Shear Stress (Vegetated) [2,3]	Large Scale	8 lb/ft²	383 Pa
Manning's n (Unvegetated) [2,4]	Calculated	0.025	0.025
Seedling Emergence [2]	ASTM D-7322	273%	273%
ROLL SIZES		8 ft x 140 ft 16 ft x 140 ft	2.45 m x 42.7 m 4.88 m x 42.7 m

NOTES:
1. The property values listed above are effective 01/22/2020 and are subject to change without notice.
2. Values represent testing at time of manufacture and are shown as typical values.
3. Maximum permissible velocity and shear stress has been obtained through vegetated testing programs featuring specific soil types, vegetation classes, flow conditions, and failure criteria. These conditions may not be relevant to every project nor are they replicated by other manufacturers. Please contact Propex for further information.
4. Calculated as typical values from large-scale flexible channel lining test programs with a flow depth of 6 to 12 inches.

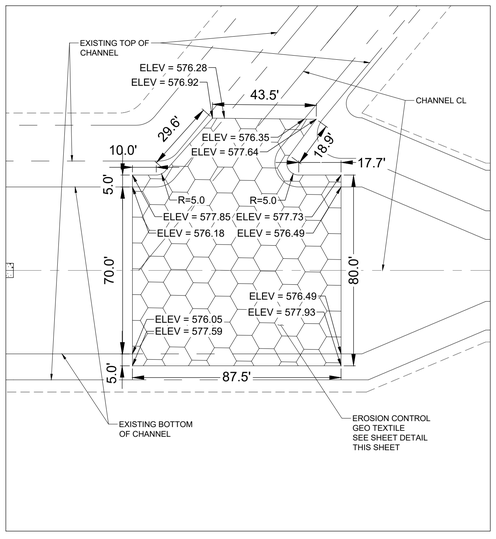
Propex GEOSOLUTIONS
ENGINEERED EARTH SOLUTIONS™
www.propexglobal.com

Propex Operating Company, LLC · 4019 Industry Drive · Chattanooga, TN 37416 · ph 800 621 1273 · ph 423 855 1466

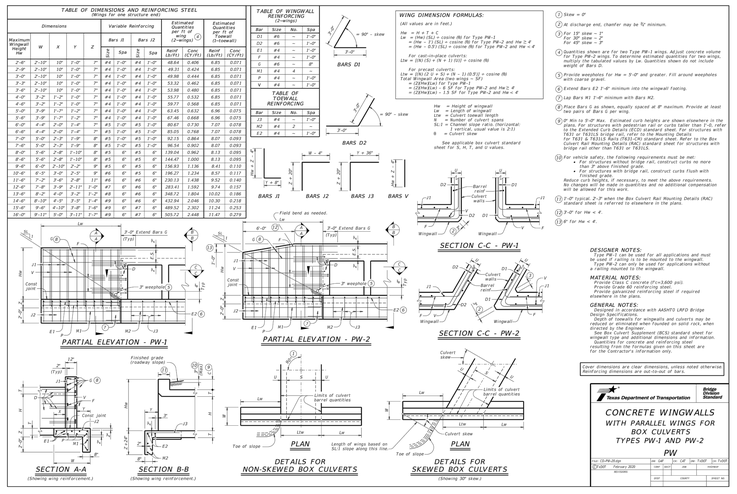
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LANDLOK 435 TRM DETAIL
N.T.S.



K:\SA199 Century Communities\04CAD Timms Subdivision UAD-426 Site Development Plans\GMC-Sheets\sh_Drainage Details.dwg
User: smcfarland
Last Modified: Jan 15, 25 - 14:49
Plot Date/Time: Jan 22, 25 - 10:56:05

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
DRAINAGE DETAILS
(SHEET 2 OF 2)

NO.	REVISIONS / DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Drainage Details.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
4/16/2025

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LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA199-0404C-426

SHEET NO.
28
OF 40 SHEETS

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 37.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF SIDEWALK AND INSTALLED PER THE CPS DESIGN.
5. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. REFER TO SHEET 37 FOR STREET AND PAVEMENT SECTION DETAIL, CONCRETE CURB DETAIL, AND SIDEWALK DETAIL.
7. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS,AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
9. THE LACK OF RIGHT OF WAY RETURN WILL NOT IMPEDE VEHICLE TURNING MOVEMENTS.
10. A BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

(A) 10' G.E.T.CA. ESM'T

(B) 16' SANITARY SEWER ESM'T

(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.

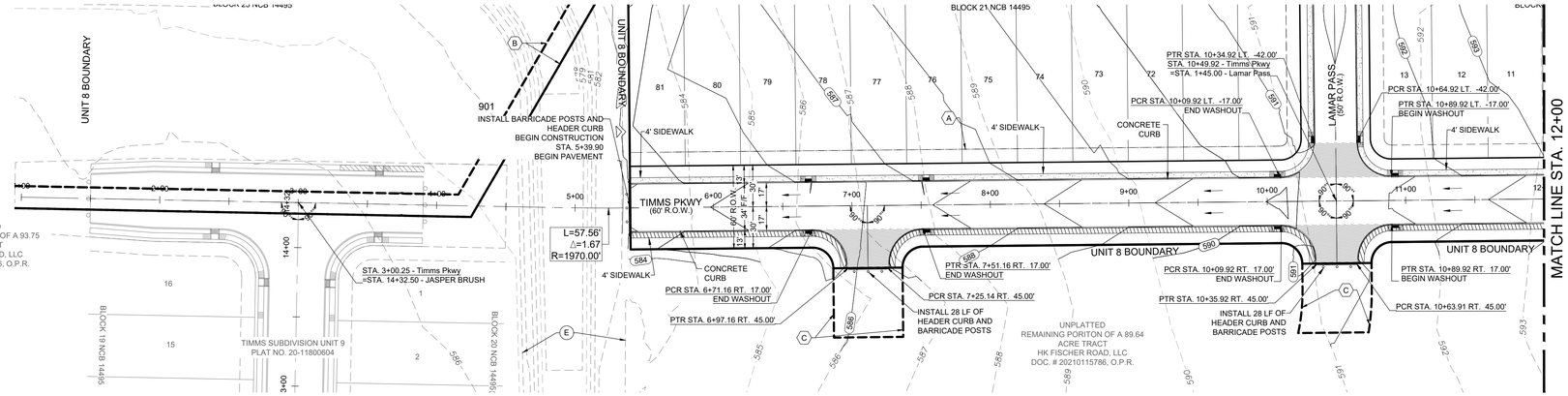
(D) VARIABLE WIDTH WATER ESM'T

(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING

(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)

(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)

(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



50 25 0 50 100

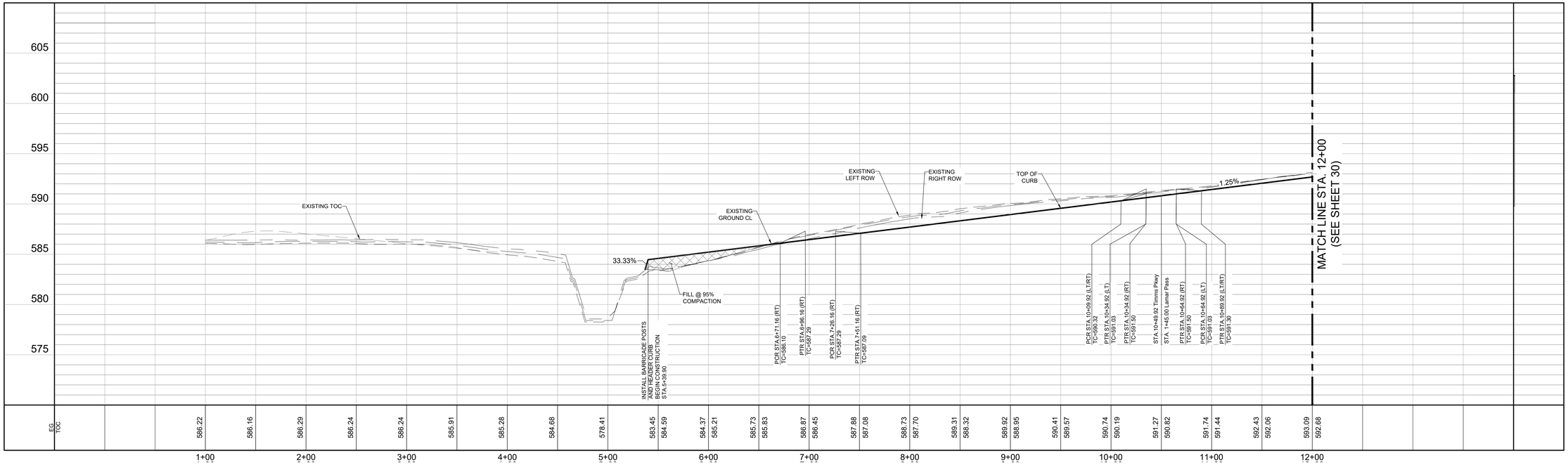
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

- 800 — PROPOSED CONTOUR
- 2% — FLOW ARROW
- GRASSED DRAIN FLOW
- PROPOSED STREET GRADE
- EXISTING GROUND LEFT
- EXISTING GROUND CENTERLINE
- EXISTING GROUND RIGHT
- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- G,E,T,CA — GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- BSL — BUILDING SETBACK LINE
- ESM'T. — EASEMENT
- L.T. — LEFT
- RT. — RIGHT
- WASHOUT CROWN
- WASHOUT FLOW ARROW
- EG CL — EXISTING GRADE CENTER LINE
- TC — TOP OF CURB
- ELEV — PAVEMENT ELEVATION
- TYPE I ADA RAMPS
- TYPE II ADA RAMPS

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TIMMS PKWY STA. 1+00.00 TO STA. 12+00.00



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
TIMMS PKWY PLAN & PROFILE
STA. 1+00.00 TO STA. 12+00.00

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: dp_Timms Pkwy P & P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
04/22/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

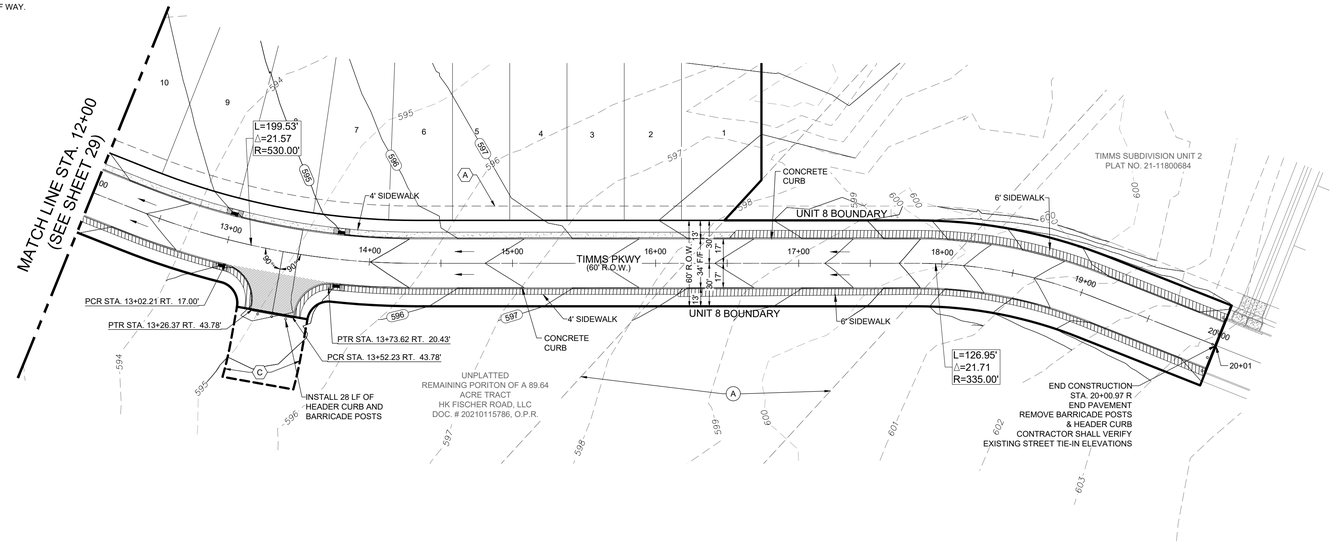
SHEET NO. 29
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\UNIT-Sheets\dp_Timms Pkwy P & P.dwg
User: smacfarland
Last Modified: Jun. 22, 25 - 15:34
Plot Date/Time: Jun. 22, 25 - 15:34

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 37.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF SIDEWALK AND INSTALLED PER THE CPS DESIGN.
5. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. REFER TO SHEET 37 FOR STREET AND PAVEMENT SECTION DETAIL, CONCRETE CURB DETAIL, AND SIDEWALK DETAIL.
7. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS,AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
9. THE LACK OF RIGHT OF WAY RETURN WILL NOT IMPEDE VEHICLE TURNING MOVEMENTS.
10. A BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

(A) 10' G.E.T.CA. ESM'T
(B) 16' SANITARY SEWER ESM'T
(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
(D) VARIABLE WIDTH WATER ESM'T
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



50 25 0 50 100

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

LEGEND

- PROPOSED CONTOUR
- FLOW ARROW
- GRASSED DRAIN FLOW
- PROPOSED STREET GRADE
- EXISTING GROUND LEFT
- EXISTING GROUND CENTERLINE
- EXISTING GROUND RIGHT
- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
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- G,E,T,CA — GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- BSL — BUILDING SETBACK LINE
- ESM'T. — EASEMENT
- L.T. — LEFT
- R.T. — RIGHT
- WASHOUT CROWN
- WASHOUT FLOW ARROW
- EG CL — EXISTING GRADE CENTER LINE
- TC — TOP OF CURB
- ELEV — PAVEMENT ELEVATION
- TYPE I ADA RAMPS
- TYPE II ADA RAMPS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
TIMMS PKWY PLAN & PROFILE
STA. 12+00.00 TO END

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: dn_Timms Pkwy P & P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED
PROFESSIONAL ENGINEER
04/22/25

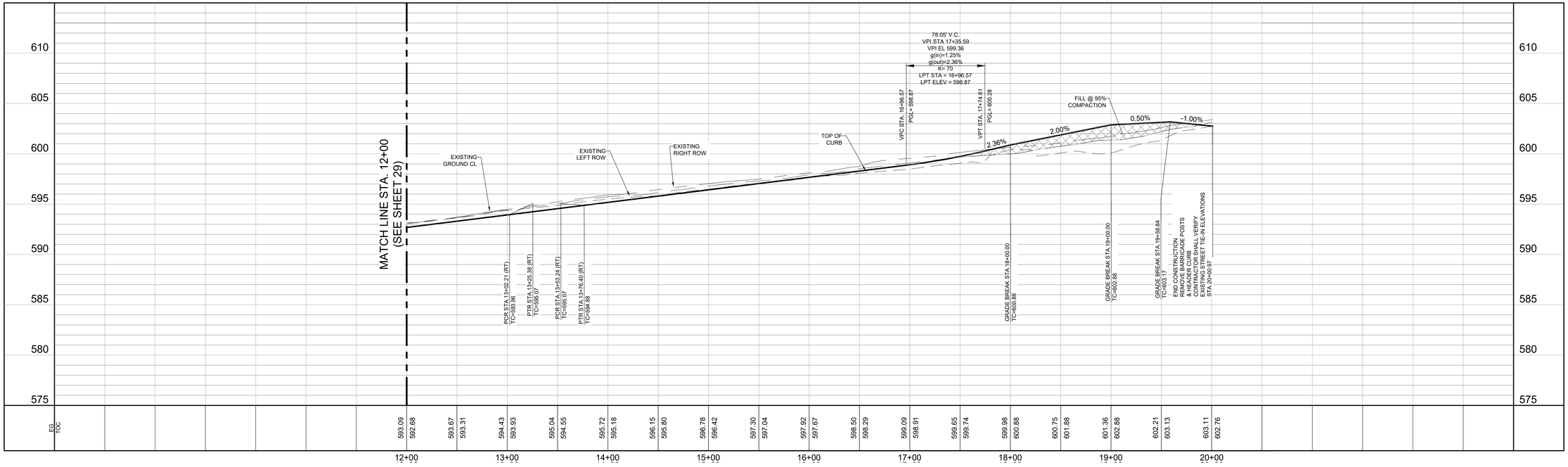
LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 30 OF 40 SHEETS

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TIMMS PKWY STA. 12+00.00 TO END



K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\UNC-Sheets\dn_Timms Pkwy P & P.dwg
User: smacfarland
Last Modified: Jun 22, 25 - 15:34
Plot Date/Time: Jun 22, 25 - 15:36:37

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 37.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF SIDEWALK AND INSTALLED PER THE CPS DESIGN.
5. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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(A) 10' G.E.T.CA. ESM'T

(B) 16' SANITARY SEWER ESM'T

(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.

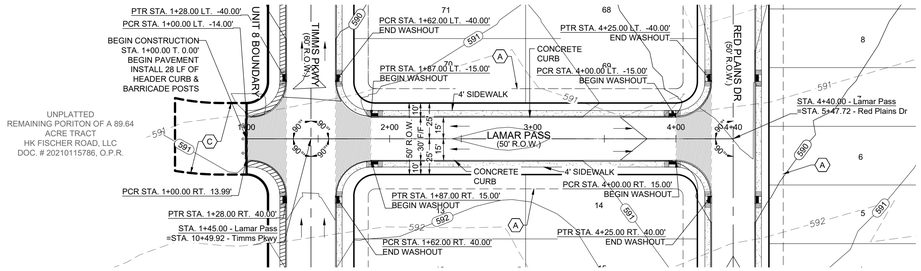
(D) VARIABLE WIDTH WATER ESM'T

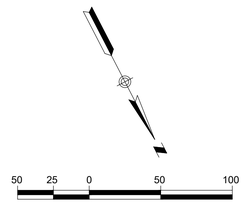
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING

(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)

(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)

(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)





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

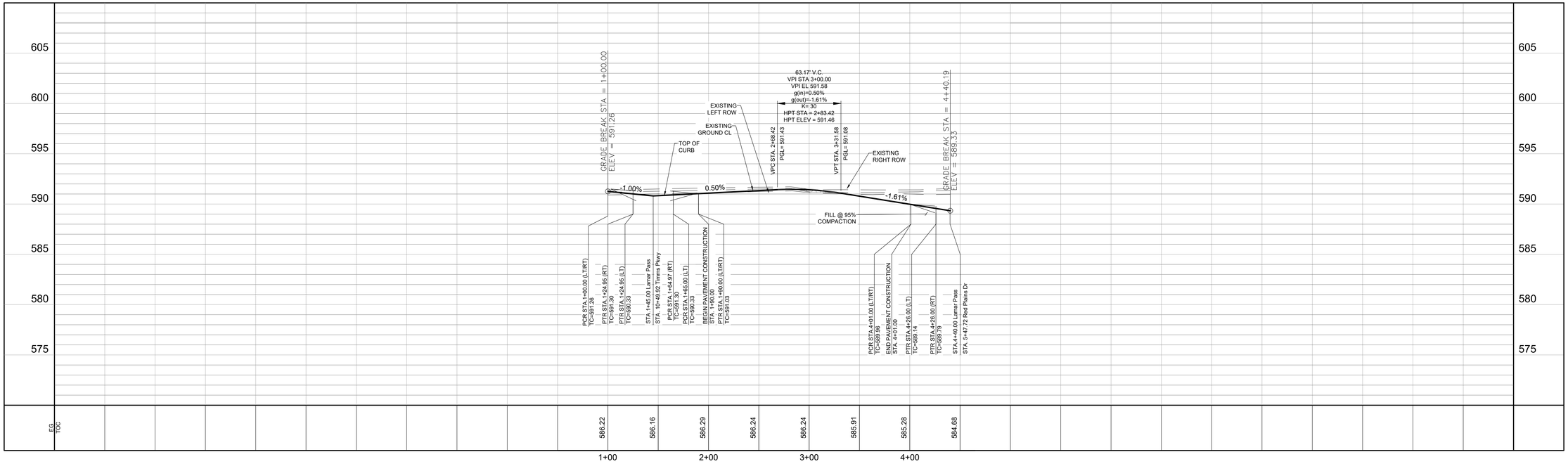
LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
	SIDEWALK (DEVELOPER'S RESPONSIBILITY)
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
	WASHOUT CROWN
	WASHOUT FLOW ARROW
EG CL	EXISTING GRADE CENTER LINE
TC	TOP OF CURB
ELEV	PAVEMENT ELEVATION
	TYPE I ADA RAMPS
	TYPE II ADA RAMPS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
LAMAR PASS PLAN & PROFILE
STA. 1+00.00 TO END

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

LAMAR PASS STA. 1+00.00 TO END



NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 01_Lamar Pass P & P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
04/22/25
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 31 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\UNIT-Sheets\01_Lamar Pass P & P.dwg
User: smacfarland
Last Modified: Jun. 18, 25 - 16:09
Plot Date/Time: Jun. 22, 25 - 14:56:59

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 35.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF SIDEWALK AND INSTALLED PER THE CPS DESIGN.
5. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. REFER TO SHEET 35 FOR STREET AND PAVEMENT SECTION DETAIL, CONCRETE CURB DETAIL, AND SIDEWALK DETAIL.
7. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS,AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
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(A) 10' G.E.T.CA. ESM'T

(B) 16' SANITARY SEWER ESM'T

(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.

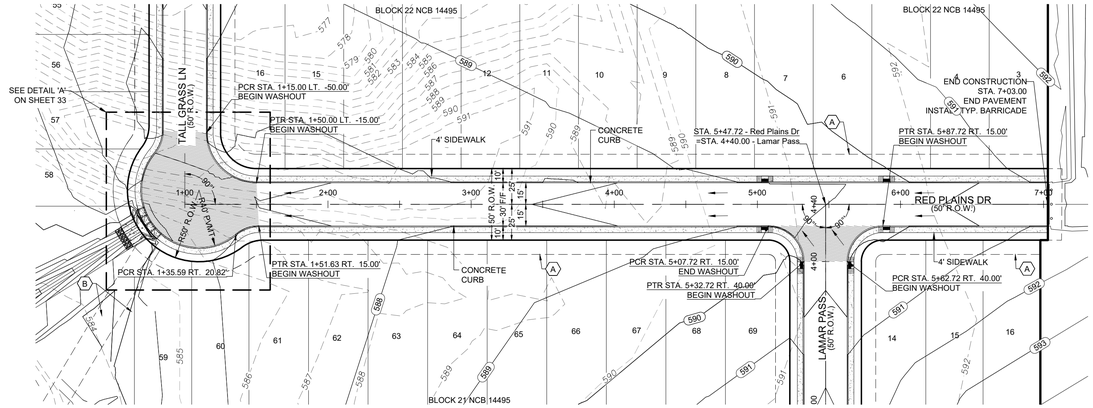
(D) VARIABLE WIDTH WATER ESM'T

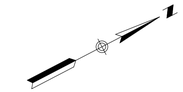
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING

(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)

(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)

(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)





50 25 0 50 100

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

LEGEND

- PROPOSED CONTOUR
- FLOW ARROW
- GRASSED DRAIN FLOW
- PROPOSED STREET GRADE
- EXISTING GROUND LEFT
- EXISTING GROUND CENTERLINE
- EXISTING GROUND RIGHT
- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
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- TC — TOP OF CURB
- ELEV — PAVEMENT ELEVATION
- TYPE I ADA RAMPS
- TYPE II ADA RAMPS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
RED PLAINS DR PLAN & PROFILE
STA. 1+00.00 TO STA. 7+03.00

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: ...\8_Red Plains Dr P & P.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
4/16/25

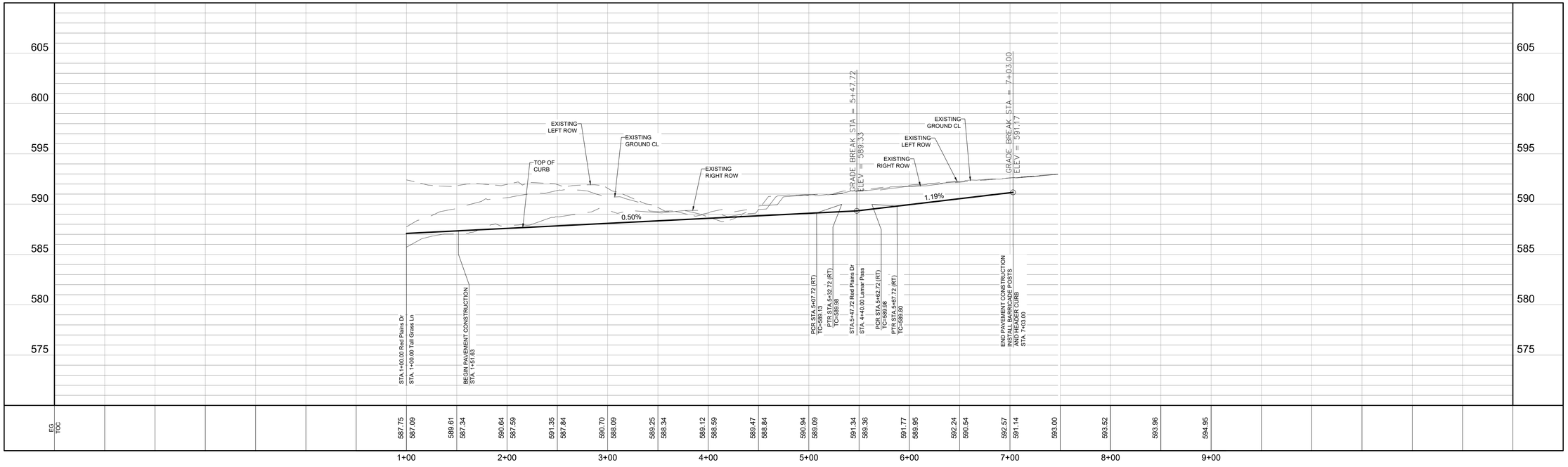
LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 32 OF 40 SHEETS

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

RED PLAINS DR STA. 1+00.00 TO STA. 7+03.00



K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\GMC-Sheets\sm_Red Plains Dr P & P.dwg
User: smacfarland
Last Modified: Jun. 19, 25 - 08:23
Plot Date/Time: Jun. 25, 25 - 10:23:23

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 37.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
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(A) 10' G.E.T.CA. ESM'T

(B) 16' SANITARY SEWER ESM'T

(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.

(D) VARIABLE WIDTH WATER ESM'T

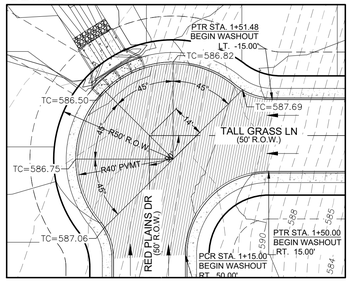
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING

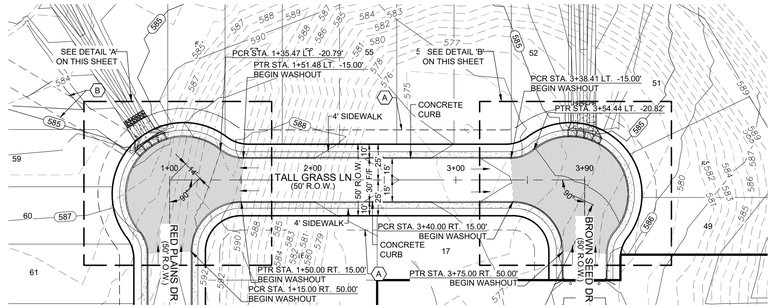
(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)

(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)

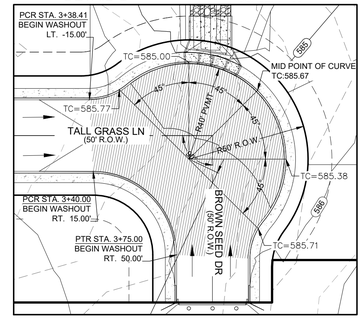
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

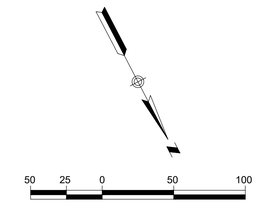
DETAIL 'A' SCALE: 1"=30'





DETAIL 'B' SCALE: 1"=30'





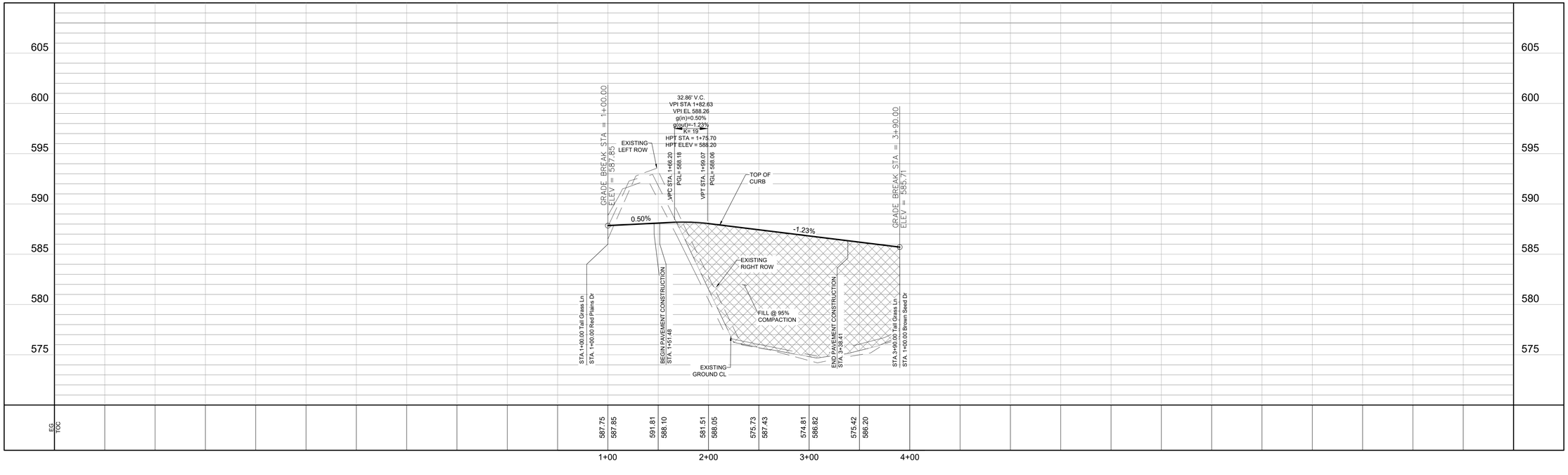
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LEGEND

800	PROPOSED CONTOUR
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	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
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	SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
	SIDEWALK (DEVELOPER'S RESPONSIBILITY)
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
	WASHOUT CROWN
	WASHOUT FLOW ARROW
EG CL	EXISTING GRADE CENTER LINE
TC	TOP OF CURB
ELEV	PAVEMENT ELEVATION
	TYPE I ADA RAMPS
	TYPE II ADA RAMPS

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

TALL GRASS LN STA. 1+00.00 TO END



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
TALL GRASS LN PLAN & PROFILE
STA. 1+00.00 TO END

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Tall Grass Ln P & P.dwg

4/16/25
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 33 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\UNC-Sheets\sh_Tall Grass Ln P & P.dwg
User: smacfarland
Last Modified: Jun. 22, 25 - 15:46
Plot Date/Time: Jun. 22, 25 - 15:52

GENERAL NOTES:

1. ALL HANDICAP RAMPS TO BE TYPE I UNLESS OTHERWISE NOTED, REFER TO SHEET 37.
2. ALL ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED.
3. WHERE SIDEWALK IS SEPARATED FROM THE CURB, THE SEPARATION DISTANCE SHALL BE A MINIMUM 3' BETWEEN THE BACK OF CURB AND EDGE OF SIDEWALK.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BEHIND THE BACK OF SIDEWALK AND INSTALLED PER THE CPS DESIGN.
5. STREETS AND DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. REFER TO SHEET 37 FOR STREET AND PAVEMENT SECTION DETAIL, CONCRETE CURB DETAIL, AND SIDEWALK DETAIL.
7. CONTRACTOR TO FIELD VERIFY ALL MATCH EXISTING ELEVATIONS, SEWER MANHOLE INVERTS, STORM DRAIN INVERTS,AND ALL OTHER UTILITIES PRIOR TO UTILITY WORK AND NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES.
8. CONTRACTOR IS TO MATCH EXISTING PAVEMENT, SIDEWALK, AND CURB ELEVATIONS.
9. THE LACK OF RIGHT OF WAY RETURN WILL NOT IMPEDE VEHICLE TURNING MOVEMENTS.
10. A BEXAR COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT OF WAY.

(A) 10' G.E.T.CA. ESM'T

(B) 16' SANITARY SEWER ESM'T

(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.

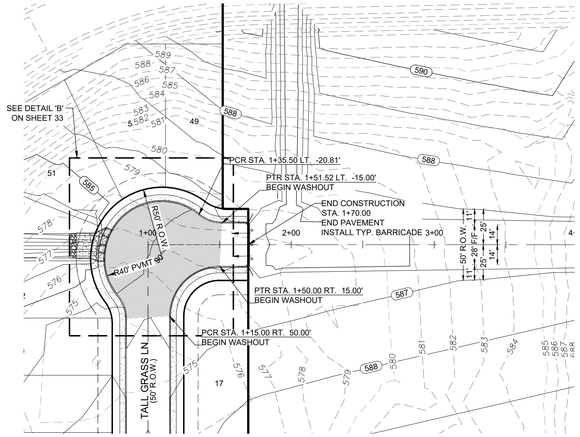
(D) VARIABLE WIDTH WATER ESM'T

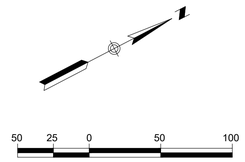
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING

(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)

(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)

(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)





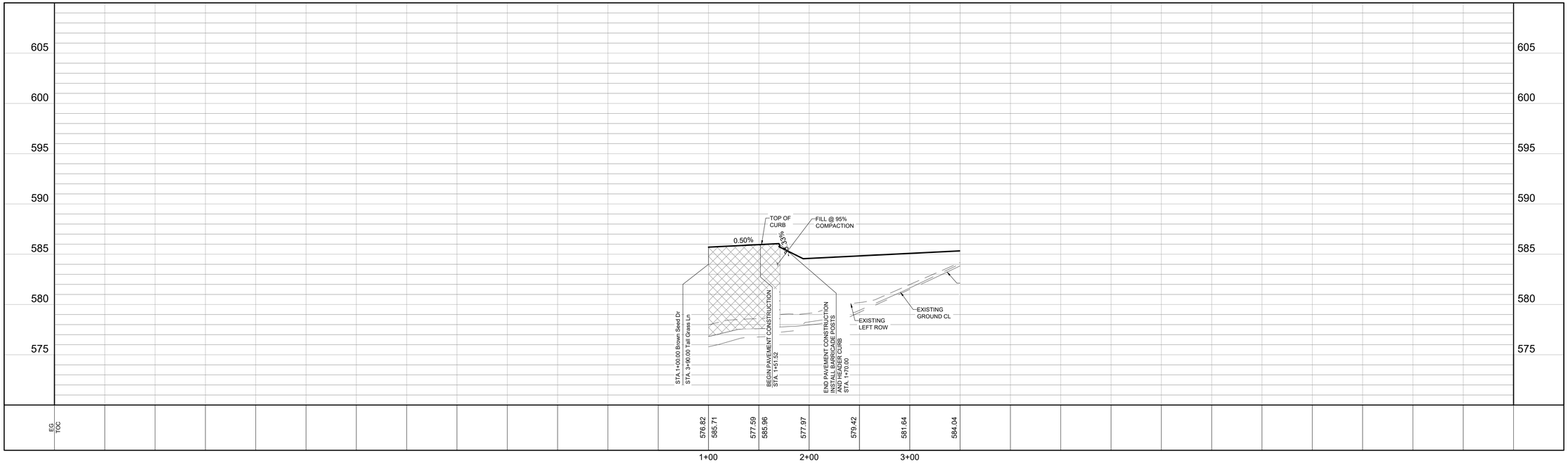
HORIZONTAL SCALE 1" = 50'
VERTICAL SCALE 1" = 5'

LEGEND

800	PROPOSED CONTOUR
2%	FLOW ARROW
	GRASSED DRAIN FLOW
	PROPOSED STREET GRADE
	EXISTING GROUND LEFT
	EXISTING GROUND CENTERLINE
	EXISTING GROUND RIGHT
	SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
	SIDEWALK (DEVELOPER'S RESPONSIBILITY)
G,E,T,CA	GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
BSL	BUILDING SETBACK LINE
ESM'T.	EASEMENT
LT.	LEFT
RT.	RIGHT
	WASHOUT CROWN
	WASHOUT FLOW ARROW
EG CL	EXISTING GRADE CENTER LINE
TC	TOP OF CURB
ELEV	PAVEMENT ELEVATION
	TYPE I ADA RAMPS
	TYPE II ADA RAMPS

CAUTION: CONTRACTOR TO NOTIFY TEXAS ONE CALL AT 1-800-245-4545 48 HOURS PRIOR TO CONSTRUCTION FOR UTILITY LINE LOCATE. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES OR REQUIRED DESIGN CHANGES. EXISTING UTILITIES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

BROWN SEED DR STA. 1+00.00 TO END



TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
BROWN SEED DR PLAN & PROFILE
STA. 1+00.00 TO END

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sh_Brown Seed Dr P & P.dwg

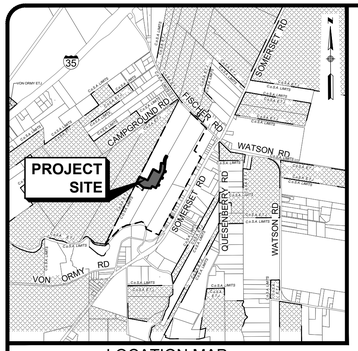
4/16/25
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

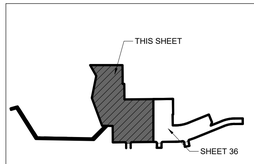
JOB NUMBER: SA199-0404C-426

SHEET NO. 34 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\UNC-Sheets\sh_Brown Seed Dr P & P.dwg
User: smacfarland
Last Modified: Jun. 25, 25 - 14:49
Plot Style/Time: Jun. 25, 25 - 14:50:14



LOCATION MAP
N.T.S.



SHEET INDEX
N.T.S.

50 25 0 50 100

SCALE IN FEET
SCALE: 1"=50'

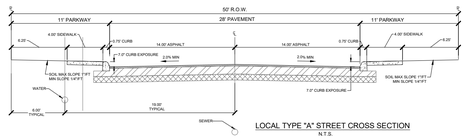
LEGEND

- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- PROPOSED DRIVEWAY AND BUILDING PAD
- SIDEWALK RAMP

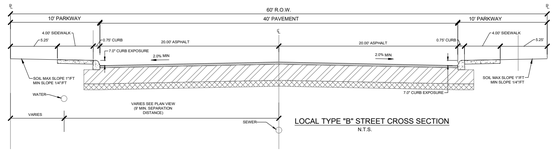
GENERAL NOTES:

FILL MATERIAL TO HAVE MINIMUM CBR VALUE OF 3 AND PLASTICITY INDEX VALUE OF 40

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)



LOCAL TYPE "A" STREET CROSS SECTION
N.T.S.



LOCAL TYPE "B" STREET CROSS SECTION
N.T.S.

UNPLATTED
REMAINING PORITON OF A 93.75 ACRE TRACT
HK FISCHER ROAD, LLC
DOC. # 20210115786, O.P.R.

UNPLATTED
COLEMAN JACK WOODS
SHELTER TRUST & HIDDEN VALLEY RV PARK LLC
(127.97 AC)
DOC. # 20190067788, O.P.R.

UNPLATTED
YBA INC & CTI
CONSOLIDATED HOLDING GROUP
(0.91 AC)

UNIT 8 BOUNDARY

BROWN SEED DR
(50' R.O.W.)

(3) - OM4-3
28 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

D3 - 9" [229 mm] BROWN SEED DR
D3 - 9" [229 mm] TALL GRASS LN
SEE COSA SPEC. ITEM 531.57

TALL GRASS LN
(50' R.O.W.)

BLOCK 21 NCB 14495

BLOCK 22 NCB 14495

D3 - 9" [229 mm] RED PLAINS DR
D3 - 9" [229 mm] TALL GRASS LN
SEE COSA SPEC. ITEM 531.57

RED PLAINS DR
(50' R.O.W.)

MATCH LINE "A" (SEE SHEET 36)

901

BLOCK 23 NCB 14495

(3) - OM4-3
40 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

TIMMS PKWY
(60' R.O.W.)

(3) - OM4-3
28 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

BLOCK 19 NCB 14495

BLOCK 20 NCB 14495

TIMMS SUBDIVISION UNIT 9
PLAT NO. 20-11800604

UNPLATTED
REMAINING PORITON OF A 89.64 ACRE TRACT
HK FISCHER ROAD, LLC
DOC. # 20210115786, O.P.R.

GENERAL NOTES

1. THE RESULTS OF OUR LABORATORY TESTING AND ENGINEERING EVALUATION INDICATE THAT THE UNDERLYING SHALLOW CLAYS ARE MODERATELY PLASTIC TO HIGHLY PLASTIC IN CHARACTER. POTENTIAL VERTICAL MOVEMENT ON THE ORDER OF 2 ½ TO 4 INCHES IS ESTIMATED AT EXISTING GRADE ELEVATION AND 2 TO 3 INCHES IS ESTIMATED AT THE ANTICIPATED SUBGRADE ELEVATION.
2. SUBGRADE PLASTICITY INDEX VALUES GREATER THAN 20 ARE ANTICIPATED.
3. PAVEMENT SECTION RECOMMENDATIONS ARE BASED ON THE DESIGN CBR VALUE OF 3.0 AND THE INPUT PARAMETERS. THE PAVEMENT CAN EXPERIENCE CRACKING AND DEFORMATION DUE TO SHRINKAGE AND SWELLING CHARACTERISTICS OF THE SOILS AS DESCRIBED IN THE VERTICAL MOVEMENTS SECTION OF THIS REPORT.
4. CUT AND FILL INFORMATION IS NOT AVAILABLE AT THIS TIME. ANTICIPATED POTENTIAL VERTICAL MOVEMENTS AND RECOMMENDED PAVEMENT SECTIONS SHOULD BE RE-EVALUATED AFTER CUT AND FILL INFORMATION IS MADE AVAILABLE.
5. RECOMMEND STABILIZING 6 OR 8 INCHES OF SUBGRADE SOILS.
6. LOCAL A AND LOCAL B TYPE STREET RECOMMENDATIONS ARE PRESENTED.
7. INPUT PARAMETERS ARE SHOWN IN TABLE NO. 3 (SUMMARY TABLE A). PLEASE CALL US TO PROVIDE PAVEMENT RECOMMENDATIONS, IF NEEDED, FOR DIFFERENT INPUT VALUES.
8. IF REPETITIVE TRUCK OR HEAVY TRUCK TRAFFIC IS ANTICIPATED, PLEASE CONTACT US FOR REVISED PAVEMENT RECOMMENDATIONS.

NOTES FROM InTEC GEOTECH REPORT No. S221091

SUBGRADE NOTES

1. SANDY CLAY SUBGRADES WITH PLASTICITY INDEX VALUES GREATER THAN 20 ARE ANTICIPATED.
2. LIME OR CEMENT STABILIZING THE SUBGRADE TO A DEPTH OF 6 OR 8 INCHES. WE RECOMMEND LIME APPLICATION RATE OF 6 PERCENT –
   - FOR 6-INCH DEPTH OF TREATMENT – 31 LBS PER SQ YARD AND
3. FOR 8-INCH DEPTH OF TREATMENT – 41 LBS PER SQ YARD.
4. THE FINAL CUT SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULFATE CONTENT PRIOR TO TREATMENT.
5. IF FILL IS USED TO RAISE THE GRADE, THE APPROVED FILL MATERIAL SHOULD HAVE A MINIMUM CBR VALUE OF 3.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 40. THE LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL AND THE SOIL SULFATE CONTENT SHOULD BE TESTED. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY GUIDELINES.
6. CEMENT APPLICATION RATES SHOULD BE DETERMINED AT THE TIME OF CONSTRUCTION.
7. THE SUBGRADE, PRIOR TO PLACEMENT OF FILL, SHOULD BE PROOF ROLLED TO IDENTIFY WEAK AREAS. ANY IDENTIFIED WEAK AREAS SHOULD BE RECOMPACTED.

CONSTRUCTION VERIFICATION NOTES:

FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

1. AFTER MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF 2 TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
2. AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 3/4" SEIVE FROM SAMPLE)
   - 2.1. MINIMUM PASSING 1 ½" SIEVE: 100%
   - 2.2. MINIMUM PASSING ¾" SIEVE: 85%
   - 2.3. MINIMUM PASSING NO. 4 SIEVE: 60%
3. SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY USC TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
4. COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED).
5. CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
6. VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

GEOGRID

- 1. ONE LAYER OF GEOGRID, (CITY OF SAN ANTONIO:MEETING TXDOT DMS 6240 TYPE 2 GUIDELINES), INSTALLED ON TOP OF COMPACTED SUBGRADE AS PER MANUFACTURER'S GUIDELINES.

FILL MATERIAL

- 1. FILL USED TO RAISE THE GRADE - APPROVED FILL MATERIAL FREE SHOULD HAVE A MINIMUM CBR VALUE OF 3.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 40. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL.
- 2. THE FILL MATERIAL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER, FREE OF DELETERIOUS MATERIAL, AND THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN SIZE. THE MATERIAL SHOULD BE PLACED AND COMPACTED AS PER APPLICABLE CITY/ COUNTY GUIDELINES.

SUBGRADE VERIFICATION

- 1. AT THE TIME OF CONSTRUCTION, THE FINAL PAVEMENT SUBGRADE SHOULD BE OBSERVED AND DELINEATED / VERIFIED BY A REPRESENTATIVE OF InTEC.

PAVEMENT SECTION TABLE	
STRUCTURAL NUMBER (NOTE 2)	LOCAL TYPE A = 2.55 LOCAL TYPE B = 4.41
HOT MIX ASPHALT CONCRETE TYPE "D" DEPTH	LOCAL TYPE A = 2.0" LOCAL TYPE B = 3.0"
AGGREGATE BASE DEPTH	LOCAL TYPE A = 8.5" LOCAL TYPE B = 17.5"
BASE DEPTH UNDER CURB	LOCAL TYPE A = 6.0" LOCAL TYPE B = 7.5"
LIME OR CEMENT STABILIZED SUBGRADE (SEE NOTE 4)	LOCAL TYPE A = 6" LOCAL TYPE B = 8"

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
UTILITY LAYOUT
(SHEET 1 OF 2)

NO.	REVISIONS DESCRIPTION	BY	DATE

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 01_Signage Layout.dwg

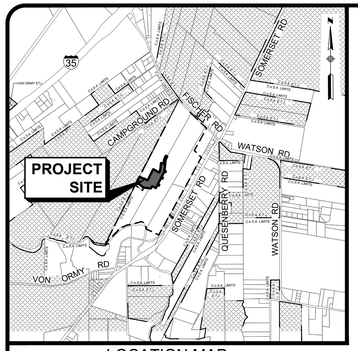
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
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TBPE No. F-1386

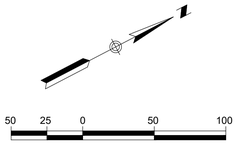
JOB NUMBER: SA199-0404C-426

SHEET NO. 35 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision UN 8\26 Site Development Plans\UNIT-8\Sheets\Un_Signage Layout.dwg
User: smacfarland
Last Modified: Jun 22, 25 - 15:45
Plot Date/Time: Jun 22, 25 - 15:58:39



LOCATION MAP
N.T.S.



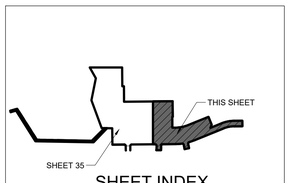
SCALE IN FEET
SCALE: 1"=50'

LEGEND

- SIDEWALK (HOMEOWNER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- PROPOSED DRIVEWAY AND BUILDING PAD
- SIDEWALK RAMP

GENERAL NOTES:

FILL MATERIAL TO HAVE MINIMUM CBR VALUE OF 3 AND PLASTICITY INDEX VALUE OF 40



SHEET INDEX
N.T.S.

UNPLATTED
COLEMAN JACK WOODS
SHELTER TRUST & HIDDEN VALLEY
RV PARK LLC
(127.97 AC)
DOC. # 20190067788, O.P.R.

MATCH LINE "A" (SEE SHEET 35)

UNIT 8 BOUNDARY

BLOCK 22 NCB 14495

RED PLAINS DR
(50' R.O.W.)

D3 - 9" [229 mm] RED PLAINS DR
D3 - 9" [229 mm] LAMAR PASS
SEE COSA SPEC. ITEM 531.57
R1-1 30"x30" STOP SIGN
SEE COSA SPEC. ITEM 531.3

(3) - OM4-3
28 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

UNIT 8 BOUNDARY

BLOCK 21 NCB 14495

LAMAR PASS
(50' R.O.W.)

50'
25' 25'

D3 - 9" [229 mm] TIMMS PKWY
D3 - 9" [229 mm] LAMAR PASS
SEE COSA SPEC. ITEM 531.57
R1-1 30"x30" STOP SIGN
SEE COSA SPEC. ITEM 531.3

TIMMS PKWY
(60' R.O.W.)

30' 30'

60'

UNIT 8 BOUNDARY

(3) - OM4-3
28 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

(3) - OM4-3
28 LF HEADER CURB
(3) - GUARD POSTS WITH 3" REFLECTOR BUTTON

CONTRACTOR TO REMOVE
(3) BARRICADE POSTS AND MATCH EXISTING GROUND

TIMMS SUBDIVISION UNIT 9
PLAT NO. 20-11800604

UNPLATTED
REMAINING PORITON OF A 89.64
ACRE TRACT
HK FISCHER ROAD, LLC
DOC. # 20210115786, O.P.R.

- (A) 10' G.E.T.CA. ESM'T
- (B) 16' SANITARY SEWER ESM'T
- (C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
- (D) VARIABLE WIDTH WATER ESM'T
- (E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
- (A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 26, O.P.R.)
- (B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
- (C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

GENERAL NOTES

1. THE RESULTS OF OUR LABORATORY TESTING AND ENGINEERING EVALUATION INDICATE THAT THE UNDERLYING SHALLOW CLAYS ARE MODERATELY PLASTIC TO HIGHLY PLASTIC IN CHARACTER. POTENTIAL VERTICAL MOVEMENT ON THE ORDER OF 2 ½ TO 4 INCHES IS ESTIMATED AT EXISTING GRADE ELEVATION AND 2 TO 3 INCHES IS ESTIMATED AT THE ANTICIPATED SUBGRADE ELEVATION.
2. SUBGRADE PLASTICITY INDEX VALUES GREATER THAN 20 ARE ANTICIPATED.
3. PAVEMENT SECTION RECOMMENDATIONS ARE BASED ON THE DESIGN CBR VALUE OF 3.0 AND THE INPUT PARAMETERS. THE PAVEMENT CAN EXPERIENCE CRACKING AND DEFORMATION DUE TO SHRINKAGE AND SWELLING CHARACTERISTICS OF THE SOILS AS DESCRIBED IN THE VERTICAL MOVEMENTS SECTION OF THIS REPORT.
4. CUT AND FILL INFORMATION IS NOT AVAILABLE AT THIS TIME. ANTICIPATED POTENTIAL VERTICAL MOVEMENTS AND RECOMMENDED PAVEMENT SECTIONS SHOULD BE RE-EVALUATED AFTER CUT AND FILL INFORMATION IS MADE AVAILABLE.
5. RECOMMEND STABILIZING 6 OR 8 INCHES OF SUBGRADE SOILS.
6. LOCAL A AND LOCAL B TYPE STREET RECOMMENDATIONS ARE PRESENTED.
7. INPUT PARAMETERS ARE SHOWN IN TABLE NO. 3 (SUMMARY TABLE A). PLEASE CALL US TO PROVIDE PAVEMENT RECOMMENDATIONS, IF NEEDED, FOR DIFFERENT INPUT VALUES.
8. IF REPETITIVE TRUCK OR HEAVY TRUCK TRAFFIC IS ANTICIPATED, PLEASE CONTACT US FOR REVISED PAVEMENT RECOMMENDATIONS.

NOTES FROM InTEC GEOTECH REPORT No. S221091

SUBGRADE NOTES

1. SANDY CLAY SUBGRADES WITH PLASTICITY INDEX VALUES GREATER THAN 20 ARE ANTICIPATED.
2. LIME OR CEMENT STABILIZING THE SUBGRADE TO A DEPTH OF 6 OR 8 INCHES. WE RECOMMEND LIME APPLICATION RATE OF 6 PERCENT –
   - FOR 6-INCH DEPTH OF TREATMENT – 31 LBS PER SQ YARD AND
3. FOR 8-INCH DEPTH OF TREATMENT – 41 LBS PER SQ YARD.
4. THE FINAL CUT SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULFATE CONTENT PRIOR TO TREATMENT.
5. IF FILL IS USED TO RAISE THE GRADE, THE APPROVED FILL MATERIAL SHOULD HAVE A MINIMUM CBR VALUE OF 3.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 40. THE LIME APPLICATION RATE SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL AND THE SOIL SULFATE CONTENT SHOULD BE TESTED. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY GUIDELINES.
6. CEMENT APPLICATION RATES SHOULD BE DETERMINED AT THE TIME OF CONSTRUCTION.
7. THE SUBGRADE, PRIOR TO PLACEMENT OF FILL, SHOULD BE PROOF ROLLED TO IDENTIFY WEAK AREAS. ANY IDENTIFIED WEAK AREAS SHOULD BE RECOMPACTED.

CONSTRUCTION VERIFICATION NOTES:

FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

1. AFTER MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF 2 TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
2. AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 3/4" SEIVE FROM SAMPLE)
   - 2.1. MINIMUM PASSING 1 ¾" SIEVE: 100%
   - 2.2. MINIMUM PASSING ¾" SIEVE: 85%
   - 2.3. MINIMUM PASSING NO. 4 SIEVE: 60%
3. SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY USC TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
4. COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED).
5. CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
6. VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

GEOGRID

- 1. ONE LAYER OF GEOGRID, (CITY OF SAN ANTONIO:MEETING TXDOT DMS 6240 TYPE 2 GUIDELINES), INSTALLED ON TOP OF COMPACTED SUBGRADE AS PER MANUFACTURER'S GUIDELINES.

FILL MATERIAL

- 1. FILL USED TO RAISE THE GRADE - APPROVED FILL MATERIAL FREE SHOULD HAVE A MINIMUM CBR VALUE OF 3.0 AND A MAXIMUM PLASTICITY INDEX VALUE OF 40. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL.
- -2. THE FILL MATERIAL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER, FREE OF DELETERIOUS MATERIAL, AND THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN SIZE. THE MATERIAL SHOULD BE PLACED AND COMPACTED AS PER APPLICABLE CITY/ COUNTY GUIDELINES.

SUBGRADE VERIFICATION

- 1. AT THE TIME OF CONSTRUCTION, THE FINAL PAVEMENT SUBGRADE SHOULD BE OBSERVED AND DELINEATED / VERIFIED BY A REPRESENTATIVE OF InTEC.

PAVEMENT SECTION TABLE	
STRUCTURAL NUMBER (NOTE 2)	LOCAL TYPE A = 2.55 LOCAL TYPE B = 4.41
HOT MIX ASPHALT CONCRETE TYPE "D" DEPTH	LOCAL TYPE A = 2.0" LOCAL TYPE B = 3.0"
AGGREGATE BASE DEPTH	LOCAL TYPE A = 8.5" LOCAL TYPE B = 17.5"
BASE DEPTH UNDER CURB	LOCAL TYPE A = 6.0" LOCAL TYPE B = 7.5"
LIME OR CEMENT STABILIZED SUBGRADE (SEE NOTE 4)	LOCAL TYPE A = 6" LOCAL TYPE B = 8"

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
SIGNAGE LAYOUT
(SHEET 2 OF 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

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DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: 01_Signage Layout.dwg

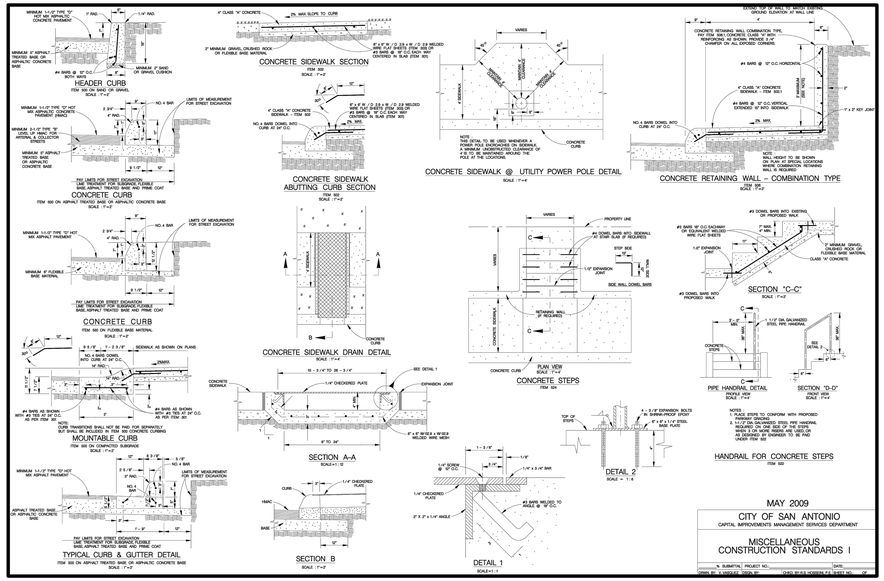


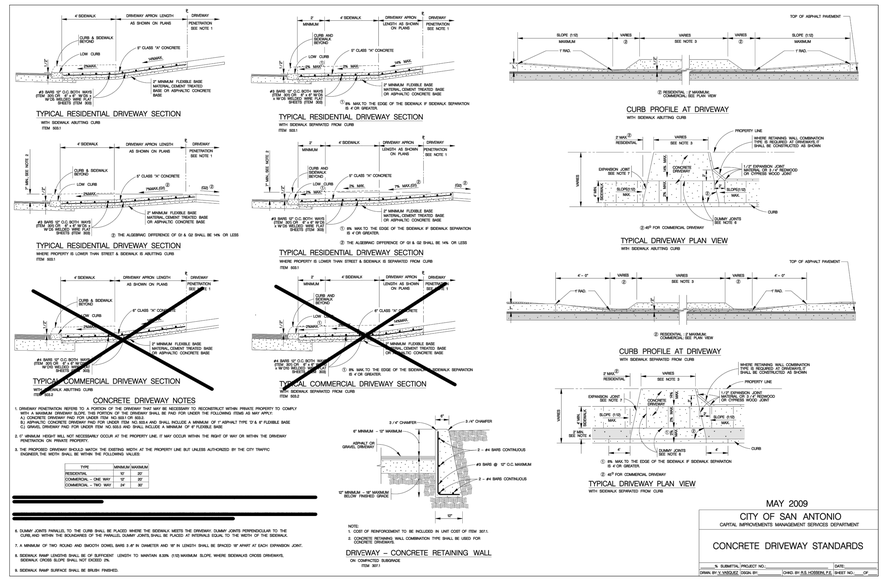
LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

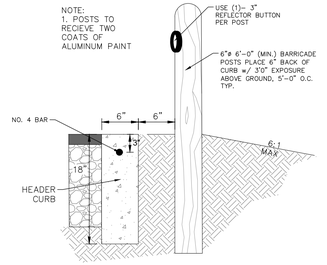
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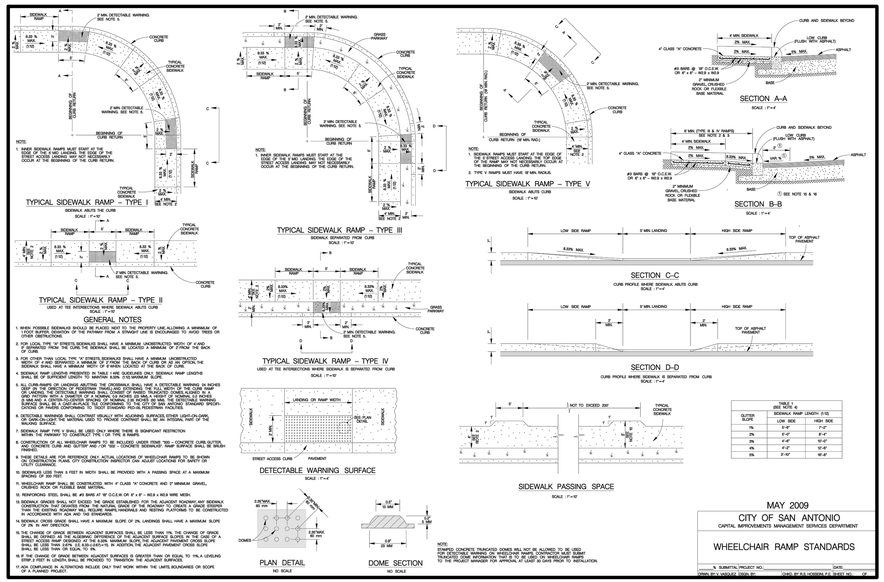
SHEET NO.
36
OF 40 SHEETS

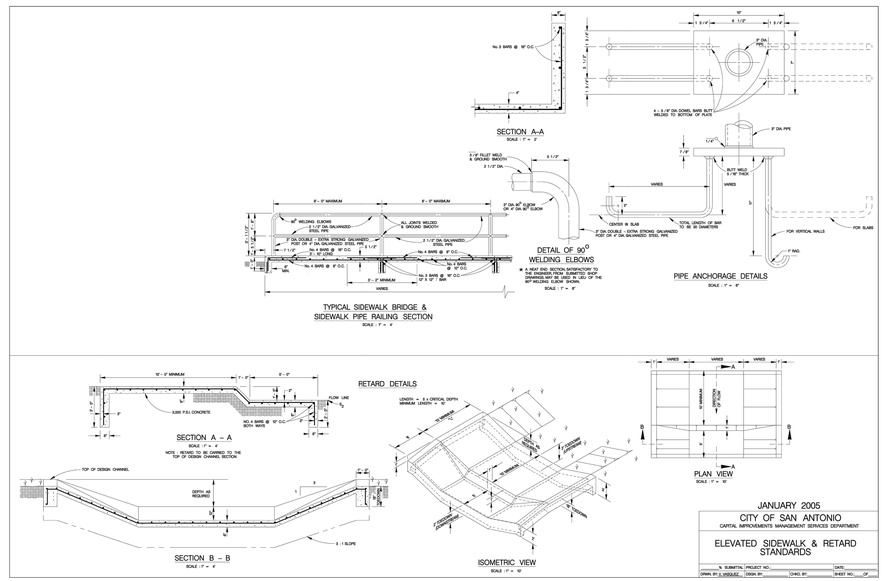
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User: smacfarland
Last Modified: Jun 22, 25 - 15:45
Plot Date/Time: Jun 22, 25 - 15:48

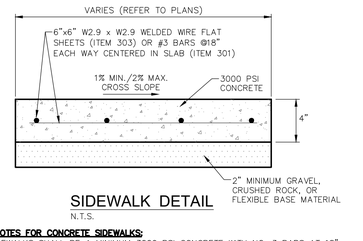






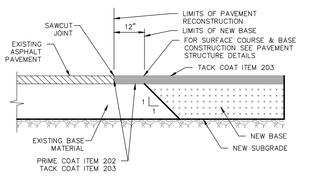


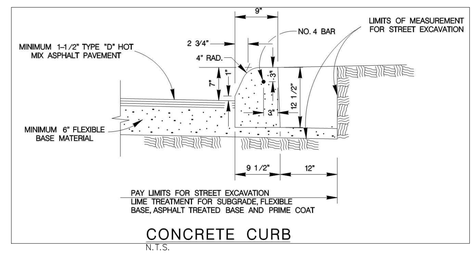




GENERAL NOTES FOR CONCRETE SIDEWALKS:

1. ALL SIDEWALKS SHALL BE A MINIMUM 3000 PSI CONCRETE WITH NO. 3 BARS AT 18" INCHES ON CENTER.
2. SLOPE SIDEWALKS AWAY FROM BLDG. AS INDICATED ON DRAWINGS OR AT 2% MAX.
3. PROVIDE SIDEWALK WITH A HORIZONTAL (CROSS) BRUSH FINISH ON ALL SURFACES.
4. GROOVE CONTRACTION JOINTS SHALL BE SPACED 5 FT. ON CENTER.
5. PROVIDE A 1/2" ELASTOMERIC ISOLATION JOINT ALONG NEW BUILDING BETWEEN ALL NEW SIDEWALK





LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 37 OF 40 SHEETS

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
TRAFFIC DETAILS (SHEET 1 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: sb_traffic Details.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
04/22/2025
Seamus Macfarland

K:\SA199 Century Communities\0404C Timms Subdivision Ut\4.0 Site Development Plans\DWG-Sheets\sb_Traffic Details.dwg
User: smacfarland
Last Modified: Jan. 25, 25 - 14:51
Plot Only/Plan: Apr. 22, 25 - 14:59:03

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.

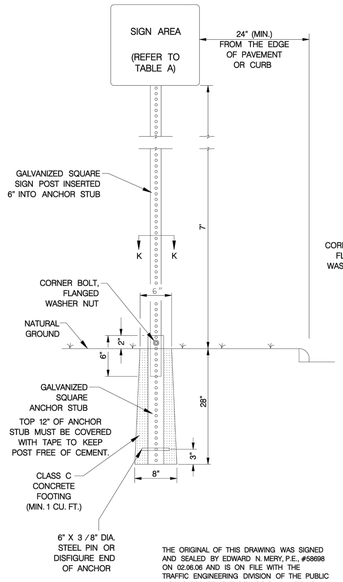
12.) ALL DIMENSIONS ARE IN INCHES.

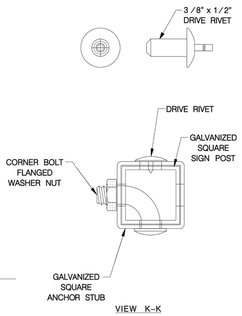
13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.

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

TYPICAL GROUND SIGN INSTALLATION

TYPE "U" MOUNT
PERFORATED SQUARE METAL TUBING (DRIVEABLE)





VIEW K-K

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

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

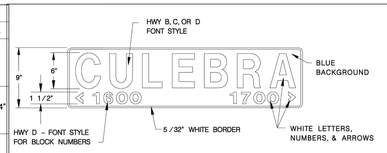
FEBRUARY 2006

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

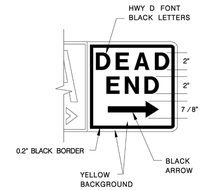
GENERAL NOTES AND GROUND SIGN MOUNTING
SHEET 1 OF 4

% SUBMITTAL	PROJECT NO.:	DATE:
DRAWN BY: A.F.S.	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

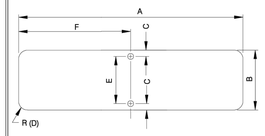
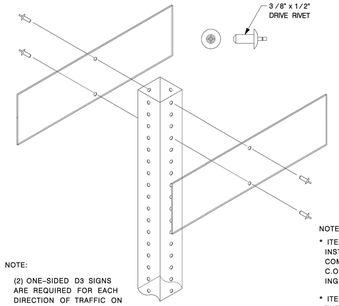


TABLE – D3 SIGNS

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"

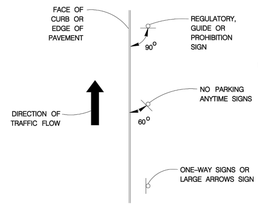
NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.



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

D3 SIGN TO POLE INSTALLATION

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%



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.

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

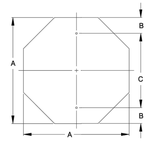
JULY 2010

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

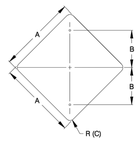
D3 STREET NAME SIGN AND SIGN MOUNTING
SHEET 2 OF 4

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



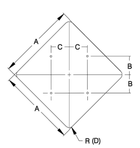
OCTAGONAL

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



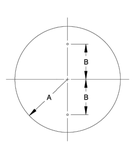
DIAMOND (A)

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



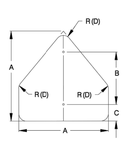
DIAMOND (B)

A	B	C	D	T
48	15	15	3	0.100



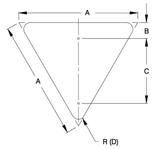
CIRCLE

A	B	T
18	15	0.100



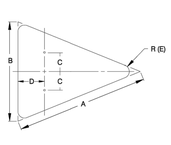
PENTAGON (SCHOOL)

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



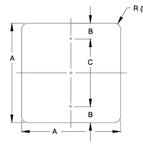
EQUILATERAL TRIANGLE

A	B	C	D	T
36	2	24	2	0.100



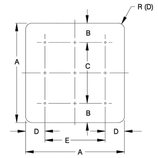
ISOSCELES TRIANGLE

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



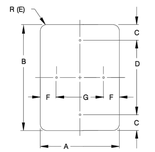
SQUARE (A)

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



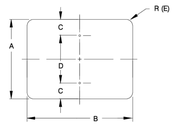
SQUARE (B)

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



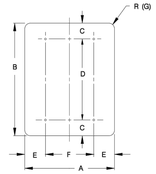
VERTICAL / HORIZONTAL RECTANGLE

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



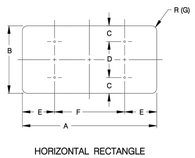
HORIZONTAL RECTANGLE

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



VERTICAL RECTANGLE

A	B	C	D	E	F	G	T
5	7 3 /4	1/2	6 3 /4	1/2	4	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

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E., #58698 ON 02.06.06 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

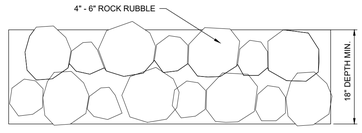
FEBRUARY 2006

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS

TRAFFIC SIGN STANDARDS

GROUND MOUNTED SIGN SIZES
SHEET 3 OF 4

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



ROCK RUBBLE DETAIL
N.T.S.

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364

TRAFFIC DETAILS (SHEET 2 OF 2)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

DATE: 4/16/2025
DESIGNED BY: SM, NB
DRAWN BY: SM, TJ, NB
CHECKED BY: RG
DRAWING NAME: st_traffic Details.dwng

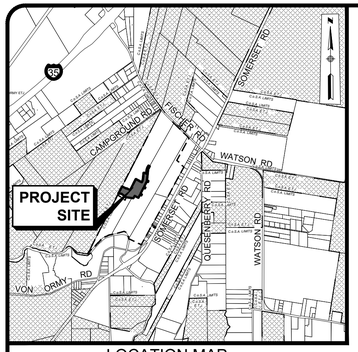
4/16/25
STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
Seamus MacFarland

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER: SA199-0404C-426

SHEET NO. 38 OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Ut8\426 Site Development Plans\02MG-Sheets\sh_Traffic Details.dwg
User: smacfarland
Last Modified: Jun. 25, 25 - 14:51
Plot Date/Time: Jun. 25, 25 - 14:55:06



LOCATION MAP
N.T.S.

50 25 0 50 100

SCALE IN FEET
SCALE: 1"=60'

SWPPP MODIFICATIONS		
DATE	*SIGNATURE*	*MODIFICATIONS*

(A) 10' G.E.T.CA. ESM'T
(B) 16' SANITARY SEWER ESM'T
(C) OFF-LOT VARIABLE WIDTH UTILITY ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W.
(D) VARIABLE WIDTH WATER ESM'T
(E) 5' WIDE ELECTRICAL ESM'T TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTING
(A) EXISTING 135' C.P.S.B.S.A. EASEMENT (VOL. 5729, PG 28, O.P.R.)
(B) OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED R.O.W. (10.77 AC PERMEABLE) (LAND PLAT 20-11800537)
(C) 100' SANITARY SEWER EASEMENT (VOL 15591, PG 1531-1537 O.P.R.B.C.)

LEGEND

- GRASSED DRAIN FLOW
- PAVEMENT DRAIN FLOW
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- CONCRETE WASHOUT PIT
- STABILIZED CONSTRUCTION EXIT
- SF SILT FENCE
- LOC LIMITS OF CONSTRUCTION
- RB ROCK BERM
- I.P. INLET PROTECTION SEE DETAIL C25.09, SHEET C25

UNPLATTED
COLEMAN JACK WOODS
SHELTER TRUST & HIDDEN VALLEY
RV PARK LLC
(127.97 AC)
DOC. # 20190067788, O.P.R.

UNPLATTED
REMAINING PORITON OF A 93.75
ACRE TRACT
HK FISCHER ROAD, LLC
DOC. # 20210115786, O.P.R.

UNPLATTED
YBA INC & CTI
CONSOLIDATED HOLDING GROUP
(0.91 AC)

UNIT 8 BOUNDARY

BROWN SEED DR
(50' R.O.W.)

RED PLAINS DR
(50' R.O.W.)

TIMMS PKWY
(60' R.O.W.)

LAMAR PASS
(60' R.O.W.)

TALL GRASS LN
(50' R.O.W.)

ASHFORD BLVD
(50' R.O.W.)

STAGING AREA
MATERIAL STOCKPILE AREA
CONCRETE WASH OUT
PARKING AREA

TIMMS SUBDIVISION UNIT 9
PLAT NO. 20-11800604

UNPLATTED
REMAINING PORITON OF A 89.64
ACRE TRACT
HK FISCHER ROAD, LLC
DOC. # 20210115786, O.P.R.

TIMMS SUBDIVISION UNIT 8
LAND-PLAT-22-11800364
STORM WATER POLLUTION PREVENTION PLAN

REVISIONS			
NO.	DESCRIPTION	BY	DATE

DATE: 4/19/2023
DESIGNED BY: SMCMB
DRAWN BY: SMMP/NB
CHECKED BY: RKB
DRAWING NAME: 8th_SWPPP.dwg

STATE OF TEXAS
SEAMUS MACFARLAND
152120
LICENSED PROFESSIONAL ENGINEER
4/19/2023

LJA Engineering, Inc.
9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230
Phone 210.503.2700
LJA.COM
TBPE No. F-1386

JOB NUMBER:
SA199-0404C-426

SHEET NO.
39
OF 40 SHEETS

K:\SA199 Century Communities\0404C Timms Subdivision Unit 8\08 Site Development Plans\DWG-Sheets\sh_SWPPP.dwg
User: smactarland
Last Modified: Jun 19, 23 - 15:50
Plot Date/Time: Jun 21, 23 - 10:58:31

A. SILT FENCE

1. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT', AND BRINDELL HARDNESS EXCEEDING 140.
2. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.
3. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST 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.
4. 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 ½ ACRE/100 FEET OF FENCE.
5. 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.
6. 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.
7. 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.
8. INSPECT ALL FENDING WEEKLY, AND AFTER ANY RAINFALL. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

B. TRIANGULAR SEDIMENT FILTER DIKE

1. THE DIKE STRUCTURE SHALL BE CONSTRUCTED OF 6' X 6', 6 GAUGE WELDED WIRE MESH, 18 INCHES PER SIDE, AND WRAPPED WITH GEOTEXTILE FABRIC THE SAME COMPOSITION AS THAT USED FOR SILT FENCES.
2. FILTER FABRIC SHOULD LAP OVER ENDS SIX (6) INCHES TO COVER DIKE TO DIKE JUNCTION; EACH JUNCTION SHOULD BE SECURED BY SHOAT RINGS.
3. POSITION DIKE PARALLEL TO THE CONTOURS, WITH THE END OF EACH SECTION CLOSELY ABUTTING THE ADJACENT SECTIONS.
4. FASTENING - THE FABRIC SKIRT MAY BE TOED- IN WITH 6 INCHES OF COMPACTED MATERIAL, OR 12 INCHES OF THE FABRIC SKIRT SHOULD EXTEND UPHILL AND BE SECURED WITH A MINIMUM OF 3 INCHES OF OPEN GRADED ROCK, OR WITH STAPLES OR NAILS. IF THESE TWO OPTIONS ARE NOT FEASIBLE THE DIKE STRUCTURE MAY BE TRENCHED IN 4 INCHES.
5. TRIANGULAR SEDIMENT FILTER DIKES SHOULD BE INSTALLED ACROSS EXPOSED SLOPES DURING CONSTRUCTION WITH ENDS OF THE DIKE TIED INTO EXISTING GRADES TO PREVENT FAILURE AND SHOULD INTERCEPT NO MORE THAN ONE ACRE OF RUNOFF.
6. WHEN MOVED TO ALLOW VEHICULAR ACCESS, THE DIKES SHOULD BE REINSTALLED AS SOON AS POSSIBLE, BUT ALWAYS AT THE END OF THE WORKDAY.
7. INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR. INSPECT AND REALIGN DIKES AS NEEDED TO PREVENT GAPS BETWEEN SECTIONS.
8. ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

C. TEMPORARY CONSTRUCTION ENTRANCE/EXIT

1. AGGREGATE SIZE - 4 TO 8 INCHES WASHED, COARSE STONE.
2. LENGTH - AT LEAST 50 FEET.
3. THICKNESS - MINIMUM 8 INCHES.
4. WIDTH - MINIMUM WIDTH SHALL BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
5. WASHING - WHEN NECESSARY, IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM 4 INCH DIAMETER WASHED STONE OR COMMERCIAL RACK SHALL BE INSTALLED WHICH DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE - IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE 6 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. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
8. FABRIC - PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

D. INTERCEPTOR SWALE

1. MAXIMUM DEPTH OF FLOW IN THE SWALE SHALL BE 1 FOOT.
2. THE MINIMUM BOTTOM WIDTH OF THE SWALE SHALL BE 2 FEET.
3. SIDE SLOPES OF THE SWALE SHALL BE 3:1 OR FLATTER.
4. MINIMUM DESIGN CHANNEL FREEBOARD SHALL BE 6 INCHES
5. SWALES MUST MAINTAIN POSITIVE GRADE TO AN ACCEPTABLE OUTLET.
6. INTERCEPTOR SWALES MUST BE STABILIZED IMMEDIATELY UPON EXCAVATION SO AS NOT TO CONTRIBUTE TO THE EROSION PROBLEM THEY ARE ADDRESSING.
7. ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS AND OTHER MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
8. ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROPRIATE SPOILS SITE.
9. INSPECTION MUST BE MADE AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE TO THE CHANNEL OR TO CLEAR DEBRIS OR OTHER OBSTRUCTIONS SO AS NOT TO DIMINISH FLOW CAPACITY. DAMAGES WHICH RESULT FROM NORMAL CONSTRUCTION ACTIVITIES SHALL BE REPAIRED AT THE END OF EACH WORK DAY.

E. ROCK BERMS

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 (FIGURE 1-28), 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. 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.
6. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
7. 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.
8. REPAIR ANY LOOSE WIRE SHEATHING. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION. 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.
9. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

F. SANDBAG BERMS

1. THE BAG LENGTH SHOULD BE 24 TO 30 INCHES, WIDTH SHOULD BE 16 TO 18 INCHES AND THICKNESS SHOULD BE 6 TO 8 INCHES. (3) SANDBAGS SHOULD BE FILLED WITH COARSE GRADE SAND, FREE FROM DELETERIOUS MATERIAL.ALL SAND SHOULD PASS THROUGH A NO. 10 SIEVE. THE FILLED BAG SHOULD HAVE AN APPROXIMATE WEIGHT OF 40 POUNDS.
2. THE BERM SHOULD BE A MINIMUM HEIGHT OF 18 INCHES, MEASURED FROM THE TOP OF THE EXISTING GROUND AT THE UPSLOPE TOE TO THE TOP OF THE BERM.
3. THE BERM SHOULD BE SIZED AS SHOWN IN THE PLANS BUT SHOULD HAVE A MINIMUM WIDTH OF 48 INCHES MEASURED AT THE BOTTOM OF THE BERM AND 16 INCHES MEASURED AT THE TOP OF THE BERM.
4. RUNOFF WATER SHOULD FLOW OVER THE TOPS OF THE SANDBAGS OR THROUGH 4-INCH DIAMETER PVC PIPES EMBEDDED BELOW THE TOP LAYER OF BAGS AS SHOWN.
5. SANDBAGS SHOULD BE STACKED IN AT LEAST THREE ROWS ABUTTING EACH OTHER, AND IN STAGGERED ARRANGEMENT.
6. THE BASE OF THE BERM SHOULD HAVE AT LEAST 3 SANDBAGS. THESE CAN BE REDUCED TO 2 AND 1 BAG IN THE SECOND AND THIRD ROWS RESPECTIVELY. FOR EACH ADDITIONAL 6 INCHES OF HEIGHT, AN ADDITIONAL SANDBAG MUST BE ADDED TO EACH ROW WIDTH.
7. THE SAND BAG BERM SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN. THE SANDBAGS SHOULD BE RESHAPED OR REPLACED AS NEEDED DURING INSPECTION.
8. WHEN THE SILT REACHES 6 INCHES, THE ACCUMULATED SILT SHOULD BE REMOVED AND DISPOSED OF AT AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

G. STONE OUTLET SEDIMENT TRAP

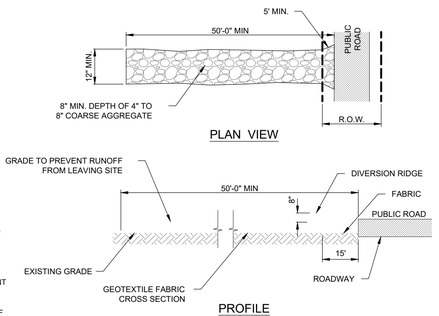
1. ALL AGGREGATE SHOULD BE AT LEAST 3 INCHES IN DIAMETER AND SHOULD NOT EXCEED A VOLUME OF 0.5 CUBIC FOOT.
2. EARTH EMBANKMENT: PLACE FILL MATERIAL IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE THE OPTIMUM MOISTURE CONTENT OF THE MATERIAL. COMPACT EACH LAYER TO 95 PERCENT STANDARD PROCTOR DENSITY, DO NOT PLACE MATERIAL ON SURFACES THAT ARE MUDDY OR FROZEN. SIDE SLOPES FOR THE EMBANKMENT ARE TO BE 3:1. THE MINIMUM WIDTH OF THE EMBANKMENT SHOULD BE 3 FEET.
3. A GAP IS TO BE LEFT IN THE EMBANKMENT IN THE LOCATION WHERE THE NATURAL CONFLUENCE OF RUNOFF CROSSES THE EMBANKMENT LINE. THE GAP IS TO HAVE A WIDTH IN FEET EQUAL TO 6 TIMES THE DRAINAGE AREA IN ACRES.
4. GEOTEXTILE COVERED ROCK CORE: A CORE OF FILTER STONE HAVING A MINIMUM HEIGHT OF 1.5 FEET AND A MINIMUM WIDTH AT THE BASE OF 3 FEET SHOULD BE PLACED ACROSS THE OPENING OF THE EARTH EMBANKMENT AND SHOULD BE COVERED BY GEOTEXTILE FABRIC WHICH SHOULD EXTEND A MINIMUM DISTANCE OF 2 FEET IN EITHER DIRECTION FROM THE BASE OF THE FILTER STONE CORE.
5. FILTER STONE EMBANKMENT: FILTER STONE SHOULD BE PLACED OVER THE GEOTEXTILE AND IS TO HAVE A SIDE SLOPE WHICH MATCHES THAT OF THE EARTH EMBANKMENT OF 3:1 AND SHOULD COVER THE GEOTEXTILE/ROCK CORE. A MINIMUM OF 6INCHES WHEN INSTALLATION IS COMPLETE. THE CREST OF THE OUTLET SHOULD BE AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
6. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
7. TRASH AND OTHER DEBRIS SHOULD BE REMOVED AFTER EACH RAINFALL TO PREVENT CLOGGING OF THE OUTLET STRUCTURE. SEDIMENT SHOULD BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO HALF OF THE DESIGN DEPTH OF THE TRAP.

H. SEDIMENT BASINS

1. THE DRAINAGE AREA FOR A SEDIMENT BASIN SHALL BE LESS THAN 100 ACRES.
2. THE BASIN SHOULD INCLUDE A PERMANENT STAKE TO INDICATE THE SEDIMENT LEVEL IN THE POOL AND MARKED TO INDICATE WHEN THE SEDIMENT OCCUPIES 50% OF THE BASIN VOLUME (NOT THE TOP OF THE STAKE). SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES 50% STORAGE CAPACITY.
3. PLACE FILL MATERIAL IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE THE OPTIMUM MOISTURE CONTENT OF THE MATERIAL. COMPACT EACH LAYER TO 95 PERCENT STANDARD PROCTOR DENSITY. DO NOT PLACE MATERIAL ON SURFACES THAT ARE MUDDY OR FROZEN. SIDE SLOPES FOR THE EMBANKMENT SHOULD BE 3:1 (H:V). MINIMUM WIDTH OF THE EMBANKMENT AT THE TOP SHALL BE 8 FEET.
4. AN EMERGENCY SPILLWAY SHOULD BE INSTALLED ADJACENT TO THE EMBANKMENT ON UNDISTURBED SOIL AND SHOULD BE SIZED TO CARRY THE FULL AMOUNT OF FLOW GENERATED BYA 10-YEAR, 3-HOUR STORM WITH 1 FOOT OF FREEBOARD LESS THE AMOUNT WHICH CAN BE CARRIED BY THE PRINCIPAL OUTLET CONTROL DEVICE. THE EMERGENCY SPILLWAY SHOULD BE LINED WITH RIPRAP AS SHOULD THE SWALE LEADING FROM THE SPILLWAY TO THE NORMAL WATERCOURSE AT THE BASE OF THE EMBANKMENT.
5. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. CHECK THE EMBANKMENT, SPILLWAYS, AND OUTLET FOR EROSION DAMAGE, AND INSPECT THE EMBANKMENT FOR PIPING AND SETTLEMENT. REPAIR SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.TRASH AND OTHER DEBRIS SHOULD BE REMOVED AFTER EACH RAINFALL TO PREVENT CLOGGING OF THE OUTLET STRUCTURE.
6. ACCUMULATED SILT SHOULD BE REMOVED AND THE BASIN SHOULD BE RE- GRADED TO ITS ORIGINAL DIMENSIONS AT SUCH POINT THAT THE CAPACITY OF THE IMPOUNDMENT HAS BEEN REDUCED TO 75% OF ITS ORIGINAL STORAGE CAPACITY.

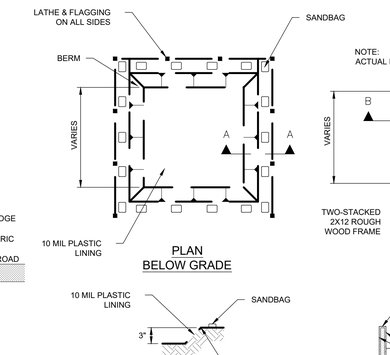
ADDITIONAL NOTES:

1. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS SHALL BE REVEGETATED TO 70% OF EXISTING CONDITIONS IN ACCORDANCE WITH THE SWPPP AND TPDES REQUIREMENTS.
2. THIS SITE IS NOT LOCATED ADJACENT TO ANY SURFACE WATERS.
3. THIS SITE WILL NOT HAVE ANY LOCATIONS WHERE STORM WATER DISCHARGES DIRECTLY TO A SURFACE WATER BODY.



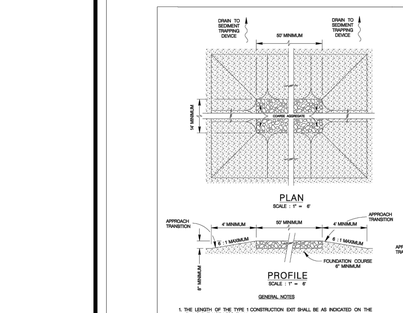
56.01 STABILIZED CONSTRUCTION EXIT

N.T.S.



56.02 CONCRETE WASHOUT AREA

N.T.S.


DRAIN TO SEDIMENT TRAPPING DEVICE
DRAIN TO SEDIMENT TRAPPING DEVICE
50' MINIMUM
10' MINIMUM
PLAN
SCALE : 1" = 6'
APPROACH TRANSITION
4" MINIMUM
50' MINIMUM
4" MINIMUM
APPROACH TRANSITION
1" = 1 MINIMUM
1" = 1 MINIMUM
6" MINIMUM
FOUNDATION COURSE 6" MINIMUM
PROFILE
SCALE : 1" = 6'
GENERAL NOTES
1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE,BITUMINOUS CONCRETE,PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
CONSTRUCTION EXIT – TYPE 1
50' MINIMUM
10' MINIMUM
DRAIN TO SEDIMENT TRAPPING DEVICE
DRAIN TO SEDIMENT TRAPPING DEVICE
2" x 10" TREATED TIMBER PLANK
2" x 10" TREATED TIMBER PLANK
RAILROAD TIES TYPICAL DIMENSIONS 8" x 10" x 8'
PLAN
SCALE : 1" = 6'
APPROACH TRANSITION
4" MINIMUM
50' MINIMUM
4" MINIMUM
APPROACH TRANSITION
1" = 1 MINIMUM
1" = 1 MINIMUM
FOUNDATION COURSE 6" MINIMUM
PROFILE
SCALE : 1" = 6'
GENERAL NOTES
1. THE LENGTH OF THE TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2" x 6" MIN LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN.,AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE,BITUMINOUS CONCRETE,PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHOULD BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
CONSTRUCTION EXIT – TYPE 2
STABILIZED DRAINWAY
SEE NOTE 2
R.O.W. LINE
A
A
1/2" MINIMUM THICKNESS PLYWOOD OR PRESSED WAFER BOARD SHEETS
2" x 8" TREATED TIMBERS NAILED ONTO ABUTTED ENDS OF WOOD SHEETS
DISTURBED SOIL AREA
PAVED ROADWAY
PLAN
SCALE : 1" = 30'
DISTURBED SOIL
2" x 8" TREATED TIMBERS NAILED ONTO ABUTTED ENDS OF WOOD SHEETS
1/2" MINIMUM THICKNESS PLYWOOD OR PRESSED WAFER BOARD SHEETS
16 PENNY NAILS @ 1' ON CENTERS
SECTION A–A
SCALE : 1" = 2'
GENERAL NOTES
1. THE LENGTH OF THE TYPE 3 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS,OR AS DIRECTED BY THE ENGINEER.
2. THE TYPE 3 CONSTRUCTION EXIT MAY BE CONSTRUCTED FROM OPEN GRADED CRUSHED STONE WITH A SIZE OF 2 TO 4 INCHES SPREAD A MINIMUM OF 4 INCHES THICK TO THE LINES SHOWN ON THE PLANS.
3. THE TREATED TIMBER PLANKS SHALL BE #2 GRADE MIN.,AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
CONSTRUCTION EXIT – TYPE 3
4" MINIMUM STEEL OR WOOD POSTS SPACED AT 6' TO 8'. SOFTWOOD POSTS SHALL BE 3" MINIMUM DIAMETER OR NOMINAL 2" x 4". HARDWOOD POSTS SHALL HAVE A MINIMUM CROSS SECTION OF 1.5" x 1.5".
CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MINIMUM OF 6 TIMES WITH NO.9 GA. RINGS.
FASTEN FABRIC TO TOP STRAND OF WIRE AND TO EACH STAKE WITH TIES OR FROG OR CORD AT A MINIMUM SPACING OF 15".
A
A
C
C
4"
FLOW
FLOW
WOVEN WIRE FABRIC
40"
ATTACH THE W.W.M.AND FABRIC ON END POSTS USING 4 EVENLY SPACED STAPLES FOR WOODEN POSTS (OR 4 1-CLIPS OR SEWN VERTICAL POCKETS FOR STEEL POSTS).
PLACE 4" TO 8" OF FABRIC AGAINST THE TRENCH SIDE AND EXTEND THE REMAINDER OF THE TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 8" SQUARE. BACKFILL AND HAND TAMP.
ISOMETRIC VIEW
SCALE : 1" = 2'
3"
FILTER FABRIC 4' MINIMUM WIDTH
BACKFILL & HAND TAMP
90°
FLOW
4"
EMBED POSTS 18" MINIMUM OR ANCHOR IF IN ROCK
SECTION C–C
SCALE : 1" = 2'
SEDIMENT CONTROL FENCE USAGE GUIDELINES
A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ACROSS A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUN-OFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 90 GPM /FT SQUARED. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.
GENERAL NOTES
1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
TEMPORARY SEDIMENT CONTROL FENCE
STRAW BALE
2" MIN.
PLACE GRAVEL FILTER BAGS SO THAT NO GAPS ARE EXISTENT
6" MIN.
EMBED 6" MIN.
3/4" GRAVEL CONTAINED IN PUNCTURE RESISTANT BAGS (1.0' WIDE APPROX.,24" LONG, 12" WIDE AND 6" S.E.BLOCK HEIGHT) HIGH.
PLAN
SCALE : 1" = 5'
PERPENDICULAR DISTANCE FROM FACE OF CURB 4' MAXIMUM
ELEVATION
SCALE : 1" = 5'
NOTE: STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "C" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION DETAILS FOR MORE INFORMATION. PLACE BAGS AWAY FROM CURB TO FLUSH WITH OUTSIDE EDGE OF RAD. CONFIGURATION.
GRAVEL FILTER BAGS
3/4" GRAVEL CONTAINED IN PUNCTURE RESISTANT BAGS
INSTALL END BLOCKS / BAGS WHERE NO CURB IS IN PLACE. SEE NOTE ON CURB INLET FILTER AS EXPLAINED IN SPECIFICATIONS
G
G
CONCRETE BLOCKS (8" x 8" x 16")
2' MAX.
PLACE GRAVEL FILTER BAGS SO THAT NO GAPS ARE EXISTENT
VARIES WITH INLET LENGTH
PLAN
SCALE : 1" = 5'
OVERFLOW
2" x 4" TREATED WOOD STUD
RUNOFF
PAVEMENT
FILTERED RUNOFF
2" x 4" TREATED WOOD STUD EXTENDED INTO CONCRETE BLOCKS
SECTION G–G
SCALE : 1" = 5'
NOTE: GRAVEL FILTERS CAN BE USED ON PAVEMENT OR BARE GROUND.
CURB INLET GRAVEL FILTER

JANUARY 2005

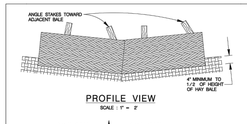
CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1

% SUBMITTAL PROJECT NO.: DATE:

DRAWN BY: V. VASQUEZ DSGN. BY: CHKD. BY: SHEET NO.: OF:



BALED HAY USAGE GUIDELINES

A BALED HAY INSTALLATION MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ACROSS A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A TWO YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED. THE INSTALLATION SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THRU RATE OF 5 GPM /FT SQUARED OF CROSS SECTIONAL AREA. BALED HAY MAY BE USED AT THE FOLLOWING LOCATIONS:

1. WHERE THE RUNOFF APPROACHING THE BALED HAY FLOWS OVER DISTURBED SOIL FOR A MAXIMUM OF 100 FEET TO THE BALED HAY INSTALLATION AND THE SLOPE IN THE LENGTH OF SLOPE UPSTREAM OF THE BALED HAY SHOULD BE LESS THAN 50 %.
2. WHERE THE INSTALLATION WILL BE REQUIRED FOR LESS THAN 3 MONTHS.
3. WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1/3 ACRE.

FOR BALED HAY INSTALLATIONS IN SMALL DITCHES,THE FOLLOWING ADDITIONAL CONDITIONAL CONSIDERATIONS APPLY:

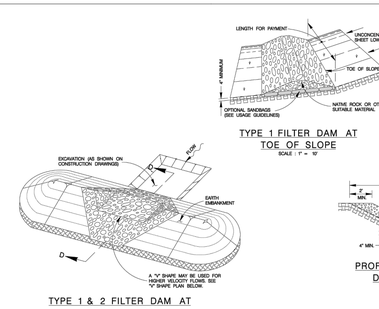
1. THE DITCH BOTTOMS SHOULD BE GRADED AS FLAT AS POSSIBLE TO MAXIMIZE THE DRAINAGE FLOW RATE THRU THE HAY.
2. THE DITCH SHOULD BE GRADED LARGE ENOUGH TO CONTAIN THE OVERFLOWING WATER WITHOUT FLOWING OVER THE TOP OF THE BALED HAY.

BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

GENERAL NOTES

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND, WHERE POSSIBLE, ONE-HALF THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 2 #3 DIA.REBAR OR 2" x 2" WOOD STAKES DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

BALED HAY FOR EROSION CONTROL


EXCAVATION AS SHOWN ON CONSTRUCTION DRAWINGS
FLOW
D
EARTH EMBANKMENT
D
A "V" SHAPE MAY BE USED FOR HIGHER VELOCITY FLOWS. SEE "V" SHAPE PLAN BELOW
TYPE 1 & 2 FILTER DAM AT SEDIMENT TRAP
SCALE : 1" = 10'
WIDTH FOR PAYMENT
GALVANIZED WOVEN WIRE MESH (FOR TYPES 2 & 3) OVER ENTIRE DAM
D
D
SEE NOTE 6
TYPE 1, 2 & 3 FILTER DAM AT CHANNEL SECTIONS
SCALE : 1" = 6'
3 : 1 MAX.
FLOW
3 : 1 MAX.
"V" SHAPE PLAN VIEW
NOT TO SCALE
SACK GABIONS
3 : 1 MAX.
3 : 1 MAX.
E
E
PLAN VIEW
SCALE : 1" = 10'
3/4" DIA. REBAR STAKES
SECTION E–E
SCALE : 1" = 10'
TYPE 4 FILTER DAM AT DITCHES & SMALLER CHANNELS PLAN VIEW
LENGTH FOR PAYMENT
UNCONCENTRATED SHEET LO