CIVIL CONSTRUCTION DOCUMENTS FOR

VALLE SOL UNIT 3 SUBDIVISION

San Antonio, Texas

PLAT NO. 22-11800685

OWNER/DEVELOPER:	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TX 78216	SURVEYOR:	UP ENGINEERING + SURVEYING 111 TOWER DRIVE, SUITE 325 SAN ANTONIO, TEXAS 78232 (210) 774-5504 CONTACT: RICHARD NEUBAUER III, R.P.L.S.
ENGINEER:	UP ENGINEERING + SURVEYING 111 TOWER DRIVE, SUITE 325 SAN ANTONIO, TEXAS 78232 (210) 774-5504 CONTACT: NATASHA F. UHLRICH, P.E.	GEOTECHNICAL ENGINEER:	TTL, INC. 17215 JONES MALTSBERGER ROAD, SUITE 101 SAN ANTONIO, TEXAS 78247 (210) 888-6100 CONTACT: AMIT BAKANE, P.E.

ADDRESS:

IH-35 AND FISCHER ROAD, VON ORMY, TEXAS 78073

FLOODPLAIN INFORMATION:

FIRM #48029, PANELS 0560 F & 0570 F, 09/29/2010.

WATERSHED:

THIS SITE IS LOCATED IN THE LOWER MEDINA RIVER WATERSHED.

BENCHMARKS:

BM 1: MAG NAIL
NORTHING:13657422.9900
EASTING:2087943.0750
ELEVATION: 585.37

BM 2: MAG NAIL
NORTHING:13660323.4300
EASTING:2090886.6510
ELEVATION: 634.34

SURVEY BASIS:

BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

LEGAL DESCRIPTION:

VALLE SOL UNIT 3

BEING 34.84 ACRES OF LAND, OUT OF A 135.090 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO.6, ABSTRACT NO. 6, COUNTY BLOCK 4301, CONVEYED UNTO FISCHER ROAD INVESTMENTS, LLC, RECORDED IN VOLUME 14712, PAGE 538, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

UTILITY PROVIDERS:

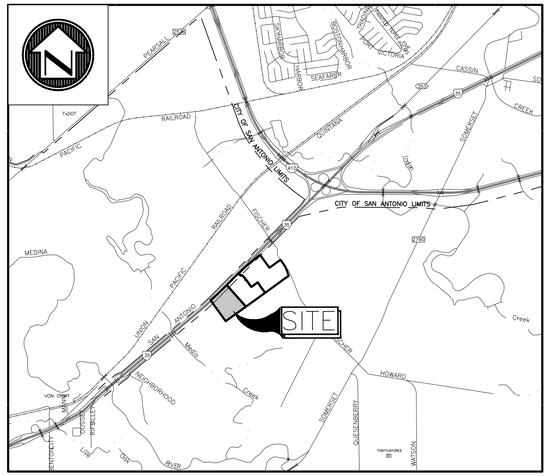
GAS:	CPS ENERGY 145 NAVARRO SAN ANTONIO, TX 78205 (210) 353-2376	CABLE:	SPECTRUM 1900 BLUE CREST LANE SAN ANTONIO, TX 78247 (210) 244-0500
ELECTRIC:	CPS ENERGY 145 NAVARRO SAN ANTONIO, TX 78205 (210) 353-2376	WATER & WASTEWATER:	SAN ANTONIO WATER SYSTEM 2800 U.S HWY 281 NORTH SAN ANTONIO, TX 78212 (210) 233-2010

LAND USE SUMMARY:

ZONING:	R-4
PROPOSED SITE USE:	SINGLE FAMILY RESIDENTIAL
LOT SIZE:	34.84 ACRES

NOTES

1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/ HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION AND/OR A FIELD SURVEY, AND MAY NOT MATCH LOCATIONS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF UTILITY CROSSING PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, FOUNTAINHEAD TOWER, SUITE 605, 8200 W. INTERSTATE 10, SAN ANTONIO, TEXAS 78230).
5. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTORS SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
JUNE 17, 2024

CIVIL CONSTRUCTION SHEET LIST

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194608

STATE OF TEXAS
NATASHA F. UHLRICH
89502
LICENSED
PROFESSIONAL ENGINEER
7/20/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

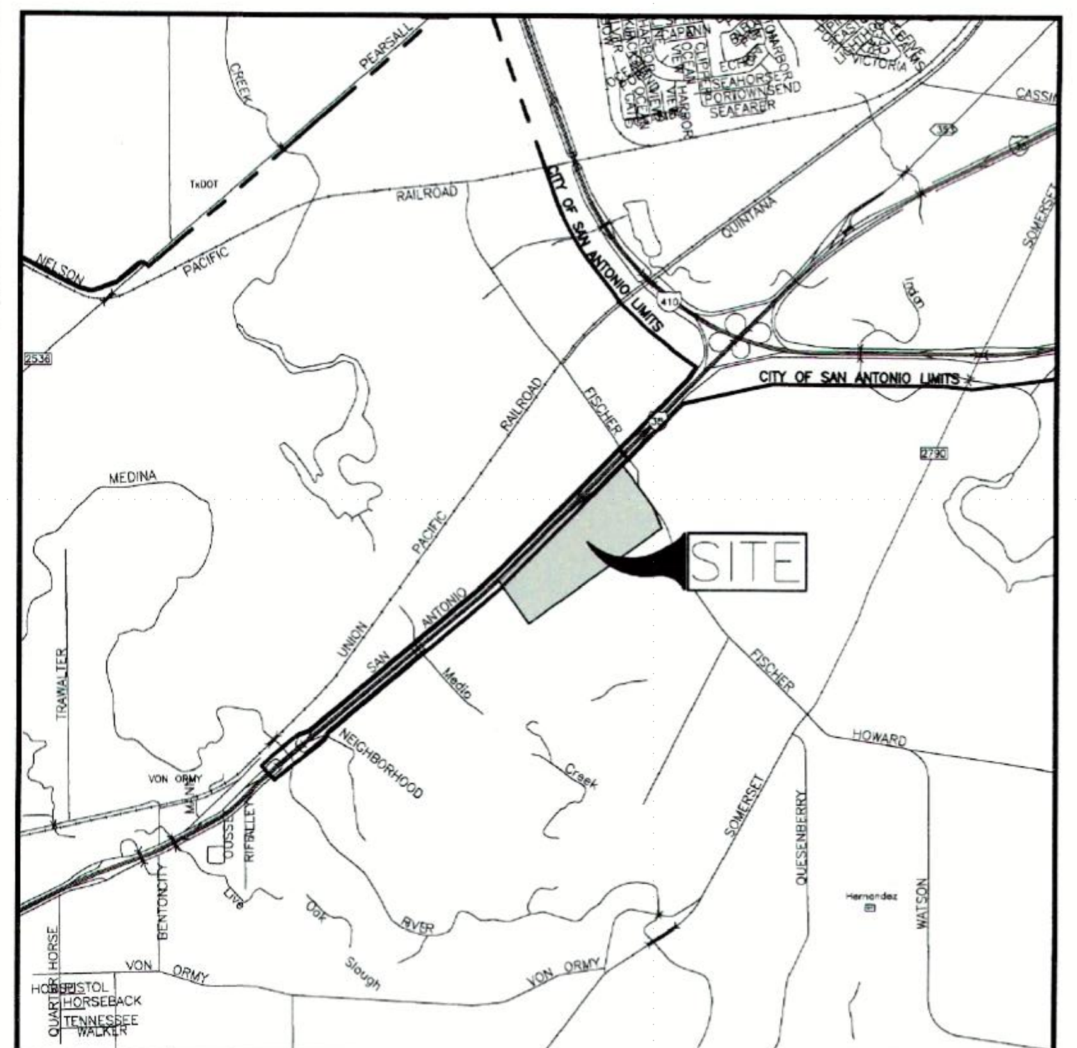
COVER SHEET

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C001

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - UNIT 3\CAD\SHEETS\196.3 - C001 - COVER SHEET.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: JUL 20, 2024
PLOTTED ON: JUL 20, 2024
PLOTTED BY: JOSCH
PLOT STYLE TABLE: UP PRODUCTION STANDARD.CTB
PLOT STYLE: V1.0 UP PRODUCTION STANDARD



LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

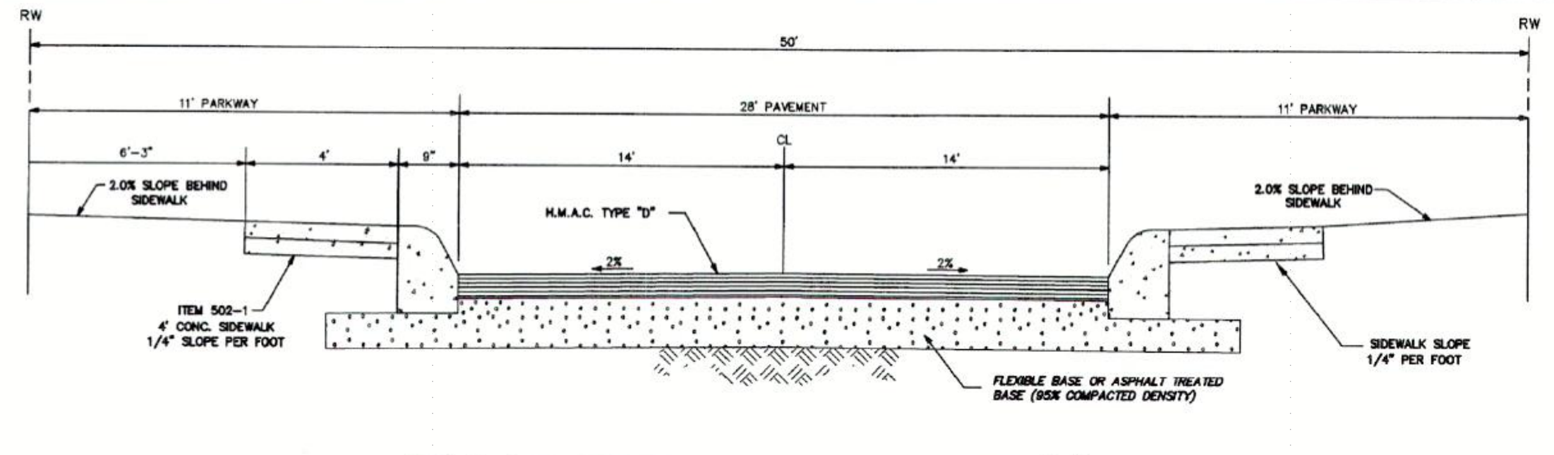
Being a total 122.092 acre tract of land, inclusive of a 0.945 acre Right of Way dedication to the City of San Antonio, situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records.

LINE TABLE

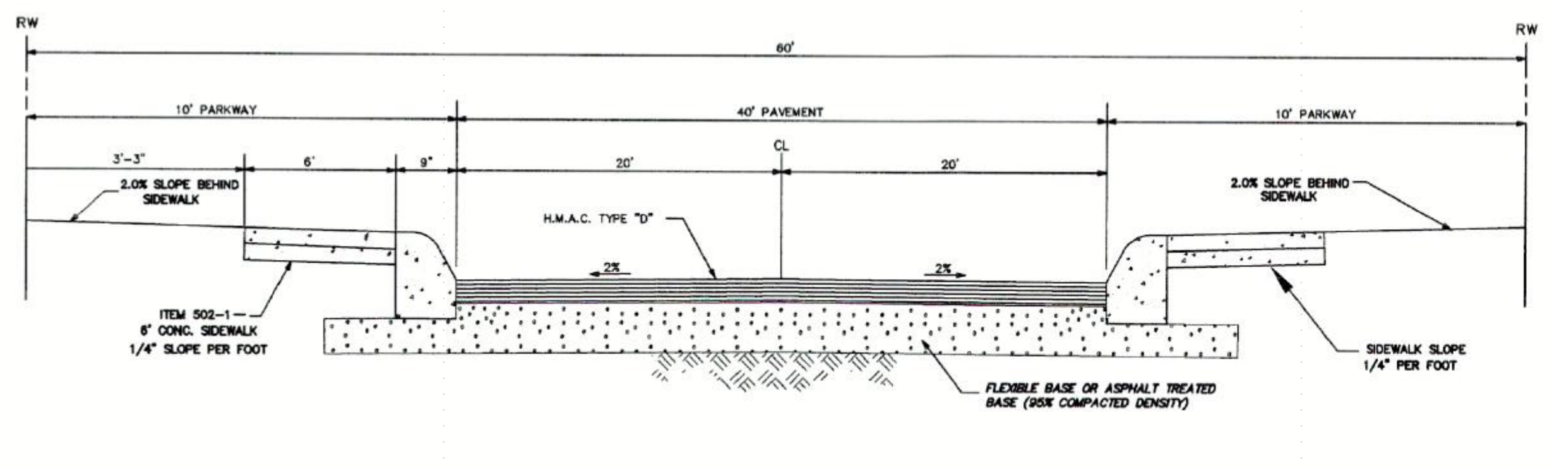
LINE	BEARING	LENGTH
L1	N49°15'29"E	200.41'
L2	N50°16'27"E	200.96'
L3	N37°03'41"E	111.65'
L4	N44°57'32"E	30.96'
L5	N40°56'03"E	192.85'
L6	N40°56'03"E	69.48'
L7	N40°56'03"E	123.37'
L8	S27°50'47"E	196.91'
L9	S27°24'50"E	7.25'
L10	S35°52'01"E	61.52'
L11	S54°17'08"W	175.00'

CURVE TABLE

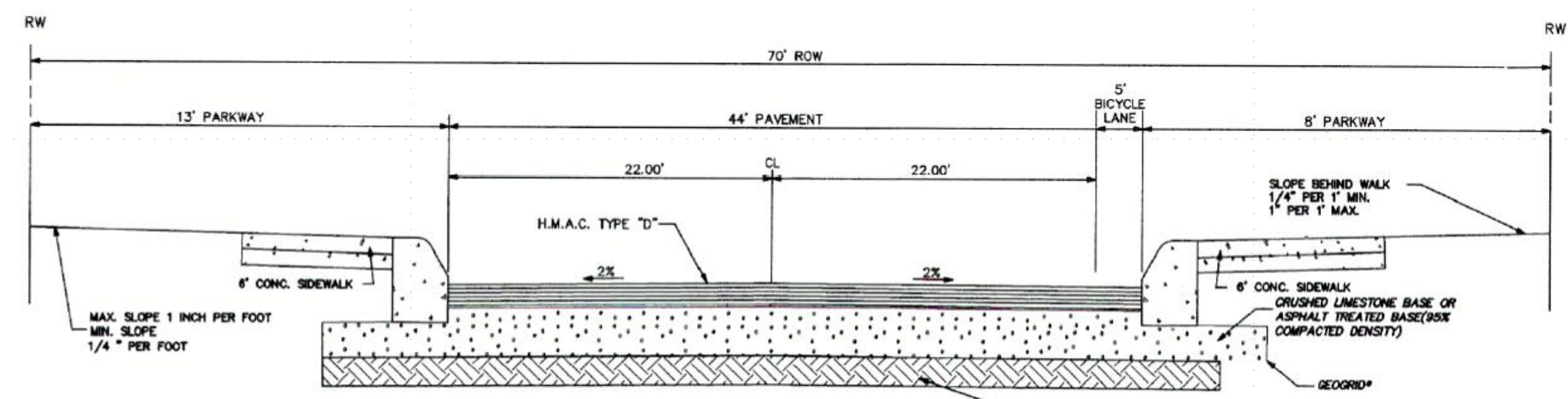
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	11609.20'	880.69'	4°20'48"	880.48'	N47°10'35"E



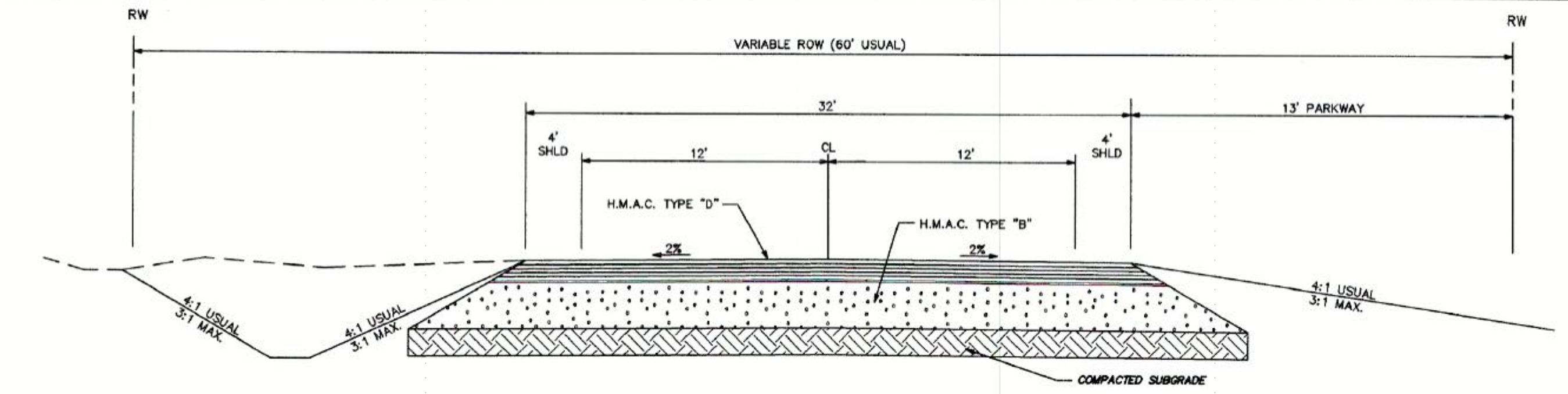
50' R.O.W. STREET SECTION LOCAL TYPE "A"
N.T.S.



60' R.O.W. STREET SECTION LOCAL TYPE "B"
N.T.S.



COLLECTOR STREET
N.T.S.



FISCHER RD.
N.T.S.

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT, AND 2'-11" PARKWAYS UNLESS OTHERWISE NOTED.
3. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ZONING REQUIREMENTS.
5. SEWER SERVICE TO BE PROVIDED BY S.A.W.S., ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE, & WATER SERVICE TO BE PROVIDED BY S.A.W.S.
6. A VARIANCE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2:35-506 (q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET OF RIGHT-OF-WAY WIDTH) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).
8. SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506-3, NOTE 5.
9. INTERNAL STREETS WILL MEET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(f)(1).
10. INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(B).
11. BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35-515(b)(3)(A).
12. PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35-506(e)(7).
13. STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(e)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
14. SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT.

N

0 100' 200' 400'

LEGEND

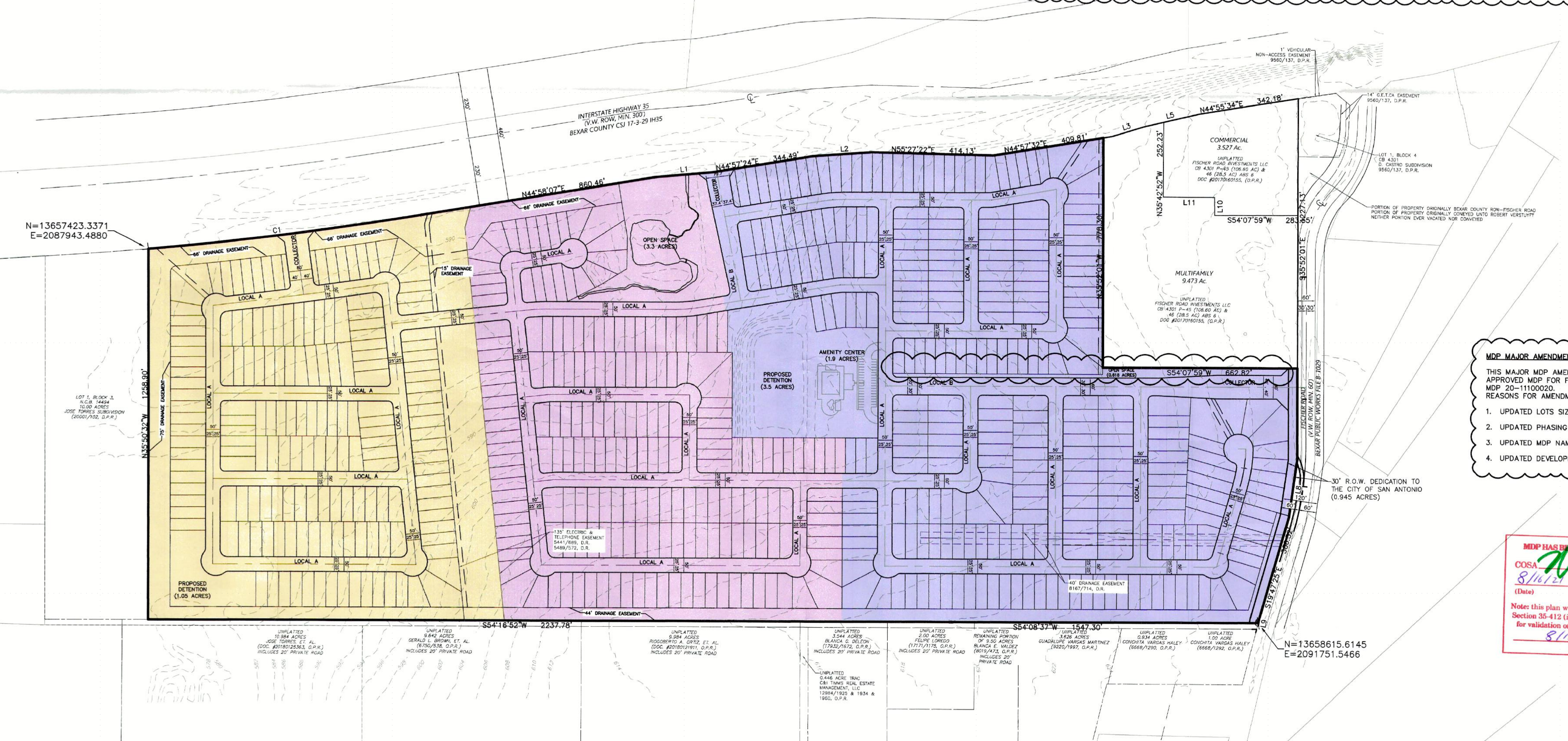
━━━	BOUNDARY / RIGHT OF WAY LINE
— — —	EASEMENT
- - 102 - -	EXISTING CONTOUR
ROW	BOUNDARY / RIGHT OF WAY LINE
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
D.R.	DEED RECORDS OF BEXAR COUNTY TEXAS
NTS	NOT TO SCALE
V.W.	VARIABLE WIDTH

LOT DATA

LOT ZONING	MINIMUM LOT AREA	TYPICAL LOT DIMENSIONS
R4	4,000	40'x120' & 35'x120'

PHASING TABLE

PHASE	ZONING	AREA (ACRES)	LOTS	REQUIRED PARK/OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRE)	ESTIMATED BEGIN DATE
PHASE 1	R4	53.7	293	4.2	5.46	November 2021
PHASE 2	R4	33.6	195	2.8	5.80	November 2022
PHASE 3	R4	34.8	170	2.4	4.89	November 2023
TOTAL		122.1	658	9.4	5.39	



MDP MAJOR AMENDMENT NOTE:

THIS MAJOR MDP AMENDS THE PREVIOUSLY APPROVED MDP FOR FISCHER ROAD SUBDIVISION, MDP 20-11100020.
REASONS FOR AMENDMENTS ARE AS FOLLOWS:

1. UPDATED LOTS SIZES
2. UPDATED PHASING TABLE
3. UPDATED MDP NAME
4. UPDATED DEVELOPER

MDP HAS BEEN ACCEPTED BY [illegible]
COSA
8/16/21 21-11100030
(Date) (Number)
Note: this plan will have to comply with Section 35-412 (i)(1) Scope of approval for validation or plans will expire on
8/15/2026
Date

2021 AUG 13 PM 4:15

PREPARED ON
AUGUST 13, 2021

MDP 21-11100030 IS AMENDING MDP 21-11100020

VALLE SOL SUBDIVISION

MASTER DEVELOPMENT PLAN
MDP MAJOR AMENDMENT 21-11100020

LENNAR HOMES
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259

UP ENGINEERING + SURVEYING
11903 JONES MALTSBERGER ROAD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992

DESIGNED BY:	WPF
DRAFTED BY:	JWH
CHECKED BY:	NFU

SHEET
1
OF 1

UP ENGINEERING + SURVEYING
111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF TEXAS
NATASHA UHLRICH
89502
LICENSED
PROFESSIONAL ENGINEER
[illegible]
7/10/24

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LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

APPROVED MDP

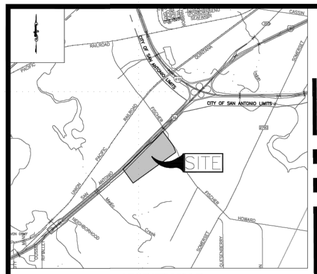
REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
C002

Date: Aug 13, 2021, 2:40pm User ID: justi
File: U:_Projects\196 - Valle Sol\196.00 - Valle Sol Master\ACAD\MDP\196.01 MDP.dwg

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C002 - APPROVED MDP.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: May 21, 2024
PLOTTED BY: JOSCH
PLOTTED ON: July 9, 2024
PLOTTED WITH: _DWG TO PDF.PC3
PLOT STYLE: V1.0 UP PRODUCTION_STANDARD.CTB



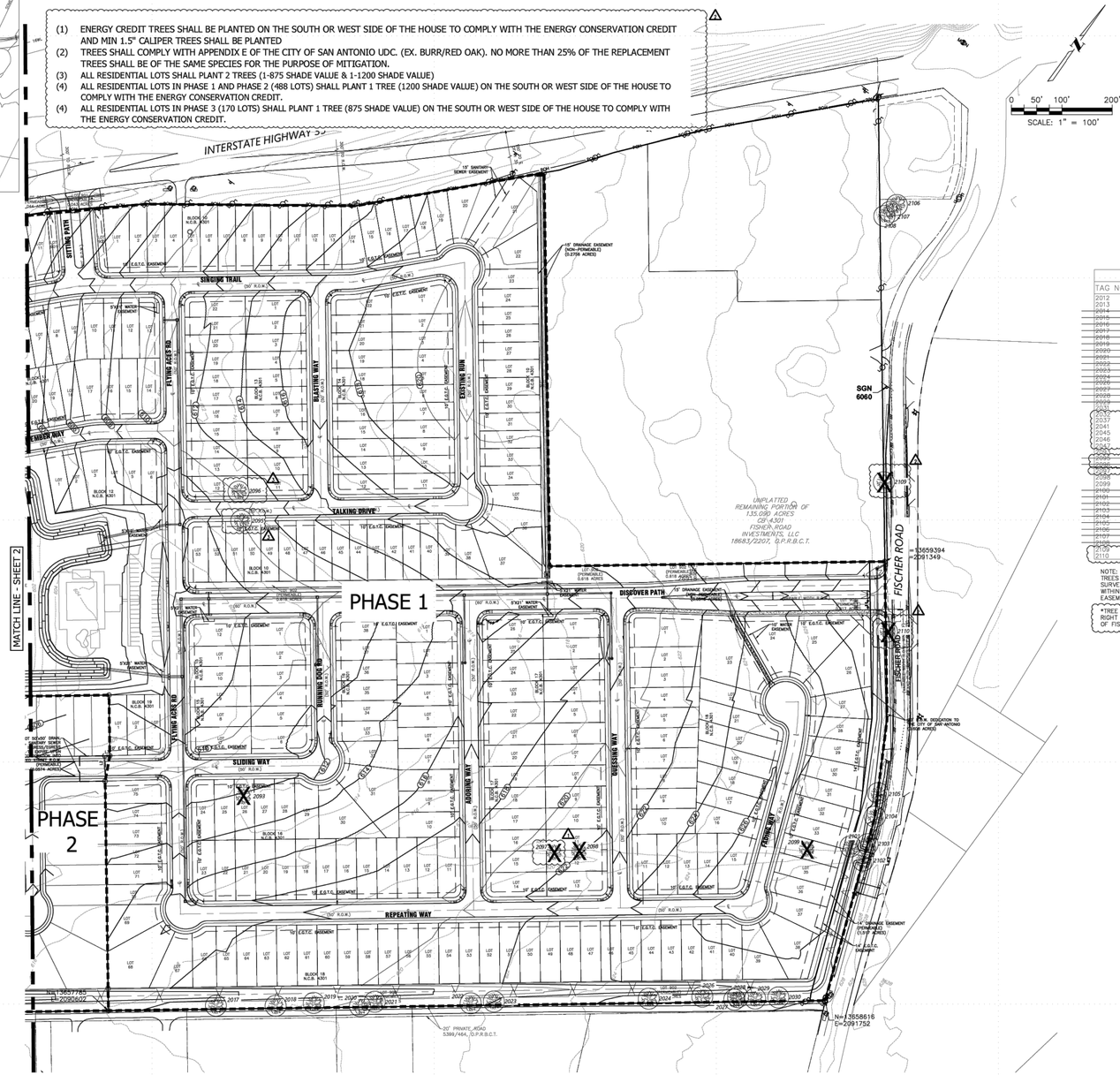
VICINITY MAP
NOT TO SCALE

(1) ENERGY CREDIT TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT AND MIN 1.5" CALIPER TREES SHALL BE PLANTED
(2) TREES SHALL COMPLY WITH APPENDIX E OF THE CITY OF SAN ANTONIO UDC. (EX. BURR/RED OAK). NO MORE THAN 25% OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES FOR THE PURPOSE OF MITIGATION.
(3) ALL RESIDENTIAL LOTS SHALL PLANT 2 TREES (1-875 SHADE VALUE & 1-1200 SHADE VALUE)
(4) ALL RESIDENTIAL LOTS IN PHASE 1 AND PHASE 2 (488 LOTS) SHALL PLANT 1 TREE (1200 SHADE VALUE) ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT.
(4) ALL RESIDENTIAL LOTS IN PHASE 3 (170 LOTS) SHALL PLANT 1 TREE (875 SHADE VALUE) ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT.

BSA# 2876536-2627558/AP# 2627558

TREE PRESERVATION
APPROVED
DATE 11/04/2021
BY Eric Rodriguez
Revised

TREE FENCING INSPECTION REQUIRED BEFORE SITE WORK CALL 207-1111 TO SCHEDULE



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- TREE TO BE PLANTED (REF. APPENDIX E)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE EXEMPT DUE TO BEING LOCATED IN R.O.W. OR EASEMENT
- EXISTING ROW TREE TO BE REMOVED DUE TO TURN LANE

TREE LIST

TAG NO.	SIZE & SPECIES	ACTION
2012	12 MESQUITE	TO BE REMOVED
2013	12 MESQUITE	TO BE REMOVED
2014	14 MESQUITE	TO REMAIN
2015	20 MESQUITE	TO REMAIN
2016	11 MESQUITE	TO REMAIN
2017	12 MESQUITE	TO REMAIN
2018	14 MESQUITE	TO REMAIN
2019	13 MESQUITE	TO REMAIN
2020	11 MESQUITE	TO REMAIN
2021	11 MESQUITE	TO REMAIN
2022	10 MESQUITE	TO REMAIN
2023	13 MESQUITE	TO REMAIN
2024	12 MESQUITE	TO REMAIN
2025	12 MESQUITE	TO REMAIN
2027	9 MESQUITE	TO REMAIN
2028	11 MESQUITE	TO REMAIN
2033	11 HACKBERRY	TO BE REMOVED
2034	11 WILLOW	TO BE REMOVED
2037	13 HACKBERRY	TO BE REMOVED
2041	11 HACKBERRY	TO BE REMOVED
2045	11 HACKBERRY	TO BE REMOVED
2046	17 MESQUITE	TO BE REMOVED
2047	12 WILLOW	TO BE REMOVED
2048	12 WILLOW	TO BE REMOVED
2085	12 MESQUITE	TO BE REMOVED
2086	20 MESQUITE	TO BE REMOVED
2087	23 MESQUITE	TO BE REMOVED
2099	10 HACKBERRY	TO BE REMOVED
2100	10 HACKBERRY	TO REMAIN
2101	10 HACKBERRY	TO REMAIN
2102	9 HACKBERRY	TO REMAIN
2103	10 MESQUITE	TO REMAIN
2104	12 HACKBERRY	TO REMAIN
2105	12 HACKBERRY	TO REMAIN
2106	13 HACKBERRY	TO REMAIN
2107	11 HACKBERRY	TO REMAIN
2108	13 MESQUITE	TO REMAIN
2109	10 MESQUITE	TO BE REMOVED*
2110	10 HACKBERRY	TO BE REMOVED*

NOTE:
TREES ON LIST WITH A LINE THROUGH THEM WERE SURVEYED, BUT ARE EITHER NOT ON PROPERTY, WITHIN RIGHT OF WAY DEDICATION,WITHIN DRAINAGE EASEMENT OR EXEMPT SPECIES

*TREE WITHIN EXISTING CITY OF SAN ANTONIO RIGHT OF WAY, TO BE REMOVED DUE TO ADDITION OF FISCHER ROAD RIGHT TURN LANE.

UP ENGINEERING + SURVEYING
11910 JONES MALTSBERGER, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

LENNAR HOMES
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259

VALLE SOL SUBDIVISION
TREE A/P # 2876536-2627558

TREE PRESERVATION PLAN

REV	DATE	DESCRIPTION	BY
1	02/28/2022	VALLE SOL UNIT 3 AND TREE REVIEWER COMMENTS	
2	03/01/2022	ITECHDS SDP (COA PID APP01-398007793)	
3	07/01/2022	DSP MAJOR AMENDMENT 21-11180000	

DESIGNED BY: WPF
DRAFTED BY: WPF
CHECKED BY: NFU

SHEET 1 OF 4

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF TEXAS
NATASHA UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
11/04/21

STATE OF TEXAS
NATASHA UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
11/4/21

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

APPROVED TREE PRESERVATION PLAN SHEET 1

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C003

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C003 - APPROVED TREE PRESERVATION PLAN.DWG
LAST MODIFIED BY: JOS
LAST MODIFIED ON: 2022-07-01
PLOTTED ON: Jul 1, 2022 - 2:27pm
PLOTTED BY: Jose Sanchez
PLOT STYLE: V13 UP PRODUCTION.CTB
PLOTTER: HP Color LaserJet M553 PCL 6 PDF PC3
PAGE SETUP: ANSI D STANDARD.CTB

(1) ENERGY CREDIT TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT AND MIN 1.5" CALIPER TREES SHALL BE PLANTED
(2) TREES SHALL COMPLY WITH APPENDIX E OF THE CITY OF SAN ANTONIO UDC. (EX. BURR/RED OAK). NO MORE THAN 25% OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES FOR THE PURPOSE OF MITIGATION.
(3) ALL RESIDENTIAL LOTS SHALL PLANT 2 TREES (1-875 SHADE VALUE & 1-1200 SHADE VALUE)
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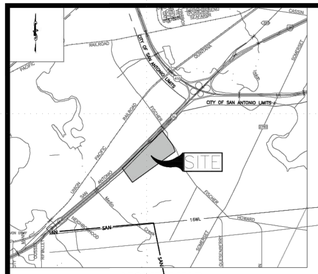
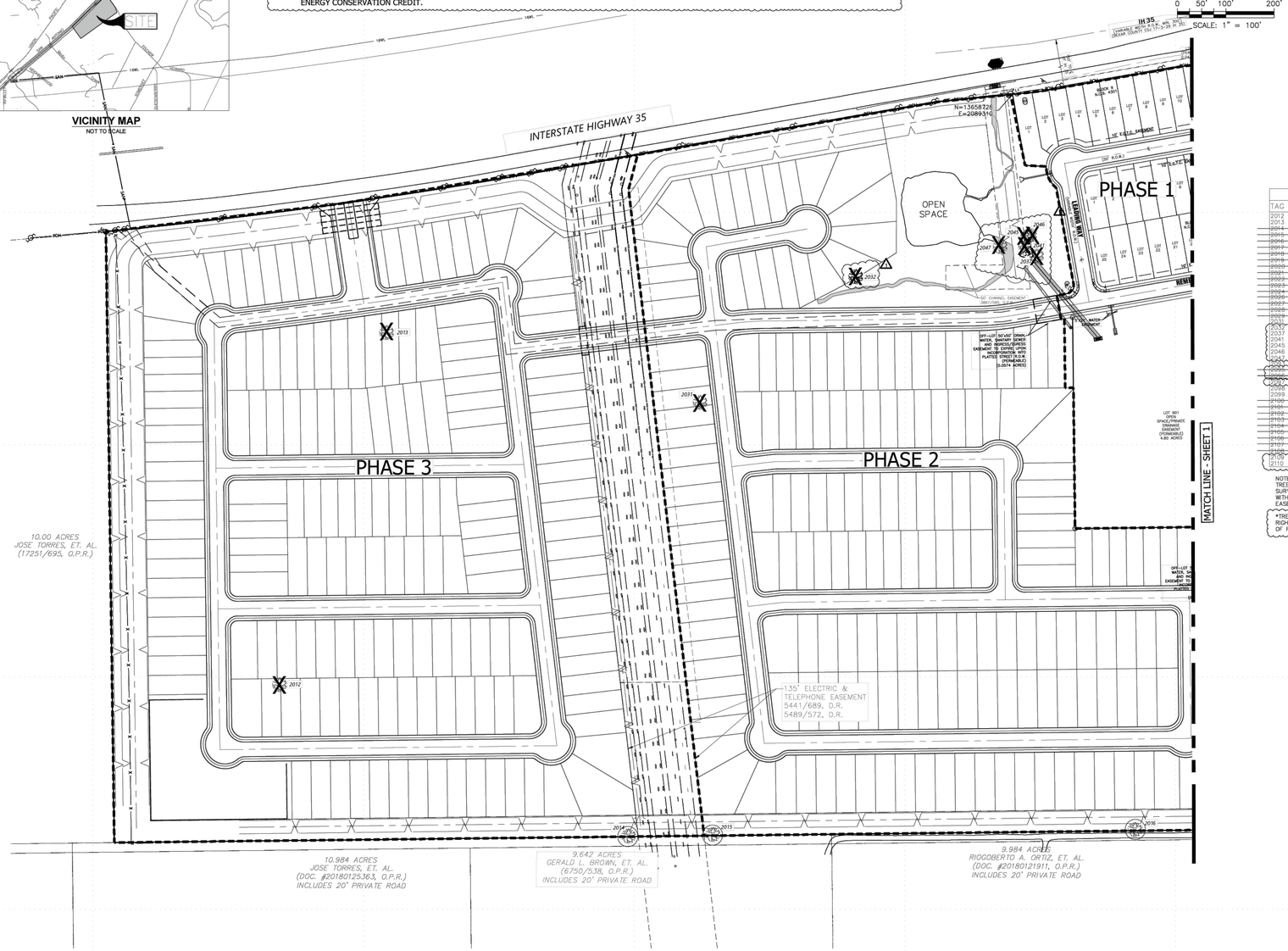


VICINITY MAP
NOT TO SCALE



LEGEND

- TREE TO BE PLANTED (REF. APPENDIX E)
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE EXEMPT DUE TO BEING LOCATED IN R.O.W.

TREE LIST

TAG NO.	SIZE & SPECIES	ACTION
2012	12 MESQUITE	TO BE REMOVED
2013	12 MESQUITE	TO BE REMOVED
2014	14 MESQUITE	TO REMAIN
2015	20 MESQUITE	TO REMAIN
2016	11 MESQUITE	TO REMAIN
2017	12 MESQUITE	TO REMAIN
2018	14 MESQUITE	TO REMAIN
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2041	11 HACKBERRY	TO BE REMOVED
2045	11 HACKBERRY	TO BE REMOVED
2046	17 MESQUITE	TO BE REMOVED
2047	12 WILLOW	TO BE REMOVED
2048	12 HACKBERRY	TO BE REMOVED
2049	25 HACKBERRY	TO BE REMOVED
2050	20 HACKBERRY	TO BE REMOVED
2051	25 HACKBERRY	TO BE REMOVED
2099	10 HACKBERRY	TO BE REMOVED
2100	20 HACKBERRY	TO REMAIN
2101	10 HACKBERRY	TO REMAIN
2102	9 HACKBERRY	TO REMAIN
2103	10 MESQUITE	TO REMAIN
2104	12 HACKBERRY	TO REMAIN
2105	13 HACKBERRY	TO REMAIN
2106	13 HACKBERRY	TO REMAIN
2107	11 HACKBERRY	TO REMAIN
2108	11 MESQUITE	TO REMAIN
2109	10 HACKBERRY	TO BE REMOVED*
2110	10 HACKBERRY	TO BE REMOVED*

NOTE:
TREES ON LIST WITH A LINE THROUGH THEM WERE SURVEYED, BUT ARE EITHER NOT ON PROPERTY, WITHIN RIGHT OF WAY DEDICATION,WITHIN DRAINAGE EASEMENT OR EXEMPT SPECIES

*TREE WITHIN EXISTING CITY OF SAN ANTONIO RIGHT OF WAY. TO BE REMOVED DUE TO ADDITION OF FISCHER ROAD RIGHT TURN LANE.

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7/10/24

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SAN ANTONIO, TEXAS 78216

LENNAR HOMES
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259

VALLE SOL SUBDIVISION
TREE A/P # 2876536-2627558

TREE PRESERVATION PLAN

REV	DATE	DESCRIPTION	BY
3	02/26/2025	VALLE SOL UNIT 3 AND TREE REVIEWER COMMENTS	
2	02/01/2025	FISCHER SSP (COM-PRJ-APP21-398027Y2)	
1	07/02/2024	ADP MAJOR AMENDMENT 21-11100303	

DESIGNED BY: WPF
DRAFTED BY: JWH
CHECKED BY: NFU

SHEET 2 OF 4

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

APPROVED TREE PRESERVATION PLAN SHEET 2

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET C004

FILE NAME: \\1_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\PLANS\SHEETS\196.3 - C003 - APPROVED TREE PRESERVATION PLAN.DWG
LAST MODIFIED BY: JDSCH
LAST MODIFIED ON: JUL 17, 2024
PLOTTED BY: JDSCH
PLOTTED ON: JUL 17, 2024
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB

(1) ENERGY CREDIT TREES SHALL BE PLANTED ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT AND MIN 1.5" CALIPER TREES SHALL BE PLANTED
(2) TREES SHALL COMPLY WITH APPENDIX E OF THE CITY OF SAN ANTONIO UDC. (EX. BURR/RED OAK). NO MORE THAN 25% OF THE REPLACEMENT TREES SHALL BE OF THE SAME SPECIES FOR THE PURPOSE OF MITIGATION.
(3) ALL RESIDENTIAL LOTS SHALL PLANT 2 TREES (1-875 SHADE VALUE & 1-1200 SHADE VALUE)
(4) ALL RESIDENTIAL LOTS IN PHASE 1 AND PHASE 2 (488 LOTS) SHALL PLANT 1 TREE (1200 SHADE VALUE) ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT.
(4) ALL RESIDENTIAL LOTS IN PHASE 3 (170 LOTS) SHALL PLANT 1 TREE (875 SHADE VALUE) ON THE SOUTH OR WEST SIDE OF THE HOUSE TO COMPLY WITH THE ENERGY CONSERVATION CREDIT.

SITE SUMMARY

TREE PRESERVATION SUMMARY	TOTAL INCHES	TOTAL INCHES TO REMAIN	TOTAL INCHES TO REMOVE	TOTAL INCHES PRESERVED
SIGNIFICANT TREE	150	0	150	0.0%
HERITAGE TREE (1:1)	25	0	25	0.0%
HERITAGE TREE (3:1)	0	0	0	
SITE GRAND TOTAL	175	0	175	0.0%

TREE CANOPY SUMMARY	TOTAL CANOPY	TOTAL CANOPY TO REMAIN	TOTAL CANOPY TO REMOVE	TOTAL CANOPY PRESERVED
SIGNIFICANT TREE	9,525	0	9,525	0.0%
HERITAGE TREE (1:1)	550	0	550	0.0%
HERITAGE TREE (3:1)	0	0	0	
SITE GRAND TOTAL	10,075	0	10,075	0.0%

TOTAL SITE (ACRES)	122.1
TOTAL NUMBER OF LOTS	658
TYPE OF PROJECT	Residential

TREE PRESERVATION CALCULATIONS

SIGNIFICANT TREES:
- TOTAL INCHES[1] 150
- INCHES REMOVED 150
- INCHES PRESERVED 0
- TOTAL PERCENTAGE PRESERVED 0%
- REQUIRED PRESERVATION 35 % 53
- REMAINING INCHES TO MITIGATE 53
- EXCESS INCHES 0

HERITAGE TREES:
- TOTAL INCHES 25
- INCHES REMOVED 25
- INCHES PRESERVED 0
- TOTAL PERCENTAGE PRESERVED 0%
- REQUIRED PRESERVATION (1:1)[2] 25
- REQUIRED PRESERVATION (3:1)[3] 0
- REMAINING INCHES TO MITIGATE 25

EXISTING ROW TREES TO BE REMOVED
- TOTAL INCHES 20
- INCHES REMOVED 20
- INCHES TO MITIGATE 20

TOTAL INCHES TO MITIGATE
- TOTAL REQUIRED MITIGATION 98
- **TOTAL INCHES MIRIGATED 587**
- SUBTOTAL INCHES MITIGATED 587
  - Energy Credit Trees Planted 658
  - Caliper of Additional Trees 1.5

TREE CANOPY CALCULATIONS

- TOTAL SITE (ACRES) 122.10
- TOTAL SITE (SF) 5,318,676
- **REQUIRED CANOPY PRESERVATION 38 % 2,021,097**
- EXISTING CANOPY TO REMAIN 0
- **REQUIRED CANOPY TO BE PLANTED 2,021,097**

- **TOTAL CANOPY TO BE PLANTED 2,080,665**
- CANOPY TO BE PLANTED NO ENERGY CREDIT 1,228,815

[(658 LOTS)(1 TREES)(875 SHADE VALUE)(0.9) + ((658 LOTS)(1 TREES)(1200 SHADE VALUE))(0.9)]

Total Number of Lots	658	658
Number of Trees per Lot	1	1
Shade Value Per Tree on Lot	875	1200

- CANOPY TO BE PLANTED ENERGY CREDIT 851,850

((658 ENERGY CREDIT TREE)(875 SHADE VALUE PER TREE)(0.9)(1.5) + (170 ENERGY CREDIT TREE)(1)(1200 SHADE VALUE PER TREE)(0.9)(1.5)

Number of Energy Credit Trees	658	170
Shade Value Per Tree	875	1200

- **ACTUAL TREE CANOPY BEING MET 39.1%**

(TOTAL CANOPY TO BE PLANTED)+(EXISTING CANOPY TO REMAIN))/(TOTAL SITE (SF))

(2,080,665 SF PLANTED)+(0 SF EXISTING))/(5,318,676 SF)

NOTES:
(1) Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees
(2) Heritage Trees, other than those mentioned above, shall be mitigated at 3:1
(3) Min 1.5" caliper trees shall be planted

Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage

TREE TAG #	SPECIES	TOTAL INCHES	SHADE VALUE	CATEGORY	STATUS	SIGNIFICANT TREE 6"-23.5" REMOVED INCHES	SIGNIFICANT TREE 6"-23.5" PRESERVED INCHES	HERITAGE TREE (1:1) Greater Than 23.5" REMOVED INCHES	HERITAGE TREE (1:1) Greater Than 23.5" PRESERVED INCHES	SIGNIFICANT TREE 6"-23.5" REMOVED CANOPY	SIGNIFICANT TREE 6"-23.5" PRESERVED CANOPY	HERITAGE TREE (1:1) Greater Than 23.5" REMOVED CANOPY	HERITAGE TREE (1:1) Greater Than 23.5" PRESERVED CANOPY
2012	MESQUITE	12	550	SIGNIFICANT TREE	TO BE REMOVED	12				550			
2013	MESQUITE	12	550	SIGNIFICANT TREE	TO BE REMOVED	12				550			
~~2014~~	~~MESQUITE~~	~~14~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2015~~	~~MESQUITE~~	~~20~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2016~~	~~MESQUITE~~	~~11~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2017~~	~~MESQUITE~~	~~12~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2018~~	~~MESQUITE~~	~~14~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2019~~	~~MESQUITE~~	~~13~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2020~~	~~MESQUITE~~	~~15~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2021~~	~~MESQUITE~~	~~11~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2022~~	~~MESQUITE~~	~~15~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2023~~	~~MESQUITE~~	~~13~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2024~~	~~MESQUITE~~	~~14~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2026~~	~~MESQUITE~~	~~12~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2027~~	~~MESQUITE~~	~~9~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2028~~	~~MESQUITE~~	~~11~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2029~~	~~MESQUITE~~	~~11~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
2031	HACKBERRY	11	875	SIGNIFICANT TREE	TO BE REMOVED	11				875			
2032	WILLOW	12	875	SIGNIFICANT TREE	TO BE REMOVED	12				875			
2037	HACKBERRY	13	875	SIGNIFICANT TREE	TO BE REMOVED	13				875			
2041	HACKBERRY	11	875	SIGNIFICANT TREE	TO BE REMOVED	11				875			
2045	HACKBERRY	11	875	SIGNIFICANT TREE	TO BE REMOVED	11				875			
2046	MESQUITE	17	550	SIGNIFICANT TREE	TO BE REMOVED	17				550			
2047	WILLOW	12	875	SIGNIFICANT TREE	TO BE REMOVED	12				875			
2093	HACKBERRY	11	875	SIGNIFICANT TREE	TO BE REMOVED	11				875			
~~2095~~	~~MESQUITE~~	~~12~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2096~~	~~MESQUITE~~	~~20~~	~~550~~	~~SIGNIFICANT TREE~~	EASEMENT								
2097	HACKBERRY	18	875	SIGNIFICANT TREE	TO BE REMOVED	18				875			
2098	MESQUITE	25	550	HERITAGE TREE (1:1)	TO BE REMOVED			25				550	
2099	HACKBERRY	10	875	SIGNIFICANT TREE	TO BE REMOVED	10				875			
~~2100~~	~~HACKBERRY~~	~~20~~	~~875~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2101~~	~~HACKBERRY~~	~~10~~	~~875~~	~~SIGNIFICANT TREE~~	EASEMENT								
~~2102~~	~~HACKBERRY~~	~~9~~	~~875~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2103~~	~~MESQUITE~~	~~10~~	~~550~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2104~~	~~HACKBERRY~~	~~12~~	~~875~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2105~~	~~HACKBERRY~~	~~12~~	~~875~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2106~~	~~HACKBERRY~~	~~13~~	~~875~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2107~~	~~HACKBERRY~~	~~11~~	~~875~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
~~2108~~	~~MESQUITE~~	~~13~~	~~550~~	~~SIGNIFICANT TREE~~	NOT ON PROPERTY								
2109	MESQUITE	10	550	SIGNIFICANT TREE	ROW TO BE REMOVED								
2110	HACKBERRY	10	875	SIGNIFICANT TREE	ROW TO BE REMOVED								
					TOTAL	150	0	25	0	9525	0	550	0

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SAN ANTONIO, TX 78259

VALLE SOL SUBDIVISION
TREE A/P # 2876536-2627558

TREE PRESERVATION PLAN

REV	DATE	DESCRIPTION	BY
1	12/28/2023	VALLE SOL UNIT 1 AND TREE REVIEWER COMMENTS	
2	12/01/2023	TSO/JOS SUP (CONF.PR.) APP(S): 2900270)	
3	10/20/2023	RDP MAJOR AMENDMENT 21-11800030	

DESIGNED BY: WPF
DRAFTED BY: JWH
CHECKED BY: NFU

SHEET 3 OF 4

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STATE OF TEXAS
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89502
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SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

APPROVED TREE PRESERVATION PLAN SHEET 3

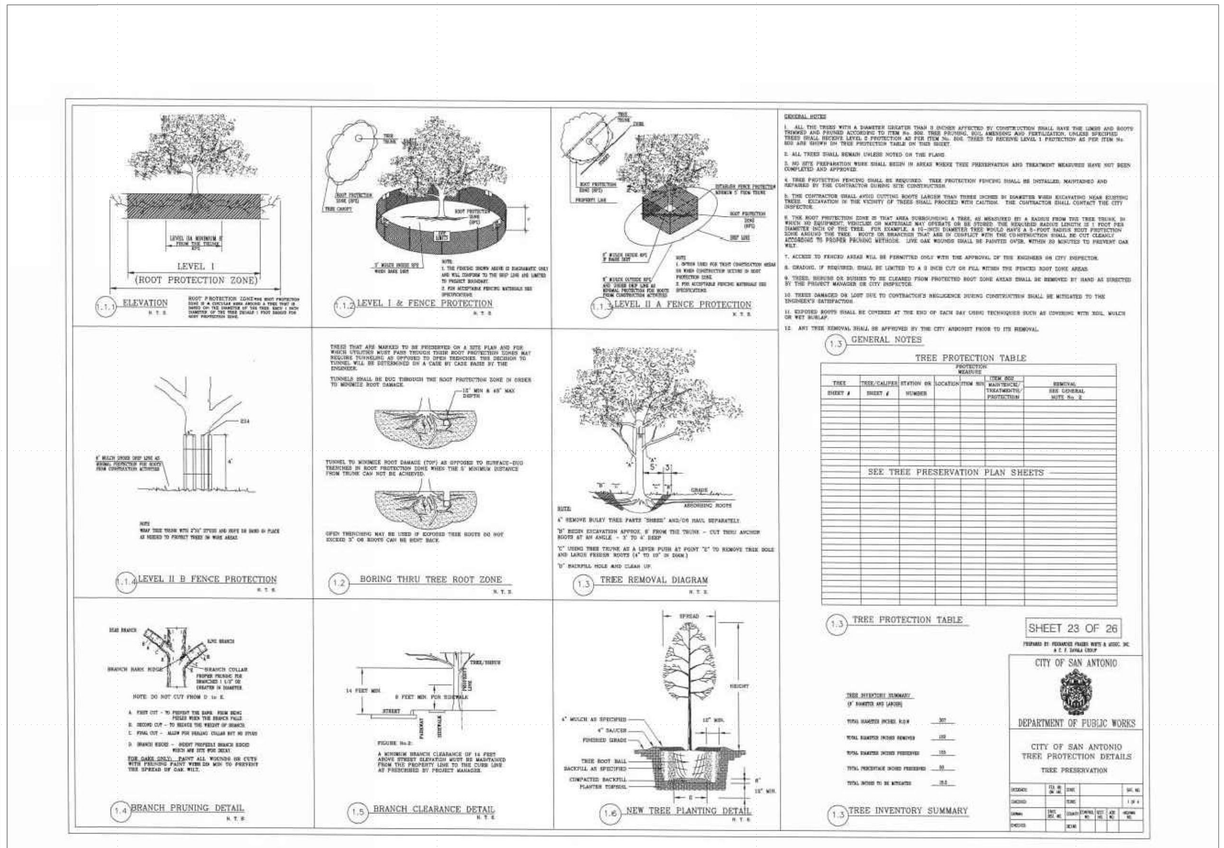
REV	DATE	DESCRIPTION	BY
1	12/28/2023	VALLE SOL UNIT 1 AND TREE REVIEWER COMMENTS	
2	12/01/2023	TSO/JOS SUP (CONF.PR.) APP(S): 2900270)	
3	10/20/2023	RDP MAJOR AMENDMENT 21-11800030	

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C005

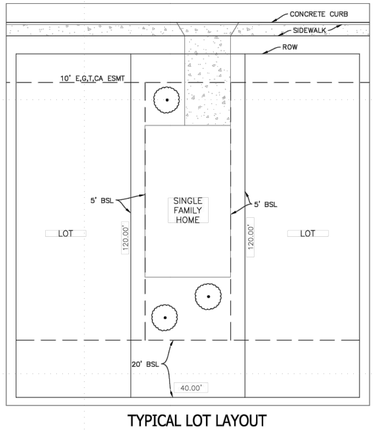
Date: Nov 02, 2023, 8:27am User ID: Tyler
File: C:\Users\Tyler.Shelton\UPEngineering\Projects\138 - Valle Sol (138.02) - Valle Sol Master\CAD\Sheets\138 PRESERVATION PLAN.dwg

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - C003 - APPROVED TREE PRESERVATION PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: NOV 01, 2024
PLOTTED BY: JOSH
PLOTTED ON: JAN 8, 2024
PLOT SCALE: 1:1 (1 TO 1)
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



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, A MINIMUM 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 TREE 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 TREES 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 WIHIN 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 CONTRCTOR (ARTICLE 21-71, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMING 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 PROPERTY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INLCUDE, 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 APPOVED 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 SATISFCTION.
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 MAITENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WIHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE EQUAL IN SIZE AND SPECIES.
17. 2015 TREE ORDINANCE IS RECOGNIZED.



TYPICAL LOT LAYOUT
SCALE 1:20

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LENNAR HOMES
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259

VALLE SOL SUBDIVISION
TREE A/P # 2876536-2627558

TREE PRESERVATION PLAN

BY	DESCRIPTION	DATE	REV
	1ST/2ND/2023 REP MAJOR AMENDMENT 23-11800685		1

DESIGNED BY: WPF
DRAFTED BY: JWH
CHECKED BY: NFU

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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

APPROVED TREE PRESERVATION PLAN SHEET 4

BY	DESCRIPTION	DATE	REV

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C006

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C003 - APPROVED TREE PRESERVATION PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: Oct 21, 2024
PLOTTED ON: Oct 21, 2024
PLOTTED BY: JOSH
PLOT SCALE: 1.00 PLOT TO PDF PC3
PLOT STYLE: V1.0 UP PRODUCTIONS.CTB

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 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/COUNTY 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 192.181 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 NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.

9. 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.

10. 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)	210-233-2009
WATER & SEWER EMERGENCIES	210-704-7297
STORM DRAINAGE (CITY OF SAN ANTONIO	210-207-8022
SIGNAL OPERATIONS (CITY OF SAN ANTONIO)	210-207-8022
TEXAS STATE WIDE ONE CALL LOCATOR	811
CPS ENERGY (GAS & ELECTRIC)	210-353-2000
CPS ELECTRIC/GAS ISSUES OR EMERGENCIES	210-353-4357
TIME WARNER	210-244-0500
AT&T	972-742-5892

11. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.

12. 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 DAMAGE TO 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.

13. 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.

14. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOODPLAIN DEVELOPMENT PERMIT.

15. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL PROTECT AND MAINTAIN JURISDICTIONAL WATERS. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION OR FILLING IN A US CORPS OF ENGINEER DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER, AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

16. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

17. 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 210-215-9274 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.

18. 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.

19. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.

20. 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.

DEMOLITION NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARDS AND SPECIFICATIONS.

2. ALL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).

3. CURB RAMPS ARE TO BE CONSTRUCTED ON ALL PERMANENT CURB RETURNS AT THE INTERSECTION OF ALL STREETS OR AS DIRECTED BY THE CITY OF SAN ANTONIO INSPECTOR.

4. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

6. DISPOSAL OF ALL DEMOLISHED MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.

7. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.

8. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN. ANY ITEM TO REMAIN WHICH IS REMOVED SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. (NO SEPARATE PAY).

9. CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY DEMOLITION PERMITS FOR THE PROJECT AND COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES FOR REMOVAL OF THEIR INDIVIDUAL SERVICES.

10. CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER REGARDING QUESTIONS ON THE DEMOLITION PLAN.

11. DEMOLITION CONTRACTOR SHALL CLEARLY MARK ALL EXISTING UTILITY SERVICES WHERE THEY CROSS PROPERTY LINES. THIS INFORMATION WILL BE USED BY UTILITY COMPANIES AND CONTRACTORS TO TIE INTO FOR THE PROPOSED UTILITY SERVICES.

12. CONTRACTOR SHALL VERIFY WHICH TREES ARE TO BE SAVED & PROTECTED PRIOR TO COMMENCING CONSTRUCTION, DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREES TRUNKS. (IF APPLICABLE)

13. CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED. (IF APPLICABLE)

14. CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE OF TREES THAT WERE TO REMAIN. (IF APPLICABLE)

UTILITY GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY TO ALL APPLICABLE CITY OF SAN ANTONIO RULES AND REQUIREMENTS FOR STREETS, SIDEWALKS, ALLEYS AND ROADWAY DESIGN (LATEST EDITIONS), THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITIONS), THE SAN ANTONIO WATER SYSTEM (SAWS) SPECIFICATIONS FOR WATER WORKS CONSTRUCTION (LATEST EDITION).

2. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OF NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

5. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.

6. ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.

7. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL AND ELECTRICAL PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION. ALL SERVICES ARE BROUGHT TO WITHIN 5 FEET OF THE BUILDING UNLESS OTHERWISE NOTED. REFERENCE MEP PLANS FOR UTILITY CONNECTIONS AT THE BUILDING.

8. THE CONTRACTOR SHALL INSTALL ANY BENDS, FITTINGS, ETC. IN THE WATER & SEWER MAIN AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. (NO SEPARATE PAY).

9. NO WATER JETTING TO BACKFILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.

10. POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 26 PIPE. SOLVENT CEMENTS JOINTS SHALL NOT BE USED.

11. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

12. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.

13. WHETHER SHOWN ON THE PLANS OR NOT ALL CLEANOUT TOPS AND MANHOLES SHALL BE INSTALLED AT LEAST 3" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITHIN THE PAVEMENT AREAS. TOPS WITHIN PAVEMENT SHALL BE TRAFFIC RATED.

14. SANITARY SEWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE AND THE SAN ANTONIO WATER SYSTEM PLUMBING SPECIFICATIONS, AND AS DIRECTED BY THE PLUMBING INSPECTOR.

15. THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM SPECIFICATIONS.

16. UTILITY CONTRACTOR SHALL COORDINATE WITH CPS ENERGY FOR THE GAS AND ELECTRICAL SERVICE.

17. FIRE LINE SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.

18. DOMESTIC WATER SHALL BE PVC C900 FOR PIPES < 12" OR C905 FOR PIPES ≥ 12" OR COPPER TUBING AS SPECIFIED IN THE SAWS STANDARD SPECIFICATIONS - ITEM #824.

19. CLEANOUTS SHALL BE TWO-WAYS AND INSTALLED IN ACCORDANCE WITH COSA PLUMBING CODE (EVERY 100') & AS DIRECTED BY PLUMBING INSPECTOR.

20. FIRE LINE SHALL BE PVC C900, CLASS 200 AND SHALL COMPLY WITH AWWA STANDARDS AND SHALL WITHSTAND A WORKING PRESSURE OF NOT LESS THAN 200 P.S.I.

21. CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION & SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE BY OWNER.

22. ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEOTECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. DETERMINE THEMAXIMUM LIFT THICKNESS BASED ON THE ABILITY OF THE COMPACTING OPERATION AND EQUIPMENT USED TO MEET THE REQUIRED DENSITY. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX114-E, TEX-115-E. THE NUMBER AND LOCATION OF REQUIRED TESTS SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF NEW BRAUNFELS STREET INSPECTOR. AT A MINIMUM, TESTS SHALL BE TAKEN EVERY 200 LF FOR EACH LIFT AND EVERY OTHER SERVICE LINE. UPON COMPLETION OF TESTING THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE UTILITY PURVEYOR AND/OR CITY INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ADDITIONAL DENSITY TESTS MAY BE REQUESTED BY THE CITY OF NEW BRAUNFELS INSPECTOR.

23. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, http:/www.saws.org/business_center/specs.

24. ALL 8" AND 12" PIPE TO BE C-900 PVC DR-18, CLASS 235, UNLESS OTHERWISE INDICATED.

25. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO PROPOSED TOP OF PARKWAY.

26. ALL PAVEMENT AND CURB REPAIR IS CONSIDERED INCIDENTAL AND SHOULD BE RESTORED TO PREVIOUS CONDITION IF NOT BETTER.

27. ALL WATER LINE JOINTS ARE TO BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS.

28. ALL SYMBOLS ARE ONLY FOR PICTORIAL PURPOSES AND THE REPLACEMENTS OF ALL APPURTENANCES SHOULD FOLLOW ALL CODE REQUIREMENTS.

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

30. JOINT RESTRAINT NOTE - CONTRACTOR SHALL INSTALL RETAINER GLANDS OR MEGALUGS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESS OR FIELD LOK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS OR MEGALUGS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS AND VERIFIED BY SAWS INSPECTOR. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKING IN ACCORDANCE WITH SAWS STD. DRAWING 839 IN ADDITION TO JOINT RESTRAINS UNLESS OTHERWISE DIRECTED BY THE SAWS INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS AND THRUST BLOCKING WITH THE SAWS INSPECTOR.

31. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN

32. CONTRACTOR TO SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICT PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.

33. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.

34. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.

35. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

36. AFTER ALL WASTE WATER 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 MIN. 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.

37. ALL WASTE WATER MANHOLES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION (LATEST EDITION).

38. ALL WASTE WATER PRECAST MANHOLES SHALL BE SUPPLIED BY A SAWS APPROVED MANUFACTURER

39. CONTRACTOR SHALL PROVIDE MANUFACTURED STUB OUT CAP & PLUG TO MEET 30 TAC 213.5(3)(G) STANDARDS AND TO MEET ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED.

40. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS OTHERWISE NOTED.

41. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS SHALL BE EXTENDED TO THE BACK OF THE 10' E.G.T.C. AND CAPPED AND SEALED.WASTE WATER LATERALS TO LOTS THAT SLOPE AWAY FROM THE STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% TO THE PROPERTY LINE.

42. ALL WASTE WATER PIPE TO BE SDR 26 PER ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED. PIPE JOINTS TO BE SDR 26 PER ASTM D3139 SPECIFICATIONS.

43. ALL WASTE WATER LINES WHICH CROSS WATER LINES ARE TO HAVE A MINIMUM OF A SINGLE LENGTH OF SDR 26(AST D2241-09), PRESSURE RATED (160 PSI) PIPE, CENTERED ON THE WATERLINE SUCH THAT EACH WASTE WATER JOINT IS A MINIMUM OF NINE FEET FROM THE WATERLINE.

44. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF PIPE, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

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

GRADING & DRAINAGE NOTES

1. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO CONSTRUCTION. EXISTING CONTOURS BASED ON SURVEY TOPOGRAPHIC DATA. PRIOR TO CONSTRUCTION CONTRACTOR SHALL NOTIFY SURVEYOR OF ANY BENCHMARK DISCREPANCIES.

2. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS, CONTRACTOR SHALL SUBTRACT PAVEMENT, BASE, TOPSOIL, GRASS, TURF, MULCH THICKNESS, ...ETC. TO OBTAIN PROPER SUBGRADE ELEVATIONS.

3. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER. MINIMUM SLOPE 0.50%.

4. NO ABRUPT CHANGE OF GRADE SHALL OCCUR.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED, BY THE CONTRACTOR, IN ACCORDANCE WITH PROJECT SPECIFICATIONS, CITY/COUNTY REGULATIONS AND ARCHITECTURAL LANDSCAPING PLANS.

6. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO SPECIFICATIONS FOR CONSTRUCTION, TXDOT STANDARD SPECIFICATIONS, AND BEXAR COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING SIGNS, UTILITIES, PAVEMENT, CURBS, SIDEWALKS OR DRIVEWAYS (NO SEPARATE ITEM).

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.

9. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS FOR UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.

10. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

11. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ACCEPTED.

12. ALL EXCAVATION IN UNCLASSIFIED.

13. ALL ON-SITE CURBS ARE 7" HIGH UNLESS OTHERWISE SPECIFIED.

14. SEE CIVIL COVER SHEET FOR PROJECT BENCHMARK.

15. CONTRACTOR TO RAISE/LOWER ALL UTILITY BOXES, COVERS, GRATES, VALVES BOXES, MANHOLES, CLEANOUTS, ETC., TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.

16. ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED SHALL BE COVERED WITH 6" MIN. CLEAN TOPSOIL UNLESS OTHERWISE NOTED. CUT OR FILL SHALL BE ADJUSTED TO ALLOW FOR TOPSOIL IN ORDER TO MAINTAIN PROPOSED ELEVATIONS. AREAS FOR LANDSCAPING SHOULD BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS PLANS.

17. PROVIDE THE REQUIRED MINIMUM DENSITY AND MOISTURE CONTENT OF COMPACTED FILL IN ACCORDANCE WITH THE SOILS REPORT AND THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER (GEOTECH AND CIVIL).

18. A TESTING LABORATORY SHALL BE EMPLOYED BY THE OWNER TO CHECK THE SUITABILITY OF MATERIAL SELECTED FOR CONTROLLED FILLS, TO TEST AND DETERMINE IF THE REQUIRED IS BEING OBTAINED, AND TO TEST COMPACTION OF EXPOSED SUBGRADES, WHEN COMPACTION TESTS DOES NOT MEET GEOTECH REQUIREMENTS, FILL AND BACKFILL SHALL BE DRIED OUT OR MOISTENED AS NECESSARY, SCARIFIED, AND RECOMPACTED AT NO ADDITIONAL COSTS TO OWNER.

19. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.

20. UPON COMPLETION AND VEGETATION OF WATER QUALITY PONDS, DETENTION PONDS, EARTHEN CHANNELS THE CONTRACTOR IS RESPONSIBLE OF NOTIFYING AND COORDINATING WITH DESIGN ENGINEER FOR FINAL INSPECTIONS.

21. ALL STORM DRAINAGE PIPE WITHIN THE PUBLIC ROW SHALL BE MIN. 24" RCP (REINFORCED CONCRETE PIPE)

22. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.

23. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. PROVIDE CONCRETE COLLARS AT ALL CURB INLET AND JUNCTION BOX TIE-INS. REFERENCE APPLICABLE CITY/COUNTY DETAILS FOR MORE INFORMATION.

24. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.

25. REFERENCE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION ON DRAINAGE STRUCTURES & APPURTENANCES.

26. CONCRETE SHALL BE A MIN. OF 3000 PSI IN 28 DAYS WITH #4 BARS @ 12" O.C.E.W. UNLESS OTHERWISE NOTED/SPECIFIED.

27. THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

28. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT-OF-WAY.

29. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE INTO EXISTING RIGHT-OF-WAY A MINIMUM OF ONCE PER DAY.

30. SITE PLAN MUST COMPLY WITH TEXAS ACCESSIBILITY STANDARDS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION AND THE AMERICAN DISABILITIES ACT OF 1990, AS AMENDED. CONTRACTOR SHALL ENSURE SLOPES ON ACCESSIBLE ROUTES SHALL NOT EXCEED 5% AND CROSS SLOPES SHALL NOT EXCEED 2%. GROUND SURFACES ALONG ACCESSIBILITY ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANCE. IF CONTRACTOR FINDS ANY SLOPE OR SPOT ELEVATION DISCREPANCIES, CONTRACTOR SHALL NOTIFY ENGINEER BEFORE BEGINNING CONSTRUCTION.

SAN ANTONIO WATER SYSTEM CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS

1. WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN 9 FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED USING 160 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).

2. WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.

3. WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL HAVE A SEGMENT OF SEWER PIPE CENTERED ON THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).

4. WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.

5. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.

6. CORROSION PROTECTED MECHANICAL COUPLING DEVICES SHALL BE OF A CAST IRON MATERIAL.

7. PLAN & PROFILE MUST SHOW TYPE OF CROSSING AND MATERIAL TO USE.

CPS NOTES

1. CONTRACTOR SHALL REFERENCE FINAL CPS DESIGN AND RECORDED PLAT FOR LOCATION OF CPS INFRASTRUCTURE AND APPURTENANCES, EASEMENTS AND UTILITY CROSSINGS.
2. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY REQUIRED CPS UTILITY CROSSINGS BASED ON THE FINAL CPS DESIGN.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED CPS PRE–CONSTRUCTION MEETINGS AND ALL INSPECTIONS FOR UTILITY CROSSINGS.
4. PROPOSED STREET LIGHTS SHALL BE LOCATED BETWEEN THE BACK OF CURB AND STREET R.O.W. AND INSTALLED PER THE **CPS** DESIGN.

UP ENGINEERING + SURVEYING
111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF TEXAS
NATASHA V. UHLRICH
89502
LICENSED
PROFESSIONAL ENGINEER
7/10/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

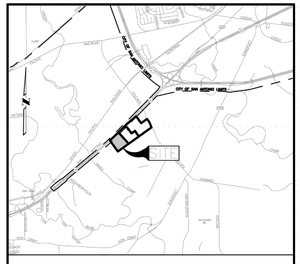
GENERAL NOTES

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C011

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C011 - GENERAL NOTES.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: May 21, 2024
PLOTTED BY: JOSCH
PLOTTED ON: July 9, 2024
PLOTTED WITH: _DWG TO PDF.PC3
PLOT STYLE: V1.0 UP PRODUCTION_STANDARD.CTB



NOT TO SCALE

LEGEND

———	= PLAT BOUNDARY
———	= ADJOINER BOUNDARY
—℄—	= CENTERLINE
●	= FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION
●	= IRON PIN SET
E.G.T.C.	= ELECTRIC, GAS, TELE, & CABLE TV
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
O.P.R.B.C.T.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
N.C.B.	= NEW CITY BLOCK
MIN.	= MINIMUM
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
9570/2	= VOLUME/PAGE
R.O.W.	= RIGHT OF WAY
BSL	= BUILDING SETBACK LINE
630	= EXISTING CONTOUR
630	= PROPOSED CONTOUR
- - - -	= EASEMENT

TCI DETENTION & MAINTENANCE NOTE:

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY F SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2627558) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHOM CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG IH 35 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1106.78 LF.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

NATASHA F. UHLRICH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

RICHARD L. NEUBAUER III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND DIRECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AREAS AND RIGHT-OF-WAY AREAS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

CPS/SAWS/COSA UTILITY NOTES:

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 905 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
4. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
5. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FIRE ACCESS NOTE:

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:

1. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE WITH UDC 35-506 (d)(5).

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

SURVEY NOTE:

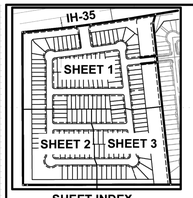
1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANELS 48029C0565F AND 48029C0545F, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901 BLOCK 33, LOTS 900-902 BLOCK 35, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



SHEET INDEX

EASEMENT TABLE

1	VARIABLE WIDTH DRAINAGE EASEMENT DOC# 20230192524, O.P.R.B.C.T.
2	VARIABLE WIDTH SANITARY SEWER EASEMENT DOC# 20210321375, O.P.R.B.C.T.
3	135' ELECTRIC & TELEPHONE EASEMENT (2) TRACTS. BK. 5441, PG. 689 D.P.R. / BK. 5489, PG. 572 D.P.R.
4	44' DRAINAGE EASEMENT. DOC# 20210352960, O.P.R.B.C.T.
5	40' CPS GAS EASEMENT, PLAT NO. 22-11800251

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

BY: U.S HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

DULY AUTHORIZED AGENT
NAME: RICHARD MOTT
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF _____ A.D._____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MATCHLINE A - SEE SHEET 2 OF 4

MATCHLINE B- SEE SHEET 3 OF 4

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 4.

SHEET 1 OF 4

PLAT NO. 22-11800685

SUBDIVISION PLAT
ESTABLISHING
VALLE SOL UNIT 3

BEING 34.84 ACRES OF LAND, OUT OF A 135.090 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO.6, ABSTRACT NO. 6, COUNTY BLOCK 4301, CONVEYED UNTO FISCHER ROAD INVESTMENTS, LLC, RECORDED IN VOLUME 14712, PAGE 538, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

June 24

SCALE: 1"=100'

100 50 0 100

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF ARIZONA
COUNTY OF MARICOPA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 2, LLC

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT
NAME: STEVEN S. BENSON
TITLE: MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2024.

NOTARY PUBLIC MARICOPA COUNTY, ARIZONA

VALLE SOL UNIT 3

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
NATASHA UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
10/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

VALLE SOL UNIT 3 CURRENT PLAT SHEET 1

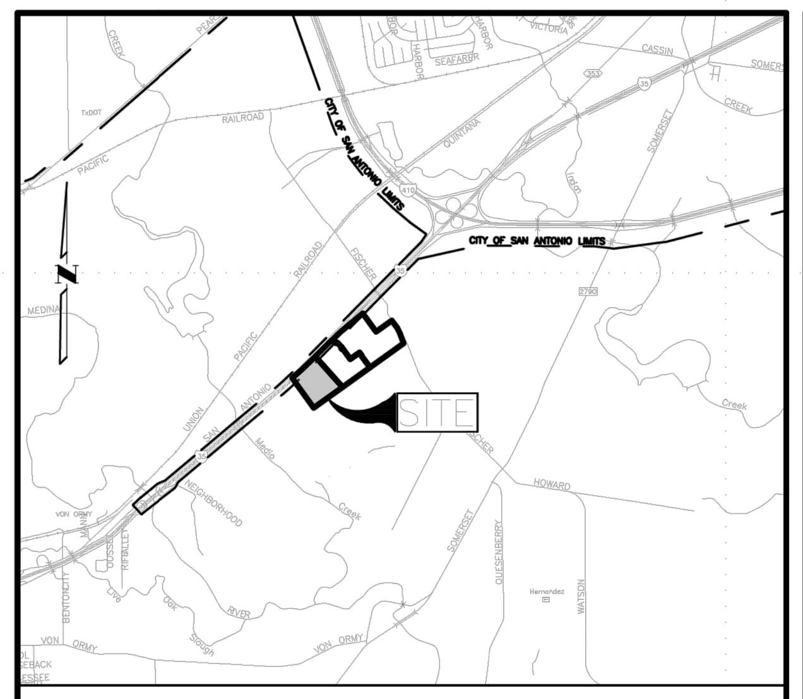
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C007

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C007 - UNIT 3 PLAT SHEETS.DWG
LAST MODIFIED BY: JOS@UP
LAST MODIFIED ON: JUL 30, 2024
PLOTTED BY: JAMES TO PDF.PC3
PLOTTED ON: JAMES TO PDF.PC3
PLOT STYLE: UP STD PENS.CTB

U:_Projects\196 - Valle Sol\196.3 - Valle Sol - Unit 3\ACAD\PLAT\Valle Sol Unit 3 Subdivision Plat.dwg 2024/06/27 10:57am Tyler



LOCATION MAP
NOT TO SCALE

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

CPS/SAWS/COSA UTILITY NOTES:

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
4. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
5. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FIRE ACCESS NOTE:

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:

1. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE WITH UDC 35-506 (d)(5).

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

SURVEY NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANELS 48029C0565F AND 48029C0545F, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901 BLOCK 33, LOTS 900-902 BLOCK 35, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PLAT NO. 22-11800685

SUBDIVISION PLAT
ESTABLISHING
VALLE SOL UNIT 3

BEING 34.84 ACRES OF LAND, OUT OF A 135.090 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO.6, ABSTRACT NO. 6, COUNTY BLOCK 4301, CONVEYED UNTO FISCHER ROAD INVESTMENTS, LLC, RECORDED IN VOLUME 14712, PAGE 538, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

June 24

SCALE: 1"=100'
100 50 0 100

UP ENGINEERING + SURVEYING
111 TOWER RD, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

LEGEND

(line)	= PLAT BOUNDARY
(line)	= ADJOINER BOUNDARY
—℄—	= CENTERLINE
◉	= FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION
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E.G.T.C.	= ELECTRIC, GAS, TELE, & CABLE TV
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
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R.O.W.	= RIGHT OF WAY
BSL	= BUILDING SETBACK LINE
— 636 —	= EXISTING CONTOUR
—(636)—	= PROPOSED CONTOUR
— — —	= EASEMENT

TCI DETENTION & MAINTENANCE NOTE:

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY F SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2627558) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG IH 35 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1106.78 L.F.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

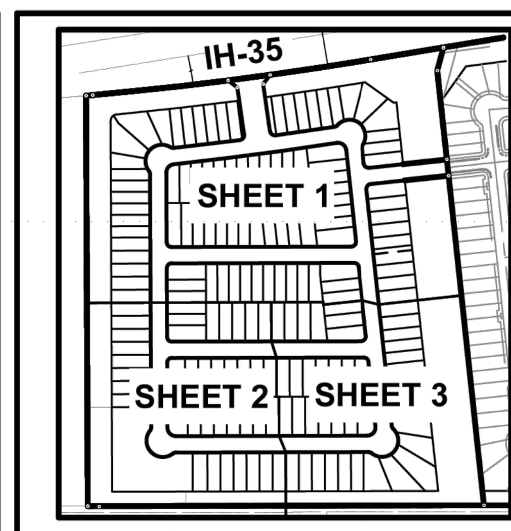
NATASHA F. UHLRICH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

RICHARD L. NEUBAUER III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897

U:_Projects\196 - Valle Sol\196.3 - Valle Sol - Unit 3\ACAD\PLAT\Valle Sol Unit 3 Subdivision Plat.dwg 2024/06/27 10:57am Tyler



SHEET INDEX

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

DULY AUTHORIZED AGENT
NAME: RICHARD MOTT
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

BY: U.S HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

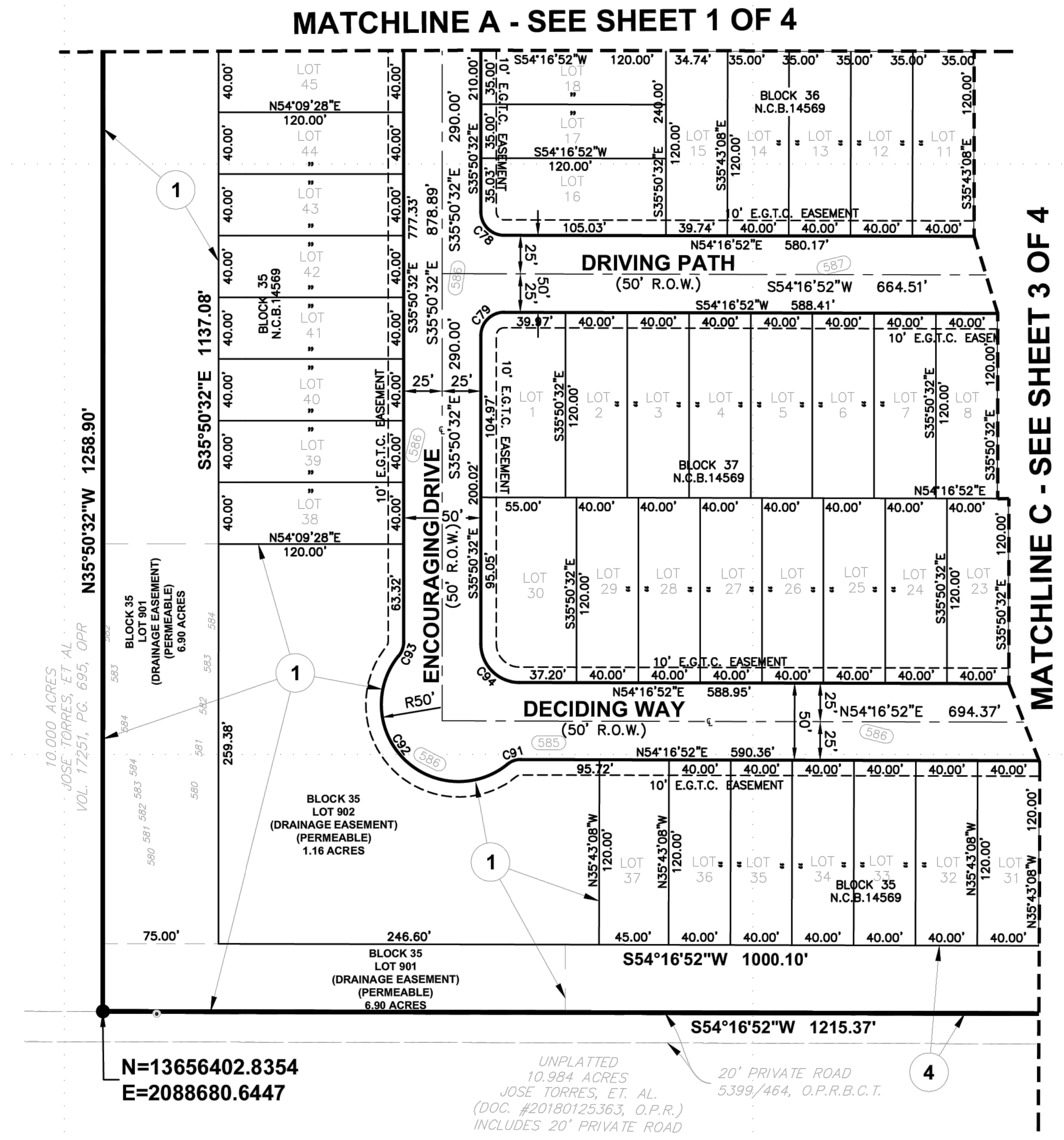
______________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ______________ A.D.________

NOTARY PUBLIC BEXAR COUNTY, TEXAS

	EASEMENT TABLE
1	VARIABLE WIDTH DRAINAGE EASEMENT DOC# 20230192524, O.P.R.B.C.T.
2	VARIABLE WIDTH SANITARY SEWER EASEMENT DOC# 20210321375, O.P.R.B.C.T.
3	135' ELECTRIC & TELEPHONE EASEMENT (2) TRACTS BK. 5441, PG. 689 D.P.R. / BK. 5489, PG. 572 D.P.R.
4	44' DRAINAGE EASEMENT. DOC# 20210352960, O.P.R.B.C.T.
5	40' CPS GAS EASEMENT, PLAT NO. 22-11800251

MATCHLINE A - SEE SHEET 1 OF 4



MATCHLINE C - SEE SHEET 3 OF 4

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 4.

SHEET 2 OF 4

STATE OF ARIZONA
COUNTY OF MARICOPA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 2, LLC

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT
NAME: STEVEN S. BENSON
TITLE: MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ___________ A.D. 2024

NOTARY PUBLIC MARICOPA COUNTY, ARIZONA

THIS PLAT OF VALLE SOL UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS ________ DAY OF ________________, A.D. ___________.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

UP ENGINEERING + SURVEYING
111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
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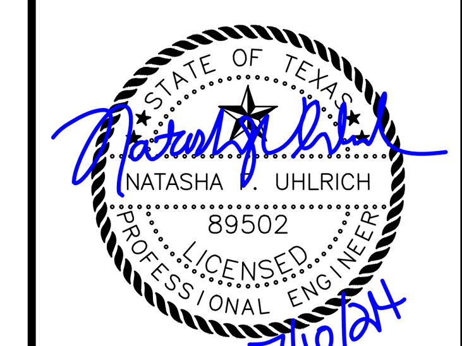


LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

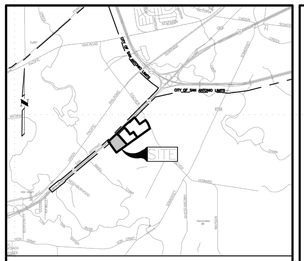
VALLE SOL UNIT 3 CURRENT PLAT SHEET 2

REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
C008

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C007 - UNIT 3 PLAT SHEETS.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: July 10, 2024
PLOTTED BY: JOSCH
PLOTTED ON: July 10, 2024
PLOTTED WITH: _DWG TO PDF.PC3
PLOT STYLE: UP STD PENS.CTB



LOCATION MAP

NOT TO SCALE

LEGEND

———	= PLAT BOUNDARY
———	= ADJOINER BOUNDARY
—℄—	= CENTERLINE
●	= FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION
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STATE OF TEXAS
COUNTY OF BEXAR

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NATASHA F. UHLRICH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I, HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

RICHARD L. NEUBAUER III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE PAVED APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

CPS/SAWS/COSA UTILITY NOTES:

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
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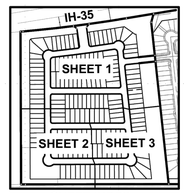
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANELS 48029C0565F AND 48029C0545F, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF SAN ANTONIO OR PUBLIC WORKS DIRECTOR, BEXAR COUNTY. SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY FOR THE PURPOSE OF ANY SUCH OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901 BLOCK 33, LOTS 900-902 BLOCK 35, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



SHEET INDEX

EASEMENT TABLE

1	VARIABLE WIDTH DRAINAGE EASEMENT DOC# 20230192524, O.P.R.B.C.T.
2	VARIABLE WIDTH SANITARY SEWER EASEMENT DOC# 20210331370, O.P.R.B.C.T.
3	135' ELECTRIC & TELEPHONE EASEMENT (2) TRACTS BK. 5441, PG. 689 D.P.R. / BK. 5489, PG. 572 D.P.R.
4	44' DRAINAGE EASEMENT. DOC# 20210352960, O.P.R.B.C.T.
5	40' CPS GAS EASEMENT, PLAT NO. 22-11800251

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

BY: U.S HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

DULY AUTHORIZED AGENT
NAME: RICHARD MOTT
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF BEXAR

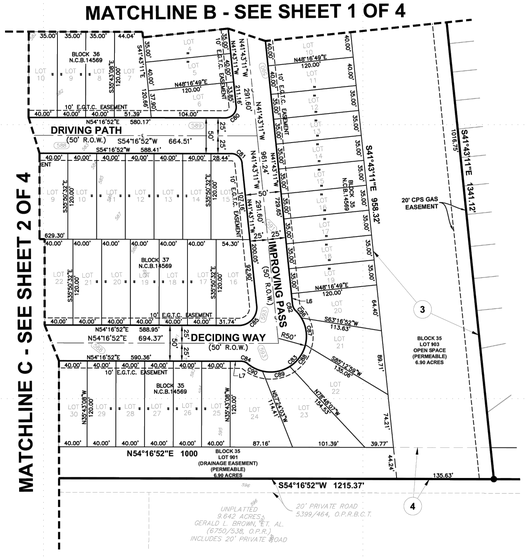
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF _____ A.D._____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MATCHLINE B - SEE SHEET 1 OF 4



MATCHLINE C - SEE SHEET 2 OF 4

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 4.

SHEET 3 OF 4

PLAT NO. 22-11800685

SUBDIVISION PLAT
ESTABLISHING
VALLE SOL UNIT 3

BEING 34.84 ACRES OF LAND, OUT OF A 135.090 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO.9, ABSTRACT NO. 6, COUNTY BLOCK 4301, CONVEYED UNTO FISCHER ROAD INVESTMENTS, LLC, RECORDED IN VOLUME 14712, PAGE 538, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

June 24

SCALE: 1"=100'
100 50 0 100

UP
ENGINEERING
+ SURVEYING
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF ARIZONA
COUNTY OF MARICOPA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 2, LLC

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT
NAME: STEVEN S. BENSON
TITLE: MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2024

NOTARY PUBLIC MARICOPA COUNTY, ARIZONA

THIS PLAT OF VALLE SOL UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

UP
ENGINEERING
+ SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

VALLE SOL UNIT 3 CURRENT
PLAT SHEET 3

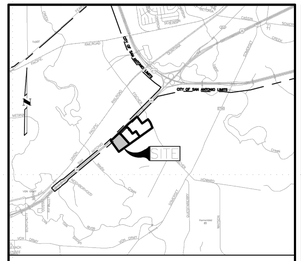
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C009

U:_Projects\196 - Valle Sol\196.3 - Valle Sol - Unit 3\ACAD\PLAT\Valle Sol Unit 3 Subdivision Plat.dwg 2024/09/27 10:57am Tyler

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C007 - UNIT 3 PLAT SHEETS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: SEP 26, 2024
PLOTTED BY: JOSH
PLOTTED ON: JUNE 10, 2024
PLOT STYLE TABLE: UP STD PEN5.CTB



LOCATION MAP

NOT TO SCALE

LEGEND

- = PLAT BOUNDARY
- = ADJOINER BOUNDARY
- = CENTERLINE
- ● = FOUND 1/2" IRON PIN CONTROLLING MONUMENTATION
- ○ = IRON PIN SET
- E.G.T.C. = ELECTRIC, GAS, TELE, & CABLE TV
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- MIN. = MINIMUM
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
- 9570/2 = VOLUME/PAGE
- R.O.W. = RIGHT OF WAY
- BSL = BUILDING SETBACK LINE
- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = EASEMENT

TCI DETENTION & MAINTENANCE NOTE:

1. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY WITHIN THE BOUNDARY OF THIS PLAT, BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY F SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO PAST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS' ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

TREE NOTE:

1. THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (AP #2627558) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE-FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. THE MASTER TREE PLAN IS ON FILE AT THE CITY OF SAN ANTONIO ARBORISTS OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE PER 35-477(h).

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF_ONE (1) ACCESS POINT(S) ALONG H 35 FRONTAGE ROAD, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1106.78 L.F.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

NATASHA F. UHLRICH, P.E. DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 89502

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY:

RICHARD L. NEUBAUER III, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS – CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEMS (SAWS) – IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND OPERATING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

CPS/SAWS/COSA UTILITY NOTES:

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

SAWS NOTES:

1. WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.
2. SAWS HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
3. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SEWER SERVICE CONNECTION.
4. THE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.
5. FIRE FLOW NOTE: THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

FIRE ACCESS NOTE:

1. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT ACCESS PER THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

CLEAR VISION NOTE:

1. ALL ACCESS DRIVEWAYS AND INTERSECTIONS SHALL BE PROVIDED WITH CLEAR VISION AREAS IN ACCORDANCE WITH UDC 35-506 (d)(5).

FINISHED FLOOR NOTE:

1. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

SURVEY NOTE:

1. BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
2. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA FIRM PANELS 48029C0565F AND 48029C0545F, EFFECTIVE DATE OF 09/29/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRAINAGE EASEMENT ENCROACHMENTS NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNER'S OR HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

COMMON AREA MAINTENANCE NOTE:

1. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOTS 900-901 BLOCK 33, LOTS 900-902 BLOCK 35, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

LINE TABLE		
LINE	BEARING	LENGTH
L3	S88°18'26"E	35.62'
L4	N01°26'01"E	35.25'
L5	N44°58'07"E	8.49'
L6	S41°43'11"E	14.65'
L7	S54°16'52"W	14.64'
L8	S35°50'32"E	34.73'
L9	S68°33'20"E	27.71'
L10	N43°44'33"W	41.01'
L11	S43°44'33"E	41.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	11609.20'	880.69'	4°20'48"	880.48'	N47°10'35"E
C2	11675.20'	378.25'	1°51'23"	378.23'	N47°59'23"E
C3	11675.31'	93.81'	0°27'37"	93.81'	N48°41'16"E
C4	11675.38'	68.99'	0°20'19"	68.99'	N48°17'18"E
C5	13279.20'	34.91'	0°09'02"	34.91'	N48°02'36"E
C6	11675.20'	34.91'	0°10'17"	34.91'	N47°51'43"E
C7	11675.20'	34.91'	0°10'17"	34.91'	N47°41'26"E
C8	11675.20'	34.91'	0°10'17"	34.91'	N47°31'10"E
C9	11675.20'	34.91'	0°10'17"	34.91'	N47°20'53"E
C10	11675.20'	34.91'	0°10'17"	34.91'	N47°10'36"E
C11	11675.20'	5.99'	0°01'46"	5.99'	N47°04'35"E
C12	11675.20'	18.17'	0°05'21"	18.17'	N46°37'28"E
C13	11675.20'	34.91'	0°10'17"	34.91'	N46°29'39"E
C14	11675.20'	34.91'	0°10'17"	34.91'	N46°19'22"E
C15	11675.20'	34.91'	0°10'17"	34.91'	N46°09'06"E
C16	11675.20'	34.91'	0°10'17"	34.91'	N45°58'49"E
C17	11675.20'	34.91'	0°10'17"	34.91'	N45°48'32"E
C18	11675.20'	34.91'	0°10'17"	34.91'	N45°38'15"E
C19	11675.20'	75.88'	0°22'21"	75.88'	N45°21'57"E
C20	11675.19'	7.36'	0°02'10"	7.36'	N45°09'41"E
C21	15.00'	23.79'	90°52'12"	21.37'	N1°41'33"E
C22	15.00'	23.47'	89°39'54"	21.15'	S88°34'30"E
C23	11795.20'	182.74'	0°53'16"	182.74'	N46°08'55"E
C24	11795.20'	204.59'	0°59'38"	204.59'	N47°37'28"E
C25	11766.62'	2.58'	0°00'45"	2.58'	N46°35'10"E
C26	11794.92'	35.27'	0°10'17"	35.27'	N46°29'39"E
C27	11794.98'	35.27'	0°10'17"	35.27'	N46°19'22"E
C28	11795.04'	35.27'	0°10'17"	35.27'	N46°09'06"E
C29	11795.10'	35.27'	0°10'17"	35.27'	N45°58'49"E
C30	11795.16'	35.27'	0°10'17"	35.27'	N45°48'32"E
C31	89.15'	3.82'	2°27'09"	3.82'	N45°42'50"E
C32	15.00'	10.30'	39°20'34"	10.10'	N26°02'00"E
C33	15.00'	16.09'	61°26'54"	15.33'	S13°01'06"E
C34	11795.20'	27.90'	0°08'08"	27.90'	S47°11'43"W
C35	11795.20'	35.27'	0°10'17"	35.27'	S47°20'55"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C36	11795.20'	35.27'	0°10'17"	35.27'	S47°31'12"W
C37	11795.20'	35.27'	0°10'17"	35.27'	S47°41'28"W
C38	11795.20'	35.27'	0°10'17"	35.27'	S47°51'45"W
C39	11795.20'	35.62'	0°10'23"	35.62'	S48°02'05"W
C40	15.00'	10.01'	38°13'46"	9.82'	N67°14'09"E
C41	50.00'	149.36'	171°09'05"	99.70'	N88°03'45"W
C42	15.00'	10.27'	39°13'59"	10.07'	S22°06'12"E
C43	50.00'	24.48'	28°03'04"	24.24'	S20°23'15"W
C44	50.00'	29.84'	34°11'46"	29.40'	S51°30'39"W
C45	50.00'	27.70'	31°44'16"	27.34'	S84°28'40"W
C46	50.00'	26.17'	29°59'35"	25.88'	N64°39'24"W
C47	50.00'	36.76'	42°07'29"	35.94'	N28°35'52"W
C48	50.00'	4.41'	5°02'55"	4.40'	N5°00'40"W
C49	25.00'	40.39'	92°34'27"	36.14'	N88°00'25"W
C50	50.00'	139.90'	160°19'02"	98.53'	S6°11'31"W
C51	15.00'	7.70'	29°25'26"	7.62'	N32°25'04"E
C52	50.00'	26.35'	30°11'34"	26.04'	S71°15'15"W
C53	50.00'	44.45'	50°55'52"	43.00'	S30°41'32"W
C54	50.00'	27.33'	31°18'57"	26.99'	S10°25'53"E
C55	50.00'	8.07'	9°15'01"	8.06'	S69°20'29"E
C56	15.00'	9.98'	38°07'27"	9.80'	N54°54'16"W
C57	25.00'	36.65'	83°59'20"	33.45'	S6°09'08"W
C58	11845.20'	504.56'	2°26'26"	504.52'	N46°55'35"E
C59	11845.20'	17.72'	0°05'09"	17.72'	N48°06'14"E
C60	11845.20'	35.20'	0°10'13"	35.20'	N47°58'33"E
C61	11845.20'	35.22'	0°10'13"	35.22'	N47°48'20"E
C62	11845.20'	35.23'	0°10'13"	35.23'	N47°38'06"E
C63	11845.20'	35.24'	0°10'14"	35.24'	N47°27'53"E
C64	11845.20'	35.25'	0°10'14"	35.25'	N47°17'39"E
C65	11845.20'	35.27'	0°10'14"	35.27'	N47°07'25"E
C66	11845.20'	35.28'	0°10'14"	35.28'	N46°57'11"E
C67	11845.20'	35.29'	0°10'15"	35.29'	N46°46'56"E
C68	11845.20'	35.31'	0°10'15"	35.31'	N46°36'42"E
C69	11845.20'	35.32'	0°10'15"	35.32'	N46°26'27"E
C70	11845.20'	40.29'	0°11'41"	40.29'	N46°15'28"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C71	11845.20'	93.96'	0°27'16"	93.96'	N45°56'00"E
C72	15.00'	23.56'	90°00'00"	21.21'	S86°43'11"E
C73	15.00'	23.56'	90°00'00"	21.21'	S3°16'49"W
C74	15.00'	25.13'	96°00'03"	22.29'	N6°16'50"E
C75	15.00'	21.99'	83°59'57"	20.07'	N83°43'10"W
C76	15.00'	23.53'	89°52'36"	21.19'	S80°46'50"E
C77	15.00'	23.59'	90°07'24"	21.24'	S9°13'10"W
C78	15.00'	23.53'	89°52'36"	21.19'	S80°46'50"E
C79	15.00'	23.59'	90°07'24"	21.24'	S9°13'10"W
C80	15.00'	25.13'	96°00'03"	22.29'	N6°16'50"E
C81	15.00'	21.99'	83°59'57"	20.07'	N83°43'10"W
C82	15.00'	10.38'	39°39'51"	10.18'	S61°33'07"E
C83	50.00'	153.00'	175°19'45"	99.92'	N6°16'50"E
C84	15.00'	10.38'	39°39'51"	10.18'	S74°06'47"W
C85	25.00'	41.89'	96°00'03"	37.16'	N6°16'50"E
C86	50.00'	12.79'	14°39'25"	12.76'	S74°03'20"E
C87	50.00'	38.98'	44°39'56"	38.00'	S44°23'36"E
C88	50.00'	38.26'	43°50'40"	37.34'	S0°08'12"E
C89	50.00'	39.70'	45°29'23"	38.66'	S44°31'49"W
C90	50.00'	23.27'	26°40'12"	23.06'	S80°36'37"W
C91	15.00'	10.17'	38°51'17"	9.98'	S34°51'13"W
C92	50.00'	146.25'	167°35'10"	99.41'	S82°46'50"E
C93	15.00'	10.17'	38°51'17"	9.98'	N16°24'54"W
C94	25.00'	39.22'	89°52'36"	35.32'	S82°46'50"E
C95	20.00'	29.59'	84°45'37"	26.96'	S6°32'16"W
C96	11675.20'	310.88'	1°31'32"	310.87'	N45°54'22"E
C97	50.00'	33.71'	38°37'37"	33.07'	S45°24'10"E
C98	11820.20'	289.93'	1°24'19"	289.92'	N46°09'19"E
C99	11820.20'	310.87'	1°30'25"	310.86'	N47°36'41"E
C100	10813.09'	313.02'	1°39'31"	313.01'	N45°46'32"E
C101	11609.20'	130.00'	0°38'30"	130.00'	N48°52'08"E
C102	11609.20'	437.67'	2°09'36"	437.64'	N48°16'11"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TX 78216

BY: U.S HOME LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS SUCCESSOR-IN-INTEREST BY CONVERSION TO U.S. HOME CORPORATION, A DELAWARE CORPORATION), ITS GENERAL PARTNER

DULY AUTHORIZED AGENT
NAME:RICHARD MOTT
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D._____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CURVE AND LINE TABLES ARE PROVIDED ON SHEET 4.

SHEET 4 OF 4

U:_Projects\196 - Valle Sol\196.3 - Valle Sol - Unit 3\ACAD\PLAT\Valle Sol Unit 3 Subdivision Plat.dwg 2024/06/27 10:57am Tyler

PLAT NO. 22-11800685

SUBDIVISION PLAT
ESTABLISHING
VALLE SOL UNIT 3

BEING 34.84 ACRES OF LAND, OUT OF A 135.090 ACRE TRACT OF LAND, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO.6, ABSTRACT NO. 6, COUNTY BLOCK 4301, CONVEYED UNTO FISCHER ROAD INVESTMENTS, LLC, RECORDED IN VOLUME 14712, PAGE 538, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

June 24

SCALE: 1"=100'

100 50 0 100

UP ENGINEERING + SURVEYING
111 TOWER RD, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606

STATE OF ARIZONA
COUNTY OF MARICOPA

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
AG EHC II (LEN) MULTI STATE 2, LLC

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT
NAME: STEVEN S. BENSON
TITLE: MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2024

NOTARY PUBLIC MARICOPA COUNTY, ARIZONA

VALLE SOL UNIT 3

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

UP ENGINEERING + SURVEYING
111 TOWER RD, SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992

STATE OF TEXAS
NATASHA F. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
6/27/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

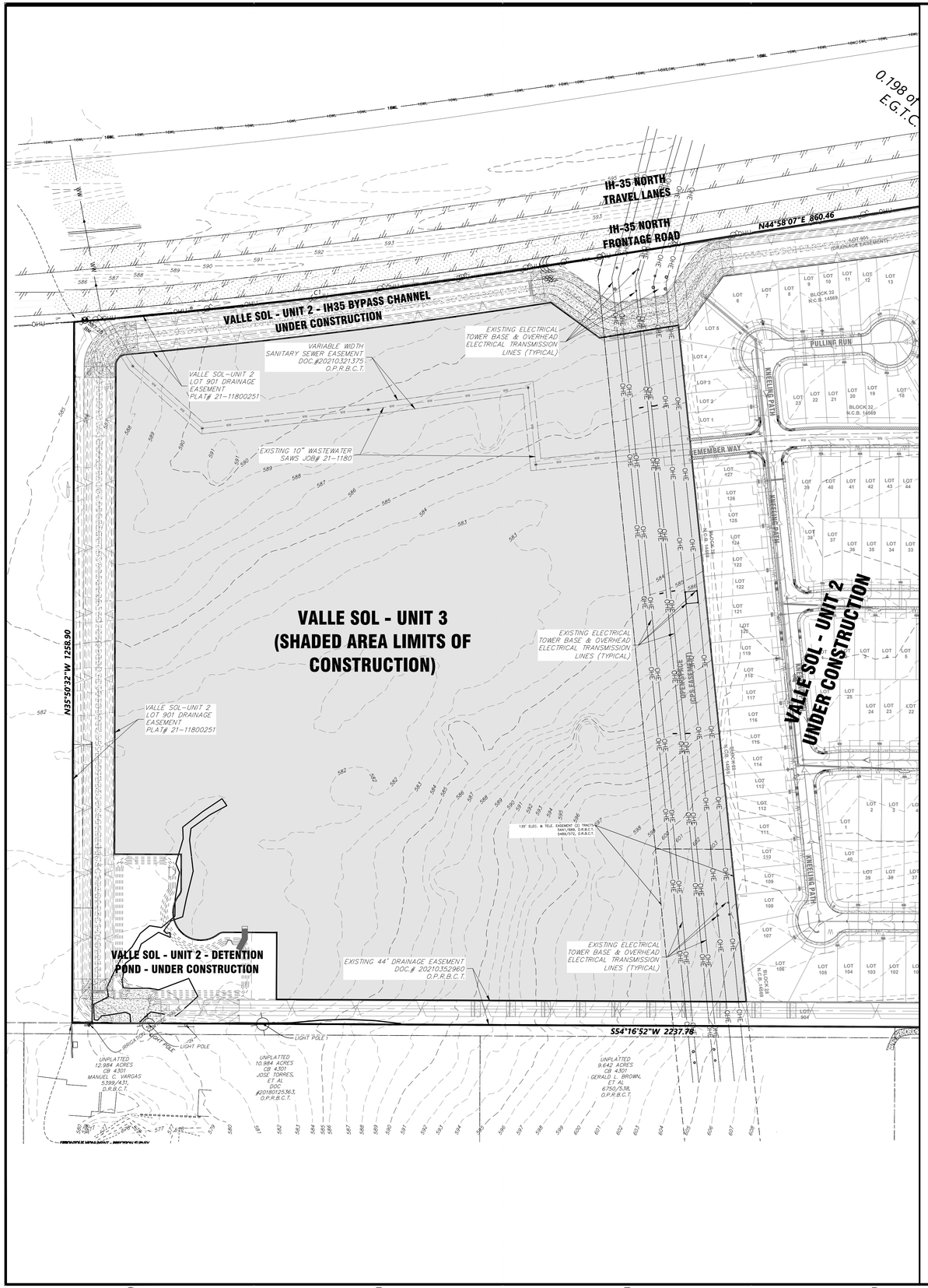
VALLE SOL UNIT 3 CURRENT PLAT SHEET 4

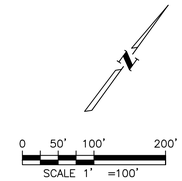
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C010

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C007 - UNIT 3 PLAT SHEETS.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: JUN 27, 2024
PLOTTED BY: JOSCH
PLOTTED ON: JUN 27, 2024
PLOT STYLE TABLE: UP_GRAY_TO_PDF.CTB
PLOT STYLE: UP_STD_PENS.CTB





NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. EXISTING CONDITIONS SURVEY PREPARED BY WESTWOOD, IN JANUARY OF 2019, MARCH OF 2020, APRIL OF 2020, MAY OF 2020 & JULY OF 2020. ADDITIONAL SURVEY WAS DONE BY UP ENGINEERING & SURVEYING IN MAY OF 2023.
3. ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE BEXAR COUNTY / CITY OF SAN ANTONIO AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
4. THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
5. REFERENCE COVER SHEET AND TREE LIST FOR ADDITIONAL INFORMATION.
6. LIMITS OF CONSTRUCTION ARE SHOWN ON THE "EROSION & SEDIMENTATION CONTROL PLAN" SHEET.

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- EXISTING WASTEWATER LATERAL

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

UP ENGINEERING + SURVEYING
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SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194605

STATE OF TEXAS
NATASHA UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/10/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

EXISTING CONDITIONS OVERALL PROPERTY

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C100

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - C100 - EXISTING CONDITIONS.DWG
LAST MODIFIED BY: JOS21
LAST MODIFIED ON: 7/10/24
PLOTTED ON: 7/10/24
PLOTTER NAME: DWG TO PDF.PC3
PLOT STYLE: V1.0 UP PRODUCTION.CTB

SEQUENCE OF CONSTRUCTION ACTIVITIES

- INSTALLATION OF TEMPORARY BEST MANAGEMENT PRACTICES
- SITE CLEARING & DEMOLITION OF THE +/- 34.0 ACRES
- MASS SITE GRADING
- INSTALLATION OF UTILITIES AND DRAINAGE STRUCTURES
- PLACEMENT OF BASE AND PAVEMENT
- FINAL SITE GRADING
- INSTALL PHASE 2 SILT FENCE.

SITE INFORMATION

AREA DISTURBED (ACRES)	AREA UNDISTURBED (ACRES)	TOTAL AREA (ACRES)
34.0 ACRES	0	34.0

EROSION CONTROL PLAN KEY NOTES

1	LIMITS OF CONSTRUCTION/DISTURBANCE
2	INSTALL SILT FENCE PHASE 1. REFERENCE DETAILS C201 (TO REMAIN IN PLACE DURING CONSTRUCTION OF UTILITIES, DRAINS, AND STREETS)
3	STAGING AREA. REFERENCE DETAILS C201
4	CONCRETE WASHOUT PIT. REFERENCE DETAILS C201
5	STABILIZED CONSTRUCTION ENTRANCE REFERENCE DETAILS C201
6	INLET FILTER/PROTECTION. REFERENCE DETAILS C201
7	ROCK FILTER DAM. REFERENCE DETAILS C201
8	EARTHEN BERM WITH POLYLINER AND SPILLWAY. REFERENCE DETAILS C201
9	INSTALL SILT FENCE PHASE 2. REFERENCE DETAILS C201 (TO BE PLACED AFTER COMPLETION OF ROADWAY PAVEMENT AND PRIOR TO HOME BUILDING)

0 30' 60' 120'
SCALE 1" = 60'

LEGEND

- BOUNDARY / RIGHT OF WAY
- XXXX — EXIST. GRADE ELEVATIONS
- XXXX — PROP. GRADE ELEVATIONS
- STORM DRAIN LINE
- SF — PHASE 1 - TEMPORARY SILT FENCE PER REFERENCE DETAILS C201
- PHASE 2 - TEMPORARY SILT FENCE PER REFERENCE DETAILS C201
- LOC LOC — LIMITS OF CONSTRUCTION / DISTURBANCE
- LIMITS OF TEMPORARY PARKING, STORAGE, SPOILS, AND STAGING AREA.
- STABILIZED CONSTRUCTION ENTRANCE REFERENCE DETAILS C201
- CONCRETE WASHOUT REFERENCE DETAILS C201
- TEMPORARY ROCK FILTER DAM PER REFERENCE DETAILS C201
- TEMPORARY INLET PROTECTION REFERENCE DETAILS C201
- TEMPORARY EARTHEN BERM WITH POLYLINER AND SPILLWAY REFERENCE DETAILS C201

EROSION CONTROL NOTES:

1. FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED (SEE NOTE #6).
2. INSPECTOR HAS THE AUTHORITY TO ADD AND OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH CITY RULES AND REGULATIONS.
3. THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPEDE, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT-OF-WAY.
5. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE INTO EXISTING RIGHT-OF-WAY A MINIMUM OF ONCE PER DAY.
6. CONTRACTOR TO INSTALL CHAIN LINK FENCE AS NECESSARY.
7. ALL STORM WATER LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES MUST PASS THROUGH THE SILT FENCE OR ROCK BERMS.
8. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
9. CONTRACTOR RESPONSIBLE FOR REMOVING TEMPORARY SEDIMENT CONTROLS ONCE CERTIFICATE OF OCCUPANCY OR COMPLETION HAS BEEN ISSUED.
10. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL PROTECT AND MAINTAIN JURISDICTIONAL WATERS. ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION OR FILLING IN A US CORPS OF ENGINEER DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER, AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
11. IF WATER IS ENCOUNTERED DURING CONSTRUCTION CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER. DEWATERING OPERATIONS SHALL CONFORM WITH SAWS ITEM NO. 804.
12. SILT FENCE PHASE 1 INDICATES THE LOCATION OF SILT FENCE DURING THE CONSTRUCTION OF STREETS AND UTILITIES. SILT FENCE PHASE 2 INDICATES THE LOCATION OF SILT FENCE DURING THE CONSTRUCTION OF HOMES.
13. MORE THAN 10 ACRES ARE TO BE DISTURBED, THEREFORE THE 2-YR 24-HR STORM EVENT SHALL BE TREATED/CAPTURED BY THE RESPECTIVE SEDIMENTATION POND AND ROCK FILTER DAMS.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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STATE OF TEXAS
NATASHA F. UHLRICH
89502
LICENSED
PROFESSIONAL ENGINEER
7/31/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

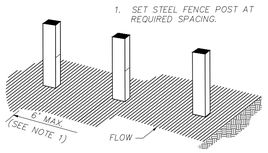
EROSION AND SEDIMENTATION CONTROL PLAN

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

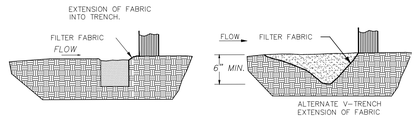
SHEET
C200

FILE NAME: U:_PROJECTS\190 - VALLE SOL\190.3 - VALLE SOL - UNIT 3\PLANS\SHEETS\190.3 - C200 - EROSION & SEDIMENTATION CONTROL PLANS.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: JUL 29, 2024
PLOTTED BY: TYLER
PLOTTED ON: JUL 30, 2024 7:10 AM
PLOT SCALE: 1" = 60' ARCH D
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB

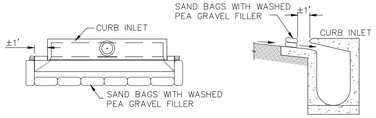


GENERAL NOTES:

1. STEEL POSTS TO BE SET AT 3-FOOT MAXIMUM SPACING WITH MINIMUM EMBEDMENT OF 1-FOOT. IF FACTORY PREASSEMBLE FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 3 FEET AND SECURELY FASTENED WHEN ENDS OF FABRIC MEET.



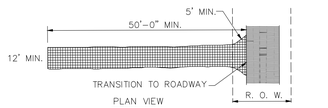
SILT FENCE
NOT TO SCALE



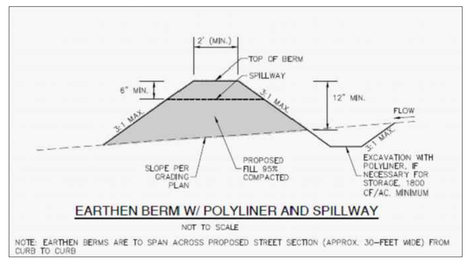
NOTES:

1. SAND BAGS SHOULD BE PLACED TIGHTLY AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN BAGS.
2. SAND BAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER APPROXIMATELY 1 FOOT IN HEIGHT, APPROXIMATELY 1 FOOT FROM THE INLET OPENING.
3. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT.
4. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES.
5. STRUCTURES CAN BE REMOVED WHEN THE REMAINING DRAINAGE AREA CONSTRUCTION HAS CEASED AND THE AREA HAS BEEN PROPERLY STABILIZED.

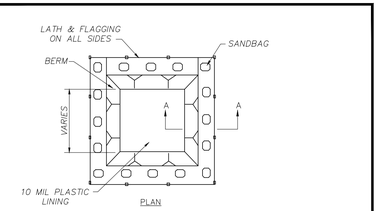
CURB INLET PROTECTION DETAIL
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



EARTHEN BERM W/ POLYLINER AND SPILLWAY
NOT TO SCALE

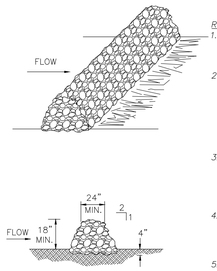


BELOW GROUND DETAIL
NTS

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.

CONCRETE WASHOUT DETAIL
NOT TO SCALE



ROCK BERM NOTES:

1. USE ONLY OPEN GRADED ROCK 100 to 200 mm (4 to 8") DIAMETER FOR STREAM FLOW CONDITIONS. USE OPEN GRADED ROCK 75 to 125 mm (3 to 5") DIAMETER FOR OTHER CONDITIONS.
2. THE ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 25 mm (1") OPENING AND MINIMUM WIRE DIAMETER OF 12.9 mm (20 GAUGE). ROCK BERMS IN CHANNEL APPLICATIONS SHALL BE ANCHORED FIRMLY INTO THE SUBSTRATE A MINIMUM OF 150 mm (6 ") WITH T-POSTS OR WITH 15M OR 20M (#5 OR #6) REBAR, WITH MAXIMUM SPACING APART OF 1.2 m (48") ON CENTER.
3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN, AND THE STONE AND/OR FABRIC CORE-WOVEN SHEATHING SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED, DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD THE HEIGHT OF THE BERM OR 150 mm (6"), WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF ON AN APPROVED SITE AND IN A MANNER THAT WILL NOT CREATE A SILTATION PROBLEM.
5. DAILY INSPECTION SHALL BE MADE ON SEVERE-SERVICE ROCK BERMS; SILT SHALL BE REMOVED WHEN ACCUMULATION REACHES 150 mm (6").
6. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK FILTER DAM
NOT TO SCALE

SEDIMENTATION AND EROSION CONTROLS

A. DESIGN CRITERIA:
- (1) FENCES ARE TO BE CONSTRUCTED ALONG LEVEL CONTOURS.
- (2) THE ENDS OF THE FENCE SHALL BE TURNED UPSTREAM TO PREVENT BYPASS OF STORMWATER.
- (3) STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- (4) THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT). WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
- (5) 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.
- (6) 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 SHALL BE A 12"-18" DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- (7) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO THE ADDITIONAL SILTATION.

B. TEMPORARY DIVERSION DIKE
- (1) MAXIMUM DEPTH OF FLOW AT THE DIKE SHALL BE 1 FOOT.
- (2) SIDE SLOPES OF THE DIVERSION DIKE SHALL BE 3:1 OR FLATTER.
- (3) MINIMUM WIDTH OF THE EMBANKMENT AT THE TOP SHALL BE 2 FEET.
- (4) MINIMUM EMBANKMENT HEIGHT SHALL BE 18 INCHES AS MEASURED FROM THE TOE OF SLOPE ON THE UPGRADE SIDE OF THE BERM.
- (5) THE DIKES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS WHICH ARE PROTECTED BY THE DIKE ARE PERMANENTLY STABILIZED UNLESS OTHER CONTROLS ARE PUT INTO PLACE TO PROTECT THE SITE.
- (6) COMPACTED EARTH DIKES REQUIRE STABILIZATION IMMEDIATELY UPON PLACEMENT SO AS NOT TO CONTRIBUTE TO THE PROBLEM THEY ARE ADDRESSING.
- (7) ALL DIVERSION DIKES SHALL HAVE POSITIVE DRAINAGE TO AN OUTLET.
- (8) DIKES MUST BE INSPECTED ON A REGULAR BASIS TO DETERMINE IF SILT IS BUILDING UP BEHIND THE DIKE, OR IF EROSION IS OCCURRING ON THE FACE OF THE DIKE. SILT SHALL BE REMOVED IN A TIMELY MANNER. IF EROSION IS OCCURRING ON THE FACE OF THE DIKE, THE SLOPES OF THE FACE SHALL BE STABILIZED.

C. 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 APPROVED SPOILS SITE.
- (9) INSPECTION MUST BE MADE WEEKLY 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.

D. STONE OUTLET SEDIMENT TRAP
- (1) MINIMUM WIDTH OF THE EMBANKMENT AT THE TOP SHALL BE 3 FEET PERPENDICULAR TO THE FLOW.
- (2) MINIMUM EMBANKMENT SLOPE SHALL BE 3:1
- (3) MAXIMUM EMBANKMENT HEIGHT SHALL BE 2 FEET AS MEASURED FROM THE TOE OF SLOPE TO THE CREST OF THE STONE OUTLET. THE HEIGHT OF THE COMPACTED EARTH EMBANKMENT SHALL BE ONE FOOT HIGHER THAN THE CREST OF THE OUTLET.
- (4) SEDIMENT SHALL BE REMOVED AND THE AREA DIRECTLY BEHIND THE BERM SHALL BE REGRADED TO ITS ORIGINAL DIMENSIONS AT SUCH POINT WHEN THE CAPACITY OF IMPOUNDMENT HAS BEEN REDUCED TO ONE-HALF OF ITS ORIGINAL STORAGE CAPACITY.
- (5) THE STONE OUTLET STRUCTURE SHOULD BE INSPECTED FREQUENTLY AND AFTER EACH MAJOR RAIN EVENT TO CHECK FOR CLOGGING OF THE VOID SPACES BETWEEN STONES. IF THE AGGREGATE APPEARS TO BE SILTED IN SUCH THAT EFFICIENCY IS DIMINISHED, THE STONE SHOULD BE REPLACED.

E. SEDIMENT BASIN
- (1) MAXIMUM DRAINAGE AREA CONTRIBUTING TO THE BASIN SHALL BE 100 ACRES.
- (2) DEPOSITED SEDIMENT SHALL BE REMOVED WHEN THE STORAGE CAPACITY OF THE BASIN HAS BEEN DEPLETED BY ONE-HALF.
- (3) MINIMUM WIDTH OF THE EMBANKMENT AT THE TOP SHALL BE 8 FEET.
- (4) MINIMUM EMBANKMENT SLOPE SHALL BE 3:1.
- (5) SEDIMENT SHALL BE REMOVED AND THE BASIN SHALL BE REGRADED TO ITS ORIGINAL DIMENSIONS. THE REMOVED SEDIMENT SHALL BE STOCKPILED OR REDISTRIBUTED IN AREAS WHICH ARE PROTECTED FROM EROSION.
- (6) THE BASIN OUTLET STRUCTURE AND EMERGENCY SPILLWAY (IF PRESENT) SHOULD BE CHECKED FREQUENTLY AND AFTER EACH MAJOR RAIN EVENT TO CHECK FOR DAMAGE.

F. STABILIZED CONSTRUCTION EXIT
- (1) STONE SIZE - 4 TO 8 INCHES CRUSHED ROCK.
- (2) LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET, UNLESS DEPTH OF LOT IS LESS THAN 150 FEET FROM EDGE OF PAVEMENT WHERE LENGTH MUST ONLY BE 30 FEET.
- (3) THICKNESS - NOT LESS THAN 8 INCHES.
- (4) WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- (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 - ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

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 PROJECT WILL NOT USE ANY OFF-SITE MATERIAL, WASTE/BORROW/FILL, OR EQUIPMENT STORAGE AREAS.
- (3) THIS SITE IS LOCATED ADJACENT TO JURISDICTIONAL WATERS.

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89502
LICENSED
PROFESSIONAL ENGINEER
1/31/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685
00685

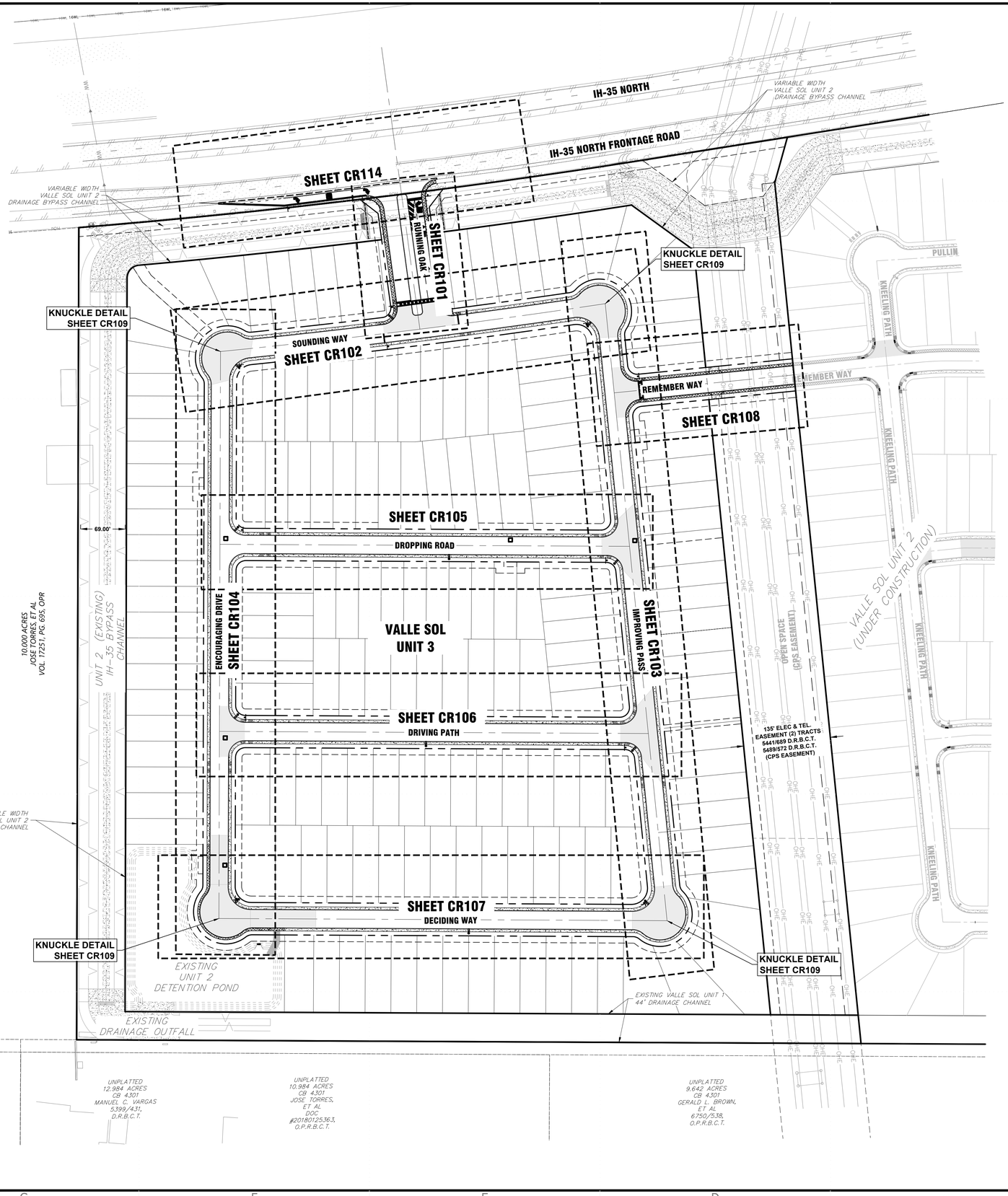
EROSION AND SEDIMENTATION CONTROL DETAILS

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C201

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C201- EROSION & SEDIMENTATION CONTROL DETAILS.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TYLER, 31, 2024
PLOTTED ON: JAN 31, 2024
PLOTTED BY: TYLER
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 — EXIST. GRADE ELEVATIONS
- 102 — PROP. GRADE ELEVATIONS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE — OHE — EXISTING OVERHEAD UTILITIES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW — EXISTING WASTEWATER LINE
- TC — TOP OF CURB ELEVATION
- G — GUTTER ELEVATION
- FL — FLOW LINE ELEVATION
- HP — HIGH POINT ELEVATION
- LP — LOW POINT ELEVATION
- ME — MATCH EXISTING ELEVATION
- ROW — RIGHT OF WAY
- FC — FACE OF CURB
- LT — LEFT
- RT — RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA

- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
7. REFERENCE SHEET CR112 SIGNAGE AND STRIPING PLAN.
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9. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
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11. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

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7/22/24

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SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

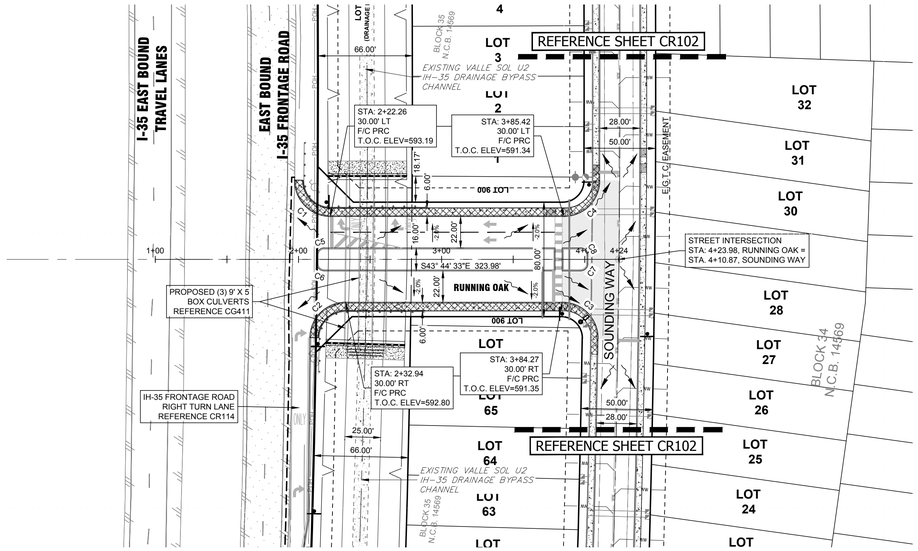
OVERALL STREETS

REV	DATE	DESCRIPTION	BY

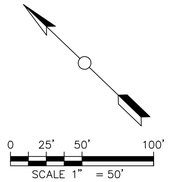
DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR100

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR100 - UNIT 3 OVERALL ROAD PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 31, 2024
PLOTTED BY: JOSH
PLOTTED WITH: JAUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTIONS STANDARD.CTB



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	39.64'	90°50'31"	35.61'	S1°40'42"W
C2	25.00'	39.00'	89°23'22"	35.17'	N88°26'14"W
C3	25.00'	39.65'	90°52'11"	35.62'	N1°41'33"E
C4	25.00'	39.12'	89°39'55"	35.25'	S88°34'30"E
C5	5.00'	7.85'	90°00'00"	7.07'	N88°44'33"W
C6	5.00'	7.85'	90°00'00"	7.07'	S1°15'27"W
C7	5.00'	7.85'	90°00'00"	7.07'	N88°44'33"W
C8	5.00'	7.85'	90°00'00"	7.07'	S1°15'27"W



LEGEND

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- PROPOSED WATER LINE
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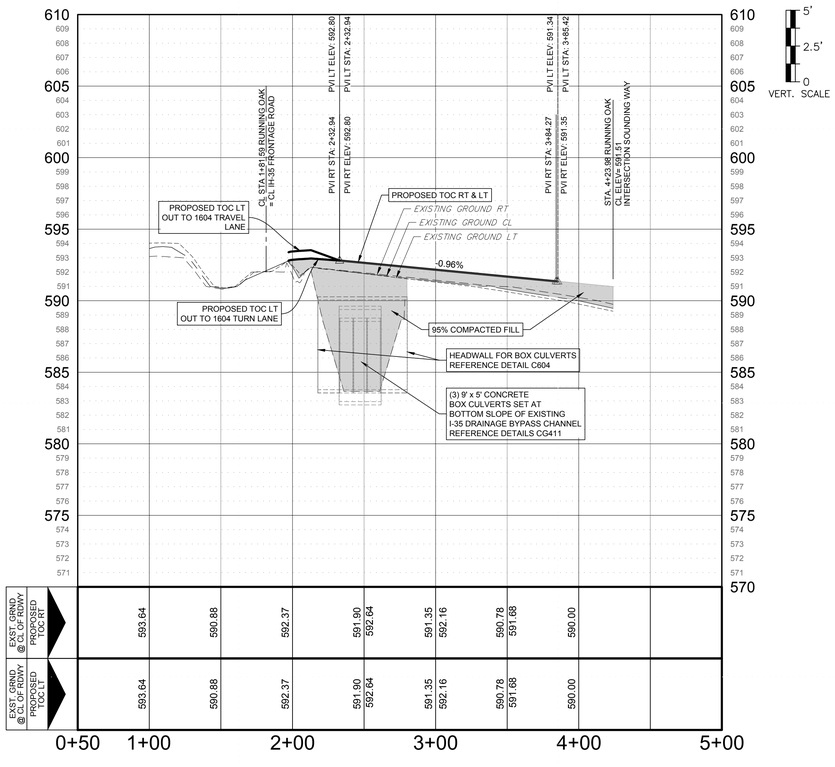
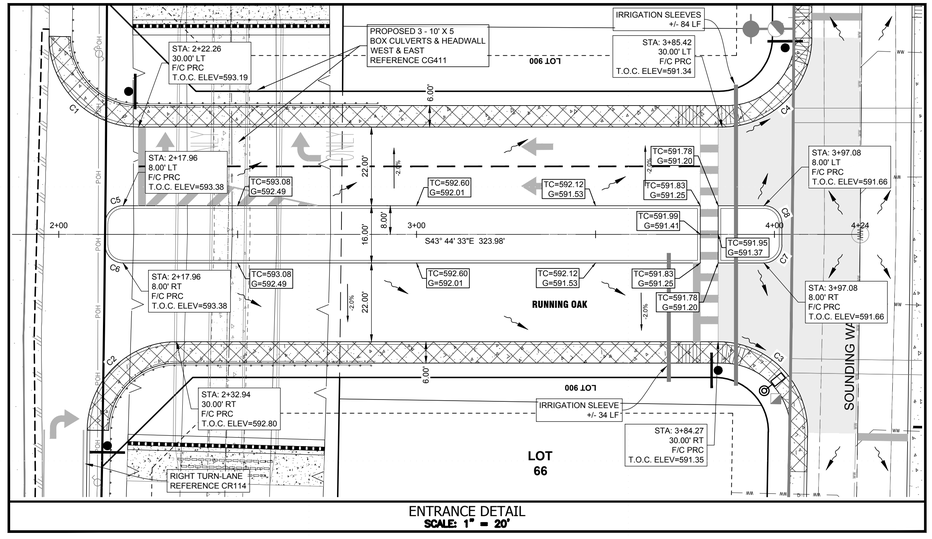
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

RUNNING OAK PROFILE - STA. 0+50 TO 5+00





ENTRANCE DETAIL
SCALE: 1" = 20'

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3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
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5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

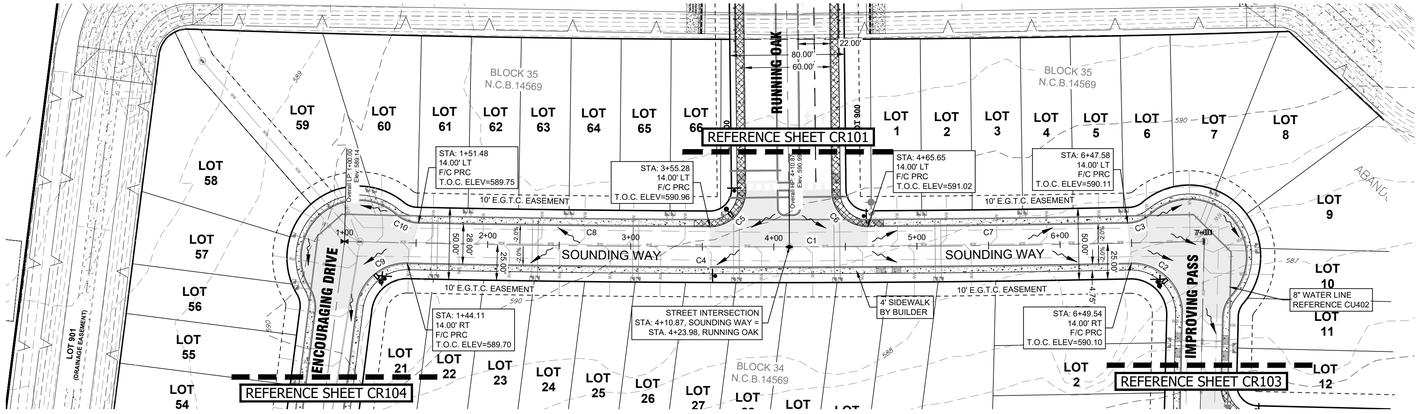
RUNNING OAK PLAN & PROFILE

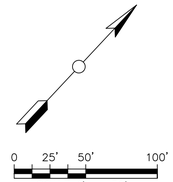
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR101

FILE NAME: L:_PROJECTS\VB6 - VALLE SOL\VB6.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\VB6.3 - CR101 - RUNNING OAK PMP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JULY 26, 2024
PLOTTED BY: JOSH TOMASZEWSKI
PLOTTED ON: DWG TO PDF.pc3
PLOT SCALE: 1.00 = 1 INCH
PLOT STYLE: V1.0 UP PRODUCTION.ctb





LEGEND

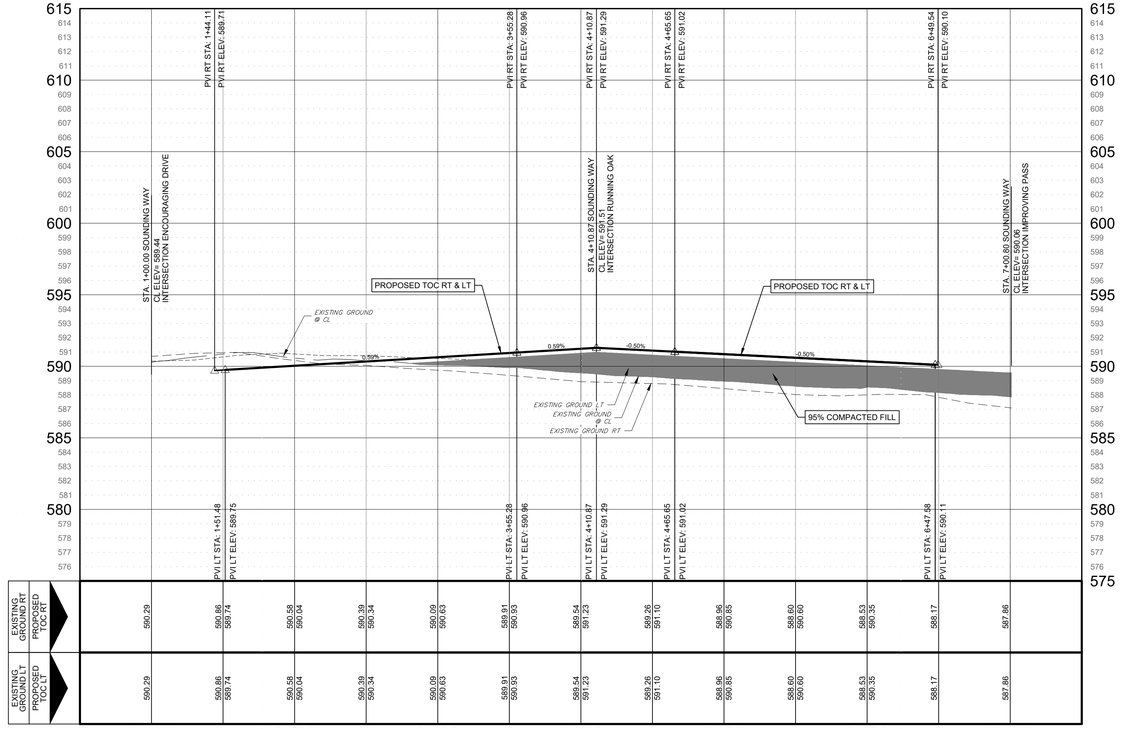
***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOW LINE ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- ME MATCH EXISTING ELEVATION
- ROW RIGHT OF WAY
- FC FACE OF CURB
- LT LEFT
- RT RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	11820.20	600.80	N46° 54' 31.01"E	(N=13657396.93,E=2088233.95)	(N=13657807.34,E=2088672.65)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C2	35.00'	56.55'	92°34'46"	50.60'	N88°00'34"W
C3	25.00'	17.77'	40°43'09"	17.40'	N25°21'03"E
C4	11834.20'	506.03'	2°27'00"	505.99'	N46°55'33"E
C5	25.00'	39.65'	90°52'11"	35.62'	N1°41'33"E
C6	25.00'	39.12'	89°39'55"	35.25'	S88°34'30"E
C7	11806.20'	181.71'	0°52'55"	181.71'	N46°09'05"E
C8	11806.20'	203.55'	0°59'16"	203.55'	N47°37'17"E
C9	35.00'	51.31'	83°59'36"	46.84'	S6°09'16"W
C10	25.00'	17.30'	39°38'17"	16.95'	N67°56'03"E

SOUNDING WAY PROFILE - STA. 0+50 TO 7+50



SCALE:
1"=5' VERT.
1"=50' HORIZ.

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
7. REFERENCE SHEET CR112 SIGNAGE AND STRIPING PLAN.
8. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
9. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
10. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
11. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

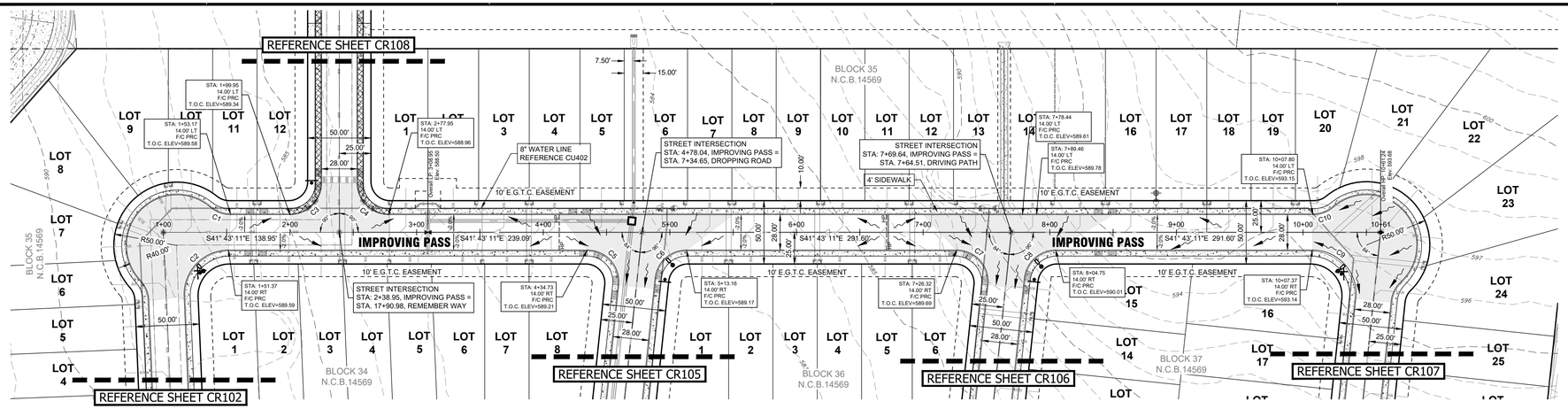
SOUNDING WAY PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR102

FILE NAME: I:\...PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR102 - SOUNDING WAY PNP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 26, 2024
PLOTTED BY: JOSH
PLOTTED ON: JAY TOCALO FILE (GENERAL_DOCUMENTATION).PC3
PLOT STYLE: 91.0 UP PRODUCTION PLOT STANDARD.CTB



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	17.72'	40°36'24"	17.35'	S21°24'59"E
C2	35.00'	56.55'	92°34'46"	50.60'	N88°00'34"W
C3	25.00'	39.27'	90°00'00"	35.36'	S86°43'11"E
C4	25.00'	39.27'	90°00'00"	35.36'	S3°16'49"W
C5	25.00'	41.89'	96°00'03"	37.16'	N6°16'50"E
C6	25.00'	36.65'	83°59'57"	33.46'	N83°43'10"W
C7	25.00'	41.89'	96°00'03"	37.16'	N6°16'50"E
C8	25.00'	36.65'	83°59'57"	33.46'	N83°43'10"W
C9	34.50'	57.81'	96°00'03"	51.28'	N6°16'50"E
C10	25.00'	17.79'	40°46'15"	17.42'	S62°06'19"E

LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 — EXIST. GRADE ELEVATIONS
- (102) — PROP. GRADE ELEVATIONS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE — EXISTING OVERHEAD UTILITIES
- UE — EXISTING UNDERGROUND ELECTRIC
- G — EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW — EXISTING WASTEWATER LINE
- TC — TOP OF CURB ELEVATION
- G — GUTTER ELEVATION
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- LP — LOW POINT ELEVATION
- ME — MATCH EXISTING ELEVATION
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- HANDICAP RAMP
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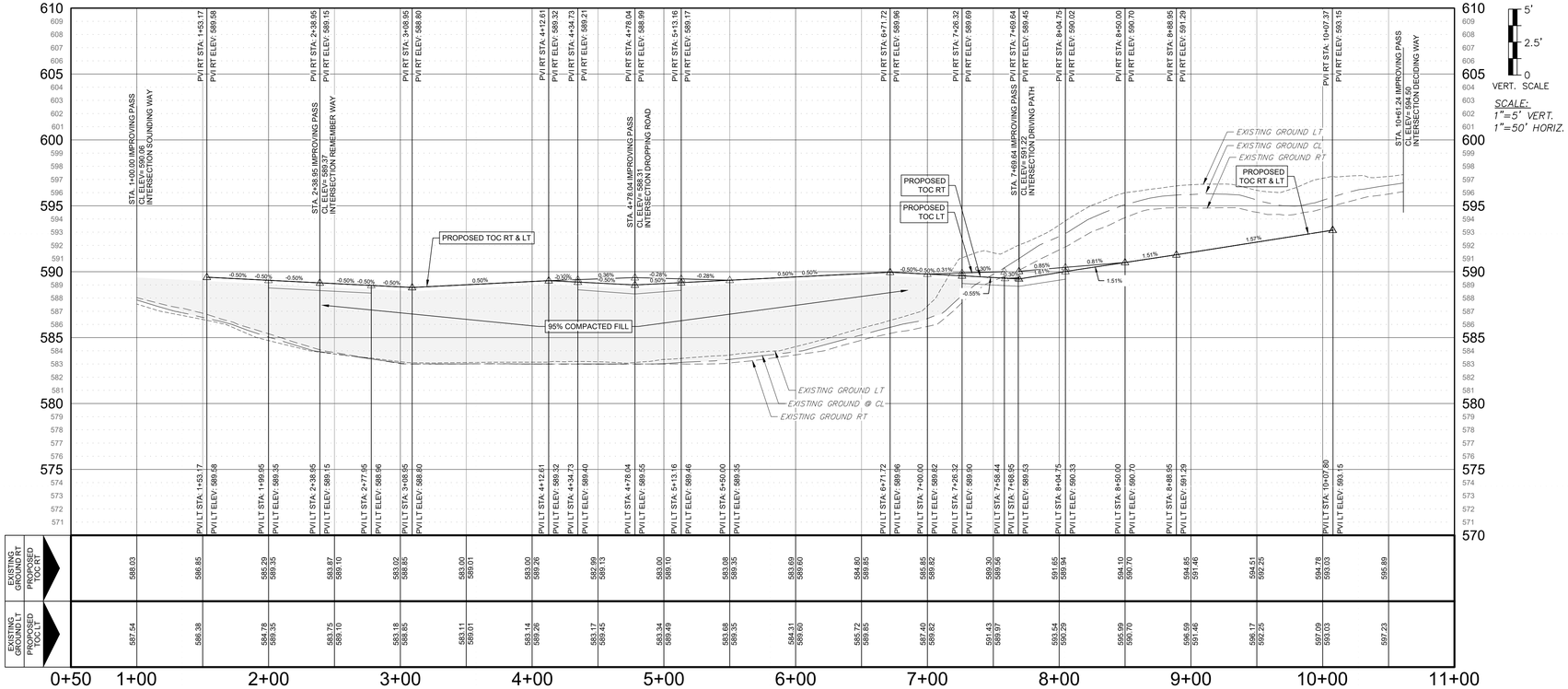
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

0 25' 50' 100'
SCALE 1" = 50'

IMPROVING PASS PROFILE - STA. 0+50 TO 11+00



GENERAL STREET CONSTRUCTION NOTES

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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

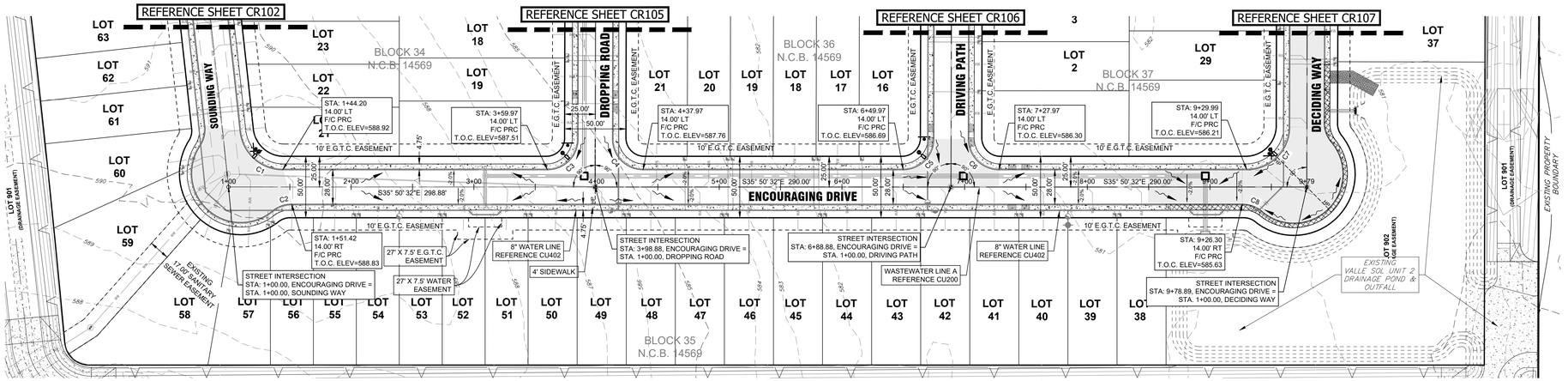
IMPROVING PASS PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

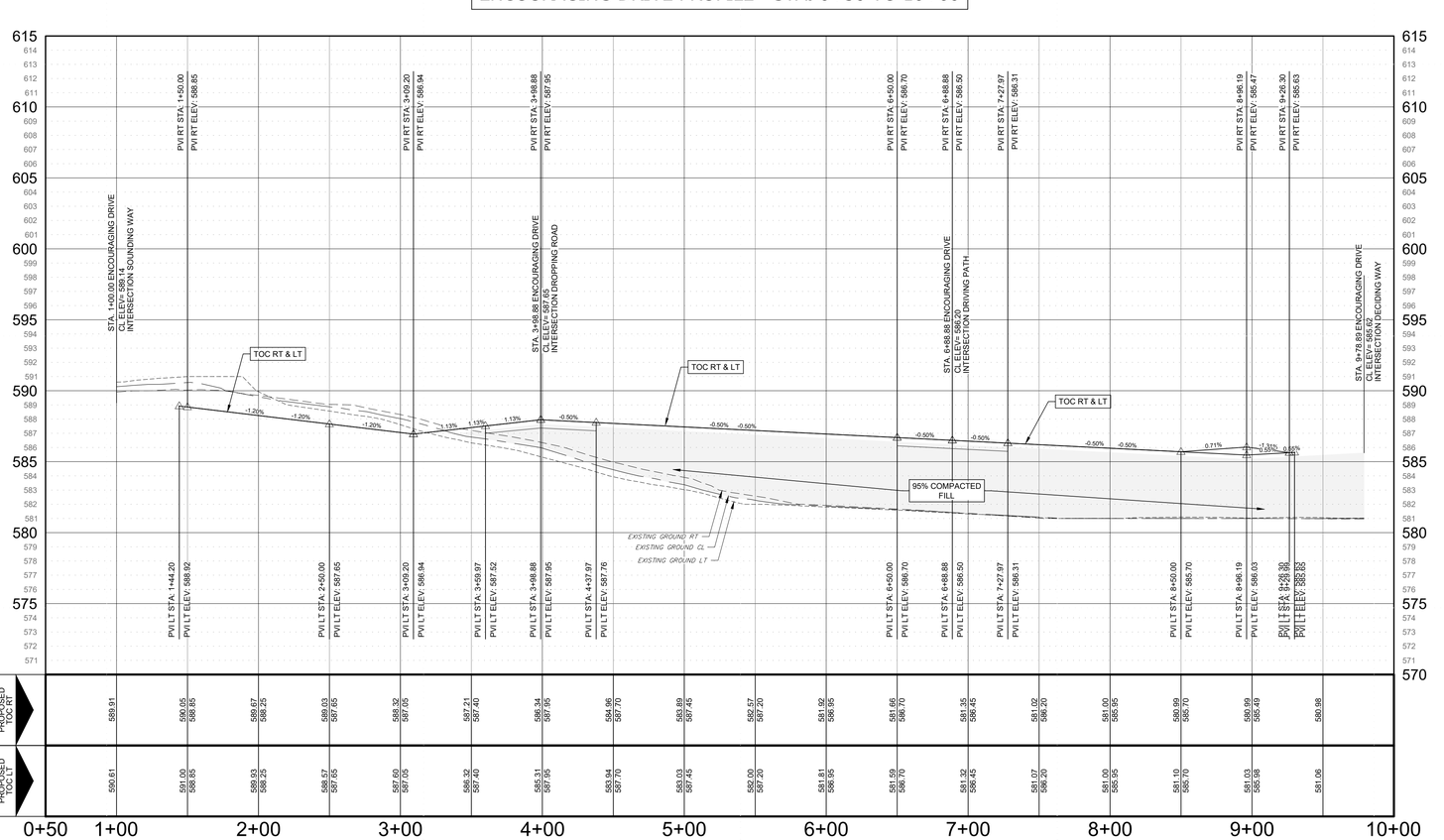
SHEET
CR103

FILE NAME: L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR103 - IMPROVING PASS PNP.DWG
LAST MODIFIED BY: JOSH
LAST PLOTTED ON: JUL 22, 2024
PLOTTED BY: JOSH
PLOTTED FROM: AUTOCAD PNP (GENERAL DOCUMENTATION).PC3
PLOT SCALE: 1.0000 '=' 1.0000
PLOT STYLE: V1.0 UP PRODUCTION.CTB (STANDARD.CTB)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	35.00'	51.31'	83°59'36"	46.84'	S6°09'16"W
C2	25.00'	17.25'	39°31'49"	16.91'	N55°36'27"W
C3	25.00'	39.22'	89°52'36"	35.32'	S80°46'50"E
C4	25.00'	39.32'	90°07'24"	35.39'	S9°13'10"W
C5	25.00'	39.22'	89°52'36"	35.32'	S80°46'50"E
C6	25.00'	39.32'	90°07'24"	35.39'	S9°13'10"W
C7	35.00'	54.90'	89°52'36"	49.44'	S80°46'50"E
C8	25.00'	17.56'	40°14'21"	17.20'	N15°43'22"W

ENCOURAGING DRIVE PROFILE - STA. 0+50 TO 10+00



SCALE:
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- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

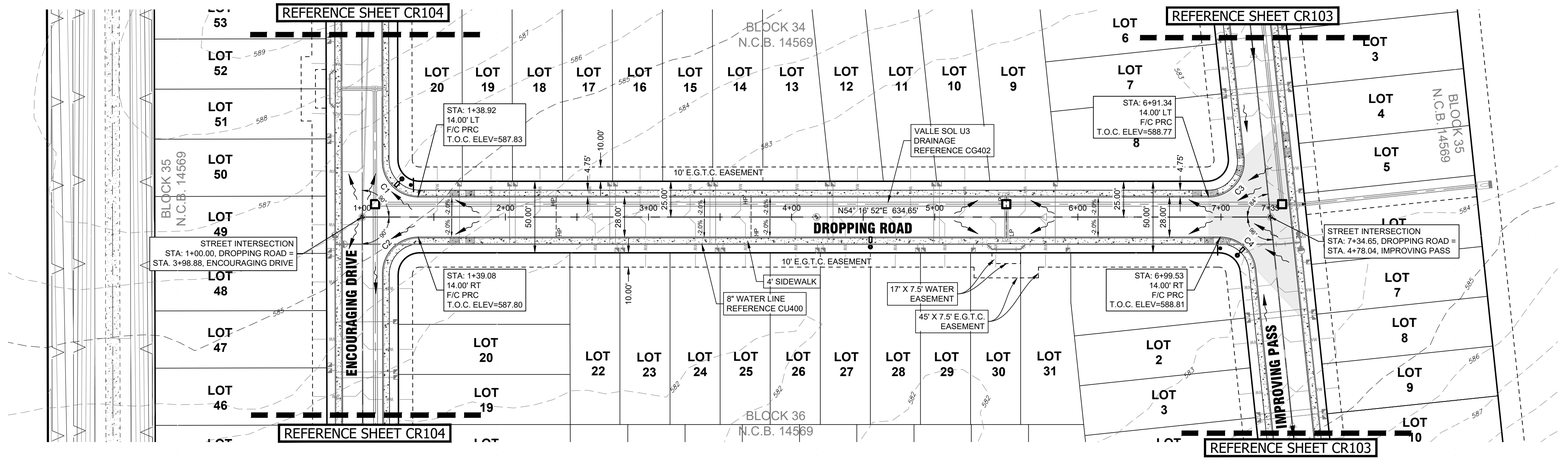
ENCOURAGING DRIVE PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR104

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR104 - ENCOURAGING DRIVE PNP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSH, JR - 2024
PLOTTED BY: JOSH, JR - 2024
PLOTTED ON: JAY TOC.ctb PMP (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTIONS STANDARD.CTB



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
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C2	25.00'	39.32'	90°07'24"	35.39'	S9°13'10"W
C3	25.00'	41.89'	96°00'03"	37.16'	N6°16'50"E
C4	25.00'	36.65'	83°59'57"	33.46'	N83°43'10"W

0 25' 50' 100'
SCALE 1" = 50'

LEGEND

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- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
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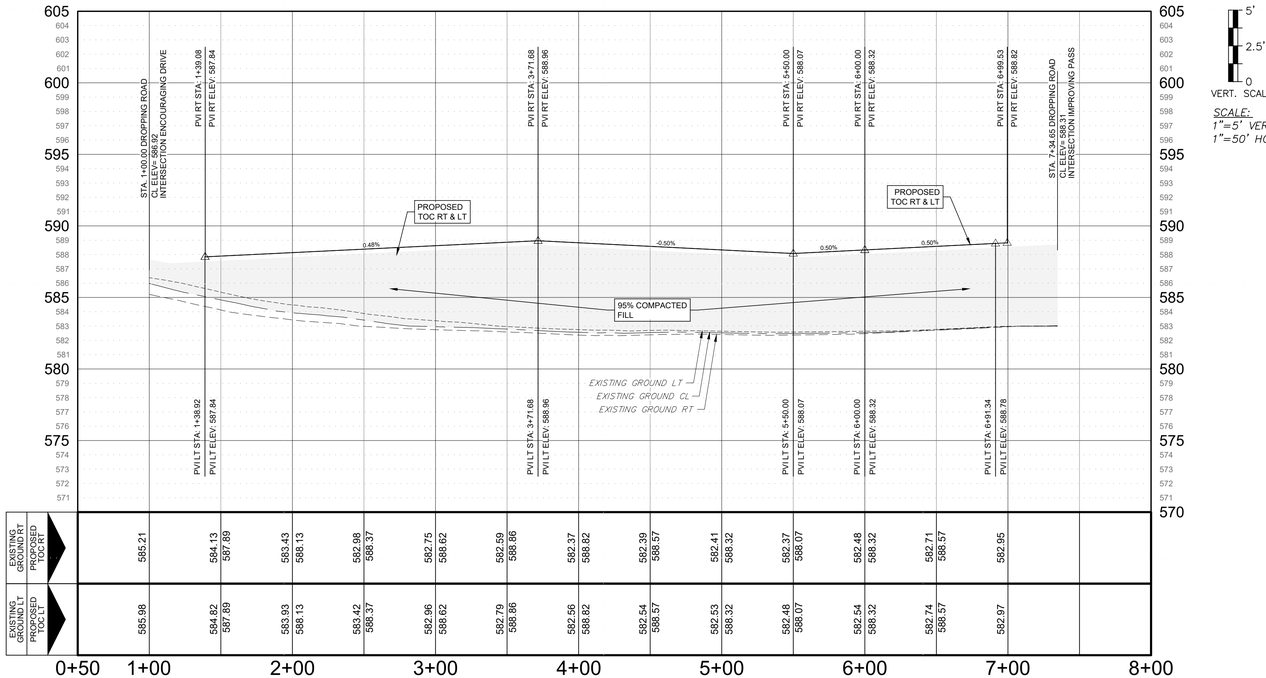
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

DROPPING ROAD PROFILE - STA. 0+50 TO 8+00



5'
2.5'
0
VERT. SCALE

SCALE:
1"=5' VERT.
1"=50' HORIZ.

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
7. REFERENCE SHEET CR112 SIGNAGE AND STRIPING PLAN.
8. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
9. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
10. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
11. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

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SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

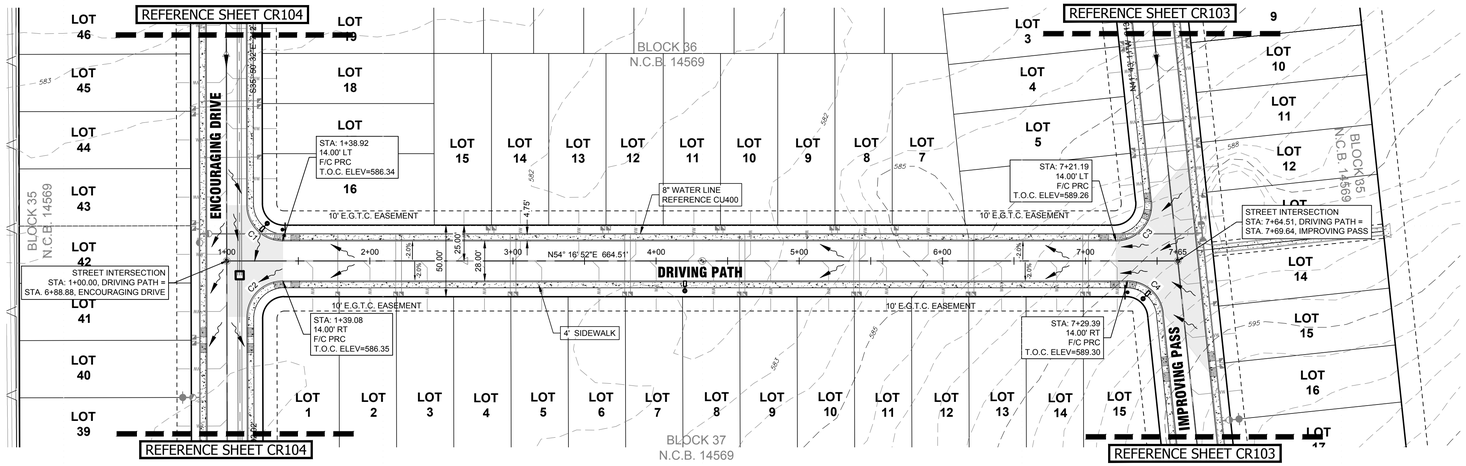
DROPPING ROAD PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

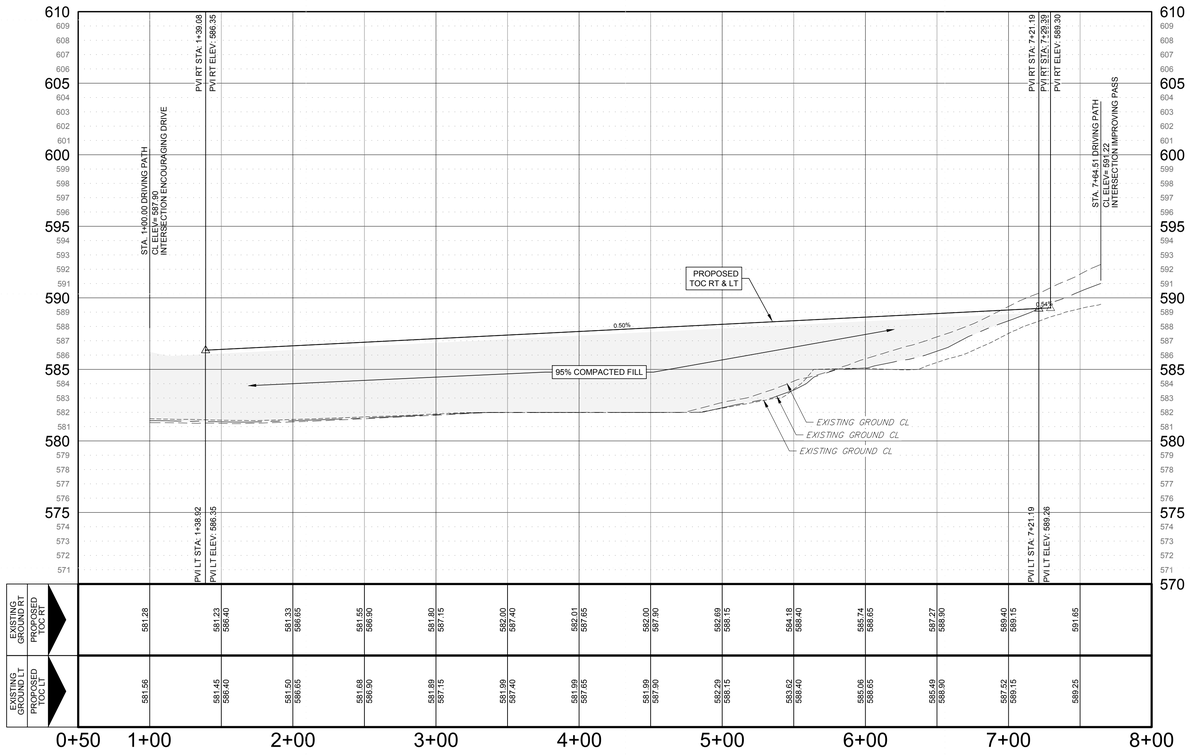
SHEET
CR105

FILE NAME: L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR105 - DROPPING ROAD PNP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSE JR, 2024
PLOTTED BY: JOSE JR, 2024
PLOTTED ON: JAY TOC.CTB
PLOT STYLE: 97.0 UP PRODUCTION STANDARD.CTB



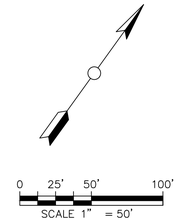
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	39.22'	89°52'36"	35.32'	S80°46'50"E
C2	25.00'	39.32'	90°07'24"	35.39'	S9°13'10"W
C3	25.00'	41.89'	96°00'03"	37.16'	N6°16'50"E
C4	25.00'	36.65'	83°59'57"	33.46'	N83°43'10"W

DRIVING PATH PROFILE - STA. 0+50 TO 8+00



VERT. SCALE
5'
2.5'
0

SCALE:
1"=5' VERT.
1"=50' HORIZ.



LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOW LINE ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- ME MATCH EXISTING ELEVATION
- ROW RIGHT OF WAY
- FC FACE OF CURB
- LT LEFT
- RT RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

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!!! CAUTION !!!

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7/22/24

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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

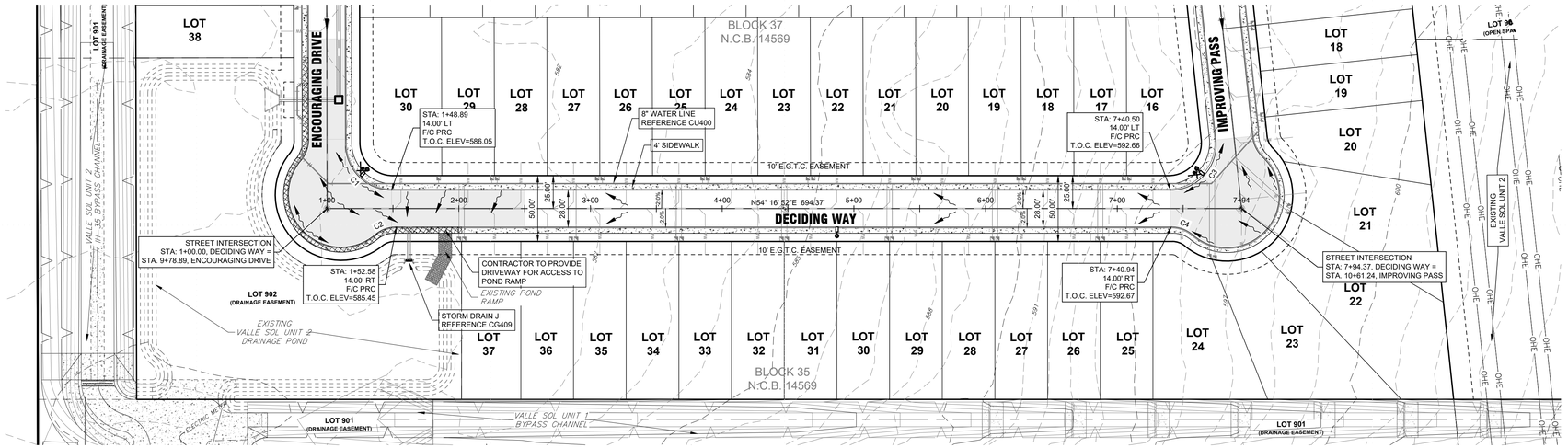
DRIVING PATH PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR106

FILE NAME: I:\...PROJECTS\196 - VALLE SOL\96.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\96.3 - CR106 - DRIVING PATH PNP.DWG
LAST MODIFIED BY: JOS24
LAST PLOTTED ON: JOS24, 26, 2024
PLOTTED BY: JOS24, 7:29 PM
PLOTTED IN: DWG TO PDF.ctb
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	35.00'	54.90'	89°52'36"	49.44'	S80°46'50"E
C2	25.00'	17.56'	40°14'21"	17.20'	S34°09'41"W
C3	34.50'	57.81'	96°00'03"	51.28'	N6°16'50"E
C4	25.00'	17.79'	40°46'15"	17.42'	S74°39'59"W

LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOW LINE ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- ME MATCH EXISTING ELEVATION
- ROW RIGHT OF WAY
- FC FACE OF CURB
- LT LEFT
- RT RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA
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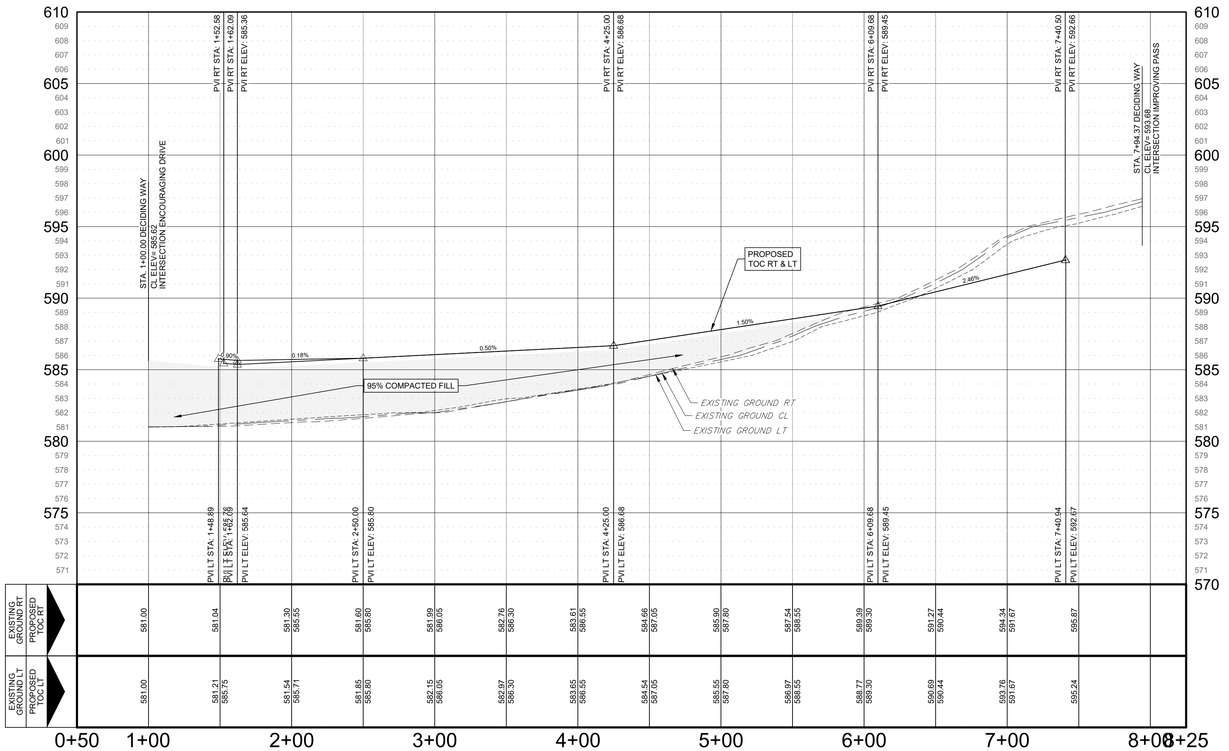
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

DECIDING WAY PROFILE - STA. 0+50 TO 8+25



5' 2.5' 0 VERT. SCALE

SCALE:
1"=5' VERT.
1"=50' HORIZ.

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
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NATASHA J. UHLRICH 89502 LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

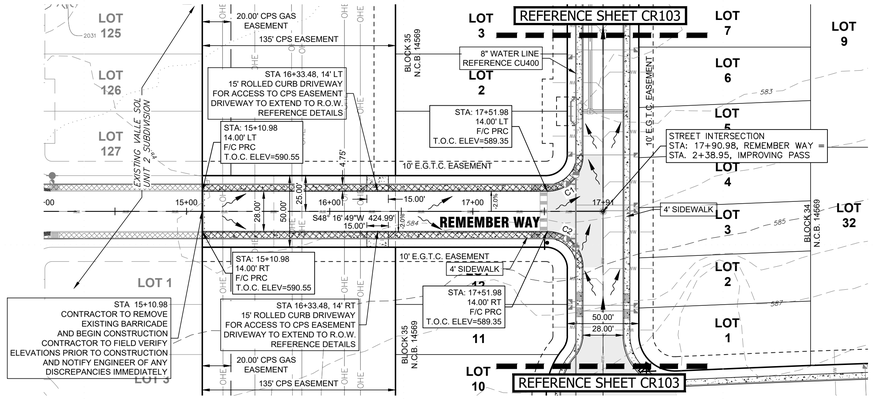
DECIDING WAY PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

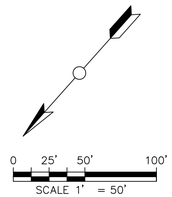
DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR107

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR107 - DECIDING WAY PNP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 22, 2024
PLOTTED BY: JOSH
PLOTTED WHEN: JUL 22, 2024 - 2:13 PM
PLOT STYLE TABLE: UP_STANDARD.CTB
PLOT STYLE: V1.0 UP PRODUCTION (GENERAL DOCUMENTATION).PC3



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	39.27'	90°00'00"	35.36'	S3°16'49"W
C2	25.00'	39.27'	90°00'00"	35.36'	S86°43'11"E



LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE OHE EXISTING OVERHEAD UTILITIES
- UE UE EXISTING UNDERGROUND ELECTRIC
- G G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TC TOP OF CURB ELEVATION
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- ROW RIGHT OF WAY
- FC FACE OF CURB
- LT LEFT
- RT RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
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- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
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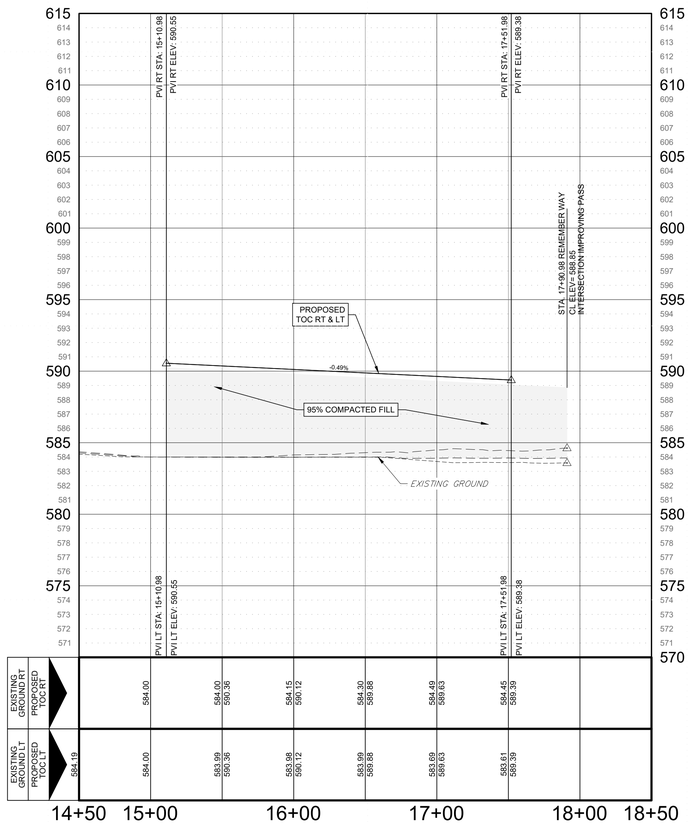
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

REMEMBER WAY PROFILE - STA. 14+50 TO 18+50



SCALE:
1"=5' VERT.
1"=50' HORIZ.

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
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3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
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STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

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LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

REMEMBER WAY PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR108

FILE NAME: L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR108 - REMEMBER WAY PWP.DWG
LAST MODIFIED BY: JOCH
LAST PLOTTED ON: JOCH, 2024
PLOTTED BY: JOCH
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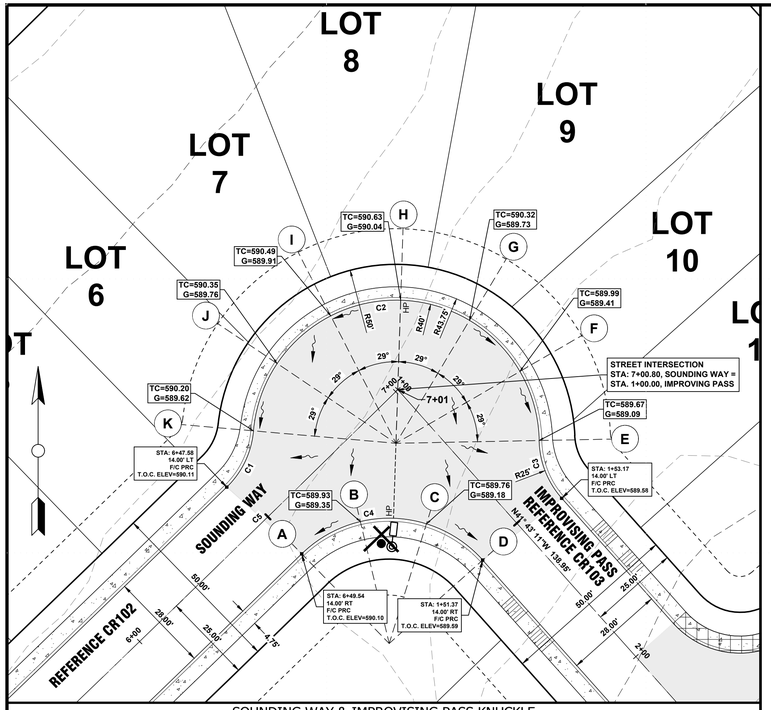
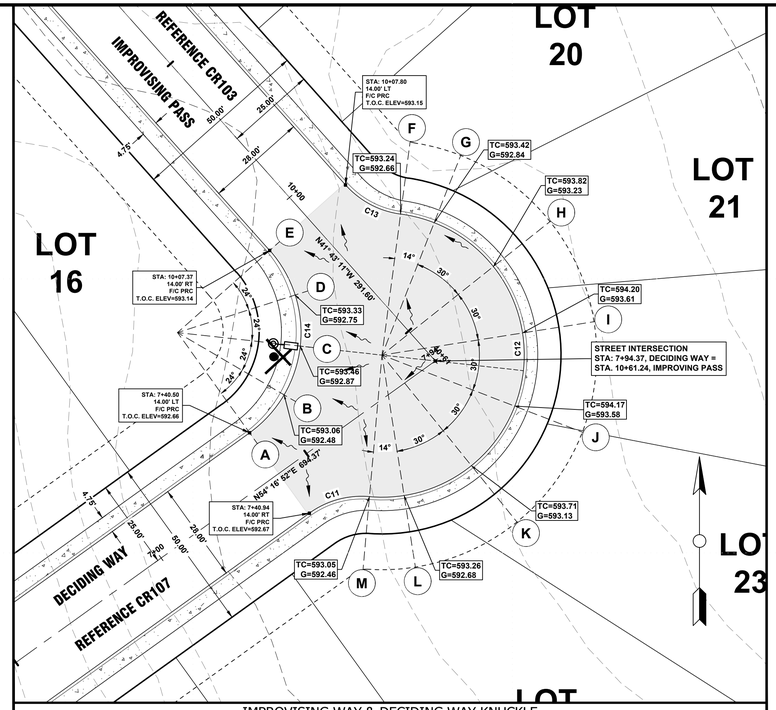
PLOT STYLE: V1.0 UP PRODUCTS STANDARD.CTB



SOUNDING WAY & IMPROVISING PASS KNUCKLE
SCALE: 1" = 20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	25.00'	17.77'	40°43'09"	17.40'	N25°21'03"E
C2	40.00'	121.40'	173°53'44"	79.89'	N88°03'39"W
C3	25.00'	17.72'	40°36'24"	17.35'	S21°24'59"E
C4	35.00'	56.55'	92°34'46"	50.60'	N88°00'34"W
C5	11820.20'	289.93'	1°24'19"	289.92'	N46°09'19"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C11	25.00'	17.79'	40°46'15"	17.42'	S74°39'59"W
C12	39.75'	123.17'	177°32'33"	79.48'	N6°16'50"E
C13	25.00'	17.79'	40°46'15"	17.42'	S62°06'19"E
C14	34.50'	57.81'	96°00'03"	51.28'	N6°16'50"E



IMPROVISING WAY & DECIDING WAY KNUCKLE
SCALE: 1" = 20'

LEGEND

***STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 — EXIST. GRADE ELEVATIONS
- 102 — PROP. GRADE ELEVATIONS
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE — OHE — EXISTING OVERHEAD UTILITIES
- UE — UE — EXISTING UNDERGROUND ELECTRIC
- G — G — EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW — EXISTING WASTEWATER LINE
- TC — TOP OF CURB ELEVATION
- G — GUTTER ELEVATION
- FL — FLOW LINE ELEVATION
- HP — HIGH POINT ELEVATION
- LP — LOW POINT ELEVATION
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- LT — LEFT
- RT — RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA

- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISIITING WATER METER
- PROPOSED WATER METER
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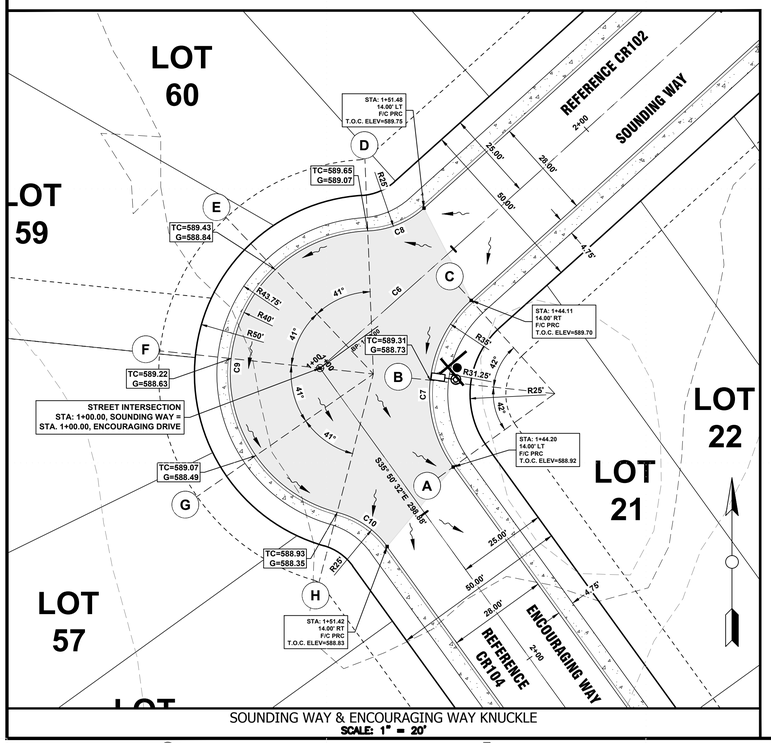
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

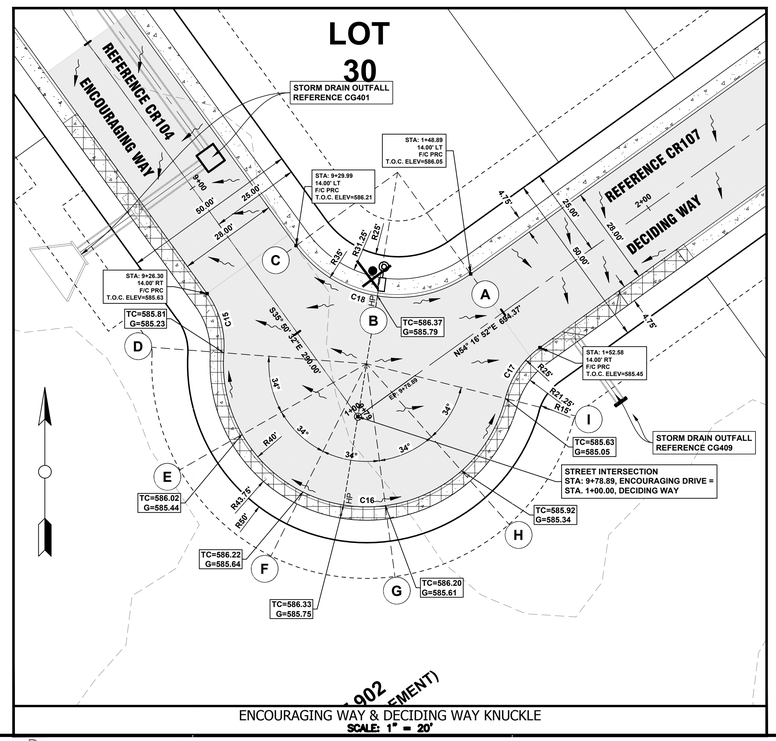
0 10' 20' 40'
SCALE 1" = 20'



SOUNDING WAY & ENCOURAGING WAY KNUCKLE
SCALE: 1" = 20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C6	11820.20'	310.87'	1°30'25"	310.86'	N47°36'41"E
C7	35.00'	51.31'	83°59'36"	46.84'	S6°09'16"W
C8	25.00'	17.30'	39°38'17"	16.95'	N67°56'03"E
C9	40.00'	113.88'	163°07'33"	79.13'	S6°11'25"W
C10	25.00'	17.25'	39°31'49"	16.91'	N55°36'27"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C15	25.00'	17.56'	40°14'21"	17.20'	N15°43'22"W
C16	40.00'	118.93'	170°21'19"	79.72'	S80°46'50"E
C17	25.00'	17.56'	40°14'21"	17.20'	S34°09'41"W
C18	35.00'	54.90'	89°52'36"	49.44'	S80°46'50"E



ENCOURAGING WAY & DECIDING WAY KNUCKLE
SCALE: 1" = 20'

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
7. REFERENCE SHEET CR112 SIGNAGE AND STRIPING PLAN.
8. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
9. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
10. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
11. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-01194-608

NATASHA J. UHLRICH 89502 LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

STREET KNUCKLE DETAILS

REV.	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR109

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR109 - STREET KNUCKLE DETAILS.DWG
LAST MODIFIED BY: JOSCH
LAST PLOTTED ON: JUL 23, 2024 @ 10:53:13 AM
PLOTTED BY: JOSCH
PLOTTED WITH: DWG TO PDF.PC3
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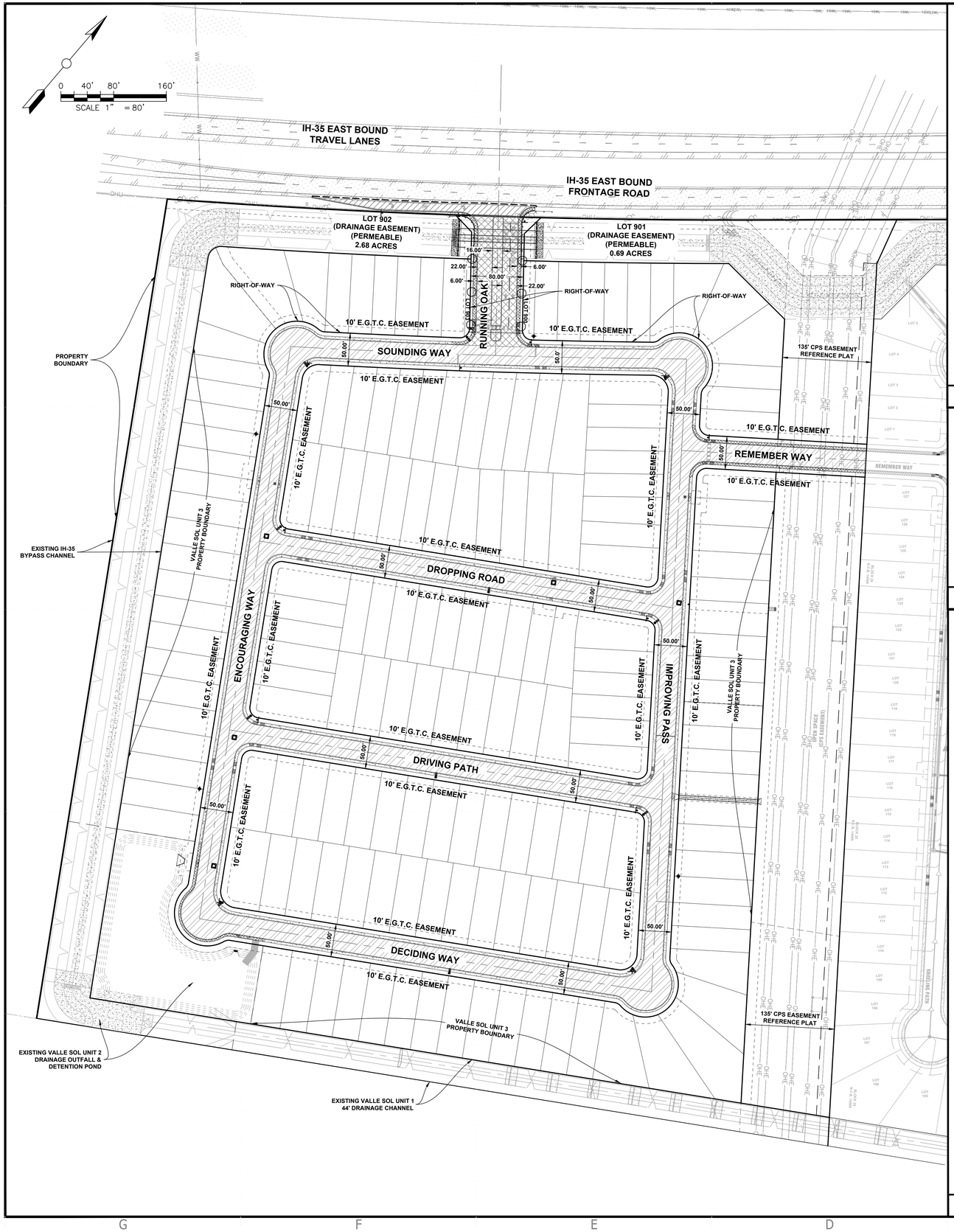
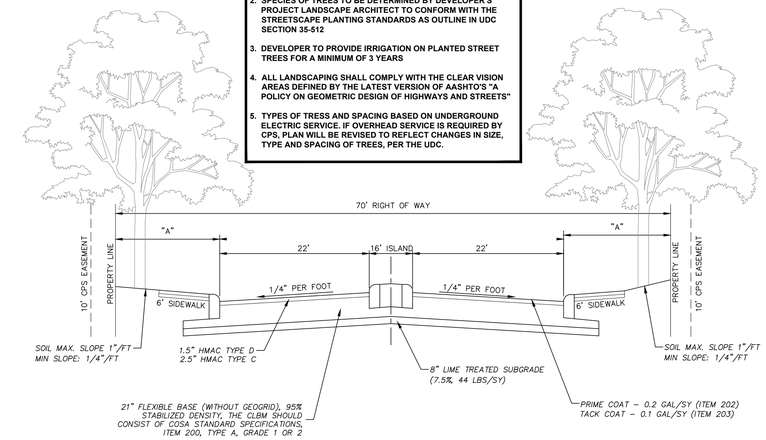
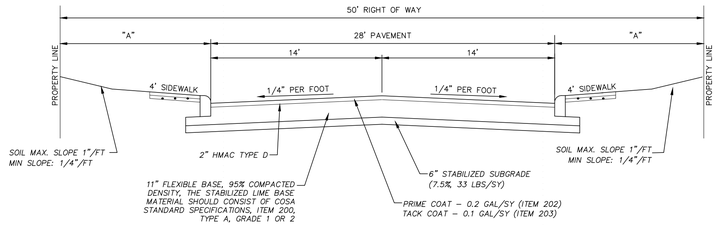


STREETSCAPE TREE PLANTING NOTES:

1. LARGE TREE SPECIES TO BE PLANTED EVERY 50 FEET ALONG RUNNING OAK
2. SPECIES OF TREES TO BE DETERMINED BY DEVELOPER'S PROJECT LANDSCAPE ARCHITECT TO CONFORM WITH THE STREETSCAPE PLANTING STANDARDS AS OUTLINE IN UDC SECTION 35-512
3. DEVELOPER TO PROVIDE IRRIGATION ON PLANTED STREET TREES FOR A MINIMUM OF 3 YEARS
4. ALL LANDSCAPING SHALL COMPLY WITH THE CLEAR VISION AREAS DEFINED BY THE LATEST VERSION OF AASHTO'S "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS"
5. TYPES OF TRESS AND SPACING BASED ON UNDERGROUND ELECTRIC SERVICE. IF OVERHEAD SERVICE IS REQUIRED BY CPS, PLAN WILL BE REVISED TO REFLECT CHANGES IN SIZE, TYPE AND SPACING OF TREES, PER THE UDC.



TYPICAL STREET SECTION (COLLECTOR)
NOT TO SCALE



TYPICAL STREET SECTION (LOCAL A)
NOT TO SCALE

LOCAL B AREA

LOCAL A AREA

RIGHT-TURN LANE TXDOT R.O.W.

STREET DETAILS REFERENCE CR111
CITY OF SAN ANTONIO STANDARD DETAILS REFERENCE C600

STREET SECTION TABLE			
DESCRIPTION	LOCAL A	LOCAL B	COLLECTOR
RIGHT OF WAY WIDTH	50'	60'	70'
PAVEMENT WIDTH	28'	40'	44'
LENGTH - "A"	11'	10'	13'
PAVEMENT SECTION	SEE STREET SECTION	SEE STREET SECTION	SEE STREET SECTION
STRUCTURAL NUMBER	2.35	4.19	4.48
HOT MIX ASPHALT CONCRETE TYPE "D" DEPTH	2"	3"	3.5"
HOT MIX ASPHALT CONCRETE TYPE "C" DEPTH	-	-	-
AGGREGATE BASE DEPTH	10.5"	20.5"	21"
BASE DEPTH UNDER CURB	4"	12"	12"
LIME STABILIZED SUBGRADE	6"	6"	6"

*REFERENCE GEOTECHNICAL REPORT FOR SUBGRADE REQUIREMENTS

GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT PREPARED BY TTL, INC., PROJECT NO. 00200903121.00, DATED MARCH 1, 2021 FISCHER ROAD SUBDIVISION, FOR PAVEMENT RECOMMENDATIONS.

2. SELECT FILL USED FOR STREET SUBGRADE SHALL HAVE A MINIMUM CBR VALUE OF 3.5. CONTRACTOR SHALL CONTACT GEOTECHNICAL ENGINEER TO VERIFY CBR VALUE PRIOR TO PLACEMENT OF SELECT FILL MATERIAL.

3. IF P.I. IS GREATER THAN 20, THE CLAY SHALL BE REMOVED AND REPLACED WITH FILL AS DESCRIBED IN THE GEOTECHNICAL REPORT.

4. THE FILL MATERIAL SHOULD (A) BE APPROVED BY THE GEOTECHNICAL ENGINEER, (B) BE FREE OF DELETERIOUS MATERIAL, AND (C) THE MAXIMUM GRAVEL SIZE NOT TO EXCEED 3 INCHES IN SIZE. THE MATERIAL SHOULD BE PLACED AND COMPACTED AS PER APPLICABLE CITY/COUNTY GUIDELINES.

5. IF THE FILL DEPTH EXCEEDS 4-FT, THE FILL SHOULD BE COMPACTED IN 6 INCH THICK LIFTS AND COMPACTED TO A MINIMUM OF 98 PERCENT OF THE MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM AND OPTIMUM PLUS 4 PERCENT OF THE OPTIMUM MOISTURE CONTENT.

6. PER SAN ANTONIO UDC SECTION 35-506(p)7(F) "RIGHT AND LEFT TURN LANES CONSTRUCTED ON EXISTING ASPHALT ROADS SHALL BE CONSTRUCTRED WITH TWELVE (12) INCHES OF ASPHALT TREATED BASED AND TWO (2) INCHES OF TYPE D ASPHALT"

LIME STABILIZATION

TO INCLUDE A LIME STABILIZED LAYER AS PART OF THE STRUCTURAL PAVEMENT SYSTEM, THE APPLICATION RATE OF LIME SHALL BE DETERMINED BASED ON LABORATORY TESTING AND SHALL BE THE LOWEST PERCENTAGE OF LIME THAT PROVIDES:

- A PH OF 12.4 OR THE HIGHEST PH ACHIEVED IN ACCORDANCE WITH ASTM D6276 STANDARD TEST METHOD FOR USING PH TO ESTIMATE THE SOIL-LIME PROPORTION REQUIREMENT FOR SOIL STABILIZATION.
- A PI OF LESS THAN 20 IN ACCORDANCE WITH ASTM D4318 STANDARD TEST METHODS FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS.
- AN UNCONFINED COMPRESSIVE STRENGTH (UCS) AT 7 DAYS OF AT LEAST 160PSI IN ACCORDANCE WITH ASTM D5102 STANDARD TEST METHODS FOR UNCONFINED COMPRESSIVE STRENGTH OF COMPACTED SOIL-LIME MIXTURES. (PROCEDURE B) IN ADDITION CURING SHOULD OCCUR FOR 7 DAYS AT 40°C AND SPECIMENS SHOULD BE SUBJECTED TO 24-HR CAPILLARY SOAK PRIOR TO TESTING.
- OPTIONAL CRITERIA FOR EXPANSIVE SOILS - A THREE DIMENSIONAL EXPANSION OF LESS THAN 1% (OR MAYBE 2%)

STREET SECTION TABLE
NOT TO SCALE

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

STREETSCAPE PLAN

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR110

FILE NAME: L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR110 - UNIT 3 STREETSCAPE PLAN.DWG
LAST MODIFIED BY: JOS
LAST MODIFIED ON: JUL 25, 2024
PLOTTED BY: JOS 7:30
PLOTTED ON: JAN 2024
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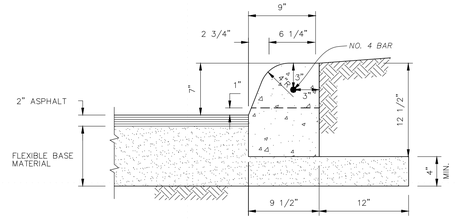
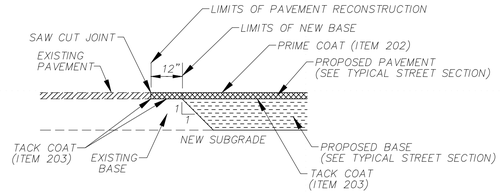


CURB NOTE: THE COST OF BASE MATERIAL (& CEMENT IF CALLED FOR) UNDER AND BEHIND THE CURB SHALL BE INCLUDED IN THE COST OF THE CURB.

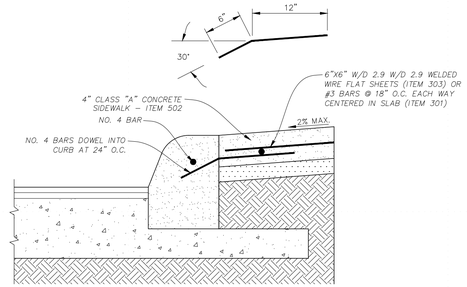
4 SCALE: N.T.S. — ASPHALT PAVEMENT & MACHINE LAID CURB SECTION (ITEM 500)

NOTE:

1. A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW.

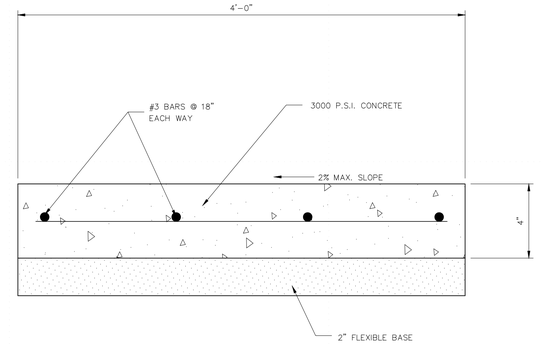


4 SCALE: N.T.S. — PAVEMENT JUNCTION DETAIL

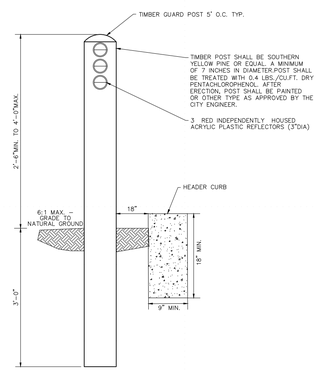


4 SCALE: N.T.S. — CONCRETE SIDEWALK ABUTTING CURB SECTION (ITEM 502)

STREET SECTIONS REFERENCE CR110
CITY OF SAN ANTONIO STANDARD DETAILS REFERENCE C600



4 SCALE: N.T.S. — SIDEWALK DETAIL



4 SCALE: N.T.S. — TYPICAL END OF STREET DETAIL

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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

STREET DETAILS

REV	DATE	DESCRIPTION	BY

DESIGNED BY: xxx
DRAFTED BY: XXX
CHECKED BY: XXX

SHEET
CR111

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - CR110 - UNIT 3 STREETSCAPE PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JULY 25, 2024
PLOTTED ON: JULY 25, 2024
PLOTTED BY: JAMES CRAY
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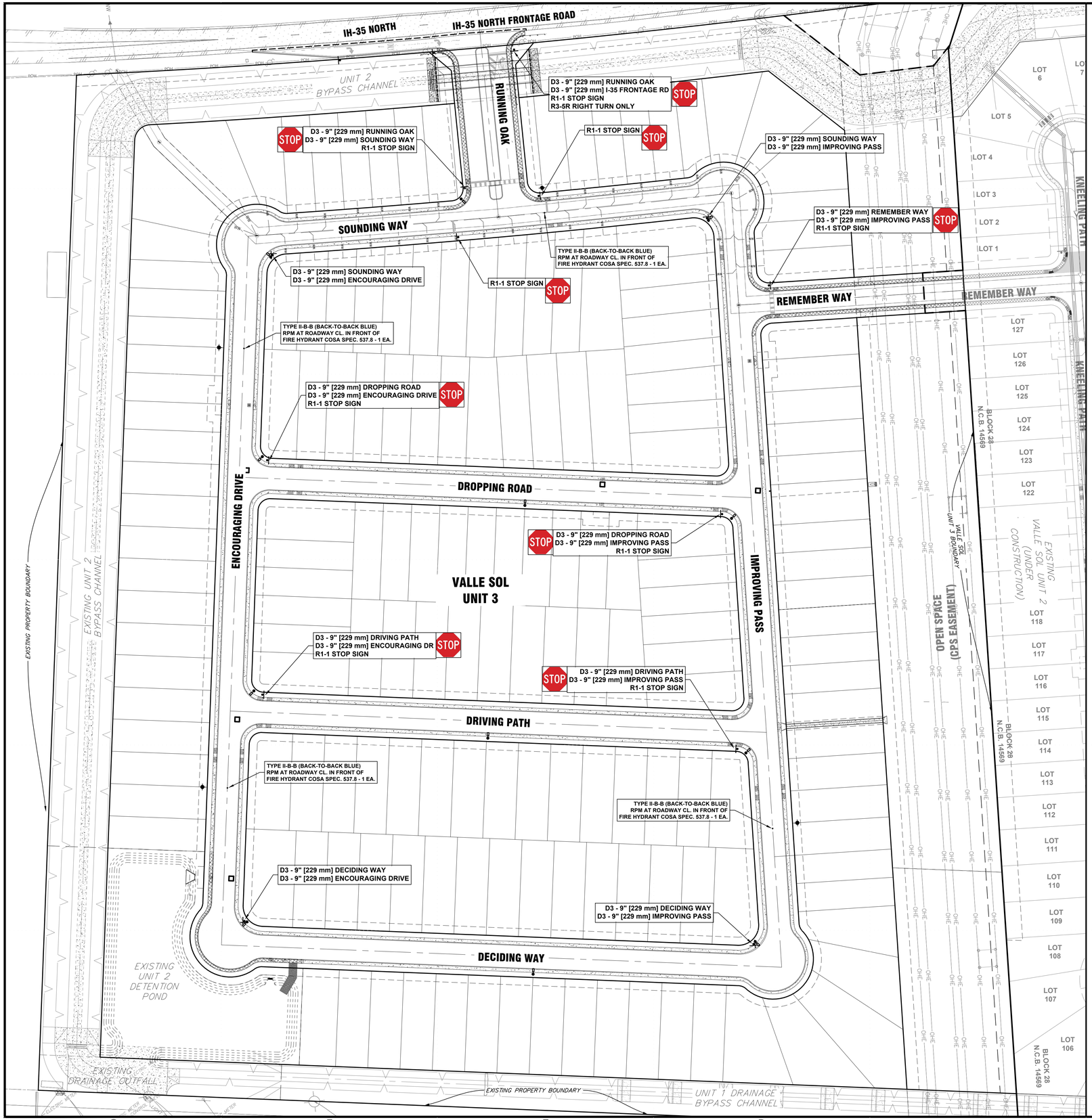

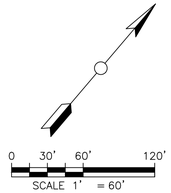

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- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

SIGN NOTES:

1. **SYMBOL DESIGNATION IS FROM 2011 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.**
2. **REFERENCE SIGN DETAILS CR113**

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12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

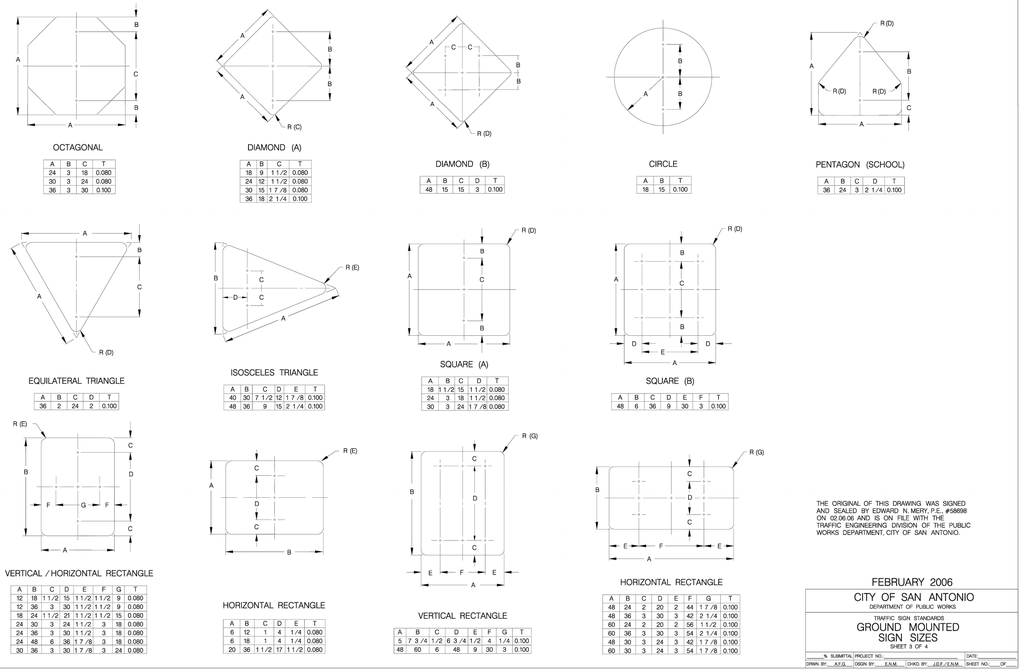
STREET SIGNAGE PLAN

REV	DATE	DESCRIPTION	BY

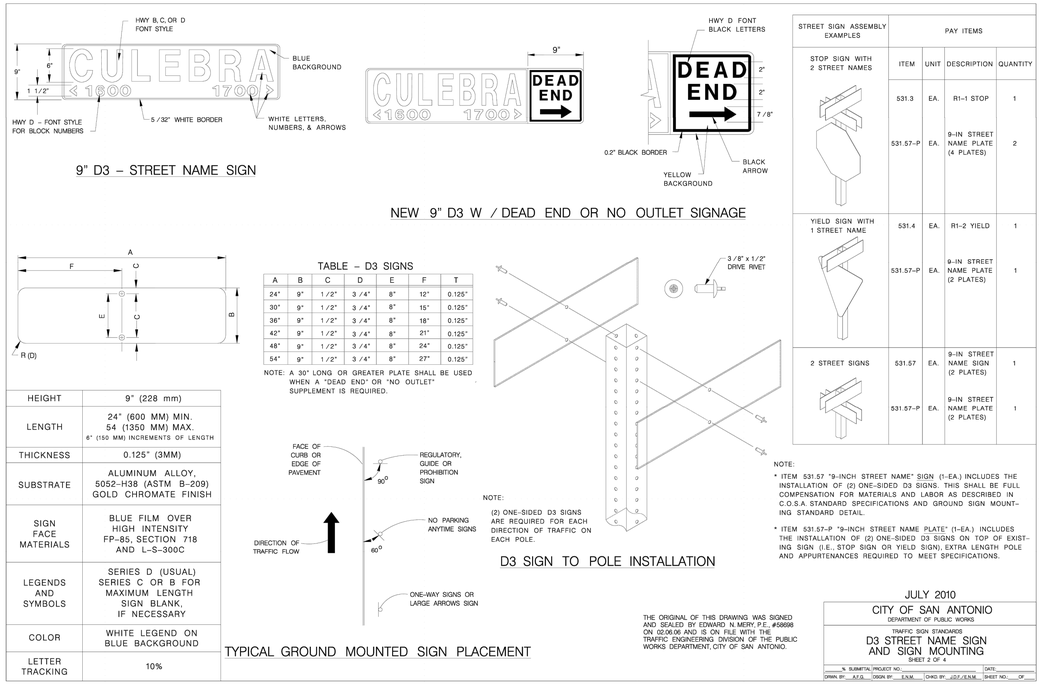
DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
CR112

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR111 - UNIT 3 STREET SIGNAGE PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSH, 2024
PLOTTED BY: JOSH, 7/22/2024
PLOTTED WITH: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: VTJ_UP PRODUCTIONS_STANDARD.CTB



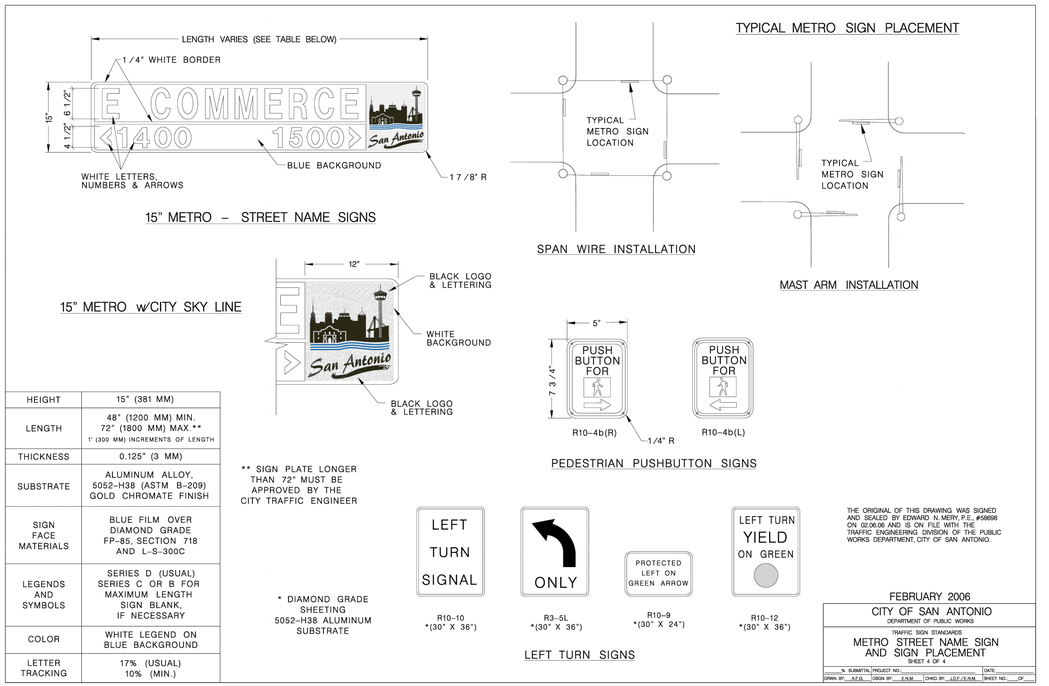
3 — CITY OF SAN ANTONIO GROUND MOUNTED SIGN SIZES SHEET 3 OF 4
SCALE: N.T.S.



2 — CITY OF SAN ANTONIO D3 STREET NAME SIGN AND SIGN MOUNTING DETAILS SHEET 2 OF 4
SCALE: N.T.S.

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.



4 — CITY OF SAN ANTONIO - METRO STREET NAME SIGN AND SIGN PLACEMENT SHEET 4 OF 4
SCALE: N.T.S.

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.

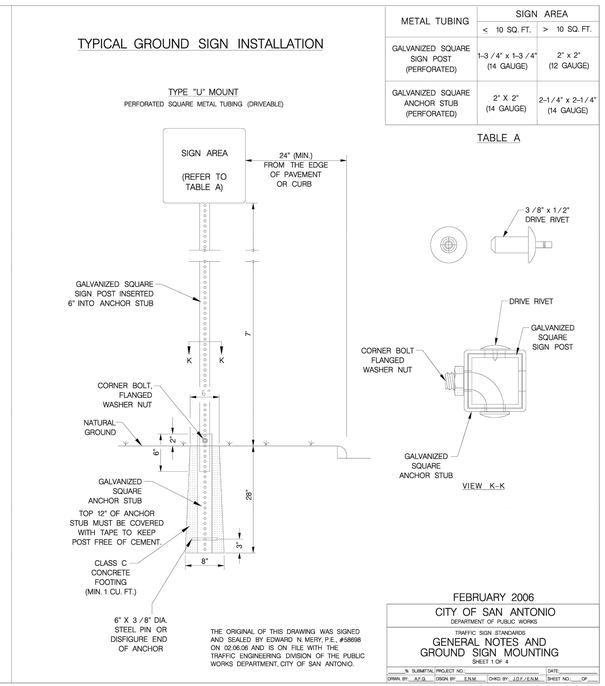
10.) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.

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.



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:
DRWN BY: AFG DSGN BY: ENM CHKD BY: JDT/ENM SHEET NO.: OF

1 — CIT OF SAN ANTONIO GENERAL NOTES AND GROUND SIGN MOUNTING SHEET 1 OF 4
SCALE: N.T.S.

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111 TOWER DR. TEL. 210-774-5504
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NATASHA J. UHLRICH 89502 LICENSED PROFESSIONAL ENGINEER 7/22/24

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD. 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION PLAT NO. 22-11800685

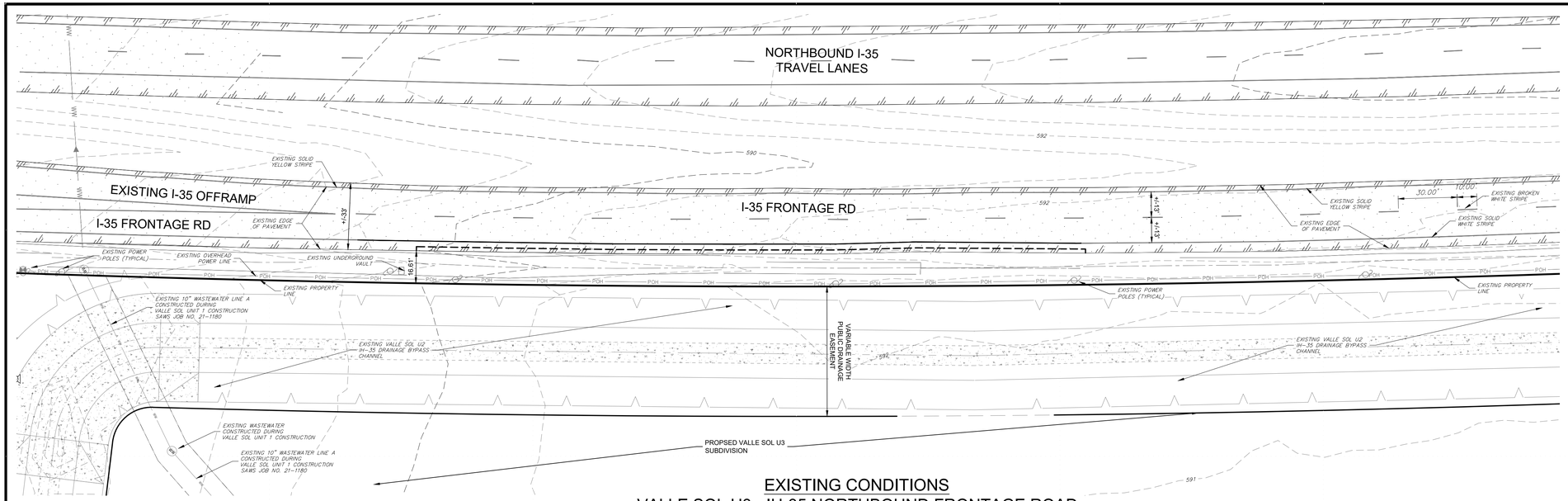
STREET SIGN DETAILS

REV	DATE	DESCRIPTION	BY

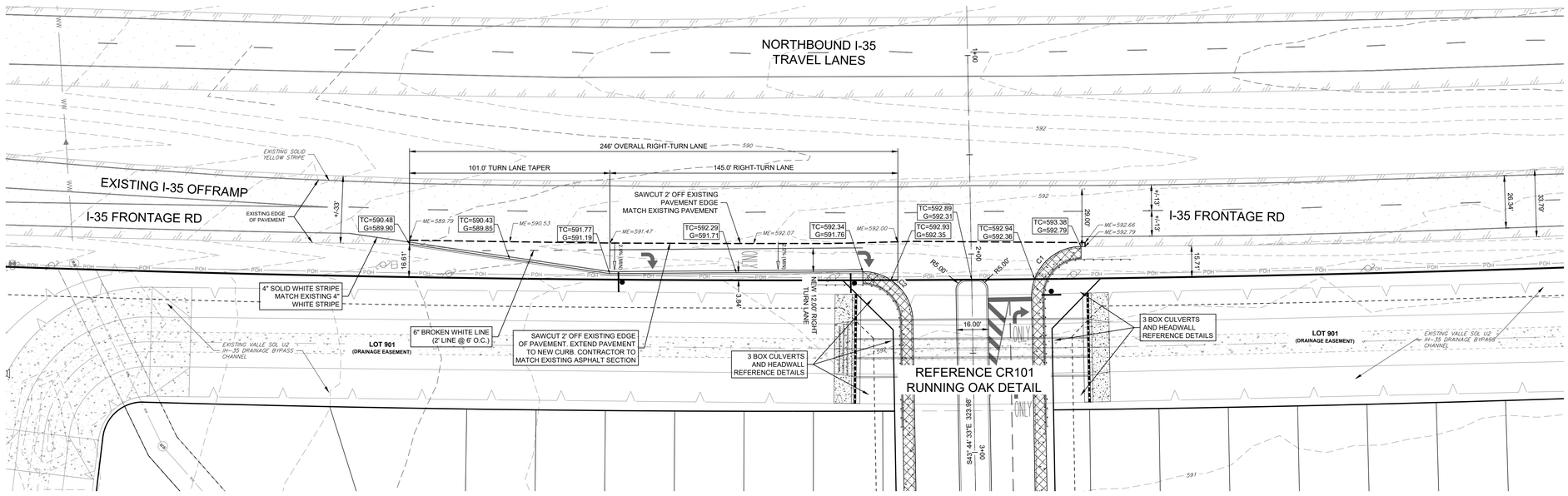
DESIGNED BY: XXX
DRAFTED BY: XXX
CHECKED BY: XXX

SHEET
CR113

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR111 - UNIT 3 STREET SIGNAGE PLAN.DWG
LAST MODIFIED BY: JOSH.
LAST MODIFIED ON: 7/22/2024
PLOTTED BY: JOSH.
PLOTTED WITH: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB



EXISTING CONDITIONS
VALLE SOL U3 - IH-35 NORTHBOUND FRONTAGE ROAD



PROPOSED VALLE SOL U3
IH-35 NORTHBOUND FRONTAGE ROAD - RIGHT TURN LANE

LEGEND

**STANDARD STREET SHEET LEGEND NOT ALL ITEMS WILL APPEAR ON ALL SHEETS.*

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TC TOP OF CURB ELEVATION
- G GUTTER ELEVATION
- FL FLOW LINE ELEVATION
- HP HIGH POINT ELEVATION
- LP LOW POINT ELEVATION
- ME MATCH EXISTING ELEVATION
- ROW RIGHT OF WAY
- FC FACE OF CURB
- LT LEFT
- RT RIGHT
- WASHOUT CROWN
- HANDICAP RAMP
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 95% COMPACTED FILL AREA

- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- DIRECTION OF FLOW

0 15' 30' 60'
SCALE 1" = 30'

GENERAL STREET CONSTRUCTION NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CR100 FOR OVERALL ROADWAY PLAN.
6. REFERENCE SHEET CR110 & CR112 FOR TYPICAL STREET SECTIONS AND ROADWAY DETAILS.
7. REFERENCE SHEET CR112 SIGNAGE AND STRIPING PLAN.
8. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
9. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
10. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS
11. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
12. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
13. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS AND SPECIFICATIONS.

!!! CAUTION !!!

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STATE OF TEXAS
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SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

IH35 - FRONTAGE ROAD TURN LANE

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR114

FILE NAME: G:\...\PROJECTS\VOL 6 - VALLE SOL\VOL 3 - VALLE SOL - UNIT 3\ACAD\SHEETS\Vol 3 - CR112 - IH35 FRONTAGE ROAD TURN LANE.DWG
LAST MODIFIED BY: JOS24
LAST PLOTTED ON: JULY 15, 2024
PLOTTED BY: JOS24
PLOTTED IN: JAY TOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB

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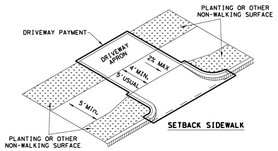
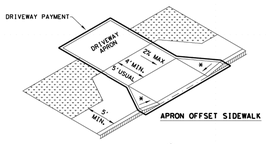
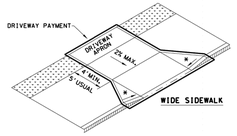
SIDEWALK TREATMENT AT DRIVEWAYS



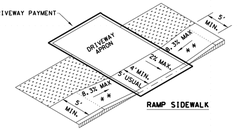
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



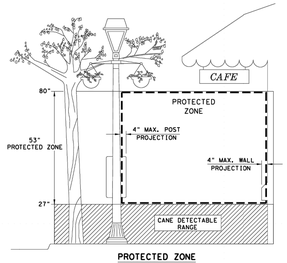
WIDE SIDEWALK



RAMP SIDEWALK

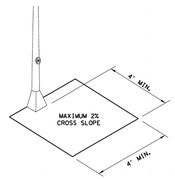
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

** IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

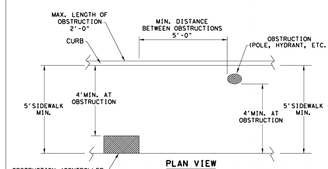


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



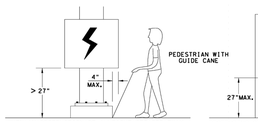
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE, MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: DN0T8	DN: TxDOT	CK: VP	CK: KM	CK: FK & JG
© TxDOT: MARCH, 2002	CONT: 1601	JOB:		HIGHWAY
REVISIONS	DIST:	COUNTY:		SHEET NO.
REVISED ON 2005				
REVISED ON 2010				
REVISED ON 2014				

DATE:
FILE:

3 TXDOT PEDESTRIAN FACILITIES CURB RAMPS (PED-18) DETAILS SHEET 3 OF 4

SCALE: N.T.S.

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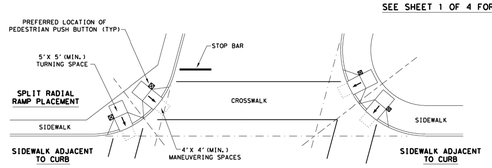
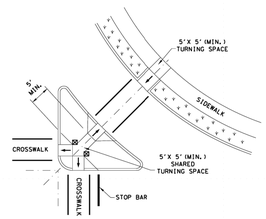
TYPICAL CROSSING LAYOUTS

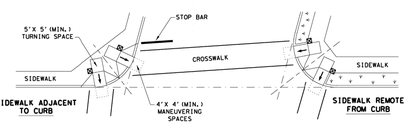
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



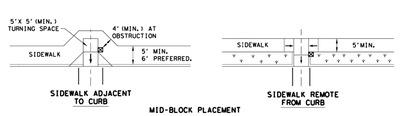
SKEWED INTERSECTION WITH "LARGE" RADIUS



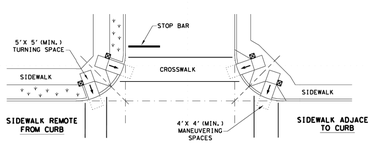
AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE. →

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE). ⊠

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: DN0T8	DN: TxDOT	CK: VP	CK: KM	CK: FK & JG
© TxDOT: MARCH, 2002	CONT: 1601	JOB:		HIGHWAY
REVISIONS	DIST:	COUNTY:		SHEET NO.
REVISED ON 2005				
REVISED ON 2010				
REVISED ON 2014				

DATE:
FILE:

4 TXDOT PEDESTRIAN FACILITIES CURB RAMPS (PED-18) DETAILS SHEET 4 OF 4

SCALE: N.T.S.

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GENERAL NOTES

CURB RAMPS

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

DETECTABLE WARNING MATERIAL

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

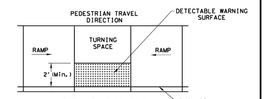
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

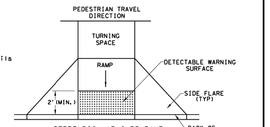
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



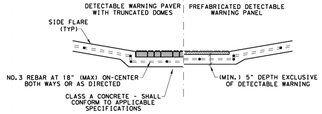
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.

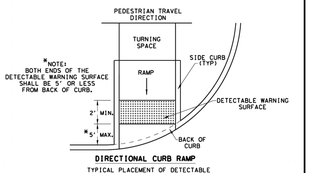


PERPENDICULAR CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: DN0T8	DN: TxDOT	CK: VP	CK: KM	CK: FK & JG
© TxDOT: MARCH, 2002	CONT: 1601	JOB:		HIGHWAY
REVISIONS	DIST:	COUNTY:		SHEET NO.
REVISED ON 2005				
REVISED ON 2010				
REVISED ON 2014				

DATE:
FILE:

2 TXDOT PEDESTRIAN FACILITIES CURB RAMPS (PED-18) DETAILS SHEET 2 OF 4

SCALE: N.T.S.

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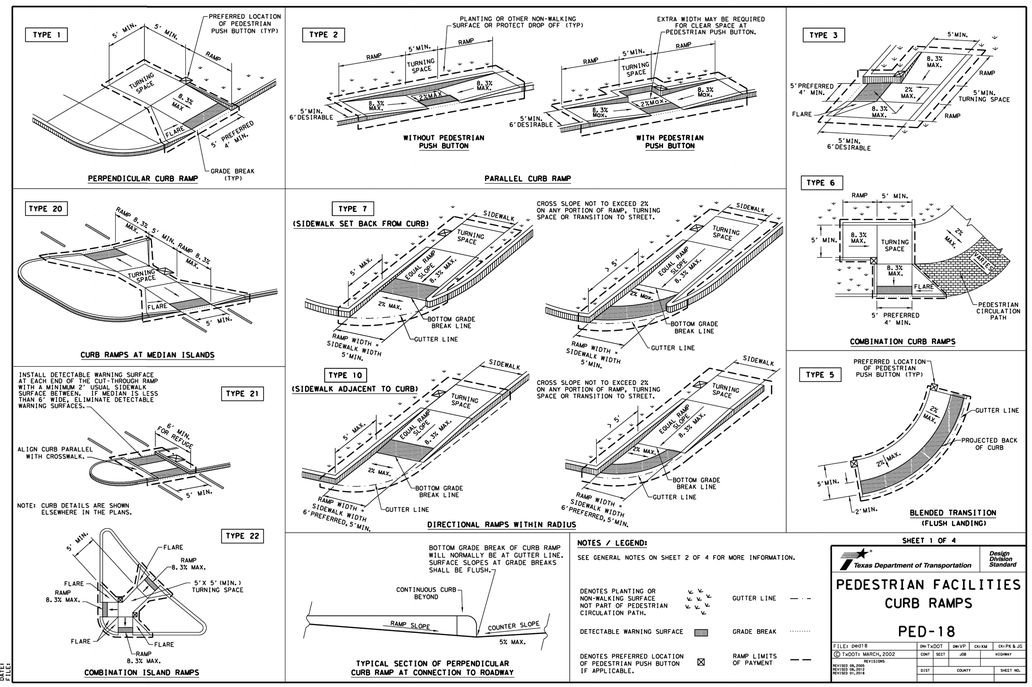

SHEET 1 OF 4

Texas Department of Transportation — Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: DN0T8	DN: TxDOT	CK: VP	CK: KM	CK: FK & JG
© TxDOT: MARCH, 2002	CONT: 1601	JOB:		HIGHWAY
REVISIONS	DIST:	COUNTY:		SHEET NO.
REVISED ON 2005				
REVISED ON 2010				
REVISED ON 2014				

DATE:
FILE:

1 TXDOT PEDESTRIAN FACILITIES CURB RAMPS (PED-18) DETAILS SHEET 1 OF 4

SCALE: N.T.S.

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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

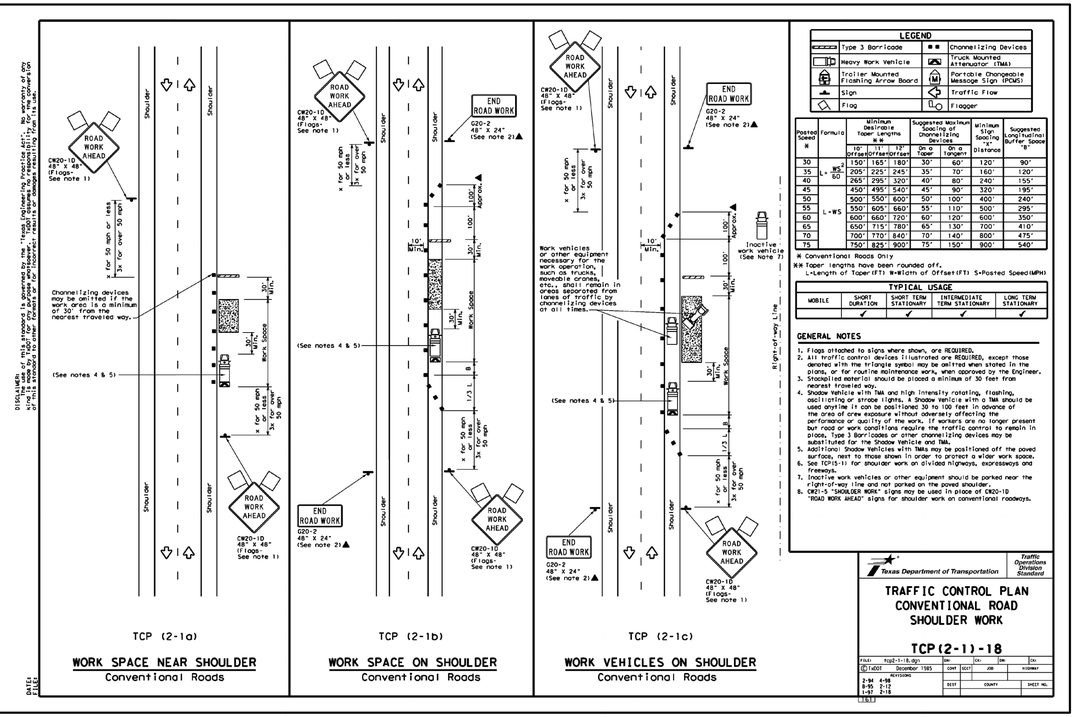
TXDOT TURN LANE DETAILS

NO.	DESCRIPTION	DATE	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

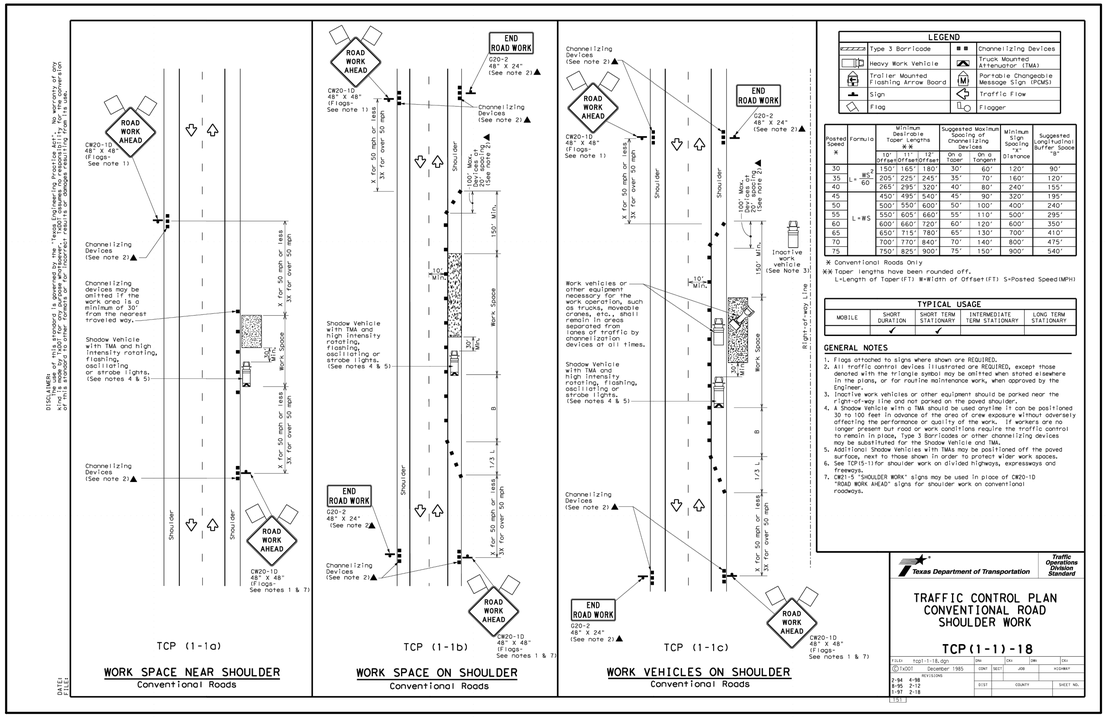
SHEET
CR115

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR113 - TXDOT TURN LANE DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 25, 2024
PLOTTED BY: JOSH
PLOTTED WHEN: JUL 25, 2024
PLOTTED WITH: JAT.CTB AND PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTIONS STANDARD.CTB



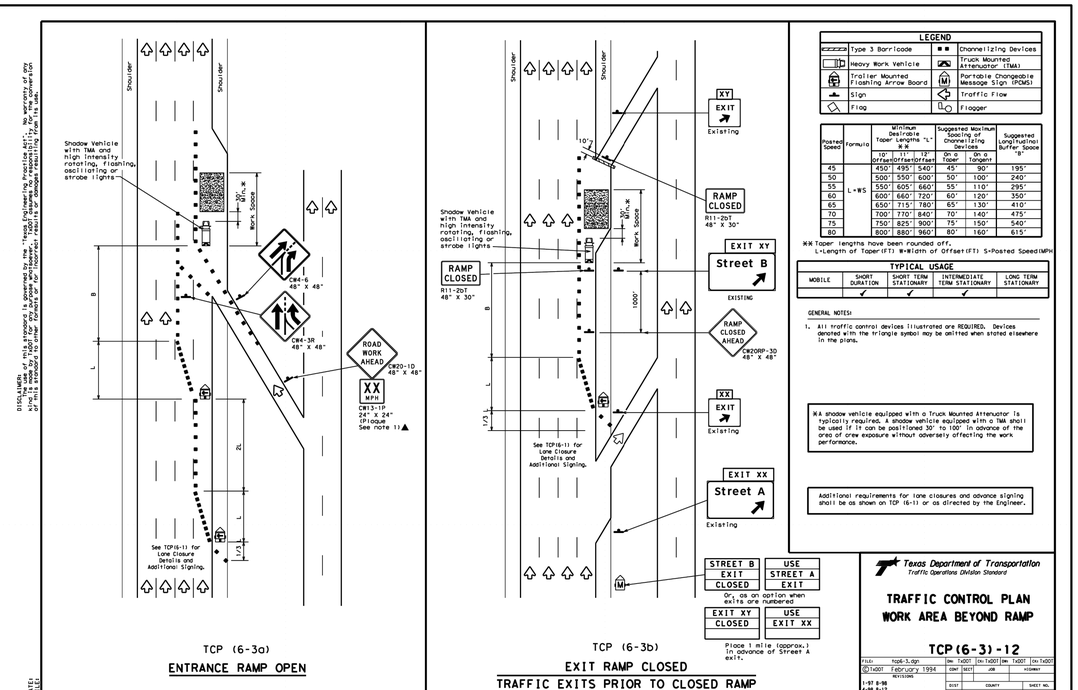
3 SCALE: N.T.S.

TXDOT TRAFFIC CONTROL PLAN CONVENTIONAL ROAD
SHOULDER WORK TCP (2-1) - 18



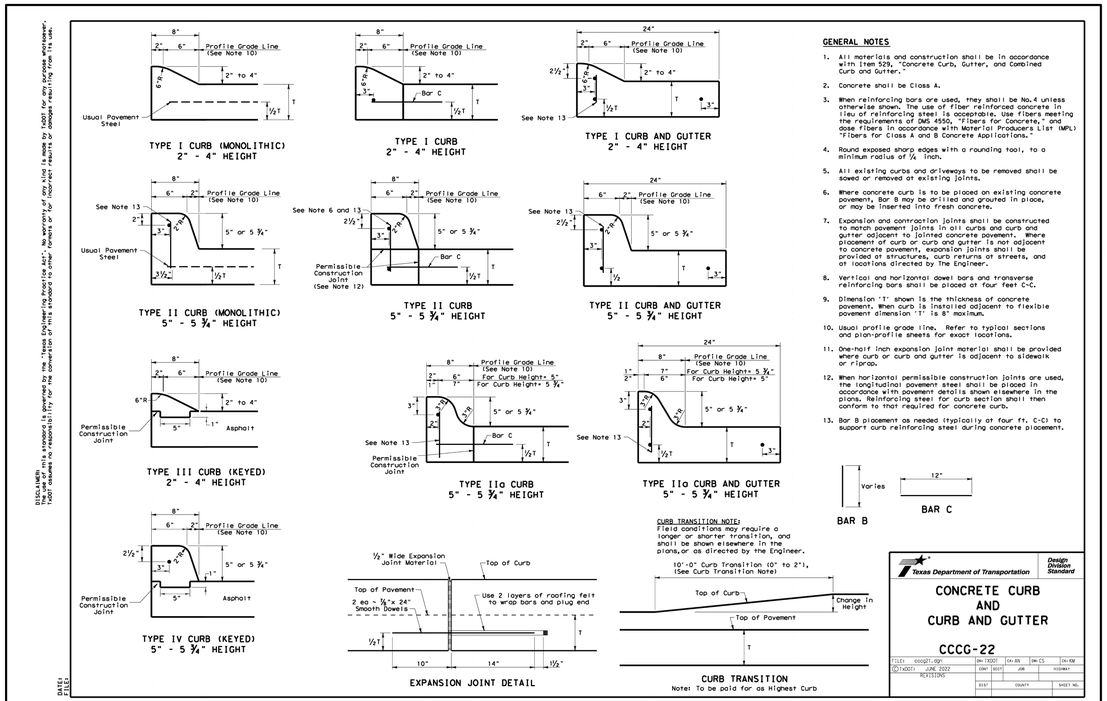
2 SCALE: N.T.S.

TXDOT TRAFFIC CONTROL PLAN CONVENTIONAL ROAD
SHOULDER WORK TCP (1-1)-18



4 SCALE: N.T.S.

TXDOT TRAFFIC CONTROL PLAN WORK AREA BEYOND RAMP
TCP (6-3)-12



1 SCALE: N.T.S.

TXDOT CONCRETE CURB & CURB AND GUTTER DETAILS

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PLAT NO. 22-11800685

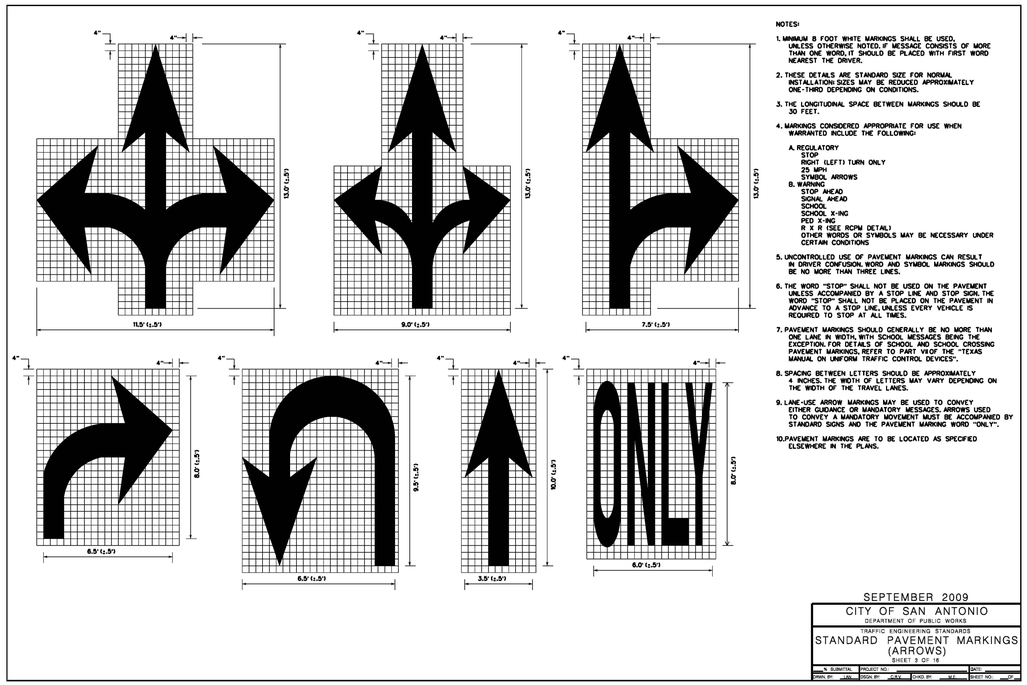
TXDOT TURN LANE DETAILS (2)

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

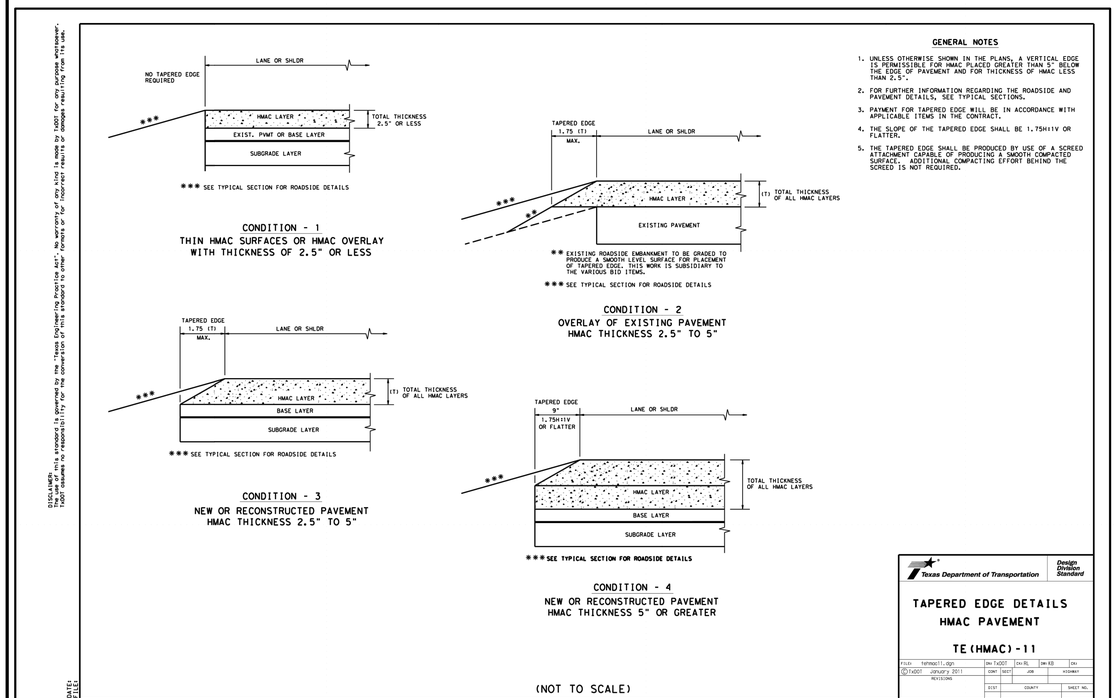
SHEET
CR116

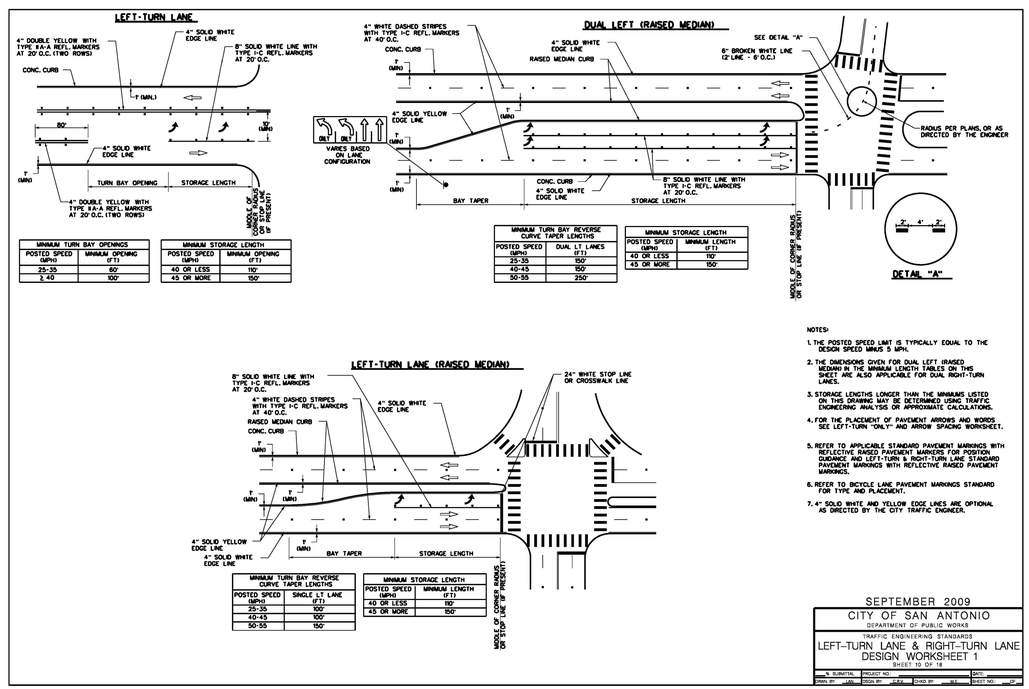
FILE NAME: U:_PROJECTS\VM6 - VALLE SOL\VM6.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\VM6.3 - CR113 - TXDOT TURN LANE DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOS 25, 2024
PLOTTED BY: JOSH
PLOTTED WITH: JAUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



3 CITY OF SAN ANTONIO STANDARD PAVEMENT MARKINGS (WORDS)
SCALE: N.T.S.

2 CITY OF SAN ANTONIO STANDARD PAVEMENT MARKINGS (ARROWS)
SCALE: N.T.S.





4 TXDOT TAPERED EDGE DETAILS HMAC PAVEMENT TE (HMAC)-11
SCALE: N.T.S.

1 CITY OF SAN ANTONIO LEF-TURN LANE & RIGHT-TURN LANE DESIGN WORKSHEET 1
SCALE: N.T.S.

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SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

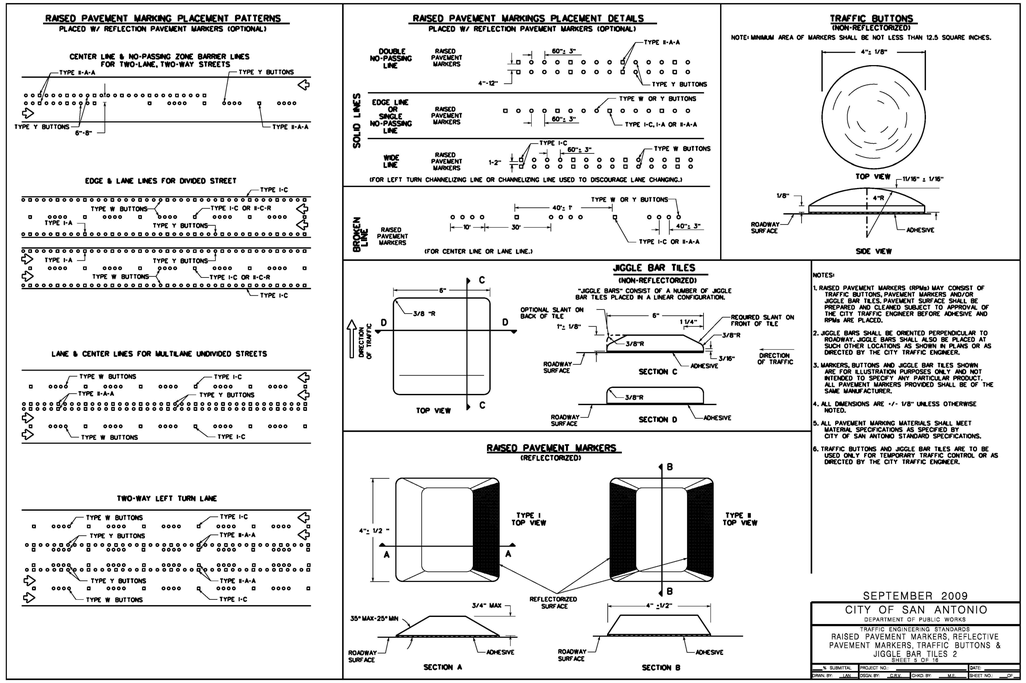
TXDOT TURN LANE DETAILS (3)

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

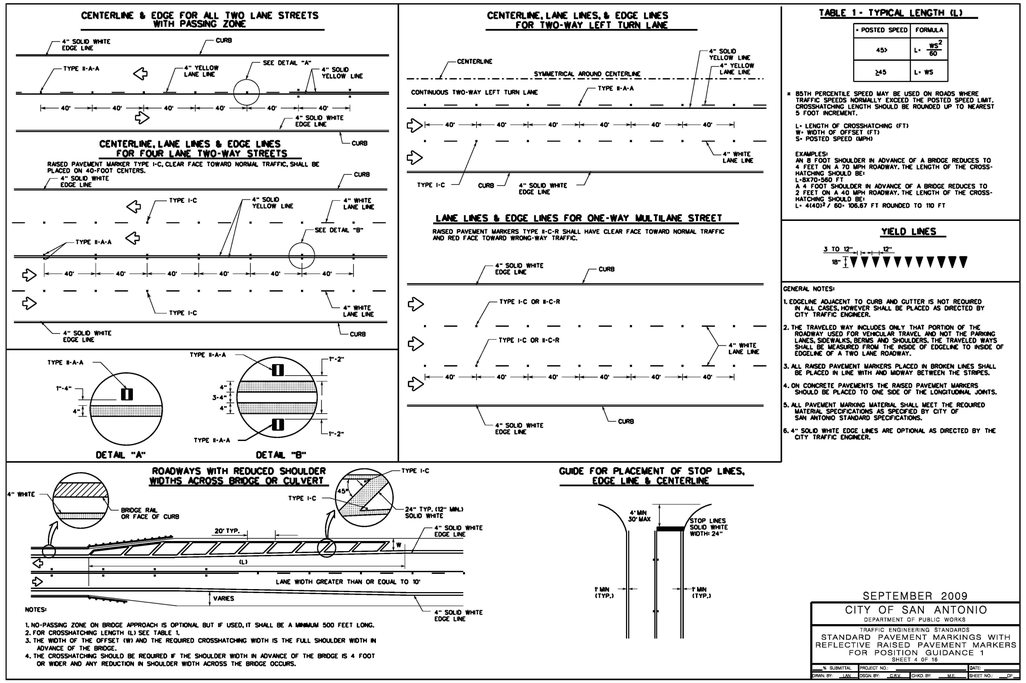
SHEET
CR117

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR113 - TXDOT TURN LANE DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOS 25, 2024
PLOTTED ON: JULY 25, 2024
PLOTTED WITH: JAUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: VT.0 UP PRODUCTION.CTB



3 — NOT USED
SCALE: N.T.S.

2 — CITY OF SAN ANTONIO RAISED PAVEMENT MARKINGS, REFLECTIVE PAVEMENT MARKERS, TRAFFIC BUTTONS & JIGGLER BAR TILES 2
SCALE: N.T.S.



4 — NOT USED
SCALE: N.T.S.

1 — CITY OF SAN ANTONIO STANDARD PAVEMENT MARKINGS WITH REFLECTIVE RAISED PAVEMENT MARKERS FOR POSITION GUIDANCE 1
SCALE: N.T.S.

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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

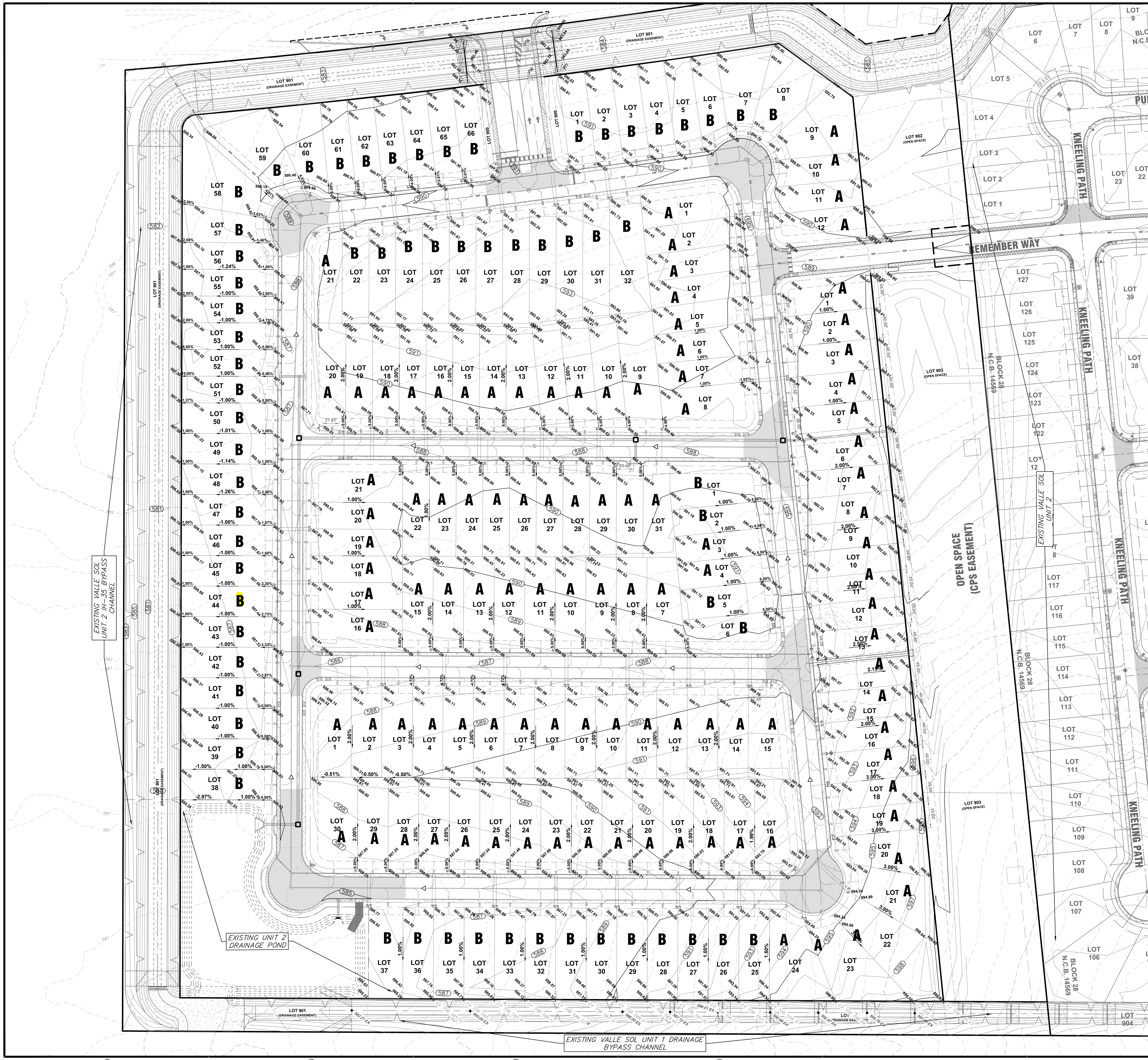
TXDOT TURN LANE DETAILS (4)

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CR118

PLT NAME: (L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CR113 - TXDOT TURN LANE DETAILS.DWG)
LAST MODIFIED BY: JOS
LAST MODIFIED ON: JULY 25, 2024
POSTED BY: JOS
POSTED ON: JULY 25, 2024 7:40:40 PM
PLOTTED BY: (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB



SCALE 1' =200'

0 100' 200' 400'

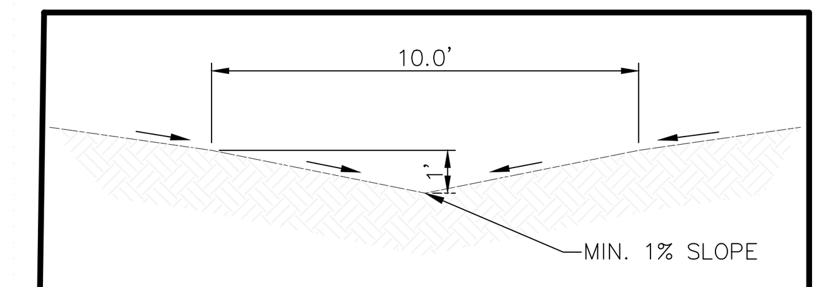
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS

DRAINS TO FRONT

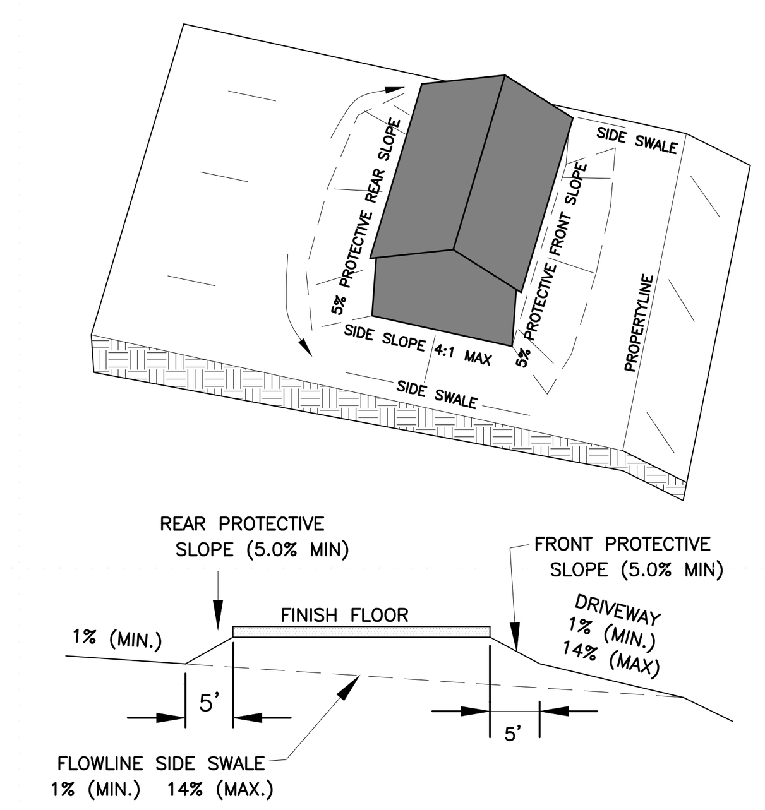
DRAINS 1/2 TO FRONT & 1/2 TO REAR

DRAINS TO REAR

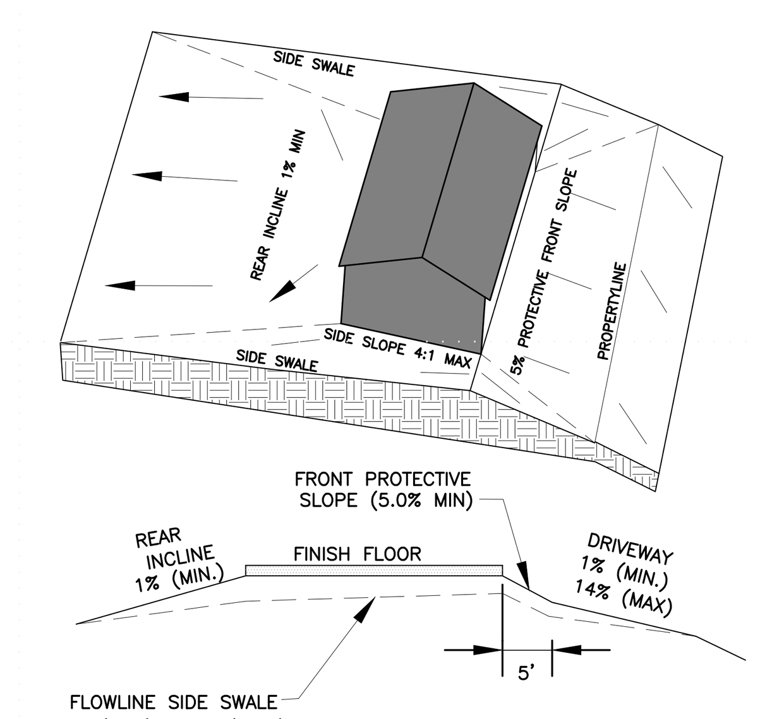


EARTHEN CHANNEL DETAIL

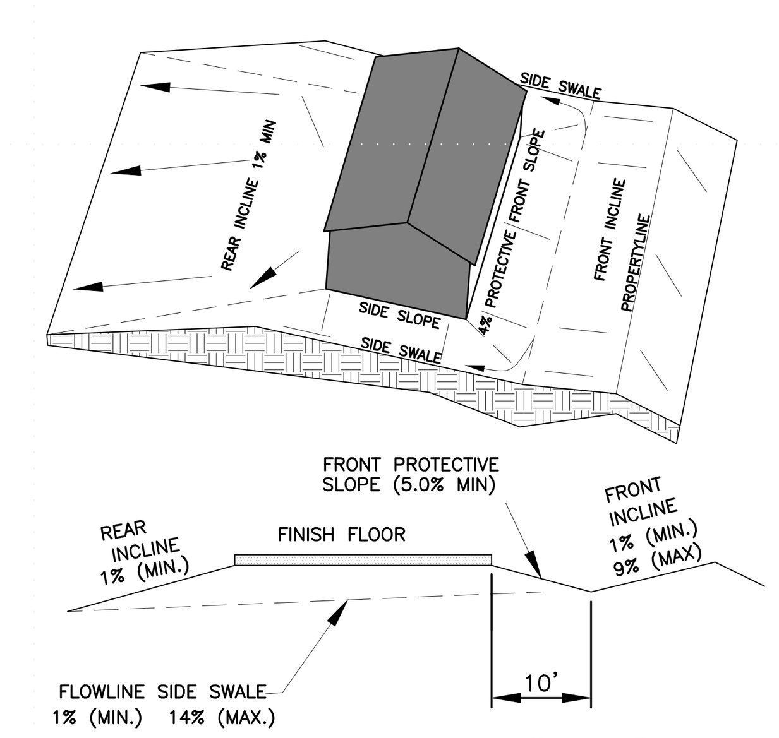
(PRIVATE DRAINAGE EASEMENT)
NOT TO SCALE



TYPE 'A' LOT GRADING



TYPE 'B' LOT GRADING



TYPE 'C' LOT GRADING

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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

OVERALL GRADING

REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

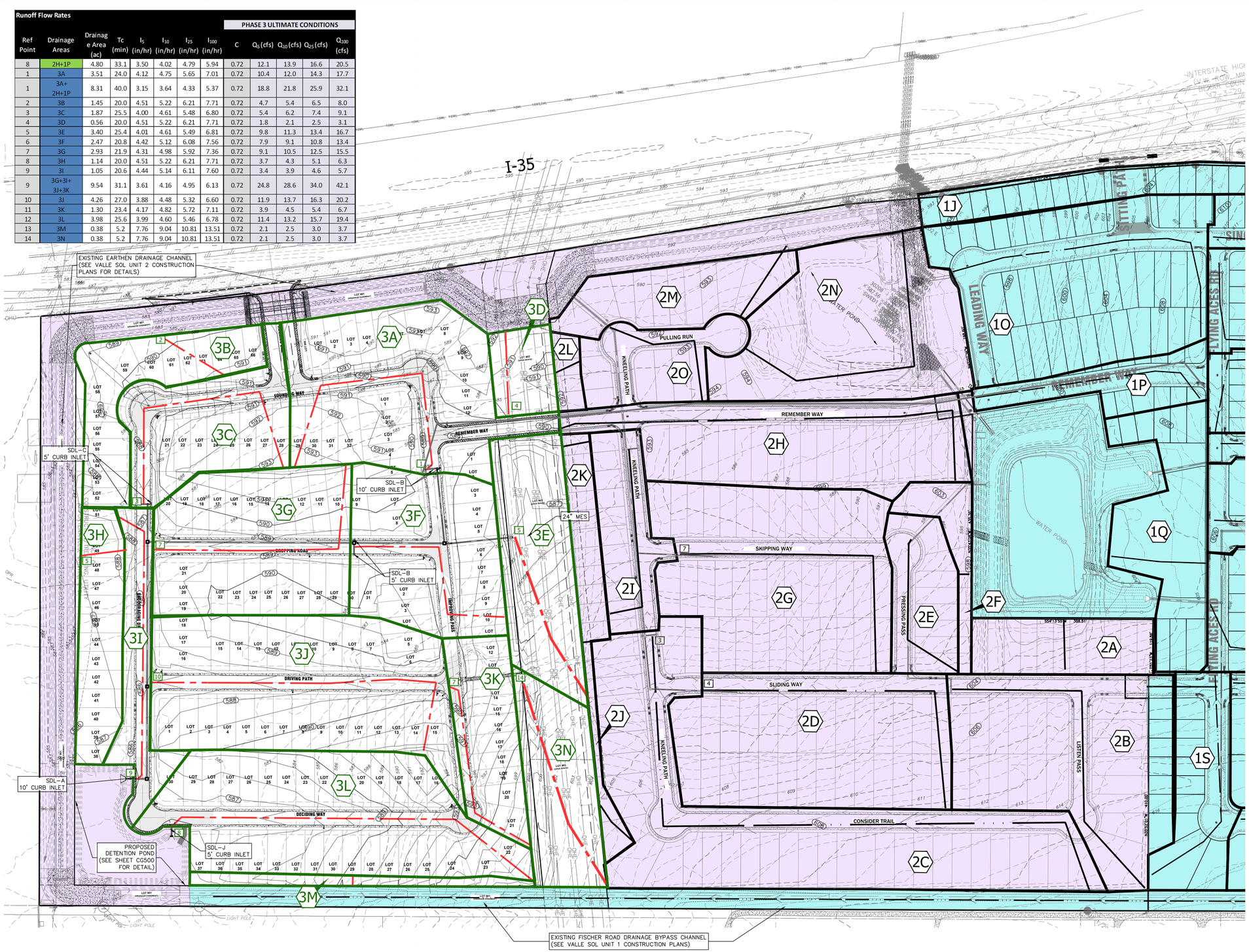
SHEET

CG100

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG100 - UNIT 3 OVERALL GRADING PLAN.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: July 21, 2024
PLOTTED BY: JOSCH
PLOTTED ON: July 21, 2024
PLOTTED WITH: _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB

Runoff Flow Rates

Ref Point	Drainage Areas	Drainage Area (ac)	Tc (min)	I_5 (in/hr)	I_{10} (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	PHASE 3 ULTIMATE CONDITIONS C	Q_5 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
8	2H+1P	4.80	33.1	3.50	4.02	4.79	5.94	0.72	12.1	13.9	16.6	20.5
1	3A	3.51	24.0	4.12	4.75	5.65	7.01	0.72	10.4	12.0	14.3	17.7
1	3A+ 2H+1P	8.31	40.0	3.15	3.64	4.33	5.37	0.72	18.8	21.8	25.9	32.1
2	3B	1.45	20.0	4.51	5.22	6.21	7.71	0.72	4.7	5.4	6.5	8.0
3	3C	1.87	25.5	4.00	4.61	5.48	6.80	0.72	5.4	6.2	7.4	9.1
4	3D	0.56	20.0	4.51	5.22	6.21	7.71	0.72	1.8	2.1	2.5	3.1
5	3E	3.40	25.4	4.01	4.61	5.49	6.81	0.72	9.8	11.3	13.4	16.7
6	3F	2.47	20.8	4.42	5.12	6.08	7.56	0.72	7.9	9.1	10.8	13.4
7	3G	2.93	21.9	4.31	4.98	5.92	7.36	0.72	9.1	10.5	12.5	15.5
8	3H	1.14	20.0	4.51	5.22	6.21	7.71	0.72	3.7	4.3	5.1	6.3
9	3I	1.05	20.6	4.44	5.14	6.11	7.60	0.72	3.4	3.9	4.6	5.7
9	3G+3I+ 3J+3K	9.54	31.1	3.61	4.16	4.95	6.13	0.72	24.8	28.6	34.0	42.1
10	3J	4.26	27.0	3.88	4.48	5.32	6.60	0.72	11.9	13.7	16.3	20.2
11	3K	1.30	23.4	4.17	4.82	5.72	7.11	0.72	3.9	4.5	5.4	6.7
12	3L	3.98	25.6	3.99	4.60	5.46	6.78	0.72	11.4	13.2	15.7	19.4
13	3M	0.38	5.2	7.76	9.04	10.81	13.51	0.72	2.1	2.5	3.0	3.7
14	3N	0.38	5.2	7.76	9.04	10.81	13.51	0.72	2.1	2.5	3.0	3.7



0 50' 100' 200'
SCALE 1" =100'

LEGEND

- 1 — DRAINAGE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- Tc PATH
- DRAINAGE AREA
- EXISTING VALLE SOL UNIT 1 (PLAT # 21-11800368)
- EXISTING VALLE SOL UNIT 2 (PLAT # 22-11800251)

NOTES:
1. THE RATIONAL METHOD WAS USED TO SIZE ON-SITE DRAINAGE IMPROVEMENTS.
2. SITE RESIDES IN CITY OF SAN ANTONIO PARTICIPATION AREA 4. CORRESPONDING ATLAS 14 RAINFALL INTENSITIES WERE UTILIZED FOR THE DRAINAGE ANALYSIS.
3. REFERENCE SHEET CG302 FOR DETAILED DRAINAGE CALCULATIONS

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VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

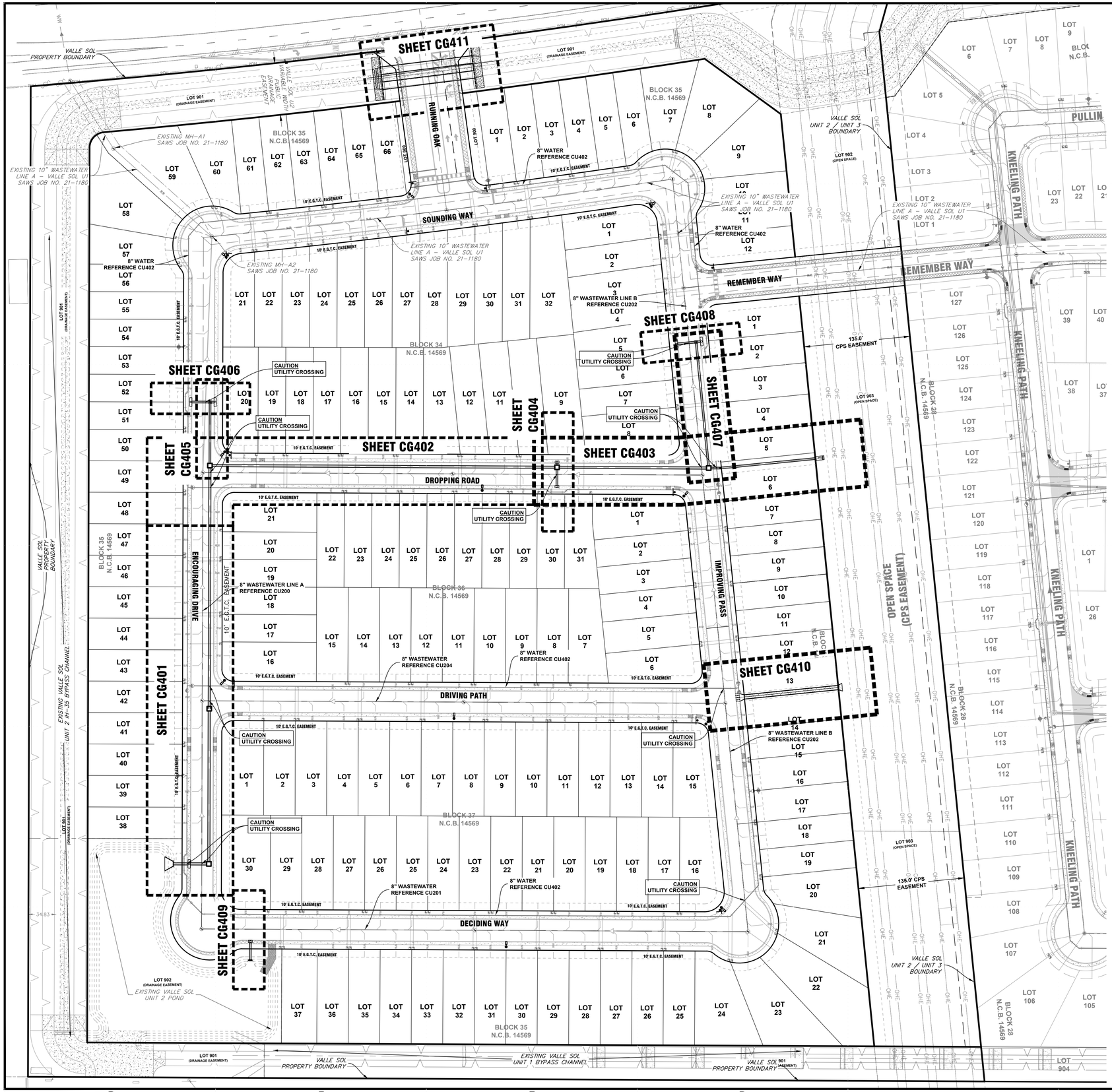
UNIT 3 PROPOSED DRAINAGE AREA MAP

REV	DATE	DESCRIPTION	BY

DESIGNED BY: xxx
DRAFTED BY: xxx
CHECKED BY: xxx

SHEET
CG300

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG300 - UNIT 3 PROPOSED DRAINAGE AREA MAP.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 21, 2024
PLOTTED ON: JUL 22, 2024
PLOTTED BY: JAMES DAY
PLOT STYLE: V1.0 UP PRODUCTION.CTB



LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- SHEET CGXXX SHEET REFERENCE

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111 TOWER DR. SUITE 325 TEL. 210-774-5504
SAN ANTONIO, TX 78232 WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

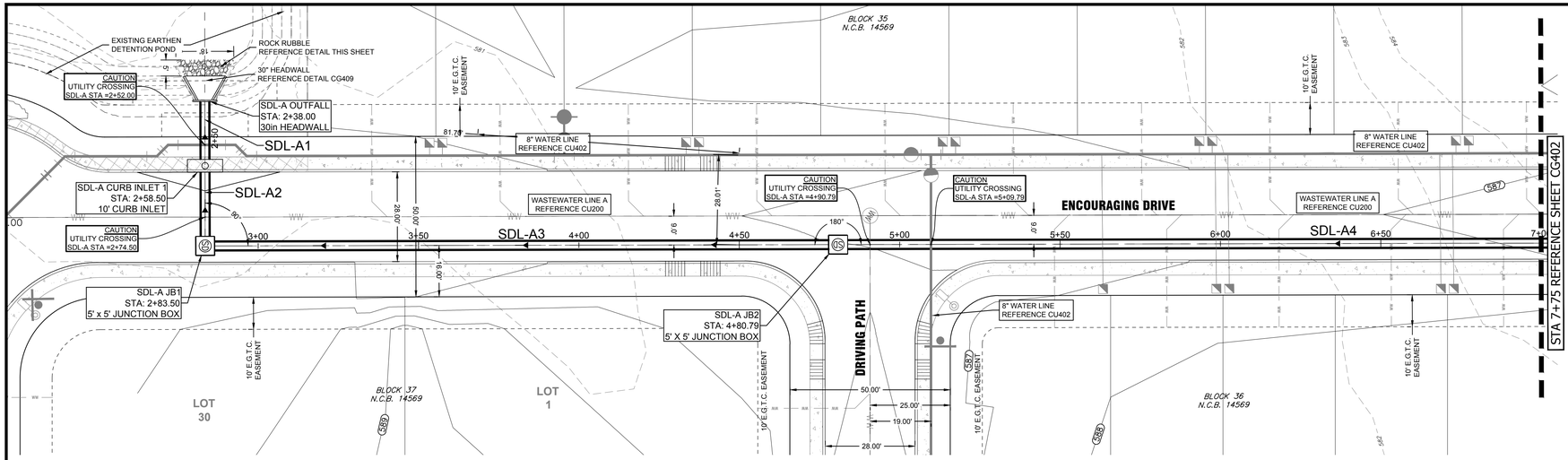
VALLE SOL UNIT 3 OVERALL STORM DRAINAGE PLAN

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CG400

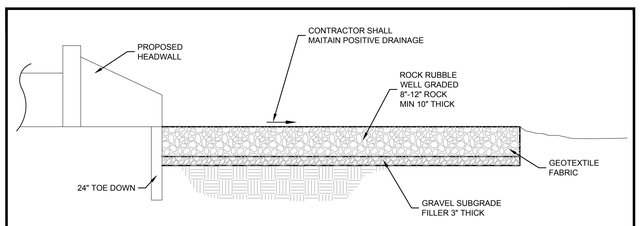
FILE NAME: U:_PROJECTS\196 – VALLE SOL\196.3 – VALLE SOL – UNIT 3\ACAD\SHEETS\196.3 – CG400 – UNIT 3 OVERALL STORM DRAINAGE.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 23, 2024
PLOTTED BY: JOSH.JOS
PLOTTED ON: JAN 22, 2024
PLOT STYLE: V1.0 UP PRODUCTION (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION (STANDARD).CTB



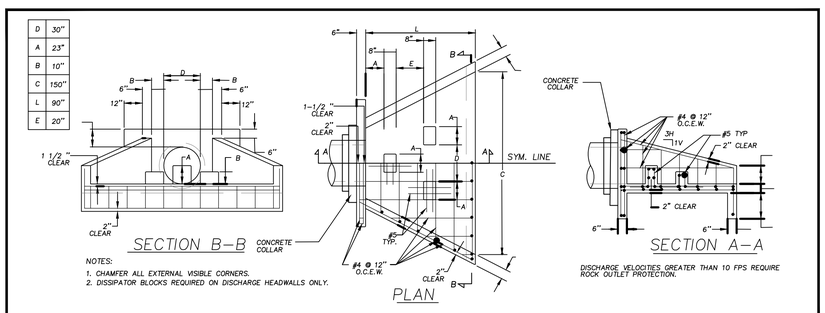
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

0 10' 20' 40'
SCALE 1" = 20'



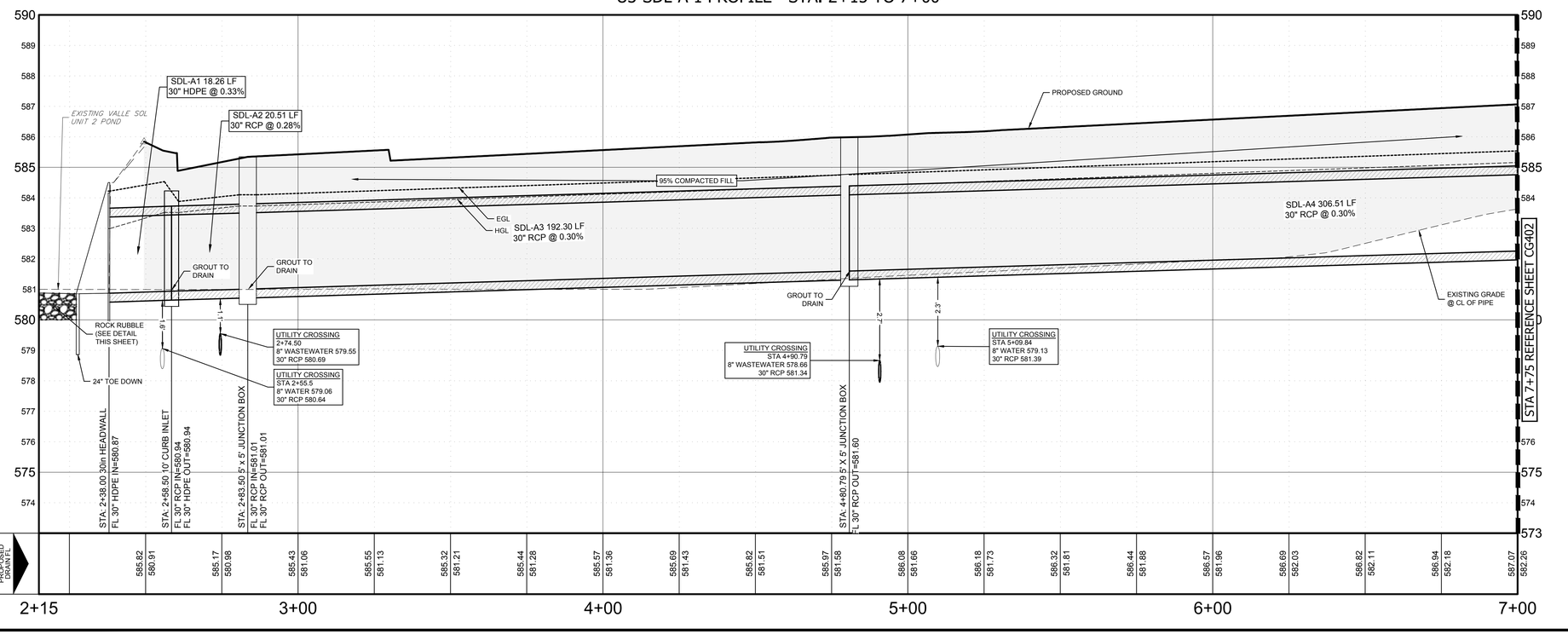
ROCK RUBBLE APRON - TYPICAL DETAIL
NOT TO SCALE



STANDARD HEADWALL DETAIL AND ENERGY DISSIPATORS
NOT TO SCALE

U3-SDL-A 1 PROFILE - STA. 2+15 TO 7+00

2' 1' 0 VERT. SCALE
SCALE: 1"=2' VERT. 1"=20' HORIZ.



DRAINAGE NOTES

1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.
2. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. ALL STORM DRAINAGE PIPE WITHIN PUBLIC ROW SHALL BE MIN RCP (REINFORCED CONCRETE PIPE)
5. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
6. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSINGS PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
7. REFERENCE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
8. CONCRETE SHALL BE A MINIMUM OF 3000 PSI IN 28 DAYS WITH #4 BARS @ 12" O.C.E.W. UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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WWW.UPENGINEERING.COM TBPELS F-10194609

7/30/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

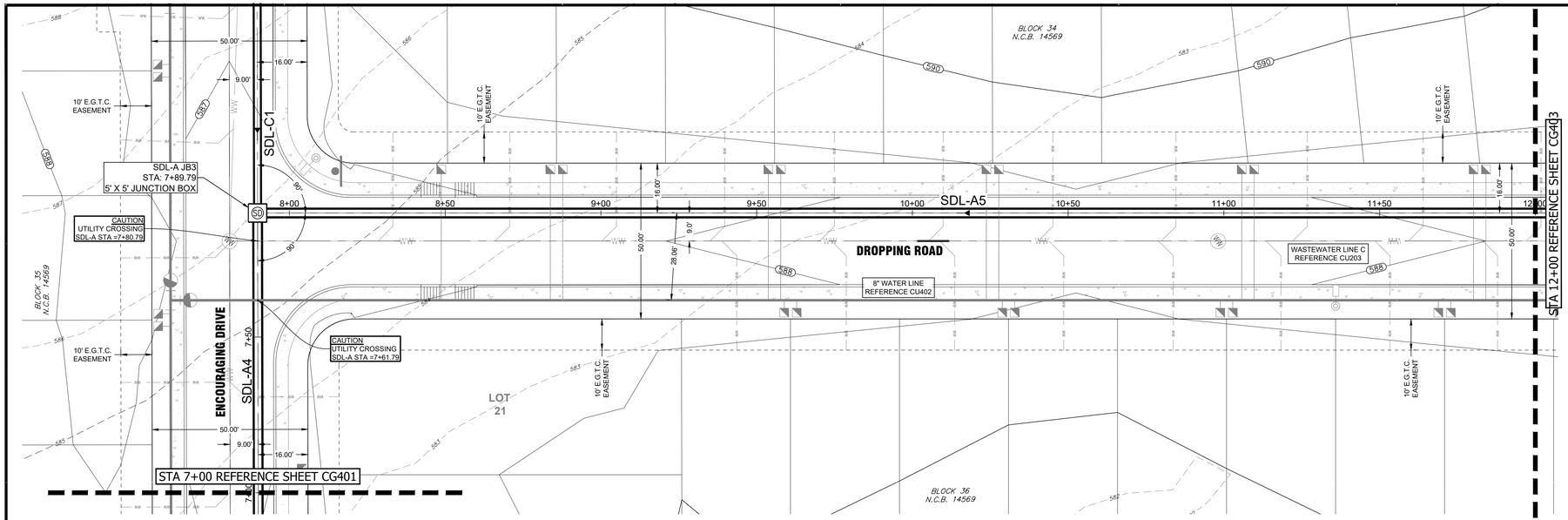
STORM DRAIN LINE A

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CG401

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - UNIT 3\4CAD\SHEETS\196.3 - CG401 - UNIT 3 STORM DRAIN LINE A.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: JUL 29, 2024
PLOTTED BY: TYLER 29, 2024
PLOTTED ON: 24X36 (D) PDF
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



LEGEND

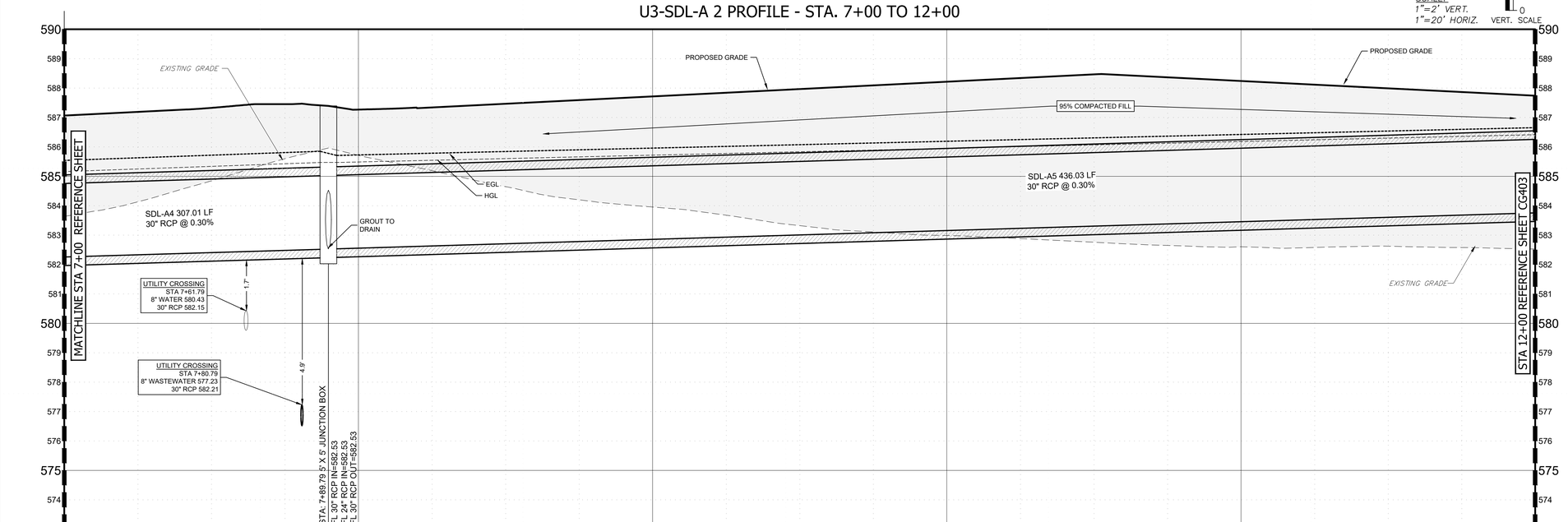
- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

0 10' 20' 40'
SCALE 1" = 20'

U3-SDL-A 2 PROFILE - STA. 7+00 TO 12+00

SCALE:
1"=2' VERT.
1"=20' HORIZ.

2'
1'
0
VERT. SCALE



PROP. GRND @ CL OF ROW	587.07	587.19	587.33	587.45	587.27	587.34	587.47	587.59	587.72	587.84	587.97	588.09	588.22	588.34	588.47	588.37	588.24	588.12	587.99	587.87	587.74
PROPOSED DRAIN FL	582.26	582.33	582.41	582.48	582.56	582.63	582.71	582.78	582.86	582.93	583.01	583.08	583.16	583.23	583.31	583.38	583.46	583.53	583.61	583.88	583.76

7+00 8+00 9+00 10+00 11+00 12+00

DRAINAGE NOTES

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9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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WWW.UPENGINEERING.COM TBPELS F-11994609

7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

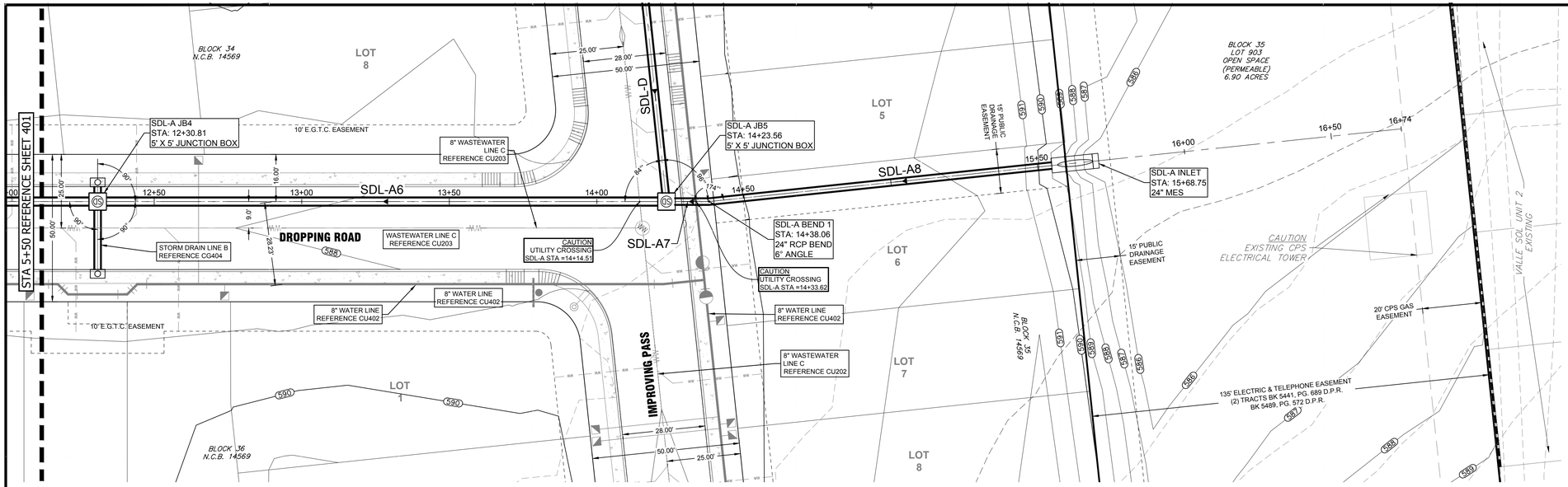
STORM DRAIN LINE A-2

REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
CG402

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG401 - UNIT 3 STORM DRAIN LINE A.DWG
LAST MODIFIED BY: JOSH
LAST PLOTTED BY: JOSH
PLOTTED ON: JULY 22, 2024
PLOTTED WITH: JAY TOCCO.PMP (GENERAL DOCUMENTATION).PC3
PLOT STYLE: 97.5 UP PRODUCTS.CTB (FENGMIN).CTB



LEGEND

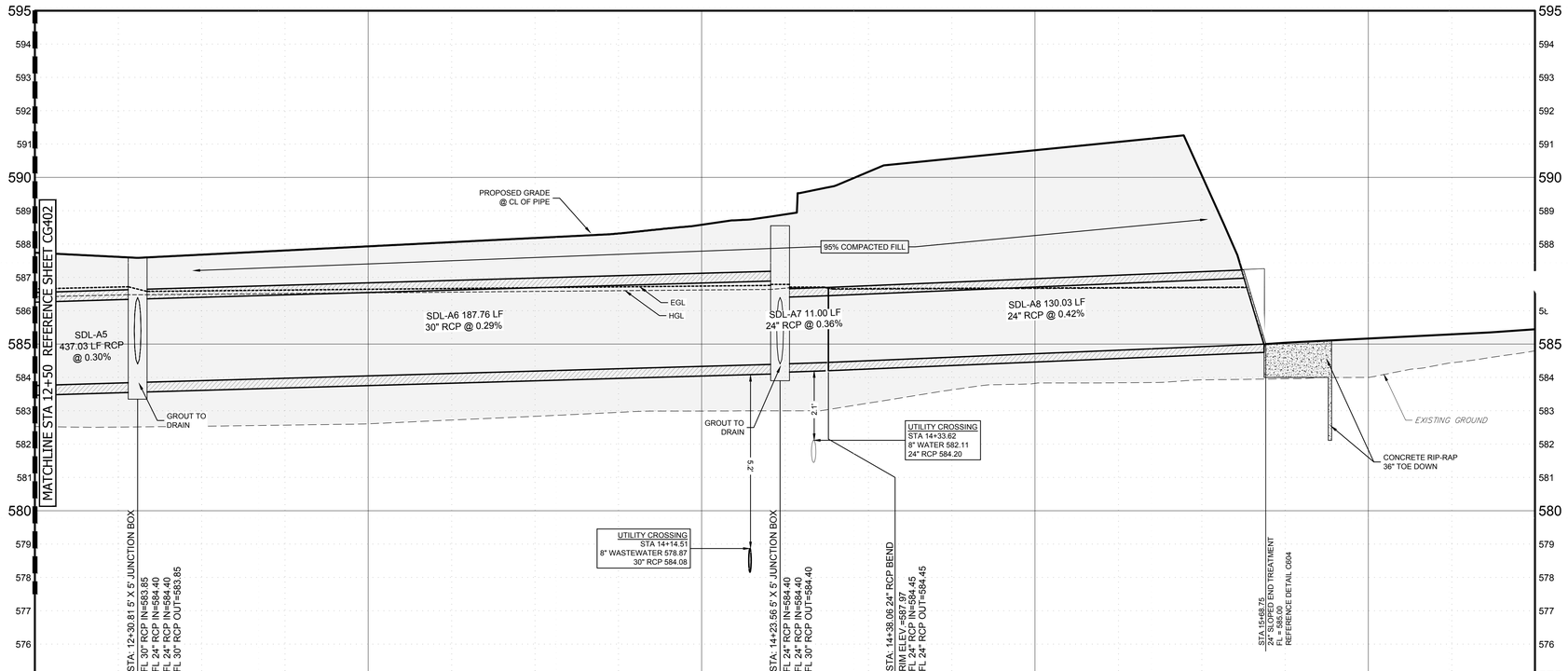
- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING WASTEWATER MANHOLE
- EXISTING SIGN
- PROPOSED DRAINAGE JUNCTION BOX
- EXISTING FIRE HYDRANT
- PROPOSED CURB INLET
- PROPOSED FIRE HYDRANT
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED WATER VALVE
- PROPOSED STREET LIGHT
- PROPOSED CAP/PLUG
- PROPOSED WASTEWATER LATERAL
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE

0 10' 20' 40'
SCALE 1" = 20'

U3-SDL-A 2 (1) PROFILE - STA. 12+00 TO 16+50

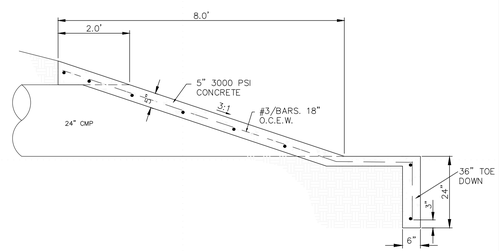
SCALE:
1"=2' VERT.
1"=20' HORIZ.

2'
1'
0
VERT. SCALE



PROP. GRND @ CL OF PIPE	587.74	587.62	587.68	587.81	587.93	588.06	588.18	588.32	588.58	588.89	590.16	590.56	590.81	591.06	590.08	585.04	585.17	585.29	585.45
PROPOSED DRAIN FL	583.76	583.83	583.90	583.97	584.05	584.12	584.19	584.26	584.33	584.41	584.50	584.61	584.71	584.82	584.92				

12+00 13+00 14+00 15+00 16+00 16+50



CONCRETE RIP-RAP
NOT TO SCALE

DRAINAGE NOTES

1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.
2. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
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5. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
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9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED
PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

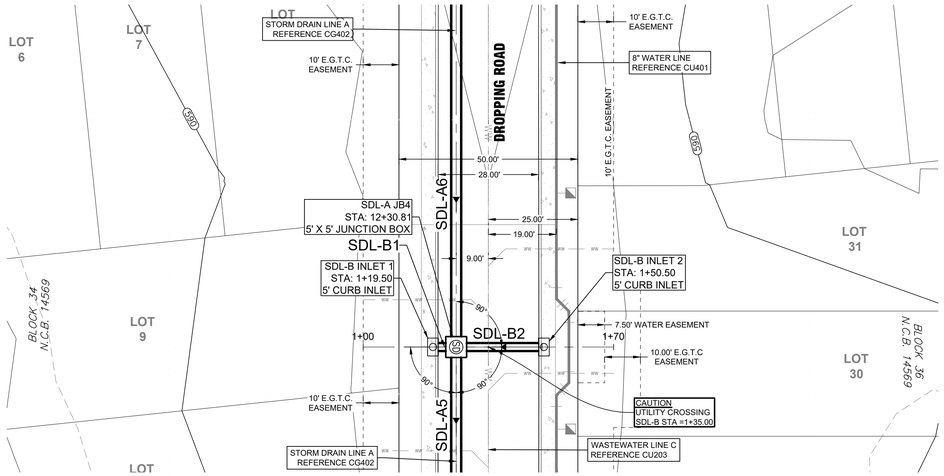
STORM DRAIN LINE A-3

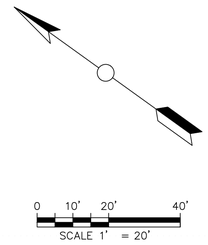
REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
CG403

FILE NAME: I:\...PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG401 - UNIT 3 STORM DRAIN LINE A.DWG
LAST MODIFIED BY: TYLER
LAST PLOTTED BY: TYLER
PLOTTED ON: TUE, 22, 2024
PLOTTED WITH: 196.3 - PDF.PC3
PLOT STYLE: W1.0 UP PRODUCTS.CTB





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
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- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
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- PROP. GRADE ELEVATIONS
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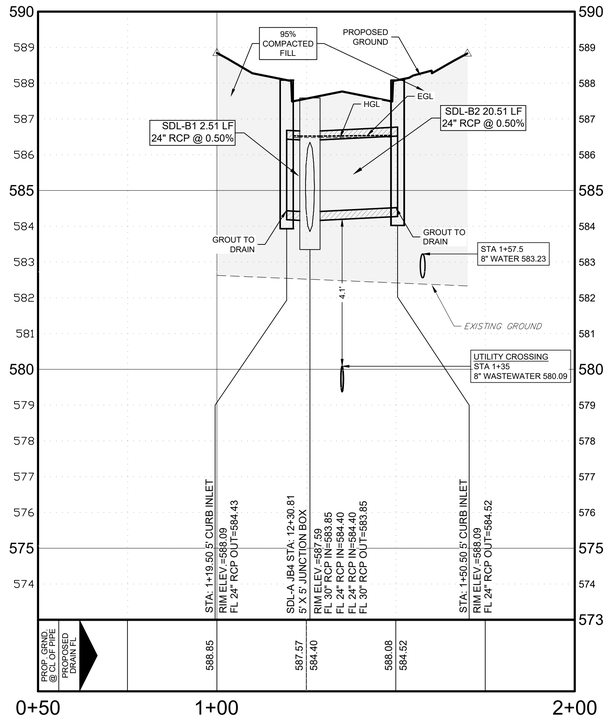
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

SCALE:
1"=5' VERT.
1"=20' HORIZ.

U3-SDL-B PROFILE - STA. 0+50 TO 2+00



DRAINAGE NOTES

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!!! CAUTION !!!

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7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

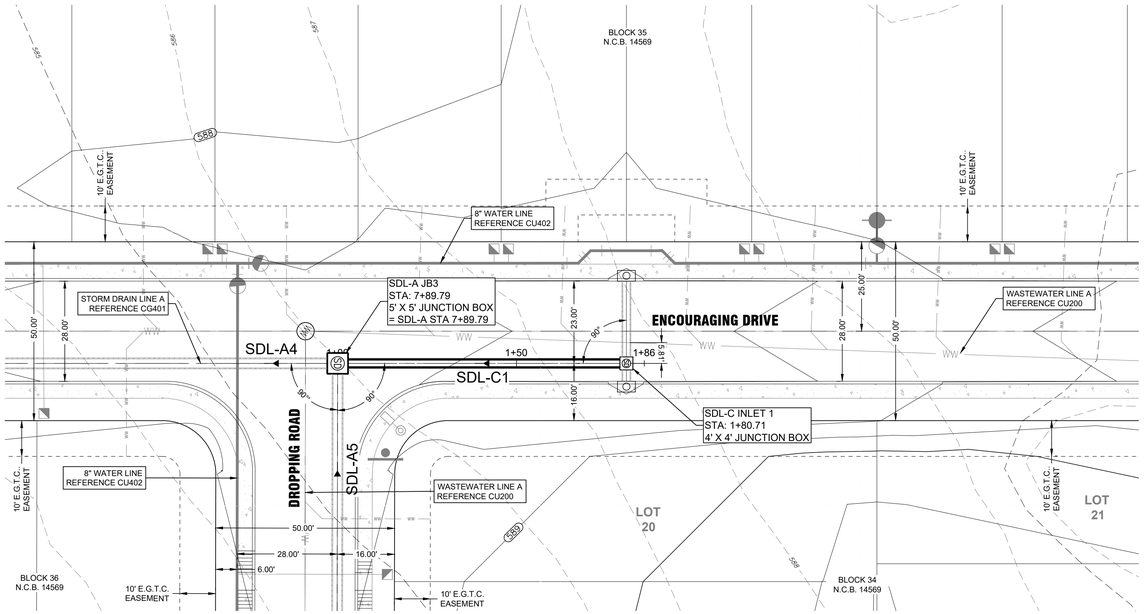
STORM DRAIN LINE B

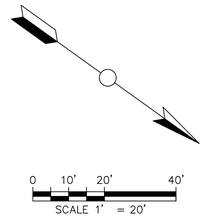
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CG404

FILE NAME: U:_PROJECTS\VM - VALLE SOL\VM.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\VM.3 - CG404 - UNIT 3 STORM DRAIN LINE B.DWG
LAST MODIFIED BY: JOS
LAST PLOTTED ON: JOS
PLOTTED ON: AUTOCAD
PLOTTED BY: JOS
PLOT STYLE: AUTOCAD.PSF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB

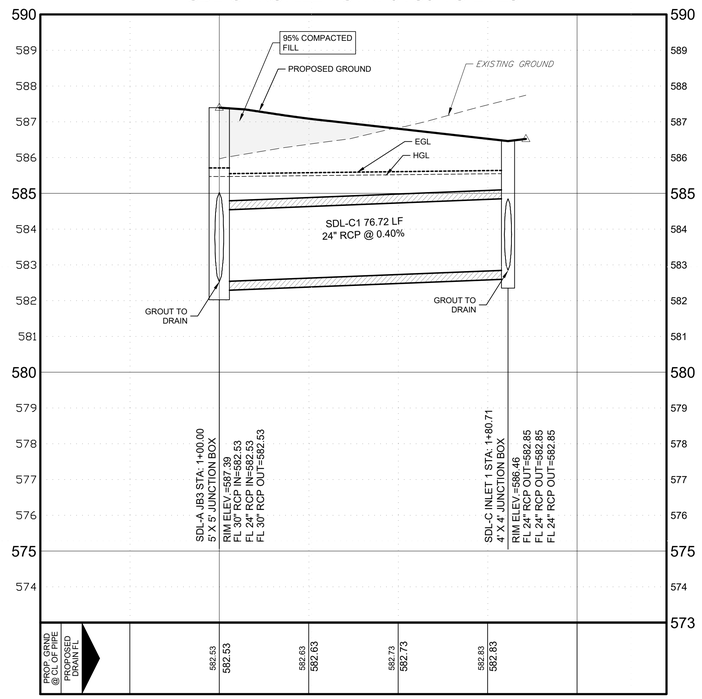


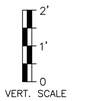


LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

SDL-C PROFILE - STA. 0+50 TO 2+25





SCALE:
1"=2' VERT.
1"=20' HORIZ.

DRAINAGE NOTES

1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.
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3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. ALL STORM DRAINAGE PIPE WITHIN PUBLIC ROW SHALL BE MIN RCP (REINFORCED CONCRETE PIPE)
5. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
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8. CONCRETE SHALL BE A MINIMUM OF 3000 PSI IN 28 DAYS WITH #4 BARS @ 12" O.C.E.W. UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.

!!! CAUTION !!!

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SAN ANTONIO, TX 78232 TBPE F-17992
WWW.UPENGINEERING.COM TBPELS F-10194609

7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

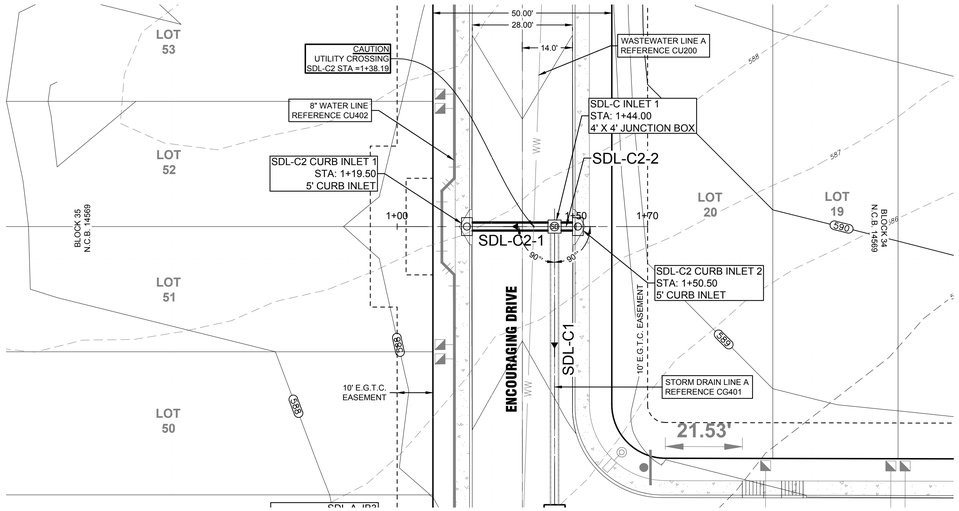
STORM DRAIN LINE C

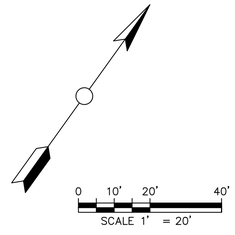
REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
CG405

FILE NAME: L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG405 - UNIT 3 STORM DRAIN LINE C.DWG
LAST MODIFIED BY: JOS
LAST PLOTTED BY: JOS
PLOTTED ON: JULY 22, 2024
PLOTTED WITH: JM TOOLS.PMP (GENERAL DOCUMENTATION).PC3
PLOT STYLE: 97.5 UP PRODUCTION.CTB

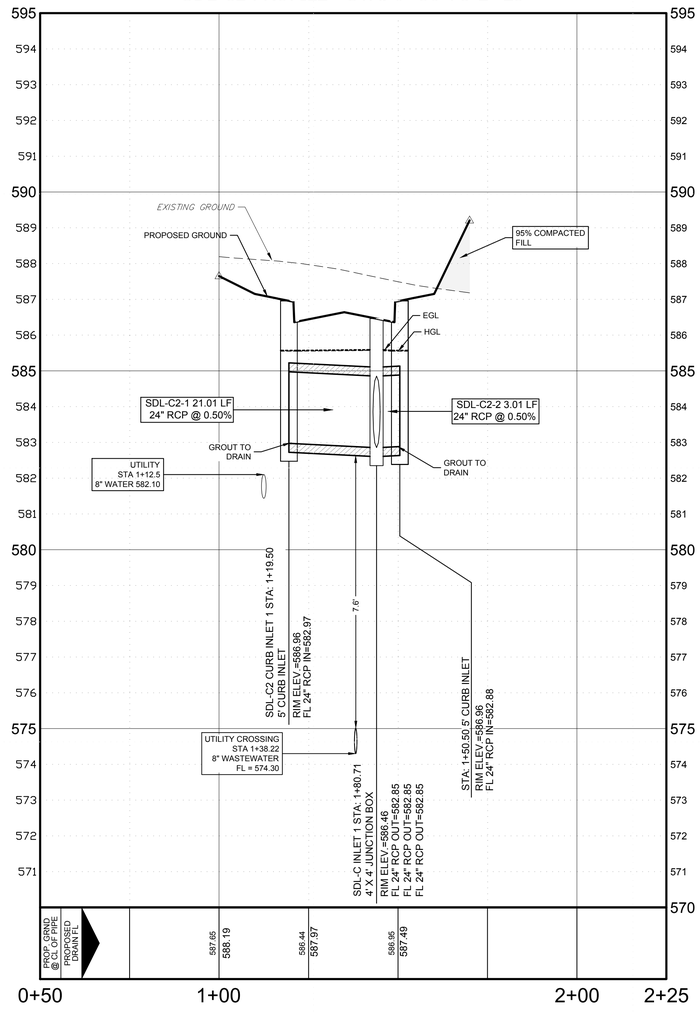


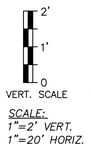


LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

SDL-C2 PROFILE - STA. 0+50 TO 2+25





SCALE:
1"=2' VERT.
1"=20' HORIZ.

DRAINAGE NOTES

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!!! CAUTION !!!

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7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED PROFESSIONAL ENGINEER

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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

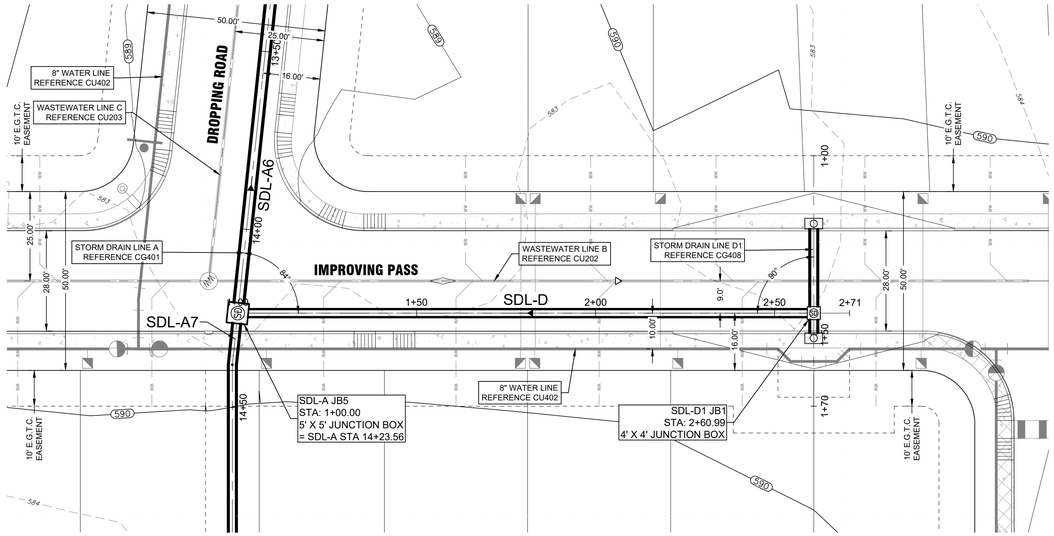
STORM DRAIN LINE C2

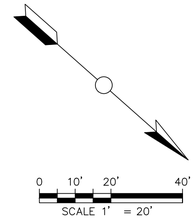
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CG406

FILE NAME: (L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CGADE - UNIT 3 STORM DRAIN LINE C2.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 22, 2024
PLOTTED BY: JOSH
PLOTTED ON: JUL 22, 2024
PLOTTED WITH: PDF PC3
PLOT STYLE: V1.0 UP PRODUCTION.CTB





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
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- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
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- PROPOSED CAP/PLUG
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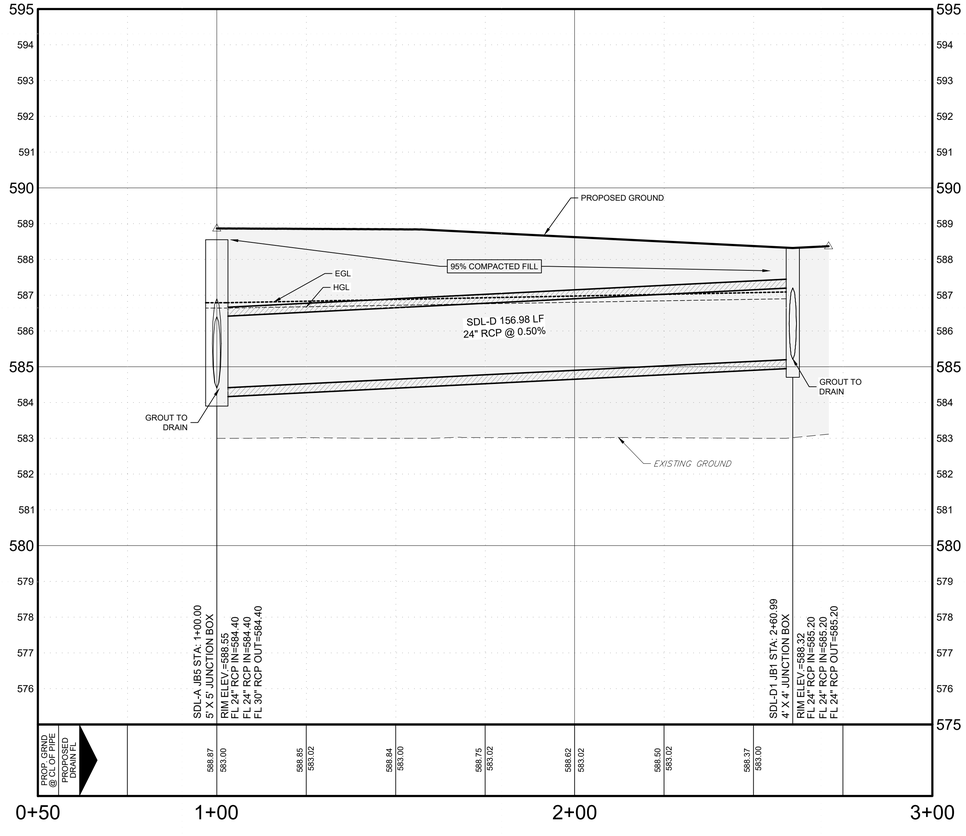
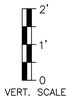
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

SDL-D PROFILE - STA. 0+50 TO 3+00



SCALE:
1"=2' VERT.
1"=20' HORIZ.



DRAINAGE NOTES

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7/22/24

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LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

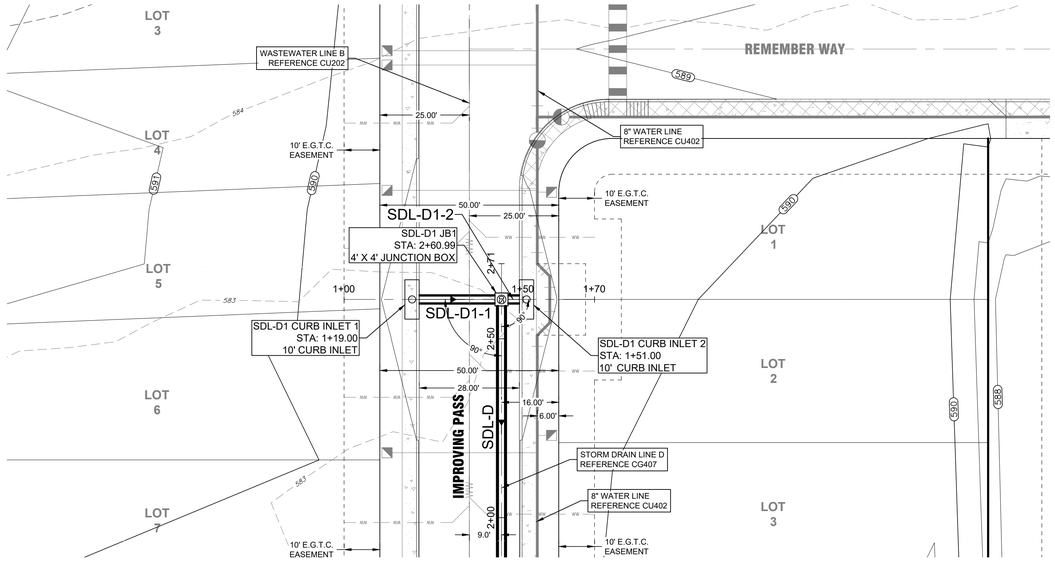
STORM DRAIN LINE D

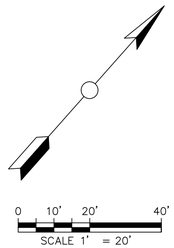
REV	DATE	DESCRIPTION	BY

DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

SHEET
CG407

FILE NAME: U:_PROJECTS\VM - VALLE SOL\VM.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\VM.3 - CG407 - UNIT 3 STORM DRAIN LINE D.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 21, 2024
PLOTTED BY: JOSH
PLOTTED WHEN: JUL/22/24
PLOT STYLE: V1.0 UP PRODUCTS.CTB
PLOTTED WITH: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PAPER SIZE: ANSI B (11.00 INCHES X 17.00 INCHES)





LEGEND

- BOUNDARY / RIGHT OF WAY
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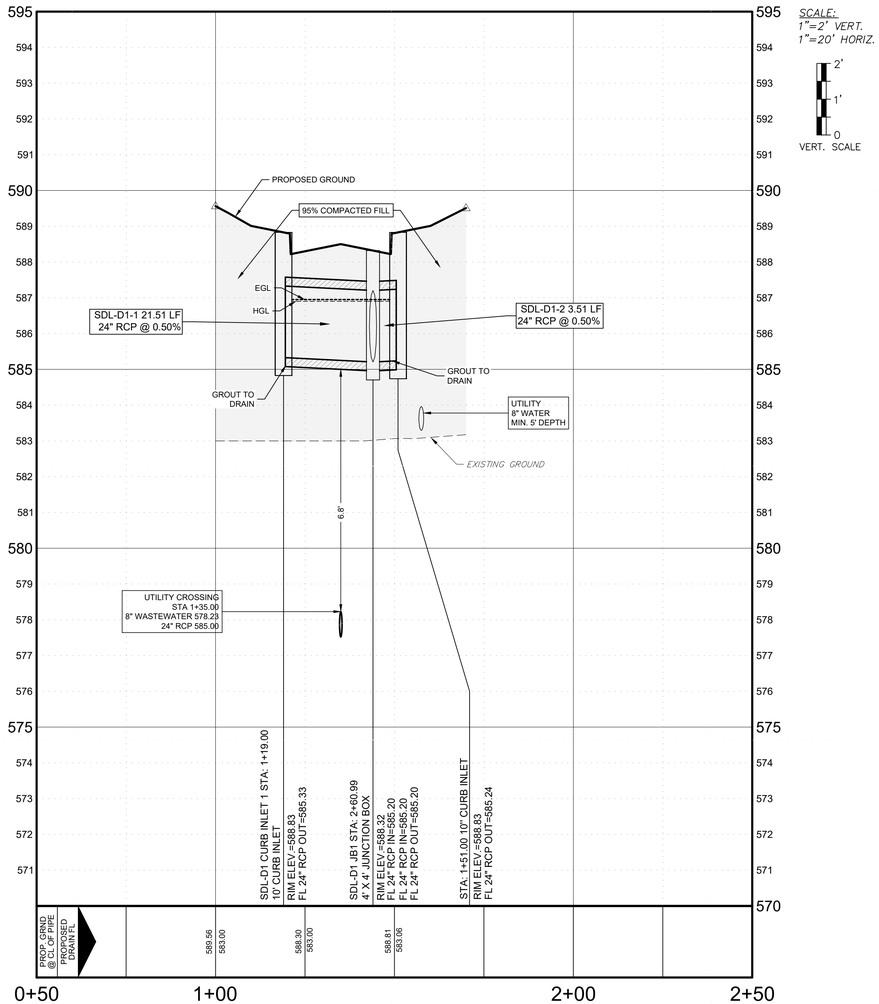
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

SDL-D1 PROFILE - STA. 0+50 TO 2+50



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TBPELS F-10194609

7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

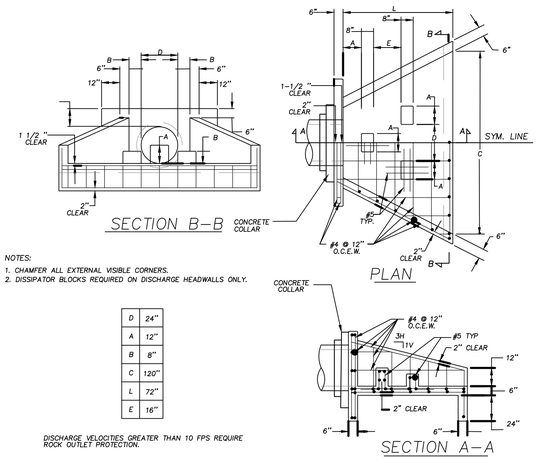
STORM DRAIN LINE D1

REV	DATE	DESCRIPTION	BY

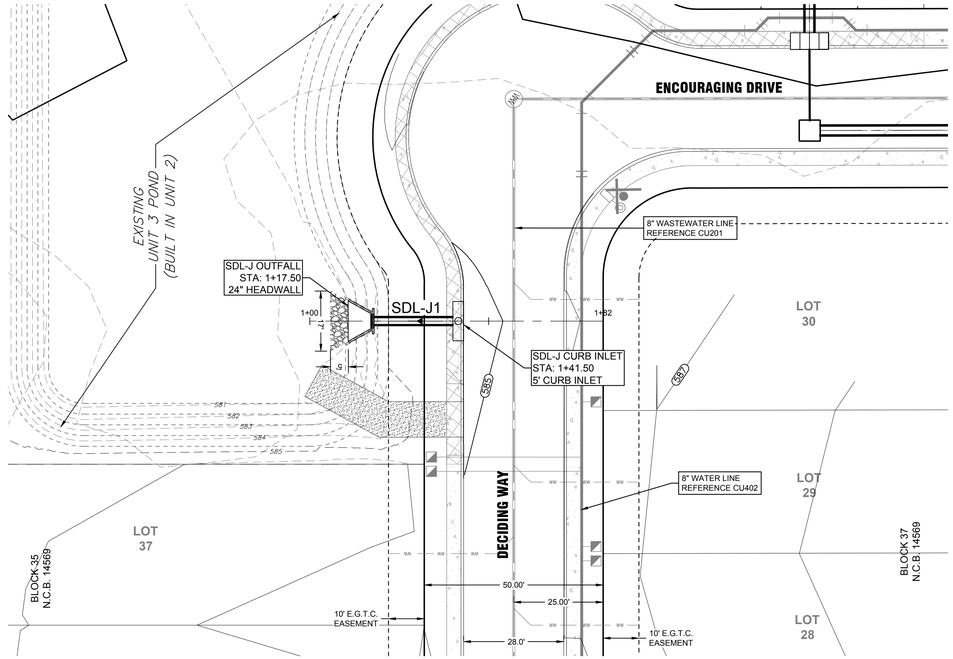
DESIGNED BY:	TS/JOS
DRAFTED BY:	JOS
CHECKED BY:	NU/RJP

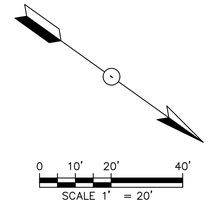
SHEET
CG408

FILE NAME: I:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG408 - UNIT 3 STORM DRAIN LINE D1.DWG
LAST MODIFIED BY: JOS
LAST MODIFIED ON: 7/22/2024
PLOTTED BY: JOS
PLOTTED ON: 7/22/2024
PLOTTER NAME: JAY.CGD.PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: 91.0 UP PRODUCTION STANDARD.CTB



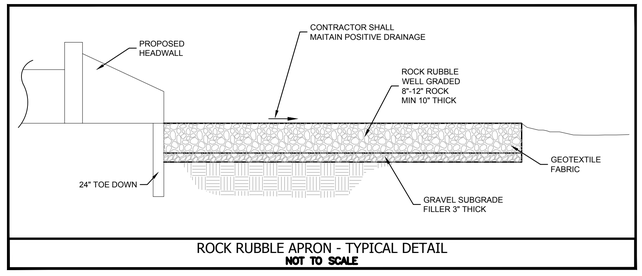
STANDARD HEADWALL DETAIL AND ENERGY DISSIPATORS
NOT TO SCALE





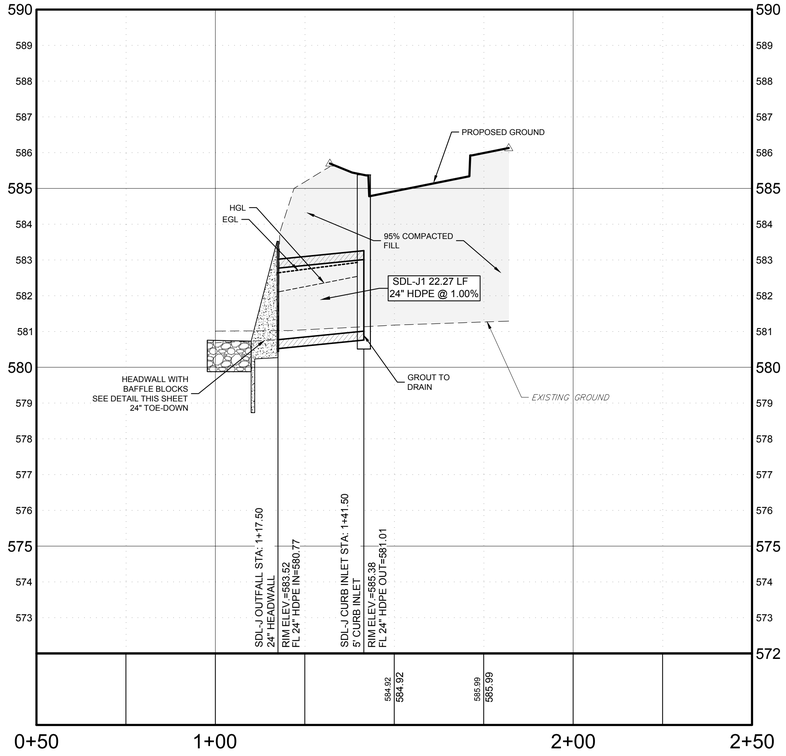
LEGEND

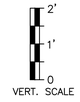
- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- EXIST. GRADE ELEVATIONS
- PROP. GRADE ELEVATIONS
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL



ROCK RUBBLE APRON - TYPICAL DETAIL
NOT TO SCALE

SDL-J PROFILE - STA. 0+50 TO 2+50





SCALE:
1"=2' VERT.
1"=20' HORIZ.

DRAINAGE NOTES

1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.
2. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
3. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
4. ALL STORM DRAINAGE PIPE WITHIN PUBLIC ROW SHALL BE MIN RCP (REINFORCED CONCRETE PIPE)
5. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
6. CONTRACTOR SHALL EXPOSE ALL EXISTING UTILITIES CROSSINGS PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY LINE INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
7. REFERENCE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
8. CONCRETE SHALL BE A MINIMUM OF 3000 PSI IN 28 DAYS WITH #4 BARS @ 12" O.C.E.W. UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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WWW.UPENGINEERING.COM TBPELS F-17992

7/30/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

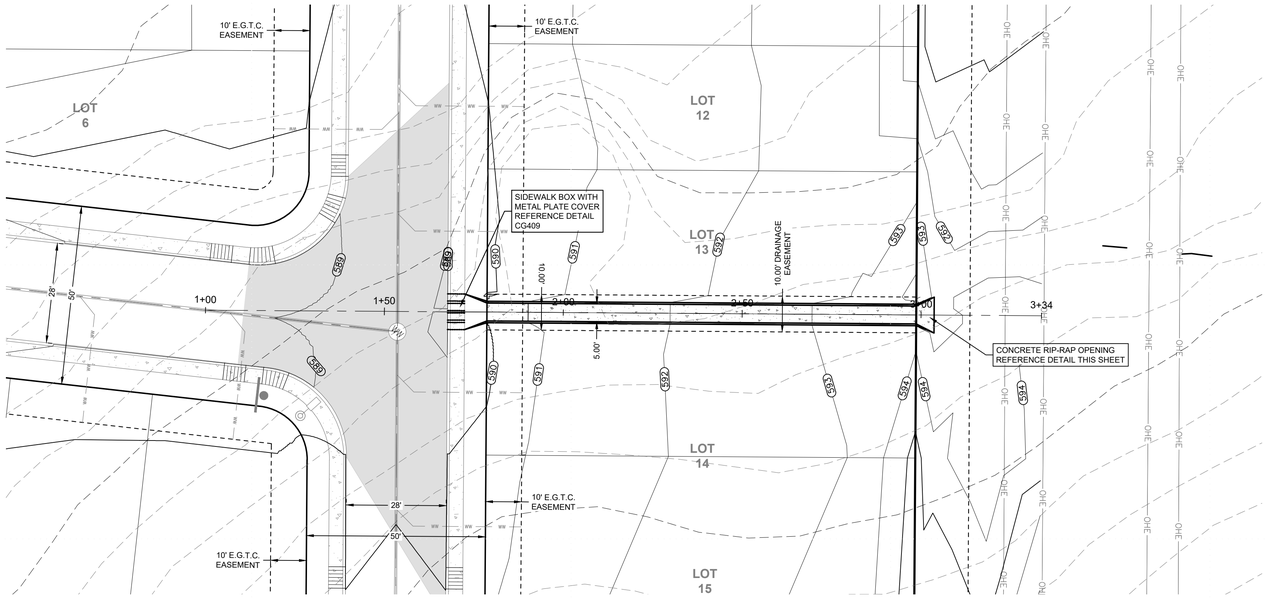
STORM DRAIN LINE J

REV	DATE	DESCRIPTION	BY

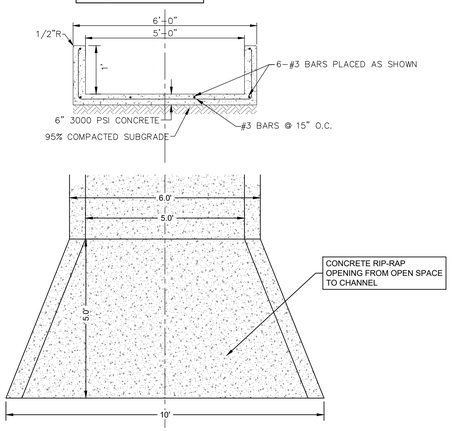
DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CG409

FILE NAME: I:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG409 - UNIT 3 STORM DRAIN LINE J.DWG
LAST MODIFIED BY: TLEE
LAST MODIFIED ON: JUL 24, 2024
PLOTTED BY: TLEE
PLOTTED ON: JUL 24, 2024
PLOTTED WITH: TO PDF.ctb
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



STA 1+68 TO STA 2+99		
Q_{25} =	3.0	CFS
BW =	5	FT
CD =	1	FT
N_{25} =	0.013	
S =	2.52	%
D_{25} =	0.20	FT
V_{25} =	4.55	FPS



CONCRETE CHANNEL INLET

NOT TO SCALE

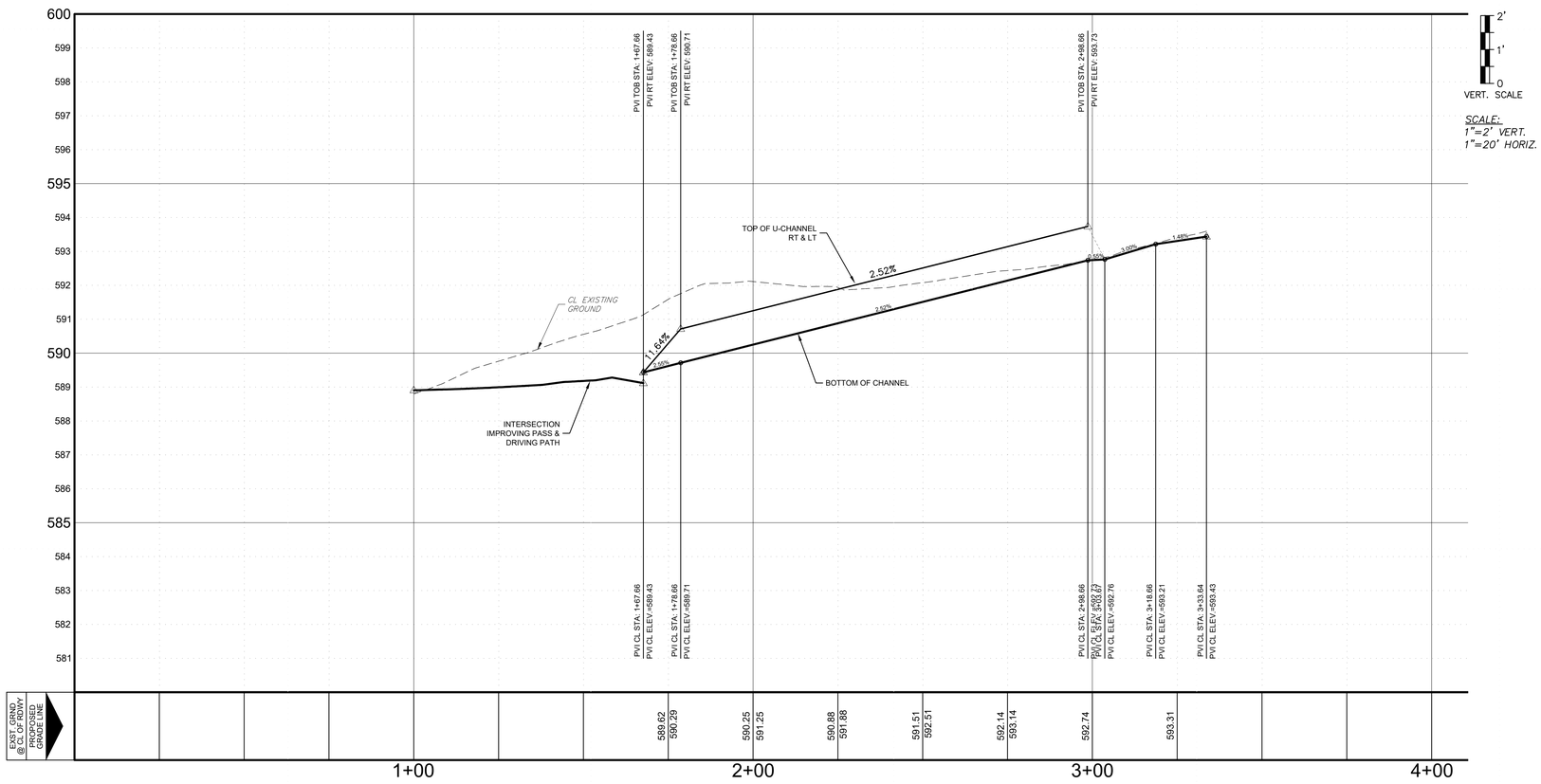
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

0 10' 20' 40'

SCALE 1" = 20'

U3 SD U CHANNEL A STA 0+00 TO STA 5+00



DRAINAGE NOTES

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!!! CAUTION !!!

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TBPELS F-10194609

7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED
PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

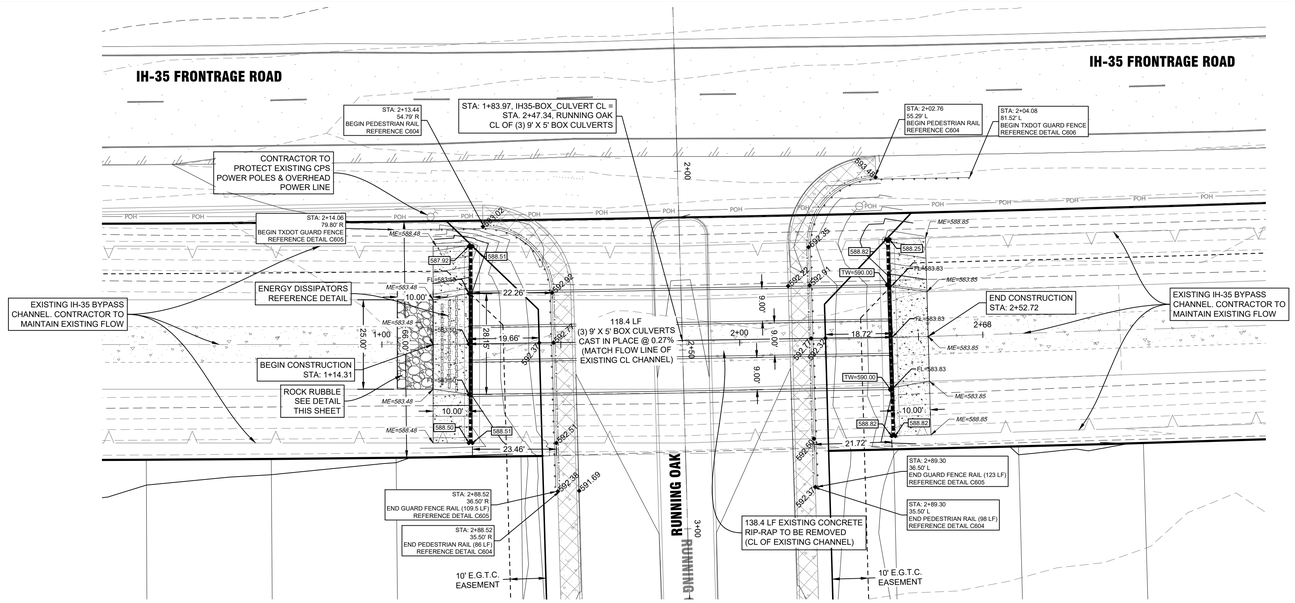
UNIT 3 - U CHANNEL A

REV	DATE	DESCRIPTION	BY

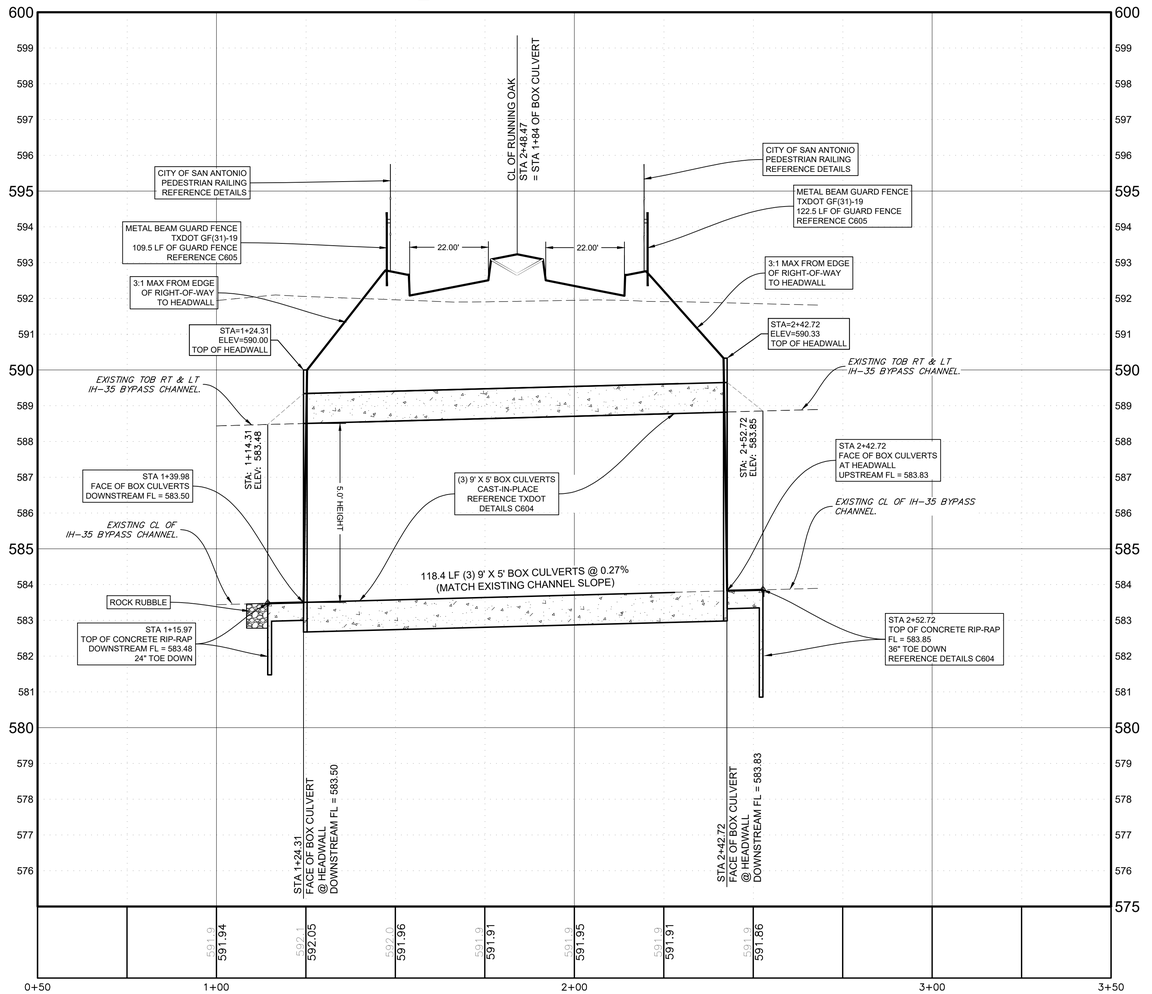
DESIGNED BY: xxx
DRAFTED BY: XXX
CHECKED BY: XXX

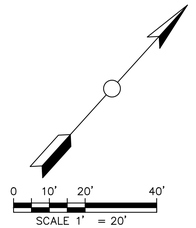
SHEET
CG410

FILE NAME: I:\...\PROJECTS\Vol6 - VALLE SOL\Vol6.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\Vol6.3 - CG410 - UNIT 3 U-CHANNEL A.DWG
LAST MODIFIED BY: TYLER
LAST PLOTTED BY: TYLER, 2024
PLOTTED ON: TYLER, 2024
PLOTTED IN: DWG TO PDF.pc3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



IH35-BOX_CULVERT CL PROFILE - STA. 0+50 TO 3+50





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
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- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL

0 2'
1'
0
VERT. SCALE

SCALE:
1"=2' VERT.
1"=20' HORIZ.

DRAINAGE NOTES

1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE FINAL ACCEPTANCE.
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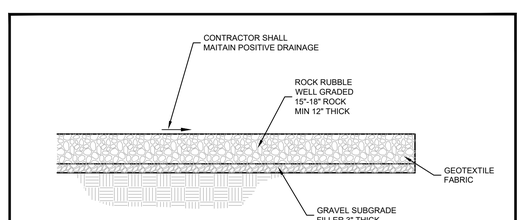
9. CONTRACTOR SHALL GROUT TO DRAIN AT ALL CURB INLETS AND JUNCTION BOXES. REFERENCE CONCRETE COLLAR DETAIL SHEET C603.



ROCK RUBBLE APRON - TYPICAL DETAIL
NOT TO SCALE

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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7/30/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED
PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

IH35-BYPASS CHANNEL BOX CULVERTS

REV	DATE	DESCRIPTION	BY

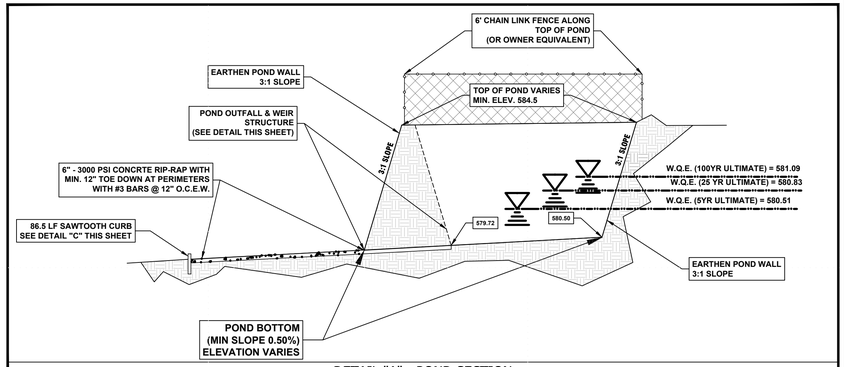
DESIGNED BY: xxx
DRAFTED BY: XXX
CHECKED BY: XXX

SHEET
CG411

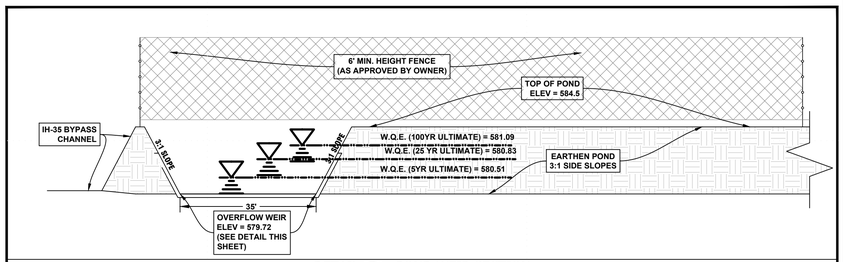
FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG411 - UNIT 3 IH35-BYPASS CHANNEL BOX CULVERTS.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TUE, JUL 30, 2024
PLOTTED BY: TYLER
PLOTTED ON: TUE, JUL 30, 2024
PLOTTED FROM: DWG TO PDF.PC3
PLOT STYLE: V1.0_UP PRODUCTION STANDARD.CTB

POND NOTES

1. CONCRETE SHALL BE A MINIMUM 3000 PSI IN 28 DAYS WITH #4 BARS @ 12" O.C.E.W. UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR SHALL INCORPORATE WEEP HOLES AS NEEDED..
3. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS SHALL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL OR POND SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CONSTRUCTION OF THE POND.
4. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
5. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT MAXIMUM DENSITY, IN ACCORDANCE WITH CITY OF SAN ANTONIO STANDARD SPECIFICATIONS.

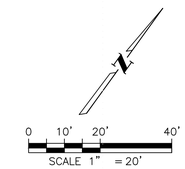


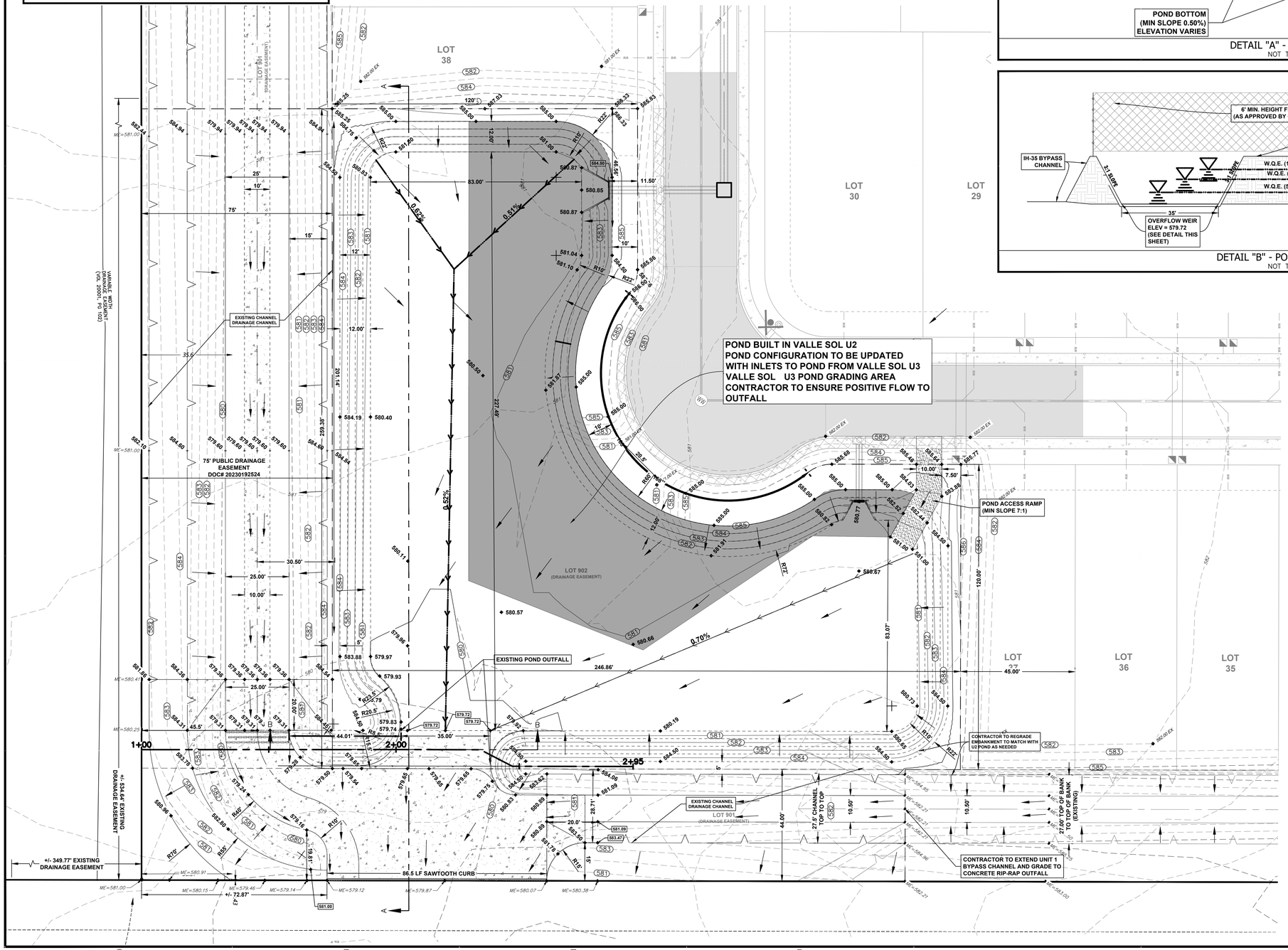
DETAIL "A" - POND SECTION
NOT TO SCALE



DETAIL "B" - POND WEIR SECTION
NOT TO SCALE

ELEV	AREA (SF)	Area (Acres)
580.0	1990.285	0.046
581.0	25327.022	0.581
582.0	31570.556	0.725
583.0	34173.472	0.785
584.0	36946.183	0.848





WARNING!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

CAUTION:

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
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7/22/24

STATE OF TEXAS
RYAN R. PLAGENS
111640
LICENSED PROFESSIONAL ENGINEER

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

UNIT 3 - DETENTION POND MODIFICATIONS

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: RRP

SHEET
CG500

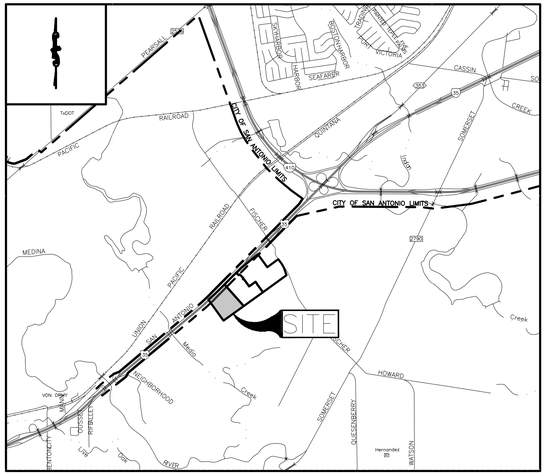
FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CG500 - UNIT 3 DETENTION POND PLAN.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSH - 2024
XREFS ATTACHED: JOSH - 2024
PLOTTED ON: JUL 22, 2024 - 2:37PM (GENERAL_DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION_STANDARD.CTB

WASTEWATER CONSTRUCTION DOCUMENTS FOR

VALLE SOL UNIT 3 SUBDIVISION

San Antonio, Texas

PLAT NO. 22-11800685



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
JULY 22, 2024

CONSTRUCTION SHEET LIST	
SHEET NUMBER	**SHEET TITLE**
CU000	SAWS WASTEWATER COVER SHEET
CU100	OVERALL UTILITY LAYOUT
CU200	UNIT 3 WASTEWATER LINE A STA 1+00 TO STA 9+60.8
CU201	UNIT 3 WASTEWATER LINE A STA 9+60.8 TO END
CU202	UNIT 3 WASTEWATER LINE B
CU203	UNIT 3 WASTEWATER LINE C
CU204	UNIT 3 WASTEWATER LINE D

SAWS CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT 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 SPECIFICATION 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 AND APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTOR 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 THE UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WETHER 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, DRIVEWAYS, 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 MATERIAL 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. REQUESTS 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 PAYING FOR THE TESTS PREFORMED 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.

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) 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.
2. 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.
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) 233-3500 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.
4. 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)
5. MANHOLE REMOVAL:
   WHERE EXISTING MANHOLES ARE TO BE REPLACED BY THE CONTRACTOR, THE EXISTING MANHOLES SHALL BE REMOVED. (NSPI)
6. SMART MANHOLE COVERS:
   THE CONTRACTOR SHALL NOTIFY SAWS EOC AT 210-233-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.
7. 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.

UPPER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.			
Address: 100 NE LOOP 410, SUITE 1155			
City: SAN ANTONIO	**State:** TEXAS	**Zip:** 78216	
Phone:		**Fax:**	
SAWS Block Map: 122-536	**Total EDUs:** 170	**Total Acreage:** 34.84	
Total Linear Footage of Pipe:	3694 L.F. 8" PVC 4795 L.F. 6" PVC	**Plat No.:** 21-11800685	
Number of Lots: 170 S.F. 6 N.S.F.	**SAWS Job No.:** 24-1573		

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194605

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

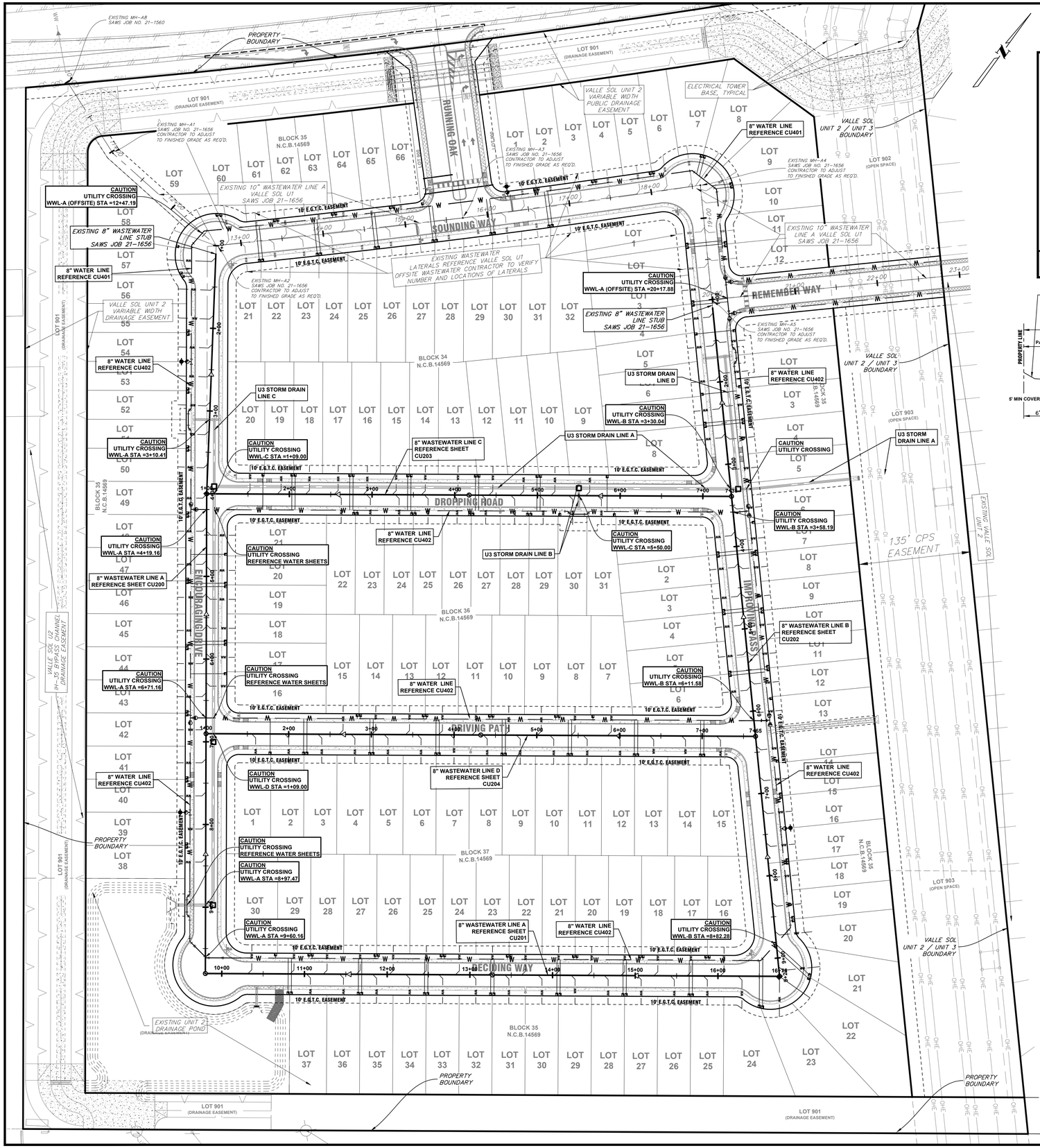
SAWS WASTEWATER COVER SHEET

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

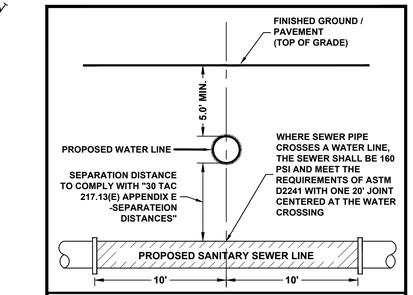
SHEET
CU000

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CU000 - SAWS WASTEWATER COVER SHEET.DWG
LAST MODIFIED BY: TYLER
LAST PLOTTED ON: JUL 22, 2024
PLOTTED BY: TYLER
PLOTTED IN: JAMES_TO_PDF.PC3
PAPER SIZE: 24X36
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB

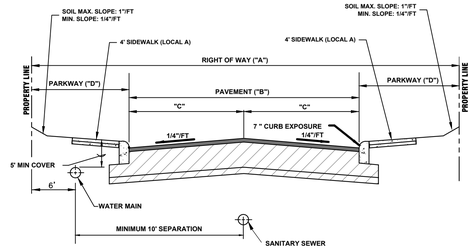


0 30' 60' 120'

SCALE 1" = 60'



TYPICAL SANITARY SEWER / WATER CROSSING DETAIL
NOT TO SCALE



TYPICAL LOCAL "A" STREET SECTION
UTILITIES NTS

STREET SECTION TABLE

DESCRIPTION	LOCAL A	COLLECTOR
RIGHT-OF-WAY WIDTH - "A"	50'-0"	70'-0"
PAVEMENT WIDTH - "B"	28'-0"	44'-0"
LENGTH - "C"	14'-0"	22'-0"
PARKWAY WIDTH - "D"	11'-0"	13'-0"

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- W W PROPOSED WATER LINE
- OHE OHE EXISTING OVERHEAD UTILITIES
- UE UE EXISTING UNDERGROUND ELECTRIC
- G G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TOS TOP OF STACK
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- EXISTING WASTEWATER LATERAL (CONTRACTOR TO FIELD VERIFY)

WASTEWATER SHEET NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CU100 FOR OVERALL UTILITY LAYOUT.
6. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
7. CONTRACTOR TO SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICT PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
8. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
9. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
10. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
11. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
12. AFTER ALL WASTE WATER 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 MIN. 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
13. ALL WASTE WATER MANHOLES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION (LATEST EDITION).
14. ALL WASTE WATER PRECAST MANHOLES SHALL BE SUPPLIED BY CHARLOTTE'S CONCRETE, MOORTEX OR CALVERT.
15. CONTRACTOR SHALL PROVIDE MANUFACTURED STUB OUT CAP & PLUG TO MEET 30 TAC 213.5(3)(G) STANDARDS AND TO MEET ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED.
16. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS OTHERWISE NOTED.
17. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' E.G.T.C. AND CAPPED AND SEALED.
18. WASTE WATER LATERALS TO LOTS THAT SLOPE AWAY FROM THE STREET SHALL BE SLPED FROM THE TEE OR STACK AT 2% TO THE PROPERTY LINE.
19. ALL WASTE WATER PIPE TO BE SDR 26 PER ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED. PIPE JOINTS TO BE SDR 26 PER ASTM D3139 SPECIFICATIONS.
20. ALL WASTE WATER LINES WHICH CROSS WATER LINES ARE TO HAVE A MINIMUM OF A SINGLE LENGTH OF SDR 26(AST D2241-09), PRESSURE RATED (150 PSI) PIPE, CENTERED ON THE WATERLINE SUCH THAT EACH WASTE WATER JOINT IS A MINIMUM OF NINE FEET FROM THE WATERLINE.
21. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF PIPE, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
22. 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 AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
23. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDON. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
24. REFERENCE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION ON DRAINAGE STRUCTURES & APPURTENANCES. CONTRACTOR TO REFER TO SAWS STANDARD DETAILS FOR ALL SAWS APPURTENANCES AND STRUCTURES.
25. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE [CITY OF SAN ANTONIO] STANDARD DETAILS AND SPECIFICATIONS.

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

UPPER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
Address: 100 NE LOOP 410, SUITE 1155
City: SAN ANTONIO **State:** TEXAS **Zip:** 78216
Phone: _____ **Fax:** _____
SAWS Block Map: 122-536 **Total EDUs:** 170 **Total Acreage:** 34.84
Total Linear Footage of Pipe: 3694 L.F. 8" PVC, 4795 L.F. 6" PVC **Plat No.:** 21-11800685
Number of Lots: 170 S.F. 6 N.S.F. **SAWS Job No.:** 24-1573

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

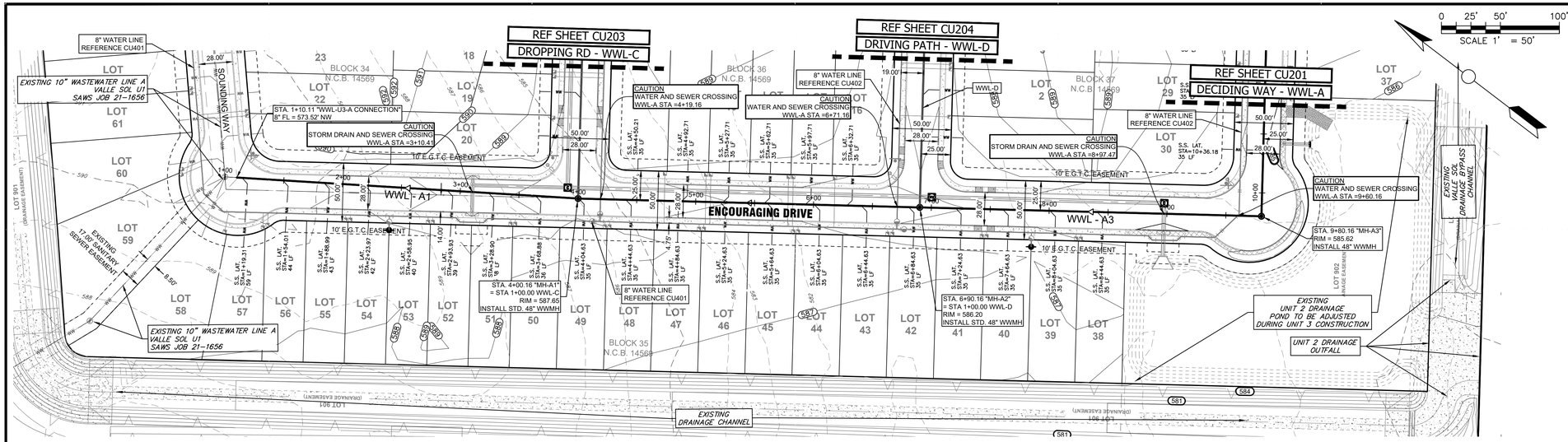
OVERALL UTILITY LAYOUT

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU100

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - CU100 - UNIT 3 OVERALL UTILITY PLAN.DWG
LAST MODIFIED BY: JOSH
LAST PLOTTED BY: JOSH
PLOTTED IN: JAM2 TO PDF
PLOT SCALE: 1=1
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB

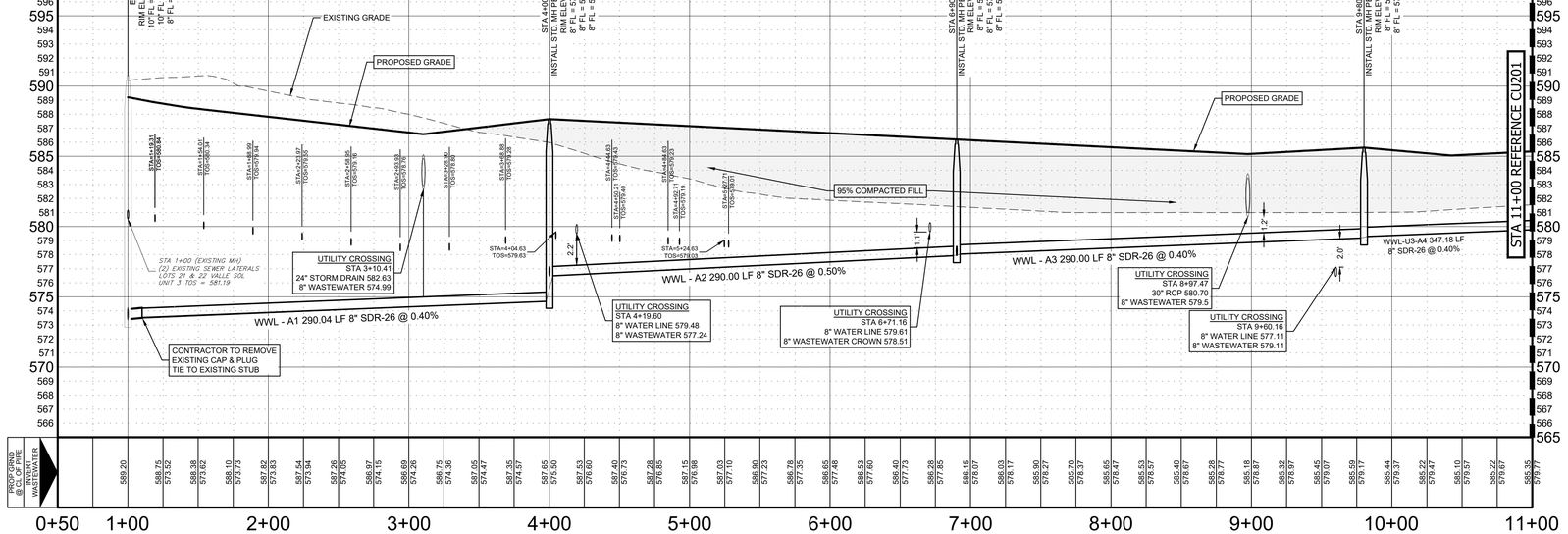


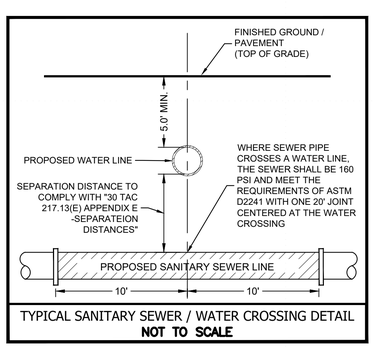
LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE OHE EXISTING OVERHEAD UTILITIES
- UE UE EXISTING UNDERGROUND ELECTRIC
- G G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TOS TOP OF STACK
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
- PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- EXISTING WASTEWATER LATERAL (CONTRACTOR TO FIELD VERIFY)

WWL-A STA 0+50 TO STA 11+00

SCALE:
1"=5' VERT.
1"=50' HORIZ.





TYPICAL SANITARY SEWER / WATER CROSSING DETAIL
NOT TO SCALE

WASTEWATER SHEET NOTES

1. EXISTING CONDITIONS SURVEY WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. IN MAY, OF 2020.
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3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
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7. CONTRACTOR TO SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICT PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
8. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
9. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
10. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
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15. CONTRACTOR SHALL PROVIDE MANUFACTURED STUB OUT CAP & PLUG TO MEET 30 TAC 213.5(3)(G) STANDARDS AND TO MEET ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED.
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UPPER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
Address: 100 NE LOOP 410, SUITE 1155
City: SAN ANTONIO **State:** TEXAS **Zip:** 78216
Phone: _____ **Fax:** _____
SAWS Block Map: 122-536 **Total EDUs:** 170 **Total Acreage:** 34.84
Total Linear Footage of Pipe: 3694 L.F. 8" PVC, 4795 L.F. 6" PVC **Plat No.:** 21-11800685
Number of Lots: 170 S.F., 6 N.S.F. **SAWS Job No.:** 24-1573

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UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPELS F-17992

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

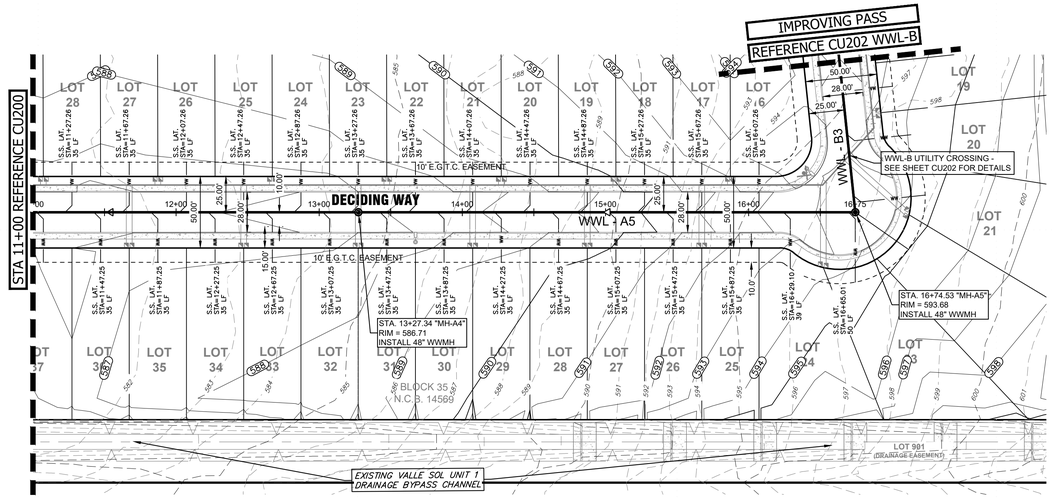
UNIT 3 WASTEWATER LINE A
STA 1+00 TO STA 11+00

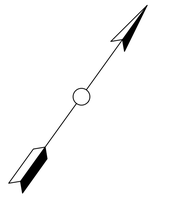
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU200

PLT NAME: (L:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CU200 WASTEWATER LINE A.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TYLER, 2024
PLOTTED BY: TYLER
PLOTTED ON: JAN 2, 2024 PDF PC3
PILOT STYLE: 11"X17" UP PRODUCTION.CTB





LEGEND

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- CURB / EDGE OF PAVEMENT
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- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
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- (102) PROP. GRADE ELEVATIONS
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- G EXISTING GAS LINE
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- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
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- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISITING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
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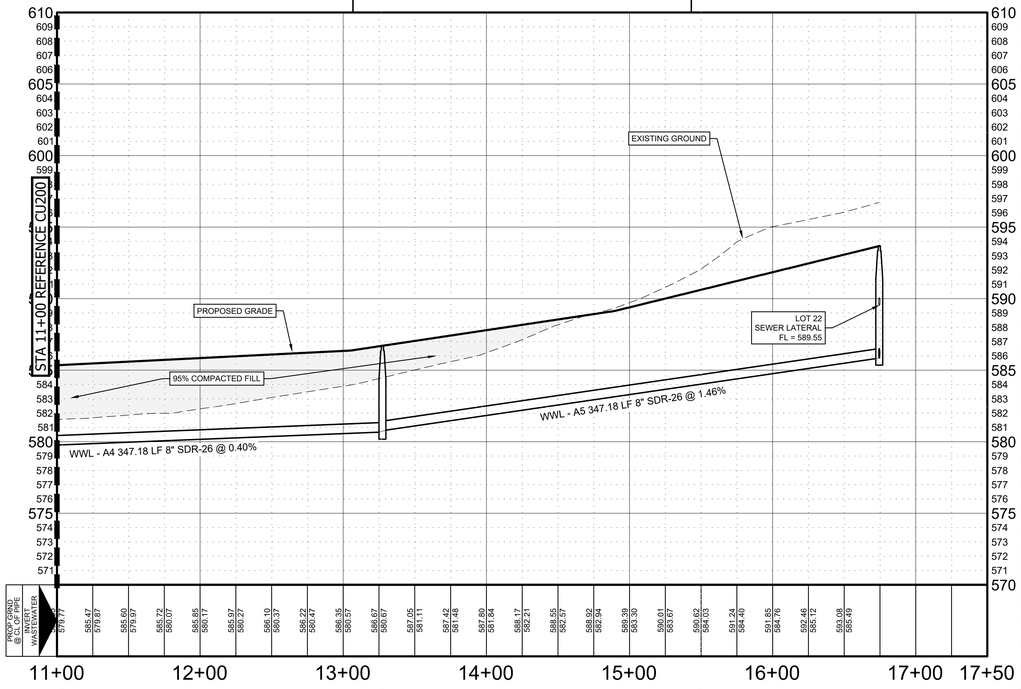
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- EXISTING WASTEWATER LATERAL (CONTRACTOR TO FIELD VERIFY)

WWL-A STA 11+00 TO STA 17+50



SCALE:
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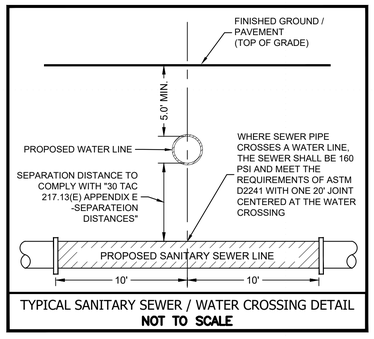
1"=50' HORIZ.



TYPICAL SANITARY SEWER / WATER CROSSING DETAIL
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UPPER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
Address: 100 NE LOOP 410, SUITE 1155
City: SAN ANTONIO **State:** TEXAS **Zip:** 78216
Phone: _____ **Fax:** _____
SAWS Block Map: 122-536 **Total EDUs:** 170 **Total Acreage:** 34.84
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WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194609

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

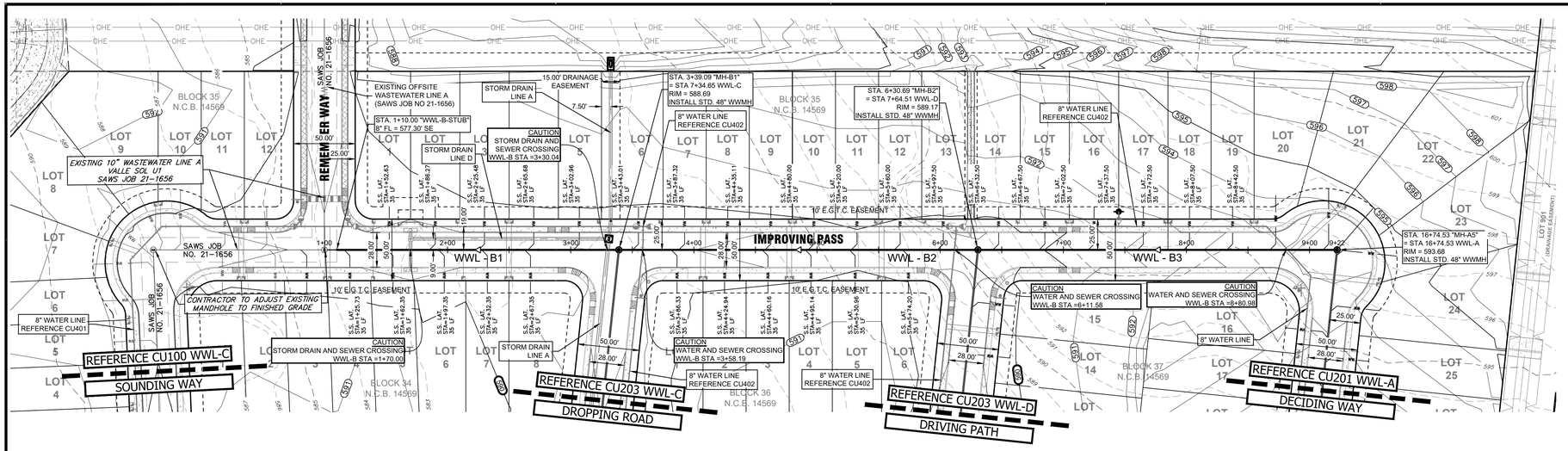
UNIT 3 WASTEWATER LINE A
STA 11+00 TO END

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU201

FILE NAME: U:_PROJECTS\VM - VALLE SOL\VM-3 - VALLE SOL - UNIT 3\ACAD\SHEETS\VM-3 - CU200 WASTEWATER LINE A.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TYLER 22, 2024
PLOTTED BY: TYLER 22, 2024
PLOTTED ON: JUNE 21 TO PDF PC3
PLOT STYLE: V1.0 UP PRODUCTION PLOTSTANDARD.CTB



LEGEND

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0 25' 50' 100'
SCALE 1" = 50'

5'
2.5'
0
VERT. SCALE

SCALE:
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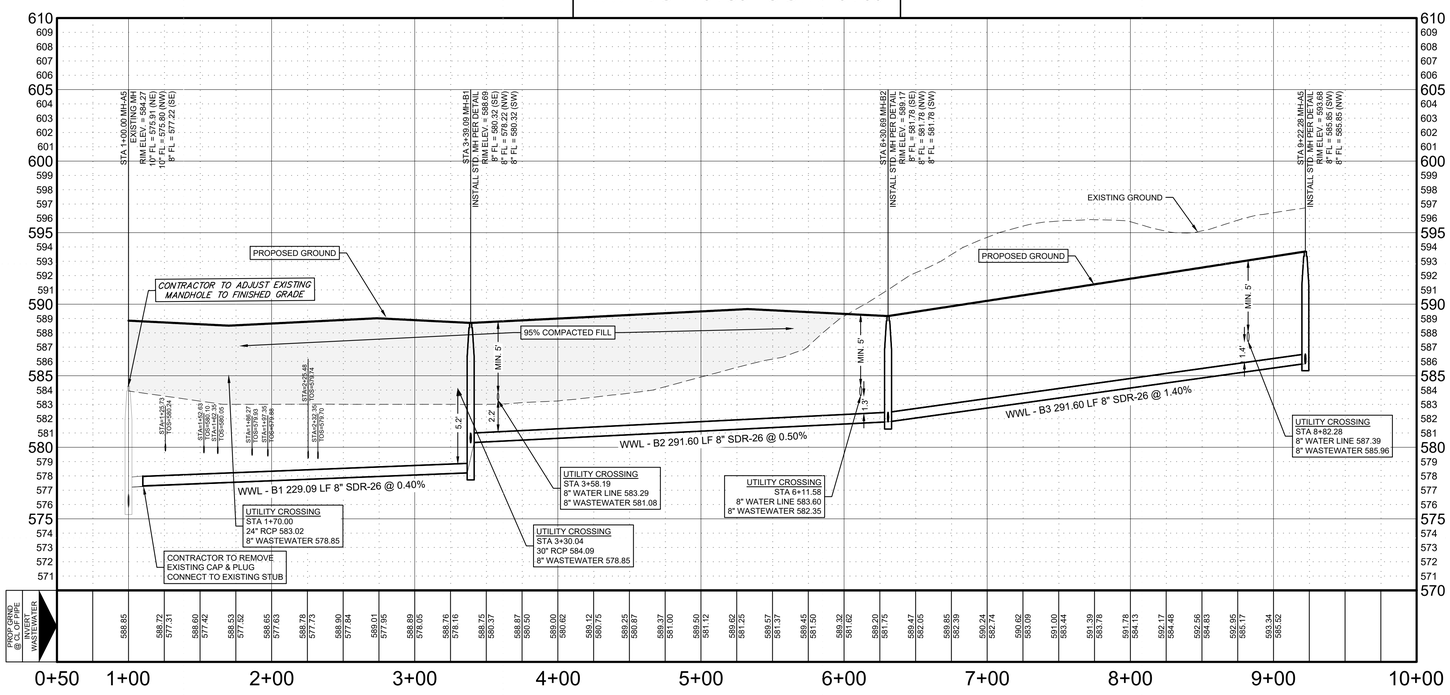
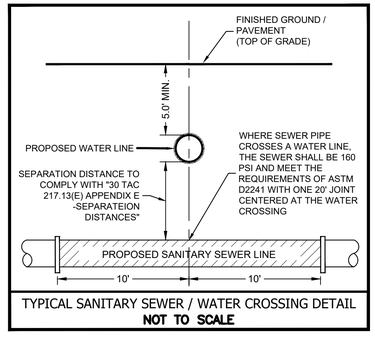
1"=50' HORIZ.

WWL-B STA 0+50 TO STA 10+00





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25. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE [CITY OF SAN ANTONIO] STANDARD DETAILS AND SPECIFICATIONS.

UPPER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer: LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
Address: 100 NE LOOP 410, SUITE 1155
City: SAN ANTONIO **State:** TEXAS **Zip:** 78216
Phone: _____ **Fax:** _____
SAWS Block Map: 122-536 **Total EDUs:** 170 **Total Acreage:** 34.84
Total Linear Footage of Pipe: 3694 L.F. 8" PVC; 4795 L.F. 6" PVC **Plat No.:** 21-11800685
Number of Lots: 170 S.F.; 6 N.S.F. **SAWS Job No.:** 24-1573

!!! CAUTION !!!

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UP ENGINEERING + SURVEYING
111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL. 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

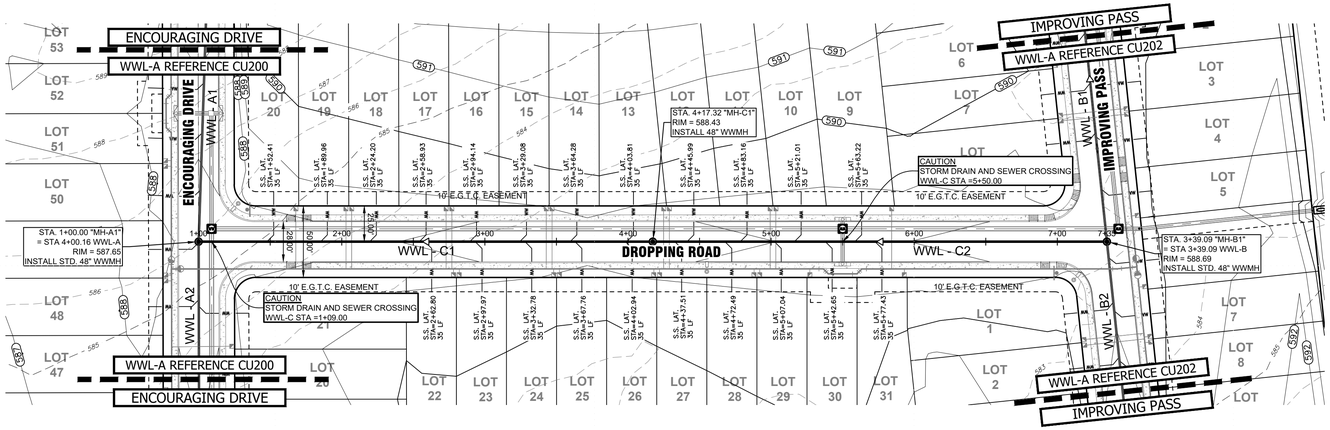
UNIT 3 WASTEWATER LINE B

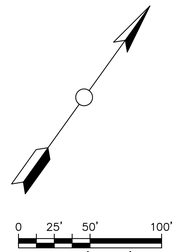
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU202

FILE NAME: U:_PROJECTS\Y96 - VALLE SOL\Y96.3 - VALLE SOL - UNIT 3\4CAD\SHEETS\Y96.3 - CU202 WASTEWATER LINE B.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TYLER 22, 2024
PLOTTED BY: TYLER JOHNSON
PLOTTED ON: JUNE 22, 2024 - 2:37PM
PLOT STYLE TABLE: UP PRODUCTION PLOTSTANDARD.CTB





LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- SIDEWALK (DEVELOPER'S RESPONSIBILITY)
- SIDEWALK (HOME BUILDER'S RESPONSIBILITY)
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- PROPOSED WATER LINE
- OHE OHE EXISTING OVERHEAD UTILITIES
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- G G EXISTING GAS LINE
- PROPOSED DRAINAGE
- PROPOSED WASTEWATER LINE
- WW EXISTING WASTEWATER LINE
- TOS TOP OF STACK
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED CAP/PLUG
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING GUY WIRE
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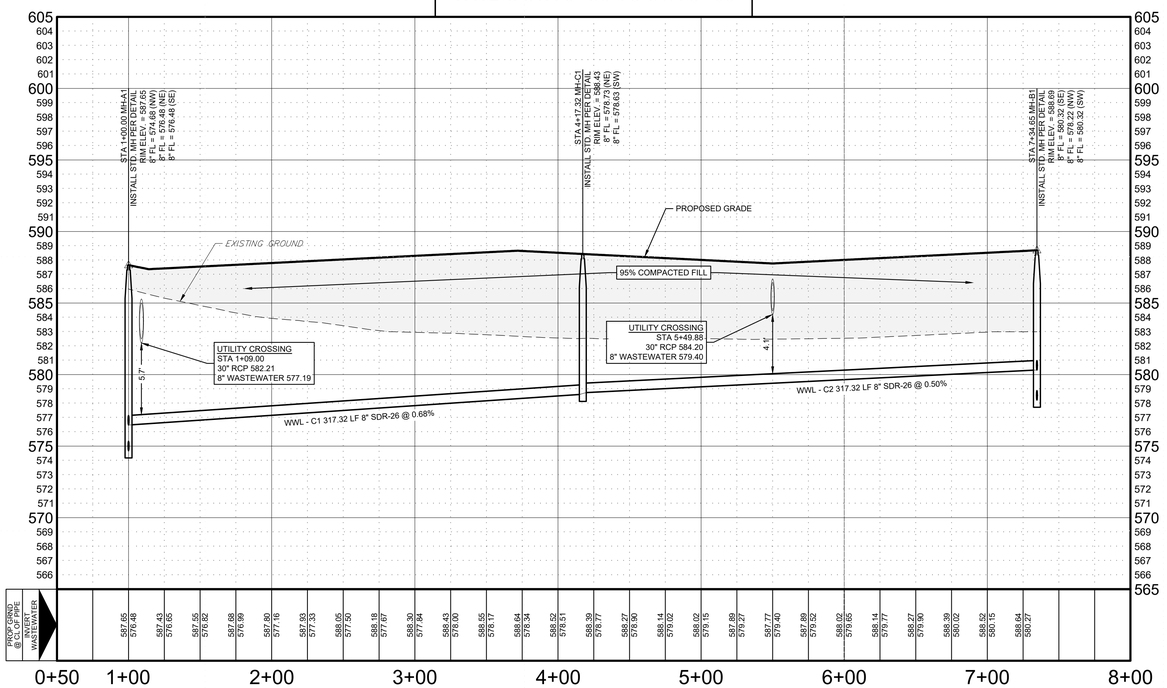
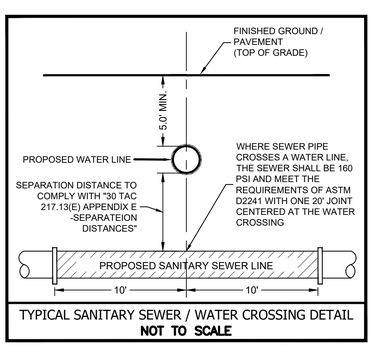
- EXISTING WASTEWATER MANHOLE
- PROPOSED DRAINAGE JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED 60" DRAINAGE MANHOLE
- PROPOSED STREET LIGHT
- PROPOSED WASTEWATER LATERAL
- EXISTING WASTEWATER LATERAL (CONTRACTOR TO FIELD VERIFY)

WWL-C STA 0+50 TO STA 8+00

SCALE:
1"=5' VERT.
1"=50' HORIZ.





TYPICAL SANITARY SEWER / WATER CROSSING DETAIL
NOT TO SCALE

WASTEWATER SHEET NOTES

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2. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
3. REFERENCE SHEET C011, GENERAL NOTES FOR ADDITIONAL SITE NOTES.
4. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN, REFERENCE SHEET C200.
5. REFERENCE SHEET CU100 FOR OVERALL UTILITY LAYOUT.
6. LOCATION OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID AND CONSTRUCTION. AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR TO CONTACT THE AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS.
7. CONTRACTOR TO SHALL EXPOSE ALL EXISTING UTILITIES CROSSING PROPOSED GRAVITY LINES AND INSURE THERE WILL BE NO CONFLICT PRIOR TO BEGINNING CONSTRUCTION. ADDITIONALLY, CONTRACTOR TO PLAN UTILITY INSTALLATIONS IN A MANNER TO AVOID CONFLICTS WITH PROPOSED GRAVITY LINES.
8. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
9. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
10. THERE ARE NO EXISTING HERITAGE TREES ON THE SITE.
11. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
12. AFTER ALL WASTE WATER 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 MIN. 70% OF THE NATIVE BACKGROUND VEGETATIVE COVER.
13. ALL WASTE WATER MANHOLES SHALL BE CONSTRUCTION IN ACCORDANCE WITH THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION (LATEST EDITION).
14. ALL WASTE WATER PRECAST MANHOLES SHALL BE SUPPLIED BY CHARLOTTE'S CONCRETE, MOORTEX OR CALVERT.
15. CONTRACTOR SHALL PROVIDE MANUFACTURED STUB OUT CAP & PLUG TO MEET 30 TAC 213.5(3)(G) STANDARDS AND TO MEET ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED.
16. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS OTHERWISE NOTED.
17. ALL RESIDENTIAL WASTE WATER SERVICE LATERALS SHALL BE EXTENDED TO THE 10' E.G.T.C. AND CAPPED AND SEALED.
18. WASTE WATER LATERALS TO LOTS THAT SLOPE AWAY FROM THE STREET SHALL BE SLPED FROM THE TEE OR STACK AT 2% TO THE PROPERTY LINE.
19. ALL WASTE WATER PIPE TO BE SDR 26 PER ASTM D3034 SPECIFICATIONS UNLESS OTHERWISE NOTED. PIPE JOINTS TO BE SDR 26 PER ASTM D3139 SPECIFICATIONS.
20. ALL WASTE WATER LINES WHICH CROSS WATER LINES ARE TO HAVE A MINIMUM OF A SINGLE LENGTH OF SDR 26(AST D2241-09), PRESSURE RATED (150 PSI) PIPE, CENTERED ON THE WATERLINE SUCH THAT EACH WASTE WATER JOINT IS A MINIMUM OF NINE FEET FROM THE WATERLINE.
21. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF PIPE, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
22. 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 AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
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LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

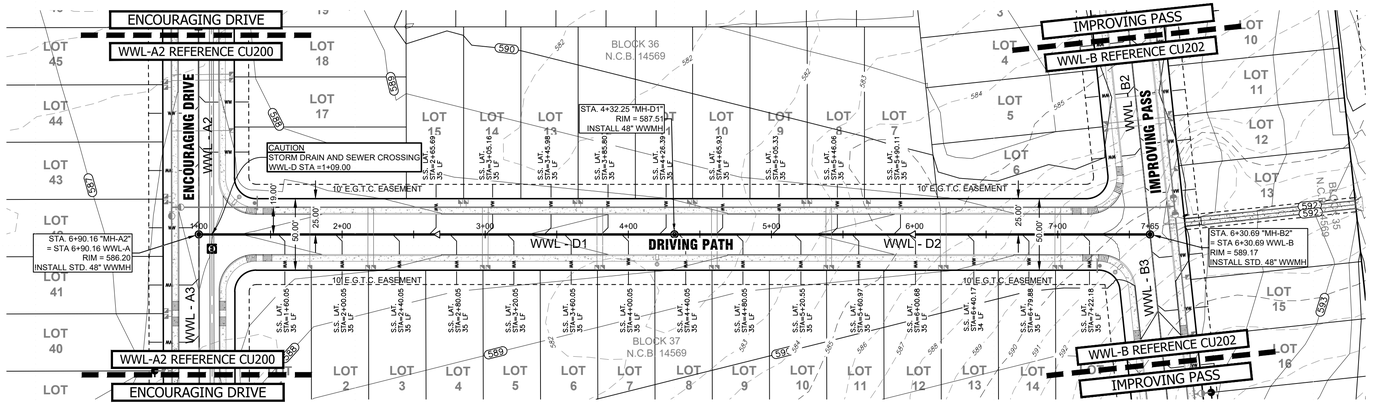
UNIT 3 WASTEWATER LINE C

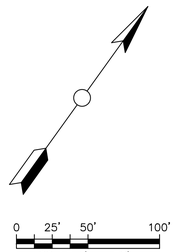
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU203

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CU203 - WASTEWATER LINE C.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: TYLER, 2024
PLOTTED BY: JAMES TOMPKINS
PLOTTED ON: JAMES TOMPKINS
PLOT STYLE: V18 UP PRODUCTION.CTB





LEGEND

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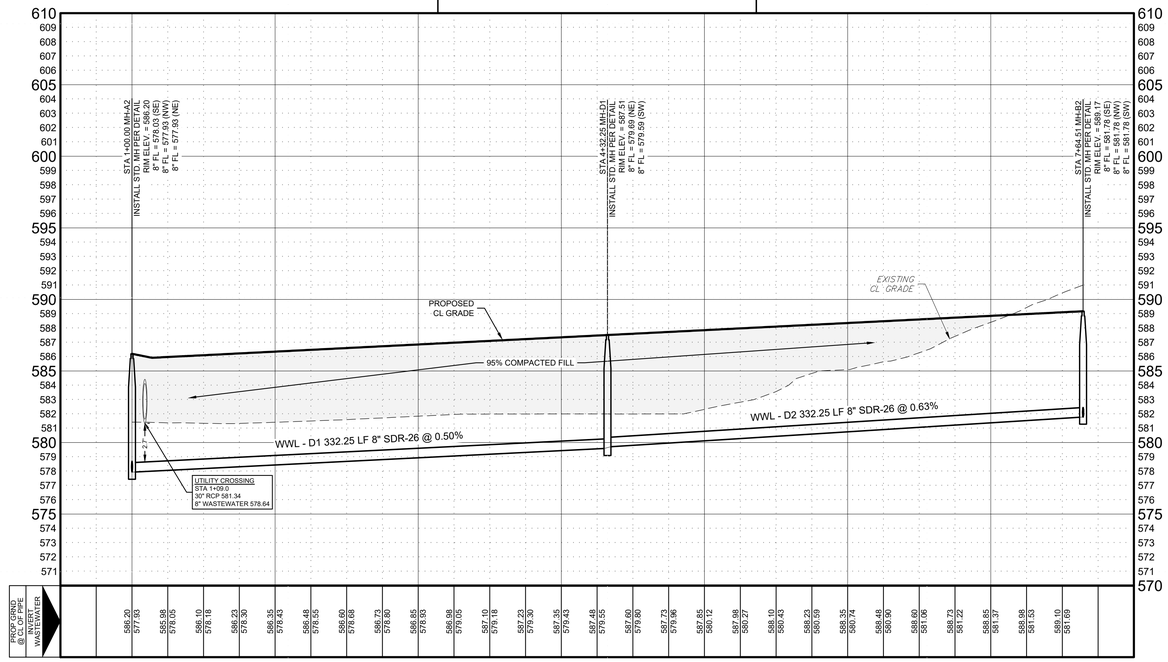
- EXISTING WASTEWATER LATERAL (CONTRACTOR TO FIELD VERIFY)

WWL-D STA 0+50 TO STA 8+00



SCALE:
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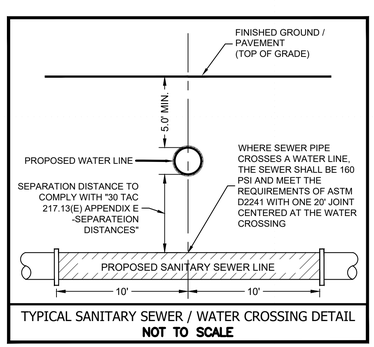

TYPICAL SANITARY SEWER / WATER CROSSING DETAIL
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TBPELS F-10194605

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

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LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

UNIT 3 WASTEWATER LINE D

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU204

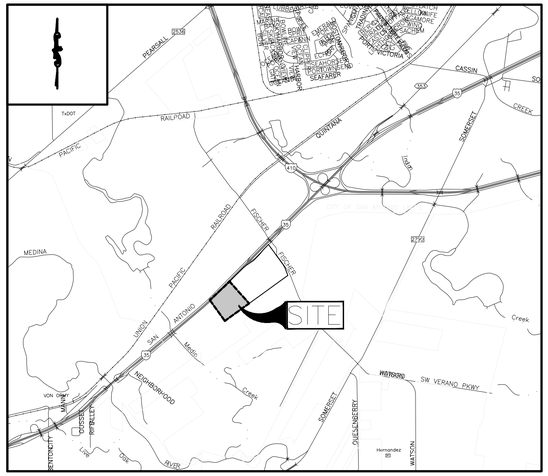
FILE NAME: I:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CU204 - WASTEWATER LINE D.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: JUL 19, 2024
PLOTTED BY: TYLER
PLOTTED ON: JUL 22, 2024
PLOT STYLE: V1.0_UP PRODUCTION_FULL STANDARD.CTB

WATER CONSTRUCTION DOCUMENTS FOR

VALLE SOL UNIT 3 SUBDIVISION

San Antonio, Texas

PLAT NO. 22-11800685



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
July 10, 2024

CONSTRUCTION SHEET LIST	
SHEET NUMBER	**SHEET TITLE**
CU400	SAWS WATER COVER SHEET
CU401	WATER SYSTEM A
CU402	WATER SYSTEM B

SAWS CONSTRUCTION NOTES

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. 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 SECTION

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH 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 OPERATION 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 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 605 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 #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:
8.1. ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
8.2. 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.

SAWS PRESSURE ZONE 790

Developer: Lennar Homes of Texas Land & Construction, LTD.
Address: 100 NE LOOP 410, SUITE 1155
City: San Antonio State: Texas Zip: 78216
Phone: _____ Fax: _____
SAWS Block Map: 122-536 Total EDUs: 174 Total Acreage: 34.84
Total Linear Footage of Pipe: 8": 5,035 Plat No.: 22-11800685
Number of Lots: 171 S.F. 6 N.S.F. SAWS Job No.: 24-1092

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111 TOWER DR. SUITE 325
SAN ANTONIO, TX 78232 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194608

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

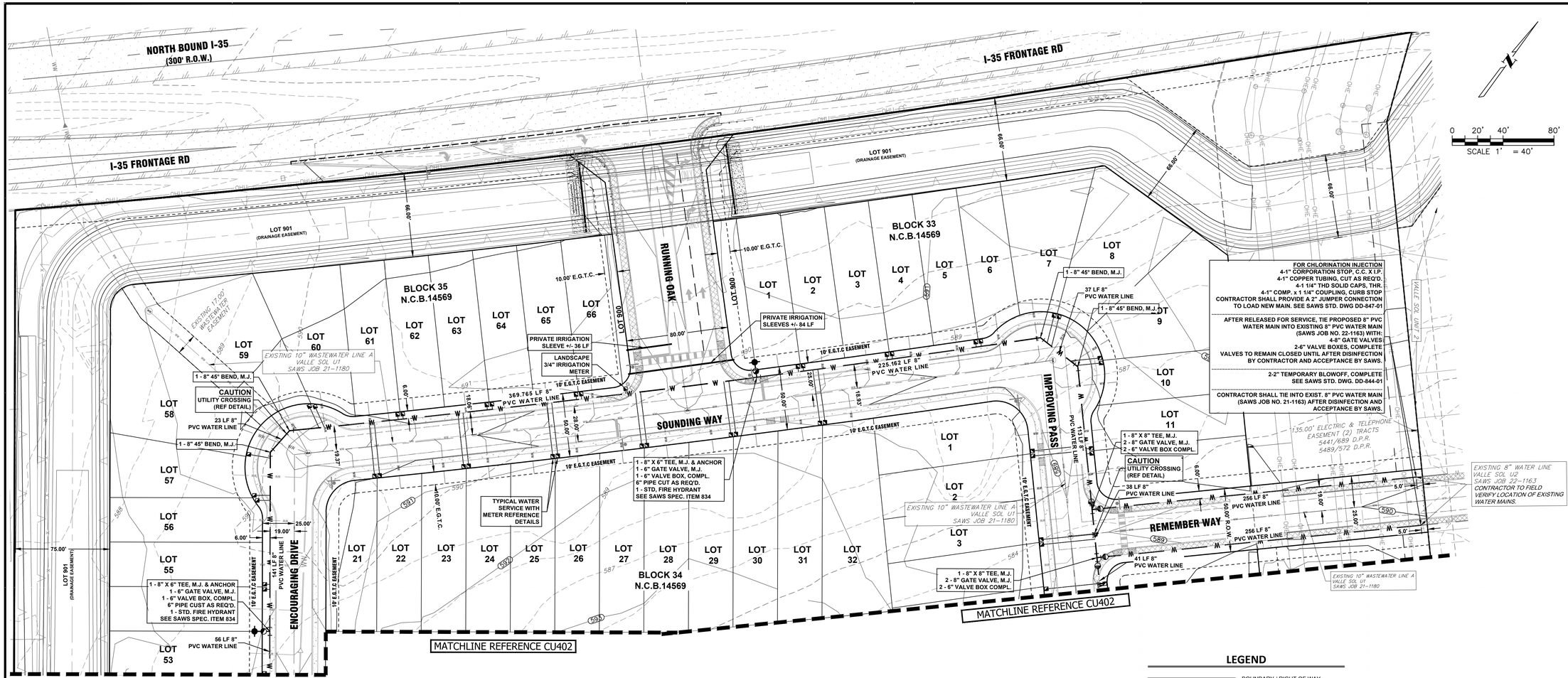
SAWS WATER COVER SHEET

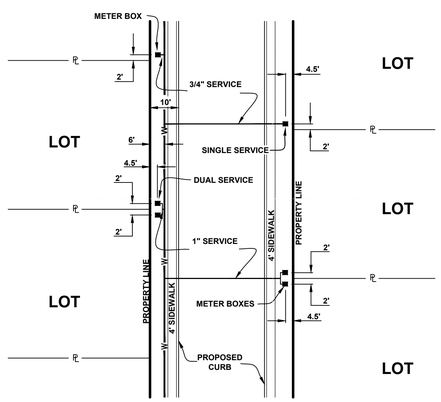
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU400

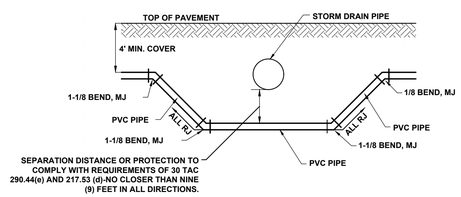
FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - CU400 - UNIT 3 SAWS WATER COVER SHEET.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: JULY 10, 2024
LAST MODIFIED BY: TYLER
PLOTTED ON: JULY 10, 2024 - 3:12 PM
PLOTTED BY: JIMMY TO PDF PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARD.CTB



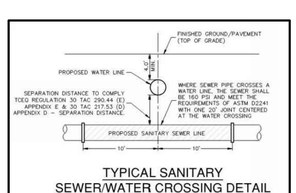


*REFERENCE SAWS SPECIFICATIONS & DETAILS FOR SPECIFIC DETAILED INFORMATION

WATER METER BOX LOCATION DETAIL
NOT TO SCALE



WATER / STORM DRAIN CROSSING DETAIL
NOT TO SCALE



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

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- 102 PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- DUAL WATER SERVICE
- SINGLE WATER SERVICE
- OE EXISTING OVERHEAD UTILITIES
- UE EXISTING UNDERGROUND ELECTRIC
- G EXISTING GAS LINE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING GUY WIRE
- WW PROPOSED WASTEWATER MANHOLE
- EXISTING WASTEWATER LATERAL
- PROPOSED WASTEWATER LATERAL
- PROPOSED WASTEWATER LINE
- WW PROPOSED WASTEWATER LINE
- PROPOSED SINGLE ARM STREET LIGHT (100W LED)
- PROPOSED SINGLE ARM STREET LIGHT (250W LED)
- E.G.T.C. UTILITY EASEMENT

SAWS PRESSURE ZONE 790

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Phone: _____ Fax: _____
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Total Linear Footage of Pipe: 8": 5,035 Plat No.: 22-11800685
Number of Lots: 171 S.F. 6 N.S.F. SAWS Job No.: 24-1092

NOTES:

1. PROPOSED STREET LIGHTS SHALL BE LOCATED BETWEEN THE BACK OF CURB AND STREET R.O.W. AND INSTALLED PER THE CPS DESIGN.
2. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, http:/www.saws.org/business_center/specs.
3. ALL 8" AND 12" PIPE TO BE C-900 PVC DR-18, CLASS 235, UNLESS OTHERWISE INDICATED.
4. FIRE HYDRANTS AND VALVE BOXES TO BE RAISED TO PROPOSED TOP OF PARKWAY.
5. ALL PAVEMENT AND CURB REPAIR IS CONSIDERED INCIDENTAL AND SHOULD BE RESTORED TO PREVIOUS CONDITION IF NOT BETTER.
6. ALL WATER LINE JOINTS ARE TO BE RESTRAINED PER MANUFACTURERS RECOMMENDATIONS.

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

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS OR MEGALUGS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESS OR FIELD LOK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS OR MEGALUGS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS AND VERIFIED BY SAWS INSPECTOR. CONTRACTOR SHALL INSTALL CONCRETE THRUST BLOCKING IN ACCORDANCE WITH SAWS STD. DRAWING 839 IN ADDITION TO JOINT RESTRAINS UNLESS OTHERWISE DIRECTED BY THE SAWS INSPECTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE JOINT RESTRAINTS AND THRUST BLOCKING WITH THE SAWS INSPECTOR.

!!! CAUTION !!!

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING DIGTESS @ 1-800-DIG-TESS FOR LOCATION OF ALL UTILITIES, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.

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LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

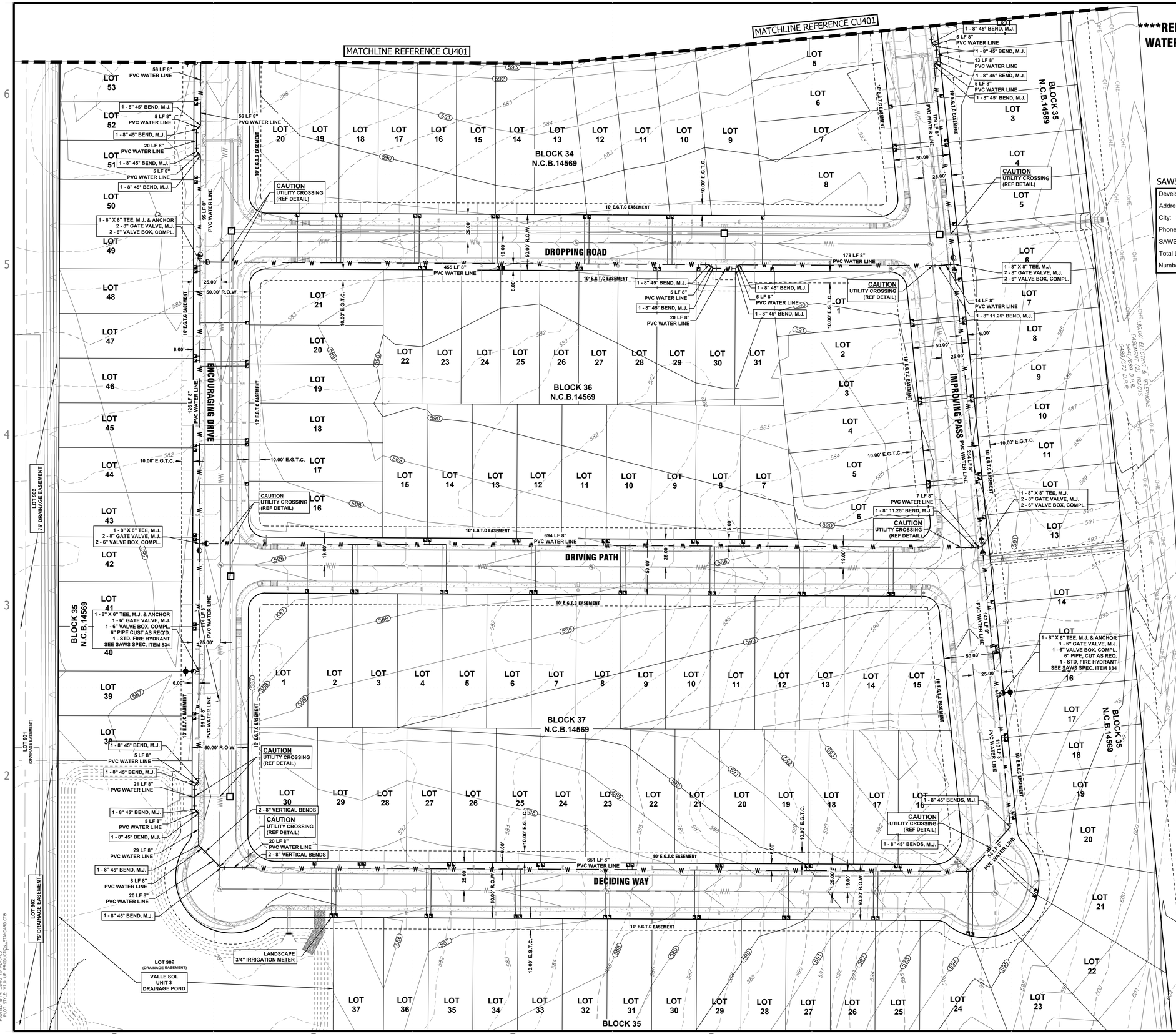
WATER SYSTEM A

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU401

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\CAD\SHEETS\196.3 - CU401 - UNIT 3 WATER SYSTEM.DWG
LAST MODIFIED BY: TYLER 25, 2024
LAST MODIFIED ON: TYLER 25, 2024
PLOTTED BY: JAMES PSP4
PLOTTED ON: JAMES PC3
PLOT STYLE: V1.0 (UP PRODUCTS).CTB



******REFERENCE CU401 FOR WATER SYSTEM SPECIFIC DETAILS**

SAWS PRESSURE ZONE 790

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Address: 100 NE LOOP 410, SUITE 1155
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Total Linear Footage of Pipe: 8": 5,035 Plat No.: 22-11800685
Number of Lots: 171 S.F. 6 N.S.F. SAWS Job No.: 24-1092

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- CURB / EDGE OF PAVEMENT
- 102 EXIST. GRADE ELEVATIONS
- (102) PROP. GRADE ELEVATIONS
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- DUAL WATER SERVICE
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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

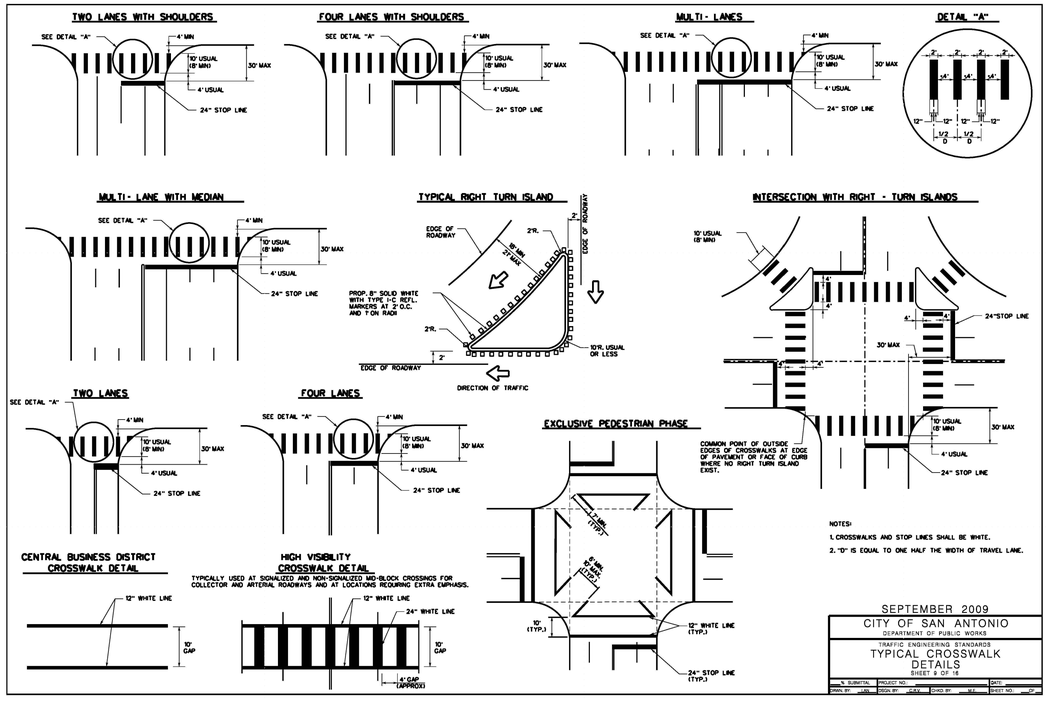
WATER SYSTEM B

BY	DESCRIPTION	DATE	REV

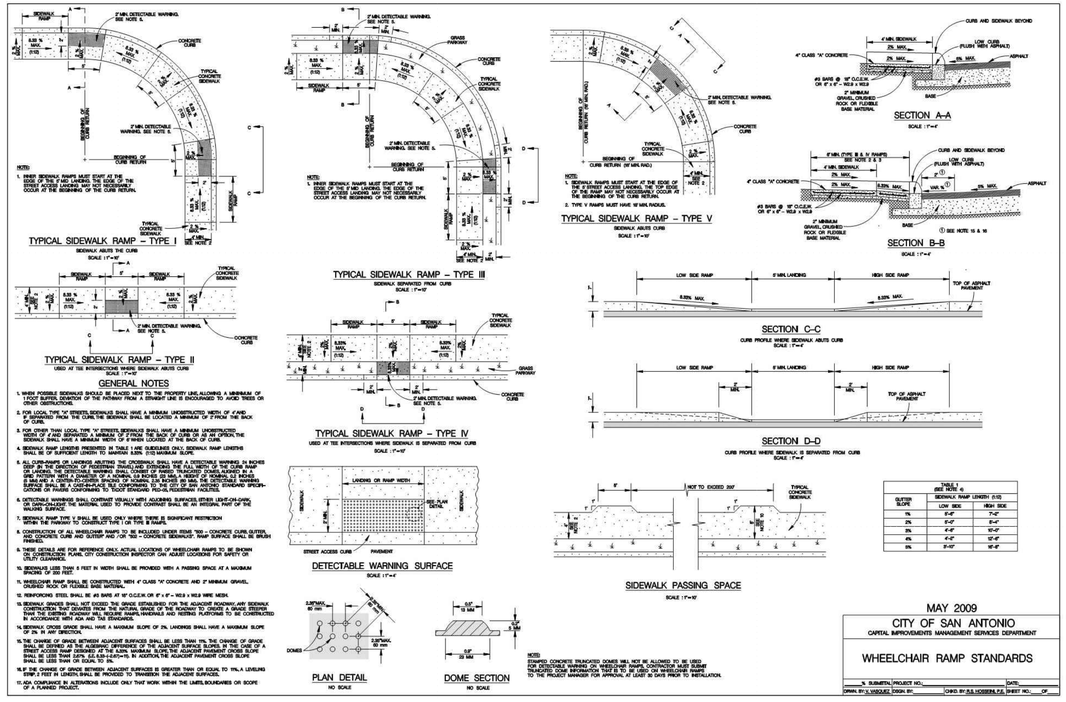
DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
CU402

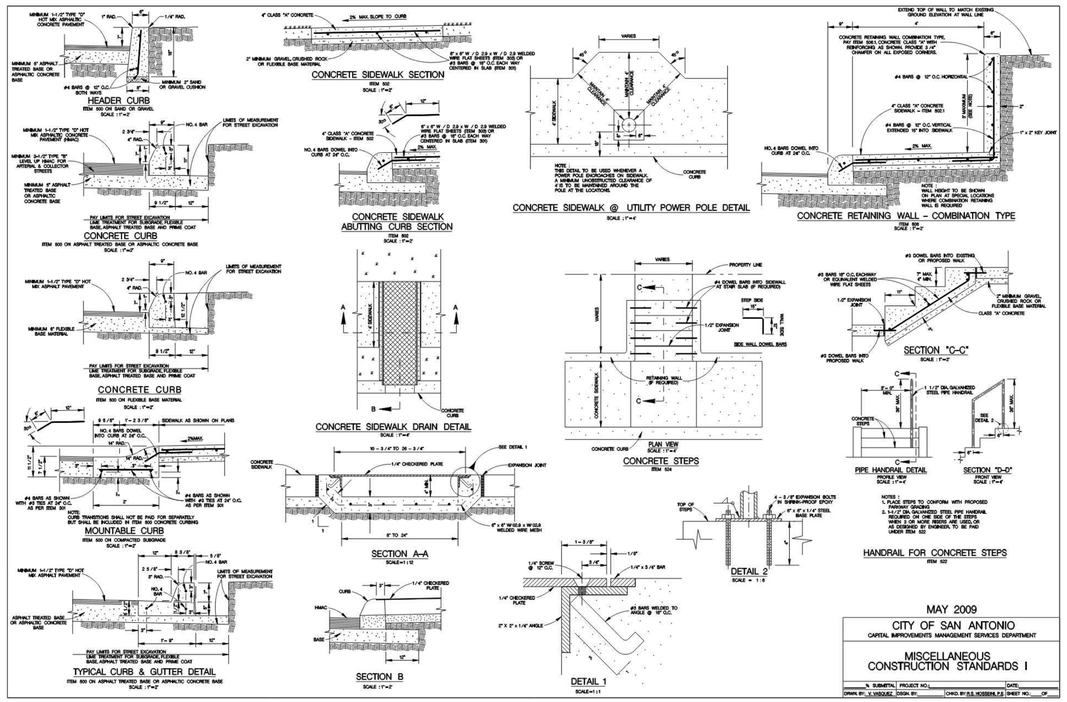
FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - CU401 - UNIT 3 WATER SYSTEM.DWG
LAST MODIFIED BY: TYLER
LAST MODIFIED ON: JUL 25, 2024
PLOTTED ON: JAMES TO PDF
PLOTTED BY: JAMES TO PDF
PLOT STYLE: V1.0 UP PRODUCTIONS.CTB



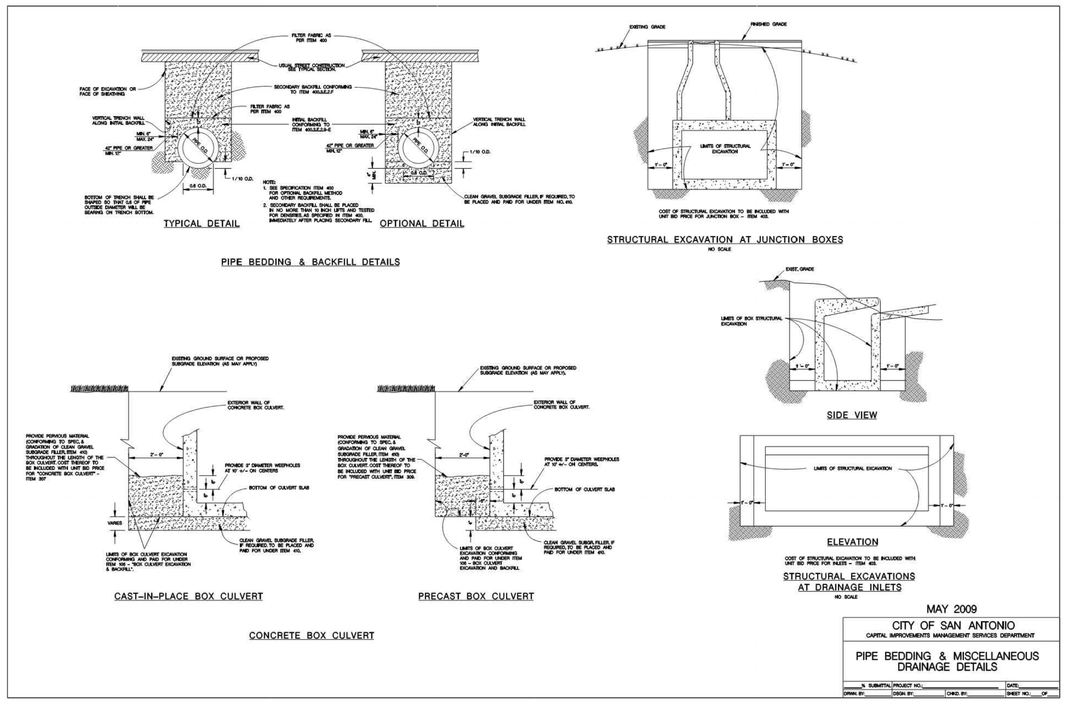
102 TYPICAL CROSSWALK DETAILS
SCALE: N.T.S.



101 WHEELCHAIR RAMP STANDARDS
SCALE: N.T.S.



103 MISCELLANEOUS CONSTRUCTION STANDARDS I
SCALE: N.T.S.



100 PIPE BEDDING & MISCELLANEOUS DRAINAGE DETAILS
SCALE: N.T.S.

UP ENGINEERING + SURVEYING
SUITE 325
111 TOWER DR.
SAN ANTONIO, TX 78232
TEL 210-774-5504
FIRM REGISTRATION #F-17992
WWW.UPENGINEERING.COM

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

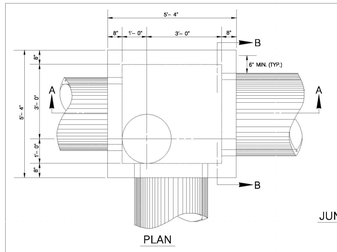
CONSTRUCTION DETAILS 1

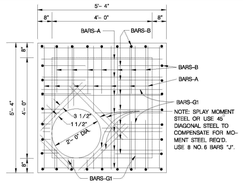
REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

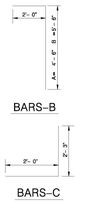
SHEET
C600

FILE NAME: U:_PROJECTS\196 – VALLE SOL\196.3 – VALLE SOL – UNIT 3\ACAD\SHEETS\196.3 – C600 – UNIT 3 CONSTRUCTION DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSH, 2024
PLOTTED BY: JOSH
PLOTTED WITH: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB





JUNCTION BOX TOP SLAB SHOWING STEEL



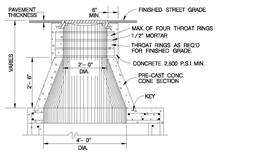
SCHEDULE FOR REINFORCING STEEL						
SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	16	4	9" O.C.	5'- 1"	54
⌐	B	32	5	8" O.C.	6'- 10"	228
L	C	32	5	8" O.C.	4'- 3"	142
STRAIGHT	D	16	4	9" O.C.	5'- 1"	54
STRAIGHT	E	16	3	12" O.C.	3'-11"	24
STRAIGHT	G	16	4	12" O.C.	5'-1"	54
STRAIGHT	G_1	8	4	AS SHOWN	5'-4"	27
STRAIGHT	H	20	3	12" O.C.	4'-5"	33
STRAIGHT	J	8	6	3 1/2"	2'- 10"	34
					TOTAL	650 LBS.

A= 4'X 4'X 4' J.B. NO.1 & 4
A= 5'X 5'X 5' J.B. NO.2
A= 6'X 6'X 6' J.B. NO.3

CLASS "A" CONCRETE - 3.43 CU. YDS.
(DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENING)

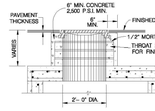
★ NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN – ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON STEEL REQ'D.

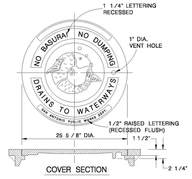
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3 /4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A-15. THE DEFORMATION SHALL CONFORM TO ASTM. A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER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



VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.



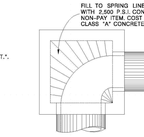


MANHOLE LID & RING DETAIL

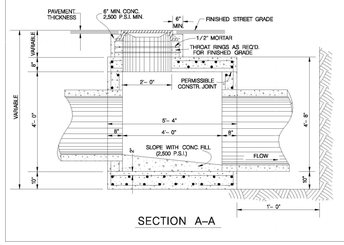
SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

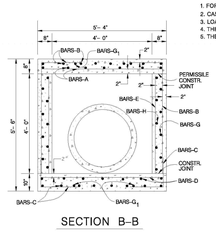
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT.".
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER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



CURVED DEFLECTOR DETAIL



SECTION A–A



SECTION B–B

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

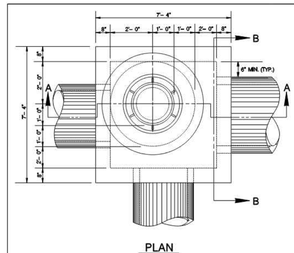
4'x4'x4' JUNCTION BOX STANDARDS

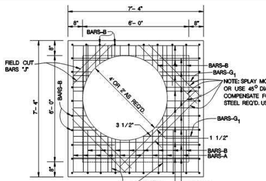
☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:

SHEET NO.: OF

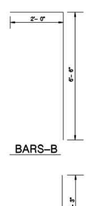
106 | 4' X 4' JUNCTION BOX STANDARDS

SCALE: N.T.S.





JUNCTION BOX TOP SLAB SHOWING STEEL

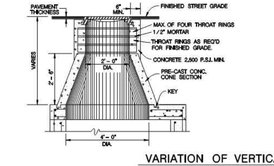


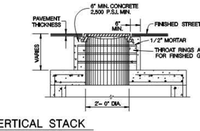
SCHEDULE FOR REINFORCING STEEL						
SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	21	4	9" O.C.	7'- 1"	99
⌐	B	46	5	8" O.C.	8'- 8"	408
L	C	46	5	8" O.C.	5'- 3"	282
STRAIGHT	D	21	4	9" O.C.	7'- 1"	99
STRAIGHT	E	28	3	12" O.C.	5'- 11"	62
STRAIGHT	G	20	4	12" O.C.	7'- 1"	95
STRAIGHT	G_1	8	4	AS SHOWN	6'- 1"	33
STRAIGHT	H	27	3	12" O.C.	7'- 1"	72
STRAIGHT	J	8	6	3 1/2" O.C.	4'- 11"	59
					TOTAL	1,179 LBS.

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

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

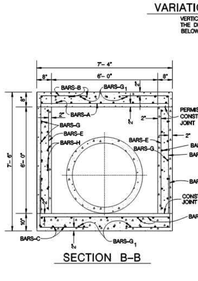
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A" 5,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3 /4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A-15. THE DEFORMATION SHALL CONFORM TO ASTM. A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER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





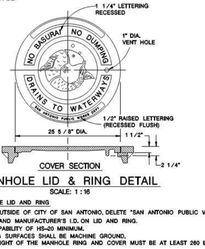
VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.



SECTION A–A

SECTION B–B

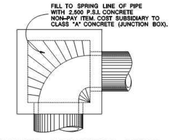


MANHOLE LID & RING DETAIL

SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

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



CURVED DEFLECTOR DETAIL

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

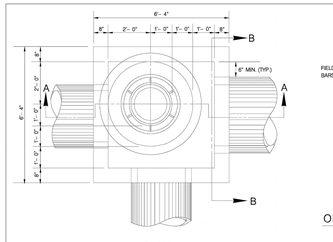
6'x6'x6' JUNCTION BOX STANDARDS

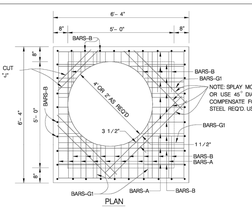
☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:

SHEET NO.: OF

105 | 6' X 6' JUNCTION BOX STANDARDS

SCALE: N.T.S.





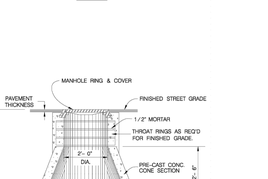
OF JUNCTION BOX TOP SLAB SHOWING STEEL

SCHEDULE FOR REINFORCING STEEL						
SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	18	4	9" O.C.	6'- 1"	73
⌐	B	36	5	8" O.C.	7'- 8"	282
L	C	36	5	8" O.C.	4'- 3"	160
STRAIGHT	D	18	4	9" O.C.	6'- 1"	73
STRAIGHT	E	20	3	12" O.C.	4'- 11"	37
STRAIGHT	G	20	4	12" O.C.	6'- 1"	81
STRAIGHT	G_1	8	4	AS SHOWN	5'- 1"	33
STRAIGHT	H	24	3	12" O.C.	5'- 5"	49
STRAIGHT	J	8	6	3 1/2" O.C.	4'- 11"	59
					TOTAL	847 lbs.

CLASS "A" CONCRETE – 5.03 CU. YDS.
(DOES NOT EXCLUDE MANHOLE OPENINGS OR PIPE OPENING)

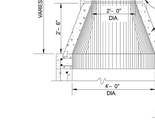
★ NOTE: BAR SIZE AND SPACING BASED ON SPANS AS SHOWN – ANY REVISIONS TO THESE SPANS SHALL INCLUDE A RE-DESIGN ON STEEL REQ'D.

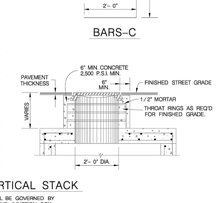
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A" 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A-15. THE DEFORMATION SHALL CONFORM TO ASTM. A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER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



VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.



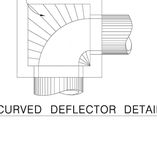


MANHOLE LID & RING DETAIL

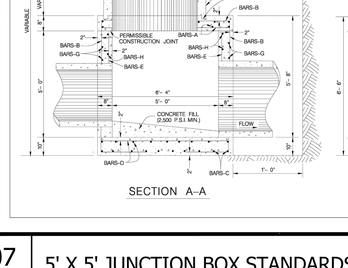
SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

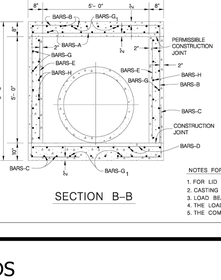
1. FOR LID DESIGN OUTSIDE OF CITY OF SAN ANTONIO, DELETE "SAN ANTONIO PUBLIC WORKS DEPT.".
2. CASTING NUMBER AND MANUFACTURER'S I.D. ON LID AND RING.
3. LOAD BEARING CAPABILITY OF HS-20 MINIMUM.
4. THE LOAD BEARING SURFACES SHALL BE MACHINE GROUND.
5. THE COMBINED WEIGHT OF THE MANHOLE RING AND COVER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



CURVED DEFLECTOR DETAIL



SECTION A–A



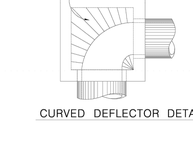
SECTION B–B

MANHOLE LID & RING DETAIL

SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

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



CURVED DEFLECTOR DETAIL

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

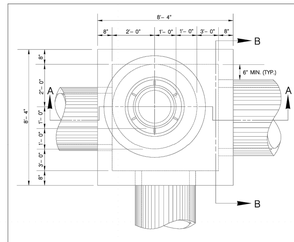
5'x5'x5' JUNCTION BOX STANDARDS

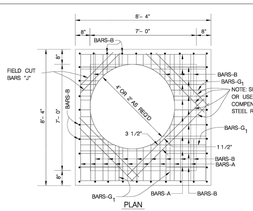
☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:

SHEET NO.: OF

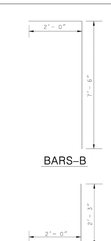
107 | 5' X 5' JUNCTION BOX STANDARDS

SCALE: N.T.S.





JUNCTION BOX TOP SLAB SHOWING STEEL

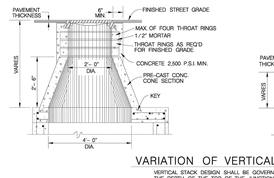


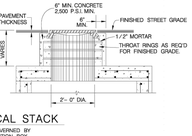
SCHEDULE FOR REINFORCING STEEL						
SHAPE	BAR	NO.	SIZE	SPACING	LENGTH	WEIGHT
STRAIGHT	A	24	7	9" O.C.	8'- 1"	130
⌐	B	48	5	8" O.C.	9'- 6"	476
L	C	48	5	8" O.C.	4'- 3"	213
STRAIGHT	D	24	4	9" O.C.	8'- 1"	130
STRAIGHT	E	28	3	12" O.C.	6'- 11"	73
STRAIGHT	G	28	4	12" O.C.	8'- 6"	151
STRAIGHT	G_1	8	4	AS SHOWN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

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

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

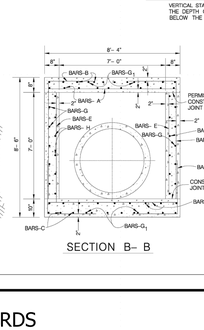
1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A" 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM. A-15. THE DEFORMATION SHALL CONFORM TO ASTM. A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER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





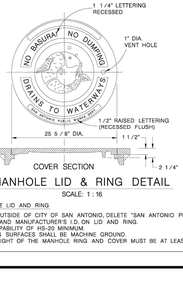
VARIATION OF VERTICAL STACK

VERTICAL STACK DESIGN SHALL BE GOVERNED BY THE DEPTH OF THE TOP OF THE JUNCTION BOX BELOW THE FINISHED STREET GRADE.



SECTION A–A

SECTION B– B



MANHOLE LID & RING DETAIL

SCALE: 1 : 16

NOTES FOR MANHOLE LID AND RING

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

CURVED DEFLECTOR DETAIL

JANUARY 2005

CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

7'x7'x7' JUNCTION BOX STANDARDS

☐ SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:

SHEET NO.: OF

104 | 7' X 7' JUNCTION BOX STANDARDS

SCALE: N.T.S.

UP ENGINEERING + SURVEYING
SUITE 325
TEL 210-774-5504
111 TOWER DR.
SAN ANTONIO, TX 78232
WWW.UPENGINEERING.COM
TBPELS F-17992

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

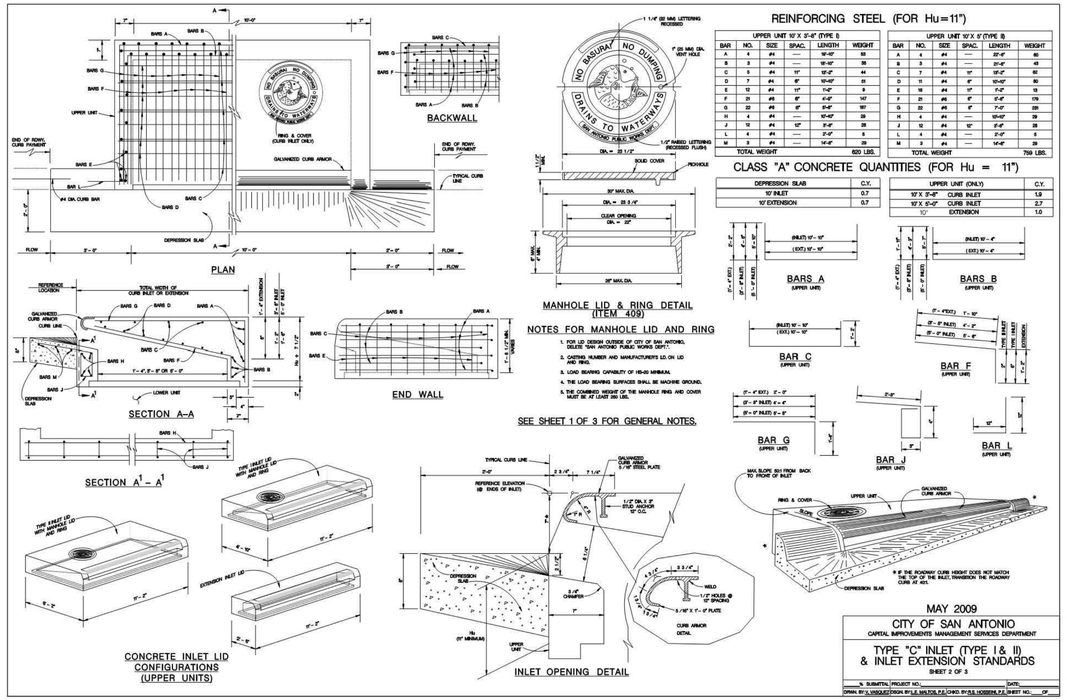
CONSTRUCTION DETAILS 2

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

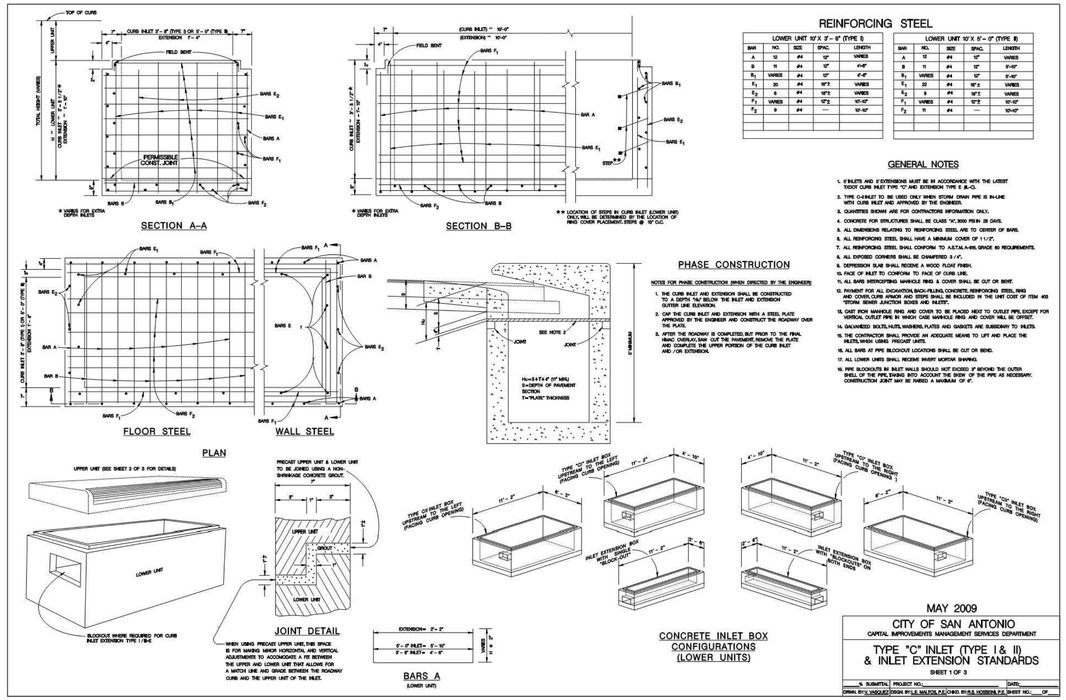
SHEET
C601

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C600 - UNIT 3 CONSTRUCTION DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JUL 31, 2024
PLOTTED BY: JOSH
PLOTTED WITH: "ACAD.CTB" (GENERAL DOCUMENTATION).PC3
PLOT STYLE: VT-0.0" PRODUCTION.CTB "STANDARD.CTB



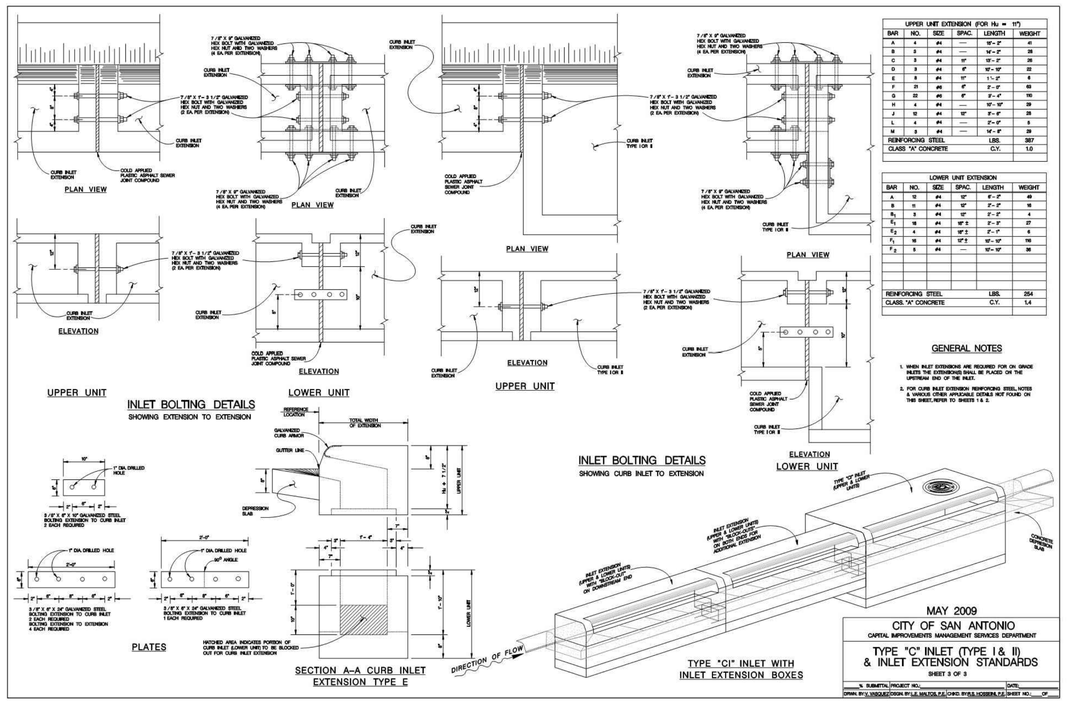
110 | TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

SCALE: N.T.S.



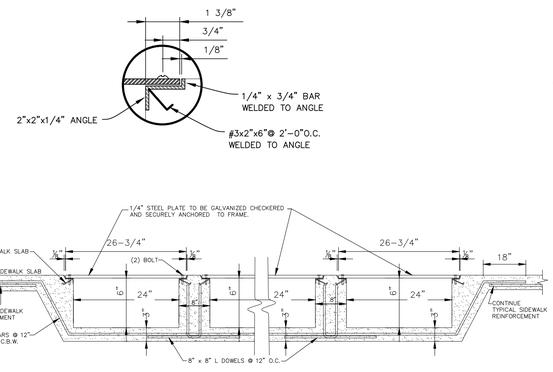
109 | TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

SCALE: N.T.S.



111 | TYPE "C" INLET (TYPE I & II) & INLET EXTENSION STANDARDS

SCALE: N.T.S.



108 | SIDEWALK BOX DETAIL

SCALE: N.T.S.

UP ENGINEERING + SURVEYING
SUITE 325
111 TOWER DR.
SAN ANTONIO, TX 78232
TEL 210-774-5504
WWW.UPENGINEERING.COM
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LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

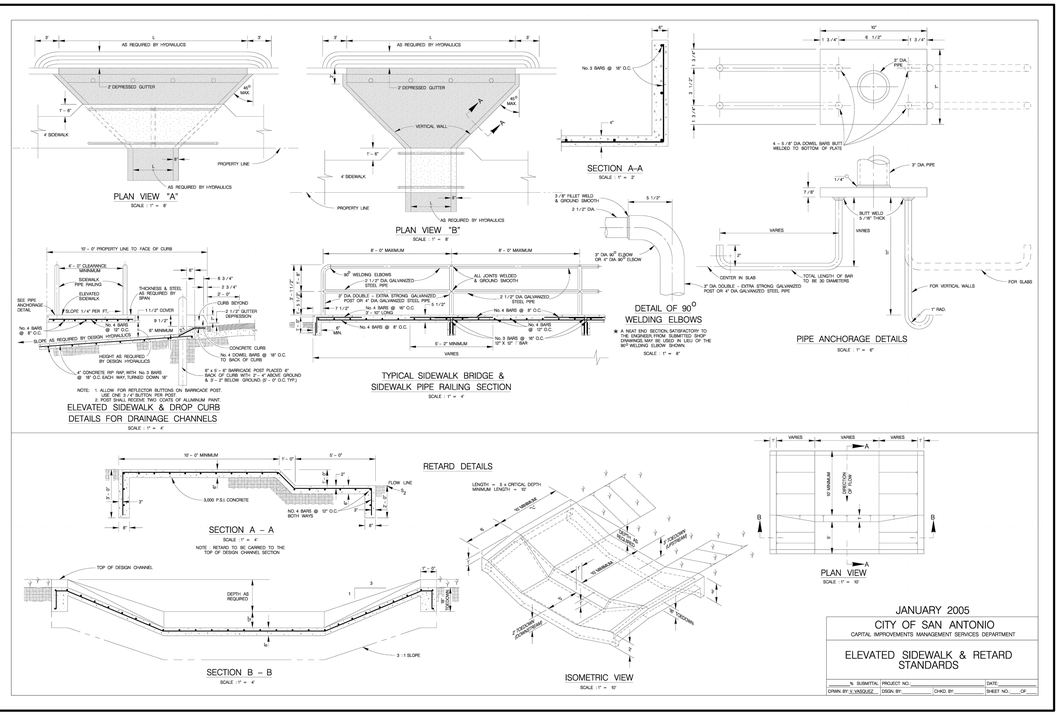
CONSTRUCTION DETAILS 3

REV	DATE	DESCRIPTION	BY

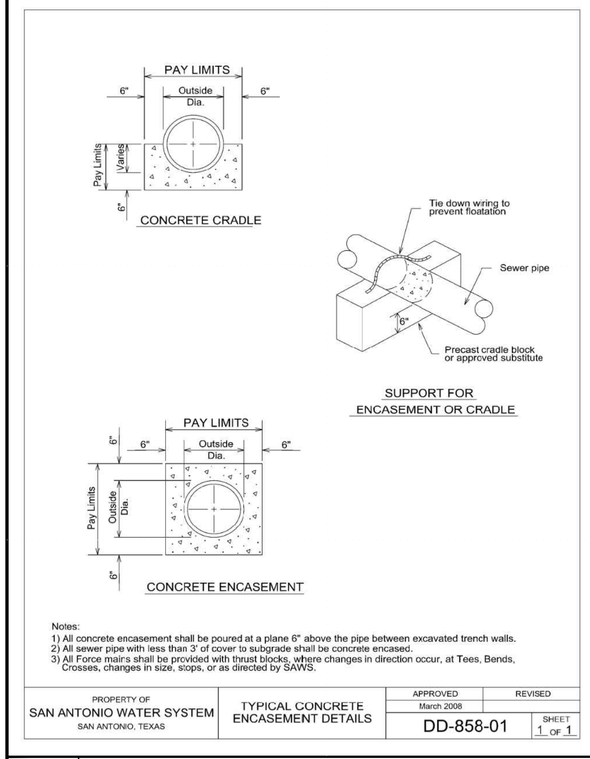
DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C602

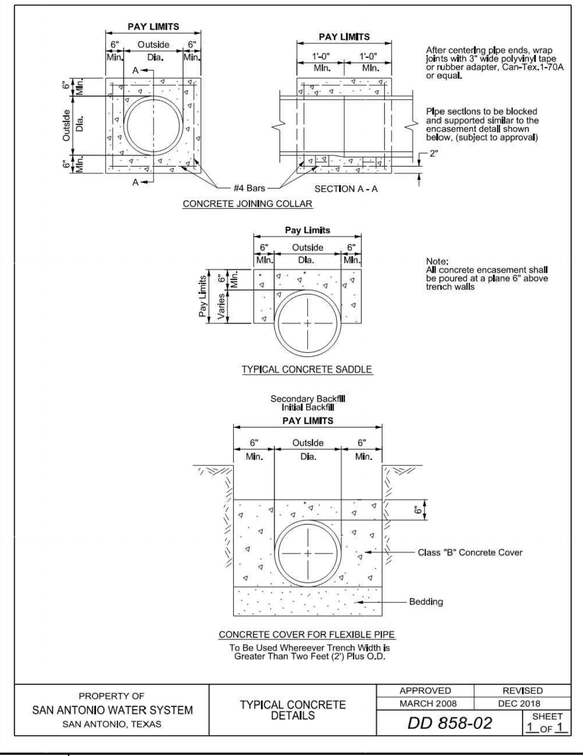
FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C602 - UNIT 3 CONSTRUCTION DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JULY 31, 2024
PLOTTED BY: JOSH
PLOTTED WITH: AUTOCAD PDF (GENERAL DOCUMENTATION).PC3
PLOT STYLE: V1.0 UP PRODUCTION STANDARDS.CTB



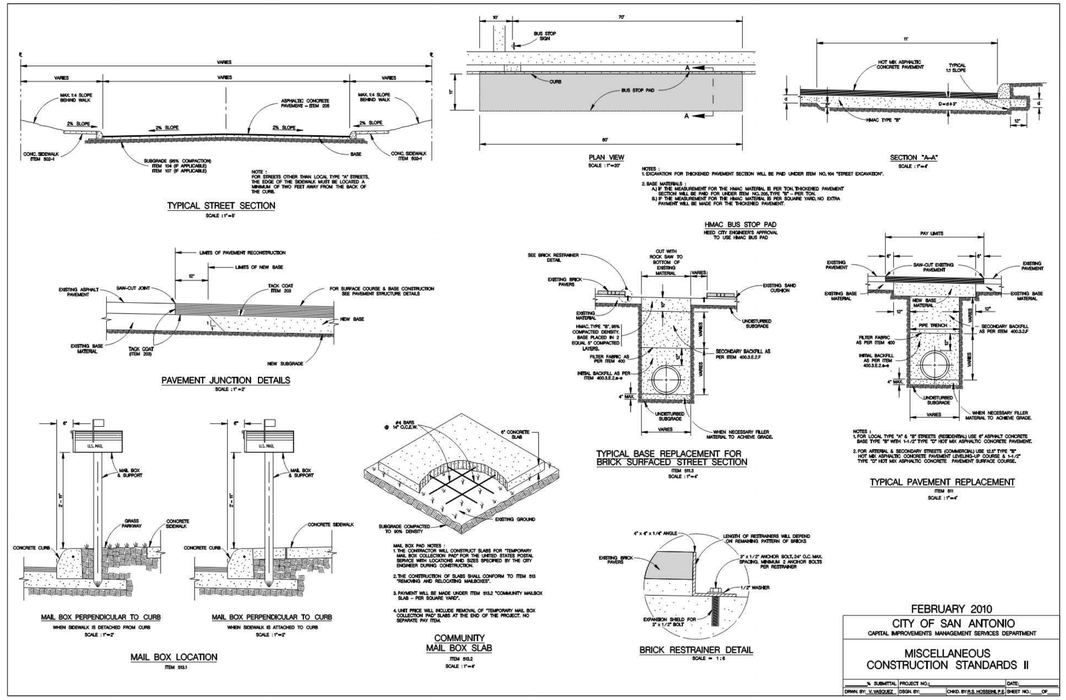
114 ELEVATED SIDEWALK & RETARD STANDARDS
SIDEWALK RAILING
SCALE: N.T.S.



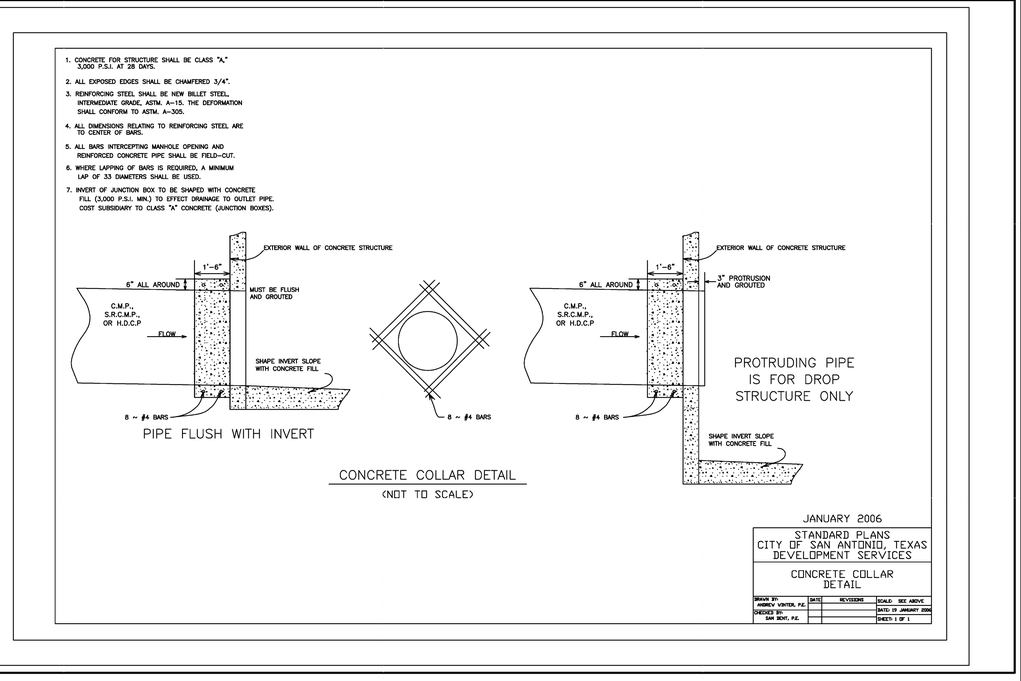
115 TYPICAL CONCRETE ENCASEMENT DETAILS
SCALE: N.T.S.



116 TYPICAL CONCRETE DETAILS
SCALE: N.T.S.



113 MISCELLANEOUS CONSTRUCTION STANDARDS II
SCALE: N.T.S.



112 CONCRETE COLLAR DETAIL
SCALE: N.T.S.

UP ENGINEERING + SURVEYING
SUITE 325
111 TOWER DR.
TEL. 210-774-5504
SAN ANTONIO, TX 78232
WWW.UPENGINEERING.COM
TBPELS F-17992

STATE OF TEXAS
NATASHA J. UHLRICH
89502
LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS
LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

CONSTRUCTION DETAILS 4

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C603

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C603 - UNIT 3 CONSTRUCTION DETAILS.DWG
LAST MODIFIED BY: JOSH
LAST MODIFIED ON: JOSH, 2024
PLOTTED WITH: DWG TO PDF.PC3
PLOT STYLE: V1.0 UP PRODUCTS.CTB
PLOT STANDARDS.CTB

119 MULTIPLE BOX CULVERTS - CAST-IN-PLACE
9'-0" SPAN 0' TO 10' FILL

SCALE: N.T.S.

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act." No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

BILLS OF REINFORCING STEEL (For Box Length = 40 feet)

NUMBER OF SPANS	SECTION DIMENSIONS				Bars B					Bars C & D							Bars E					Bars F1 ~ #4				Bars F2 ~ #4				Bars M ~ #4				Bars Y & Z ~ #4						Bars H 4 ~ #4		Bars K		QUANTITIES Per Foot of Barrel		Curb		Total	
	S	H	T	U	No.	Size	Spa	Length	Wt	No.	Size	Spa	Bars C Length	Bars C Wt	Bars D Length	Bars D Wt	No.	Size	Spa	Length	Wt	No.	Spa	Length	Wt	No.	Spa	Length	Wt	No.	Spa	Length	Wt	No.	Spa	Bars Y Length	Bars Y Wt	Bars Z Length	Bars Z Wt	Length	Wt	No.	Wt	Conc (CY)	Renf (Lb)	Conc (CY)	Renf (Lb)	Conc (CY)	Renf (Lb)
2	9'-0"	4'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	10'-1"	1,636	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	62	18"	39'-9"	1,646	108	9"	4'-0"	289	54	9"	4'-9"	171	9'-5"	340	19'-6"	52	42	117	1.356	350.5	1.5	169	55.7	14,187
3	9'-0"	4'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	10'-1"	1,636	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	89	18"	39'-9"	2,363	108	9"	4'-0"	289	108	9"	4'-9"	343	9'-5"	679	29'-1"	78	62	173	1.975	502.4	2.2	251	81.2	20,347
4	9'-0"	4'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	10'-1"	1,636	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	116	18"	39'-9"	3,080	108	9"	4'-0"	289	162	9"	4'-9"	514	9'-5"	1,019	38'-8"	103	80	223	2.594	654.3	2.9	326	106.6	26,499
5	9'-0"	4'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	10'-1"	1,636	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	143	18"	39'-9"	3,797	108	9"	4'-0"	289	216	9"	4'-9"	685	9'-5"	1,359	48'-3"	129	100	278	3.213	806.2	3.6	407	132.1	32,656
6	9'-0"	4'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	10'-1"	1,636	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	170	18"	39'-9"	4,514	108	9"	4'-0"	289	270	9"	4'-9"	857	9'-5"	1,698	57'-10"	155	118	328	3.832	958.2	4.3	483	157.6	38,810
2	9'-0"	5'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	11'-1"	1,798	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	68	18"	39'-9"	1,806	108	9"	5'-0"	361	54	9"	4'-9"	171	11'-5"	412	19'-6"	52	42	117	1.421	362.1	1.5	169	58.3	14,653
3	9'-0"	5'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	11'-1"	1,798	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	97	18"	39'-9"	2,576	108	9"	5'-0"	361	108	9"	4'-9"	343	11'-5"	824	29'-1"	78	62	173	2.062	517.2	2.2	251	84.6	20,939
4	9'-0"	5'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	11'-1"	1,798	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	126	18"	39'-9"	3,346	108	9"	5'-0"	361	162	9"	4'-9"	514	11'-5"	1,235	38'-8"	103	80	223	2.702	672.2	2.9	326	111.0	27,215
5	9'-0"	5'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	11'-1"	1,798	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	155	18"	39'-9"	4,116	108	9"	5'-0"	361	216	9"	4'-9"	685	11'-5"	1,647	48'-3"	129	100	278	3.343	827.3	3.6	407	137.3	33,497
6	9'-0"	5'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	11'-1"	1,798	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	184	18"	39'-9"	4,886	108	9"	5'-0"	361	270	9"	4'-9"	857	11'-5"	2,059	57'-10"	155	118	328	3.983	982.4	4.3	483	163.6	39,777
2	9'-0"	6'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	12'-1"	1,960	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	74	18"	39'-9"	1,965	108	9"	6'-0"	433	54	9"	4'-9"	171	13'-5"	484	19'-6"	52	42	117	1.486	373.7	1.5	169	60.9	15,118
3	9'-0"	6'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	12'-1"	1,960	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	105	18"	39'-9"	2,788	108	9"	6'-0"	433	108	9"	4'-9"	343	13'-5"	968	29'-1"	78	62	173	2.148	532.0	2.2	251	88.1	21,529
4	9'-0"	6'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	12'-1"	1,960	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	136	18"	39'-9"	3,611	108	9"	6'-0"	433	162	9"	4'-9"	514	13'-5"	1,452	38'-8"	103	80	223	2.810	690.1	2.9	326	115.3	27,931
5	9'-0"	6'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	12'-1"	1,960	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	167	18"	39'-9"	4,434	108	9"	6'-0"	433	216	9"	4'-9"	685	13'-5"	1,936	48'-3"	129	100	278	3.472	848.3	3.6	407	142.5	34,338
6	9'-0"	6'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	12'-1"	1,960	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	198	18"	39'-9"	5,257	108	9"	6'-0"	433	270	9"	4'-9"	857	13'-5"	2,420	57'-10"	155	118	328	4.134	1,006.5	4.3	483	169.6	40,743
2	9'-0"	7'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	13'-1"	2,122	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	74	18"	39'-9"	1,965	108	9"	7'-0"	505	54	9"	4'-9"	171	15'-5"	556	19'-6"	52	42	117	1.551	381.4	1.5	169	63.5	15,424
3	9'-0"	7'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	13'-1"	2,122	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	105	18"	39'-9"	2,788	108	9"	7'-0"	505	108	9"	4'-9"	343	15'-5"	1,112	29'-1"	78	62	173	2.235	541.4	2.2	251	91.6	21,907
4	9'-0"	7'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	13'-1"	2,122	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	136	18"	39'-9"	3,611	108	9"	7'-0"	505	162	9"	4'-9"	514	15'-5"	1,668	38'-8"	103	80	223	2.918	701.4	2.9	326	119.6	28,381
5	9'-0"	7'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	13'-1"	2,122	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	167	18"	39'-9"	4,434	108	9"	7'-0"	505	216	9"	4'-9"	685	15'-5"	2,224	48'-3"	129	100	278	3.602	861.3	3.6	407	147.7	34,860
6	9'-0"	7'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	13'-1"	2,122	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	198	18"	39'-9"	5,257	108	9"	7'-0"	505	270	9"	4'-9"	857	15'-5"	2,781	57'-10"	155	118	328	4.285	1,021.4	4.3	483	175.7	41,338
2	9'-0"	8'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	14'-1"	2,285	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	80	18"	39'-9"	2,124	108	9"	8'-0"	577	54	9"	4'-9"	171	17'-5"	628	19'-6"	52	42	117	1.616	393.0	1.5	169	66.1	15,890
3	9'-0"	8'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	14'-1"	2,285	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	113	18"	39'-9"	3,000	108	9"	8'-0"	577	108	9"	4'-9"	343	17'-5"	1,257	29'-1"	78	62	173	2.321	556.2	2.2	251	95.0	22,499
4	9'-0"	8'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	14'-1"	2,285	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	146	18"	39'-9"	3,877	108	9"	8'-0"	577	162	9"	4'-9"	514	17'-5"	1,885	38'-8"	103	80	223	3.026	719.3	2.9	326	123.9	29,099
5	9'-0"	8'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	14'-1"	2,285	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	179	18"	39'-9"	4,753	108	9"	8'-0"	577	216	9"	4'-9"	685	17'-5"	2,513	48'-3"	129	100	278	3.731	882.4	3.6	407	152.8	35,703
6	9'-0"	8'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	14'-1"	2,285	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	212	18"	39'-9"	5,629	108	9"	8'-0"	577	270	9"	4'-9"	857	17'-5"	3,141	57'-10"	155	118	328	4.437	1,045.6	4.3	483	181.8	42,305
2	9'-0"	9'-0"	9"	7"	162	#6	6"	19'-6"	4,745	108	#6	9"	15'-1"	2,447	8'-7"	1,392	162	#6	6"	14'-1"	3,427	14	18"	39'-9"	372	86	18"	39'-9"	2,284	108	9"	9'-0"	649	54	9"	4'-9"	171	19'-5"	700	19'-6"	52	42	117	1.681	404.7	1.5	169	68.7	16,356
3	9'-0"	9'-0"	9"	7"	162	#6	6"	29'-1"	7,077	108	#6	9"	15'-1"	2,447	8'-7"	1,392	162	#6	6"	23'-8"	5,759	21	18"	39'-9"	558	121	18"	39'-9"	3,213	108	9"	9'-0"	649	108	9"	4'-9"	343	19'-5"	1,401	29'-1"	78	62	173	2.407	571.0	2.2	251	98.4	23,090
4	9'-0"	9'-0"	9"	7"	162	#6	6"	38'-8"	9,409	108	#6	9"	15'-1"	2,447	8'-7"	1,392	162	#6	6"	33'-3"	8,091	28	18"	39'-9"	743	156	18"	39'-9"	4,142	108	9"	9'-0"	649	162	9"	4'-9"	514	19'-5"	2,101	38'-8"	103	80	223	3.134	737.2	2.9	326	128.2	29,814
5	9'-0"	9'-0"	9"	7"	162	#6	6"	48'-3"	11,740	108	#6	9"	15'-1"	2,447	8'-7"	1,392	162	#6	6"	42'-10"	10,422	35	18"	39'-9"	929	191	18"	39'-9"	5,072	108	9"	9'-0"	649	216	9"	4'-9"	685	19'-5"	2,802	48'-3"	129	100	278	3.861	903.5	3.6	407	158.0	36,545
6	9'-0"	9'-0"	9"	7"	162	#6	6"	57'-10"	14,072	108	#6	9"	15'-1"	2,447	8'-7"	1,392	162	#6	6"	52'-5"	12,754	42	18"	39'-9"	1,115	226	18"	39'-9"	6,001	108	9"	9'-0"	649	270	9"	4'-9"	857	19'-5"	3,502	57'-10"	155	118	328	4.588	1,069.7	4.3	483	187.8	43,272

HL93 LOADING SHEET 2 OF 2

Texas Department of Transportation — Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE
9'-0" SPAN
0' TO 10' FILL
MC-9-10

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118 MULTIPLE BOX CULVERTS - CAST-IN-PLACE
9'-0" SPAN 0' TO 10' FILL

SCALE: N.T.S.

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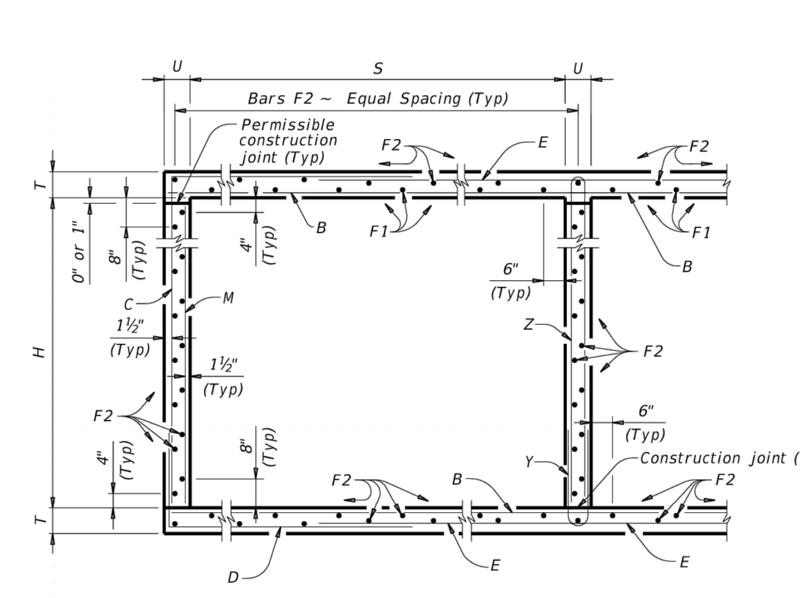
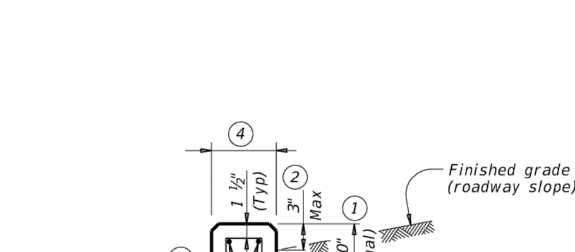
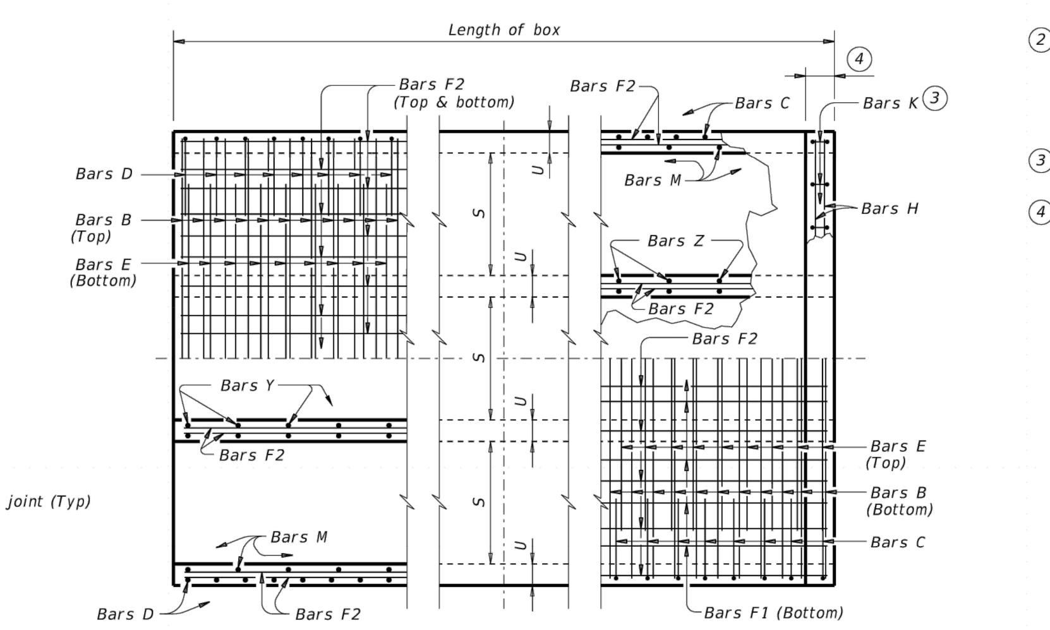


TYPICAL SECTION



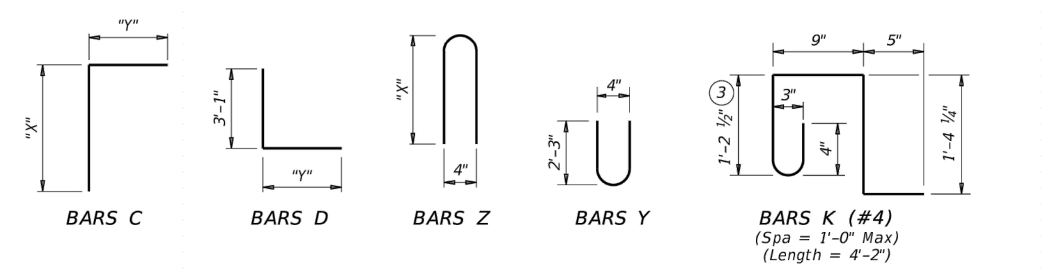
SECTION THRU CURB



BOTTOM SLAB TOP SLAB

PART PLANS

TABLE OF BAR DIMENSIONS		
H	"X"	"Y"
4'-0"	4'-7 ½"	5'-5"
5'-0"	5'-7 ½"	5'-5"
6'-0"	6'-7 ½"	5'-5"
7'-0"	7'-7 ½"	5'-5"
8'-0"	8'-7 ½"	5'-5"
9'-0"	9'-7 ½"	5'-5"



1. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0", refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Rail Anchorage Curb (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
2. For vehicle safety, the following requirements must be met:
   - For structures without bridge rail, construct curbs no more than 3" above finished grade.
   - For structures with bridge rail, construct curbs flush with finished grade.

   Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
3. For curbs less than 1'-0" high, tilt Bars K or reduce bar height as necessary to maintain cover. For curbs less than 3" high, Bars K may be omitted.
4. 1'-0" typical. 2'-3" when the Rail Anchorage Curb (RAC) standard sheet is referred to elsewhere in the plans.

The Contractor may replace Bars B, C, D, E, F1, F2, M, Y, and/or Z with deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A1064. The area of required reinforcement may be reduced by the ratio of 60 ksi / 70 ksi. Spacing of WWR is limited to 4" Min and 18" Max. When required, provide lap splices in the WWR of the same length required for the equivalent bar size, rounded up for wire sizes between conventional bar sizes. The lap length required for WWR is never less than the lap length required for uncoated #4 bars.

Example conversion: Replacing No. 6 Gr 60 at 6" Spacing with WWR
Required WWR = (0.44 sq. in. per 0.5 ft.) x (60 ksi / 70 ksi) = 0.755 sq. in. per ft.
If D30.6 wire is used to meet the 0.755 sq. in. per ft. requirement in this example, the required spacing = (0.306 sq. in.) / (0.755 sq. in. per ft.) x (12 in. per ft.) = 4.86" Max spacing. Required lap length for the provided D30.6 wire is 2'-1" (the same minimum lap length required for uncoated #5 bars, as listed under MATERIAL NOTES).

CONSTRUCTION NOTES:
Do not use permanent forms.
Chamfer the bottom edge of the top slab 3" at the entrance.
Optionally, raise construction joints shown at the flow line by a maximum of 6". If this option is taken, Bars M may be cut off or raised, Bars C and D may be reversed, and Bars Y and Z may be reversed.

MATERIAL NOTES:
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.
Provide Class C concrete (f'c = 3,600 psi) for culvert barrel and curb, with the following exceptions: provide Class S concrete (f'c = 4,000 psi) for top slabs of:
- culverts with overlay,
- culverts with 1-to-2 course surface treatment, or
- culverts with the top slab as the final riding surface.

Provide bar laps, where required, as follows:
- Uncoated or galvanized ~ #4 = 1'-8" Min
- Uncoated or galvanized ~ #5 = 2'-1" Min
- Uncoated or galvanized ~ #6 = 2'-6" Min

GENERAL NOTES:
Designed according to AASHTO LRFD Bridge Design Specifications for the range of fill heights shown.
See the Multiple Box Culverts Cast-In-Place Miscellaneous Detail (MC-MD) standard sheet for details pertaining to skewed ends, angle sections, and lengthening.

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

HL93 LOADING SHEET 1 OF 2

Texas Department of Transportation — Bridge Division Standard

MULTIPLE BOX CULVERTS CAST-IN-PLACE
9'-0" SPAN
0' TO 10' FILL
MC-9-10

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120 SLOPING INLET TYPE S
(18" TO 48" PIPES)

SCALE: N.T.S.

DISCLAIMER:
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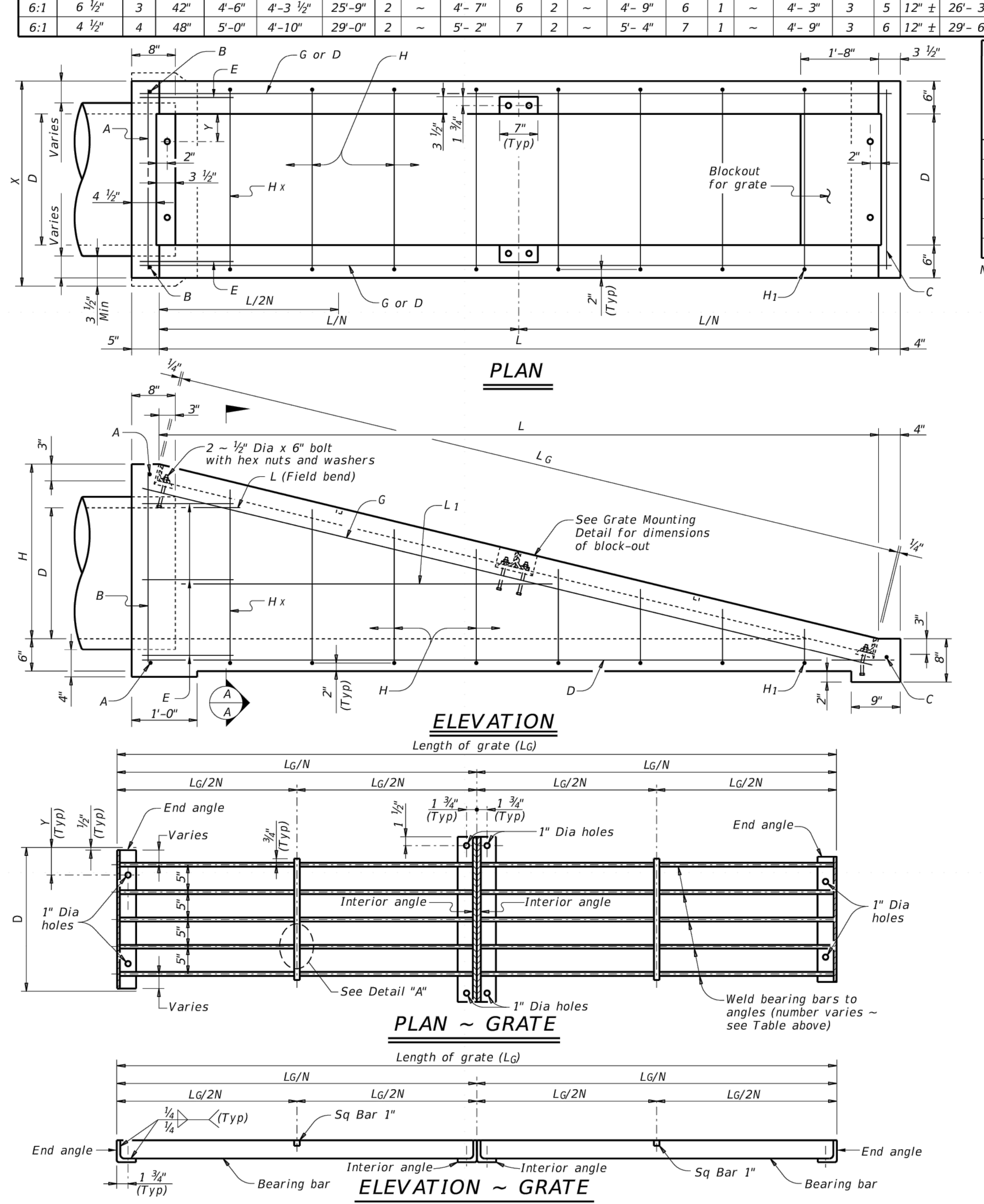
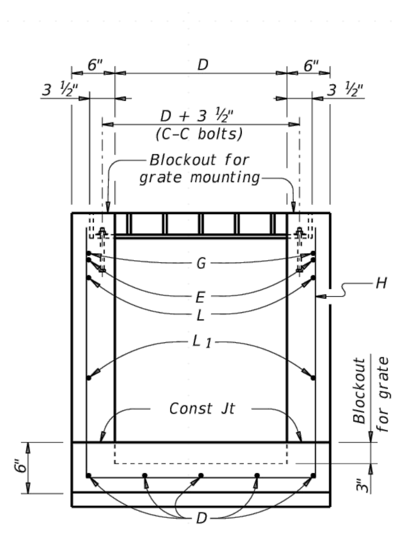
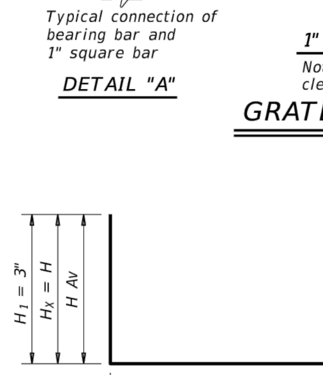
SLOPE	Y	N	DIA OF PIPE = D	TABLE OF DIMENSIONS			BILL OF REINFORCING STEEL BARS A				BARS B				BARS C				BARS D				BARS E				BARS G				BARS H Av				BARS L				BARS L1 Av				TOTAL QUANTITIES STEEL	CONC
				X	H	L	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	No.	Spa	Length	Wgt	Lb	CY
6:1	4 ½"	2	18"	2'-6"	2'-1 ½"	12'-9"	2	~	2'-3"	3	2	~	2'-5"	3	1	~	2'-3"	2	3	12" ±	13'-3"	27	6	12" ±	2'-6"	10	2	~	13'-5"	18	12	12" ±	4'-5"	35	2	12" ±	2'-0"	3	2	12" ±	6'-10"	9	110	1.1
6:1	5"	2	24"	3'-0"	2'-8"	16'-0"	2	~	2'-10"	4	2	~	3'-0"	4	1	~	2'-9"	2	4	12" ±	16'-6"	44	8	12" ±	2'-6"	13	2	~	16'-9"	22	15	12" ±	5'-6"	55	2	12" ±	2'-0"	3	2	12" ±	9'-10"	13	160	1.7
6:1	5 ½"	3	30"	3'-6"	3'-2 ½"	19'-3"	2	~	3'-5"	5	2	~	3'-7"	5	1	~	3'-3"	2	4	12" ±	19'-9"	53	8	12" ±	2'-6"	13	2	~	20'-0"	27	19	12" ±	6'-6"	83	2	12" ±	2'-0"	3	4	12" ±	10'-1"	27	218	2.4
6:1	6"	3	36"	4'-0"	3'-9"	22'-6"	2	~	4'-0"	5	2	~	4'-2"	5	1	~	3'-9"	3	5	12" ±	23'-0"	77	10	12" ±	2'-6"	17	2	~	23'-3"	31	22	12" ±	7'-7"	111	2	12" ±	2'-0"	3	6	12" ±	13'-9"	55	307	3.3
6:1	6 ½"	3	42"	4'-6"	4'-3 ½"	25'-9"	2	~	4'-7"	6	2	~	4'-9"	6	1	~	4'-3"	3	5	12" ±	26'-3"	88	10	12" ±	2'-6"	17	2	~	26'-8"	36	25	12" ±	8'-7"	143	2	12" ±	2'-0"	3	6	12" ±	13'-10"	55	357	4.4
6:1	4 ½"	4	48"	5'-0"	4'-10"	29'-0"	2	~	5'-2"	7	2	~	5'-4"	7	1	~	4'-9"	3	6	12" ±	29'-6"	118	12	12" ±	2'-6"	20	2	~	29'-10"	40	29	12" ±	9'-7"	186	2	12" ±	2'-0"	3	8	12" ±	14'-5"	77	461	5.7

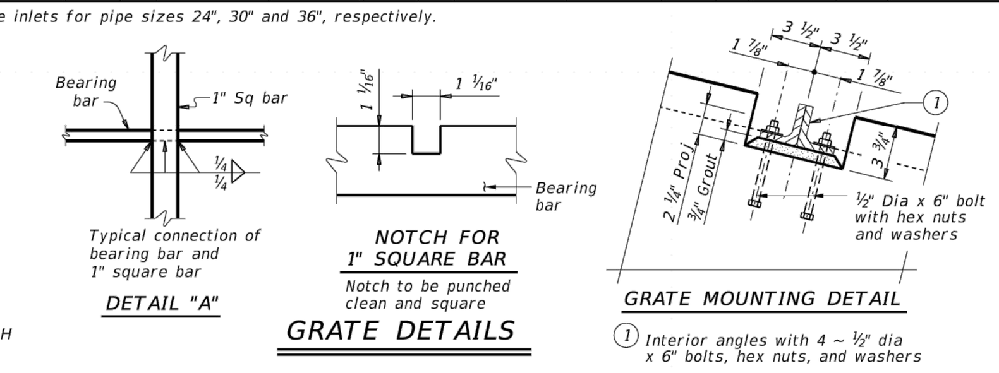
SLOPE	Y	N	DIA OF PIPE = D	GRATE QUANTITIES BEARING BARS at 5" C-C				INTERIOR ANGLES				END ANGLES				1" SQUARE BARS			TOTAL WEIGHT
				No.	Size	LG/N	Wgt	No.	Size	Length	Wgt	No.	Size	Length	Wgt	No.	Length	Wgt	Lb
6:1	4 ½"	2	18"	8	2 ½"x ½"	6'-5 ⅝"	220	2	3"x 3"x ½"	2'-0 ½"	38	2	3"x 3"x ½"	1'-5"	27	2	1'-4 ½"	9	294
6:1	5"	2	24"	10	2 ½"x ½"	8'-1 ⅜"	345	2	3"x 3"x ½"	2'-6 ½"	48	2	3"x 3"x ½"	1'-11"	36	2	1'-9 ½"	12	441
6:1	5 ½"	3	30"	18	2 ½"x ½"	6'-6 ⅛"	498	4	3"x 3"x ½"	3'-0 ½"	114	2	3"x 3"x ½"	2'-5"	45	3	2'-2 ½"	23	680
6:1	6"	3	36"	21	2 ½"x ½"	7'-7 ¼"	679	4	3"x 3"x ½"	3'-6 ½"	133	2	3"x 3"x ½"	2'-11"	55	3	2'-7 ½"	27	894
6:1	6 ½"	3	42"	24	2 ½"x ½"	8'-8 ⅜"	888	4	3"x 3"x ½"	4'-0 ½"	152	2	3"x 3"x ½"	3'-5"	64	3	3'-0 ½"	31	1,135
6:1	4 ½"	4	48"	40	2 ½"x ½"	7'-4 ⅛"	1249	6	3"x 3"x ½"	4'-6 ½"	256	2	3"x 3"x ½"	3'-11"	74	4	3'-10 ½"	53	1,632

Note: For pipe sizes of 21", 27" and 33" use inlets for pipe sizes 24", 30" and 36", respectively.
N = Number of Grate Units

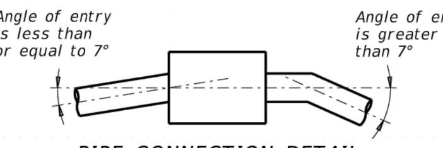




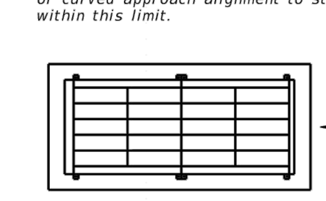




1. Interior angles with 4 ~ ½" dia x 6" bolts, hex nuts, and washers



PIPE CONNECTION DETAIL
Connect pipes within 7° of normal to inlet wall. If necessary, use pipe elbow or curved approach alignment to stay within this limit.



GRATE ORIENTATION DETAIL
If possible, orient horizontal grate inlet such that both traffic and ditch water approach parallel to bars on grate. If this is not possible, orientation must favor traffic flow.

GENERAL NOTES:
Quantities shown are for one end of one pipe culvert.
Quantities shown are for Contractor's information only. Unless otherwise shown in the plans, payment will be made for each inlet of the type specified.
When approved, precast inlets with equivalent structural capacity may be furnished. Submit sealed engineering calculations and drawings for precast inlets for approval prior to construction.
Shop drawings will not be required.
In areas of conflict between reinforcing steel, blockouts, pipes, anchor bolts or other reinforcing steel, bend or adjust reinforcement to clear as directed by the Engineer.
Provide structural steel for grates conforming to the requirements of ASTM A36.
Provide bolts conforming to the requirements of ASTM A307. Hex nuts must conform to ASTM A563.
Provide (#4) reinforcing steel unless otherwise noted.
Galvanize steel components except reinforcing, after fabrication, in accordance with Item 445 "Galvanizing."
Repair galvanizing damaged during transport or construction in accordance with the specifications.
Provide Class "A" concrete (f'c = 3,000 psi).

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

Texas Department of Transportation — Bridge Division Standard

SLOPING INLET TYPE S
(18" TO 48" PIPES)
IL-S

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117 CONCRETE WING WALLS - PARALLEL WINGS FOR BOX
CULVERTS TYPES PW-1 AND PW-2

SCALE: N.T.S.

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TABLE OF DIMENSIONS AND REINFORCING STEEL (Wings for one structure end)

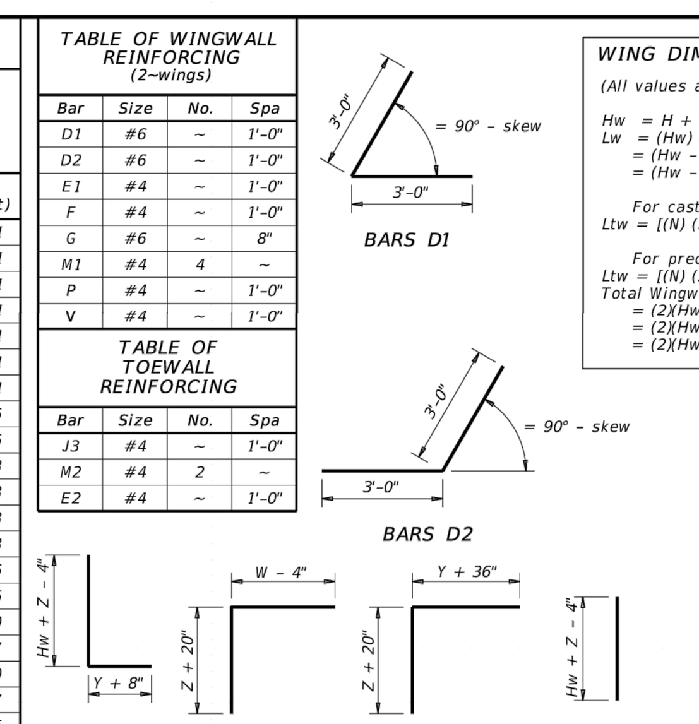
Dimensions Maximum Wingwall Height Hw	W	X	Y	Z	Variable Reinforcing Bars J1 Size	Bars J1 Spa	Bars J2 Size	Bars J2 Spa	Estimated Quantities per ft of wing (2~wings) (4) Reinf Lb/Ft)	Conc (CY/Ft)	Estimated Quantities per ft of Toewall (1~toewall) Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	48.64	0.406	6.85	0.071
2'-9"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.31	0.424	6.85	0.071
3'-0"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	49.98	0.444	6.85	0.071
3'-3"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.32	0.462	6.85	0.071
3'-6"	2'-10"	10"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.98	0.480	6.85	0.071
4'-0"	3'-2"	1'-2"	1'-0"	7"	#4	1'-0"	#4	1'-0"	55.77	0.532	6.85	0.071
4'-6"	3'-2"	1'-2"	1'-0"	7"	#4	1'-0"	#4	1'-0"	59.77	0.568	6.85	0.071
5'-0"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	63.45	0.632	6.96	0.075
5'-6"	3'-9"	1'-7"	1'-2"	7"	#4	1'-0"	#4	1'-0"	67.46	0.668	6.96	0.075
6'-0"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	80.67	0.730	7.07	0.078
6'-6"	4'-4"	2'-0"	1'-4"	7"	#5	1'-0"	#5	1'-0"	85.05	0.768	7.07	0.078
7'-0"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	92.15	0.864	8.07	0.093
7'-6"	5'-0"	2'-3"	1'-9"	8"	#5	1'-0"	#5	1'-0"	96.54	0.902	8.07	0.093
8'-0"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	139.04	0.962	8.13	0.095
8'-6"	5'-6"	2'-8"	1'-10"	8"	#5	6"	#5	6"	144.47	1.000	8.13	0.095
9'-6"	6'-0"	2'-10"	2'-2"	9"	#5	6"	#5	6"	156.93	1.136	8.41	0.110
10'-6"	6'-5"	3'-0"	2'-5"	9"	#6	6"	#5	6"	196.27	1.234	8.57	0.117
11'-6"	7'-2"	3'-6"	2'-8"	11"	#6	6"	#6	6"	230.13	1.438	9.52	0.140
12'-6"	7'-8"	3'-9"	2'-11"	1'-0"	#7	6"	#6	6"	283.41	1.592	9.74	0.157
13'-6"	8'-2"	4'-0"	3'-2"	1'-2"	#8	6"	#6	6"	348.72	1.804	10.02	0.186
14'-6"	8'-10"	4'-5"	3'-5"	1'-4"	#9	6"	#6	6"	432.94	2.046	10.30	0.218
15'-6"	9'-6"	4'-10"	3'-8"	1'-6"	#9	6"	#7	6"	489.52	2.302	11.24	0.253
16'-0"	9'-11"	5'-0"	3'-11"	1'-7"	#9	6"	#7	6"	505.72	2.448	11.47	0.279

TABLE OF WINGWALL REINFORCING (2~wings)

Bar	Size	No.	Spa
D1	#6	~	1'-0"
D2	#6	~	1'-0"
E1	#4	~	1'-0"
F	#4	~	1'-0"
G	#6	~	8"
M1	#4	4	~
P	#4	~	1'-0"
V	#4	~	1'-0"

TABLE OF TOEWALL REINFORCING

Bar	Size	No.	Spa
J3	#4	~	1'-0"
M2	#4	2	~
E2	#4	~	1'-0"



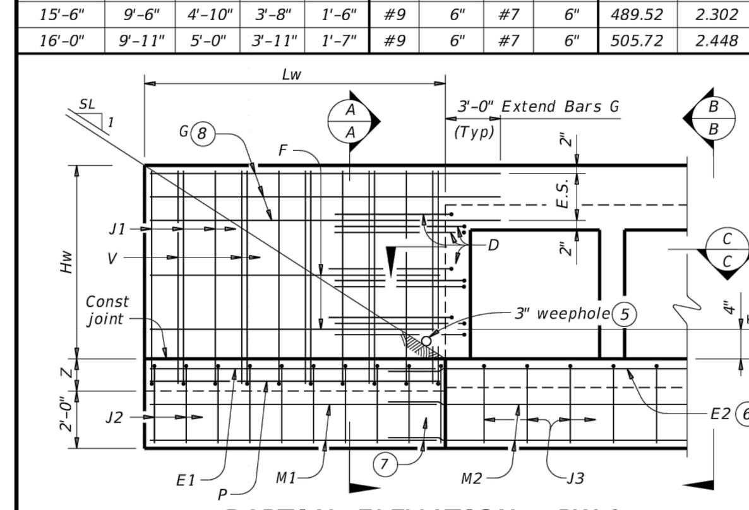
WING DIMENSION FORMULAS:
(All values are in feet.)
Hw = H + T + C
Lw = (Hw) (SL) ÷ cosine (θ) for Type PW-1
= (Hw - 1') (SL) ÷ cosine (θ) for Type PW-2 and Hw ≥ 4'
= (Hw - 0.5') (SL) ÷ cosine (θ) for Type PW-2 and Hw < 4'

For cast-in-place culverts:
Ltw = [(N) (S) + (N + 1) (U)] ÷ cosine (θ)

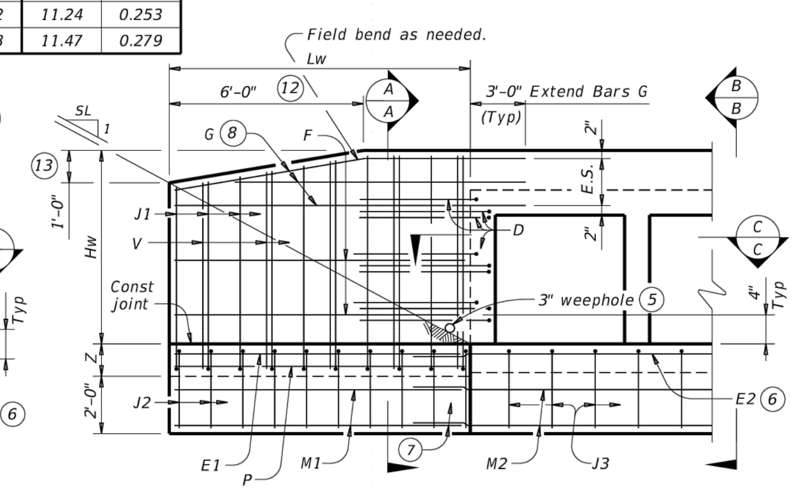
For precast culverts:
Ltw = [(N) (2 U + S) + (N - 1) (0.5')] ÷ cosine (θ)
Total Wingwall Area (two wings ~ SF)
= (2)(Hw)(Lw) for Type PW-1
= (2)(Hw)(Lw) - 6 SF for Type PW-2 and Hw ≥ 4'
= (2)(Hw)(Lw) - 1.5 SF for Type PW-2 and Hw < 4'

Hw = Height of wingwall
Lw = Length of wingwall
Ltw = Culvert toewall length
N = Number of culvert spans
SL:1 = Channel slope ratio. (horizontal: 1 vertical, usual value is 2:1)
θ = Culvert skew

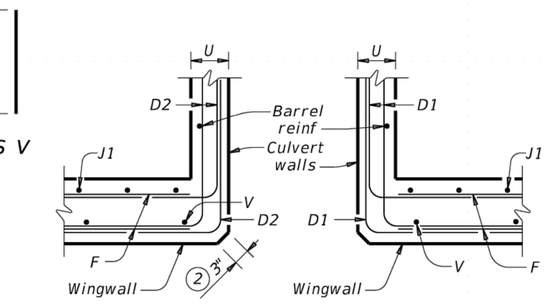
See applicable box culvert standard sheet for S, H, T, and U values.



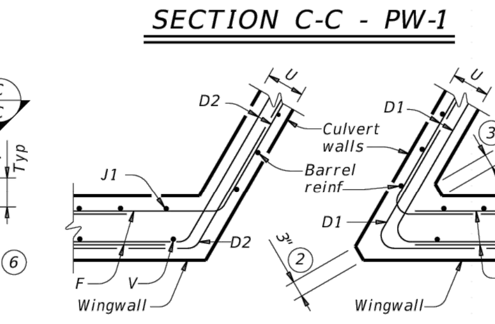
PARTIAL ELEVATION - PW-1



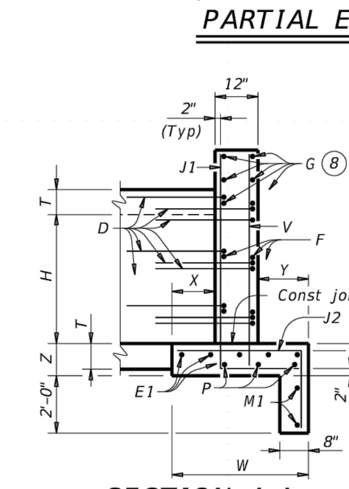
PARTIAL ELEVATION - PW-2



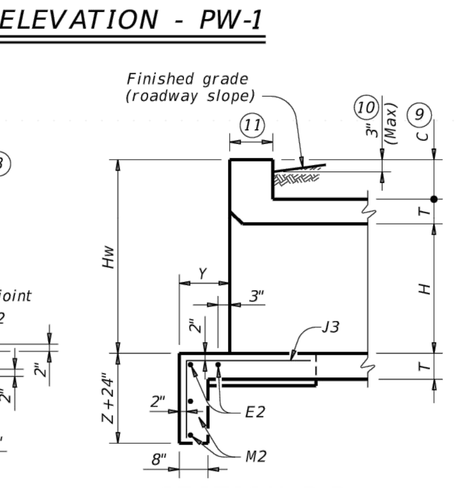
SECTION C-C - PW-1



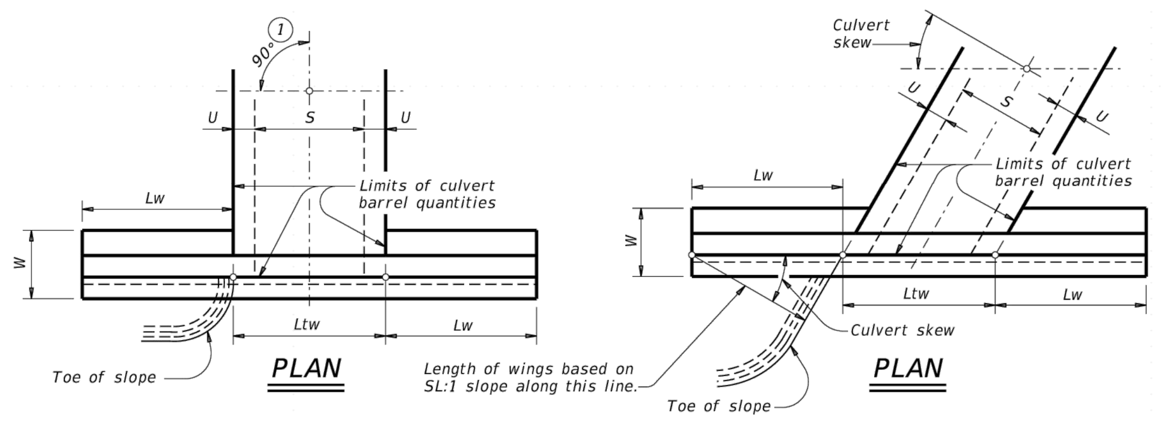
SECTION C-C - PW-2



SECTION A-A
(Showing wing reinforcement.)



SECTION B-B
(Showing wing reinforcement.)



PLAN
DETAILS FOR NON-SKEWED BOX CULVERTS

PLAN
DETAILS FOR SKEWED BOX CULVERTS
(Showing 30° skew.)

1. Skew = 0°
2. At discharge end, chamfer may be ¾" minimum.
3. For 15° skew ~ 1"
   For 30° skew ~ 2"
   For 45° skew ~ 3"
4. Quantities shown are for two Type PW-1 wings. Adjust concrete volume for Type PW-2 wings. To determine estimated quantities for two wings, multiply the tabulated values by Lw. Quantities shown do not include weight of Bars D.
5. Provide weepholes for Hw = 5'-0" and greater. Fill around weepholes with coarse gravel.
6. Extend Bars E2 1'-6" minimum into the wingwall footing.
7. Lap Bars M1 1'-6" minimum with Bars M2.
8. Place Bars G as shown, equally spaced at 8" maximum. Provide at least two pairs of Bars G per wing.
9. 0" Min to 5'-0" Max. Estimated curb heights are shown elsewhere in the plans. For structures with pedestrian rail or curbs taller than 1'-0, refer to the Extended Curb Details (ECD) standard sheet. For structures with T631 or T631LS bridge rail, refer to the Mounting Details for T631 & T631LS Rails (T631-CM) standard sheet. Refer to the Box Culvert Rail Mounting Details (RAC) standard sheet for structures with bridge rail other than T631 or T631LS.
10. For vehicle safety, the following requirements must be met:
    - For structures without bridge rail, construct curbs no more than 3" above finished grade.
    - For structures with bridge rail, construct curbs flush with finished grade.

    Reduce curb heights, if necessary, to meet the above requirements. No changes will be made in quantities and no additional compensation will be allowed for this work.
11. 1'-0" typical. 2'-3" when the Box Culvert Rail Mounting Details (RAC) standard sheet is referred to elsewhere in the plans.
12. 3'-0" for Hw < 4'.
13. 6" for Hw < 4'.

DESIGNER NOTES:
Type PW-1 can be used for all applications and must be used if railing is to be mounted to the wingwall.
Type PW-2 can only be used for applications without a railing mounted to the wingwall.

MATERIAL NOTES:
Provide Class C concrete (f'c=3,600 psi).
Provide Grade 60 reinforcing steel.
Provide galvanized reinforcing steel if required elsewhere in the plans.

GENERAL NOTES:
Designed in accordance with AASHTO LRFD Bridge Design Specifications.
Depth of toewalls for wingwalls and culverts may be reduced or eliminated when founded on solid rock, when directed by the Engineer.
See Box Culvert Supplement (BCS) standard sheet for wingwall type and additional dimensions and information.
Quantities for concrete and reinforcing steel resulting from the formulas given on this sheet are for the Contractor's information only.

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

Texas Department of Transportation — Bridge Division Standard

CONCRETE WINGWALLS WITH PARALLEL WINGS FOR BOX CULVERTS TYPES PW-1 AND PW-2
PW

FILE: CD-PW-20.dgn | DN: GAF | CK: CAT | DW: TxDOT | CK: TxDOT
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100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

CONSTRUCTION DETAILS 5

REV	DATE	DESCRIPTION	BY

DESIGNED BY: TS/JOS
DRAFTED BY: JOS
CHECKED BY: NU/RJP

SHEET
C604

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C600 - UNIT 3 CONSTRUCTION DETAILS.DWG
LAST MODIFIED BY: JOSCH
LAST MODIFIED ON: July 21, 2024
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PLOTTED ON: July 21, 2024
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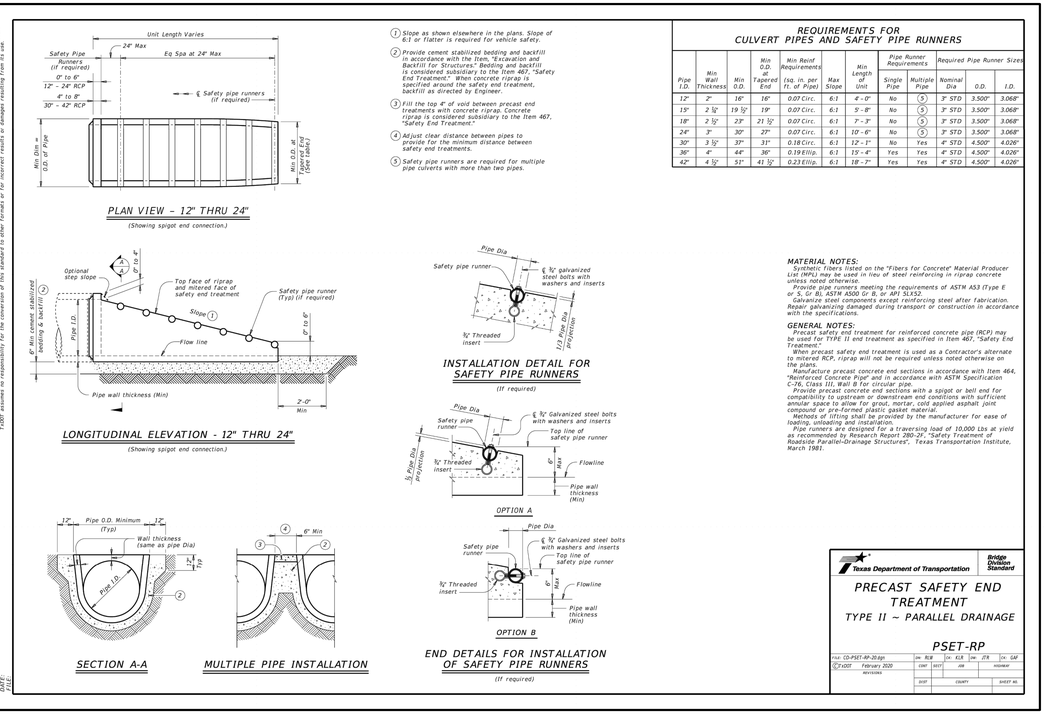

① Slope as shown elsewhere in the plans. Slope of 6:1 or flatter is required for vehicle safety.

② Provide cement stabilized bedding and backfill in accordance with the Item, "Excavation and Backfill for Structures." Bedding and backfill is considered subsidiary to the Item 467, "Safety End Treatment." When concrete riprap is specified around the safety end treatment, backfill as directed by Engineer.

③ Fill the top 4" of void between precast end treatments with concrete riprap. Concrete riprap is considered subsidiary to the Item 467, "Safety End Treatment."

④ Adjust clear distance between pipes to provide for the minimum distance between safety end treatments.

⑤ Safety pipe runners are required for multiple pipe culverts with more than two pipes.

REQUIREMENTS FOR CULVERT PIPES AND SAFETY PIPE RUNNERS

Pipe I.D.	Min Wall Thickness	Min O.D.	Min O.D. at Tapered End	Min Reinf Requirements (Sq. in. per ft. of Pipe)	Max Slope	Min Length of Unit	Pipe Runner Requirements		Required Pipe Runner Sizes		
							Single Pipe	Multiple Pipe	Nominal Dia	O.D.	I.D.
12"	2"	16"	16"	0.07 Circ.	6:1	4'-0"	No	⑤	3" STD	3.500"	3.068"
15"	2 ½"	19 ½"	19"	0.07 Circ.	6:1	5'-8"	No	⑤	3" STD	3.500"	3.068"
18"	2 ½"	23"	21 ½"	0.07 Circ.	6:1	7'-3"	No	⑤	3" STD	3.500"	3.068"
24"	3"	30"	27"	0.07 Circ.	6:1	10'-6"	No	⑤	3" STD	3.500"	3.068"
30"	3 ½"	37"	31"	0.18 Circ.	6:1	12'-1"	No	Yes	4" STD	4.500"	4.026"
36"	4"	44"	36"	0.19 Ellip.	6:1	15'-4"	Yes	Yes	4" STD	4.500"	4.026"
42"	4 ½"	51"	41 ½"	0.23 Ellip.	6:1	18'-7"	Yes	Yes	4" STD	4.500"	4.026"

MATERIAL NOTES:
Synthetic fibers listed on the "Fibers For Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.
Provide pipe runners meeting the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 Gr B, or API 5LX52.
Galvanize steel components except reinforcing steel after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:
Precast safety end treatment for reinforced concrete pipe (RCP) may be used for TYPE II end treatment as specified in Item 467, "Safety End Treatment."
When precast safety end treatment is used as a Contractor's alternate to mitered RCP, riprap will not be required unless noted otherwise on the plans.
Manufacture precast concrete end sections in accordance with Item 464, "Reinforced Concrete Pipe" and in accordance with ASTM Specification for Precast Reinforced Concrete Box Sections.
Provide precast concrete end sections with a spigot or bell end for compatibility to upstream or downstream end conditions with sufficient annular space to allow for grout, mortar, cold applied asphalt joint compound or pre-formed plastic gasket material.
Methods of lifting shall be provided by the manufacturer for ease of loading, unloading and installation.
Pipe runners are designed for a traversing load of 10,000 Lbs at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Texas Department of Transportation — Bridge Division Standard

PRECAST SAFETY END TREATMENT
TYPE II ~ PARALLEL DRAINAGE

PSET-RP

File: CD-PSET-RP-20.dgn	DW: RLB	CK: KLR	DW: JTR	CK: GAF
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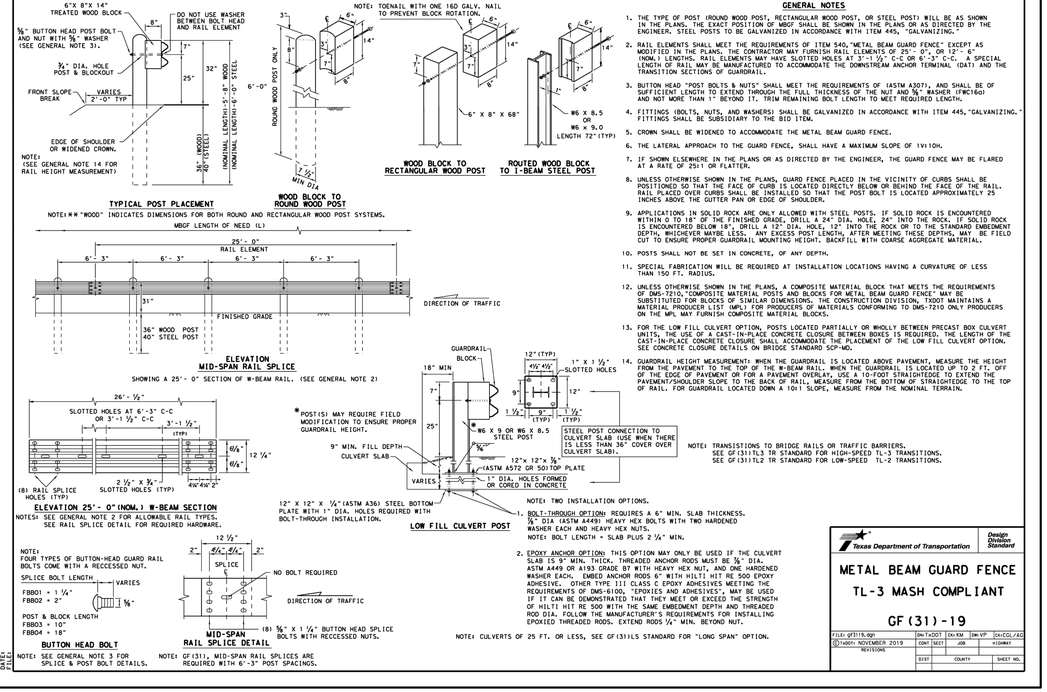

GENERAL NOTES

1. THE TYPE OF POST (ROUND WOOD POST, RECTANGULAR WOOD POST, OR STEEL POST) WILL BE AS SHOWN IN THE PLANS. THE EXACT POSITION OF WBGF SHALL BE SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER. STEEL POSTS TO BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING."
2. RAIL ELEMENTS SHALL MEET THE REQUIREMENTS OF ITEM 540, "METAL BEAM GUARD FENCE" EXCEPT AS MODIFIED IN THE PLANS. THE CONTRACTOR MAY FURNISH RAIL ELEMENTS OF 25'- 0", OR 12'- 6" (NOM.) LENGTHS. RAIL ELEMENTS MAY HAVE SLOTTED HOLES AT 3'-1 ½" C-C OR 6'-3" C-C. A SPECIAL LENGTH OF RAIL MAY BE MANUFACTURED TO ACCOMMODATE THE DOWNSTREAM ANCHOR TERMINAL (DAT) AND THE TRANSITION SECTIONS OF GUARDRAIL.
3. BUTTON HEAD "POST BOLTS & NUTS" SHALL MEET THE REQUIREMENTS OF (ASTM A307), AND SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE FULL THICKNESS OF THE NUT AND ⅝" WASHER (FWC16G) AND NOT MORE THAN 1" BEYOND IT. TRIM REMAINING BOLT LENGTH TO MEET THESE LENGTHS.
4. FITTINGS (BOLTS, NUTS, AND WASHERS) SHALL BE GALVANIZED IN ACCORDANCE WITH ITEM 445, "GALVANIZING." FITTINGS SHALL BE SUBSIDIARY TO THE BID ITEM.
5. CROWN SHALL BE WIDENED TO ACCOMMODATE THE METAL BEAM GUARD FENCE.
6. THE LATERAL APPROACH TO THE GUARD FENCE, SHALL HAVE A MAXIMUM SLOPE OF 1V:10H.
7. IF SHOWN ELSEWHERE IN THE PLANS OR AS DIRECTED BY THE ENGINEER, THE GUARD FENCE MAY BE FLARED AT A RATE OF 2511 OR FLATTER.
8. UNLESS OTHERWISE SHOWN IN THE PLANS, GUARD FENCE PLACED IN THE VICINITY OF CURBS SHALL BE POSITIONED SO THAT THE FACE OF CURB IS LOCATED DIRECTLY BELOW OR BEHIND THE FACE OF THE RAIL. RAIL PLACED OVER CURBS SHALL BE INSTALLED SO THAT THE POST BOLT IS LOCATED APPROXIMATELY 25 INCHES ABOVE THE GUTTER PAN OR EDGE OF SHOULDER.
9. APPLICATIONS IN SOLID ROCK ARE ONLY ALLOWED WITH STEEL POSTS. IF SOLID ROCK IS ENCOUNTERED WITHIN 0 TO 18" OF THE FINISHED GRADE, DRILL A 24" DIA. HOLE; 24" INTO THE ROCK. IF SOLID ROCK IS ENCOUNTERED BELOW 18", DRILL A 12" DIA. HOLE, 12" INTO THE ROCK OR TO THE STANDARD EMBEDMENT DEPTH, WHICHEVER MAYBE LESS. ANY EXCESS POST LENGTH, AFTER MEETING THESE DEPTHS, MAY BE FIELD CUT TO ENSURE PROPER GUARDRAIL MOUNTING HEIGHT. BACKFILL WITH COARSE AGGREGATE MATERIAL.
10. POSTS SHALL NOT BE SET IN CONCRETE, OF ANY DEPTH.
11. SPECIAL FABRICATION WILL BE REQUIRED AT INSTALLATION LOCATIONS HAVING A CURVATURE OF LESS THAN 150 FT. RADIUS.
12. UNLESS OTHERWISE SHOWN IN THE PLANS, A COMPOSITE MATERIAL BLOCK THAT MEETS THE REQUIREMENTS OF DMS-7210, "COMPOSITE MATERIAL POSTS AND BLOCKS FOR METAL BEAM GUARD FENCE" MAY BE SUBSTITUTED FOR BLOCKS OF SIMILAR DIMENSIONS. THE CONSTRUCTION DIVISION, TXDOT MAINTAINS A MATERIAL PRODUCER LIST (MPL) FOR PRODUCERS OF MATERIALS CONFORMING TO DMS-7210 ONLY PRODUCERS ON THE MPL MAY FURNISH COMPOSITE MATERIAL BLOCKS.
13. FOR THE LOW FILL CULVERT OPTION, POSTS LOCATED PARTIALLY OR WHOLLY BETWEEN PRECAST BOX CULVERT UNITS, THE USE OF A CAST-IN-PLACE CONCRETE CLOSURE BETWEEN BOXES IS REQUIRED. THE LENGTH OF THE CAST-IN-PLACE CONCRETE CLOSURE SHALL ACCOMMODATE THE PLACEMENT OF THE LOW FILL CULVERT OPTION. SEE CONCRETE CLOSURE DETAILS ON BRIDGE STANDARD SCP-WD.
14. GUARDRAIL HEIGHT MEASUREMENT: WHEN THE GUARDRAIL IS LOCATED ABOVE PAVEMENT, MEASURE THE HEIGHT FROM THE PAVEMENT TO THE TOP OF THE W-BEAM RAIL. WHEN THE GUARDRAIL IS LOCATED UP TO 2 FT. OFF OF THE EDGE OF PAVEMENT OR FOR A PAVEMENT OVERLAY, USE A 10-FOOT STRAIGHTEDGE TO EXTEND THE PAVEMENT/SHOULDER SLOPE TO THE BACK OF RAIL, MEASURE FROM THE BOTTOM OF STRAIGHTEDGE TO THE TOP OF RAIL. FOR GUARDRAIL LOCATED DOWN A 10:1 SLOPE, MEASURE FROM THE NOMINAL TERRAIN.

Texas Department of Transportation — Design Division Standard

METAL BEAM GUARD FENCE
TL-3 MASH COMPLIANT
GF(31)-19

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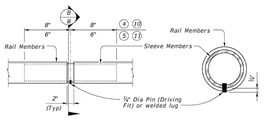

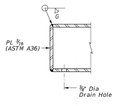

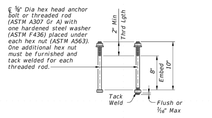

CONSTRUCTION NOTES:
Panel lengths of railing must be attached to a minimum of three posts except at abutment wingwalls.
At the Contractor's option anchor bolts may be an adhesive anchorage system in lieu of cast-in.
Test adhesive anchors in accordance with Item 450.3.3, "Tests". Test 3 anchors per 100 anchors installed. Perform corrective measures to provide adequate capacity if any of the tests do not meet the required test load. Repair damage from testing as directed.
Face of rail and posts must be vertical transversely unless otherwise approved. Posts must be perpendicular to adjacent roadway grade. Use Type VIII epoxy mortar under post base plates if gaps larger than ⅛" exist.
For curved railing applications, fabricate the HSS rail to the radius when the radius is 600' or less. Submit shop drawings for approval when tubes are required to be fabricated to a radius. Shop drawings must be submitted to the Engineer for approval.
Round or chamfer all exposed edges of steel components ⅛" by grinding prior to galvanizing.

MATERIAL NOTES:
Provide ASTM A500 Gr B, A1085 or A53 Gr B for all HSS.
Galvanize all metal components of steel rail system. Apply additional coatings when shown elsewhere on the plans. When plans require paint over galvanizing, follow the requirements for painting galvanized steel in Item 445, "Galvanizing" and when field painting, Item 446, "Field Cleaning and Painting Steel." Sleeve members and anchor bolts must receive galvanization prior to installation and only field paint after installation unless directed otherwise by Engineer.
Anchor bolts must be ⅝" Dia ASTM A307 Gr A with one hardened steel washer (ASTM F436) placed under each hex nut or ASTM A307 Gr A threaded rods with one tack welded hex nut each and with one hex nut with one hardened steel washer (ASTM F436) each. Nuts must conform to ASTM A563 requirements.
Optional adhesive anchorage system must be ⅝" Dia ASTM A307 Gr A fully threaded rods with one hex nut and one hardened steel washer (ASTM F436). Nuts must conform to ASTM A563 requirements. Embed fully threaded rods into slab, wingwalls, or culvert curbs using a Type III, Class C, D, E, or F anchor adhesive. Anchor adhesive chosen must be able to achieve a nominal bond strength in tension, Na, of a single anchor of 10 kips (edge distance must be accounted for). Submit signed and sealed calculations or the manufacturer's published literature showing the proposed anchor adhesive's ability to develop this load to the Engineer for approval prior to use. Anchor installation, including hole size, drilling, and clean out, must be in accordance with Item 450, "Railing".

GENERAL NOTES:
Designed according to AASHTO LRFD Specifications.
Do not use this railing on bridges with expansion joints providing more than 5" movement.
Rail anchorage details shown on this standard may require modification for select structure types. See appropriate details elsewhere in plans for these modifications.
For all rails, submit erection drawings showing section lengths, splice locations, rail post spacing and anchor bolt setting for approval.
Average weight of railing is 30 plf.

④ HSS 3.500 x 0.216 (Rail Member)
⑤ HSS 2.375 x 0.154 (Rail Member)
⑮ HSS 2.875 x 0.203 (Sleeve Member)
⑰ HSS 1.900 x 0.145 (Sleeve Member)

SHEET 2 OF 2

Texas Department of Transportation — Bridge Division Standard

PEDESTRIAN RAIL
TYPE PR11

File: RL-PR11-19.dgn	DW: TAR	CK: TBE	DW: JTR	CK: TAR
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	DIST	COUNTY		SHEET NO.

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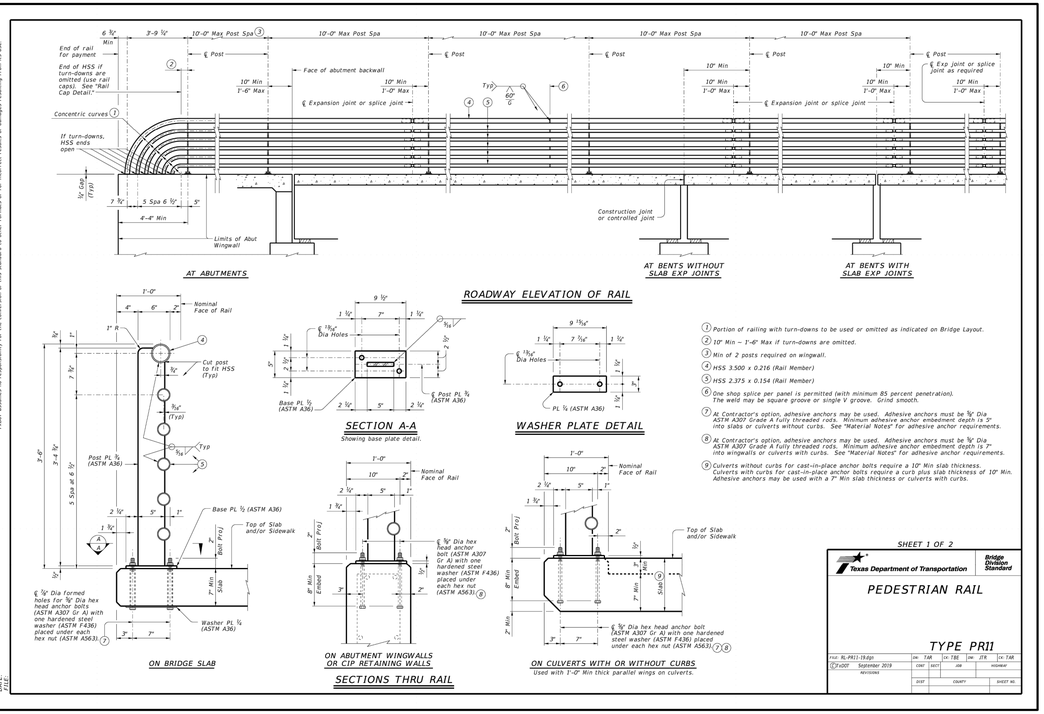
122 SCALE: N.T.S. — PEDESTRIAN RAIL - TYPE PR11



① Portion of railing with turn-downs to be used or omitted as indicated on Bridge Layout.
② 10" Min – 1'-6" Max if turn-downs are omitted.
③ Min of 2 posts required on wingwall.
④ HSS 3.500 x 0.216 (Rail Member)
⑤ HSS 2.375 x 0.154 (Rail Member)
⑥ One shop splice per panel is permitted (with minimum 85 percent penetration). The weld may be square groove or single V groove. Grind smooth.
⑦ At Contractor's option, adhesive anchors may be used. Adhesive anchors must be ⅝" Dia ASTM A307 Grade A fully threaded rods. Minimum adhesive anchor embedment depth is 5" into slabs or culverts without curbs. See "Material Notes" for adhesive anchor requirements.
⑧ At Contractor's option, adhesive anchors may be used. Adhesive anchors must be ⅝" Dia ASTM A307 Grade A fully threaded rods. Minimum adhesive anchor embedment depth is 7" into wingwalls or culverts with curbs. See "Material Notes" for adhesive anchor requirements.
⑨ Culverts without curbs for cast-in-place anchor bolts require a 10" Min slab thickness. Culverts with curbs for cast-in-place anchor bolts require a curb plus slab thickness of 10" Min. Adhesive anchors may be used with a 7" Min slab thickness or culverts with curbs.

SHEET 1 OF 2

Texas Department of Transportation — Bridge Division Standard

PEDESTRIAN RAIL
TYPE PR11

File: RL-PR11-19.dgn	DW: TAR	CK: TBE	DW: JTR	CK: TAR
©TxDOT September 2019 REVISIONS	CONT	SECT	JOB	HIGHWAY
	DIST	COUNTY		SHEET NO.

121 SCALE: N.T.S. — PEDESTRIAN RAIL - TYPE PR11

UP ENGINEERING + SURVEYING
SUITE 325
111 TOWER DR.
SAN ANTONIO, TX 78232
TEL 210-774-5504
WWW.UPENGINEERING.COM
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STATE OF TEXAS — NATASHA J. UHLRICH — 99502 — LICENSED PROFESSIONAL ENGINEER
7/22/24

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

VALLE SOL UNIT 3 SUBDIVISION
PLAT NO. 22-11800685

CONSTRUCTION DETAILS 6

REV	DATE	DESCRIPTION	BY

DESIGNED BY: XXX
DRAFTED BY: XXX
CHECKED BY: XXX

SHEET
C605

FILE NAME: U:_PROJECTS\196 - VALLE SOL\196.3 - VALLE SOL - UNIT 3\ACAD\SHEETS\196.3 - C600 - UNIT 3 CONSTRUCTION DETAILS.DWG
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