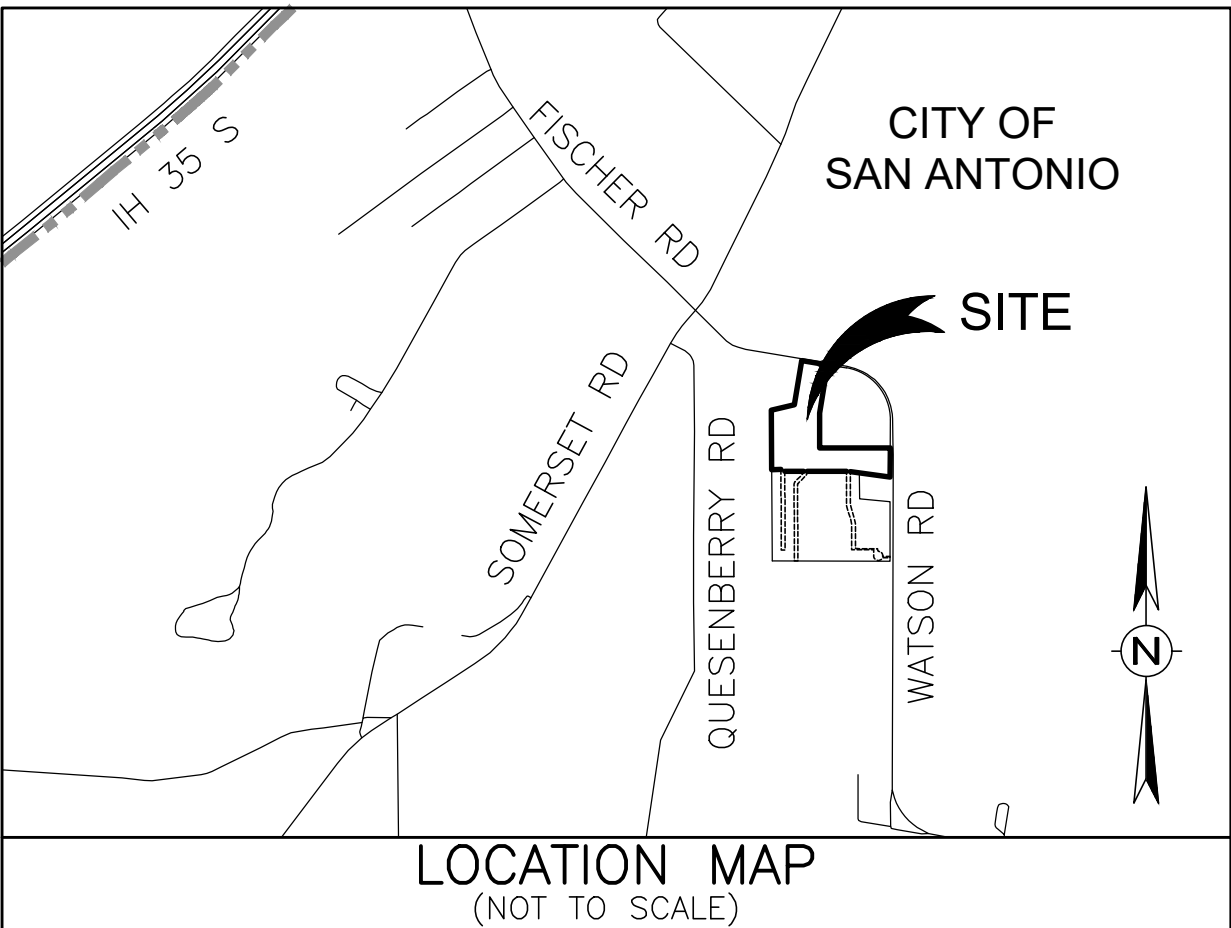
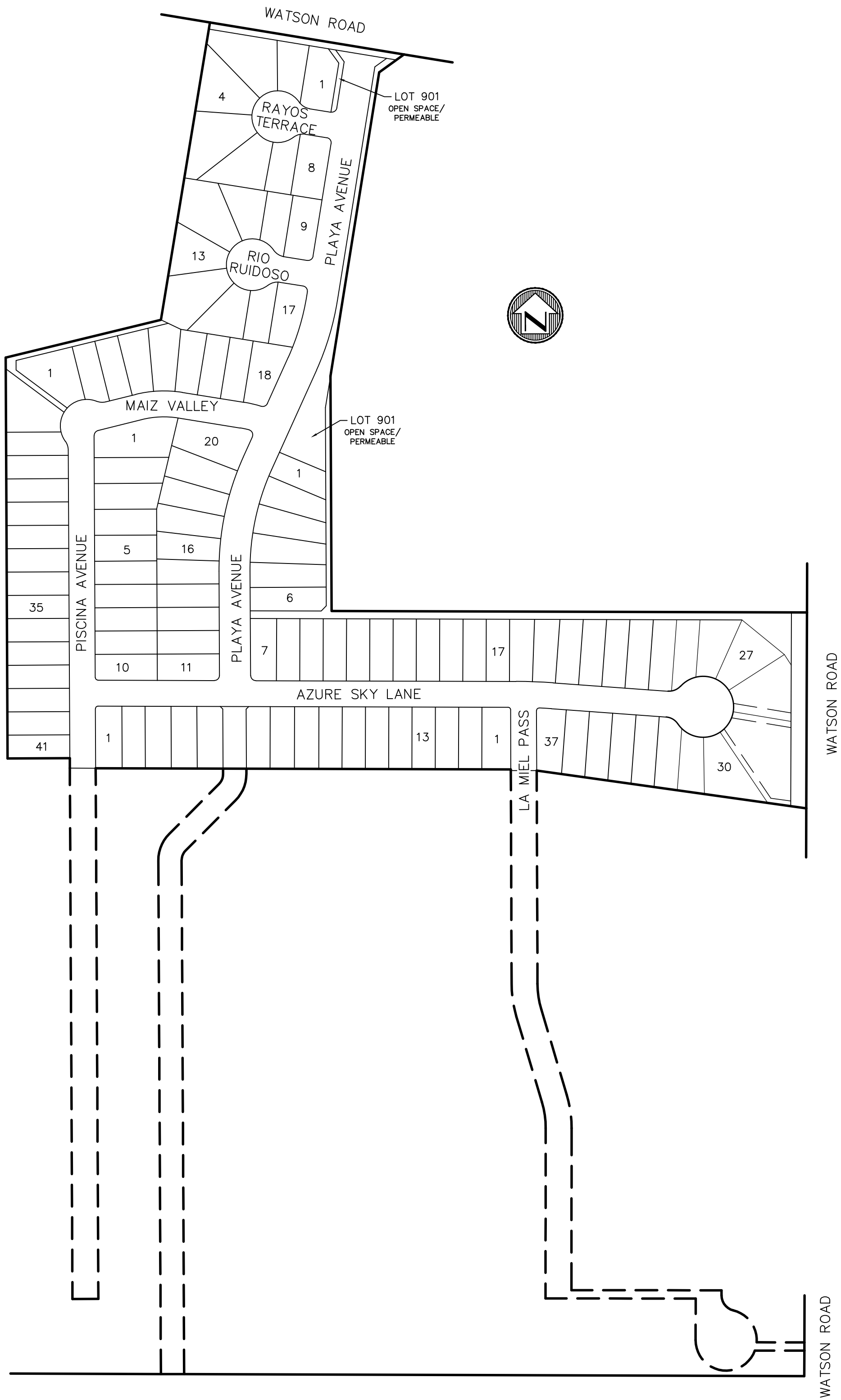


CONSTRUCTION PLANS
FOR
VERANO FARMS
UNIT 1

SAN ANTONIO, TEXAS

OVERALL SITE MAP



ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

OWNER/DEVELOPER:

DAVID A. MCGOWEN
M/J HOMES OF SAN ANTONIO, LLC
4949 NW LOOP 410, SUITE 220
SAN ANTONIO, TX 78249

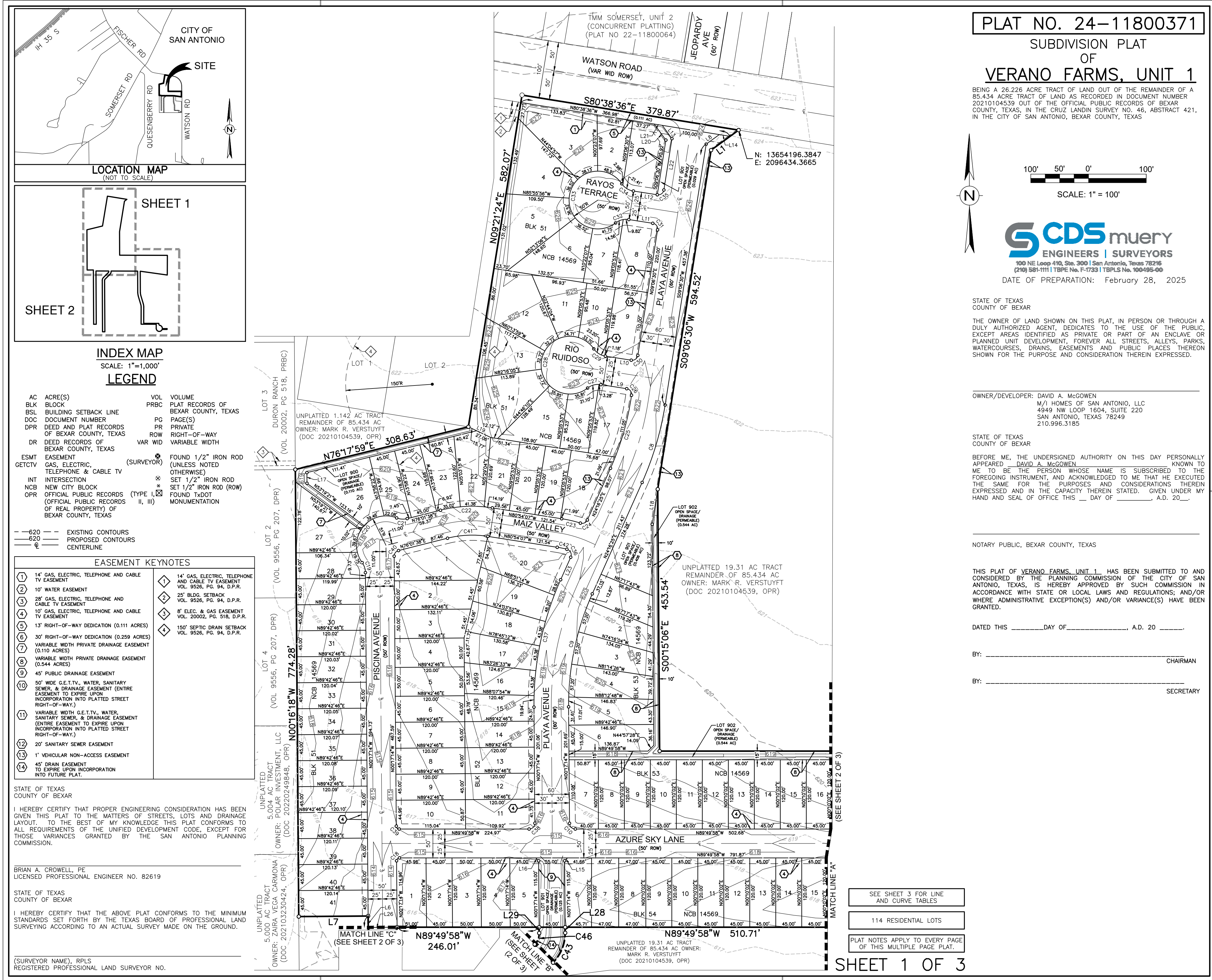
BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDAABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

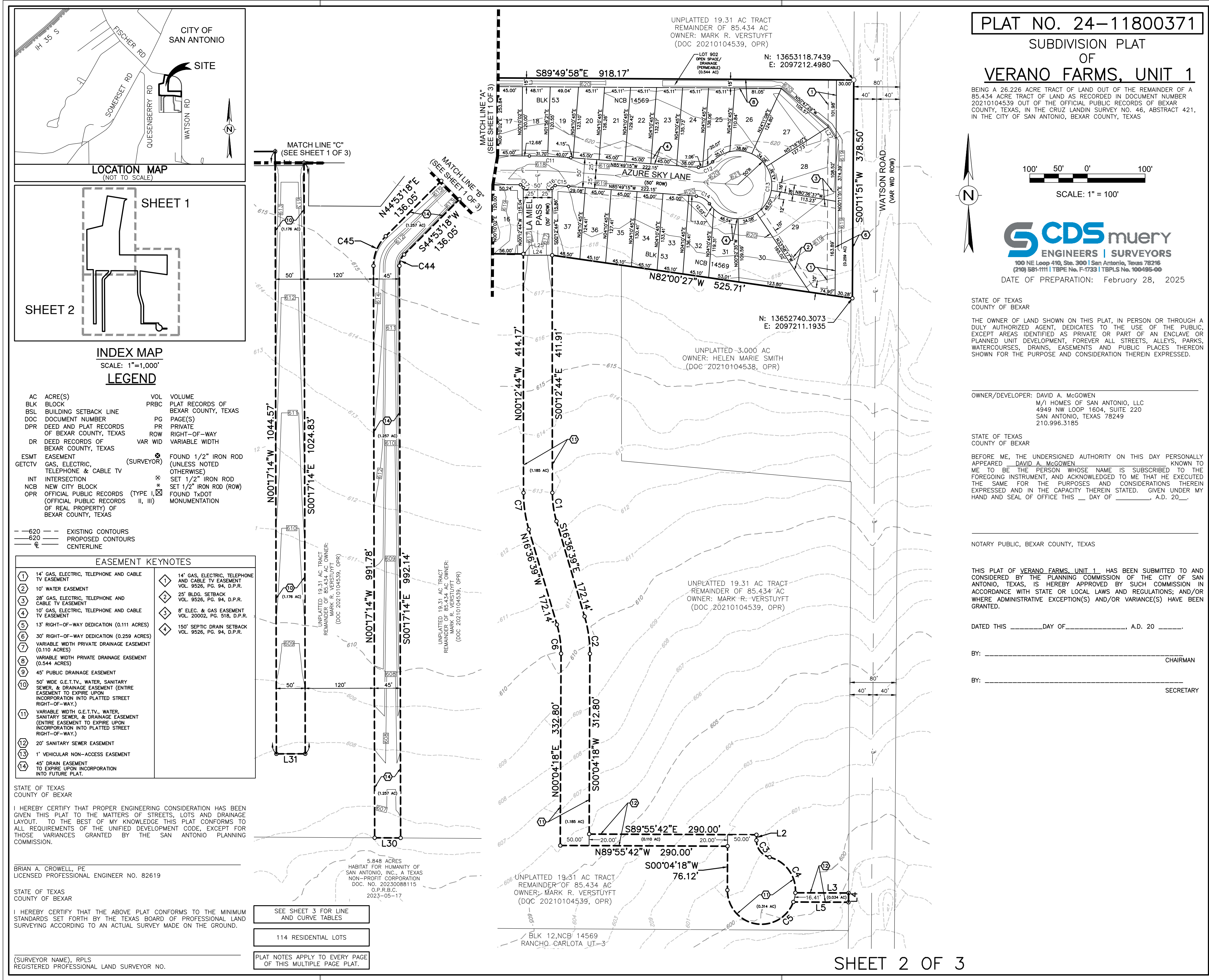
SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

CIVIL SHEET INDEX	
SHT NO.	TITLE
C0.0	COVER SHEET
C1.0	SUBDIVISION PLAT
C1.1	SUBDIVISION PLAT
C1.2	SUBDIVISION PLAT
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	STORMWATER POLLUTION PREVENTION PLAN
C2.2	STORMWATER POLLUTION PREVENTION PLAN
C2.3	STORMWATER POLLUTION PREVENTION DETAILS
C2.4	GRADING PLAN
C2.5	GRADING PLAN
C2.6	GRADING PLAN
C3.0	UTILITY COVER SHEET
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	FINAL CPS LAYOUT
C4.0	SANITARY SEWER COVER SHEET
C4.1	SANITARY SEWER GENERAL NOTES
C4.2	SANITARY SEWER PLAN
C4.3	SANITARY SEWER PLAN
C4.4	SANITARY SEWER PLAN
C4.5	SANITARY SEWER LINE A
C4.6	SANITARY SEWER LINE A
C4.7	SANITARY SEWER LINE B
C4.8	SANITARY SEWER LINE C
C4.9	SANITARY SEWER LINE D
C4.10	SANITARY SEWER LINE E & F
C4.11	SANITARY SEWER LINE G
C4.12	SANITARY SEWER LINE H
C5.0	WATER COVER SHEET
C5.1	WATER GENERAL NOTES
C5.2	WATER PLAN
C5.3	WATER PLAN
C5.4	WATER PLAN
C5.5	WATERLINE PROFILE "NORTH"
C5.6	WATERLINE PROFILE "EAST"
C6.0	STREET COVER SHEET
C6.1	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.2	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.3	TRAFFIC SIGNAGE DETAILS
C6.4	AZURE SKY LANE
C6.5	AZURE SKY LANE
C6.6	LA MIEL PASS
C6.7	PLAYA AVENUE
C6.8	RAYOS TERRACE
C6.9	RIO RUIDOSO
C6.10	MAIZ VALLEY
C6.11	PISCINA AVENUE
C6.11A	PISCINA AVENUE
C6.12	DRAIN A
C6.13	DRAIN B
C6.14	DRAIN C
C6.15	DRAIN D
C6.16	DRAIN E
C6.17	DRAIN E DETAILS
C6.18	DEVELOPER SIDEWALK PLAN
C6.19	DEVELOPER SIDEWALK PLAN
C6.20	STANDARD STREET DETAILS
C6.21	RIGHT TURN LANE PLAN
C6.22	LEFT TURN LANE PLAN
C6.23	TURN LANE DETAILS - 1
C6.24	TURN LANE DETAILS - 2
C6.25	TURN LANE DETAILS - 3
C7.0	TREE PRESERVATION COVER SHEET
C7.1	TREE PRESERVATION PLAN
C7.2	TREE TABLES
C7.3	TREE PRESERVATION DETAILS

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
COVER SHEET





GENERAL NOTES:

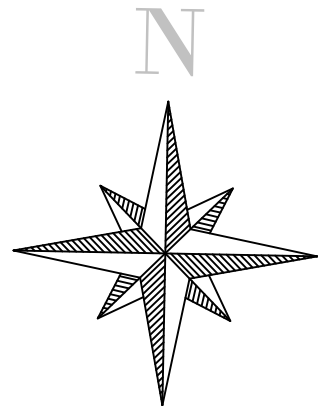
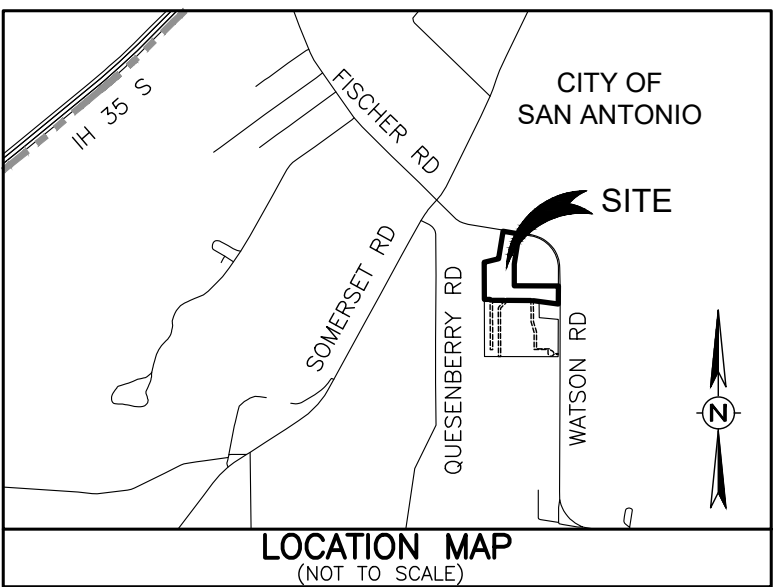
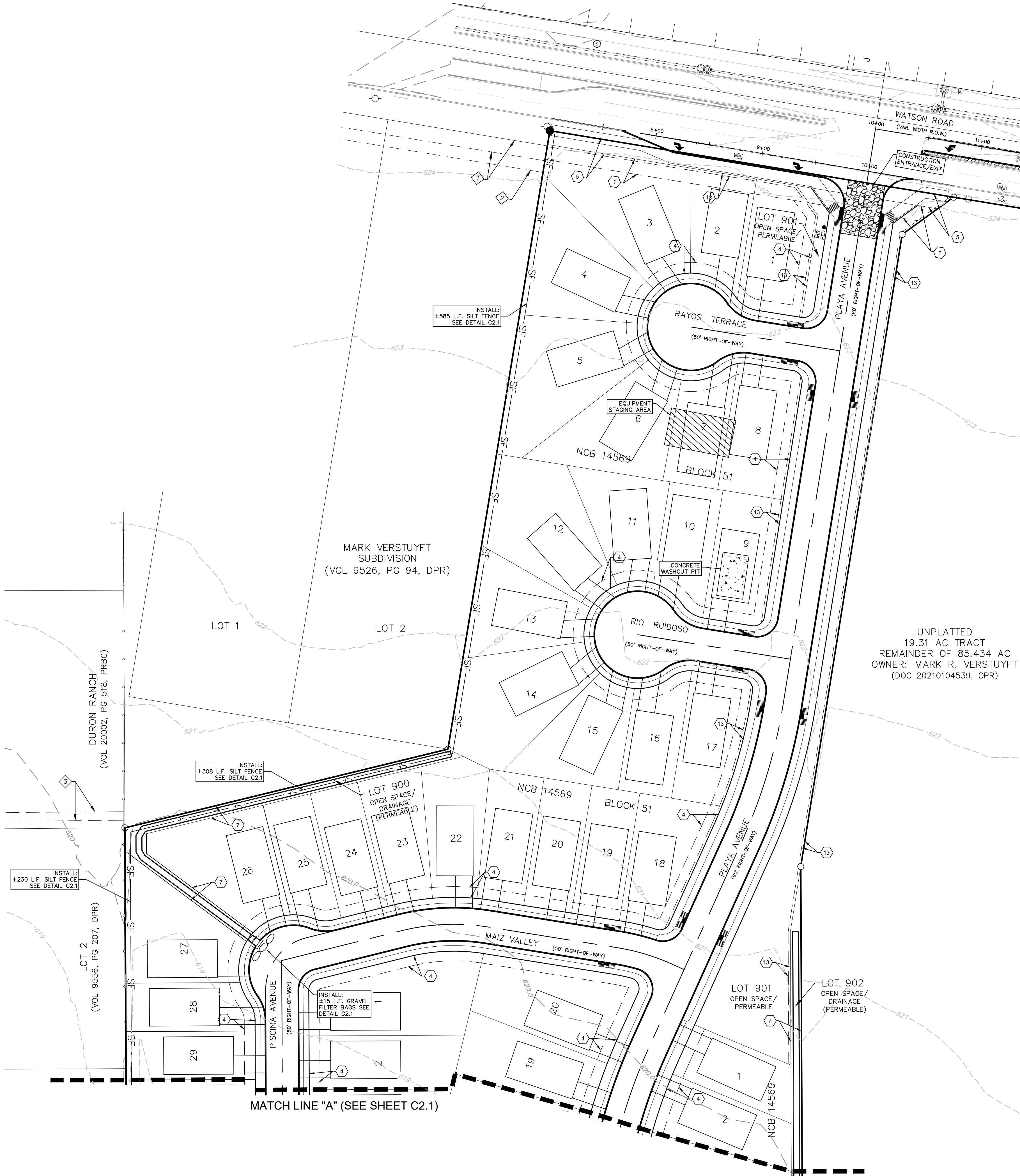
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- IF NECESSARY, CONTRACTOR MAY MODIFY STORMWATER CONTROLS TO ACHIEVE THE DESIRED INTENT. ANY CHANGES ARE TO BE NOTED, SIGNED AND DATED BY THE RESPONSIBLE PARTY IN THE TPDES BOOK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORMWATER CONTROLS.
- REFER TO TPDES BOOK FOR THIS PROJECT FOR MORE INFORMATION/DETAILS.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTIONS REGARDING THE INTENT OF THIS PLAN.
- CONTRACTOR IS REQUIRED TO FILE NO'S (NOTICE OF INTENT) AND NOT'S (NOTICE OF TERMINATION) FOR THIS PROJECT. REFER TO TPDES FOR PROPER POSTING REQUIREMENTS AND DOCUMENTS.
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- BARE SOILS SHOULD BE HYDRO MULCHED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS.
- ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSUITABLE FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK, OR 1 WEEK AFTER SOIL HAS BEEN DISTURBED, WHICHEVER IS LESS.
- CONTRACTOR TO PROVIDE A COPY OF THE SIGNED AND CERTIFIED CONSTRUCTION SITE NOTICE TO THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM RECEIVING THE DISCHARGE AT LEAST TWO DAYS PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITY.

MAINTENANCE / INSPECTION NOTES:

- THE INSPECTION AND MAINTENANCE PRACTICES TO BE USED ON THIS PROJECT SHALL CONSIST OF THE FOLLOWING:
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 - ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD AND EFFECTIVE OPERATING CONDITIONS. IF REPAIRS ARE NECESSARY, THEY WILL BE INITIATED WITHIN 48 HOURS OF REPORT.
 - A MAINTENANCE INSPECTION REPORT WILL BE MADE EVERY 14 DAYS AND AFTER EVERY 1/2 INCH OF RAINFALL. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. ALL COMPLETED REPORTS, ATTACHMENTS, AND ASSOCIATED DOCUMENTS SHALL BE MAINTAINED FOR A PERIOD OF 3 YEARS.
- SILT FENCE** - INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES. OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION. REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES.
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 - CONSTRUCTION ENTRANCE** WILL BE INSPECTED FOR SILTATION AND MUD. ALL TRACKED SITE MATERIAL WILL BE REMOVED ON A REGULAR BASIS.
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 - SEDIMENT/FILTRATION BASINS** WILL BE INSPECTED AFTER EVERY RAINFALL EVENT. SEDIMENT REMOVAL SHALL OCCUR NO LATER THAN THE TIME THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 - EROSION CONTROL MATTING** WILL BE INSPECTED AFTER EVERY RAINFALL EVENT. DAMAGED MATTING SHALL BE REPLACED/REPAIRED AS NECESSARY.

EASEMENT KEYNOTES

1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2	10' WATER EASEMENT	2	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
3	28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 516, D.P.R.
4	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
5	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
7	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10	50' WDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
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12	20' SANITARY SEWER EASEMENT		
13	1' VEHICULAR NON-ACCESS EASEMENT		
14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		



SCALE IN FEET
1"=50'

LEGEND

- EXISTING CONTOURS - 685
- PROPOSED CONTOUR - 716
- FLOW ARROW
- SWALE
- AREA OF SOIL DISTURBANCE
- APPROXIMATE 100YR WATER SURFACE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE AND/OR APPROPRIATE SUBSTITUTE - SF-SF
- *CONCRETE WASH OUT PIT
- *EQUIPMENT STAGING AREA
- BAGGED GRAVEL INLET FILTER AND/OR APPROPRIATE SUBSTITUTE
- PERMANENT STABILIZATION (SEEDING)

* NOTE: ACTUAL LAYOUT DETERMINED IN FIELD, SHOULD BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE/ EXIT AND NOT LOCATED NEAR A WELL, FLOODPLAIN, OR OTHER POTENTIAL SOURCES OF CONTAMINATION.

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SIGNATURE (OWNER)

DATE

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I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION PLAN.

SIGNATURE (CONTRACTOR)

DATE

NO.	REVISION	DATE



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7331 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.0

Date: Feb 28, 2025, 8:55am User ID: jae.macias File: P:\085\2024\124207 MI Homes - Verano Farms - Unit 1\Civil 3D\Drawings\Engineer\124207_C2.0-C2.3-SW3P.dwg

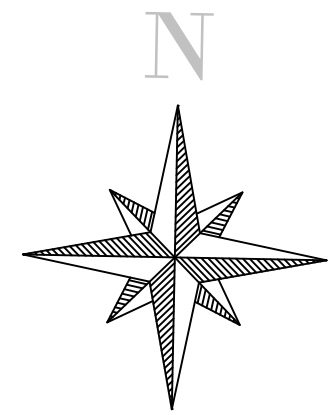
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MATCH LINE "A" (SEE SHEET C2.0)

MATCH LINE "B" (SEE THIS SHEET)

MATCH LINE "C" (SEE SHEET C2.2)

MATCH LINE "B" (SEE THIS SHEET)

MATCH LINE "D" (SEE SHEET C2.2)

UNPLATTED
19.31 AC TRACT
REMAINDER OF 85.434 AC
OWNER: MARK R. VERSTUYFT
(DOC 20210104539, OPR)

LOT 902
OPEN SPACE/
DRAINAGE
(PERMEABLE)

20 LF ROCK
FILTER DAM
(TYPE 2)

LEGEND

- EXISTING CONTOURS — 885 —
PROPOSED CONTOUR — 716 —
FLOW ARROW —>
SWALE —
AREA OF SOIL DISTURBANCE —
APPROXIMATE 100YR
WATER SURFACE —
STABILIZED CONSTRUCTION
ENTRANCE/EXIT —
SILT FENCE AND/OR
APPROPRIATE SUBSTITUTE —SF—SF—
*CONCRETE WASH OUT PIT —
*EQUIPMENT STAGING AREA —
BAGGED GRAVEL INLET
FILTER AND/OR
APPROPRIATE SUBSTITUTE —
PERMANENT
STABILIZATION (SEEDING) —

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EASEMENT KEYNOTES

- | | | | |
|----|---|---|--|
| 1 | 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 1 | 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. |
| 2 | 10' WATER EASEMENT | 2 | 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. |
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| 5 | 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) | | |
| 6 | 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) | | |
| 7 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES) | | |
| 8 | VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) | | |
| 9 | 45' PUBLIC DRAINAGE EASEMENT | | |
| 10 | 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.) | | |
| 11 | VARIABLE WITH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.) | | |
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SIGNATURE (OWNER) _____ DATE _____

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SIGNATURE (CONTRACTOR) _____ DATE _____

NO.	REVISION	DATE



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

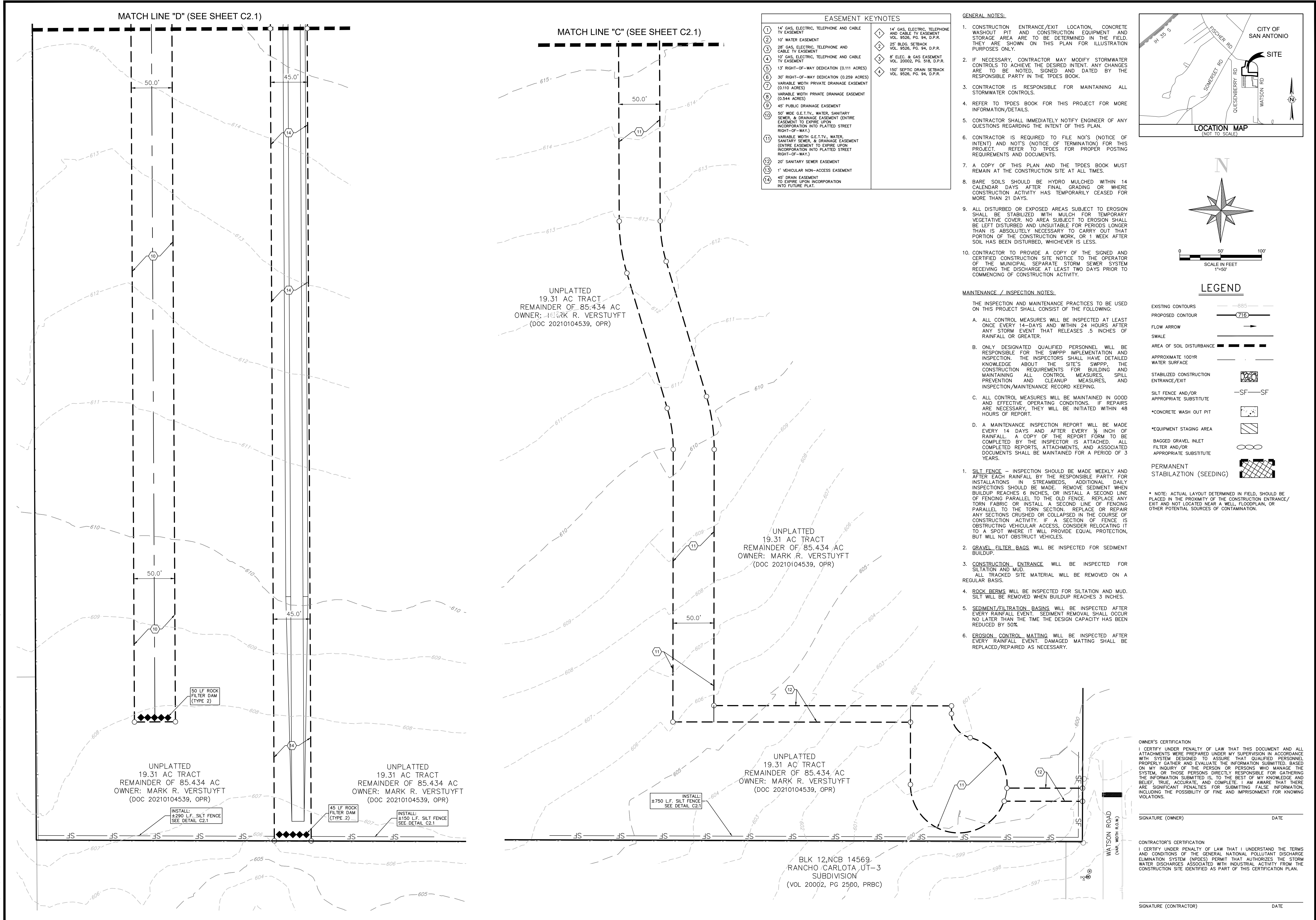
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.1

Date: Feb 28, 2025, 8:55am User ID: jee.macias File: P:\J085\2024\124207 MI Homes - Verano Farms, Unit 1\Civil 3D\DWG\Engineer\124207_C2.0-C2.3-SW3P.dwg





- SILT FENCE**
NOT TO SCALE



GENERAL NOTES

- ## MATERIALS

- ## MAINTENANCE

- ## CONCRETE TRUCK WASHOUT PIT



- CONSTRUCTION EXIT (TYPE 1)**
NOT TO SCALE



GRAVEL FILTER BAGS

ROCK FILTER DAM USAGE GUIDELINES

- PLAN VIEW



PLANS SHEET LEGEND

- # ROCK FILTER DAM
- NOT TO SCALE



GENERAL NOTES

- ### MATERIAL NOTES

- [illegible]



CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPE No. F-1733 | TBPLS No. 10049-95

PLAT NO. 24 44800234

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED _____ JM

CHECKED BC DESIGN BC

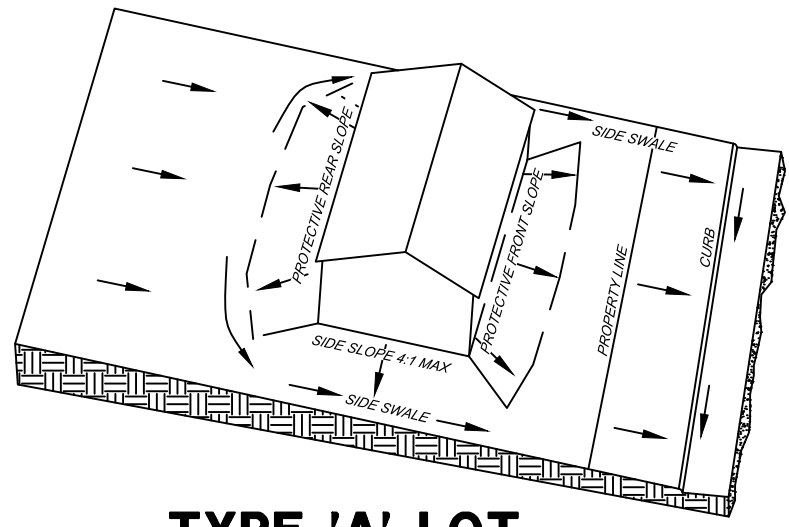
[illegible]

VERANO FARMS UNIT 1

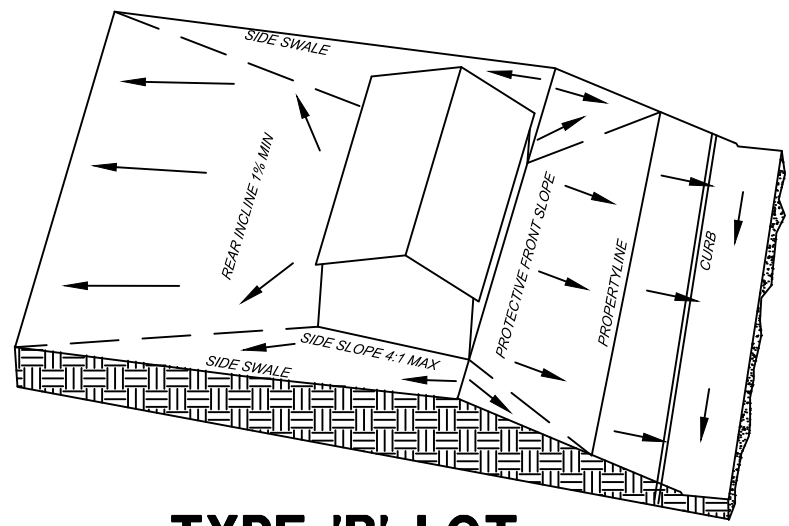
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION DETAILS

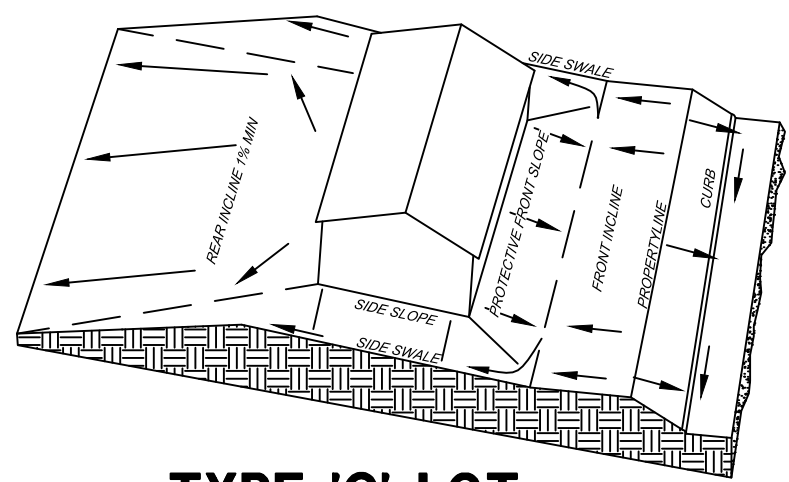
SHEET C2.3



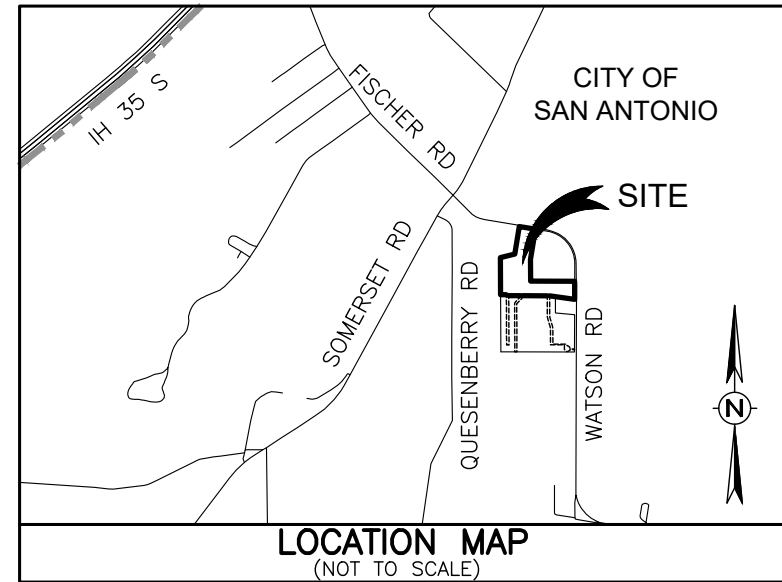
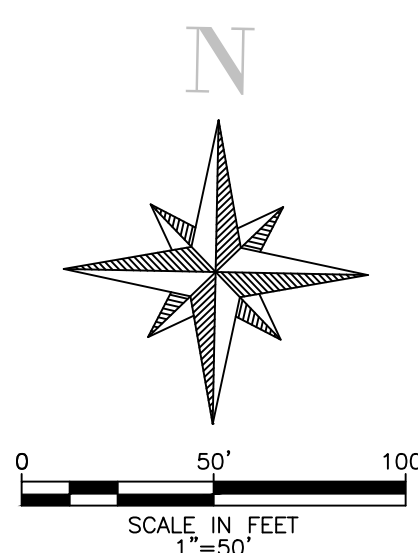
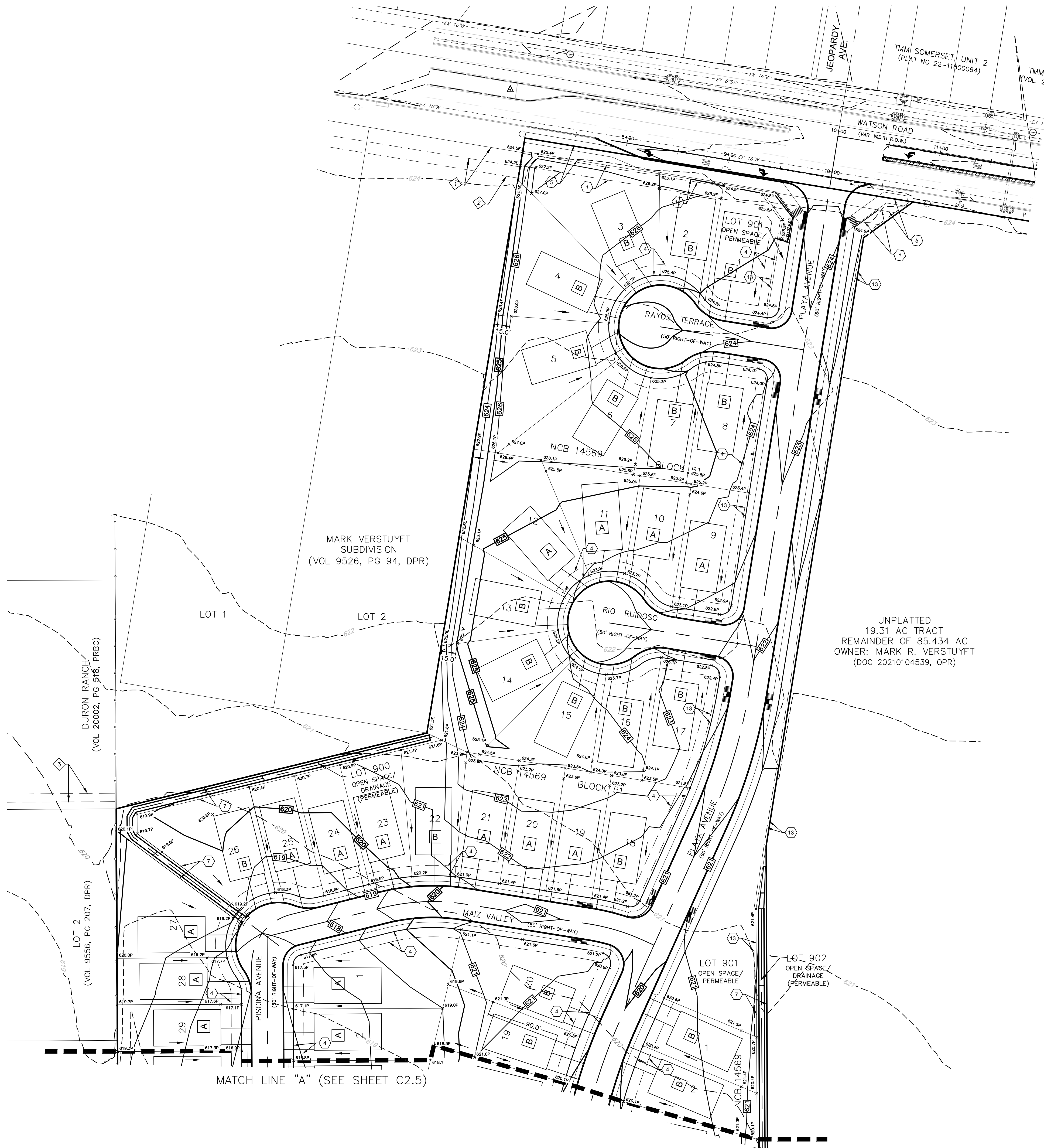
TYPE 'A' LOT
GRADING



TYPE 'B' LOT
GRADING



TYPE 'C' LOT
GRADING



LEGEND	
EXISTING CONTOUR	718
PROPOSED CONTOUR	716
TYPE OF LOT GRADE	A, B, OR C
EXISTING SPOT ELEVATION	718.5E X
PROPOSED SPOT ELEVATION	708.2P X
TOP OF WALL ELEVATION	705.2TW X
BOTTOM OF WALL ELEVATION	702.6BW X
GRADING WALL	
NATURAL CUT WALL (IN PARK LOT 903)	

EASEMENT KEYNOTES	
1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10' WATER EASEMENT	2 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
3 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3 8' ELEC. & GAS EASEMENT VOL. 20002, PG. 516, D.P.R.
4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	
6 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)	
7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)	
8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)	
9 45' PUBLIC DRAINAGE EASEMENT	
10 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)	
11 VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)	
12 20' SANITARY SEWER EASEMENT	
13 1' VEHICULAR NON-ACCESS EASEMENT	
14 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.	

- ALL DRAINAGE SWALES SHALL BE AN ABSOLUTE MINIMUM OF 1.0%.
- PER FHA CRITERIA, THE PROTECTIVE DRAINAGE SWALES ADJACENT TO THE HOUSE (AND DENOTED BY FLOW ARROWS HERE-ON) MUST AT ALL POINTS COLLECTING APPRECIABLE RUNOFF BE AT LEAST 1.2 VERTICAL FEET BELOW THE FINISHED FLOOR ELEVATION.
- ELEVATION OF FINISHED GROUND AT SLAB SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH FLOOR ELEVATION.
- STRIPPINGS TO BE WASTED ON LOTS IN NON-BUILDABLE AREAS. FILL MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, AND RUBBISH.
- 79% REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE MET. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR 79% COMPACTION TESTING.
- COMPACTION OF FILL LAYER, COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIALS IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT, COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA. (BENEATH PROPOSED STRUCTURES)
- FILL MATERIALS USED OUTSIDE THE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES) SHALL BE FREE FROM DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, RUBBISH, TREE BRANCHES, AND MULCH. FILL MATERIAL THAT INCLUDE ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTIONED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF FINISHED GRADE.
- CUT/FILL LOTS, AREAS INVOLVING CUT ON THE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 INCHES (6") LIFT AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT DENSITY.
- AREAS TO BE FILLED, ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE, SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD.
- RECOMMEND DRIVEWAY PLACEMENT ON THE HIGH SIDE OF THE LOTS.
- THIS IS NOT A DETAILED GRADING PLAN FOR HOME CONSTRUCTION AND IS BEING ISSUED ONLY FOR BIDDING.
- RETAINING WALL DESIGN BY OTHERS, CONTRACTOR TO COORDINATE WITH OWNER ON SPECIFICATIONS AND REQUIREMENTS. RETAINING WALLS TO BE FIELD ADJUSTED IF NECESSARY. CONTRACTOR TO NOTIFY ENGINEER WITH ANY REVISIONS TO DESIGN.

DATE

NO. REVISION

STATE OF TEXAS
BRIAN A. CROWELL
82619
LICENSED PROFESSIONAL ENGINEER
02/27/2025

CDS muery

ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

PLAT NO.
24-11800371

JOB NO.
124207.00

DATE
JANUARY 2025

DRAFTED
JM

CHECKED
BC DESIGN BC

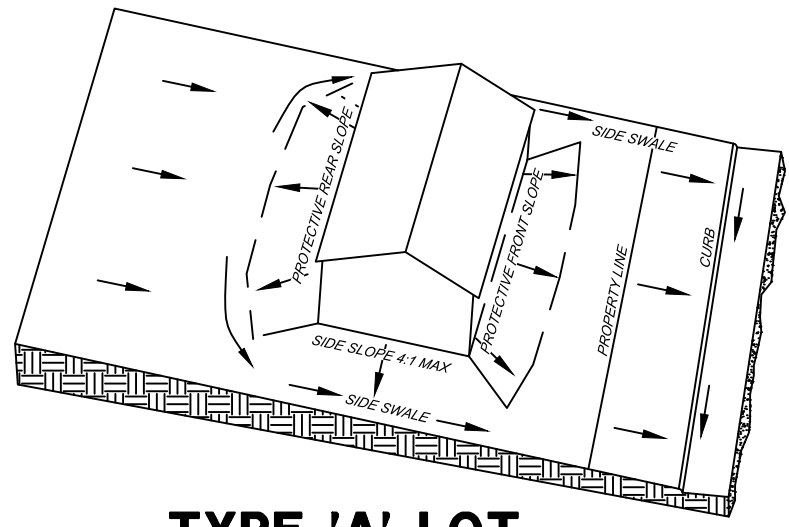
VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

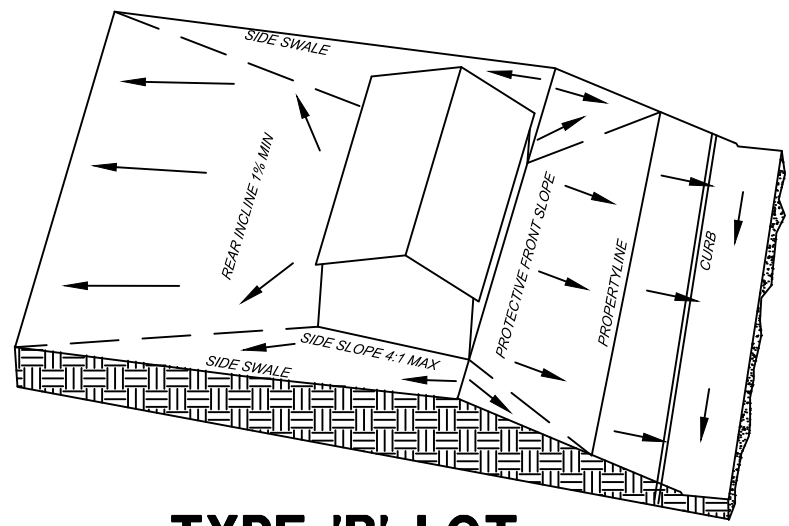
GRADING PLAN

SHEET

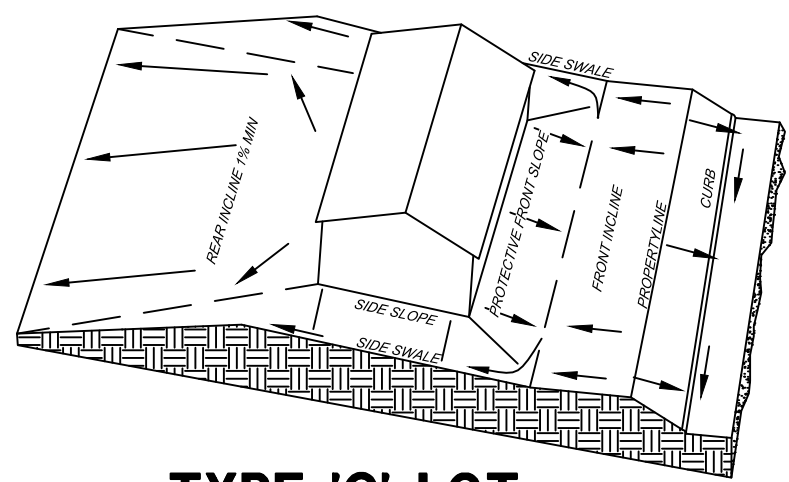
C2.4



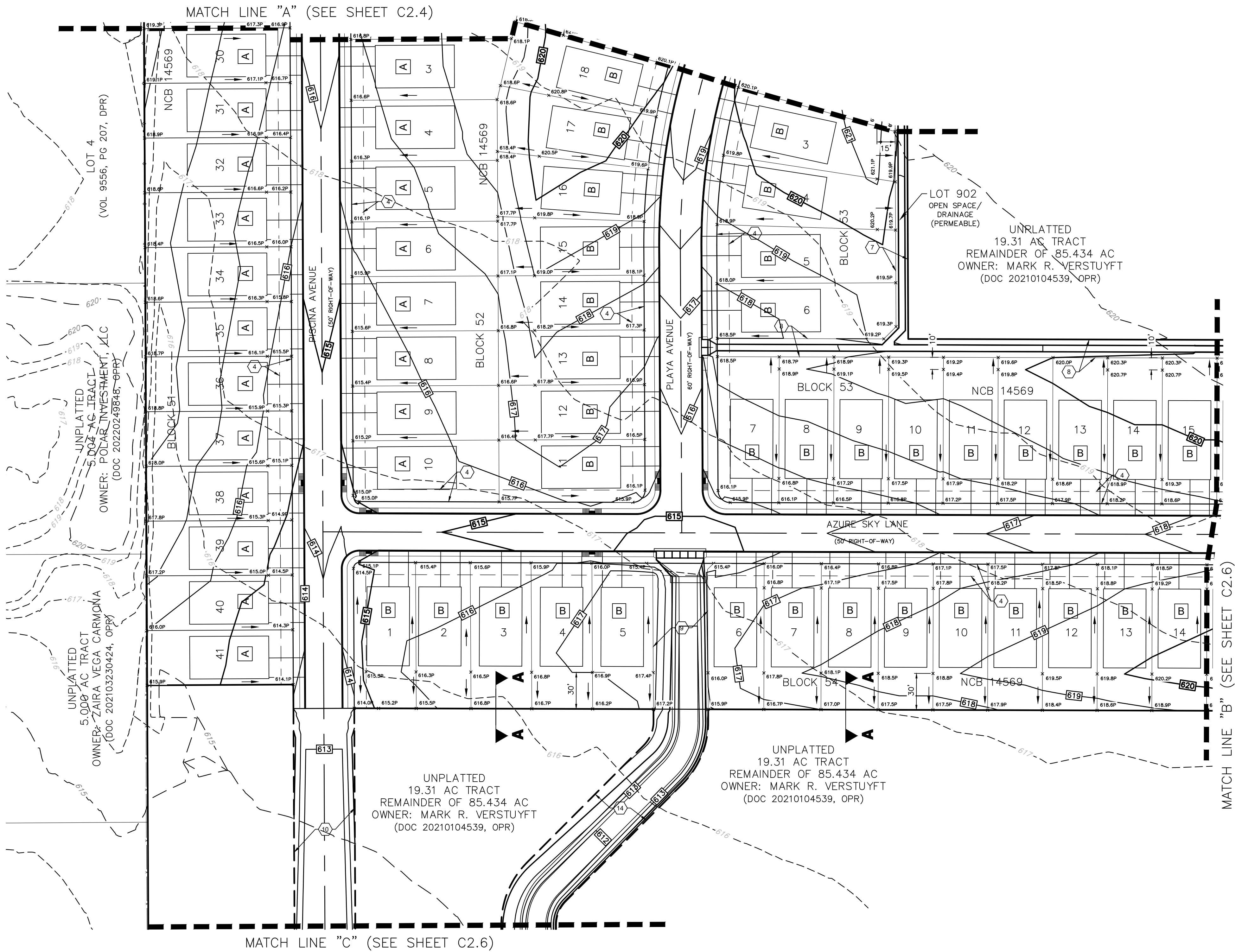
TYPE 'A' LOT
GRADING



TYPE 'B' LOT
GRADING

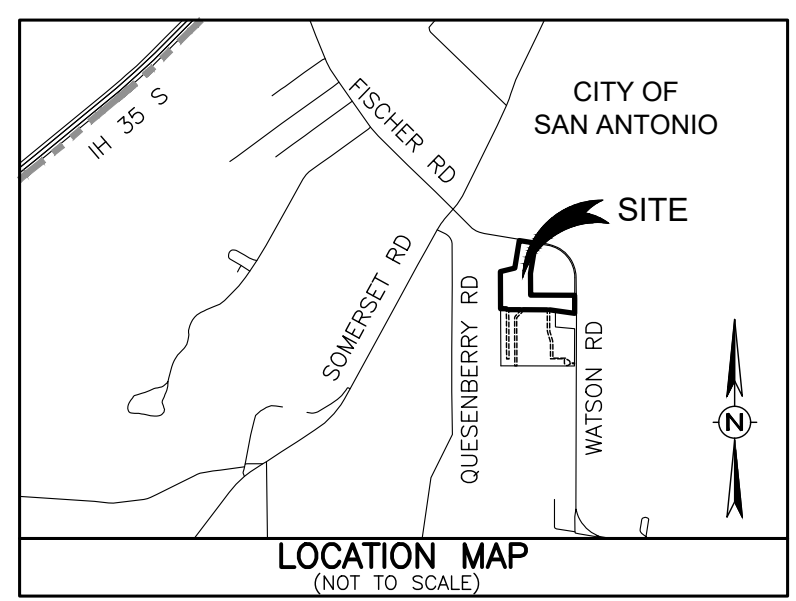
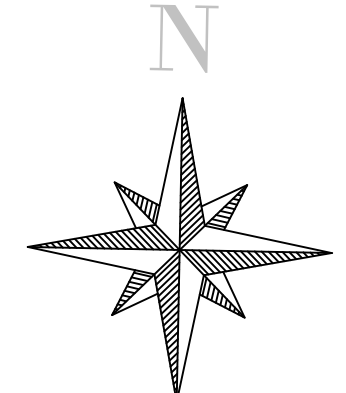


TYPE 'C' LOT
GRADING



MATCH LINE "B" (SEE SHEET C2.6)

SCALE IN FEET
1"=50'



LEGEND

EXISTING CONTOUR	---	718
PROPOSED CONTOUR	---	716
TYPE OF LOT GRADE	A, B, OR C	
EXISTING SPOT ELEVATION	---	718.5E X
PROPOSED SPOT ELEVATION	---	708.2P X
TOP OF WALL ELEVATION	---	705.2TW X
BOTTOM OF WALL ELEVATION	---	702.6BW X
GRADING WALL	---	
NATURAL CUT WALL (IN PARK LOT 903)	---	

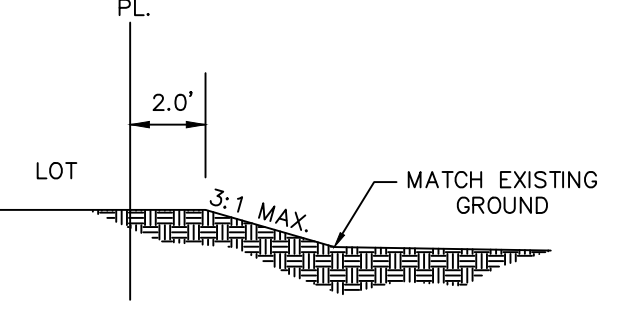
EASEMENT KEYNOTES

1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 10' WATER EASEMENT	2. 25' BLDG. SETBACK
3. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3. 6' ELEC. & GAS EASEMENT
4. 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4. 150' SEPTIC DRAIN SETBACK
5. 15' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	
6. 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)	
7. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)	
8. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)	
9. 45' PUBLIC DRAINAGE EASEMENT	
10. 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)	
11. VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)	
12. 20' SANITARY SEWER EASEMENT	
13. 1' VEHICULAR NON-ACCESS EASEMENT	
14. 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT	

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- ELEVATION OF FINISHED GROUND AT SLAB SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH FLOOR ELEVATION.
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- 75% REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE MET. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR 75% COMPACTION TESTING.
- COMPACTION OF FILL LAYER, COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIALS IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA. (BENEATH PROPOSED STRUCTURES)
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SECTION "A-A"

N.T.S.



VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

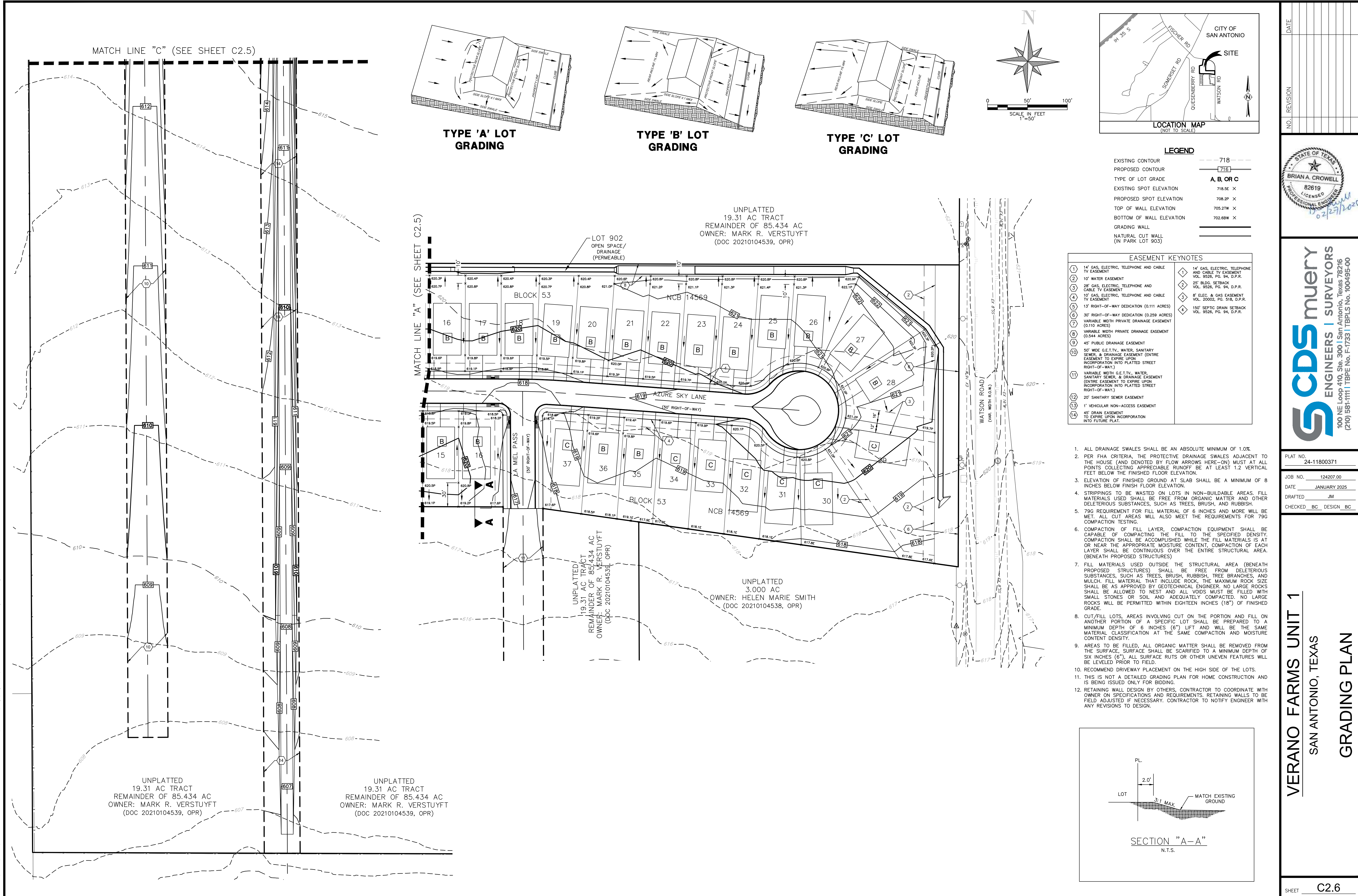
GRADING PLAN

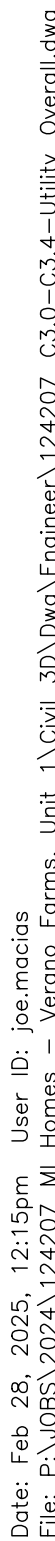
SHEET C2.5

PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC



Date: Feb 28, 2025, 12:23pm User ID: joe.mccas
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CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEES OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION STEPS WITHIN THE PROJECT AREA AND DETERMINE WHETHER THE PROPOSED INSTALLATION OF THE TRENCH, PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES, THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION PROTECTION AND SAFETY FOR ALL PERSONNEL INVOLVED IN THE TRENCHING AND TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA SAFETY STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS IN TRENCHES.

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

EASEMENT KEYNOTES			
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 9A, D.P.R.
②	10' WATER EASEMENT	②	25' BLDG. SETBACK VOL. 9526, PG. 9A, D.P.R.
③	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 9A, D.P.R.
⑤	15' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑦	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑧	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
⑨	45' PUBLIC DRAINAGE EASEMENT		
⑩	50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
⑪	VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
⑫	20' SANITARY SEWER EASEMENT		
⑬	1' VEHICULAR NON-ACCESS EASEMENT		
⑭	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT		

NOTE:
SEE SANITARY SEWER PLANS FOR DESIGN
SPECIFIC INFORMATION.

NOTE:
PRIVATE CONDUITS TO INCLUDE LONG-SWEEP 90°.
CONDUIT TO EXTEND MIN. 6" ABOVE FINISHED SURFACE.

NOTE:
PRIVATE CONDUITS TO INCLUDE LONG-SWEEP 90°.
CONDUIT TO EXTEND MIN. 6" ABOVE FINISHED SURFACE

1. IT'S THE CONTRACTOR'S RESPONSIBILITY TO INSURE CONSTRUCTION SEQUENCE WITH C.P.S. ON AVOIDING ANY/ALL CONSTRUCTION RELATED ISSUES ON SITE.
2. ANY DISCREPANCY BETWEEN C.P.S. AND CONTRACTOR SHALL RESOLVED BETWEEN SAID PARTIES. OWNER/DEVELOPER IS NOT RESPONSIBLE AND SHARES NO EXPENSE.
3. IF CPS INSTALLS CROSSINGS, CONTRACTOR SHALL GRADE SUB-GRADE AND NOT COMPACT OR UME. CONTRACTOR SHALL COORDINATE WITH CPS.

EXISTING	PROPOSED	
— — — — —		PROPERTY LINE
—W—EX. 6"W—	—W—8"W—	WATER LINE
—SS—EX. 6"SS—	—SS—6"SS—	SANITARY SEWER
—G—EX. 2"G—	—G—2"G—	GAS LINE
—UG—	—UG—	UNDERGROUND ELECTRIC
		FIRE HYDRANT
		WATER METER, VALVE
		CLEAN OUT
		POWER POLE, W/TRANSFORMER
		(PP) POWER POLE (R) RISER POLE
		LIGHT POLE
		GAS VALVE, GAS METER
		BOLLARD/GUARD POST
		SIGN, DOUBLE SIGN
		IRRIGATION VALVE
		TREE
		BENCHMARK
		CONTROL SYMBOL
		EXISTING STRUCTURE

NOTES

- 1.) CONTRACTOR SHALL INSTALL ELECTRIC, GAS, ATT & TV CONDUIT SLEEVES AT DEPTH AND VERTICAL SPACING REQUIRED PER CPS ENERGY.
- 2.) LOCATION OF SLEEVES SHOWN ARE FOR ILLUSTRATION. SLEEVES SHALL HAVE A MINIMUM 6.0-FOOT SEPARATION FROM WATER SERVICES.
- 3.) COST OF H TO BE INCLUDED IN COST OF HORIZONTAL LENGTH.



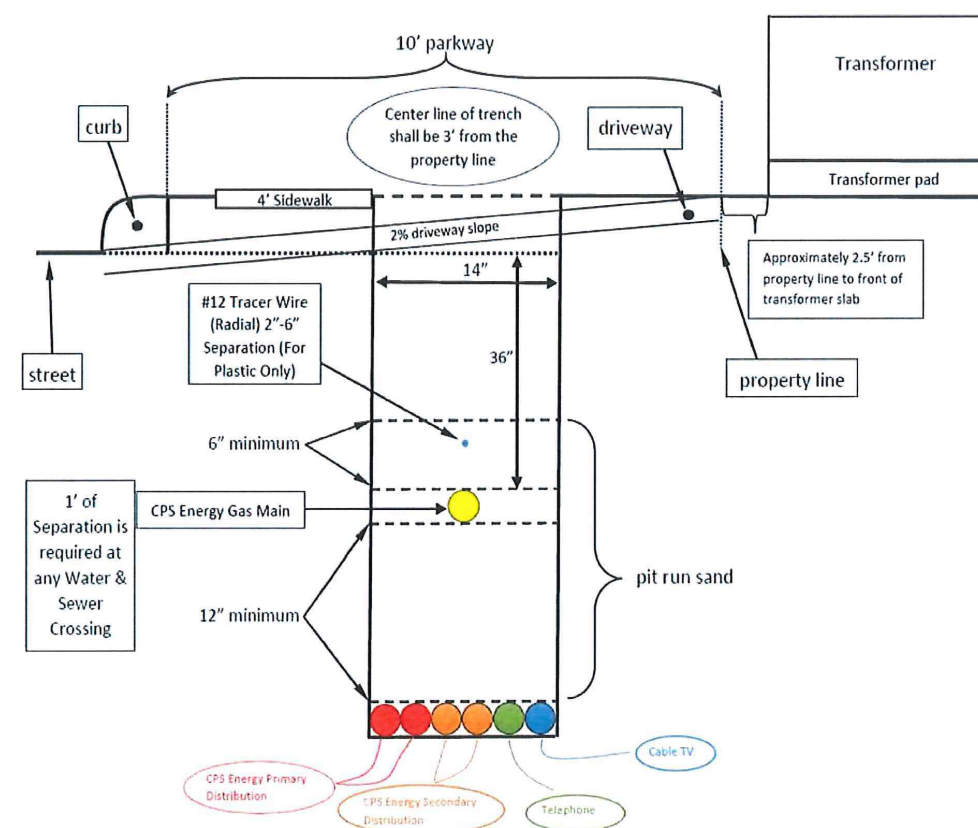
DS-1

Gas & Electric Trench Joint with Other Utilities



0 50' 100'

SCALE IN FEET
1"=50'

[illegible]

CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PLAT NO.

JOB NO.	124207.00
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DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1

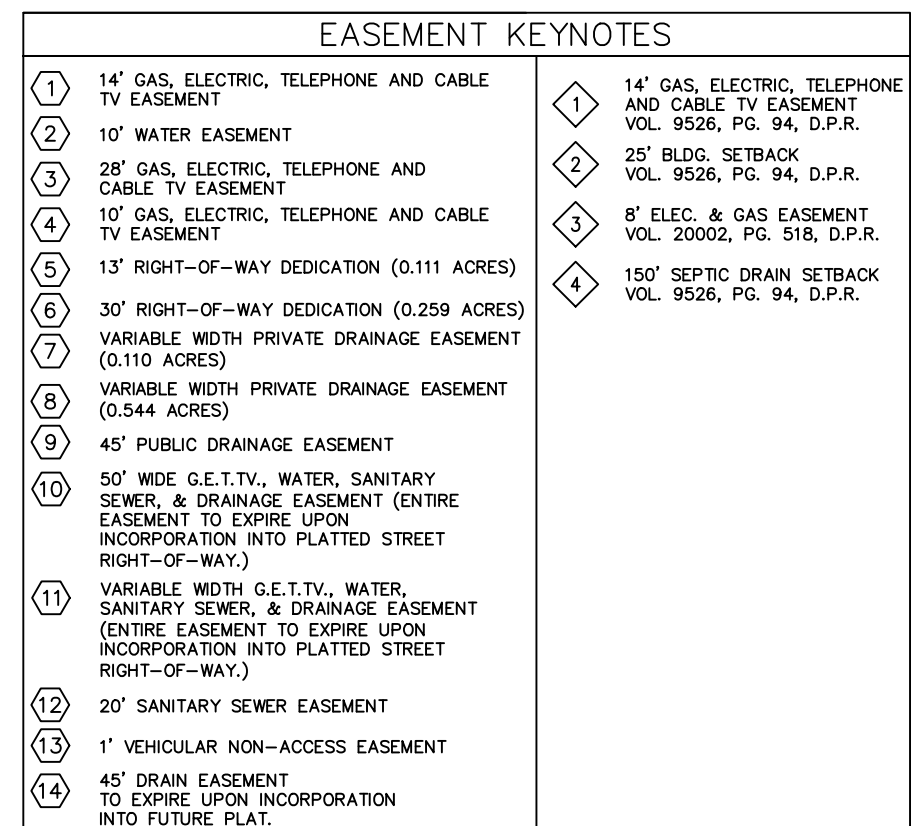
SAN ANTONIO, TEXAS

UTILITY PLAN

SHEET C3.1

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION STEPS WITHIN THE TRENCH EXCAVATIONS TO BE PERFORMED BY CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYE OR SAFETY CONSULTANT. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH PROTECTION AND SHIELDING TO PREVENT COLLAPSE OF THE TRENCHES DURING ALL TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE FOLLOWING: MAINTAINING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN OR AROUND TRENCH EXCAVATION.

CAUTION: THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.



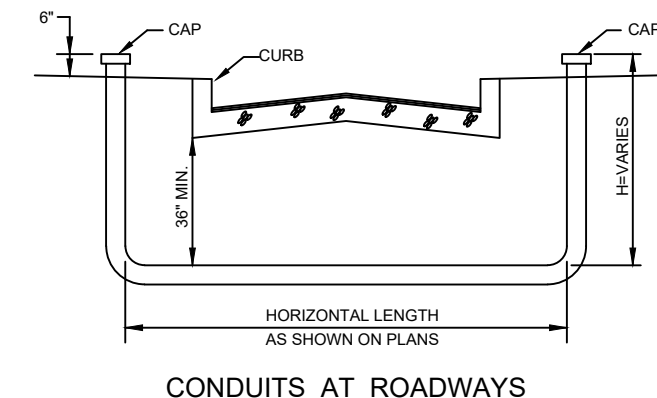
NOTE:
SEE SANITARY SEWER PLANS FOR DESIGN
SPECIFIC INFORMATION.

 PROPOSED 100 WATT STREET LIGHT

CONTRACTOR / CPS CONSTRUCTION NOTE:

1. IT'S THE CONTRACTOR'S RESPONSIBILITY TO INSURE CONSTRUCTION SEQUENCE WITH C.P.S. ON AVOIDING ANY/ALL CONSTRUCTION RELATED ISSUES ON SITE.
2. ANY DISCREPANCY BETWEEN C.P.S. AND CONTRACTOR SHALL BE RESOLVED BETWEEN SAID PARTIES. OWNER/DEVELOPER IS NOT RESPONSIBLE AND SHARES NO EXPENSE.
3. IF CPS INSTALLS CROSSINGS, CONTRACTOR SHALL GRADE SUB-GRADE AND NOT COMPACT OR LIME. CONTRACTOR SHALL COORDINATE WITH CPS.

EXISTING	PROPOSED	
---	---	PROPERTY LINE
-W-EX. 6"W-	-W-8"W-	WATER LINE
-SS-EX. 6"SS-	-SS-6"SS-	SANITARY SEWER
-G-EX. 2"G-	-G-2"G-	GAS LINE
-UGE-	-UGE-	UNDERGROUND ELECTRIC
		FIRE HYDRANT
		WATER METER, VALVE
		CLEAN OUT
		POWER POLE, W/TRANSFORMER (PP) POWER POLE (R) RISER POLE
		LIGHT POLE
		GAS VALVE, GAS METER
		BOLLARD/GUARD POST
		SIGN, DOUBLE SIGN
		IRRIGATION VALVE
		TREE
		BENCHMARK
		CONTROL SYMBOL
		EXISTING STRUCTURE

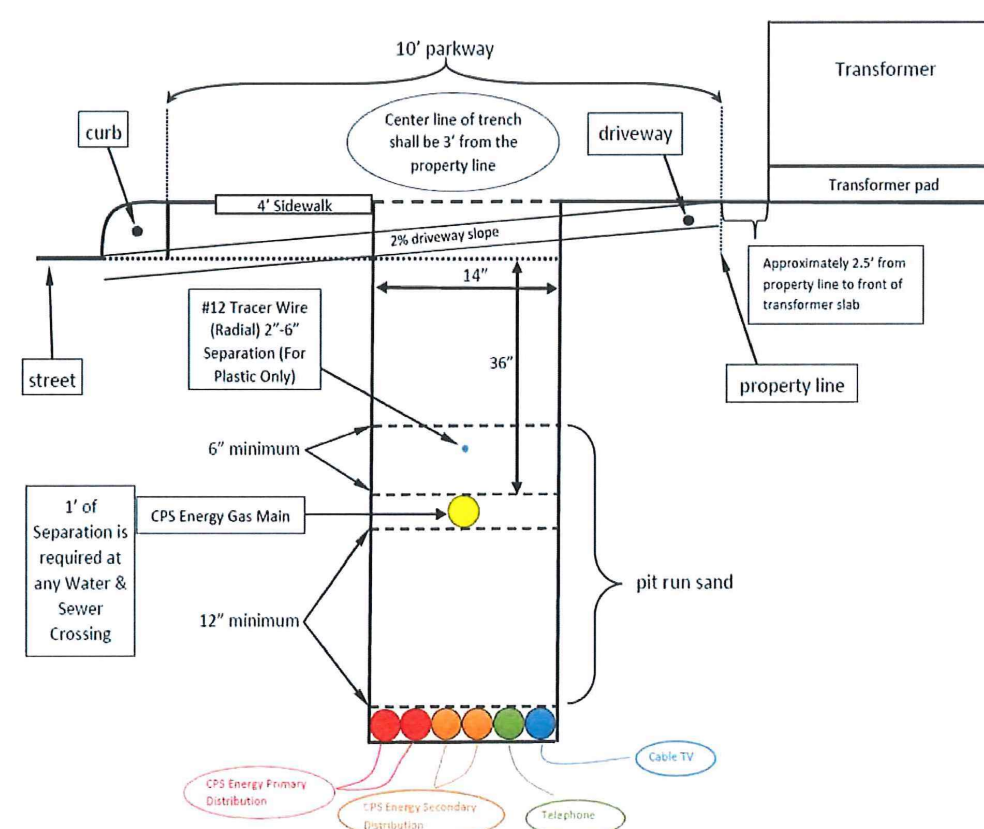
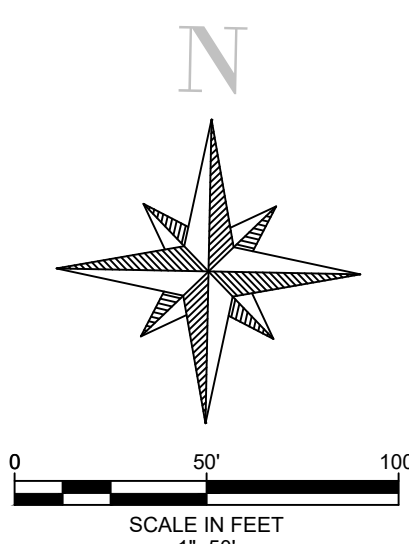
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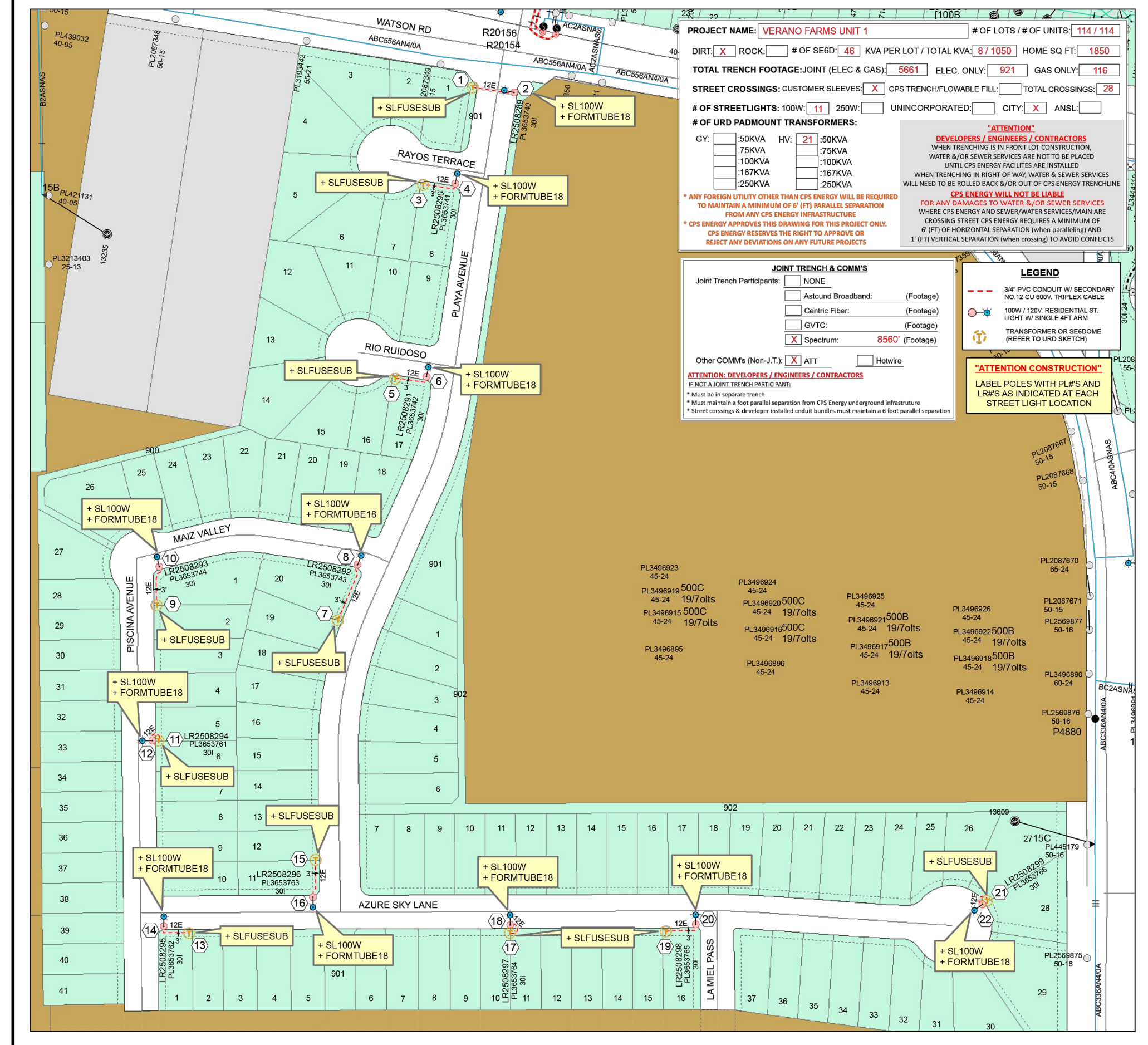
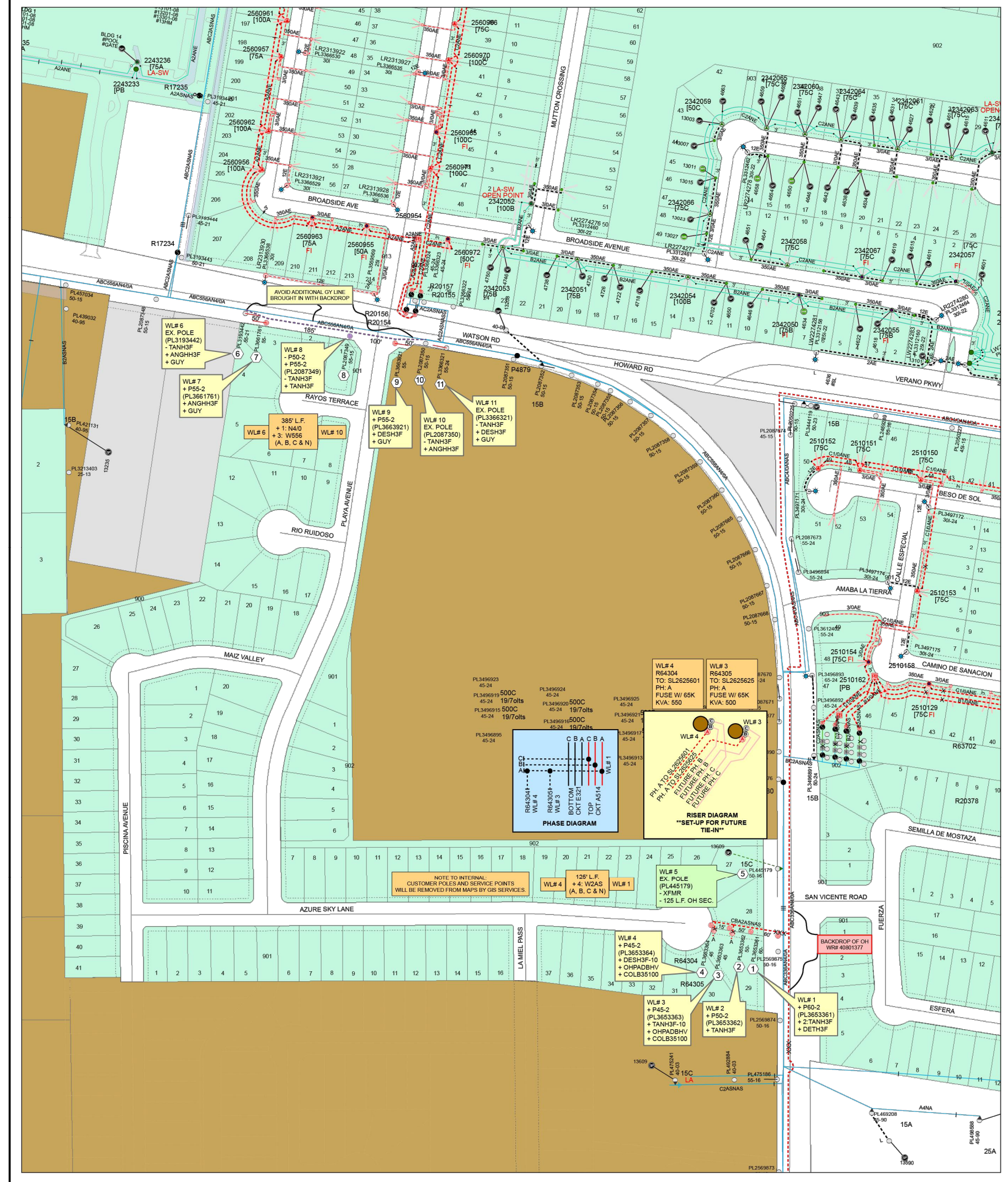
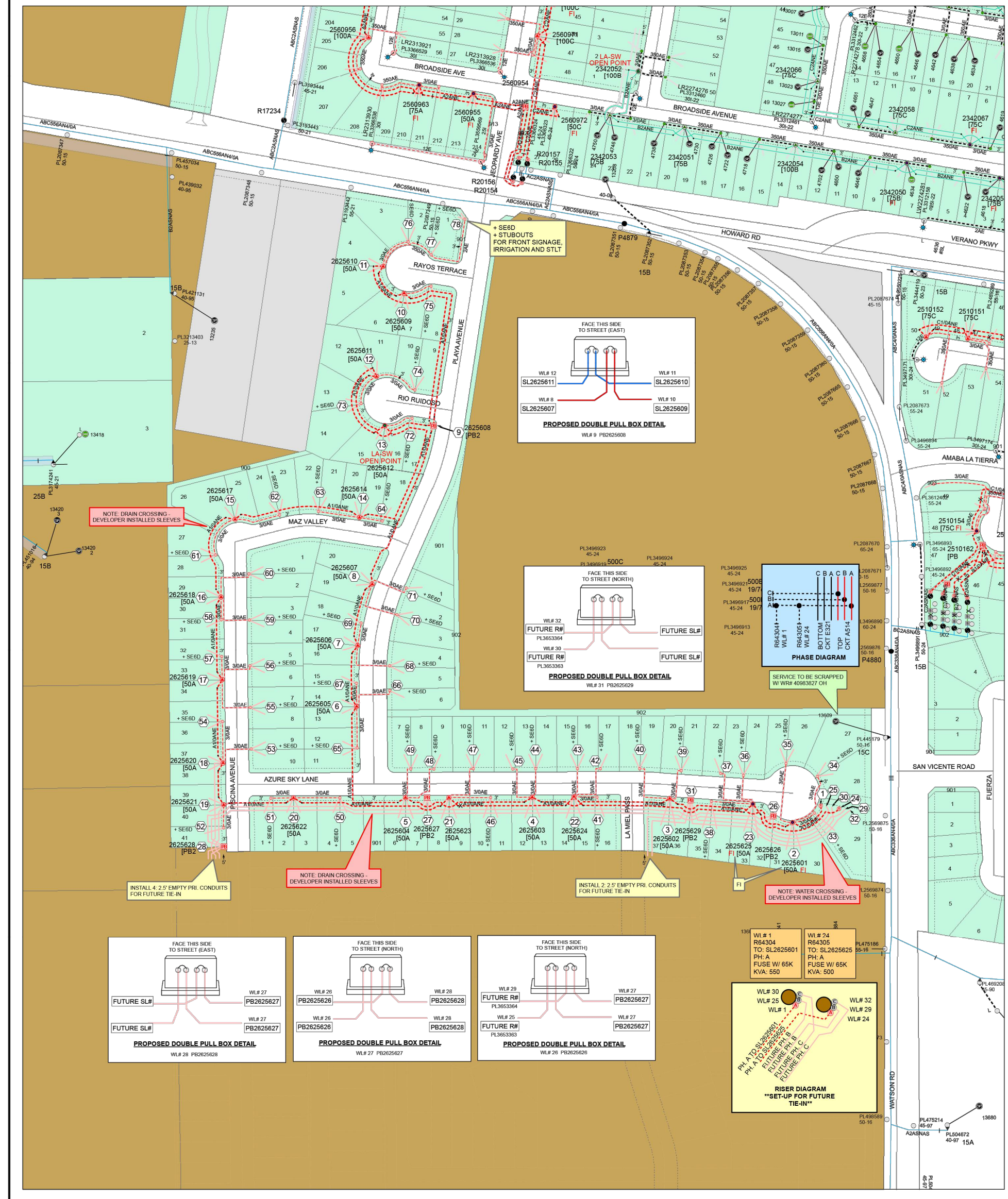
CONDUIT SLEEVE DETAILS (TYPICAL)
N.T.S.

- 1.) CONTRACTOR SHALL INSTALL ELECTRIC, GAS, ATT & TV CONDUIT SLEEVES AT DEPTH AND VERTICAL SPACING REQUIRED PER CPS ENERGY.
- 2.) LOCATION OF SLEEVES SHOWN ARE FOR ILLUSTRATION. SLEEVES SHALL HAVE A MINIMUM 6.0-FOOT SEPARATION FROM WATER SERVICES.
- 3.) COST OF H TO BE INCLUDED IN COST OF HORIZONTAL LENGTH.



Gas & Electric Trench Joint with Other Utilities





SAWS JOB NO. - 24-1643

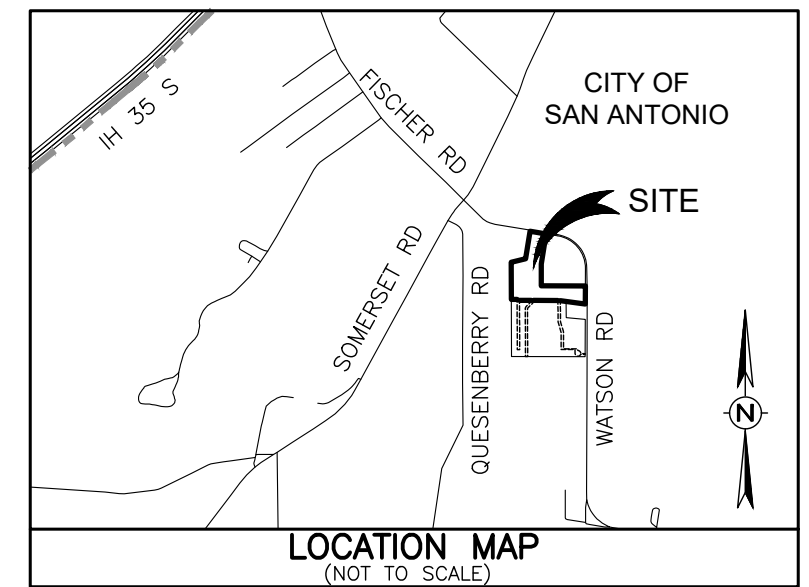
SANITARY SEWER PLANS

FOR

VERANO FARMS

UNIT 1

SAN ANTONIO, TEXAS

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CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

LAT NO. 24-11800371

OB NO. 124207.00

DATE JANUARY 2025

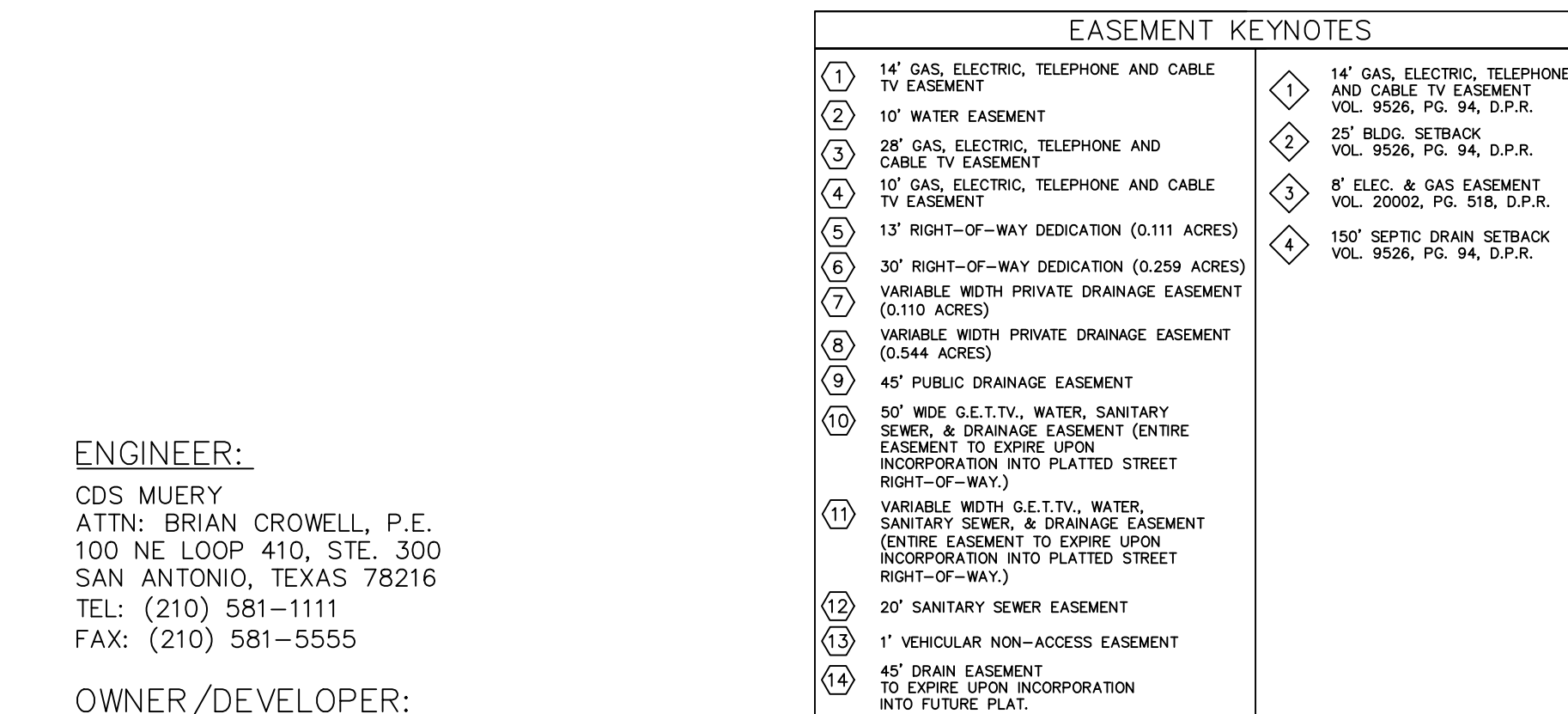
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VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS

SAN ANTONIO, TEXAS

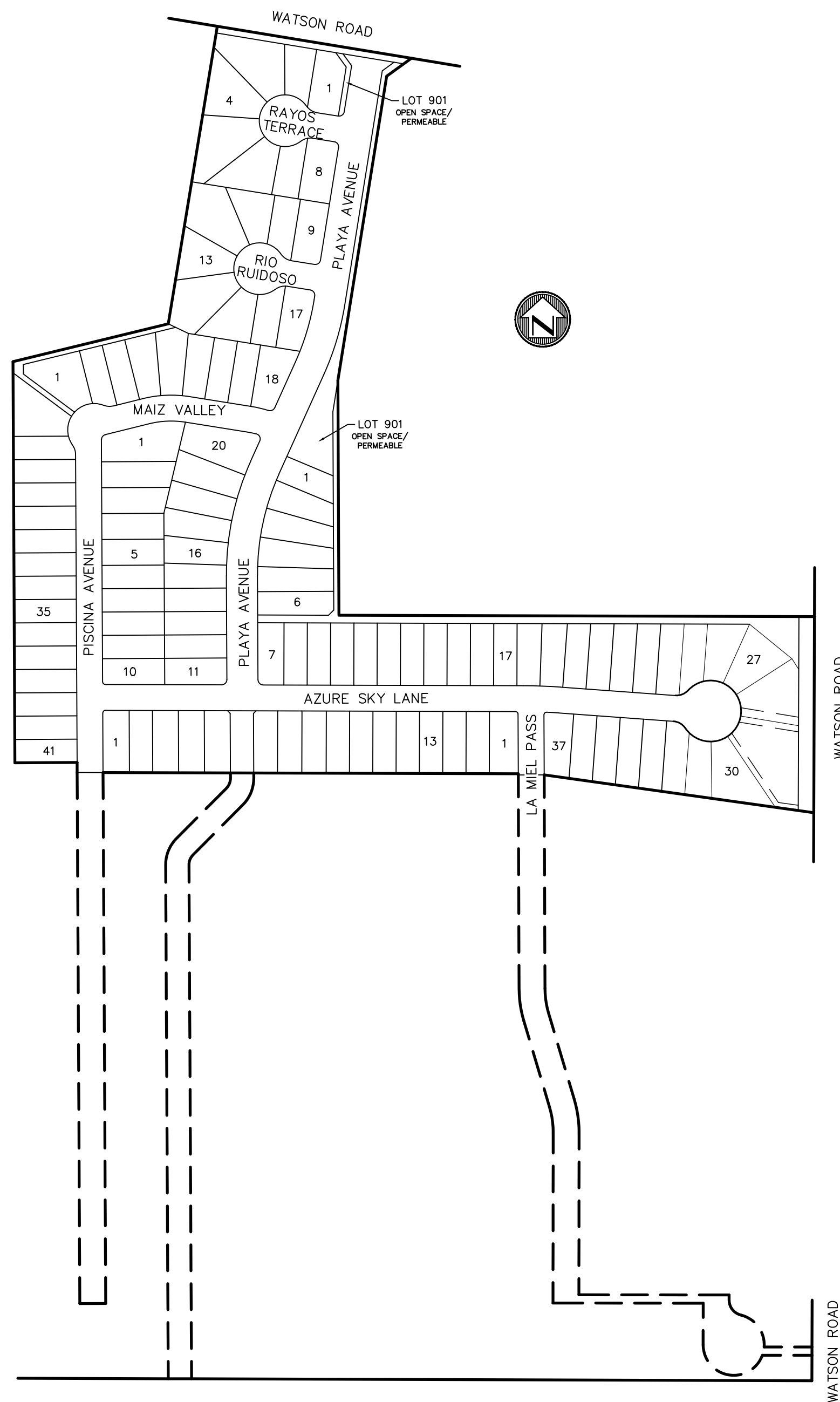
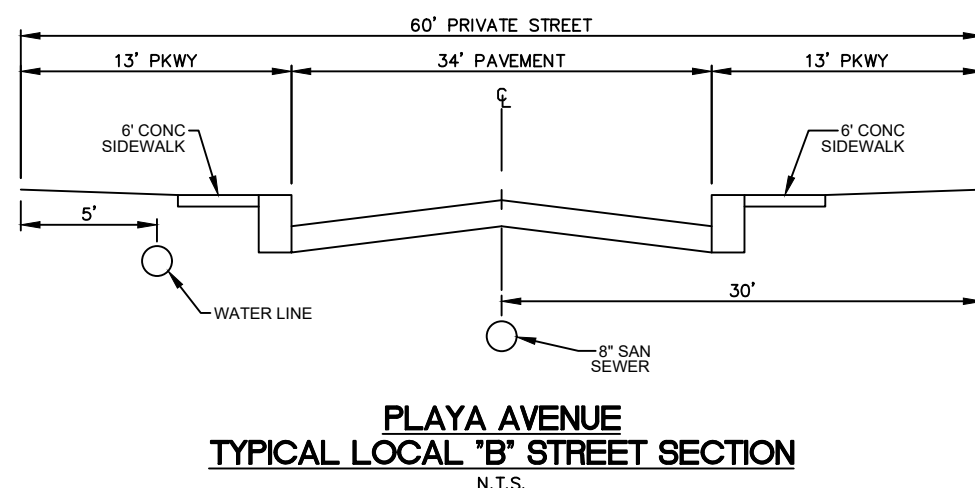
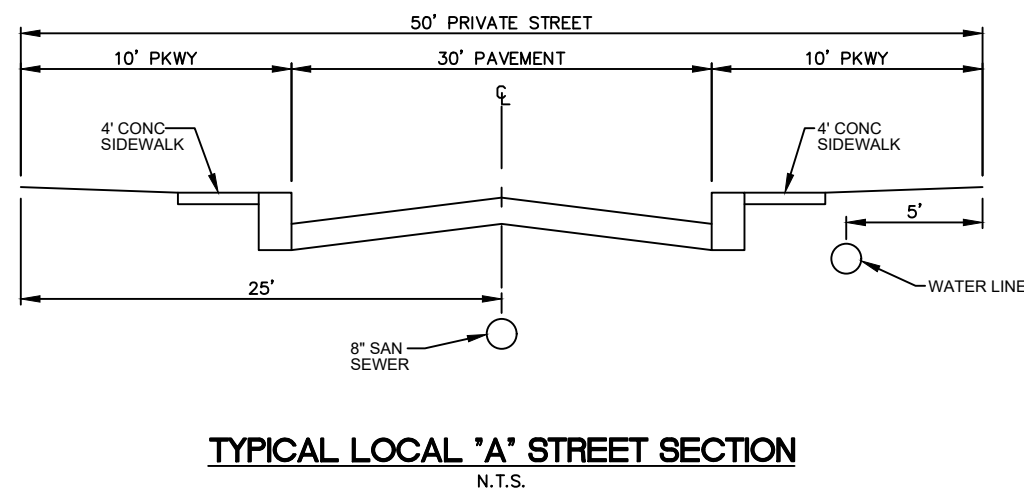
SANITARY SEWER COVER SHEET

C4.0

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A
85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER
20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS



OVERALL SITE MAP

ITEM	DESCRIPTION	UNIT	QUANTITY
1	6" SANITARY SEWER LATERALS, INCLUDES WYES (SDR-26)	LF	4,576
2	8" SANITARY SEWER PIPE SDR-26 (6'-8")	LF	2,287
3	8" SANITARY SEWER PIPE SDR-26 (6'-8") *	LF	120
4	8" SANITARY SEWER PIPE SDR-26 (8'-10")	LF	1,261
5	8" SANITARY SEWER PIPE SDR-26 (8'-10") *	LF	40
6	8" SANITARY SEWER PIPE SDR-26 (10'-12")	LF	501
7	8" SANITARY SEWER PIPE, SDR-26 (12'-14")	LF	643
8	8" SANITARY SEWER PIPE SDR-26 (12'-14") *	LF	20
9	8" SANITARY SEWER PIPE, SDR-26 (14'-16")	LF	558
10	WATERTIGHT RING & COVER SEWER MANHOLES (0'-6')	EA	25
11	EXTRA DEPTH MANHOLE (>6')	VF	99
12	TRAFFIC CONTROL	LS	1
13	CUT AND REPLACE PAVEMENT	LF	24
14	SEWER MAIN T.V. INSPECTION	LF	5,430
15	TRENCH EXCAVATION PROTECTION	LF	10,006

* MINIMUM 160 PSI PIPE

CIVIL SHEET INDEX	
SHT NO.	TITLE
C4.0	SANITARY SEWER COVER SHEET
C4.1	SANITARY SEWER GENERAL NOTES
C4.2	SANITARY SEWER PLAN
C4.3	SANITARY SEWER PLAN
C4.4	SANITARY SEWER PLAN
C4.5	SANITARY SEWER LINE A
C4.6	SANITARY SEWER LINE A
C4.7	SANITARY SEWER LINE B
C4.8	SANITARY SEWER LINE C
C4.9	SANITARY SEWER LINE D
C4.10	SANITARY SEWER LINE E & F
C4.11	SANITARY SEWER LINE G
C4.12	SANITARY SEWER LINE H

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name MH HOMES OF SAN ANTONIO, LLC
Developer's Address VERANO FARMS UNIT 1
City SAN ANTONIO State TEXAS Zip 78249
Phone # _____ Fax # _____
126-530 128-530
SAWS Block Maps 128-528 Total EDU's 114 Total Acreage 26.226
LAND-PLAT. 24-11800371
Total Linear Footage of Pipe 5,430 L.F. ~8"SDR-26 Plat No. _____
Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643

Date: Feb 28, 2025, 8:56am User ID: jae.macias
File: P:\U085\2024\124207 MI Homes - Verano Farms, Unit 1\Civil 3D(Dwg\Engineer\124207_C4.0-C4.1-Sewer-Cover.dwg

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL
CONSTRUCTION PERMIT
JANUARY 2022

GENERAL SECTION

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
- A. CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM*, TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND PUBLIC DRINKING WATER*, TAC TITLE 30 PART 1 CHAPTER 290.
- B. CURRENT TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE*.
- C. CURRENT SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION*.
- D. CURRENT CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION*.
- E. CURRENT CITY OF SAN ANTONIO UTILITY EXCAVATION CRITERIA MANUAL*(UECM).
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, [HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS](http://www.saws.org/business_center/specs). UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
- SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
 - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
 - COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
 - COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) AND/OR BEYAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.
- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER SECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
- A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW.
- B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
- C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
- D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
- E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
- F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.
- SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.
- NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.
2. IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".
3. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY; IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)
6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
7. MANHOLE AND DEFLECTION (MANDREL) TESTING AND THE TV INSPECTION MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION.
8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

GENERAL UTILITY NOTES

1. THERE ARE UTILITY CROSSINGS ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL GRAVITY LINE CROSSINGS (SANITARY SEWER, STORM SEWER, WALL DRAINS, ETC.) TO ENSURE NO CONFLICTS OCCUR PRIOR TO UTILITY LINE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IF GRAVITY LINE VERTICAL ADJUSTMENTS ARE NECESSARY. CONTRACTOR IS EXPECTED TO MAKE ADJUSTMENT OF NON-GRAVITY UTILITY LINES AS NECESSARY TO AVOID CONFLICTS AND MAINTAIN THE MINIMUM BURY DEPTHS OF EACH UTILITY AS SPECIFIED.
2. WHEN SANITARY SEWER LINES ARE INSTALLED IN THE VICINITY OF POTABLE WATER MAINS, SUCH INSTALLATION OF SANITARY SEWER AND WATER FACILITIES SHALL BE IN STRICT COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 290 - "PUBLIC DRINKING WATER", SUBCHAPTER D, "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" AND CHAPTER 217 - "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS".
3. FITTINGS FOR WATER SHOWN ON THE DRAWINGS REPRESENT GENERAL ALIGNMENT AND INSTALLATION INTENTION AND DO NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL INCIDENTAL FITTINGS AND APPURTENANCES FOR HORIZONTAL AND VERTICAL ALIGNMENT ADJUSTMENTS, MATERIAL ADAPTERS, PIPE SIZE REDUCTION, TIE-INS TO EXISTING MAINS, INSTALLATION SPECIALTIES, ETC.

EXCAVATION, SHORING, AND RESTORATION

1. 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 SYSTEM, 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 OF ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
3. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEM NO. 550 & 804.
4. PROTECTION OF EXISTING BUILDING STRUCTURES ALONG THE PIPELINE ROUTE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION ITEM 804. THERE WILL BE NO SEPARATE PAYMENT FOR STRUCTURE PROTECTION (SHEETING, SHORING, ETC.). THE COST FOR THIS WORK MUST BE INCLUDED IN THE APPROPRIATE BID ITEM(S).
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES. NO SEPARATE PAYMENT SHALL BE MADE FOR REQUIRED RESTORATIONS, UNLESS OTHERWISE SHOWN.
6. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND GAS VALVES THAT ARE IN THE PROJECT AREAS.
7. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
8. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SHORING, BRACING, AND/OR OTHER SUITABLE SUPPORT FOR THE POLES DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES, RESIDENTS AND BUSINESSES WITH ACCESS TO AND FROM THEIR HOMES AND ESTABLISHMENTS AND ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE. (NO SEPARATE PAY ITEM.)
10. CONTRACTOR TO NOTIFY CUSTOMERS 24 HOURS PRIOR TO ANY SERVICE OUTAGE.
11. CONTRACTOR SHALL NOTIFY BEYAR COUNTY RIGHT-OF-WAY DEPT. AT LEAST 24 HOURS BEFORE TEMPORARY ROAD CLOSURES.
12. CONTRACTOR SHALL PROTECT ROADWAY PAVEMENTS USED FOR STORAGE OF PIPE MATERIALS AND EQUIPMENT. BEYAR COUNTY RIGHT-OF-WAY DEPT. WILL DETERMINE LEVEL OF REPAIR REQUIRED FOR ANY PAVEMENT DAMAGED BY CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED PAVEMENT CAUSED BY CONTRACTOR.
13. CONTRACTOR TO PLACE 4-INCHES OF FLEXIBLE BASE MATERIAL AT TRENCH SURFACE PER SPECIFICATION ITEM NO. 804 (NSPI).

GENERAL SITE NOTES

1. CONTRACTOR WILL BE PROVIDED WITH GROUND CONTROL POINTS ESTABLISHING LAYOUT "CONTROL LINES" AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OTHER LAYOUT AND GRADE CONTROL SURVEYING FOR CONSTRUCTION OF THE PROJECT.
2. EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND OBSERVABLE SURFACE FEATURES. ACTUAL LOCATIONS MAY VARY AND UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AND OWNER PERSONNEL FOR ASSISTANCE IN LOCATING ALL UNDERGROUND FACILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF UNDERGROUND FACILITIES WELL AHEAD OF CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED UTILITIES AND FOR DAMAGES CAUSED TO OWNER OR OTHER PARTIES ARISING FROM SERVICE INTERRUPTION OR LOSS OF USE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SERVICE TERMINATION ASSOCIATED WITH UTILITY LINES TO BE REMOVED OR ABANDONED.
4. WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
5. AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ARCHITECT/LANDSCAPE ARCHITECT IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
6. UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR IN THE LANDSCAPE PLANS/SPECIFICATIONS THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
7. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
8. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
9. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM TO LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
10. WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
11. 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

TRAFFIC CONTROL PLAN NOTES:

CONTRACTOR IS RESPONSIBLE FOR DESIGNING, COORDINATING CITY APPROVAL FOR/AND IMPLEMENTING THE TRAFFIC CONTROL PLAN FOR SEWER CONSTRUCTION OF THIS PROJECT.



PLAT NO. 24-11800371

JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

SANITARY SEWER GENERAL NOTES

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name MI HOMES OF SAN ANTONIO, LLC
Developer's Address VERANO FARMS UNIT 1
City SAN ANTONIO State TEXAS Zip 78249
Phone # 126-530 128-530 Fax #
SAWS Block Maps 128-528 Total EDU's 114 Total Acreage 26.226
Total Linear Footage of Pipe 5,430 L.F. ~ 8"SDR-26 Plat No 24-11800371
Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643

SHEET C4.1

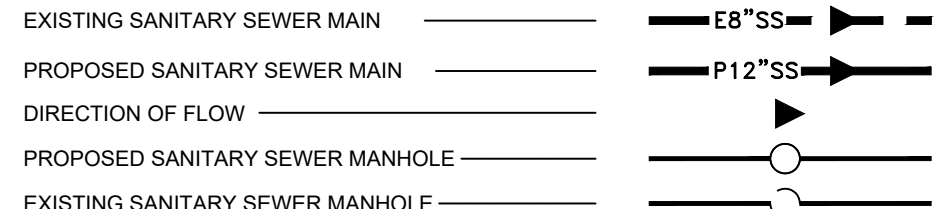
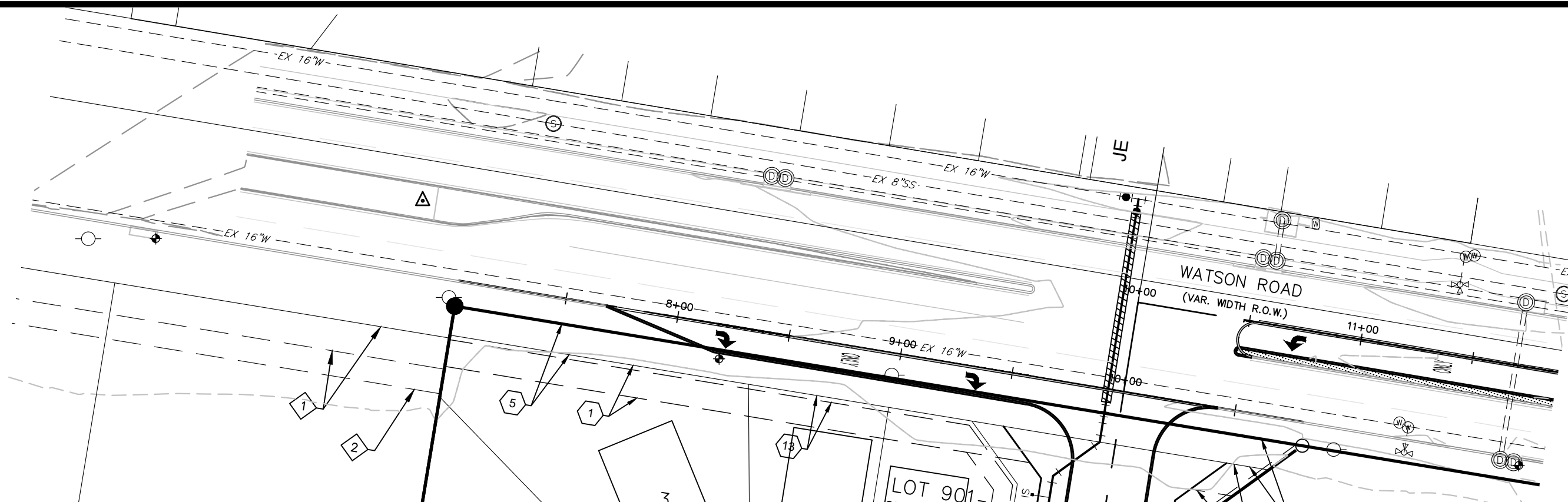


Diagram illustrating the required separation between a proposed water line and a proposed sanitary sewer line.

FINISHED PAVEMENT

8"-12" LINE, 4' MIN. DEPTH

20' LF. - PVC SDR-26 CLASS 160 (ASTM D2241) PROTECTIVE PIPE FOR SEPARATION DISTANCE < 9'

PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE

***SEPARATION DISTANCE AND PROTECTION REQUIREMENTS MUST COMPLY WITH 30 TAC 8217.53(D) (SEPARATION DISTANCES BETWEEN PUBLIC WATER SUPPLY PIPES AND WASTEWATER COLLECTION SYSTEM PIPES OR MANHOLES) AND 30 TAC 8350-H4(C) (LOCATION OF WATER LINES).**

COMPACTION NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR 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.

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SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name M/I HOMES OF SAN ANTONIO, LLC

Developer's Address VERANO FARMS UNIT 1

City SAN ANTONIO State TEXAS Zip 78249

Phone # 261-126-530 Fax # 261-126-530

SAWS Block Maps 128-526 Total EDU's 114 Total Acreage 26.226

Total Linear Footage of Pipe 5,430 L.F. - 8"SDR-26 Plat No. LAND-PLAT-24-11860371

Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643

[illegible]

CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

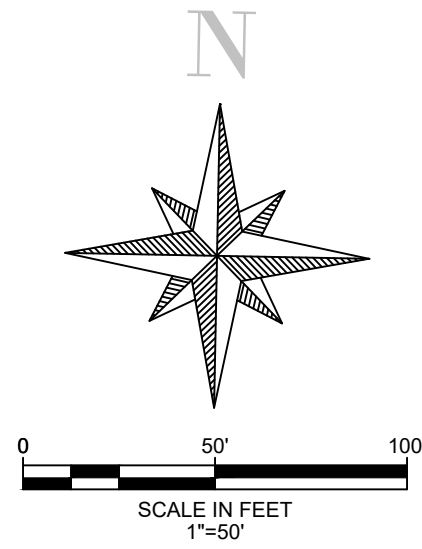
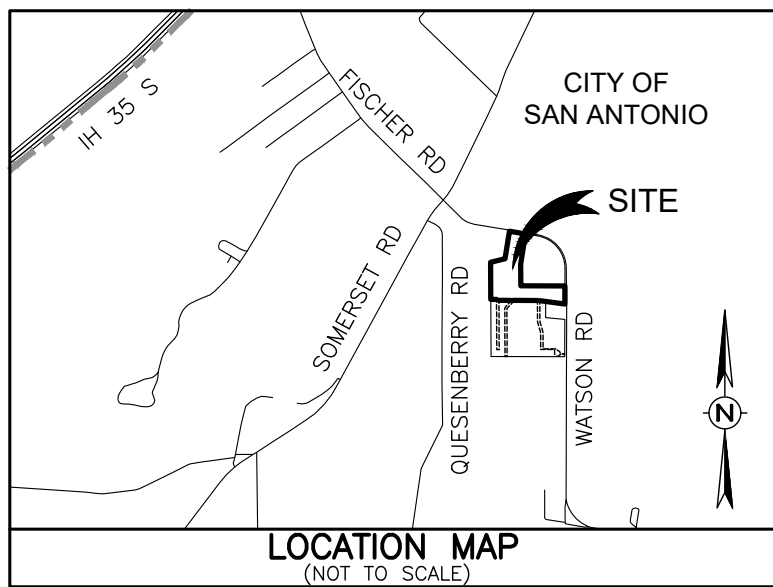
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CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
SANITARY SEWER PLANS

SHEET C4.2

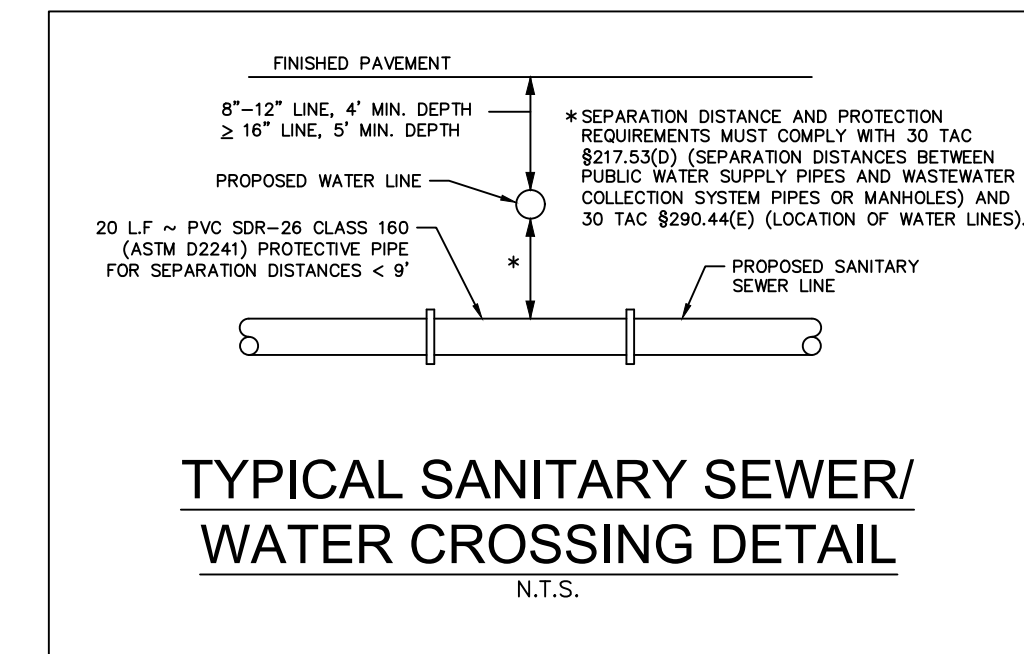
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LEGEND

EXISTING SANITARY SEWER MAIN		E8"SS
PROPOSED SANITARY SEWER MAIN		P12"SS
DIRECTION OF FLOW		
PROPOSED SANITARY SEWER MANHOLE		
EXISTING SANITARY SEWER MANHOLE		

EASEMENT KEYNOTES			
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
②	10' WATER EASEMENT	⑥	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
③	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑧	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑤	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑦	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑧	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
⑨	45' PUBLIC DRAINAGE EASEMENT		
⑩	50' WIDE G.E.T.V. WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
⑪	VARIABLE WIDTH G.E.T.V. WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
⑫	20' SANITARY SEWER EASEMENT		
⑬	1' VEHICULAR NON-ACCESS EASEMENT		
⑭	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		



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Developer's Name	MI HOMES OF SAN ANTONIO, LLC		
Developer's Address	VERANO FARMS UNIT 1		
City	SAN ANTONIO	State	TEXAS
Zip	78249		
Phone #	126-530	126-530	
SAWS Block Maps	128-528	Total EDU's	114
Total Linear Footage of Pipe	5,430 L.F.	8"SDR-26	Plat No. 24-11800371
Number of Lots	114	SAWS Job No.	24-1643

SAWS JOB NO. 24-1643

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
SANITARY SEWER PLAN

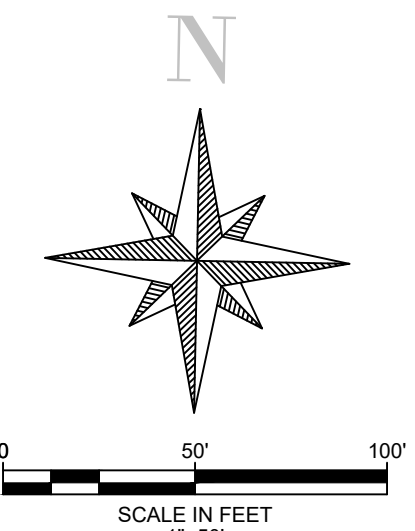
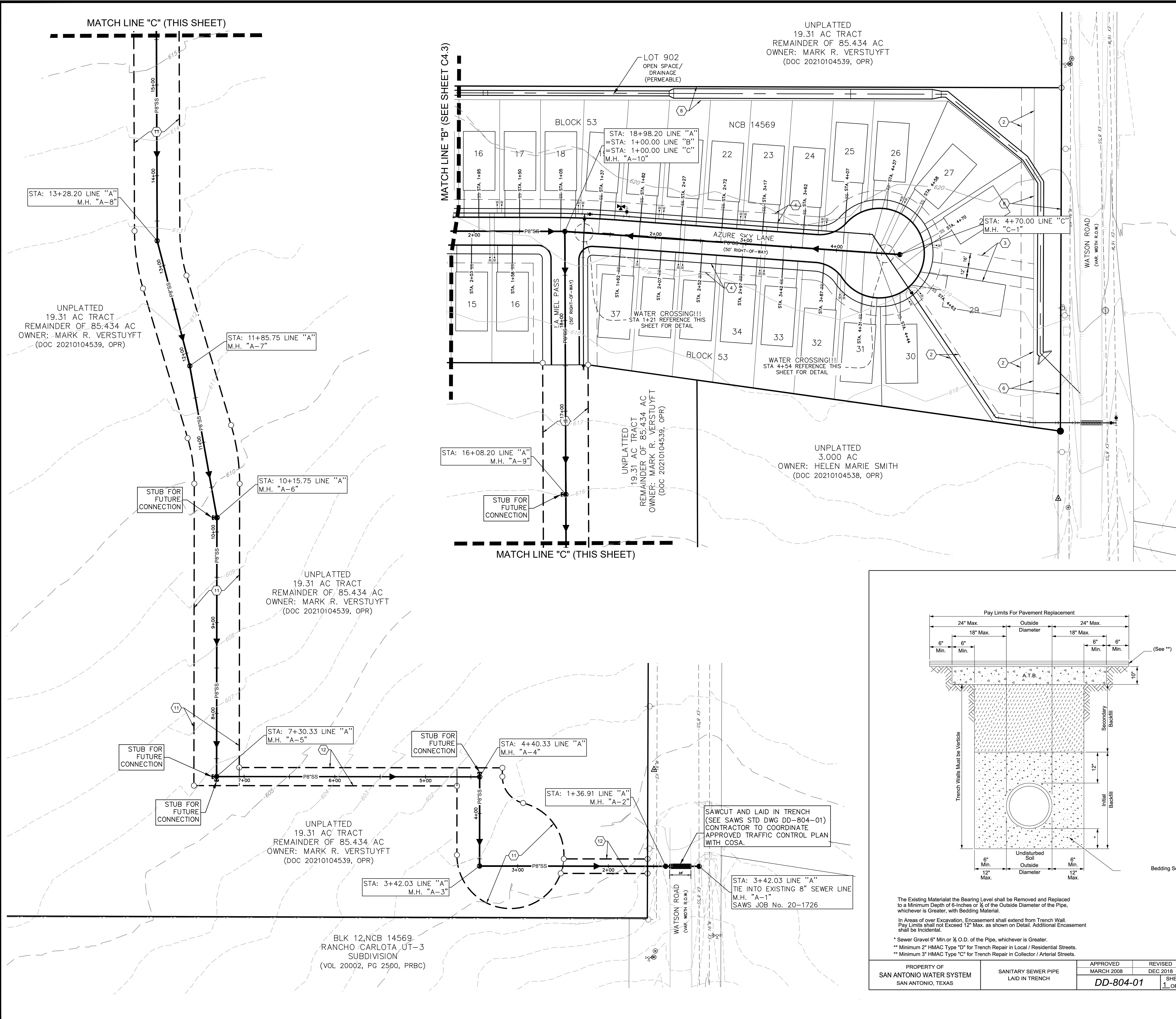
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PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
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CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7331 | TBPLS No. 100495-00

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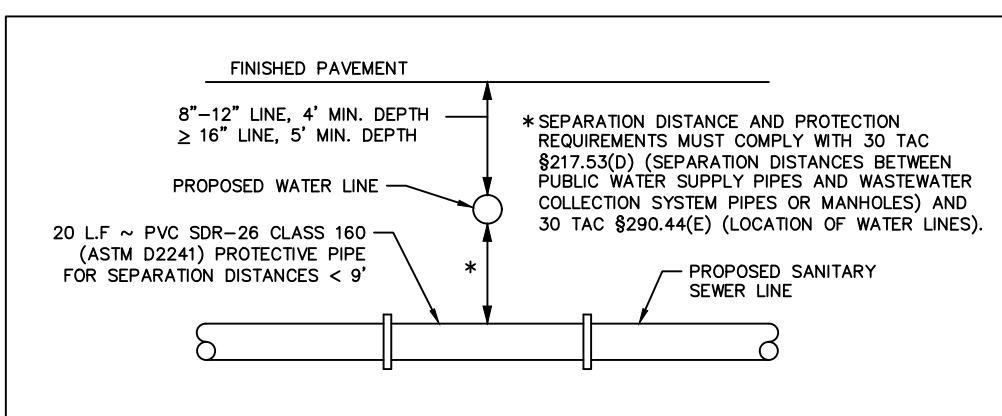


LEGEND

EXISTING SANITARY SEWER MAIN	—E8"SS—
PROPOSED SANITARY SEWER MAIN	—P12"SS—
DIRECTION OF FLOW	→
PROPOSED SANITARY SEWER MANHOLE	○
EXISTING SANITARY SEWER MANHOLE	○

EASEMENT KEYNOTES

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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.

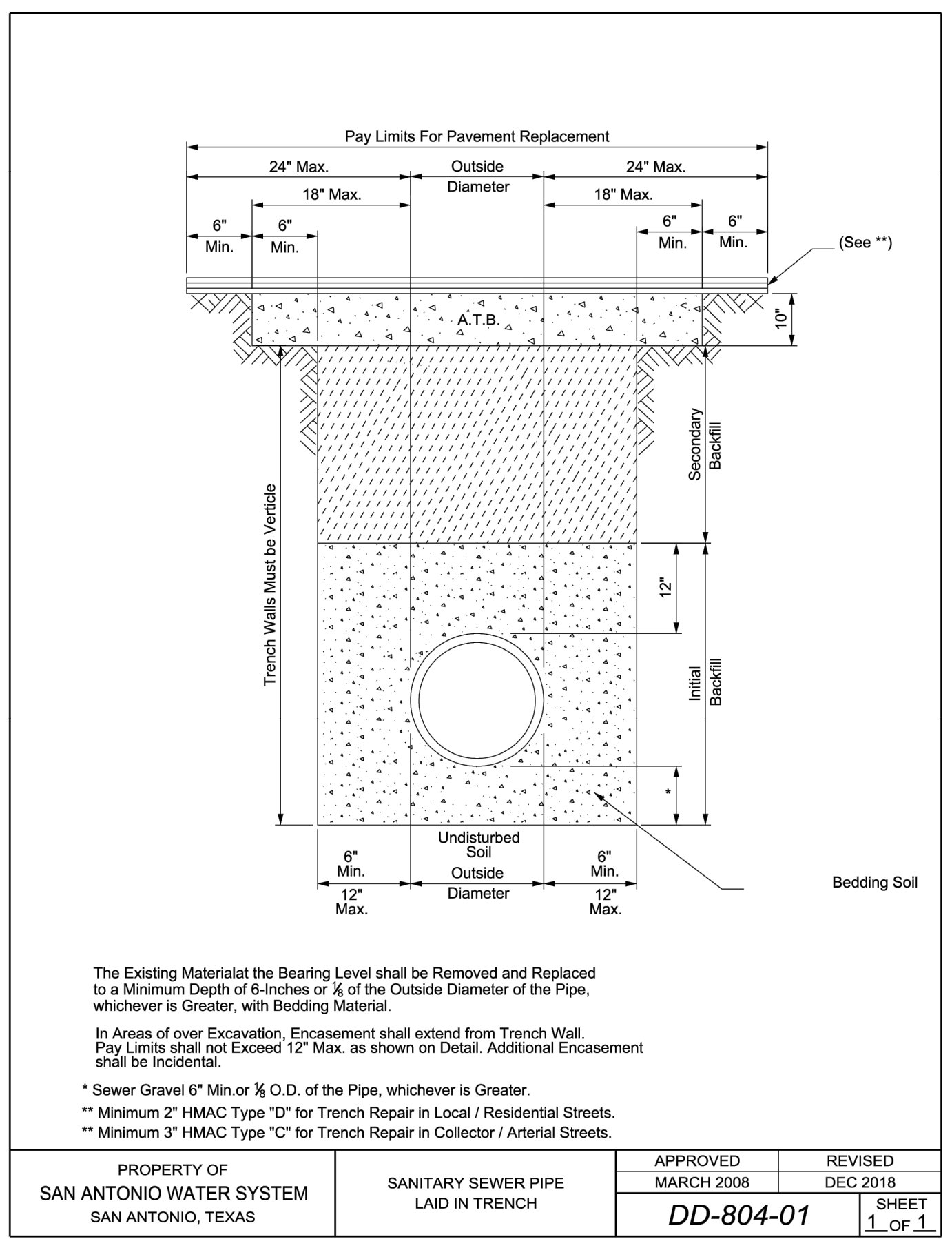
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State	TEXAS
Zip	78249
Phone #	126-530 128-530
SAWS Block Maps	128-528
Total EDU's	114
Total Acreage	26.226
Total Linear Footage of Pipe	5,430 L.F. ~ 8"SDR-26
Land-Plat	24-1180371
Number of Lots	114
SAWS Job No.	24-1643



The Existing Material at the Bearing Level shall be Removed and Replaced to a Minimum Depth of 6-inches or 1/2 of the Outside Diameter of the Pipe, whichever is Greater, with Bedding Material.

In Areas of over Excavation, Encasement shall extend from Trench Wall. Pay Limits shall not Exceed 12" Max. as shown on Detail. Additional Encasement shall be Incidental.

* Sewer Gravel 6" Min. or 1/2 O.D. of the Pipe, whichever is Greater.
** Minimum 2" HMA Type "D" for Trench Repair in Local / Residential Streets.
*** Minimum 3" HMA Type "C" for Trench Repair in Collector / Arterial Streets.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	SANITARY SEWER PIPE LAID IN TRENCH	APPROVED MARCH 2008 DD-804-01	REVISED DEC 2018 SHEET 1 OF 1
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SAWS JOB NO. 24-1643

DATE

NO. REVISION

STATE OF TEXAS
BRIAN A. CROWELL
82619
PROFESSIONAL ENGINEER
02/27/2025

PLAT NO.

24-11800371

JOB NO.

124207.00

DATE

JANUARY 2025

DRAFTED

JM

CHECKED

BC DESIGN BC

VERANO FARMS UNIT 1

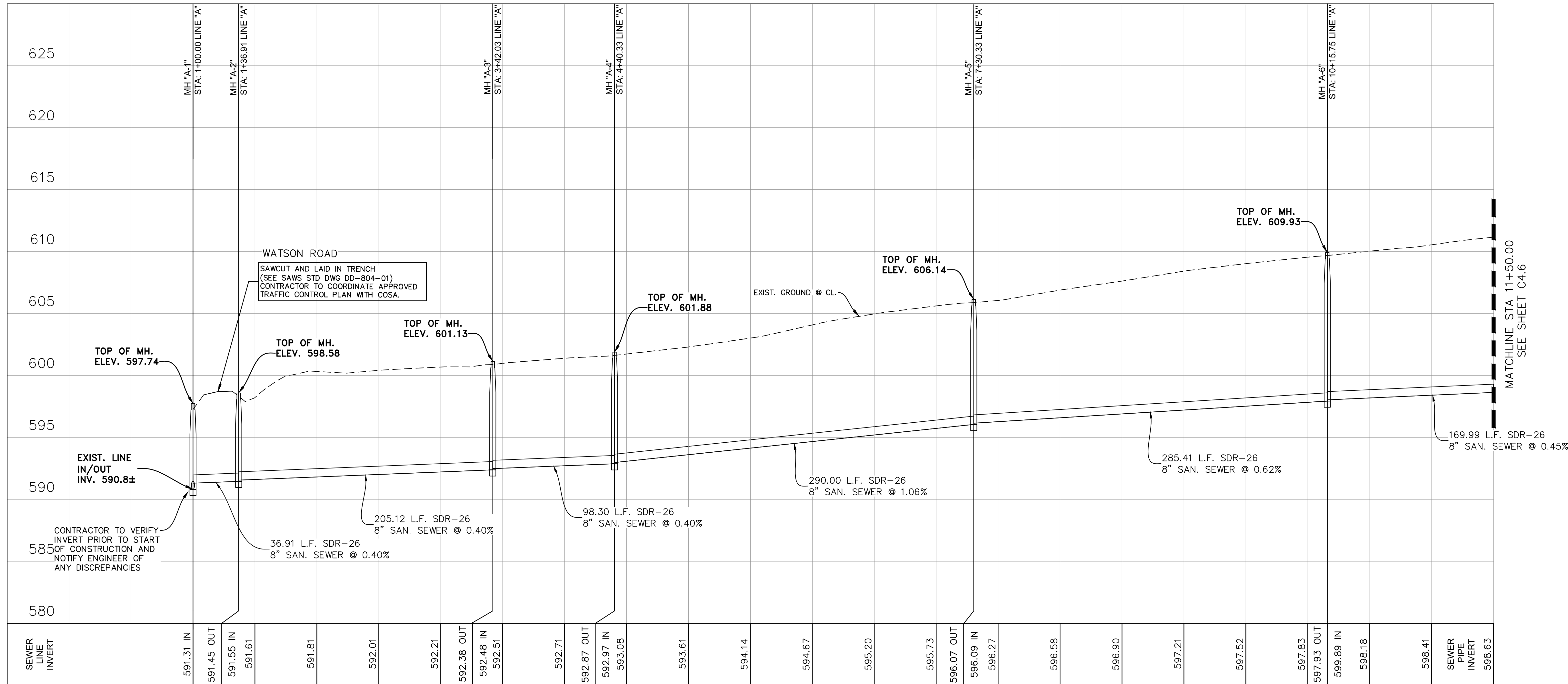
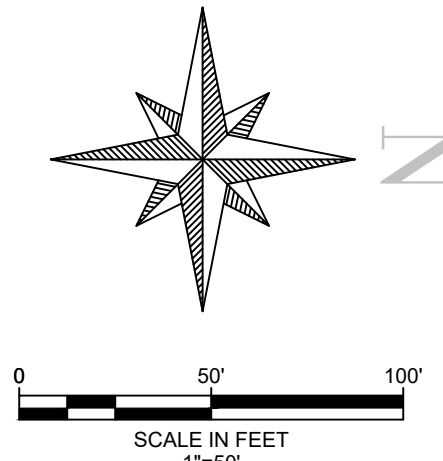
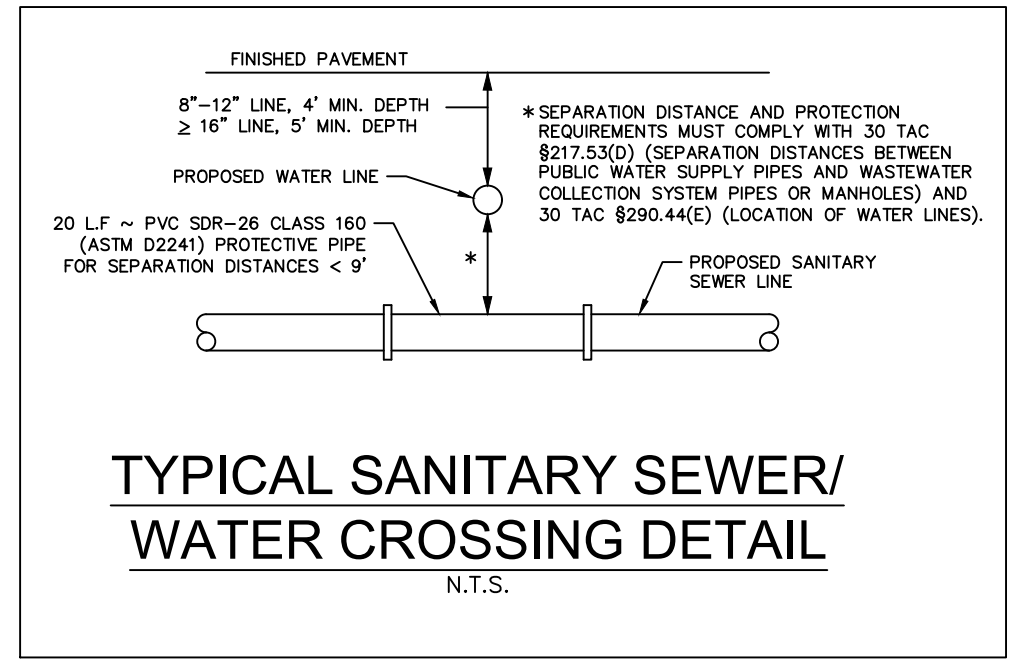
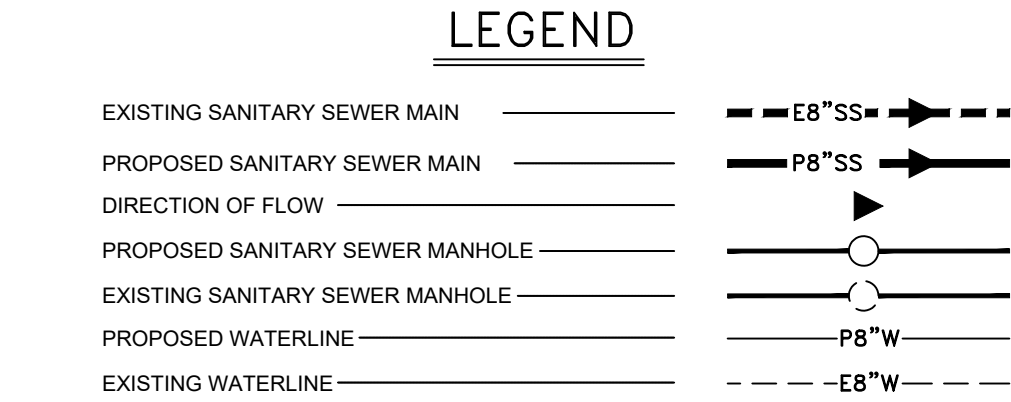
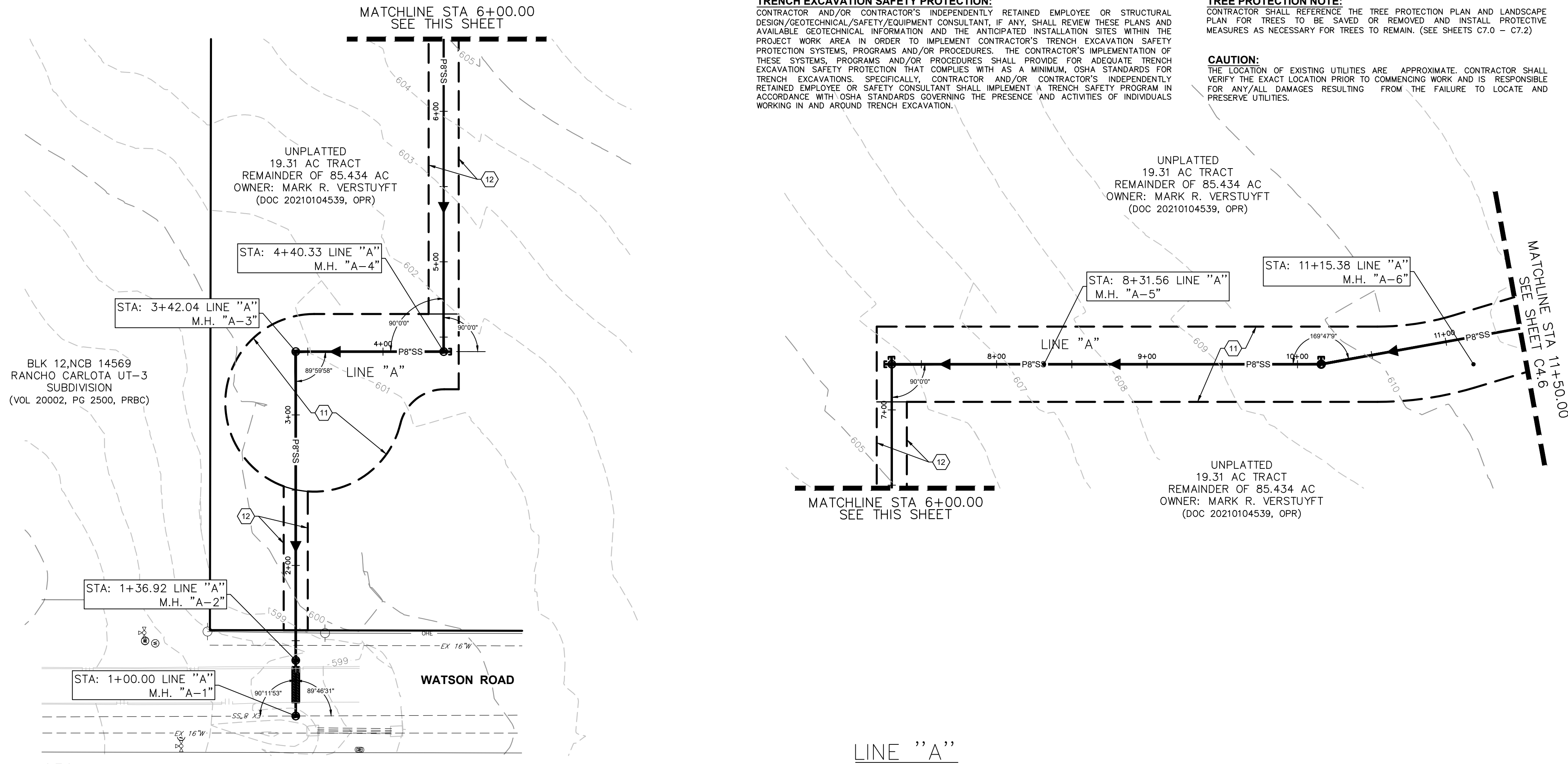
SAN ANTONIO, TEXAS

SANITARY SEWER PLAN

SHEET

C4.4

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EASEMENT KEYNOTES			
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Total Linear Footage of Pipe	5,430 L.F. ~ 8"SDR-26	Plat No.	24-11800371
Number of Lots	114	SAWS Job No.	24-1643

SAWS JOB NO. 24-1643

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
SANITARY SEWER LINE A

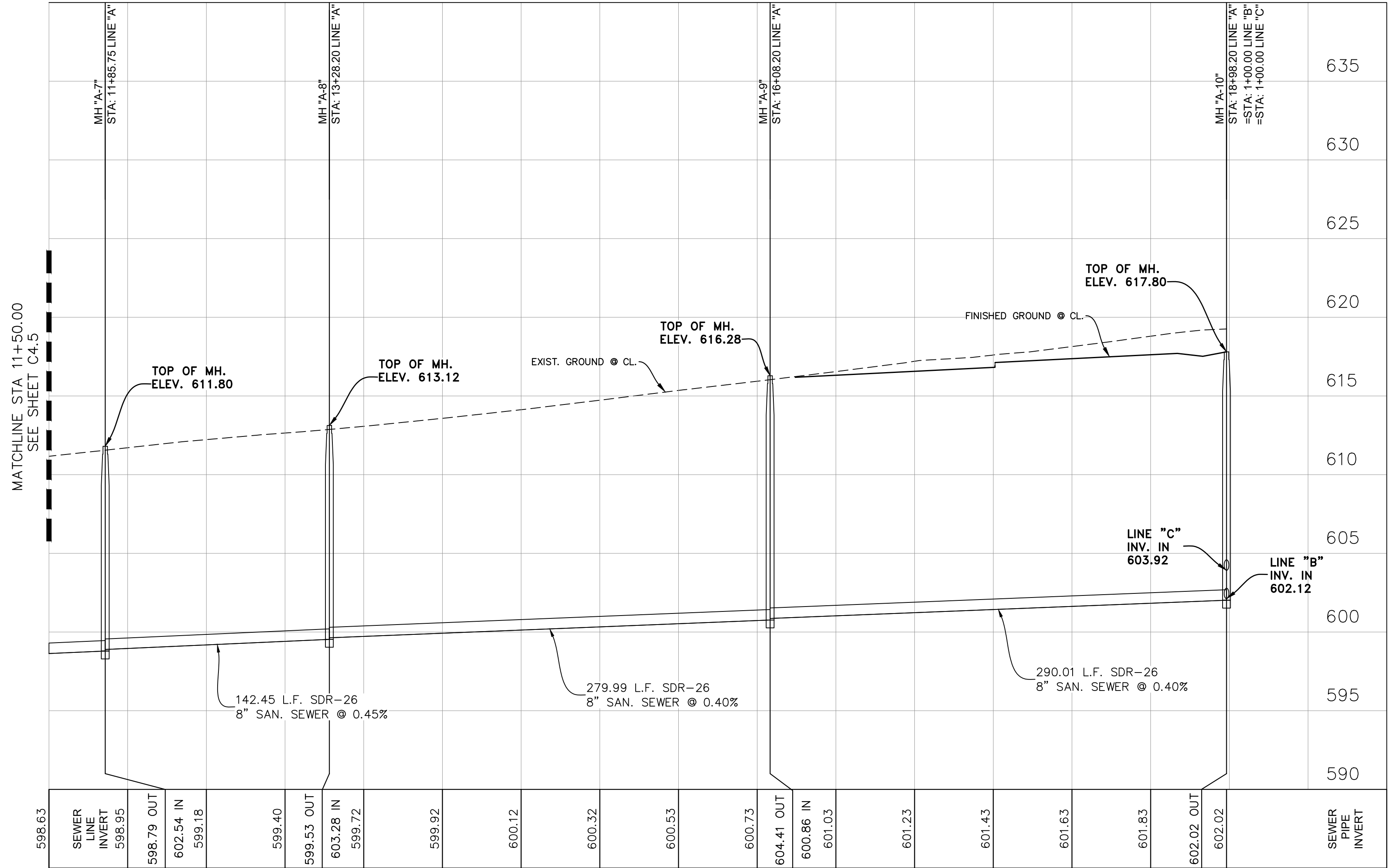
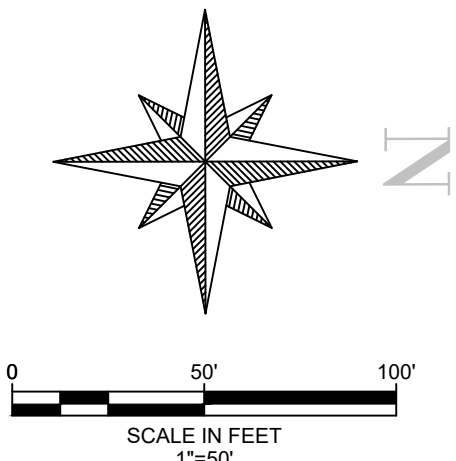
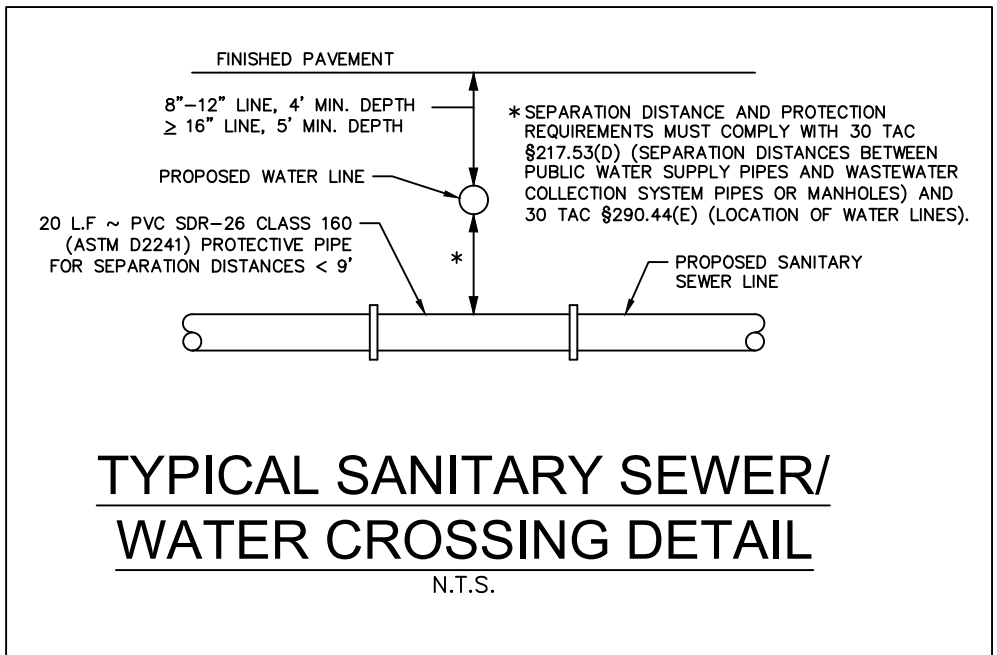
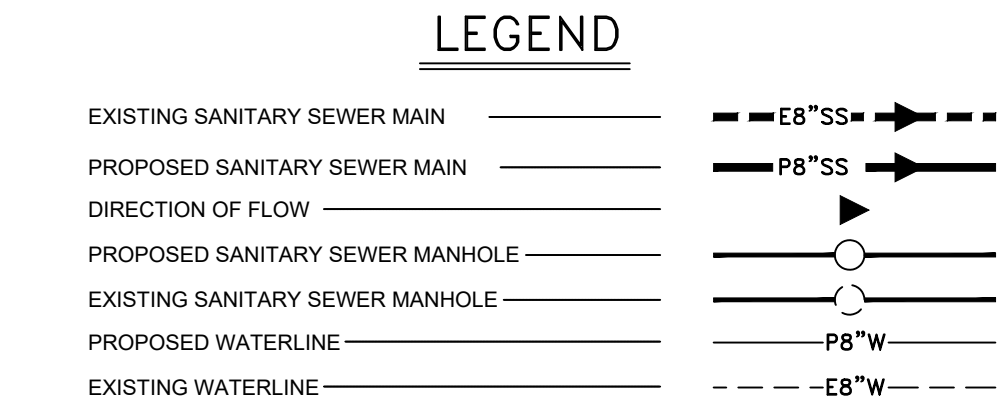
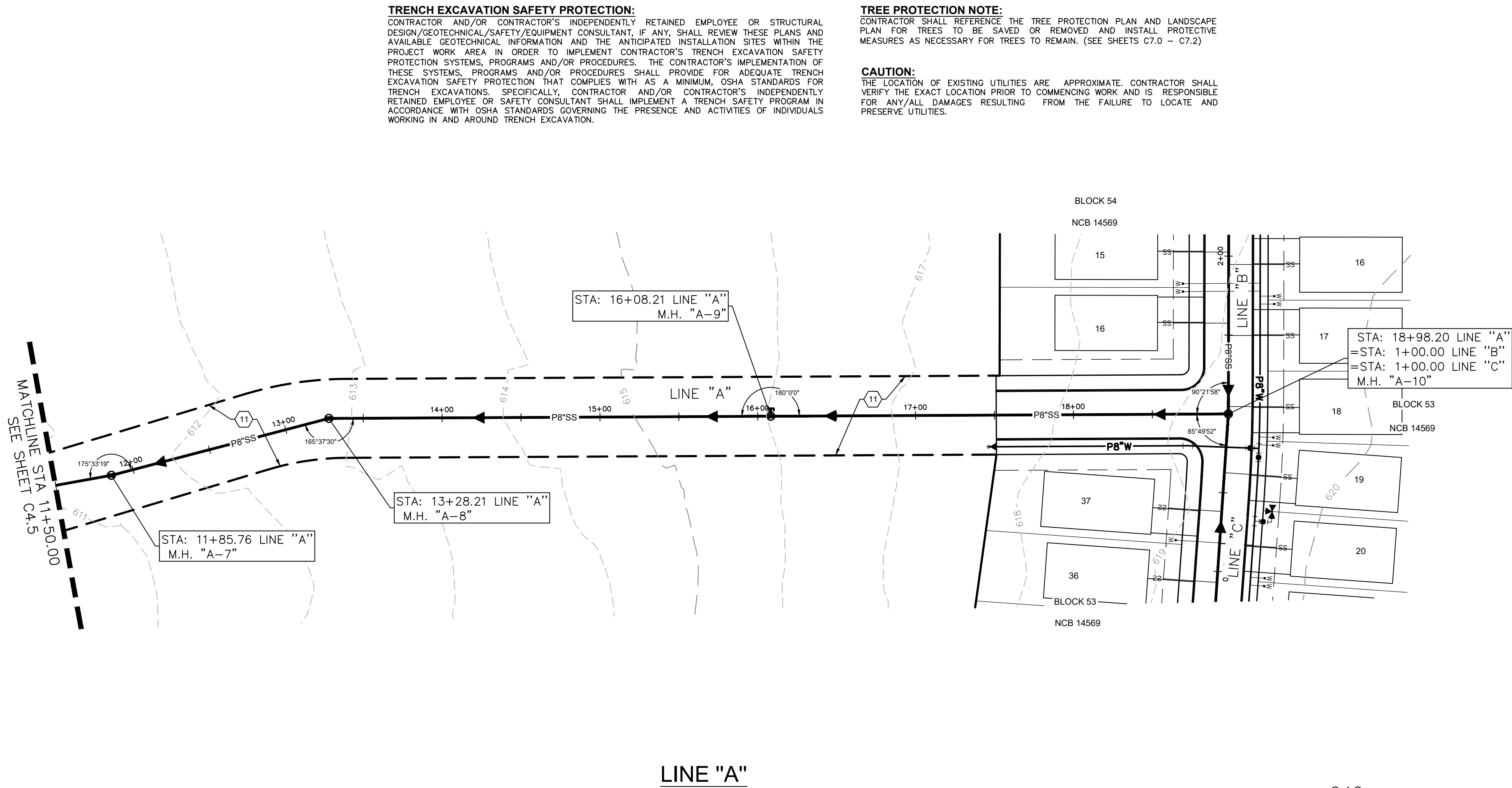
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CDS muery
ENGINEERS | SURVEYORS
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PLAT NO. 24-11800371
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DRAFTED JM
CHECKED BC DESIGN BC

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VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
SANITARY SEWER LINE A

SHEET C4.6

DATE

NO. REVISION

STATE OF TEXAS
BRIAN A. CROWELL
82619
LICENSED PROFESSIONAL ENGINEER
02/27/2025

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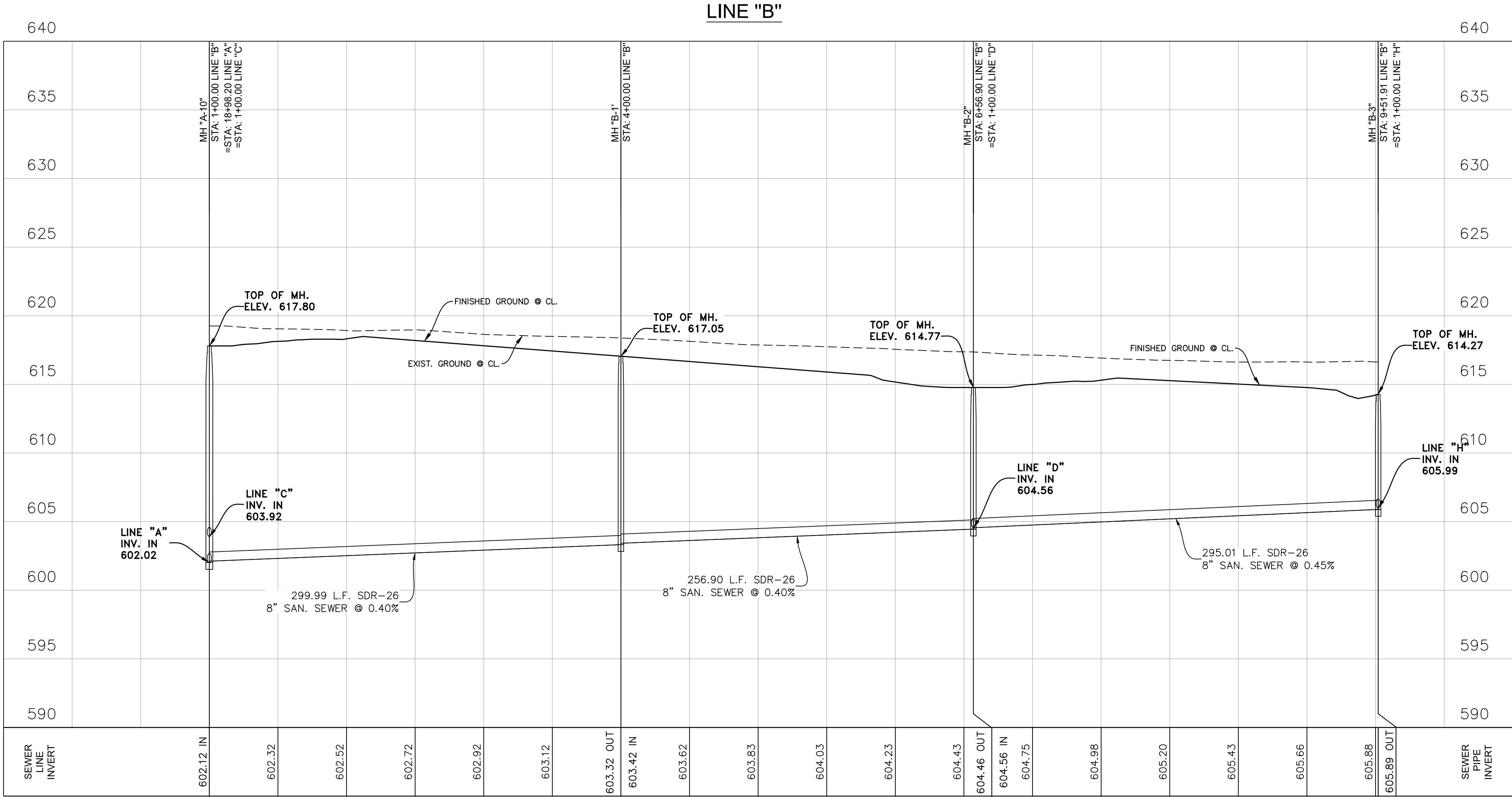
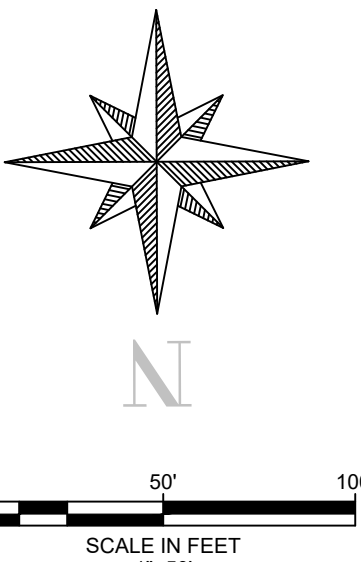
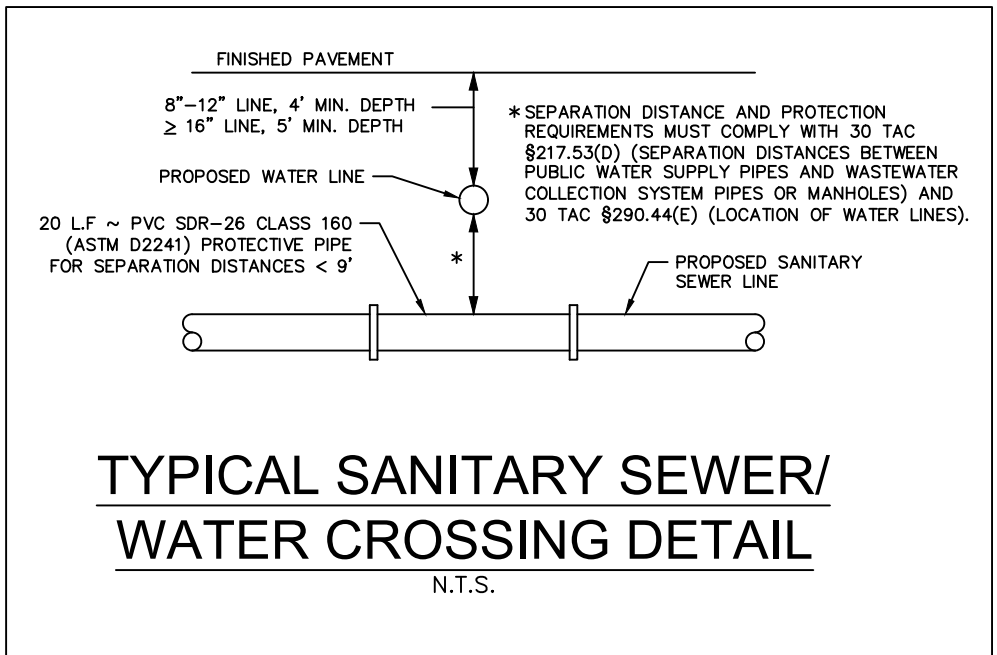
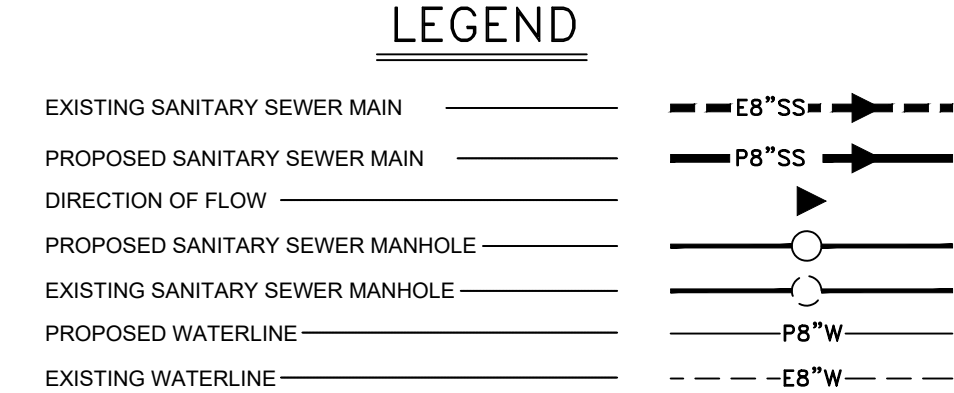
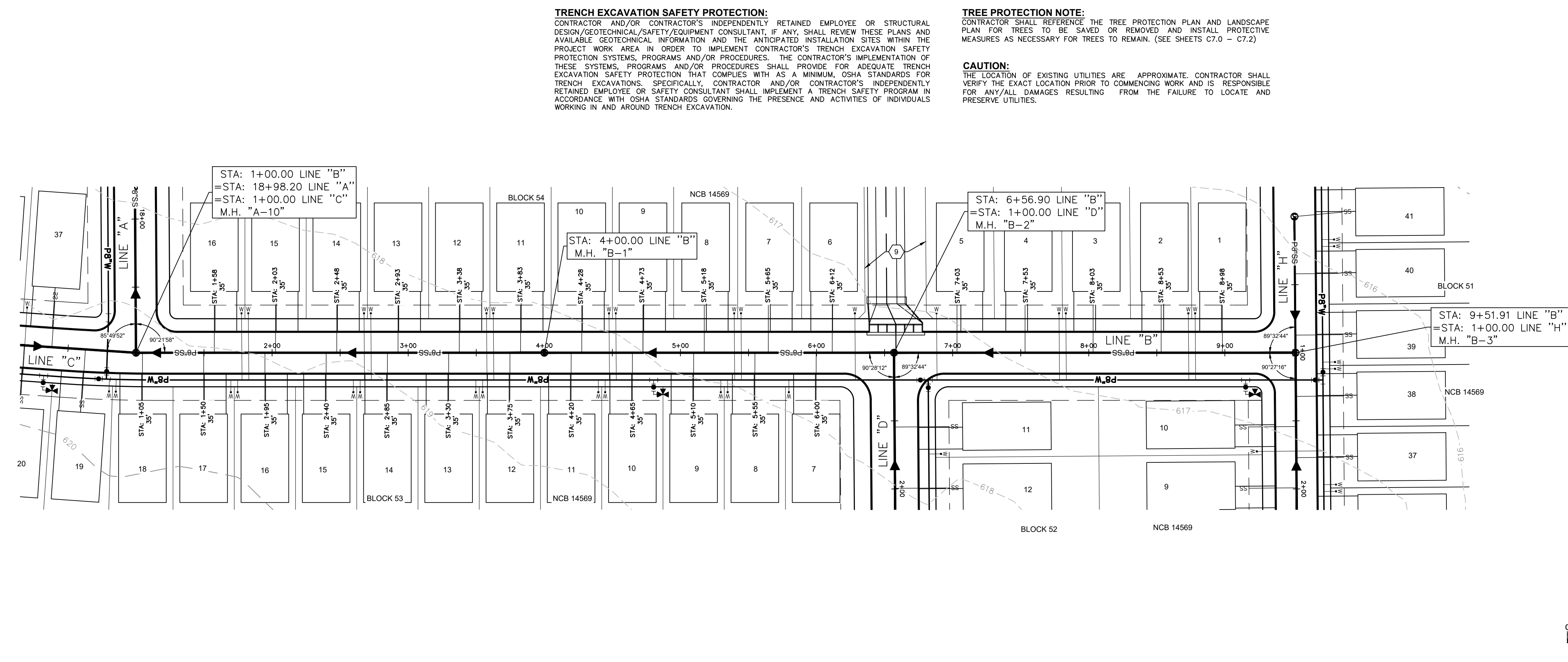
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EASEMENT KEYNOTES			
①	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
②	10" WATER EASEMENT	②	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
③	28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	8" ELEC. & GAS EASEMENT VOL. 20002, PG. 918, D.P.R.
④	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑤	15' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑦	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑧	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
⑨	45' PUBLIC DRAINAGE EASEMENT		
⑩	50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑪	VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑫	20' SANITARY SEWER EASEMENT		
⑬	1' VEHICULAR NON-ACCESS EASEMENT		
⑭	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name	MI HOMES OF SAN ANTONIO, LLC
Developer's Address	VERANO FARMS UNIT 1
City	SAN ANTONIO
State	TEXAS
Zip	78249
Phone #	126-530 128-530
Fax #	
SAWS Block Maps	128-528
Total EDU's	114
Total Acreage	26.226
SAWS Block Maps	128-528
Total EDU's	114
Total Acreage	26.226
Total Linear Footage of Pipe	5,430 L.F. ~ 8"SDR-26
Plat No.	24-11800371
Number of Lots	114
SAWS Job No.	24-1643

DATE: _____

NO. REVISION: _____

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

[illegible]

CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS C7.0 - C7.2)

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

EXISTING SANITARY SEWER MAIN ————— E8"SS —▶—

PROPOSED SANITARY SEWER MAIN ————— P8"SS —▶—

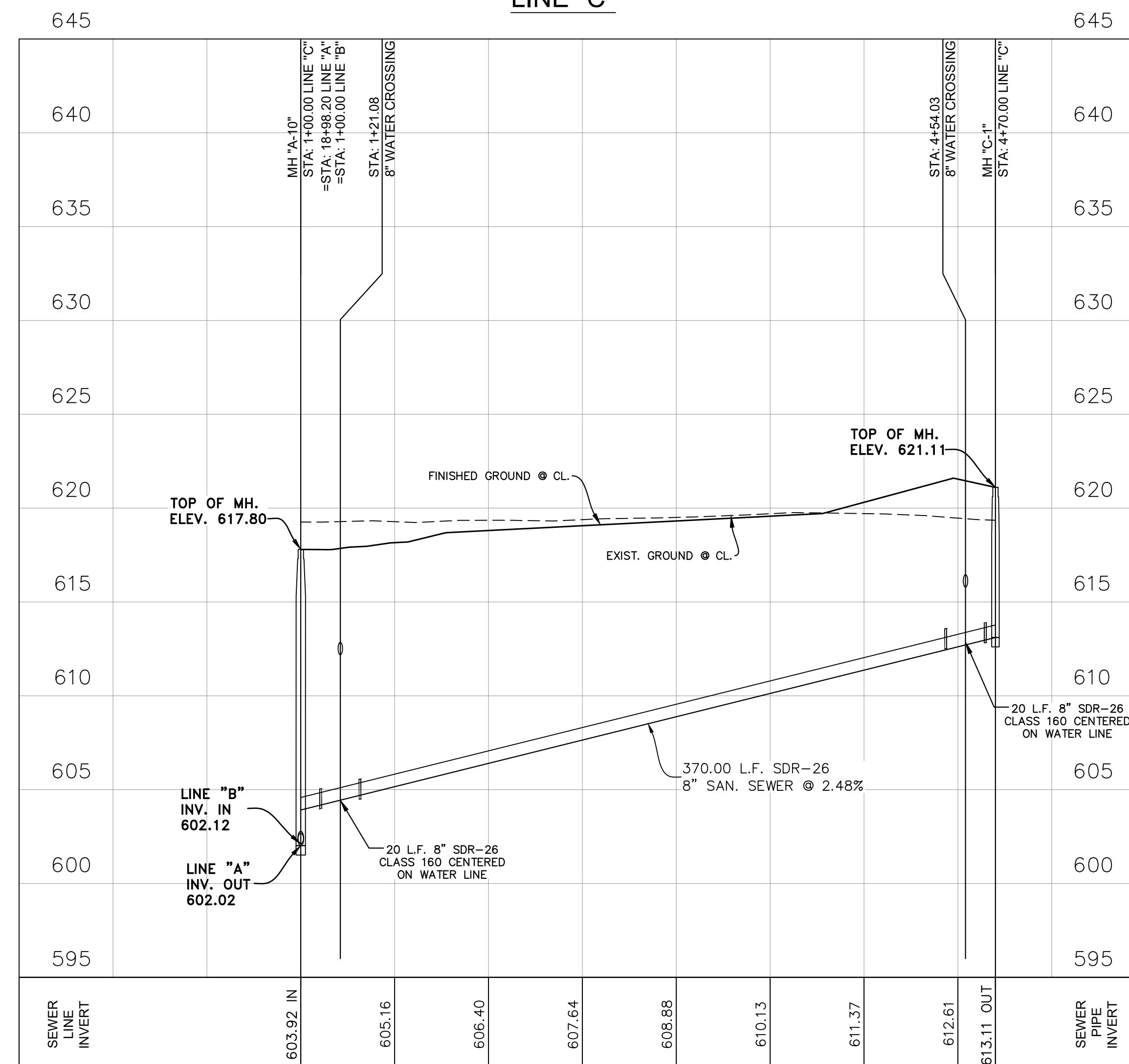
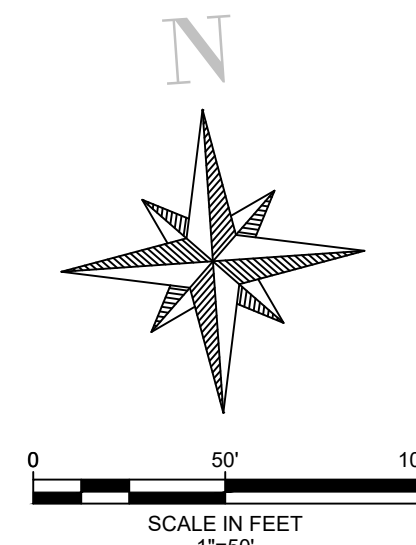
DIRECTION OF FLOW —▶—

PROPOSED SANITARY SEWER MANHOLE —▶— ○ —▶—

EXISTING SANITARY SEWER MANHOLE —▶— ○ —▶—

PROPOSED WATERLINE ————— P8"W —▶—

EXISTING WATERLINE - - - - - E8"W - - - - -



EASEMENT KEYNOTES			
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
②	10' WATER EASEMENT	②	25' B.L.D.G. SETBACK VOL. 9526, PG. 94, D.P.R.
③	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	6' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑤	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑦	VARIABLE WITH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑧	VARIABLE WITH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
⑨	45' PUBLIC DRAINAGE EASEMENT		
⑩	50' WIDE C.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑪	VARIABLE W/OTH. C.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑫	20' SANITARY SEWER EASEMENT		
⑬	1' VEHICULAR NON-ACCESS EASEMENT		
⑭	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT		

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name MII HOMES OF SAN ANTONIO, LLC
Developer's Address VERANO FARMS UNIT 1
City SAN ANTONIO State TEXAS Zip 78249
Phone # 126-530 128-530 Fax # _____
SAWS Block Maps 126-528 Total EDU's 114 Total Accrease 26.226
LAND-PLAT. 24-11800371
Total Linear Footage of Pipe 5,430 L.F. - 8"SDR-26 Plat No. _____
Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643



Date: Feb 28, 2025, 8:57am User ID: jae.mcdias
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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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

TREE PROTECTION NOTE:

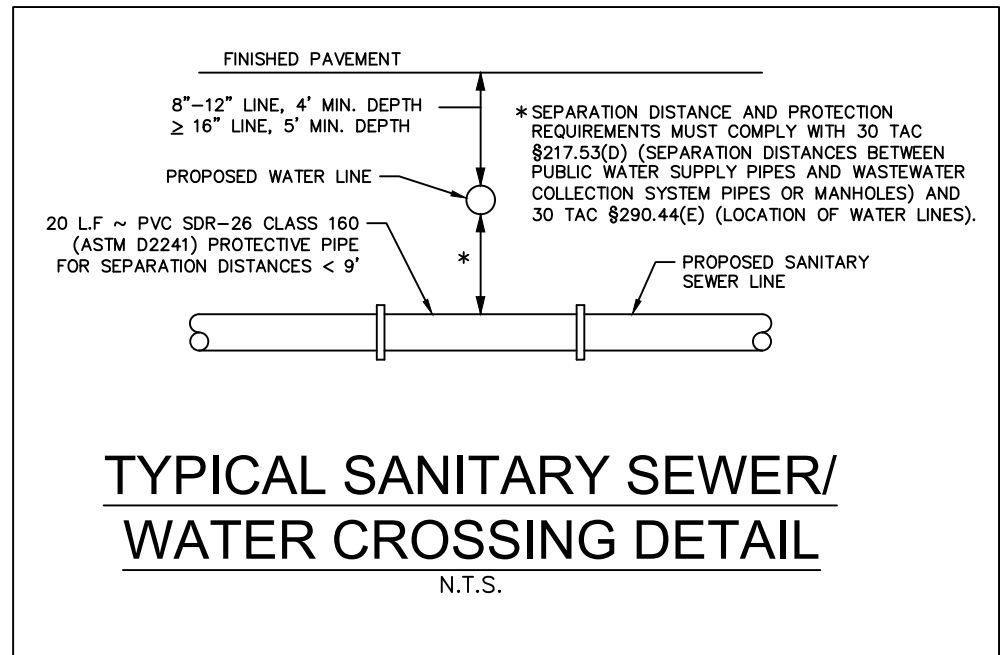
CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS C7.0 - C7.2)

CAUTION:

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

LEGEND

EXISTING SANITARY SEWER MAIN ——— E8"SS ———
PROPOSED SANITARY SEWER MAIN ——— P8"SS ———
DIRECTION OF FLOW ———>———
PROPOSED SANITARY SEWER MANHOLE ——— () ———
EXISTING SANITARY SEWER MANHOLE ——— () ———
PROPOSED WATERLINE ——— P8"W ———
EXISTING WATERLINE ——— E8"W ———



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

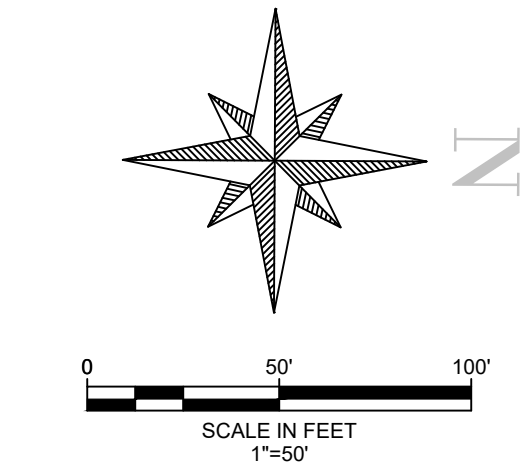
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CHECKED BC DESIGN BC

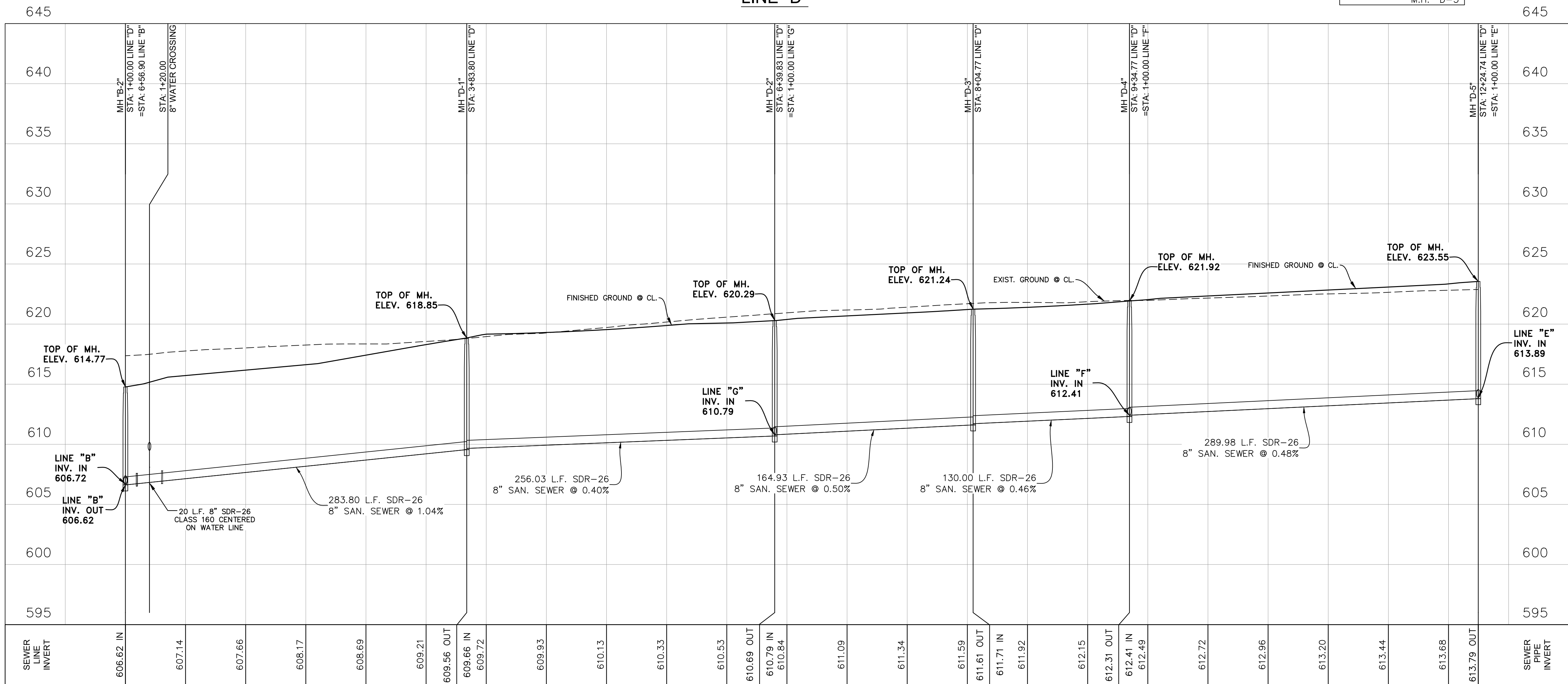
VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

SANITARY SEWER LINE D



LINE "D"



EASEMENT KEYNOTES			
1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	1	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
2	10' WATER EASEMENT	2	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
3	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
5	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
7	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10	50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
11	VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY)		
12	20' SANITARY SEWER EASEMENT		
13	1' VEHICULAR NON-ACCESS EASEMENT		
14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name	MI HOMES OF SAN ANTONIO, LLC
Developer's Address	VERANO FARMS UNIT 1
City	SAN ANTONIO
State	TEXAS
Zip	78249
Phone #	126-530 128-530
Fax #	
SAWS Block Maps	128-528
Total EDU's	114
Total Acreage	26.226
Total Linear Footage of Pipe	5,430 L.F. - 8"SDR-26
Plat No.	24-11800371
Number of Lots	114
SAWS Job No.	24-1643

SAWS JOB NO. 24-1643

SHEET C4.9

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 SITES WITHIN THE PROJECT AREA AND THE PROPOSED TRENCH EXCAVATION AND TRENCH EXCAVATION PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES TO BE SHOWN ON THE TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

LEGEND

EXISTING SANITARY SEWER MAIN ————— E8"SS —▶—

PROPOSED SANITARY SEWER MAIN ————— P8"SS —▶—

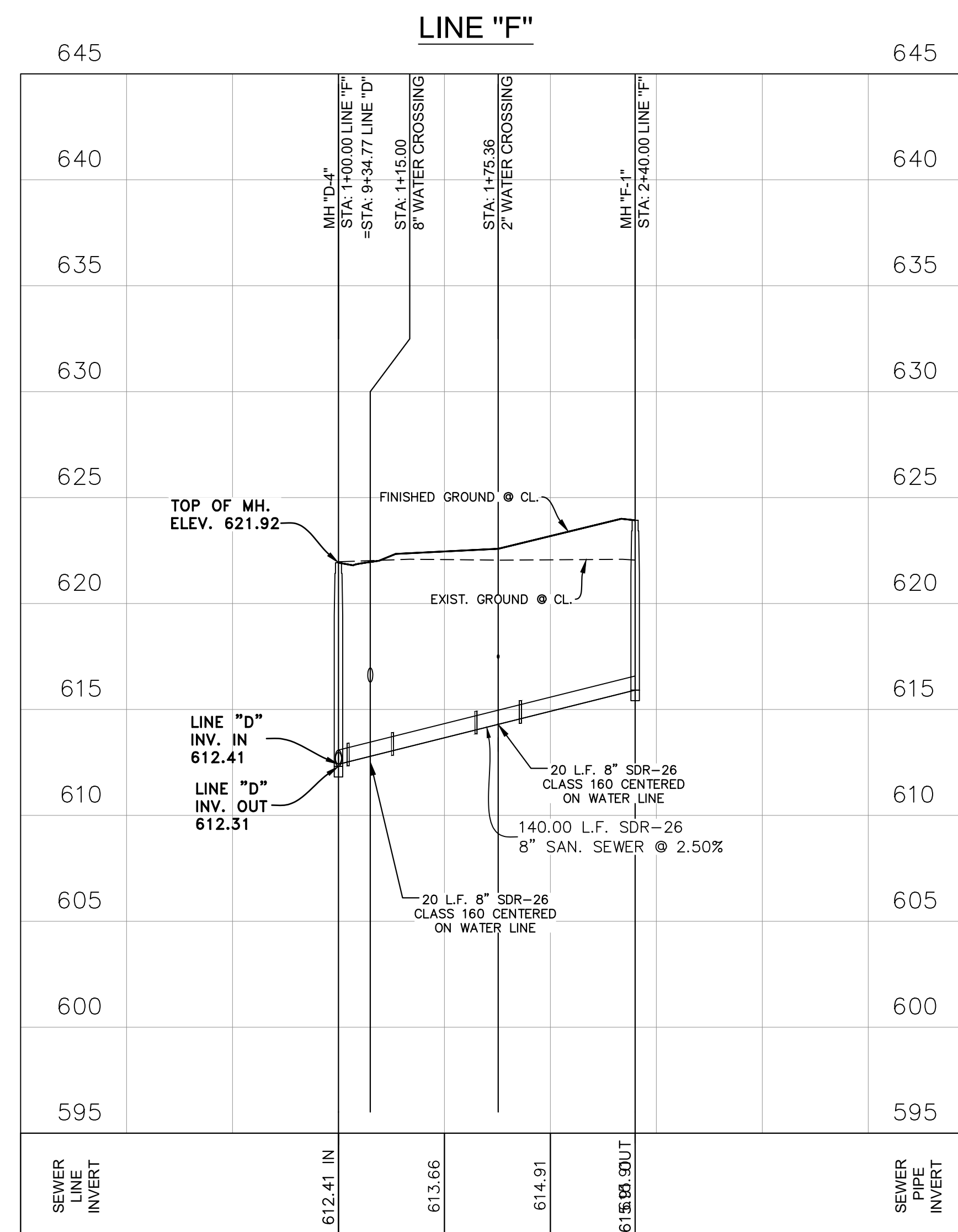
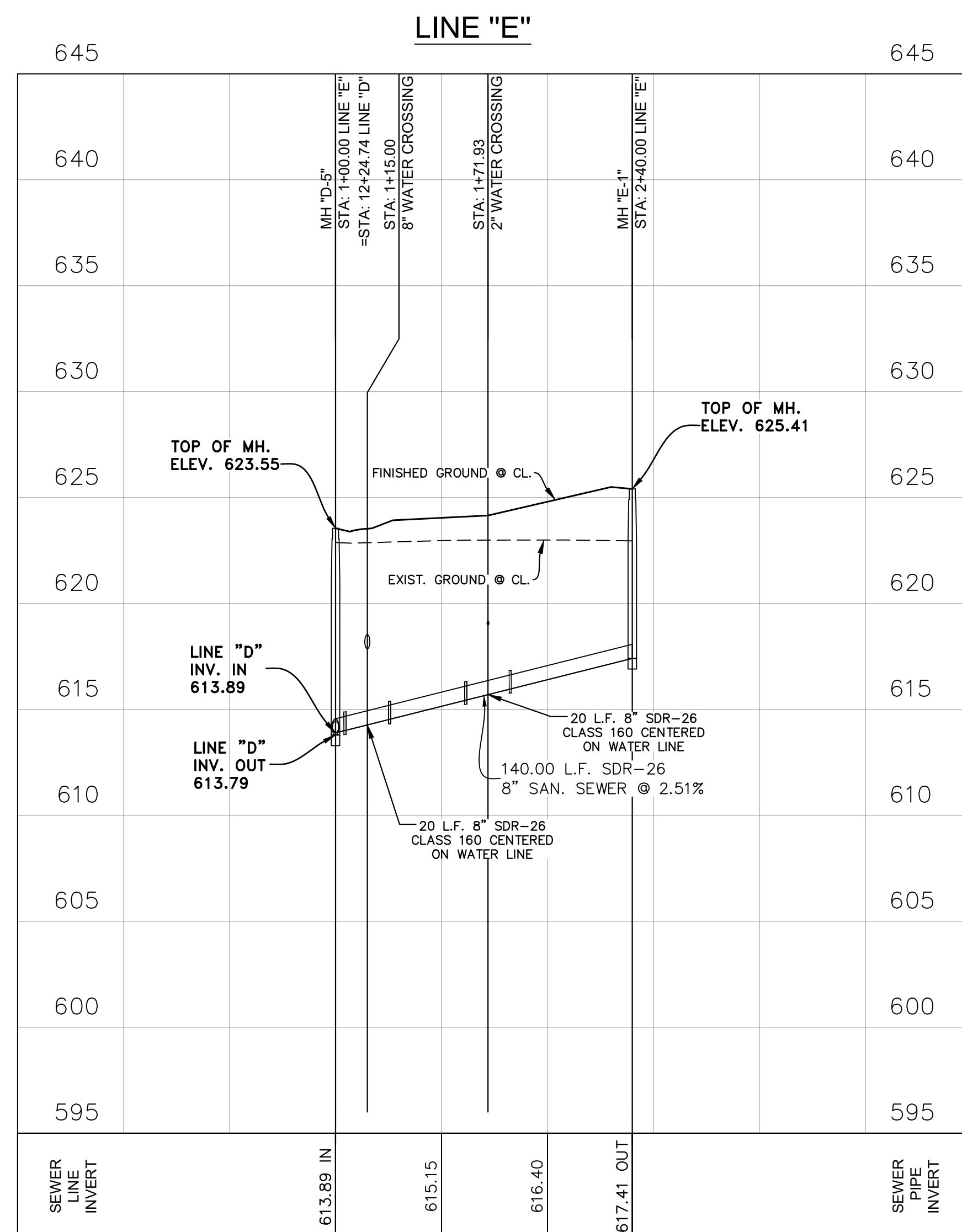
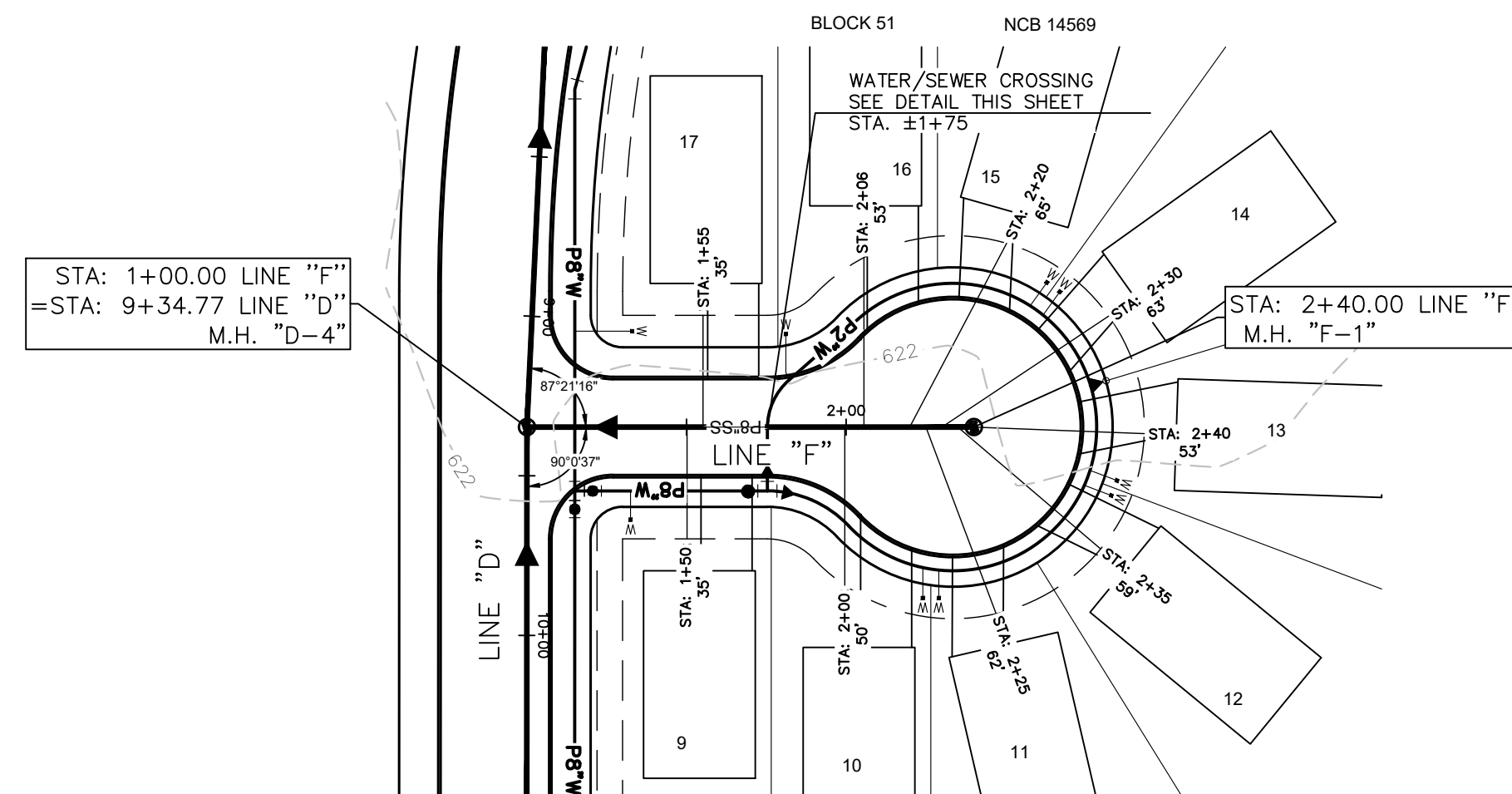
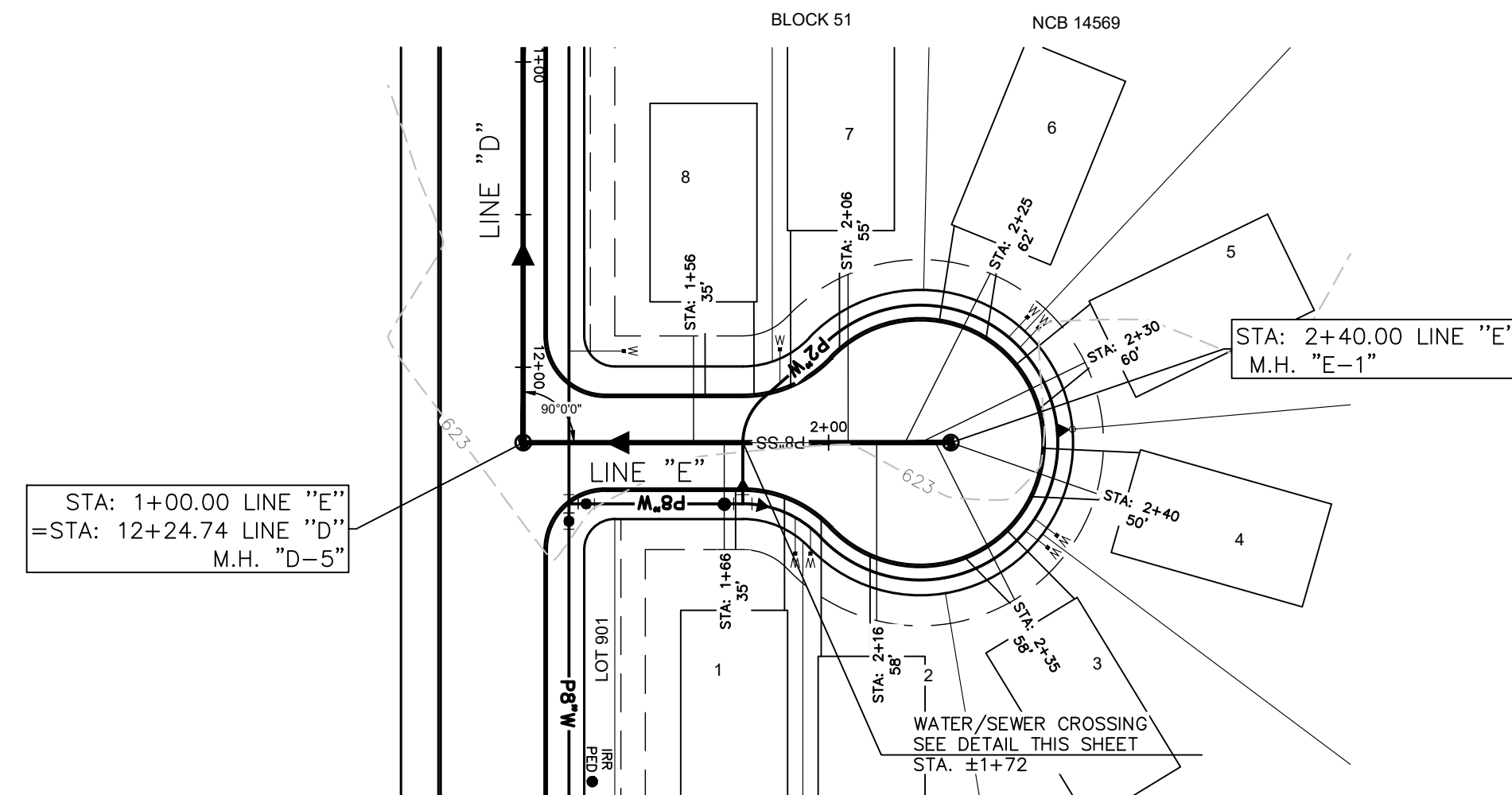
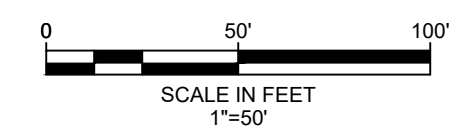
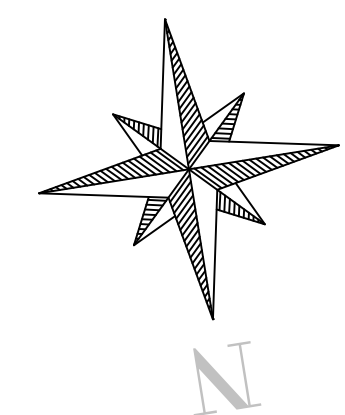
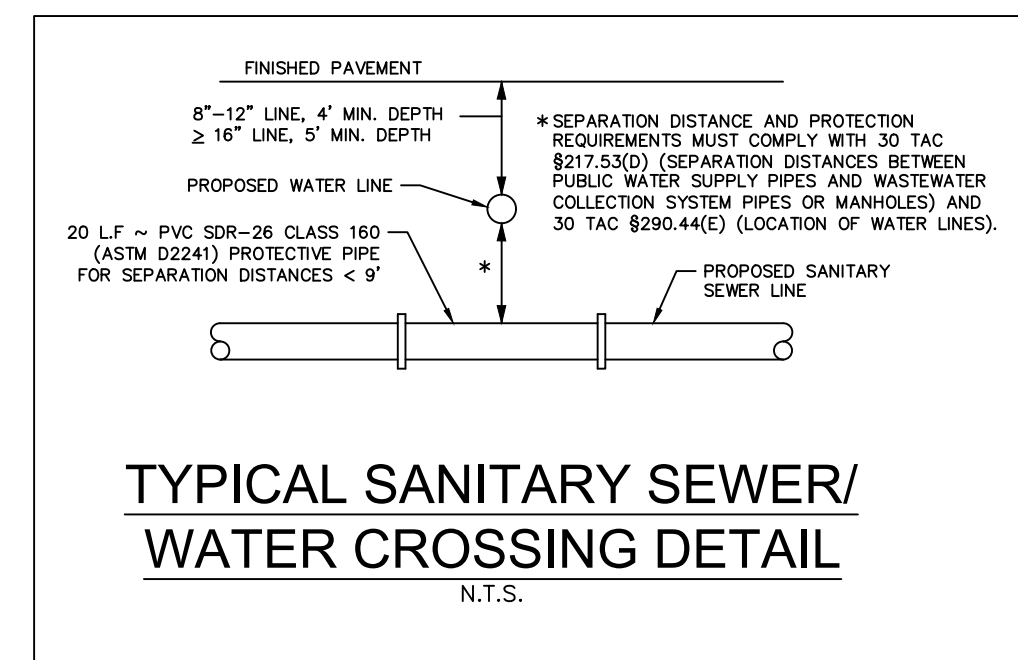
DIRECTION OF FLOW —▶—

PROPOSED SANITARY SEWER MANHOLE —▶— ○ —▶—

EXISTING SANITARY SEWER MANHOLE —▶— ○ —▶—

PROPOSED WATERLINE ————— P8"W —▶—

EXISTING WATERLINE - - - - - E8"W - - - - -

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name MHI HOMES OF SAN ANTONIO, LLC

Developer's Address VERANO FARMS UNIT 1

City SAN ANTONIO State TEXAS Zip 78249

Phone # 126-530-128 Fax # 126-530-128

SAWS Block Maps 126-528 Total EDU's 114 Total Acreage 26.226

Total Linear Footage of Pipe 5,430 L.F. 8"SDR-26 Plat No. 24-11800371

Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

SANITARY SEWER LINE E & F

LAT NO. 24-11800371

OB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN E

OB NO.	124207.00		
DATE	JANUARY 2025		
RAFTED	JM		
CHECKED	BC	DESIGN	BC

RAFTED	JM		
HECKED	BC	DESIGN	BC

HECKED	BC	DESIGN	BC
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RAFTED	JM		
HECKED	BC	DESIGN	BC

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TRENCH EXCAVATION SAFETY PROTECTION:

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TREE PROTECTION NOTE:

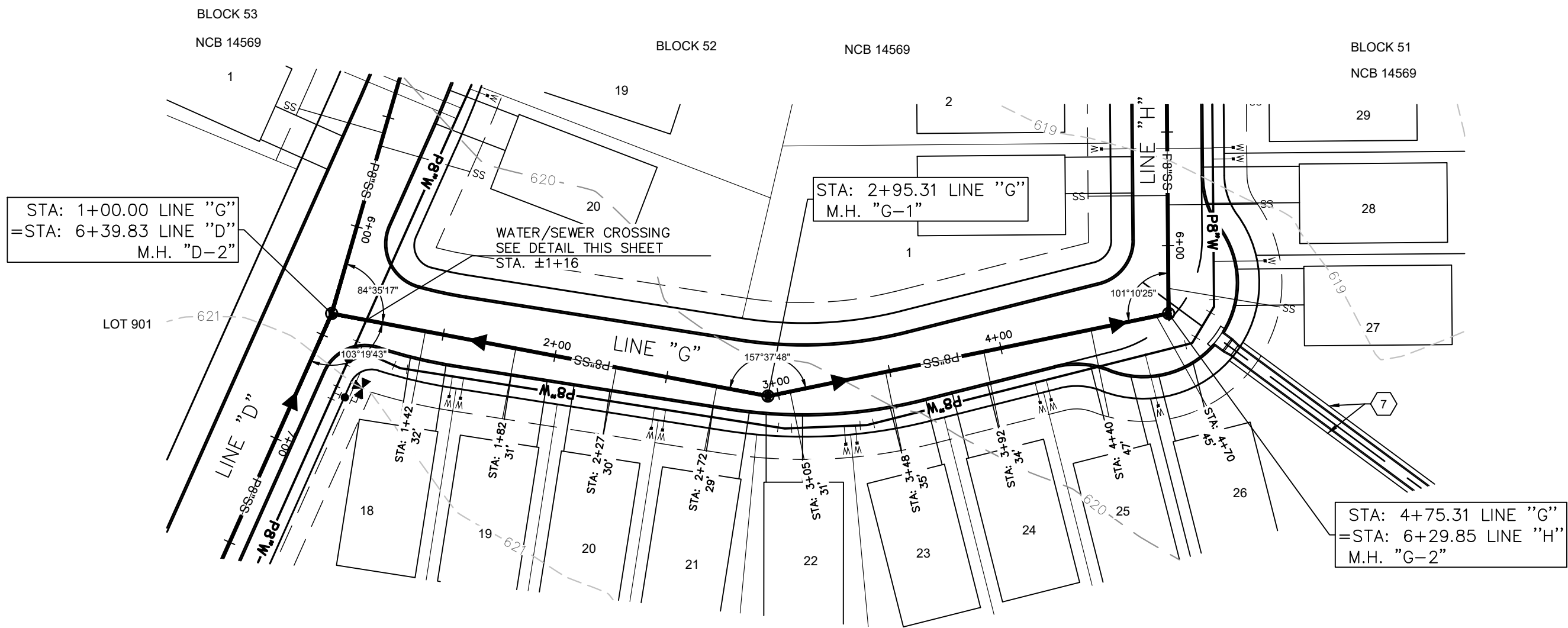
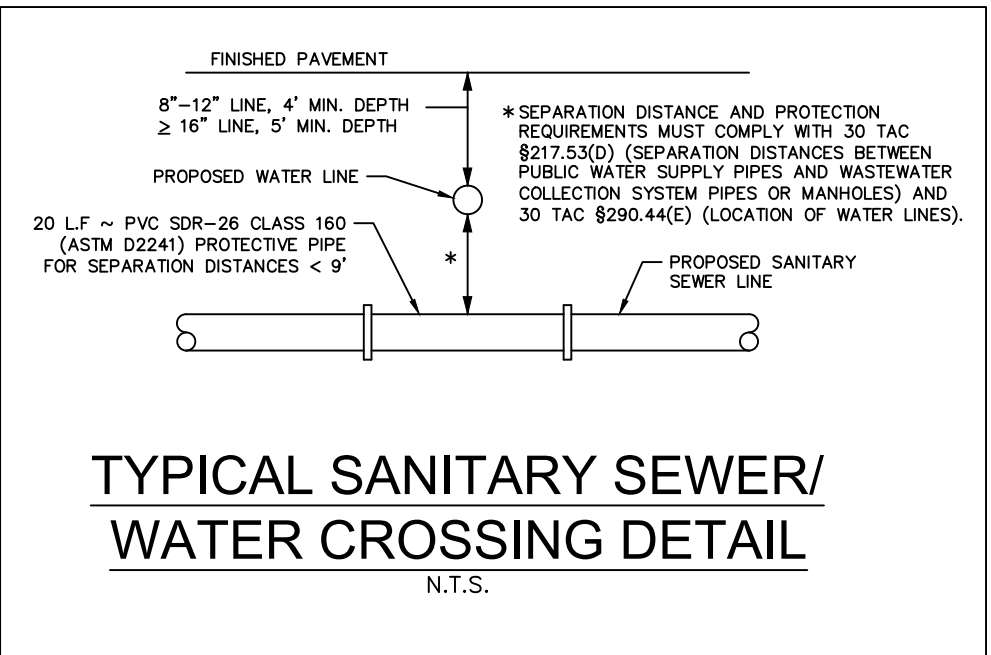
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CAUTION:

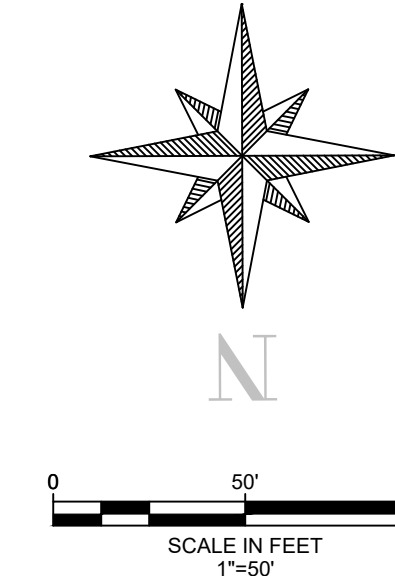
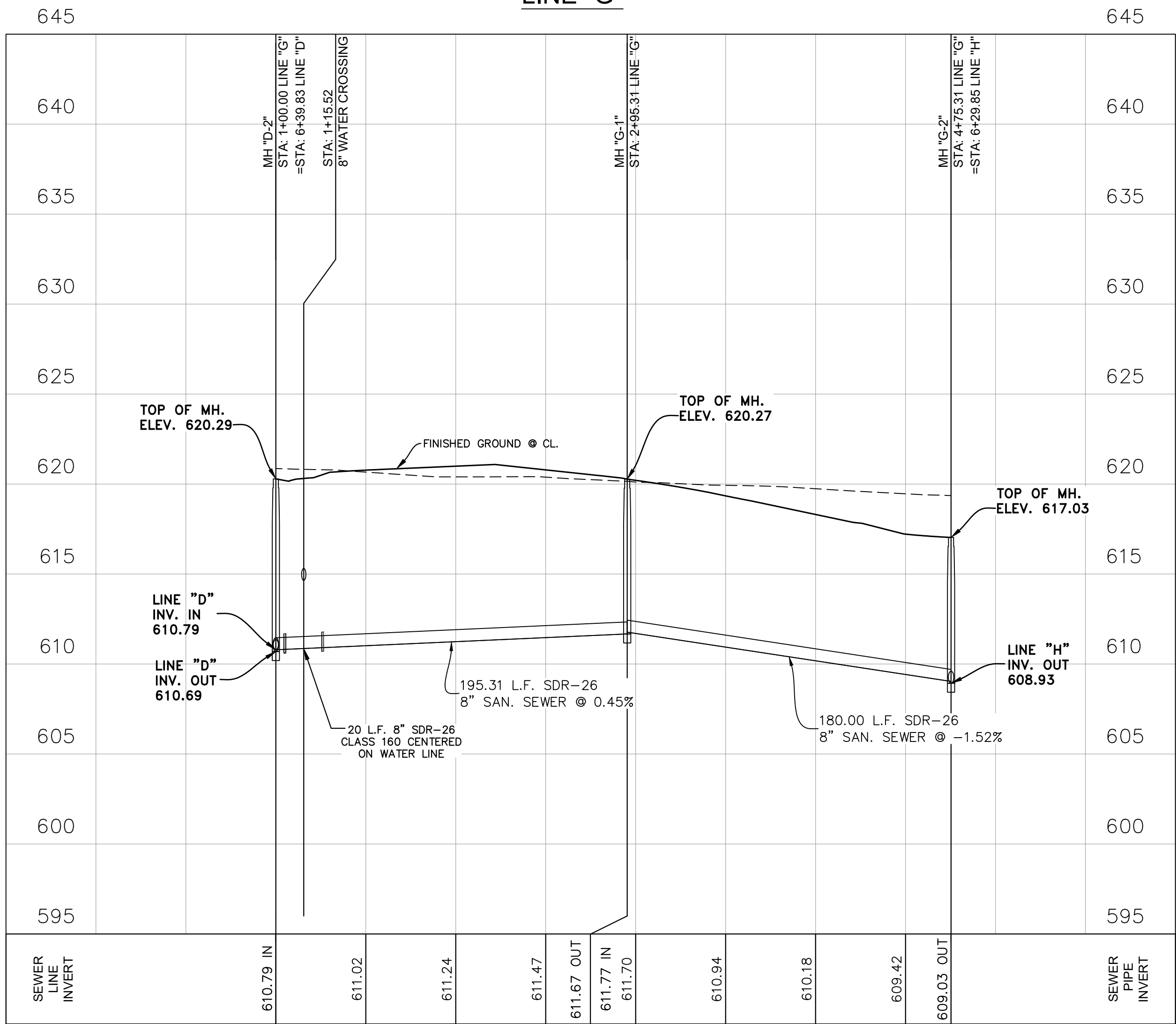
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LEGEND

EXISTING SANITARY SEWER MAIN ——— E8"SS ———
PROPOSED SANITARY SEWER MAIN ——— P8"SS ———
DIRECTION OF FLOW ———>———
PROPOSED SANITARY SEWER MANHOLE ——— () ———
EXISTING SANITARY SEWER MANHOLE ——— () ———
PROPOSED WATERLINE ——— P8"W ———
EXISTING WATERLINE ——— E8"W ———



LINE "G"



EASEMENT KEYNOTES			
① 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤ 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑨ 45' PUBLIC DRAINAGE EASEMENT	⑬ 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.
② 10" WATER EASEMENT	⑥ 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.	⑩ 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)	⑭ 1" VEHICULAR NON-ACCESS EASEMENT
③ 28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦ 8" ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.	⑪ VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)	
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⑤ 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		⑬ 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.	
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⑧ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)			

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name	MI HOMES OF SAN ANTONIO, LLC		
Developer's Address	VERANO FARMS UNIT 1		
City	SAN ANTONIO	State	TEXAS
Zip	78249		
Phone #	126-530	Fax #	128-530
SAWS Block Maps	128-528	Total EDU's	114
Total Linear Footage of Pipe	5,430 L.F. ~ 8"SDR-26	Plat No.	24-11800371
Number of Lots	114	SAWS Job No.	24-1643

SAWS JOB NO. 24-1643

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
SANITARY SEWER LINE G

SHEET **C4.11**



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

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TRENCH EXCAVATION SAFETY PROTECTION:

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TREE PROTECTION NOTE:

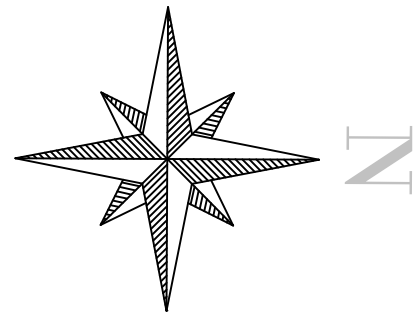
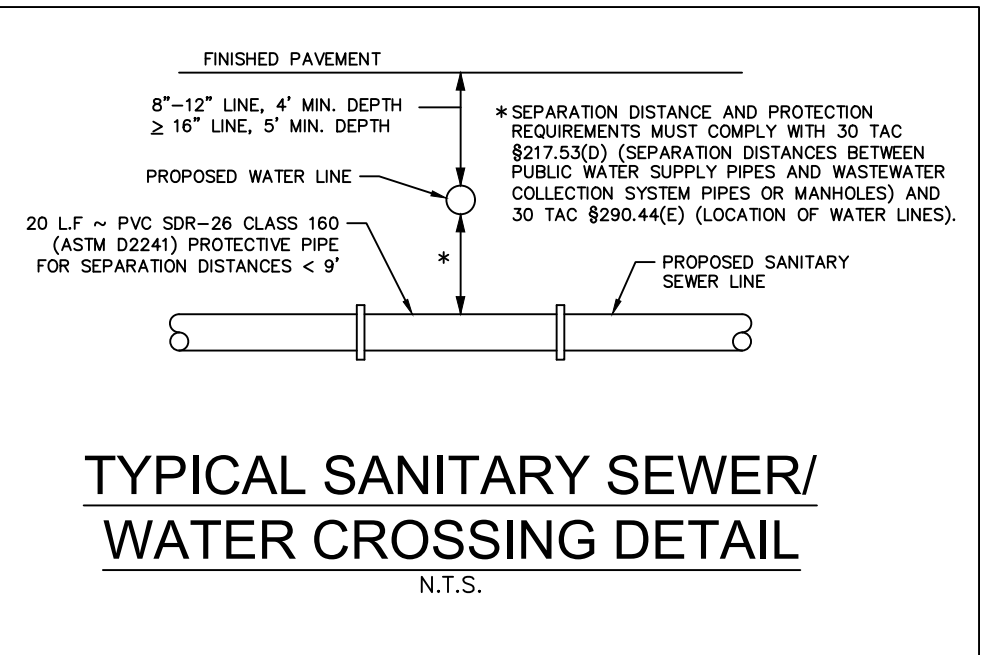
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CAUTION:

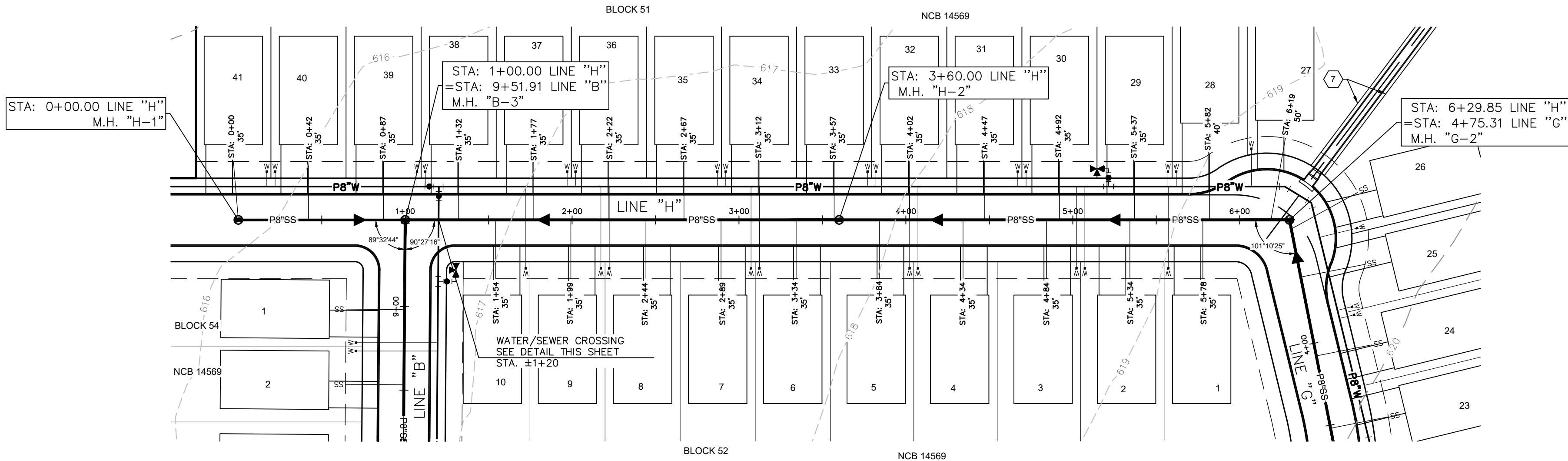
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LEGEND

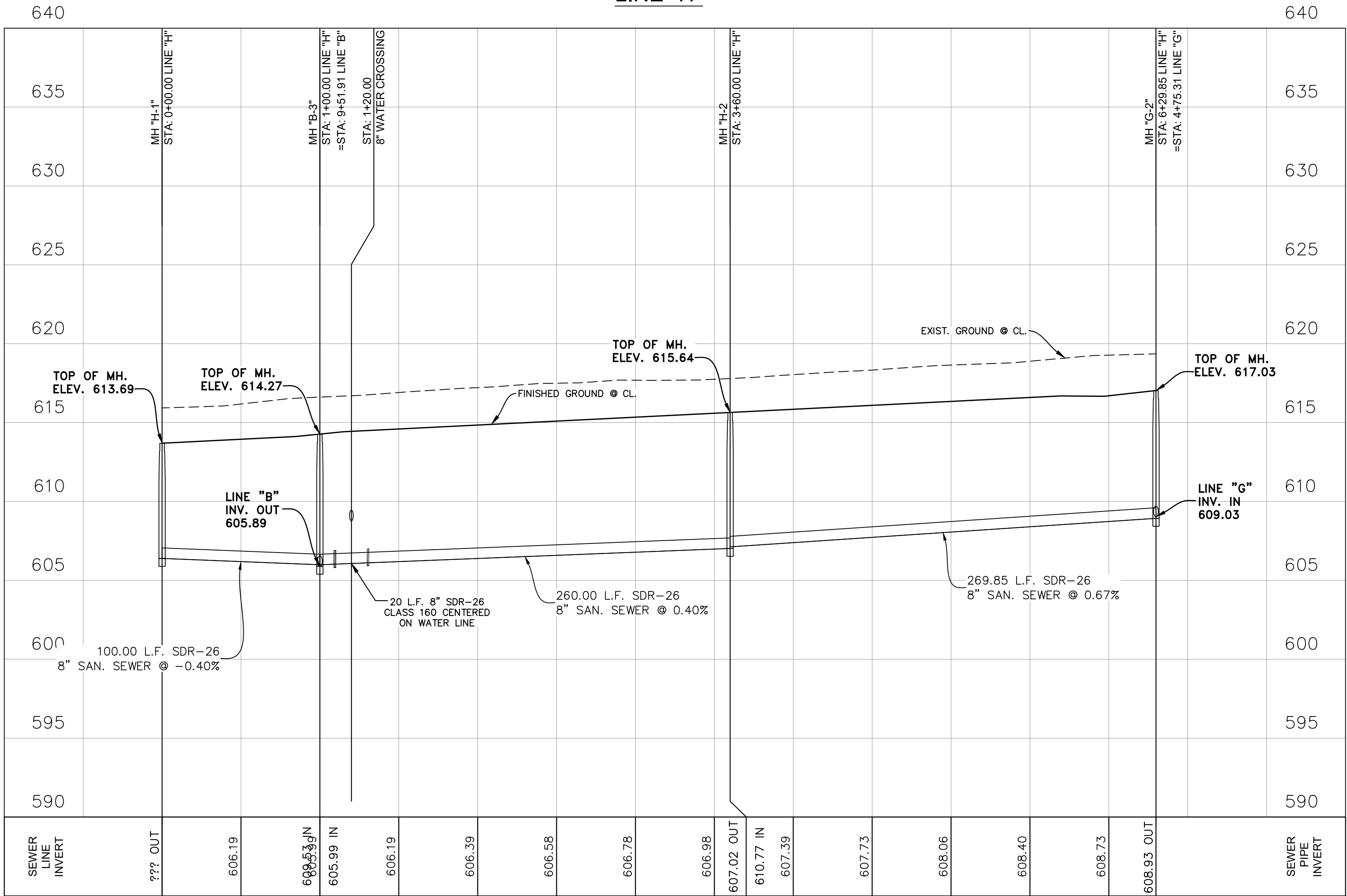
EXISTING SANITARY SEWER MAIN ———— E8"SS ————
PROPOSED SANITARY SEWER MAIN ———— P8"SS ————
DIRECTION OF FLOW ————>—————
PROPOSED SANITARY SEWER MANHOLE ————○—————
EXISTING SANITARY SEWER MANHOLE ————○—————
PROPOSED WATERLINE ———— P8"W ————
EXISTING WATERLINE ———— E8"W ————



0 50' 100'
SCALE IN FEET
1"=50'



LINE "H"



EASEMENT KEYNOTES

- | | |
|--|---|
| 1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 2 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT |
| 2 10' WATER EASEMENT | 3 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. |
| 3 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 4 8' ELEC. & GAS EASEMENT VOL. 20002, PG. 318, D.P.R. |
| 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT | 5 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R. |
| 5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) | |
| 6 30' RIGHT-OF-WAY DEDICATION (0.229 ACRES) | |
| 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES) | |
| 8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) | |
| 9 45' PUBLIC DRAINAGE EASEMENT | |
| 10 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY) | |
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| 12 20' SANITARY SEWER EASEMENT | |
| 13 1' VEHICULAR NON-ACCESS EASEMENT | |
| 14 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT. | |

SEWER:
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name MI HOMES OF SAN ANTONIO, LLC
Developer's Address VERANO FARMS UNIT 1
City SAN ANTONIO State TEXAS Zip 78249
Phone # 126-530 128-530 Fax #
SAWS Block Maps 128-528 Total EDU's 114 Total Acreage 26.226
Total Linear Footage of Pipe 5,430 L.F. ~ 8"SDR-26 Plat No. 24-1180371
Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1643

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

SANITARY SEWER LINE H

SHEET C4.12

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

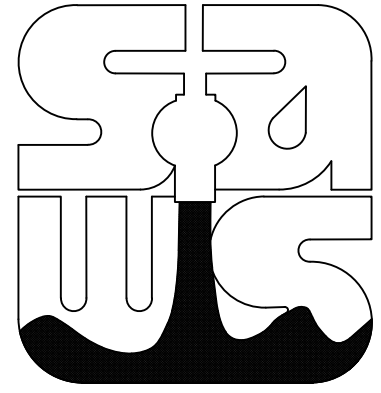
DRAFTED JM

CHECKED BC DESIGN BC



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

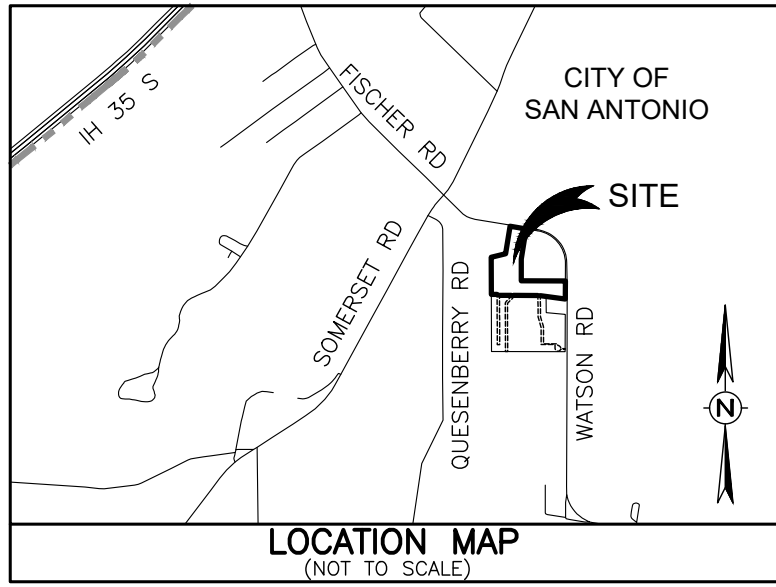
SAN ANTONIO
WATER SYSTEM



SAWS JOB NO. - 24-1172

WATERLINE PLANS
FOR
VERANO FARMS
UNIT 1

SAN ANTONIO, TEXAS



NO.	REVISION	DATE



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

OWNER/DEVELOPER:

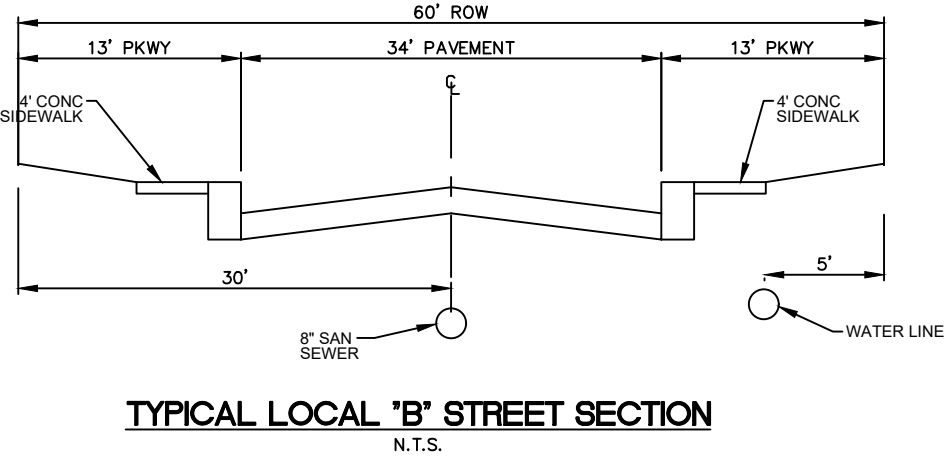
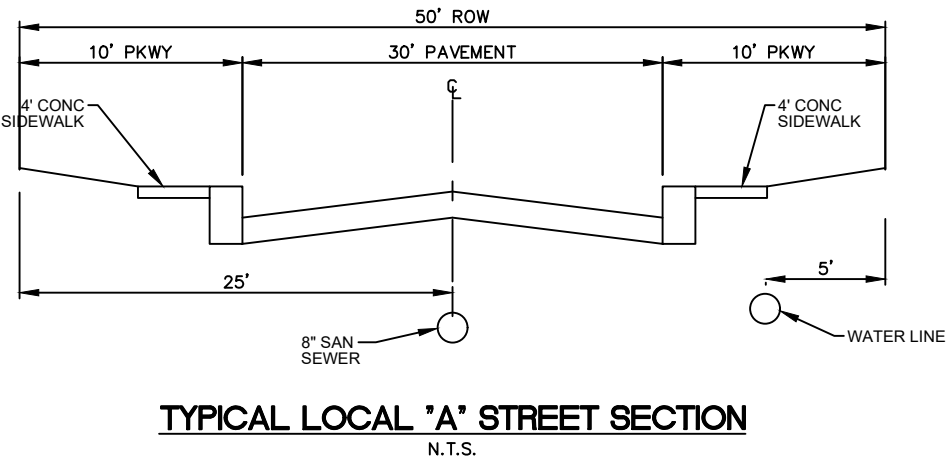
DAVID A. MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 NW LOOP 410, SUITE 220
SAN ANTONIO, TX 78249

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

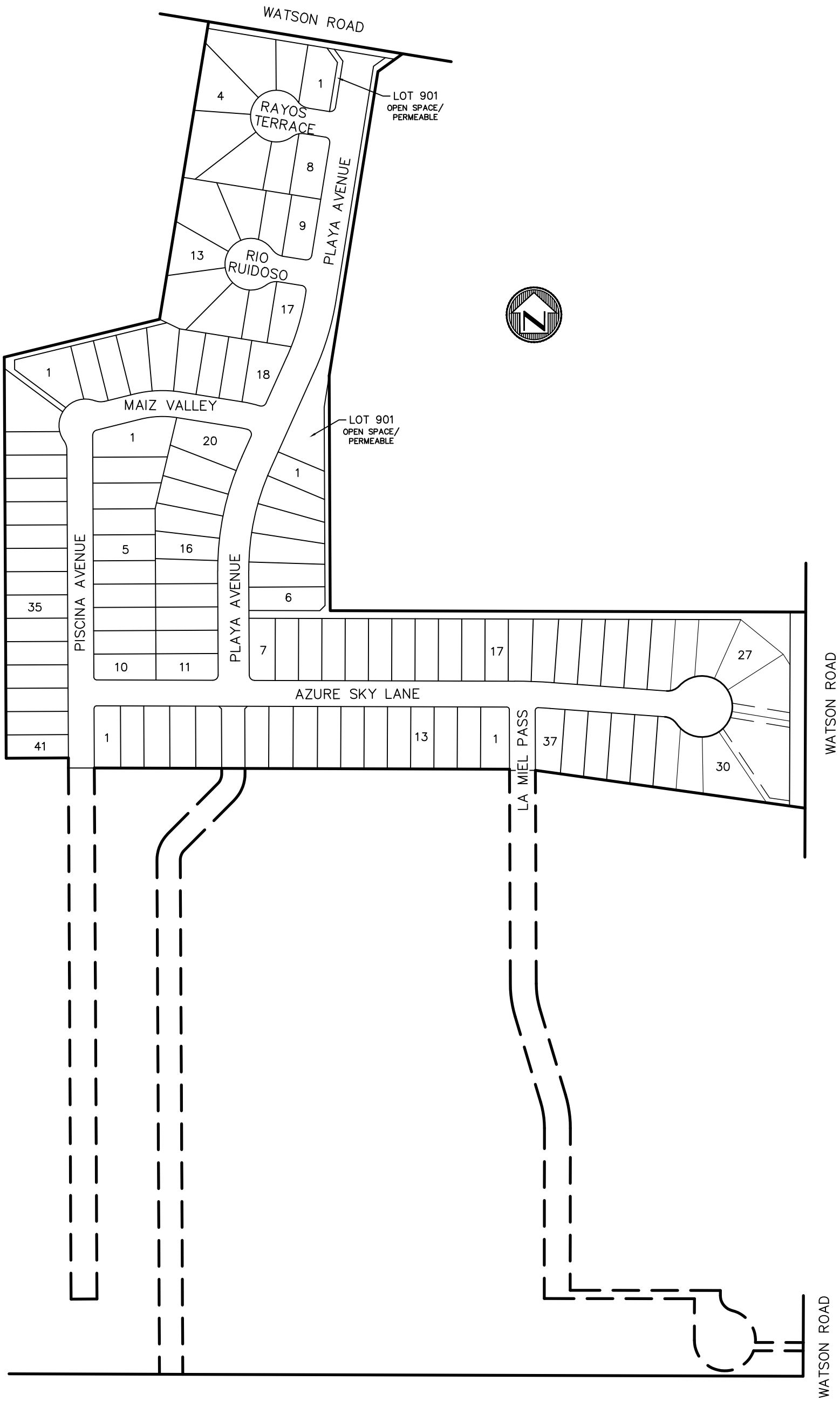
SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.



EASEMENT KEYNOTES			
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
②	10' WATER EASEMENT	⑥	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
③	26' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑧	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑨	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑩	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑪	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑫	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.344 ACRES)		
⑬	45' PUBLIC DRAINAGE EASEMENT		
⑭	50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑮	VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑯	20' SANITARY SEWER EASEMENT		
⑰	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		
⑱	1' VEHICULAR NON-ACCESS EASEMENT		



OVERALL SITE MAP

ITEM	DESCRIPTION	UNIT	EST/QTY
PHASE I			
1	8" WATERLINE PVC, C-900 (Class 235, DR 18)	LF	4,240
2	BORING, JACKING OR TUNNELING 24" (See Additive #1)	LF	83
3	8" CARRIER PIPE	LF	83
4	24" STEEL CASING	LF	83
5	2" WATERLINE PVC, C-900 (HDPE DR 9)	LF	608
6	16" GATE VALVE, MJ W/ VALVE BOX	EA	2
7	8" GATE VALVE, MJ W/ VALVE BOX	EA	17
8	2" BLOWOFF (PERMANENT)	EA	4
9	2" BLOWOFF (TEMPORARY)	EA	2
10	STANDARD FIRE HYDRANT	EA	6
11	3/4" SINGLE SERVICE (DOMESTIC): SHORT * 5/8" METER	EA	70
12	3/4" SINGLE SERVICE (DOMESTIC): LONG * 5/8" METER	EA	44
13	3/4" SINGLE SERVICE (IRRIGATION): SHORT * - (3/4" METER)	EA	1
14	DUCTILE IRON FITTINGS	TON	1.60
15	TRENCH PROTECTION	LF	4,931
16	HYDROSTATIC TEST	EA	1
17	16"X8" CUT-IN-TEE (Complete with tie-in to ex. 16" Waterline)	EA	2
18	SAW-CUT AND REPLACE PAVEMENT	LF	24
PHASE II			
1	METER BOX	EA.	115

CIVIL SHEET INDEX	
SHT NO.	TITLE
C5.0	WATER COVER SHEET
C5.1	WATER GENERAL NOTES
C5.3	WATER PLAN
C5.2	WATER PLAN
C5.4	WATER PLAN
C5.5	WATERLINE PROFILE "NORTH"
C5.6	WATERLINE PROFILE "EAST"

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE.

Developer's Name	M/I HOMES OF SAN ANTONIO, LLC
Developer's Address	4949 N LOOP 1604 W, STE. 220
City	SAN ANTONIO
State	TEXAS
Zip	78249
Phone #	128-530 128-530
Fax #	
SAWS Block Maps	128-528
Total EDU's	115.5
Total Acreage	26.226
Total Linear Footage of Pipe	4,240 L.F. - 8"PVC
LAND-PLAT	24-11800371
Number of Lots	114
SAWS Job No.	24-1172

SAWS JOB NO. 24-1172

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
WATER COVER SHEET

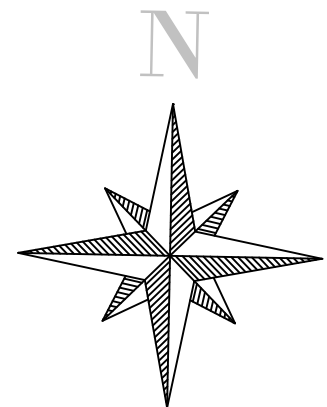
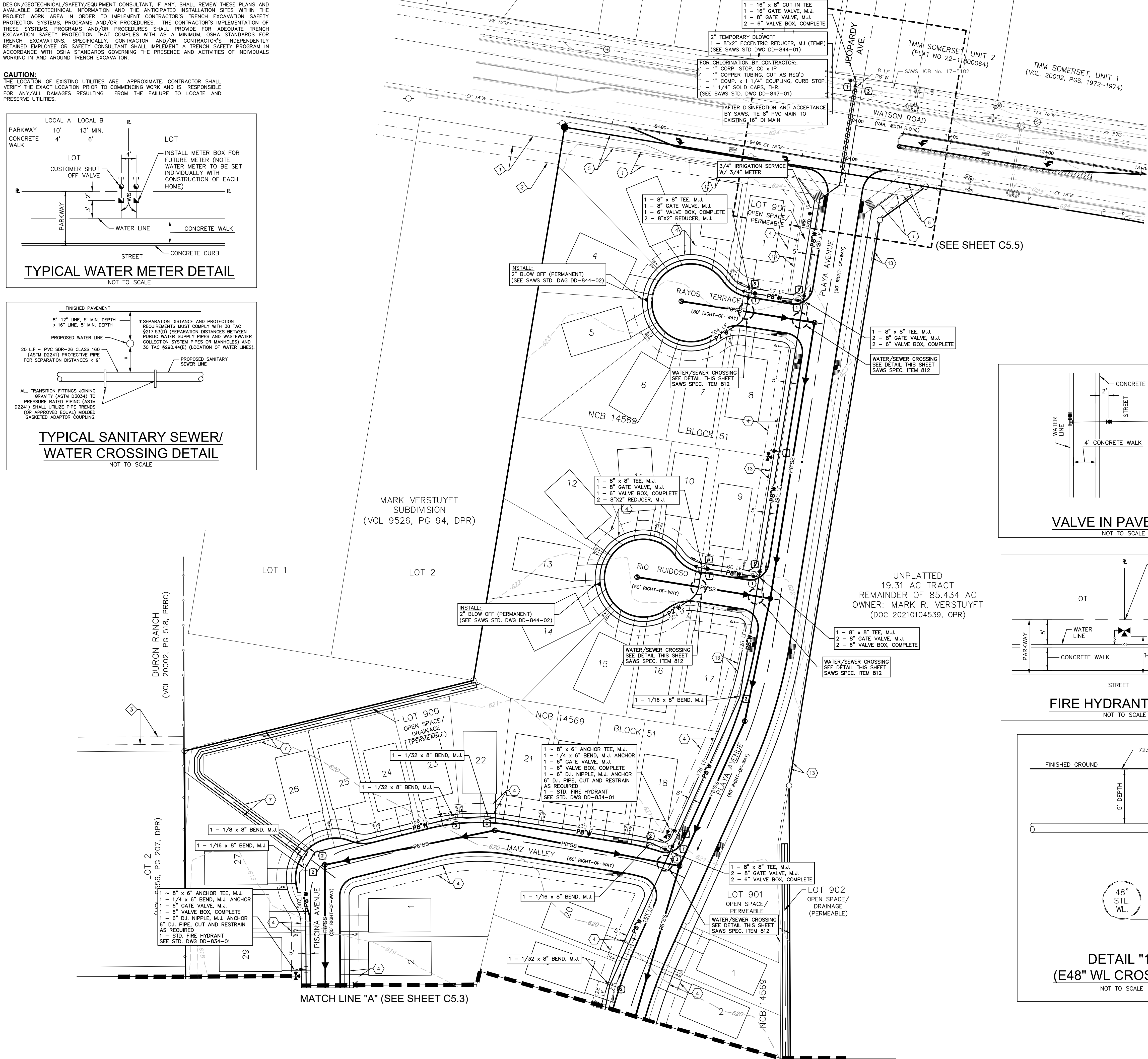
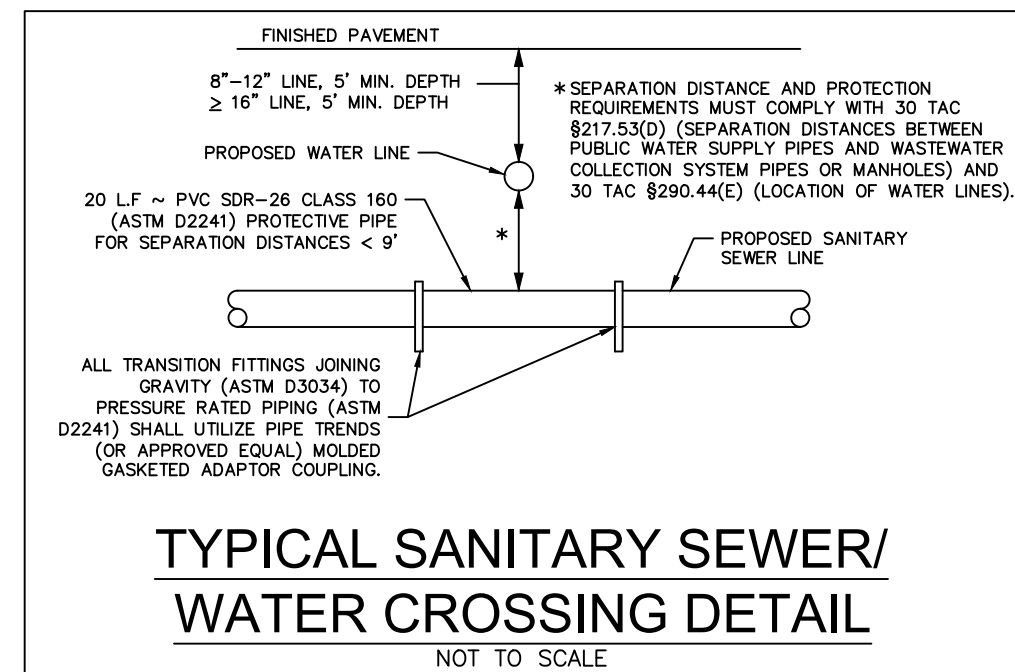
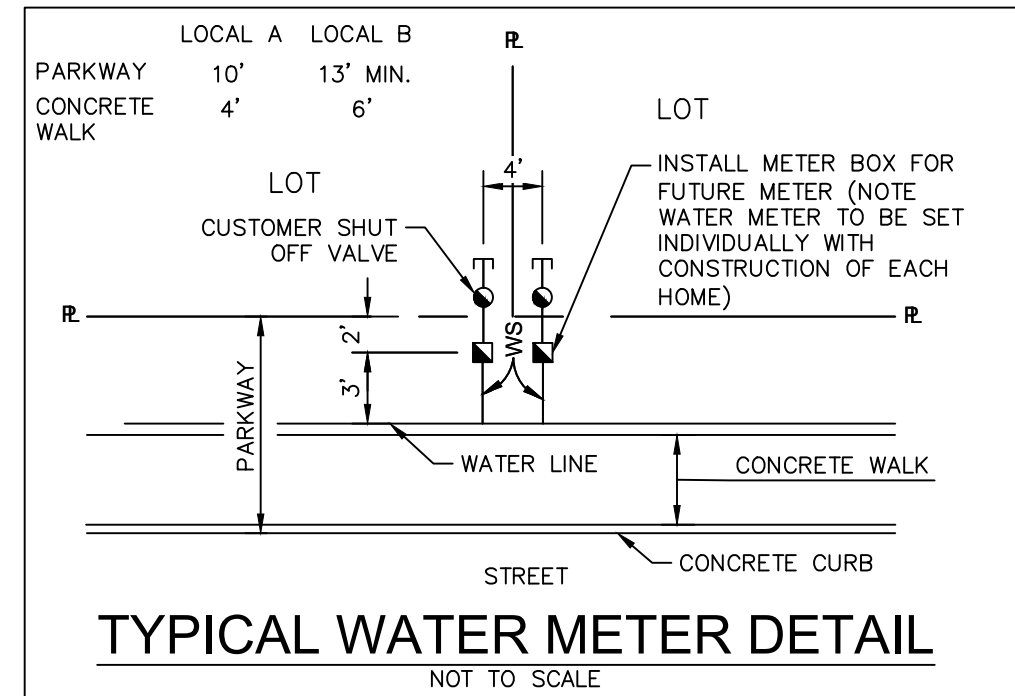
SHEET C5.0

TRENCH EXCAVATION SAFETY PROTECTION:

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0 50' 100'
SCALE IN FEET
1"=50'

LEGEND

PROPOSED WATER MAIN	— P8"W —
EXISTING WATER MAIN	— E8"W —
PROPOSED WATER SERVICE	— W —
PROPOSED IRRIGATION WATER SERVICE	— IS —
RESTRAINT JOINT	①
EXISTING SANITARY SEWER MAIN	— E8"SS —
PROPOSED SANITARY SEWER MAIN	— P12"SS —
DIRECTION OF SEWER FLOW	▶
SANITARY SEWER MANHOLE	○
ENTRY KEY PAD	■ KP

EASEMENT KEYNOTES

① 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤ 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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⑧ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)	
⑨ 45' PUBLIC DRAINAGE EASEMENT	
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⑬ 1' VEHICULAR NON-ACCESS EASEMENT	
⑭ 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.	

WATER SERVICE LINES

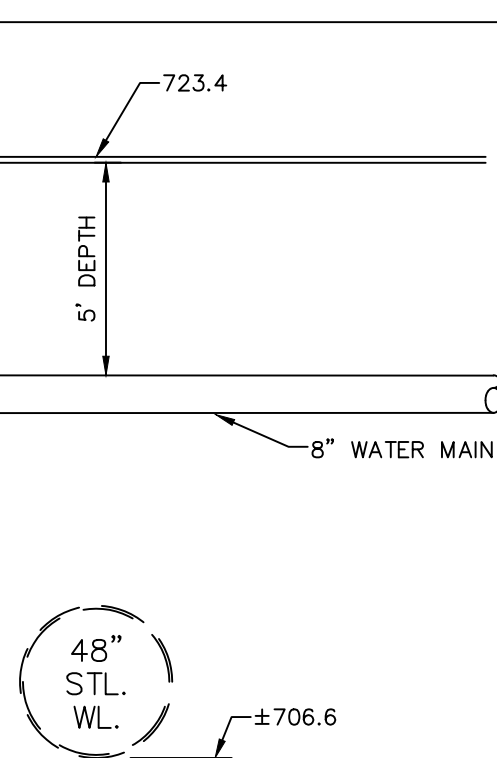
INSTALL:
3/4" COPPER SERVICE LINE W/BOX FOR 5/8" METER.
CAP/END COPPER SERVICE AT METER BOX. (WATER METER TO BE INSTALLED DURING INDIVIDUAL HOME CONSTRUCTION) SEE SAWS DD-824-05

INSTALL:
3/4" IRRIGATION SERVICE 3/4" COPPER CUT AS REQUIRED.
3/4" METER WITH BOX COMPLETE PER SAWS DD-824-05
DOUBLE CHECK VALVE ASSEMBLY (DCVA) BACKFLOW PREVENTION IS REQUIRED.

RESTRAINT JOINTS

- ① ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
- ② ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
- ③ ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-05
- ④ ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

FIRE HYDRANT DETAIL



VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

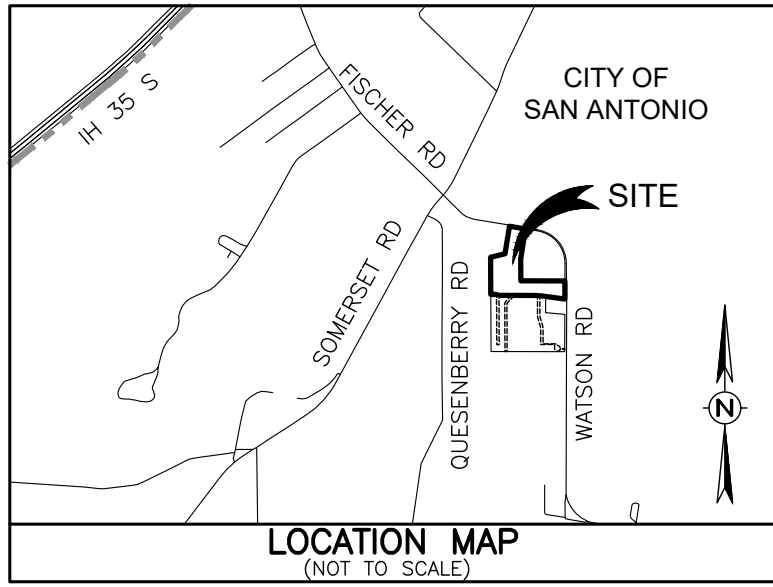
WATER PLAN

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Developer's Name	M/I HOMES OF SAN ANTONIO, LLC
Developer's Address	4949 N LOOP 1604 W, STE. 220
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State	TEXAS
Zip	78249
Phone #	128-530 128-530
Fax #	
SAWS Block Maps	128-528 128-528
Total EDU's	115.5
Total Acreage	26.226
Total Linear Footage of Pipe	4,240 L.F. ~ 8"PVC
LAND-PLAT	24-11800371
Number of Lots	114
SAWS Job No.	24-1643

SAWS JOB NO. 24-1172

SHEET C5.2

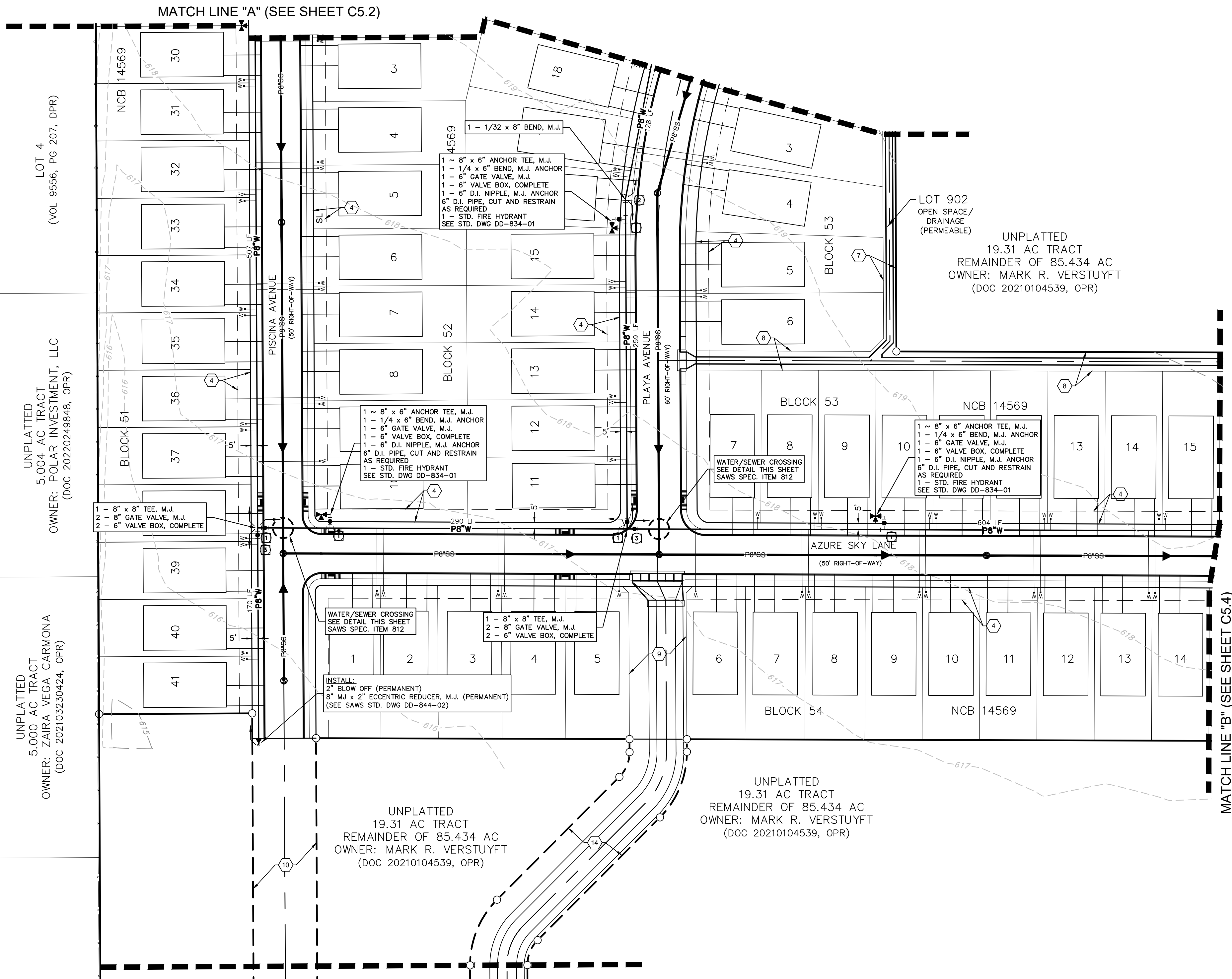


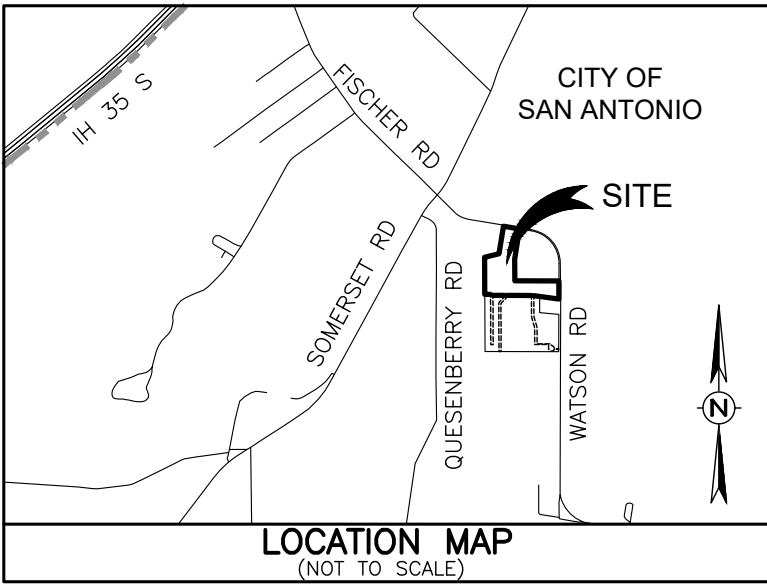
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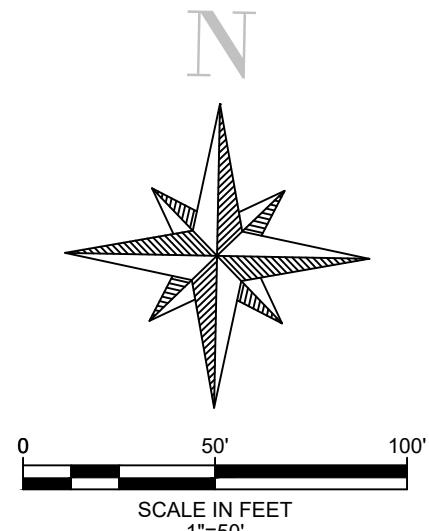
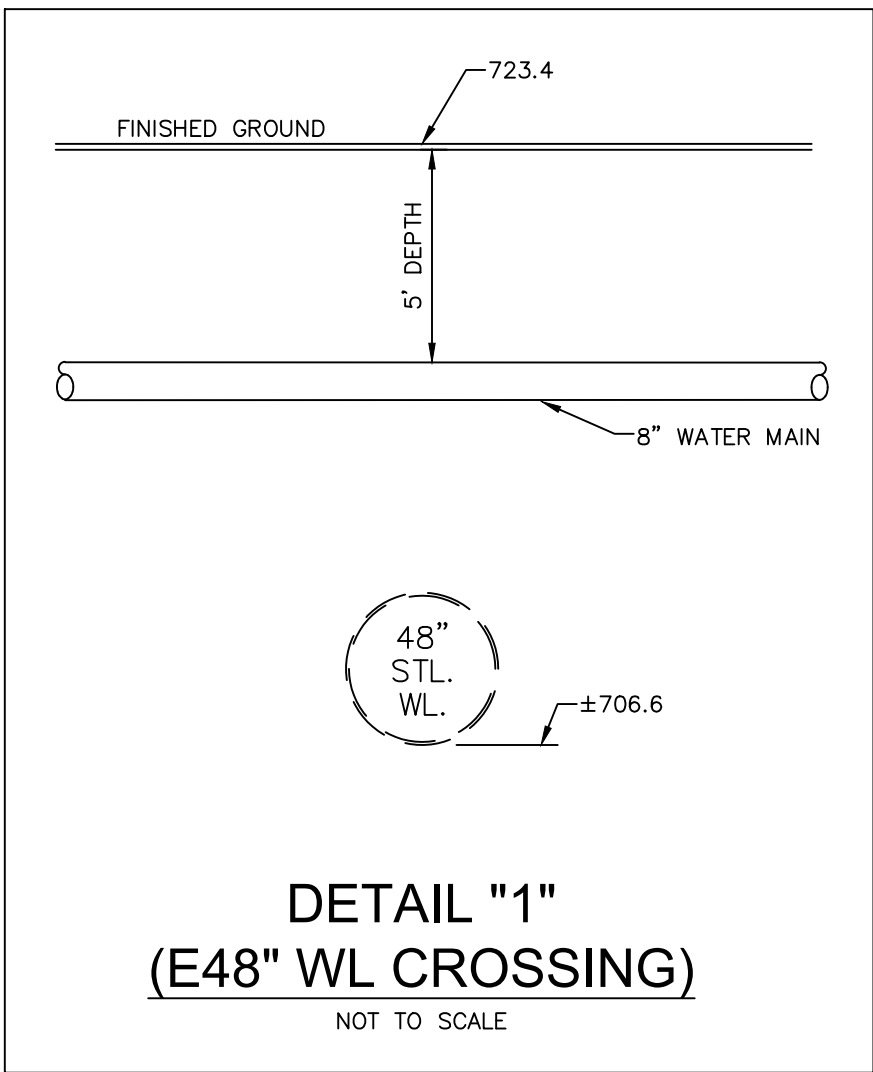
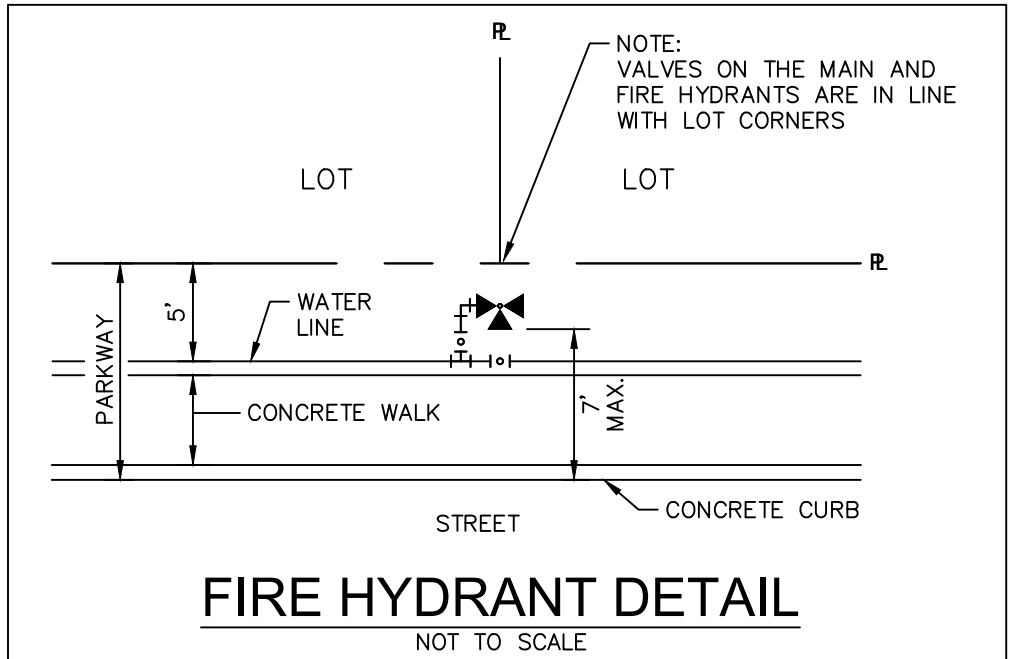
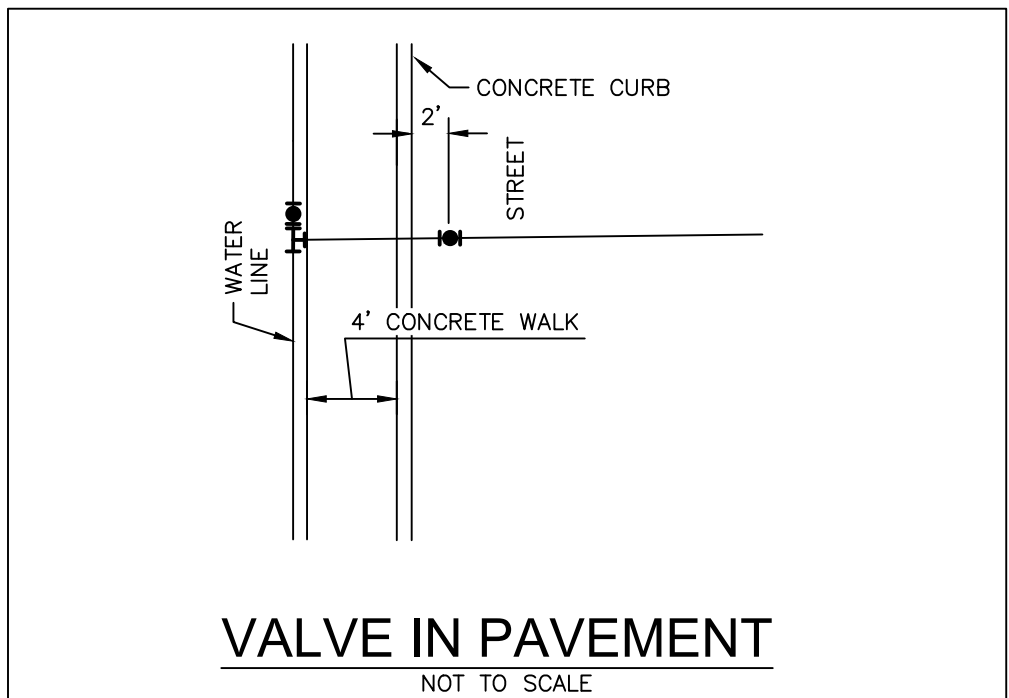
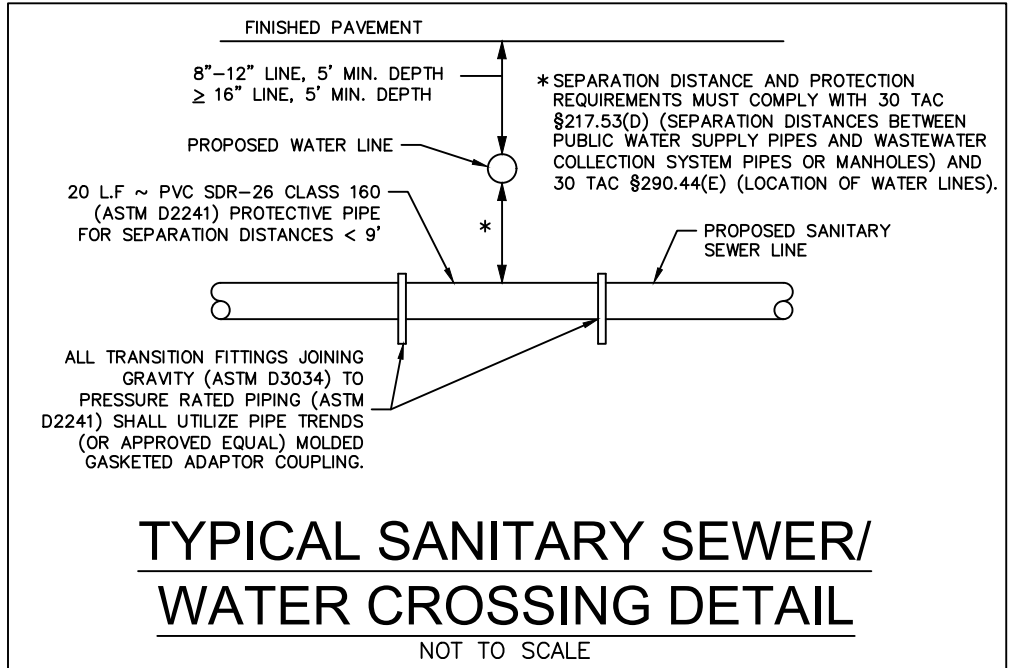
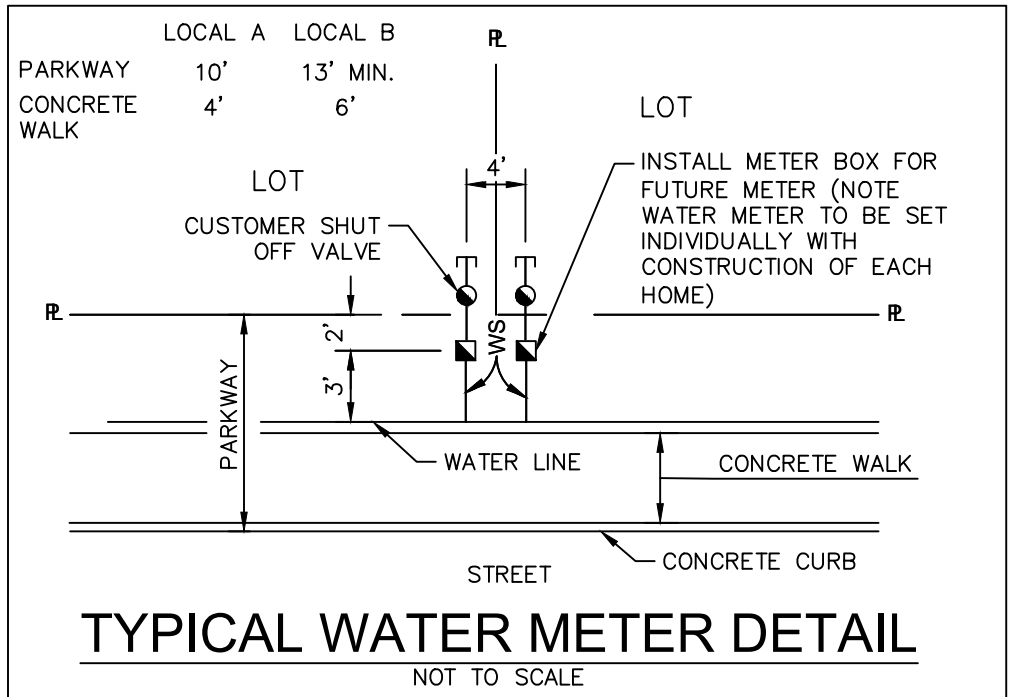
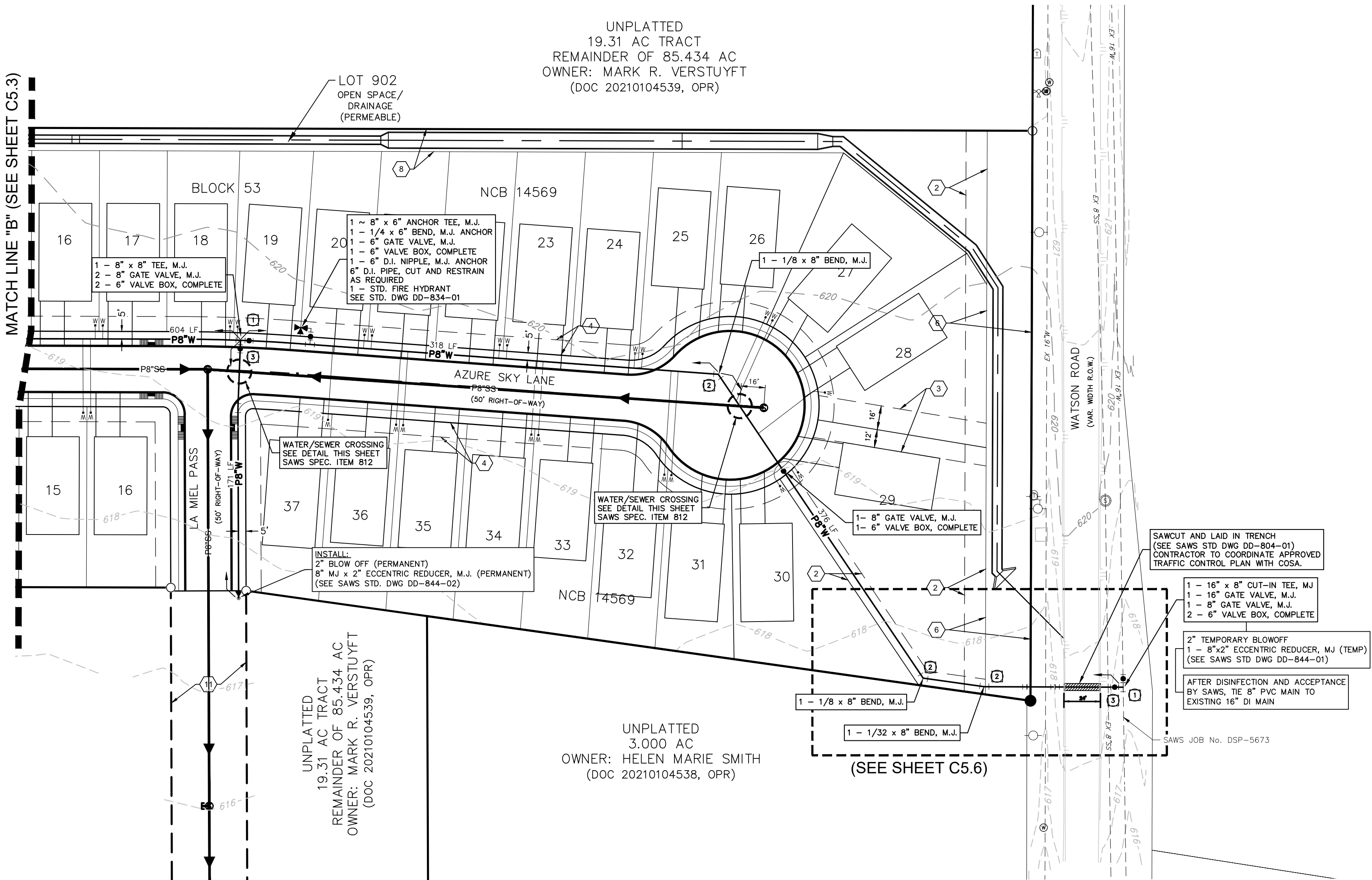
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LEGEND

PROPOSED WATER MAIN	P8\"W
EXISTING WATER MAIN	E8\"W
PROPOSED WATER SERVICE	W
PROPOSED IRRIGATION WATER SERVICE	IS
RESTRAINT JOINT	①
EXISTING SANITARY SEWER MAIN	E8\"SS
PROPOSED SANITARY SEWER MAIN	P12\"SS
DIRECTION OF SEWER FLOW	➔
SANITARY SEWER MANHOLE	○
ENTRY KEY PAD	■ KP

EASEMENT KEYNOTES			
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② 10\" WATER EASEMENT	③ 28\" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③ 8\" ELEC. & GAS EASEMENT	③ 8\" ELEC. & GAS EASEMENT
③ 28\" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④ 10\" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④ 150\" SEPTIC DRAIN SETBACK	④ 150\" SEPTIC DRAIN SETBACK
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⑪ 20\" SANITARY SEWER EASEMENT	⑫ 1\" VEHICULAR NON-ACCESS EASEMENT		
⑫ 1\" VEHICULAR NON-ACCESS EASEMENT	⑬ 45\" DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		
⑬ 45\" DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.	⑭		

WATER SERVICE LINES

INSTALL:
3/4\" COPPER SERVICE LINE W/BOX FOR 5/8\" METER.
CAP/END COPPER SERVICE AT METER BOX. (WATER METER TO BE INSTALLED DURING INDIVIDUAL HOME CONSTRUCTION) SEE SAWS DD-824-05

INSTALL:
3/4\" IRRIGATION SERVICE 3/4\" COPPER CUT AS REQUIRED.
3/4\" METER WITH BOX COMPLETE PER SAWS DD-824-05
DOUBLE CHECK VALVE ASSEMBLY (DCVA) BACKFLOW PREVENTION IS REQUIRED

RESTRAINT JOINTS

- ① ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
- ② ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
- ③ ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-05
- ④ ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE.

Developer's Name	MI HOMES OF SAN ANTONIO, LLC		
Developer's Address	4949 N LOOP 1604 W, STE. 220		
City	SAN ANTONIO	State	TEXAS
Zip	78249		
Phone #	128-530 128-530	Fax #	
SAWS Block Maps	128-528	Total EDU's	115.5
Total Linear Footage of Pipe	4,240 L.F. - 8\"PVC	LAND-PLAT-	24-11800371
Number of Lots	114	SAWS Job No.	24-1643

SAWS JOB NO. 24-1172

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
WATER PLAN

SHEET C5.4



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

COMPACTION NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR 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.

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

TREE PROTECTION NOTE:

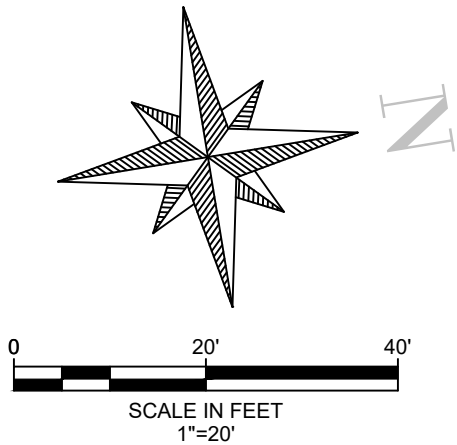
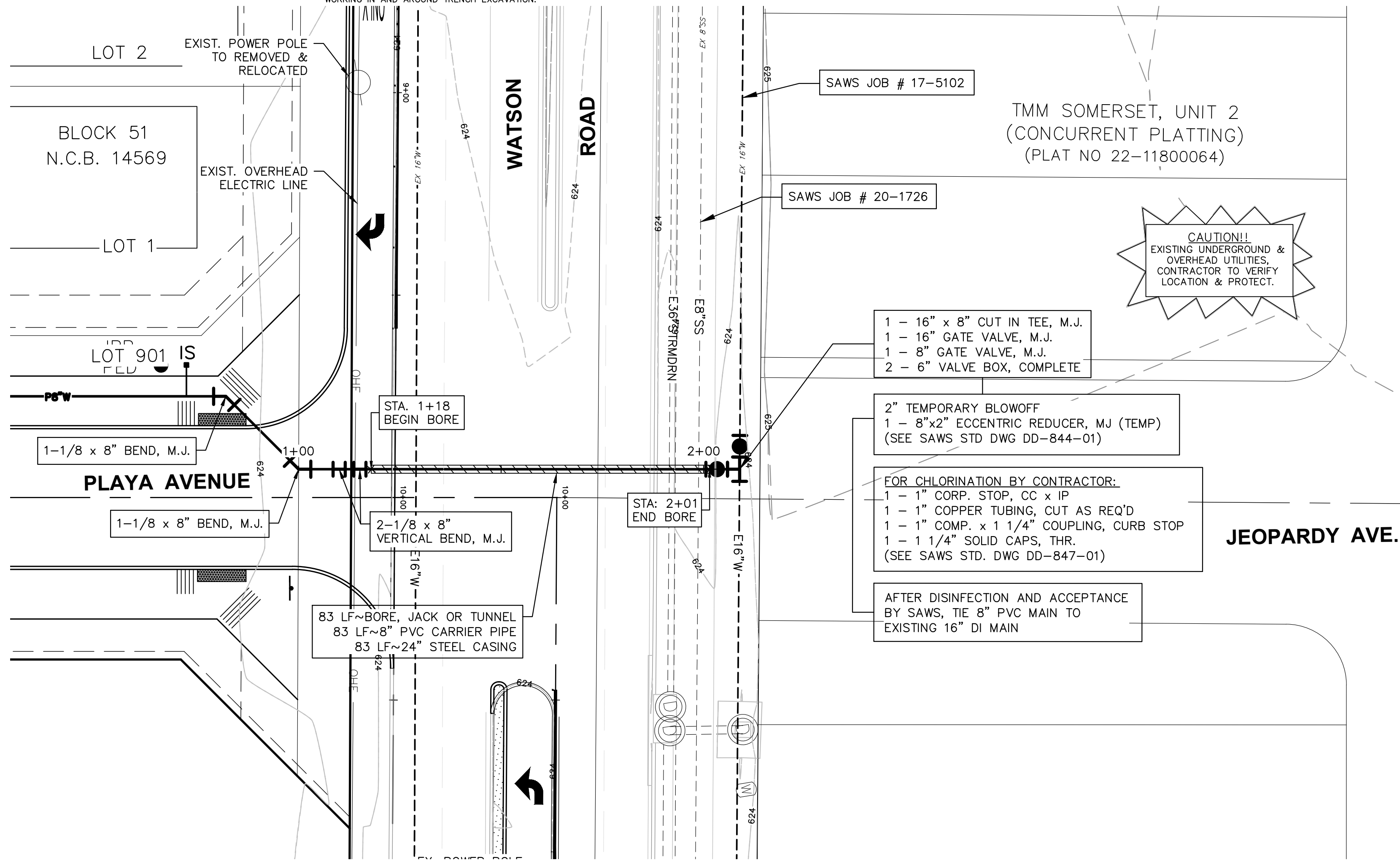
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CAUTION:

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

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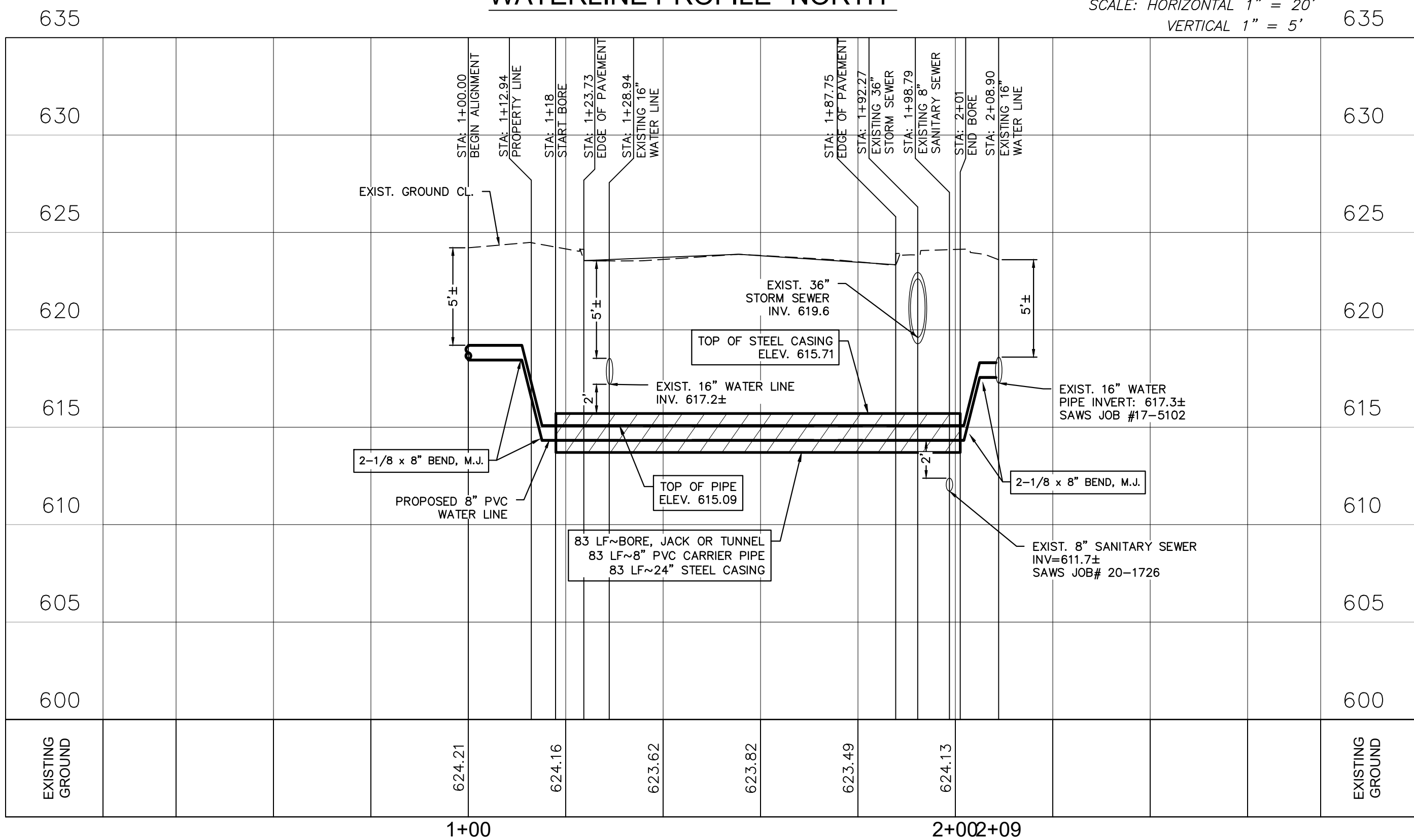


LEGEND

EXISTING SANITARY SEWER MAIN	---	E8"SS--
PROPOSED SANITARY SEWER MAIN	---	P8"SS--
DIRECTION OF FLOW		▶
PROPOSED SANITARY SEWER MANHOLE		○
EXISTING SANITARY SEWER MANHOLE		○
PROPOSED WATERLINE	---	P8"W
EXISTING WATERLINE	---	E8"W

WATERLINE PROFILE "NORTH"

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



CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.

CAUTION!!!!
CONTRACTOR TO LOCATE ALL EXISTING UTILITIES (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE.

Developer's Name MI HOMES OF SAN ANTONIO, LLC
Developer's Address 4949 N LOOP 1604 W, STE. 220
City SAN ANTONIO State TEXAS Zip 78249
Phone # 128-530 128-530 Fax #
SAWS Block Maps 128-528 Total EDU's 115.5 Total Acreage 26.226
Total Linear Footage of Pipe 4,240 L.F. ~ 8"PVC LAND-PLAT: 24-11800371
Number of Lots 114 SAWS Job No. 24-1643

SAWS JOB NO. 24-1172

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

WATERLINE PROFILE "NORTH"

SHEET C5.5

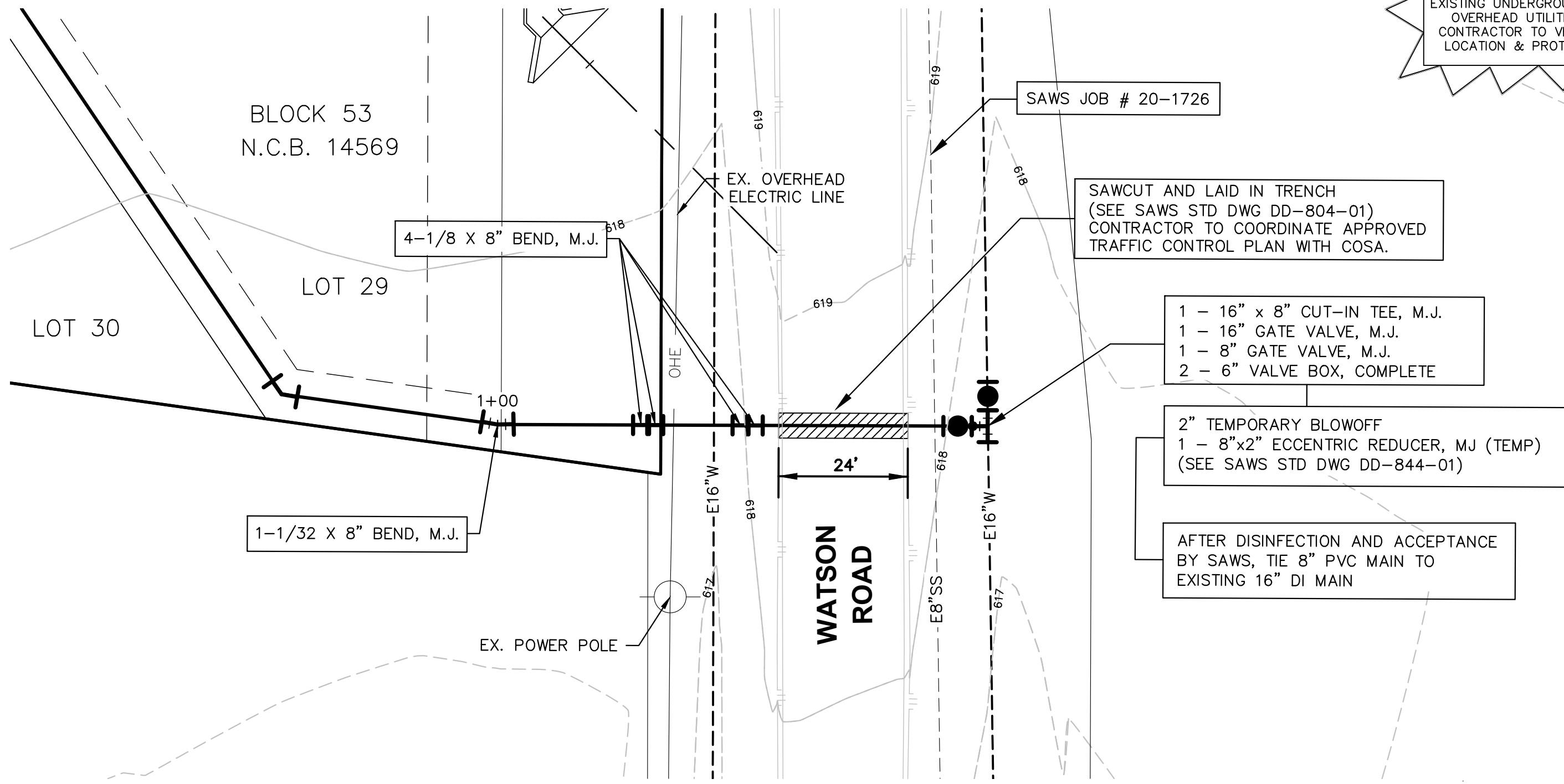
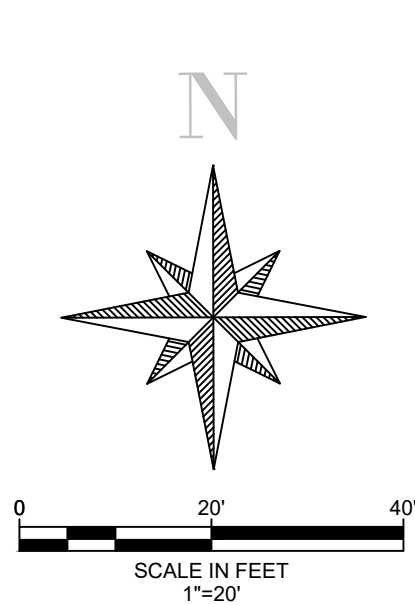
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TREE PROTECTION NOTE:
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CAUTION!!
EXISTING UNDERGROUND &
OVERHEAD UTILITIES.
CONTRACTOR TO VERIFY
LOCATION & PROTECT.

LEGEND

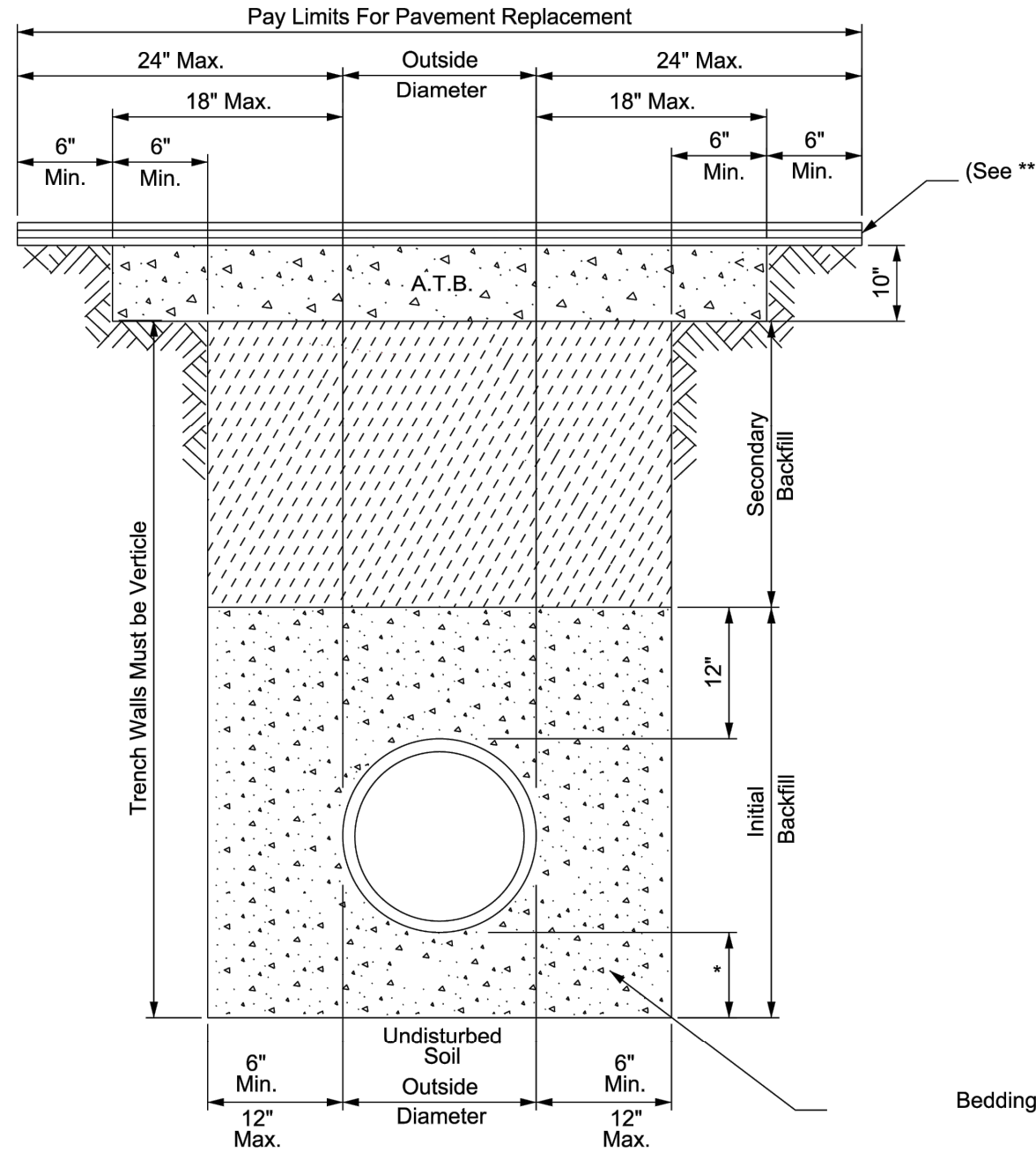
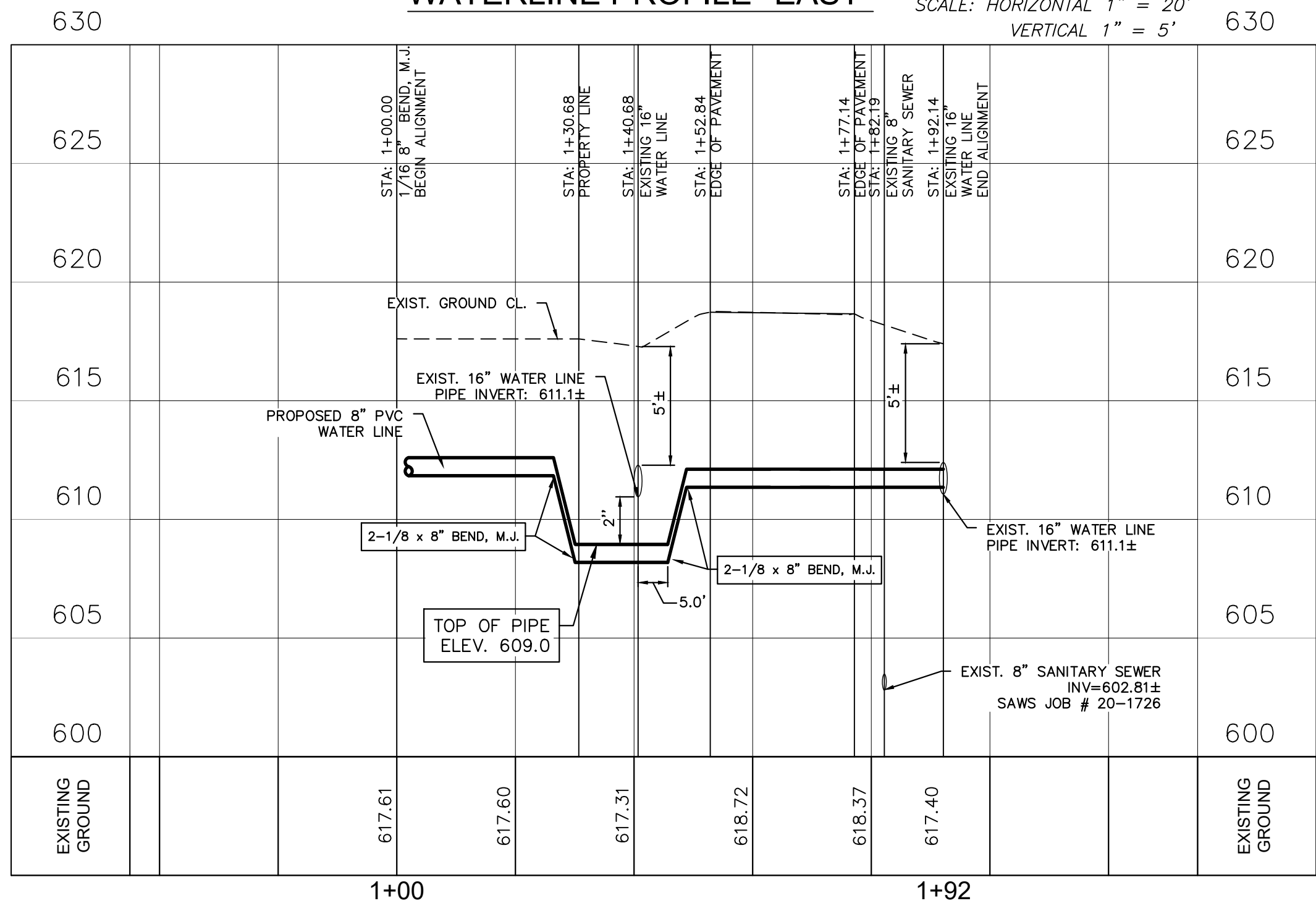
EXISTING SANITARY SEWER MAIN	—E8"SS—
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DIRECTION OF FLOW	→
PROPOSED SANITARY SEWER MANHOLE	○
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WATERLINE PROFILE "EAST"

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



The Existing Material at the Bearing Level shall be Removed and Replaced to a Minimum Depth of 6-Inches or 1/4 of the Outside Diameter of the Pipe, whichever is Greater, with Bedding Material.

In Areas of over Excavation, Encasement shall extend from Trench Wall. Pay Limits shall not Exceed 12" Max. as shown on Detail. Additional Encasement shall be Incidental.

* Sewer Gravel 6" Min. or 1/2 O.D. of the Pipe, whichever is Greater.

** Minimum 2" HMC Type "D" for Trench Repair in Local / Residential Streets.

** Minimum 3" HMC Type "C" for Trench Repair in Collector / Arterial Streets.

PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	SANITARY SEWER PIPE LAID IN TRENCH	APPROVED MARCH 2008	REVISED DEC 2018
		DD-804-01	SHEET 1 OF 1

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE.

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Developer's Address	4949 N LOOP 1604 W, STE. 220
City	SAN ANTONIO
State	TEXAS
Zip	78249
Phone #	128-530 128-530
Fax #	
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LAND-PLAT	24-11800371
Number of Lots	114
SAWS Job No.	24-1643

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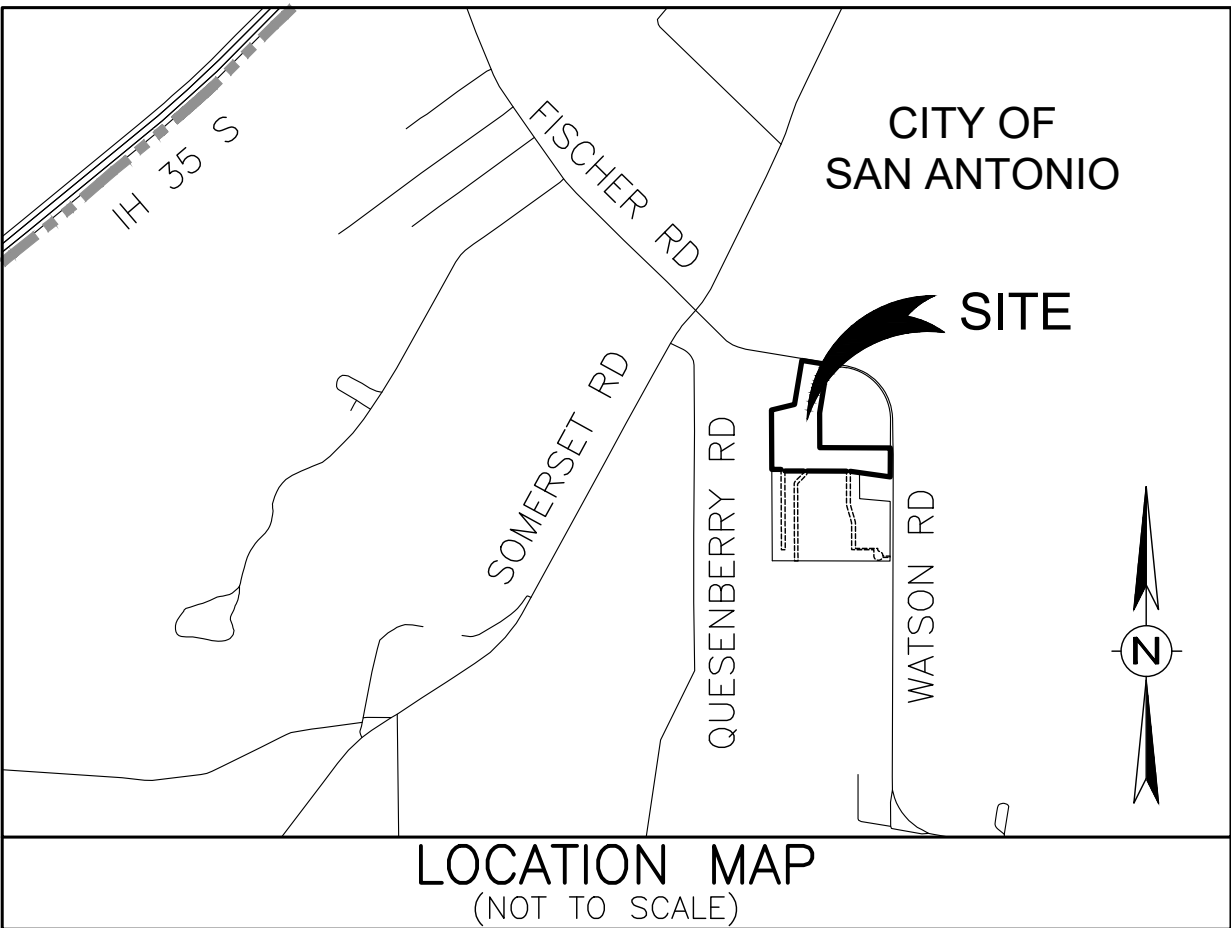
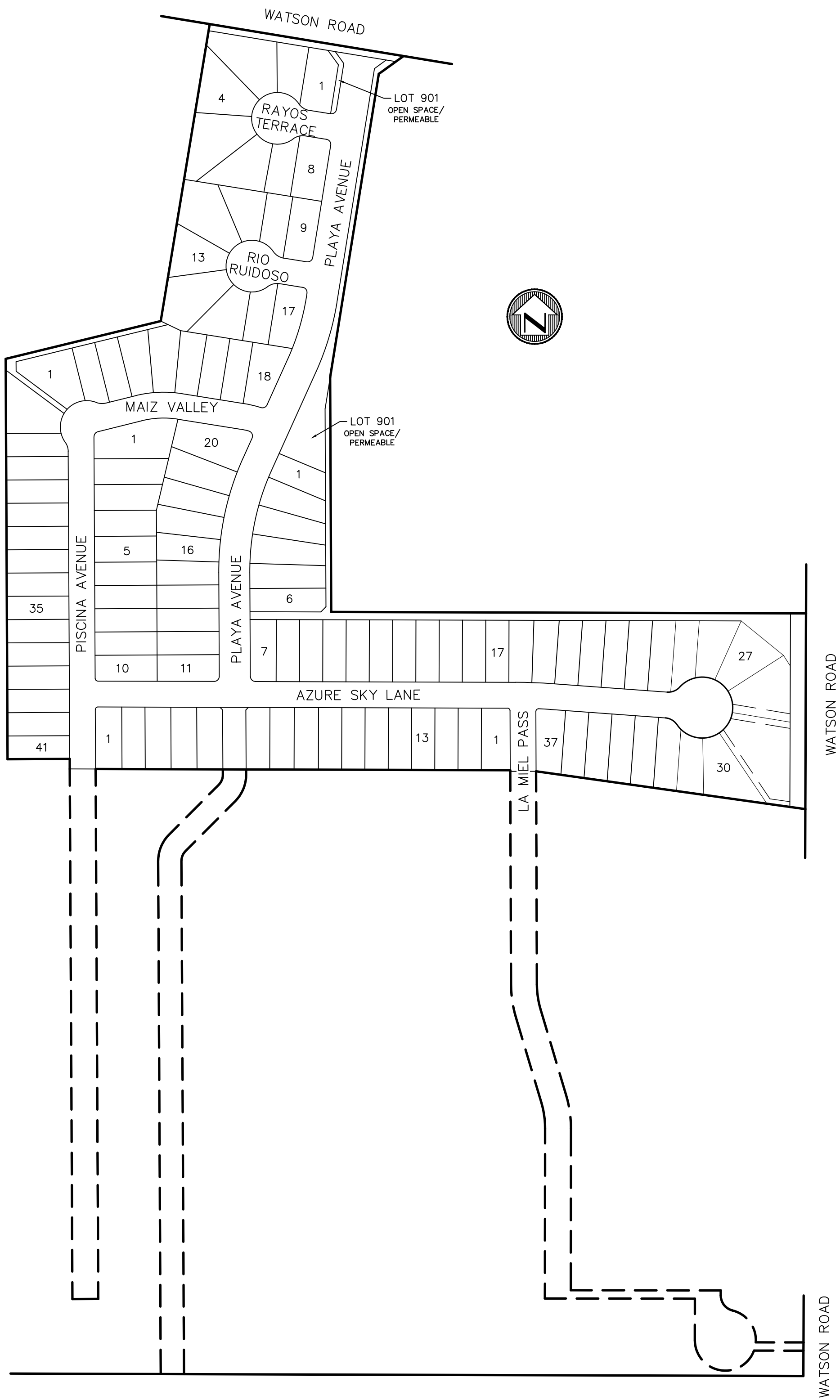
VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
WATERLINE PROFILE "EAST"

SHEET C5.6

STREET CONSTRUCTION PLANS
FOR
VERANO FARMS
UNIT 1

SAN ANTONIO, TEXAS

OVERALL SITE MAP



EASEMENT KEYNOTES			
①	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
②	10" WATER EASEMENT	②	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
③	28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	8" ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑤	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		
⑦	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑧	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
⑨	45" PUBLIC DRAINAGE EASEMENT		
⑩	50" WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑪	VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑫	20" SANITARY SEWER EASEMENT		
⑬	1" VEHICULAR NON-ACCESS EASEMENT		
⑭	45" DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

CIVIL SHEET INDEX	
SHT NO.	TITLE
C6.0	STREET COVER SHEET
C6.1	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.2	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.3	TRAFFIC SIGNAGE DETAILS
C6.4	AZURE SKY LANE
C6.5	AZURE SKY LANE
C6.6	LA MIEL PASS
C6.7	PLAYA AVENUE
C6.8	RAYOS TERRACE
C6.9	RIO RUIDOSO
C6.10	MAIZ VALLEY
C6.11	PISCINA AVENUE
C6.11A	PISCINA AVENUE
C6.12	DRAIN A
C6.13	DRAIN B
C6.14	DRAIN C
C6.15	DRAIN D
C6.16	DRAIN E
C6.17	DRAIN E DETAILS
C6.18	DEVELOPER SIDEWALK PLAN
C6.19	DEVELOPER SIDEWALK PLAN
C6.20	STANDARD STREET DETAILS
C6.21	RIGHT TURN LANE PLAN
C6.22	LEFT TURN LANE PLAN
C6.23	TURN LANE DETAILS - 1
C6.24	TURN LANE DETAILS - 2
C6.25	TURN LANE DETAILS - 3

ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

OWNER/DEVELOPER:

DAVID A. MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 NW LOOP 410, SUITE 220
SAN ANTONIO, TX 78249

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

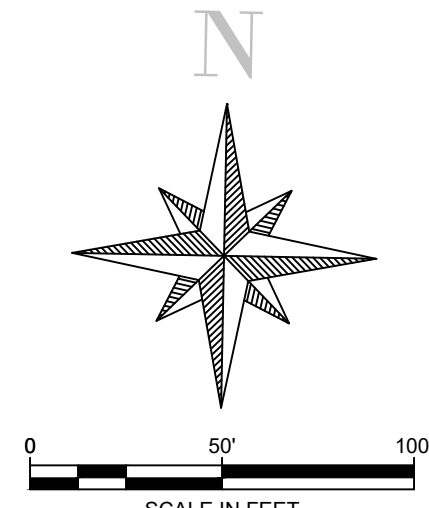
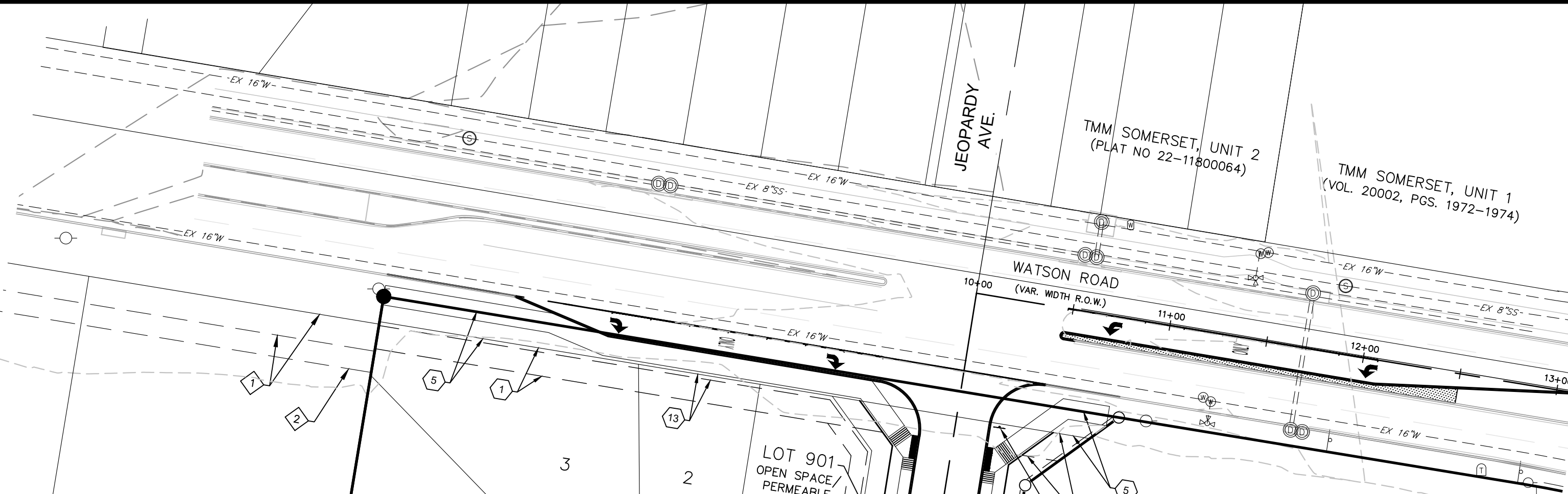
SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS























STREET COVER SHEET

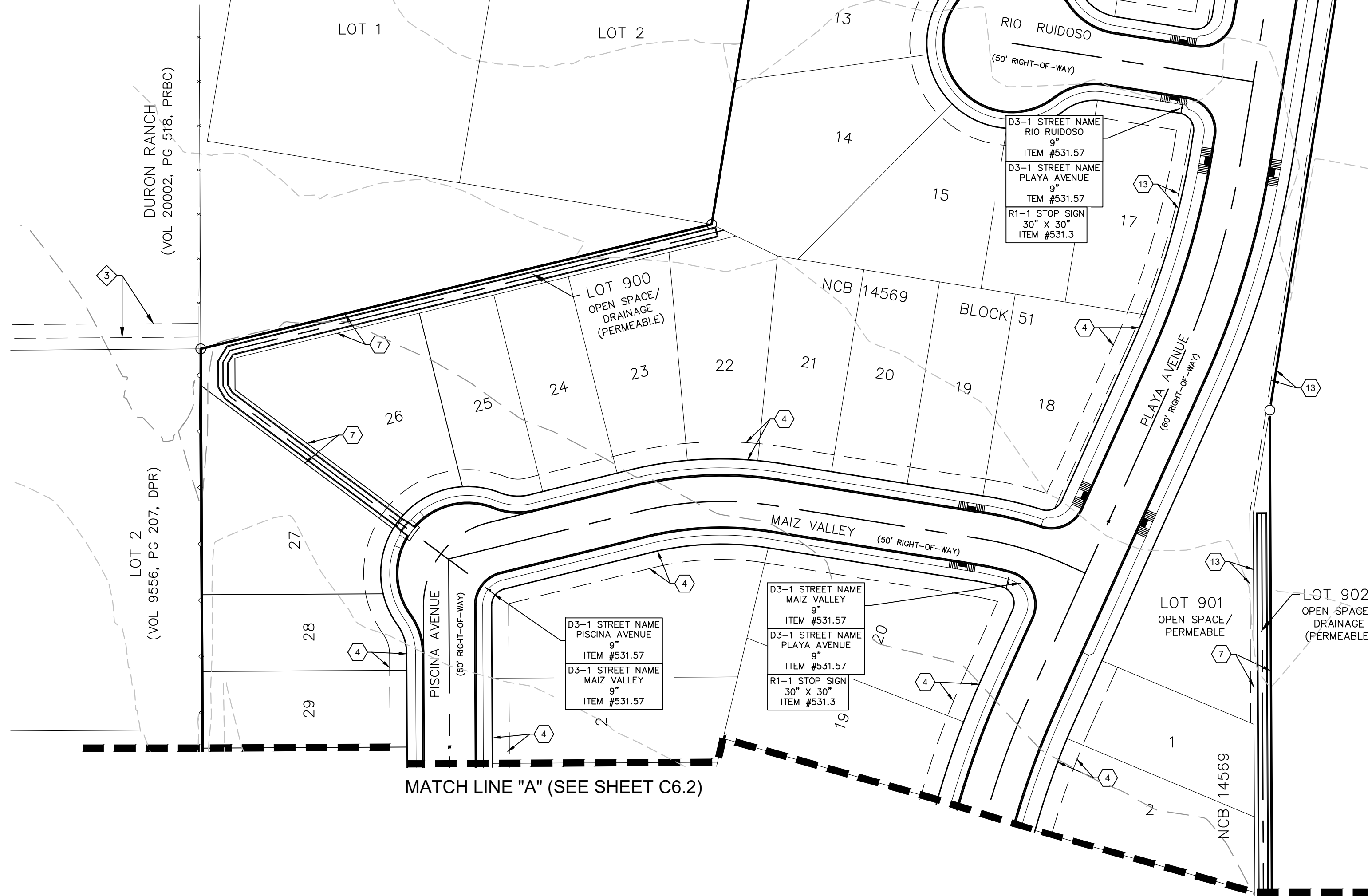


LEGEND

EASEMENT KEYNOTES

①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
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LEGEND		
EXISTING	PROPOSED	
—W—EX. 6"W—	—W—8"W—	PROPERTY LINE
—SS—EX. 6"SS—	—SS—6"SS—	WATER LINE
—G—EX. 2"G—	—G—2"G—	SANITARY SEWER
—UG—	—UG—	GAS LINE
		UNDERGROUND ELECTRIC
		FIRE HYDRANT
		WATER METER, VALVE
		CLEAN OUT
		POWER POLE, W/TRANSFORMER
		(PP) POWER POLE, (V) RISER POLE
		LIGHT POLE, PROPOSED 100 WATT STREET LIGHT
		GAS VALVE, GAS METER
		BOLLARD/GUARD POST
		SIGN, DOUBLE SIGN
		IRRIGATION VALVE
		TREE
		BENCHMARK
		CONTROL SYMBOL



Date: Feb 28, 2025, 8:59am User ID: joe.macias
File: P:\JOBS\2024\124207 MI Homes - Verano Farms, Unit 1\Civil 3D\Dwg\Engineer\124207_C6.1-C6.3-Street Sign Plan.dwg

[illegible]

CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

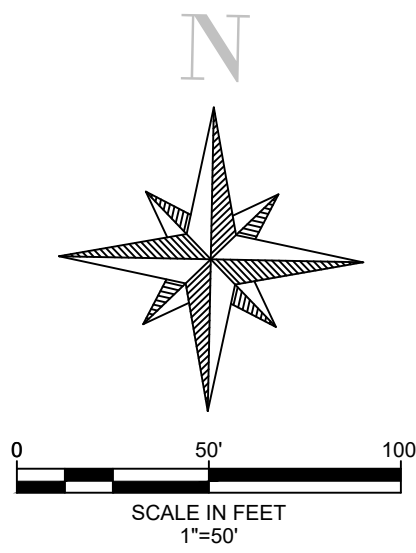
DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

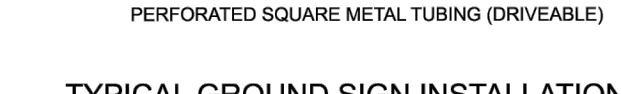
VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
STREET SIGNAGE AND
PAVEMENT MARKINGS

SHEET C6.1





TYPE SURFACE / FLANGE MOUNT
EXPANDED VIEW



GENERAL NOTES:

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.

PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED. JOINTLY BY THE CONSTRUCTION INSPECTOR AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY AND COLOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.




ALL GROUND MOUNTED SIGNS SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.

<h1 style="margin: 0;">SEPTEMBER 2024</h1> <h2 style="margin: 0;">CITY OF SAN ANTONIO</h2> <h3 style="margin: 0;">PUBLIC WORKS DEPARTMENT</h3>		
<h3 style="margin: 0;">TRAFFIC ENGINEERING AND OPERATIONS STANDARDS</h3> <h2 style="margin: 0;">GENERAL NOTES AND SIGN MOUNTING</h2>		
SHEET 01 OF 04		SM(1)-2
% SUBMITTAL	PROJECT NO.	DATE: 01/31/2024



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



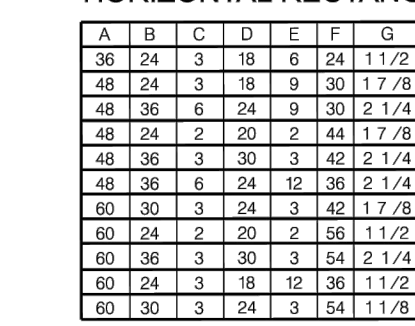
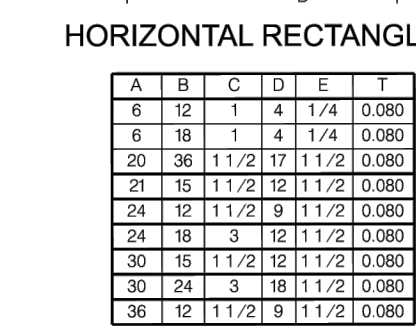
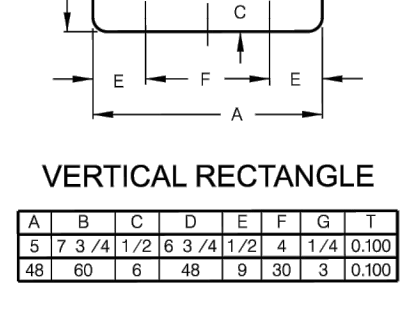
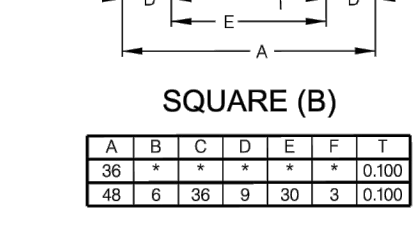
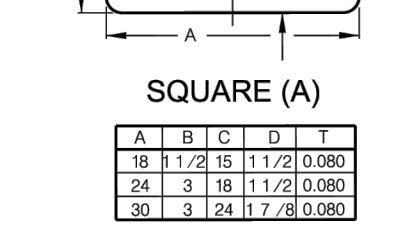
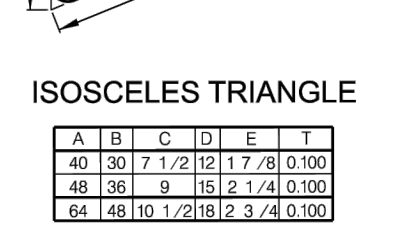
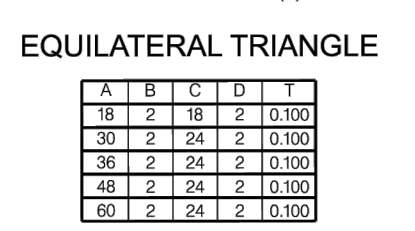
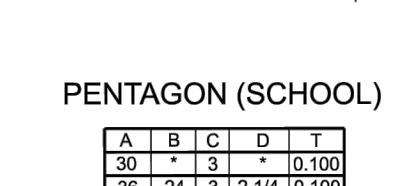
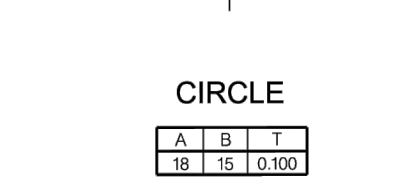
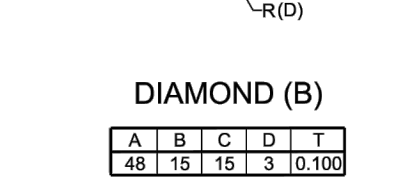
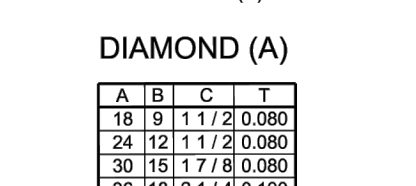
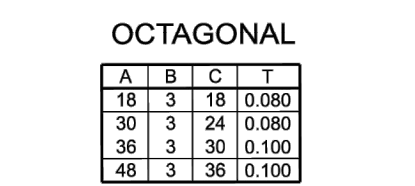
STREET SIGN ASSEMBLY EXAMPLES	DESCRIPTION	UNIT	QUANTITY
<p>STOP SIGN WITH 2 STREET NAMES</p> 	<p>R1-1 STOP</p> <p>9-IN STREET NAME PLATE</p>	<p>EA.</p> <p>EA.</p>	<p>1</p> <p>4</p>
<p>YIELD SIGN WITH 2 STREET NAMES</p> 	<p>R1-2 YIELD</p> <p>9-IN STREET NAME PLATE</p>	<p>EA.</p> <p>EA.</p>	<p>1</p> <p>4</p>
<p>2 STREET SIGNS</p> 	<p>9-IN STREET NAME SIGN</p> <p>9-IN STREET NAME PLATE</p>	<p>EA.</p> <p>EA.</p>	<p>2</p> <p>2</p>

GENERAL NOTES:

"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.

"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.

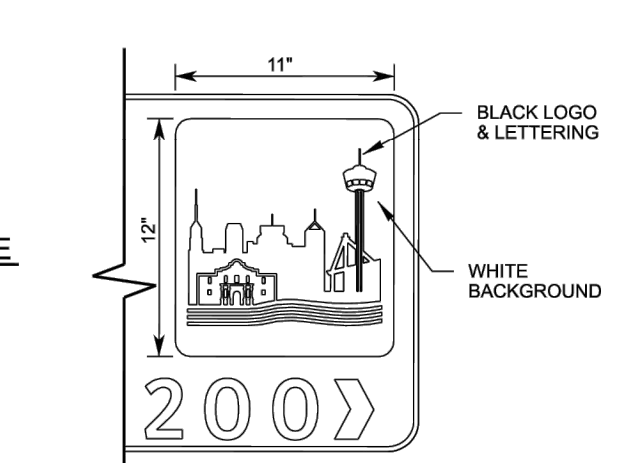
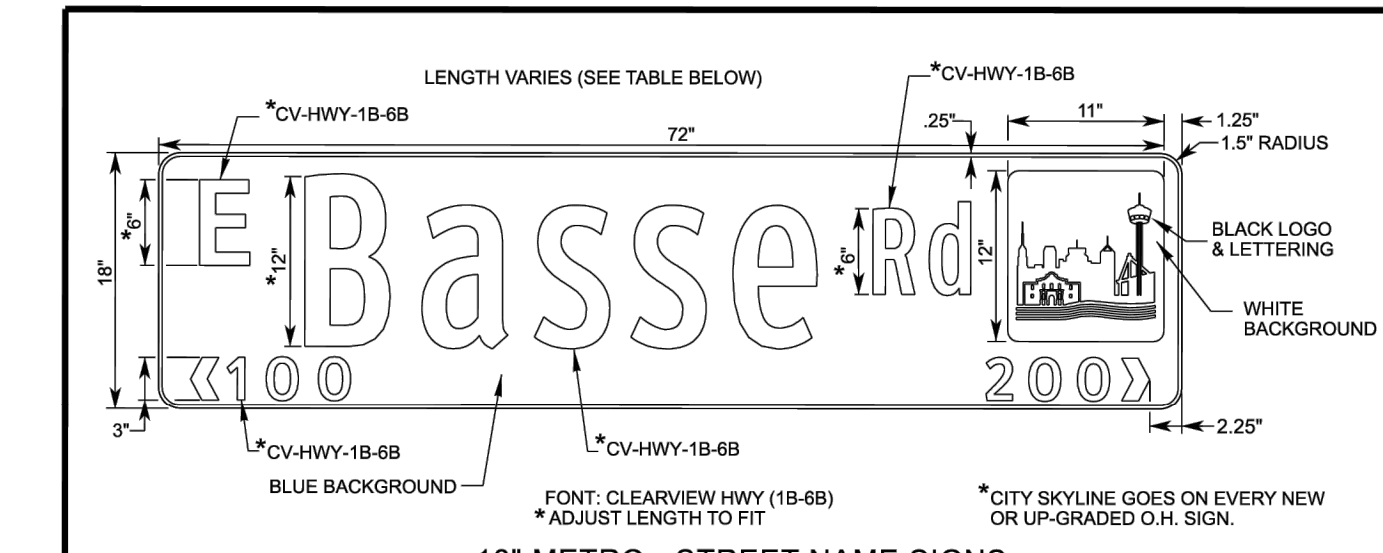
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<h4 style="margin: 0;">TRAFFIC ENGINEERING AND OPERATIONS STANDARDS</h4> <h4 style="margin: 0;">D3 STREET NAME SIGN MOUNTING</h4>		
SHEET 02 OF 02		SM(2)-24
% SUBMITTAL	PROJECT NO.	DATE: 01/31/2024



GENERAL NOTES:

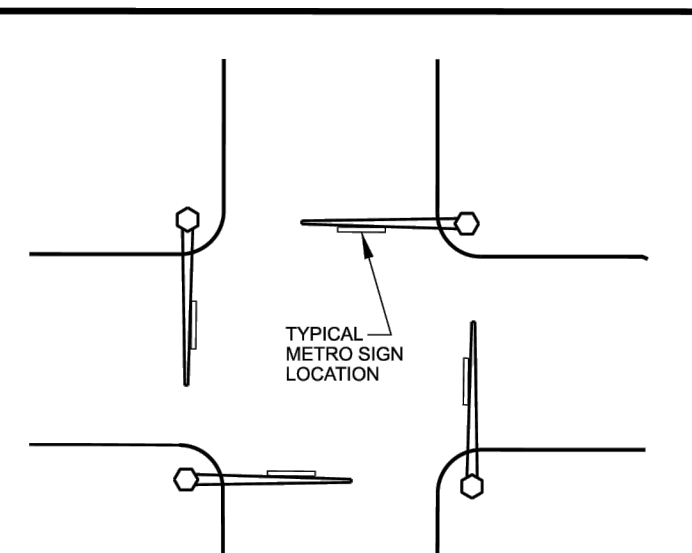
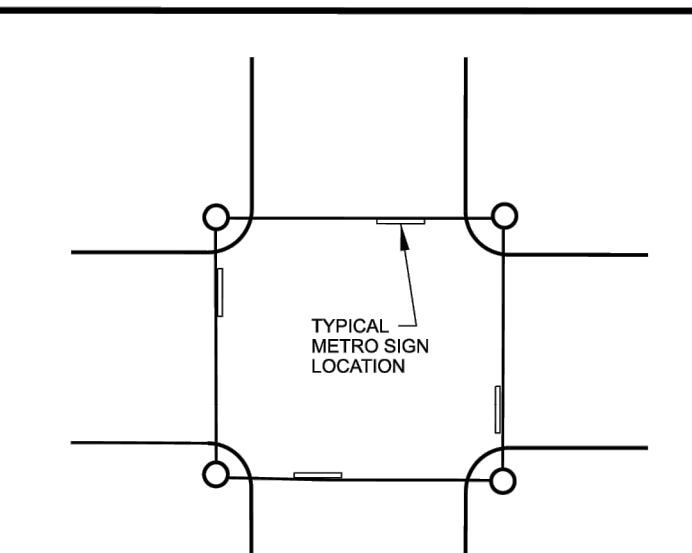
1. ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
2. "T" DENOTES THICKNESS OF SIGN BLANKS.
3. ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND OR ROUGH EDGES.
4. SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
5. ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
6. ALL DETAILS ARE NOT TO SCALE.
7. ALL DIMENSIONS ARE IN INCHES.
8. A SINGLE DIMENSION INDICATING AN INCHES ON THE BLANK

<p align="center">SEPTEMBER 2024</p> <p align="center">CITY OF SAN ANTONIO</p> <p align="center">PUBLIC WORKS DEPARTMENT</p> <p align="center">TRAFFIC ENGINEERING AND OPERATIONS STANDARDS</p> <p align="center">BLANK SIGN</p> <p align="center">DETAILS</p> <p align="center">SHEET 03 OF 04</p>			<p align="right">SM(3):</p>
<p>% SUBMITTAL</p>	<p>PROJECT NO.</p>	<p>DWG.</p>	<p>01/31/23</p>



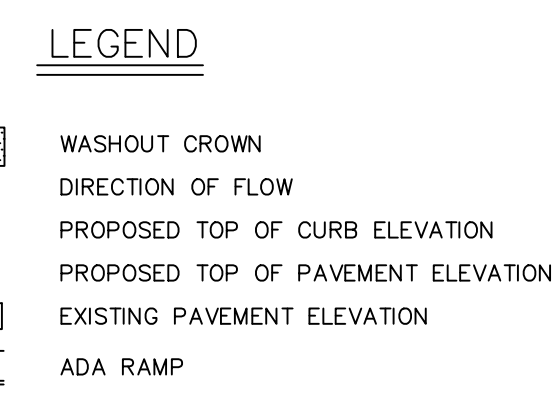
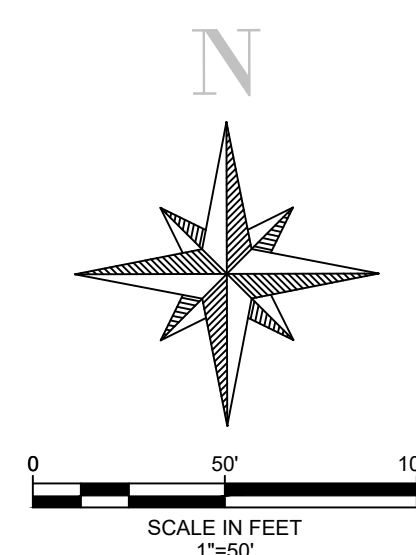
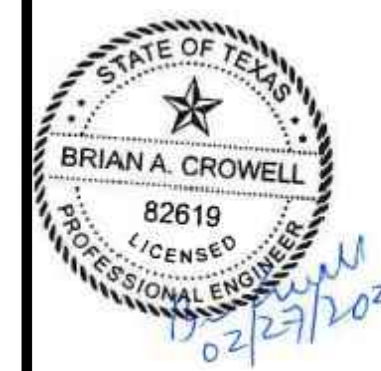
HEIGHT	16" (457 MM)
LENGTH	48" (1200 MM) MIN. 72" (1800 MM) MAX. ** 1" (300 MM) INCREMENTS OF LENGTH
THICKNESS	0.125" (3 MM)
SUBSTRATE	ALUMINUM ALLOY, 6062-T6 (ASTM B-309) GOD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER DIAMOND GRADE FP-46, SECTION T18 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER CHARACTER	17% (USUAL) 20% MINIMUM

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



SEPTEMBER 2024
CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT
 TRAFFIC ENGINEERING AND OPERATIONS STANDARDS
METRO STREET NAME SIGN
AND SIGN PLACEMENT
 SHEET 04 OF 04 **SM(4)-24**

Date: Feb 28, 2025, 8:59am User ID: joe.macias
File: P:\JOBS\2024\124207 MI Homes - Verano Farms, Unit 1\Civil 3D\Dwg\Engineer\124207_C6.4-C6.11-Street Profiles.dwg

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ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

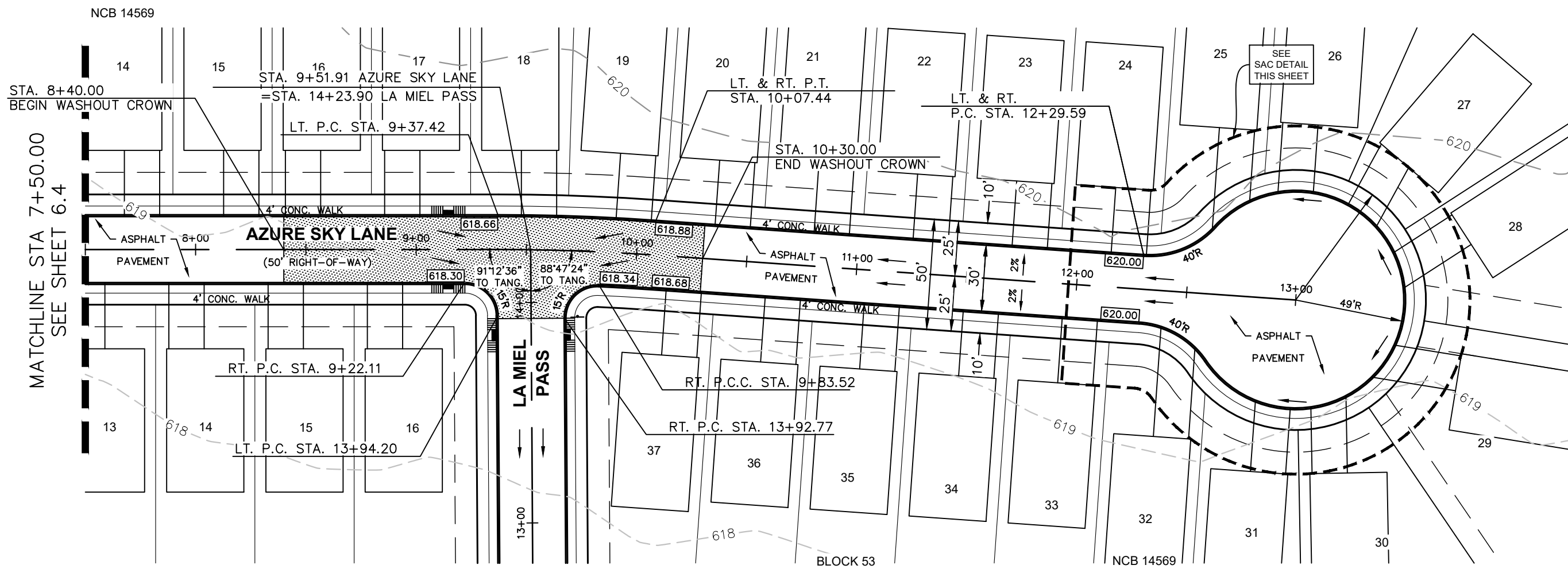
CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
AZURE SKY LANE

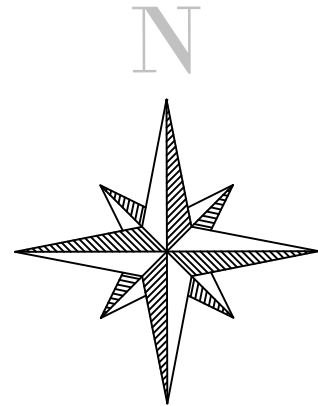
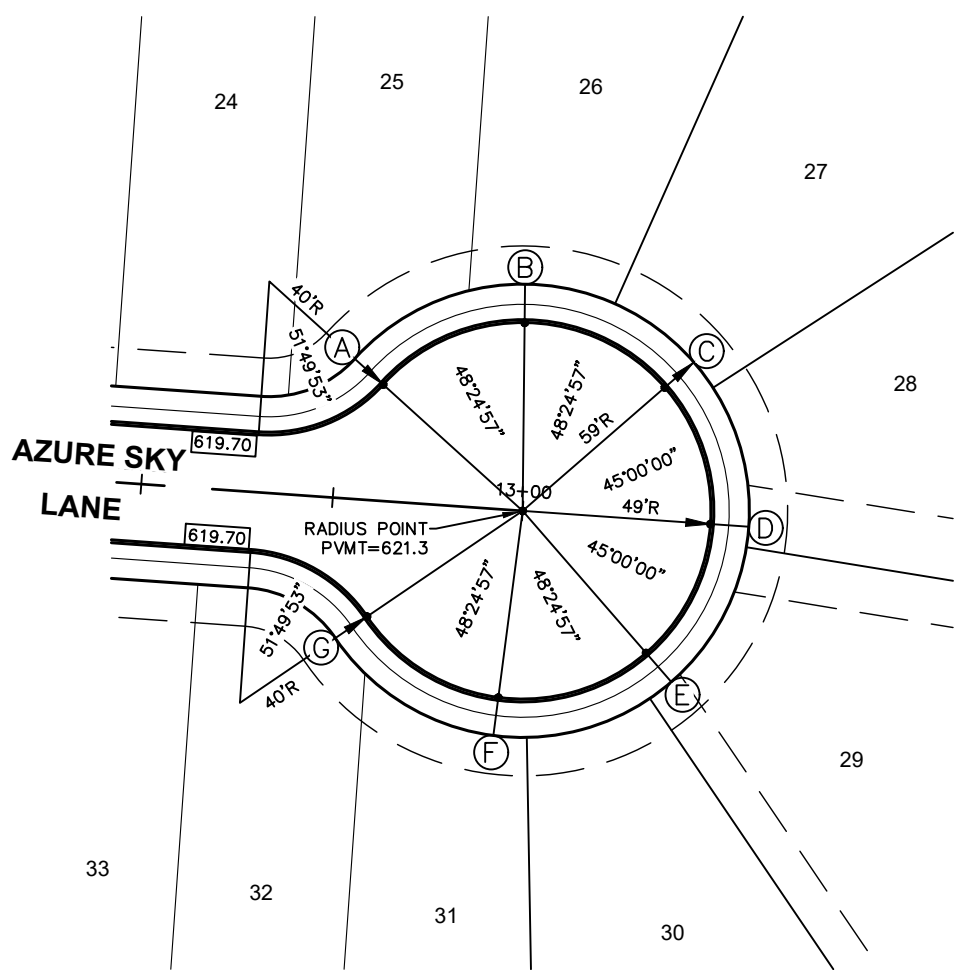
SHEET C6.4

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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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.



PNT.	T.O.C. ELEV.	GUTTER ELEV.
A	620.25	619.67
B	620.54	619.96
C	620.83	620.25
D	621.10	620.52
E	620.83	620.25
F	620.54	619.96
G	620.25	619.67

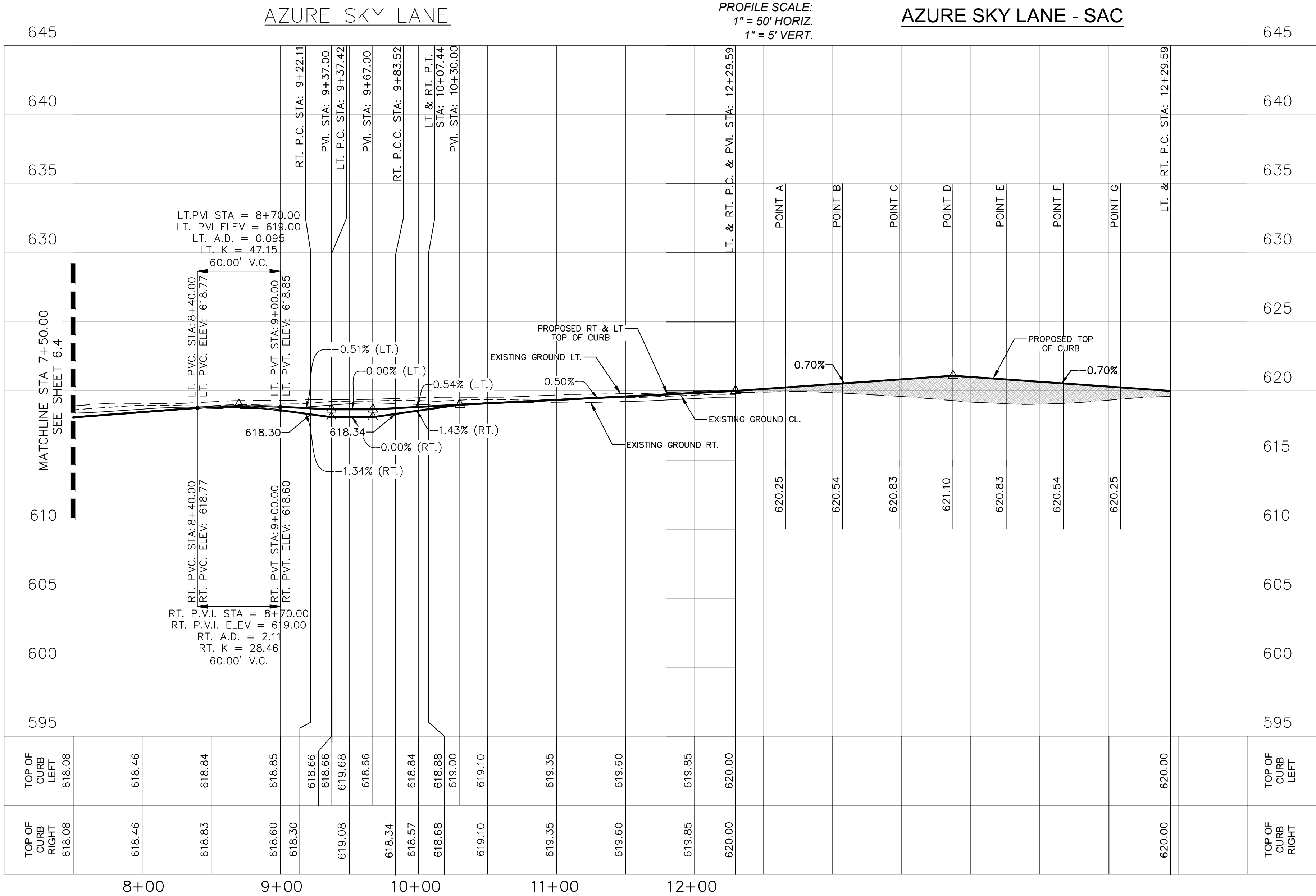


0 50' 100'
SCALE IN FEET
1"=50'

SAC DETAIL

LEGEND

- WASHOUT CROWN
- DIRECTION OF FLOW
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- ADA RAMP



VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
AZURE SKY LANE

SHEET C6.5

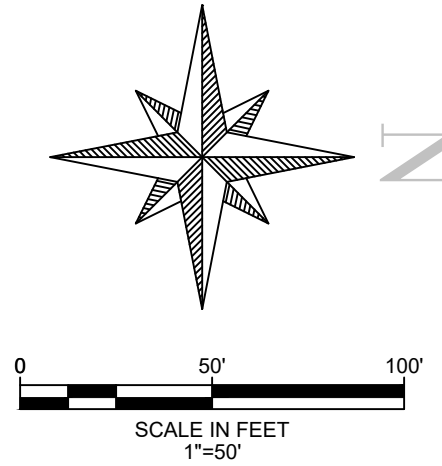
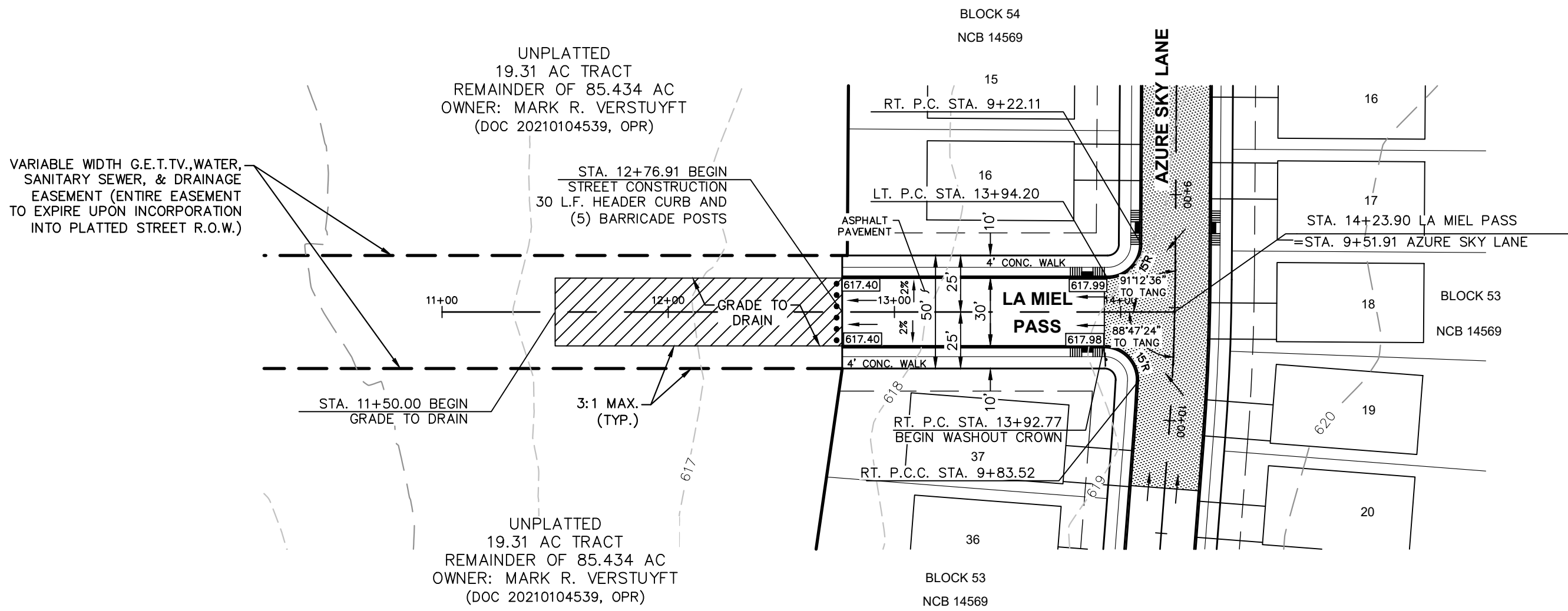
PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC



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ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

Date: Feb 28, 2025 9:00am User ID: jae.mccas
File: P:\065\2024\124207 MI Homes - Verano Farms - Unit 1\Civil 3D\Drawg\Engineer\124207_06.4-06.11-Street Profiles.dwg

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.



- LEGEND**
- WASHOUT CROWN
 - DIRECTION OF FLOW
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED TOP OF PAVEMENT ELEVATION
 - EXISTING PAVEMENT ELEVATION
 - ADA RAMP

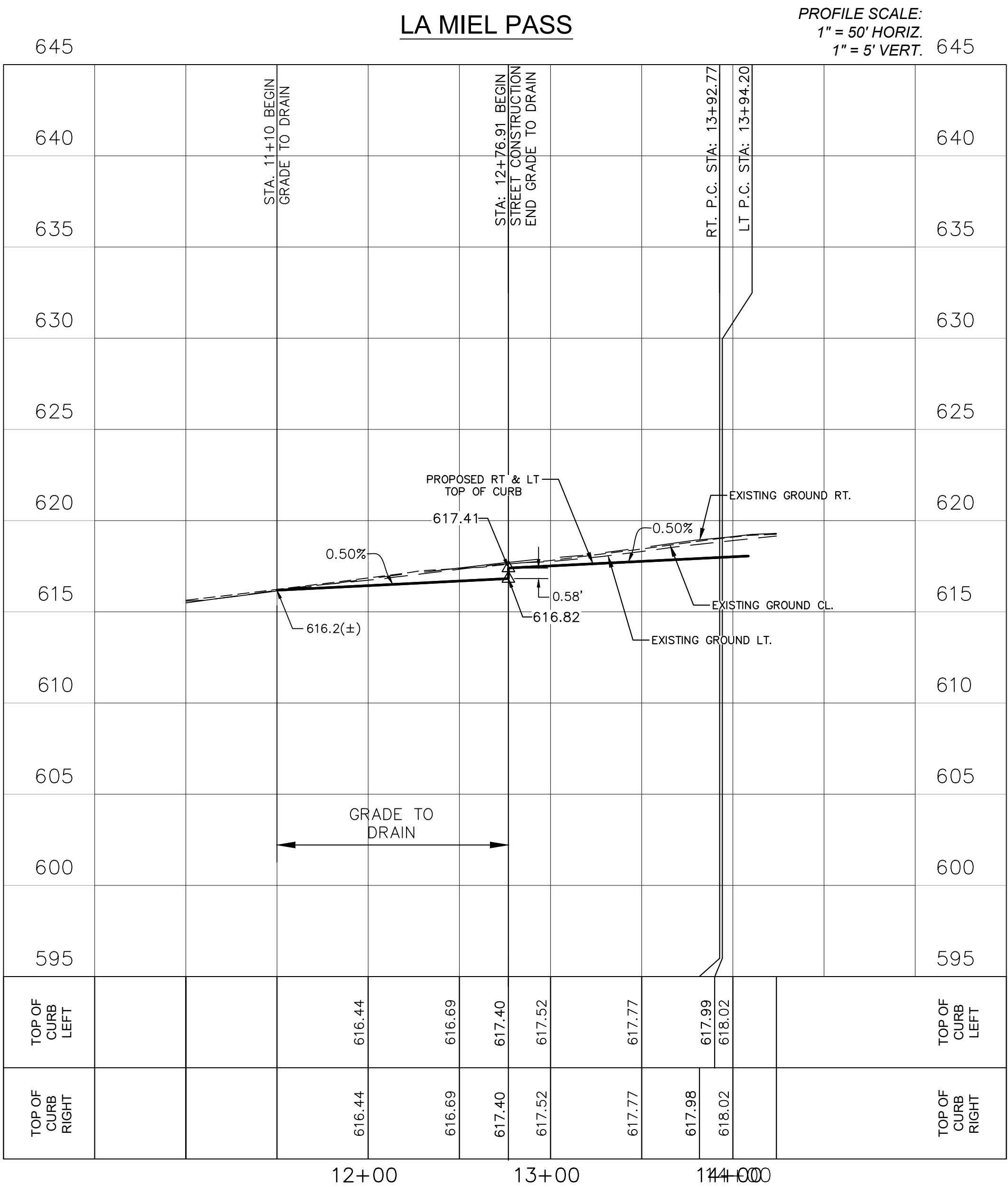


CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

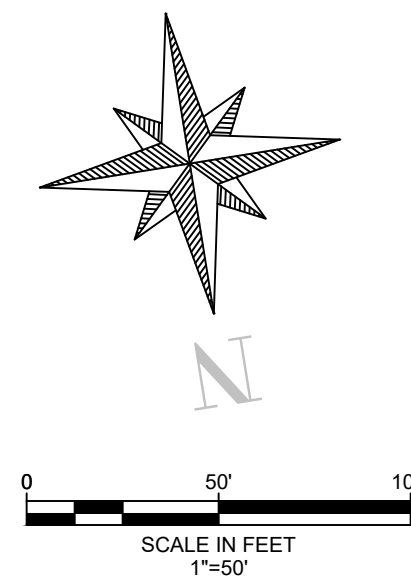
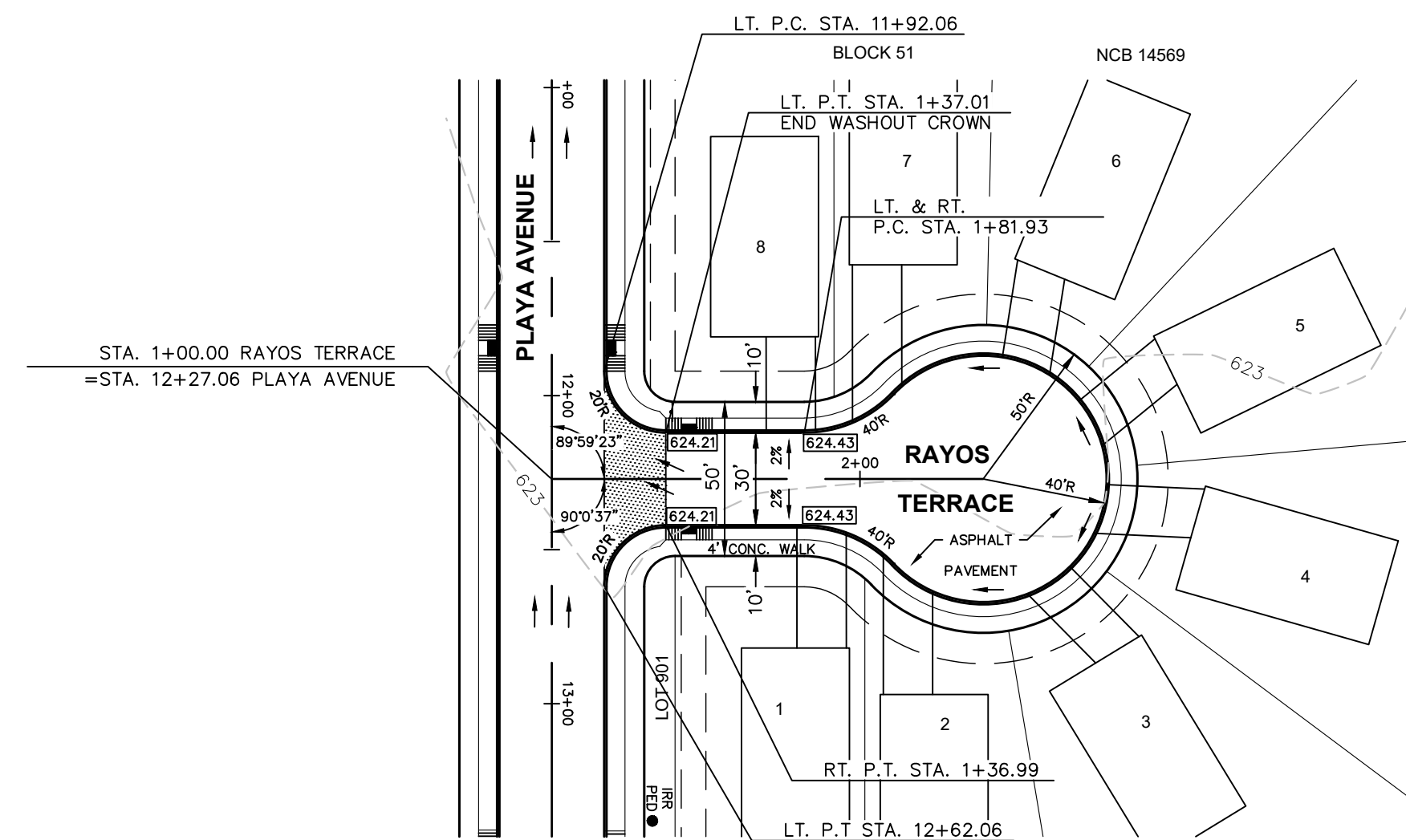
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JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
LA MIEL PASS

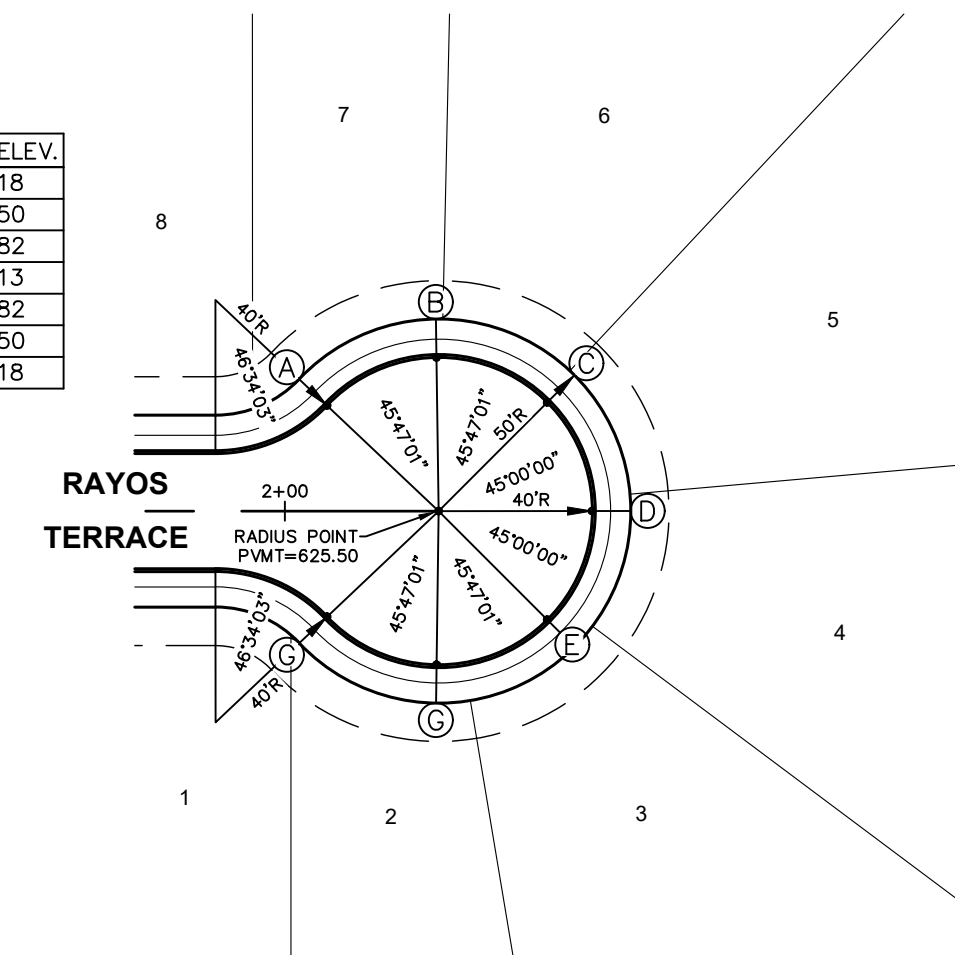
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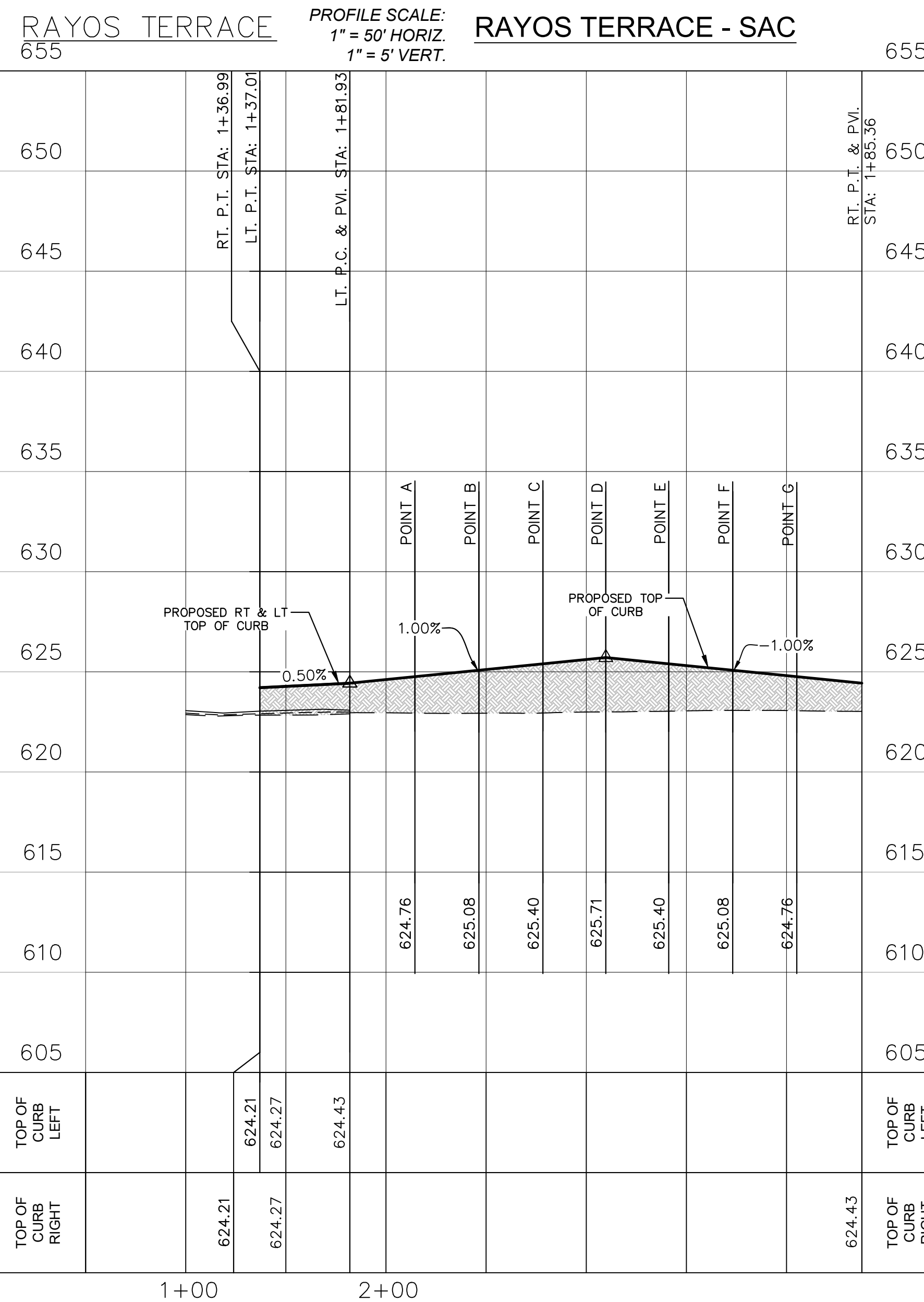
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PNT.	T.O.C. ELEV.	GUTTER ELEV.
A	624.76	624.18
B	625.08	624.50
C	625.40	624.82
D	625.71	625.13
E	625.40	624.82
F	625.08	624.50
G	624.76	624.18



SAC DETAIL



LEGEND

- | | |
|---|------------------------------------|
|  | WASHOUT CROWN |
|  | DIRECTION OF FLOW |
|  | PROPOSED TOP OF CURB ELEVATION |
|  | PROPOSED TOP OF PAVEMENT ELEVATION |
|  | EXISTING PAVEMENT ELEVATION |
|  | ADA RAMP |



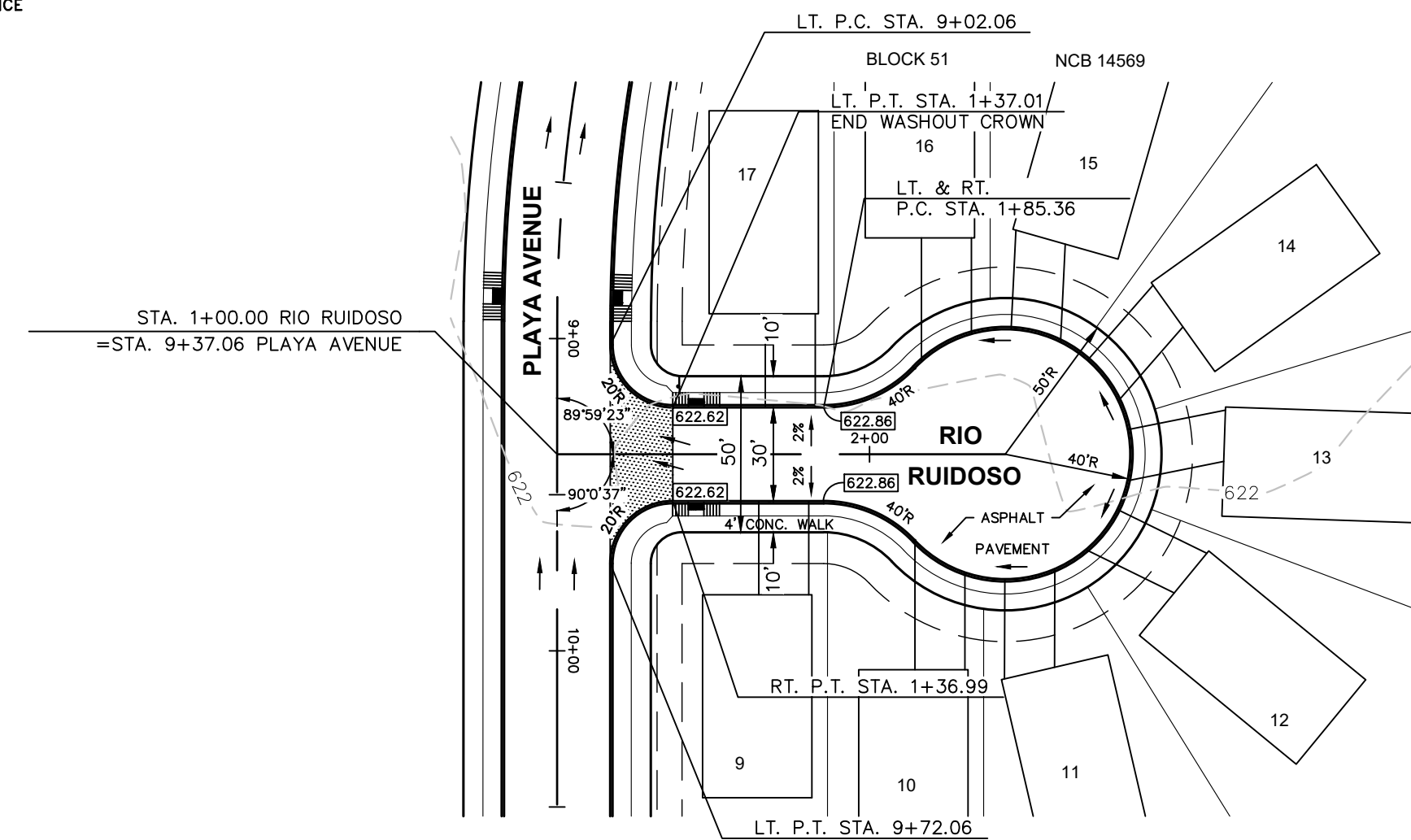
CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

LAT NO. 24-11800371
 JOB NO. 124207.00
 DATE JANUARY 2025
 DRAFTED JM
 CHECKED BC DESIGN BC

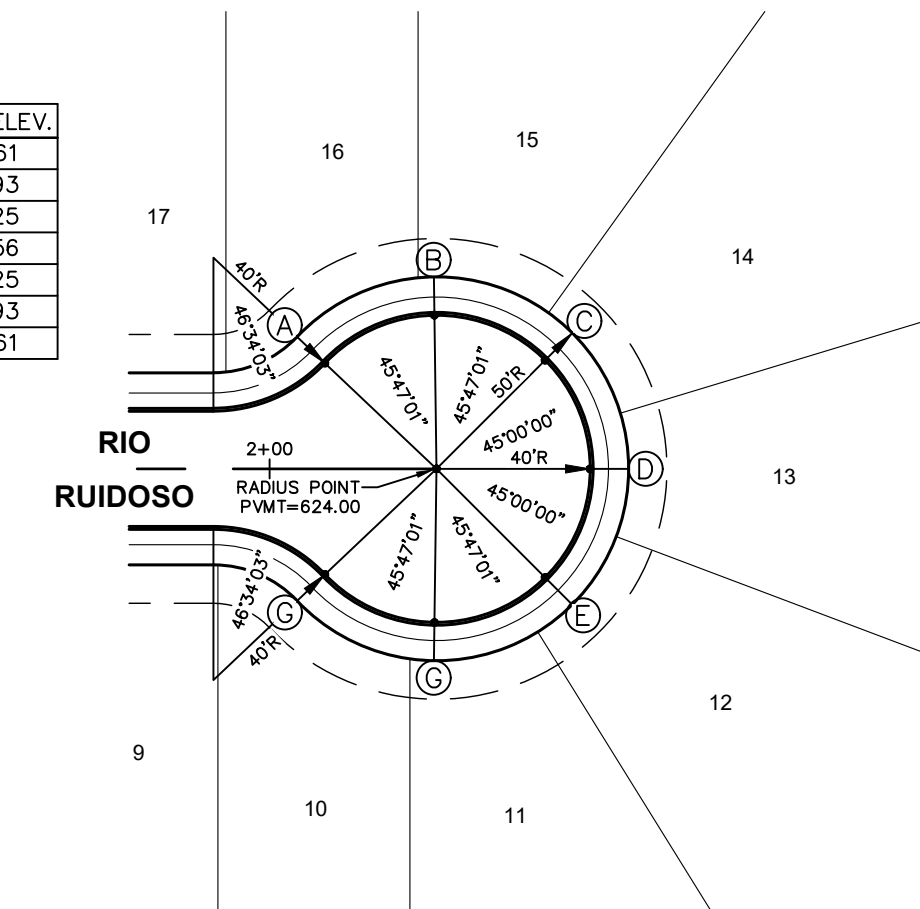
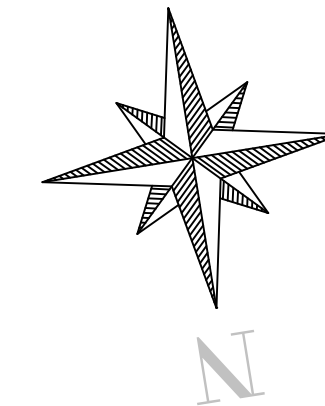
VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
RAYOS TERRACE

HEET C6.8

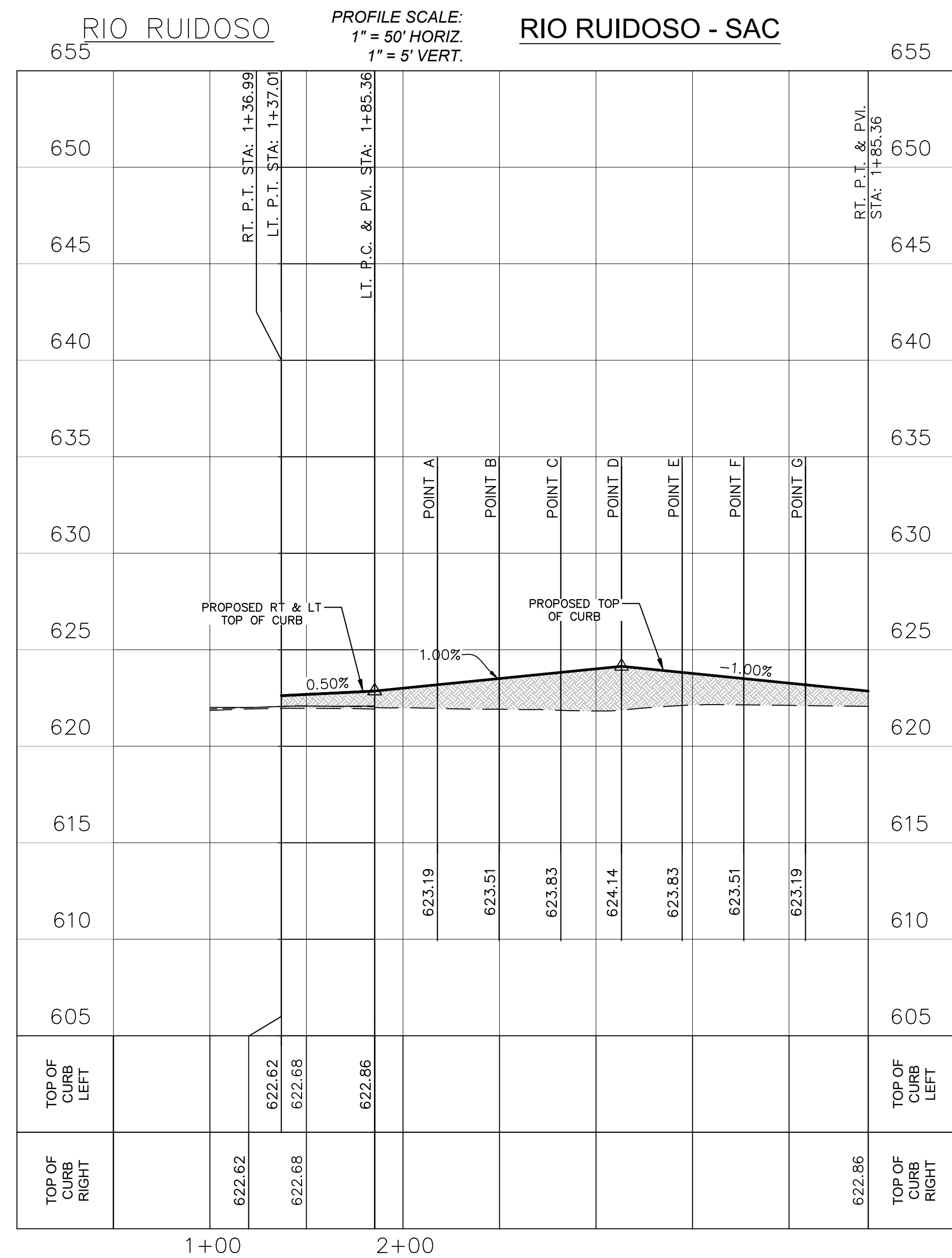
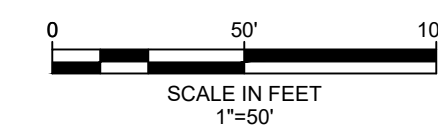
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND DEVELOP GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA AND AROUND THE PROJECT AREA TO PREVENT TRENCH SAFETY PROBLEMS, SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH PROTECTION. THE CONTRACTOR SHALL PROVIDE ADEQUATE TRENCH SAFETY PROGRAMS FOR ALL TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE FOLLOWING STANDARDS: THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.




PNT.	T.O.C. ELEV.	GUTTER ELEV.
A	623.19	622.61
B	623.51	622.93
C	623.83	623.25
D	624.14	623.56
E	623.83	623.25
F	623.51	622.93
G	623.19	622.61



SAC DETAIL



LEGEND



WASHOUT CROWN
 DIRECTION OF FLOW
 PROPOSED TOP OF CURB ELEVATION
 PROPOSED TOP OF PAVEMENT ELEVATION
 EXISTING PAVEMENT ELEVATION
 ADA RAMP



CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 000495-00

LAT NO. 24-11800371

OB NO. 124207.00

DATE JANUARY 2025

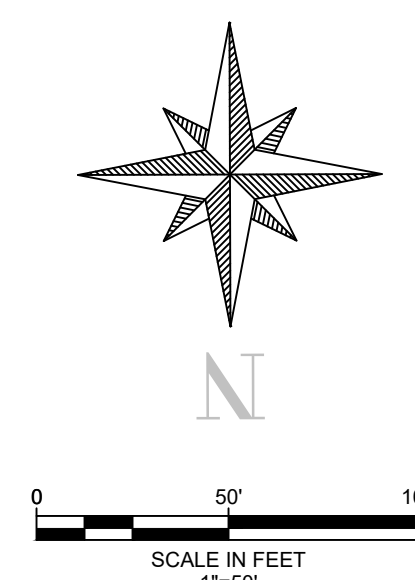
DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
RIO RUIDOSO

C6.9

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ADVISE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA AND THE PROPOSED TRENCH LOCATIONS TO THE TRENCH SAFETY PROGRAM PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH PROTECTION, SAFETY AND PROTECTION OF THE TRENCH CONTRACTOR'S EMPLOYEES AND TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE STANDARD PRACTICES AND PROCEDURES FOR THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



WASHOUT CROWN

DIRECTION OF FLOW

616.26
PROPOSED TOP OF CURB ELEVATION

618.38 P
PROPOSED TOP OF PAVEMENT ELEVATION

EX. 617.38
EXISTING PAVEMENT ELEVATION

ADA RAMP



CDS **ENGINEERS** | **surveys** **SURVEYORS**
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 481-1111 | TPE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

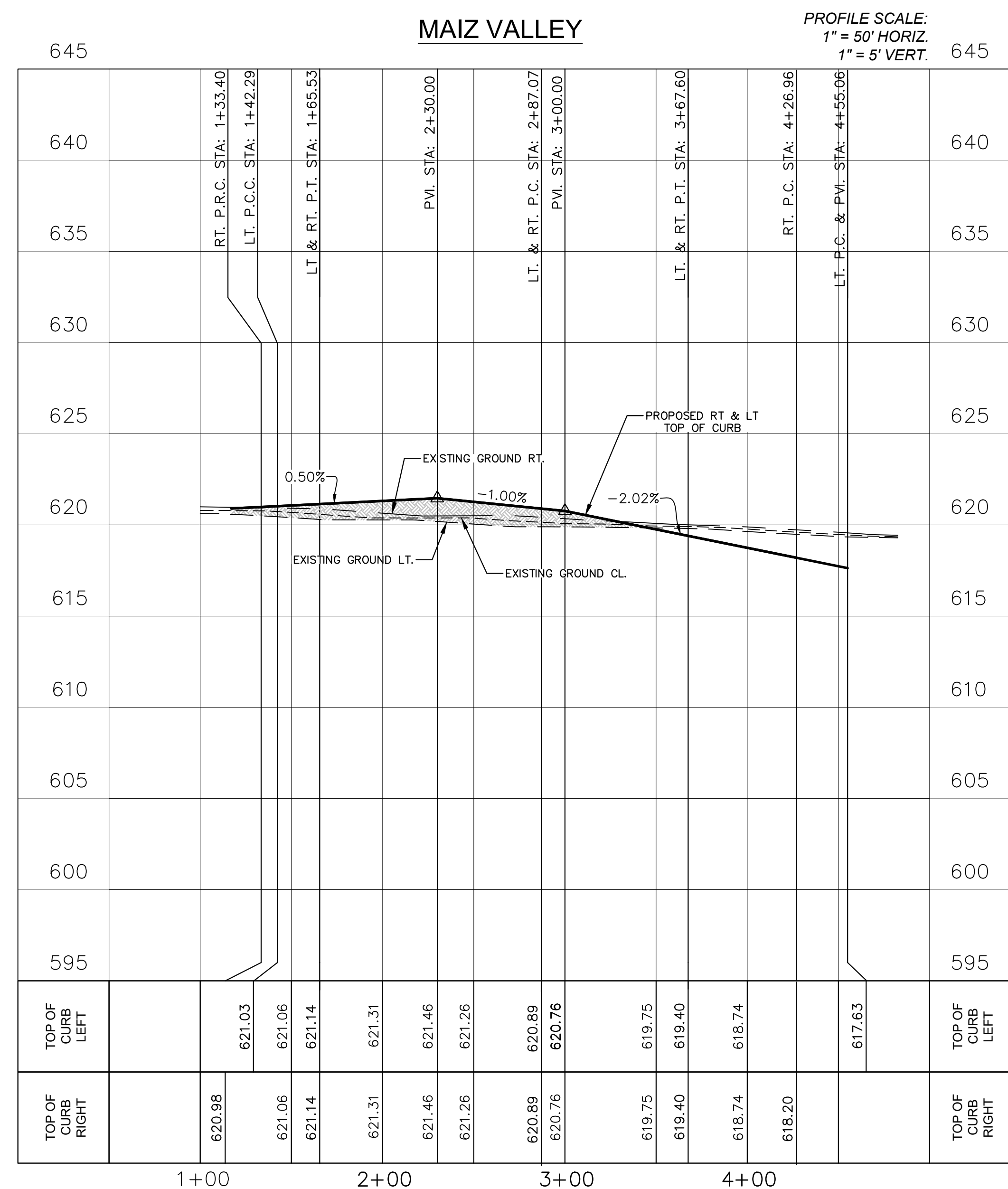
DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
MAIZ VALLEY

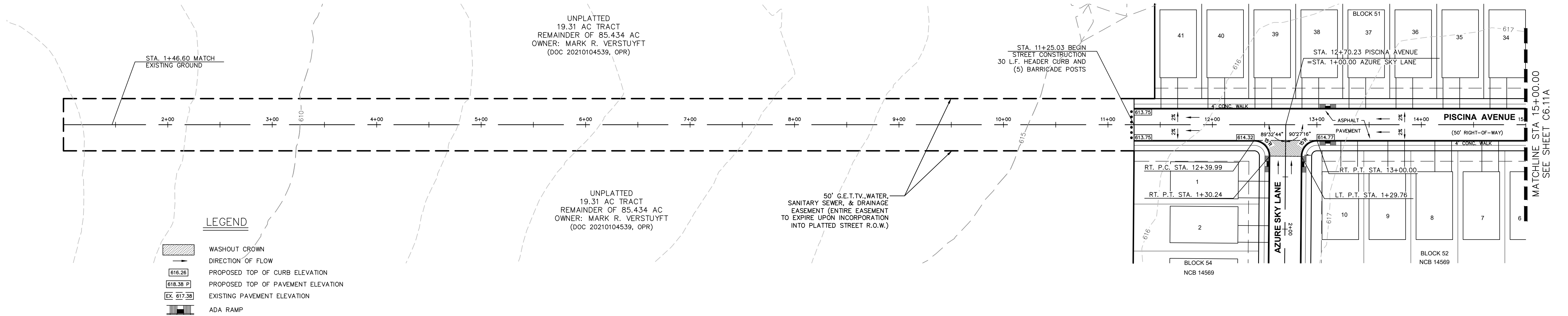
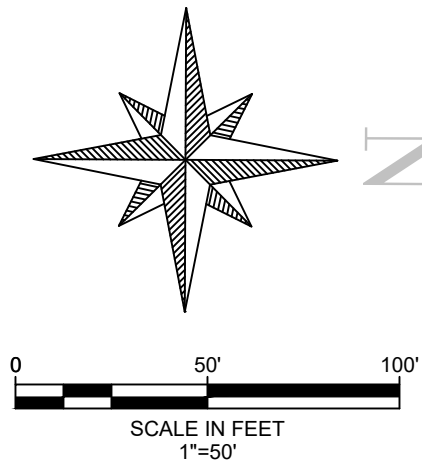
SHEET C6.10



Date: Feb 28, 2025, 9:01am User ID: joe.macias
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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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

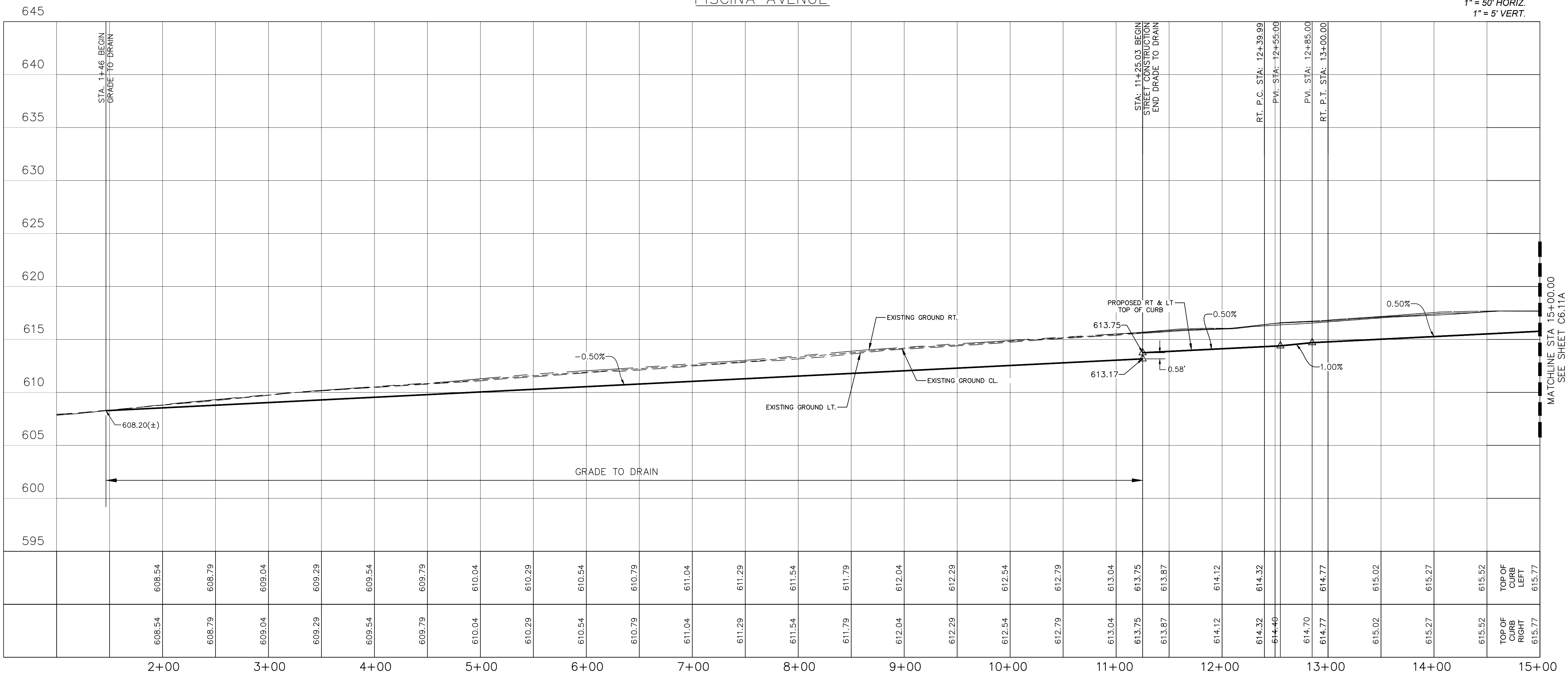


LEGEND

- WASHOUT CROWN
- DIRECTION OF FLOW
- 616.26 PROPOSED TOP OF CURB ELEVATION
- 618.38 P PROPOSED TOP OF PAVEMENT ELEVATION
- EX 617.38 EXISTING PAVEMENT ELEVATION
- ADA RAMP

PISCINA AVENUE

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



VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
PISCINA AVENUE

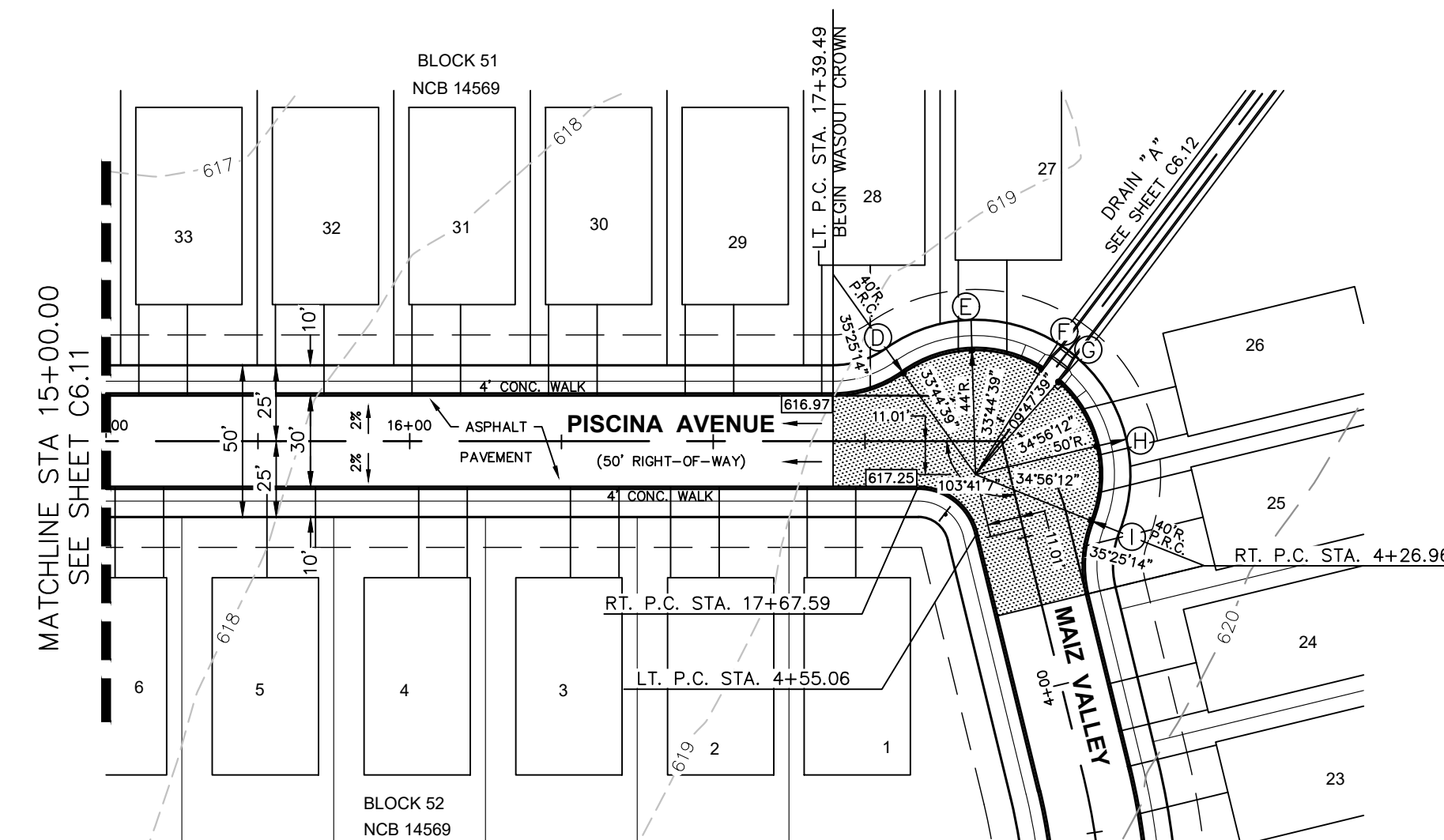
SHEET **C6.11**

PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

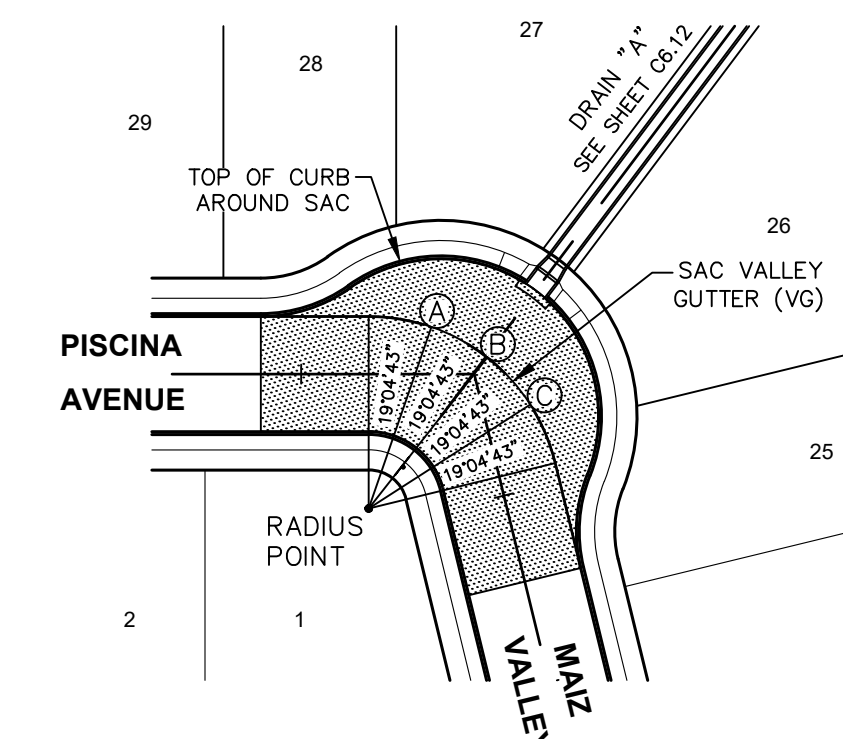


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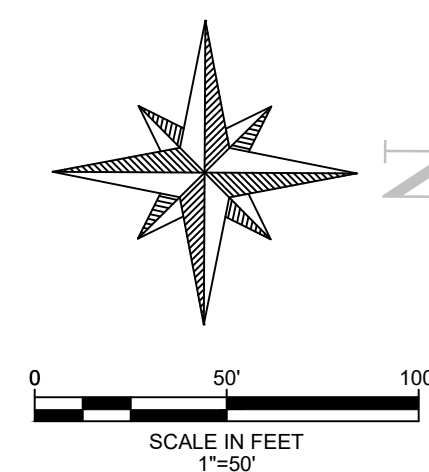
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND DEVELOP GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA AND AROUND THE PROJECT AREA TO PREVENT TRENCH SAFETY PROBLEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY FOR ALL CONTRACTOR EMPLOYEES AND ANY INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE STANDARD AND AROUND THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



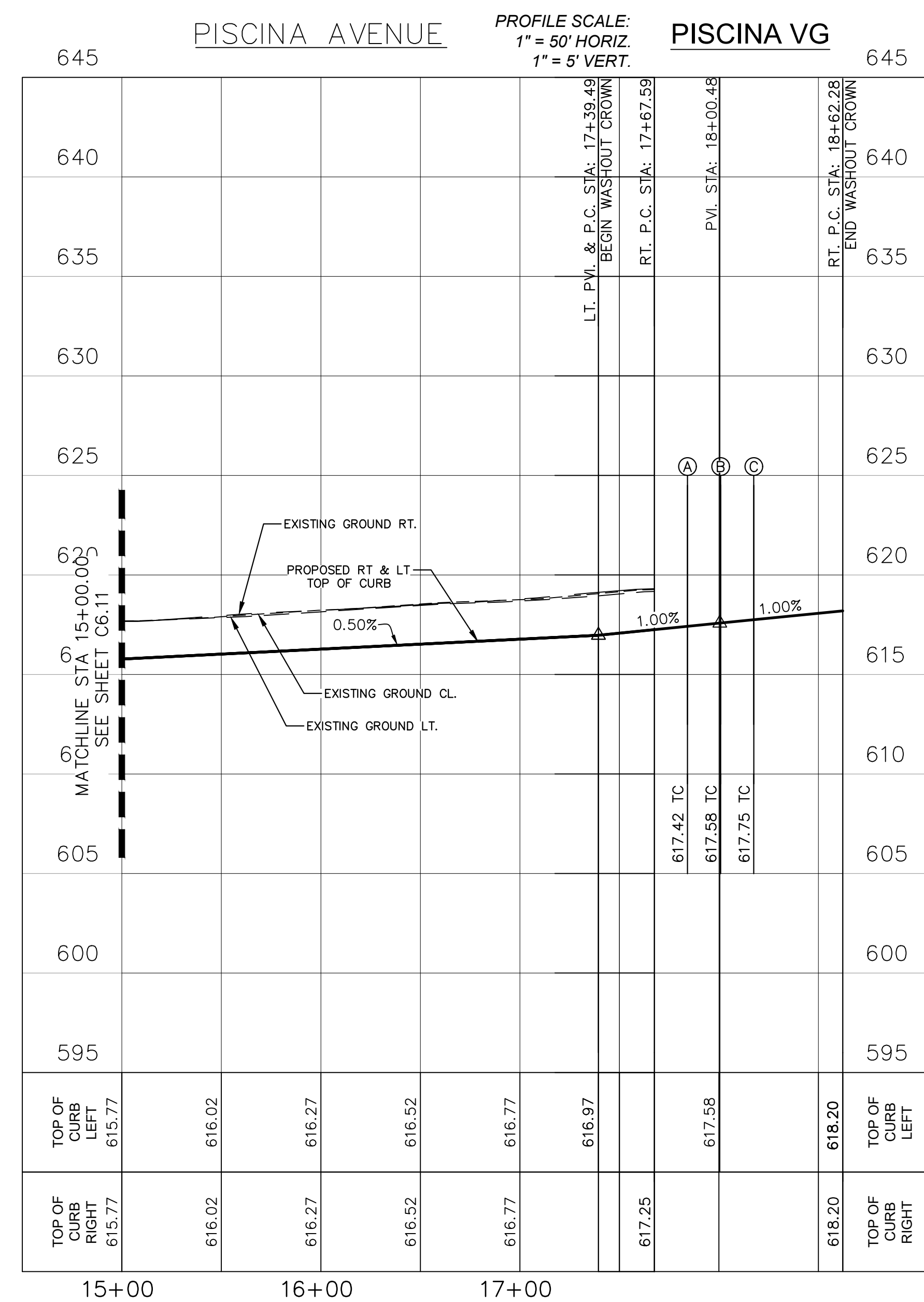
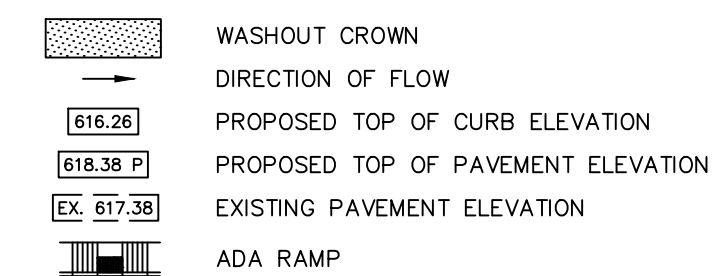
PNT.	T.O.C. ELEV.	GUTTER ELEV.
A	—	616.84
B	—	617.00
C	—	617.17
D	617.32	616.74
E	617.64	617.06
F	—	617.39
G	—	617.39
H	618.04	617.46
I	618.12	617.54



SAC DETAIL



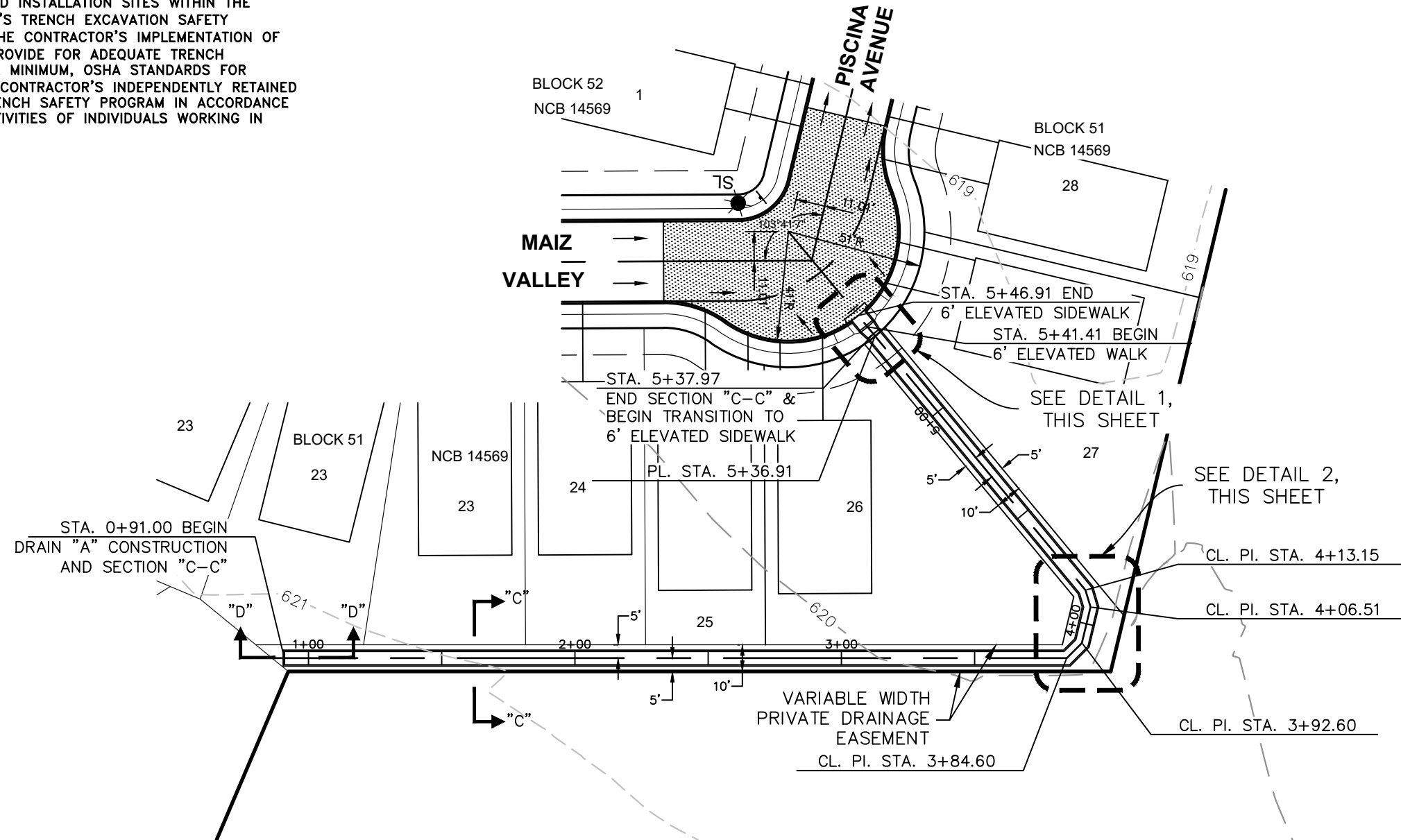
LEGEND



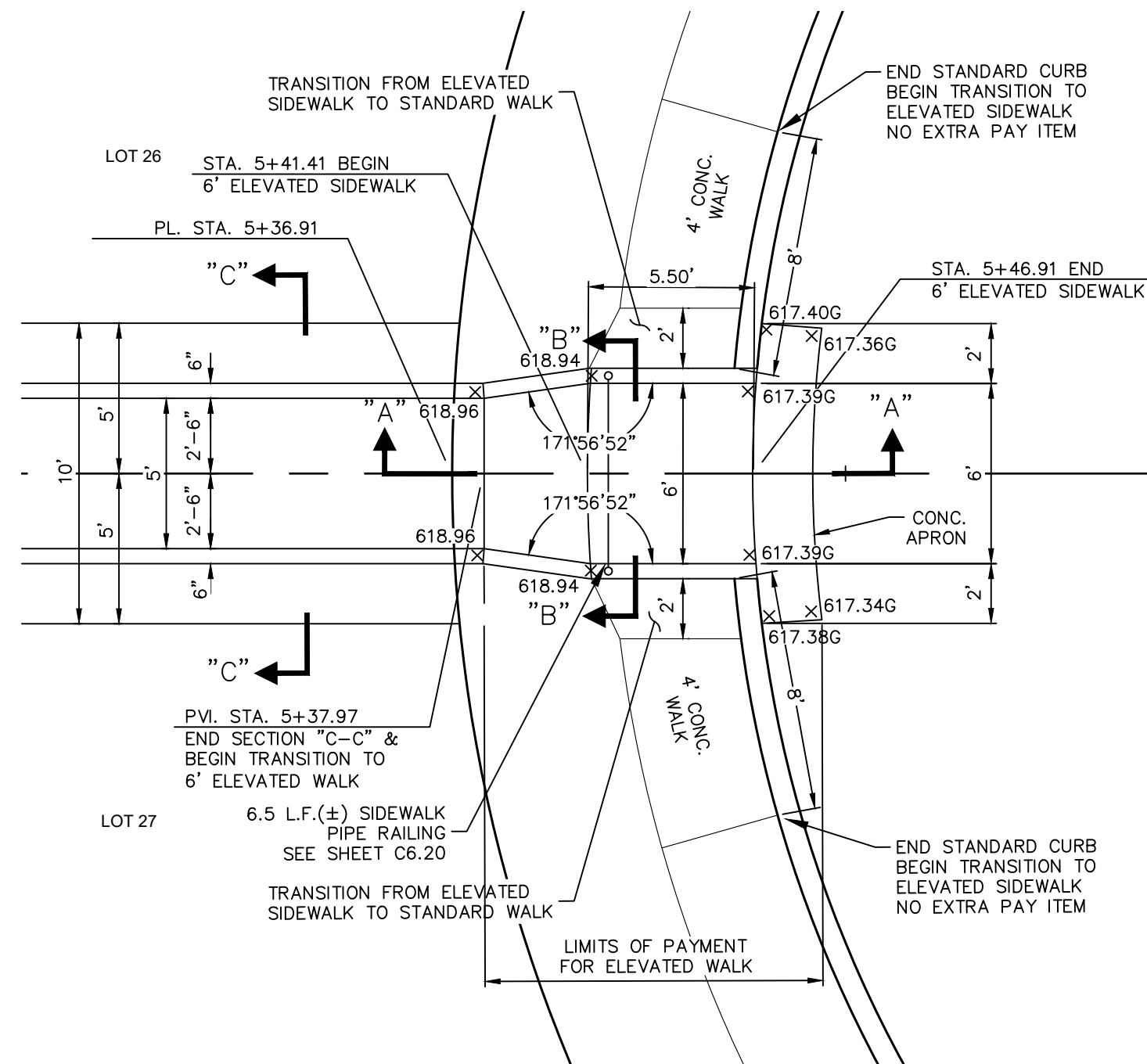
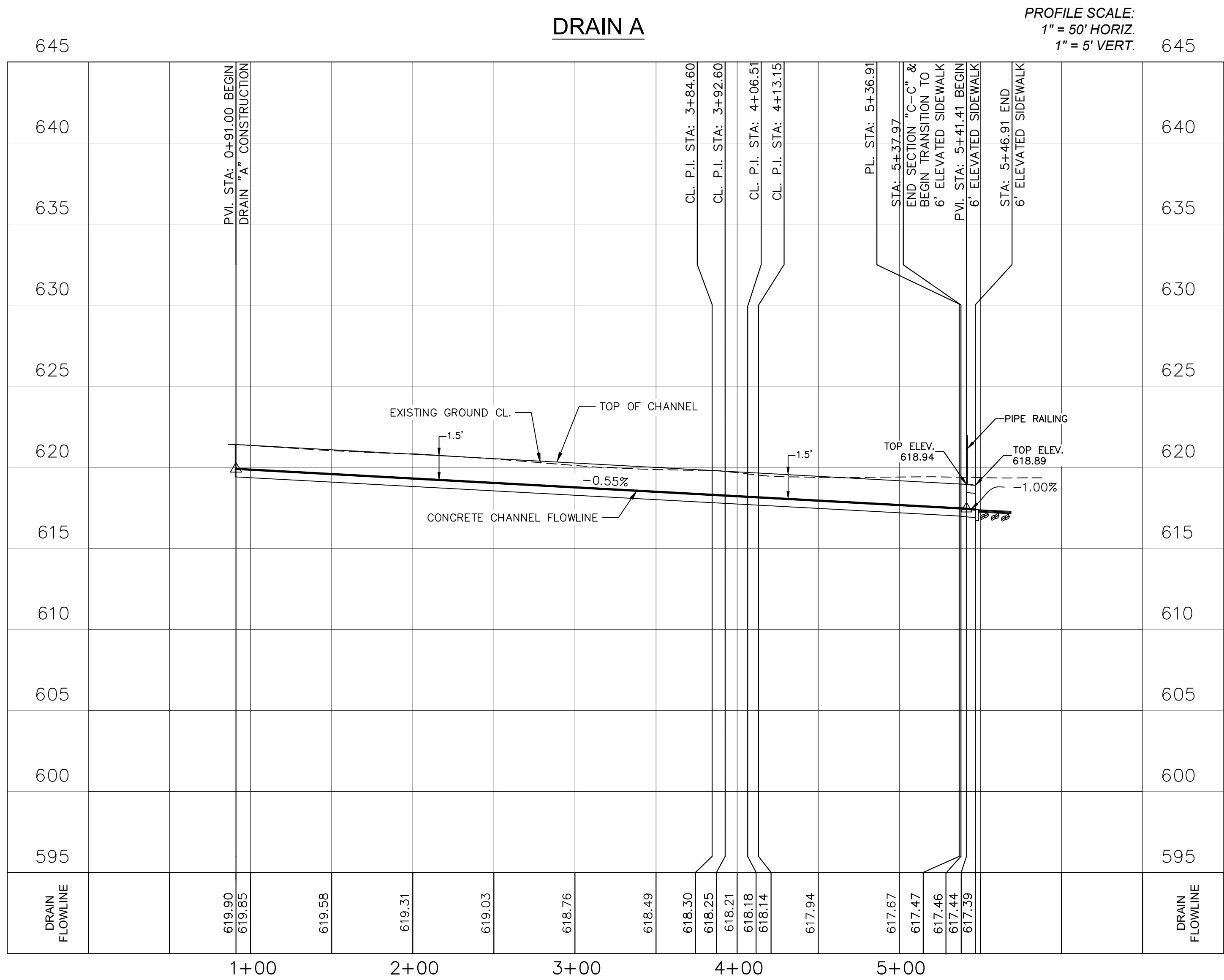
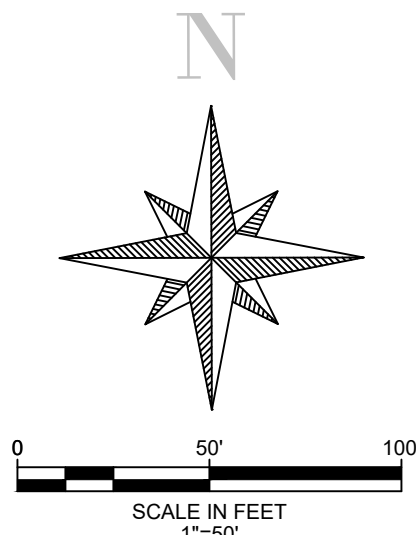
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TRENCH EXCAVATION SAFETY PROTECTION

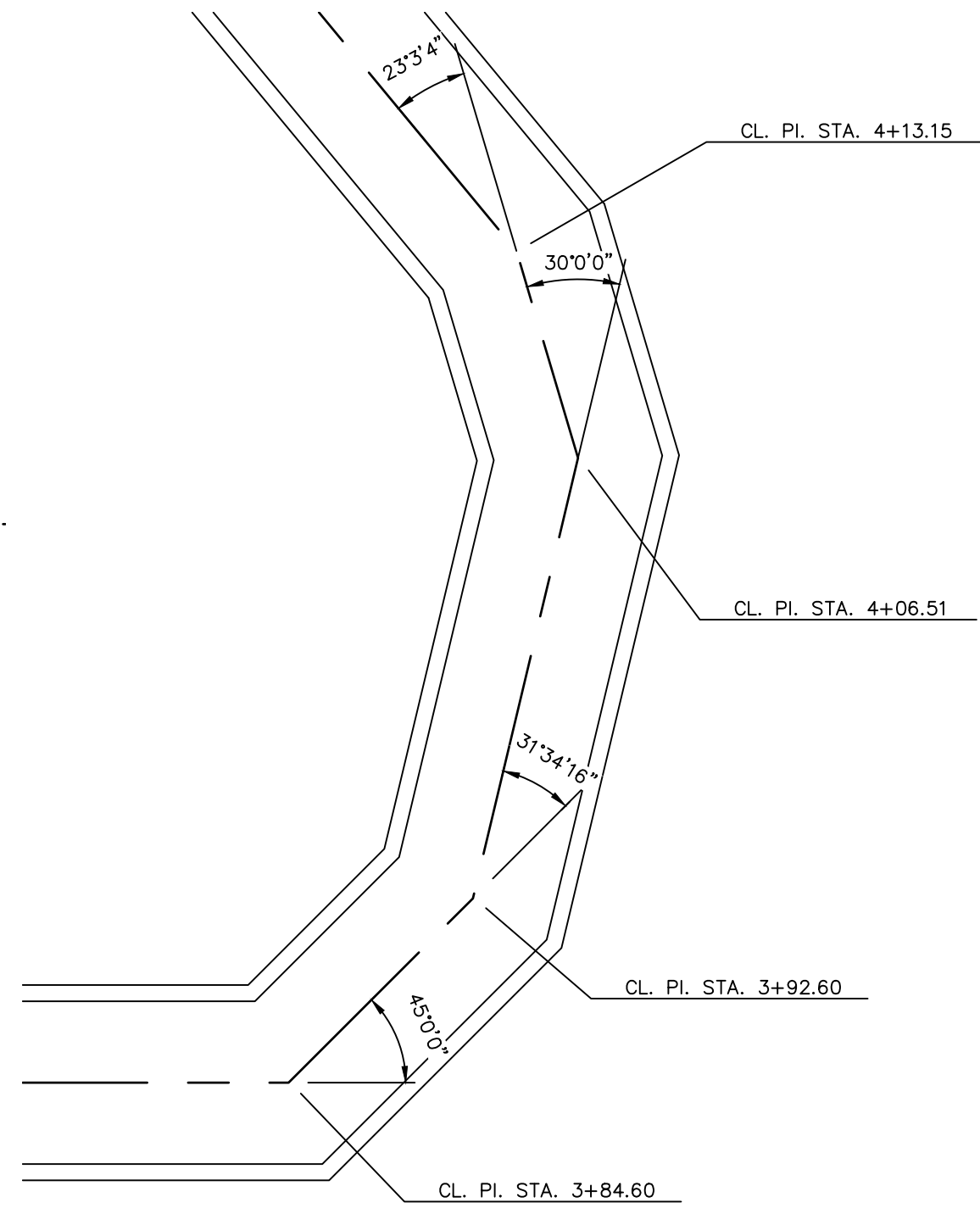
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.



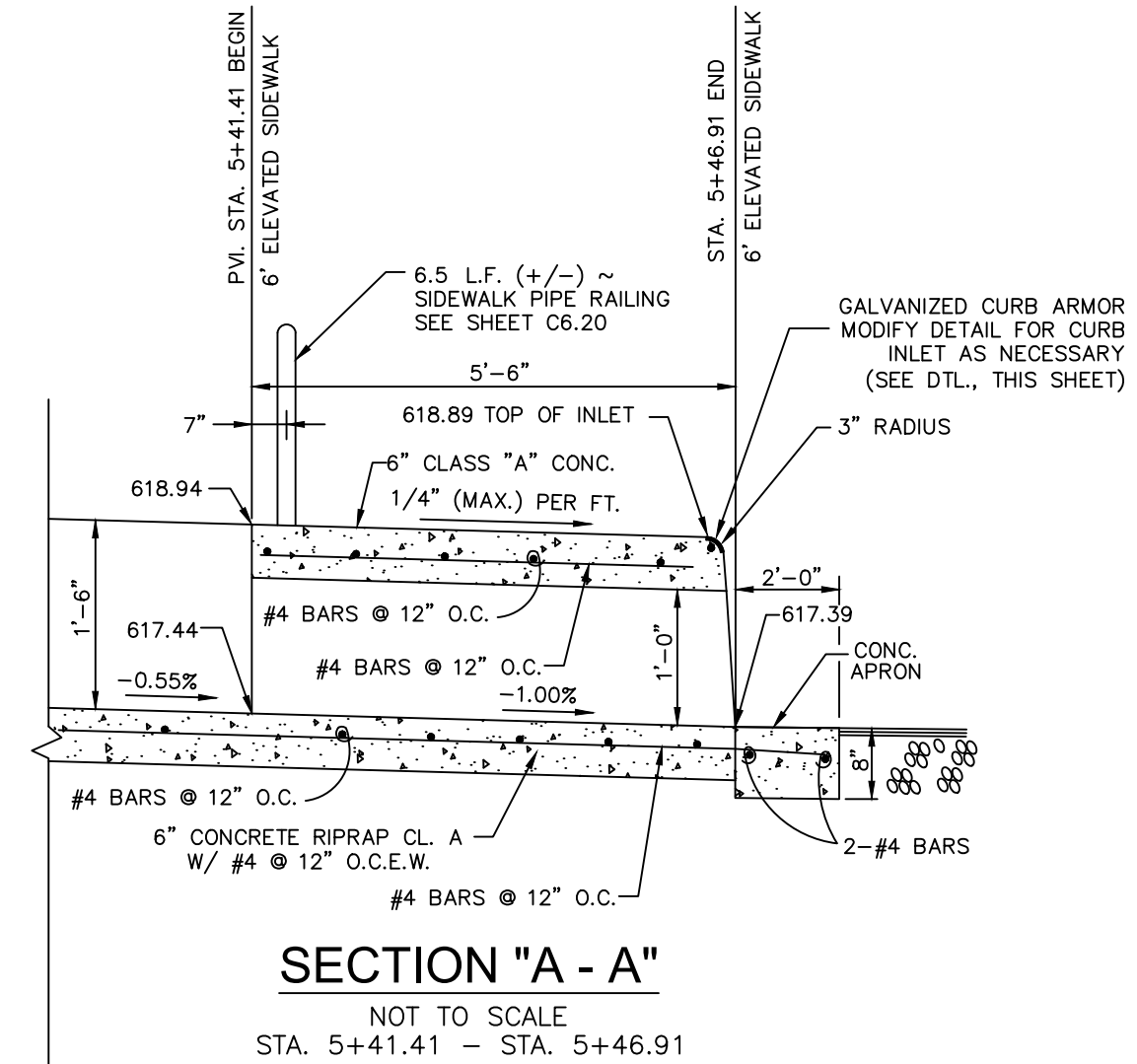
SEE STORM WATER
MANAGEMENT PLAN FOR
HY-8 VERIFICATION OF CURB
OPENING SIZE



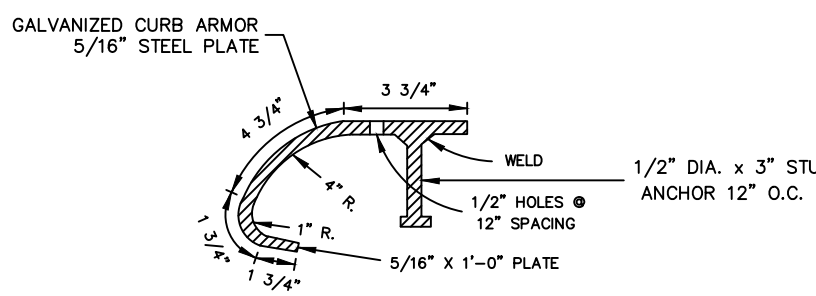
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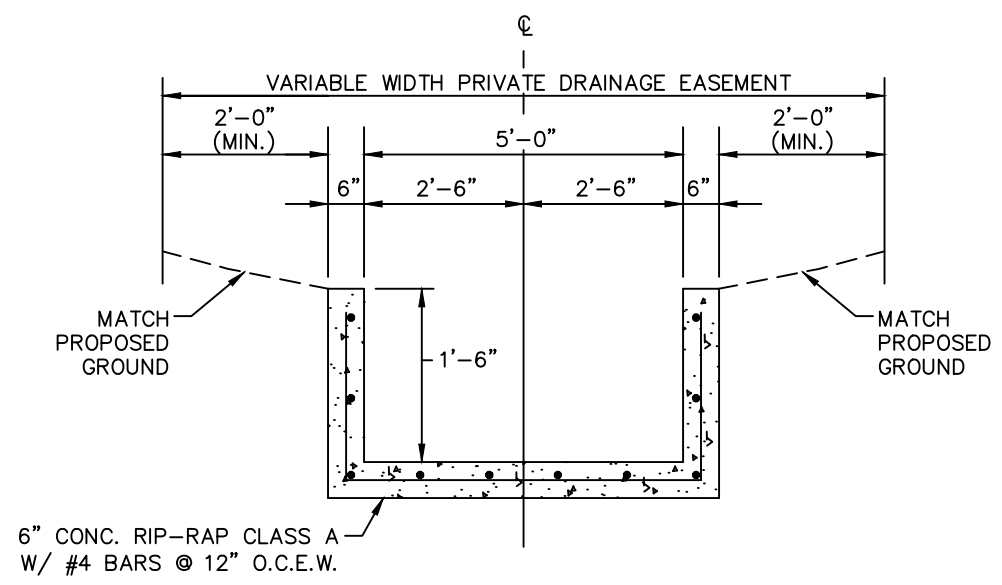
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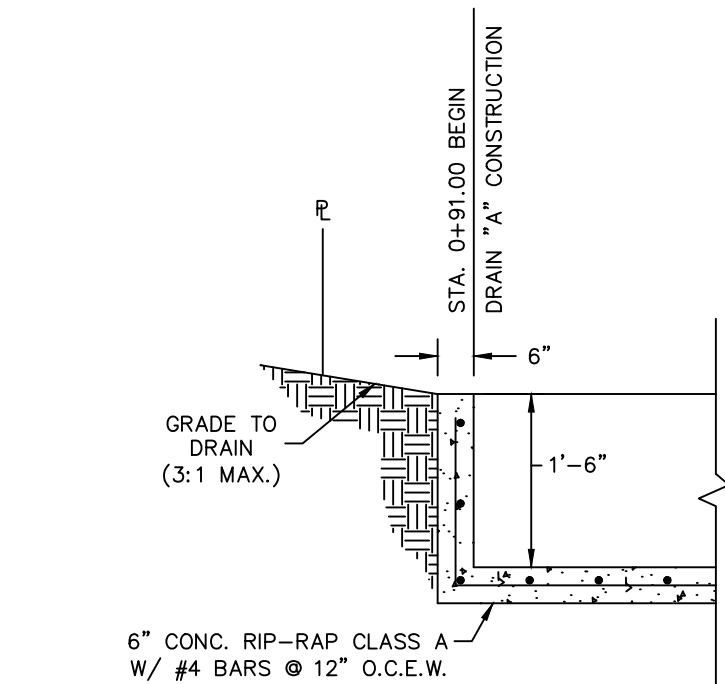
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STA. 5+41.41 - STA. 5+46.91



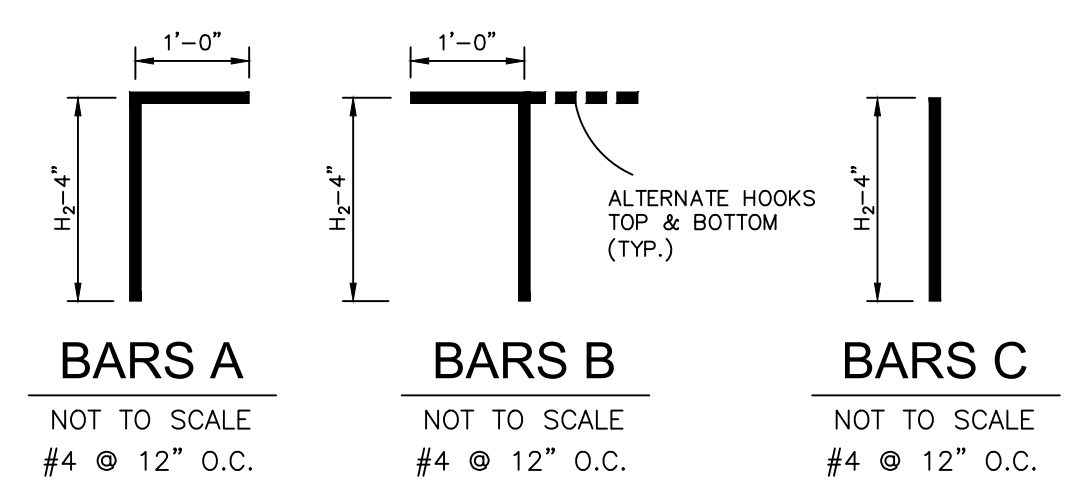
SECTION "B-B"
NOT TO SCALE



SECTION "C-C"
NOT TO SCALE
STA. 0+91.00 - STA. 5+37.97



SECTION "D-D"
NOT TO SCALE



BARS A
NOT TO SCALE
#4 @ 12" O.C.

BARS B
NOT TO SCALE
#4 @ 12" O.C.

BARS C
NOT TO SCALE
#4 @ 12" O.C.

DATE	
NO.	
REVISION	



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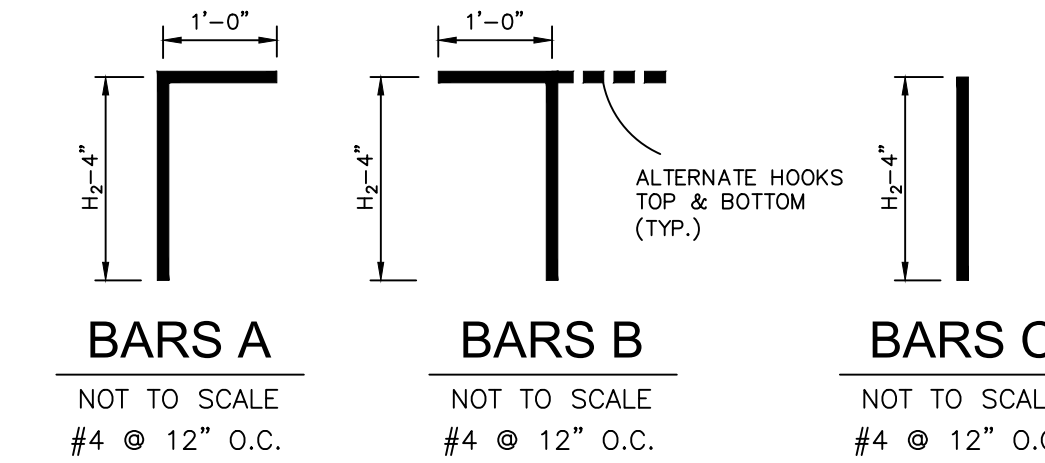
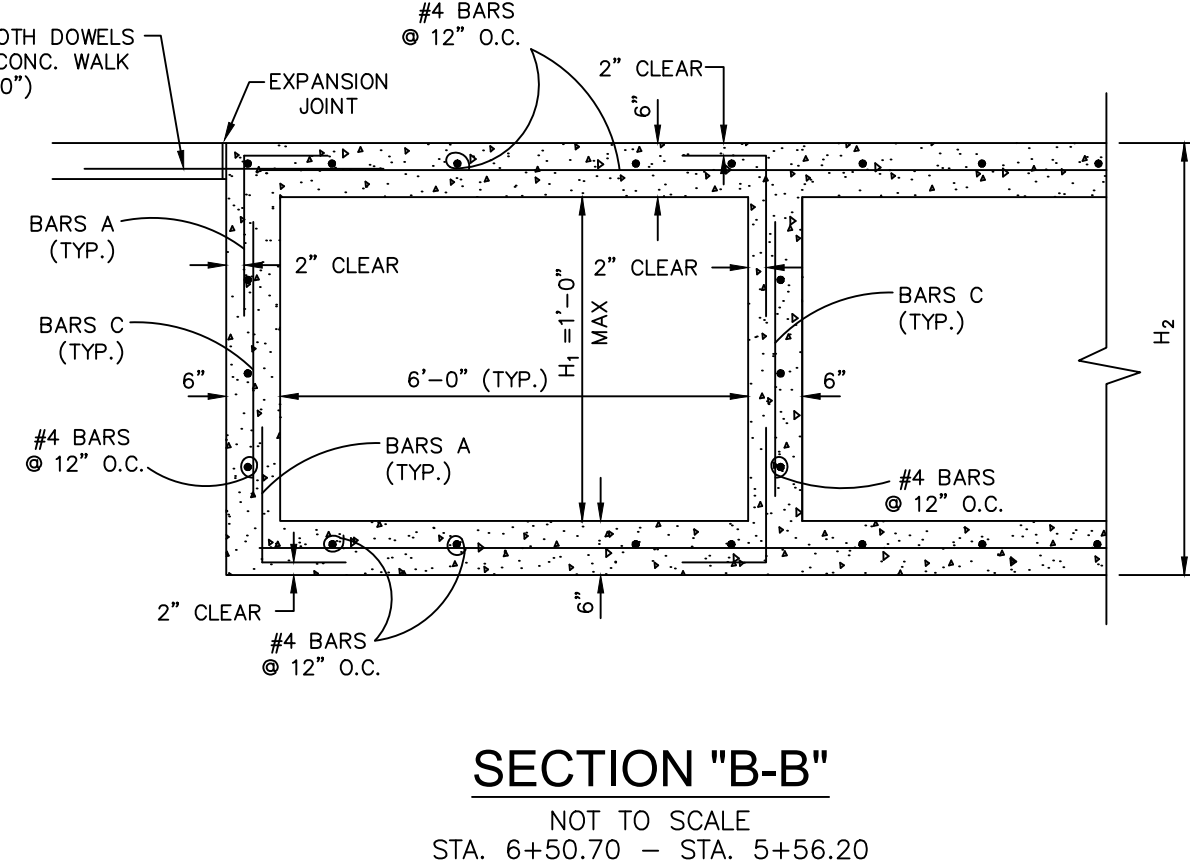
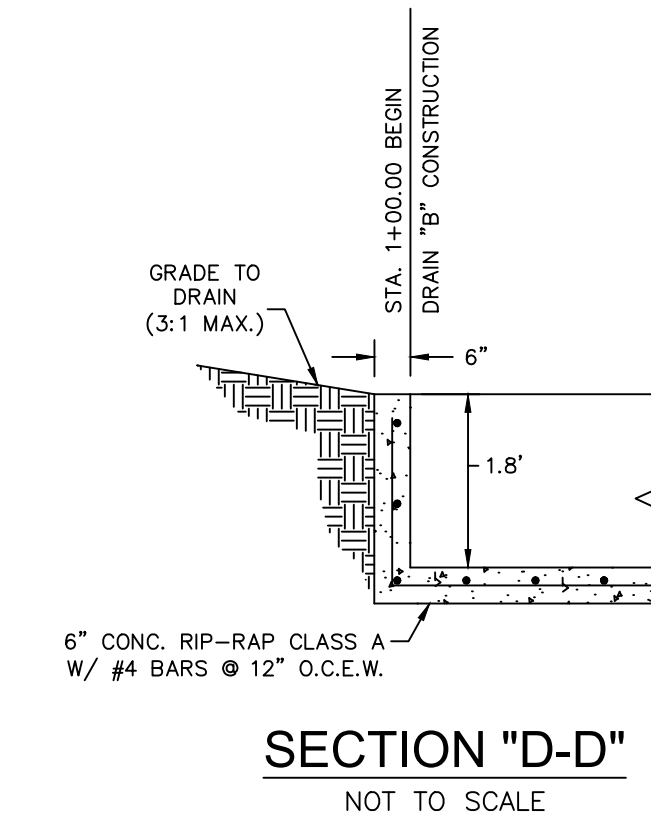
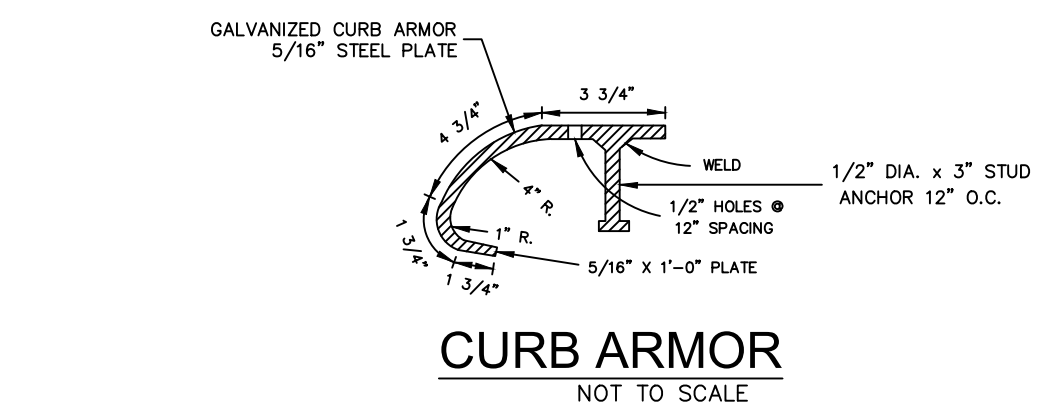
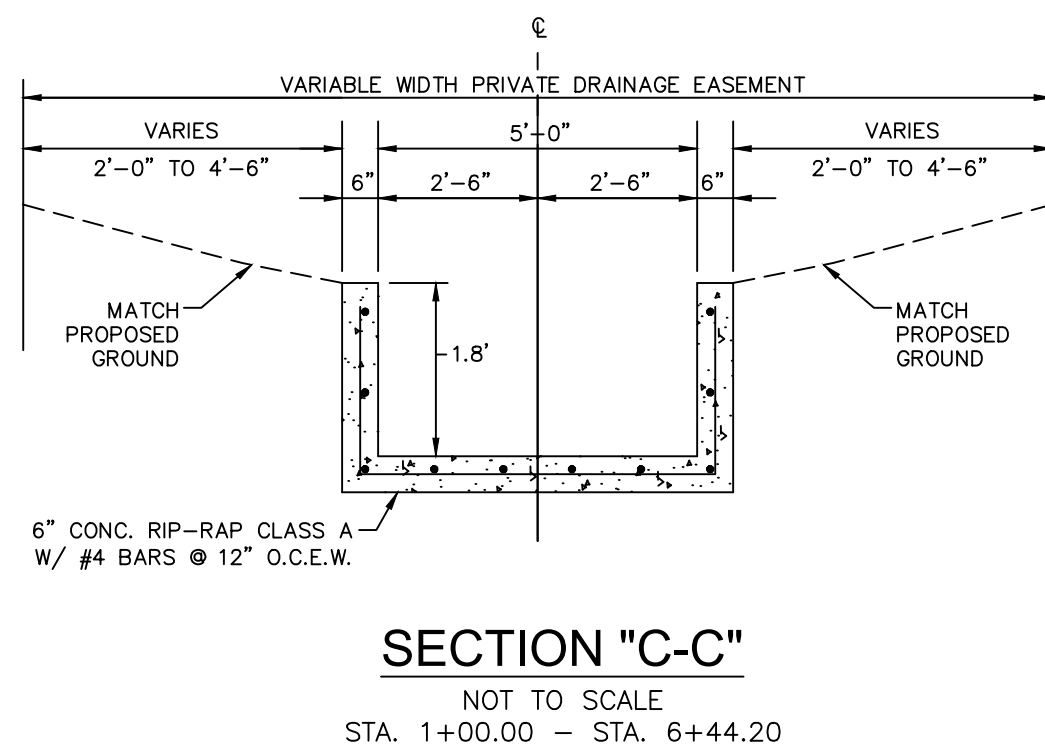
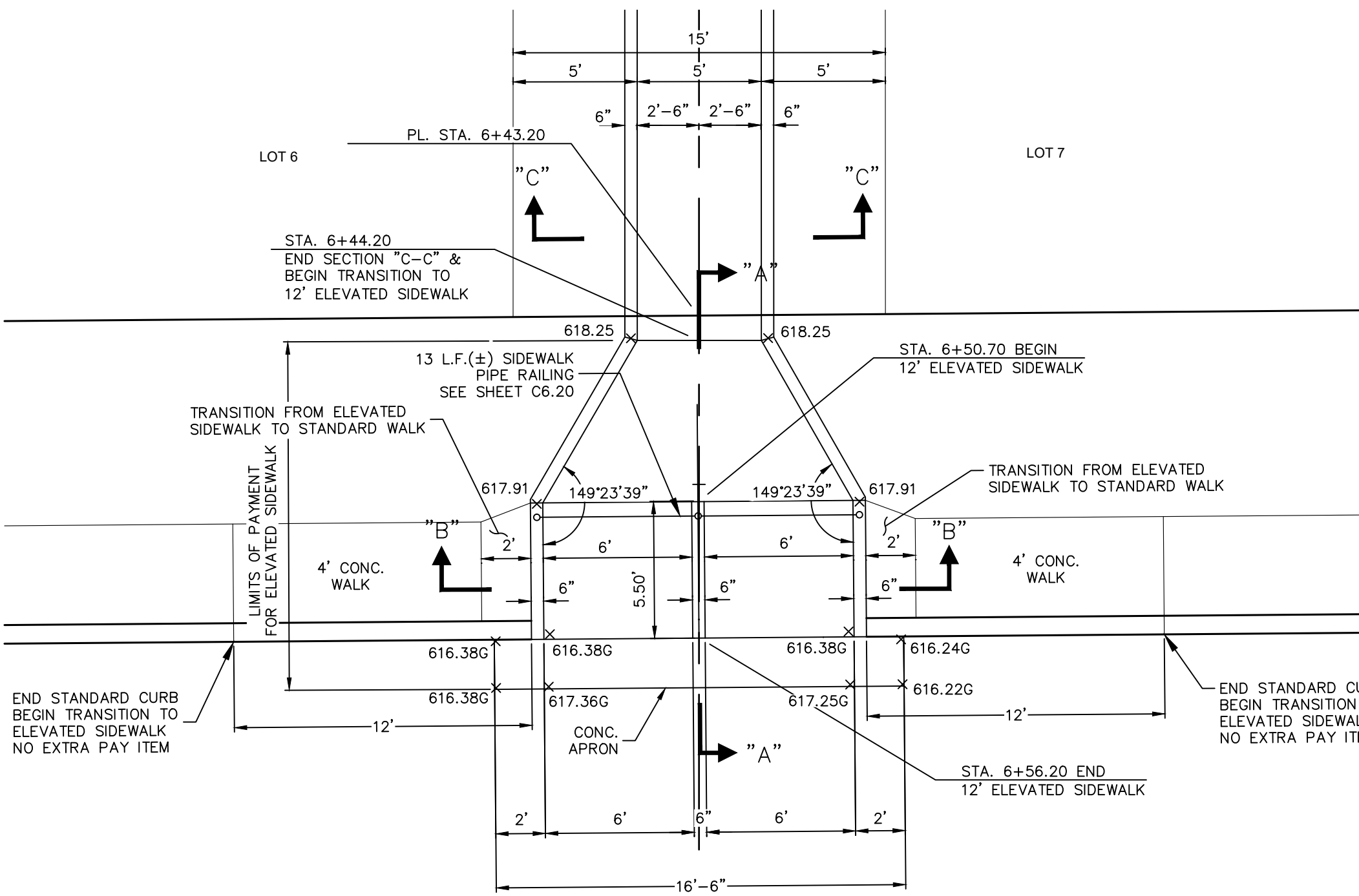
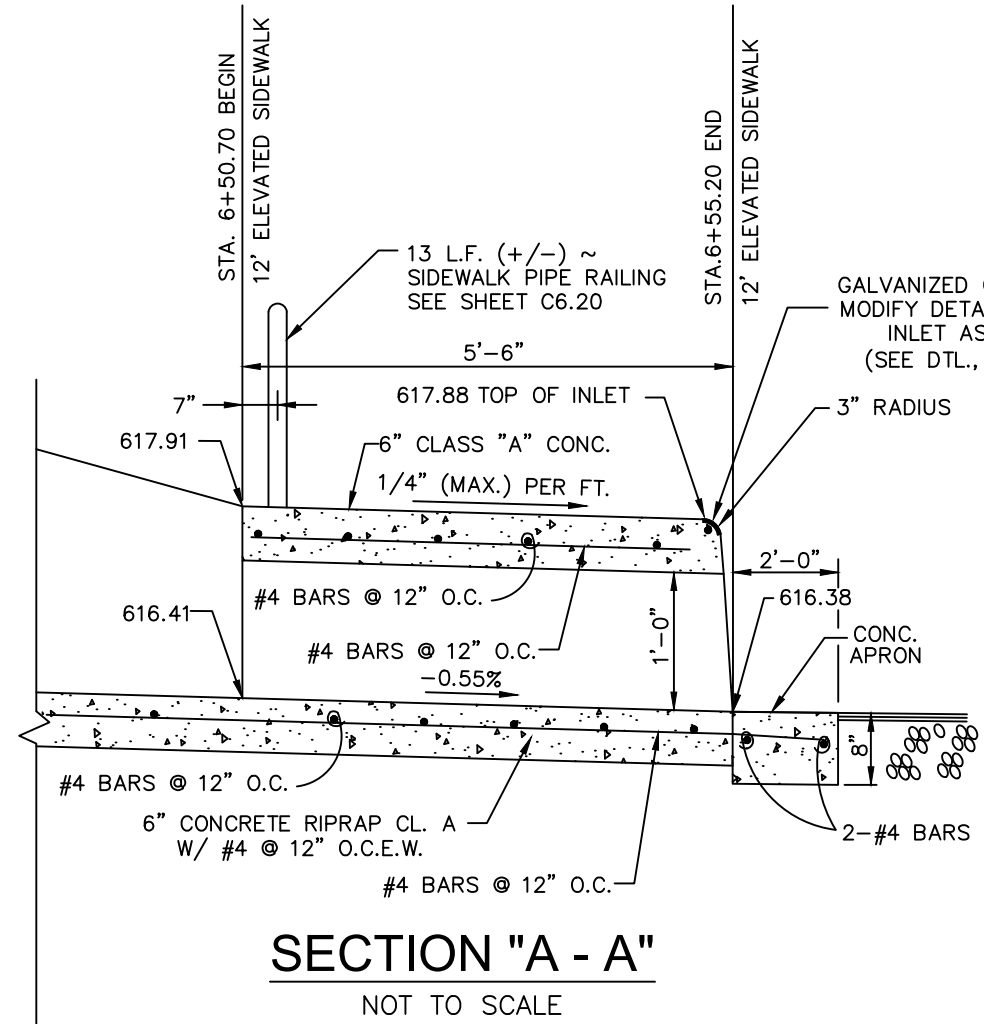
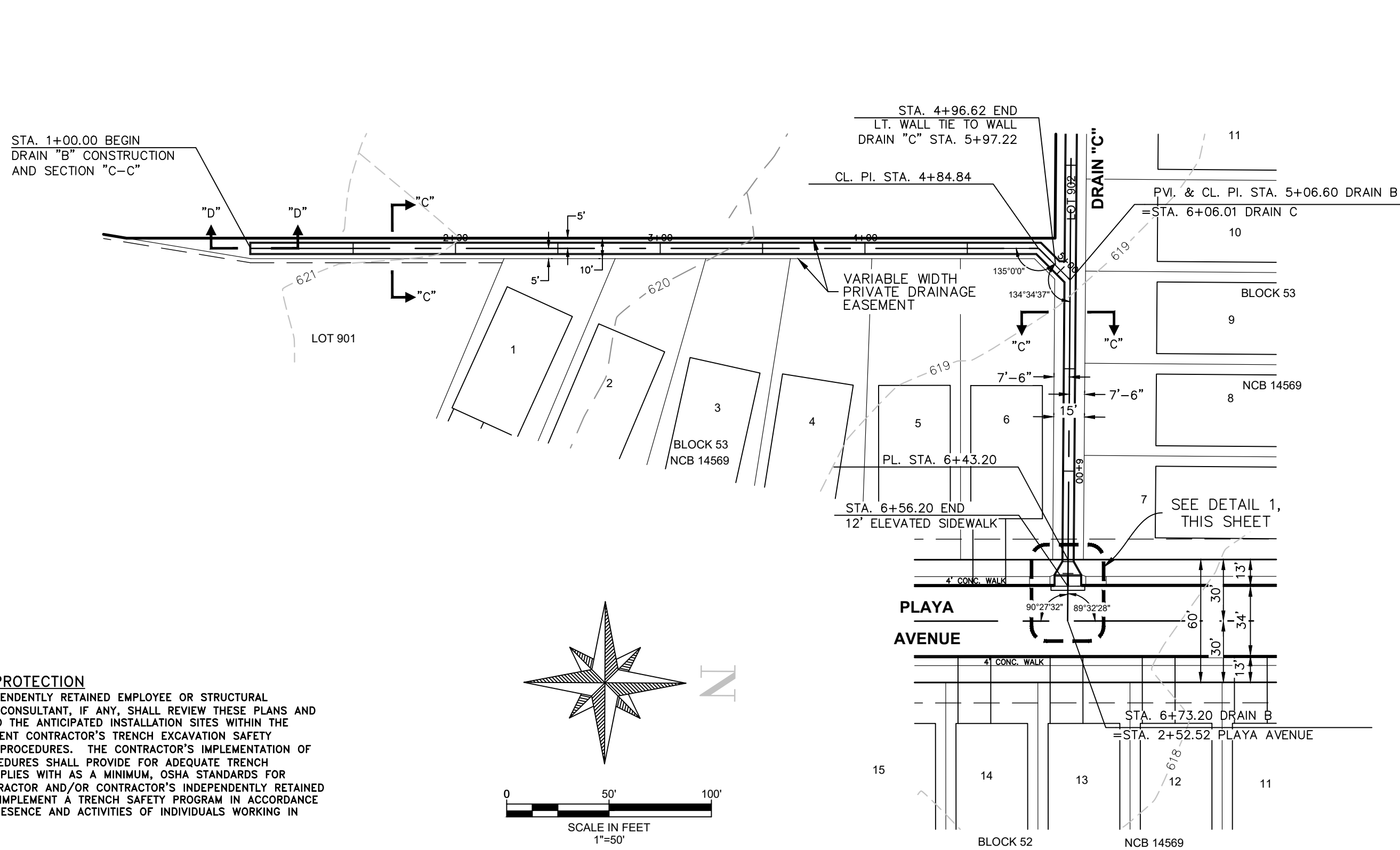
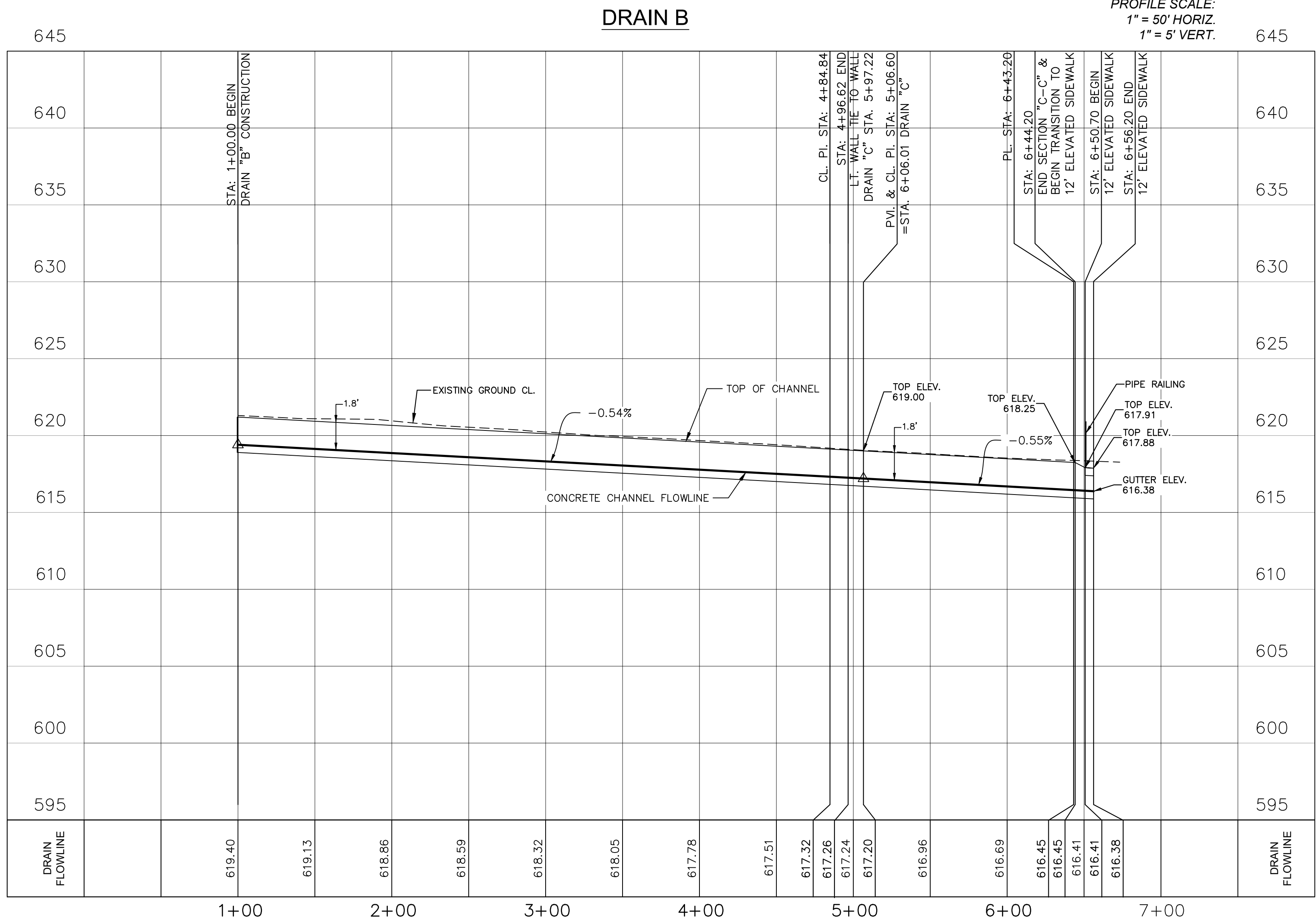
PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
DRAIN A

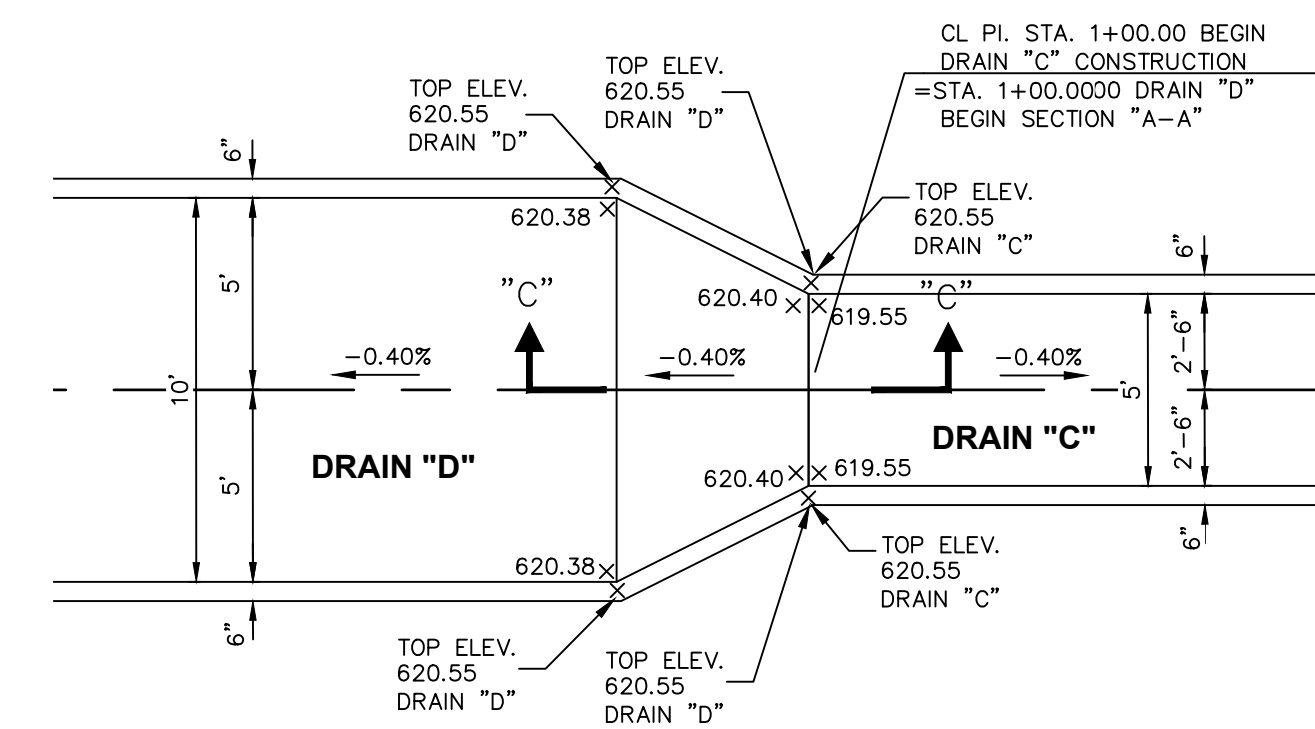
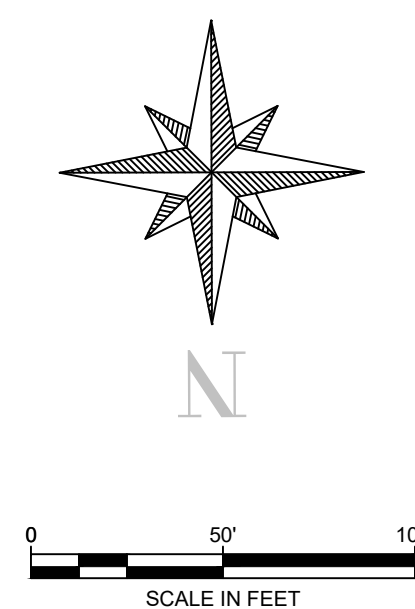
SHEET **C6.12**

TRENCH EXCAVATION SAFETY PROTECTION
 CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

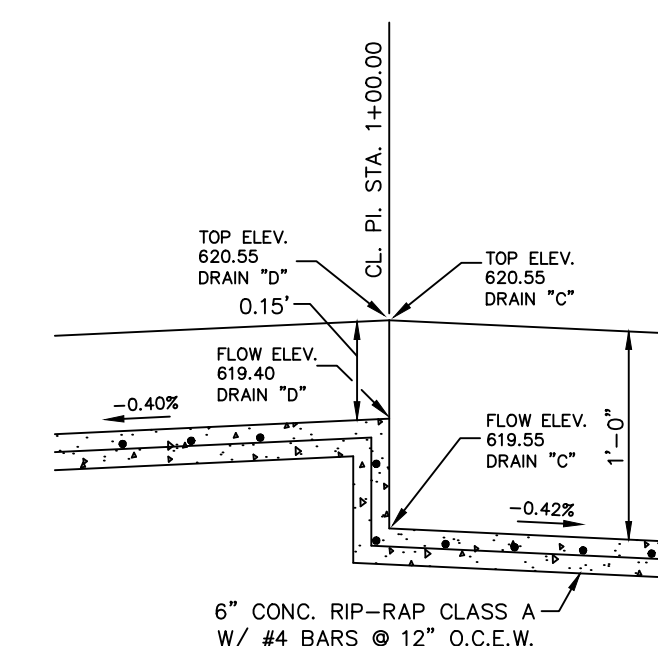
SEE STORM WATER
 MANAGEMENT PLAN FOR
 HY-8 VERIFICATION OF CURB
 OPENING SIZE



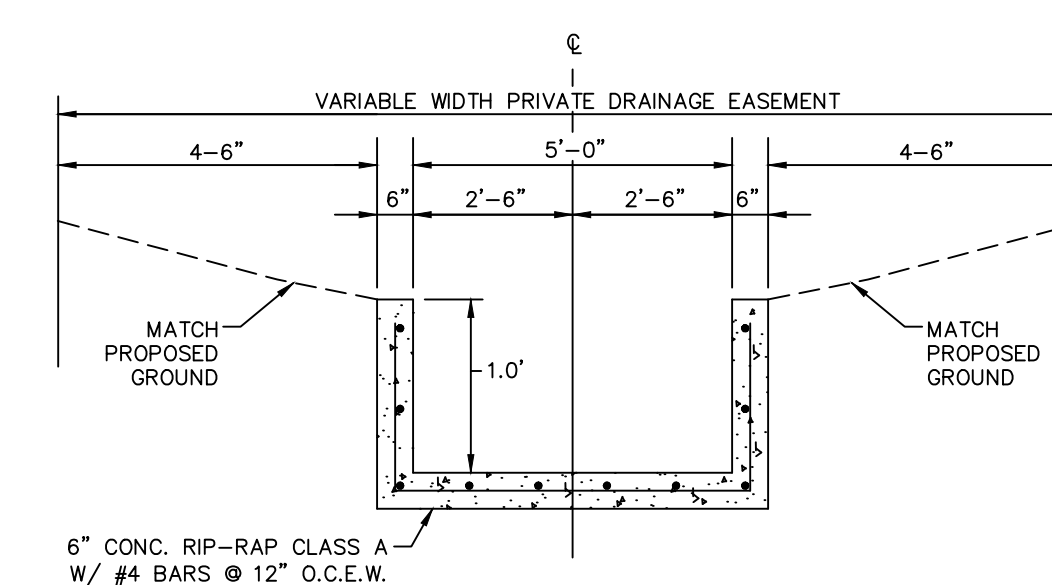
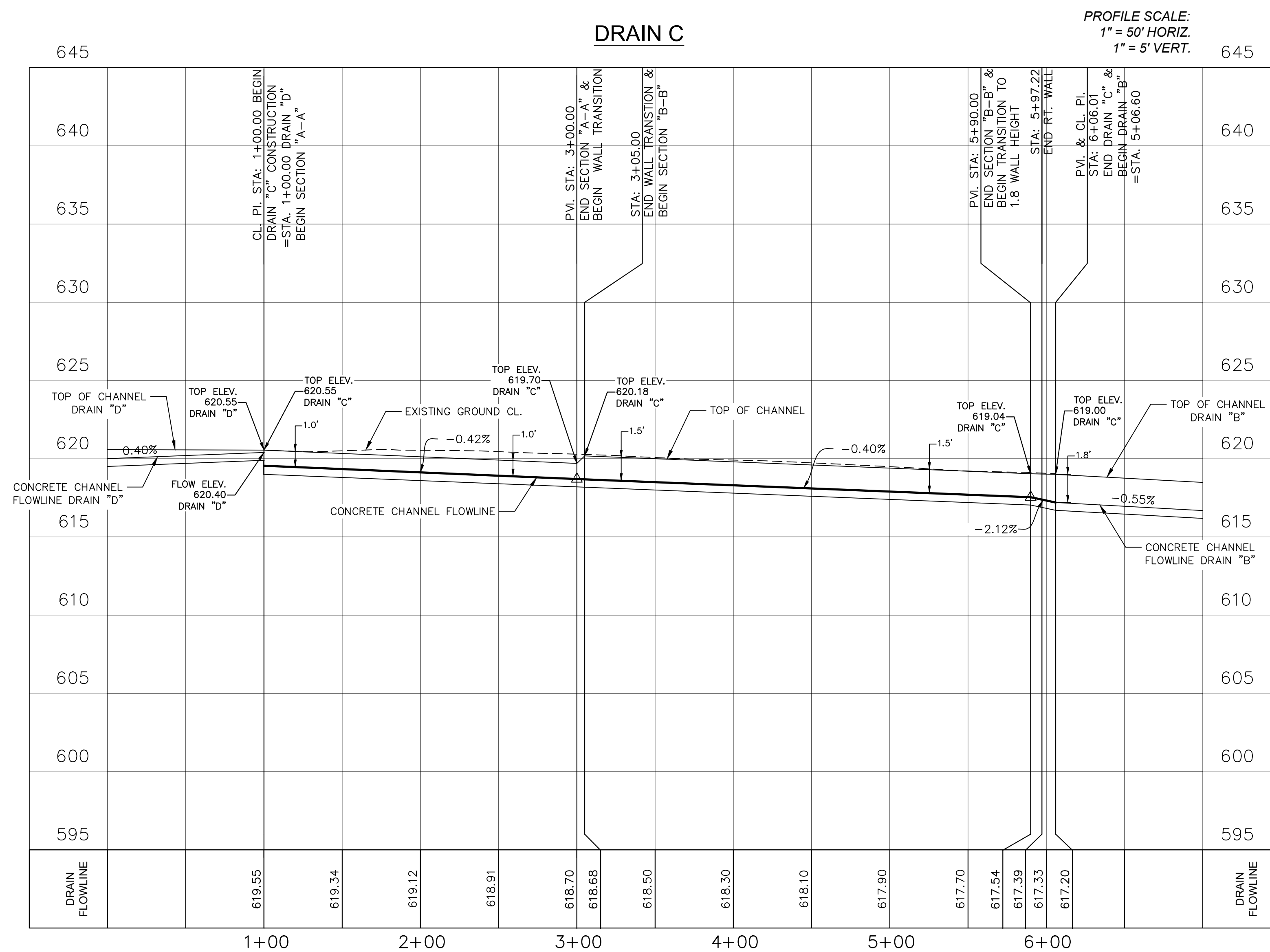
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT AREA AND ADVISE THE CONTRACTOR OF ANY SPECIAL CONSIDERATIONS FOR THE PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH PROTECTION AND SAFETY FOR ALL PERSONNEL WORKING IN THE PRESENCE AND ACTIVITIES OF THE TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE STANDARD PRACTICES AND PROCEDURES FOR THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



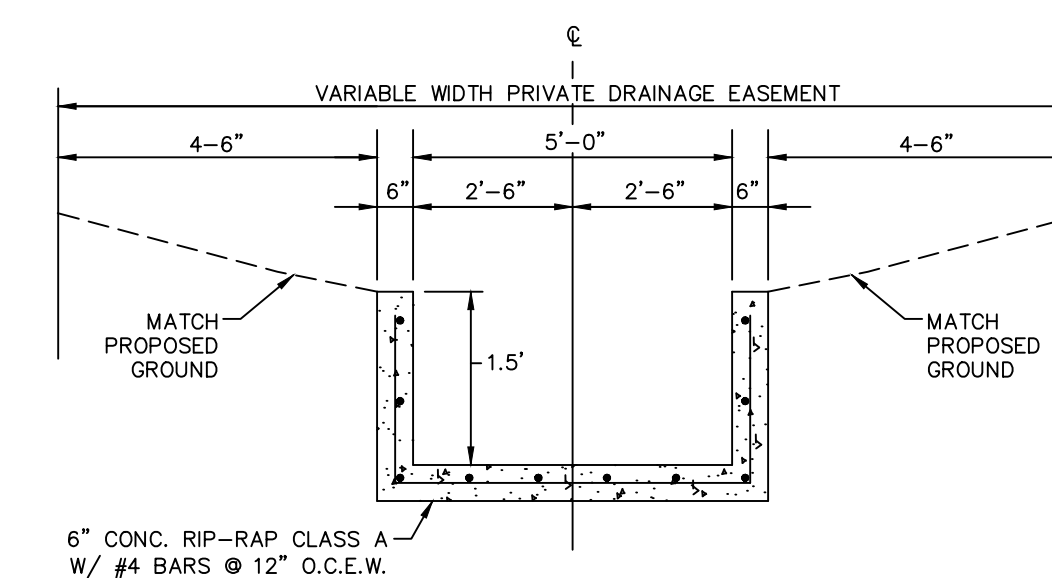
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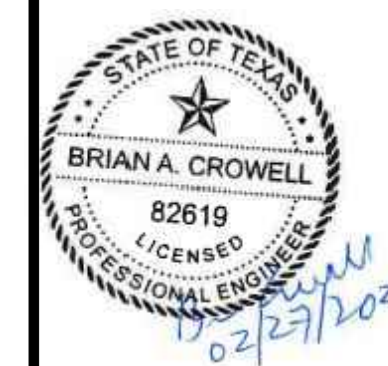
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SECTION "A-A"
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STA. 1+00.00 - STA. 3+00.



SECTION "B-B"
NOT TO SCALE
STA. 3+05.00 - STA. 5+90.00

[illegible]

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(210) 581-1111 | TBE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

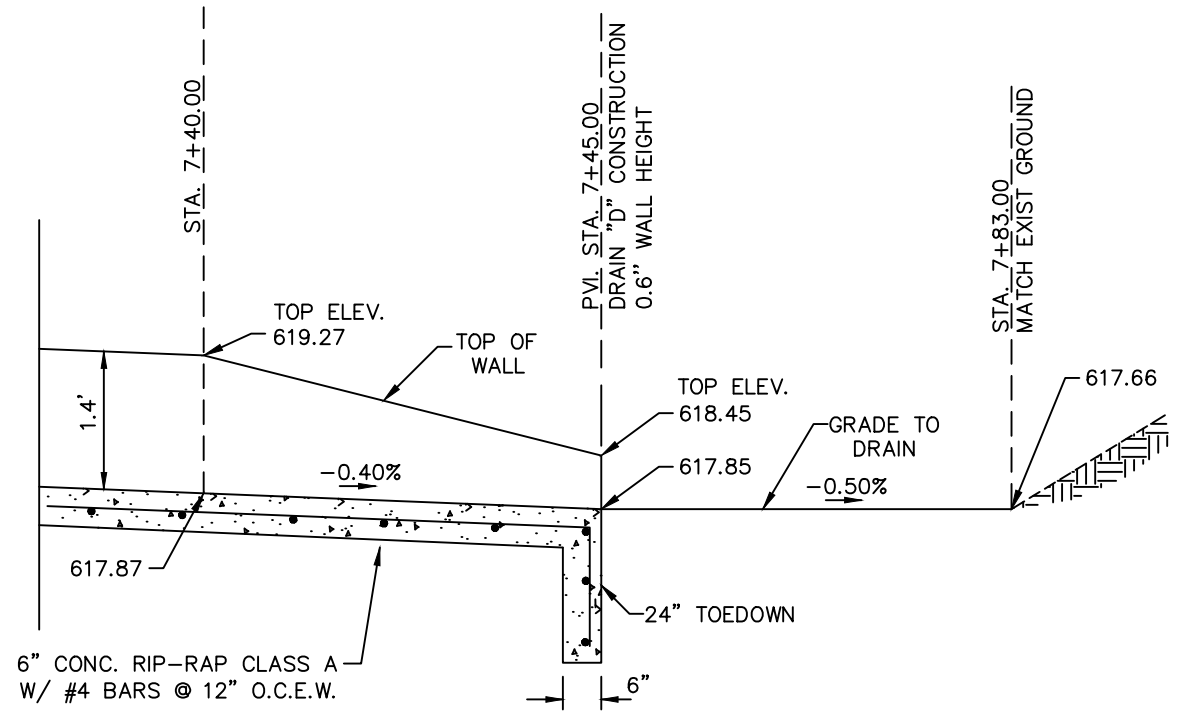
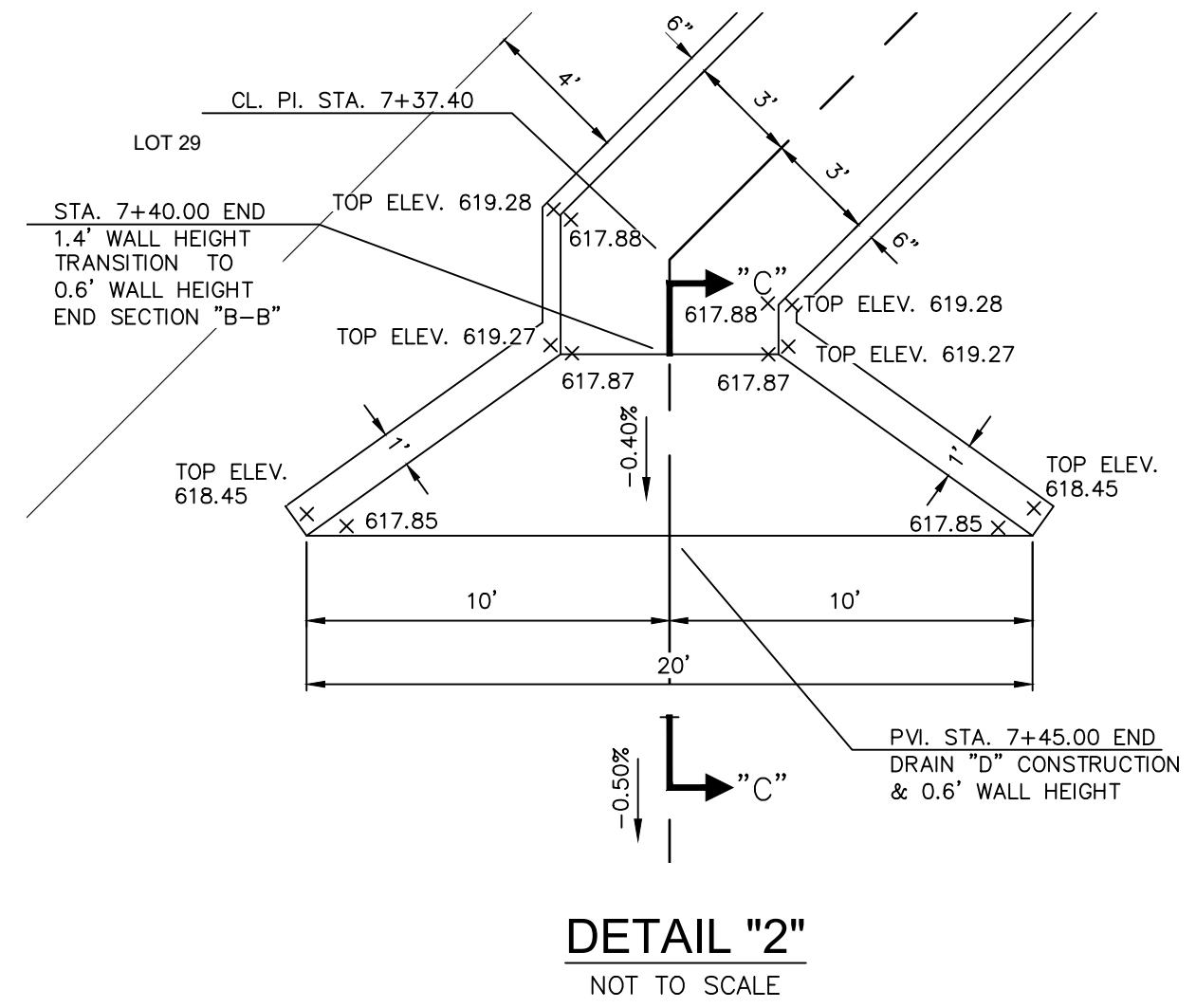
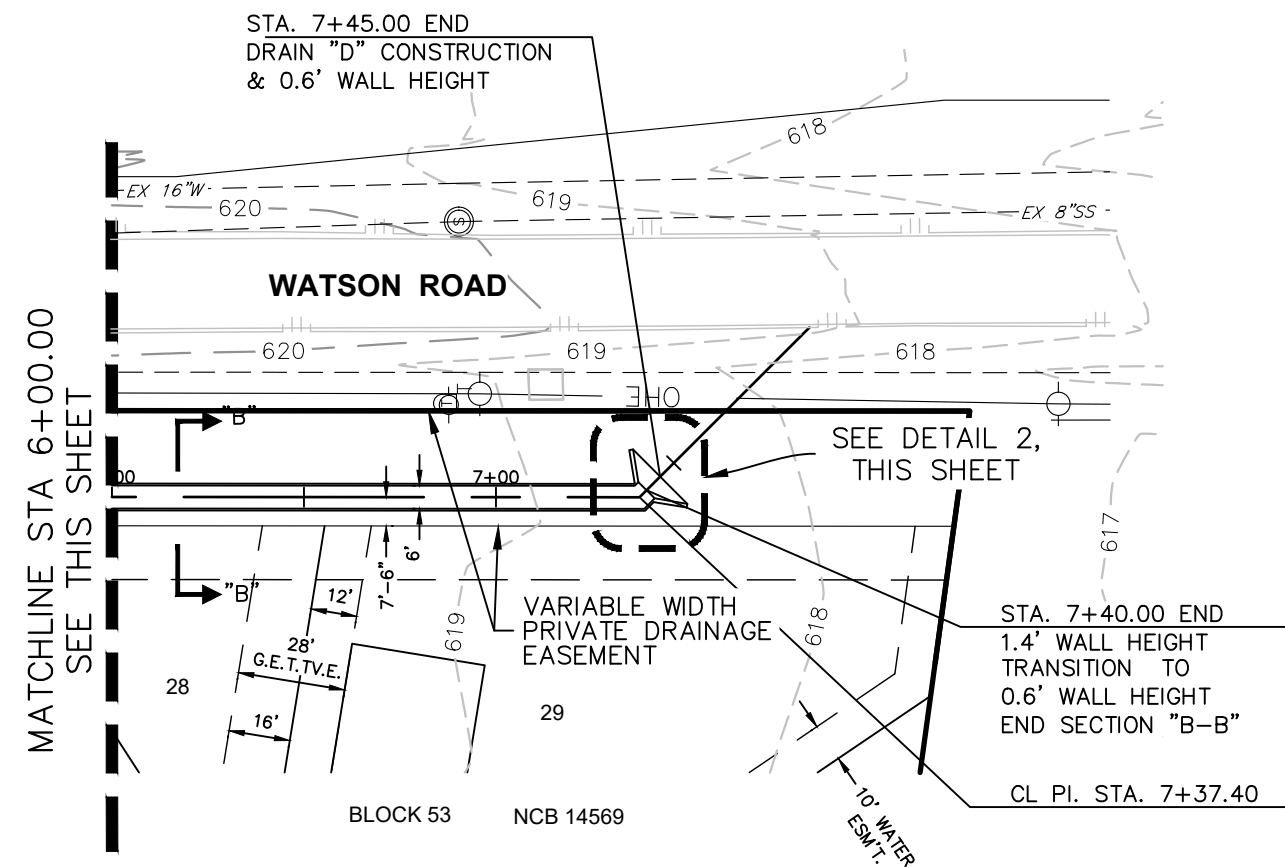
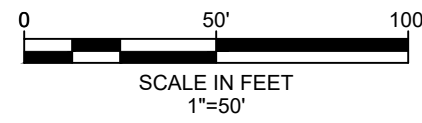
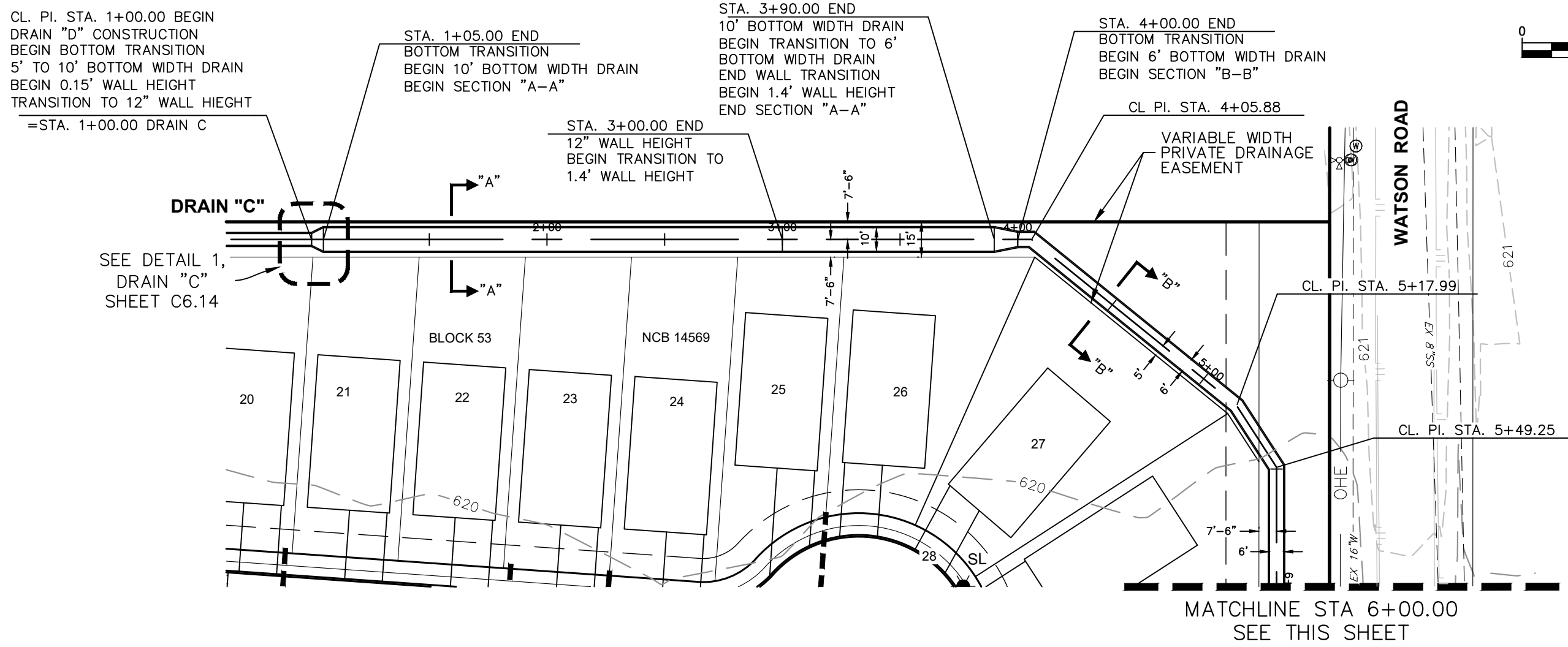
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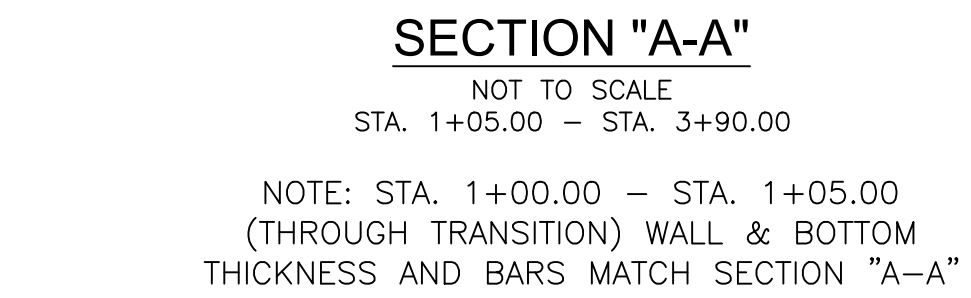
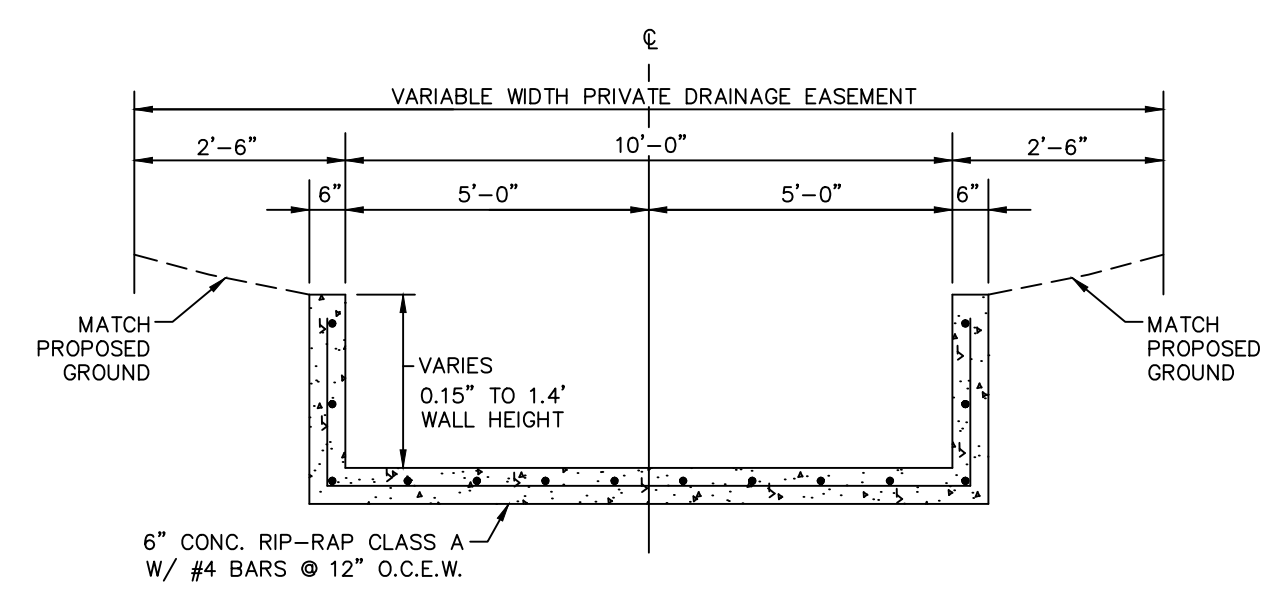
VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
DRAIN C

SHEET C6.14

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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

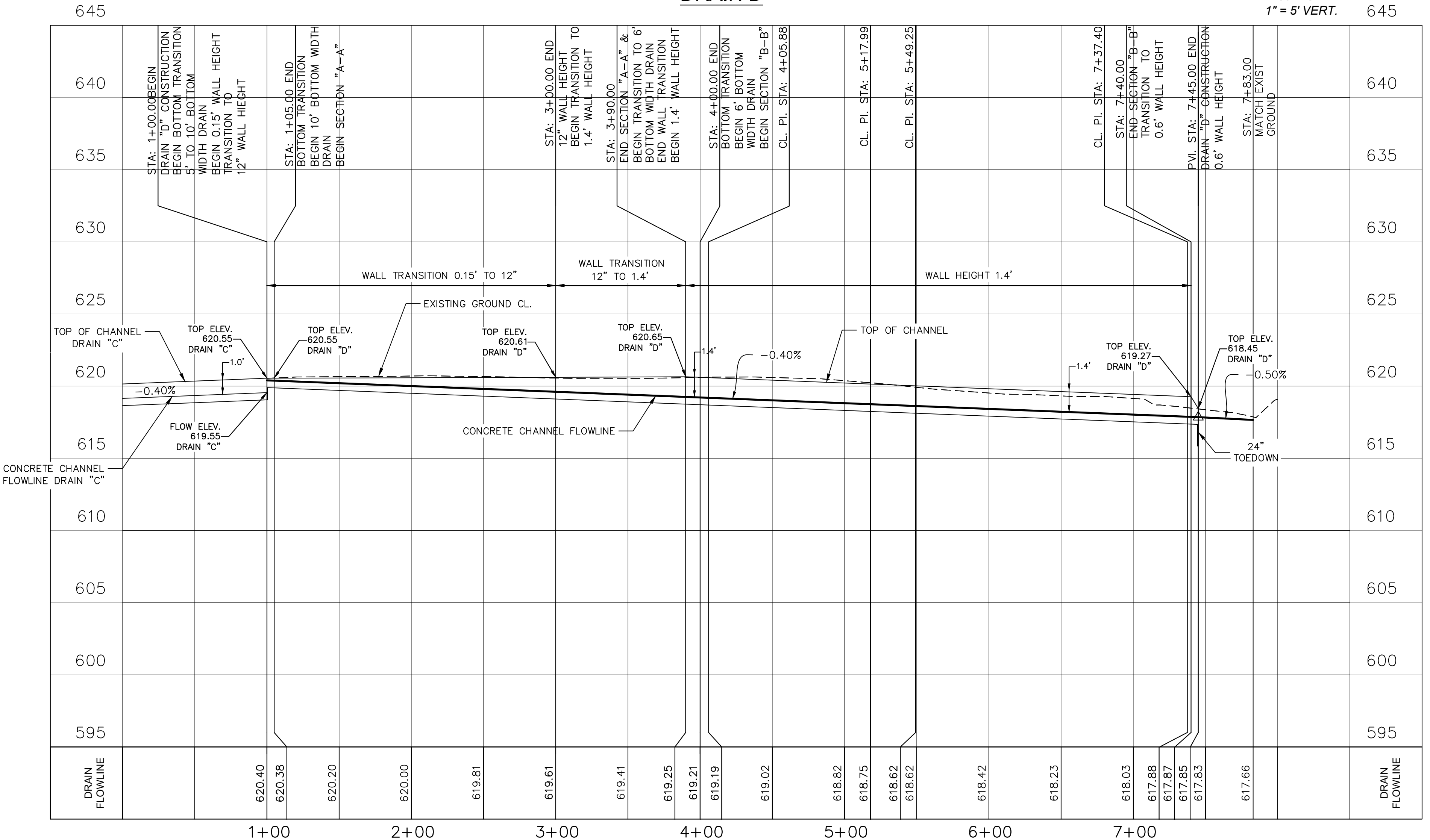


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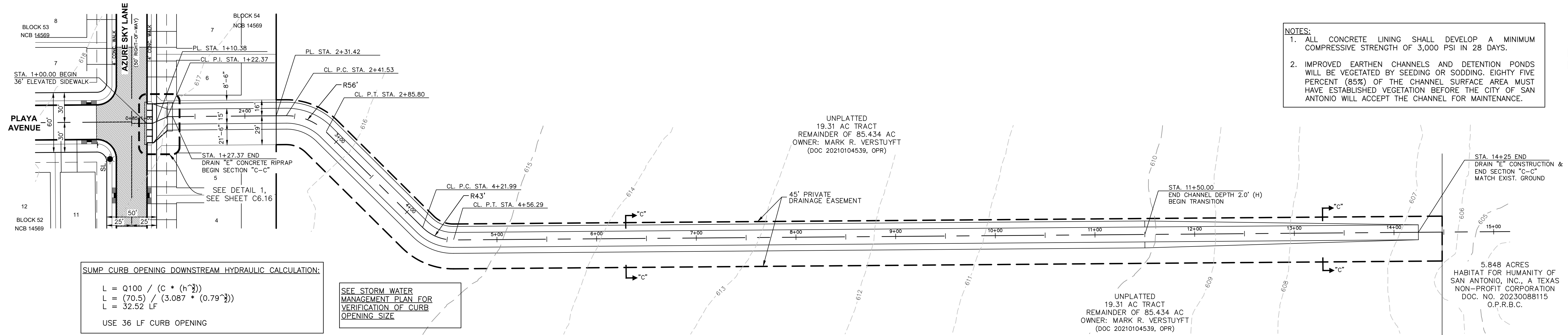


DRAIN D

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



CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND MAKE AVAILABLE TO THE PROJECT SUPERVISOR AND THE PROJECT SUPERVISOR SHALL BE RESPONSIBLE FOR THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION AND TRENCH EXCAVATION WORKING CONDITIONS FOR ALL TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE FOLLOWING: THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



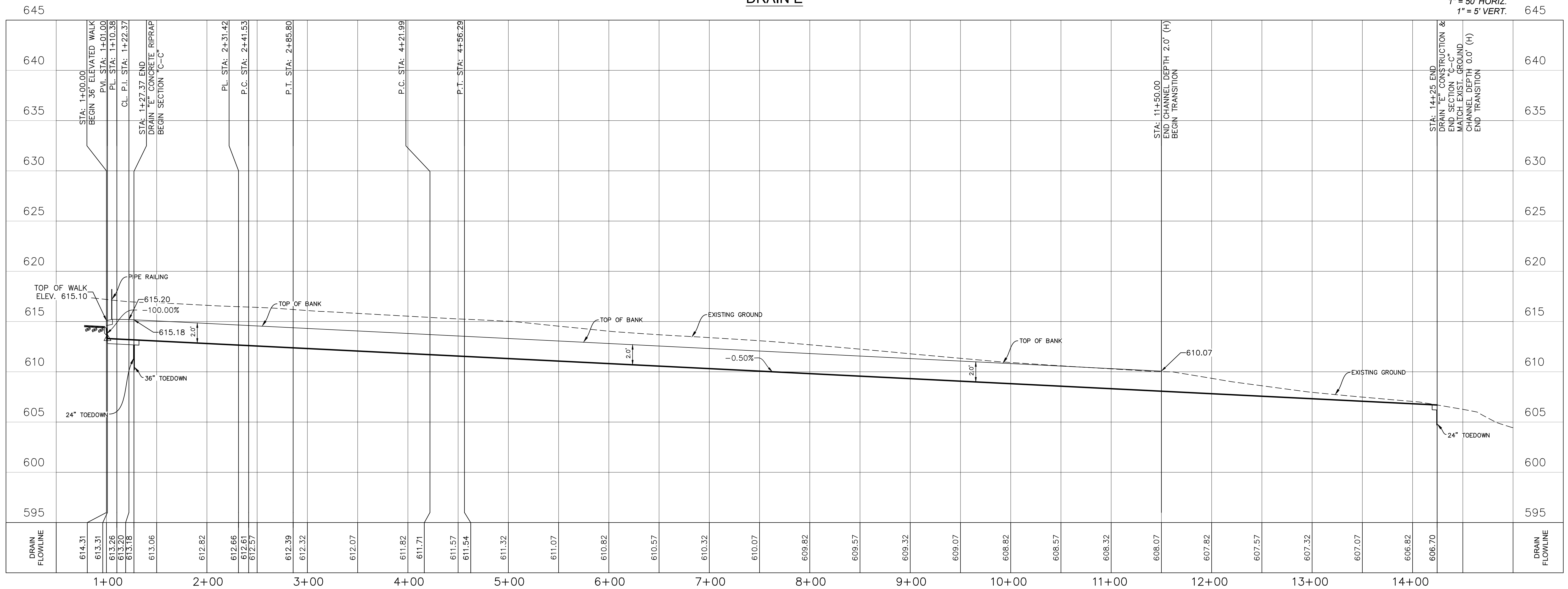
NOTES:

1. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS.
2. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY FIVE PERCENT (85%) OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.



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



VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

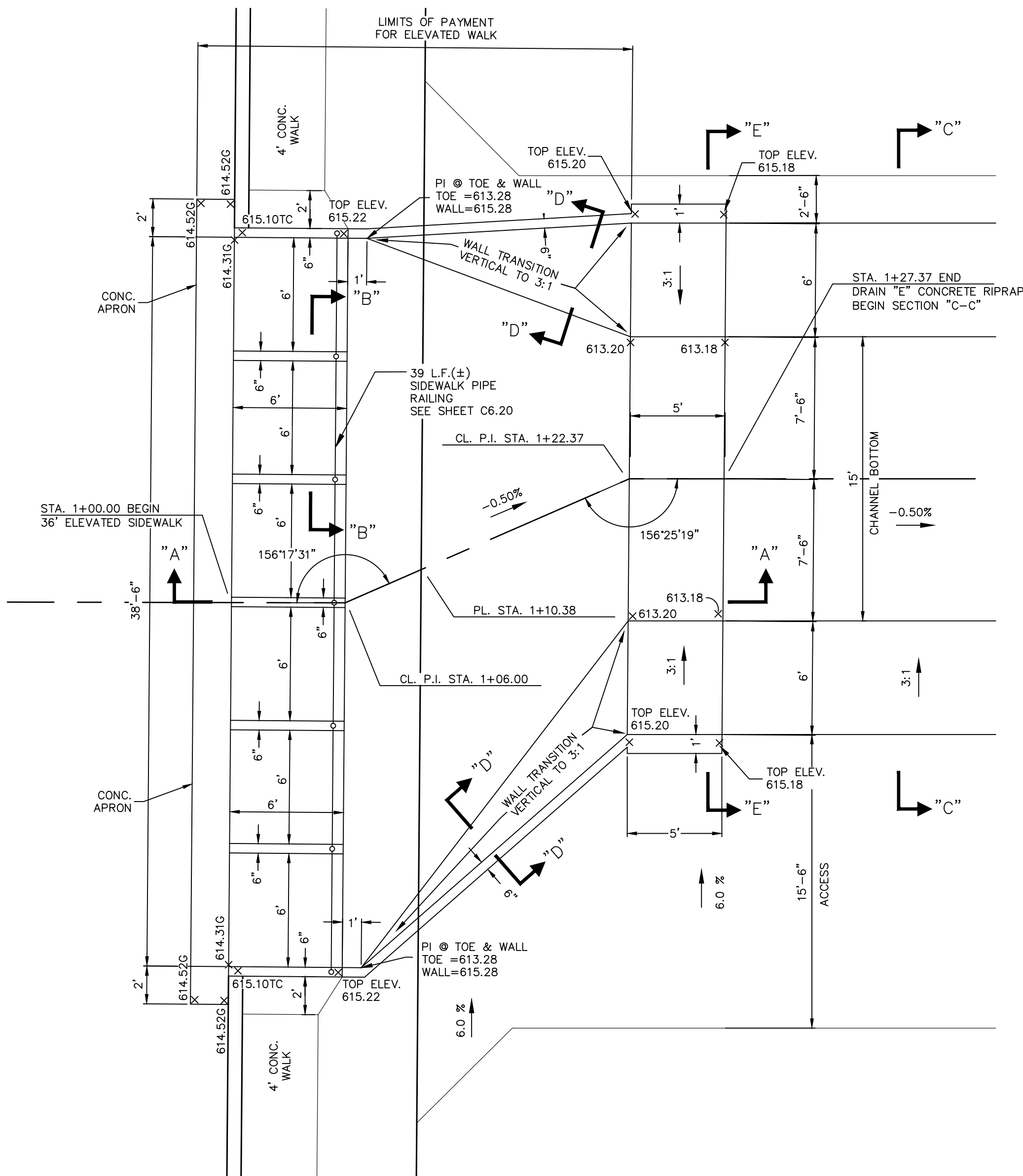
DRAIN E

C6.16

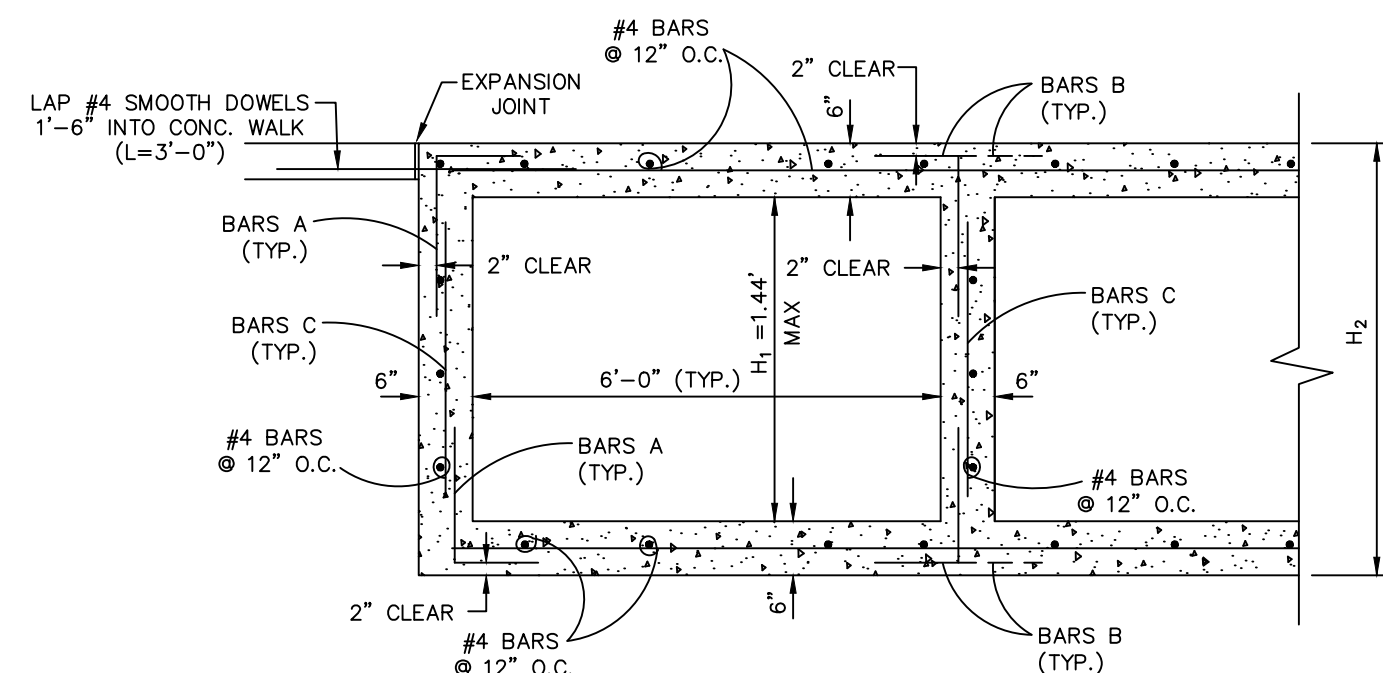
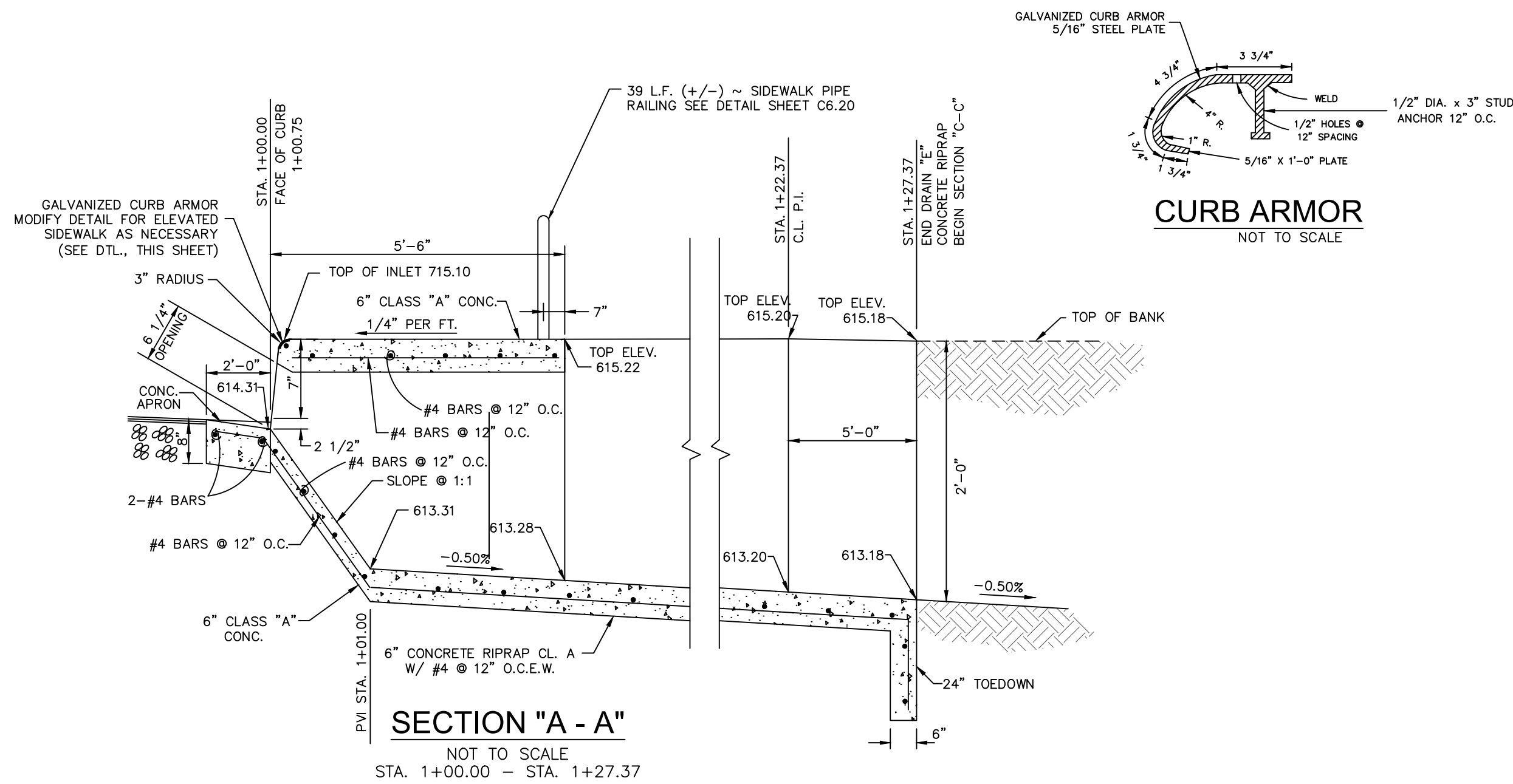
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File: P:\08\2024\124207 MI Homes - Verano Farms, Unit 1\Civil 3D\Dwg\Engineer\124207_C6.16-C6.17-Drain Edwg

Dates: Feb 28, 2025 9:03am User ID: jae.macias
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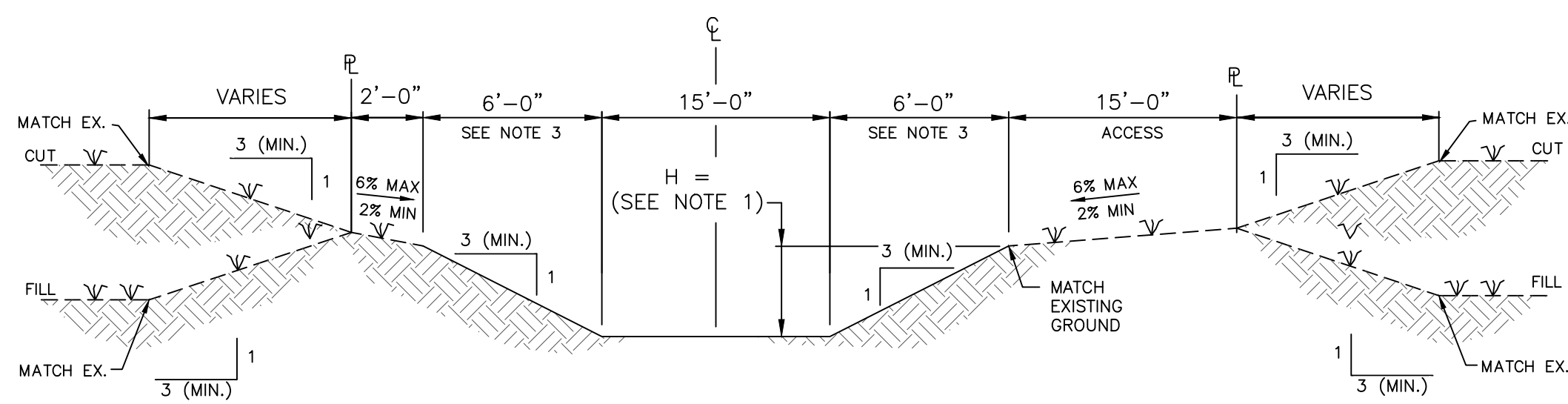
TRENCH EXCAVATION SAFETY PROTECTION
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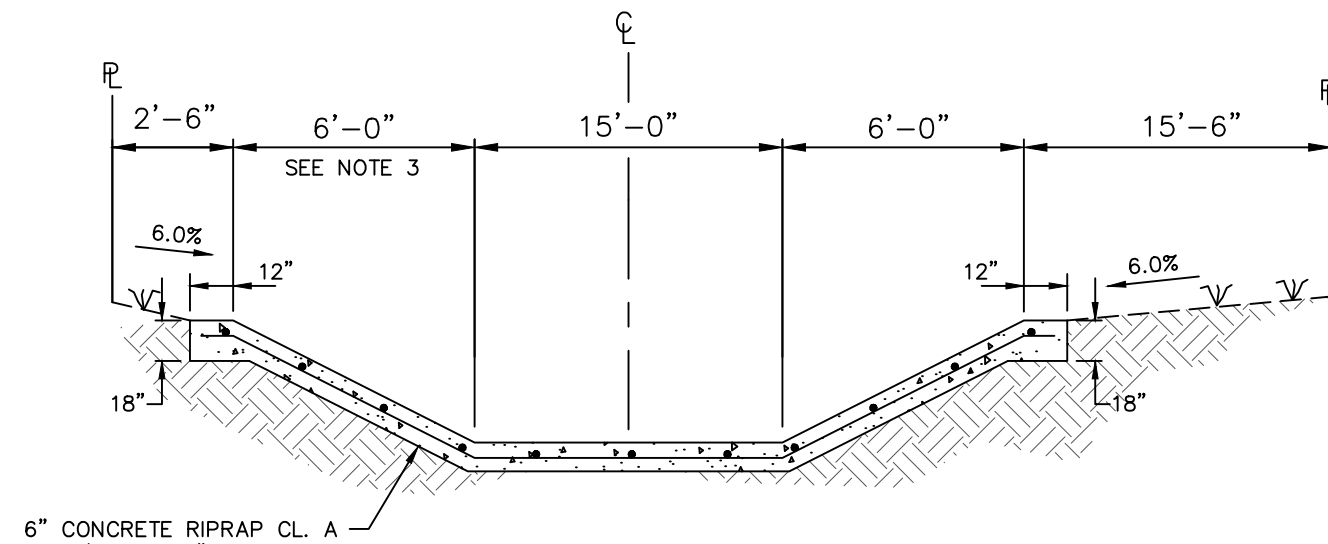
DETAIL "1"
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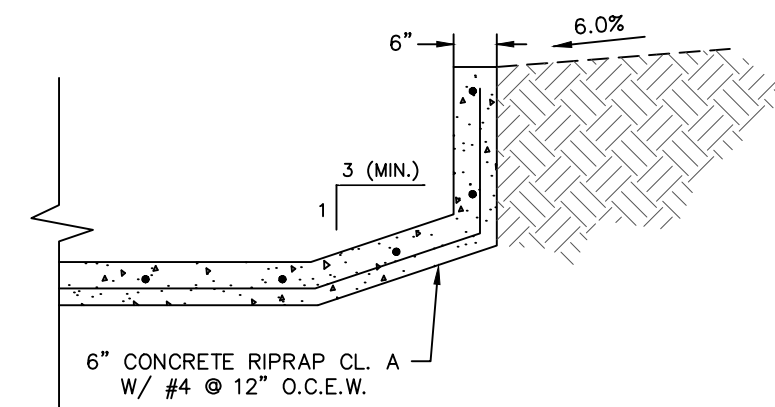
SECTION "B-B"
NOT TO SCALE
STA. 1+00.00 - STA. 1+06.00



SECTION "C-C"
NOT TO SCALE
STA. 1+27.37 - STA. 14+25.00



SECTION "E-E"
NOT TO SCALE
STA. 1+22.37 - STA. 1+27.37



SECTION "D-D"
NOT TO SCALE

NOTES:

1. H=2.0' STA: 1+27.37 THROUGH 11+50.00(±)
H=TRANSITION: 2.0' @ STA: 11+50.00 (±) TO 0.0' @ STA 14+25.00
2. OBJECTIVE IS TO MINIMIZE CUT IF WITHIN 15' ACCESS, APPLY 6% MAX FROM STA: 1+27.37 THROUGH STA:11+50.10 (±)
3. WIDTH VARIES 6.0' FROM STA: 1+27.37 THROUGH 11+50.00
TRANSITIONS FROM 6.0' @ STA: 11+50.00 TO 0.0' @ STA:14+25.00
4. DO NOT CONSTRUCT ALONG PROPERTY LINE WITHIN 2.5' & 15.5' ACCESS FROM STA:11+50.00 THROUGH STA:14+25.00

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

DRAIN E DETAILS

SHEET **C6.17**

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

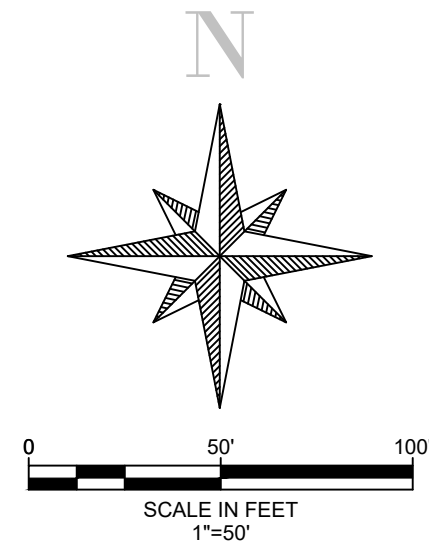
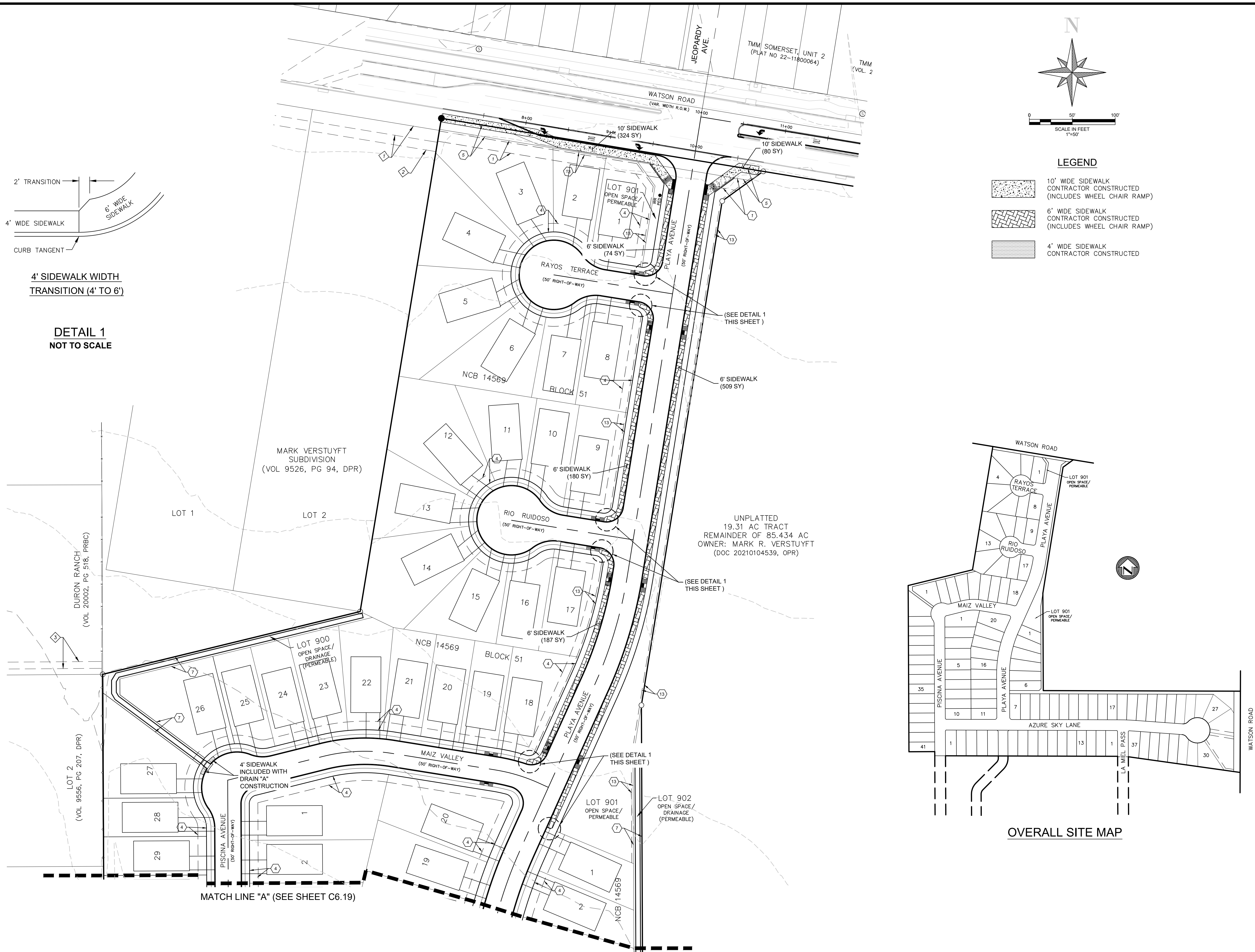
DRAFTED JM

CHECKED BC DESIGN BC



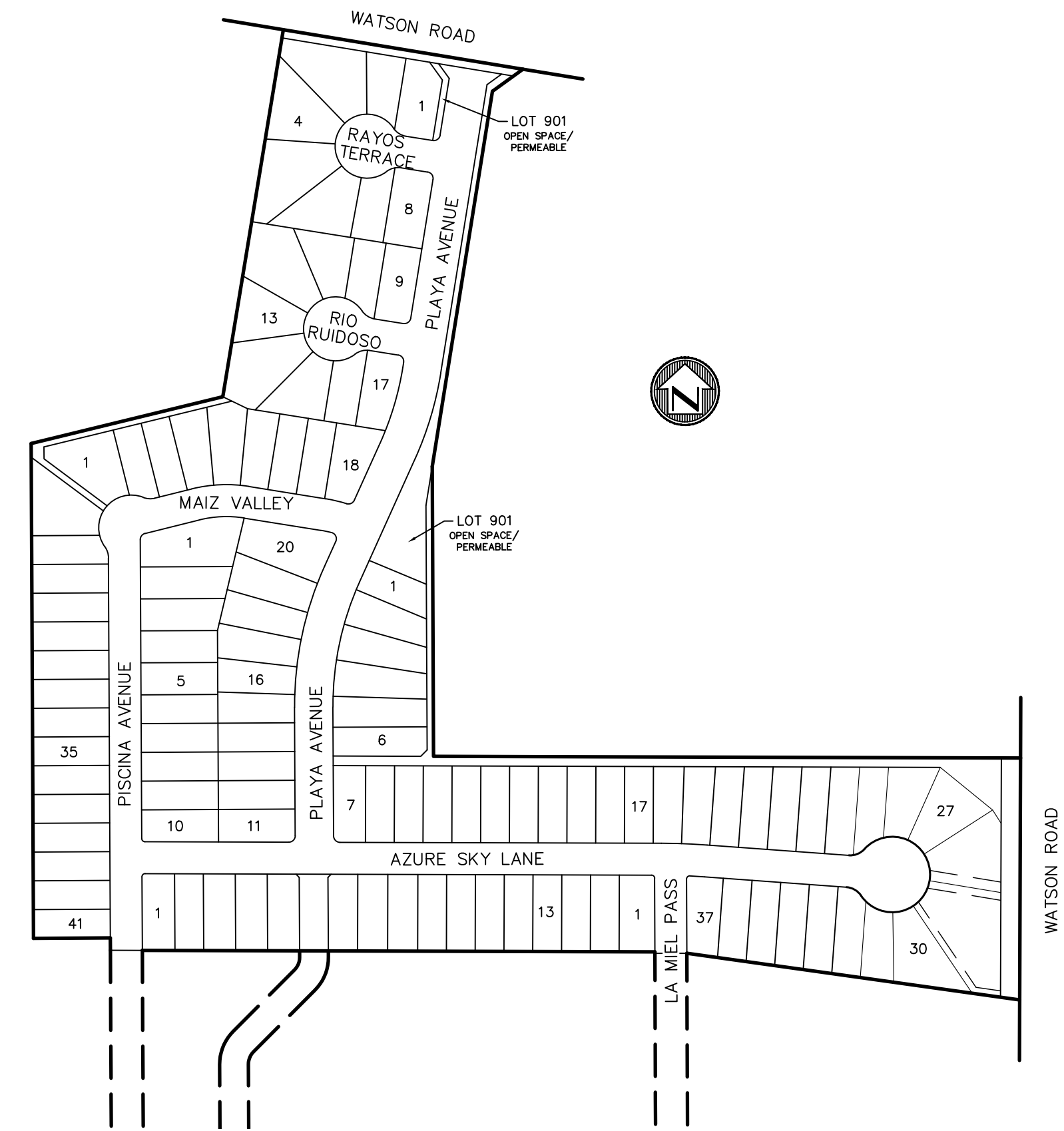
CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

Dates: Feb 28, 2025, 9:03am User ID: jae.macias
File: P:\065\2024\124207 MI Homes - Verano Farms - Unit 1\Civil 3D\DWG\Engineer\124207_C6.18-C6.19_Developer_Sidewalk_Plan.dwg



LEGEND

- 10' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED
(INCLUDES WHEEL CHAIR RAMP)
- 6' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED
(INCLUDES WHEEL CHAIR RAMP)
- 4' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED



OVERALL SITE MAP

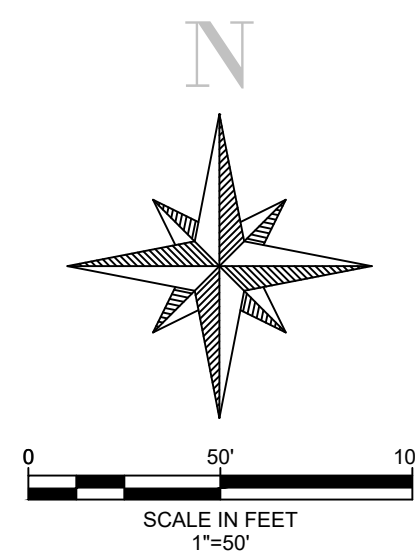
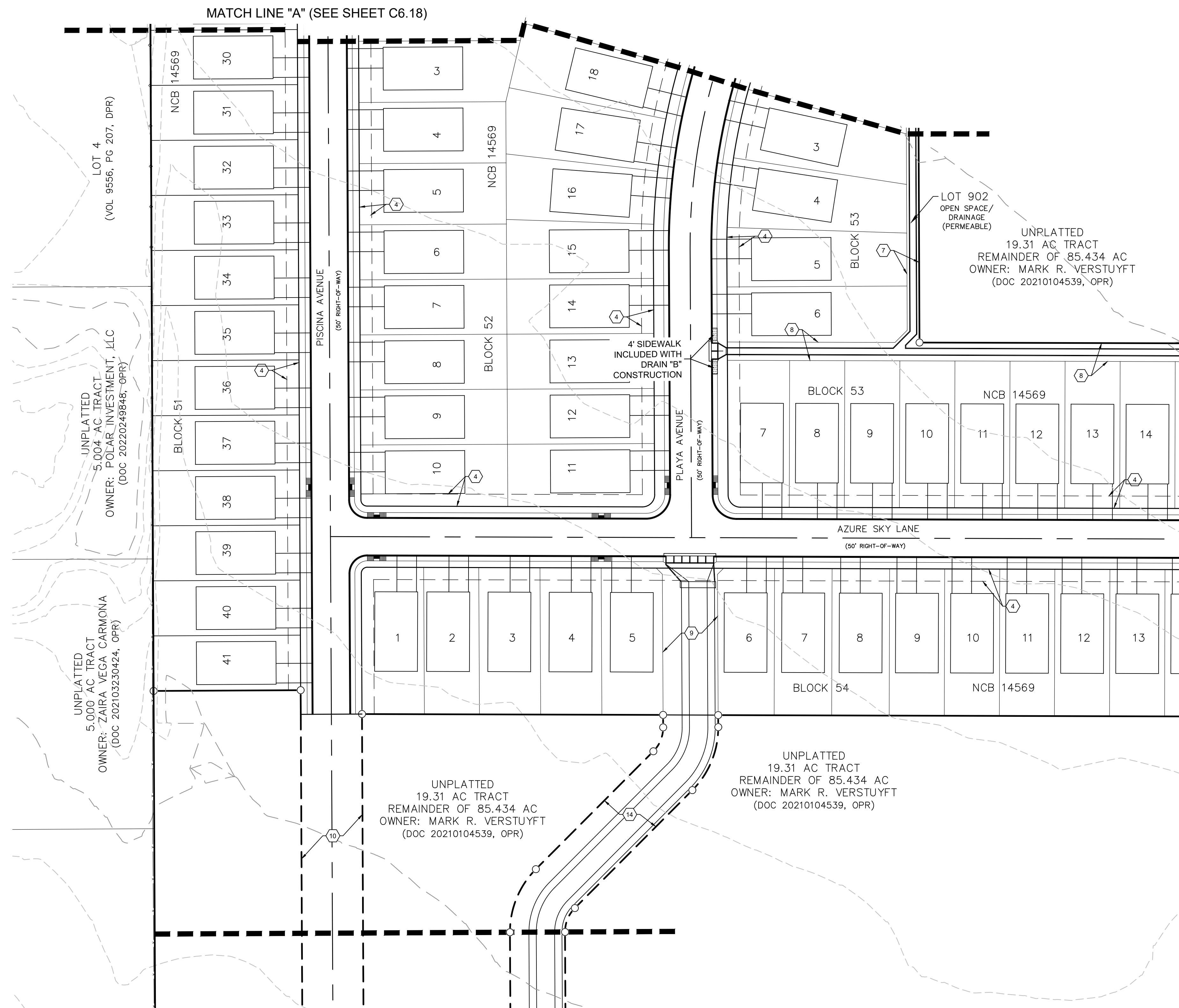
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

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ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

PLAT NO.	24-11800371
JOB NO.	124207.00
DATE	JANUARY 2025
DRAFTED	JM
CHECKED	BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
DEVELOPER SIDEWALK PLAN



LEGEND

- | | |
|---|--|
|  | 10' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED
(INCLUDES WHEEL CHAIR RAMP) |
|  | 6' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED
(INCLUDES WHEEL CHAIR RAMP) |
|  | 4' WIDE SIDEWALK
CONTRACTOR CONSTRUCTED |



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ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

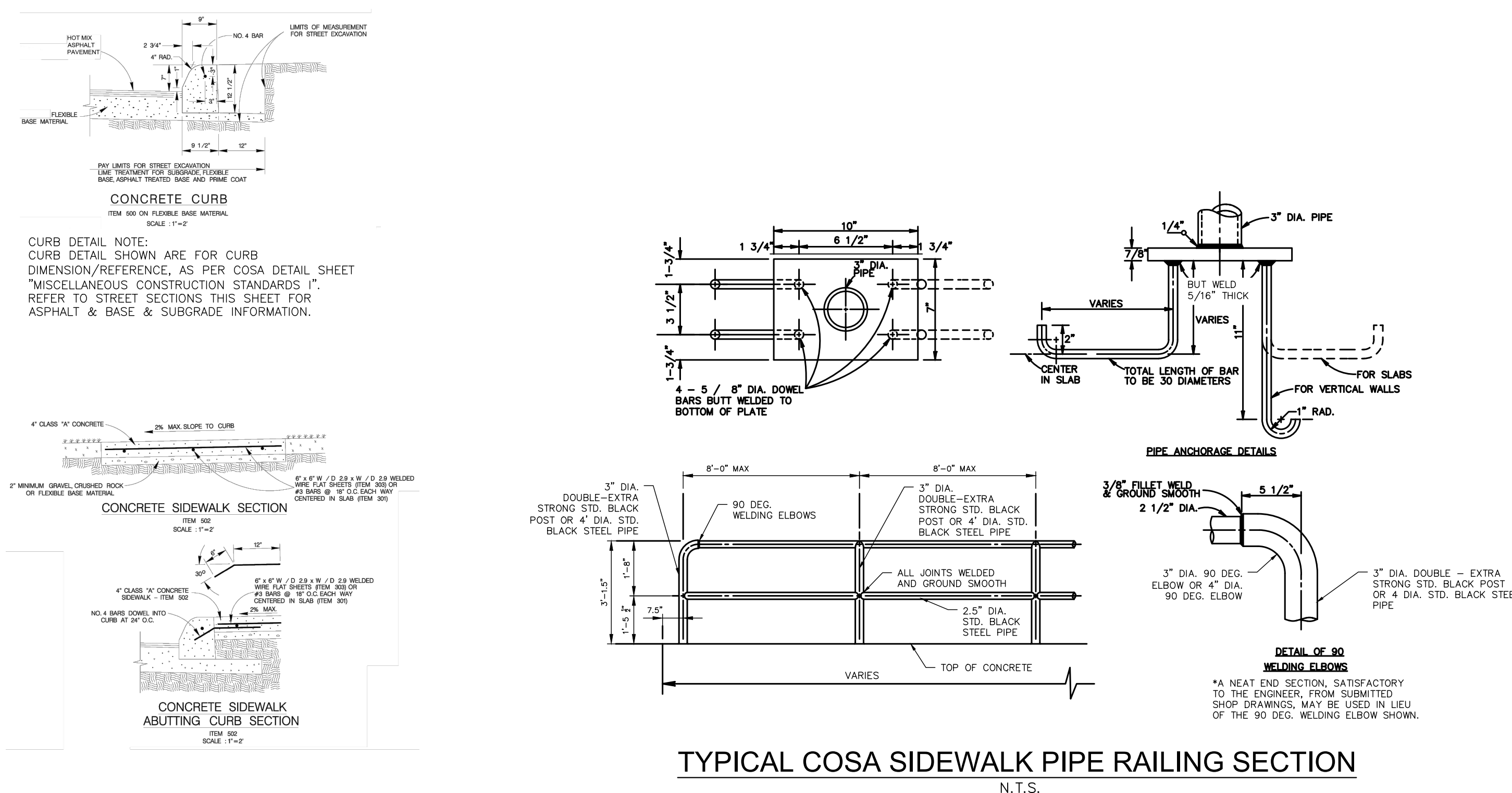
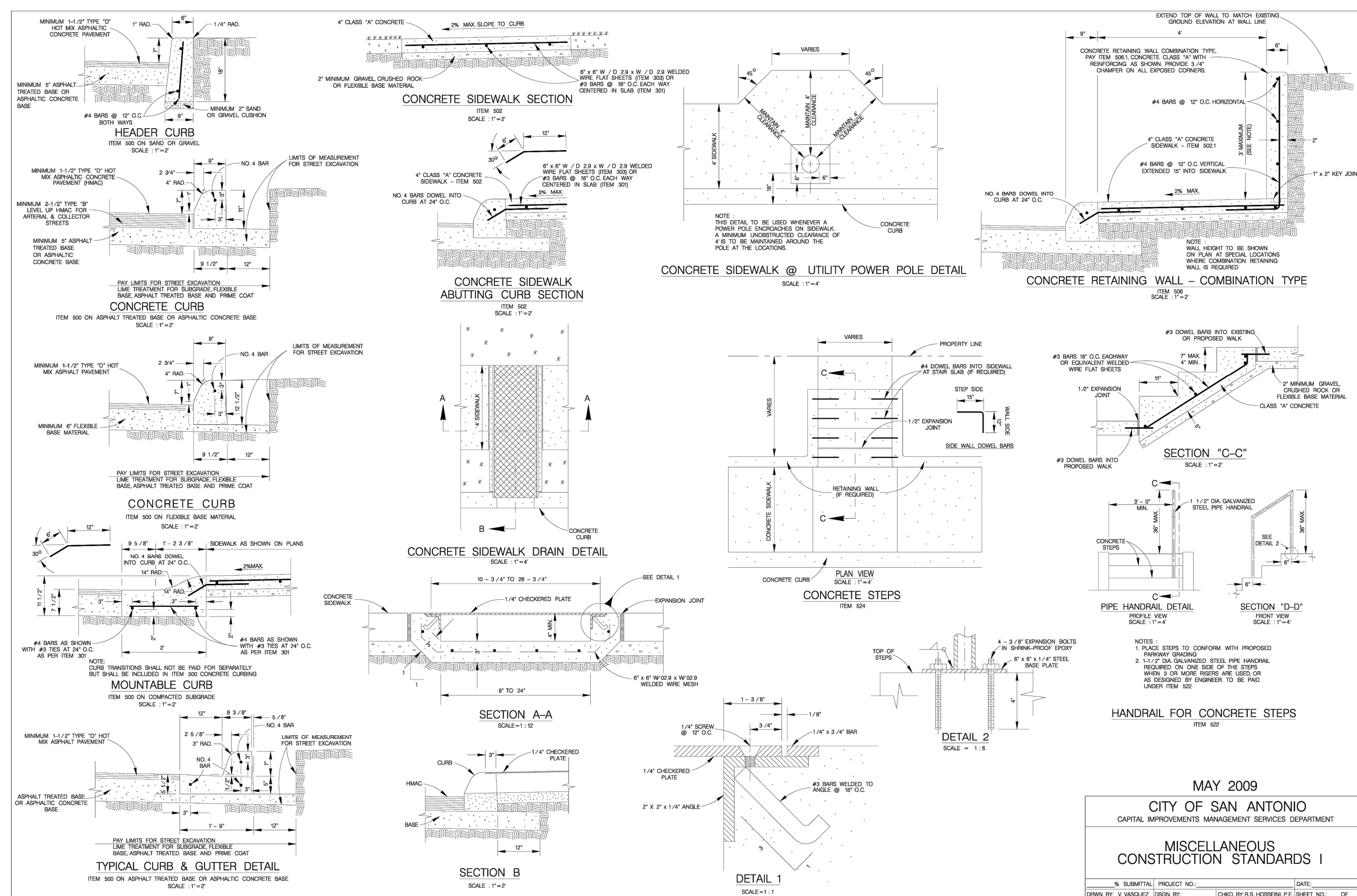
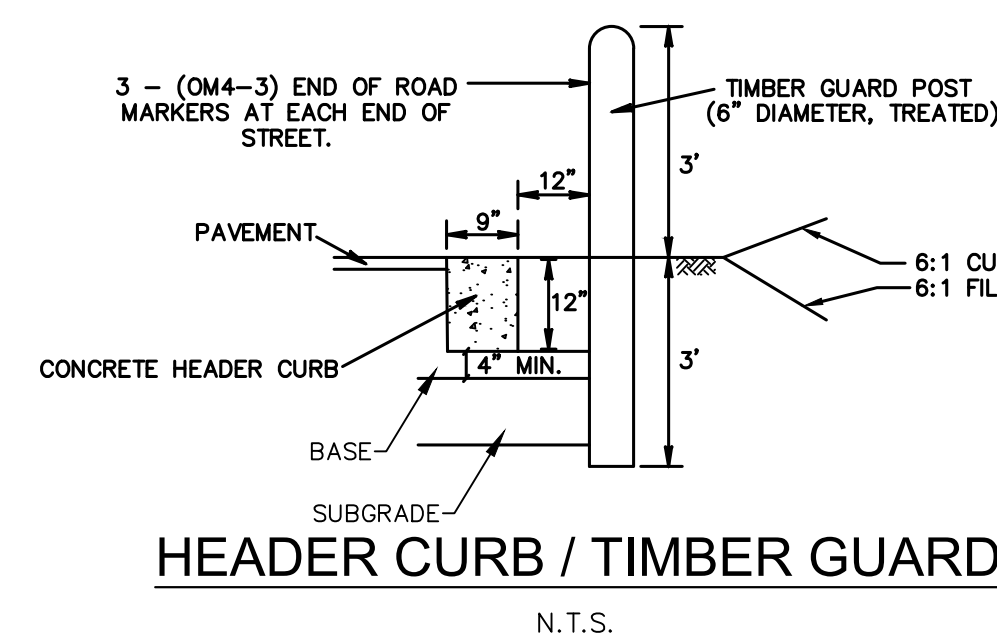
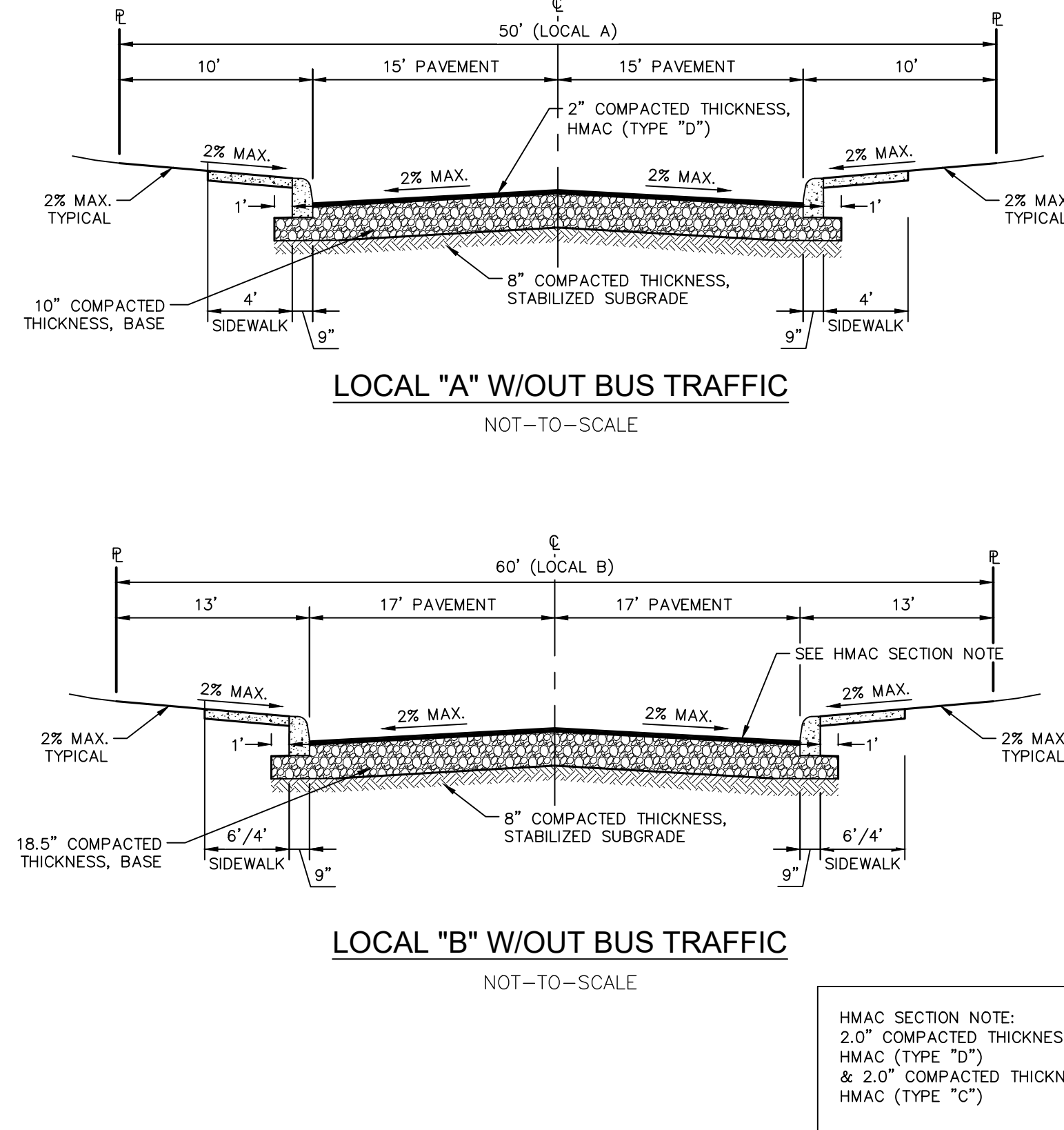
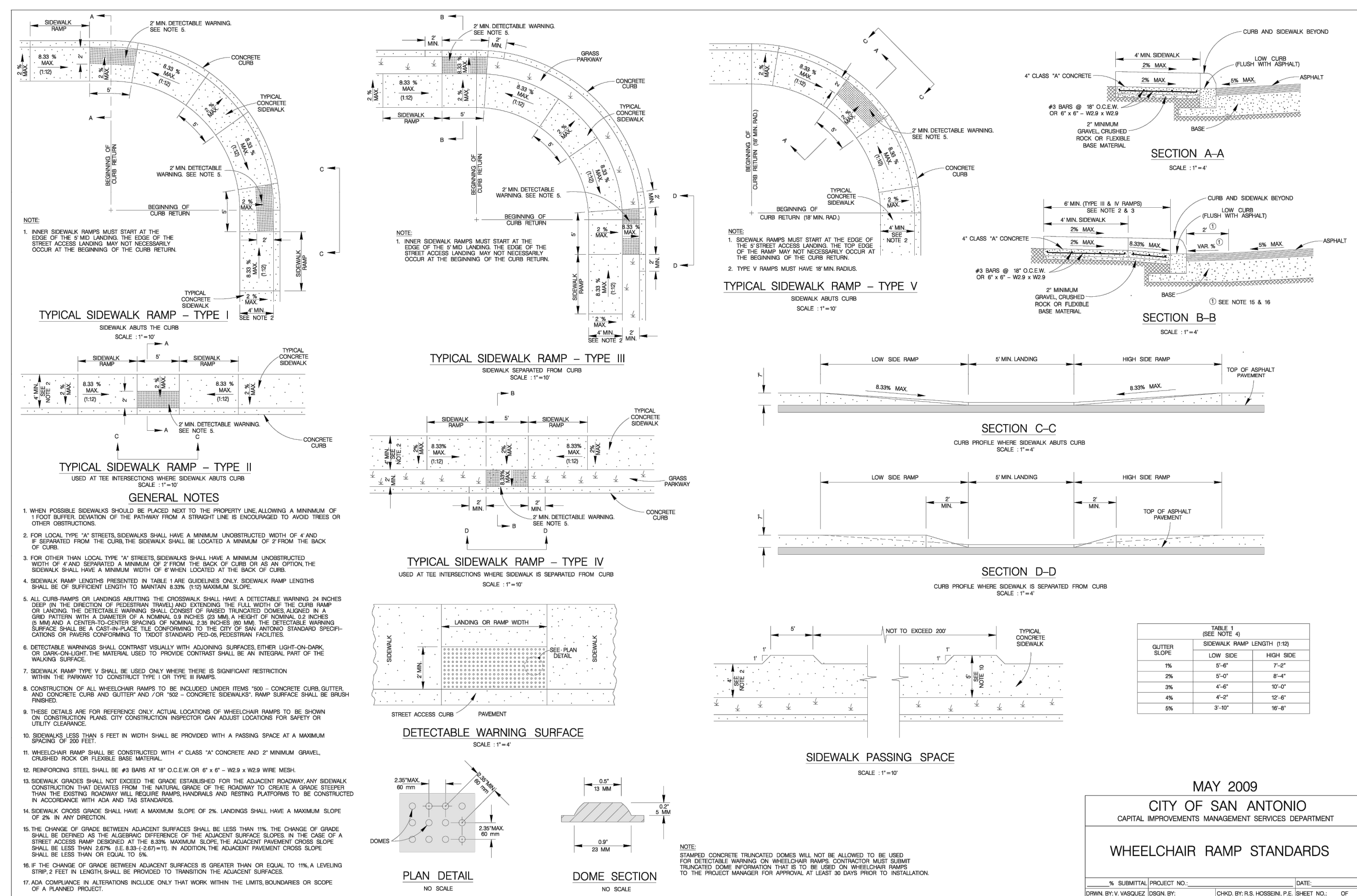
DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS
DEVELOPER SIDEWALK PLAN

SHEET C6.19



PAVING NOTES:

1. FOR STREET CONSTRUCTION, THE CONTRACTOR SHALL REFERENCE THE SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS REPORT PROPOSED NEW STREETS, VERANO FARMS SUBDIVISION BY INTEC, DATED DECEMBER 31, 2024.
2. PAVEMENT SUBGRADE SHALL BE LIME STABILIZED IF P.I. IS GREATER THAN 20.
3. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SAN ANTONIO DETAIL AND SPECIFICATIONS.
4. THE LIME STABILIZED SUBGRADE SHALL BE TESTED TO CONFIRM APPLICATION RATE (43 LBS/YS) FOR 8" DEPTH OF TREATMENT.
5. STATIONING DOES NOT INCLUDE CURB TRANSITIONS OR ADA RAMPS.
6. PAV. LIMITS OF BASE AND SUBGRADE ARE 1.0' BEHIND BACK OF CURB.



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(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PLAT NO.	24-11800371		
JOB NO.	124207.00		
DATE	JANUARY 2025		
DRAFTED	JM		
CHECKED	BC	DESIGN	BC

VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS

STANDARD STREET DETAILS

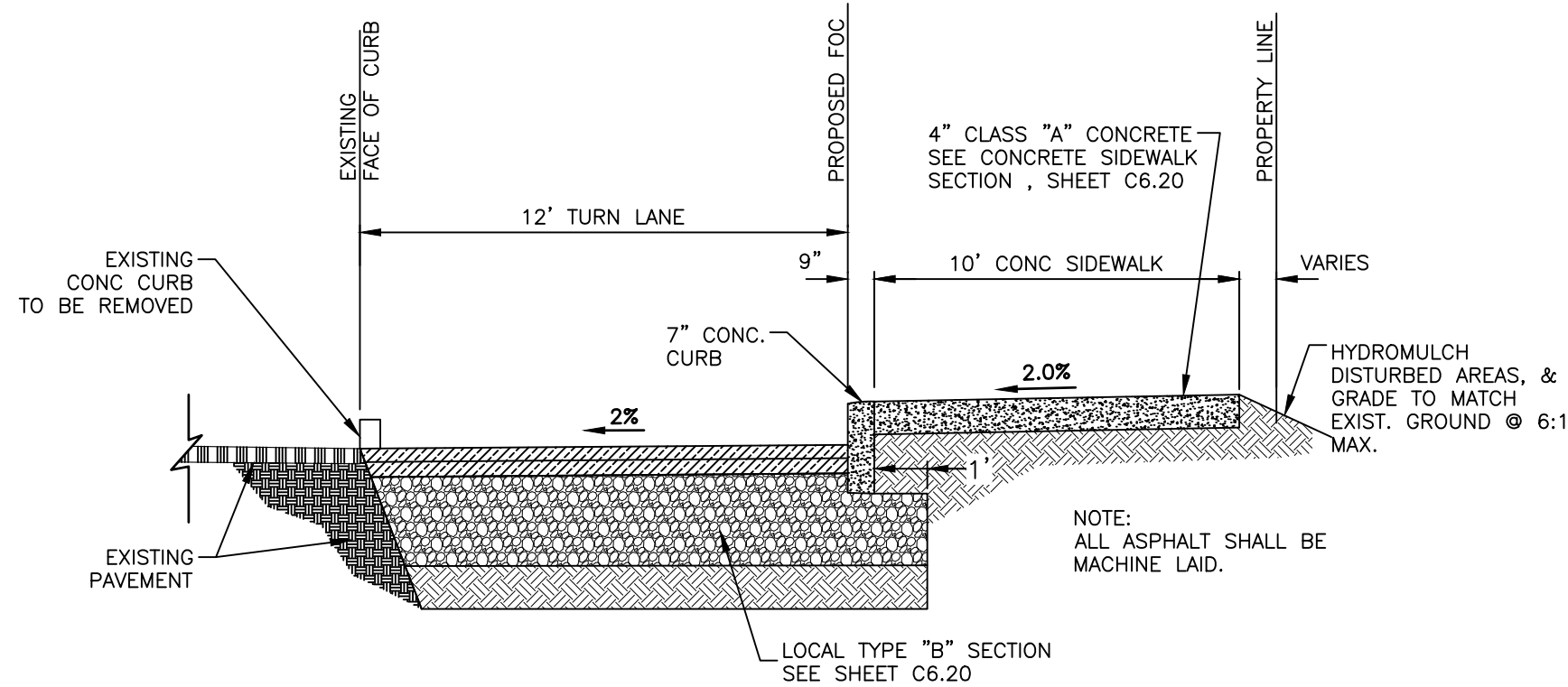
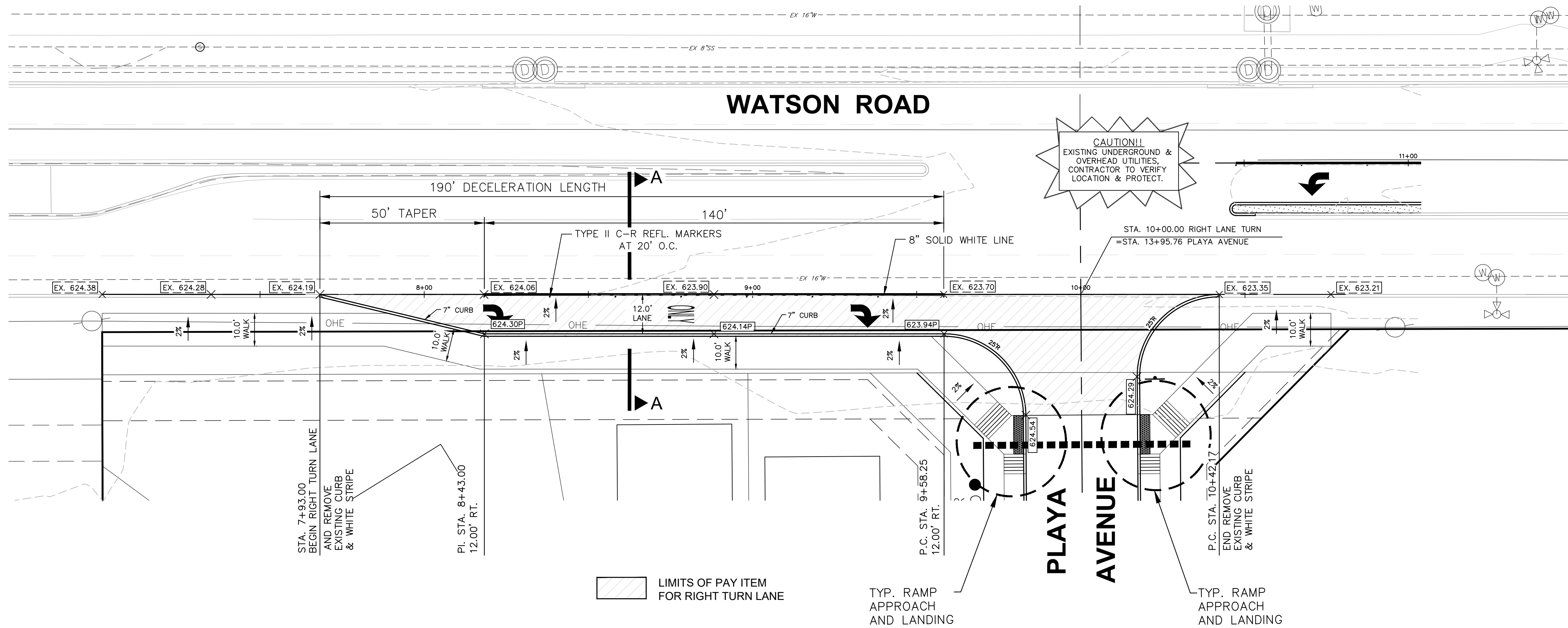
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TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

LEGEND

	TYPE I WHEEL CHAIR RAMP
	WASHOUT CROWN
	DIRECTION OF FLOW
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED TOP OF PAVEMENT ELEVATION
	PROPOSED TOP OF SIDEWALK ELEVATION
	EXISTING PAVEMENT ELEVATION



SECTION A-A

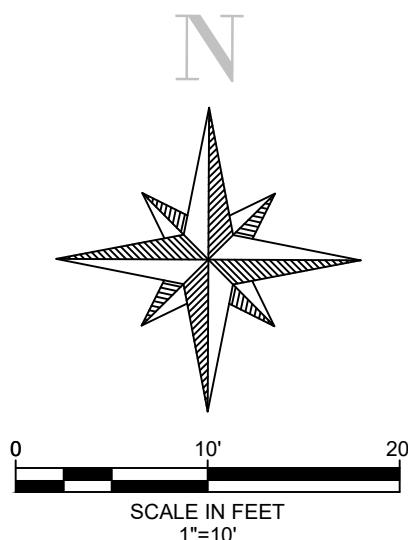
REF. FIG. 3-3/TABLE 3-3
TxDOT ROADWAY DESIGN MANUAL
SINGLE RIGHT TURN LANE

SPEED MPH	DECELERATION LENGTH (FT)	TAPER LENGTH (FT)	STORAGE LENGTH (FT)
40	160	50	30

*TAPER LENGTH INCLUDED IN
DECELERATION LENGTH.

NOTES:

- 1.) CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING & GETTING APPROVAL OF TRAFFIC CONTROL PLAN.
- 2.) CONTRACTOR TO HAVE APPROVED TRAFFIC CONTROL PLAN AND CITY OF SAN ANTONIO ROW/DRIVEWAY PERMIT PRIOR TO STARTING WORK ON WATSON ROAD
- 3.) CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
- 4.) PAVEMENT SECTION "LOCAL B" SEE SECTION "A-A" FOR DETAILS.
- 5.) SEE SHEET C6.20 FOR "PAVING NOTES" & "LIME STABILIZATION NOTES", FOR ADDITIONAL PAVEMENT DESIGN INFORMATION FOR TURN LANE SECTION.
- 6.) SEE SHEETS C6.22 - C6.23 FOR TURN LANE DETAILS.



VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

RIGHT TURN LANE PLAN

SHEET C6.21

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

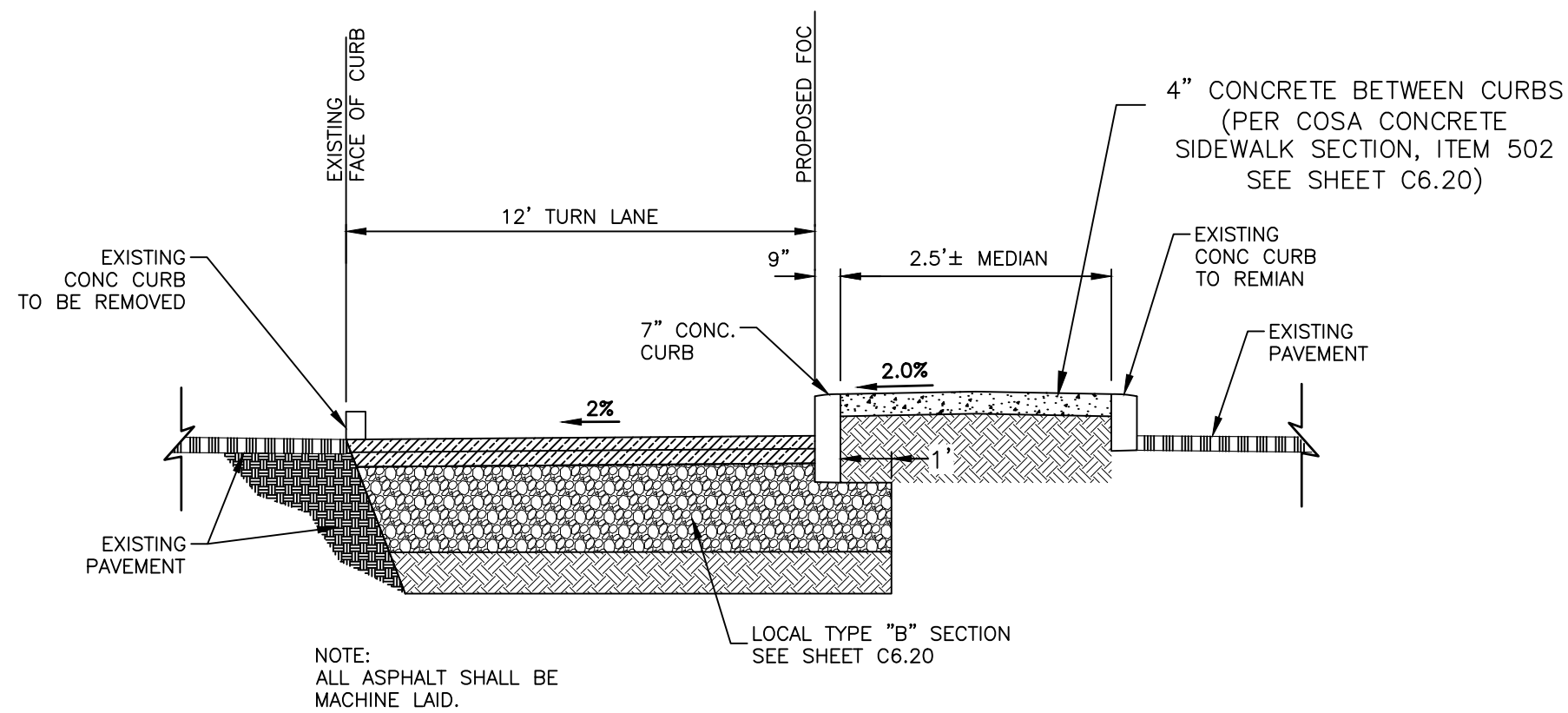
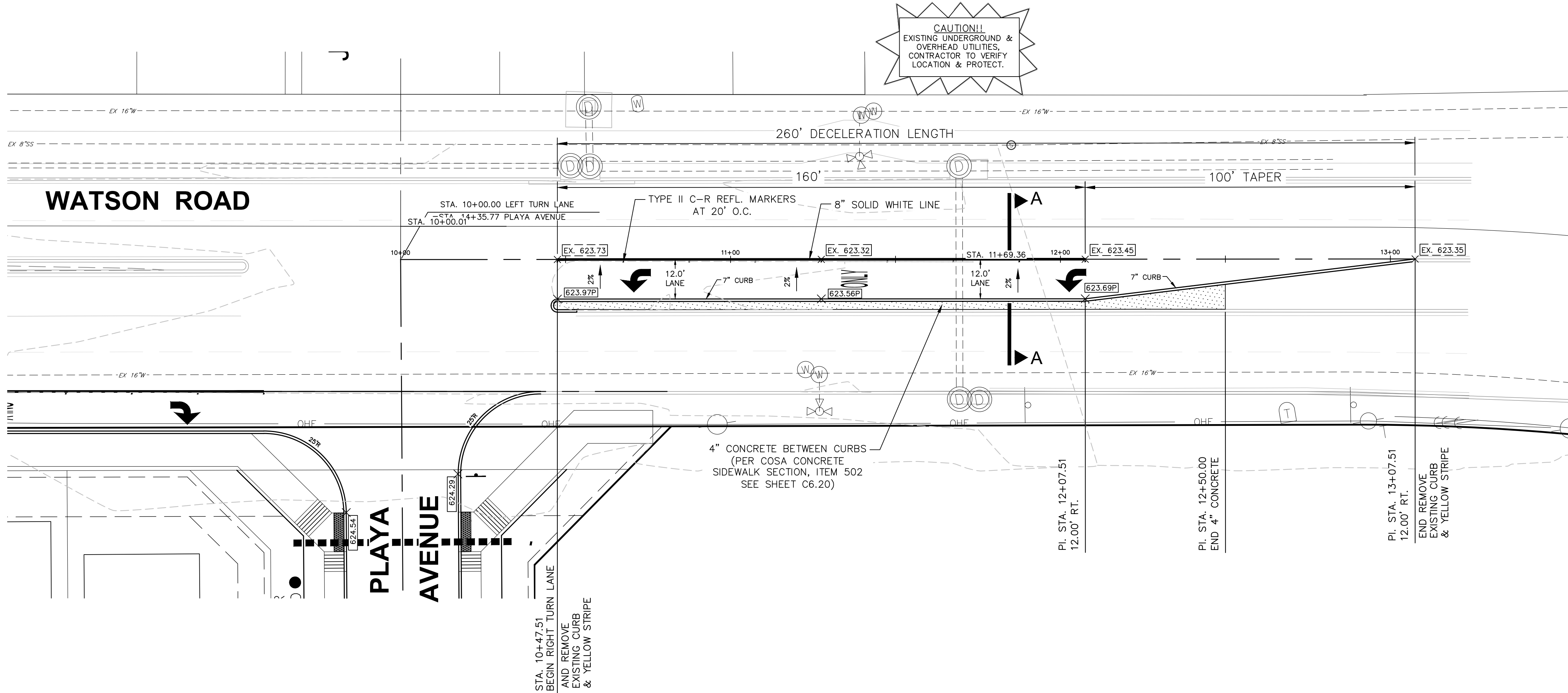
CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00



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 SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

LEGEND

①	TYPE I WHEEL CHAIR RAMP
▨	WASHOUT CROWN
→	DIRECTION OF FLOW
616.26	PROPOSED TOP OF CURB ELEVATION
616.38 P	PROPOSED TOP OF PAVEMENT ELEVATION
618.38 SW	PROPOSED TOP OF SIDEWALK ELEVATION
EX 617.38	EXISTING PAVEMENT ELEVATION



SECTION A-A

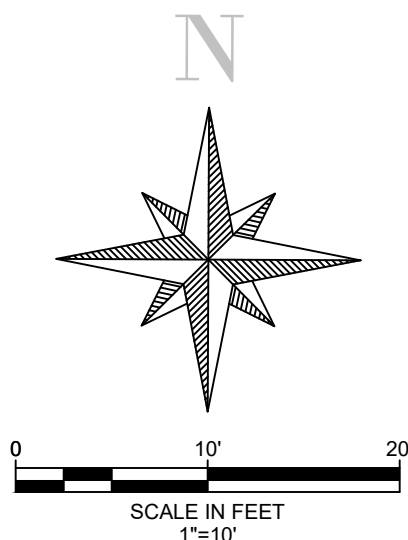
REF. FIG. 3-3/TABLE 3-3
TxDOT ROADWAY DESIGN MANUAL
SINGLE RIGHT TURN LANE

SPEED MPH	DECELERATION LENGTH (FT)	TAPER LENGTH (FT)	STORAGE LENGTH (FT)
40	260	100	160

*TAPER LENGTH INCLUDED IN
DECELERATION LENGTH.

NOTES:

- 1.) CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING & GETTING APPROVAL OF TRAFFIC CONTROL PLAN.
- 2.) CONTRACTOR TO HAVE APPROVED TRAFFIC CONTROL PLAN AND CITY OF SAN ANTONIO ROW/DRIVEWAY PERMIT PRIOR TO STARTING WORK ON WATSON ROAD
- 3.) CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
- 4.) PAVEMENT SECTION "LOCAL B" SEE SECTION "A-A" FOR DETAILS.
- 5.) SEE SHEET C6.20 FOR "PAVING NOTES" & "LIME STABILIZATION NOTES", FOR ADDITIONAL PAVEMENT DESIGN INFORMATION FOR TURN LANE SECTION.
- 6.) SEE SHEETS C6.22 - C6.23 FOR TURN LANE DETAILS.



VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

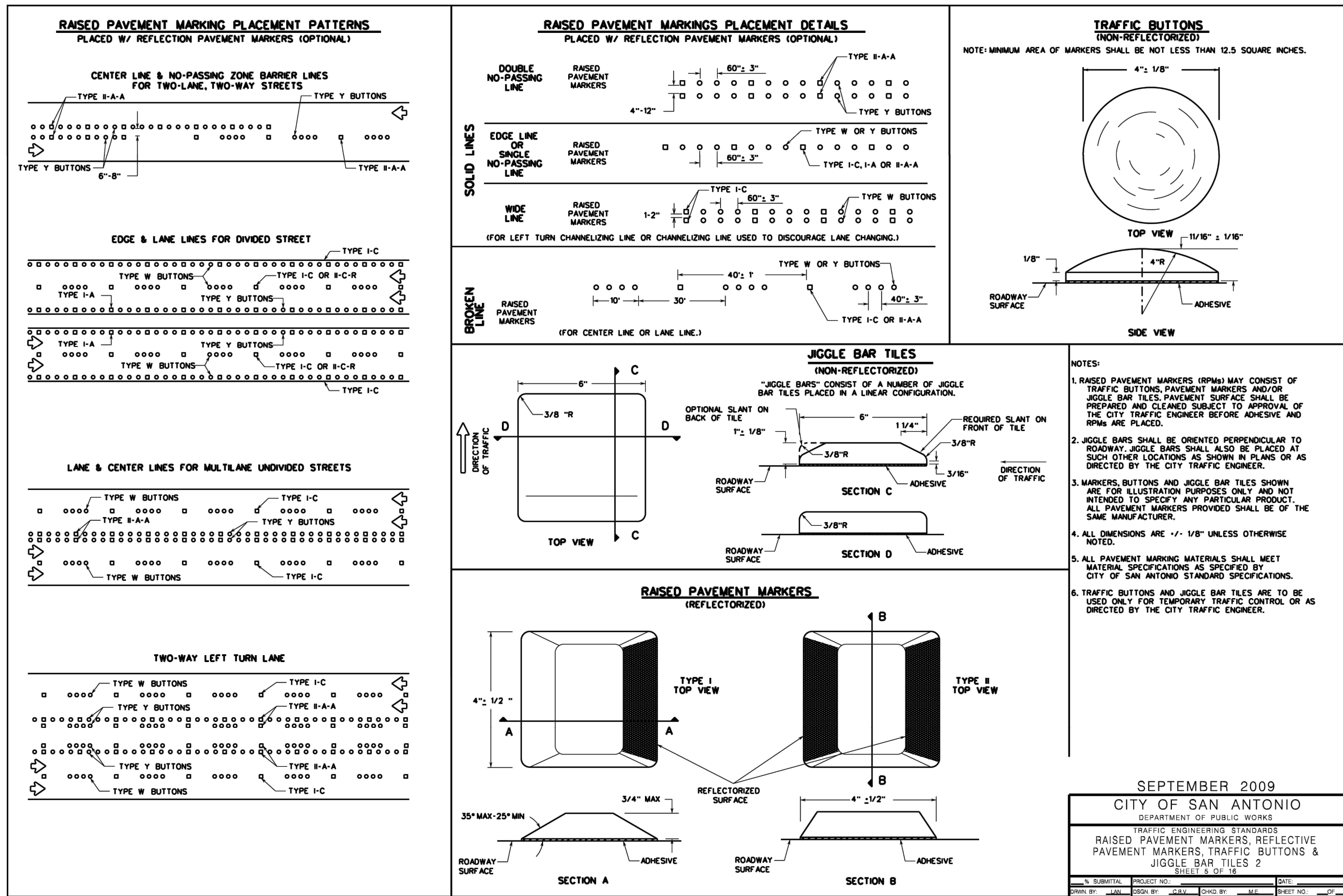
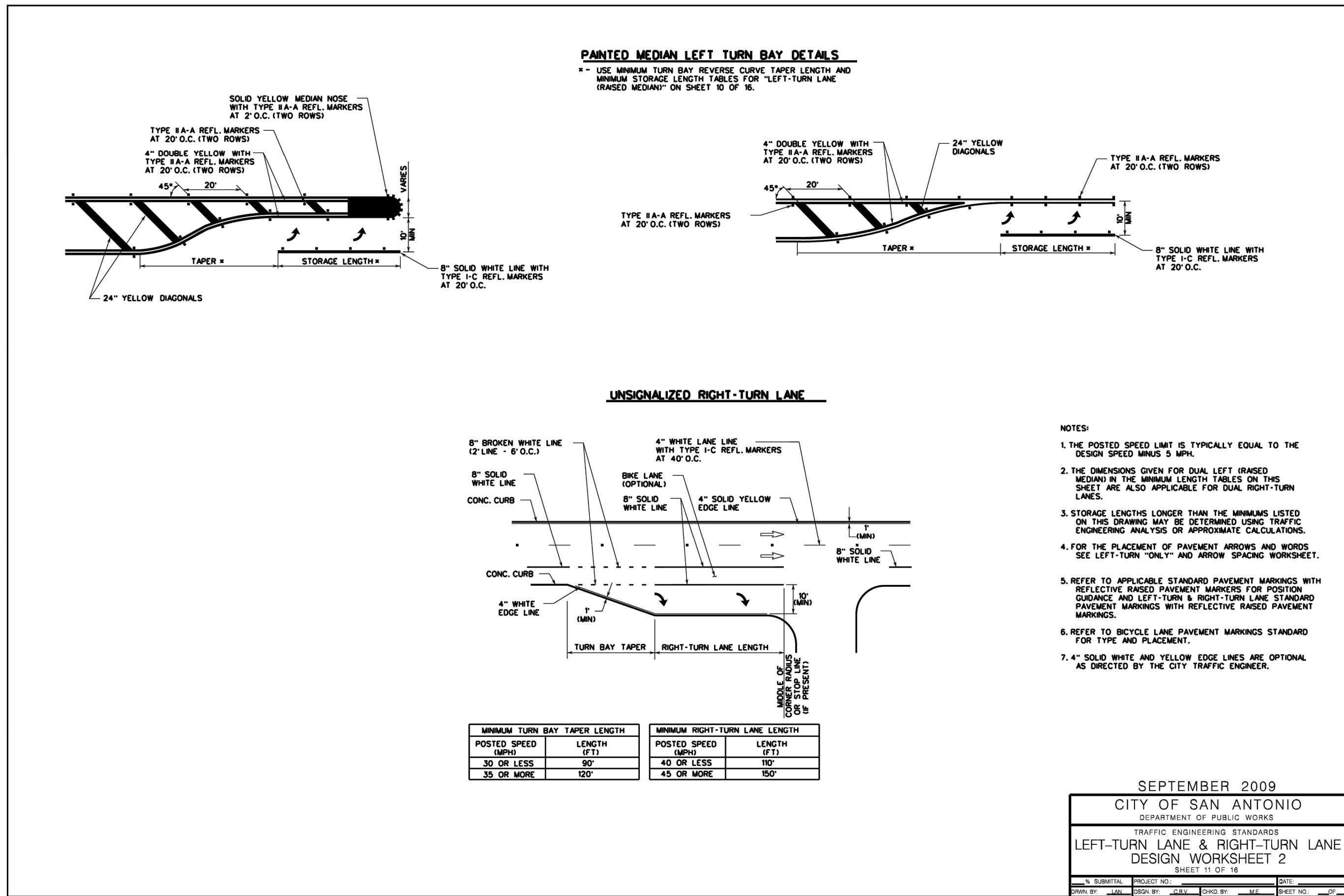
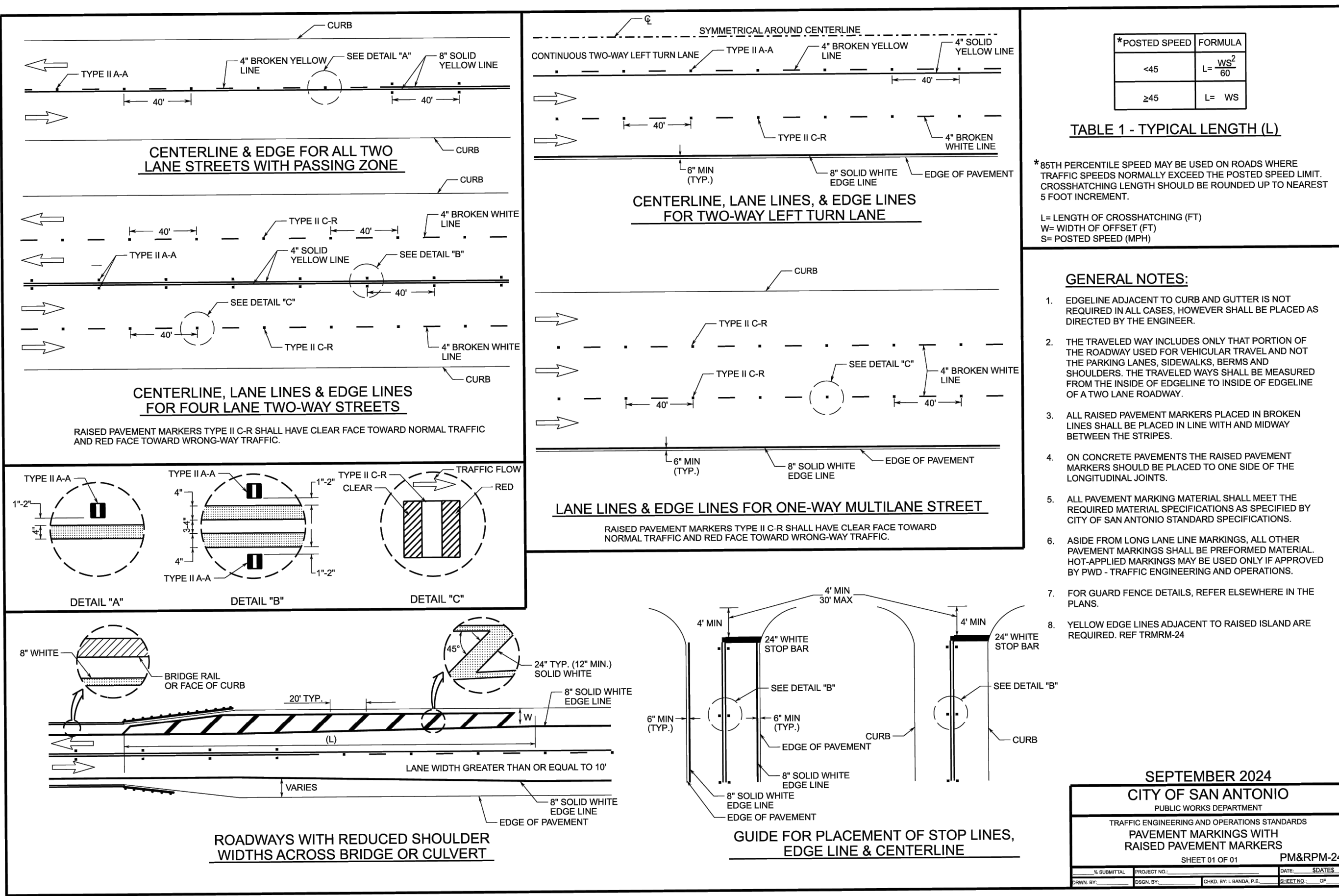
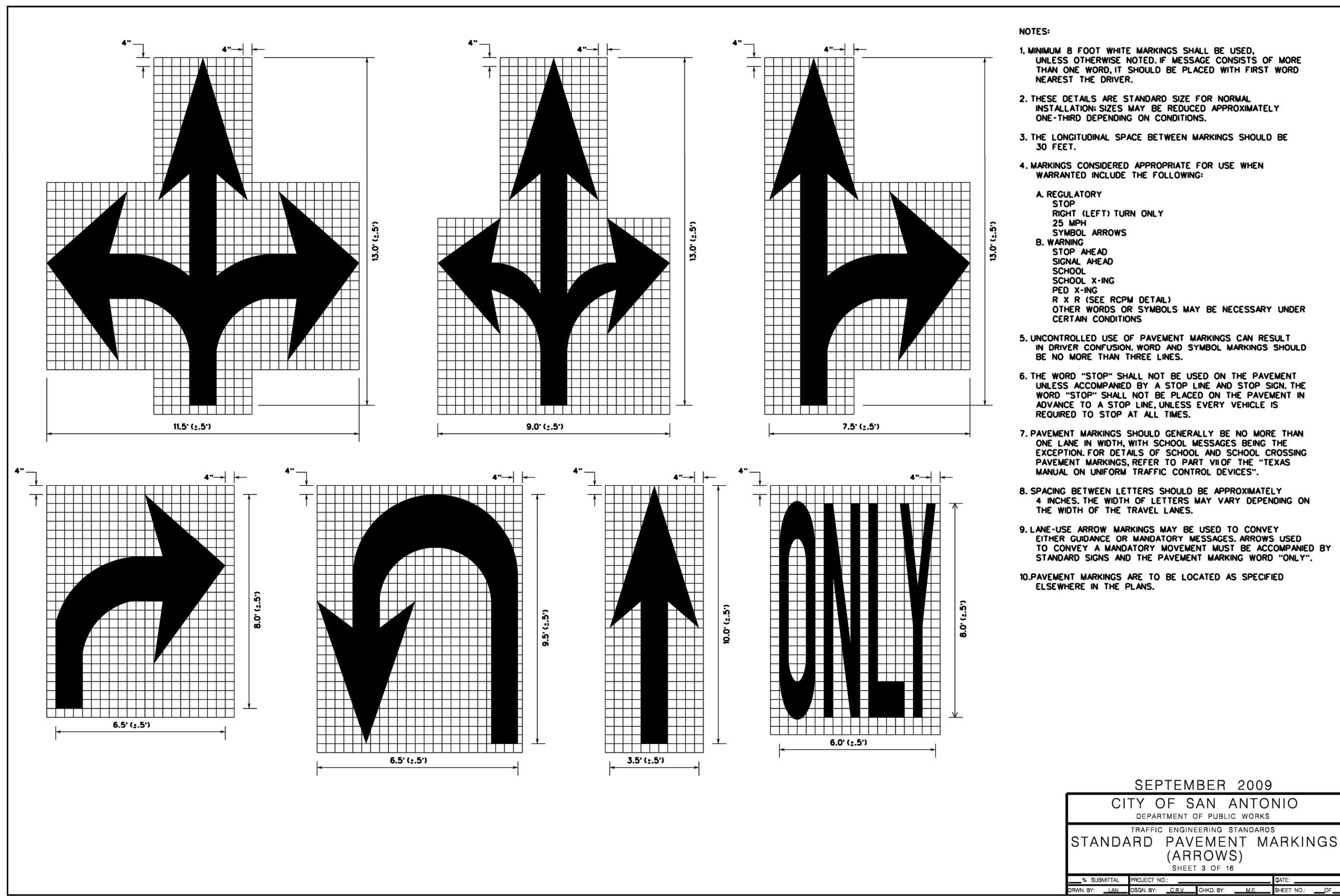
LEFT TURN LANE PLAN

PLAT NO. 24-11800371
JOB NO. 124207.00
DATE JANUARY 2025
DRAFTED JM
CHECKED BC DESIGN BC

SHEET C6.22



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00



DATE	
NO.	
REVISION	



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

PLAT NO.
24-11800371

JOB NO.
124207.00

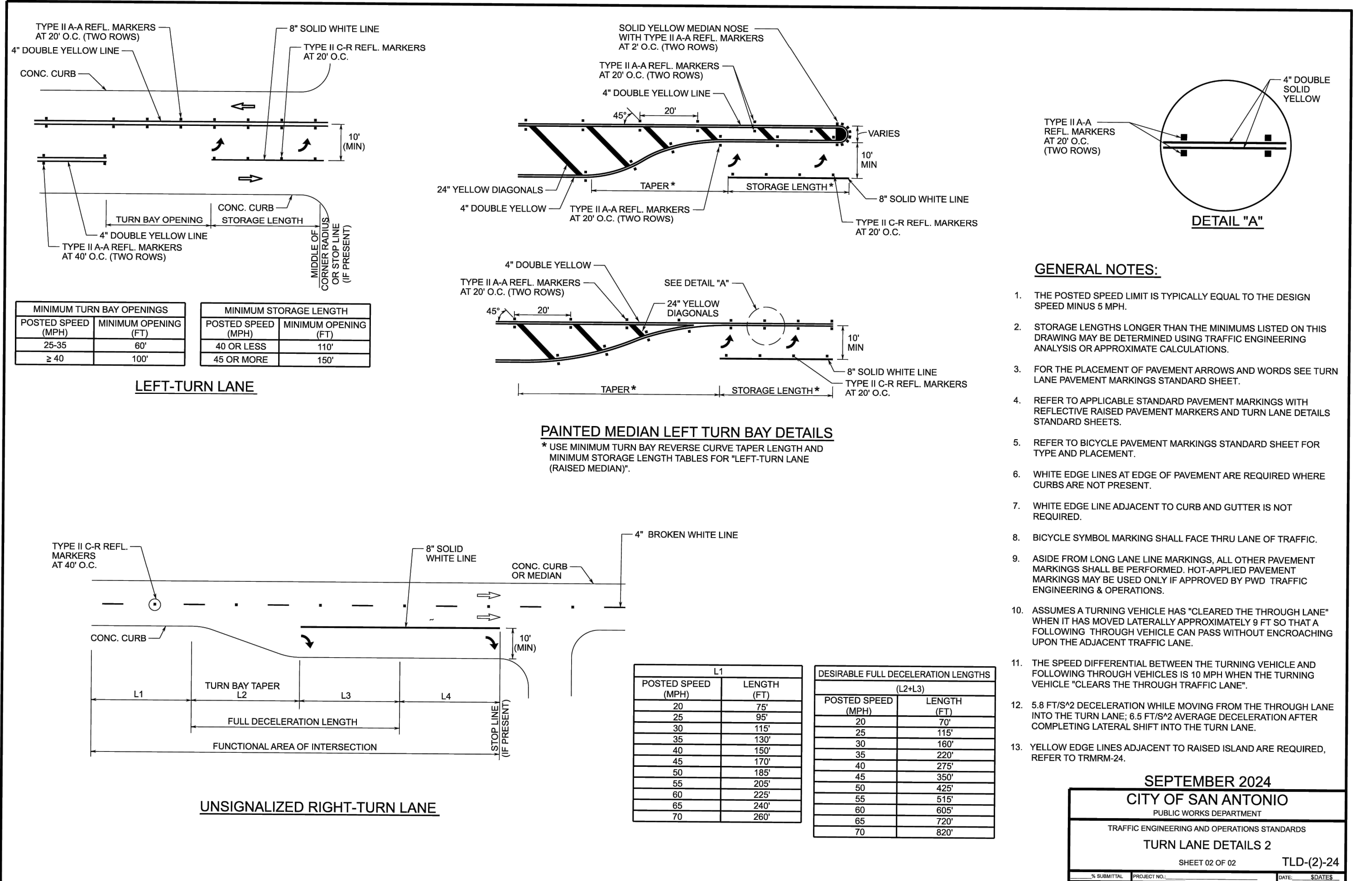
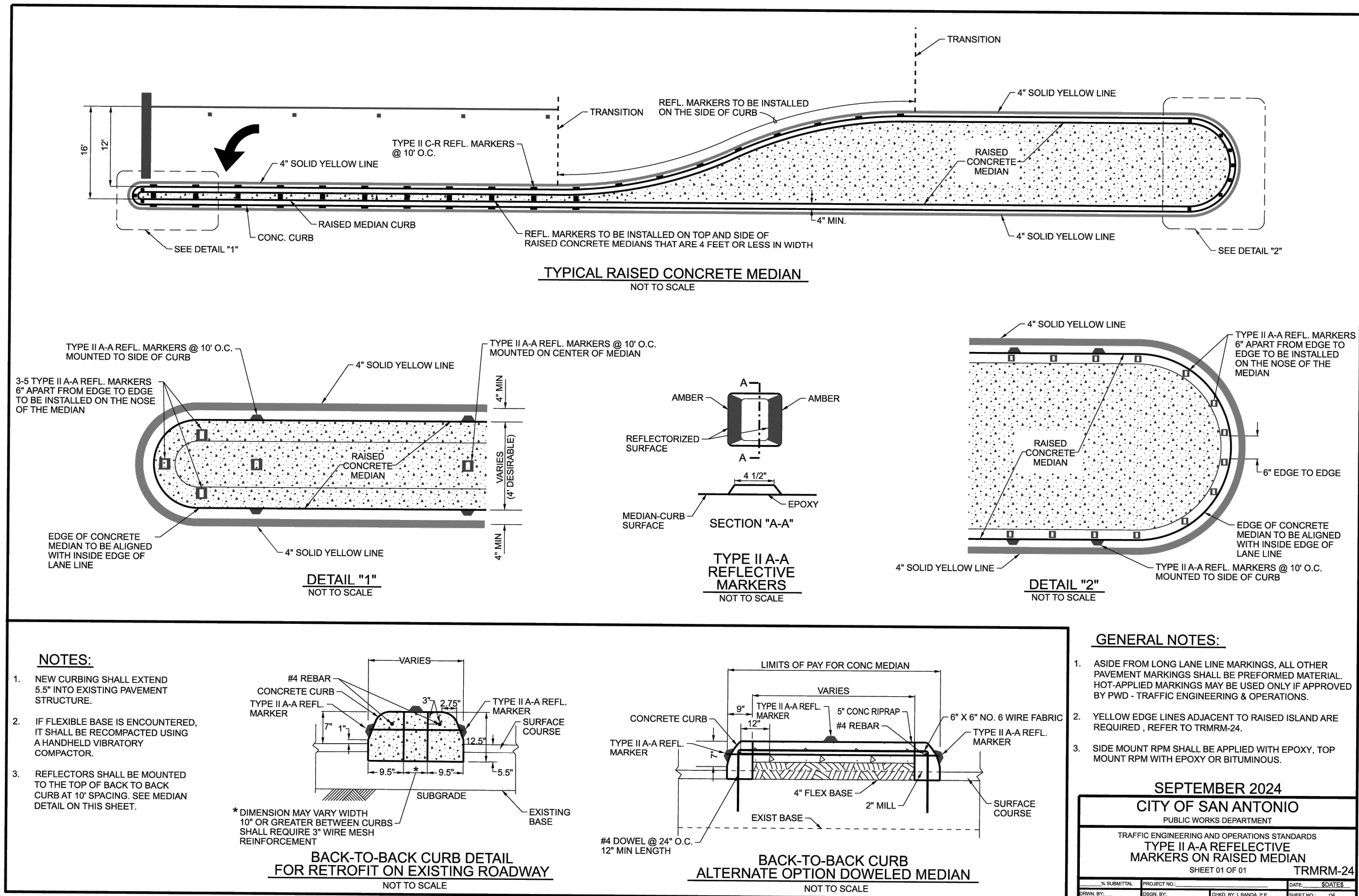
DATE
JANUARY 2025

DRAFTED
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BC DESIGN BC

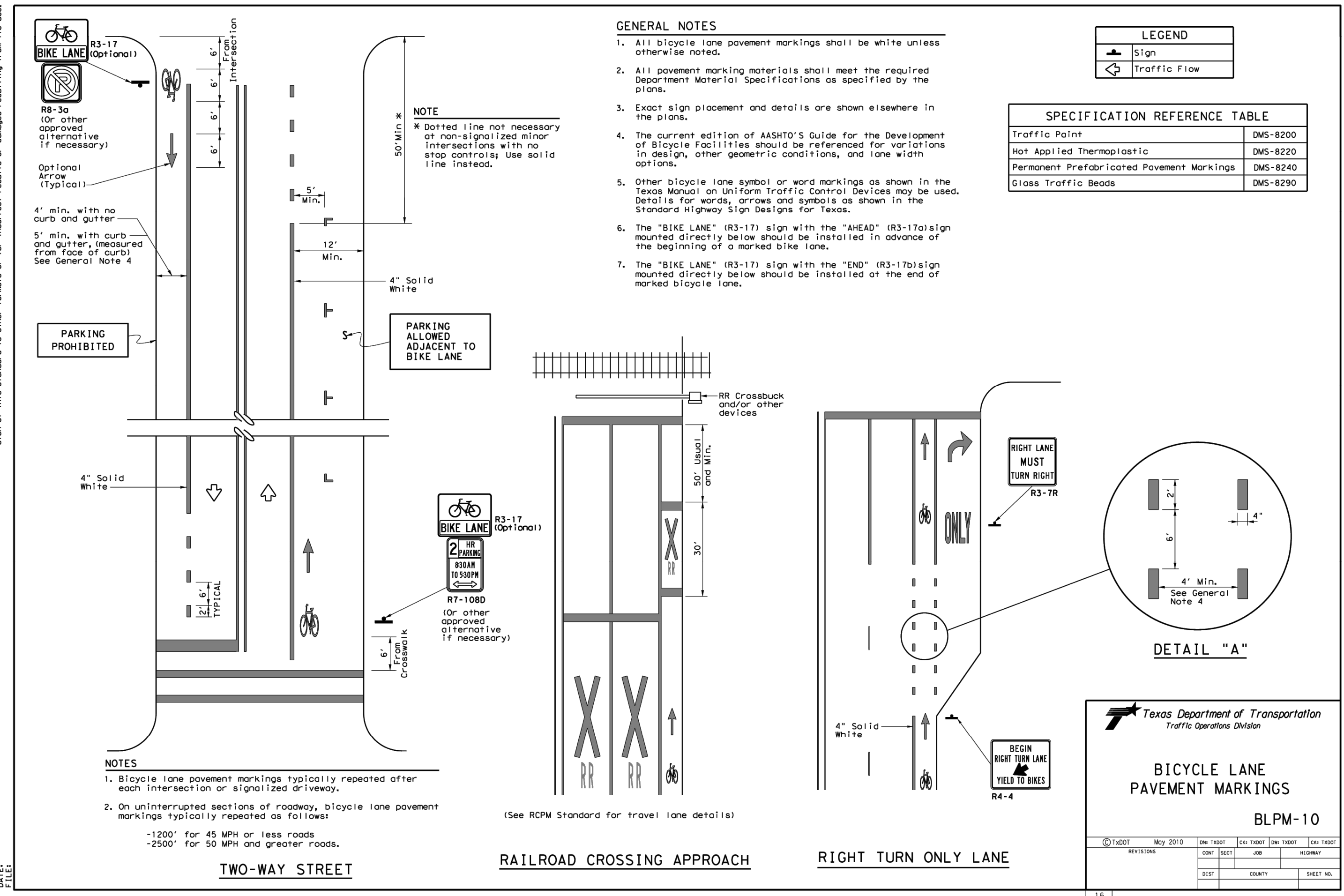
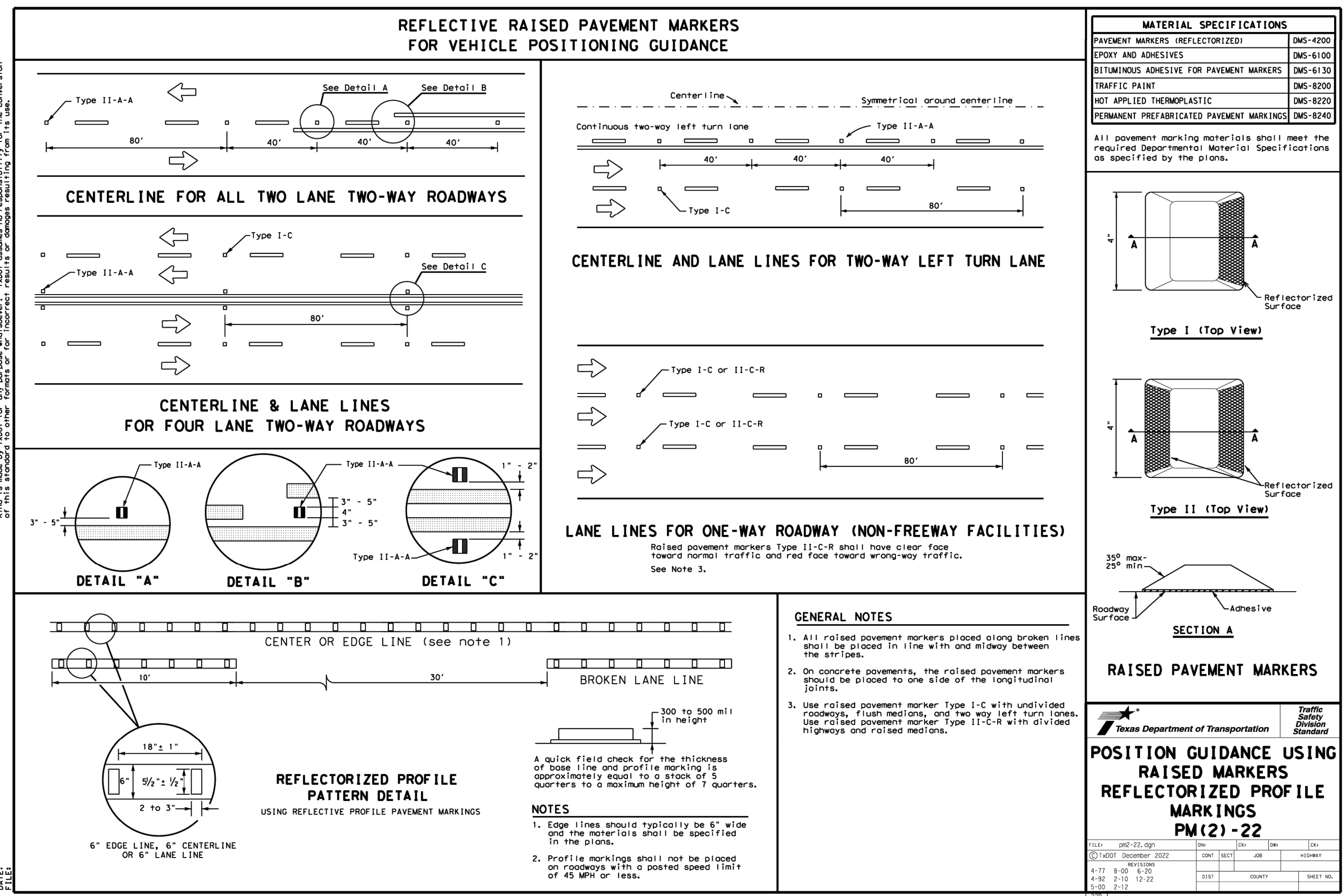
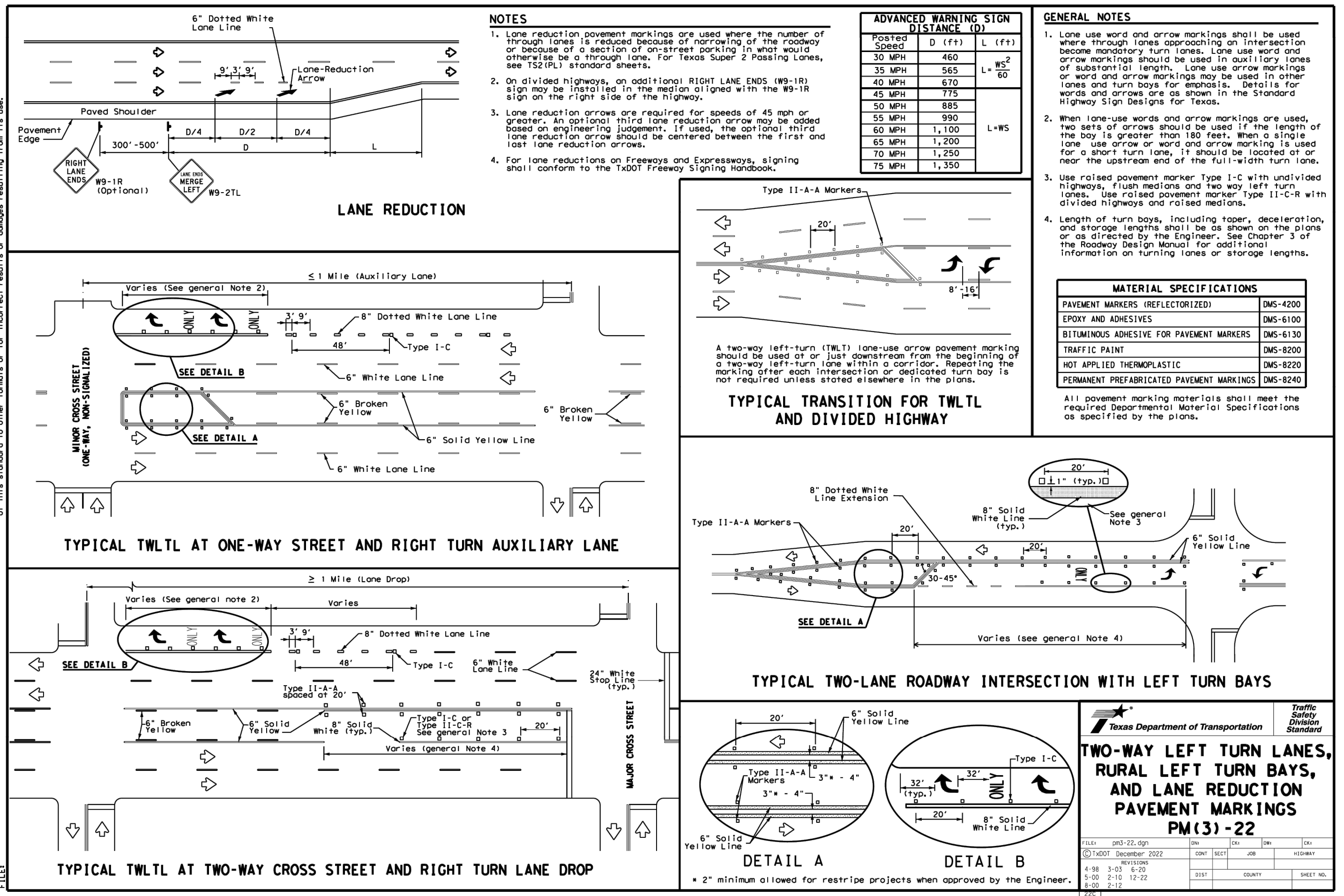
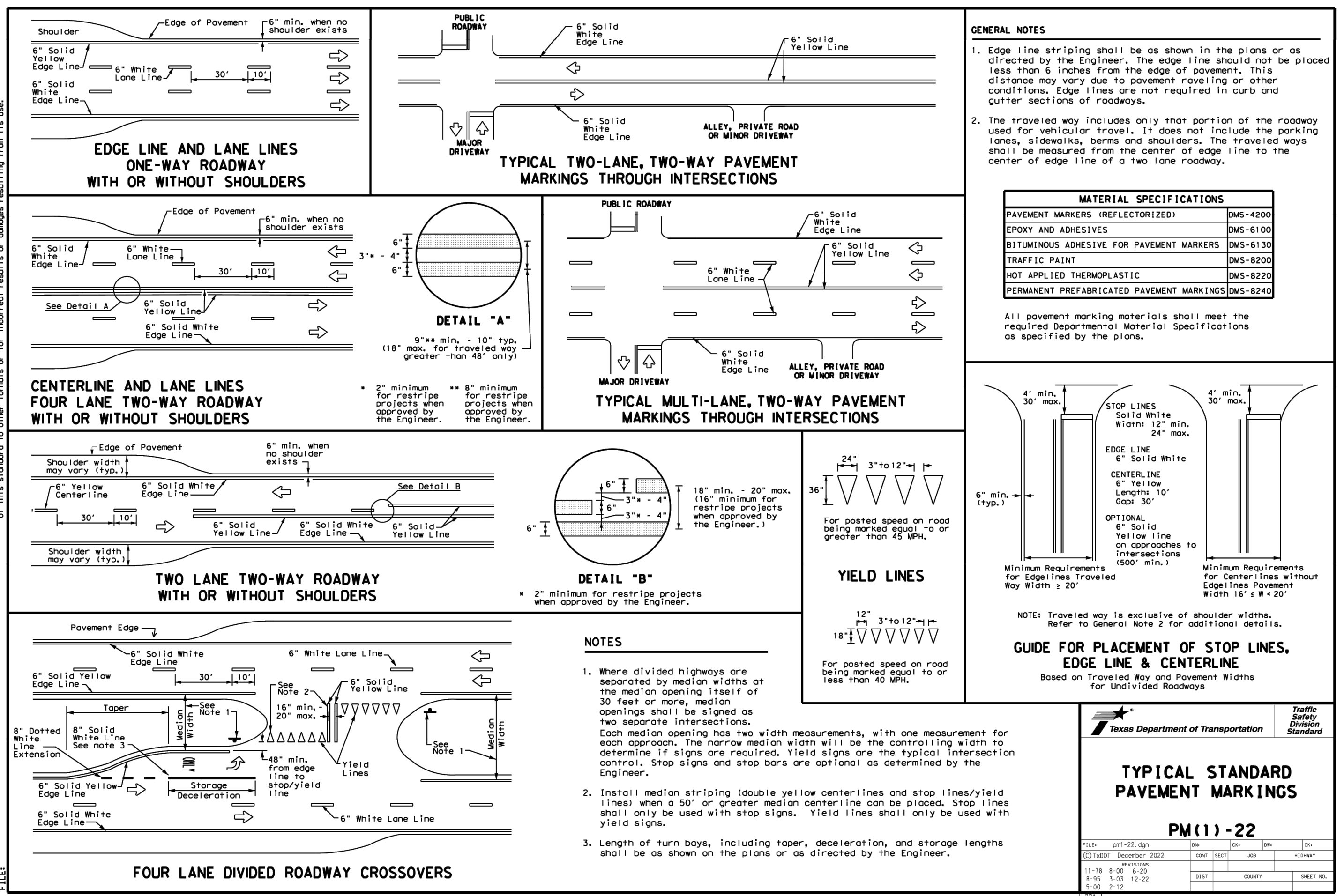
VERANO FARMS UNIT 1
SAN ANTONIO, TEXAS

TURN LANE DETAILS - 1



DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the State of Texas or the Department of Transportation for the use of this standard or for the results of its use. The user assumes all liability for any and all consequences resulting from its use.

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by the State of Texas or the Department of Transportation for the use of this standard or for the results of its use. The user assumes all liability for any and all consequences resulting from its use.



Date: Feb 05, 2025, 4:18pm User ID: almcuaron
File: P:\JOS\2024\124207 MI Homes - Verano Farms, Unit 1\Engineering\Trees\124207 Tree Plan.dwg



It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.



Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of \$1,000.00 or both. UDC §35-523 (k)(2)



DEVELOPMENT SERVICES
Tree Pre-Construction Meeting
Required prior to Site Work



DEVELOPMENT SERVICES
TREE PROTECTION SECTION
REVIEWED FOR COMPLIANCE

ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

OWNER/DEVELOPER:

DAVID A. MCGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 NW LOOP 410, SUITE 220
SAN ANTONIO, TX 78249

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDBABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

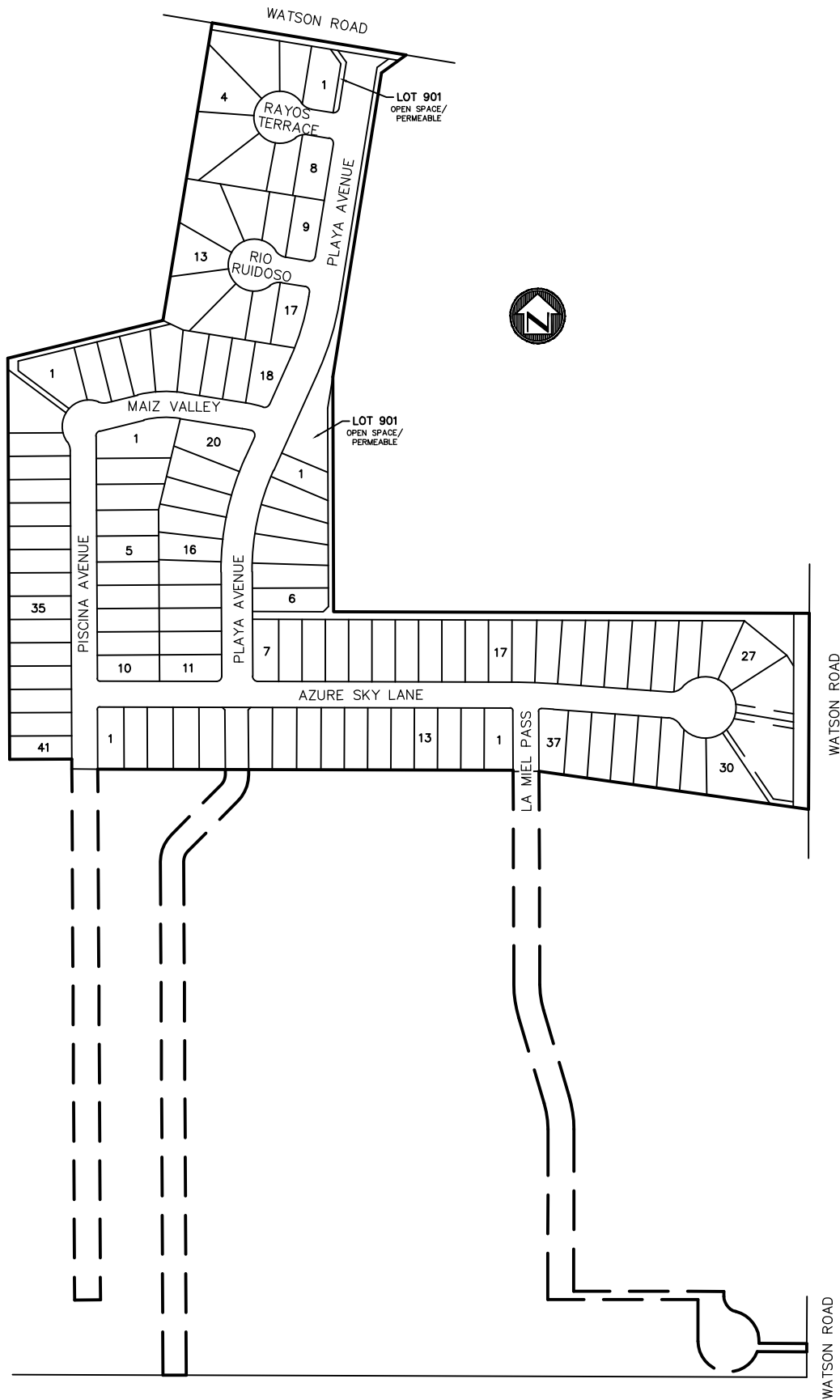
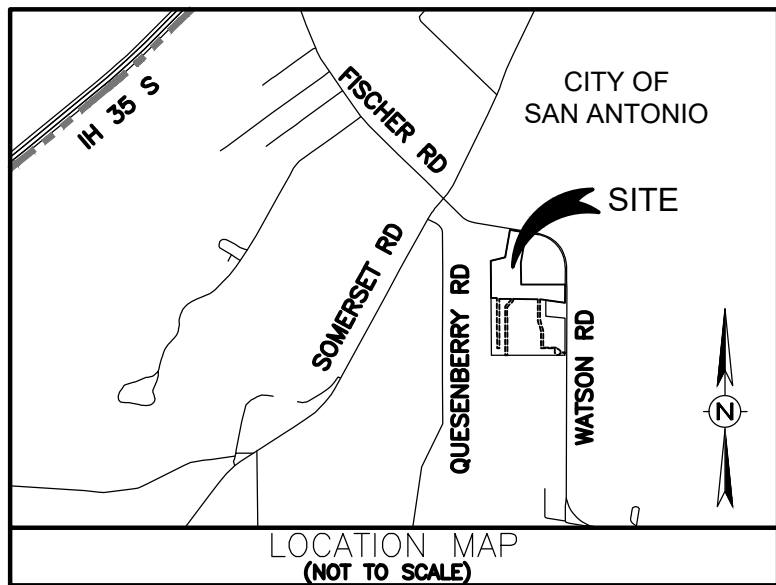
TREE PRESERVATION PLAN

FOR

VERANO FARMS UNIT 1

SUBDIVISION

SAN ANTONIO, TEXAS



OVERALL SITE MAP

SHEET INDEX

SHEET NO.	SHEET TITLE
C7.0	TREE COVER SHEET
C7.1	TREE PRESERVATION PLAN
C7.2	TREE TABLES
C7.3	TREE PRESERVATION DETAILS

TREE LEGEND

- 5001 = TREE PRESERVED
- 5002 = TREE REMOVED
- 5003 = TREE REMOVED (IN ESMT)
- 5004 = TREE REMOVED (IN R.O.W.)
- 5005 = TREE IN DECLINE

EASEMENT KEYNOTES

1 14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	14" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2 10' WATER EASEMENT	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
3 28" GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	8" ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	
6 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)	
7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)	
8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)	
9 45' PUBLIC DRAINAGE EASEMENT	
10 50' WIDE G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)	
11 VARIABLE WIDTH G.E.T.V., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)	
12 20' SANITARY SEWER EASEMENT	
13 1' VEHICULAR NON-ACCESS EASEMENT	
14 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.	

TRE-APP-APP25-38800017

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

TREE PRESERVATION COVER SHEET

SHEET C7.0

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

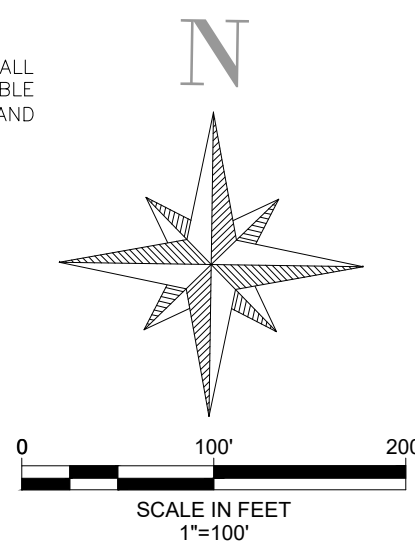
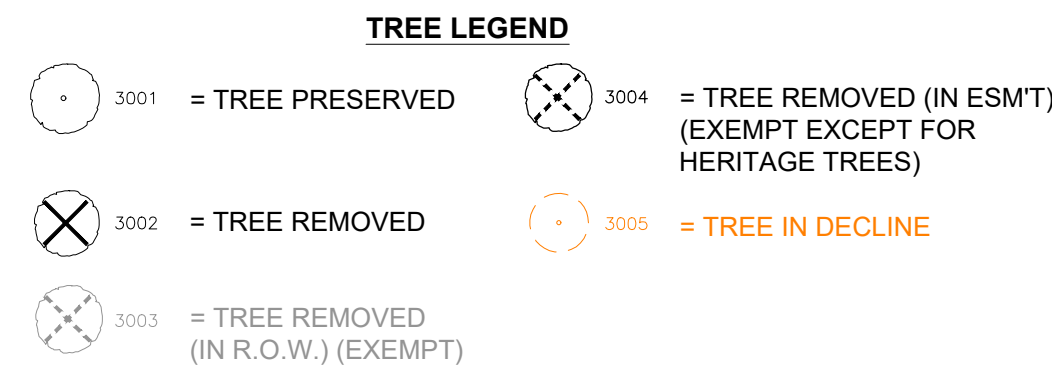
CHECKED BC DESIGN BC



CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND MAKE ANY NECESSARY REVISIONS TO THE PLANS TO REFLECT THE SYSTEMS, METHODS, MATERIALS, AND PROTECTION WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR ALL TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE REQUIREMENTS OF THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

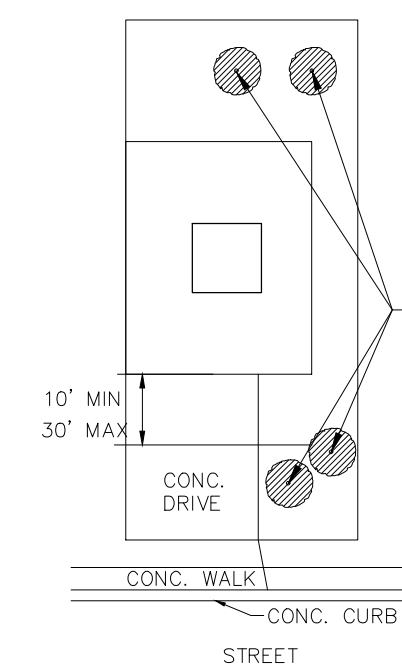
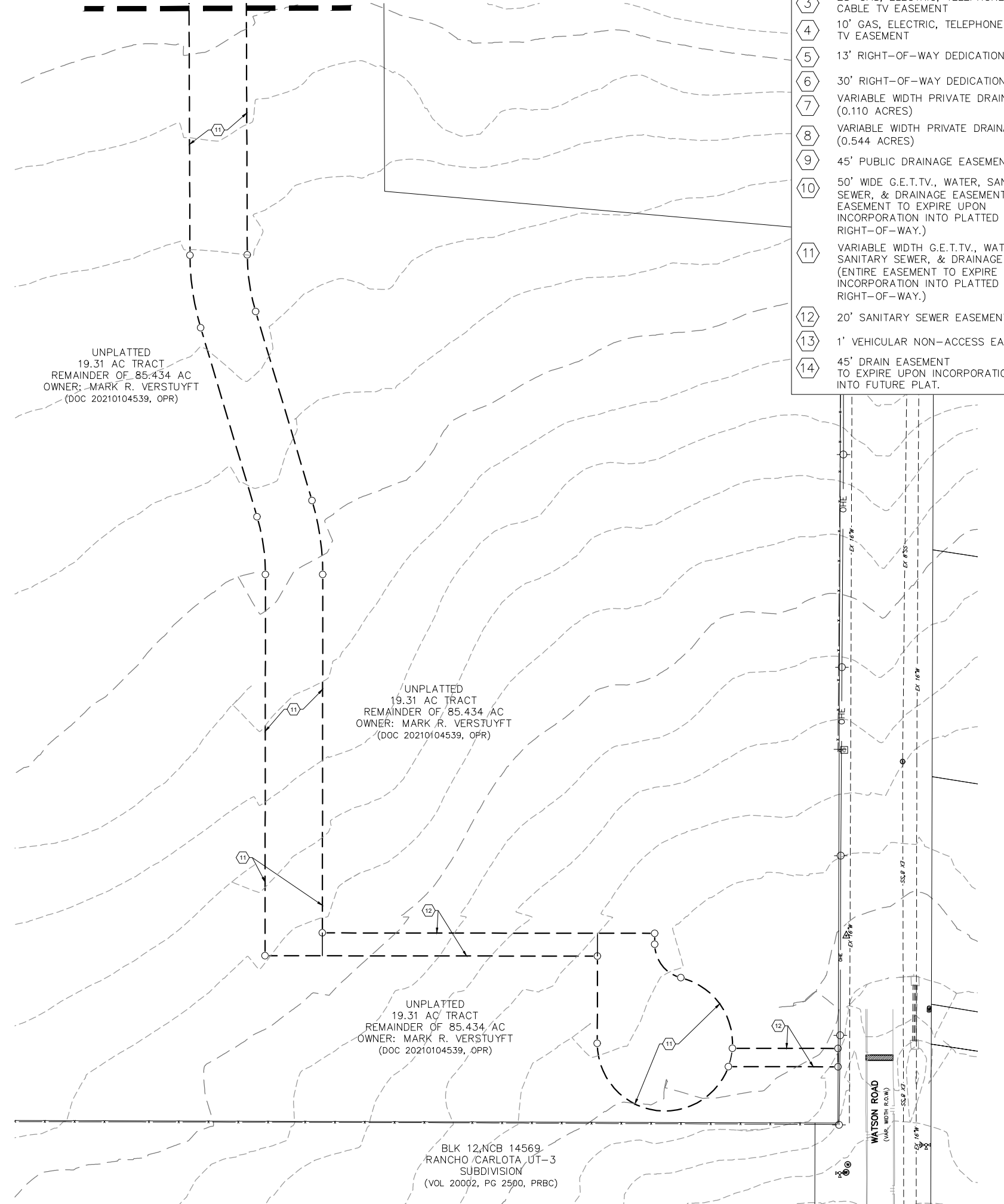
CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS C7.0 - C7.2)

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.



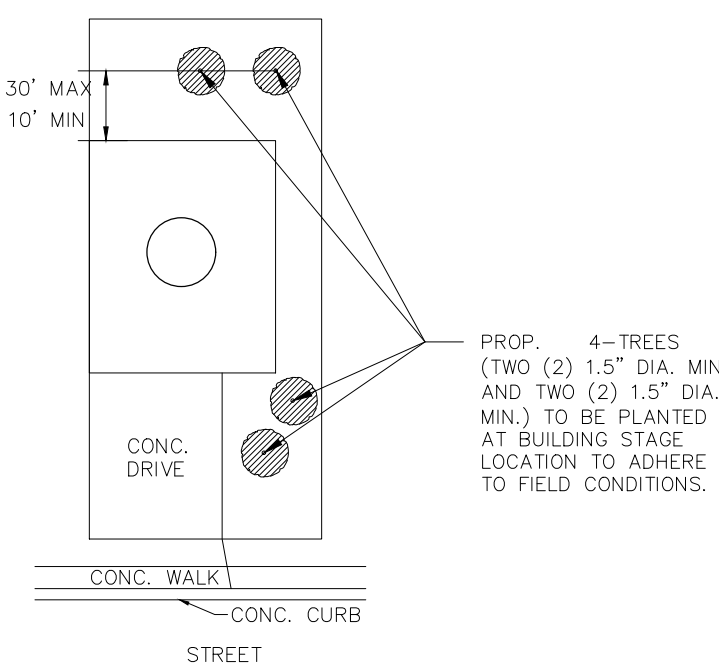
MATCH LINE "A"

EASEMENT KEYNOTES			
①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	①	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R.
②	10' WATER EASEMENT	②	22' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
③	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
④	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	④	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
⑤	12' RIGHT-OF-WAY DEDICATION (0.111 ACRES)		
⑥	30' VARIABLE WID. PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
⑦	30' VARIABLE WID. PRIVATE DRAINAGE EASEMENT (0.044 ACRES)		
⑧	45' PUBLIC DRAINAGE EASEMENT		
⑨	50' WIDE G.E.T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑩	50' WIDE G.E.T.V., WATER, SANITARY SEWER & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
⑪	20' SANITARY SEWER EASEMENT		
⑫	1' VEHICULAR NON-ACCESS EASEMENT		
⑬	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT		



TYPICAL LOT LAYOUT
WITH PROPOSED TREES

TREE PLANTING REQUIREMENT:
 TREE SPECIES TO BE MEDIUM TO LARGE APPENDIX E
 SHADE VALUE TREES AND NO SPECIES WILL BE MORE
 THAN 25% OF THE TOTAL.
 LOTS WITH THE SQUARE SYMBOL SHALL HAVE TWO
 (2) TREES IN THE BACKYARD NOT RECEIVING ENERGY
 CREDIT AND TWO (2) TREES IN THE FRONT YARD
 RECEIVING ENERGY CREDIT.



TYPICAL LOT LAYOUT
WITH PROPOSED TREES

TREE PLANTING REQUIREMENT:
 TREE SPECIES TO BE MEDIUM TO LARGE APPENDIX E
 SHADE VALUE TREES AND NO SPECIES WILL BE MORE
 THAN 25% OF THE TOTAL.
 LOTS WITH THE CIRCLE SYMBOL SHALL HAVE TWO (2)
 TREES IN THE FRONT YARD NOT RECEIVING ENERGY
 CREDIT AND TWO (2) TREES IN THE BACKYARD
 RECEIVING ENERGY CREDIT.

Date: Feb 06, 2025, 4:15pm User ID: alno.lurson
File: F:\JOS\2024\124207 Mil Homes - Verano Farms, Unit 1\Engineering\Trees\124207 Tree Plan.dwg

Tree Inventory Worksheet to Determine Preservation and Canopy Shade Coverage																	
Tag #	Size(dbh) & Species (P) = Preserved (R) = Removed (ESMT) = Removed in Easement (INDC) = In Decline	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1 HERITAGE TREES PRESERVED AT 100%		Heritage 1:1 HERITAGE TREES PRESERVED AT 100%		Riparian Buffer Trees PRESERVED AT 80%		FEMA Floodplain Trees PRESERVED AT 80%		Additional Inches (Small Trees) ***	Existing Shade Value (SF)
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved		
4440	15.5" MESQUITE (INDC)																
4441	17" MESQUITE (INDC)																
4442	13" HACKBERRY (INDC)																
4443	9" MESQUITE (P)															9	550
Subtotal Inches		0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	550
Total Shade Value Calculation of Trees to Remain																	550
Total Shade Value Calculation of Trees to Remain (SF)		550	Shade Value List: 1200(SF) Pecan, Cottonwood, Mexican Sycamore 875(SF) Cypress, Ash, Cedar Elm, Hackberry, Live Oak 550(SF) Huisache, Mesquite, Texas Red Oak 275(SF) Persimmon, Mountain Laurel														

* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed

Tree Preservation Calculation		
Preservation by Category:	Percent Preserved	Did You Met the Requirements of the City Tree Ordinance?
Understory Species 35% or Greater To Meet Requirement	100.0%	Yes
Significant Trees 35% or Greater To Meet Requirement <20% Requires Administrative Exception/Variance Request (AEVR)	100.0%	Yes
Heritage Trees (3:1) 100% To Meet Requirement	100%	Yes
Heritage Trees (1:1) 100% To Meet Requirement	100%	Yes
Riparian Buffer Trees 80% To Meet Requirement	100%	Yes
FEMA Floodplain Trees 80% To Meet Requirement	100%	Yes

TREE MITIGATION SUMMARY TABLE (RESIDENTIAL 35% PRESERVATION REQUIREMENT)					TREE MITIGATION COST TABLE	
TREE TYPE	TOTAL (in)	MITIGATION REQ. (BY % (in))	SAVED (in)	MITIGATION NEEDED (in)	COST (\$)	
UNDERSTORY SPECIES (35%)	0	0	0	0.00	\$0.00	= UNDERSTORY TREE MITIGATION FEE (in X \$200)
SIGNIFICANT SPECIES (35%)	0	0.0	0	0.0	\$0.00	= SIGNIFICANT TREE MITIGATION FEE (in X \$200)
HERITAGE 3:1 (100%)	0	0	0	0	\$0.00	
HERITAGE 1:1 (100%)	0	0	0	0	\$0.00	\$0.00 = HERITAGE TREE MITIGATION FEE (in X \$200)
RIPARIAN BUFFER (80%)	0	0.0	0	0.0		
FEMA (80%)	0	0.0	0	0.0		
ADDITIONAL INCHES PROVIDED (SEE TREE PLANTING SUMMARY TABLE)				-342		
TOTAL			-342.0		\$0.00	= TOTAL TREE MITIGATION FEE (in X \$200)

TREE CANOPY SUMMARY TABLE						
			REQUIRED CANOPY (38%)		PROPOSED CANOPY**	EXISTING SHADE VALUE
A			B		C	D
UNIT	LOTS	AREA (ac)*	AREA (ac)	AREA (sf)	AREA (sf)	AREA (sf)
	114	26.226	9.966	434,114	448,875	550
CIRCLE LOTS	60				236,250	
SQUARE LOTS	54				212,625	
ADDTL. TREES					-	

B (sf)		C + D (sf)	
434,114	<	449,425 = NO ADDITIONAL CANOPY IS REQUIRED	

* = TOTAL PROJECT AREA

** = PROPOSED CANOPY CALCULATION (CIRCLE LOTS)

2	= REGULAR TREES TO BE PLANTED PER LOT (NON-SOLAR), FORMULA = AREA(ac) x 0.9 x 875 x TREES/LOT
2	= SOLAR TREES TO BE PLANTED PER LOT (TREES FACING SOUTH & WEST), FORMULA = 1.5 x (AREA(ac) x 0.9 x 875 x TREES/LOT)

** = PROPOSED CANOPY CALCULATION (SQUARE LOTS)

2	= REGULAR TREES TO BE PLANTED PER LOT (NON-SOLAR), FORMULA = AREA(ac) x 0.9 x 875 x TREES/LOT
2	= SOLAR TREES TO BE PLANTED PER LOT (TREES FACING SOUTH & WEST), FORMULA = 1.5 x (AREA(ac) x 0.9 x 875 x TREES/LOT)

** = PROPOSED CANOPY CALCULATION (ADDITIONAL TREES)

1	= REGULAR TREES TO BE PLANTED, FORMULA = AREA(ac) x 0.9 x 875 x TREES
	= SOLAR TREES TO BE PLANTED (TREES FACING SOUTH & WEST), FORMULA = 1.5 x (AREA(ac) x 0.9 x 875 x TREES)

448,875	= PROPOSED CANOPY (sf), FORMULA = [AREA(ac) x 0.9 x 875 x TREES/LOT] + [1.5 x (AREA(ac) x 0.9 x 875 x TREES/LOT)]
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TREE PLANTING SUMMARY TABLE						
	A	B	C	D	A x B	A x D
	NUMBER OF RESIDENTIAL LOTS	TREES TO BE PLANTED / LOT (REQUIRED 2 - 1.5" TREES)	SIZE OF TREES TO BE PLANTED (INCHES)	ADDITIONAL INCHES / LOT (COUNTS FOR MITIGATION)	TOTAL TREES TO BE PLANTED	TOTAL INCHES OF MITIGATION TO BE PLANTED
	EA	EA	INCHES	INCHES	EA	INCHES
CIRCLE LOTS	60	4	1.5	3	240	180
SQUARE LOTS	54	4	1.5	3	216	162

ALL PROTECTED SIZE TREES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND BRANCHED TO MAINTAIN THE STRENGTH OF THE TREE. SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 801 (TREE AND LANDSCAPE PROTECTION) AND AS SPECIFIED IN THE SPECIFICATIONS.

ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.

NO SITE PREPARATION WORK SHALL BEGIN IN AREAS DESIGNATED FOR PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY ARBORIST OFFICE.

TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE PREPARATION AND CONSTRUCTION.

THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING OR PREPARING AREAS EXCAVATED IN THE VICINITY OF TREES PROCEED WITH CAUTION.

THE CONTRACTOR SHALL CONTACT THE CITY ARBORIST IF ROOTS LARGER THAN THREE (3") WITHIN THE FEET OF THE PROTECTION FENCE NEED TO BE PRUNED.

THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS ARE OPERATED.

THE REQUIRED RADIUS LENGTH IS ONE FOOT (1") PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, TEN INCHES (10") DIAMETER TREE WOULD NEED A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE.

ROOTS OR BRANCHES THAT IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT OUT ACCORDING TO THE CITY ARBORIST'S RECOMMENDATIONS.

PRUNING METHODS: OLD WOUNDS SHOULD BE PAINTED OVER WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.

NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN THE ROOT PROTECTION ZONE AREA.

TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY THE CITY ARBORIST.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.

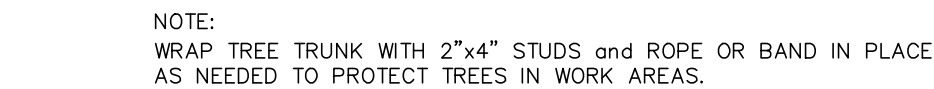
EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH MULCH.

ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.



CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING AND THE ANTICIPATED GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO COMPLY WITH THE OSHA AND THE ANTICIPATED SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL BE RESPONSIBLE FOR OBTAINING AND THE ANTICIPATED PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, THE CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR CONSULTANT SHALL BE RESPONSIBLE FOR IMPLEMENTING A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND PROTECTION OF INDIVIDUALS WORKING IN AND AROUND A TRENCH EXCAVATION.

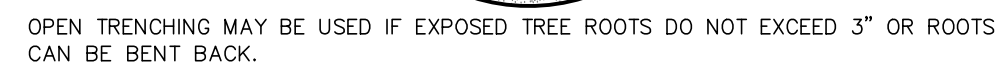
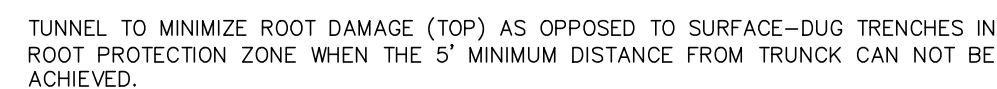
PER 35--522(M)(7): ALL TREE PLANTING SUBJECT TO SECTION 35--522(M)(7) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS, IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST BE OF SUFFICIENT DEPTH TO PERMIT THE ROOTS OF THE PLANTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED IN WITH THE TOP ONE FOOT OF SOIL TO COMPLETE SOIL AMENDMENT. SUCH AS PER PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL.



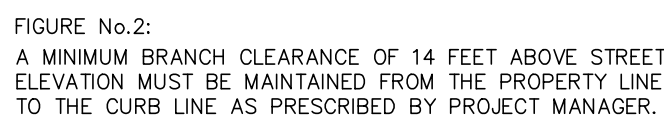
6 LEVEL II B
FENCE PROTECTION
SCALE N.T.S.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



7 BORING
THRU TREE ROOT ZONE
SCALE N.T.S.



8 BRANCH CLEARANCE
SCALE N.T.S.

CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPE No. F-1723 | TBPLS No. 100495-00

PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

DRAFTED JM

CHECKED BC DESIGN BC

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS

TREE PRESERVATION DETAILS