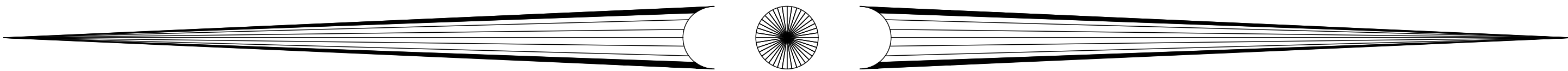


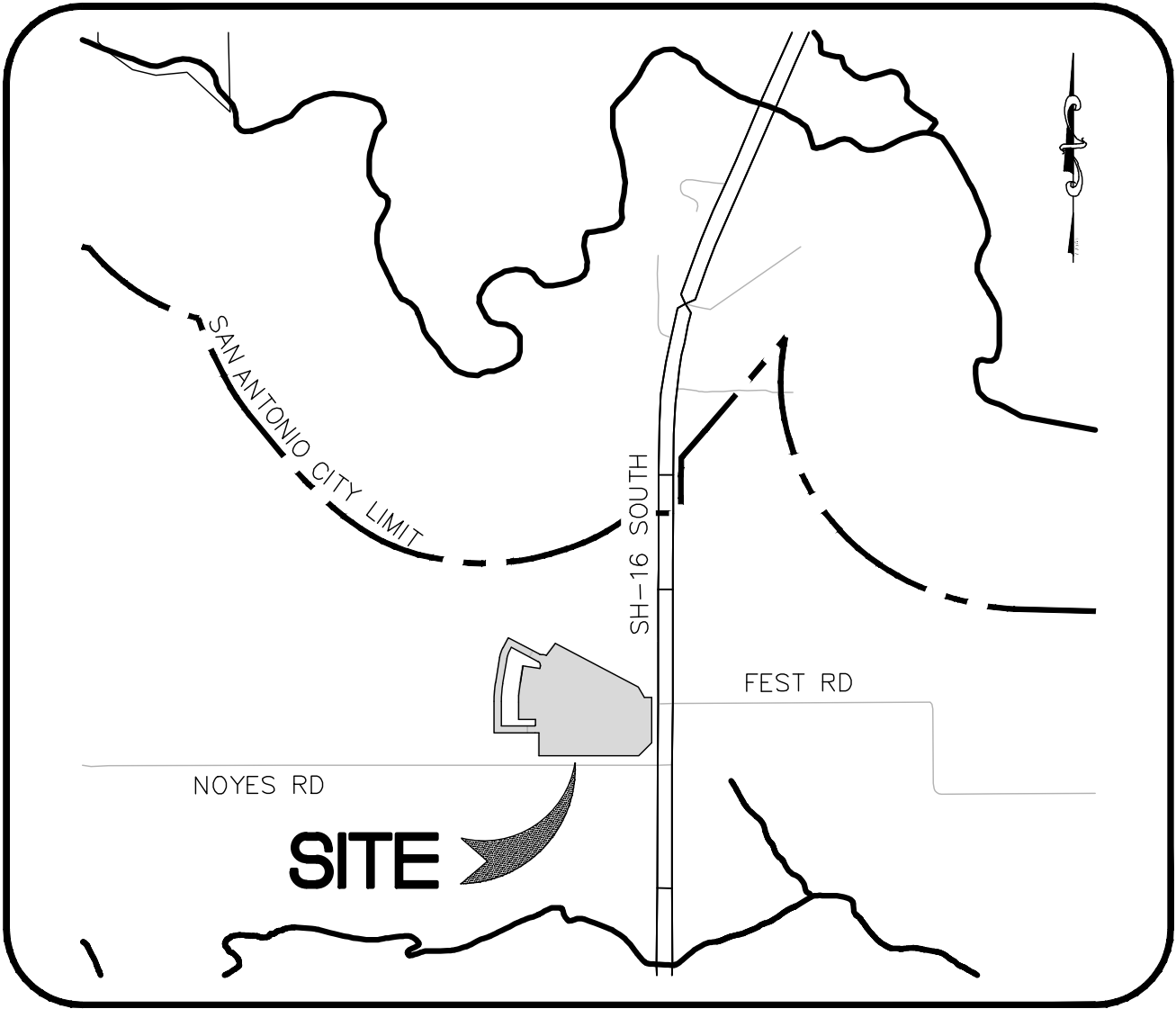
CONSTRUCTION PLANS FOR



VERDIN SUBDIVISION, UNIT 2

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD. SUITE 106
SAN ANTONIO, TX 78248
(210) 882-6800



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
SEPTEMBER 2022



LEGAL DESCRIPTION:

BEING A 13.578 ACRE TRACT OF LAND BEING SITUATED IN THE
RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY
BLOCK NO. 4202, AS CONVEYED TO KING FISH DEVELOPMENT, LLC
BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN
DOCUMENT NUMBER 20220169411, BEXAR COUNTY TEXAS.

SHEET INDEX

SHEET NO.	TITLE
COVER SHEET	
C0.0	OVERALL COVER
UTILITY PLANS	
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL
SEWER PLANS	
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	LINE J AND LINE L PLAN AND PROFILE
C2.3	LINE K PLAN AND PROFILE
C2.4	LINE M PLAN AND PROFILE
C2.5	LINE N PLAN AND PROFILE
C2.6	LINE P PLAN AND PROFILE
C2.7	SEWER DETAILS
WATER PLANS	
C3.0	WATER COVER & NOTES
C3.1	OVERALL WATER PLAN
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STREET & DRAIN PLANS	
C4.0	STREET COVER
C4.1	TRAFFIC PLAN
C4.2	TRAFFIC DETAILS
C4.3	TRAFFIC DETAILS
C4.4	FLYCATCHER WAY PLAN AND PROFILE
C4.5	PINTAIL PLACE PLAN AND PROFILE
C4.6	WREN WAY PLAN AND PROFILE
C4.7	TERN TRACE & STILT STREET PLAN AND PROFILE
C4.8	DRAIN "A" PLAN AND PROFILE
C4.9	DRAIN "B" PLAN AND PROFILE
C4.10	TEMPORARY INTERCEPTOR DRAIN "C" PLAN AND PROFILE
C4.11	STANDARD DETAILS
C4.12	STANDARD DETAILS
C4.13	STANDARD STREET SECTIONS
GRADING PLANS	
C5.0	GRADING PLAN
SW3P PLANS	
C6.0	SW3P PLAN
C6.1	SW3P DETAILS

BEXAR COUNTY



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

SUBMITTAL SET

TEXAS C0.0

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD, SUITE 106
SAN ANTONIO, TX 78248
(210) 882-6800

TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

UTILITY GENERAL NOTES

- LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
- ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
- ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
- CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
 - STREET CENTERLINE STAKING FOR CLEARING.
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 - SEWER STAKING AT 100-FT INTERVALS.
 - STAKING FOR WATER SERVICES.
 - STAKING FOR DRAINAGE CHANNELS.
 - FINAL STREET STAKING.
 - METER BOX STAKING.
 - CPS STAKING.
 - SETTING OF LOT CORNERS.

CPS NOTES:

- CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOWS:
PRIMARY - 2 1/2" HDPE SCHEDULE 40
SECONDARY - 3" PVC SCHEDULE 40
SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

NOTE :

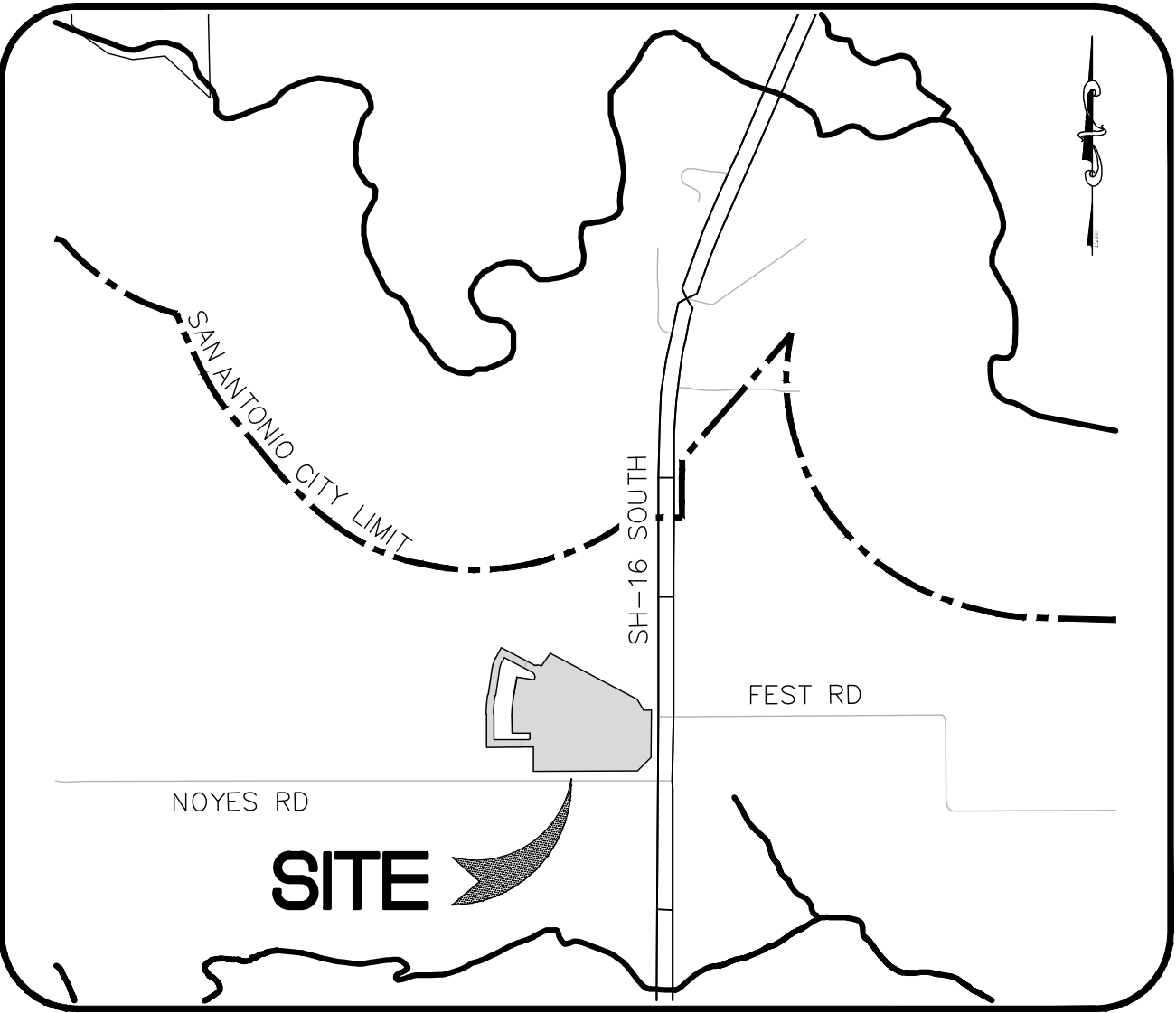
TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

CONSTRUCTION PLANS FOR

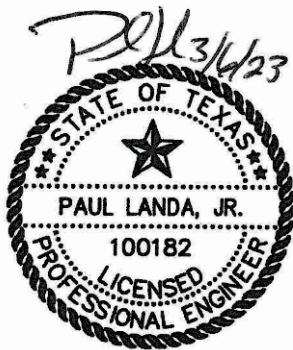
VERDIN SUBDIVISION, UNIT 2
UTILITY IMPROVEMENTS

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING STREET LIGHT
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS
- PROPOSED STREET LIGHT UG, 100W AND SINGLE ARM
- PROPOSED STREET LIGHT UG, 250W AND SINGLE ARM
- EXISTING POWER POLE
- EXISTING SECONDARY ENCLOSURE
- PROPOSED SECONDARY ENCLOSURE
- PROPOSED POWER POLE
- PROPOSED TRANSFORMER
- PROPOSED WATER SERVICE
- PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT
- EXISTING TRANSFORMER
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER METER



SUBMITTAL DATE:
MARCH 2021



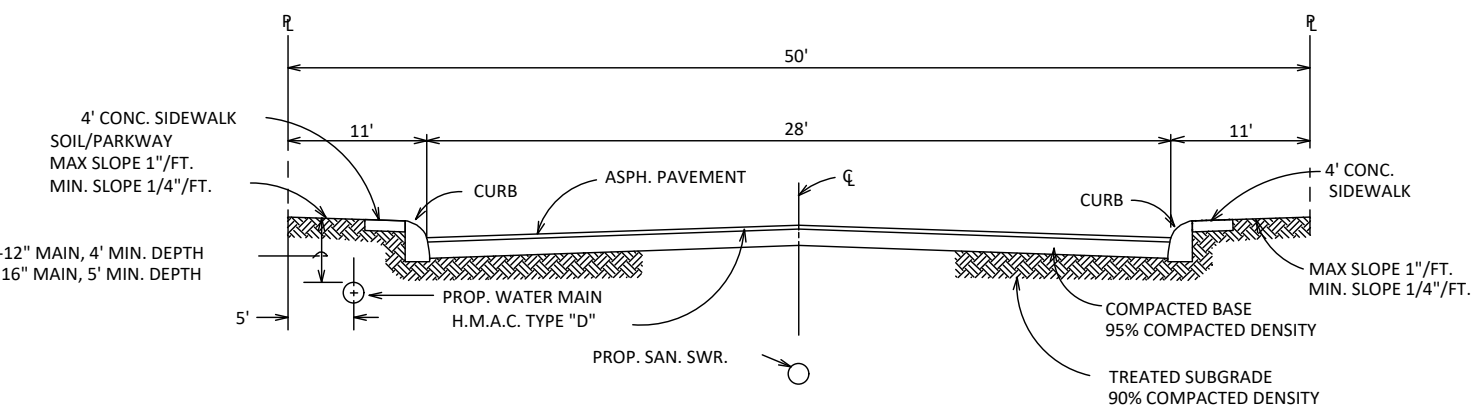
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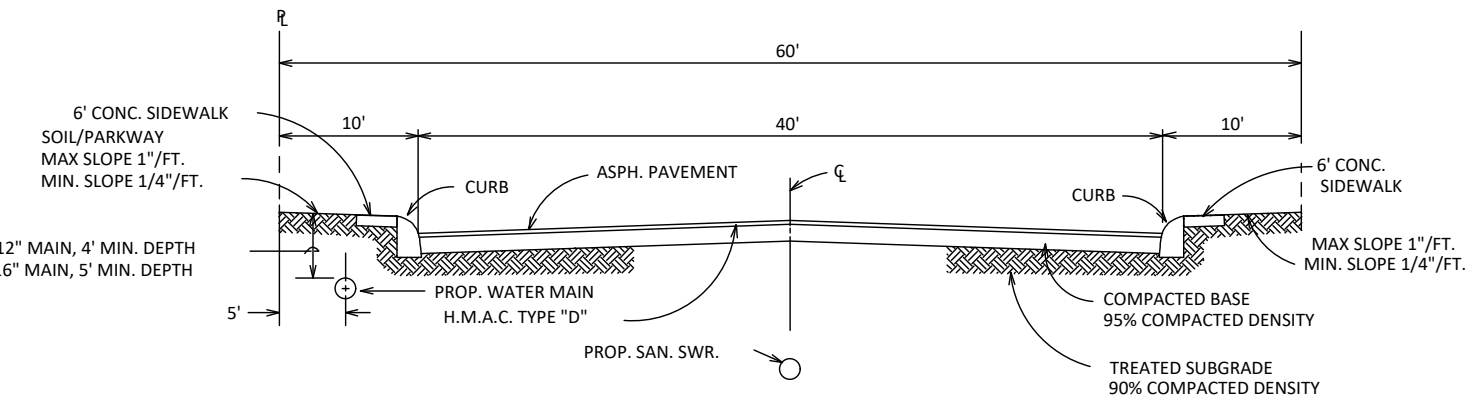
NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

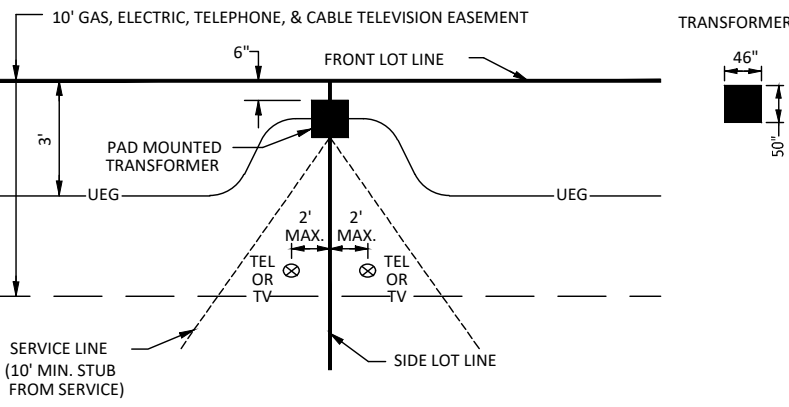
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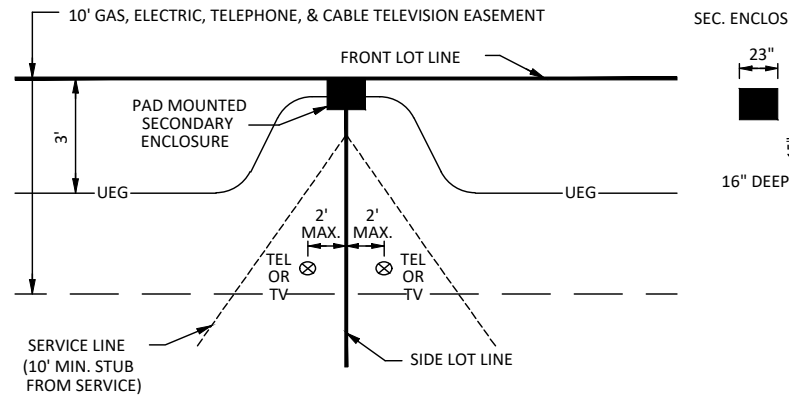
TYPICAL STREET CROSS-SECTION (28' PAVEMENT)



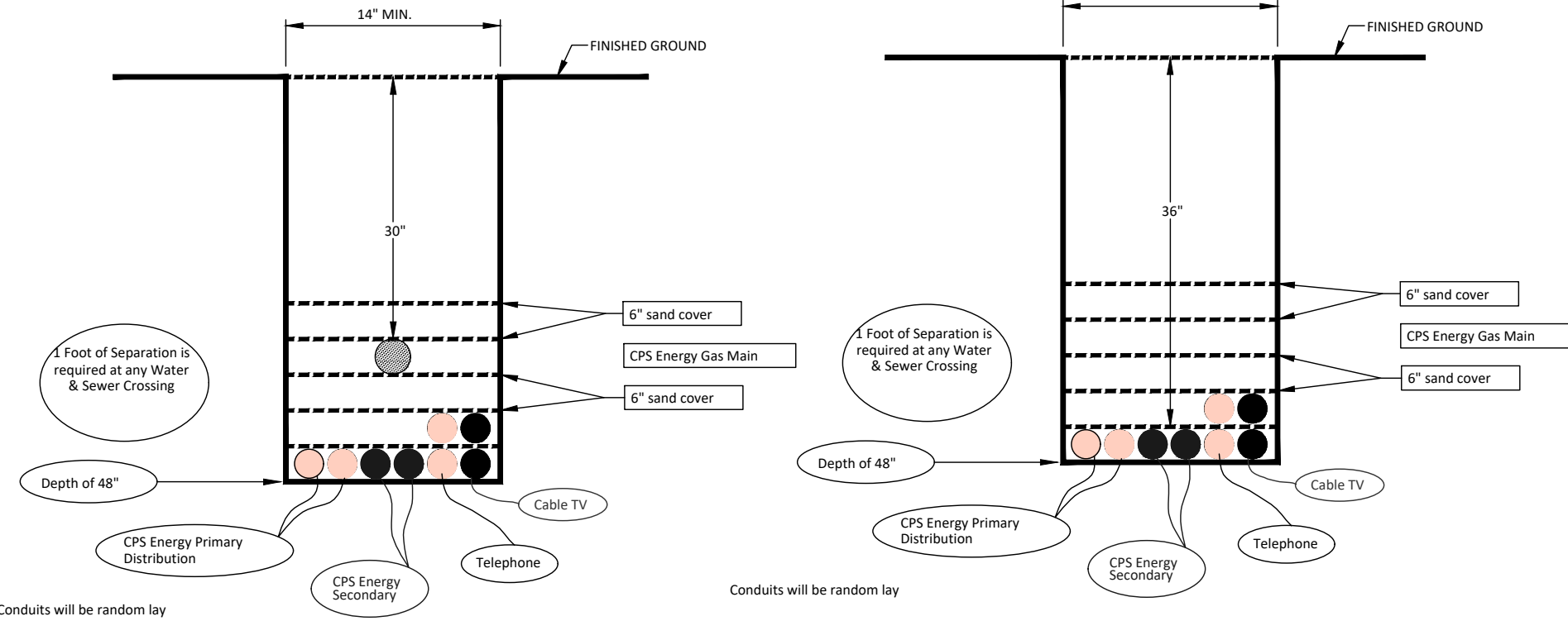
TYPICAL STREET CROSS-SECTION (40' PAVEMENT)



TRANSFORMER



SECONDARY ENCLOSURE
FRONT LOADED



Standards for Gas and Electric Trench
or Electric Trench with Joint Utilities

TRENCH DETAILS



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

- Engineers
- Surveyors
- Planners

TEL: (210) 698-5051
FAX: (210) 698-5085

BEXAR COUNTY

SUBMITTAL SET

TEXAS C1.0

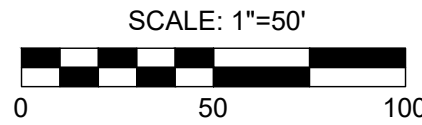
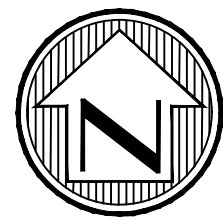
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LEGEND

EXISTING WATER MAIN	8" W
PROPOSED WATER MAIN	8" W
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PROPOSED GATE VALVE	8" W
EXISTING GATE VALVE	8" W
PROPOSED SANITARY SEWER MAIN	8" SS
EXISTING SANITARY SEWER MAIN	8" SS
EXISTING OVERHEAD ELECTRIC	8" OHE
EXISTING UNDERGROUND ELECTRIC	8" UG
EXISTING UNDERGROUND TELEPHONE	8" UG
EXISTING STREET LIGHT	8" UG
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	D.P.R.B.C.T.
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EXISTING SECONDARY ENCLOSURE	PP
PROPOSED SECONDARY ENCLOSURE	PP
PROPOSED POWER POLE	PP
PROPOSED TRANSFORMER	PP
PROPOSED WATER SERVICE	PP
PROPOSED IRRIGATION SERVICE	PP
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT	PP
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EXISTING IRRIGATION CONTROL VALVE	PP
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- P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

NOTE :

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

REVISIONS	NO.	DATE	DESCRIPTION	BY	CHK	DATE
	1	11/18/24	REVISED LOT LAYOUT	DMC	DMC	
	2	03/02/25	DEL LOT LABEL FROM ROADWAY DEDICATION AREA	DMC	DMC	
	3	03/10/25	INCR IRRIGATION SERV SIZE + ADDED CONDUIT	DMC	DMC	
			PROJ. #	DMC	DMC	BY: CHD, BY: DATE: 2/26/22

• Engineers
• Surveyors
• Planners

MTK

May Tarin Ramirez Engineers, LLC
TPEL: ENGINEERING F-5297 (SURVEYING: F-10131500)
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051



VERDIN SUBDIVISION, UNIT 2
OVERALL UTILITY IMPROVEMENTS PLAN

SHEET

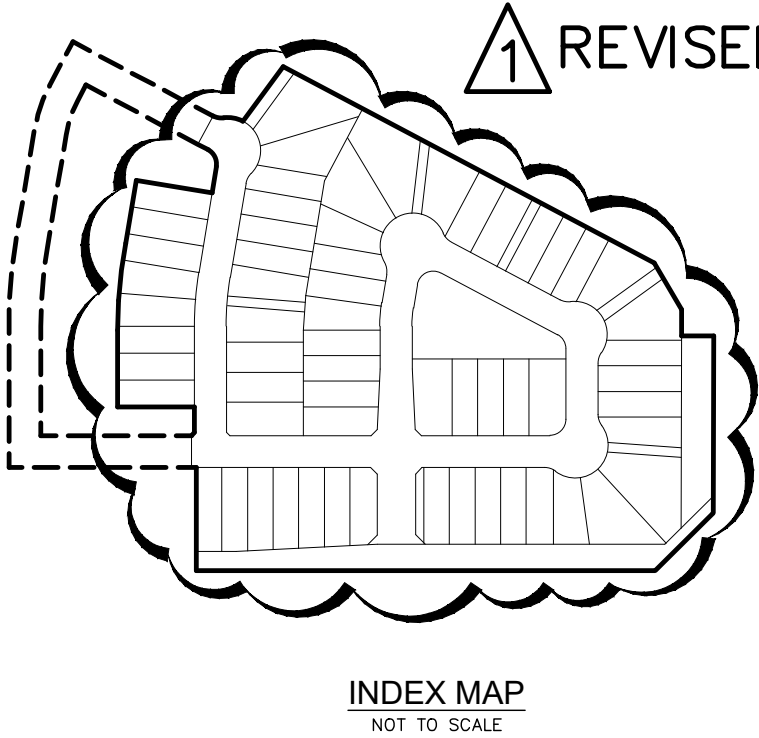
C1.1

SUBMITTAL SET

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD. SUITE 106
SAN ANTONIO, TX 78248
(210) 882-6800

REVISD LOT LAYOUT



ESTIMATED SEWER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QT
1	TIE INTO EXISTING SANITARY SEWER MAIN	E.A.	1
2	TRENCH EXCAVATION SAFETY PROTECTION	L.F.	4,844
3	8" SANITARY SEWER PIPE, SDR-26 (0'-6")	L.F.	10
4	8" SANITARY SEWER PIPE, SDR-26 (6'-10")	L.F.	1,201
5	8" SANITARY SEWER PIPE, SDR-26 (10'-14")	L.F.	1,378
6	STANDARD SANITARY SEWER MANHOLE	EA.	7
7	DROP SANITARY SEWER MANHOLE	EA.	3
8	EXTRA DEPTH MANHOLE	V.F.	33.6
9	VERTICAL STACK	V.F.	108.9
10	6" SANITARY SEWER LATERALS, SDR-26	L.F.	2,255
11	8" SEWER MAIN TELEVISION INSPECTION	L.F.	2,589

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

TRENCH EXCAVATION SAFETY PROTECTION Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

Developer's Name	KINGFISH DEVELOPMENT, LLC		
Developer's Address	2722 W. BITTERS RD. SUITE 106		
City	SAN ANTONIO	State	TX
		Zip	78248
Phone #	(210) 882-6800	Fax #	
SAWS Block Map #	132-514	Total EDU's	60
		Total Acreage	13.592
Total Linear Footage of Pipe	8" ~ 2,589 L.F.	Plat No.	22-11800352
Number of Lots	60	SAWS Job No.	22-1649

CONSTRUCTION PLANS FOR

VERDIN SUBDIVISION, UNIT 2
SANITARY SEWER IMPROVEMENTS

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
- The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
- Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
- The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - COSA Drainage (210) 207-0724 or (210) 207-6026
 - COSA Traffic Signal Operators (210) 306-8480
 - COSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
- The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
- All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.
- 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.
- Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Sewer Notes

- 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:
 - 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.
 - Attempt to eliminate the source of the SSO.
 - Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
 - Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
 - Clean the affected sewer mains and remove any debris.
 - Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.
- Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies. No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.
- 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".
- 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.
- 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.
- 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)
- 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.

ADDITIONAL SEWER NOTES

- 98% COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/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.

NOTES:

- SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
- PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE FINISHED SUBGRADE ELEVATION. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
- EXTEND ALL SANITARY SEWER LATERALS TO THE PROPERTY LINE OR TO THE EASEMENT LINE AS INDICATED. ALL LATERALS ARE 35' LONG UNLESS OTHERWISE NOTED.
- SANITARY SEWER LINES AND LATERALS WILL BE PVC SDR 26 ASTM D 3034 UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
- SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
- QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.
- ALL MANHOLES TO HAVE WATERTIGHT RING AND COVERS.
- ALL MANHOLES TO BE CONCRETE RING ENCASED.
- MANHOLES TO BE VENTED AS SHOWN ON THE SANITARY SEWER PLANS.
- AN *** DENOTES AN EXISTING TEE.
- ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0 THE PROPERTY LINE.
- MINIMUM COVER FROM TOP OF SANITARY SEWER LATERALS TO TOP OF CURB WILL BE:
 - IF LATERALS DO NOT CROSS WATER MAINS, 5' COVER
 - IF LATERALS CROSS WATER MAIN,

WATER MAIN	COVER
6"	5.5'
8"	5.7'
12"	6.0'
16"	7.4'
- ALL MANHOLE OPENINGS SHALL BE 30".

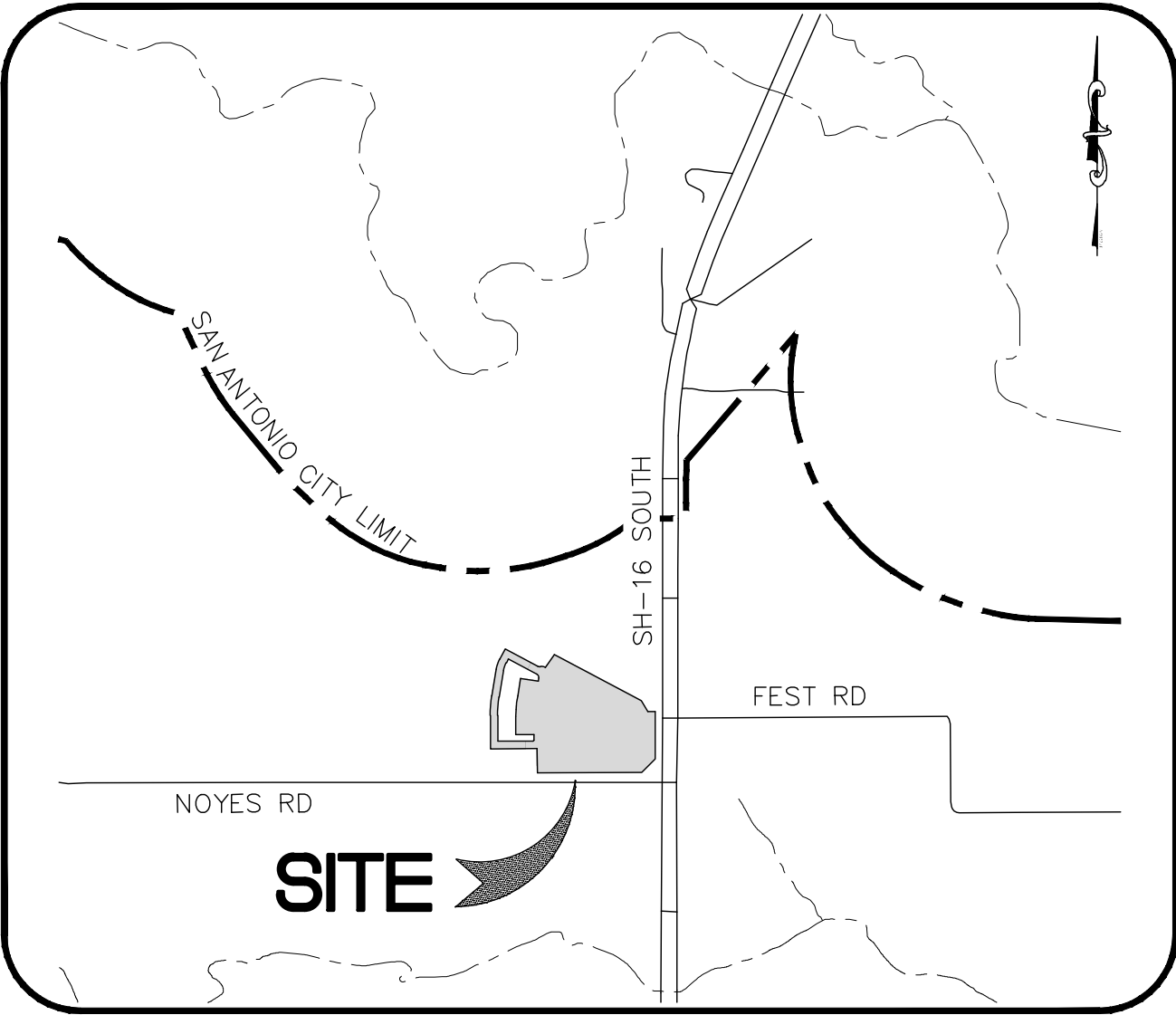
CRITERIA FOR SEWER MAIN CONSTRUCTION
IN THE VICINITY OF WATER MAINS

- WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET (9') OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
 - WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
 - WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN. SHALL HAVE A SECTION OF SEWER PIPE CENTERED ON THE WATER MAIN. SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
 - WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.
- SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED PROJECT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS, INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.



VICINITY MAP
N.T.S.

SUBMITTAL DATE:

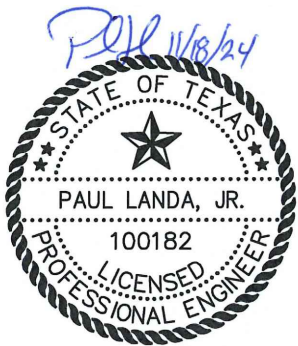
JULY 2022

REVISION DATE:

OCTOBER 2024

LEGAL DESCRIPTION:

BEING A TOTAL OF 13.592 ACRES, INCLUSIVE OF A 0.675 OF AN ACRE VARIABLE WIDTH RIGHT OF WAY DEDICATION, SITUATED IN THE RUENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, BEING A PORTION OF A 131.81 ACRE TRACT AS CONVEYED TO KING FISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SHEET INDEX

SHEET NO. TITLE

- | | |
|------|------------------------------------|
| C2.0 | SEWER COVER |
| C2.1 | SEWER OVERALL |
| C2.2 | LINE J AND LINE L PLAN AND PROFILE |
| C2.3 | LINE K PLAN AND PROFILE |
| C2.4 | LINE M PLAN AND PROFILE |
| C2.5 | LINE N PLAN AND PROFILE |
| C2.6 | LINE P PLAN AND PROFILE |
| C2.7 | SEWER DETAILS |



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

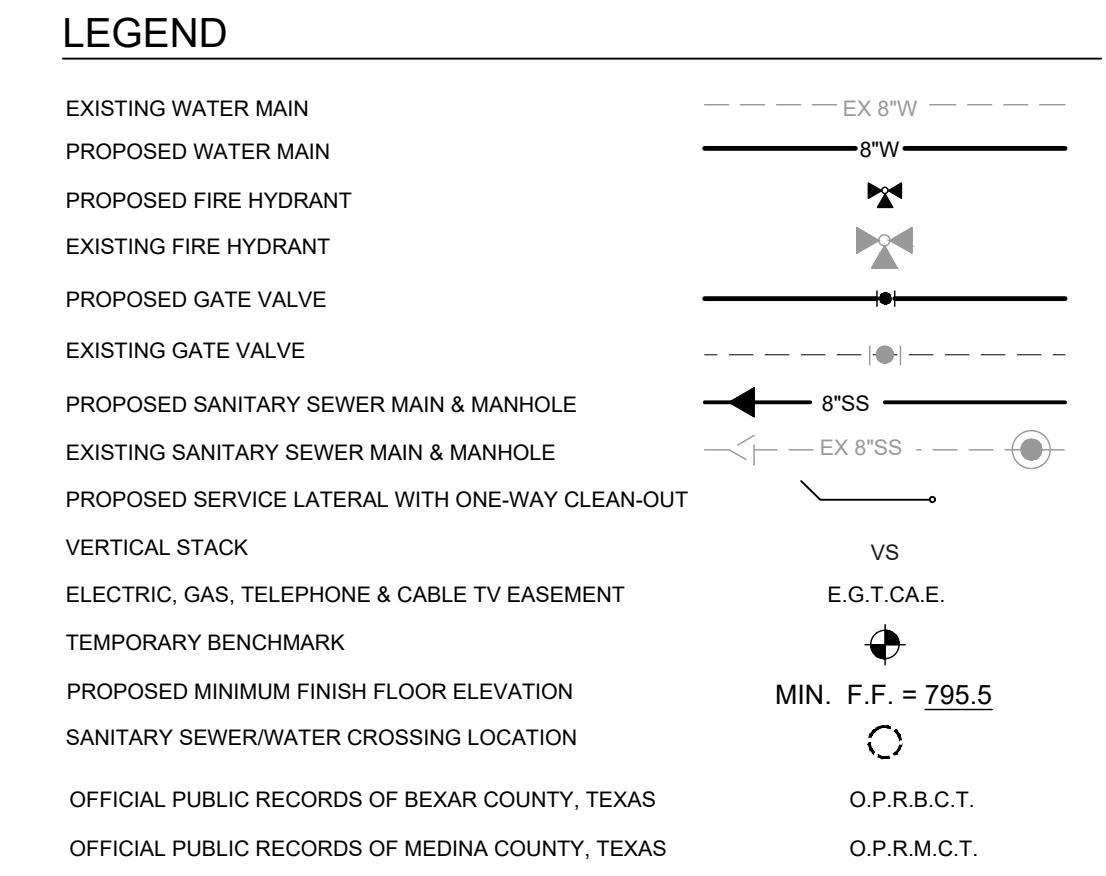
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

BEXAR COUNTY

SUBMITTAL SET

TEXAS C2.0



CAUTION:

EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

Developer's Name	KINGFISH DEVELOPMENT, LLC		
Developer's Address	2722 W. BITTERS RD. SUITE 106		
City	SAN ANTONIO	State	TX Zip 78248
Phone #	(210) 882-6800	Fax #	
SAWS Block Map #	132-514	Total EDU's	60 Total Acreage 13.592
Total Linear Footage of Pipe	8" ~ 2,589 L.F.	Plat No.	22-11800352
Number of Lots	60	SAWS Job No.	22-1649

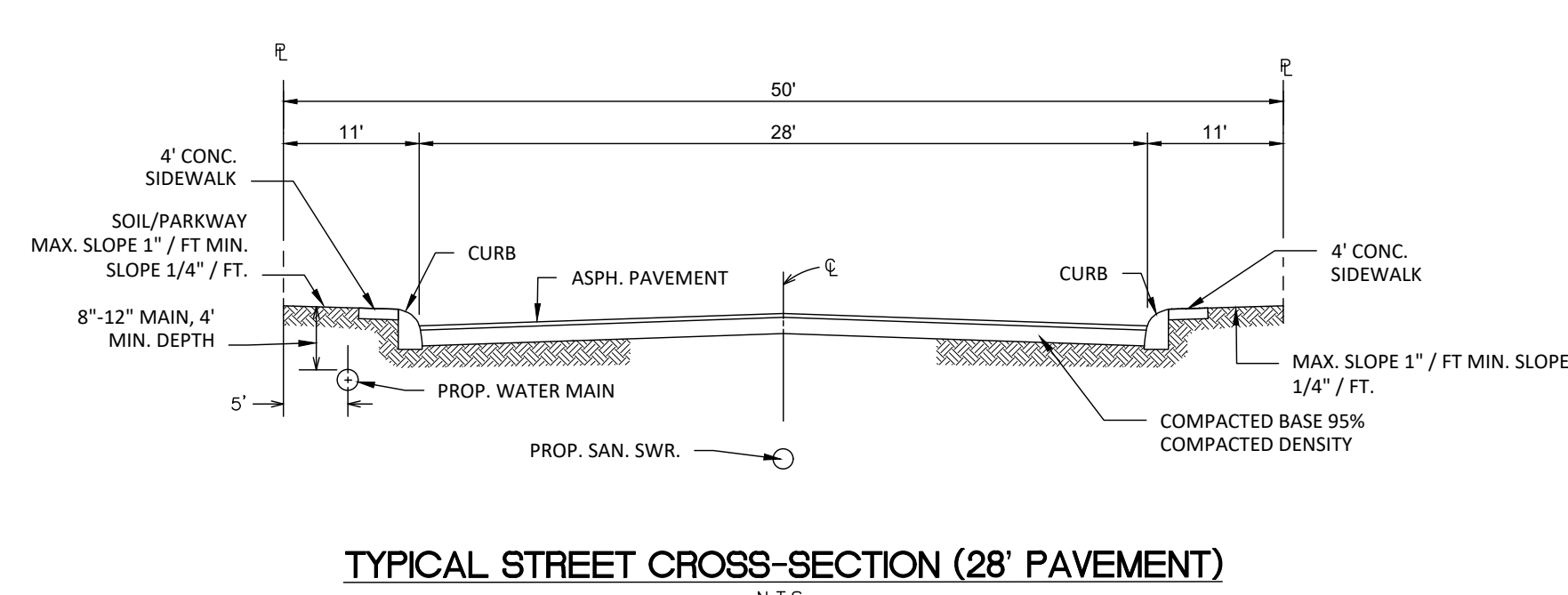
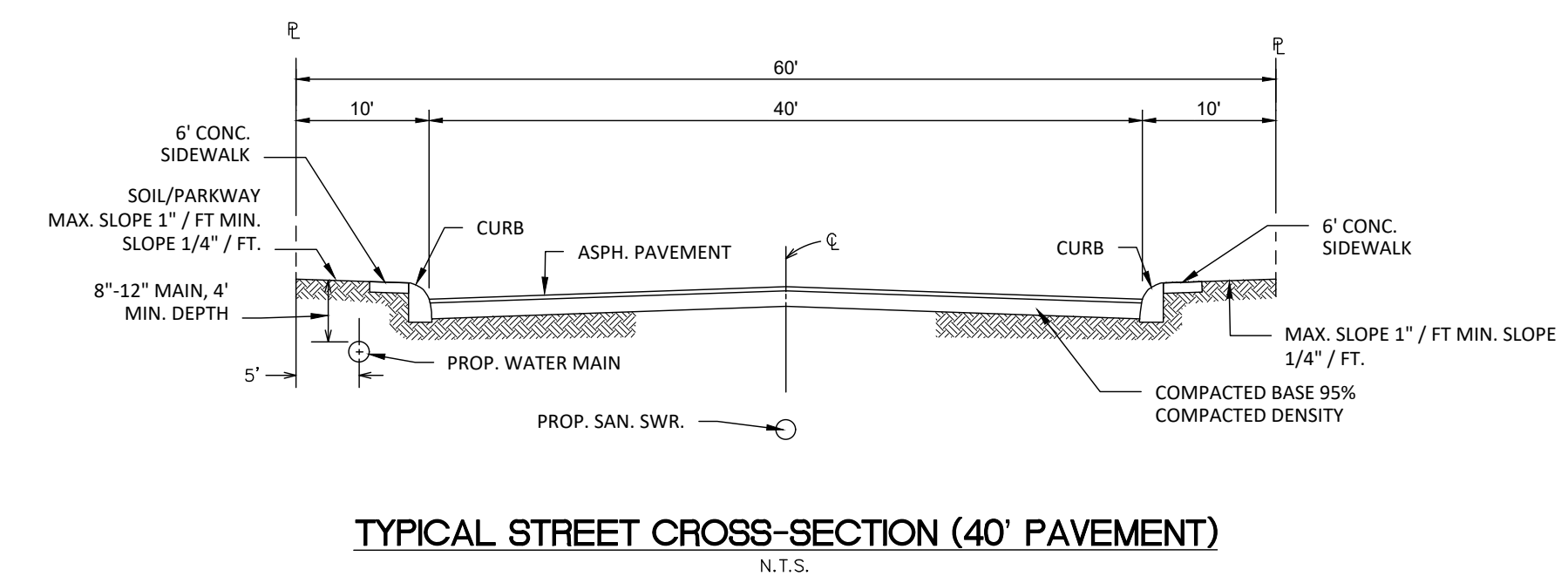
TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural engineer shall prepare safety/equipment consultant, and they review these plans and available geotechnical information and the anticipated installation site(s) within the project work area 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 trenching and excavations. Specifically, Contractor and/or Contractor's independently retained employee or structural engineer shall prepare safety/equipment consultant in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

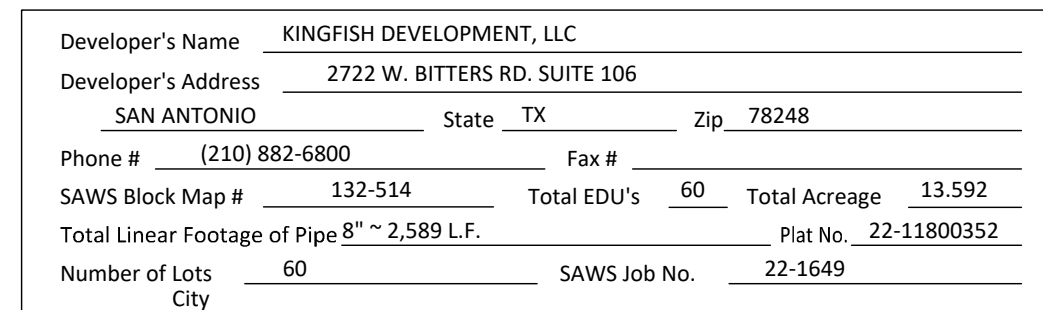
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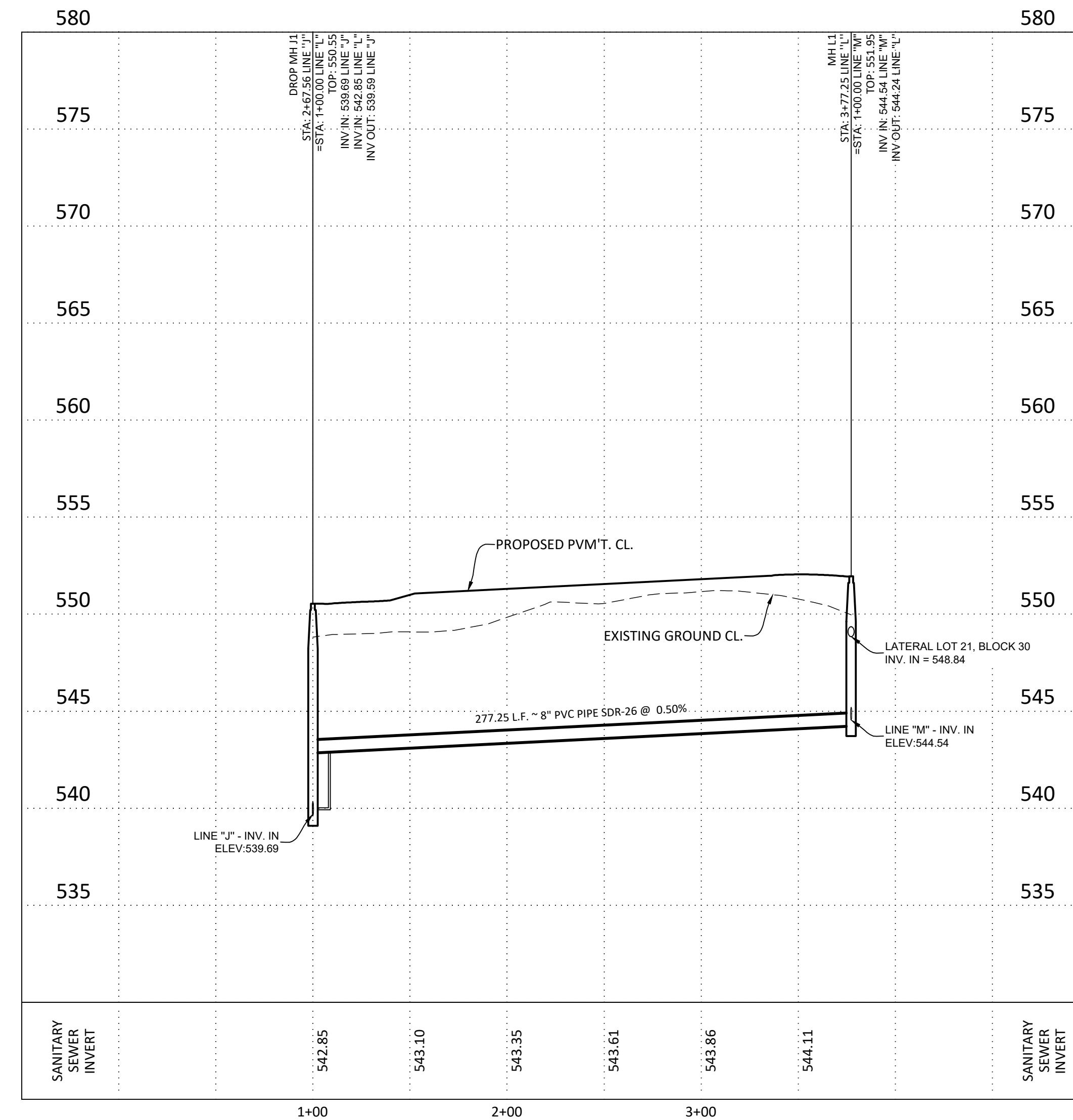
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N.T.S.
REFERENCE SAWS SPEC. ITEM 812

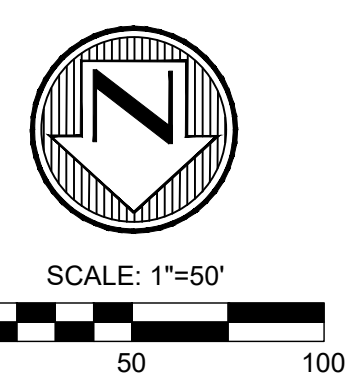


HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



C2.2

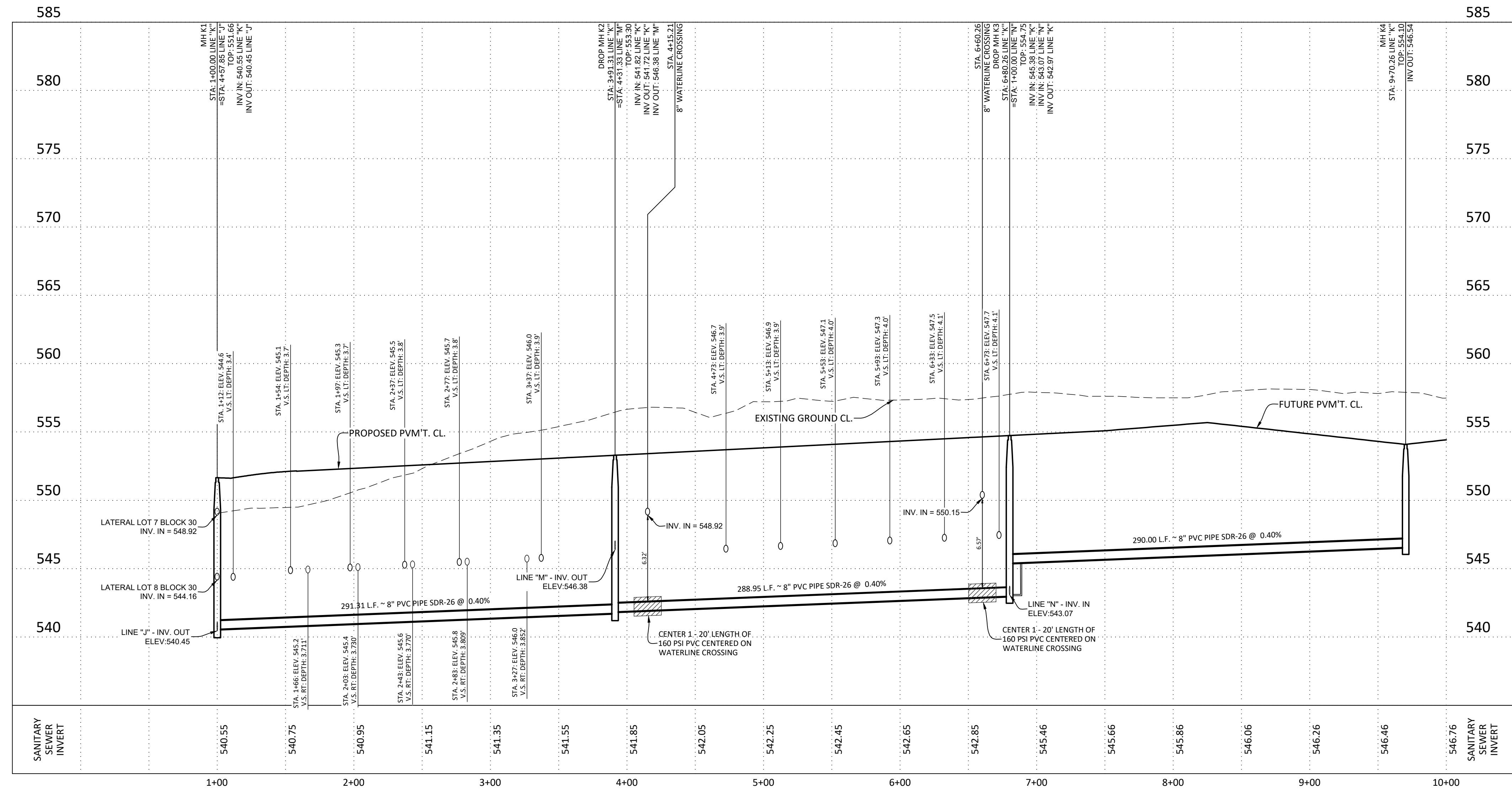
SUBMITTAL SET



EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN & MANHOLE
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PROPOSED SERVICE LATERAL WITH ONE-WAY CLEAN-OUT
VERTICAL STACK
ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
TEMPORARY BENCHMARK
PROPOSED MINIMUM FINISH FLOOR ELEVATION
SANITARY SEWER/WATER CROSSING LOCATION
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

STA. 1+00.00 TO STA. 9+70.26

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



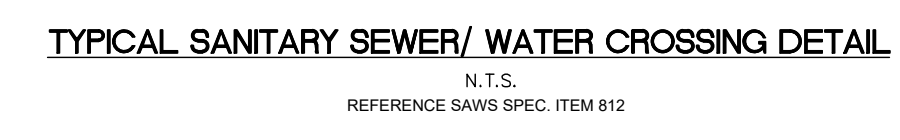
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Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and approve geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems and/or procedures and the proposed trench excavation safety protection documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.



Developer's Name KINGFISH DEVELOPMENT, LLC

Developer's Address 2722 W. BITTERS RD. SUITE 106

SAN ANTONIO State TX Zip 78248

Phone # (210) 882-6800 Fax # _____

SAWS Block Map # 132-514 Total EDU's 60 Total Acreage 13.592

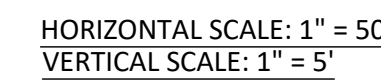
Total Linear Footage of Pipe 8" ~ 2,589 L.F. Plot No. 22-11800352

Number of Lots 60 SAWS Job No. 22-1649

PEL 1/27/15

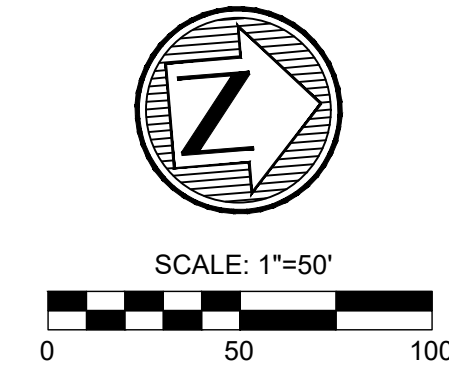


STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

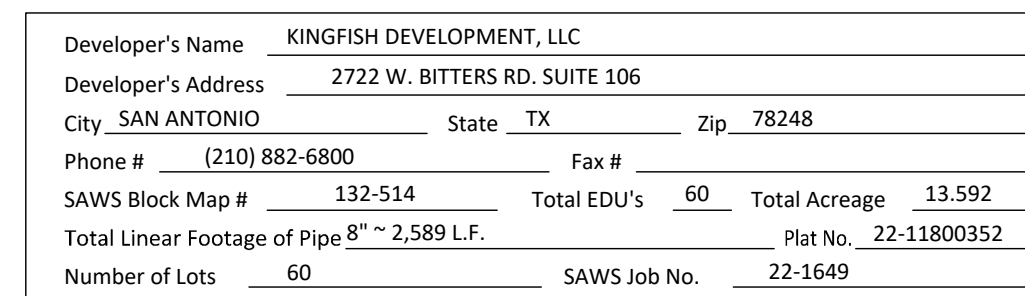


VERDIN SUBDIVISION UNIT 2
SANITARY SEWER PLAN & PROFILE
LINE "M"

N.T.S.
REFERENCE SAWS SPEC. ITEM 812



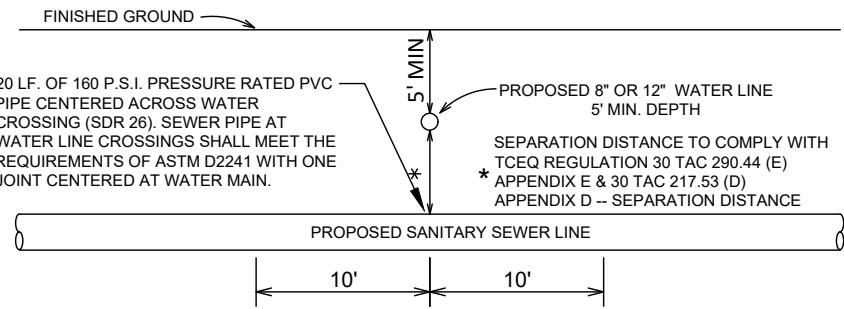
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



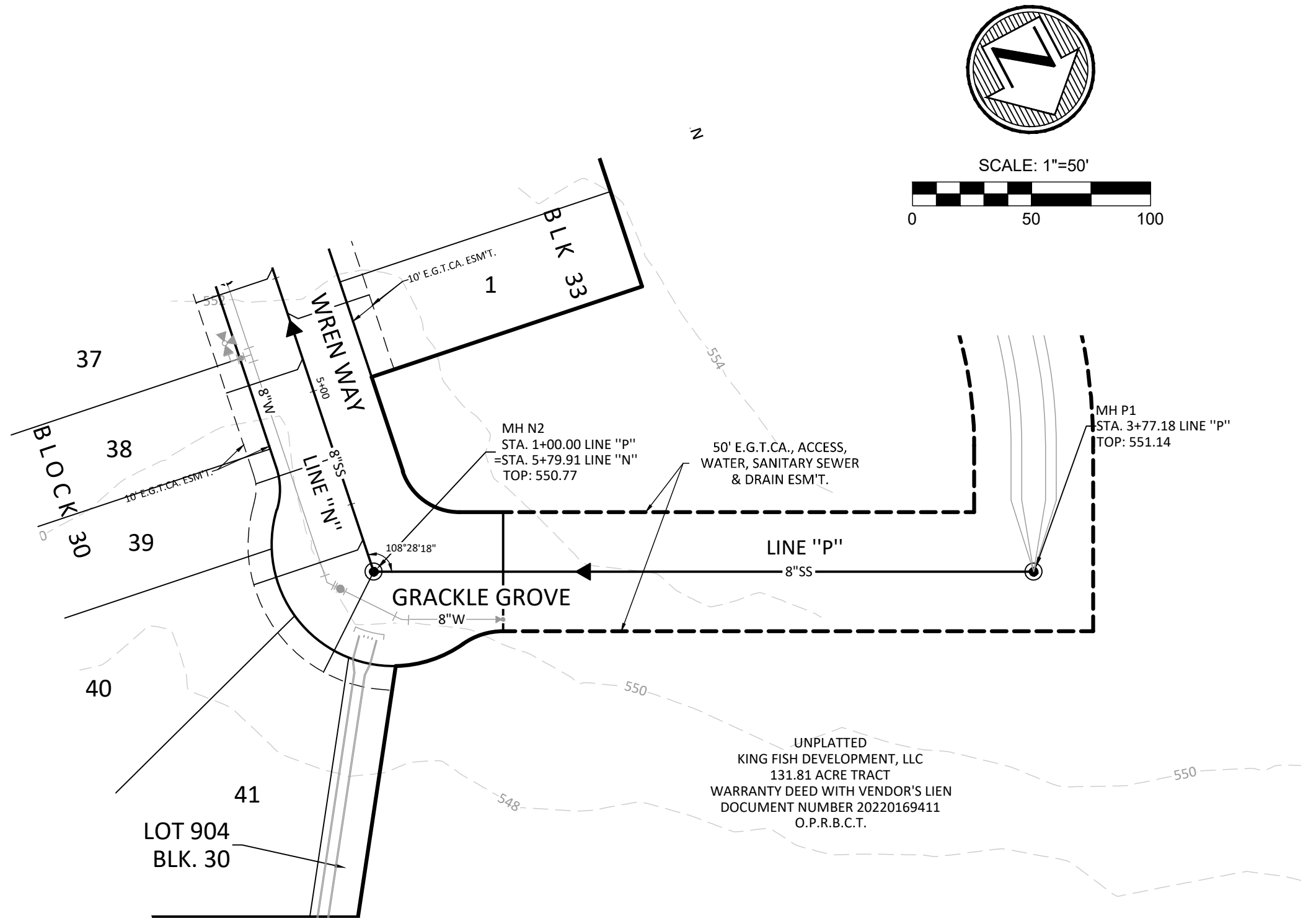
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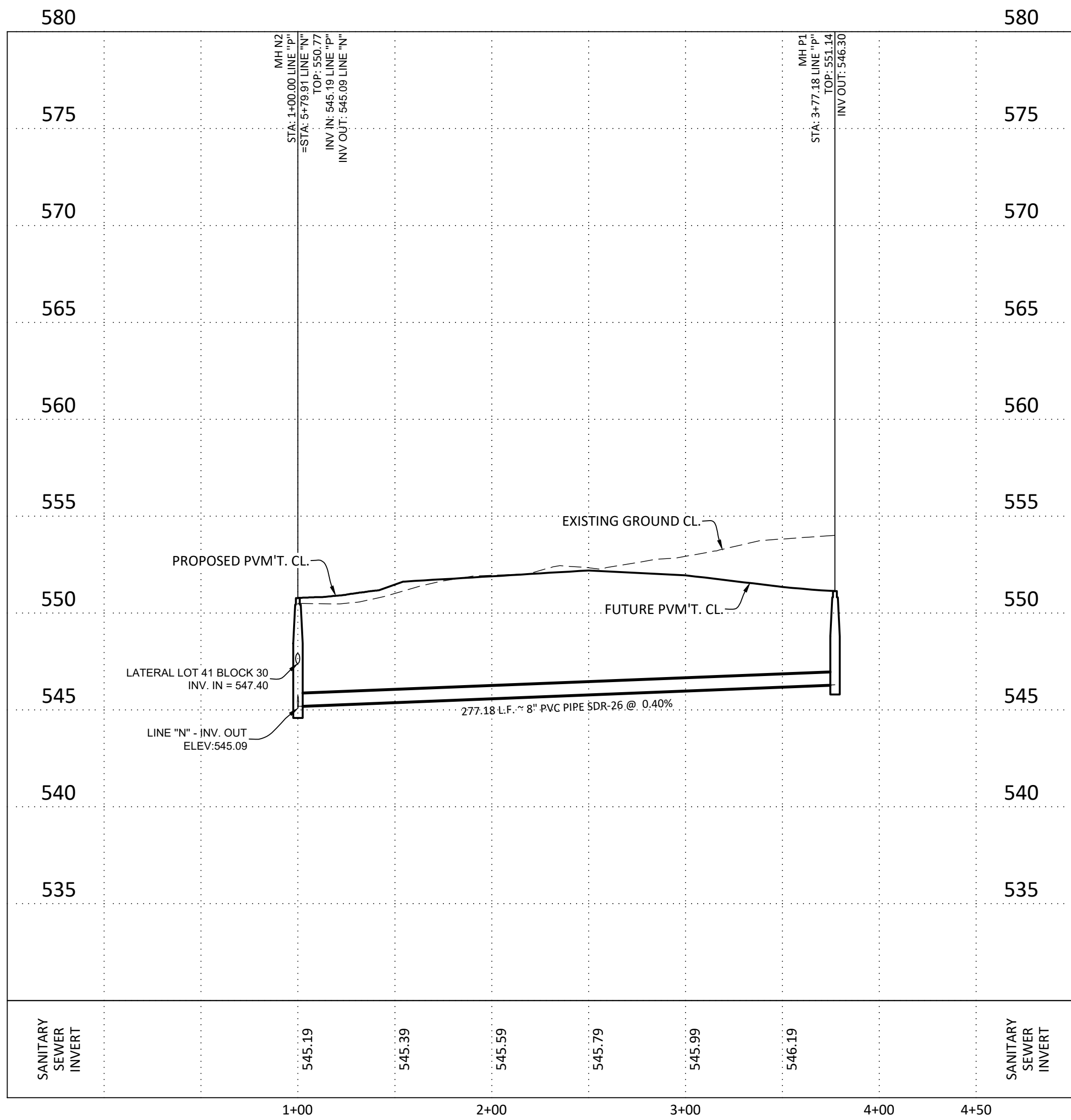
TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL



LINE "P"

STA. 1+00.00 TO STA. 3+77.18

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



LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- PROPOSED SANITARY SEWER MAIN & MANHOLE
- EXISTING SANITARY SEWER MAIN & MANHOLE
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- TEMPORARY BENCHMARK
- PROPOSED MINIMUM FINISH FLOOR ELEVATION
- SANITARY SEWER/WATER CROSSING LOCATION
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

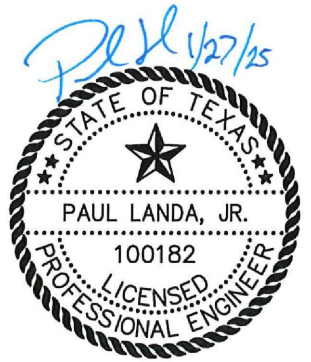
Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC

12770 OMARON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5055



VERDIN SUBDIVISION UNIT 2

SANITARY SEWER PLAN & PROFILE

LINE "P"

STA. 1+00.00 TO STA. 3+77.18

Developer's Name	KINGFISH DEVELOPMENT, LLC		
Developer's Address	2722 W. BITTERS RD. SUITE 106		
City	SAN ANTONIO	State	TX Zip 78248
Phone #	(210) 882-6800	Fax #	
SAWS Block Map #	132-514	Total EDU's	60 Total Acreage 13.592
Total Linear Footage of Pipe 8"	~ 2,589 L.F.		Plat No. 22-11800352
Number of Lots	60	SAWS Job No.	22-1649

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD. SUITE 106
SAN ANTONIO, TX. 78233
(210) 882-6800

SAWS CONSTRUCTION NOTES
COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT
JANUARY 2022

General Section

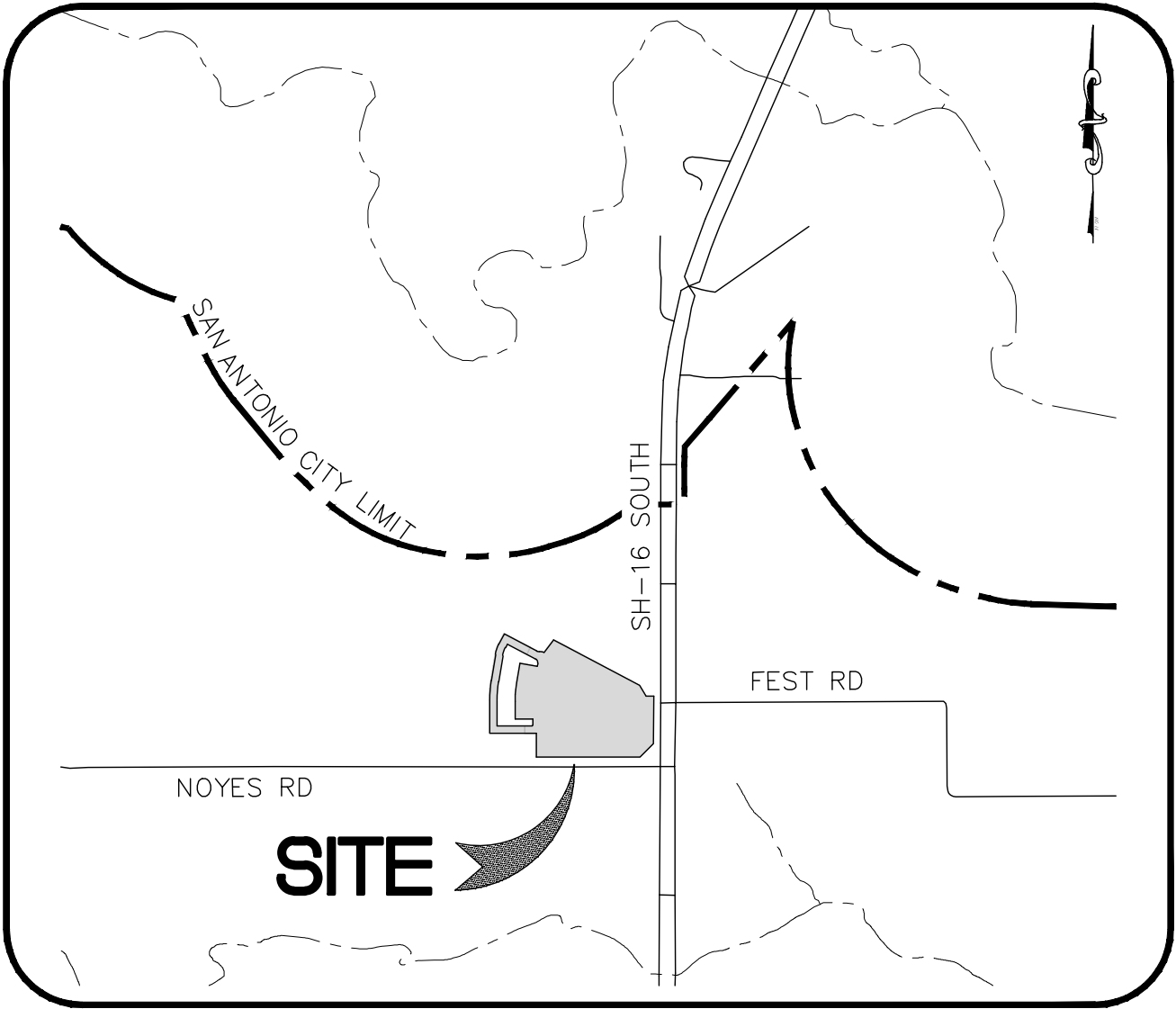
- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).
- The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
- The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners hours prior to beginning any work.
- Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
- The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - COSA Drainage (210) 207-0724 or (210) 207-6026
 - COSA Traffic Signal Operations (210) 206-8480
 - COSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811
- The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
- All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.
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.
- Compaction note [Item 804]: The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

- Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
 - For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014
- Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under Special Specification Item No. 3000, "Special Specification for Handling Asbestos Cement Pipe".
- Valve removal: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug. (NSPI)
- Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction.
- All valves shall read "open right".
- PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 565 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 565 feet, the Developer or Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City of San Antonio. No dual services allowed for any lot(s) if:
 - *PRV is/are required for such lot(s), only single service connections shall be allowed.
 - *Note: A pressure regulator is also known as a pressure reducing valve (PRV).
- Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800 feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measure to protect his personnel during disinfection operations.
- Backflow Prevention Devices:
 - All Irrigation services within residential areas are required to have backflow prevention devices.
 - All commercial backflow prevention devices must be approved by SAWS prior to installation.
- Final connection to the existing water main shall not be made until the water main has been pressure tested, chlorinated, and SAWS has released the main for tie-in and use.
- Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

CONSTRUCTION PLANS FOR

VERDIN SUBDIVISION, UNIT 2 WATER IMPROVEMENTS



VICINITY MAP

N.T.S.

SUBMITTAL DATE:

DECEMBER 2022

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

TRAFFIC CONTROL NOTE:

NECESSARY TRAFFIC CONTROL, FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY. UNLESS DIRECTED OTHERWISE BY THE PLANS, IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS, THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS. DURING ALL NON-WORKING HOURS A MINIMUM OF TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC. CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

MISCELLANEOUS GENERAL NOTES

- MACHINE CHLORINATION BY THE SAN ANTONIO WATER SYSTEM FOR NEW WATER MAINS GREATER THAN 800 FEET. CONTRACTOR SHALL CHLORINATE NEW MAINS WITH HTH FOR NEW WATER MAINS 750 FEET AND LESS.
- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- ALL MAINS ARE ON-SITE.
- FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
- CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION, REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.
- * MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND.

WATER LINE DIA.	MIN. DEPTH
8"-12"	4'
24"	5'



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

- Engineers
- Surveyors
- Planners

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 2

FIRE HYDRANT LEAD FREE NOTE:
"SAWS REQUIRES GCPs AND COUNTER PERMITS TO USE LEAD FREE (<25% LEAD) FIRE HYDRANTS."

SHEET INDEX

SHEET NO. TITLE

C3.0	WATER COVER & NOTES
C3.1	OVERALL WATER PLAN
C3.2	SAWS WATER DETAILS
C3.3	SAWS WATER DETAILS

ESTIMATED WATER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QTY
1	12" WATER MAIN TIE-IN	L.S.	1
2	TRENCH EXCAVATION PROTECTION	L.F.	2,686
3	12" PIPE, C900 DR 18 PVC CLASS 235 (INCL. RESTRAINTS)	L.F.	928
4	8" PIPE, C900 DR 18 PVC CLASS 235 (INCL. RESTRAINTS)	L.F.	1,758
5	12" GATE VALVE, M.J.	EA.	4
6	8" GATE VALVE, M.J.	EA.	6
7	STANDARD FIRE HYDRANT (COMPLETE)	EA.	3
8	2" PERMANENT BLOW-OFF	EA.	2
9	2" TEMPORARY BLOW-OFF	EA.	1
10	3/4" IRRIGATION SERVICE: LONG	EA.	1
11	3/4" SINGLE SERVICE: SHORT	EA.	41
12	3/4" SINGLE SERVICE: LONG	EA.	19
13	D.I. FITTINGS (RESTRAINED)	TON	1.7
14	HYDROSTATIC TESTING	EA.	1
15	12"x16"CUT-IN TEE	EA.	1
16	METER BOXES	EA.	61

CAUTION!

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

TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

TXDOT PERMIT NO. SAT20221017153623

PRESSURE ZONE 2

Developer's Name	KINGFISH DEVELOPMENT, LLC		
Developer's Address	2722 W. BITTERS RD. SUITE 106		
City	SAN ANTONIO	State	TX
Phone #	(210) 882-6800	Fax #	
SAWS Block Map #	132-514	Total EDU's	61
Total Linear Footage of Pipe	8" ~ 1,758 L.F. - 12" ~ 928 L.F.	Plot No.	22-11800352
Number of Lots	60	SAWS Job No.	22-1155

BEXAR COUNTY

SUBMITTAL SET

TEXAS C3.0

REVISIONS			
NO.	DATE	BY	
1	11/18/24	DMC	REVISED LOT LAYOUT
2	3/30/25	DMC	DEL LOT LABEL FROM ROADWAY DEDICATION AREA
</			

• Engineers
• Surveyors
• Planners

MTI

May Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 OMARON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5065



VERDIN SUBDIVISION, UNIT 2

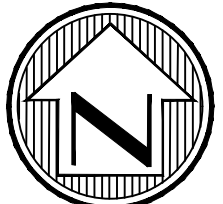
WATER OVERALL DISTRIBUTION PLAN

SHEET

C3.1

LEGEND

- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GATE VALVE
- PROPOSED GATE VALVE
- 3/4" SINGLE SERVICE
- ELEC, GAS, TELE, CABLE TV ESMT.
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER METER
- DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS



SCALE: 1"=50'

0 50 100

AFTER RELEASE FOR SERVICE TIE IN PROPOSED 12" PVC WATER MAIN INTO EXISTING 16" DI WATER MAIN (SAWS JOB. NO 98-6008)

FOR CHLORINATION INJECTION

- 2- 1" CORP. STOP, CCWP
- 2- 1" COPPER TUBING, CUT AS REQ'D.
- 2- 1" COMP.x1 1/4" COUPLING, CURB STOP
- 2- 1 1/4" THD. SOLID CAP, THR.

CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN

1- 16"x12" CUT-IN TEE, M.J.

1- 12" GATE VALVE, M.J.

1- 6" VALVE BOX, COMPLETE

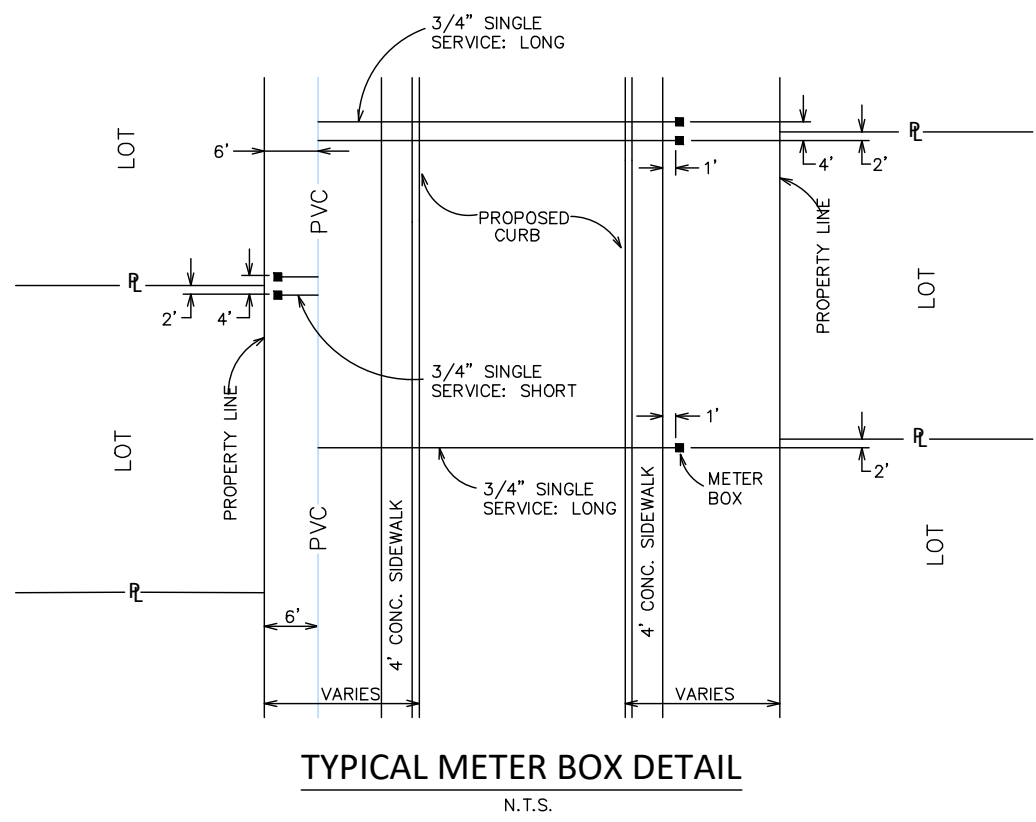
1-2" BLOWOFF, (TEMP.)

12" M.J. x 2" ECC. TAPPED CAP, M.J.

TXDOT PERMIT NO. SAT20221017153623

PRESSURE_ZONE 2

Developer's Name: KINGFISH DEVELOPMENT, LLC
Developer's Address: 2722 W. BITTERS RD. SUITE 106
SAN ANTONIO State TX Zip: 78248
Phone #: (210) 882-6800 Fax #: 132-514
SAWS Block Map #: 132-514 Total EDU's: 61 Total Acreage: 13.592
Total Linear Footage of Pipe: 8" ~ 1,758 L.F. - 12" ~ 928 L.F. Plat No. 22-11800352
Number of Lots: 60 SAWS Job No.: 22-1155



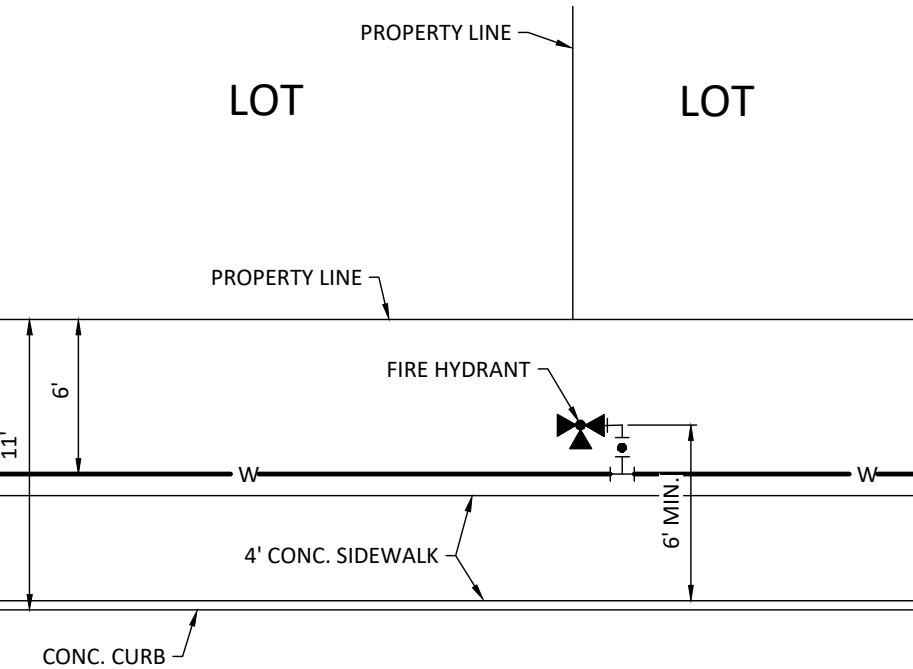
- RESTRAINT JOINTS**
- 1 ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04
 - 2 ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
 - 3 ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD839-05
 - 4 ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

CAUTION!

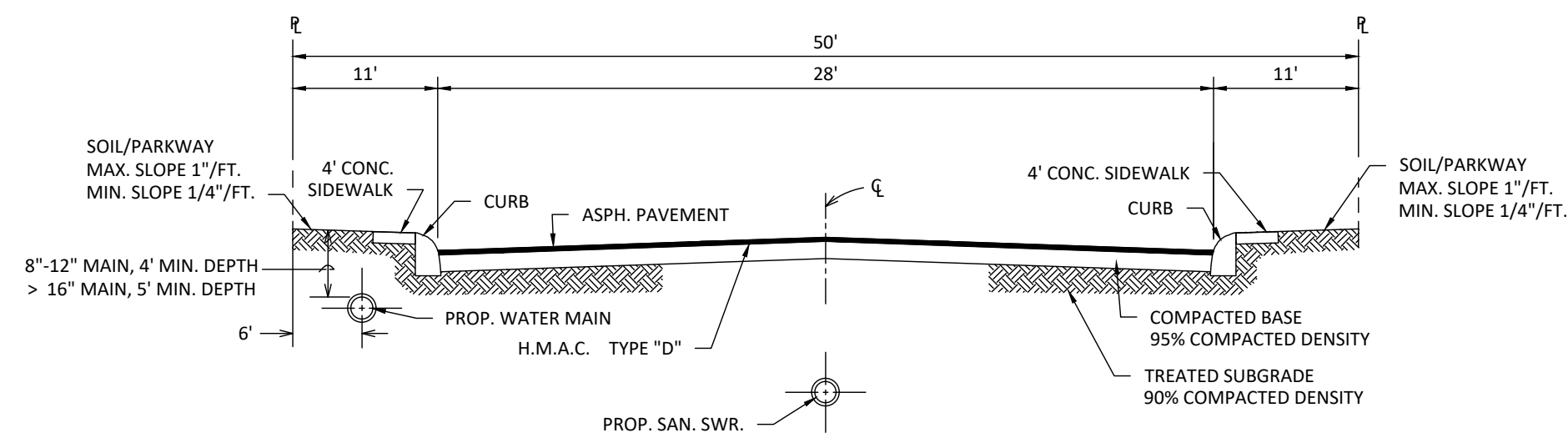
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT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

TRENCH EXCAVATION SAFETY PROTECTION

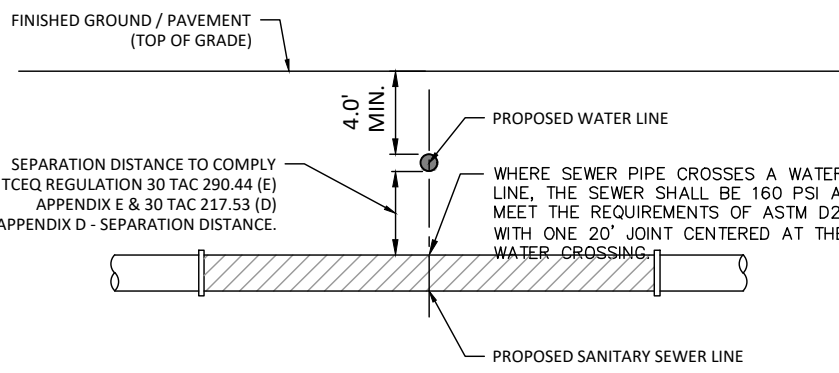
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.



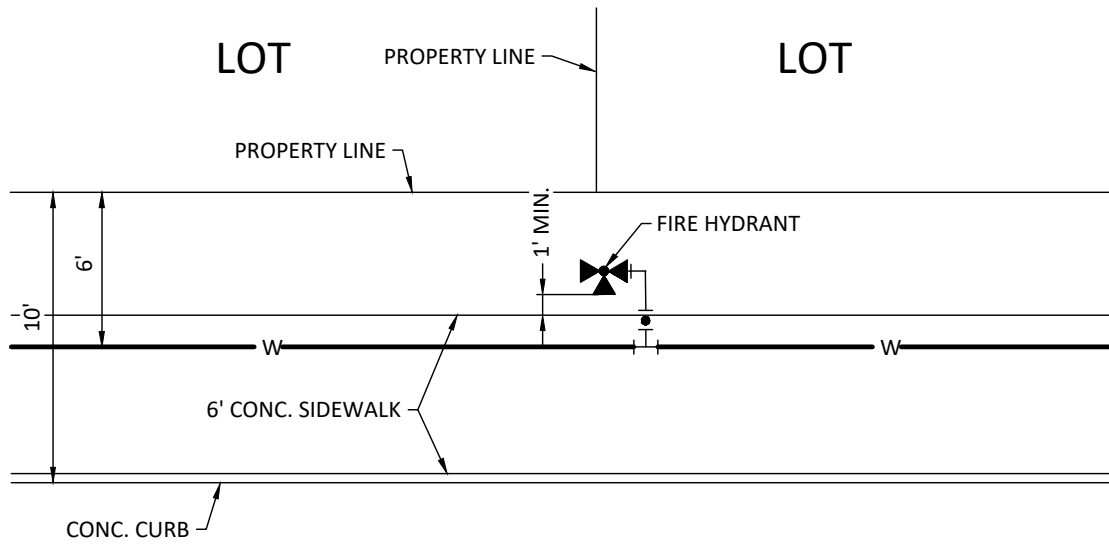
TYPICAL FIRE HYDRANT DETAIL FOR LOCAL A
N.T.S.



TYPICAL STREET CROSS-SECTION (28' PAVEMENT)
N.T.S.

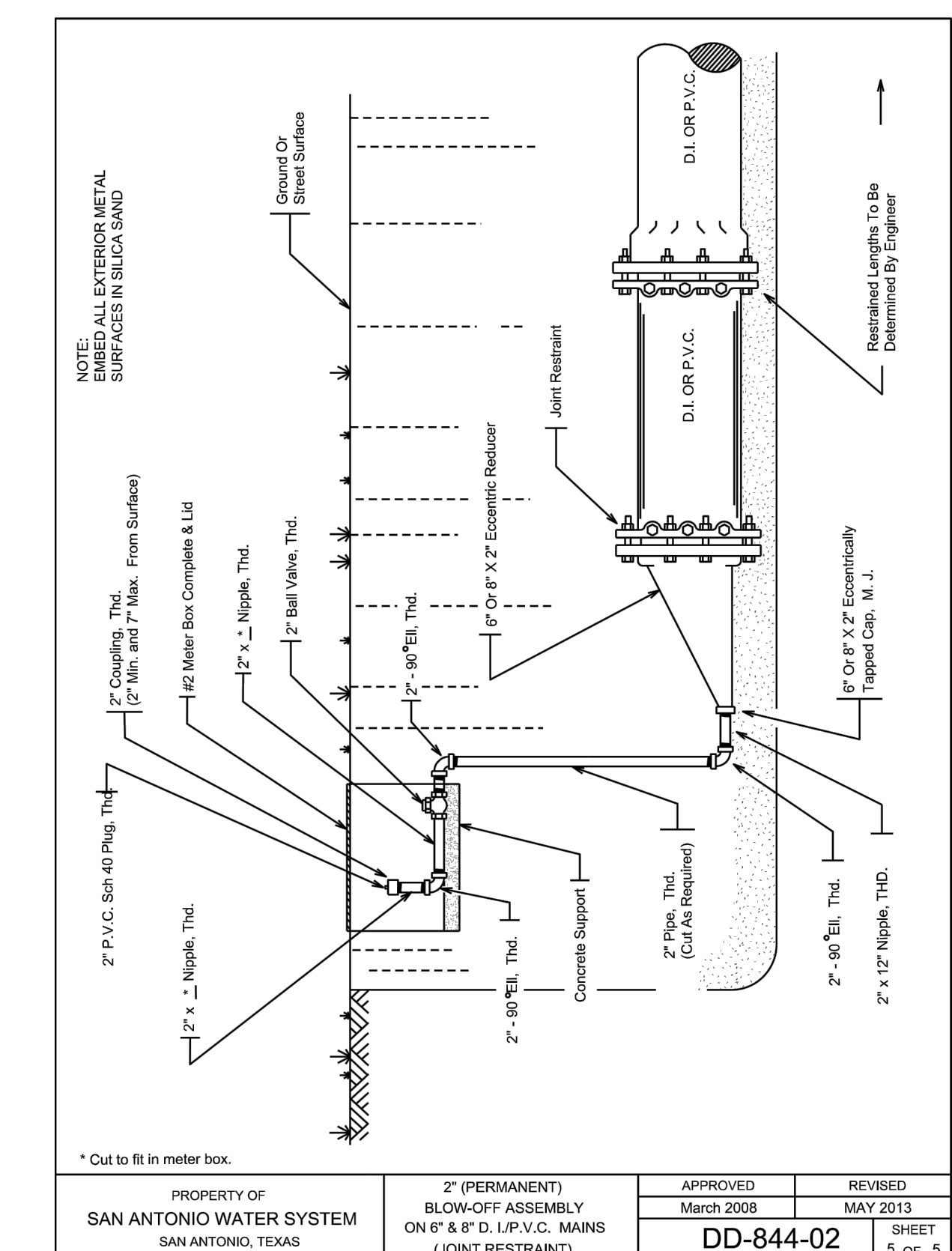
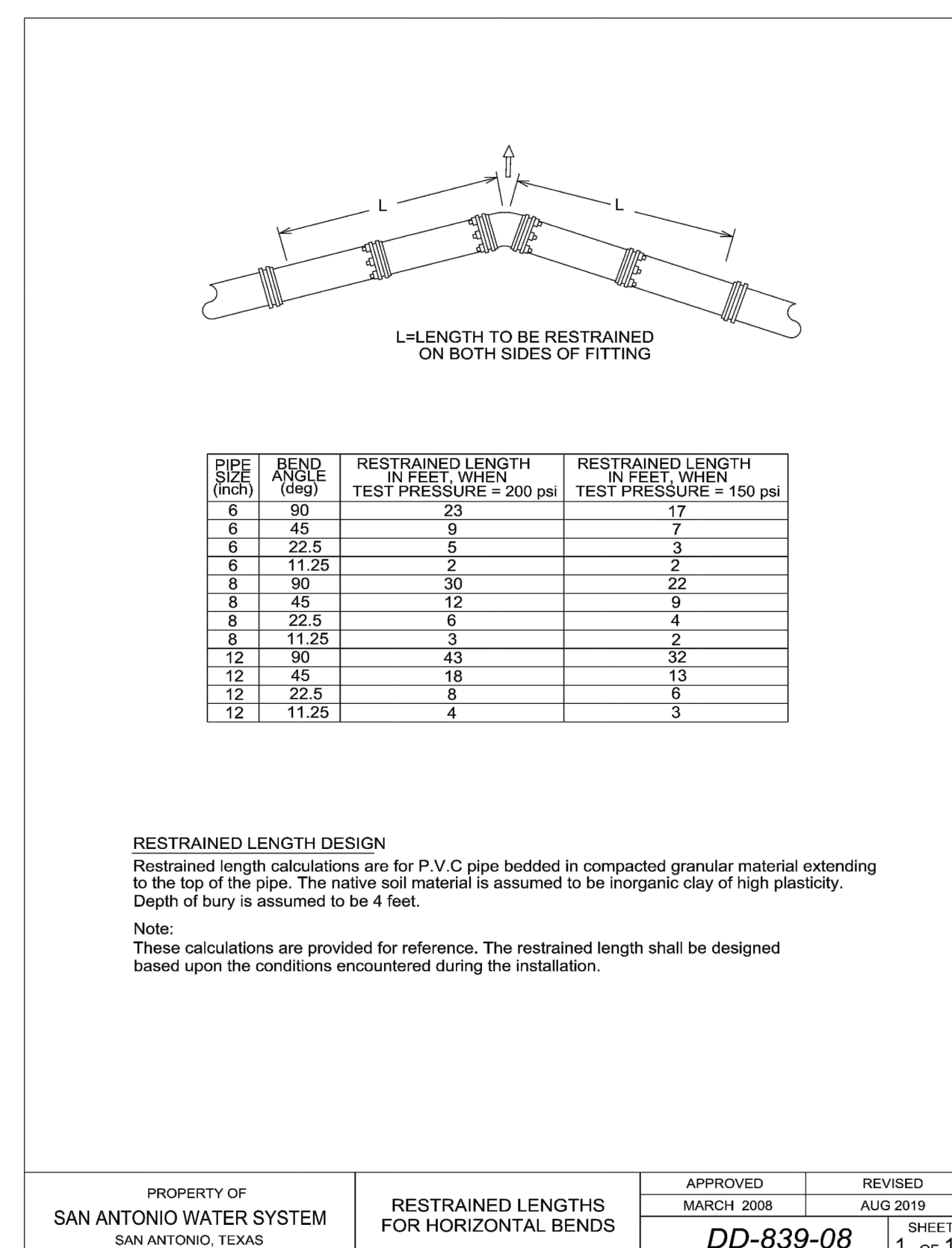
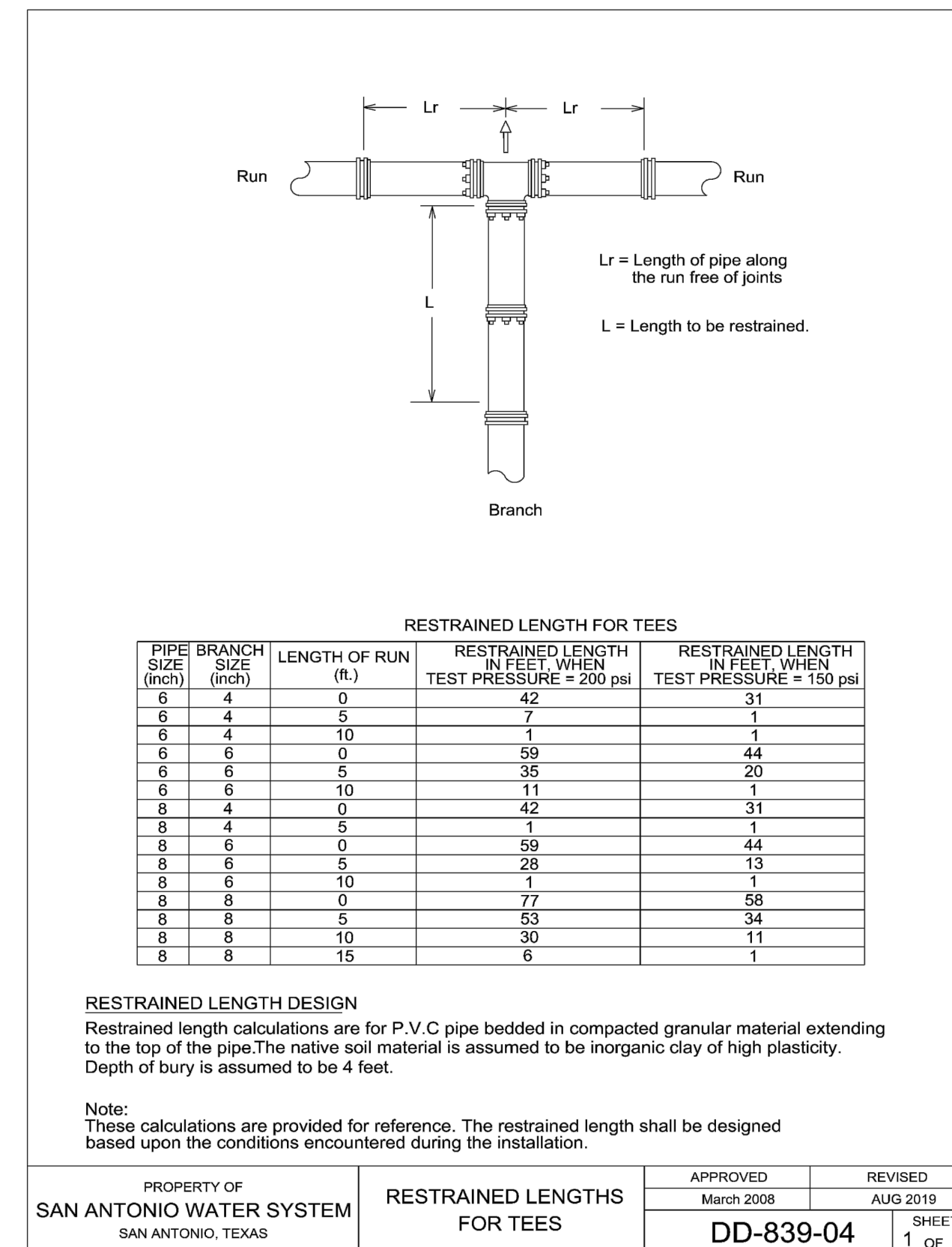
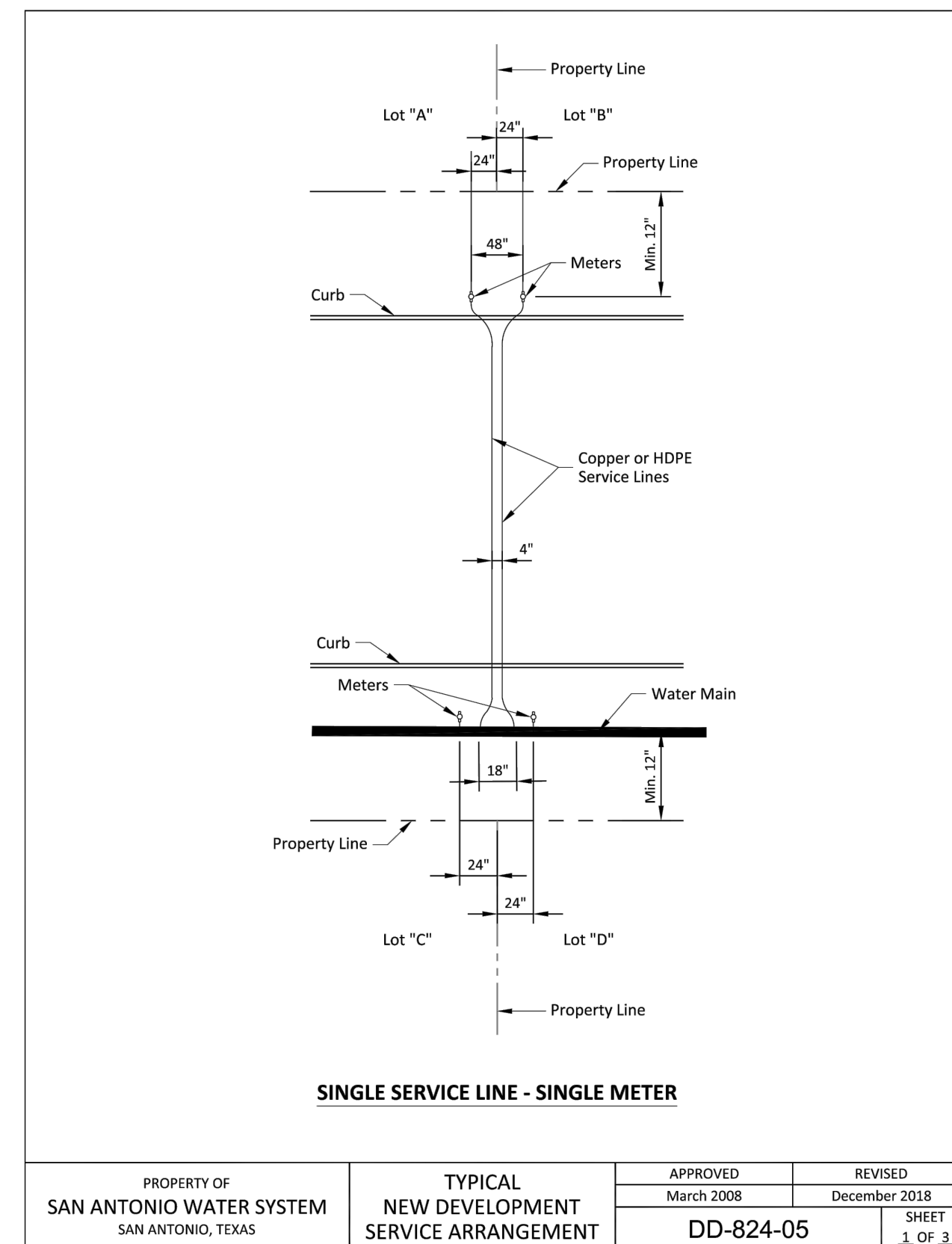


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.



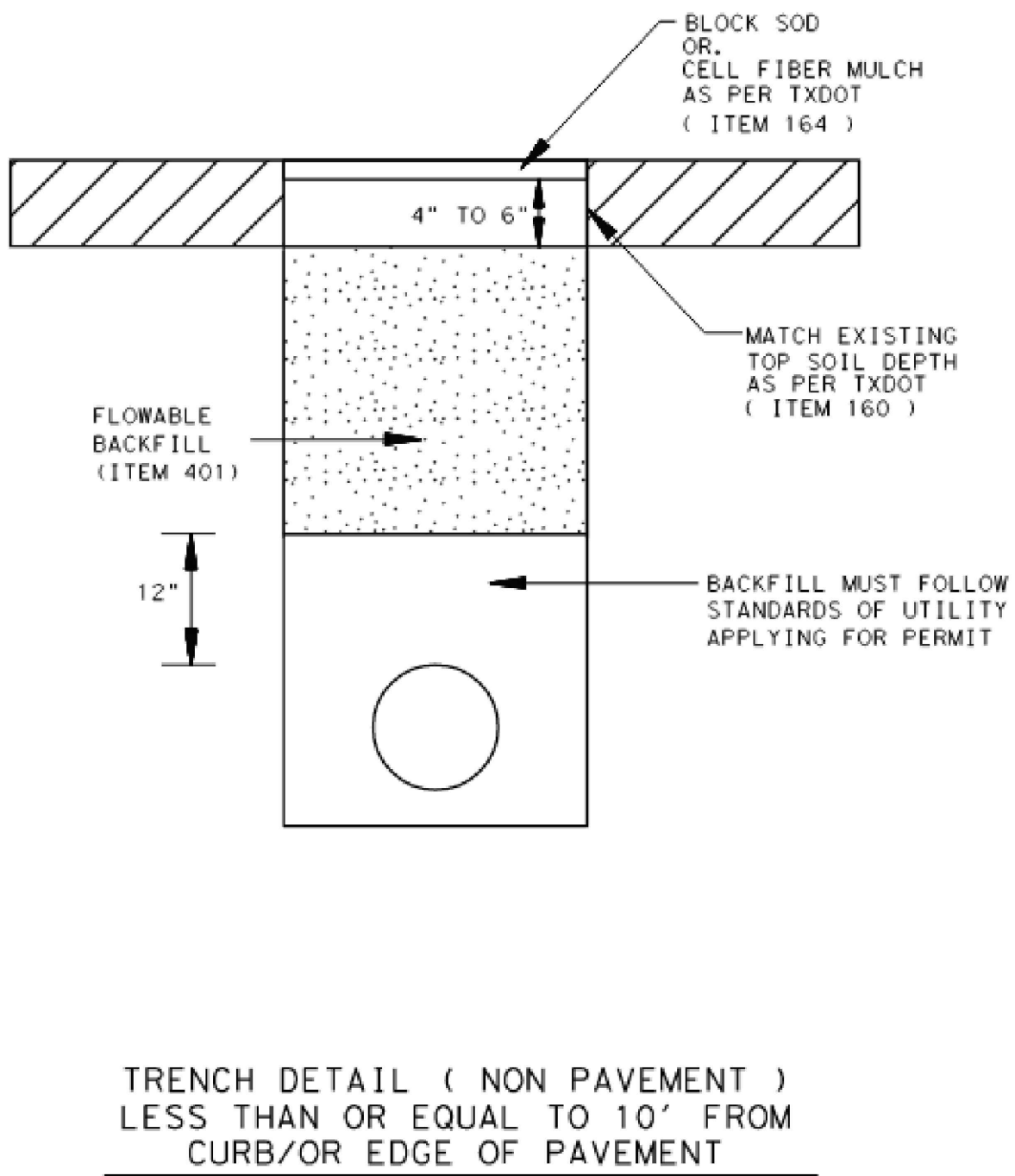
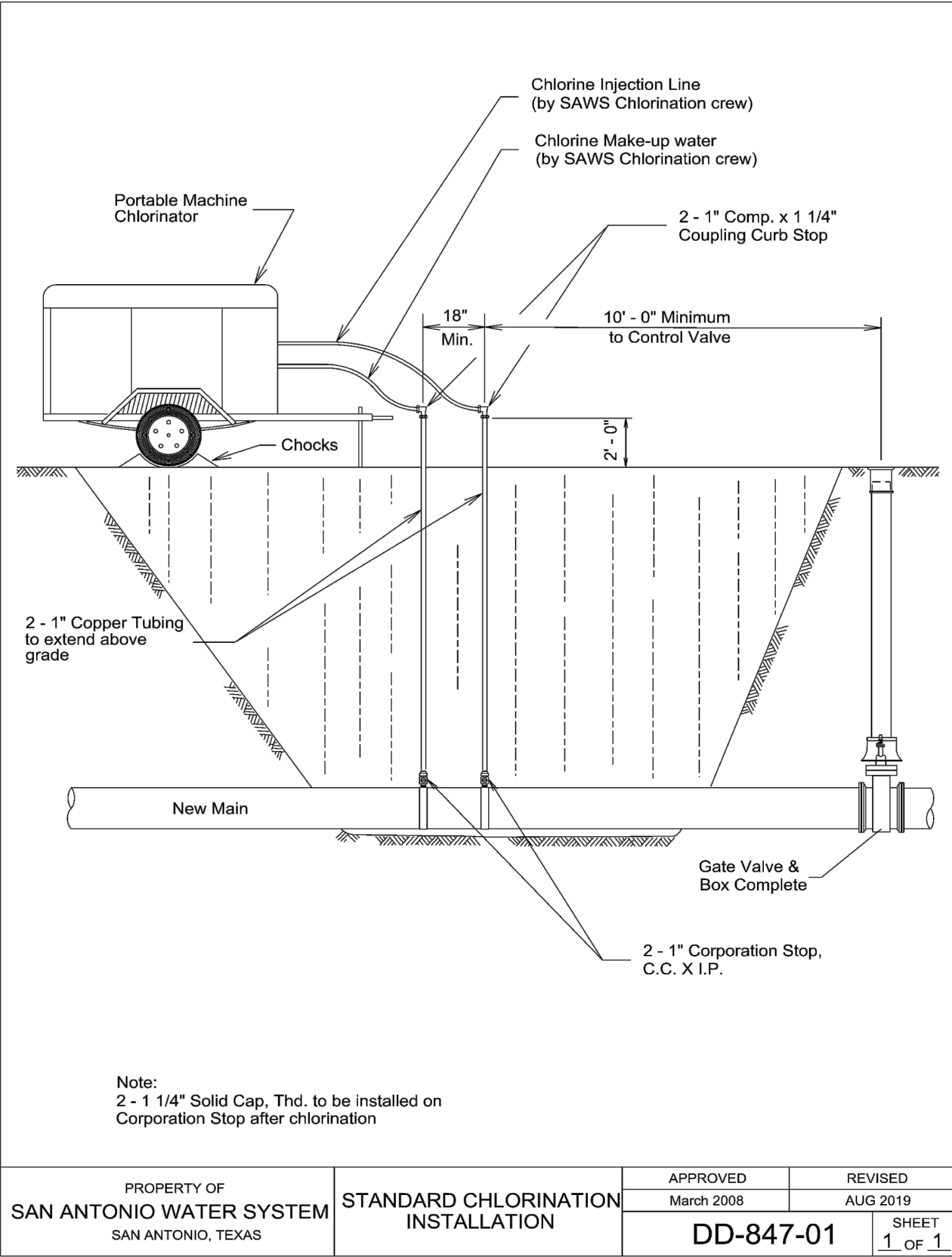
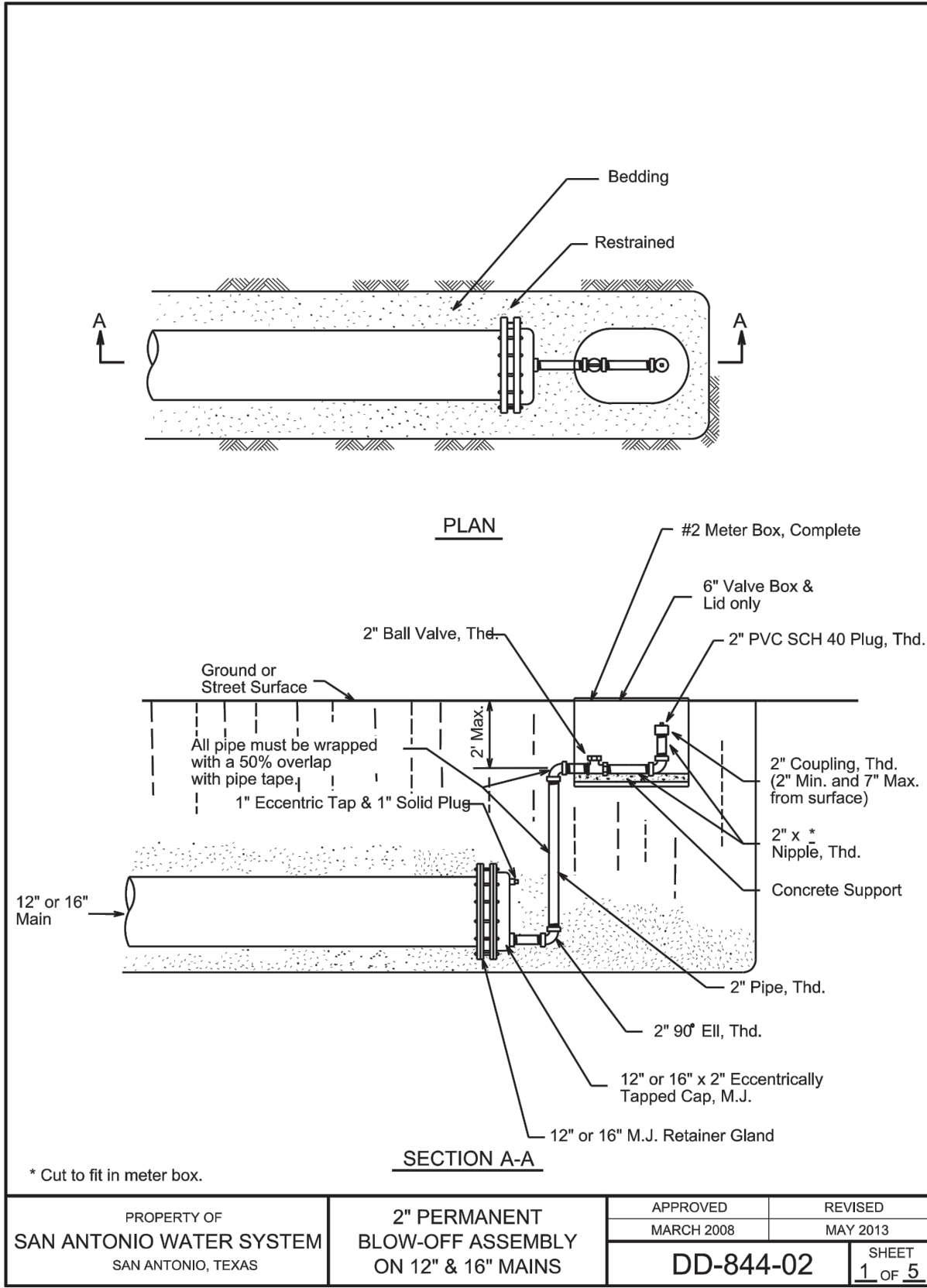
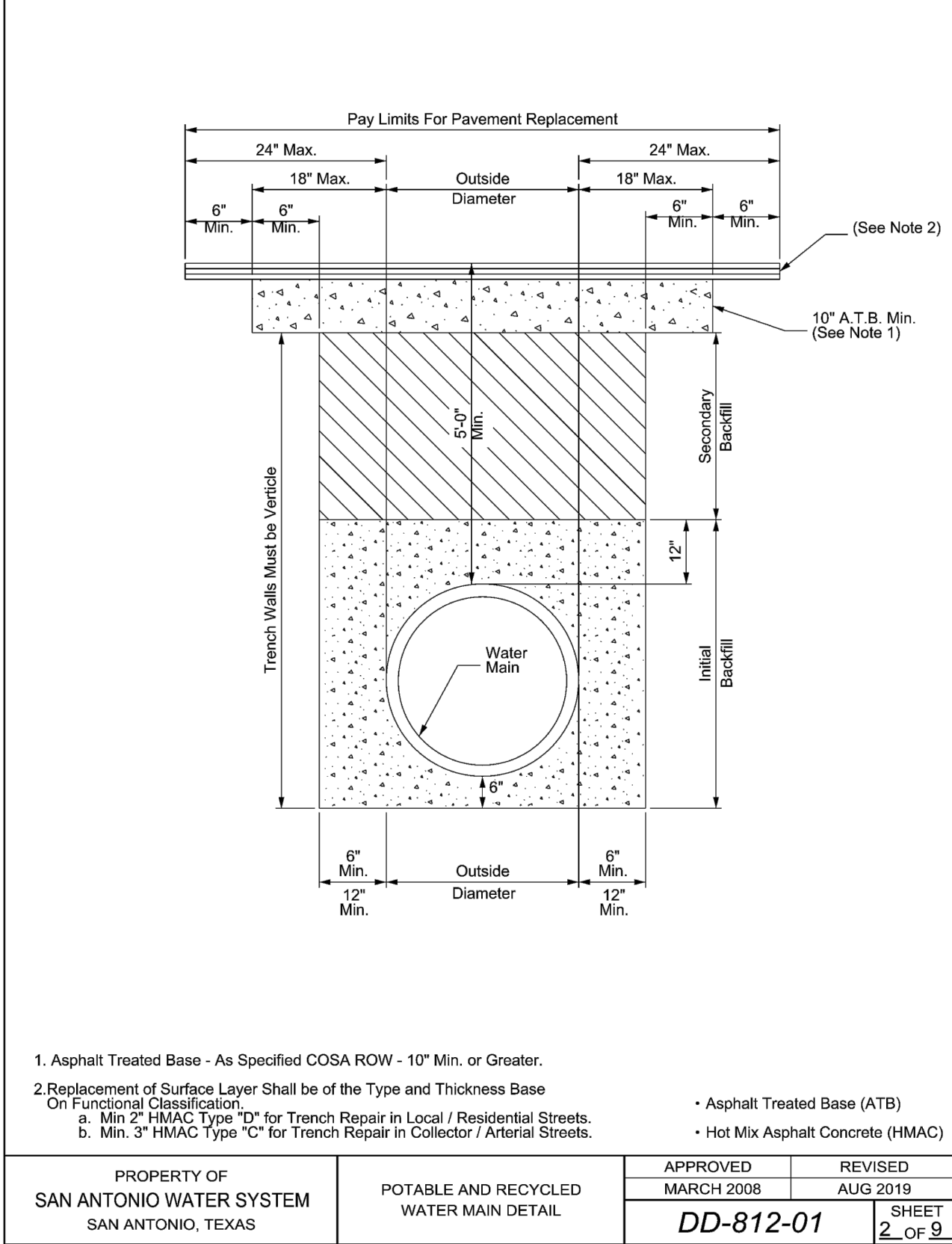
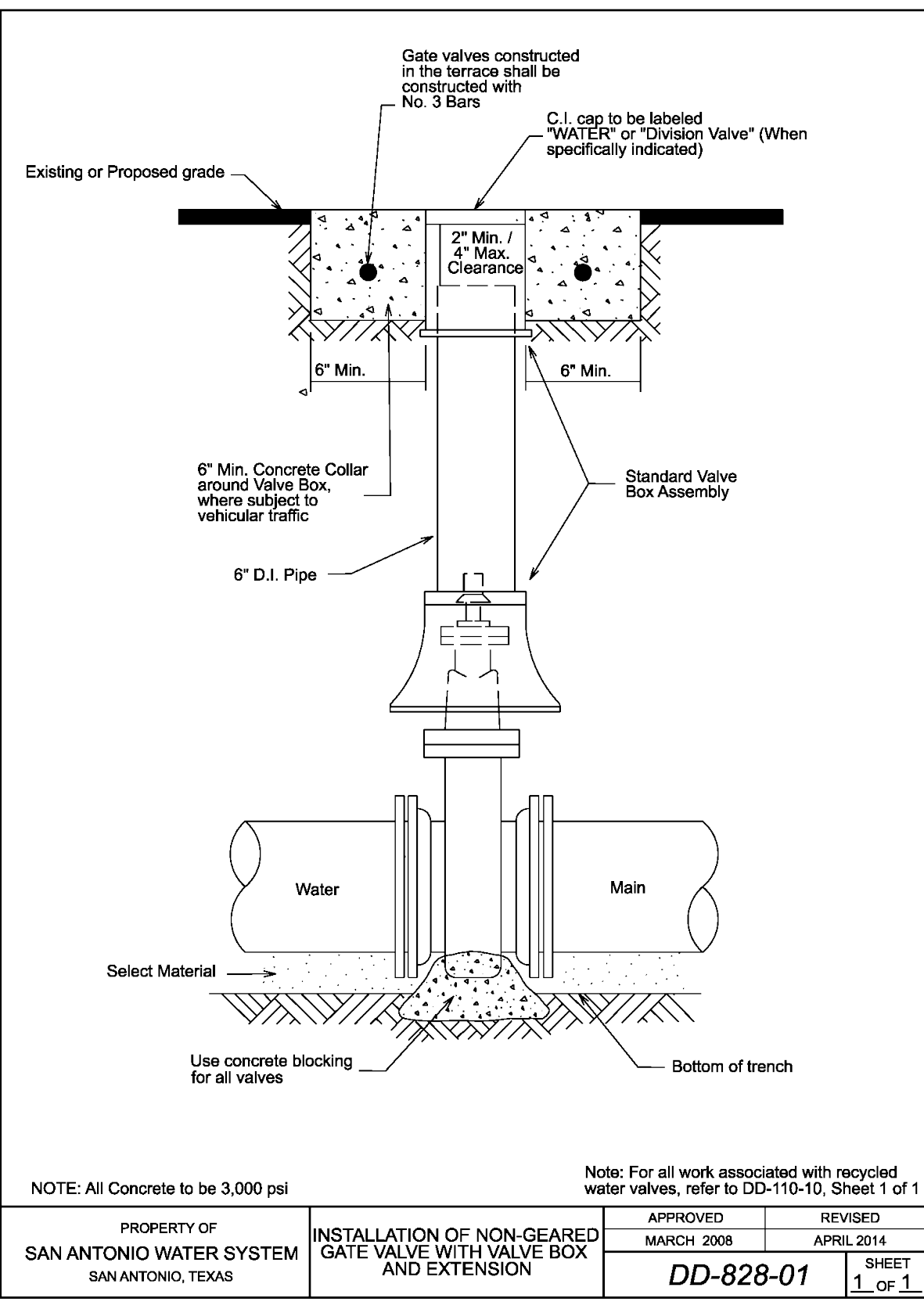
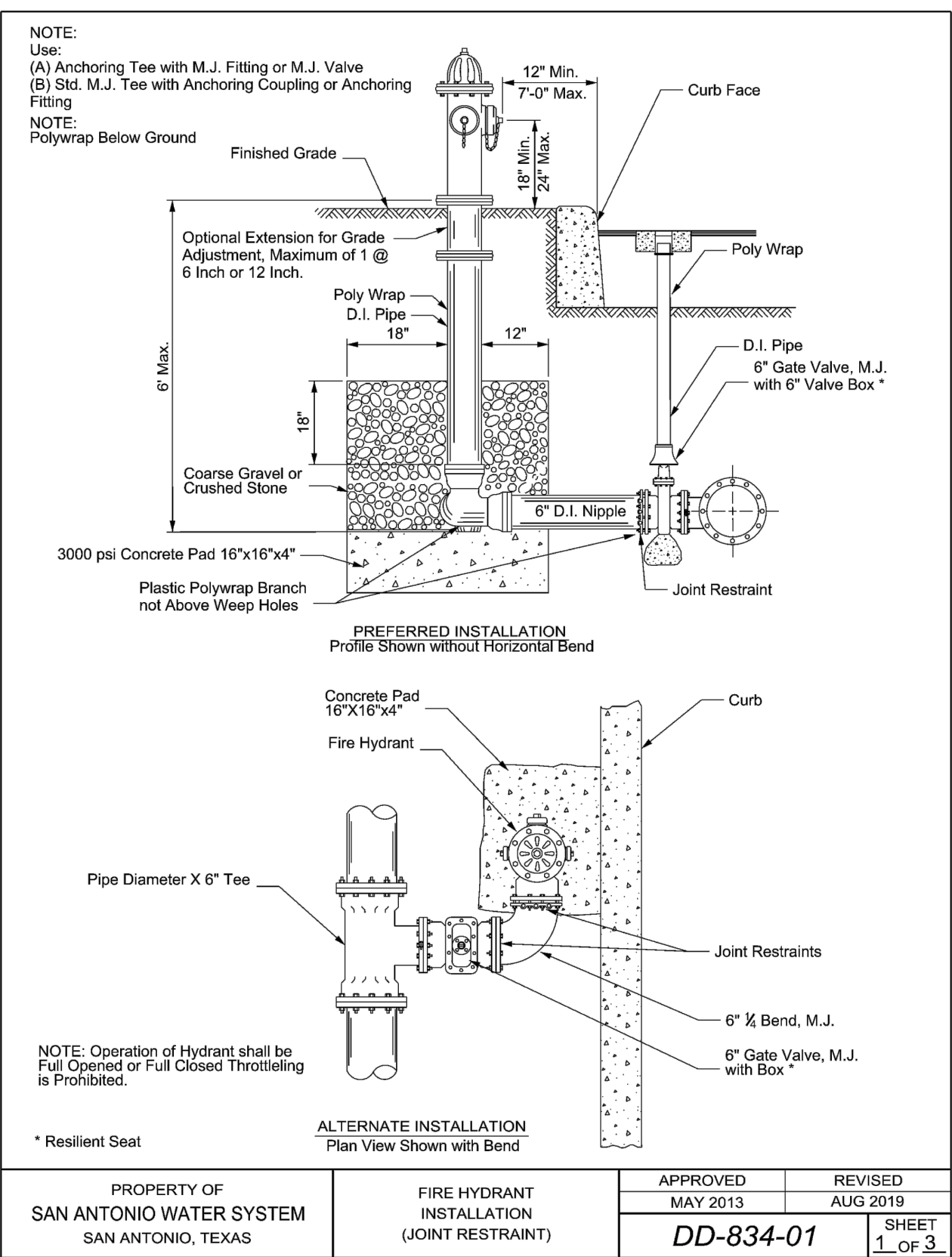
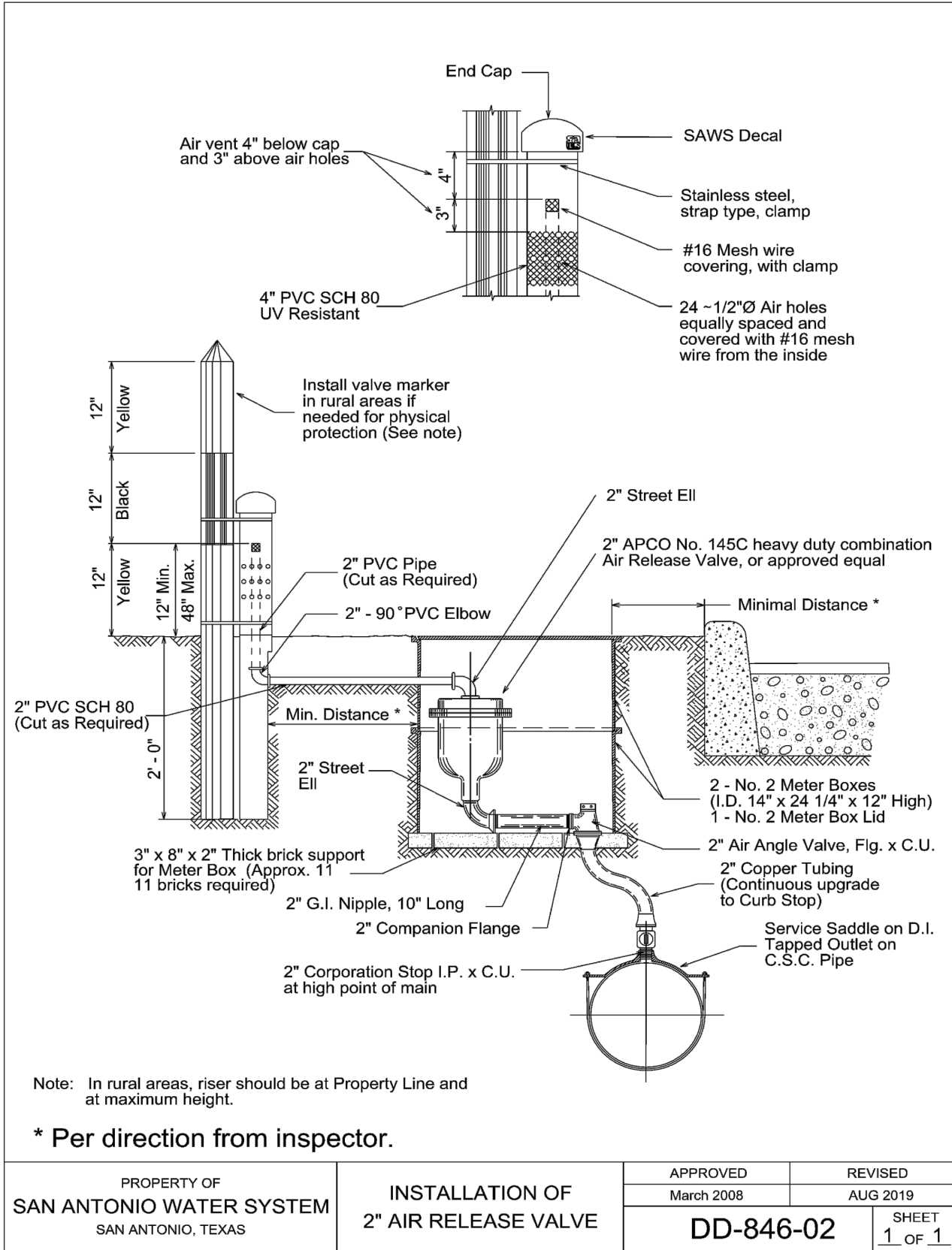
TYPICAL FIRE HYDRANT DETAIL FOR LOCAL B
N.T.S.

SUBMITTAL SET



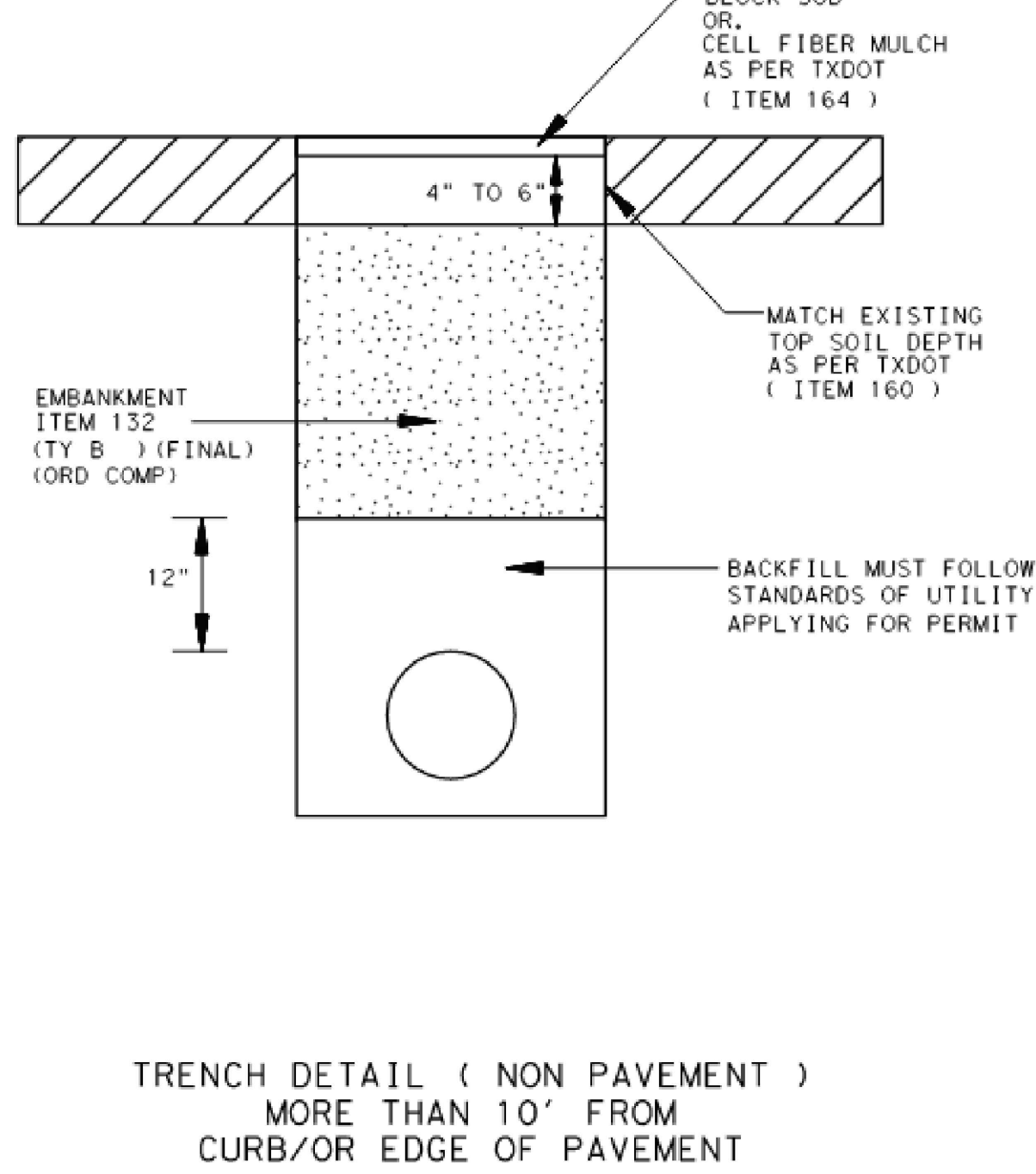
PRESSURE ZONE 2

Developer's Name KINGFISH DEVELOPMENT, LLC
Developer's Address 2722 W. BITTERS RD, SUITE 106
City SAN ANTONIO State TX Zip 78248
Phone # (210) 882-6800 Fax # _____
SAWS Block Map # 132-514 Total EDU's 61 Total Acreage 13.578
Total Linear Footage of Pipe 8" = 1,758 L.F. - 12" = 928 L.F. Plat No. 22-11800352
Number of Lots 60 SAWS Job No. 22-1155



NOTES:

- PIPE 24" OR LESS USE 1' FROM O/D OF PIPE TO EXCAVATED WALLS.
- PIPE 24" OR GREATER USE 2' FROM O/D OF PIPE TO EXCAVATED WALLS.



TX-DOT SAN ANTONIO DISTRICT
TRENCH BACKFILL DETAIL
NON PAVEMENT

TXDOT PERMIT NO. SAT20221017153623

PRESSURE_ZONE_2			
Developer's Name	KINGFISH DEVELOPMENT, LLC		
Developer's Address	2722 W. BITTERS RD. SUITE 106		
City	SAN ANTONIO	State	TX
Phone #	(210) 882-6800	Fax #	
SAWS Block Map #	132-514	Total EDU's	61
Total Linear Footage of Pipe	8" ~ 1,758 L.F. - 12" ~ 928 L.F.	Plot No.	22-11800352
Number of Lots	60	SAWS Job No.	22-1155

SUBMITTAL SET

VERDIN SUBDIVISION, UNIT 2
WATER DETAILS

Engineers
Surveyors
Planners

MTK

Moy Tarin Ramirez Engineers, LLC
ENGINEERING F-5297 / SURVEYING F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5065

PROJ. # 22092

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD. BY	DATE



WATER DETAILS

SHEET

C3.3

SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 W. BITTERS RD. SUITE 106
SAN ANTONIO, TX 78248
(210) 882-6800

NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN ANTONIO.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

SAN ANTONIO WATER SYSTEM
TEXAS STATE WIDE ONE CALL LOCATOR
CITY PUBLIC SERVICE
AT&T
TIME WARNER CABLE

TELE. NO.: 210-704-7109
TELE. NO.: 800-545-6005
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT THE TELEPHONE COMPANY DURING CONSTRUCTION.
- THE CONTRACTOR HAS THE RESPONSIBILITY OF RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGE DONE TO THE EXISTING PAVEMENT, STRUCTURES OR FENCES (NO SEPARATE PAY ITEM).
- MATERIAL SPECIFICATIONS:

CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON PLANS

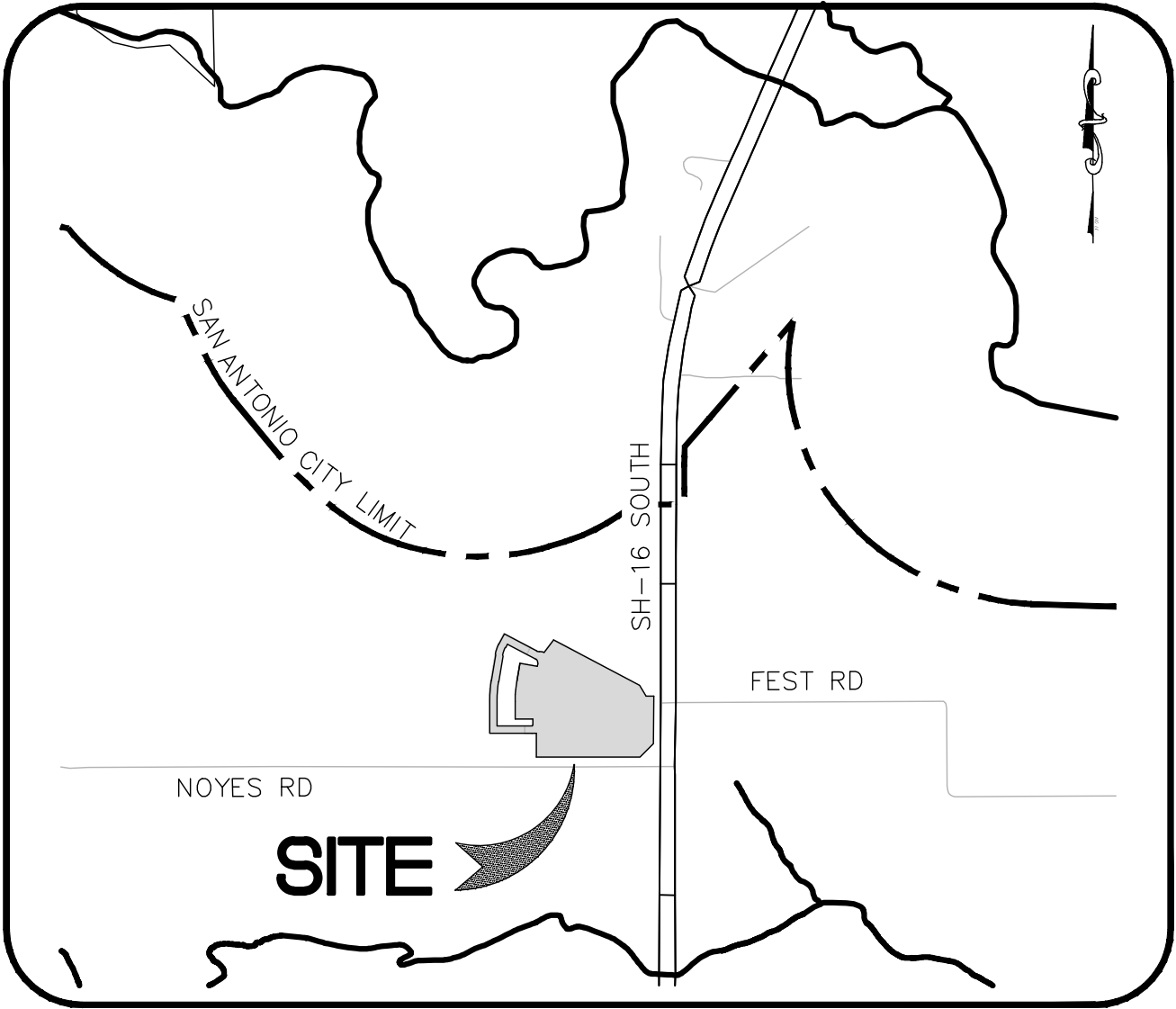
REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
(2" COVER UNLESS OTHERWISE NOTED ON PLANS)

PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501

STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36
- CONTRACTOR TO COORDINATE CONCRETE CURB DEPRESSIONS WITH THE DEVELOPER (NO SEPARATE PAY ITEM).
- TRANSITION TO/FROM WASHOUT CROWNS IN TWENTY-FIVE FEET (25').
- IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO THE CITY OF SAN ANTONIO UDC, APPENDIX H- STORM WATER DESIGN CRITERIA MANUAL, CHAPTER 16.2.1- GRASSES. NO EXTRA PAY ITEM.

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.	①
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)	A
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL)	B
SIDEWALK WHEELCHAIR RAMP - TYPE II	C
EXISTING TOP OF CURB ELEVATION	805.81(C)
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 4' SIDEWALK	
DEVELOPER INSTALLED 4' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	
WASH-OUT CROWN	
FILL @ 95% COMPACTION	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	---
EXISTING CONTOUR	---1120---
PROPOSED CONTOUR	---1120---
PROPOSED CONCRETE CURB	=====
FLOW ARROW	→



VICINITY MAP
N.T.S.

SUBMITTAL DATE:
OCTOBER 2022

LEGAL DESCRIPTION:

BEING A 13.578 ACRE TRACT OF LAND BEING SITUATED IN THE RUFENO RODRIGUEZ SURVEY NO. 49, ABSTRACT NO. 613, COUNTY BLOCK NO. 4202, AS CONVEYED TO KING FISH DEVELOPMENT, LLC BY WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 20220169411, BEXAR COUNTY TEXAS.



SHEET INDEX

SHEET NO.	TITLE
C4.0	STREET COVER
C4.1	TRAFFIC PLAN
C4.2	TRAFFIC DETAILS
C4.3	TRAFFIC DETAILS
C4.4	FLYCATCHER WAY PLAN AND PROFILE
C4.5	PINTAIL PLACE PLAN AND PROFILE
C4.6	WREN WAY PLAN AND PROFILE
C4.7	TERN TRACE & STILT STREET PLAN AND PROFILE
C4.8	DRAIN "A" PLAN AND PROFILE
C4.9	DRAIN "B" PLAN AND PROFILE
C4.10	TEMPORARY INTERCEPTOR DRAIN "C" PLAN AND PROFILE
C4.11	STANDARD DETAILS
C4.12	STANDARD DETAILS
C4.13	STANDARD STREET SECTIONS

BEXAR COUNTY

MTR

Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500

12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

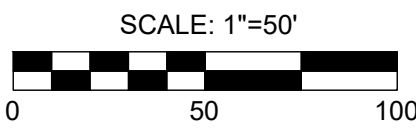
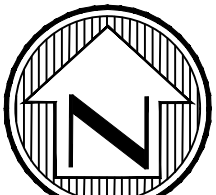
• Engineers

• Surveyors

• Planners

BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.



LEGEND

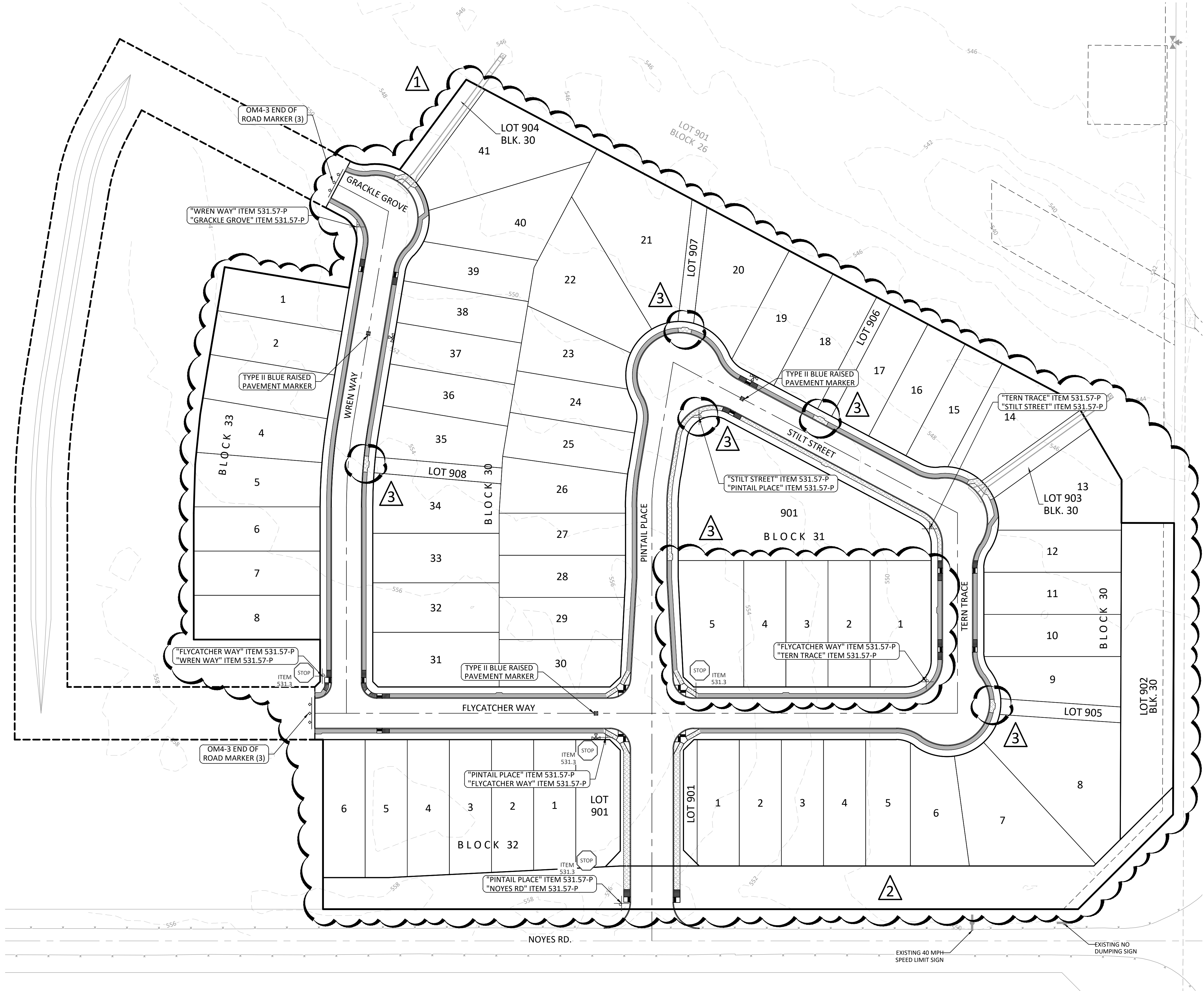
- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
- DOUBLE LINE
- PROPOSED SIGN LOCATION
- PROPERTY LINE
- TYPE II BLUE RAISED PAVEMENT MARKERS
- EXISTING SIGN LOCATION
- EXISTING STREET NAME SIGN
- EXISTING STOP SIGN
- EXISTING SIDEWALK
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER INSTALLED SIDEWALK
- ADA RAMP- DEVELOPER INSTALLED
- POSSIBLE DRIVEWAY LOCATION

NOTE:

ALL PERMANENT REGULATORY, WARNING, AND STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO COUNTY SPECIFICATIONS.

GENERAL NOTES:

- ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
- INSTALL SIGNS SUCH THAT THEIR VIEW IS NOT BLOCKED BY LOW HANGING VEGETATION, UTILITY POLES, OTHER TRAFFIC SIGNS, ETC... REFER TO CITY OF SAN ANTONIO TRAFFIC SIGNAL DETAILS.
- ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- "DEAD END" WITH ARROW AND "NO OUTLET" WITH ARROW SHALL BE ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
- FINAL SIGN INSTALLATION LOCATIONS TO BE DETERMINED BY CITY OF SAN ANTONIO (INSIDE CITY LIMITS) AND/OR BEXAR COUNTY. CONTRACTOR TO COORDINATE WITH SAME. PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.



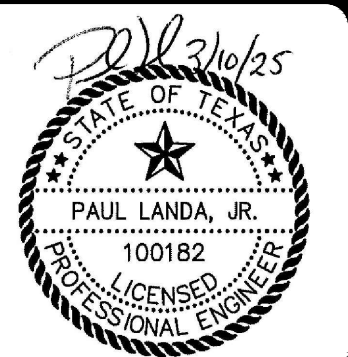
REVISIONS		DESCRIPTION	BY
NO.	DATE		
1	11/18/24	REVISED LOT LAYOUT	DMC
2	03/03/25	DEL LOT LABEL FOR ROADWAY DEDICATION AREA	DMC
3	03/10/25	REV DEVELOPER SW AND PASSING SPACES(S)	DMC
PROJ. #		DGN. BY:	CHKD. BY:
22062			

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 OMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



VERDIN SUBDIVISION, UNIT 2
OVERALL TRAFFIC PLAN

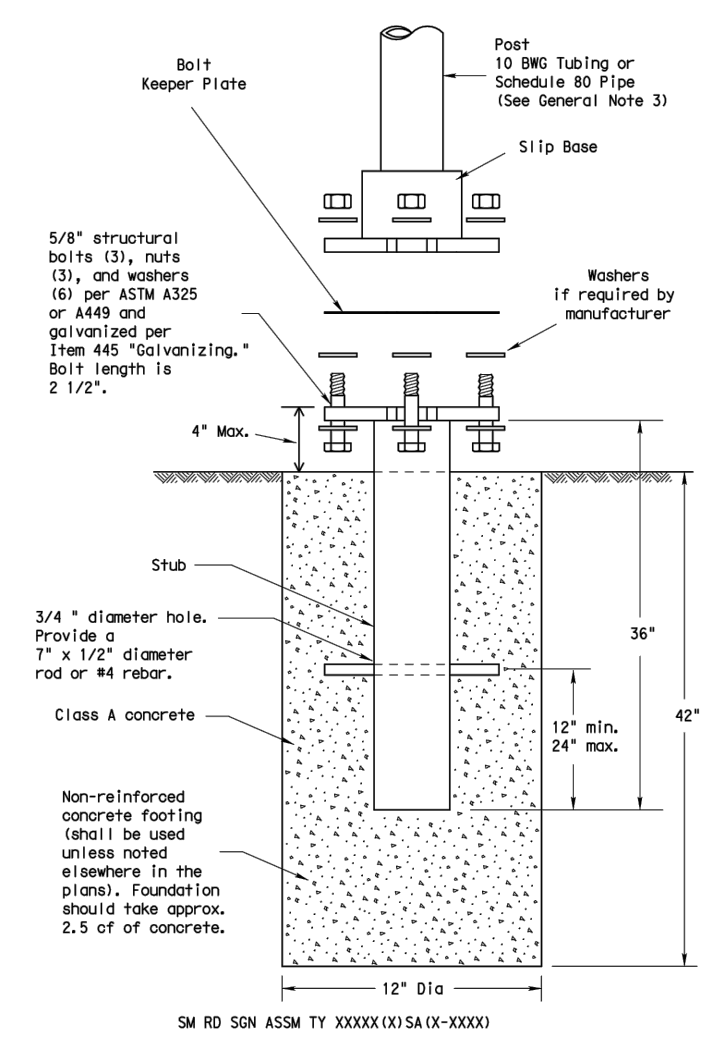
DISCLAIMER: The use of this information is governed by the Texas Department of Transportation. It is not to be used for any purpose other than that for which it was intended. The user assumes all liability for any damage resulting from its use.

DATE: _____

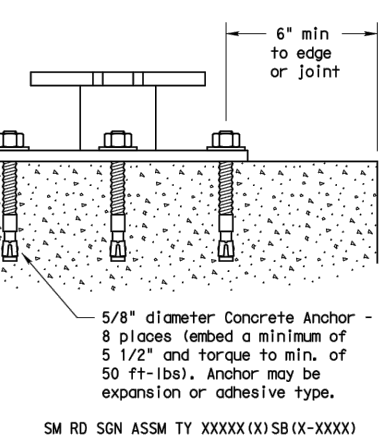
TRIANGULAR SLIPBASE INSTALLATION GENERAL REQUIREMENTS

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.



CONCRETE ANCHOR



GENERAL NOTES

- Slip base shall be permanently marked to indicate manufacturer, method, design, and location of marking are subject to approval of the TxDOT Traffic Operations Engineer.
- Material used as part of this system shall conform to the following specifications:
 - 10 BNC Tubing (ASTM A537) outside diameter:
 - 0.134 nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe
 - Steel shall be A534 or 55 per ASTM A1011 or ASTM A1008
 - Other steels may be used if they meet the following:
 - 55,000 PSI minimum yield strength
 - 70,000 PSI minimum tensile strength
 - 20% minimum elongation in 2"
 - Schedule 80 Pipe (ASTM A53) outside diameter:
 - 0.276 nominal wall thickness
 - Seamless or electric-resistance welded steel tubing or pipe with equivalent outside diameter and wall thickness may be used if they meet the following:
 - 45,000 PSI minimum yield strength
 - 62,000 PSI minimum tensile strength
 - 21% minimum elongation in 2"
 - Roll thickness (uncoated) shall be within the range of 0.122" to 0.139"
 - Outside diameter (uncoated) shall be within the range of 2.857" to 2.893"
 - Galvanization per ASTM A123
- See the Traffic Operations Division website for detailed drawings of sign clamps and Texas Department of Transportation Triangular Slipbase System components. The website address is: <http://www.txdot.gov/traffic/traffic.htm>
- Sign supports shall not be spliced except where shown. Sign support posts shall not be spliced.

ASSEMBLY PROCEDURE

- Foundation:
 - 1. Prepare 12-inch diameter by 42-inch deep hole. If solid rock is encountered, the depth of the foundation may be reduced such that it is embedded a minimum of 18 inches into the solid rock.
 - 2. The Engineer may permit bottom of concrete less than 2 cubic yards to be mixed with a portable, motor-driven concrete mixer. For small placements less than 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Concrete shall be placed into the hole in a continuous fashion.
 - 3. Push the pipe of the slip base into the center of the concrete, rotate the stub and the stub and the post into the concrete to ensure good contact between the concrete and stub. Continue to work the stub into the concrete until it is between 2 to 4 inches above the ground.
 - 4. Place the stub. Allow a minimum of 48 hours to set, unless otherwise directed by the Engineer.
 - 5. The triangular slipbase system is multi-directional and is designed to release when struck from any direction.
- Support:
 - 1. Cut support so that the bottom of the sign will be 7 to 7.5 feet above the edge of the travelway (i.e., edge of the closest lane) when slip base is below the edge of pavement or 7 to 7.5 feet above slip plate when the slip plate is above the edge of the travelway. The cut shall be stub and straight.
 - 2. Attach sign to support connections shown. When multiple signs are installed on the same support, ensure the minimum clearance between each sign is maintained. See SMD(SLP-2) for clearances based on sign types.

Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM
SMD (SLIP-1) -08

DATE	REVISION	BY	CHKD	APPD
9-08	REVISED	DATE	DATE	DATE
TEST	DATE	DATE	DATE	DATE

208

SIGN SUPPORT DESCRIPTIVE CODES

(Descriptive codes correspond to project estimate and quantities sheets)

SM RD SGN ASSM TY XXXX(X)XX(X)-XXXX

Post Type

FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
TW = Hollow Wall Tubing (see SMD(TW))
10BNC = 10 BNC Tubing (see SMD(10BNC)) to (SLIP-3)
S80 = Schedule 80 Pipe (see SMD(SLP-1) to (SLIP-3))

Number of Posts (1 or 2)

Anchor Type

UA = Universal Anchor - Concrete (see SMD(FRP) and (TW))
UB = Universal Anchor - Bolted open (see SMD(FRP) and (TW))
WS = Wedge Anchor Steel - (see SMD(TW))
WA = Wedge Anchor Plastic - (see SMD(TW))
SA = S1 splice - Concrete (see SMD(SLP-1) to (SLIP-3))
SB = S1 splice - Bolted open (see SMD(SLP-1) to (SLIP-3))

Sign Mounting Designation

P = Prefab, "Pilot" (see SMD(SLP-1) to (SLIP-3), (TW), (FRP))
T = Prefab, "T" (see SMD(SLP-1) to (SLIP-3), (TW))
U = Prefab, "U" (see SMD(SLP-1) to (SLIP-3), (TW))

EXT or EXT = Number of Extensions (see SMD(SLP-1) to (SLIP-3), (TW))
W = Extruded Aluminum Sign (see SMD(SLP-1) to (SLIP-3))
WC = 1/2" x 1/2" Wing Channel (see SMD(SLP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLP-1) to (SLIP-3))

No more than 2 sign posts should be located within a 7 ft. circle.

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REQUIRED CLEARANCE FOR BREAKAWAY SUPPORT

SM RD SGN ASSM TY XXXX(X)XX(X)-XXXX

Non-breakaway portion of support (i.e., stub).

Ground Surface

4" max.

60"

7.5 ft max

1.0 ft min

7.0 ft min

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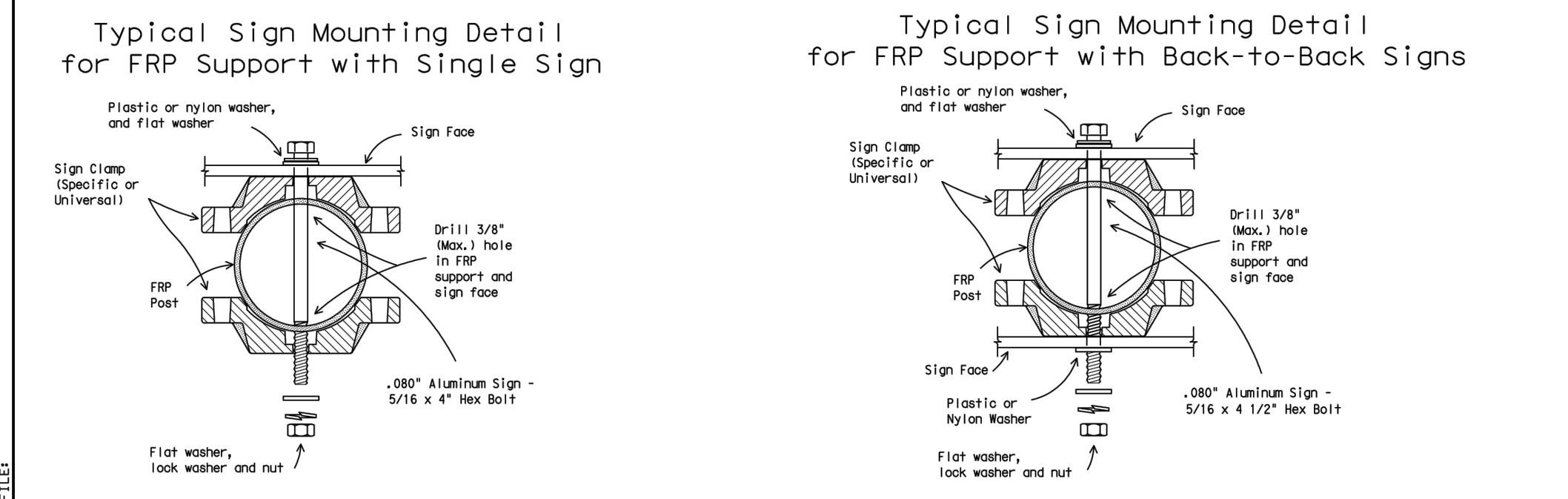
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DATE: _____
TIME: _____

1. FRP sign supports for a single type sign support may be used for signs up to and including 16 square feet. Dual post installation may be used for signs up to and including 32 square feet.
2. All nuts, bolts and washers shall be galvanized per Item 445, "Galvanizing."
3. See the Traffic Operations Division website for detailed drawings of sign clamps. The website address is:
<http://www.txdot.gov/publications/traffic.htm>

1. Materials shall conform to the requirements of Departmental Material Specification DMS-4410 and will be furnished in a yellow or gray color as specified elsewhere in the plans.

2. Thickness of FRP sign supports shall be $0.125" \pm 0.031"$, $-0.0"$.

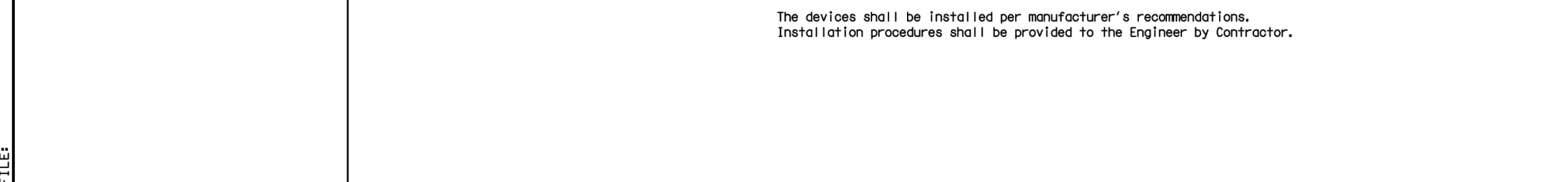
3. FRP sign supports are prequalified by the Traffic Operations Division. Prequalification procedures are obtained by writings:

Texas Department of Transportation
Traffic Operations Division
125 East 11th Street
Austin, Texas 78701-2483

2. Dig foundation hole. When solid rock is encountered at ground level, the foundation shall be a minimum depth of 18". When solid rock is encountered at a depth of 18" or more, the foundation shall be in the air-rock a minimum depth of 18" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/slot may be reduced in length as required to a minimum of 18" and the concrete shall be placed to the top of the rock. From the bottom and the clearance requirements given on SAGS(S) must be maintained on the "new" surfaces of the socket/slot must result free of concrete or other debris.
3. The Engineer may permit batches of concrete less than 2 cubic yards to be placed in a single batch. The concrete shall be placed in a single batch or less than 0.5 cubic yards, hard mixing in a suitable container may be allowed.
4. Insert base post in foundation hole to depths down and fill hole with concrete. Cut base post from bottom and ensure a minimum of 18" embedment in concrete.
5. Level and plumb the base post with coupler using a torpedo level and let the concrete cure. The Engineer shall ensure that the base post is oriented to level with top of base post in main instructure.
6. Attach slot to FRP post.
7. Install slot to FRP post. Lower until the post comes to rest on the steel rod.
8. Attach slot to the coupler. The coupler is firmly placed.
9. Check sign to ensure there is no twist. If, too, increase the tightening of the coupler.

1. Position base plate with coupler on existing concrete.
2. Drill holes into concrete and insert the 5/8" diameter bolts with wedge anchors, and tighten nuts.
3. Attach sign to FRP post.
4. Insert bottom of sign post into pipe stub.
5. Use hammer to ensure the coupler is firmly seated. Top of coupler should be level with top of base post in most instances.
6. Check sign to ensure there is no twist. If loose, increase the tightening of coupler.

						SMD (FRP) -08							
© TxDOT July 2002						PM T XDOT		CM T XDOT		PM T XDOT		CM T XDOT	
9-08 REVISIONS						DATE		BY		REASON			
						LIST		QUANTITY		SHEET NO.			
2EF													

DATE: _____
PAGE: _____

The Wedge Anchor System and the Universal Anchor System with its wall tubing post are designed for use in concrete and masonry applications. The tubular socket, wedge and pre-tensioned T-bar socket will be permanently marked to indicate the correct installation depth. The marking is not for marking as subject to the approval of the T3007 Traffic Standards Engineer.

Approved for posts (13 mm tubing), clamps, nuts and bolts, all components shall be made of stainless steel. The stainless steel components may be anodized from the Producer Unit web page. The website address is <http://www.t3007.co.uk>

Material used as post with this system shall conform to the following specification:

- 13 mm tubing (ID 12.375" outer diameter) (T17)
- 13 mm² notched wall tubing
- Seamless or extra-resistance wedge steel tubing
- Steel shall be HSLA or 304 stainless steel (ASTM A308)
- Other steels may be used if they meet the following:
- 55,000 PSI minimum tensile strength
- 10,000 PSI minimum tensile strength
- 18 minimum elongation in 2"

Wall thickness (unnotched) shall be within the range of .089" to .238"

Outer diameter (unnotched) shall be within the range of .089" to .238"

Outer diameter (notched) shall be within the range of .089" to .238"

ASTM A308 stainless steel tubing shall be 304 stainless steel (ASTM A308)

Recessed butt outside diameter weld shall comply with AWS D1.1

ASTM A308, 304

Sign brackets shall be the sizes and shapes shown on the plans.

Additional sign clamp required on the "T-bar" socket for 24" high signs. Place additional sign clamp on the "T-bar" socket for 24" high signs.

Sign supports shall not be split (see drawing where shown). Sign supports shall be split (see drawing where shown).

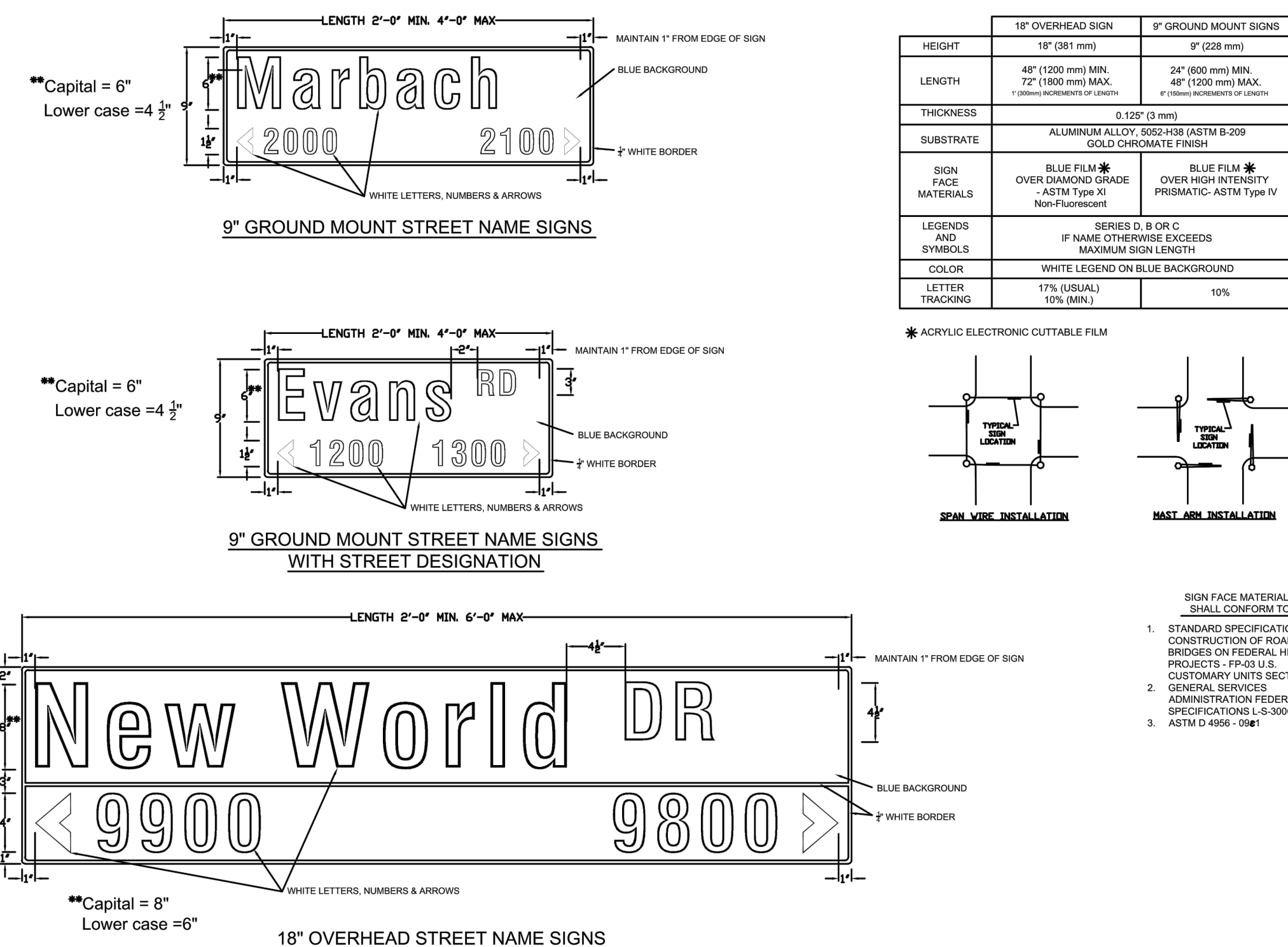
See the Traffic Operations Division website for detailed drawings of sign clamps and Wedge Anchor System components. The website address is <http://www.t3007.co.uk>

7. If the soil is not a minimum depth of 18" when solid rock is encountered, the Engineer may require the contractor to excavate to a minimum depth of 18" or provide a minimum foundation depth of 30", if solid rock is encountered. If the soil is not a minimum depth of 18" when solid rock is encountered, any material removed from the socket/stud shall be from the bottom and the clearance requirements given on SOG(SN) must be followed. The Engineer may require the contractor to provide a minimum depth of 30" if solid rock is encountered.
8. The Engineer may permit batches of concrete less than 2 cubic yards to be mixed and placed in a 5 cubic yard batch. The Engineer may require the contractor to use 0.5 cubic yards, hand mixing in a suitable container may be allowed by Engineer. Place concrete into hole until it is approximately flush with the ground.
9. Attach the sign to the SOG(SN).
10. Insert tubular socket into concrete until top of socket is approximately 1/4" above the concrete floor.
11. The Engineer may require a minimum 4 days for concrete to set, unless otherwise directed by Engineer.
12. Attach the sign to the sign post.
13. Insert the sign post into socket and align sign face with roadway.
14. Drive the wedge into the socket to secure post. This will leave approximately 1/4" of the wedge protruding from the top of the socket.

FOUNDER must be a minimum depth of 18". When solid rock is encountered, the socket may be drilled deeper until it reaches a firm base or the maximum depth of 30" or provide a minimum foundation depth of 30". If solid rock is encountered, the socket/stub may be reduced in length as required to a minimum of 6" below the rock surface. The bottom of the hole must be clean and free from debris. The bottom and the clearance requirements given on SAG(GEN) must be followed. The inner surfaces of the socket/stub must be smooth, free of concrete or other debris. Insulate the top of the depth gauge and socket/stub with foam. Level and plumb the base post using a torquing level and allow concrete adequate time to cure before installing the compression ring. The stub pipe shall remain above the top of the concrete foundation.

- A. Attach the sign to the sign post.
- B. Install plastic sheet over the top of the post.
- C. Insert sign post into base post. Lower until the post comes to rest on steel rod.
- D. Seat compression ring using a hammer. Typically, the top of compression ring will seat at approximately 12 inches below the top of the stub pipe.
- E. Check sign post by hand to ensure it is unable to turn. If loose, increase the tightening of the compression ring.

① TxDOT July 2002 REVISIONS		TH TXDOT	CK TXDOT	TH TXDOT	CK TXDOT
9-08	DATE	REV	BY		W/SH/PA
	LIST	CUMULATIVE			SHEET NO.



Bexar County Public Works

Street Name Sign Details

SAFETY

VERDIN SUBDIVISION, UNIT 2

TRAFFIC PLAN DETAILS

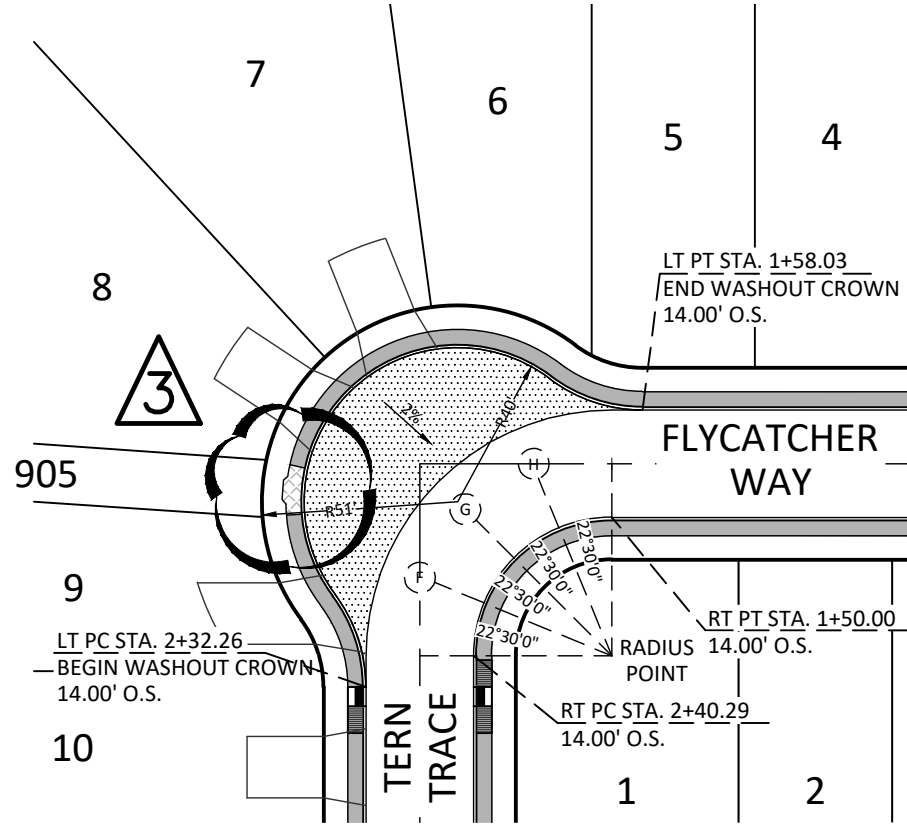
SHEET

C4.3

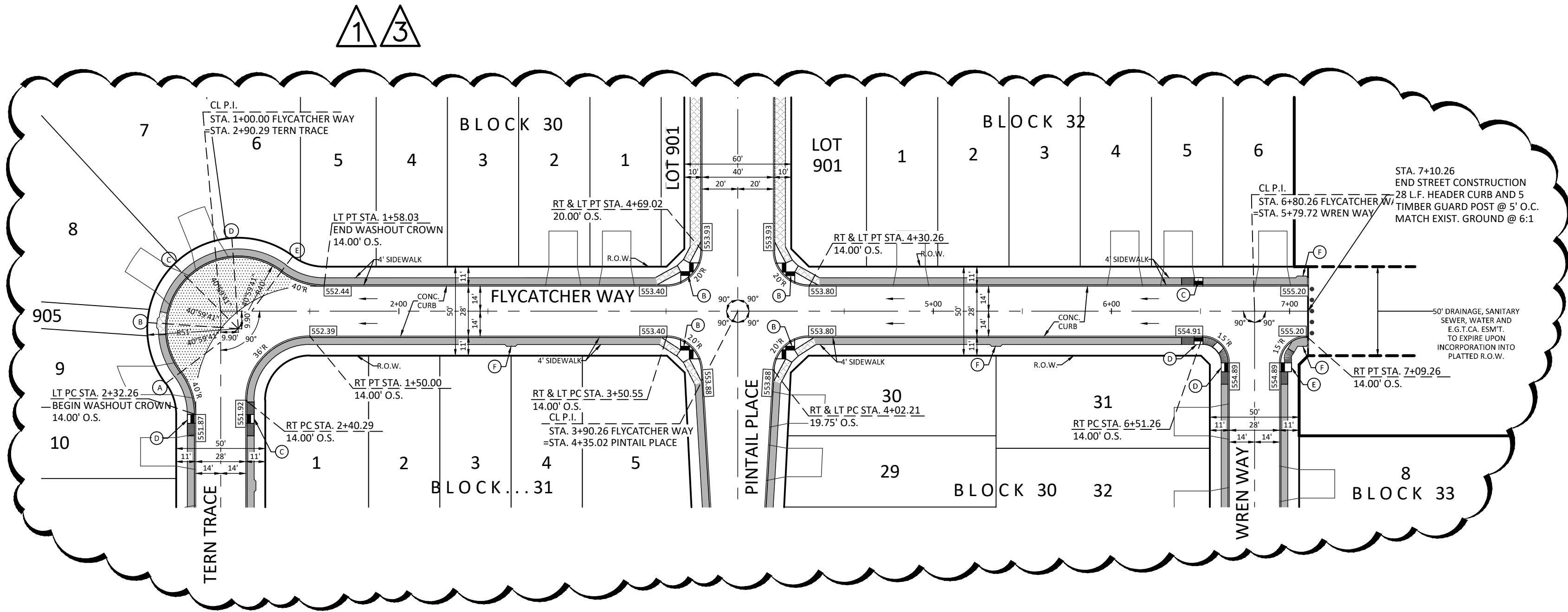
SUBMITTAL SET

CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR
STREET TIE-IN & INTERSECTION
PAVEMENT REPLACEMENT AND/OR ANY
WORK BEING DONE IN BEXAR COUNTY
R.O.W.



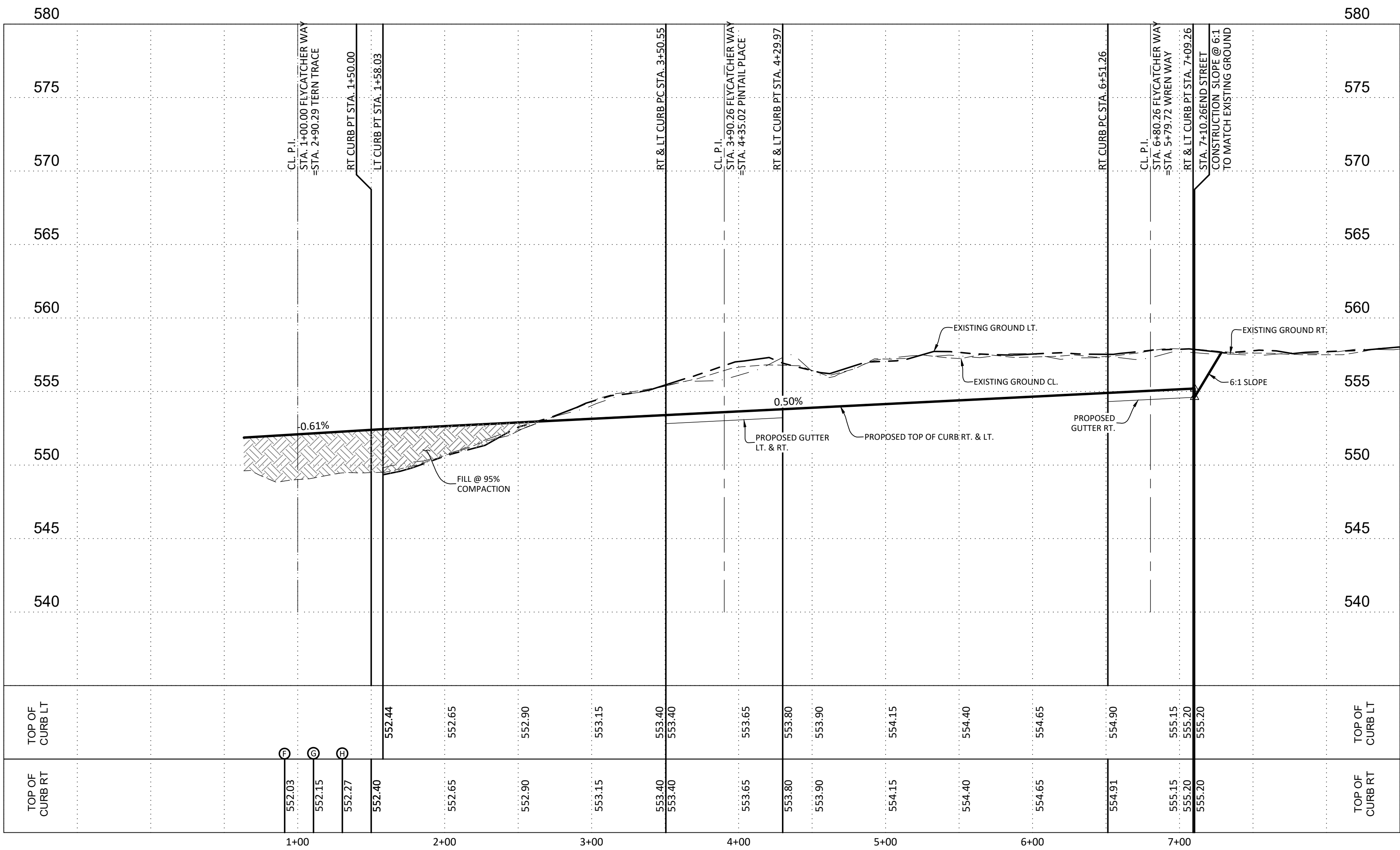
KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
LT PT STA. 2+32.26	551.87	551.29
A	552.10	551.52
B	552.35	551.77
C	552.50	551.92
D	552.53	551.95
E	552.44	594.23
F	552.03	594.51
G	552.15	594.79
H	552.40	551.82
LT PT STA. 1+58.03	552.44	551.86



FLYCATCHER WAY

STA. 1+00.00 TO STA. 7+10.26

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



LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED
CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR
SHALL VERIFY ELEVATIONS.

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)

SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP

5'x5' PASSING SPACE TO BE INSTALLED EVERY
200' MIN. AND WHEN SIDEWALK ENDS

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

FILL @ 95% COMPACTION

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

EXISTING CONTOUR

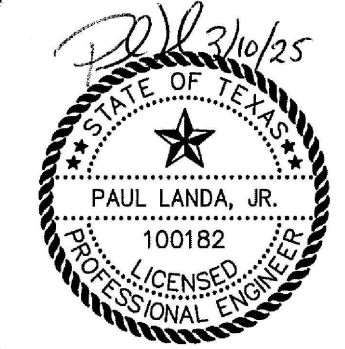
PROPOSED CONTOUR

PROPOSED CONCRETE CURB

FLOW ARROW

REVISIONS		BY	DATE	DESCRIPTION
1		DMC	11/18/24	REVISED LOT LAYOUT
2		DMC	03/02/25	REV. DEVELOPER SW AND PASSING SPACES
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Engineers
Surveyors
Planners
May Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
FLYCATCHER WAY
STA. 1+00.00 TO STA. 7+10.26

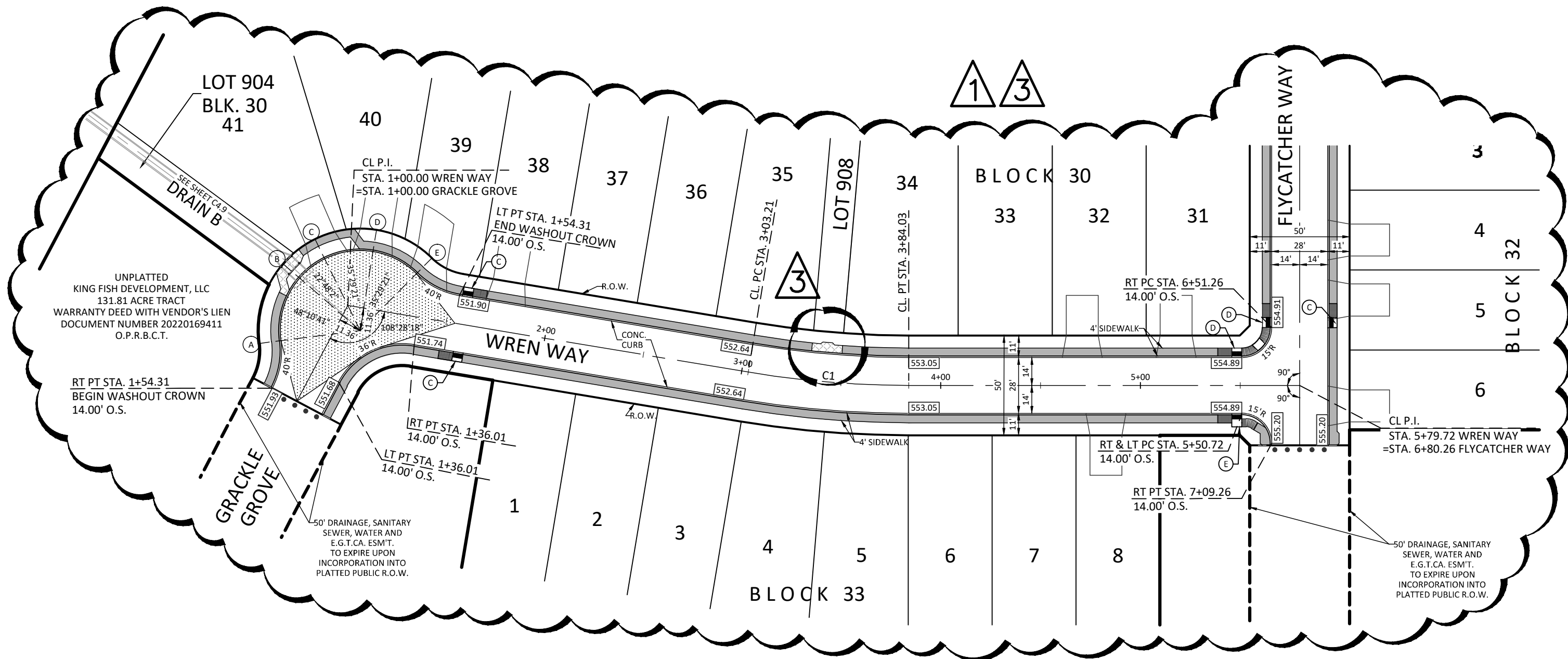
SHEET
C4.4

SUBMITTAL SET

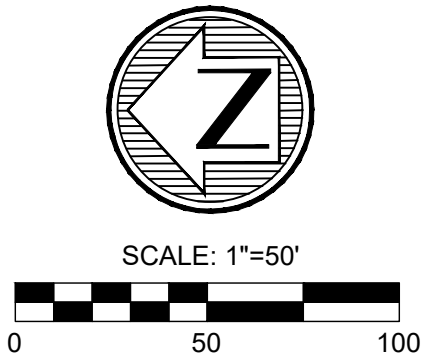
CAUTION!!!
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR
STREET TIE-IN & INTERSECTION
PAVEMENT REPLACEMENT AND/OR ANY
WORK BEING DONE IN BEXAR COUNTY
R.O.W.

KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PT STA. 1+54.31	551.93	551.35
A	551.34	550.76
B	550.90	550.32
C	550.99	550.41
D	551.14	550.56
E	551.52	594.23
LT PT STA. 1+54.31	551.90	551.32



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	80.82'	490.00'	9°27'01"	40.50'	80.73'



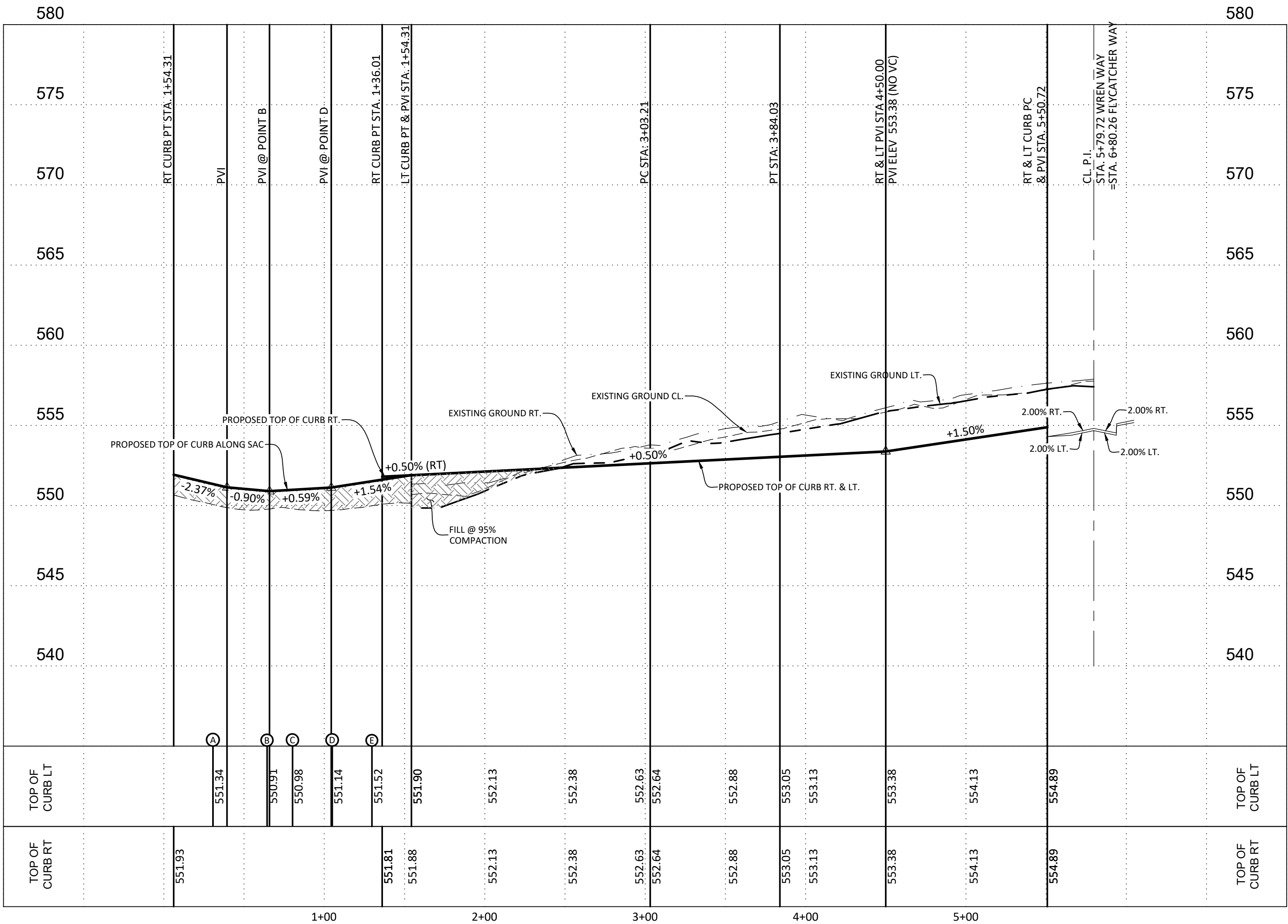
LEGEND

- CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.
- SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)
- SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL)
- SIDEWALK WHEELCHAIR RAMP - TYPE II (DEVELOPER INSTALLED)
- SIDEWALK WHEELCHAIR RAMP - TYPE I (DEVELOPER INSTALLED)
- SIDEWALK WHEELCHAIR RAMP - TYPE 11 (DEVELOPER INSTALLED) OFFSET PARALLEL RAMP
- 5'x5' PASSING SPACE TO BE INSTALLED EVERY 200' MIN. AND WHEN SIDEWALK ENDS
- EXISTING TOP OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER INSTALLED SIDEWALK
- EXISTING SIDEWALK
- SIDEWALK WHEEL CHAIR RAMP
- WASH-OUT CROWN
- FILL @ 95% COMPACTION
- POSSIBLE DRIVEWAY LOCATION
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE CURB
- FLOW ARROW

WREN WAY

STA. 1+00.00 TO STA. 5+79.72

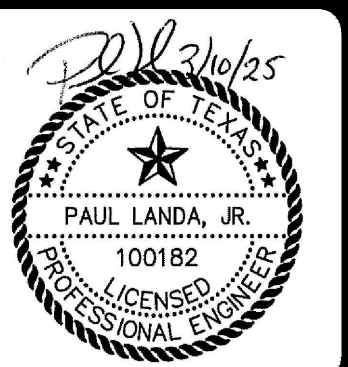
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



REVISIONS		BY	DATE	DESCRIPTION
1	11/18/24	DMC		REVISED LOT LAYOUT
3	03/09/25	DMC		ADD DEV. SW FRONTING 900' LOTS W/ PASSING SPACE

Engineers
Surveyors
Planners

May Tarin Ramirez Engineers, LLC
TBPBLS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CMAPARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051



VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
WREN WAY
STA. 1+00.00 TO STA. 5+79.72

SHEET

C4.6

SUBMITTAL SET

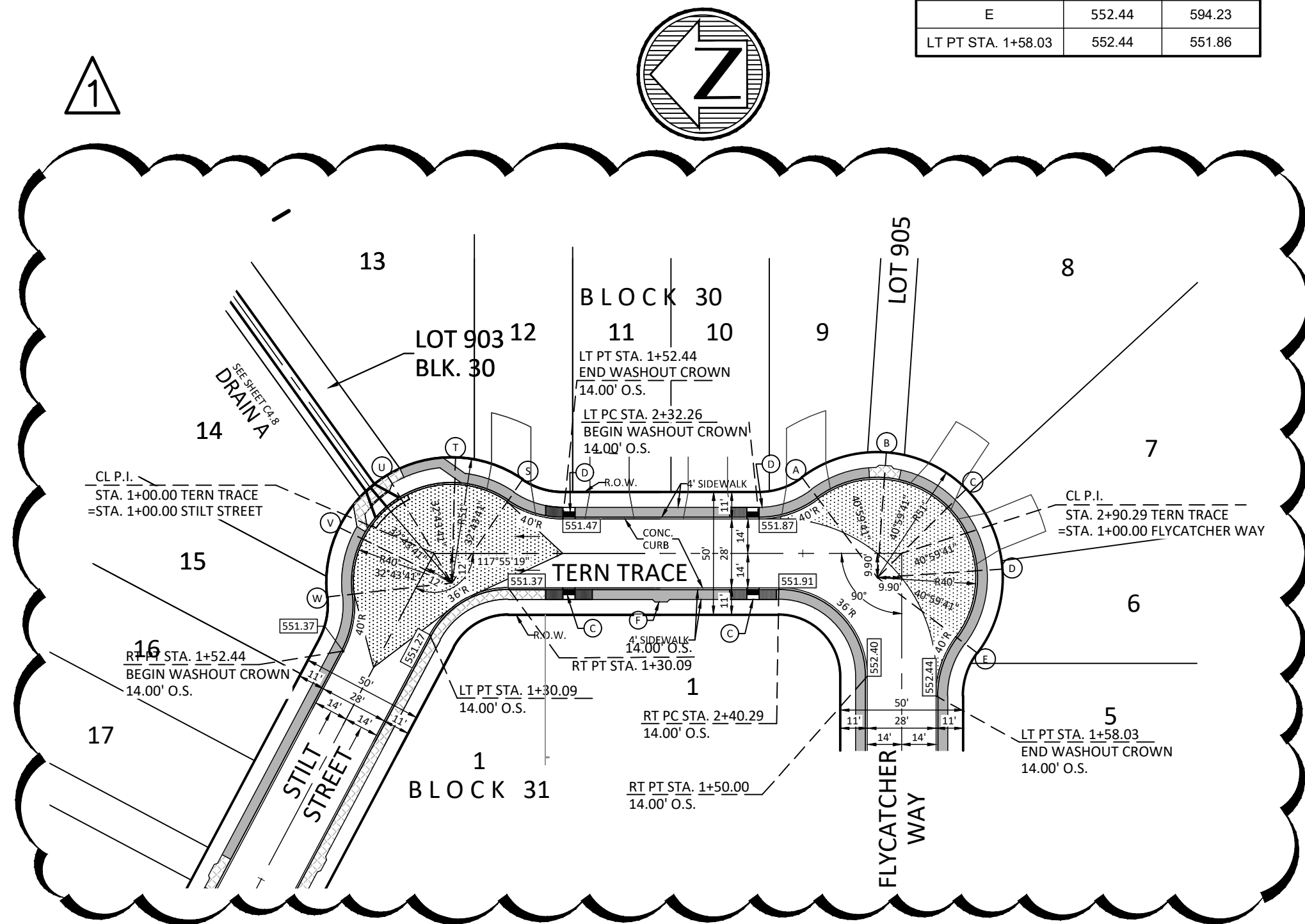
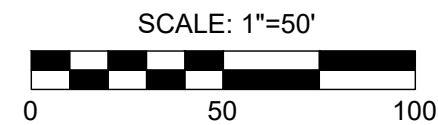
CAUTION!!!
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CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR
STREET TIE-IN & INTERSECTION
PAVEMENT REPLACEMENT AND/OR ANY
WORK BEING DONE IN BEXAR COUNTY
R.O.W.

KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
LT PT STA. 2+32.26	551.87	551.29
A	552.10	551.52
B	552.35	551.77
C	552.50	551.92
D	552.53	551.95
E	552.44	594.23
LT PT STA. 1+58.03	552.44	551.86

KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
LT PT STA. 1+52.44	551.47	550.89
S	551.30	550.72
T	551.14	550.56
U	550.98	550.40
V	550.99	550.41
W	551.17	594.23
RT PT STA. 1+61.69	551.37	550.79

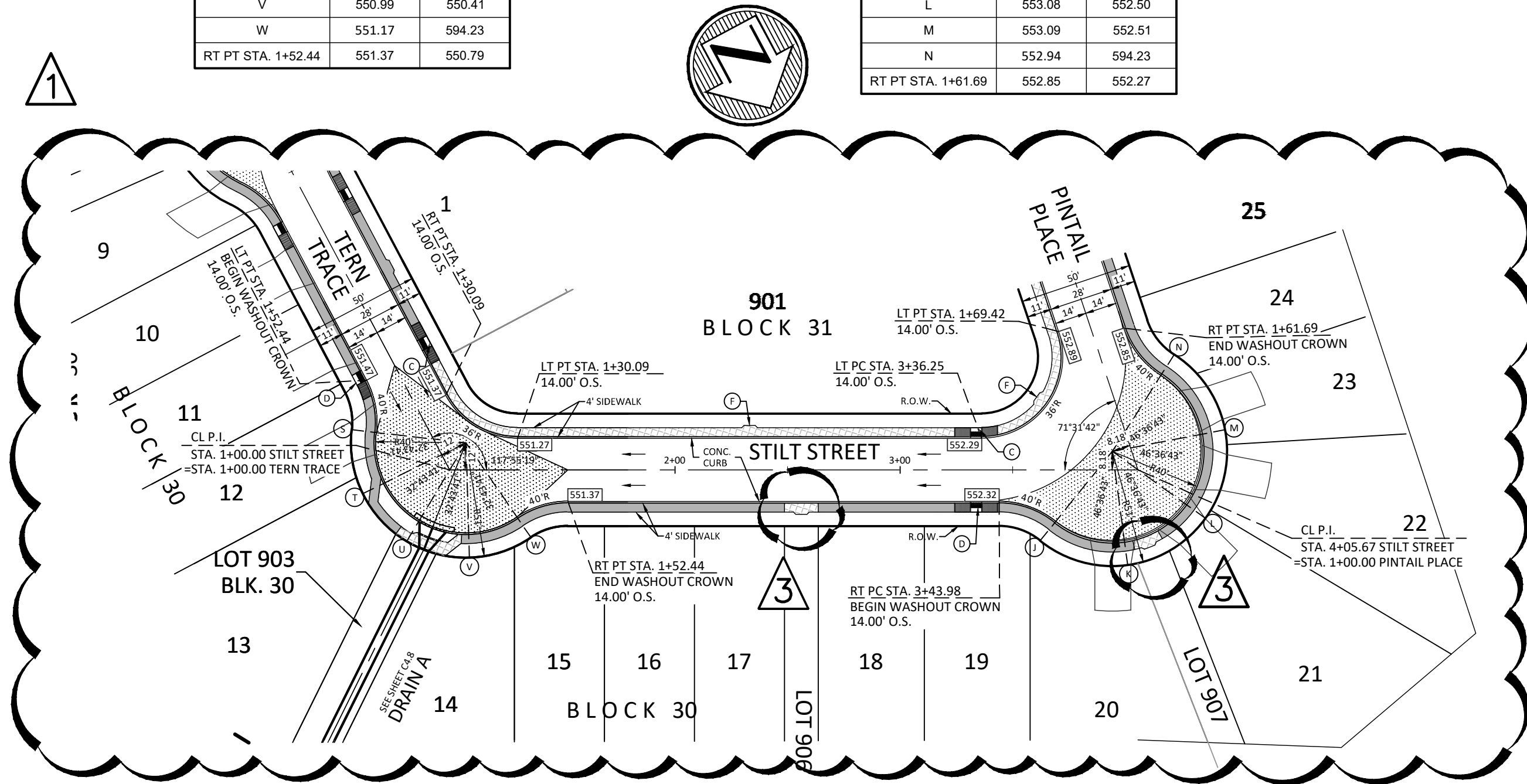
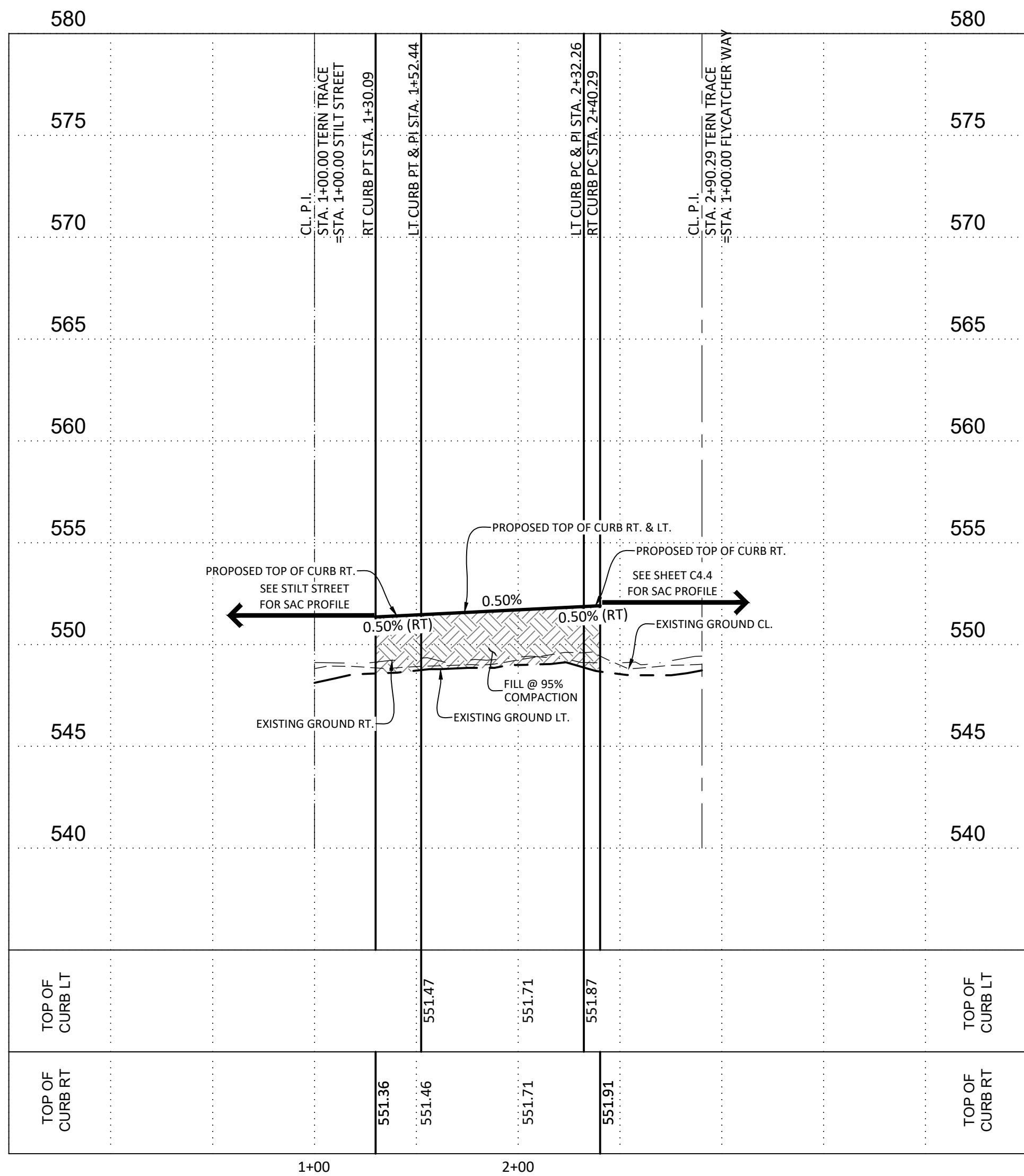
KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PC STA. 3+43.98	552.32	551.74
J	552.60	552.02
K	552.91	552.33
L	553.08	552.50
M	553.09	552.51
N	552.94	594.23
RT PT STA. 1+61.69	552.85	552.27



TERN TRACE

STA. 1+00.00 TO STA. 2+90.29

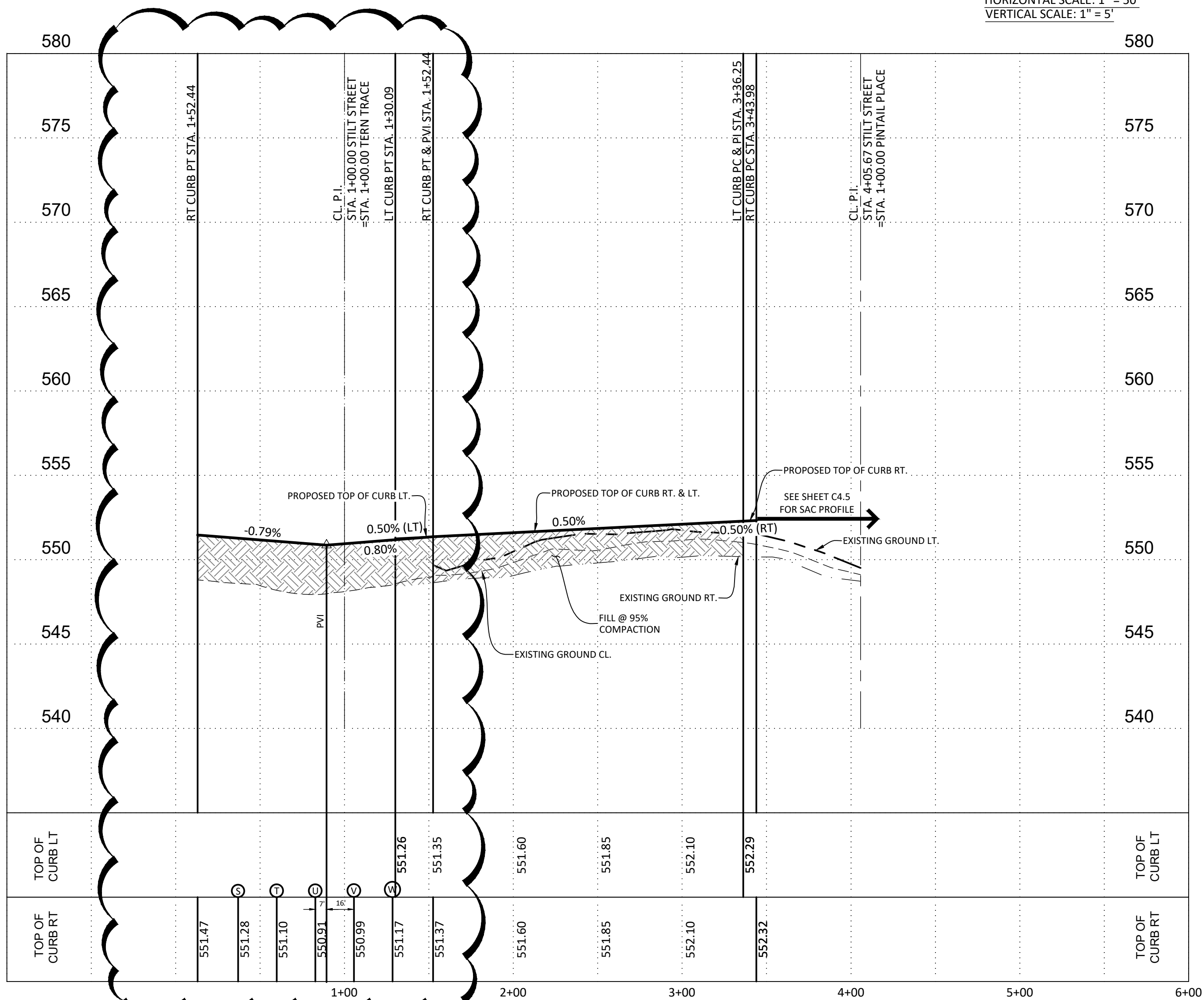
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STILTS STREET

STA. 1+00.00 TO STA. 4+05.67

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



LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS.

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)

SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)

SIDEWALK WHEELCHAIR RAMP - TYPE II
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE I
(DEVELOPER INSTALLED)

SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP

5'x5' PASSING SPACE TO BE INSTALLED EVERY
200' MIN. AND WHEN SIDEWALK ENDS

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED SIDEWALK

DEVELOPER INSTALLED SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

WASH-OUT CROWN

FILL @ 95% COMPACTION

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

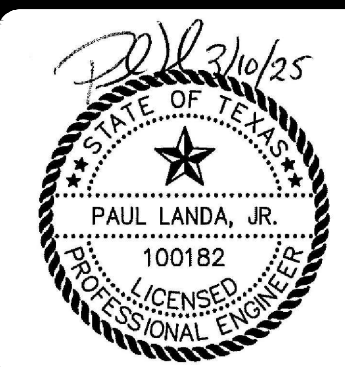
FLOW ARROW

REVISIONS		NO.	DATE	DESCRIPTION
BY	DMC	1	11/18/24	REVISED LOT LAYOUT
BY	DMC	3	03/02/25	REV. DEVELOPER SW AND PASSING SPACES

Engineers
Surveyors
Planners

MTR

Moy Tarin Ramirez Engineers, LLC
12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5051



VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
TERN TRACE & STILTS STREET
STA. 1+00.00 TO STA. 2+90.29 & STA. 1+00.00 TO STA. 4+05.67

SHEET

C4.7

SUBMITTAL SET

REVISIONS		NO.	DATE	DESCRIPTION
BY		1	11/18/24	REVISED LOT LAYOUT
DMC				
PROJ. #				
DGN. BY:				
CHKD. BY:				
DATE:				

Engineers
Surveyors
Planners

Moey Tarin Ramirez Engineers, LLC

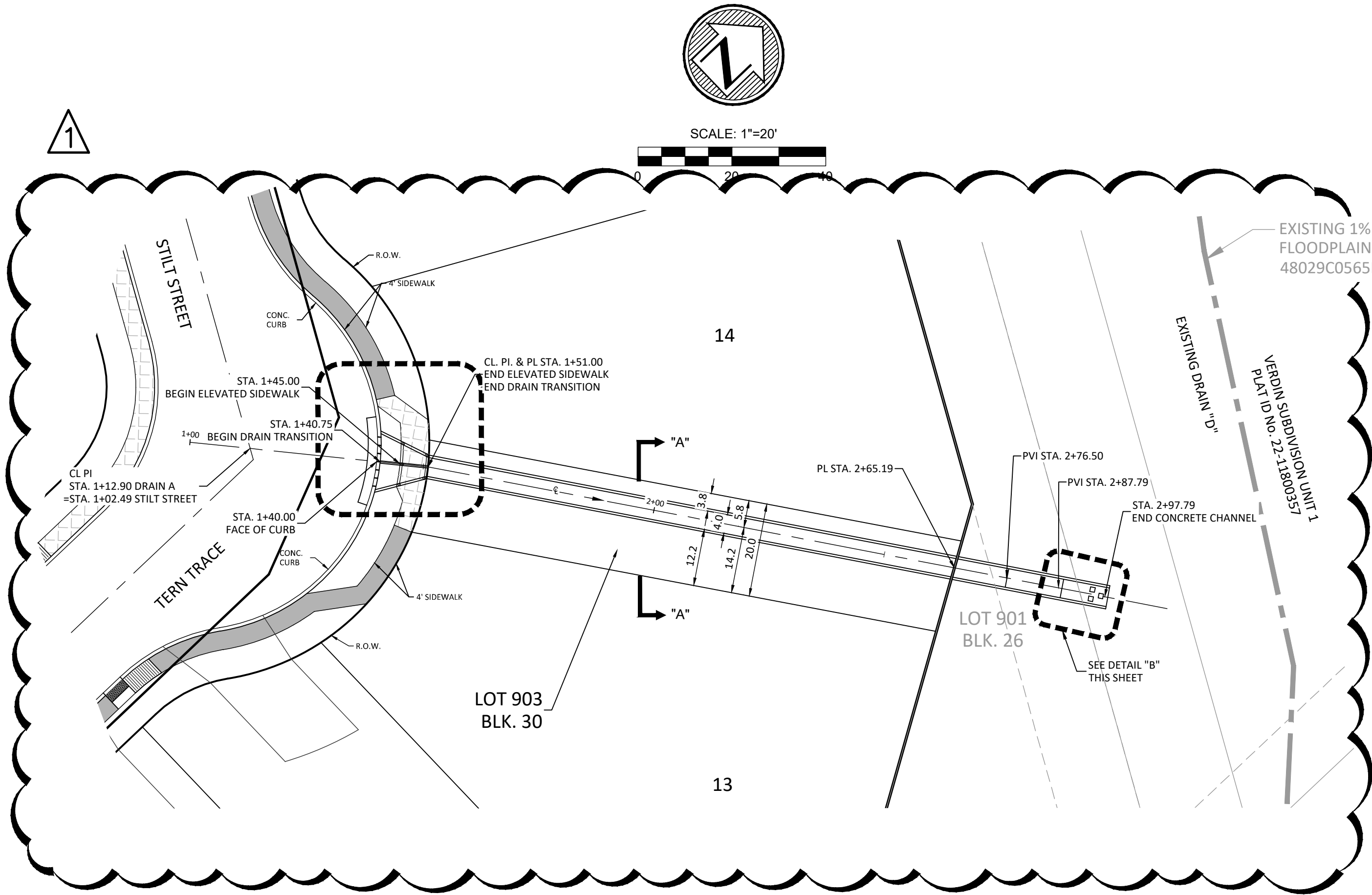
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500

12770 CARMON PATH, SUITE 100 TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

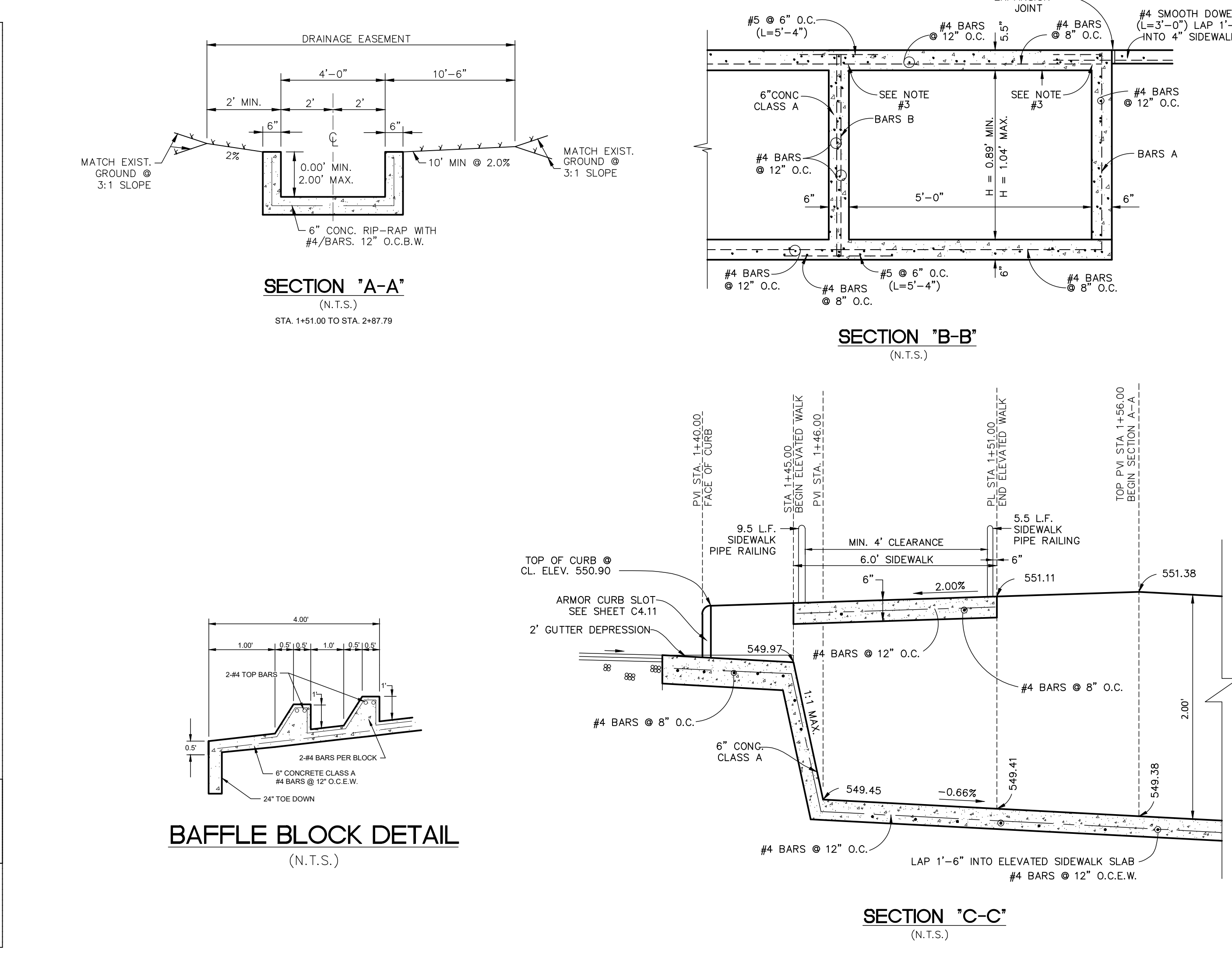
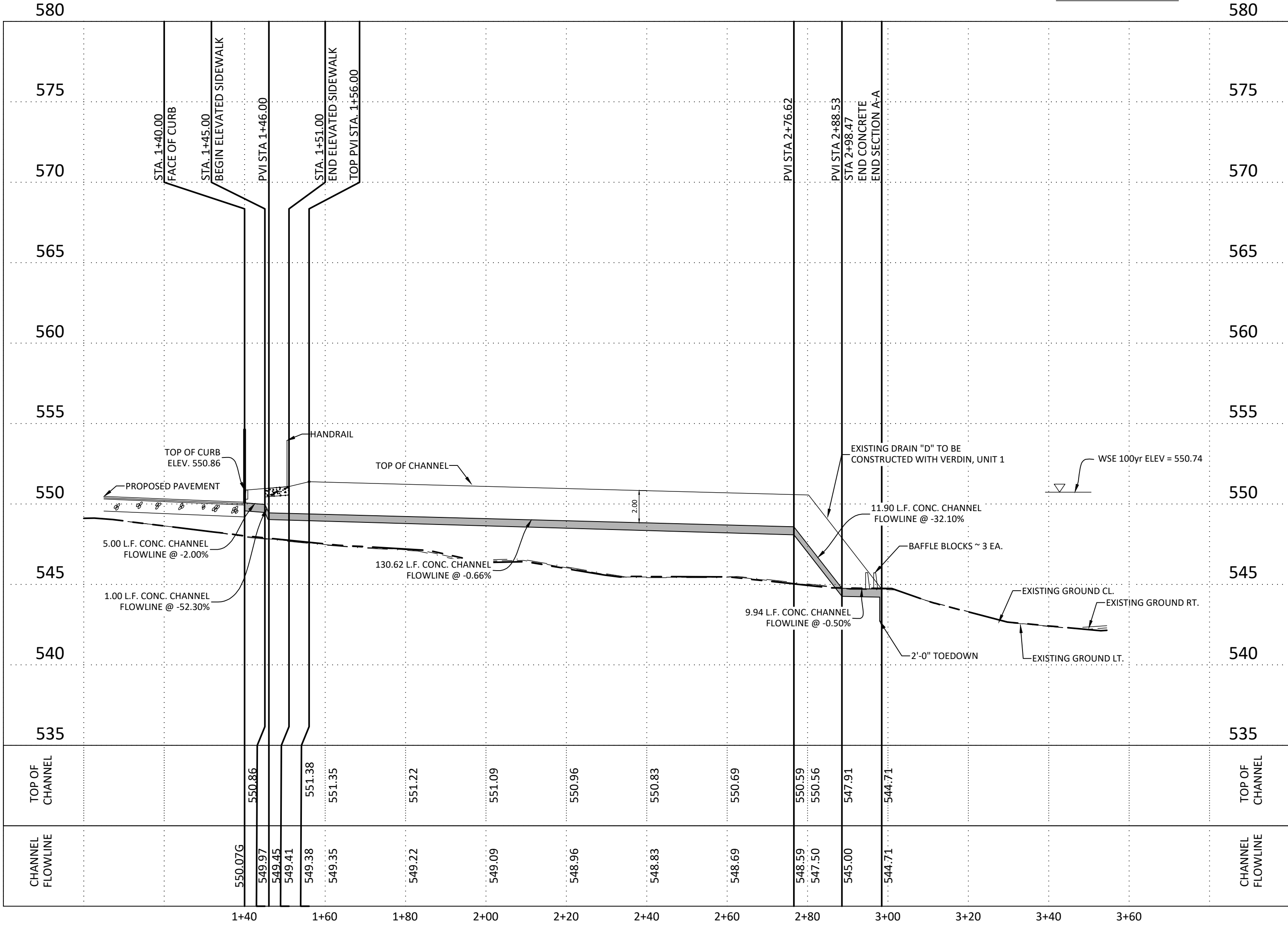


VERDIN SUBDIVISION UNIT 2
DRAIN PLAN & PROFILE
DRAIN "A"
STA. 1+40.00 TO STA. 2+97.79



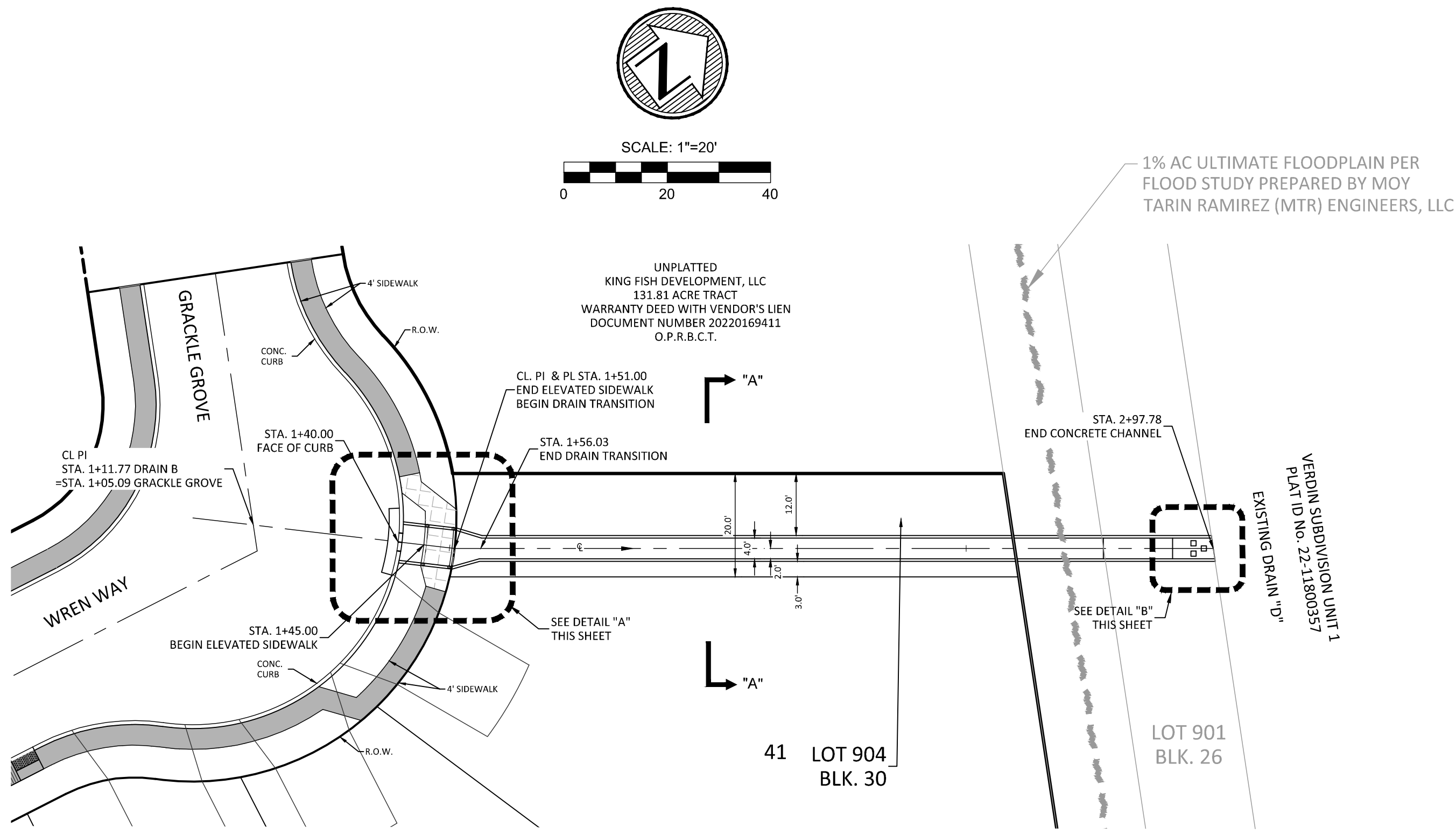
DRAIN "A"
STA. 1+40.00 TO STA. 2+97.79

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



SECTION "C-C"
(N.T.S.)

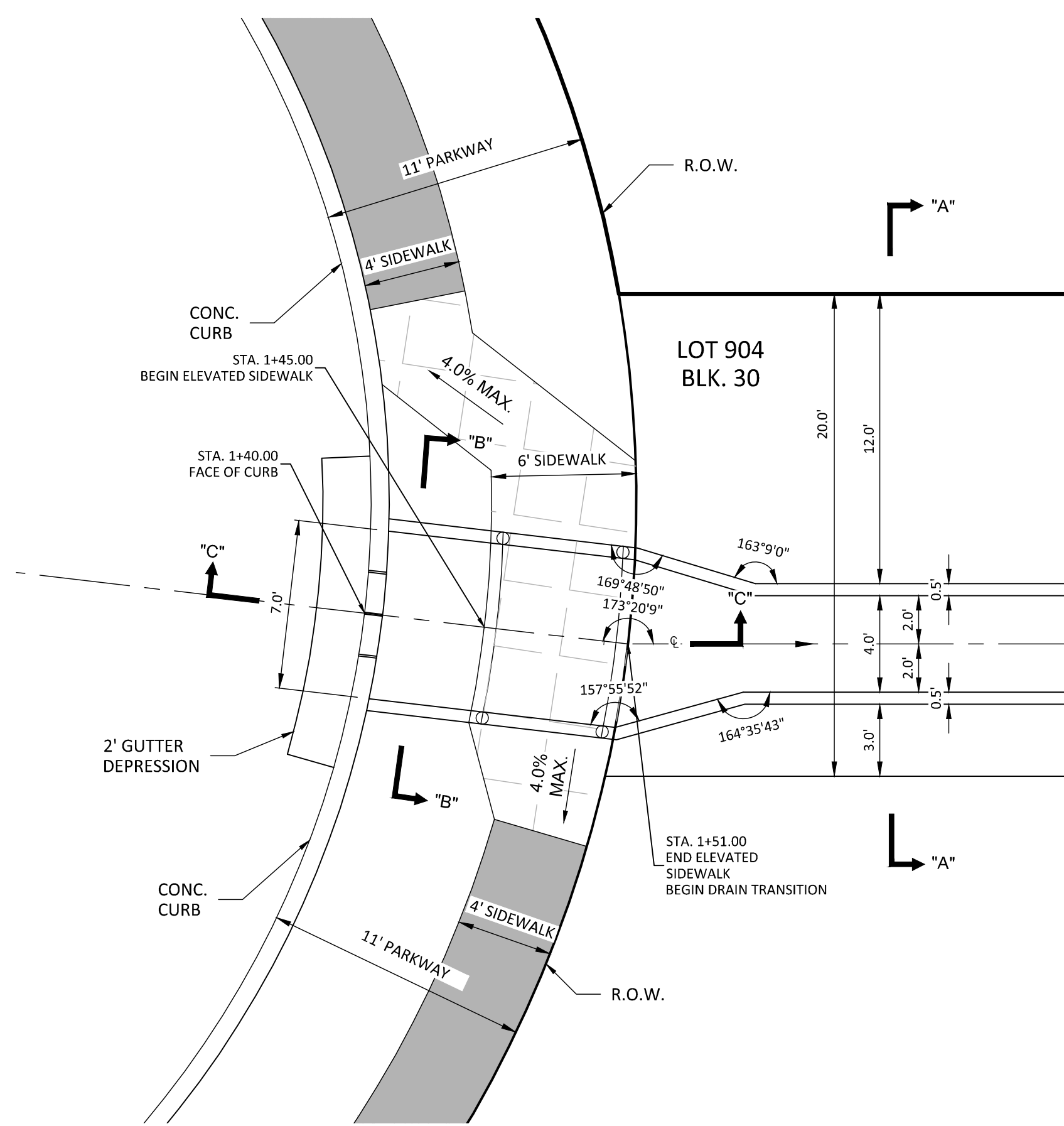
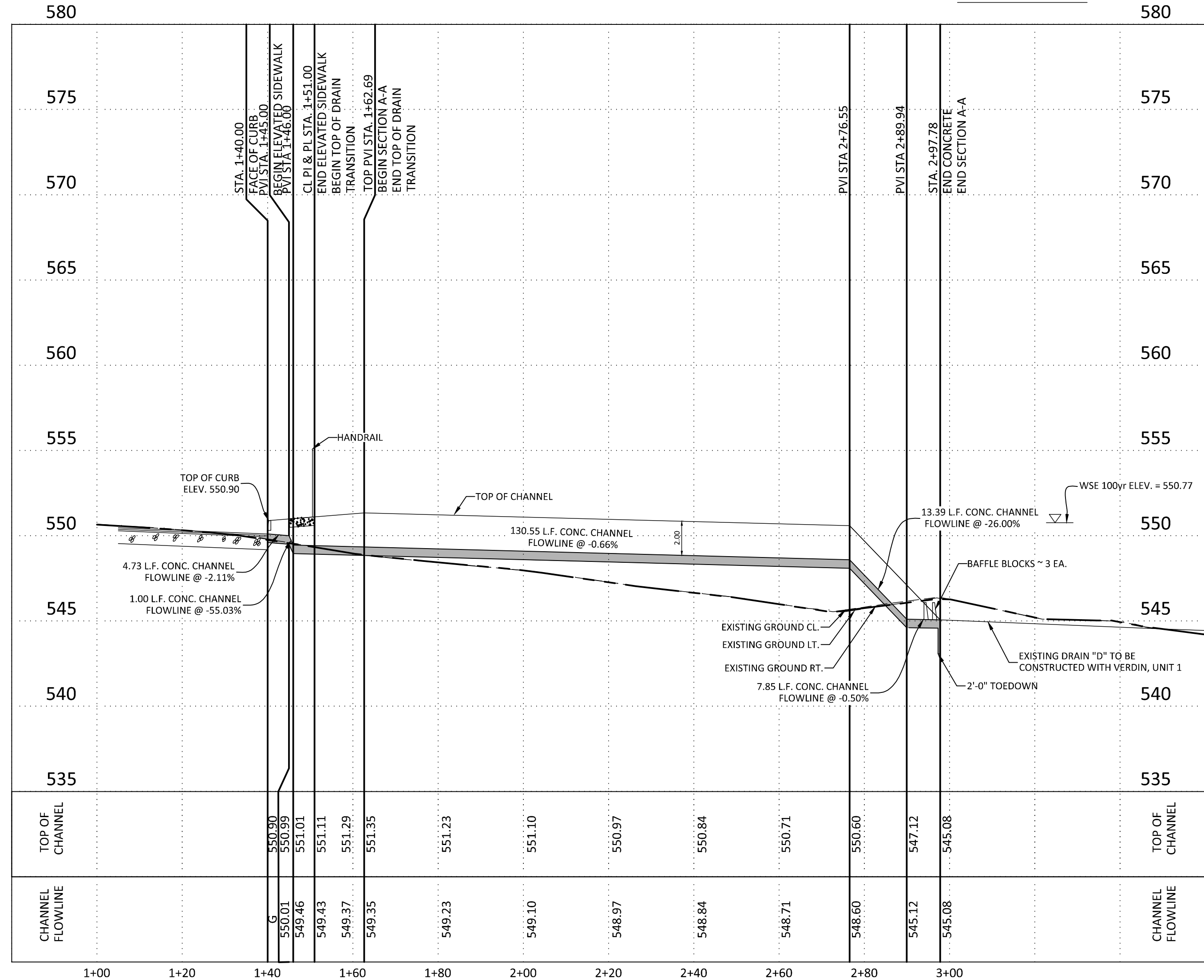
SUBMITTAL SET



DRAIN "B"

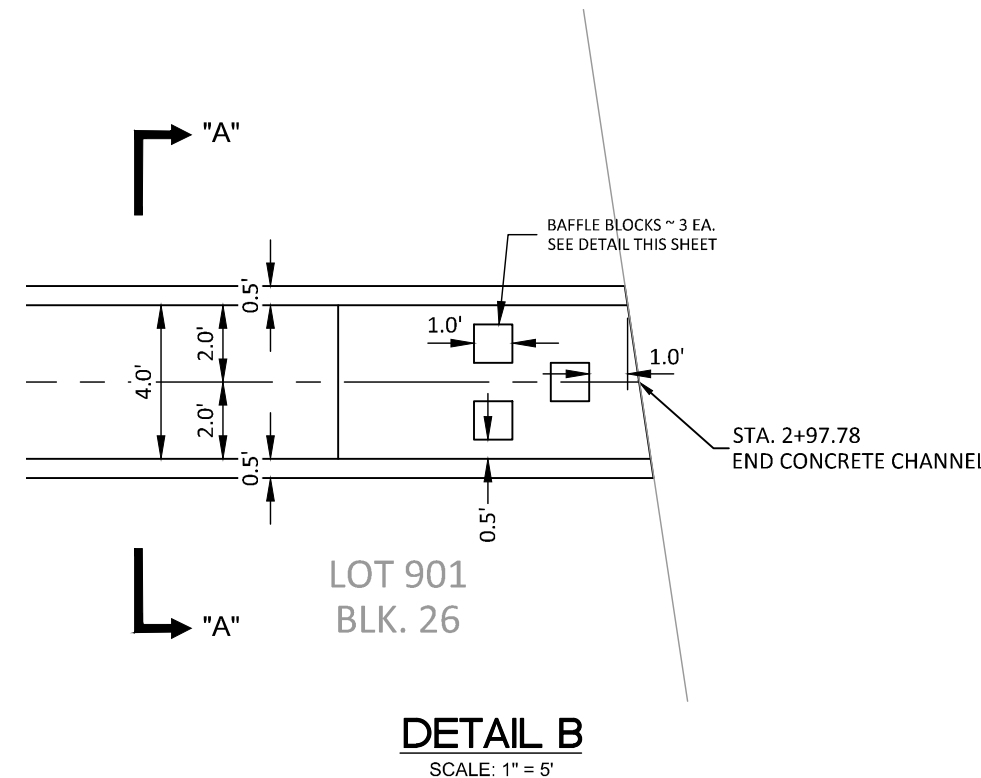
STA. 1+40.00 TO STA. 2+97.29

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



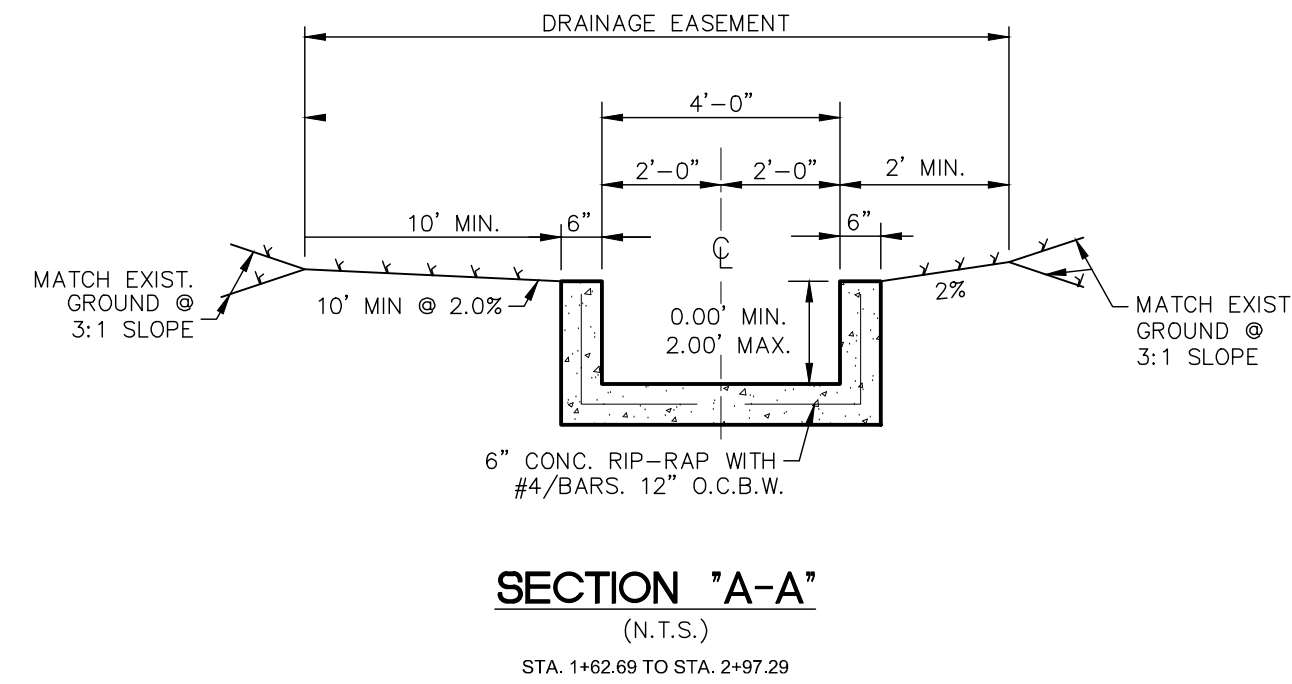
DETAIL A

SCALE: 1" = 5'



DETAIL B

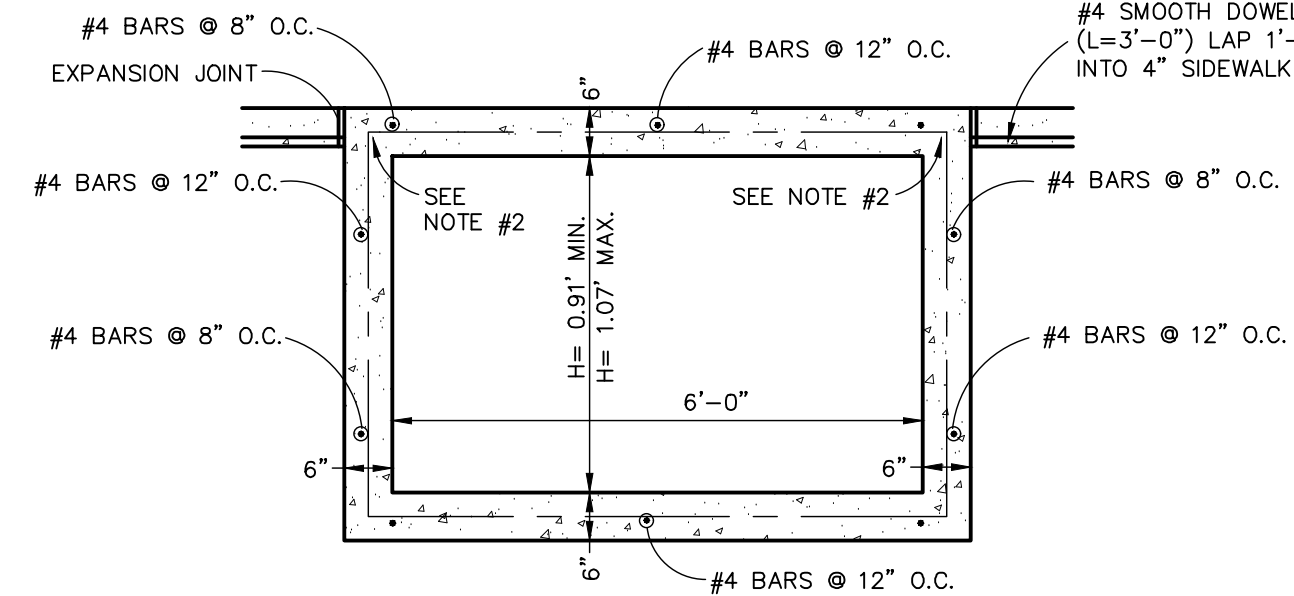
SCALE: 1" = 5'



SECTION "A-A"

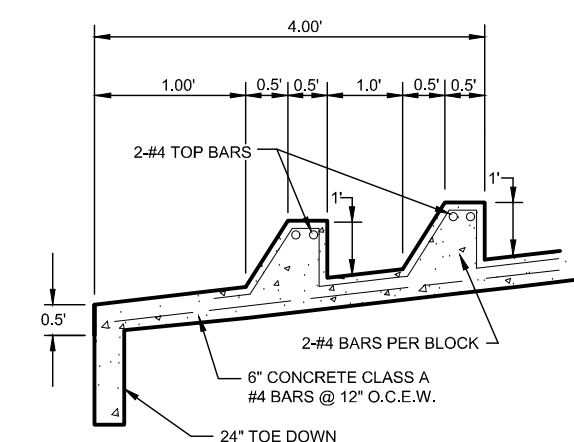
(N.T.S.)

STA. 1+40.00 TO STA. 2+97.29



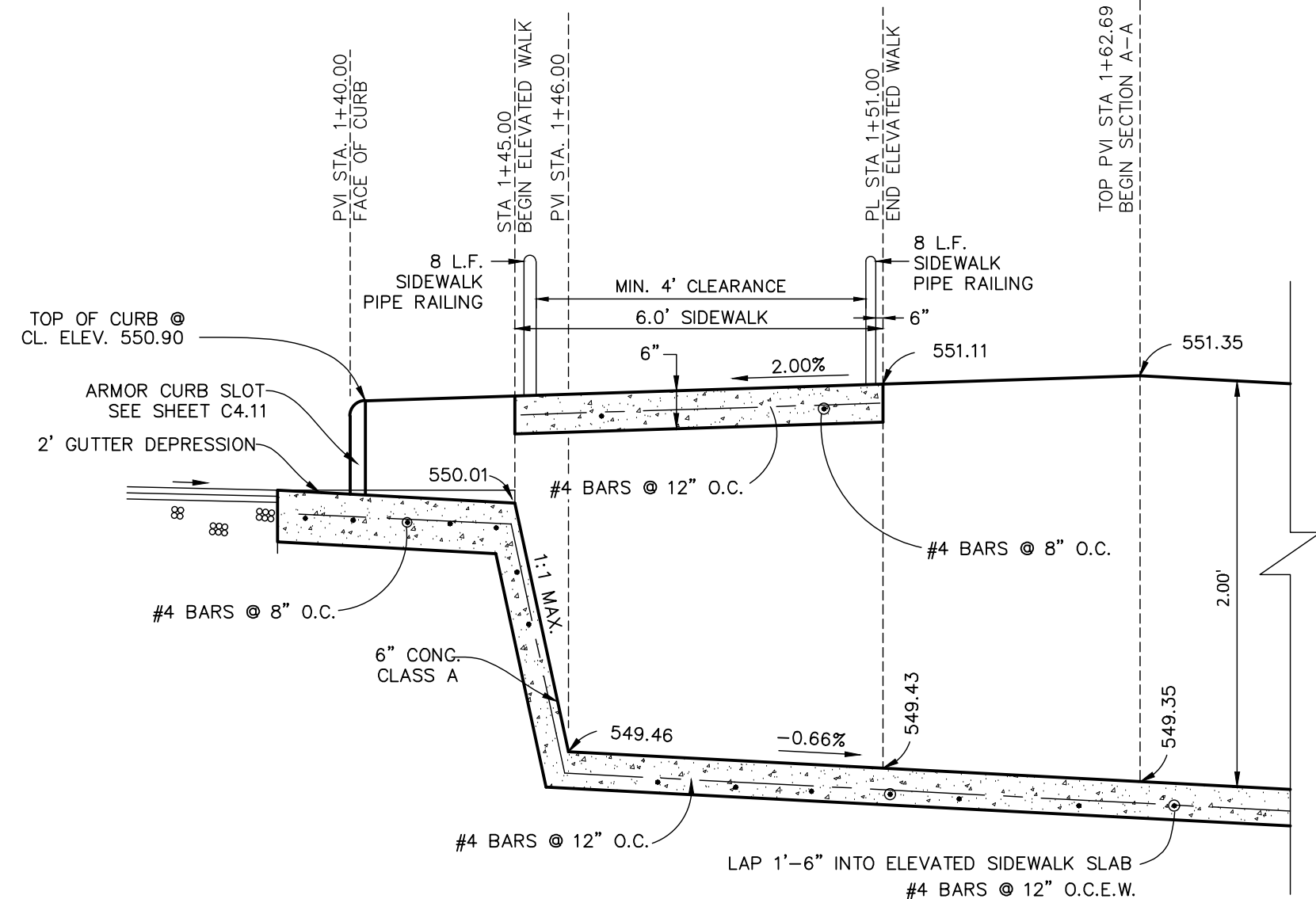
SECTION "B-B"

(N.T.S.)



BAFFLE BLOCK DETAIL

(N.T.S.)



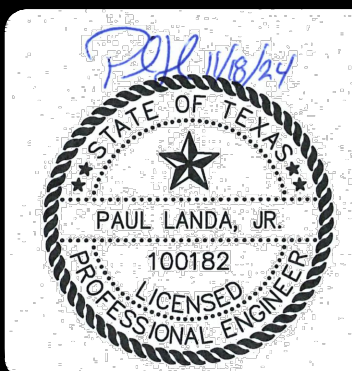
SECTION "C-C"

(N.T.S.)

- NOTES:
- COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
 - ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 - PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
 - 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 - ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
 - IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.

REVISIONS		DESCRIPTION	DATE	BY
NO.				

MTR
Engineers
Surveyors
Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055



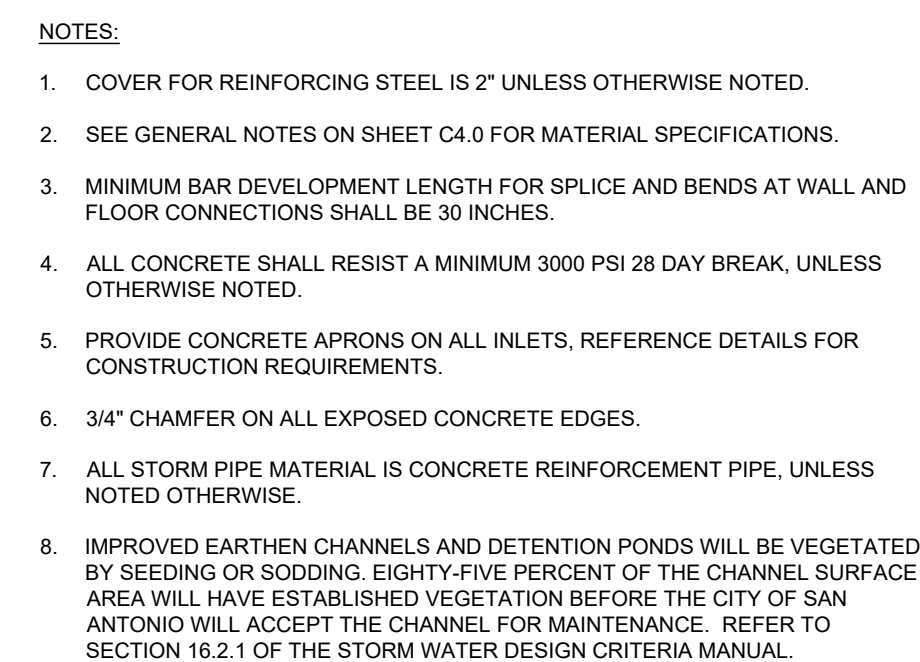
VERDIN SUBDIVISION UNIT 2 DRAIN PLAN & PROFILE DRAIN "B"

STA. 1+40.00 TO STA. 2+97.29

SHEET

C4.9

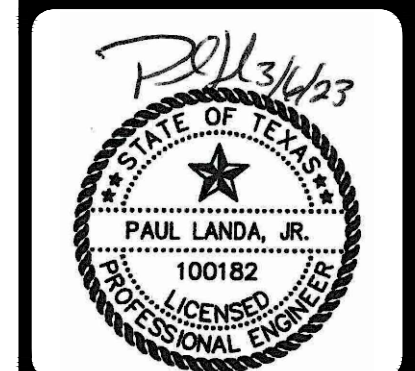
SUBMITTAL SET



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	64.48'	200.00'	18°28'18"	32.52'	64.20'
C2	128.65'	780.00'	9°27'01"	64.47'	128.51'



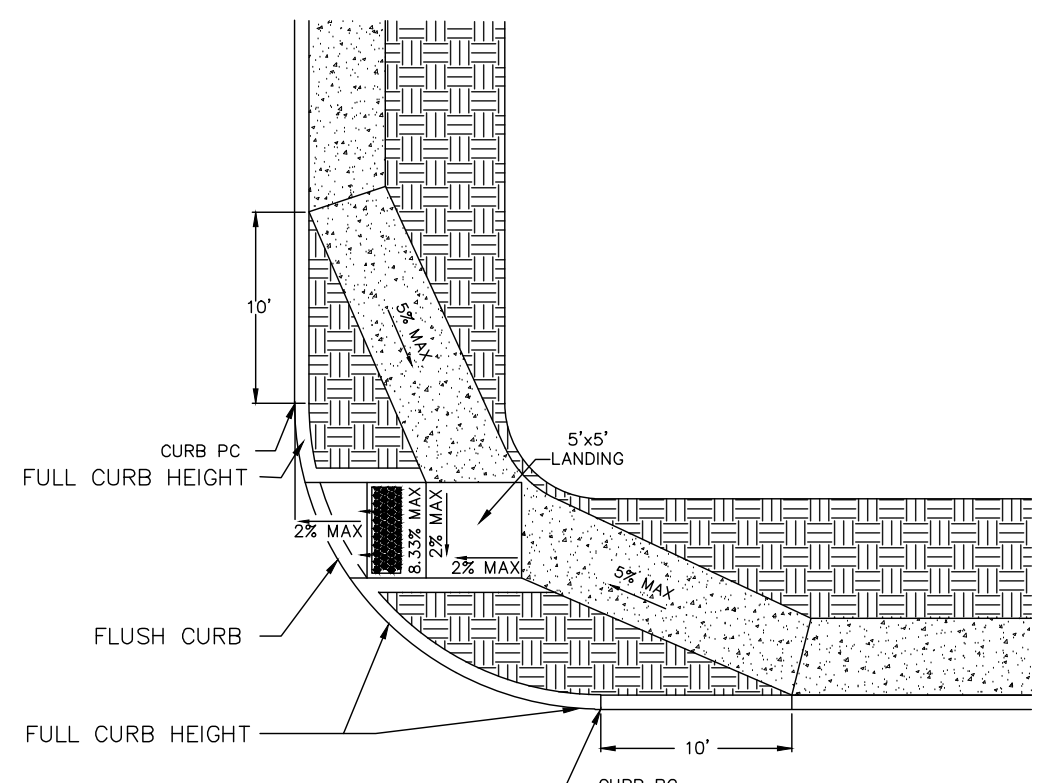
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



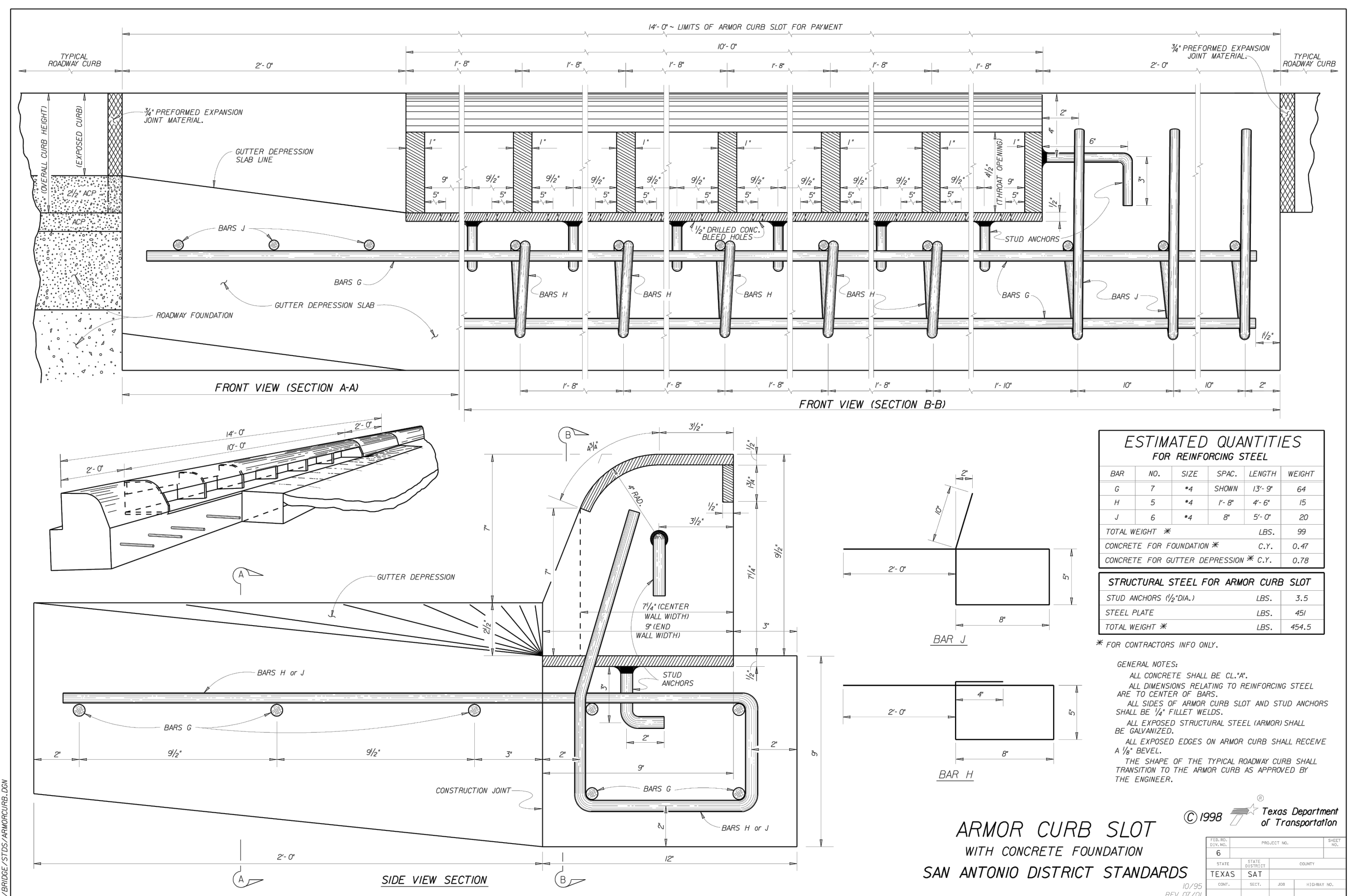
DRAIN PLAN & PROFILE
TEMPORARY INTERCEPTOR DRAIN "C"
STA. 1+00.00 TO STA. 7+19.22

SHEET

C4.10

[illegible]

DUAL ADA RAMP INTERSECTION LAYOUT DETAIL
(TYPE 10 DIRECTIONAL RAMPS)



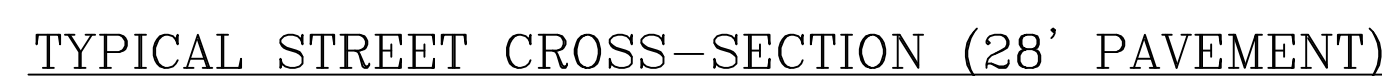


BEXAR COUNTY MAINTENANCE SIGNAGE
N.T.S.



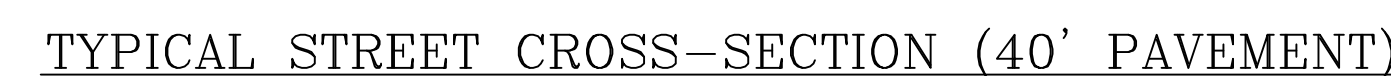
- SCALE : 1" = 4'

SUBMITTAL SET



NOTE:
SELECT FILL MATERIAL SHALL HAVE
A PLASTICITY INDEX OF LESS THAN
20 AND A CALIFORNIA BEARING
RATIO (CBR) OF AT LEAST 3.0

GEOTECHNICAL REPORT:
FROST GEOSCIENCES, INC.
VERDIN SUBDIVISION, UNIT 2, BEXAR COUNTY, TEXAS PAVEMENT DESIGN
FROST GEOSCIENCES, INC. PROJECT NO. FGS-G 22122-2 REVISED (DECEMBER 12, 2022)



* AT TIME OF CONSTRUCTION,
PAVEMENT SECTION TO BE
DETERMINED BY ENGINEER
AFTER INSPECTION OF SUBGRADE

PAVEMENT SECTIONS *

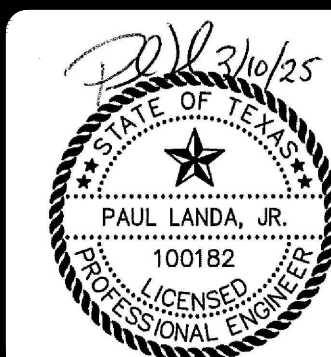
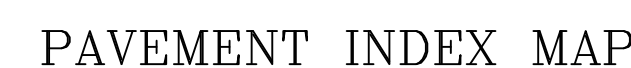
PAVEMENT MATERIAL	CLAY SUBGRADE (CBR 3.0)	
	LOCAL A	LOCAL B
TYPE D ASPHALTIC CONCRETE	2.0 IN.	3.0 IN.
TYPE B ASPHALTIC CONCRETE	---	6.0 IN.
FLEXIBLE BASE (TxDOT ITEM 247 TYPE A GRADE 2)	8.25 IN.	8.0 IN.
LIME STABILIZED SUBGRADE (19.0 LBS/SY 4% BY WEIGHT)	6.0 IN.	6.0 IN.

1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION"-- JUNE 2008
200 - FLEXIBLE BASE
202 - PRIME COAT
203 - TACK COAT
205 - HOT MIX ASPHALT CONCRETE PAVEMENT
2. REFER TO INTER GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. "VERDIN SUBDIVISION UNIT 2, BEXAR COUNTY, TEXAS, PAVEMENT DESIGN, FROST GEOROGUES, INC. PROJECT NO.: FGS-0 22122-2, REVISED (DECEMBER 12, 2022)
3. CONTRACTOR TO COORDINATE ALL MATERIAL TESTING
4. CONTRACTOR SHALL FILL ANY GAPS BETWEEN THE EXISTING LIMESTONE SUBGRADE AND THE BOTTOM OF THE FLEXIBLE BASE WITH EITHER SELLER'S FILL (ITEM 410.2) GRAVEL, OR WITH LIMESTONE MILLINGS

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

- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2-3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
- AFTER MELLOWING AND BEFORE MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 3/4 INCH SIEVE FROM THE SAMPLE):

• MINIMUM PASSING 1/4 IN SIEVE	100
• MINIMUM PASSING 3/8 IN SIEVE	100
• MINIMUM PASSING NO. 4 SIEVE	60
- AFTER MELLOWING AND BEFORE MIXING, THE DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERMIX UPGRADES TO BE AT LEAST 160 PDS IN ACCORDANCE WITH THE FOLLOWING OUTLINE:
- FOR EACH LAYER OF VERMIX, THE MDD SHALL BE DETERMINED FOR MOISTURE CONTENTS WITHIN 2% INCHES OF THE MDD. COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).



GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION

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

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHWA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDE VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. SCARIFYING THE AREA TO BE FILLED

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

WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. COMPACTION OF THE AREA TO BE FILLED

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

5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

6. DEPTH AND MIXING OF FILL LAYERS

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

7. ROCK

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

8. COMPACTION OF FILL LAYER

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

9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTION. COMPACTION OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THE FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTION AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE FILL BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL, AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.
4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR. WHEN POSSIBLE, HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

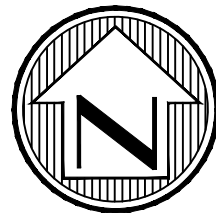
NOTES:

MINIMUM SLAB EXPOSURE IS 1.0'.

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.



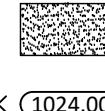
SCALE: 1"=50'

0 50 100

LEGEND

A
B
C

= DRAINAGE TO FRONT OF LOT
= DRAINAGE TO BOTH FRONT AND REAR LOT
= DRAINAGE TO REAR OF LOT



= CLEARING AND/OR GRADING OF UTILITY EASEMENTS
= PROPOSED ELEVATION

1024.00E

= EXISTING ELEVATION

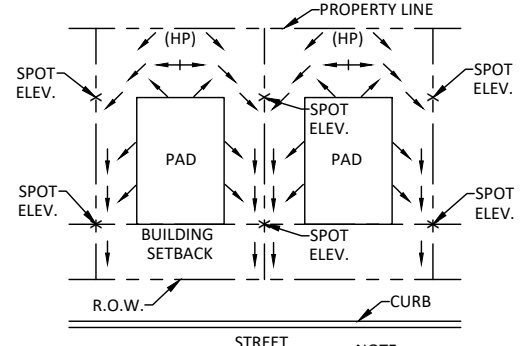
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= EXISTING CONTOUR

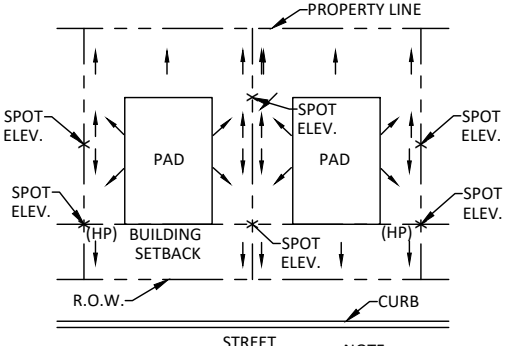
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= PROPOSED CONTOUR

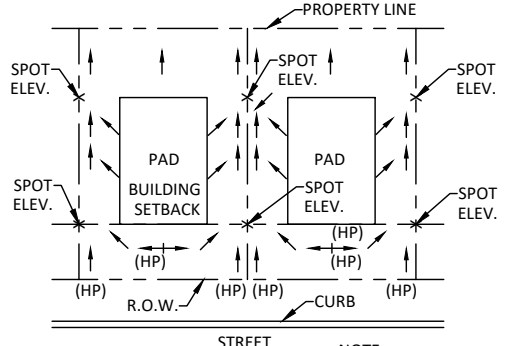
= PROPERTY LINE



TYPICAL 'A' LOT GRADING
N.T.S.



TYPICAL 'B' LOT GRADING
N.T.S.



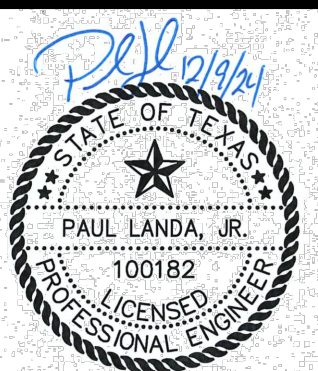
TYPICAL 'C' LOT GRADING
N.T.S.

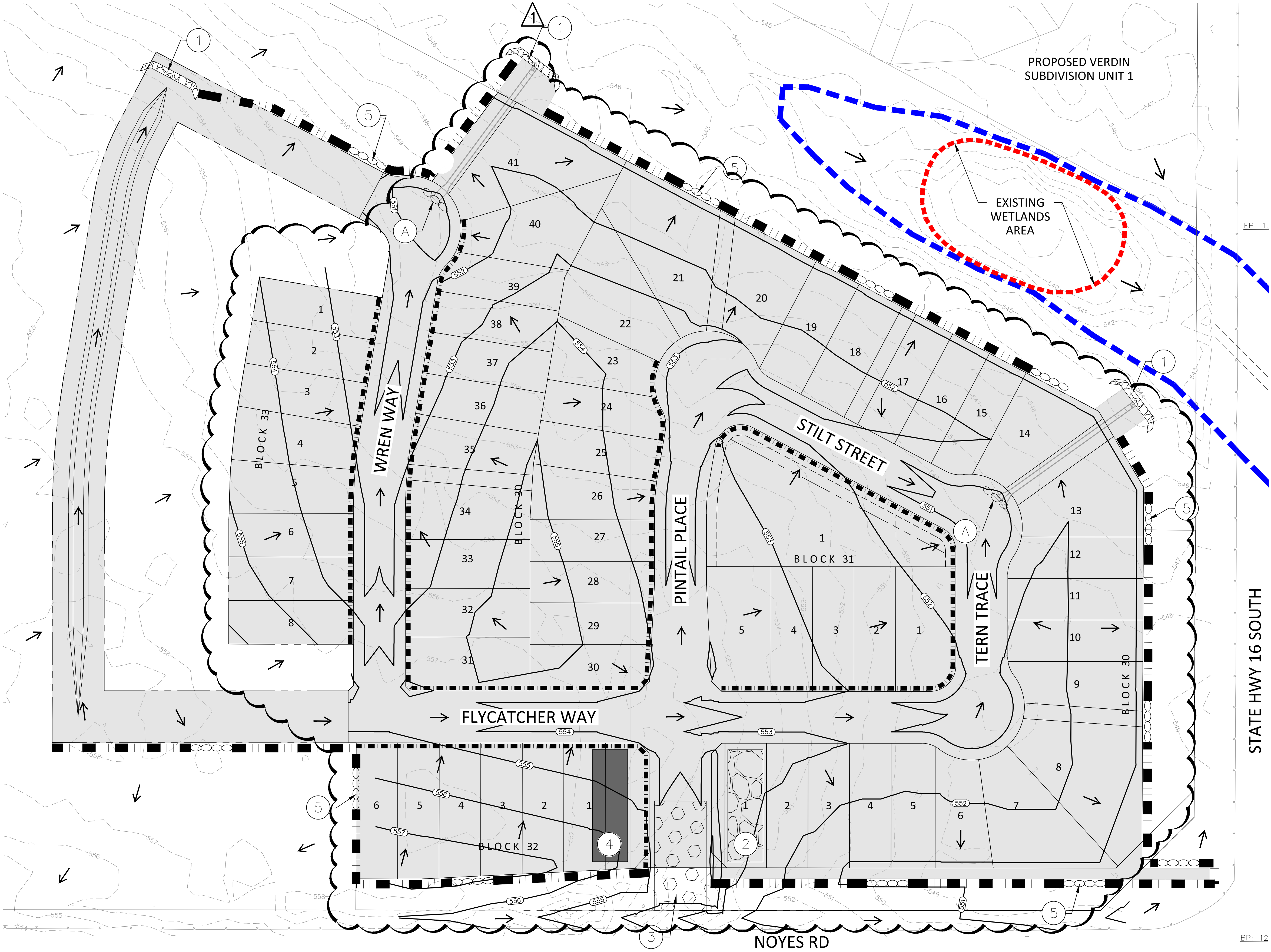
NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE
1	11/18/24	REVISED LOT LAYOUT AND GRADING	DMC	
2	12/09/24	REVISED SPOT ELEVATIONS	DMC	

• Engineers
• Surveyors
• Planners

MTK

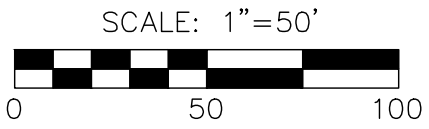
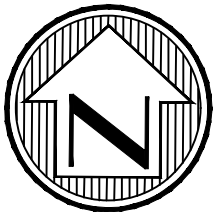
Moy Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CHAMBERLAIN PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055





STATE HWY 16 SOUTH

BP: 12



GENERAL NOTES:

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ALL CPS ENERGY WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.

CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.

CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADE (HIGH) SIDE OF THE TRENCH.

ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADE AND DOWN GRADIENT.

FEMA 100-YEAR FLOODPLAIN MUST BE STAKED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PHASE I LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- SILT FENCE (PHASE I)
- ROCK BERM
- CONSTRUCTION STAGING
- AREA STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT PIT
- BAGGED GRAVEL INLET FILTER
- EXISTING 1% AC EFFECTIVE DFIRM FLOODPLAIN ZONE AE
- EXISTING WETLAND: CLASSIFICATION CODE "PUSCH" AS IDENTIFIED ON F&WS NATIONAL WETLANDS INVENTORY

PHASE II LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- SILT FENCE (PHASE II)
- ROCK BERM
- BAGGED GRAVEL INLET FILTER

ESTIMATED QUANTITIES

ITEM	DESCRIPTION	UNIT	QUANTITY
1.	STABILIZED CONSTRUCTION ENT./EXIT	L.S.	1
2.	SILT FENCE (PHASE I)	L.F.	2,191
3.	SILT FENCE (PHASE II)	L.F.	2,347
4.	ROCK BERM - TYPE II	L.F.	120
5.	BAGGED GRAVEL INLET FILTER (PHASE I)	L.F.	480
6.	BAGGED GRAVEL INLET FILTER (PHASE II)	L.F.	60
7.	CONSTRUCTION STAGING AREA	L.S.	1
8.	CONCRETE WASHOUT PIT	L.S.	1

BEXAR COUNTY R.O.W. NOTE:
BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY R.O.W.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/18/24	REVISED LOT LAYOUT

• Engineers
• Surveyors
• Planners

MTK
May Tarin Ramirez Engineers, LLC
TBEPLS: ENGINEERING F-5297 / SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5051

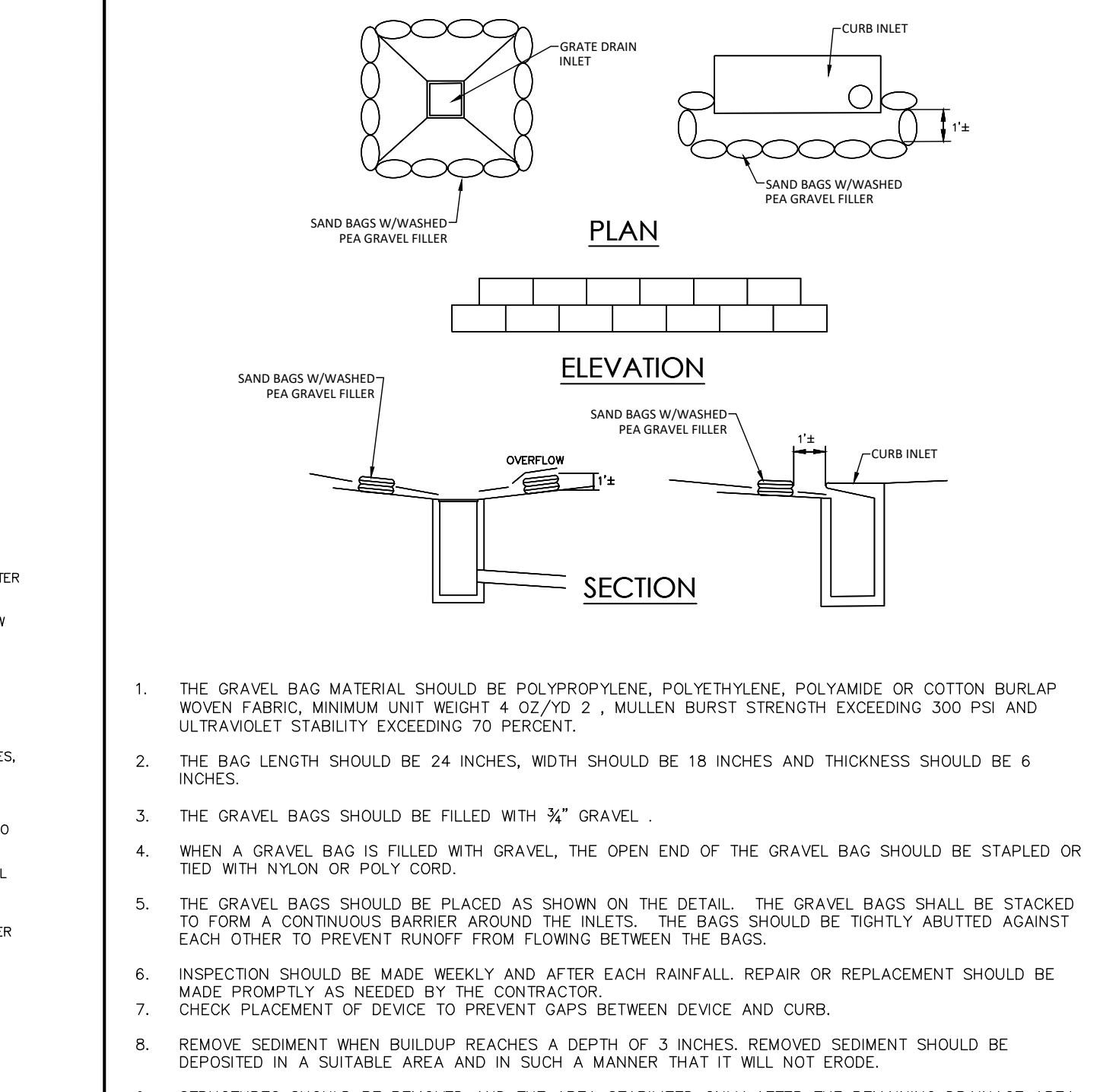
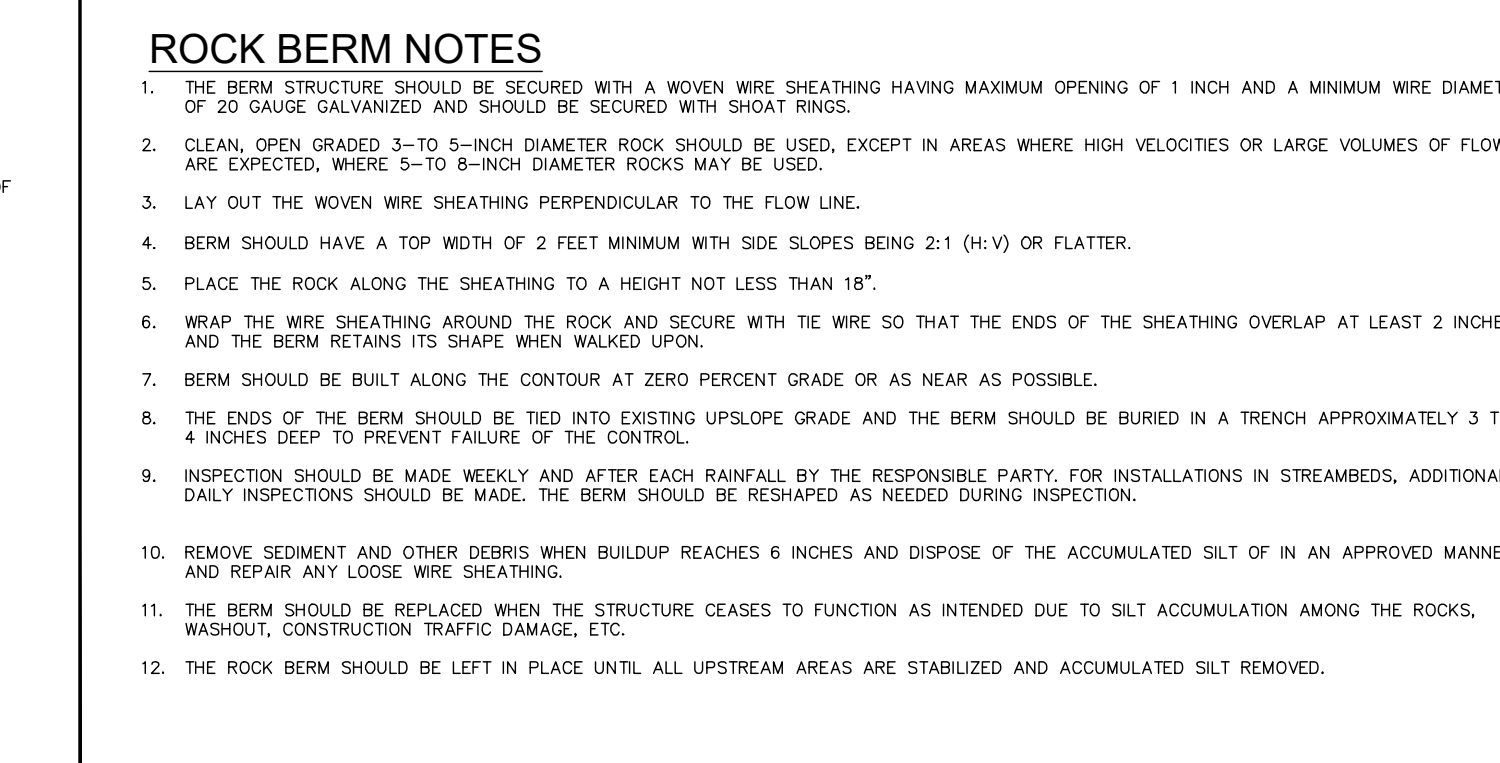
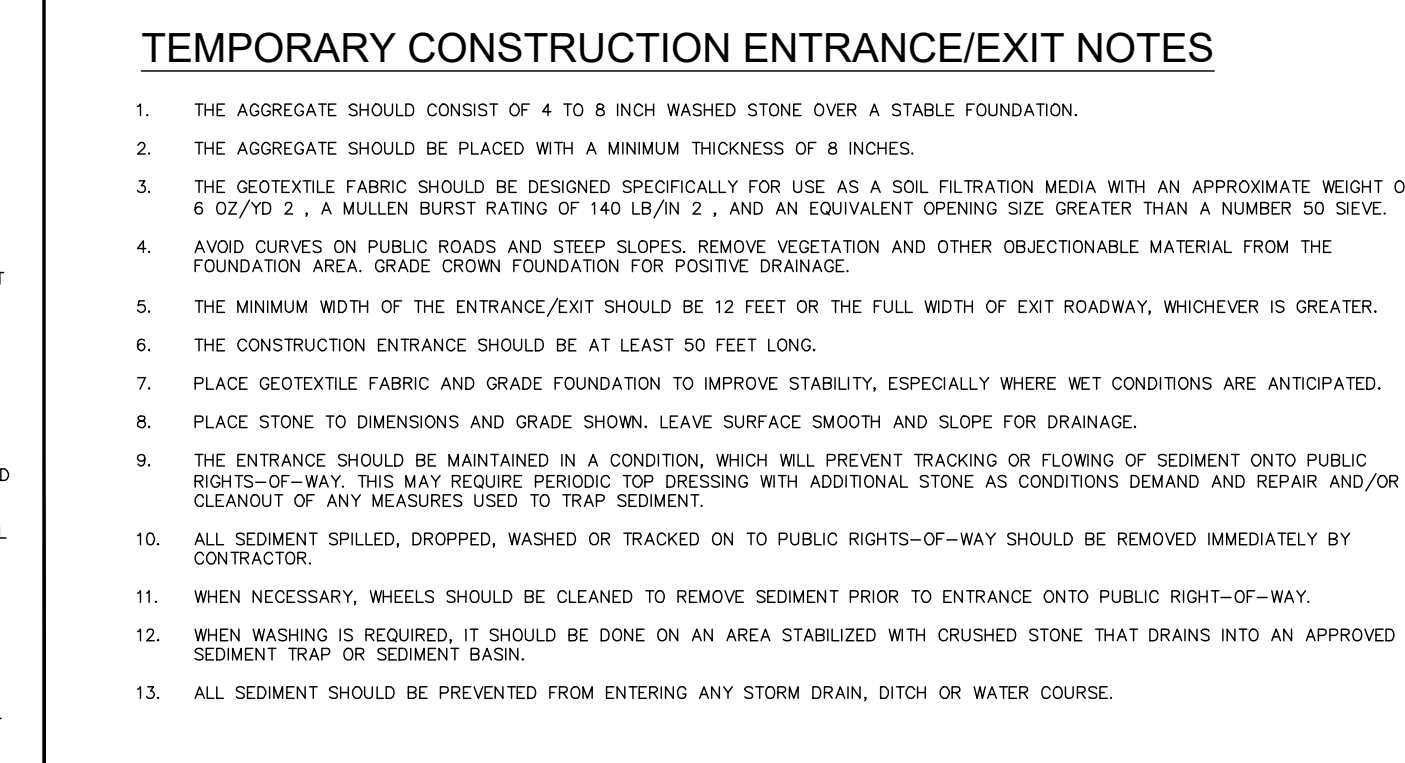
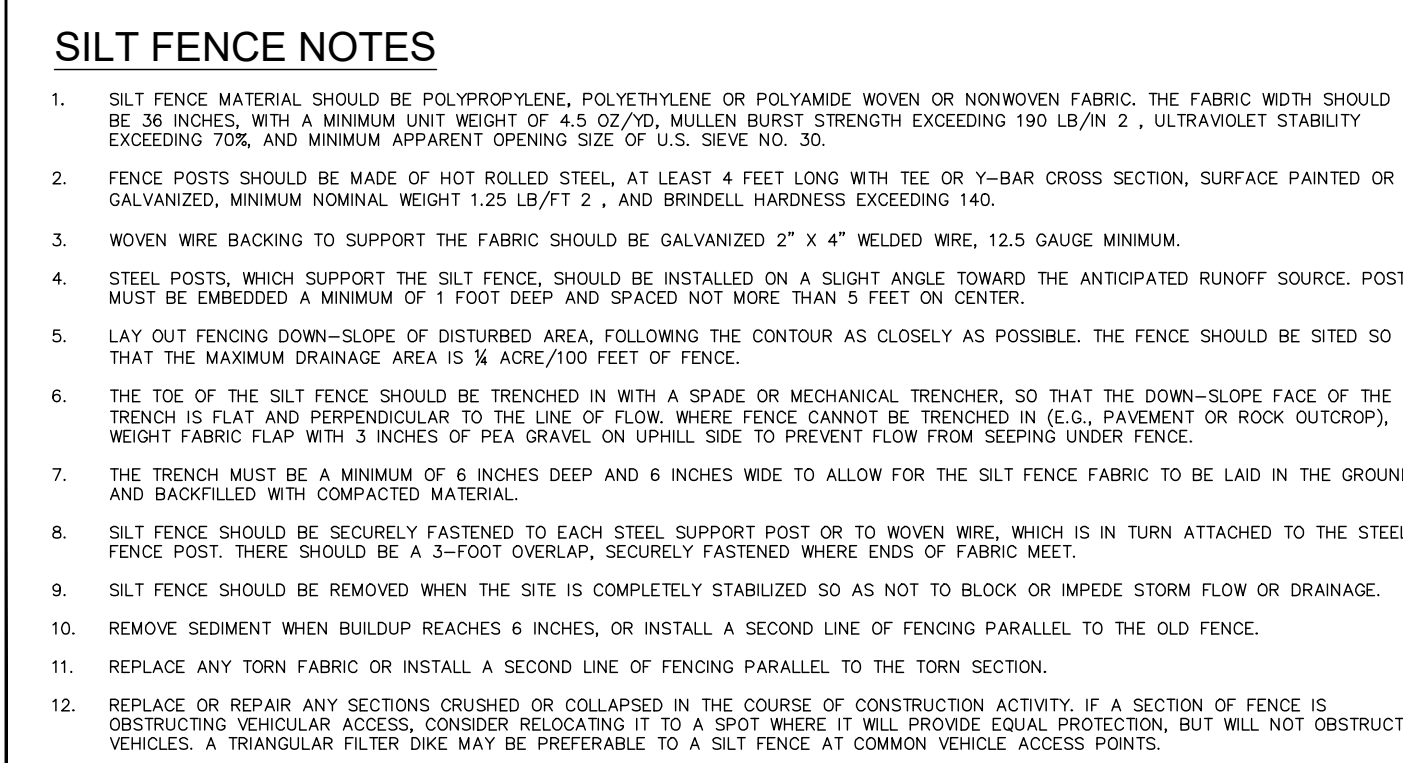
STATE OF TEXAS
PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

VERDIN SUBDIVISION, UNIT 2
OVERALL STORM WATER POLLUTION PREVENTION PLAN

SHEET

C6.0

SUBMITTAL SET



2	STABILIZED CONSTRUCTION ENTRANCE / EXIT

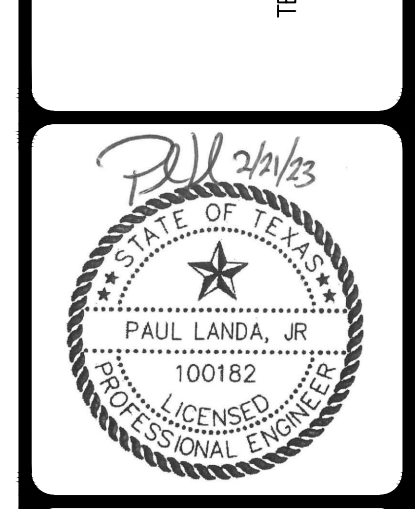


6	CONCRETE TRUCK WASHOUT PIT

MTR

- Engineers
- Surveyors
- Planners

May Tarin Ramirez Engineers, LLC
SERVICES: ENGINEERING F-5297/SURVEYING: F-10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



VERDIN SUBDIVISION, UNIT 2

STORM WATER POLLUTION PREVENTION PLAN

DETAILS