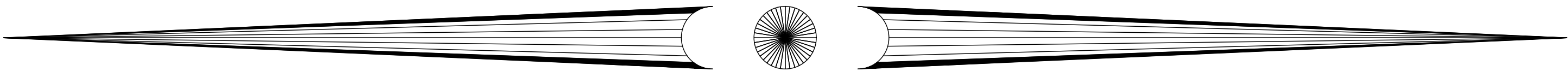


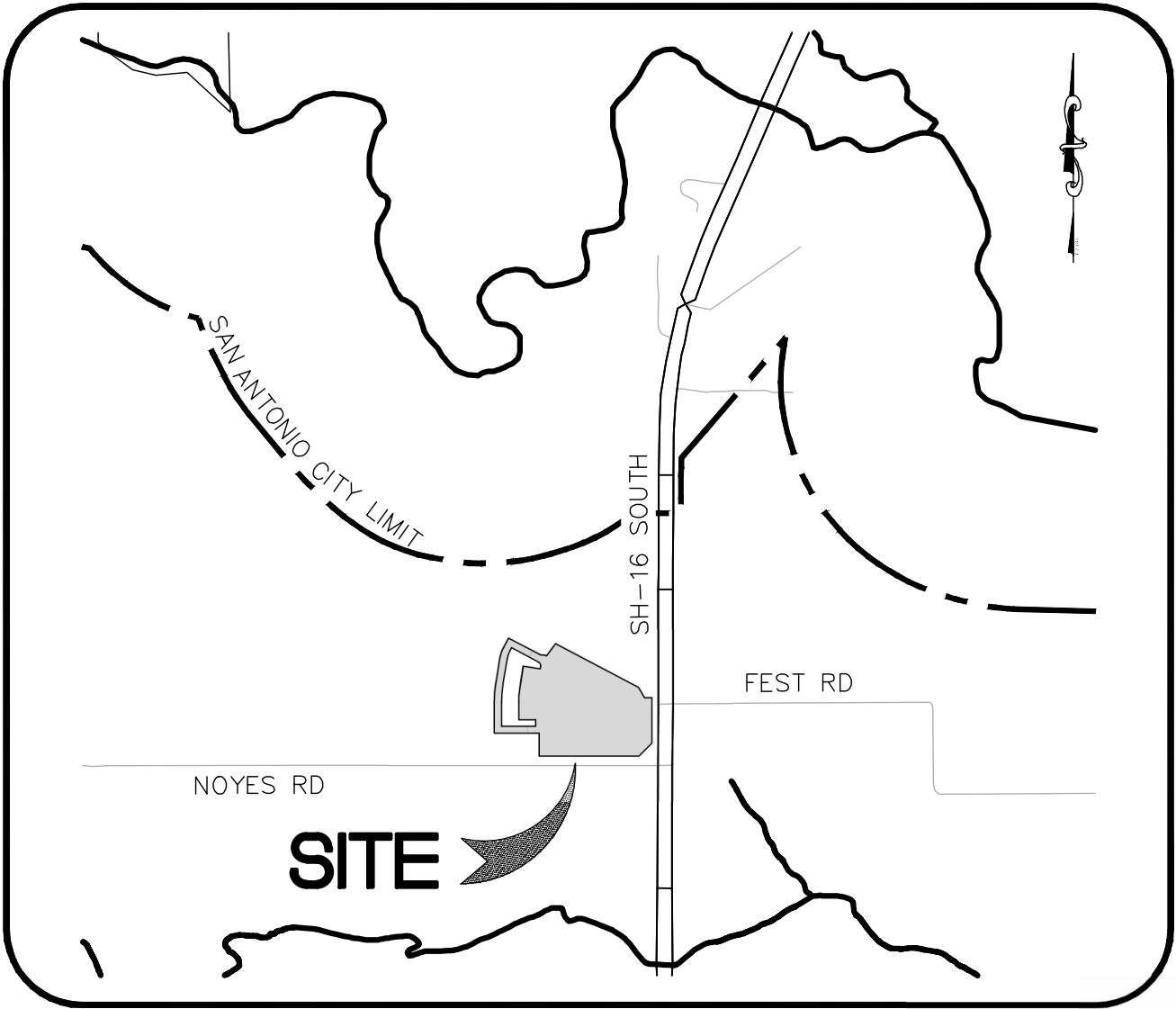
CONSTRUCTION PLANS FOR



VERDIN SUBDIVISION, UNIT 2

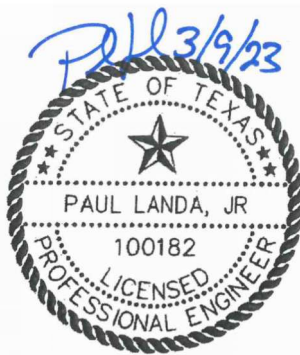
SUBMITTED BY:
MOY TARIN RAMIREZ ENGINEERS, LLC.
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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
C3.2	WATER DETAILS
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STREET & DRAIN PLANS	
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C4.1	TRAFFIC PLAN
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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.
 - STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
 - 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:

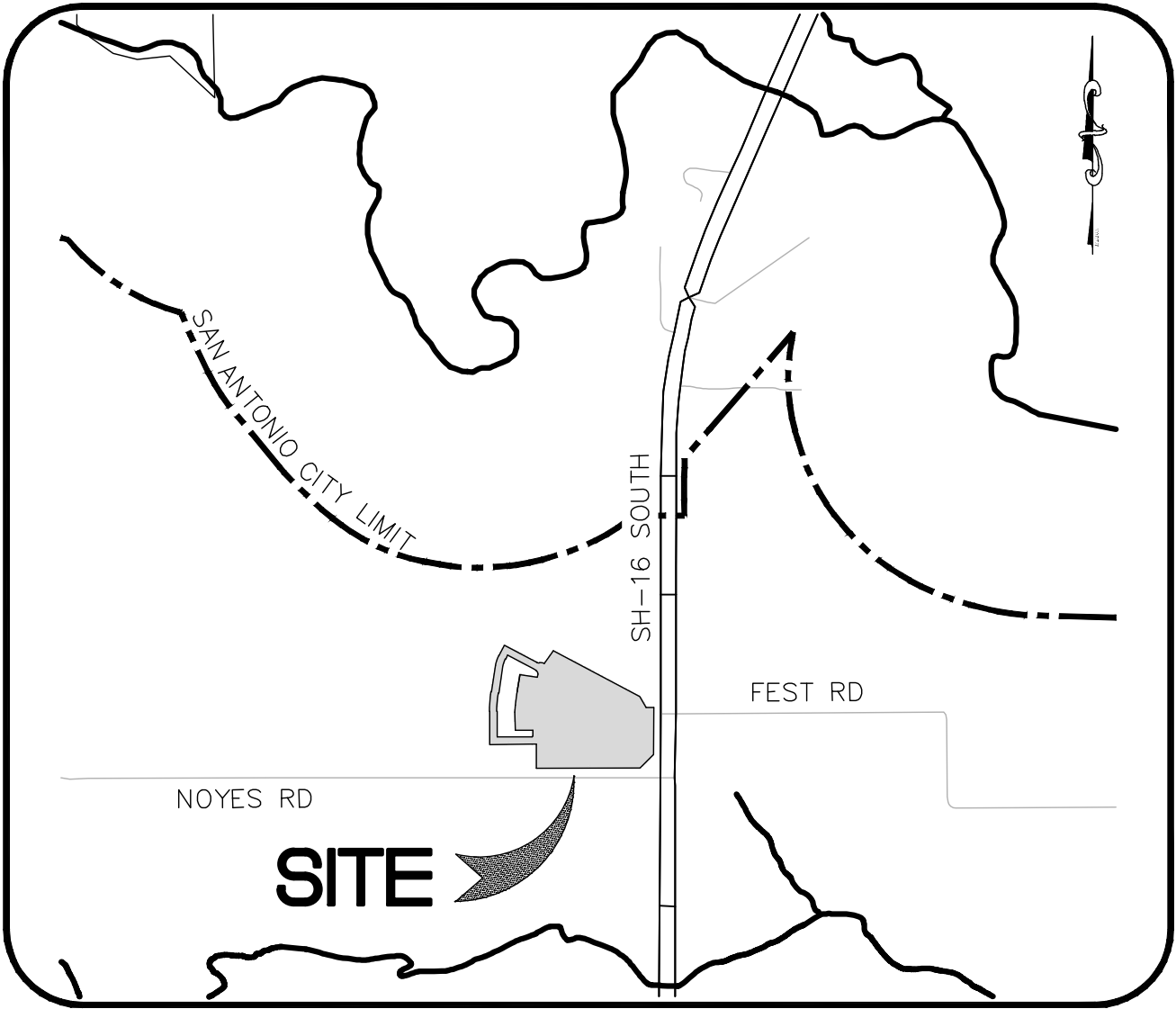
- CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOWS:
PRIMARY - 2 1/2" HDPE SCHEDULE 40
SECONDARY - 3" PVC SCHEDULE 40
SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 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.

LEGEND

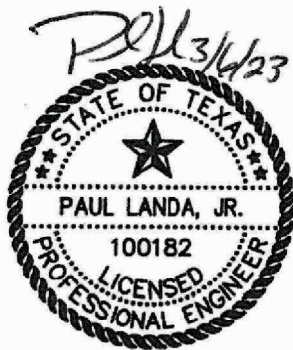
- EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT
PROPOSED GATE VALVE
EXISTING GATE VALVE
PROPOSED SANITARY SEWER MAIN
EXISTING SANITARY SEWER MAIN
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING UNDERGROUND TELEPHONE
EXISTING STREET LIGHT
OFFICIAL 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



SHEET INDEX

Sheet Number	Sheet Title
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL

SUBMITTAL DATE:
MARCH 2021



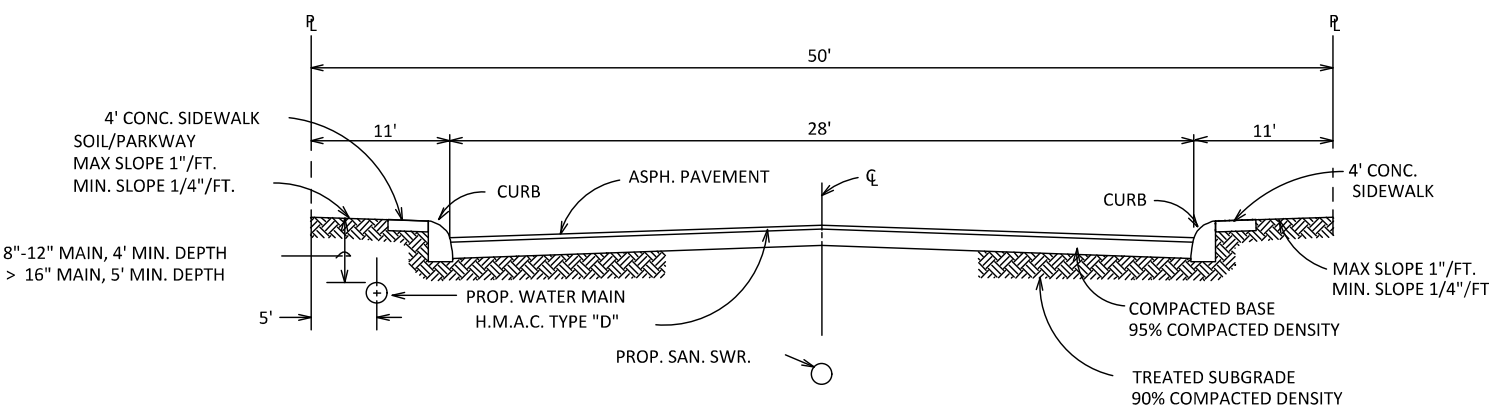
LEGAL DESCRIPTION:

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.

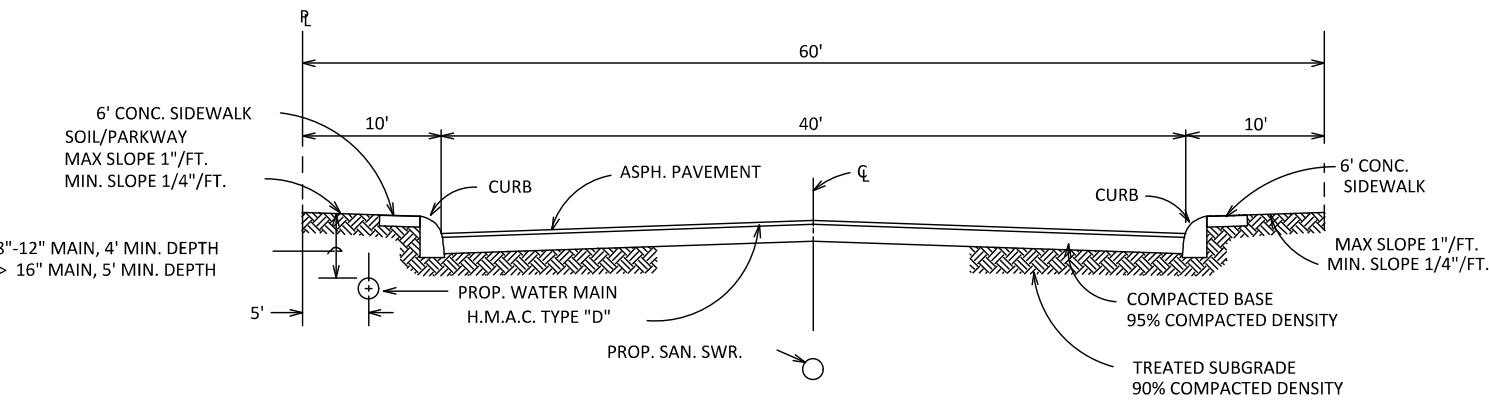
NOTE TO CONTRACTOR:

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.

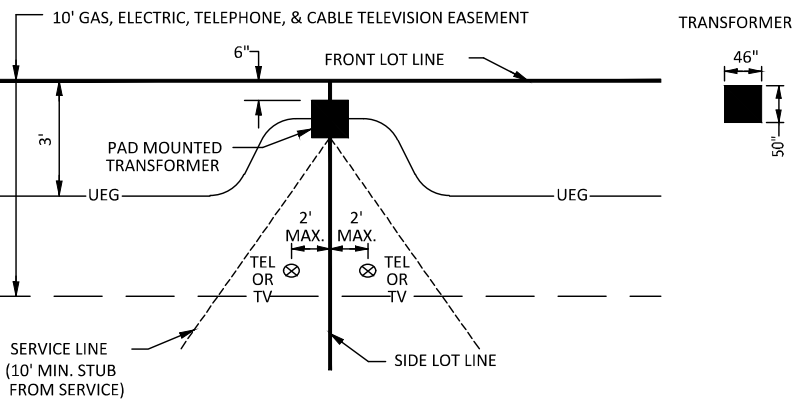
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING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



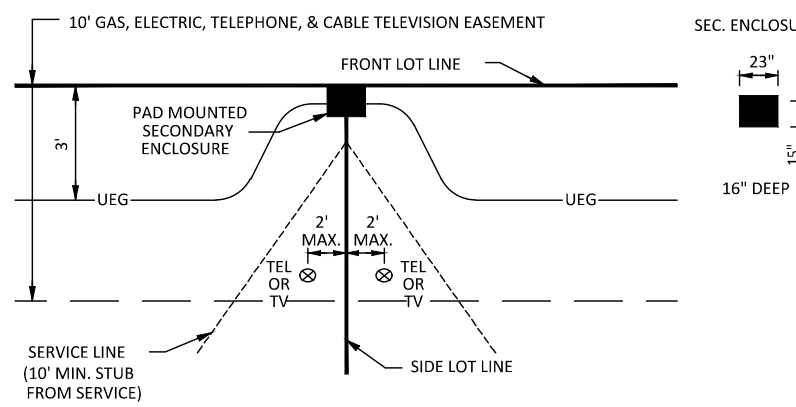
TYPICAL STREET CROSS-SECTION (28' PAVEMENT)



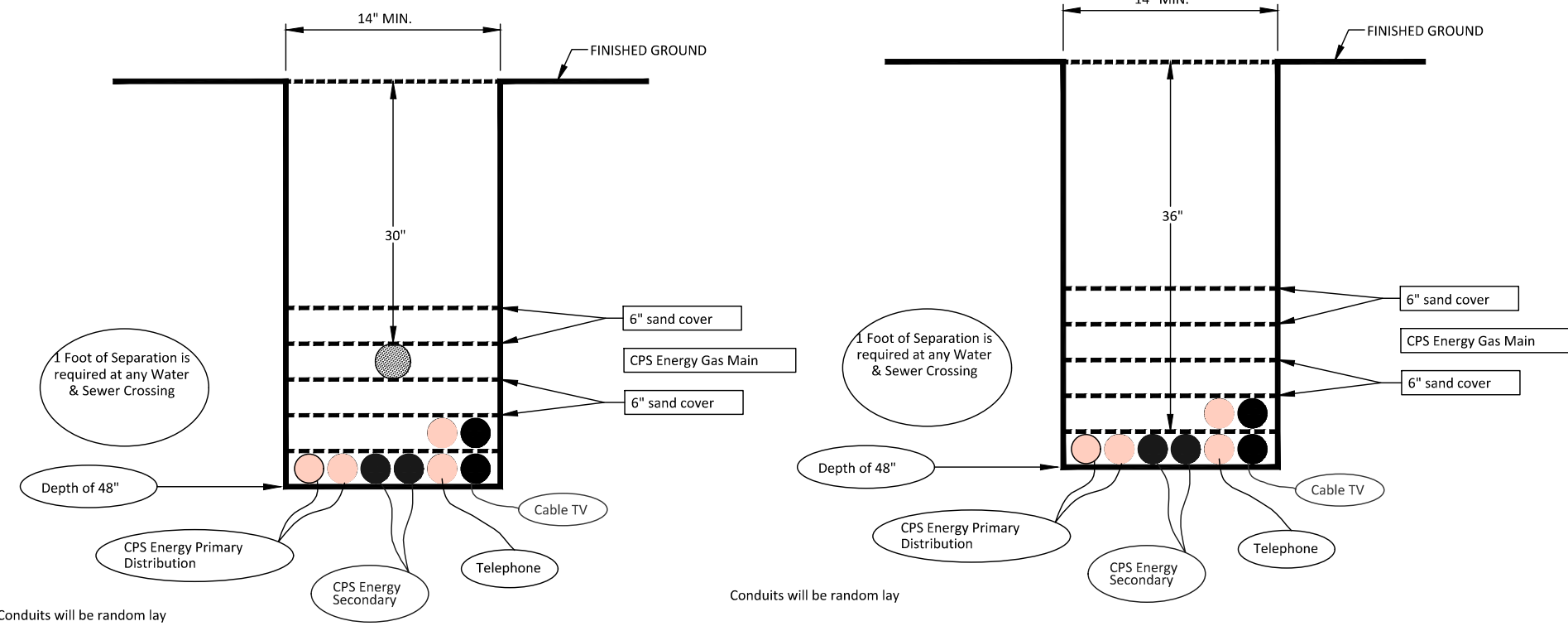
TYPICAL STREET CROSS-SECTION (40' PAVEMENT)



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

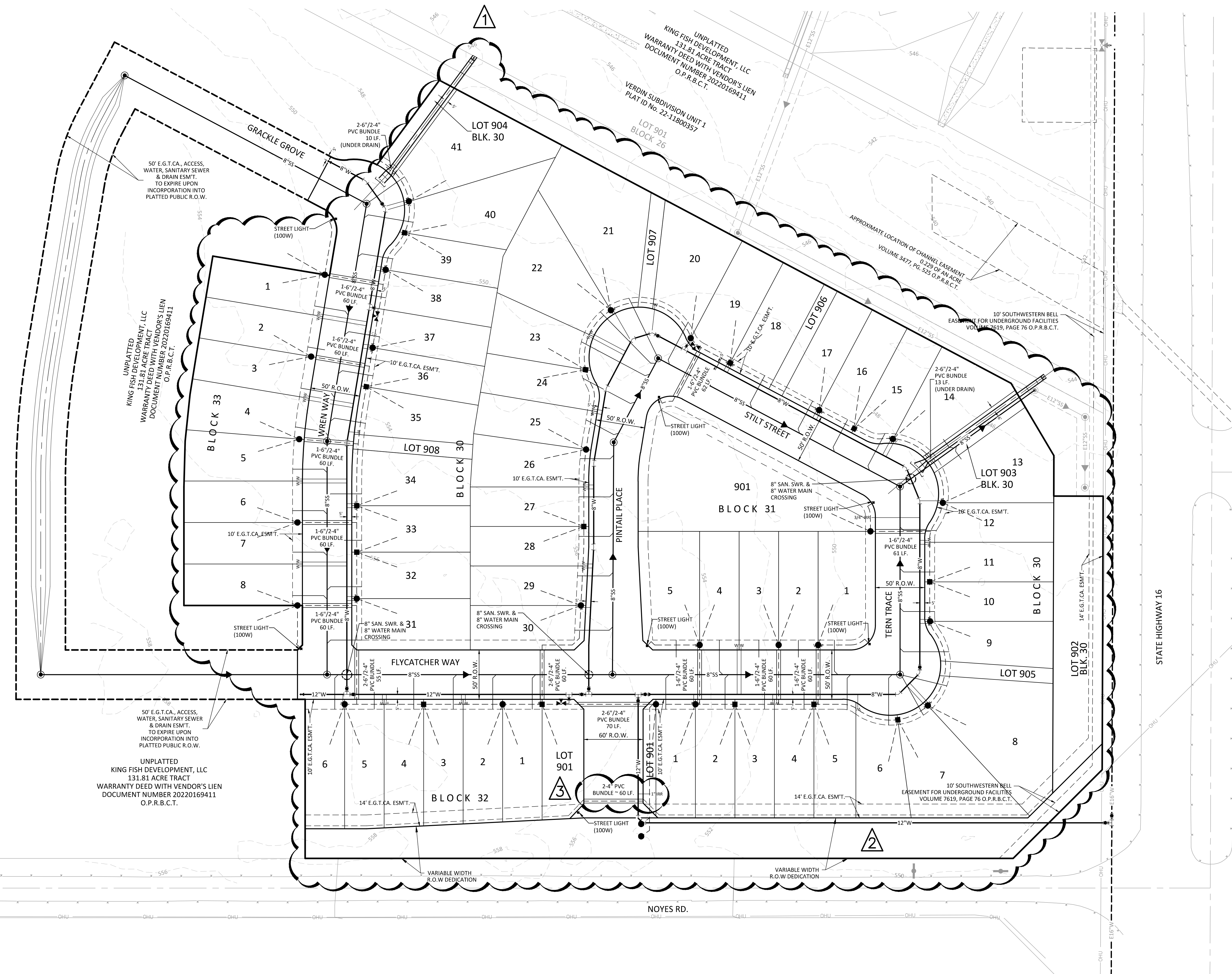
SUBMITTAL SET

TEXAS C1.0

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EXISTING WATER MAIN
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
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PROPOSED GATE VALVE
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EXISTING SANITARY SEWER MAIN
EXISTING OVERHEAD ELECTRIC
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EXISTING SECONDARY ENCLOSURE
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PROPOSED TRANSFORMER
PROPOSED WATER SERVICE
PROPOSED IRRIGATION SERVICE
PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT
EXISTING TRANSFORMER
EXISTING IRRIGATION CONTROL VALVE
EXISTING WATER METER

1. 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 WHERE SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
3. ALL SPOIL AND UNSUABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
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5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
 - A. STREET CENTERLINE STAKING FOR CLEARING.
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 - C. SEWER STAKING AT 100'-FT INTERVALS.
 - D. STAKING FOR WATER SERVICES.
 - E. STAKING FOR DRAINAGE CHANNELS.
 - F. FINAL STREET STAKING.
 - G. METER BOX STAKING.
 - H. OPS STAKING.
 - I. SETTING OF LOT CORNERS.

1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW:

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

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.

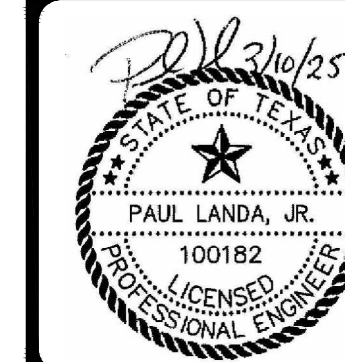
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/18/24	REVISED LOT LAYOUT	DWC
2	03/03/25	DEL LOT LABEL FROM ROADWAY DEDICATION AREA	DWC
3	03/10/25	INCR. IRRIGATION SERV SIZE + ADDED CONDUIT	DWC
PROJ. # 23092 DGN. BY: DWN. BY: CHD. BY:			DATE:

MTR

- *Engineers*
- *Surveyors*
- *Planners*

Moy Tarin Ramirez Engineers, LLC

PEPALS: ENGINEERING F-5297/SURVEYING: F-101315000
1212770 CARRON PATH, SUITE 100 TEL: (210) 698-1501



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

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

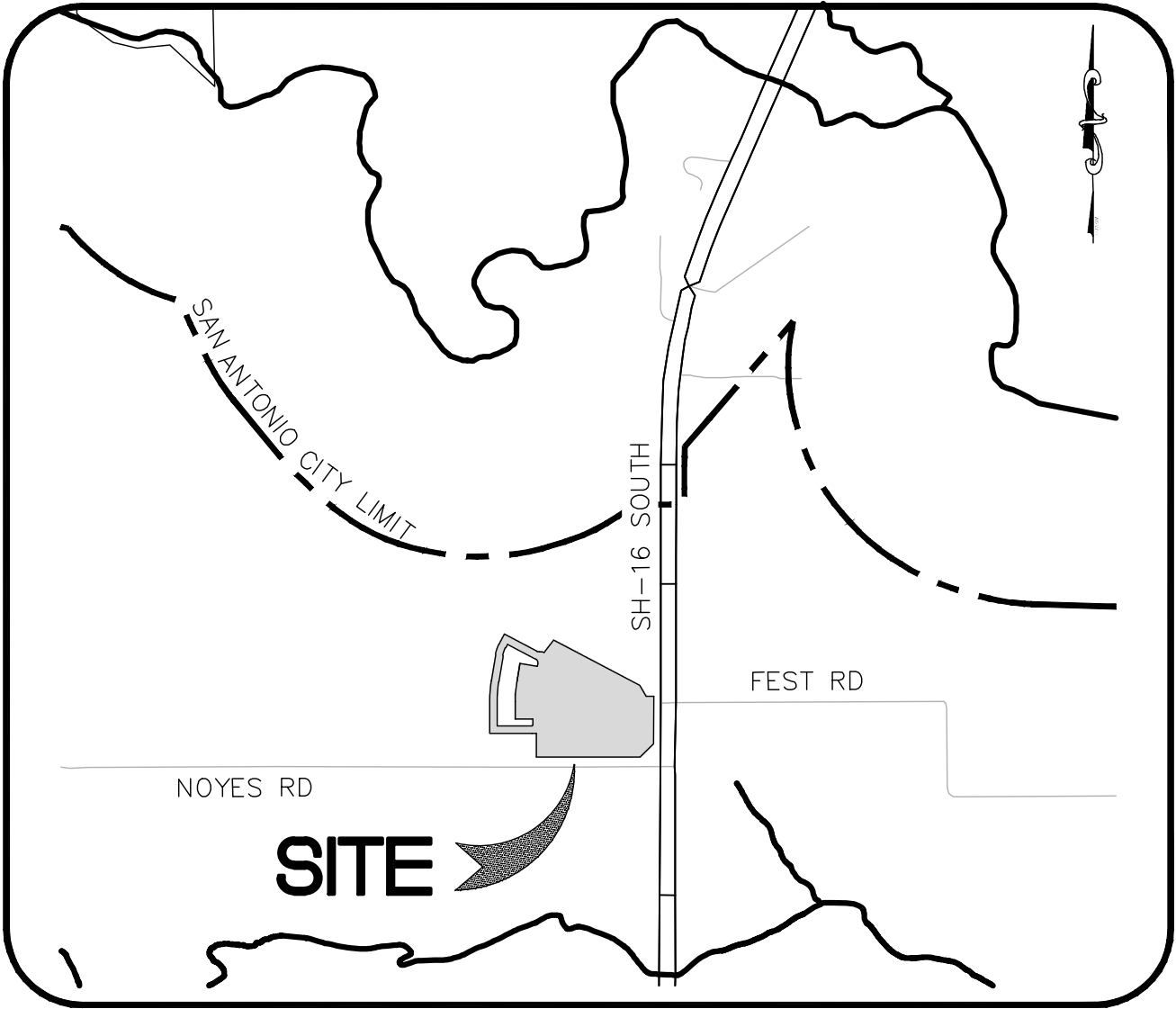
REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60
(2" COVER UNLESS OTHERWISE NOTED ON PLANS)

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
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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
SAN ANTONIO, TEXAS 78249

• Engineers

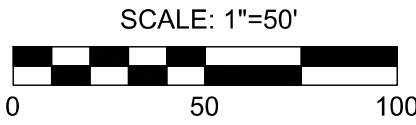
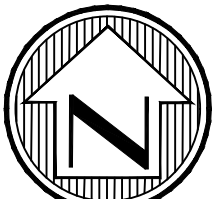
• Surveyors

• Planners

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

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

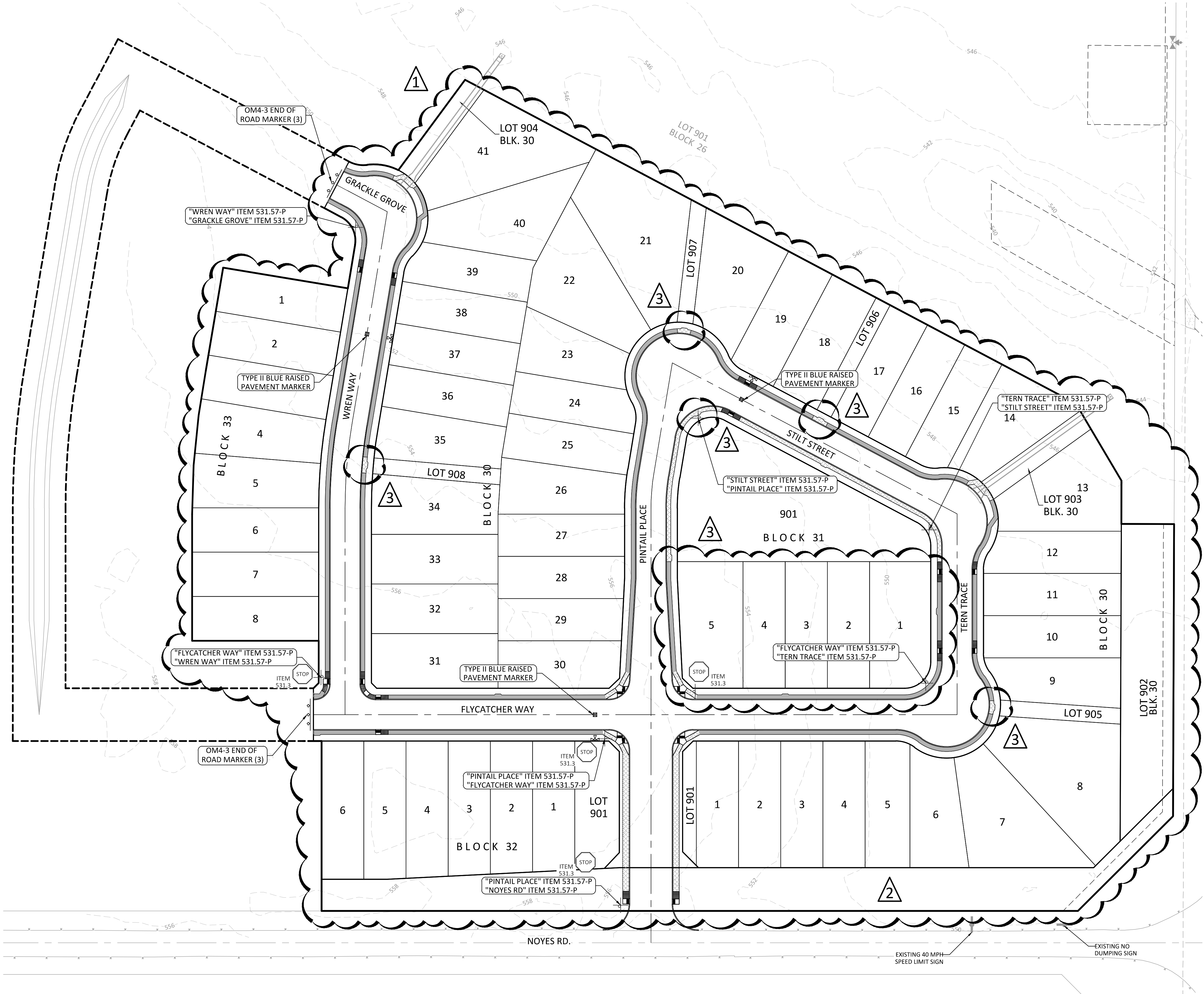
- R1-1 STOP SIGN (30" X 30")
- D-3 STREET NAME
- R2-1 SPEED LIMIT SIGN
- DOUBLE LINE
- PROPOSED SIGN LOCATION
- PROPERTY LINE
- TYPE II BLUE RAISED PAVEMENT MARKERS
- EXISTING SIGN LOCATION
- EXISTING STREET NAME SIGN
- EXISTING STOP SIGN
- EXISTING SIDEWALK
- HOME BUILDER INSTALLED SIDEWALK
- DEVELOPER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

May 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

NOTE

There are various devices approved for the Triangular Slipbase System. Please reference the Material Producer List for approved slip base systems. https://www.txdot.gov/business/producer_list.htm

The devices shall be installed per manufacturers' recommendations. Installation procedures shall be provided to the Engineer by Contractor.

anchors and/or consists of 5/8" diameter steel bolt with UNC series bolt threads on the upper end. Heavy hex nuts and ASTM A307 hardened washers per ASTM F306. The steel bolt shall have a minimum yield strength of 58,000 psi and a tensile strength of 50 and 75 KSI, respectively. Nuts, bolts and washers shall be galvanized to meet ASTM A153. **Adhesive:** Adhesive type anchors shall have steel bolt installed in a 1 1/2" epoxy per DMS-610, "Epoxies and Adhesives." Adhesive anchors may be installed in concrete using any cure time per the manufacturer's recommendations. Top of bolt shall be flush with surface of concrete at the nut when installed. The anchor, when installed in 4000 psi normal-weight concrete with a minimum compressive strength of 3500 psi, shall have a minimum tensile strength of 3000 and 3100 psi, respectively.

 Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-1) -08

 TxDOT July 2002 9-08 RCP611016		NEW TRIBUT QUA* SECT JWB #0000A1 TEST CurbTh SPEED 140	OLD TRIBUT NEW TRIBUT OLD TRIBUT
268			

(Descriptive Codes correspond to project estimate and quantities sheets)

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

Post Type

FRP = Fiberglass Reinforced Plastic Pipe (see SMD(FRP))
 TWT = Thin-Walled Tubing (see SMD(TWT))
 10BWG = 10 BWG Tubing (see SMD(SLTP-1) to (SLTP-3))
 SGR = Schedule 80 Pipe (see SMD(SLTP-1) to (SLTP-3))

Number of Posts (1 or 2) _____

Anchor Type _____

UA = Universal Anchor - Corroated (see SMD(FRP) and (TWTT))
UB = Universal Anchor - Bolted down (see SMD(FRP) and (TWTT))
WS = Wedge Anchor Steel - (see SMD(TWTT))
WP = Wedge Anchor Plastic (see SMD(TWTT))
SA = Silabase - Corroated (see SMD(SLIP-1) to (SLIP-3))
SR = Silabase - Bolted Down (see SMD(SLIP-1) to (SLIP-3))

Sign Mounting Designation

P = Prefab, "Plain" (see SMD(SLIP-1) to (SLIP-3), (TW7), (FRP))
T = Prefab, "T" (see SMD(SLIP-1) to (SLIP-3), (TW7))
U = Prefab, "U" (see SMD(SLIP-1) to (SLIP-3))
IF REQUIRED
1EXT or 2EXT = Number of Extensions (see SMD(SLIP-1) to (SLIP-3), (TW7))
BM = Extruded Wind Beam (see SMD(SLIP-1) to (SLIP-3))
WC = 1, 1/2 or 2" Wing Channel (see SMD(SLIP-1) to (SLIP-3))
EXAL = Extruded Aluminum Sign Panels (see SMD(SLIP-3))

[illegible]

Diagram illustrating a non-breakaway portion of support (e.g., stub) with dimensions 4" max. and 60".

[illegible]

.....

Diagram showing the intersection of a 12 ft min and a 6 ft min dimension. The 12 ft min dimension is shown as a horizontal line with arrows at both ends, and the 6 ft min dimension is shown as a horizontal line with arrows at both ends, intersecting the 12 ft min dimension.

e Signs Back-to-Back

The clamp panels to the clamp are
 and square head with nut,
 and/or lock washer,
 for aluminum.
 are used to mount signs
 1/8" x 1/8" U.C. galvanized hex
 nut and hex head - square lock
 the bolt lengths for various post
 types are given in the table at
 may need to be adjusted
 conditions.

Nylon washer, flat
 washer, lock washer,
 nut

5

Pipe Diameter	Approximate Specific Clamp
2" nominal	3"
2 1/2" nominal	3 or 3 1/2"
3" nominal	3 1/2 or 4"

Order the specific size clamp

100

When a supplemental plaque or secondary sign is used, the 7 ft sign height is measured to the bottom of the supplemental plaque or secondary sign.

(When 6 ft min. is not possible.)

SIGN MOUNTING DETAILS
SMALL ROADSIDE SIGNS
GENERAL NOTES & DETAILS

SMD (GEN) -08

SIGN SUPPORT	# OF POSTS	MAX. SIGN
--------------	------------	-----------

10 BNG	1	16
10 UNG	2	32
Sch 80	1	32
Sch 80	2	64

The Engineer may require that a Schedule be used in place of a 10 BNG where a sign is

abnormally high due to a fill slope.
 Sign supports shall not be spliced except at the ends.
 Sign support posts shall not be spliced.
 Aluminum sign blanks shall conform to Department of Transportation Material Specifications DMS-7110 and shall have the following minimum thicknesses: 0.090 for signs 7.5 ft. or less than 7.5 sq. ft., 0.100 for signs 7.5 ft. or less than 15 sq. ft., and 0.125 for signs greater than 15 sq. ft.
 Signs that require specific supports due to unusual conditions shall be indicated in addition to windloading are indicated in the "REQUIRED SUPPORT" table on this sheet.

For horizontal rectangular signs fabric or aluminum, T-brackets are used for signs less in height. U-brackets are used for greater height. When two triangular supports support a single sign, they shall not be connected to each other except through the sign. This will allow each support to act independently when impacted by an errant vehicle. Wing channel shall meet ASTM A 1011 SS 304 galvanized per ASTM A 123.

SIGN DESCRIPTION	TYPE
FOR sign (P1-1)	TY 1

Two-way sign (W1-7)	TY 10
Two-way sign (W1-2)	TY 10
ONE-WAY sign (W6-1)	TY 10
36- and 48x48-inch signs	TY 10
8x8 signs	TY 10
8x8 signs (diamond or square)	TY 10
8x8 signs	TY 10
Advance School X-ing sign (S1-1)	TY 10
School X-ing sign (S2-1)	TY 10
Two-way sign (W1-6 & W1-7)	TY 10

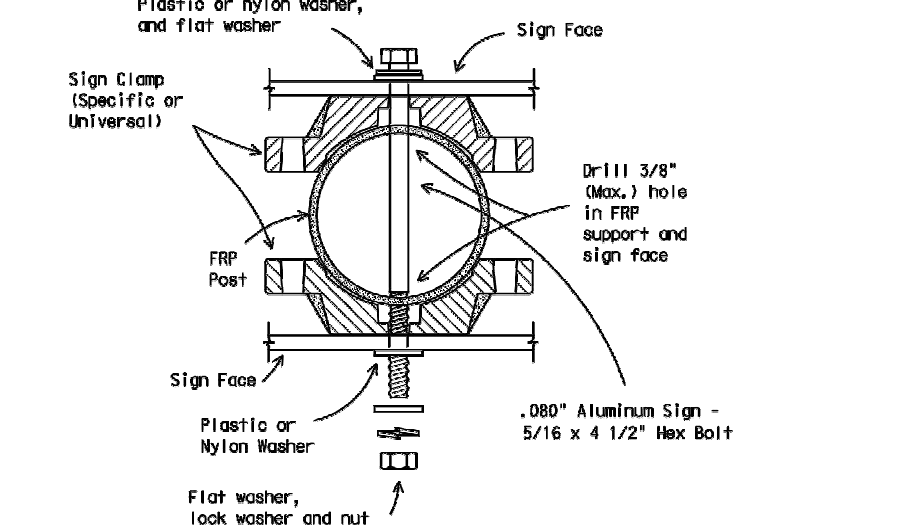
 Texas Department of Transportation
Traffic Operations Division

SIGN MOUNTING D
SMALL ROADSIDE

SIGN MOUNTING DETAILS SMALL ROADSIDE SIGNS TRIANGULAR SLIPBASE SYSTEM

SMD (SLIP-2) -08				
② TxDIST July 2002		2nd TxDIST	3rd TxDIST	4th TxDIST
9-08	10/12/2002	DATA	SECT	WLR
				MSBMSLY
		"IN"	SWRCH	SPEED km

DATE:

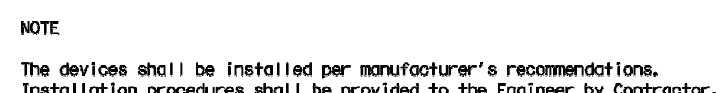


1. Position base plate with coupler on existing concrete.
2. Drill holes into concrete and insert the 5/8" diameter bolts with wedge anchors, and tighten nuts.
3. Attach sign to FRP post.
4. Insert bottom of sign post into pipe stub.
5. Use hammer to ensure the coupler is firmly seated. Top of coupler 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 anchor.

SMD (FRP) -0.

TxDOT July 2002	Traffic Count	EIS Traffic	WQ Traffic	O&M
REVISIONS	Date	Sect	by	Hatched
	Cust			Sheet

DATE:



below ground level, the foundation shall extend in the soil rock a minimum of 12" below the finished grade. If the soil is not of sufficient strength to be encountered, the socket/stud may be reduced in length as required to a minimum length of 18". Any material removed from the socket/stud shall be from the bottom of the hole and not from the sides. The surface of the hole and the inner surfaces of the socket/stud must remain free of concrete or other debris.

The Engineer may permit batches of concrete less than 2 cubic yards to be mixed and placed in a single batch. The concrete shall be placed in the hole in a maximum of 0.5 cubic yards, per haul/pick in a suitable container may be allowed by Engineer. Place concrete into hole until it is approximately flush with the ground.

Close the socket/stud with the cap.

Insert tubular socket into concrete until top of socket is approximately 1/4" above the concrete footing.

Insert the sign post into the tubular socket a minimum 4 days for concrete to set, unless otherwise directed by Engineer.

Attach the sign post to the sign post.

Insert the sign post into socket and align sign face with roadway.

Drive the wedge into the socket to secure post. This will leave approximately

- 3) If ground level is encountered at ground level, the foundation shall be a minimum depth of 18". When soil rock is encountered below ground level, the foundation shall extend in the solid rock a minimum of 12". If the soil is not solid rock, the foundation shall be extended until it is encountered, the soil/shale shall be reduced in length as required to a minimum depth of 18".
- 4) If the foundation is not to be extended to the bottom of the hole, the bottom and the clearance requirements given on SAGEHILL must be followed. The foundation shall be placed in the hole with the following:

 - a) Interlock base post in hole to depths shown and backfill hole with concrete.
 - b) Level and plate the base post with a torsional level and an optical concrete abscissa level.
 - c) When the base post is in place, the hole should be filled with concrete above the top of the concrete foundation.
 - d) When the hole is filled, the hole should be filled with concrete.
 - e) Install plastic insert around bottom of post.
 - f) Insert a sign post into base post. Lower until the post comes to rest on steel rod.
 - g) The sign post should be placed in the hole with the top of compression ring will be approximately level with top of shot pipe when optically installed.
 - h) Check and correct if necessary. If it is unable to turn, fix the position, increase the tightening of the compression ring.

SMD (TWT) -0.

© 1x001 July 2002		1st 17001		2nd 17001		3rd 17001		4th 17001	
08 REVISIONS		DATE		BY		REASON		APPROVED	
		POST		QUANTITY				SHEET	



**SIGN FACE MATERIALS
SHALL CONFORM TO:**

1. **STANDARD SPECIFICATIONS FOR
CONSTRUCTION OF ROADS &
BRIDGES ON FEDERAL HIGHWAY
PROJECTS - FP-63 U.S.
CUSTOMARY UNITS SECTION 718**
2. **GENERAL SERVICES
ADMINISTRATION FEDERAL
SPECIFICATIONS L-S-300C**
3. **ASTM D 4956 - 08e1**

**SIGN FACE MATERIALS
SHALL CONFORM TO:**

1. **STANDARD SPECIFICATIONS FOR
CONSTRUCTION OF ROADS &
BRIDGES ON FEDERAL HIGHWAY
PROJECTS - FP-63 U.S.
CUSTOMARY UNITS SECTION 718**
2. **GENERAL SERVICES
ADMINISTRATION FEDERAL
SPECIFICATIONS L-S-300C**
3. **ASTM D 4956 - 08e1**

Street Name Sign Details

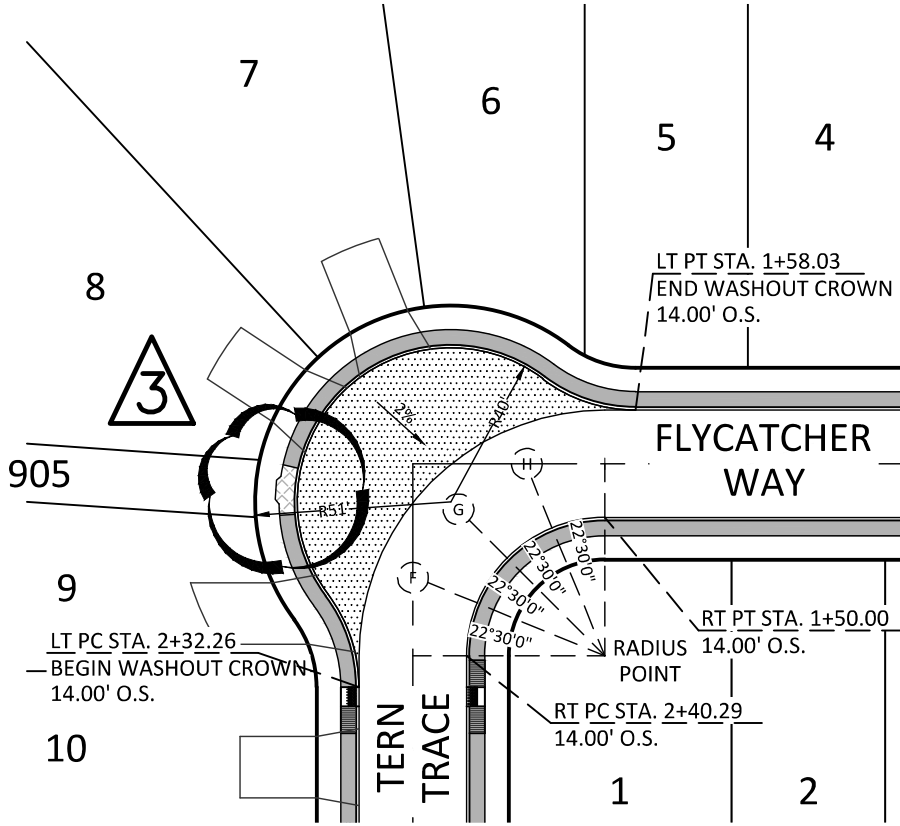
TRAFFIC PLAN DETAILS

C4.3

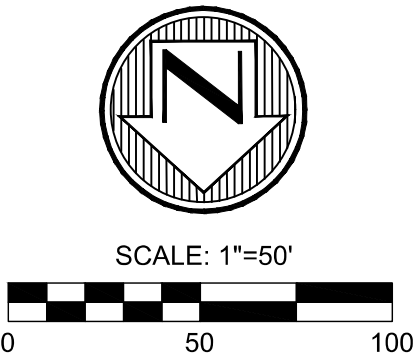
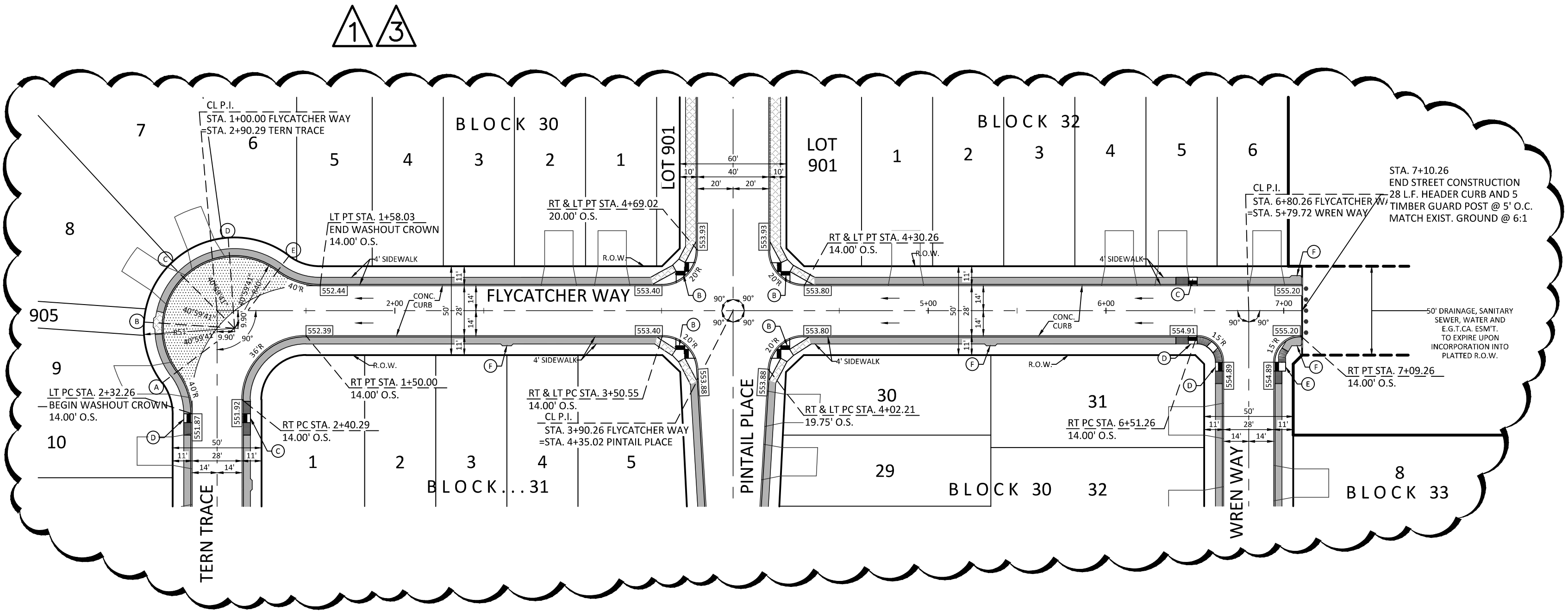
SUBMITTAL SET

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 PC 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



UNPLATTED
KING FISH DEVELOPMENT, LLC
131.81 ACRES TRACT
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NUMBER 20220169411
O.P.R.B.C.T.

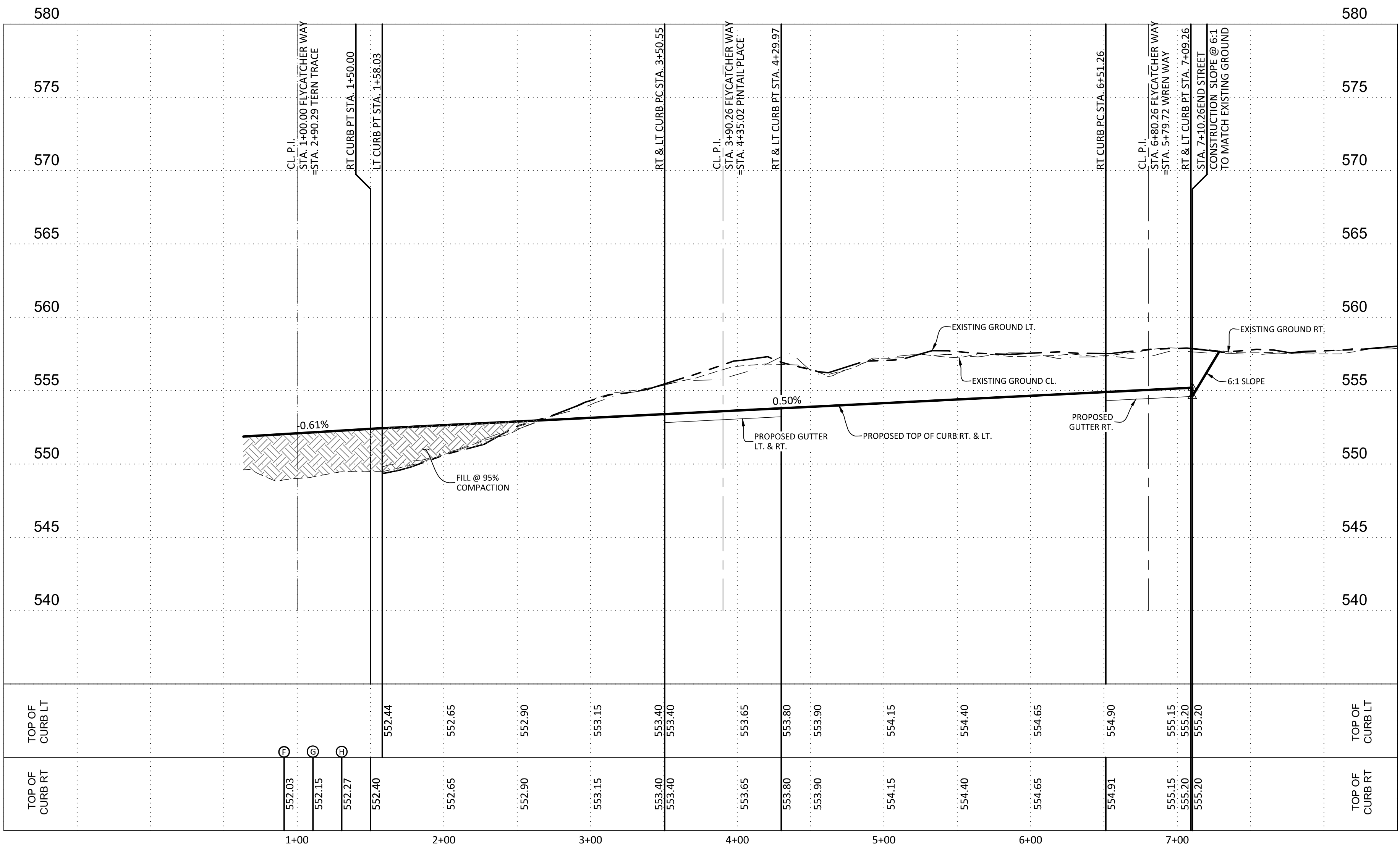
LEGEND

- 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
- 5x5' 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

FLYCATCHER WAY

STA. 1+00.00 TO STA. 7+10.26

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

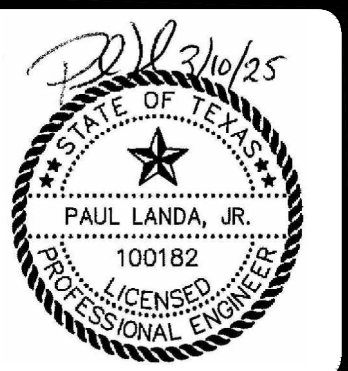


REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.	DATE
1	11/18/24	REVISED LOT LAYOUT			
3	03/10/25	REV. DEVELOPER SW AND PASSING SPACES			

Engineers
Surveyors
Planners

MTR
Moy 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) 698-5055

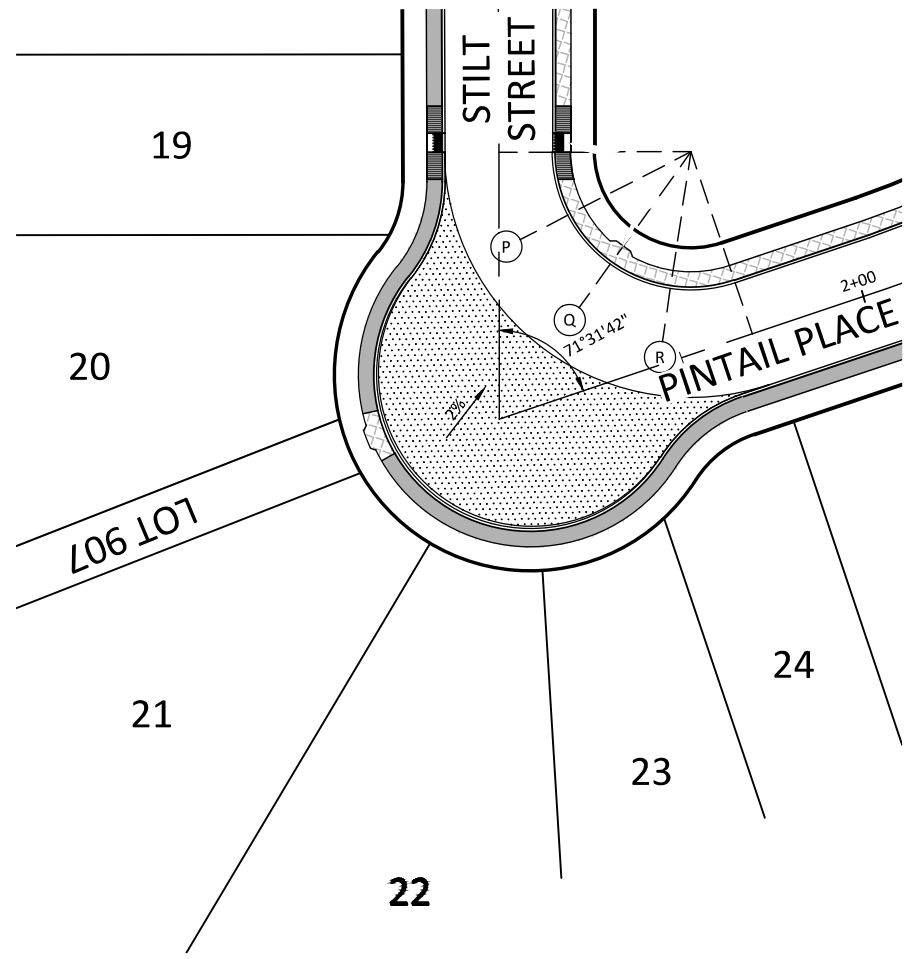


VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
FLYCATCHER WAY
STA. 1+00.00 TO STA. 7+10.26

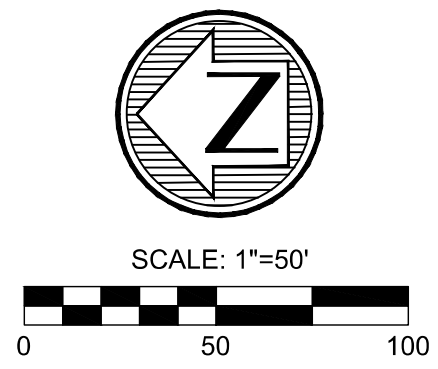
CAUTION!!!
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IF ANY DISCREPANCIES NOTIFY
ENGINEER

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 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	552.23
RT PT STA. 1+61.69	552.85	552.27



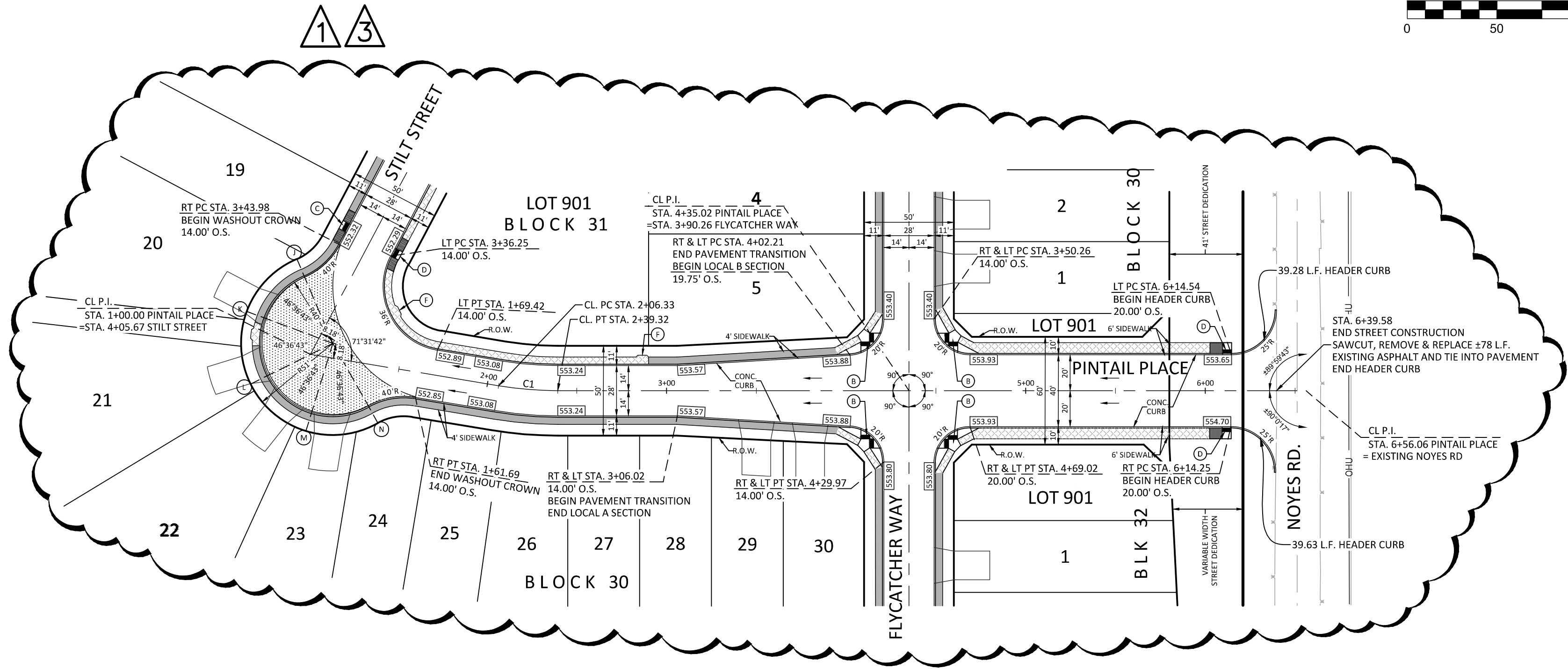
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	32.99'	200.00'	9°27'01"	16.53'	32.95'



PLAT NO. 22-11800352

LEGEND

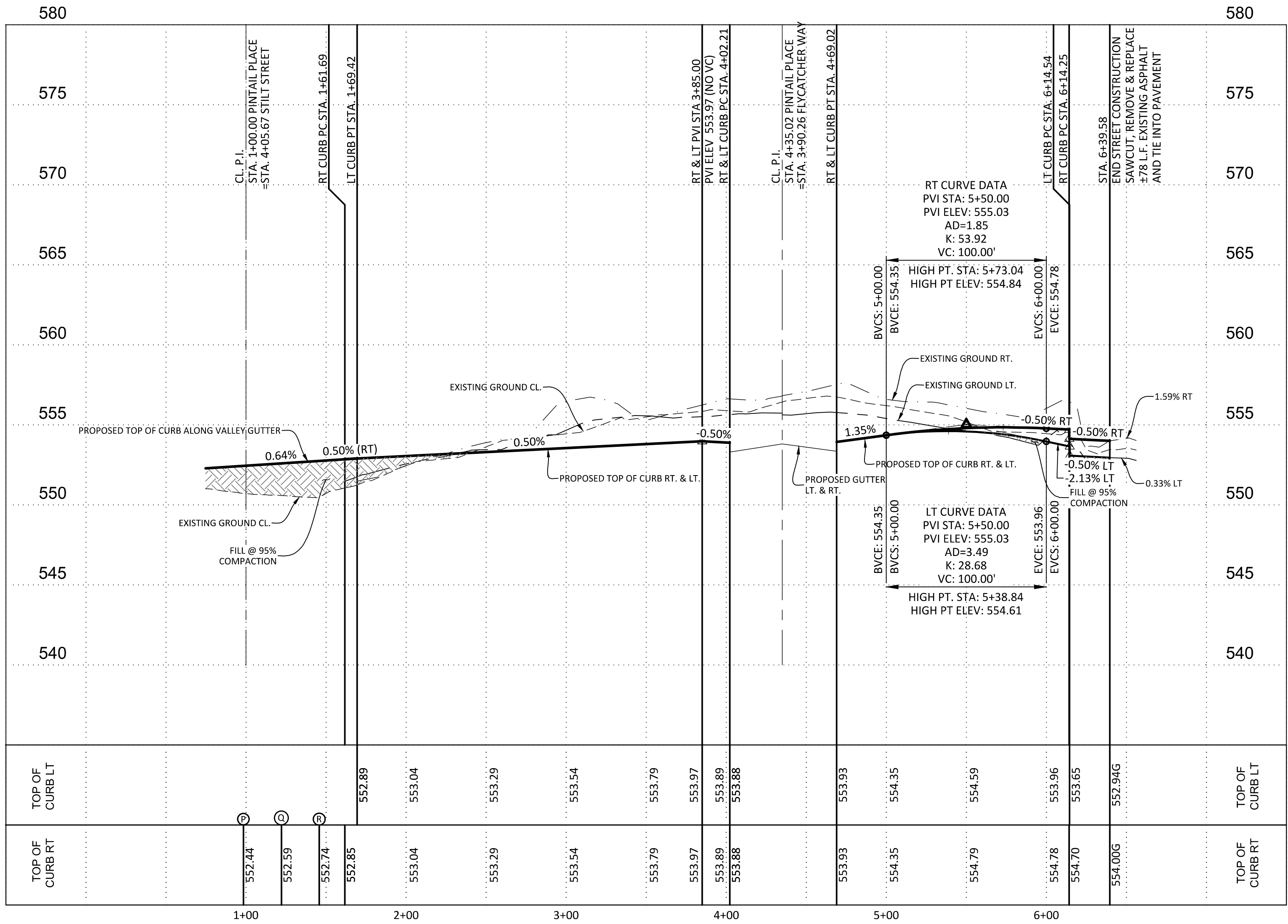
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- SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (SINGLE)
- SIDEWALK WHEELCHAIR RAMP - TYPE 10
DIRECTIONAL RAMPS (DUAL)
- SIDEWALK WHEELCHAIR RAMP - TYPE II
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- SIDEWALK WHEELCHAIR RAMP - TYPE 11
(DEVELOPER INSTALLED) OFFSET PARALLEL RAMP
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200' MIN. AND WHEN SIDEWALK ENDS
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- WASH-OUT CROWN
- FILL @ 95% COMPACTION
- POSSIBLE DRIVEWAY LOCATION
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE CURB
- FLOW ARROW



PINTAIL PLACE

STA. 1+00.00 TO STA. 6+39.58

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



VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
PINTAIL PLACE
STA. 1+00.00 TO STA. 6+39.58

SHEET

C4.5

SUBMITTAL SET

Engineers
Surveyors
Planners
MTR
Moy Tarin Ramirez Engineers, LLC
TBPELS: ENGINEERING F-5297/SURVEYING: F-10131500
12770 OMARON PATH, SUITE 100 TEL: (210) 698-5051
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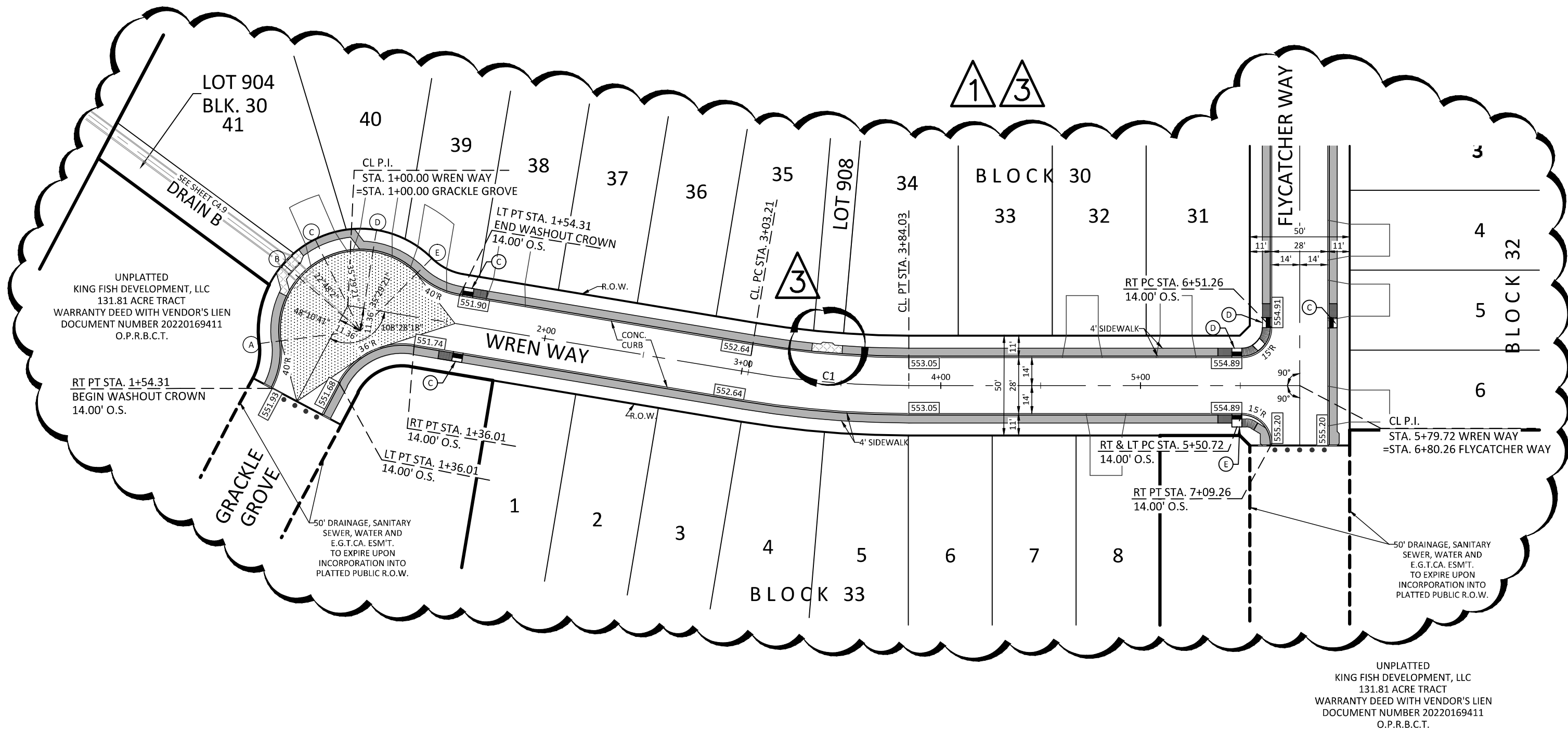
REVISIONS		DATE	DESCRIPTION
NO.	1	11/18/24	REVISED LOT LAYOUT
NO.	3	03/05/25	ADD DEV. SW FRONTING 900' LOTS W/ PASSING SPACE

BY:	DMC	DMC	DATE:
CHKD. BY:	DMC	DMC	DATE:

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

BEXAR COUNTY R.O.W. NOTE:
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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'

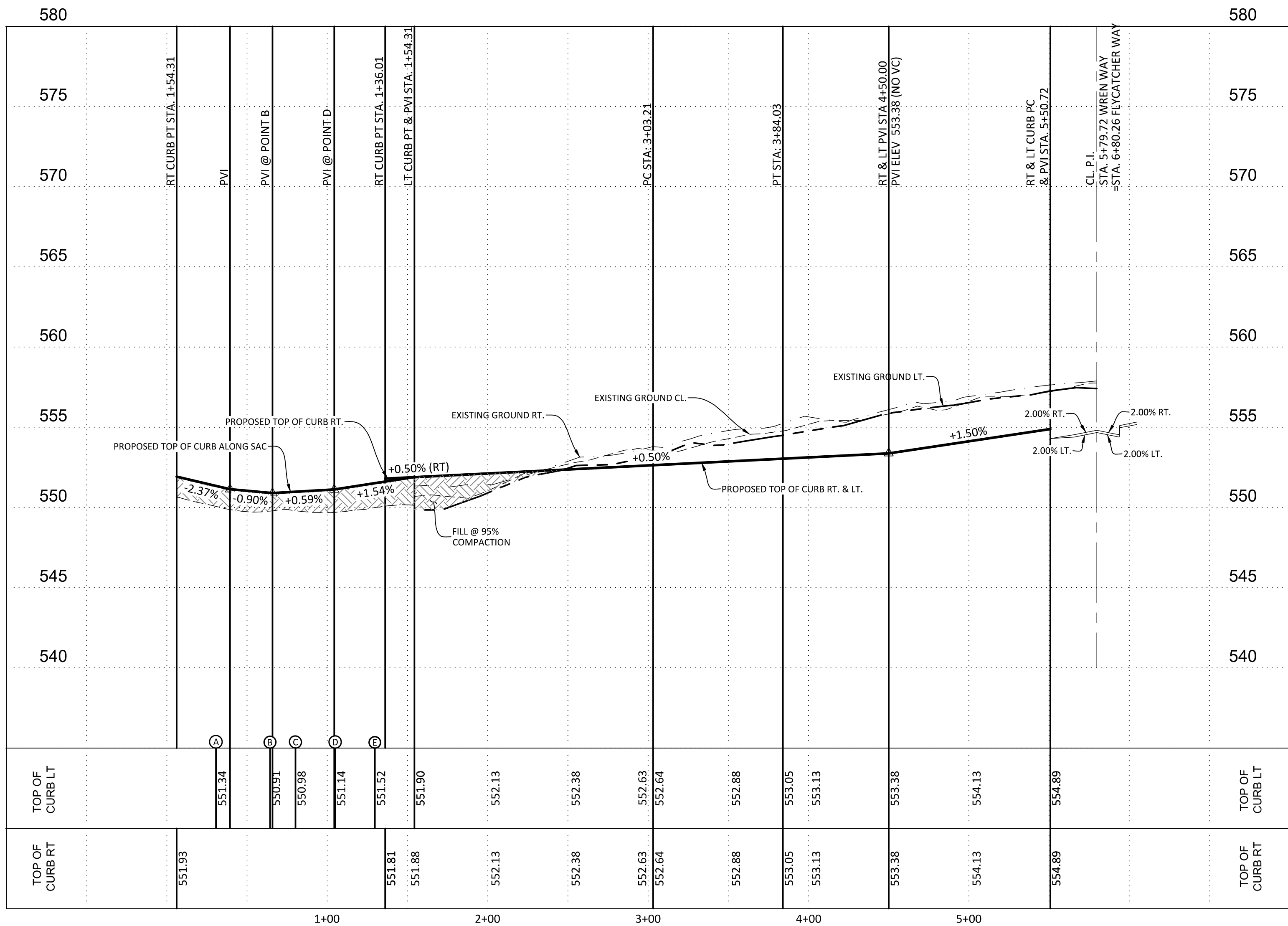
LEGEND

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- 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

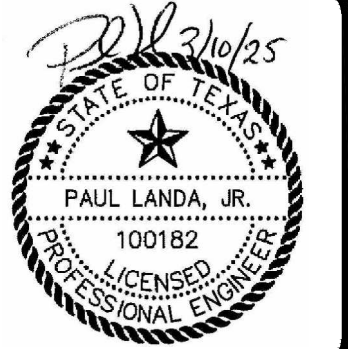
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



NO.		DATE	DESCRIPTION	BY
1		11/18/24	REVISED LOT LAYOUT	DMC
3		03/10/25	ADD DEV. SW FRONTING 900'-LOTS W/ PASSING SPACE	DMC
PROJ. #		DMC	BY: CHKD. BY:	DATE:
22062				

Engineers
Surveyors
Planners

Moy 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) 698-5051



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

SHEET

C4.6

SUBMITTAL SET

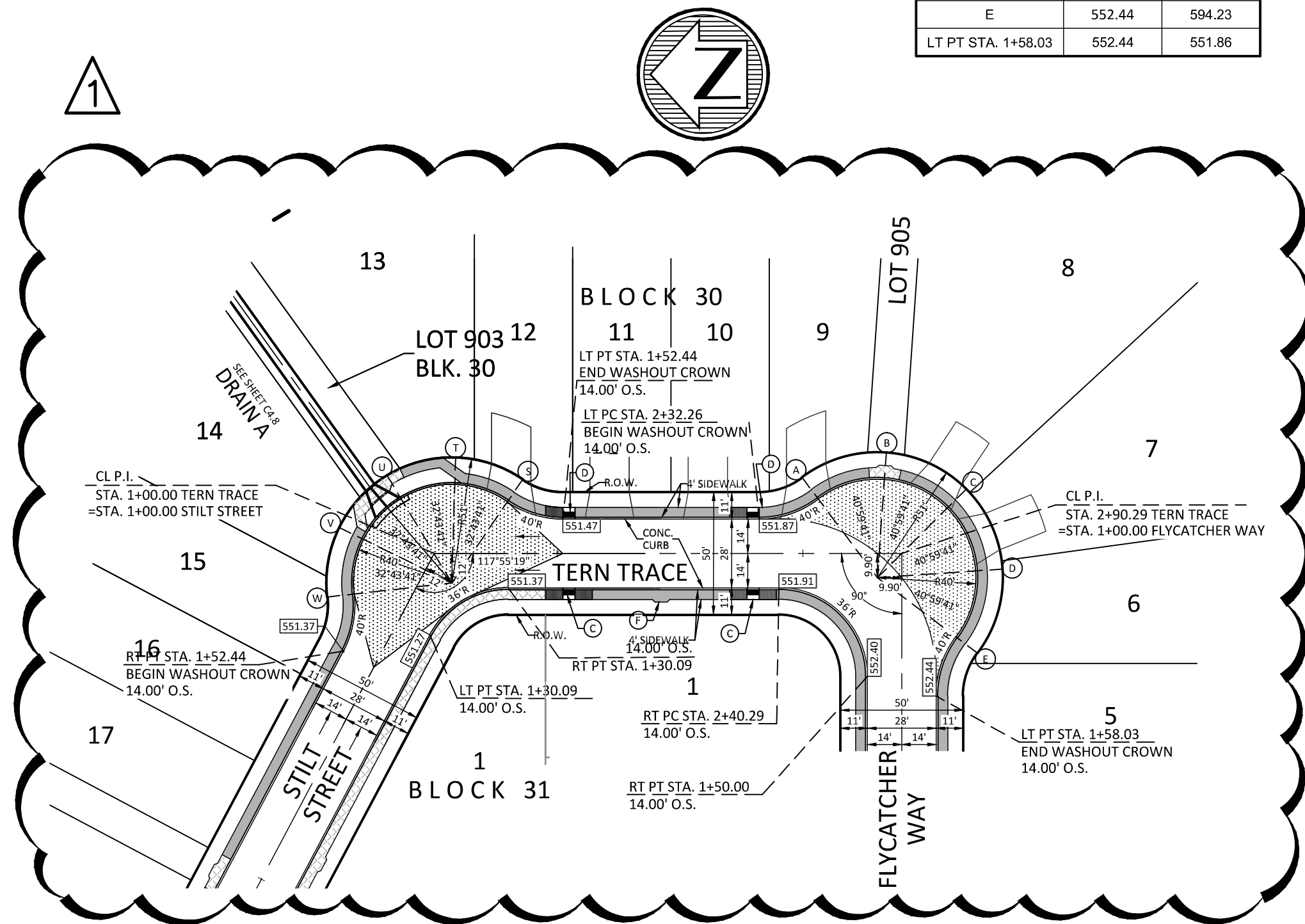
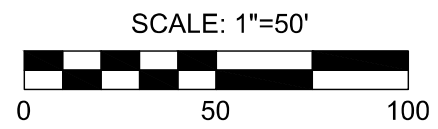
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IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:
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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

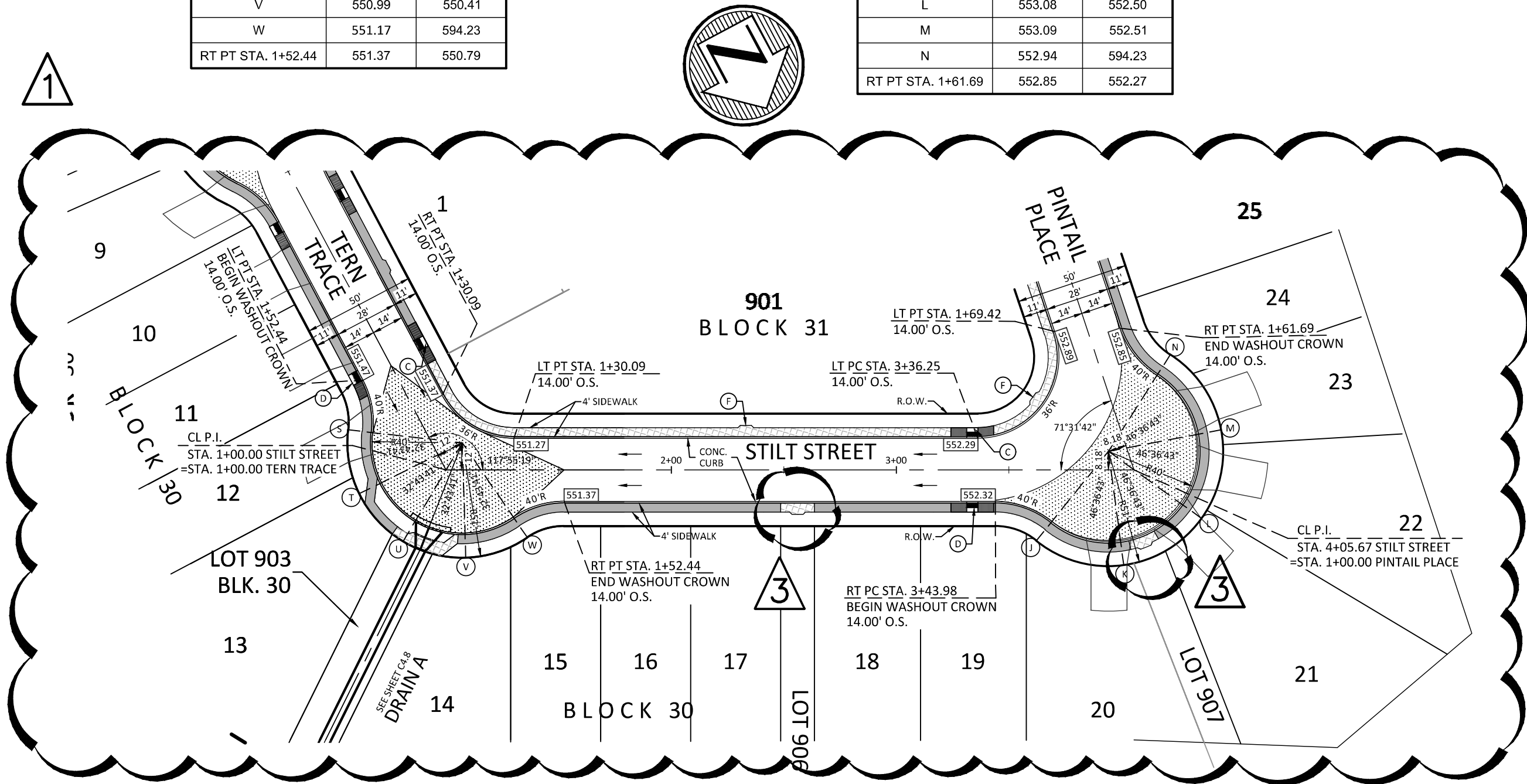
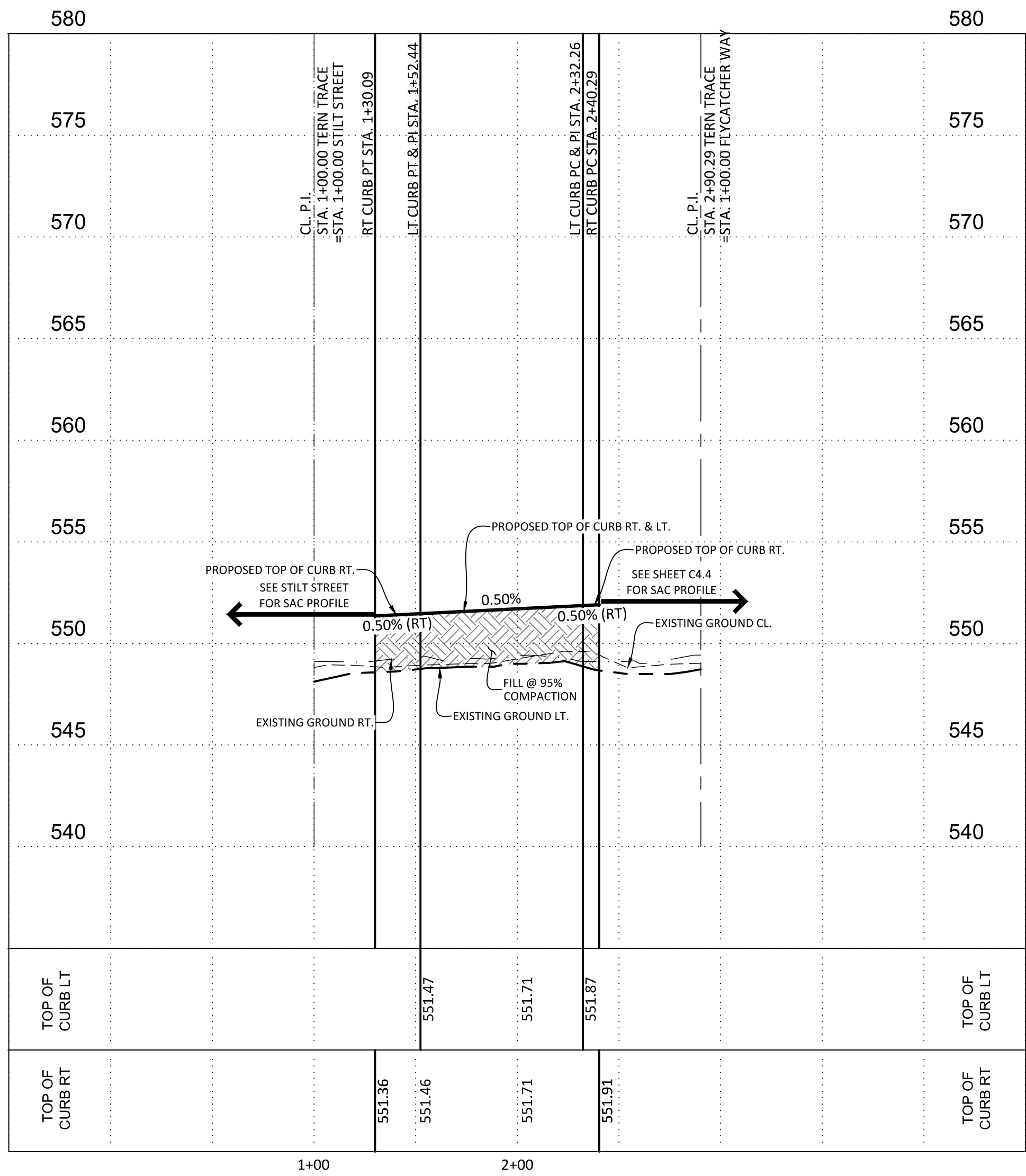
KNUCKLE SAC TABLE		
POINT	TOP OF CURB	GUTTER
RT PC STA. 3+43.98	552.32	551.74
J	552.60	552.02
K	552.91	552.33
L	553.08	552.50
M	553.09	552.51
N	552.94	594.23
RT PT STA. 1+61.69	552.85	552.27



TERN TRACE

STA. 1+00.00 TO STA. 2+90.29

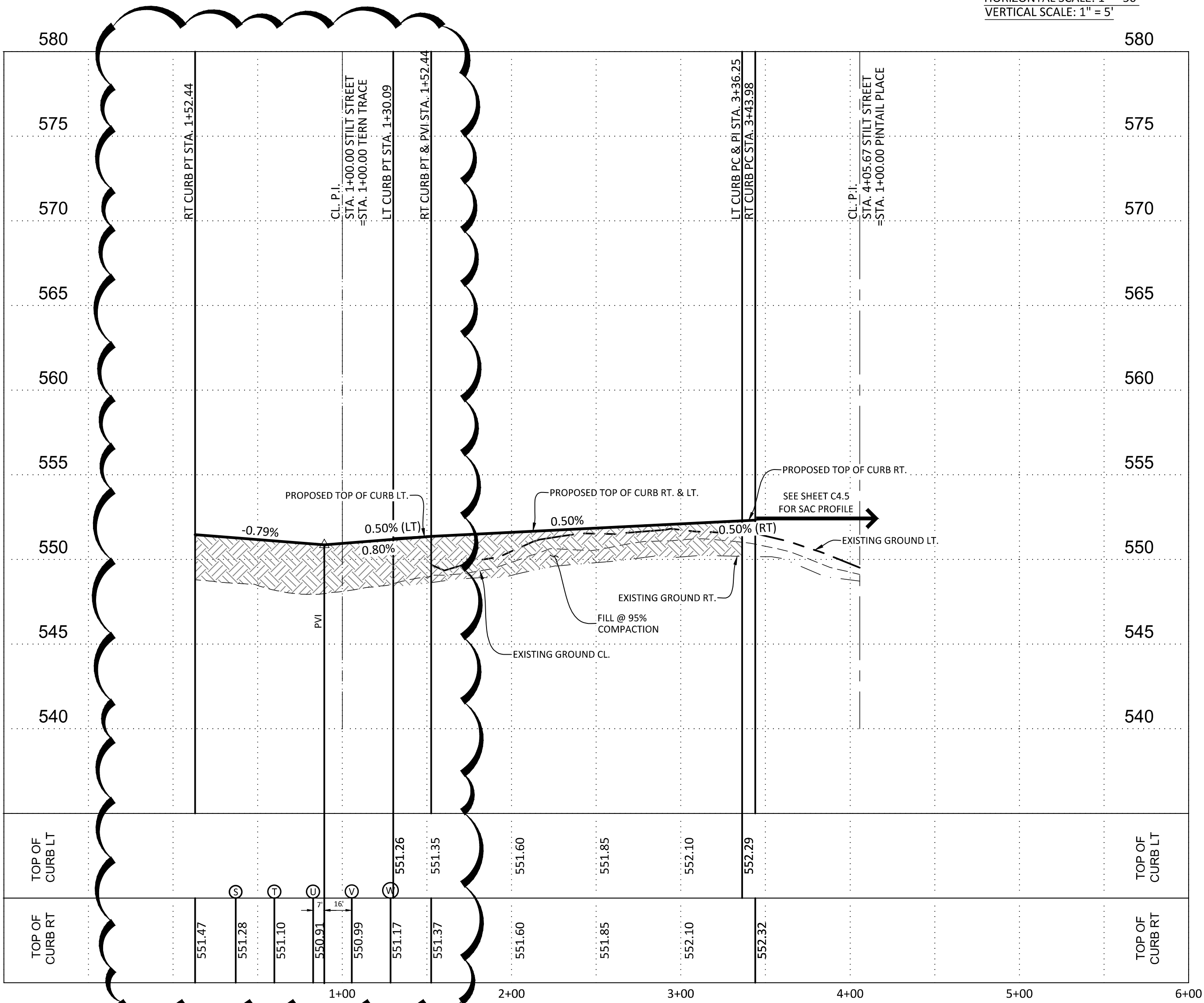
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STILT 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

5x5' 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

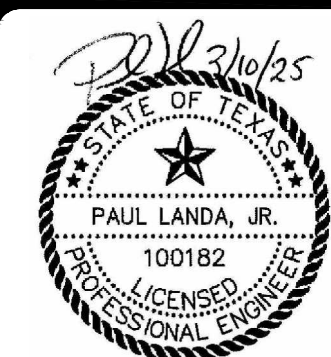
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11/18/24	REVISED LOT LAYOUT	DMC
3	03/10/25	REV. DEVELOPER S/W AND PASSING SPACE(S)	DMC

• Engineers
• Surveyors
• Planners

MTR

Moy Tarin Ramirez Engineers, LLC

12770 CHAMBERLAIN PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5055



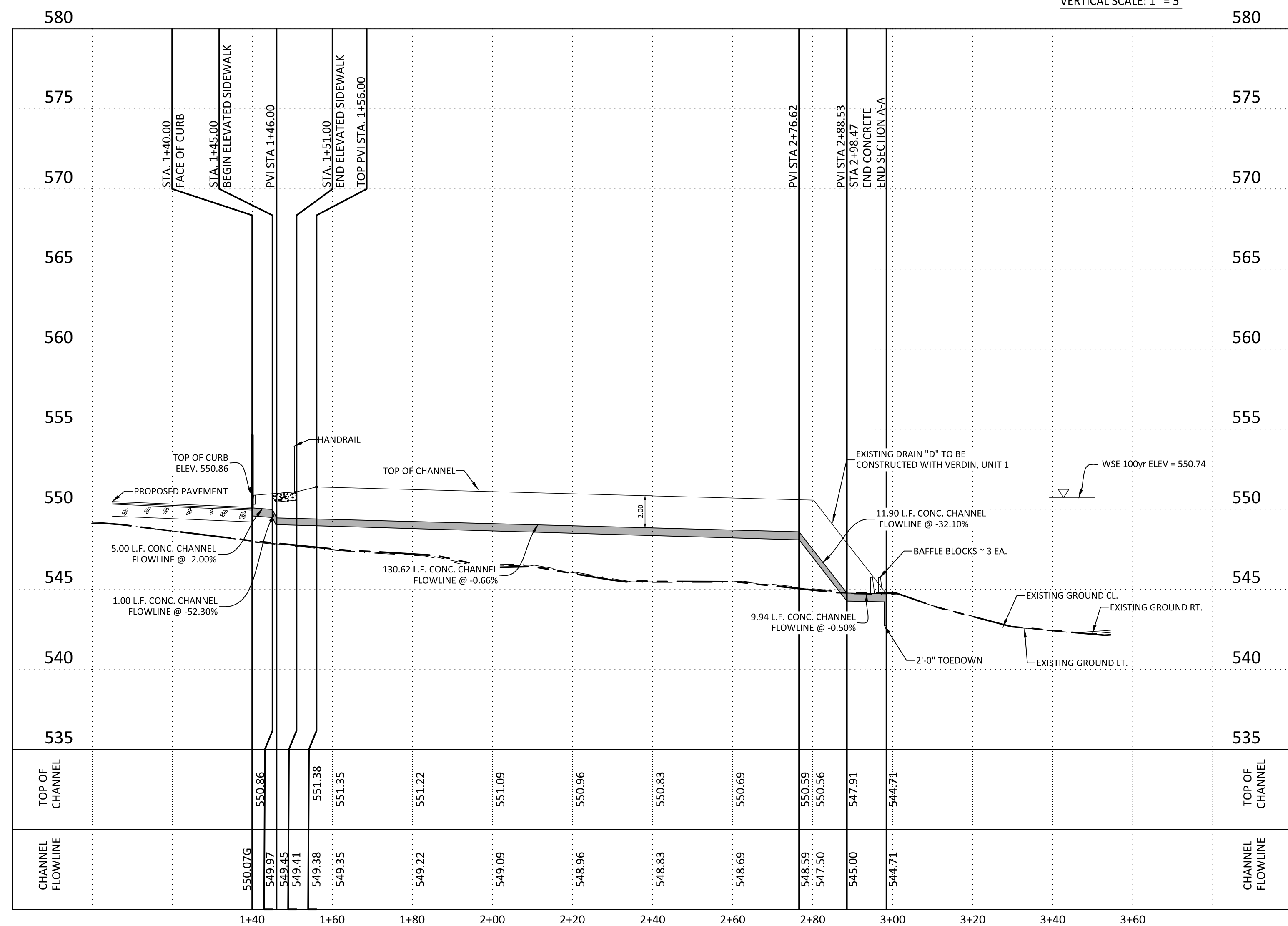
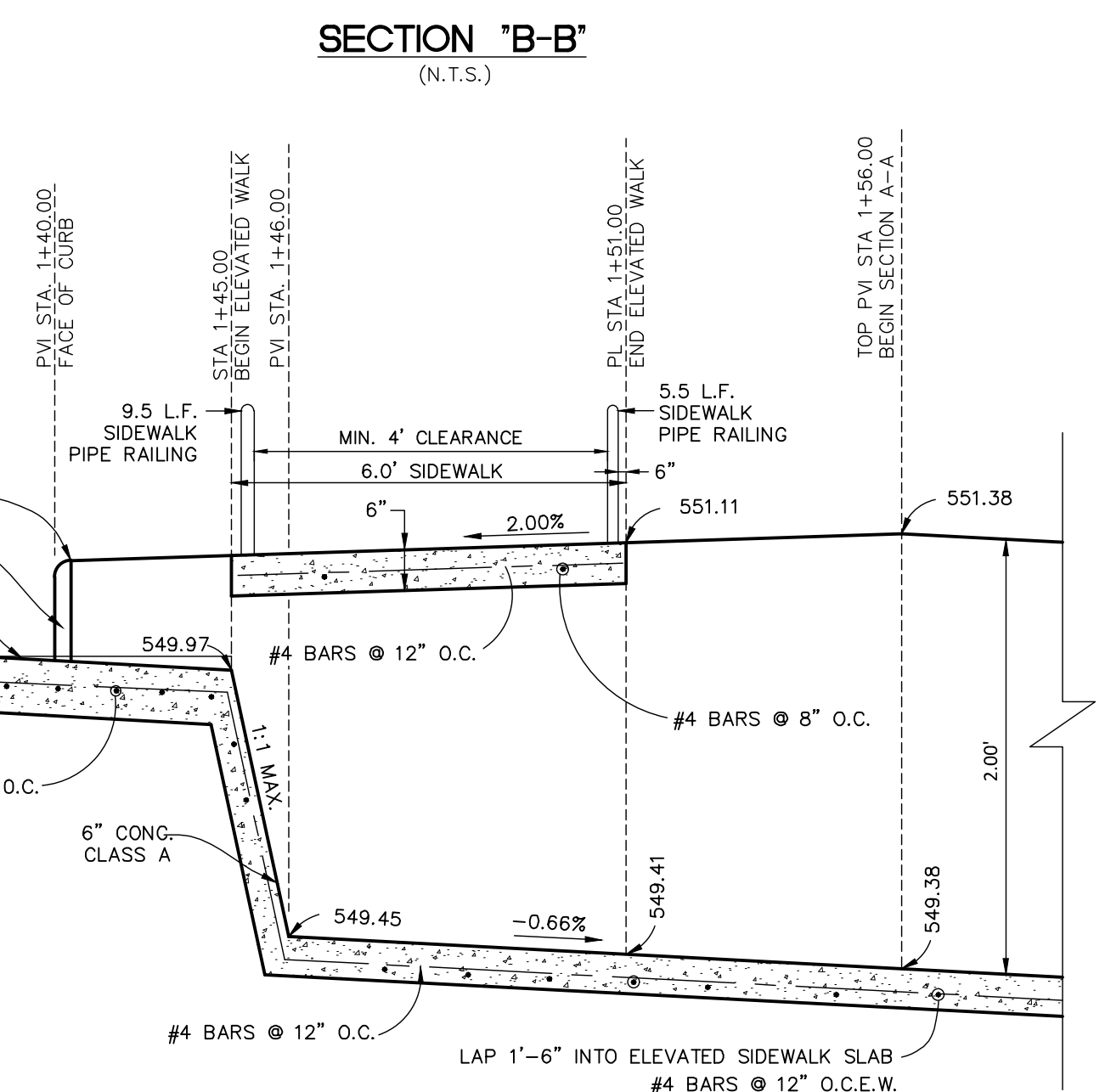
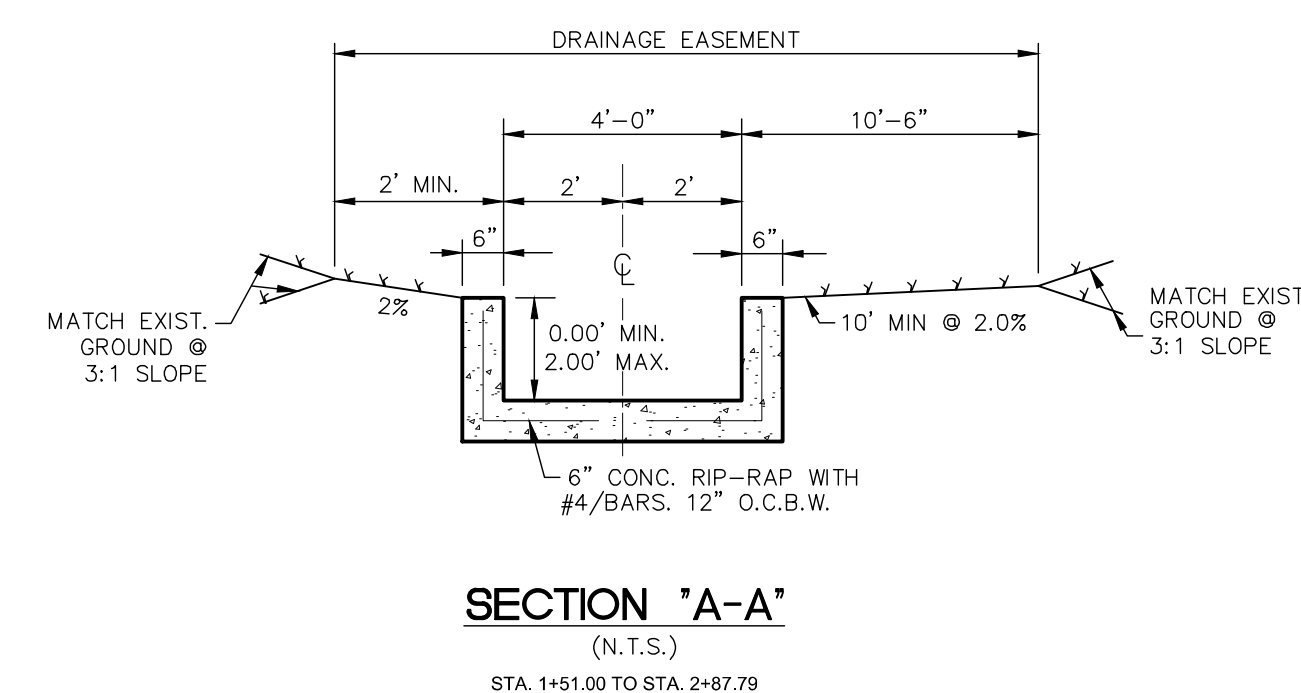
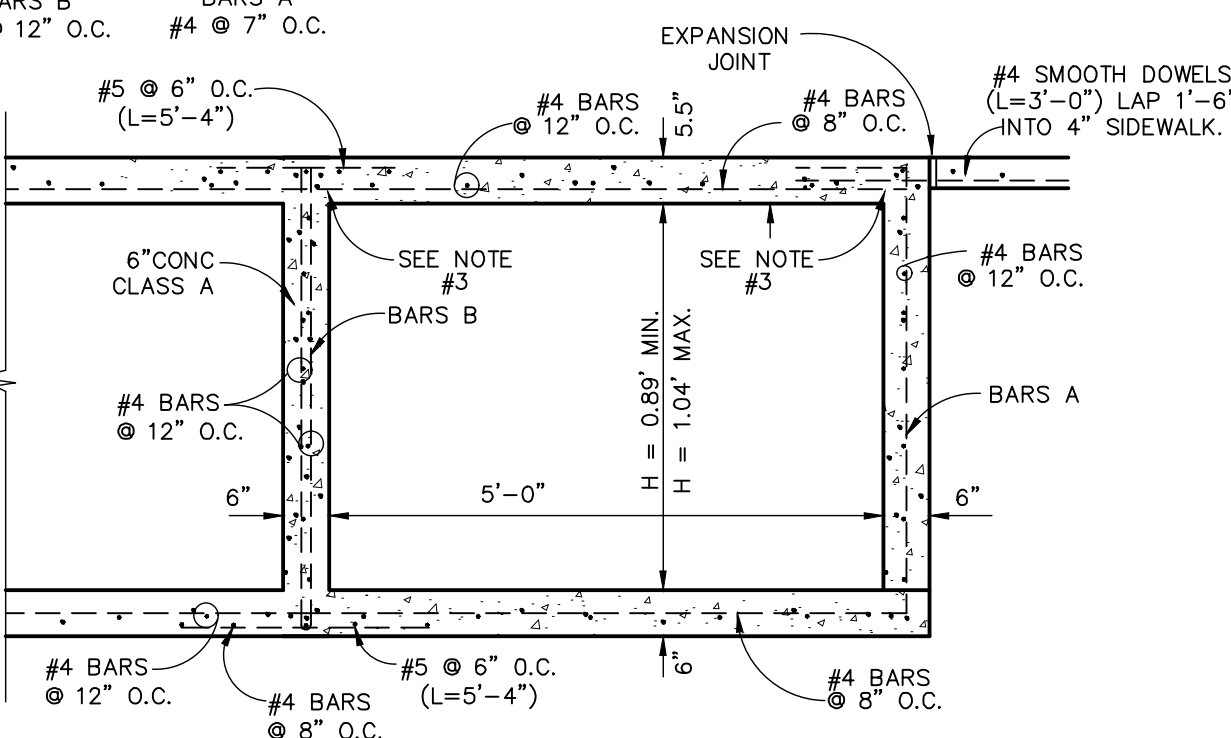
VERDIN SUBDIVISION UNIT 2
STREET PLAN & PROFILE
TERN TRACE & STILT STREET

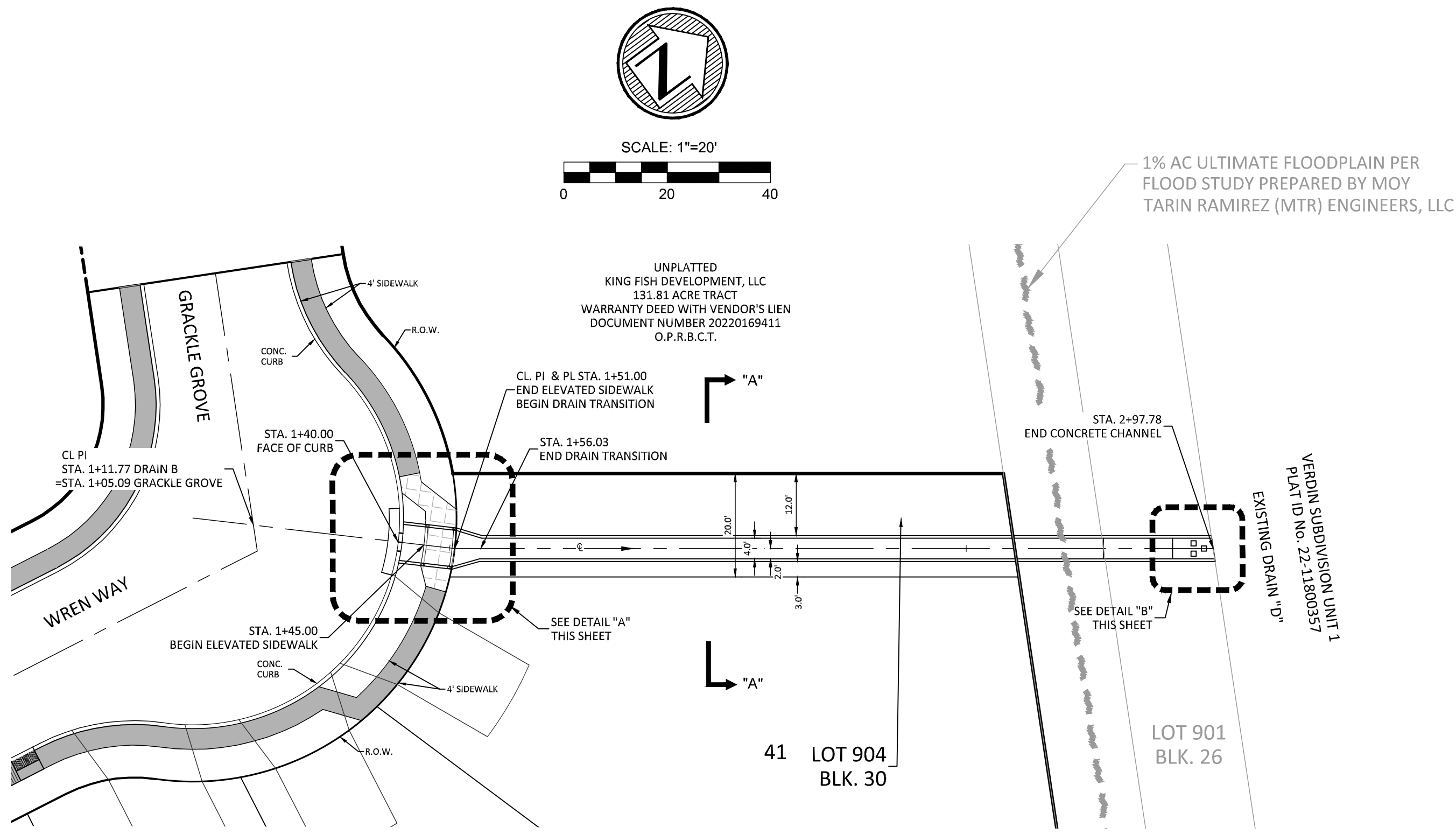
STA. 1+00.00 TO STA. 2+90.29 & STA. 1+00.00 TO STA. 4+05.67

SHEET

C4.7

SUBMITTAL SET

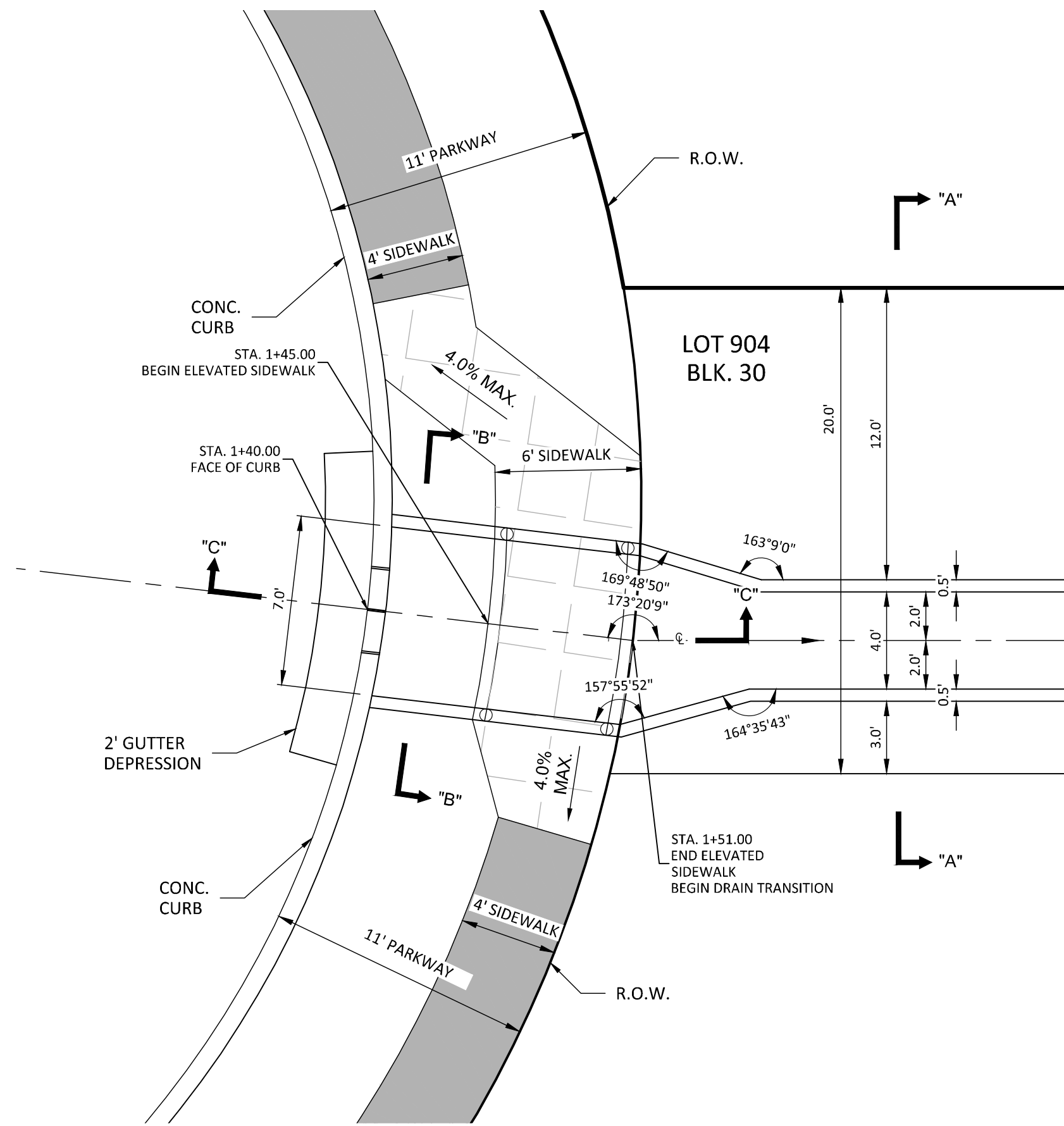
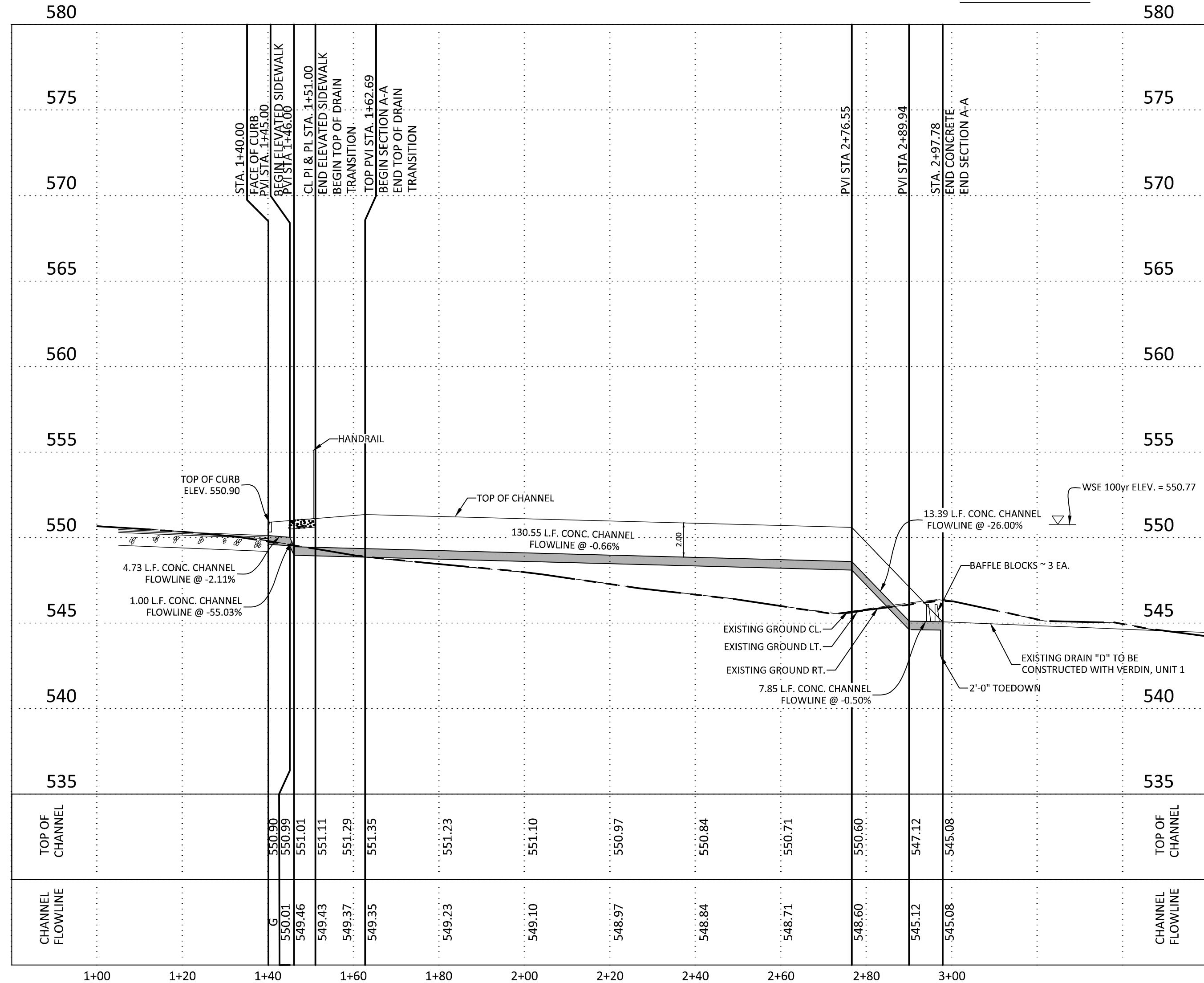




DRAIN "B"

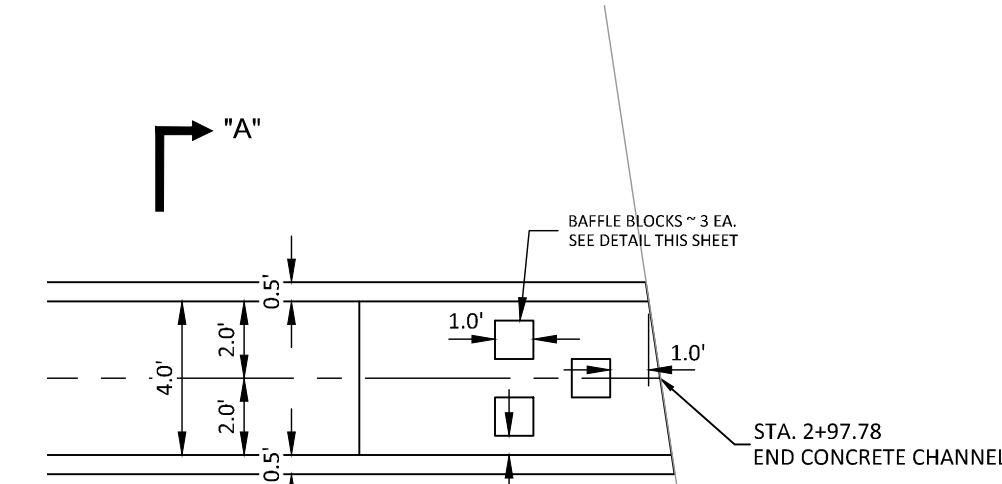
STA. 1+40.00 TO STA. 2+97.29

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



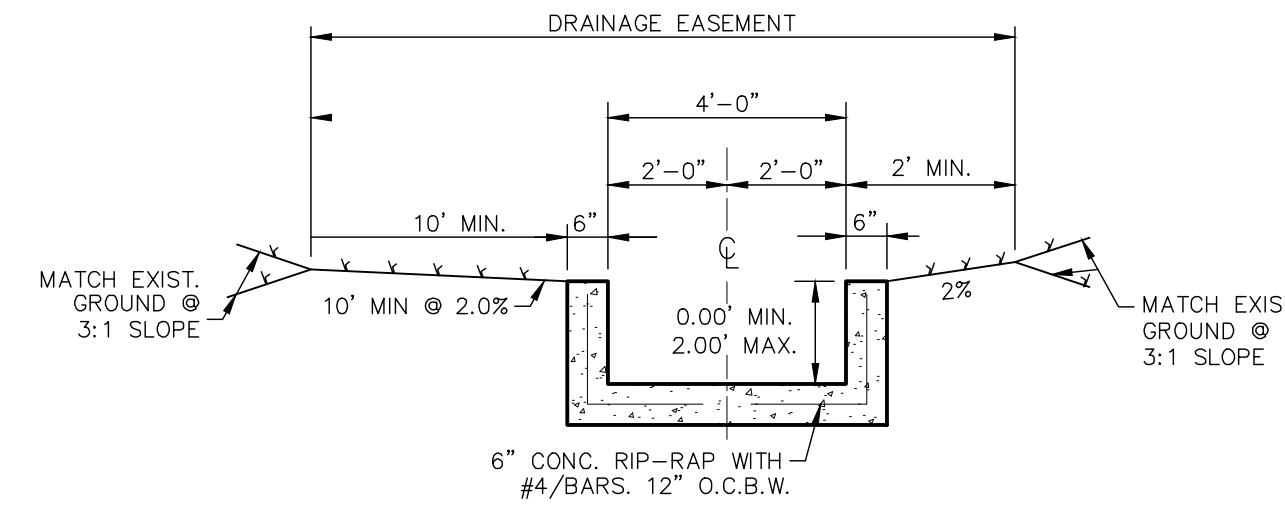
DETAIL A

SCALE: 1" = 5'



DETAIL B

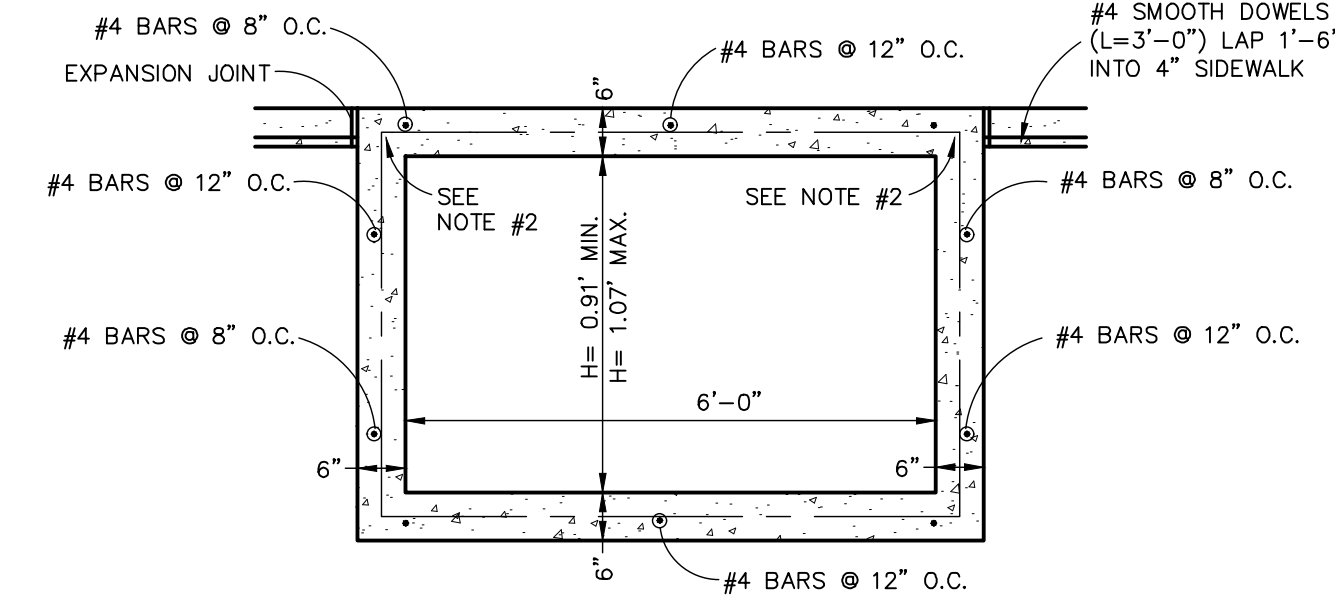
SCALE: 1" = 5'



SECTION "A-A"

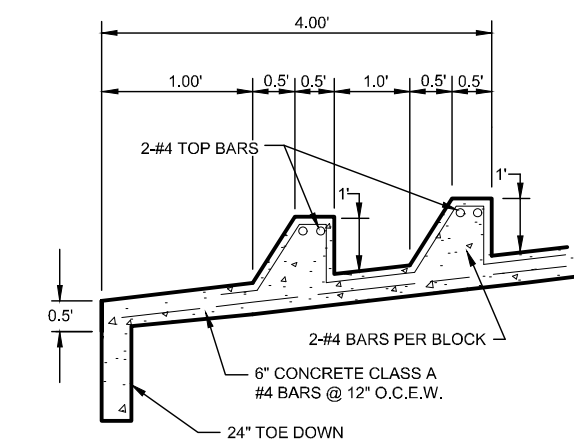
(N.T.S.)

STA. 1+42.69 TO STA. 2+97.29



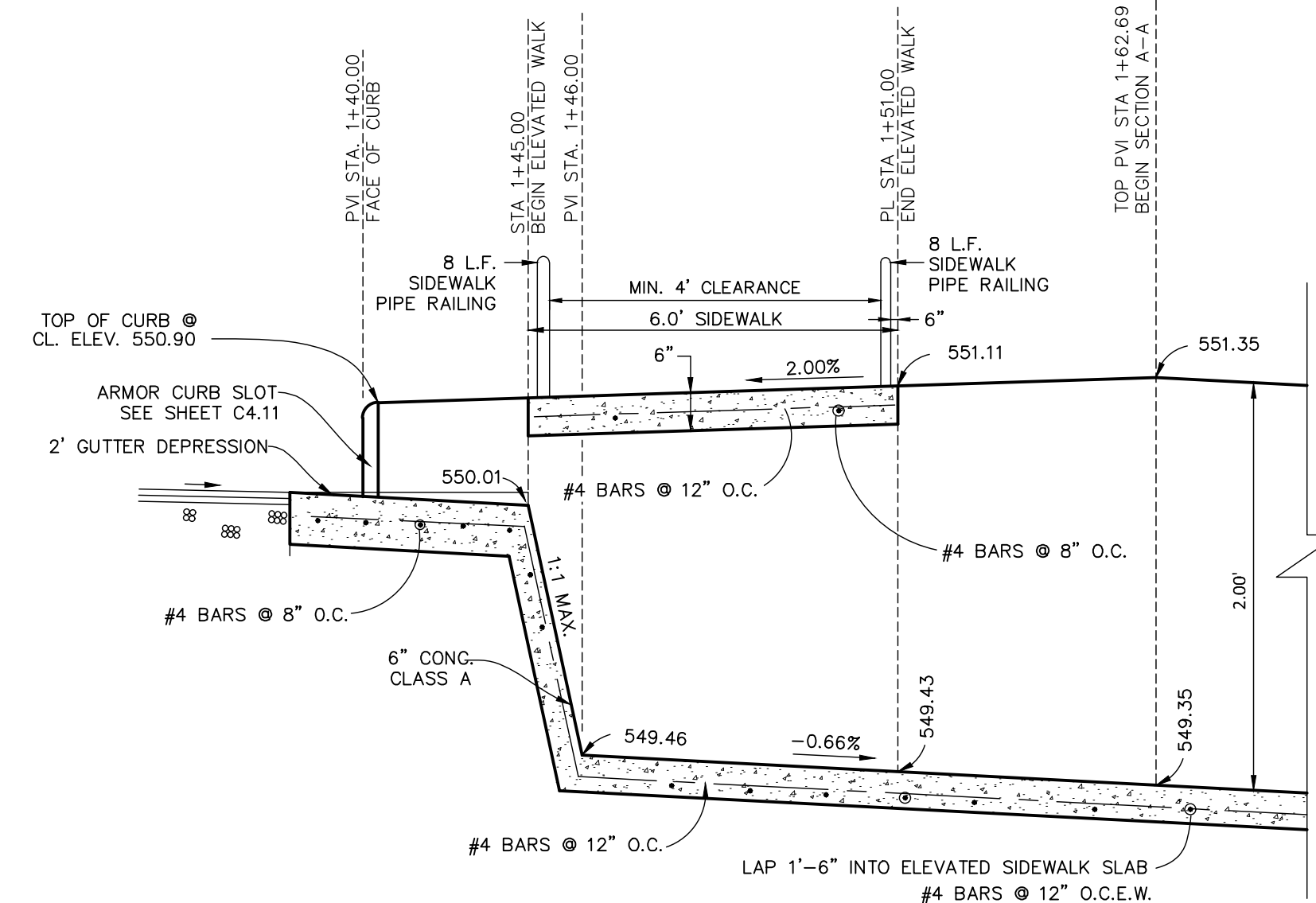
SECTION "B-B"

(N.T.S.)



BAFFLE BLOCK DETAIL

(N.T.S.)



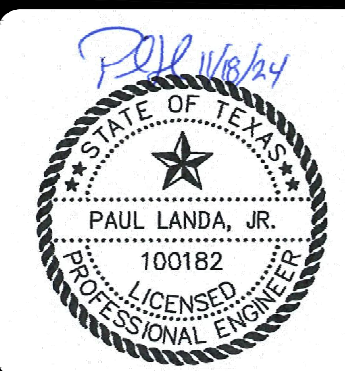
SECTION "C-C"

(N.T.S.)

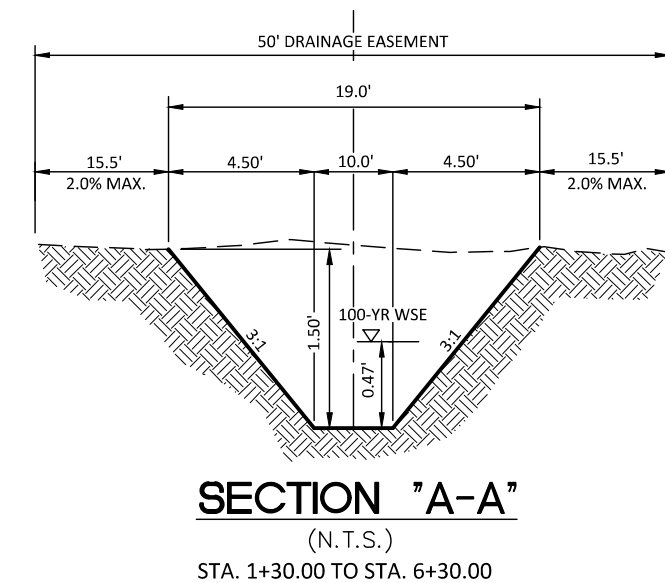
- NOTES:
- COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 - SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 - MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
 - ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS 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 OMARON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5055

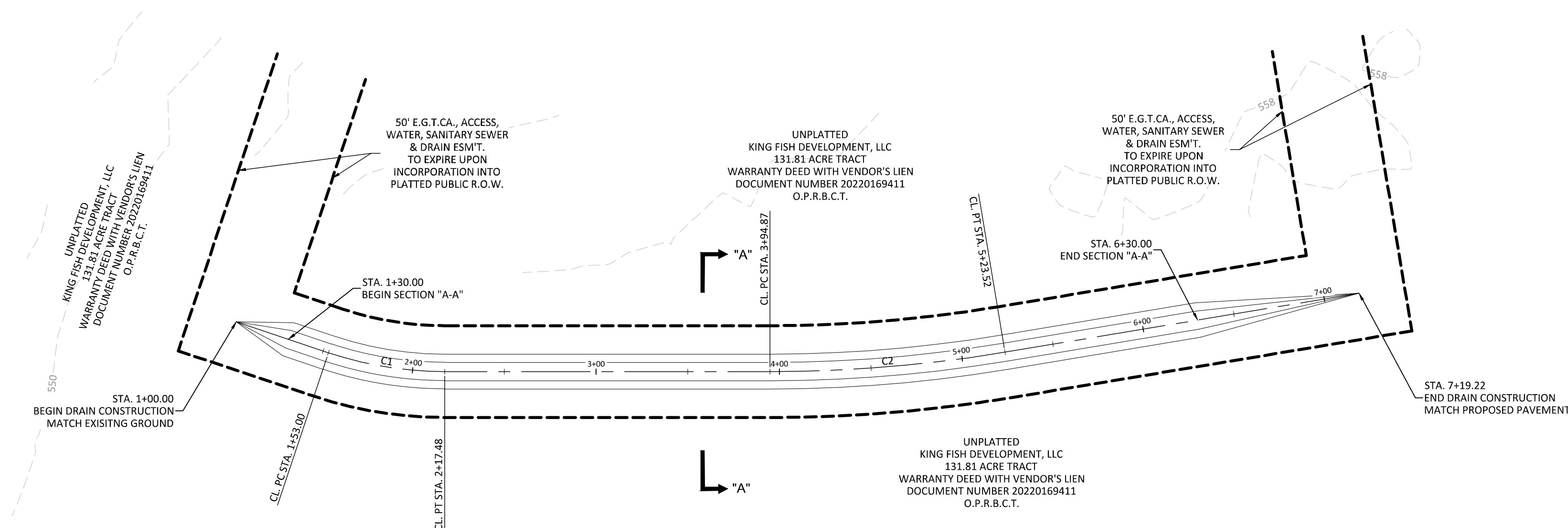


VERDIN SUBDIVISION UNIT 2
DRAIN PLAN & PROFILE
DRAIN "B"
STA. 1+40.00 TO STA. 2+97.29



- NOTES:**
1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
 2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
 3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES.
 4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS OTHERWISE NOTED.
 5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
 6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
 7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
 8. 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.

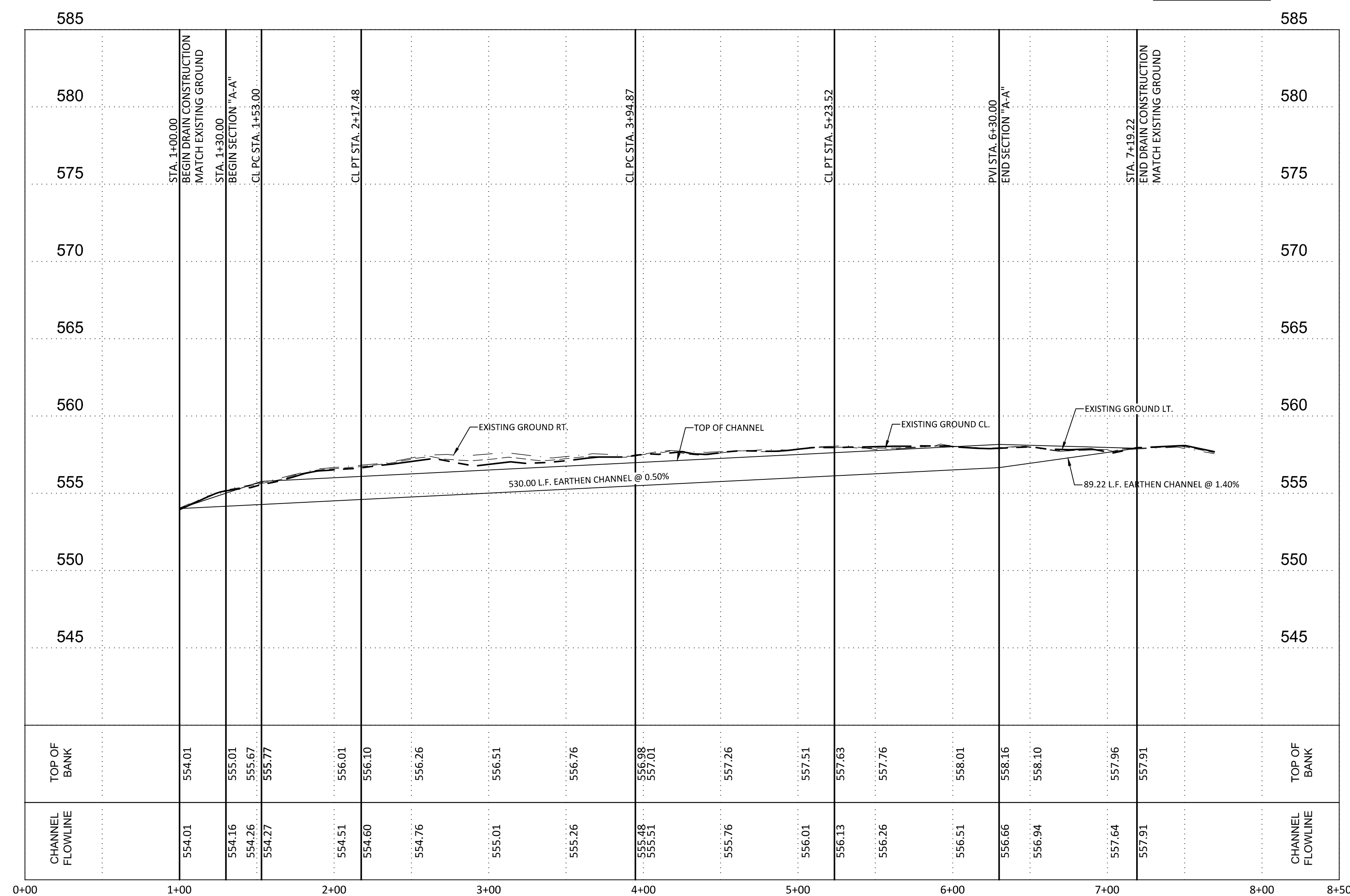
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	64.48'	200.00'	18°28'18"	32.52'	64.20'
C2	128.65'	780.00'	9°27'01"	64.47'	128.51'



TEMPORARY INTERCEPTOR DRAIN "C"

STA. 1+00.00 TO STA. 7+19.22

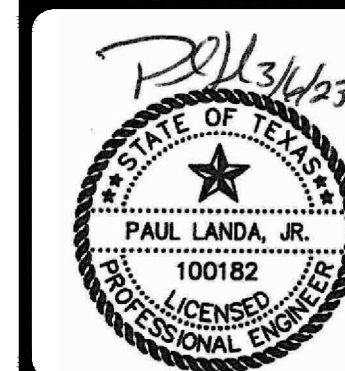
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



MTR

- Engineers
- Surveyors
- Planners

Moy Tarin Ramirez Engineers, LLC
EMPLOYERS: ENGINEERING F-5297/SURVEYING: F-10131500
127770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051

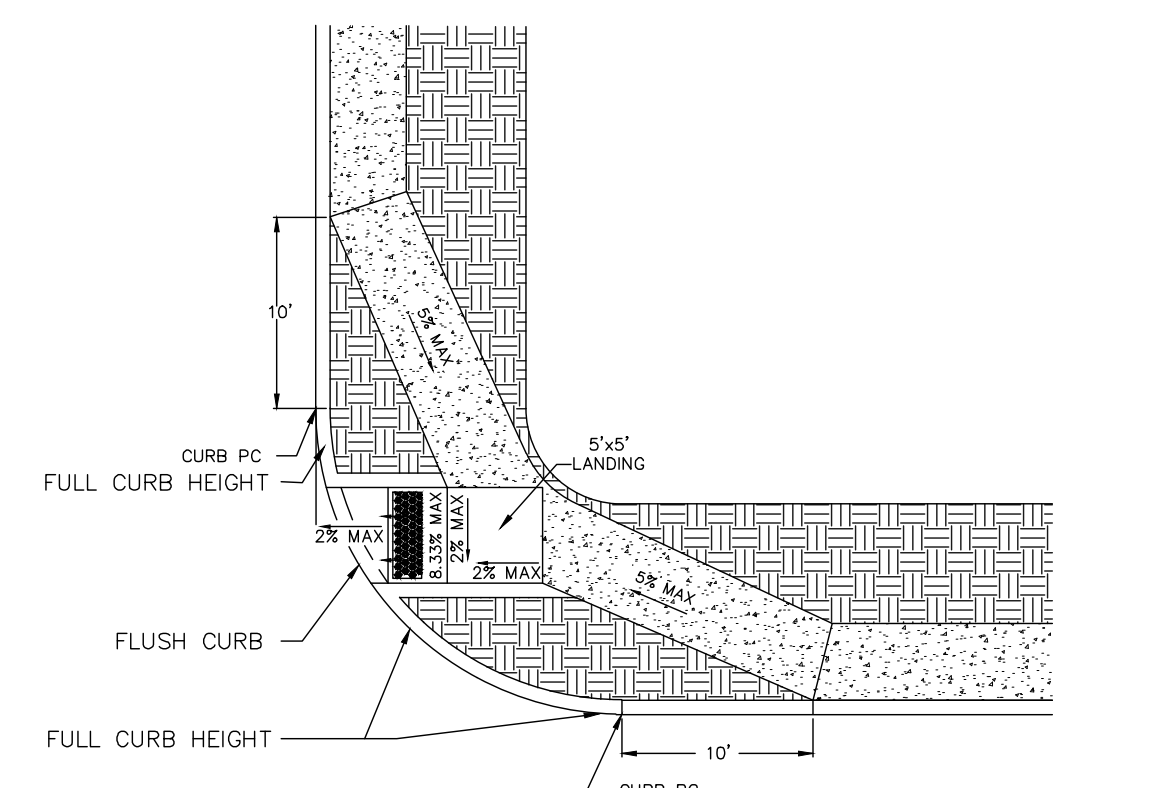


DRAIN PLAN & PROFILE TEMPORARY INTERCEPTOR DRAIN "C"

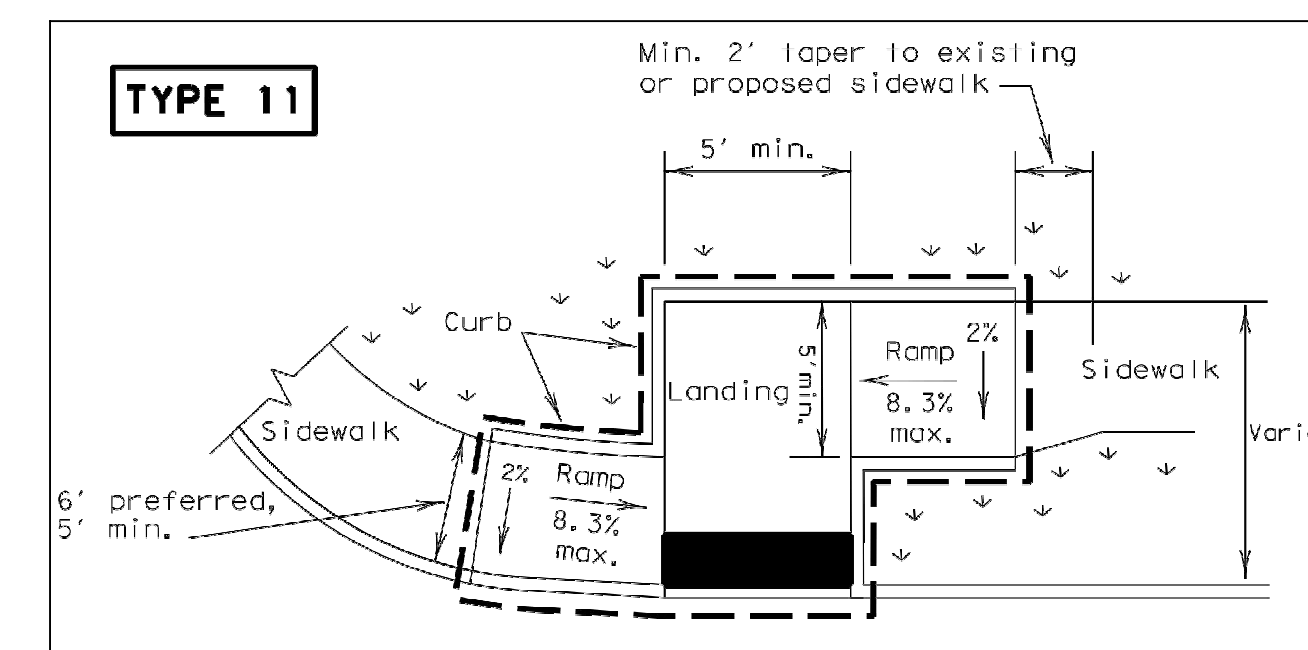
SHEET

C4.10

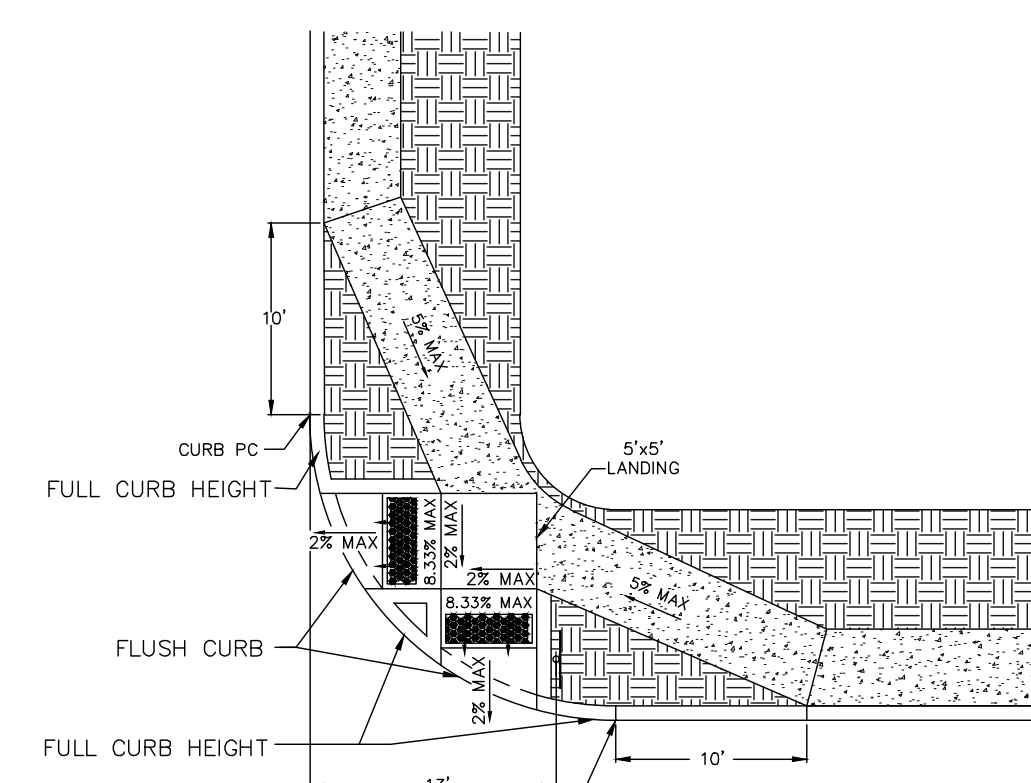
SUBMITTAL SET



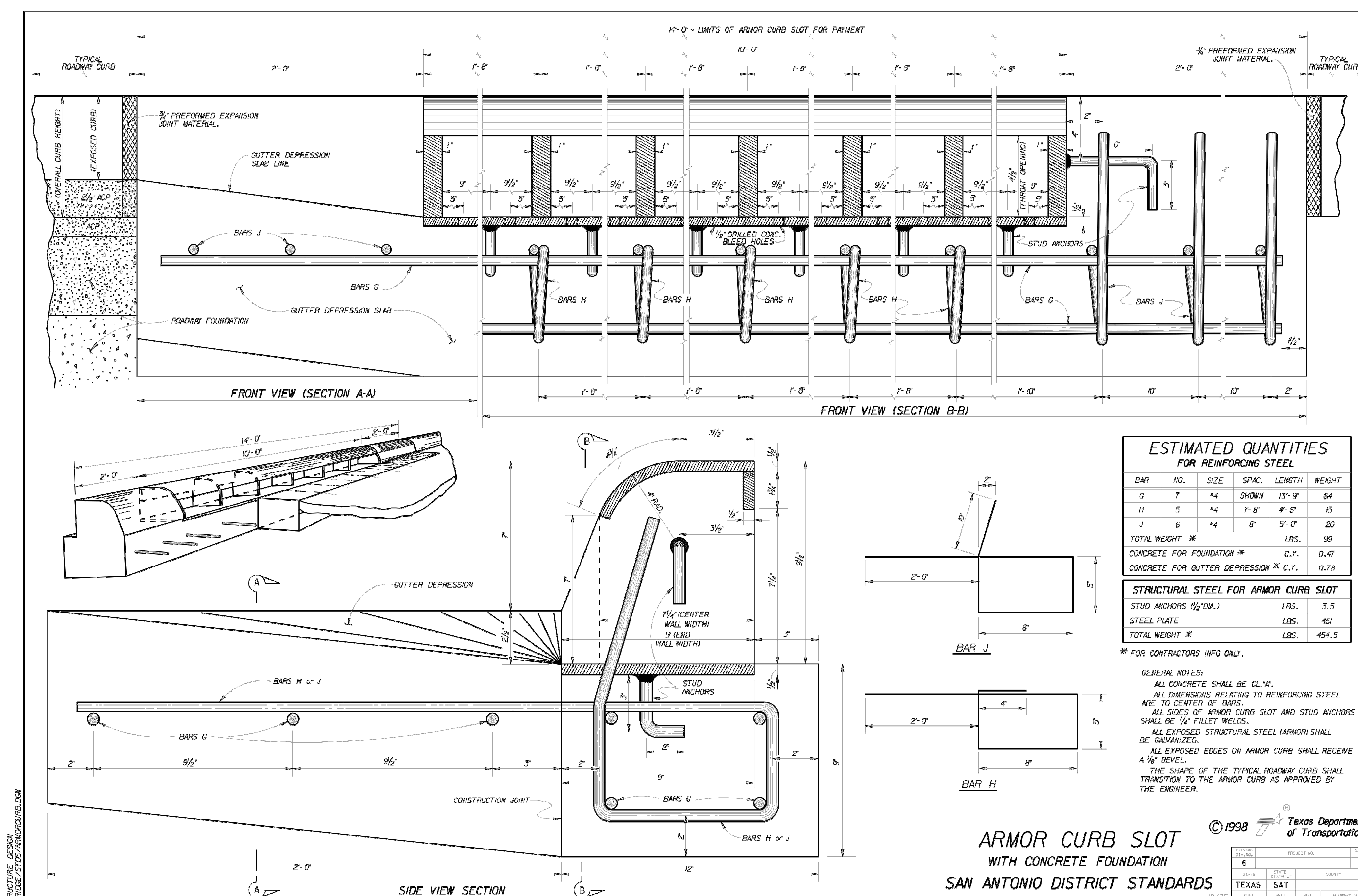
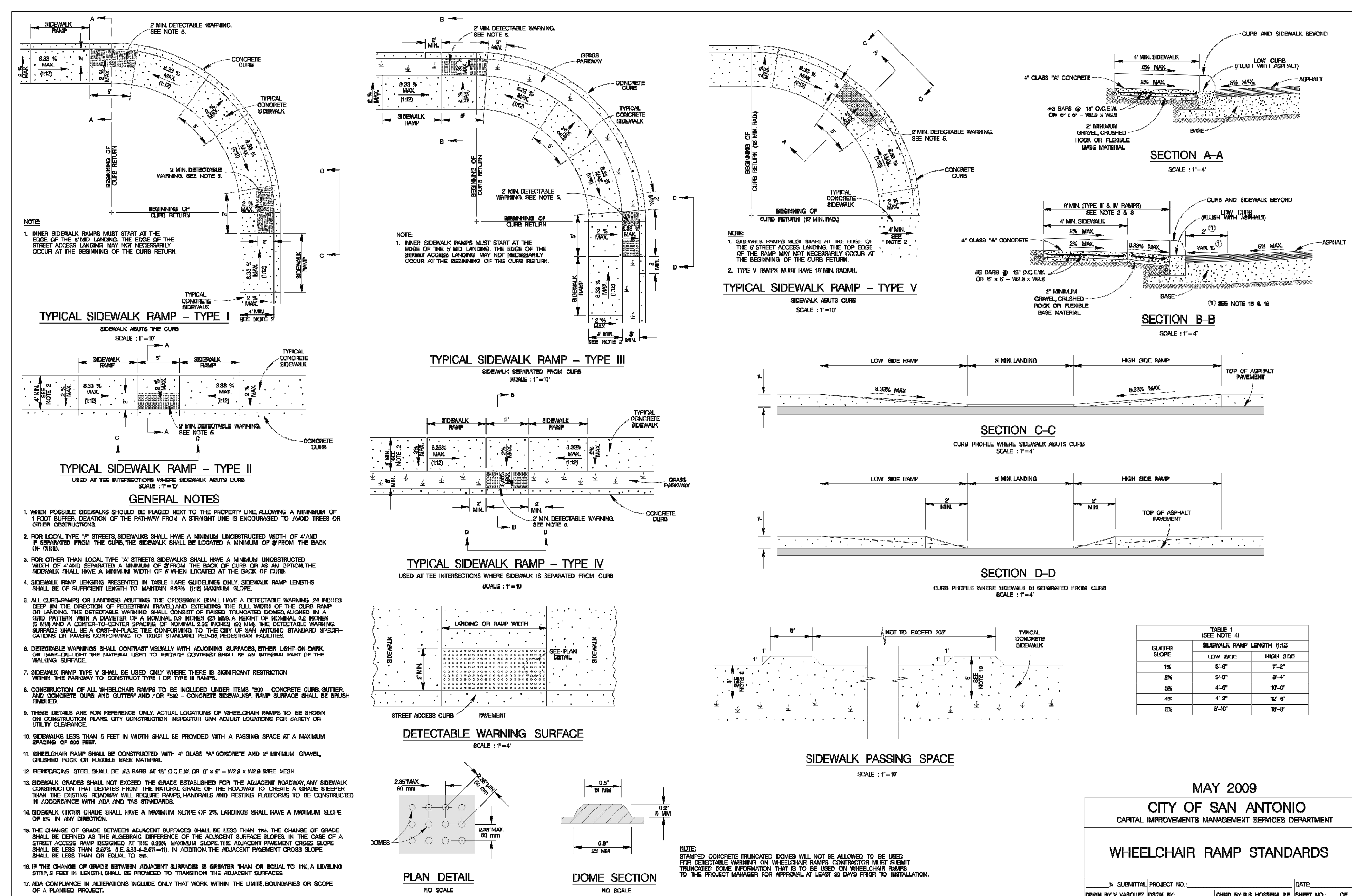
SINGLE ADA RAMP INTERSECTION LAYOUT DETAIL
(TYPE 10 DIRECTIONAL RAMPS)

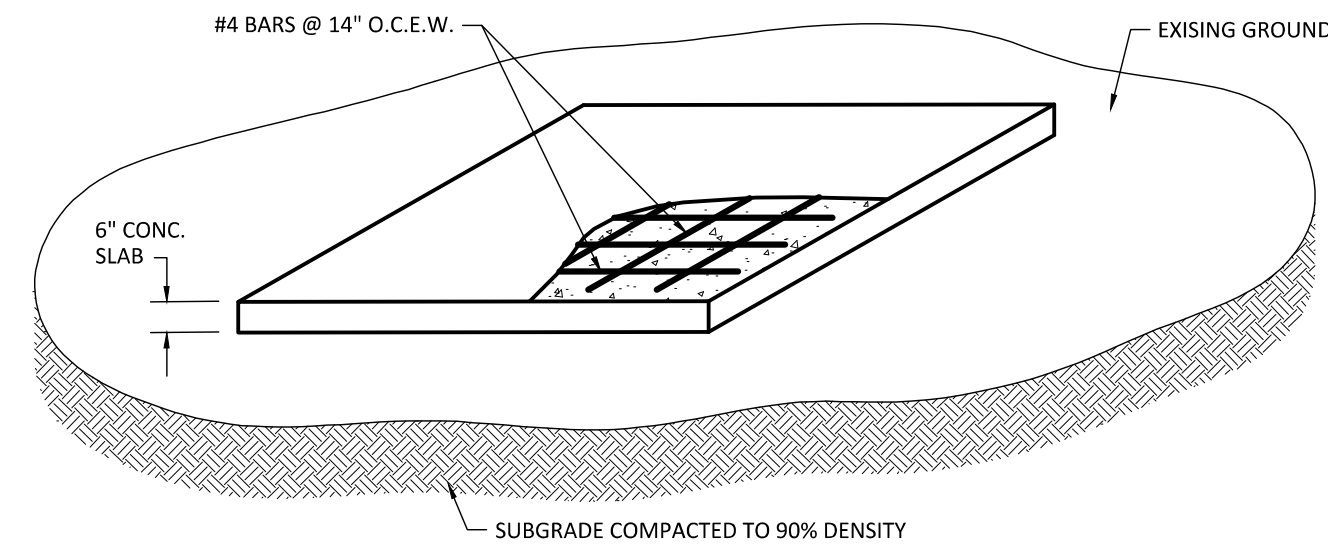


OFFSET PARALLEL CURB RAMP (TYPE 11)



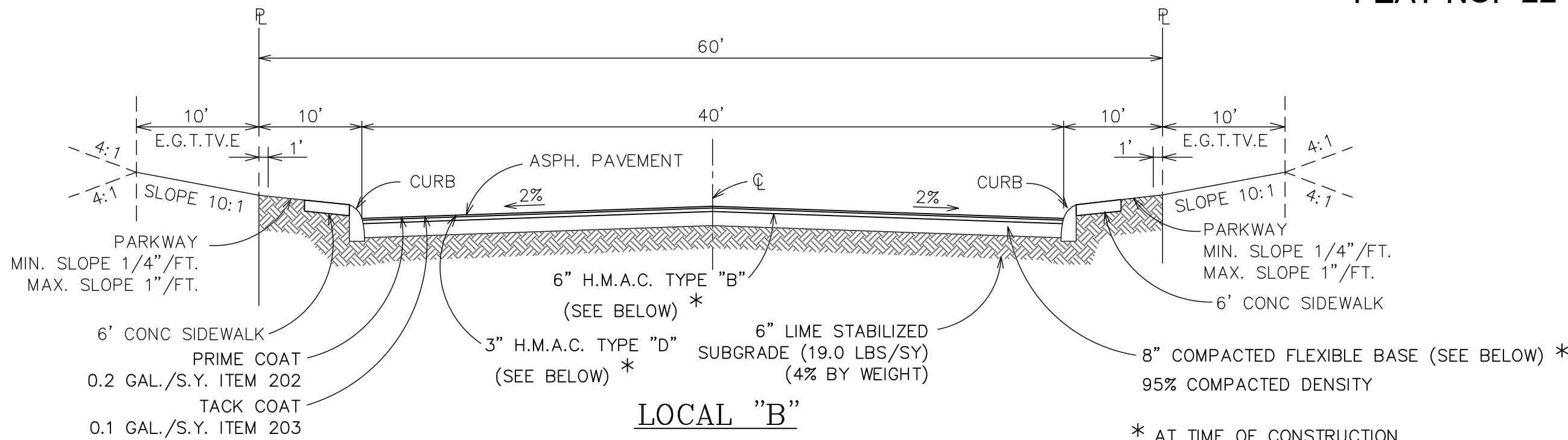
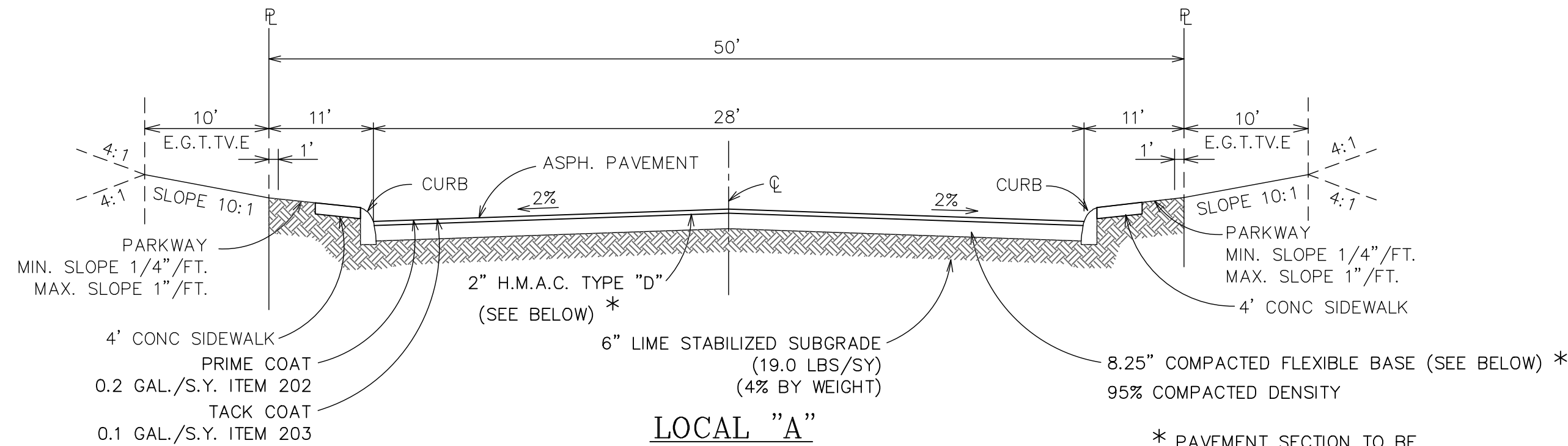
DUAL ADA RAMP INTERSECTION LAYOUT DETAIL
(TYPE 10 DIRECTIONAL RAMPS)





- | TYPE | MINIMUM | MAXIMUM |
|----------------------|---------|---------|
| RESIDENTIAL | 10' | 20' |
| COMMERCIAL — ONE WAY | 12' | 20' |
| COMMERCIAL — TWO WAY | 24' | 30' |

- SCALE : 1" = 4'



TYPICAL STREET CROSS-SECTION (28' PAVEMENT)

TYPICAL STREET CROSS-SECTION (40' PAVEMENT)

NOTE:
THE SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF LIME OR CEMENT

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)

N.T.S.
FLYCATCHER WAY ~ STA. 1+00.00 TO 3+50.55 & STA. 4+30.26 STA. 7+10.26
PINTAIL PLACE ~ STA. 1+00.00 TO STA. 3+06.02
WREN WAY ~ STA. 1+00.00 TO STA. 5+79.72
TERN TRACE ~ STA. 1+00.00 TO STA. 2+90.29
STILT STREET ~ STA. 1+00.00 TO STA. 4+05.67
GRACKLE GROVE ~ STA. 1+00.00 TO STA. 1+54.31

NOTES:

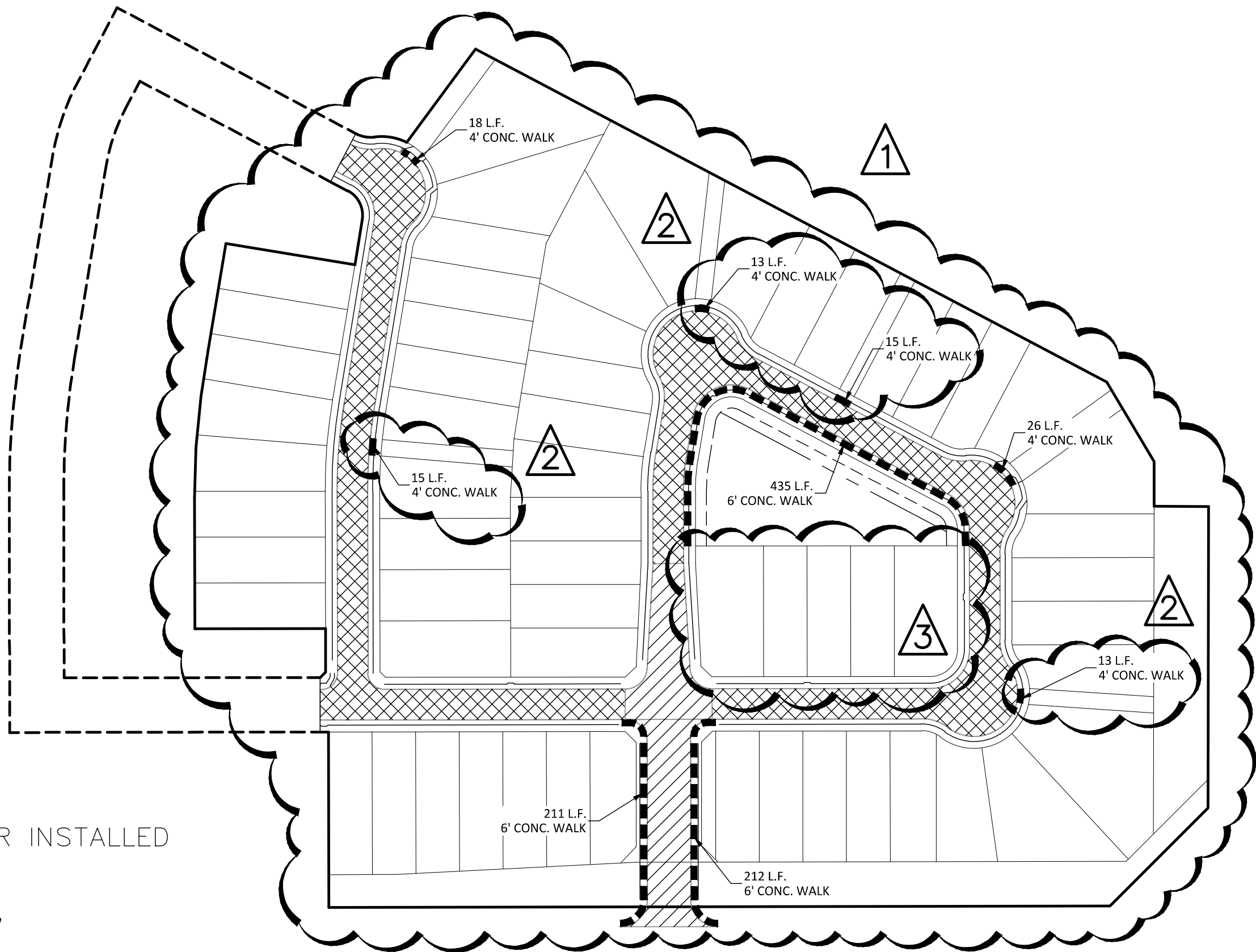
1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION" - JUNE 2008
200 - FLEXIBLE BASE
202 - PRIME COAT
203 - TACK COAT
205 - HOT MIX ASPHALT CONCRETE PAVEMENT
2. REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION - A, VERDIN SUBDIVISION, UNIT 2, BEXAR COUNTY, TEXAS, PAVEMENT DESIGN, FROST GEOSCIENCES, INC. PROJECT NO.: FGS-G 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 SELECT 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 FINAL 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 1/2" SIEVE 100
 - MINIMUM PASSING 3/4" SIEVE 85
 - MINIMUM PASSING NO. 40 SIEVE 60
- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN ACCORDANCE WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- 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).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN ±1.0 INCH.

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.



PAVEMENT INDEX MAP

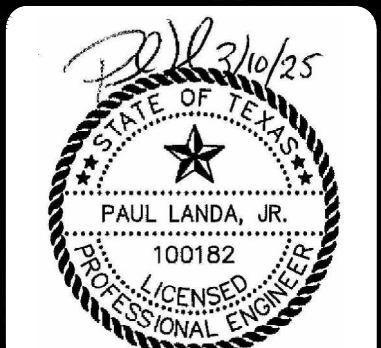
REVISIONS				BY
NO.	DATE	DESCRIPTION		
1	11/18/24	REVISED LOT LAYOUT		DMC
2	3/03/25	REV. S/W FRONTING NEW 900 LOTS		DMC
3	3/10/25	REV. DEVELOPER S/W AND PASSING SPACE(S)		DMC
PROJ. #		DGN. BY:	CHKD. BY:	DATE:
22092				

Engineers
Surveyors
Planners

MIR

Moy Tarin Ramirez Engineers, LLC

TEPELS: ENGINEERING F-5957/SURVEYING: F-0131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



VERDIN SUBDIVISION UNIT 2

STANDARD STREET SECTIONS

NO.	DATE
1	11/18/24
2	12/09/24

- Engineers
- Surveyors
- Planners

Engineers, LLC
 Tel: F-10131500
 (210) 698-5051
 (210) 698-5085

MTR

Moy Tarin Ramirez Engineering

PEL: ENGINEERING F-5297/SURVEYING
 127770 CIMARRON PATH, SUITE 100 TEL:
 SAN ANTONIO, TEXAS 78249 FAX: (

PAUL LANDA, JR.
100182
LICENSED PROFESSIONAL ENGINEER

2

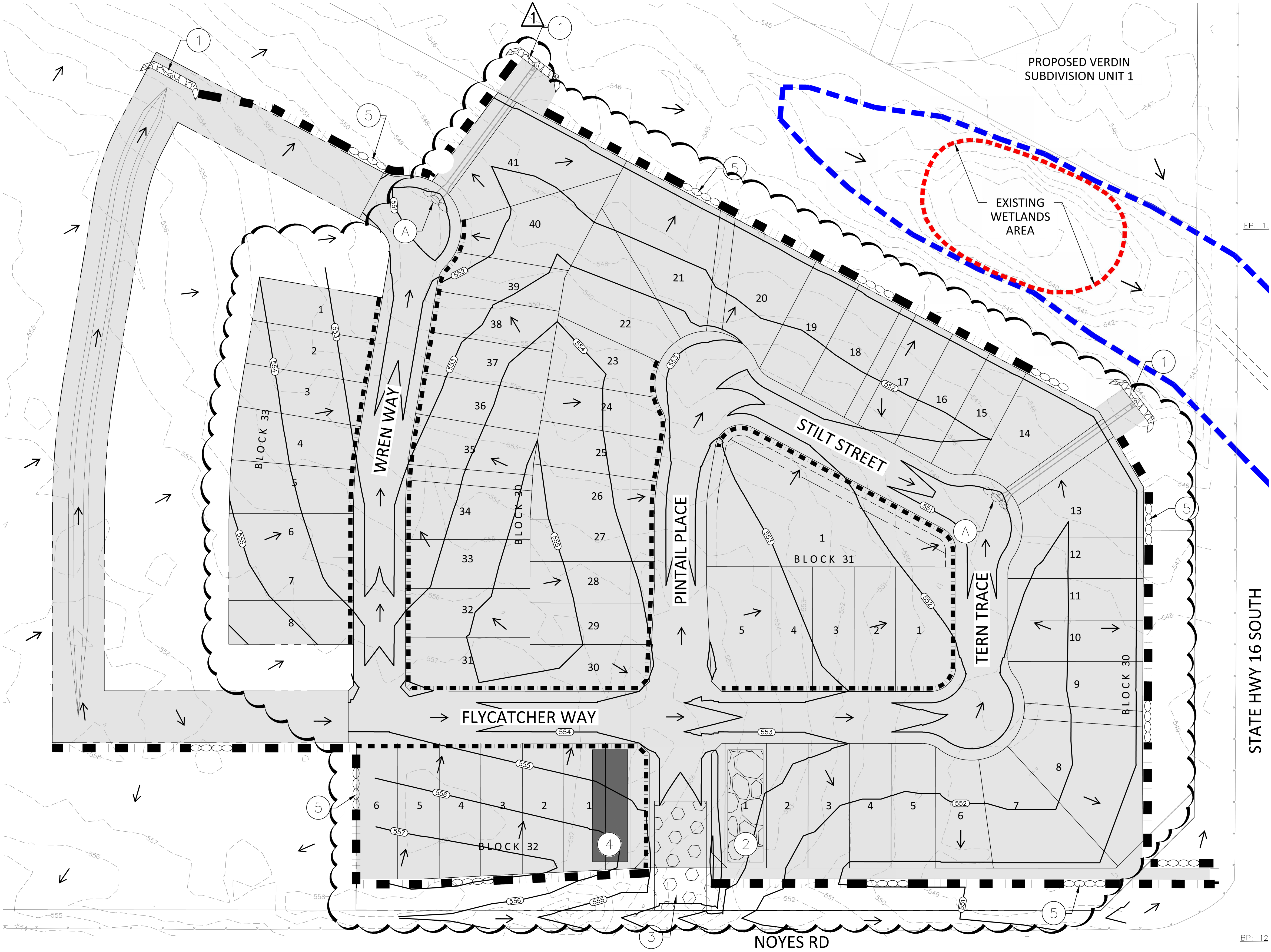
SUBDIVISION, UNIT ADJUDICATING PLAN

VERDIN GR

SHEET

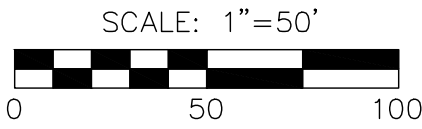
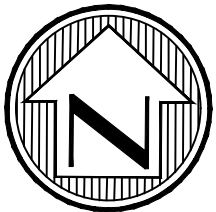
C5.0

Plot Date: January 22, 2025 User ID: Ana-Maria Morales
 Plot: \McOsker Tract\Unit 2\Drawings\22092_C5.0-Groding Plan.dwg



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.

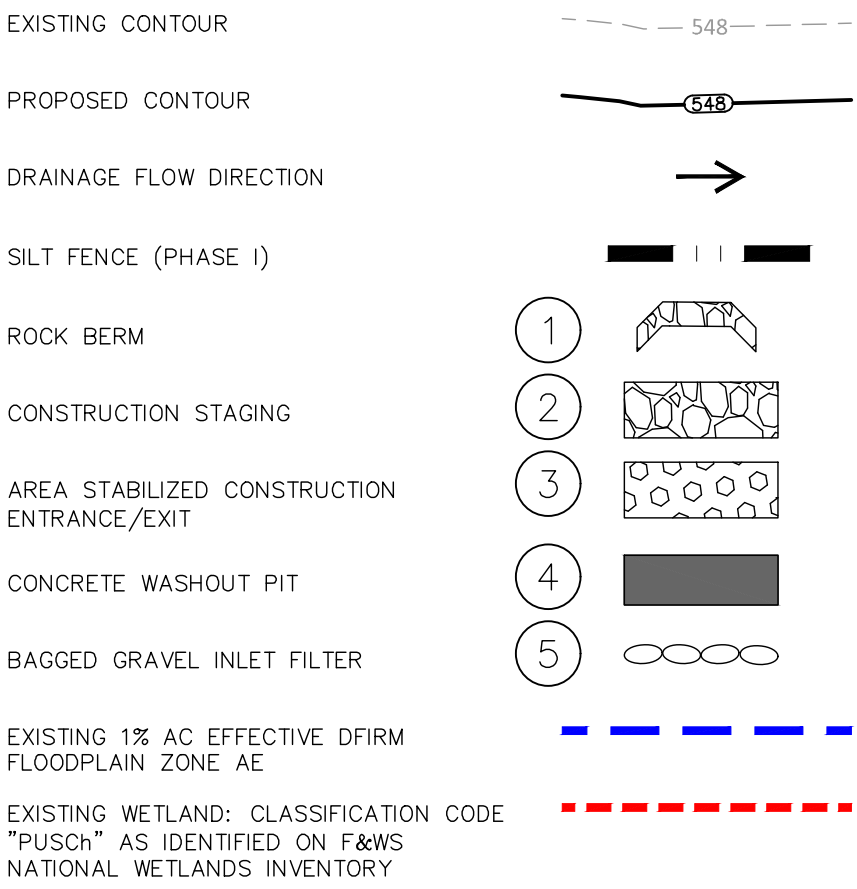
CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.

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

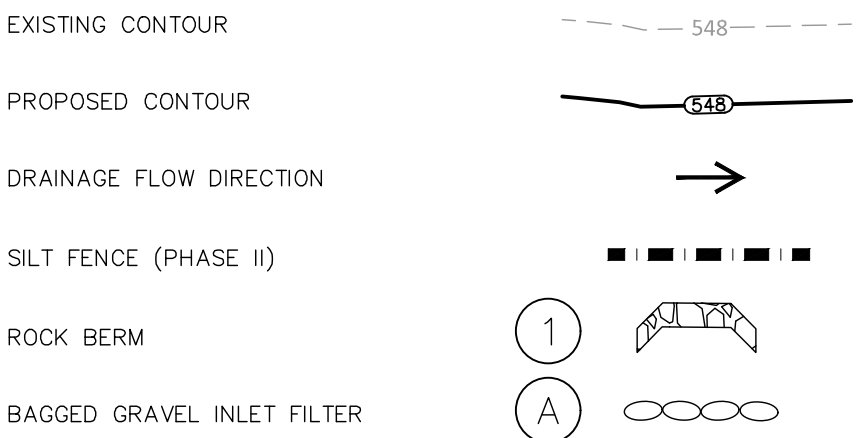
ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADE AND DOWN GRADIENT.

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

PHASE I LEGEND



PHASE II LEGEND



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

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) 698-5051

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