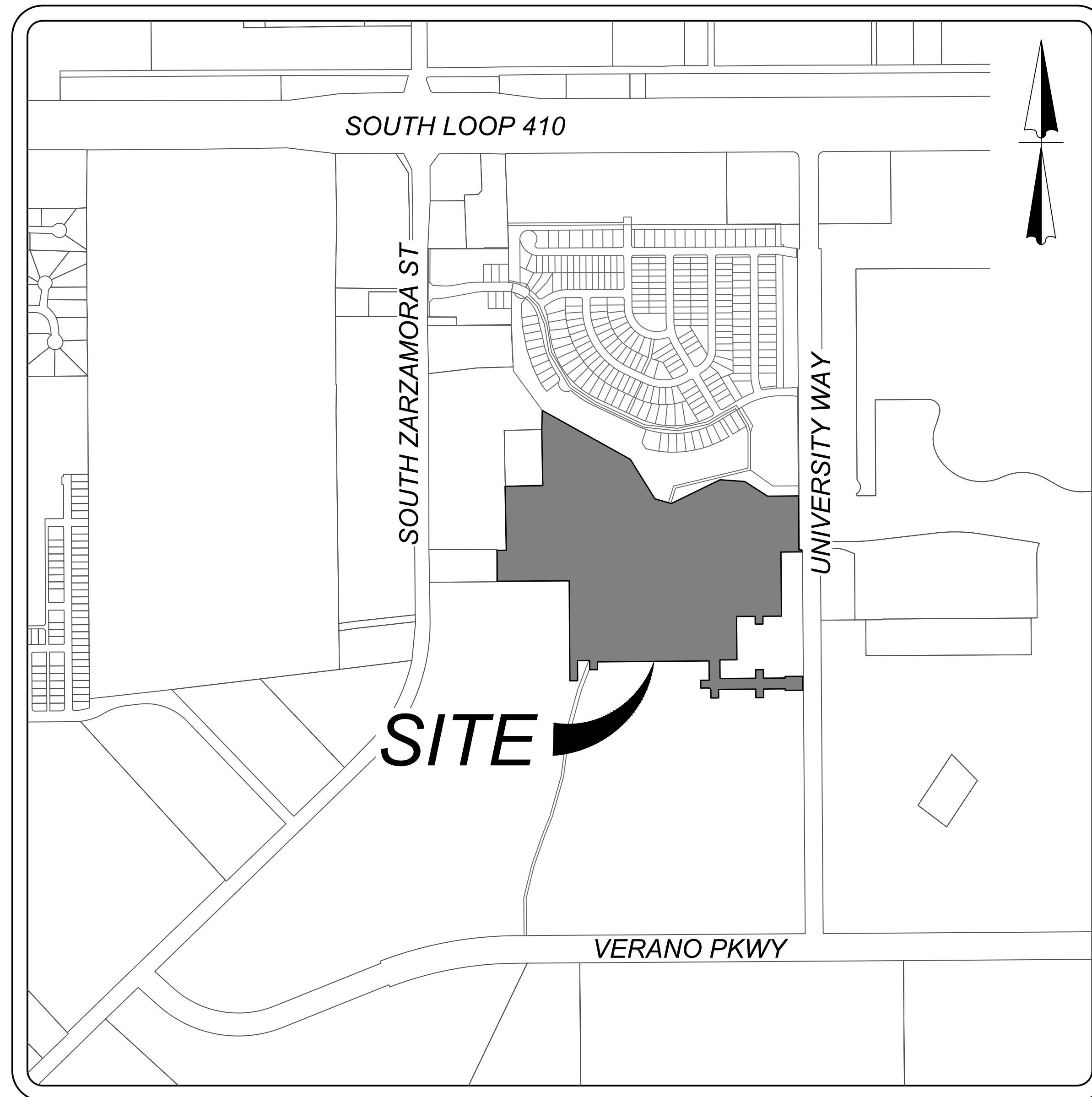


VIDA SAN ANTONIO PHASE 2

SAN ANTONIO, TEXAS

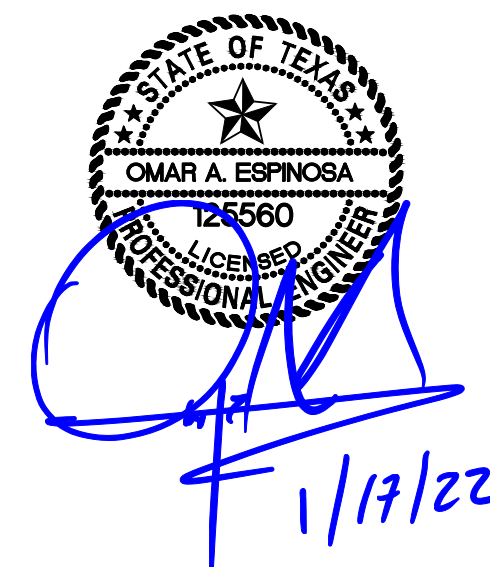
STREET, WATER, SANITARY SEWER & UTILITY IMPROVEMENTS



LOCATION MAP

N.T.S.

OWNER/DEVELOPER:
SOUTHSTAR AT VERANO, LLC
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132



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OVERALL GRADING PLAN (1 OF 4)	3.0
OVERALL GRADING PLAN (2 OF 4)	3.1
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INTERCEPTOR DRAIN "F" PLAN & PROFILE	4.5
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REVISION	ISSUE DATE
△ ADDED TO SET OF PLANS	1/14/2022



PLAT NO.21-11800453

SHEET 0.0

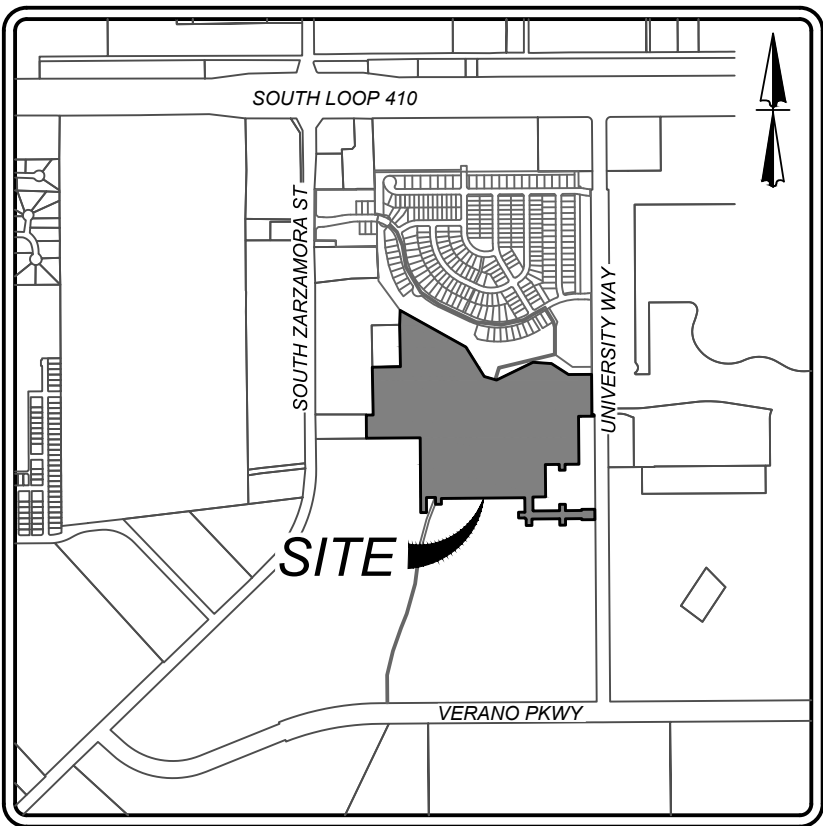
TRENCH EXCAVATION SAFETY PROTECTION
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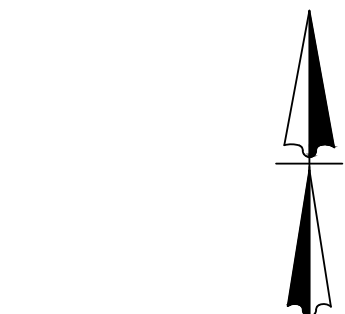
LEGEND

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- PROPOSED WATER 3/4" IRRIGATION SERVICE & METER BOX
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- PROPOSED WATER VALVE
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- EXISTING GUY WIRE/OVERHEAD ELECTRIC
- EXISTING STREET LIGHT

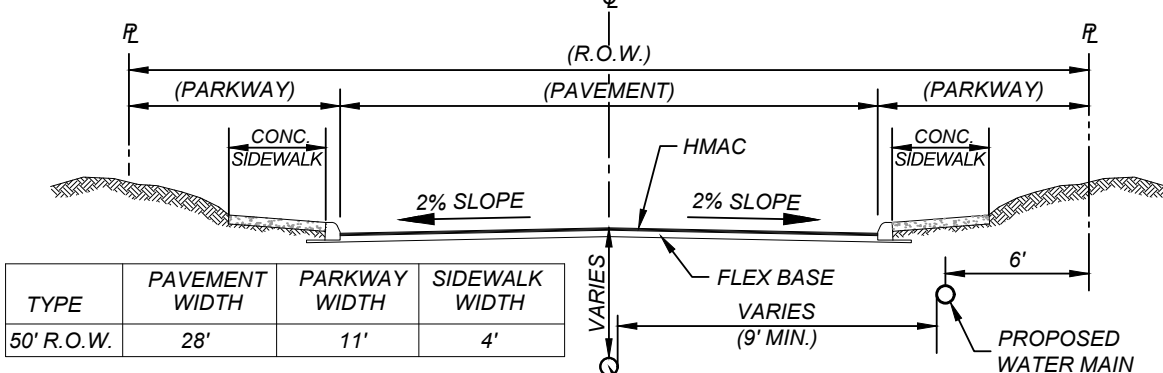


LOCATION MAP

N.T.S.

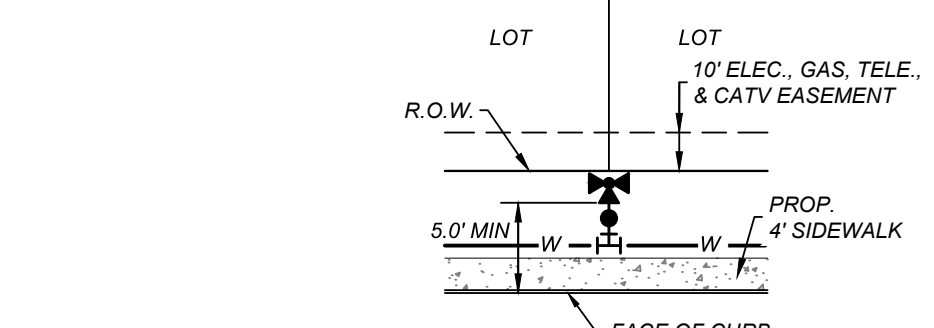


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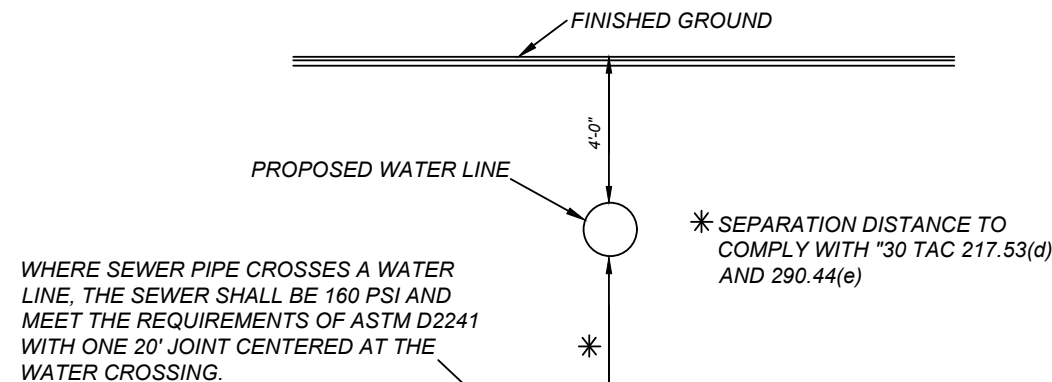
TYPICAL STREET SECTION

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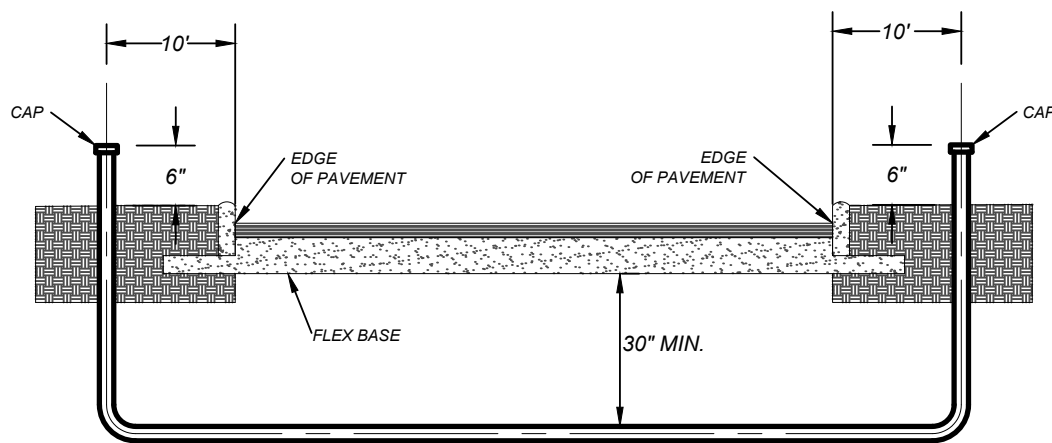
TYPICAL FIRE HYDRANT DETAIL

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

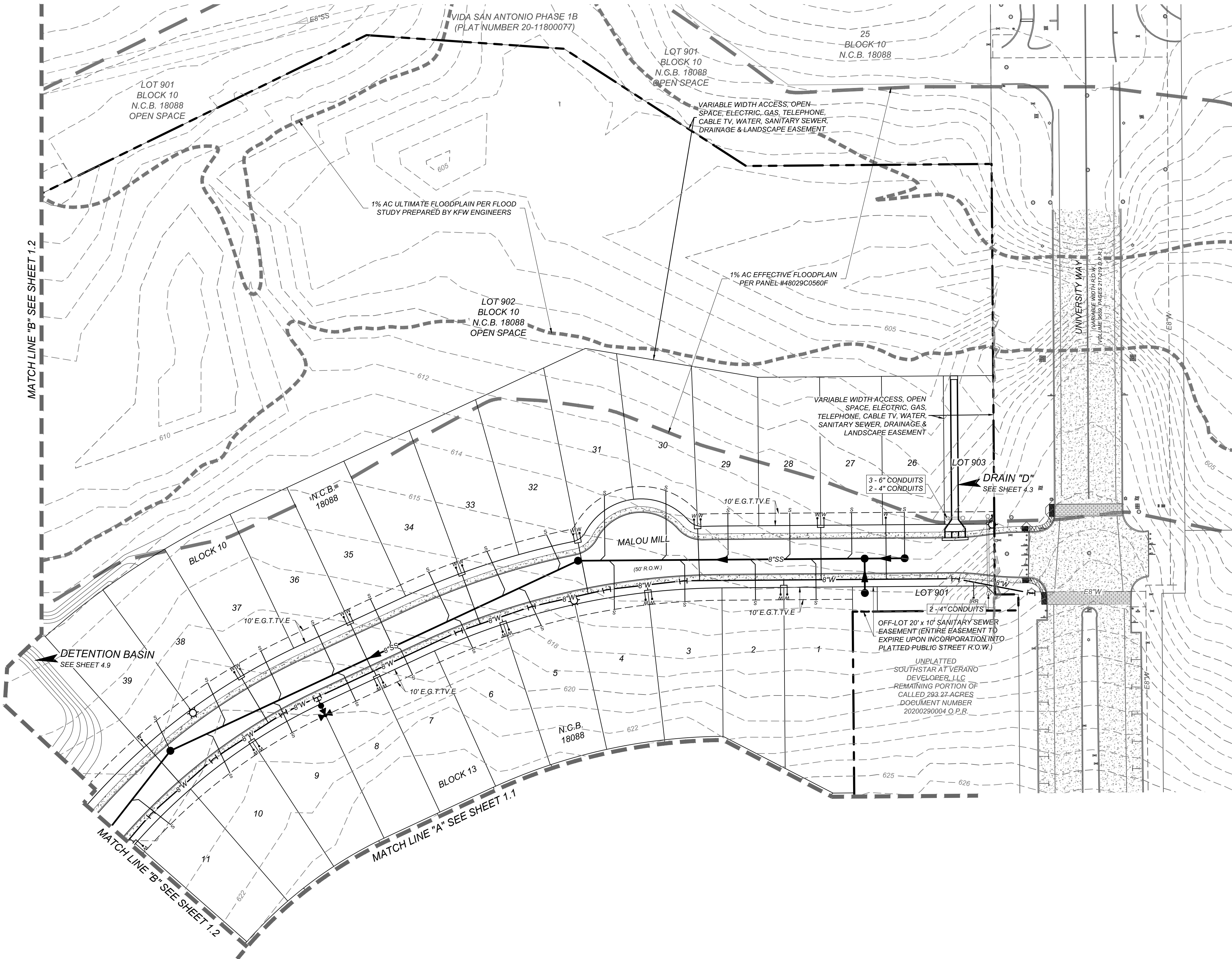
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TYPICAL CONDUIT DETAIL

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VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN (1 OF 4)



21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

1.0

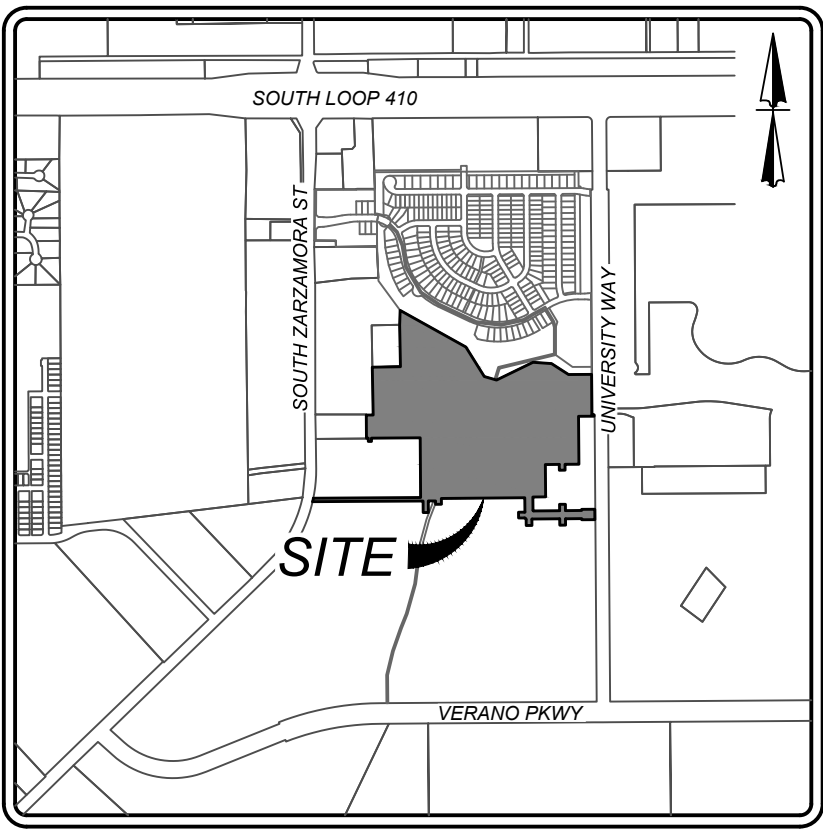
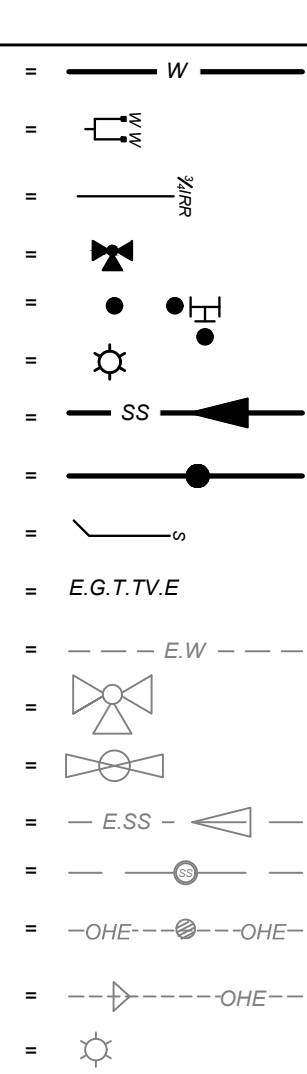
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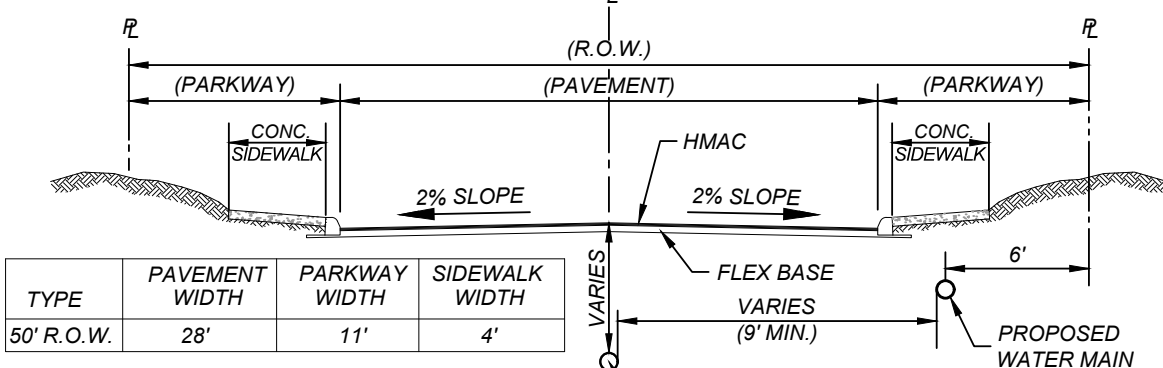
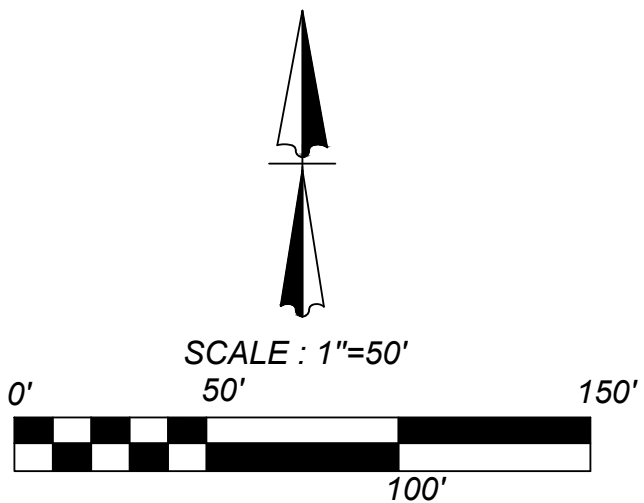
LEGEND

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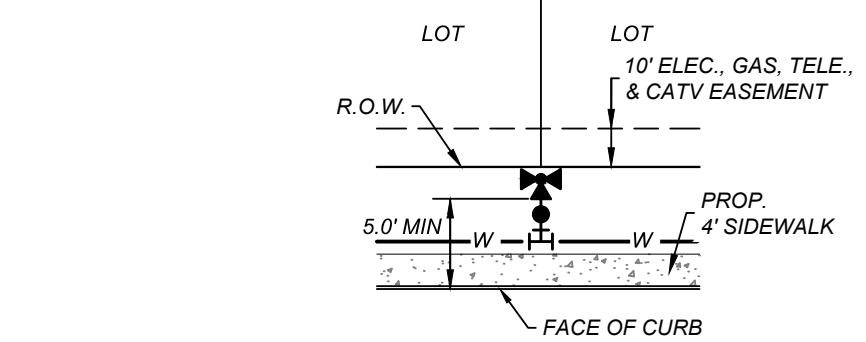
LOCATION MAP

N.T.S.



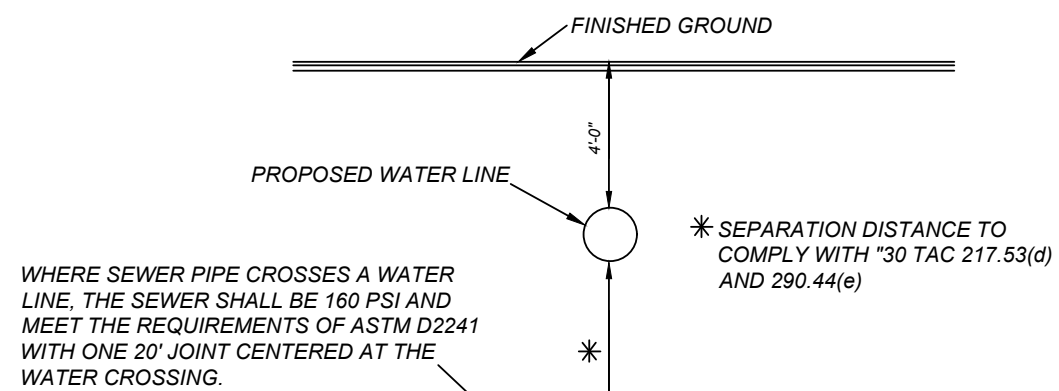
TYPICAL STREET SECTION

N.T.S.



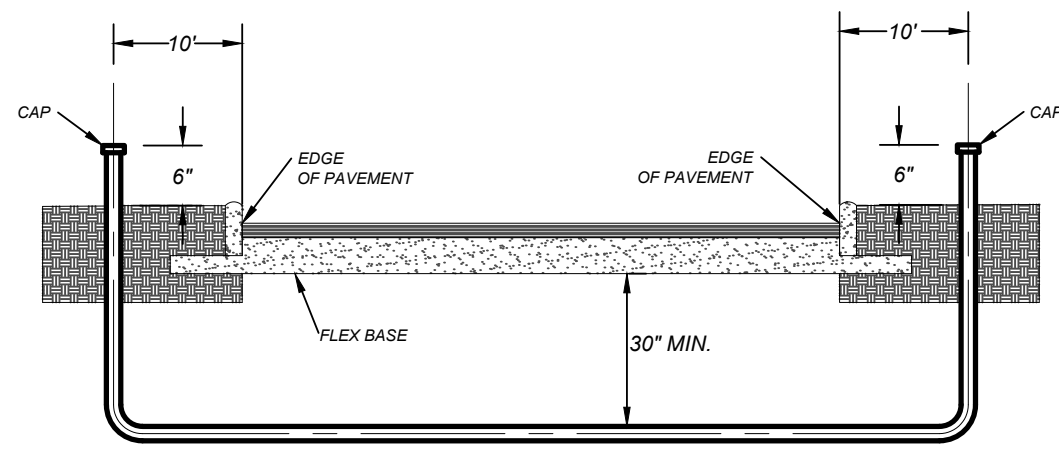
TYPICAL FIRE HYDRANT DETAIL

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

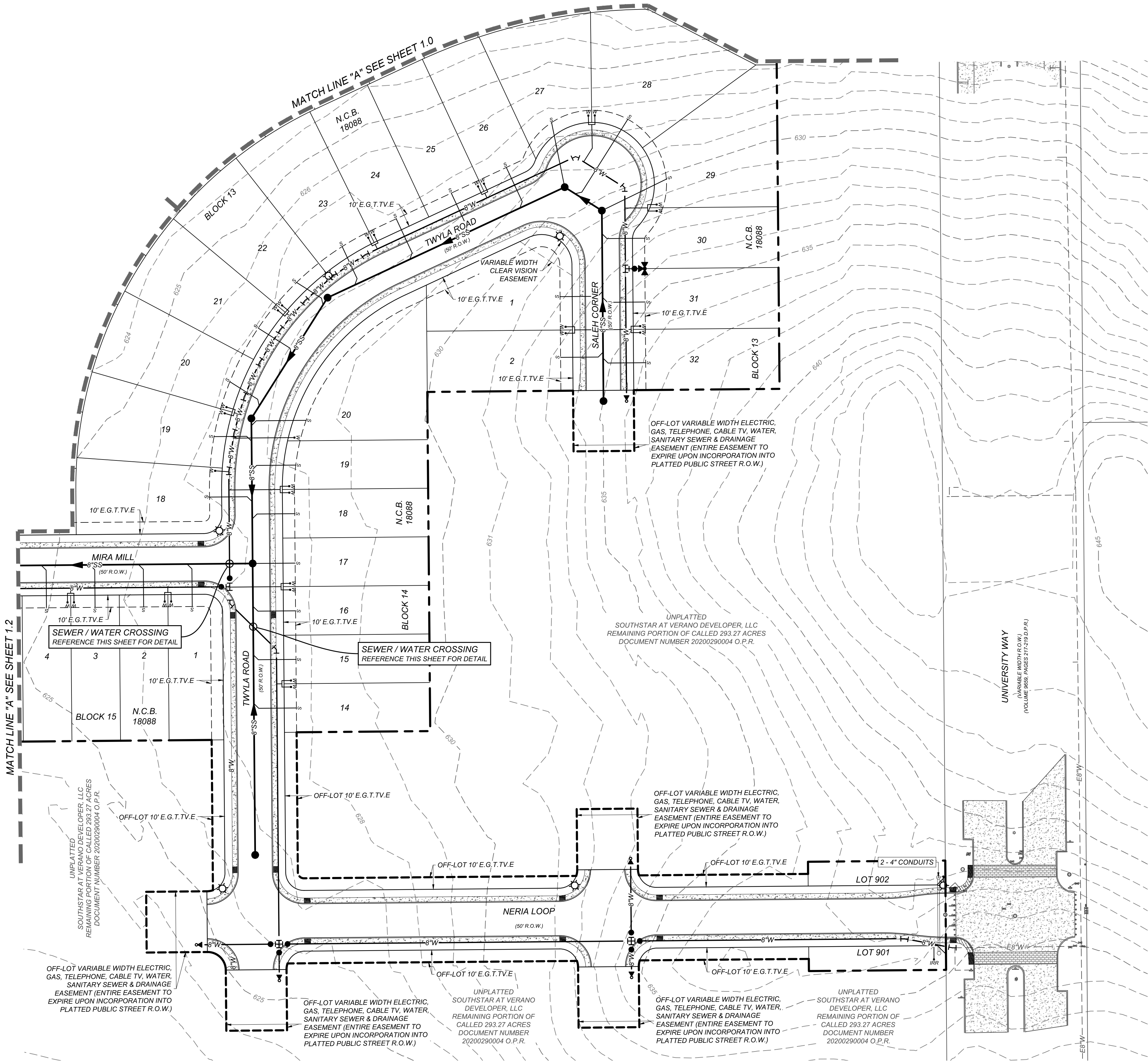
N.T.S.



TYPICAL CONDUIT DETAIL

N.T.S.

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VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN (2 OF 5)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

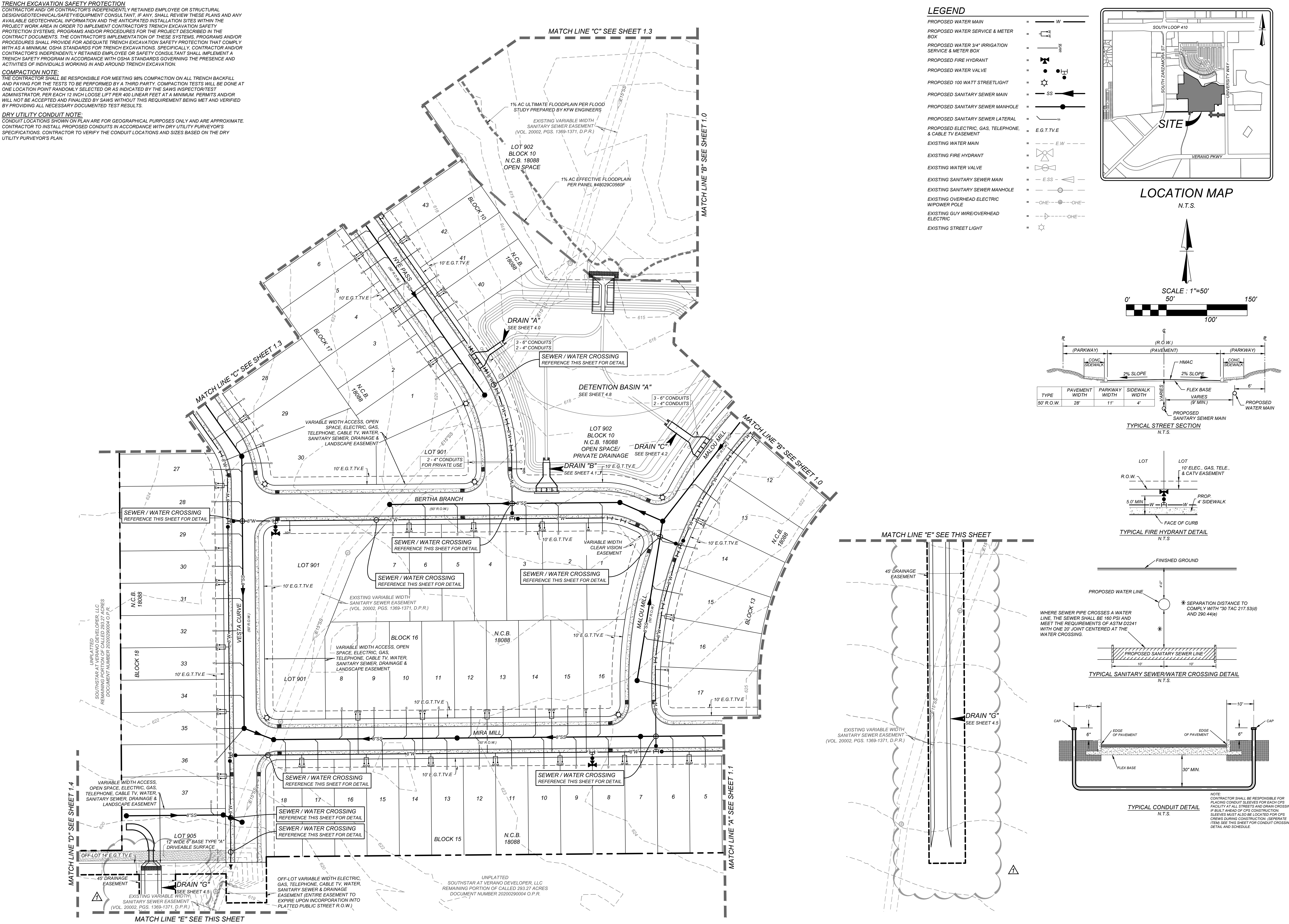
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SHEET NUMBER:

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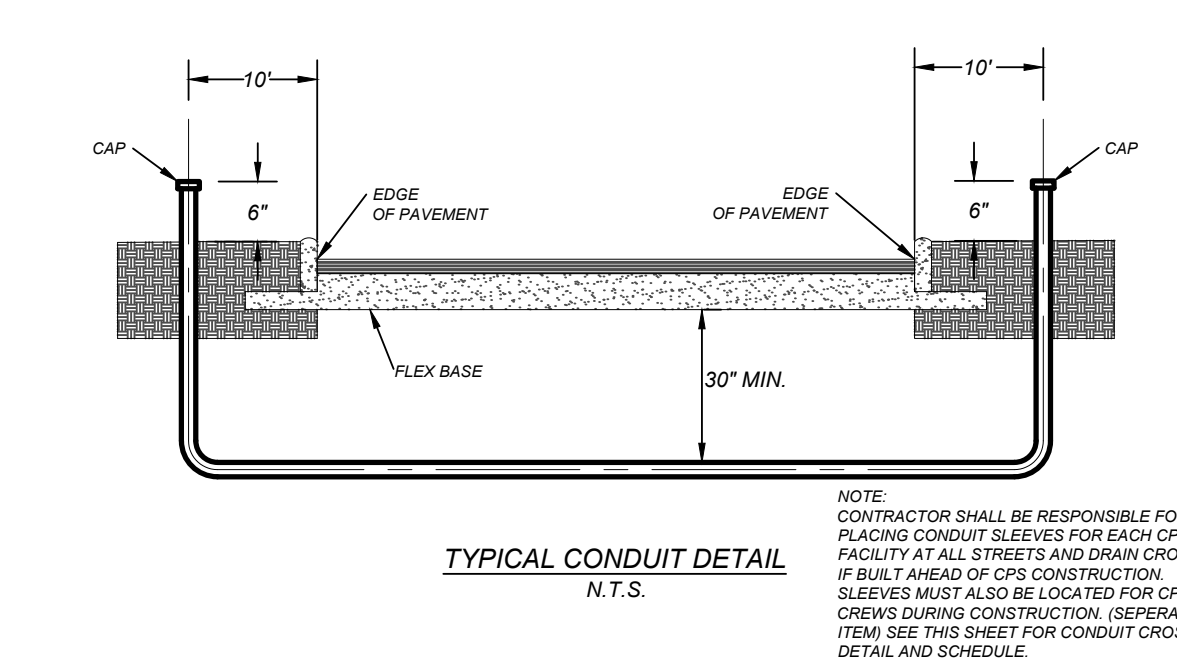
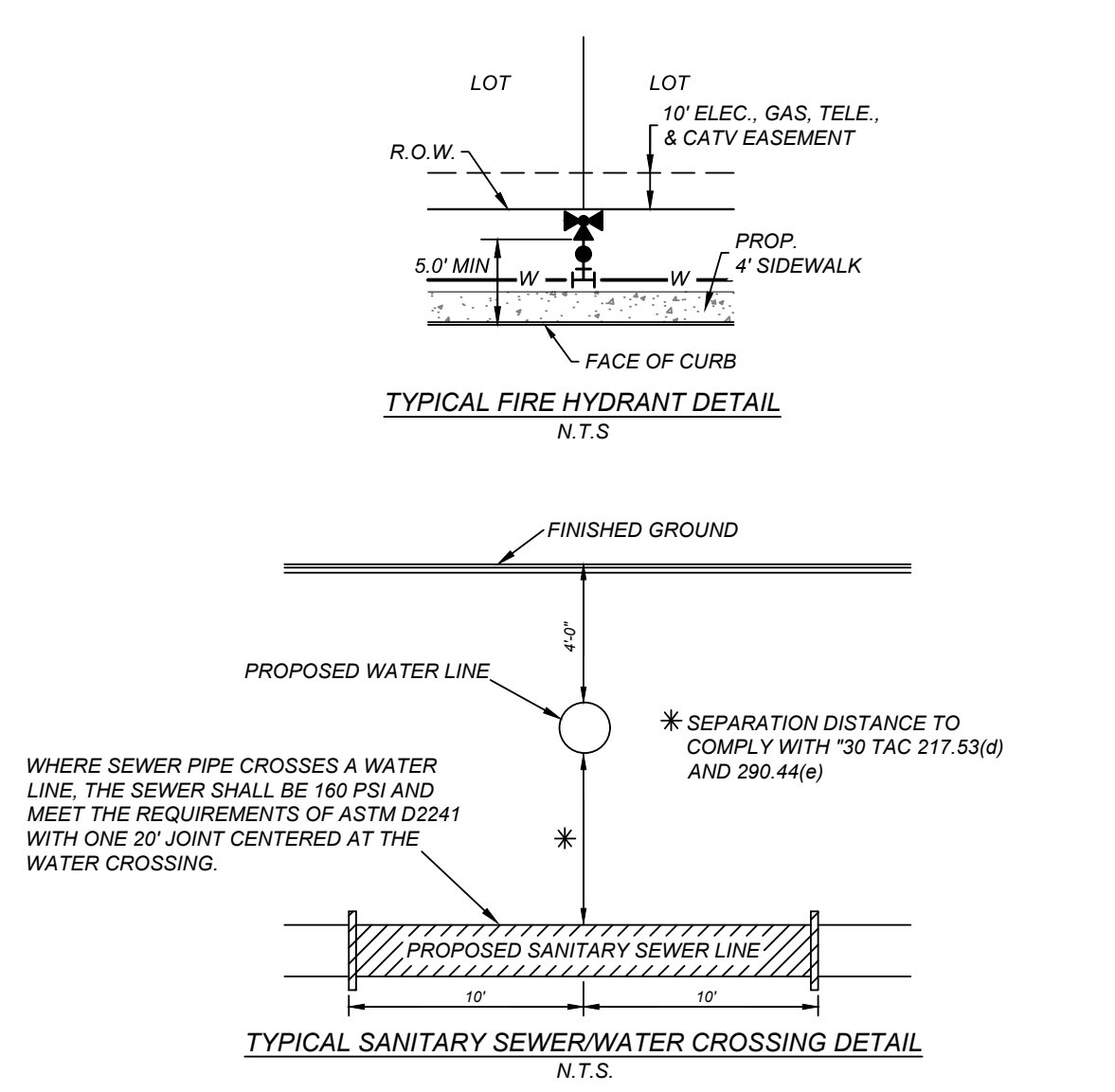
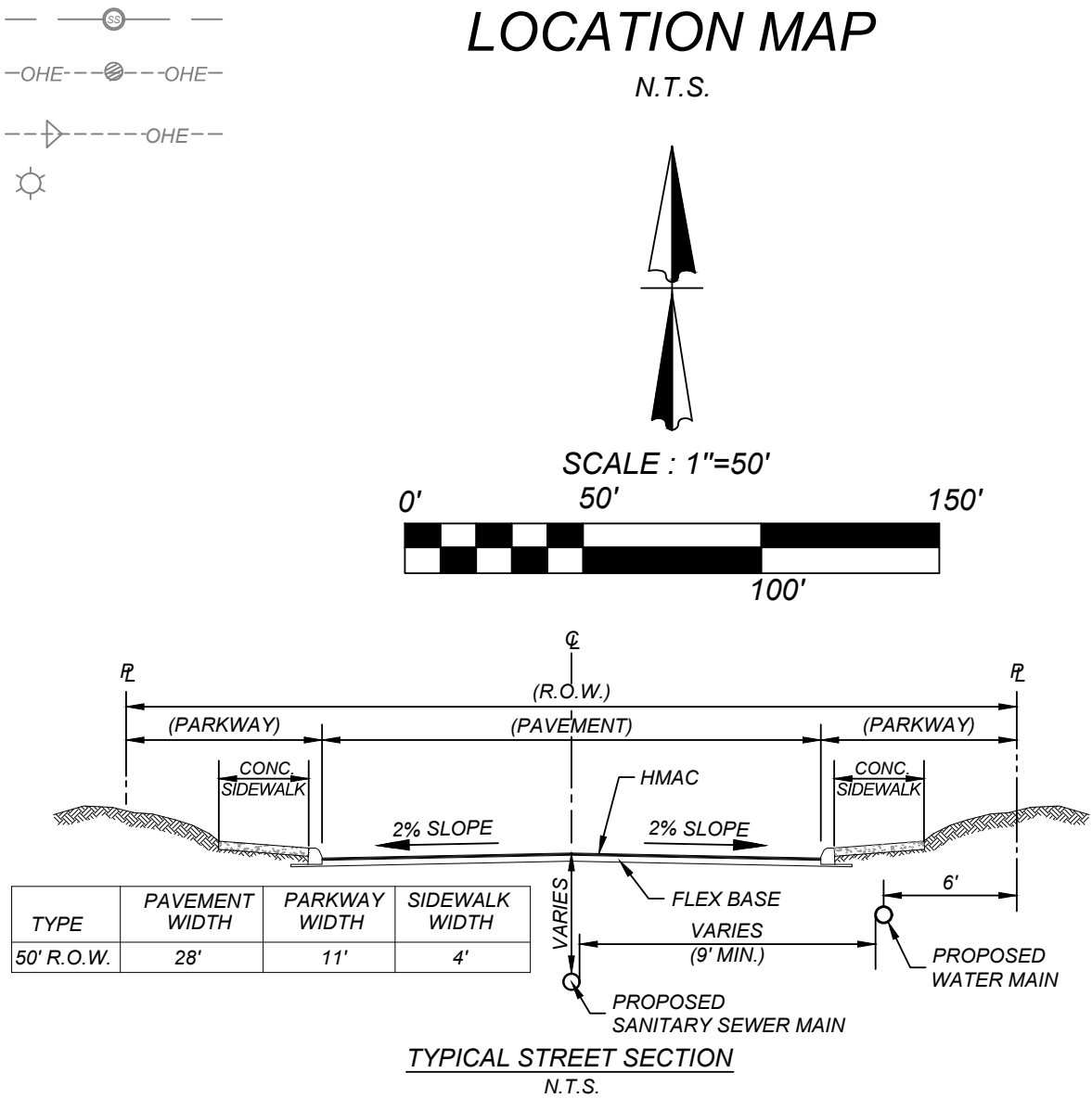
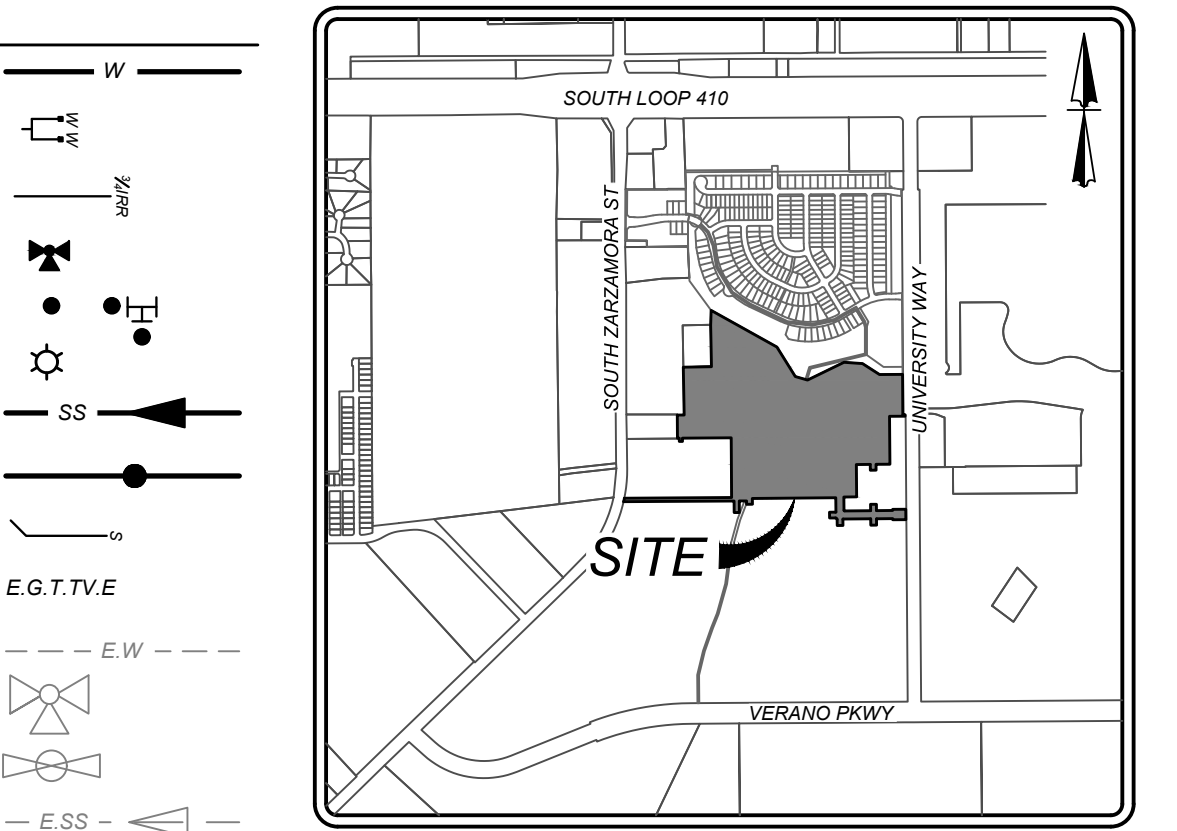
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KFW ENGINEERS + SURVEYING
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBPE Firm #: 0513 • TBPE S Firm #: 1012300

ISSUE DATE: 3/24/22
REVISED STATION & ELEVATIONS OF DRAIN "G"

STATE OF TEXAS
OWAR A. ESPINOSA
12556
PROFESSIONAL ENGINEER
4/17/22

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN (3 OF 5)

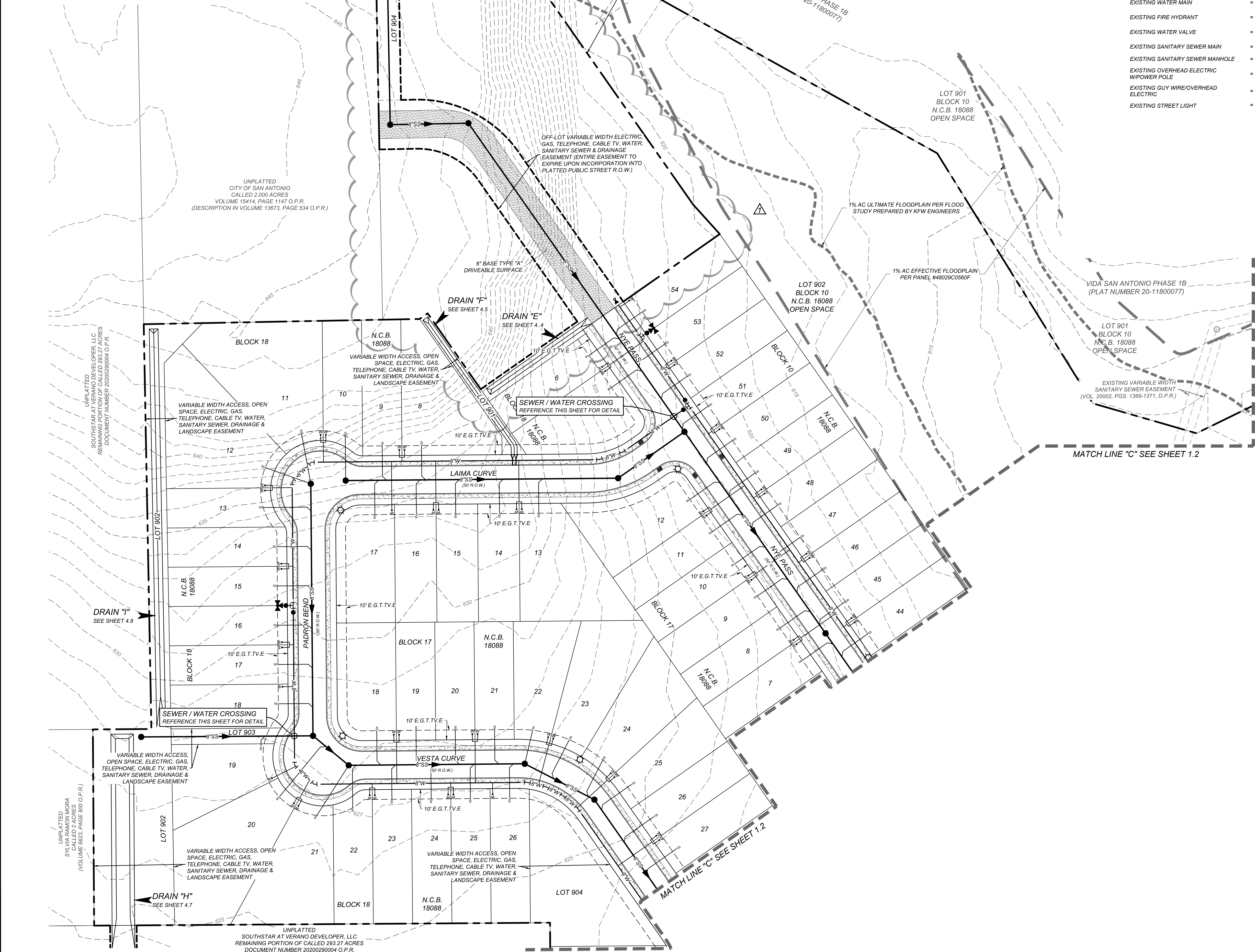
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN/SC CHECKED/OE
SHEET NUMBER:

1.2

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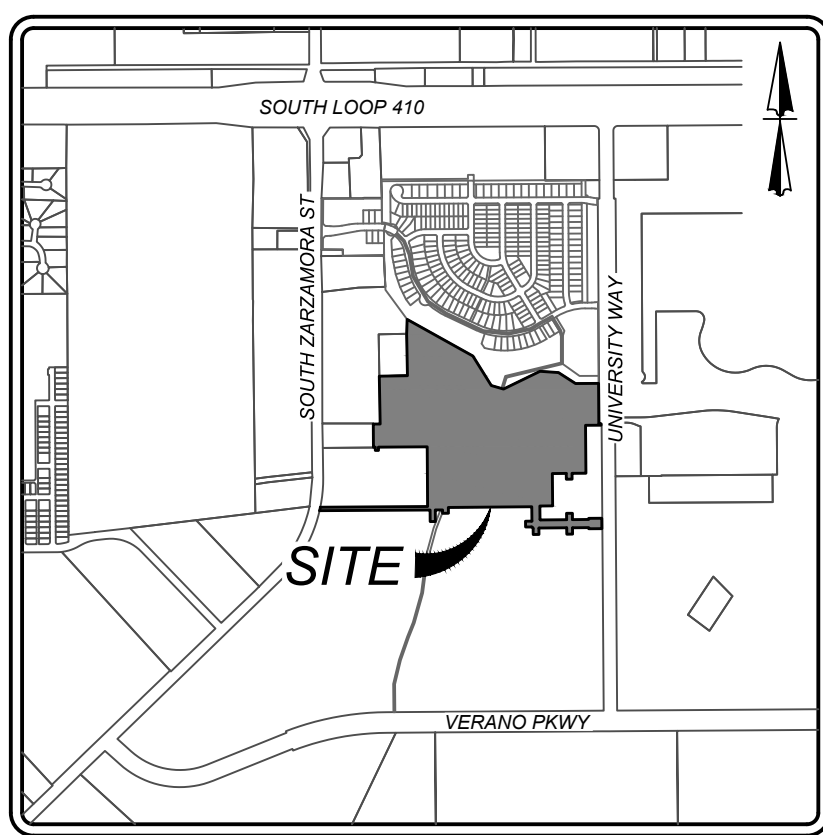
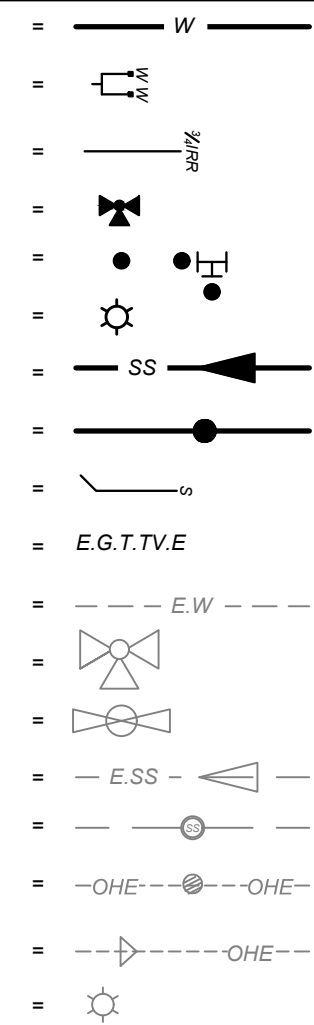
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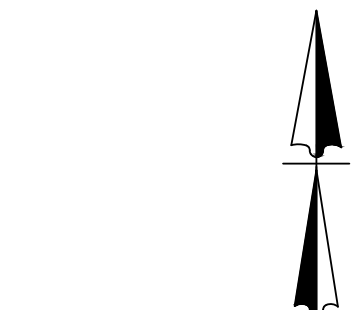
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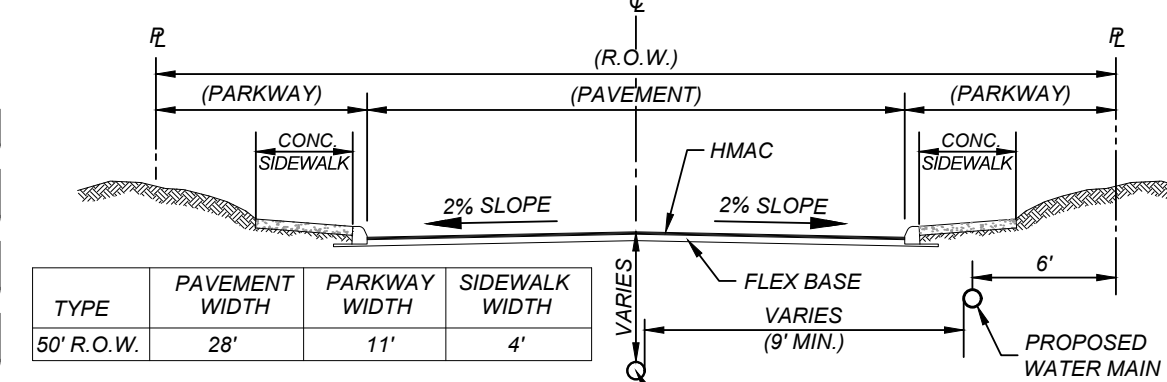
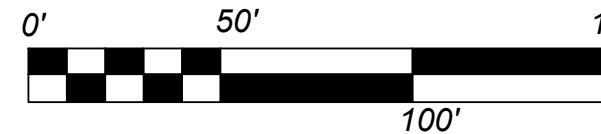


LOCATION MAP

N.T.S.

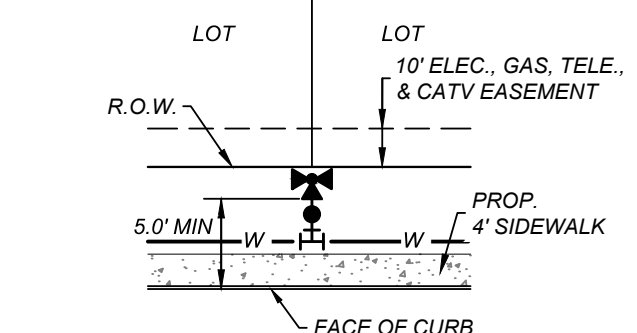


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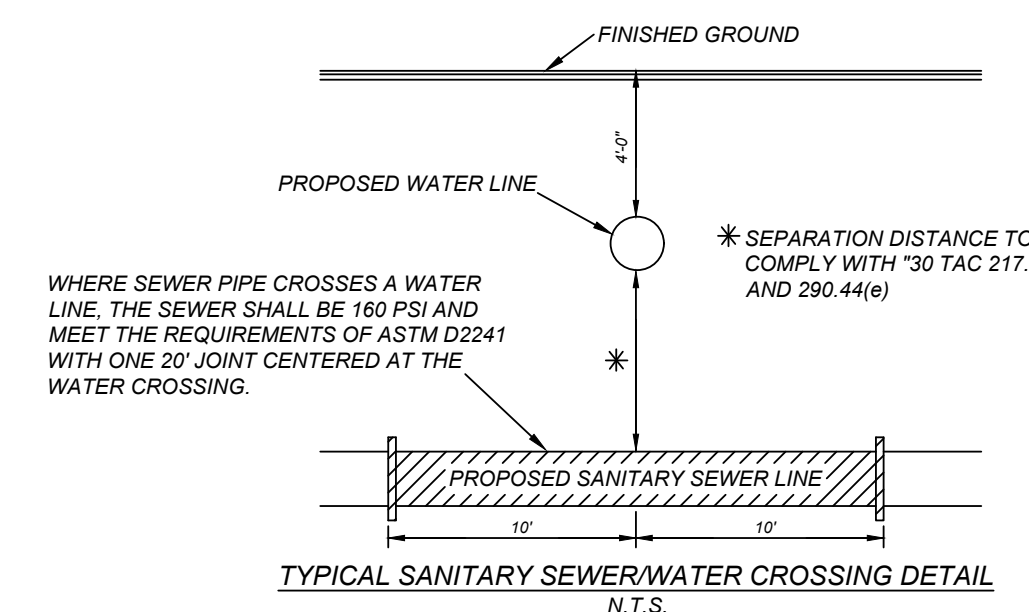
TYPICAL STREET SECTION

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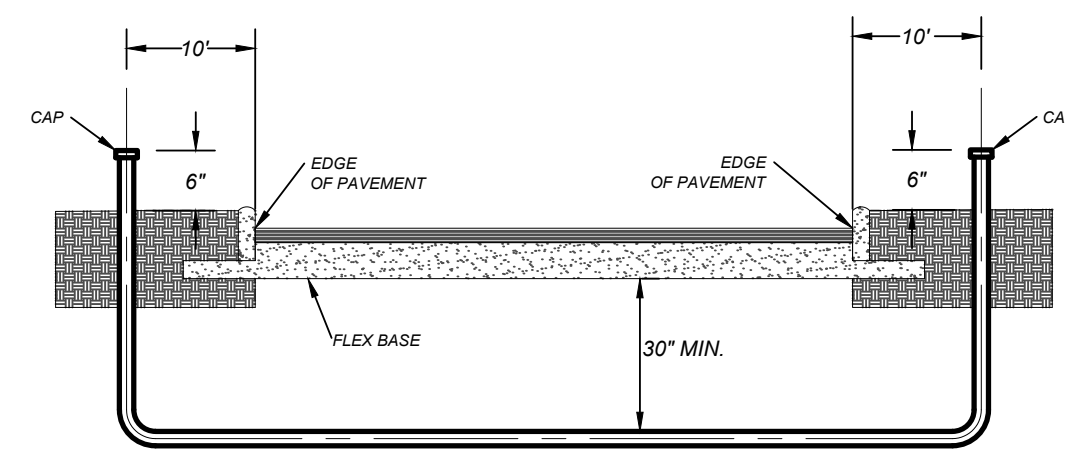
TYPICAL FIRE HYDRANT DETAIL

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.



TYPICAL CONDUIT DETAIL

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NOTE:
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VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL UTILITY PLAN (4 OF 5)



REVISIONS
REMOVAL OF LOTS
& SERVICES

ISSUE DATE
3/24/2022

KFW
ENGINEERS & SURVEYING
10000 N. LOOP WEST, SUITE 1000
HOUSTON, TEXAS 77037
Phone # (281) 878-8444 • Fax # (281) 878-8441
TBE# Firm #: 9513 • TBE# S Firm #: 1012300

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

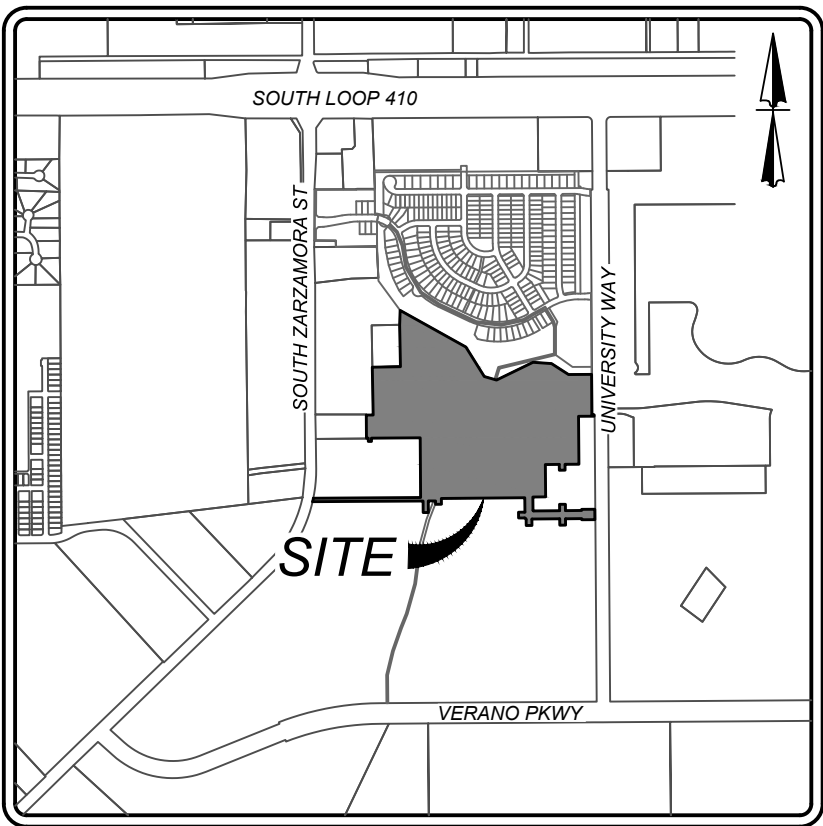
TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK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

COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND 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. PERMITS AND/OR WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

DRY UTILITY CONDUIT NOTE:
CONDUIT LOCATIONS SHOWN ON PLAN ARE FOR GEOGRAPHICAL PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO INSTALL PROPOSED CONDUITS IN ACCORDANCE WITH DRY UTILITY PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO VERIFY THE CONDUIT LOCATIONS AND SIZES BASED ON THE DRY UTILITY PURVEYOR'S PLAN.

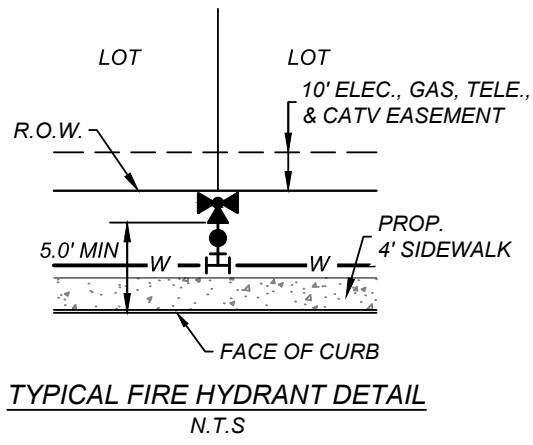
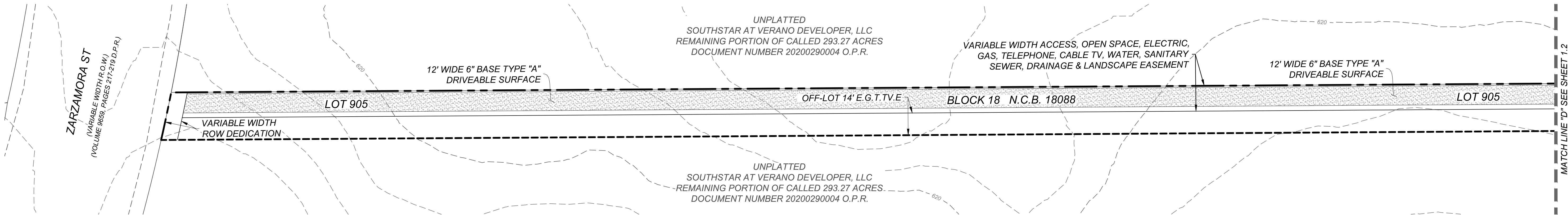
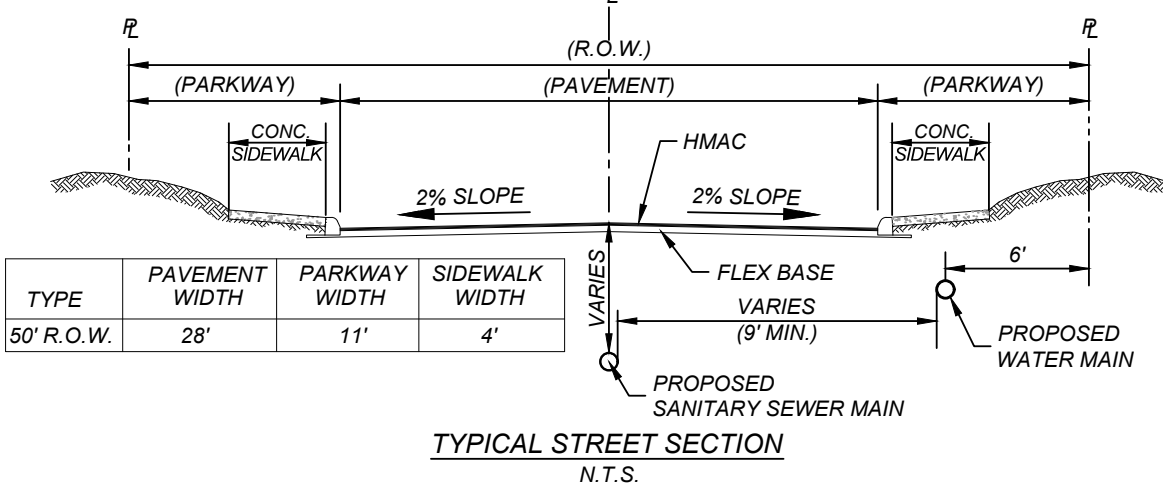
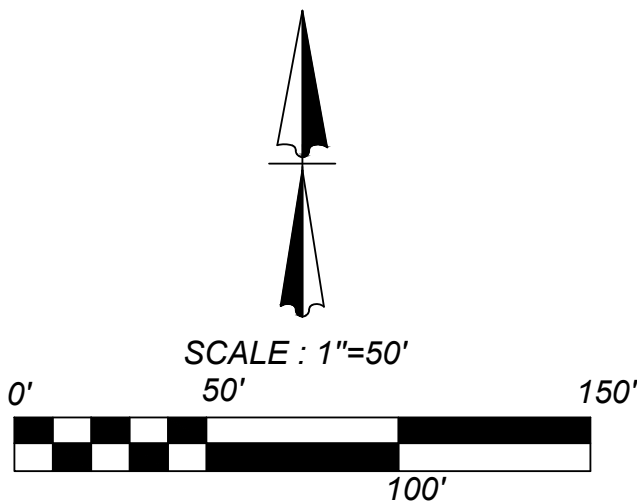
LEGEND

- PROPOSED WATER MAIN = W
- PROPOSED WATER SERVICE & METER BOX = W M
- PROPOSED WATER 3/4" IRRIGATION SERVICE & METER BOX = W M
- PROPOSED FIRE HYDRANT = F
- PROPOSED WATER VALVE = V
- PROPOSED 100 WATT STREETLIGHT = S
- PROPOSED SANITARY SEWER MAIN = SS
- PROPOSED SANITARY SEWER MANHOLE = S
- PROPOSED SANITARY SEWER LATERAL = S
- PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT = E.G.T.V.E
- EXISTING WATER MAIN = E.W
- EXISTING FIRE HYDRANT = F
- EXISTING WATER VALVE = V
- EXISTING SANITARY SEWER MAIN = E.SS
- EXISTING SANITARY SEWER MANHOLE = S
- EXISTING OVERHEAD ELECTRIC W/POWER POLE = OHE
- EXISTING GUY WIRE/OVERHEAD ELECTRIC = OHE
- EXISTING STREET LIGHT = S

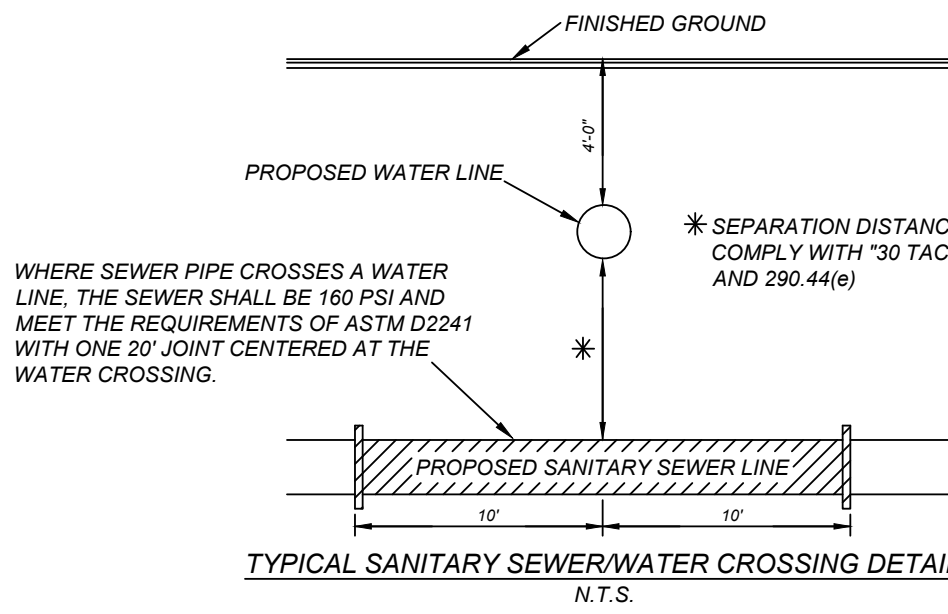


LOCATION MAP

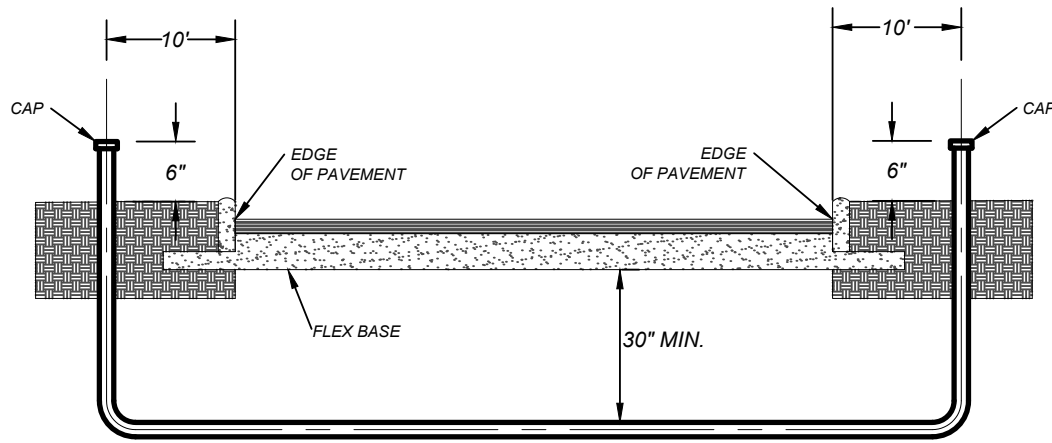
N.T.S.



N.T.S.



N.T.S.

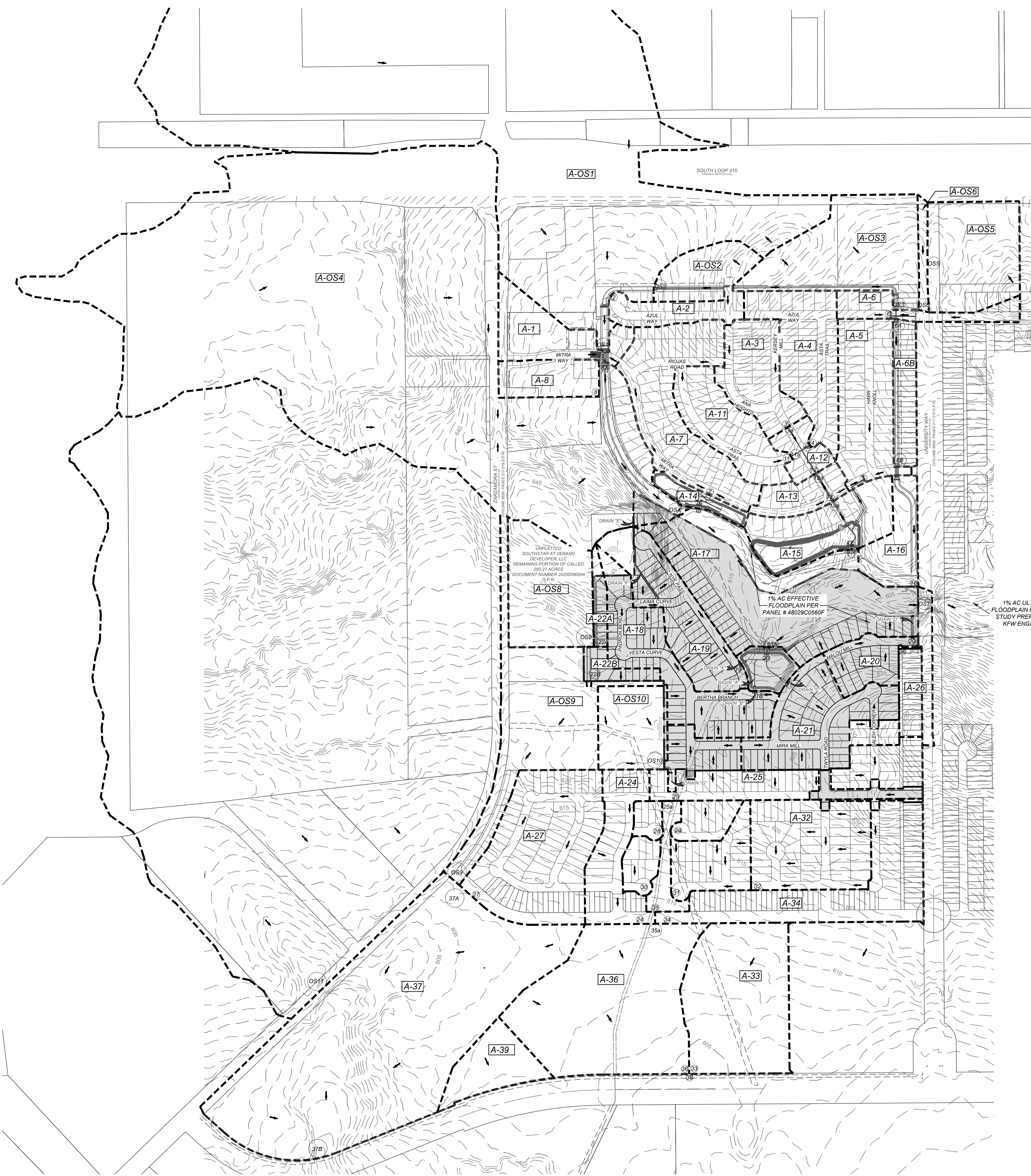


NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING CONDUIT SLEEVES FOR EACH CPS FACILITY AT ALL STREETS AND DRAIN CROSSING IF BUILT AHEAD OF CPS CONSTRUCTION. SLEEVES MUST ALSO BE LOCATED FOR CPS CREWS DURING CONSTRUCTION. SEPARATE ITEM: SEE THIS SHEET FOR CONDUIT CROSSING DETAIL AND SCHEDULE.

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
OVERALL UTILITY PLAN (5 OF 5)

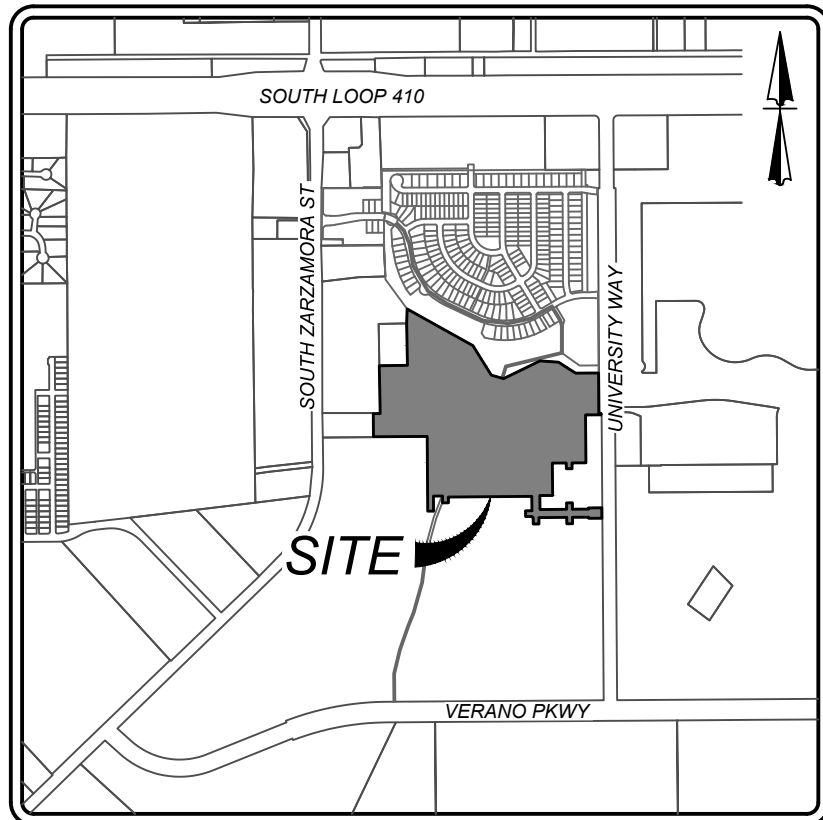
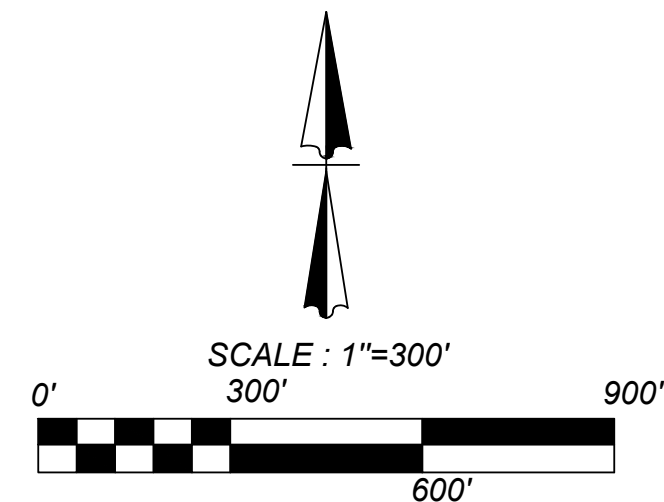
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

Date: Jan 19, 2022, 11:39am User ID: scruc
File: N:\391\10\06\Design\GWA\MD391006.dwg



LEGEND

- ① STUDY POINT
- DRAINAGE AREA BOUNDARY
- - - EXISTING CONTOURS
- FLOW ARROW
- PROPOSED UNIT



LOCATION MAP

N.T.S.														
Study Point	AREA	(Acres)	C	Tot1 (min)	Txc (min)	Tch (min)	Ttot (min)	IS (in/hr)	QS (in/hr)	1000 (in/hr)	QS (ft3/s)	Q25 (ft3/s)	Q100 (ft3/s)	
1	A-01	4.60	0.91	14.00		2.00	1.00	17	4.910	6.760	8.420	20.55	28.30	35.25
1A	PT. OS2 + A-OS1 + A-1 + A-2	133.24	0.88	39.00	CARRYOVER FROM A-OS1		39	3.200	4.390	5.440	375.05	514.53	637.59	
2	A-2	2.62	0.77	10.00		0.00	2.00	12	5.810	8.120	10.140	11.72	16.38	20.46
3	A-3	4.87	0.77	10.00		1.00	2.00	13	5.610	7.820	9.760	21.04	29.32	36.60
RUNOFF CAPTURED BY CURB INLET ON GRADE ON PT. 3														
3a	A-3a	2.17	0.77								13.60	16.27	18.28	
4	A-4	7.10	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	29.63	41.17	51.34
RUNOFF CAPTURED BY CURB INLET ON GRADE ON PT. 4														
4a	A-4a	1.61	0.77								25.71	31.85	36.48	
5	A-5	6.74	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	28.13	39.08	48.73
6	A-6	2.49	0.79	10.00		1.00	1.00	12	5.810	8.120	10.140	11.43	15.97	19.95
6A	PT.OS3 + PT.6 + PT. OS5 + PT. OS6	22.19	0.93	20.00	CARRYOVER FROM PT.OS3	0.00	0.00	20	4.510	6.210	7.710	93.07	128.15	159.11
	A-6B	2.63	0.77											
6B	PT. 6A + A-6B	24.82	0.92	20.00	CARRYOVER FROM PT. 6A	0.00	2.00	22	4.300	5.910	7.340	98.19	134.95	167.60
7	A-7	9.35	0.77	20.00		1.00	4.00	25	4.040	5.530	6.860	29.09	39.81	49.39
8	A-8	2.89	0.94	14.00		2.00	1.00	17	4.910	6.760	8.420	13.34	18.36	22.87
11	A-11	5.21	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	21.74	30.21	37.67
RUNOFF CAPTURED BY CURB INLET ON GRADE ON PT. 11														
11a	A-11a	1.92	0.77								5.93	9.11	12.61	
	A-12	1.69	0.77											
12	PT. 3a + PT. 4a + PT. 11a + A-12	7.39	0.77	14.00	CARRYOVER FROM PT. 4	0.00	1.00	15	5.240	7.240	9.030	29.82	41.20	51.38
RUNOFF CAPTURED BY CURB INLET ON GRADE ON PT. 12														
12a	A-12a	3.18	0.77								10.22	17.70	24.87	
	A-13	2.33	0.77											
13	PT. 12a + A-13	5.51	0.77	15.00	CARRYOVER FROM PT. 12	0.00	1.00	16	5.060	6.990	8.710	21.47	29.66	36.95
13a	A-13a	21.20	0.77								96.19	120.39	139.83	
	A-14	1.43	0.77											
14	PT. 7 + A-14	10.78			SEE DRAINAGE REPORT						45.70	64.40	81.40	
	A-15	6.07	0.77											
15	A-15 + A-16 + A-17 + A-18 + A-19 + A-20 + A-21 + A-22 + A-23 + A-24 + A-25 + A-26 + A-27 + A-28 + A-29 + A-30 + A-31 + A-32 + A-33 + A-34 + A-35 + A-36 + A-37 + A-38 + A-39	34.01			SEE DRAINAGE REPORT FOR VIDA SAN ANTONIO PHASE 1A + 1B						135.20	195.60	250.10	
	A-16	3.21	0.77											
16	PT. 6A + A-16	28.03	0.91	22.00	CARRYOVER FROM PT. 6	0.00	2.00	24	4.120	5.650	7.010	105.09	144.12	178.81
	A-17	19.79												
17	PT. OS4 + PT. 14 + PT. 15 + A-17	295.96	0.77	12.00		8.00	11.00	31	3.620	4.960	6.140	824.96	1130.33	1399.24
18	A-18	8.12	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	33.89	47.08	58.71
19	A-19	6.87	0.77	16.00		3.00	3.00	22	4.300	5.910	7.340	22.75	31.26	38.83
	A-20	2.77	0.77											
20	PT. 20 + A-20	4.38	0.77	11.00	CARRYOVER FROM PT. 20	0.00	0.00	12	6.020	8.430	10.540	20.30	28.41	35.55
21	A-21	8.65	0.77	10.00		1.00	4.00	15	5.240	7.240	9.030	34.90	48.22	60.14
22a	A-22a	0.74	0.77	10.00		2.00	0.00	12	5.810	8.120	10.140	3.31	4.63	5.78
	A-22b	1.17	0.77	10.00		2.00	0.00	12	5.810	8.120	10.140	5.23	7.32	9.14
22b	PT. 22a + PT. OS8 + A-22b	9.32	0.55	13.00		0.00	1.00	14	5.420	7.530	9.390	27.65	38.42	47.90
	A-23	1.31	0.77											
23	PT. 18 + PT. 19 + PT. 21 + A-23	24.95	0.77	22.00	CARRYOVER FROM PT. 19	0.00	1.00	23	4.210	5.770	7.170	81.30	111.43	138.46
23a	PT. 23	24.95	0.77		FROM HYDROGRAPH DETENTION POINT "A" CALCULATIONS						65.50	104.70	145.30	
24	A-24	5.08	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	21.20	29.45	36.73
25	A-25	10.07	0.77	10.00		0.00	5.00	15	5.240	7.240	9.030	40.63	56.14	70.02
25a	PT. OS9 + A-25	14.56	0.79	15.00		0.00	0.00	15	5.240	7.240	9.030	60.63	83.77	104.48
26	A-26	1.61	0.77	10.00		0.00	1.00	11	6.020	8.430	10.540	7.46	10.45	13.07
27	A-27	12.29	0.77	10.00		1.00	4.00	15	5.240	7.240	9.030	49.59	68.51	85.45
28	A-28	0.82	0.77	10.00		1.00	0.00	11	6.020	8.430	10.540	3.80	5.32	6.65
29	A-29	1.75	0.77	10.00		1.00	1.00	12	5.810	8.120	10.140	7.83	10.94	13.66
30	A-30	1.42	0.77	10.00		2.00	0.00	12	5.810	8.120	10.140	6.35	8.88	11.09
	A-31	3.77	0.77											
31	A-31 + A-32	12.16	0.77	14.00		0.00	1.00	15	5.240	7.240	9.030	49.06	67.79	84.55
32	A-32	8.39	0.77	10.00		1.00	3.00	14	5.420	7.530	9.390	35.01	48.65	60.66
33	A-33	11.75	0.49	14.00		1.00	2.00	17	4.910	6.760	8.420	28.27	38.92	48.48
34	A-34	9.93	0.77	10.00		0.00	6.00	16	5.060	6.990	8.710	38.69	53.45	66.60
	A-35	1.54	0.77											
35	PT. 25a + PT. 28 + PT. 29 + PT. 30 + A-35	32.25	0.77	35.00		0.00	2.00	17	4.910	6.760	8.420	121.93	167.87	209.09
35a	PT. 35 + PT. 24 + PT. 34	47.26	0.77	17.00		0.00	0.00	17	4.910	6.760	8.420	178.68	246.00	306.41
	A-36	17.51	0.49											
36	PT. 35a + A-36	64.77	0.69	17.00		0.00	3.00	20	4.510	6.210	7.710	202.82	279.26	346.72
37A	PT. 27 + PT. OS8	25.37	0.81	15.00	CARRYOVER FROM A-27	0.00	0.00	15	5.240	7.240	9.030	107.51	148.55	185.28
	A-37B	38.68												
37B	PT. OS10 + PT. OS8 + PT. 27 + A-37	215.86			SEE DRAINAGE REPORT									
38	PT. 36 + PT. 33	76.52	0.66	20.00		0.00	0.00	20	4.510	6.210	7.710	228.78	315.02	391.11
	A-OS1	122.59	0.88	20.00		7.00	12.00	39	3.200	4.390	5.440	345.21	473.59	586.86
	A-OS2	128.64	0.88	39.00	CARRYOVER FROM A-OS1		39	3.200	4.390	5.440	361.66	496.15	614.82	
OS-2	A-OS2	3.43	0.91	20.00		4.00	0.00	24	4.120	5.650	7.010	12.86	17.64	21.88
OS-3	A-OS3	10.18	0.94	14.00		4.00	2.00	20	4.510	6.210	7.710	43.16	59.42	73.78
	A-OS4	99.85	0.91											
OS-4	PT. OS-1 + A-OS4 + A-8	231.38			SEE DRAINAGE REPORT									
OS-5	A-OS5	7.91	0.93	14.00		2.00	1.00	17	4.910	6.760	8.420	36.12	49.73	61.94
OS-6	A-OS6	1.61	0.97	10.00		0.00	2.00	12	5.810	8.120	10.140	9.07	12.68	15.84
OS-7	A-OS7	7.41			SEE DRAINAGE REPORT									
OS-8	A-OS8	7.41	0.49	10.00		2.00	1.00	13	5.610	7.820	9.760	20.37	28.39	35.44
	A-OS9	11.91	0.85											
OS-9	A-22 + A-OS8	13.08	0.85	10.00		2.00	1.00	13	5.610	7.820	9.760	62.02	86.45	107.89
OS-10	A-OS9	4.49	0.85	10.00		4.00	1.00	15	5.240	7.240	9.030	20.00	27.63	34.46
OS-11	A-OS11	151.81			SEE DRAINAGE REPORT									

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

VIDA SAN ANTONIO PHASE 2 BEXAR COUNTY, TEXAS MASTER DRAINAGE PLAN

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

2.0



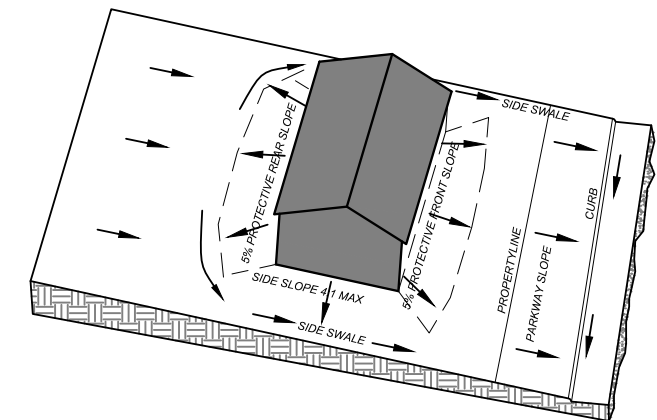
KFW
ENGINEERS + SURVEYING
Phone # (210) 878-8444 • Fax # (210) 878-8441
TBPE Firm #: 9513 • TBPE S Firm #: 1012300

ISSUE DATE

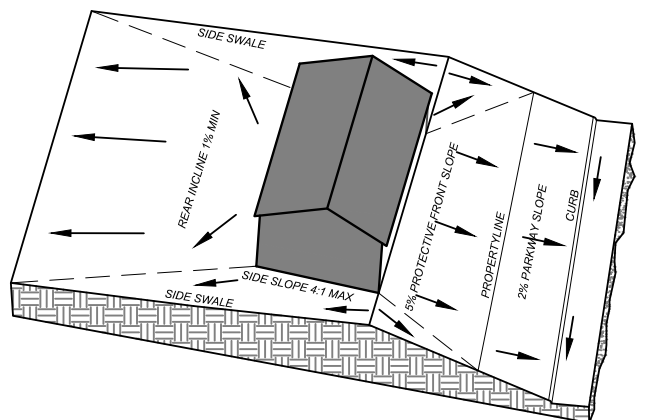
REVISIONS

GENERAL NOTES:

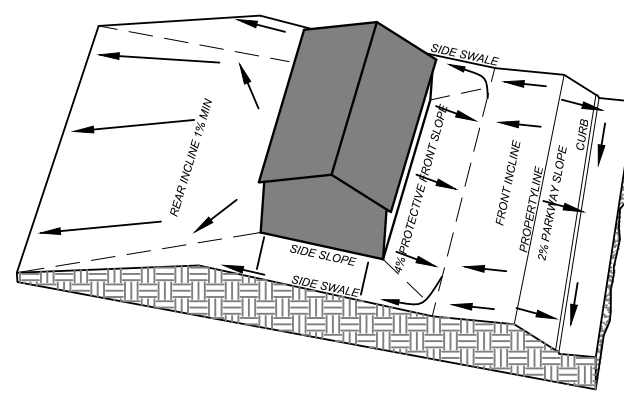
1. ELEVATION SHOWN ON FOUNDATION IS FOR FINISHED FLOOR.
2. CONTRACTOR SHALL PROVIDE OWNER ALL NECESSARY DENSITY TESTS FOR FILL LOTS AS REQUIRED BY HUD SPECIFICATIONS.
3. HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
4. AS SOON AS PRACTICAL HOME BUILDER SHALL ESTABLISH VEGETATION (HYDOMULCH, SEEDING, SODDING, ETC...) TO PREVENT EROSION FROM OCCURRING.
5. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
6. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OR STREET RIGHT OF WAY ACCORDING TO THE MASTER DRAINAGE PLAN FOR THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.
7. ALL ELEVATIONS AND CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVEMENT, CURBS, AND SIDEWALKS MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
8. GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR ALL OTHER GRADES, INCLUDING, BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.



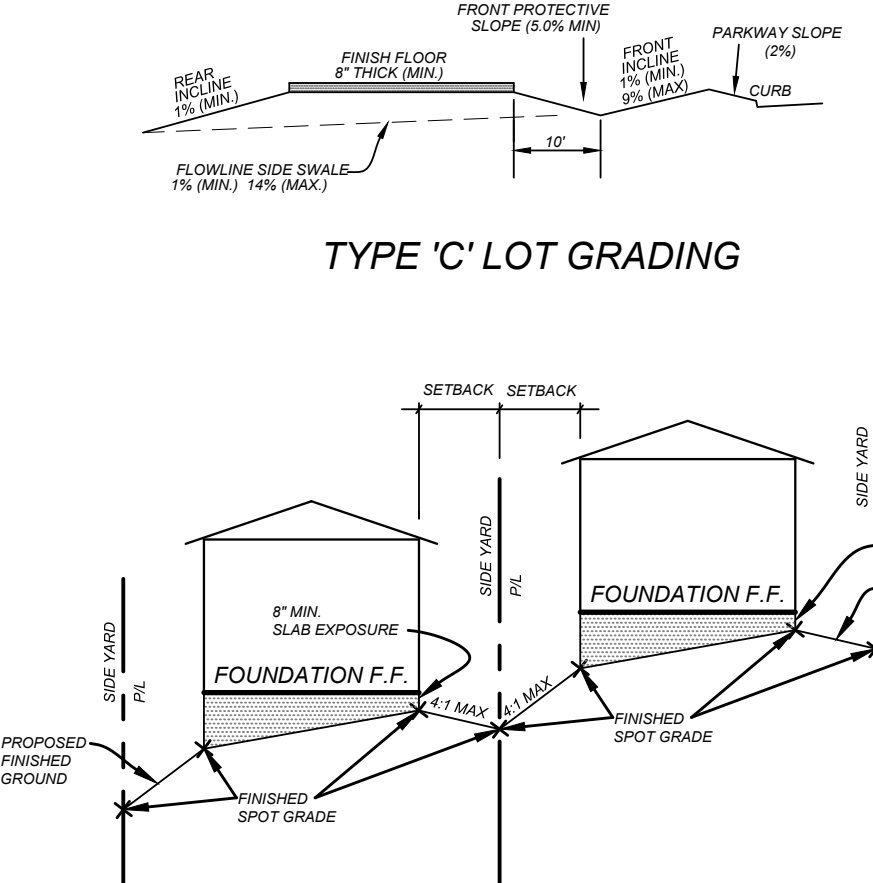
TYPE 'A' LOT GRADING



TYPE 'B' LOT GRADING



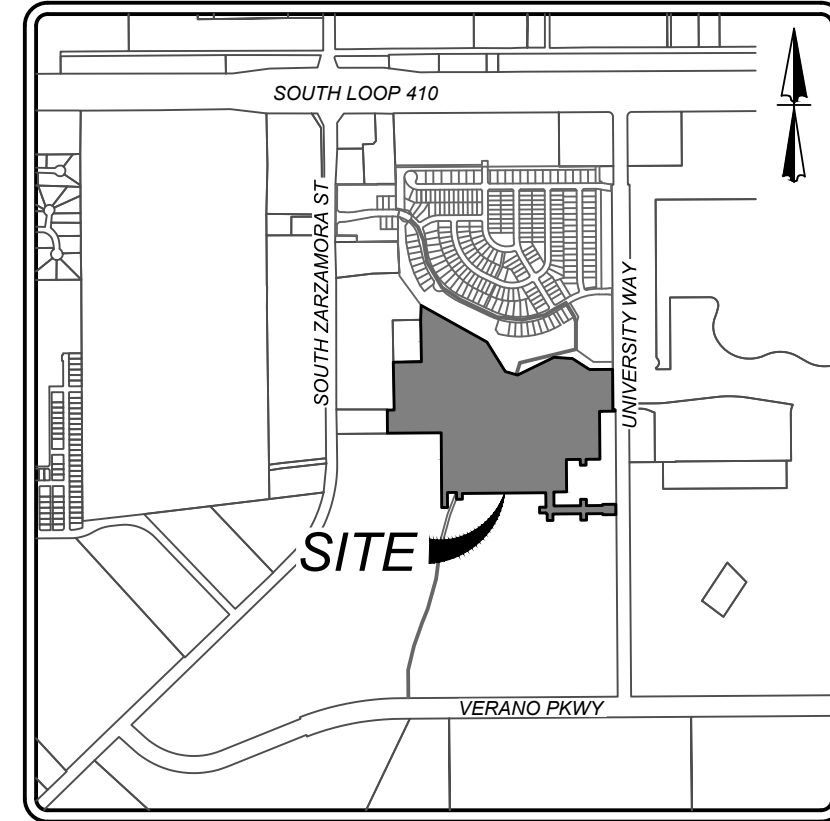
TYPE 'C' LOT GRADING



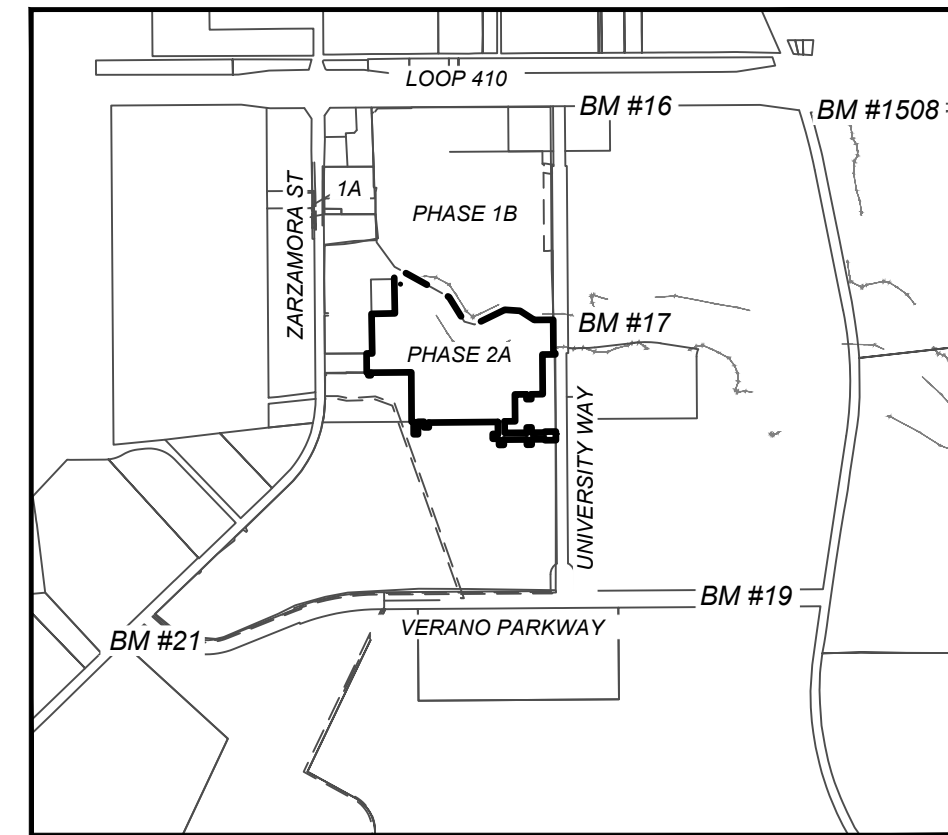
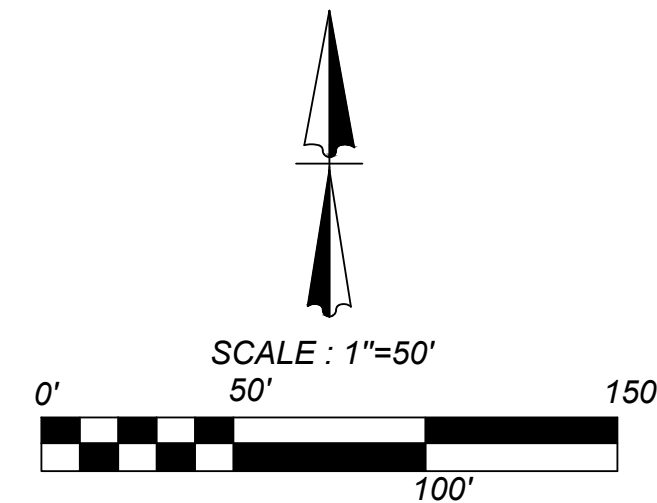
TYPICAL SIDE YARD GRADING
N.T.S.

LEGEND

- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE
& CABLE EASEMENT
= FLOW ARROW
= LOT GRADE TYPE
= PROPOSED DRIVEWAY LOCATION
H.P. = HIGH POINT



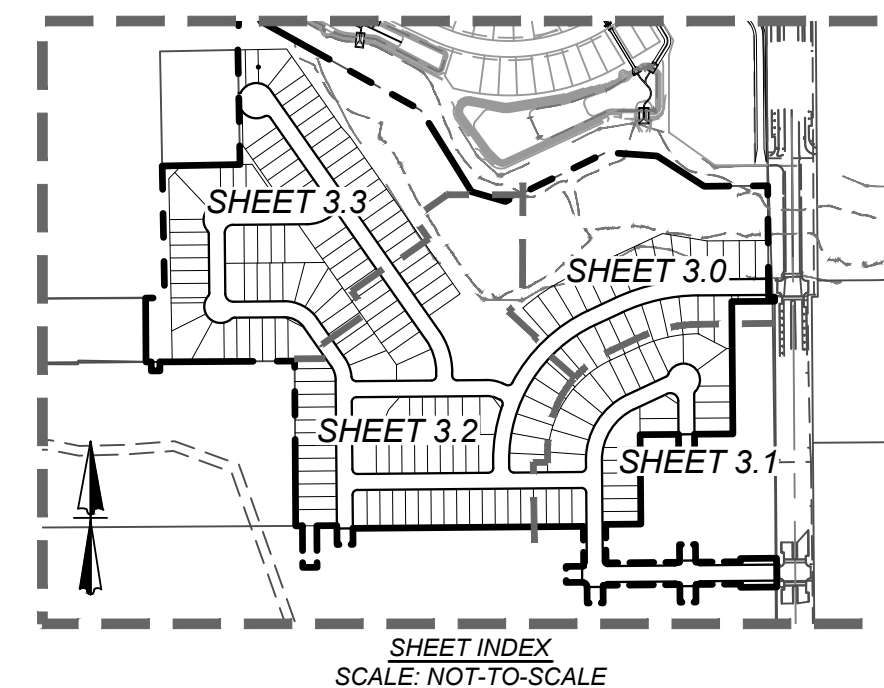
LOCATION MAP
N.T.S.



BENCHMARK MAP
SCALE: 1" = 2000'

BENCHMARKS	
BM #1508	DESC: SET PK NAIL WITH WASHER N: 13666335.4300 E: 2122771.5410 ELEV: 593.165
BM #16	DESC: SET PK NAIL WITH WASHER N: 13666384.9200 E: 2120296.5560 ELEV: 644.126
BM #17	DESC: SET PK NAIL WITH WASHER N: 13664122.5508 E: 2120283.4546 ELEV: 612.809
BM #19	DESC: SET PK NAIL WITH WASHER N: 13661280.8624 E: 2121553.8160 ELEV: 605.760
BM #21	DESC: SET PK NAIL WITH WASHER N: 13663804.7136 E: 2116769.0059 ELEV: 595.740

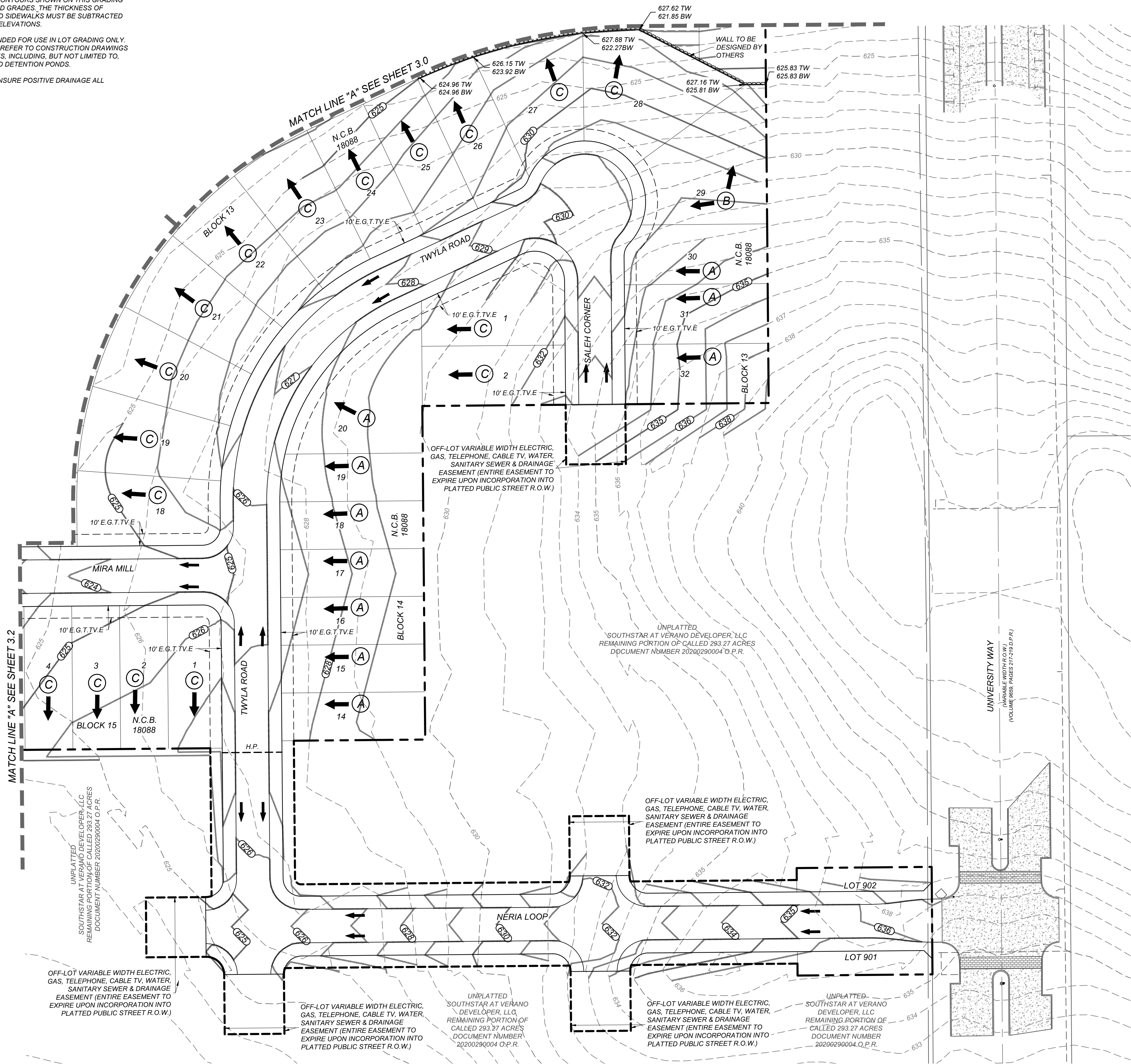
CONTRACTOR TO RUN LEVEL LOOP THROUGH BMS PROVIDED TO CONFIRM BEFORE CONSTRUCTION CONTACT ENGINEER/SURVEYOR IMMEDIATELY IF ELEVATIONS DO NOT MATCH THOSE SHOWN.



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
OVERALL GRADING PLAN (1 OF 4)

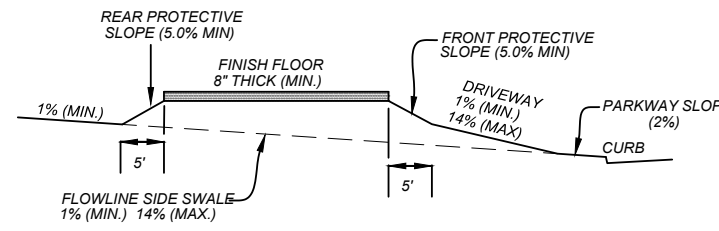
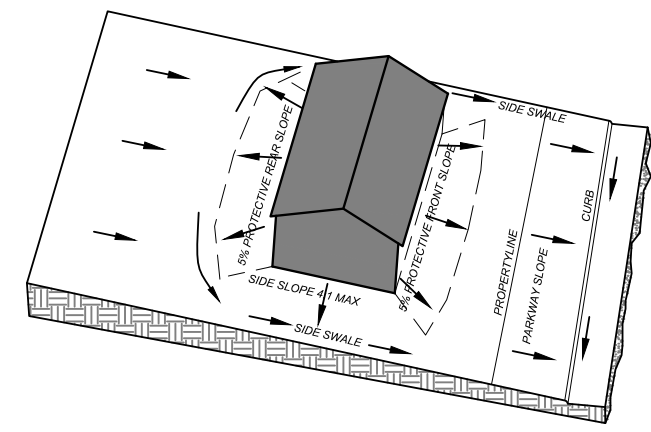
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN/SC CHECKED/OE
SHEET NUMBER:

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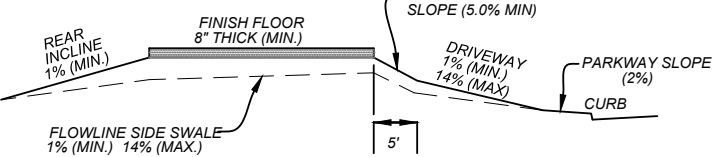
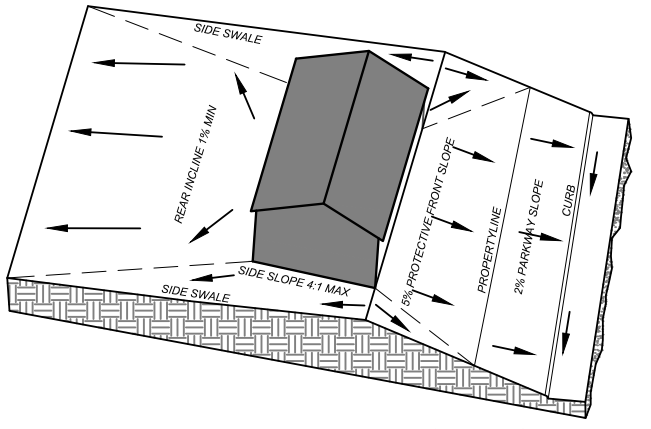


LEGEND

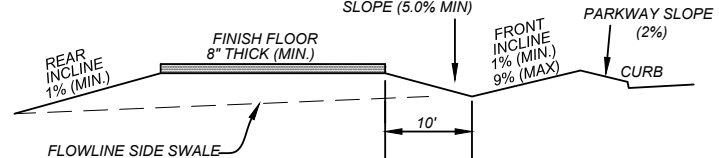
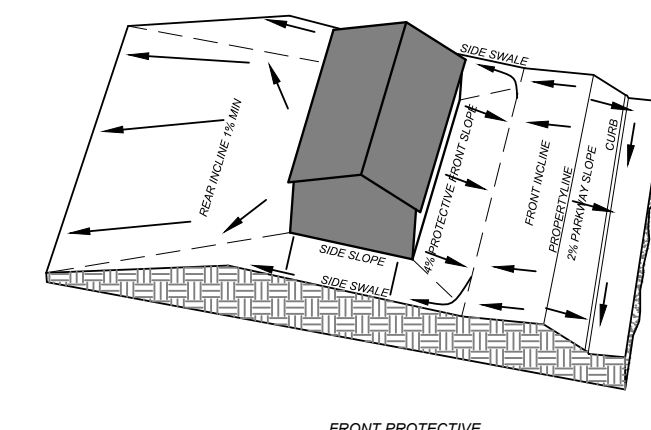
- G.E.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
→ = FLOW ARROW
A = LOT GRADE TYPE
= PROPOSED DRIVEWAY LOCATION
H.P. = HIGH POINT



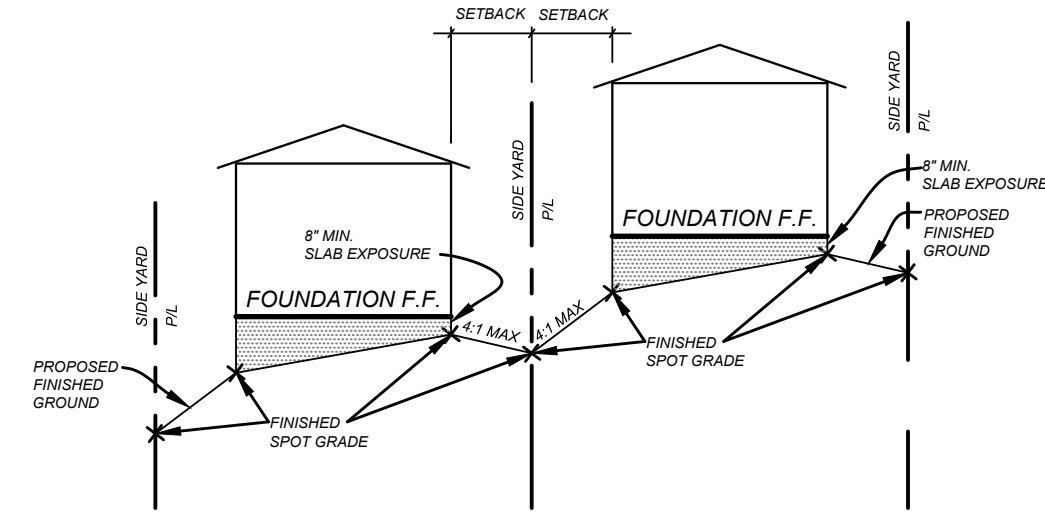
TYPE 'A' LOT GRADING



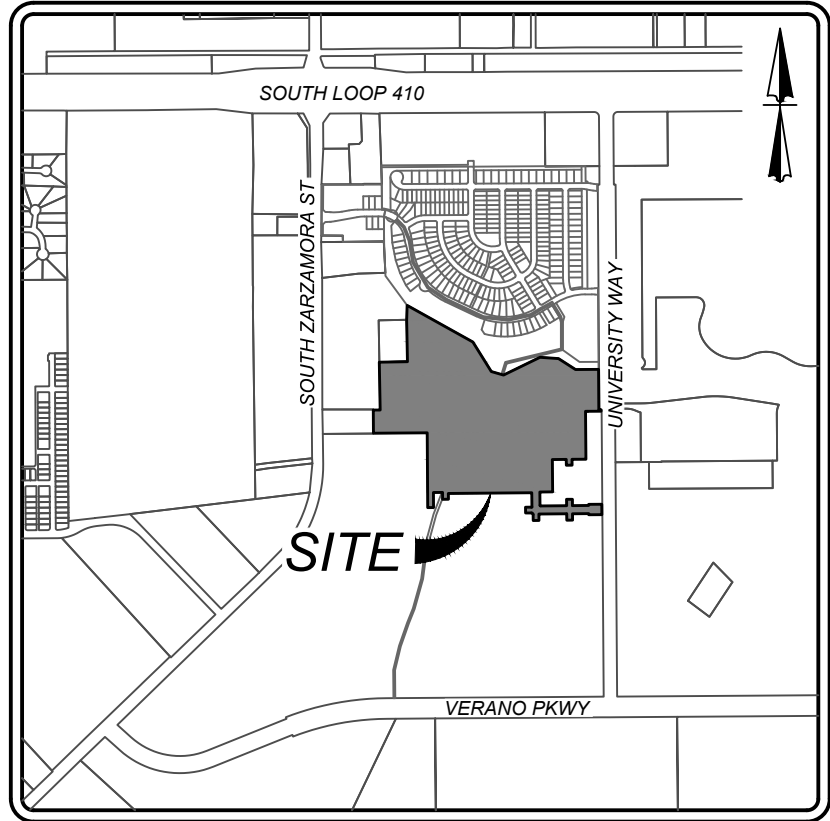
TYPE 'B' LOT GRADING



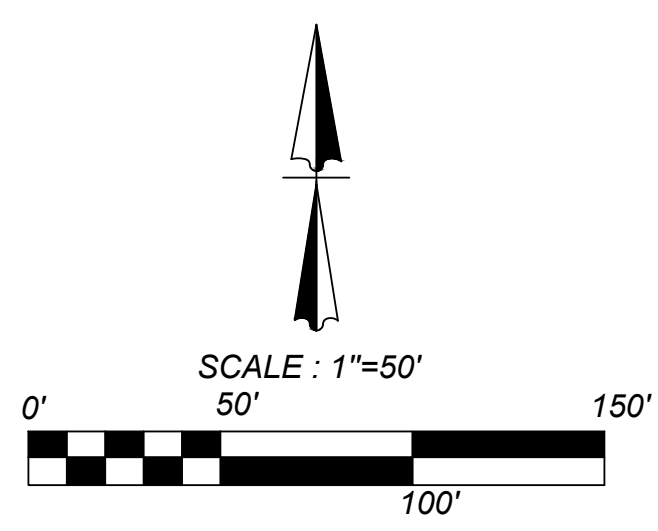
TYPE 'C' LOT GRADING



TYPICAL SIDE YARD GRADING
N.T.S.



LOCATION MAP
N.T.S.



VIDA SAN ANTONIO PHASE 2 BEXAR COUNTY, TEXAS OVERALL GRADING PLAN (2 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

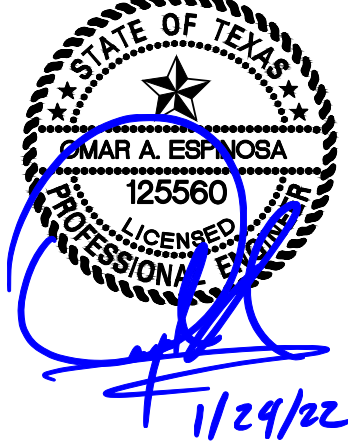
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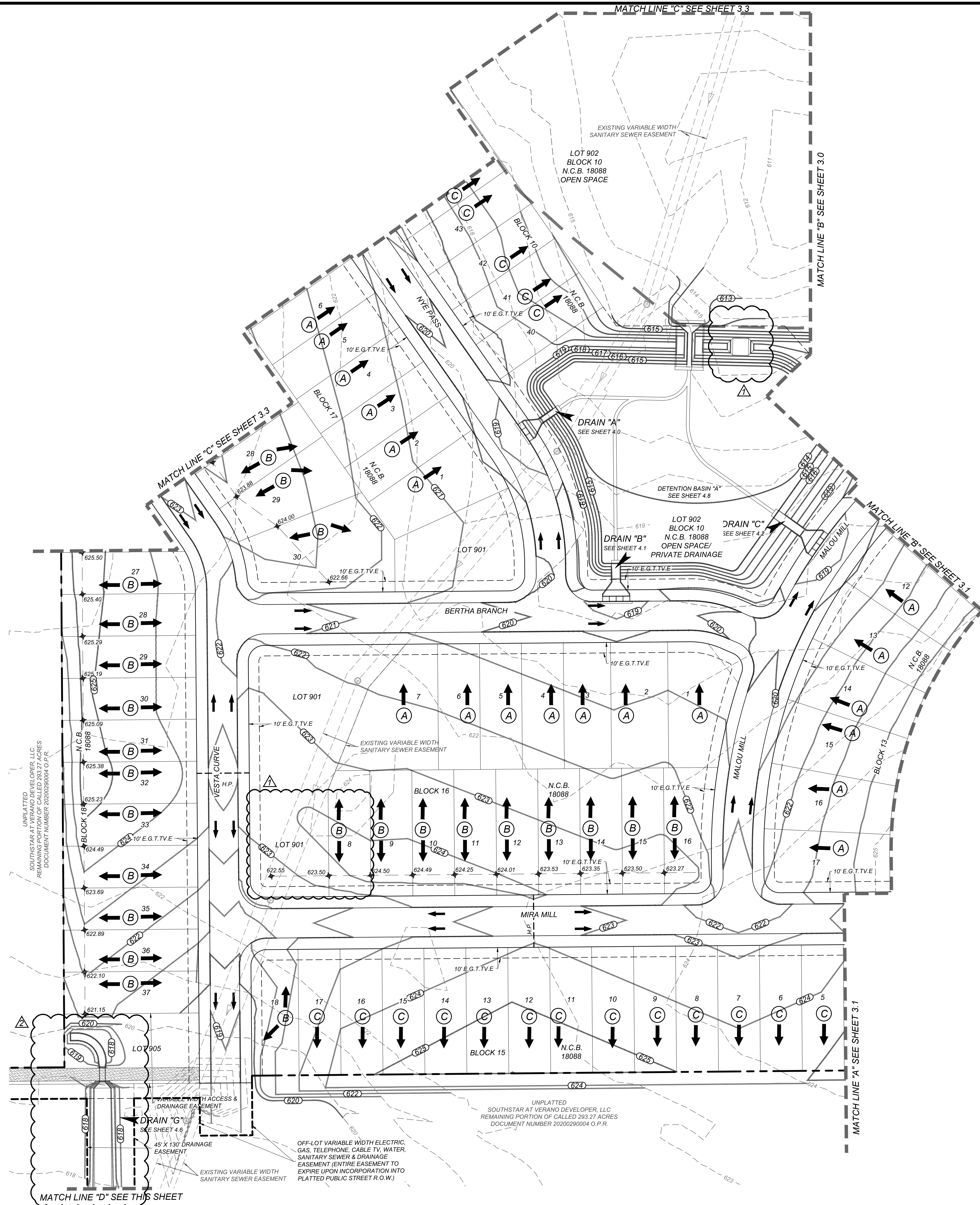
3.1

K&W
ENGINEERS & SURVEYING
11000 South Loop West, Suite 100
Houston, Texas 77054
Phone # (281) 878-8444 • Fax # (281) 878-8441
TBB# Firm #: 9513 • TBB# S Firm #: 1012300

ISSUE DATE:

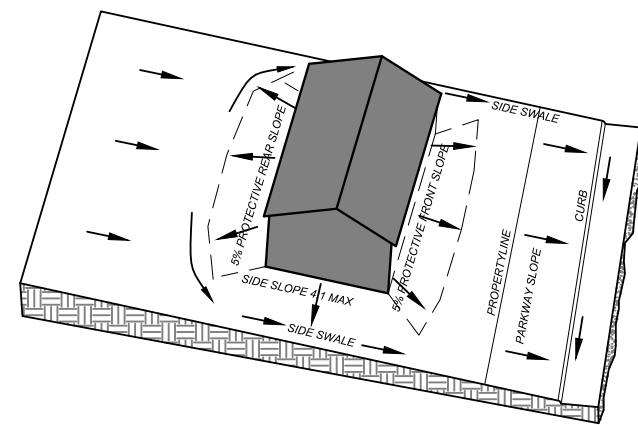
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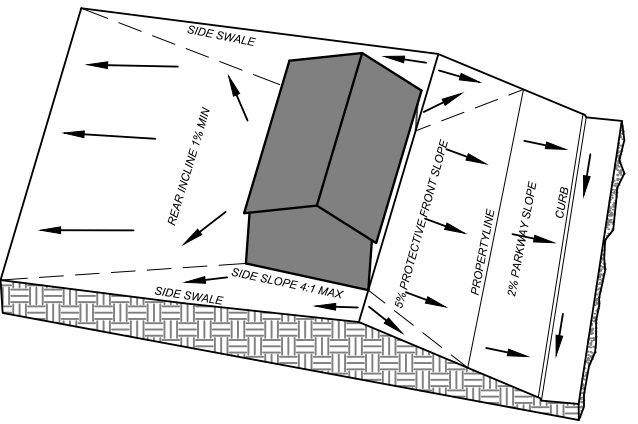


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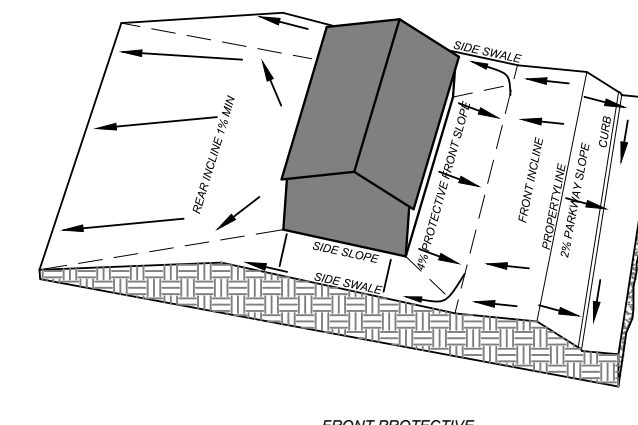
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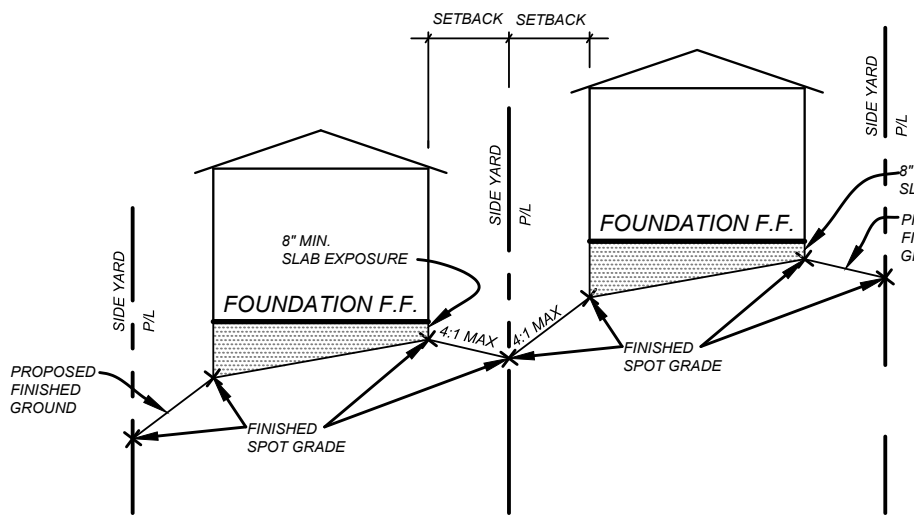
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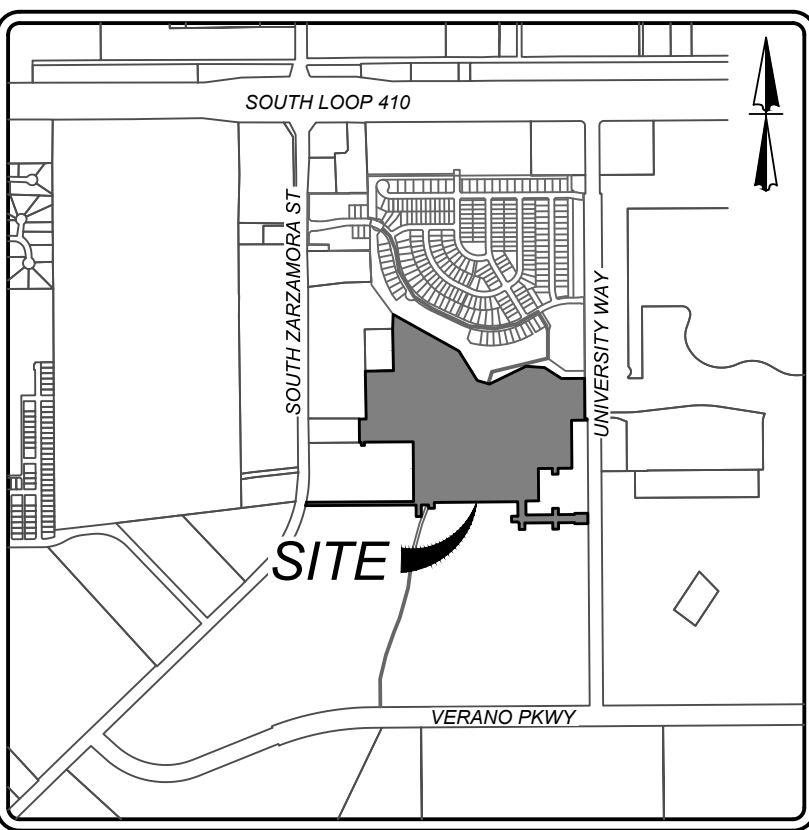
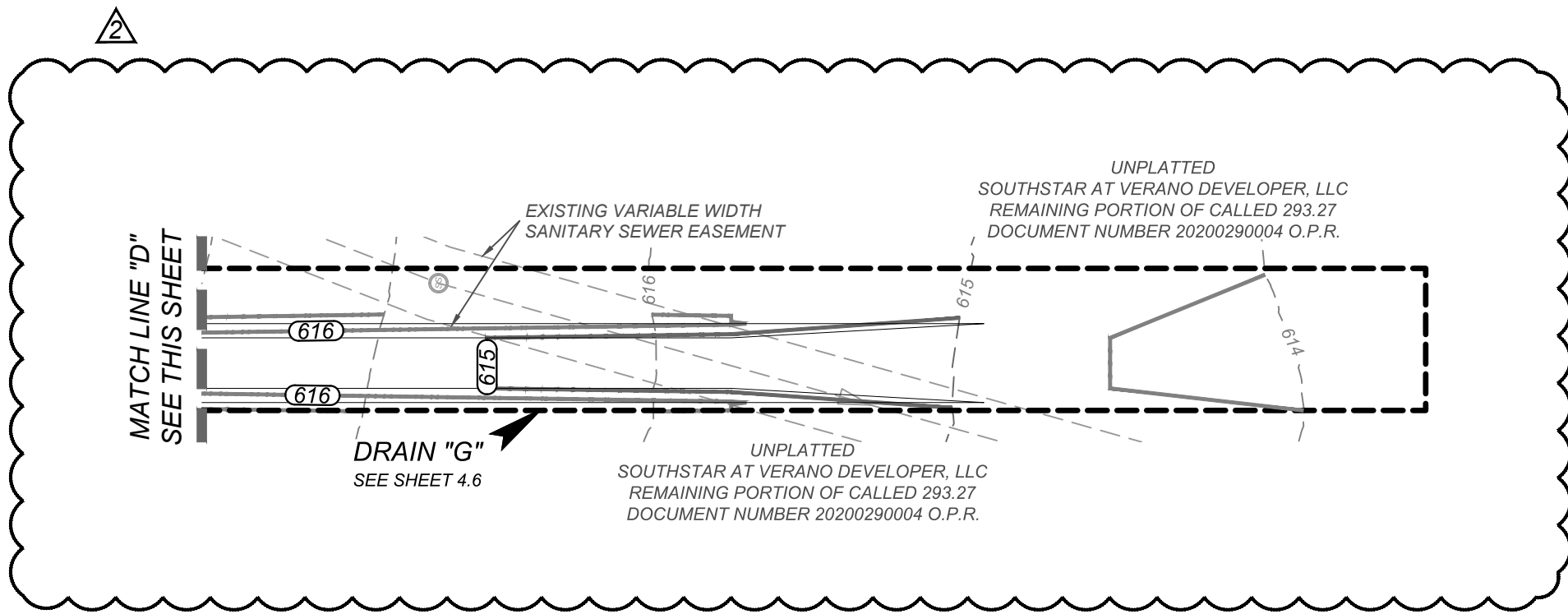
TYPE 'B' LOT GRADING



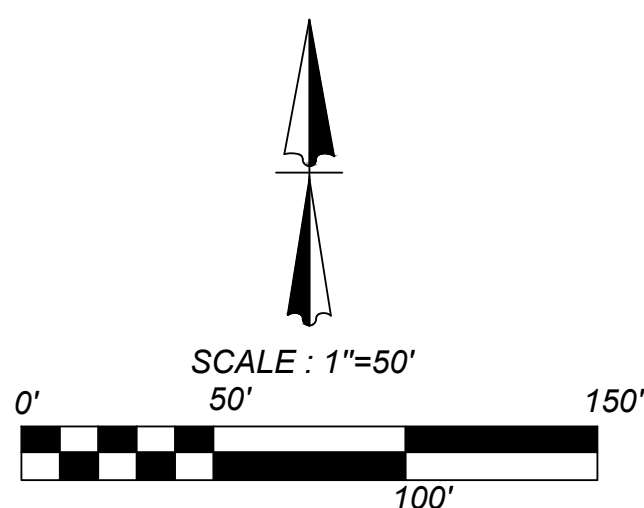
TYPE 'C' LOT GRADING



TYPICAL SIDE YARD GRADING
N.T.S.



LOCATION MAP
N.T.S.



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VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
OVERALL GRADING PLAN (3 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

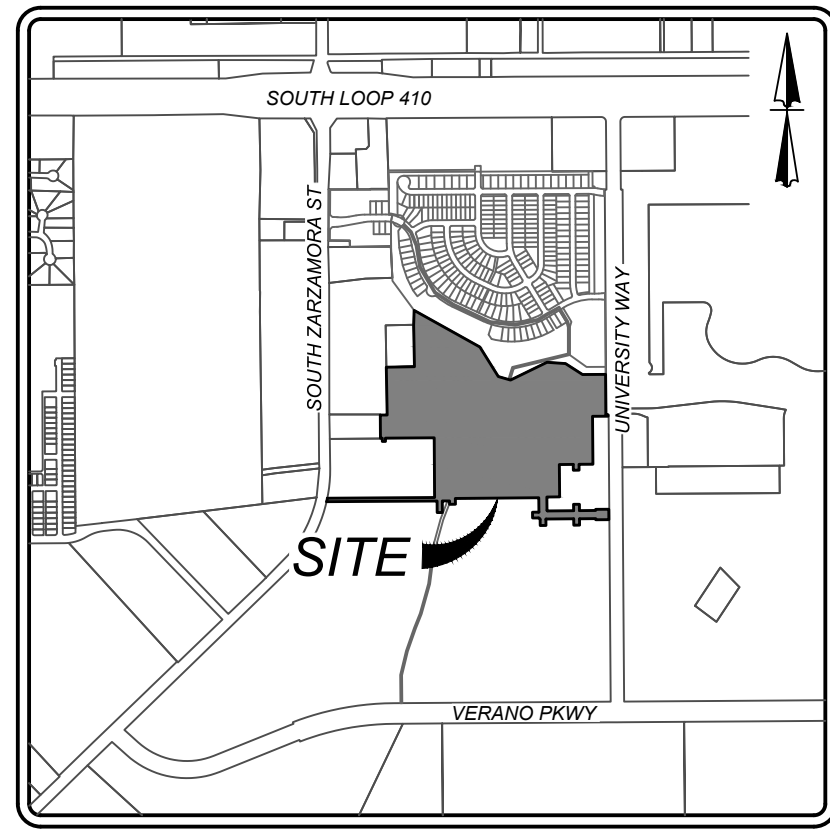
SHEET NUMBER:

3.2

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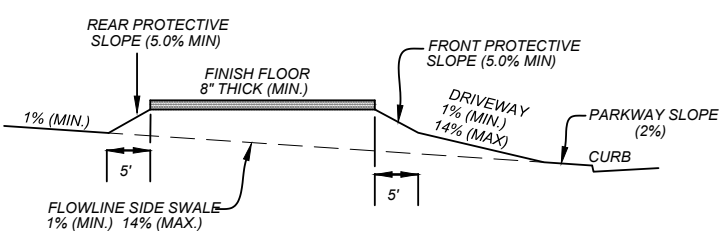
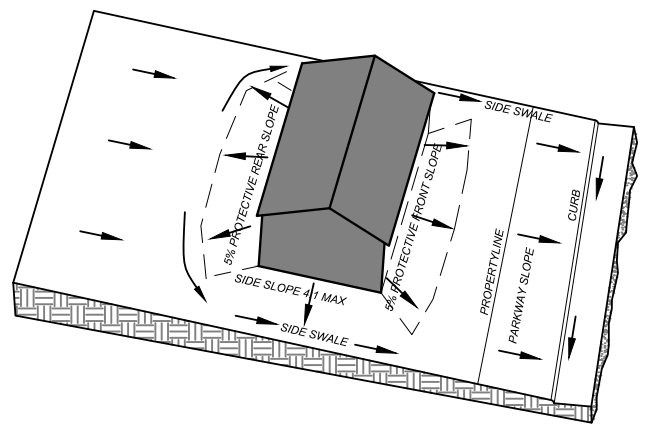
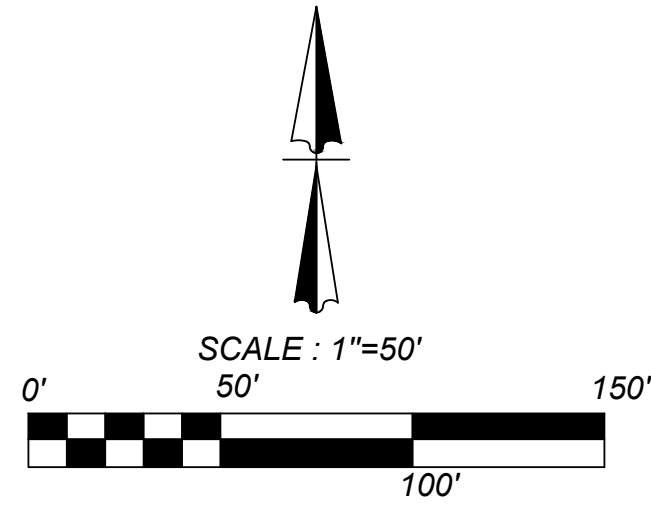
LEGEND

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= PROPOSED DRIVEWAY LOCATION
H.P. = HIGH POINT

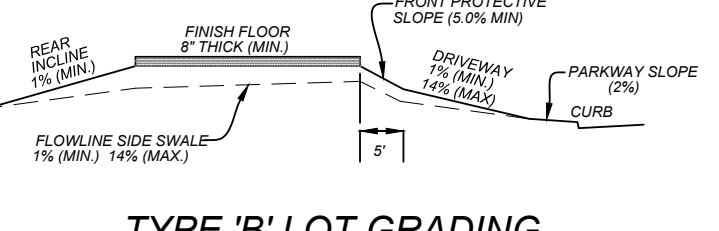
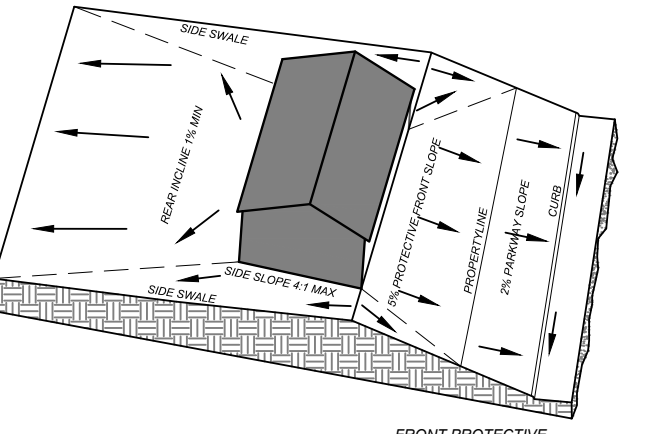


LOCATION MAP

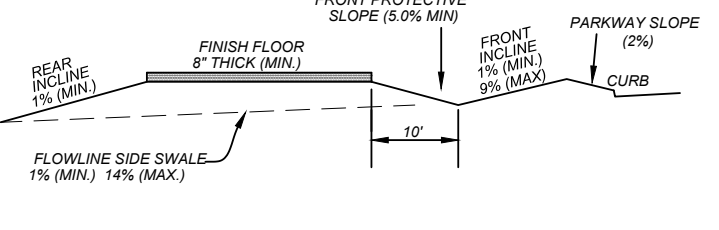
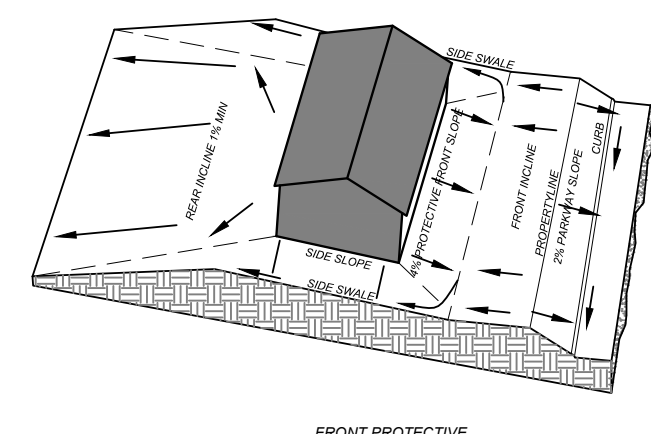
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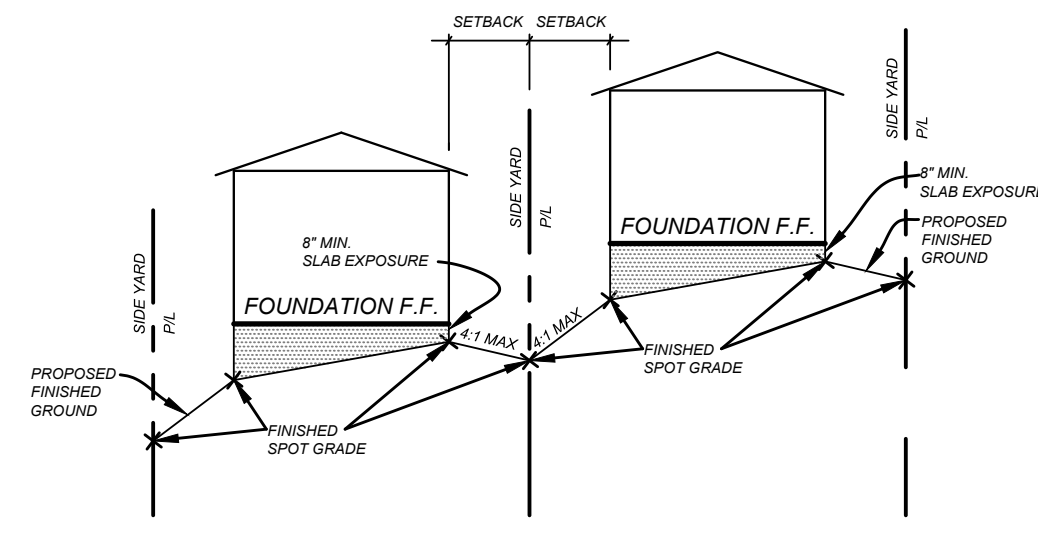
TYPE 'A' LOT GRADING



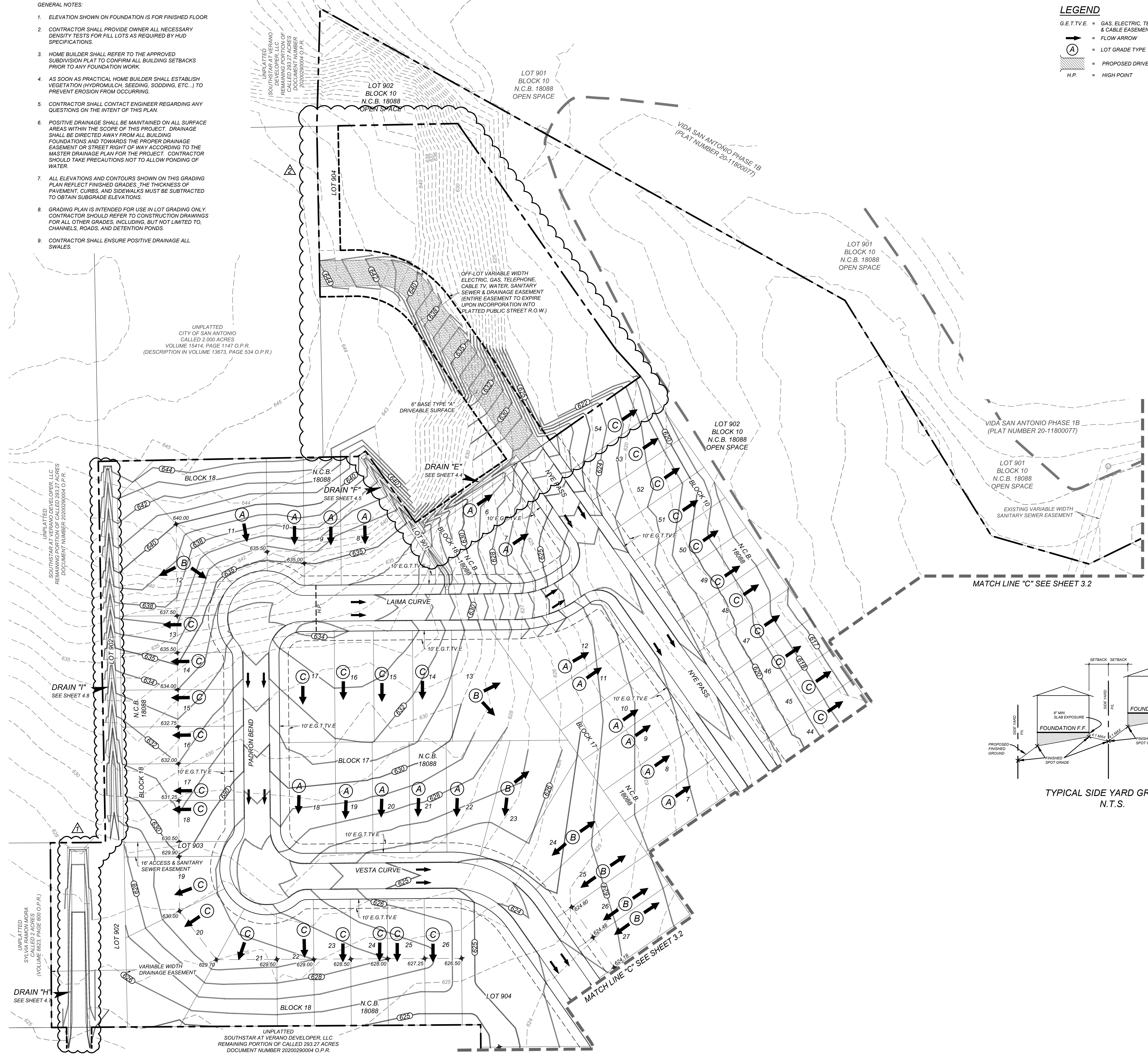
TYPE 'B' LOT GRADING



TYPE 'C' LOT GRADING



TYPICAL SIDE YARD GRADING
N.T.S.



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
OVERALL GRADING PLAN (4 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

3.3

TRENCH EXCAVATION SAFETY PROTECTION

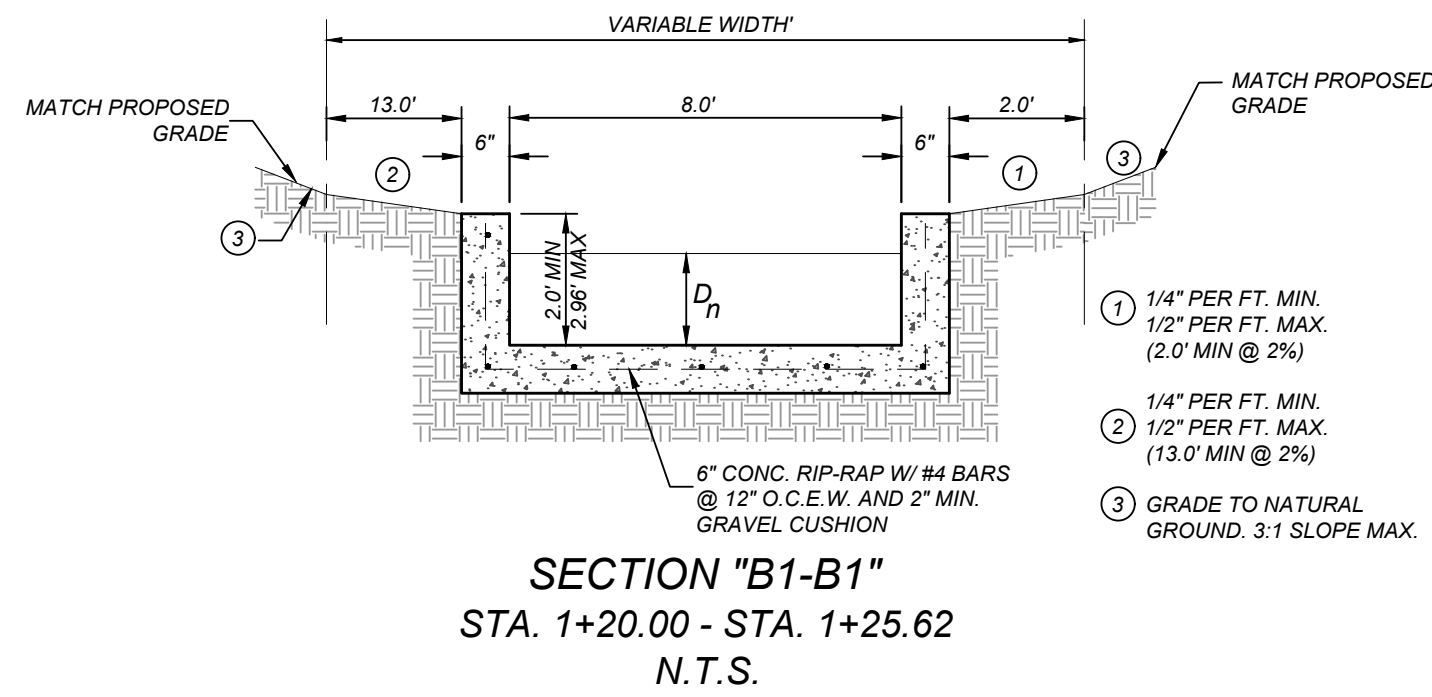
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED TRENCH EXCAVATION ACTIVITIES TO DETERMINE THE PROPERLY DESIGNED CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. 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.

CAUTION!!

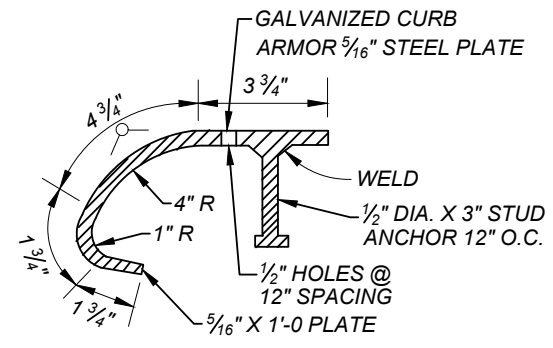
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT 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.

NOTE:

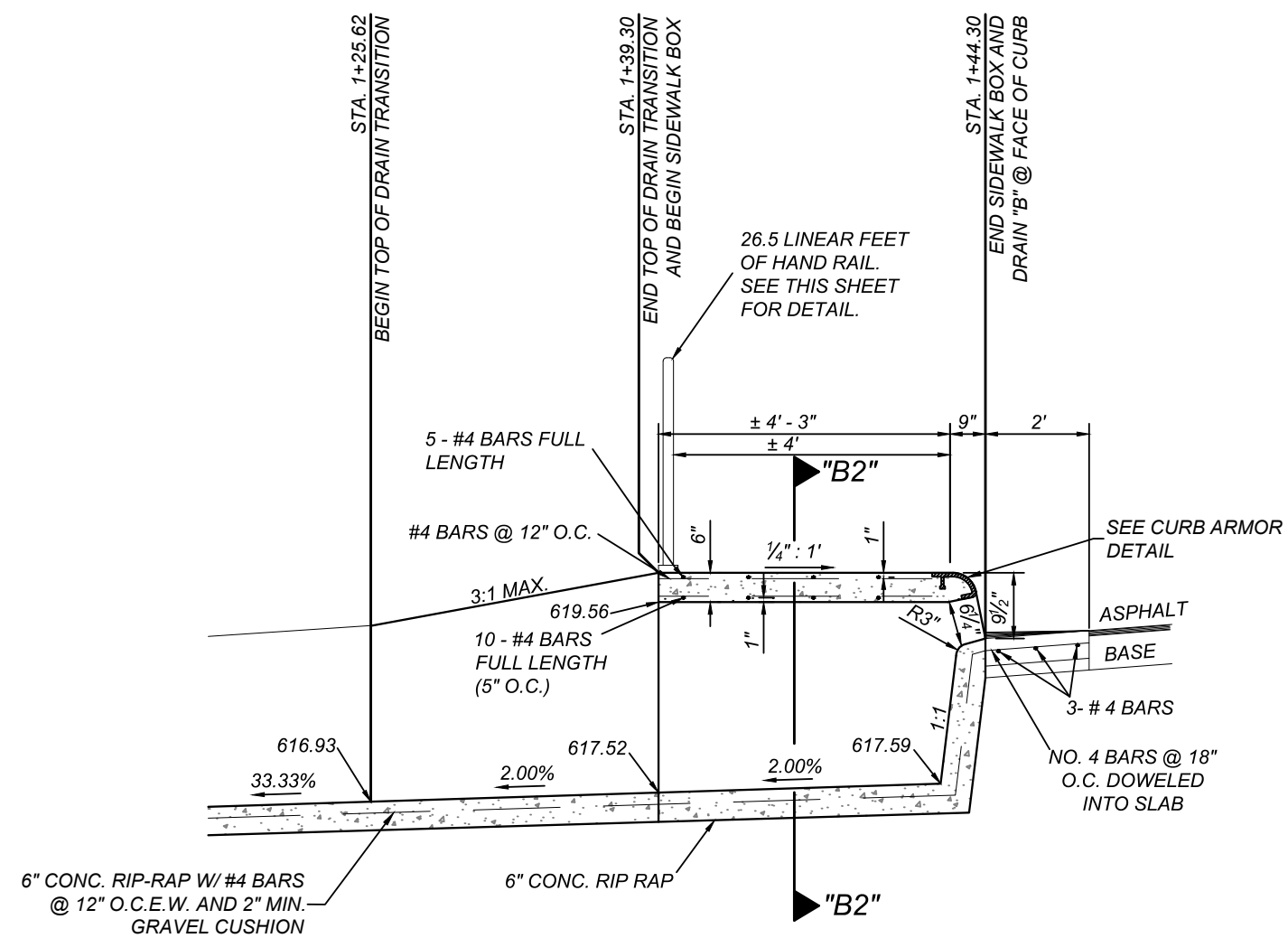
1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.



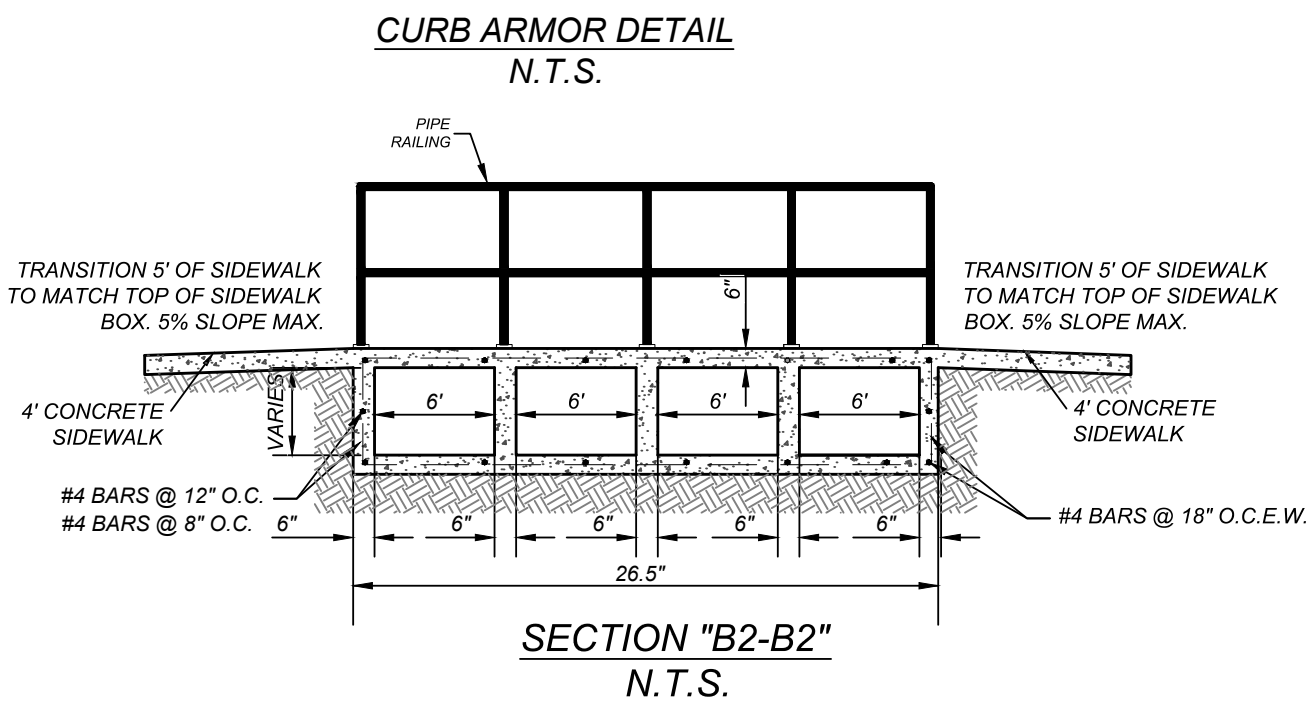
SECTION "B1-B1"
STA. 1+20.00 - STA. 1+25.62
N.T.S.



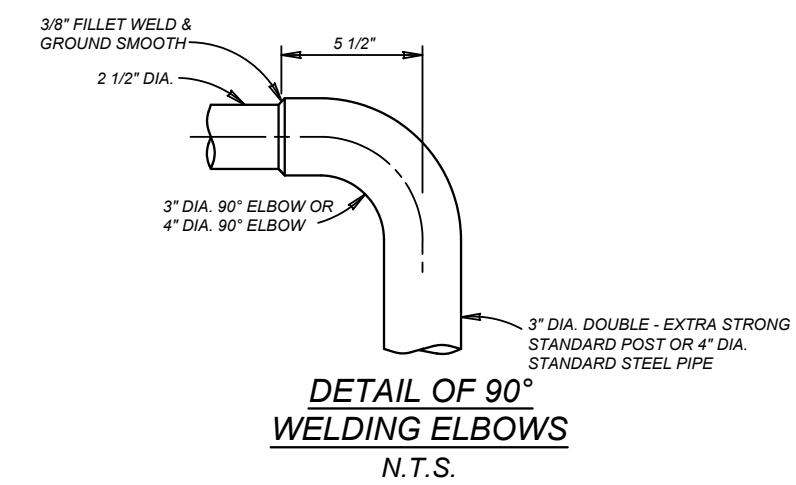
CURB ARMOR DETAIL
N.T.S.



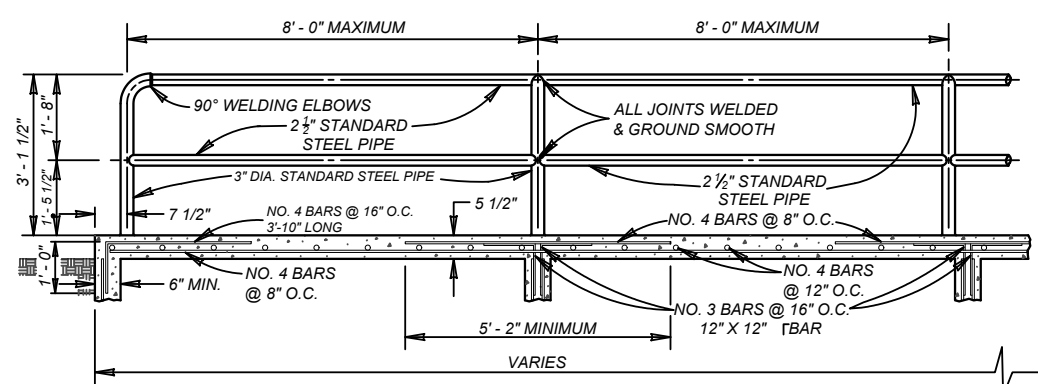
PIPE ANCHORAGE DETAILS
N.T.S.



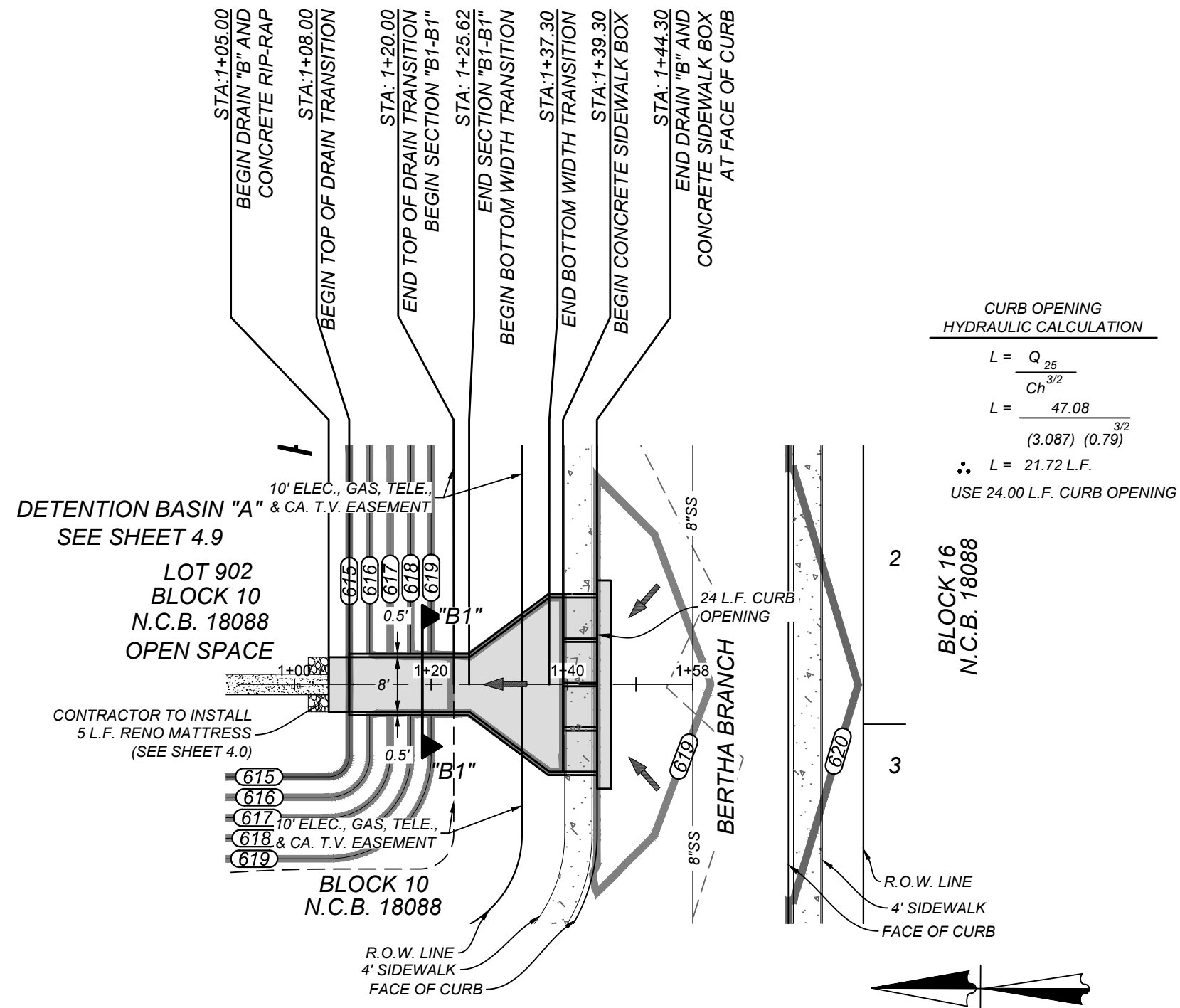
SECTION "B2-B2"
N.T.S.



DETAIL OF 90°
WELDING ELBOWS
N.T.S.



TYPICAL SIDEWALK BRIDGE &
SIDEWALK PIPE RAILING SECTION
N.T.S.



DRAIN "B"
STA. 1+00.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'

[illegible]

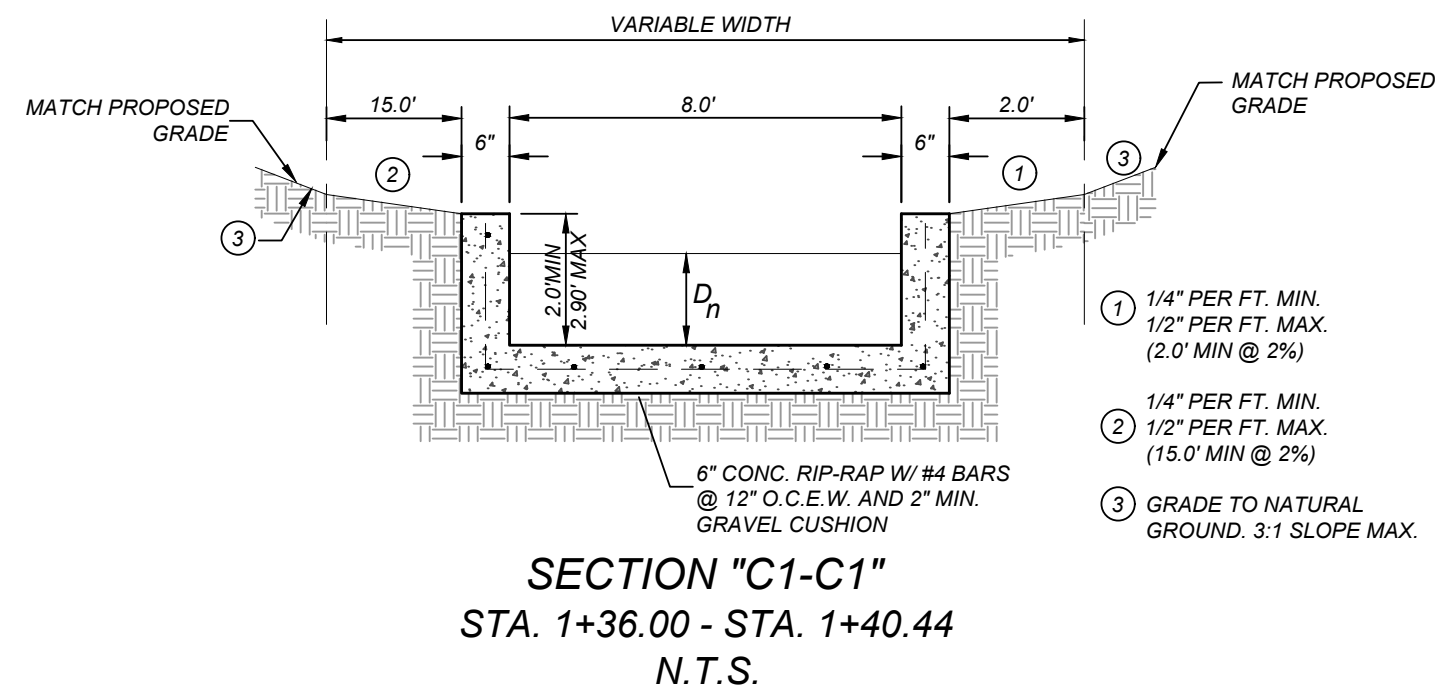
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CAUTION!!:

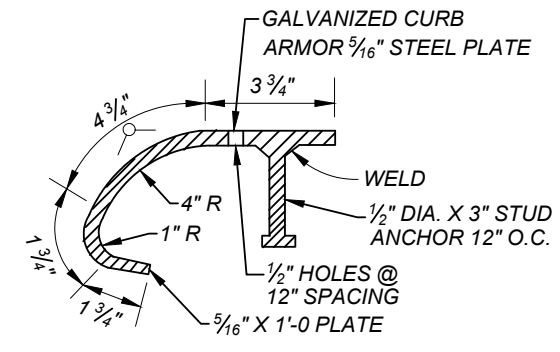
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NOTE:

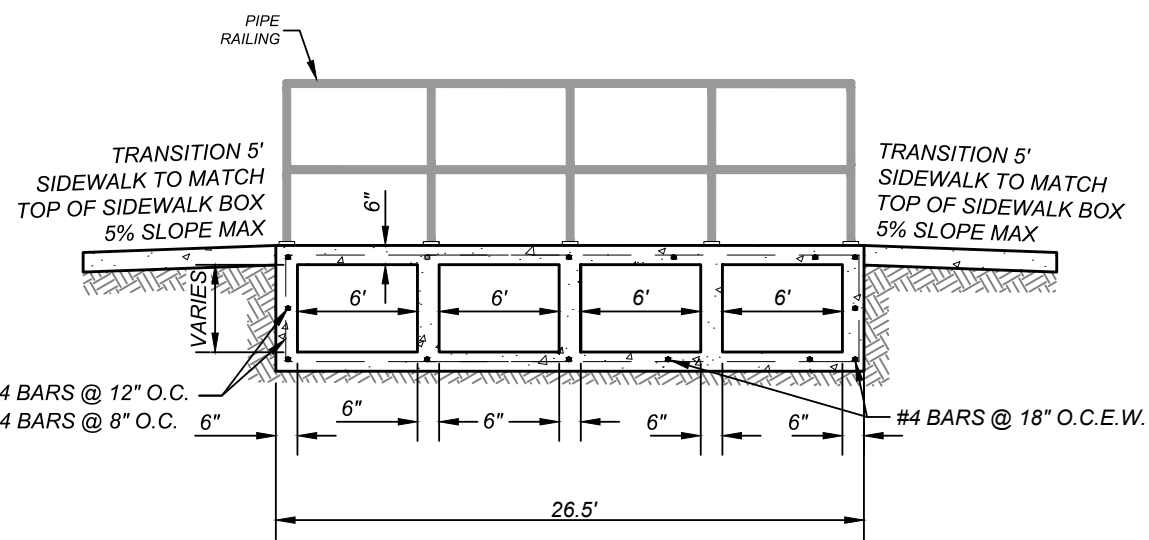
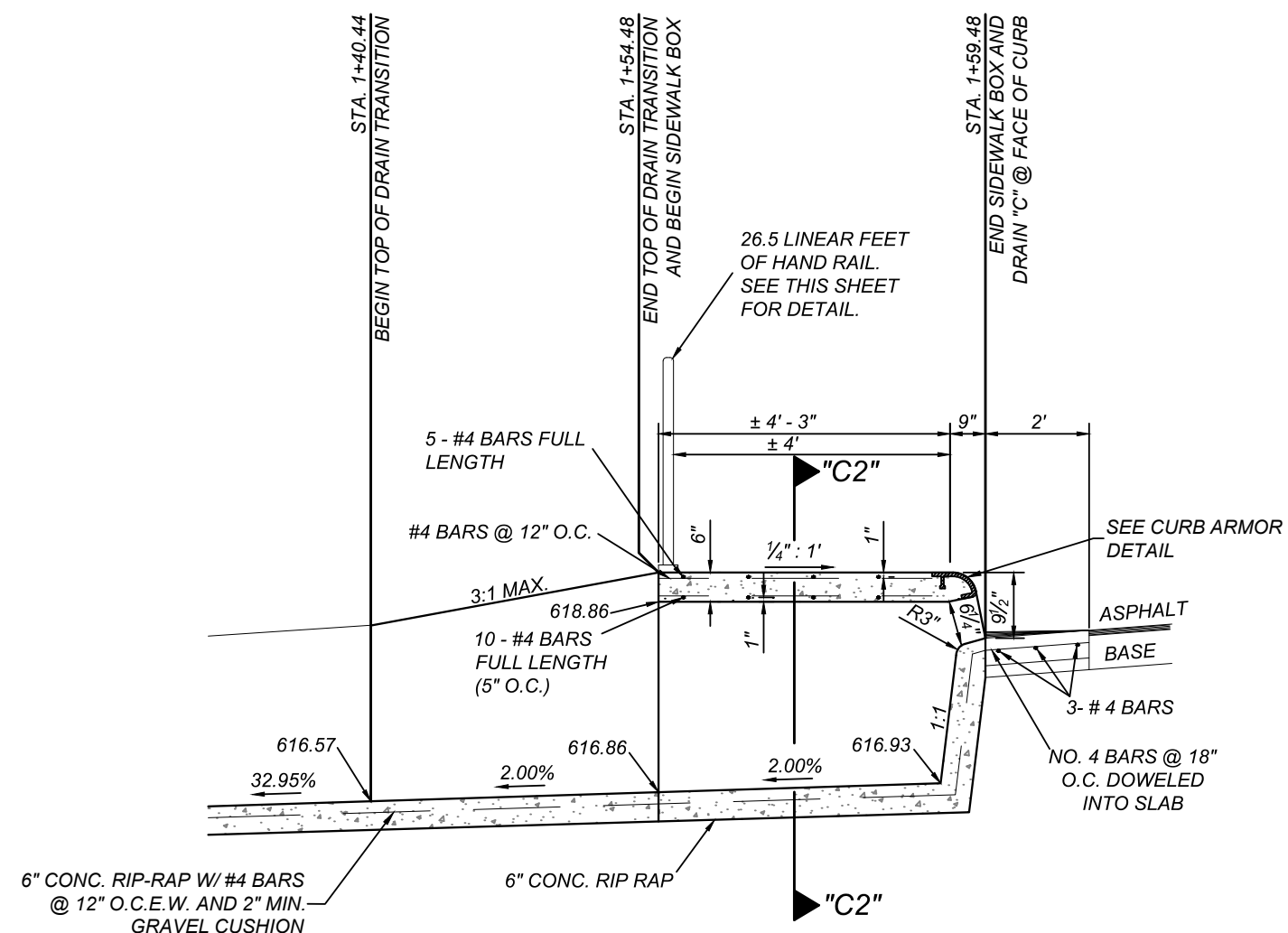
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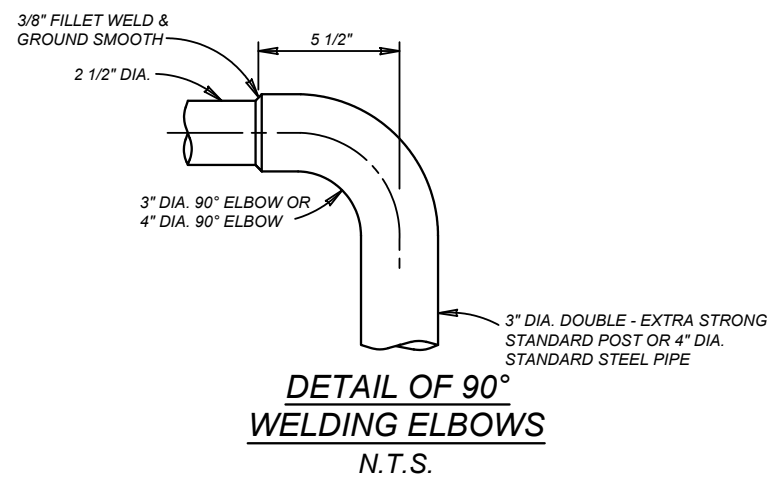
SECTION "C1-C1"
STA. 1+36.00 - STA. 1+40.44
N.T.S.



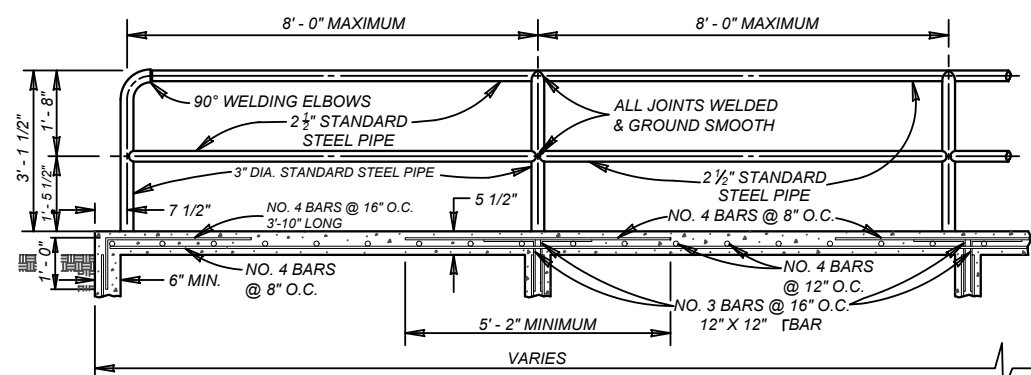
CURB ARMOR DETAIL
N.T.S.



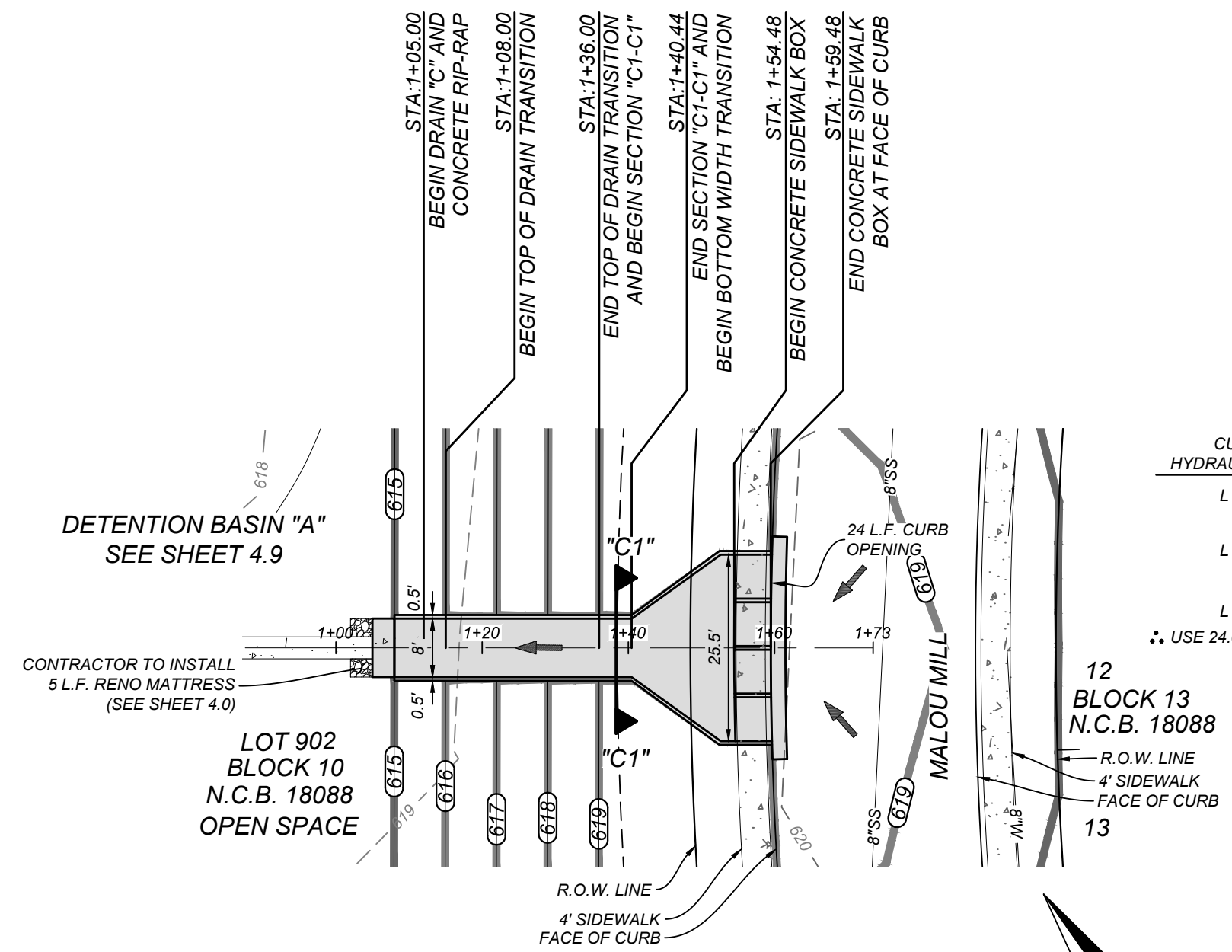
SECTION "C2-C2"
N.T.S.



DETAIL OF 90°
WELDING ELBOWS
N.T.S.



TYPICAL SIDEWALK BRIDGE &
SIDEWALK PIPE RAILING SECTION
N.T.S.



**CURB OPENING
HYDRAULIC CALCULATION**

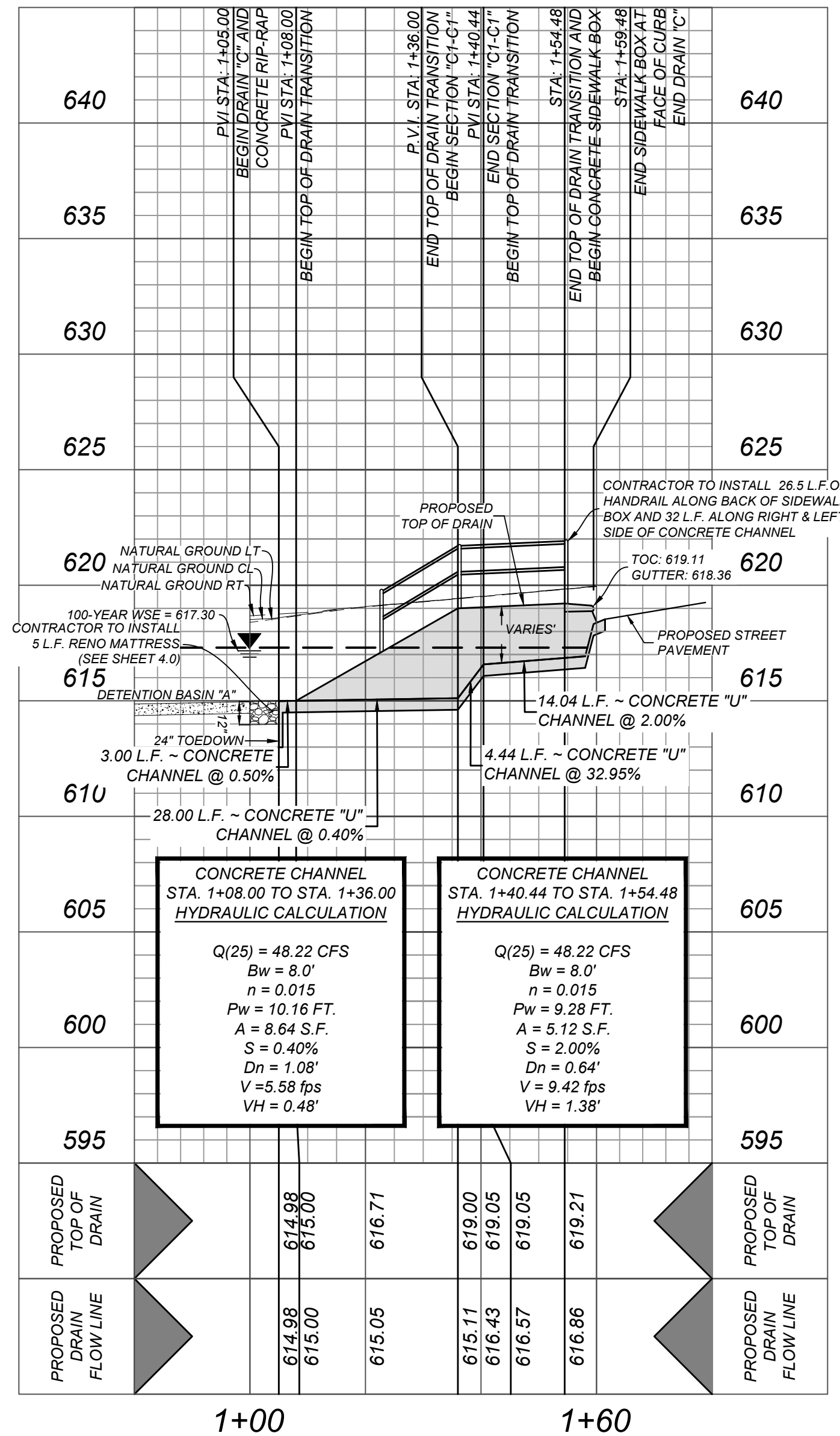
$$L = \frac{Q_{25}}{Ch^{3/2}}$$
$$L = \frac{48.22}{(3.087)(0.79)^{3/2}}$$
$$L = 22.25 \text{ L.F.}$$

∴ **USE 24.00 L.F. CURB OPENING**

∴ USE 24.00 L.F. CURB OPENING

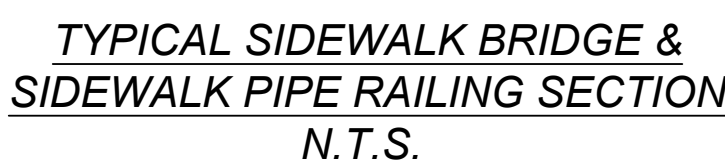
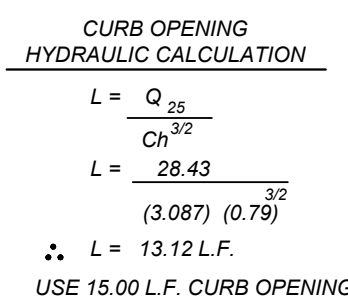
DRAIN "C"
STA. 1+00.00 TO END

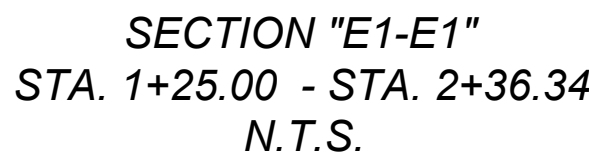
HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'



1+00

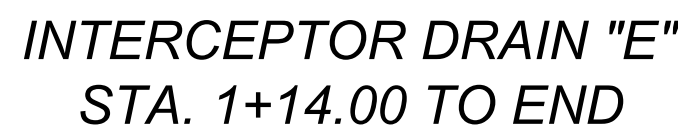
 $1+60$



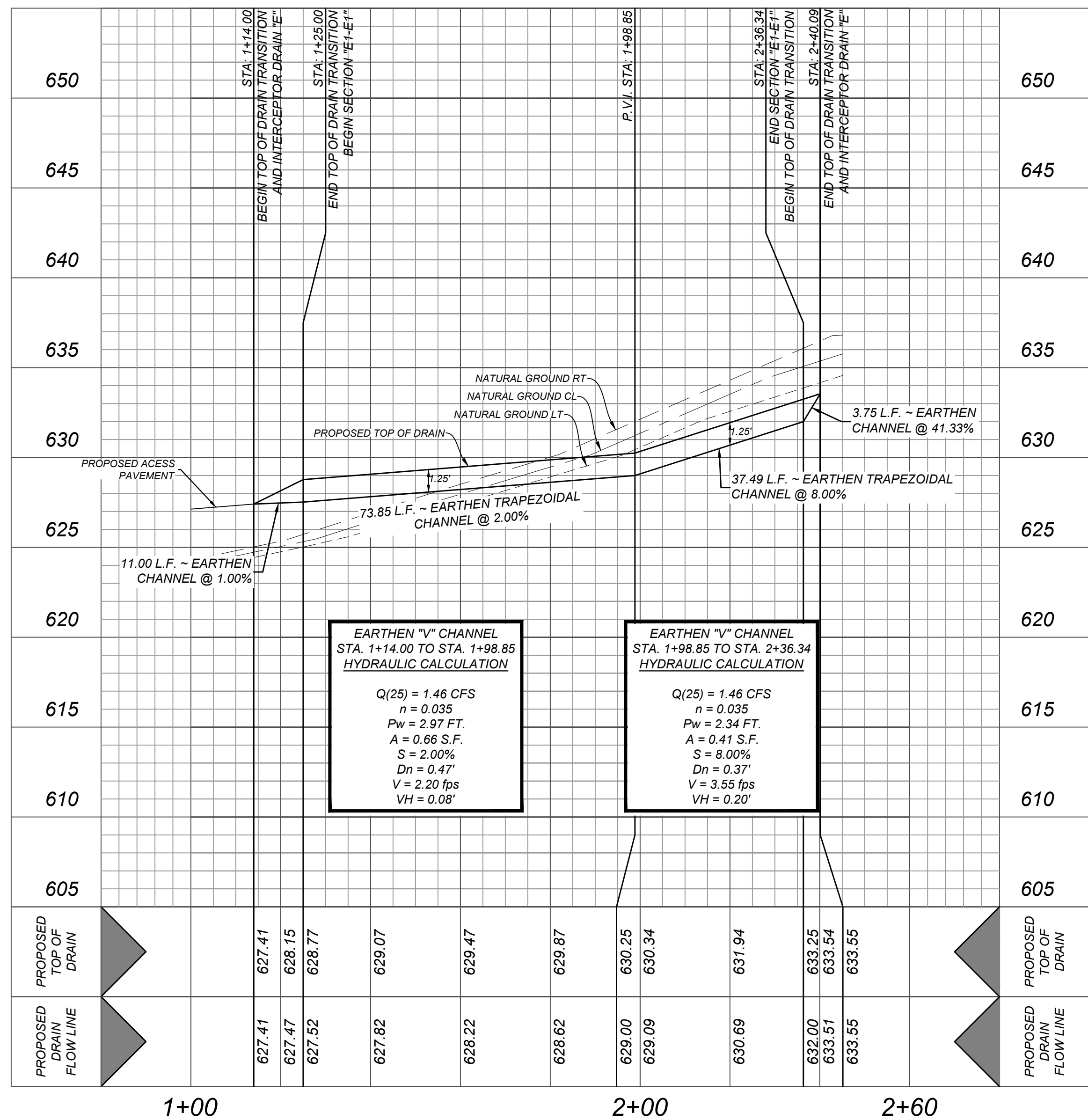


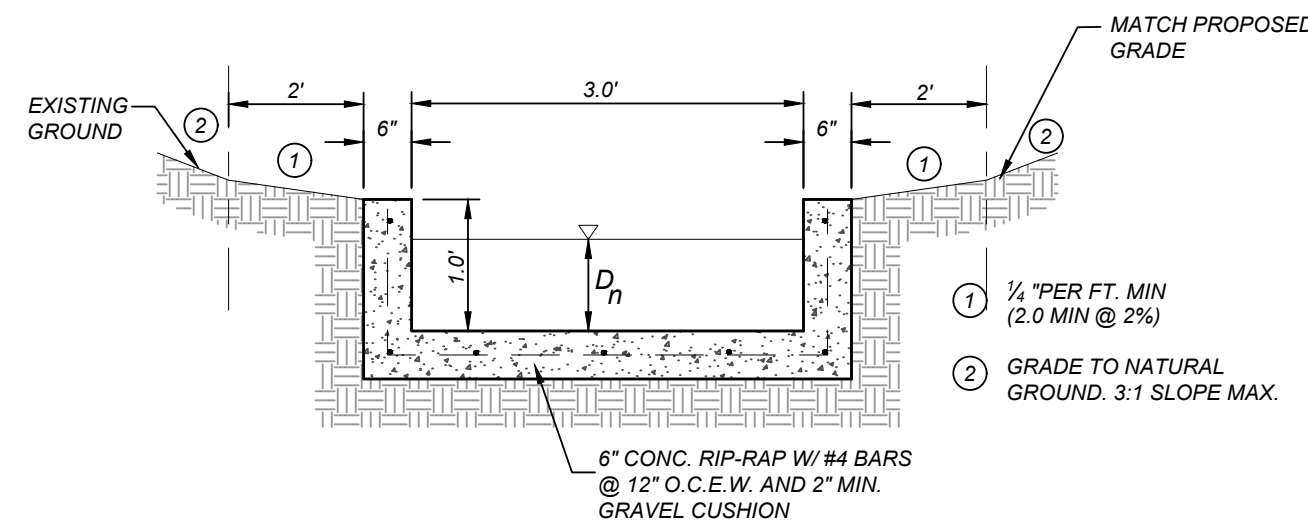
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THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LIGHTING, AND ALL OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS AT 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 THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

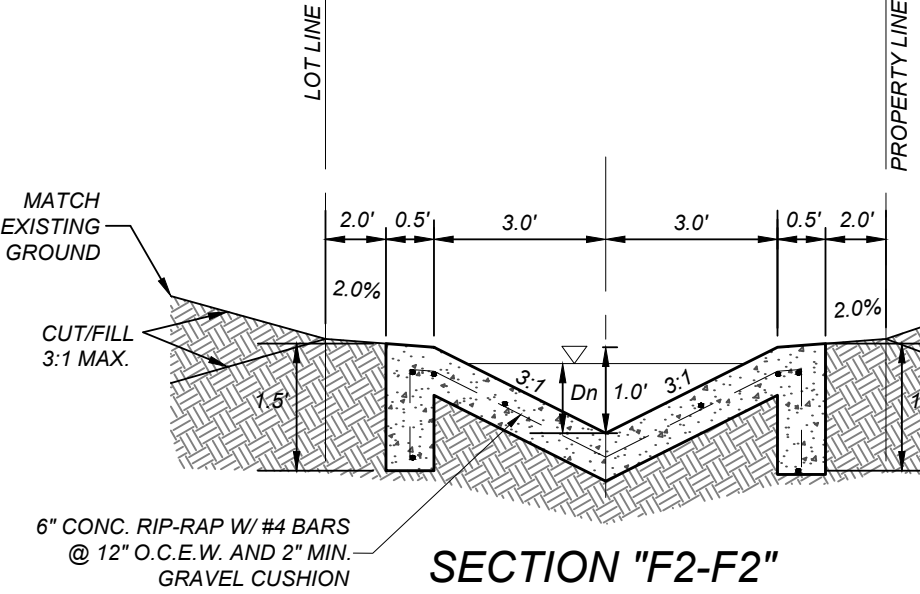


HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'

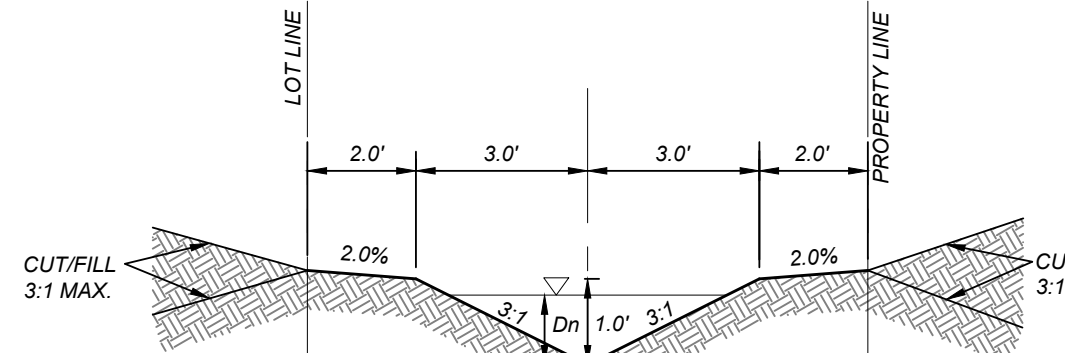




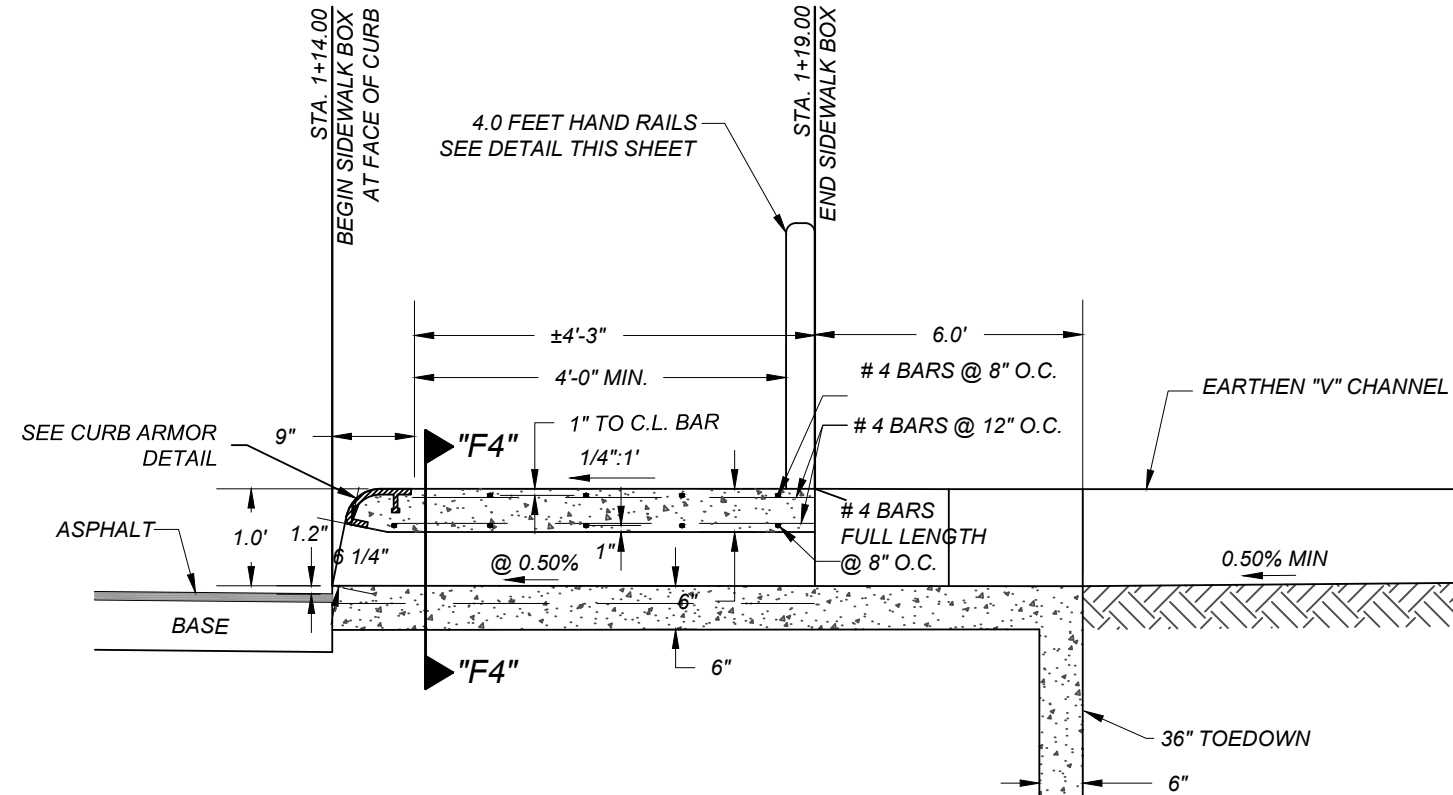
SECTION "F1-F1"
STA. 1+14.00 - STA. 1+19.00
N.T.S.



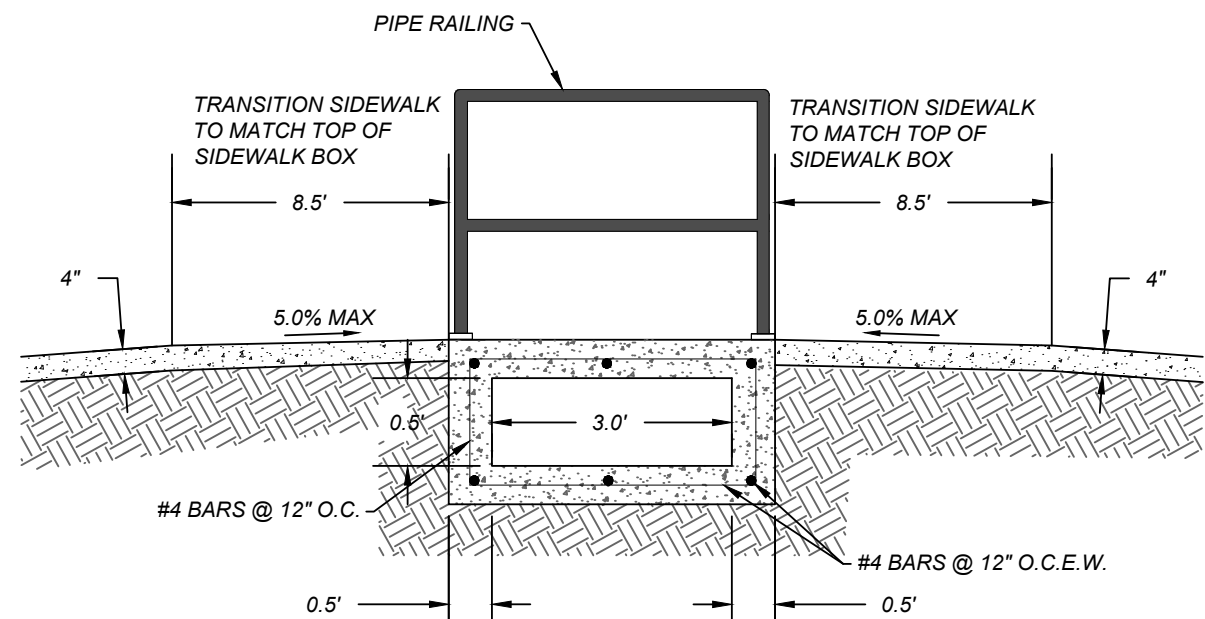
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STA. 1+31.00
N.T.S.



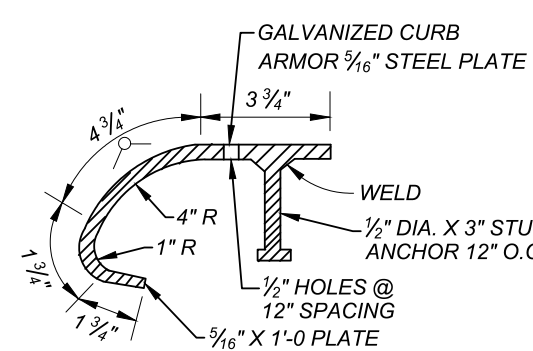
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STA. 1+25.00 - STA. 2+85.81
N.T.S.



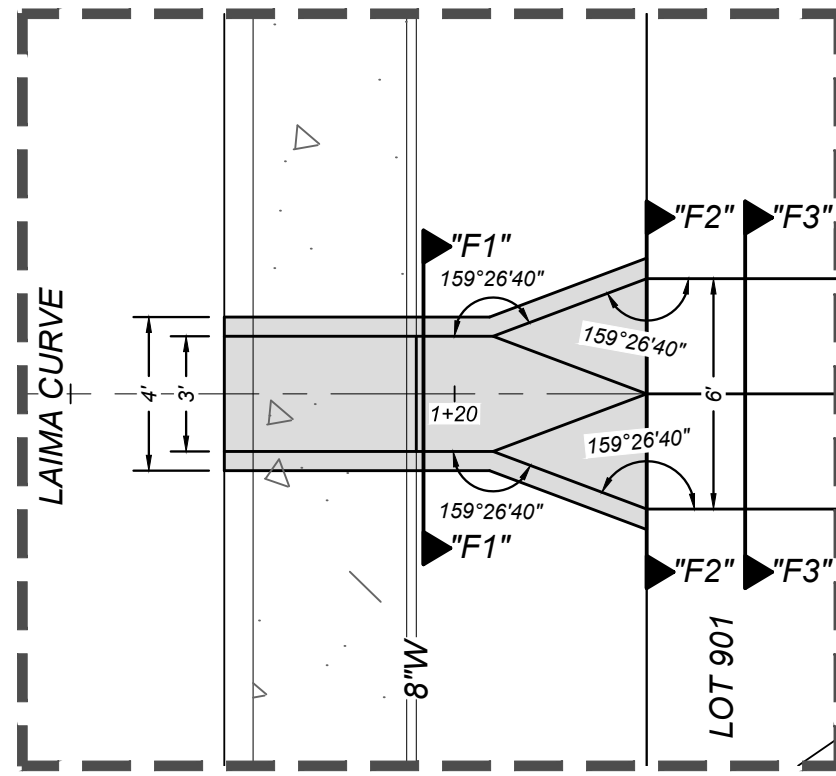
SIDEWALK BOX DETAIL
N.T.S.



SECTION "F4-F4"
N.T.S.



CURB ARMOR DETAIL
N.T.S.



DETAIL "F"
SCALE: 1"=5'

CURB OPENING
HYDRAULIC CALCULATION
 $L = \frac{Q_{100}}{C_1 \frac{32}{C_2}}$
 $L = 4.25$
 $(3.087) (0.78)^{0.52}$
 $L = 1.96 \text{ L.F.}$
** USE 3.0 L.F. CURB OPENING

TRENCH EXCAVATION SAFETY PROTECTION

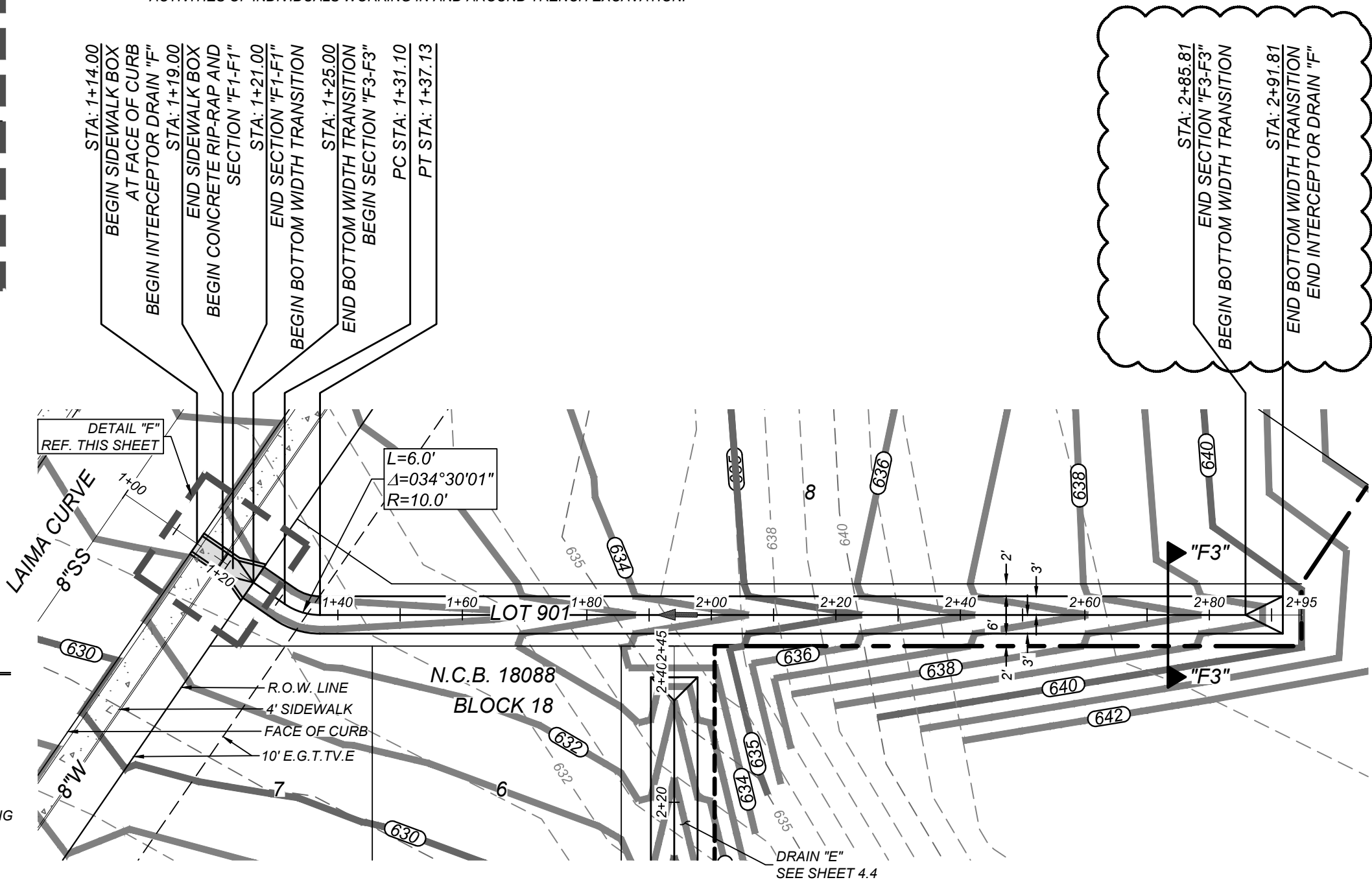
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S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

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.

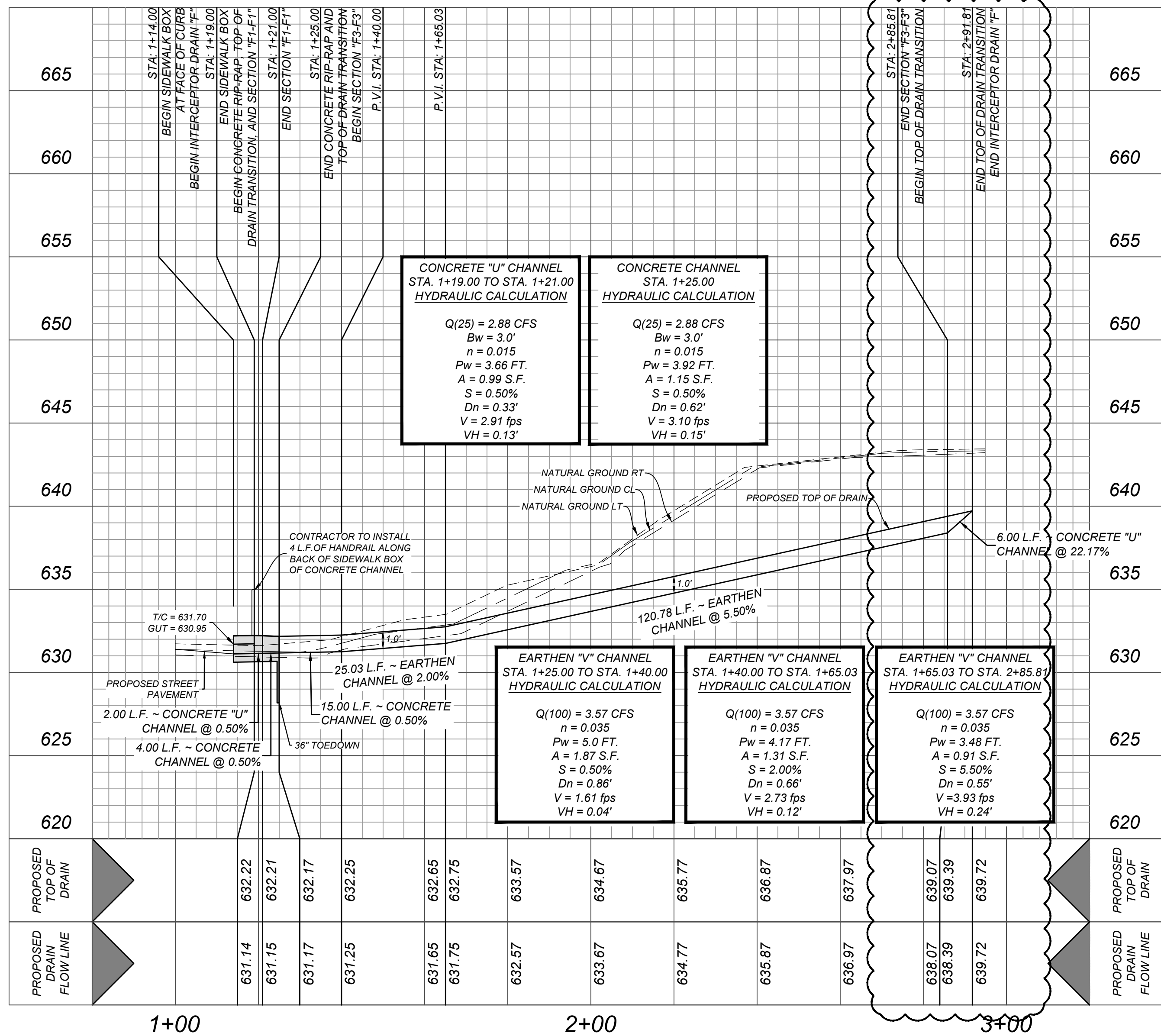
NOTE:

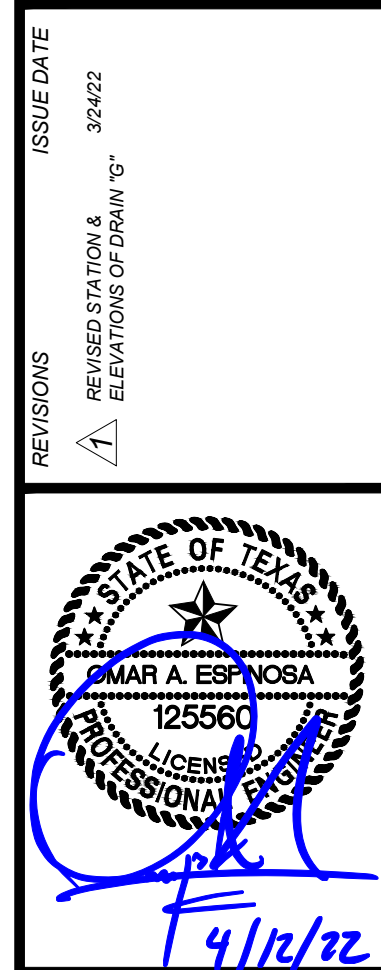
1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.



INTERCEPTOR DRAIN "F"
STA. 1+14.00 TO END

HORZ SCALE: 1"=20'
VERT SCALE: 1"=5'





CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT THE CONTRACTOR'S DESIGN AND CONSTRUCTION SYSTEMS, METHODS, PROCEDURES AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, METHODS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION AND SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONTRACTOR'S SAFETY PROGRAMS AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION,

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-TEST 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.



HORZ SCALE: 1"=20
VERT SCALE: 1"=5



4.8

NOTE:

1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.

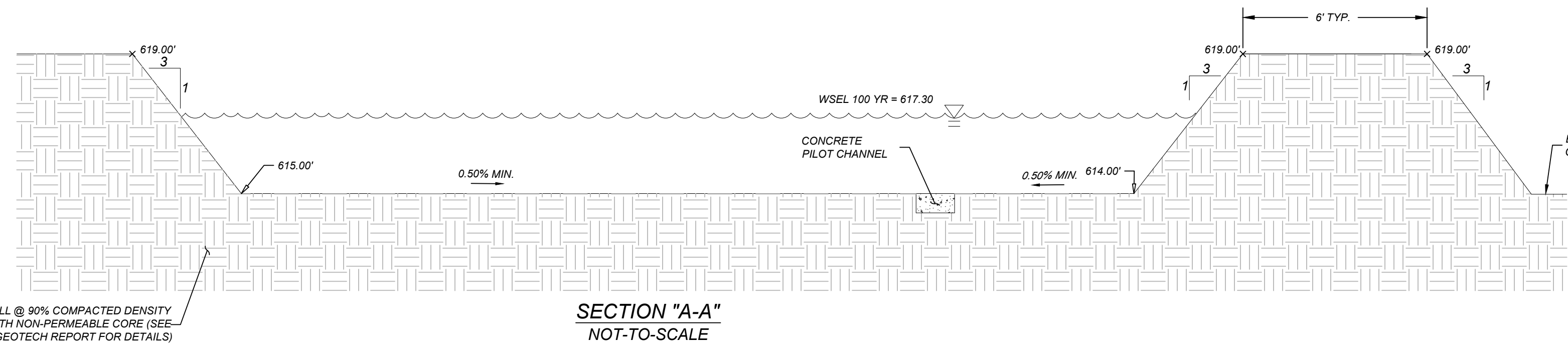
KIEWIT ENGINEERS + SURVEYING
3421 Paasanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPB Firm #: 9513 • TBPB S. Firm #: 10122300

ISSUE DATE

REVISIONS



Date: Apr 10, 2022, 4:30pm User ID: scrz
File: N:\391\10\06\Design\Civil\Drains\DR3911006 - EF.dwg

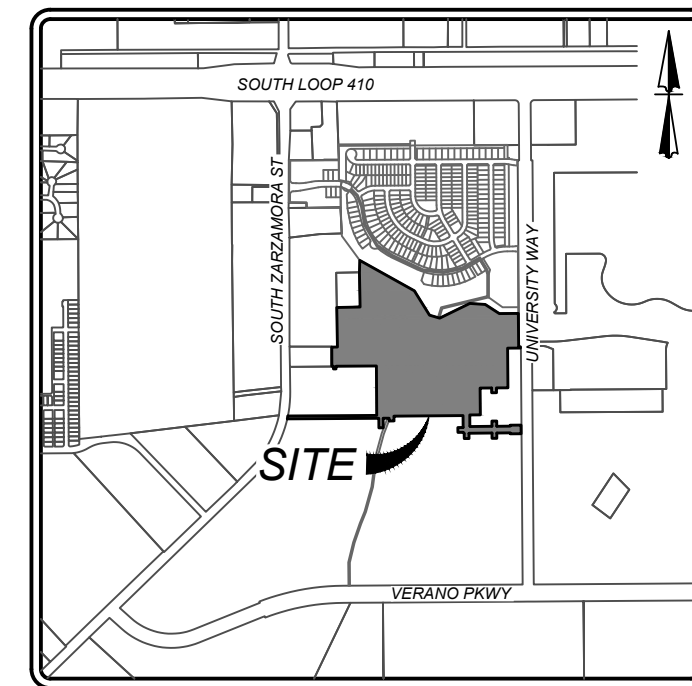


- NOTE:
1. ALL CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
 2. ANY DISTURBED AREAS WILL BE VEGETATED BY SEEDING OR SOODING. EIGHTY-FIVE PERCENT OF THE DISTURBED SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
 3. ALL EARTHEN CHANNELS MUST NOT EXCEED 3:1 SIDE SLOPES (MAX).

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

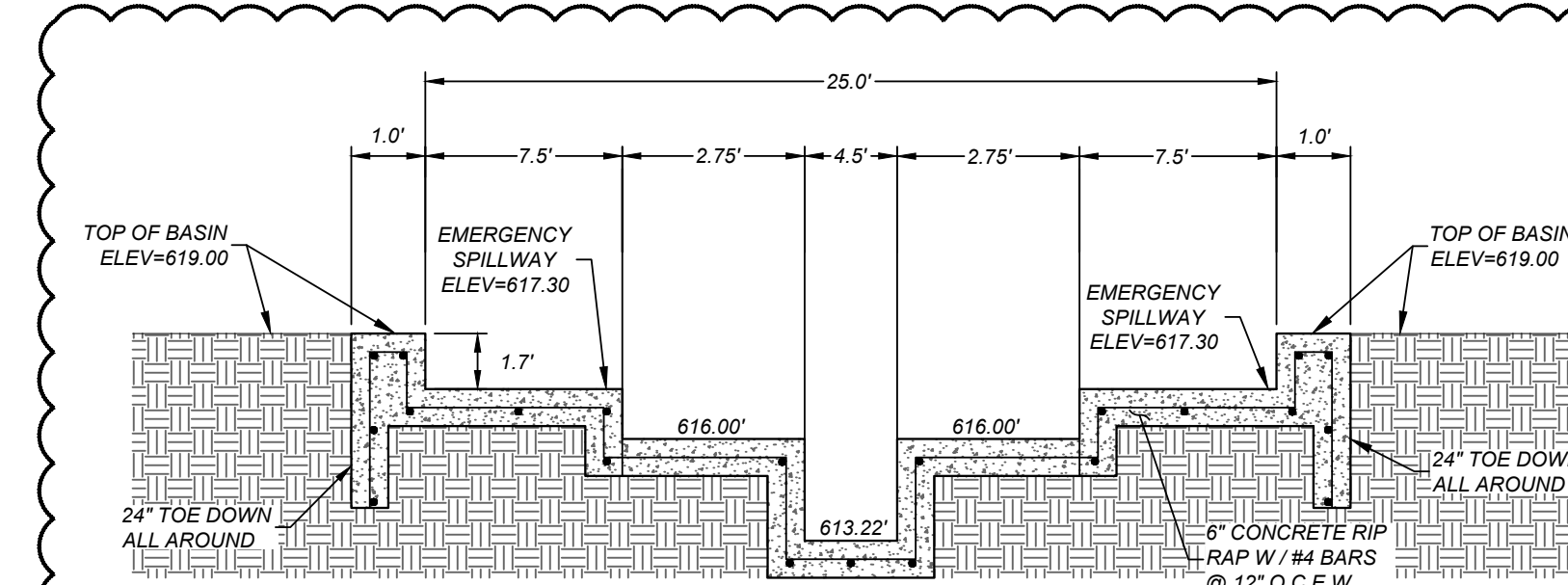
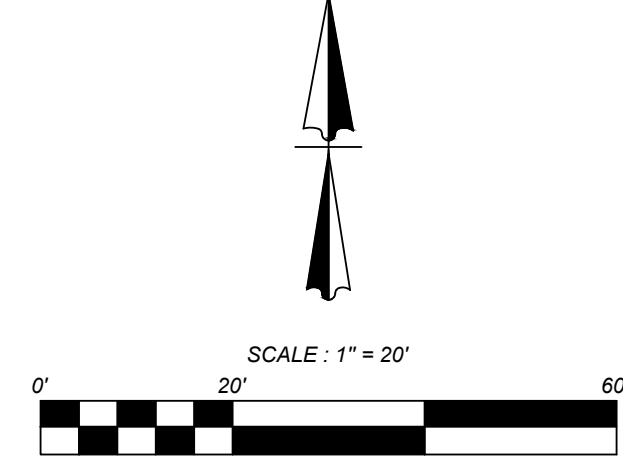
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LOCATION MAP
N.T.S.

LEGEND

- FLOW ARROW
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- PROPOSED SPOT ELEVATION (TOE OF SLOPE)
- PROPOSED SPOT ELEVATION (INVERT OF CHANNEL)



SECTION "C-C"
EMERGENCY OVERFLOW WEIR
NOT-TO-SCALE

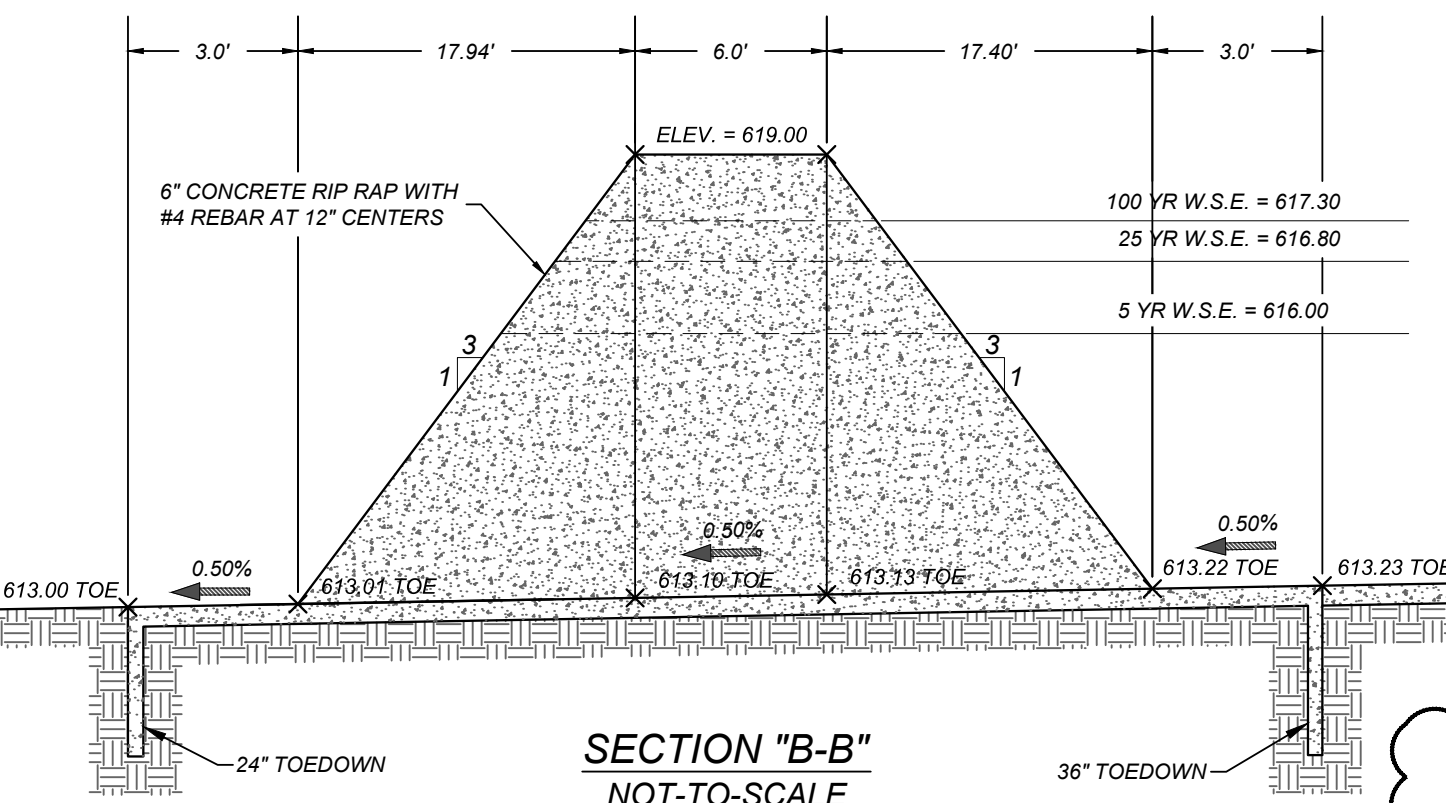
EMERGENCY SPILLWAY CALCULATION

$$L = \frac{Q_{100}}{CH^{3/2}}$$

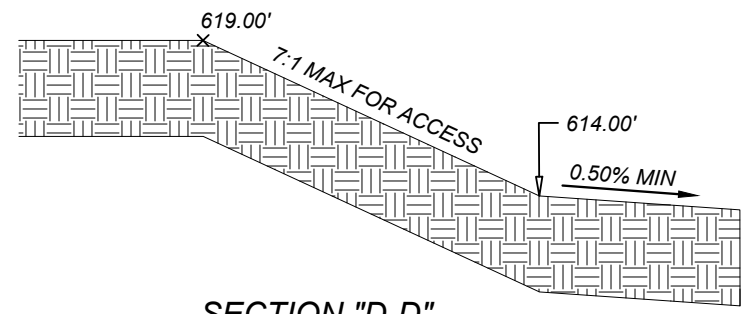
$$L = \frac{206.00 \text{ cfs}}{(3.087)(1.7)^{3/2}}$$

$$L_{REQ} = 34.42 \text{ FEET}$$

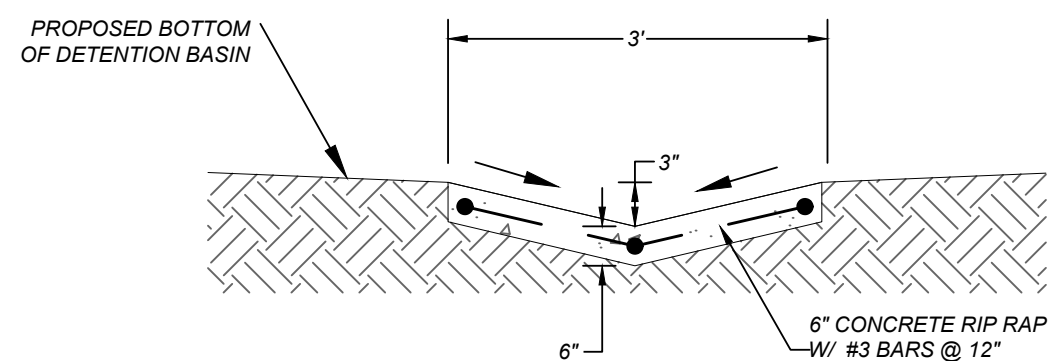
$$L_{USED} = 40.0 \text{ FEET}$$



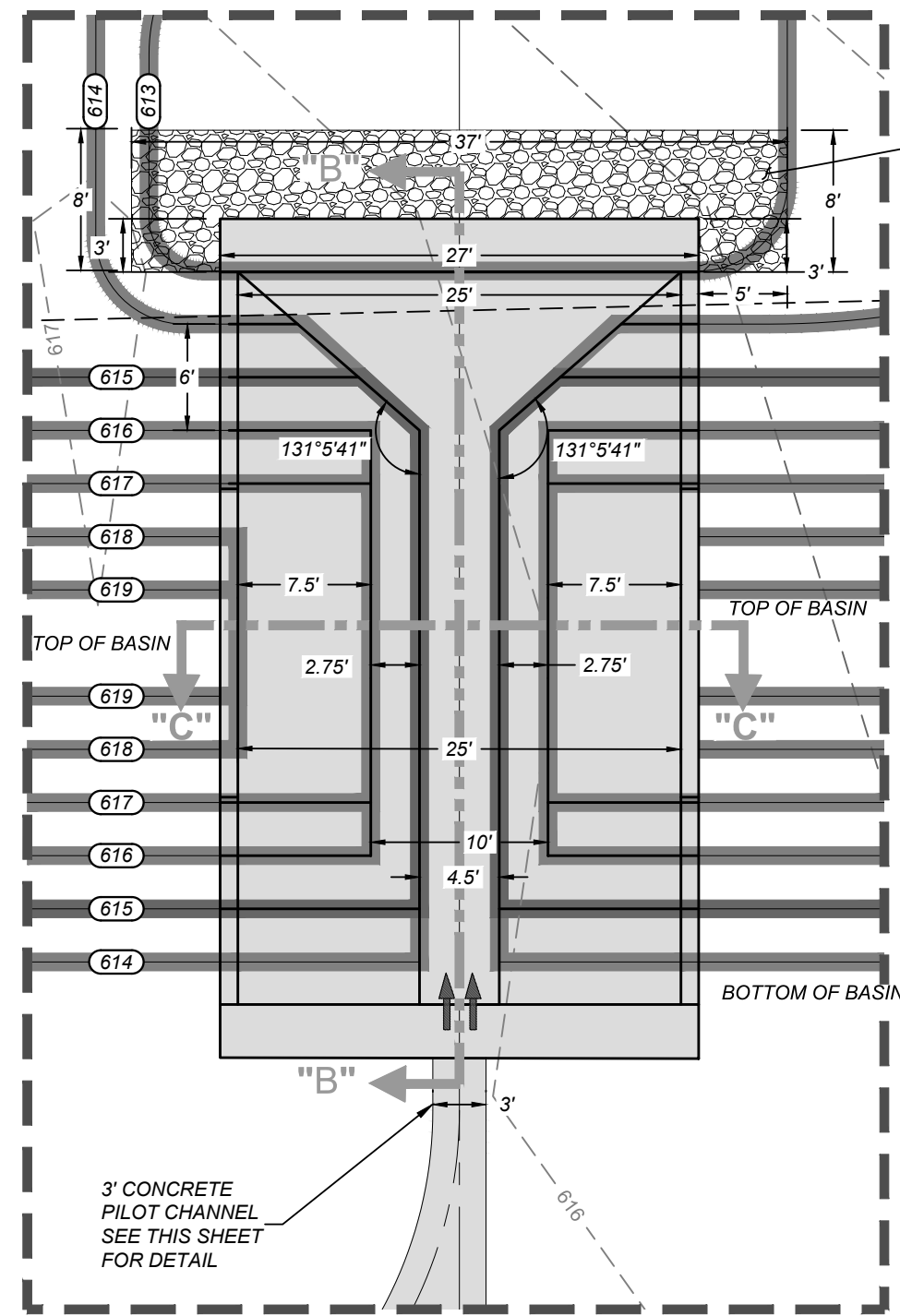
SECTION "B-B"
NOT-TO-SCALE



SECTION "D-D"
NOT-TO-SCALE



TYPICAL PILOT CHANNEL
NOT-TO-SCALE



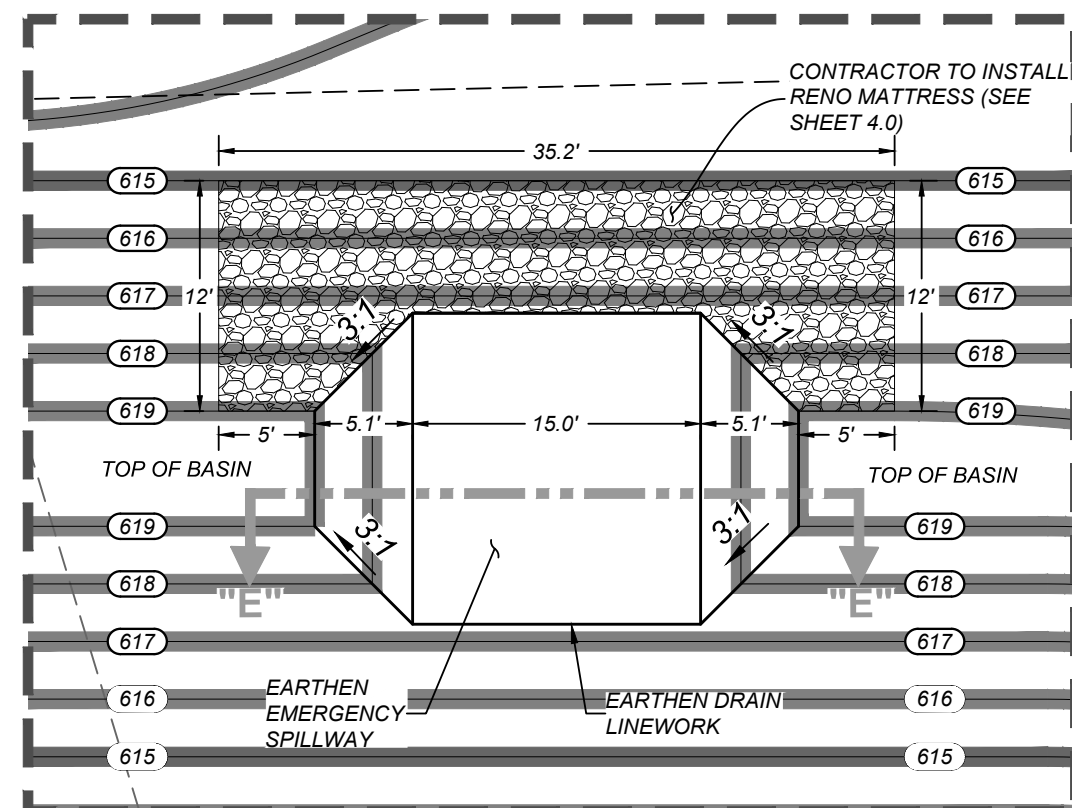
DETAIL "A"
SCALE: 1" = 10"

CONCRETE CHANNEL
OUTFALL

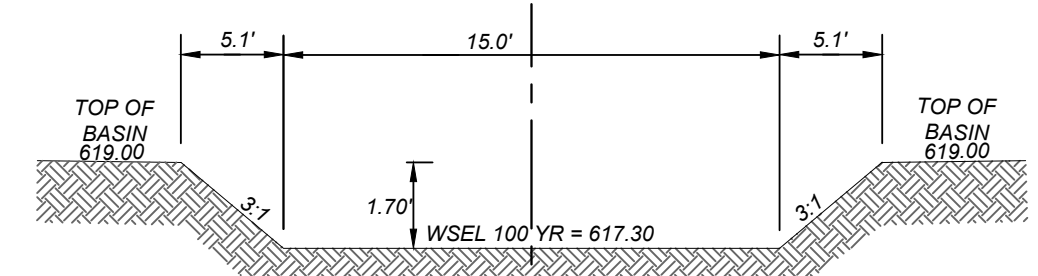
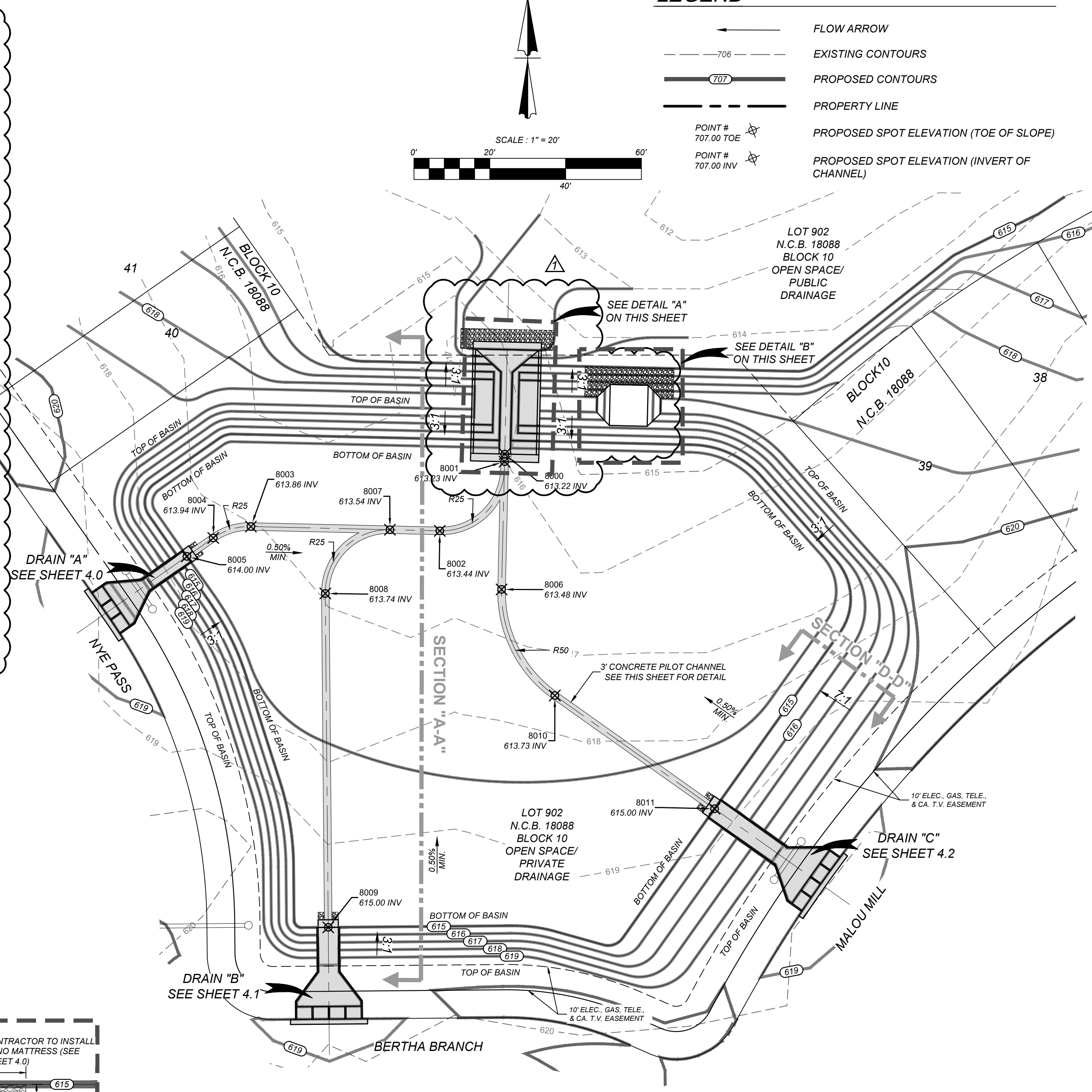
HYDRAULIC CALCULATION
Q(25) = 105.5 CFS
Bw = 25.0'
n = 0.015
Pw = 26.52 FT.
A = 19.00 S.F.
S = 0.50%
Dn = 0.78'
V = 5.55 fps
VH = 0.47'

PROPOSED DISCHARGE					
Q5	=	66.30	WSEL5	=	616.00
Q25	=	105.50	WSEL25	=	616.80
Q100	=	141.00	WSEL100	=	617.30

Point Table				
Point #	Elevation	Northing	Easting	
8000	613.22	13663752.66	2119355.09	
8001	613.23	13663749.66	2119355.02	
8002	613.44	13663722.27	2119329.38	
8003	613.86	13663723.99	2119254.63	
8004	613.94	13663719.47	2119239.72	
8005	614.00	13663712.18	2119229.30	
8006	613.48	13663699.09	2119353.84	
8007	613.54	13663722.72	2119309.65	
8008	613.74	13663697.51	2119284.07	
8009	615.00	13663565.41	2119285.24	
8010	613.73	13663657.13	2119374.91	
8011	615.00	13663612.32	2119438.13	



DETAIL "B"
SCALE: 1" = 10"



SECTION "E-E"
EMERGENCY OVERFLOW WEIR
NOT-TO-SCALE

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
DETENTION BASIN "A"

K&W
ENGINEERS & SURVEYING
10221
Phone # (210) 878-8444 • Fax # (210) 878-8441
TBB# Firm #: 9513 • TBB# S Firm #: 1012300

ISSUE DATE: 4/12/22
REVISIONS: REVISED BASIN OUTFALL & 1/19/22
EMERGENCY SPILLWAY



21-11800453

JOB NO. 391-10-06

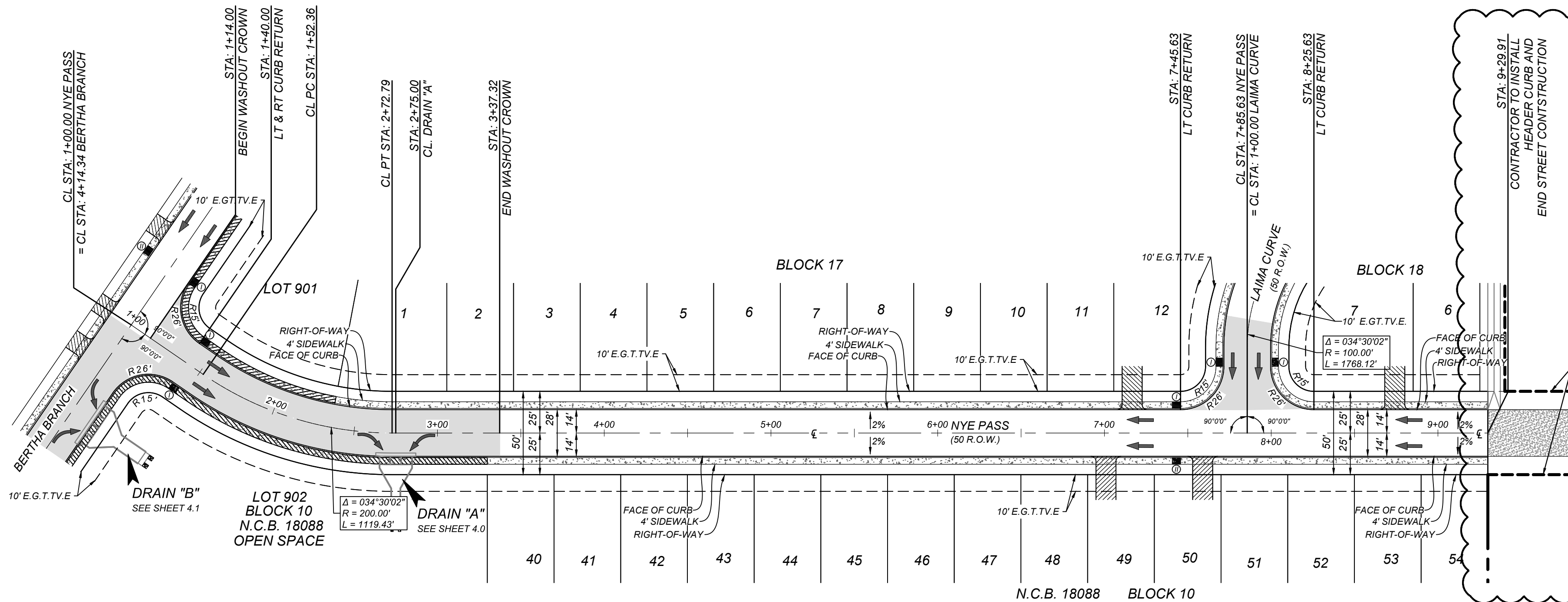
DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

TRENCH EXCAVATION SAFETY PROTECTION
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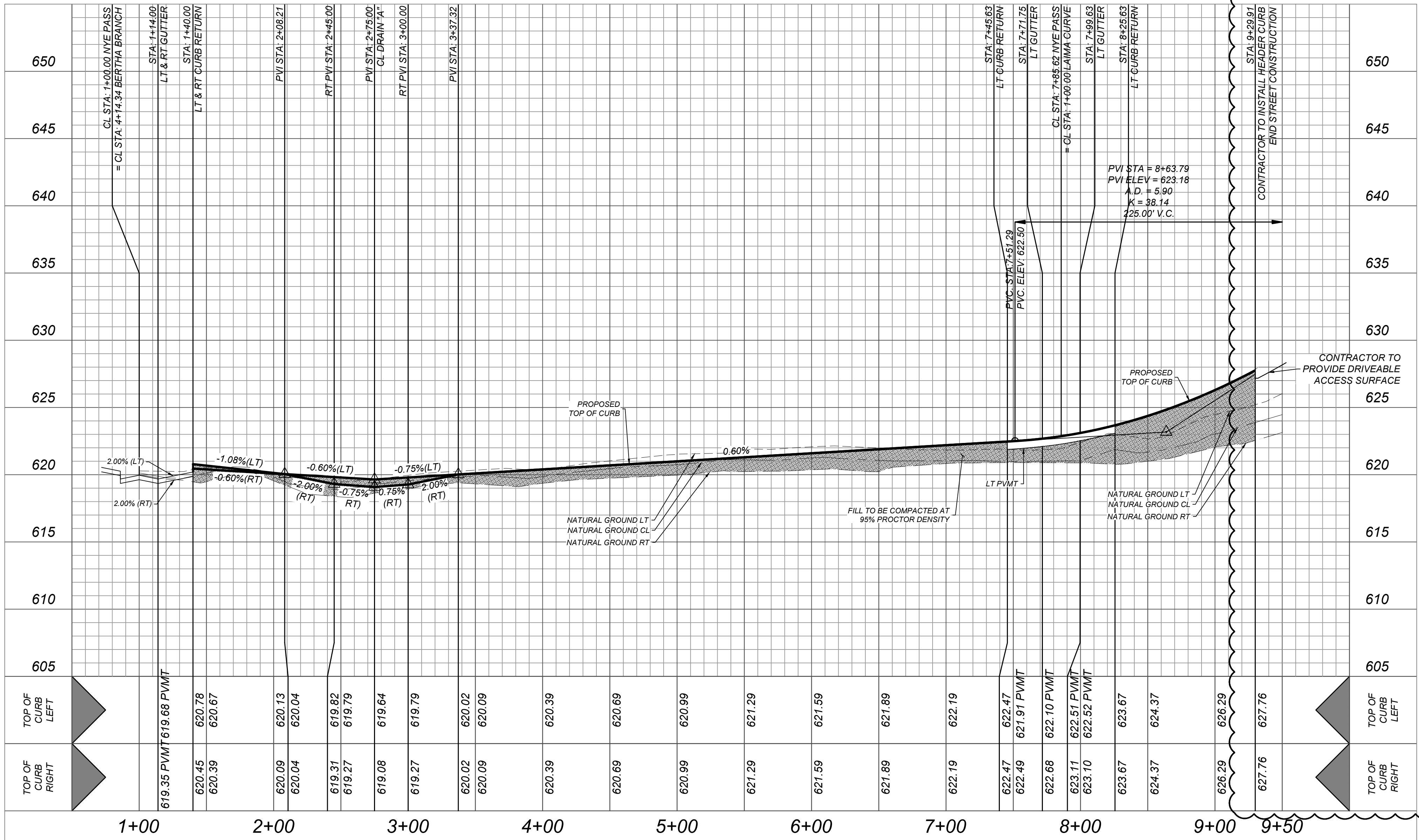
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- LEGEND**
- R.O.W. = RIGHT OF WAY
 - E.G.T.V.E. = ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT
 - = FLOW ARROW
 - = WASHOUT CROWN
 - ⊙ = WHEELCHAIR RAMP TYPE I SEE SHEET 5.10
 - ⊙ = WHEELCHAIR RAMP TYPE II SEE SHEET 5.10
 - ▨ = SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - ▨ = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
 - ▨ = PROPOSED DRIVEWAY LOCATION
 - H.P. = HIGH POINT
 - L.P. = LOW POINT
 - O.S. = RADIUS OFFSET
 - TOC = TOP OF CURB

NYE PASS
STA: 1+00.00 - END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
NYE PASS PLAN & PROFILE

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN/SC CHECKED/OE
SHEET NUMBER:

5.0



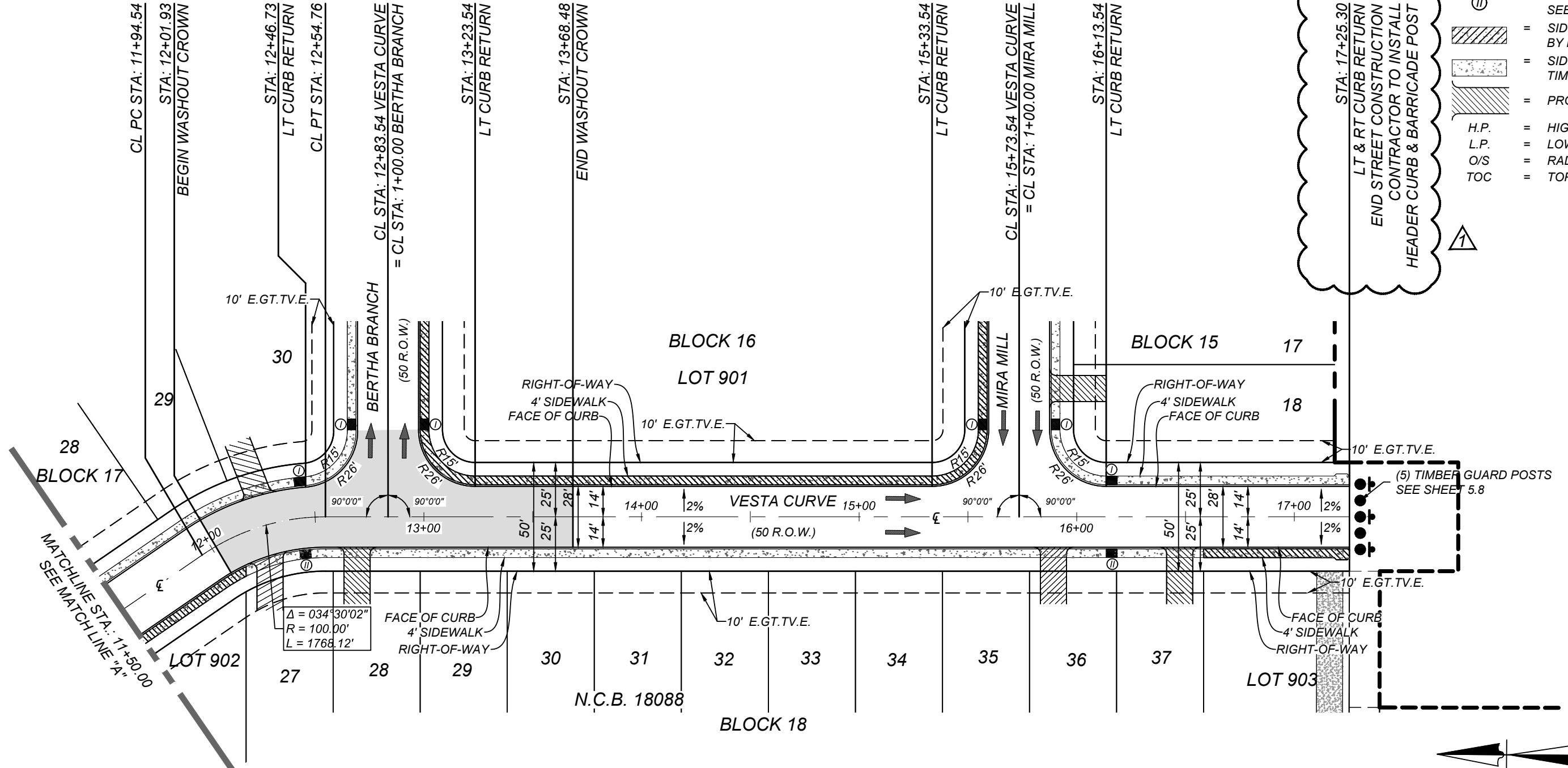
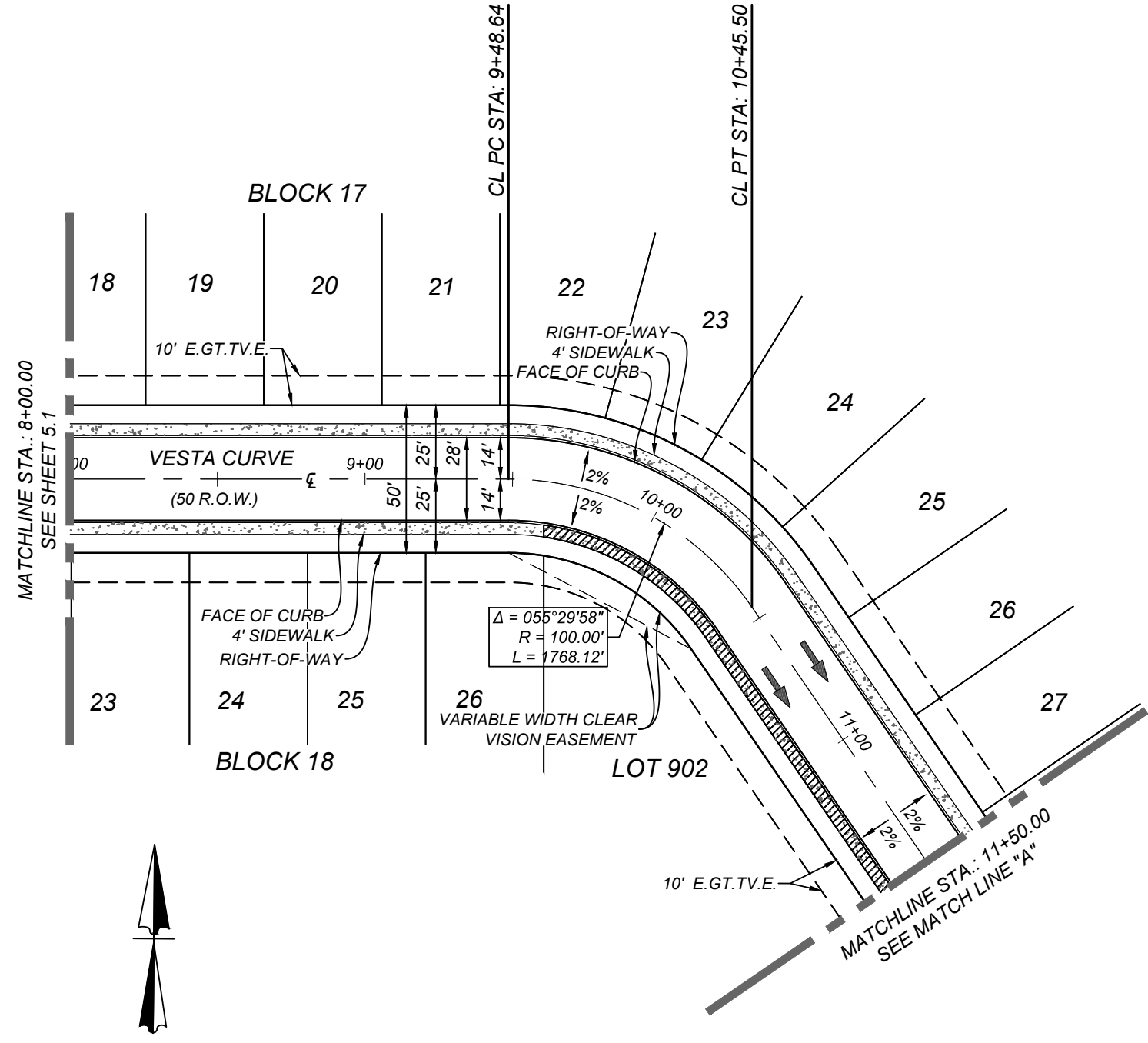
REVISIONS
A
REVISED END STREET
CONSTRUCTION

ISSUE DATE
3/24/22

K&W
ENGINEERS + SURVEYING
10000 N. Loop West, Suite 200
Dallas, Texas 75244
Phone # (214) 878-8444 • Fax # (214) 878-8441
TBE# Firm #: 9513 • TBE# S Firm #: 1012300

TRENCH EXCAVATION SAFETY PROTECTION
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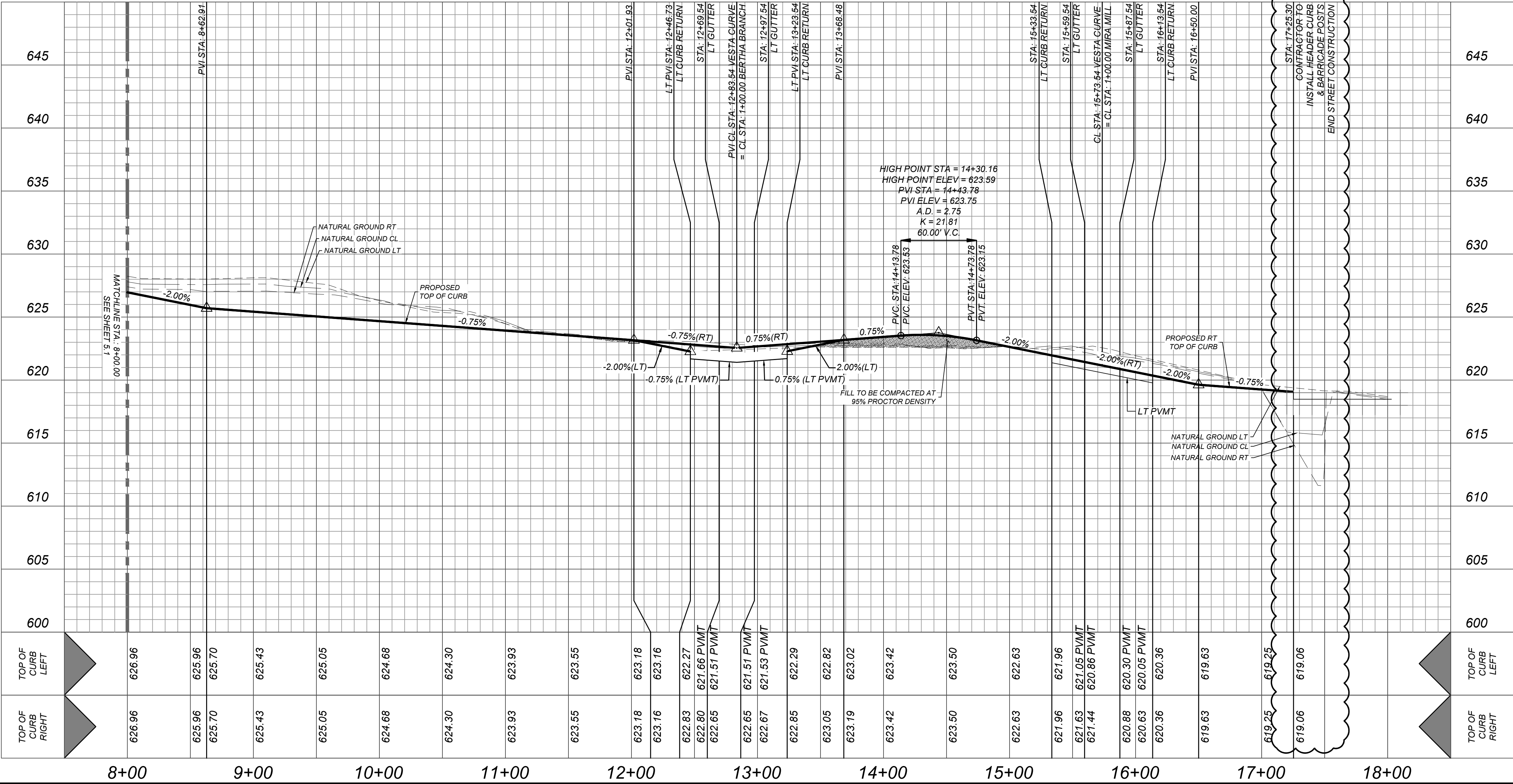
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 - ▨ = SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - ▨ = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
 - ▨ = PROPOSED DRIVEWAY LOCATION
 - H.P. = HIGH POINT
 - L.P. = LOW POINT
 - O/S = RADIUS OFFSET
 - TOC = TOP OF CURB

VESTA CURVE
STA: 8+00.00 - END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

VESTA CURVE PLAN & PROFILE

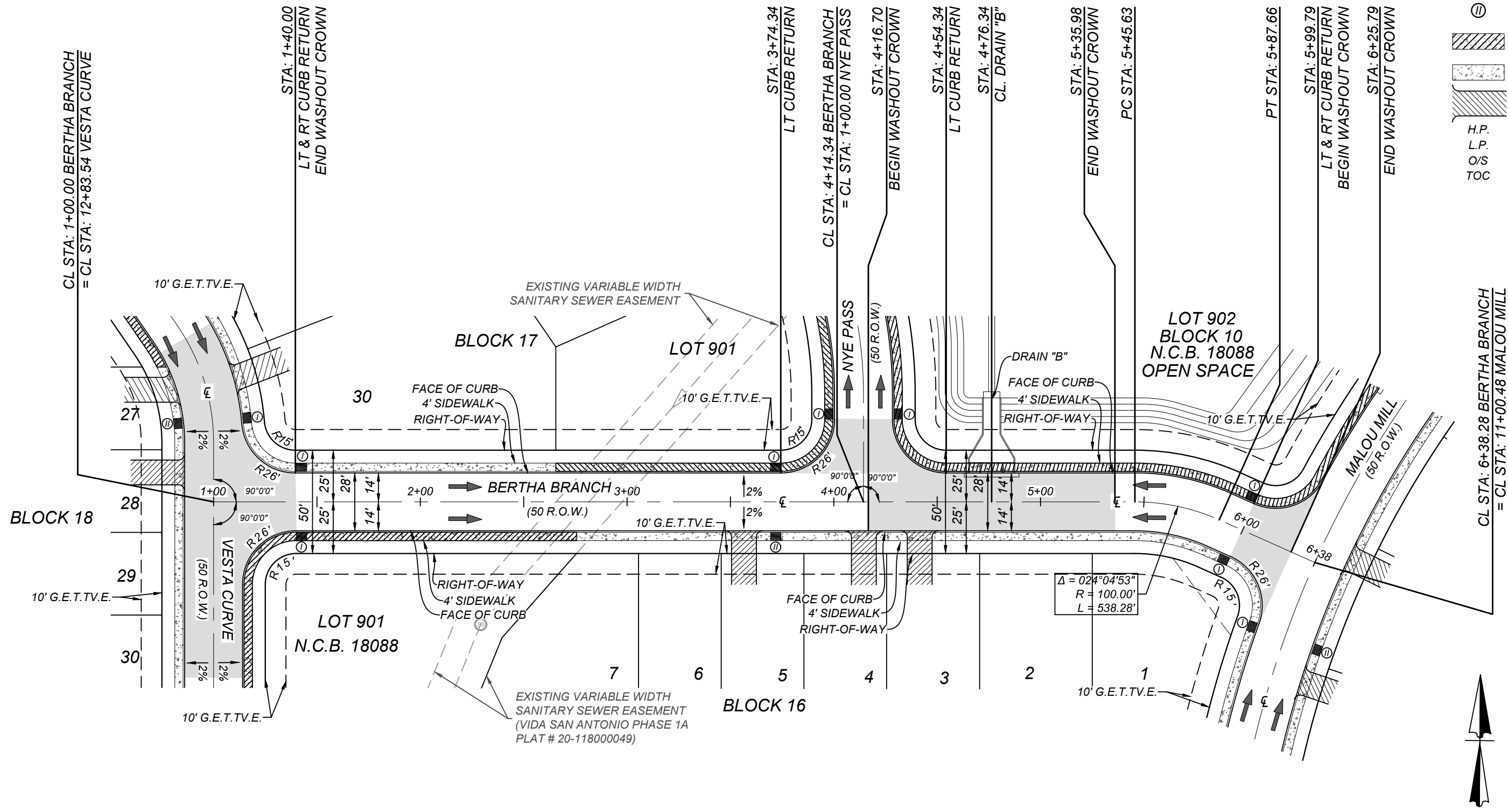
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE

SHEET NUMBER:

5.2

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 ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES 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.

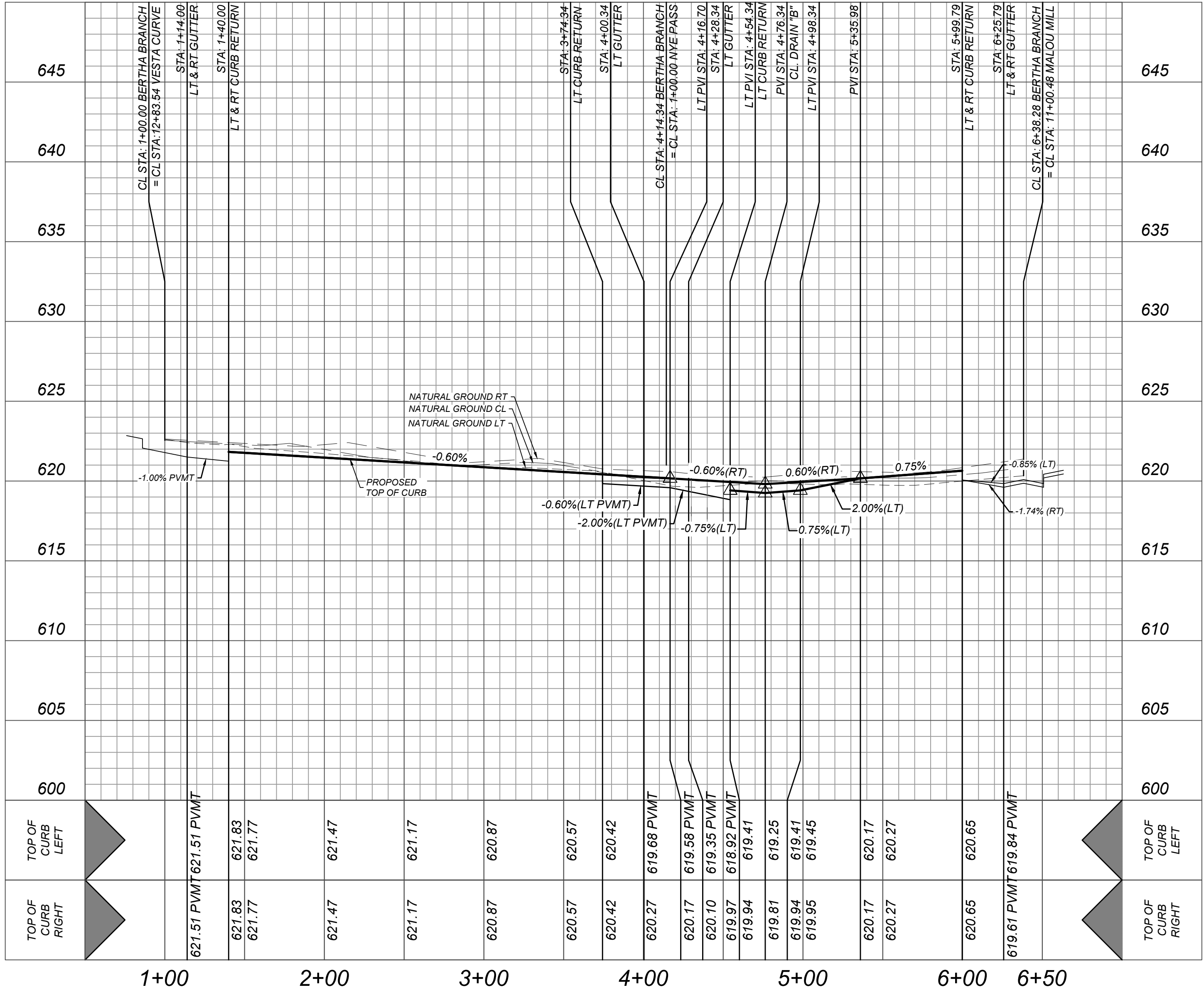
CAUTION!!!
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- LEGEND**
- R.O.W. = RIGHT OF WAY
 - G.E.T.T.V.E. = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
 - = FLOW ARROW
 - = WASHOUT CROWN
 - ⊗ = WHEELCHAIR RAMP TYPE I SEE SHEET 5.13
 - ⊙ = WHEELCHAIR RAMP TYPE II SEE SHEET 5.13
 - ▨ = SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - ▨ = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
 - ▨ = PROPOSED DRIVEWAY LOCATION
 - H.P. = HIGH POINT
 - L.P. = LOW POINT
 - O/S = RADIUS OFFSET
 - TOC = TOP OF CURB

BERTHA BRANCH
STA: 1+00.00 - END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'

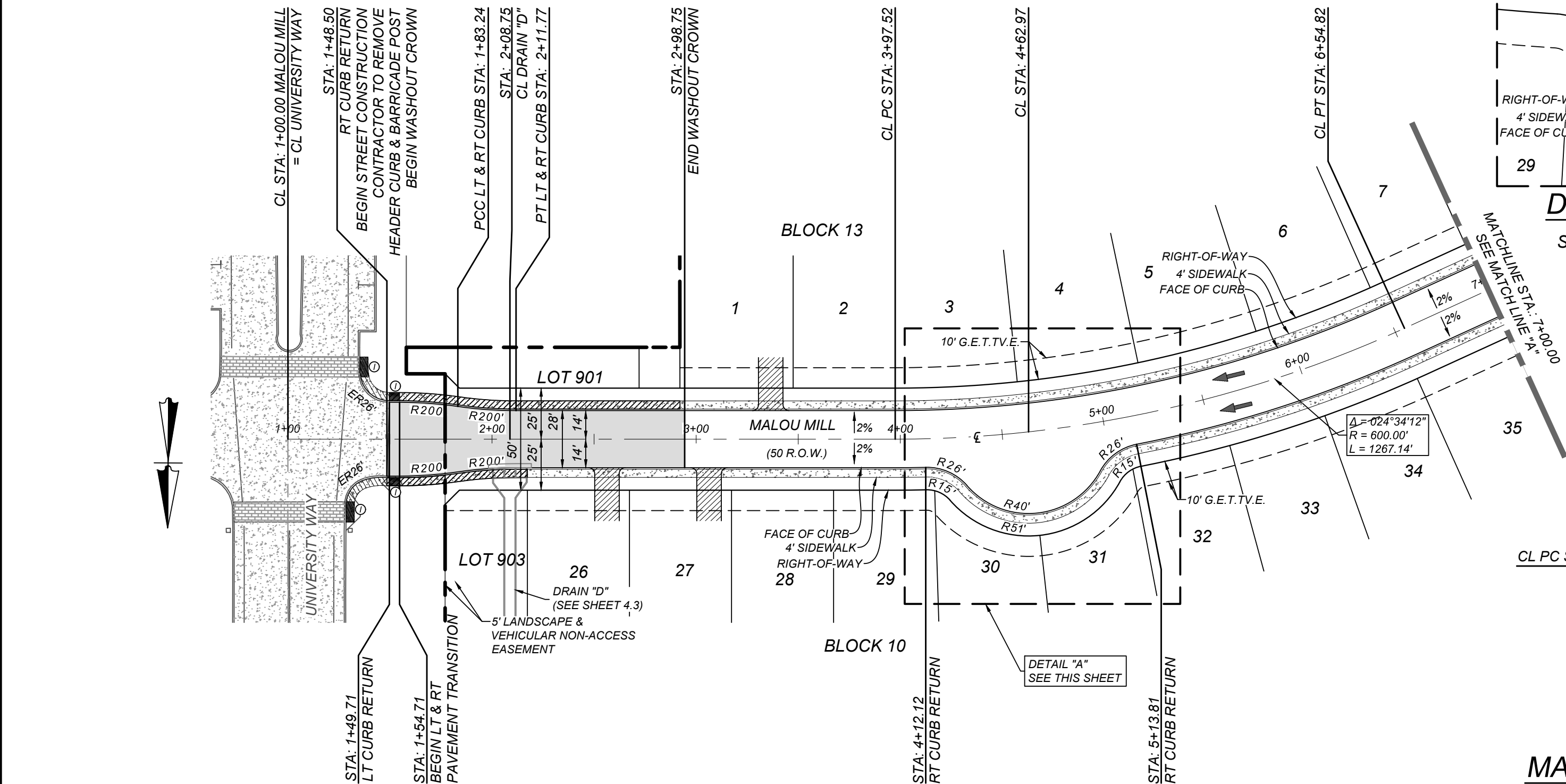


REVISIONS

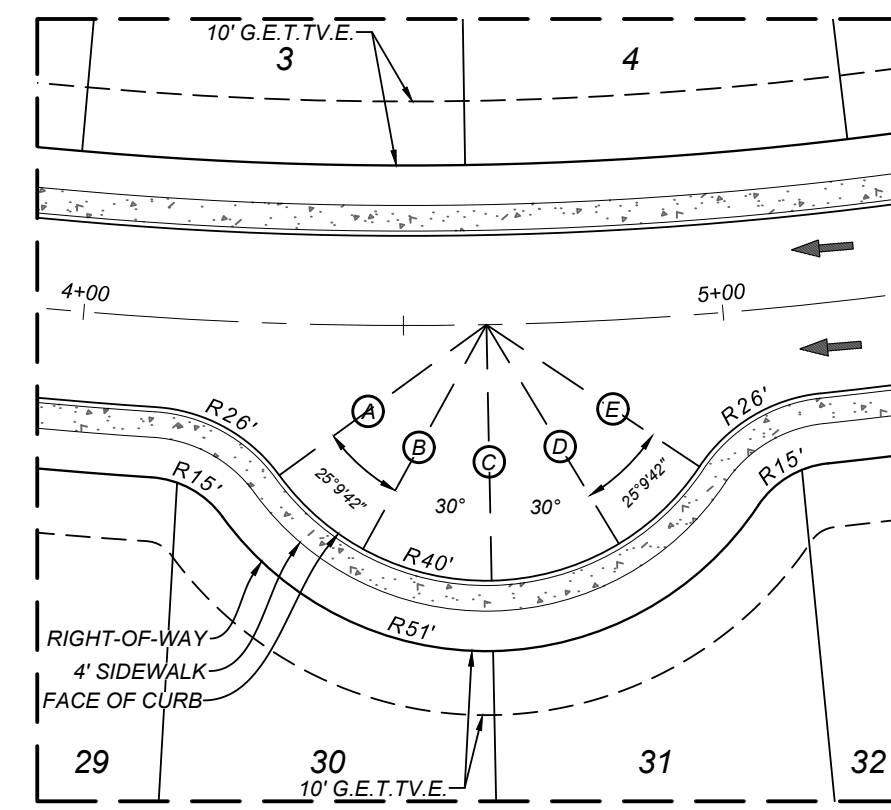
ISSUE DATE

TRENCH EXCAVATION SAFETY PROTECTION
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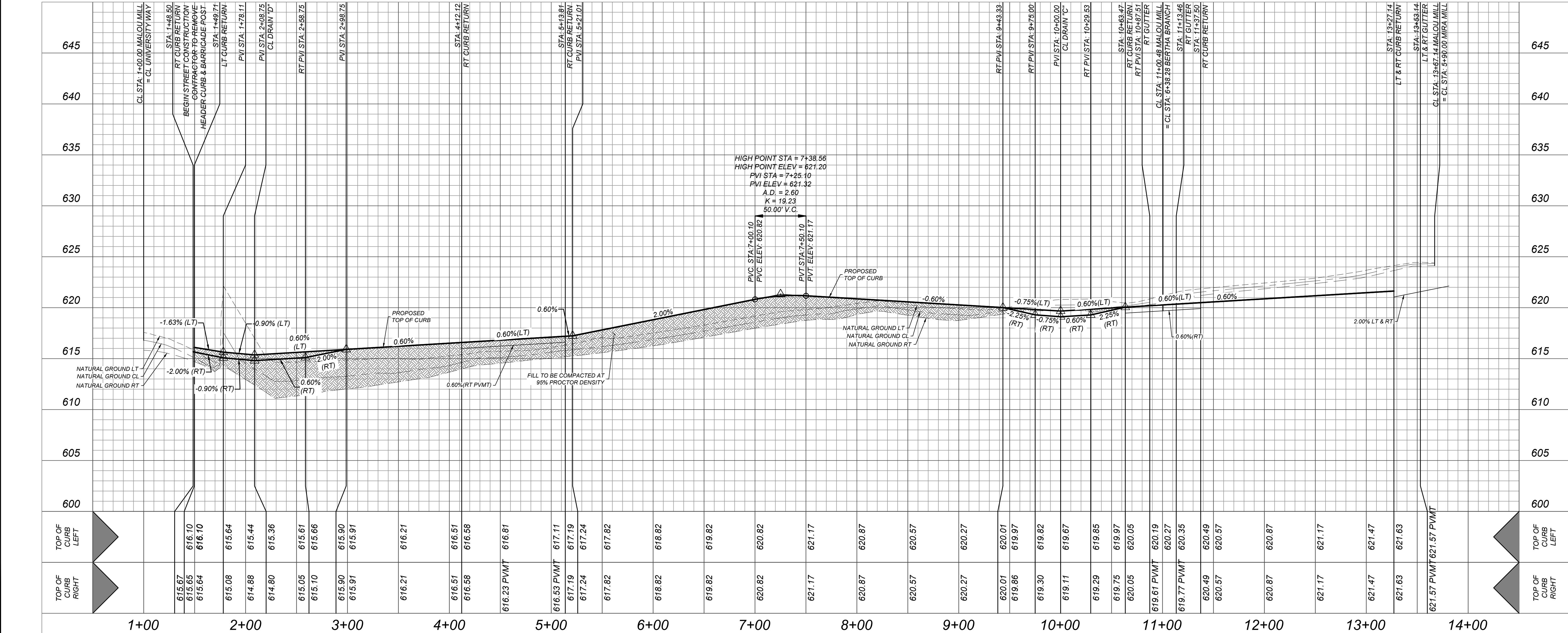


MALOU MILL
STA: 1+00.00 - END



KNUCKLESAC ELEVATIONS	
STATION	FINISHED TOC ELEVATION
A	616.89
B	617.19
C	617.41
D	617.42
E	617.27

- LEGEND
- R.O.W. = RIGHT OF WAY
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 - ⊙ = WASHOUT CROWN
 - ⊙ = WHEELCHAIR RAMP TYPE I SEE SHEET 5.10
 - ⊙ = WHEELCHAIR RAMP TYPE II SEE SHEET 5.10
 - ▨ = SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - ▨ = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
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VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
MALOU MILL PLAN & PROFILE

21-11800453

JOB NO. 391-10-06

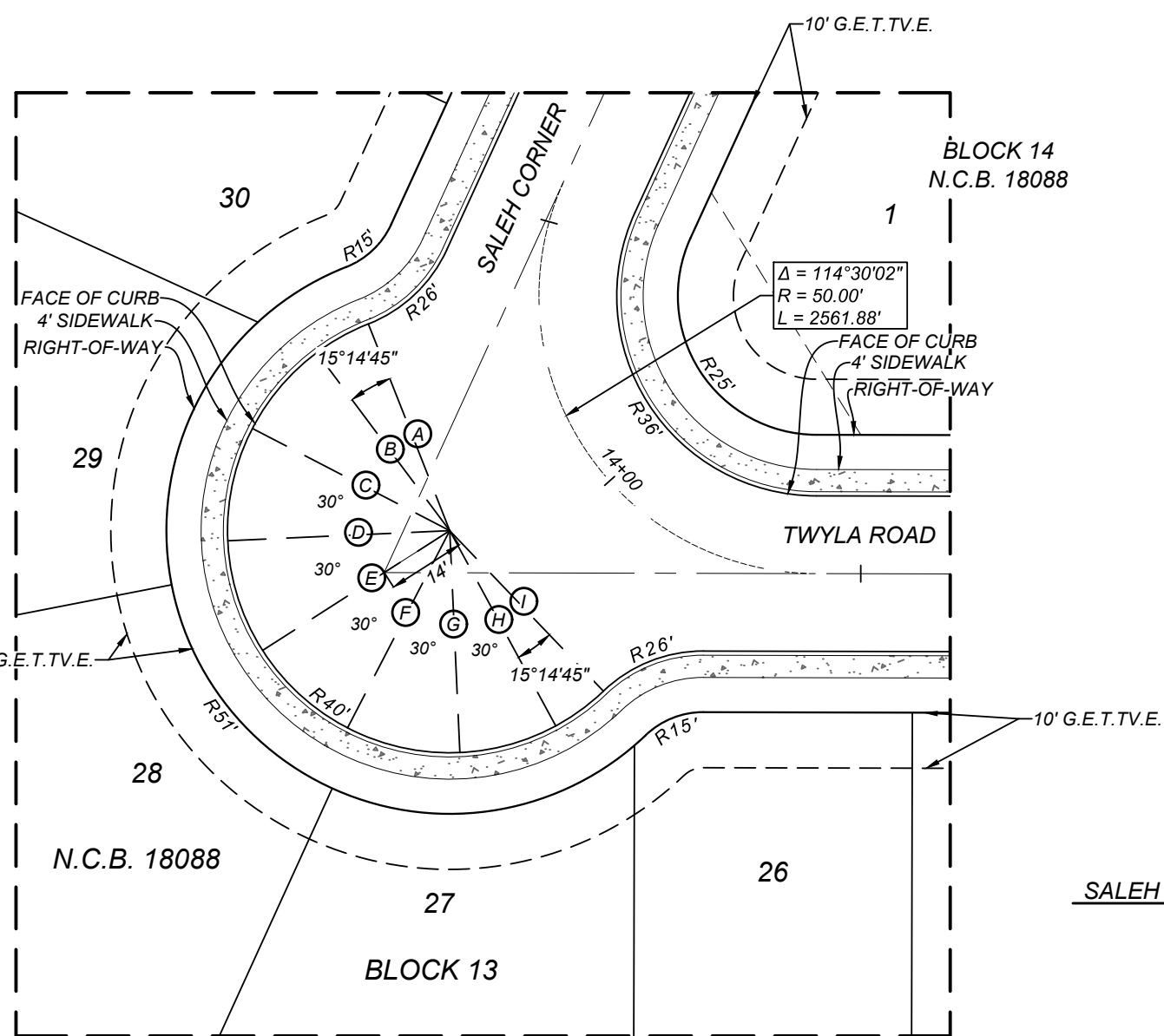
DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

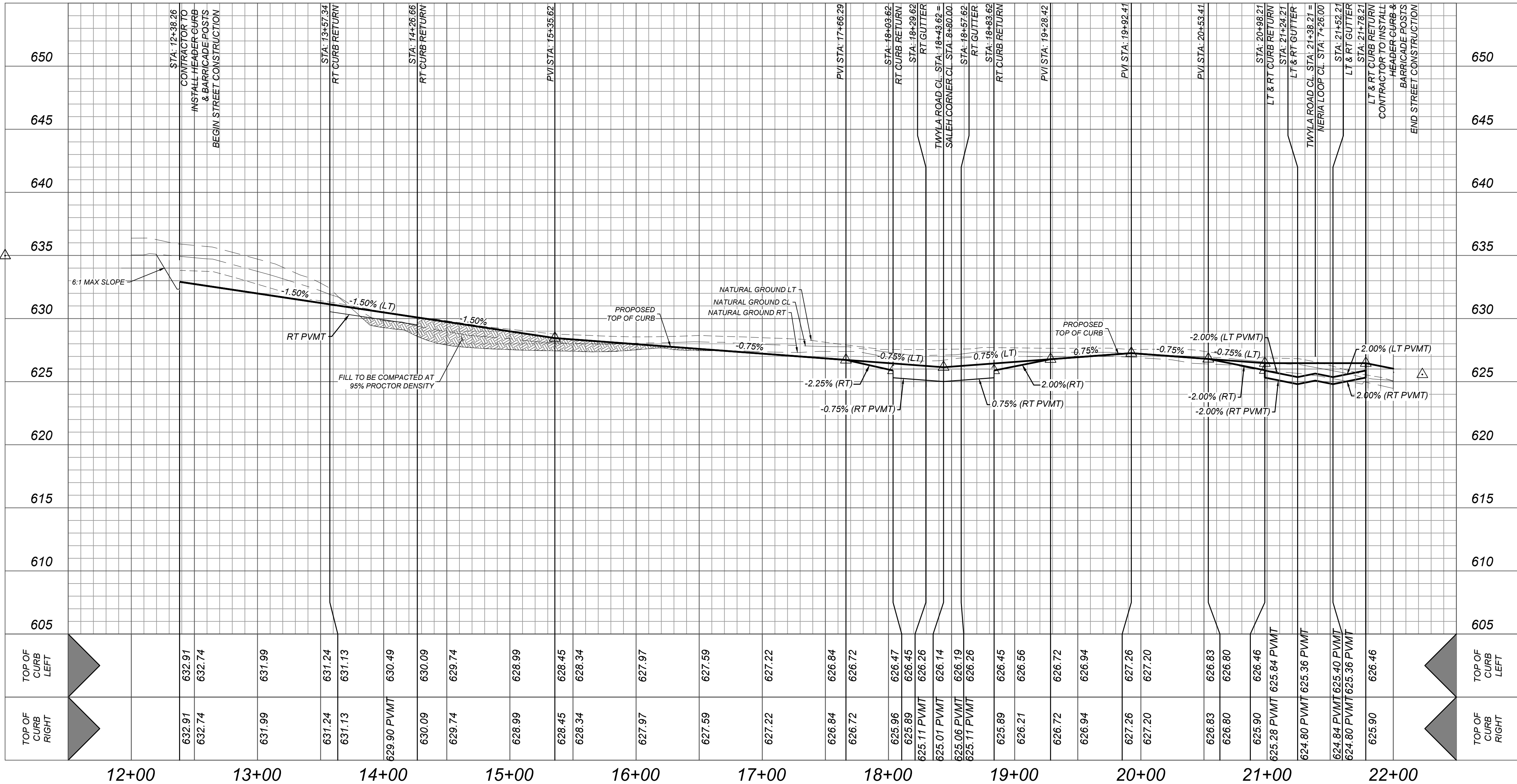
TRENCH EXCAVATION SAFETY PROTECTION
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DETAIL "F"
SCALE: 1" = 30'

KNUCKLESAC ELEVATIONS	
STATION	FINISHED TOC ELEVATION
A	631.33
B	631.48
C	631.67
D	631.76
E	631.70
F	631.49
G	631.16
H	630.79
I	630.57

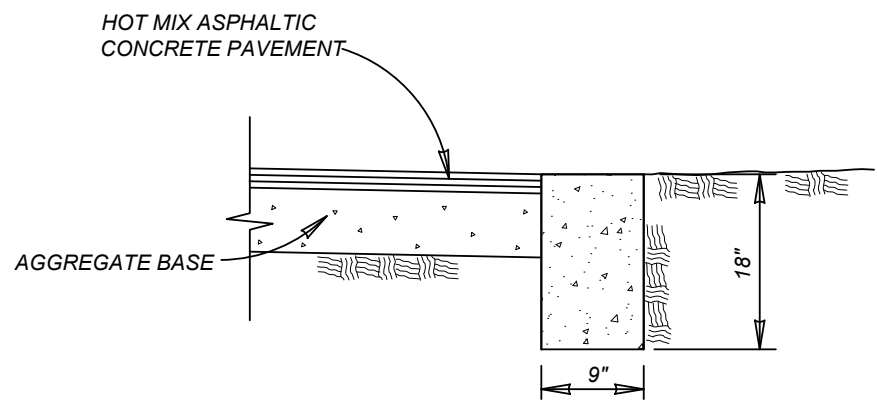


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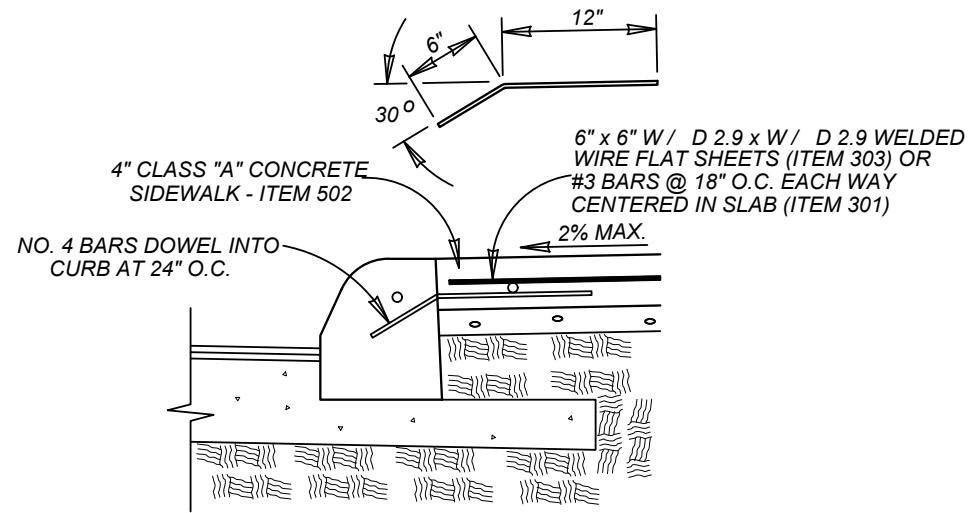
VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
TWYLA ROAD & SALEH CORNER PLAN & PROFILE

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

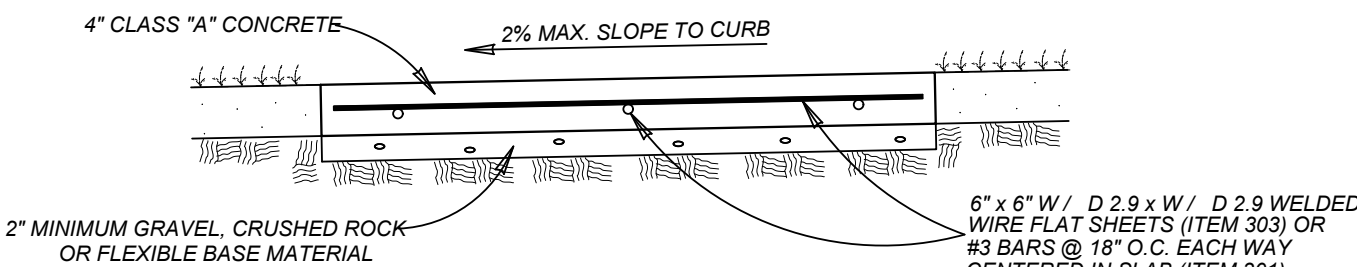
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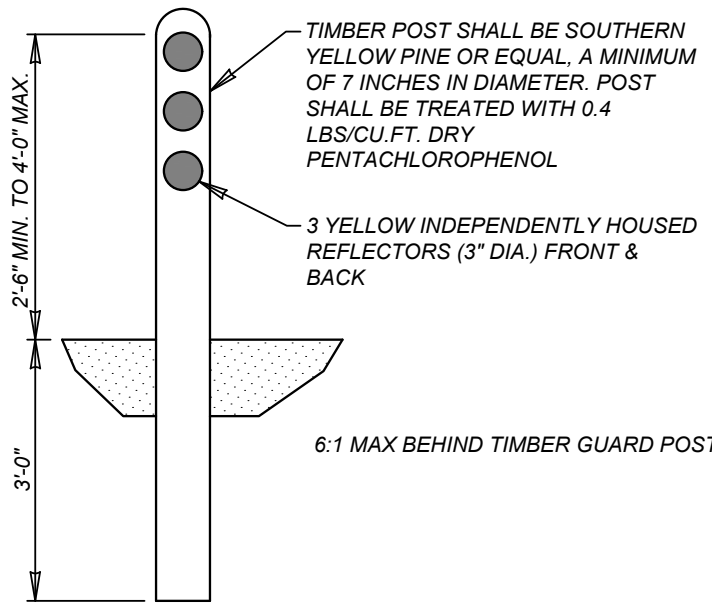
HEADER CURB
ITEM 500 ON SAND OR GRAVEL
NOT TO SCALE



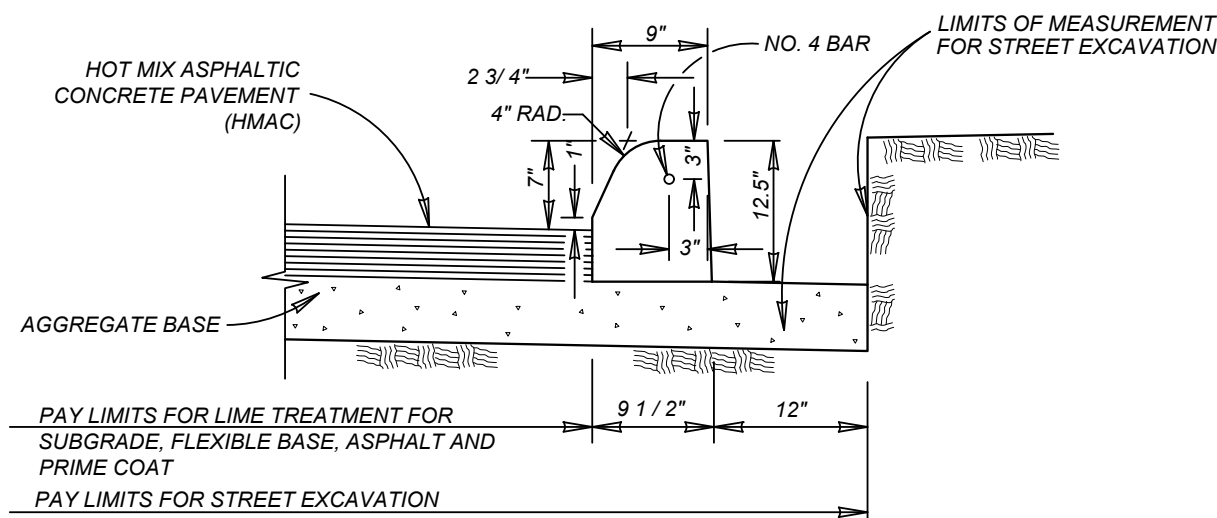
**CONCRETE SIDEWALK
ABUTTING CURB SECTION**
ITEM 502
NOT TO SCALE



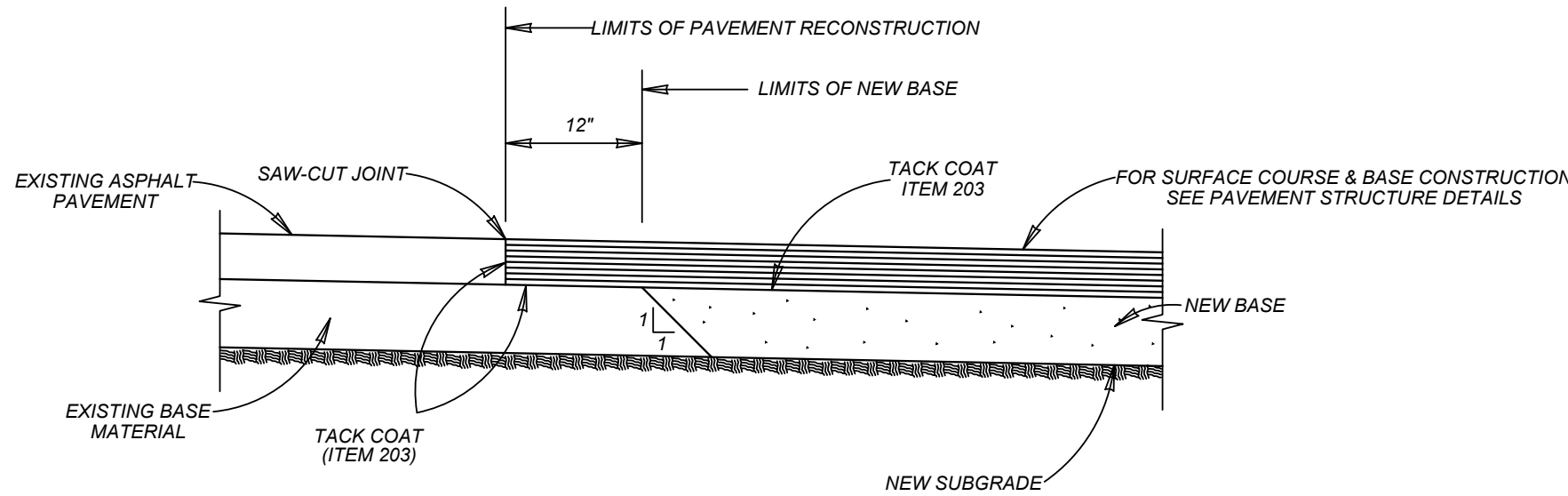
CONCRETE SIDEWALK SECTION
ITEM 502
NOT TO SCALE



TIMBER GUARD POST DETAIL
NOT-TO-SCALE



CONCRETE CURB
ITEM 500 ON ASPHALT TREATED BASE OR ASPHALTIC CONCRETE BASE
NOT TO SCALE



PAVEMENT JUNCTION DETAILS
NOT TO SCALE

GENERAL NOTES:

- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF THE LIME OR CEMENT.
- THE APPLICATION RATE OF LIME SHALL BE DETERMINED BASED ON LABORATORY TESTING AND SHALL BE THE LOWEST PERCENTAGE OF LIME THAT PROVIDES AN UNCONFINED COMPRESSIVE STRENGTH (UCS) AT 7 DAYS OF AT LEAST 160 PSI IN ACCORDANCE WITH ASTM D5102 STANDARD TEST METHODS FOR UNCONFINED COMPRESSIVE STRENGTH OF COMPACTED SOIL-LIME MIXTURES (PROCEDURE B) (IN ADDITION, CURING SHOULD OCCUR FOR 7 DAYS AT 40° AND SPECIMENS SHOULD BE SUBJECT TO 24-HR CAPILLARY SOAK PRIOR TO TESTING.

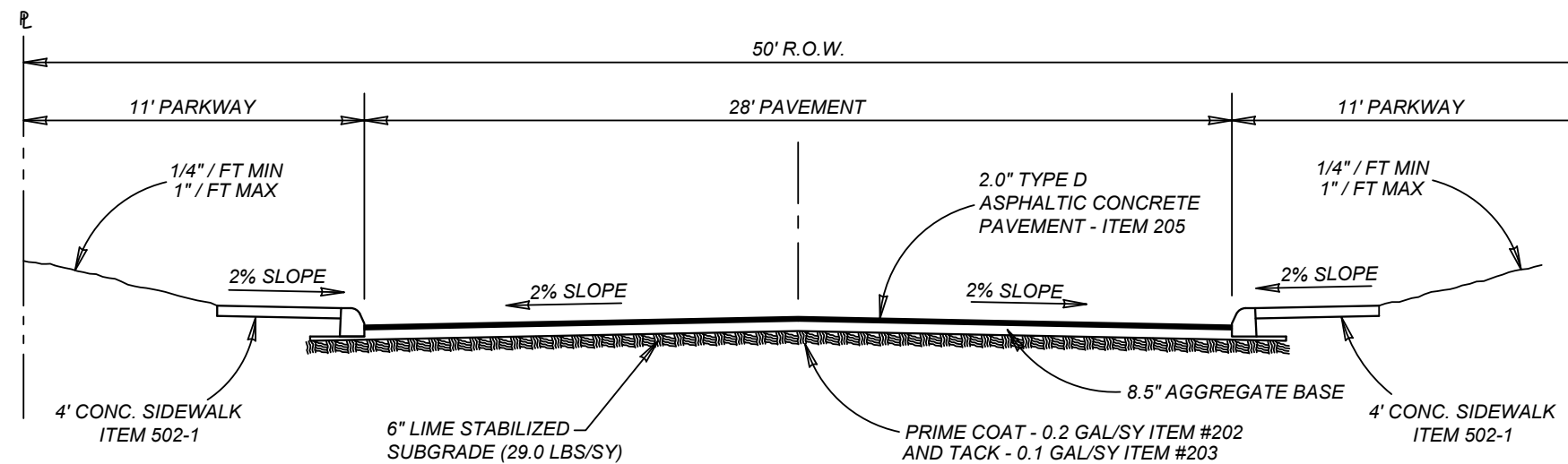
FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

- 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. 4 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.

NOTES:

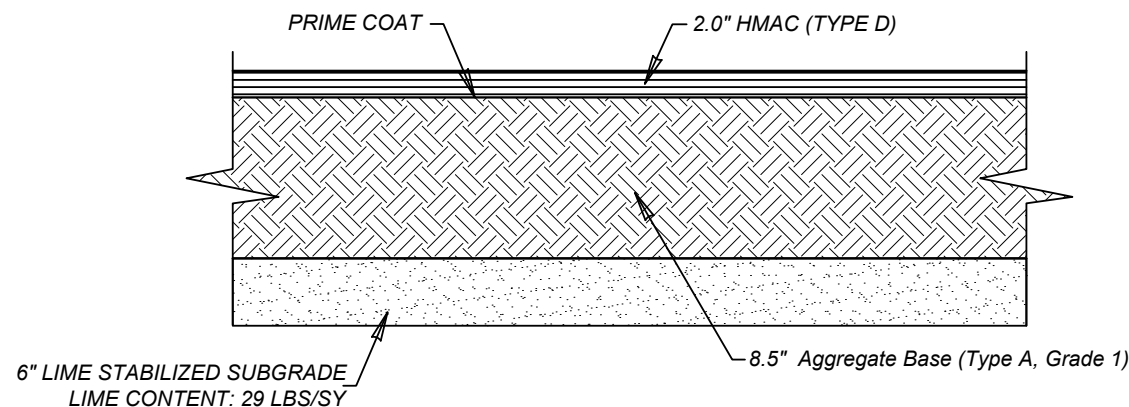
- ANY FILL USED TO RAISE THE SUBGRADE:
 - SHOULD NOT CONTAIN ANY DELETERIOUS MATERIAL
 - SHOULD HAVE A CBR VALUE OF 3.0 OR GREATER
 - SHOULD NOT HAVE GRAVELS LARGER THAN 3 INCH IN SIZE
 - SHOULD HAVE THE "LIME PERCENTAGE/APPLICATION RATE" RE-RUN PRIOR TO INSTALLATION
 - PSI SHOULD BE LESS THAN 20



TYPICAL LOCAL "A" STREET SECTION
NOT TO SCALE

USE LOCAL "A" STREET SECTION FOR STREETS BELOW:
NYPE PASS - STA: 1+00.00 - END
LAIMA CURVE, PADRON BEND & VESTA CURVE - STA: 1+00.00 - END
BERTHA BRANCH - STA: 1+00.00 - END
MIRA MILL - STA: 1+00.00 - END
MALOU MILL - STA: 1+00.00 - END
SALEH CORNER & TWYLA ROAD - STA: 12+38.26 - END
NERIA LOOP - STA: 1+00.00 - END

Pavement Section
2.0" HMAc Type "D"
8.5" Aggregate Base (Type A, Grade 1)
6" Lime Stabilized Subgrade(29 LBS/SY)
Total: 16.5"
Structural No: 2.55
CBR: 3.0
REQUIRED IF SUBGRADE PI > 20



ASPHALT PAVEMENT DETAIL
NOT-TO-SCALE
DETAIL FOR ALL LOCAL TYPE A

NOTES:

- PAVEMENT DESIGN THICKNESS BASED ON GEOTECHNICAL REPORT BY INTEC, L.P., PROJECT NO. S211319 DATED 09/29/21.
- REFERENCE PROJECT GEOTECHNICAL REPORT AND PROJECT SPECIFICATION FOR ADDITIONAL REQUIREMENTS AND ALTERNATE PAVEMENT SECTIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL TESTING. TESTING TO BE PAID BY OWNER.
- GEOTECHNICAL ENGINEER TO BE ON SITE TO MAKE FINAL SUBGRADE DETERMINATION. CHANGES TO THIS PAVEMENT DESIGN SHALL BE SUBMITTED TO COSA-DSD PRIOR TO PLACEMENT OF BASE MATERIAL.

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
TYPICAL STREET DETAILS

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021

DRAWN:SC CHECKED:OE
SHEET NUMBER:

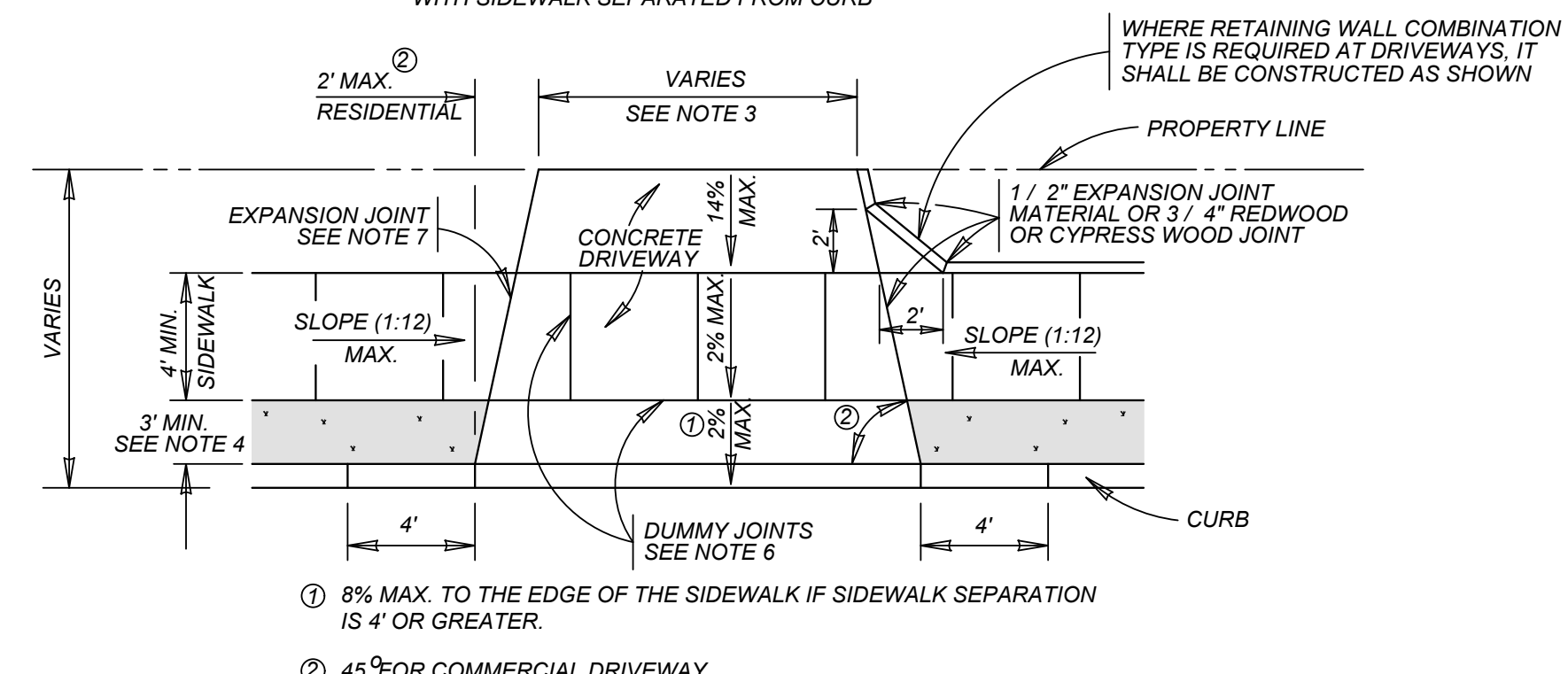
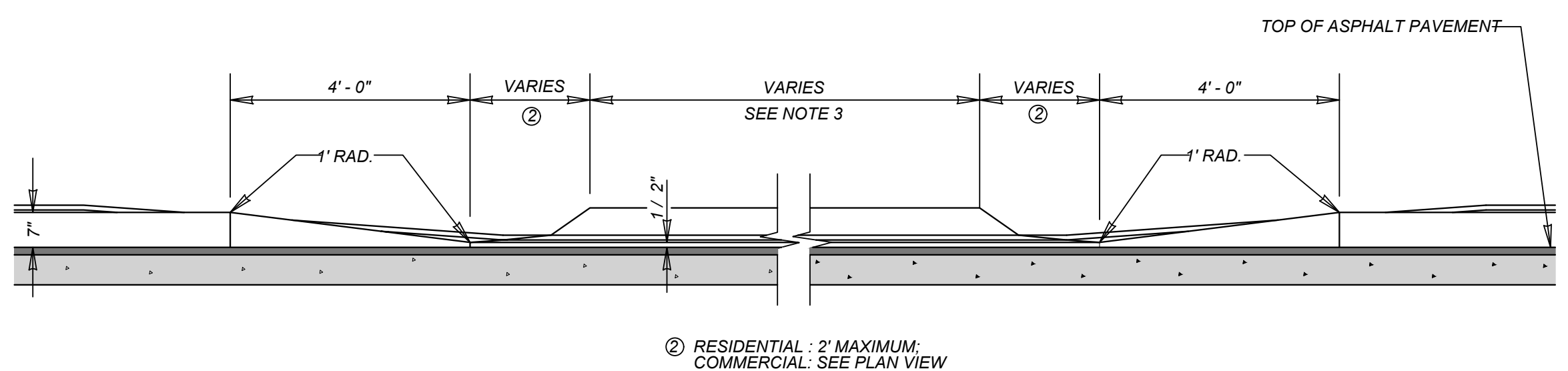
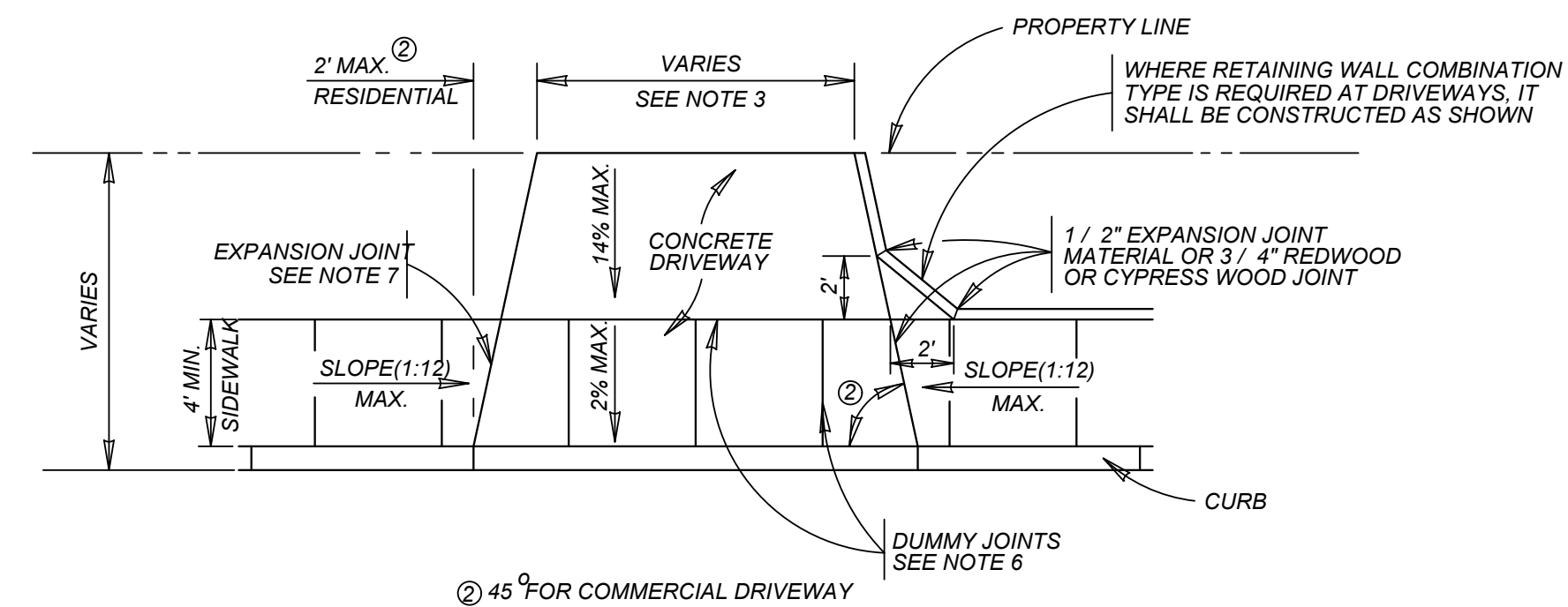
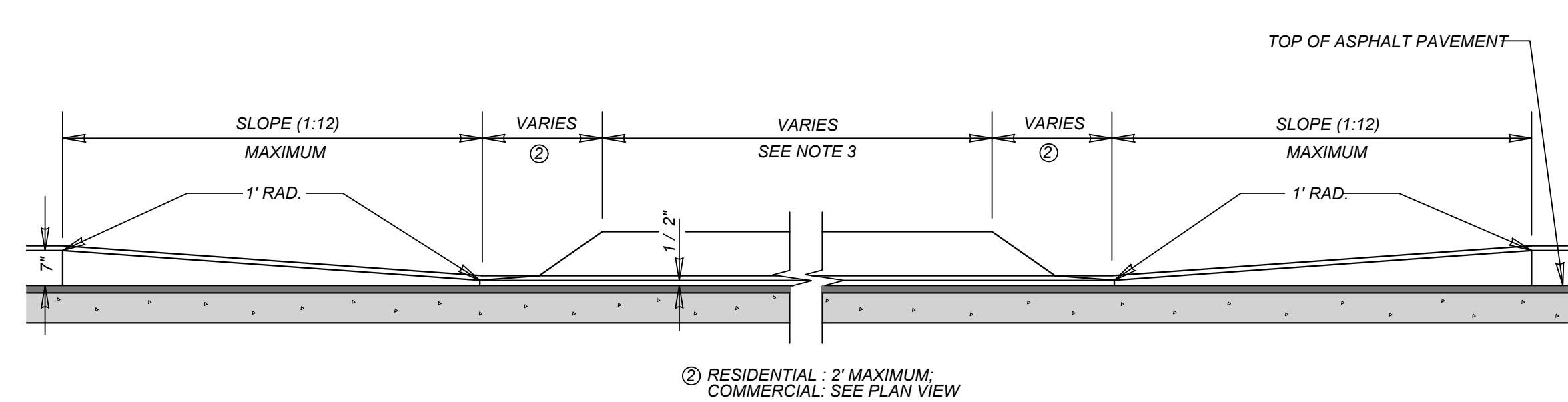
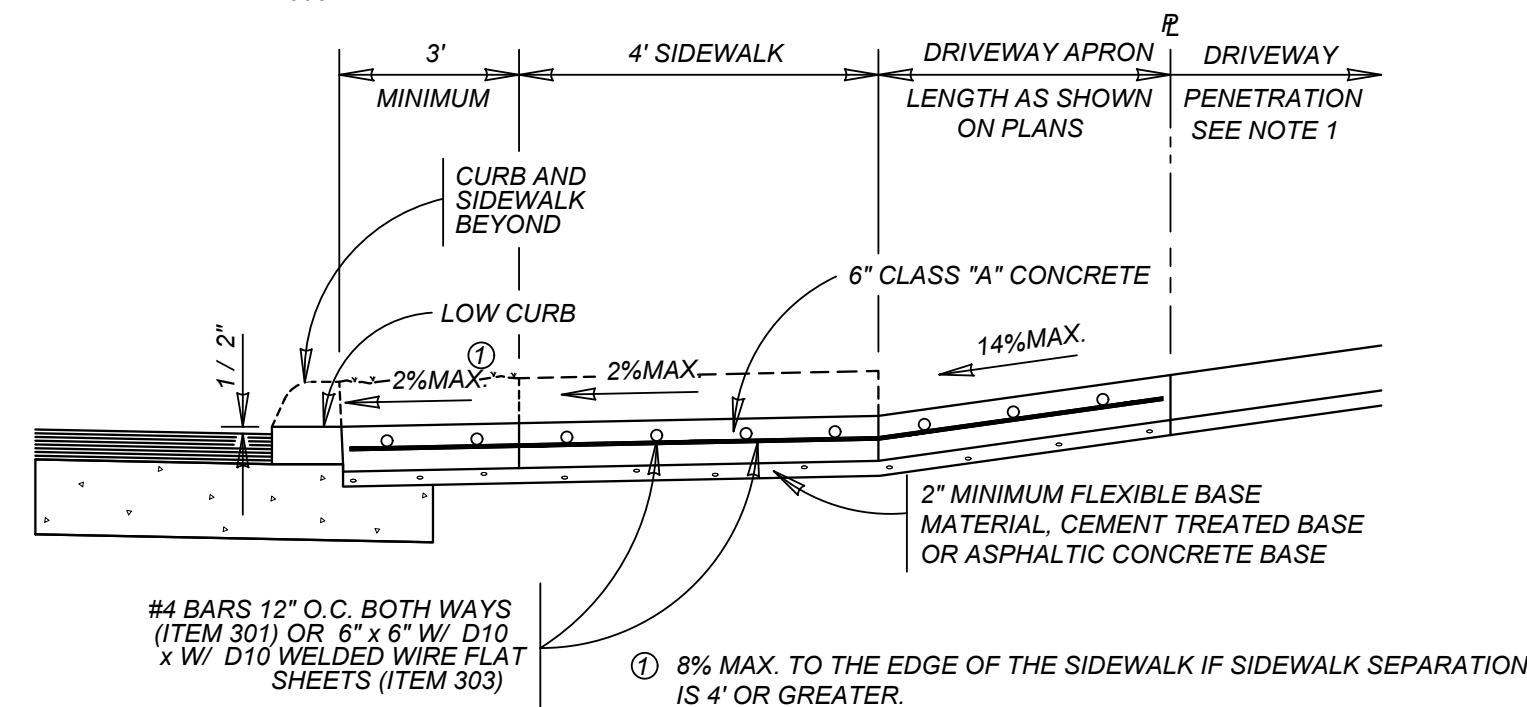
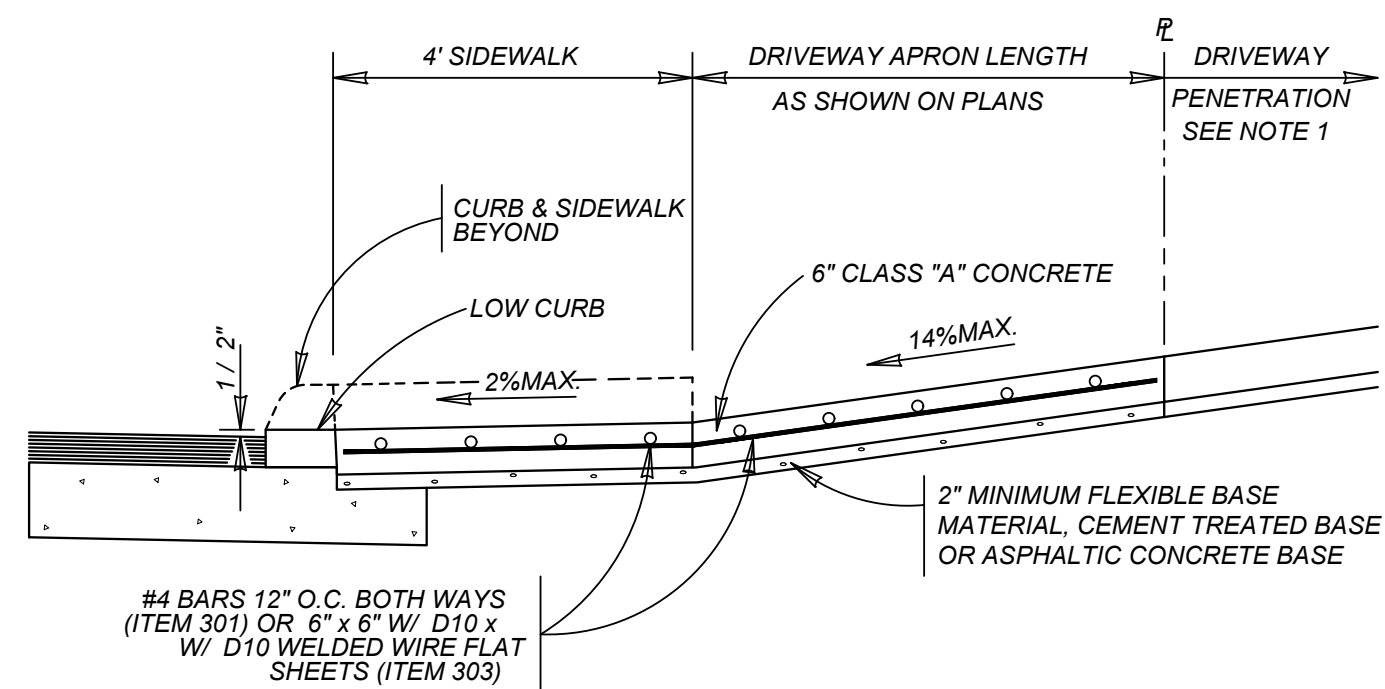
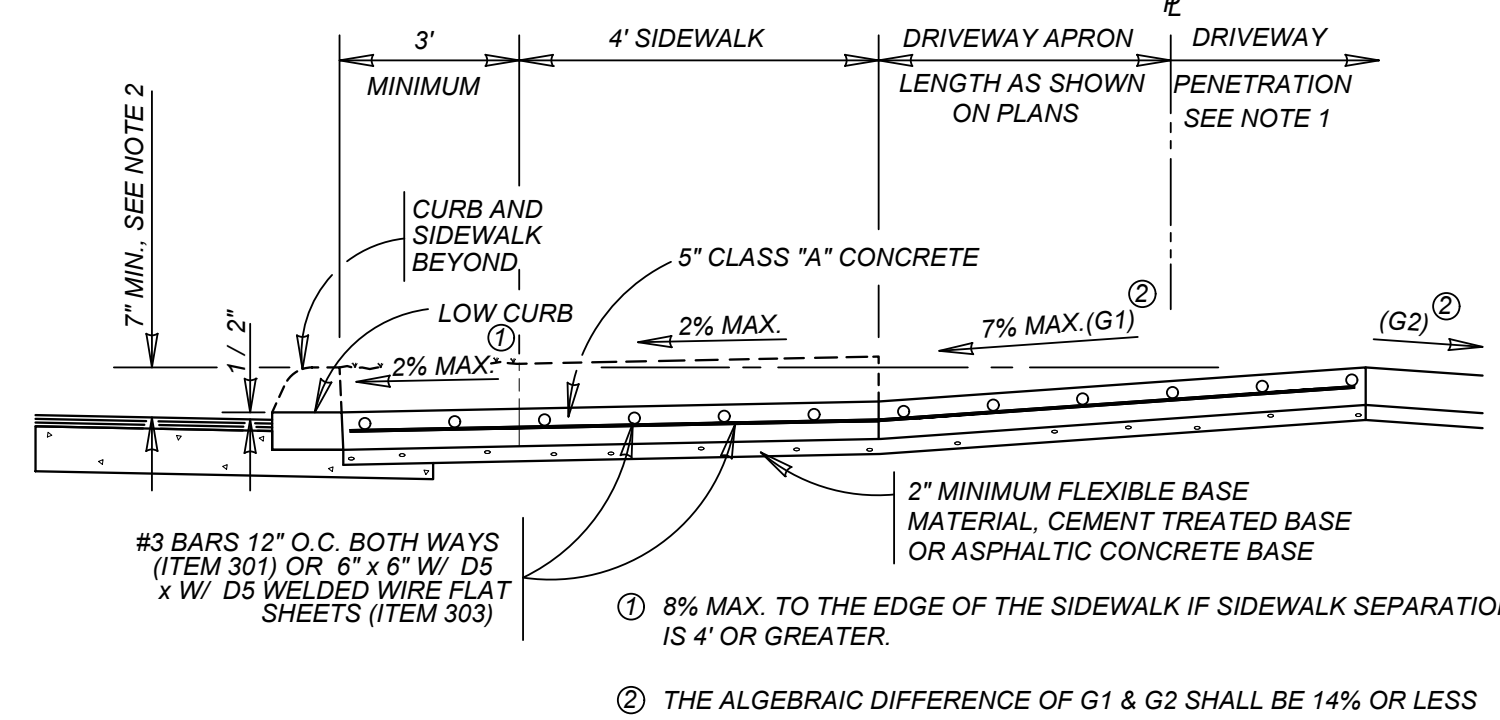
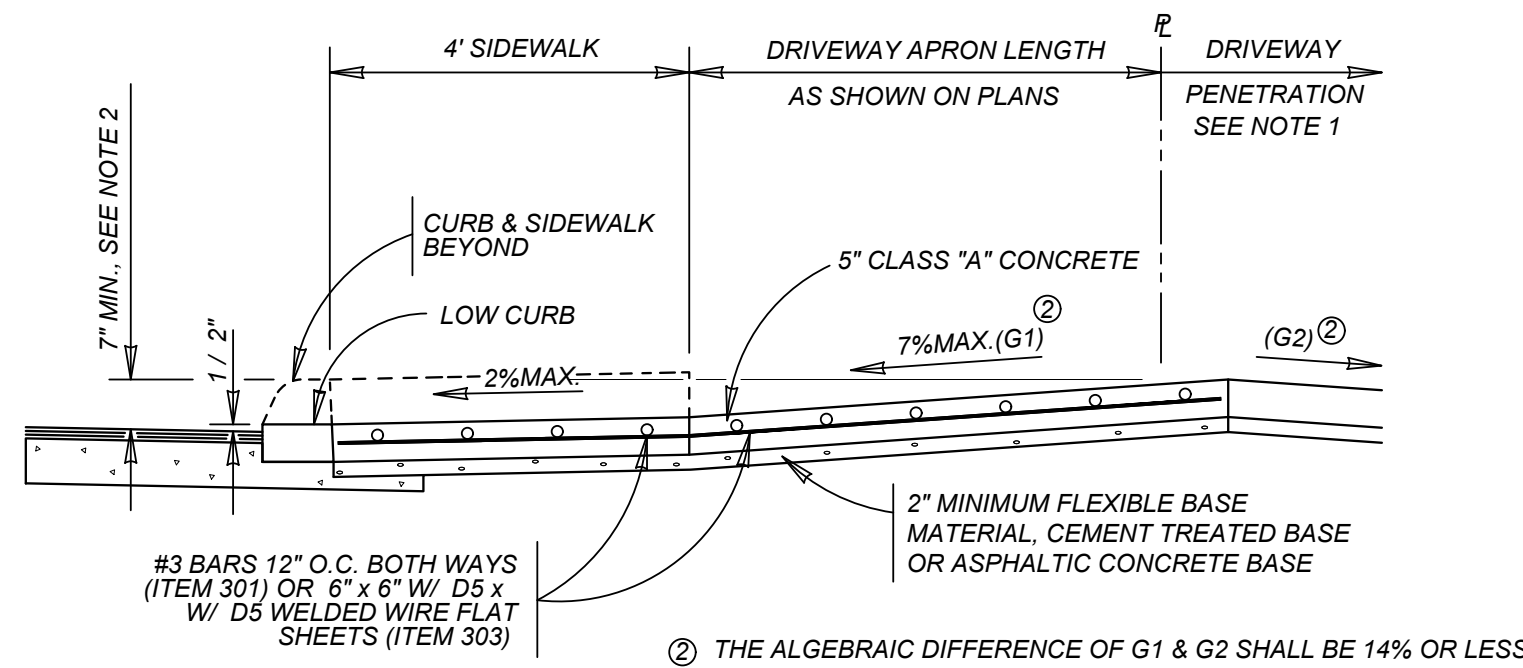
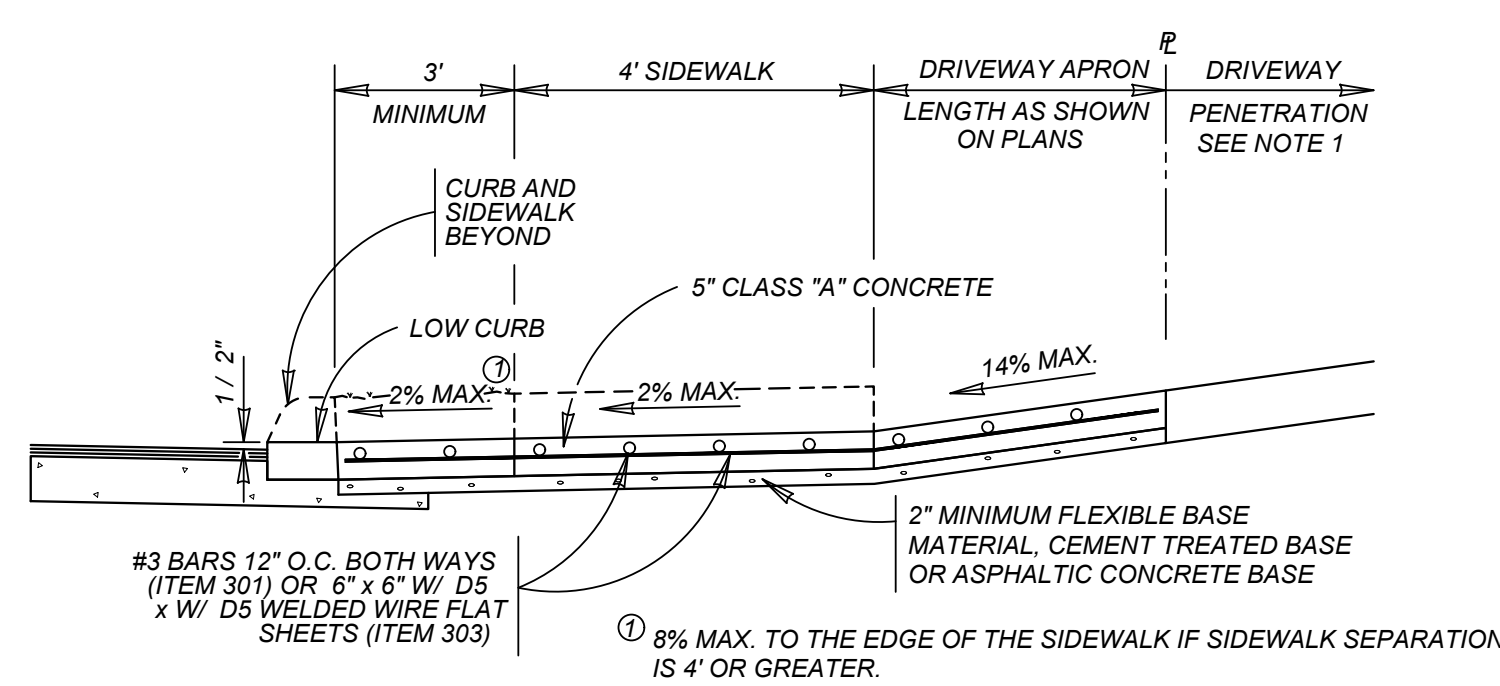
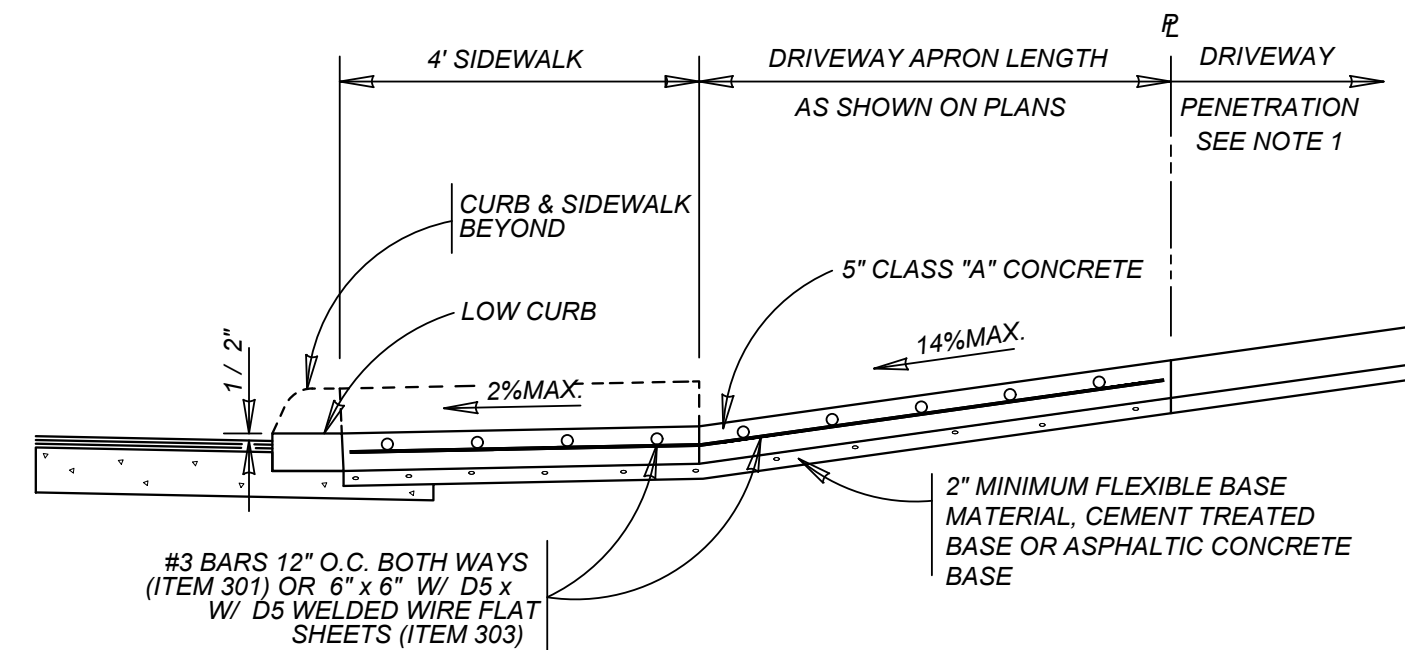
5.8



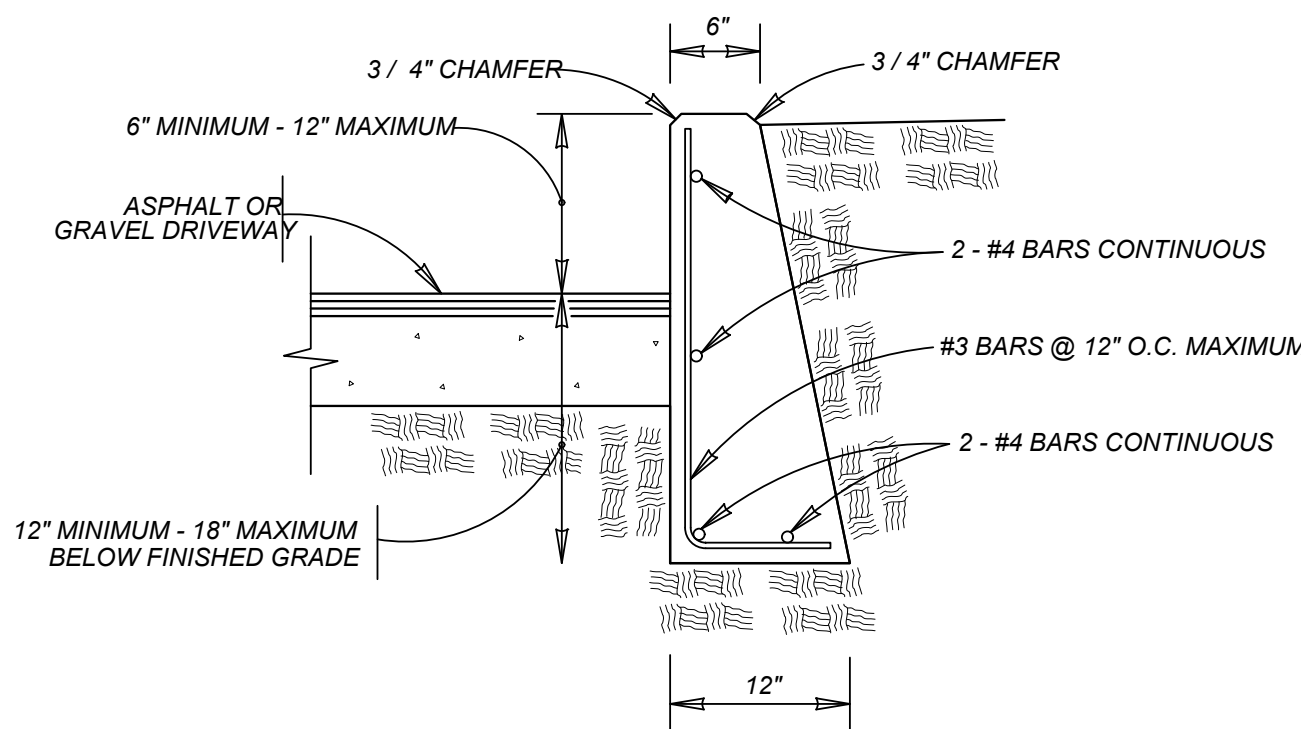
ISSUE DATE

REVISIONS

K&W
ENGINEERS + SURVEYING
10000 Katy Freeway, Suite 1000
Houston, Texas 77054-4444
Phone #: (281) 878-8444 • Fax #: (281) 878-8441
TBE Firm #: 9513 • TBE Firm #: 1012300



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



NOTE:

1. COST OF REINFORCEMENT TO BE INCLUDED IN UNIT COST OF ITEM 307.1.
2. CONCRETE RETAINING WALL COMBINATION TYPE SHALL BE USED FOR CONCRETE DRIVEWAYS.

DRIVEWAY - CONCRETE RETAINING WALL

ON COMPACTED SUBGRADE
ITEM 307.1

MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

CONCRETE DRIVEWAY STANDARDS

_____% SUBMITTAL	PROJECT NO.: _____		DATE: _____
DRWN. BY: V. VASQUEZ	DSGN. BY: _____	CHKD. BY: R.S. HOSSEINI, P.E.	SHEET NO.: _____ OF _____

ENGINEERS + SURVEYING
3421 Paeanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
CONCRETE DRIVEWAY DETAILS

1-11800453

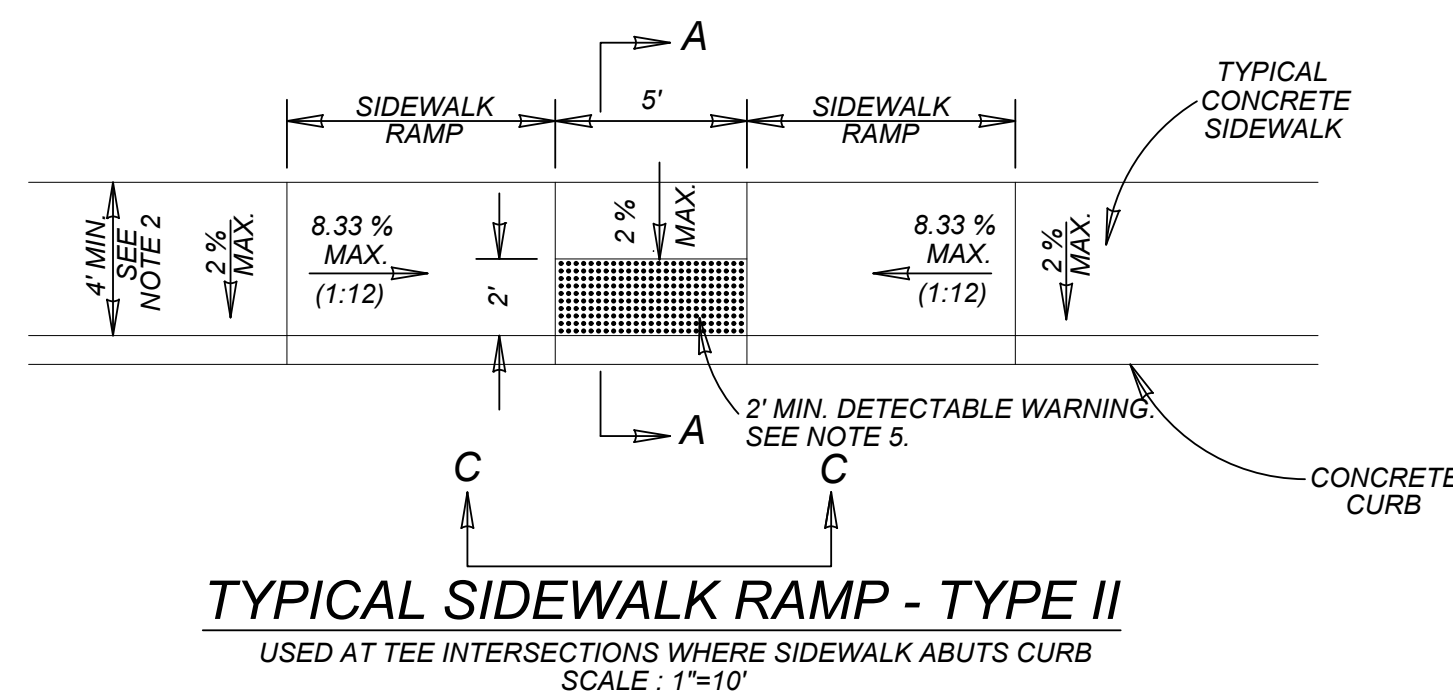
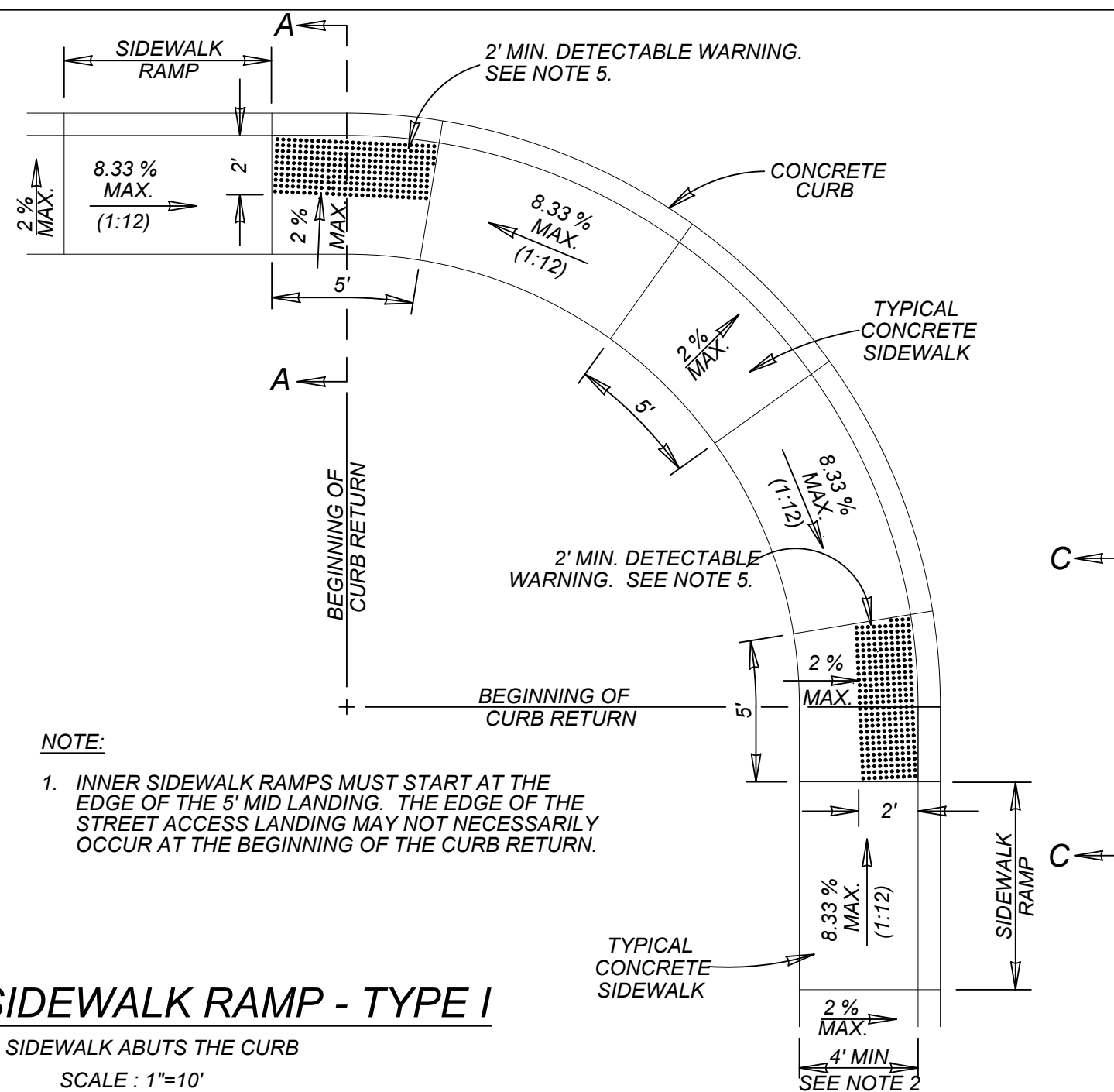
B NO. 391-10-06

TE: SEPTEMBER 2021

AWN:SC CHECKED:OE

SHEET NUMBER:

5.9



GENERAL NOTES

1. WHEN POSSIBLE SIDEWALKS SHOULD BE PLACED NEXT TO THE PROPERTY LINE, ALLOWING A MINIMUM OF 1' FOOT BUFFER. DEVIATION OF THE PATHWAY FROM A STRAIGHT LINE IS ENCOURAGED TO AVOID TREES OR OTHER OBSTRUCTIONS.
2. FOR LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND IF SEPARATED FROM THE CURB, THE SIDEWALK SHALL BE LOCATED A MINIMUM OF 3' FROM THE BACK OF CURB.
3. FOR OTHER THAN LOCAL TYPE "A" STREETS, SIDEWALKS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 4' AND SEPARATED A MINIMUM OF 3' FROM THE BACK OF CURB OR AS AN OPTION, THE SIDEWALK SHALL HAVE A MINIMUM WIDTH OF 6' WHEN LOCATED AT THE BACK OF CURB.
4. SIDEWALK RAMP LENGTHS PRESENTED IN TABLE 1 ARE GUIDELINES ONLY. SIDEWALK RAMP LENGTHS SHALL BE OF SUFFICIENT LENGTH TO MAINTAIN 18.33% (1:12) MAXIMUM SLOPE.
5. ALL CURB-RAMPS OR LANDINGS ABUTTING THE CROSSWALK SHALL HAVE A DETECTABLE WARNING 24 INCHES DEEP (IN THE DIRECTION OF PEDESTRIAN TRAVEL) AND EXTENDING THE FULL WIDTH OF THE CURB RAMP OR LANDING. THE DETECTABLE WARNING SHALL CONSIST OF RAISED TRUNCATED DOMES, ALIGNED IN A GRID PATTERN WITH A DIAMETER OF A NOMINAL .09 INCHES (23 MM), A HEIGHT OF NOMINAL .02 INCHES (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES (60 MM). THE DETECTABLE WARNING SURFACE SHALL BE PAVERS CONFORMING TO TxDOT STANDARD PED-05, PEDESTRIAN FACILITIES.
6. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.
7. SIDEWALK RAMP TYPE V SHALL BE USED ONLY WHERE THERE IS SIGNIFICANT RESTRICTION WITHIN THE PARKWAY TO CONSTRUCT TYPE I OR TYPE III RAMPS.
8. CONSTRUCTION OF ALL WHEELCHAIR RAMPS TO BE INCLUDED UNDER ITEMS "500 - CONCRETE CURB, GUTTER, AND CONCRETE CURB AND GUTTER" AND / OR "502 - CONCRETE SIDEWALKS". RAMP SURFACE SHALL BE BRUSH.
9. THESE DETAILS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS OF WHEELCHAIR RAMPS TO BE SHOWN ON CONSTRUCTION PLANS. CITY CONSTRUCTION INSPECTOR CAN ADJUST LOCATIONS FOR SAFETY OR
10. SIDEWALKS LESS THAN 5 FEET IN WIDTH SHALL BE PROVIDED WITH A PASSING SPACE AT A MAXIMUM
11. WHEELCHAIR RAMP SHALL BE CONSTRUCTED WITH 4" CLASS "A" CONCRETE AND 2" MINIMUM GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL.
12. REINFORCING STEEL SHALL BE #3 BARS AT 18" O.C.E.W. OR 6" x 6" - W2.9 x W2.9 WIRE MESH.
13. SIDEWALK GRADES SHALL NOT EXCEED THE GRADE ESTABLISHED FOR THE ADJACENT ROADWAY, ANY SIDEWALK CONSTRUCTION THE DEVIATION FROM THE ROADWAY TO CREATE A 1% GRADE STEEPER THAN THE EXISTING ROADWAY WILL REQUIRE RAMPS, HANDRAILS AND RESTING PLATFORMS TO BE CONSTRUCTED IN ACCORDANCE WITH ADA AND TAS STANDARDS.
14. SIDEWALK CROSS GRADE SHALL HAVE A MAXIMUM SLOPE OF 2%. LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
15. THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES SHALL BE LESS THAN 11%. THE CHANGE OF GRADE BETWEEN THE DEVIATION FROM THE ROADWAY TO CREATE A 1% GRADE STEEPER THAN THE EXISTING ROADWAY SHALL BE LESS THAN 2.67% (I.E. 8.33-(2.67)=11). IN ADDITION, THE ADJACENT PAVEMENT CROSS SLOPE SHALL BE LESS THAN OR EQUAL TO 5%.
16. IF THE CHANGE OF GRADE BETWEEN ADJACENT SURFACES IS GREATER THAN OR EQUAL TO 11%, A LEVELING STRIP, 2 FEET IN LENGTH, SHALL BE PROVIDED TO TRANSITION THE ADJACENT SURFACES.
17. ADA COMPLIANCE IN ALTERATIONS INCLUDE ONLY THAT WORK WITHIN THE LIMITS, BOUNDARIES OR SCOPE OF A PLANNED PROJECT.

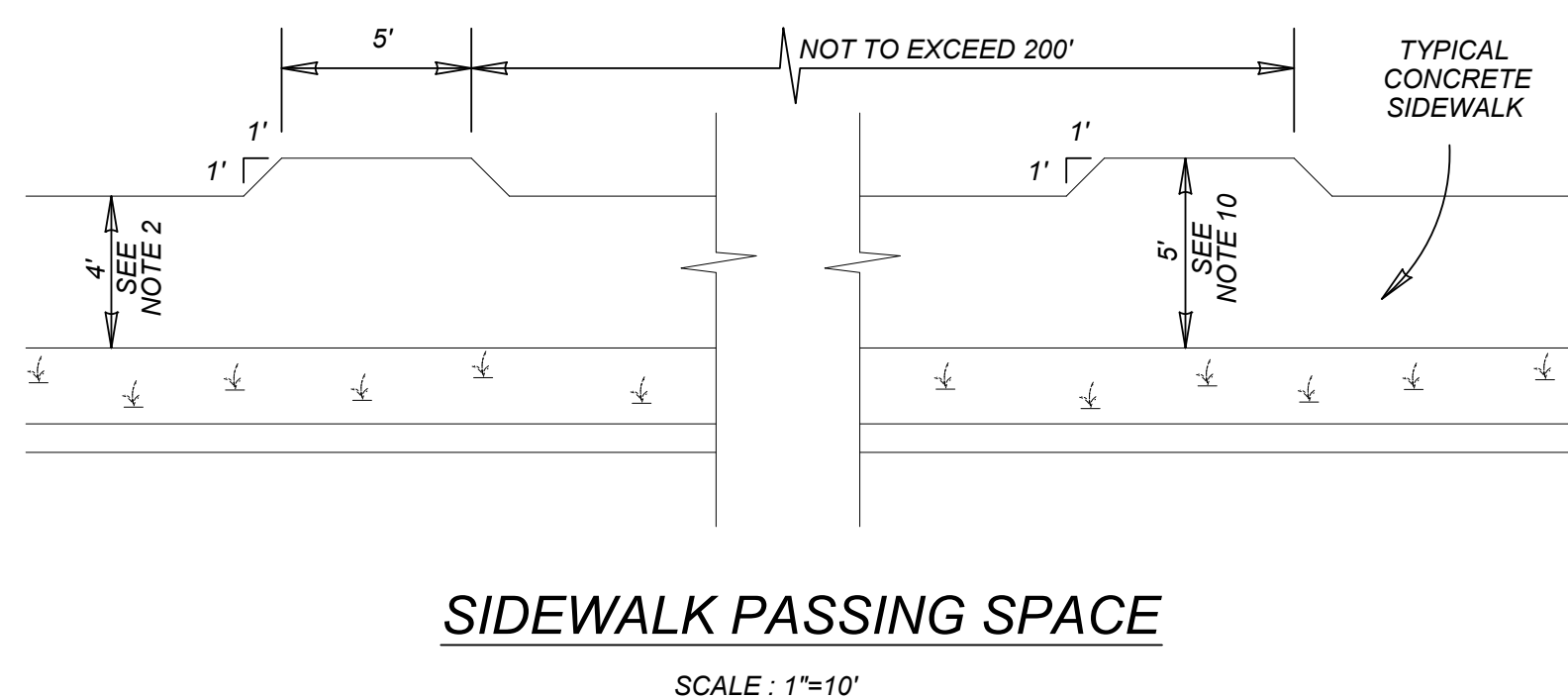
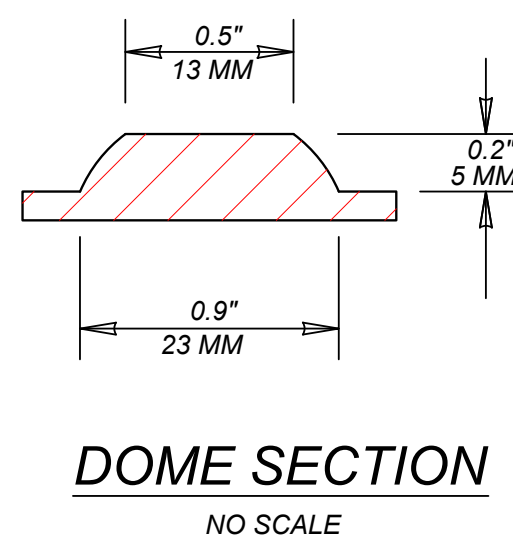
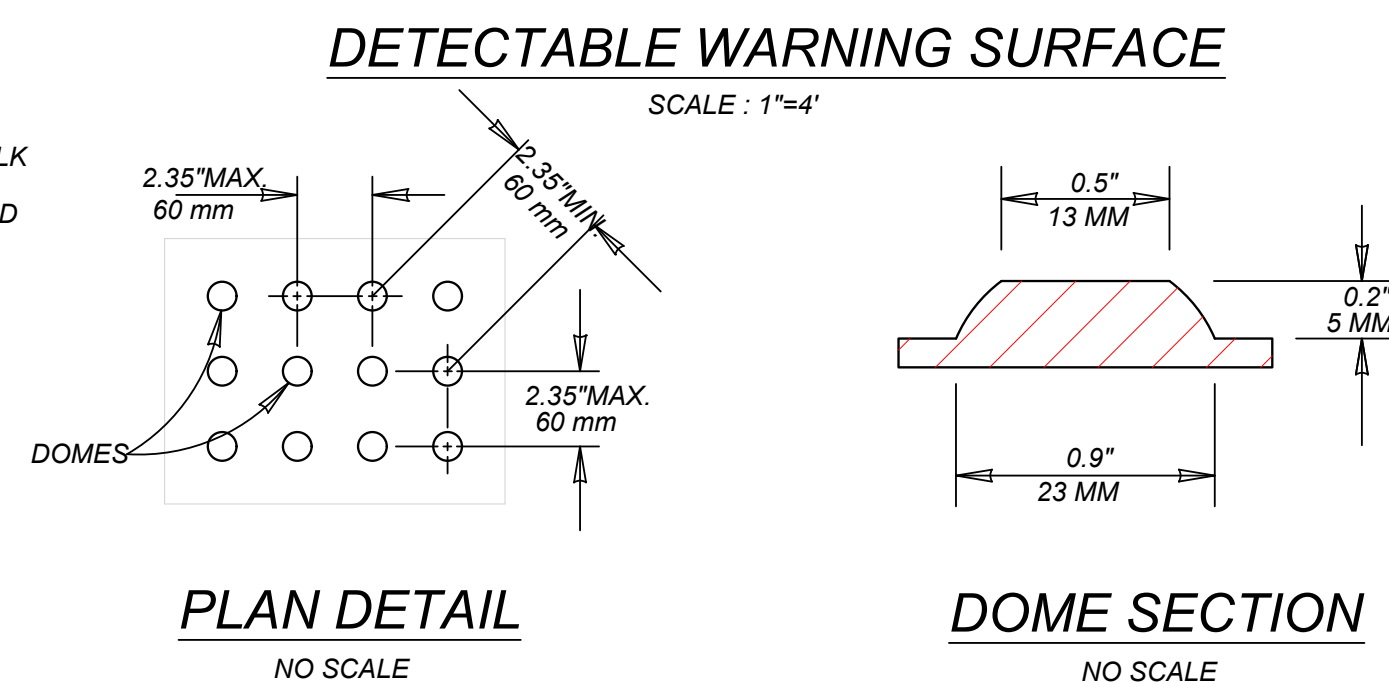
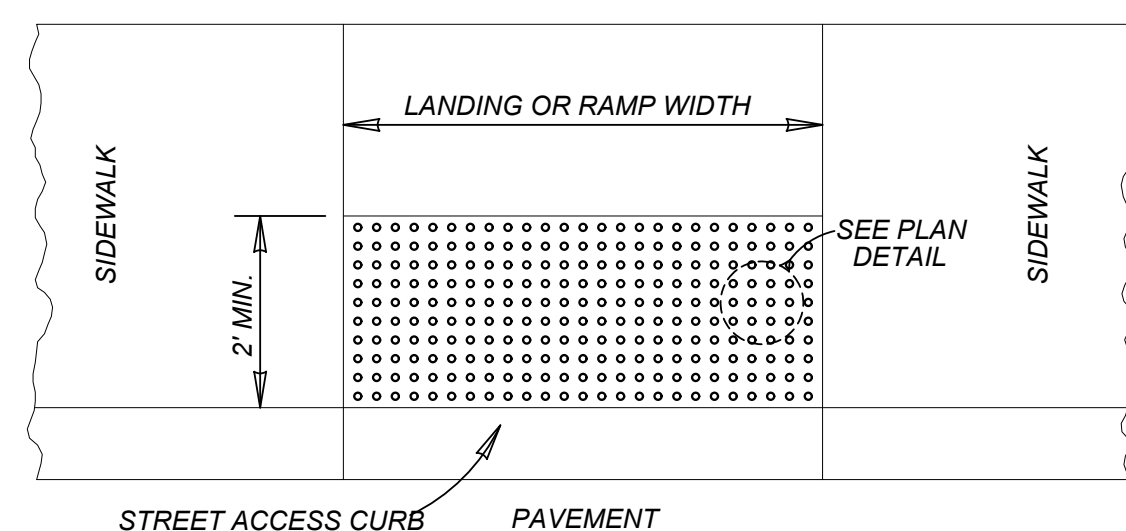
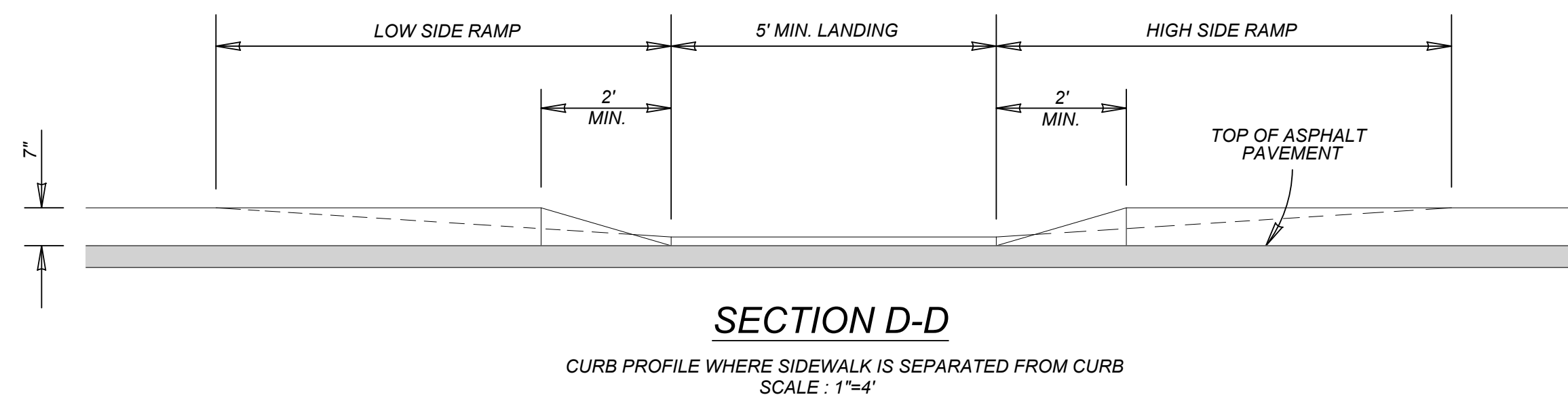
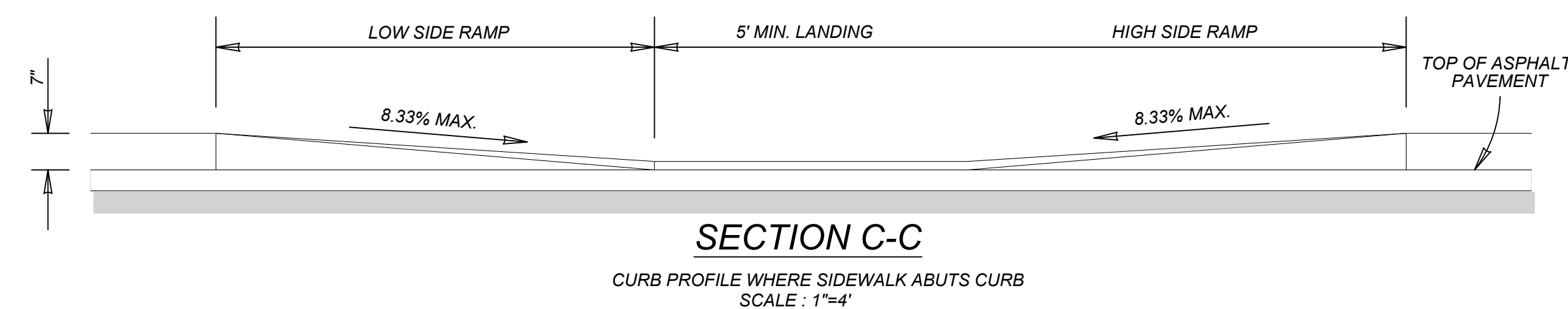
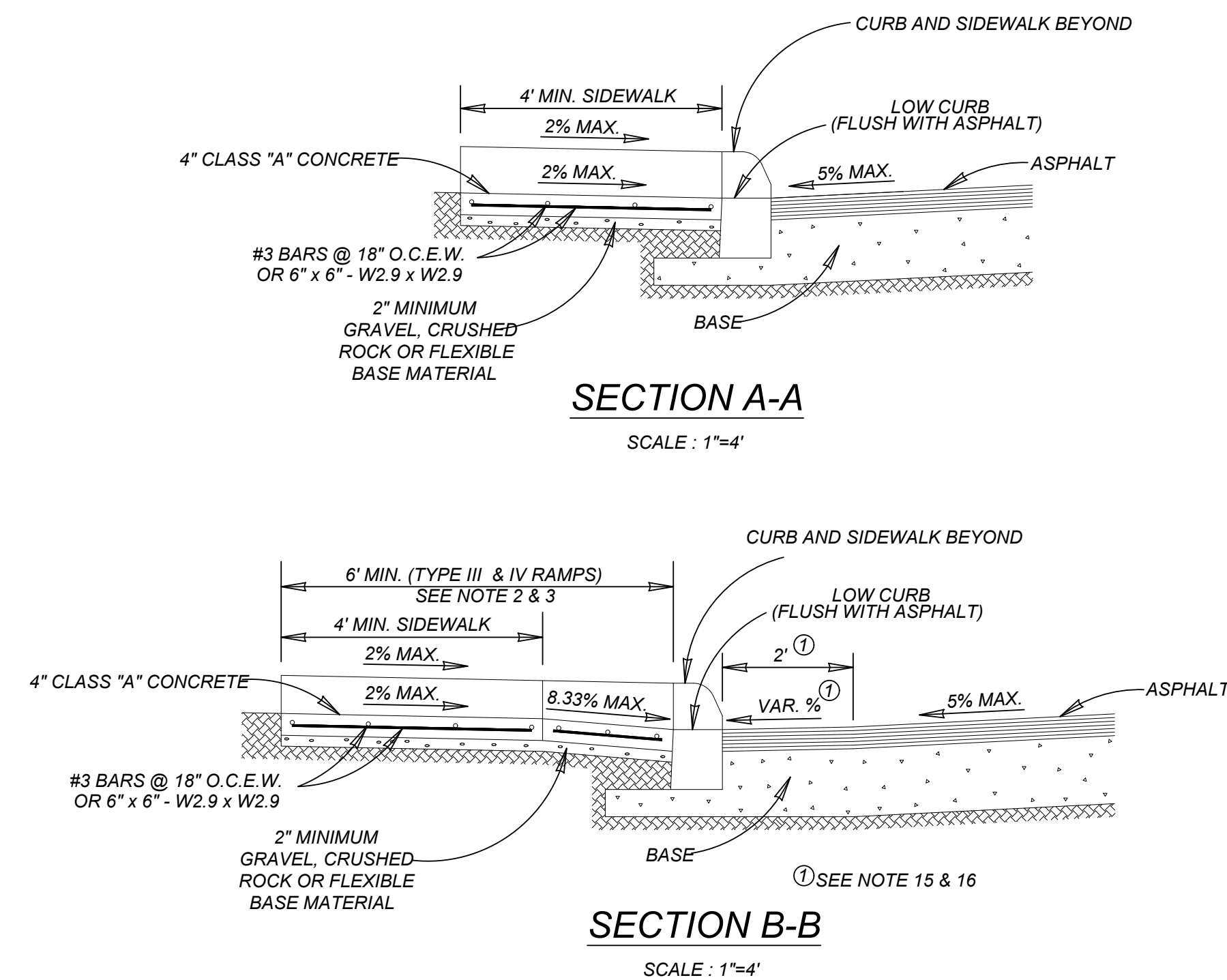
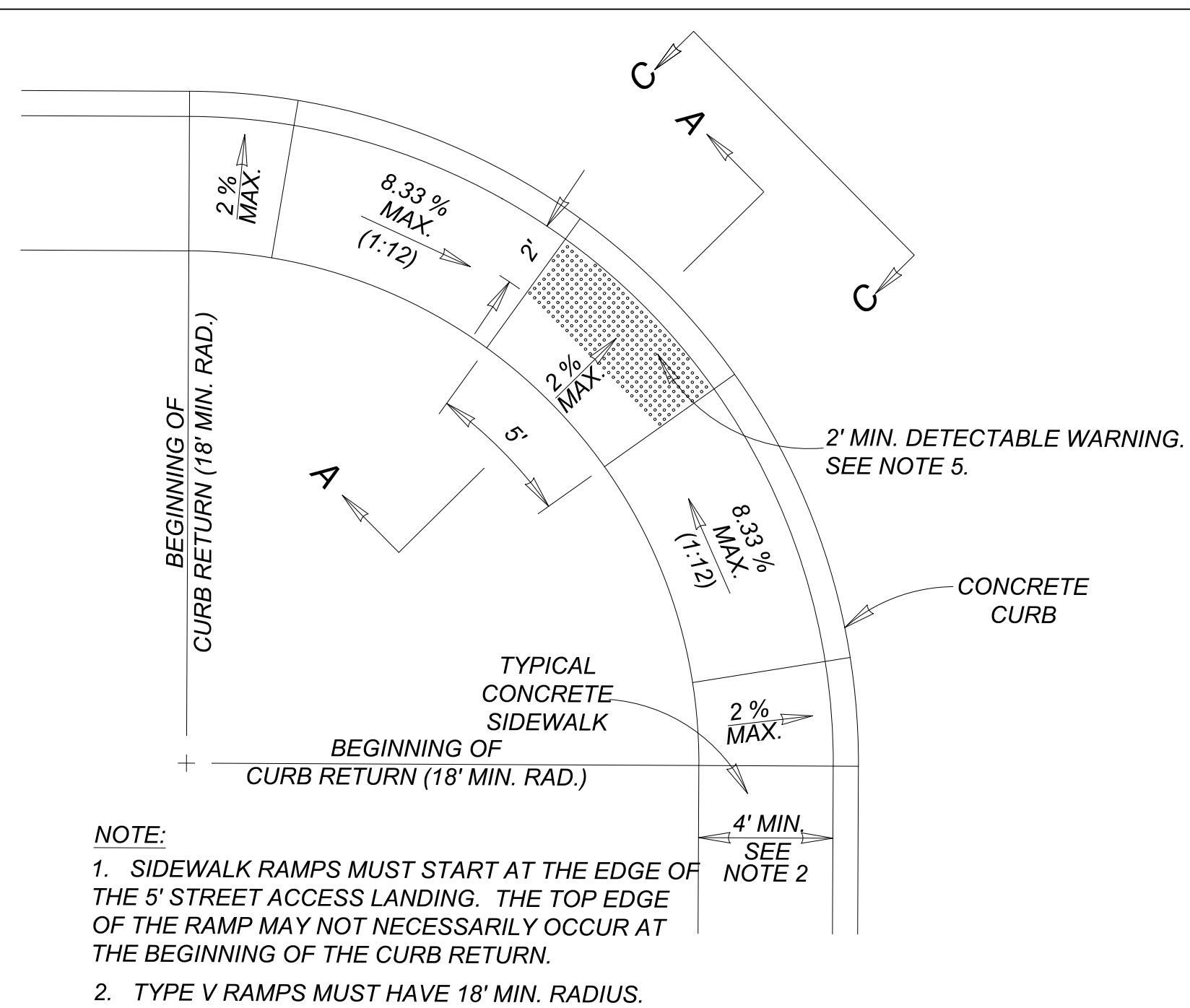


TABLE 1 (SEE NOTE 4)		
GUTTER SLOPE	SIDEWALK RAMP LENGTH (1:12)	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'-10"	16'-8"

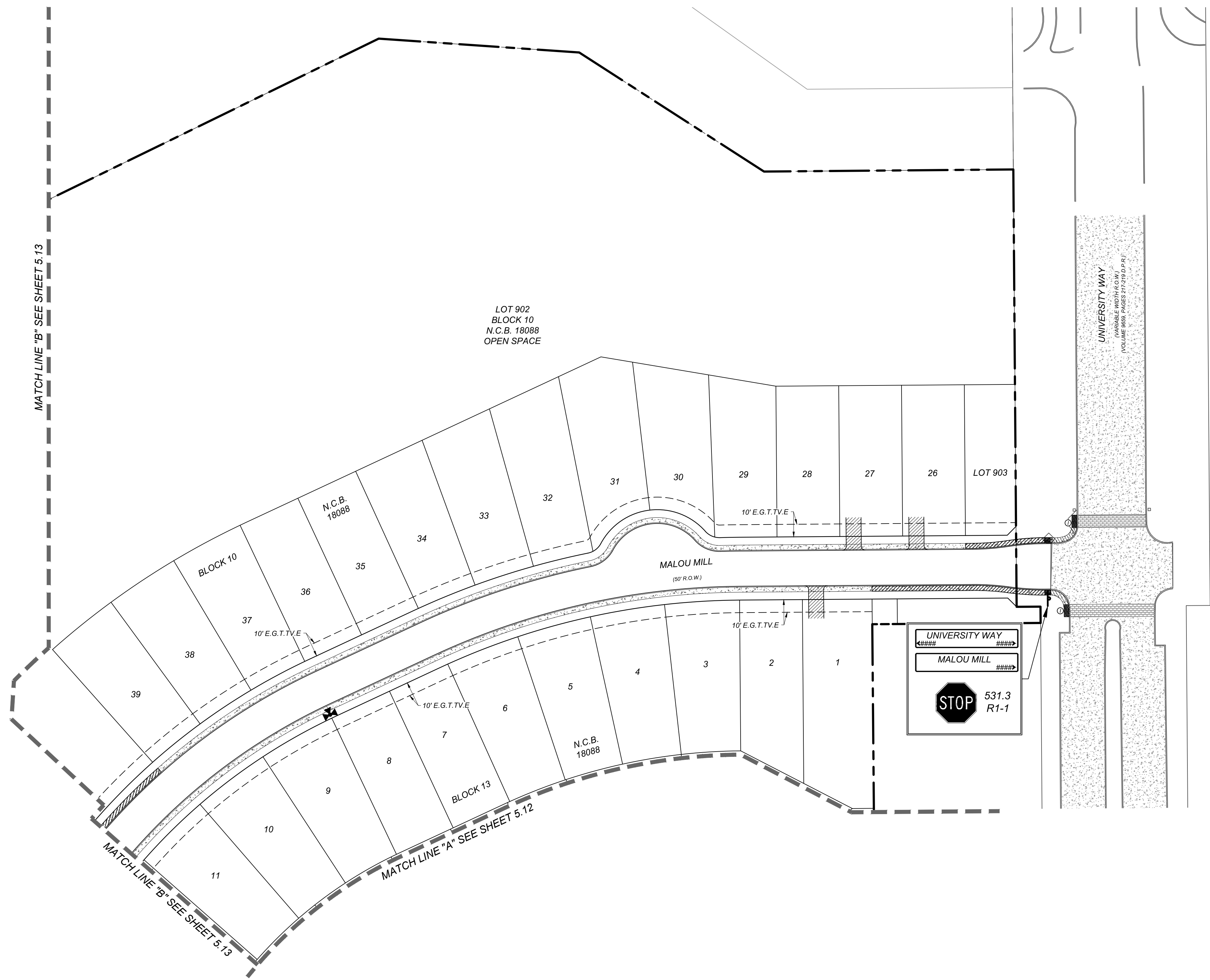
MAY 2009

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

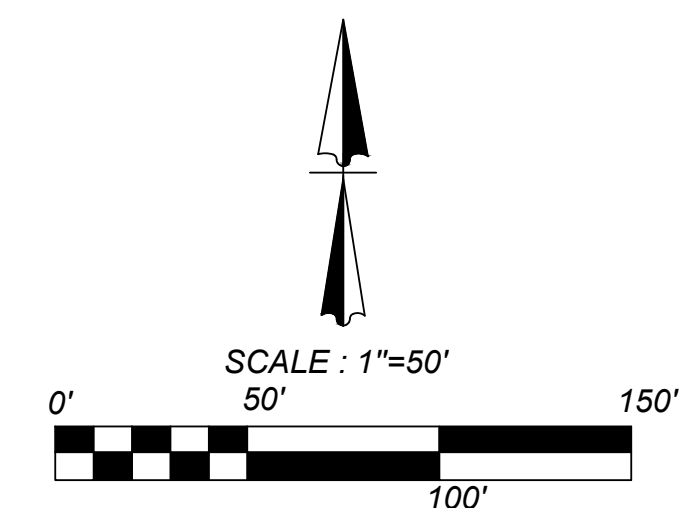
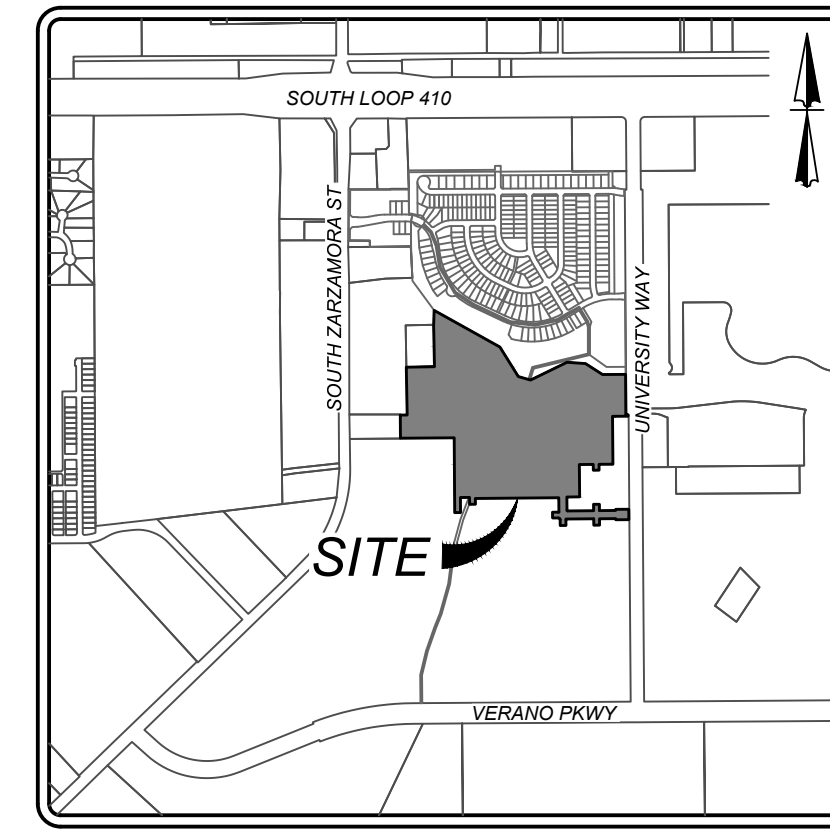
WHEELCHAIR RAMP STANDARDS

_____ % SUBMITTAL	PROJECT NO.: _____	DATE: _____
DRWN. BY: V. VASQUEZ	DSGN. BY: _____	CHKD. BY: R.S. HOSSEINI, P.E. SHEET NO.: _____ OF _____

Date: Dec 06, 2021, 1:35pm User ID: jarios
File: N:\391\1006\Design\COM\STREET\ST3911006.dwg



- LEGEND**
- N.C.B. = NEW CITY BLOCK
 - E.G.T.C.E. = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
 - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
 - I = WHEELCHAIR RAMP TYPE I SEE SHEET 5.10
 - II = WHEELCHAIR RAMP TYPE II SEE SHEET 5.10
 - SDW = SINGLE DIRECTION WHEELCHAIR RAMP SEE SHEET 5.10
 - DDW = DUAL DIRECTION WHEELCHAIR RAMP SEE SHEET 5.10
 - //// = SIDEWALK TO BE CONSTRUCTED BY DEVELOPER
 - = SIDEWALK TO BE BUILT AT THE TIME OF HOME CONSTRUCTION
 - /// = PROPOSED DRIVEWAY LOCATION

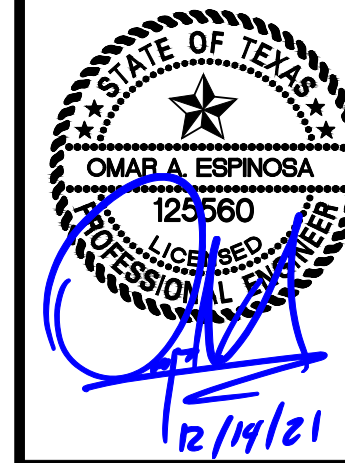


SYMBOL	ITEM NUMBER
	R1-1 30 X 30 531.03
	STANDARD COSA STREET NAME SIGN STD X 9 531.59
	OM4-3 END-OF-ROADWAY MARKER 531.56

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN (1 OF 4)

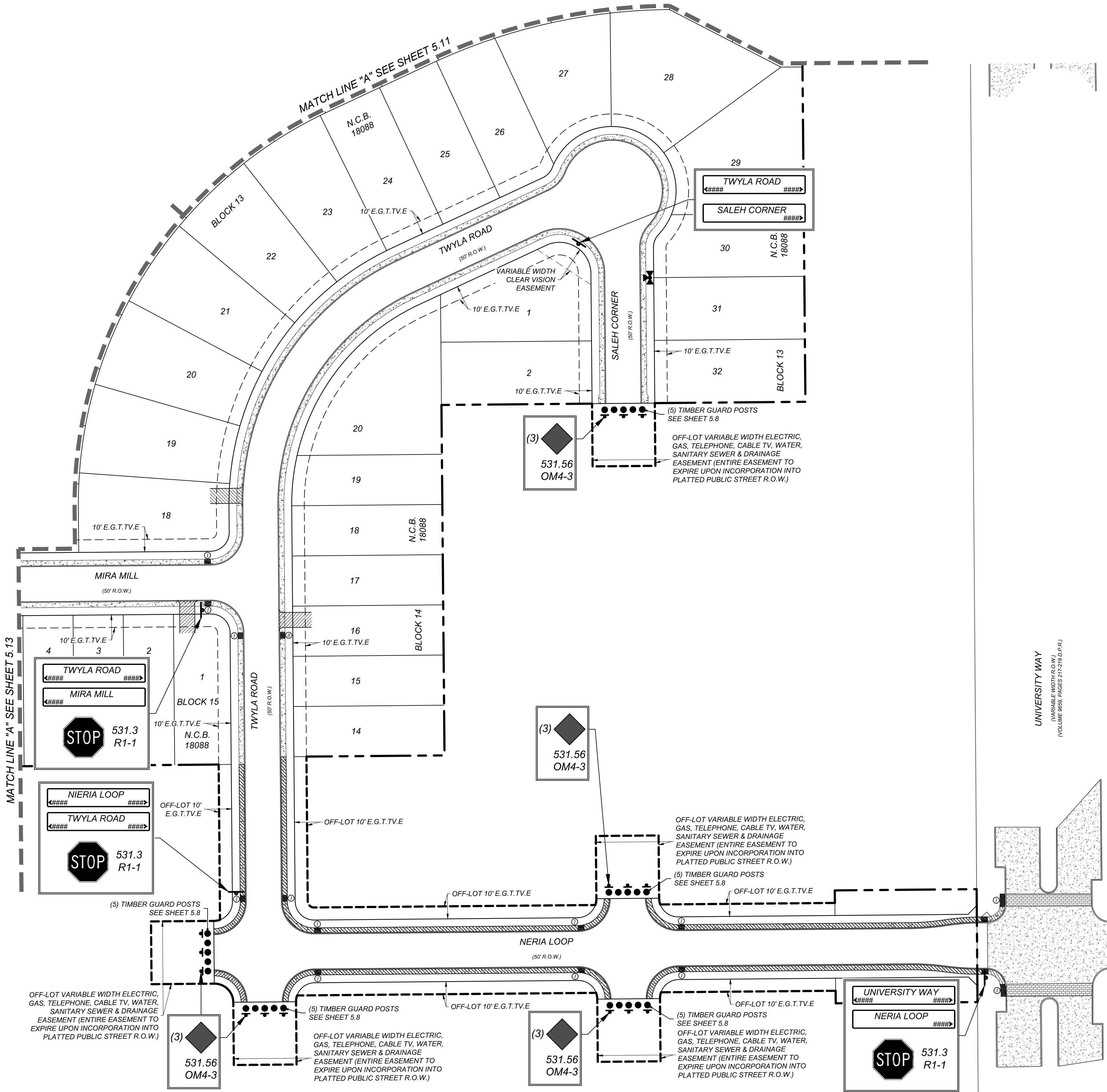
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

5.11

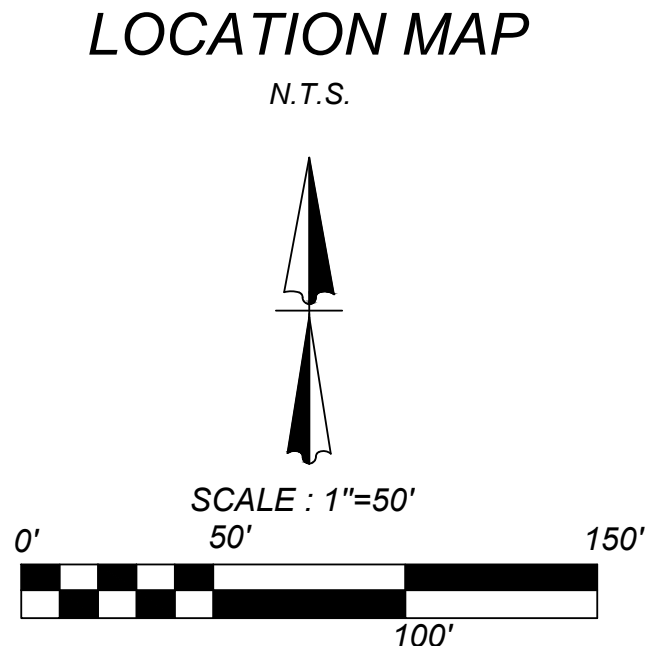
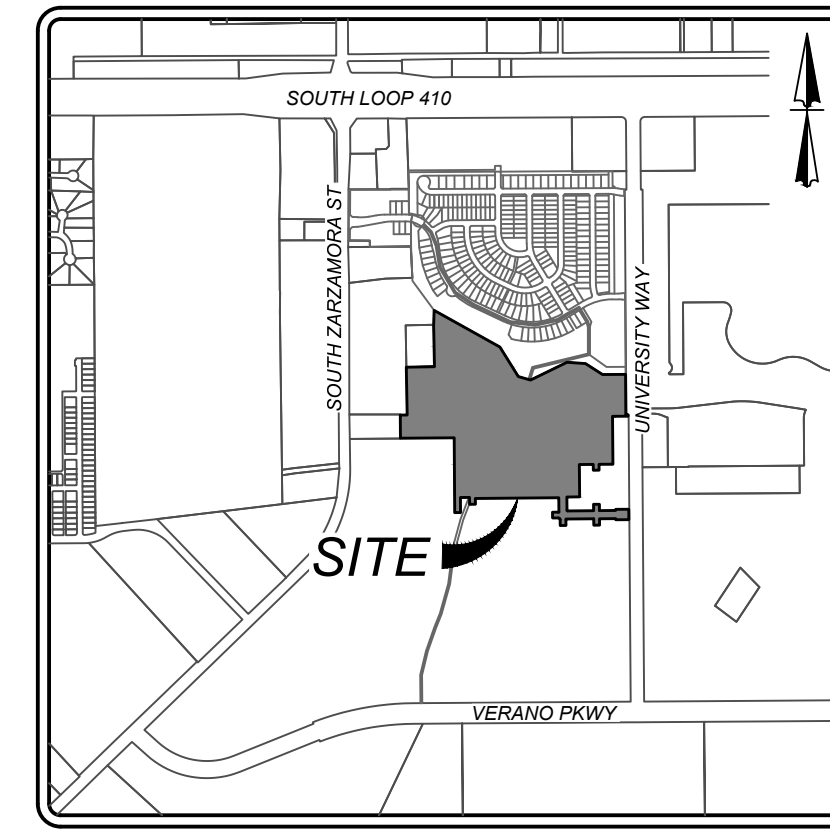


K&W
ENGINEERS + SURVEYING
10000 North Loop West, Suite 1000
Houston, Texas 77037
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBBE Firm #: 9813 • TBBE.S Firm #: 1012300

Date: Dec 06, 2021, 1:35pm User ID: jantos
File: N:\391\10\06\Design\COM\STREET\SY33911006.dwg



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- N.C.B. = NEW CITY BLOCK
 - E.G.T.C.E. = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
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SEE SHEET 5.10
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SEE SHEET 5.10
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SEE SHEET 5.10
 - //// = SIDEWALK TO BE CONSTRUCTED
BY DEVELOPER
 - - - = SIDEWALK TO BE BUILT AT THE TIME
OF HOME CONSTRUCTION
 - //// = PROPOSED DRIVEWAY LOCATION



SYMBOL		ITEM NUMBER
	R1-1 30 X 30	531.03
	STANDARD COSA STREET NAME SIGN STD X 9	531.59
	OM4-3 END-OF-ROADWAY MARKER	531.56

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

TRAFFIC SIGNAGE & PEDESTRAIN ACCESSIBILITY PLAN (2 OF 4)

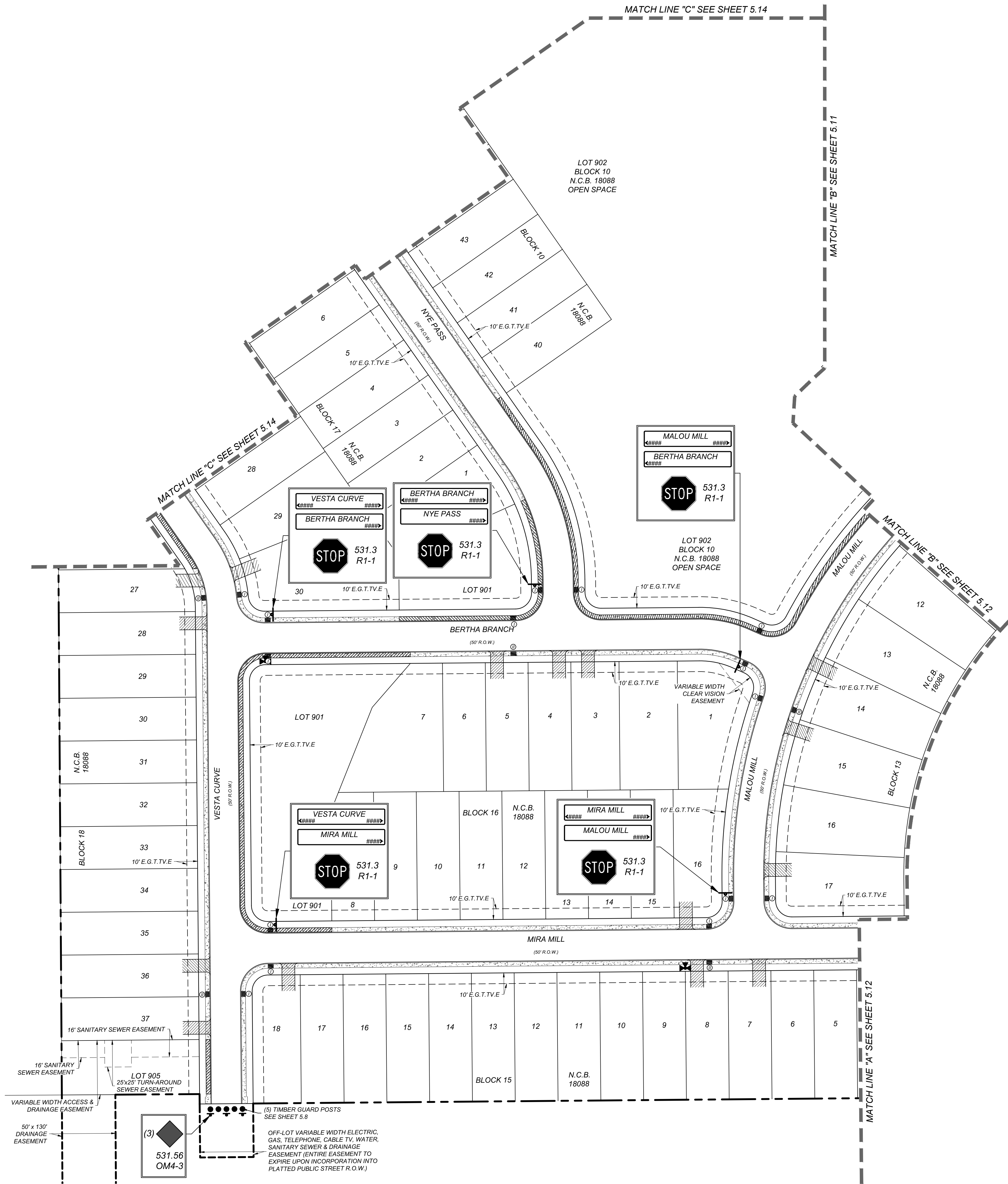
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JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN/SC CHECKED/OE
SHEET NUMBER:

5.12

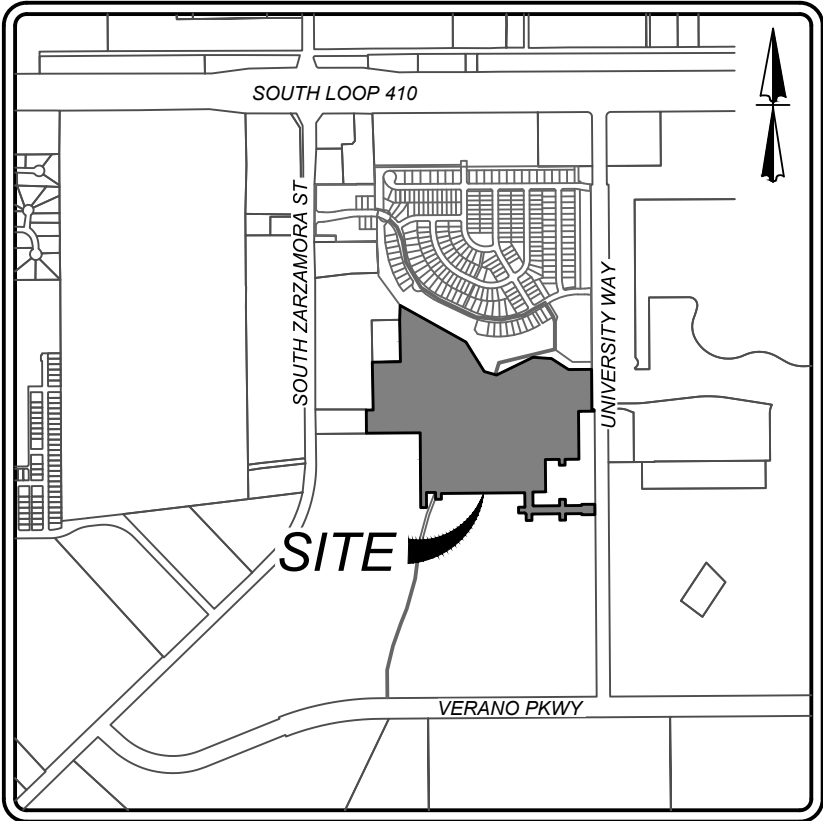
K&W
ENGINEERS + SURVEYING
125560
12/14/21

STATE OF TEXAS
COURT REPORTER
JANIS ESPINOSA
125560
12/14/21

Date: Nov 12, 2021, 9:59am User ID: jortos
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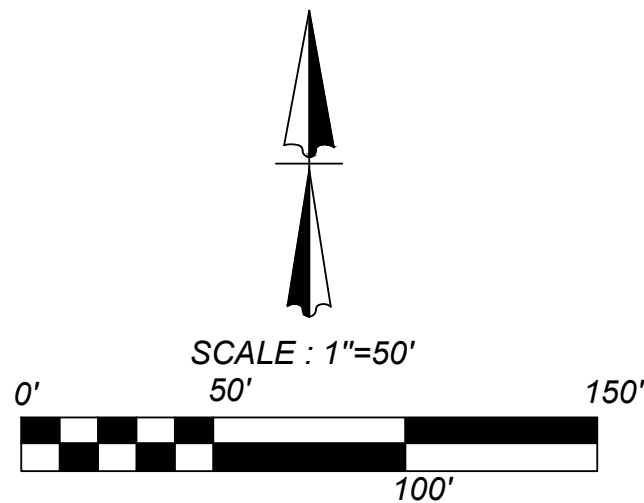


- LEGEND**
- N.C.B. = NEW CITY BLOCK
 - E.G.T.C.E. = GAS, ELECTRIC, TELEPHONE & CABLE EASEMENT
 - V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
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SEE SHEET 5.10
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SEE SHEET 5.10
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SEE SHEET 5.10
 - //// = SIDEWALK TO BE CONSTRUCTED
BY DEVELOPER
 - - - = SIDEWALK TO BE BUILT AT THE TIME
OF HOME CONSTRUCTION
 - //// = PROPOSED DRIVEWAY LOCATION



LOCATION MAP

N.T.S.



SYMBOL		ITEM NUMBER
	R1-1 30 X 30	531.03
	STANDARD COSA STREET NAME SIGN STD X 9	531.59
	OM4-3 END-OF-ROADWAY MARKER	531.56

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

TRAFFIC SIGNAGE & PEDESTRIAN ACCESSIBILITY PLAN (3 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

5.13



ISSUE DATE:

REVISIONS:

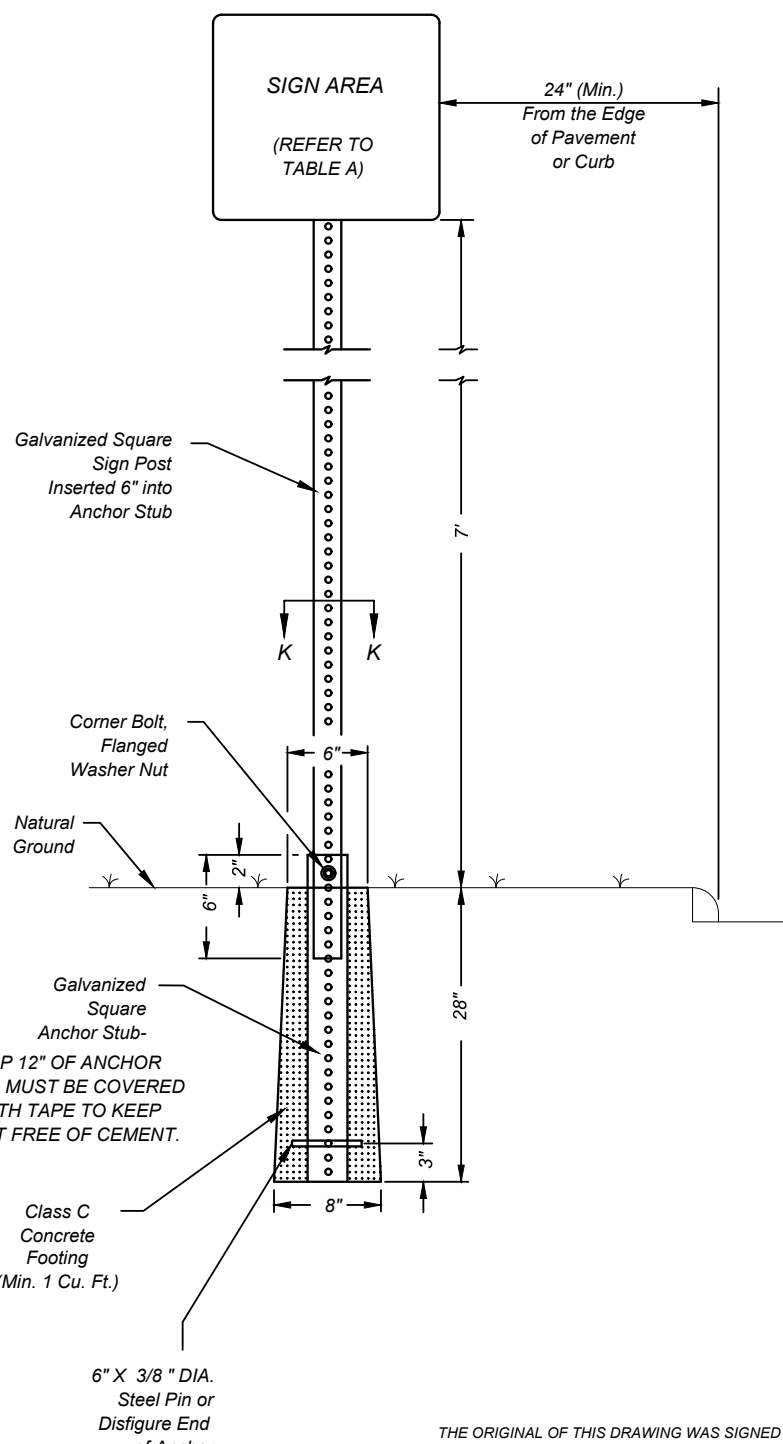
K&W
ENGINEERS + SURVEYING
10000 North Loop West, Suite 1000
Houston, Texas 77037
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBE# Firm #: 9813 • TBE# S Firm #: 1012300

GENERAL NOTES

- 1) THE EXISTING SIGNS LOCATED ON THE JOBSITE ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. SUCH PROTECTION SHALL INCLUDE THE PERIOD AFTER SIGNS ARE REMOVED FROM INSTALLATION AND STORED BY THE CONTRACTOR OR DELIVERED TO TRAFFIC OPERATIONS. THE ASSISTANT TRAFFIC SUPERINTENDENT (207-7765) MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO DELIVERY.
- 2) AFTER SIGNS ARE REMOVED FROM INSTALLATION AND ARE BEING STORED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE TRAFFIC OPERATIONS SECTION OF THE PUBLIC WORKS DEPARTMENT (207-7765) AND ARRANGE FOR A CONVENIENT TIME TO DELIVER CITY SIGNS AND POLES.
- 3) PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE TRAFFIC ENGINEERING (207-7720) CONSTRUCTION INSPECTION. AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.
- 4) ALL GROUND MOUNTED SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.
- 5) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.
- 6) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
- 7) "T" DENOTES THICKNESS OF SIGN BLANKS.
- 8) ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND/OR ROUGH EDGES.
- 9) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
- 10) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALDINE FINISH PRIOR TO APPLICATION OF LEGENDS.
- 11) ALL DETAILS ARE NOT TO SCALE.
- 12) ALL DIMENSIONS ARE IN INCHES.
- 13) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.
- 14) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.

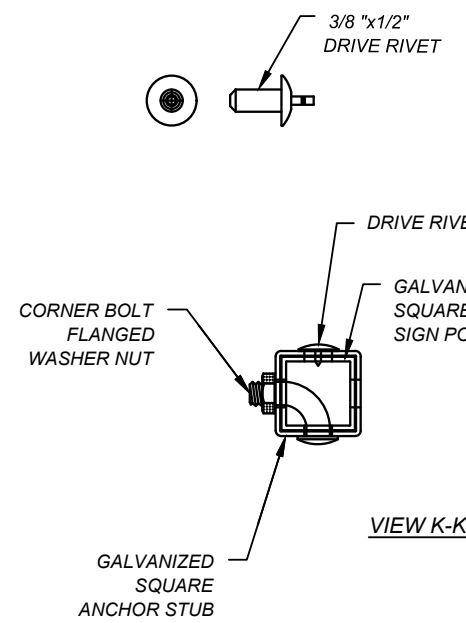
TYPICAL GROUND SIGN INSTALLATION

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



METAL TUBING	SIGN AREA	
	≤ 10 SQ. FT.	> 10 SQ. FT.
GALVANIZED SQUARE SIGN POST (Perforated)	1-3/4" x 1-3/4" (14 Gauge)	2" x 2" (12 Gauge)
GALVANIZED SQUARE ANCHOR STUB (Perforated)	2" x 2" (14 Gauge)	2-1/4" x 2-1/4" (14 Gauge)

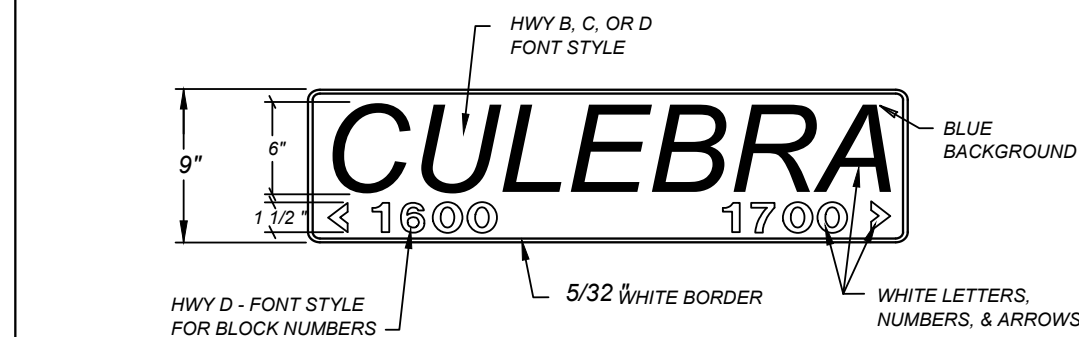
TABLE A



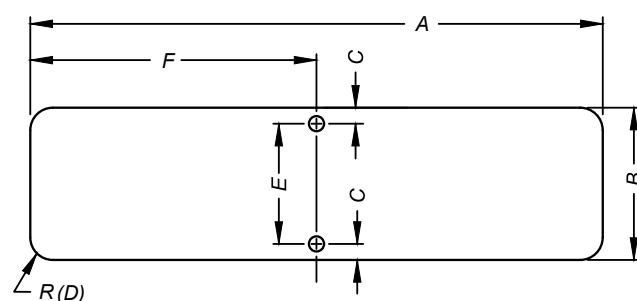
VIEW K-K

NO. REVISION		BY: DATE:	
X	XXX	XXX	XXX
CITY OF SAN ANTONIO TRAFFIC ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS			
TRAFFIC SIGN STANDARDS			
GENERAL NOTES AND GROUND SIGN MOUNTING			
TE-SGN(1)-06			
DESIGNER	APVD: JDF	DATE: 1.30.06	SHT. NO.
DRAWN/APP	APVD: EMM	DATE: 2.6.06	1 OF 4
RVSD:	APVD:	DATE:	SCALE: NOT TO SCALE

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY EDWARD N. MERY, P.E. # 58988 ON 02.06.06 AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT, CITY OF SAN ANTONIO.

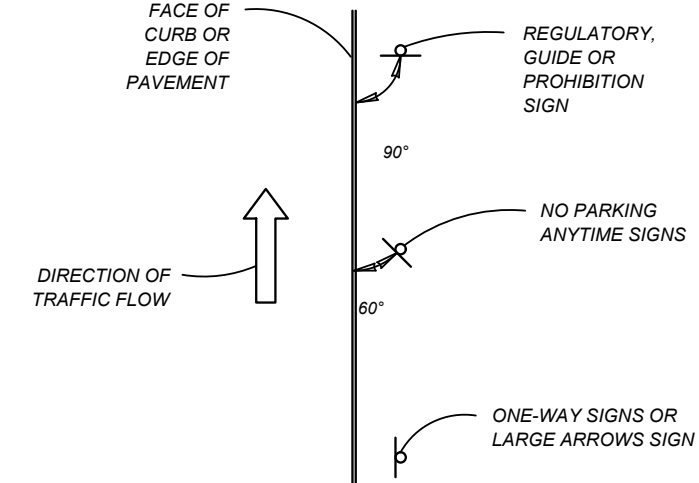


9" D3 - STREET NAME SIGN



A	B	C	D	E	F	T
24"	9"	1/2"	3/4"	8"	12"	0.125"
30"	9"	1/2"	3/4"	8"	15"	0.125"
36"	9"	1/2"	3/4"	8"	18"	0.125"
42"	9"	1/2"	3/4"	8"	21"	0.125"
48"	9"	1/2"	3/4"	8"	24"	0.125"
54"	9"	1/2"	3/4"	8"	27"	0.125"

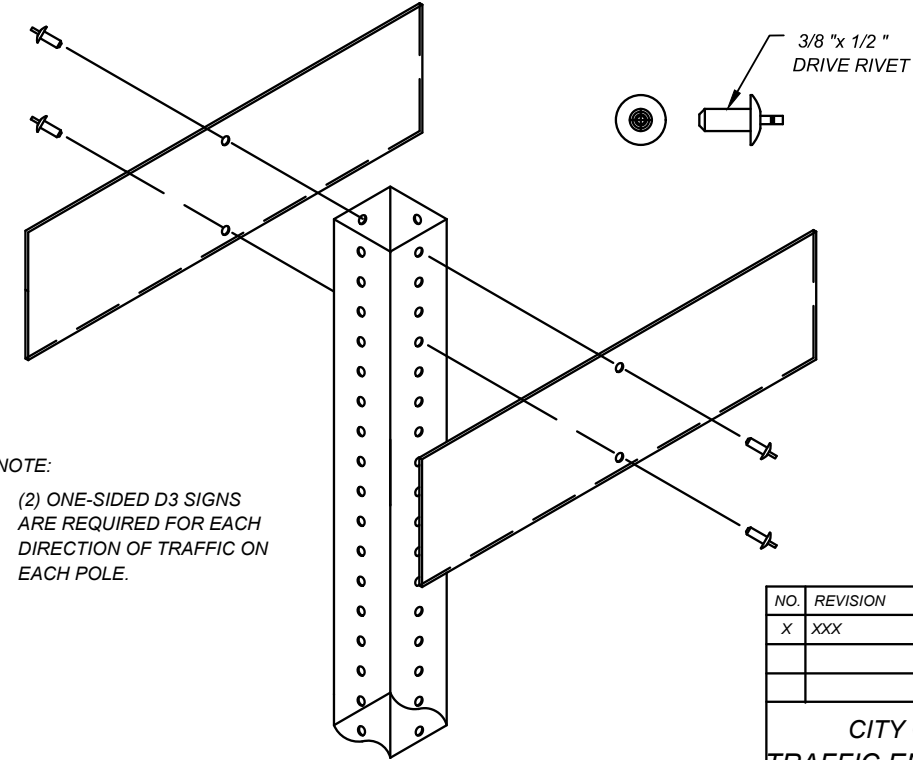
NOTE: A 30" LONG OR GREATER PLATE SHALL BE USED WHEN A "DEAD END" OR "NO OUTLET" SUPPLEMENT IS REQUIRED.



TYPICAL GROUND MOUNTED SIGN PLACEMENT



NEW 9" D3 w/ DEAD END OR NO OUTLET SIGNAGE

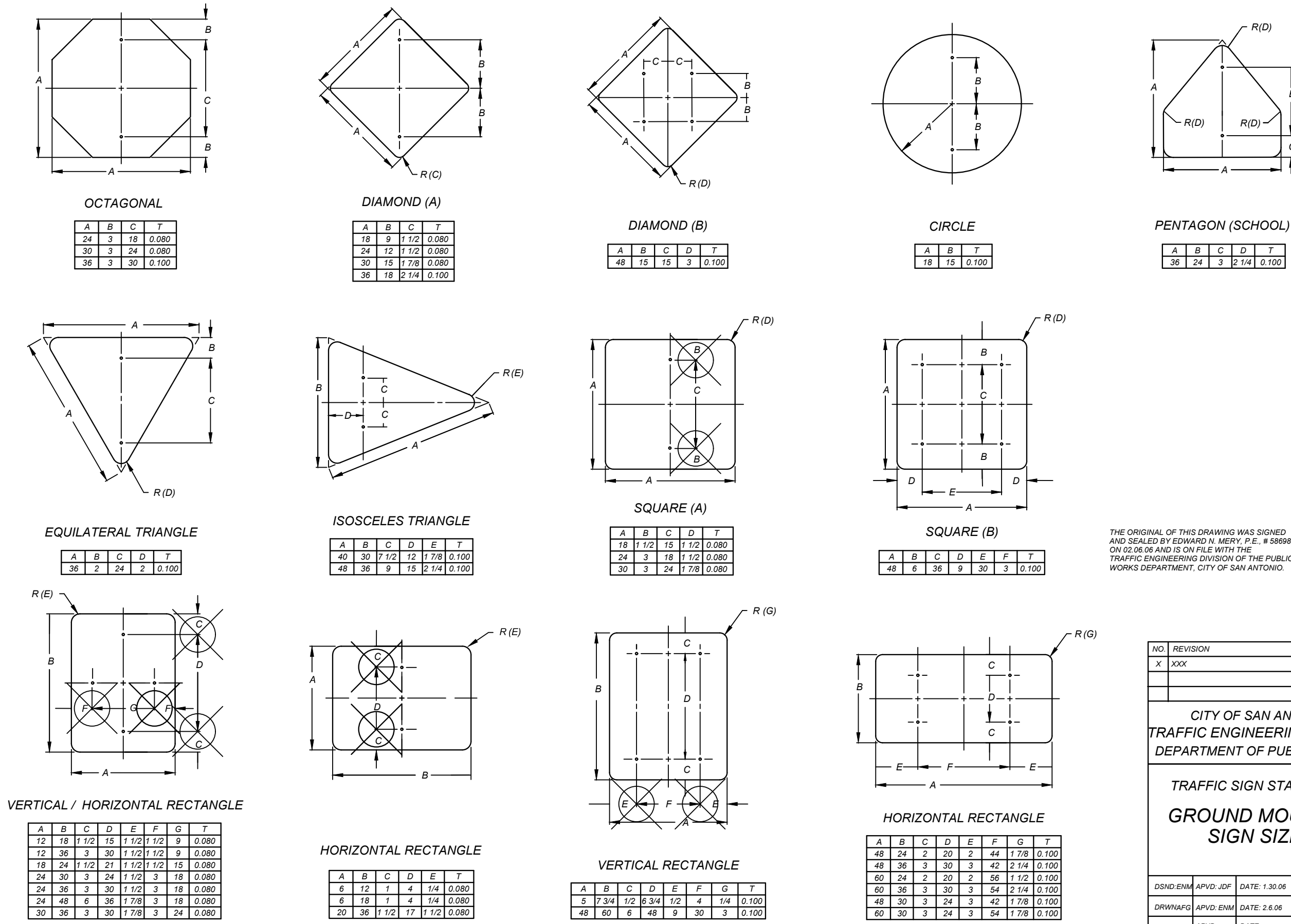


NOTE:
(2) ONE-SIDED D3 SIGNS ARE REQUIRED FOR EACH DIRECTION OF TRAFFIC ON EACH POLE.

D3 SIGN TO POLE INSTALLATION

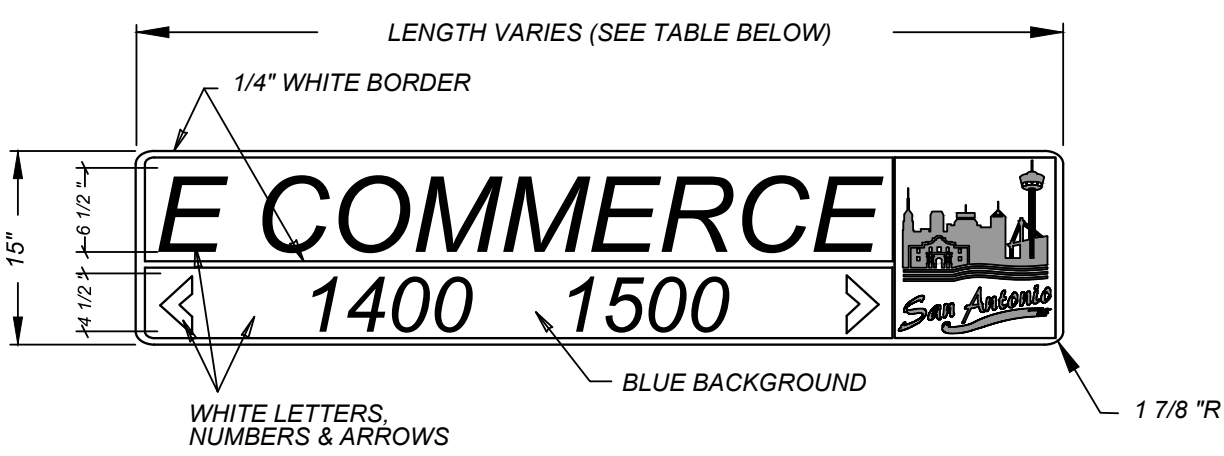
NO. REVISION		BY: DATE:	
X	XXX	XXX	XXX
CITY OF SAN ANTONIO			
TRAFFIC ENGINEERING DIVISION			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC SIGN STANDARDS			
D3 STREET NAME SIGN			
AND SIGN MOUNTING			
TE-SGN(2)-06			
DSND:EMM	APVD:JDF	DATE: 1.30.06	SHT. NO.
DRAWING	APVD:EMM	DATE: 2.6.06	2 OF 4
RVSD:	APVD:	DATE:	SCALE: NOT TO SCALE

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NO. REVISION		BY:	DATE:
X	XXX	X	XXX
CITY OF SAN ANTONIO TRAFFIC ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS			
TRAFFIC SIGN STANDARDS GROUND MOUNTED SIGN SIZES			
TE-SGN(3)-06			
DESIGNER	APVD: JDF	DATE: 1.30.06	SHT. NO.
DRAWN/APP	APVD: EMM	DATE: 2.6.06	3 OF 4
RVSD:	APVD:	DATE:	SCALE: NOT TO SCALE

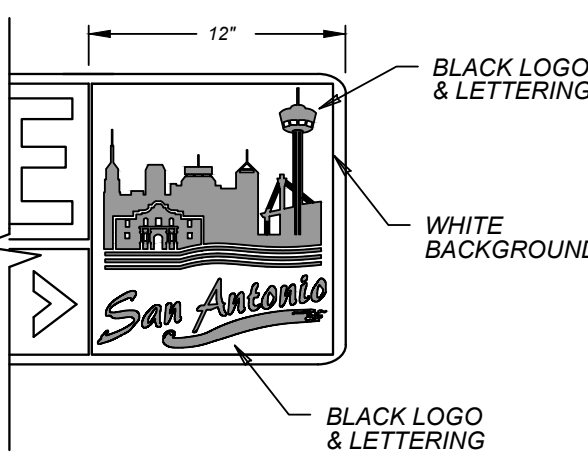


15" METRO - STREET NAME SIGNS

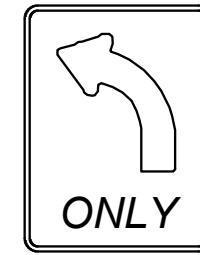
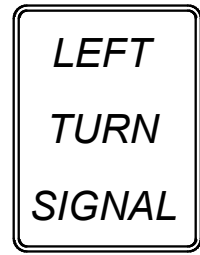
15" METRO w/ CITY SKY LINE

HEIGHT	15" (381 mm)
LENGTH	48" (1200 mm) MIN. 72" (1800 mm) MAX. ** 1" (300mm) INCREMENTS OF LENGTH
THICKNESS	0.125" (3mm)
SUBSTRATE	ALUMINUM ALLOY 5052-H38 (ASTM B-209) GOLD CHROMATE FINISH
SIGN FACE MATERIALS	BLUE FILM OVER DIAMOND GRADE FP-85, SECTION 718 AND L-S-300C
LEGENDS AND SYMBOLS	SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH SIGN BLANK, IF NECESSARY
COLOR	WHITE LEGEND ON BLUE BACKGROUND
LETTER TRACKING	17% (USUAL) 10% (MIN.)

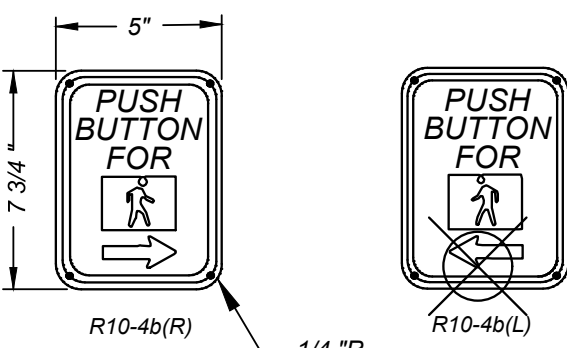
** SIGN PLATE LONGER THAN 72" MUST BE APPROVED BY THE CITY TRAFFIC ENGINEER



* DIAMOND GRADE SHEETING
5052-H38 ALUMINUM SUBSTRATE



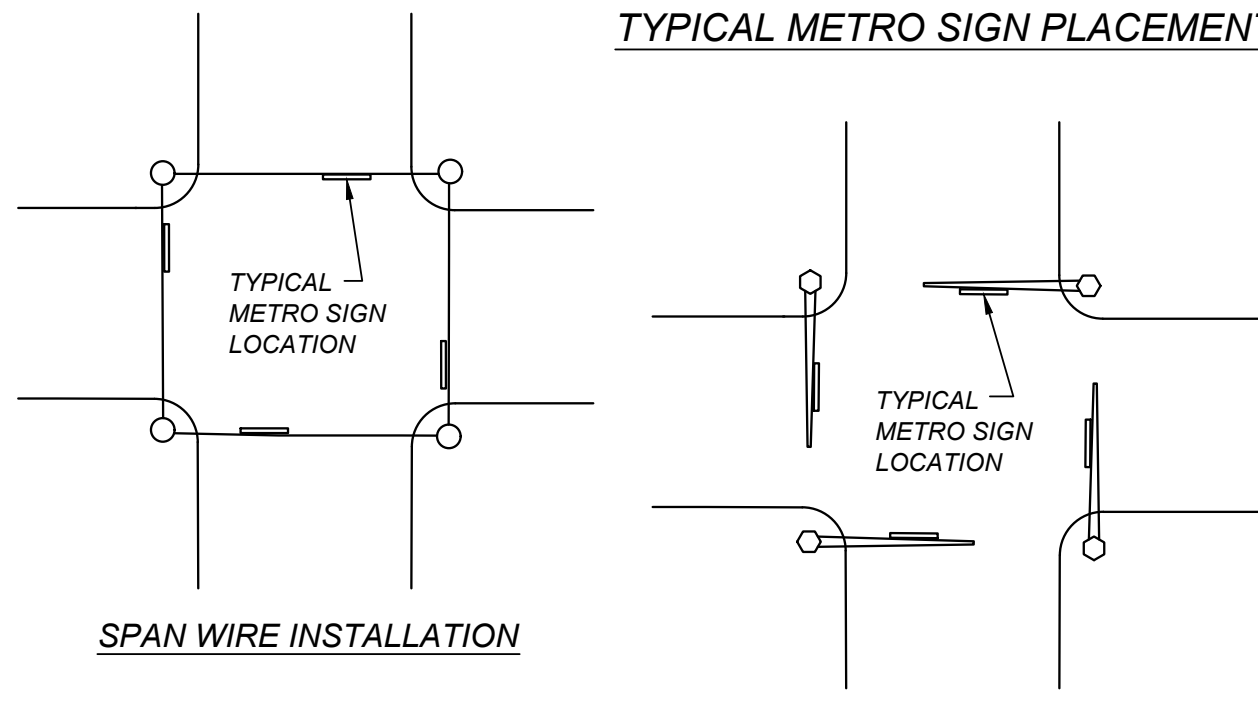
PEDESTRIAN PUSHBUTTON SIGNS



SPAN WIRE INSTALLATION

MAST ARM INSTALLATION

TYPICAL METRO SIGN PLACEMENT



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NO. REVISION		BY: DATE:	
X XXX		X X	
CITY OF SAN ANTONIO			
TRAFFIC ENGINEERING DIVISION			
DEPARTMENT OF PUBLIC WORKS			
TRAFFIC SIGN STANDARDS			
METRO			
STREET NAME SIGN			
AND SIGN PLACEMENT			
TE-SGN(4)-06			
DSND: EMM	APVD: JDF	DATE: 1.30.06	SHT. NO.
DRAWN: JDF	APVD: EMM	DATE: 2.6.06	4 OF 4
RVSD:	APVD:	DATE:	SCALE: NOT TO SCALE

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
STREET SIGNAGE DETAILS

21-11800453

JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

5.15

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

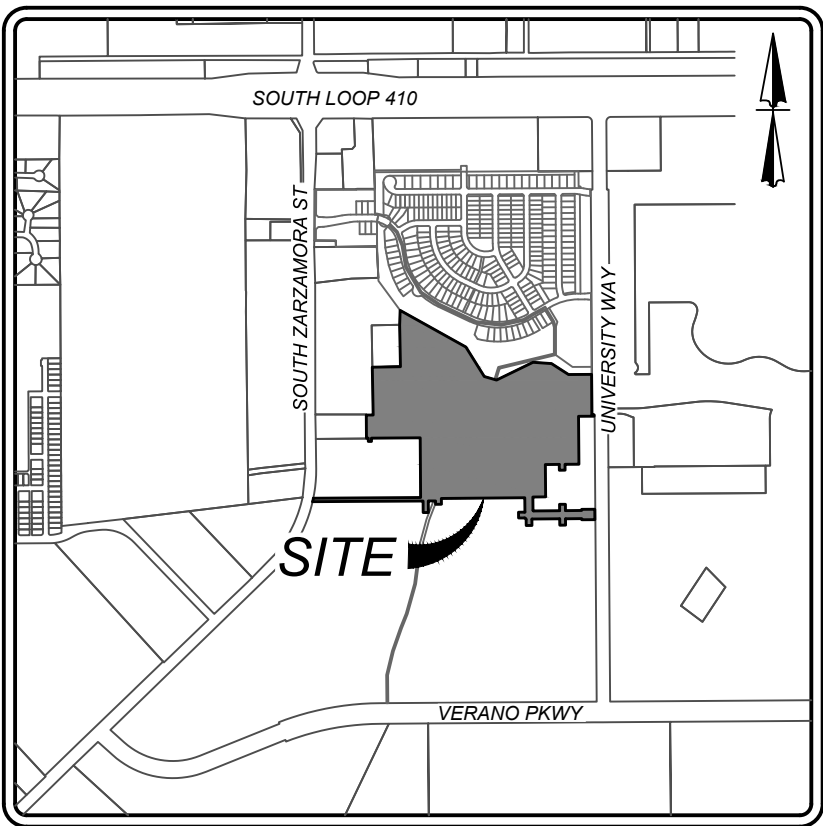
NOTE:
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241.
CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM), REFERENCE SHEET 6.0, SANITARY SEWER GENERAL NOTES, S.A.W.S. CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS.
2. SEE THIS SHEET FOR BENCHMARK INFORMATION.
3. PIPE TYPE DESIGNATIONS ARE SDR 26.
4. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
5. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (SAWS) STANDARD SPECIFICATIONS.

COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAVING 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. PERMITS AND/OR WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

DRY UTILITY CONDUIT NOTE:
CONDUIT LOCATIONS SHOWN ON PLAN ARE FOR GEOGRAPHICAL PURPOSES ONLY AND ARE APPROXIMATE. CONTRACTOR TO INSTALL PROPOSED CONDUITS IN ACCORDANCE WITH DRY UTILITY PURVEYOR'S SPECIFICATIONS. CONTRACTOR TO VERIFY THE CONDUIT LOCATIONS AND SIZES BASED ON THE DRY UTILITY PURVEYOR'S PLAN.

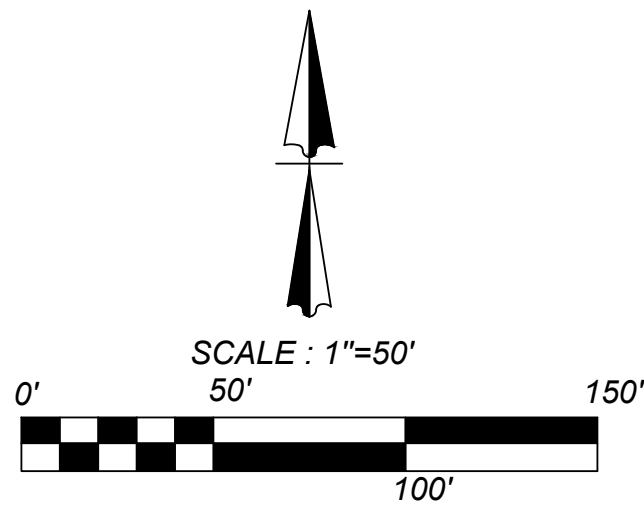
LEGEND

- PROPOSED WATER MAIN = W
- PROPOSED FIRE HYDRANT =
- PROPOSED WATER VALVE =
- PROPOSED 100 WATT STREETLIGHT = SS
- PROPOSED SANITARY SEWER MAIN =
- PROPOSED SANITARY SEWER MANHOLE =
- PROPOSED SANITARY SEWER LATERAL =
- PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT = E, G, T, TV, E
- EXISTING WATER MAIN = E-W
- EXISTING FIRE HYDRANT =
- EXISTING WATER VALVE =
- EXISTING SANITARY SEWER MAIN = E-SS
- EXISTING SANITARY SEWER MANHOLE =
- EXISTING OVERHEAD ELECTRIC W/POWER POLE = -OHE-
- EXISTING GUY WIRE/OVERHEAD ELECTRIC = -OHE-
- EXISTING STREET LIGHT =



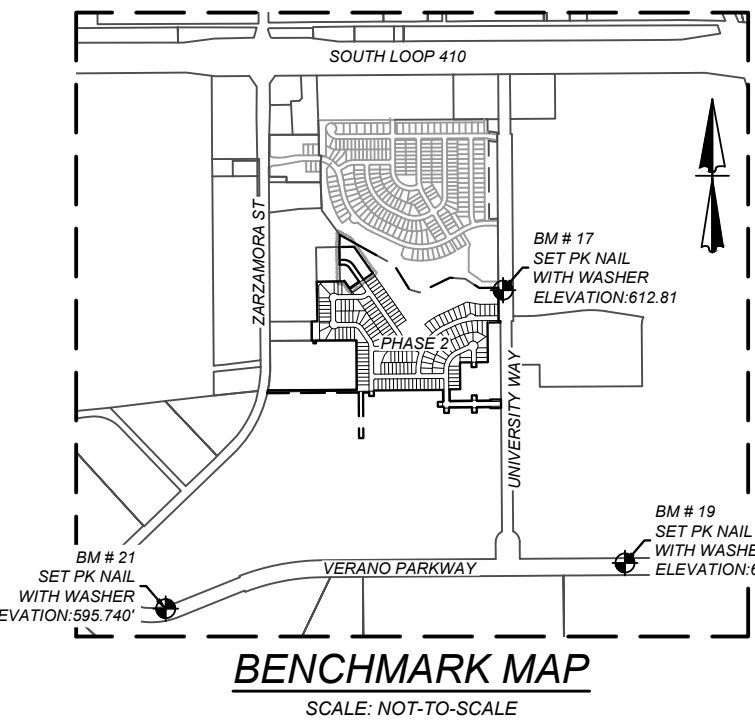
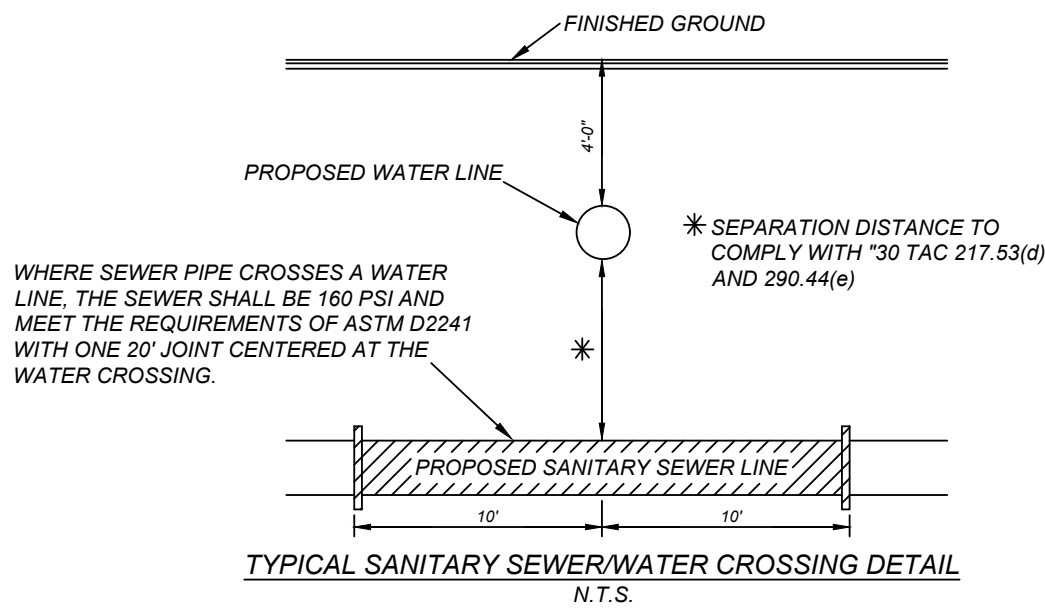
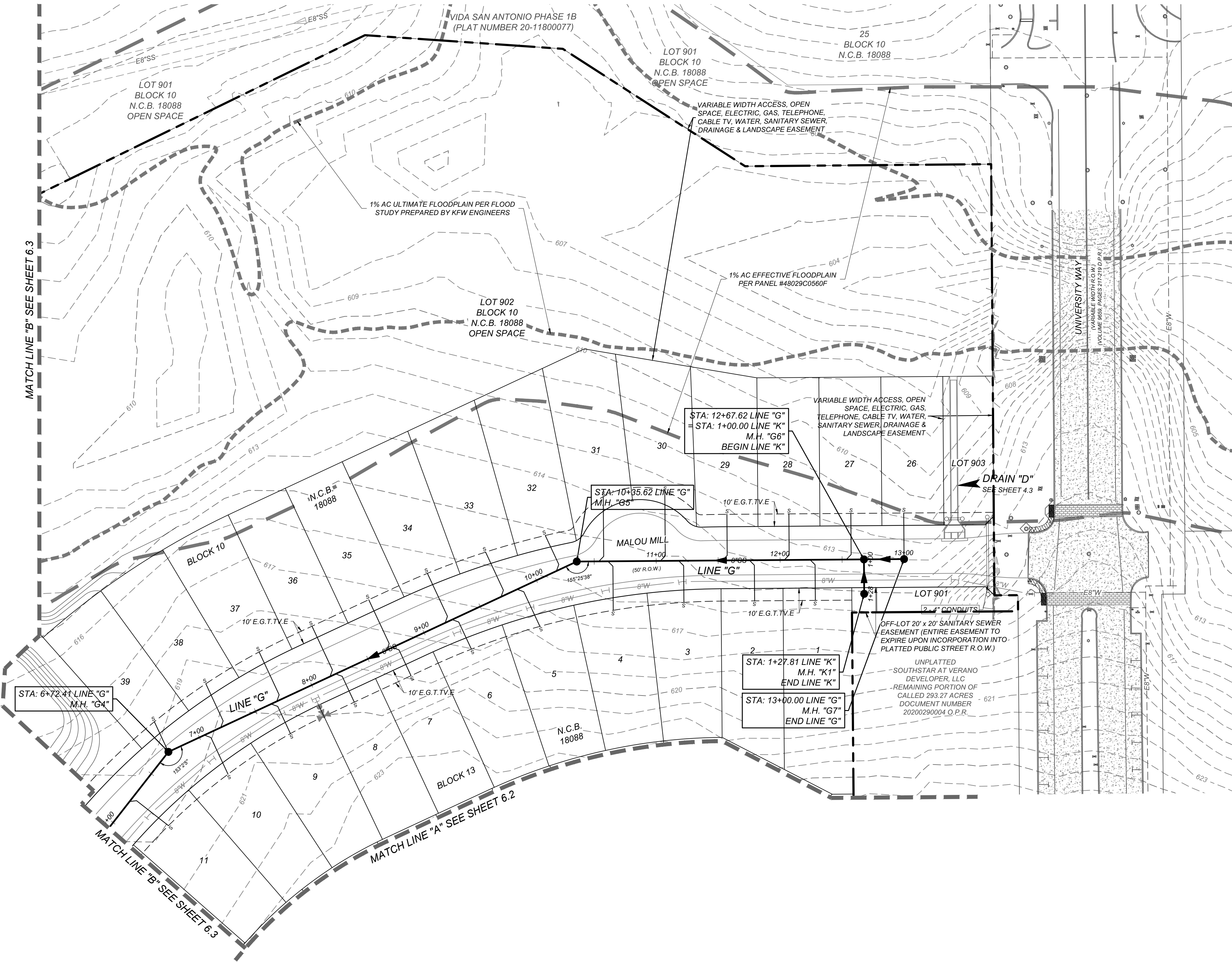
LOCATION MAP

N.T.S.



CAUTION!!!
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MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.



SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF - 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668

VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN (1 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

6.1

TRENCH EXCAVATION SAFETY PROTECTION
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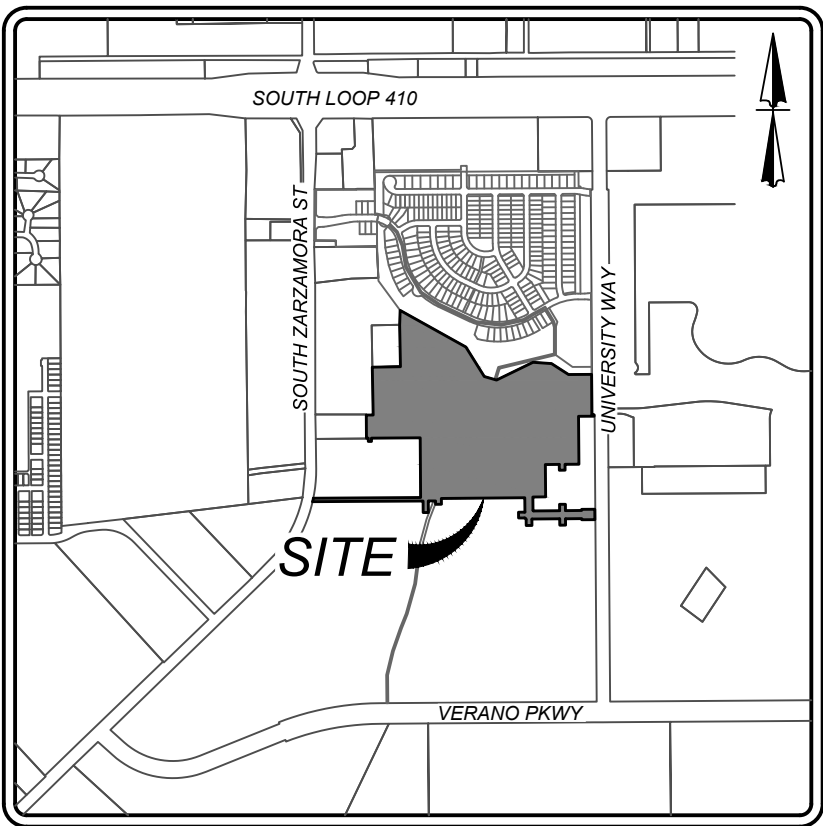
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2. SEE SHEET 6.1 FOR BENCHMARK INFORMATION.
3. PIPE TYPE DESIGNATIONS ARE SDR 26.
4. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
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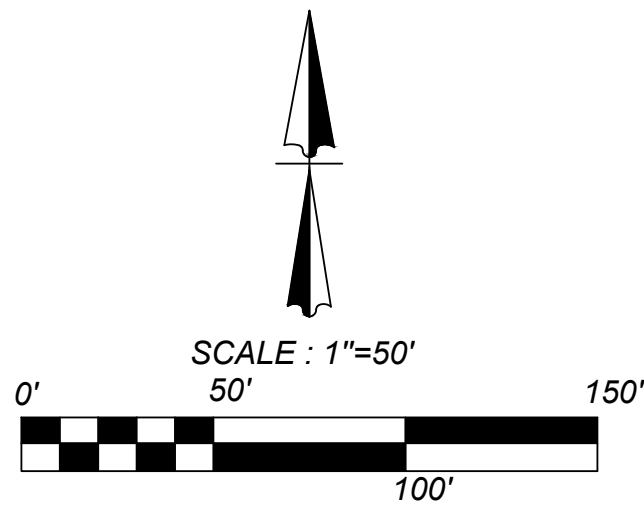
LEGEND

- PROPOSED WATER MAIN = W
- PROPOSED FIRE HYDRANT =
- PROPOSED WATER VALVE =
- PROPOSED 100 WATT STREETLIGHT =
- PROPOSED SANITARY SEWER MAIN = SS
- PROPOSED SANITARY SEWER MANHOLE =
- PROPOSED SANITARY SEWER LATERAL =
- PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT = E G. T. V. E
- EXISTING WATER MAIN = E-W
- EXISTING FIRE HYDRANT =
- EXISTING WATER VALVE =
- EXISTING SANITARY SEWER MAIN = E-SS
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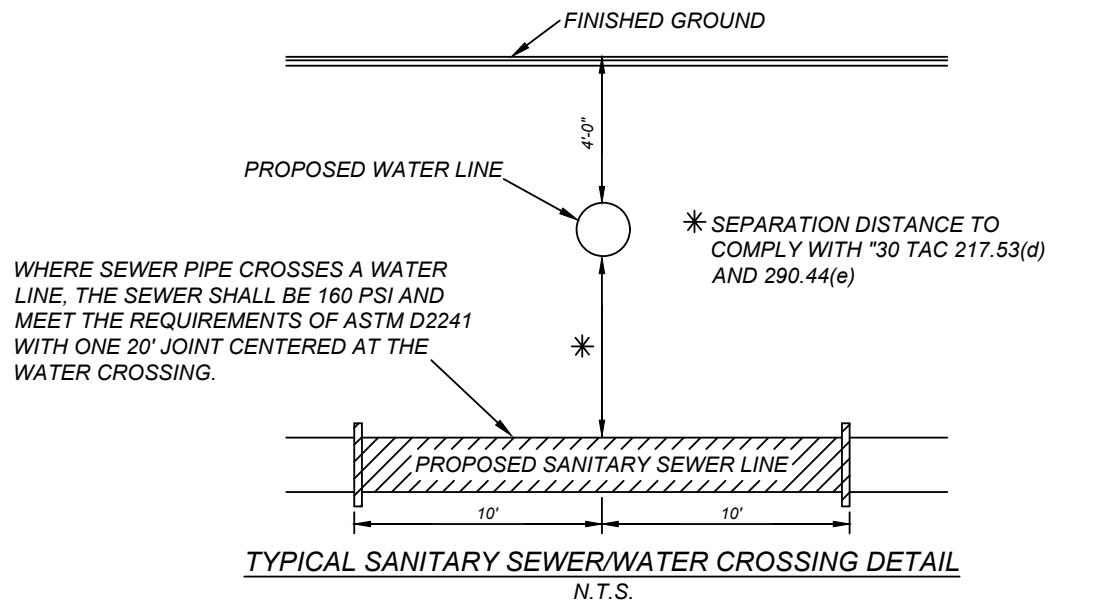
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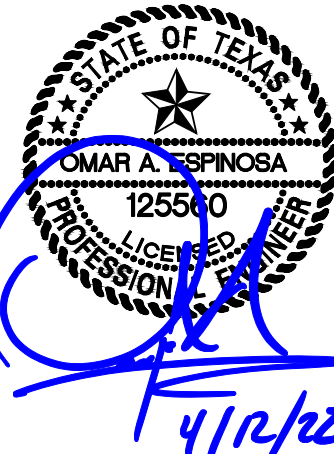
SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

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DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
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VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN (2 OF 4)



REVISIONS
REMOVAL OF LOTS
& SERVICES

ISSUE DATE
3/24/2022

K&W
ENGINEERS + SURVEYING
1118 VINTAGE WAY, SUITE 100
NEW BRAUNFELS, TEXAS 78132
Phone # (210) 878-8444 • Fax # (210) 878-8441
TBE# Firm #: 9513 • TBE# S Firm #: 10122303

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COMPACTION NOTE:

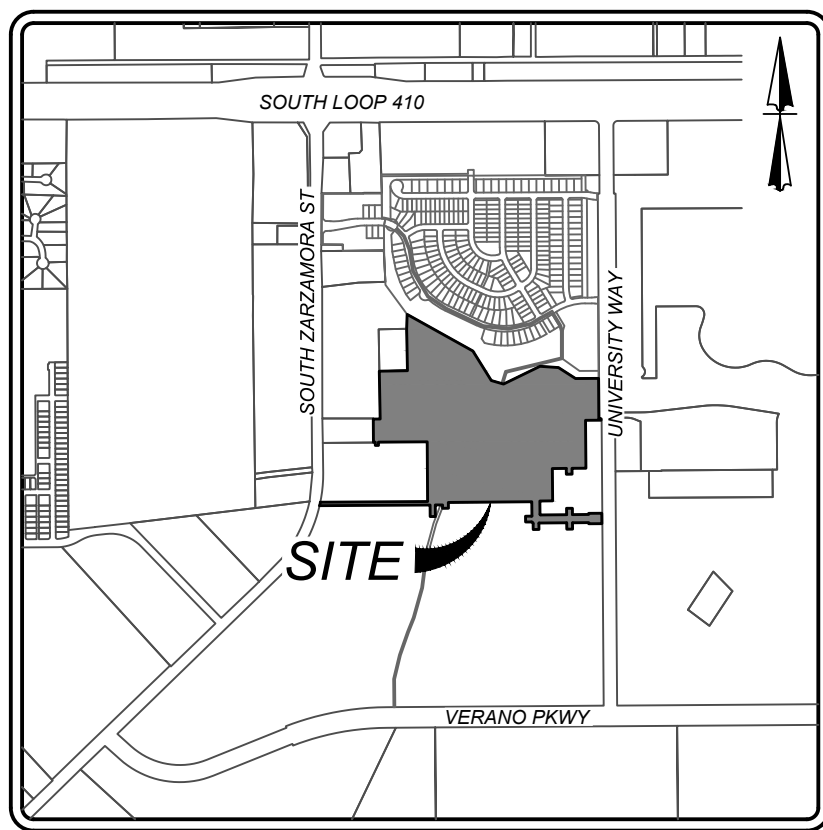
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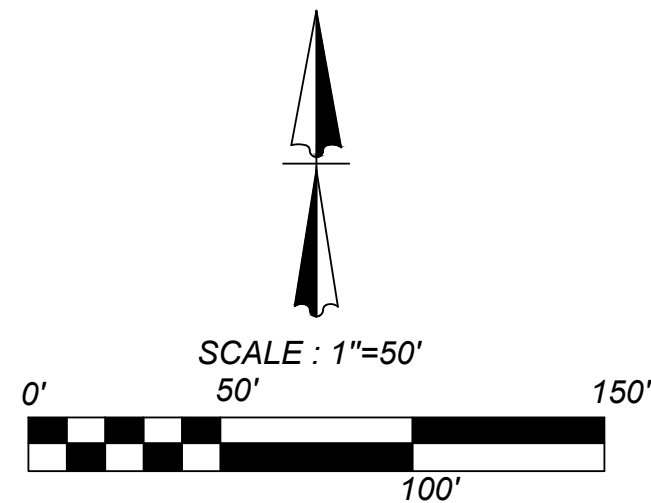
LEGEND

PROPOSED WATER MAIN	=	W
PROPOSED FIRE HYDRANT	=	
PROPOSED WATER VALVE	=	
PROPOSED 100 WATT STREETLIGHT	=	
PROPOSED SANITARY SEWER MAIN	=	SS
PROPOSED SANITARY SEWER MANHOLE	=	
PROPOSED SANITARY SEWER LATERAL	=	LS
PROPOSED ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT	=	E G, T, TV, E
EXISTING WATER MAIN	=	E-W
EXISTING FIRE HYDRANT	=	
EXISTING WATER VALVE	=	
EXISTING SANITARY SEWER MAIN	=	E-SS
EXISTING SANITARY SEWER MANHOLE	=	
EXISTING OVERHEAD ELECTRIC W/POWER POLE	=	OHE
EXISTING GUY WIRE/OVERHEAD ELECTRIC	=	OHE
EXISTING STREET LIGHT	=	



LOCATION MAP

N.T.S.

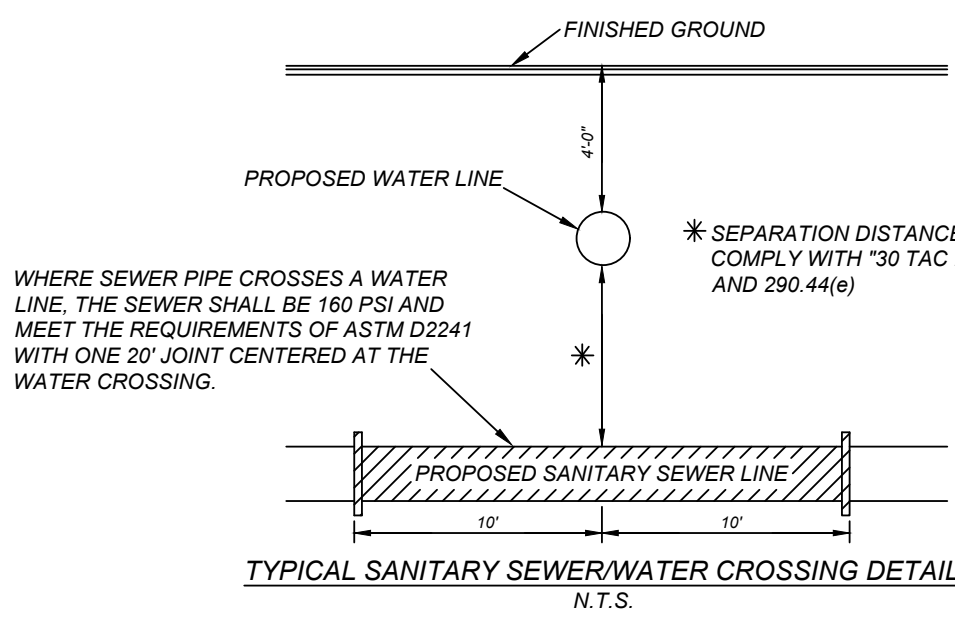


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DEVELOPER'S ADDRESS: 1118 VINTAGE WAY			
CITY: NEW BRAUNFELS	STATE: TEXAS	ZIP: 78132	
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SAWS BLOCK MAP#: 148538		TOTAL EDU'S: 166	
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VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

OVERALL SANITARY SEWER PLAN (3 OF 4)

21-11800453

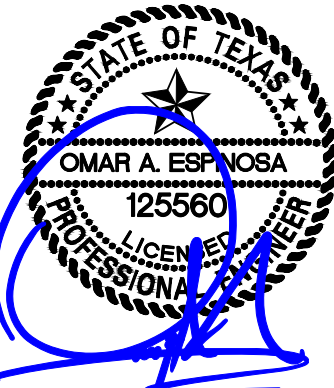
JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

6.3

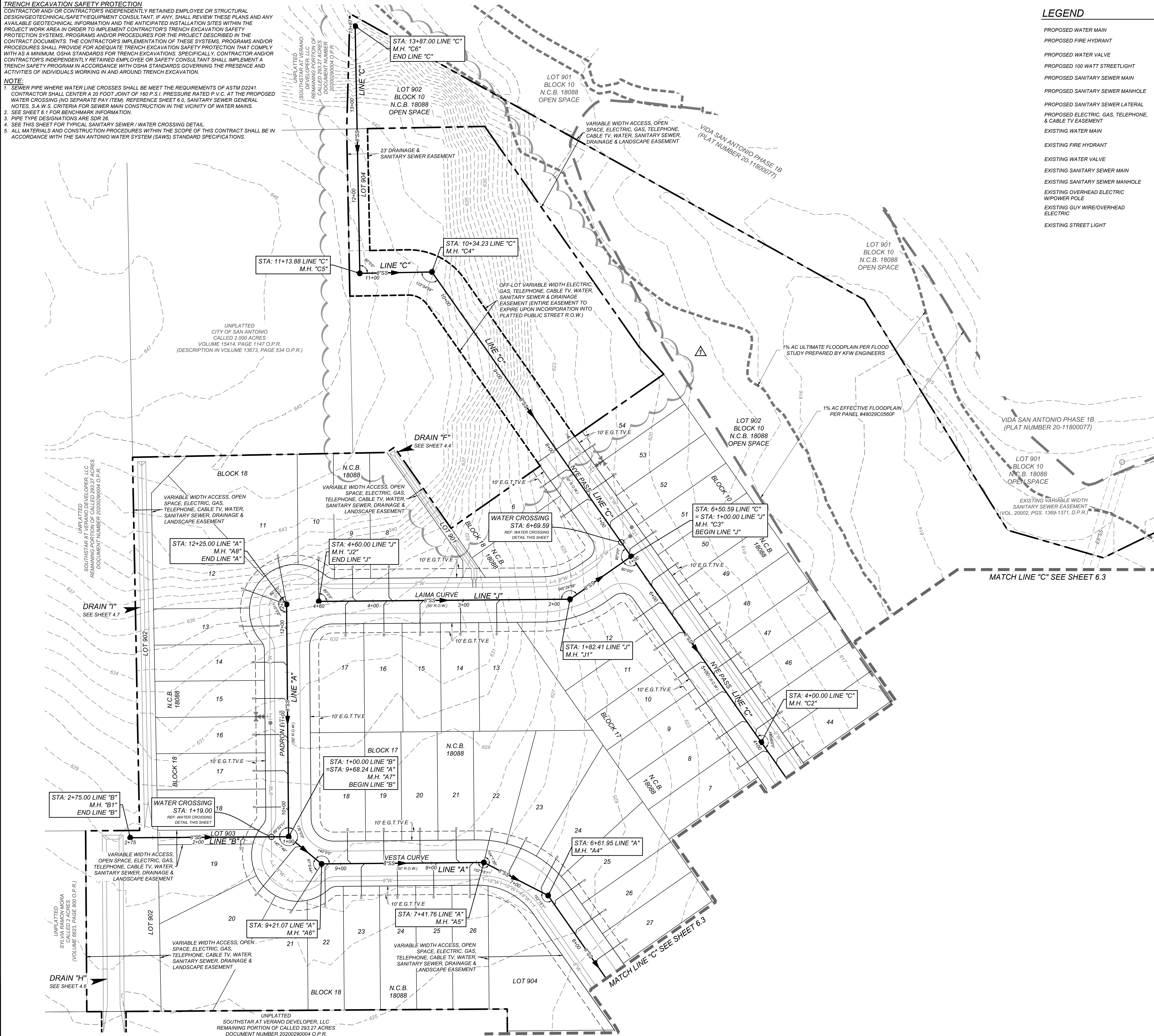


ISSUE DATE: 3/24/2022

REVISIONS: REMOVAL OF LOTS & SERVICES

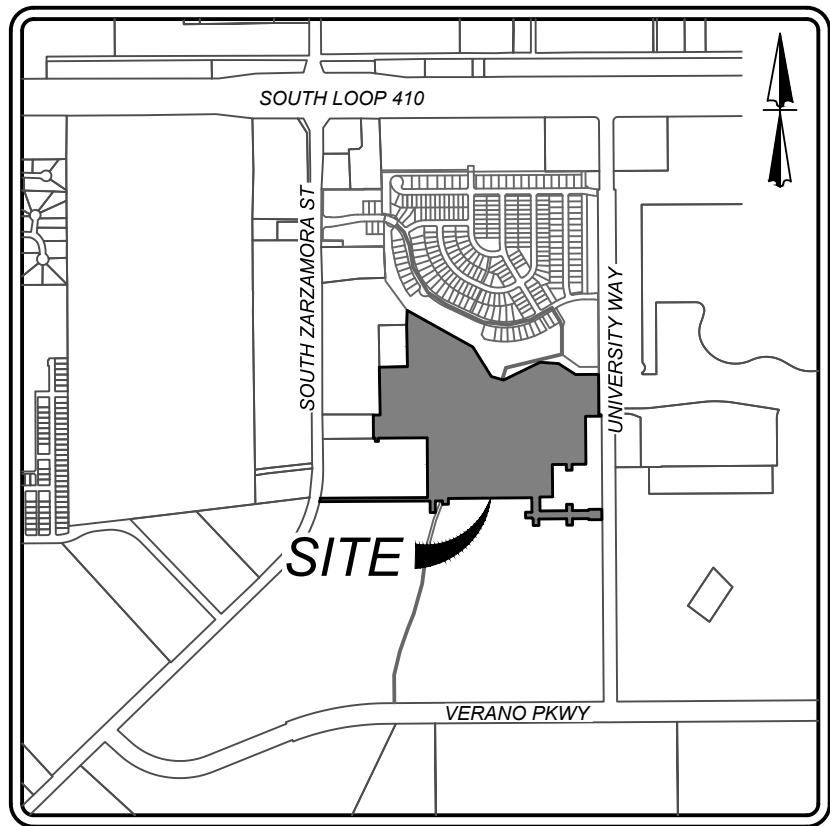
TRENCH EXCAVATION SAFETY PROTECTION
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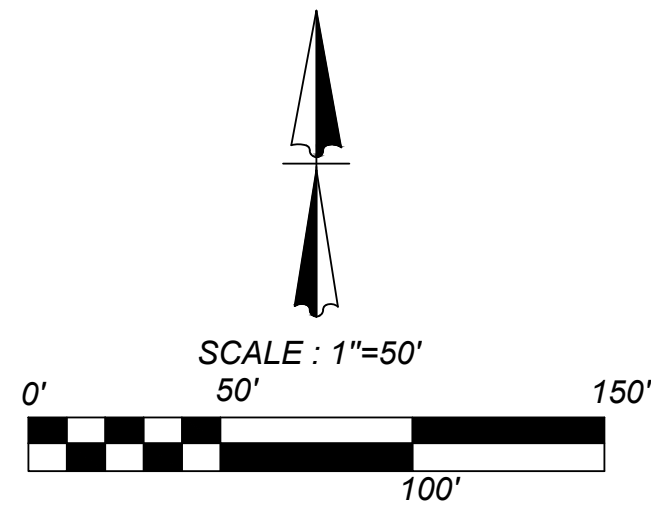
LEGEND

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LOCATION MAP

N.T.S.

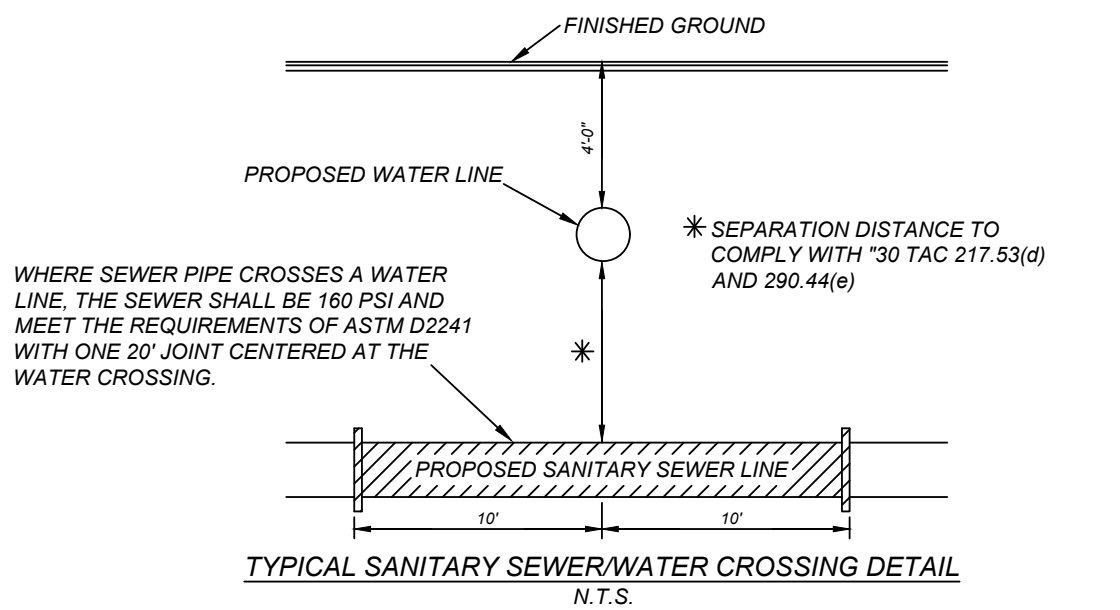


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VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
OVERALL SANITARY SEWER PLAN (4 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

6.4



REVISIONS
REMOVAL OF LOTS
& SERVICES

ISSUE DATE
3/24/2022

K&W
ENGINEERS + SURVEYING
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBE# Firm #: 9513 • TBE# S Firm #: 1012303

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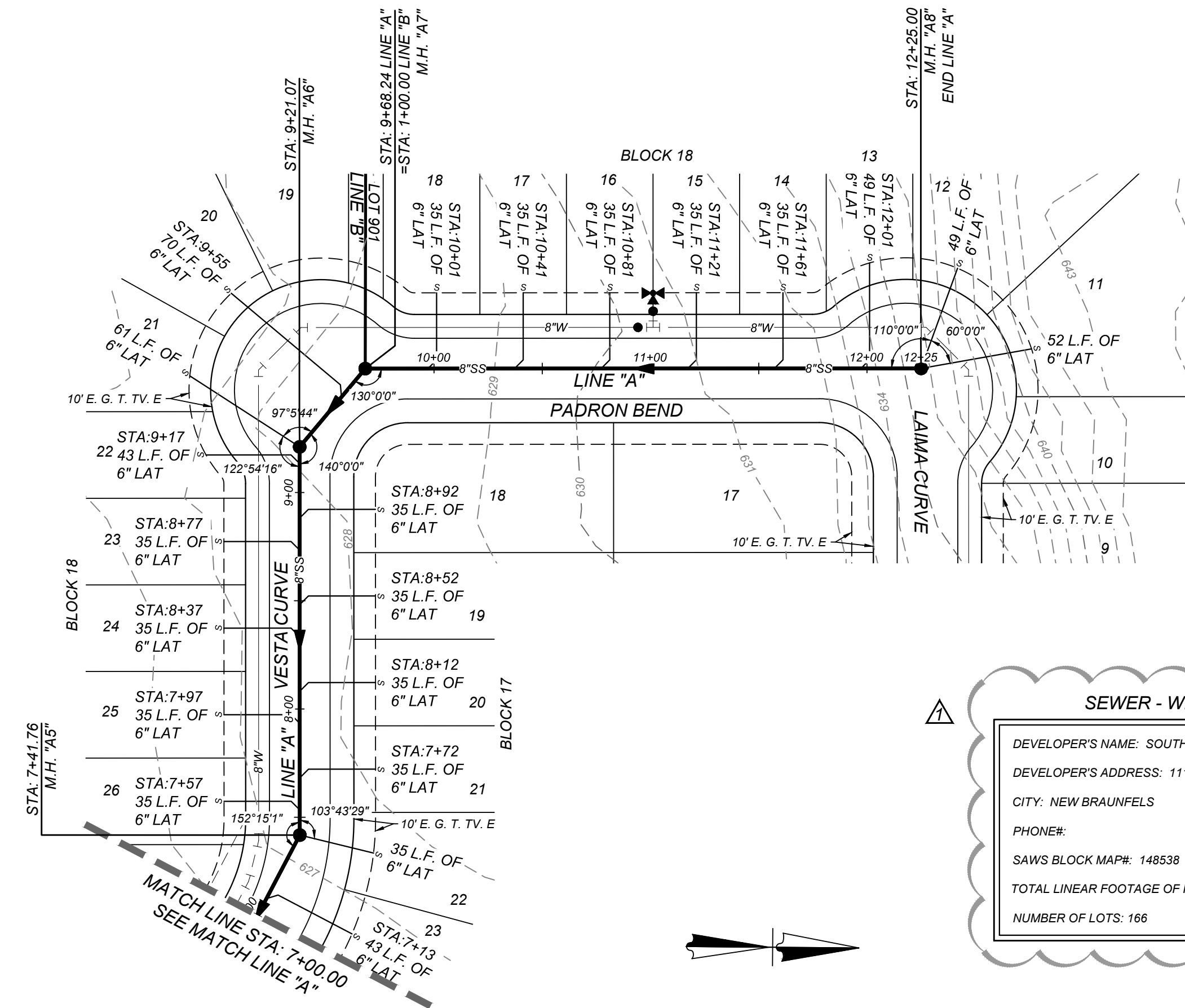
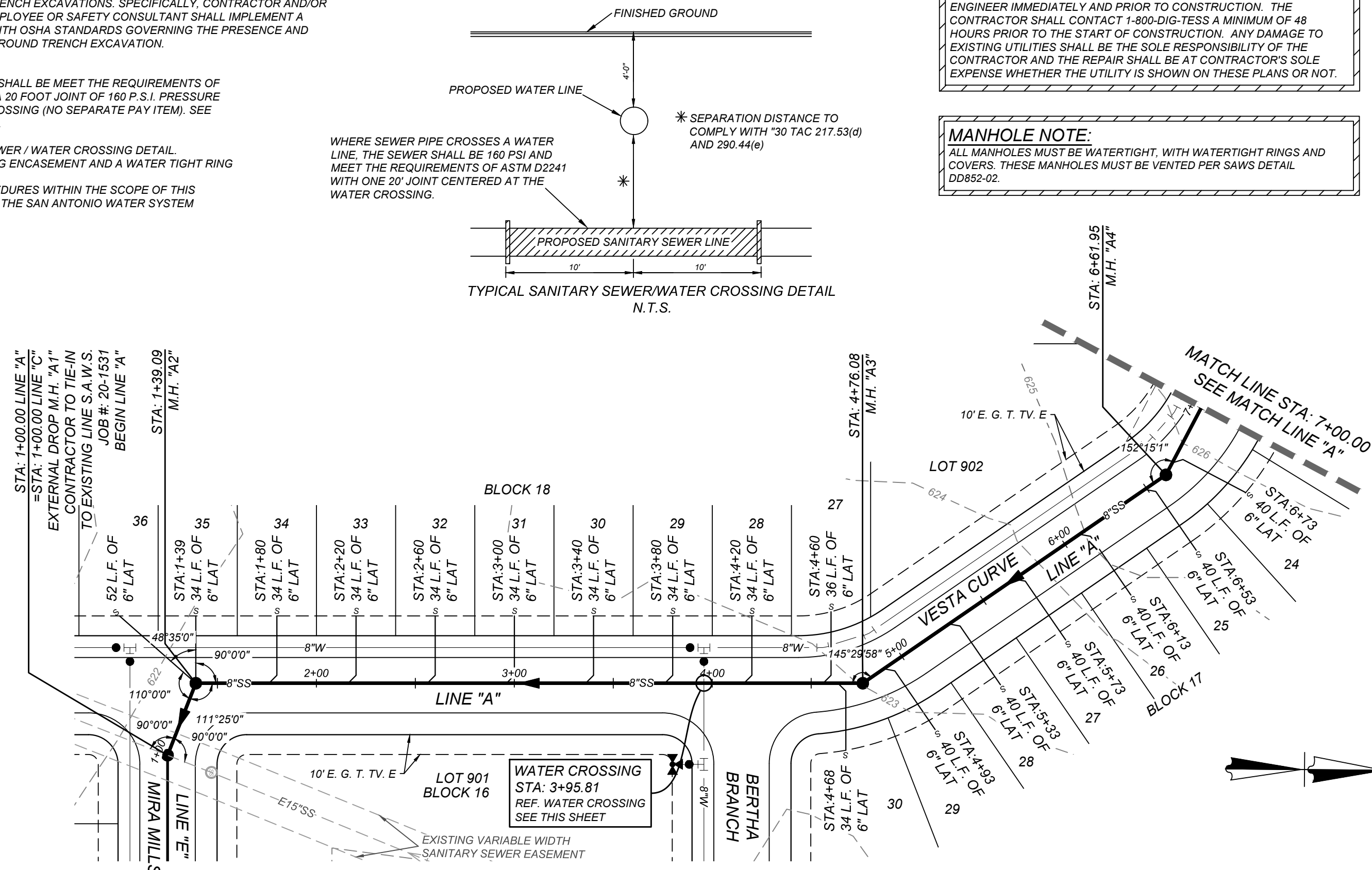
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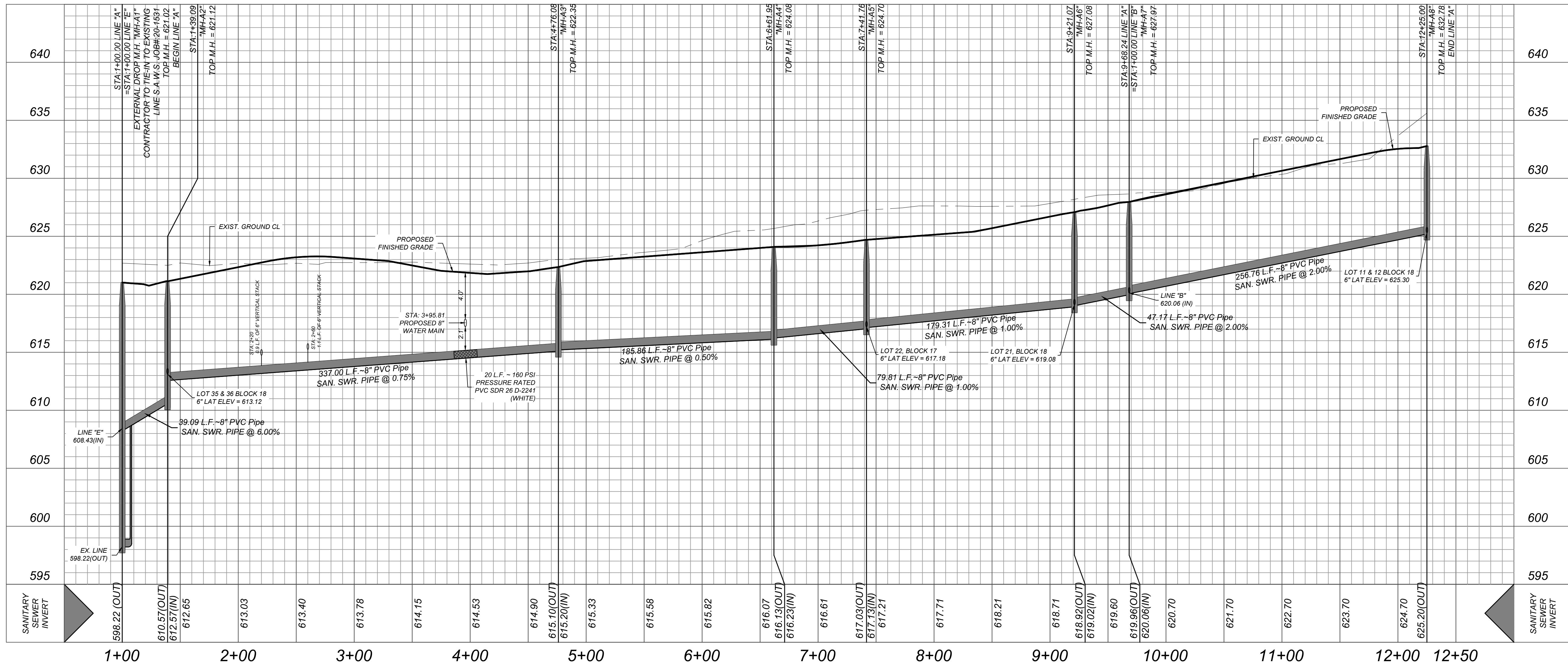
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.



SEWER - WEST SEWERSHED - LEON CREEK W.R.C.			
DEVELOPER'S NAME:	SOUTHSTAR AT VERANO, LLC		
DEVELOPER'S ADDRESS:	1118 VINTAGE WAY		
CITY:	NEW BRAUNFELS	STATE:	TEXAS
PHONE#:		FAX#:	
SAWS BLOCK MAP#:	148538	TOTAL ACREAGE:	45.40 ACRES
TOTAL LINEAR FOOTAGE OF PIPE:	6,150 LF ~ 8" SDR 26	TOTAL EDU'S:	166
NUMBER OF LOTS:	166	PLAT NO.:	21-11800453
SAWS JOB#:	21-1668		

LINE "A"
STA: 1+00.00 - END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
LINE "A" PLAN & PROFILE

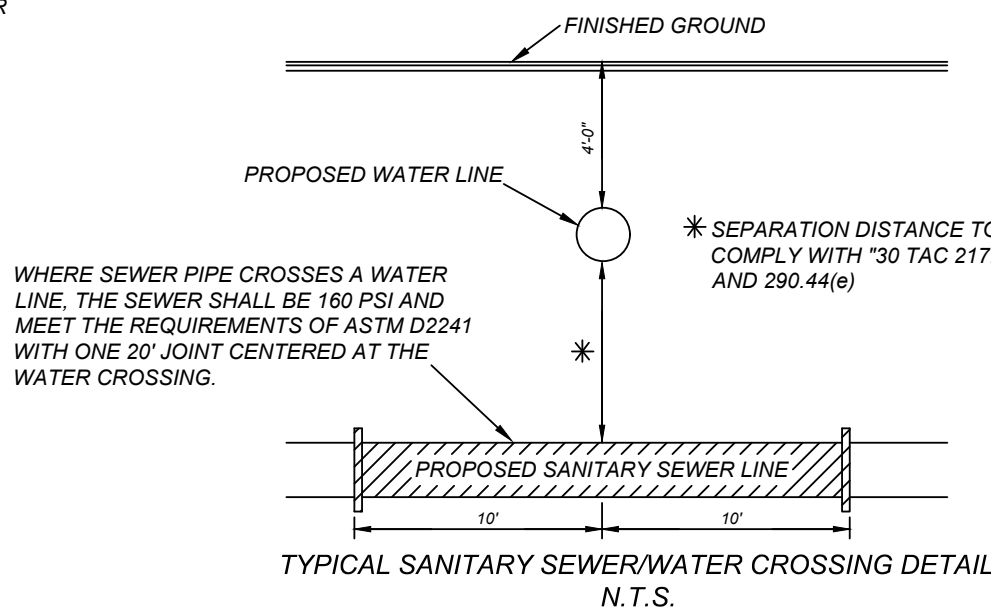
21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC
CHECKED: OE
SHEET NUMBER:

6.5

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

- NOTE:**
1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM). SEE THIS SHEET FOR BENCHMARK INFORMATION.
 2. PIPE TYPE DESIGNATIONS ARE SDR 26.
 3. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
 4. ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.
 5. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (SAWS) STANDARD SPECIFICATIONS.

COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAVING 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. PERMITS AND/OR WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

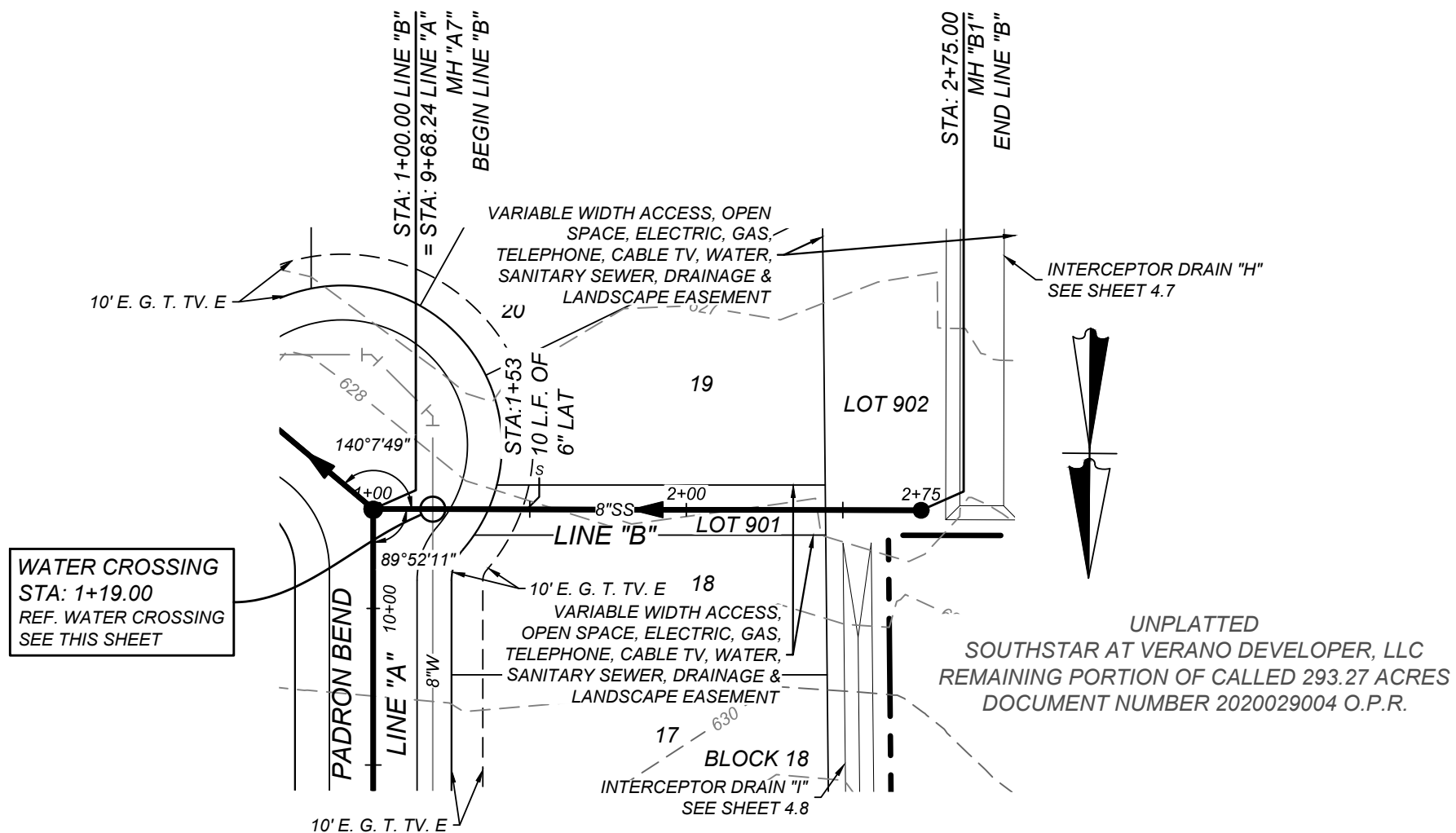


CAUTION!!
THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS 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.

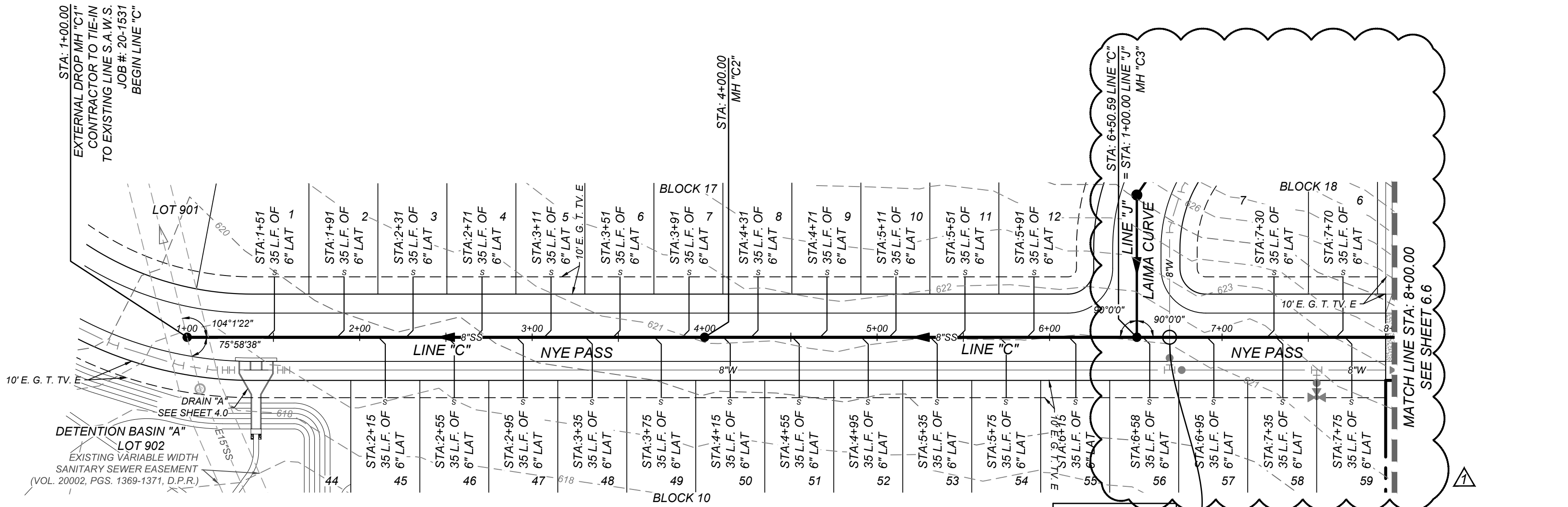
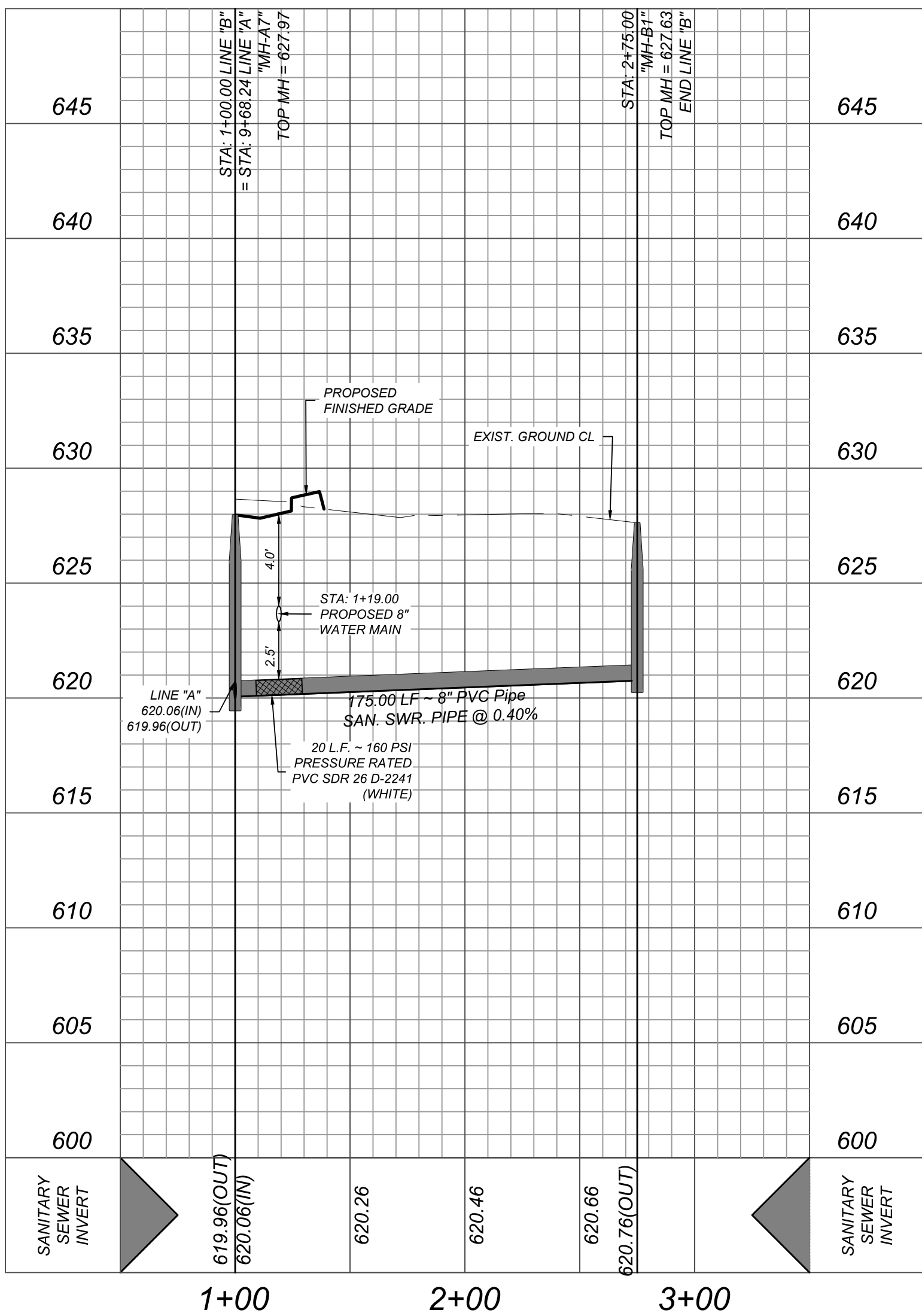
MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL D0055-02.

SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

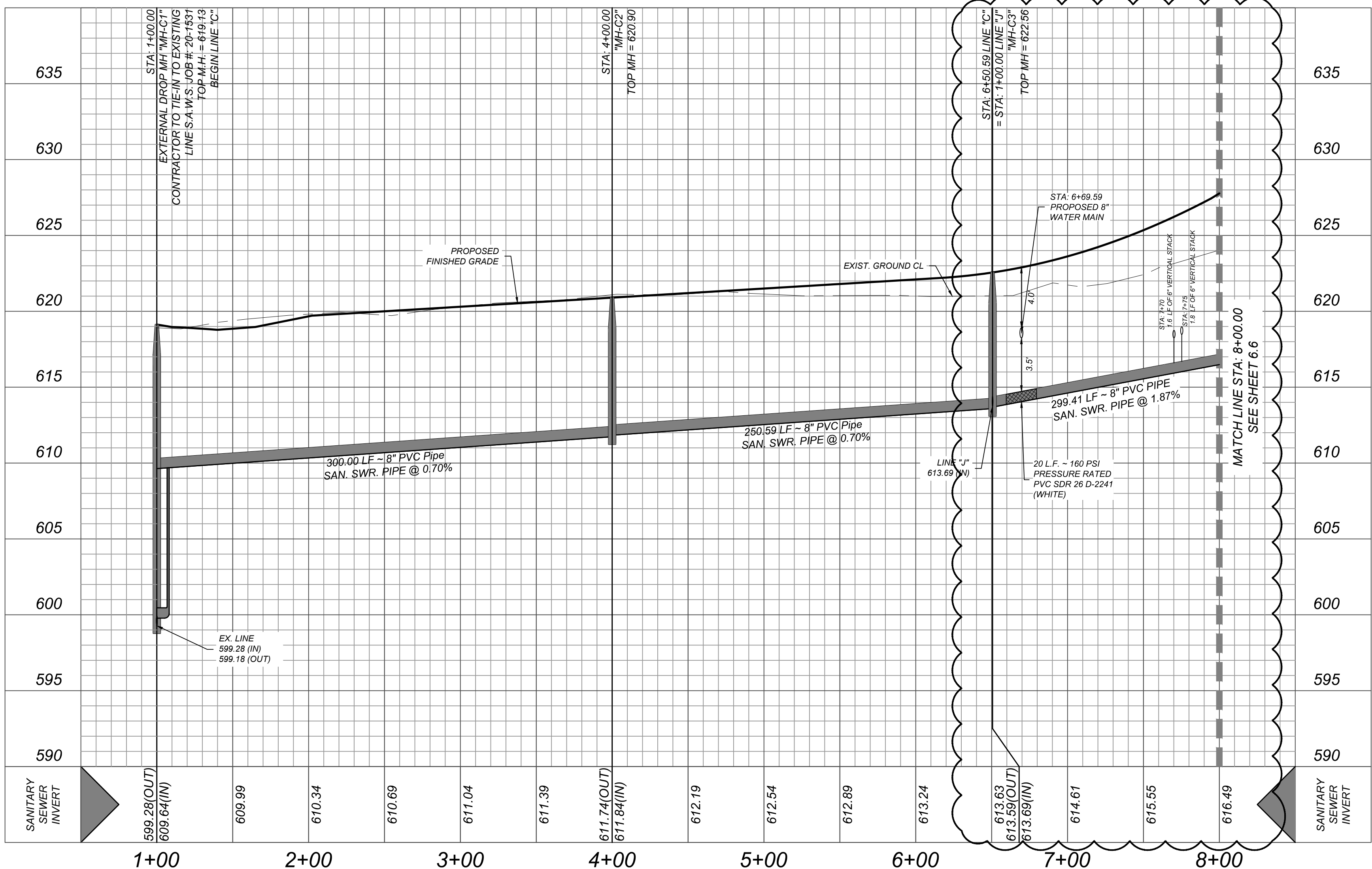
DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF - 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668



LINE "B"
STA: 1+00.00 - END
HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



LINE "C"
STA: 1+00.00 - STA: 8+00.00
HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



ENGINEERS + SURVEYING
12550
4/12/20

ISSUE DATE: 3/24/22
REVISIONS: REMOVAL OF LOTS 4 & SERVICES

STATE OF TEXAS
COUNTY OF BEXAR
12550
4/12/20

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
LINE "B" & "C" PLAN & PROFILE (1 OF 2)

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:
6.6

Date: Apr 08, 2022, 11:17am User ID: jorjós
File: N:\391\10\06\Design\Civil\SEWER\SSPP3911006 - Line B.dwg

TRENCH EXCAVATION SAFETY PROTECTION

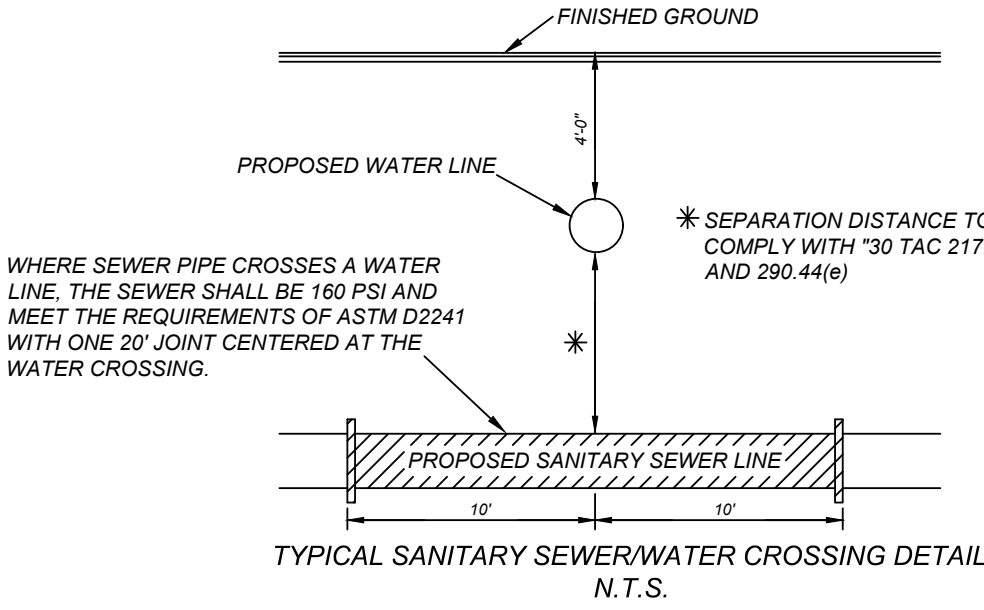
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NOTE:

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- PIPE TYPE DESIGNATIONS ARE SDR 26.
- SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
- ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.
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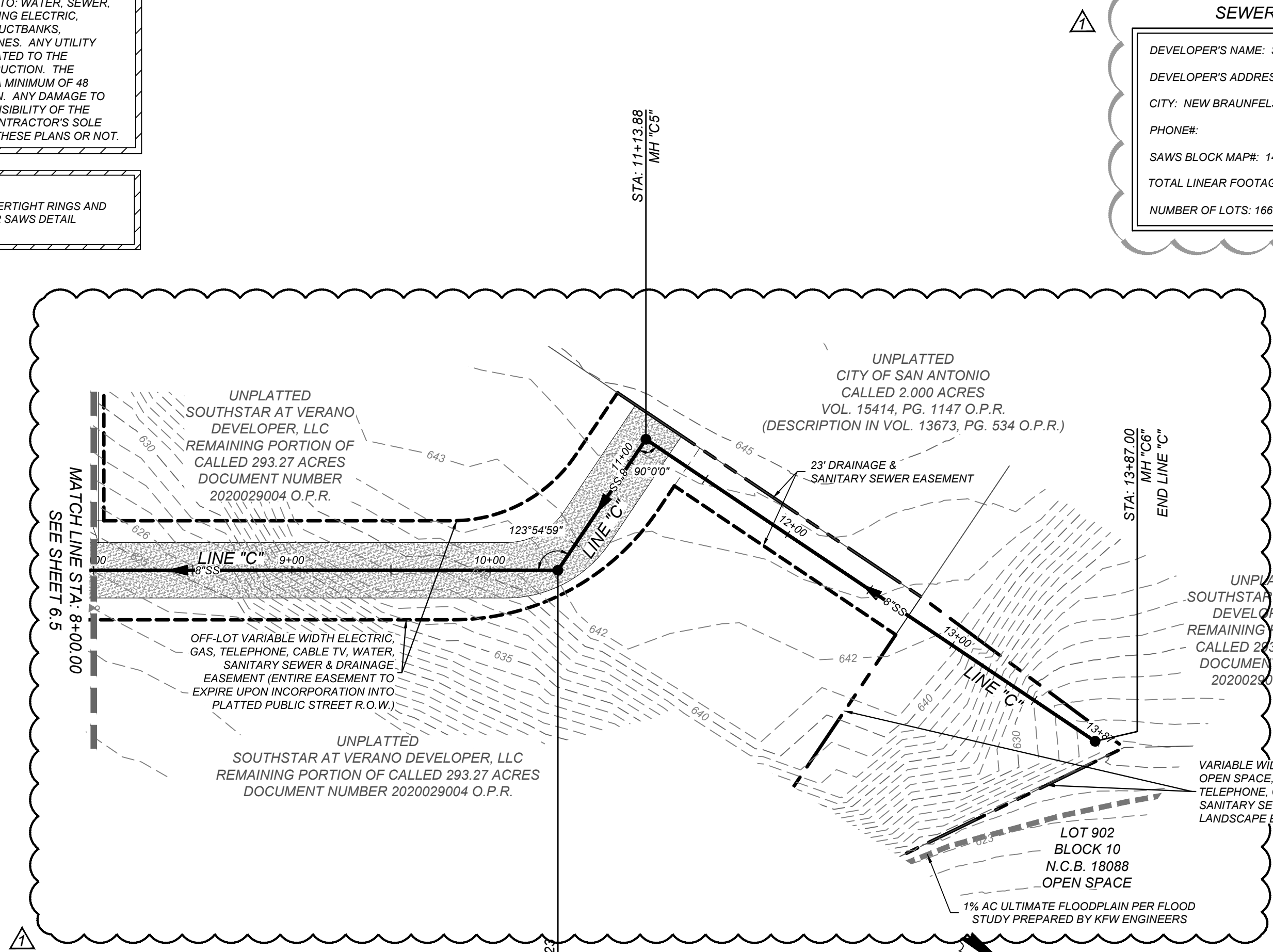


CAUTION!!

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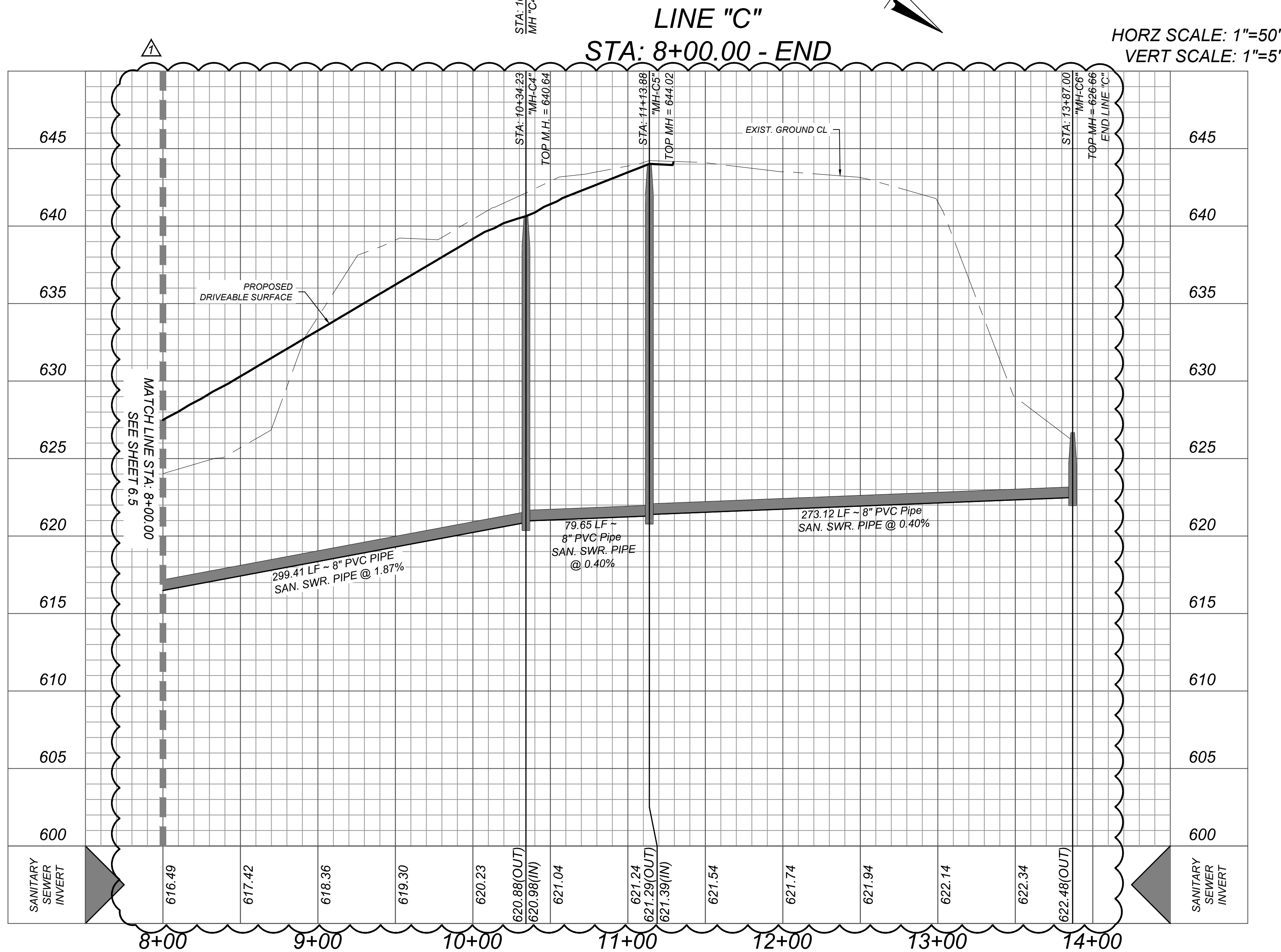
MANHOLE NOTE:

ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.



SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF ~ 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
LINE "C" PLAN & PROFILE (2 OF 2)

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

6.7



REVISIONS
REMOVAL OF LOTS & SERVICES

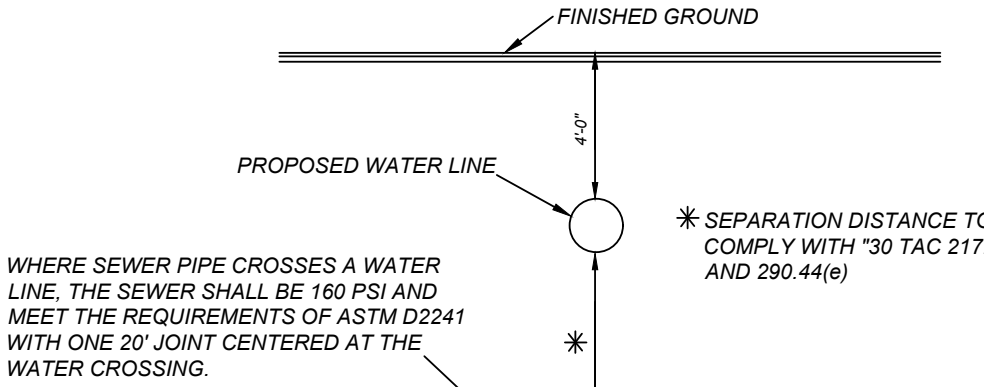
ISSUE DATE
3/24/22

KFW
ENGINEERS + SURVEYING
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132
Phone # (210) 878-8444 • Fax # (210) 878-8441
TBPE Firm #: 9513 • TBPE S Firm #: 10123003

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

- NOTE:**
- SEWER PIPE WHERE WATER LINE CROSSES SHALL MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CENTER A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM). SEE THIS SHEET FOR BENCHMARK INFORMATION.
 - PIPE TYPE DESIGNATIONS ARE SDR 26.
 - SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
 - ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (SAWS) STANDARD SPECIFICATIONS.

COMPACTION NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND 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. PERMITS AND/OR WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



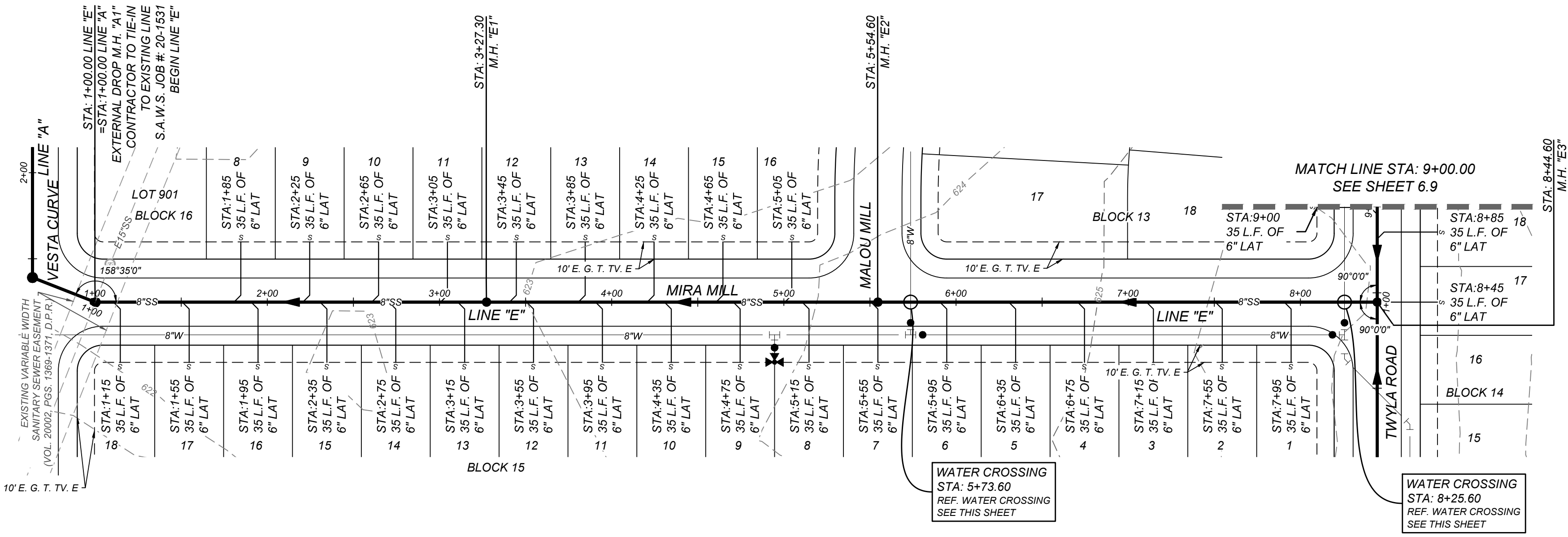
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL
N.T.S.

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.

MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.

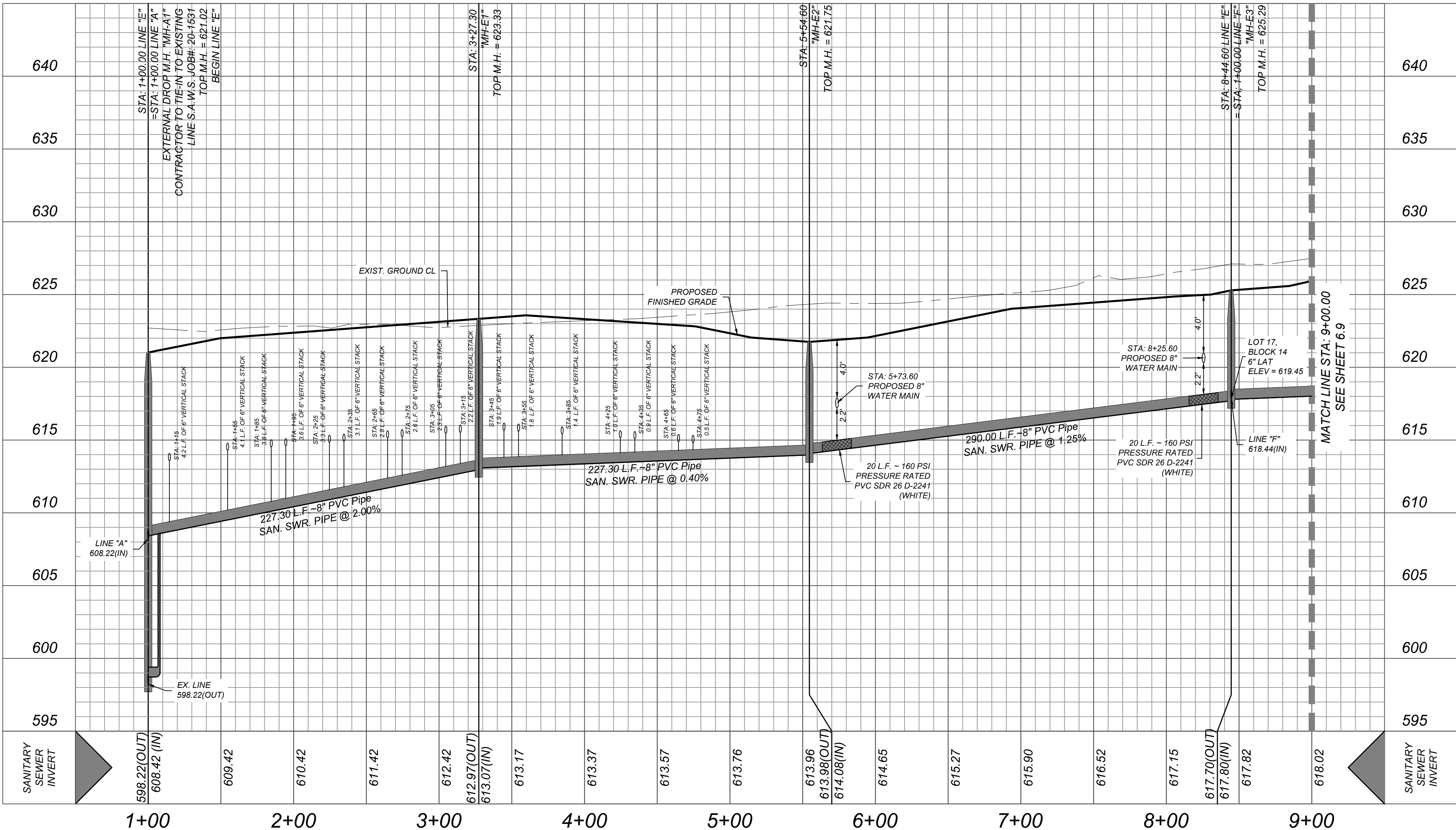
SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF ~ 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668



LINE "E"
STA: 1+00.00 - STA: 9+00.00

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
LINE "E" PLAN & PROFILE

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

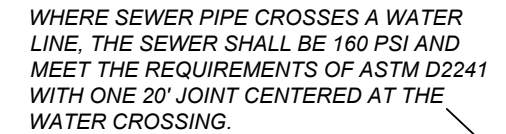
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SPECIALTY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY ADDITIONAL PLANS, SPECIFICATIONS, AND/OR DETAILS FOR CONFORMANCE WITH ALL CITY AND STATE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE SPECIFICATIONS, PLANS, AND/OR DETAILS. CONTRACTOR SHALL PROVIDE THE CITY AND/OR CITY ENGINEER WITH WRITTEN 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 SPECIALTY CONSULTANT, SHALL IMPLEMENT A TRENCH EXCAVATION SAFETY PROTECTION SYSTEM IN CONFORMANCE WITH THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

1. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE MEET THE REQUIREMENTS OF ASTM D2241. CONTRACTOR SHALL CROSS AT A 20 FOOT JOINT OF 160 P.S.I. PRESSURE RATED P.V.C. AT THE PROPOSED WATER CROSSING (NO SEPARATE PAY ITEM). SEE THIS SHEET FOR BENCHMARK INFORMATION.
2. PIPE TYPE DESIGNATION: PIPE SIZE: 24"
3. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
4. ALL MANHOLES SHALL HAVE CONCRETE RING ENCASEMENT AND A WATER TIGHT RING AND COVER.
5. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (SAWS) STANDARD SPECIFICATIONS.

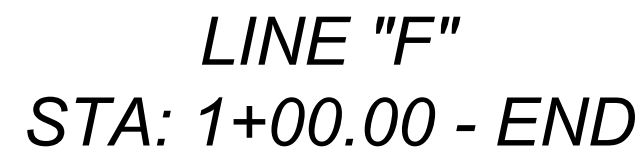
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THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, 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 NO

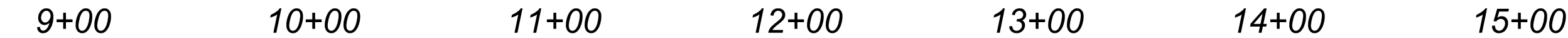
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.



HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



HORZ SCALE: 1"=50
VERT SCALE: 1"=5



DEVELOPER'S NAME: SOUTHWEST STAR AT VERANO, LLC

DEVELOPER'S ADDRESS: 1118 VINTAGE WAY

CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132

PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES

SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166

TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF - 8" SDR 26 PLAT NO.: 21-118004'S

NUMBER OF LOTS: 166 SAWS JOB#: 21-1668

LINE "E" & "F" PLAN & PROFILE

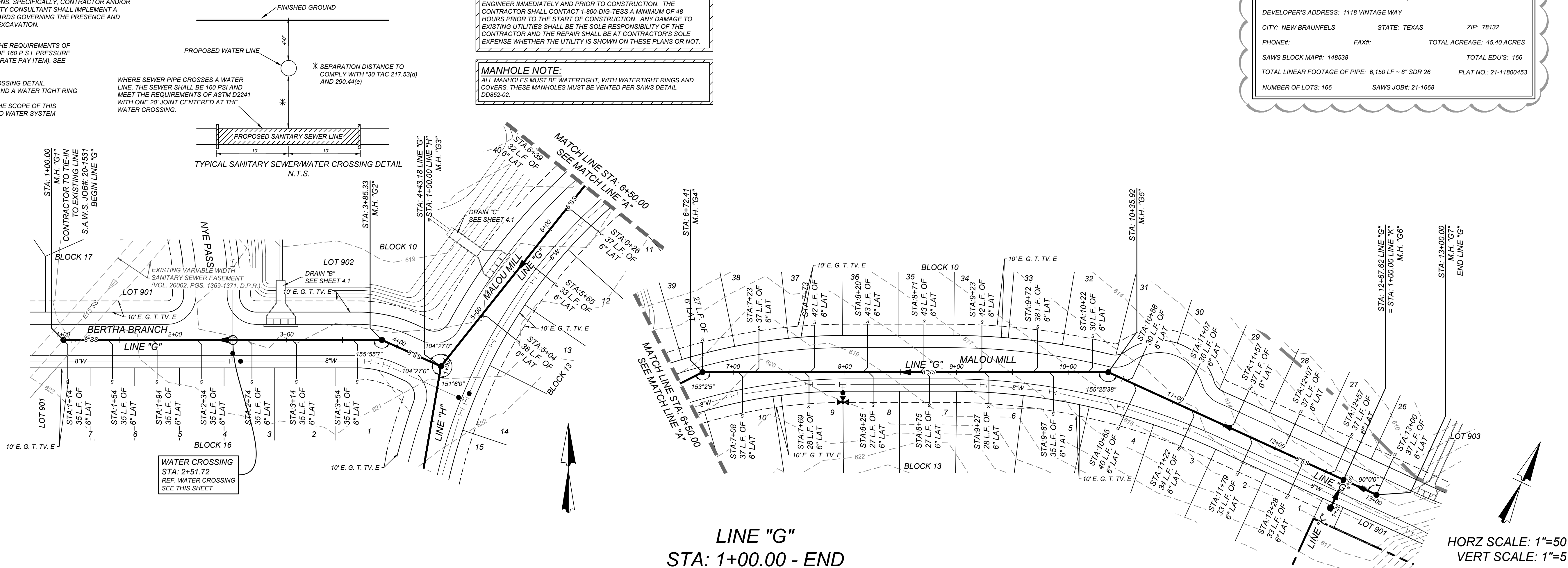
TRENCH EXCAVATION SAFETY PROTECTION
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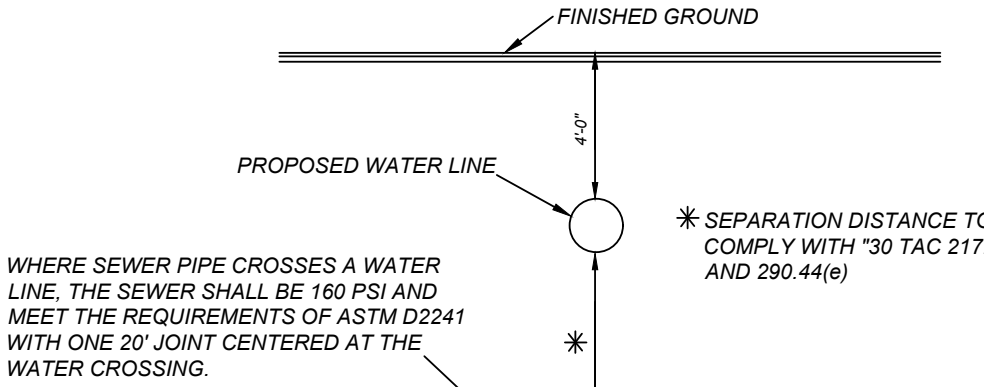
MANHOLE NOTE:
ALL MANHOLES MUST BE WATERTIGHT, WITH WATERTIGHT RINGS AND COVERS. THESE MANHOLES MUST BE VENTED PER SAWS DETAIL DD852-02.



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

- NOTE:**
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 2. PIPE TYPE DESIGNATIONS ARE SDR 26.
 3. SEE THIS SHEET FOR TYPICAL SANITARY SEWER / WATER CROSSING DETAIL.
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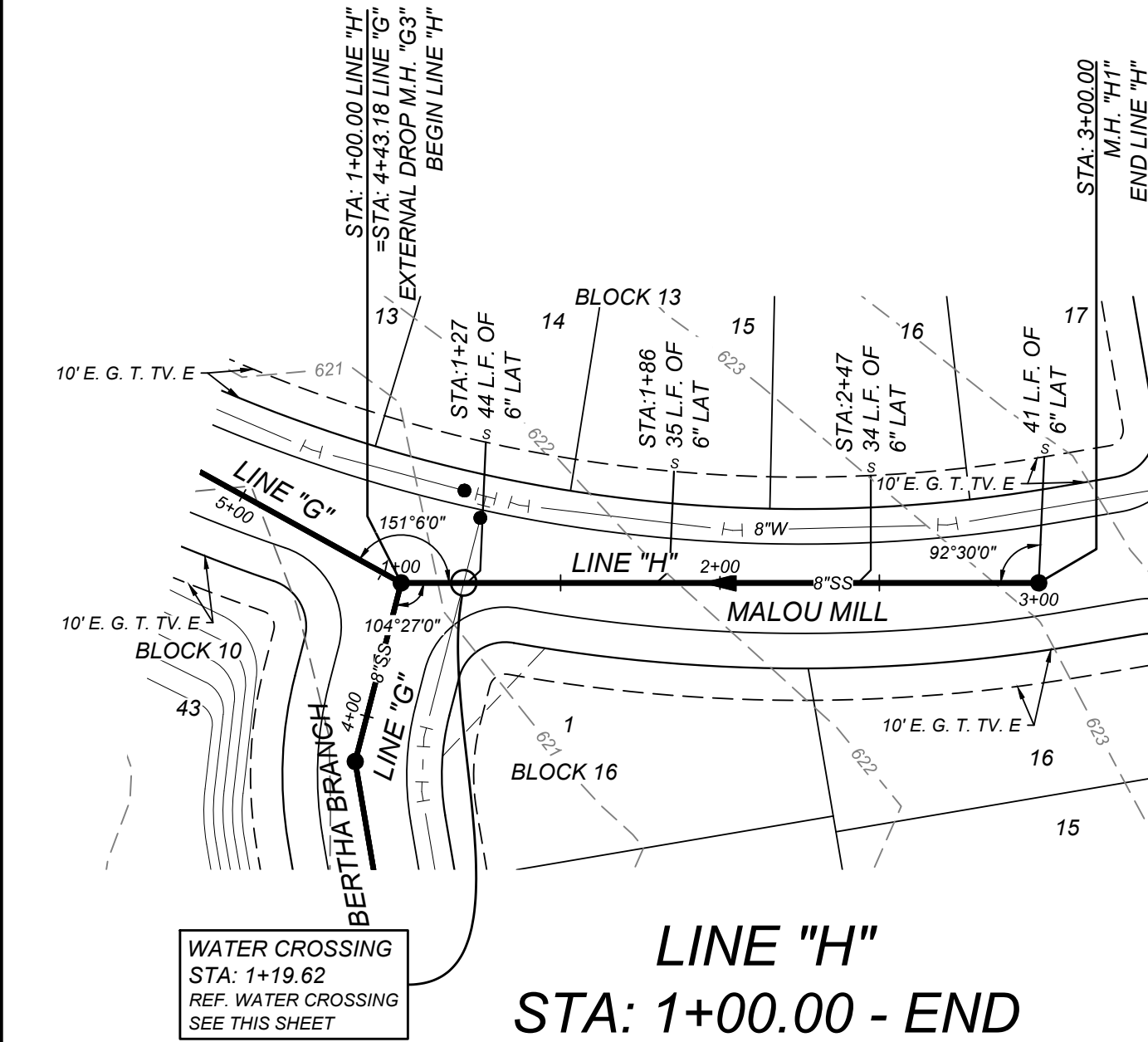


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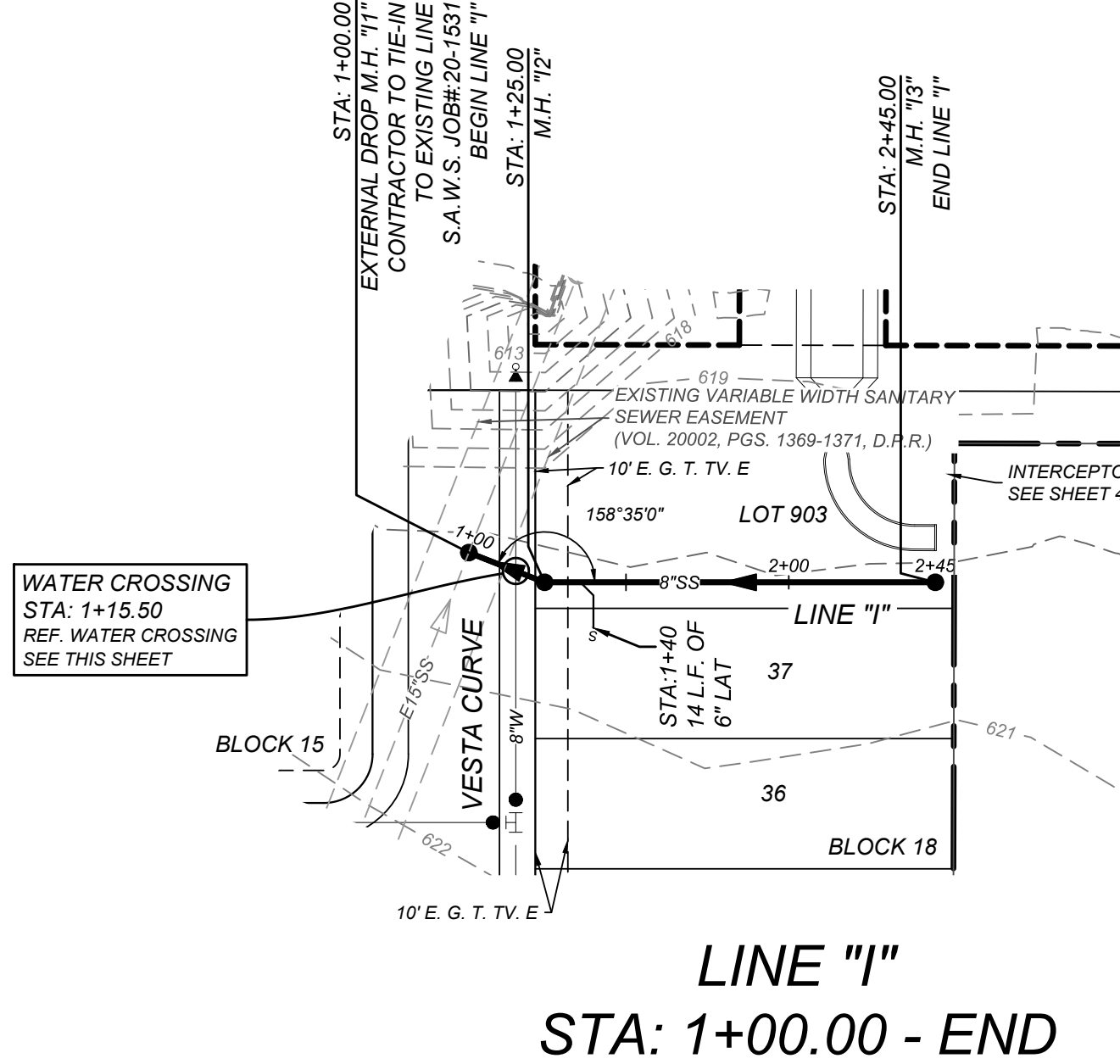
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SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

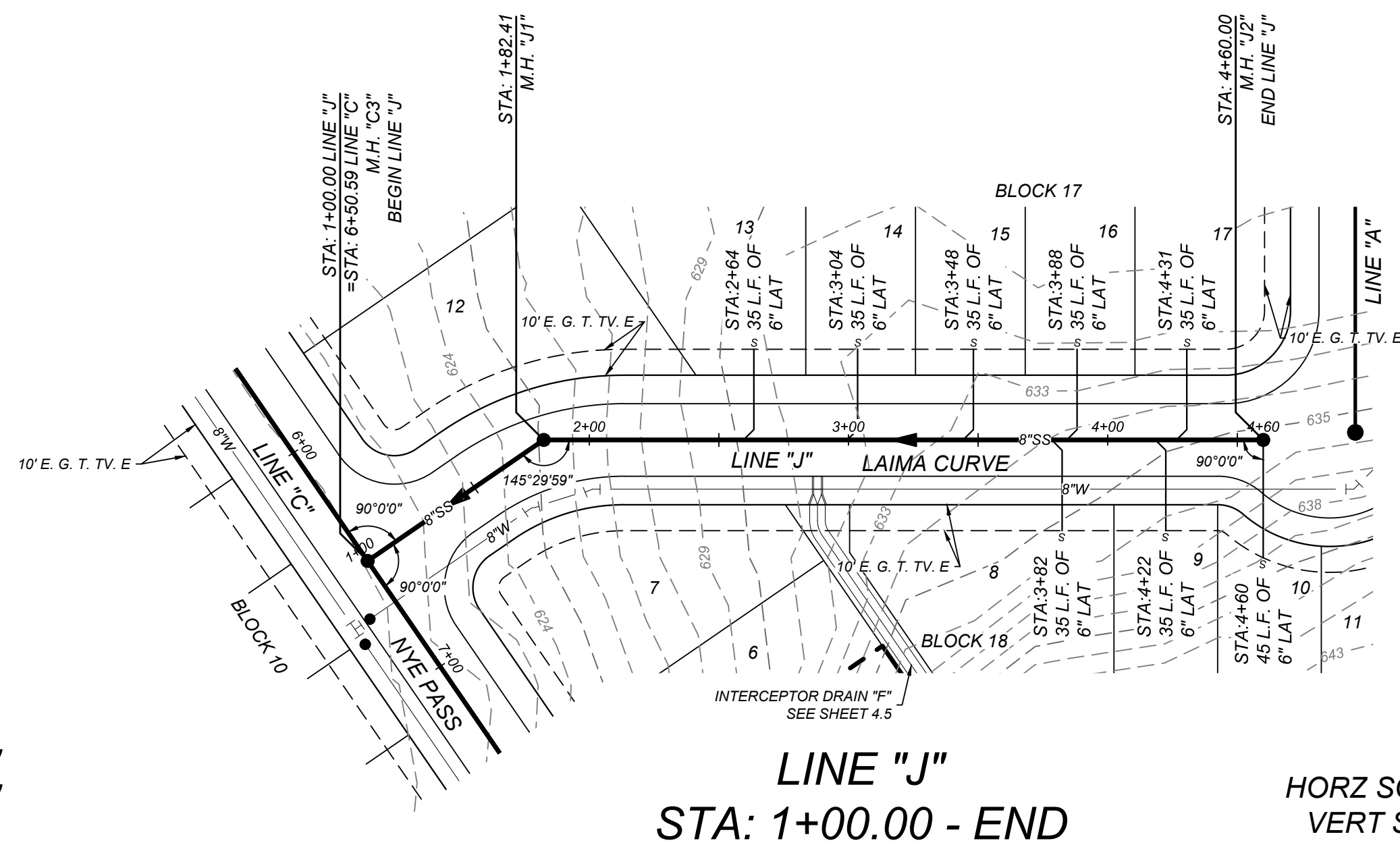
DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE: FAX: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF ~ 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668



HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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Date: Mar 30, 2022, 9:19am User ID: jarios
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TRENCH EXCAVATION SAFETY PROTECTION

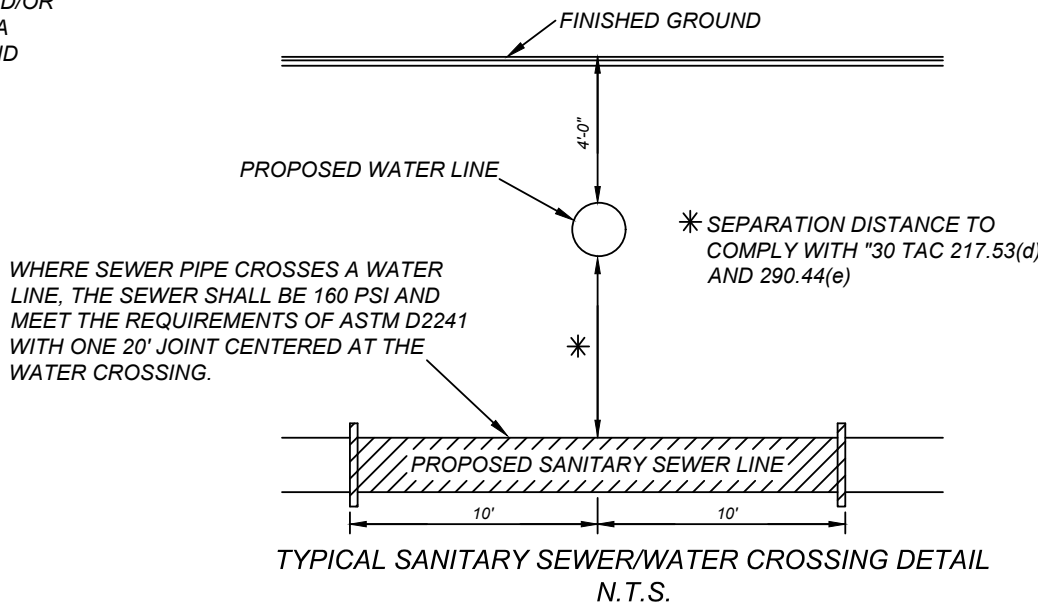
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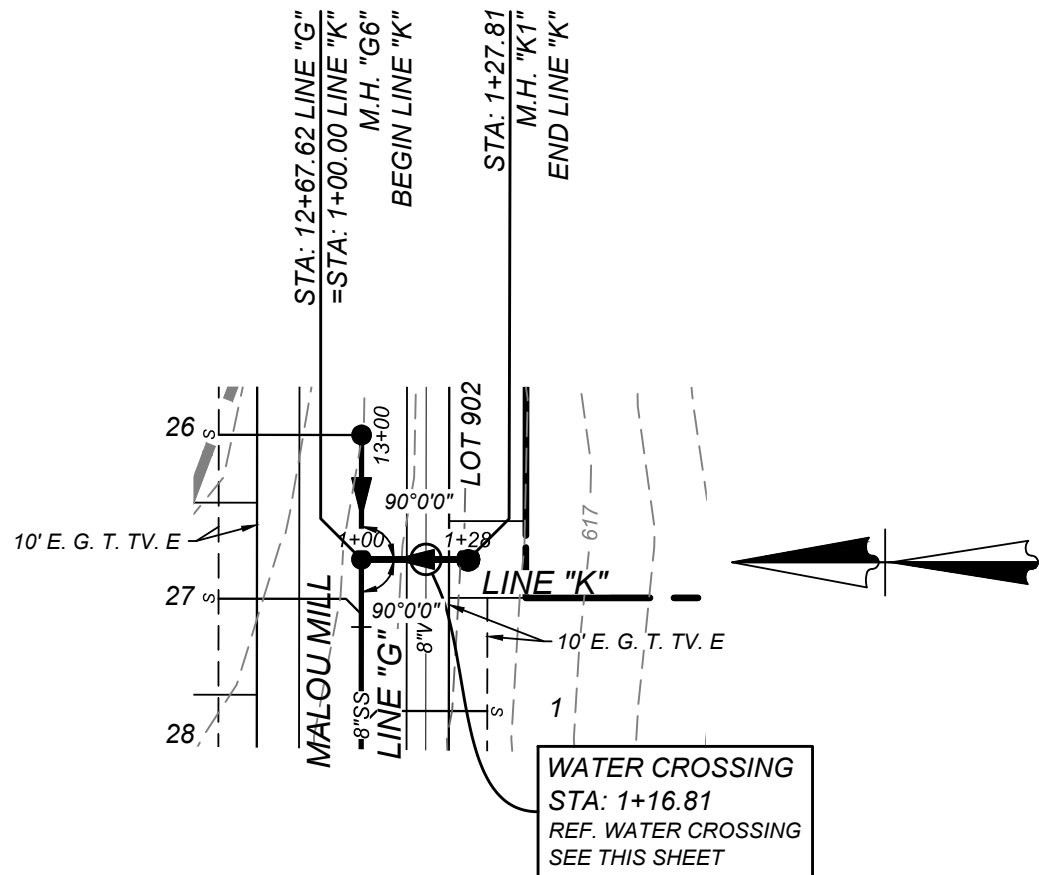
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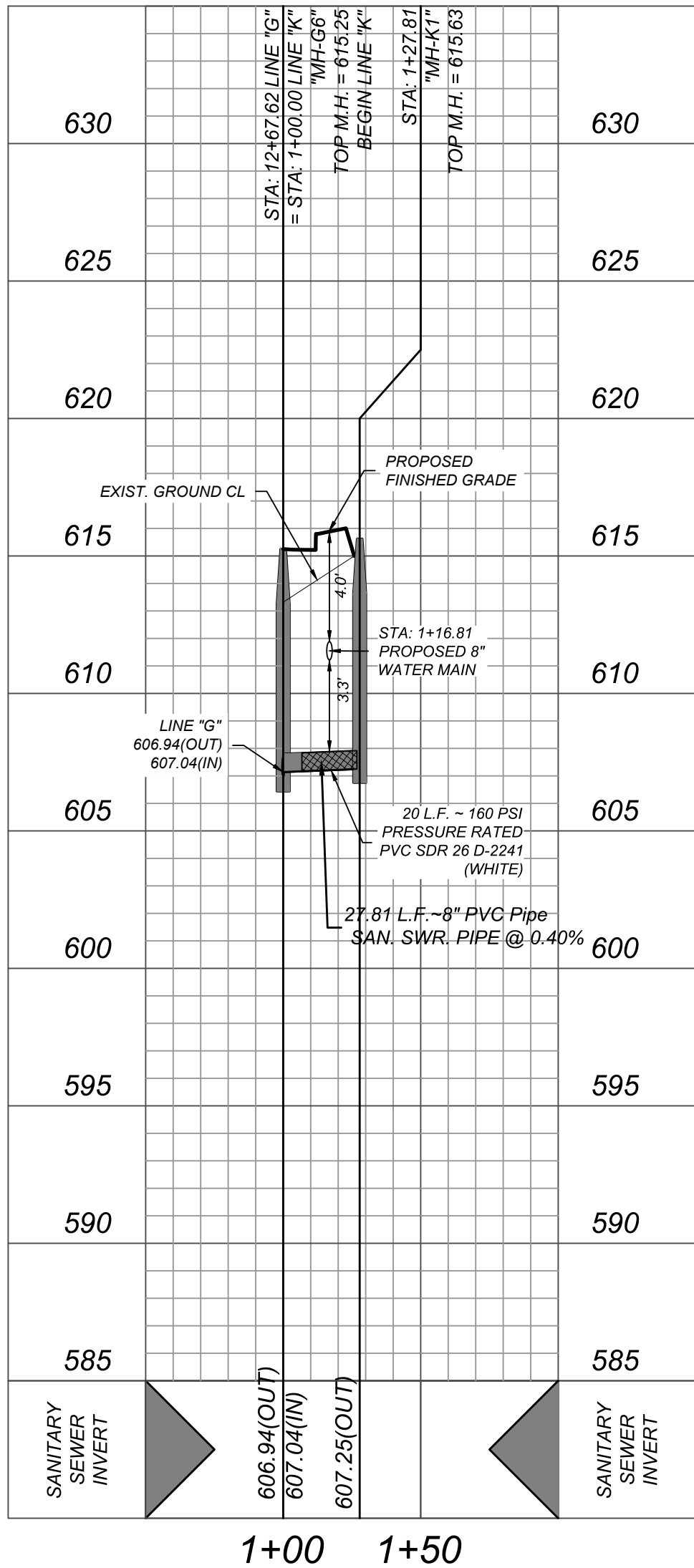
SEWER - WEST SEWERSHED - LEON CREEK W.R.C.

DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDU'S: 166
TOTAL LINEAR FOOTAGE OF PIPE: 6,150 LF ~ 8" SDR 26 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1668



LINE "K"
STA: 1+00.00 - END

HORZ SCALE: 1"=50'
VERT SCALE: 1"=5'



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
LINE "K" PLAN & PROFILE

21-11800453

JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

6.12



REVISIONS
REMOVAL OF LOTS 4
SERVICES

ISSUE DATE
3/24/22

ENGINEERS + SURVEYING
1118 VINTAGE WAY
NEW BRAUNFELS, TEXAS 78132
Phone # (210) 878-8444 • Fax # (210) 878-8441
TBPE Firm #: 9813 • TBPE.S Firm #: 10123003

TRENCH EXCAVATION SAFETY PROTECTION

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*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV)

WATER PLAN NOTES:

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2. ALL PVC PIPE TO BE C-900 CLASS 255 (DR 18)

SAWS NOTE:

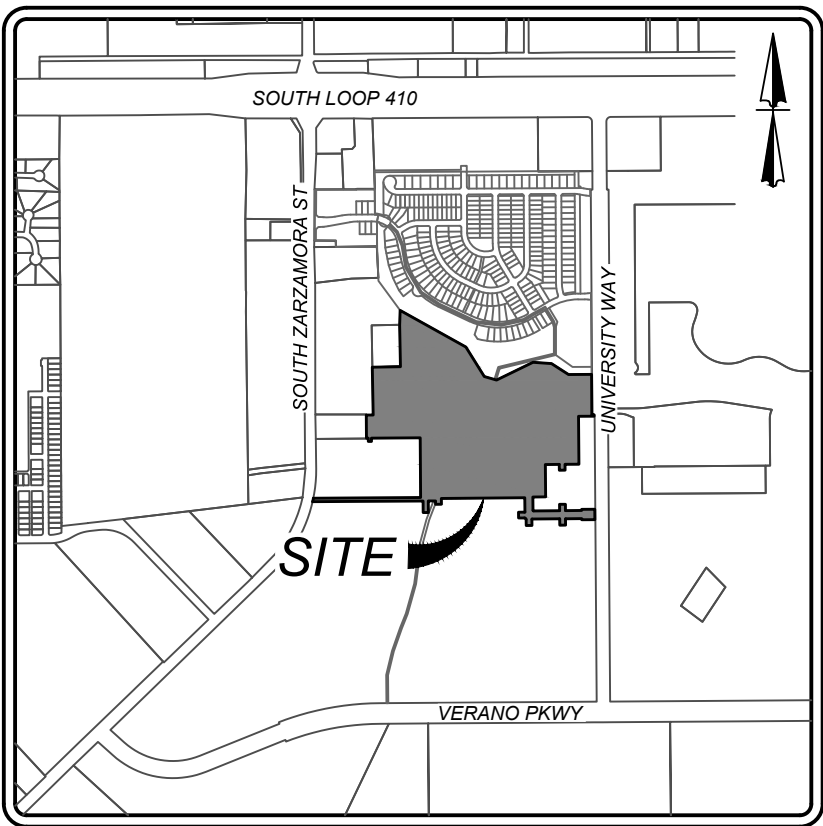
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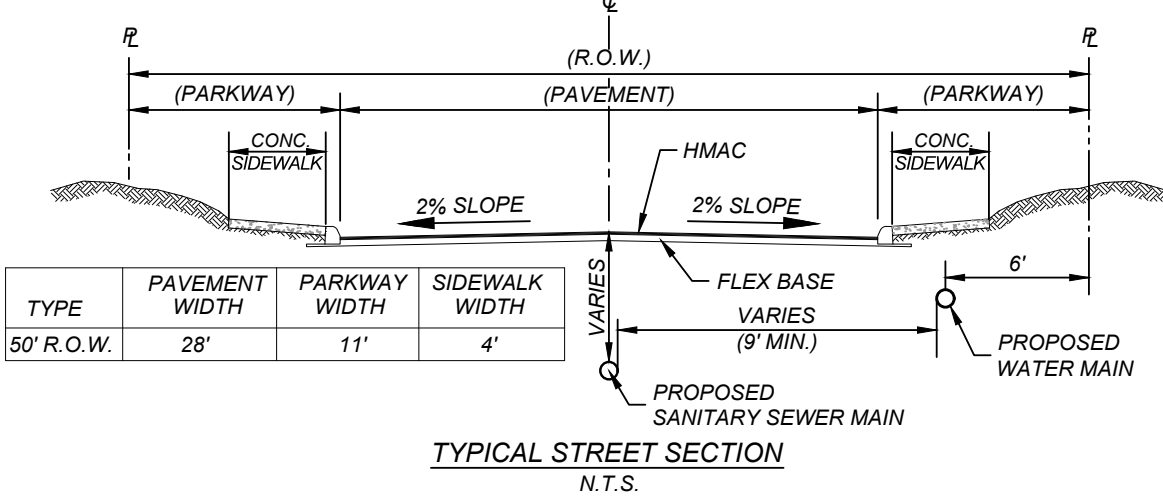
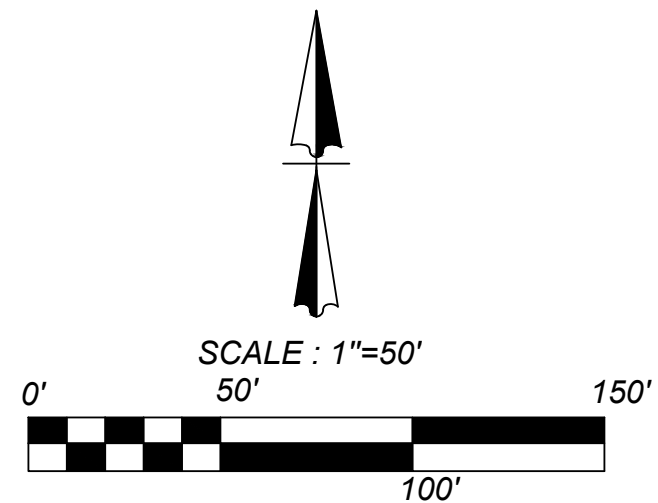
LEGEND

- PROPOSED WATER MAIN
- PROPOSED 3/4" WATER SERVICE WITH 5/8" METER & BOX
- PROPOSED WATER 3/4" IRRIGATION SERVICE WITH 3/4" METER & BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
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- EXISTING GUY WIRE/OVERHEAD ELECTRIC



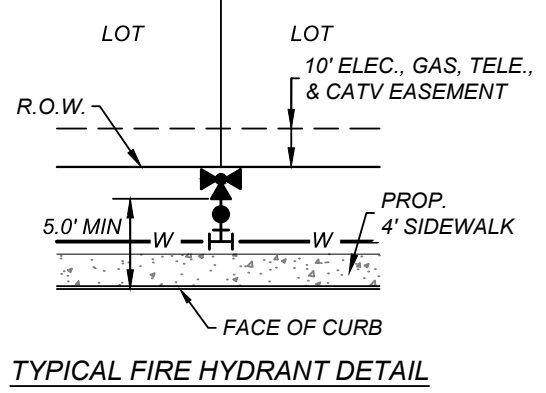
LOCATION MAP

N.T.S.



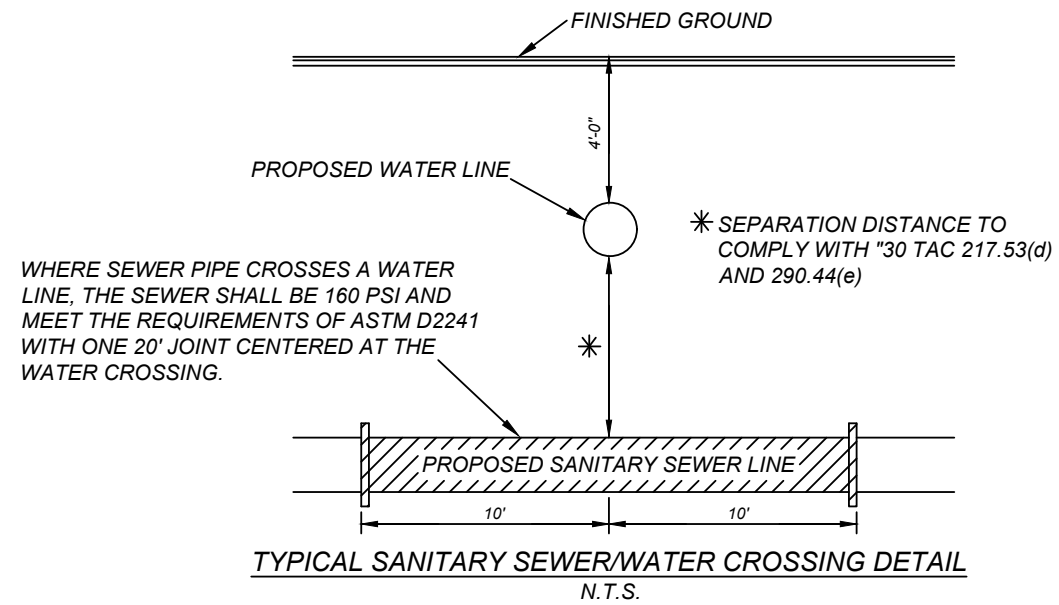
TYPICAL STREET SECTION

N.T.S.



TYPICAL FIRE HYDRANT DETAIL

N.T.S.



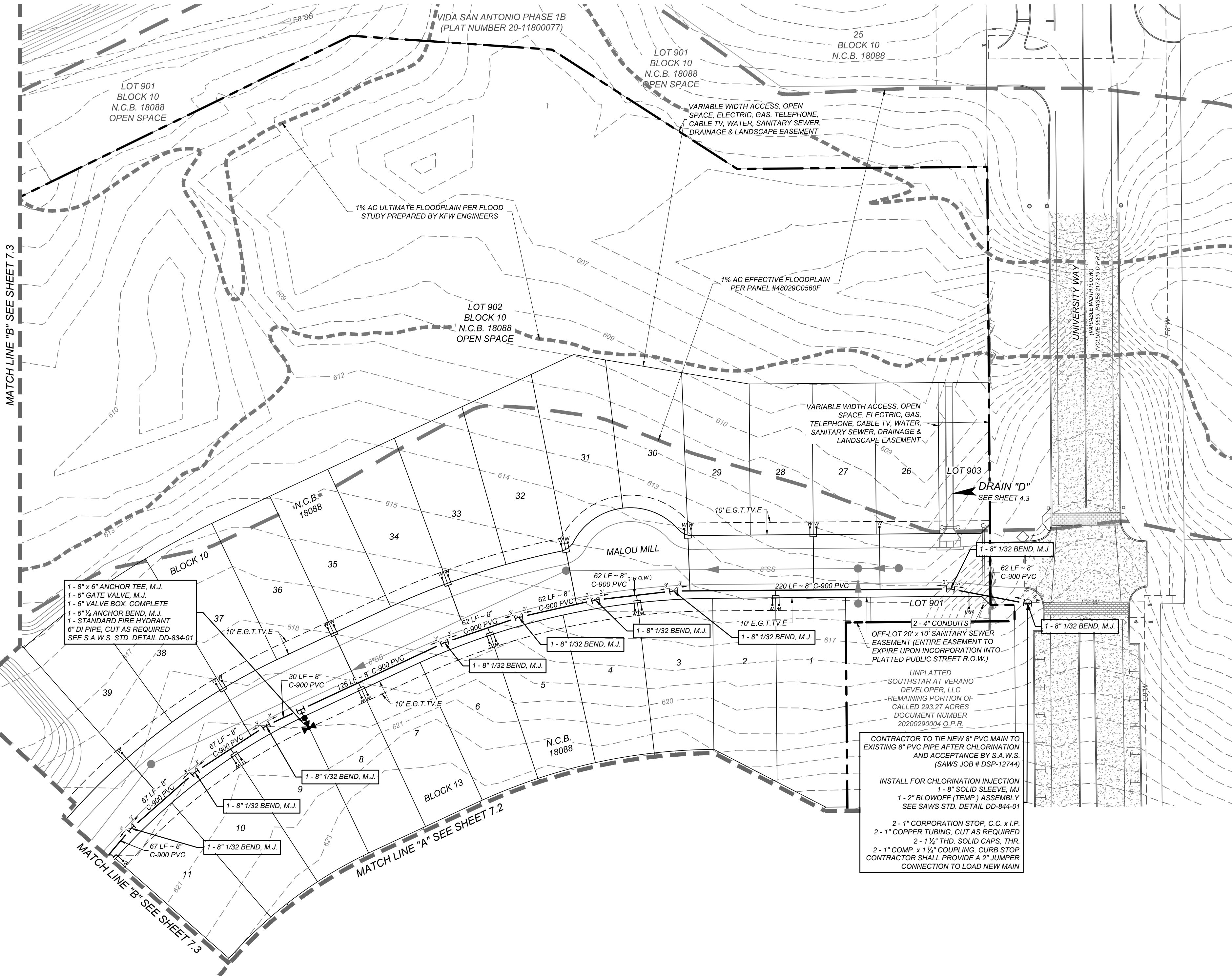
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

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SAWS PRESSURE ZONE 790

DEVELOPER'S NAME: SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDUS: 172
TOTAL LINEAR FOOTAGE OF PIPE: 6,930 LF - 8" C-900 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1193



MATCH LINE "B" SEE SHEET 7.3

1 - 8" x 6" ANCHOR TEE, M.J.
1 - 8" GATE VALVE, M.J.
1 - 6" VALVE BOX, COMPLETE
1 - 6" ANCHOR BEND, M.J.
1 - STANDARD FIRE HYDRANT
6" DI PIPE, CUT AS REQUIRED
SEE S.A.W.S. STD. DETAIL DD-834-01

CONTRACTOR TO TIE NEW 8" PVC MAIN TO EXISTING 8" PVC PIPE AFTER CHLORINATION AND ACCEPTANCE BY S.A.W.S. (SAWS JOB # DSP-12744)

INSTALL FOR CHLORINATION INJECTION
1 - 8" SOLID SLEEVE, M.J.
1 - 2" BLOWOFF (TEMP.) ASSEMBLY
SEE SAWS STD. DETAIL DD-844-01
2 - 1" CORPORATION STOP, C.C. x I.P.
2 - 1" COPPER TUBING, CUT AS REQUIRED
2 - 1 1/2" THD. SOLID CAPS, THE
2 - 1" COMP. x 1 1/2" COUPLING, CURB STOP
CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN

MATCH LINE "A" SEE SHEET 7.2

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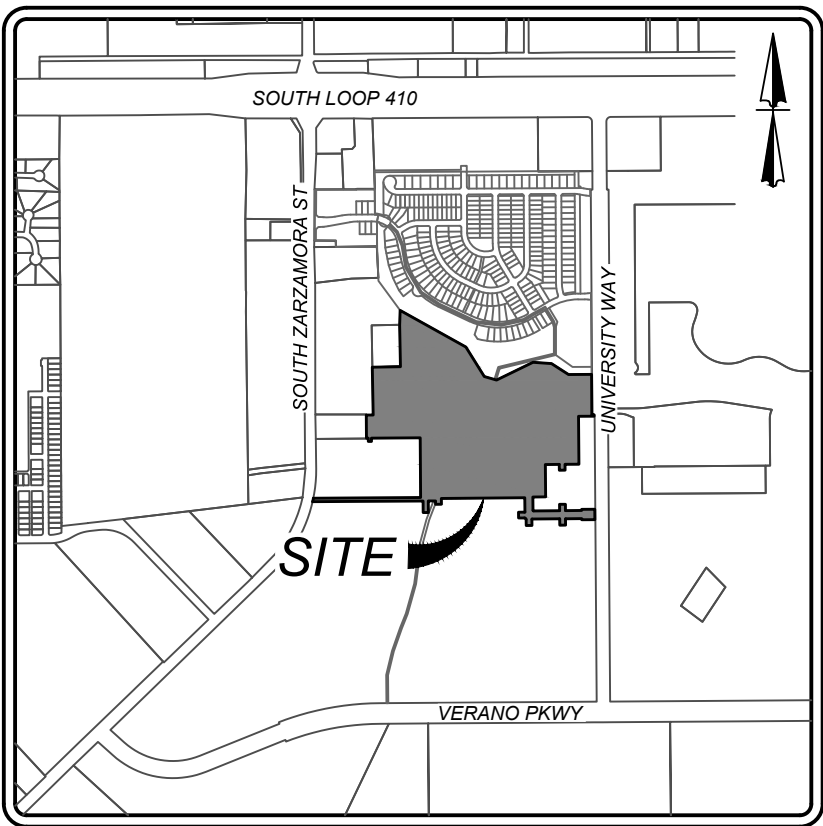
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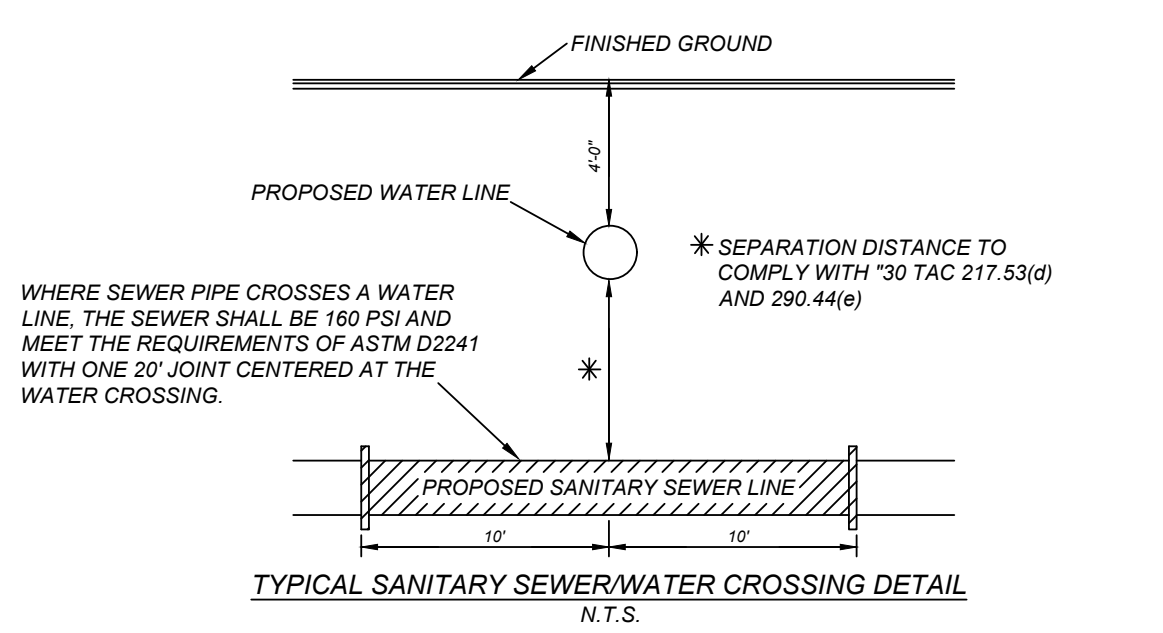
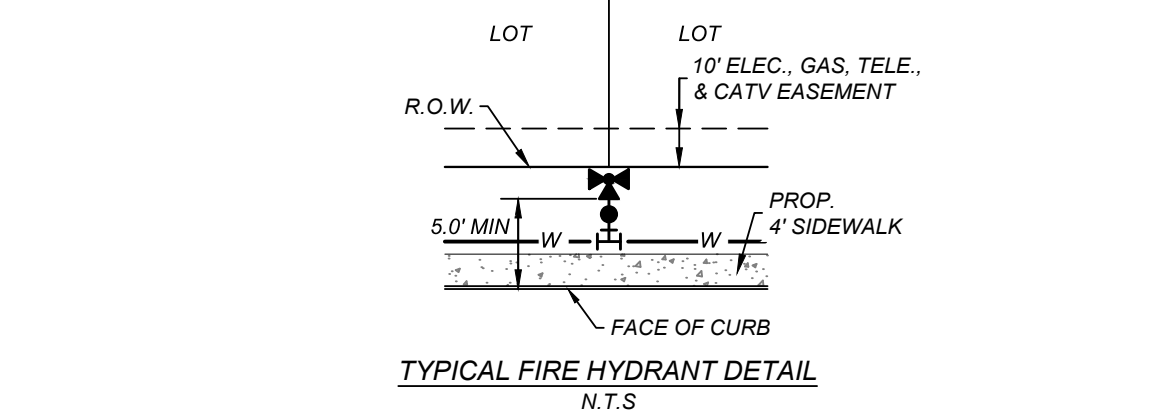
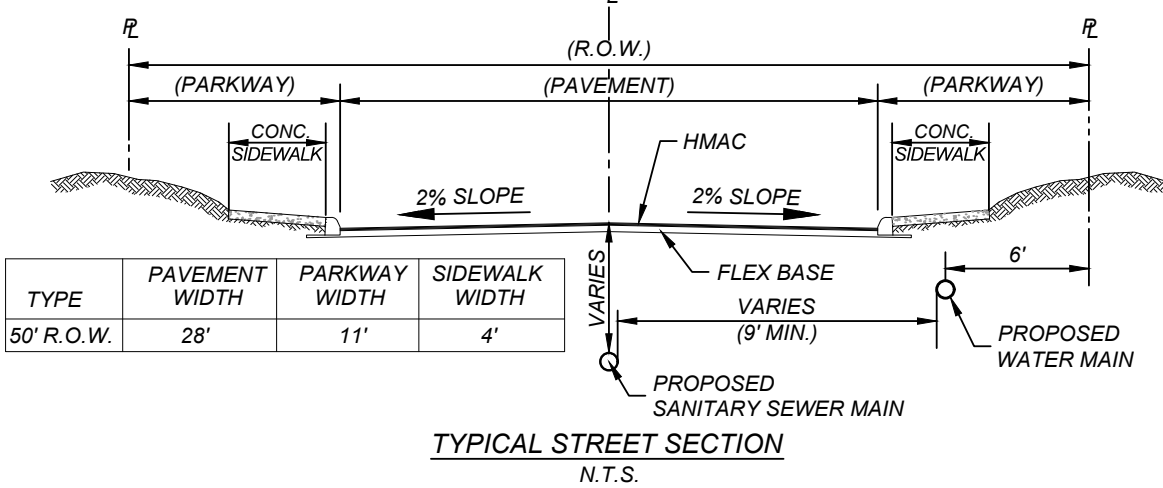
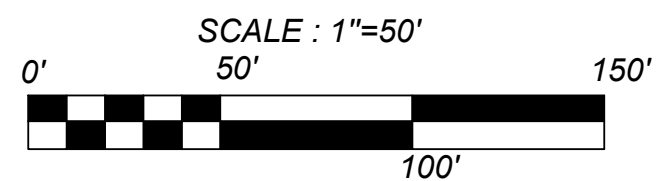
LEGEND

PROPOSED WATER MAIN	W
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PROPOSED WATER 3/4" IRRIGATION SERVICE WITH 3/4" METER & BOX	W
PROPOSED FIRE HYDRANT	FI
PROPOSED WATER VALVE	W
PROPOSED SANITARY SEWER MAIN	SS
PROPOSED SANITARY SEWER MANHOLE	SS
PROPOSED ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT	E.G.T.V.E
PROPOSED VEHICULAR NON-ACCESS EASEMENT	V.N.A.E
PROPOSED CLEAR VISION EASEMENT	C.V.E
EXISTING WATER MAIN	EW
EXISTING FIRE HYDRANT	FI
EXISTING WATER VALVE	W
EXISTING SANITARY SEWER MAIN	ESS
EXISTING SANITARY SEWER MANHOLE	ESS
EXISTING OVERHEAD ELECTRIC W/POWER POLE	OHE
EXISTING GUY WIRE/OVERHEAD ELECTRIC	OHE



LOCATION MAP

N.T.S.



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DEVELOPER'S NAME:	SOUTHSTAR AT VERANO, LLC
DEVELOPER'S ADDRESS:	1118 VINTAGE WAY
CITY:	NEW BRAUNFELS
STATE:	TEXAS
ZIP:	78132
PHONE#:	
FAX#:	
TOTAL ACREAGE:	45.40 ACRES
SAWS BLOCK MAP#:	148538
TOTAL EDUS:	172
TOTAL LINEAR FOOTAGE OF PIPE:	6,930 LF - 8" C-900
PLAT NO.:	21-11800453
NUMBER OF LOTS:	166
SAWS JOB#:	21-1193

VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

WATER DISTRIBUTION PLAN (2 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

7.2

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESS OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOWN. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING. JOINT RESTRAINTS AND RETAINER GLANDS SHALL BE CALCULATED BY SAWS APPROVED PROGRAMS. THERE WILL BE NO SEPARATE PAY ITEM FOR RETAINER GLANDS AND OTHER JOINT RESTRAINING HARNESS AND GASKETS, BUT SHALL BE SUBSIDIARY TO THE UNIT COST PER LINEAL FOOT OF PIPE INSTALLED.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PRESSURE REDUCING VALVE (PRV) NOTE:

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 605 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS / ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. WATER SERVICES WHERE PRVS ARE REQUIRED ARE DESIGNATED BY AN ASTERISK (*).

*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV)

WATER PLAN NOTES:

1. ALL VALVES SHALL READ "OPEN RIGHT"
2. ALL PVC PIPE TO BE C-900 CLASS 255 (DR 18)

SAWS NOTE:

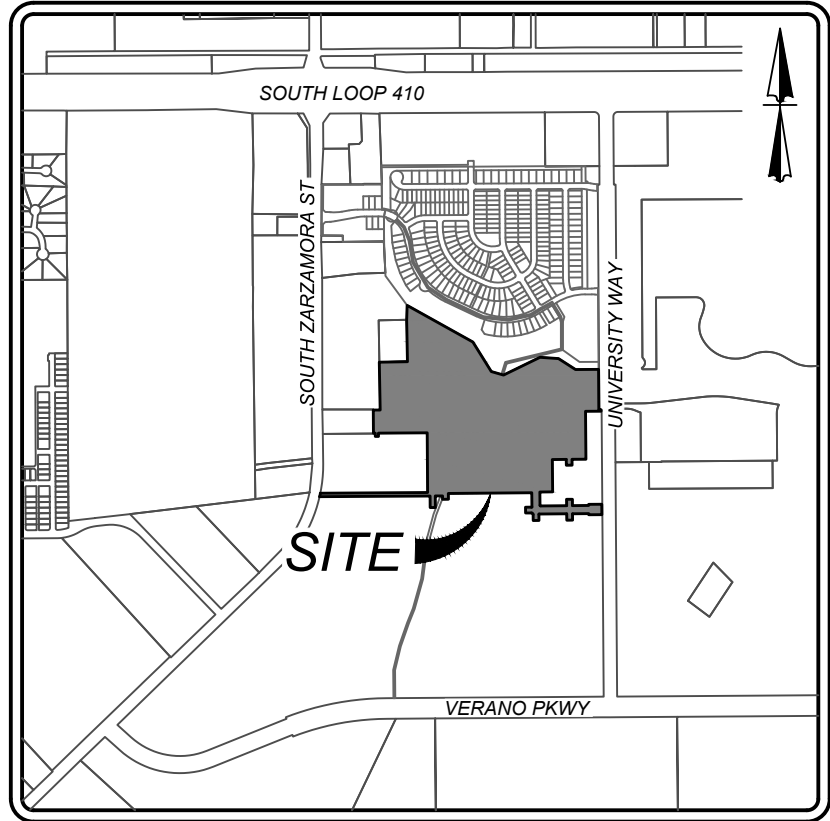
SAWS REQUIRES GCPs AND COUNTER PERMIT TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.

SAWS STANDARD NOTE:

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM (SAWS) STANDARD SPECIFICATIONS.

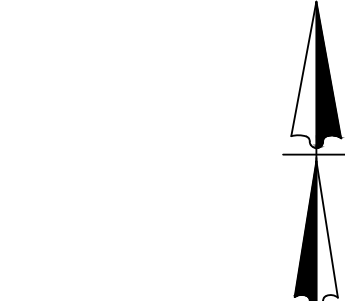
LEGEND

- PROPOSED WATER MAIN
- PROPOSED 3/4" WATER SERVICE WITH 5/8" METER & BOX
- PROPOSED WATER 3/4" IRRIGATION SERVICE WITH 3/4" METER & BOX
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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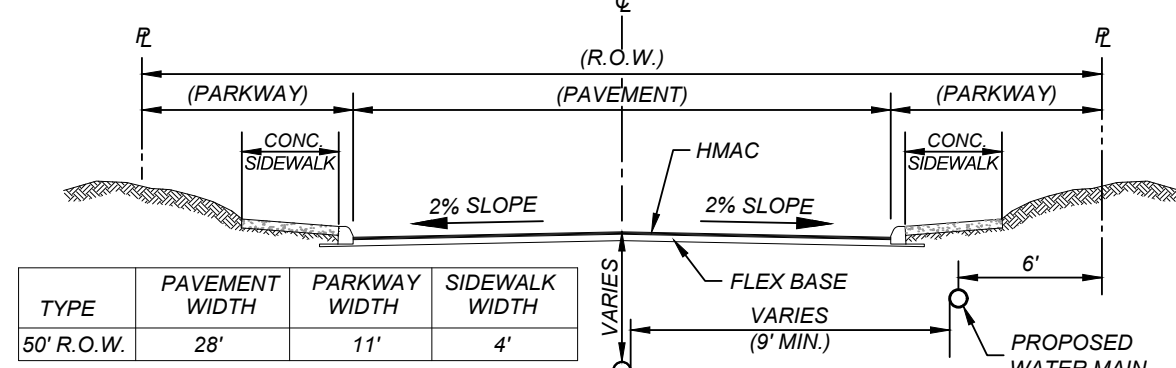
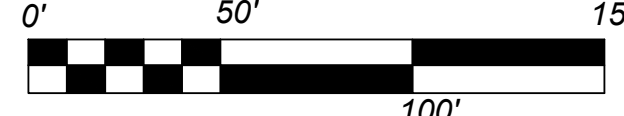


LOCATION MAP

N.T.S.

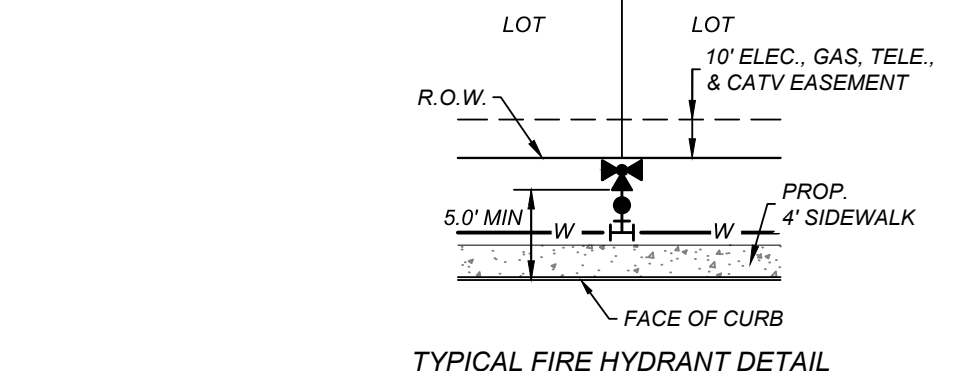


SCALE: 1"=50'



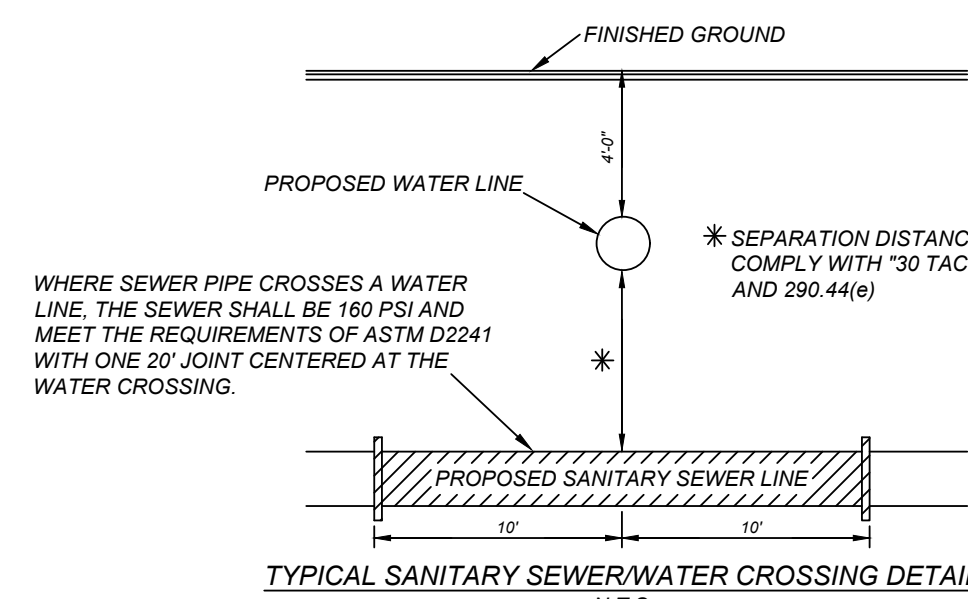
TYPICAL STREET SECTION

N.T.S.



TYPICAL FIRE HYDRANT DETAIL

N.T.S.



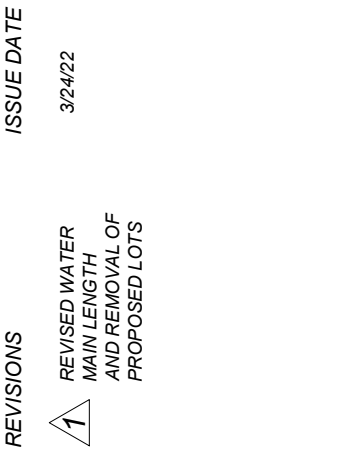
TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

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SAWS PRESSURE ZONE 790

DEVELOPER'S NAME: SOUTHSTAR AT VERANO DEVELOPER, LLC
DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACRES: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDUS: 172
TOTAL LINEAR FOOTAGE OF PIPE: 6,930 LF - 8" C-900 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1193



VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
WATER DISTRIBUTION PLAN (3 OF 4)

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN/SC CHECKED/OE
SHEET NUMBER:

TRENCH EXCAVATION SAFETY PROTECTION

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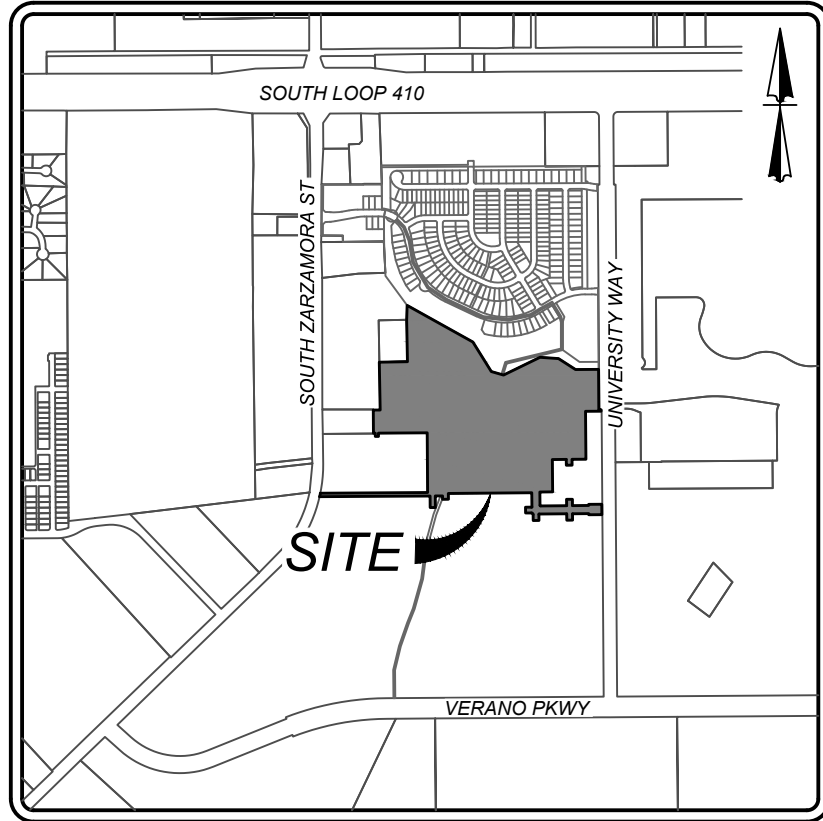
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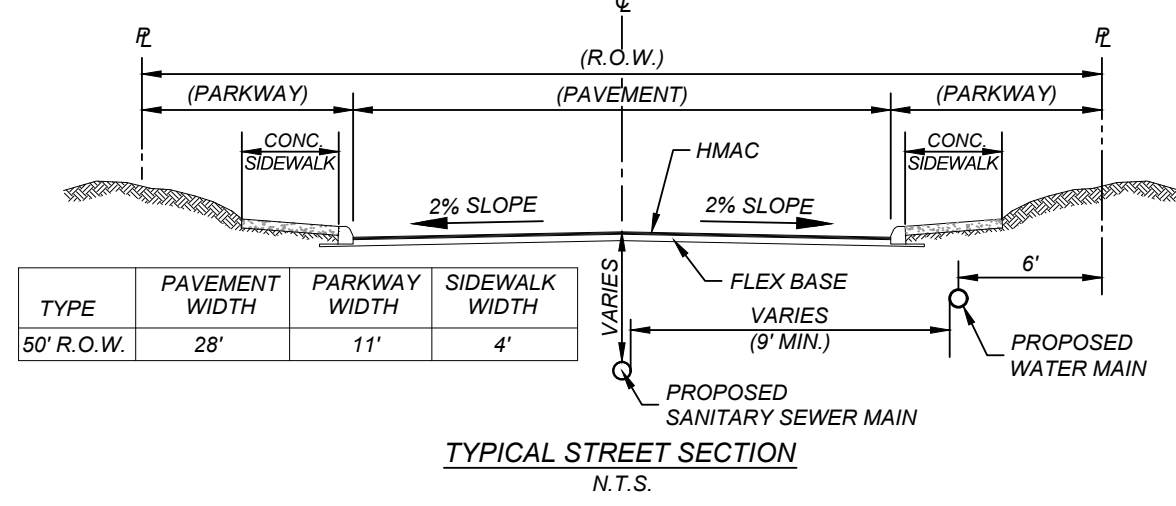
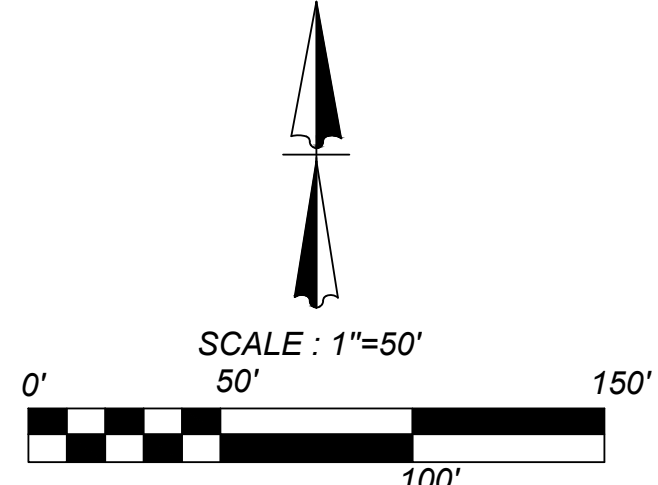
LEGEND

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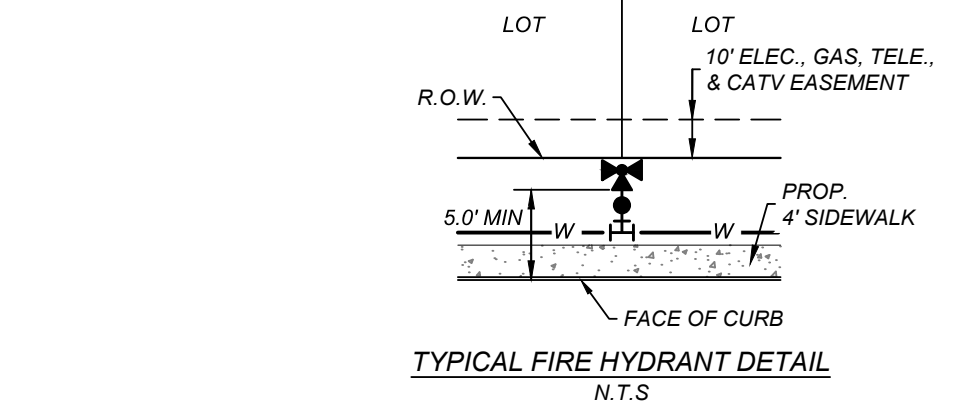
LOCATION MAP

N.T.S.



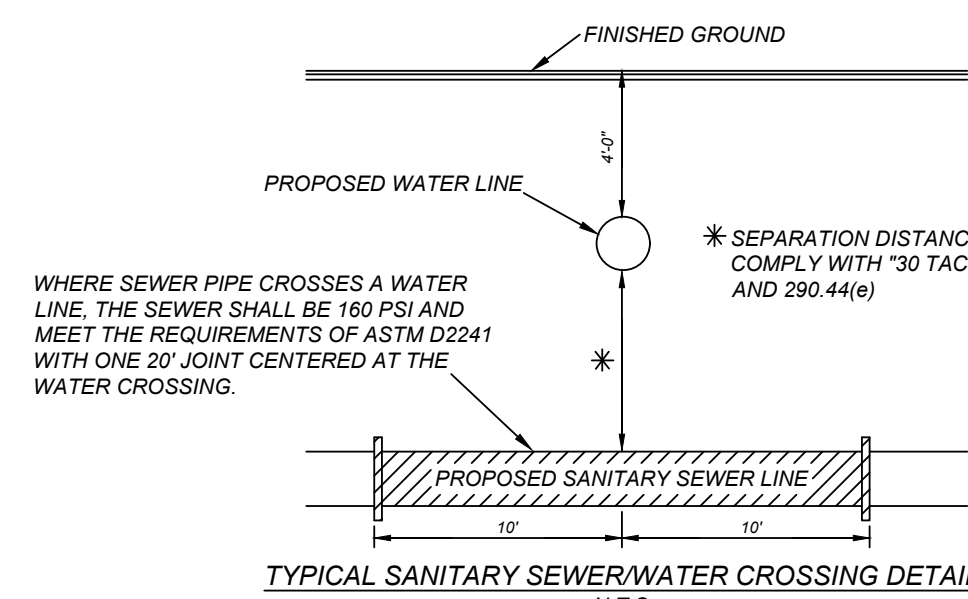
TYPICAL STREET SECTION

N.T.S.



TYPICAL FIRE HYDRANT DETAIL

N.T.S.



TYPICAL SANITARY SEWER/WATER CROSSING DETAIL

N.T.S.

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SAWS PRESSURE ZONE 790

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DEVELOPER'S ADDRESS: 1118 VINTAGE WAY
CITY: NEW BRAUNFELS STATE: TEXAS ZIP: 78132
PHONE#: FAX#: TOTAL ACREAGE: 45.40 ACRES
SAWS BLOCK MAP#: 148538 TOTAL EDUS: 172
TOTAL LINEAR FOOTAGE OF PIPE: 6,930 LF - 8" C-900 PLAT NO.: 21-11800453
NUMBER OF LOTS: 166 SAWS JOB#: 21-1193

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS
WATER DISTRIBUTION PLAN (4 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN/SC CHECKED/OE

SHEET NUMBER:

7.4

MAINTENANCE AND INSPECTION:

- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN AND THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

COORDINATION NOTE:

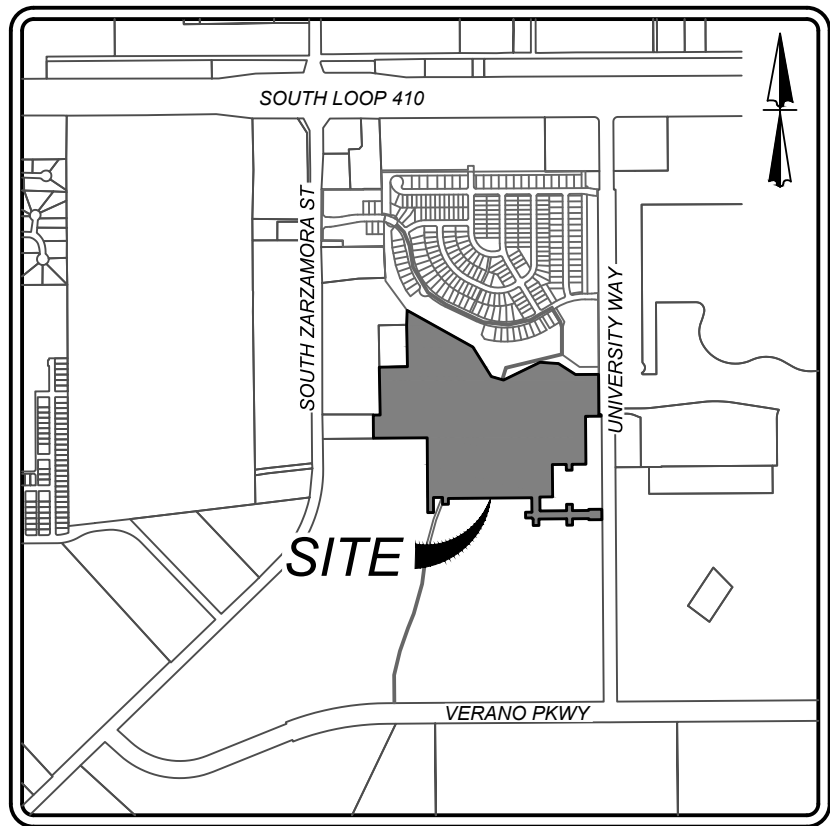
- CONTACT TIME WARNER TO COORDINATE CABLE TV SERVICE. (210) 244-0500
- CONDUIT FOR ELECTRICAL SERVICE, CONFIRM REQUIREMENTS AND COORDINATE WITH CPS FOR INSPECTION. (210) 353-2246
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
- CONTRACTOR TO COORDINATE WITH CPS PRIOR TO CONSTRUCTION TO PLAN ELECTRIC SERVICE.
- CONTRACTOR TO COORDINATE WITH SAWS TO PLAN WATER AND SANITARY SEWER SERVICES (210) 704-7297
- CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

INSTALLATION:

- ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
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- CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UP GRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
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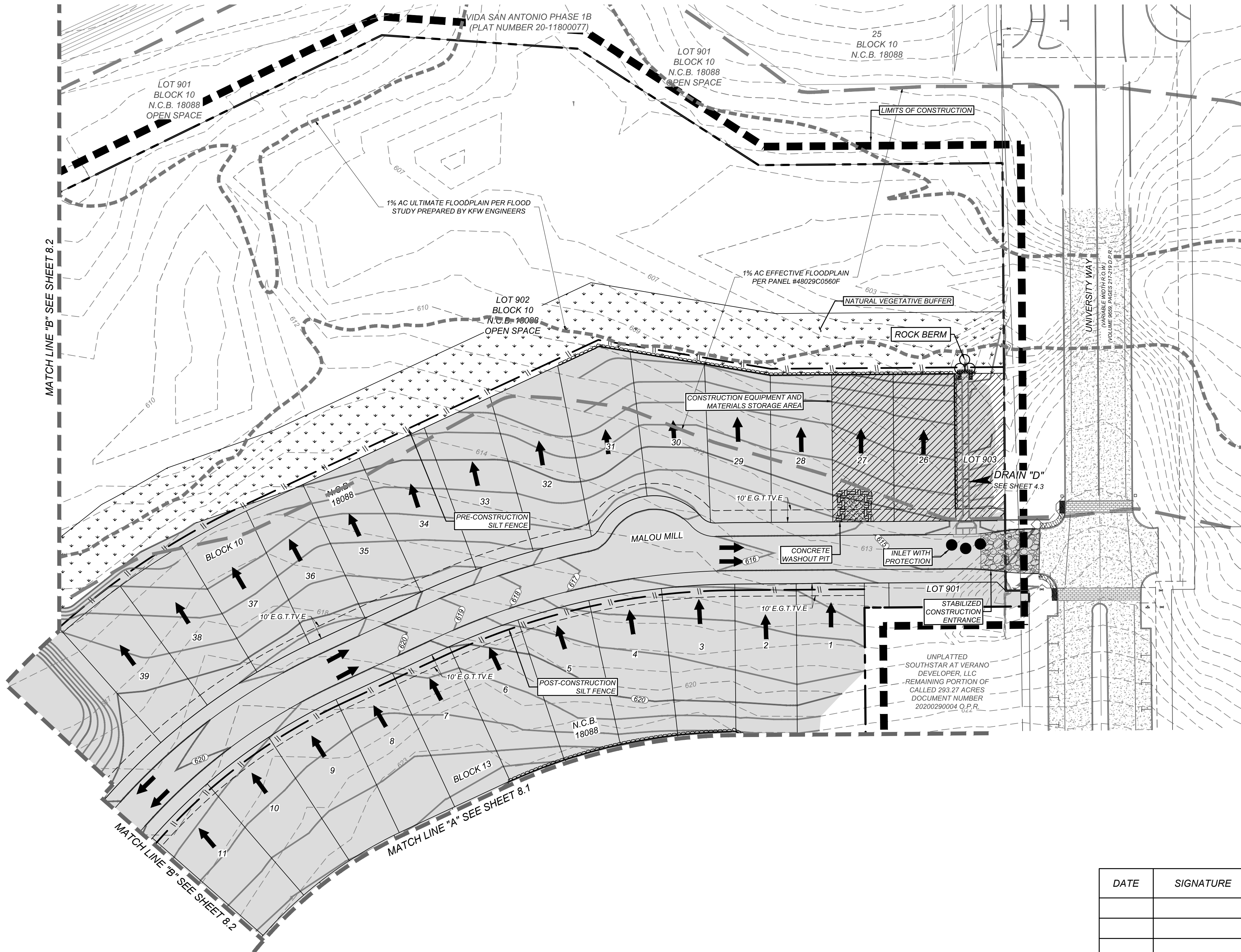
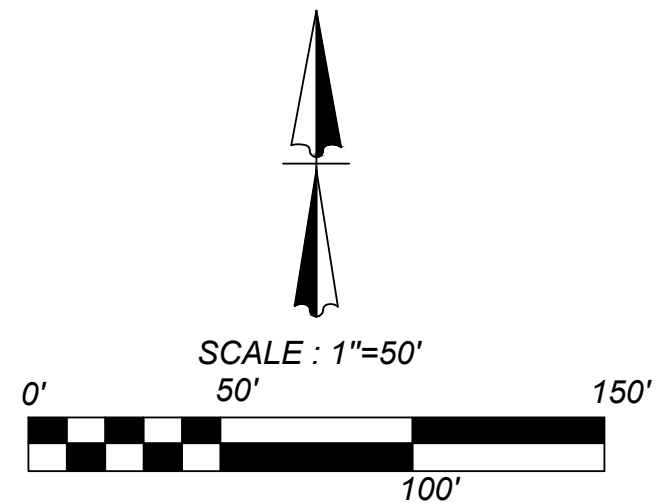
PROJECT COMPLETION:

- ALL DISTURBED AREAS ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
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 - CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).
- GENERAL:
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
 - THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
 - ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.



LOCATION MAP

N.T.S.

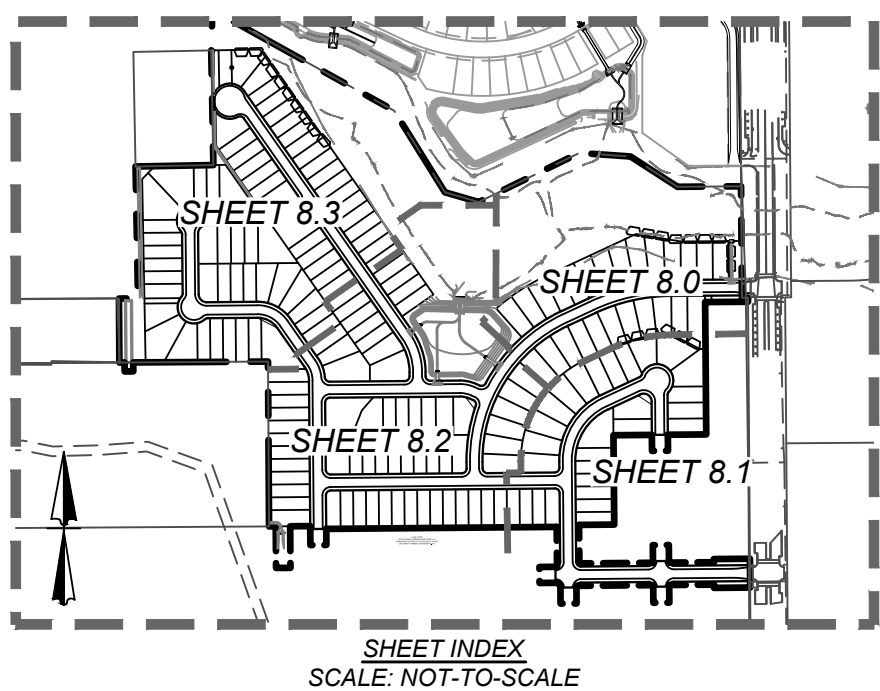


LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
- CONCRETE TRUCK WASHOUT PIT
- DISTURBED AREA
- ROCK BERM
- SILT FENCE
- NATURAL VEGETATIVE BUFFER
- INLET WITH PROTECTION (GRAVEL FILTERS BAGS)

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION



VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN (1 OF 4)

21-11800453

JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN: SC CHECKED: OE

SHEET NUMBER:

8.0

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

MAINTENANCE AND INSPECTION:

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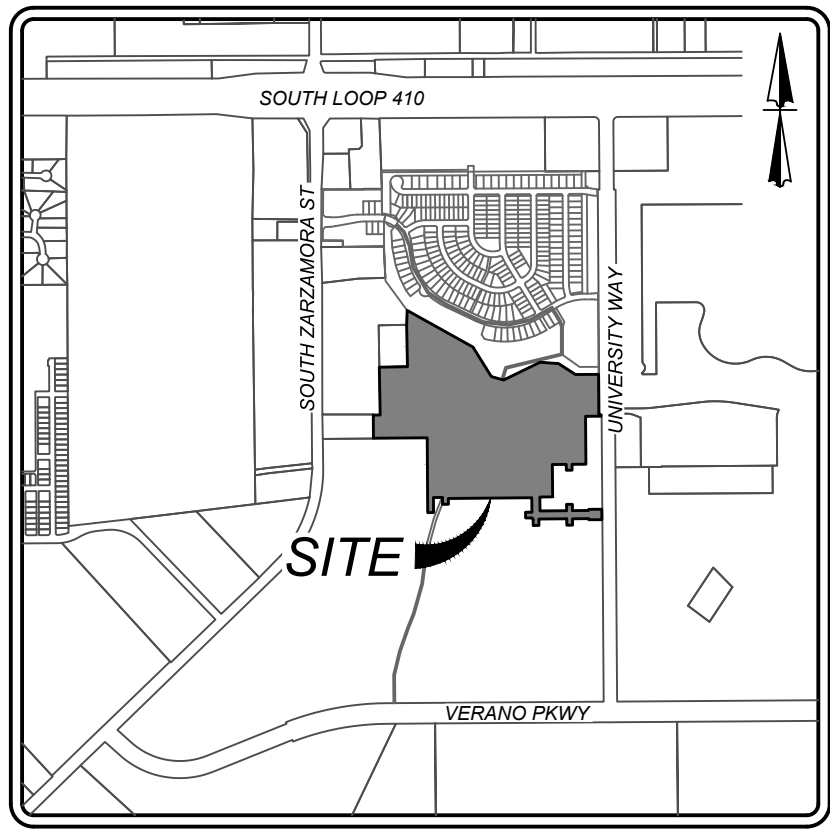
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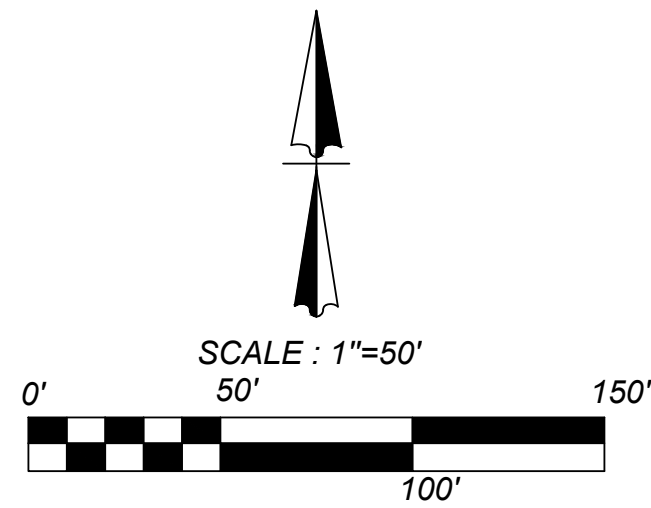
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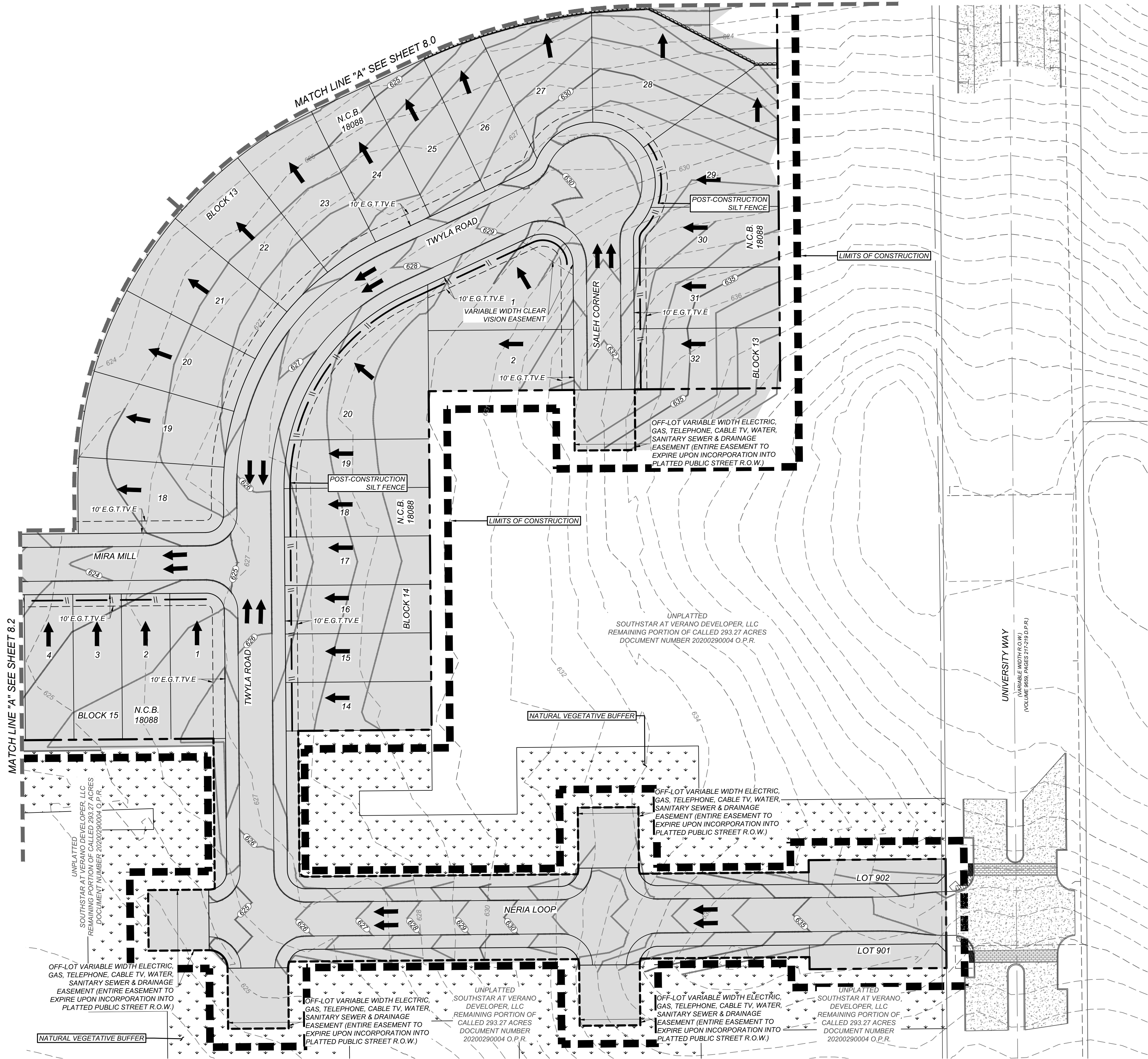
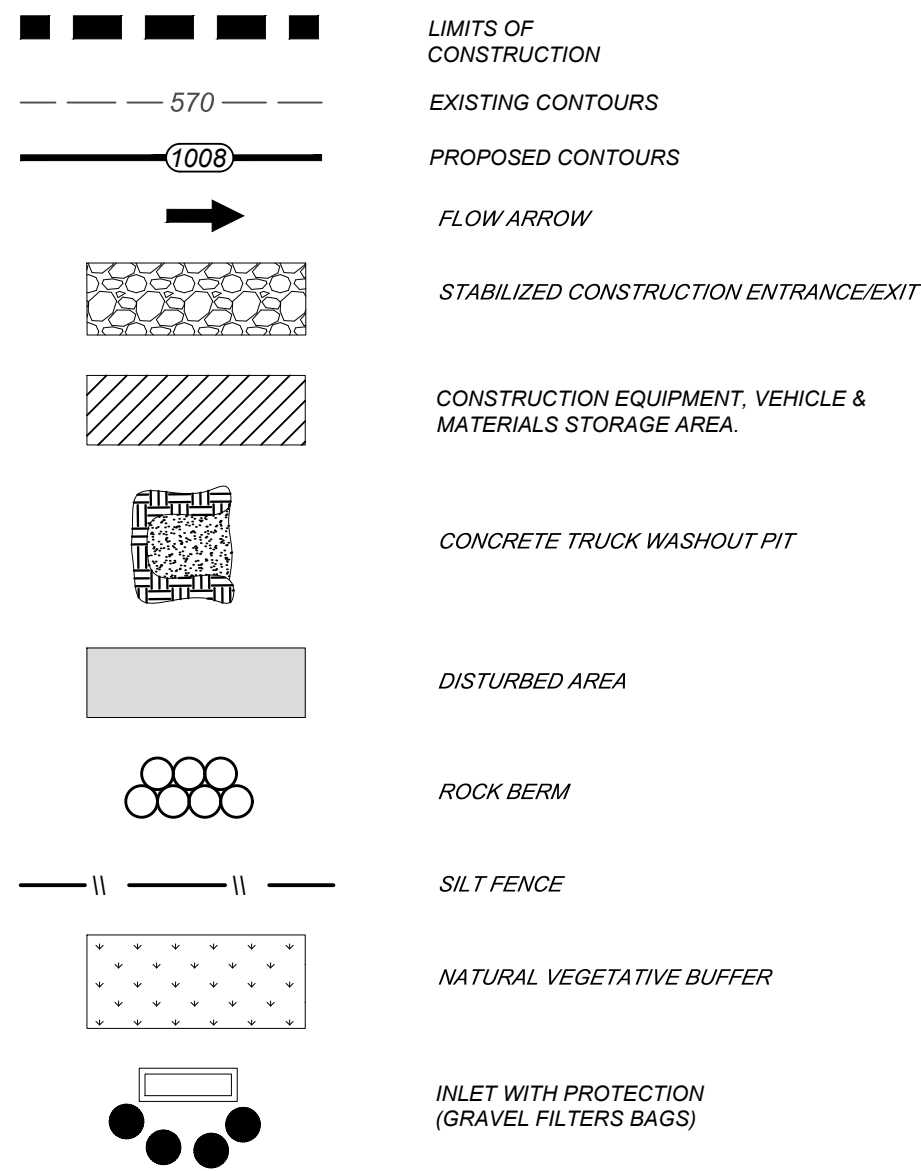


LOCATION MAP

N.T.S.



LEGEND



VIDA SAN ANTONIO PHASE 2

BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN (2 OF 4)

21-11800453

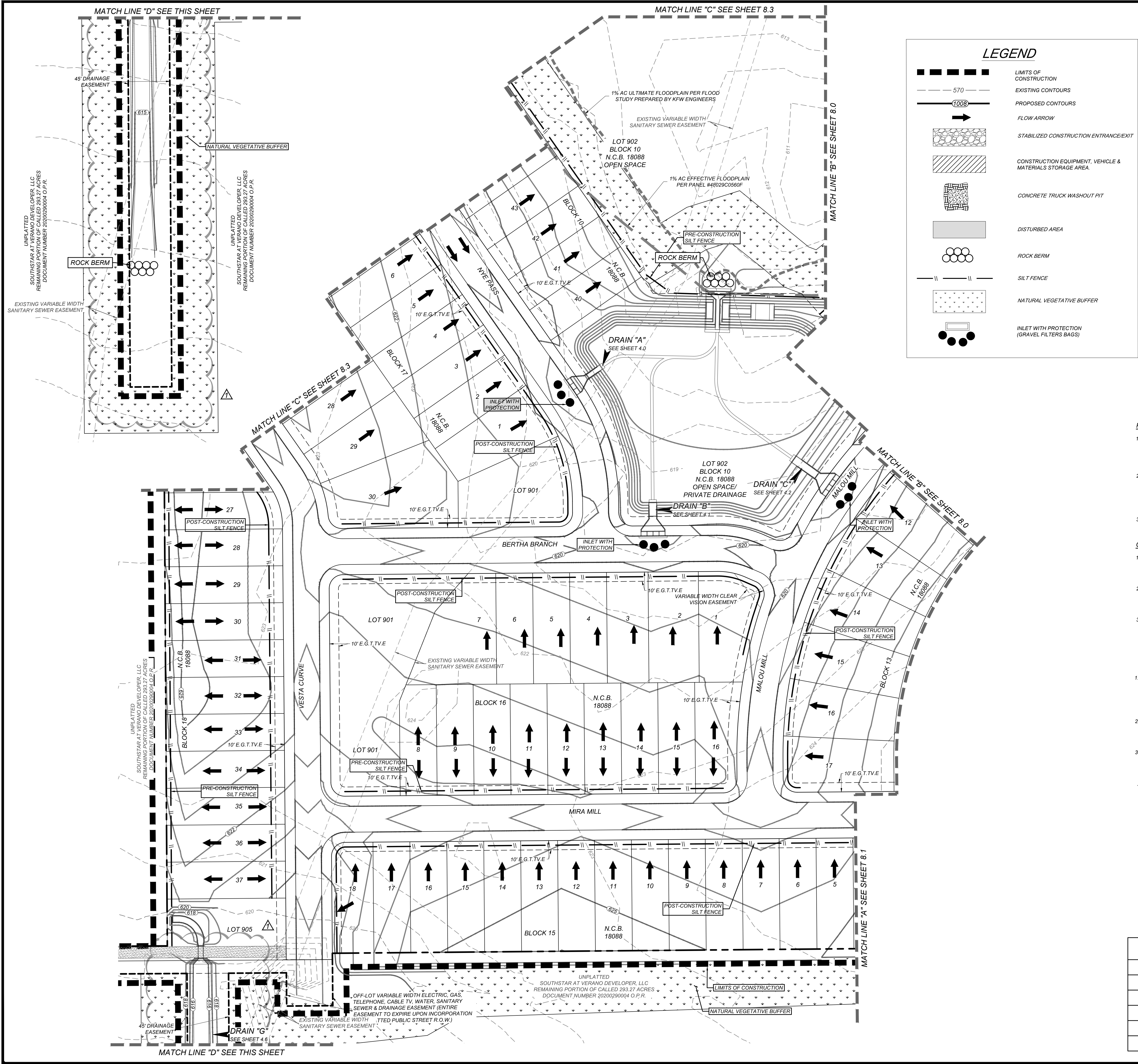
JOB NO. 391-10-06

DATE: SEPTEMBER 2021

DRAWN:SC CHECKED:OE

SHEET NUMBER:

Date: Apr 11, 2022 9:30am User ID: scruz
File: N:\391\10\06\Design\Civil\SWP\3911006.dwg



LEGEND

- 570 --- EXISTING CONTOURS
- 1008 --- PROPOSED CONTOURS
- FLOW ARROW
- [Pattern] STABILIZED CONSTRUCTION ENTRANCE/EXIT
- [Pattern] CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA
- [Pattern] CONCRETE TRUCK WASHOUT PIT
- [Pattern] DISTURBED AREA
- [Pattern] ROCK BERM
- ||| SILT FENCE
- [Pattern] NATURAL VEGETATIVE BUFFER
- [Symbol] INLET WITH PROTECTION (GRAVEL FILTERS BAGS)

LOCATION MAP
N.T.S.

SCALE : 1"=50'

0' 50' 150'

100'

- PROJECT COMPLETION:**
- ALL DISTURBED AREAS ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
 - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
 - CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).
- INSTALLATION:**
- ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
 - CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UP GRADIENT AREAS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
 - CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREAS DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
- GENERAL:**
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
 - THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
 - ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.
- MAINTENANCE AND INSPECTION:**
- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN AND THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
 - LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

KFW ENGINEERS + SURVEYING
Phone #: (210) 878-8444 • Fax #: (210) 878-8441
TBPE Firm #: 9513 • TBPE S Firm #: 1012300

ISSUE DATE: 9/22/21
REVISIONS: 32422
REVISIONS: 32422
REVISIONS: 32422
REVISIONS: 32422

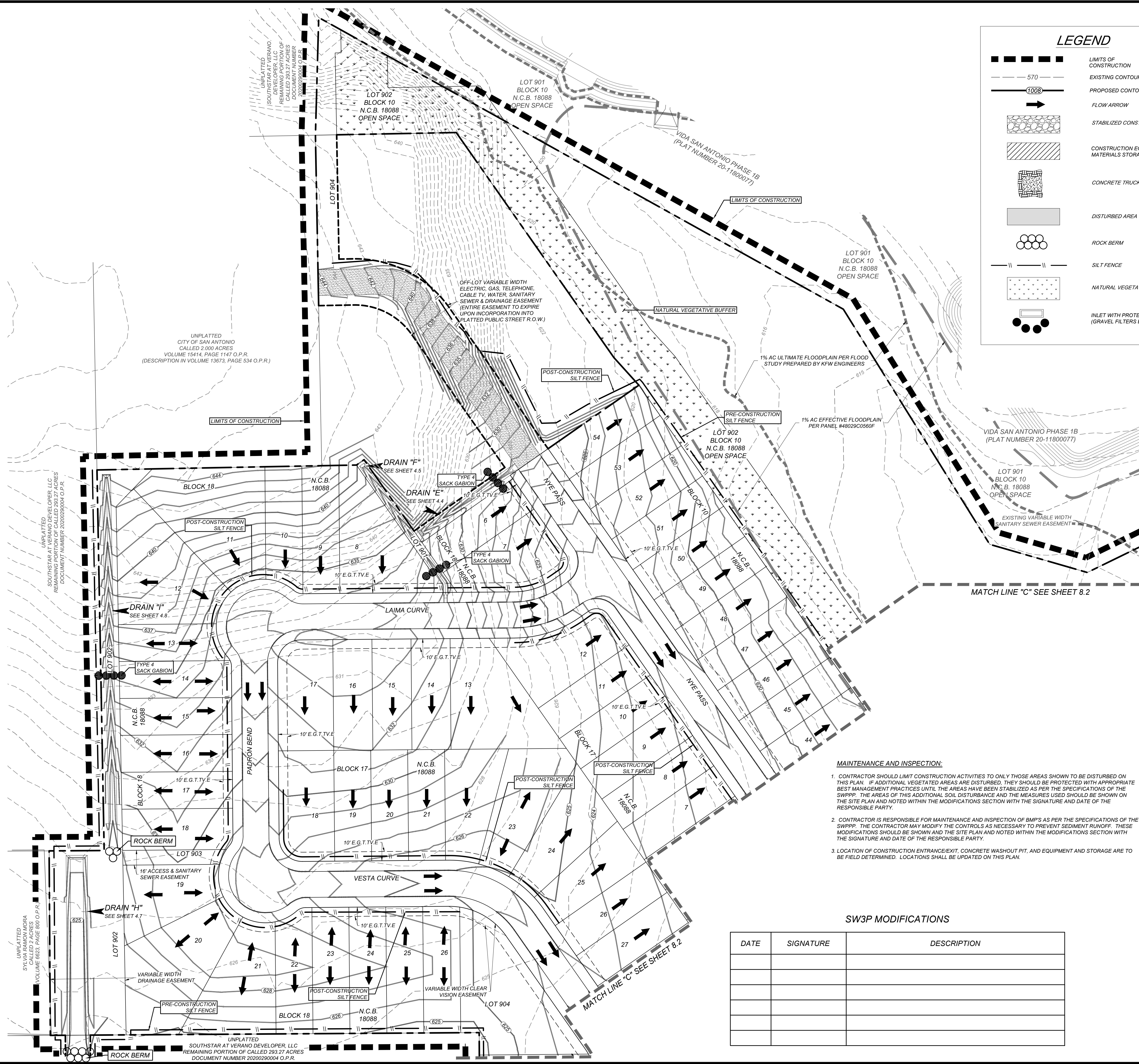
STATE OF TEXAS
JAMES A. ESPINOSA
12550
LICENSED PROFESSIONAL ENGINEER
4/12/22

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN (3 OF 4)

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:
8.2

Date: Apr 11, 2023, 10:01pm User ID: scruz
File: N:\391\10\08\Design\Civil\SWP2301006.dwg



- COORDINATION NOTE:**
- CONTACT TIME WARNER TO COORDINATE CABLE TV SERVICE. (210) 244-0500
 - CONDUIT FOR ELECTRICAL SERVICE. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS FOR INSPECTION. (210) 353-2246.
 - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
 - CONTRACTOR TO COORDINATE WITH CPS PRIOR TO CONSTRUCTION TO PLAN ELECTRIC SERVICE.
 - CONTRACTOR TO COORDINATE WITH SAWS TO PLAN WATER AND SANITARY SEWER SERVICES (210) 704-7297
 - CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- PROJECT COMPLETION:**
- ALL DISTURBED AREAS ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).
 - BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADEMENT AREAS HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
 - CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).
- GENERAL:**
- THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.
 - THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TDES STORMWATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.
 - ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.
- INSTALLATION:**
- ALL OPERATORS SHALL SUBMIT A NOTICE OF INTENT (NOI) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
 - CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.
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MAINTENANCE AND INSPECTION:

- CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.
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- LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

SW3P MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW ARROW
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIALS STORAGE AREA.
- CONCRETE TRUCK WASHOUT PIT
- DISTURBED AREA
- ROCK BERM
- SILT FENCE
- NATURAL VEGETATIVE BUFFER
- INLET WITH PROTECTION (GRAVEL FILTER BAGS)

LOCATION MAP

N.T.S.

SCALE : 1"=50'

0' 50' 100' 150'

SOUTH LOOP 410

SOUTH ARANOSA ST

UNIVERSITY WAY

VERANO PKWY

SITE

VIDA SAN ANTONIO PHASE 2
BEXAR COUNTY, TEXAS

STORM WATER POLLUTION PREVENTION PLAN (4 OF 4)

21-11800453
JOB NO. 391-10-06
DATE: SEPTEMBER 2021
DRAWN: SC CHECKED: OE
SHEET NUMBER:

KFW
ENGINEERS + SURVEYING
12556
4/12/22

STATE OF TEXAS
COMPTON A. ESPINOSA
12556
LICENSED PROFESSIONAL ENGINEER
4/12/22

ISSUE DATE: 4/12/22

REVISIONS:

