

CONSTRUCTION PLANS
FOR
VILLARET COMMONS
STREET AND DRAINAGE IMPROVEMENTS
IN IRREVOCABLE INGRESS/EGRESS EASEMENT
SAN ANTONIO, TEXAS

PROJECT ADDRESS:

1507-1527 VILLARET
SAN ANTONIO, TX 78224

OWNER/APPLICANT:

ONWARD DEVELOPMENT, LLC
CONTACT: GERARDO CERVANTES
ITS MANAGING MEMBER
13219 TROTTER PATH
SAN ANTONIO, TX 78023
PH: (630) 776-8844

CIVIL ENGINEER:

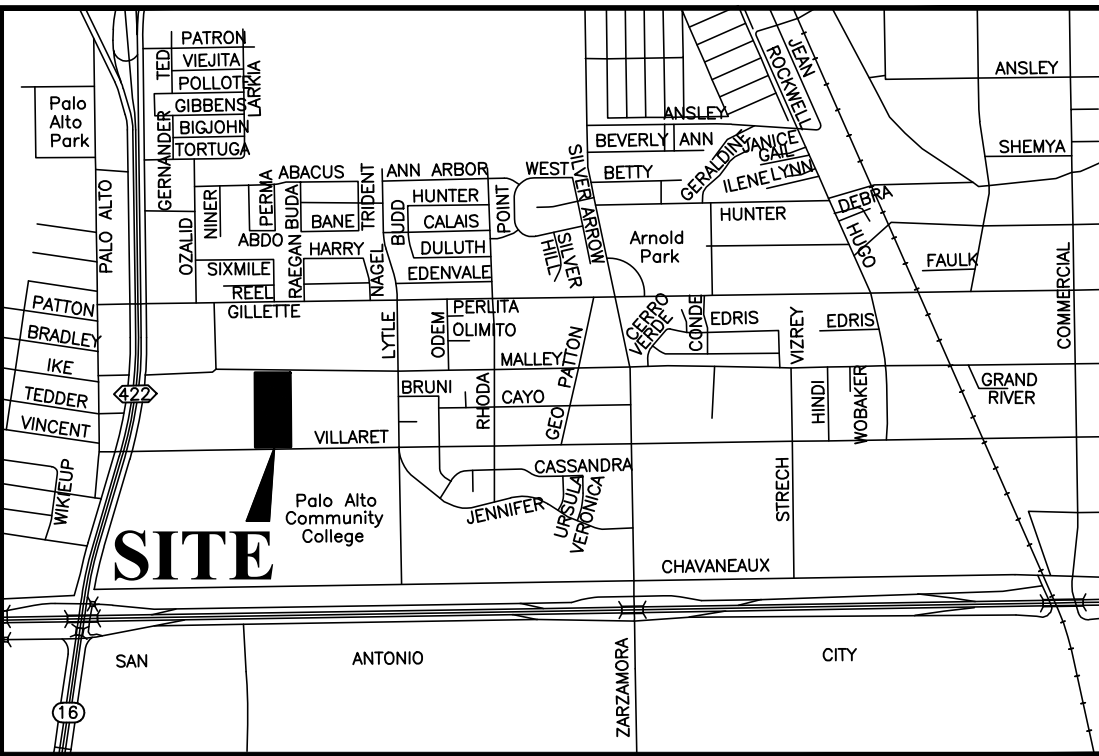
ADA CONSULTING GROUP, INC.
CONTACT: DONALD OROIAN, P.E.
221 W. RHAPSODY, SUITE 102
SAN ANTONIO, TEXAS 78216
TEL: (210) 340-5670
FAX: (210) 340-5728
EMAIL: donald@adacog.com
TBPELS REGISTERED FIRM NO. F-3512

SURVEYOR:

ACS SURVEYING, INC.
T.B.P.L.S. FIRM 10194406
15315 SAN PEDRO AVE.
SAN ANTONIO, TX 78232
(210) 494-6405 OFFICE
(210) 494-9840 FAX
ACS PROJECT No. 2021-008

GEOTECHNICAL ENGINEER:

BURGE-MARTINEZ CONSULTING, INC.
CONTACT: BENNY J. KRIEGER, P.E.
3453 N. PANAM EXPY., SUITE 201
SAN ANTONIO, TEXAS 78219
PH: (210) 646-8566
FAX: (210) 590-7476
EMAIL: benny@burburmartinez.com
TBPELS REGISTERED FIRM NO. 7740
BMC PROJECT No. 12-24-0302 (JULY 2, 2024)

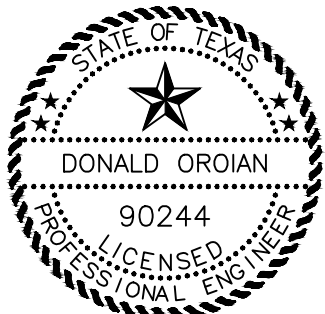


LOCATION MAP
NOT TO SCALE

SHEET INDEX

CIVIL	
0	COVER SHEET
1	EXISTING CONDITIONS & DEMOLITION PLAN
2	SITE & TRAFFIC SIGNAGE PLAN
2.1	SITE DIMENSIONAL PLAN
3	STREET PLAN AND PROFILE
4	STREET PLAN AND PROFILE
5	OVERALL GRADING AND DRAINAGE PLAN
6	GRADING AND DRAINAGE PLAN
7	GRADING AND DRAINAGE PLAN
8	OVERALL STORM SEWER PLAN
9	STORM SEWER PLAN & PROFILE LINE A
10	STORM SEWER PLAN & PROFILE LINE B
11	DRAINAGE AREA MAP
12	STANDARD TRAFFIC SIGN DETAILS
13	STREET DETAILS
14	STREET DETAILS
15	STORM DRAINAGE DETAILS

TBPELS FIRM# F-3512

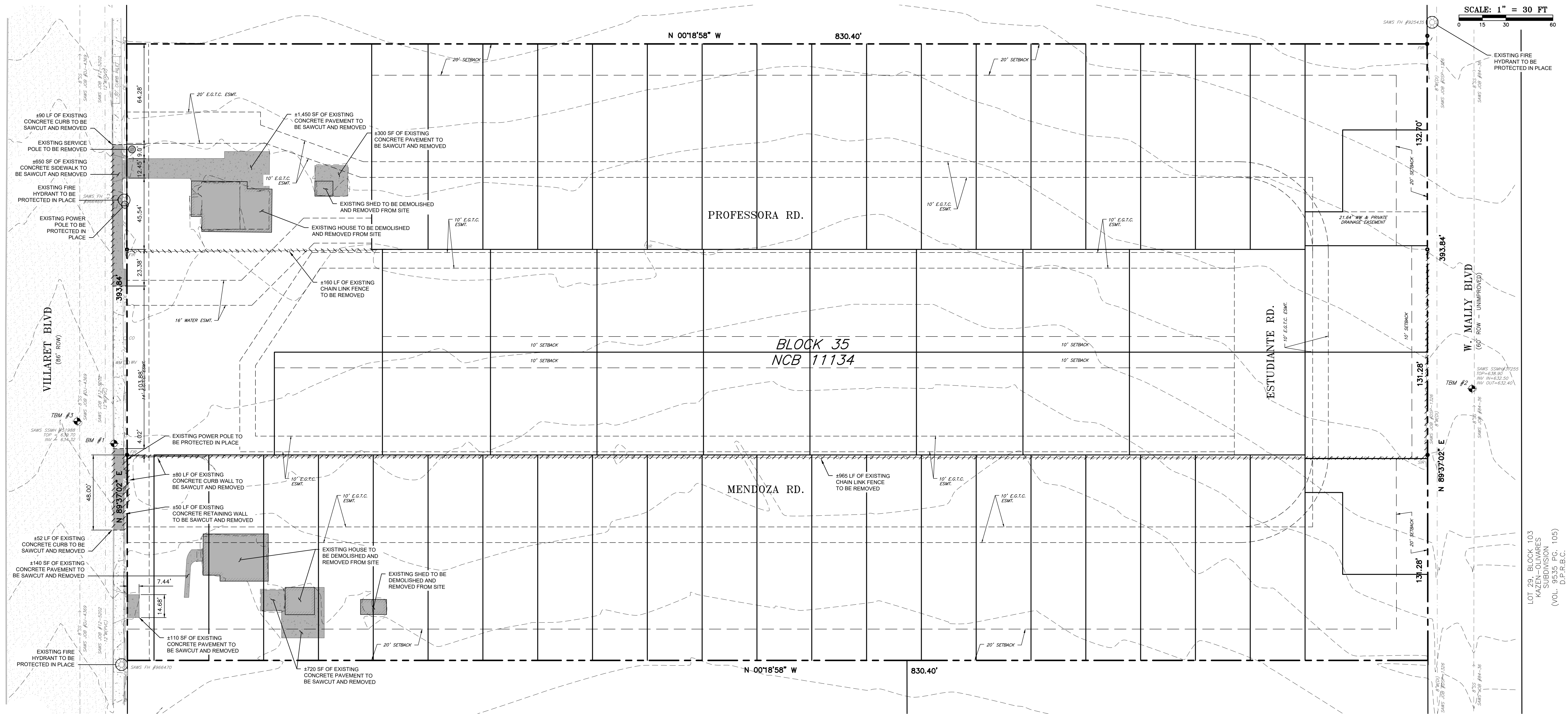


Donald Oroian
03-04-2025



SCALE: 1" = 30 FT

0 15 30 60



SITE CLEARING NOTES:

- CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL, STRIPPING, CLEARING AND GRUBBING, AND REMOVAL OF ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.
- EXECUTION:
 - SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH LANDSCAPE PLANS.
 - CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
 - CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
- SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
- WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.

DEMOLITION NOTES:

- FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIAL IS INCLUDED IN THIS ITEM.
- EXECUTION: DEMOLITION CONTRACTOR SHALL SUBMIT FOR APPROVAL TO GOVERNMENTAL AGENCIES AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
 - CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
 - SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL AND THE PUBLIC.
 - SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS OF WAY.
 - ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN.
 - STORAGE, REMOVAL AND DISPOSITION OF SPOIL MATERIAL.
 - EROSION CONTROL MEASURES, INCLUDING NPDES PROCEDURES AND REGULATIONS.
 - POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL ETC.).
 - HEALTH DEPARTMENT NOTICE.
 - UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- THE PROJECT SITE SHALL BE CLEANED DAILY. DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
- ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR PERFORMING THE DEMOLITION WORK. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE DEMOLITION WORK AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

SURVEY NOTES:

- ALL BOUNDARY SURVEY AND EXISTING SPOT ELEVATION & CONTOUR INFORMATION PRESENTED ON PLANS ARE FROM A SURVEY FILE PROVIDED BY:

ACS SURVEYING, INC.
T.B.P.L.S. FIRM 10194406
15315 SAN PEDRO AVE.
SAN ANTONIO, TX 78232
(210) 494-9840 FAX
ACS PROJECT No. 2021-008
- ENGINEER DOES NOT CERTIFY TO SURVEY/TOPOGRAPHIC INFORMATION OR BENCHMARKS PREPARED BY SURVEYOR AND DEPICTED ON THIS PLAN. GENERAL CONTRACTOR & SUBCONTRACTORS SHALL REVIEW PROPOSED LAYOUT FOR CONFLICTS AS THEY APPLY TO WORK PERFORMED FROM SURVEY/TOPOGRAPHIC INFORMATION DEPICTED. IF CONFLICT IS FOUND CONTACT BOTH ENGINEER & GENERAL CONTRACTOR IN WRITING (MAIL, FAX, EMAIL) IMMEDIATELY FOR DIRECTION.
- IF ADDITIONAL BENCHMARKS BEYOND THOSE REFLECTED ON THESE PLANS ARE DESIRED BY GENERAL CONTRACTOR AND/OR SUBCONTRACTORS TO EXECUTE THEIR PROPOSED WORK THEY MAY CONTACT, COORDINATE, HIRE, AND PAY FOR SURVEYOR TO SET SAID ADDITIONAL ON-SITE REFERENCE BENCHMARKS THEY MAY DEEM NECESSARY AND DESIRE.
- EXISTING UTILITIES EITHER FROM SURVEYOR CAD FILE OR FROM UTILITY MAPS OBTAINED FROM THE SAN ANTONIO WATER SYSTEM (SAWS). CONTRACTOR SHALL VERIFY PRIOR TO WORK.

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR LINE --- IN FEET
---	EXISTING SPOT ELEVATION (IN FEET)
---	EXISTING CONC. CURB
---	EXISTING SANITARY SEWER LINE (MATERIAL)
---	EXISTING WATER LINE (MATERIAL)
---	EXISTING OVERHEAD/UNDERGROUND ELECTRIC
---	EXISTING/PROPOSED FIRE HYDRANT
---	EXISTING/PROPOSED UTILITY POLE
---	EXISTING/PROPOSED WATER VALVE
---	EXISTING/PROPOSED WATER METER
---	EXISTING/PROPOSED CLEAN OUT
---	EXISTING/PROPOSED SEWER MANHOLE
---	EXISTING CONCRETE/ASPHALT
---	EXISTING CURB TO BE SAWCUT AND REMOVED
---	PROPOSED SAWCUT
---	EXISTING ASPHALT T/CONCRETE

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

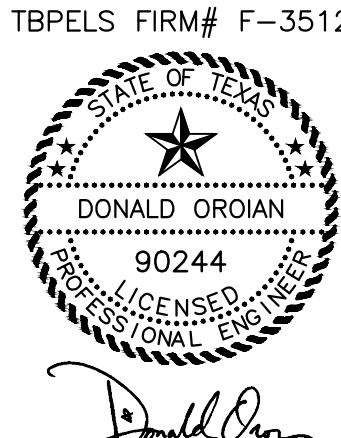
NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363



One free, easy call gets you utility lines marked
and helps protect you from injury and expense.
Call 811 or visit call811.com for more information.
Common Ground Alliance



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728		
A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

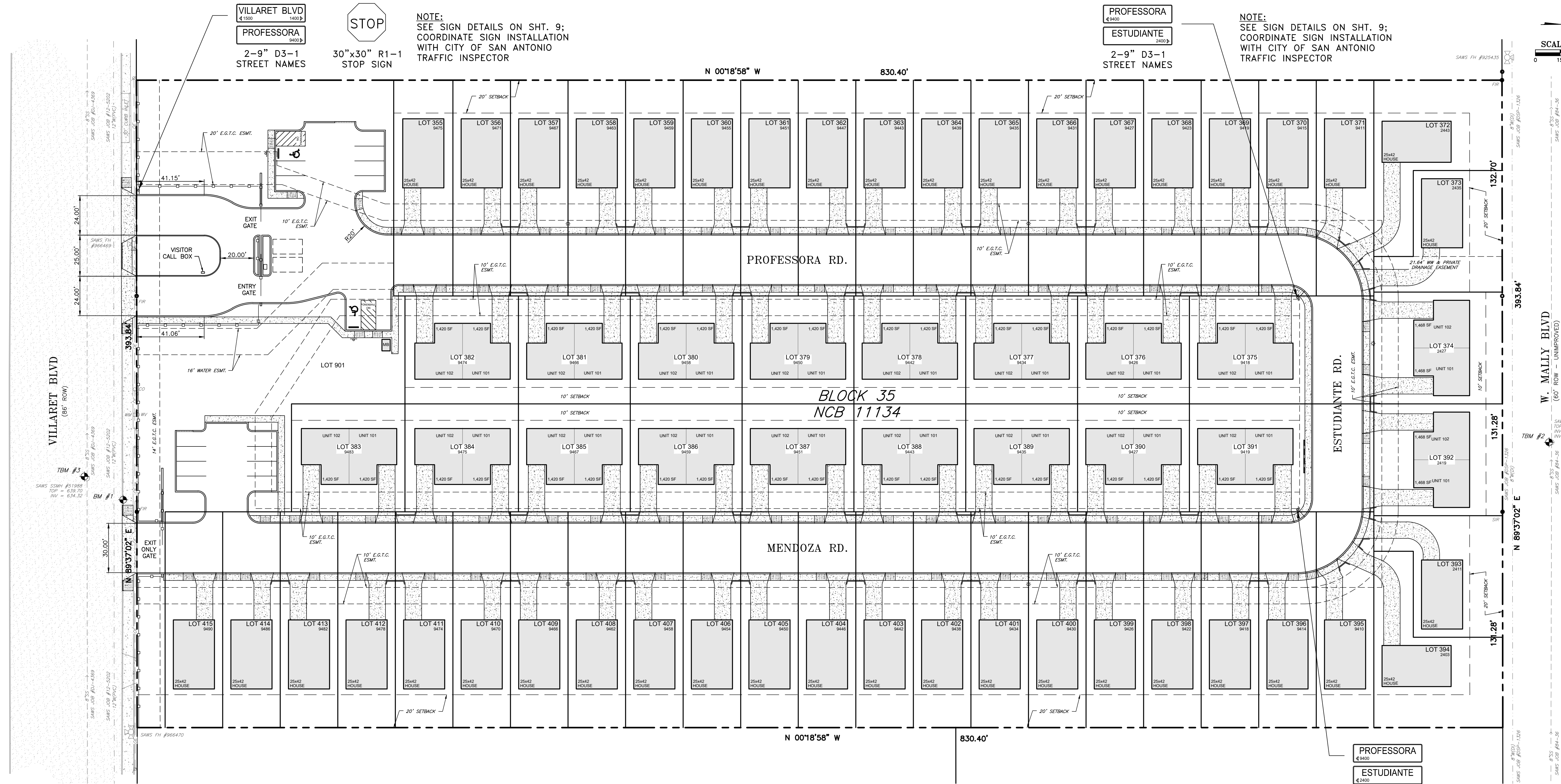
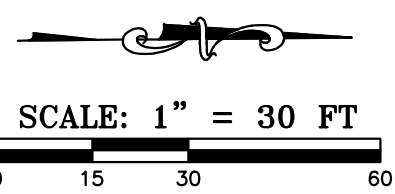
EXISTING CONDITIONS & DEMOLITION PLAN

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

SHEET

1

DRAWN/CHECK BY: AL/DO DATE: 10/14/2024 JOB #: 806-02 DWG NAME: 806-02 (1) EXISTING CONDITIONS AND DEMO PLAN



BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAMS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAMS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAMS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

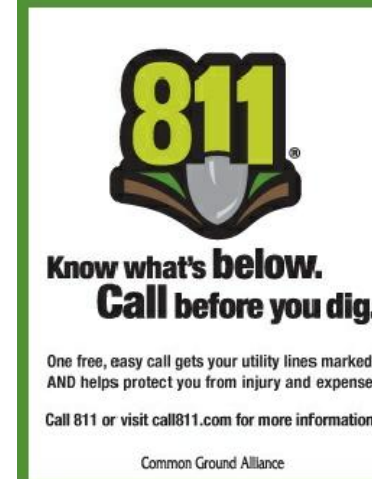
LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

CONSTRUCTION NOTES

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
- ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDER CUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COMPLY ALL RELEVANT BUILDING CODES, CONSTRUCTION SPECIFICATIONS FROM ANY POLITICAL SUBDIVISION HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO CITY OF SAN ANTONIO, BEXAR COUNTY, TxDOT, TCEQ, AND THE TEXAS ACCESSIBILITY STANDARDS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION).
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE WORK PERFORMED ON THIS PROJECT EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
- ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACK FILLED IN 8" LIFTS, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AND BE SUBJECT TO DENSITY TESTING.
- BARRICADES, WARNING SIGNS & LIGHTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT PROVIDED BY THE CIVIL ENGINEER.
- UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES.
 - ITEM 360 - CONCRETE PAVING
 - ITEM 421 - PORTLAND CEMENT CONCRETE
 - OTHERWISE, WORK SHALL BE IN CONFORMANCE WITH PUBLICATION 318 OF THE AMERICAN CONCRETE INSTITUTE (ACI).



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728 A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

NOTE:
SEE SIGN DETAILS ON SHT. 9;
COORDINATE SIGN INSTALLATION
WITH CITY OF SAN ANTONIO
TRAFFIC INSPECTOR

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR LINE --- IN FEET
---	EXISTING SPOT ELEVATION (IN FEET)
---	EXISTING CONC. CURB
---	EXISTING SANITARY SEWER LINE (MATERIAL)
---	EXISTING WATER LINE (MATERIAL)
---	EXISTING OVERHEAD/UNDERGROUND ELECTRIC
---	EXISTING/PROPOSED FIRE HYDRANT
---	EXISTING/PROPOSED UTILITY POLE
---	EXISTING/PROPOSED WATER VALVE
---	EXISTING/PROPOSED WATER METER
---	EXISTING/PROPOSED CLEAN OUT
---	EXISTING/PROPOSED SEWER MANHOLE
---	EXISTING CONCRETE/ASPHALT
---	PROPOSED CONCRETE/ASPHALT
---	PROPOSED FENCE

SITE & TRAFFIC SIGNAGE PLAN

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

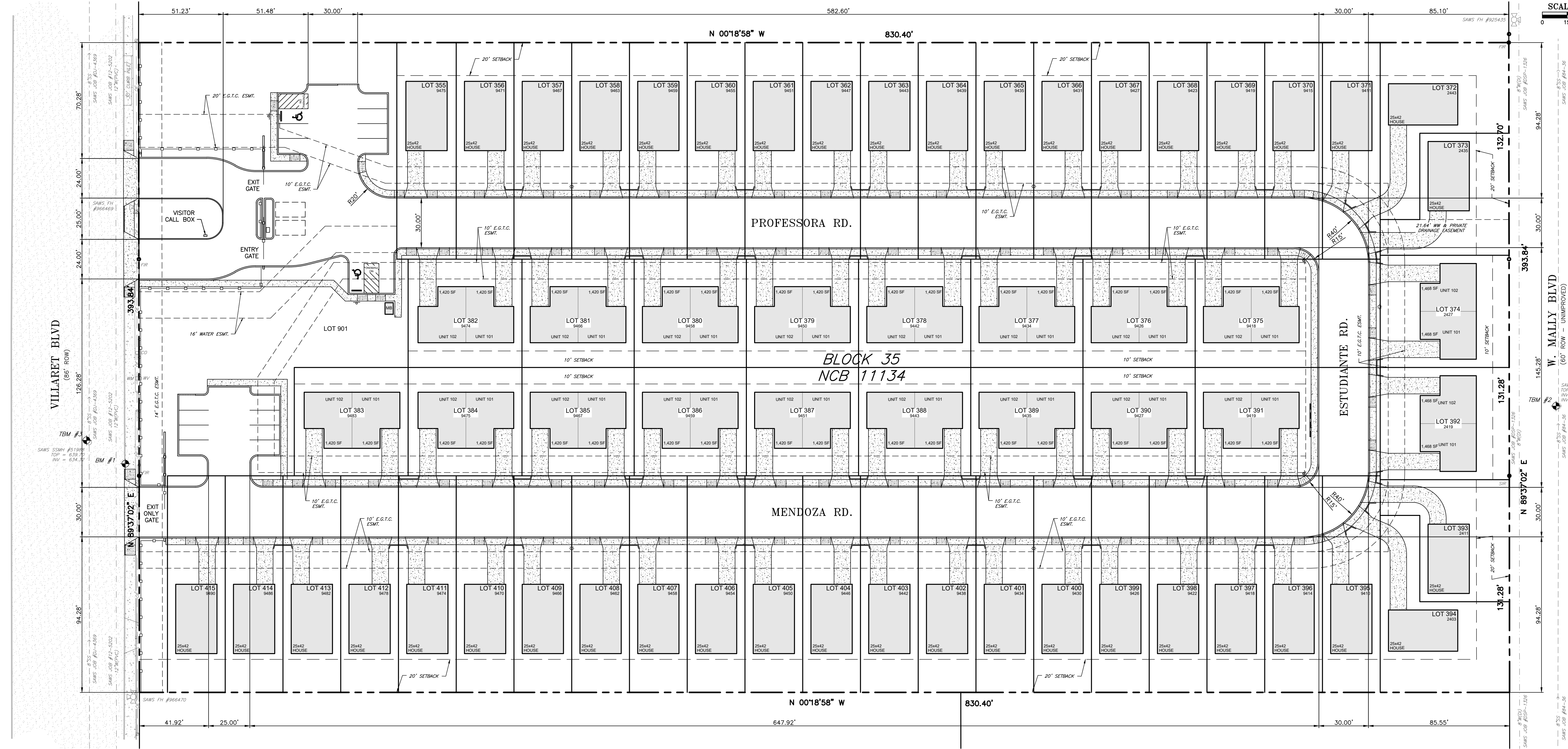
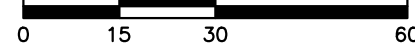
SHEET

2

DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO
JOB #: 806-02
DWG NAME: 806-02 (2) SITE & TRAFFIC SIGNAGE PLAN



SCALE: 1" = 30 FT



BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAMS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAMS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAMS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

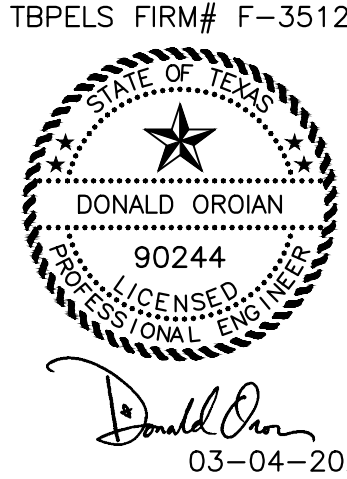
LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT 10# 24-11800363

CONSTRUCTION NOTES

- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATION(S) PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.
- ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDER CUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREA DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH TOPSOIL AND SOODING AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COMPLY ALL RELEVANT BUILDING CODES, CONSTRUCTION SPECIFICATIONS FROM ANY POLITICAL SUBDIVISION HAVING JURISDICTION (INCLUDING BUT NOT LIMITED TO CITY OF SAN ANTONIO, BEXAR COUNTY, TXDOT, TCDO, AND THE TEXAS ACCESSIBILITY STANDARDS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION).
- CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH THE WORK PERFORMED ON THIS PROJECT EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
- ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACK FILLED IN 8" LIFTS, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AND BE SUBJECT TO DENSITY TESTING.
- BARRICADES, WARNING SIGNS & LIGHTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
- REFERENCE ARCHITECTURAL PLANS FOR ALL FENCE LOCATIONS AND DETAILS AS INFORMATION NOT PROVIDED BY THE CIVIL ENGINEER.
- UNLESS OTHERWISE SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER, CONCRETE AREAS SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES.
 - ITEM 360 - CONCRETE PAVING
 - ITEM 421 - PORTLAND CEMENT CONCRETE



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.

SITE DIMENSIONAL PLAN

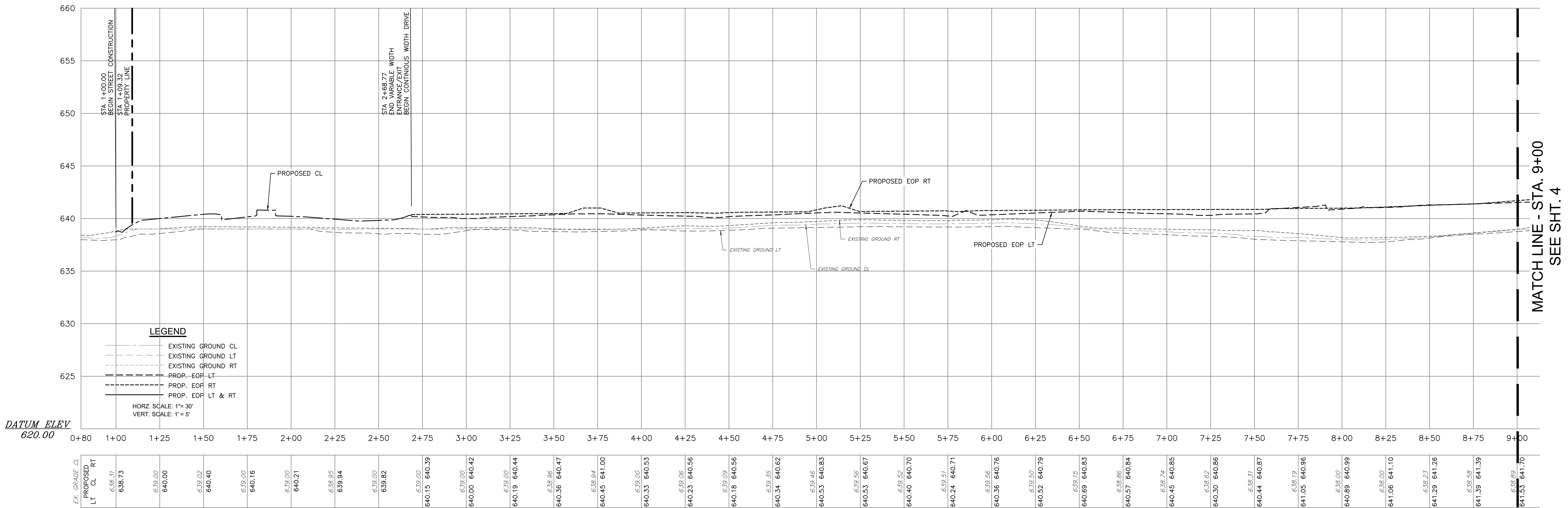
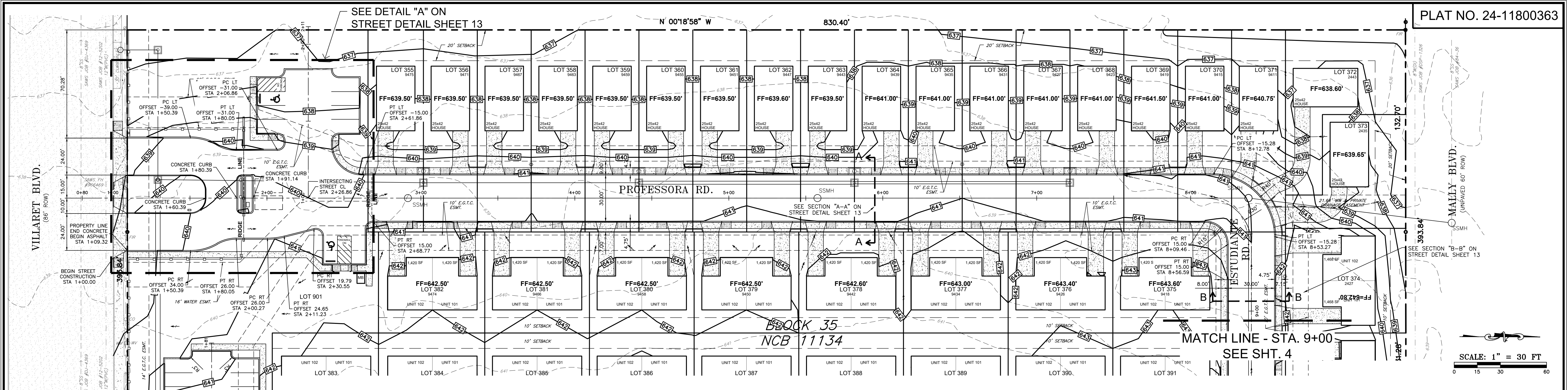
VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

DRAWN/CHECK BY: AL/DO DATE: 10/14/2024 JOB #: 806-02 DWG NAME: 806-02 (2.1) SITE DIMENSIONAL PLAN

SHEET
2.1

LOT 29, BLOCK 103
KAZEN-OLIVARES
SUBDIVISION
(VOL. 9535 P.C. 105)
D.P.R.B.C.

X:\CLIENTS\B0602\STREET\B0602-03 STREET PLAN AND PROFILE.DWG



BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

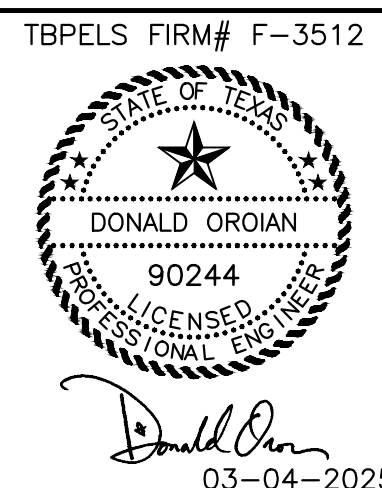
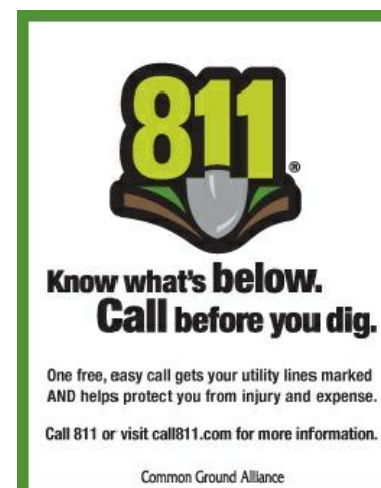
LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

LEGEND

---	652	PROPERTY LINE
---	651.90	EXISTING CONTOUR LINE -- IN FEET
---	---	EXISTING SPOT ELEVATION (IN FEET)
---	---	EXISTING CONC. CURB
---	---	EXISTING SANITARY SEWER LINE (MATERIAL)
---	---	EXISTING WATER LINE (MATERIAL)
---	---	EXISTING OVERHEAD/UNDERGROUND ELECTRIC
---	---	EXISTING/PROPOSED FIRE HYDRANT
---	---	EXISTING/PROPOSED UTILITY POLE
---	---	EXISTING/PROPOSED WATER VALVE
---	---	EXISTING/PROPOSED WATER METER
---	---	EXISTING/PROPOSED CLEAN OUT
---	---	EXISTING/PROPOSED SEWER MANHOLE
---	---	EXISTING CONCRETE/ASPHALT
---	---	PROPOSED CONCRETE/ASPHALT
---	---	PROPOSED FENCE



REVISION	DESCRIPTION	DATE
---	REVISED PER COSA REVIEW COMMENTS	3-4-25
---	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC.		
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728		
A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

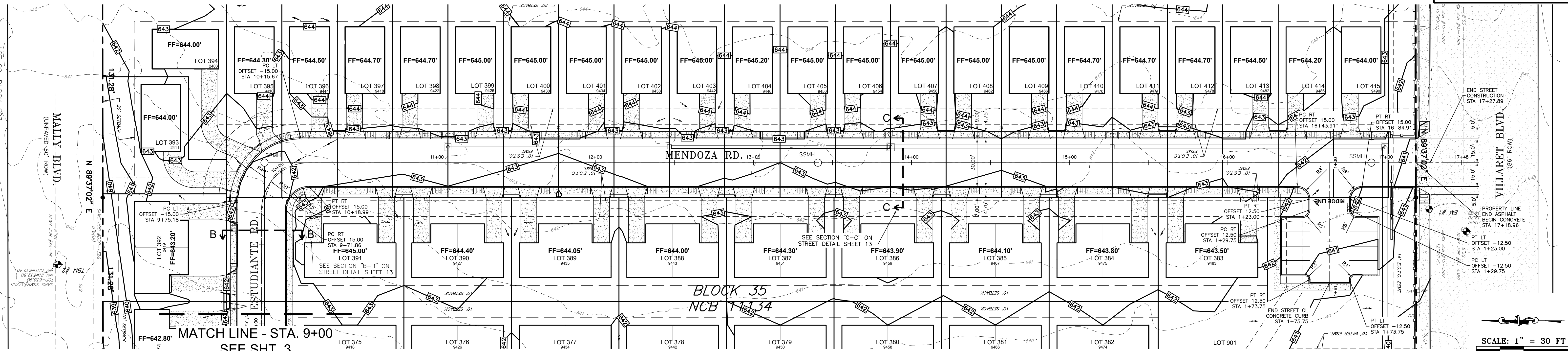
STREET PLAN AND PROFILE

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

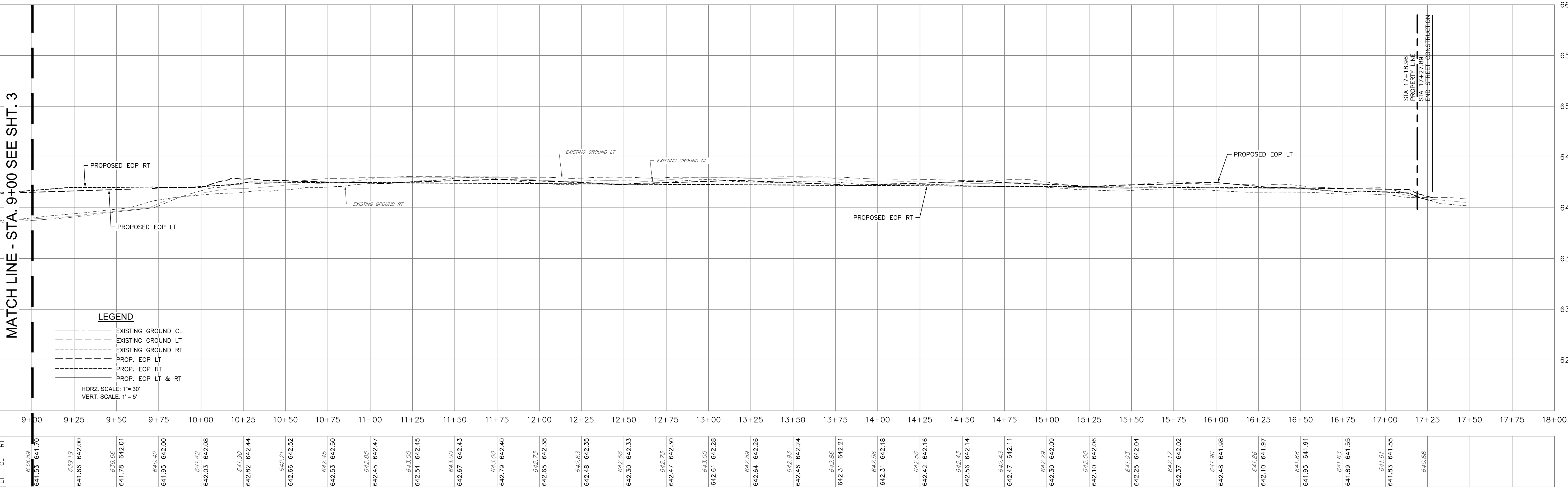
DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO
JOB #: 806-02
DWG NAME: 806-02 (3) STREET PLAN AND PROFILE

SHEET

3



SCALE: 1" = 30 FT



DATUM ELEV
620.00

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION
PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY
NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL
BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

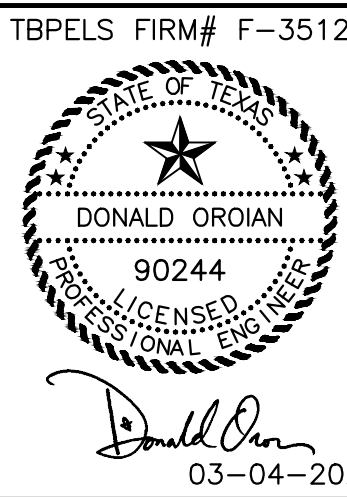
LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338,
MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN
VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

LEGEND

- 652 --- PROPERTY LINE
- 651.90 --- EXISTING CONTOUR LINE -- IN FEET
- 652 --- EXISTING SPOT ELEVATION (IN FEET)
- 652 --- EXISTING CONC. CURB
- 652 --- EXISTING SANITARY SEWER LINE (MATERIAL)
- 652 --- EXISTING WATER LINE (MATERIAL)
- 652 --- EXISTING OVERHEAD/UNDERGROUND ELECTRIC
- 652 --- EXISTING/PROPOSED FIRE HYDRANT
- 652 --- EXISTING/PROPOSED UTILITY POLE
- 652 --- EXISTING/PROPOSED WATER VALVE
- 652 --- EXISTING/PROPOSED WATER METER
- 652 --- EXISTING/PROPOSED CLEAN OUT
- 652 --- EXISTING/PROPOSED SEWER MANHOLE
- 652 --- EXISTING CONCRETE/ASPHALT
- 652 --- PROPOSED CONCRETE/ASPHALT
- 652 --- PROPOSED FENCE



REVISION	DESCRIPTION	DATE
1	REVISED PER COSA REVIEW COMMENTS	3-4-25
2	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728		

STREET PLAN AND PROFILE

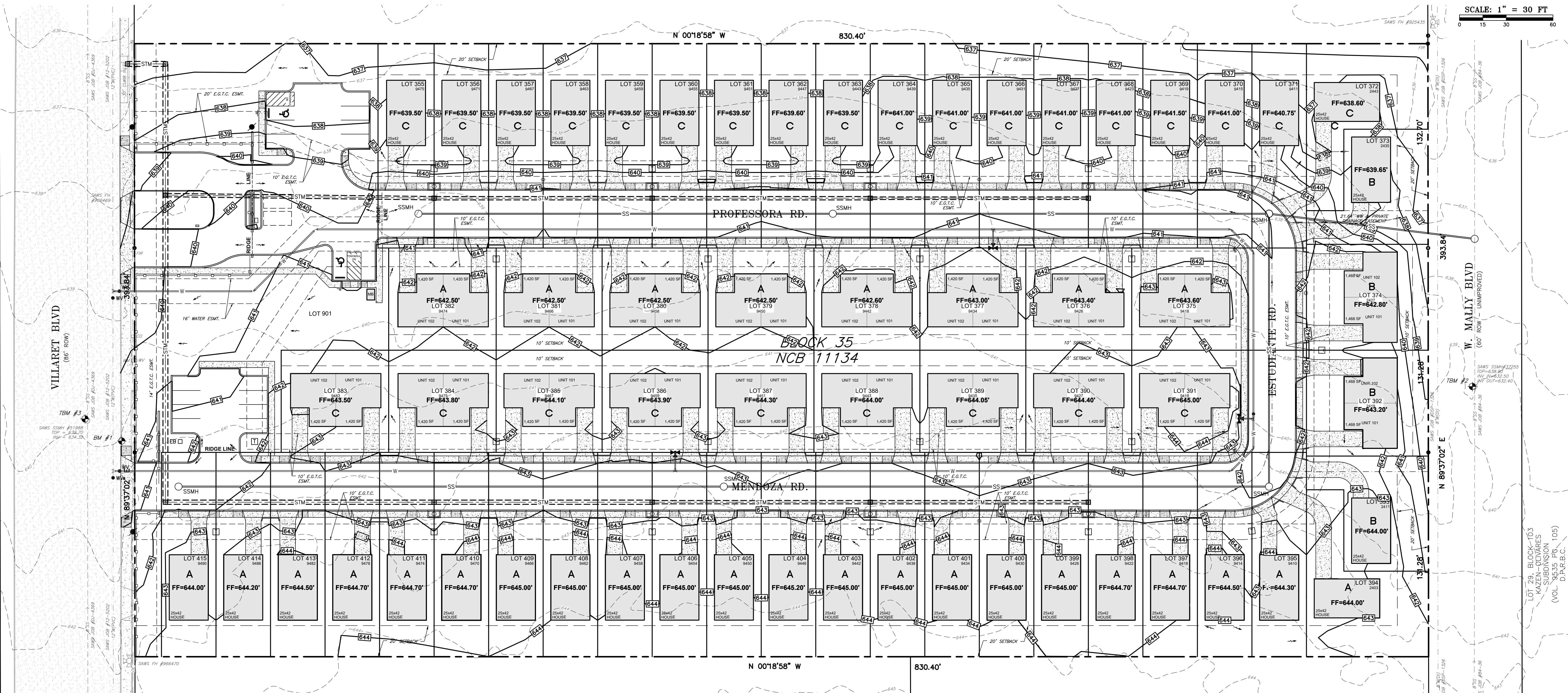
VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

SHEET

4

DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO
JOB #: 806-02
DWG NAME: 806-02 (3) STREET PLAN AND PROFILE

SCALE: 1" = 30 FT



TRENCH EXCAVATION SAFETY PROTECTION:

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

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

EARTHWORK NOTES:

- PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.
- EXECUTION:
ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND APPLICABLE GEOTECHNICAL REPORT FOR THE SITE.
- EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE EXCAVATION CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AS SAID CONTRACTOR'S EXPENSE.
- ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
- OWNER WILL ENGAGE, AT THE OWNER'S COST, SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY EXCAVATION CONTRACTOR AT NO ADDITIONAL COMPENSATION.
- DATA ON SUBSURFACE CONDITIONS, IF AVAILABLE, WILL BE MADE AVAILABLE TO THE CONTRACTOR BY THE OWNER AS REQUESTED. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS PREPARED BY OUTSIDE CONSULTANTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
- THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL WITH NO ADDITIONAL COMPENSATION FROM THE OWNER. USE OF EXPLOSIVE IS PROHIBITED.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
- EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE PROTECTION REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (CITY, COUNTY, TxDOT, ETC.).
- OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COMPENSATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS - AS REQUIRED.
- EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
- EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT FOR THE PROJECT.
- TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB. BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

HOT MIX ASPHALT PAVEMENT NOTES:

- PROVIDE NECESSARY LABOR AND MATERIALS TO INSTALL THE HOT MIX ASPHALT PAVING IN LOCATION AS SHOWN ON THE PLANS, USING DESIGN & SPECIFICATIONS FROM PROJECT SPECIFIC GEOTECHNICAL REPORT (BY OTHERS). REFER TO GEOTECHNICAL REPORT FOR ALL ASPECTS OF ASPHALT PAVEMENT DESIGN INCLUDING BUT NOT LIMITED TO: SUBGRADE PREPARATION, AGGREGATE, ASPHALT MATERIALS, MINERAL FILLER, PRIME COAT, TACK COAT AND FINAL ASPHALT PAVING SURFACE.
- ALL ASPHALT MUST MEET A RETAINED STRENGTH OF AT LEAST 70% ON THE TxDOT 531-C TEST OR HAVE ALL LIMESTONE AGGREGATE. IF SILICEOUS AGGREGATES (WHICH INCLUDE GRAVEL, CRUSHED GRAVEL OR GRANITE) ARE USED, ADD HYDRATED LIME (AT LEAST 1%) OR ANTI-STRIPE AGENT TO THE MIX TO MEET THE RETAINED STRENGTH REQUIREMENTS. THE MIXTURE MUST BE DESIGNED FOR 97% OF OPTIMUM LABORATORY DENSITY. ASPHALT GRADE SHALL BE PG 64-22.
- EXECUTION:
A. START OF THIS WORK ITEM INDICATES ACCEPTANCE BY THE CONTRACTOR OF THE SUBGRADE PREPARATION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE FINAL RESULTS.
B. CONTRACTOR SHALL ESTABLISH AND MAINTAIN REFERENCE POINTS TO HOLD PROPER ELEVATIONS AND GRADES. ALL PAVEMENT SHOULD BE WITHIN 0.5 INCH OF PROPOSED GRADES.
C. UNLESS OTHERWISE SHOWN ON THE PLANS, RECOMMENDED BY THE GEOTECHNICAL ENGINEER OR APPROVED BY THE ENGINEER, MATERIALS AND INSTALLATION OF SUCH SHALL COMPLY WITH THE FOLLOWING ITEMS WITHIN THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES:
* ITEM 247 - FLEXIBLE BASE, GRADE 1 OR 2
* ITEM 340 - HOT MIX ASPHALTIC CONCRETE PAVEMENT. HMA SHOULD ACHIEVE AT LEAST 70% STRENGTH WHEN TESTED IN ACCORDANCE WITH TEX 531-C.

- IN PLACE COMPACTION THICKNESS WILL NOT BE ACCEPTABLE IF EXCEEDING THE FOLLOWING ALLOWABLE VARIATION FROM REQUIRED THICKNESS:
* HMA SURFACE COURSE: 1/4", PLUS OR MINUS
* SURFACE SMOOTHNESS: TEST FINISHED SURFACE OF EACH ASPHALT CONCRETE COURSE FOR SMOOTHNESS, USING 10' STRAIGHTEDGE APPLIES PARALLEL WITH AND AT RIGHT ANGLES TO CENTERLINE OF PAVED AREA. SURFACE SMOOTHNESS WILL NOT BE ACCEPTABLE IS THE WEARING COURSE SURFACE EXCEEDING 3/16".
- THE INITIAL QUALITY CONTROL TESTING SHALL BE PERFORMED AT THE OWNER'S COST. ANY NECESSARY REPAIRS OR REPLACEMENTS, ALONG WITH ADDITIONAL TESTING, SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE. TESTING PROCEDURES SHALL BE IN COMPLIANCE WITH OWNER'S STANDARD SPECIFICATION FOR MATERIAL TESTING.
- CONTRACTOR SHALL ENSURE THE FOLLOWING:
A. TESTING LAB TO VERIFY THICKNESS OF BASE MATERIAL INSTALLED.
B. VERIFY APPROVED MIX DESIGN MATCHES DELIVERY TICKETS IN FIELD.
C. RECORD ARRIVAL TIMES OF TRUCKS AND MIX TEMPERATURE UPON ARRIVAL RECORD LIST OF EQUIPMENT USED TO LAY AND COMPACT ASPHALT.
D. RECORD AIR TEMPERATURE & MIX TEMPERATURE AT TIME OF LAYDOWN.
E. GEO-TECH ENGINEER OF RECORD TO MAKE MIN. OF THREE SITE VISITS.
F. ASPHALT JOB MIX FORMULA APPROVED IN ADVANCE (WITH ACCOMPANYING LAB TEST DATA) MINIMUM 21 DAYS PRIOR TO PAVING. THIS INCLUDES VERIFYING THE AGGREGATE MEETS ITEM 340 REQUIREMENTS AND ALL OTHER SPECIFICATIONS REQUIREMENTS.
- HMA SURFACE COURSE SHALL BE ORIENTED SUCH THAT JOINTS OR SEAMS ARE PARALLEL WITH THE DIRECTION OF TRAFFIC.

GRADING NOTES:

- ALL SIDEWALKS, STRIPED PEDESTRIAN WALKS, OR ANY OTHER PEDESTRIAN PATH OF TRAVEL SHALL BE 2% MAX CROSS SLOPE.
- CHANGE IN DIRECTIONS AT ANY PEDESTRIAN ROUTE, ACCESSIBLE OR OTHERWISE, SHALL BE AT 2% MAX SLOPE ANY DIRECTION.
- ACCESSIBLE PARKING SPACES AND ASSOCIATED ACCESS AISLES SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
- DWELLING UNIT PORCH LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION.
- ANY CHANGE IN LEVEL EXPERIENCED FROM ONE GROUND/FLOOR SURFACE TO AN ADJOINING GROUND/FLOOR SURFACE, SUCH AS ENTRY FROM DWELLING UNIT PORCHES ACROSS THRESHOLD AND INTO THE DWELLING UNIT, SHALL BE LIMITED TO 1/4" (OR 1/2" IF BEVELED 1:2).
- CURB RAMPS MUST NOT EXCEED THE MAXIMUM SLOPE OF 14:12H (8.33%) SLOPE SO RAMP LENGTH CAN EXCEED 6 FEET TO TRANSITION A MAXIMUM 6" HIGH DROP/CURB.
- SEE LANDSCAPE AND IRRIGATION PLANS FOR ALL PROPOSED LANDSCAPE AND FINISHED NATURAL GROUND AREAS. IF LANDSCAPE PLANS ARE NOT PROVIDED, CONTRACTOR SHALL RESED EXISTING GRASS AREAS AND/OR RESTORE EXISTING LANDSCAPE AREAS.
- CONTRACTOR AND SUBCONTRACTORS SHALL CONTRACT WITH SURVEYOR TO VERIFY PROJECT ELEVATIONS AND BENCHMARK ELEVATIONS PRIOR TO CONSTRUCTION. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH VERTICAL AND HORIZONTAL ALIGNMENT. ALL FINISHED EARTHEN GRADES SHALL NOT EXCEED 3:1 (H:V) SLOPE.

LEGEND

---	PROPERTY LINE
---	EXISTING CONTOUR LINE -- IN FEET
---	EXISTING SPOT ELEVATION (IN FEET)
---	EXISTING CONC. CURB
---	EXISTING SANITARY SEWER LINE (MATERIAL)
---	EXISTING WATER LINE (MATERIAL)
---	EXISTING OVERHEAD/UNDERGROUND ELECTRIC
---	EXISTING/PROPOSED FIRE HYDRANT
---	EXISTING/PROPOSED WATER VALVE
---	EXISTING/PROPOSED WATER METER
---	EXISTING/PROPOSED CLEAN OUT
---	EXISTING/PROPOSED SEWER MANHOLE
---	EXISTING CONCRETE/ASPHALT
---	PROPOSED CONCRETE/ASPHALT
---	PROPOSED FENCE
---	F.H.A. TYPE OF LOT GRADE

A, B, C

OVERALL GRADING AND DRAINAGE PLAN

SHEET

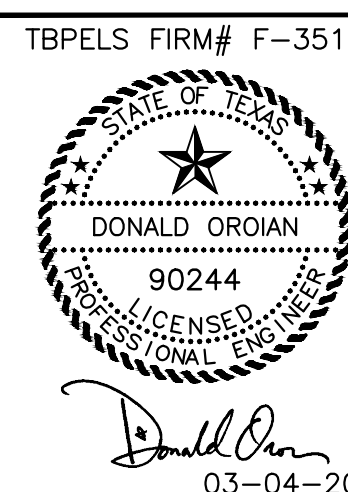
5

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC. ALL RIGHTS RESERVED.

DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO 806-02 806-02 (3) OVERALL GRADING AND DRAINAGE PLAN



03-04-2025

REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25



- ## BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV.= 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE

PROVIDED TO ENGINEER/CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY
NOTED/SUGGESTED TBM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL
TBM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

SHEET

3

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

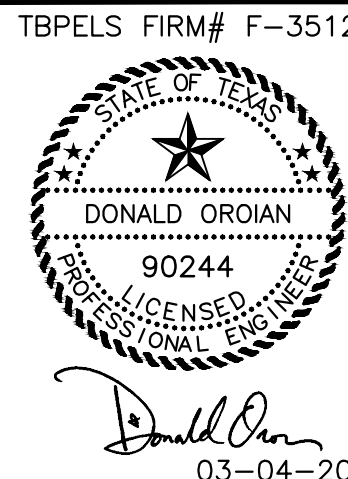
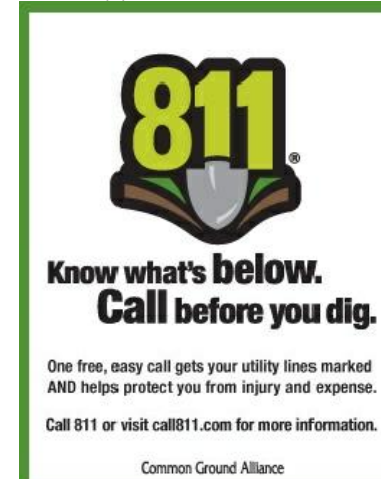
DRAWN/CHECK BY: AL/DO	DATE: 10/14/2024	JOB #: 806-02	DWG NAME: 806-02 (6) GRADING AND DRAINAGE PLAN
--------------------------	---------------------	------------------	---

REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25

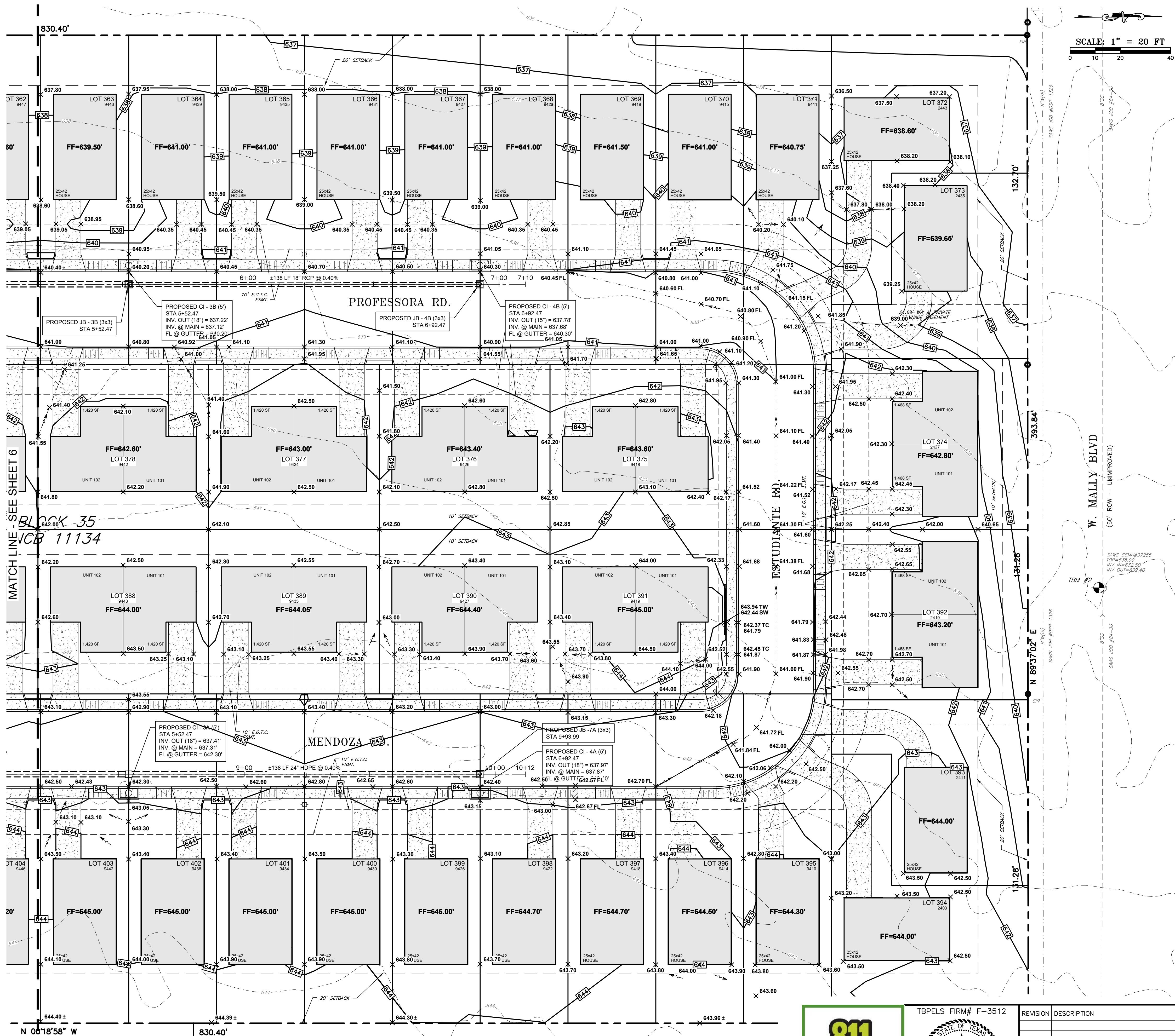
ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
 © COPYRIGHT 2025 ADA CONSULTING GROUP, INC. ALL RIGHTS RESERVED.



03-04-2025



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE --- IN FEET
- EXISTING SPOT ELEVATION (N. FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL)
- EXISTING WATER LINE (MATERIAL)
- EXISTING OVERHEAD/UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING CHAIN LINK FENCE
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED UTILITY POLE
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED WATER METER
- EXISTING/PROPOSED CLEAN OUT
- EXISTING/PROPOSED SEWER MANHOLE
- EXISTING CONCRETE/ASPHALT
- EXISTING TREE
- PROPOSED CONCRETE/ASPHALT
- PROPOSED CONCRETE DUMPSTER PAD
- PROPOSED CHAIN LINK FENCE

BENCHMARK

- BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'
- TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'
- TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'
- TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

SCALE: 1" = 20 FT

MATCH LINE - SEE SHEET 6
BLOCK 35
NCB 11134

N 00°18'58" W 830.40'

Know what's below.
Call before you dig.

One free, easy call gets you the utility lines marked
AND helps protect you from injury and expense.
Call 811 or visit call811.com for more information.
Common Ground Alliance.

BPPLS FIRM# F-3512

03-04-2025

REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25

ADA CONSULTING GROUP, INC.

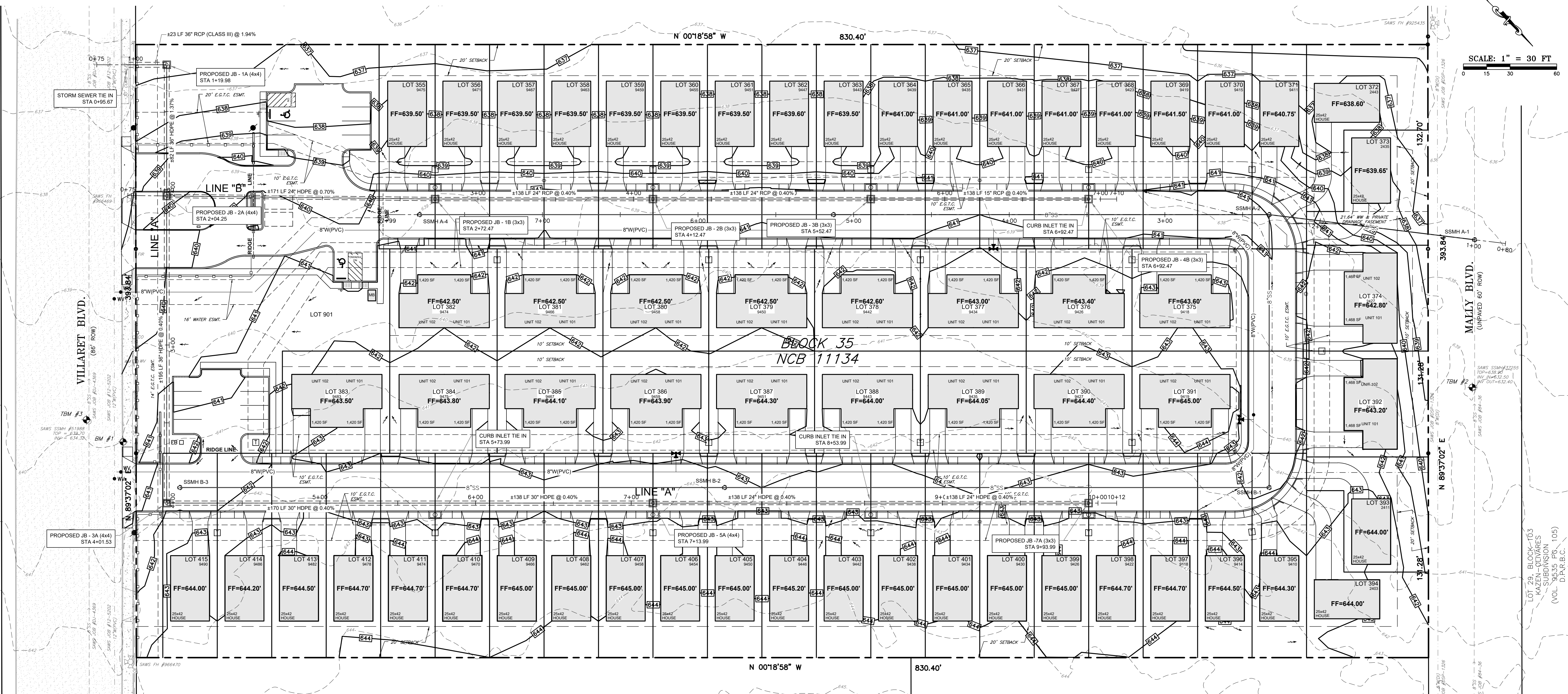
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.

GRADING AND DRAINAGE PLAN		SHEET 7
VILLARET COMMONS 1507-1527 W. VILLARET BLVD. SAN ANTONIO, TX 78224		

DRAWN/CHECK	DATE	JOB #	DWG NAME
BY: AL/DO	10/14/2024	806-02	806-02 (6) GRADING AND DRAINAGE PLAN

SCALE: 1" = 30 FT



BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAMS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAMS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAMS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

STORM SEWER NOTES:

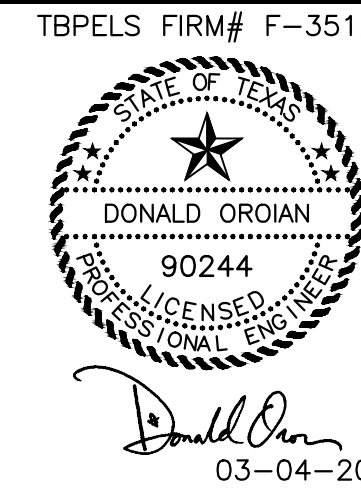
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
- UNLESS OTHERWISE SPECIFIED ON PLANS, THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
 - 12" THRU 48" RCP, D-LOAD DESIGN
 - 6" THRU 12" PVC, SDR 35 OR SCH. 40
 - 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x1/2" CORRUGATED)
 - 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
 - 6" THRU 36", HDPE
- ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST (OLDCASTLE PRECAST OR EQUIVALENT).
- GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
- ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H=20 TRAFFIC LOADING.

TRENCH EXCAVATION SAFETY PROTECTION:

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

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR LINE -- IN FEET
- - - EXISTING SPOT ELEVATION (IN FEET)
- - - EXISTING CONC. CURB
- - - EXISTING SANITARY SEWER LINE (MATERIAL)
- - - EXISTING WATER LINE (MATERIAL)
- - - EXISTING OVERHEAD/UNDERGROUND ELECTRIC
- - - EXISTING/PROPOSED FIRE HYDRANT
- - - EXISTING/PROPOSED UTILITY POLE
- - - EXISTING/PROPOSED WATER VALVE
- - - EXISTING/PROPOSED WATER METER
- - - EXISTING/PROPOSED CLEAN OUT
- - - EXISTING/PROPOSED SEWER MANHOLE
- - - EXISTING CONCRETE/ASPHALT
- - - PROPOSED CONCRETE/ASPHALT
- - - PROPOSED FENCE
- - - PROPOSED STORM PIPE
- - - PROPOSED STREET LIGHT



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728 A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

OVERALL STORM SEWER PLAN

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO
JOB #: 806-02
DWG NAME: 806-02 (8) OVERALL STORM SEWER

SHEET

8

LEGEND

- 652 --- PROPERTY LINE
--- 651.90 --- EXISTING CONTOUR LINE -- IN FEET
--- 651.90 --- EXISTING SPOT ELEVATION (IN FEET)
--- 651.90 --- EXISTING CONC. CURB
--- 651.90 --- EXISTING SANITARY SEWER LINE (MATERIAL)
--- 651.90 --- EXISTING WATER LINE (MATERIAL)
--- 651.90 --- EXISTING OVERHEAD/UNDERGROUND ELECTRIC
--- 651.90 --- EXISTING/PROPOSED FIRE HYDRANT
--- 651.90 --- EXISTING/PROPOSED UTILITY POLE
--- 651.90 --- EXISTING/PROPOSED WATER VALVE
--- 651.90 --- EXISTING/PROPOSED WATER METER
--- 651.90 --- EXISTING/PROPOSED CLEAN OUT
--- 651.90 --- EXISTING/PROPOSED SEWER MANHOLE
--- 651.90 --- EXISTING CONCRETE/ASPHALT
--- 651.90 --- PROPOSED CONCRETE/ASPHALT
--- 651.90 --- PROPOSED FENCE
--- 651.90 --- PROPOSED WATER LINE (MATERIAL)
--- 651.90 --- PROPOSED SANITARY SEWER (8" PVC)
--- 651.90 --- PROPOSED STORM PIPE
--- 651.90 --- PROPOSED STREET LIGHT

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

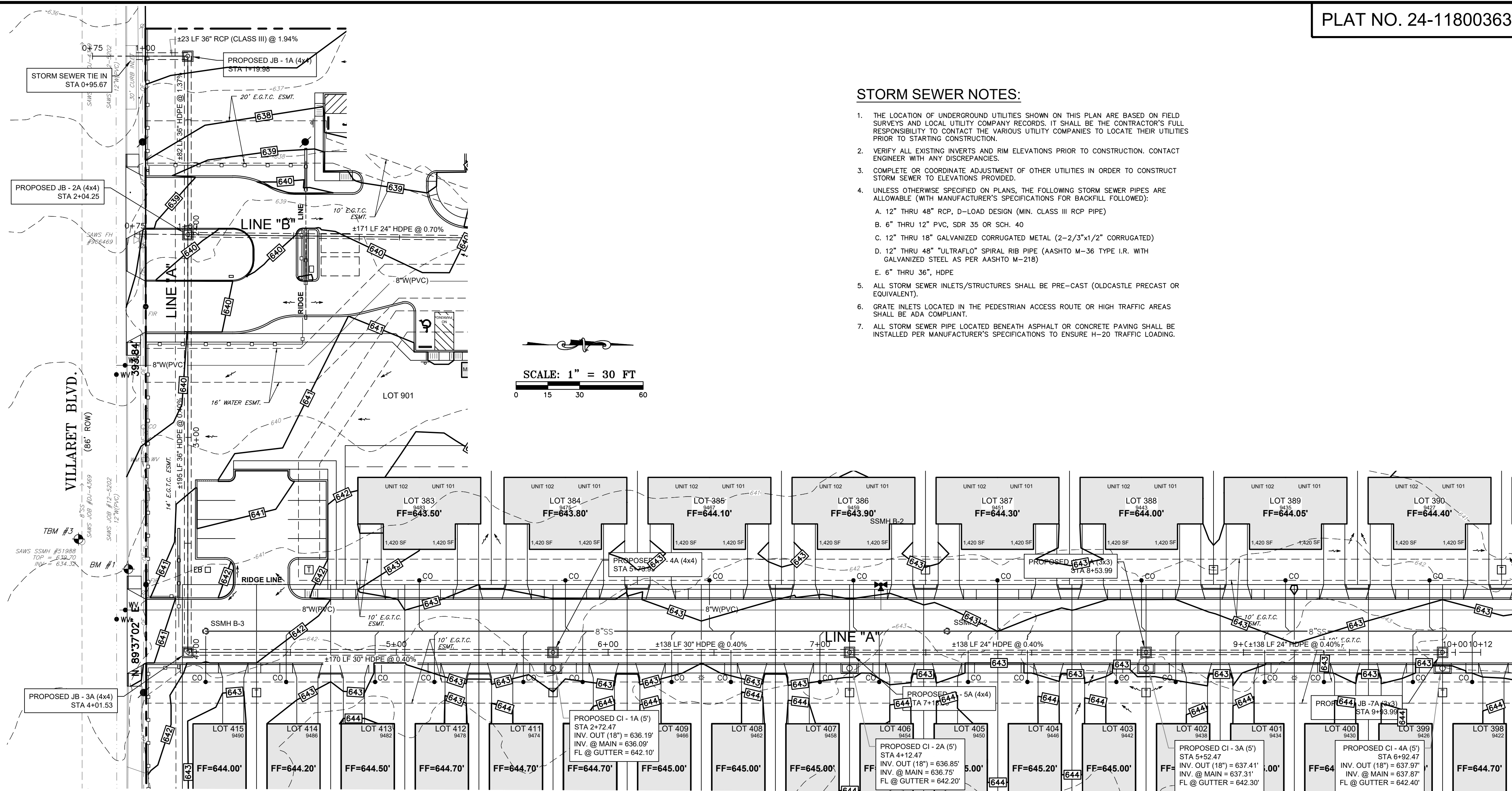
TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

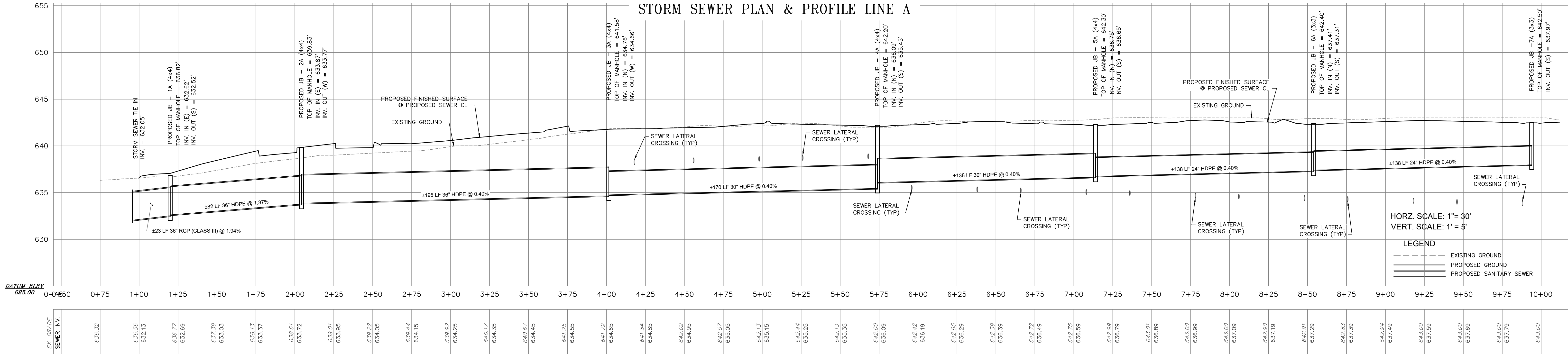
PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363



STORM SEWER NOTES:

- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
- UNLESS OTHERWISE SPECIFIED ON PLANS, THE FOLLOWING STORM SEWER PIPES ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
 - 12" THRU 48" RCP, D-LOAD DESIGN (MIN. CLASS III RCP PIPE)
 - 6" THRU 12" PVC, SDR 35 OR SCH. 40
 - 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2 3/4" x 1/2" CORRUGATED)
 - 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
 - 6" THRU 36", HDPE
- ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST (OLDCASTLE PRECAST OR EQUIVALENT).
- GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
- ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H-20 TRAFFIC LOADING.

STORM SEWER PLAN & PROFILE LINE A



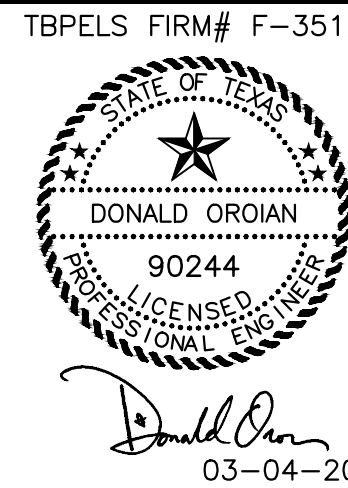
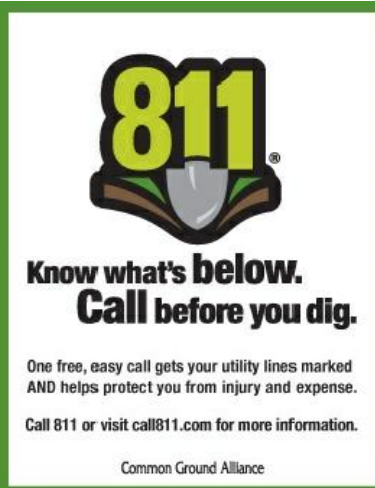
STATION	EXIST. GROUND	PROPOSED GROUND	PROPOSED SANITARY SEWER
0+00	625.00		
0+50	636.32		
1+00	636.56		
1+25	632.13		
1+50	636.77		
1+75	632.69		
2+00	637.39		
2+25	633.03		
2+50	639.13		
2+75	633.37		
3+00	638.61		
3+25	633.72		
3+50	639.01		
3+75	633.95		
4+00	639.22		
4+25	634.05		
4+50	639.44		
4+75	634.15		
5+00	639.92		
5+25	634.25		
5+50	640.17		
5+75	634.35		
6+00	640.67		
6+25	634.45		
6+50	641.25		
6+75	634.55		
7+00	641.79		
7+25	634.65		
7+50	641.84		
7+75	634.85		
8+00	642.02		
8+25	634.95		
8+50	642.07		
8+75	635.05		
9+00	642.13		
9+25	635.15		
9+50	642.44		
9+75	635.25		
10+00	642.13		
10+25	635.35		
10+50	642.00		
10+75	636.09		
11+00	636.42		
11+25	636.19		
11+50	642.65		
11+75	636.29		
12+00	642.59		
12+25	636.39		
12+50	642.72		
12+75	636.49		
13+00	642.75		
13+25	636.59		
13+50	642.99		
13+75	636.79		
14+00	643.07		
14+25	636.89		
14+50	643.00		
14+75	636.99		
15+00	643.00		
15+25	637.09		
15+50	642.90		
15+75	637.19		
16+00	642.91		
16+25	637.29		
16+50	642.83		
16+75	637.39		
17+00	642.94		
17+25	637.49		
17+50	643.00		
17+75	637.59		
18+00	643.00		
18+25	637.69		
18+50	643.00		
18+75	637.79		
19+00	643.00		

DATUM ELEV. 625.00

HORZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'

LEGEND

- EXISTING GROUND
--- PROPOSED GROUND
--- PROPOSED SANITARY SEWER



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.

STORM SEWER PLAN
& PROFILE LINE A

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

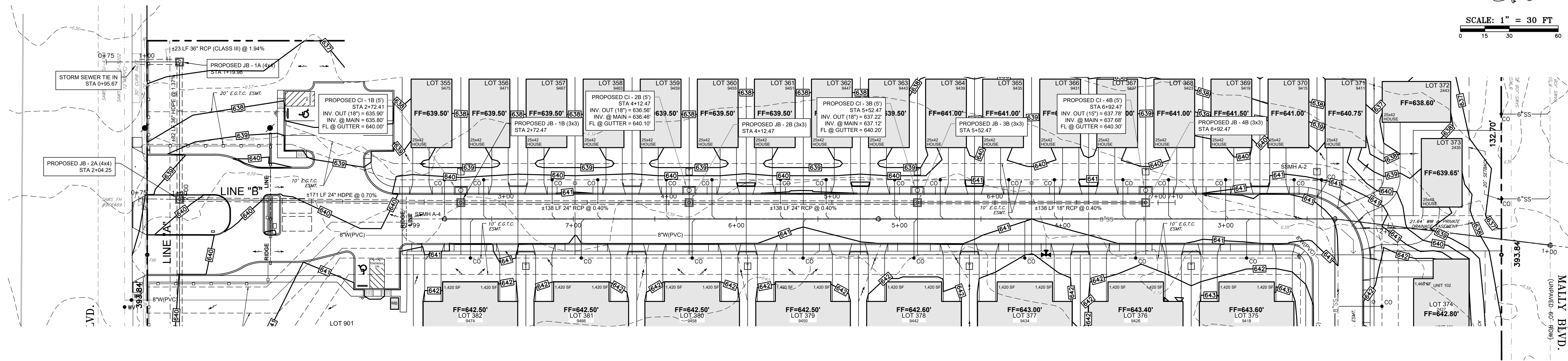
DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO

JOB # 806-02
DWG NAME 806-02 (9) STORM SEWER PLAN & PROFILE

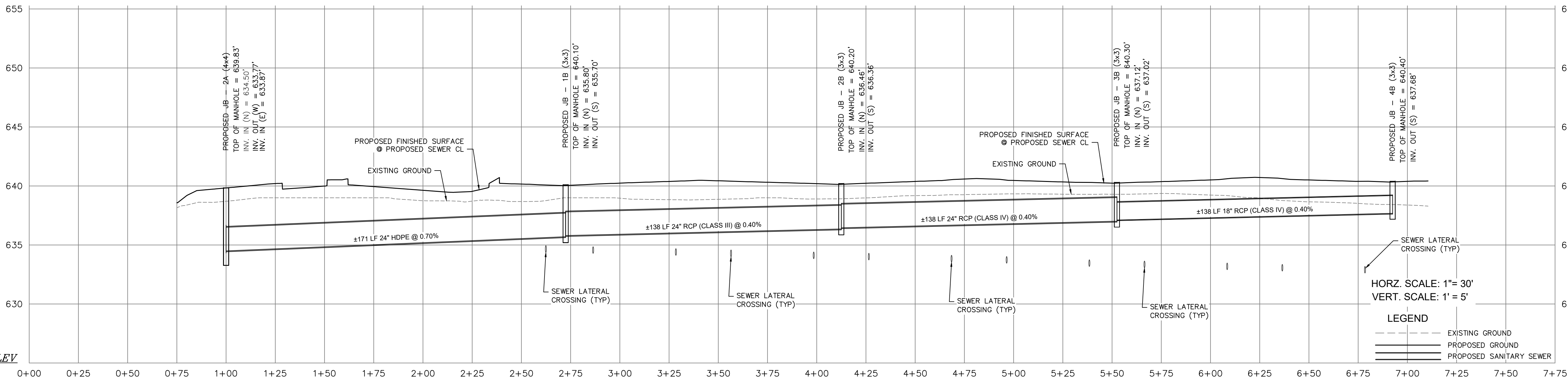
SHEET

9

SCALE: 1" = 30 FT
0 15 30 60



STORM SEWER PLAN & PROFILE LINE B



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE --- IN FEET
- EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (MATERIAL)
- EXISTING WATER LINE (MATERIAL)
- EXISTING OVERHEAD/UNDERGROUND ELECTRIC
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED UTILITY POLE
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED WATER METER
- EXISTING/PROPOSED CLEAN OUT
- EXISTING/PROPOSED SEWER MANHOLE
- EXISTING CONCRETE/ASPHALT
- PROPOSED CONCRETE/ASPHALT
- PROPOSED FENCE
- PROPOSED WATER LINE (MATERIAL)
- PROPOSED SANITARY SEWER (8" PVC)
- PROPOSED STORM PIPE
- PROPOSED STREET LIGHT

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAMS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAMS SSMH #57255
ELEV. = 638.90'

TEMPORARY BM #3: SAMS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

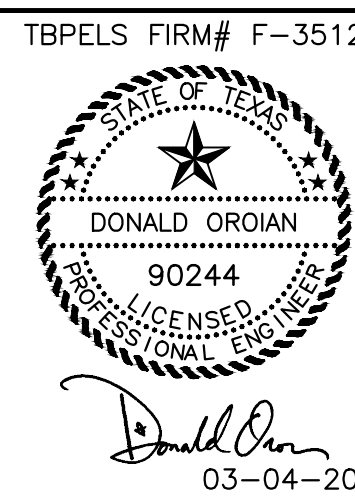
BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NCB 11134
VILLARET COMMONS
PLAT ID# 24-11800363

STORM SEWER NOTES:

- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION.
- VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
- UNLESS OTHERWISE SPECIFIED ON PLANS, THE FOLLOWING STORM SEWER PIPE ARE ALLOWABLE (WITH MANUFACTURER'S SPECIFICATIONS FOR BACKFILL FOLLOWED):
 - 12" THRU 48" RCP, D-LOAD DESIGN (MIN. CLASS III RCP PIPE)
 - 6" THRU 12" PVC, SDR 35 OR SCH. 40
 - 12" THRU 18" GALVANIZED CORRUGATED METAL (2-2/3"x1/2" CORRUGATED)
 - 12" THRU 48" "ULTRAFLO" SPIRAL RIB PIPE (AASHTO M-36 TYPE I.R. WITH GALVANIZED STEEL AS PER AASHTO M-218)
 - 6" THRU 36", HDPE
- ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST (OLDCASTLE PRECAST OR EQUIVALENT).
- GRATE INLETS LOCATED IN THE PEDESTRIAN ACCESS ROUTE OR HIGH TRAFFIC AREAS SHALL BE ADA COMPLIANT.
- ALL STORM SEWER PIPE LOCATED BENEATH ASPHALT OR CONCRETE PAVING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO ENSURE H-20 TRAFFIC LOADING.

TRENCH EXCAVATION SAFETY PROTECTION:

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



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728 A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

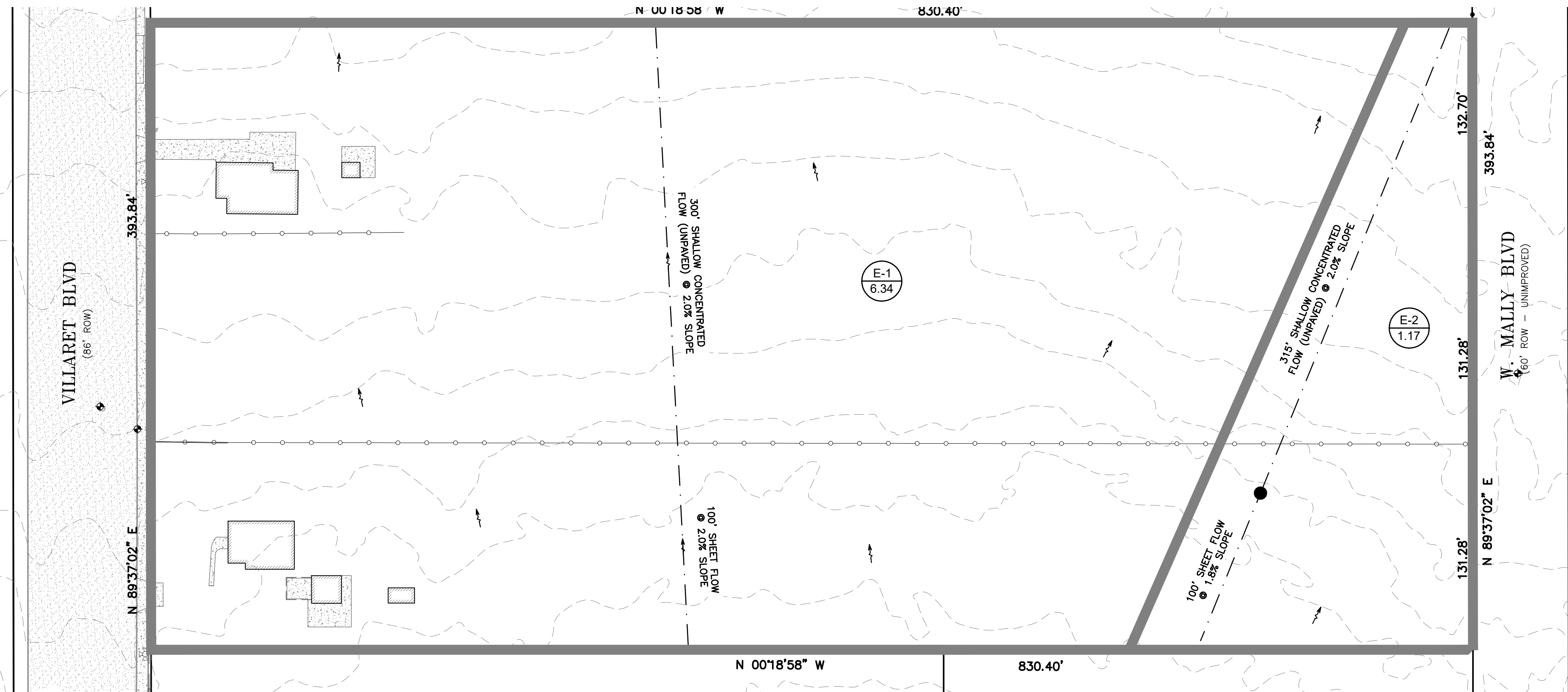
STORM SEWER PLAN & PROFILE LINE B

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

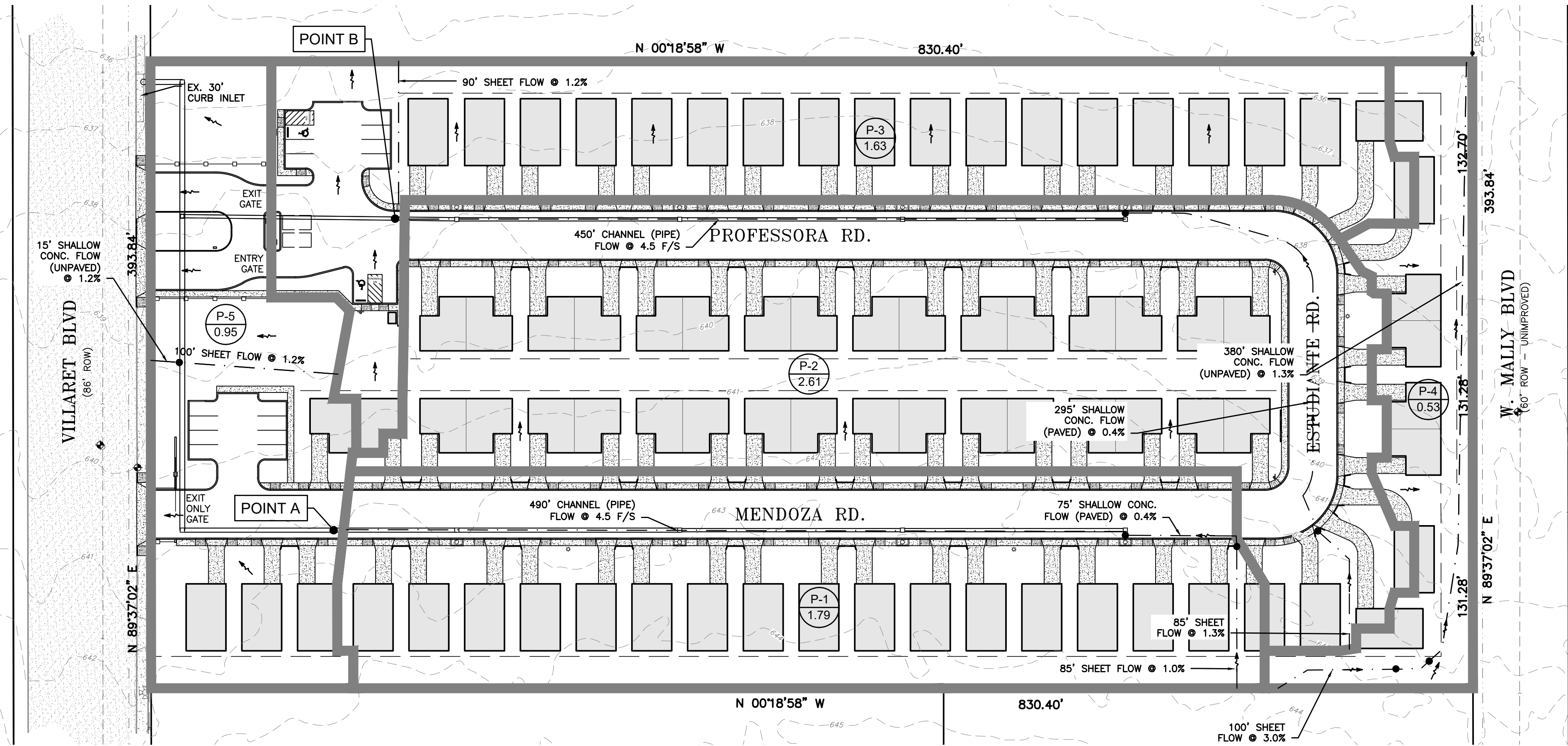
DRAWN/CHECK DATE: 10/14/2024
BY: AL/DO
JOB #: 806-02
DWG NAME: 806-02 (9) STORM SEWER PLAN & PROFILE

SHEET

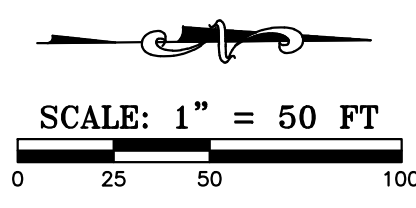
10



EXISTING DRAINAGE AREA MAP



PROPOSED DRAINAGE AREA MAP

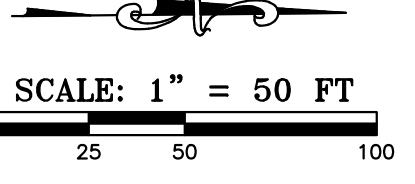


EXISTING CONDITIONS:

IMPERVIOUS COVER AREA
EX. BUILDING = 3,340 SF (0.077 AC) +
EX. PAVING & SIDEWALK = 2,715 SF (0.062 AC)
TOTAL = 6,055 SF (0.139 AC OUT OF 7.51 AC) = 1.85% I.C.

LEGEND

- DA1 XXX DRAINAGE AREA ACREAGE
- DRAINAGE AREA BOUNDARY
- FLOWLINE PATH
- DRAINAGE FLOW ARROWS



LEGEND

- DA1 XX DRAINAGE AREA ACREAGE
- DRAINAGE AREA BOUNDARY
- FLOWLINE PATH
- DRAINAGE FLOW ARROWS

PROPOSED CONDITIONS:

IMPERVIOUS COVER AREA
PROP. BUILDING = 77,023 SF (1.768 AC) +
PROP. PAVING & SIDEWALK = 81,788 SF (1.877 AC)
TOTAL = 158,811 SF (3.65 AC OUT OF 7.508 AC) = 48.55% I.C.

TR-55 Time of Concentration Worksheet

EXISTING / PROPOSED / ULTIMATE DEVELOPMENT CONDITIONS

		ONSITE					
		(Exist.)	(Exist.)	(Prop./Ult.)	(Prop./Ult.)	(Prop./Ult.)	(Prop./Ult.)
Sheet Flow	n =	E-1	E-2	P-1	P-2	P-3	P-5
Sheet Flow	L =	0.15	0.15	0.15	0.15	0.15	0.15
Sheet Flow	P ₂ =	3.91	3.91	3.91	3.91	3.91	3.91
Sheet Flow	S =	0.020	0.020	0.010	0.012	0.030	0.012
Shallow Flow	L _{unpaved} =	300	315	75	295	380	15
Shallow Flow	L _{paved} =						
Shallow Flow	S _{unpaved} =	0.02	0.02			0.013	0.012
Shallow Flow	S _{paved} =			0.004	0.004		
Channel Flow	L _{channel} =			490	450		
Channel Flow	velocity =			4.5	4.5		

Calculated Times of Concentration

Calculated Sheet Flow	8.86	8.86	10.27	9.25	9.99	7.54	10.87
Sheet Flow [unpaved]	8.86	8.86	10.27	9.25	9.99	7.54	10.87
Sheet Flow [paved]	2.19	2.30		3.82	1.67	3.44	0.14
Channel Flow			0.97	1.81			

Total Time of Concentration (min.) 11.1 11.2 13.1 14.7 10.0 11.0 11.0
*As per COSA UDC, Sheet Flow has 5 minute minimum and 20 minute maximum requirement.

Composite Coefficient "c" value

- c = 0.39 for undeveloped/landscape areas (over 75% grass cover, from 1% to 3% slopes)
- c = 0.57 for large lot built residential areas (from 1% to 3% slopes)
- c = 0.67 for average built residential areas (from 1% to 3% slopes)
- c = 0.77 for closely built residential areas or school sites (from 1% to 3% slopes)
- c = 0.96 for commercial/industrial/roadway areas (from 1% to 3% slopes)

Existing Conditions

E-1 Composite "c" [2% Large lot SF Residential, 98% Undeveloped]
(Impervious Cover x 0.96 + Undeveloped x 0.39) / Total Area
(0.14 x 0.96 + 7.37 x 0.39) / 7.51 = **0.53**

Proposed P-1 "c" = **0.77** (closely built residential, 1% to 3% slope)

RATIONAL METHOD HYDROLOGY (ONSITE)

Existing / Proposed / Ultimate Development

		Onsite Area							
		(Existing)		(Proposed/Ultimeate)					
		E-1	E-2	(acres)	P-1	P-2	P-3	P-4	P-5
Area=		6.34	1.17		1.79	2.61	1.65	0.53	0.95
"c"=		0.39	0.39		0.77	0.77	0.77	0.77	0.77
tc=		11.1	11.2	(min)	13.1	14.7	10.0	11.0	11.0
I ₅		6.01	5.99	(in/hr)	5.60	5.29	6.24	6.03	6.02
I ₂₅		8.41	8.38	(in/hr)	7.80	7.32	8.76	8.44	8.43
I ₁₀₀		10.52	10.47	(in/hr)	9.74	9.12	10.95	10.55	10.53
Q ₅		14.86	2.73	(cfs)	7.72	10.63	7.93	2.46	4.40
Q ₂₅		20.80	3.82	(cfs)	10.75	14.70	11.13	3.44	6.16
Q ₁₀₀		26.01	4.78	(cfs)	13.42	18.34	13.91	4.30	7.71

Flowrate Differential	
Ex vs. Prop	E-2 vs. P-4
Overall	(to Mally)
Q ₅ = 18.28	-0.27
Q ₂₅ = 25.38	-0.38
Q ₁₀₀ = 31.67	-0.48

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION (IN FEET)
- EXISTING CONC. CURB
- EXISTING SANITARY SEWER LINE (WATERAL)
- EXISTING WATER LINE (WATERAL)
- EXISTING OVERHEAD/UNDERGROUND ELECTRIC
- EXISTING/PROPOSED FIRE HYDRANT
- EXISTING/PROPOSED UTILITY POLE
- EXISTING/PROPOSED WATER VALVE
- EXISTING/PROPOSED WATER METER
- EXISTING/PROPOSED CLEAN OUT
- EXISTING/PROPOSED SEWER MANHOLE
- EXISTING CONCRETE/ASPHALT
- PROPOSED CONCRETE/ASPHALT
- PROPOSED FENCE

BENCHMARK

BENCHMARK #1: CHISELED SQUARE
ELEV. = 639.95'

TEMPORARY BM #1: SAWS SSMH #51987
ELEV. = 632.90'

TEMPORARY BM #2: SAWS SSMH #37255
ELEV. = 638.90'

TEMPORARY BM #3: SAWS SSMH #51988
ELEV. = 639.70'

NOTE:
NOTED BM'S (BENCHMARKS) ON THESE PLANS ARE BASED ON SURVEY INFORMATION PROVIDED TO ENGINEER. CONTRACTOR TO FIELD VERIFY ACCURACY OF ANY NOTED/SUGGESTED BM'S PRIOR TO CONSTRUCTION. IF DESIRED, REQUESTED ADDITIONAL BM'S SHALL BE COORDINATED WITH LISTED PROJECT SURVEYOR AS A SEPARATE PAY ITEM.

LEGAL DESCRIPTION

BEING A TOTAL OF 7.508 ACRES OF LAND PLATTED AS A PORTION OF LOT 338, MAYFIELD PARK, RECORDED IN VOLUME 980, PAGES 94-95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 338-A, MAYFIELD PARK, RECORDED IN VOLUME 7500, PAGE 159, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPOSED LOTS 355-415, AND LOT 901
BLOCK 35, NGB 111134
VILLARET COMMONS
PLAT ID# 24-11800363

DRAINAGE AREA MAP

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

SHEET

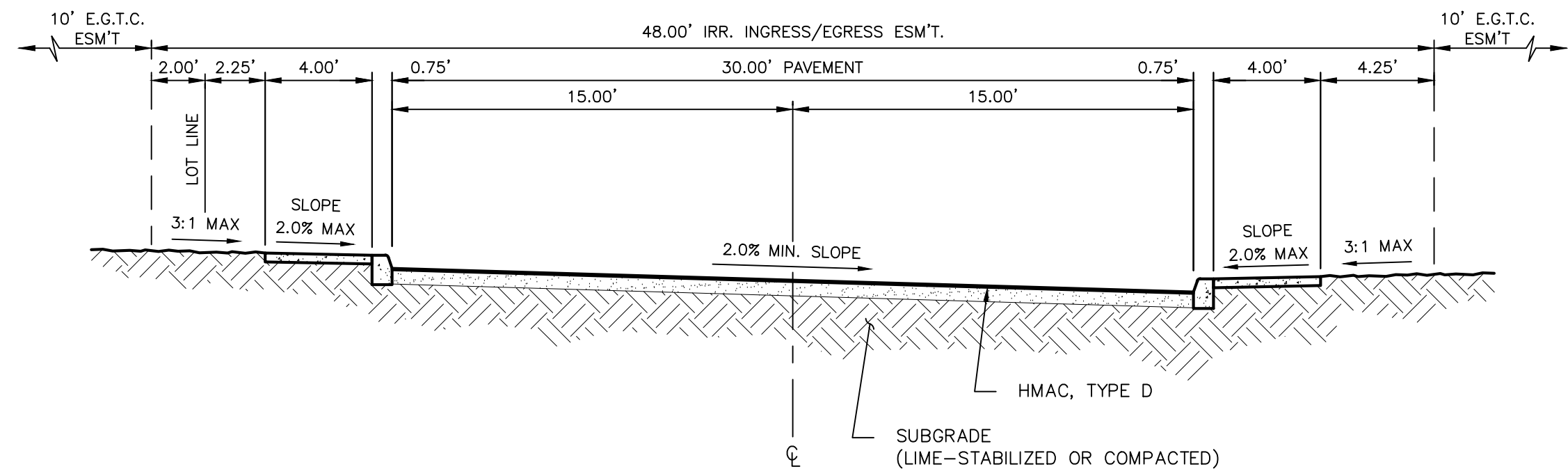
11

DRAWN/CHECK BY: AL/DO DATE: 10/14/2024 JOB #: 806-02 DWG NAME: 806-02 (11) DRAINAGE AREA MAP

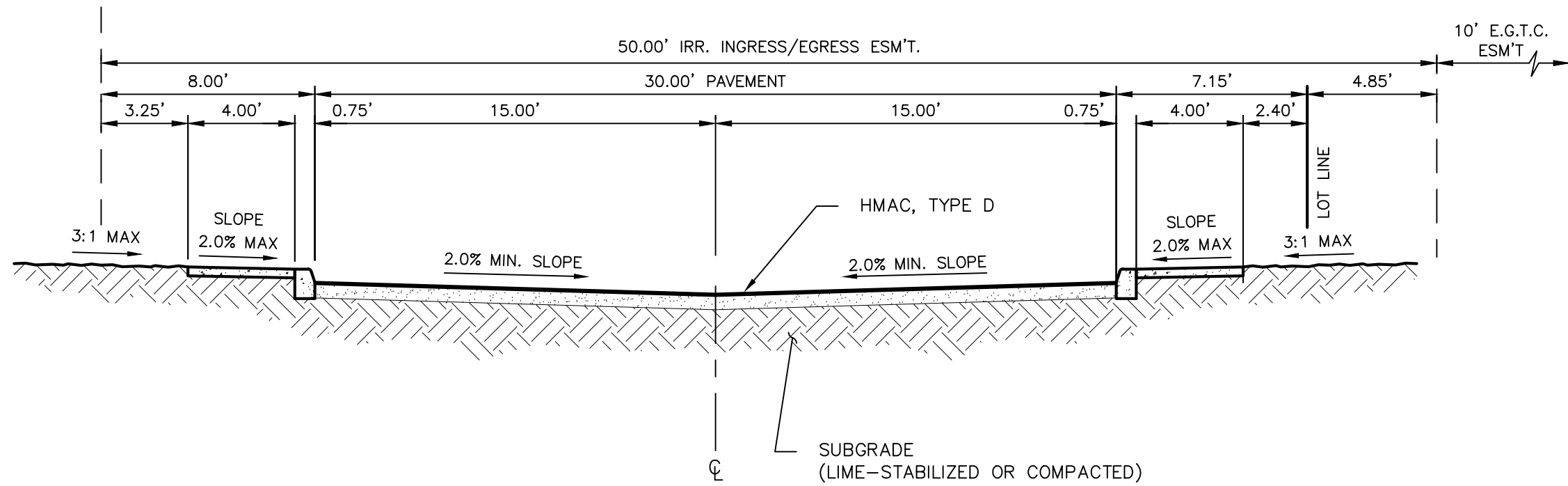
REVISION	DESCRIPTION	DATE
1	REVISED PER COSA REVIEW COMMENTS	3-4-25
2	REVISED PER COSA REVIEW COMMENTS	1-7-25
ADA CONSULTING GROUP, INC. 221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216 (210) 340-5670 FAX: (210) 340-5728 A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512) © COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.		

811
Know what's below.
Call before you dig.
One free, easy call gets you the utility lines marked
AND helps protect you from injury and expense.
Call 811 or visit call811.com for more information.
Common Ground Alliance.

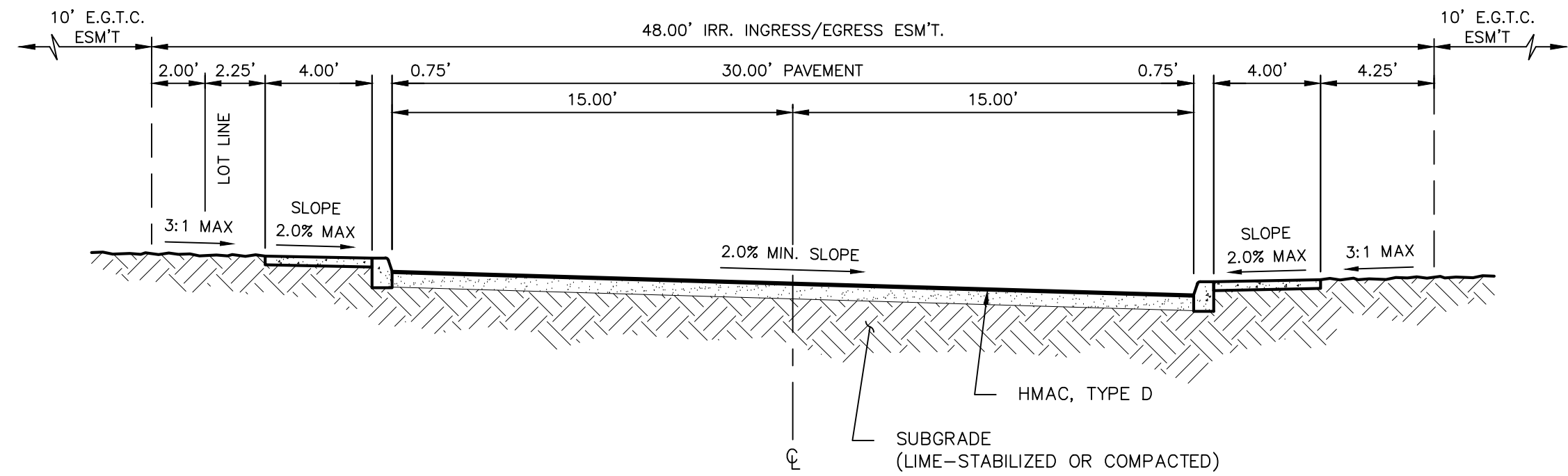
BPELS FIRM# F-3512
DONALD OROJAN
90244
LICENSED PROFESSIONAL ENGINEER
03-04-2025



STREET SECTION "A-A"
TYPICAL FOR PROFESSORA RD.
SCALE: 1" = 5'



STREET SECTION "B-B"
TYPICAL FOR ESTUDIANTE RD.
SCALE: 1" = 5'



STREET SECTION "C-C"
TYPICAL FOR MENDOZA RD.
SCALE: 1" = 5'

CONSTRUCTION NOTES:

- SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF LIME OR CEMENT.
- THE AMOUNT OF LIME REQUIRED TO ADEQUATELY STABILIZE THE SUBGRADE IN THE FILL AREAS NEEDS TO BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION.
- FILL AREAS WITHIN STREET SECTIONS SHALL COMPLY WITH GEOTECHNICAL REPORT REQUIREMENTS AS FOLLOWS: IMPORTED AND/OR NATIVE SUBGRADE MATERIAL SHALL HAVE CBR (CALIFORNIA BEARING RATIO) VALUE OF THREE PERCENT (3%) AND A PI VALUE OF 20 OR LOWER BY UTILIZING LIME TREATMENT AS NECESSARY (IF SUBGRADE HAS PI OF 20 OR LESS, IT DOES NOT REQUIRED LIME TREATMENT). ADDITIONALLY, THE CBR OF THE FILL MATERIAL SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD IF IT CONSISTS OF EXPANSIVE CLAYS (PI > 20).

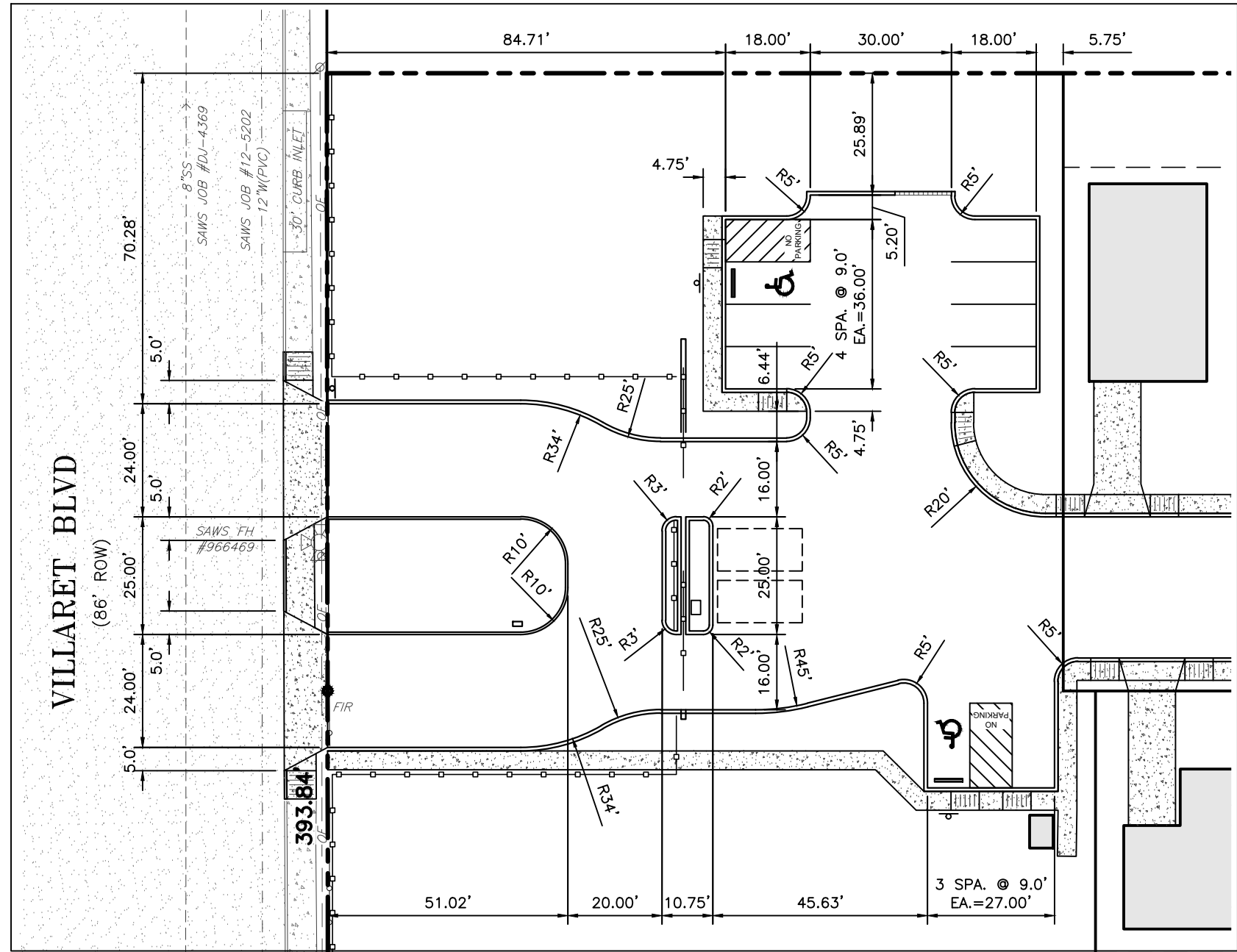
NOTE:

STREET PAVEMENT DESIGN REFLECTED PER THIS DETAIL SUMMARIZED FROM BURGE ENGINEERING & ASSOCIATES GEOTECHNICAL ENGINEERING STUDY (BEA PROJECT #12-24-0302 DATED 7-2-2024). BASED ON GEOTECHNICAL REPORT AND PROPOSED STREET PLAN & PROFILES, PROPOSED STREET (PUBLIC AND PRIVATE) SHALL BE CONSTRUCTED REFERENCING TABLE SHOWN FOR LOCAL A RESIDENTIAL STREET. FOR LIME STABILIZATION, APPLICATION RATE IS APPROXIMATELY 18 LBS./SQ. YD. FOR A SIX (6) INCH FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

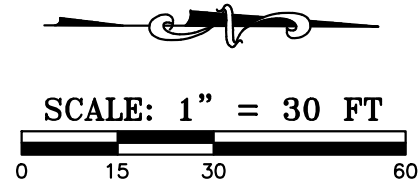
PAVEMENT MATERIAL	USE MEDIUM DUTY FOR INTERIOR ROADS THIS PROJECT		
	LIGHT DUTY PAVEMENT SECTION THICKNESS, (INCH)	MEDIUM DUTY PAVEMENT SECTION THICKNESS, (INCH)	HEAVY DUTY PAVEMENT SECTION THICKNESS, (INCH)
REINFORCED CONCRETE	—	—	6
TYPE D, HOT MIX ASPHALTIC CONCRETE	1.5	1.5	—
CRUSHED LIMESTONE BASE	7	11	NOTE 1
LIME STABILIZED SUBGRADE	6	6	6

NOTE 1: ALTHOUGH NOT REQUIRED AS A STRUCTURAL LAYER, CRUSHED LIMESTONE BASE MAY BE USED AS A LEVEL-UP COURSE.

TYPICAL STREET CONSTRUCTION NOTES
NOT TO SCALE



DETAIL "A"
VILLARET ENTRANCE/EXIT
SCALE: 1" = 30'



PAVEMENT CONSTRUCTION NOTES:

PAVEMENT DESIGN AND CONSTRUCTION SHALL ADHERE TO ALL RECOMMENDATIONS PROVIDED ON PROJECT GEOTECHNICAL REPORT: BURGE ENGINEERING & ASSOCIATES GEOTECHNICAL ENGINEERING STUDY (BEA PROJECT #12-24-0302 DATED 7-2-2024) FOR "MEDIUM DUTY PAVEMENT SECTION". IN THE ABSENCE OF INSTRUCTION FOUND ON THE PROJECT GEOTECHNICAL REPORT OR AS DIRECTED IN THE FIELD BY ENGINEERING STAFF OF THE PROJECT GEOTECHNICAL CONSULTANT, 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" 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);

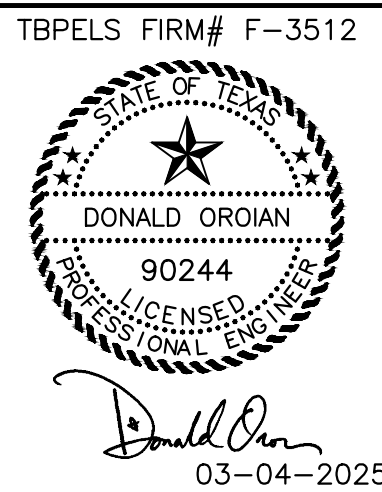
•CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).

•VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.

STREET DETAILS

VILLARET COMMONS
1507-1527 W. VILLARET BLVD.
SAN ANTONIO, TX 78224

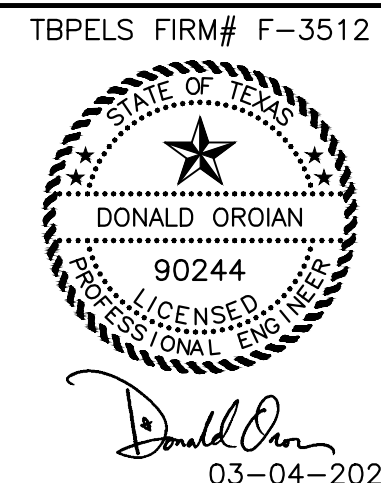
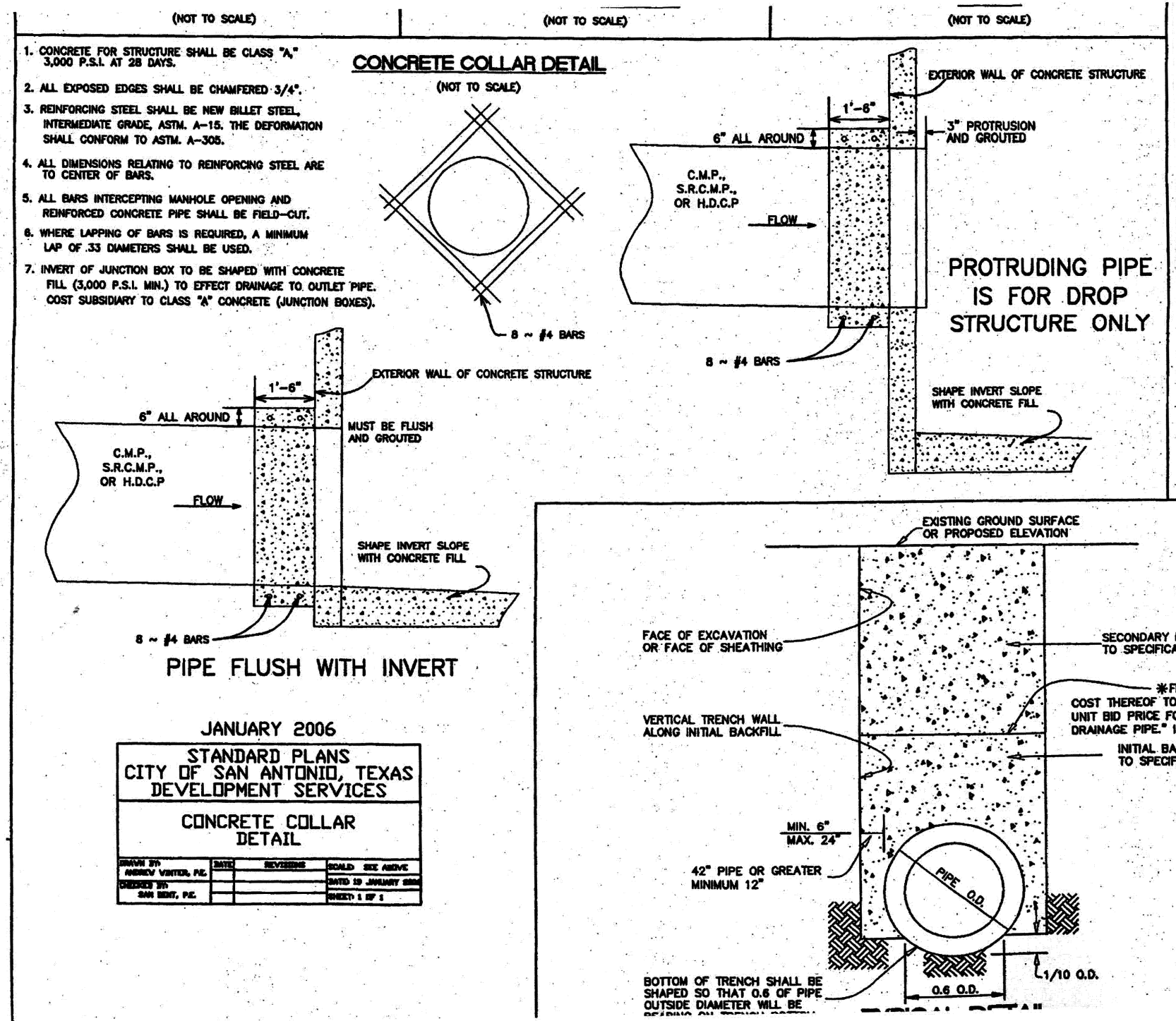
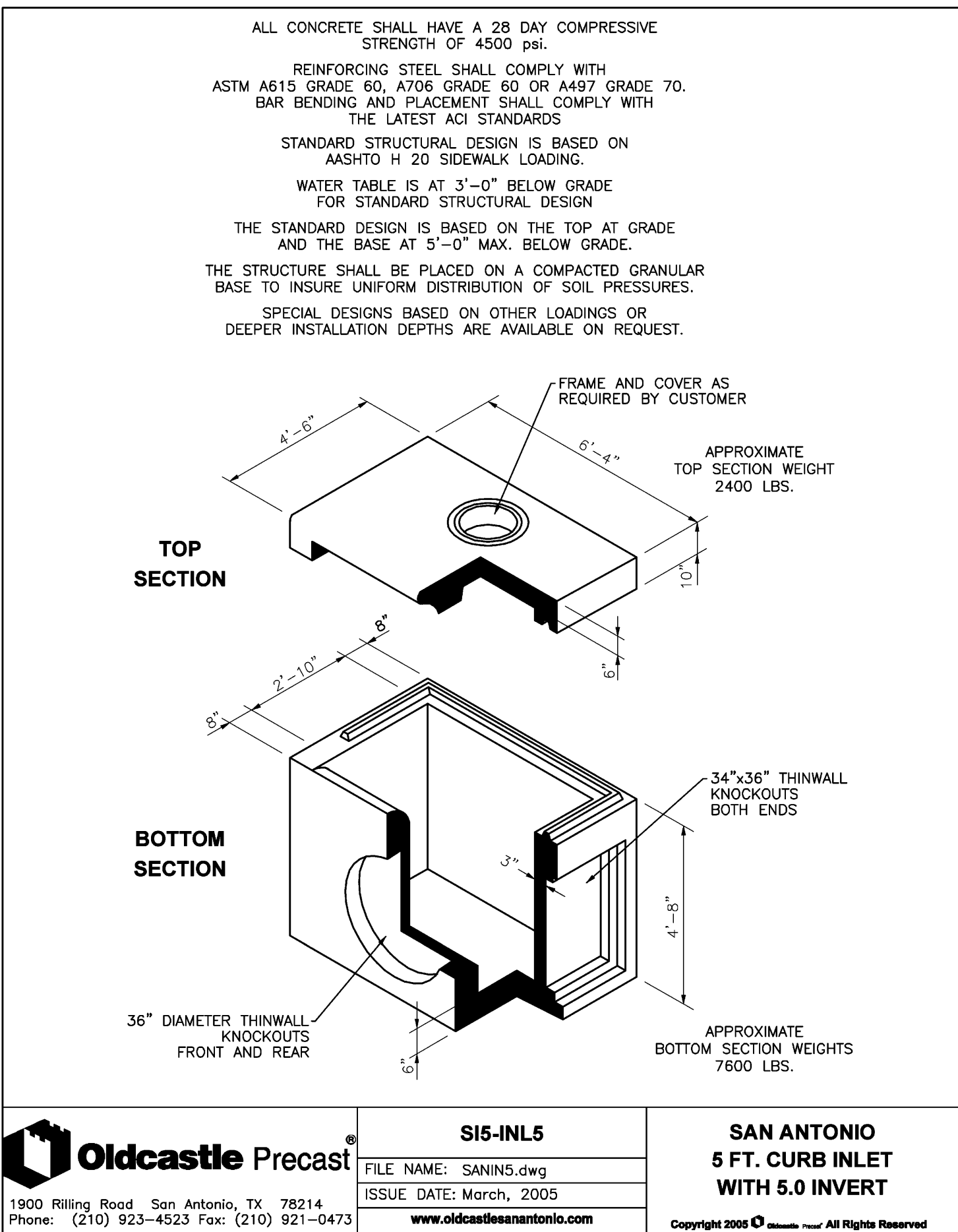
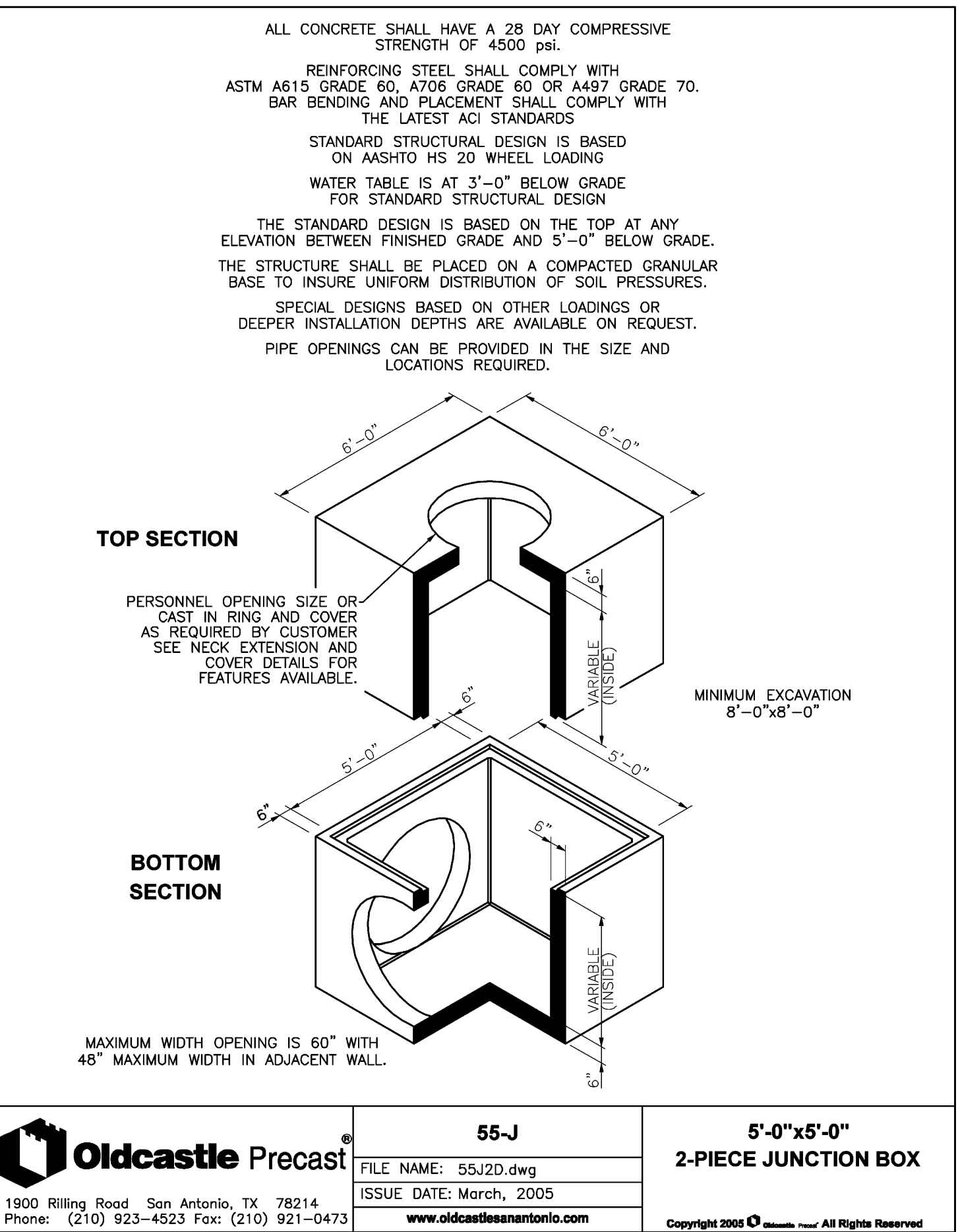
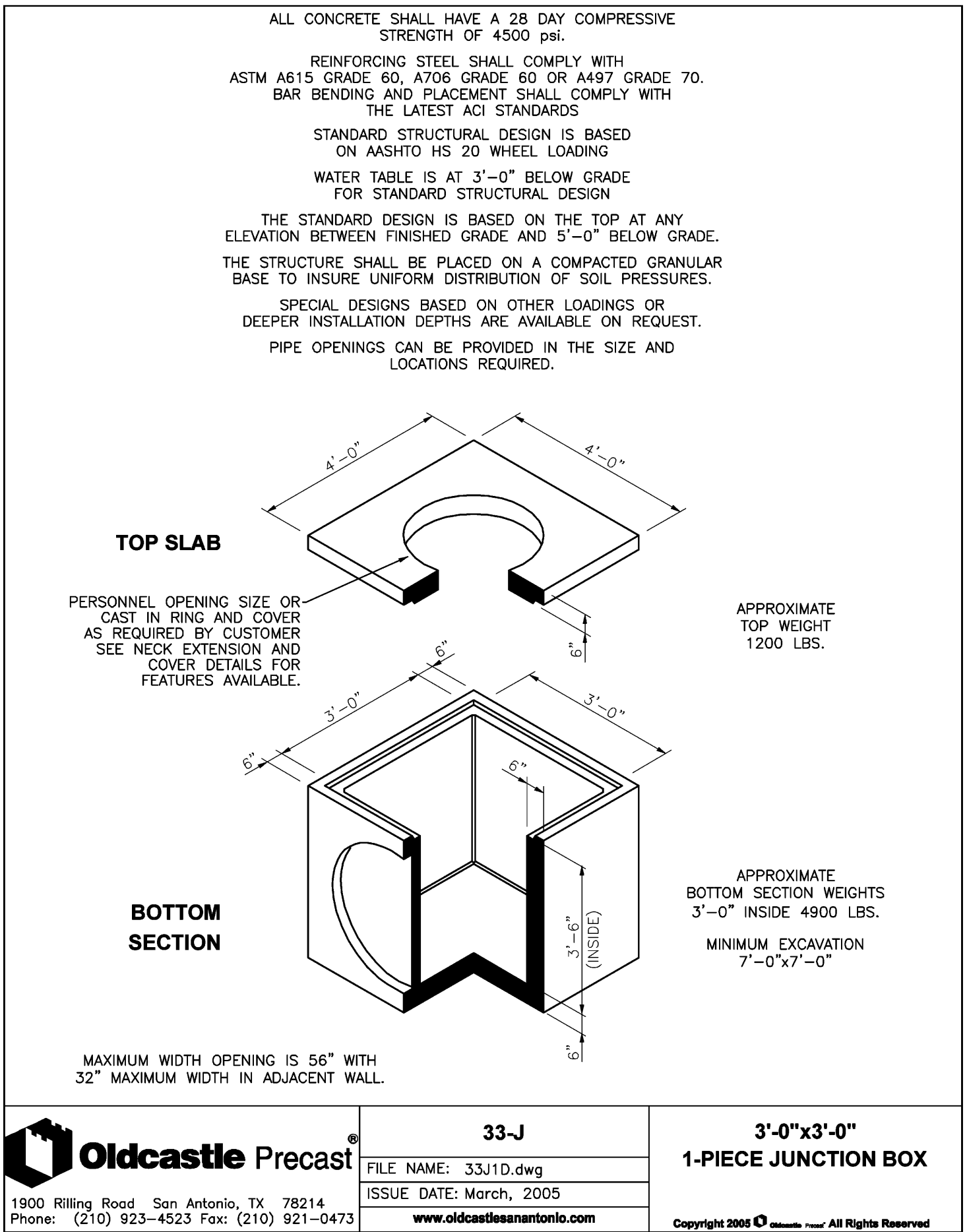
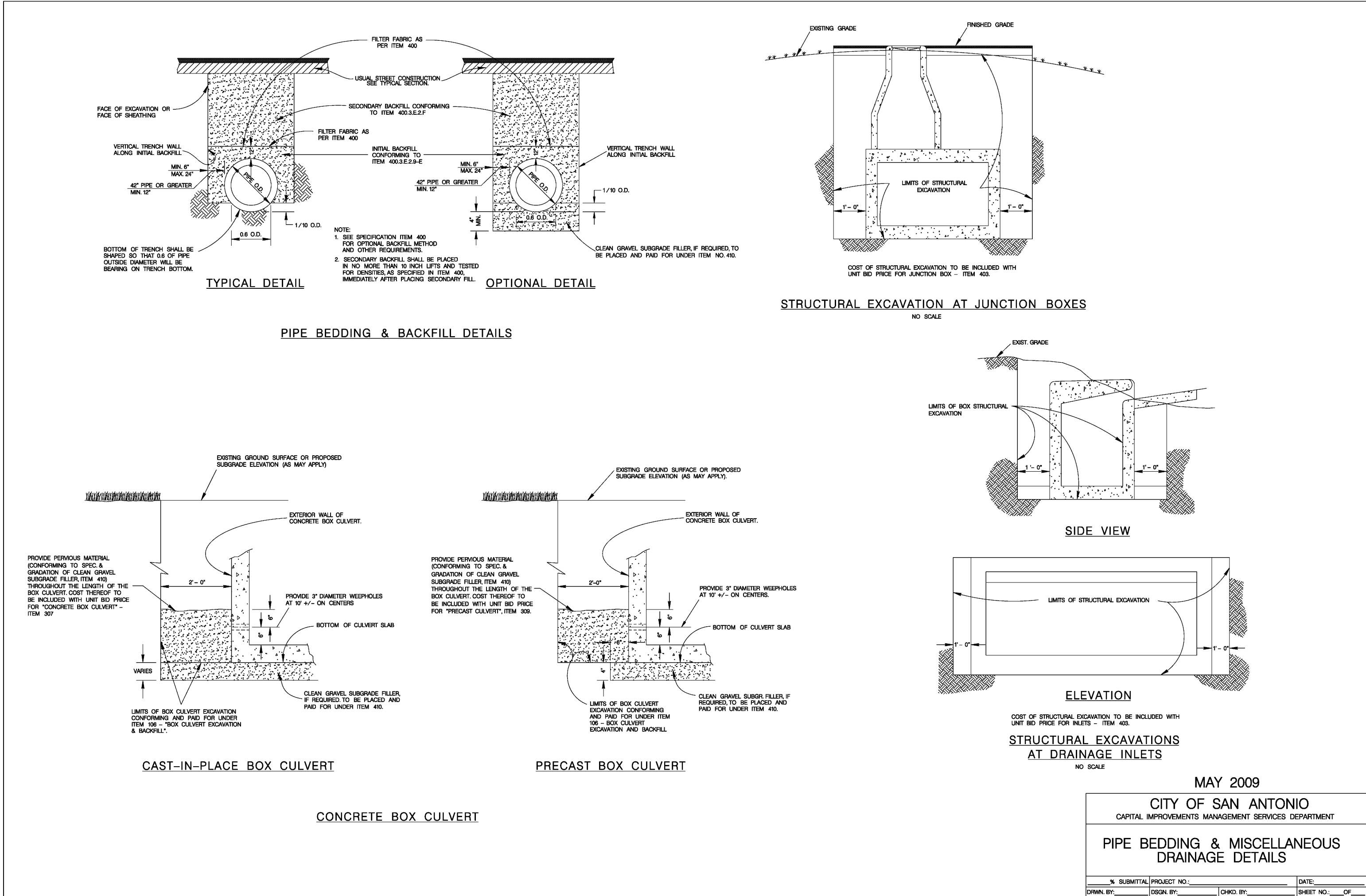
SHEET
13



REVISION	DESCRIPTION	DATE
—	REVISD PER COSA REVIEW COMMENTS	3-4-25
—	REVISD PER COSA REVIEW COMMENTS	1-7-25

ADA CONSULTING GROUP, INC.
221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728
A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.

DRAWN/CHECK BY: AL/DO	DATE: 10/14/2024	JOB #: 806-02	DWG NAME: 806-02 (13) STREET & DRAINAGE DETAILS
-----------------------	------------------	---------------	---



REVISION	DESCRIPTION	DATE
-	REVISED PER COSA REVIEW COMMENTS	3-4-25
-	REVISED PER COSA REVIEW COMMENTS	1-7-25

ADA CONSULTING GROUP, INC.

221 W. RHAPSODY, STE. 102 SAN ANTONIO, TX 78216
(210) 340-5670 FAX: (210) 340-5728

A TEXAS REGISTERED ENGINEERING FIRM (REGISTRATION NO. F-3512)
© COPYRIGHT 2025 ADA CONSULTING GROUP, INC., ALL RIGHTS RESERVED.

STORM DRAINAGE DETAILS		
VILLARET COMMONS 1507-1527 W. VILLARET BLVD. SAN ANTONIO, TX 78224		
DRAWN/CHECK BY: AL/DO	DATE: 10/14/2024	JOB #: 806-02 DWG NAME: 806-02 (15) STORM DRAINAGE DETAILS