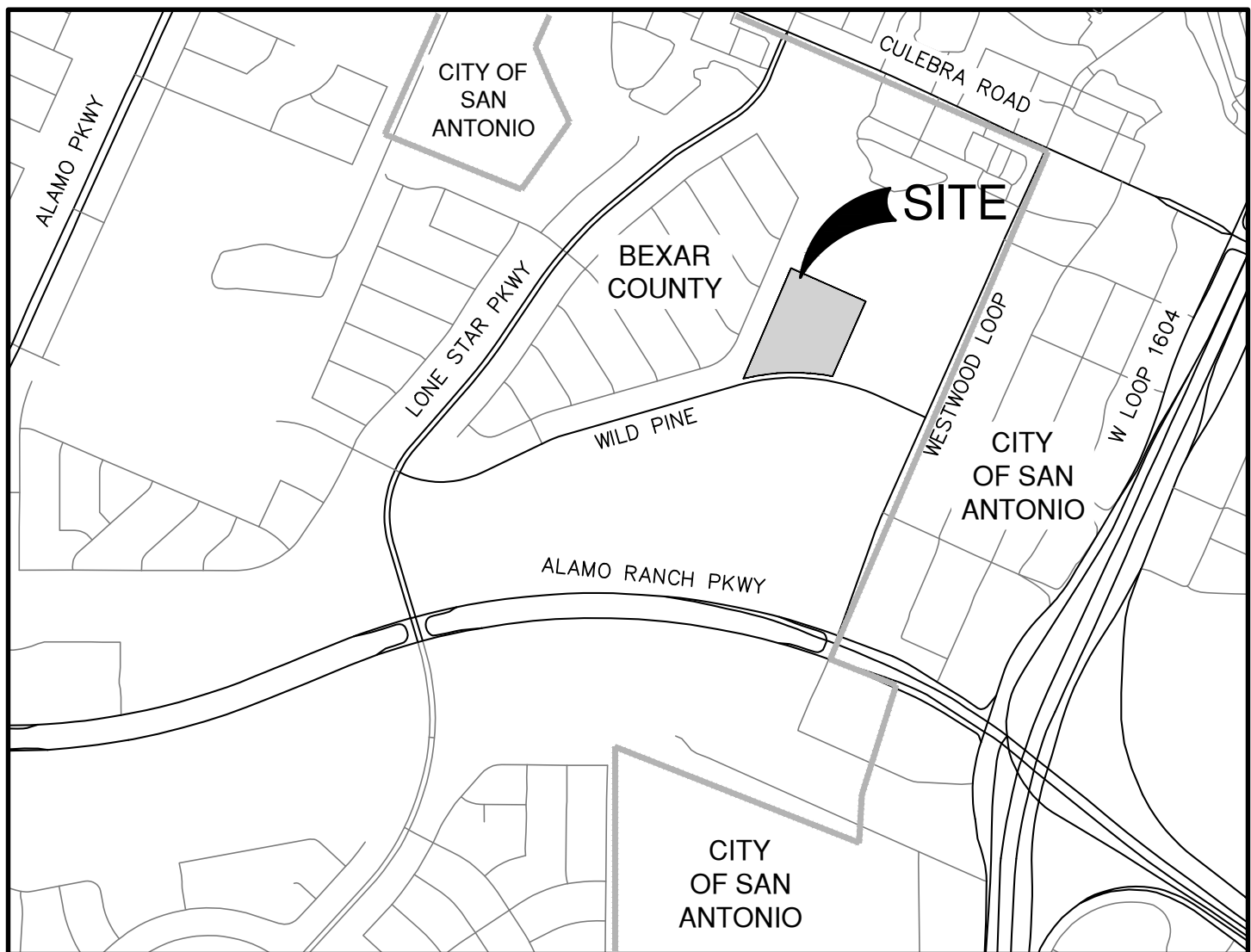


# WILD PINE

## SAN ANTONIO, TEXAS

### CIVIL CONSTRUCTION PLANS



LOCATION MAP  
NOT-TO-SCALE

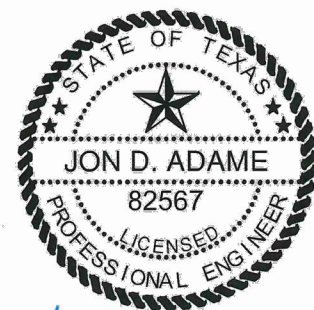
PREPARED FOR:

WILD PINE SAN ANTONIO LLC  
440 LOUISIANA, STE 952  
HOUSTON, TX 77002

DECEMBER 2025

**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



*Jon D. Adame*  
12-31-25

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OVERALL MASTER DRAINAGE PLAN	C1.00
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DRAIN "B" ~ STA. 1+00.00 TO END	C1.02
DRAIN "C" ~ STA. 1+00.00 TO END	C1.03
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#### WATER (PRESSURE ZONE PZ 1111 MIDDLE)

DEVELOPER'S NAME: WILD PINE SAN ANTONIO LLC	
ADDRESS: 440 LOUISIANA, STE 952	
CITY: HOUSTON	STATE: TX ZIP: 77002
PHONE# (540)305-4056	FAX#
SAWS BLOCK MAP# 090602 TOTAL EDU'S 28.5 TOTAL ACREAGE 9.606	
TOTAL LINEAR FOOTAGE OF PIPE: PRIVATE PLAT NO. 25-11800373	
NUMBER OF LOTS 26 SAWS JOB NO. CTR-346875	

#### SEWER (ALAMO RANCH & WESTWINDS TRACT)

DEVELOPER'S NAME: WILD PINE SAN ANTONIO LLC	
ADDRESS: 440 LOUISIANA, STE 952	
CITY: HOUSTON	STATE: TX ZIP: 77002
PHONE# (540)305-4056	FAX#
SAWS BLOCK MAP# TOTAL EDU'S 28.5 TOTAL ACREAGE 9.606	
TOTAL LINEAR FOOTAGE OF PIPE: PRIVATE PLAT NO. 25-11800373	
NUMBER OF LOTS 26 SAWS JOB NO. CTR-346875	

SHEET C0.00



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.
7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPORTABLE TREES PRIOR TO REMOVAL.
8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.

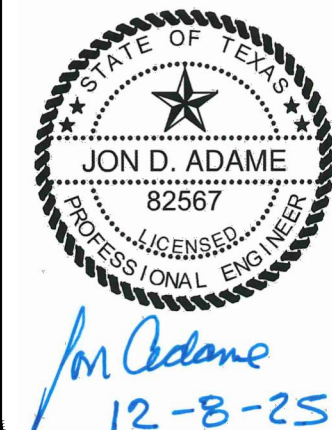
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR SUPPLEMENTAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND WHITE ON CONCRETE UNLESS OTHERWISE NOTED ON THE DRAWINGS.
6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
10. ALL CURBS WITHIN PRIVATE PROPERTY SHALL BE 6" HIGH AND ALL CURBS WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE 7" HIGH UNLESS OTHERWISE NOTED.
11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' X 18' AND STANDARD PARALLEL PARKING STALLS ARE 9' X 24' UNLESS OTHERWISE NOTED.

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. DRAWINGS DO NOT SHOW ALL EXISTING UTILITIES. ALL EXISTING UTILITY SHALL BE VERIFIED IN THE FIELD WHETHER SHOWN ON THIS PLAN OR NOT (PRIOR TO INSTALLATION OF ANY NEW LINES).
3. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES
4. CONTRACTOR SHALL CALL FOR THE LOCAL JURISDICTIONAL INSPECTIONS AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL JURISDICTION WITH REGARDS TO MATERIALS AND INSTALLATION OF THE UTILITIES AND STORM DRAINS.
6. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS, SPECIFICATIONS AND ALL TESTING.
7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
  - A. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR CONSTRUCTION"
  - B. CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
  - C. CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION"
  - D. CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE"
  - E. CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
8. STRUCTURE TRENCH WIDTH SHALL BE 2 FEET.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, PAVING, UTILITIES, AND OTHER STRUCTURES SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING STRUCTURES CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES FOR THE WATER SYSTEM WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO ALL APPLICABLE SAWS CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION SHALL BE BY THE CONTRACTOR ACCORDING TO THE SERVICE PROVIDER'S CONSTRUCTION SPECIFICATIONS.
3. ALL WATER LINES SHALL BE FIVE-FOOT (5') BURY UNLESS OTHERWISE NOTED.
4. ALL WATER LINES SHALL BE PVC PIPE UNLESS OTHERWISE INDICATED. ALL 6" - 12" INCH PVC WATER LINES SHALL BE CLASS 235 DR(18), MEETING AWWA 900 STANDARDS, ALL SERVICES 4 INCH AND SMALLER SHALL BE SCHEDULE 80 PVC. DUCTILE IRON WATER LINES SHALL BE CLASS 50.
5. ALL WATER LINES MUST BE INSTALLED A MINIMUM DISTANCE OF 9-Feet HORIZONTALLY FROM SANITARY SEWER MAINS AND LATERALS. ALL VERTICAL CROSSINGS MUST CONFORM TO TCEQ, 30 TAC, CHAPTER 290, SEPARATION REQUIREMENTS AND METHODS. WHENEVER POSSIBLE ALL WATER LINES SHALL CROSS ABOVE SANITARY SEWER LINES.
6. THE CONTRACTOR SHALL PERFORM A HYDROSTATIC TEST ON THE FIRE LINE PER THE FIRE DEPARTMENT'S REQUIREMENTS. THE HYDROSTATIC TEST SHALL FOLLOW THE PROCEDURE LISTED IN THE LOCAL FIRE CODE.
7. ALL OTHER LINES SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, PER LOCAL JURISDICTIONAL REQUIREMENTS.
8. AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER WITH ALL FITTING-TO-FITTING DIMENSIONS, TYPES, AND MANUFACTURER OF MATERIALS USED AND LOCATIONS FOR ALL VALVES, BENDS, ETC.
9. THE SITE SHALL BE EXCAVATED OR FILLED TO SUBGRADE PRIOR TO THE CONSTRUCTION OF WATER AND FIRE LINES BY THE CONTRACTOR.
10. ALL SERVICES SHALL BE BROUGHT TO WITHIN 5 FEET OF THE BUILDING. BUILDING CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING.
11. REFER TO PLUMBING PLAN FOR LOCATION OF ALL WATER SERVICES TO BUILDING.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY FITTINGS FOR THE PROJECT INDICATED ON THE PLANS OR AS NEEDED AT NO ADDITIONAL PAYMENT.
13. CONTRACTOR SHALL PROVIDE TEMPORARY BLOWOFFS AS REQUIRED TO FACILITATE FLUSHING THE LINES AFTER THE TESTING AND DISINFECTION PROCESS.
14. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6" GATE VALVE, 6" VALVE BOX, ANCHOR BEND, AND ALL 6" DUCTILE IRON PIPE REQUIRED TO COMPLETE INSTALLATION. (DUCTILE IRON PIPE SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT.)
15. ALL FITTINGS SHALL BE MECHANICAL JOINT.
16. CONTRACTOR MUST BE AN APPROVED SAWS AND APPROVED FIRELINE CONTRACTOR.
17. ALL PIPE DIMENSIONS ARE APPROXIMATE ONLY.
18. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLETING AND COORDINATING ALL NECESSARY TESTS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED, THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BY MEANS OF MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO PROTECT ALL UTILITIES FROM DAMAGE. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCS, BANKS, LANDSCAPE LIGHTS, AND ALL OTHER UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO CALL 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE FROM THE CONTRACTOR'S WORK SHALL BE THE CONTRACTOR'S RESPONSIBILITY. 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 SHOWN ON THESE PLANS OR NOT.

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.



# PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

# GENERAL CONSTRUCTION NOTES

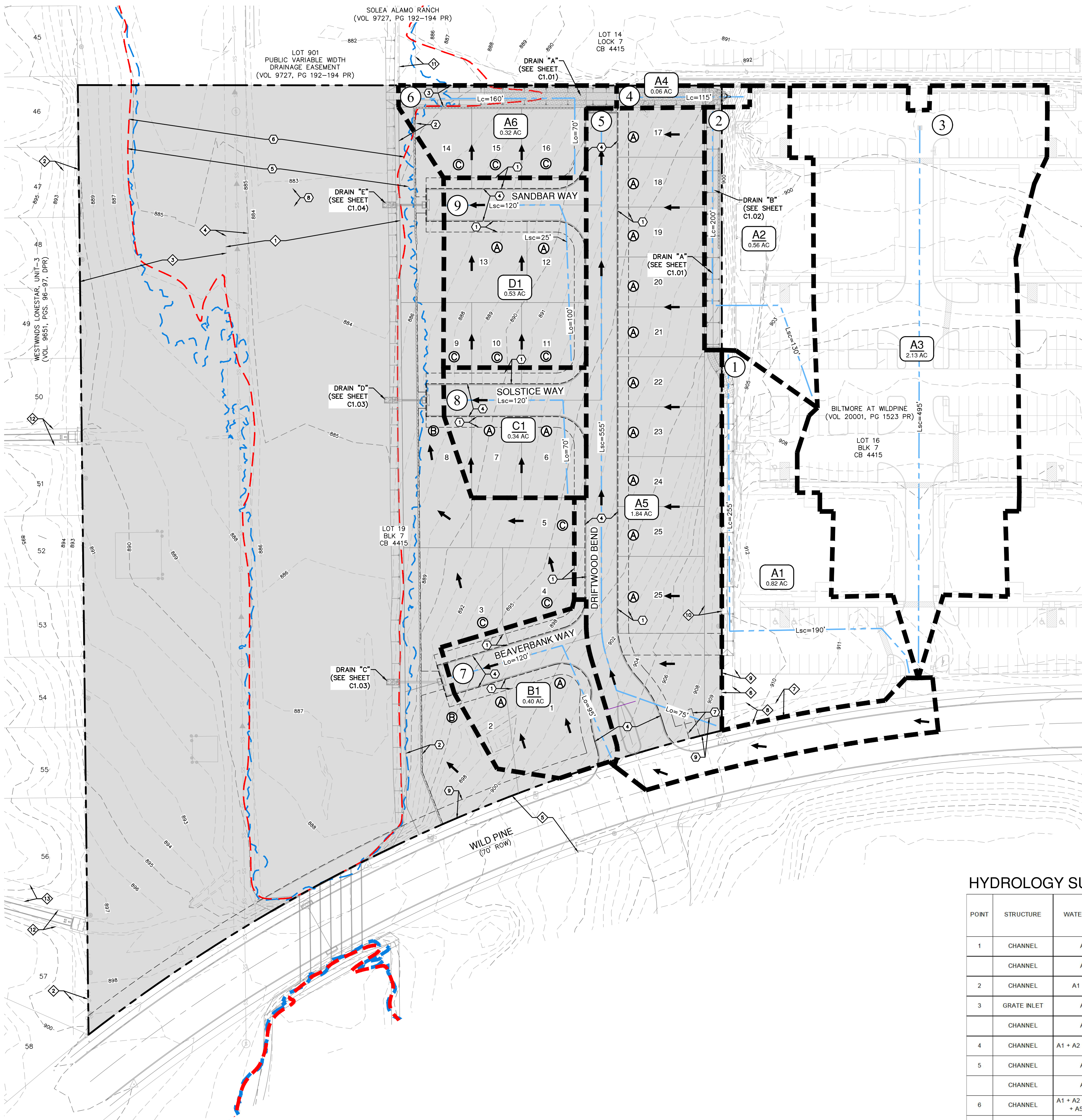
**WILD PINE**  
**SAN ANTONIO, TEXAS**

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER -  
CHECKED - DRAWN -  
SHEET C0.01



Date: Dec 31, 2025 11:39am User: ID: ccedriguez  
File: P:\165157\113\Design\GMA\SD04-1365733.dwg

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TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND 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!!

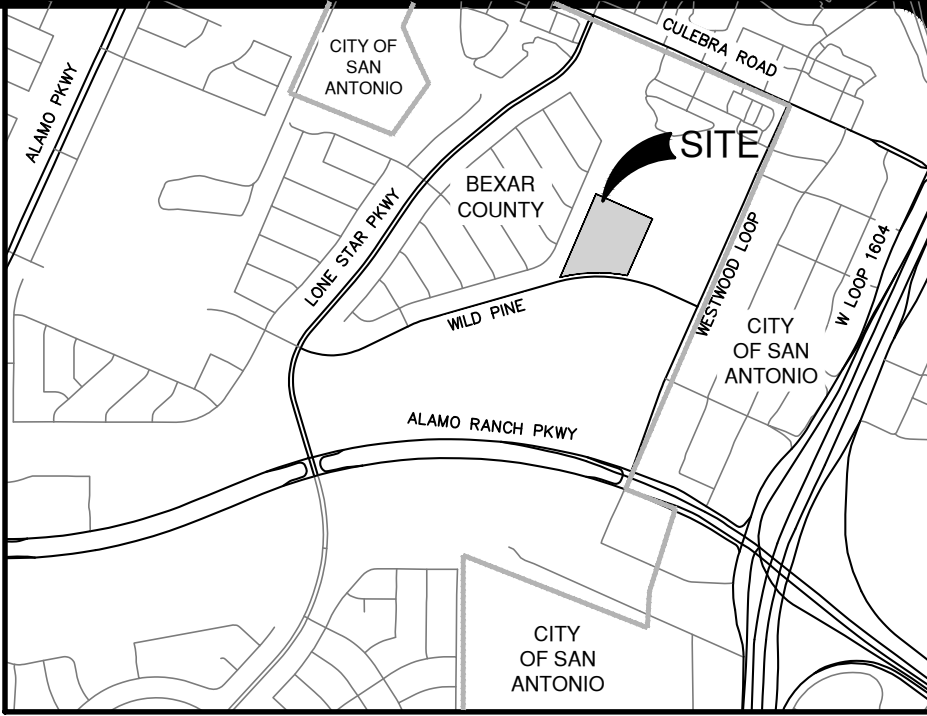
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE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

DRAINAGE & GRADING NOTES:

1. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. ALL CONCRETE FOR TYPED DRAINAGE STRUCTURES SHALL MEET TYPED SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
3. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND WINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
4. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
5. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
6. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

CAUTION !!!

EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH OF PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.



LOCATION MAP

NOT-TO-SCALE

0' 50' 100' 150'

SCALE: 1"= 50'

MASTER DRAINAGE LEGEND

PROJECT LIMITS	
EXISTING CONTOUR	
100 YR FLOODPLAIN (ATLAS 14)	
100 YR FLOODPLAIN	
RUNOFF FLOW PATH	
DRAINAGE AREA BOUNDARY	
FHA LOT GRADING TYPE	
PROPOSED DIRECTION OF FLOW	
DRAINAGE CALCULATION POINT	
DRAINAGE AREA	

KEY NOTES LEGEND

- ① 10' GAS, ELEC, TELE AND CATV ESMT

② VAR WID DRAINAGE AND ACCESS ESMT

③ 20' DRAINAGE ESMT

④ VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT

⑤ 1% ANNUAL CHANCE (100-YR) ATLAS 14 EXISTING CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)

⑥ 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)

⑦ VARIABLE WIDTH WATER EASEMENT

⑧ 16' SANITARY SEWER EASEMENT

⑨ 14' GAS, ELEC, TELE AND CATV ESMT
- ⑩ VAR WID DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)

⑪ 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9654, PG 110-112, DPR)

⑫ 135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)

⑬ 20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)

⑭ 70' ROW (VOL 9649, PG 48-49, DPR)

⑮ 10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)

⑯ 14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)

⑰ 20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)

⑱ 12' ELEC ESMT (DOC NO 20190060792 OPR)

⑲ 16' ELEC ESMT (DOC NO 20190060773 OPR)

⑳ 15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194, PR)

㉑ GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 96-97 DPR)

㉒ 16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)

HYDROLOGY SUMMARY TABLE (POST DEVELOPMENT - ATLAS 14 - PA3)

POINT	STRUCTURE	WATERSHED	TOTAL AREA (ACRES)	COMPOSITE C VALUE	OVERLAND FLOW		SHALLOW		CHANNEL FLOW (6 FPS)		TIME OF CONCENTRATION	INTENSITY			FLOW			POINT
					LENGTH	TRAVEL TIME	LENGTH	TRAVEL TIME	LENGTH	TRAVEL TIME		I <sub>2</sub>	I <sub>25</sub>	I <sub>100</sub>	Q <sub>2</sub>	Q <sub>25</sub>	Q <sub>100</sub>	
1	CHANNEL	A1	0.82	0.95	0	0.0	190	1.0	255	1.0	2.0	7.87	10.99	13.77	6.13	8.56	10.73	1
	CHANNEL	A2	0.56	0.95	0	0.0	130	0.5	200	0.5	1.0	7.88	11.00	13.78	4.19	5.85	7.33	
2	CHANNEL	A1 + A2	1.38	REFERENCE STORM WATER MANAGEMENT REPORT FOR HYDRAULIC CALCULATIONS											10.32	14.41	18.05	2
3	GRATE INLET	A3	2.13	0.95	0	0.0	495	2.0	0	0.0	2.0	7.87	10.99	13.77	15.93	22.24	27.86	3
	CHANNEL	A4	0.06	0.75	0	0.0	115	1.0	0	0.0	1.0	4.89	6.89	8.67	0.22	0.31	0.39	
4	CHANNEL	A1 + A2 + A3 + A4	3.57	REFERENCE STORM WATER MANAGEMENT REPORT FOR HYDRAULIC CALCULATIONS											25.12	35.35	44.40	4
5	CHANNEL	A5	1.84	0.75	75	4.0	555	3.0	0	0.0	7.0	7.33	10.17	12.66	10.11	14.03	17.47	5
	CHANNEL	A6	0.32	0.75	70	8.0	160	1.0	0	0.0	9.0	6.71	9.29	11.54	1.61	2.23	2.77	
6	CHANNEL	A1 + A2 + A3 + A4 + A5 + A6	5.73	REFERENCE STORM WATER MANAGEMENT REPORT FOR HYDRAULIC CALCULATIONS											34.86	48.86	61.22	6
7	INLET	B1	0.40	0.75	95	10.0	120	1.0	0	0.0	11.0	6.20	8.57	10.60	1.86	2.57	3.18	7
8	INLET	C1	0.34	0.75	70	8.0	120	1.0	0	0.0	9.0	6.71	9.29	11.53	1.71	2.37	2.94	8
9	INLET	D1	0.53	0.75	100	11.0	145	1.0	0	0.0	12.0	5.99	8.25	10.21	2.38	3.28	4.06	9

**PAPE-DAWSON**  
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
SAN ANTONIO, TEXAS  
OVERALL MASTER DRAINAGE PLAN

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C1.00



SCALE: 1" = 20'

A horizontal scale bar with alternating black and white segments. It is marked with '0'', '20'', '40'', and '60'' at regular intervals.

① EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)

② 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)

Q25 = 14.03 CFS  
 Bw = C X L X h^(3/2) (WIER EQ.)  
 C = 3.087  
 h = 0.50 FT  
 C =  $\frac{Q}{C \times h^{3/2}}$   
 Lcal =  $\frac{14.03 \text{ CFS}}{(3.087)(0.50 \text{ FT})^{3/2}}$   
 Lcal = 12.85 FT  
 L = USE 28 LF 6" SAWTOOTH CURB  
 (28" - 6" OPENINGS  
 = 14 LF OPENING

CONTRACTOR SHALL REFERENCE TABLE 9.3.8.1 - "RETARDATION CLASS FOR LINING MATERIALS" PROVIDED ON SHEET C1.10 AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.

1. A BEARX COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEARX COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXISTING LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND MINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. 85% OF THE CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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 A 811-DIG-TESS AT A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY 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.

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 AND SHIELD PROTECTION SYSTEM AND TRENCH DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION AND SHIELD PROTECTION SYSTEMS TO BE MAINTAINED THROUGHOUT THE TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE WORKING SAFELY MANUAL AND THE SAFETY ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

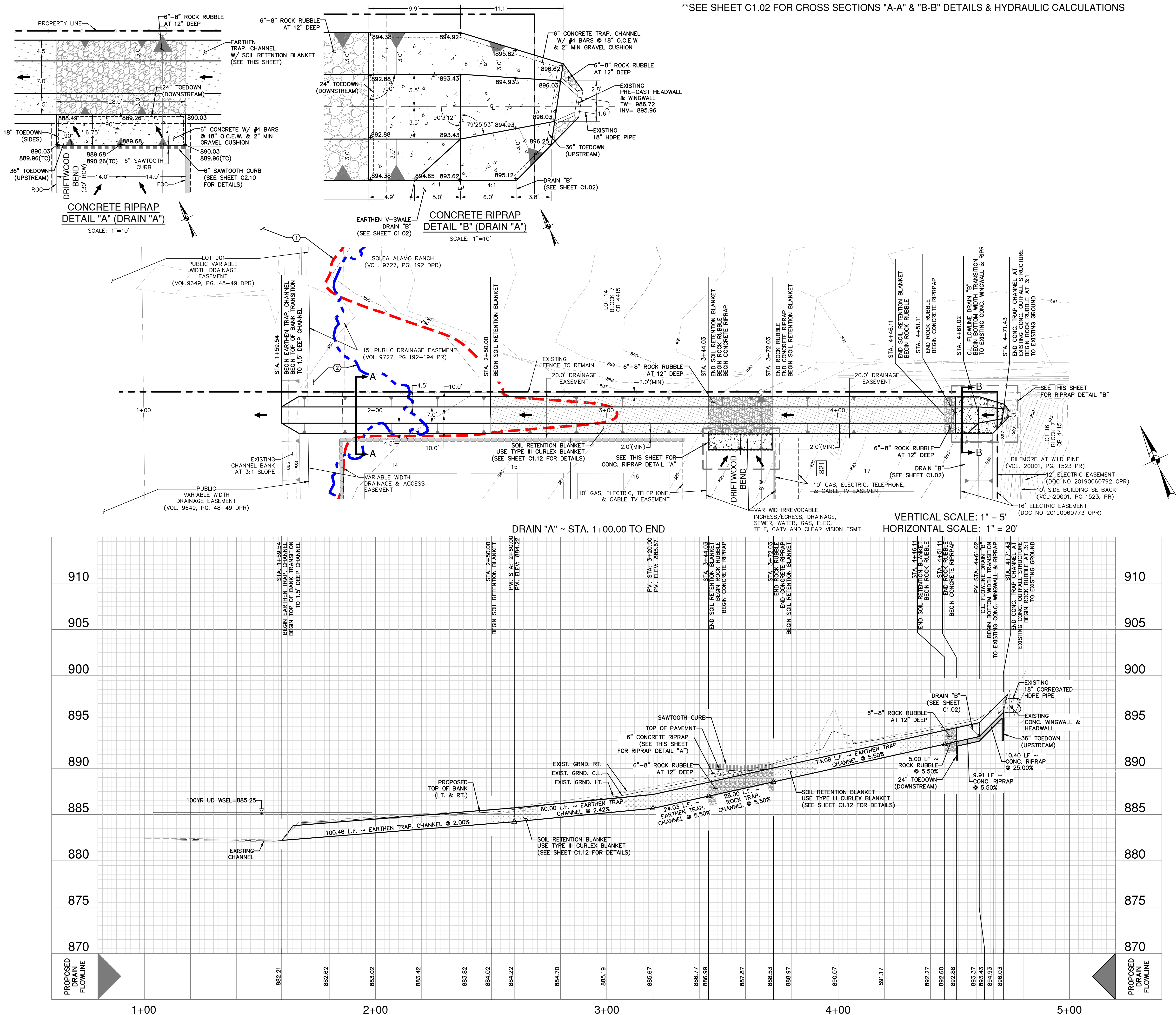
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**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**WILD PINE**  
**SAN ANTONIO, TEXAS**

DRAIN "A" ~ STA. 1+00.00 TO END  
DRAIN PLAN & PROFILE

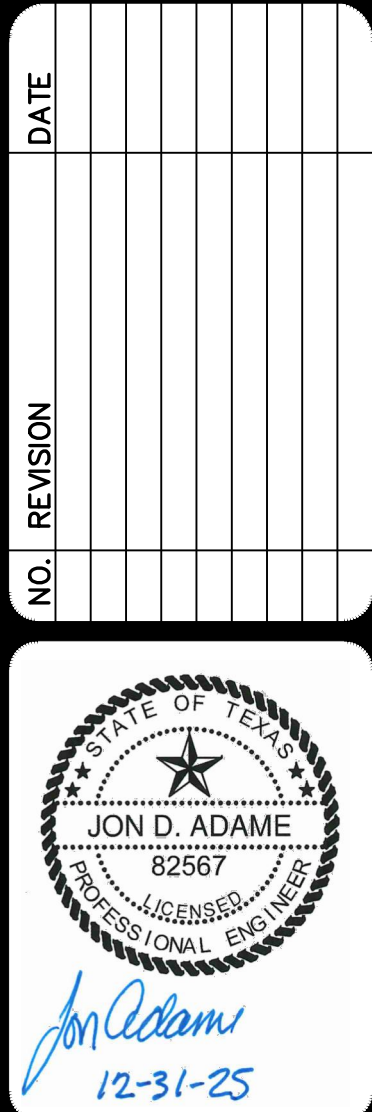
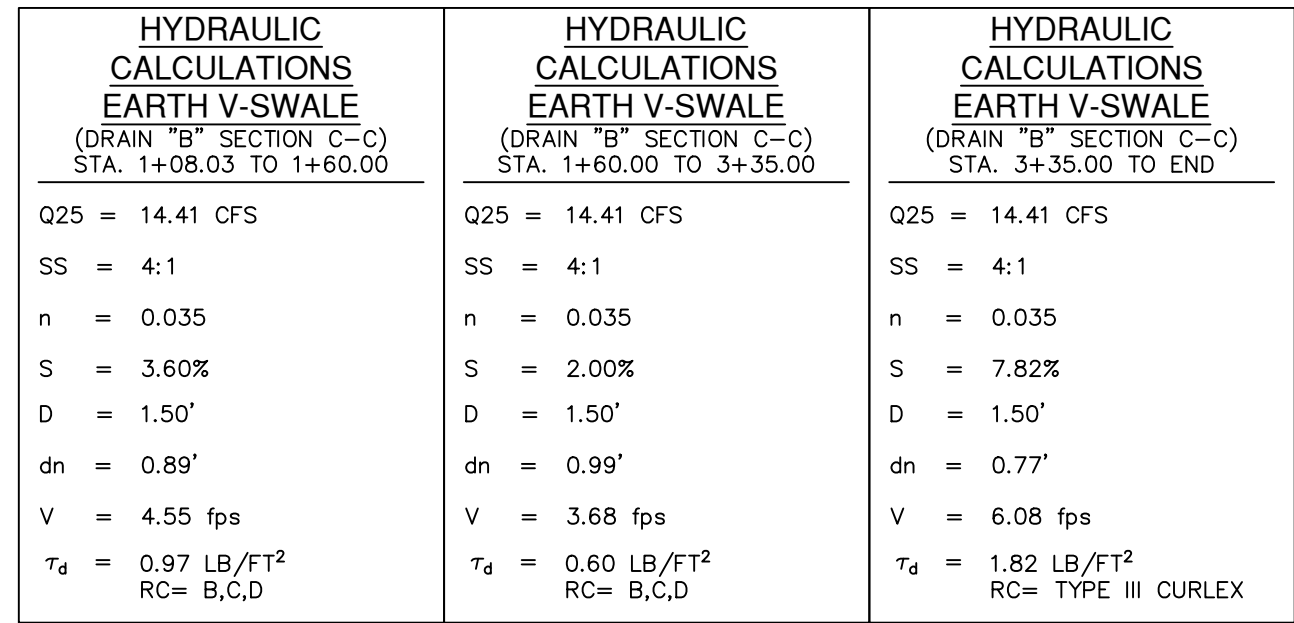
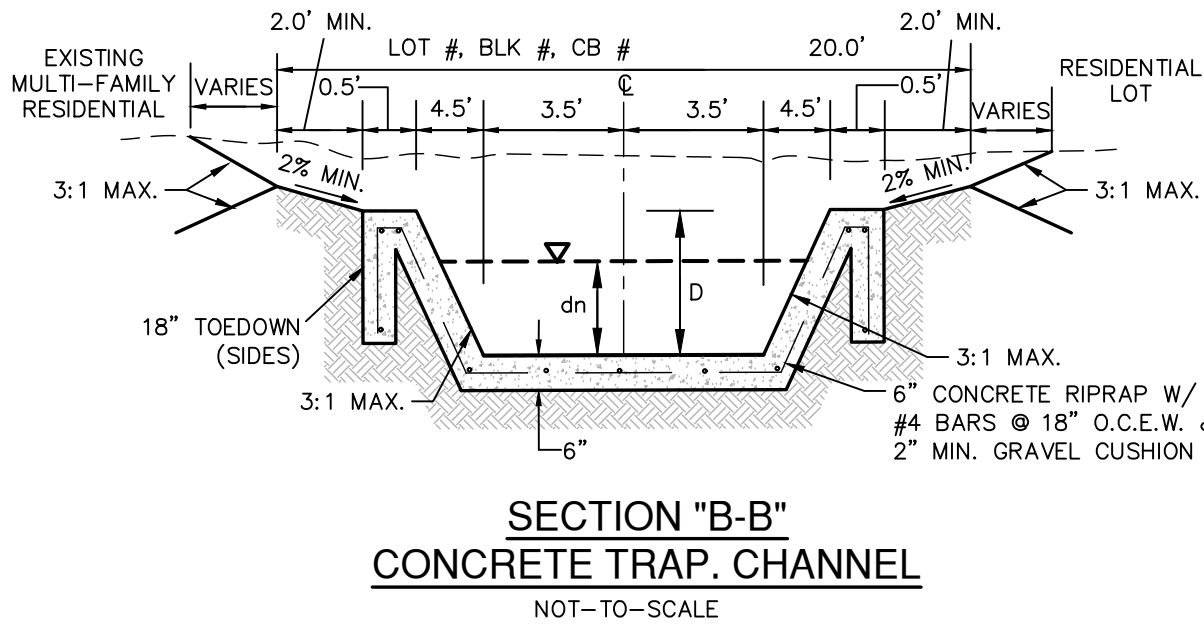
PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C1.01



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SOLEA ALAMO RANCH  
(VOL. 9727, PG. 192-194 DPR)

LOT 14  
BLOCK 7  
CB 4415

DRAIN "B"  
(SEE SHEET C1.02)

STA. 1+08.03  
BEGIN EARTHEN V-SWALE  
EXISTING FACTOR MATCH  
TO 1.5' DEEP V-SWALE

STA. 1+13.03  
BEGIN 1.5' DEEP EARTHEN V-SWALE

10' SIDE BUILDING SETBACK  
(VOL. 20001, PG. 1523, PR)

12' ELEC. ESMT.  
(DOC. NO. 20190060792)

16' ELEC. ESMT.  
(DOC. NO. 20190060773)

LOT 16  
BLOCK 7  
CB 4415

BILTMORE AT WILD PINE  
(VOL. 20001, PG. 1523 PR)

STA. 3+30.66  
BEGIN SOIL RETENTION BLANKET

CURVE DATA:  
R30.00'  
L20.12'  
S04°49'59"W

STA. 3+30.66  
PT. 3+70.90

STA. 3+80.00  
END EARTHEN V-SWALE AT  
EXISTING FACTOR MATCH  
TO 1.5' DEEP EARTHEN  
V-SWALE

EXISTING  
1.5' DEEP EARTHEN  
V-SWALE

16' ELEC. ESMT.  
(DOC. NO. 20190060792)

SOIL RETENTION BLANKET  
USE TYPE III CURLEX BLANKET  
(SEE SHEET C1.12 FOR DETAILS)

CURVE DATA:  
R30.00'  
L20.12'  
S04°49'59"W

20.0' DRAINAGE  
EASEMENT

17

18

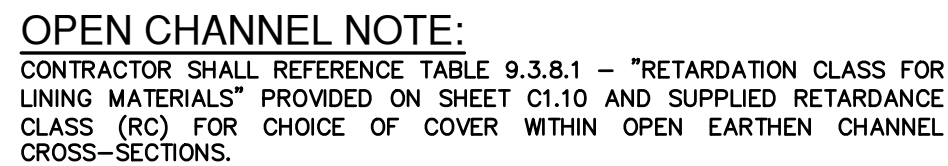
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1. A BEAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN WITH THE CITY OF SAN ANTONIO. ADDITIONAL ROADWAY SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
3. ALL CONCRETE FOR TxDOT DRAINAGE STRUCTURES SHALL MEET TxDOT SPECIFICATIONS. ALL OTHER CONCRETE SHALL BE CLASS "A" 3000 PSI CYLINDER STRENGTH IN 28 DAYS.
4. REFERENCE DRAINAGE DETAILS FOR PIPE TRENCH DETAILS, BOX CULVERT, HEADWALL, AND MINGWALL CONSTRUCTION DETAILS, AND BOX CULVERT BEDDING AND EXCAVATION LIMITS.
5. CONTRACTOR SHALL GROUT ALL CURB INLETS AND JUNCTION BOXES TO PROVIDE FOR POSITIVE DRAINAGE.
6. EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EXISTING CHANNELS SHALL BE MAINTAINED WITH ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT.
7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PROFILE.

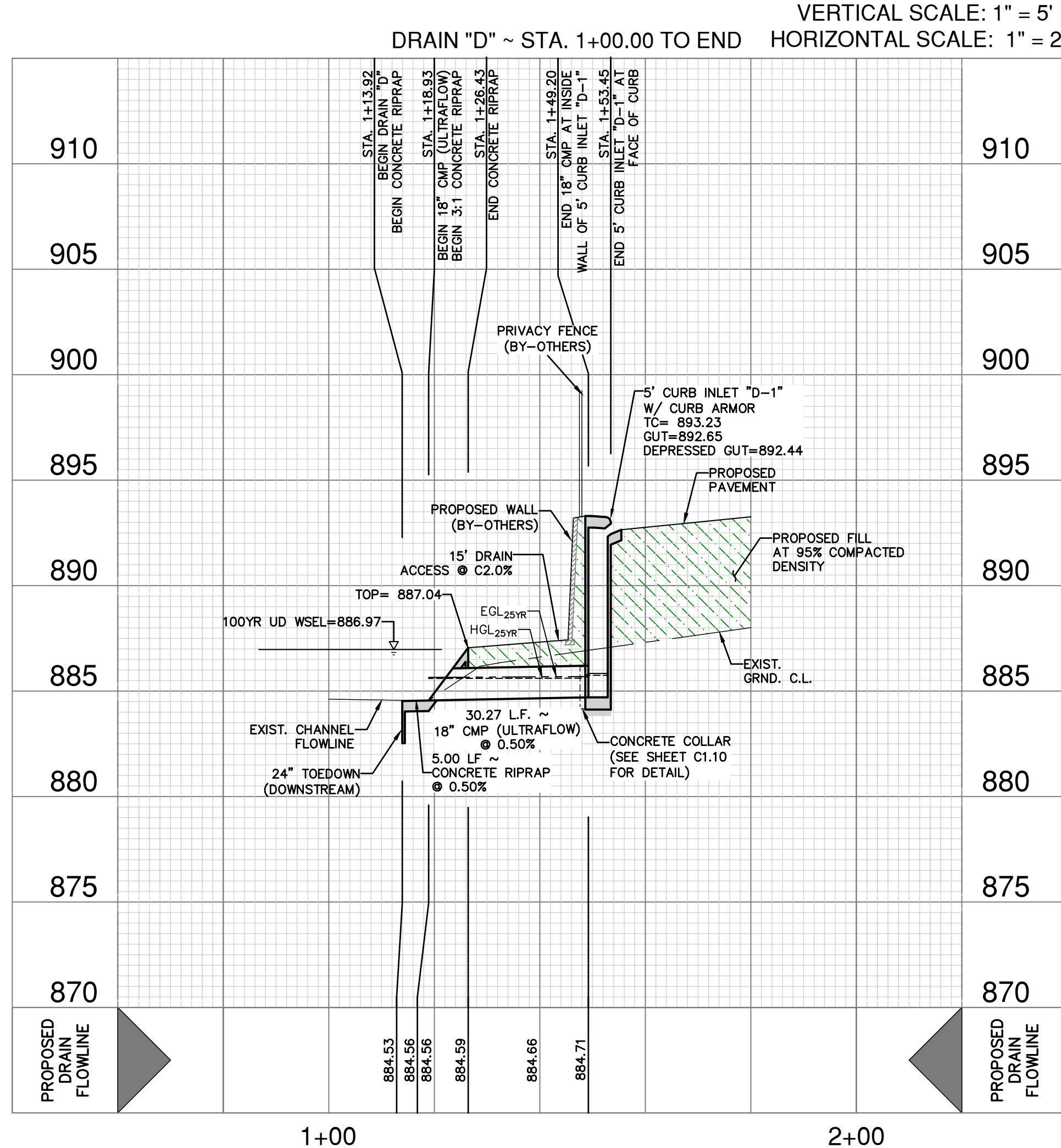
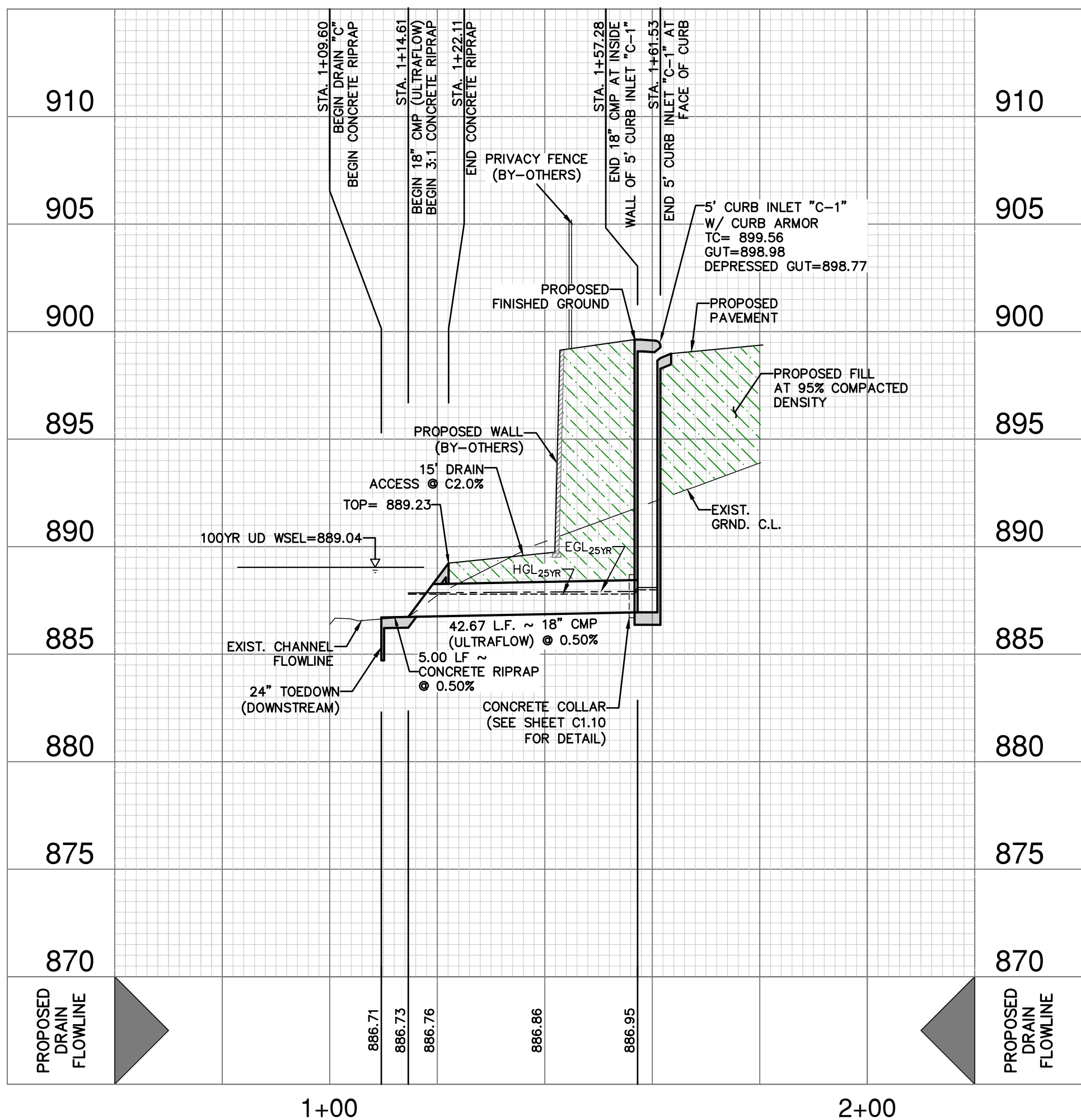
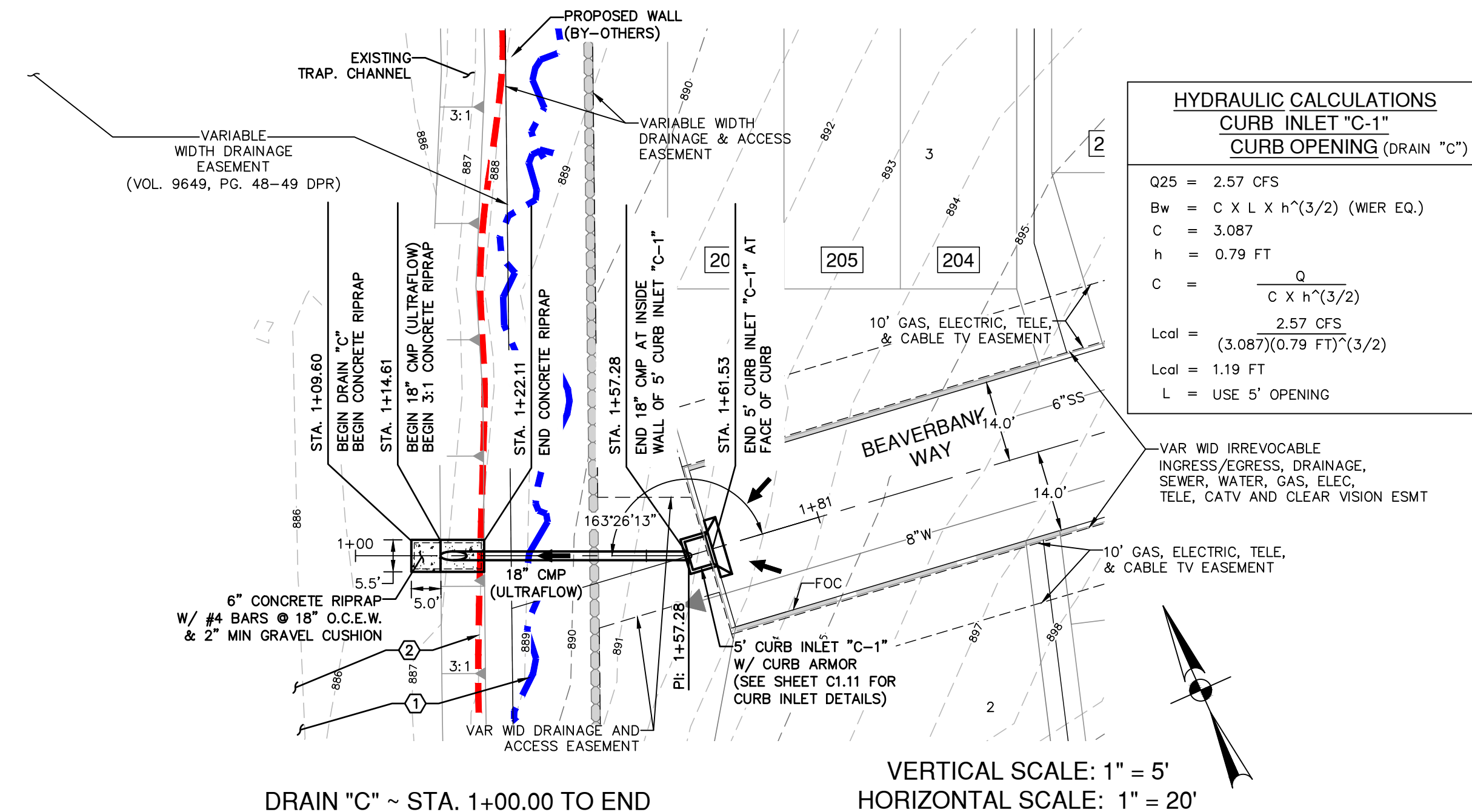
CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A MINIMUM OF 4 WEEKS 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.

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 FOR THE ABOVE DESCRIBED INSTANTANEOUS TRENCH PROJECT. WORK AREA 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 PROCEDURES SHALL BE IN ACCORDANCE WITH TRENCH SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM AASHTO 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 THE FOLLOWING: (1) TRENCH SAFETY PROTECTION ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.



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DATE  
NO. REVISION

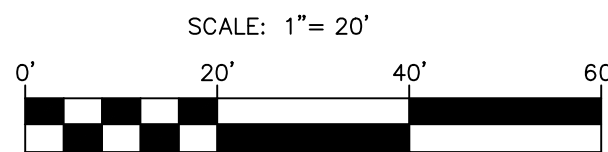
STATE OF TEXAS  
JON D. ADAME  
82567  
PROFESSIONAL ENGINEER  
12-31-25

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
SAN ANTONIO, TEXAS  
DRAIN "C" ~ STA. 1+00.00 TO END  
DRAIN "D" ~ STA. 1+00.00 TO END  
DRAIN PLAN & PROFILE

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C1.03





PROJECT LIMITS

PROPOSED 100YR UD FLOODPLAIN

EXISTING 100YR FLOODPLAIN

EXISTING CONTOUR

PROPOSED WATER

PROPOSED SEWER

PROPOSED STORM DRAIN

EXISTING STORM DRAIN

FLOW ARROW

$Q_{25} = 3.28 \text{ CFS}$   
 $B_w = C \times L \times h^{3/2} \text{ (WIER)}$   
 $C = 3.087$   
 $h = 0.79 \text{ FT}$   
 $C = \frac{Q}{C \times h^{3/2}}$   
 $L_{cal} = \frac{32.8 \text{ CFS}}{(3.087)(0.79 \text{ FT})^{3/2}}$   
 $L_{cal} = 1.51 \text{ FT}$   
 $L = \text{USE } 5' \text{ OPENING}$



## KEY NOTES LEGEND

- ① EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)
- ② 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)

## OPEN CHANNEL NOTE

CONTRACTOR SHALL REFERENCE TABLE 9.3.8.1 - "RETARDATION CLASS FOR LINING MATERIALS" PROVIDED ON SHEET C1.10 AND SUPPLIED RETARDANCE CLASS (RC) FOR CHOICE OF COVER WITHIN OPEN EARTHEN CHANNEL CROSS-SECTIONS.

DRAINAGE & GRADING NOTES:

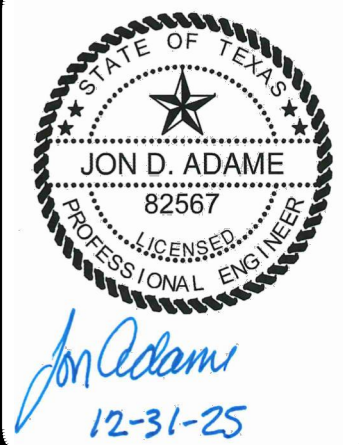
1. A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.
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7. CONTRACTOR SHALL MATCH TOP OF CHANNEL TO NATURAL GROUND AND MAINTAIN A MINIMUM CHANNEL DEPTH OF "D" AS SHOWN IN THE PLANS.

**CAUTION!!**

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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 A 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION, AND DAMAGING EXISTING UTILITIES SHALL BE REPAIRED. THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

## TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION AND SHIELD PROTECTION SYSTEM AND TRENCH PROTECTIVE 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 AND SHIELD PROTECTION TO PROTECT THE EXISTING UTILITIES. THE CONTRACTOR SHALL EMPLOY A SPECIFICALLY TRAINED CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE WORKING SAFELY MANUAL AND THE SAFETY ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

[illegible]

# PAPE-DAWSON

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**WILD PINE**  
**SAN ANTONIO, TEXAS**

DRAIN "E" ~ STA. 1+00.00 TO END  
DRAIN PLAN & PROFILE

PLAT NO. 25-11800373  
 JOB NO. 13657-13  
 DATE DECEMBER 2025  
 DESIGNER CB  
 CHECKED JA DRAWN CB  
 SHEET C1.04



Date: Nov 26, 2025 7:16am User ID: 16c1c3  
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## Curlex® Blankets

### Heavy Duty Excelsior Erosion Control Blankets

#### SUGGESTED SPECIFICATIONS

##### Choosing the Right Heavy Duty Curlex Product

Heavy Duty Excelsior Blankets are available in various fiber weights and netting combinations to match the appropriate job site requirements. Eighty percent of the Curlex fibers are six-inches or longer with consistent thickness and are evenly distributed over its entire area. Both the top and bottom side of the blankets are covered with black, extruded plastic mesh designed to provide strength beyond the service life of standard blankets. Curlex Excelsior blankets are naturally seed free and do not contain any chemical additives or foreign matter.

##### Curlex III Specifications

###### Recommended Use:

Slopes to 1H:1V, channel bottom applications,  
Shear stress 120 Pa (2.5 lb/ft<sup>2</sup>) (unvegetated)  
40 yd<sup>2</sup> (4' x 90'), 80 yd<sup>2</sup> (8' x 90'), 160 yd<sup>2</sup> (16' x 90')  
Roll Sizes:  
Weight\*: 0.98 lb/yd<sup>2</sup>  
Netting:  
Color: Black or FibreNet™, top and bottom  
Natural Aspen or QuickGRASS Green

##### Curlex Enforcer Specifications

###### Recommended Use:

Slopes to .5H:1V, channel bottom applications,  
Shear stress 156 Pa (3.25 lb/ft<sup>2</sup>) (unvegetated),  
480 Pa (10.0 lb/ft<sup>2</sup>) (vegetated)  
60 yd<sup>2</sup> (8' x 67.5')  
Roll Sizes:  
Weight\*: 1.25 lb/yd<sup>2</sup>  
Netting:  
Color: Extra Heavy Duty Black, top and bottom  
Natural Aspen or QuickGRASS Green

##### Curlex HV Specifications

###### Recommended Use:

Slopes to .75H:1V, channel bottom applications,  
Shear stress 156 Pa (3.25 lb/ft<sup>2</sup>) (unvegetated),  
44.4 yd<sup>2</sup> (8' x 50')  
Roll Sizes:  
Weight\*: 1.62 lb/yd<sup>2</sup>  
Netting:  
Color: Heavy Duty Black or FibreNet™, top and bottom

\*Weight is based on a dry fiber weight basis at time of manufacture. Baseline moisture content of Great Lakes Aspen Excelsior is 22%.

##### Installation

Before installing Curlex blankets, the seedbed shall be inspected by the Owner's Representative to ensure it has been properly compacted and fine graded to remove any existing rills. It shall be free of obstructions, such as tree roots, projections such as stones, and other foreign objects. Grass seed shall match soil conditions to allow for maximum germination, dense vegetation, and a structural root system. Contractor shall proceed when satisfactory conditions are present. After the area has been properly shaped, seeded, fertilized, and compacted, locate the start of the roll, making sure the roll is facing toward the area to be covered, and then roll out the blanket. Blankets shall be rolled out flat, even, and smooth without stretching the material then anchored to the subgrade.

**Slopes:** It is recommended that the blankets be installed in the same direction as the water flow; however, on short slopes it may be more practical to install horizontally across the width of the application. If more than one width is required, simply abut the edges together and secure the blankets with a common row of biodegradable staples, steel staples, or stakes. Overlapping of Curlex excelsior blankets is not required or recommended. An exception is waterway slopes.

**Channels:** Curlex blankets shall be centered to offset a seam in the middle of the waterway. They shall be installed in the same direction as the water flow. The adjoining blankets shall be installed away from the center of channel and concentrated water flow. They shall be secured by a common row of staples. It is usually not necessary to overlap Curlex blankets; however, a 2" shingle type installation shall be used in waterway slopes applications. Curlex blanket installation should continue up the side slopes 3' above the anticipated high water elevation. Flanks exposed to runoff, or sheet flow, must be protected by a check slot or trenched. Curlex blankets shall be trenched at the start of the channel and anchored using a staggered staple pattern at end of roll overlaps and end of roll terminations.

Disclaimer: Curlex III, Curlex Enforcer, and Curlex HV is a system for erosion control and re-vegetation on slopes and channels. American Excelsior Company (AEC) believes that the information contained herein to be reliable and accurate for use in erosion control and re-vegetation applications. However, since physical conditions vary from job site to job site and even within a given job site, AEC makes no performance guarantee and assumes no obligation or liability for the reliability or accuracy of information contained herein for the results, safety, or suitability of using Curlex, or for damages occurring in connection with the installation of any erosion control product whether or not made by AEC or its affiliates, except as separately and specifically made in writing by AEC. These specifications are subject to change without notice.

If you would like to receive more information or consult with one of our Customer Care Center Specialists, please call us toll free at (888-352-9582)  
PDF download specifications available in the Technical Support Library at [www.curlex.com](http://www.curlex.com)



Proud Participant in NTPEP and Proud Member of:



Product Participant of:



### PRODUCT DATA SHEET CURLEX® ENFORCER®

#### DESCRIPTION

Curlex Enforcer a biocomposite Turf Reinforcement Mat (TRM) that consists of a specific cut of naturally seed free Great Lakes Aspen curled wood excelsior with 80% six-inch fibers or greater fiber length. It is of consistent thickness with fibers evenly distributed throughout the entire area of the blanket. The top and bottom of each blanket is covered with extra heavy duty black net. Curlex Enforcer is also available as QuickGRASS® (green pigment). Curlex Enforcer shall be manufactured in the U.S.A.

Curlex Enforcer has a design soil loss ratio (event-based RUSLE C factor) of .022 and is typically suitable for slopes up to .5H:1V. Curlex Enforcer is rated for channel flows up to 11 ft/s (3.4 m/s); 3.25 lb/ft<sup>2</sup> (156 Pa) shear stress unvegetated or 17 ft/s (5.2 m/s); 10.0 lb/ft<sup>2</sup> (480 Pa) shear stress vegetated.

#### PHYSICAL PROPERTIES

Curlex Enforcer measurements at time of manufacturing:

Width	8.0 ft (2.4 m)
Length	67.5 ft (20.6 m)
Area	60.0 yd <sup>2</sup> (50.2 m <sup>2</sup> )
Weight*	75.0 lb (34.1 kg)
Fiber Count	≈12,000 per yd <sup>2</sup>
Fiber Length (80% min.)	≈14,400 per m <sup>2</sup>
Mass per Unit Area (± 10%)	≥6.0 in (≈15.2 cm)
Net Openings	1.25 lb/yd <sup>2</sup> (0.68 kg/m <sup>2</sup> )
	0.75 in x 1.0 in (19.1 mm x 25.4 mm)

#### TYPICAL INDEX VALUES

Index Property	Test Method	Value
Thickness	ASTM D 6525	0.419 in (10.64 mm)
Light Penetration	ASTM D 6567	12.7%
Resiliency	ASTM D 1777/ECTC	55%
Mass per Unit Area	ASTM D 6475	0.98 lb/yd <sup>2</sup> (0.532 kg/m <sup>2</sup> )
MD-Tensile Strength Max.	ASTM D 6818	612.0 lb/ft (8.93 kN/m)
TD-Tensile Strength Max.	ASTM D 6818	460.8 lb/ft (6.72 kN/m)
MD-Elongation	ASTM D 6818	19.5%
TD-Elongation	ASTM D 6818	27.3%
Swell	ECTC Procedure	33%
Water Absorption	ASTM D 1117/ECTC	170%
UV Stability	ASTM D 4355 (1,000 hr)	90% minimum
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.24 @ 2 in/hr <sup>bc</sup>
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.51 @ 4 in/hr <sup>bc</sup>
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.86 @ 6 in/hr <sup>bc</sup>
Bench-Scale Shear	ASTM D 7207	3.55 lb/ft <sup>2</sup> @ 0.5 in soil loss <sup>a</sup>
Germination Improvement	ASTM D 7322	486%

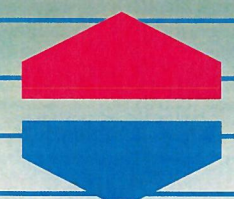
\* Weight is based on a dry fiber weight basis at time of manufacture. Baseline moisture content of Great Lakes Aspen excelsior is 22%.

<sup>b</sup> SLR is the Soil Loss Ratio, as reported by NTPEP/AASHTO. <sup>c</sup> Bench-scale index values should not be used for design purposes.



850 Avenue H East | Arlington, Texas 76011  
Phone 1-800-777-SOIL | Fax 817-385-3585 | [www.Curlex.com](http://www.Curlex.com)

W0516R1116



## Curlex® Blankets

### Heavy Duty Excelsior Erosion Control Blankets

#### Product Description

Heavy Duty Curlex Blankets, for long-term protection against wind and water erosion, are a natural choice in place of stone or riprap in swales, ditch bottoms, and on long, steep slopes.

#### MATERIAL CHARACTERISTICS

##### Curlex III

0.98 lb/yd<sup>2</sup> of Great Lakes Aspen Excelsior Wood Fibers and two layers of netting designed to provide protection for grass seed and topsoil from wind and water erosion for up to 36 months, while simultaneously promoting ideal growing conditions.

##### Curlex Enforcer

1.25 lb/yd<sup>2</sup> of Great Lakes Aspen Excelsior Wood Fibers and two layers of extra heavy duty UV stabilized netting designed to provide permanent service life and reinforcement between established vegetation and root systems on slopes and in channel bottoms. Curlex Enforcer is a biocomposite turf reinforcement mat (TRM).

##### Curlex High Velocity

1.62 lb/yd<sup>2</sup> of Great Lakes Aspen Excelsior Wood Fibers and two layers of heavy duty netting designed to provide extended protection for grass seed and topsoil from wind and water erosion for approximately 36+ months, while simultaneously promoting ideal growing conditions on steep, long slopes and/or in channel applications.

Curlex heavy duty excelsior blankets are available individually wrapped or in master packs to allow for mechanical unloading and stacking.

#### PERFORMANCE CAPABILITIES

Curlex heavy duty blankets can handle wind and water shear even on steep slopes. These heavy duty blankets provide long-term protection in critical areas where vegetation requires additional time and protection to develop.

##### Curlex III

Channels Shear Stress: 120 Pa (2.5 lb/ft<sup>2</sup>) (unvegetated)  
Slopes Grade: up to 1H:1V

##### Curlex Enforcer

Channels Shear Stress: 156 Pa (3.25 lb/ft<sup>2</sup>) (unvegetated)  
Slopes Grade: 480 Pa (10.0 lb/ft<sup>2</sup>) (vegetated)  
up to .5H:1V

##### Curlex HV

Channels Shear Stress: 156 Pa (3.25 lb/ft<sup>2</sup>) (unvegetated)  
Slopes Grade: up to .75H:1V

#### TYPICAL APPLICATIONS

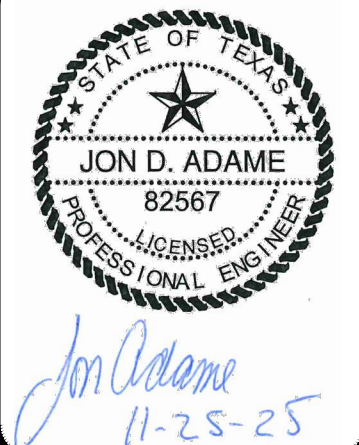
Channel bottoms, swales, steep slopes, let down structures, drop structures, and other areas associated with concentrated water flow exceeding the performance capability and service life of a standard biodegradable blanket.



Arlington, Texas (800) 777-SOIL • [www.curlex.com](http://www.curlex.com)



DATE	
NO.	
REVISION	



**PAPE – DAWSON**

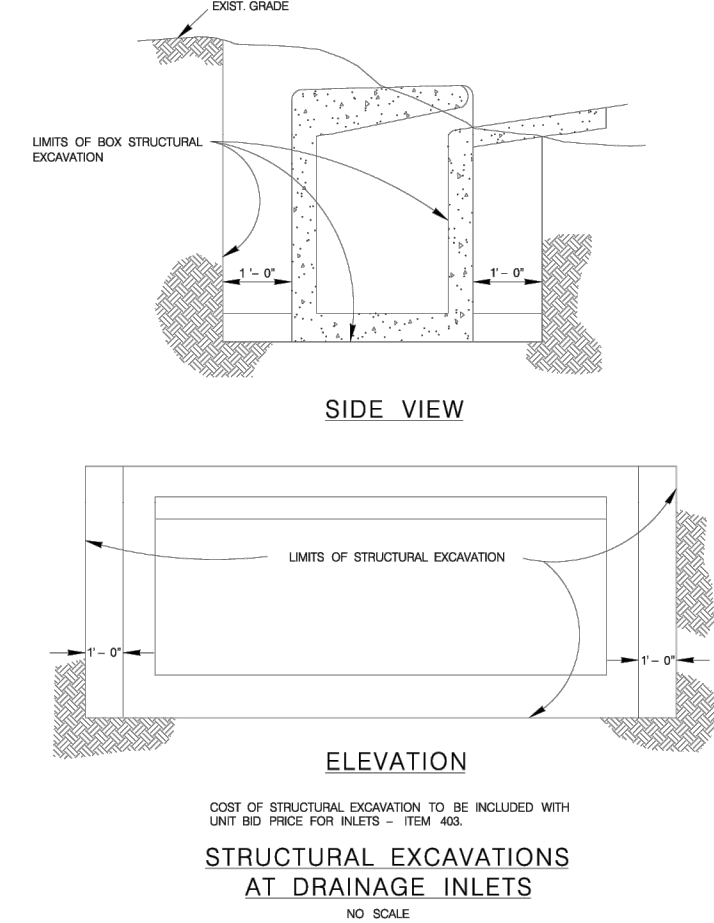
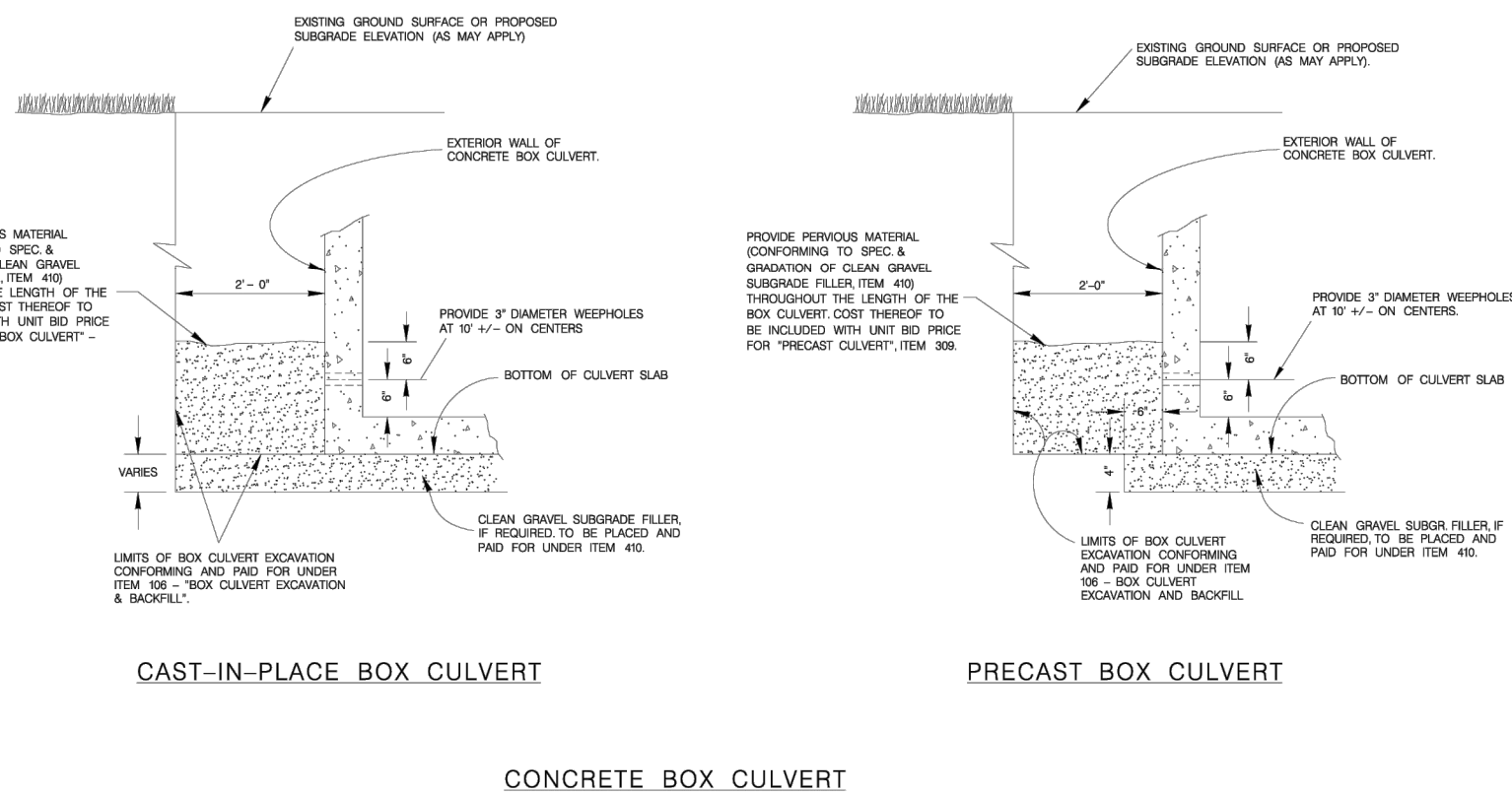
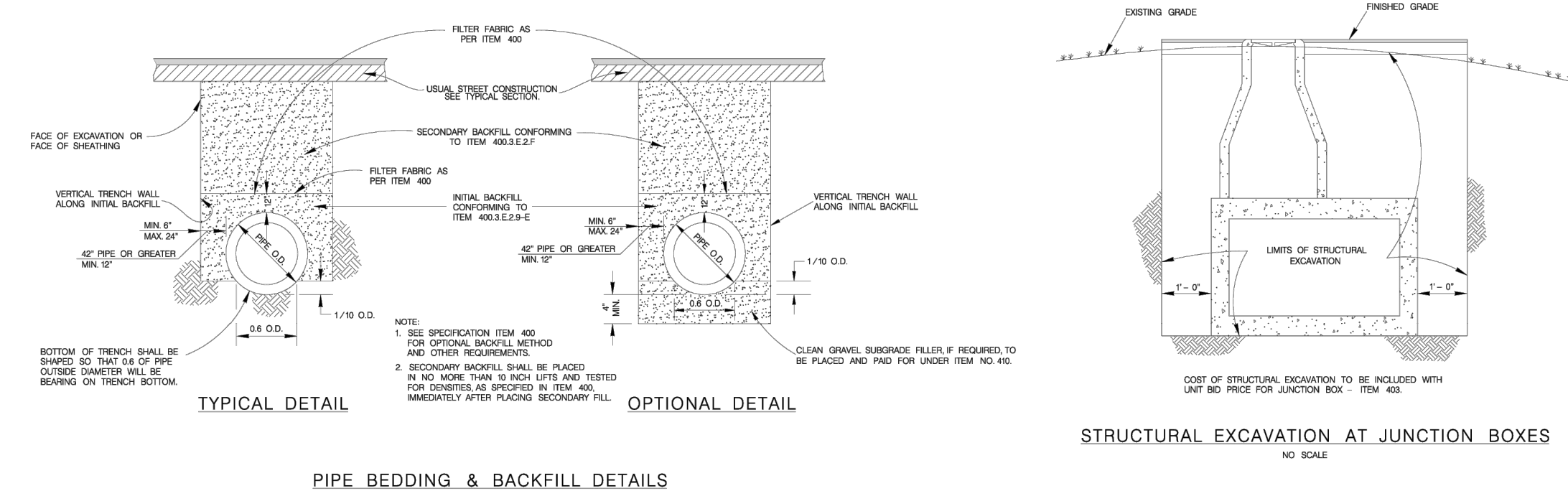
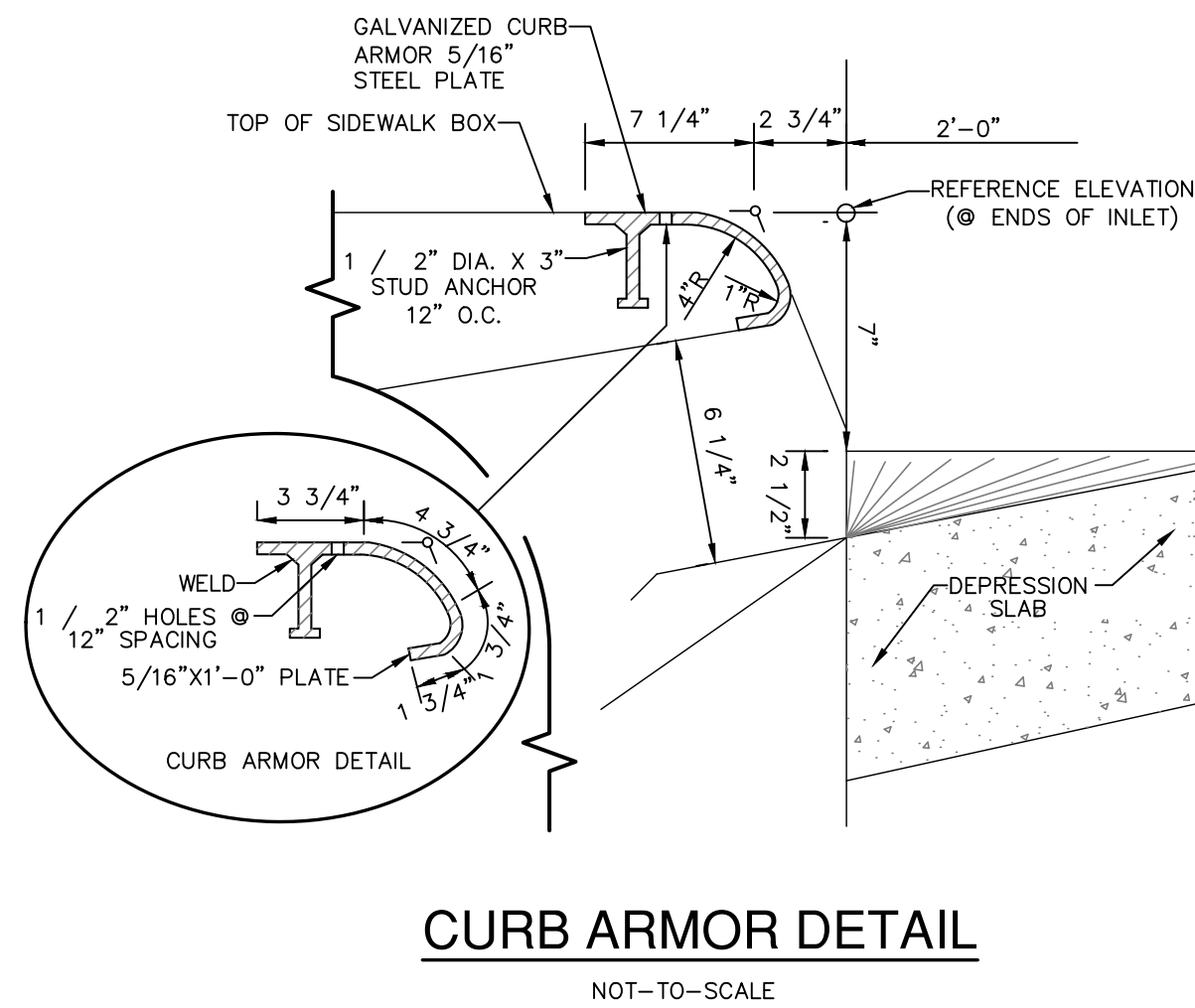
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**WILD PINE**  
SAN ANTONIO, TEXAS

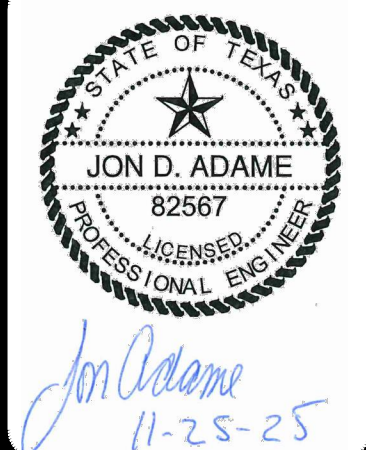
**DRAIN DETAILS**

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	NOVEMBER 2025
DESIGNER	CB
CHECKED	JA DRAWN CB
SHEET	C1.10





Retardance Class	Permissible Shear Stress (t) (lbs./sq.ft.)	Cover	Condition
B	2.1	Bermuda grass	Good stand, tall (average 12 in. or 305 mm)
		Native grass mixture	Good stand, unmowed
		little bluestem, bluestem, blue gamma, other short and long stem midwest grasses	
		Lepesdeza sericea	Good stand, not woody, tall (Average 19 in. or 480mm)
		Alfalfa	Good stand, uncut (Average 11 in. or 280mm)
		Blue gamma	Good stand, uncut (Average 11 in. or 280mm)
C	1.1	Orabgrass	Fair stand, uncut (10-to-48 in. or 55-to- 1220 mm)
		Bermuda grass	Good stand, mowed (average 6 in. or 150 mm)
		Common Lepesdeza	Good Stand, uncut (average 11 in. Or 280 mm)
		Grass-legume mixture: summer (orchard grass redtop, Italian ryegrass, and common Lepesdeza)	Good Stand, uncut (6-8 in. or 150-200 mm)
		Centipede grass	Very dense cover (average 6 in. or 150 mm)
		Kentucky bluegrass	Good stand, headed (6-12 in. or 150- 305 mm)
D	0.6	Bermuda grass	Good stand, cut to 2.5 in. or 65 mm
		Common Lepesdeza	Excellent stand, uncut (average 4.5 in. or 115 mm)
		Buffalo grass	Good stand, uncut (3-6 in. or 75-150 mm)
		Grass-legume mixture: fall, spring (orchard grass Italian ryegrass, and common Lepesdeza)	Good stand, uncut (4-5 in. or 100-125 mm)
		Lepesdeza sericea	
			After cutting to 2 in. or 50 mm (very good before cutting)
E	0.35	Bermuda grass	Good stand, cut to 1.5 in. or 40 mm
		Bermuda grass	Burned Stubble
	2.5	Rock D50 = 6 in. or 150 mm	
	5.0	Rock D50 = 12 in. or 300 mm	
	2.5	Type III Curlex Soil Retention Blanket	

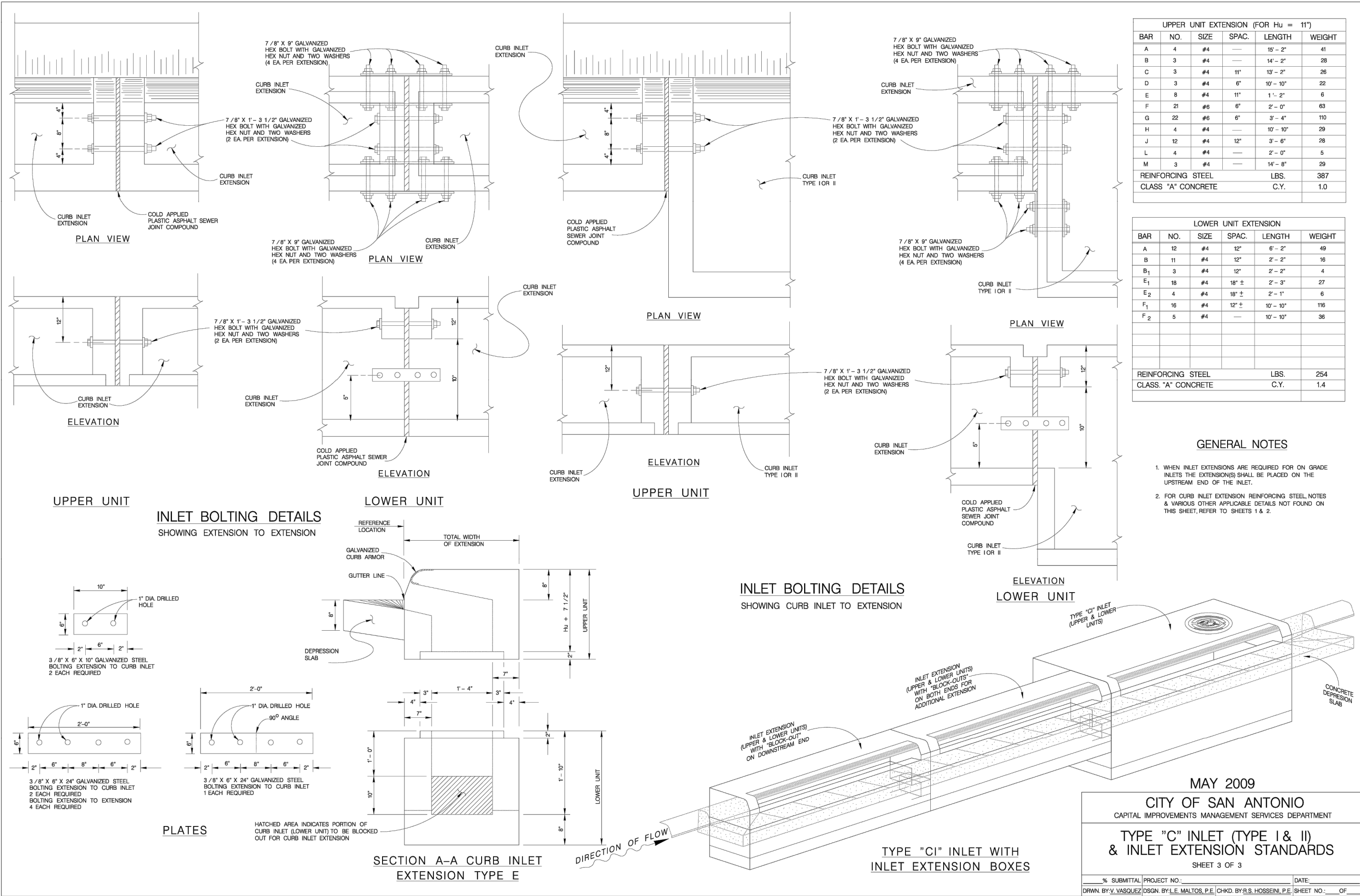


**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
**SAN ANTONIO, TEXAS**

## DRAIN DETAILS

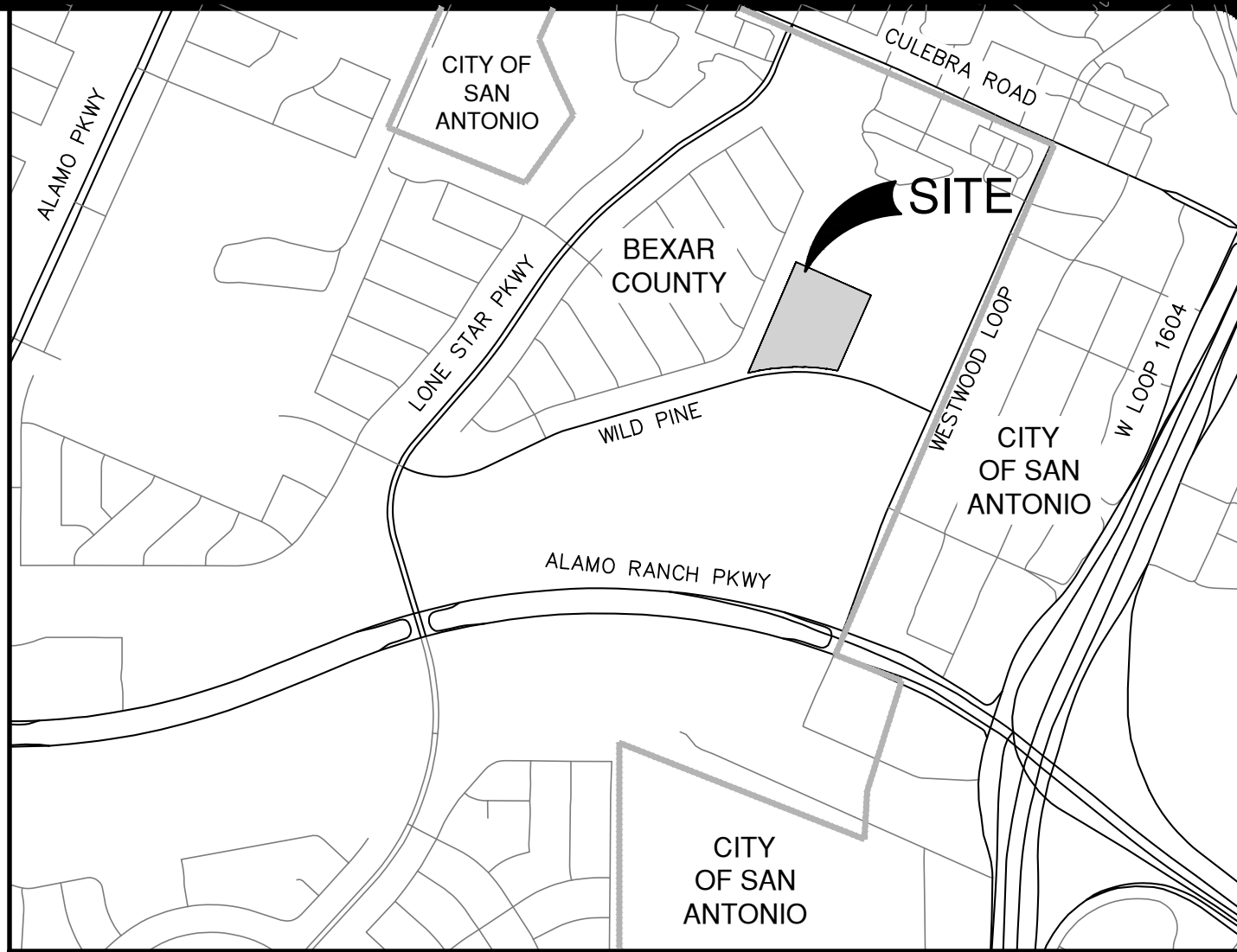
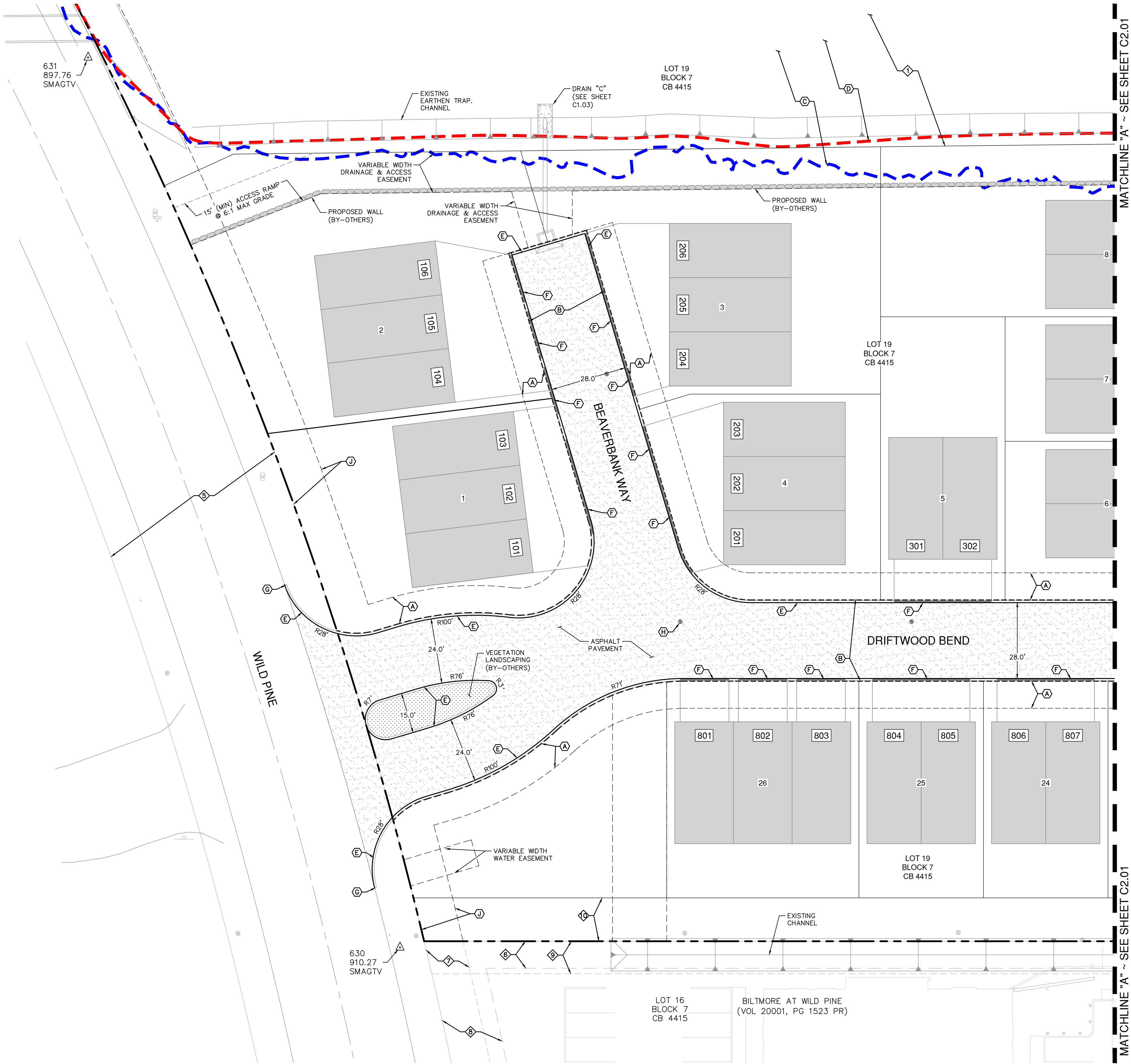




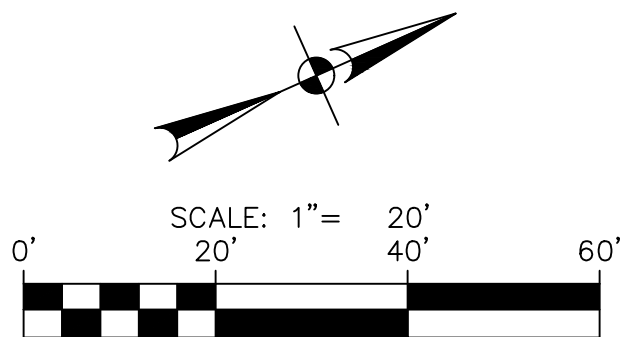


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LOCATION MAP  
NOT-TO-SCALE



LEGEND

- PROJECT LIMITS  
100 YR FEMA EFFECTIVE FLOODPLAIN  
100 YR ULTIMATE DEVELOPMENT FLOODPLAIN (PAPE-DAWSON FP)  
RETAINING WALL (BY OTHERS)  
PROPOSED FIRE HD RANT  
ASPHALT PAVEMENT (SEE DETAIL SHEET C2.10)  
PROPOSED 7" STD. CURB  
PROPOSED LOW CURB AT DRIVEWAY

NOTE:

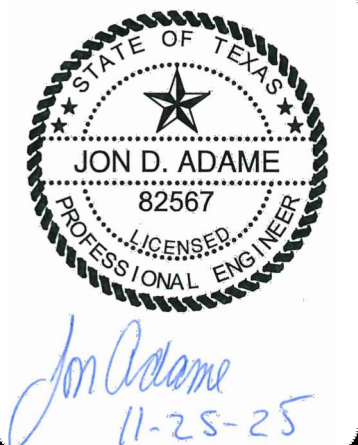
SEE SHEET C0.10 FOR CONSTRUCTION NOTES.

KEY NOTES LEGEND

- 10' GAS, ELEC, TELE AND CATV ESMT  
VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT  
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)  
1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)  
7" STD. CURB (SEE DETAIL SHEET C2.10)  
LOW CURB AT DRIVEWAY (SEE DETAIL SHEET C2.10 FOR CURB PROFILE AT DRIVEWAY)  
TIE TO EXISTING CURB  
CLEANOUT FRAME AND UID FLUSH WITH PAVEMENT (TYP) (SEE DETAIL SHEET C5.10)  
7" SAWTOOTH CURB (SEE DETAIL SHEET C2.10)  
14' GAS, ELEC, TELE AND CATV ESMT  
VAR WID DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)  
14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)  
135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)  
20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)  
70' ROW (VOL 9649, PG 48-49, DPR)  
10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)  
14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)  
20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)  
12' ELEC ESMT (DOC NO 20190060792 OPR)  
16' ELEC ESMT (DOC NO 20190060773 OPR)  
15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194 PR)  
GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 96-97 DPR)  
16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)

SITE / PARKING SUMMARY TABLE	
BUILDING USE	SINGLE FAMILY DETACHED (26 UNITS) (57 DWELLINGS)
PARKING STORAGE STANDARDS:	
MINIMUM PARKING RATIO	1 PER DWELLING
MAXIMUM PARKING RATIO	N/A
REGULAR:	
MINIMUM REQUIRED	57
ACTUAL/PROPOSED PARKING	
• GARAGE PARKING	57
• SURFACE PARKING	0
• TOTAL:	57

DATE	
NO.	REVISION

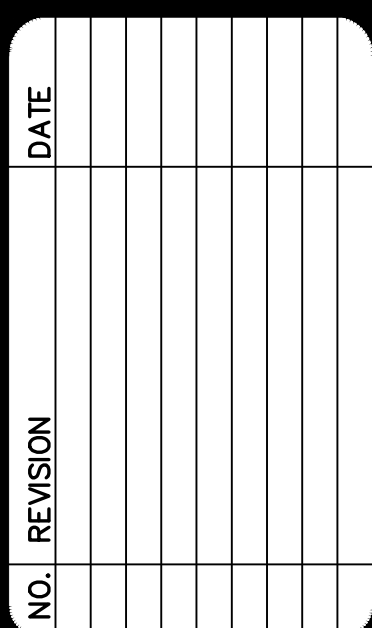


**PAPE-DAWSON**  
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
SAN ANTONIO, TEXAS  
SITE & DIMENSIONAL CONTROL PLAN

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	NOVEMBER 2025
DESIGNER	CB
CHECKED	JA
DRAWN	CB
SHEET	C2.00





PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE NOVEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C2.01



## KEY NOTES LEGEND

- |   |  |    |  |
|---|--|----|--|
| A | 10' GAS, ELEC, TELE AND CATV ESMT  | 1  | VAR WD DRAINAGE ESMT<br>(VOL 9649, PG 48-49, DPR)  |
| B | VAR WD IRREVOCABLE INGRESS/EGRESS,<br>DRAINAGE, SEWER, WATER, GAS, ELEC,<br>TELE, CATV AND CLEAR VISION ESMT             | 2  | 14' ELEC, GAS, TEL, CATV AND OH ESMT<br>(VOL 9614, PG 110-112, DPR)  |
| C | EFFECTIVE (EXISTING) FEMA 1% ANNUAL<br>CHANCE (100-YR) FLOODPLAIN<br>(FIRM PANEL NO. 48029C03556<br>EFFECTIVE 8-29-2010) | 3  | 135' ELEC ESMT AND ROW<br>(VOL 6187, PG 285-286, DR)   |
| D | 1% ANNUAL CHANCE (100-YR) ATLAS 14<br>UD CONDITIONS FLOODPLAIN<br>(PAPE-DAWSON FLOOD STUDY)                              | 4  | 20' SANITARY SEWER ESMT<br>(VOL 15789, PG 1574, OPR)   |
| E | 7' STD. CURB<br>(SEE DETAIL SHEET C2.10)   | 5  | 70' ROW<br>(VOL 9649, PG 48-49, DPR)   |
| F | LOW CURB AT DRIVEWAY<br>(SEE DETAIL SHEET C2.10 FOR CURB<br>PROFILE AT DRIVEWAY)   | 6  | 10' SIDE BUILDING SETBACK<br>(VOL 20001, PG 1523, PR)  |
| G | TIE TO EXISTING CURB   | 7  | 14' GAS, ELEC, TELE AND CATV ESMT<br>(VOL 20001, PG 1523, PR)  |
| H | CLEANOUT FRAME AND LID<br>FLUSH WITH PAVEMENT (TYP)<br>(SEE DETAIL SHEET C5.10)  | 8  | 20' FRONT BUILDING SETBACK<br>(VOL 9649, PG 48-49, DPR)  |
| I | 7" SAWTOOTH CURB<br>(SEE DETAIL SHEET C2.10)   | 9  | 12' ELEC ESMT<br>(DOC NO 20190060792 OPR)  |
|   |  | 10 | 16' ELEC ESMT<br>(DOC NO 20190060773 OPR)  |
|   |  | 11 | 15' PUBLIC DRAINAGE ESMT<br>(VOL 9727, PG 192-194 PR)  |
|   |  | 12 | GREENBELT AND 15' SANITARY SEWER,<br>DRAINAGE, GAS, ELEC, TELE, WATER,<br>CATV AND ACCESS ESMT<br>(VOL 9651, PG 96-97 DPR) |
|   |  | 13 | 16' ELEC, GAS, TELE, AND CATV ESMT<br>(VOL 9651, PG 96-97 DPR)   |

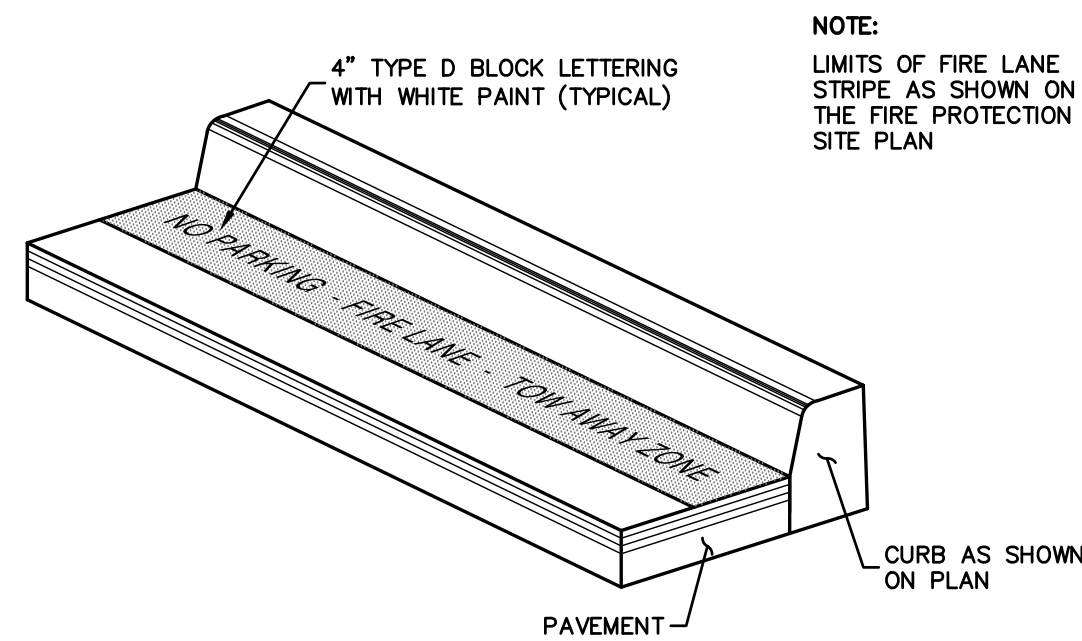
<u>SITE / PARKING SUMMARY TABLE</u>	
BUILDING USE	SINGLE FAMILY DETACHED (26 UNITS) (57 DWELLINGS)
<u>PARKING STORAGE STANDARDS:</u>	
MINIMUM PARKING RATIO	1 PER DWELLING
MAXIMUM PARKING RATIO	N/A
<u>REGULAR:</u>	
MINIMUM REQUIRED	57
ACTUAL/PROPOSED PARKING	
•GARAGE PARKING	57
•SURFACE PARKING	0
•TOTAL:	57





SIGNAGE NOTES:

- SIGNS SHALL BE MIN SIZE 12"x18" AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.
- SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.
- SIGNS SHALL BE PLACED AS FOLLOWS:
  - FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ROADS THAT ARE 20 TO 26 FEET WIDE
  - FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE
- SIGNS TO BE PLACED IN ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE CODE AND SAN ANTONIO'S FIRE CODE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE INSPECTOR FOR APPROVED SIGN LOCATIONS.

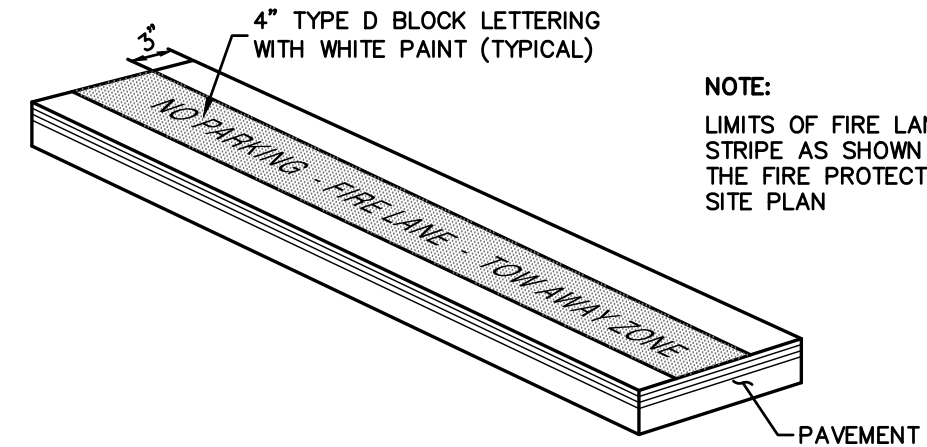


APP LOCATION:

- PAIN A 6" WIDE RED STRIPE LOCATED AT EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
- SEE THIS SHEET FOR CURB TYPES & LOCATIONS.
- 40 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.
- WHERE NO CURB EXISTS:
  - \*PAINT A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.

BEXAR COUNTY FIRE LANE MARKING DETAIL

NOT-TO-SCALE

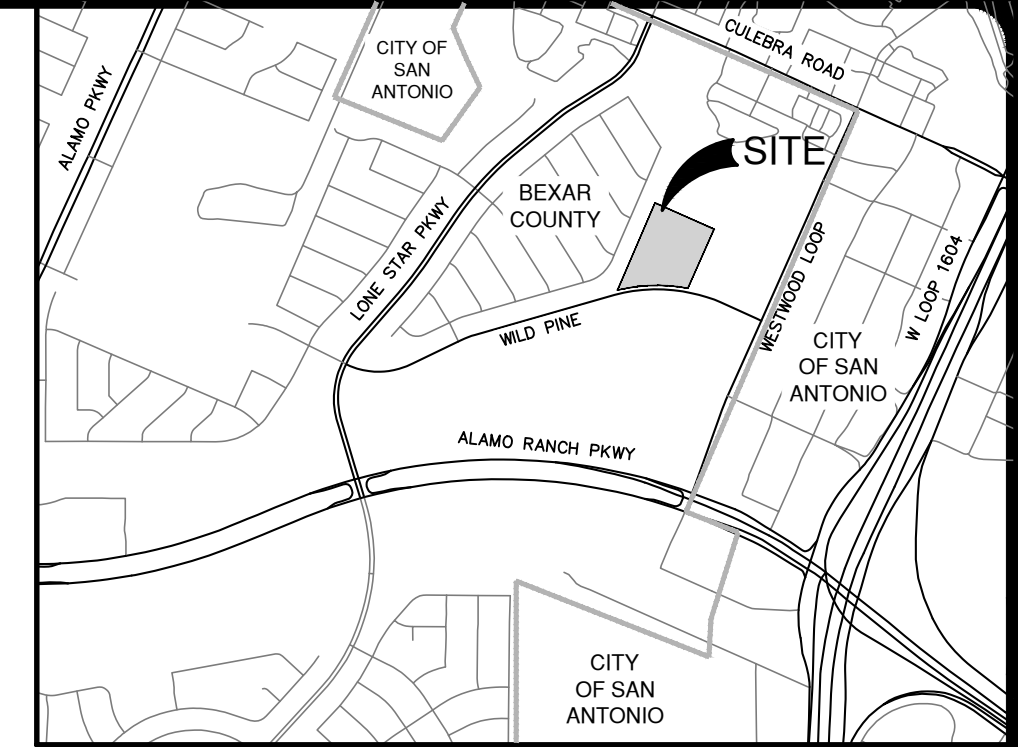


APPLICATION:

- PAIN A 6" WIDE RED STRIPE LOCATED 3" OFF EDGE OF PAVEMENT WITH 4" WHITE LETTERING ON RED STRIPE.
- SEE THIS SHEET FOR CURB TYPES & LOCATIONS.
- 40 FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.

BEXAR COUNTY FIRE LANE MARKING DETAIL - NO CURB

NOT-TO-SCALE

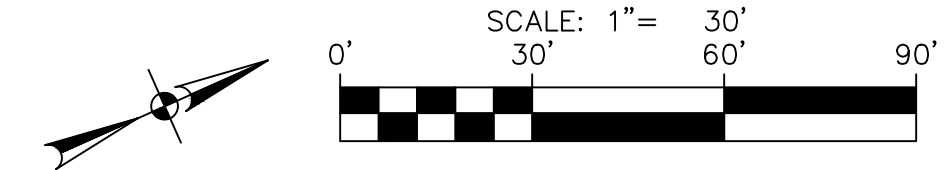


LOCATION MAP

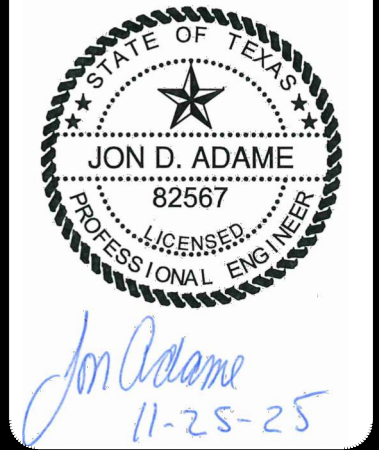
NOT-TO-SCALE

LEGAL DESCRIPTION:  
LOT: 1, BLOCK: 7, C.B.: 4415  
(PLAT NO. 25-118XXXX)

ADDRESS:  
WILD PINE  
SAN ANTONIO, TX



NO.	REVISION	DATE



**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

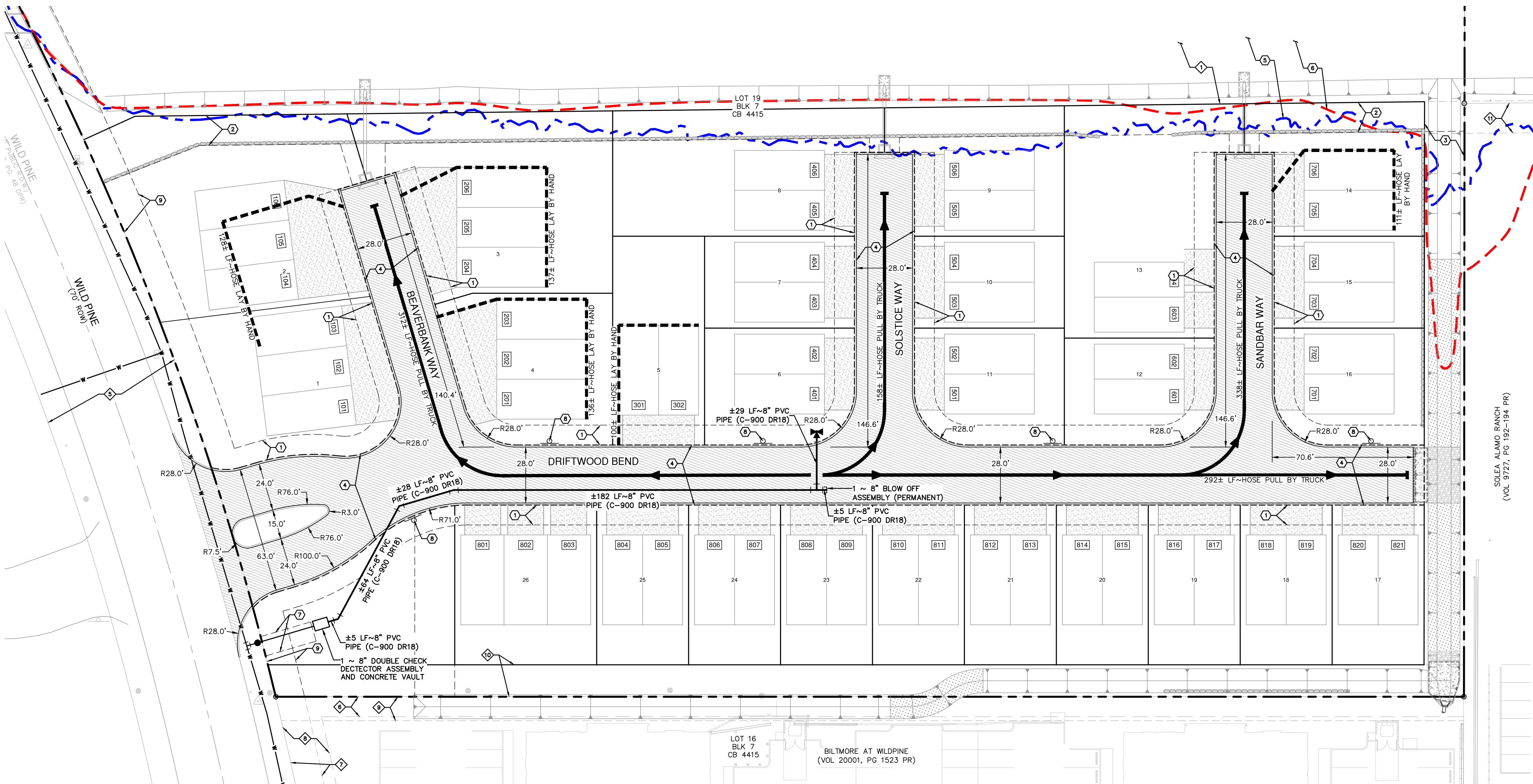
**WILD PINE**  
SAN ANTONIO, TEXAS  
FIRE PROTECTION PLAN

LEGEND

- PROPERTY LINE
- (TRUCK) FIRE TRUCK HOSE LAY
- (HOSE) HAND PULL HOSE LAY
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- RETAINING WALL (BY-OTHERS)
- 100-YR FEMA EFFECTIVE FLOODPLAIN
- 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN (PAPE-DAWSON FP)
- ZERO LOT LINE
- PROPOSED FIRE SIGN

KEY NOTES LEGEND

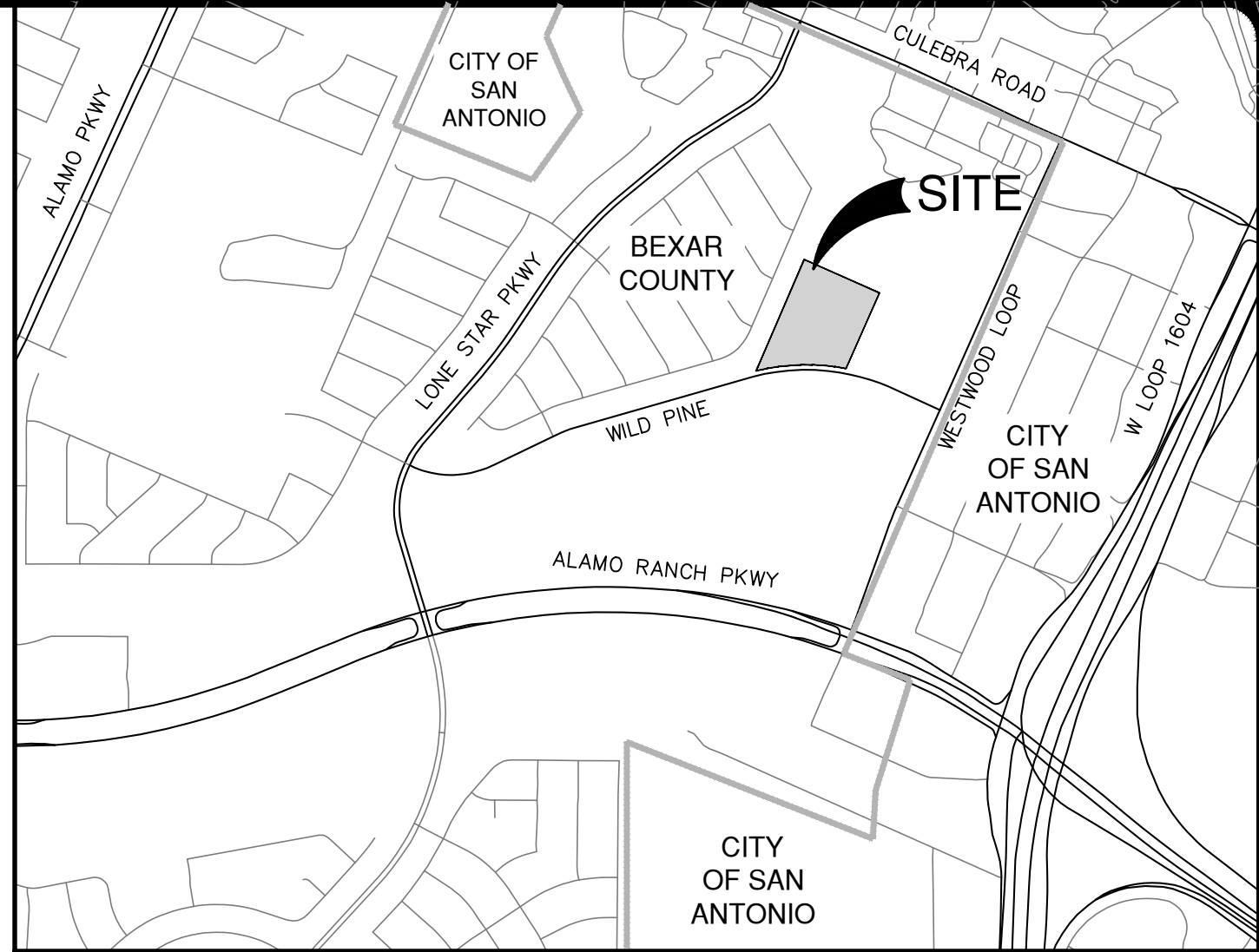
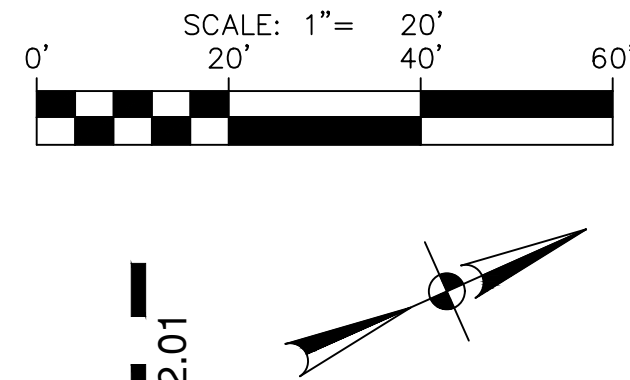
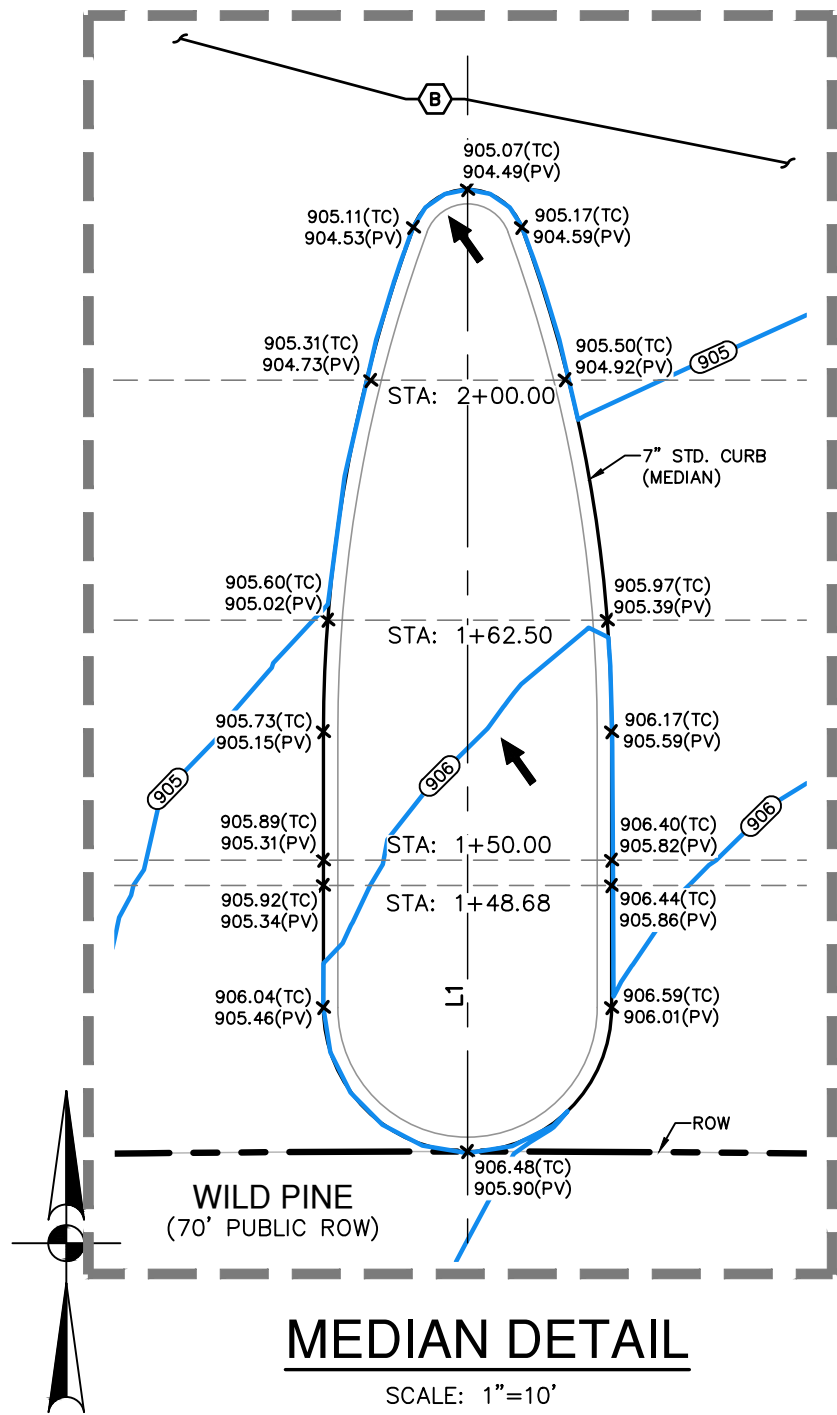
- ① 10' GAS, ELEC, TELE AND CATV ESMT
- ② VAR WD DRAINAGE AND ACCESS ESMT
- ③ 20' DRAINAGE ESMT
- ④ VAR WD IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT
- ⑤ EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)
- ⑥ 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)
- ⑦ VARIABLE WIDTH WATER EASEMENT
- ⑧ FIRE LANE NO PARKING SIGN (SEE THIS SHEET FOR SIGNAGE DETAIL AND NOTES)
- ⑨ 14' GAS, ELEC, TELE AND CATV ESMT
- ⑩ VAR WD DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)
- ⑪ 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)
- ⑫ 135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)
- ⑬ 20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)
- ⑭ 70' ROW (VOL 9649, PG 48-49, DPR)
- ⑮ 10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)
- ⑯ 14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)
- ⑰ 20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)
- ⑱ 15' ELEC ESMT (DOC NO 20190060792 OPR)
- ⑲ 16' ELEC ESMT (DOC NO 20190060773 OPR)
- ⑳ 15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194 PR)
- ㉑ GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 96-97 DPR)
- ㉒ 16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)





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### KEY NOTES LEGEND

- (A) 10' GAS, ELEC, TELE AND CATV ESMT
- (B) VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT
- (C) EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 4802900355G EFFECTIVE 9-29-2010)
- (D) 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)
- (E) 7" STD. CURB (SEE DETAIL SHEET C2.10)
- (F) LOW CURB AT DRIVEWAY (SEE DETAIL SHEET C2.10 FOR CURB PROFILE AT DRIVEWAY)
- (G) TIE TO EXISTING CURB
- (H) CLEANOUT FRAME AND LID FLUSH WITH PAVEMENT (TYP) (SEE DETAIL SHEET C5.10)
- (I) 7" SAWTOOTH CURB (SEE DETAIL SHEET C2.10)
- (J) VARIABLE WIDTH DRAINAGE EASEMENT
- (K) 14' GAS, ELEC, TELE AND CATV ESMT
- (L) VAR WID DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)
- (M) 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)
- (N) 135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DPR)
- (O) 20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)
- (P) 70' ROW (VOL 9649, PG 48-49, DPR)
- (Q) 10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)
- (R) 14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)
- (S) 20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)
- (T) 12' ELEC ESMT (DOC NO 20190060792 OPR)
- (U) 16' ELEC ESMT (DOC NO 20190060773 OPR)
- (V) 15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194 PR)
- (W) GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 96-97 DPR)
- (X) 16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)

### VERTICAL CURVES

VC-1	VC-2
LT. VERTICAL CREST CURVE (PWT/CURB)	RT. & LT. VERTICAL SAG CURVE (PWT/CURB)
HIGH PT STA = 1+62.50	HIGH PT STA = 3+45.00
HIGH PT ELEV = 904.99	HIGH PT ELEV = 899.19
PVI STA = 2+00.00	PVI STA = 3+00.00
PVI ELEV = 904.70	PVI ELEV = 900.20
A.D. = -3.73	A.D. = 2.25
K = 20.11	K = 39.96
75.00' V.C.	90.00' V.C.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	129.86'	N07°29'11.58"E
L2	476.37'	N24°02'58.37"E
L3	157.27'	N82°30'48.42"W
L4	161.30'	N65°57'01.63"W
L5	161.30'	N65°57'01.63"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD DIRECTION
C1	100.000'	28.908'	N15°46'04.97"E

### GRADING LEGEND

PROJECT LIMITS	
EXISTING 100 YR FEMA FLOODPLAIN	---
100 YR UD FLOODPLAIN (AT-14)	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FLOW ARROW (EXISTING)	---
FLOW ARROW (PROPOSED)	---
FINISHED GROUND SPOT ELEV.	100.00(FG) X
TOP OF CURB SPOT ELEV.	100.00(TC) X
PAVEMENT SPOT ELEV.	100.00(PV) X

### GRADING NOTES:

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
- IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
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- FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

DATE	
NO.	REVISION
Jon Adams 11-25-25	

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #10028600

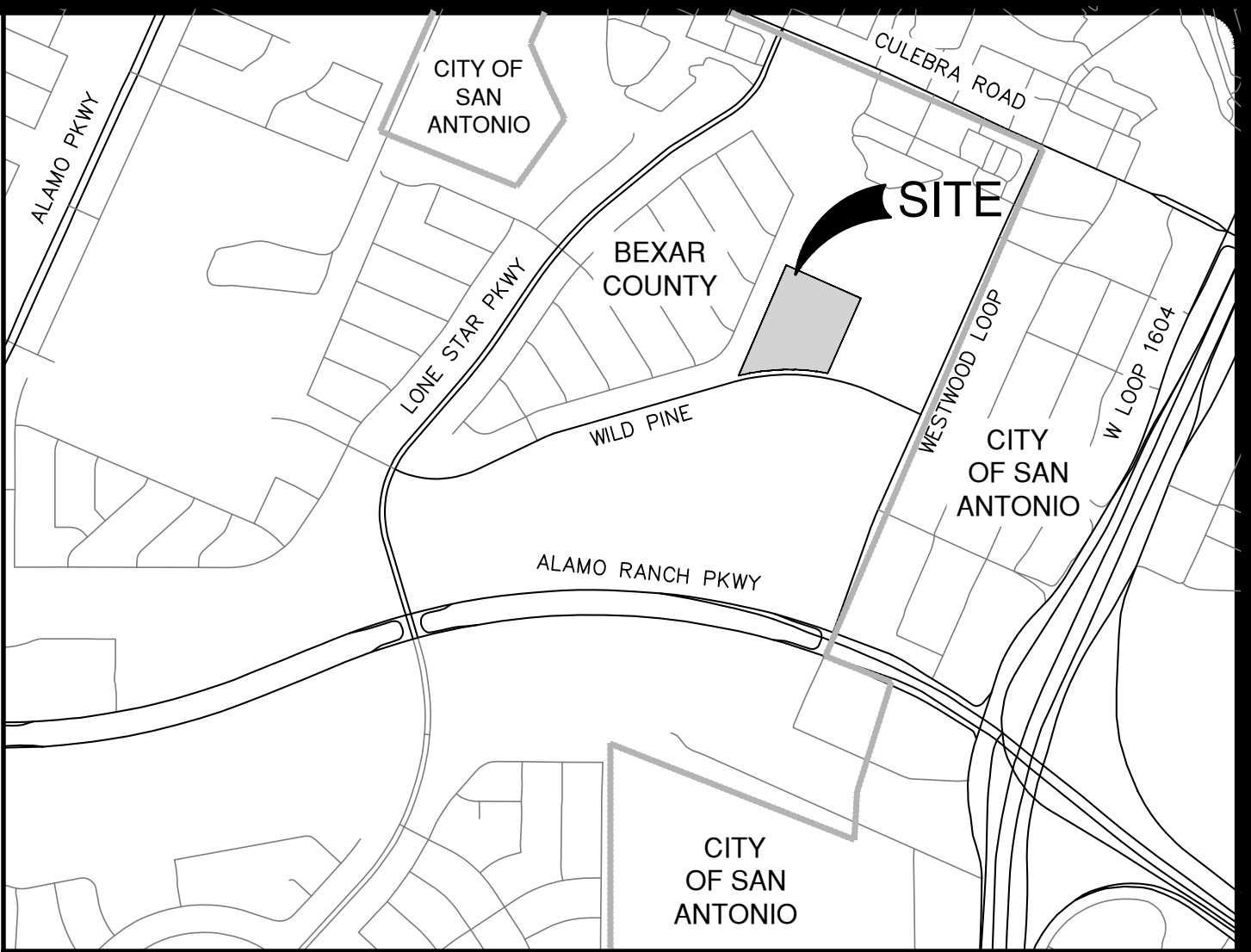
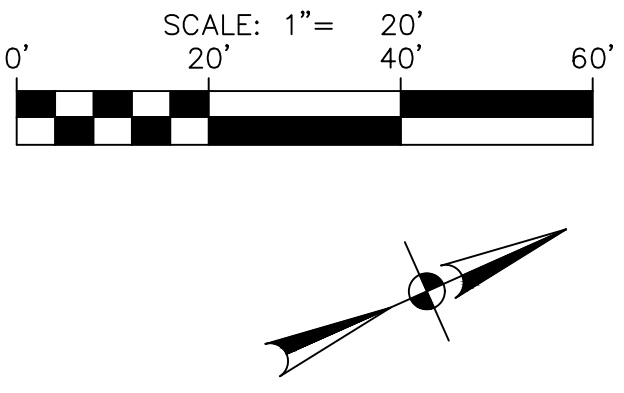
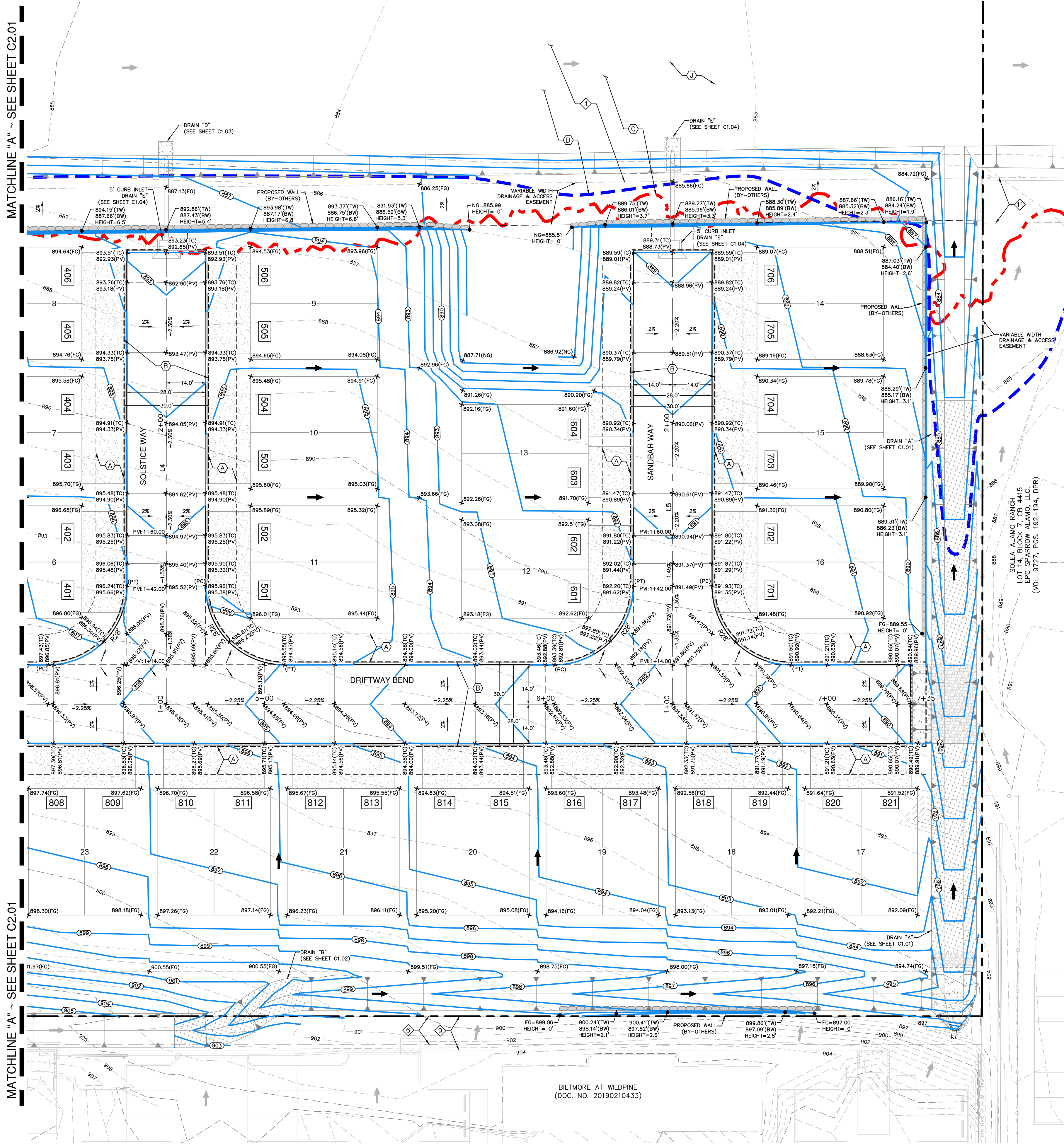
**WILD PINE**  
SAN ANTONIO, TEXAS  
GRADING PLAN

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	NOVEMBER 2025
DESIGNER	CB
CHECKED	JA
DRAWN	CB
SHEET	C2.03



Date: Nov 26, 2025 7:17pm User: ID: 104033  
File: P:\16573\16573.dwg User: C:\Users\16573\OneDrive\16573.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE/UNLESS OTHERWISE NOTED. Imagery © 2016, CAPCO/2016, Global Texas Orthographic Program, USDA Farm Service Agency.



LOCATION MAP  
NOT-TO-SCALE

### KEY NOTES LEGEND

- (A) 10' GAS, ELEC, TELE AND CATV ESMT
- (B) VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT
- (C) EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 4802900355G EFFECTIVE 9-29-2010)
- (D) 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)
- (E) 7" STD. CURB (SEE DETAIL SHEET C2.10)
- (F) LOW CURB AT DRIVEWAY (SEE DETAIL SHEET C2.10 FOR CURB PROFILE AT DRIVEWAY)
- (G) TIE TO EXISTING CURB
- (H) CLEANOUT FRAME AND LID FLUSH WITH PAVEMENT (TYP) (SEE DETAIL SHEET C5.10)
- (I) 7" SAWTOOTH CURB (SEE DETAIL SHEET C2.10)
- (J) 16" SANITARY SEWER EASEMENT
- (K) VAR WID DRAINAGE ESMT (VOL. 9649, PG 48-49, DPR)
- (L) 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL. 9614, PG 110-112, DPR)
- (M) 135' ELEC ESMT AND ROW (VOL. 6187, PG 265-268, DR)
- (N) 20' SANITARY SEWER ESMT (VOL. 15789, PG 1574, OPR)
- (O) 70' ROW (VOL. 9649, PG 48-49, DPR)
- (P) 10' SIDE BUILDING SETBACK (VOL. 20001, PG 1523, PR)
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- 100 YR UD FLOODPLAIN (AT-14)
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- PROPOSED CONTOUR
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- FLOW ARROW (PROPOSED)
- FINISHED GROUND SPOT ELEV.
- TOP OF CURB SPOT ELEV.
- PAVEMENT SPOT ELEV.

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19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

DATE

NO. REVISION

Jon D. Adame  
11-25-25

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
SAN ANTONIO, TEXAS  
GRADING PLAN

PLAT NO. 25-11800373

JOB NO. 13657-13

DATE NOVEMBER 2025

DESIGNER CB

CHECKED JA DRAWN CB

SHEET C2.04



PAVEMENT SECTION DETAIL										
STREET NAME	STATION	TYPE "D" HMAC	TYPE "C" HMAC	CONCRETE	AGGREGATE BASE	SUBGRADE	GEOGRID	STREET TYPE	CBR	STRUCTURAL NUMBER
DRIFTWOOD BEND	1+00.00 TO END	2.00"	—	—	9.5"	6"	NO	LOCAL A	2.5	2.69
BEAVERBANK WAY	1+00.00 TO END	2.00"	—	—	9.5"	6"	NO	LOCAL A	2.5	2.69
SOLSTICE WAY	1+00.00 TO END	2.00"	—	—	9.5"	6"	NO	LOCAL A	2.5	2.69
SANDBAR WAY	1+00.00 TO END	2.00"	—	—	9.5"	6"	NO	LOCAL A	2.5	2.69

\*STREET TRANSITIONS FROM STREET CLASSIFICATIONS OF DIFFERING PAVEMENT WIDTHS SHALL BE CONSTRUCTED WITH PAVEMENT SECTION OF STREET CLASSIFICATION WITH WIDER PAVEMENT SECTION

GENERAL NOTES:

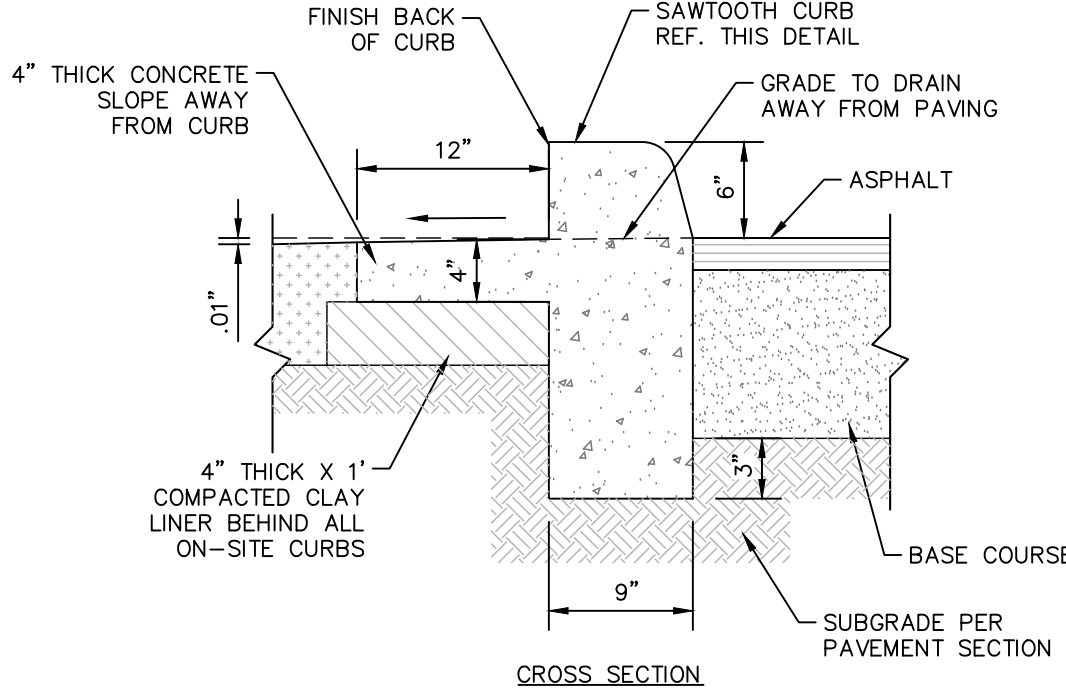
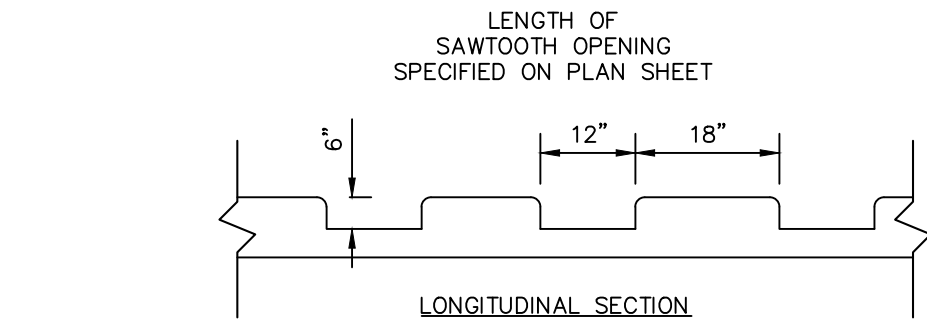
- CONTRACTOR SHALL REFERENCE THE PROJECT PAVEMENT DESIGN REPORT PREPARED BY **INTECH**, DATED **MARCH 21, 2025**.
- CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO VERIFY THE SUB GRADE CONDITION PRIOR TO PLACING ANY BASE MATERIAL. GEOTECHNICAL ENGINEER SHALL DETERMINE THE SUB GRADE CONDITION AND IF LIME STABILIZATION IS REQUIRED.
- GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE.
- THE FLEXIBLE BASE COURSE SHOULD BE CRUSHED LIMESTONE CONFORMING TO TXDOT STANDARD SPECIFICATIONS, ITEM 247, TYPE A, GRADES 1 OR 2.
- THE MOISTURE CONTENT OF THE FILL SHOULD BE MAINTAINED WITHIN THE RANGE OF OPTIMUM WATER CONTENT TO 3 PERCENTAGE POINTS ABOVE THE OPTIMUM WATER CONTENT UNTIL PERMANENTLY COVERED.
- IN THE EVENT THAT THE CLAY FILL USED IS DIFFERENT THAN THE EXISTING SUBGRADE, THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT COULD BE INVALIDATED AND THE DESIGN ENGINEER MUST BE CONSULTED TO DETERMINE IF ADDITIONAL CBR TESTING AND THICKER PAVEMENT SECTIONS ARE REQUIRED.
- WHERE PAVEMENT SUBGRADE IS LOCATED WITHIN 2—FEET OF THE EXISTING GROUND SURFACE (STRATUM 1 CLAYS), MOISTURE CONDITIONED SUBGRADE WILL BE REQUIRED. GEOTECHNICAL ENGINEER SHOULD VERIFY THE STREET SUBGRADE AT THE TIME OF CONSTRUCTION PRIOR TO PLACEMENT OF AGGREGATE BASE TO DETERMINE WHERE THE MOISTURE CONDITIONED SUBGRADE IS NEEDED. REFERENCE GEOTECHNICAL ENGINEERING REPORT FOR MORE INFORMATION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MATERIAL TESTING WITH THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL BE PAID FOR BY THE OWNER.
- FILL MATERIAL SHOULD BE NATIVE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2 AND A PI WITHIN RANGE OF 5 AND 20. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME OR CEMENT APPLICATION RATES SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES. CONTRACTOR TO VERIFY EXACT SPECIFICATIONS WITH PROJECT GEOTECHNICAL ENGINEERING REPORT.
- A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN THE BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

STREET SUBGRADE NOTES:

- IF THE STREET SUBGRADE PLASTICITY INDEX VALUE IS GREATER THAN 20, SUBGRADE STABILIZATION IS NEEDED AS PER CITY OF SAN ANTONIO REQUIREMENTS.
- IF THE SUBGRADE PLASTICITY INDEX VALUE IS 20 OR LESS, SUBGRADE STABILIZATION IS NOT NEEDED. THE SUBGRADE SHALL BE MOISTURE CONDITIONED (COMPACTED TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AT A MINIMUM MOISTURE CONTENT OF OPTIMUM PLUS 2 PERCENT (TEX114E)).
- THE SUBGRADE SHOULD BE STABILIZED USING X PERCENT LIME TO A DEPTH OF 6 INCHES AS NOTED ABOVE.
- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO STABILIZATION. IF THE SOIL SULFATE CONTENT IS HIGH, AN ALTERNATE PROCEDURE / RECOMMENDATION WILL BE NEEDED.
- LIME APPLICATION RATE OF **30 LBS PER SQ YARD** FOR 6 INCH DEPTH OF STABILIZATION IS RECOMMENDED.
- APPROVED FILL MATERIAL SHOULD BE USED TO RAISE THE GRADE. THE FILL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 5.0 AND A MAXIMUM PLASTICITY INDEX OF 45. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND TESTED FOR SULFATE CONTENT PRIOR TO USE OF THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.
- THE SUBGRADE SHOULD BE PROOF ROLLED TO IDENTIFY SOFT AREAS BEFORE STABILIZATION.

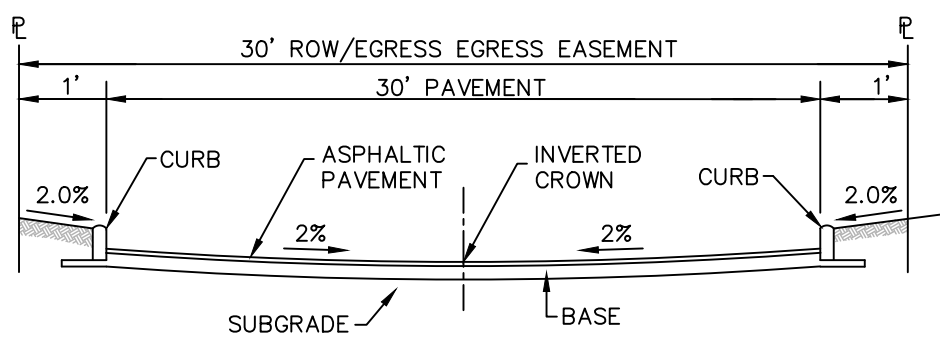
LIME NOTES:

- FOR LIME STABILIZATION CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED ON 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 1/2" 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 IN THE BEXAR COUNTY FLEXIBLE PAVEMENT DESIGN CRITERIA GUIDE 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.



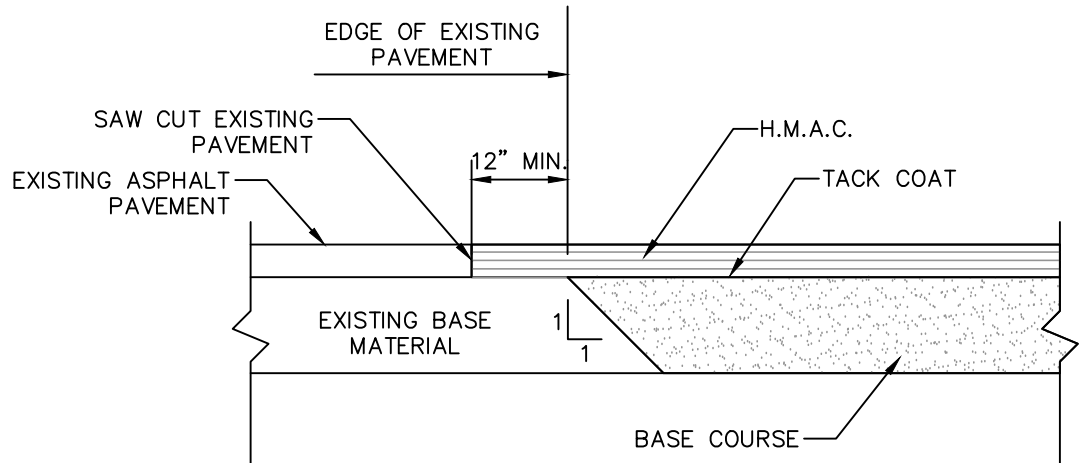
6" SAWTOOTH CURB DETAIL

NOT-TO-SCALE



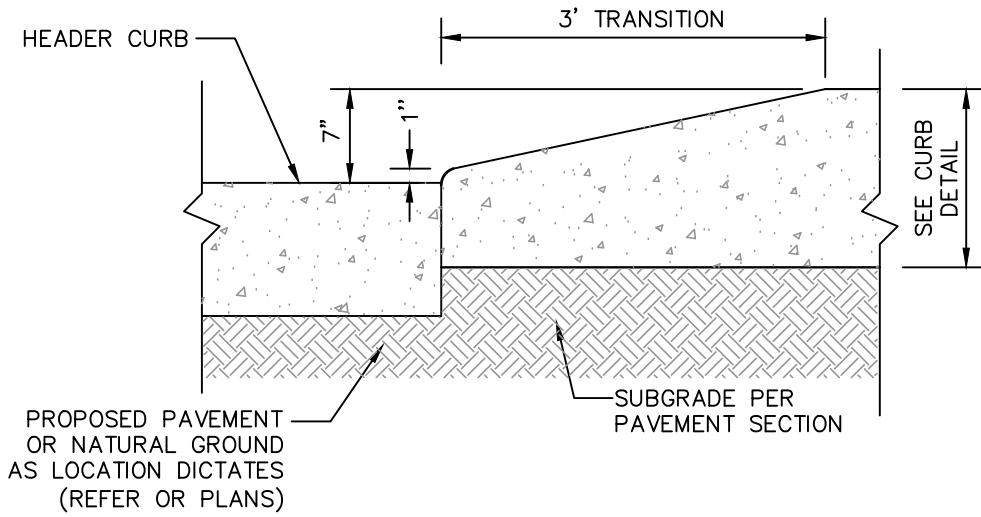
LOCAL A STREET SECTION

NOT-TO-SCALE



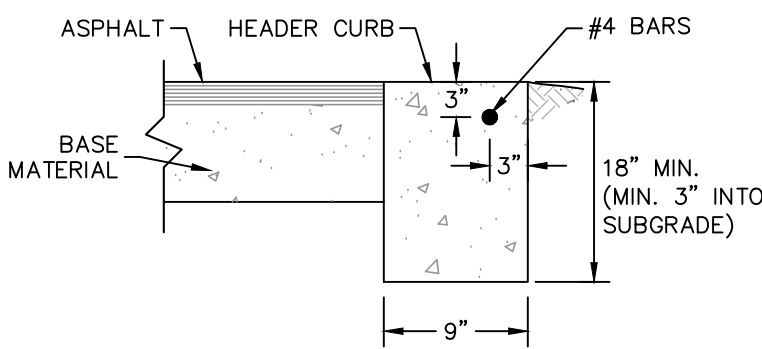
ASPHALT/ASPHALT JUNCTURE DETAIL

NOT-TO-SCALE



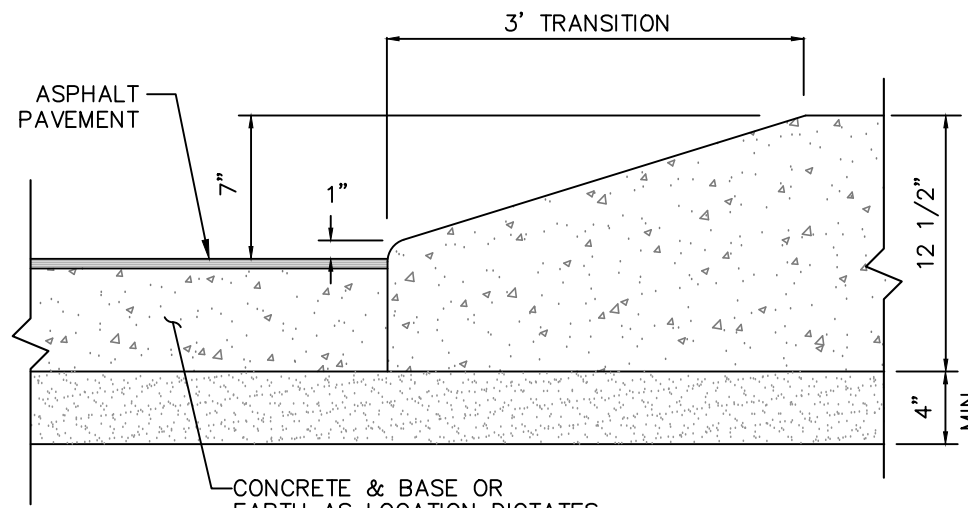
CURB TRANSITION DETAIL  
(FROM HEADER CURB TO STANDARD CURB)

NOT-TO-SCALE



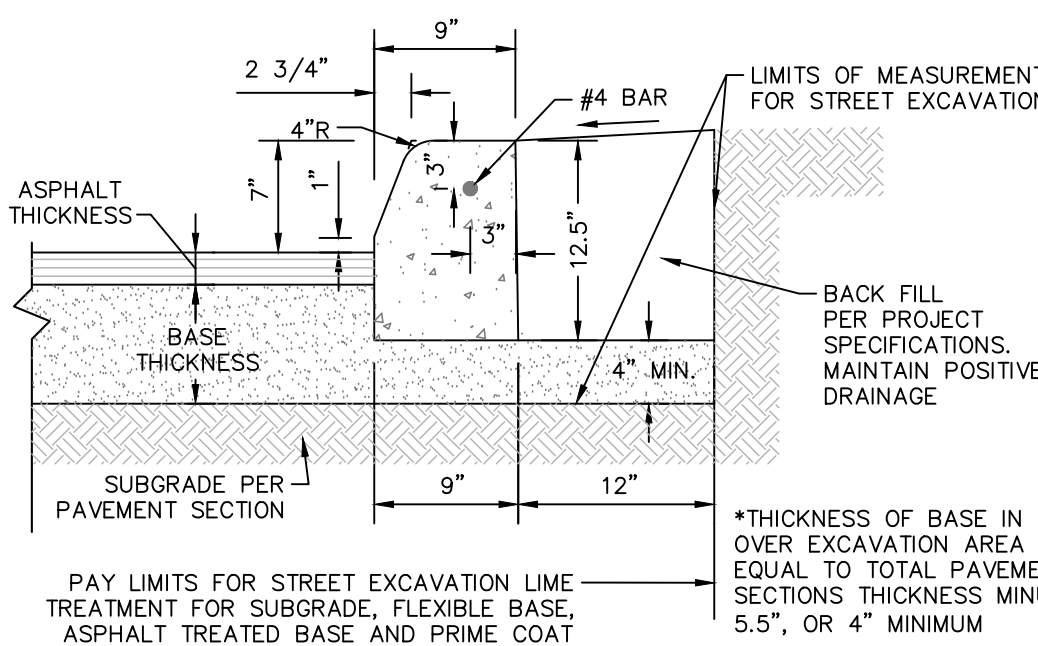
HEADER CURB DETAIL

NOT-TO-SCALE



CURB TRANSITION DETAIL  
(FROM PAVEMENT TO STANDARD CURB)

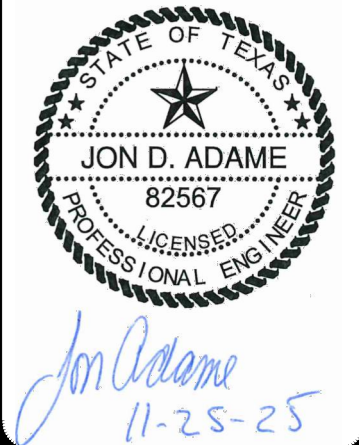
NOT-TO-SCALE



CONCRETE CURB DETAIL

NOT-TO-SCALE

DATE	
NO.	
REVISION	



**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
SAN ANTONIO, TEXAS

CIVIL DETAILS

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	NOVEMBER 2025
DESIGNER	CB
CHECKED	JA
DRAWN	CB
SHEET	C2.10



The image displays three separate rectangular signs, each with a red border and a white background. Each sign is divided into three horizontal sections. The top section contains the text 'SIGN TYPE "A"' in black. The middle section contains the text 'NO PARKING' in red, followed by 'FIRE LANE' in red, and then 'TOW AWAY ZONE' in red. The bottom section contains a red arrow pointing to the right, with the text 'New Standard' in small black font below it.

**SIGN TYPE "A"**

**NO PARKING**

**FIRE LANE**

**TOW AWAY ZONE**

**SIGN TYPE "B"**

**NO PARKING**

**FIRE LANE**

**TOW AWAY ZONE**

**SIGN TYPE "C"**

**NO PARKING**

**FIRE LANE**

**TOW AWAY ZONE**

1. SIGNS SHALL BE MIN SIZE 12"x18" AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND.
2. SIGNS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE SIGN AT LEAST SEVEN (7) FEET ABOVE GRADE AND AT LEAST TWO (2) FEET FROM CURB EDGE.
3. SIGNS SHALL BE PLACED AS FOLLOWS:
  - A. FIRE LANE SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE APPARATUS ROADS THAT ARE 20 TO 26 FEET WIDE.
  - B. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE
4. SIGNS TO BE PLACED IN ACCORDANCE WITH THE 2021 INTERNATIONAL FIRE CODE AND SAN ANTONIO'S FIRE CODE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE INSPECTOR FOR APPROVED SIGN LOCATIONS.

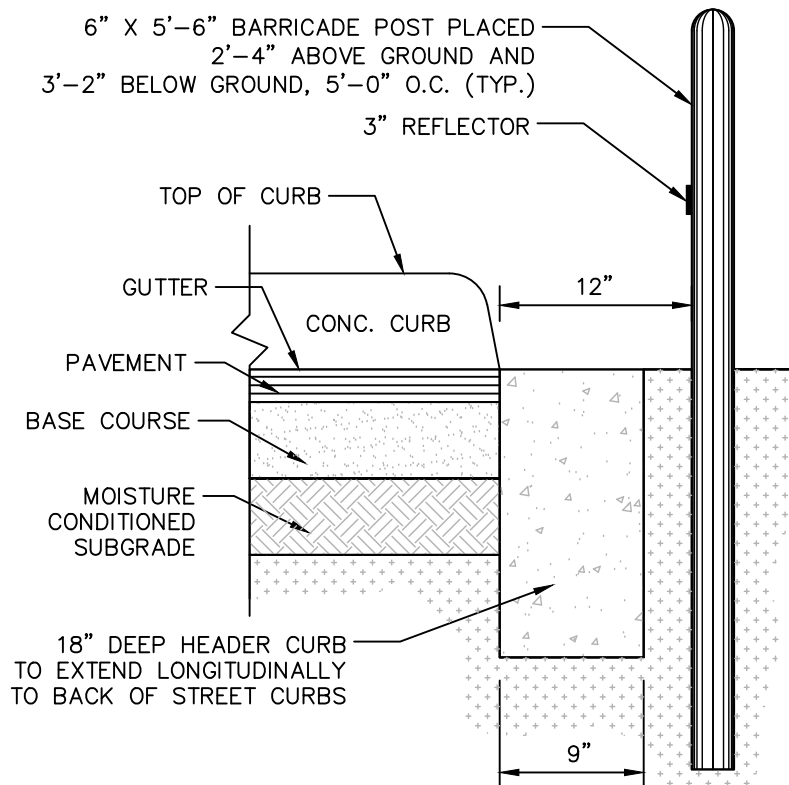
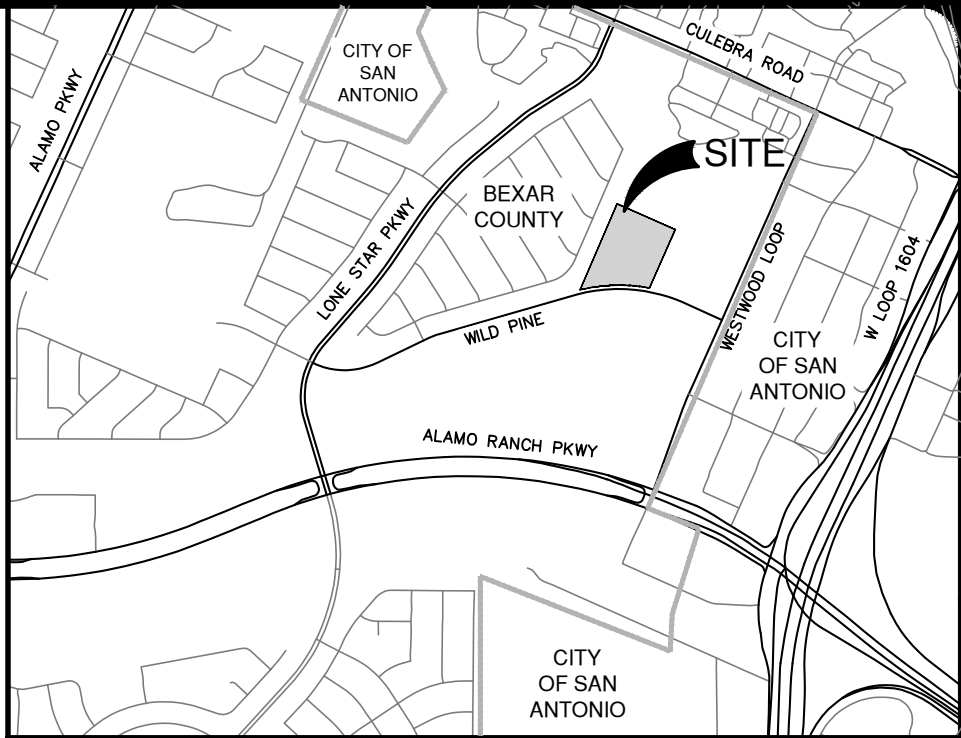
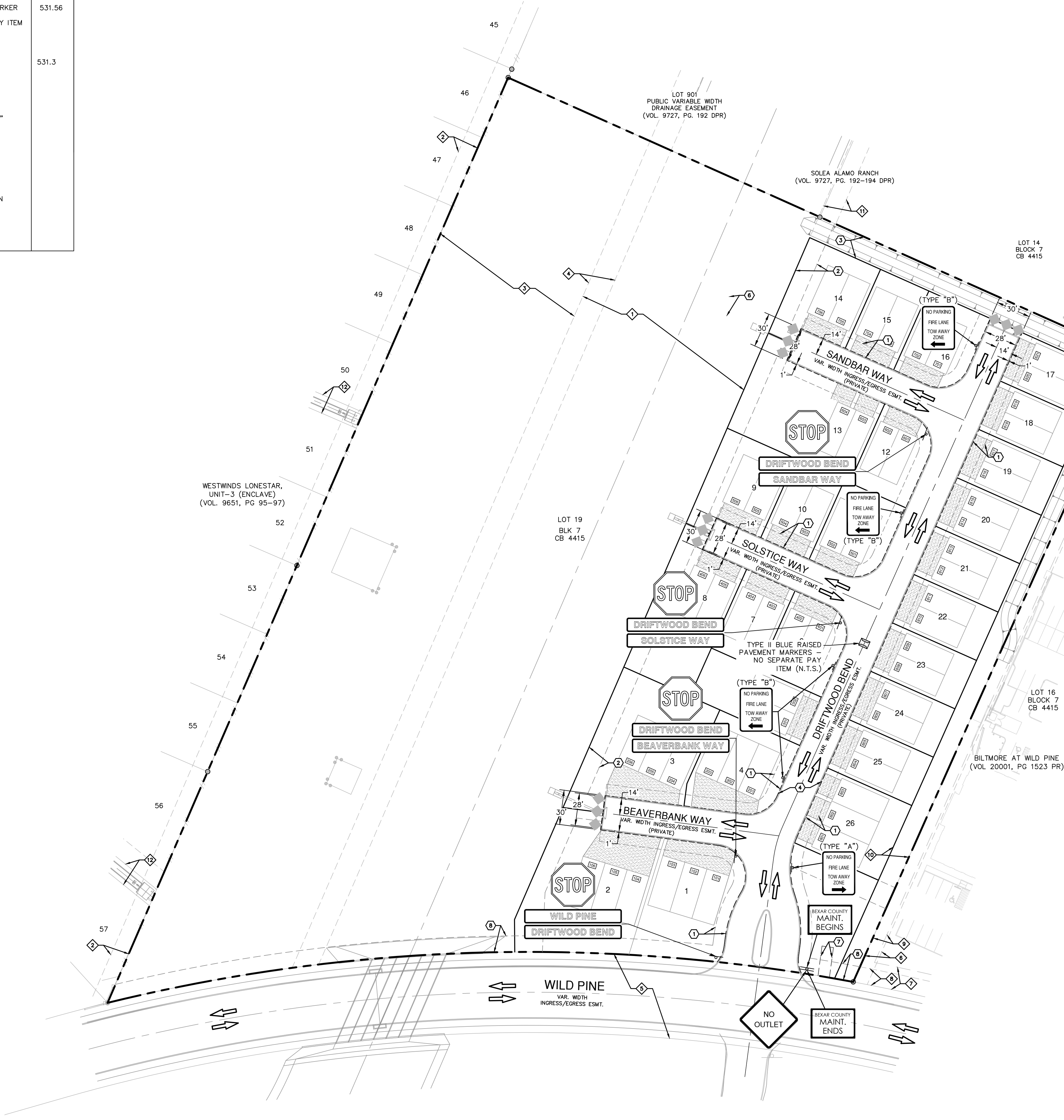


Diagram A illustrates the detail of the sign mounting. It shows a diamond-shaped red reflector sheet mounted on a post. The mounting detail includes two 3/8 inch diameter holes. The distance from the ground line to the bottom of the reflector sheet is 2 feet minimum. The distance from the ground line to the top of the mounting detail is 4 feet minimum. The distance from the ground line to the top of the reflector sheet is 2 feet minimum.

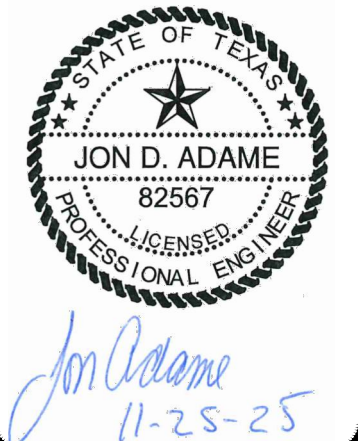
**OBJECT MARKER TYPE 4**  
NOT-TO-SCALE



- ① 10' GAS, ELEC, TELE AND CATV ESMT
- ② VAR WID DRAINAGE AND ACCESS ESMT
- ③ 20' DRAINAGE ESMT
- ④ VAR WID IRRECOVERABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT
- ⑤ 14' X 26' WATER EASEMENT
- ⑥ 16' SANITARY SEWER EASEMENT
- ⑦ VARIABLE WIDTH WATER EASEMENT
- ⑧ 14' GAS, ELEC, TELE AND CATV ESMT
- ⑨ VAR WID DRAINAGE ESMT  
(VOL 9649, PG 48-49, DPR)
- ⑩ 14' ELEC, GAS, TEL, CATV AND OH ESMT  
(VOL 9614, PG 110-112, DPR)
- ⑪ 135' ELEC ESMT AND ROW  
(VOL 9187, PG 265-284T, DR)
- ⑫ 20' SANITARY SEWER ESMT  
(VOL 15789, PG 1574, DPR)
- ⑬ 70' ROW  
(VOL 9649, PG 48-49, DPR)
- ⑭ 10' SIDE BUILDING SETBACK  
(VOL 20001, PG 1523, PR)
- ⑮ 14' GAS, ELEC, TELE AND CATV ESMT  
(VOL 20001, PG 1523, PR)
- ⑯ 20' FRONT BUILDING SETBACK  
(VOL 9649, PG 48-49, DPR)
- ⑰ 12' ELEC ESMT  
(DOC NO 20190060792 OPR)
- ⑱ 16' ELEC ESMT  
(DOC NO 20190060773 OPR)
- ⑲ 15' PUBLIC DRAINAGE ESMT  
(VOL 9727, PG 192-194 PR)
- ⑳ GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND CLEAR VISION ESMT  
(VOL 9651, PG 96-97 DPR)
- ㉑ 16' ELEC, GAS, ELEC, TELE, AND CATV ESMT  
(VOL 9651, PG 96-97 DPR)

A BEXAR COUNTY ROW PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW. ADDITIONAL WARNING SIGNS MAY BE RECOMMENDED BY THE ENGINEER ONCE THE ROADWAYS ARE CONSTRUCTED.

DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

[illegible][illegible]

**PAPE-DAWSON**  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM # 0028800

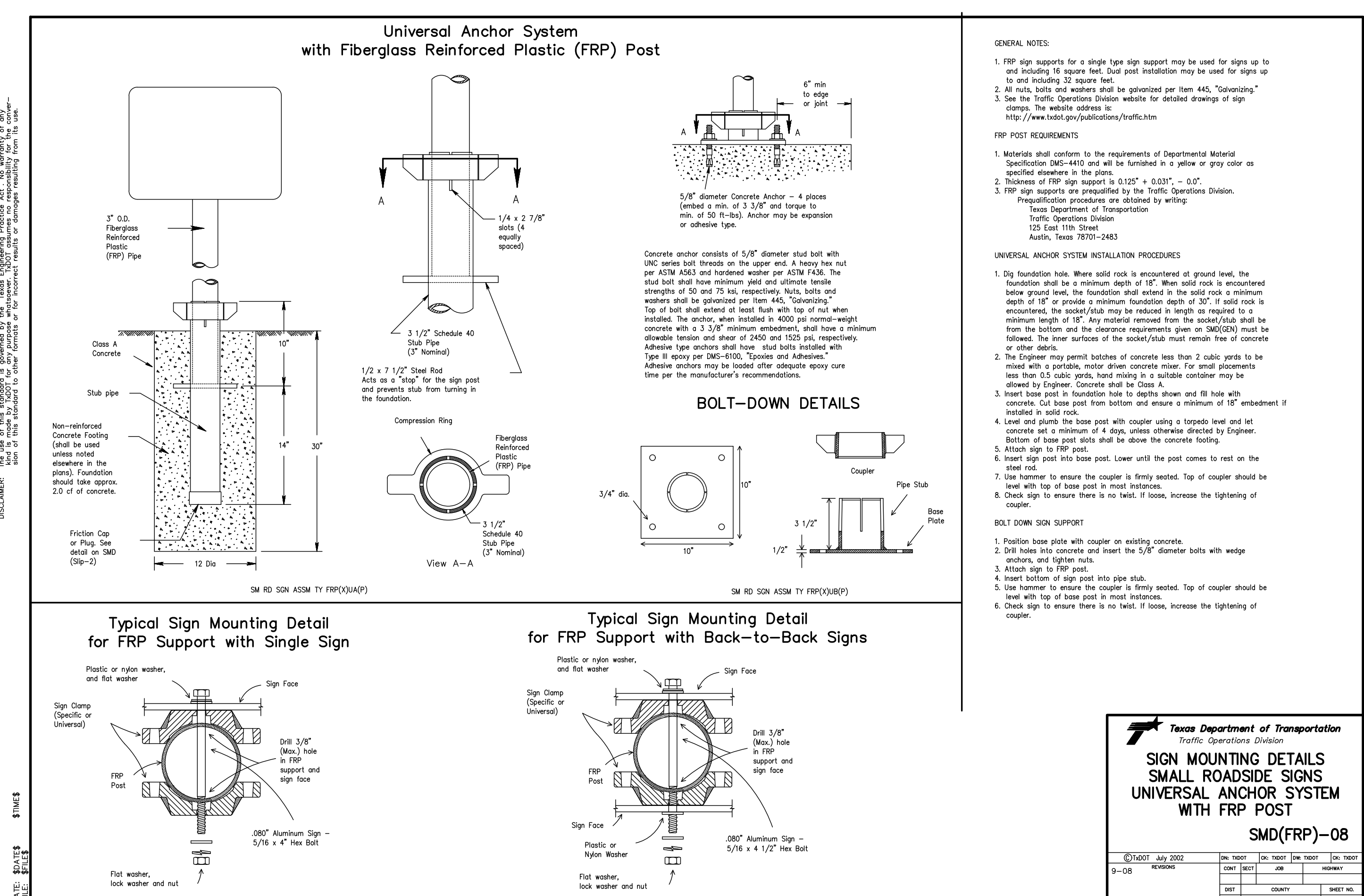
**WILD PINE**  
**SAN ANTONIO, TEXAS**  
**OVERALL SIGNAGE PLAN**

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE NOVEMBER 2025  
DESIGNER JF  
CHECKED JA DRAWN JF  
SHEET C3.00





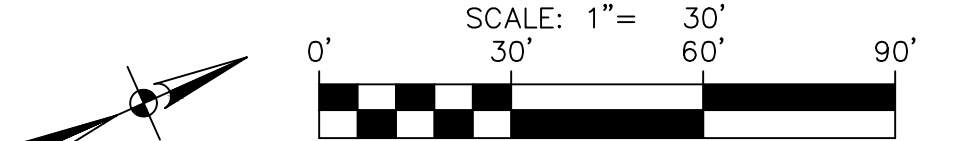
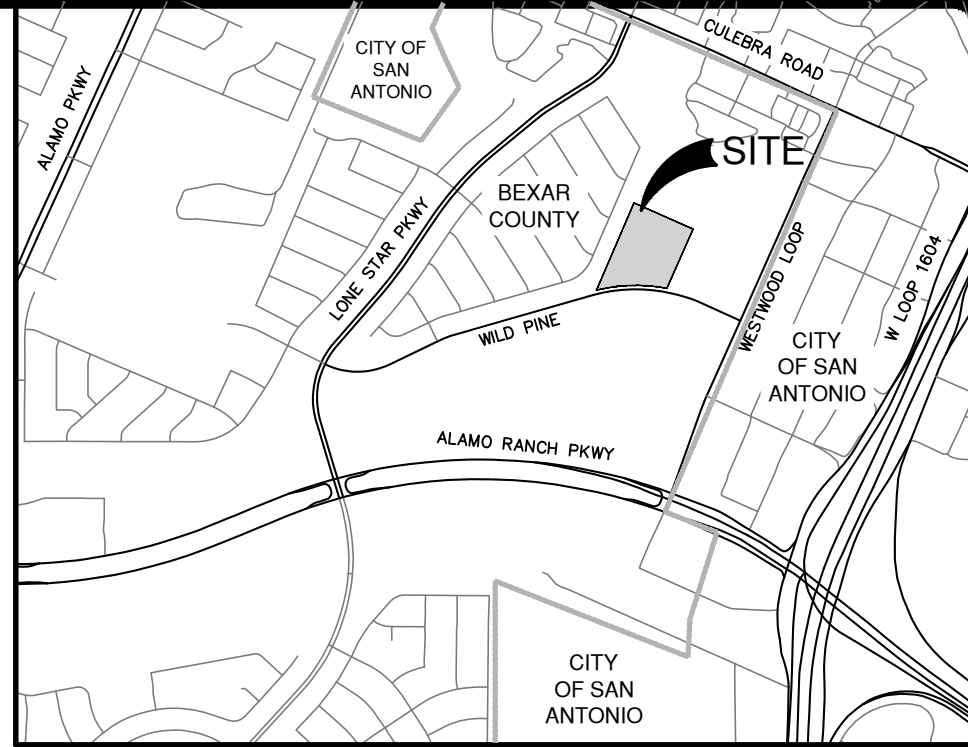
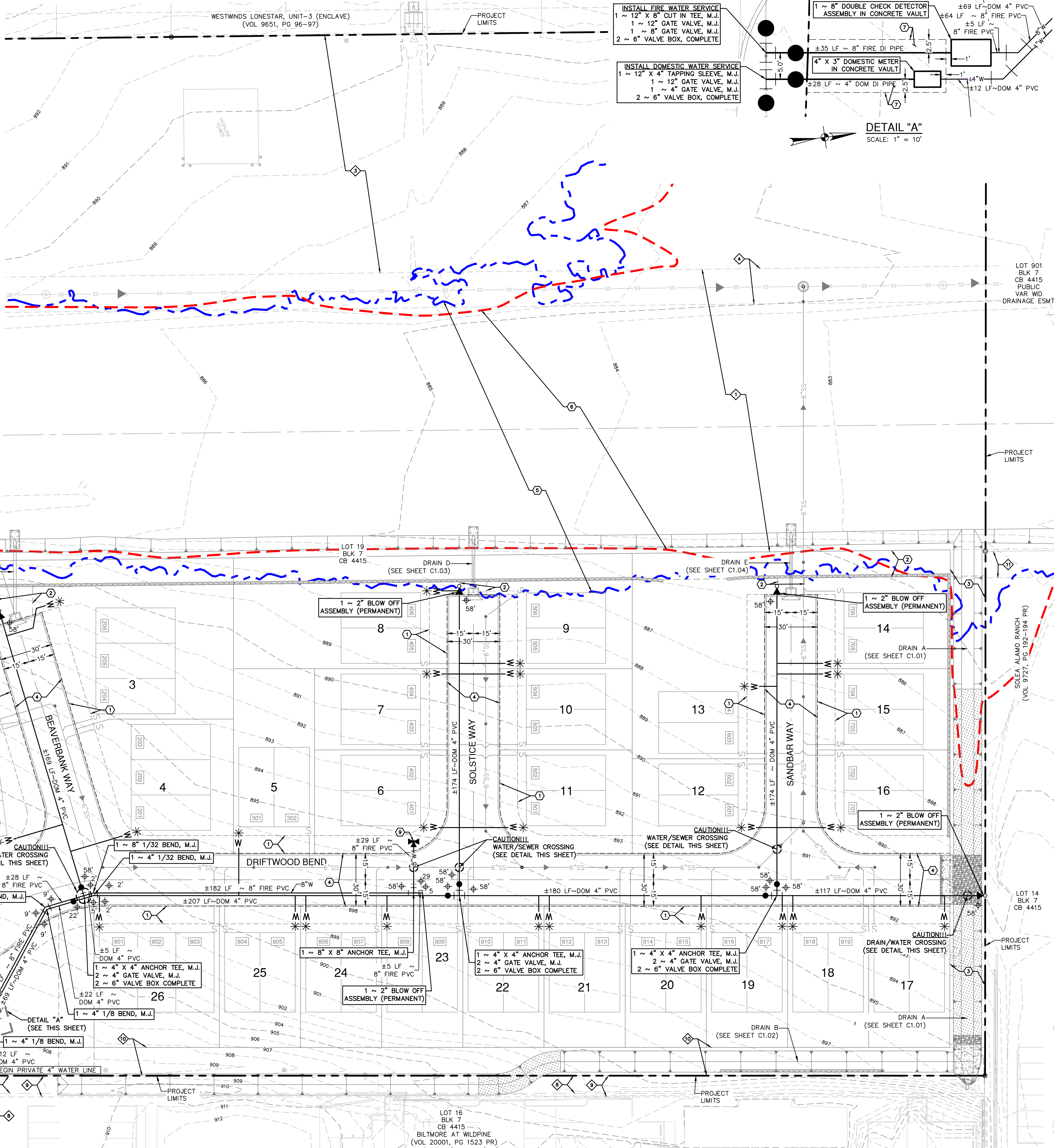






KEY NOTES LEGEND

- ① 10' GAS, ELEC, TELE AND CATV ESMT  
② VAR WID DRAINAGE AND ACCESS ESMT  
③ 20' DRAINAGE ESMT  
④ VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT  
⑤ EFFECTIVE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)  
⑥ 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)  
⑦ VAR WIDTH WATER ESMT  
⑧ CONTRACTOR TO VERIFY LOCATION OF EXISTING 12" MAIN (SAWS JOB NO. 09-5045) BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL TIE TO EXISTING 12" POTABLE WATER MAIN AFTER DISINFECTION & ACCEPTANCE BY SAWS  
⑨ FOR CHLORINATION INJECTION: 2-1" CORPORATION STOP, C.C.x I.P. 1-1" COPPER TUBING, OUT AS REQ'D 2-1 1/4" THD SOLID CAPS 1-2" BLOWOFF ASSEMBLY (TEMPORARY) SEE SAWS STD DETAIL DD-847-01 & TABLE 847-1  
⑩ NOT USED  
⑪ 10' GAS, ELEC, TELE AND CATV ESMT
- ◇ VAR WID DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)  
◇ 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)  
◇ 135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)  
◇ 20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)  
◇ 70' ROW (VOL 9649, PG 48-49, DPR)  
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◇ 16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)



- LEGEND
- PROPERTY LINE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING WATER LINE
  - EXISTING FIRE HYDRANT
  - PROPOSED WATER MAIN
  - PROPOSED WATER METER
  - PROPOSED FIRE HYDRANT
  - PROPOSED UNDERGROUND ELECTRIC
  - PROPOSED STORM DRAINAGE
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - ZERO LOT LINE
  - RETAINING WALL (SEE STRUCTURAL PLANS)
  - 100-YR FEMA EFFECTIVE FLOODPLAIN
  - 100-YR ULTIMATE DEVELOPMENT FLOODPLAIN (SARA DRAFT FP)

ADDRESS  
11305 WILD PINE  
SAN ANTONIO, TEXAS 78253

LEGAL DESCRIPTION  
BEING A TOTAL OF 9.606 ACRE TRACT OF LAND, ESTABLISHING LOT 19, BLOCK 7, COUNTY BLOCK 4415 OUT OF A CALLED 2275.17 ACRE TRACT DESCRIBED IN DEED TO WILD PINE SAN ANTONIO LLC, RECORDED IN DOCUMENT 2025002064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415, BEXAR COUNTY, TEXAS.

NOTE  
SEE SHEET C0.10 FOR ADDITIONAL GENERAL NOTES.

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

TRENCH EXCAVATION SAFETY PROTECTION  
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ GEOTECHNICAL/ SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND 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.

WATER (PRESSURE ZONE PZ 1111 MIDDLE)

DEVELOPER'S NAME: WILD PINE SAN ANTONIO LLC  
ADDRESS: 440 LOUISIANA, STE 952  
CITY: HOUSTON STATE: TX ZIP: 77002  
PHONE# (540) 305-4056 FAX#  
SAWS BLOCK MAP# 090602 TOTAL EDU'S 28.5 TOTAL ACREAGE 9.606  
TOTAL LINEAR FOOTAGE OF PIPE: PRIVATE PLAT NO. 25-11800323  
NUMBER OF LOTS 26 SAWS JOB NO. CTR-346875

DATE  
NO. REVISION  
STATE OF TEXAS  
JON D. ADAME  
82567  
PROFESSIONAL ENGINEER  
12-8-25

PAPE-DAWSON  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #1028600

WILD PINE  
SAN ANTONIO, TEXAS  
OVERALL WATER DISTRIBUTION PLAN

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C4.00







Date: Dec-08, 2025, 2:53pm User: jg\_credhigaz  
File: P:\16567\113\Design\CA\NWD\T-1365713.dwg

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SAWS CONSTRUCTION NOTES  
(LAST REVISED JANUARY 2022)

SAWS GENERAL SECTION

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

PROJECT WATER NOTES

1. MACHINE CHLORINATION BY THE S.A.W.S.
2. ALL 8", 12" AND 16" PIPE SHALL BE P.V.C. C-900 CLASS 235 OR 18.
3. ALL MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, AS PROVIDED FOR IN THE SPECIAL CONDITIONS.
4. THE WATER LINES WILL BE SET FROM THE STREET HUBS BEFORE THIS CONTRACT BEGINS. STREET CUT SHEETS WILL BE SUPPLIED TO THE CONTRACTOR. THERE SHOULD BE NO ADDITIONAL STAKES REQUIRED, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE SITE AND VERIFY THAT ALL STAKES REQUIRED FOR HIS WORK ARE IN PLACE AT THE TIME THE CONSTRUCTION BEGINS. IF ANY STAKES ARE MISSING THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY. AFTER CONSTRUCTION BEGINS, ALL CONSTRUCTION STAKES, MARKS, ETC., SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR, AND IN CASE OF DESTRUCTION OR REMOVAL BY THE CONTRACTOR, HIS EMPLOYEE OR ANY OTHER MEANS, SUCH STAKES, MARKS, ETC., SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS, TAPS AND LENGTH OF SERVICE CONNECTIONS.
6. THE LOT CORNERS WILL BE SET BY THE ENGINEER FOR INSTALLATION OF ALL WATER SERVICES. THESE LOT CORNERS SHALL BE CAREFULLY PRESERVED BY THE CONTRACTOR SO THE METER BOXES CAN BE SET IN PHASE II. ANY LOT CORNER DESTROYED OR REMOVED BY THE CONTRACTOR, HIS EMPLOYEES, OR BY ANY OTHER MEANS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. STREETS WILL HAVE BEEN EXCAVATED DOWN TO SUBGRADE AND THE PARKWAY WILL BE CUT DOWN TO TOP OF CURB BY THE STREET CONTRACTOR, PRIOR TO CONSTRUCTION OF THE WATER MAINS. IT WILL BE THE UTILITY CONTRACTOR'S RESPONSIBILITY TO PROVIDE A PAD FOR HIS EQUIPMENT.
8. WATER METER BOXES IF APPLICABLE SHALL BE INSTALLED NINE FEET FROM FACE OF CURB BY THE CONTRACTOR, AT HIS EXPENSE.
9. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
10. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED AND THE S.A.W.S. RELEASES THE MAIN FOR TIE-IN AND USE.
11. UNIT PRICE BID FOR "STANDARD FIRE HYDRANT ASSEMBLY" SHALL INCLUDE FIRE HYDRANT, 6-INCH GATE VALVE AND 6-INCH VALVE BOX COMPLETE, ANCHOR BEND, AND ALL 6-INCH DI PIPE REQUIRED (DI PIPE REQUIRED SHALL INCLUDE ALL PIPE FROM THE TEE ON THE MAIN LINE TO THE FIRE HYDRANT).
12. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" (1988 OR ANY REVISIONS THERETO).
13. A CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE HYDRANTS. THIS AREA SHOULD HAVE A MINIMUM DIAMETER OF 3.0' AND BE CLEAN OF VERTICAL OBSTRUCTIONS, VALVES, AND METER BOXES.
14. SAWS REQUIRES LEAD FREE (< 0.25%) FIRE HYDRANTS.
15. UNLESS OTHERWISE NOTED ALL SERVICES SHALL BE 3/4" WITH 5/8" METER.

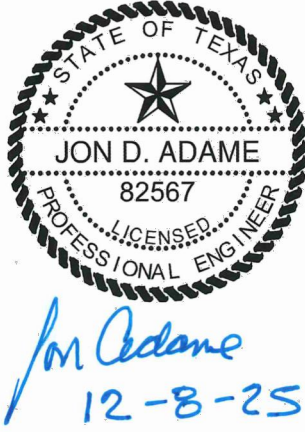
SAWS WATER NOTES

1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS. THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS- CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
5. ALL VALVES SHALL READ "OPEN RIGHT".
6. PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 745 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 745 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF \*PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. \*NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
7. PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
8. BACKFLOW PREVENTION DEVICES:
- ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES.
  - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
10. DIVISION VALVES: DIVISION VALVES SHOWN ON PLANS OR NOT SHOWN ON PLANS BUT FOUND IN THE FIELD SHALL ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF AND ONLY WITH PRIOR WRITTEN APPROVAL OF THE SAWS DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWO WEEKS IN ADVANCE TO START THE COORDINATION PROCESS AND WILL BE INFORMED BY THE INSPECTOR WHEN THE DIVISION VALVE WILL BE OPERATED BY THE SAWS DISTRIBUTION AND COLLECTION STAFF. THE DIVISION VALVE CAN ONLY BE OPERATED BY SAWS DISTRIBUTION AND COLLECTION STAFF MEMBER NOT THE INSPECTOR OR THE CONTRACTOR. OPERATION OF A DIVISION VALVE WITHOUT THE EXPRESS PRIOR WRITTEN APPROVAL OF THE SAWS DISTRIBUTION AND COLLECTION STAFF WILL CONSTITUTE A MATERIAL BREACH OF ANY WRITTEN SAWS CONTRACT OR PERMIT IN ADDITION TO SUBJECTING THE CONTRACTOR TO LIABILITY FOR ANY AND ALL FINES, FEES, OR OTHER DAMAGES, DIRECT OR CONSEQUENTIAL, THAT MAY ARISE FROM OR BE CAUSED BY THE OPERATION OF THE VALVE WITHOUT PRIOR WRITTEN PERMISSION. PLEASE BE INFORMED THAT THE APPROVAL OF THE OPERATION OR OPENING OR CLOSING OF A DIVISION VALVE CAN TAKE SEVERAL WEEKS FOR APPROVAL. DIVISION VALVES WILL ALSO HAVE A VALVE UID LABELED DIVISION VALVE AND A LOCKING MECHANISM INSTALLED WITH A KEY. THE LOCK AND KEY MECHANISM WILL BE PAID FOR BY THE CONTRACTOR BUT WILL BE INSTALLED BY SAWS DISTRIBUTION AND COLLECTION STAFF.

WATER (PRESSURE ZONE PZ 1111 MIDDLE)

DEVELOPER'S NAME: <u>WILD PINE SAN ANTONIO LLC</u>	
ADDRESS: <u>440 LOUISIANA, STE 952</u>	
CITY: <u>HOUSTON</u>	STATE: <u>TX</u> ZIP: <u>77002</u>
PHONE# <u>(540)305-4056</u>	FAX# _____
SAWS BLOCK MAP# <u>090602</u> TOTAL EDU'S <u>28.5</u> TOTAL ACREAGE <u>9.606</u>	
TOTAL LINEAR FOOTAGE OF PIPE: <u>PRIVATE</u> PLAT NO. <u>25-11800373</u>	
NUMBER OF LOTS <u>26</u>	SAWS JOB NO. <u>CTR-346875</u>

DATE	NO.	REVISION



**PAPE-DAWSON**  
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000  
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028600

**WILD PINE**  
**SAN ANTONIO, TEXAS**  
**WATER DISTRIBUTION PLAN NOTES**

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	DECEMBER 2025
DESIGNER	XX
CHECKED	XX DRAWN XX
SHEET	C4.11



①	10' GAS, ELEC, TELE AND CATV ESMT	①	VAR MD DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)
②	20' VAR DRAINAGE AND ACCESS ESMT	②	14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)
③	20' DRAINAGE ESMT	③	135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)
④	VAR MD IRRECOVERABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT	④	20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)
⑤	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)	⑤	70' ROW (VOL 9649, PG 48-49, DPR)
⑥	1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (FAPE-DAWSON FLOOD STUDY)	⑥	10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)
⑦	VAR WIDTH WATER EASEMENT	⑦	14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)
⑧	NOT USED	⑧	20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)
⑨	14' GAS, ELEC, TELE AND CATV ESMT	⑨	12' ELEC ESMT (DOC NO 20190060792 OPR)
		⑩	16' ELEC ESMT (DOC NO 20190060773 OPR)
		⑪	15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194 PR)
		⑫	GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 96-97 DPR)
		⑬	16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 96-97 DPR)

HORIZONTAL AND VERTICAL CONTROL POINTS				
Point #	Northing	Easting	Elevation	Full Description
10	728,694.13	59,129.76	897.75	SET I.R. REDCAP (TRAV)
11	729,163.21	59,243.97	889.71	SET MAG NAIL (TRAV)
630	728,667.39	59,668.13	910.27	SET MAG NAIL (TRAV)
631	728,696.09	59,321.16	897.76	SET MAG NAIL (TRAV)
632	728,599.41	59,041.92	899.59	SET MAG NAIL (TRAV)

11305 WILD PINE  
SAN ANTONIO, TEXAS 78253  
LEGAL DESCRIPTION

BEING A TOTAL OF 9.606 ACRE TRACT OF LAND, ESTABLISHING LOT 19, BLOCK 7, COUNTY BLOCK 4415 OUT OF A CALLED 2275.17 ACRE TRACT DESCRIBED IN DEED TO WILD PINE SAN ANTONIO LLC, RECORDED IN DOCUMENT 20250021064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE AJ LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415, BEXAR COUNTY, TEXAS.

NOT-TO-SCALE

SCALE: 1" = 30'

30' 60' 90'



PROPERTY LINE

EXISTING CONTOURS MAJOR

880

EXISTING CONTOURS MINOR

W

EXISTING WATER LINE

EXISTING FIRE HYDRANT

W

PROPOSED WATER MAIN

UGE

PROPOSED UNDERGROUND ELECTRIC

PROPOSED FIRE HYDRANT

EXISTING STORM DRAINAGE

PROPOSED STORM DRAINAGE

JUNCTION BOX

WITH GRATE

EX-SS

MANHOLE CLEANOUT

SS

FLOW

WYE WITH 1/8 BEND

SEWER SERVICE LATERAL CLEAN OUT

ZERO LOT LINE

100-YR FEMA EFFECTIVE FLOODPLAIN

100-YR ULTIMATE DEVELOPMENT FLOODPLAIN (SARA DRAFT FP)

5-YR ULTIMATE DEVELOPMENT FLOODPLAIN (SARA DRAFT FP)

FINISHED GROUND/PAVEMENT (TOP OF GRADE)

NOT-TO-SCALE

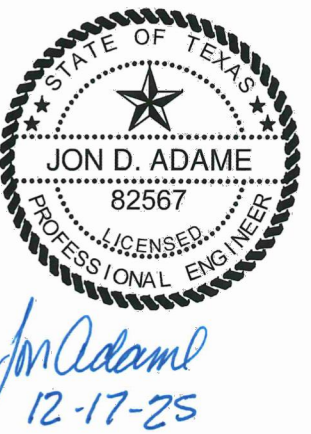
SEE SHEET C0.10 FOR ADDITIONAL GENERAL NOTES.

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING 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.

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/GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA AND IDENTIFY ANY POTENTIAL PROBLEMS WITH THE 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 FRENCH EXCAVATION SAFETY PROTECTIVE SYSTEMS WITHIN THE PROJECT WORK AREA. FOR FRENCH EXCAVATIONS, SPECIFICALLY, THE CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A FRENCH SAFETY PROGRAM IN CONJUNCTION WITH THE CONTRACTOR'S SAFETY PROGRAM. THE PROGRAM ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND FRENCH EXCAVATION,

DEVELOPER'S NAME: WILD PINE SAN ANTONIO LLC  
ADDRESS: 440 LOUISIANA, STE 952  
CITY: HOUSTON STATE: TX ZIP: 77002  
PHONE# (540)305-4056 FAX# \_\_\_\_\_  
SAWS BLOCK MAP# - TOTAL EDU'S 28.5 TOTAL ACREAGE 9.606  
TOTAL LINEAR FOOTAGE OF PIPE: PRIVATE PLAT NO. 25-11800373  
NUMBER OF LOTS 26 SAWS JOB NO. CTR-346875

NO.	REVISION	DATE
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**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

# WILD PINE

SAN ANTONIO, TEXAS

# SANITARY SEWER PLAN

PLAT NO. 25-11800373  
JOB NO. 13657-13  
DATE DECEMBER 2025  
DESIGNER CB  
CHECKED JA DRAWN CB  
SHEET C5.00



## (LAST REVISED JANUARY 2022)

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:

- SAWS UTILITY LOCATES: [HTTP://WWW.SAWS.ORG/SERVICE/LOCATES](http://www.saws.org/service/locates)
- COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
- COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951
- TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811

- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND  
APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER  
PECTION.

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND SHALL BE EXTENDED TO 10' PAST THE PROPERTY LINE AND CAPPED AND SEALED. CONTRACTOR SHALL INSTALL A 2" X 4" STAKE, FOUR (4) FEET LONG, TWO (2) FEET DEEP INTO THE GROUND AT THE END OF EACH SERVICE. NO SEPARATE PAY ITEM.

CONTRACTOR TO INSTALL CLEANOUTS AT THE END OF ALL SEWER LATERALS, PER LATERAL DETAIL SHEET C5.10  
2. NO VERTICAL STACKS ALLOWED FOR ANY LOTS UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

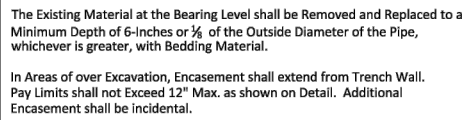
- TYPICAL SANITARY  
SEWER/WATER CROSSING DETAIL  
NOT-TO-SCALE

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:

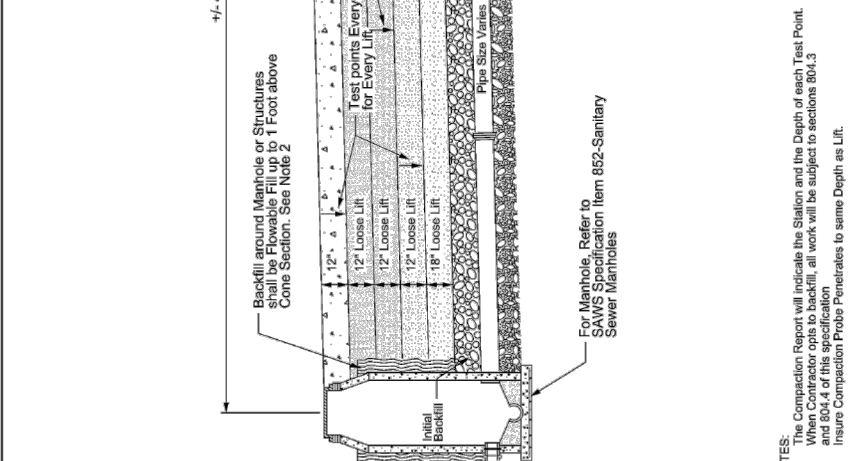
- SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER FEDERAL, STATE OR LOCAL AGENCIES.

NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.

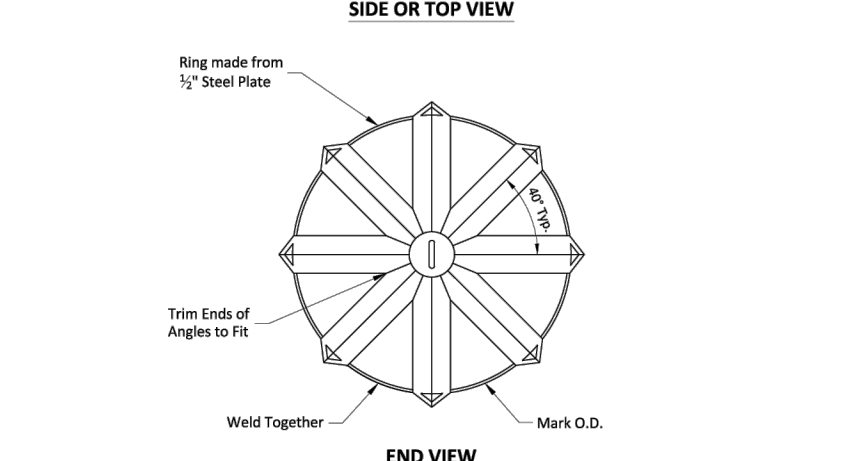
8. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.



PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	<b>SANITARY SEWER PIPE LAID IN TRENCH</b>	APPROVED	REVISED
		MARCH 2008	AUG 2019
		<i>DD-804-01</i>	SHEET 1 OF 1



PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TRENCH COMPACTION DETAIL	APPROVED	REVISED
		MARCH 2018	AUG 2019
		DD 804-02	SHEET 1 OF 1



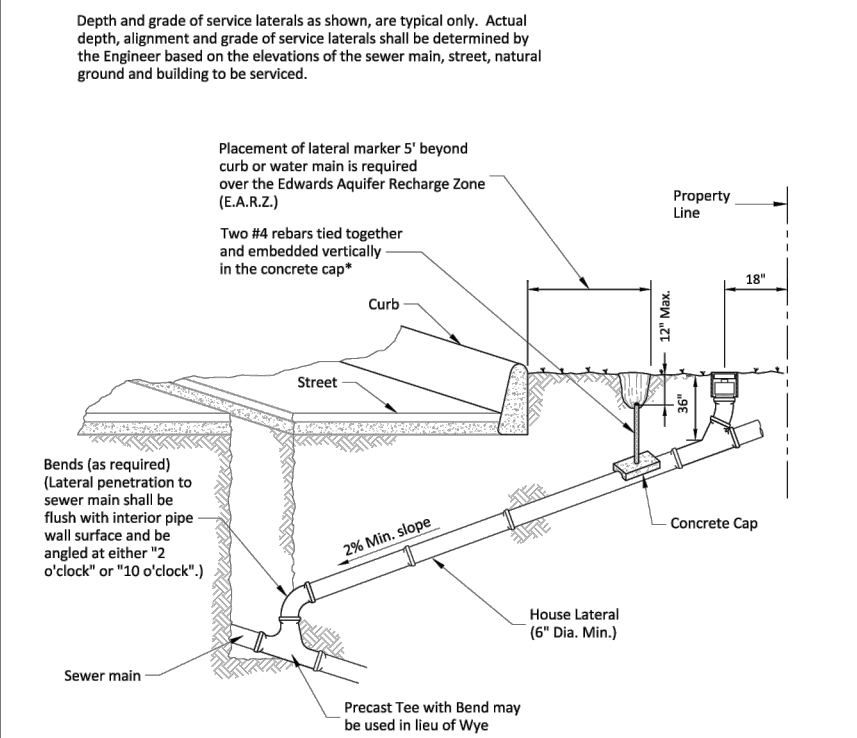
PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	<b>GO, NO GO DEFLECTION          TESTING MANDREL</b>	APPROVED	REVISED
		March 2008	December 2019
		<i>DD-849-01</i>	
		SHEET 1 OF 2	

### CHART

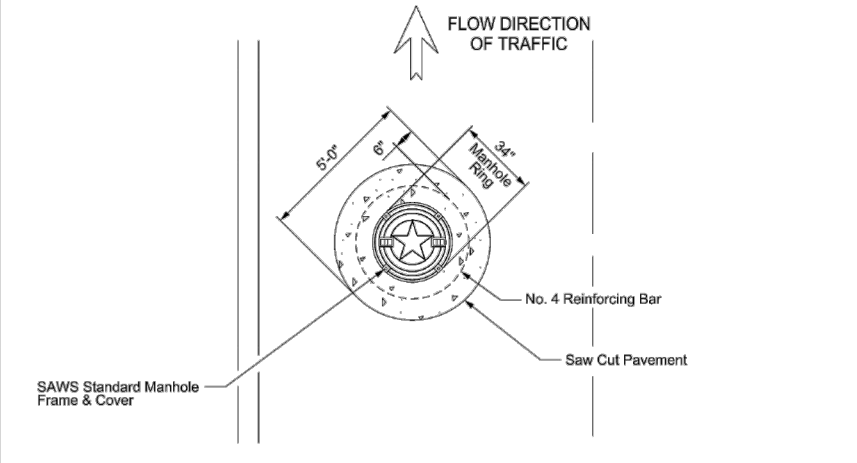
Notes:  
PVC Pipes and Fittings 6" to 15" in Diameter shall Conform to ASTM D-2241  
PVC Pipes and Fittings 18" to 27" in Diameter shall Conform to ASTM F-679

This information is provided as a reference. All deflection testing shall be done in accordance with TCEQ Capter 217.

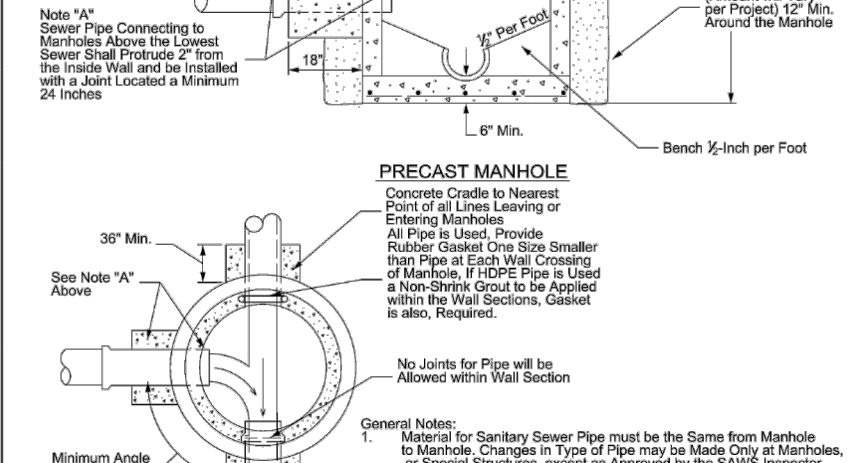
PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	<b>GO, NO GO DEFLECTION TESTING MANDREL CHART</b>	APPROVED	REVISED
		March 2008	December 2019
		<b>DD-849-01</b>	SHEET 2 OF 2



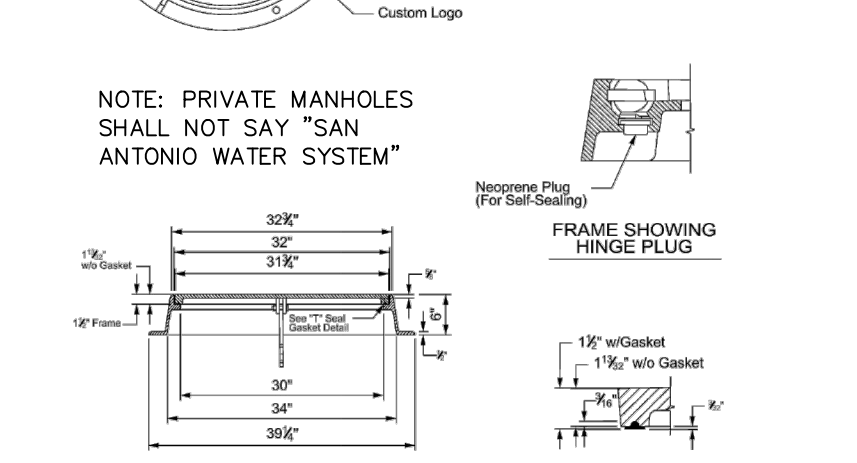
PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	HOUSE LATERAL DETAIL (IN THE E.A.R.Z.)	APPROVED	REVISED
		March 2008	December 2018
		<i>DD-854-EARZ</i>	
		SHEET 1 OF 1	



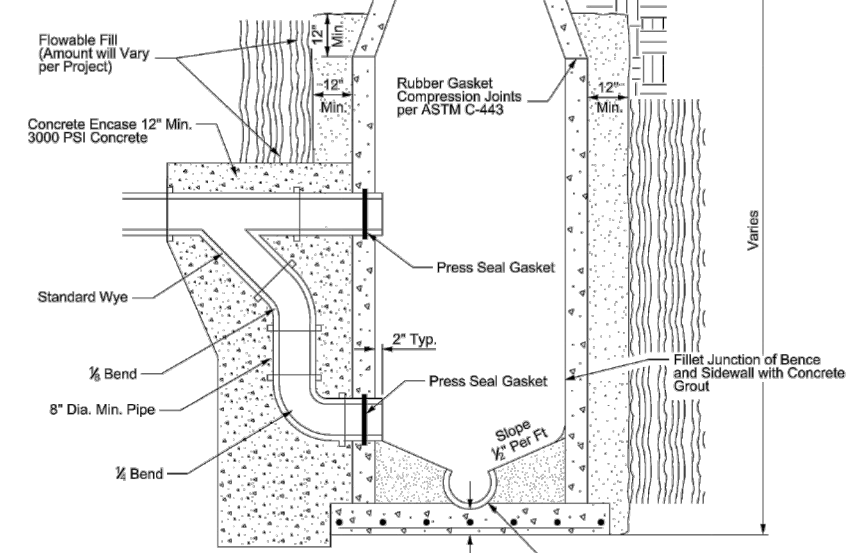
PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	MANHOLE RING ENCASMENT DETAIL	APPROVED	REVISED
		AUGUST 2009	AUG 2019
		<i>DD 852-03</i>	
		SHEET 1 OF 2	



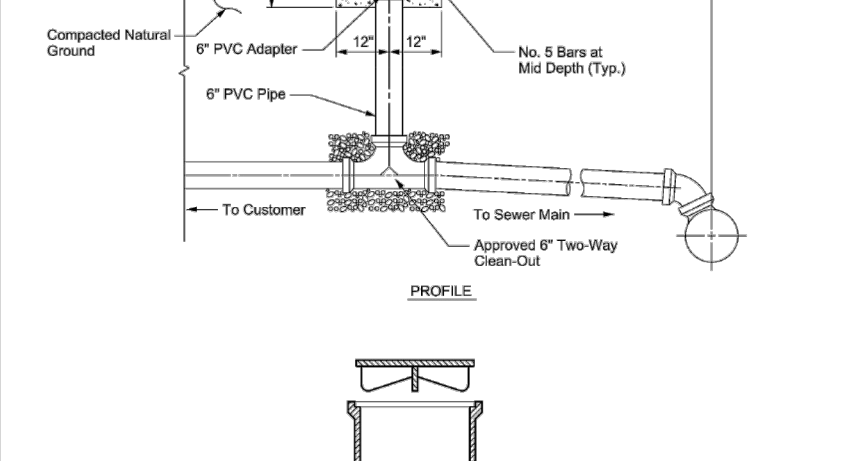
PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	STANDARD PRECAST MANHOLE	APPROVED	REVISED
		MAY 2013	AUG 2019
		<i>DD-852-01</i>	SHEET <u>1</u> OF 2



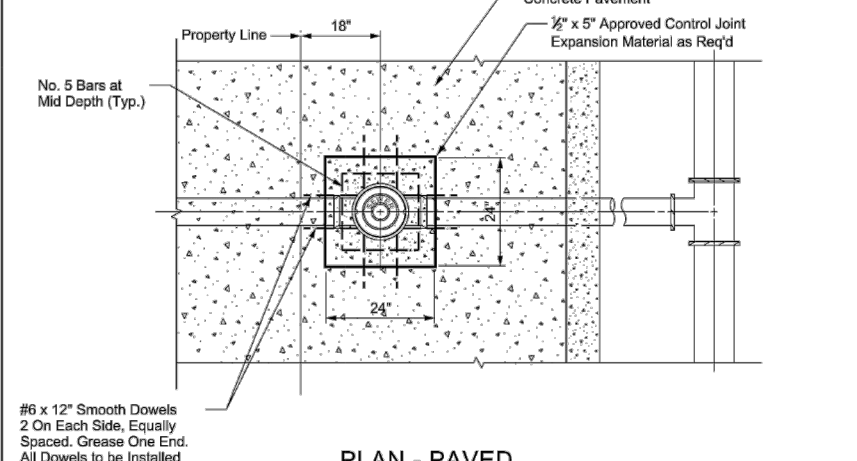
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	MANHOLE RING AND COVER DETAIL	APPROVED	REVISED
		MARCH 2008	AUG 2019
		<i>DD 852-07</i>	
		SHEET 5 OF 5	



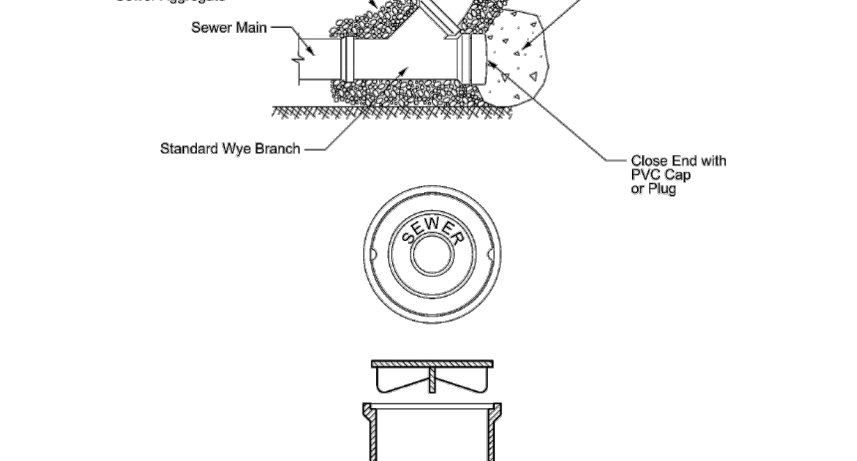
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	DROP MANHOLE DETAIL	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-852-08	
		SHEET 1 OF 1	



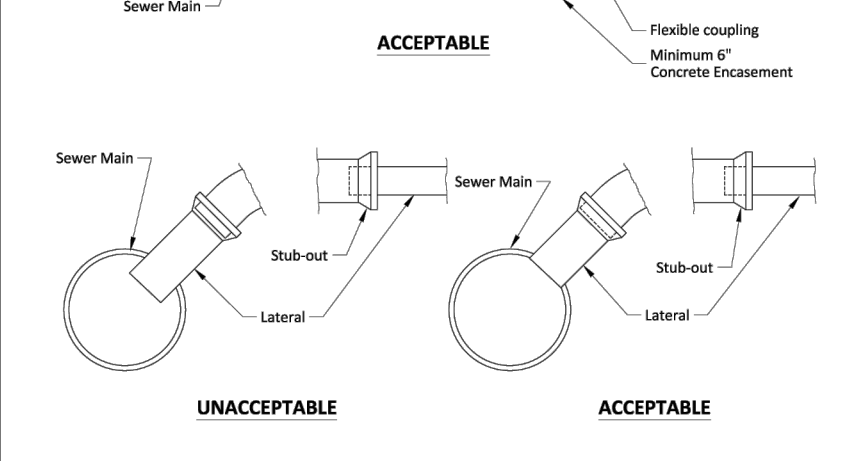
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL CLEANOUT DETAIL	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-854-02	
		SHEET 1 OF 3	



PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	TYPICAL CLEANOUT DETAIL	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-854-02	SHEET 2 OF 3



PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL CLEANOUT DETAIL (ON DEAD-END MAIN)	APPROVED	REVISED
		MARCH 2008	AUG 2019
		DD-854-02	
		SHEET 3 OF 3	



PROPERTY OF <b>SAN ANTONIO WATER SYSTEM</b> SAN ANTONIO, TEXAS	<b>LATERAL CONNECTION</b>	APPROVED	REVISED
		March 2008	December 2018
		<i>DD-854-03</i>	
		SHEET 3 OF 3	

DEVELOPER'S NAME: WILD PINE SAN ANTONIO LLC  
ADDRESS: 440 LOUISIANA, STE 952  
CITY: HOUSTON STATE: TX ZIP: 77002  
PHONE# (540)305-4056 FAX# \_\_\_\_\_  
SAWS BLOCK MAP# - \_\_\_\_\_ TOTAL EDU'S 28.5 TOTAL ACRES 9.606  
TOTAL LINEAR FOOTAGE OF PIPE: PRIVATE PLAT NO. 25-11800373  
NUMBER OF LOTS 26 SAWS JOB NO. CTR-346875

PLAT NO. 25-11800373  
 JOB NO. 13657-13  
 DATE DECEMBER 2025  
 DESIGNER -  
 CHECKED - DRAWN -  
 SHEET C5.10

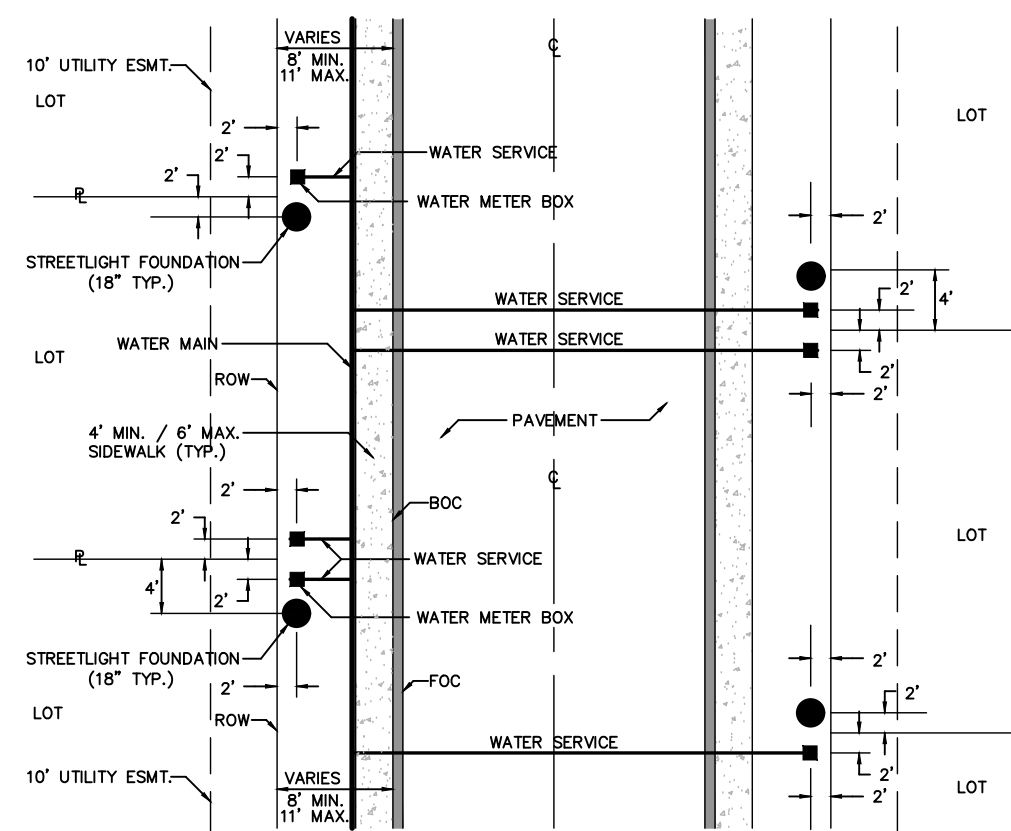


KEY NOTES LEGEND

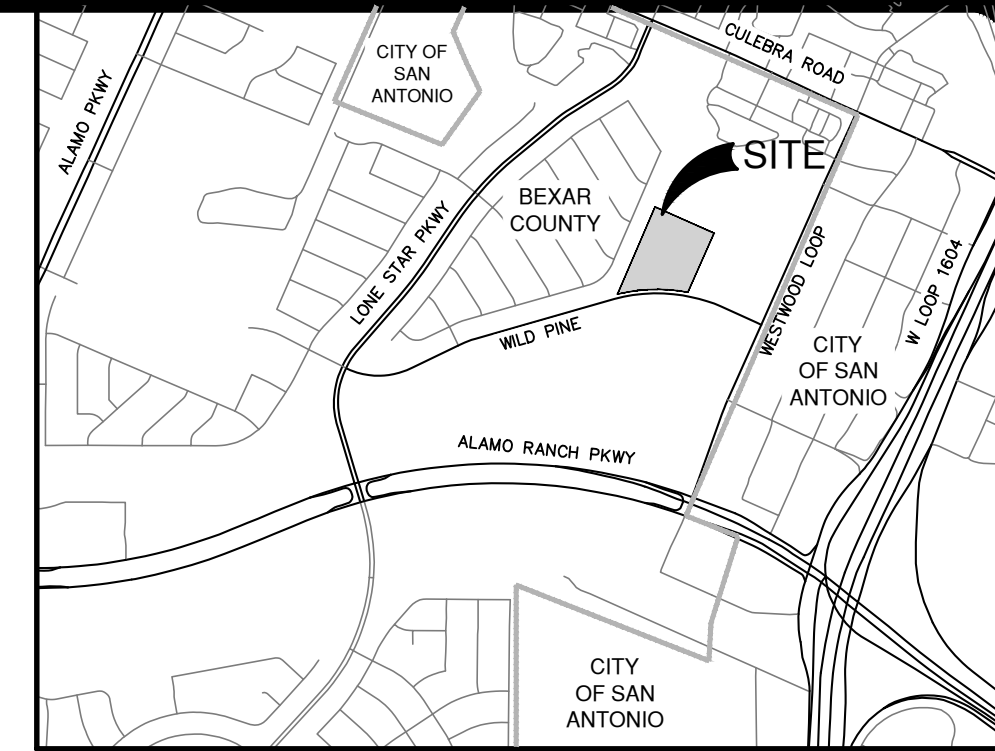
- ① 10' GAS, ELEC, TELE AND CATV ESMT  
② VAR WID DRAINAGE AND ACCESS ESMT  
③ 20' DRAINAGE ESMT  
④ VAR WID IRREVOCABLE INGRESS/EGRESS, DRAINAGE, SEWER, WATER, GAS, ELEC, TELE, CATV AND CLEAR VISION ESMT  
⑤ EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN (FIRM PANEL NO. 48029C0355G EFFECTIVE 9-29-2010)  
⑥ 1% ANNUAL CHANCE (100-YR) ATLAS 14 UD CONDITIONS FLOODPLAIN (PAPE-DAWSON FLOOD STUDY)  
⑦ VAR WIDTH WATER EASEMENT  
⑧ 16' SANITARY SEWER EASEMENT  
⑨ 14' GAS, ELEC, TELE AND CATV ESMT  
⑩ 20' GAS, ELEC, TELE AND CATV ESMT  
⑪ VAR WID DRAINAGE ESMT (VOL 9649, PG 48-49, DPR)  
⑫ 14' ELEC, GAS, TEL, CATV AND OH ESMT (VOL 9614, PG 110-112, DPR)  
⑬ 135' ELEC ESMT AND ROW (VOL 6187, PG 265-268, DR)  
⑭ 20' SANITARY SEWER ESMT (VOL 15789, PG 1574, OPR)  
⑮ 70' ROW (VOL 9649, PG 48-49, DPR)  
⑯ 10' SIDE BUILDING SETBACK (VOL 20001, PG 1523, PR)  
⑰ 14' GAS, ELEC, TELE AND CATV ESMT (VOL 20001, PG 1523, PR)  
⑱ 20' FRONT BUILDING SETBACK (VOL 9649, PG 48-49, DPR)  
⑲ 12' ELEC ESMT (DOC NO 20190060792 OPR)  
⑳ 16' ELEC ESMT (DOC NO 20190060773 OPR)  
㉑ 15' PUBLIC DRAINAGE ESMT (VOL 9727, PG 192-194 PR)  
㉒ GREENBELT AND 15' SANITARY SEWER, DRAINAGE, GAS, ELEC, TELE, WATER, CATV AND ACCESS ESMT (VOL 9651, PG 98-97 DPR)  
㉓ 16' ELEC, GAS, TELE, AND CATV ESMT (VOL 9651, PG 98-97 DPR)

WESTWINDS LONESTAR, UNIT-3 (ENCLAVE)  
(VOL 9651, PG 96-97)

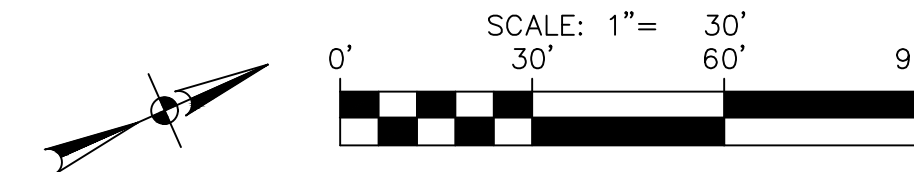
PROJECT LIMITS



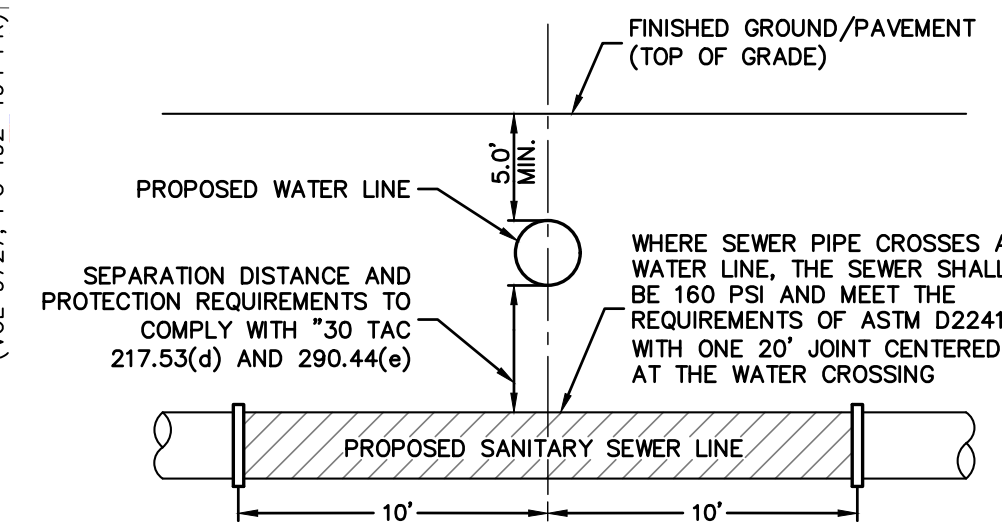
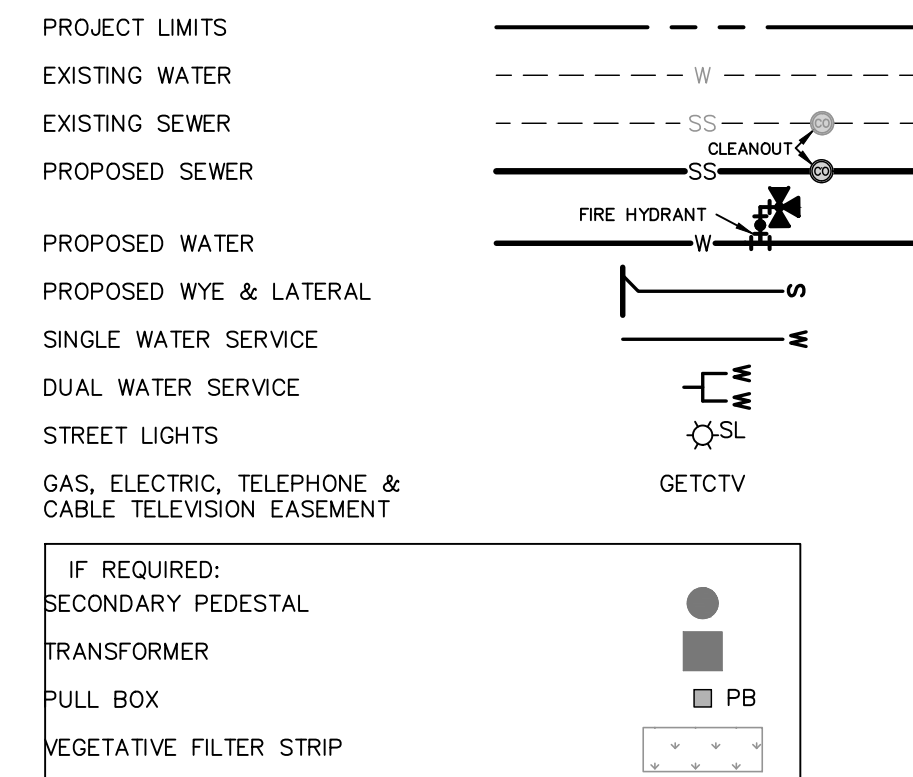
STREETLIGHT PLACEMENT DETAIL  
FOR METER BOX LOCATIONS  
NOT-TO-SCALE



LOCATION MAP  
NOT-TO-SCALE



UTILITY LEGEND



TYPICAL SANITARY  
SEWER/WATER CROSSING DETAIL  
NOT-TO-SCALE

CONDUIT NOTES:

- CONTRACTOR SHALL INSTALL PERMANENT MARKERS IN PROPOSED CURB WHERE CONDUITS CROSS THE ROADWAY (BOTH SIDES).
- CONDUITS SHALL BE PVC WITH MINIMUM BURY OF 36 INCHES BELOW PROPOSED FINISHED GRADE. SCHEDULE 80 TO BE USED FOR GFS CONDUITS. ALL OTHER CONDUITS ARE SCHEDULE 40.
- ALL CONDUITS SHALL BE EXTENDED BEHIND CURBS OR PROPOSED SIDEWALKS A MINIMUM OF 3 FEET AND CAPPED FOR FUTURE USE.
- ALL CONDUIT SLEEVES TO BE USED FOR ELECTRIC, GAS, OR TELECOMMUNICATION UTILITY CROSSINGS SHALL BE INSTALLED TO MEET OR EXCEED DESIGN REQUIREMENTS FOR THE UTILITY AGENCY WHICH THEY ARE SERVING, INCLUDING BUT NOT LIMITED TO THE DEPTH, TRENCH PLACEMENT, AND PROXIMITY TO OTHER UTILITIES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING AND INSTALLING THE CONDUIT SLEEVES TO MEET THESE SPECIFICATIONS INCLUDING COORDINATING WITH THE UTILITY AGENCY FOR ANY REQUIRED INSPECTIONS

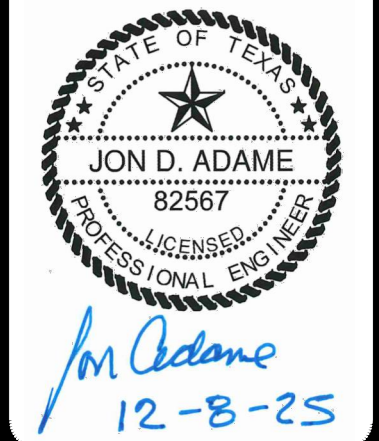
TRENCH EXCAVATION SAFETY PROTECTION:

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!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRICAL, SECONDARY ELECTRICAL, PRIMARY ELECTRICAL, DUCTBARRS, 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.

DATE	
NO.	
REVISION	



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS SURVEYING FIRM #470 | TEXAS SURVEYING FIRM #10028600

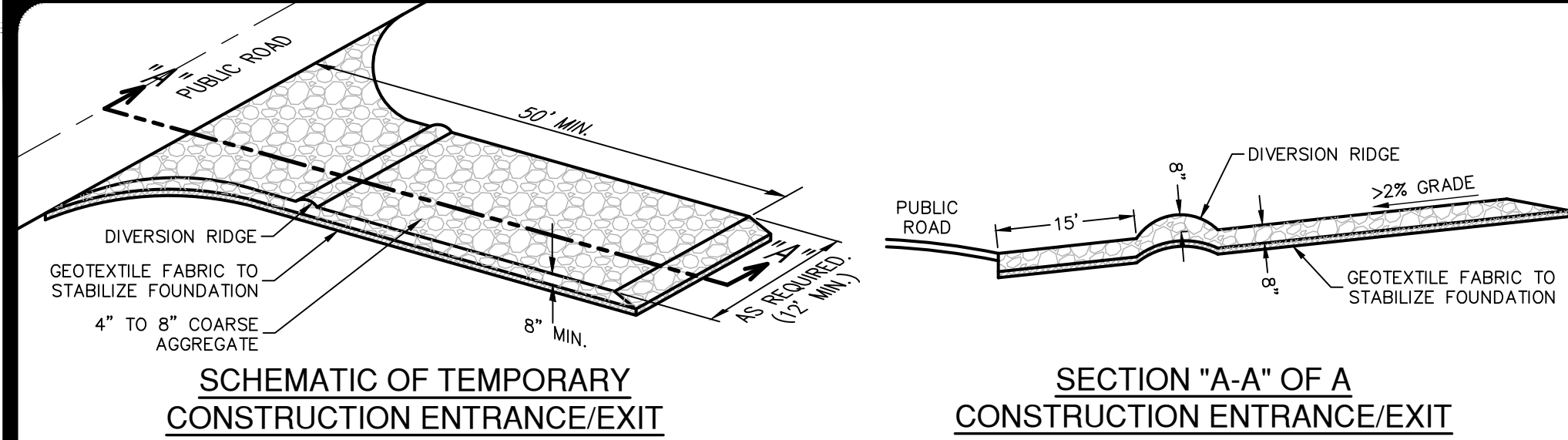
**WILD PINE**  
SAN ANTONIO, TEXAS  
OVERALL UTILITY PLAN

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	DECEMBER 2025
DRAWN	CB
CHECKED	JA
DRAWN	JF
SHEET	C6.00







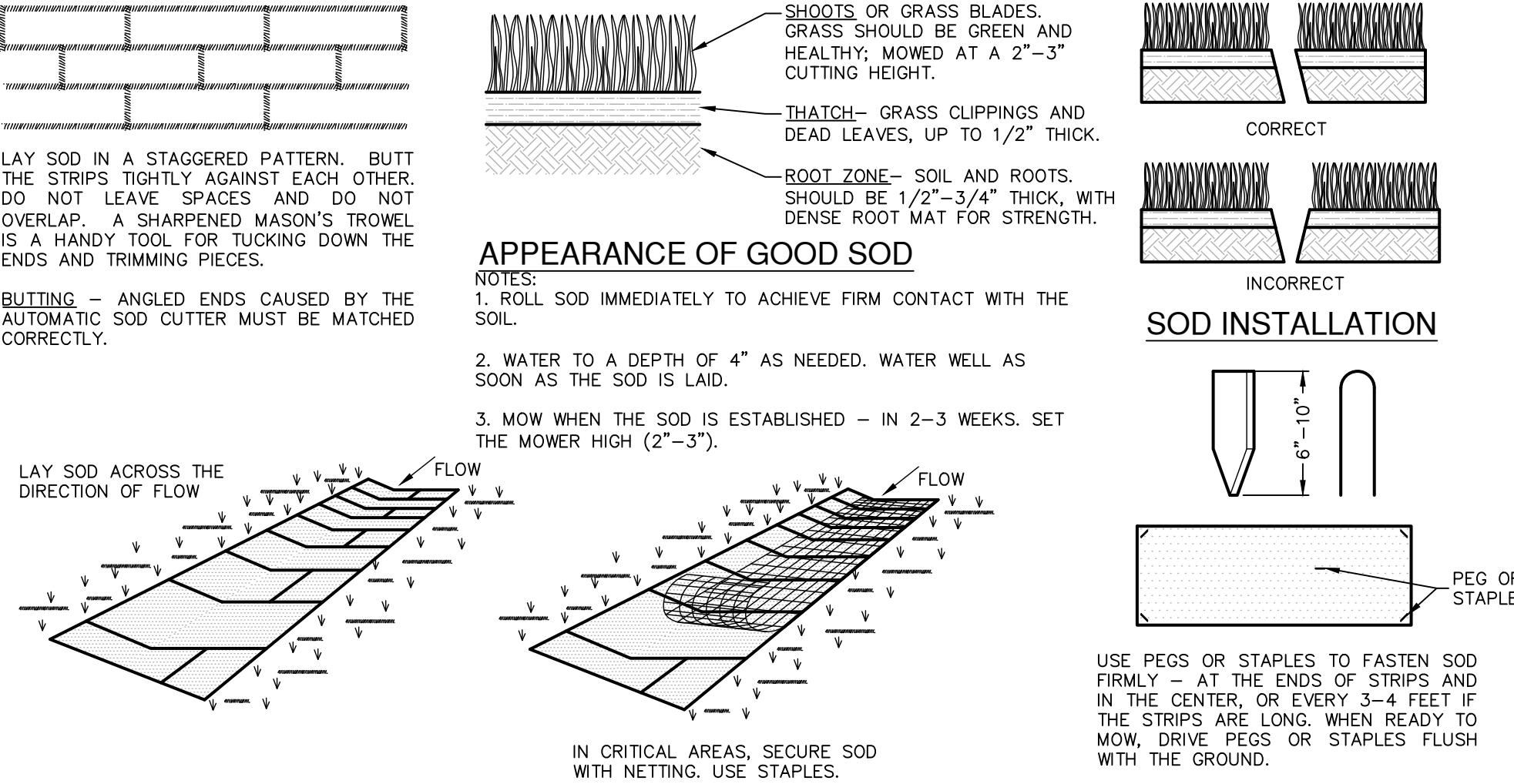


- MATERIALS**
1. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
  2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8-INCHES.
  3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD<sup>2</sup>, A MULLEN BURST RATING OF 140 LB/IN<sup>2</sup>, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
  4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4-INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

- INSTALLATION**
1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
  2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
  3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
  4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
  5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
  6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
  7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
  8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

### STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT-TO-SCALE



### MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.
2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.
3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND ANOTHER'S SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.
4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

### SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.
2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.
3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

### INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).
2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

### SOD INSTALLATION DETAIL

NOT-TO-SCALE

### COMMON TROUBLE POINTS

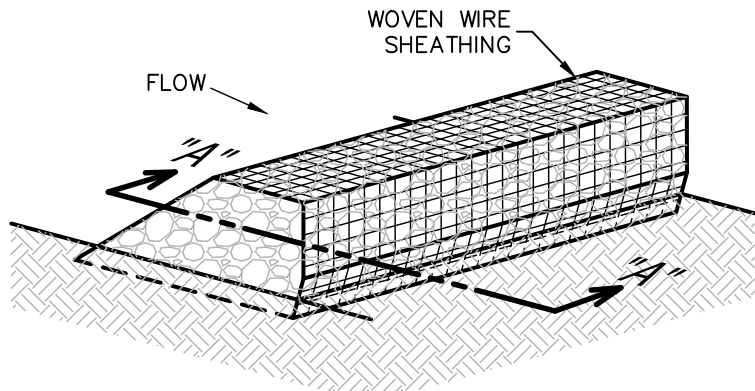
1. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.
2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.
3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND THE MINIMUM 50-FOOT LENGTH AS NECESSARY.
4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

### INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

### ISOMETRIC PLAN VIEW



### ROCK BERMS

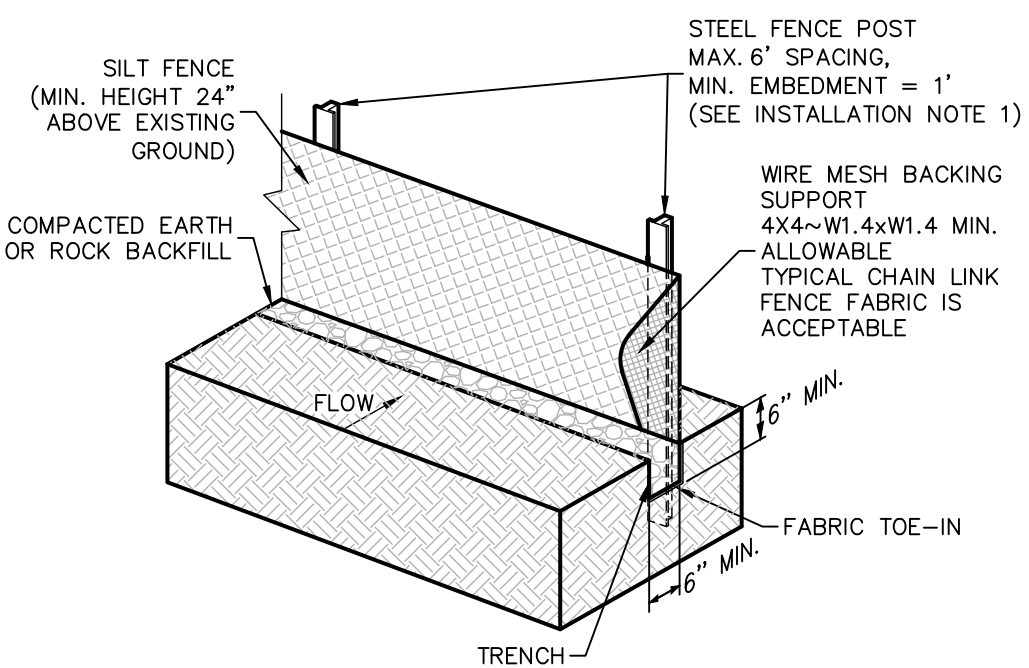
THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE AS SUCH. ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

### INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
3. REPAIR ANY LOOSE WIRE SHEATHING.
4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

### ROCK BERM DETAIL

NOT-TO-SCALE



### ISOMETRIC PLAN VIEW

### SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

### MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN<sup>2</sup>, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.
2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINELL HARDNESS EXCEEDING 100.
3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

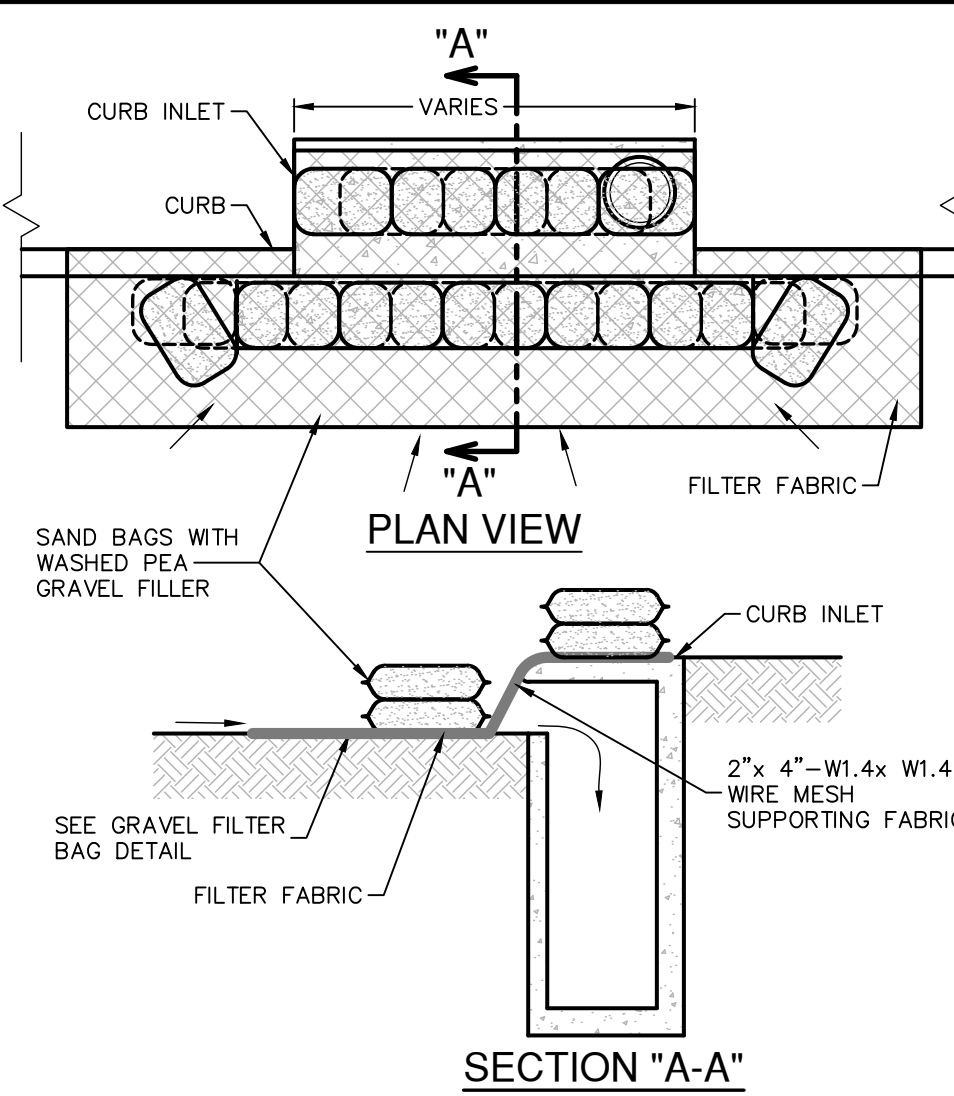
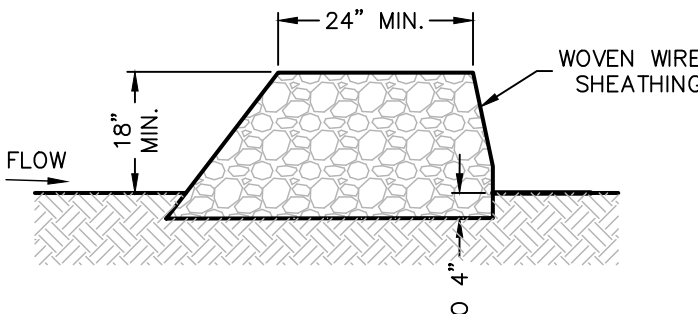
### INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER, WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.
2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

### SILT FENCE DETAIL

NOT-TO-SCALE

### SECTION "A-A"

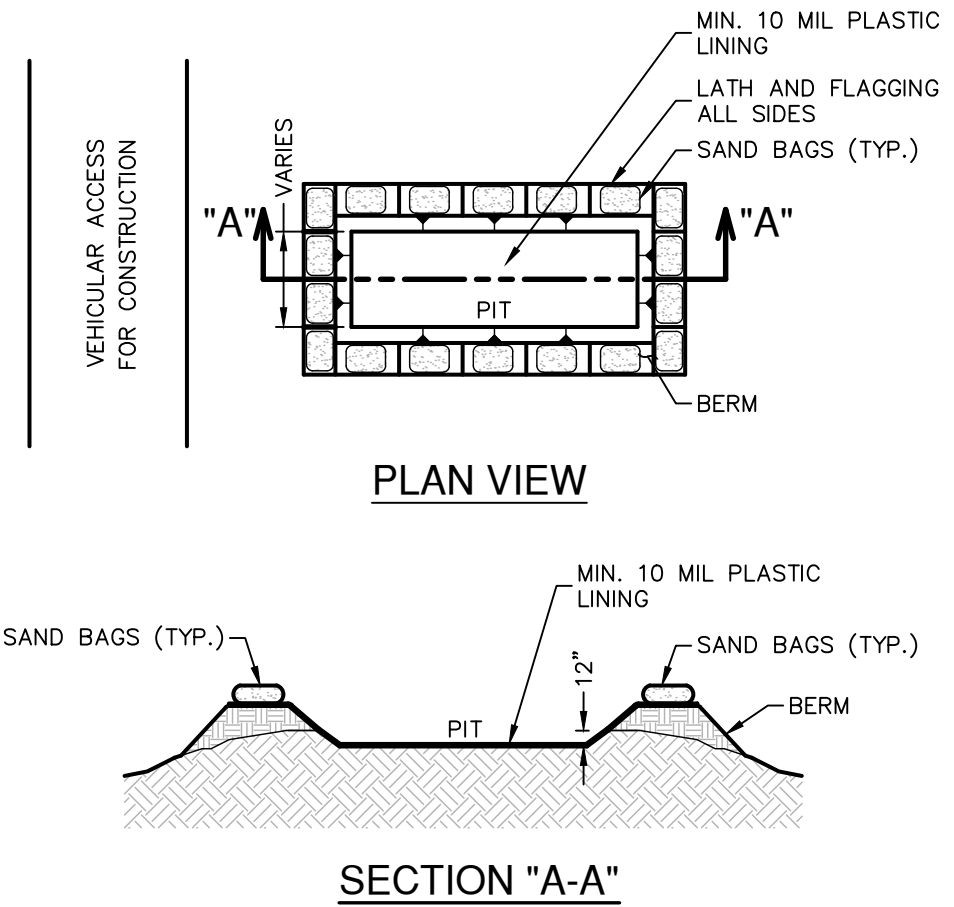


### GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CUPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.
2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

### BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT-TO-SCALE



### GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

### MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

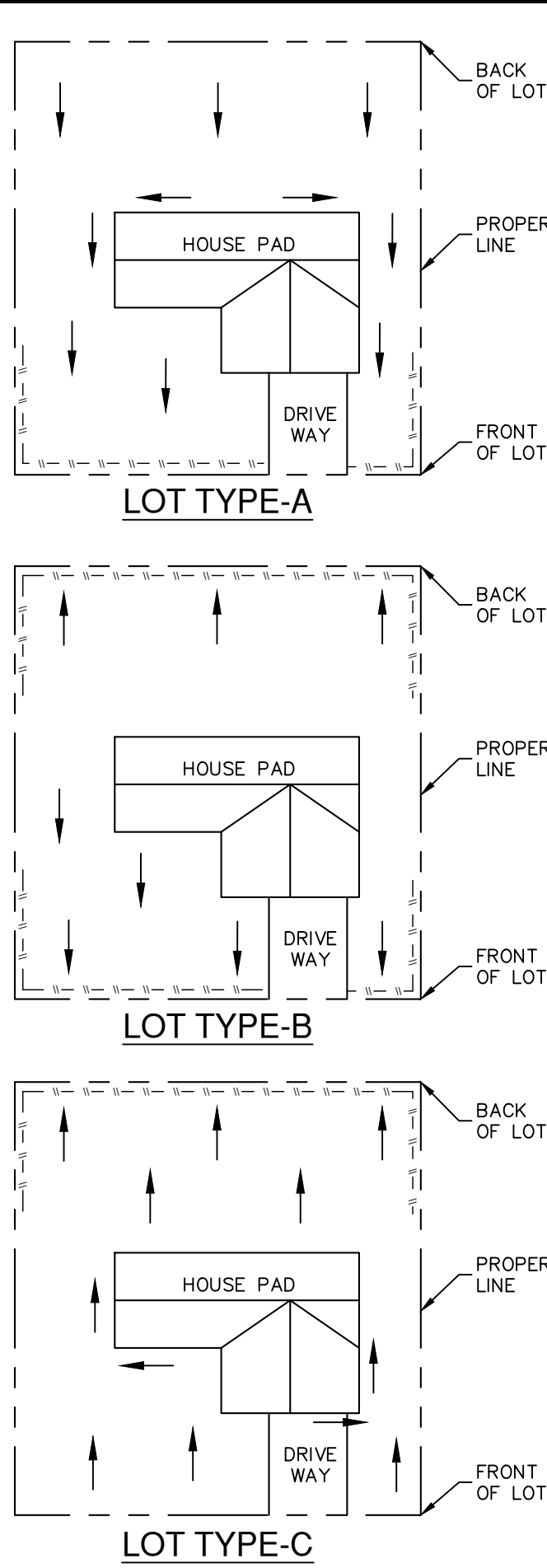
### MAINTENANCE

1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

### CONCRETE TRUCK WASHOUT

### PIT DETAIL

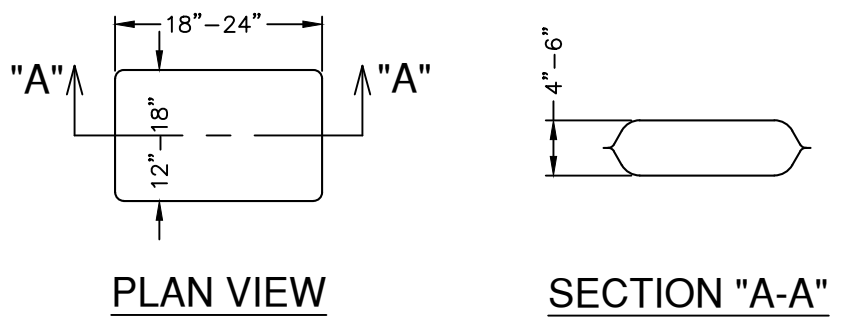
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NOTE: SILT FENCE TO BE INSTALLED PER THESE DETAILS AND LOCATED ON THE DOWNGRADED SIDE OF EACH LOT LINE OR LIMITS OF CLEARING AS GENERALLY SHOWN ON THE OVERALL SITE PLAN.

### TYPICAL HOUSE LOT LAYOUTS

NOT-TO-SCALE

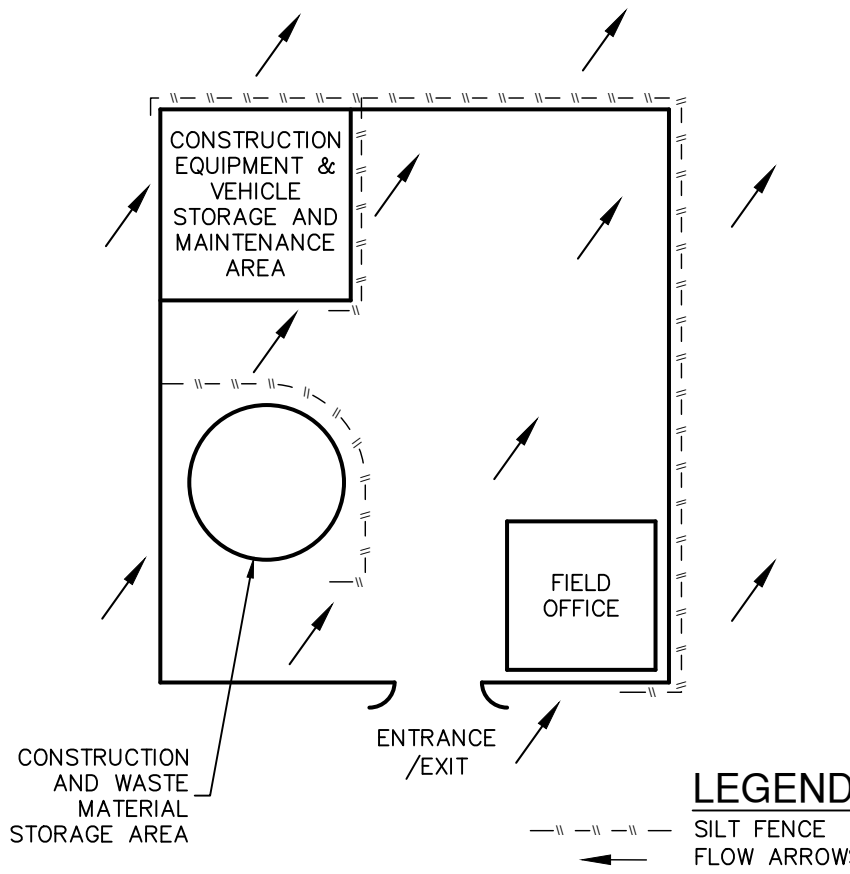


NOTE: 1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).
3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

### GRAVEL FILTER BAG DETAIL

NOT-TO-SCALE



### CONSTRUCTION STAGING AREA

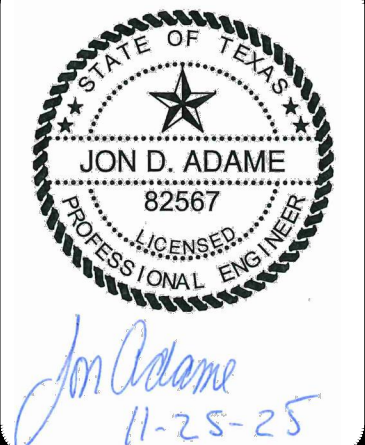
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THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

### EXHIBIT 3

DATE	
NO.	
REVISION	



**PAPE-DAWSON**

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**WILD PINE**  
SAN ANTONIO, TEXAS

STORM WATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO.	25-11800373
JOB NO.	13657-13
DATE	NOVEMBER 2025
DRAWN	XX
CHECKED	XX
SHEET	C8.10