

SE I-410 LOOP

CITY OF SAN ANTONIO

N. NUECES ST.

S. FLORES ST.

CITY OF SAN ANTONIO

**SITE**

LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 50'

0' 50' 100' 150'

PROJECT LIMITS

EXISTING WATER

EXISTING SEWER

PROPOSED SEWER

PROPOSED WATER

PROPOSED 3/4" SINGLE SERVICE  
WITH 5/8" METER

PROPOSED 1" DUAL SERVICE  
WITH 5/8" METER

SINGLE IRRIGATION SERVICE  
(REF. PLAN VIEW FOR SIZE)

JOINT RESTRAINT

EXISTING WELL

TREES TO REMAIN

VEHICULAR NON ACCESS EASEMENT

FIRE HYDRANT  
W

SS  
MANHOLE

FIRE HYDRANT  
W

IRR

⊗

⦿

VNAE

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WORKS MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.


PRESSURE REDUCING VALVE TO BE INSTALLED ON CUSTOMER'S SIDE OF METER BY HOMEBUILDER.

CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW  
GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE MIGHT  
NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND  
LEVEL IS BELOW 985 FEET, THE DEVELOPER OR BUILDER SHALL INSTALL A  
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 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).

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

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYER 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 AREA AND SHALL BE RESPONSIBLE FOR THE 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, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING: FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYER OR SAFETY/EQUIPMENT CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE FOLLOWING: THE PROGRAM SHALL INCLUDE THE ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

[illegible]

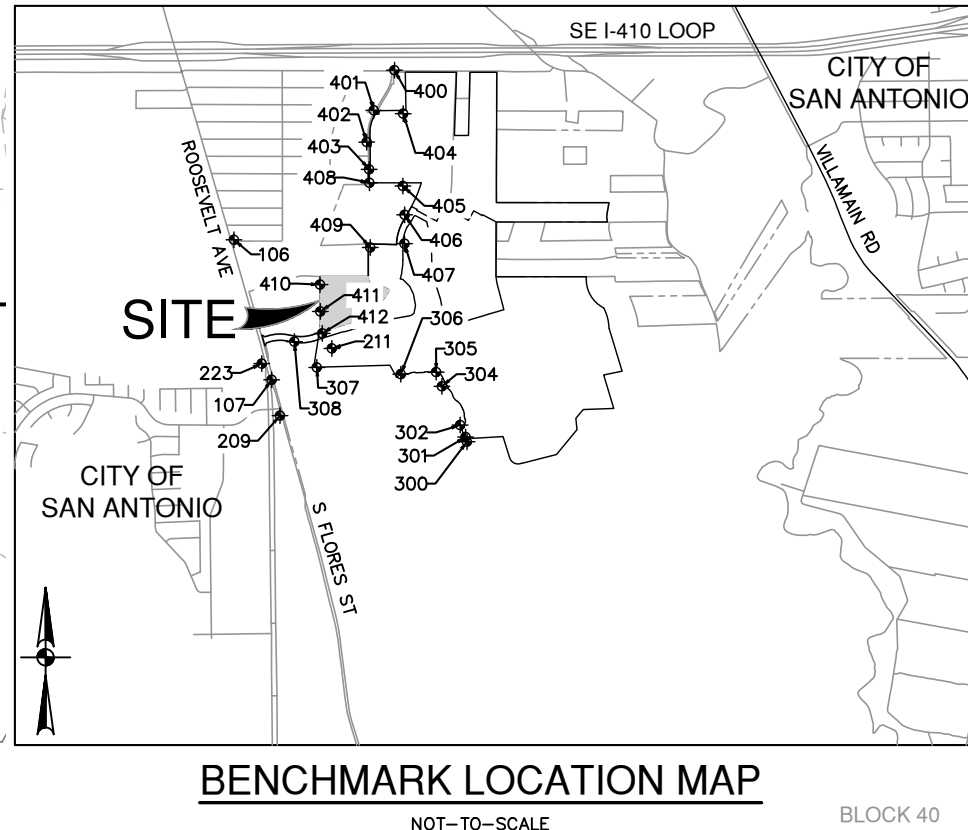
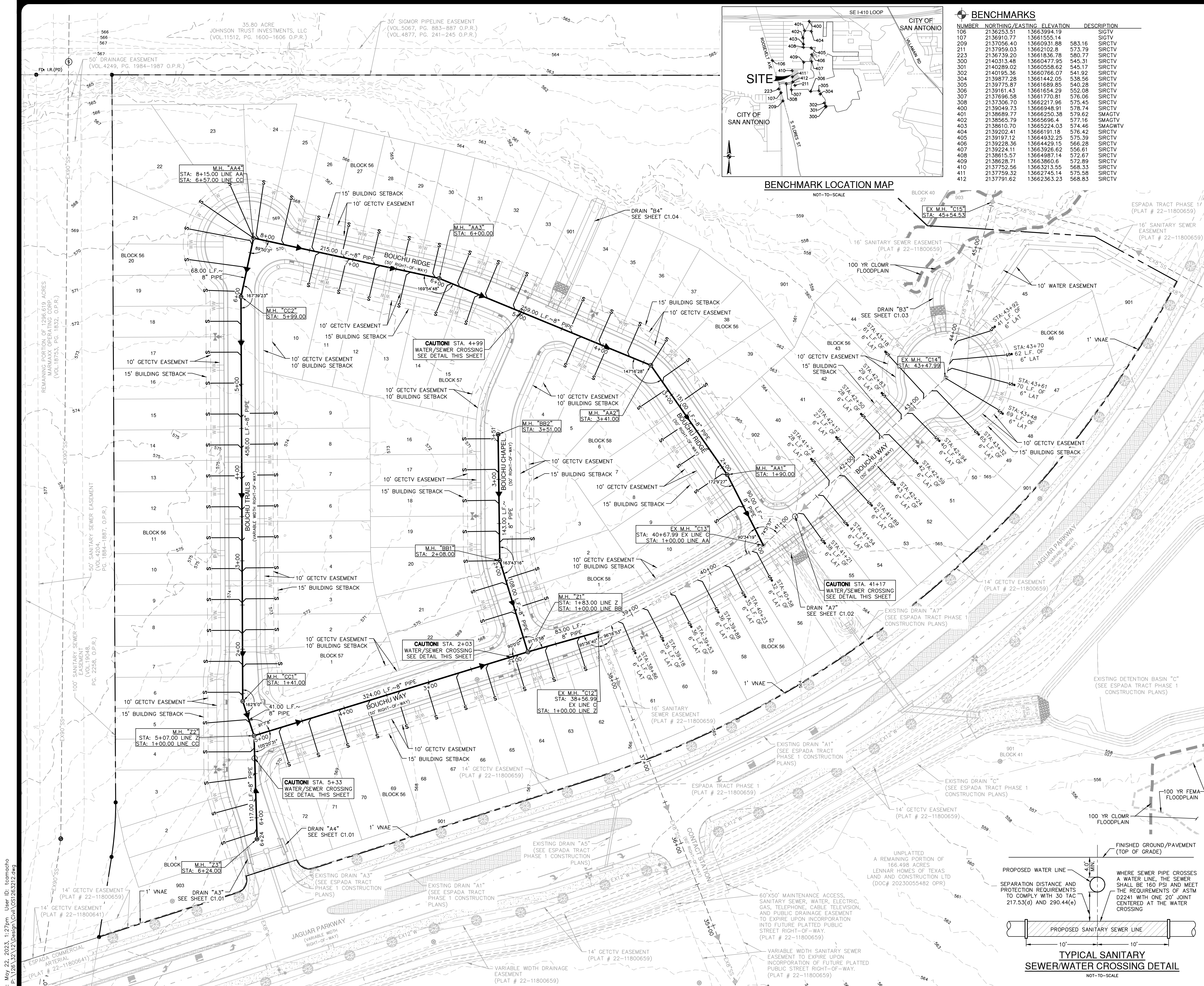
**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

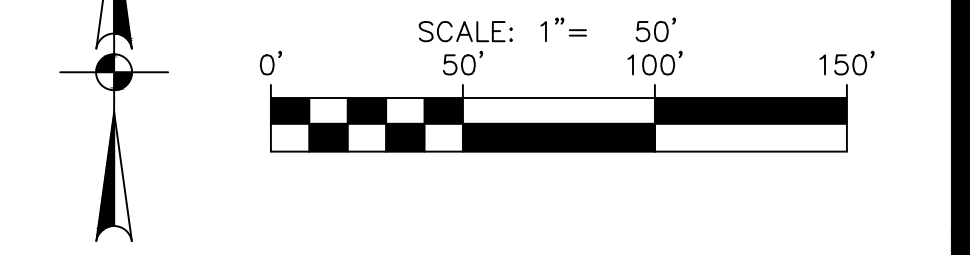
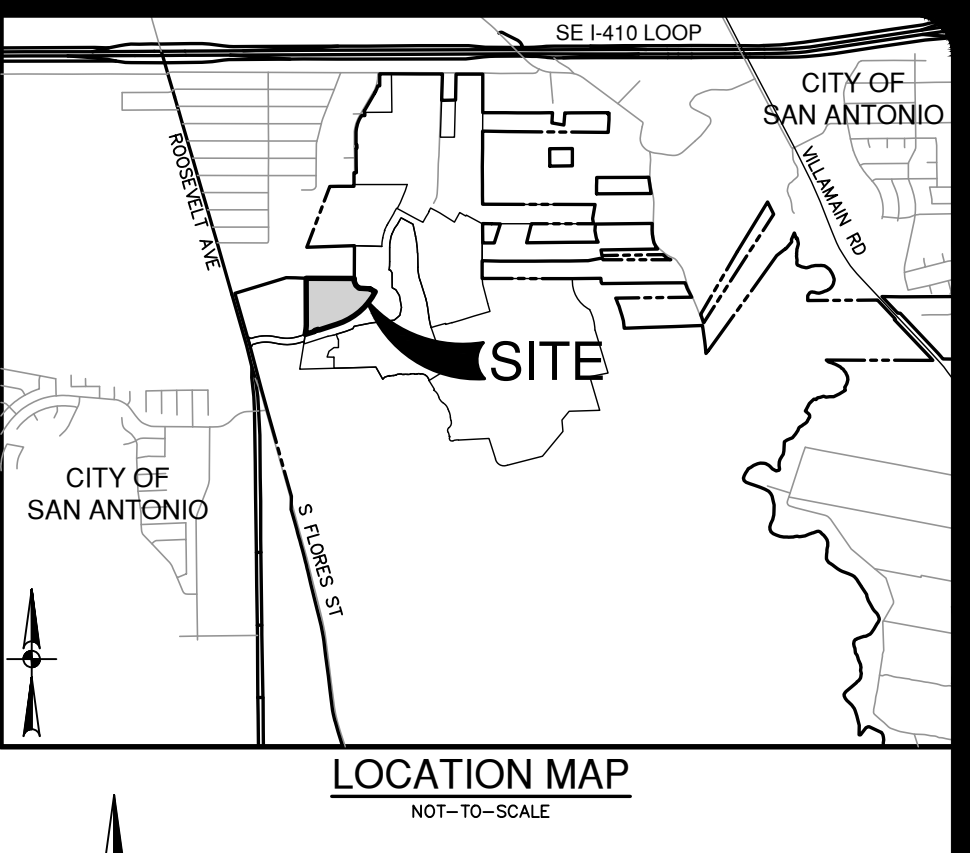
**ESPADA TRACT UNIT 1**  
**SAN ANTONIO, TEXAS**

# OVERALL WATER DISTRIBUTION PLAN

PLAT NO. 23-XXXXXXX  
JOB NO. 12632-12  
DATE JULY 2023  
DESIGNER JG  
CHECKED DW DRAWN TC  
SHEET C4.00



NUMBER	NORTHING/EASTING	ELEVATION	DESCRIPTION
106	2136253.51	13663994.19	SIGTV
107	2136910.77	13661555.14	SIGTV
209	2137056.40	13660931.88	SIRCTV
211	2137959.03	13662102.8	SIRCTV
223	2136739.20	13661836.78	SIRCTV
300	2140313.48	13660477.95	SIRCTV
301	2140289.02	13660558.62	SIRCTV
302	2140195.36	13660766.07	SIRCTV
304	2139877.28	13661442.05	SIRCTV
305	2139775.87	13661689.85	SIRCTV
306	2139161.43	13661654.29	SIRCTV
307	2137696.58	13661770.81	SIRCTV
308	2137306.70	13662217.96	SIRCTV
400	2139049.73	13666948.91	SIRCTV
401	2138689.77	1366250.38	SMAGTV
402	2138565.79	13665696.4	SMAGTV
403	2138610.70	13665224.03	SMAGTV
404	2139202.41	13666191.18	SIRCTV
405	2139197.12	13664932.25	SIRCTV
406	2139228.36	13664429.15	SIRCTV
407	2139224.11	13663926.62	SIRCTV
408	2138615.57	13664987.14	SIRCTV
409	2138628.71	13663860.6	SIRCTV
410	2137752.56	13663213.55	SIRCTV
411	2137759.32	13662745.14	SIRCTV
412	2137791.62	13662363.23	SIRCTV



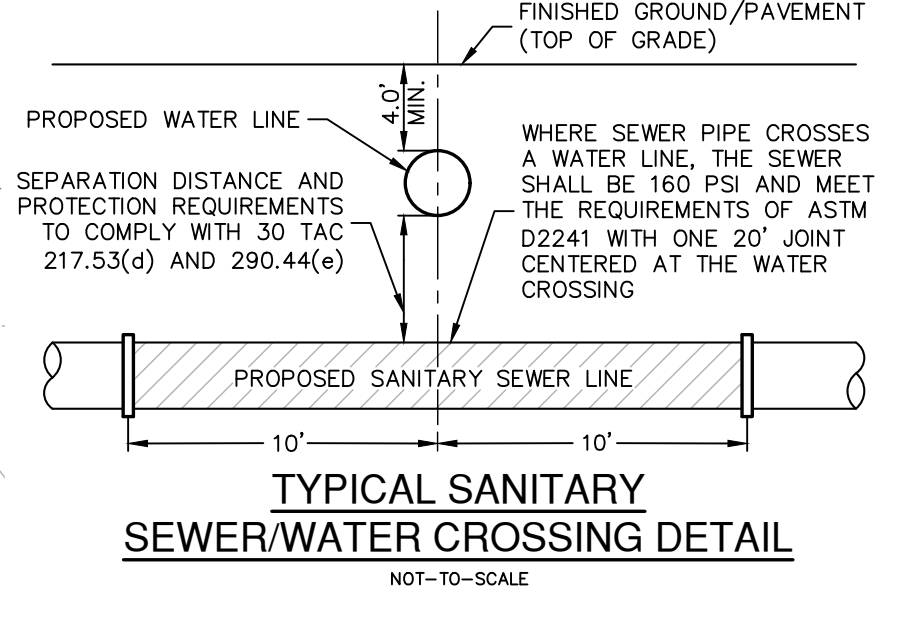
SEWER LEGEND	
PROJECT LIMITS	---
EXISTING WATER	---
EXISTING SEWER	---
PROPOSED SEWER	---
PROPOSED WATER	---
PROPOSED SEWER LATERAL	---
TIE PROPOSED SEWER LATERAL INTO EXISTING SEWER MAIN	---
FINISHED FLOOR ELEVATION FOR SEWER	FF = XXXX.XX
EXISTING WELL	---
TREES TO REMAIN	---
VEHICULAR NON ACCESS EASEMENT	VNAE

**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.

**FINISHED FLOOR NOTES:**  
1. THE FINISHED FLOOR ELEVATIONS (FF) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATIONS TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT. IT IS THE BUILDER'S SOLE RESPONSIBILITY TO DETERMINE ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT PRIOR TO THE START OF HOME FOUNDATION CONSTRUCTION TAKING INTO CONSIDERATION SITE DRAINAGE, STREET ACCESS AND SANITARY SEWER SERVICE ELEVATIONS.  
2. THE MINIMUM SANITARY SEWER LATERAL GRADES WERE BASED UPON THE MINIMUM FINISHED FLOOR ELEVATIONS FOR THE LOTS LOCATED ON THE DOWNHILL SIDES OF THE PROPOSED ROADWAYS.

**ROW PERMIT NOTE:**  
A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHTS-OF-WAY.

**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.



DATE

NO. REVISION

ESPADA TRACT UNIT 1

SAN ANTONIO, TEXAS

OVERALL SANITARY SEWER PLAN

PLAT NO 23-XXXXXXX

JOB NO. 12632-12

DATE JULY 2023

DESIGNER JG

CHECKED DW DRAWN TC

SHEET C5.00

PAPE-DAWSON

ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS

2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

