

SAN ANTONIO PLANNING COMMISSION AGENDA



March 28, 2012



2:00 P.M.

Jose R. Limon, *Chair*

Marcello Diego Martinez, *Vice Chair*

Rob Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Andrea Rodriguez

Lynda Billa Burke

Jody R. Sherrill

Daniel D. Kossl

Donald Oroian

The Cliff Morton Development and Business Service Center is located at 1901 South Alamo Street

This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight [48] hours prior to the meeting. For assistance, call (210) 207-1111 or 711 (Texas Relay Service for the Deaf).

Este lugar de la reunión es accesible a personas incapacitadas. Se hará disponible el estacionamiento. Ayudas auxiliares y servicios y interpretes para los sordos se deben pedir con cuarenta y ocho [48] horas de anticipación al la reunión. Para asistencia llamar a (210) 207-1111) o al 711 (servicio de transmitir para sordos).

Please note that Citizens Comments are limited up to three (3) minutes per person and may change as needed
CALL (210) 207-1111 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEM(S):

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the proposed Mission Drive-In Site Master Plan Framework (Center City Development)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARING

REPLATS W/ WRITTEN NOTIFICATION:

A. 110200

Maldonado

Council Ferguson
District Index #

3

682 B-2

(On the north side of Petaluma Boulevard, east of Commercial Avenue)

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARING FOR ITEM 6 HELD ABOVE:

6. 110200 **Maldonado** 3 682 B-2
(On the north side of Petaluma Boulevard, east of Commercial Avenue)

PLATS:

7. 110305 **Harper Oaks** 10 487 B-4
(Southeast of the intersection of Bulverde Road and Canyon Parkway)

8. 110347 **Luckey Ranch Unit-4** OCL 645 E-5
(South of U.S. Highway 90, the extension of Luckey Ranch)

9. 110373 **Silver Oaks Unit 22** OCL 545 E-6
(South of Galm Road, west of FM 1560)

10. 120041 **Hillcrest Subdivision Unit 6A Phase 2** OCL 646 B-2
(West of the intersection of Trail Way Boulevard and Spurs Ranch)

TIME EXTENSIONS:

11. 070623 **Southern Hills Phase III, PUD** 2 652 C-3
(West of Foster Meadows, north of Sinclair Road)

INDIVIDUAL CONSIDERATION

PLATS:

12. 120064 **Culebra/1604 South** (Incomplete) 6 578 B-3
(East of the intersection of Loop 1604 and Westwood Loop)

LAND TRANSACTION:

13. Zarzamora and Ceralvo Intersection Improvement Project – Right-of-Way Acquisition (Department of Public Works, by Amer Gilani)

OTHER ITEMS:

14. Approval of the minutes for the March 14, 2012 Planning Commission meeting
15. Director's report - City Council Action Update (Planning Commission Items sent to Council)
16. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
17. **ADJOURNMENT**

**PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF REPLAT WITH
WRITTEN NOTIFICATION**

AGENDA ITEM NO: 5A & G March 28, 2012

MALDONADO

MINOR PLAT

110200

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 682 B-2

OWNER: Antonio D. Maldonado

ENGINEER: South Central Surveyors, by Peter A. Aguirre, R.P.L.S.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Date filed with Planning Commission: March 5, 2012

Location: On the north side of Petaluma Boulevard, east of Commerical Avenue

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **0.448** acres consisting of **2** single family lots.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on March 28, 2012. Four notices were mailed to the adjacent property owners, as of this writing, no written opposition was submitted. The plat is not within 200 feet of a registered Neighborhood Association.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 7 March 28, 2012

HARPER OAKS
SUBDIVISION NAME

MAJOR PLAT

110305
PLAT #

COUNCIL DISTRICT: 10

FERGUSON MAP GRID: 487 B-4

OWNER: Valencia Enclave, LLC, by Gil Berkovich

ENGINEER: Coursen-Koehler Engineering & Associates, by Garth E. Coursen, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: March 12, 2012

Location: Southeast of the intersection of Bulverde Road and Canyon Parkway

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single-Family District
 PC-1 Preservation Corridor
 ERZD Edwards Recharge Zone District

Plat is associated with:

MDP 706-C, Harper Oaks, accepted on October 27, 2011

Proposed Use: Residential

Major Thoroughfare: Bulverde Road is a primary arterial, Type A, minimum R.O.W. 120 feet

APPLICANT'S PROPOSAL:

To plat **15.463** acres consisting of **53** single-family lots, **5** non-single family lots, and **2,175** linear feet of public streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. Two significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



- FLOORPLAN NOTES:**
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, NO. 48-39024E, DATED SEPTEMBER 29, 2010, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREAS DETERMINED TO BE SUBJECT TO 500-YEAR FLOODPLAIN".
 - CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEAR COUNTY FLOODPLAIN ADMINISTRATOR.
 - MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE ADJACENT WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE FLOOD. A DESIGN EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

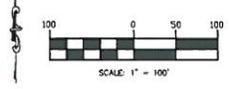
- MAINTENANCE NOTE:**
- THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELT, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT BE REQUIRED BY THE CITY OF SAN ANTONIO OR BEAR COUNTY.
- TREE PRESERVATION NOTE:**
- TREE PRESERVATION AREAS SHALL COMPLY WITH THE TREE PRESERVATION PLAN ON FILE WITH THE CITY OF SAN ANTONIO.
- FIRE FLOW NOTE:**
- IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES SHALL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

- OPEN SPACE NOTE:**
- HARPER OAKS LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, WILL OWN AND PROVIDE MAINTENANCE FOR ALL EASEMENTS AND OPEN SPACE.
- LOT 801 & 803, BLOCK 20, ARE PERMEABLE OPEN SPACE LOTS. LOT 802 & 804, BLOCK 20 & LOT 801, BLOCK 21 ARE PERMEABLE OPEN SPACE LOTS AND TREE PRESERVATION AREAS.
- ENVIRONMENTAL EASEMENT NOTE:**
- THIS AREA IS TO REMAIN IN A "NATURAL STATE" AS REQUIRED BY THE TDDO AND SAME ADJUTER PROTECTION. THIS AREA SHALL BE PROTECTED AND PRESERVED FROM ANY COMMERCIAL, RECREATED ACTIVITY IN THIS AREA MUST BE APPROVED IN WRITING BY BOTH THE TDDO AND SAME ADJUTER PROTECTION.
- ADJUTER PROTECTION:**
- THIS SUBDIVISION IS WITHIN THE EDWARDS ADJUTER PROTECTION ZONE. ADJUTER PROTECTION IS A DESIGNATED ADJUTER PROTECTION ZONE, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "ADJUTER PROTECTION ZONE AND WATERFLOODED ZONE" OR LATEST REVISIONS THEREOF. ANY REGULATORY ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS ADJUTER PROTECTION ZONE.

- GENERAL NOTES:**
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJUTER GRADE.
 - NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJUTER PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION OF THIS PROJECT TO THE CITY OF SAN ANTONIO AND BEAR COUNTY. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS SUBDIVISION PLAN.
 - ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, BUTTER LANE, AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS OTHERWISE NOTED.
 - SUBDIVISION PLAN ESTABLISHING 53 SINGLE FAMILY LOTS.

PLAT NO. 110305
SUBDIVISION PLAN
ESTABLISHING
HARPER OAKS

BEING 13.463 ACRES OF LAND SITUATED IN THE UNINCORPORATED LIMITS OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, OUT OF THE JOAN FRODGE SURVEY NUMBER 91, ABSTRACT 233, IN NEW CITY BLOCK 3420 AND BEING THE REMAINDER OF A 17.20 ACRE TRACT CONVEYED UNITS THE CAPITAL FORESTOWN LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED IN VOLUME 14310, PAGE 2173, BEAR COUNTY REAL PROPERTY RECORDS.



COURSEN-KOEHLER
Engineering & Associates

11010 Coacchign Street, Suite 101
San Antonio, Texas 78251
Tel: 210.807.9030 Fax: 866.572.5860
Firm Registration No. F-10747
DSC Job No. 1000400 Drawn by: LSP

Maverick
Land Surveying Co.

1856 Lockball Strata, Suite 105, San Antonio, Texas 78213
(210) 342-9466, Fax 342-9024

- LEGEND**
- 1000' EXISTING CONTOUR
 - 1000' PROPOSED CONTOUR
 - VAR. W. WITH TREE PRESERVATION AREA
 - E.L.T.V.E. ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
 - BUILDING SETBACK LINE
 - RES. DEN. ZONING
 - SAN. SEN. SANITARY SEWER
 - R.O.W. RIGHT OF WAY
 - R. RADIOS
 - C. CENTERLINE
 - ESMT. EASEMENT
 - DEP. DEED AND PLAT RECORDS
 - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOLUME
 - P.G. PAGE
 - V.H.A.C. VEHICLE NON-ACCESS EASEMENT
 - VAR. W. WITH TREE PRESERVATION AREA
 - TOTAL R.O.W. DEDICATION = 0.146 AC.
 - LOT SQUARE FOOT

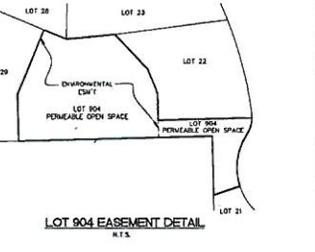
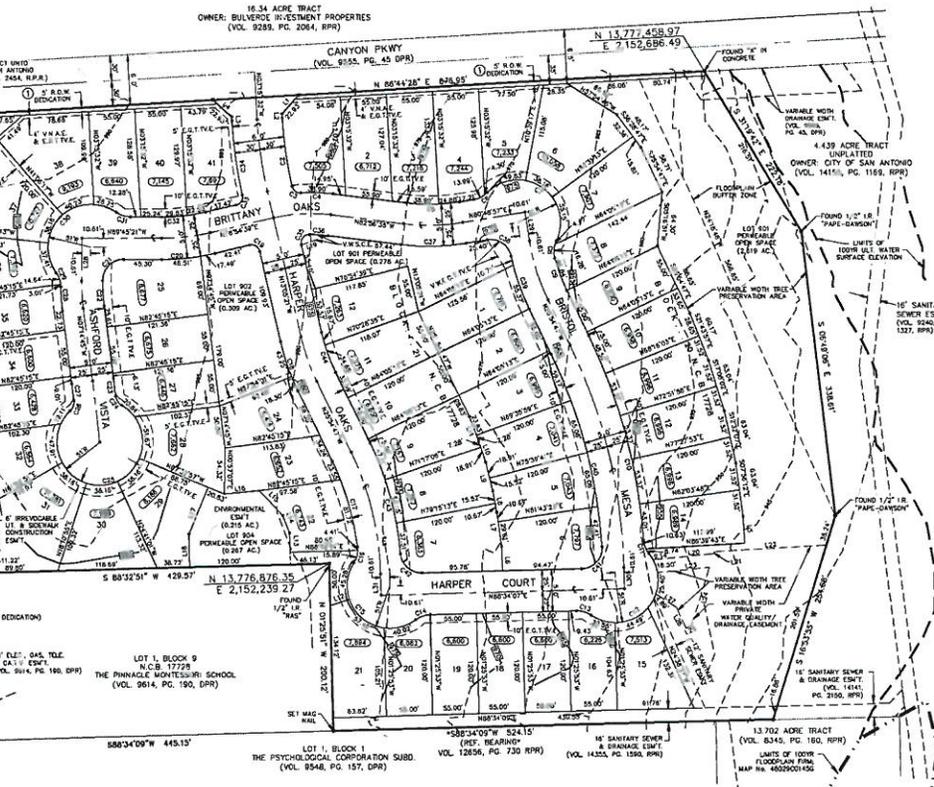
- SURVEYOR'S NOTES:**
- UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS OR DRAINAGE PLASTIC CAPS MARKED "TELECO PERM-1612" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CORNER MONUMENTS FOR THE SUBDIVISION ARE MARKED WITH ALL POSSIBLE STREET CORNER POINTS OF INTERSECTION AND CURVATURE.
 - BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE HORIZONTALS SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983/1983 ADJUSTMENT ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
 - ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.99983462.
- CPS NOTES:**
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOWEN) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAN AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, IMPROVING, INSPECTING, PARALLELING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES AND TRANSFORMERS. LOTS WITH NECESSARY APPEARANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJUTER LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND, ALL TREES OR PALM TREES, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPEARANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO DRAINAGE, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
 - THIS PLAT DOES NOT AMEND, ALTER, REPLACE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE, TV, EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
 - CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE EASEMENTS WHEN LOTS ARE SERVED ONLY BY CABLE TELEVISION FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.L.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

EDU NOTE:

THE NUMBER OF WASTEWATER EQUIPMENT OWNING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE LISTED ON FILE WITH THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



STATE OF TEXAS & COUNTY OF BEAR COUNTY

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: VALENCIA EQUESTRIE, L.L.C.
5414 BRITANNY FOREST LANE
SAN ANTONIO, TEXAS 78245

STATE OF TEXAS & COUNTY OF BEAR COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED:

GL BERENSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ 2012

NOTARY PUBLIC
BEAR COUNTY, TEXAS

THIS INSTRUMENT HAS BEEN SUBMITTED TO AND REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SAID COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS, REGULATIONS, ORDINANCES, POLICIES, CAPACITIES AND/OR VARIANCES WHICH MAY BE APPLICABLE TO THIS INSTRUMENT.

DATED THIS _____ DAY OF _____ A.D. 2012

BY: _____
CHAIRMAN

STATE OF TEXAS & COUNTY OF BEAR COUNTY

BEAR COUNTY CLERK OF SAID COUNTY

NO OTHER CERTIFY THAT THIS PLAT HAS BEEN FILED IN RECORDS IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2012, AT _____ M AND I HAVE RECORDED THE _____ DAY OF _____ A.D. 2012, AT _____ M IN THE RECORDS OF _____ COUNTY, TEXAS IN BOOK NUMBER _____ OF PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 2012

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

LINE TABLE	LINE LENGTH	BEARING	CURVE LENGTH	RADIUS	BELTA	CHORD BEARING	CHORD LENGTH
L1	32.00'	N41°14'25"W	L14	17.00'	N03°21'37"W	140.83'	140.83'
L2	5.00'	N01°13'24"W	L15	7.00'	S02°12'27"W	81.61'	81.61'
L3	5.00'	N16°12'37"W	L16	27.66'	N04°30'37"W	12.84'	12.84'
L4	30.00'	N44°15'31"W	L17	29.30'	N02°57'14"W	38.83'	38.83'
L5	31.21'	S30°17'17"E	L18	30.84'	N08°50'13"W	63.57'	63.57'
L6	28.61'	N17°35'27"W	L19	24.90'	N01°10'17"W	29.67'	29.67'
L7	40.27'	N19°15'37"W	L20	26.60'	N02°10'17"W	100.57'	100.57'
L8	28.16'	S19°44'47"E	L21	25.00'	N01°13'27"W	100.90'	100.90'
L9	34.44'	S14°20'07"E	L22	30.00'	N02°10'17"W	100.90'	100.90'
L10	28.16'	N19°24'24"W	L23	25.00'	N01°13'27"W	100.90'	100.90'
L11	31.11'	S02°54'01"E	L24	25.00'	N01°13'27"W	100.90'	100.90'
L12	23.79'	S71°32'24"W	L25	25.00'	N01°13'27"W	100.90'	100.90'
L13	22.62'	N07°12'07"W	L26	25.00'	N01°13'27"W	100.90'	100.90'
L14	22.33'	N27°26'24"W	L27	25.00'	N01°13'27"W	100.90'	100.90'
L15	40.14'	N43°32'34"W	L28	25.00'	N01°13'27"W	100.90'	100.90'
L16	41.69'	S44°23'27"E	L29	25.00'	N01°13'27"W	100.90'	100.90'
L17	68.83'	N18°21'27"W	L30	25.00'	N01°13'27"W	100.90'	100.90'
L18	38.70'	S01°27'00"E	L31	25.00'	N01°13'27"W	100.90'	100.90'
L19	33.73'	S19°59'27"W	L32	25.00'	N01°13'27"W	100.90'	100.90'
L20	72.98'	N48°27'47"E	L33	25.00'	N01°13'27"W	100.90'	100.90'
L21	28.25'	N08°15'27"E	L34	25.00'	N01°13'27"W	100.90'	100.90'
L22	133.60'	N46°09'47"E	L35	25.00'	N01°13'27"W	100.90'	100.90'
L23	82.13'	N44°07'43"W	L36	25.00'	N01°13'27"W	100.90'	100.90'

Date: Mar. 08, 2012, 12:58pm User: D. Ensign
File: P:\Capital\Fernandez\Williams\Oaks\Tract 1\Map\Plat.dwg



RECEIVED

12 MAR -9 AM 8:47

October 19, 2011

LAND DEVELOPMENT
SERVICES DIVISION

Mr. Garth Coursen, P.E.
Coursen-Koehler Engineering & Associates
11010 Coachlight Street, Suite 101
San Antonio, Texas 78216

RE: File No. 1109002 - Request for review of **Harper Oaks Subdivision, Plat No. 110305** located on southeast corner of Bulverde Road and Canyon Parkway

Dear Mr. Coursen:

On September 9, 2011, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 15.492 acres located entirely within the EARZ. Two solution cavity was observed on the site and will be preserved. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated October 18, 2011-File No. 198.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated September 30, 2011. An Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ).

Mr. Garth E. Coursen, P.E.
Harper Oaks Subdivision, Plat No. 110305
Page 2

RECEIVED
12 MAR -9 AM 8:47

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Harper Oaks Subdivision, Plat No. 110305.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,



Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 8 March 28, 2012

LUCKEY RANCH UNIT-4
SUBDIVISION NAME

MAJOR PLAT

110347
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 645 E-5

OWNER: LGI Homes – Luckey Ranch LLC, by Eric Upar

ENGINEER: Pape-Dawson Engineers, Inc., by Jon Adame, P.E.

CASE MANAGER: Richard Carrizales, Planner (210) 207-8050

Date filed with Planning Commission: March 12, 2012

Location: South of U.S. Highway 90, the extension of Luckey Ranch

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 010A-09, Luckey Ranch, accepted on December 22, 2011

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **46.22** acres consisting of **154** single family lots, **11** non-single family lots and **6,621** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
MAPSCO MAP GRID: 6485 & 64
NORTH SCALE

STATE OF NEW YORK
COUNTY OF NASSAU

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: EDWARD KALKOW, MANAGING MEMBER
LUCKEY RANCH GLOBAL ASSOCIATES
A TEXAS GENERAL PARTNERSHIP
BY: KEP LUCKEY RANCH GLOBAL, L.P.
BY: KEP LUCKEY RANCH, LLC
GENERAL PARTNER
7001 BRUSH HOLLOW ROAD
WESTBURY, NY 11590
(516) 874-4800

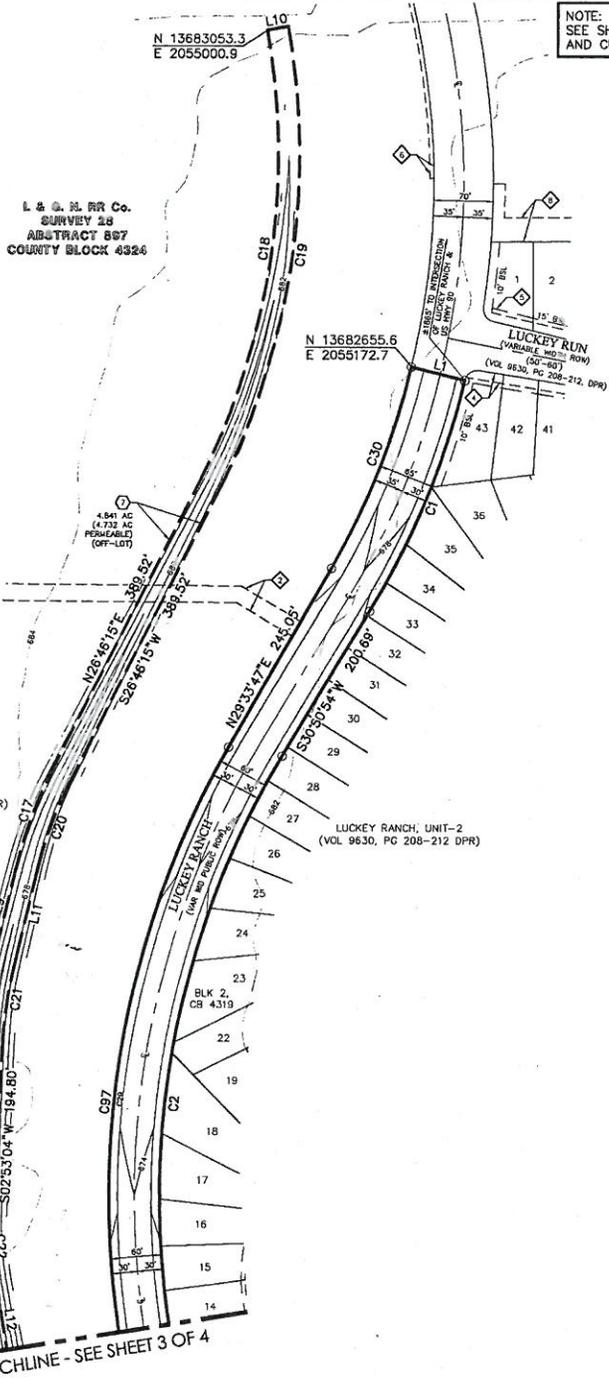
STATE OF NEW YORK
COUNTY OF NASSAU

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND BY THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF February, A.D. 2014.

Margaret M. Marano
NOTARY PUBLIC, NASSAU COUNTY, NEW YORK

Margaret M. Marano
Notary Public, State of New York
No. 07114400821
Qualified by Nassau County
Commission Expires June 11, 2015

UNPLATTED
450.72 ACRE PORTION OF
610.544 ACRE TRACT
LUCKEY RANCH GLOBAL
ASSOCIATES
(VOL. 12452, PG. 419-428 DPR)



NOTE:
SEE SHEET 1 OF 4 FOR LEGEND
AND CURVE & LINE TABLE

PLAT NUMBER 110347

SUBDIVISION PLAT
OF
LUCKEY RANCH UNIT-4

A 46.22 ACRE TRACT OF LAND OUT OF A PORTION OF A 92.20 ACRE TRACT OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14542, PAGES 1233-1248 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN BARRIS SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, THE L. & G. N. R.R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T.A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



PAPE-DAWSON ENGINEERS
TYPE, FIRM REGISTRATION # 470

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000
FAX: 210.375.9010

DATE OF PRINT: February 8, 2012

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN HEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER: ERIC LEAR (MEMBER)
LGH HOMES-LUCKEY RANCH, LLC
1450 LAKE ROSS DRIVE
THE WOODLANDS, TX 77380
(281) 362-8998

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC LEAR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF February, A.D. 2014.



Sandra L. Buer
NOTARY PUBLIC, MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS' COURT OF BEXAR COUNTY, TEXAS ON _____, A.D. 2014, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS' COURT.

DATED THIS _____ DAY OF _____, A.D. 2014.

COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 2014.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 2014, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 2014, AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

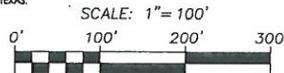
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

John Noel Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 3 OF 4

SUBDIVISION PLAT OF LUCKEY RANCH UNIT-4

A 44.22 ACRE TRACT OF LAND OUT OF A PORTION OF A 92.20 ACRE TRACT OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 14542, PAGES 1233-1248 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, AND ALSO BEING OUT OF A PORTION OF A 610.544 ACRE TRACT OF LAND CONVEYED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12452, PAGES 419-428 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JOHN BARRITT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, THE L. & G. N. R. SURVEY NUMBER 28, ABSTRACT 897, COUNTY BLOCK 4324, THE MRS. T. A. COOK SURVEY NUMBER 65 1/4, ABSTRACT 1076, COUNTY BLOCK 4342, AND THE GIL RODRIGUEZ SURVEY NUMBER 11, ABSTRACT 615, COUNTY BLOCK 4319, IN BEAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS TPE, FIRM REGISTRATION # 470

555 EAST RAUSBY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9002 FAX: 210.375.9010

DATE OF PRINT: February 8, 2012

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDIC LEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DESIRED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF FEBRUARY, A.D. 2012.

SANDRA LEE BYER Notary Public, State of Texas My Commission Expires APRIL 17, 2014

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON FEBRUARY 11, 2012, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS 11th DAY OF FEBRUARY, A.D. 2012

COUNTY JUDGE, BEAR COUNTY, TEXAS COUNTY CLERK, BEAR COUNTY, TEXAS

THIS PLAT OF LUCKEY RANCH UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS (AND/OR VARIANCE(S)) HAVE BEEN GRANTED.

DATED THIS 11th DAY OF FEBRUARY, A.D. 2012

BY: CHAIRMAN

BY: SECRETARY

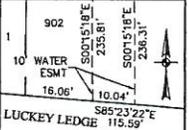
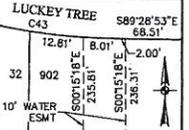
STATE OF TEXAS COUNTY OF BEAR

CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 11th DAY OF FEBRUARY, A.D. 2012, AT 11:29 AM, AND DULY RECORDED THE 11th DAY OF FEBRUARY, A.D. 2012, AT 11:29 AM, IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK VOLUME 110347, PAGE 1, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY OF FEBRUARY, A.D. 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: DEPUTY

NOTE: SEE SHEET 1 OF 4 FOR LEGEND AND CURVE & LINE TABLE



LOCATION MAP MAPSCO MAP GRID: 6485 & E4 NOT TO SCALE

STATE OF NEW YORK COUNTY OF NASSAU

EDWARD KALKOW, MANAGING MEMBER LUCKEY RANCH GLOBAL ASSOCIATES A TEXAS GENERAL PARTNERSHIP BY: REP LUCKEY RANCH GLOBAL, L.P. BY: REP LUCKEY RANCH GLOBAL, L.P. GENERAL PARTNER: Edward M. Marango 7001 BRUSH HOLLOW RD. #1000 WESTBURY, NY 11590 (516) 874-4800

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED EDWARD KALKOW, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF FEBRUARY, A.D. 2012.

MARGA M. MARANGO Notary Public, Nassau County, New York



GIL RODRIGUEZ SURVEY 11 ABSTRACT 615 COUNTY BLOCK 4319

C.P.S. ENERGY NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OWNED PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT TO THE USE OF THE PUBLIC... 2. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OWNED PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT TO THE USE OF THE PUBLIC... 3. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OWNED PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT TO THE USE OF THE PUBLIC... 4. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OWNED PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT TO THE USE OF THE PUBLIC... 5. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (OWNED PUBLIC SERVICE COMPANY) IS HEREBY DEDICATING THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT TO THE USE OF THE PUBLIC...

STATE OF TEXAS COUNTY OF BEAR

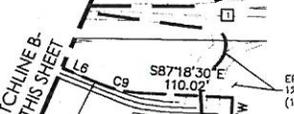
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood LICENSED PROFESSIONAL ENGINEER

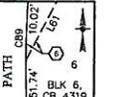
STATE OF TEXAS COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EXPRESSIONS PROFESSIONAL, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR



GIL RODRIGUEZ SURVEY 11 ABSTRACT 615 COUNTY BLOCK 4319 UNPLATTED 452.72 ACRE PORTION OF 610.544 ACRE TRACT LUCKEY RANCH GLOBAL ASSOCIATES (VOL. 12452, PG. 419-428 OPR)



DETAIL 'L' NOT TO SCALE

DETAIL 'M' NOT TO SCALE

LUCKEY RANCH UNIT-4 Civil Job No. 7396-30; Survey Job No. 9049-10

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 March 28, 2012

SILVER OAKS UNIT 22
SUBDIVISION NAME

MAJOR PLAT

110373
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 545 E-6

OWNER: Centex Homes, by Charles Marsh

ENGINEER: Denham-Ramones Engineering, by Paul W. Denham, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: March 12, 2012

Location: South of Galm Road, west of FM 1560

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 848-B, Moos Tract, accepted on July 28, 2010

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat 7.712 acres consisting of 47 single-family lots and 1,485 linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 March 28, 2012

HILLCREST SUBDIVISION
UNIT 6A PHASE 2
SUBDIVISION NAME

MAJOR PLAT

120041
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 646 B-2

OWNER: Pulte Homes of Texas, L.P., by Charles Marsh

ENGINEER: Denham-Ramones Engineering, by Paul W. Denham, P.E.

CASE MANAGER: Donna Camacho, Planner (210-207-5016)

Date filed with Planning Commission: March 12, 2012

Location: West of the intersection of Trail Way Boulevard and Spurs Ranch

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is associated with:

MDP 787B, Hillcrest Subdivision, accepted on June 6, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **10.953** acres consisting of **64** single family lots, **1** non-single family lot and **1,725** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

**PLANNING COMMISSION
SITE IMPROVEMENT TIME EXTENSION**

AGENDA ITEM NO: 11 March 28, 2012

SOUTHERN HILLS PHASE III, PUD
SUBDIVISION NAME

070623
PLAT #

COUNCIL DISTRICT: 2

FERGUSON MAP GRID: 652 C-3

OWNER: En Seguido, Ltd., by Sam Schaefer

ENGINEER: Harry Jewett Associates, by Harry B. Jewett III, P.E.

CASE MANAGER: Rudy Muñoz, Planner (210) 207-5014

Location: West of Foster Meadows, north of Sinclair Road

Plat status: The Planning Commission approved this plat on April 8, 2009. The plat has not been recorded.

APPLICANT'S REQUEST:

Applicant is requesting a three (3) year time extension for completion of the required site improvements in accordance with the City of San Antonio's Unified Development Code Section 35-430 (f)(2).

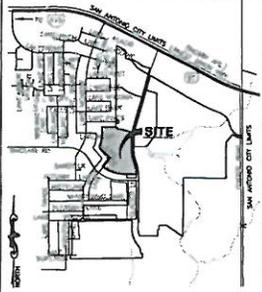
DISCUSSION:

The applicant has indicated that they have started their construction, but they have been delayed due to the economic downturn. The percentages of improvements completed are as follows:

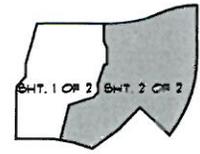
- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

STAFF RECOMMENDATION:

Approval



OWNER/SUBDIVIDER:
EN SEGUIDO, LTD.
8620 N. NEW BRAUNFELS STE. 400
SAN ANTONIO, TEXAS 78217
(210) 805-9402



LOCATION MAP
SCALE: NOT TO SCALE

KEY MAP
SCALE: NOT TO SCALE

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICES BOARD) IS REQUESTING AND REQUESTS THE CITY OF SAN ANTONIO TO PROVIDE ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENGINEER OR MAY INTERFERE WITH THE ERECTING OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY NEAR BY UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER WORKS, WHICH ALTER THE GROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-306(d)(2).

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER ON BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

ETXU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

THE BASIS OF BEARING IS BASED ON STATE PLANE COORDINATES TEXAS SOUTHERN ZONE.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

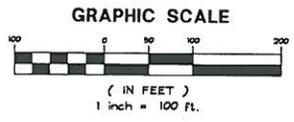
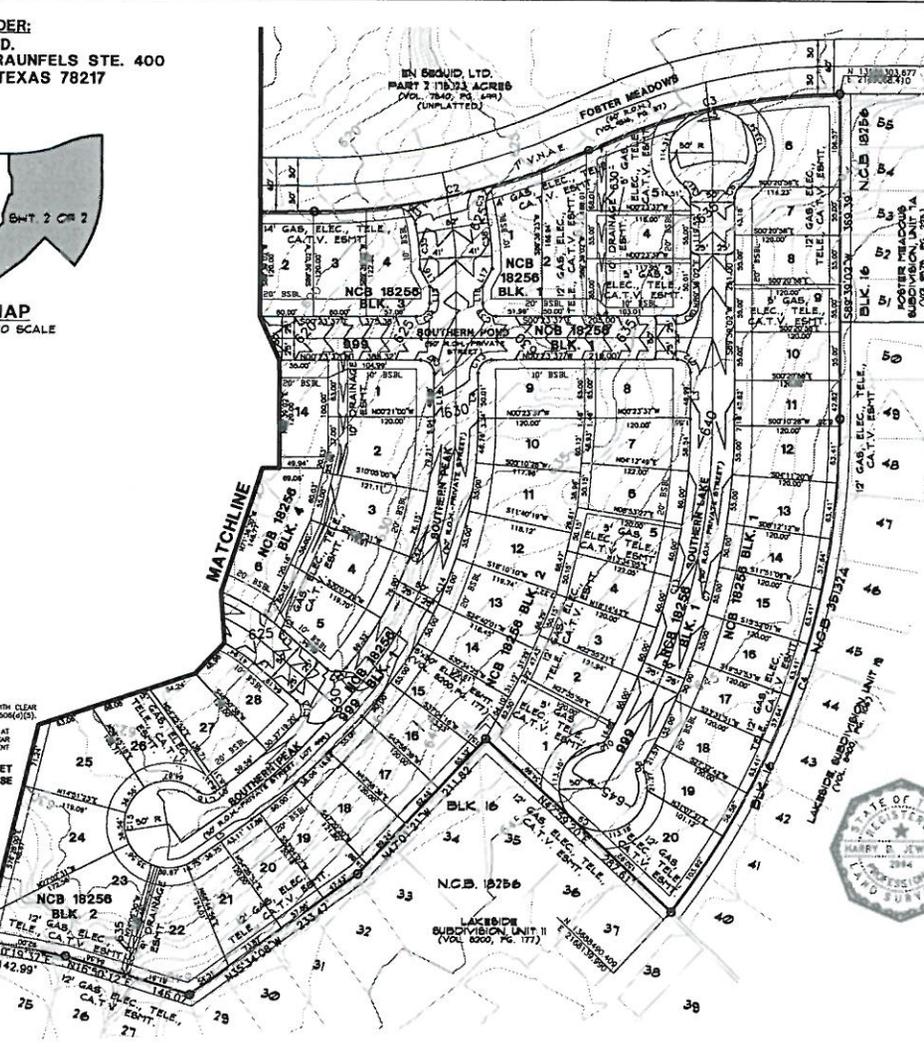
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY
DATED _____ 20____
OF _____ 20____

NOTARY PUBLIC
BEAR COUNTY, TEXAS



LINE	BEARING	LENGTH
L1	S47°50'41"E	99.26'
L2	N89°39'18"E	90.03'
L3	N89°39'02"E	51.47'
L4	S89°39'02"W	53.18'
L5	N35°34'08"W	79.86'
L6	S35°34'08"E	16.61'
L7	N41°18'05"E	64.19'
L8	N89°36'23"E	10.00'
L9	N89°36'23"E	40.00'
L10	S89°36'23"W	40.00'
L11	S89°36'23"W	10.00'
L12	S00°23'37"E	63.38'
L13	S41°18'05"W	65.64'
L14	N89°39'02"E	53.12'
L15	N89°39'02"E	19.80'
L16	N60°35'40"E	22.65'
L17	N61°15'04"W	22.62'
L18	S89°39'02"W	19.76'
L19	N69°28'12"E	31.95'
L20	N70°15'27"W	31.95'

IMPACT FEE PAYMENT: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY _____

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF _____ SOUTHERN HILLS PHASE 3, P.U.D. _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

_____, COUNTY CLERK, OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. _____ AT _____ M. AND ILLUSTRATED RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

SUBDIVISION PLAT

ESTABLISHING SOUTHERN HILLS PHASE 3, P.U.D.

ESTABLISHING SOUTHERN HILLS PHASE 3, P.U.D. (22.240 ACRES) SAN ANTONIO, BEAR COUNTY, TEXAS, BEING OUT OF PART 1 (53.778 ACS.) OUT OF TRACT NO. 811, A 288.785 ACRE TRACT AS DESCRIBED IN VOLUME 8892, PAGE 1025, BEAR COUNTY REAL PROPERTY RECORDS, OUT OF THE N. MONTAÑA SURVEY NO. 21, ABSTRACT NO. 489, C.B 5132, BEAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants

307 West Rhoads
San Antonio, TX 78206-3029
(210) 737-3427
(866) 737-3427
Fax (210) 733-6384

108 Del Court
Laredo, TX 78044-8276
(354) 791-3155
(877) 791-3155
(354) 791-3155 Fax

**En Seguido, Ltd.
8620 N New Braunfels, Suite 200
San Antonio, TX 78217**

DEVELOPMENT SERVICES
RECEIVED
2012 FEB 23 PM 3:27

Mr. Roderick J. Sanchez, AICP, CBO
Director
Development Services
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: Plat No. 070623
Southern Hills Phase III PUD
Plat Approval Time Extension

Dear Mr. Sanchez:

We are respectfully requesting a three (3) year time extension on the subdivision plat approval for the Southern Hills Phase III PUD subdivision. This subdivision plat was approved by the Planning Commission on April 8, 2009. No site improvements for this subdivision have been installed at this point. It is our intention to install the site improvements in the future and then record the subdivision plat within the limits of the requested three (3) year time extension.

The site for the Southern Hills Phase III PUD is within the limits of the Foster Meadows Subdivision, which is located in southeast San Antonio along Highway 87. The initial development of this subdivision was initiated in 1985 and it has been underway continuously. The recent economic downturn has created a condition that has delayed the absorption of our inventory of developed lots. An extension of time will allow us to determine the best time to move forward with the installation of the site improvements for this development.

Accompanying this letter, please find a completed variance request form, our check in the amount of \$ 300.00 and a copy of the approved subdivision plat. Please advise us if there is any additional action that is required on our part in conjunction with this plat approval time extension request.

Sincerely,


Sam Schaefer

February 10, 2012

enclosures (3)

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 March 28, 2012

CULEBRA/1604 SOUTH
SUBDIVISION NAME

MAJOR PLAT

120064
PLAT #

COUNCIL DISTRICT: 6

FERGUSON MAP GRID: 578 B-3

OWNER: SLF IV – 1604 Culebra, LP, by Ocie Vest

ENGINEER: Pape-Dawson Engineers, Inc., by Thomas M. Carter, P.E.

CASE MANAGER: Larry Odis, Planner (210) 207-0210

Date filed with Planning Commission: Pending

Location: East of the intersection of Loop 1604 and Westwood Loop

Services Available: SAWS Water and Sewer

Zoning: C3 General Commercial District

Plat is associated with:

MDP 010-11, Culebra 1604 Development, pending approval

Proposed Use: Commercial

Major Thoroughfare: Loop 1604 is a highway

APPLICANT'S PROPOSAL:

To plat 6.033 acres consisting of 3 non-single family lots.

STAFF RECOMMENDATION:

Pending

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence

TO: Planning Commission
FROM: Majed A. Al-Ghafry, Director of Public Works
COPIES TO: Nefi Garza, Assistant Director of Public Works
SUBJECT: Zarzamora and Ceralvo Intersection Improvements Project –
Right-of-Way (ROW) Acquisition
DATE: March 9, 2012

PETITIONER: City of San Antonio;
c/o Public Works Department
114 W. Commerce Street, 9th Floor, San Antonio, TX 78205

Staff is requesting that this item be placed on the agenda for the Planning Commission meeting of March 28, 2012.

Background Information:

The Petitioner is requesting the acquisition through negotiation of fee simple title of the followings:

- 1. Parcel No. 18912, .0419 acre tract (1,826 Sq. Ft.) on NCB 2534, Lots 24, 26, 27 of Block "D"
- 2. Parcel No. 18913, .0106 acre tract (463 Sq. Ft.) on NCB 2534, Lot 25 of Block "D"
- 3. Parcel No. 18914, .0239 acre tract (1,043 Sq. Ft.) on NCB 2533, Lot 1 of Block "C"
- 4. Parcel No. 18915, .0192 acre tract (834 Sq. Ft.) on NCB 2533, Lot 13 of Block "C"
- 5. Parcel No. 18916, .0149 acre tract (651 Sq. Ft.) on NCB 2533, Lot 43, of Block "C"

These parcels are located in Council District 5 in the City of San Antonio. These parcels are needed for the signal installation at the intersection of Zarzamora and Ceralvo. This project will improve the vehicular mobility and pedestrian safety for all road users of this intersection. The acquisition of these parcels is necessary for providing enough ROW for the installation of left turn bays for the northbound and southbound left turning traffic on Zarzamora. The project construction is anticipated to begin in January 2013 and is estimated to be completed in June 2013.

Coordination and Financial Impact:

In compliance with City procedures, petitioner's project has been canvassed through interested City Departments, utilities and applicable agencies. The associated costs not to exceed \$200,00.00 payable to the selected title company for land and associated closing costs will be paid through Excess Bond Funds.

Conclusion and Recommendation:

Staff recommends the approval of this request.

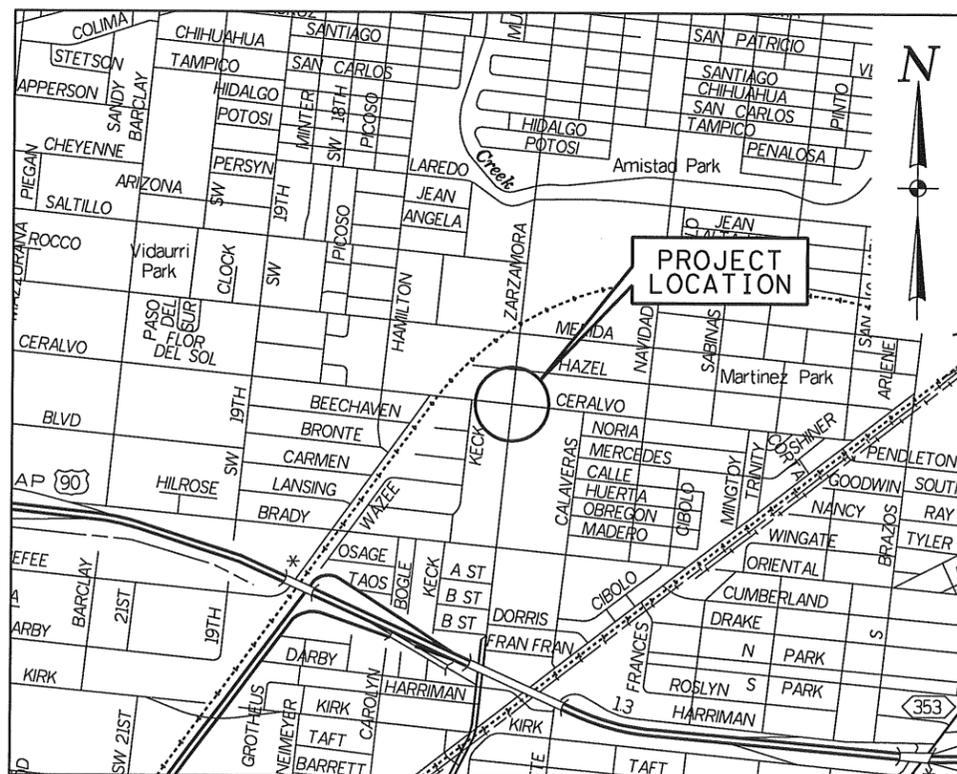


CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
INTERSECTION

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	CITY OF SAN ANTONIO TITLE SHEET
2	PROJECT LAYOUT AND CONTROL POINTS
3 - 4	EXISTING AND PROPOSED TYPICAL SECTIONS
5 - 7	GENERAL NOTES
8	ESTIMATED QUANTITIES
9	TRAFFIC SIGNAL ESTIMATED QUANTITIES
10	TCP SEQUENCE OF CONSTRUCTION
11	TCP TYPICAL SECTION
12 - 19	TCP LAYOUTS
20	TCP (1-4)-98
21	ENVIRONMENTAL PERMITS, ISSUES & COMMITMENTS (EPIC)
22	STORM WATER POLLUTION PREVENTION PLAN (SW3P) NARRATIVE
23 - 24	STORM WATER POLLUTION PREVENTION PLAN
25	TEMPORARY EROSION, SEDIMENT & WATER POLLUTION CONTROL MEASURES STANDARDS 1
26 - 27	REMOVAL LAYOUT
28	HORIZONTAL ALIGNMENT DATA SHEET
29 - 30	PLAN LAYOUT
31 - 33	BUS SHELTER PAD DETAIL
34	WHEELCHAIR RAMP DETAIL
35 - 39	DRIVEWAY PROFILES
40	MISCELLANEOUS CONSTRUCTION STANDARDS I
41	MISCELLANEOUS CONSTRUCTION STANDARDS II
42	CONCRETE DRIVEWAY STANDARDS
43	CONCRETE BUS STOP PAD
44	COSA WHEELCHAIR RAMP STANDARD
45 - 47	PED-05
48 - 49	PAVEMENT MARKINGS & SIGNING DETAILS
50	TYPICAL CROSSWALK DETAILS
51	STANDARD PAVEMENT MARKINGS (ARROWS)
52 - 55	COSA GROUND SIGN MOUNTING
56	LEFT-TURN LANE & RIGHT-TURN LANE DESIGN WORKSHEET
57	LEFT-TURN "ONLY" AND ARROW SPACING WORKSHEET
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59	PROPOSED TRAFFIC SIGNAL LAYOUT
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69	WZ(BTS-1)-03
70	WZ(BTS-2)-03
71	TREE PROTECTION DETAILS
72 - 73	EXISTING UTILITIES
74 - 78	CROSS SECTIONS



LOCATION MAP

N. T. S.

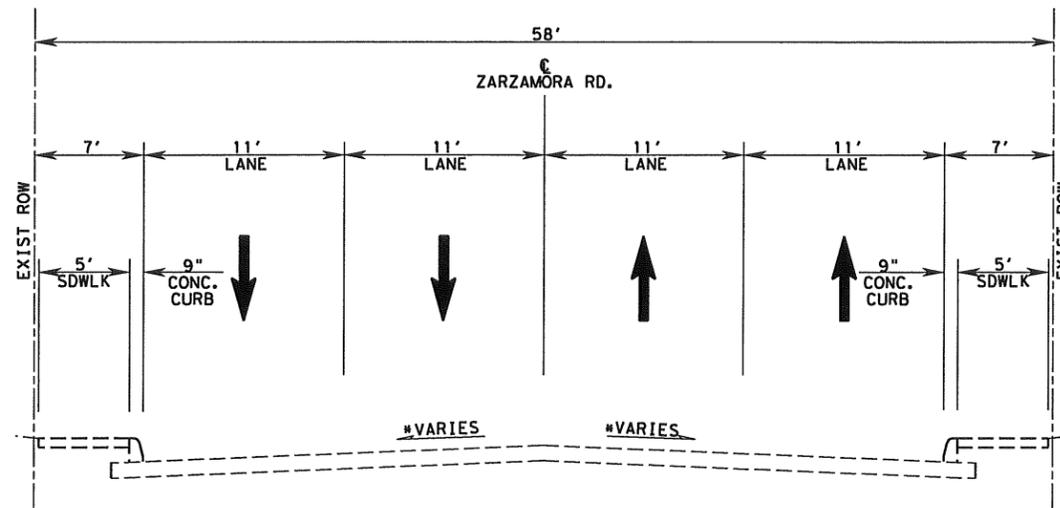


Lockwood, Andrews & Newnam, Inc. D No. 2614

Lorry Zamora
12/2/2011

LAN Lockwood, Andrews & Newnam, Inc.
A LEO A DALY COMPANY

10101 REUNION PLACE SUITE 200
SAN ANTONIO, TX 72816
PHONE (210) 499-5082
FAX (210) 499-5157



ZARZAMORA AT CERALVO
 EXISTING TYPICAL SECTION
 STA. 16+50.00 TO STA. 23+50.00

NOTES:

1. SEE MISCELLANEOUS CONSTRUCTION STANDARDS II FOR PAVEMENT JUNCTION DETAILS.
2. SAWCUT LINE IS TYPICALLY LOCATED 1' FROM THE FACE OF THE EXISTING CURB.



Larry Zamora
 12/2/2011

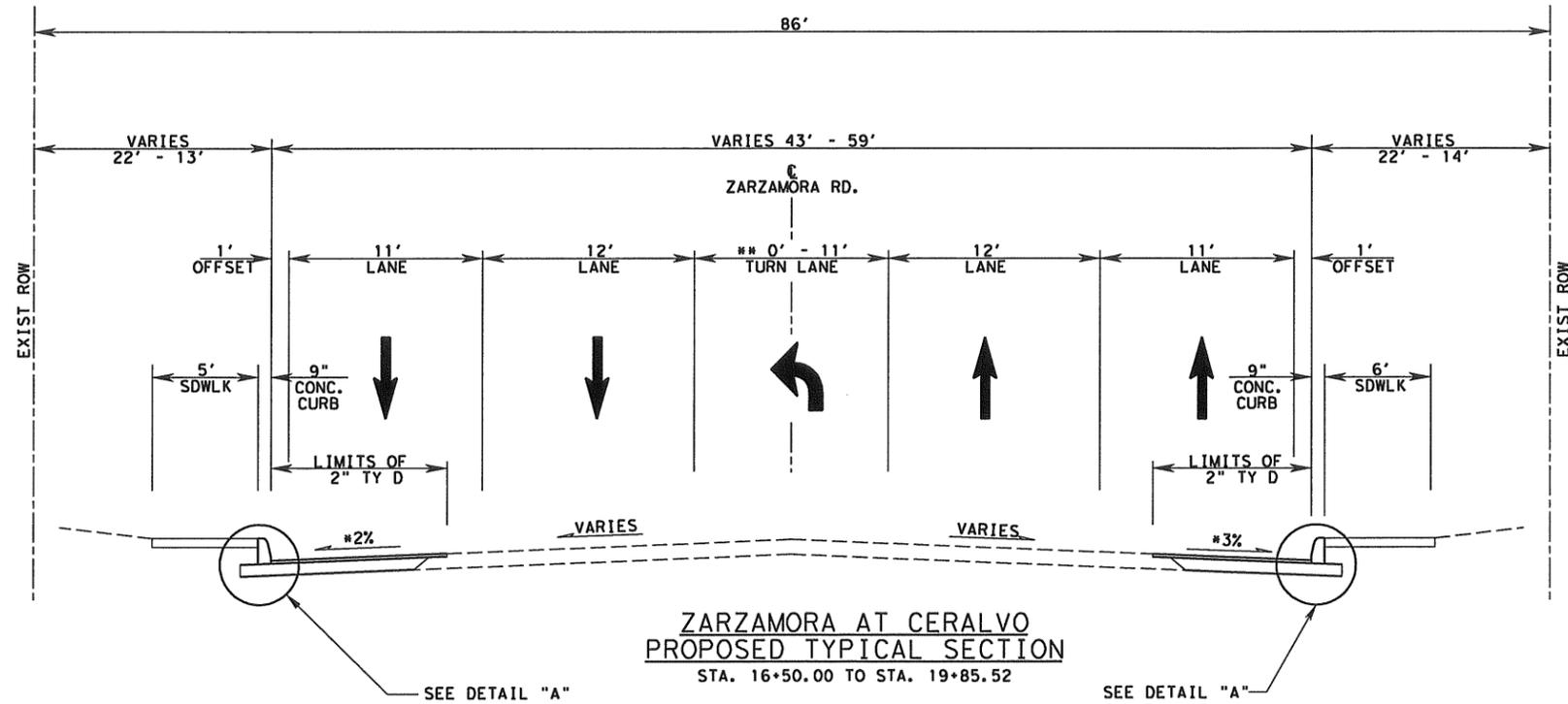
Lockwood, Andrews & Newnam, Inc. No. 2614

LAN Lockwood, Andrews & Newnam, Inc.
 A LEO A. DALY COMPANY

CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
 EXISTING
 TYPICAL SECTIONS 3

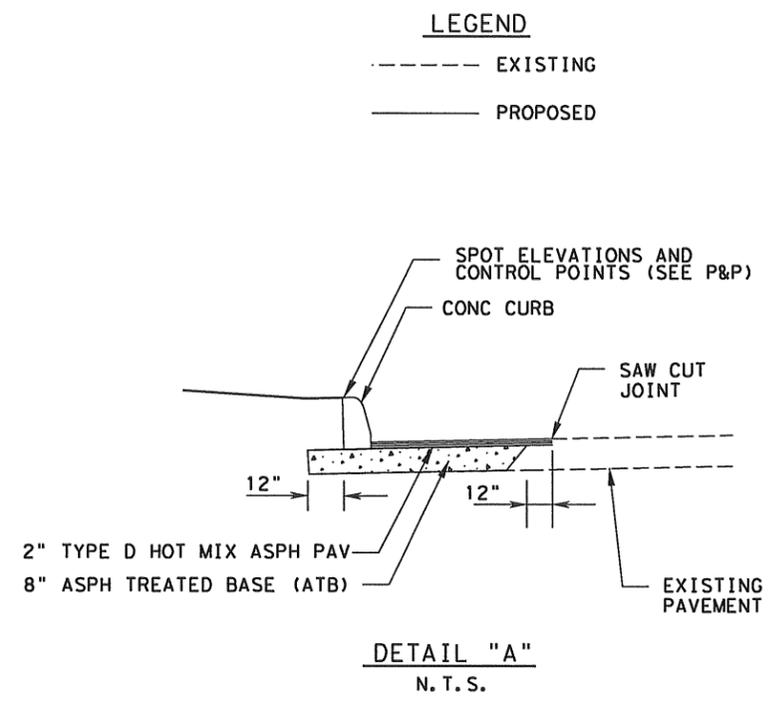
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	DRWN. BY:	



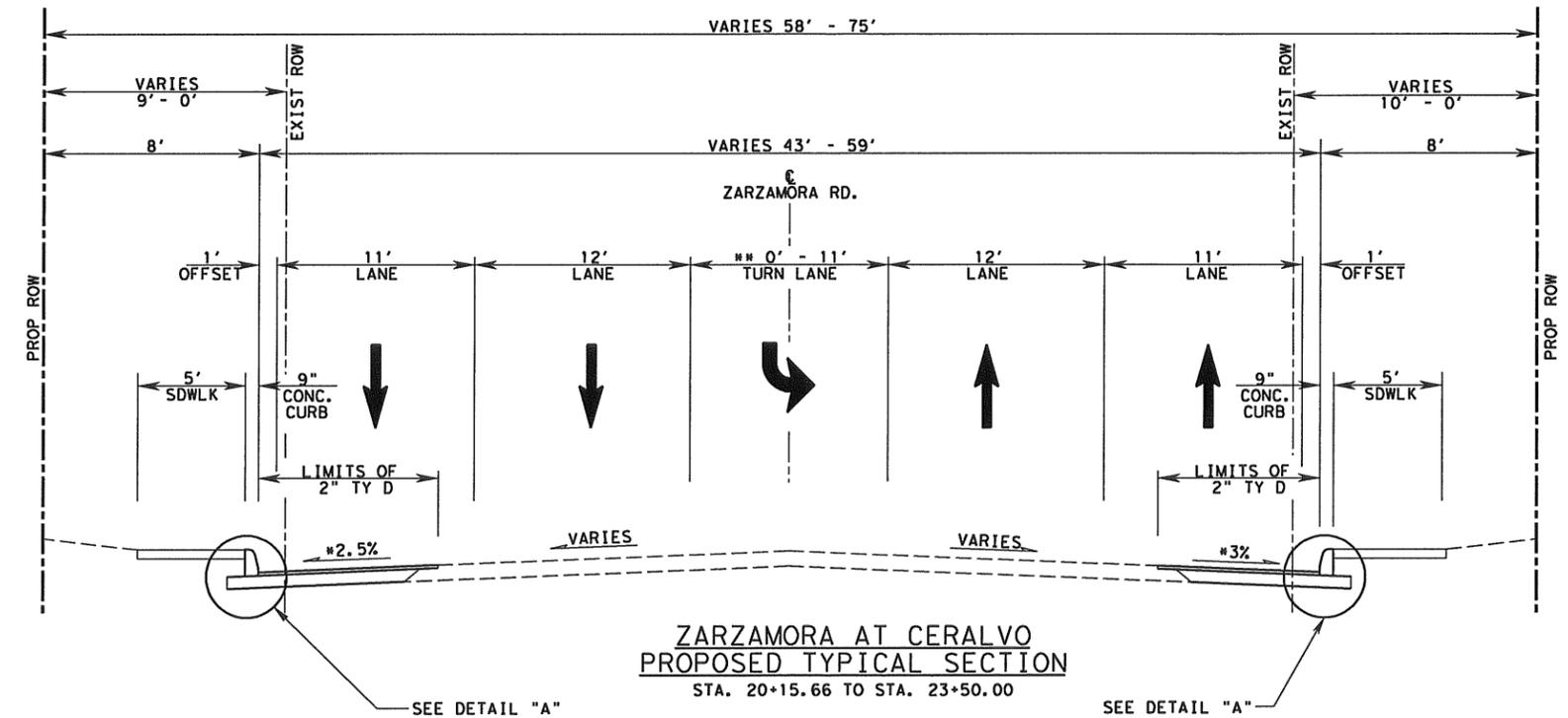
**ZARZAMORA AT CERALVO
PROPOSED TYPICAL SECTION**
STA. 16+50.00 TO STA. 19+85.52

* CROSS SLOPE VARIES, SEE
PLAN SHEETS FOR CROSS SLOPE
TRANSITIONS.

** MEDIAN VARIES FROM 0' TO 11'
STA. 16+50.00 TO STA. 18+50.52
11' LEFT TURN LANE
STA. 18+50.52 TO STA. 19+85.52



DETAIL "A"
N. T. S.



**ZARZAMORA AT CERALVO
PROPOSED TYPICAL SECTION**
STA. 20+15.66 TO STA. 23+50.00

* CROSS SLOPE VARIES, SEE
PLAN SHEETS FOR CROSS SLOPE
TRANSITIONS.

** MEDIAN VARIES FROM 11' TO 0'
STA. 21+50.00 TO STA. 23+50.00
11' LEFT TURN LANE
STA. 20+15.66 TO STA. 21+50.00



Lockwood, Andrews & Newnam, Inc. No. 2614

Larry Zamora
12/2/2011

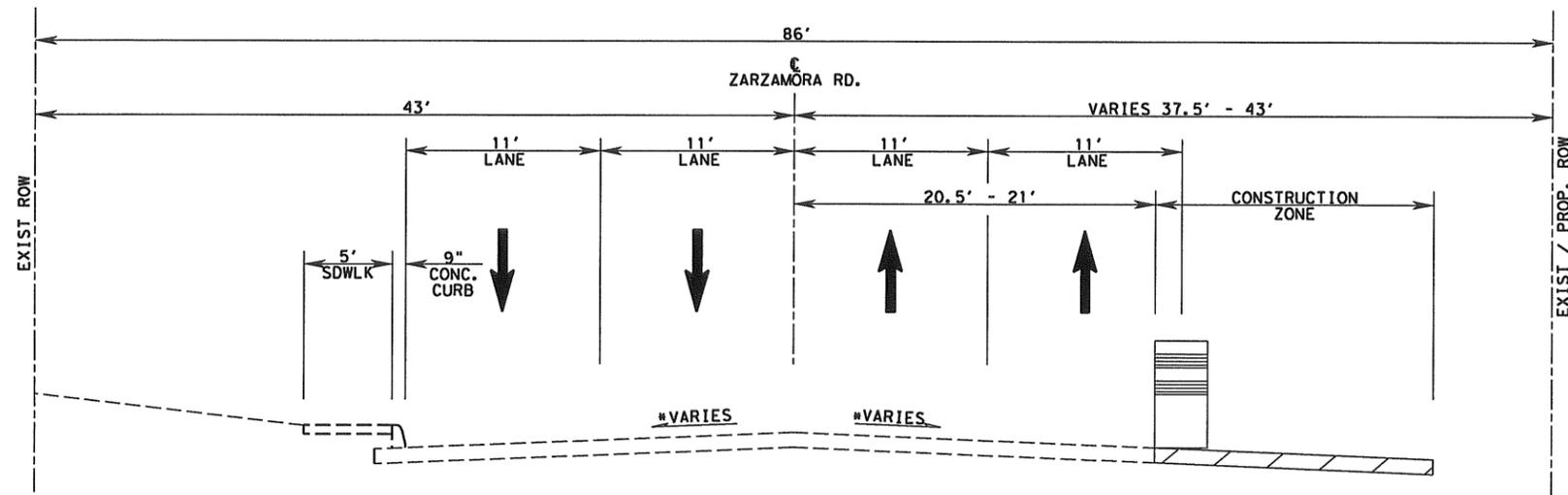


CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

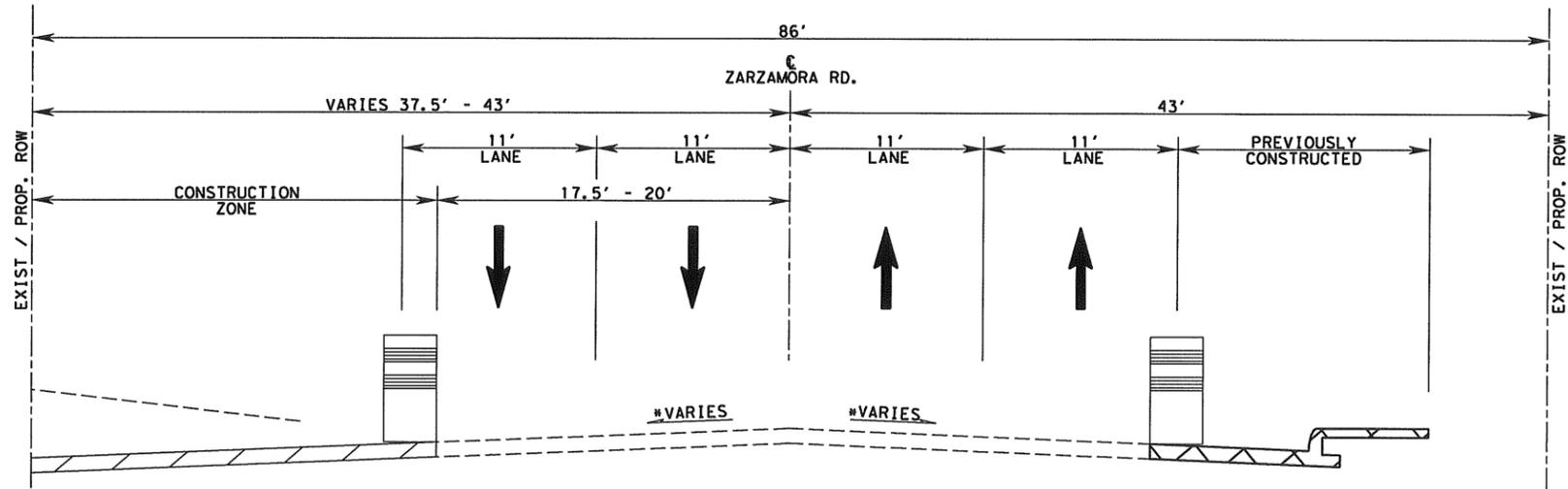
ZARZAMORA AT CERALVO
**PROPOSED
TYPICAL SECTIONS** 4

DATE:	PROJECT NO.:	% SUBMITTAL
DRWN. BY:	DSGN. BY:	CHKD. BY:
SHEET NO.:	OF	

DATE: 12/2/2011



ZARZAMORA AT CERALVO
 END OF WORK DAY
 LANE CONFIGURATION
 PHASE 2-1 AND PHASE 2-2



ZARZAMORA AT CERALVO
 END OF WORK DAY
 LANE CONFIGURATION
 PHASE 2-3 AND PHASE 2-4



Lockwood, Andrews & Newnam, P.C. ID No. 2614

Larry Zonora P.E.
 12/2/2011

 Lockwood, Andrews & Newnam, Inc. <small>A LEO A. DALY COMPANY</small>	
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT	
ZARZAMORA AT CERALVO TCP TYPICAL SECTION	
% SUBMITTAL	PROJECT NO.:
DRWN. BY:	DATE:
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CHKD. BY:	11

12/2/2011 11:07:55 PM L:\1\40-10484-012-4-0-product\cm\4-01-draw\fig\TCP_ZARZAMORA_TCP_TYPSEC.dgn

SITE DESCRIPTION

PROJECT NAME AND LOCATION: ZARZAMORA @ CERALVO INTERSECTION

CONTACT AND PHONE NO.:

PROJECT DESCRIPTION:

CONSTRUCTION OF A LEFT TURN BAY AT THE INTERSECTION OF ZARZAMORA AT CERALVO.
CONSISTING OF GRADING, BASE, SURFACE AND SIGNING/STRIPING.

MAJOR SOIL DISTURBING ACTIVITIES:
SOIL DISTURBING ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO PREPARATION OF RIGHT OF WAY, GRADING AND ROADWAY EXCAVATION.

TOTAL PROJECT AREA (ACRES): 1.24 AC

TOTAL AREA TO BE DISTURBED: 0.55 AC

WEIGHTED RUNOFF COEFFICIENT:
(AFTER CONSTRUCTION) 0.85

EXISTING CONDITION OF SOIL, VEGETATIVE
COVER AND % OF VEGETATIVE COVER:

EXISTING CONDITION OF SOIL IS TYPICALLY LVA, 0 TO 1% SLOPES

DESCRIPTION OF WATER DISCHARGED NOT ASSOCIATED WITH CONSTRUCTION:

NAME OF RECEIVING WATERS: SAN PEDRO CREEK

IDENTIFY STORMWATER DISCHARGE POINTS:

A DESCRIPTION AND TIME FRAME FOR INSTALLATION OF
STABILIZATION PRACTICES IN CONJUNCTION WITH CONSTRUCTION: SILT FENCING TO BE INSTALLED ALONG

PROPOSED ROW AT SOUTH END OF DISTURBED AREA. INSTALL SOD BETWEEN SIDEWALK AND PROPOSED ROW
AT THE END OF CONSTRUCTION. GRAVEL BAGS TO BE INSTALLED AT DOWNSTREAM CURB INLET.

EROSION AND SEDIMENTATION CONTROLS

SOIL STABILIZATION PRACTICES:

- HYDROMULCHING
- TEMPORARY SEEDING
- PERMANENT PLANTING, SODDING OR SEEDING
- MULCHING
- SOIL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL RESOURCES

OTHER:

DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITY HAS CEASED TEMPORARILY OR PERMANENTLY, SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITIES ARE SCHEDULED TO RESUME AND DONE WITHIN 21 DAYS.

STRUCTURAL PRACTICES:

- SILT FENCES
- HAY BALES
- GRAVEL FILTRATION BAGS
- ROCK BERMS
- DIVERSION, INTERCEPTOR OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR OR PERIMETER SWALES
- DIVERSION, DIKE AND SWALE COMBINATIONS
- PAVED FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
- TIMBER MATTING AT CONSTRUCTION EXIT (STABILIZED ENTRANCE)
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET SEDIMENT STRUCTURES
- CURBS AND GUTTERS
- STORM SEWERS
- VELOCITY CONTROL STRUCTURES
- GEOTEXTILES

OTHER:

NARRATIVE - SEQUENCE OF CONSTRUCTION
(STORMWATER MANAGEMENT) ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

A DESCRIPTION OF MAINTENANCE
PROCEDURES FOR CONTROL MEASURES USED:

STORMWATER MANAGEMENT:

A DESCRIPTION OF PERMANENT
STORM WATER MANAGEMENT CONTROLS:

OTHER EROSION AND SEDIMENTATION CONTROLS

MAINTENANCE:

ALL EROSION AND SEDIMENT CONTROLS WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE DONE AT THE EARLIEST DATE POSSIBLE, BUT NO LATER THAN 7 CALENDAR DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE FROM HEAVY EQUIPMENT. THE AREAS ADJACENT TO CREEKS AND DRAINAGEWAYS SHALL HAVE PRIORITY, FOLLOWED BY DEVICES PROTECTING STORM SEWER INLETS.

INSPECTION:

AN INSPECTION WILL BE PERFORMED BY THE CONTRACTOR EVERY 14 DAYS AS WELL AS AFTER EVERY 1/2" OR MORE OF RAIN (RECORDED ON A NON-FREEZING RAIN GAUGE TO BE LOCATED AT THE PROJECT SITE). AN INSPECTION AND MAINTENANCE REPORT WILL BE MADE PER INSPECTION. BASED ON THE INSPECTION RESULTS, THE CONTROLS SHALL BE CORRECTED BEFORE THE NEXT SCHEDULED INSPECTION.

WASTE MATERIALS:

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL STATE AND LOCAL CITY SOLID WASTE MANAGEMENT REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION AND THE TRASH WILL BE HAULED TO A LOCAL DUMP. NO CONSTRUCTION MATERIALS WILL BE BURIED ON SITE.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING):

AT A MINIMUM, ANY PRODUCTS IN THE FOLLOWING CATEGORIES ARE CONSIDERED TO BE HAZARDOUS: PAINTS, ACIDS FOR CLEANING MASONRY SURFACES, GASOLINE, MOTOR OIL, CLEANING SOLVENTS, ASPHALT PRODUCTS, CHEMICAL ADDITIVES FOR SOIL STABILIZATION OR CONCRETE CURING COMPOUNDS AND ADDITIVES. IN THE EVENT OF A SPILL WHICH MAY BE HAZARDOUS AND MEETS REPORTING REQUIREMENTS, THE NATIONAL RESPONSE CENTER SHOULD BE CONTACTED AT 800-424-8802, AND ANY REQUIRED CHANGES MADE TO THE SWPPP. IN THE EVENT OF A LIFE THREATENING SPILL THE SAN ANTONIO FIRE DEPARTMENT SHOULD BE NOTIFIED AS WELL AS THE APPROPRIATE CITY INSPECTORS.

SANITARY WASTE

OFFSITE EXCAVATION SOURCE LOCATION

OFFSITE FILL SOURCE LOCATION

OFFSITE VEHICLE TRACKING

- HAUL ROADS DAMPENED FOR DUST CONTROL.
- LOADED HAUL TRUCKS TO BE COVERED WITH TARPULIN
- EXCESS DIRT ON ROAD TO BE REMOVED DAILY
- STABILIZED CONSTRUCTION ENTRANCE.

OTHER:

CERTIFICATION THAT SITE DISTURBANCE AND / OR DISCHARGES WILL NOT EFFECT LISTED ENDANGERED SPECIES AND THEIR HABITAT.

WHAT METHOD IS USED TO SATISFY THE ENDANGERED SPECIES REQUIREMENTS?

REMARKS:

DISPOSAL AREAS, STOCKPILES AND HAUL ROADS SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE AND CONTROL THE AMOUNT OF SEDIMENT THAT ENTERS RECEIVING WATERS. DISPOSAL AREAS SHALL NOT BE LOCATED IN ANY WETLAND, BODY OF WATER, STREAMBED OR FLOODPLAIN CONSTRUCTION STAGING AREAS AND VEHICLE MAINTENANCE AREAS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN A MANNER TO MINIMIZE THE RUNOFF OF POLLUTANTS. ALL WATERWAYS SHALL BE CLEARED AS SOON AS POSSIBLE OF TEMPORARY EMBANKMENT, TEMPORARY BRIDGES, MATTING, FALSEWORK, PILING DEBRIS OR OTHER OBSTRUCTION PLACED DURING CONSTRUCTION OPERATIONS THAT ARE NOT PART OF THE FINISHED WORK.

EDWARDS AQUIFER:

- NO ACTION REQUIRED
- ACTION REQUIRED

ACTION REQUIRED:

WORK MUST COMPLY WITH THE TCEQ APPROVED WATER POLLUTION ABATEMENT PLAN



Lockwood, Andrews & Newnam, Inc. ID No. 2614

JANUARY 2005

STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEPARTMENT OF PUBLIC WORKS

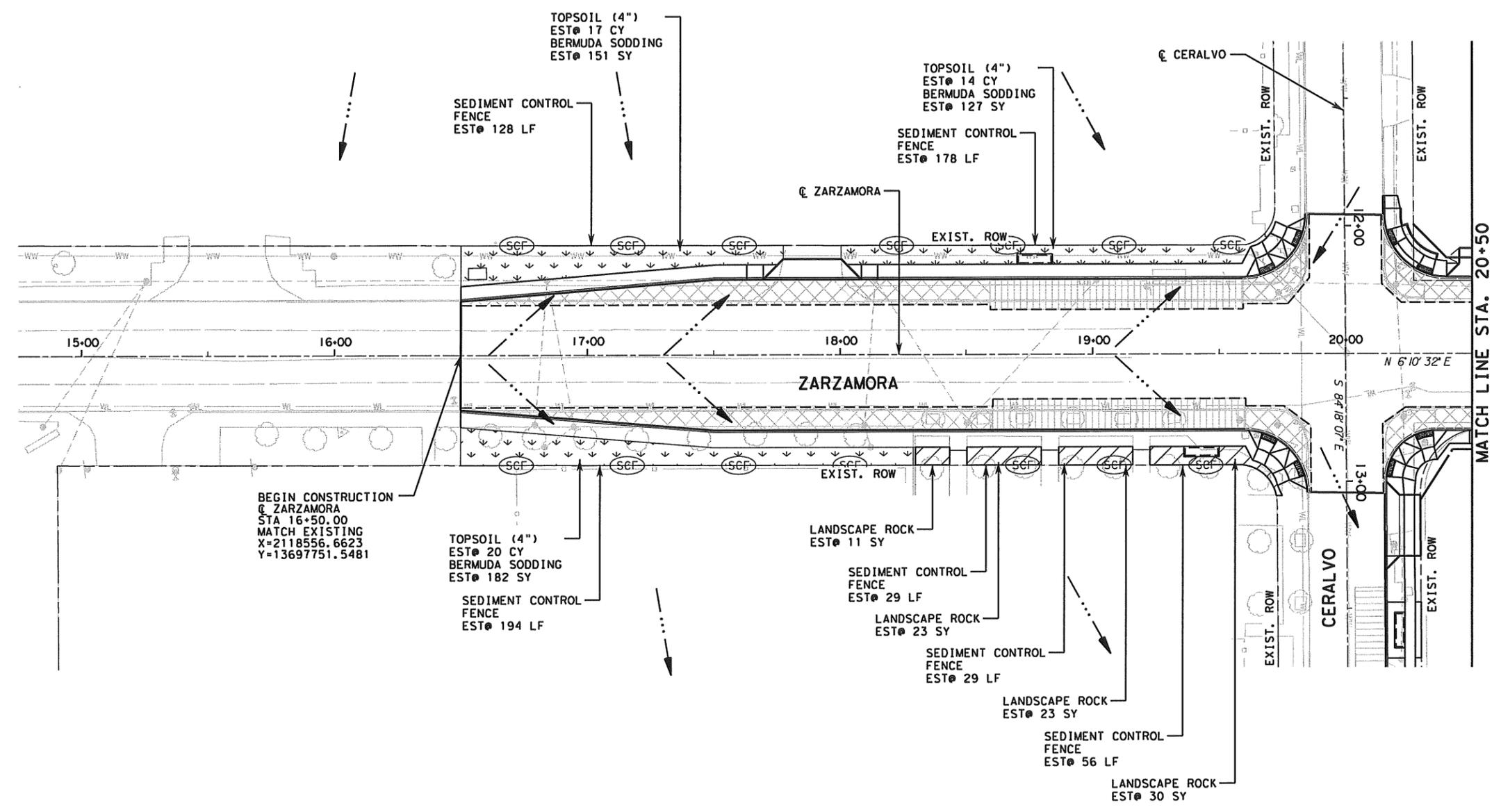
ZARZAMORA AT CERALVO
STORM WATER POLLUTION
PREVENTION PLAN (SWP3) NARRATIVE

DRAWN BY: V. VASQUEZ	DATE:	REVISIONS:	SCALE:
CHECKED BY: NAT HARDY, P. E.	DATE:	SHEET:	OF

22



LEGEND	
---	EXISTING ROW
---	PROPOSED ROW
---	TOPO
---	ALIGNMENT
---	ROADWAY
→	FLOW ARROW
○ SCF	SEDIMENT CONTROL FENCE
⬇	TOPSOIL & SOD
○	GRAVEL FILTER BAGS
▨	LANDSCAPE WORK



Lockwood, Andrews & Newnam, Inc. No. 2614

SCALE
HORIZ: 1" = 50'



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
STORM WATER POLLUTION
PREVENTION PLAN

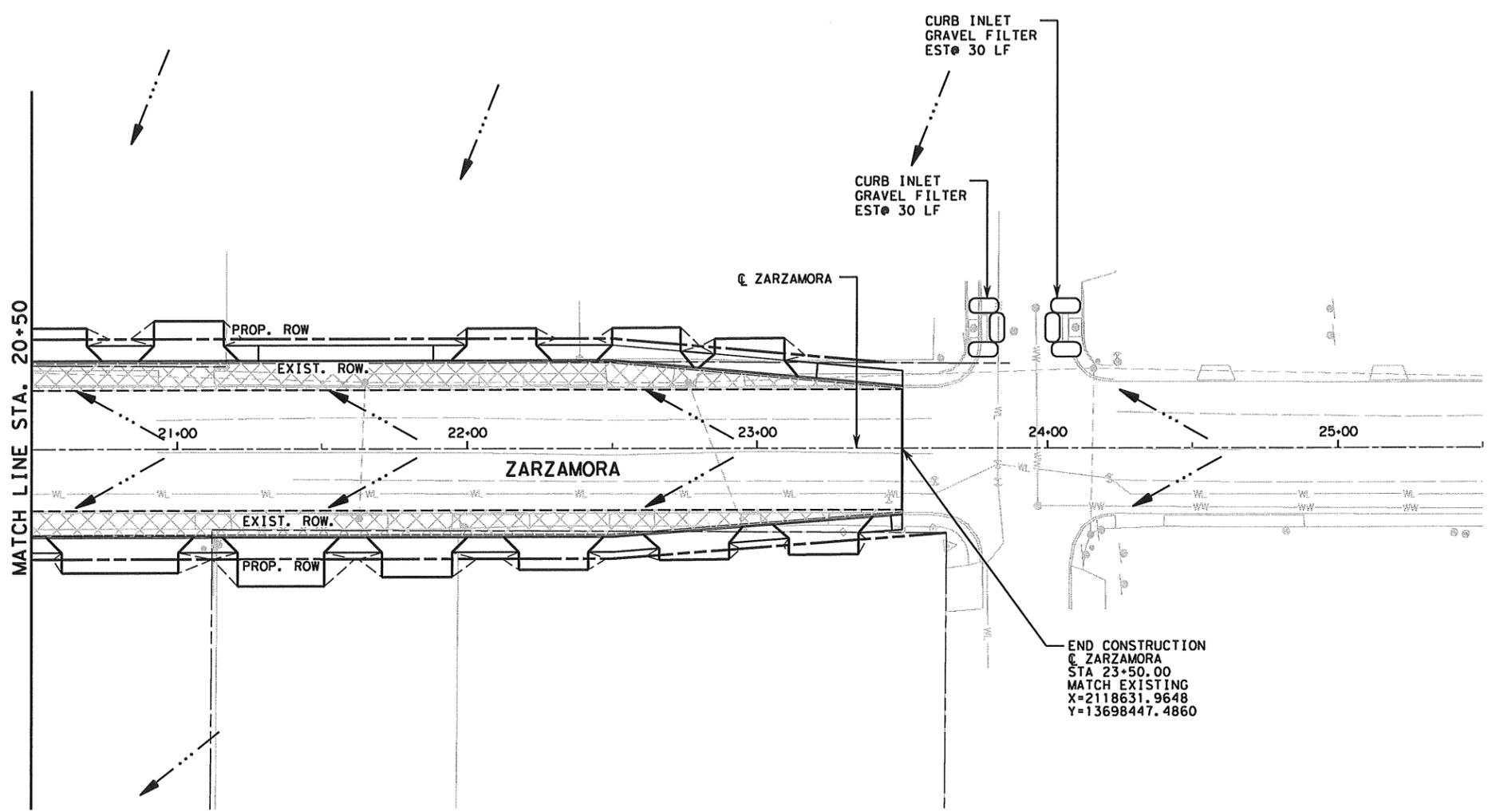
23
SHEET 1 OF 2

DATE:	PROJECT NO.:	% SUBMITTAL
DRWN. BY:	DSGN. BY:	CHKD. BY:
SHEET NO:	OF	

DATE: 01/15/10 FILE: 01/15/10



LEGEND	
	EXISTING ROW
	PROPOSED ROW
	TOPO
	ALIGNMENT
	ROADWAY
	FLOW ARROW
	SEDIMENT CONTROL FENCE
	TOPSOIL & SOD
	GRAVEL FILTER BAGS



MATCH LINE STA. 20+50

END CONSTRUCTION
 @ ZARZAMORA
 STA 23+50.00
 MATCH EXISTING
 X=2118631.9648
 Y=13698447.4860



Larry Zamora
 12/2/2011

Lockwood, Andrews & Newnam, Inc. D No. 2614

SCALE
 HORIZ: 1" = 50'



CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
 STORM WATER POLLUTION
 PREVENTION PLAN

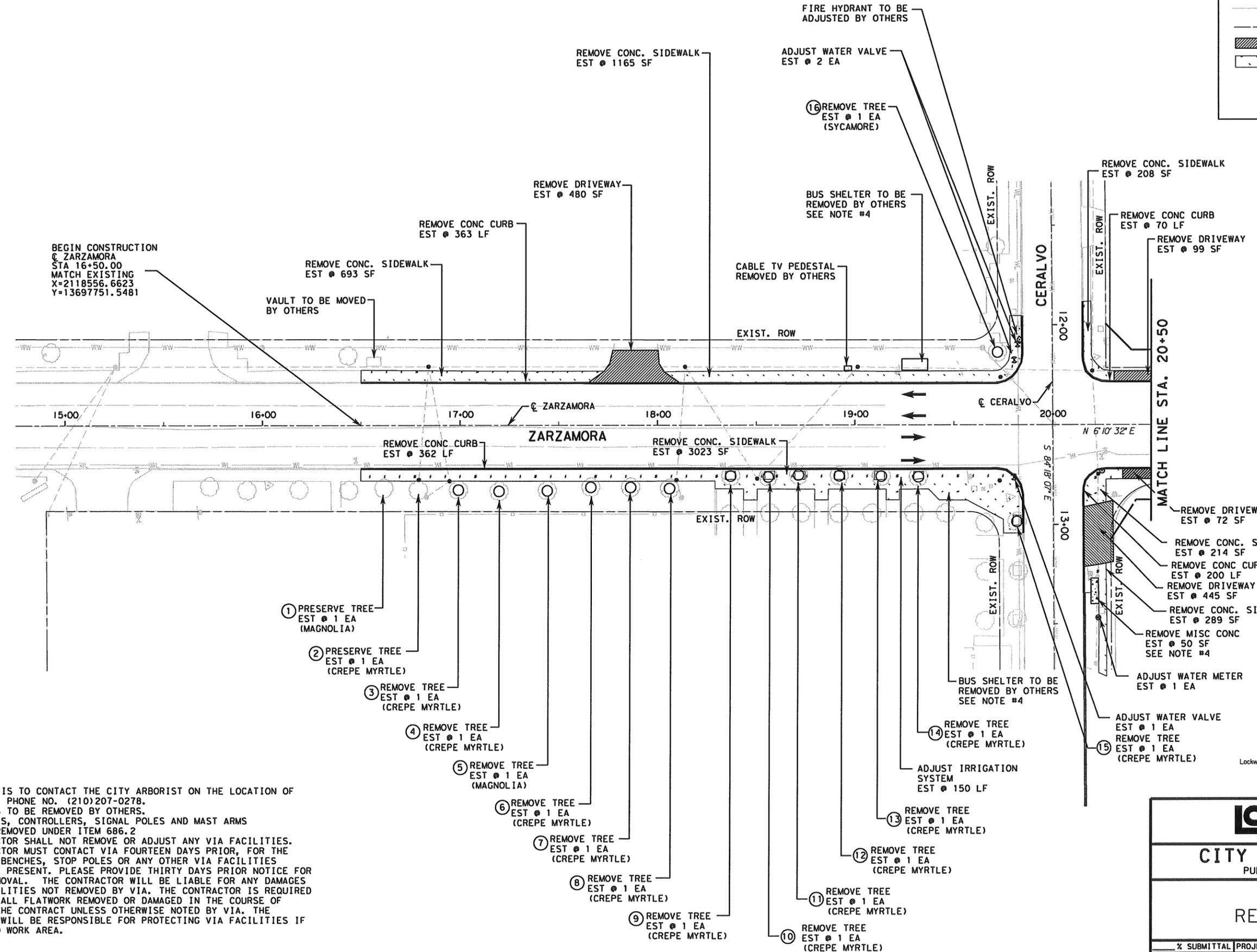
24
 SHEET 2 OF 2

DATE:	PROJECT NO.:	% SUBMITTAL
SHEET NO: OF	CHKD. BY:	DRWN. BY:

DATE: 12/2/2011 11:58 AM

LEGEND

- EXISTING ROW
- PROPOSED ROW
- TOPO
- ALIGNMENT
- ▨ DRIVEWAY REMOVAL
- ▨ SIDEWALK REMOVAL
- (X) TREE TAG NO. SEE PROTECTION DETAILS
- POWER POLE



BEGIN CONSTRUCTION
 @ ZARZAMORA
 STA 16+50.00
 MATCH EXISTING
 X=2118556.6623
 Y=13697751.5481

MATCH LINE STA. 20+50

- NOTE(S):
1. CONTRACTOR IS TO CONTACT THE CITY ARBORIST ON THE LOCATION OF NEW TREES. PHONE NO. (210)207-0278.
 2. POWER POLES TO BE REMOVED BY OTHERS.
 3. GROUND BOXES, CONTROLLERS, SIGNAL POLES AND MAST ARMS ARE TO BE REMOVED UNDER ITEM 686.2
 4. THE CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL. THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.



Larry Zamora, PE
 12/2/2011

Lockwood, Andrews & Newnam, Inc. J.E. No. 2614

SCALE
 HORIZ: 1" = 50'

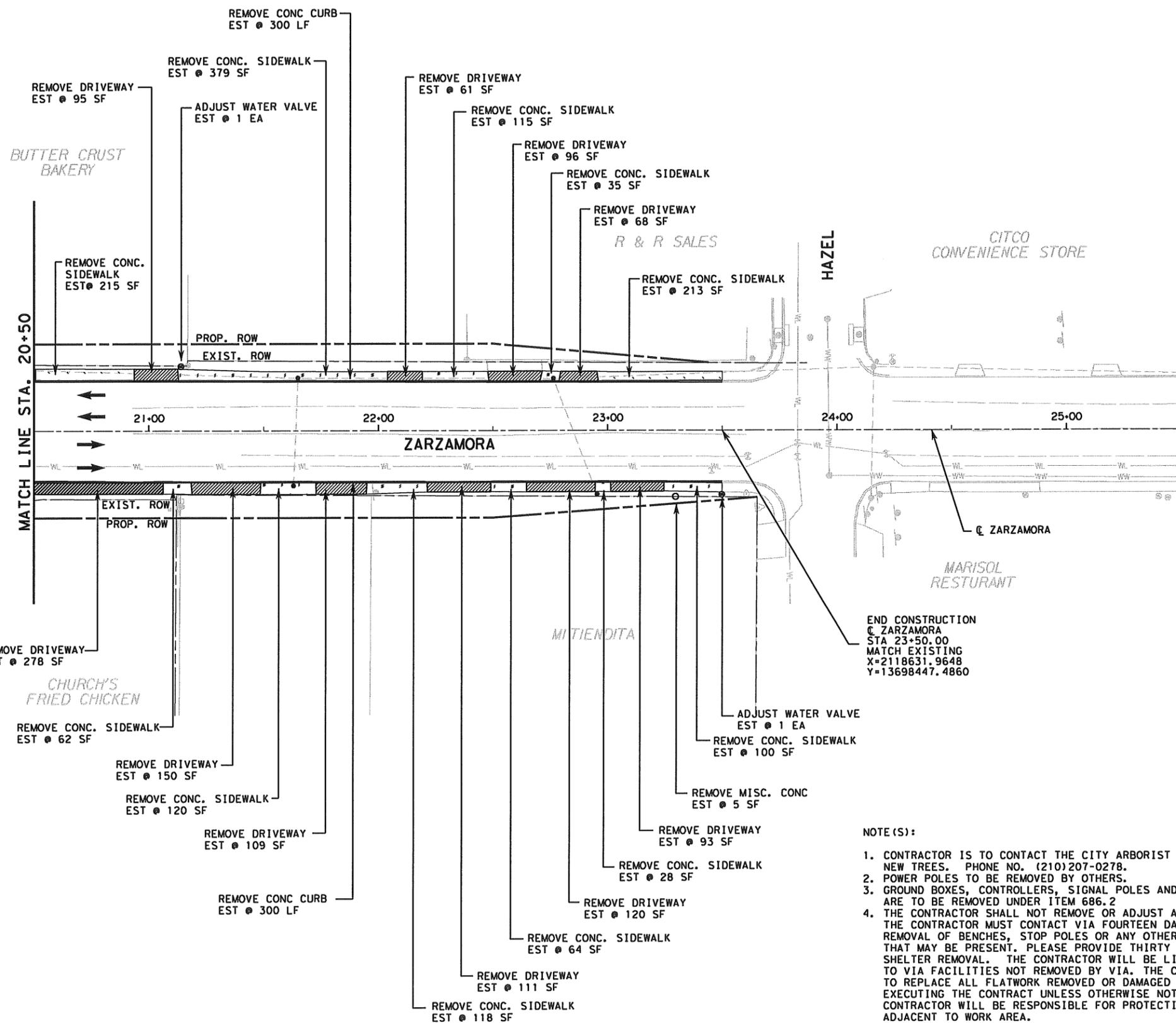
Lockwood, Andrews & Newnam, Inc. A LEO A. DALY COMPANY		
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
ZARZAMORA AT CERVALVO		
REMOVAL LAYOUT		
SHEET 1 OF 2		
% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO: OF

DATES & TIMES REVISIONS



LEGEND

- EXISTING ROW
- PROPOSED ROW
- TOPO
- ALIGNMENT
- DRIVEWAY REMOVAL
- SIDEWALK REMOVAL
- (X) TREE TAG NO. SEE PROTECTION DETAILS
- POWER POLE



END CONSTRUCTION
 @ ZARZAMORA
 STA 23+50.00
 MATCH EXISTING
 X=2118631.9648
 Y=13698447.4860

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Lockwood, Andrews & Newnam, Inc. ID No. 2614

SCALE
 HORIZ: 1" = 50'



CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO

REMOVAL LAYOUT

SHEET 2 OF 2

DATE:	PROJECT NO.:	% SUBMITTAL
CHKD. BY:	DSGN. BY:	DRWN. BY:

DATES 8 FILES

ALIGNMENT (ZARZ)
ZARZAMORA

Beginning chain ZARZ description
=====

Point ZARZ01 X 2,118,486.7386 Y 13,697,105.3200 Sta 10+00.00

Course from ZARZ01 to ZARZ02 N 6° 10' 31.95" E Dist 2,000.0000

Point ZARZ02 X 2,118,701.8885 Y 13,699,093.7140 Sta 30+00.00
=====

Ending chain ZARZ description

ALIGNMENT (CERALVO)
CERALVO

Beginning chain CERALVO description
=====

Point CERALVO01 X 2,118,345.5488 Y 13,698,124.3387 Sta 10+00.00

Course from CERALVO01 to CERALVO02 S 84° 18' 06.82" E Dist 500.0000

Point CERALVO02 X 2,118,843.0783 Y 13,698,074.6953 Sta 15+00.00
=====

Ending chain CERALVO description



Lockwood, Andrews & Newnam, Inc. ID No. 2614

*Larry Zamora, P.E.
11/22/2011*



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
HORIZONTAL
ALIGNMENT DATA

28

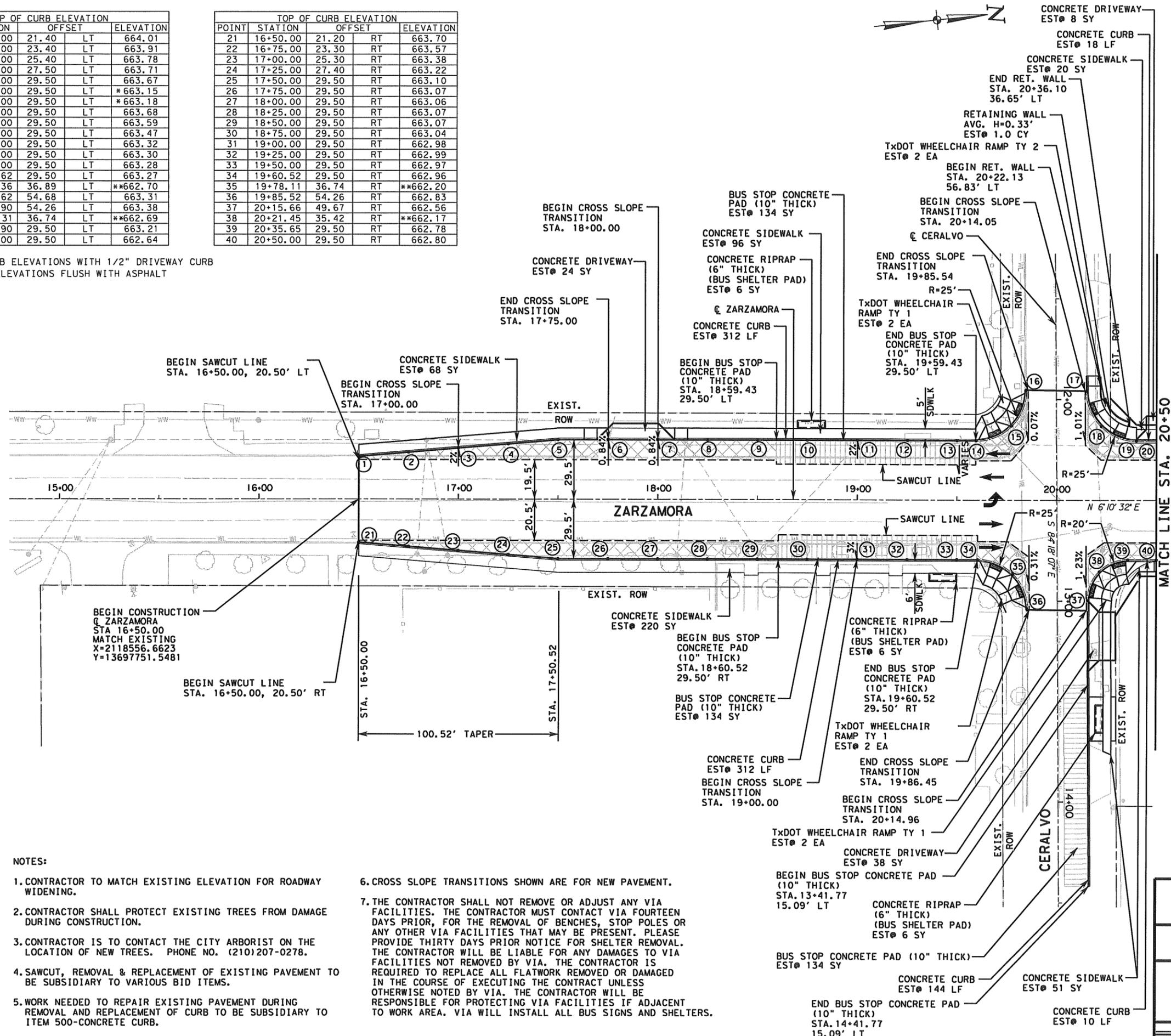
DATE:	PROJECT NO.:	% SUBMITTAL
SHEET NO: OF	CHKD. BY:	DRWN. BY:

DATE: 11/22/2011 11:58 AM

TOP OF CURB ELEVATION				
POINT	STATION	OFFSET		ELEVATION
1	16+50.00	21.40	LT	664.01
2	16+75.00	23.40	LT	663.91
3	17+00.00	25.40	LT	663.78
4	17+25.00	27.50	LT	663.71
5	17+50.00	29.50	LT	663.67
6	17+75.00	29.50	LT	*663.15
7	18+00.00	29.50	LT	*663.18
8	18+25.00	29.50	LT	663.68
9	18+50.00	29.50	LT	663.59
10	18+75.00	29.50	LT	663.47
11	19+00.00	29.50	LT	663.32
12	19+25.00	29.50	LT	663.30
13	19+50.00	29.50	LT	663.28
14	19+59.62	29.50	LT	663.27
15	19+77.36	36.89	LT	**662.70
16	19+84.62	54.68	LT	663.31
17	20+14.90	54.26	LT	663.38
18	20+22.31	36.74	LT	**662.69
19	20+39.90	29.50	LT	663.21
20	20+50.00	29.50	LT	662.64

TOP OF CURB ELEVATION				
POINT	STATION	OFFSET		ELEVATION
21	16+50.00	21.20	RT	663.70
22	16+75.00	23.30	RT	663.57
23	17+00.00	25.30	RT	663.38
24	17+25.00	27.40	RT	663.22
25	17+50.00	29.50	RT	663.10
26	17+75.00	29.50	RT	663.07
27	18+00.00	29.50	RT	663.06
28	18+25.00	29.50	RT	663.07
29	18+50.00	29.50	RT	663.07
30	18+75.00	29.50	RT	663.04
31	19+00.00	29.50	RT	662.98
32	19+25.00	29.50	RT	662.99
33	19+50.00	29.50	RT	662.97
34	19+60.52	29.50	RT	662.96
35	19+78.11	36.74	RT	**662.20
36	19+85.52	54.26	RT	662.83
37	20+15.66	49.67	RT	662.56
38	20+21.45	35.42	RT	**662.17
39	20+35.65	29.50	RT	662.78
40	20+50.00	29.50	RT	662.80

* TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB
 ** LOW CURB ELEVATIONS FLUSH WITH ASPHALT



LEGEND

- EXISTING ROW
- PROPOSED ROW
- TOPO
- ALIGNMENT
- ROADWAY
- ← TRAFFIC FLOW
- SAWCUT LINE
- ▨ WIDENING
- ▤ CONCRETE BUS PAD

NOTES:

1. CONTRACTOR TO MATCH EXISTING ELEVATION FOR ROADWAY WIDENING.
2. CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
3. CONTRACTOR IS TO CONTACT THE CITY ARBORIST ON THE LOCATION OF NEW TREES. PHONE NO. (210)207-0278.
4. SAWCUT, REMOVAL & REPLACEMENT OF EXISTING PAVEMENT TO BE SUBSIDIARY TO VARIOUS BID ITEMS.
5. WORK NEEDED TO REPAIR EXISTING PAVEMENT DURING REMOVAL AND REPLACEMENT OF CURB TO BE SUBSIDIARY TO ITEM 500-CONCRETE CURB.
6. CROSS SLOPE TRANSITIONS SHOWN ARE FOR NEW PAVEMENT.
7. THE CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL. THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA. VIA WILL INSTALL ALL BUS SIGNS AND SHELTERS.

Nicolas C. Garcia, P.E.
 12-2-11
 Lockwood, Andrews & Newnam, Inc. ID No. 2614
 SCALE
 HORIZ: 1" = 50'



Lockwood, Andrews & Newnam, Inc.
 A LEO A. DALY COMPANY

CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO

PLAN LAYOUT

SHEET 1 OF 2

DRWN. BY:	DSGN. BY:	CHKD. BY:	DATE:

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TOP OF CURB ELEVATION				
POINT	STATION	OFFSET		ELEVATION
41	20+75.00	29.50	LT	663.19
42	21+00.00	29.50	LT	* 662.61
43	21+25.00	29.50	LT	663.27
44	21+50.00	29.50	LT	663.32
45	21+75.00	29.50	LT	663.37
46	22+00.00	29.50	LT	* 662.88
47	22+25.00	29.50	LT	* 662.96
48	22+50.00	29.50	LT	* 663.07
49	22+75.00	27.90	LT	* 663.17
50	23+00.00	26.30	LT	* 663.23
51	23+25.00	24.80	LT	663.84
52	23+50.00	23.20	LT	663.91

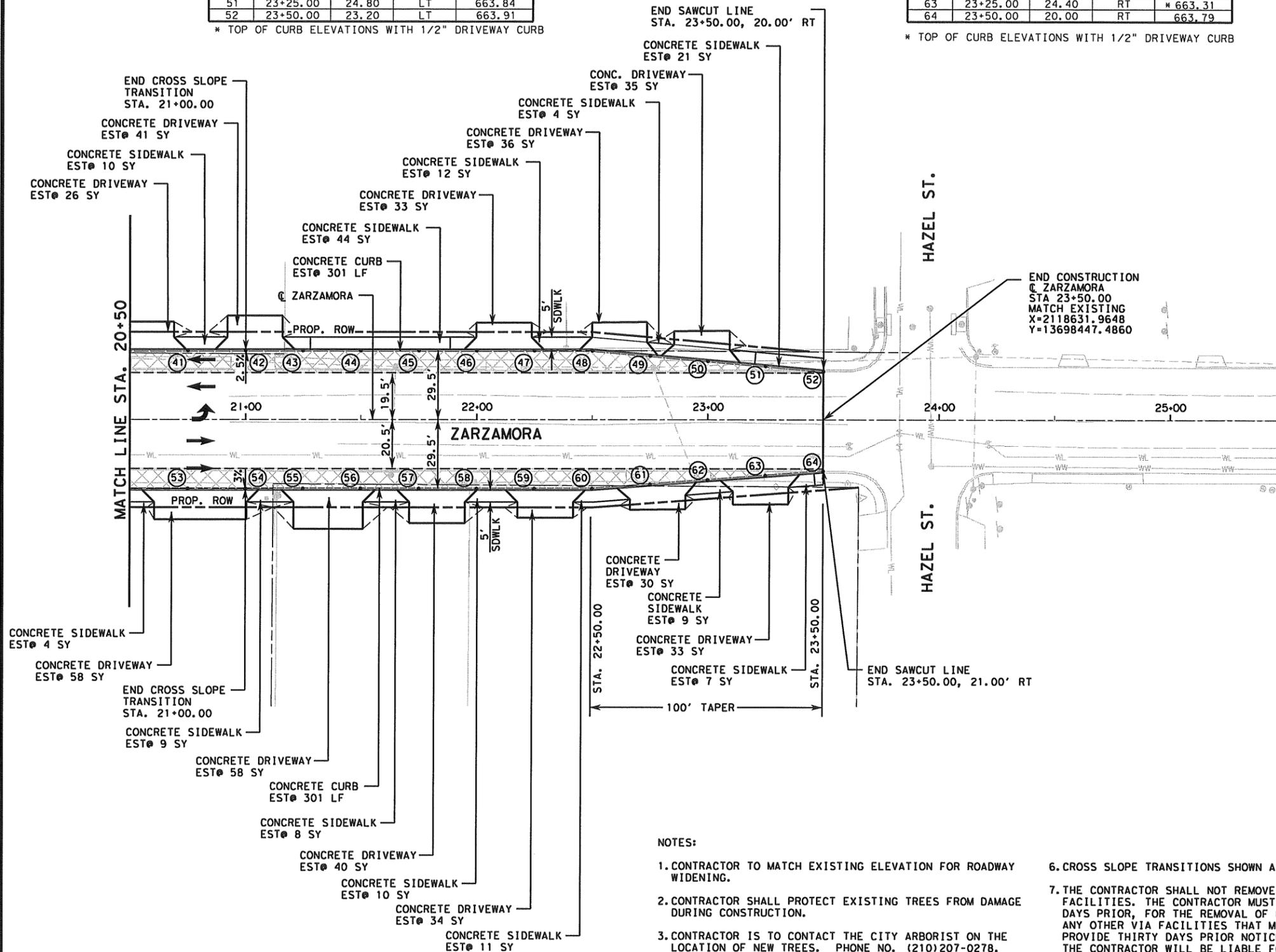
* TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB

TOP OF CURB ELEVATION				
POINT	STATION	OFFSET		ELEVATION
53	20+75.00	29.50	RT	* 662.31
54	21+00.00	29.50	RT	* 662.24
55	21+25.00	29.50	RT	* 662.44
56	21+50.00	29.50	RT	* 662.65
57	21+75.00	29.50	RT	* 662.65
58	22+00.00	29.50	RT	* 662.77
59	22+25.00	29.50	RT	* 662.88
60	22+50.00	29.50	RT	663.59
61	22+75.00	27.80	RT	* 663.06
62	23+00.00	26.10	RT	663.66
63	23+25.00	24.40	RT	* 663.31
64	23+50.00	20.00	RT	663.79

* TOP OF CURB ELEVATIONS WITH 1/2" DRIVEWAY CURB



LEGEND	
---	EXISTING ROW
---	PROPOSED ROW
---	TOPO
---	ALIGNMENT
---	ROADWAY
←	TRAFFIC FLOW
---	SAWCUT LINE
XXXXXX	WIDENING
	CONCRETE BUS PAD



NOTES:

- CONTRACTOR TO MATCH EXISTING ELEVATION FOR ROADWAY WIDENING.
- CONTRACTOR SHALL PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR IS TO CONTACT THE CITY ARBORIST ON THE LOCATION OF NEW TREES. PHONE NO. (210)207-0278.
- SAWCUT, REMOVAL & REPLACEMENT OF EXISTING PAVEMENT TO BE SUBSIDIARY TO VARIOUS BID ITEMS.
- WORK NEEDED TO REPAIR EXISTING PAVEMENT DURING REMOVAL AND REPLACEMENT OF CURB TO BE SUBSIDIARY TO ITEM 500-CONCRETE CURB.
- CROSS SLOPE TRANSITIONS SHOWN ARE FOR NEW PAVEMENT.
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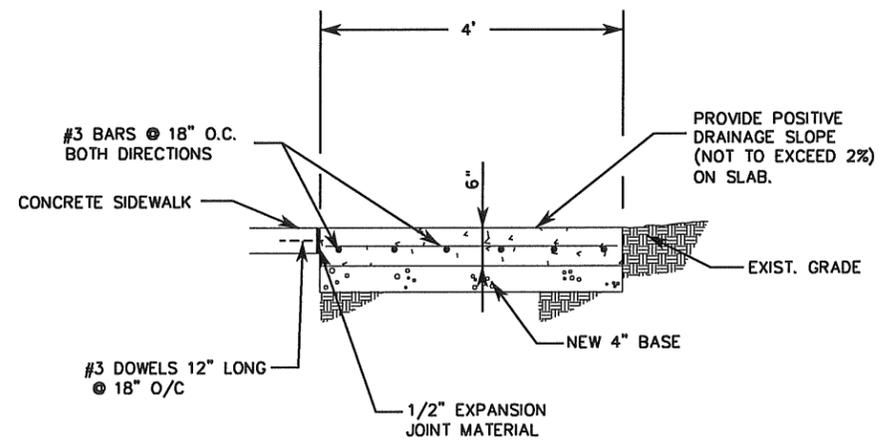
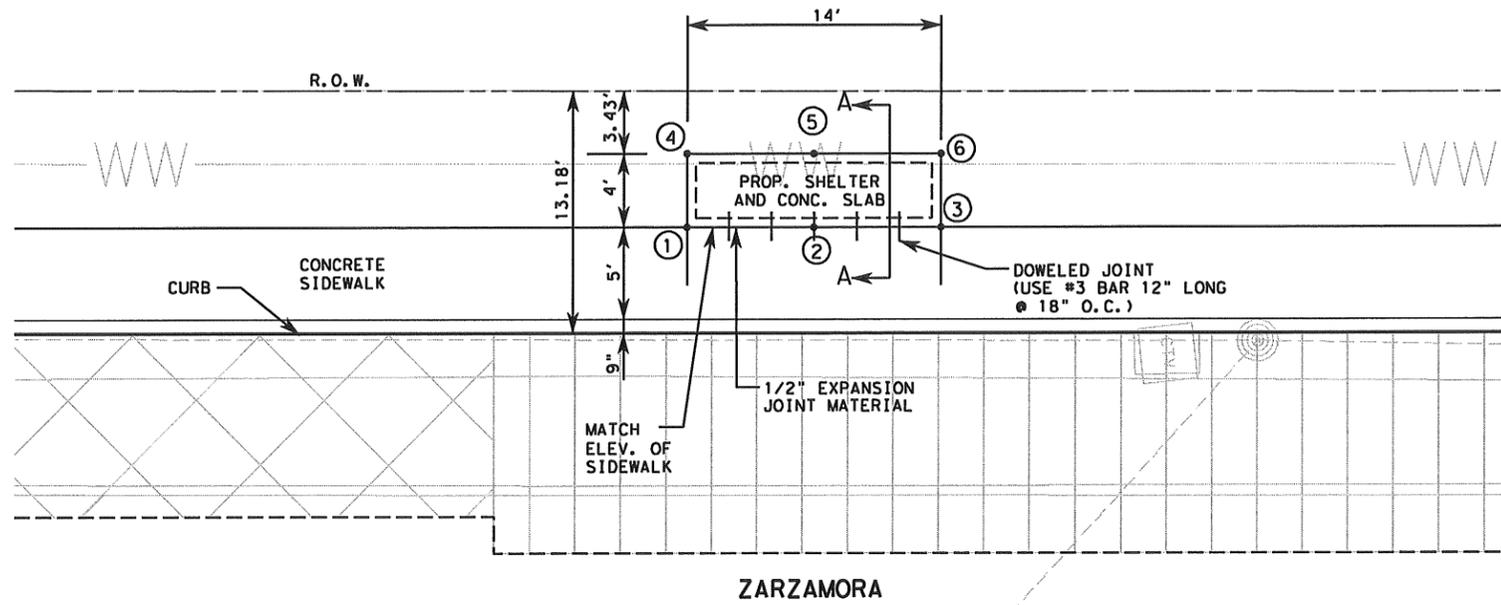
Nicolas C. Garcia, P.E.
 12-2-11
 STATE OF TEXAS
 Nicolas C. Garcia
 99410
 LICENSED PROFESSIONAL ENGINEER

Lockwood, Andrews & Newnam, Inc. ID No. 2614

SCALE
 HORIZ: 1" = 50'

LAN Lockwood, Andrews & Newnam, Inc. A LEO A. DALY COMPANY		
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
ZARZAMORA AT CERALVO		
PLAN LAYOUT		
30		
SHEET 2 OF 2		
% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO: OF

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SECTION A-A
(N. T. S.)
NOTE: BASE BEDDING IS CONSIDERED
SUBSIDIARY TO PLACEMENT OF CONCRETE.

BUS SHELTER PAD			
POINT	STATION	OFFSET	
1	18+70.00	35.25	LT
2	18+77.00	35.25	LT
3	18+84.00	35.25	LT
4	18+70.00	39.25	LT
5	18+77.00	39.25	LT
6	18+84.00	39.25	LT



Lockwood, Andrews & Newnam, Inc. D No. 2614

SCALE
HORIZ: 1" = 10'

LAN Lockwood, Andrews & Newnam, Inc.
A LEO A. DALY COMPANY

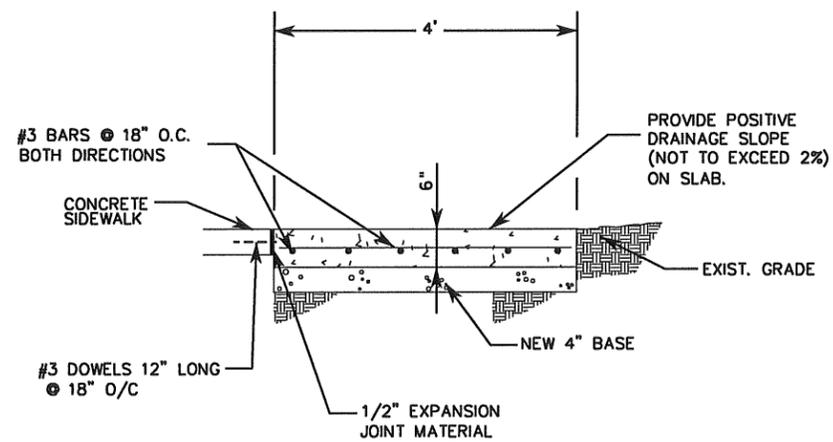
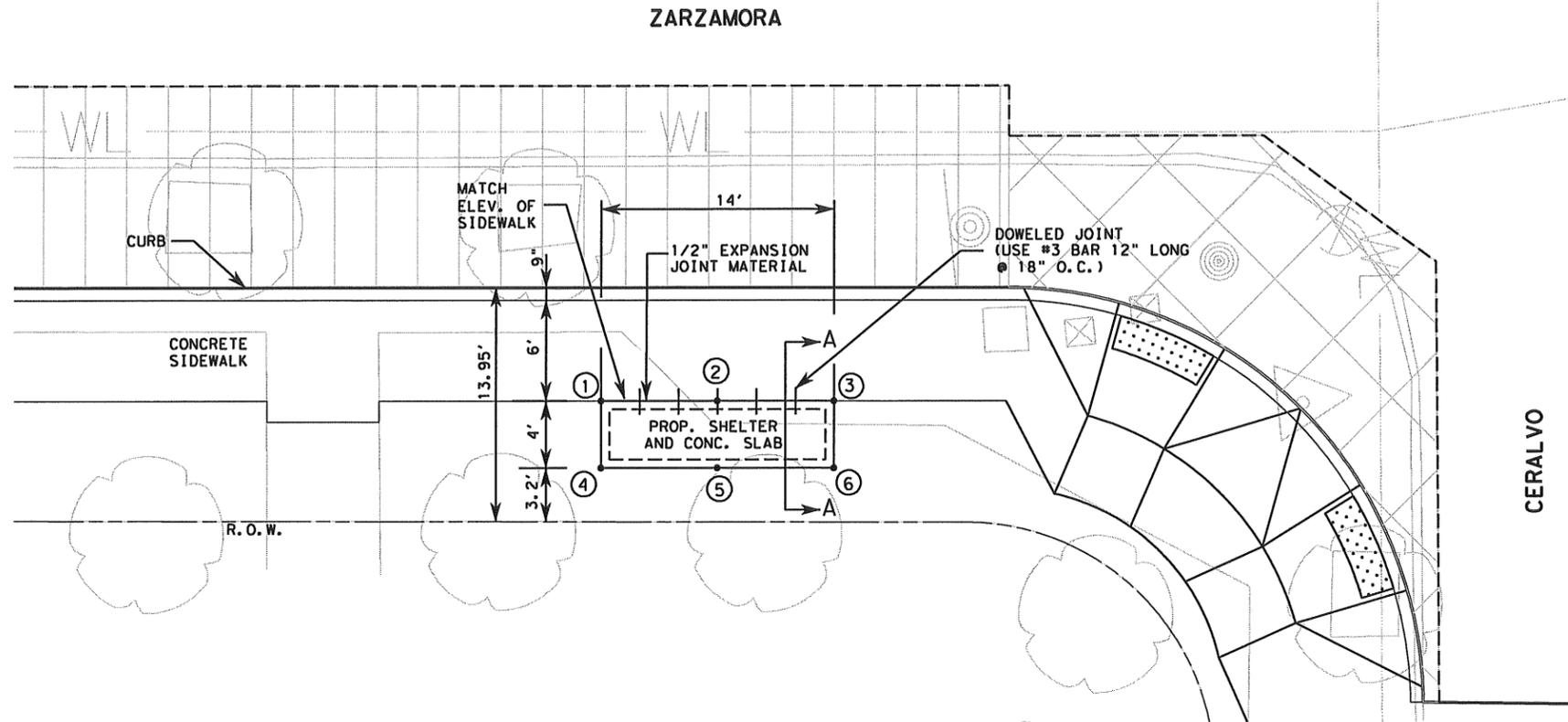
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO

BUS SHELTER PAD DETAIL

SHEET 1 OF 3

DATE:	PROJECT NO.:	% SUBMITTAL
DRWN. BY:	DSGN. BY:	CHKD. BY:
SHEET NO:	OF	



POINT	BUS SHELTER PAD STATION & OFFSET		
	STATION	OFFSET	
1	19+36.00	36.25	RT
2	19+43.00	36.25	RT
3	19+50.00	36.25	RT
4	19+36.00	40.25	RT
5	19+43.00	40.25	RT
6	19+50.00	40.25	RT

SECTION A-A
(N. T. S)

NOTE: BASE BEDDING IS CONSIDERED
SUBSIDIARY TO PLACEMENT OF CONCRETE.



Lockwood, Andrews & Newnam, Inc. ID No. 2614

SCALE
HORIZ: 1" = 10'

LAN Lockwood, Andrews & Newnam, Inc.
A LEO A. DALY COMPANY

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
BUS SHELTER PAD DETAIL

SHEET 2 OF 3

DATE:	PROJECT NO.:	% SUBMITTAL
DRWN. BY:	DSGN. BY:	CHKD. BY:
DATE:	SHEET NO:	OF

DATE: 01/22/2014 9:11 AM

Larry Zamora, P.E.
1/22/2014

☉ ZARZAMORA
STA. 20+17.46
45.30' LT

☉ ZARZAMORA
STA. 20+31.14
31.89' LT

8.3%
RAMP

DRIVEWAY

8.3%
RAMP

☉ CERALVO
STA. 12+16.86
28.27' LT

☉ CERALVO
STA. 12+07.98
19.36' LT

Nicolas C. Garcia, P.E.



12-2-11

Lockwood, Andrews & Newnam, Inc. ID No. 2614

NORTHWEST QUADRANT

LAN Lockwood, Andrews & Newnam, Inc.
A LEO A. DALY COMPANY

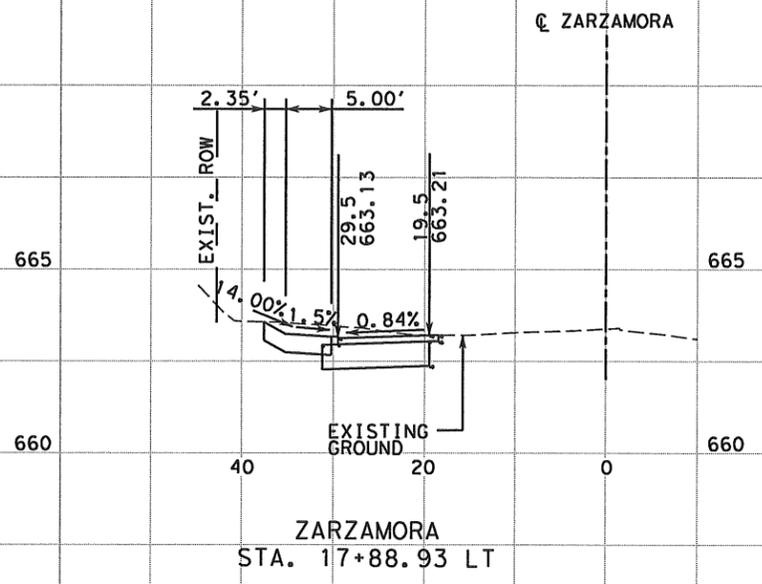
CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
**WHEELCHAIR RAMP
DETAIL**

34

DATE:	PROJECT NO.:	% SUBMITTAL
SHEET NO: OF	CHKD. BY:	DRGN. BY:

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Nicolas C. Garcia, P.E.



12-2-11

Lockwood, Andrews & Newnam, Inc. ID No. 2614
 SCALE
 HORIZ: 1" = 20'
 VERT: 1" = 5'

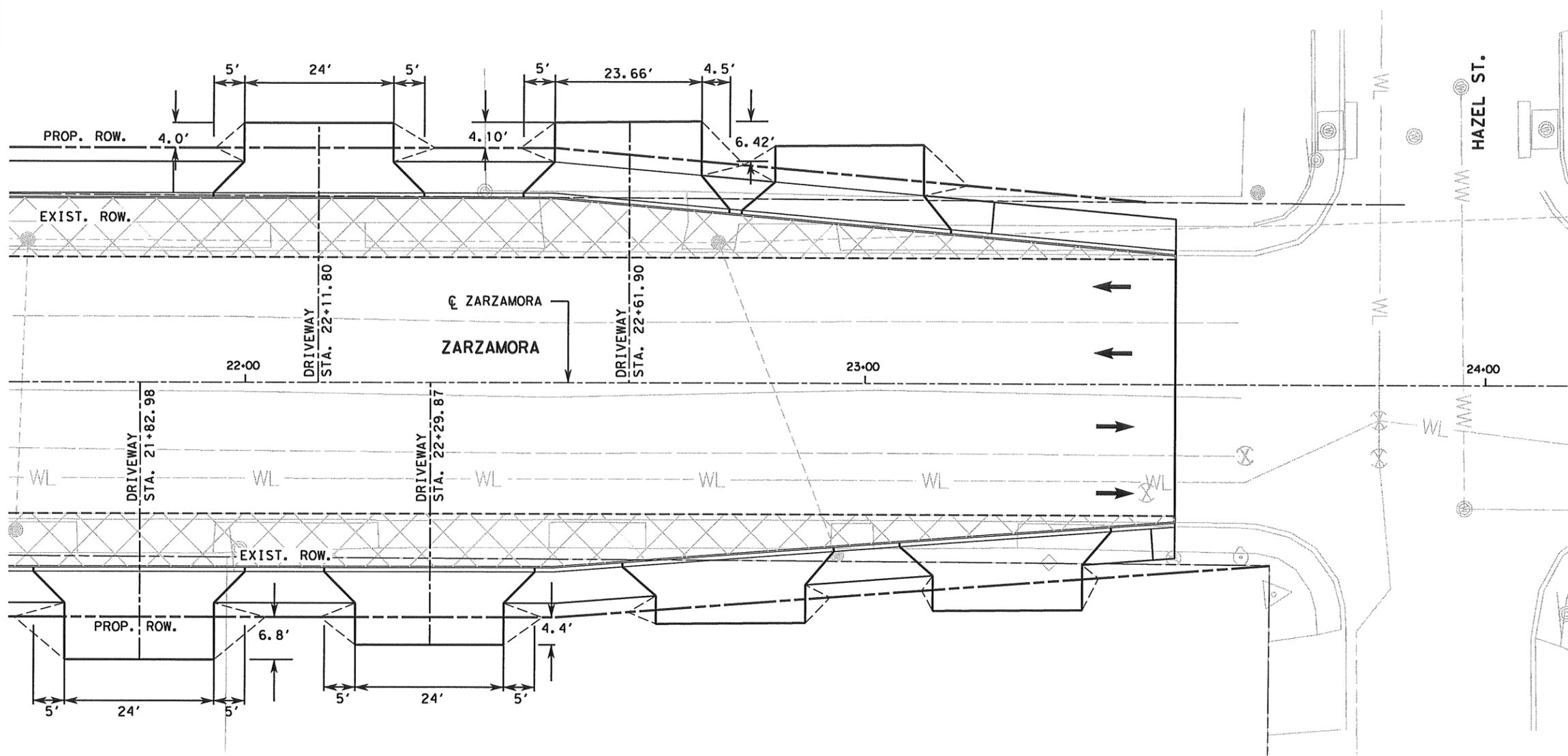


CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

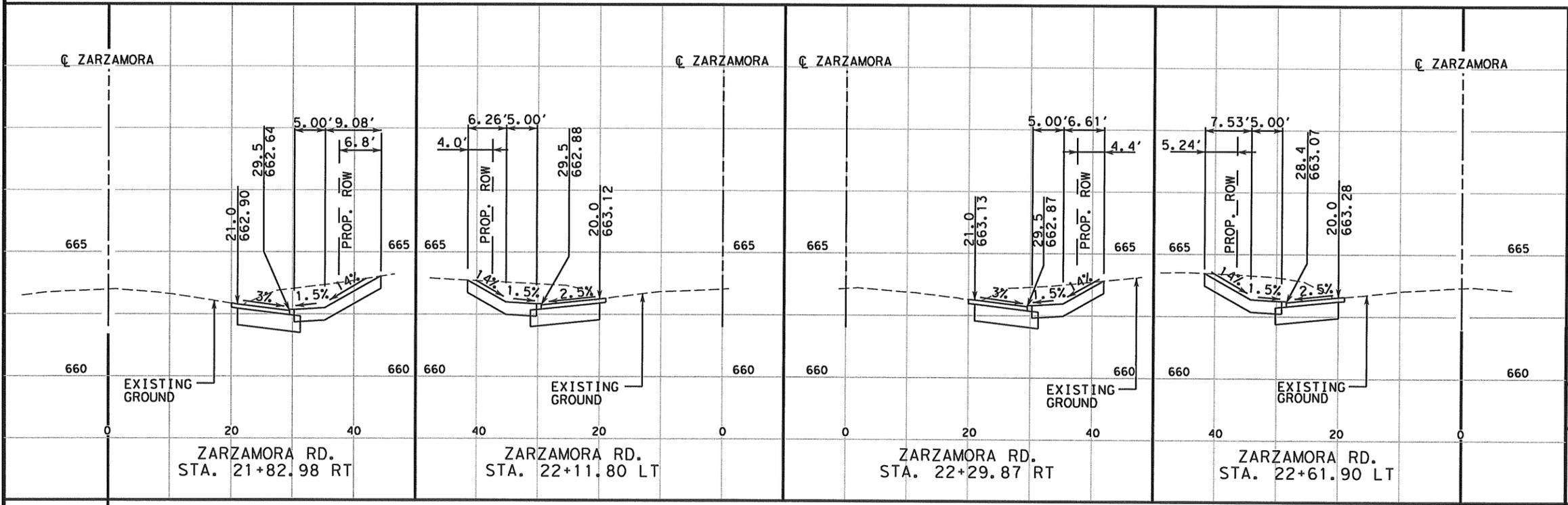
ZARZAMORA AT CERALVO
 DRIVEWAY PROFILES

SHEET 1 OF 5

DRWN. BY:	DSGN. BY:	CHKD. BY:	DATE:



LEGEND	
---	EXISTING ROW
- - -	PROPOSED ROW
---	TOPO
---	ALIGNMENT
---	ROADWAY
←	TRAFFIC FLOW
---	SAWCUT LINE



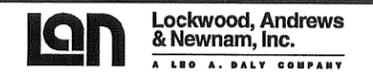
Nicolas C. Garcia, P.E.



12-2-11

Lockwood, Andrews & Newnam, Inc. ID No. 2614

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



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
DRIVEWAY PENETRATION

SHEET 4 OF 5

DRWN. BY:	DSGN. BY:	CHKD. BY:	DATE:
% SUBMITTAL	PROJECT NO.:		

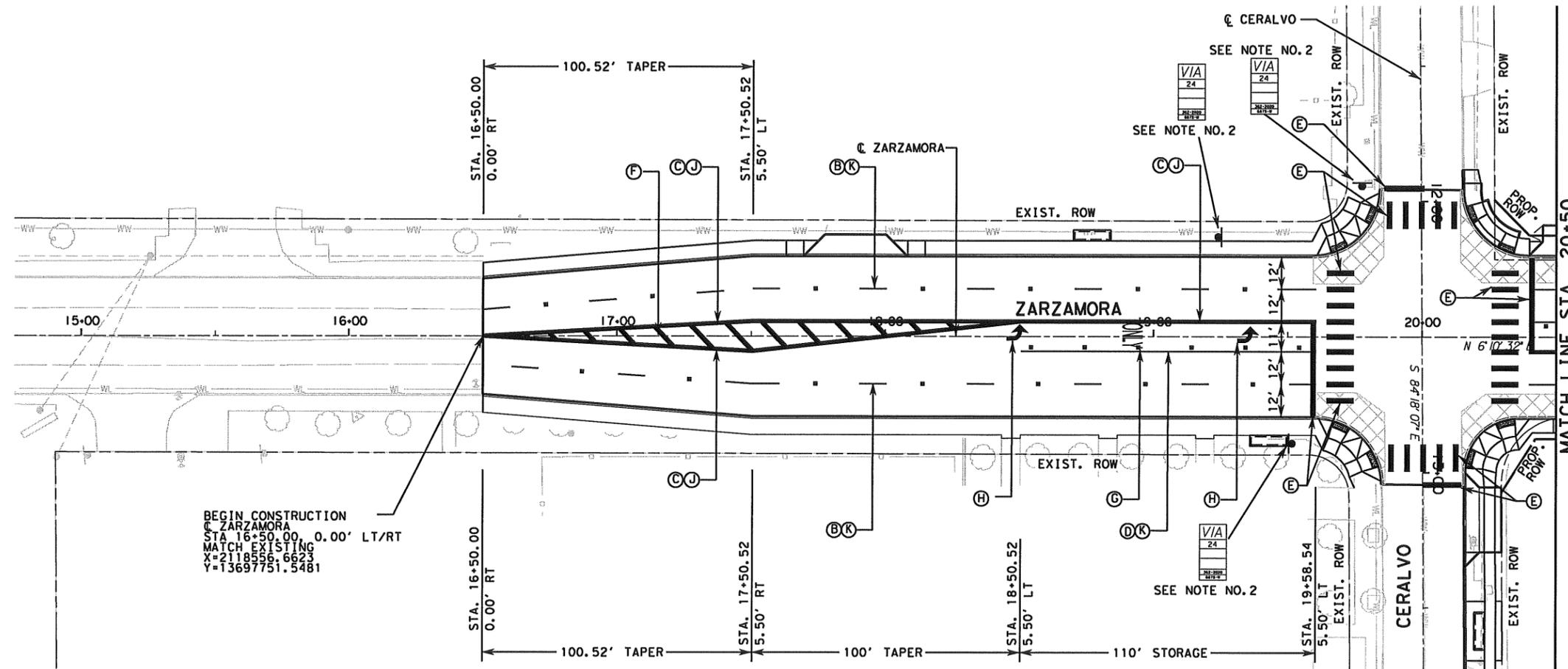
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STRIPING LEGEND

- (A) 4 INCH WIDE WHITE LINE (SLD)
- (B) 4 INCH WIDE WHITE LINE (SKP)
- (C) 4 INCH WIDE DOUBLE YELLOW LINE (SLD)
- (D) 8 INCH WIDE WHITE LINE (SLD)
- (E) 24 INCH WIDE WHITE LINE (SLD)
- (F) 24 INCH WIDE YELLOW LINE (SLD)
- (G) WORD "ONLY"
- (H) LEFT WHITE ARROW
- (I) STRAIGHT WHITE ARROW
- (J) TRAFFIC BUTTONS (TY II A-A)
- (K) TRAFFIC BUTTONS (TY I-C)

SIGNING LEGEND

- (N) NEW SIGN TO BE INSTALLED
- (EX) EXISTING SIGN TO REMAIN IN PLACE
- (R) EXISTING SIGN TO BE REMOVED AND RELOCATED



BEGIN CONSTRUCTION
 C ZARZAMORA
 STA 16+50.00, 0.00' LT/RT
 MATCH EXISTING
 X=2118556.6623
 Y=13697751.5481

NOTES:

1. THE REMOVAL OF THE EXISTING PAVEMENT MARKING IS SUBSIDIARY TO THE PAVEMENT MARKINGS.
2. THE CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL. THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA. VIA WILL INSTALL ALL BUS SIGNS AND SHELTERS.



Lockwood, Andrews & Newnam, Inc. ID No. 2614

SCALE
 HORIZ: 1" = 50'

LAN Lockwood, Andrews & Newnam, Inc.
 A LEO A. DALY COMPANY

CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
PAVEMENT MARKINGS & SIGNING DETAILS

48

SHEET 1 OF 2

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
SHEET NO:		OF

DATE: 01/11/11

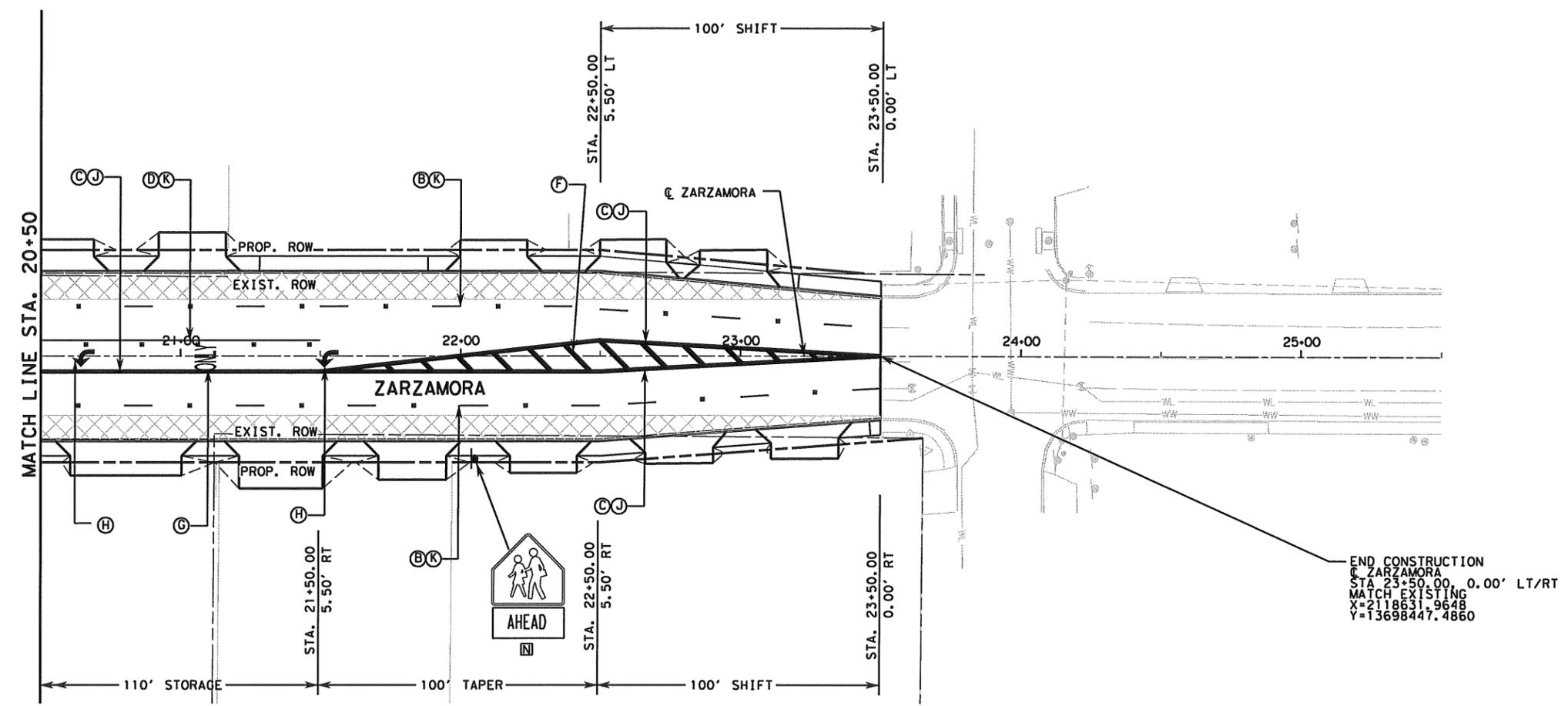


STRIPING LEGEND

- (A) 4 INCH WIDE WHITE LINE (SLD)
- (B) 4 INCH WIDE WHITE LINE (SKP)
- (C) 4 INCH WIDE DOUBLE YELLOW LINE (SLD)
- (D) 8 INCH WIDE WHITE LINE (SLD)
- (E) 24 INCH WIDE WHITE LINE (SLD)
- (F) 24 INCH WIDE YELLOW LINE (SLD)
- (G) WORD "ONLY"
- (H) LEFT WHITE ARROW
- (I) STRAIGHT WHITE ARROW
- (J) TRAFFIC BUTTONS (TY II A-A)
- (K) TRAFFIC BUTTONS (TY I-C)

SIGNING LEGEND

- (N) NEW SIGN TO BE INSTALLED
- (EX) EXISTING SIGN TO REMAIN IN PLACE
- (R) EXISTING SIGN TO BE REMOVED AND RELOCATED



NOTES:

1. THE REMOVAL OF THE EXISTING PAVEMENT MARKING IS SUBSIDIARY TO THE PAVEMENT MARKINGS.
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Lockwood, Andrews & Newnam, Inc. No. 2614

SCALE
HORIZ: 1" = 50'



CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT

ZARZAMORA AT CERALVO
PAVEMENT MARKINGS & SIGNING DETAILS

SHEET 2 OF 2

% SUBMITTAL	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO: OF

DATE: OTHER: FILES:

Larry Zanora
12/2/2011

UTILITY NOTES:

1. LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES (PUBLIC & PRIVATE) PRIOR TO COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO LOCATE, PRESERVE, AND PROTECT THESE UTILITIES, WHETHER UNDERGROUND, ABOVE GROUND, OR OVERHEAD. THESE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, SOUTHWESTERN BELL TELEPHONE, CPS ELECTRIC & GAS, CABLE TV, SAWS WATER & SEWER, AND EXISTING TRAFFIC SIGNAL FACILITIES. CONTRACTOR SHALL NOTIFY UTILITIES 48 HOURS PRIOR TO ANY EXCAVATION, BORING, TRENCHING, OR PUSHING PIPE IN AREA. THE FOLLOWING CONTACT NUMBERS MAY NOT BE INCLUSIVE, BUT ARE PROVIDED FOR THE CONTRACTOR'S INFORMATION.

- TEXAS STATE-WIDE ONE CALL 800-545-6005
- CPS ELECTRIC & GAS: 800-545-6005 OR 210-978-3500
- TIME WARNER CABLE TV: 800-545-6005 OR 210-352-4672
- SOUTHWESTERN BELL TEL: 800-545-6005
- AT&T: 800-252-1133
- SPRINT: 800-545-6005
- BEXAR METRO: 210-354-6546
- UNION PACIFIC RAILROAD (FIBER OPTIC): 800-336-9193

SAN ANTONIO WATER SYSTEM (SAWS): 210-704-7109 OR 210-227-6143
 CITY OF SAN ANTONIO DRAINAGE 210-207-8048
 CITY OF SAN ANTONIO TRAFFIC SIGNALS: 210-207-7765
 TXDOT TRAFFIC SIGNALS: 210-615-5979

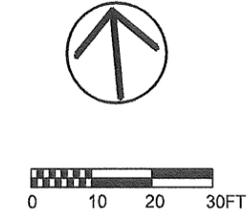
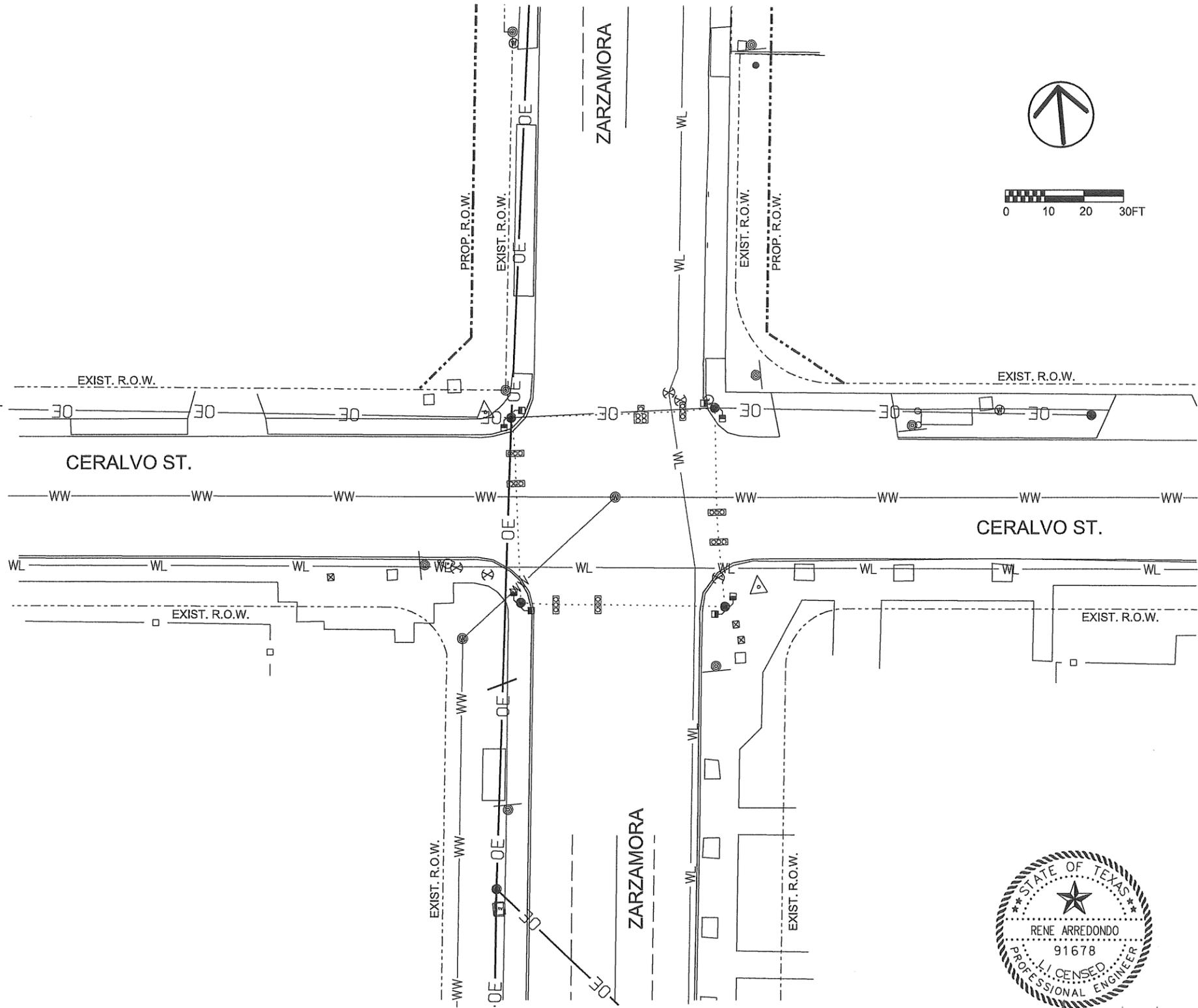
2. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE, BUT ARE NOT GUARANTEED ACCURATE. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.

3. DUE TO FEDERAL REGULATION, TITLE-49, PART 192.181, CITY PUBLIC SERVICE (CPS) MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR SHALL PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

4. OVERHEAD UTILITIES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM BEFORE BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE FORBIDS ALL ACTIVITIES IN WHICH PERSONS OR THINGS MAY COME WITHIN TEN (10) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS AND OWNERS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY, TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, CONTACT CPS AT 978-3500.

LEGEND

SYMBOL	DESCRIPTION
	CONTROLLER & CABINET
	ELECTRICAL SERVICE PEDESTAL
	PEDESTRIAN HEAD
	SIGNAL HEAD
	WATER VALVE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	SEWER MANHOLE
	WATER METER
	CABLE TELEVISION PEDESTAL
	GAS VALVE
	OVERHEAD ELECTRIC
	WATERLINE
	EXISTING SPAN WIRE
	SEWER LINE



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CITY OF SAN ANTONIO
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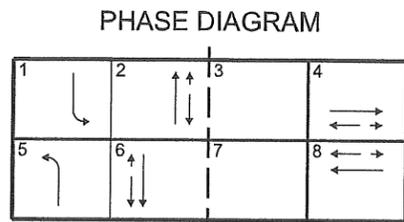


Rene Arredondo 11/28/11
 AC GROUP, LLC
 TBPE FIRM No. F-11727

ZARZAMORA AT CERALVO ST.

EXIST UTILITIES & EXIST SIGNAL LAYOUT

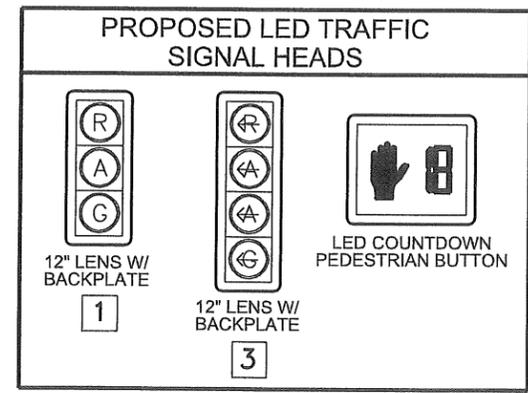
CONDUCTOR AND CONDUIT SCHEDULE																
B=BORED T=TRENCHED E=EXISTING	CONDUIT/SPAN RUN NUMBER	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	
	NUMBER OF CONDUITS	1	2	1	1	2	1	1	2	1	1	1	2	1	1	2
	CONDUIT SIZE IN INCHES	2	3	2	2	3	2	2	3	2	2	3	2	2	2	3
	CONDUIT/SPAN LENGTH (FT)	10	14	8	8	86	7	5	63	4	4	90	8	7	60	
RUN TYPE	T	T	T	T	B	T	T	B	T	T	B	T	T	B		
AWG	CIRCUIT	NUMBER OF CABLES/WIRES														
#6 THHN/THWN	120 POWER HOT& COMMON	2														
BARE BOND GROUND	BARE #6	1														
	BARE #8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
9-CONDUCTOR #14 CABLE	Ø8 VH - POLE C	1	1													
	Ø5, Ø2 VH - POLE D	1				1	1									
	Ø4 VH - POLE E	1								1	1					1
	Ø1, Ø6 VH - POLE F	1											1	1		1
9-CONDUCTOR #14 CABLE	Ø6 PH & PPB - POLE C	1	1											1		1
	Ø8 PH & PPB - POLE D	1				1	1									
	Ø2 PH & PPB - POLE E	1								1	1					1
	Ø4 PH & PPB - POLE F	1										1	1			1
	Ø8 PH & PPB - POLE G	1			1											
	Ø2 PH & PPB - POLE H	1				1	1									
6-CONDUCTOR DATA & POWER CABLE	Ø5, Ø2, Ø8 RPDD - POLE D	1				1	1									
	Ø1, Ø6, Ø4 RPDD - POLE F	1											1	1		1
	ILSN SIGN - POLE C	1	1												1	1
4-CONDUCTOR #14 CABLE	ILSN SIGN - POLE D	1				1	1									
	ILSN SIGN - POLE E	1								1	1					1
	ILSN SIGN - POLE F	1											1	1		1
OPTICOM MODEL 138 DETECTOR CABLE	Ø8 - POLE C	1	1													
	Ø2 - POLE D	1				1	1									
	Ø4 - POLE E	1								1	1					1
	Ø6 - POLE F	1											1	1		1
CAT 5 ETHERNET CABLE	WIRELESS AP - POLE C	2	2													
BELDEN POWER CABLE	WIRELESS AP - POLE C	1	1													



EQUIPMENT SCHEDULE		
ID	CONSTRUCTION NOTES	LOCATION
A	INSTALL NEW ELECTRICAL SERVICE PEDESTAL AND METER.	ZARZ 20+24.20 (71.16 LT) 13698131.23N 2118526.17E
B	INSTALL TYPE 332 CABINET & 2070 CONTROLLER ASSEMBLY ON CITY TYPE CONCRETE FOUNDATION.	ZARZ 20+24.35 (57.52 LT) 13698129.92N 2118539.74E
C	INSTALL 24' HIGH, SMA-80 STEEL POLE WITH 24" MA, 11.3' DEEP 30-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(L) SIGN, (1) 9' ILSN MAST ARM, AND (1) OPTICOM DETECTOR.	ZARZ 20+23.34 (48.78 LT) 13698127.97N 2118548.33E
D	INSTALL 24' HIGH, SMA-80 STEEL POLE WITH 44" MA, 13.2' DEEP 36-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(L) SIGN, (1) 9' ILSN MAST ARM, (1) RADAR PRESENCE DETECTOR, AND (1) OPTICOM DETECTOR.	ZARZ 20+37.04 (42.00 RT) 13698131.83N 2118640.05E
E	INSTALL 24' HIGH, SMA-80 STEEL POLE WITH 28" MA, 11.3' DEEP 30-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(L) SIGN, (1) 9' ILSN MAST ARM, AND (1) OPTICOM DETECTOR.	ZARZ 19+69.98 (47.52 RT) 13698064.56N 2118638.33E
F	INSTALL 24' HIGH, SMA-80 STEEL POLE WITH 44" MA, 13.2' DEEP 36-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(L) SIGN, (1) 9' ILSN MAST ARM, (1) RADAR PRESENCE DETECTOR, AND (1) OPTICOM DETECTOR.	ZARZ 19+61.55 (41.33 LT) 13698065.74N 2118549.09E
G	INSTALL 10' HIGH PED POLE WITH 5.7' DEEP 24-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, AND (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(R) SIGN.	ZARZ 20+34.76 (37.97 LT) 13698138.16N 2118560.30E
H	INSTALL 10' HIGH PED POLE WITH 5.7' DEEP 24-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, AND (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(R) SIGN.	ZARZ 20+28.86 (49.12 RT) 13698122.93N 2118646.25E
J	INSTALL 10' HIGH PED POLE WITH 5.7' DEEP 24-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, AND (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(R) SIGN.	ZARZ 19+63.64 (43.02 RT) 13698058.74N 2118633.17E
K	INSTALL 10' HIGH PED POLE WITH 5.7' DEEP 24-A FOUNDATION, (1) LED COUNTDOWN PEDESTRIAN HEAD, AND (1) AUDIBLE PEDESTRIAN PUSH BUTTON WITH R10-4b(R) SIGN.	ZARZ 19+72.30 (51.63 LT) 13698077.53N 2118540.00E

PROPOSED TRAFFIC SIGNS		
SIGN	DESCRIPTION	DESIGNATION
ZARZAMORA	8' ILSN	1
CERALVO ST.	8' ILSN	2
	R10-4bR	3
	R10-4bL	4

LEGEND	
SYMBOL	DESCRIPTION
	CONTROLLER & CABINET
	ELECTRICAL SERVICE
	PEDESTRIAN HEAD
	SIGNAL HEAD W/ BACKPLATE
	RADAR PRESENCE DETECTOR
	PREEMPTION DETECTOR
	PULLBOX
	STREET NAME SIGN
	WATER VALVE
	GAS VALVE
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	SEWER MANHOLE
	WATER METER
	CABLE TELEVISION PEDESTAL
	OVERHEAD ELECTRIC
	WATERLINE
	SEWER LINE



- GENERAL NOTES:
- LOCATION OF TRAFFIC SIGNAL POLES, CONTROLLER ASSEMBLIES, AND ELECTRICAL SERVICE SHALL BE VERIFIED AND APPROVED BY COSA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE ADDRESS IN PERMANENT NUMBERS AND LETTERS TO THE STREET SIDE OF THE SERVICE ENCLOSURE. SAID ADDRESS SHALL ALSO BE RECORDED AND GIVEN TO THE CITY OF SAN ANTONIO INSPECTOR FOR THE CITY'S RECORDS.
 - SIDEWALK SHALL BE EXTENDED UP TO THE MAST ARM POLES, AS NEEDED, TO PROVIDE PEDESTRIAN ACCESS TO THE PEDESTRIAN PUSH BUTTONS.
 - DETECTION SHALL BE PROVIDED USING A RADAR PRESENCE DETECTOR. THE RADAR PRESENCE DETECTOR ASSEMBLIES SHALL BE MOUNTED ABOVE THE ROADWAY ON THE MAST ARMS, AS SHOWN ON THE PLANS. RADAR PRESENCE DETECTOR SHALL BE ORIENTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION TO OBTAIN OPTIMUM DETECTION.
 - THE RADAR PRESENCE DETECTOR PROCESSOR SYSTEM PROVIDED SHALL CONSIST OF UNITS THAT INSERT DIRECTLY INTO THE 2070 CONTROLLER INPUT FILE.
 - RADAR PRESENCE DETECTORS SHALL BE WIRED WITH 6-CONDUCTOR DATA AND POWER CABLE, AS RECOMMENDED BY MANUFACTURER.
 - ALL ILSN SIGNS SHALL BE INSTALLED ON THE ILSN MAST ARM AS DIRECTED BY THE ENGINEER.
 - AN ADDITIONAL 2" SCHEDULE 80 PVC SHALL BE INSTALLED AT EACH POLE FOUNDATION STUBBED OUT 1' FROM THE FACE OF THE FOUNDATION. STUB OUTS SHALL BE APPROPRIATELY CAPPED BELOW GRADE FOR FUTURE USE.
 - MINIMUM CLEARANCE OF 3' RADIUS FROM NEUTRAL AND 10' RADIUS FROM PRIMARY SHALL BE MAINTAINED BETWEEN PROPOSED TRAFFIC SIGNAL EQUIPMENT, INCLUDING SPAN WIRE, AND EXISTING OVERHEAD ELECTRICAL LINES.
 - UPON RECEIPT OF THE ELECTRICAL PERMIT, THE CONTRACTOR SHALL FAX A COPY TO THE CITY OF SAN ANTONIO TRAFFIC SIGNAL CONSTRUCTION SECTION AT (210) 224-5028, ATTN: THOMAS NEARY. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE ADDRESS IN PERMANENT NUMBERS AND LETTERS TO THE STREET SIDE OF THE ENCLOSURE. SAID ADDRESS SHALL ALSO BE RECORDED AND GIVEN TO THE CITY OF SAN ANTONIO INSPECTOR FOR THE CITY'S RECORDS.

DATE: _____

BY: _____

REVISIONS:

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ACGROUP LLC
TRAFFIC ENGINEERING AND DATA COLLECTION

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION GROUP

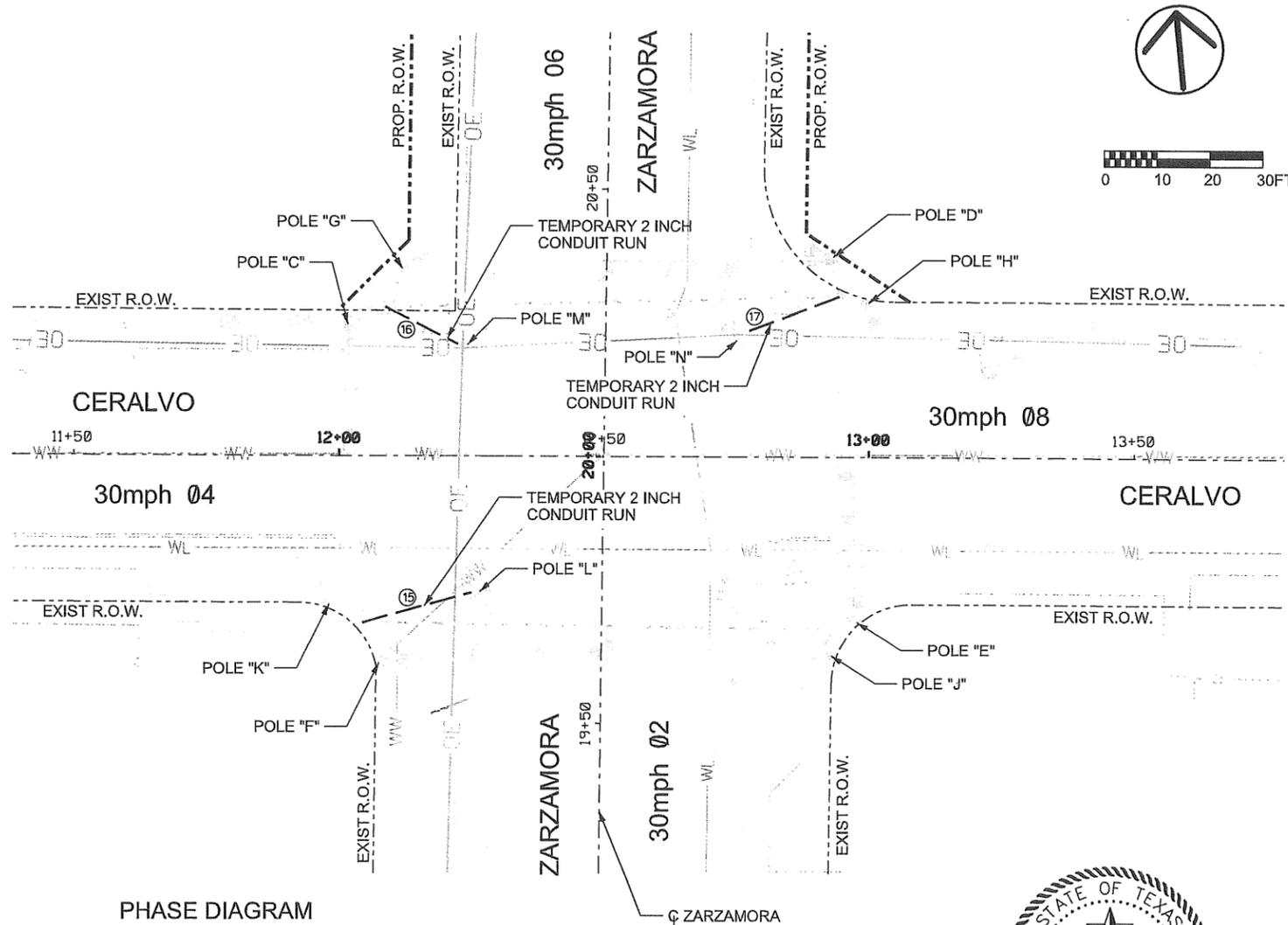
ZARZAMORA AT CERALVO ST.

PROPOSED TRAFFIC SIGNAL LAYOUT

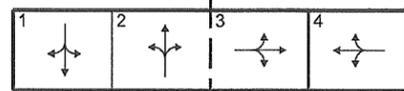
SHEET OF 59

TCP CONDUCTOR AND CONDUIT SCHEDULE																	
B=BORED T=TRENCHED E=EXISTING	CONDUIT/SPAN RUN NUMBER	①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯
	NUMBER OF CONDUITS	1	2	1	1	2	1	1	2	1	1	2	1	1	2	1	1
	CONDUIT SIZE IN INCHES	2	3	2	2	3	2	2	3	2	2	3	2	2	3	2	2
	CONDUIT/SPAN LENGTH (FT)	10	14	8	8	86	7	5	63	4	4	90	8	7	60	22	16
AWG	CIRCUIT	NUMBER OF CABLES/WIRES															
BARE BOND GROUND	BARE #8															1	1
9-CONDUCTOR #14 CABLE	04,06 PH & PPB - POLE L	1													1	1	
	06,08 PH & PPB - POLE M	1														1	
	02,08 PH & PPB - POLE N	1				1											1

NOTE: SEE PROPOSED TRAFFIC SIGNAL LAYOUT FOR RUNS 1 THRU 10.



PHASE DIAGRAM



NOTE: TCP SIGNAL HEAD PLACEMENT WILL FOLLOW ORIENTATION SHOWN ON "PROPOSED TRAFFIC SIGNAL ELEVATIONS" SHEET FOR ENTIRE DURATION OF PHASE 2.

TCP TRAFFIC SIGNALS - MATERIALS TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR				
SAP	ITEM	DESCRIPTION	UNIT	QUANTITY
2018	618.01	CONDUIT (PVC SCHEDULE 40) (2 IN)	LF	58
2011	620.08	ELECTRICAL CONDUCTORS (NO. 8) (BARE)	LF	73
2035	684.09	TRAFFIC SIGNAL CABLES (TYPE A) (14 AWG) (9 CONDUCTOR)	LF	325



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TCP PHASE 1

- CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAL OPERATIONS THROUGHOUT TCP PHASE 1.
- CONTRACTOR SHALL CONSTRUCT PROPOSED TRAFFIC SIGNAL AS INDICATED IN PLAN SET DURING TCP PHASE 1.
- CONTRACTOR SHALL INSTALL ADDITIONAL TEMPORARY CONDUIT AND CABLE RUNS FROM NEW PULLBOXES TO EXISTING STRAIN POLES "L", "M" & "N". THE TEMPORARY CONDUIT RUNS SHALL BE USED TO OPERATE EXISTING PEDESTRIAN SIGNALS AND PUSH BUTTONS FROM NEW CONTROLLER AS INDICATED IN TCP NARRATIVE.

TCP PHASE 2 STEP 1

- SIGNAL HEAD PLACEMENT WILL FOLLOW ORIENTATION SHOWN ON "PROPOSED TRAFFIC SIGNAL ELEVATIONS" SHEET DURING TCP PHASE 2 STEP 1.
- CONTRACTOR SHALL CONSTRUCT THE SOUTHEAST QUADRANT OF THE INTERSECTION, AS INDICATED IN THE PLANS.
- CONTRACTOR SHALL MAINTAIN CROSSWALKS ALONG NORTH SIDE AND WEST SIDE OF INTERSECTION. OPERATIONS SHALL UTILIZE EXISTING PEDESTRIAN SIGNALS AND PUSH BUTTONS AT POLE "L", POLE "M" AND POLE "N" OPERATED BY NEW CONTROLLER.
- CONTRACTOR SHALL REMOVE REMAINING PEDESTRIAN SIGNAL AND PUSHBUTTONS AT SOUTHEAST QUADRANT OF INTERSECTION.
- PEDESTRIAN CROSSWALKS WILL BE CLOSED ALONG THE SOUTH SIDE AND EAST SIDE OF INTERSECTION DURING THIS PHASE.

TCP PHASE 2 STEP 2

- SIGNAL HEAD PLACEMENT WILL FOLLOW ORIENTATION SHOWN ON "PROPOSED TRAFFIC SIGNAL ELEVATIONS" SHEET DURING TCP PHASE 2 STEP 2.
- CONTRACTOR SHALL CONSTRUCT THE NORTHEAST QUADRANT OF THE INTERSECTION, AS INDICATED IN THE PLANS.
- CONTRACTOR SHALL MAINTAIN CROSSWALKS ALONG WEST SIDE AND SOUTH SIDE OF INTERSECTION. OPERATIONS SHALL UTILIZE EXISTING PEDESTRIAN SIGNALS AND PUSH BUTTONS AT POLE "L" AND POLE "M". NEW PEDESTRIAN SIGNAL AND PUSH BUTTON AT POLE "J" SHALL ALSO BE UTILIZED. ALL PEDESTRIAN SIGNALS AND PUSH BUTTONS SHALL BE OPERATED BY NEW CONTROLLER.
- PEDESTRIAN CROSSWALKS WILL BE CLOSED ALONG THE NORTH SIDE AND EAST SIDE OF INTERSECTION DURING THIS PHASE.

TCP PHASE 2 STEP 3

- SIGNAL HEAD PLACEMENT WILL FOLLOW ORIENTATION SHOWN ON "PROPOSED TRAFFIC SIGNAL ELEVATIONS" SHEET DURING TCP PHASE 2 STEP 3.
- CONTRACTOR SHALL CONSTRUCT THE NORTHWEST QUADRANT OF THE INTERSECTION, AS INDICATED IN THE PLANS.
- CONTRACTOR SHALL MAINTAIN CROSSWALKS ALONG SOUTH SIDE AND EAST SIDE OF INTERSECTION. OPERATIONS SHALL UTILIZE EXISTING PEDESTRIAN SIGNAL AND PUSH BUTTON AT POLE "L". NEW PEDESTRIAN SIGNALS AND PUSH BUTTONS AT POLE "J", POLE "E" AND POLE "H" SHALL ALSO BE UTILIZED. ALL PEDESTRIAN SIGNALS AND PUSH BUTTONS SHALL BE OPERATED BY NEW CONTROLLER.
- PEDESTRIAN CROSSWALKS WILL BE CLOSED ALONG THE NORTH SIDE AND WEST SIDE OF INTERSECTION DURING THIS PHASE.

TCP PHASE 2 STEP 4

- SIGNAL HEAD PLACEMENT WILL FOLLOW ORIENTATION SHOWN ON "PROPOSED TRAFFIC SIGNAL ELEVATIONS" SHEET DURING TCP PHASE 2 STEP 4.
- CONTRACTOR SHALL CONSTRUCT THE SOUTHWEST QUADRANT OF THE INTERSECTION, AS INDICATED IN THE PLANS.
- CONTRACTOR SHALL MAINTAIN CROSSWALKS ALONG NORTH SIDE AND EAST SIDE OF INTERSECTION. OPERATIONS SHALL UTILIZE NEW PEDESTRIAN SIGNALS AND PUSHBUTTONS AT POLE "G", POLE "D", POLE "H" AND POLE "E".
- PEDESTRIAN CROSSWALKS WILL BE CLOSED ALONG THE WEST SIDE AND SOUTH SIDE OF INTERSECTION DURING THIS PHASE.
- AT COMPLETION OF TCP PHASE 2 STEP 4, CONTRACTOR SHALL OPERATE ALL NEW PEDESTRIAN SIGNALS AND PUSH BUTTONS BY NEW CONTROLLER.

LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CONTROLLER & CABINET		FIRE HYDRANT
	ELECTRICAL SERVICE		POWER POLE
	PEDESTRIAN HEAD		LIGHT POLE
	SIGNAL HEAD W/ BACKPLATE		SEWER MANHOLE
	RADAR PRESENCE SENSOR		WATER METER
	PREEMPTION DETECTOR		CABLE TELEVISION PEDESTAL
	PULLBOX		OVERHEAD ELECTRIC
	STREET NAME SIGN		WATERLINE
	WATER VALVE		SEWER LINE
	GAS VALVE		TEMPORARY CONDUIT (BORED)

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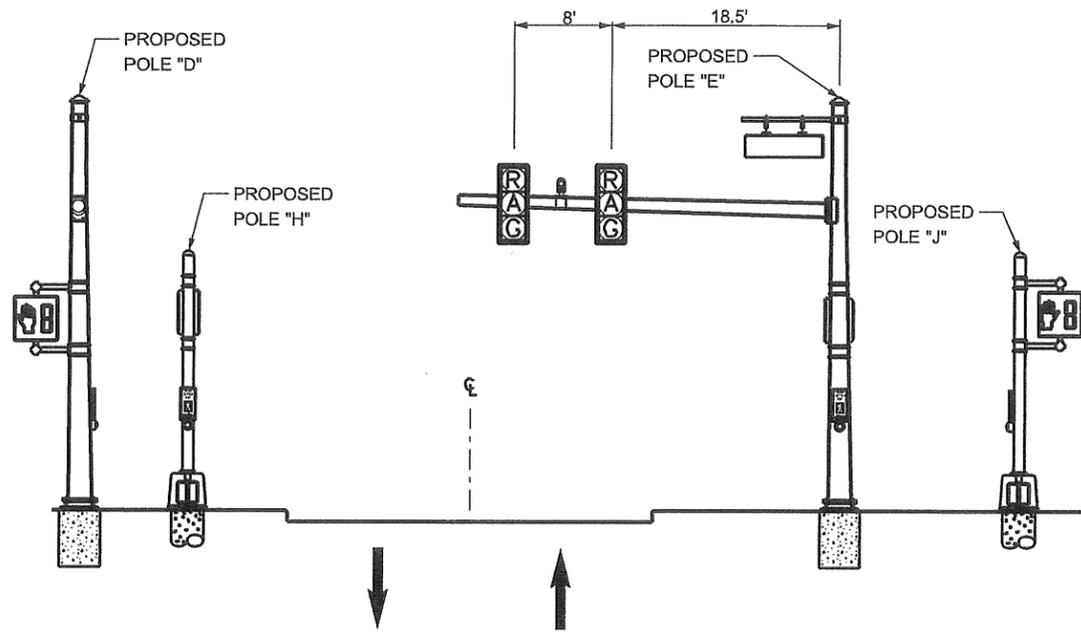


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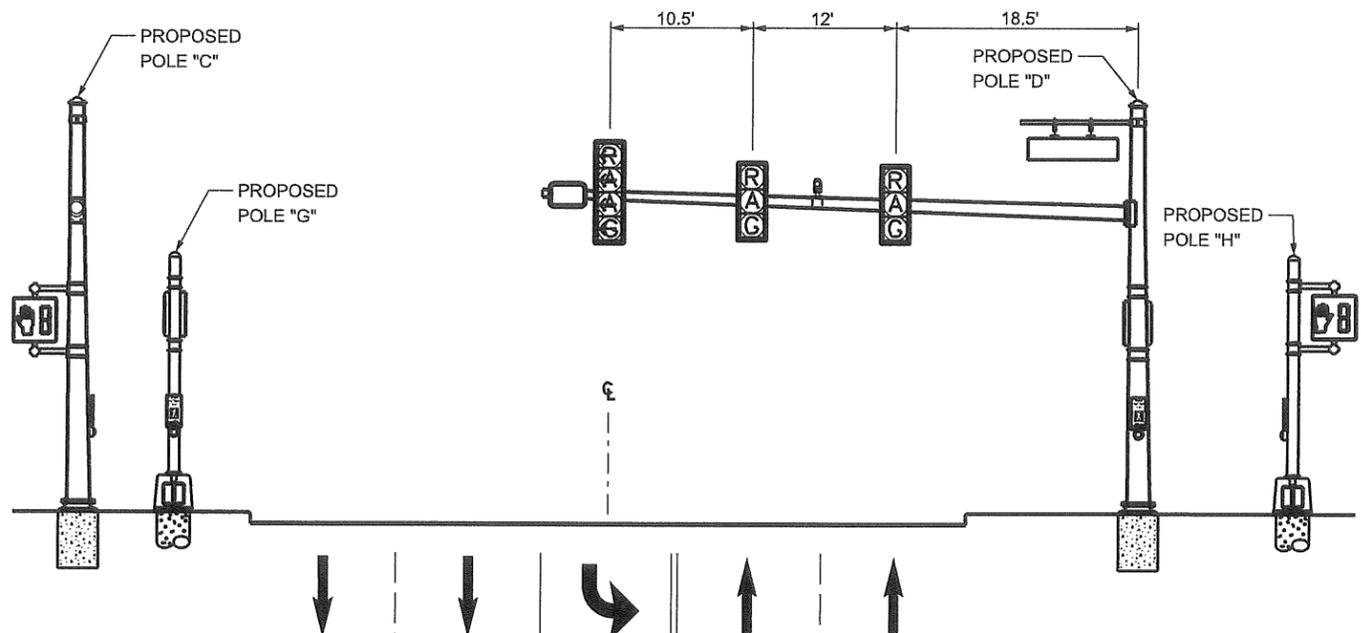


ZARZAMORA AT CERALVO ST.
 TCP - SIGNAL LAYOUT AND NARRATIVE

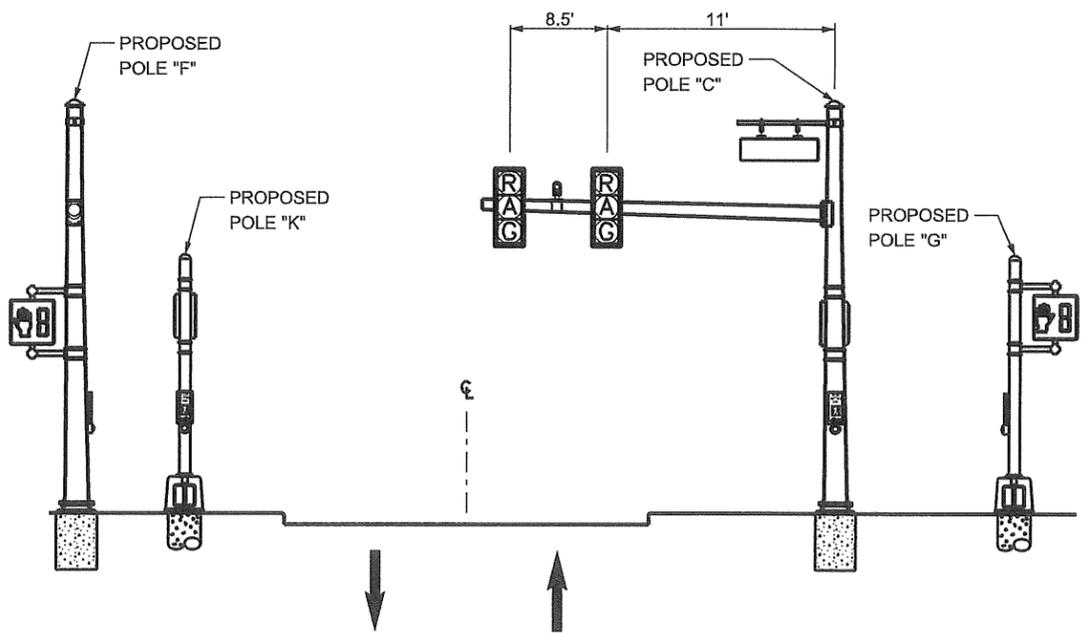
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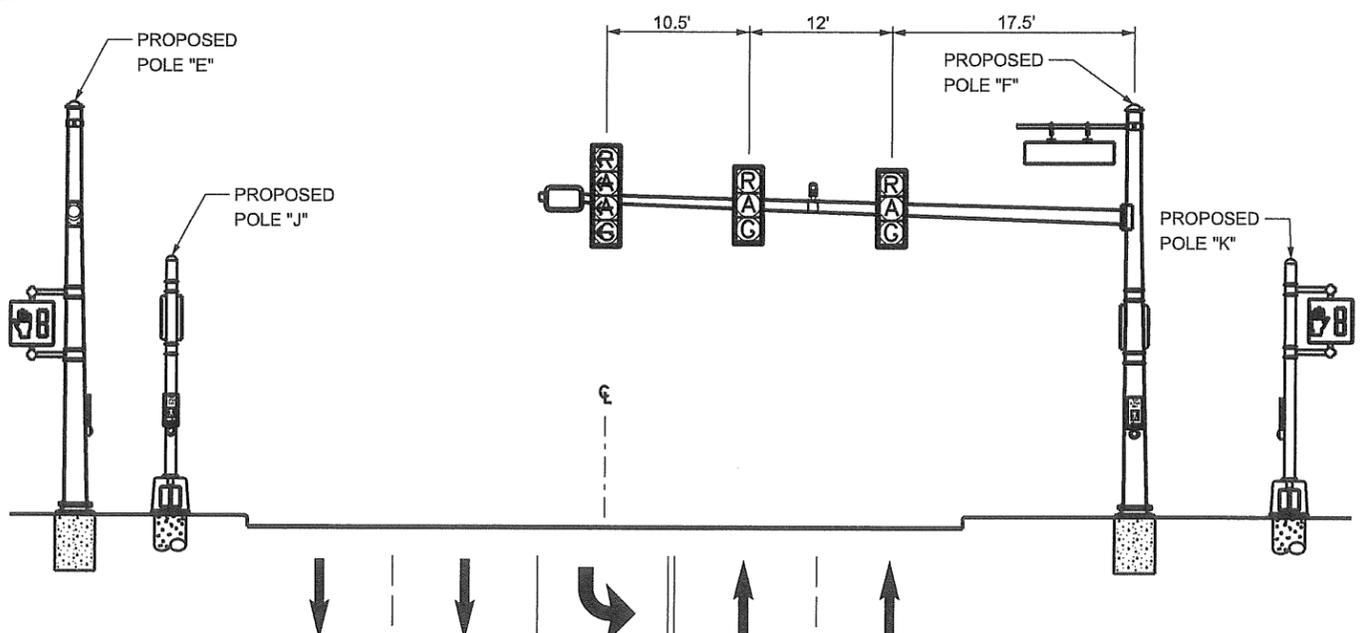
EASTBOUND CERALVO
(N.T.S.)



NORTHBOUND ZARZAMORA
(N.T.S.)



WESTBOUND CERALVO
(N.T.S.)



SOUTHBOUND ZARZAMORA
(N.T.S.)



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AC GROUP, LLC
TBPE FIRM No. F-11727

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ZARZAMORA AT CERALVO ST.
PROPOSED TRAFFIC SIGNAL ELEVATIONS

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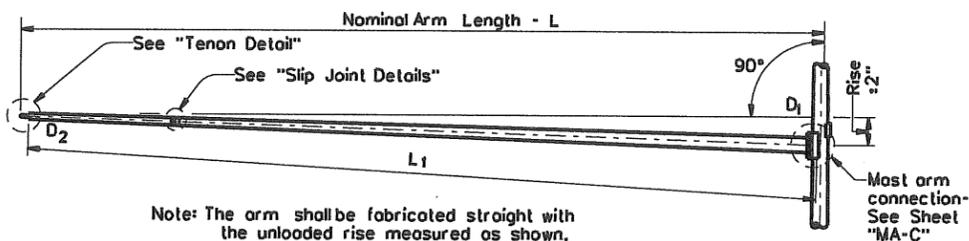
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Arm Length	ROUND POLES					POLYGONAL POLES					Foundation Type
	D ₈	D ₁₉	D ₂₄	D ₃₀	① thk	D ₈	D ₁₉	D ₂₄	D ₃₀	① thk	
ft.	in.	in.	in.	in.	in.	in.	in.	in.	in.	in.	
20	10.5	7.8	7.1	6.3	.179	11.5	8.5	7.7	6.8	.179	30-A
24	11.0	8.3	7.6	6.8	.179	12.0	9.0	8.2	7.3	.179	30-A
28	11.5	8.8	8.1	7.3	.179	12.5	9.5	8.7	7.8	.179	30-A
32	12.5	9.8	9.1	8.3	.179	12.0	9.0	8.2	7.3	.239	30-A
36	12.0	9.3	8.6	7.8	.239	12.5	9.5	8.7	7.8	.239	36-A
40	12.0	9.3	8.6	7.8	.239	13.5	10.5	9.7	8.8	.239	36-A
44	12.5	9.8	9.1	8.3	.239	14.0	11.0	10.2	9.3	.239	36-A
48	13.0	10.3	9.6	8.8	.239	15.0	12.0	11.2	10.3	.239	36-A

Arm Length	ROUND ARMS					POLYGONAL ARMS				
	L ₁	D ₁	D ₂	① thk	Rise	L ₁	D ₁	② D ₂	① thk	Rise
ft.	ft.	in.	in.	in.		ft.	in.	in.	in.	
20	19.1	6.5	3.8	.179	1'-9"	19.1	7.0	3.5	.179	1'-8"
24	23.1	7.5	4.3	.179	1'-10"	23.1	7.5	3.5	.179	1'-9"
28	27.1	8.0	4.2	.179	1'-11"	27.1	8.0	3.5	.179	1'-10"
32	31.0	9.0	4.7	.179	2'-1"	31.0	9.0	3.5	.179	2'-0"
36	35.0	9.5	4.6	.179	2'-4"	35.0	10.0	3.5	.179	2'-1"
40	39.0	9.5	4.1	.239	2'-8"	39.0	9.5	3.5	.239	2'-3"
44	43.0	10.0	4.1	.239	2'-11"	43.0	10.0	3.5	.239	2'-6"
48	47.0	10.5	4.1	.239	3'-4"	47.0	11.0	3.5	.239	2'-9"

- D₈ = Pole Base O.D.
- D₁₉ = Pole Top O.D. with no Luminaire and no ILSN
- D₂₄ = Pole Top O.D. with ILSN w/out Luminaire
- D₃₀ = Pole Top O.D. with Luminaire
- D₁ = Arm Base O.D.
- D₂ = Arm End O.D.
- L₁ = Shaft Length
- L = Nominal Arm Length

- ① Thickness shown are minimums, thicker materials may be used.
- ② D₂ may be increased by up to 1" for polygonal arms.



TRAFFIC SIGNAL ARM
(Fixed Mount)

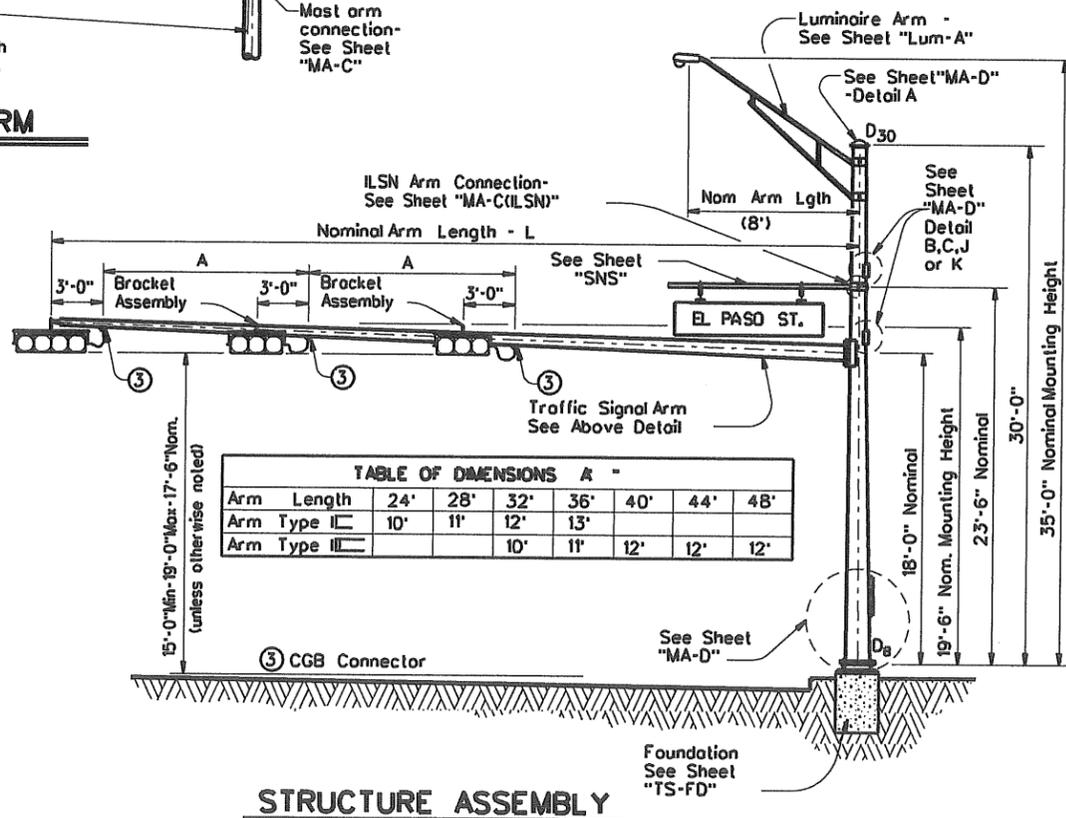


TABLE OF DIMENSIONS A -

Arm Length	24'	28'	32'	36'	40'	44'	48'
Arm Type I	10'	11'	12'	13'			
Arm Type II			10'	11'	12'	12'	12'

VIBRATION WARNING
Most Arms of approximately 40' or longer are subject to possible harmonic vertical vibrations in light wind conditions due to unusual combinations of signal numbers, weights or positions, arm-wind orientation, and arm-pole stiffness. Arms shall be visually inspected in 5 to 20 mph wind conditions after signalhead installation and, if vertical movements with a total excursion (max positive to max negative) of more than approximately 8" are observed at arm tip, damping devices or other means shall be fitted to the arms. The necessary damping device(s) or other remedial measures shall be as recommended by the fabricator. Excessive vibrations shall not be allowed to continue for more than two days.



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SHIPPING PARTS LIST

Ship each pole with the following attached: enlarged hand hole, pole cap, fixed-arm connection bolts and washers and any additional hardware listed in the table.

Nominal Arm Length	30' Poles With Luminaire		24' Poles With ILSN		19' Poles With No Luminaire and No ILSN	
	Above hardware plus: One (or two if ILSN attached) small hand hole, clamp-on simplex		Above hardware plus one small hand hole		See note above	
ft	Designation	Quantity	Designation	Quantity	Designation	Quantity
20	20L-80		20S-80		20-80	
24	24L-80		24S-80	1	24-80	
28	28L-80		28S-80	1	28-80	
32	32L-80		32S-80		32-80	
36	36L-80		36S-80		36-80	
40	40L-80		40S-80		40-80	
44	44L-80		44S-80	2	44-80	
48	48L-80		48S-80		48-80	

Traffic Signal Arms (1 per Pole) Ship each arm with the listed equipment attached

Nominal Arm Length	Type I Arm (1 Signal)		Type II Arm (2 Signals)		Type III Arm (3 Signals)	
	1 CGB connector		1 Bracket Assembly and 2 CGB Connectors		2 Bracket Assemblies and 3 CGB Connectors	
ft	Designation	Quantity	Designation	Quantity	Designation	Quantity
20	20I-80					
24	24I-80		24II-80	1		
28	28I-80		28II-80	1		
32			32II-80		32III-80	
36			36II-80		36III-80	
40					40III-80	
44					44III-80	2
48					48III-80	

Luminaire Arms (1 per 30' pole)

Nominal Arm Length	Quantity
8' Arm	

ILSN Arm (Max. 2 per pole) Ship with clamps, bolts and washers

Nominal Arm Length	Quantity
7' Arm	
9' Arm	4

Anchor Bolt Assemblies (1 per pole)

Anchor Bolt Diameter	Anchor Bolt Length	Quantity
1 1/2"	3'-4"	2
1 3/4"	3'-10"	2
3/4"	1'-6"	

Each anchor bolt assembly consists of the following: Top and Bottom templates, 4 anchor bolts, 8 nuts, 8 flat washers, 4 lock washers and 4 nut anchor devices (Type 2) per Standard Drawing "TS-FD".

Templates may be removed for shipment.

④ Supply Option "A" unless otherwise noted

Texas Department of Transportation
Traffic Operations Division

TRAFFIC SIGNAL SUPPORT STRUCTURES
SINGLE MAST ARM ASSEMBLY
(80 MPH WIND ZONE)

SMA-80(1)-99

11/99 Revision
Changed to Facilitate new terminal strip enclosure

© TxDOT August 1996	DN: TXDOT	CK: TXDOT	DW: TXDOT	CR: TXDOT
REVISIONS	CONT	SECT	JOB	HIGHWAY
5-96				
11-99			COUNTY	SHEET NO.

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DATE: FILE:

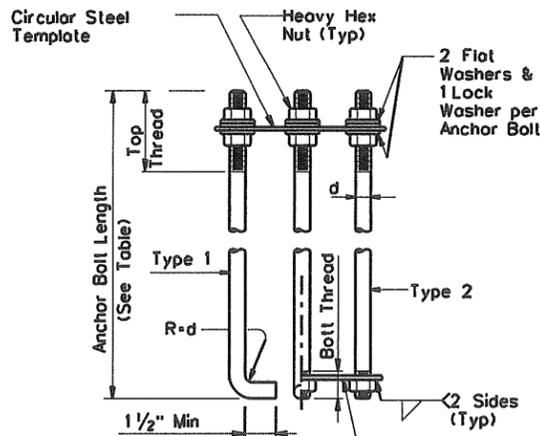
FOUNDATION DESIGN TABLE

FDN TYPE	DRILLED SHAFT DIA	REINFORCING STEEL		DRILLED SHAFT LENGTH-FT (4, 5, 6)			ANCHOR BOLT DESIGN (1)			FOUNDATION DESIGN LOAD (2)		TYPICAL APPLICATION	
		VERT BARS	SPIRAL & PITCH	TEXAS CONE PENETROMETER N blows/ft			ANCHOR BOLT DIA	F _y (ksi)	BOLT CIR DIA	ANCHOR TYPE	MOMENT K-ft		SHEAR Kips
				10	15	40							
24-A	24"	4- #5	#2 at 12"	5.7	5.3	4.5	3/4"	36	12 3/4"	1	10	1	Pedestal pole, pedestal mounted controller.
30-A	30"	8- #8	#3 at 6"	11.3	10.3	8.0	1 1/2"	55	17"	2	87	3	Most arm assembly. (see Selection Table)
36-A	36"	10- #10	#3 at 6"	13.2	12.0	9.4	1 3/4"	55	19"	2	131	5	Most arm assembly. (see Selection Table) 30' strain pole with or without luminaire.
36-B	36"	12- #10	#3 at 6"	15.2	13.6	10.4	2"	55	21"	2	190	7	Most arm assembly. (see Selection Table) Strain pole taller than 30' & strain pole with most arm
42-A	42"	14- #10	#3 at 6"	17.4	15.6	11.9	2 1/4"	55	23"	2	271	9	Most arm assembly. (see Selection Table)

FOUNDATION SELECTION TABLE FOR STANDARD MAST ARM PLUS ILSN SUPPORT ASSEMBLIES (1)

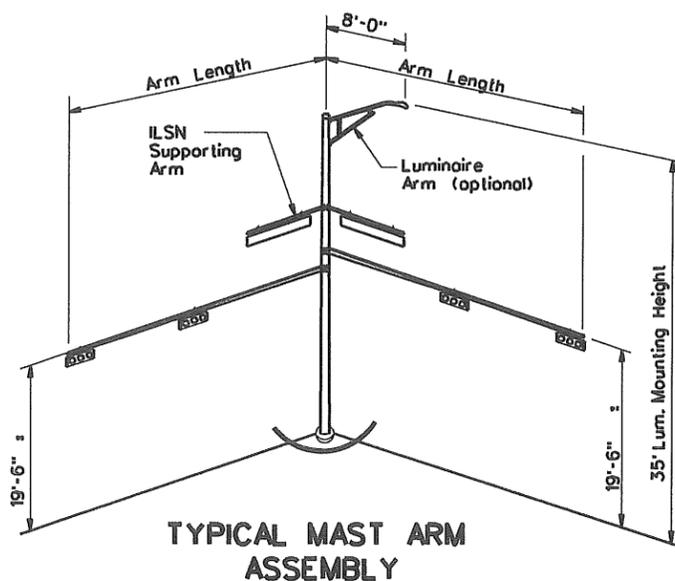
WIND SPEED	MAX SINGLE ARM LENGTH	FDN 30-A	FDN 36-A	FDN 36-B	FDN 42-A
		80 MPH DESIGN	32'	48'	
80 MPH DESIGN	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS	24' X 24'			
		28' X 28'			
		32' X 28'	32' X 32'		
			36' X 36'		
			40' X 36'		
100 MPH DESIGN	MAXIMUM DOUBLE ARM LENGTH COMBINATIONS		44' X 28'	44' X 36'	
			36'	44'	
			24' X 24'		
			28' X 28'		
			32' X 24'	32' X 32'	
			36' X 36'		
			40' X 24'	40' X 36'	
				44' X 36'	

- EXAMPLE:**
- For 80mph design wind speed, foundation 30-A can support up to a 32' arm with another arm up to 28'
 - For 100mph design wind speed, foundation 36-A can support a single 36' most arm.

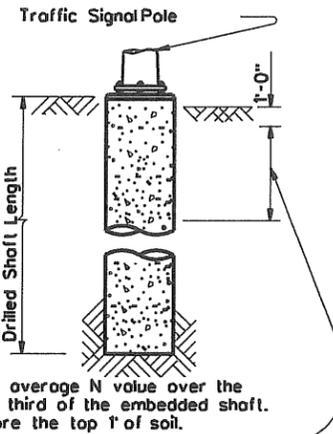


ANCHOR BOLT ASSEMBLY

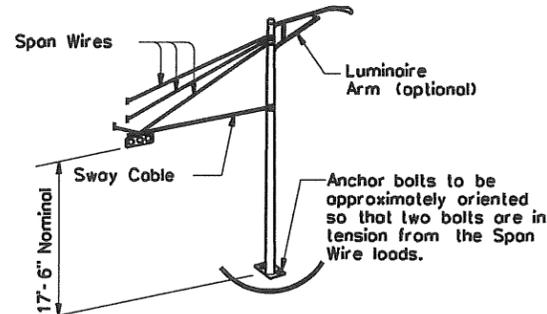
INSTALLATION PROCEDURE :
 Threads of anchor bolts shall be coated with pipe joint compound prior to installation of upper nuts when erecting pole. After pole is plumbed and in permanent alignment, the exposed threads of painted bolts shall be cleaned and an additional coating of zinc-rich paint applied to seal the bolt thread-nut joint.



TYPICAL MAST ARM ASSEMBLY



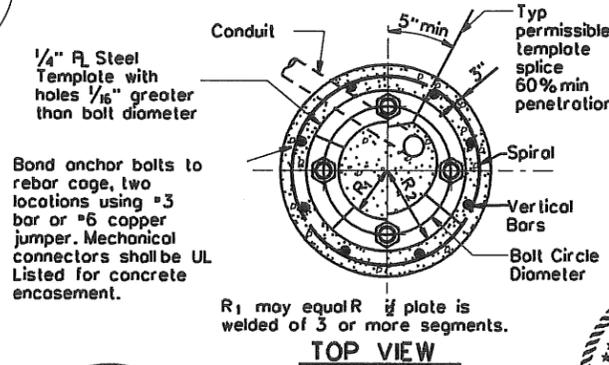
Use average N value over the top third of the embedded shaft. Ignore the top 1' of soil.



TYPICAL STRAIN POLE ASSEMBLY

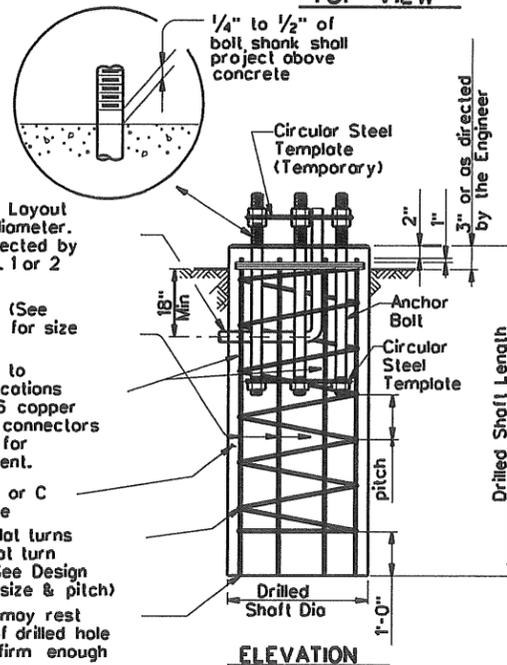
ANCHOR BOLT & TEMPLATE SIZES						
BOLT DIA IN.	BOLT LENGTH	TOP THREAD	BOTT THREAD	BOLT CIRCLE	R ₂	R ₁
3/4"	1'-6"	3"	—	12 3/4"	7 1/8"	5 5/8"
1 1/2"	3'-4"	6"	2"	17"	10"	7"
1 3/4"	3'-10"	7"	2 1/4"	19"	11 1/4"	7 3/4"
2"	4'-3"	8"	2 1/2"	21"	12 1/2"	8 1/2"
2 1/4"	4'-9"	9"	3"	23"	13 3/4"	9 1/4"

⑦ Min dimensions given, longer bolts are acceptable.



R₁ may equal R₂ if plate is welded of 3 or more segments.

TOP VIEW



FOUNDATION DETAILS

- Conduit (See Layout Sheets for diameter. Orient as directed by the Engineer. 1 or 2 required)
- Vertical Bars (See Design Table for size & number).
- Bond anchor bolts to rebar cage, two locations using #3 bar or #6 copper jumper. Mechanical connectors shall be UL Listed for concrete encasement.
- Class A or C Concrete
- Spiral, 3 flat turns top & 1 flat turn bottom. (See Design Table for size & pitch)
- Vertical bars may rest on bottom of drilled hole if material is firm enough to do so when concrete is placed.



AC GROUP, LLC
 TBPE FIRM No. F-11727
 11/28/11

- 11/99 Revision
- Changed to Facilitate new terminal strip enclosure
- Changed from ground rod to UFER ground

FOUNDATION SUMMARY TABLE (3)

LOCATION IDENTIFICATION	AVG. N BLOW /ft.	FDN TYPE	NO. EA	DRILLED SHAFT LENGTH (FEET) (6)				
				24-A	30-A	36-A	36-B	42-A
POLE C	10	30-A	1		11.3			
POLE D	10	36-A	1			13.2		
POLE E	10	30-A	1		11.3			
POLE F	10	36-A	1			13.2		
POLE G	10	24-A	1	5.7				
POLE H	10	24-A	1	5.7				
POLE J	10	24-A	1	5.7				
POLE K	10	24-A	1	5.7				
TOTAL DRILLED SHAFT LENGTHS				22.8	22.6	26.4		

GENERAL NOTES

- Design conforms to 1994 AASHTO Standard Specifications for Structural Supports for Highway Signs, Luminaires and Traffic Signals and interim revisions thereto.
- Reinforcing steel shall conform to Item 440. Concrete shall be Class A or C.
- Threads for anchor bolts and nuts shall be rolled or cut threads of unified national coarse thread series except for A193B7 bolts which shall have 8 pitch thread series. Bolts and nuts shall have Class 2A and 2B fit tolerances. Galvanized nuts shall be tapped after galvanizing.
- Anchor bolts that are 1" in diameter or less shall conform to ASTM A36. Anchor bolts larger than 1" in diameter shall conform to A36M55 in accordance with the Item, "Anchor Bolts" or ASTM A193B7 or A687. Galvanize or coat with zinc-rich paint a minimum of the upper 14 inches of all anchor bolts unless otherwise noted. Exposed nuts shall be galvanized or coated with zinc-rich paint. Washers shall be galvanized. Templates and embedded nuts need not be galvanized.

Texas Department of Transportation
 Traffic Operations Division

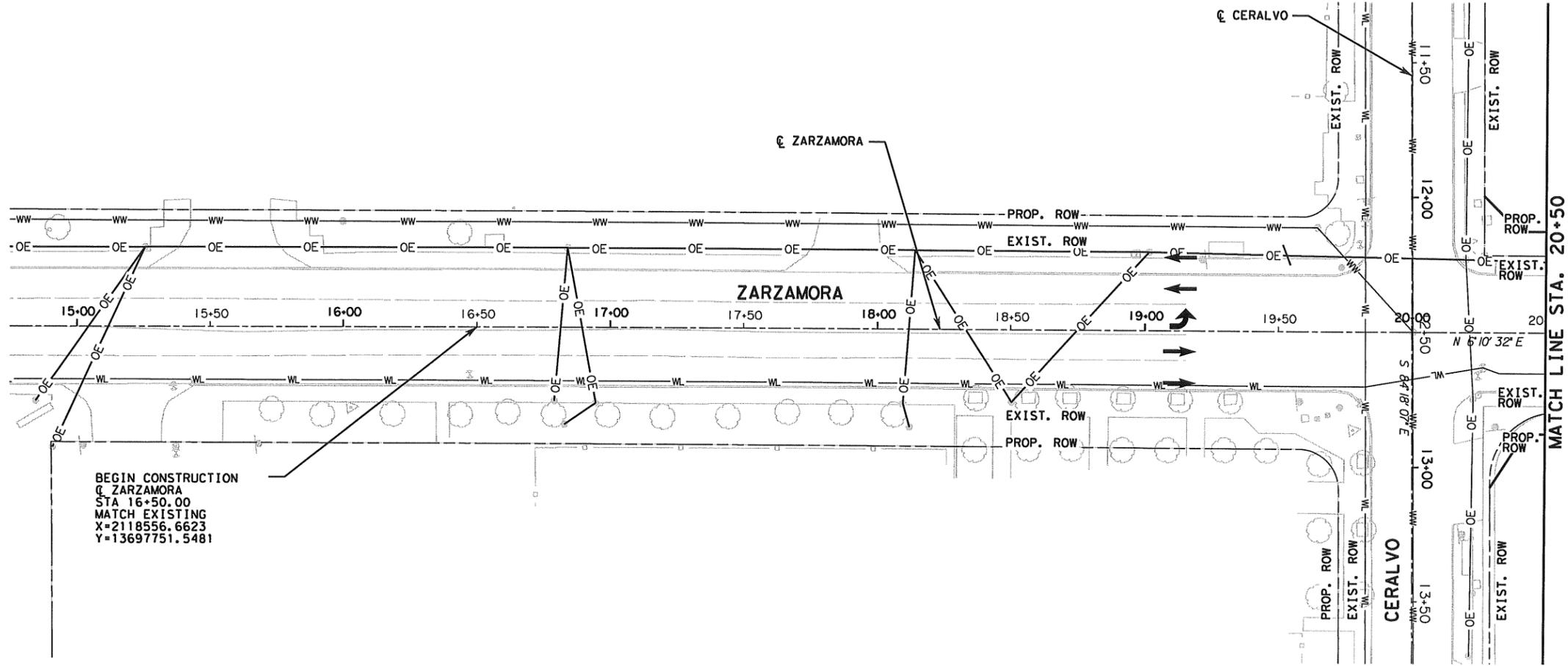
TRAFFIC SIGNAL POLE FOUNDATION

TS-FD-99

© TxDOT August 1995	DW: TXDOT	CK: TXDOT	DW: TXDOT	CK: TXDOT
5-96	CONT	SECT	JOB	HIGHWAY
11-99	DIST	COUNTY	SHEET NO.	

LEGEND

- WW — WASTE WATER LINE
- WL — WATER LINE
- OE — OVERHEAD ELECTRIC



BEGIN CONSTRUCTION
 C ZARZAMORA
 STA 16+50.00
 MATCH EXISTING
 X=2118556.6623
 Y=13697751.5481



Lockwood, Andrews & Newnam, Inc. 10 No. 2614

SCALE
 HORIZ: 1" = 50'

NOTE:
 THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATION AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTION OF THE SAME DURING CONSTRUCTION.

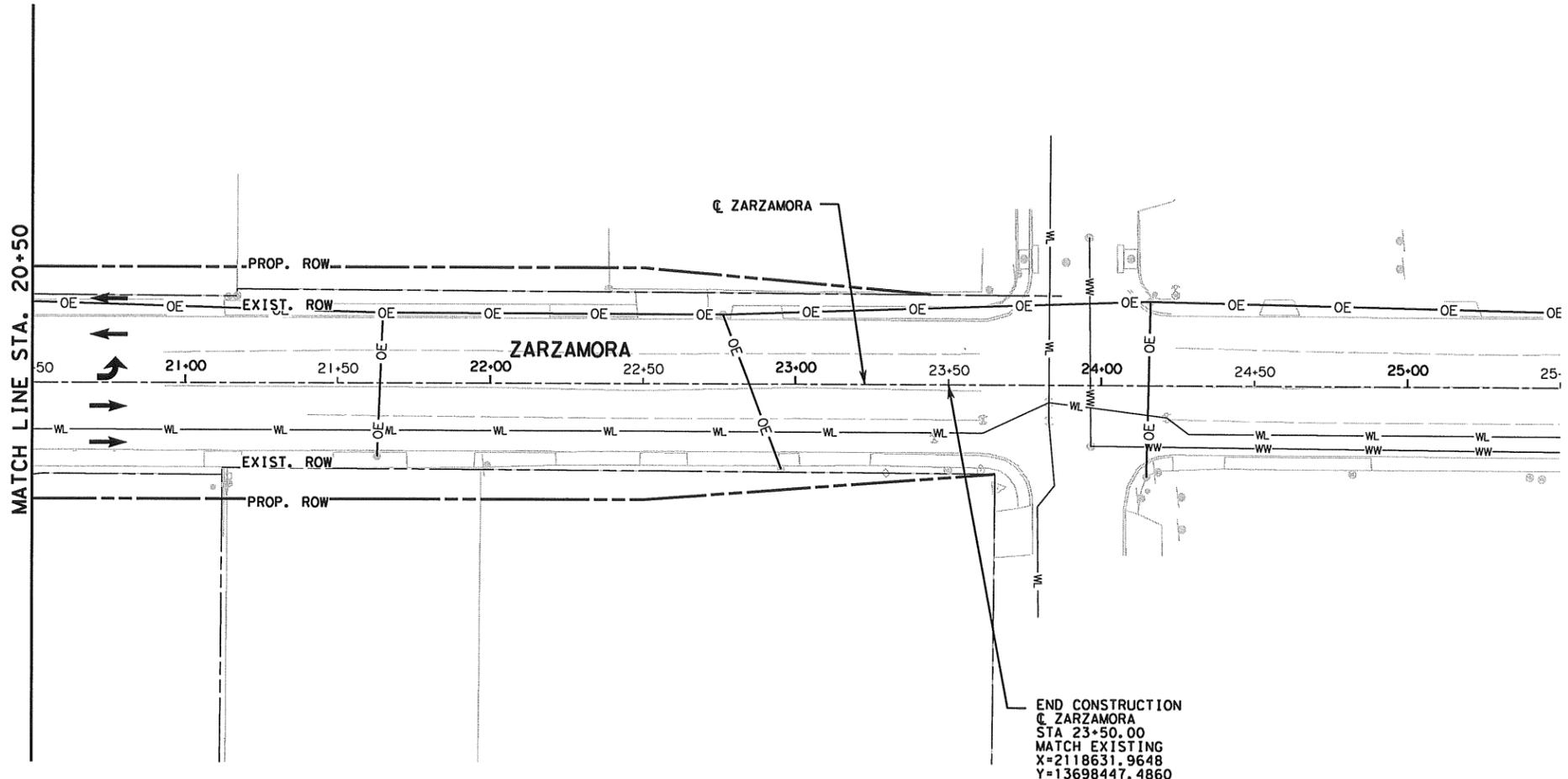
Larry Zamora, P.E.
 12/2/2011

LAN Lockwood, Andrews & Newnam, Inc. <small>A LEO A. DALY COMPANY</small>		
CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT		
ZARZAMORA AT CERALVO		
EXISTING UTILITIES 72		
SHEET 1 OF 2		
<small>% SUBMITTAL</small>	<small>PROJECT NO.:</small>	<small>DATE:</small>
<small>DRWN. BY:</small>	<small>DSGN. BY:</small>	<small>CHKD. BY:</small>
		<small>SHEET NO: OF</small>

DATE: 12/2/2011 11:58 AM



LEGEND	
— WW —	WASTE WATER LINE
— WL —	WATER LINE
— OE —	OVERHEAD ELECTRIC



END CONSTRUCTION
 @ ZARZAMORA
 STA 23+50.00
 MATCH EXISTING
 X=2118631.9648
 Y=13698447.4860



Lockwood, Andrews & Newnam, Inc. ID No. 2614

SCALE
 HORIZ: 1" = 50'

NOTE:

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATION AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PROTECTION OF THE SAME DURING CONSTRUCTION.

Larry Zamora, P.E.
12/2/2014



CITY OF SAN ANTONIO
 PUBLIC WORKS DEPARTMENT

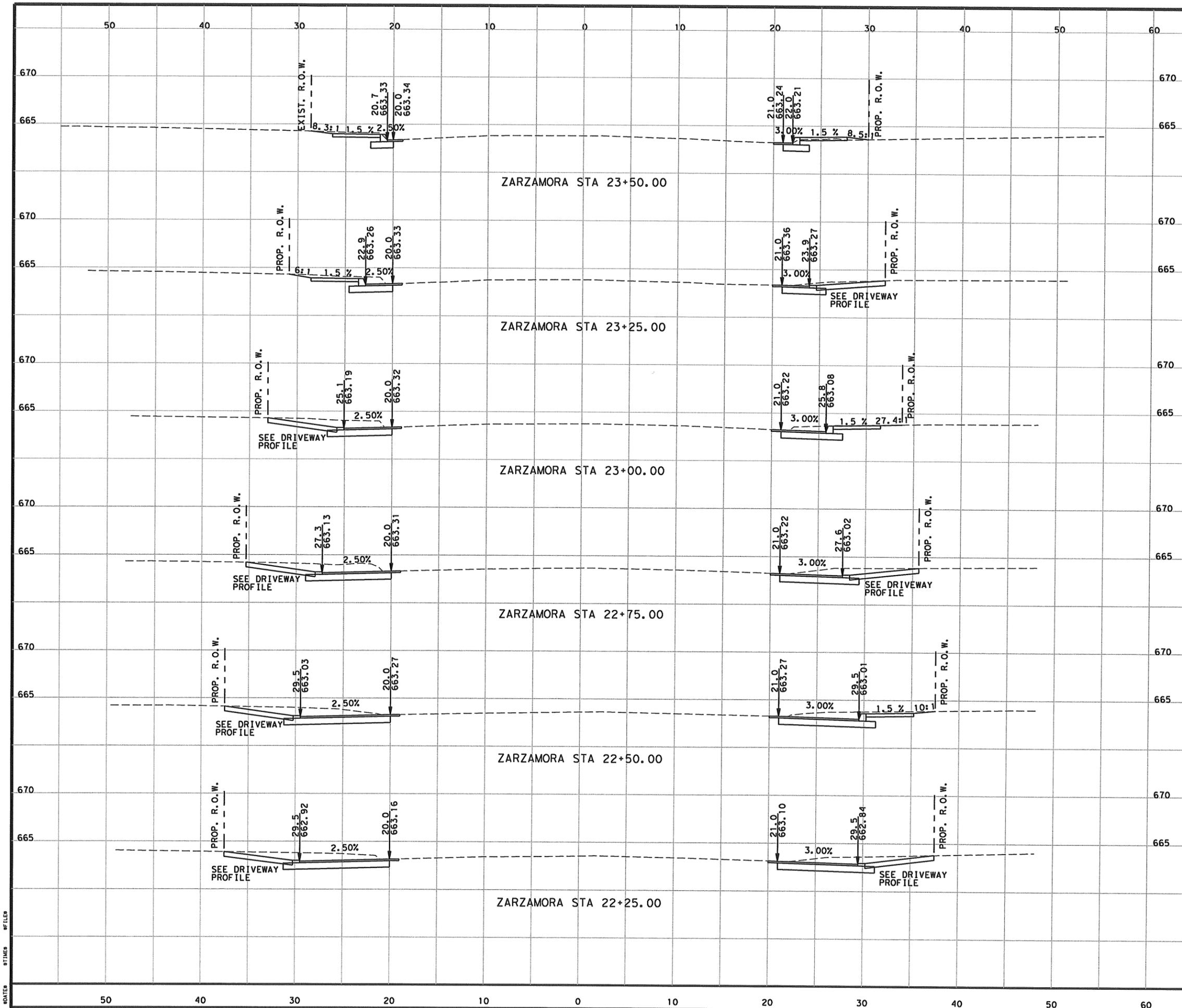
ZARZAMORA AT CERALVO

EXISTING UTILITIES 73

SHEET 2 OF 2

DATE:	PROJECT NO.:	DATE:
DRWN. BY:	DSGN. BY:	CHKD. BY:
		SHEET NO: OF

DATE: 12/2/14 TIME: 10:00 AM BY: LAM



Lockwood, Andrews & Newnam, Inc. No. 2614

Larry Zamora
 12/27/2011

SCALE
 HORIZ: 1" = 10'
 VERT: 1" = 10'

 Lockwood, Andrews & Newnam, Inc. <small>A LEO A. DALY COMPANY</small>	
CITY OF SAN ANTONIO CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT	
ZARZAMORA @ CERALVO CROSS SECTIONS	
78	
<small>DATE:</small> <small>DRWN. BY:</small>	<small>PROJECT NO.:</small> <small>DSGN. BY:</small>
<small>DATE:</small> <small>SHEET NO.:</small>	<small>DATE:</small> <small>OF</small>

DATE: 12/27/2011

P/C AGENDA FOR March 28, 2012

Item Number	Item Name	Company	Owner Information	Agent Information
5A & 6	Maldonado		Antonio D. Maldonado	
7	Harper Oaks	Valencia Enclave, LLC	Gil Berkovich	
8	Luckey Ranch Unit - 4	LGI Homes - Luckey Ranch LLC	Eric Upar	
9	Silver Oaks Unit 22	Centex Homes	Charles Marsh	
10	Hillcrest Subdivision Unit 6A Phase 2	Pulte Homes of Texas, L.P.	Charles Marsh	
11	Southern Hills Phase III PUD	En Sequido	Ronald Brazell	
12	Culebra/1604 South	SLF IV - 1604 Culebra, LP	Ocie Vest	
13	Zarzamora & Ceralvo Intersection Improvement	Public Works		