



SHOWCASE DEVELOPERS  
 13423 BLANCO RD.  
 SAN ANTONIO, TX 78216

FIRESTONE PKWY MHP -  
 PLAT NO. 070379

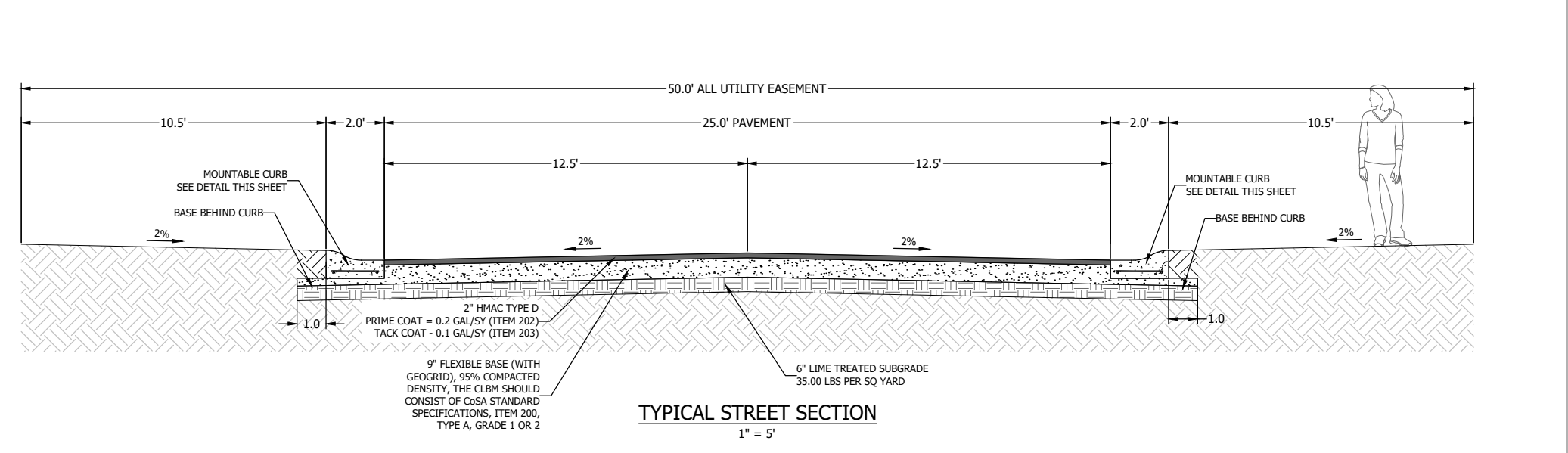
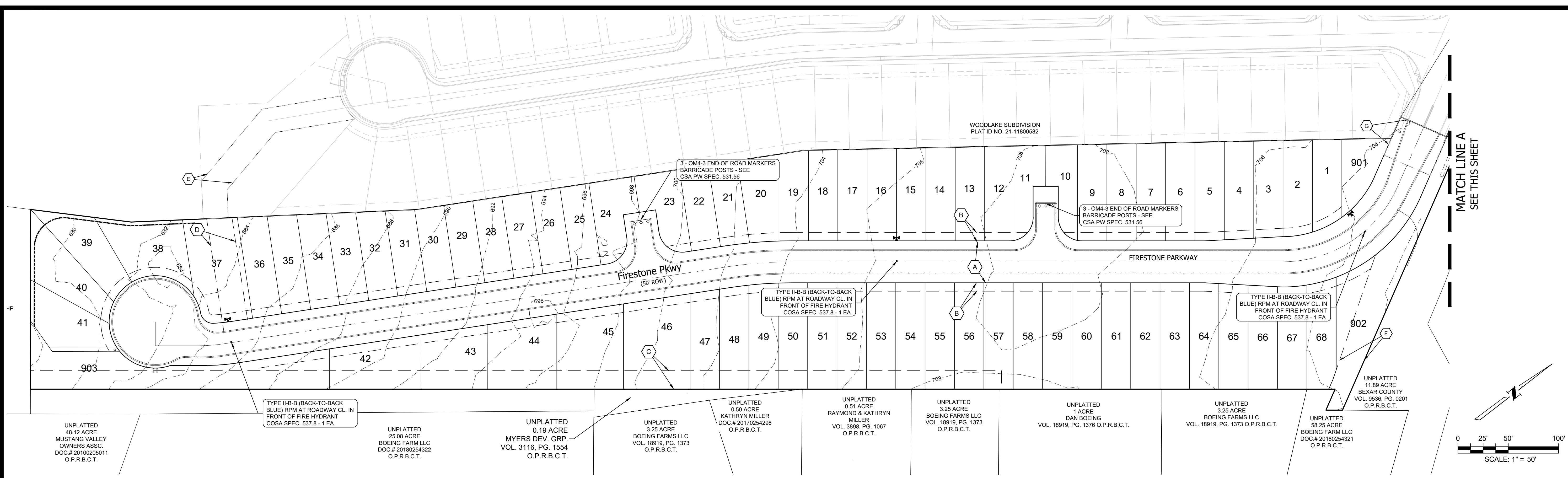
TRAFFIC PLAN - SIGN PLAN

REV	DATE	DESCRIPTION	BY

DESIGNED BY:  
 DRAFTED BY:  
 CHECKED BY:

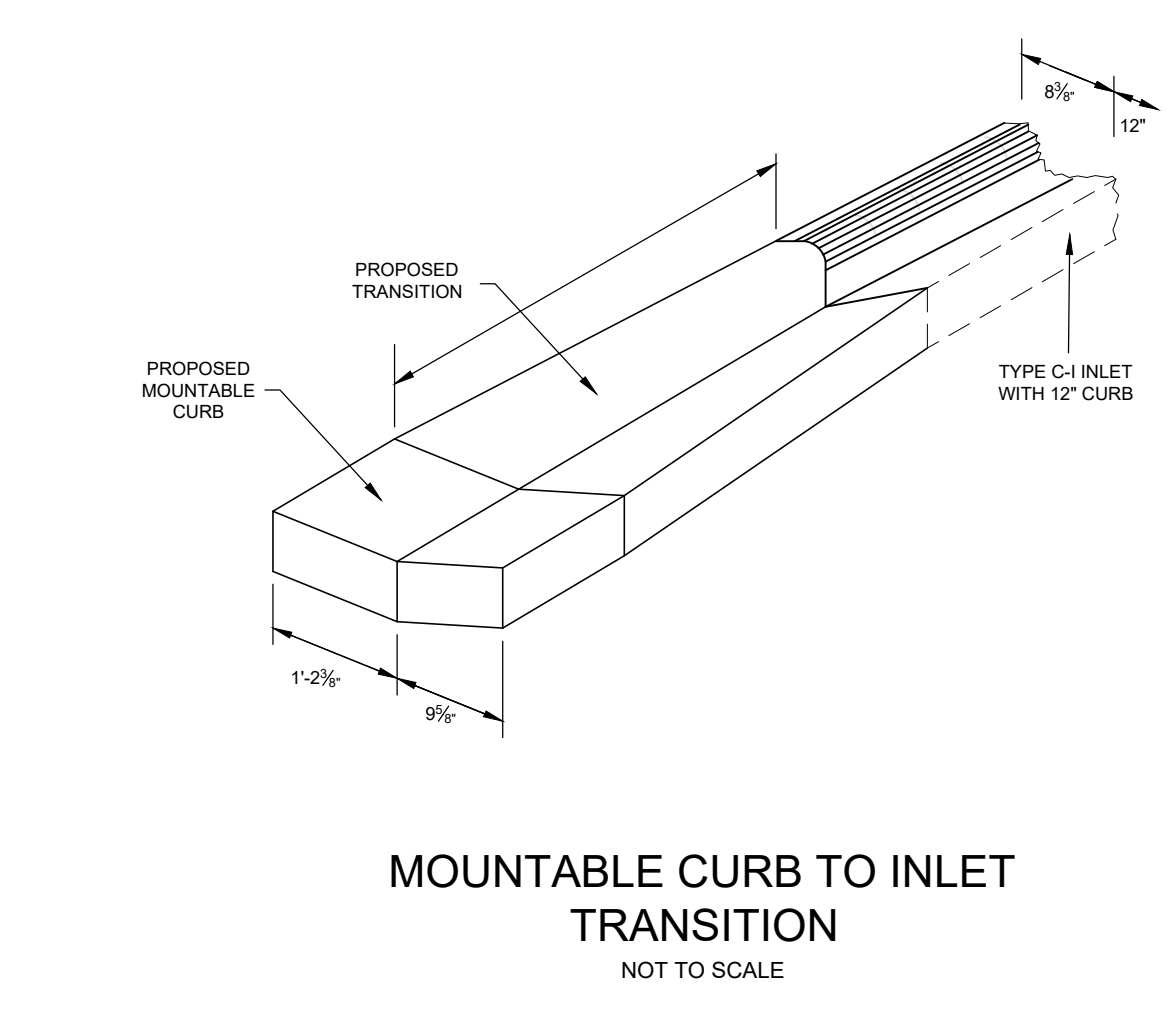
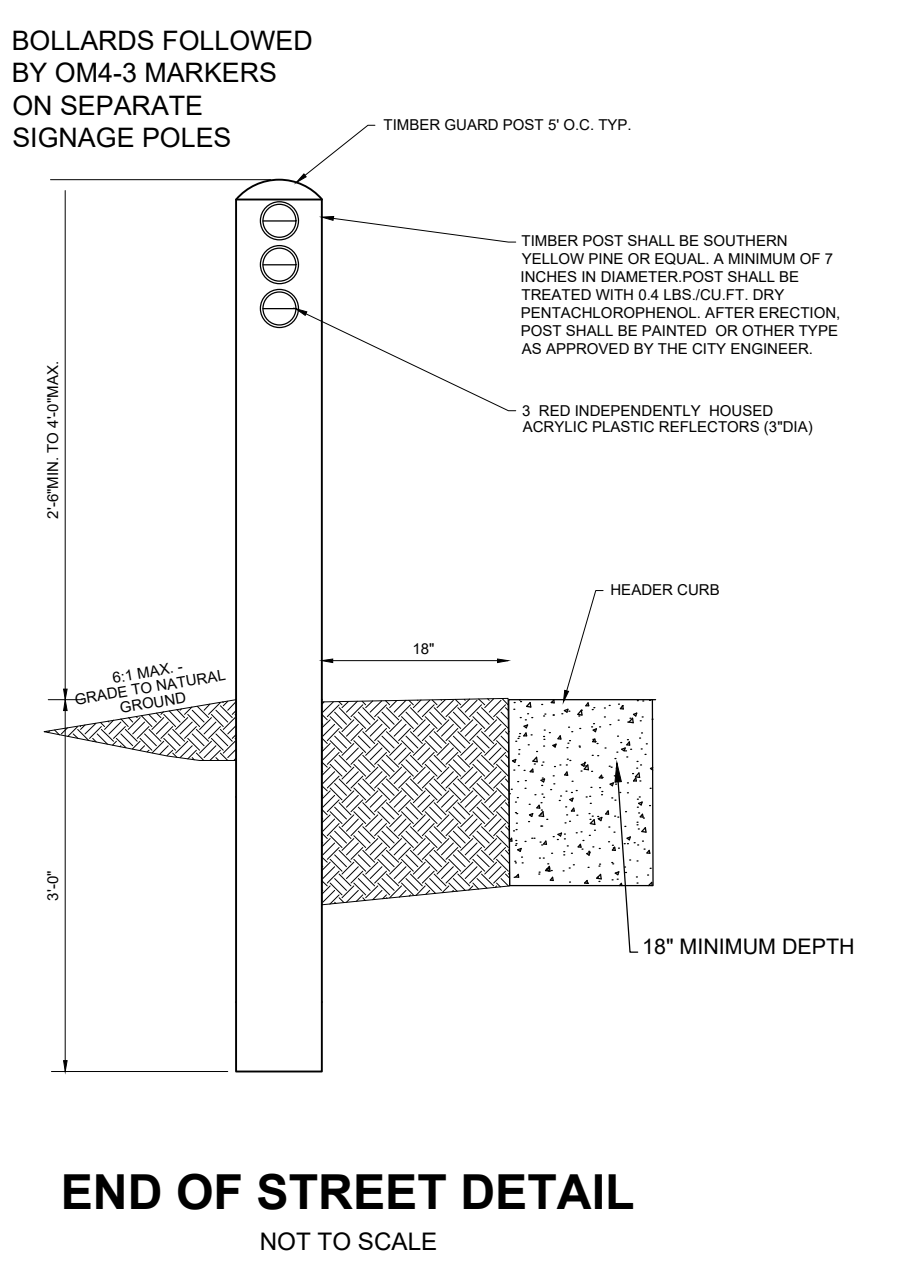
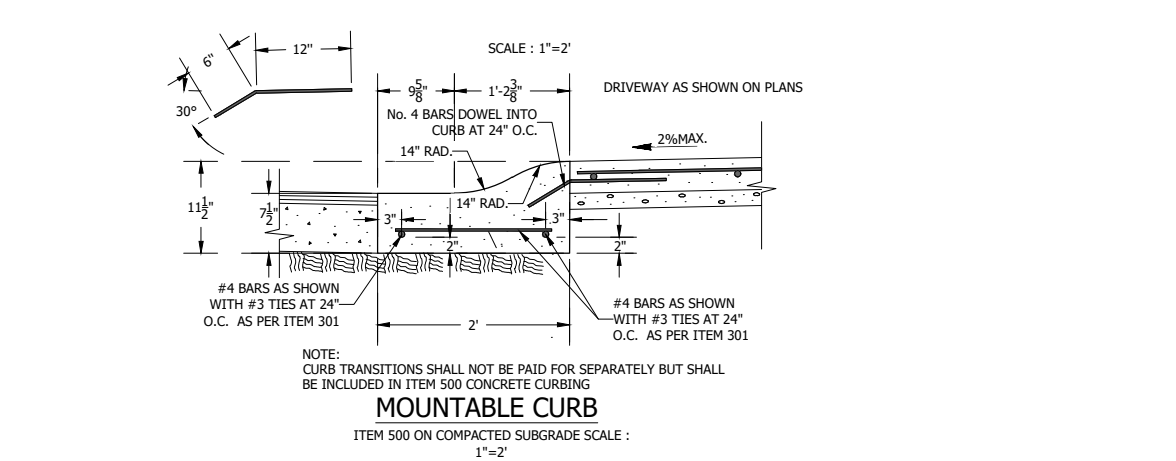
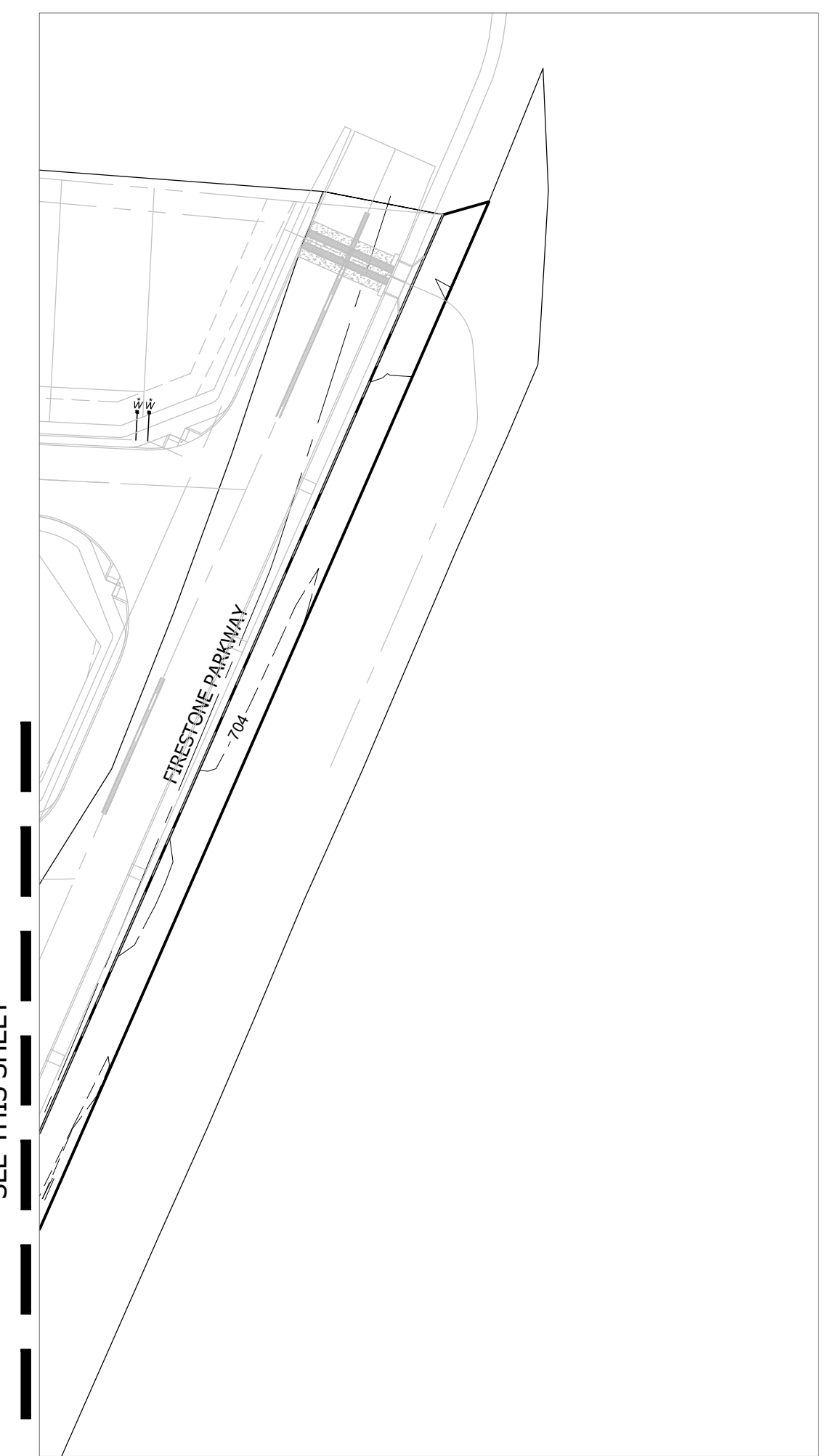
SHEET

C5.1



**EASEMENT KEYNOTES**

(A)	VARIABLE WIDTH PUBLIC WATER, PRIVATE SEWER, INGRESS/EGRESS & DRAINAGE EASEMENT
(B)	10' E.G.T.C. EASEMENT
(C)	23' PRIVATE DRAINAGE EASEMENT
(D)	30' SANITARY SEWER EASEMENT
(E)	30' EXISTING SANITARY SEWER EASEMENT, PLAT # 21-11800582
(F)	VARIABLE WIDTH INGRESS EGRESS VOL. 9679, PG. 62
(G)	OFF-LOT 50'x60' E.G.T.C., WATER, SEWER & DRAIN TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY, PLAT # 21-11800582



NOTE:  
 A BEXAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEXAR COUNTY RIGHT OF WAY

**GEOTECHNICAL NOTES PER INTEC REPORT No. S171405 - WOODLAKE ESTATES DATED OCT. 19, 2017**

**SUBGRADE NOTES**

1. THE SUBGRADE PLASTICITY INDEX VALUE IS EXPECTED TO BE GREATER THAN 20. SUBGRADE STABILIZATION IS NEEDED.
2. LIME STABILIZED TO A DEPTH OF 6 INCHES AS NOTED BASED ON AN APPLICATION RATE OF 8 PERCENT OF THE DRY WEIGHT OF THE SOIL TO BE TREATED.
3. THE SUBGRADE SOILS SHOULD BE TESTED FOR SOIL SULFATE CONTENT PRIOR TO STABILIZATION. IF THE SOIL SULFATE CONTENT IS HIGH, AN ALTERNATE PROCEDURE WILL BE NEEDED.
4. THE SUBGRADE SHOULD BE PROOF ROLLED TO IDENTIFY SOFT AREAS BEFORE STABILIZATION.
5. IF FILL IS USED TO RAISE THE GRADE, APPROVED FILL MATERIAL UNDERNEATH THE PAVEMENT SHOULD BE USED. THE FILL SHOULD BE FREE OF DELETERIOUS MATERIAL WITH A MINIMUM CBR VALUE OF 2.0. LIME APPLICATION RATES SHOULD BE RE-EVALUATED AND SULFATE CONTENT TESTED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY OR COUNTY GUIDELINES.

**GEOTECHNICAL GENERAL NOTES**

1. PAVEMENT SECTION RECOMMENDATIONS ARE BASED ON A SUBGRADE CBR VALUE OF 2.0. THE PAVEMENT RECOMMENDATIONS ARE NOT BASED ON THE SHRINK/SWELL CHARACTERISTICS OF THE UNDERLYING SOILS.
2. IF WATER IS ALLOWED TO GET UNDERNEATH THE ASPHALT / CONCRETE OR IF MOISTURE CONTENT OF THE BASE OR SUBGRADE CHANGES SIGNIFICANTLY, THEN PAVEMENT DISTRESS WILL OCCUR. MOISTURE PENETRATION UNDERNEATH THE ASPHALT PAVEMENT SURFACE MAY BE REDUCED BY USING DEEPER CURBS.
3. THE PAVEMENT CAN EXPERIENCE CRACKING AND DEFORMATION DUE TO SHRINKAGE AND SWELLING CHARACTERISTICS OF THE SOILS AS DESCRIBED IN THE VERTICAL MOVEMENTS SECTION OF THIS REPORT.

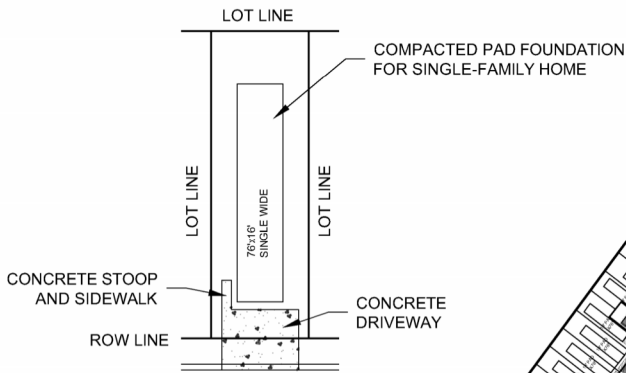
**SUBGRADE VERIFICATION**

1. AT THE TIME OF CONSTRUCTION, THE FINAL PAVEMENT SUBGRADE SHOULD BE OBSERVED AND VERIFIED BY A REPRESENTATIVE OF INTEC.

DATE: MAY 21, 2024, 10:58 AM, USER: D. MILLER, PROJECT: 24000000000000000000, SHEET: C5.1, TRAFFIC PLAN, MHP

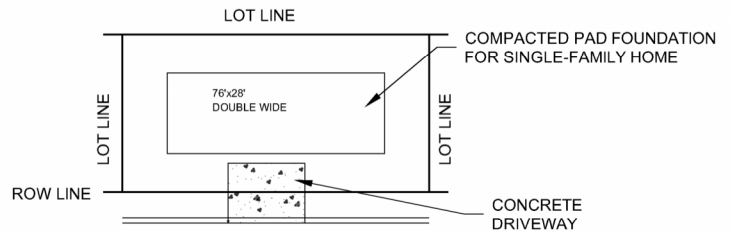
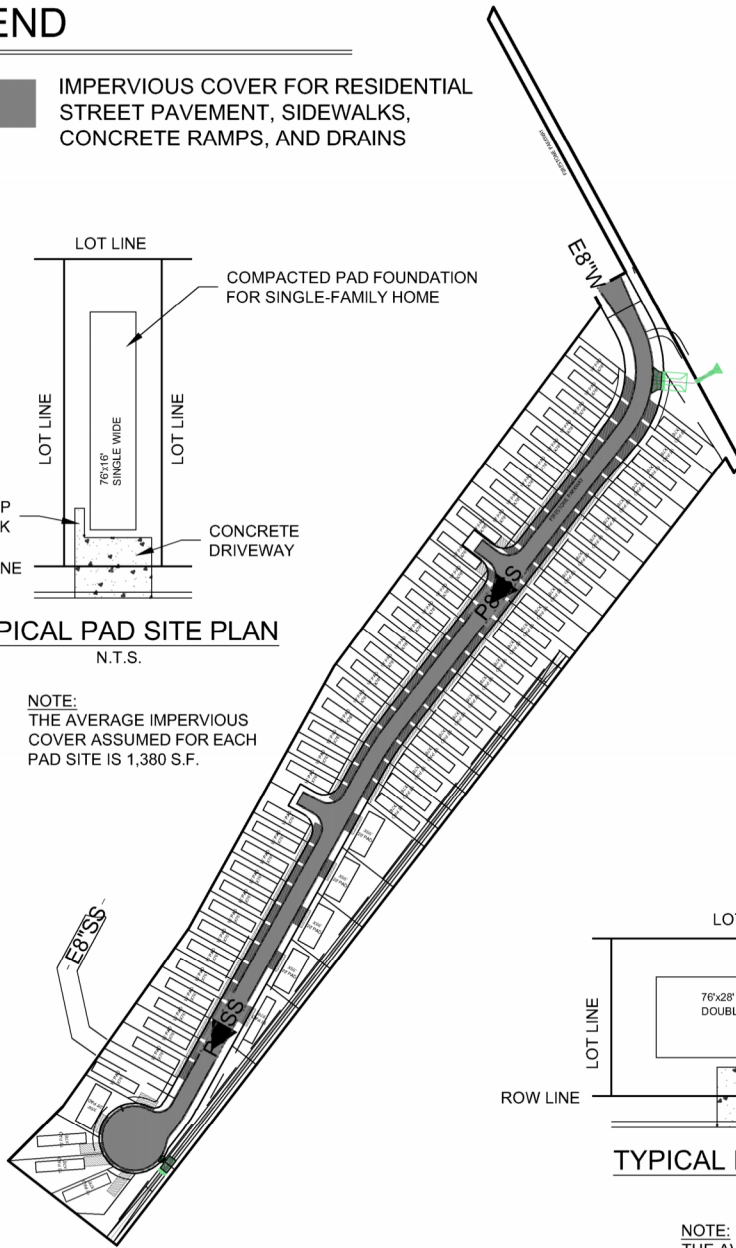
# LEGEND

 IMPERVIOUS COVER FOR RESIDENTIAL STREET PAVEMENT, SIDEWALKS, CONCRETE RAMPS, AND DRAINS



**TYPICAL PAD SITE PLAN**  
N.T.S.

NOTE:  
THE AVERAGE IMPERVIOUS COVER ASSUMED FOR EACH PAD SITE IS 1,380 S.F.



**TYPICAL PAD SITE PLAN**  
N.T.S.

NOTE:  
THE AVERAGE IMPERVIOUS COVER ASSUMED FOR EACH PAD IS 2,293 S.F.

TYPE OF IMPERVIOUS COVER	QUANTITY	IMPERVIOUS COVER (EA/SQ.FT.)	TOTAL IMPERVIOUS COVER (SQ.FT.)
16' X 76' RESIDENTIAL PAD SITE	63	1380	86,940
28' X 66' RESIDENTIAL PAD SITE	5	2293	11465
STREETS AND CONCRETE SIDEWALK	1	78704	78704
DRAINAGE INFRASTRUCTURE	1	797	797
		GRAND TOTAL	177,906

EXHIBIT

**A**

FIRESTONE PARKWAY  
SAN ANTONIO ETJ, TX

IMPERVIOUS COVER  
FIRESTONE PARKWAY



**ENGINEERING  
+ SURVEYING**

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SAN ANTONIO, TX 78216 TEL 210-774-5504  
WWW.UPENGINEERING.COM TBPE F-17992  
TBPELS F-10194806