AGENDA
REGULAR MEETING
HELOTES CITY COUNCIL
August 27, 2020
7:00 p.m.

The City of Helotes City Council will meet for a Regular Meeting on Thursday, August 27, 2020 at 7:00 p.m. in the City Hall Council Chambers, 12951 Bandera Road, Helotes, Texas 78023. This is an open meeting, subject to the open meeting laws of the State of Texas.

SUPPLEMENTAL NOTICE OF PARTICIPATION BY TELEPHONE CONFERENCE

As a result of COVID-19, the Governor of Texas issued an order on March 16, 2020, suspending various provisions of the Open Meetings Act, which now authorizes the participation in a meeting by videoconference and / or teleconference. In order to advance the public health goal of physical distancing, the City of Helotes City Council will conduct this regular meeting by telephone conference. No in person input will be allowed. To speak remotely, register in advance by using the fillable Citizen Comment Form on the City website. The comment form is due by 12:00 pm on Thursday, August 27. Once the comment form is received, the speaker will receive a confirmation email with the toll-free phone number and access code. Speakers will be placed in a queue until their time to speak. Watch the livestream meeting broadcast on the City's YouTube channel. The digital meeting packet is available on the City website.

1. Call to order.

   - Invocation.
   - Pledge of Allegiance.

PUBLIC HEARINGS (ITEM NOS. 2 – 3):

2. Public hearing to give all interested persons the right to appear and be heard on the proposed FYE 2021 City of Helotes Municipal Budget, including, but not limited to, the General (Maintenance & Operations) Fund, Debt Service (Interest & Sinking) Fund, Capital Replacement Fund, Municipal Court Security and Technology Funds, Police Dept. Training and Education Fund, School Safety Fund, PEG (Public Access Channel) Fund, Police Department State Forfeiture Fund, Street Maintenance Fund, and Hotel Occupancy Tax (HOT) Fund.

3. Public hearing to give all interested persons the right to appear and be heard on the proposed FYE 2021 City of Helotes Economic Development Corporation (EDC) Budget, including, but not limited to, Maintenance & Operating Fund, Interest & Sinking Fund, and Capital Fund, to support the EDC's programs as defined by Texas Local Government Code Chapter 505 *Type B Corporations*.

OPEN SESSION:

4. Citizens to be Heard. ***The City Council shall not discuss any presented issue, nor may any action be taken on any issue at this time (Attorney General Opinion JC-0169). The Council will accept comments from citizens of the City of Helotes and its Extraterritorial Jurisdiction (ETJ) only. Comments are limited to three (3) minutes, and this time is not transferable. Each person may only speak once. No profanity or threats will be tolerated.***

CONSENT AGENDA (ITEM NOS. 5 - 8):

All Consent Agenda items listed below are considered routine by City Staff and are intended to be enacted by one motion. There will be no separate discussion of these items, unless a Councilmember requests it, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

5. Approval of the minutes of the Regular Meeting dated August 13, 2020. (Staff)

6. Approval of a request by Cross Development SF San Antonio Bandera LLC for a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat,* establishing Service First – Helotes Subdivision, Lots 3 and 4, Block 1, previously platted as BBVA Compass Bank Subdivision, Lot 1, Block 1, more particularly described as BCAD Prop. ID No. 1273906. (Applicant)

7. Approval of a Stormwater Management Plan, pursuant to Municipal Code of Ordinances Chapter 34 *Environment*, Article IV *Stormwater Detention and Drainage,* for Service First – Helotes Subdivision, more particularly described as BCAD Prop. ID No. 1273906. (Applicant)

8. Approval of a Stormwater Management Plan, pursuant to Municipal Code of Ordinances Chapter 34 *Environment*, Article IV *Stormwater Detention and Drainage,* for Helotes Retail Center located at 14108 Bandera Road, Helotes, Texas 78023, more particularly described as BCAD Prop. ID No. 242105. (Applicant)

ITEMS FOR INDIVIDUAL CONSIDERATION:

9. Discussion of and action on a request by Cyntergy for approval of a variance to Municipal Code of Ordinances Chapter 66 *Signs*, Section 66-51 *Commercial Signs: Projecting, Wall and Hanging, or In or On Windows* for wall signage for Walmart Store #3057 located at 12550 Leslie Road, Helotes, Texas, 78023, more particularly described as BCAD Prop. ID No. 1175530. (Applicant)

10. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Municipal Code of Ordinances Chapter 90 *Utilities*, Article I *Water Conservation* by revising Section 90-3 *Mandatory Conservation Measures*. (Staff)

ITEMS FOR INDIVIDUAL CONSIDERATION Contd.:

11. Discussion of and action on a Resolution of the City Council of City of Helotes, Texas amending Resolution No. 20-007 by converting the City of Helotes Economic Development Corporation (EDC) Small Business Loan Assistance Program into a Small Business Grant Program; approving all previously awarded loans to be converted to grants and included in the Grant Program; and authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution. (Staff)

12. Discussion of and action on a Resolution of the City Council of City of Helotes, Texas approving a Small Business Grant Program that will offer grants to businesses within the corporate city limits of Helotes that have been impacted by COVID-19; appropriating $150,000.00 from the Unreserved General Funds to establish the Grant Program; and authorizing the City Administrator to take all necessary steps to implement the provisions of this Resolution. (Staff)

13. Discussion on the proposed FYE 2021 Municipal Budget. (Mayor Schoolcraft and Staff)

Adjourn meeting.

The City Council reserves the right to adjourn into Closed Session at any time during the course of this meeting to discuss any of the exceptions to the requirement that a meeting be open to the public, in accordance with Texas Government Code, Chapter 551 *Open Meetings*, Subchapter D *Exceptions to Requirement that Meetings be Open*. No action may be taken in Closed Session.

Thomas A. Schoolcraft, Mayor

I certify that this Agenda was posted on August 21, 2020 at 4:00 p.m.

Celina Perez, City Secretary

NOTICE OF PUBLIC HEARINGS FOR
FY 2020-2021 PROPOSED OPERATING BUDGET

Public Hearings will be held by the City of Helotes City Council to receive comments on the FY 2020-2021 Proposed Operating Budget on August 27, 2020 and September 10, 2020 at 7:00 p.m. in the City Hall Council Chambers located at 12951 Bandera Road, Helotes, Texas 78023.

This budget will raise more revenue from property taxes than last year's budget by an amount of $242,464 which is a 6.04% increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $134,326.

The City of Helotes proposes to use the increase in total tax revenue for the purpose of providing essential services to the community, replacement of capital equipment, and maintaining competitive employee compensation. The FY 2020-2021 proposed budget is available for review on the City's website at www.helotes-tx.gov. Any interested resident can express their comments on the budget by sending written comments via mail to the City Secretary, PO Box 507, Helotes, Texas 78023 or via email to citysec@helotes-tx.gov, or by registering in advance on the City website to speak at the desired hearing date.

Posted August 14, 2020 / Published August 17, 2020 in SA Express News

NOTICE OF PUBLIC HEARINGS

Helotes Economic Development Corp. (EDC) will hold Public Hearings on Aug. 19 and Sept. 16, 2020 at 7 pm CST at 12951 Bandera Rd., Helotes, TX 78023 on proposed Maintenance & Operating, Interest & Sinking, and Capital budgets for Fiscal Year Ending (FYE) 2021. City Council will hold Public Hearings on the same at the same location and time on August 27 and September 10, 2020. Proposed EDC budgets include economic development "Projects," as defined by Texas Local Govt. Code Chapter 505 *Type B Corporations*. Proposed EDC budgets are posted on www.helotesedc.com.

EDC FYE 2021 "Projects" include the following expenditures: Maintenance & Operating; Interest & Sinking (Debt Service); Personnel & Benefits; Office Rental; Memberships; Audit Fees; Conferences, Workshops & Seminars; Legal & Financial Fees; Conceptual Design / Land Use Planning; Marketing & Social Media Campaigns; Special Event Marketing; Website(s) Development & Maintenance; Managed Services Agmt. w/ City; Old Town Helotes Parking Lot Lease Agmt.; Land Acquisition; Ch. 380 Economic Development Agmt. Reimbursements; Google 360 Tours; Small Business Loan & Grant Incentives; City Visitor's & Tourism Center; Splash Pad; and Sidewalks.

MINUTES
REGULAR MEETING
HELOTES CITY COUNCIL
AUGUST 13, 2020

The City of Helotes City Council met for a regular meeting Thursday, August 13, 2020 at 7:00 p.m. in the City Hall Council Chamber, 12951 Bandera Road, Helotes, Texas. This was an open meeting, subject to the open meeting laws of the State of Texas. Due to COVID-19, this meeting was conducted via teleconference.

Present: Thomas A. Schoolcraft, Mayor
Alex Blue, Mayor Pro Tem
Alan Holmes
Bert Buys
Cynthia Massey
Paul Friedrichs

Staff Present: Marian Mendoza, City Administrator
Celina Perez, City Secretary
Scott Moreland, Fire Chief

1. Call to Order.

Mayor Schoolcraft called the meeting to order at 7:00 p.m. Mayor Pro Tem Blue led the invocation. Mayor Schoolcraft led the pledge to the U.S. flag and the Texas flag.

OPEN SESSION:

2. Citizens to be Heard. (Via Teleconference)

Eric Thompson spoke in opposition to the use of Beverly Hills Subdivision as a thoroughfare for the new Davis Ranch Subdivision. Mr. Thompson went on to say the road infrastructure of Beverly Hills is designed for light traffic and will not stand up to the usage of Davis Ranch.

CONSENT AGENDA (ITEM NOS. 3 - 7): All items marked with an asterisk (**) on the consent agenda were voted on by one motion. Motion was made by Council Member Friedrichs, second by Council Member Holmes, to approve items 3 through 7 on the consent agenda. Motion to approve carried unanimously.

3. **Approval of the minutes of the Regular Meeting dated July 23, 2020. (Staff)**

4. **Approval of the Fiscal Year Ending (FYE) 2020 City of Helotes Revenue and Expense, Balance Sheet, and Encumbrance Reports dated August 6, 2020. (Staff)**

5. **Approval of a request by Versaterra Development for a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat*, establishing Bandera Oaks Subdivision, Lots 9 through 30, 902, 903, and 999, Block 2, previously platted as Bandera Oaks,**

Lots 7 and 901, Block 2, more particularly described as BCAD Prop. ID Nos. 1308636 & 1308638. (Applicant)
(Note: On July 7, 2020 the Planning & Zoning Commission recommended approval of the aforementioned re-plat establishing Bandera Oaks Subdivision.)

6. Approval of a Stormwater Management Plan, pursuant to Municipal Code of Ordinances Chapter 34 *Environment*, Article IV *Stormwater Detention and Drainage*, for Bandera Oaks Subdivision, more particularly described as BCAD Prop. ID Nos. 1308636 & 1308638. (Applicant)**

7. Approval of an Ordinance of the City Council of the City of Helotes, Texas amending the Development Agreement between the City of Helotes and Versaterra Development by revising the property description as a result of the replat establishing Bandera Oaks Subdivision; Repealing Ordinance No. 20-05; and authorizing the City Administrator to take all necessary steps to implement the provisions of this Ordinance. (Staff)**

ITEMS FOR INDIVIDUAL CONSIDERATION:

8. Discussion of and action on an Ordinance of the City Council of the City of Helotes, Texas amending Ordinance No. 20-03 by revising the original election order and calling for the General Election to be held on Tuesday, November 3, 2020 for the purpose of electing one (1) Council Member Place 1, one (1) Council Member Place 2 and one (1) Council Member Place 4; changing the early voting dates and hours; and authorizing the Mayor to negotiate and execute a Contract for Election Services with Bexar County, Texas. (Staff)

Motion was made by Council Member Massey, second by Council Member Buys, to discuss and act on this item as written.

Motion to approve the item carried unanimously.

9. Presentation of and discussion on the proposed FYE 2021 Municipal Budget and the proposed Tax Year 2020 ad valorem (property) tax rate. (Mayor Schoolcraft and Staff)

Marian Mendoza, City Administrator, presented the proposed FYE 2021 Municipal Budget. Due to the COVID-19 pandemic, conservative adjustments were made in the General Fund and Capital Projects Fund. Despite these changes, the City is still able to maintain a high level of municipal services to the public. The proposed property tax rate for Tax Year 2020 decreased to $0.346524 per $100 valuation. The Maintenance and Operations Rate (M&O) is $0.272646 and the Interest and Sinking Rate (I&S) is $0.073878. The FYE 2021 Budget proposes a 3% salary increase for employees (2% cost of living and 1 % merit), the reallocation of a position from Human Resources to Development Services, an additional position in Public Works, and position realignments in Fire/EMS. The budget also includes investment purchases for equipment, training, amenities, and community events. These investment purchases are annotated within the respective department budgets. The FYE 2021 Budget proposes a revenue total of $8,375,971, an expenditure total of $8,272,157, leaving an ending general fund balance of $1,764,858. The proposed budget will be posted on the City website for public viewing.

DRAFT

10. Discussion of and action on setting Public Hearings on the proposed FYE 2021 Municipal Budget and the proposed FYE 2021 Economic Development Corporation (EDC) Budget on Thursday, August 27, 2020 and Thursday, September 10, 2020, at 7:00 p.m. in the City Hall Council Chamber. (Staff)

Motion was made by Council Member Buys to set public hearings on the proposed FYE 2021 Municipal Budget and EDC Budget on Thursday, August 27 and Thursday, September 10 at 7 pm, and to adopt said budgets at the regular City Council meeting on Thursday, September 24, 2020. The motion was seconded by Mayor Pro Tem Blue.

Motion to approve carried unanimously.

11. Discussion of and action on setting Public Hearings on the proposed Tax Year 2020 ad valorem (property) tax rate on Thursday, August 27, 2020 and Thursday, September 10, 2020 at 7:00 p.m. in the City Hall Council Chamber. (Staff)

Mayor Schoolcraft advised Texas Municipal League (TML) provided notice that public hearings are not required, if the proposed property tax rate does not exceed the no-new revenue tax rate or voter-approval tax rate. The proposed property tax rate for Tax Year 2020 decreased to $0.346524 per $100 valuation. The proposed property tax rate does not exceed the no-new revenue rate of $0.351488 or the voter-approval rate of $0.346525.

Motion was made by Council Member Massey to set the proposed 2020 Tax Rate at $0.346524 per $100 valuation, composed of the Maintenance and Operations Rate (M&O) at $0.272646 and the Interest and Sinking Rate (I&S) at $0.073878. The motion was seconded by Mayor Pro Tem Blue.

Motion to approve carried unanimously.

Motion was made by Council Member Massey to adopt the said 2020 Tax Rate at the regular City Council meeting on Thursday, September 24, 2020. The motion was seconded by Mayor Pro Tem Blue.

Motion to approve carried unanimously.

Adjourn

With no more business to come before Council, Mayor Schoolcraft adjourned the meeting at 8:02 p.m.

ATTEST: _____ Thomas A. Schoolcraft, Mayor

_____
Celina Perez, City Secretary

DRAFT

CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 27, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☒ **CONSENT**
- ☐ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Approval of a request by Cross Development SF San Antonio Bandera LLC for a preliminary and final re-plat, pursuant to Municipal Code of Ordinances Chapter 78 *Subdivisions*, Section 78-74 *Replatting without Vacating Previous Plat*, establishing Service First – Helotes Subdivision, Lots 3 and 4, Block 1, previously platted as BBVA Compass Bank Subdivision, Lot 1, Block 1, more particularly described as BCAD Prop. ID No. 1273906.

EXECUTIVE SUMMARY:

The subject property is a 2.309 acre tract located near its intersection with Bandera Road (S.H. 16) and Hausman Road (F.M. 1560). Cross Development SF San Antonio Bandera, LLC wishes to replat the property and establish Service First – Helotes Subdivision. The replat will not affect the approved Tree Preservation Plan originally presented for the Service First Automotive Center. Also, the replat will not disturb the BBVA Compass Bank located at 12590 Bandera Road. The Service First – Helotes Subdivision will create the following:

- Lot 3, Block 1 – a 1.008 acre tract that will be marketed for a future commercial development. Access to this lot will only be from Hausman Road, and not from Bandera Road.

- Lot 4, Block 1 – a 1.301 acre tract that is the current construction site of the Service First Automotive Center addressed as12596 Bandera Road. This lot has access from Hausman Road and Bandera Road.

On July 7, 2020, the Planning & Zoning Commission recommended approval of this item.

On July 23, 2020, City Council held a Public Hearing on the replat. No one signed up to speak at the hearing.

The City Engineer recommends approval of the replat and has determined that a Traffic Impact Analysis (TIA) is not required.

ATTACHMENTS:

Attachment A – P&Z Meeting Report
Attachment B – City Engineer Findings
Attachment C – Project Manager Memorandum
Attachment D – Service First – Helotes Plat (proposed replat)
Attachment E – BBVA Compass Plat (current recorded plat)

PREPARED BY: Ernest Cruz, Development Services Director

DATE SUBMITTED: August 14, 2020

Attachment A

7 July 2020

To: City Council

From: Gregg Michel
Chairman, Planning and Zoning Commission

Re: Planning and Zoning Commission Monthly Report

The Planning & Zoning Commission held its regular monthly meeting on July 7. The Commission took the following action:

- Unanimously recommended approval of a preliminary and final re-plat establishing Service First – Helotes, Lots 3 and 4, Block 1, previously platted as BBVA Compass Bank Lot 1, Block 1 on the condition that the stormwater management plan be submitted and approved. The replat creates one lot for Service First and another for future development.

- Unanimously recommended approval of a preliminary and final re-plat establishing Bandera Oaks Subdivision Lots 9 through 30, 902, 903, and 999, Block 2, previously platted as Bandera Oaks Lots 7 and 901, Block 2 on the condition that Lots 20 through 23 be corrected on the platting documents (to 20' rear yard setback) to reflect with what's outlined in the development agreement, and that the stormwater management plan, tree preservation plan, and traffic impact analysis be submitted and approved. This property, which was recently rezoned as R1, will bring a new residential community that will abut another residential community (Cedar Springs) and is a welcome addition to the city.

LNV
an Ardurra Company

June 22, 2020

Mr. Ernest Cruz
Development Services Specialist
City of Helotes
P.O. Box 507
Helotes, TX 78023

Re: Service First
Replat without Vacating Original Plat
Conditional Approval Letter

Dear Mr. Cruz,

I have reviewed the Service First Subdivision Replat without vacating original plat and recommend approval on condition pending the approval of the Stormwater Management Plan. Review comments have been provided to the applicant's engineer for consideration and processing.

Please place the Service First Subdivision replat on the next scheduled Planning and Zoning Agenda for discussion and appropriate action.

If you have any questions, please feel free to contact me at (210) 822-2232.

Very truly yours,

LNV, LLC
TBPE Firm No. F-366

Joseph T. Arteritano, PE
Senior Project Manager

City of Helotes
Development Services
Department
P.O. Box 507
12951 Bandera Road
Helotes, TX 78023
Phone (210) 695.8877
Fax (210) 695.2123

Application Date: 05/24/20

TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

CHAPTER 78, *Subdivision Regulations*

Project Name: Service First - Helotes

Location: 12596 Bandera Road

Applicant: Gary Smith, Pape-Dawson Engineers, Inc. ☐ Owner or ☒ Agent

Address: 2000 NW Loop 410 San Antonio, TX 78213 Phone Number: (210) 375-9000

Permit Type (Check One): ☐ Zoning, N.C.B.: _____ ☐ POADP #: _____ ☒Plat #: XXXXXX ☐Bldg. Plan #: _____ ☐Other: _____

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use:	Number of Units:	Peak Hour (e.g.,5-6pm weekday):	Peak Hour Trip Rate:	Peak Hour Trips:	Trip Rate Source:
					ITE Code: Other:

Box B (Original TIA) *NON RESIDENTIAL DEVELOPMENT*

Anticipated Land Use:	Project Size:			Peak Hour: (e.g.,5-6pm weekday):	Peak Hour Trip Rate:	Peak Hour Trips:	Trip Rate Source:
	Acres:	GFA:	Other*:				
Shopping Center	1.008	7,500		PM	3.81	29	ITE Code: 820
Automobile Care Center	1.301	10,900		PM	3.11	34	ITE Code: 942

Box C (Updated TIA) If property already has a TIA on file, complete Box C. If not, ignore Box C.

Peak Hour Trips Projected In *Current* TIA:	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan:	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required):

Box D (Information Regarding the Person/Agency Who Prepared the TIA)

Prepared By: Gary Smith, Pape-Dawson Engineers, Inc. **Date:** 05/24/20

Comments: _____

Box E (Office Use Only, Do Not Write in the Box) **FEES:** The City's Fee Schedule can be accessed online at www.helotes-tx.gov.

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is **not required.** The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reason (s):

A traffic impact analysis is not required because the projected peak hour trips do not exceed the required 76 PHT required to trigger this requirement.

Reviewed by: Byron Sanderfer Date: 07/21/20

Note: GFA = Gross Floor Area (Bldg. Size) ITE = Institute of Transportation

Property Identification #: 1273906

Geo ID:	04477-201-0010
Situs Address:	HAUSMAN RD HELOTES, TX 78023
Property Type:	Real
State Code:	F1

Property Information: 2020

Legal Description:	CB 4477B (BBVA COMPASS BANK), BLOCK 1 LOT 1
Abstract:	9722/195-1
Neighborhood:	NBHD code51320
Appraised Value:	$1,337,390.00
Jurisdictions:	08, 56, 09, 11, 42, 06, 10, CAD

Owner Identification #: 3218210

Name:	CROSS DEVELOPMENT SF SAN ANTONIO BANDERA LLC
Exemptions:	
DBA:	EXCESS LAND - BBVA COMPASS BANK

Bexar CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Bexar County Appraisal District expressly disclaims any and all liability in connection herewith.

Attachment C

PAPE-DAWSON ENGINEERS

June 24, 2020

Mr. Ernest Cruz
Development Services Director
City of Helotes
12951 Bandera Road, P.O. Box 507
Helotes, TX 78023

Re: Replat Establishing Service First – Helotes
12596 Bandera Road

Dear Mr. Cruz,

The referenced plat is being submitted to replat an existing lot to create two separate lots. Cross Development SF San Antonio Bandera, LLC, the owner of Lot 1, Block 1, BBVA Compass Bank (Volume 9722, Page 195) desires to replat Lot 1 to create two lots, being proposed Lot 3 and Lot 4 of the attached Replat Establishing Service First – Helotes.

Lot 4 (1.301 acres) will become the lot for the Service First Automotive Center currently under construction at 12596 Bandera Road. Lot 3 (1.008 acres) will be a marketed for a future commercial development. Proposed Lot 3 and Lot 4 will each have public street frontage and access to public utilities.

Note that the BBVA Compass Bank facility is located on Lot 2, Block1. The proposed replat will not affect the BBVA Compass Bank property.

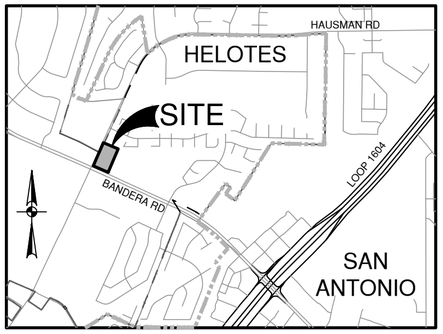
Please feel free to contact me with any questions or comments.

Sincerely,
Pape-Dawson Engineers, Inc.

Gary Smith

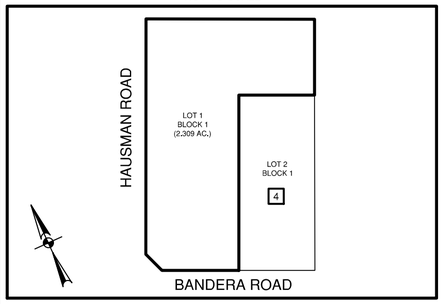
Gary Smith
Sr. Project Manager

P:\118\86\02\Word\Letters\200624 plat summary.doc



LOCATION MAP

NOT-TO-SCALE



AREA BEING REPLATTED

SCALE: 1"= 200'

2.309 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 1 OF THE BBVA COMPASS BANK PLAT RECORDED IN VOLUME 9722, PAGE 195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER (S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20___.

SEAL

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY ENGINEER'S CERTIFICATION

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

_____
CITY ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

_____
SONG LIM TAN
LICENSED PROFESSIONAL ENGINEER NO. 79798
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
(210) 375-9000

CPS/SAWS UTILITY:

1. THE CITY OF HELOTES AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT", "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

DETENTION FOR PREVIOUSLY RECORDED PLAT:

STORM WATER DETENTION IS REQUIRED FOR A PORTION OF THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED ON LOT 2, BLOCK 1, BBVA COMPASS BANK, RECORDED IN VOLUME 9722, PAGE 195.

FLOODPLAIN VERIFICATION:

NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48029C022G, EFFECTIVE DATE SEPTEMBER 29, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

CROSS ACCESS :

LOT OWNERS SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOTS 3 AND 4, BLOCK 1, IN ACCORDANCE WITH EASEMENT AGREEMENTS RECORDED IN VOLUME 18868, PAGES 2157-2180 OPR AND VOLUME 17961 PAGES 2321-2331 OPR.

SAWS IMPACT FEE:

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

SAWS WASTEWATER EDU:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

SAWS HIGH PRESSURE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF HELOTES.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY OF HELOTES AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARDS AQUIFER RECHARGE ZONE NOTES:

1. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN 'WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE OR THE LATEST VERSION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) EXISTING SHARED ACCESS POINT ALONG BANDERA ROAD (STATE HIGHWAY 16), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 143.37' AND TWO (2) EXISTING ACCESS POINTS ALONG FM 1560, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 438.50'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

FIRE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF HELOTES FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF HELOTES DIRECTOR OF DEVELOPMENT SERVICES AND THE HELOTES FIRE DEPARTMENT FIRE MARSHAL.

INGRESS/EGRESS:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

GENERAL NOTES:

1. ZONING: "B3 (GENERAL BUSINESS DISTRICT)"
2. ALL OF THE AREA BEING RE-SUBDIVIDED BY THIS PLAT HAD BEEN PREVIOUSLY PLATTED BY PLAT RECORDED IN VOLUME 9722, PAGE 195, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

REPLAT ESTABLISHING
SERVICE FIRST - HELOTES

ESTABLISHING LOTS 3 AND 4, BLOCK 1, BEING A TOTAL OF 2.309 ACRES OUT OF COUNTY BLOCK 4477, CONSISTING OF LOT 1, BLOCK 1 IN THE CITY OF HELOTES, BEXAR COUNTY, TEXAS, BEING OUT OF THE BBVA COMPASS BANK, RECORDED IN VOLUME 9722, PAGE 195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 29, 2020

LEGEND

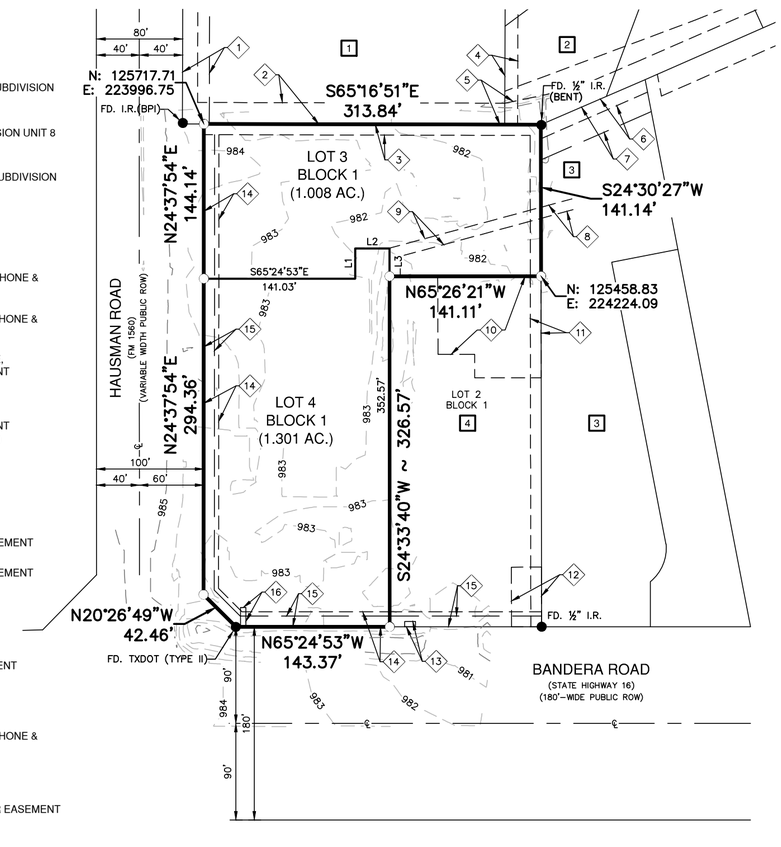
AC	ACRE(S)
VOL	VOLUME
PG	PAGE(S)
DOC	DOCUMENT NUMBER
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR	PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK
● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
◯	SET 1/2" IRON ROD (PD)
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
— 1140 —	EXISTING CONTOURS
—— ℄ ——	CENTERLINE

LINE TABLE

LINE #	BEARING	LENGTH
L1	N24°35'07"E	28.20'
L2	S65°24'53"E	32.00'
L3	N24°33'40"E	26.00'

KEY NOTES:

1. LOT 1, BLOCK 1, CB 4135 HELOTES POST OFFICE SUBDIVISION (VOL 9537, PG 90 DPR)
2. LOT 11, BLOCK 2 CEDAR SPRINGS SUBDIVISION UNIT 8 (VOL 9551, PG 17 DPR)
3. LOT 5, BLOCK 1, CB 4477 RE-PLAT OF WULFSOHN SUBDIVISION (VOL 9620, PG 35 DPR)
4. LOT 2, BLOCK 1 BBVA COMPASS BANK (VOL 9722, PG 195 DPR)
1. 25' BUILDING SETBACK (VOL 9537, PG 90 DPR)
2. 20' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9537, PG 90 DPR)
3. 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9722, PG 195 DPR)
4. 12' ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT (VOL 9551, PG 17 DPR)
5. VARIABLE WIDTH ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT (VOL 9531, PGS 88-93 DPR)
6. 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9620, PG 35 DPR)
7. 30' BUILDING SETBACK (VOL 9620, PG 35 DPR)
8. 10' SANITARY SEWER EASEMENT (VOL 18658, PG 585 OPR)
9. 10' SANITARY SEWER EASEMENT (VOL 9722, PG 195 DPR)
10. DRAINAGE EASEMENT (VOL 9722, PG 195 DPR)
11. 10' DRAINAGE EASEMENT (VOL 9722, PG 195 DPR)
12. 28' CPS ELECTRIC EASEMENT (VOL 17401, PG 823 OPR)
13. 10' X 5' S.A.W.S WATER EASEMENT (VOL 17497, PG 216 OPR)
14. 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL 9722, PG 195 DPR)
15. 10' BUILDING SETBACK (VOL 9722, PG 195 DPR)
16. 18'X5' PERMANENT WATER EASEMENT (DOC# 20200060963 OPR)



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER/DEVELOPER: STEVE RUMSEY
CROSS DEVELOPMENT SF SAN ANTONIO BANDERA, LLC
4336 MARSH RIDGE ROAD
CARROLLTON, TEXAS 75010
(214) 614-8252

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20___.

SEAL

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

THIS PLAT OF ____SERVICE FIRST - HELOTES_____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATE: THIS _____DAY OF_____, A.D. 20_____.

BY: _____
MAYOR

BY: _____
SECRETARY

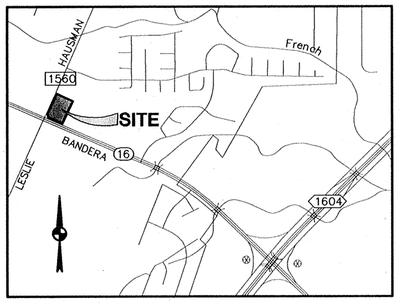
BY: _____
PLANNING AND ZONING CHAIRMAN

SHEET 1 OF 1

SERVICE FIRST - HELOTES

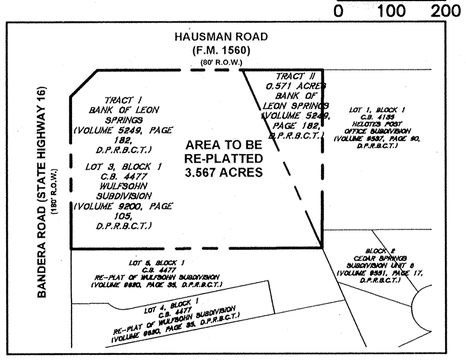
Civil Job No. 11886-02; Survey Job No. 11886-01

Date: Jun 29, 2020, 1:24pm User ID: GSmith
File: P:\118\86\02\Design\Civil\Plat\200629 PL118SE02.dwg



VICINITY MAP
NOT TO SCALE
BEXAR COUNTY, TEXAS

0 100 200



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY 2.996 ACRES BEING LOT 3, BLOCK 1 OF "REPLAT OF WULFSOHN SUBDIVISION" AS RECORDED IN VOLUME 9620, PAGE 35 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS TOGETHER WITH ALL THAT CERTAIN CALLED 0.571 ACRES OUT OF THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NO. 355, ABSTRACT 172, C.B. 4525 AS RECORDED IN VOLUME 5249, PAGE 182, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DATE OF PREPARATION:

APRIL 25, 2017

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT.

10/17/2017
DATE

JASON R. LINK, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 106138

SWORD AND SUBSCRIBED TO ME BEFORE THIS THE 17th DAY OF October, A.D. 20 17

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
JASON R. LINK
106138
LICENSED
PROFESSIONAL ENGINEER

STEPHANIE H. CARDENAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/17/2018

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 UNDER MY SUPERVISION ON THE GROUND.

10/17/2017
DATE

ALBERTO JONATHAN PEREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6572

SWORD AND SUBSCRIBED TO ME BEFORE THIS THE 17th DAY OF October, A.D. 20 17

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STEPHANIE H. CARDENAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/17/2018

STATE OF TEXAS
REGISTERED
ALBERTO JONATHAN PEREZ
6572
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES:

(1) ZONING: "B3 (GENERAL BUSINESS DISTRICT)"

(2) A PORTION OF THE AREA BEING RE-SUBDIVIDED BY THIS PLAT HAD BEEN PREVIOUSLY PLATTED BY PLAT RECORDED IN VOLUME 9200, PAGE 105, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

CPS NOTES:

(1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'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 PART THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

(2) 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 ALTERATION.

(3) 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:

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES.

SAWS IMPACT FEE PAYMENT NOTE:

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

SAWS HIGH PRESSURE NOTE:

A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

AQUIFER NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

EDWARDS AQUIFER RECHARGE ZONE NOTES:

(1) THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

(2) NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE OR THE LATEST VERSION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TECQ OFFICE.

DRAINAGE EASEMENT NOTES:

(1) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITH THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT APPROVAL OF THE CITY OF HELOTES. THE CITY OF HELOTES AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITH SAID DRAINAGE EASEMENTS.

(2) THE MAINTENANCE OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, AND NOT THE RESPONSIBILITY OF CITY OF HELOTES.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES

(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) EXISTING ACCESS POINT ALONG BANDERA RD (SH 16) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 284.80', AND A MAXIMUM COMBINED TOTAL OF ONE (1) EXISTING ACCESS POINT ALONG HAUSMAN RD (FM 1560) BASED ON THE OVERALL PLATTED HIGH FRONTAGE OF 438.50'.

(4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

SURVEYOR NOTES

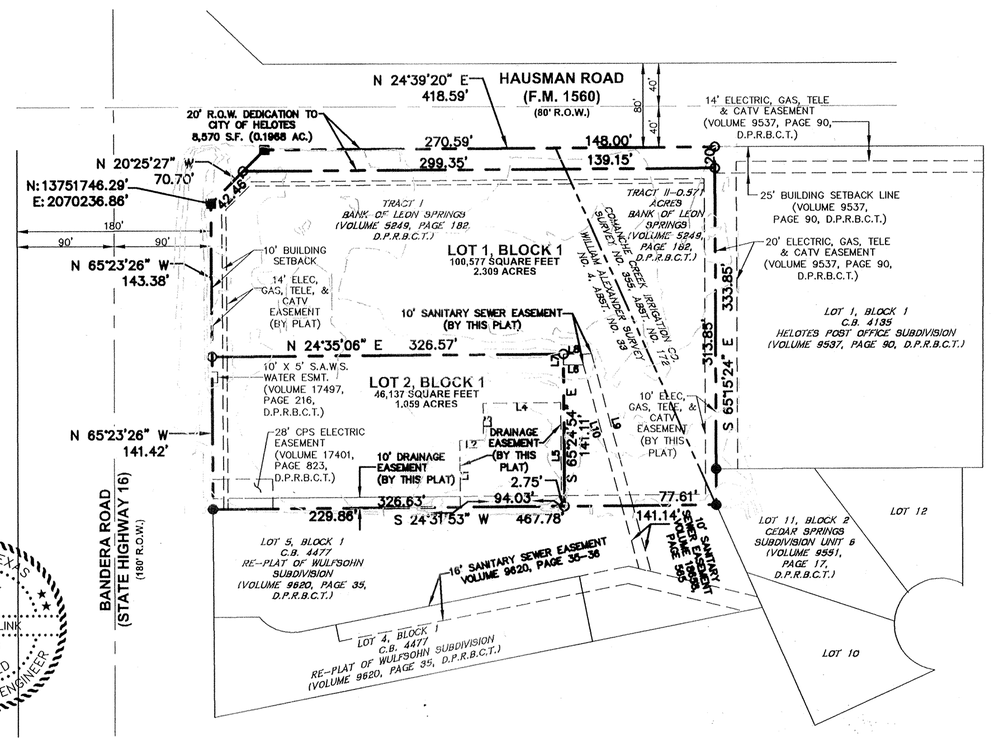
1. PROPERTY CORNERS ARE MONUMENTED WITH IRON RODS WITH CAP MARKED "STANTEC" UNLESS NOTED OTHERWISE.
2. BEARINGS AND COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, UTILIZING THE WDS STATEWIDE VRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.

FIRE DEPARTMENT VEHICLE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF HELOTES FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF HELOTES DIRECTOR OF DEVELOPMENT SERVICES AND THE CITY OF HELOTES FIRE MARSHALL.

INGRESS & EGRESS (SEWER):

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



PARCEL LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 65°28'43" W	61.98'
L2	N 24°32'42" E	21.89'
L3	N 65°27'18" W	34.13'
L4	N 24°25'05" E	72.23'
L5	S 65°24'54" E	96.25'
L6	N 24°47'01" E	18.56'
L7	S 65°09'10" E	10.00'
L8	S 24°47'01" W	26.22'
L9	N 80°14'32" W	145.82'
L10	S 80°14'32" E	135.51'

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET WITH YELLOW CAP MARKED "STANTEC" (UNLESS NOTED)
- ■ MONUMENT FOUND
- BENCHMARK
- EXISTING CONTOURS
- PROPOSED CONTOURS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING
BBVA COMPASS BANK

ESTABLISHING LOTS 1 AND 2, BLOCK 1 AND BEING 3.567 ACRES OF LAND OUT OF C.B. 4477, CONSISTING OF LOT 3, BLOCK 1 OF "REPLAT OF WULFSOHN SUBDIVISION" AND AN UNPLATTED TRACT OF LAND RECORDED IN VOLUME 5249, PAGE 182, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

Stantec
70 NE Loop 410, Suite 1100
San Antonio, TX 78216
Tel. (210) 525-9090 Fax (210) 525-0529
TBPE #6324 TBPLS #10194228
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0 50 100 150 200
1"=100'

STATE OF TEXAS
COUNTY OF COLLIN

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY OF HELOTES, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL STREETS (OTHER THAN PRIVATE STREETS), ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND THE WATER AND SEWER LINES IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THERE ON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
BBVA COMPASS BANK

BY: _____

CATHERINE ZALATORIS
15 SOUTH 20TH STREET, LEVEL 1,
BIRMINGHAM, ALABAMA 35233

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Catherine Zalatoris 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 15th DAY OF September, A.D. 20 17

NOTARY PUBLIC, Collin County, Texas

MY COMMISSION EXPIRES
11-25-17

CITY ENGINEER'S CERTIFICATION

THE CITY ENGINEER OF THE CITY OF HELOTES HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

CITY COUNCIL APPROVAL

THIS PLAT OF BBVA COMPASS BANK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS 19th DAY OF Oct, 2017.

BY: _____
MAYOR

BY: _____
SECRETARY

BY: _____
PLANNING AND ZONING CHAIRMAN

CITY OF HELOTES COUNTY OF BEXAR INCORPORATED 1952

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ 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 THE _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

PI2-20170212588-3

Book 9722 Page 195 3pgs

Doc# 20170212588 Fees: $82.00
10/26/2017 2:38PM # Pages 3
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CITY COUNCIL
AGENDA ITEM REQUEST FORM

MEETING DATE: August 13, 2020

AGENDA PLACEMENT:

- ☐ **PUBLIC HEARING**
- ☐ **RECOGNITION**
- ☐ **UNFINISHED BUSINESS**
- ☒ **CONSENT**
- ☐ **INDIVIDUAL**
- ☐ **CLOSED**

CAPTION:

Approval of a Stormwater Management Plan, pursuant to Municipal Code of Ordinances Chapter 34 *Environment*, Article IV *Stormwater Detention and Drainage*, for Service First – Helotes Subdivision, more particularly described as BCAD Prop. ID No. 1273906. (Applicant)

EXECUTIVE SUMMARY:

The subject property is a 2.309 acre tract located near its intersection with Bandera Road (S.H. 16) and Hausman Road (F.M. 1560). The Service First – Helotes Subdivision consists of Lot 3 (a 1.008 acre tract for future commercial development) and Lot 4 (a 1.301 acre tract that is the current construction site of the Service First Automotive Center).

The City Engineer reviewed the Stormwater Management Plan and has determined that this development meets the regulations outlined in Article IV *Stormwater Detention and Drainage.* Once approved, the subdivision re-plat can be recorded with the Bexar County Clerk.

ATTACHMENTS:

Attachment A – City Engineer Recommendation
Attachment B – Stormwater Management Plan

PREPARED BY: Celina Perez, City Secretary

DATE SUBMITTED: August 14, 2020

Attachment A

LNV
an Ardurra Company

August 13, 2020

Mr. Ernest Cruz
Development Services Specialist
City of Helotes
P.O. Box 507
Helotes, TX 78023

Re: Service First – Helotes Replat
Storm Water Management Plan
Approval Letter

Dear Mr. Cruz,

The Storm Water Management Plan for the Service First developments submitted by Pape Dawson Engineers has been reviewed and determined that the proposed development meets the requirements outlined in the Helotes Code of Ordinance, Chapter 34: Environment, Article IV: Storm Water Detention and Drainage. Detention will be provided on-site, therefore, I recommend approval.

Please place the Storm Water Management Plan on the next available City Council agenda for discussion and appropriate action.

If you have any questions, please feel free to contact me at (210) 822-2232.

Sincerely,
LNV, Inc.
TBPE Firm No. F-366

Joseph T. Arteritano, PE
Senior Project Manager

8918 TESORO DRIVE | SUITE 401 | SAN ANTONIO, TEXAS 78217
OFFICE 210.822.2232 | FAX 210.822.40326 | WWW.LNVINC.COM

Service First Helotes

Stormwater Management Plan

PAPE-DAWSON ENGINEERS

June 10, 2020

Mr. Byron Sanderfer, P.E.
LNV Engineers Architects Surveyors
8918 Tesoro Drive, Suite 401
San Antonio, TX 78217

Re: Service First – Helotes Replat

Dear Mr. Sanderfer,

This letter is being submitted as a Stormwater Management Plan for the proposed Service First – Helotes Replat. The site is currently platted as Lot 1, Block 1 in the City of Helotes (Doc# 20170212588) but will be replatted into Lot 3 & 4, Block 1 with this replat. The anticipated use for the 2.309-acre plat includes a 10,900 SF Service First Building under construction on Lot 4 and a future commercial building on Lot 3. The proposed site in its entirety has been included in the detention calculations on the drainage area map prepared by JFTE, L.P. and signed on May 19, 2019 (See Attachment 1).

After the drainage analysis done by JFTE, LP. it was determined that only Drainage Area 2 requires detention within the proposed plat boundary. The Service First Building and the future commercial building site are both in Drainage Area 2, which is routed to the detention basin built with the BBVA Compass – Helotes Branch Site. This constructed detention basin has been built to handle the proposed runoff from the entire Drainage Area 2, so based on the calculations and design by JFTE, LP. the current detention basin is adequate to handle the flows from this development (See Attachment 2).

Please feel free to contact me with any questions or comments.

Sincerely,
Pape-Dawson Engineers, Inc.

STATE OF TEXAS
SONG LIM TAN
79798
LICENSED
PROFESSIONAL ENGINEER

Song Lim Tan, P.E.
Sr. Vice President

P:\118\86\02\Word\Letters\200610 - SWMP Letter - Helotes.doc
Attachment 1 – Drainage Area Map Photo
Attachment 2 – Detention Calculations Photo

PAPE-DAWSON ENGINEERS

July 10, 2020

Mr. Swapnil Dusane, EIT
LNV
8918 Tesoro Drive, Suite 401
San Antonio, Texas 78217

Re: Service First Helotes Replat

Dear Mr. Dusane:

We have reviewed your Storm Water Management Plan comments dated June 22, 2020, for the above-referenced project, and offer the following responses.

General

1. Provide the comment response letter with the resubmittal.

   Response: This response letter satisfies this requirement.

2. Include project location map in the report.

   Response: Project location map is attached.

3. Proposed development is in the Edwards Aquifer Recharge Zone, include the WPAP TCEQ submittal and water quality pond design details.

   Response: See attached for TCEQ approval letter. Treatment for the site is provided by an existing Jellyfish system. PDF Details are not available.

4. Provide impervious area map and calculations for existing and proposed conditions.

   Response: Please see attached impervious cover exhibit.

5. Provide the drainage layout sheet showing existing drainage structures such as channels, ditches, culverts, pond and storm systems. Show/label sizes.

   Response: Please see attached Utility Plan for the approved Service First Building.

Drainage Area Map

6. Provide the drainage area map for existing conditions. Show existing contours and flow arrows.

   Response: Please see attached existing drainage area map.

7. Provide the drainage area map for proposed conditions. Show proposed grading contours and flow arrows.

   Response: Please see attached proposed drainage area map.

Detention Pond

8. Detention Pond
   - What is the detention pond inflow (Qinflow) for existing and proposed conditions? Is the detention pond designed for Atlas 14 flows? Provide the peak flow calculations for further review.

     Response: Please see attached drainage area maps for flows. The atlas 14 rainfall will be contained within the basin if the C value of the proposed site is less than or equal to 0.64. The volume used matches the design volume stated on the approved plans designed by JFTE, LP.

   - Provide the summary table comparing peak inflow into detention ponds for previously approved SWMP, existing Conditions (Atlas 14) and Proposed Conditions (Atlas 14).

     Response: Please see attached drainage area maps for flows.

   - Include required/provided storage volume information.

     Response: This information showing the storage volume calculations is shown on the plans designed by JFTE, LP attached.

   - Detention pond design photocopies are hard to read, provide the legible copy within the resubmittal.

     Response: Please see PDFs of photos or original plans. Hard copies are not available.

Hydraulic Calculations

9. Provide Time of Concentration (TC), Runoff Coefficient (C Value) calculations for further review.

   Response: Please see drainage area maps for requested values. The Time of Concentration remains unchanged from the previously approved plans.

Report

10. Provide the peak flow comparison table at drainage points and 2,000 ft downstream point for existing and proposed drainage conditions.

    Response: Please see attached drainage area maps for comparison of peak flows. Since detention is being provided and the proposed conditions flow is less than existing conditions, a 2000' downstream study was not performed.

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

Gary Smith
Sr. Project Manager

Attachments

P:\118\86\02\Word\Letters\200710 - Drainage Response.docx

PAPE-DAWSON ENGINEERS

August 10, 2020

Mr. Swapnil Dusane
LNV
8918 Tesoro Suite 401
San Antonio, Texas 78217

Re: Service First Helotes Replat

Dear Mr. Dusane:

We have reviewed your SWMP comments dated August 6, 2020, for the above-referenced project, and offer the following responses.

General

1. Provide the comment response letter with the resubmittal.

   Response: ***This letter satisfies that requirement.***

Hydraulic Calculations

2. In time of concentration (TC) calculations,
   - Overland/sheet flow is not considered. According to TR-55 manual, after a maximum of 300 feet, sheet flow usually becomes shallow concentrated flow. Update the TC calculations and peak-flow calculations accordingly.

     Response: ***Tc and peak flow calculations have been updated.***

   - According to the flowpath for Basin A - proposed condition, flow is generated from the pavement, which is not reflected in TC calculations.

     Response: ***Flowpath and Tc calculations have been updated.***

   - All TC calculations for flowpaths use 2% slope. Verify.

     Response: ***Tc calculations have been updated with new slopes.***

   - Where is this 83 LF of channelized flow? How is the channelized flow velocity of 6 fps calculated?

     Response: ***This is considered channel / pipe flow. A new velocity of 7 fps was used as dicussed on the phone.***

3. Based on rough calculations, it looks like the C value used for Basin A – proposed conditions is low. How is the runoff calculations for existing and proposed conditions calculated? Provide calculations.

   Response: ***Composite C value calculations have been included for your reference.***

4. Provide the capacity calculations for proposed 12" HDPE. Are the grate inlets handle the proposed flow or there is some Bypass?

   Response: ***12-Inch HDPE capacity calculations have been included.***

Report

5. Update the peak flow comparison at drainage points and overall peakflow at the detention pond outfall.

   Response: ***Peak flow comparison and overall peak flow has been updated.***

General

6. Provide calculations to show if the existing water quality pond is effective for proposed A14 flows.

   Response: ***The Water Quality Structure (Jellyfish) is designed to treat the first 1.15-inch of rainfall and the rest of the generated flow goes through a bypass structure. The bypass structure is designed for A14 flows.***

Detention Pond

7. Detention pond details will be reviewed once the peakflows are updated based on the TC calculation comments.

   Response: ***Peakflow and Tc calculations have been updated.***

We hope this material adequately responds to your questions and comments. If you have any questions or require additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
Pape-Dawson Engineers, Inc.

Gary Smith

Gary Smith
Project Manager

Attachments

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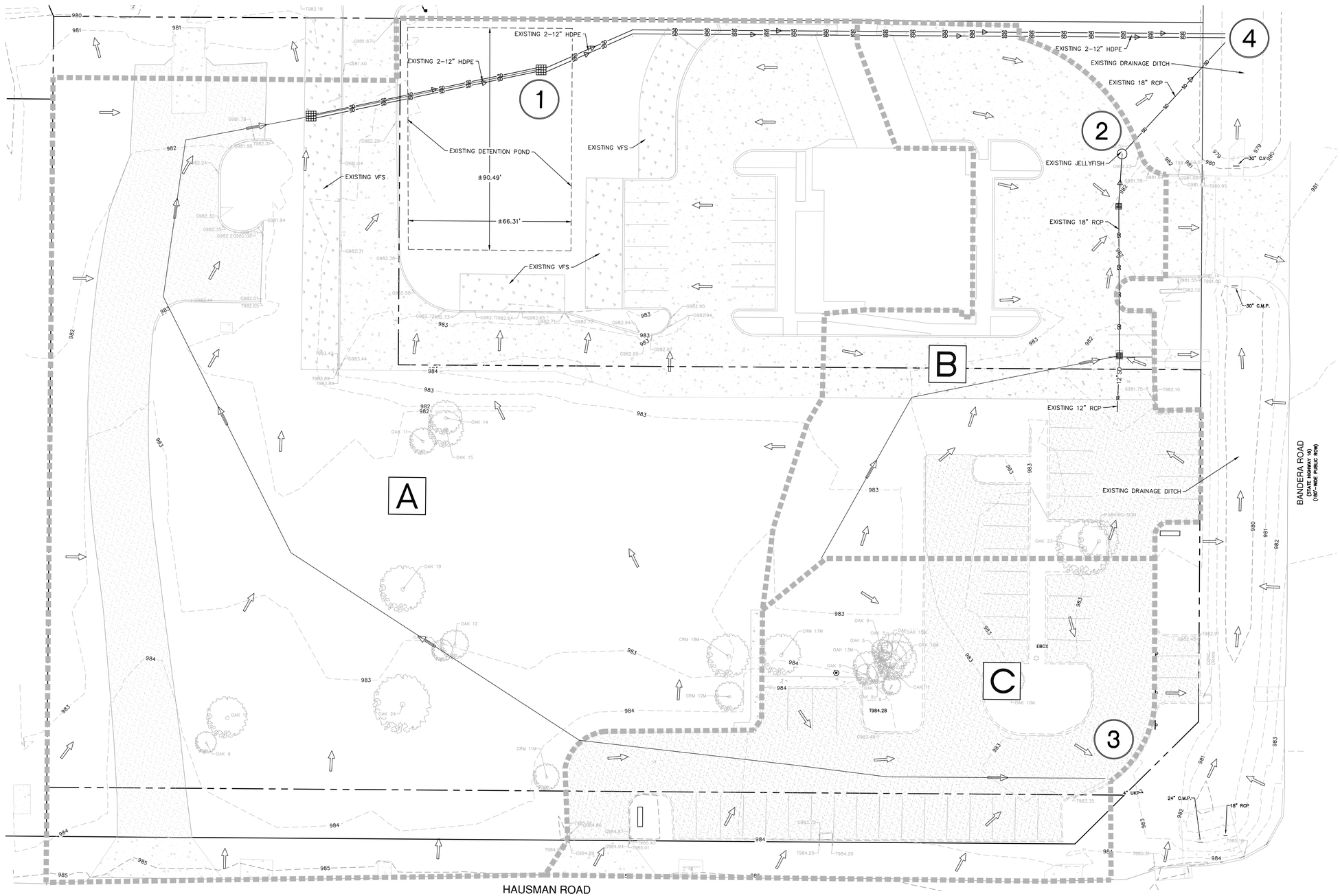

SERVICE FIRST HELOTES
EXISTING DRAINAGE MAP

HELOTES, TEXAS

SCALE: 1"= 20'

0' 20' 40' 60'

PAPE-DAWSON ENGINEERS

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

EXISTING CONDITIONS (COSA IDF 2016)

Ref. Point	Structure / Description	Drainage Areas #	Drainage Areas Area (Ac)	Drainage Areas C	Total Flowpath (ft)	Overland/Sheet Flow (TR-55) - 1 L_O (FT)	n	P_2	S_O (ft/ft)	T_O (MIN)	Overland/Sheet Flow (TR-55) - 2 L_O (FT)	n	P_2	S_O (ft/ft)	T_O (MIN)	Shallow Concentrated Flow - 1 L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	Shallow Concentrated Flow - 2 L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	Channel / Pipe Flow L_{CH} (FT)	V_{CH} (FPS)	T_{CH} (MIN)	$T_{C\text{-}TOT}$	Rational Method Q=CIA IDF Curve: CoSA_2016 Return Year	Intensity (in/hr)	Q (cfs)
1	Existing Detention Basin	A	2.410	0.55	453	238	0.150	4.44	0.0050	20	-	-	-	-	-	102	P	0.011	2.1	0.8	17	U	0.005	1.1	0.2	96	7.0	0.2	21	5	4.59	6.1
																													21	25	6.03	8.0
																													21	100	7.87	10.4
2	Existing Jellyfish & 18" RCP	B	0.572	0.95	243	75	0.150	4.44	0.0050	11	25	0.011	4.44	0.0050	0.6	61	P	0.026	3.2	0.3	-	-	-	-	-	82	7.0	0.2	12	5	5.99	3.3
																													12	25	7.86	4.3
																													12	100	10.64	5.8
3	Existing Drainage Ditch	C	0.561	0.95	216	-	-	-	-	-	90	0.011	4.44	0.0140	1.1	126	P	0.007	1.7	1.2	-	-	-	-	-		-	-	5	5	8.40	4.5
																													5	25	11.10	5.9
																													5	100	13.54	7.2
4	Total Existing Flow	A+B+C	3.54	0.68	733	238	0.150	4.44	0.0050	20	-	-	-	-	-	102	P	0.011	2.1	0.8	17	U	0.01	1.1	0.2	376	7.0	0.9	22	5	4.48	10.8
																													22	25	5.89	14.2
																													22	100	7.61	18.3

EXISTING CONDITIONS (ATLAS 14)

Ref. Point	Structure / Description	Drainage Areas #	Drainage Areas Area (Ac)	Drainage Areas C	Total Flowpath (ft)	Overland/Sheet Flow (TR-55) - 1 L_O (FT)	n	P_2	S_O (ft/ft)	T_O (MIN)	Overland/Sheet Flow (TR-55) - 2 L_O (FT)	n	P_2	S_O (ft/ft)	T_O (MIN)	Shallow Concentrated Flow - 1 L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	Shallow Concentrated Flow - 2 L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	Channel / Pipe Flow L_{CH} (FT)	V_{CH} (FPS)	T_{CH} (MIN)	$T_{C\text{-}TOT}$	Rational Method Q=CIA IDF Curve: CoSA_A14_PA2 Return Year	Intensity (in/hr)	Q (cfs)
1	Existing Detention Basin	A	2.410	0.55	453	238	0.150	4.44	0.0050	20	-	-	-	-	-	102	P	0.011	2.1	0.8	17	U	0.005	1.1	0.2	96	7.0	0.2	21	5	4.46	5.9
																													21	25	6.19	8.2
																													21	100	7.72	10.2
2	Existing Jellyfish & 18" RCP	B	0.572	0.95	243	75	0.150	4.44	0.0050	11	25	0.011	4.44	0.0050	0.6	61	P	0.026	3.2	0.3	-	-	-	-	-	82	7.0	0.2	12	5	5.92	3.2
																													12	25	8.25	4.5
																													12	100	10.41	5.7
3	Existing Drainage Ditch	C	0.561	0.95	216	-	-	-	-	-	90	0.011	4.44	0.0140	1.1	126	P	0.007	1.7	1.2	-	-	-	-	-		-	-	5	5	7.94	4.2
																													5	25	11.14	5.9
																													5	100	14.01	7.5
4	Total Existing Flow	A+B+C	3.54	0.68	733	238	0.150	4.44	0.0050	20	-	-	-	-	-	102	P	0.011	2.1	0.8	17	U	0.01	1.1	0.2	376	7.0	0.9	22	5	4.35	10.5
																													22	25	6.04	14.6
																													22	100	7.53	18.1

Date: Aug 13, 2020, 1:23pm User ID: EKoprowicz
File: P:\118\86\01\Design\Exhibits\Drainage Area Map Exhibit_200706.dwg

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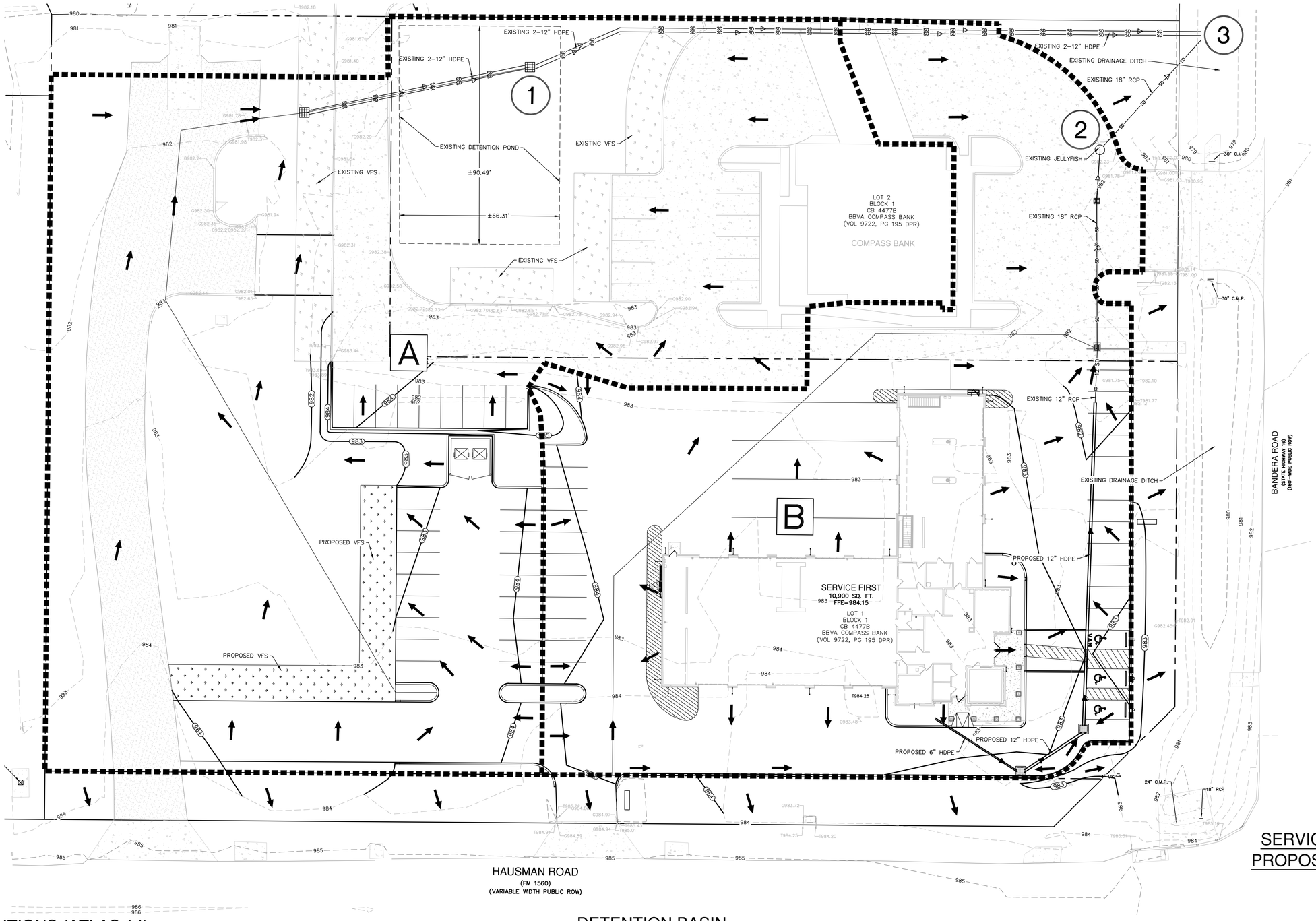

SERVICE FIRST HELOTES
PROPOSED DRAINAGE MAP

HELOTES, TEXAS

SCALE: 1"= 20'

0' 20' 40' 60'

PROPOSED CONDITIONS (ATLAS 14)

Ref. Point	Structure / Description	Drainage Areas			Total Flowpath (ft)	Overland/Sheet Flow (TR-55)					Shallow Concentrated Flow - 1					Shallow Concentrated Flow - 2					Channel / Pipe Flow			$T_{C\text{-}TOT}$	Rational Method Q=CIA		
		#	Area (Ac)	C		L_O (FT)	n	P_2	S_O (ft/ft)	T_O (MIN)	L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	L_{SC} (FT)	Condition	Slope (ft/ft)	V_{SC} (FPS)	T_{SC} (MIN)	L_{CH} (FT)	V_{CH} (FPS)	T_{CH} (MIN)		IDF Curve:	CoSA_A14_PA2	
																									Return Year	Intensity (in/hr)	Q (cfs)
1	Existing Detention Basin	A	1.895	0.69	421	206	0.150	4.44	0.0050	20	102	P	0.011	2.1	0.8	17	U	0.005	1.1	0.2	96	7.0	0.2	21	5	4.46	5.8
																								21	25	6.19	8.1
																								21	100	7.72	10.1
2	Existing Jellyfish and 18" RCP	B	1.238	0.96	422	200	0.011	4.44	0.0080	2	140	P	0.014	2.4	1.0	-	-	-	-	-	82	7.0	0.2	5	5	7.94	9.4
																								5	25	11.14	13.2
																								5	100	14.01	16.7
3	Total Proposed Flow	A+B	3.133	0.80	701	206	0.150	4.44	0.0050	20	102	P	0.011	2.1	0.8	17	U	0.01	1.1	0.2	376	7.0	0.9	22	5	4.35	10.9
																								22	25	6.04	15.1
																								22	100	7.53	18.9

DETENTION BASIN

Condition	Structure / Description	Return Year	Q_{IN} (cfs)	2-12" HDPE Q_{OUT} (cfs)
EX	DETENTION BASIN	5	5.9	5.47
EX	DETENTION BASIN	25	8.2	6.56
EX	DETENTION BASIN	100	10.2	6.96
PR	DETENTION BASIN	5	5.8	5.37
PR	DETENTION BASIN	25	8.1	6.53
PR	DETENTION BASIN	100	10.1	6.92

Composite Runoff Coefficient Calculations

DA	Condition	C VALUE 0.41	C VALUE 0.96	Total Area (ac)	Composite C Value
		Area (ac)			
A	Proposed	0.9074	0.9546	1.862	0.69

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

Date: Aug 13, 2020, 1:24pm User ID: EKaprowicz
File: P:\118\96\01\Design\Exhibits\Drainage Area Map Exhibit_200706.dwg

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Hydraflow Table of Contents

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- **Hydrograph Reports** 4
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- **Summary Report** 6
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100 - Year
- **Summary Report** 8
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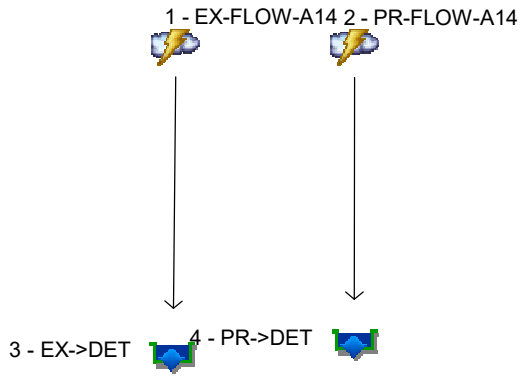
  - Hydrograph No. 4, Reservoir, PR->DET 9

IDF Report 10

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2



Legend

Hyd.	Origin	Description
1	Rational	EX-FLOW-A14
2	Rational	PR-FLOW-A14
3	Reservoir	EX->DET
4	Reservoir	PR->DET

Hydrograph Return Period Recap

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Inflow hyd(s)	Peak Outflow (cfs)								Hydrograph Description
			1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
1	Rational	------	-------	-------	-------	5.979	-------	8.273	-------	10.27	EX-FLOW-A14
2	Rational	------	-------	-------	-------	5.898	-------	8.161	-------	10.14	PR-FLOW-A14
3	Reservoir	1	-------	-------	-------	5.541	-------	6.578	-------	6.991	EX->DET
4	Reservoir	2	-------	-------	-------	5.467	-------	6.555	-------	6.960	PR->DET

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	5.979	1	21	7,534	------	------	------	EX-FLOW-A14
2	Rational	5.898	1	21	7,432	------	------	------	PR-FLOW-A14
3	Reservoir	5.541	1	23	7,534	1	981.27	931	EX->DET
4	Reservoir	5.467	1	23	7,432	2	981.27	921	PR->DET

Hydrograph Report

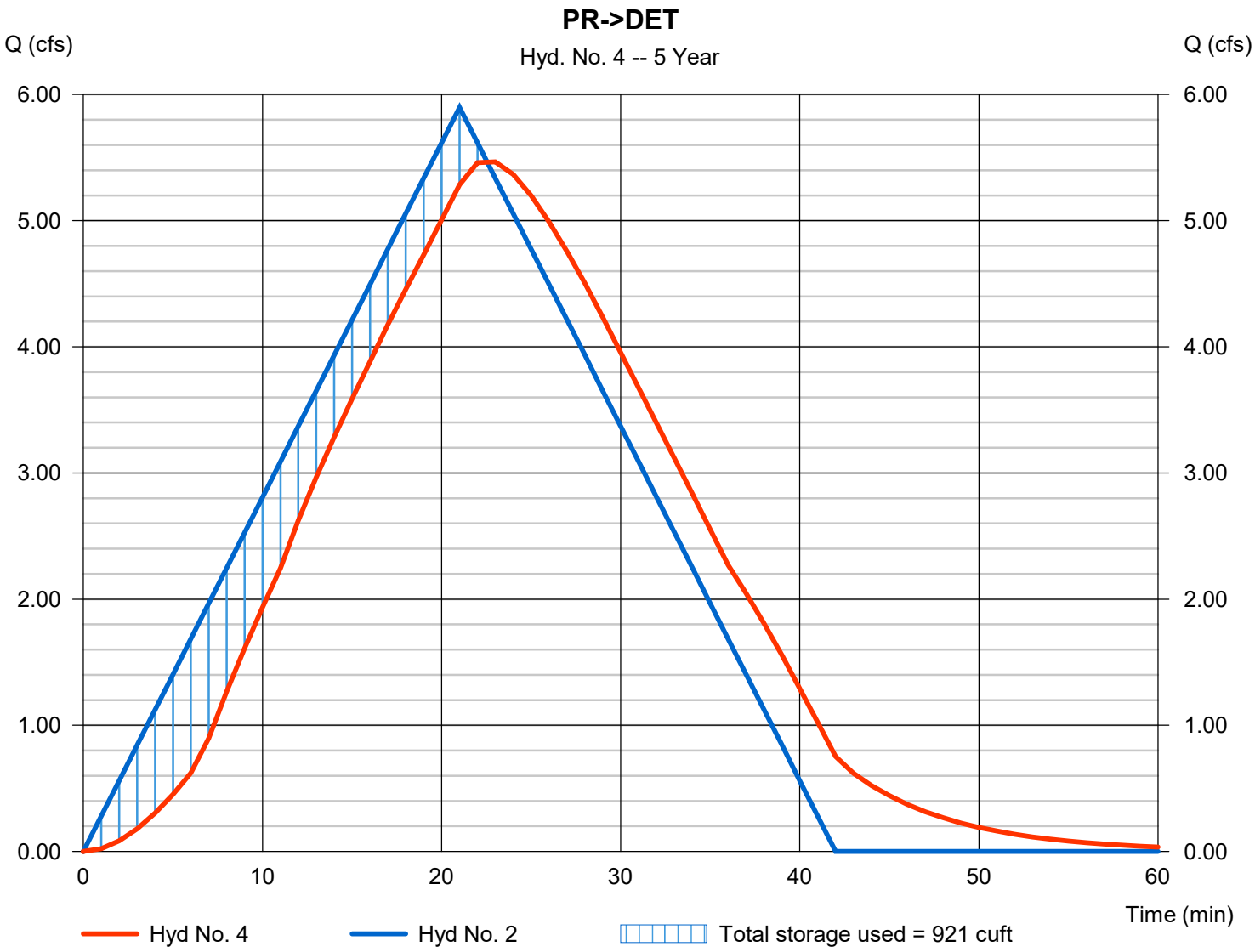
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2 Monday, 08 / 10 / 2020

Hyd. No. 4

PR->DET

Hydrograph type	= Reservoir	Peak discharge	= 5.467 cfs
Storm frequency	= 5 yrs	Time to peak	= 23 min
Time interval	= 1 min	Hyd. volume	= 7,432 cuft
Inflow hyd. No.	= 2 - PR-FLOW-A14	Max. Elevation	= 981.27 ft
Reservoir name	= EX DET BASIN	Max. Storage	= 921 cuft

Storage Indication method used.



Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2 Monday, 08 / 10 / 2020

Pond No. 1 - EX DET BASIN

Pond Data

Pond storage is based on user-defined values.

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	981.00	n/a	0	0
0.75	981.75	n/a	2,562	2,562

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	0.00	0.00	0.00
Span (in)	= 12.00	0.00	0.00	0.00
No. Barrels	= 2	0	0	0
Invert El. (ft)	= 979.00	0.00	0.00	0.00
Length (ft)	= 280.00	0.00	0.00	0.00
Slope (%)	= 0.50	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.45	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 16.00	0.00	0.00	0.00
Crest El. (ft)	= 981.01	0.00	0.00	0.00
Weir Coeff.	= 2.70	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No

Exfil.(in/hr) = 0.000 (by Wet area)

TW Elev. (ft) = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	981.00	0.00	---	---	---	0.00	---	---	---	---	---	0.000
0.08	256	981.08	6.12 oc	---	---	---	0.72	---	---	---	---	---	0.716
0.15	512	981.15	6.12 oc	---	---	---	2.26	---	---	---	---	---	2.263
0.22	769	981.22	6.12 oc	---	---	---	4.31	---	---	---	---	---	4.307
0.30	1,025	981.30	6.25 oc	---	---	---	6.25 s	---	---	---	---	---	6.251
0.38	1,281	981.38	6.47 oc	---	---	---	6.47 s	---	---	---	---	---	6.467
0.45	1,537	981.45	6.60 oc	---	---	---	6.60 s	---	---	---	---	---	6.602
0.52	1,793	981.53	6.72 oc	---	---	---	6.71 s	---	---	---	---	---	6.715
0.60	2,050	981.60	6.81 oc	---	---	---	6.81 s	---	---	---	---	---	6.807
0.68	2,306	981.68	6.91 oc	---	---	---	6.90 s	---	---	---	---	---	6.899
0.75	2,562	981.75	7.00 oc	---	---	---	6.99 s	---	---	---	---	---	6.994

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	8.273	1	21	10,425	------	------	------	EX-FLOW-A14
2	Rational	8.161	1	21	10,283	------	------	------	PR-FLOW-A14
3	Reservoir	6.578	1	25	10,424	1	981.44	1,492	EX->DET
4	Reservoir	6.555	1	25	10,283	2	981.42	1,448	PR->DET

Hydrograph Report

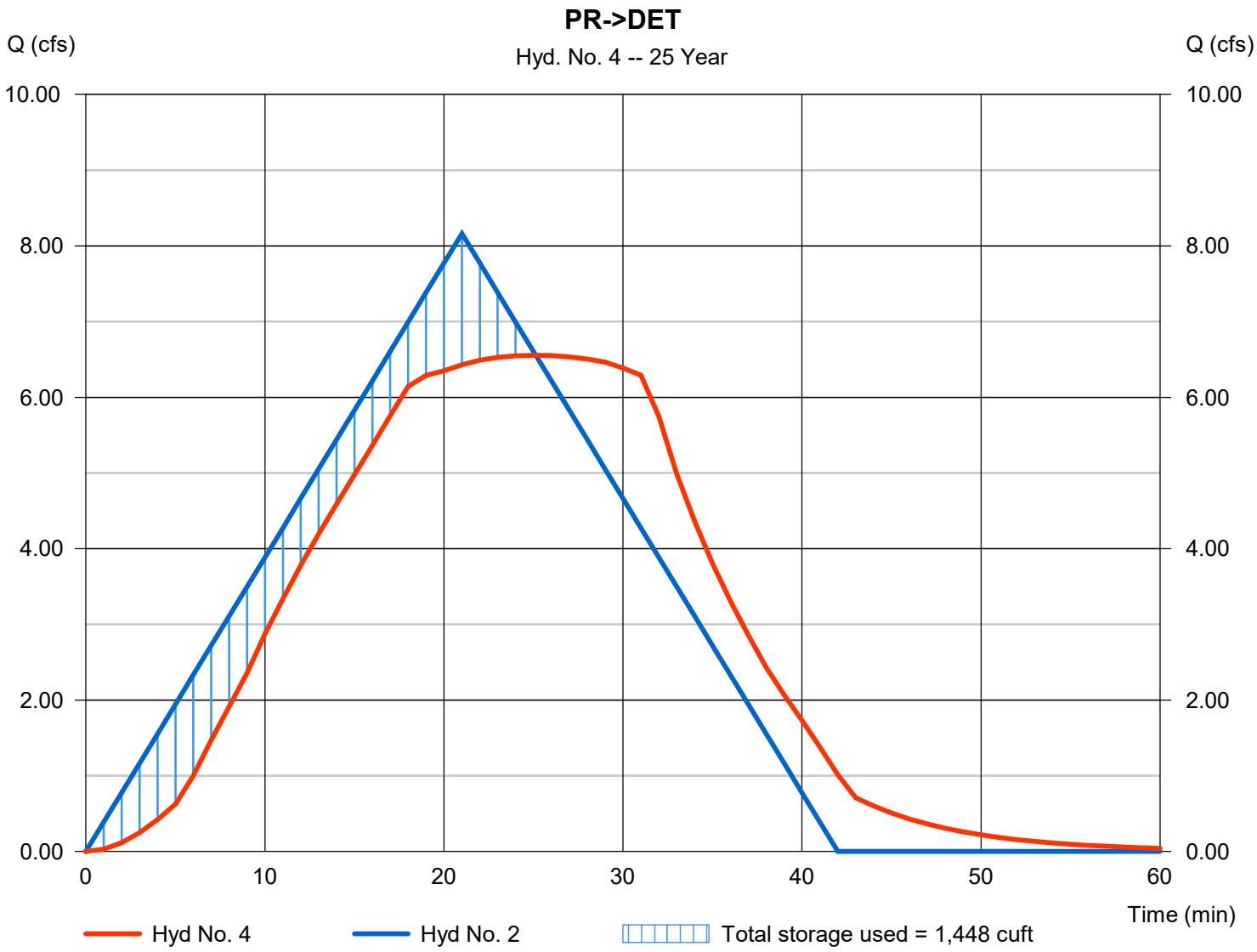
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2 Monday, 08 / 10 / 2020

Hyd. No. 4

PR->DET

Hydrograph type	= Reservoir	Peak discharge	= 6.555 cfs
Storm frequency	= 25 yrs	Time to peak	= 25 min
Time interval	= 1 min	Hyd. volume	= 10,283 cuft
Inflow hyd. No.	= 2 - PR-FLOW-A14	Max. Elevation	= 981.42 ft
Reservoir name	= EX DET BASIN	Max. Storage	= 1,448 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	10.27	1	21	12,946	------	------	------	EX-FLOW-A14
2	Rational	10.14	1	21	12,771	------	------	------	PR-FLOW-A14
3	Reservoir	6.991	1	28	12,945	1	981.75	2,554	EX->DET
4	Reservoir	6.960	1	28	12,770	2	981.72	2,469	PR->DET

Hydrograph Report

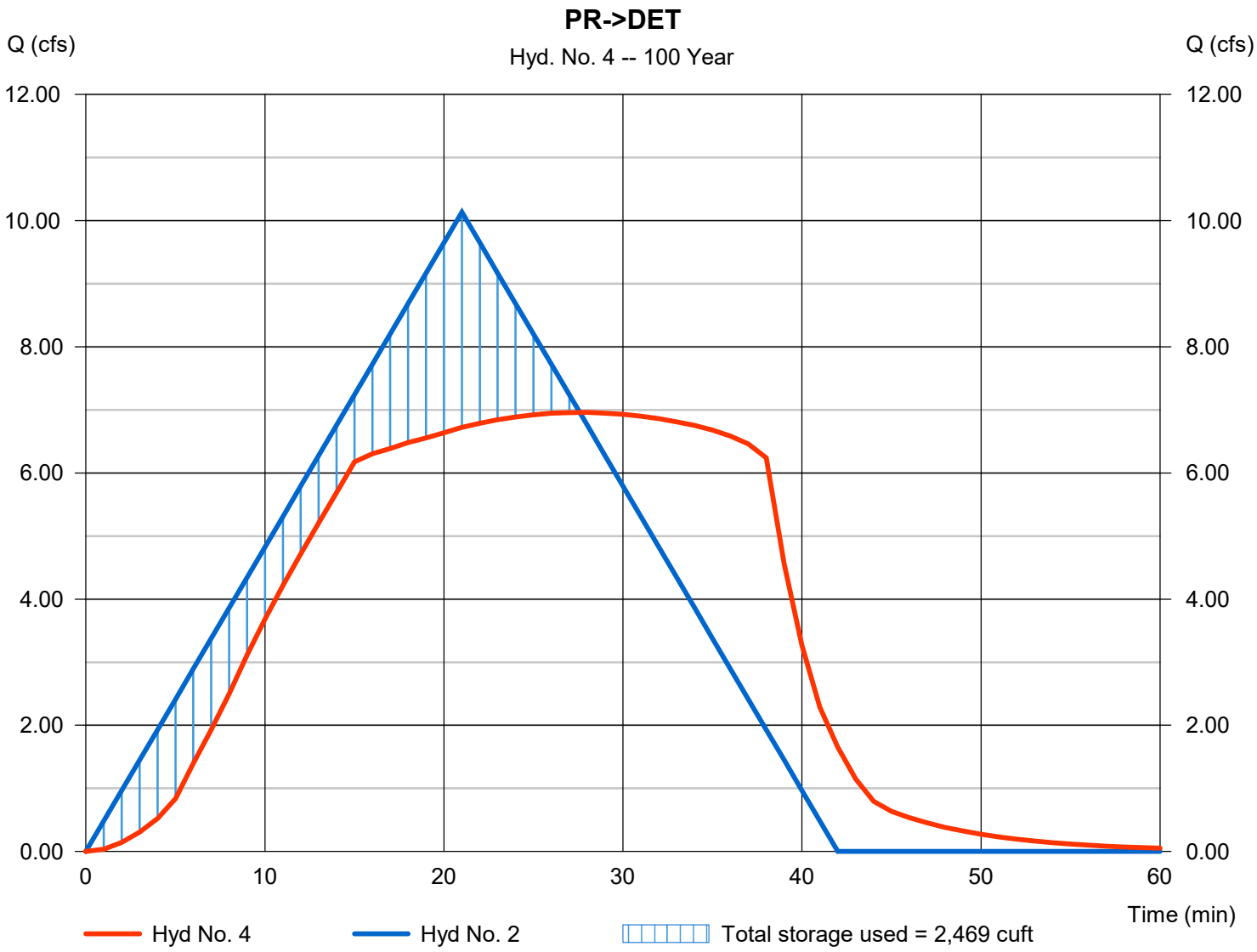
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2 Monday, 08 / 10 / 2020

Hyd. No. 4

PR->DET

Hydrograph type	= Reservoir	Peak discharge	= 6.960 cfs
Storm frequency	= 100 yrs	Time to peak	= 28 min
Time interval	= 1 min	Hyd. volume	= 12,770 cuft
Inflow hyd. No.	= 2 - PR-FLOW-A14	Max. Elevation	= 981.72 ft
Reservoir name	= EX DET BASIN	Max. Storage	= 2,469 cuft

Storage Indication method used.



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2 Monday, 08 / 10 / 2020

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	--------
2	49.2673	9.9000	0.7592	--------
3	0.0000	0.0000	0.0000	--------
5	52.8247	8.6000	0.7263	--------
10	56.1126	7.8000	0.7059	--------
25	60.7452	7.0000	0.6829	--------
50	63.2042	6.3000	0.6659	--------
100	65.9025	5.8000	0.6509	--------

File name: A14 - PA2.IDF

Intensity = B / (Tc + D)^E

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	6.34	5.09	4.29	3.73	3.32	3.00	2.74	2.53	2.35	2.20	2.07	1.96
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	7.94	6.32	5.32	4.63	4.11	3.72	3.41	3.15	2.93	2.75	2.59	2.45
10	9.28	7.35	6.17	5.37	4.78	4.32	3.96	3.66	3.41	3.20	3.02	2.86
25	11.13	8.78	7.36	6.40	5.70	5.16	4.73	4.38	4.09	3.84	3.63	3.44
50	12.57	9.85	8.24	7.16	6.38	5.78	5.30	4.92	4.59	4.32	4.08	3.87
100	14.01	10.93	9.14	7.95	7.08	6.42	5.90	5.47	5.11	4.81	4.55	4.32

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	2.20	0.00	3.30	4.25	5.77	6.80	7.95
SCS 6-Hr	0.00	1.80	0.00	0.00	2.60	0.00	0.00	4.00
Huff-1st	0.00	1.55	0.00	2.75	4.00	5.38	6.50	8.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	1.75	0.00	2.80	3.90	5.25	6.00	7.10

Channel Report

Attachment B

Hydraflow Express by Intelisolve

Thursday, Aug 13 2020

Existing Conditions 100-yr Flow

Trapezoidal

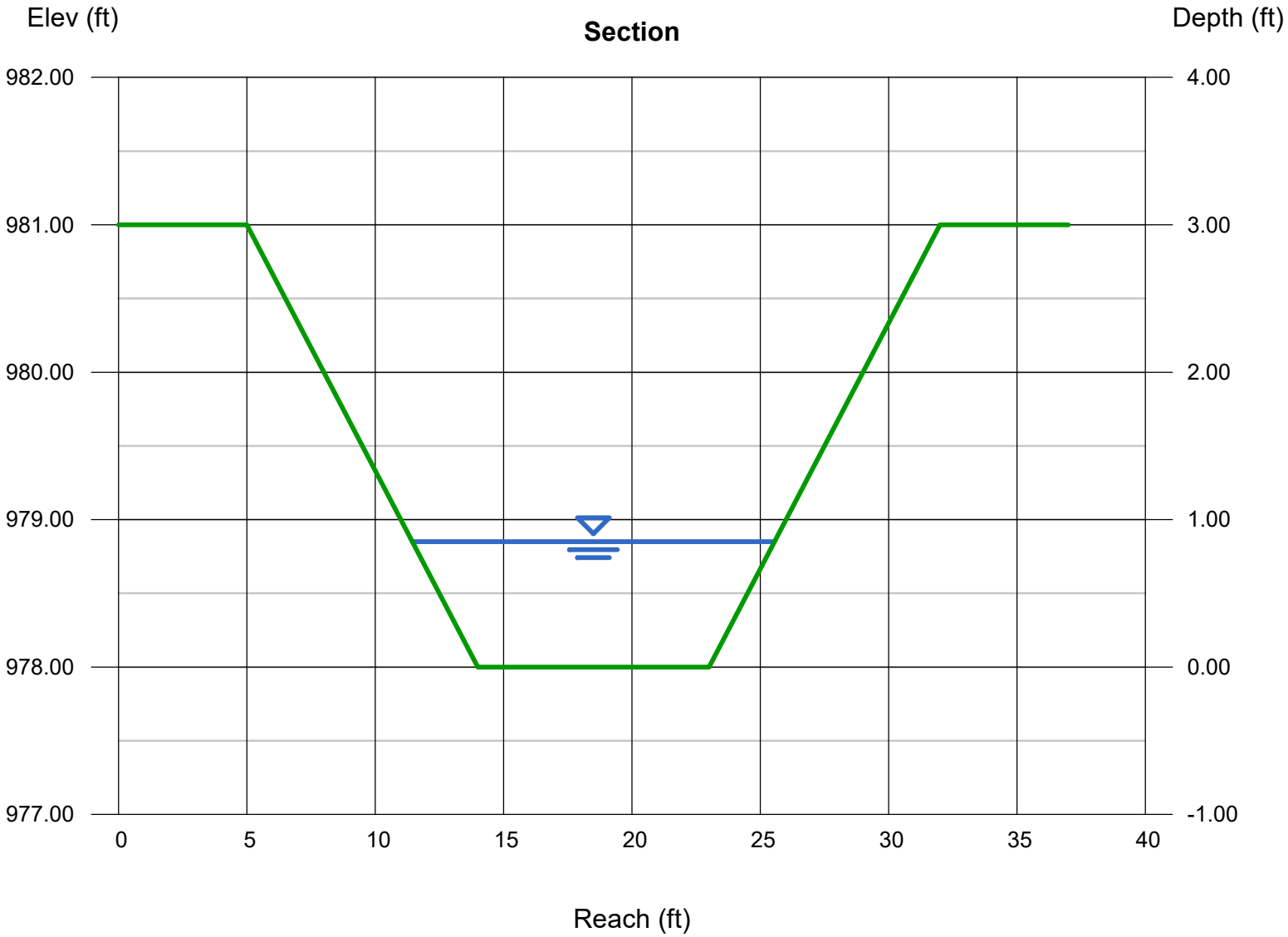
Botom Width (ft)	=	9.00
Side Slopes (z:1)	=	3.00, 3.00
Total Depth (ft)	=	3.00
Invert Elev (ft)	=	978.00
Slope (%)	=	0.40
N-Value	=	0.035

Calculations

Compute by:		Known Q
Known Q (cfs)	=	20.16

Highlighted

Depth (ft)	=	0.85
Q (cfs)	=	20.16
Area (sqft)	=	9.82
Velocity (ft/s)	=	2.05
Wetted Perim (ft)	=	14.38
Crit Depth, Yc (ft)	=	0.51
Top Width (ft)	=	14.10
EGL (ft)	=	0.92



Channel Report

Attachment B

Hydraflow Express by Intelisolve

Thursday, Aug 13 2020

Existing Conditions 100-yr Flow

Trapezoidal

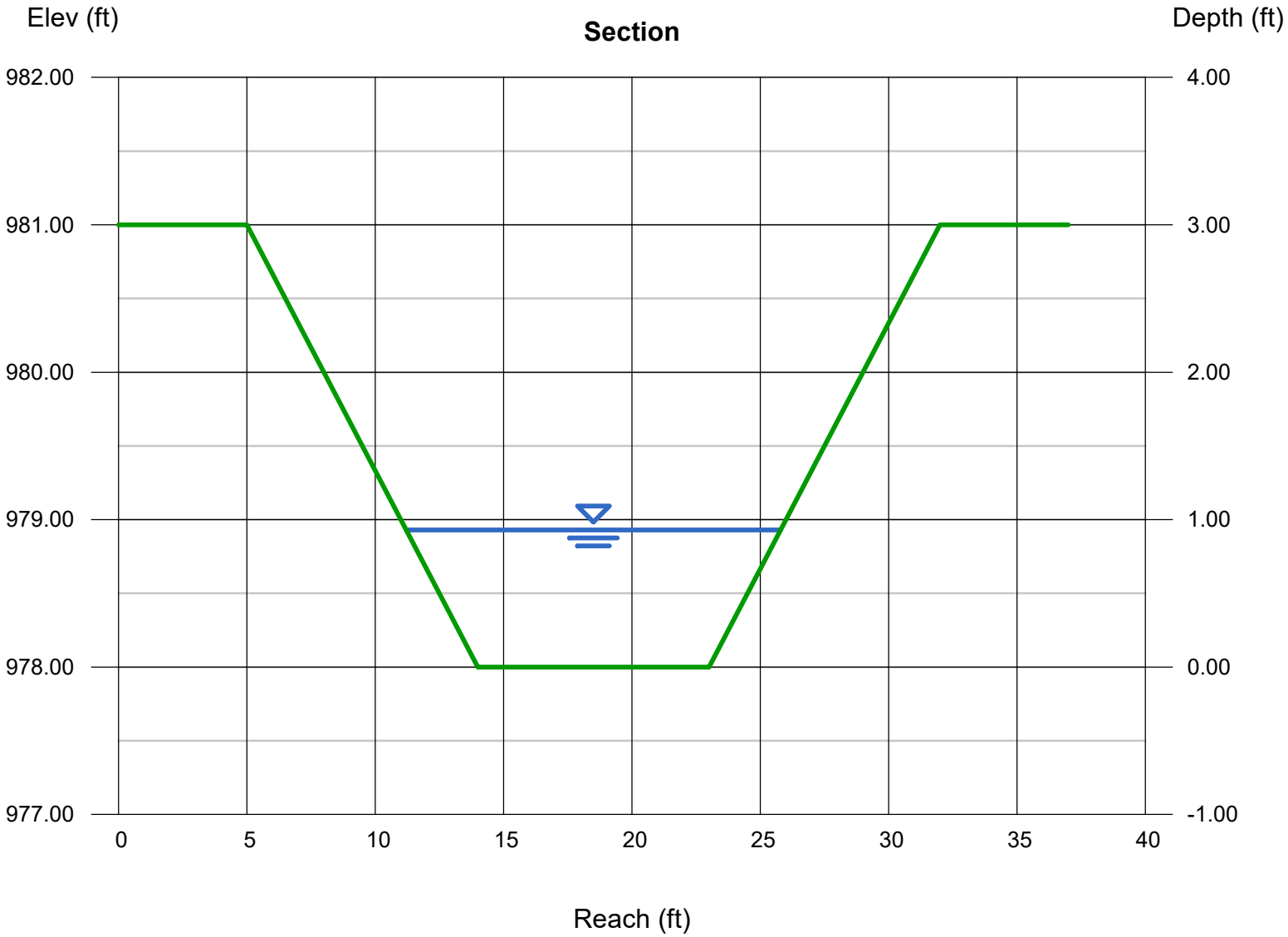
Botom Width (ft)	=	9.00
Side Slopes (z:1)	=	3.00, 3.00
Total Depth (ft)	=	3.00
Invert Elev (ft)	=	978.00
Slope (%)	=	0.40
N-Value	=	0.035

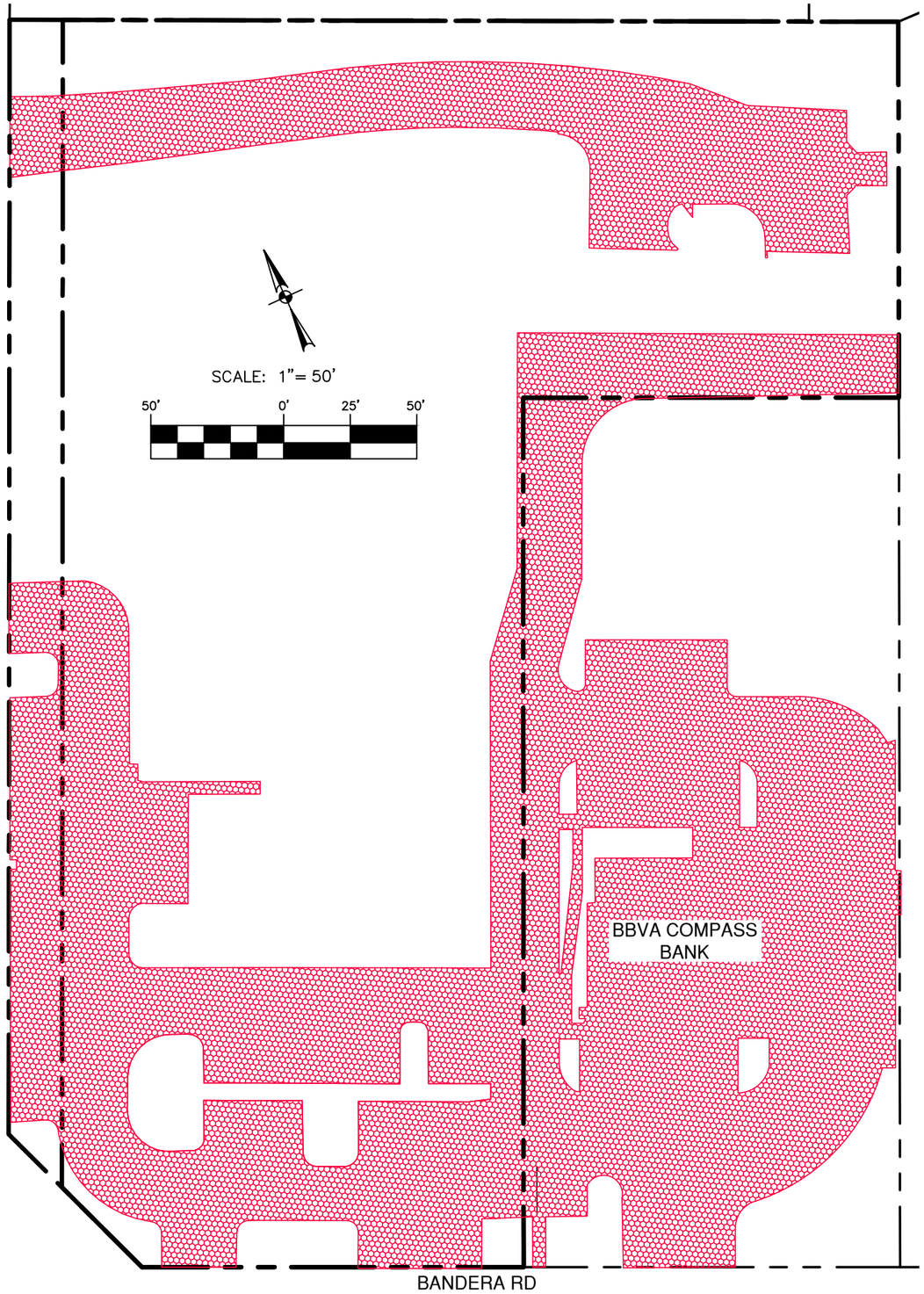
Calculations

Compute by:		Known Q
Known Q (cfs)	=	23.62

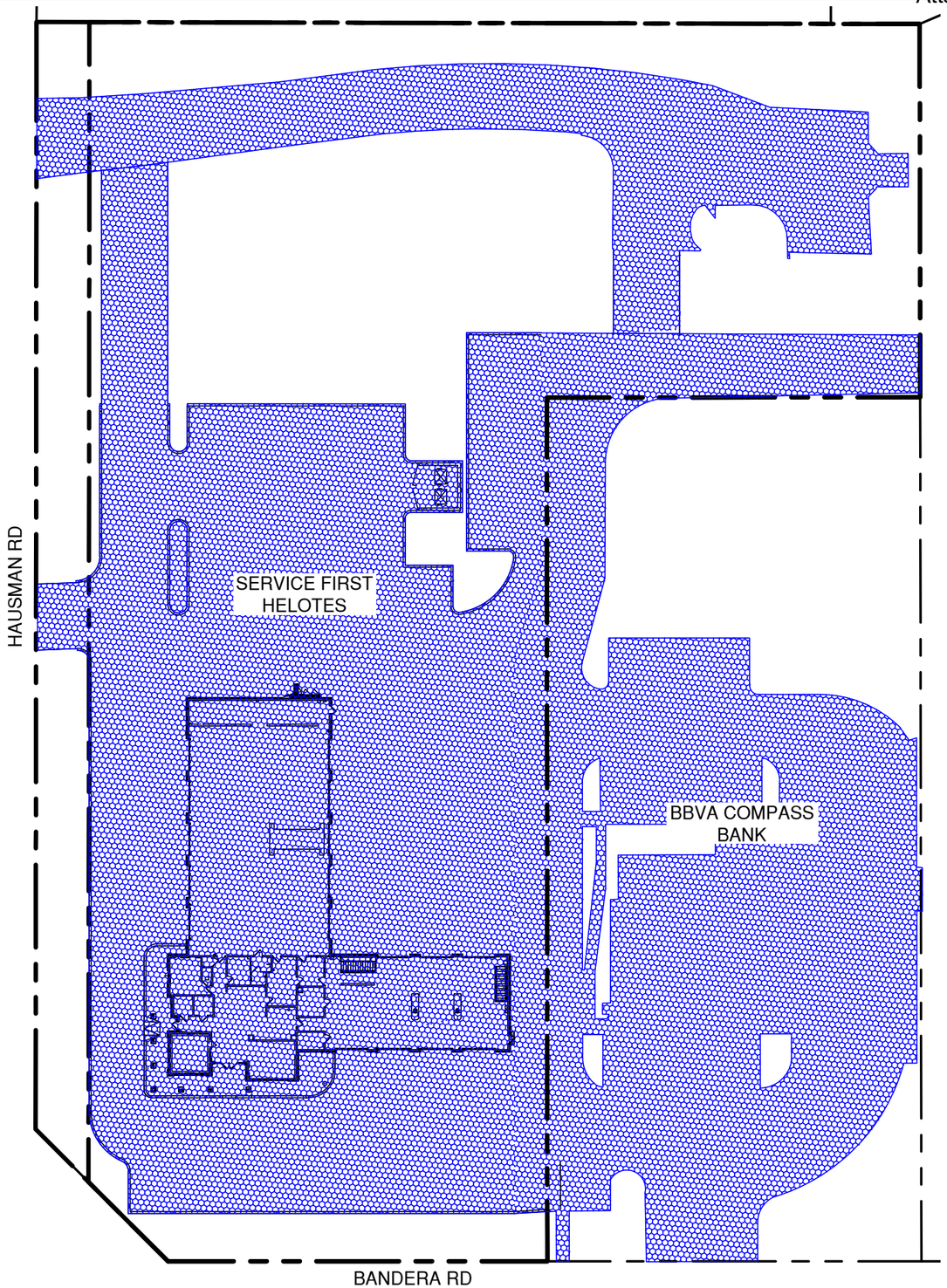
Highlighted

Depth (ft)	=	0.93
Q (cfs)	=	23.62
Area (sqft)	=	10.96
Velocity (ft/s)	=	2.15
Wetted Perim (ft)	=	14.88
Crit Depth, Yc (ft)	=	0.57
Top Width (ft)	=	14.58
EGL (ft)	=	1.00





PRE-DEVELOPMENT IMPERVIOUS COVER (67,989 SF)



POST-DEVELOPMENT IMPERVIOUS COVER (97,297 SF)

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

SERVICE FIRST - HELOTES

HELOTES, TEXAS

IMPERVIOUS COVER EXHIBIT

JOB NO. 11886-01
DATE AUG. 2020
DESIGNER EDK
CHECKED GS
DRAWN EDK
SHEET EX. 7

Date: Aug 05, 2020, 9:54am User ID: GSmith
File: P:\118\86\01\Design\Exhibits\SWMP\Exhibit 7 - Impervious Cover.dwg

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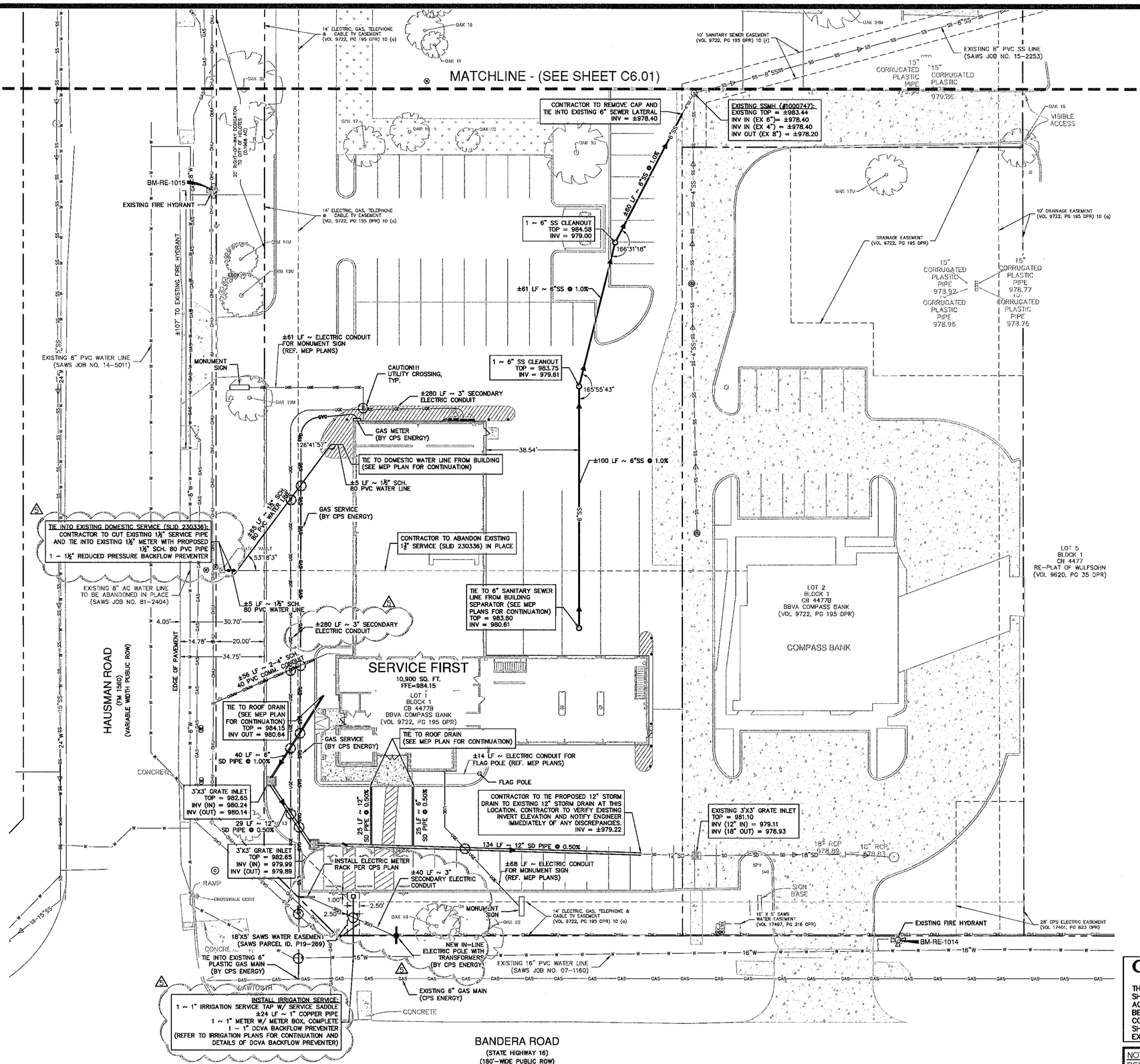
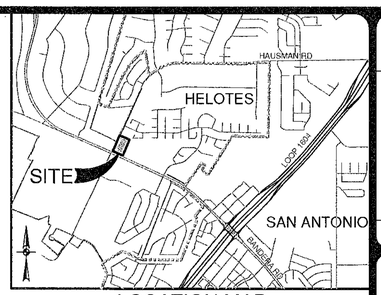
Attachment B





LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 20'
0' 20' 40' 60'

LEGEND:

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC & POWER POLE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE WATER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED GAS LINE
- PROPOSED STORM DRAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- UTILITY CROSSING

CAUTION!!!

THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

NOTE:
REFER TO SHEET C0.01 FOR UTILITY AND DRAINAGE NOTES.

BENCHMARK

BM-RE-1016
SQUARE ON WALL OF GRATE INLET
ELEVATION = 981.73

BM-RE-1015
"X" ON F.H. FLANGE BOLT
ELEVATION = 985.73

BM-RE-1014
"X" ON F.H. FLANGE BOLT
ELEVATION = 983.19

ADDRESS

12596 BANDERA RD
HELOTES, TEXAS 78023

LEGAL DESCRIPTION

LOT 1, BLOCK 1
BBVA COMPASS BANK
(VOL 9722, PG 195 DPR)

NO.	REVISION	DATE
1	REVISED PER SAWS CURSORY REVIEW	11/06/19
2	REVISED STORM DRAIN AND SITE PLAN	12/09/19
3	ADDED DIMENSIONS FOR TXDOT PERMIT	01/15/20
4	REVISED WATER, IRRIG, SAN. SEWER, ELECTRIC & GAS SERVICES	03/02/20
5	REVISED IRRIGATION METER	05/10/20
	ADDED R/P & DCVA, REVISED ELECTRIC	

STATE OF TEXAS
SONG LIM TAN
79798
LICENSED PROFESSIONAL ENGINEER
6/15/2020

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SERVICE FIRST - HELOTES

HELOTES, TEXAS

UTILITY PLAN (1 OF 2)

PLAT NO.	VOL 9722 PG 195, DPR
JOB NO.	11886-01
DATE	OCTOBER 2019
DESIGNER	GS
CHECKED	DRAWN DD
SHEET	C6.00

FOR PERMIT

Date: Jun 12, 2020, 11:54am User ID: GSmith
File: P:\118\086\01\Design\Civil\C6.00 UTILIBBBR1.dwg

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Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

November 26, 2019

Mr. James Pool
Cross Development, LLC
4336 Marsh Ridge Road
Carrollton, Texas 75010-4447

Re: Edwards Aquifer, Bexar County

NAME OF PROJECT: Service First - Helotes; Located at the northeast corner of Bandera Road and Hausman Road; Helotes, Texas

TYPE OF PLAN: Request for Modification of an Approved Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN107152779; Program ID No. 13000973

Dear Mr. Pool:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Modification for the above-referenced project submitted to the San Antonio Regional Office by Pape-Dawson Engineers, Inc. on behalf of Cross Development, LLC on October 11, 2019. Final review of the WPAP Modification was completed after additional material was received on November 18, 2019. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Compass Bank WPAP was approved by letter dated July 2, 2014 for a commercial project with an area of approximately 3.57 acres to include construction of a bank building, parking areas and driveways. Impervious cover totaled 2.092 acres (58.59 percent) with 0.431 acres being pre-rule, thus a total of 1.661 acres (46.52 percent) of impervious cover was required to

be treated. Permanent BMPs included a Jellyfish Filter System and three (3) engineered vegetative filter strips.

PROJECT DESCRIPTION

This modification proposes a commercial development on approximately 2.45 acres of the 3.57-acre development to include construction of an automobile service building with associated parking, drive lanes and sidewalks. Impervious cover for this project totals 1.227 acres (50.08 percent). Total impervious cover for treatment for the 3.57-acre development is 1.661 acres (46.52 percent) based on only 0.865 acres being built-out for the Compass Bank WPAP and 0.431 acres of impervious cover being pre-rule. Project wastewater will be disposed of by conveyance to the Leon Creek Water Recycling Center owned and operated by the San Antonio Water System.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, three (3) existing engineered vegetated filter strips, one (1) proposed engineered vegetative filter strip and one (1) existing JF8-8-2 Jellyfish Filter System, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,355 pounds of TSS generated from the 1.661 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the site is underlain by the cyclic and marine members of the Person Formation. One (1) sensitive manmade feature in bedrock (existing sewer line) was noted by the project geologist. The site assessment conducted on November 6, 2019 revealed the site was generally as described in the application.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated July 2, 2014.

II. The permanent pollution abatement measures shall be operational prior to occupancy of the facility.

III. All sediment and/or media removed from the filtration system during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations

and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.

3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the San Antonio Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the San Antonio Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. There are no wells onsite. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

18. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the San Antonio Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through San Antonio Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Dianne Pavlicek-Mesa, P.G. of the Edwards Aquifer Protection Program of the San Antonio Regional Office at 210-403-4074.

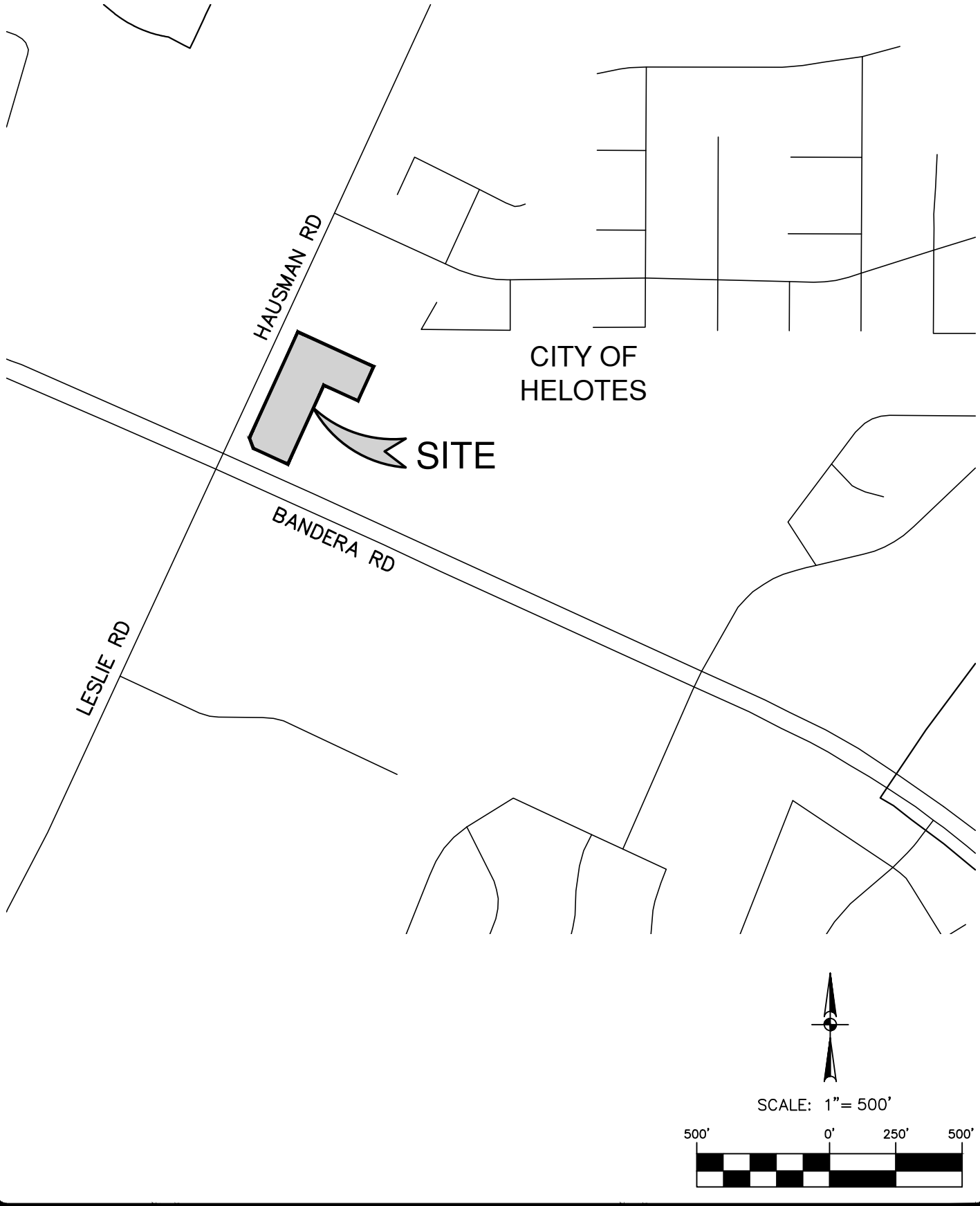
Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/dpm

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Song Tan, P.E., Pape-Dawson Engineers, Inc.
Ms. Renee Green, P.E., Bexar County Public Works
Mr. Roland Ruiz, Edwards Aquifer Authority
Mr. George Wissmann, Trinity Glen Rose Groundwater Conservation District
The Honorable Thomas A. Schoolcraft, City of Helotes



JOB NO. 11886-01
DATE NOVEMBER 2019
DESIGNER EDK
CHECKED ____ DRAWN DD
SHEET EXHIBIT 1

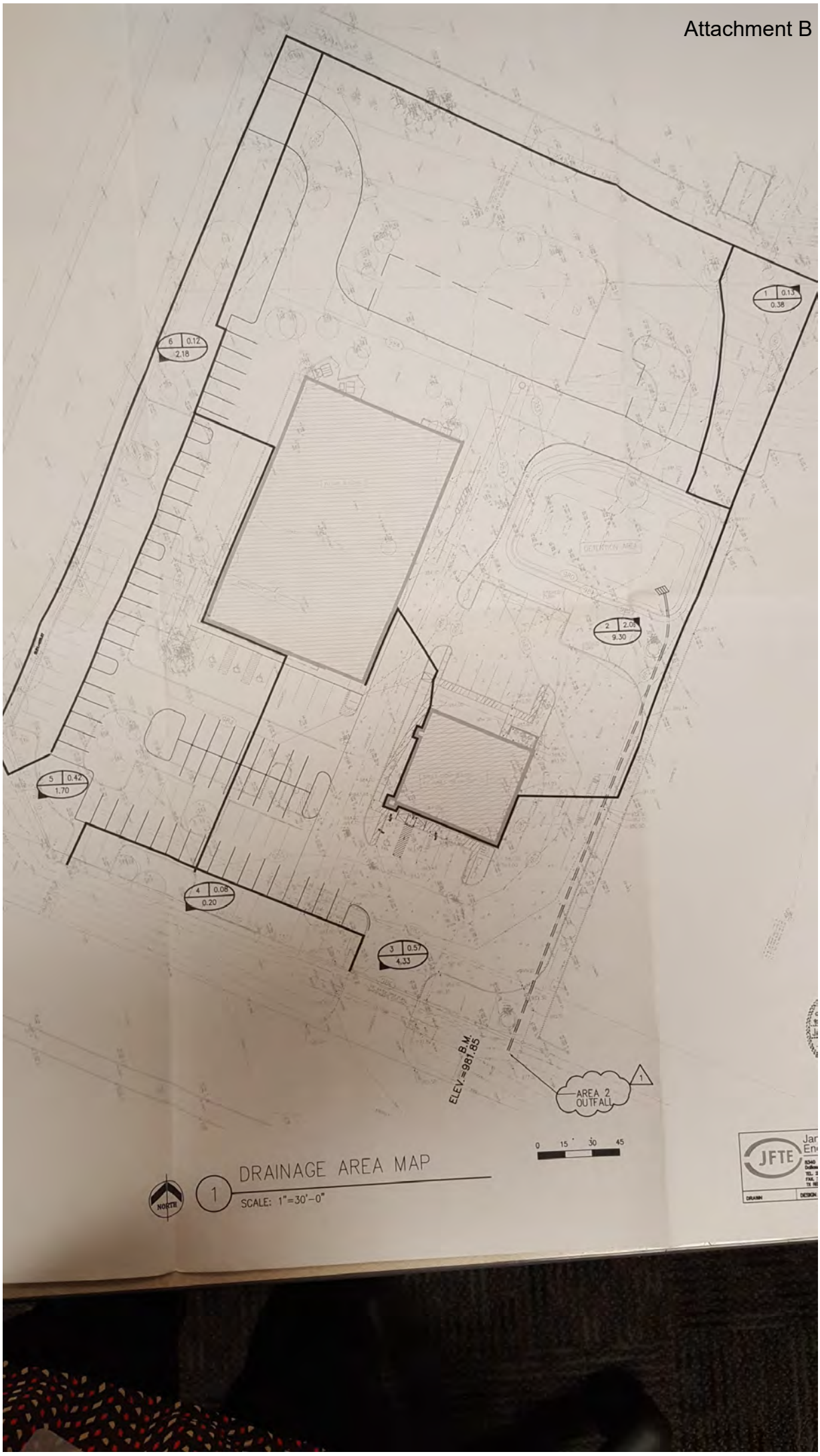
SERVICE FIRST-HELOTES
HELOTES, TEXAS
SITE LOCATION MAP

PAPE-DAWSON ENGINEERS
SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

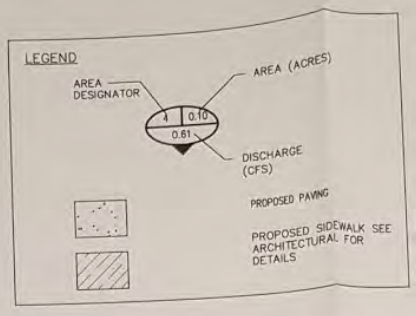
Date: Oct 24, 2019, 5:02pm User ID: EKasprowicz
File: P:\118\86\01\Design\Exhibits\SWMP\Exhibit 1 - Site Location Map_191024.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Attachment B



Attachment B



AREA DESIGNATOR	AREA (ACRES) IMP.	PERM.	TOT.	C	I_5 (IN/HR)	I_{25} (IN/HR)	I_{100} (IN/HR)	Q_5 (CFS)	Q_{25} (CFS)	Q_{100} (CFS)	NOTES
1	0.01			0.9	6.70	8.81	11.51	0.06	0.08	0.10	SHEET FLOW TO DRAINAGE OUTFALL
		0.12		0.3				0.24	0.31	0.41	
			0.13					0.30	0.39	0.51	
2	0.80			0.9	6.70	8.81	11.51	4.82	6.34	8.28	SHEET FLOW TO DETENTION SUBSURFACE TO OUTFALL
		1.27		0.3				2.56	3.36	4.39	
			2.07					7.38	9.70	12.67	11.70*
3	0.57			0.9	6.70	8.81	11.51	3.43	4.52	5.90	SHEET FLOW FROM DRIVE
		0		0.3				0	0	0	
			0.57					3.43	4.52	5.90	
4	0			0.9	6.70	8.81	11.51	0	0	0	SHEET FLOW TO OUTFALL
		0.08		0.3				0.16	0.21	0.28	
			0.08					0.16	0.21	0.28	
5	0.38			0.9	6.70	8.81	11.51	2.29	3.02	3.94	SWALE TO OUTFALL
		0.04		0.3				0.08	0.10	0.14	
			0.42					2.37	3.12	4.08	
6	0.28			0.9	6.70	8.81	11.51	1.68	2.21	2.90	SWALE TO OUTFALL
		0.02		0.3				0.04	0.05	0.07	
			0.30					1.72	2.27	2.97	
							TOTAL	15.36	20.21	~~26.41~~	TOTAL W/ DETENTION = 25.44

1. BASED ON IDF CURVES FOR BEXAR COUNTY, BEXAR COUNTY TECHNICAL MEMORANDUM 1/18/11.
2. BASED ON SEELYE AVERAGE COLLECTION TIME FOR THIS SITE = 9 MINUTES.
3. DETENTION:

100 YR DISCHARGE RATE:

EXISTING:
PERVIOUS: 1.67 ACRES x 0.3 = 0.50
IMPERVIOUS: 1.90 ACRES x 0.9 = 1.71
TOTAL: 2.21 = CA

PROPOSED::
PERVIOUS: 1.53 ACRES x 0.3 = 0.46
IMPERVIOUS: 2.04 ACRES x 0.9 = 1.84
TOTAL: 2.30 = CA

2

EXISTING DISCHARGE = PROPOSED DISCHARGE:

Q_E = 2.21 x 11.51 = 25.44 CFS

MODIFIED RATIONAL METHOD FOR VOLUME REQUIRED – 100 YEAR RAINFALL:

14 MINUTE RAINFALL: INTAKE Q = 10.192 X 2.30 = 23.44 CFS
V = 23.44(14)60 – .5(23)(25.44)60 = 19,690 – 17,550 = 2,140 CF

15 MINUTE RAINFALL: INTAKE Q = 10.00 X 2.30 = 23.00 CFS
V = 23.00(15)60 – .5(24)(25.44)60 = 20,700 – 18,320 = 2,380 CF

16 MINUTE RAINFALL: INTAKE Q = 9.55 X 2.30 = 21.97
V = 21.97(16)60 – .5(25)(25.44)60 = 21,090 – 19,060 = 2,010 CF

CONTROLLING RAINFALL IS 15 MINUTES – VOLUME REQUIRED = 2,380 CF

VOLUME PROVIDED = 2,530 CF OK

ORIFICE:

AREA 2:

(2) 12" RCP INLET CONTROL

HW/D = 2.4/1 = 2.4 Q = 5.85 x 2 = 11.7 CFS

1

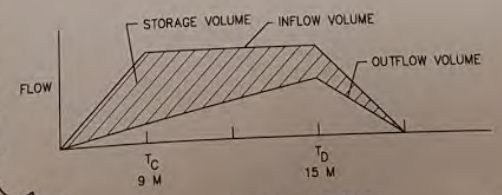
NET OUTFALL: 26.41 – (12.67–11.7) = 25.41 < 25.44 OK

25 YEAR RAINFALL: Q = 2.21 (8.81) = 19.47 CFS

ORIFICE OK

5 YEAR RAINFALL: Q = 2.21 (6.70) = 14.8 CFS

ORIFICE OK



DETENTION HYDROGRAPH

4 PIPE FRIC. DEPTH

DATE: 8/4/2020
TIME: 8:37 AM
INDEX

FORTY SIX HYDROLOGIC / CIVIL COMPUTER PROGRAMS

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MANNINGS FORMULA FOR PIPES FLOWING FULL SOLVING FOR FRICTIONAL DEPTH (PARTIAL FLOW DEPTH IN PIPES)

PROJECT SERVICE FIRST HELOTES (18" OUTFALL PIPE - EXISTING CONDITIONS)

INSTRUCTIONS

ENTER ACTUAL FLOW DISCHARGE IN CFS	***Q Actual=***	***5.5***	ACT. DISCHARGE IN PIPE,CFS
ENTER PIPE SLOPE IN FT/FT	***S=***	***0.0085***	FL SLOPE IN FT/FT
ENTER PIPE DIAMETER IN FEET	***D=***	***1.5***	DIAMETER OF PIPE IN FT.
ENTER MANNINGS N-VALUE	***N=***	***0.013***	MANNINGS N-VALUE

NOTE: DO NOT ENTER Qact > Qfull !

Q Full=	9.684513	DISCHARGE IN CFS
A Full=	1.767144	AREA IN SQ. FT.
V Full=	5.480318	VELOCITY IN FPS
Hv Full=	0.466365	VELOCITY HEAD IN FT.
Pw Full=	4.712385	WETTED PERIMETER IN FT.
R Full=	0.375	HYDRAULIC RADIUS IN FT.
R(2/3)=	0.520021	HYDRAULIC RADIUS TO (2/3)
AR(2/3)=	0.918952	AREA * HYDRA. RAD. TO (2/3)
K Full=	105.0433	CONVEYANCE

RESULTS

Dn=	**0.812**	**FEET**
Vn=	**5.67**	**FPS**

Qa/Qf=	0.567917	RATIO
C2=	0.541528	COEFF.
Dn/D=	0.541333	RATIO
C4=	0.549344	COEFF.
An=	0.970769	SQ. FT.
Vn=	5.66561	FPS
HVn=	0.498434	FT.
En=	1.31	FT.

C3=	1.044614	
C5=	1.00266	
T=	1.50399	

F=	**1.242748**	**FROUDE NO.**
% Full By Area=	**54.93**	**% FULL**

H A H N H A U S * S O F T W A R E
814 CRESTVIEW * SAN ANTONIO, TEXAS * 78228
PHONE: 210/735-2734 * FAX: 210/735-2734

4 PIPE FRIC. DEPTH

DATE: 8/4/2020
TIME: 8:30 AM
INDEX

FORTY SIX HYDROLOGIC / CIVIL COMPUTER PROGRAMS

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MANNINGS FORMULA FOR PIPES FLOWING FULL SOLVING FOR FRICTIONAL DEPTH (PARTIAL FLOW DEPTH IN PIPES)

PROJECT SERVICE FIRST HELOTES (18" OUTFALL PIPE - PROPOSED CONDITIONS)

INSTRUCTIONS

ENTER ACTUAL FLOW DISCHARGE IN CFS	*Q Actual=*	*12*	ACT. DISCHARGE IN PIPE,CFS
ENTER PIPE SLOPE IN FT/FT	*S=*	*0.0085*	FL SLOPE IN FT/FT
ENTER PIPE DIAMETER IN FEET	*D=*	*1.5*	DIAMETER OF PIPE IN FT.
ENTER MANNINGS N-VALUE	*N=*	*0.013*	MANNINGS N-VALUE

NOTE: DO NOT ENTER Qact > Qfull !

Q Full=	9.684513	DISCHARGE IN CFS
A Full=	1.767144	AREA IN SQ. FT.
V Full=	5.480318	VELOCITY IN FPS
Hv Full=	0.466365	VELOCITY HEAD IN FT.
Pw Full=	4.712385	WETTED PERIMETER IN FT.
R Full=	0.375	HYDRAULIC RADIUS IN FT.
R(2/3)=	0.520021	HYDRAULIC RADIUS TO (2/3)
AR(2/3)=	0.918952	AREA * HYDRA. RAD. TO (2/3)
K Full=	105.0433	CONVEYANCE

RESULTS

Dn=	**1.461**	**FEET**
Vn=	**6.87**	**FPS**

Qa/Qf=	1.239092	RATIO
C2=	0.974008	COEFF.
Dn/D=	0.974	RATIO
C4=	0.988954	COEFF.
An=	1.747625	SQ. FT.
Vn=	6.866462	FPS
HVn=	0.732116	FT.
En=	2.193	FT.

C3=	1.207974	
C5=	0.31494	
T=	0.47241	

F=	**0.62913**	**FROUDE NO.**
% Full By Area=	**98.9**	**% FULL**

H A H N H A U S * S O F T W A R E
814 CRESTVIEW * SAN ANTONIO, TEXAS * 78228
PHONE: 210/735-2734 * FAX: 210/735-2734

4 PIPE FRIC. DEPTH

DATE: 8/10/2020
TIME: 10:38 AM
INDEX

FORTY SIX HYDROLOGIC / CIVIL COMPUTER PROGRAMS

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MANNINGS FORMULA FOR PIPES FLOWING FULL SOLVING FOR FRICTIONAL DEPTH (PARTIAL FLOW DEPTH IN PIPES)

PROJECT SERVICE FIRST HELOTES (12" HDPE - PROPOSED CONDITIONS)

INSTRUCTIONS

ENTER ACTUAL FLOW DISCHARGE IN CFS	***Q Actual=***	***4.4***	ACT. DISCHARGE IN PIPE,CFS
ENTER PIPE SLOPE IN FT/FT	***S=***	***0.01***	FL SLOPE IN FT/FT
ENTER PIPE DIAMETER IN FEET	***D=***	***1***	DIAMETER OF PIPE IN FT.
ENTER MANNINGS N-VALUE	***N=***	***0.013***	MANNINGS N-VALUE

NOTE: DO NOT ENTER Qact > Qfull !

RESULTS

Dn=	**0.971**	**FEET**
Vn=	**5.68**	**FPS**

Q Full=	3.562802	DISCHARGE IN CFS
A Full=	0.785398	AREA IN SQ. FT.
V Full=	4.536304	VELOCITY IN FPS
Hv Full=	0.319535	VELOCITY HEAD IN FT.
Pw Full=	3.14159	WETTED PERIMETER IN FT.
R Full=	0.25	HYDRAULIC RADIUS IN FT.
R(2/3)=	0.39685	HYDRAULIC RADIUS TO (2/3)
AR(2/3)=	0.311685	AREA * HYDRA. RAD. TO (2/3)
K Full=	35.62802	CONVEYANCE

Qa/Qf=	1.234983	RATIO
C2=	0.971088	COEFF.
Dn/D=	0.971	RATIO
C4=	0.98685	COEFF.
An=	0.775069	SQ. FT.
Vn=	5.676912	FPS
HVn=	0.500424	FT.
En=	1.471	FT.

C3=	1.207052	
C5=	0.331432	
T=	0.331432	

F=	**0.654201**	**FROUDE NO.**
% Full By Area=	**98.68**	**% FULL**

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814 CRESTVIEW * SAN ANTONIO, TEXAS * 78228
PHONE: 210/735-2734 * FAX: 210/735-2734