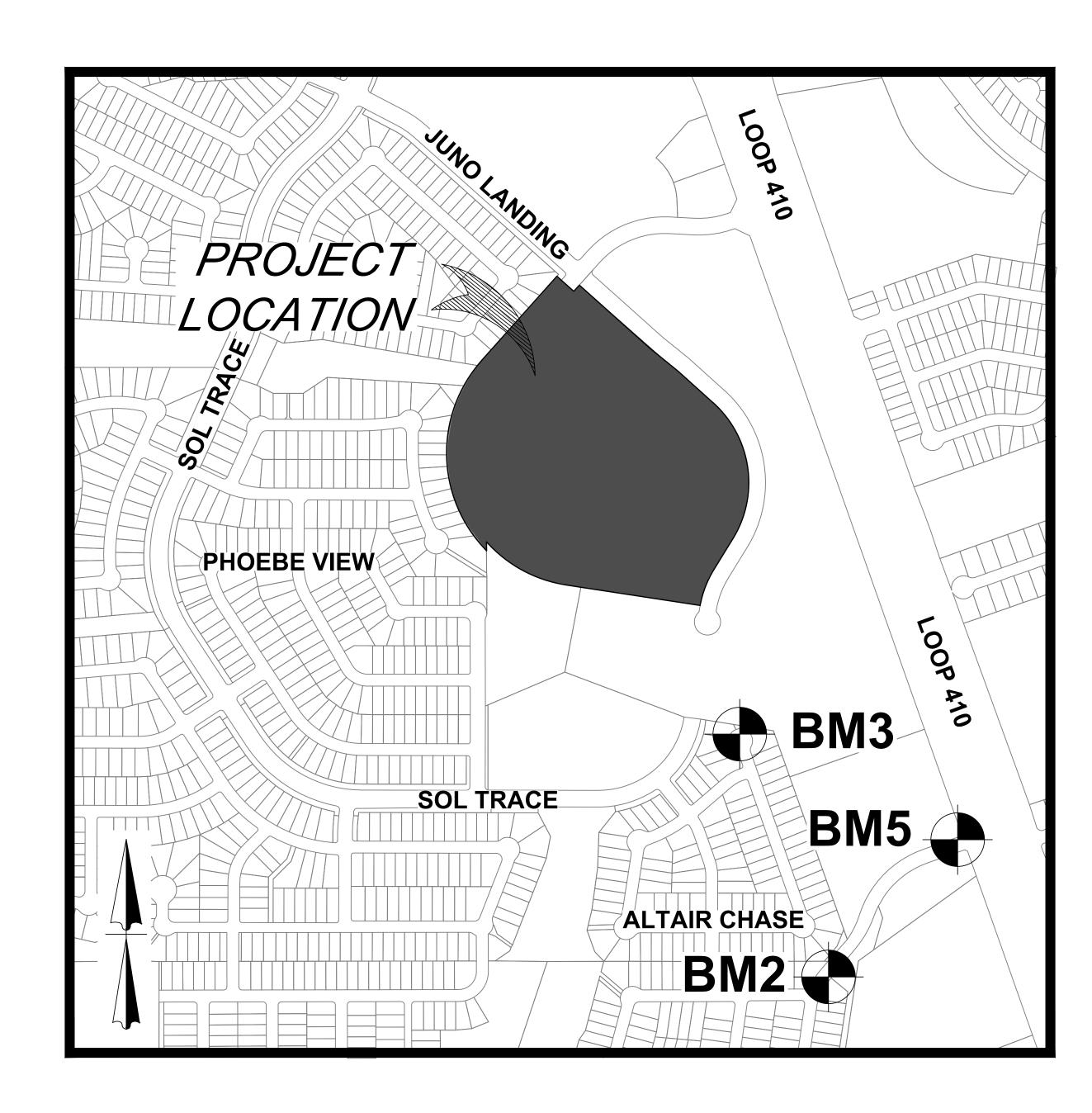
ASCEND ON JUNO LANDING

7542 JUNO LANDING, SAN ANTONIO, TEXAS 78252



LOCATION MAP N. T. S.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92 N.C.B. 15248, VOLUME ####, PAGE ###, BEXAR COUNTY, TEXAS.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION =

716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

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LEGAL DESCRIPTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1. BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES:

1-800-225-5288.

(210)-353-2222.

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.
- CONTACT SAN ANTONIO WATER SYSTEMS TO
- PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

DEMOLITION NOTES

- LOCATION OF EXISTING UTILITIES AND DRAINAGE SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION PROCESS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL COORDINATE WITH CPS AND OWNER AS REQUIRED BEFORE REMOVAL OF ANY ELECTRIC FACILITIES.
- CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND/OR OWNER FOR ANY TREE REMOVAL AND REMOVAL AND/OR REPLACEMENT OF EXISTING ON SITE IRRIGATION PIPING PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH CPS TO REMOVE ANY OVERHEAD ELECTRIC LINES OR POLES DESIGNATED TO BE REMOVED (IF ANY). ANY DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS SHALL BE COMMUNICATED WITH
- . CONTRACTOR SHALL NOT START DEMOLITION OF ANY FEATURE SHOWN ON THIS DRAWING UNTIL A STORM WATER POLLUTION PREVENTION PLAN IS INSTALLED AND
- 1. THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL, OF ALL DEMOLISHED OR UNWANTED MATERIAL.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SHALL HAVE AT HIS EXPENSE, ALL CORNERS REPLACED
- 14. CONTRACTOR SHALL NOT DEMOLISH ANY WATER OR SANITARY SEWER LINE WITHOUT S.A.W.S. APPROVAL.

WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.

CONTRACTOR SHALL INSTALL A MINIMUM 6-FOOT HIGH. CHAIN LINK. PROTECTIVE FENCE ALONG THE PERIMETER OF THE CONSTRUCTION/DEMOLITION LIMITS. PROTECTIVE FENCE SHALL BE IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL VEHICULAR BARRIERS AND FENCING TO PROHIBIT VEHICULAR AND PEDESTRIAN ACCESS-TO THAT AREA CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT FENCING AND BARRIERS INSTALLED ARE ADEQUATE.

EXISTING UTILITY NOTES:

- THIS PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- . IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO
- L LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING EXISTING UTILITIES DURING CONSTRUCTION WHETHER SHOWN ON

<u>AUTION!!:</u> THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR TRENCH EXCAVATION SAFETY PROTECTION NOTE: RIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE O THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS

AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH

EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY

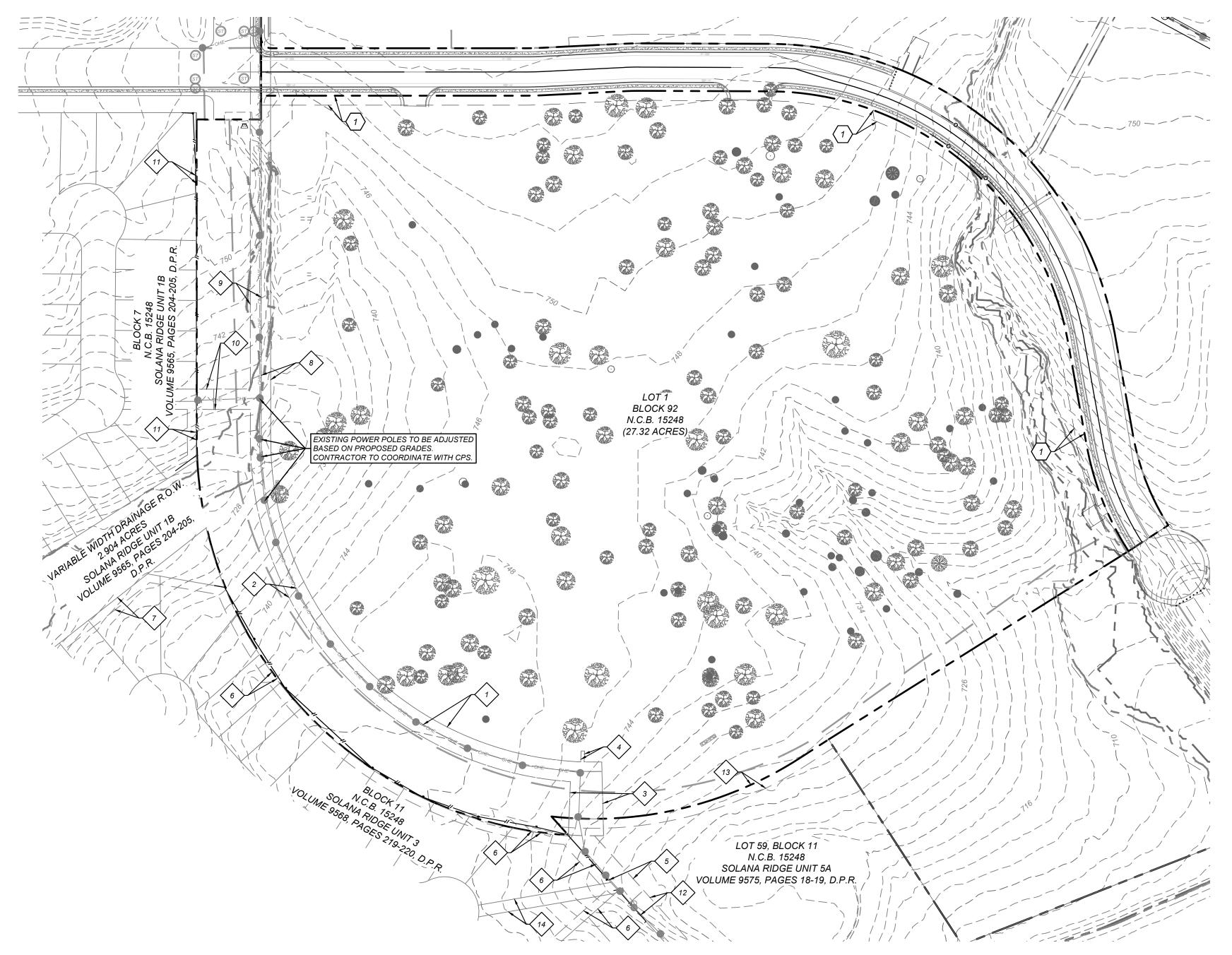
RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND

ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

TREE NOTE:

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

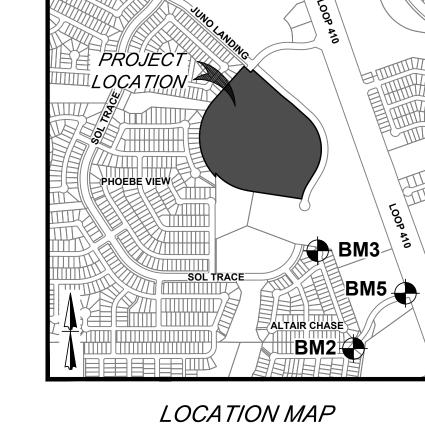
SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.



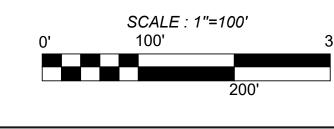
KEY NOTES

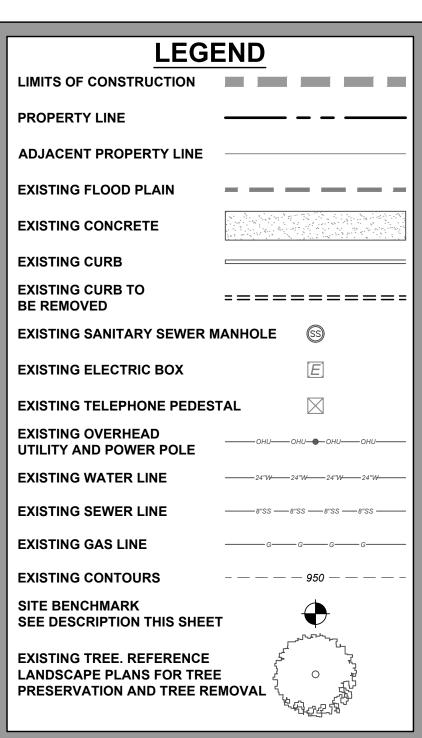
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- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

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











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PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: DECEMBER 2023 DRAWN: AB CHECKED: MH SHEET NUMBER:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
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TRAFFIC / SW SUMMARY TABLE

CASITAS

138 UNITS

97 UNITS

12 UNITS

0 UNITS 247

2 PER UNIT

494

207

276

194

18

Building Use

Total Units

REGULAR

Covered Parking Total Spaces Provided

parking, 24 max) roposed Bike Spaces Proposed Bike Racks

HANDICAPPED (ADA)

Required V. A. Parking

Proposed V.A. Parking

BUILDING TYPE 1

BUILDING TYPE 2

BUILDING TYPE 3

AMENITY CENTER

Minimum Parking Ratio

laximum Parking Ratio

PARKING STORAGE STANDARDS

Minimum Required Parking (1.5*247 UNITS) Maximum Required Parking (2*247 UNITS)

Min. Req. Parking Bldg. Ty 1 (1.5*138 UNITS)

Min. Req. Parking Bldg. Ty 1 (2*138 UNITS)

Min. Req. Parking Bldg. Ty 2 (1.5*97 UNITS) Min. Req. Parking Bldg. Ty 2 (2*97 UNITS)

Min. Req. Parking Bldg. Ty 3 (1.5*12UNITS)

Min. Req. Parking Bldg. Ty 3 (2*12 UNITS)

Minimum Required Bike Spaces (10% min.

quired H.C. Parking (Including van)

Proposed H.C. Parking (Including van)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

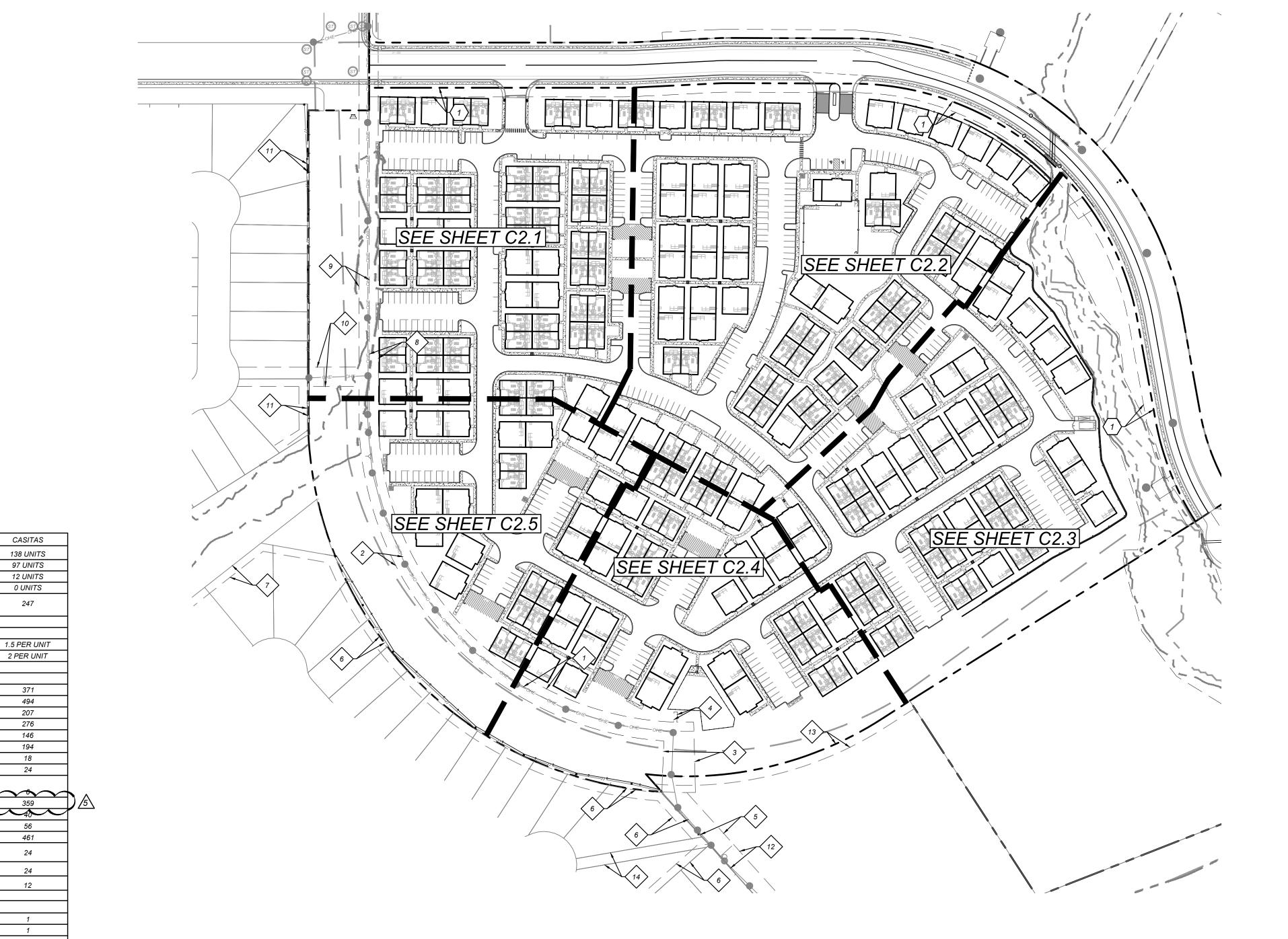
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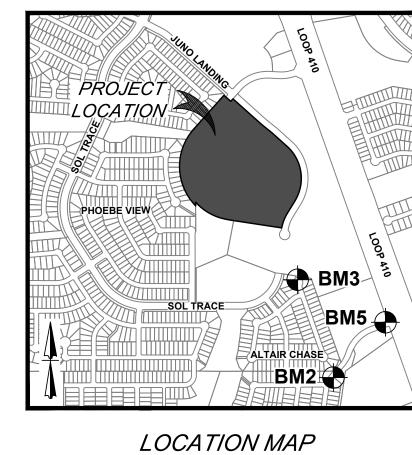
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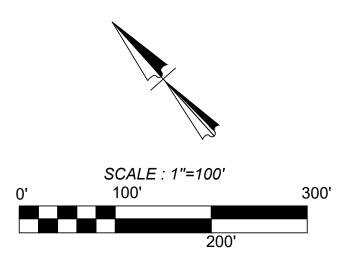
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N. T. S.



LEG	END
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER I	MANHOLE S
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНИ _ ОНИОНИ
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEE	ET DE STA
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TRE PRESERVATION AND TREE RI	7 -77

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MATTHEW M. HILBIG

2 ∞

PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

MATTHEW M. HILBIC

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SA

PLAT NO. 23-11800061 JOB NO.: 779-02-01

0

SHEET NUMBER.

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR RECORDS, BEXAR COUNTY, TEXAS. STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY = 716.80' SET BY KFW SURVEYING. RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND

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- 1-800-225-5288.
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LEGAL DESCRIPTION:

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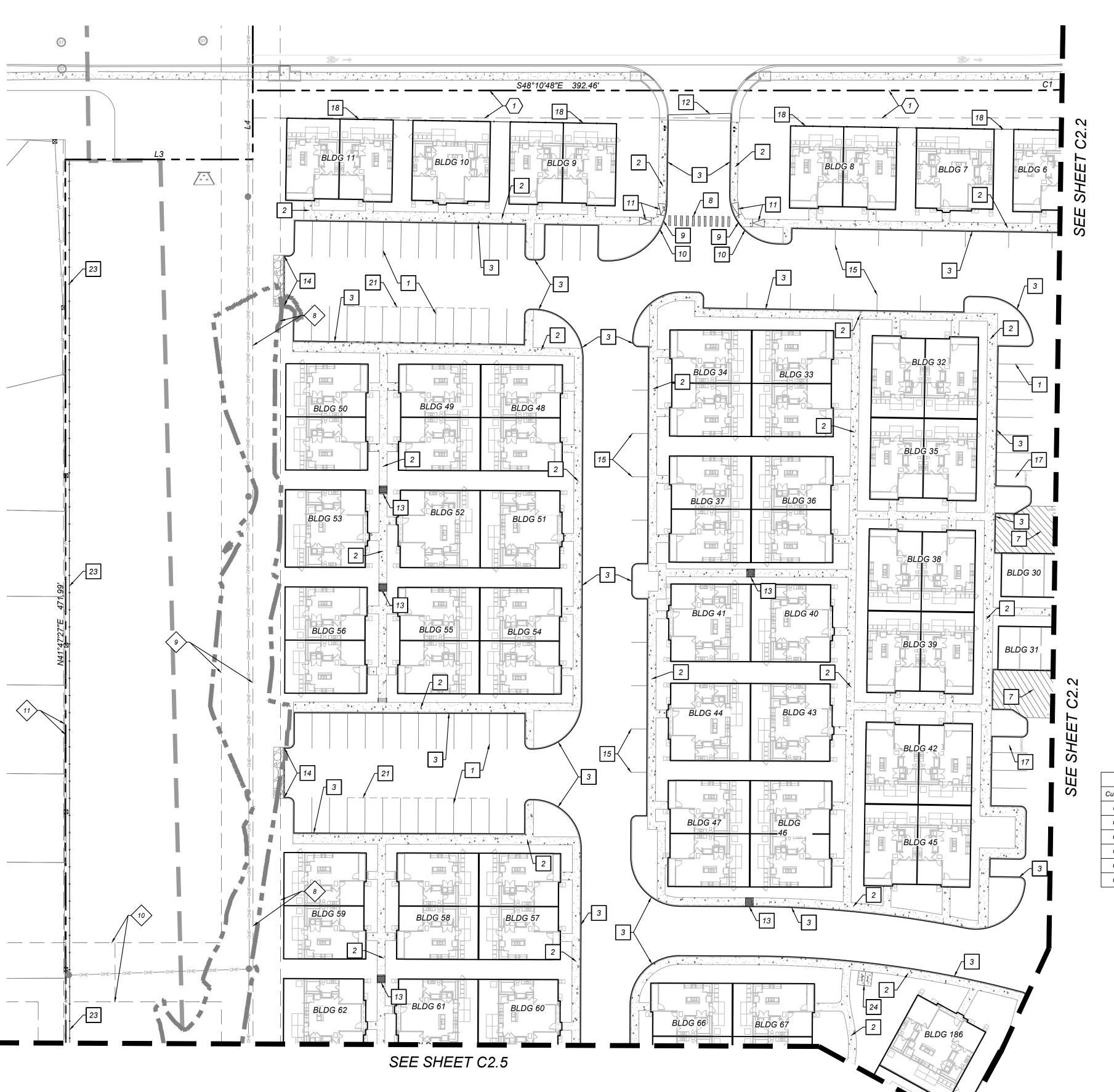
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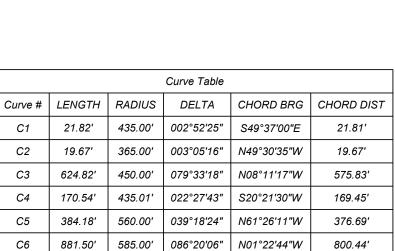
BM #3

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

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- EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
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- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT





LINE TABLE			
LINE	LENGTH	BEARING	
L1	50.00'	N81°05'23"W	
L2	37.15'	S0°10'00"E	
L3	95.13'	S48°10'48"E	
L4	35.00'	N41°49'12"E	

CROSS HATCH STRIPING (SEE DETAIL 7/C8.0)	PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)
8 CROSSWALK (SEE DETAIL 8/C8.0)	CARPORTS (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
RIBBON CURB (SEE DETAIL 9/C8.0)	22 AMENITY AREA (REFERENCE LANDSCAPE PLANS FOR DETAILS)
2' CURB TRANSITION (SEE DETAIL 10/C8.0)	PRIVACY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
PROPOSED RAMP (SEE DETAIL 11/C8.0)	BIKE RACK (SEE DETAIL 16/C8.0)
ASPHALT / CONCRETE PAVE JUNCTURE (SEE DETAIL 12/0	1 25 1
SIDEWALK BOX (SEE DETAIL 13/C8.0)	DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
	<u>LEGEND</u>
	LIMITS OF CONSTRUCTION
e	PROPERTY LINE — — — — —
CHORD BRG CHORD DIST	ADJACENT PROPERTY LINE
" S49°37'00"F 21.81'	ADVACENT I NOFEIXTT LINE

EXISTING CONCRETE

EXISTING OVERHEAD UTILITY AND POWER POLE

PROPOSED RIBBON CURB

PROPOSED SIDEWALK

PARKING STALL COUNT

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROPOSED CURB

EXISTING SANITARY SEWER MANHOLE S

The second of th

3

EXISTING CURB

KEY NOTES

1 YPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)

TYPICAL PARKING SPACES AND

PROPOSED SIDEWALK

(SEE DETAIL 2/C8.0)

PROPOSED 6" CURB

(SEE DETAIL 3/C8.0)

(SEE DETAIL 4/C8.0)

(SEE DETAIL 5/C8.0)

(SEE DETAIL 6/C8.0)

F HANDICAP SIGN

WHEEL STOP

HANDICAP PARKING SYMBOL

PROJECT

PHOEBE VIEW

BM3

BM2

LOCATION MAP

N. T. S.

SCALE: 1"=30'

PARALLEL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 15/C8.0)

MONUMENT SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

18 SECURITY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

PROPOSED STAMPED COLORED

RETAINING WALL WITH FALL PROTECTION (DESIGN BUILD BY CONTRACTOR)

COMPACT PARKING SPACES (SEE DETAIL 17/C8.0)

BM5

DATE: JANUARY 2024 DRAWN: AB CHECKED: MH



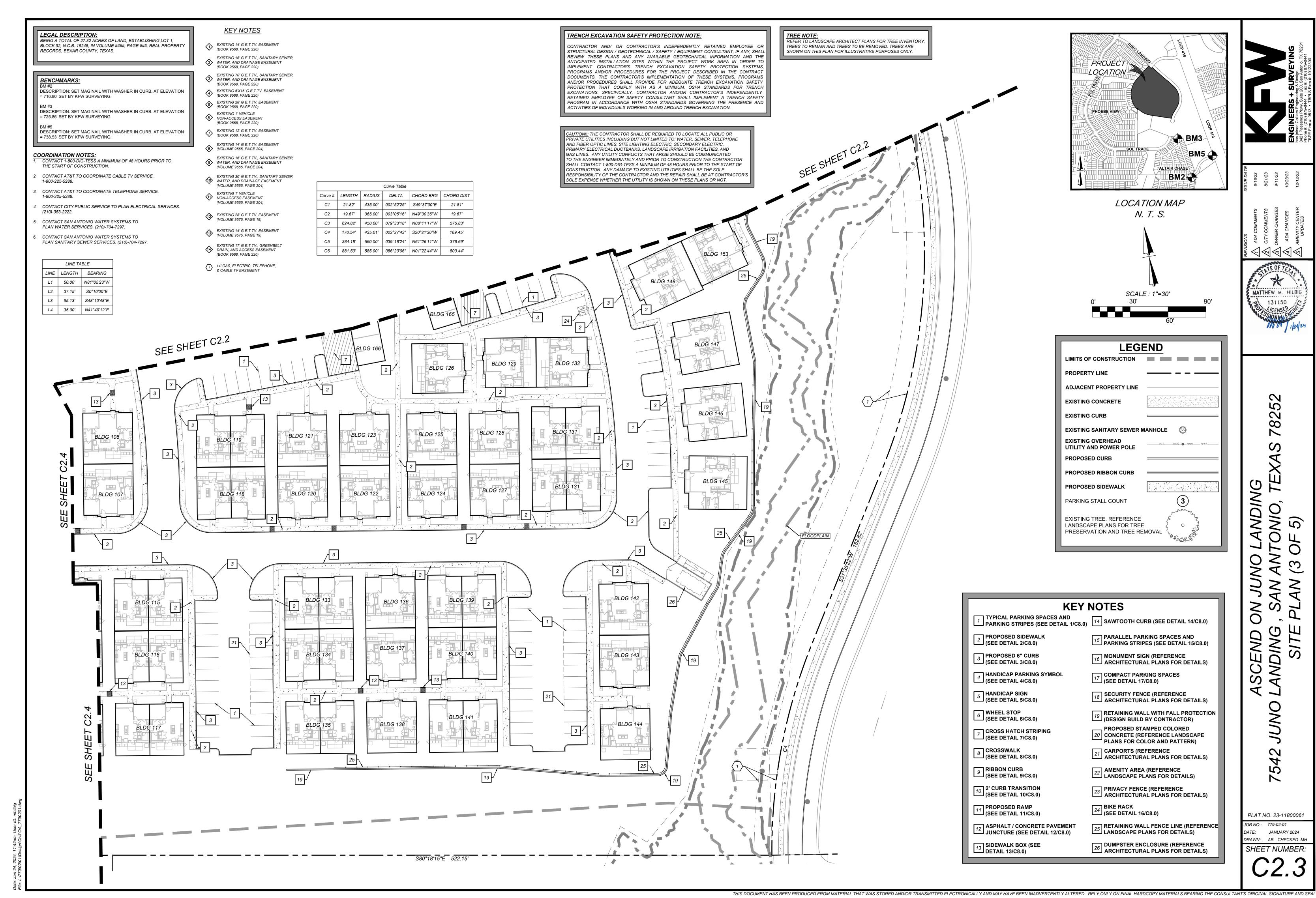
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PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

SHEET NUMBER:



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PLAT NO. 23-11800061 JOB NO.: 779-02-01

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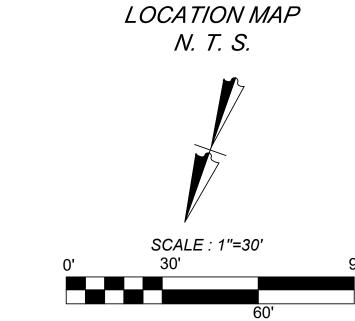
PLAT NO. 23-11800061 DATE: JANUARY 2024

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DRAWN: AB CHECKED: MF SHEET NUMBER:

BM3 BM5 BM2

PROJECT PHOEBE VIEW



LEGI	END
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER	MANHOLE S
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНUОНUОНUОНU-
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
PARKING STALL COUNT	3
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE RE	¯ 7 -∩1

PARALLEL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 15/C8.0) MONUMENT SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS) 18 SECURITY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS) 79 RETAINING WALL WITH FALL PROTECTION (DESIGN BUILD BY CONTRACTOR) , PROPOSED STAMPED COLORED 20 CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN) ARCHITECTURAL PLANS FOR DETAILS) 22 AMENITY AREA (REFERENCE LANDSCAPE PLANS FOR DETAILS) PRIVACY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS) RETAINING WALL FENCE LINE (REFERENCE LANDSCAPE PLANS FOR DETAILS) DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

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

COMPACT PARKING SPACES (SEE DETAIL 17/C8.0)

CARPORTS (REFERENCE

BIKE RACK (SEE DETAIL 16/C8.0)

23

TRENCH EXCAVATION SAFETY PROTECTION NOTE: TREE NOTE: **KEY NOTES** REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE 1 I FICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0) 14 SAWTOOTH CURB (SEE DETAIL 14/C8.0) TYPICAL PARKING SPACES AND STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROPOSED SIDEWALK PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT $\stackrel{2}{\longrightarrow}$ (SEE DETAIL 2/C8.0) DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH PROPOSED 6" CURB EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY (SEE DETAIL 3/C8.0) RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION. HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0) HANDICAP SIGN CAUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR (SEE DETAIL 5/C8.0) PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, WHEEL STOP RIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED (SEE DETAIL 6/C8.0) O THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF **CROSS HATCH STRIPING** CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE (SEE DETAIL 7/C8.0) RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT. _o CROSSWALK $\stackrel{\circ}{\longrightarrow}$ (SEE DETAIL 8/C8.0) Curve Table RIBBON CURB Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST 9 (SEE DETAIL 9/C8.0) C1 21.82' 435.00' 002°52'25" \$49°37'00"E 21.81' 2' CURB TRANSITION 19.67' | 365.00' | 003°05'16" | N49°30'35"W | 19.67' (SEE DETAIL 10/C8.0) C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W 575.83' PROPOSED RAMP C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | (SEE DETAIL 11/C8.0) C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W ASPHALT / CONCRETE PAVEMENT C6 881.50' 585.00' 086°20'06" N01°22'44"W 800.44' JUNCTURE (SEE DETAIL 12/C8.0) **BLDG 114** 13 SIDEWALK BOX (SEE DETAIL 13/C8.0) LINE TABLE BLDG 113

BLDG 103

BLDG 96

BLDG 92

...

BLDG 90

BLDG 177

BLDG 101

BLDG 98

3

BLDG 81

(VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASI
(BOOK 9568, PAGE 220) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

LEGAL DESCRIPTION:

BENCHMARKS:

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

KEY NOTES

(BOOK 9568, PAGE 220)

6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

8 (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE
NON-ACCESS EASEMENT

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO LINE LENGTH BEARING L1 50.00' N81°05'23"W L2 37.15' S0°10'00"E L3 95.13' S48°10'48"E L4 35.00' N41°49'12"E

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297. CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297. EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220) EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) \$\frac{\pmatrix}{\pmatrix} \quad \text{EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)} EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 14' G.E.T.TV. EASEMENT EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
(VOLUME 9565, PAGE 204) EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

BLDG 85

BLDG 82

BLDG 83

SEE SHEET C2.5

BLDG 99

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

- 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

(210)-353-2222.

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER,
- 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204) EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
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- (VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

(BOOK 9568, PAGE 220)

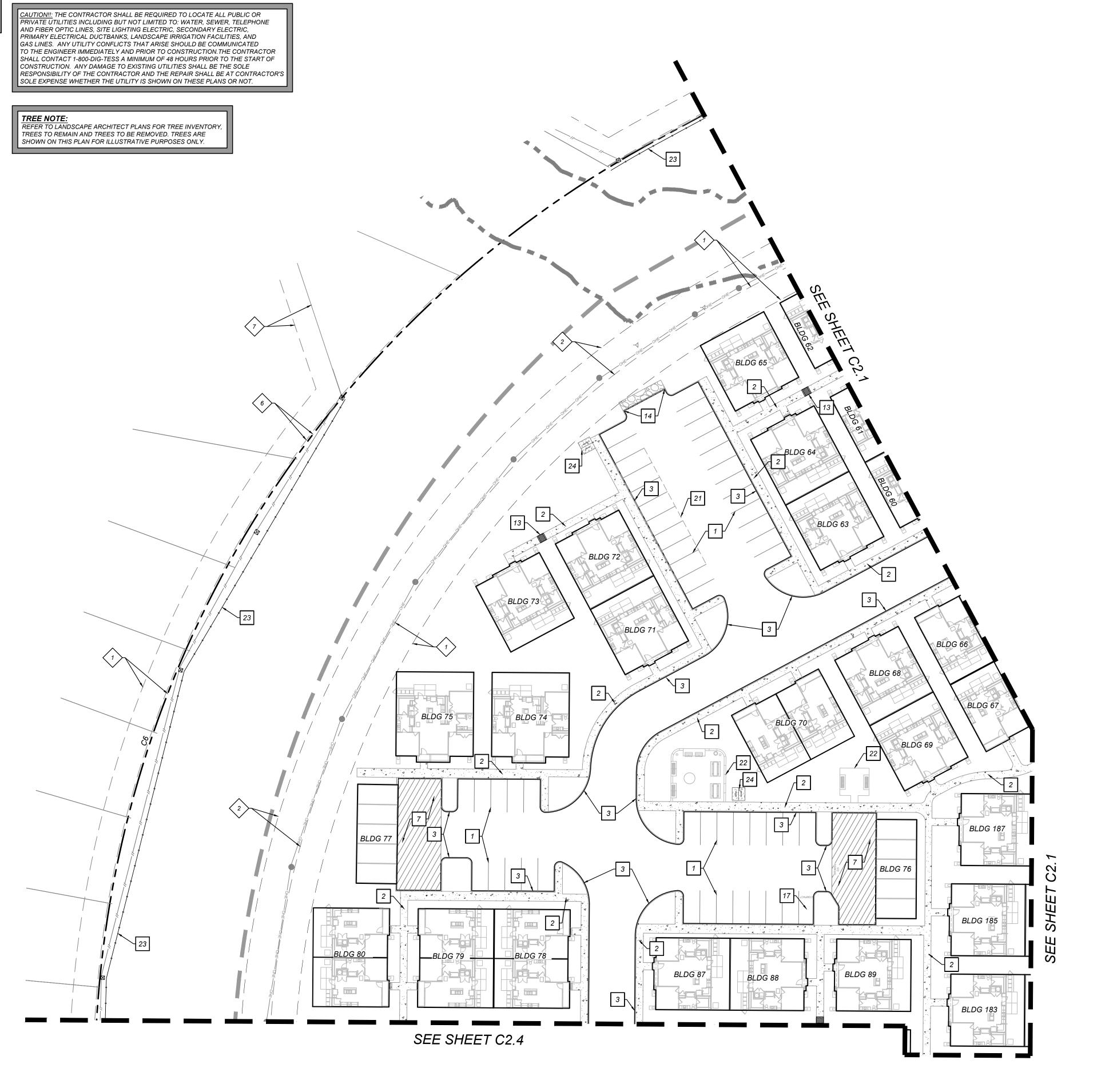
14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

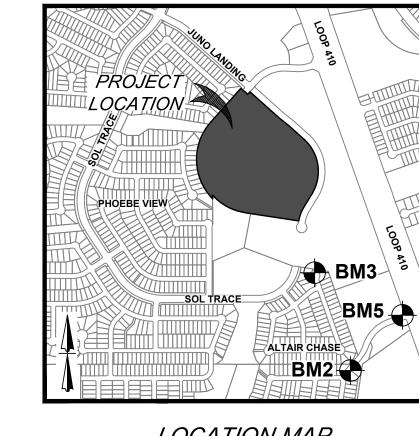
TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

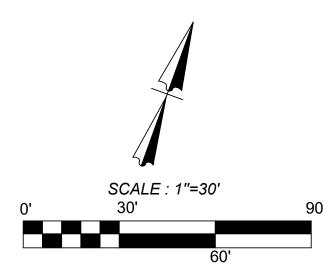
	IBLE	LINE TA	
Curve # LE	BEARING	LENGTH	LINE
C1 2	N81°05'23"W	50.00'	L1
C2 1	S0°10'00"E	37.15'	L2
C3 6	S48°10'48"E	95.13'	L3
C4 1	N41°49'12"E	35.00'	L4
C5 3			

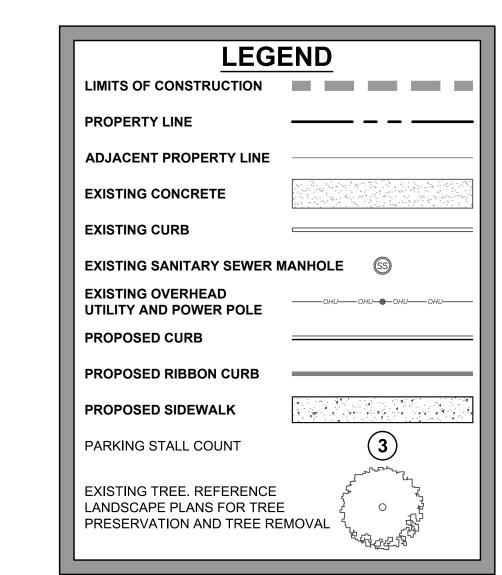
			Curve Table		
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'











KEY	N
TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)	

PROPOSED SIDEWALK (SEE DETAIL 2/C8.0)

(SEE DETAIL 3/C8.0) HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0)

PROPOSED 6" CURB

5 HANDICAP SIGN (SEE DETAIL 5/C8.0)

6 WHEEL STOP (SEE DETAIL 6/C8.0) CROSS HATCH STRIPING (SEE DETAIL 7/C8.0)

8 CROSSWALK (SEE DETAIL 8/C8.0) RIBBON CURB

(SEE DETAIL 9/C8.0) 2' CURB TRANSITION (SEE DETAIL 10/C8.0)

PROPOSED RAMP (SEE DETAIL 11/C8.0)

ASPHALT / CONCRETE PAVEMENT JUNCTURE (SEE DETAIL 12/C8.0) SIDEWALK BOX (SEE DETAIL 13/C8.0)

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OTES 14 SAWTOOTH CURB (SEE DETAIL 14/C8.0)

PARALLEL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 15/C8.0)

MONUMENT SIGN (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

COMPACT PARKING SPACES (SEE DETAIL 17/C8.0) 18 SECURITY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

RETAINING WALL WITH FALL PROTECTION (DESIGN BUILD BY CONTRACTOR) PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE

PLANS FOR COLOR AND PATTERN) CARPORTS (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

22 AMENITY AREA (REFERENCE LANDSCAPE PLANS FOR DETAILS) PRIVACY FENCE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

BIKE RACK (SEE DETAIL 16/C8.0)

RETAINING WALL FENCE LINE (REFERENCE LANDSCAPE PLANS FOR DETAILS)

DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)

MATTHEW M. HILBIC

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PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

MATTHEW M. HILBIC

131150

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PROJECT

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

S EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

6 NON-ACCESS EASEMENT

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 17' G.E.T.TV., GREENBELT

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204) EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 1' VEHICLE NON-ACCESS EASEMENT

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

PHOEBE VIEW

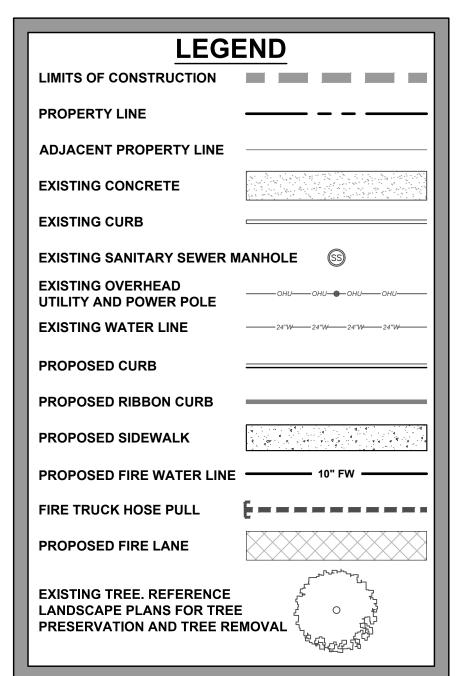
SCALE: 1"=30'

LOCATION MAP

N. T. S.

BM5

BM2

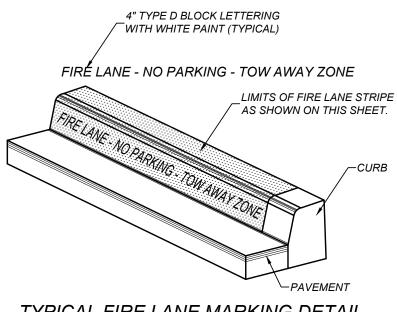


APPLICATION:

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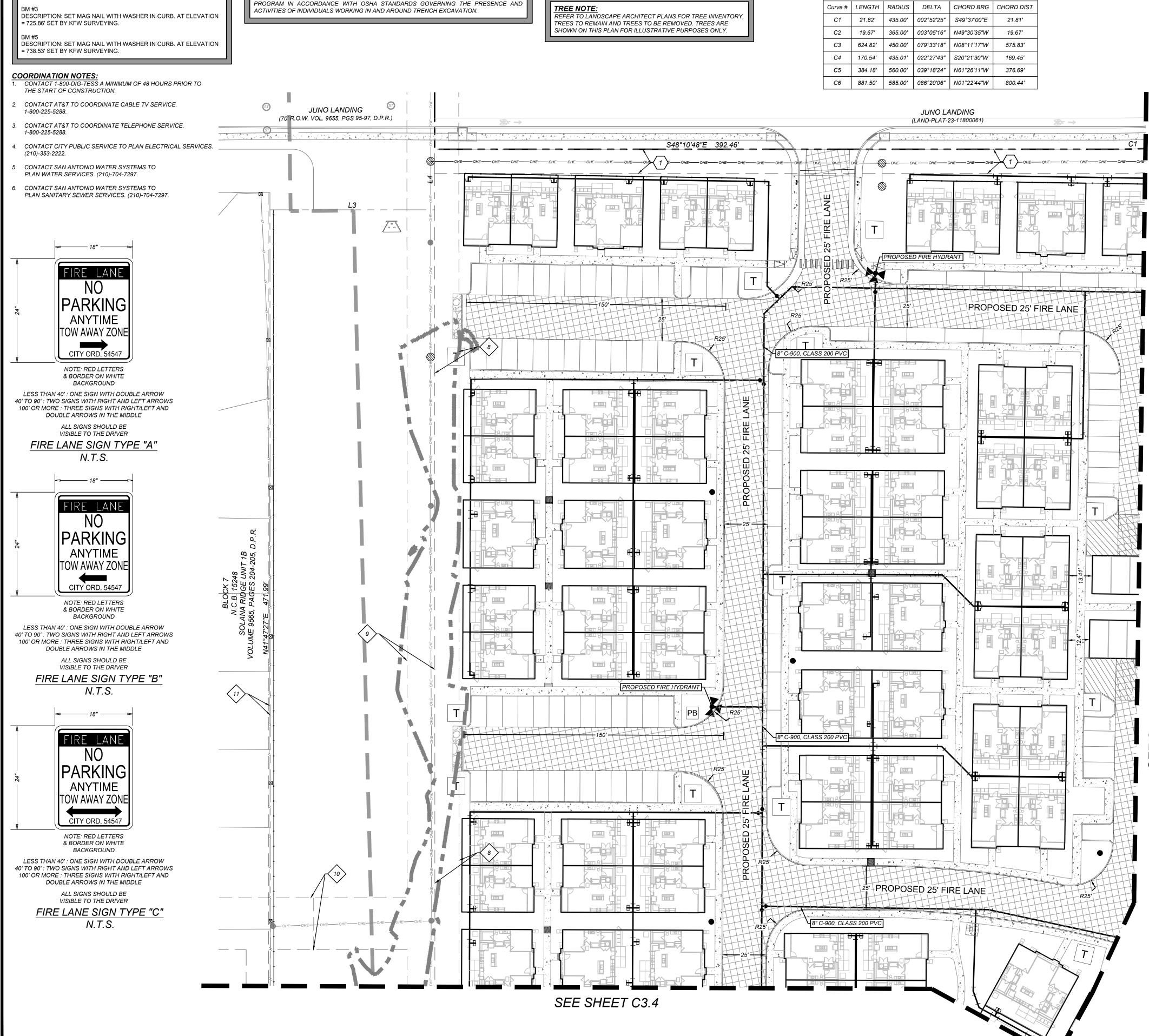
1. ALONG CURBED AREAS: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY. 2. ALONG NON-CURBED AREAS: PAINT RED LANE STRIPE ON PAVEMENT AND

PAINT WHITE LETTERS. 3. 40' FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.



TYPICAL FIRE LANE MARKING DETAIL N.T.S.

FIRE SIGN LOCATION NOTE: FIRE SIGN LOCATION SHALL BE DETERMINED BY FIRE MARSHAL / INSPECTOR PRIOR TO CONSTRUCTION



LINE TABLE

LINE LENGTH BEARING

L2 | 37.15' | S0°10'00"E

L3 95.13' S48°10'48"E

L4 | 35.00' | N41°49'12"E

50.00' N81°05'23"W

Curve Table

<u>AUTION!!:</u> THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE

AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC,

PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND

GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED

CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE

SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR

SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF

RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

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SHEET NUMBER.

LEGAL DESCRIPTION:

BENCHMARKS:

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR

STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL

REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE

ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO

IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS,

PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT

DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS

AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH

EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY

RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY



MATTHEW M. HILBIC 131150

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PLAT NO. 23-11800061

2

JOB NO.: 779-02-01 JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

MATTHEW M. HILBIC

131150

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PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

ALL SIGNS SHOULD BE

VISIBLE TO THE DRIVER

FIRE LANE SIGN TYPE "B" N.T.S.

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

ALL SIGNS SHOULD BE

VISIBLE TO THE DRIVER FIRE LANE SIGN TYPE "C"

N.T.S.

SHEET NUMBER.

LESS THAN 40': ONE SIGN WITH DOUBLE ARROW 40' TO 90': TWO SIGNS WITH RIGHT AND LEFT ARROWS 100' OR MORE : THREE SIGNS WITH RIGHT/LEFT AND

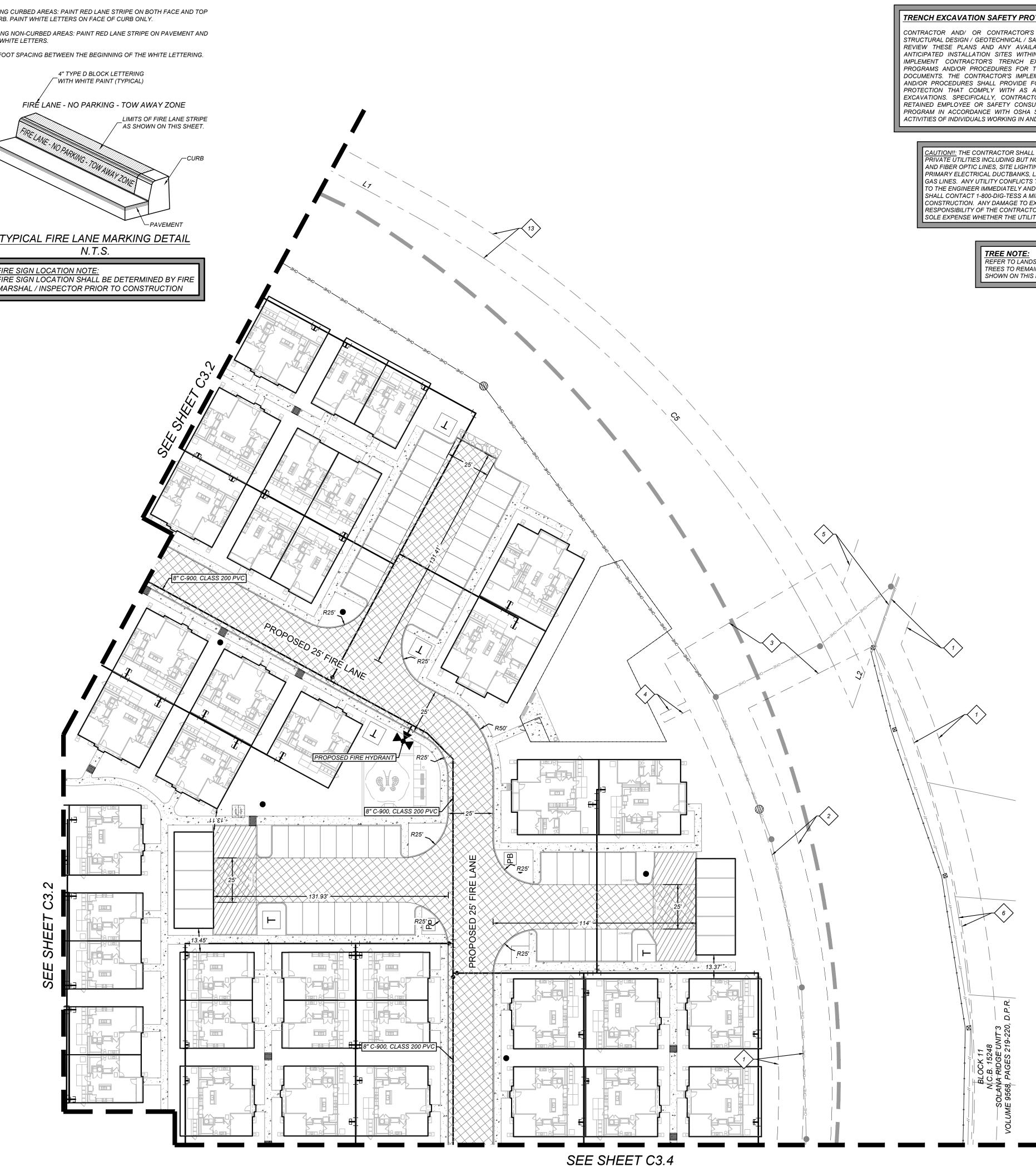
ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER FIRE LANE SIGN TYPE "B"



& BORDER ON WHITE

BACKGROUND LESS THAN 40': ONE SIGN WITH DOUBLE ARROW 40' TO 90': TWO SIGNS WITH RIGHT AND LEFT ARROWS 100' OR MORE : THREE SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

> ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER FIRE LANE SIGN TYPE "C"





Curve Table Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) 21.82' | 435.00' | 002°52'25" | S49°37'00"E | 19.67' | 365.00' | 003°05'16" | N49°30'35"W | (2) WATER, AND DRAINAGE EASEMENT 624.82' | 450.00' | 079°33'18" | N08°11'17"W | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45' WATER, AND DRAINAGE EASEMENT

| 384.18' | 560.00' | 039°18'24" | N61°26'11"W |

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C6	881.50'	585.00'	086°20'06	5" N	01°22'44"W	800.44'
					LINE TA	BLE
				LINE	LENGTH	BEARING
				L1	50.00'	N81°05'23"W
				L2	37.15'	S0°10'00"E
				L3	95.13'	S48°10'48"E

(BOOK 9568, PAGE 220) (BOOK 9568, PAGE 220) EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)

KEY NOTES

(BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 70' G.E.T.TV., SANITARY SEWER,

EXISTING 5'X16' G.E.T.TV. EASEMENT

L4 35.00' N41°49'12"E

SEXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

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EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

MATTHEW M. HILBIG

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

2

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DRAWN: AB CHECKED: MH SHEET NUMBER:

LEGAL DESCRIPTION:

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

(210)-353-2222.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- 1-800-225-5288. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.



NOTE: RED LETTERS & BORDER ON WHITE **BACKGROUND**

LESS THAN 40': ONE SIGN WITH DOUBLE ARROW 40' TO 90': TWO SIGNS WITH RIGHT AND LEFT ARROWS 100' OR MORE : THREE SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER FIRE LANE SIGN TYPE "A"



NOTE: RED LETTERS & BORDER ON WHITE **BACKGROUND**

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NOTE: RED LETTERS & BORDER ON WHITE **BACKGROUND**

LESS THAN 40': ONE SIGN WITH DOUBLE ARROW 40' TO 90': TWO SIGNS WITH RIGHT AND LEFT ARROWS 100' OR MORE : THREE SIGNS WITH RIGHT/LEFT AND DOUBLE ARROWS IN THE MIDDLE

ALL SIGNS SHOULD BE VISIBLE TO THE DRIVER FIRE LANE SIGN TYPE "C" N.T.S.

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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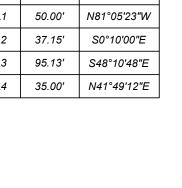
<u>CAUTION!!:</u> THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR RIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC. SECONDARY ELECTRIC. PRIMARY ELECTRICAL DUCTBANKS. LANDSCAPE IRRIGATION FACILITIES. AND GAS LINES. ANY UTILITY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

	TREE NOTE:
- 1	REFER TO LAN

_ IDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

			Curve Table		
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21′30″W	169.45'
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LINE TABLE				
LINE	LENGTH	BEARING		
L1	50.00'	N81°05'23"W		
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L3	95.13'	S48°10'48"E		
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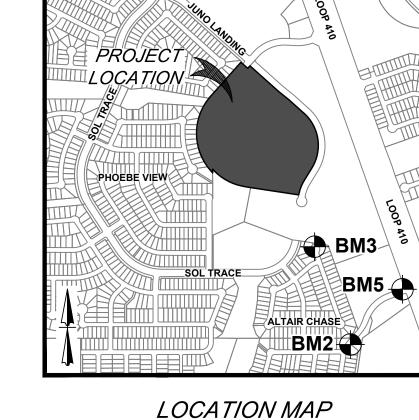


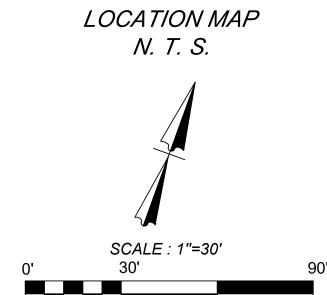
- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
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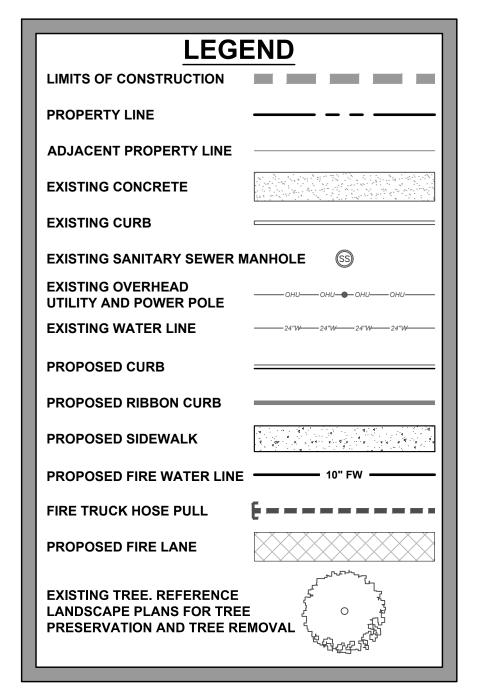
C-900, CLASS 200 PV

8" C-900, CLASS 200 PVC

SEE SHEET C3.3







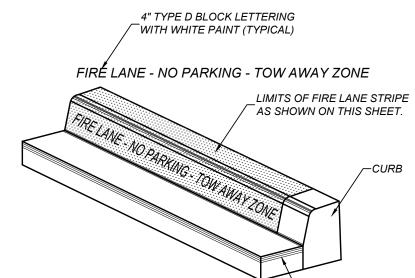
APPLICATION:

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1. ALONG CURBED AREAS: PAINT RED LANE STRIPE ON BOTH FACE AND TOP

OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY.

- 2. ALONG NON-CURBED AREAS: PAINT RED LANE STRIPE ON PAVEMENT AND PAINT WHITE LETTERS.
- 3. 40' FOOT SPACING BETWEEN THE BEGINNING OF THE WHITE LETTERING.



TYPICAL FIRE LANE MARKING DETAIL N.T.S.

FIRE SIGN LOCATION NOTE: FIRE SIGN LOCATION SHALL BE DETERMINED BY FIRE MARSHAL / INSPECTOR PRIOR TO CONSTRUCTION

MATTHEW M. HILBIG 131150

> ∞ 2

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

SHEET NUMBER

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

- THE START OF CONSTRUCTION.
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KEY NOTES

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EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

(BOOK 9568, PAGE 220)

1. ALL DIMENSIONS ARE TO FACE OF CURB. 2. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE

CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF 3. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED

4. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.

CONTRACTORS EXPENSE.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO

OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE

6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY SERVICES DURING CONSTRUCTION.

7. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

8. ALL COORDINATE POINTS FOR THE ROADWAY SYSTEM ARE TO FACE OF CURB.

9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.

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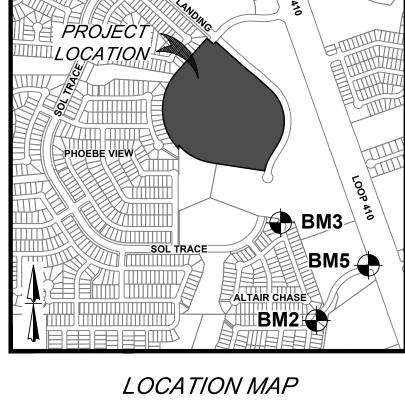
		1	Curve #	LENGIH	RADIUS	DELTA	CH
		•	C1	21.82'	435.00'	002°52'25"	S4
	TREE WOTE		C2	19.67'	365.00'	003°05′16″	N4:
TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY,	<u> </u>		С3	624.82'	450.00'	079°33'18"	NO
	TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.		C4	170.54'	435.01'	022°27'43"	S20
			C5	384.18'	560.00'	039°18'24"	N6

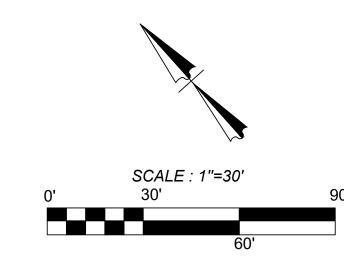
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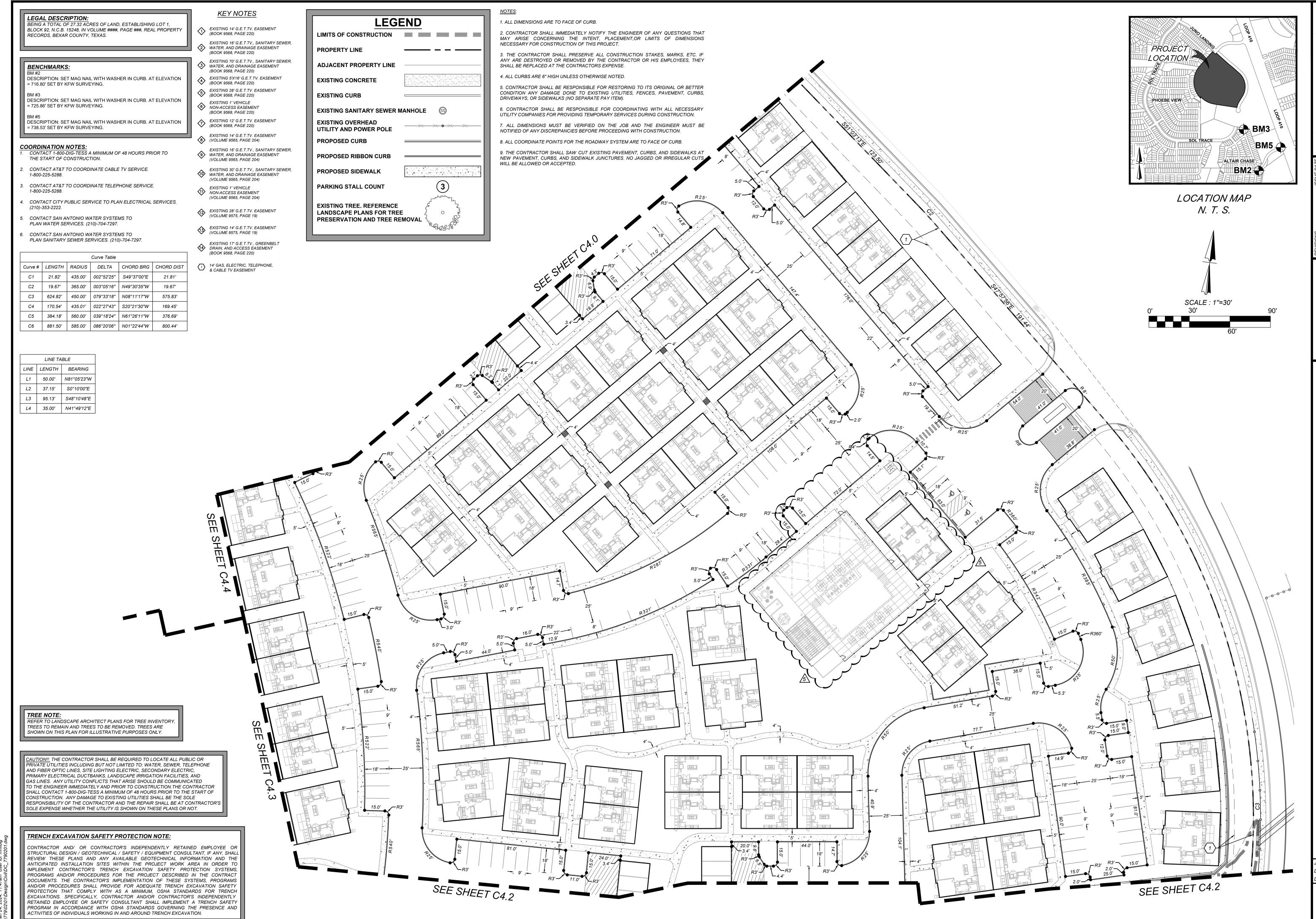
LEGI	END
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER I	MANHOLE S
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНUОНUОНUОНU
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
PARKING STALL COUNT	3
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TRE PRESERVATION AND TREE RE	_

MATTHEW M. HILBIG 131150 ∞

PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:





Date: Jan 24, 2024, 11:47am User ID: mhilbig

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

DRAWN: AB CHECKED: MH

SHEET NUMBER:

MATTHEW M. HILBIC

131150

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C4.1

ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8441

8/21/23
9/11/23
10/23/23
ENGINEE
12/12/23
3421 Peasanos Pk
Phone #: (210) 979
TBPE Firm #: 9513

S 78252

ASCEND ON JUNO LA JUNO LANDING, SAN ANTC

PLAT NO. 23-11800061

JOB NO.: 779-02-01

DATE: JANUARY 2024

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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

DRAWN: AB CHECKED: MH

MATTHEW M. HILBIG

131150

LEGAL DESCRIPTION:

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

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- PLAN WATER SERVICES. (210)-704-7297.

KEY NOTES

(BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 14' G.E.T.TV. EASEMENT

WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

3 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT

EXISTING 14' G.E.T.TV. EASEMENT

(9) WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 1' VEHICLE

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

(BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

NON-ACCESS EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER,

EXISTING 5'X16' G.E.T.TV. EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 70' G.E.T.TV., SANITARY SEWER,

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

1. ALL DIMENSIONS ARE TO FACE OF CURB.

2. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF

3. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE

4. ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO

6. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES

7. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

8. ALL COORDINATE POINTS FOR THE ROADWAY SYSTEM ARE TO FACE OF CURB.

9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.

CONTACT SAN ANTONIO WATER SYSTEMS TO

CONTACT SAN ANTONIO WATER SYSTEMS TO

			Curve Table		
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'

	LINE TA	BLE		
LINE	LENGTH	BEARING		
L1	50.00'	N81°05'23"W		
L2	37.15'	S0°10'00"E		
L3	95.13'	S48°10'48"E		
L4	35.00'	N41°49'12"E		

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
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C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18′24″	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

	LINE TA	BLE
LINE	LENGTH	BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

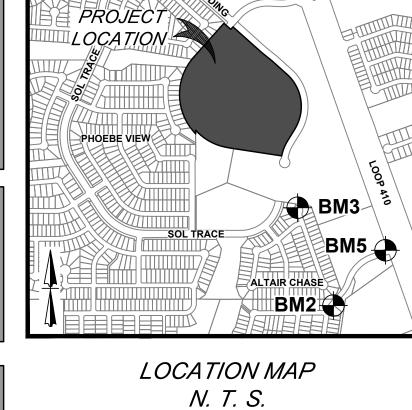
TRENCH EXCAVATION SAFETY PROTECTION NOTE:

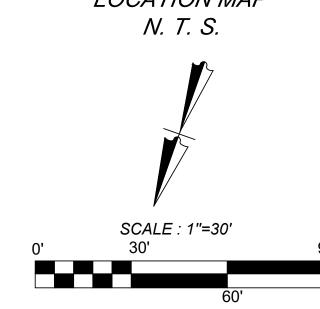
CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

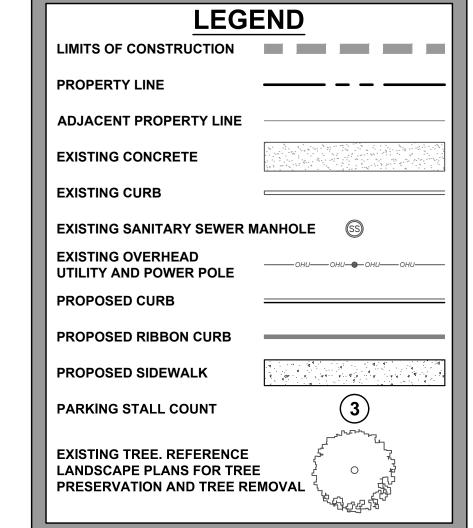
CAUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS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

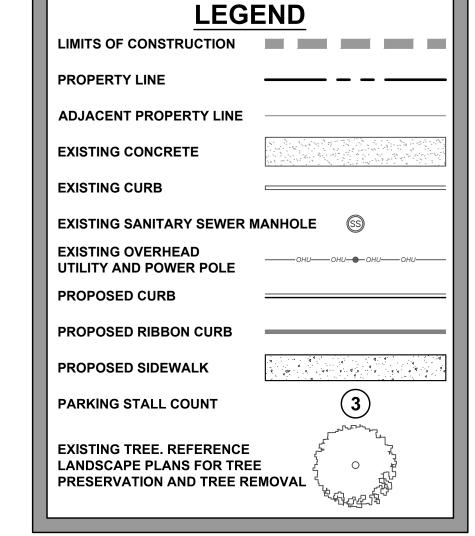
REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

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





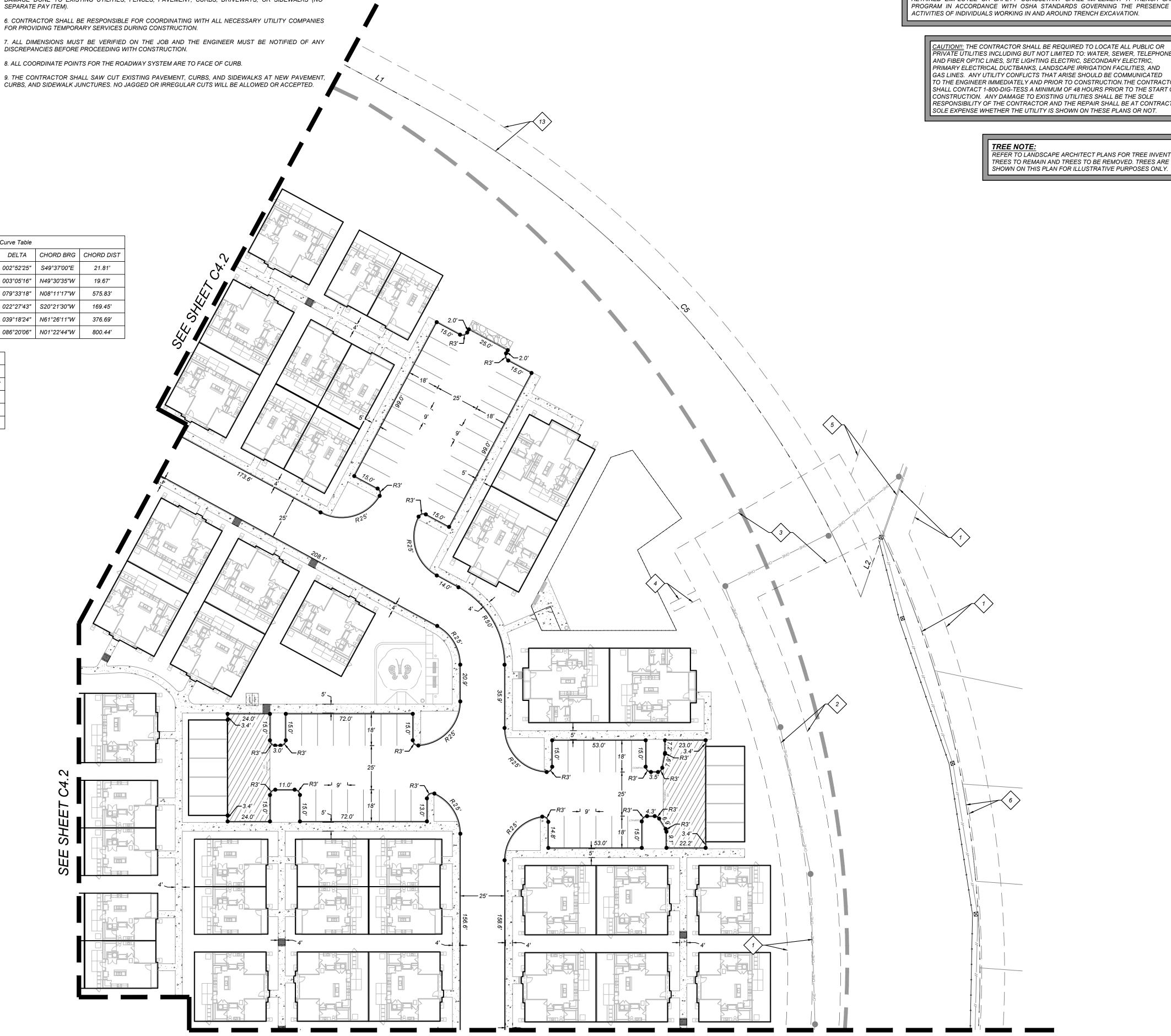




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PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:



SEE SHEET C4.4

BM5

BM2

LOCATION MAP

LEGEND

EXISTING SANITARY SEWER MANHOLE (SS)

PROPERTY LINE

EXISTING CURB

ADJACENT PROPERTY LINE

EXISTING CONCRETE

EXISTING OVERHEAD

PROPOSED CURB

UTILITY AND POWER POLE

PROPOSED RIBBON CURB

PROPOSED SIDEWALK

PARKING STALL COUNT

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

EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

LIMITS OF CONSTRUCTION

MATTHEW M. HILBIG 131150

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PROJECT

PHOEBE VIEW

PLAT NO. 23-11800061

2

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND

ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE

AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND

GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED

CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE

TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR

SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF

RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR RECORDS, BEXAR COUNTY, TEXAS. STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS BENCHMARKS: AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY = 716.80' SET BY KFW SURVEYING. RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY

= 725.86' SET BY KFW SURVEYING. DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

= 738.53' SET BY KFW SURVEYING.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

LEGAL DESCRIPTION:

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

(210)-353-2222.

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER, 3 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) 5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

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EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

Curve Table Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST C1 21.82' 435.00' 002°52'25" S49°37'00"E C2 | 19.67' | 365.00' | 003°05'16" | N49°30'35"W | 19.67' C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W | 575.83'

LINE TABLE					
LINE	LENGTH	BEARING			
L1	50.00'	N81°05'23"W			
L2	37.15'	S0°10'00"E			
L3	95.13'	S48°10'48"E			
L4 35.00'		N41°49'12"E			

C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45' C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69' C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W | 800.44' LINETABLE





SEE SHEET C4.3

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES:

1-800-225-5288.

(210)-353-2222.

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
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KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

8 (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 70' G.E.T.TV., SANITARY SEWER,

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

TREE NOTE

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING,
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND
- 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS

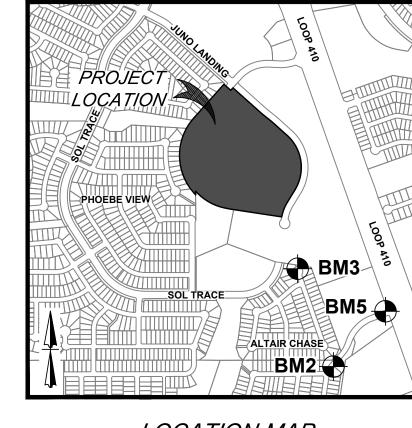
- 10. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE
- BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

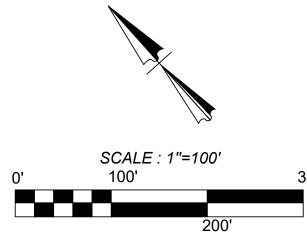
EXISTING UTILITY NOTES:

SEE SHEET C5.2

SEE SHEET C5.4

- 1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION
- 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO
- 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.





LEGE	ND
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER M	ANHOLE SS
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНИОНИОНИОНИ
EXISTING WATER LINE	16"W16"W16"W16"W
EXISTING SEWER LINE	
EXISTING GAS LINE	
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	\triangle
PROPOSED DOMESTIC WATER LINE	DW
PROPOSED FIRE WATER LINE	FW
PROPOSED SANITARY SEWER LATERAL	SS
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REI	77

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

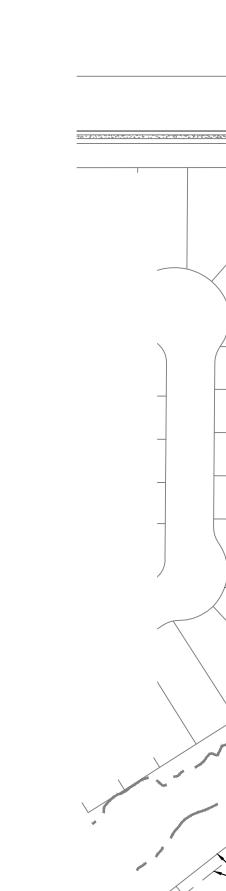


MATTHEW M. HILBIC

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PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF SHEET NUMBER.



REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

UTILITY GENERAL NOTES:

AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).

ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

INSPECTION, AND CONSTRUCTION OPERATIONS.

OR DRIVEWAYS (NO SEPARATE PAY ITEM).

CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.

9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.

11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

(BOOK 9568, PAGE 220) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

5

S

PLAT NO. 23-1180006: JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF SHEET NUMBER.

6" FL IN (SE)=749.34 " FL OUT (SW)=749.3 ±20 LF 6" SDR 26 @ 4.8 F.F.F:755.00 F.F.E.:755.00 SEE MEP PLANS ☐FOR CONTINUATION LF 6" SDR 26 @ 4.10% 6" FL OUT (NW)=749.50 6" FL IN (NE)=74 ±2 LF 6" SDR 26 @ 6.62% 6" FL OUT (S)=748

LF 6" SDR 26 @ 4.109

6" FL OUT (SE)=746.7

F.F.E.:752.50

±30 LF 6" SDR 26 @ 1.50%

SEE MEP PLANS

CLEANOUT

6" FL IN (NW)=744 74

6" FL IN (SW)=744.74

" FL OUT (SÉ)=744.74

FOR CONTINUATION

F.F.E.:751.00

±28 LF 6" SDR 26 @ 2.00% -SEE MEP PLANS

FOR CONTINUATION

6" FL OUT (SE)=744.00

±11 LF 6" SDR 26 @ 2% MI

±11 LF 6" SDR 26 @ 8.68%

SEE MEP PLANS

F.F.E.:748.00 4

±22 LF 8" SDR 26 @ 2.00%

√ F.F.E.:747.00 =

FOR CONTINUATION

6" FL OUT (SW)=741.50

±2 LF 6" SDR 26 @ 2% MIN.

6" FL IN (NW)=740.14

6" FL IN (NE)=740.14

6" FL OUT (SE)=740.14

" FL OUT (SW)=741.17

FOR CONTINUATION

6" FL OUT (SE)=742.50

6" FL OUT (NE)=745.50

±4 LF 6" SDR 26 @ 2% MIN.

6" FL IN (NÉ)=744.74

FOR CONTINUATION

6" FL OUT (SW)=747 00

±4 LF 6" SDR 26 @ 2% MIN.

±47 LF 6" SDR 26 @ 1.50% \

JGE ±14 LF 6" SDR 26 @ 4.10

±50 LF 8" SDR 26 @ 2.00%

6" FL IN (NW)=746.19

±37 LF 6" SDR 26 @ 4.60%

" FL OUT (NW)=747.91

3 LF 6" SDR 26 @ 2% MIN.

F.F.E.:752.50

SEE MEP PLANS OR CONTINUATION

8" FL=744.29

FL=744.30

6" FL OUT (SW)=744.2

SEE MEP PLANS

RIM ELEV.=746.5

±3 LF 6" SDR 26 @ 63.00%

8" FL OUT (SW)=744.11

±49 LF 8" SDR 26 @ 2.00%

6" FL IN (SE)=743.13

6" FL OUT (SW)=743.13

SEE MEP PLANS

FOR CONTINUATION

6" FL OUT (NW)=745.0

±3 LF 6" SDR 26 @ 2% MIN.

3 LF 6" SDR 26 @ 2% MIN.

SEE MEP PLANS

" FL IN (NE)=742.15

d 6" FL IN (SE)=742.15

±30 LF 8" SDR 26 @ 2.00%

FL=741.54

-8" FL OUT (SW)=741.

±19 LF 8" SDR 26 @ 2.

±49 LF 8" SDR 26 @ 2.00%

6" FL=740.19 8" FL OUT (SW)=740.

F.F.E.:748.50

OR CONTINUATION

6" FL OUT (NW)=743.50

±3 LF 6" SDR 26 @ 2% MIN.

OR CONTINUATION

" FL OUT (NW)=741.5

6" FL=739.75

8" FL OUT (SW)=739.

F.F.E.:747.50

8" FL OÙT (SW)=742.

FOR CONTINUATION

6" FL OUT (NW)=744.0

F.F.E.:749.50

6" FL=744.11

±9 LF 6" SDR 26 @ 2.00%

OR CONTINUATION

5" FL OUT (NW)=746.0

F.F.E.:751.50

17 LF 6" SDR 26 @ 4.86%

±17 LF 6" SDR 26 @ 4.60%

6" FL=748.67 FL OUT (W)=748.67

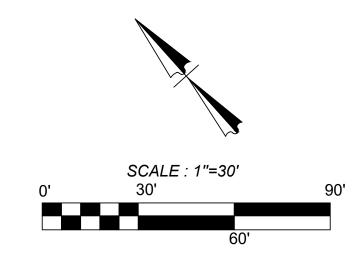
6" FL IN (SE)=746.19 8" FL OUT (SW)=746.09

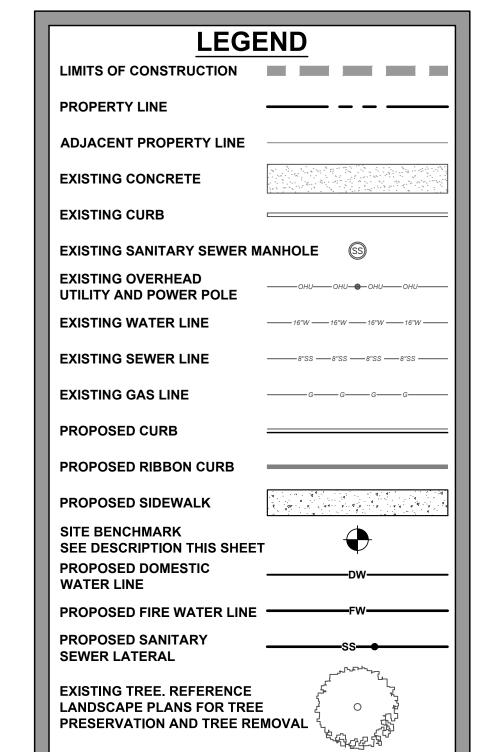
RIM ELEV.=751.0

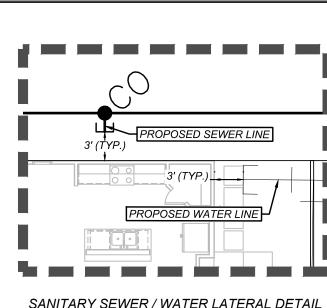
PHOEBE VIEW BM3 BM5 BM2

PROJECT

LOCATION MAP







SANITARY SEWER / WATER LATERAL DETAIL

Curve Table							
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST		
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'		
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'		
C3	624.82'	450.00'	079°33′18″	N08°11'17"W	575.83'		
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'		
C5	384.18'	560.00'	039°18′24"	N61°26′11″W	376.69'		
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'		

BENCHMARKS:

1-800-225-5288.

1-800-225-5288.

(210)-353-2222.

LEGAL DESCRIPTION.

RECORDS, BEXAR COUNTY, TEXAS.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

THE START OF CONSTRUCTION. CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT

EXISTING 70' G.E.T.TV., SANITARY SEWER. 3 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

(BOOK 9568, PAGE 220) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

UTILITY GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF S*AN ANTONIO* STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT, SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS

3. THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.

4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.

5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).

7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR

9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.

10. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.

11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL

EXISTING UTILITY NOTES:

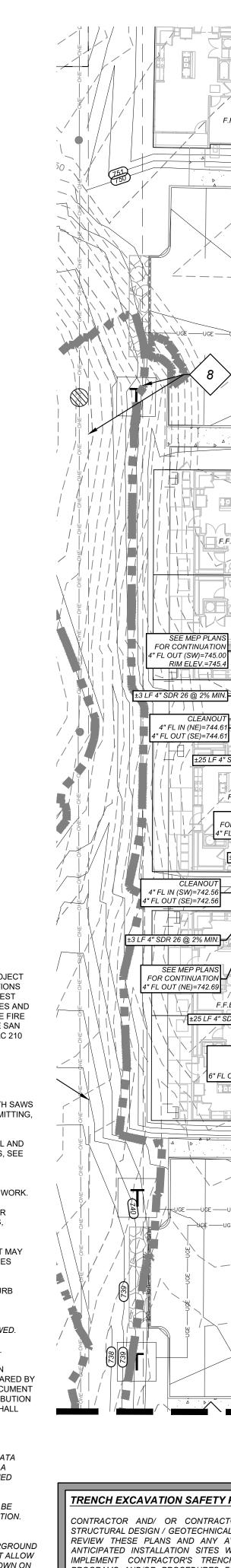
1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.

IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)

3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.





TRENCH EXCAVATION SAFETY PROTECTION NOTE: CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHAL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND

6" FL IN (NE)=740.23

FL OUT (SE)=740.23

SEE MEP PLANS

6" FL IN (NW)=747.70

6" FL OUT (SW)=747 7

6" FL IN (SE)=748.74

SEE MEP PLAN

FOR CONTINUATION

6" FL OUT (SW)=749.00

6" FL OUT (SW)=748.74

FOR CONTINUATION

6" FL OUT (NW)=749.00

2 LF 6" SDR 26 @ 6.00%

±56 LF 6" SDR 26 @ 2.30%

SEE MEP PLANS

\ RIM ELEV.=745.5

±3 LF 4" SDR 26 @ 2% MIN.

4" FL IN (NE)=745.03

4" FL IN (SW)=742.99

±3 LF 4" SDR 26 @ 2% MIN

SEE MEP PLANS

FOR CONTINUATION

4" FL OUT (NE)=743.

±23 LF 8" SDR 26 @ 2.30%

8" FL IN (NE)=737.9

6" FL IN (NW)=737.9

RIM ELEV.=745.

8" FL OUT (SW)=737.8

4" FL OÙT (NW)=745.

SEE MEP PLANS

FOR CONTINUATION

4" FL OUT (SE)=743.50

FOR CONTINUATION

4" FL OUT (SW)=745.1

-UGE -----UGE ------UGE

F.F.E.:752.50

SEE MEP PLANS

FOR CONTINUATION

6" FL OUT (SW)=747.00

±4 LF 6" SDR 26 @ 2% MIN.

6" FL IN (SW)=745.44

6" FL IN (NE)=745.44

6" FL OUT (SE)=745.44

SEE MEP PLANS

SEE MEP PLANS

OR CONTINUATION 6" FL OUT (NW)=744.0

F.F.E.:749.50

OR CONTINUATION

" FL OUT (NW)=742.50

F.F.E.:748.00

F.F.E.:747.00

±29 LF 6" SDR 26 @, 2% MIN.

±29 LF 6" SDR 26 @ 2% MIN.

FOR CONTINUATION

±2 LF 6" SDR 26 @ 2% MIN.

6" FL IN (NE)=740.88

6" FL OUT (SE)=740.88

FOR CONTINUATION

6" FL OUT (NE)=745.50

±4 LF 6" SDR 26 @ 2% MIN.

4" FL=740.84

8" FL OUT (SW)=740.84

5" FL=739.60

8" FL OUT (SW)=739.6

PROPOSED S.S. MANHOLE

6" FL IN (NW)=743.71

RIM ELEV.=750.8

8" FL OÙT (ŚW)=743.61

3 LF 6" SDR 26 @, 2% MIN.

6" FL=745.00

F.F.E.:750.50

F.F.E.:749.00

F.F.E.:747.50

±110 LF 6" SDR 26 @ 2.10%

" FL=745.00 6" FL OUT (SE)=745.

FOR CONTINUATION

6" FL OUT (SE)=748.00

±3 LF 6" SDR 26 @ 2% MIN.

6" FL IN (NE)=746.1

FL OUT (SE)=746.14

RIM ELEV.=748

F.F.E.:750.50

±25 LF 4" SDR 26 @ 5.00%-

F.F.E.:749.00

SEE MEP PLAN

FOR CONTINUATION

4" FL OUT (SE)=743.50

±24 LF 6" SDR 26 @ 2.

±8 LF 4" SDR 26 @ 2% MIN.

FL OUT (SW)=745.0

4" FL IN (NE)=744.61

4" FL OUT (SÉ)=744.61

SEE MEP PLANS

FL OUT (NE)=742.69

25 LF 4" SDR 26 @ 1.00%

4" FL=742.31

4" FL=742.31

6" FL OUT (SW)=742.31

4" FL IN (SE)=743.3

4" FL IN (NW)=743.3

" FL OUT (SW)=743.35

±28 LF 6" SDR 26 @ 2.30%

±38 LF 6" SDR 26 @ 2% MIN

F.F.E.:750.50

F.F.E.:749.00

SEE MEP PLANS

FOR CONTINUATION

±2 LF 4" SDR 26 @, 2% MIN.

4" FL OUT (NW)=743.50

±26 LF 4" SDR 26 @ 2.50%

SEE MEP PLANS FOR CONTINUATION 4" FL OUT (SW)=745.00

4" FL IN (SE)=743.99

4" FL IN (NÉ)=743.99

4" FL OÙT (ŃW)=743.9

±3 LF 4" SDR 26 @ 2% MIN.

±42 LF 4" SDR 26 @ 2.50%

±42 LF 4" SDR 26 @ 1.00%

4" FL IN (SE)=742.57

4" FL IN (SW)=742.57

4" FL OUT (NW)=742.5

SEE MEP PLANS

±26 LF 4" SDR 26 @ 1.00%

FOR CONTINUATION 4" FL OUT (NE)=742.70

±3 LF 4" SDR 26 @ 2% MIN.

SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY. AUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY,

TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

AND FIBER OPTIC LINES. SITE LIGHTING ELECTRIC. SECONDARY ELECTRIC. PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND O THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF

GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

SEE SHEET C5.5

±49 LF 6" SDR 26 @ 1.50%

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

±21 LF 8" SDR 26 @ 2.00% 8" FL IN (NE)=739.34 8" FL OUT (SE)=739.24

LINE TABLE LINE | LENGTH | BEARING 50.00' N81°05'23"W L2 | 37.15' | S0°10'00"E

95.13' S48°10'48"E 35.00' N41°49'12"E

ENGINEERS + SURVEYING
has joined Colliers Engineering & Design
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 7823
3421 Pepone #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

REVISIONS ISSUE DATI

ADA COMMENTS 6/16/23

CITY COMMENTS 8/21/23

ADA CHANGES 9/11/23

ADA CHANGES 10/23/23

MATTHEW M. HILBIG

ASCEND ON JUNO LANDING
2 JUNO LANDING, SAN ANTONIO, TEXAS 7829
PRIVATE SEWER PLAN(2 OF 5)

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

DRAWN: AB CHECKED: MF

SHEET NUMBER. $C5_{-}2$

MATTHEW M. HILBI

LEGAL DESCRIPTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

8" FL IN (N)=734.04 8" FL IN (W)=734 04

8" FL OUT (S)=733.94

- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

WATER, AND DRAINAGE EASEMENT

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

9 WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

DRAIN, AND ACCESS EASEMENT

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

F.F.E.:741.00 👈

6" FL IN (W)=735.25

6" FL OÙT (S)=735.25

FOR CONTINUATION

6" FL OUT (S)=735.00

FOR CONTINUATIO

6" FL OUT (S)=734.00

8" FL OUT (E)=728.2

:41 LF 8" SDR 26 @ 1.90

2 LF 6" SDR 26 @ 2% MIN.

F.F.E.:737.50 SEE MEP PLANS

FOR CONTINUATION

6" FL OUT (E)=732.00

6" FL IN (W)=731.82

6" FL IN (W)=728.48 6" FL OUT (Ś)=728.48

6" FL OUT (N)=731.82

F.F.E.:736.50

SEE MEP PLANS FOR CONTINUATION

±2 LF 6" SDR 26 @ 2% MIN.

±31 LF 6" SDR 26 @ 10.00

±100 LF 8" SDR 26 @ 1.60%

±20 LF 8" SDR 26 @ 1.6

6" FL=725.35

6" FL=725.35

6" FL IN (W)=727.21

6" FL OUT (N)=727.21

8" FL OUT (E)=725.02

6" FL IN (N)=730.00

L OUT (E)=725.3

OR CONTINUATION 6" FL OUT (F)=730.00

+21 LE 6" SDR 26 @ 2% N

6" FL IN (E)=734.3

6" FL IN (S)=734.38

" FL OUT (W)=734.3

±3 LF 6" SDR 26 @ 2% MIN

=±108 LF 6" SDR 26 @ 1.00%

±3 LF 6" SDR 26 @ 2% MIN.

6" FL OUT (E)=735.50

6" FL IN (N)=731.99

6" FL IN (W)=731.99

6" FL OUT (S)=731.99

6" FL OUT (E)=734.00

±37 LF 6" SDR 26 @ 6.70

6" FL=729.50

8" FL OUT (E)=729.50 ±27 LF 8" SDR 26 @ 3.45%

6" FL=728.99

" FL OUT (E)=728.99

8" FL IN (W)=727.04

8" FL OÙT (E)=726.94

3 LF 6" SDR 26 @ 2% MIN.

^{UGE}, ±86 LF 8" SDR 26 @ 1.90% ⁻

8" FL IN (N)=731.23

±99 LF 8" SDR 26 @ 1.60%

8" FL OUT (E)=731.13

F.F.E.:739.50

F.F.E.:741.00

EXISTING 17' G.E.T.TV., GREENBELT

EXISTING 1' VEHICLE

NON-ACCESS EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

6 NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER,

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS 1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO EXISTING 16' G.E.T.TV.. SANITARY SEWER. THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM 2 WATER, AND DRAINAGE EASEMENT CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS 2. (BOOK 9568, PAGE 220) AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).

UTILITY GENERAL NOTES:

. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

EXISTING UTILITY NOTES:

WHETHER SHOWN ON THE PLANS OR NOT.

OR CONTINUATIO

FI IN (W)=733 40

8" FL OUT (S)=728.36

8" FL IN (N)=727.52

SEE MEP PLANS

±39 LF 6" SDR 26 @ 2% MIN.

8" FL OUT (S)=723.70

8" FL IN (W)=721.46

SANITARY SEWER MANHOLE (SEE SANITAR

SEWER IMPROVEMENTS, SAWS JOB #23-1554)

8" FL IN (NW)=710.69

8" FL OUT (SE)=720.00

±93 LF 8" SDR 26 @ 10.04%

8" FL IN (N)=721.46

±7 LF 6" SDR 26 @ 1.80%

OR CONTINUATIO

SEE MEP PLANS

SEE MEP PLANS

FOR CONTINUATION

R" FL OUT (S)=735 45

6" FI =735 05

30 LF 8" SDR 26 @ 1.00%

21 LF 6" SDR 26 @ 2% MIN.

' FL OUT (E)=736.00

SEE MEP PLANS

6" FL IN (E)=734.58

FOR CONTINUATION

±3 LF 6" SDR 26 @ 2% MIN.

OR CONTINUATION

F.F.E.:739.50

8" FL OUT (E)=725.69 ±22 LF 8" SDR 26 @ 1.90%

6" FL=724.30

F.F.E.:735.50

±24 LF 8" SDR 26 @ 1.80%

FOR CONTINUATION

6" FL OUT (S)=730.00

±3 LF 6" SDR 26 @ 2% MIN.

8" FL IN (W)=722.01

6" FL OUT (É)=722.0

FOR CONTINUATION

" FL OUT (E)=724.30

SEE MEP PLANS

FOR CONTINUATION

±28 LF 6" SDR 26 @ 2% MIN.

±73 LF 8" SDR 26 @ 1.90% -UGE/

6" FL OUT (W)=734.00

±3 LF 6" SDR 26 @ 2% MIN.

8" FI =725.69

6" FL=726.00 18" FL OUT (E)=726.0

±157 LF 8" SDR 26 @ 1.60%

6" FL OUT (W)=735.5

EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE

IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO

WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE

DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO

LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION

LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION

TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD

FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.

- 3. THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION. AND CONSTRUCTION OPERATIONS.
- 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND
- 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- 7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR
- CONSTRUCTION OF THIS PROJECT. 8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES.
- NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- 9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.

10. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.

DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN

6" FL IN (E)=734.86

6" FL IN (W)=734.86

6" FL IN (SW)=734.96

±7 LF 6" SDR 26 @ 2% MIN.

OR CONTINUATION

6" FL OUT (SE)=734.00

28 LF 8" SDR 26 @ 1.90% 6" FL OUT (S)=726.75

' FL OUT (E)=727.27

±2 LF 6" SDR 26 @ 2% MII

6" FL IN (E)=730.88

6" FL OÙT (N)=730.8

FOR CONTINUATION 6" FL OUT (W)=732.00

FOR CONTINUATION

±2 LF 6" SDR 26 @ 2% MIN.

±31 LF 6" SDR 26 @ 10.00%

8" FL OUT (E)=724.53

SEE MEP PLANS

6" FL OUT (W)=730.00 ±2 LF 6" SDR 26 @ 2% MIN

±19 LF 6" SDR 26 @ 10.009

6" FL=724.56

□6" FL IN (E)=726.42

±19 LF 8" SDR 26 @ 1.60%

6" FL OUT (N)=724.8

8" FL OUT (É)=724.87

6" FL OUT (N)=726.42

6" FL=724.56

6" FL OUT (S)=734.80

6" FL OUT (E)=736.00

🐆 F.F.E.:739.50

FOR CONTINUATION

6" FL OUT (S)=734.00

@ 2% MIN.

6" FL OUT (N)=732.50

6" FL IN (E)=727.69

F.F.E.:736.50

6" FL IN (S)=731.0

6" FL IN (S)=734.87

OR CONTINUATION

F.F.E.:739.50

6" FL OUT (N)=735.50

6" FL OÙT (W)=734.87

FOR CONTINUATIO

6" FL OUT (NE)=735.0

11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF

THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION

SEE MEP PLANS

FOR CONTINUATION 6" FL OUT (W)=736.00

6" FL IN (N)=734.59 6" FL IN (W)=734.59 6" FL OUT (E)=734.59

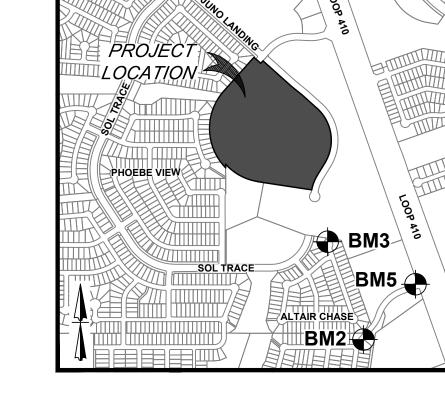
FOR CONTINUATION

6" FL OUT (N)=735.00

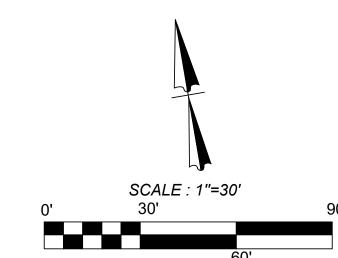
±9 LF 6" SDR 26 @ 1.00%

6" FL IN (N)=729.71

6" FL IN (É)=729.71 6" FL OUT (S)=729.71







	00
LEGE	ND
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER MA	ANHOLE (SS)
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНUОНUОНUОНU
EXISTING WATER LINE	16"W16"W16"W
EXISTING SEWER LINE	
EXISTING GAS LINE	
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEET PROPOSED DOMESTIC	

Curve Table										
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST					
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'					
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'					
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'					
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'					
C5	384.18'	560.00'	039°18′24"	N61°26'11"W	376.69'					
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'					

LINE TABLE

LINE LENGTH BEARING

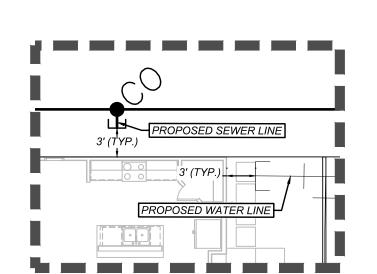
L1 50.00' N81°05'23"W

L2 | 37.15' | S0°10'00"E

L3 95.13' S48°10'48"E

L4 | 35.00' | N41°49'12"E

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



SANITARY SEWER / WATER LATERAL DETAIL

WATER LINE

PROPOSED FIRE WATER LINE

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROPOSED SANITARY

SEWER LATERAL

TRENCH EXCAVATION SAFETY PROTECTION NOTE: CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

> REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

V X

 \cap

PLAT NO. 23-11800061 JOB NO.: 779-02-01 JANUARY 2024 RAWN: AB CHECKED: MF SHEET NUMBER.

2

SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

PROJECT

PHOEBE VIEW

BM3

BM2

-----16"W -----16"W -----16"W -----

Charles and Charles and Charles and Charles

LOCATION MAP

SCALE: 1"=30'

LEGEND

EXISTING SANITARY SEWER MANHOLE (SS)

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

EXISTING CONCRETE

EXISTING OVERHEAD

EXISTING WATER LINE

EXISTING GAS LINE

PROPOSED CURB

PROPOSED RIBBON CURB

SEE DESCRIPTION THIS SHEET

PROPOSED FIRE WATER LINE

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROPOSED SIDEWALK

PROPOSED DOMESTIC

PROPOSED SANITARY

SEWER LATERAL

SITE BENCHMARK

WATER LINE

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

UTILITY AND POWER POLE

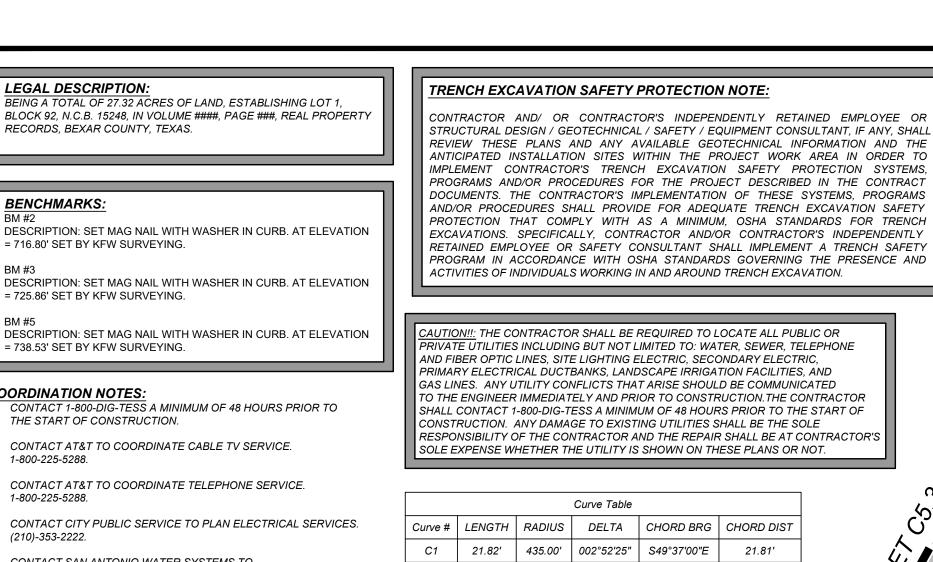
PROPERTY LINE

EXISTING CURB

BM5

PLAT NO. 23-11800061 JOB NO.: 779-02-01

DATE: JANUARY 2024 DRAWN: AB CHECKED: MF SHEET NUMBER.



Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21′30″W	169.45'
C5	384.18'	560.00'	039°18′24"	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

	LINE TABLE						
LINE	LENGTH BEARING						
L1	50.00'	N81°05'23"W					
L2	37.15'	S0°10'00"E					
L3	95.13'	S48°10'48"E					
L4	35.00'	N41°49'12"E					

KEY NOTES

LEGAL DESCRIPTION.

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

(210)-353-2222.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

PLAN WATER SERVICES. (210)-704-7297.

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, 3 WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBEL DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

UTILITY GENERAL NOTES:

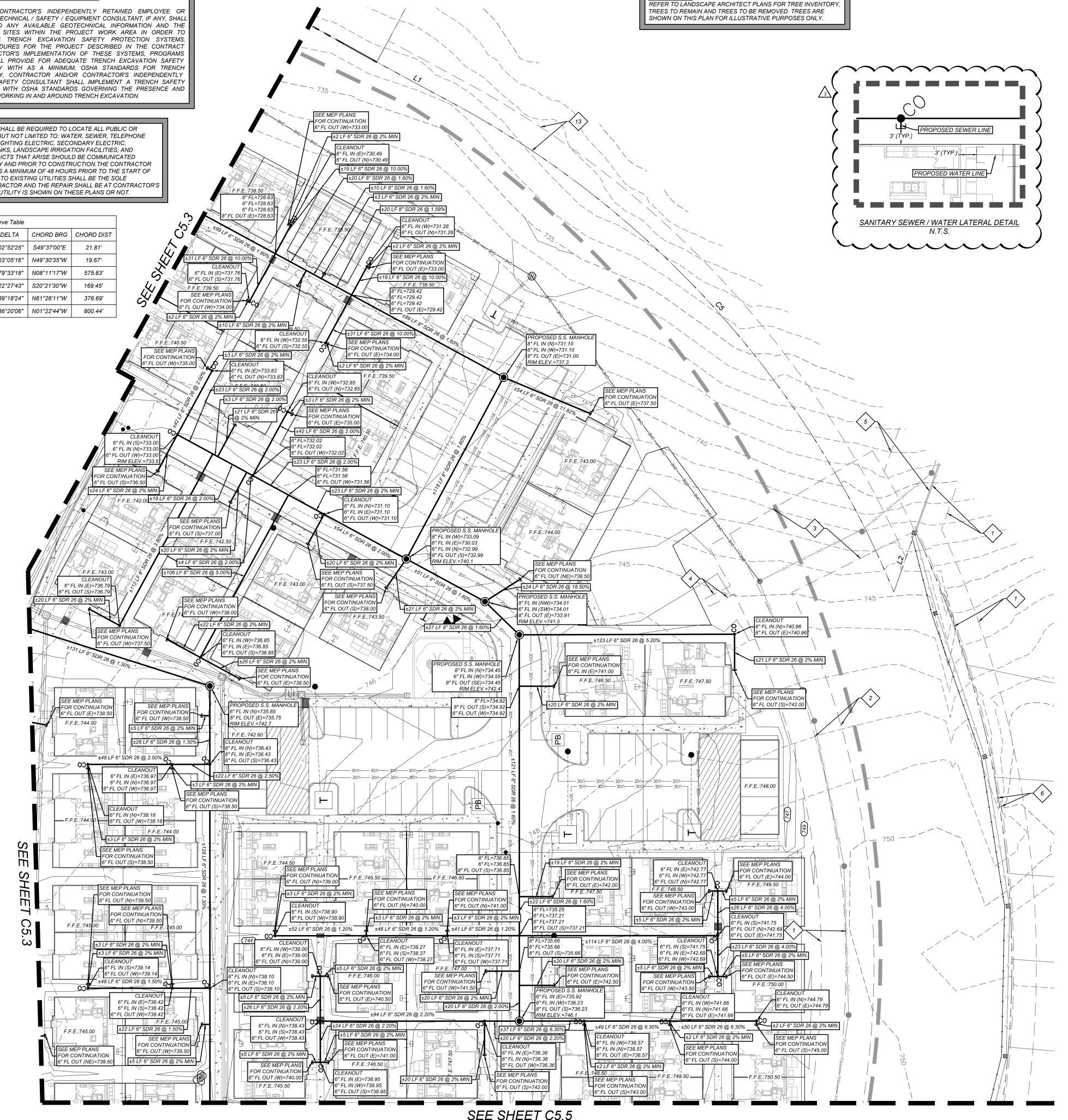
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE
- BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM). CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY

CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR

- ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR
- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- 10. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

EXISTING UTILITY NOTES:

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.



TREE NOTE:

LEGAL DESCRIPTION. BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

RECORDS, BEXAR COUNTY, TEXAS.		C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.8
		C2	19.67'	365.00'	003°05′16″	N49°30'35"W	19.6
	_	СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.
BENCHMARKS:		C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.
BM #2 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.		C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.
		C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.
BM #3							

1001000				_	
DELTA	CHORD BRG	CHORD DIST	LINE	LENGTH	
02°52′25″	S49°37'00"E	21.81'	L1	50.00'	
03°05′16″	N49°30'35"W	19.67'	L2	37.15′	
79°33′18″	N08°11'17"W	575.83'	L3	95.13'	
22°27'43"	S20°21'30"W	169.45'	L4	35.00'	
39°18′24″	N61°26′11″W	376.69'			

S48°10'48"E N41°49'12"E

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO
- PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

OR DRIVEWAYS (NO SEPARATE PAY ITEM).

UTILITY GENERAL NOTES:

1-800-225-5288.

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT, SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION. AND CONSTRUCTION OPERATIONS.
- ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE
- THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

EXISTING UTILITY NOTES:

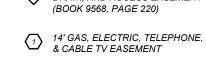
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- IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO
- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

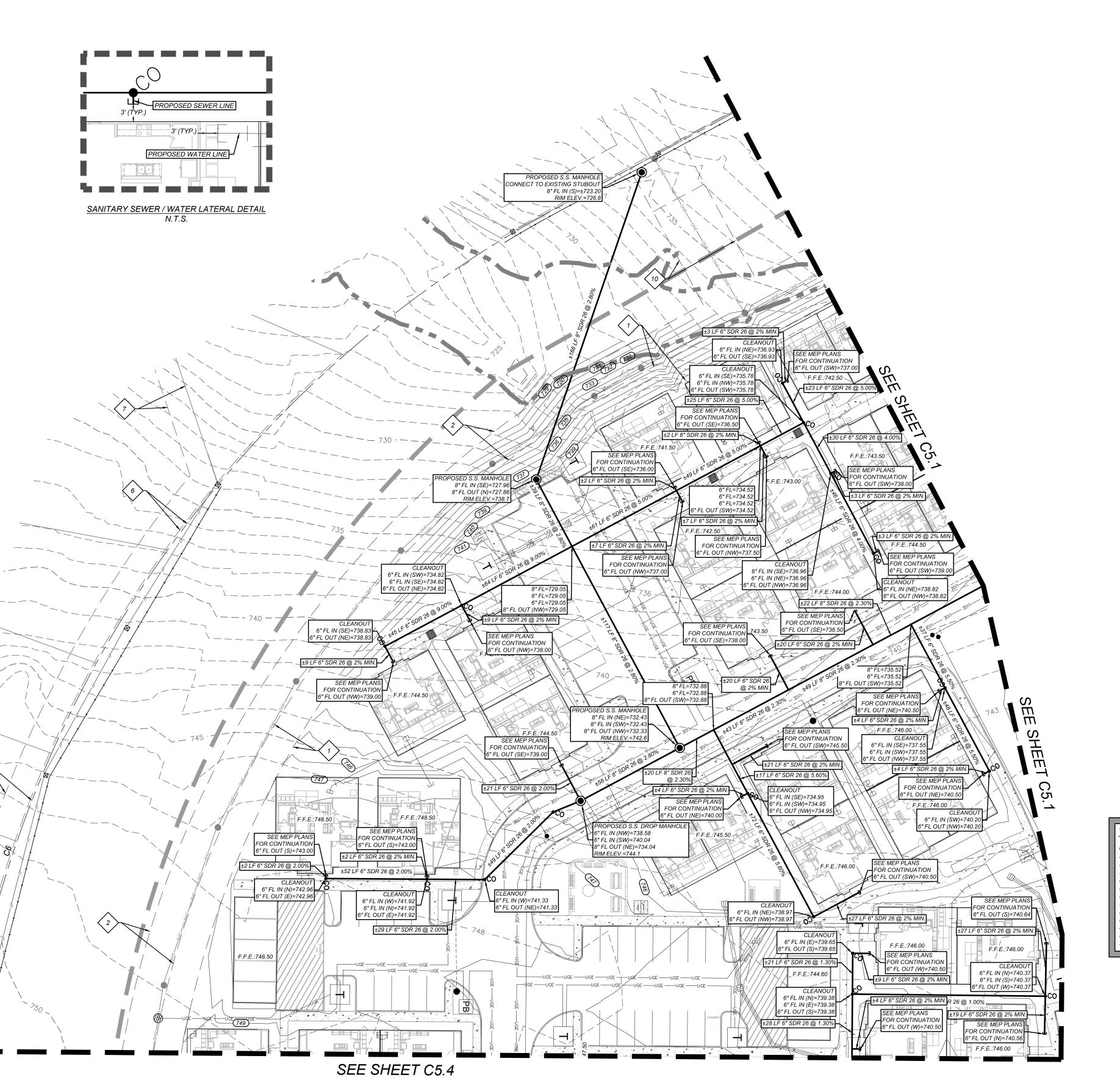
KEY NOTES

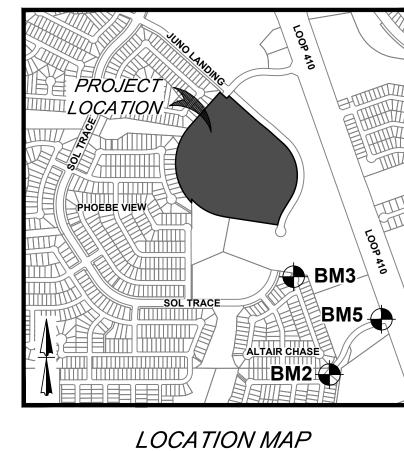
- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, 3 WATER, AND DRAINAGE EASEMENT
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

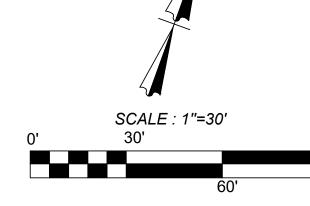
- 5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT
- (BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT
- (VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT
- (VOLUME 9575, PAGE 19) EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV.. GREENBELT DRAIN, AND ACCESS EASEMENT











LEGEND LIMITS OF CONSTRUCTION **PROPERTY LINE** ADJACENT PROPERTY LINE **EXISTING CONCRETE EXISTING CURB** EXISTING SANITARY SEWER MANHOLE (SS) **EXISTING OVERHEAD UTILITY AND POWER POLE EXISTING WATER LINE** ------16"W ------16"W ------16"W ------**EXISTING GAS LINE PROPOSED CURB** PROPOSED RIBBON CURB PROPOSED SIDEWALK SITE BENCHMARK SEE DESCRIPTION THIS SHEET PROPOSED DOMESTIC WATER LINE PROPOSED FIRE WATER LINE **PROPOSED SANITARY SEWER LATERAL EXISTING TREE. REFERENCE** LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

> TREE NOTE: TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

MATTHEW M. HILBIC

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PLAT NO. 23-11800061

2

JOB NO.: 779-02-01 JANUARY 2024 DRAWN: AB CHECKED: MF

SHEET NUMBER:

1-800-225-5288.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

1-800-225-5288.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220) EXISTING 1' VEHICLE
- 6 NON-ACCESS EASEMEN (BOOK 9568, PAGE 220)
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- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT
- (VOLUME 9575, PAGE 19) EXISTING 17' G.E.T.TV., GREENBELT
- DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

UTILITY GENERAL NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 3. THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND
- 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- 7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- 8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- 9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- 10. SEWER PIPE IS SDR 26. WATER PIPE IS C900, CLASS 200 PVC, UNLESS NOTED OTHERWISE.
- 11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.

EXISTING UTILITY NOTES:

- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
- 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

<u>AUTION!!:</u> THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR TRENCH EXCAVATION SAFETY PROTECTION NOTE PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR PRIMARY ELECTRICAL DUCTBANKS. LANDSCAPE IRRIGATION FACILITIES. AND STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL GAS LINES ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED. REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE O THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS

AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH

EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY

RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND

ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

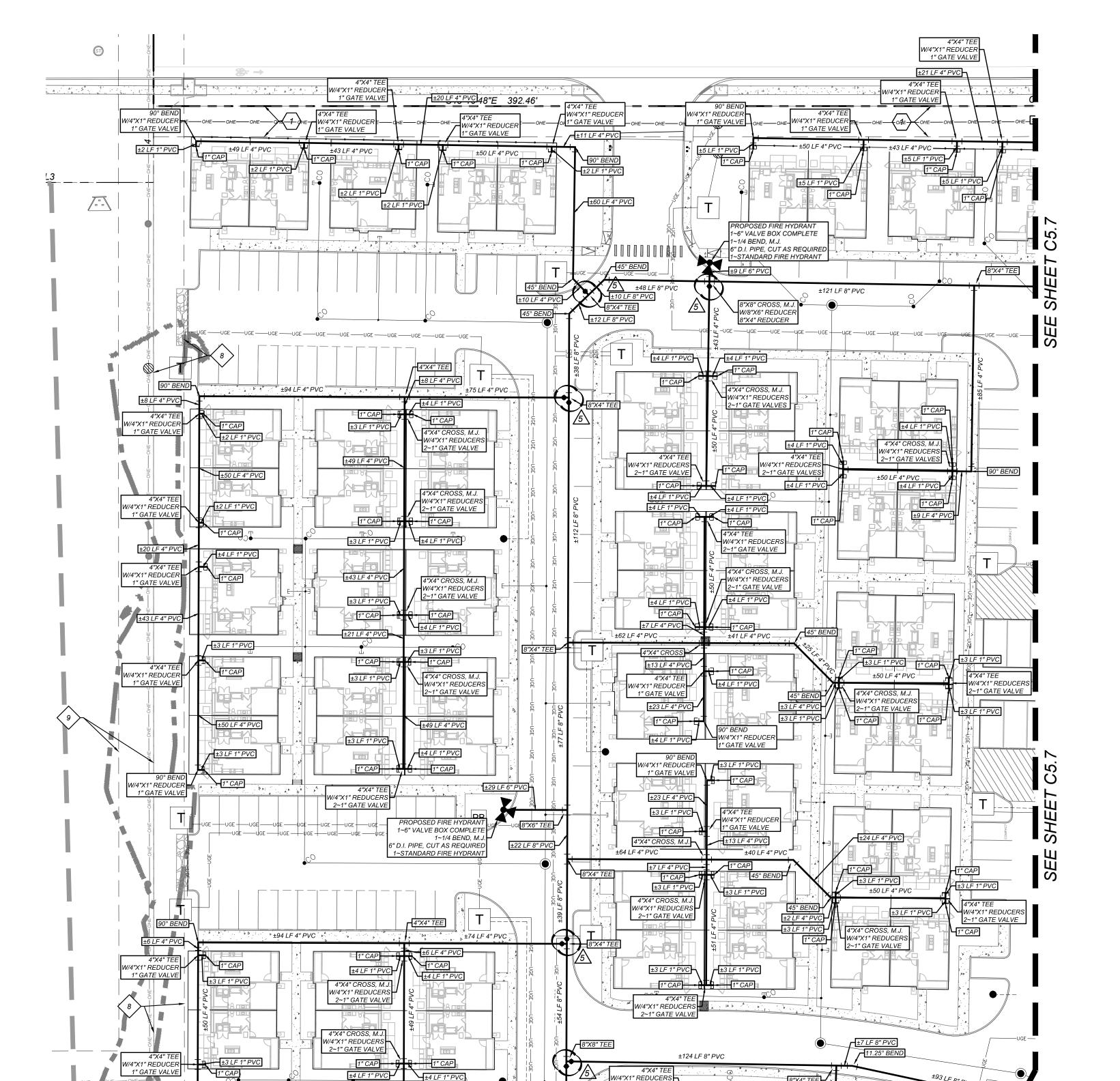
PROPOSED SEWER LINE

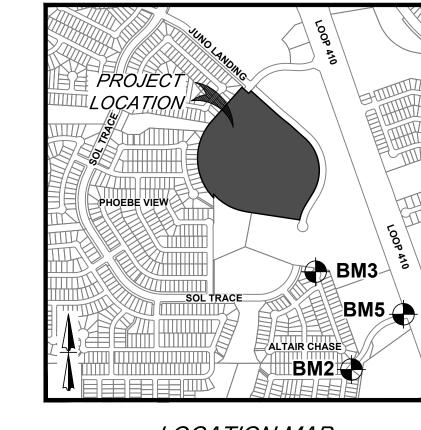
TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

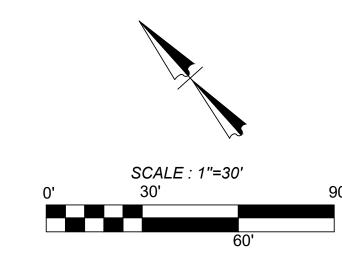
	LINE TA	BLE				Curve
INE	LENGTH	BEARING	Curve #	LENGTH	RADIUS	DE
L1	50.00'	N81°05'23"W	C1	21.82'	435.00'	002°
L2	37.15'	S0°10'00"E	C2	19.67'	365.00'	003°0
L3	95.13'	S48°10'48"E	C3	624.82'	450.00'	079°
L4	35.00'	N41°49'12"E	C4	170.54'	435.01'	022°2
			C5	384.18'	560.00'	039°

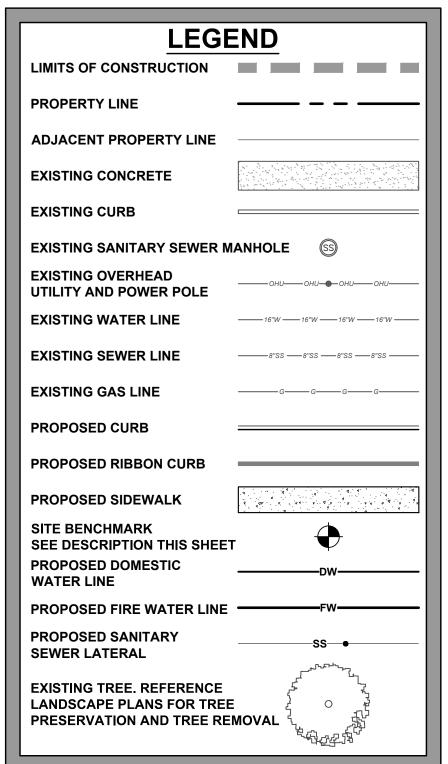
	Curve Table								
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST				
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'				
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'				
СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'				
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'				
C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.69'				
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'				





LOCATION MAP





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

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MATTHEW M. HILBIC

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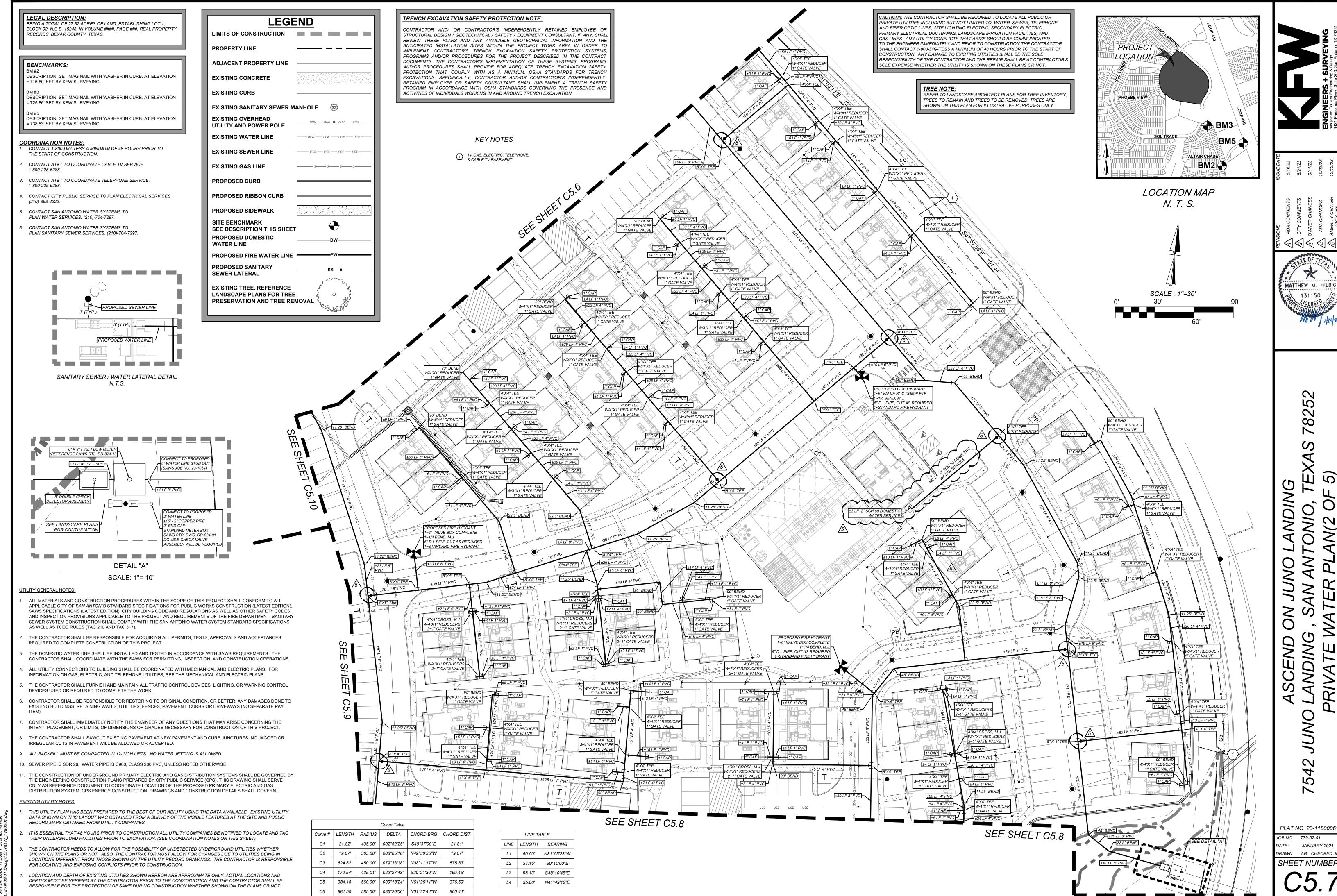
PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

DRAWN: AB CHECKED: MF SHEET NUMBER.

SEE SHEET C5.10

4"X4" TEE N/4"X1" REDUCER

1" GATE VALVE



PLAT NO. 23-11800061 JOB NO.: 779-02-01 JANUARY 2024 RAWN: AB CHECKED: MF SHEET NUMBER.

131150

S ∞

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

LEGAL DESCRIPTION.

- DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.
- BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.
- DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE.
- 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO
- PLAN SANITARY SEWER SERVICES. (210)-704-7297.

			Curve Table		
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD D
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33′18″	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21′30″W	169.45'
C5	384.18'	560.00'	039°18′24″	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE LINE LENGTH BEARING L1 50.00' N81°05'23"W L2 37.15' S0°10'00"E L3 95.13' S48°10'48"E

L4 35.00' N41°49'12"E

KEY NOTES

3 WATER, AND DRAINAGE EASEMENT

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

9 WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

DRAIN, AND ACCESS EASEMENT

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

W/4"X1" REDUCERS

±99 LF 8" PVC ===

EXISTING 17' G.E.T.TV., GREENBELT

EXISTING 1' VEHICLE

NON-ACCESS EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

6 NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER,

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS 1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO EXISTING 16' G.E.T.TV., SANITARY SEWER, THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM 2 WATER, AND DRAINAGE EASEMENT CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS 2. (BOOK 9568, PAGE 220)

DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN

90° BEND V/4"X1" REDUCER 1" GATE VALVE

ON THIS SHEET

■±28 LF 6" PVC UGE — UGE

W/4"X1" REDUCER

1" GATE VALVE

1" GATE VALVE

1~6" VALVE BOX COMPLETE

2~1" GATE VALVE

~1/4 BEND, M.J. 6" D.I. PIPE, CUT AS REQUIRE 1~STANDARD FIRE HYDRAN1

W/4"X1" REDUCERS 2~1" GATE VALVE AS WELL AS TCEQ RULES (TAC 210 AND TAC 317).

UTILITY GENERAL NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

EXISTING <u>UTILITY NOTES:</u>

V/4"X1" REDUCER

W/4"X1" REDUCER

UGE 45° BEND

N/4"X1" REDUCER

WHETHER SHOWN ON THE PLANS OR NOT.

FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.

TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION

6" VALVE BOX COMPLETE

6" D.I. PIPE, CUT AS REQUIRED

- 3. THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND
- 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- 7. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR
- CONSTRUCTION OF THIS PROJECT. 8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES.
- NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- 9. ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.
- 10. SEWER PIPE IS SDR 26. WATER PIPE IS C900, CLASS 200 PVC, UNLESS NOTED OTHERWISE 11. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION

بر القرائد بسر بسر القرام

₩/4"X1" REDUCE

//4"X1" REDUCE

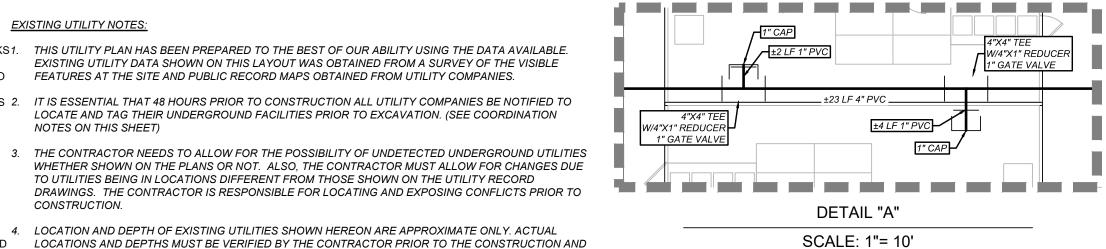
1" GATE VALVE

W/4"X1" REDUCER

W/4"X1" REDUCER

S80°18'15"E 522.15'

4"X4" TEE

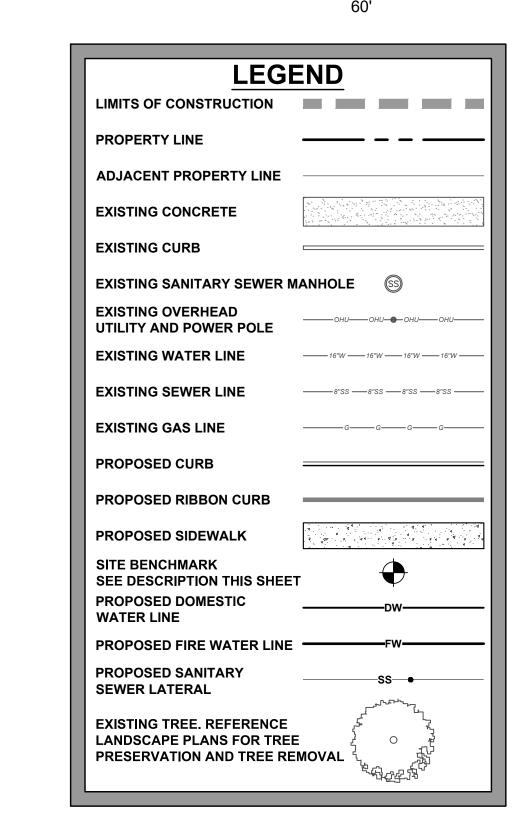


BM5 🕰 LOCATION MAP

SCALE: 1"=30'

PROJECT

PHOEBE VIEW



TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

> PROPOSED SEWER LINE 3' (TYP.)

SANITARY SEWER / WATER LATERAL DETAIL

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

MATTHEW M. HILBI

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PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

SHEET NUMBER:

AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

AUTION!!: THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR

PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND

CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE

RIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE

O THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.THE CONTRACTOR HALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF

SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

PROJECT

PHOEBE VIEW

BM3

BM2

-----16"W -----16"W -----16"W -----

LOCATION MAP

SCALE: 1"=30'

LEGEND

EXISTING SANITARY SEWER MANHOLE (SS)

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

PROPERTY LINE

EXISTING CURB

EXISTING CONCRETE

EXISTING OVERHEAD UTILITY AND POWER POLE

EXISTING WATER LINE

EXISTING SEWER LINE

PROPOSED RIBBON CURB

SEE DESCRIPTION THIS SHEET

PROPOSED FIRE WATER LINE

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

SANITARY SEWER / WATER LATERAL DETAIL

PROPOSED SIDEWALK

PROPOSED DOMESTIC

PROPOSED SANITARY

SEWER LATERAL

SITE BENCHMARK

WATER LINE

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EXISTING GAS LINE

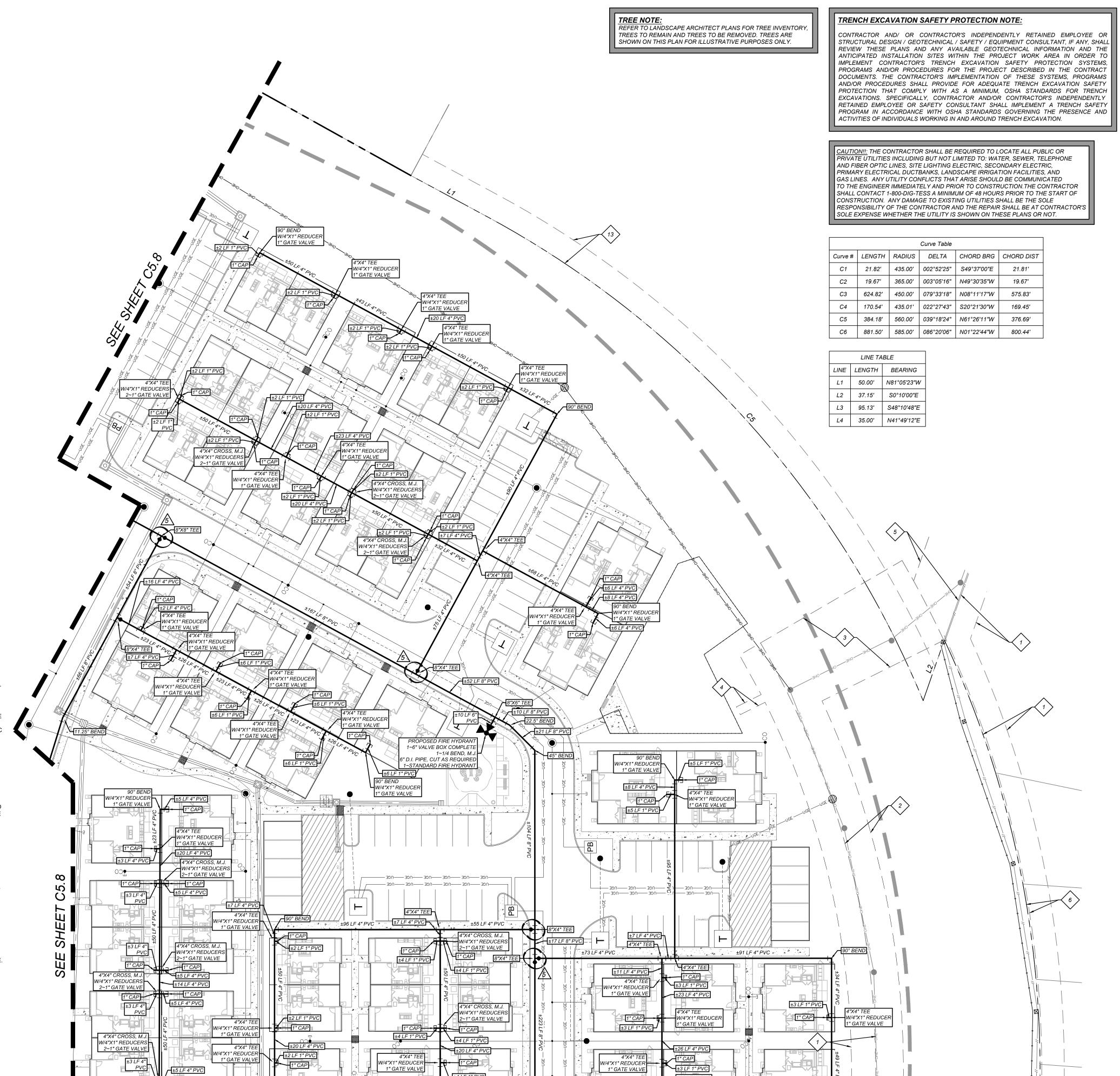
PROPOSED CURB

BM5

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

DRAWN: AB CHECKED: MF

SHEET NUMBER:



1" GATE VALVE

THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.

THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS

ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

LEGAL DESCRIPTION.

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE 6 NON-ACCESS EASEMEN (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

(BOOK 9568, PAGE 220) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

UTILITY GENERAL NOTES:

ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS AS WELL AS TCEQ RULES (TAC

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS

THE DOMESTIC WATER LINE SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.

ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRIC PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRIC PLANS.

THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE

CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS OR DRIVEWAYS (NO SEPARATE PAY ITEM).

CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.

THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR

ALL BACKFILL MUST BE COMPACTED IN 12-INCH LIFTS. NO WATER JETTING IS ALLOWED.

10. SEWER PIPE IS SDR 26. WATER PIPE IS C900, CLASS 200 PVC, UNLESS NOTED OTHERWISE. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CITY PUBLIC SERVICE (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRIC AND GAS DISTRIBUTION SYSTEM. CPS ENERGY CONSTRUCTION DRAWINGS AND CONSTRUCTION

DETAILS SHALL GOVERN. EXISTING UTILITY NOTES:

IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION. (SEE COORDINATION NOTES ON THIS SHEET)

DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY.

SEE SHEET C5.10

1" GATE VALVE

//4"X1" REDUC

BM5

BM2

LOCATION MAP

SCALE: 1"=30'

3

2

JOB NO.: 779-02-01 DATE: JANUARY 2024 RAWN: AB CHECKED: MH

SHEET NUMBER:

UTILITY GENERAL NOTES: 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL

> CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), SAWS SPECIFICATIONS (LATEST EDITION), CITY BUILDING CODE

> AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO

| LINE | LENGTH | BEARING 50.00' N81°05'23"W L2 37.15' S0°10'00"E

LINE TABLE

W/4"X1" REDUCEF

W/4"X1" REDUCER

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY C1 | 21.82' | 435.00' | 002°52'25" | S49°37'00"E | RECORDS, BEXAR COUNTY, TEXAS. 19.67' | 365.00' | 003°05'16" | N49°30'35"W | C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45' **BENCHMARKS:**

Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING. DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

THE START OF CONSTRUCTION. CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

1-800-225-5288. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

KEY NOTES

COORDINATION NOTES:

1-800-225-5288.

LEGAL DESCRIPTION.

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER,

WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE

6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT

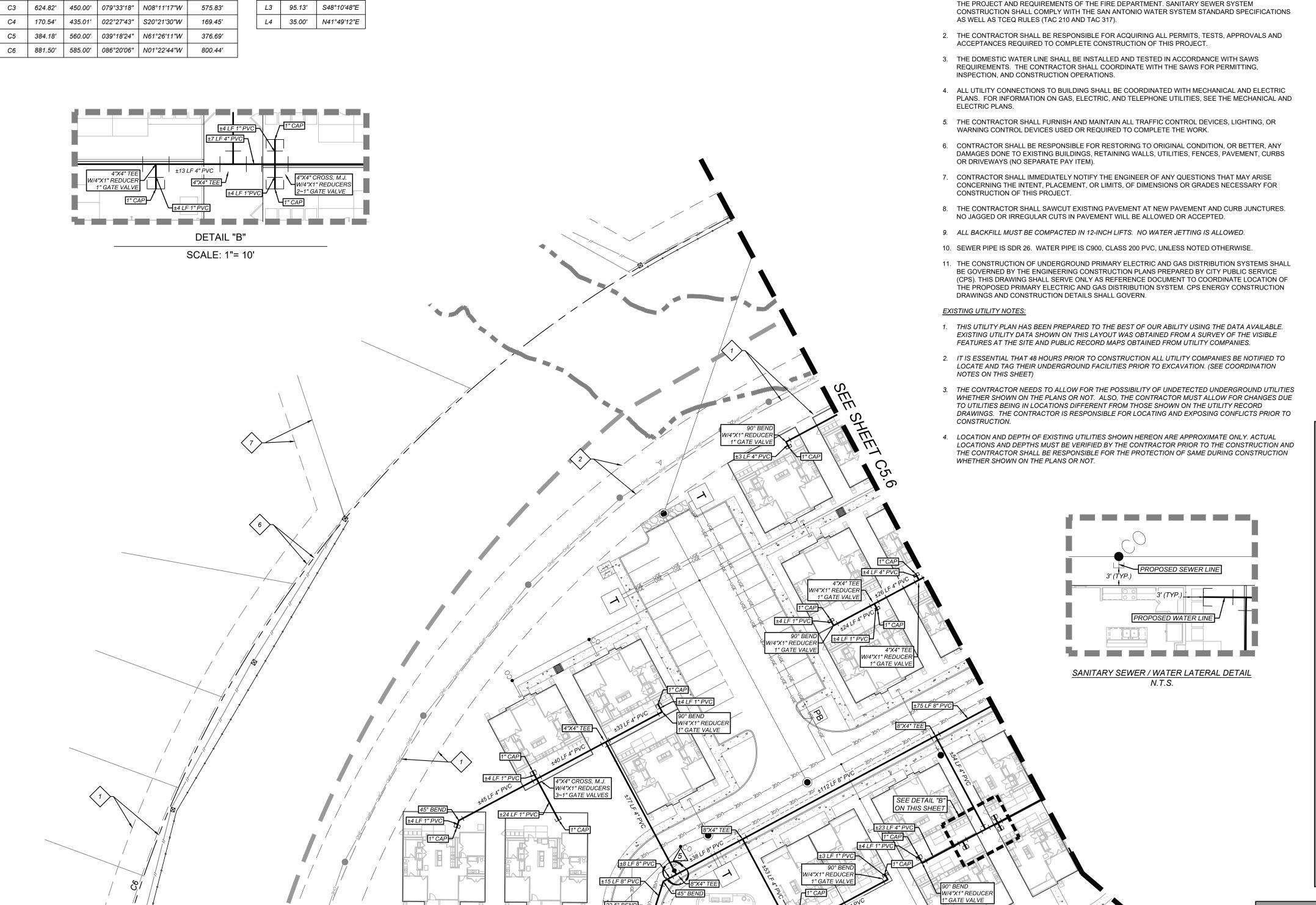
EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

(VOLUME 9565, PAGE 204)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV.. GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



W/4"X1" REDUCE

1" GATE VALVE

₹W/4"X1" REDUCE

1" GATE VALVE

4"X4" TEE

W/4"X1" REDUCER

1" GATE VALVE

V/4"X1" REDUCE

1" GATE VALVE

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1" GATE VALVE

±26 LF 4" PVC

W/4"X1" REDUCER

4"X4" TEE W/4"X1" REDUCER

1" GATE VALVE

W/4"X1" REDUCER

1" GATE VALVE

PROPOSED FIRE HYDRANT

1~6" VALVE BOX COMPLETE

W/4"X1" REDUCER

1" GATE VALVE

———UGE ——UGE ——UGE ——

SEE SHEET C5.9

W/4"X1" REDUCERS 2~1" GATE VALVE

4"X4" CROSS, M.J.

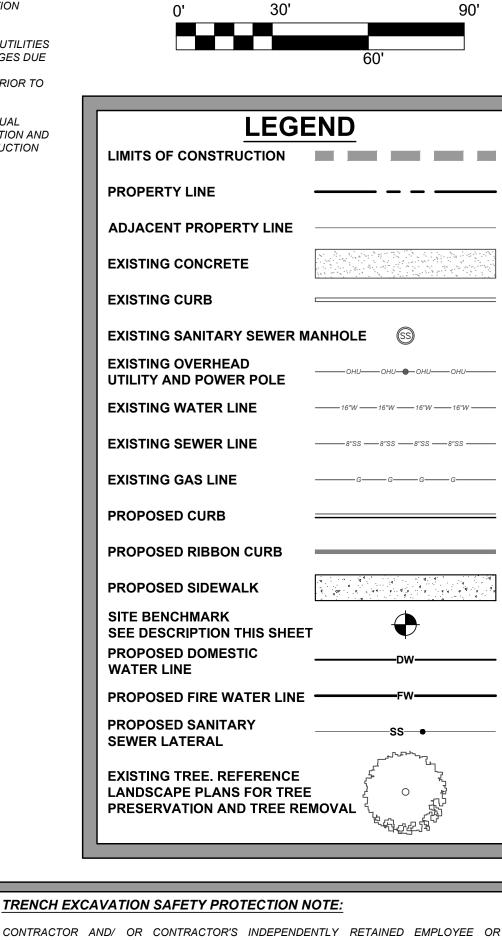
N/4"X1" REDUCER:

~1" GATE VALVE

6" D.I. PIPE, CUT AS REQUIRED

—UGE ——UGE ——UGE ——UGE ——UGE ——UGE ——UGE ——

—UGE — UGE —



PROJECT

PHOEBE VIEW

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

> TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES:

1-800-225-5288.

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

GENERAL SECTION:

- . ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL BE APPROVED BY THE SAN ANTONIO WATER SYSTEM (SAWS) AND COMPLY WITH THE PLANS, SPECIFICATIONS, GENERAL CONDITIONS AND WITH THE FOLLOWING AS APPLICABLE:
- A.CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEM", TEXAS ADMINISTRATIVE CODE (TAC) TITLE 30 PART 1 CHAPTER 217 AND "PUBLIC DRINKING WATER", TAC TITLE 30 PART 1 CHAPTER 290.
- B.CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND
- C. CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION"
- D.CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".

E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).

- 2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE
- 3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP://WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN
- 4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973, ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
- 5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
- 6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES:
 - SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
 - COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480 COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951

TO BE UNCOVERED FOR PROPER INSPECTION

- TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
- 8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT
- 9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- 10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- 11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48 HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO

CONSTWORKREQ@SAWS.ORG. ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT

- 12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
- 13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION. **WATER SECTION:**
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
 - FOR WATER MAINS 12" OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
- 2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS-CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".

- 3. VALVE REMOVAL: WHERE THE CONTRACTOR IS TO ABANDON A WATER MAIN, THE CONTROL VALVE LOCATED ON THE ABANDONING BRANCH WILL BE REMOVED AND REPLACED WITH A CAP/PLUG. (NSPI)
- SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 5. ALL VALVES SHALL READ "OPEN RIGHT".
- PRVS REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF <u>985</u> FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW <u>985</u> FEET, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF *PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICE CONNECTIONS SHALL BE ALLOWED. *NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE (PRV).
- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.

8. BACKFLOW PREVENTION DEVICES:

- ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW
- ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO
- FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.

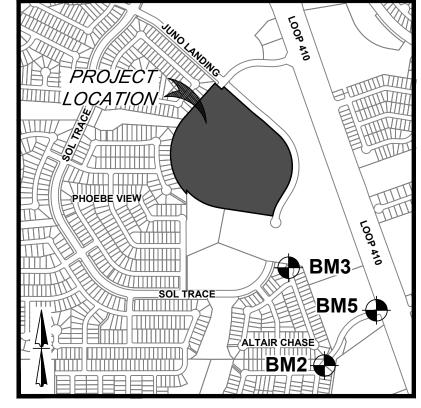
SEWER NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
- A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME
- B. ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO. C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION
- D.CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE)
- AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS. E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
- F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.

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

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

- IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)
- SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER. RECYCLED WATER. PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF
- MANHOLE AND ALL PIPE TESTING (INCLUDING THE TV INSPECTION) MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION, AS PER THE SAWS SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION.
- ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115



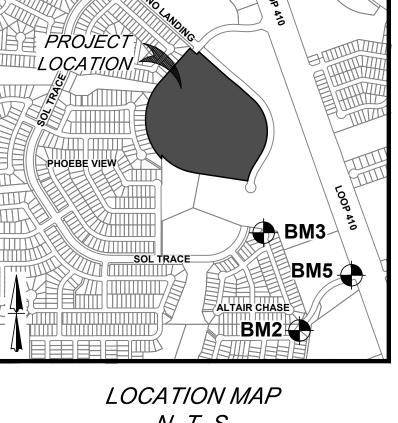
- SECONDARY BACKFILL PER SAWS SPECS

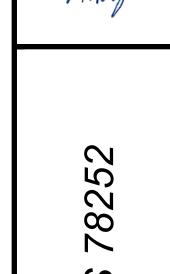
> - INITIAL BACKFILL PER SAWS SPECS

- BEDDING PER

6" MIN. OUTSIDE DIA. 6" MII

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





PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: DECEMBER 2023 DRAWN: AB CHECKED: MF SHEET NUMBER

APPROVED GATE CAP (HEAVY DUTY) — CONCRETE BACKFILL TO TOP -OF 1/8 BEND WITH 1" MAXIMUM AGGREGATE CAP AND GROUT IN PLACE OR USE MECHANICAL JOINT PLUG SANITARY SEWER CLEAN OUT DETAIL

N.T.S

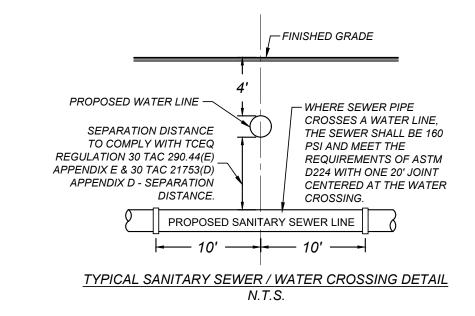
- APPROVED CAST IRON

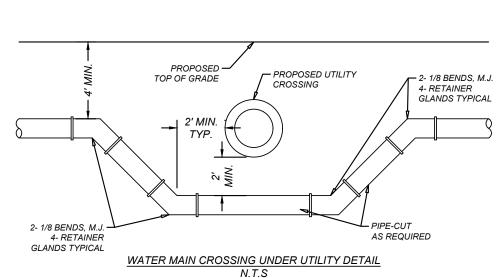
GATE CAP

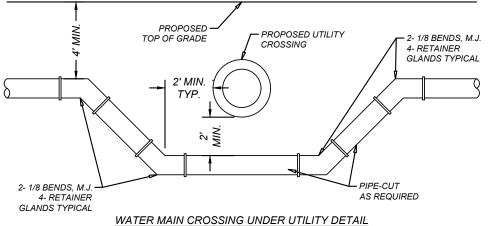
SECTION METALLIC -

OR PLASTIC PIPE

TOP OF PAVEMENT







LEGAL DESCRIPTION:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

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COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.

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CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297. KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(BOOK 9568, PAGE 220) EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 30' G.E.T.TV., SANITARY SEWER,

WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT OOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

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2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.

4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT. 5. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS

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NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND ELECTRIC SERVICE STANDARDS (LATEST EDITION) 8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY

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14. ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 -- EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED.

15. ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.

INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.

17. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.

18. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF

19. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION

20. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE

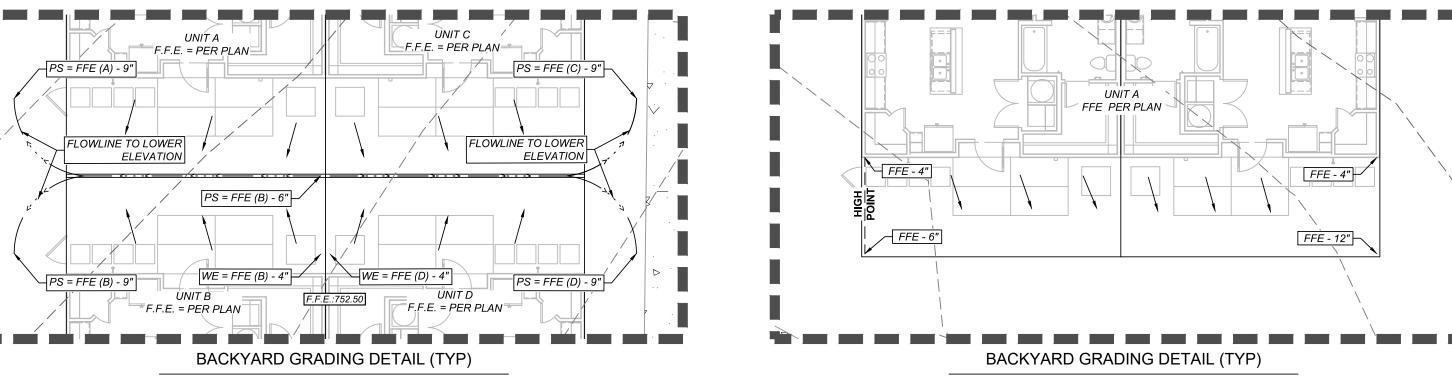
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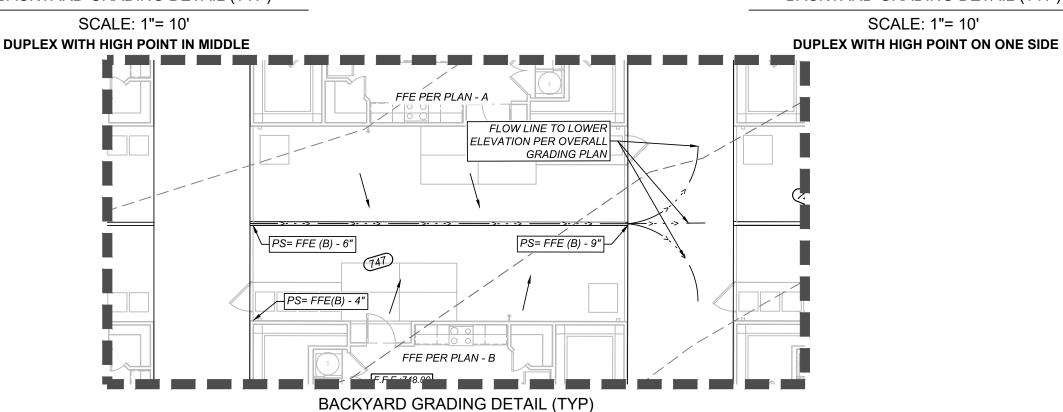
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PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

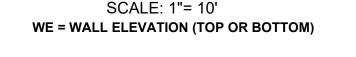
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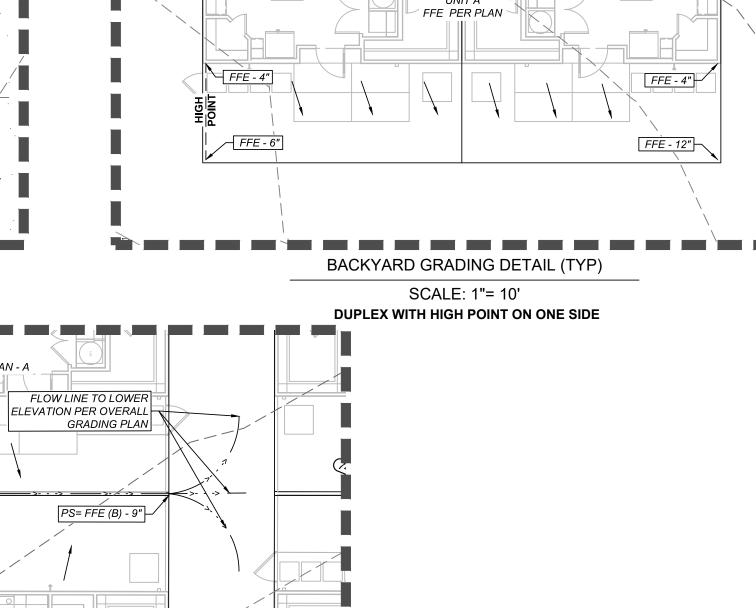


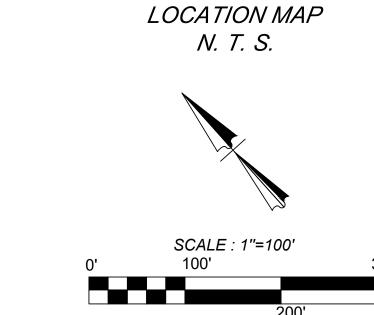


SEE SHEET C6..

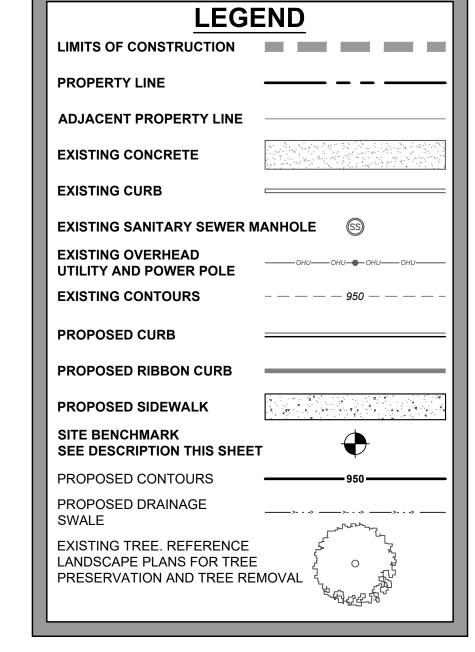
SEE SHEET C6.3







PHOEBE VIEW



MATTHEW M. HILBIG 131150

BM3

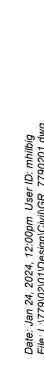
BM2

BM5

5 S ∞

PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED:MF SHEET NUMBER:



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748.69

SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

LINE TABLE							Curve Table	
LINE	LENGTH	BEARING		Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
L1	50.00'	N81°05′23″W		C1	21.82'	435.00'	002°52′25″	S49°37'00"E
L2	37.15'	S0°10'00"E		C2	19.67'	365.00'	003°05'16"	N49°30'35"W
L3	95.13'	S48°10'48"E		СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W
L4	35.00'	N41°49'12"E		C4	170.54'	435.01'	022°27'43"	S20°21'30"W
				C5	384.18'	560.00'	039°18′24"	N61°26′11″W
				C6	881.50'	585.00'	086°20'06"	N01°22'44"W

G 749.90

F.F.E.:749.50

PS 746.51

C 745.41

G 744.36

SEE SHEET C6.5

G 744.49

00

C 749.77

G 749.27

CHORD DIST

21.81'

19.67'

575.83'

169.45'

376.69'

800.44'

749.96

F.F.E.:748.50

C 746.70

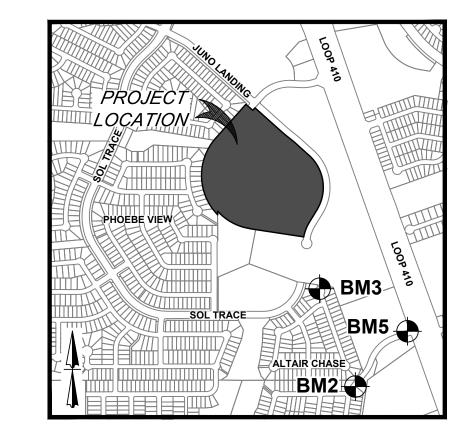
G 746.20

C 744.61 744

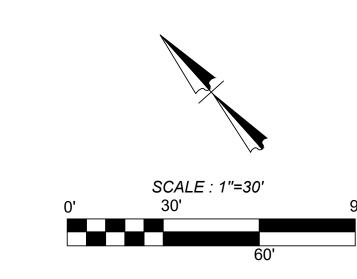
744.11

G 743.44

F.F.E.:749.50



LOCATION MAP



LEGE	END
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING SANITARY SEWER N	IANHOLE SS
EXISTING OVERHEAD UTILITY AND POWER POLE	———ОНИ——ОНИ——ОНИ——
EXISTING CONTOURS	- — — — 950 — — —
PROPOSED CURB	
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	т 🔷
PROPOSED CONTOURS	950
PROPOSED DRAINAGE SWALE	>>>>>>>>>>
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE RE	5 ~ ~ 5

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- (VOLUME 9565, PAGE 204)
- (VOLUME 9565, PAGE 204)

- EXISTING 17' G.E.T.TV., GREENBELT

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

- DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

KEY NOTES

EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) 5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 14' G.E.T.TV. EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

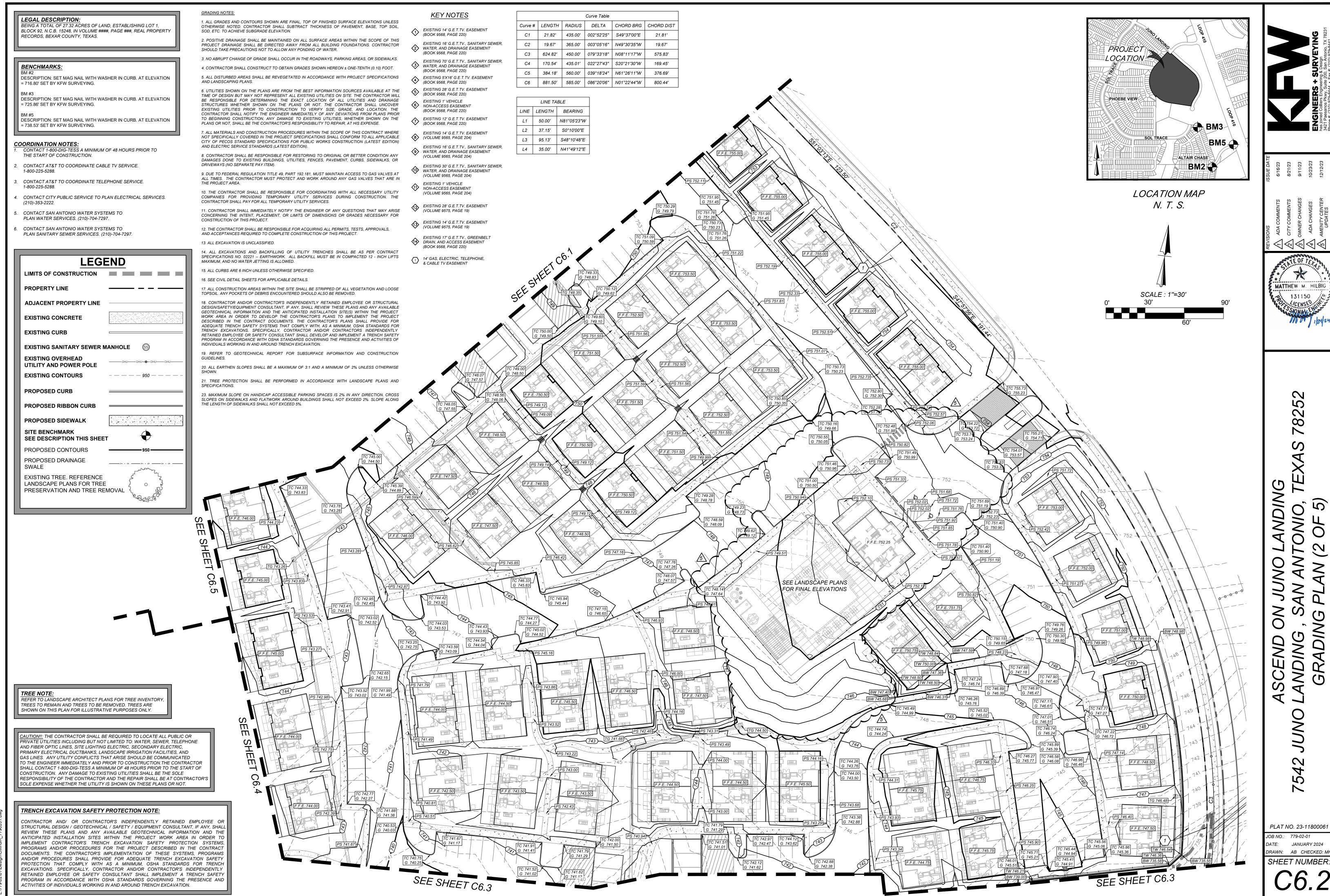
Q 2

MATTHEW M. HILBIC

131150

 ∞

PLAT NO. 23-11800061 JOB NO.: 779-02-01 JANUARY 2024 DRAWN: AB CHECKED: M SHEET NUMBER.



MATTHEW M. HILBIC

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

SHEET NUMBER:

LEGAL DESCRIPTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- 1-800-225-5288. CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

(210)-353-2222.

- CONTACT SAN ANTONIO WATER SYSTEMS TO
- PLAN SANITARY SEWER SERVICES. (210)-704-7297.

Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.8
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.4
C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.6

C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W |

TC 740.36 G 739.86 TC 738.58

G 738.08

TC 739.83

☐ G 738.08

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

3 WATER, AND DRAINAGE EASEMENT

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

9 WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

DRAIN, AND ACCESS EASEMENT

14' GAS, ELECTRIC, TELEPHONE,

& CABLE TV EASEMENT

EXISTING 17' G.E.T.TV., GREENBELT

EXISTING 1' VEHICLE NON-ACCESS EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

6 NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER,

2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS EXISTING 16' G.E.T.TV., SANITARY SEWER, PROJECT DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR 2 WATER, AND DRAINAGE EASEMENT SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER (BOOK 9568, PAGE 220)

GRADING NOTES:

3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS. 4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT. 5. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS

6. UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR

PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE. 7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)

AND ELECTRIC SERVICE STANDARDS (LATEST EDITION). 8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR

9. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, MUST MAINTAIN ACCESS TO GAS VALVES AT 21. TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND

ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN SPECIFICATIONS.

F.F.E.:740.50

F.F.E.:739.50

F.F.E.:740.50

F.F.E.:739.50

PS 736.34 G 735.52

CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES. 11. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR

LINE TABLE LINE | LENGTH | BEARING L1 50.00' N81°05'23"W

L2 37.15' S0°10'00"E L3 95.13' S48°10'48"E L4 35.00' N41°49'12"E

F.F.E.:739.50

F.F.E.:736.50

F.F.E.:739.50

G 735.52 \

PS 736.33

PS 738.15 PS 738.15

CONSTRUCTION OF THIS PROJECT.

1. ALL GRADES AND CONTOURS SHOWN ARE FINAL. TOP OF FINISHED SURFACE ELEVATIONS UNLESS 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT. 13. ALL EXCAVATION IS UNCLASSIFIED.

14. ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 -- EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED. 15. ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.

16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS. 17. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.

TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL 18. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR TO BEGINNING CONSTRUCTION, ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

> 19. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION GUIDELINES. 20. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE

23. MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.

G 738.29

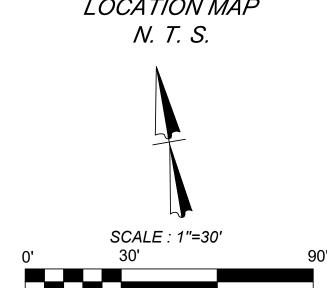
TC 736.42 G 735.92 TC 736.82 G 736.32

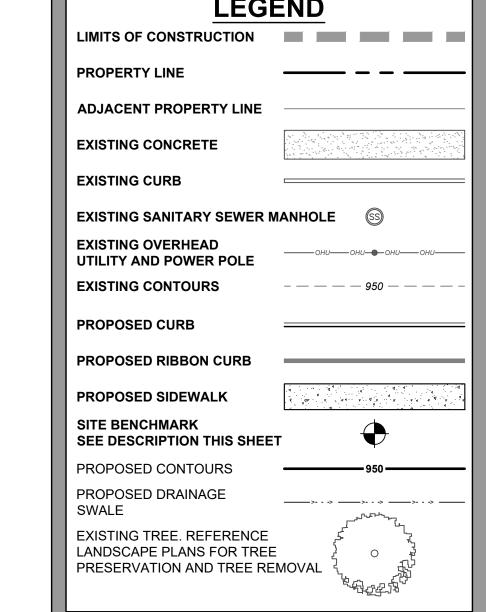
TC 737.22 G 736.72

G 734.80

TC 735.90 G 735.40

PROJECT PHOEBE VIEW BM5 BM2 LOCATION MAP





TRENCH EXCAVATION SAFETY PROTECTION NOTE

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

TREE NOTE:

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

MATTHEW M. HILBIC **LEGEND** ∞ S

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

0

Q

SHEET NUMBER.

BM5

LOCATION MAP

SCALE: 1"=30'

LEGEND

EXISTING SANITARY SEWER MANHOLE SS

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

PROPERTY LINE

EXISTING CURB

EXISTING CONCRETE

EXISTING OVERHEAD

EXISTING CONTOURS

UTILITY AND POWER POLE

PROPOSED RIBBON CURB

SEE DESCRIPTION THIS SHEET

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROPOSED SIDEWALK

PROPOSED CONTOURS

PROPOSED DRAINAGE

SITE BENCHMARK

SWALE

- - - - - 950 - - - - - - ·

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

PROJECT

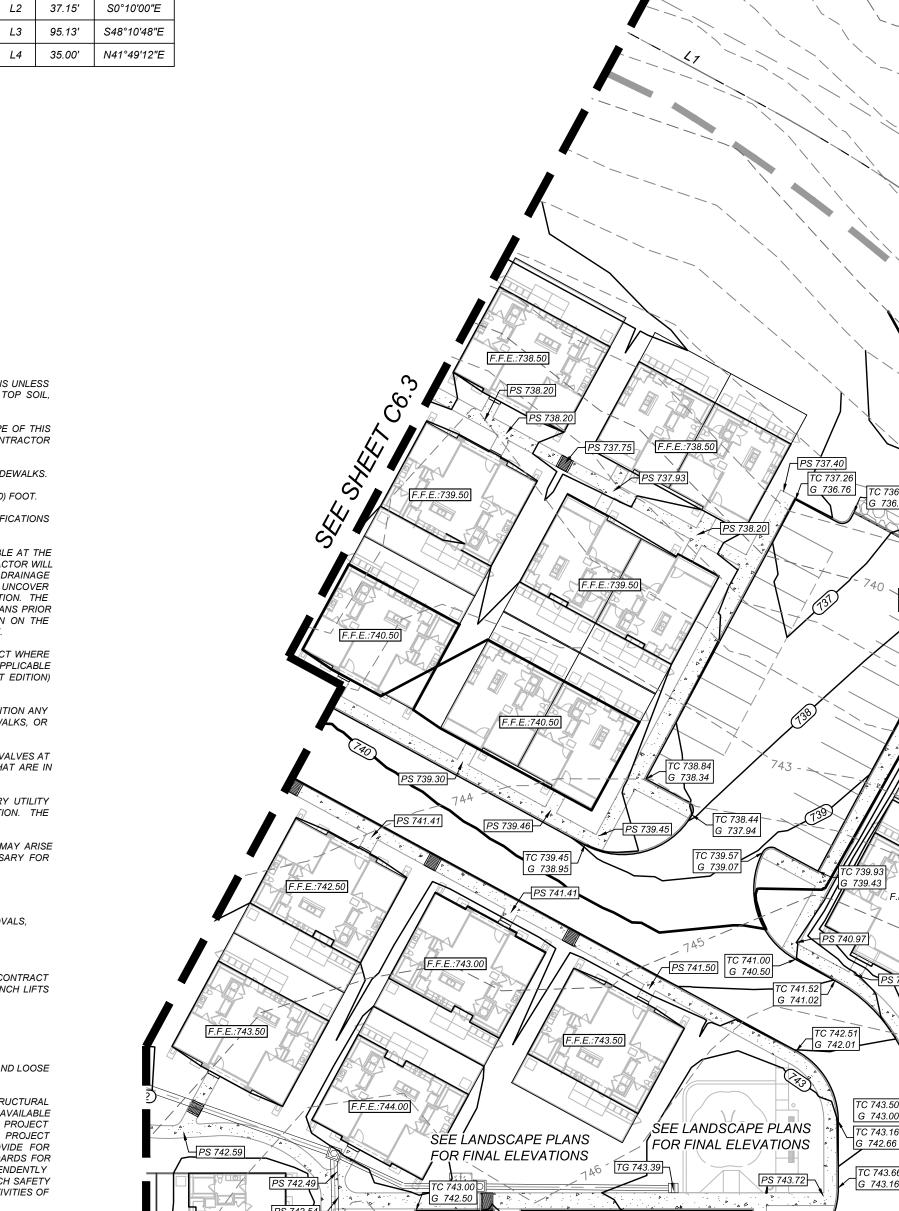
PHOEBE VIEW

REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

KEY NOTES

- EXISTING 14' G.E.T.TV. EASEMENT EXISTING 17 C.L....
 (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)
- (VOLUME 9565, PAGE 204) EXISTING 30' G.E.T.TV., SANITARY SEWER,
- WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST

21.82' | 435.00' | 002°52'25" | S49°37'00"E

C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W |

LINE TABLE

LINE LENGTH BEARING

50.00' N81°05'23"W

19.67' | 365.00' | 003°05'16" | N49°30'35"W |

C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69'

C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W | 800.44'

170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45'

 ${\it 1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS}\\$ OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL, 2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR 3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS. 4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT. 5. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS 6. UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL

BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE. 7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND ELECTRIC SERVICE STANDARDS (LATEST EDITION). 8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY

DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR 9. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, MUST MAINTAIN ACCESS TO GAS VALVES AT

ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE

CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR

CONSTRUCTION OF THIS PROJECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

13. ALL EXCAVATION IS UNCLASSIFIED.

LEGAL DESCRIPTION.

BENCHMARKS:

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

(210)-353-2222.

GRADING NOTES:

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

PLAN WATER SERVICES. (210)-704-7297.

SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.

14. ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 -- EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED.

15. ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.

16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.

7. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.

18. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

19. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION

21. TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND

SPECIFICATIONS.

20. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE

23. MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.

EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT EXISTING 1' VEHICLE F.F.F.:743.00 SEE LANDSCAPE PLANS FOR FINAL ELEVATION G 742.66 F.F.E.:747.50 F.F.E.:746.50 G 743.16 G 742.32 G 744.96

SEE SHEET C6.5

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

2

PLAT NO. 23-11800061

MATTHEW M. HILBIC 131150

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

KEY NOTES

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT
- (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- \$\frac{\pmatrix}{\pmatrix} \quad \text{EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)}
- EXISTING 1' VEHICLE 6 NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 9 WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.TV., SANITARY SEWER,
- WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 1' VEHICLE NON-ACCESS EASEMENT
- (VOLUME 9565, PAGE 204)
- (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBELT





SEE SHEET C6.4

Curve Table

Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST

21.82' 435.00' 002°52'25" S49°37'00"E

19.67' | 365.00' | 003°05'16" | N49°30'35"W |

170.54' | 435.01' | 022°27'43" | S20°21'30"W

C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69'

C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W | 800.44'

C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W |

LINE TABLE

LINE | LENGTH | BEARING

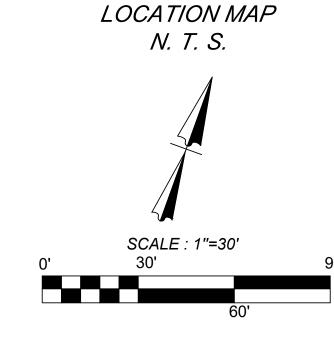
50.00' N81°05'23"W

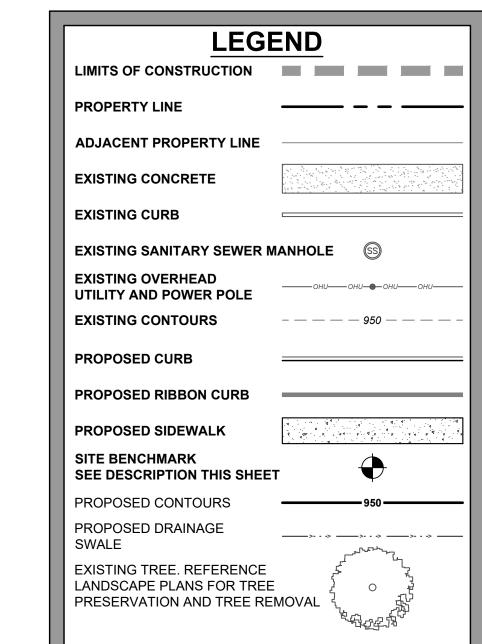
37.15' S0°10'00"E

L3 95.13' S48°10'48"E

L4 | 35.00' | N41°49'12"E







TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S

TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGAL DESCRIPTION.

BENCHMARKS:

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

(210)-353-2222.

GRADING NOTES:

AND LANDSCAPING PLANS.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS

OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL,

2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS

PROJECT DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR

3. NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.

6. UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL

BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR

O BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE

7. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF PECOS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION)

8. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY

DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR

9. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE

1. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS. TESTS. APPROVALS.

14. ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 -- EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS

17. ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE

18. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL

DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE

GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT

DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR

ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY

RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF

19. REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION

20. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE

21. TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND

23. MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS

SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2%. SLOPE ALONG

AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT

TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.

PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.

4. CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT. 5. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

PLAN WATER SERVICES. (210)-704-7297.

SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.

AND ELECTRIC SERVICE STANDARDS (LATEST EDITION).

13. ALL EXCAVATION IS UNCLASSIFIED.

SPECIFICATIONS.

MAXIMUM, AND NO WATER JETTING IS ALLOWED.

15. ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.

INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.

16. SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.

CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES.

PLAT NO. 23-11800061 JOB NO.: 779-02-01 JANUARY 2024 DRAWN: AB CHECKED: M SHEET NUMBER

2

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

COORDINATION NOTES:

THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO
- PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

STORM DRAIN GENERAL NOTES:

1. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH FINAL PLAN OR RECORD MEASUREMENTS, LOCATIONS, TOPS AND LENGTH OF SERVICE CONNECTIONS AND UNDERGROUND PIPING UPON COMPLETION OF CONSTRUCTION.

2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE START OF CONSTRUCTION.

3. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.

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

5. ALL ONSITE STORM DRAIN PIPES WILL BE PRIVATE AND NOT DEDICATED TO THE CITY

6. ALL STORM DRAIN PIPE SHALL BE HDPE N-12 PROLINK ULTRA HDPE PIPE (UNLESS NOTED OTHERWISE) WITH BELLED ENDS AND WITH RUBBER GASKETS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS AUTHORIZED BY OWNER.

7. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.

8. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURERS SPECIFICATIONS. SIZE OF GRATE INLETS ARE REFERENCED FOR PROPER SIZE OF GRATES AND DO NOT REFLECT SIZE OF PROPOSED JUNCTION BOXES ASSOCIATED WITH GRATE COVERS.

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PIPE, MANHOLES JUNCTION BOXES, ADA ACCESSIBLE TRENCH DRAINS, ETC. TO ENGINEER PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THERELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION FACILITY, FILTRATION FACILITIES AND/OR WATER QUALITY FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. ANY SUCH FACILITIES BUILT WITHIN THE CITY OF SAN MARCOS CITY LIMITS MUST MAINTAIN COMPLIANCE WITH THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ORDINANCES. PRIOR TO RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY, A CITY EASEMENT MUST BE SHOWN AROUND ALL FACILITIES INCLUDING A MAINTENANCE COVENANT FOR

<u>KEY NOTES</u>

EACH FACILITY WITHIN THE CITY LIMITS.

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- (BOOK 9568, PAGE 220)
- 6 EXISTING 1' VEHICLE
 NON-ACCESS EASEMENT
 (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT 8 (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- (VOLUME 9575, PAGE 19)
- EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

1-

5' OF 6-8" ROCK RUBBLE

5' OF 6-8" ROCK

(SEE DETAIL THIS SHEET)

RUBBLE

(SEE DETAIL THIS SHEET)

LINE TABLE			Curve Table					
LINE	LENGTH	BEARING	Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD I
L1	50.00'	N81°05'23"W	C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81
L2	37.15'	S0°10'00"E	C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67
L3	95.13'	S48°10'48"E	СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.8
L4	35.00'	N41°49'12"E	C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.4
			C5	384.18'	560.00'	039°18′24"	N61°26′11″W	376.6
			C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.4

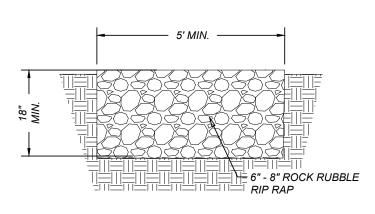
755

S48°10'48"E 392.46

SEE SHEET C6.10

PROJECT PHOEBE VIEW BM5

<u>LEG</u> I	<u>END</u>
LIMITS OF CONSTRUCTION	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EXISTING CONCRETE	
EXISTING CURB	
EXISTING CONTOURS	- — — — 950 — — — —
EXISTING OVERHEAD UTILITY AND POWER POLE	ОНUОНUОНUОНU
EXISTING WATER LINE	16"W16"W16"W
EXISTING SEWER LINE	
EXISTING GAS LINE	
PROPOSED CURB	-
PROPOSED RIBBON CURB	
PROPOSED SIDEWALK	
SITE BENCHMARK SEE DESCRIPTION THIS SHEE	тт ф
PROPOSED STORM DRAIN	
EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE RE	7



ROCK RUBBLE MATTRESS DETAIL NOT-TO-SCALE

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

18" FL IN (W)=739.37

RIM ELEV.=741.01

±109 LF 18" HDPE @ 1.009

18" FL OUT (E)=739.52

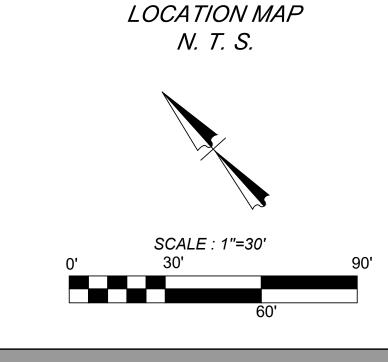
CONCRETE COLLAR

(SEE SHEET C8.1 FOR DETAIL)

RIM ELEV.=743.50

744

18" FL OÙT (SE)=739.37



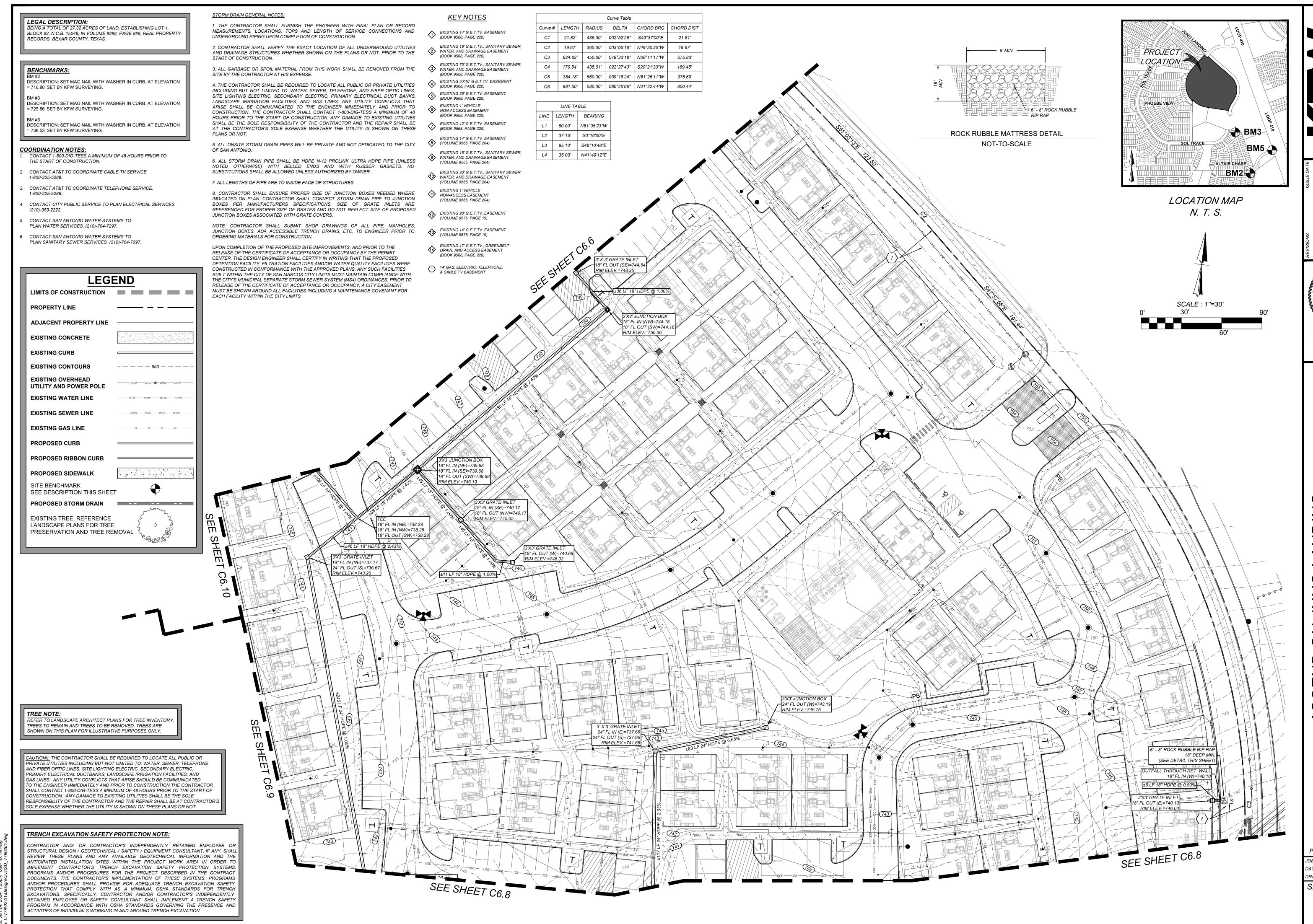
PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

MATTHEW M. HILBIC

131150

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DRAWN: AB CHECKED: MH SHEET NUMBER:



MATTHEW M. HILBIC

131150

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PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024

DRAWN: AB CHECKED: MH SHEET NUMBER:

MATTHEW M. HILBI

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2

PLAT NO. 23-1180006: JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MF

SHEET NUMBER.

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PIPE, MANHOLES, JUNCTION BOXES, ADA ACCESSIBLE TRENCH DRAINS, ETC. TO ENGINEER PRIOR TO

ORDERING MATERIALS FOR CONSTRUCTION. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER. THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION FACILITY, FILTRATION FACILITIES AND/OR WATER QUALITY FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. ANY SUCH FACILITIES BUILT WITHIN THE CITY OF SAN MARCOS CITY LIMITS MUST MAINTAIN COMPLIANCE WITH THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ORDINANCES. PRIOR TO RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY, A CITY EASEMENT

STORM DRAIN GENERAL NOTES: 1. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH FINAL PLAN OR RECORD MEASUREMENTS, LOCATIONS, TOPS AND LENGTH OF SERVICE CONNECTIONS AND UNDERGROUND PIPING UPON COMPLETION OF CONSTRUCTION.

2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE 3. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE

SITE BY THE CONTRACTOR AT HIS EXPENSE. 4. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE

5. ALL ONSITE STORM DRAIN PIPES WILL BE PRIVATE AND NOT DEDICATED TO THE CITY

OF SAN ANTONIO. 6. ALL STORM DRAIN PIPE SHALL BE HDPE N-12 PROLINK ULTRA HDPE PIPE (UNLESS NOTED OTHERWISE) WITH BELLED ENDS AND WITH RUBBER GASKETS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS AUTHORIZED BY OWNER.

7. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.

8. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURERS SPECIFICATIONS. SIZE OF GRATE INLETS ARE REFERENCED FOR PROPER SIZE OF GRATES AND DO NOT REFLECT SIZE OF PROPOSED JUNCTION BOXES ASSOCIATED WITH GRATE COVERS.

LINE TABLE LINE LENGTH BEARING L1 50.00' N81°05'23"W L2 37.15' S0°10'00"E

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

2 WATER, AND DRAINAGE EASEMENT

WATER, AND DRAINAGE EASEMENT

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 14' G.E.T.TV. EASEMENT

9 WATER, AND DRAINAGE EASEMENT

WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT

EXISTING 1' VEHICLE

NON-ACCESS EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 30' G.E.T.TV., SANITARY SEWER,

NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 70' G.E.T.TV., SANITARY SEWER,

L3 95.13' S48°10'48"E L4 35.00' N41°49'12"E

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297. Curve Table Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT 21.82' 435.00' 002°52'25" S49°37'00"E 19.67' 19.67' | 365.00' | 003°05'16" | N49°30'35"W 624.82' 450.00' 079°33'18" N08°11'17"W 575.83' 170.54' | 435.01' | 022°27'43" | S20°21'30"W 169.45' C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W

LEGAL DESCRIPTION:

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

(210)-353-2222.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

MUST BE SHOWN AROUND ALL FACILITIES INCLUDING A MAINTENANCE COVENANT FOR EACH FACILITY WITHIN THE CITY LIMITS. 24" FL OUT (S)=736.64 24" FL IN (N)=736.60 (SEE SHEET C8.1 FOR DETAIL) 18" DEEP MIN. (SEE DETAIL THIS SHEET) CONCRETE COLLAR (SEE SHEET C8.1 FOR DETAIL

SEE SHEET C8.1 FOR DETAIL

OUTFALL THROUGH RET. WALL

24" FL IN (NW)=724.40

24" FL OUT (SE)=734.08 RIM ELEV.=741.00 18" FL OUT (SW)=736.03 742 RIM ELEV.=740.40 6" - 8" ROCK RUBBLE RIP RAP 24" FL IN (NW)=733.97 18" DEEP MIN. (SEE DETAIL THIS SHEET) CONCRETE COLLAR 18" FL IN (NE)=735.96 📝 (SEE SHEET C8.1 FOR DETAIL) 8" FL OUT (S)=735.96 CONCRETE COLLAR (SEE SHEET C8.1 FOR DETAIL) RIM ELÈV.=741.58 ?4" FL IN (W)=734.21 FL IN (N)=734.21 30" FL OÙT (E)=734.21 24" FL IN (N)=735.29 RIM ELEV.=741.07 4" FL OUT (S)=735.29 RIM ELÈV.=740.00 ±61 LF 18" HDPE PIPE @ 1.00% 3' X 3' GRATE INLET ±16 LF (742) DPE @ 1.00% 30" FL IN (W)=734.05 18" FL IN (N)=735.42 →30" FL OUT (S)=734.0 18" FL OUT (W)=735.4 RIM ELEV.=740.08 CONCRETE COLLAR 3'X3' JUNCTION BOX (SEE SHEET C8.1 FOR DETAIL) 24" FL IN (W)=732.13 24" FL OUT (S)=732.13 RIM ELEV.=739.01 CONCRETE COLLAR (SEE SHEET C8.1 FOR DETAIL) =±212 LF 24" HDPE @ 1.00%-CONCRETE COLLAR 24" FL IN (N)=734.26 (SEE SHEET C8.1 FOR DETAIL) 24" FL OUT (E)=734.26 24" FL IN (N)=731.86 RIM ELEV.=739.35 24" FL OUT (SE)=731.8 24" FL IN (NW)=731.28 24" FL OUT (SE)=724.43

(SEE SHEET C8.1 FOR DETAIL) 30" FL IN (N)=732.68 30" FL OUT (E)=732.68 RIM ELEV.=738.71 30" FL IN (W)=732.29 ±39 LF 30" HDPE @ 1.00 0" FL OUT (S)=732.29 RIM ELEV.=737.44

18" FL IN (N)=729.6

424" FL OUT (S)=726.59

4'X4' JUNCTION BO

30" FL IN (N)=729.75

CONCRETE COLLAR

(SEE SHEET C8.1 FOR DETAIL)

30" FL OUT (E)=725.84 🕂

RIM ELEV.=735.43

RIM ELEV.=732.90

2'X2' GRATE INLET 18" FL OUT (S)=724.32 RIM ELEV.=733.80 (SEE SHEET C8.1 FOR DETAIL) 8" FL OUT (S)=729.68 ±14 LF 18" HDPE @ 0.50% RIM ELEV.=733.81 (SEE SHEET C8.1 FOR DETAIL

18" FL IN (N)=718.56 /±138 LF 30" HDPE @ 0.50% 18" FL IN (N)=724.25 ±30 LF 30" HDPE @ 0.50% 6" - 8" ROCK RUBBLE RIP RAP 6" - 8" ROCK RUBBLE RIP RAI 18" DEEP MIN. 18" DEEP MIN. (SEE DETAIL THIS SHEET) (SEE DETAIL THIS SHEET)

30" FL IN (W)=725.00

6" - 8" ROCK RUBBLE RIP RAF (SEE DETAIL THIS SHEET)

18" FL OUT (S)=718.65

(SEE SHEET C8.1 FOR DETAIL

±18 LF 18" HDPE @ 0.50%

' - 8" ROCK RUBBLE RIP R

(SEE DETAIL THIS SHEET)

18" DEEP MIN.

ROCK RUBBLE MATTRESS DETAIL NOT-TO-SCALE

6" - 8" ROCK RUBBLE

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

PHOEBE VIEW BM5 BM2 LOCATION MAP

PROJECT

SCALE: 1"=30'

- 1	LEGE	ND
- 1	LIMITS OF CONSTRUCTION	
- 1	PROPERTY LINE	
- 1	ADJACENT PROPERTY LINE	
- 1	EXISTING CONCRETE	
- 1	EXISTING CURB	
- 1	EXISTING CONTOURS	- — — — 950 — — — — —
-1	EXISTING OVERHEAD UTILITY AND POWER POLE	——— ОНИ—— ОНИ—— ОНИ—————————————————————
- 1	EXISTING WATER LINE	16"W16"W16"W
-1	EXISTING SEWER LINE	
- 1	EXISTING GAS LINE	GGG
-1	PROPOSED CURB	
- 1	PROPOSED RIBBON CURB	
- 1	PROPOSED SIDEWALK	
-1	SITE BENCHMARK SEE DESCRIPTION THIS SHEET	.
- 1	PROPOSED STORM DRAIN	Mrchh-
1	EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REI	MOVAL TO THE STATE OF THE STATE

TRENCH EXCAVATION SAFETY PROTECTION NOTE

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALI REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

> TREE NOTE: REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

V

PLAT NO. 23-11800061

2

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

 ∞

BM5

LOCATION MAP

LEGEND

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

PROPERTY LINE

EXISTING CURB

EXISTING CONCRETE

EXISTING CONTOURS

EXISTING OVERHEAD

EXISTING WATER LINE

EXISTING GAS LINE

PROPOSED CURB

PROPOSED RIBBON CURB

SEE DESCRIPTION THIS SHEET

EXISTING TREE. REFERENCE

LANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROPOSED STORM DRAIN

PROPOSED SIDEWALK

SITE BENCHMARK

UTILITY AND POWER POLE

_ _ _ _ _ 950 _ _ _ _ _ _ -----16"W -----16"W -----16"W -----

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PROJECT

PHOEBE VIEW

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Curve Table Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST C1 | 21.82' | 435.00' | 002°52'25" | \$49°37'00"E 19.67' | 365.00' | 003°05'16" | N49°30'35"W | C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45' C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69' C6 881.50' 585.00' 086°20'06" N01°22'44"W 800.44'

	LINE TA	BLE
LINE LENGTH		BEARING
L1	50.00'	N81°05'23"W
L2	37.15'	S0°10'00"E
L3	95.13'	S48°10'48"E
L4	35.00'	N41°49'12"E

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

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BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

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STORM DRAIN GENERAL NOTES:

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UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION FACILITY, FILTRATION FACILITIES AND/OR WATER QUALITY FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. ANY SUCH FACILITIES BUILT WITHIN THE CITY OF SAN MARCOS CITY LIMITS MUST MAINTAIN COMPLIANCE WITH THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ORDINANCES. PRIOR TO RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY, A CITY EASEMENT MUST BE SHOWN AROUND ALL FACILITIES INCLUDING A MAINTENANCE COVENANT FOR

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER, (2) WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

EACH FACILITY WITHIN THE CITY LIMITS.

(BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT

(BOOK 9568, PAGE 220) EXISTING 28' G.E.T.TV. EASEMENT

6 NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220) EXISTING 1' VEHICLE

(BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT

(BOOK 9568, PAGE 220) EXISTING 14' G.E.T.TV. EASEMENT

(VOLUME 9565, PAGE 204)

EXISTING 16' G.E.T.TV., SANITARY SEWER, (9) WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 1' VEHICLE NON-ACCESS EASEMENT

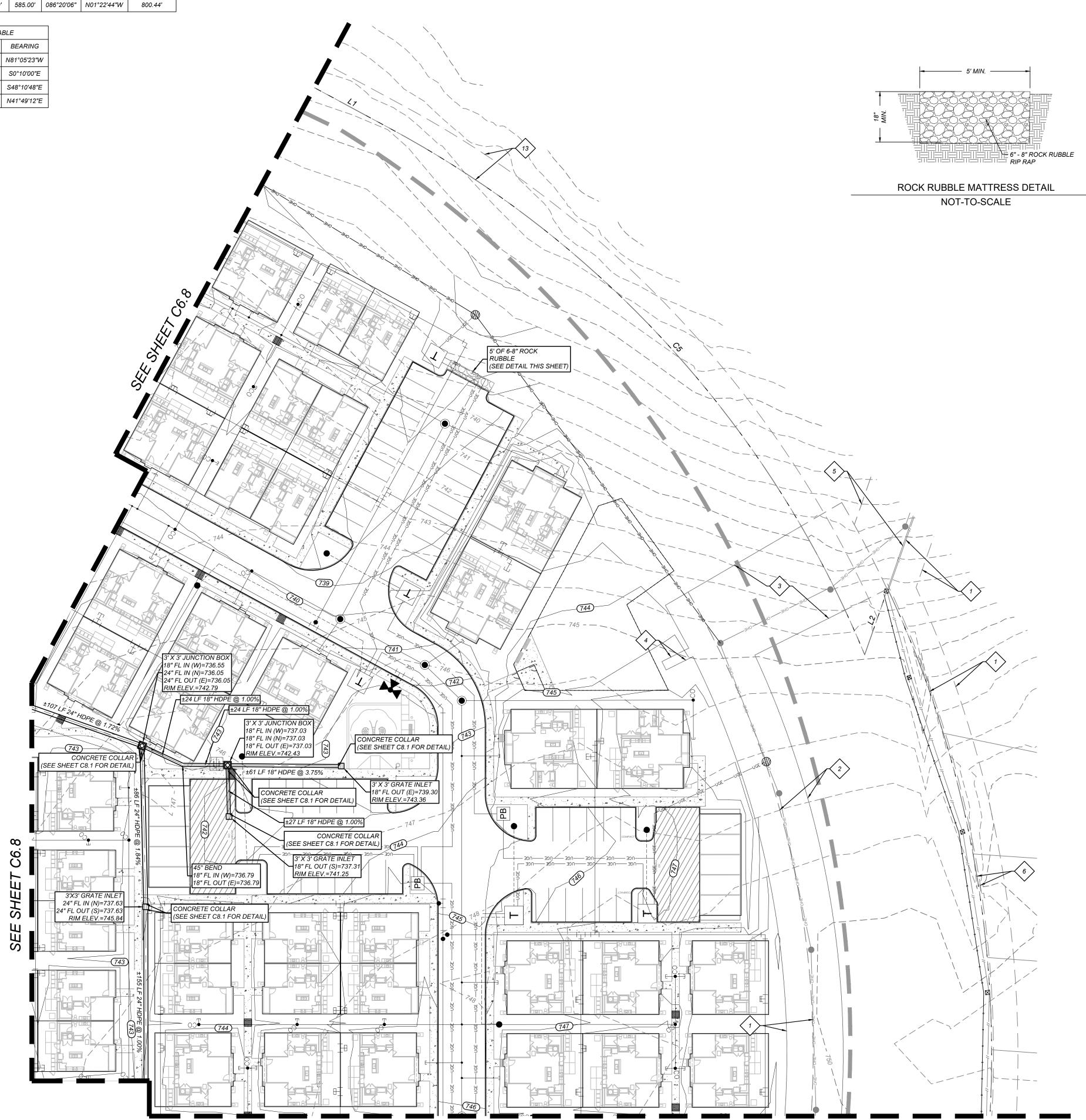
EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

(VOLUME 9565, PAGE 204)

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14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

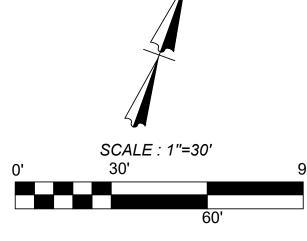


SEE SHEET C6.10

TREE NOTE:

PROJECT PHOEBE VIEW BM5

LOCATION MAP



LEGEND						
LIMITS OF CONSTRUCTION						
PROPERTY LINE						
ADJACENT PROPERTY LINE						
EXISTING CONCRETE						
EXISTING CURB						
EXISTING CONTOURS	- — — — 950 — — — — -					
EXISTING OVERHEAD UTILITY AND POWER POLE	———ОНИ——ОНИ——ОНИ——ОНИ———					
EXISTING WATER LINE	16"W16"W16"W16"W					
EXISTING SEWER LINE						
EXISTING GAS LINE						
PROPOSED CURB						
PROPOSED RIBBON CURB						
PROPOSED SIDEWALK						
SITE BENCHMARK SEE DESCRIPTION THIS SHEE						
PROPOSED STORM DRAIN						

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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EXISTING TREE. REFERENCE

ANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

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1 6" - 8" ROCK RUBBLE

ROCK RUBBLE MATTRESS DETAIL

NOT-TO-SCALE

50.00' N81°05'23"W L2 37.15' S0°10'00"E L3 95.13' S48°10'48"E L4 | 35.00' | N41°49'12"E

C1 21.82' 435.00' 002°52'25" S49°37'00"E 19.67' | 365.00' | 003°05'16" | N49°30'35"W | C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 169.45' C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69' C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W | 800.44'

Curve Table

Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST

LINE TABLE

LINE LENGTH BEARING

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

1-800-225-5288. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

1-800-225-5288.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

LEGAL DESCRIPTION.

BENCHMARKS:

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

STORM DRAIN GENERAL NOTES:

. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH FINAL PLAN OR RECORD MEASUREMENTS, LOCATIONS, TOPS AND LENGTH OF SERVICE CONNECTIONS AND UNDERGROUND PIPING UPON COMPLETION OF CONSTRUCTION.

2. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO THE

3. ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS EXPENSE.

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

5. ALL ONSITE STORM DRAIN PIPES WILL BE PRIVATE AND NOT DEDICATED TO THE CITY

6. ALL STORM DRAIN PIPE SHALL BE HDPE N-12 PROLINK ULTRA HDPE PIPE (UNLESS NOTED OTHERWISE) WITH BELLED ENDS AND WITH RUBBER GASKETS. NO SUBSTITUTIONS SHALL BE ALLOWED UNLESS AUTHORIZED BY OWNER.

7. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.

8. CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURERS SPECIFICATIONS. SIZE OF GRATE INLETS ARE REFERENCED FOR PROPER SIZE OF GRATES AND DO NOT REFLECT SIZE OF PROPOSED JUNCTION BOXES ASSOCIATED WITH GRATE COVERS.

NOTE: CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PIPE, MANHOLES, JUNCTION BOXES, ADA ACCESSIBLE TRENCH DRAINS, ETC. TO ENGINEER PRIOR TO ORDERING MATERIALS FOR CONSTRUCTION.

UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION FACILITY, FILTRATION FACILITIES AND/OR WATER QUALITY FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS. ANY SUCH FACILITIES BUILT WITHIN THE CITY OF SAN MARCOS CITY LIMITS MUST MAINTAIN COMPLIANCE WITH THE CITY'S MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) ORDINANCES. PRIOR TO RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY, A CITY EASEMENT MUST BE SHOWN AROUND ALL FACILITIES INCLUDING A MAINTENANCE COVENANT FOR EACH FACILITY WITHIN THE CITY LIMITS.

KEY NOTES

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
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(VOLUME 9565, PAGE 204)

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EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

RUBBLE SEE DETAIL THIS SHEET) 18" FL OUT (SE)=740.25 RIM ELEV.=744.25 (745) CONCRETE COLLAR (SEE SHEET C8.1 FOR DETAIL) ±31 LF 18" HDPE @ 1.00% 18" FL IN (NW)=739.83 18" FL OUT (SE)=739.83 RIM ELEV.=743.67 18" FL IN (W)=739.18 24" FL OUT (S)=739.18 RIM ELEV.=743.99 18" FL IN (NW)=739.49 8" FL OUT (E)=739.49 (SEE SHEET C8.1 FOR DETAIL) 744) SEE SHEET C6.9

PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

2

LEGAL DESCRIPTION:

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SPECIFICATIONS.

4. REFERENCE GEOTECH REPORT FOR ALL PAVEMENT RECOMMENDATIONS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

1-800-225-5288.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

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	D HAVE A MIN. 28 DAY DESIGN — SSIVE STRENGTH OF 4,000 PSI. — #3 BARS @ 18" O.C.E.
2,"	
5.6	
<u> </u>	
9	
	6" MINIMUM RECOMPACTED SUBGRADE (SEE GEOTECH FOR SPECS)
	REFER TO GEO-TECHNICAL REPORT BY ALPHA TESTING REPORT NO. A220224
LIG	GHT DUTY CONCRETE PAVEMENT DETAIL
	(WITH RECOMPACTED SUBGRADE) SCALE: NOT-TO-SCALE
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, ,	
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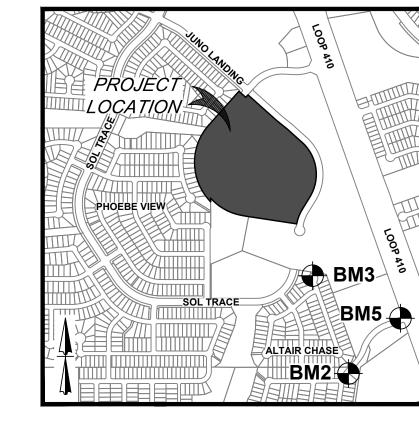
SCALE: NOT-TO-SCALE

Curve Table Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIS . REFERENCE GEOTECH REPORT FOR INFORMATION REGARDING MOISTURE C1 21.82' 435.00' 002°52'25" S49°37'00"E CONDITIONED SUBGRADE. C2 | 19.67' | 365.00' | 003°05'16" | N49°30'35"W | C3 | 624.82' | 450.00' | 079°33'18" | N08°11'17"W | 2. THIS DRAWING REFLECTS THE GENERAL PLACEMENT OF CONCRETE AND ASPHALT. SEE SHEET C4.0-C4.2 FOR DIMENSIONS AND CURVE DATA DETAIL. C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W | 3. REFERENCE GEOTECH REPORT FOR DOWEL AND PAVEMENT JOINT C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W | 376.69'

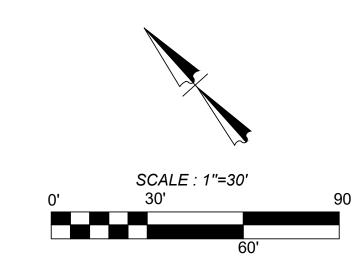
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LOCATION MAP N. T. S.



KEY NOTES

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(BOOK 9568, PAGE 220)

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LEGEND

LIMITS OF CONSTRUCTION

PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING CONCRETE

EXISTING OVERHEAD

UTILITY AND POWER POLE

PROPOSED CURB

PROPOSED RIBBON CURB

PROPOSED STAMPED COLORED

CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)

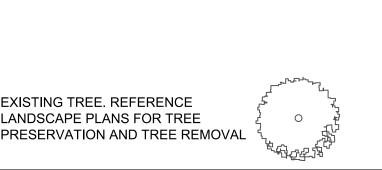
LIGHT DUTY PAVEMENT REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT

OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.

HEAVY DUTY PAVEMENT REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT

EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE

OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.



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MATTHEW M. HILBIG

131150

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NDING SA 2

PLAT NO. 23-11800061

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

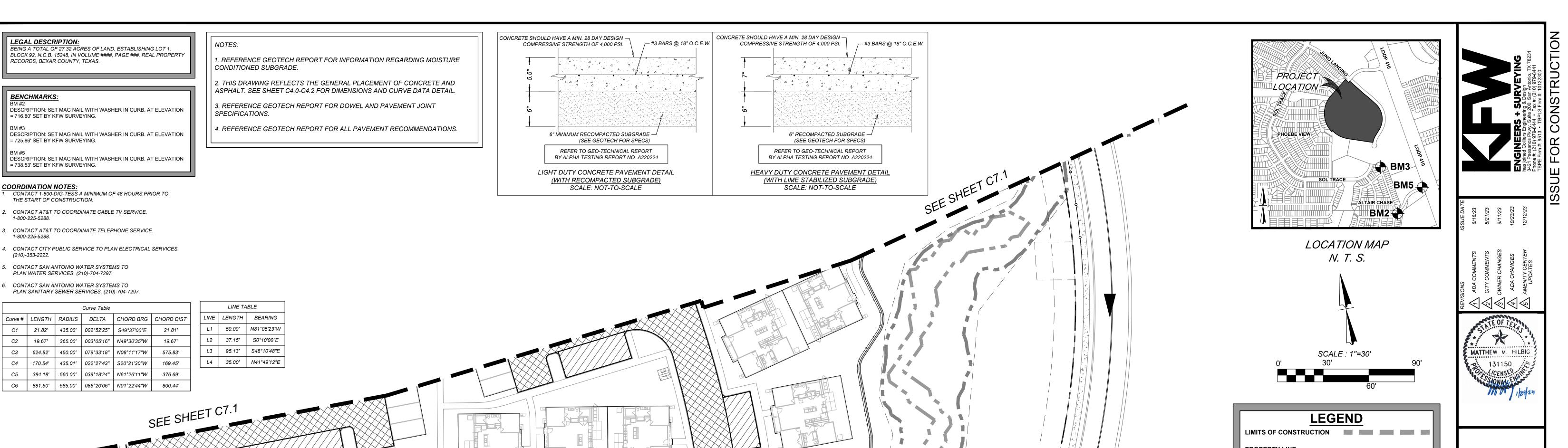


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PROPERTY LINE ADJACENT PROPERTY LINE EXISTING CONCRETE EXISTING OVERHEAD UTILITY AND POWER POLE **PROPOSED CURB** PROPOSED RIBBON CURB PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN) **LIGHT DUTY PAVEMENT** REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS. **HEAVY DUTY PAVEMENT** REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT **OPTIONS, PAVEMENT JOINTS,** AND CONSTRUCTION SPECIFICATIONS. **HEAVY DUTY CONCRETE PAVEMENT** REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT **OPTIONS, PAVEMENT JOINTS,** AND CONSTRUCTION SPECIFICATIONS.

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

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WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

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(BOOK 9568, PAGE 220)

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8 (VOLUME 9565, PAGE 204)

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PLAT NO. 23-11800061 JOB NO.: 779-02-01

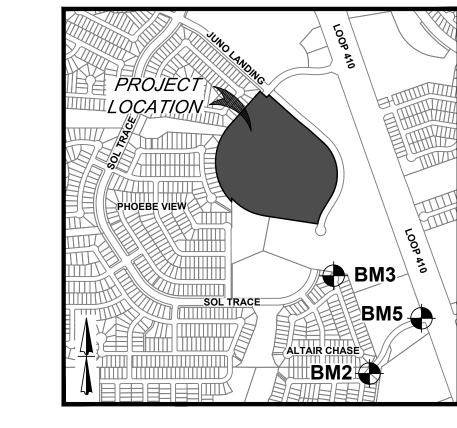
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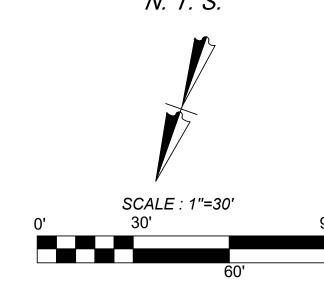
JANUARY 2024 RAWN: AB CHECKED: MH SHEET NUMBER:

SEE SHEET C7.4



__ #3 BARS @ 18" O.C.E.W.

LOCATION MAP



LEGEND LIMITS OF CONSTRUCTION **PROPERTY LINE** ADJACENT PROPERTY LINE **EXISTING CONCRETE EXISTING OVERHEAD** UTILITY AND POWER POLE **PROPOSED CURB** PROPOSED RIBBON CURB PROPOSED STAMPED COLORED CONCRETE (REFERENCE LANDSCAPE PLANS FOR COLOR AND PATTERN)

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TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

MATTHEW M. HILBIG 131150

> S ∞

5

PLAT NO. 23-11800061

2

SA

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH SHEET NUMBER:

MATTHEW M. HILBIG

131150

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PROJECT PHOEBE VIEW BM5 BM2 LOCATION MAP

CONCRETE SHOULD HAVE A MIN. 28 DAY DESIGN —

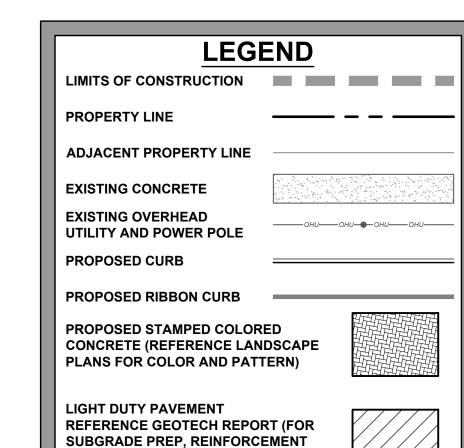
COMPRESSIVE STRENGTH OF 4,000 PSI.

__ #3 BARS @ 18" O.C.E.W.

4 4

__ #3 BARS @ 18" O.C.E.W.

SCALE: 1"=30'



OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.

REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS,

AND CONSTRUCTION SPECIFICATIONS.

AND CONSTRUCTION SPECIFICATIONS.

EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

HEAVY DUTY CONCRETE PAVEMENT REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT **OPTIONS, PAVEMENT JOINTS,**

HEAVY DUTY PAVEMENT

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

TRENCH EXCAVATION SAFETY PROTECTION NOTE: CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

> REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

LEGAL DESCRIPTION:					Curve Table		
BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,		Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.		C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'
		C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
		СЗ	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
BENCHMARKS:		C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
BM #2		C5	384.18'	560.00'	039°18'24"	N61°26'11"W	376.69'
DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.		C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'
BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION	[I INF TARI	F	7		

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

2 WATER, AND DRAINAGE EASEMENT

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(BOOK 9568, PAGE 220)

6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220) EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

-				
			LINE TA	BLE
		LINE	LENGTH	BEARING
		L1	50.00'	N81°05'23"W
J		L2	37.15'	S0°10'00"E
	-	L3	95.13'	S48°10'48"E
		L4	35.00'	N41°49'12"E

- DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO
- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.

- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

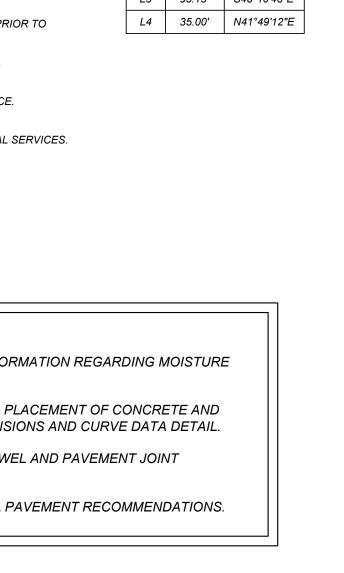
THE START OF CONSTRUCTION.

COORDINATION NOTES:

- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

NOTES:

- 1. REFERENCE GEOTECH REPORT FOR INFORMATION REGARDING MOISTURE CONDITIONED SUBGRADE.
- 2. THIS DRAWING REFLECTS THE GENERAL PLACEMENT OF CONCRETE AND ASPHALT. SEE SHEET C4.0-C4.2 FOR DIMENSIONS AND CURVE DATA DETAIL.
- 3. REFERENCE GEOTECH REPORT FOR DOWEL AND PAVEMENT JOINT SPECIFICATIONS.
- 4. REFERENCE GEOTECH REPORT FOR ALL PAVEMENT RECOMMENDATIONS.

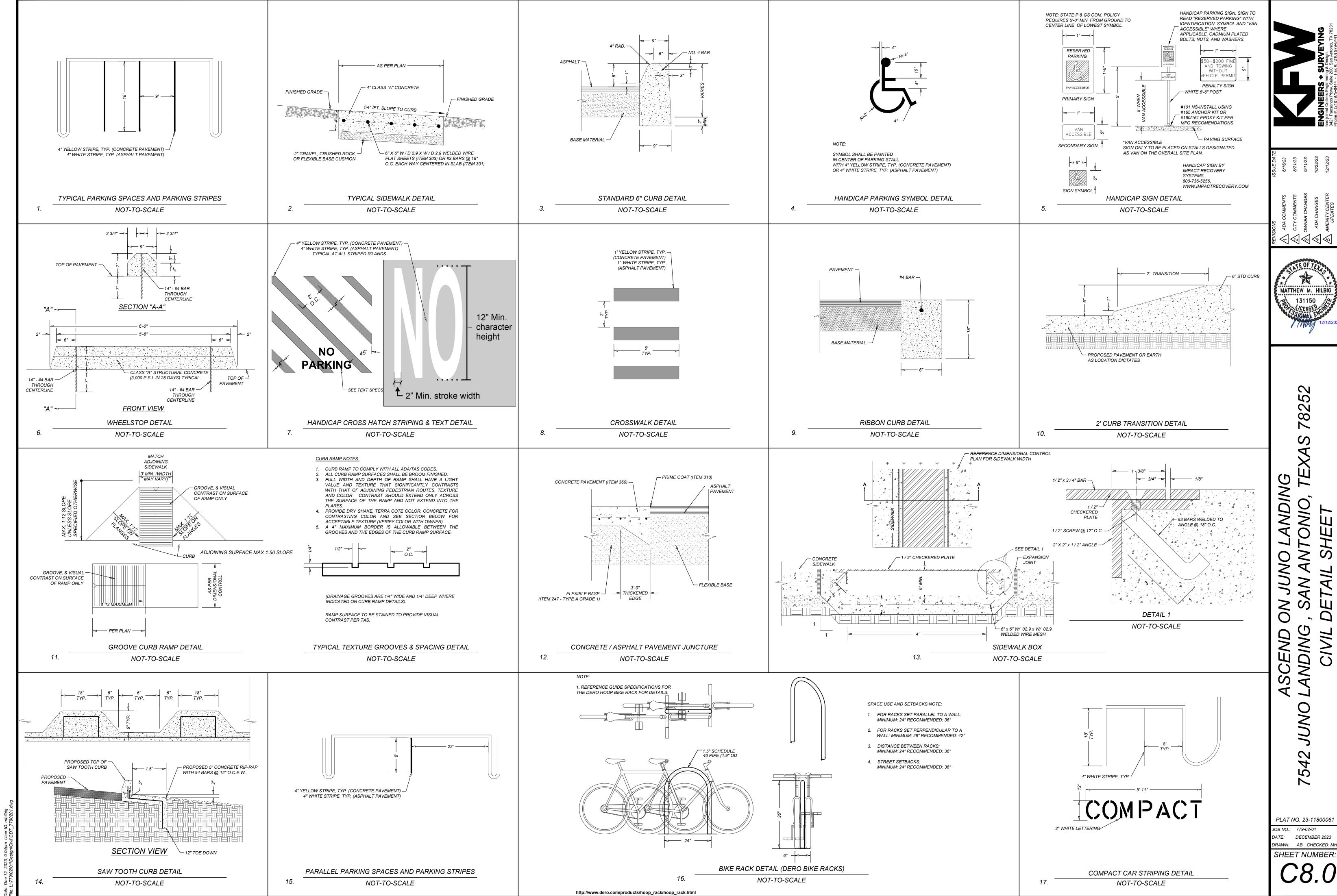




PLAT NO. 23-11800061 JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED: MH

SHEET NUMBER:

2



36" dia. Headwall

(with dissipators)

Approximate weight of

Concrete and steel specifications

designed to meet Texas Highway

Department standards

Notes:

FOR 36" Headwall

RW

DATE 12/1/2015 | Rev. No.

catalog/headwalls/36 Headwall

- Consult manufacturer

__1__of__1_

before handling

product: 10,000 lbs

4'-8"

9'-2 1/2"

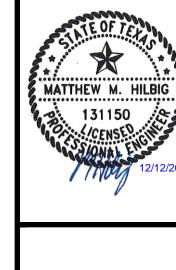
12X9

CAPITAL PRECAST, INC.

6905 SOUTH OLD BASTROP HWY

SAN MARCOS, TEXAS 78666

PH. (830) 606-6200



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2

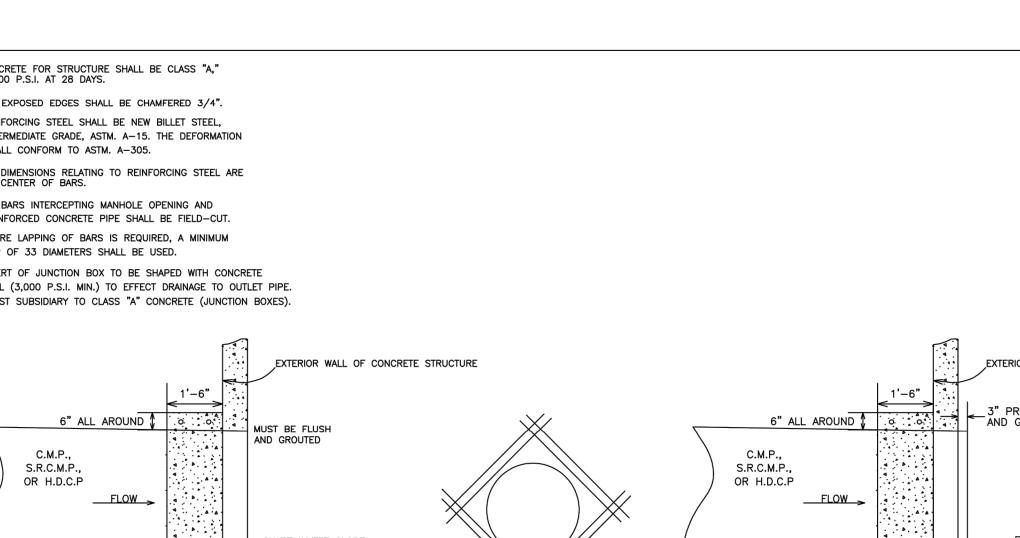
PLAT NO. 23-11800061 JOB NO.: 779-02-01

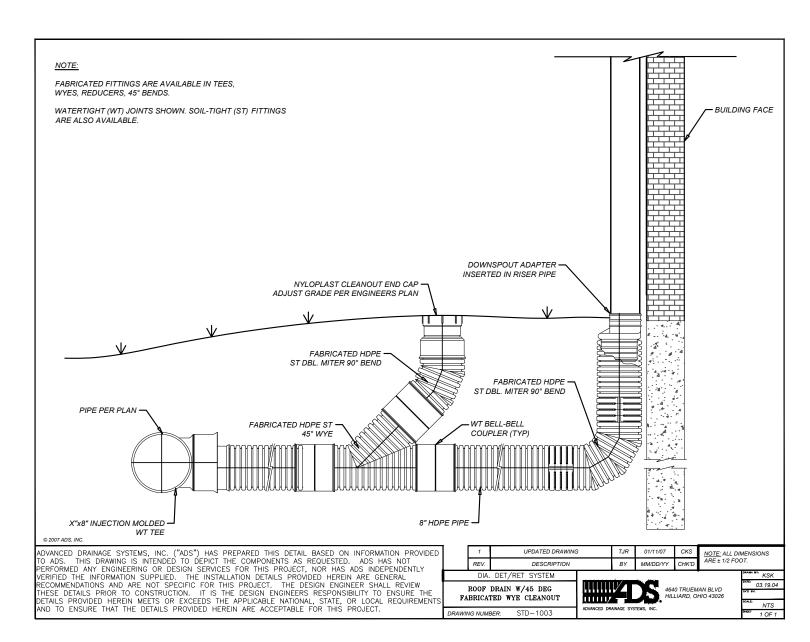
DATE: DECEMBER 2023

DRAWN: AB CHECKED: MF

0

SHEET NUMBER.





MIN. COVER TO RIGID PAVEMENT, H

4" FOR 12"-24" PIPE

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE

2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL,

3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.

4. <u>BEDDING:</u> SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).

5. <u>INITIAL BACKFILL:</u> SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR

MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321,

6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS)
IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO
PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE
AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE

UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW

NOTES:

MIN. TRENCH WIDTH

RECOMMENDED MINIMUM TRENCH WIDTHS

23"

28"

30"

34"

39"

64"

72"

80"

88"

MINIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER MINIMUM RECOMMENDED COVER BASED

ON RAILWAY LOADING CONDITIONS

PIPE DIAM. COOPER E-80**

UP TO 24" 24" 30"-36" 36"

42"-60" 48"

** COVER IS MEASURED FROM TOP OF PIPE TO BOTTOM *** E-80 COVER REQUIREMENTS, ARE ONLY APPLICABLE TO ASTM F 2306 PIPE.

OF RAILWAY TIE.

PIPE DIAM. MIN. TRENCH WIDTH

4" 21"

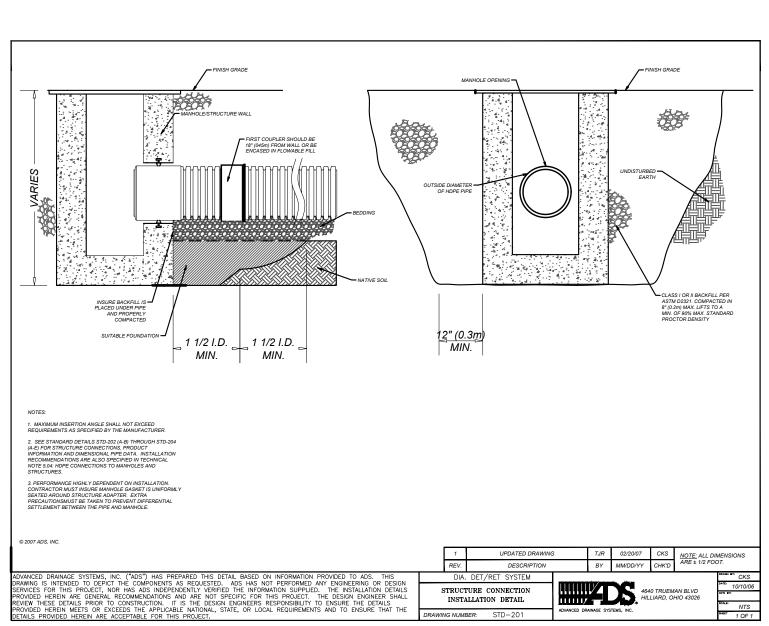
42"

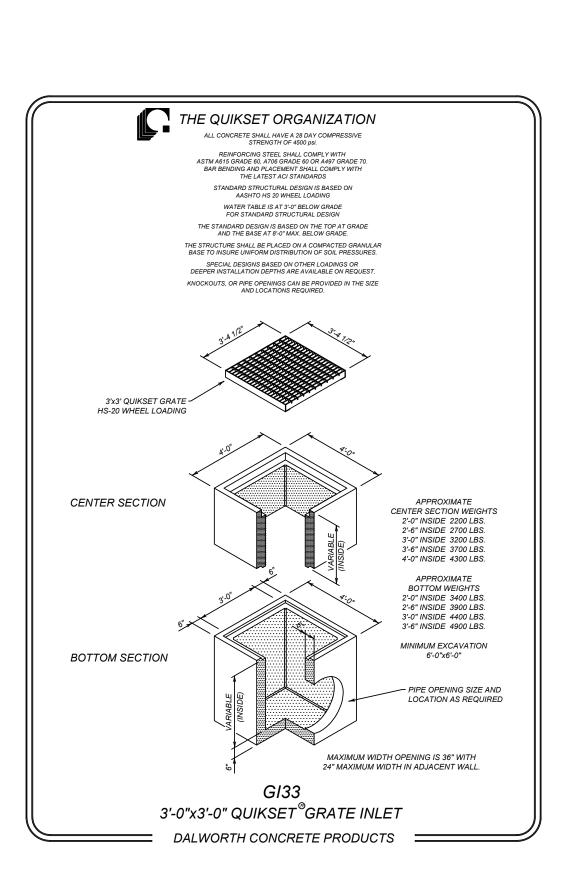
48"

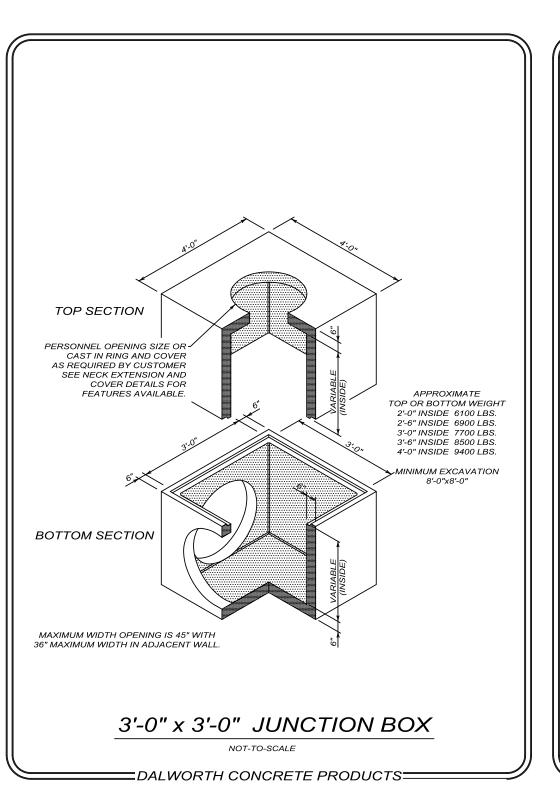
54"

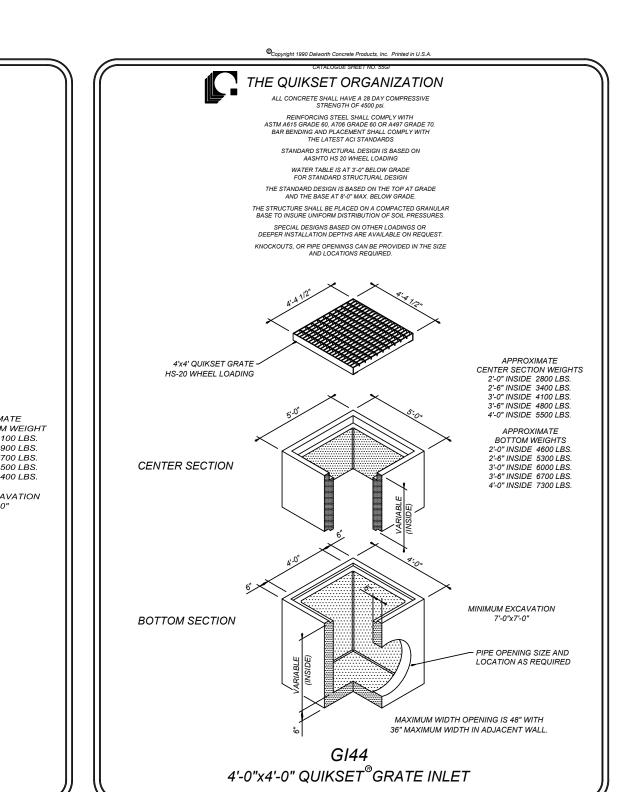
60"

MIN. COVER TO FLEXIBLE PAVEMENT, H









DALWORTH CONCRETE PRODUCTS ===

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Specifications:

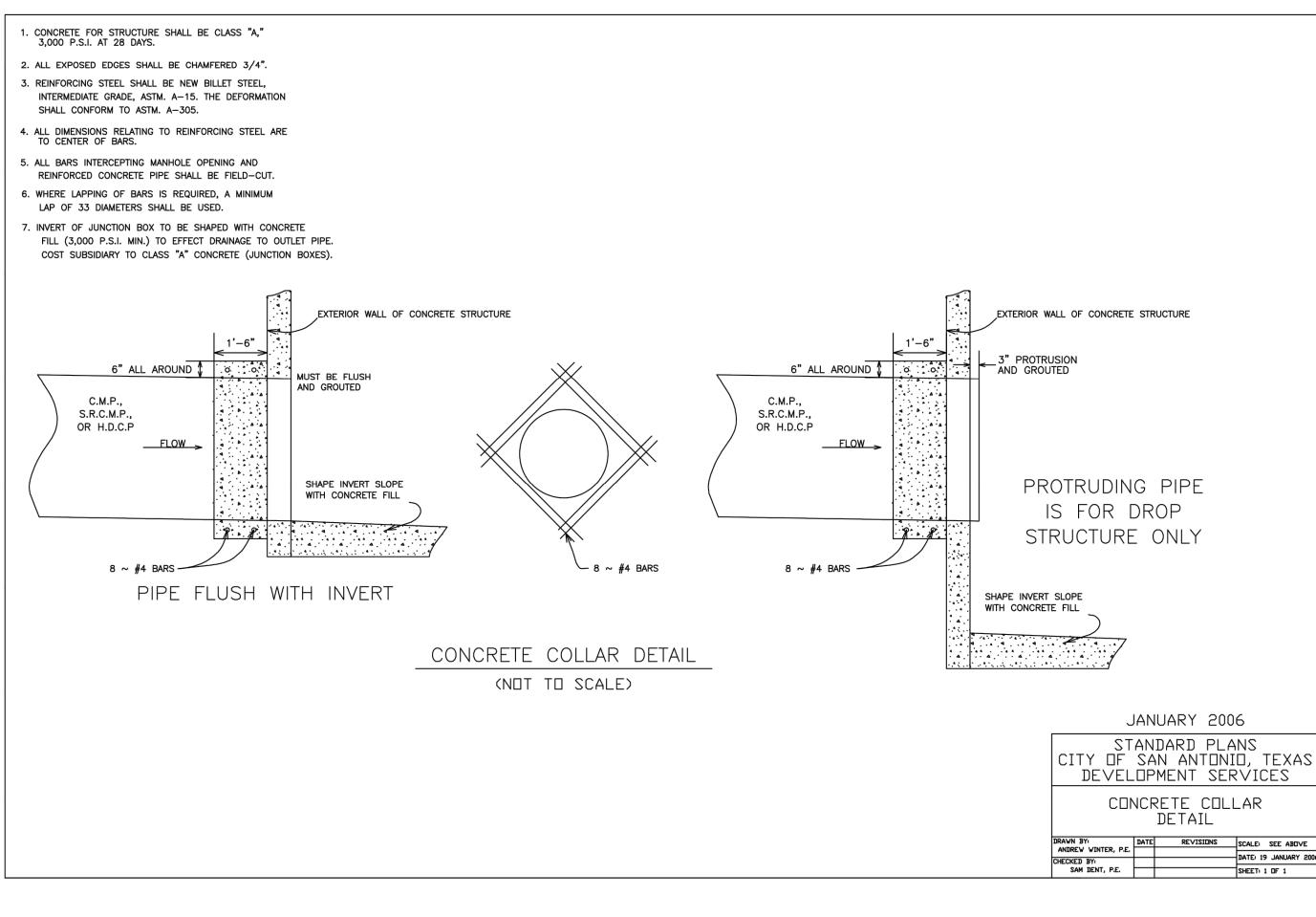
- Concrete has a 28 day

strength of 5,000 psi

- Steel reinforcement is

ASTM A615 grade 60

- All edges chamfered 3/4"



MATTHEW M. HILBIC 131150

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PROPOSED CONSTRUCTION EQUIPMENT VEHICLE & MATERIALS STORAGE AREA

EXISTING TREE. REFERENCE LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

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REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

PROPOSED CONCRETE TRUCK WASHOUT PIT. REFERENCE SHEET C9.6 FOR CONCRETE TRUCK WASHOUT PIT DETAILS. OFFICE TRAILER PROPOSED SILT FENCE. REFERENCE SHEET C9.6 FOR SILT FENCE DETAILS.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

LEGAL DESCRIPTION.

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

1-800-225-5288.

(210)-353-2222.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

MAINTENANCE AND INSPECTION:

1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE, AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE

2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

PROJECT COMPLETION:

1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR

PRIOR TO FILING A NOTICE OF TERMINATION (NOT).

2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE

3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE

THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN

3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

INSTALLATION:

1. ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION ACTIVITIES.

2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE BOUNDARY.

3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALI OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS. THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

Curve Table							
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST		
C1	21.82'	435.00'	002°52'25"	S49°37'00"E	21.81'		
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'		
C3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'		
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'		
C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.69'		
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'		

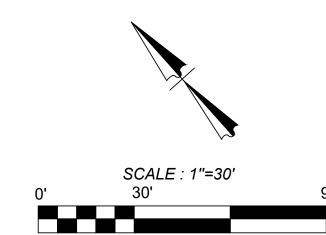
LINE TABLE							
LINE	LENGTH	BEARING					
L1	50.00'	N81°05′23″V					
L2	37.15'	S0°10'00"E					
L3	95.13'	S48°10'48"E					
L4	35.00'	N41°49'12"E					



SEE SHEET C9.4

PROJECT PHOEBE VIEW BM5 BM2

LOCATION MAP



LEGEND LIMITS OF CONSTRUCTION **PROPERTY LINE** ADJACENT PROPERTY LINE **EXISTING CONCRETE EXISTING CURB EXISTING OVERHEAD UTILITY AND POWER POLE EXISTING CONTOURS** _ _ _ _ _ _ 950 *_ _ _ _ _ _*

PROPOSED CURB

PROPOSED CONTOURS

PROPOSED SILT FENCE

PROPOSED STABILIZED

CONSTRUCTION ENTRANCE

PROPOSED CONCRETE TRUCK

PROPOSED INLET

PROTECTION

WASHOUT PIT

PROPOSED SIDEWALK WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204) SITE BENCHMARK SEE DESCRIPTION THIS SHEET NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204) FINISHED FLOOR ELEVATION F.F.E. = XXX.XX

EXISTING 28' G.E.T.TV. EASEMENT EXISTING 28' G.E. I . I V. EASE (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

SW3P MODIFICATIONS

DESCRIPTION

SIGNATURE

DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

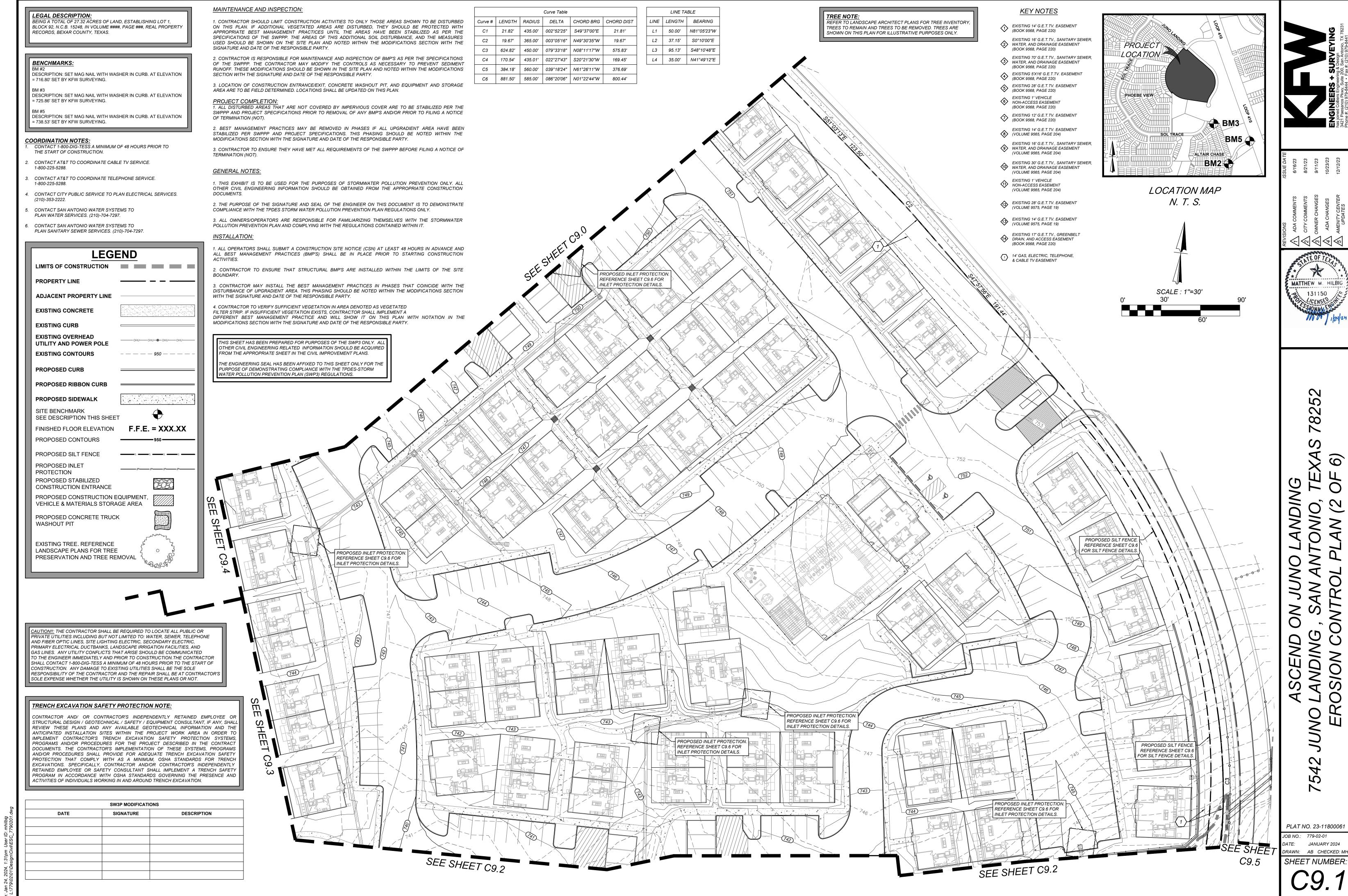
SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

JANUARY 2024 RAWN: AB CHECKED: MH SHEET NUMBER:

JOB NO.: 779-02-01

2

PLAT NO. 23-11800061



MATTHEW M. HILBI

LEGAL DESCRIPTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BENCHMARKS:

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 716.80' SET BY KFW SURVEYING.

BM #3 DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 725.86' SET BY KFW SURVEYING.

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION = 738.53' SET BY KFW SURVEYING.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE.
- 1-800-225-5288. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.

Curve Table

Curve # | LENGTH | RADIUS | DELTA | CHORD BRG | CHORD DIST

21.82' | 435.00' | 002°52'25" | S49°37'00"E

19.67' | 365.00' | 003°05'16" | N49°30'35"W

- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

MAINTENANCE AND INSPECTION:	GENERAL NOTES:
1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE	1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.

SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL

OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE

PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM VATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

LINE TABLE

LINE | LENGTH | BEARING

19.67'

50.00' N81°05'23"W

37.15' S0°10'00"E

FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

INEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE, AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE 2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY. COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.

CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS 3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT. RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS INSTALLATION:

3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE

1. ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION 1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE 2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE

SW3P MODIFICATIONS

PROPOSED SILT FENCE. REFERENCE SHEET C9.6

FOR SILT FENCE DETAILS.

DESCRIPTION

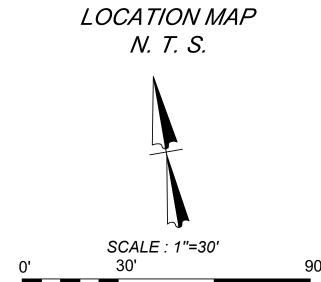
SIGNATURE

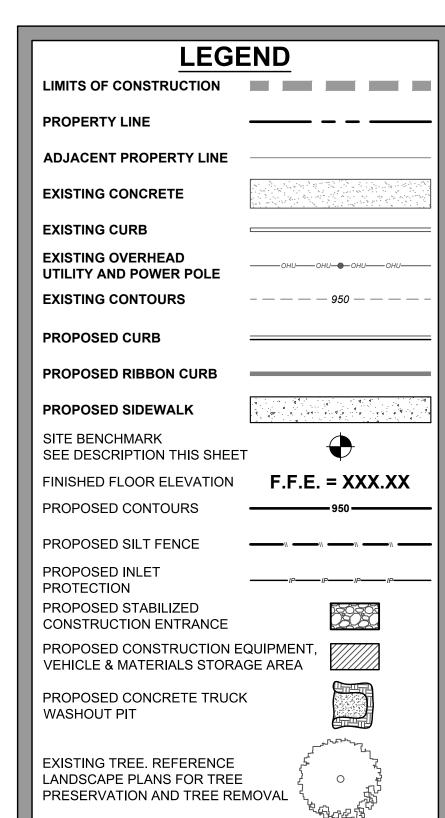
SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE BOUNDARY. 3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE

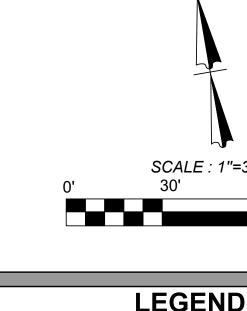
MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY. 3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF

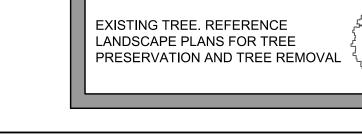
2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY. 4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

PROJECT PHOEBE VIEW BM5 🕰









TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



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

PLAT NO. 23-11800061 JOB NO.: 779-02-01 JANUARY 2024

2

RAWN: AB CHECKED: MF SHEET NUMBER.

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PLAT NO. 23-11800061

2

JOB NO.: 779-02-01 DATE: JANUARY 2024 RAWN: AB CHECKED: MH SHEET NUMBER:

MAINTENANCE AND INSPECTION:

1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE, AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE OF TERMINATION (NOT).

2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

GENERAL NOTES

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION

COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.

2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE

3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

INSTALLATION:

1. ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION

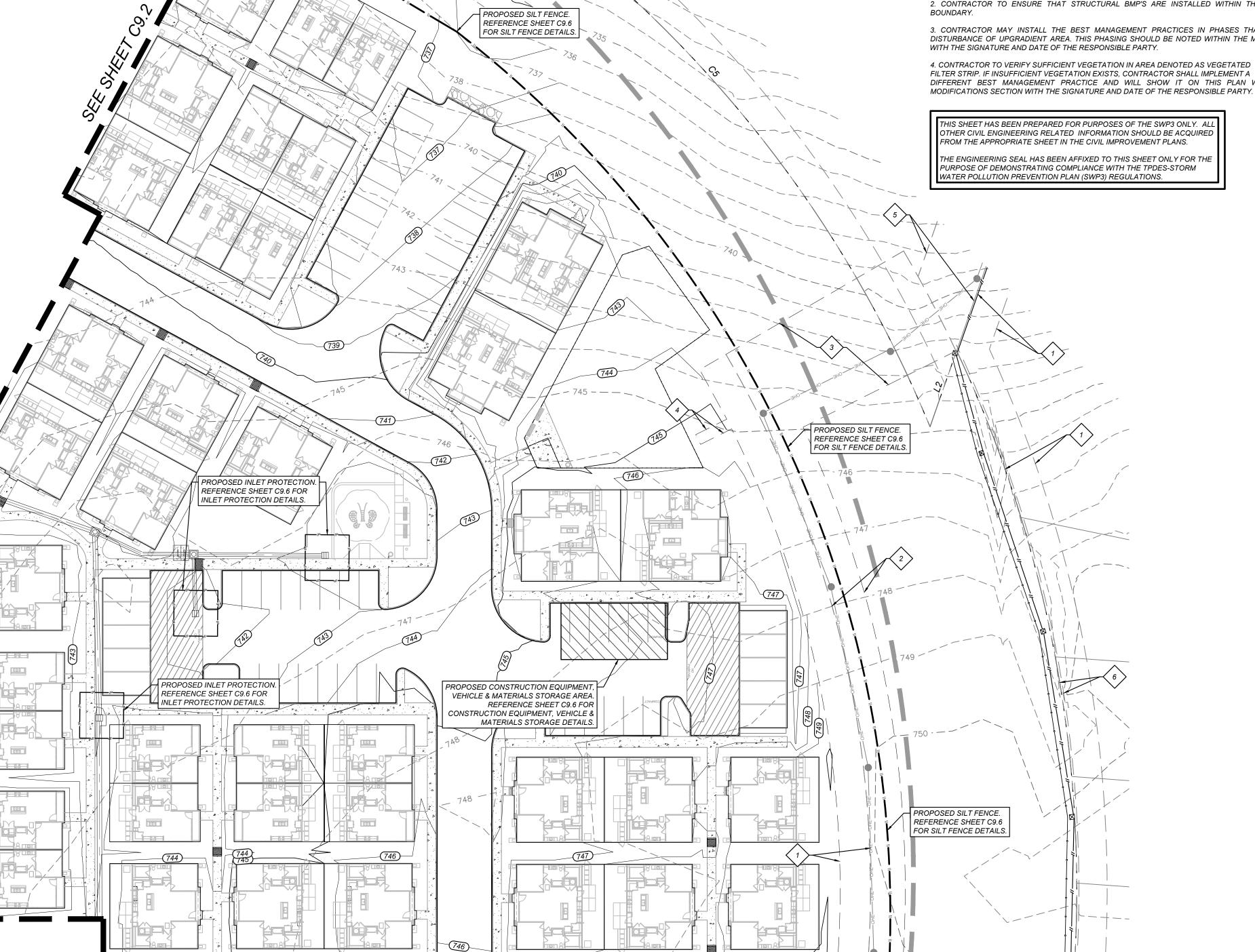
2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE

3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE

MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED ROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS. THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM ATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.



SW3P MODIFICATIONS

DESCRIPTION

SIGNATURE

LINE TABLE

LINE | LENGTH | BEARING

L2 37.15' S0°10'00"E

L3 95.13' S48°10'48"E

L4 35.00' N41°49'12"E

50.00' N81°05'23"W

LEGAL DESCRIPTION.

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

THE START OF CONSTRUCTION.

COORDINATION NOTES:

1-800-225-5288.

1-800-225-5288.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1.

BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO

CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES.

KEY NOTES

EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

2 WATER, AND DRAINAGE EASEMENT

WATER, AND DRAINAGE EASEMENT

5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT

(BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

(VOLUME 9565, PAGE 204)

EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)

DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220)

14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

NON-ACCESS EASEMENT

EXISTING 14' G.E.T.TV. EASEMENT

EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(BOOK 9568, PAGE 220) EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER,

EXISTING 70' G.E.T.TV., SANITARY SEWER,

CONTACT AT&T TO COORDINATE CABLE TV SERVICE.

CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.

CONTACT SAN ANTONIO WATER SYSTEMS TO

CONTACT SAN ANTONIO WATER SYSTEMS TO

PLAN SANITARY SEWER SERVICES. (210)-704-7297.

PLAN WATER SERVICES. (210)-704-7297.

Curve Table

Curve # LENGTH RADIUS DELTA CHORD BRG CHORD DIST

21.81'

376.69'

21.82' | 435.00' | 002°52'25" | S49°37'00"E |

19.67' | 365.00' | 003°05'16" | N49°30'35"W |

C6 | 881.50' | 585.00' | 086°20'06" | N01°22'44"W | 800.44'

624.82' 450.00' 079°33'18" N08°11'17"W

C4 | 170.54' | 435.01' | 022°27'43" | S20°21'30"W |

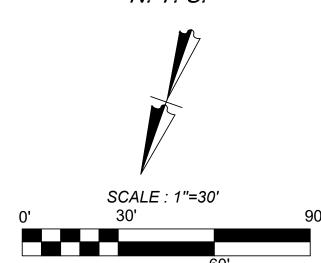
C5 | 384.18' | 560.00' | 039°18'24" | N61°26'11"W



BM5

PROJECT

PHOEBE VIEW



LEGEND

_ _ _ _ _ 950 *_ _ _ _ _ _*

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

PROPERTY LINE

EXISTING CURB

EXISTING CONCRETE

EXISTING OVERHEAD UTILITY AND POWER POLE

EXISTING CONTOURS

PROPOSED SIDEWALK

PROPOSED CURB

SITE BENCHMARK

SEE DESCRIPTION THIS SHEET FINISHED FLOOR ELEVATION F.F.E. = XXX.XX PROPOSED CONTOURS PROPOSED SILT FENCE PROPOSED INLET PROTECTION PROPOSED STABILIZED CONSTRUCTION ENTRANCE PROPOSED CONSTRUCTION EQUIPMENT VEHICLE & MATERIALS STORAGE AREA PROPOSED CONCRETE TRUCK

WASHOUT PIT EXISTING TREE. REFERENCE

PRESERVATION AND TREE REMOVAL

LANDSCAPE PLANS FOR TREE

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

SEE SHEET C9.4

BM5

LOCATION MAP

SCALE: 1"=30'

LEGEND

_ _ _ _ _ 950 _ _ _ _ _

MATTHEW M. HILBIC

 ∞

JOB NO.: 779-02-01 DATE: JANUARY 2024 RAWN: AB CHECKED: MH SHEET NUMBER:

2

PLAT NO. 23-11800061

KEY NOTES EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)

EXISTING 16' G.E.T.TV., SANITARY SEWER WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)

EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) (BOOK 9568, PAGE 220)

6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)

EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220) EXISTING 14' G.E.T.TV. EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)

EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT

(VOLUME 9565, PAGE 204) EXISTING 1' VEHICLE NON-ACCESS EASEMENT

> LIMITS OF CONSTRUCTION **PROPERTY LINE** ADJACENT PROPERTY LINE **EXISTING CONCRETE EXISTING CURB EXISTING OVERHEAD UTILITY AND POWER POLE EXISTING CONTOURS PROPOSED CURB** PROPOSED SIDEWALK SITE BENCHMARK SEE DESCRIPTION THIS SHEET FINISHED FLOOR ELEVATION F.F.E. = XXX.XX PROPOSED CONTOURS PROPOSED SILT FENCE PROPOSED INLET PROTECTION

PROPOSED STABILIZED CONSTRUCTION ENTRANCE PROPOSED CONSTRUCTION EQUIPMENT VEHICLE & MATERIALS STORAGE AREA PROPOSED CONCRETE TRUCK

WASHOUT PIT

EXISTING TREE. REFERENCE ANDSCAPE PLANS FOR TREE

PRESERVATION AND TREE REMOVAL

PROJECT

PHOEBE VIEW

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SW3P MODIFICATIONS SIGNATURE DESCRIPTION BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05′16″	N49°30'35"W	19.67'
C3	624.82'	450.00'	079°33′18″	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE				
LINE	LENGTH	BEARING		
L1	50.00'	N81°05'23"W		
L2	37.15'	S0°10'00"E		
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BENCHMARKS:

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= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

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COORDINATION NOTES:

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1-800-225-5288.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1,

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CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN WATER SERVICES. (210)-704-7297.

CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE, AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN.

1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE

2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN STABILIZED PER SWPPP AND PROJECT SPECIFICATIONS. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

3. CONTRACTOR TO ENSURE THEY HAVE MET ALL REQUIREMENTS OF THE SWPPP BEFORE FILING A NOTICE OF TERMINATION (NOT).

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION DOCUMENTS.

2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.

3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

1. ALL OPERATORS SHALL SUBMIT A CONSTRUCTION SITE NOTICE (CSN) AT LEAST 48 HOURS IN ADVANCE AND ALL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE IN PLACE PRIOR TO STARTING CONSTRUCTION

2. CONTRACTOR TO ENSURE THAT STRUCTURAL BMP'S ARE INSTALLED WITHIN THE LIMITS OF THE SITE

3. CONTRACTOR MAY INSTALL THE BEST MANAGEMENT PRACTICES IN PHASES THAT COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREA. THIS PHASING SHOULD BE NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

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

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM

WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.



(VOLUME 9565, PAGE 204) EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) EXISTING 17' G.E.T.TV., GREENBELT DRAIN, AND ACCESS EASEMENT (BOOK 9568, PAGE 220) 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT PROPOSED SILT FENCE. REFERENCE SHEET C9.6 FOR SILT FENCE DETAILS. PROPOSED INLET PROTECTION. REFERENCE SHEET C9.6 FOR INLET PROTECTION DETAILS. PROPOSED INLET PROTECTION. REFERENCE SHEET C9.6 FOR INLET PROTECTION DETAILS. (744) 100

SEE SHEET C9.3

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

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY. TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

MATTHEW M. HILBIC

_ _ _ _ _ _ 950 *_ _ _ _ _ _* FINISHED FLOOR ELEVATION F.F.E. = XXX.XX

PROPOSED CONSTRUCTION EQUIPMENT VEHICLE & MATERIALS STORAGE AREA

LANDSCAPE PLANS FOR TREE PRESERVATION AND TREE REMOVAL

TRENCH EXCAVATION SAFETY PROTECTION NOTE:

CONTRACTOR AND/ OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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

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

SHOWN ON THIS PLAN FOR ILLUSTRATIVE PURPOSES ONLY.

MAINTENANCE AND INSPECTION: SW3P MODIFICATIONS SIGNATURE **DESCRIPTION** 1. CONTRACTOR SHOULD LIMIT CONSTRUCTION ACTIVITIES TO ONLY THOSE AREAS SHOWN TO BE DISTURBED DATE ON THIS PLAN. IF ADDITIONAL VEGETATED AREAS ARE DISTURBED, THEY SHOULD BE PROTECTED WITH APPROPRIATE BEST MANAGEMENT PRACTICES UNTIL THE AREAS HAVE BEEN STABILIZED AS PER THE SPECIFICATIONS OF THE SWPPP. THE AREAS OF THIS ADDITIONAL SOIL DISTURBANCE. AND THE MEASURES USED SHOULD BE SHOWN ON THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY. . CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND INSPECTION OF BMP'S AS PER THE SPECIFICATIONS OF THE SWPPP. THE CONTRACTOR MAY MODIFY THE CONTROLS AS NECESSARY TO PREVENT SEDIMENT RUNOFF. THESE MODIFICATIONS SHOULD BE SHOWN IN THE SITE PLAN AND NOTED WITHIN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY. 3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT, CONCRETE WASHOUT PIT, AND EQUIPMENT AND STORAGE AREA ARE TO BE FIELD DETERMINED. LOCATIONS SHALL BE UPDATED ON THIS PLAN. 1. ALL DISTURBED AREAS THAT ARE NOT COVERED BY IMPERVIOUS COVER ARE TO BE STABILIZED PER THE SWPPP AND PROJECT SPECIFICATIONS PRIOR TO REMOVAL OF ANY BMP'S AND/OR PRIOR TO FILING A NOTICE PROPOSED SILT FENCE. REFERENCE SHEET C9.6 2. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN PHASES IF ALL UPGRADIENT AREA HAVE BEEN FOR SILT FENCE DETAILS.

COORDINATION NOTES: CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

BEING A TOTAL OF 27.32 ACRES OF LAND, ESTABLISHING LOT 1, BLOCK 92, N.C.B. 15248, IN VOLUME ####, PAGE ###, REAL PROPERTY

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

DESCRIPTION: SET MAG NAIL WITH WASHER IN CURB. AT ELEVATION

- CONTACT AT&T TO COORDINATE CABLE TV SERVICE. 1-800-225-5288.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE.
- 1-800-225-5288.
- CONTACT CITY PUBLIC SERVICE TO PLAN ELECTRICAL SERVICES. (210)-353-2222.
- CONTACT SAN ANTONIO WATER SYSTEMS TO

LEGAL DESCRIPTION.

BENCHMARKS:

BM #3

RECORDS, BEXAR COUNTY, TEXAS.

= 716.80' SET BY KFW SURVEYING.

= 725.86' SET BY KFW SURVEYING.

= 738.53' SET BY KFW SURVEYING.

- PLAN WATER SERVICES. (210)-704-7297.
- CONTACT SAN ANTONIO WATER SYSTEMS TO PLAN SANITARY SEWER SERVICES. (210)-704-7297.

GENERAL NOTES:

1. THIS EXHIBIT IS TO BE USED FOR THE PURPOSES OF STORMWATER POLLUTION PREVENTION ONLY. ALL OTHER CIVIL ENGINEERING INFORMATION SHOULD BE OBTAINED FROM THE APPROPRIATE CONSTRUCTION

TERMINATION (NOT).

PROPOSED SILT FENCE.

SEE MATCHLINE "A"

2. THE PURPOSE OF THE SIGNATURE AND SEAL OF THE ENGINEER ON THIS DOCUMENT IS TO DEMONSTRATE COMPLIANCE WITH THE TPDES STORM WATER POLLUTION PREVENTION PLAN REGULATIONS ONLY.

3. ALL OWNERS/OPERATORS ARE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE STORMWATER POLLUTION PREVENTION PLAN AND COMPLYING WITH THE REGULATIONS CONTAINED WITHIN IT.

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4. CONTRACTOR TO VERIFY SUFFICIENT VEGETATION IN AREA DENOTED AS VEGETATED

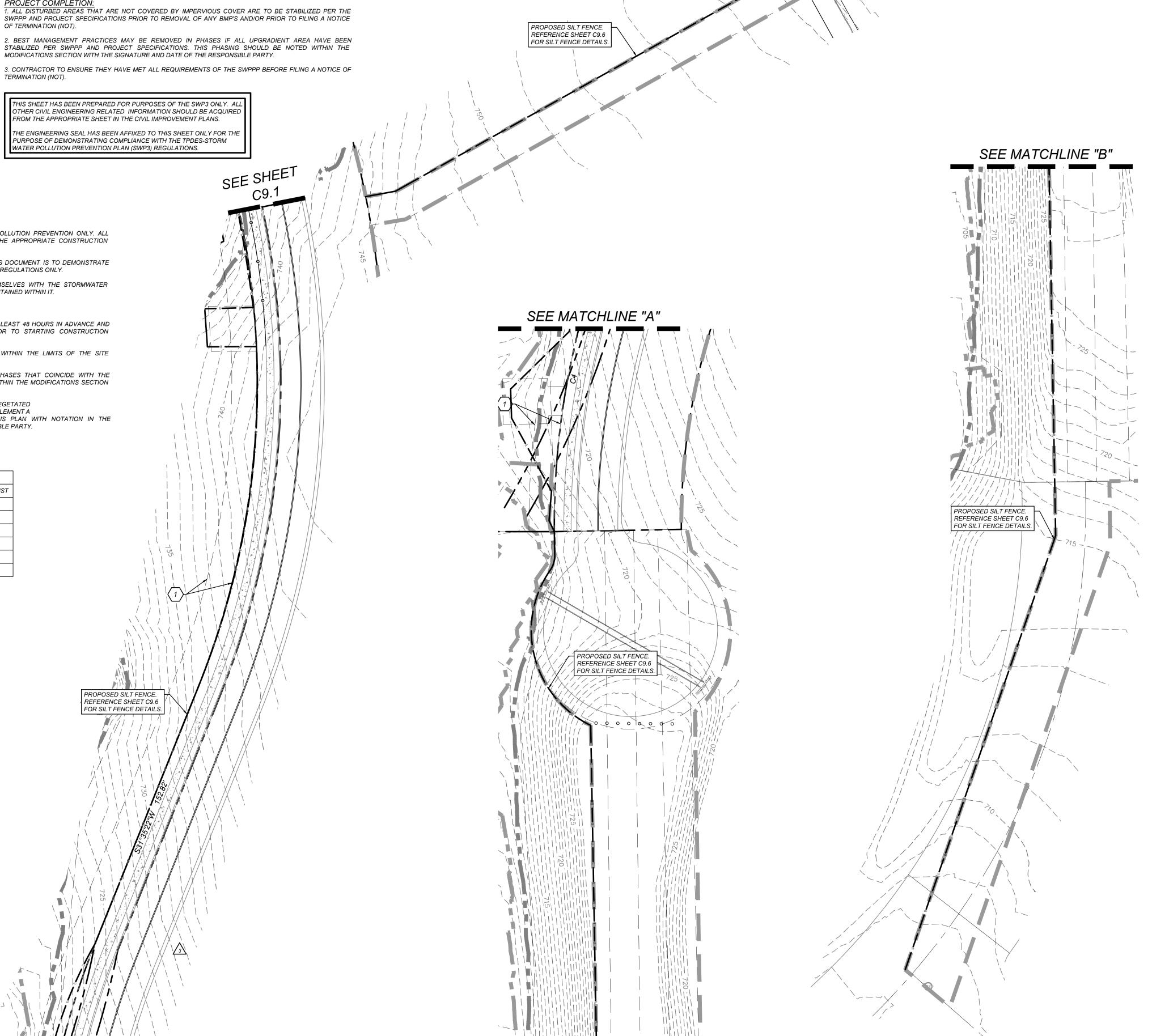
FILTER STRIP. IF INSUFFICIENT VEGETATION EXISTS, CONTRACTOR SHALL IMPLEMENT A DIFFERENT BEST MANAGEMENT PRACTICE AND WILL SHOW IT ON THIS PLAN WITH NOTATION IN THE MODIFICATIONS SECTION WITH THE SIGNATURE AND DATE OF THE RESPONSIBLE PARTY.

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	21.82'	435.00'	002°52′25″	S49°37'00"E	21.81'
C2	19.67'	365.00'	003°05'16"	N49°30'35"W	19.67'
С3	624.82'	450.00'	079°33'18"	N08°11'17"W	575.83'
C4	170.54'	435.01'	022°27'43"	S20°21'30"W	169.45'
C5	384.18'	560.00'	039°18'24"	N61°26′11″W	376.69'
C6	881.50'	585.00'	086°20'06"	N01°22'44"W	800.44'

LINE TABLE				
LINE	LENGTH	BEARING		
L1	50.00'	N81°05'23"W		
L2	37.15'	S0°10'00"E		
L3	95.13'	S48°10'48"E		
L4	35.00'	N41°49'12"E		

KEY NOTES

- EXISTING 14' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, 2 WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 70' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 5'X16' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- 5 EXISTING 28' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- 6 EXISTING 1' VEHICLE NON-ACCESS EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 12' G.E.T.TV. EASEMENT (BOOK 9568, PAGE 220)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 16' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 30' G.E.T.TV., SANITARY SEWER, WATER, AND DRAINAGE EASEMENT (VOLUME 9565, PAGE 204)
- NON-ACCESS EASEMENT (VOLUME 9565, PAGE 204)
- EXISTING 28' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19)
- EXISTING 14' G.E.T.TV. EASEMENT (VOLUME 9575, PAGE 19) DRAIN, AND ACCESS EASEMENT
- (BOOK 9568, PAGE 220)
- 14' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT



SEE MATCHLINE "B"

BM5

PROJECT

PHOEBE VIEW

LOCATION MAP

SCALE: 1"=30'

LEGEND

LIMITS OF CONSTRUCTION

ADJACENT PROPERTY LINE

PROPERTY LINE

EXISTING CURB

EXISTING CONCRETE

EXISTING OVERHEAD UTILITY AND POWER POLE

EXISTING CONTOURS

PROPOSED RIBBON CURB

SEE DESCRIPTION THIS SHEET

PROPOSED SIDEWALK

PROPOSED CONTOURS

PROPOSED SILT FENCE

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED CONCRETE TRUCK

EXISTING TREE. REFERENCE

PROPOSED INLET PROTECTION

WASHOUT PIT

PROPOSED CURB

SITE BENCHMARK

PLAT NO. 23-11800061

SHEET NUMBER:

JOB NO.: 779-02-01 DATE: JANUARY 2024 DRAWN: AB CHECKED:MH

REFER TO LANDSCAPE ARCHITECT PLANS FOR TREE INVENTORY, TREES TO REMAIN AND TREES TO BE REMOVED. TREES ARE

MATTHEW M. HILBIG

ISOMETRIC PLAN VIEW

1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE. POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.

(2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FL2. AND BRINDELL HARDNESS EXCEEDING 140.

(3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

(1) STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1- FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET. (2) LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR

AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/I 00 FEET OF FENCE. (3) THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN- SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN

GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE. (4) THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL

(E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA

(5) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE. WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP. SECURELY FASTENED WHERE ENDS OF FABRIC MEET. (6) SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO

(1) INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL. (2) REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

AS NOT TO BLOCK OR IMPEDE STONE FLOW OR DRAINAGE.

(3) REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO

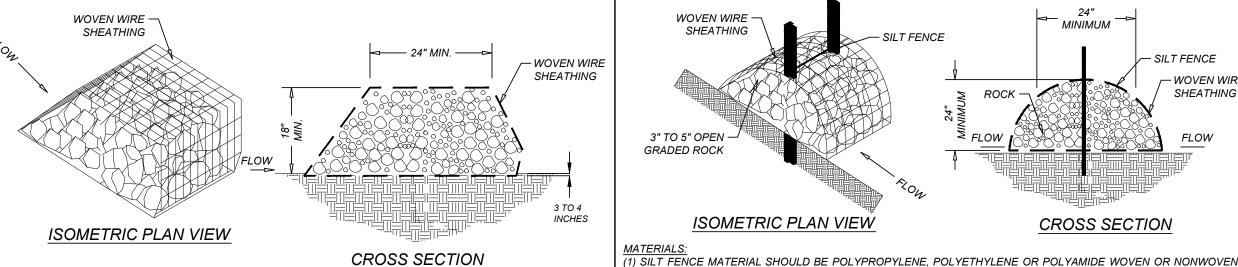
(4) REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR

ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL

PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE

PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

(5) WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.



CROSS SECTION (1) THE BERM STRUCTURE SHOULD BE. SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING

(2) CLEAN, OPEN GRADED 3- TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.

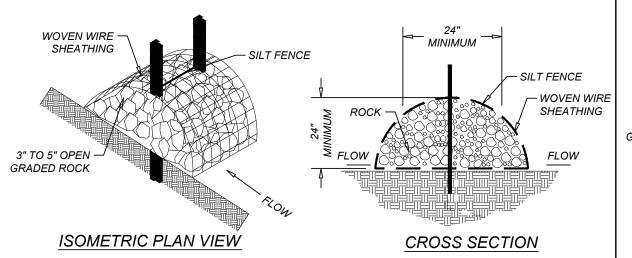
(1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS. (2) BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER. (3) PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM FIGURE 1-28), TO A HEIGHT NOT LESS

(4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AIRL THE BERM RETAINS ITS SHAPE WHEN WALKED UPON. (5) BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE. (6) THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

(1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. (2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION. (3) REPAIR ANY LOOSE WIRE SHEATHING.

(4) THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION. (5) THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC. (6) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

ROCK BERM



FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES. WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST

STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30. OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT (2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FL2, AND BRINDELL HARDNESS EXCEEDING 140 REBAR (FITHER #5 OR #6) MAY ALSO BE USED TO ANCHOR THE BERM

> (4) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF INCH. AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT (5) CLEAN, OPEN GRADED 3- TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH

(3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE

VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.

1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1-INCH OPENINGS. 2) INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT, AS WITH A NORMAL SILT FENCE DESCRIBED IN SECTION 2.4.3.

(3) PLACE THE ROCK ALONG THE SHEATHING ON BOTH SIDES OF THE SILT FENCE AS SHOWN IN TH

DIAGRAM (FIGURE 1-29), TO A HEIGHT NOT LESS THAN 24 INCHES. CLEAN, OPEN GRADED 3- 5" DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCK MAY BE USED. (4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

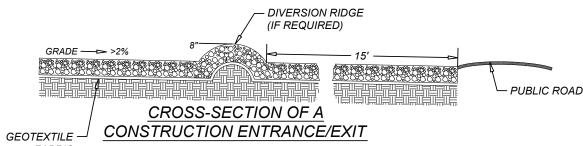
5) THE HIGH SERVICE ROCK BERM SHOULD BE REMOVED WHEN THE SITE IS REVEGETATED OR OTHERWISE STABILIZED OR IT MAY REMAIN IN PLACE AS A PERMANENT BMP IF DRAINAGE IS ADEQUATE.

) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM. ?) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE

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ROCK BERM



THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN. (2) THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES. (3) THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD2. A MULLEN BURST RATING OF 140 LB/IN2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

(4) IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA

WITH A MINIMUM OF 4 INCH DIAMETER WASHED STONE

OR COMMERCIAL RACK SHOULD BE INCLUDED IN THE

PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR

CONSTRUCTION ENTRANCE/EXIT

3', 6' or 9'

GALVANIZED STEEL

4-8" COARSE -

AGGREGATE

TO STABILIZE FOUNDATION

GEOTEXTILE FABRIC -

RUNOFF AWAY FROM THE PUBLIC ROAD.

AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE

(2) THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER. (3) THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG (4) IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT

(5) PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED. (6) PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN. (8) INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR ANDLOR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

(2) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR. (3) WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO (4) WHEN WASHING IS REQUIRED. IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT

DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. (5) ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

STABILIZED CONSTRUCTION ENTRANCE / EXIT

SILT FENCE

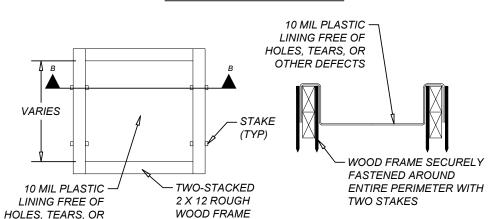
10 MIL PLASTIC -LINING FREE OF HOLES, TEARS, OR SECTION A-A

TYPE "BELOW GRADE"

LINING FREE OF

HOLES, TEARS, OR

OTHER DEFECTS



SECTION B-B PLAN VIEW TYPE "ABOVE GRADE"

GENERAL NOTES:

OTHER DEFECTS

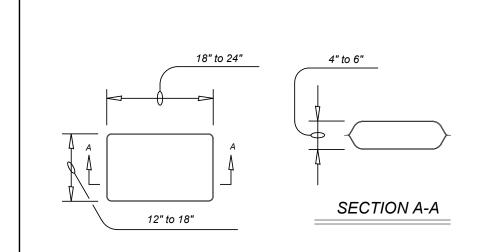
FLAGGING ON ALL SIDES

DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE

DEPENDING ON EXPECTED FREQUENCY OF USE. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

CONCRETE TRUCK WASHOUT PIT



GENERAL NOTES:

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

THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

GRAVEL FILTER BAG DETAIL

PLAN VIEW OVERFLOW -SUBGRADE -

SECTION A-A

─ FILTERED RUNOFF

GENERAL NOTES:

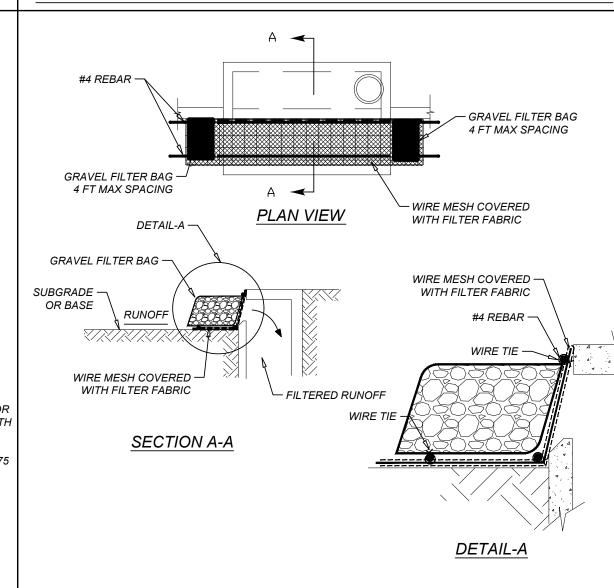
OR BASE

ALL STORM DRAINAGE SYSTEMS INLETS SHOULD FILTER RUNOFF BEFORE THE WATER IS DISCHARGED INTO STREAMS OR ONTO ADJACENT PROPERTIES, UNLESS TREATMENT IS PROVIDED

IF NO ADDITIONAL DOWNSTREAM TREATMENT EXISTS, THE MAXIMUM DRAINAGE AREA TRIBUTARY TO AN AREA DRAIN INSTALLED WITH A GRAVEL FILTER SHOULD BE ONE ACRE.

ALL CURB INLET GRAVEL FILTERS SHOULD BE INSPECTED AND REPAIRED AFTER EACH RUNOFF EVENT SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS WITHIN THREE INCHES OF THE TOP OF THE CONCRETE BLOCKS. PERIODICALLY, THE GRAVEL SHOULD BE RAKED TO INCREASE INFILTRATION AND

CURB INLET PROTECTION GRAVEL FILTER BAGS



CURB INLET PROTECTION (ALTERNATE)

- ROCK BERM WRAPPED WITH GEOTEXTILE AND WOVEN WIRE MINIMUM 18" HIGH ROCK BERM WRAPPED WITH -GEOTEXTILE AND WOVEN WIRE CROSS-SECTION A-A

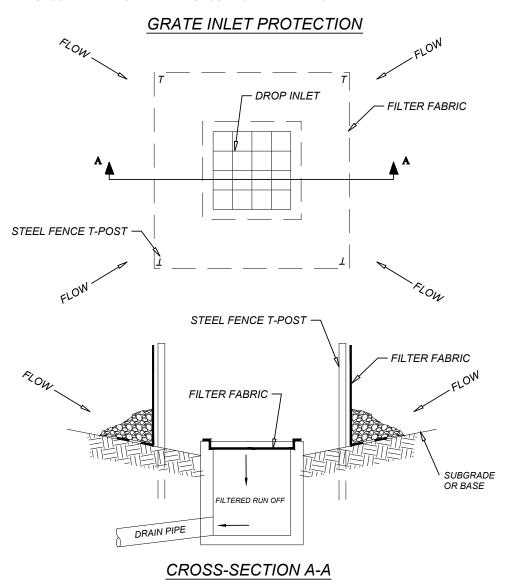
GENERAL NOTES:

USE OPEN GRADED CLEAN STONE.

THE ROCK SHOULD BE ENCLOSED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE AND WRAPPED IN GEOTEXTILE WITH 300 PSI BURST STRENGTH FILTER FABRIC.

INSPECTION SHOULD BE MADE FREQUENTLY ON SEVERE SERVICE ROCK BERMS; SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 4 INCHES OR MORE.

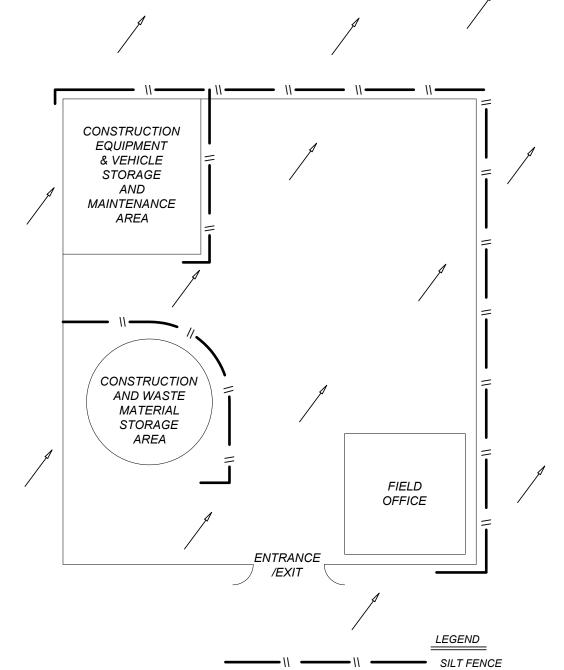
WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHOULD BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER



GENERAL NOTES:

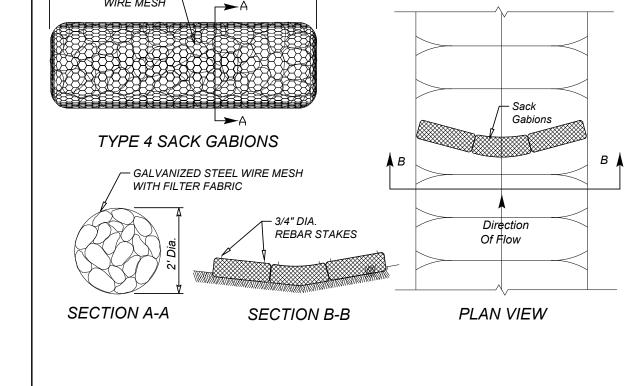
• ALL MATERIALS AND ERECTION PROCEDURES WILL BE THE SAME AS DESCRIBED IN THE STANDARD SILT FENCE REQUIREMENTS.

GRATE INLET PROTECTION (ALTERNATE)



→ FLOW ARROWS

TYPICAL CONSTRUCTION STAGING AREA



GENERAL NOTES:

THE TOP OF THE SACK GABIONS SHOULD BE LEVEL AND ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW

FILTER FABRIC MATERIAL SHALL BE FASTENED TO WOVEN WIRE SUPPORT.

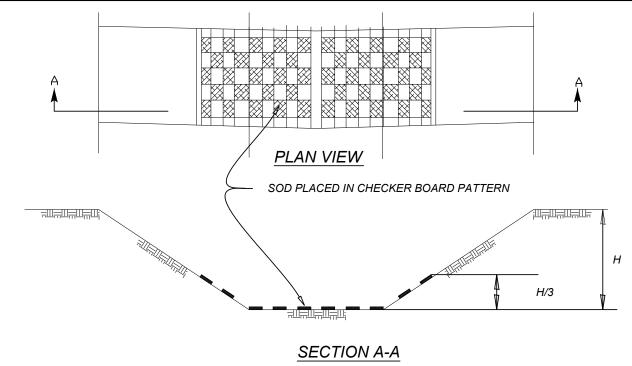
FILTER FABRIC MATERIAL SHOULD MEET THE FOLLOWING SPECIFICATIONS: RESISTANT TO ULTRAVIOLET LIGHT, FABRIC SHOULD BE NON-WOVEN GEOTEXTILE WITH MINIMUM WEIGHT OF 3.5 OUNCES PER SQUARE YARD, MINIMUM MULLEN BURST STRENGTH OF 200 POUNDS PER SQUARE INCH AND A FLOW THRU RATE OF 120 GALLONS PER MINUTE PER SQUARE FOOT OF

STONE SIZE: ±4"-8" OPEN GRADED CRUSHED LIMESTONE.

INSPECT WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACE AS NEEDED.

WHEN SILT REACHES A DEPTH OF 6 INCHES OR MORE ABOVE NATURAL GROUND, SILT SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER THAT WILL NOT CONTRIBUTE TO RESILTATION. CONTAMINATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.

TYPE 4 SACK GABIONS



CHANNEL TO BE STABILIZED WITH SOD PLACED IN A CHECKER BOARD PATTERN TON THE CHANNEL BOTTOM AND ON THE SIDES UP TO 1/3 THE DEPTH OF CHANNEL.

CHANNEL LINING

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DRAWN: AB CHECKED: MI