

CONSTRUCTION PLANS

FOR

BLUE RIDGE RANCH SUBDIVISION UNIT 7

SAN ANTONIO, TEXAS

ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410 STE 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

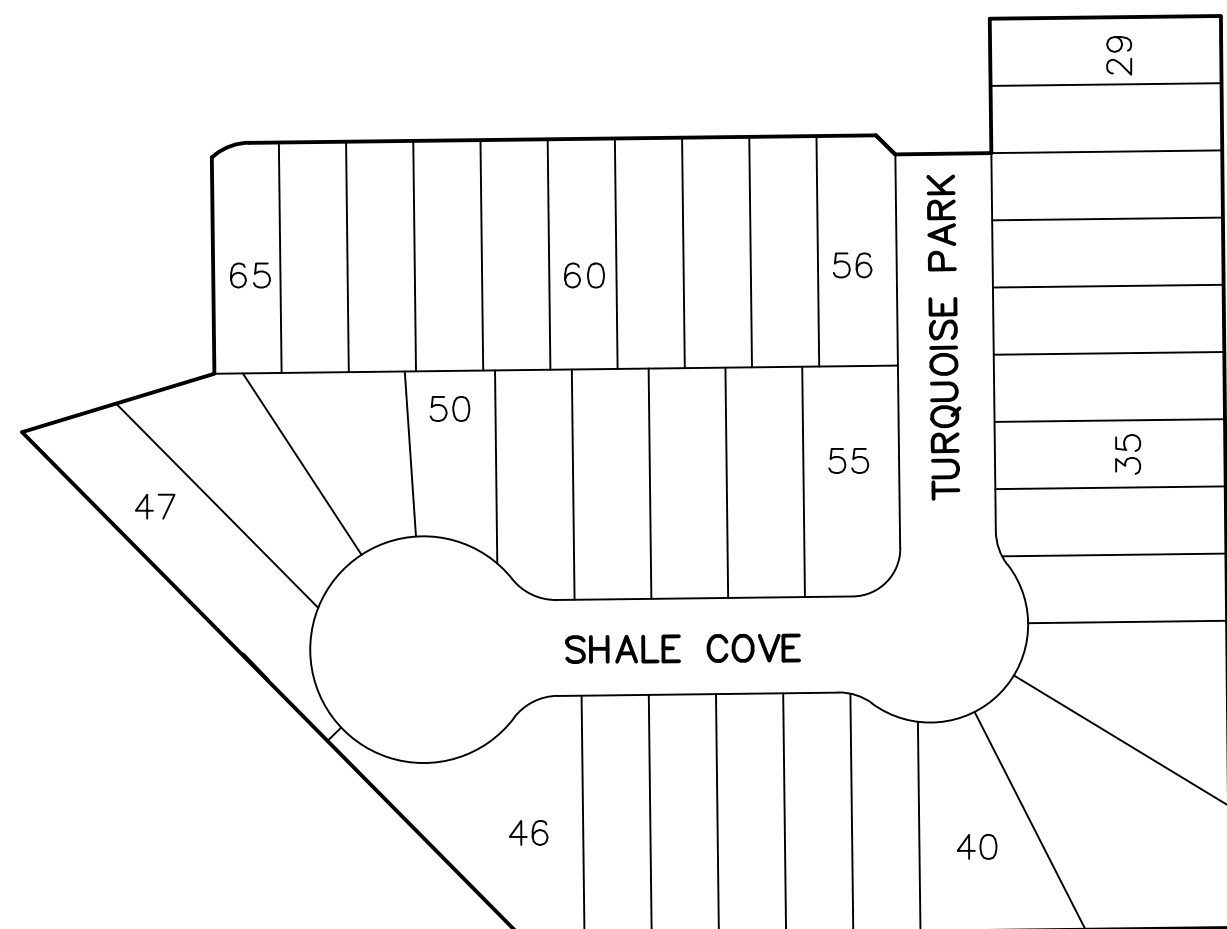
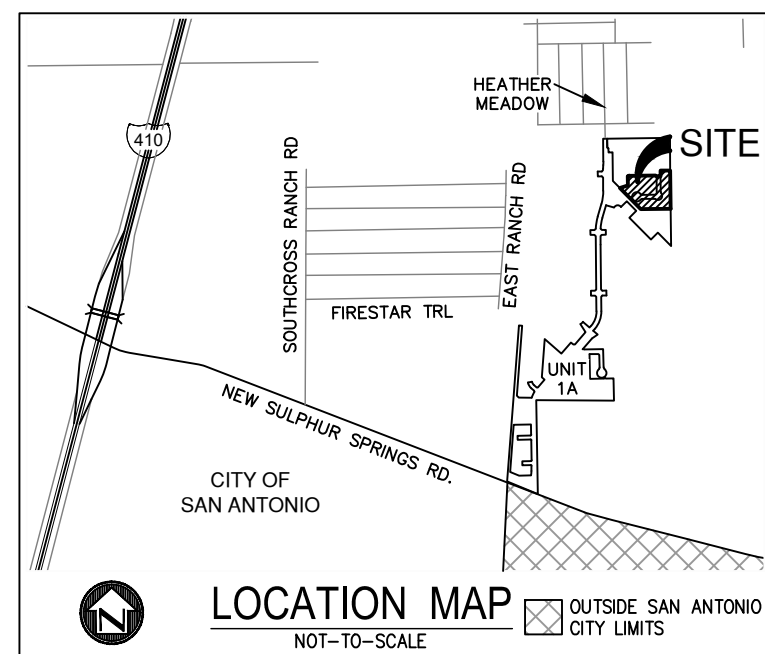
OWNER/DEVELOPER:

VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #1	NUT ON FIRE HYDRANT AT S.E. CORNER OF TRACT ALONG NEW SULPHUR SPRINGS RD	614.14
TBM #2	CHISLED SQ. ON TOP OF CURB ON SOUTH SIDE OF EXISTING HERMATITE RD STREET SUB - 75± EAST OF END OF ROAD	607.46
TBM #3	CHISLED SQ. ON TOP OF CURB ON EAST SIDE OF EXISTING HEATHER MEADOW STREET SUB - 55± NORTH OF END OF ROAD	631.84

SITE INFORMATION:

BEING A SUBDIVISION PLAT OF 5.027 ACRES OUT OF THE NEPMACINO
 MONTOYA SUREVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK
 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



OVERALL SITE MAP

EASEMENT KEYNOTES			
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.
②	20' BUILDING SETBACK LINE	④	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
③	16' SANITARY SEWER EASEMENT (0.010 AC) (OFF-LOT)	⑤	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
④	1' VEHICULAR NON-ACCESS EASEMENT	⑥	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
⑤	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9516, PG. 26 D.P.R.B.C.T.
①	10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	⑧	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
②	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑨	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
		⑩	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
		⑪	12' VARIABLE WATER ELECTRIC AND GAS LINE RIGHT-OF-WAY DCC20190097839 O.P.R.
		⑫	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
		⑬	16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
		⑭	12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469

CIVIL SHEET INDEX	
SHT. NO	SHEET TITLE
C0.0	COVER SHEET
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C2.2	GRADING PLAN
C3.0	UTILITY COVER SHEET
C3.1	UTILITY PLAN
C4.0	SANITARY SEWER COVER SHEET
C4.1	SANITARY SEWER GENERAL NOTES
C4.2	SANITARY SEWER PLAN
C4.3	SANITARY SEWER LINE C
C4.4	SANITARY SEWER LINE L
C4.5	SANITARY SEWER LINE M
C4.6	SANITARY SEWER DETAILS
C5.0	WATER COVER
C5.1	WATER GENERAL NOTES
C5.2	WATER PLAN
C5.3	WATER DETAILS
C6.0	STREET & DRAIN COVER
C6.1	SHALE COVE
C6.2	TURQUOISE PARK
C6.3	DRAIN A
C6.4	STANDARD STREET DETAILS
C6.5	TYPICAL STREET SECTIONS
C7.0	TREE PRESERVATION PLAN COVER
C7.1	TREE PRESERVATION PLAN
C7.2	TREE PRESERVATION PLAN
C7.3	TREE PRESERVATION PLAN DETAILS
C7.4	TREE PRESERVATION PLAN TABLE
C7.5	TREE PRESERVATION PLAN INVENTORY TABLE

[illegible]

PLAT NO.
20-11800192

JOB NO. 120057.00

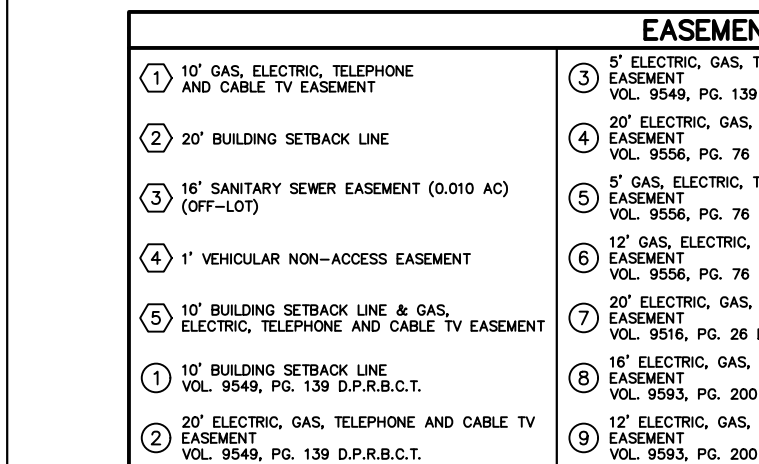
DATE SEPTEMBER
2020

DESIGNER 2020
L.M.R

CHECKED B.C. DRAWN J.R.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
COVER SHEET**

SHEET C0.0



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.14'	S45°41'19"E
L2	50.00'	N89°18'41"E
L3	70.00'	N00°41'19"W
L4	13.33'	S00°22'48"E
L5	10.02'	N45°18'20"E

STATE OF TEXAS)
COUNTY OF BEXAR)

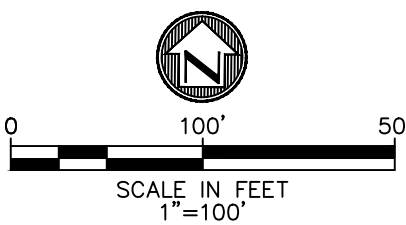
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO
PLANNING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

STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM
STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND
SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND
BY: DARRYL L. ZERCHER

KEYNOTES	
TELEPHONE AND CABLE TV P.R.B.C.T.	10 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 19083, PG. 200 D.P.R.B.C.T.
TELEPHONE AND CABLE TV P.R.B.C.T.	11 12' VARIABLE WIDTH EASEMENT AND GAS LINE RIGHT-OF-WAY DOCD200007639 D.P.R.
TELEPHONE AND CABLE TV P.R.B.C.T.	12 GAS, ELECTRIC, TELEPHONE AND CABLE TV BLUE RIDGE RANCH 1A PLAT ID #19-11800469
TELEPHONE AND CABLE TV P.R.B.C.T.	16 8' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #19-11800469
TELEPHONE AND CABLE TV P.R.B.C.T.	14 12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #19-11800469
TELEPHONE AND CABLE TV P.R.B.C.T.	
TELEPHONE AND CABLE TV P.R.B.C.T.	

LEGEND

AK	ACRE(S)	ROW	RIGHT-OF-WAY
BL	BLOCK	VAR	VARIABLE WIDTH
BSL	BUILDING SETBACK LINE	ST	STREET CENTERLINE
CATV	CABLE TELEVISION	OPR	OFFICIAL PUBLIC RECORDS
NCB	NEW COUNTY BLOCK		OFFICIAL PUBLIC RECORDS
DPC	DOCUMENT NUMBER		OF REAL PROPERTY OF
DOR	DEED AND PLAT RECORDS OF		BEAR COUNTY, TEXAS
	BEAR COUNTY, TEXAS	○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MU/SR 5 A, TX."
ESMT	EASEMENT		UNLESS OTHERWISE NOTED
VOL	VOLUME		"CDS/MU/SR 5 A, TX."
PG	PAGE(S)	●	FOUND 1/2" IRON ROD WITH UNLESS OTHERWISE NOTED
140-	EXISTING CONTOUR	●	FOUND 1/2" IRON ROD WITH UNLESS OTHERWISE NOTED
	EXISTING CONTOUR	(SURVEY)	



37 RESIDENTIAL LOTS

SUBDIVISION PLAT
OF
BLUE RIDGE RANCH
SUBDIVISION UNIT 7



OWNER / DEVELOPER:
Viva Land Ventures, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936

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

DULY AUTHORIZED AGENT
LEE DARNOLD, TEXAS/NEW MEXICO REGION PRESIDENT
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
LEE DARNOLD KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY
HAND AND

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BLUE RANCH SUBDIVISION UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____

SECRETARY

PLAT NO. 20-11800192

JOB NO. 120057.00

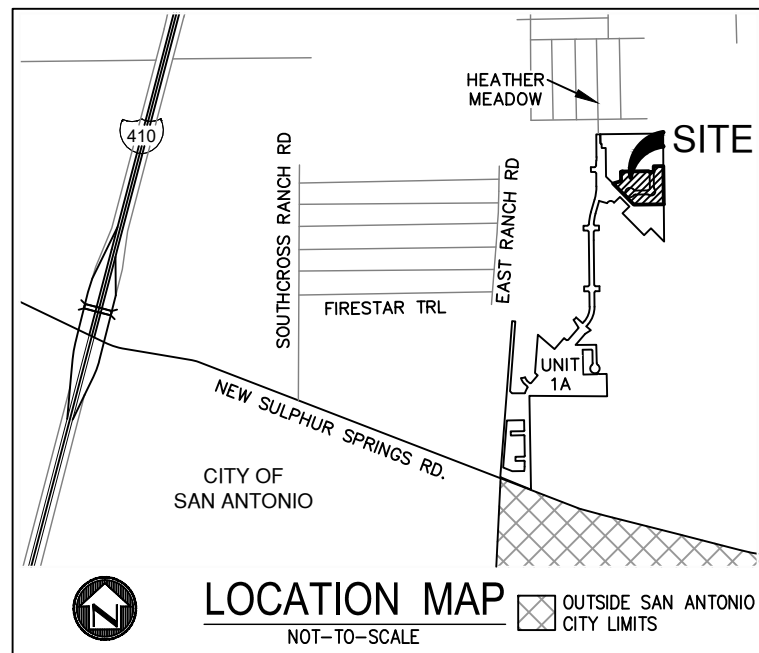
DATE OCTOBER 2020

DESIGNER B.C.

CHECKED B.C. DRAWN J.R.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
SUBDIVISION PLAT**

Date: Oct 29, 2021, 11:31am User ID: pablo.deluna
File: F:\2020\120057.00 Blue Ridge Ranch, Unit 7\Civil 3D\dwg\Engineer\120057_C2.0-SW3P.dwg



TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND 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. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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 LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

TREE PROTECTION NOTE:
CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS TP1.0 - TP2.2)

SHT. NO	SHEET TITLE
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	STORMWATER POLLUTION PREVENTION PLAN DETAILS
C2.2	GRADING PLAN

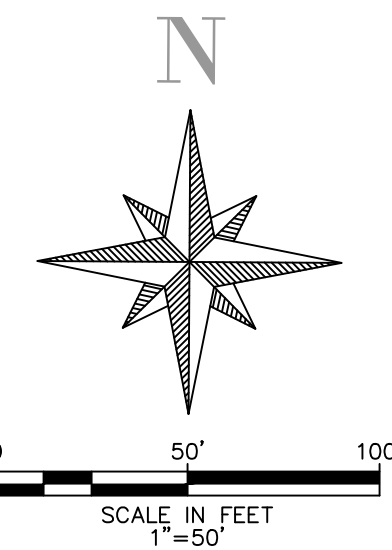
LEGEND

- EXISTING CONTOURS ---885---
- FLOW ARROW →
- SWALE
- AREA OF SOIL DISTURBANCE
- APPROXIMATE 100YR WATER SURFACE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- SILT FENCE AND/OR APPROPRIATE SUBSTITUTE -SF-SF
- *CONCRETE WASH OUT PIT
- *EQUIPMENT STAGING AREA
- BAGGED GRAVEL INLET FILTER AND/OR APPROPRIATE SUBSTITUTE

* NOTE: ACTUAL LAYOUT DETERMINED IN FIELD, SHOULD BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE/ EXIT AND NOT LOCATED NEAR A WELL, FLOODPLAIN, OR OTHER POTENTIAL SOURCES OF CONTAMINATION.

GENERAL NOTES:

- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASHOUT PIT AND CONSTRUCTION EQUIPMENT AND STORAGE AREA ARE TO BE DETERMINED IN THE FIELD. THEY ARE SHOWN ON THIS PLAN FOR ILLUSTRATION PURPOSES ONLY.
- IF NECESSARY, CONTRACTOR MAY MODIFY STORMWATER CONTROLS TO ACHIEVE THE DESIRED INTENT. ANY CHANGES ARE TO BE NOTED, SIGNED AND DATED BY THE RESPONSIBLE PARTY IN THE TPDES BOOK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORMWATER CONTROLS.
- REFER TO TPDES BOOK FOR THIS PROJECT FOR MORE INFORMATION/DETAILS.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY QUESTIONS REGARDING THE INTENT OF THIS PLAN.
- CONTRACTOR IS REQUIRED TO FILE NOI'S (NOTICE OF INTENT) AND NOT'S (NOTICE OF TERMINATION) FOR THIS PROJECT. REFER TO TPDES FOR PROPER POSTING REQUIREMENTS AND DOCUMENTS.
- A COPY OF THIS PLAN AND THE TPDES BOOK MUST REMAIN AT THE CONSTRUCTION SITE AT ALL TIMES.
- BARE SOILS SHOULD BE HYDRO MULCHED WITHIN 14 CALENDAR DAYS AFTER FINAL GRADING OR WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED FOR MORE THAN 21 DAYS.
- ALL DISTURBED OR EXPOSED AREAS SUBJECT TO EROSION SHALL BE STABILIZED WITH MULCH FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSUITABLE FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK, OR 1 WEEK AFTER SOIL HAS BEEN DISTURBED, WHICHEVER IS LESS.
- CONTRACTOR TO PROVIDE A COPY OF THE SIGNED AND CERTIFIED CONSTRUCTION SITE NOTICE TO THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM RECEIVING THE DISCHARGE AT LEAST TWO DAYS PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITY.



OWNER'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE (OWNER) _____

DATE _____

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION PLAN.

SIGNATURE (CONTRACTOR) _____

DATE _____

NO.	REVISION	DATE



CDS muary
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPPE No. F-733 | TBPLS No. 100495-00

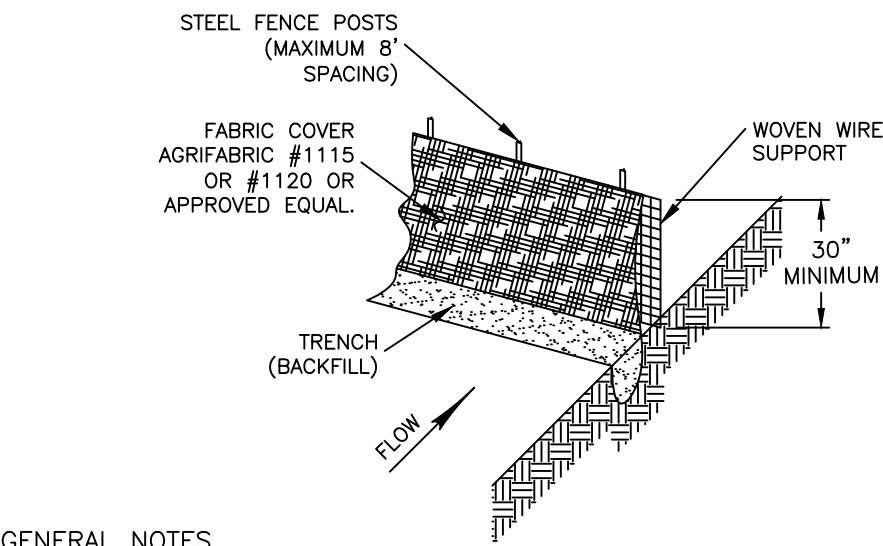
PLAT NO.	20-11800192
JOB NO.	120057.00
DATE	SEPTEMBER 2020
DESIGNER	L.M.R.
CHECKED	B.C. DRAWN J.R.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7**
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN

SHEET **C2.0**

Date: Oct 29, 2021, 11:32am User ID: pablo.deluna
File: F:\2020\120057.00 Blue Ridge Ranch, Unit 7\Civil 3D\Drawg\Engineer\120057_C2.0-SW3P.dwg

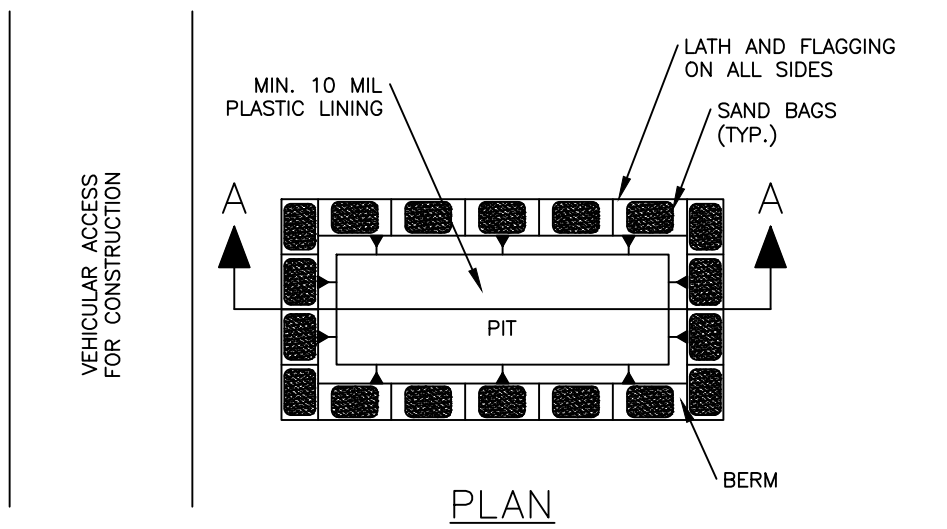


GENERAL NOTES

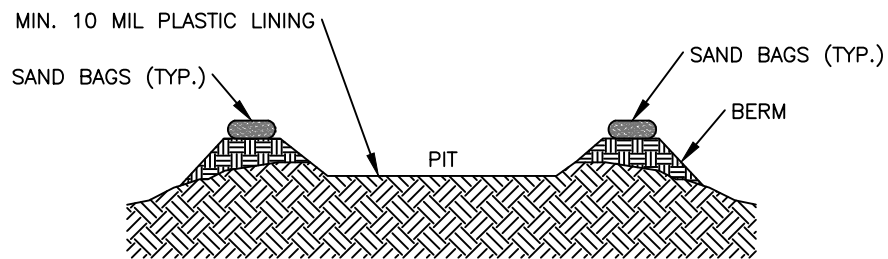
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 4-8 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 6 ABOVE.

SILT FENCE

NOT TO SCALE



PLAN



SECTION A-A

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

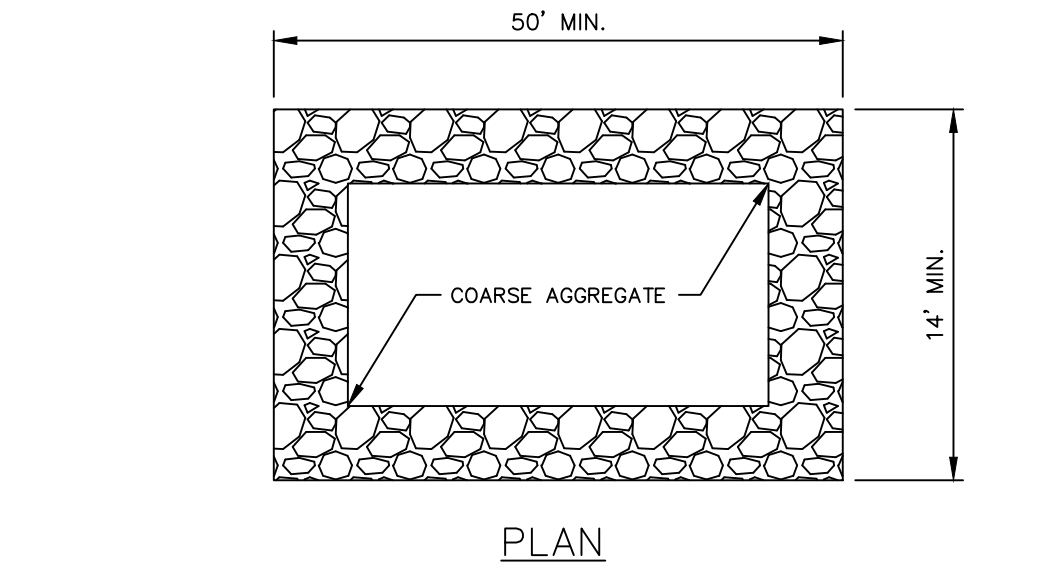
1. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

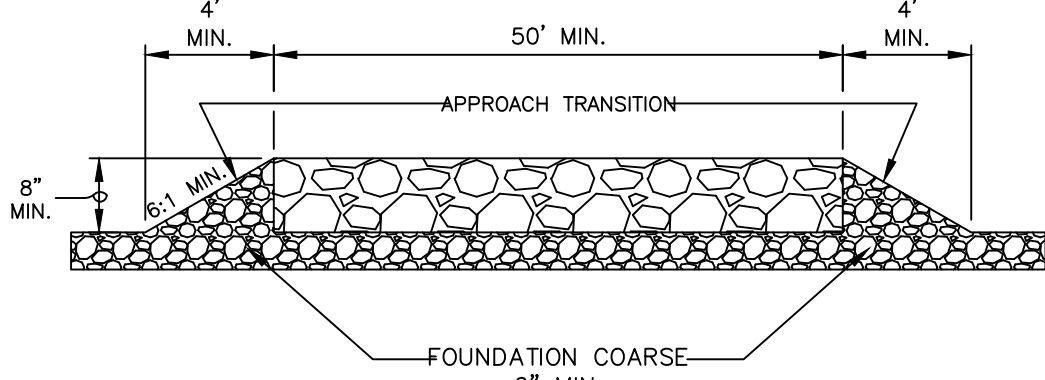
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT

NOT TO SCALE



PLAN



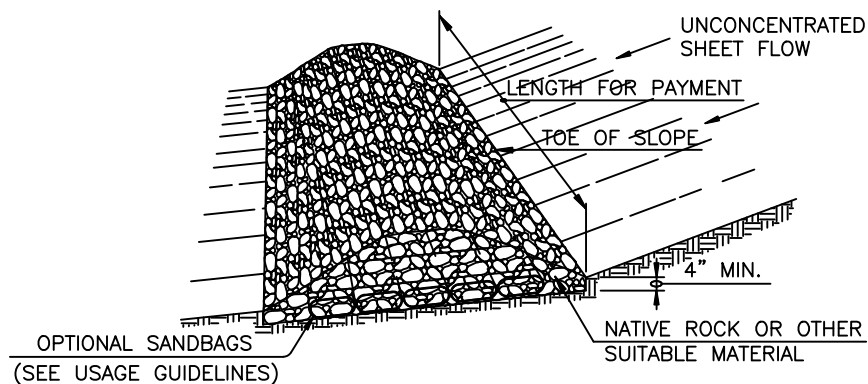
PROFILE

GENERAL NOTES

1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8".
3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

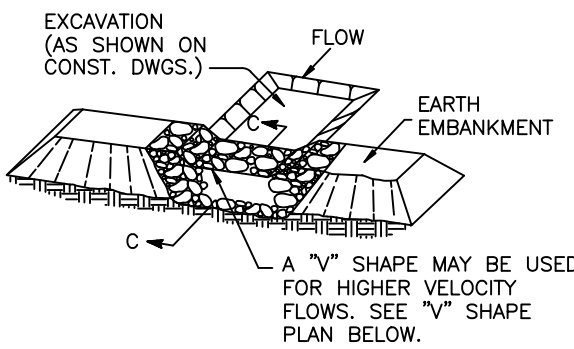
CONSTRUCTION EXIT (TYPE 1)

NOT TO SCALE



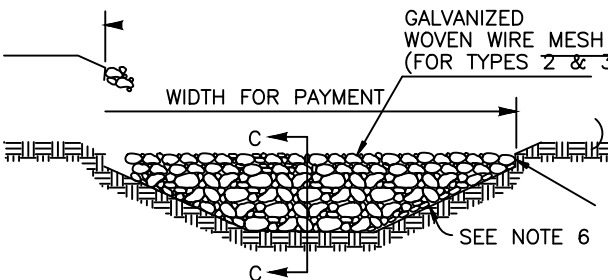
FILTER DAM AT TOE OF SLOPE

NOT TO SCALE



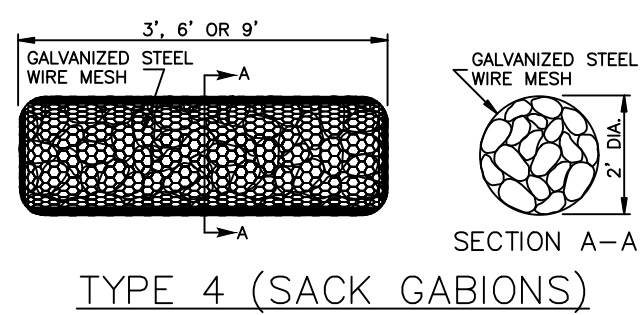
FILTER DAM AT SEDIMENT TRAP

NOT TO SCALE

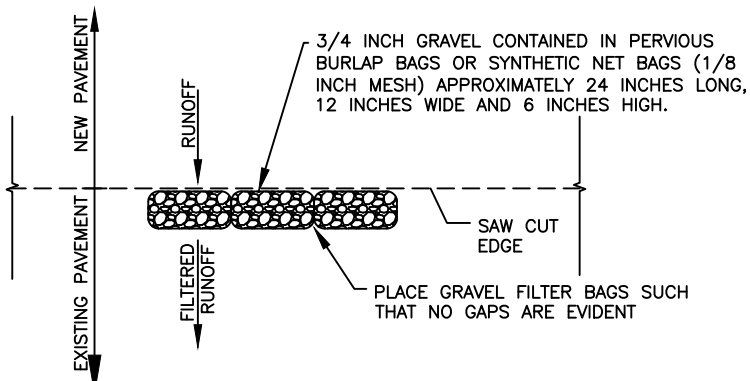


FILTER DAM AT CHANNEL SECTIONS

NOT TO SCALE

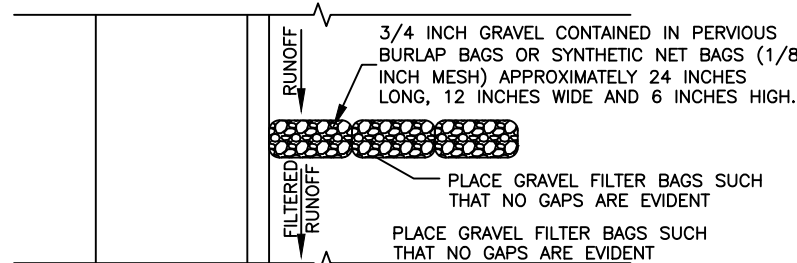


TYPE 4 (SACK GABIONS)



GRAVEL FILTER BAGS

NOT TO SCALE



PLAN

ELEVATION

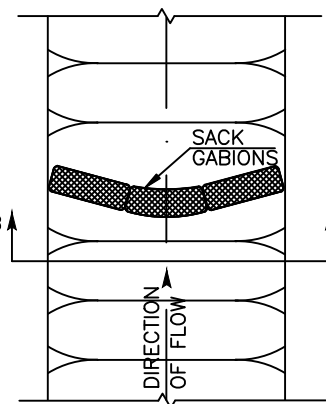
NOTE:
STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER. FLUSH WITH OUTSIDE EDGE OF BAG CONFIGURATION.

GRAVEL FILTER BAGS

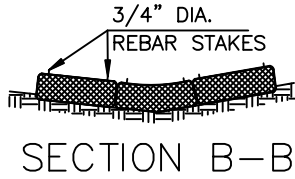
NOT TO SCALE

ROCK FILTER DAM USAGE GUIDELINES

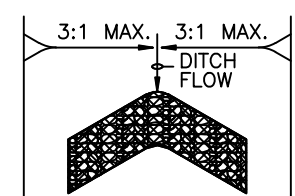
1. ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE.
2. TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES, AROUND INLETS, IN SMALL DITCHES, AND AT DIKE OR SWALE OUTLETS; THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT./SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.
4. TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.
5. TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.



PLAN VIEW

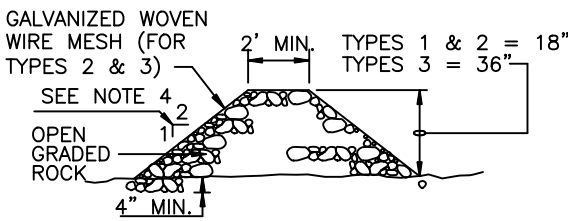


SECTION B-B

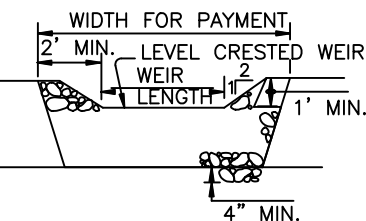


PLAN VIEW

"V" SHAPE



SECTION C-C



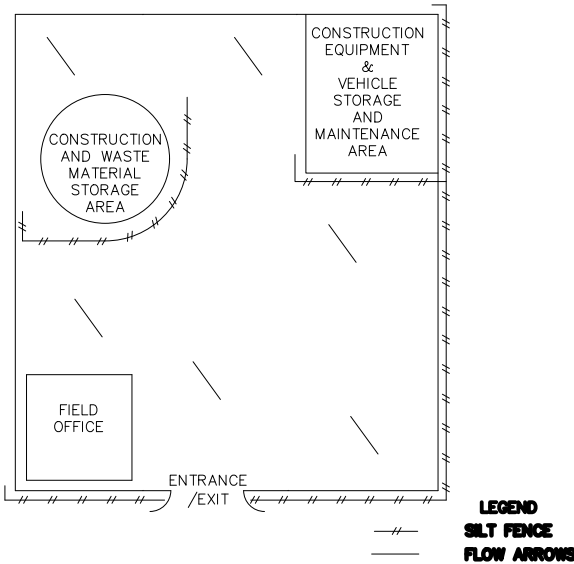
PROFILE

PLANS SHEET LEGEND

- TYPE 1 ROCK FILTER DAM - (RFD1)
- TYPE 2 ROCK FILTER DAM - (RFD2)
- TYPE 3 ROCK FILTER DAM - (RFD3)

ROCK FILTER DAM

NOT TO SCALE



EQUIPMENT STAGING AREA

NOT TO SCALE

GENERAL NOTES

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE SW3P PLANS.
4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDESLOPES OF 6:1 OR FLATTER.
5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4' INTO EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOE RINGS. IN STREAM USE, THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3/4" DIA. REBAR STAKES.
10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
11. DETAILS SHOWN ARE TYPICAL, SUBJECT TO CONTRACTOR'S SW3P PLAN REQUIREMENTS.
12. SEE SHEET C5.7 FOR EROSION CONTROL MATTING DETAILS.

MATERIAL NOTES

1. ALL AGGREGATE USED FOR THE CONSTRUCTION OF THE ROCK FILTER DAMS SHALL BE HARD, DURABLE, CLEAN, OPEN-GRADED, AND SHALL NATURALLY RESIST CRUMBLING, FLAKING AND ERRODING. AGGREGATE GRADATION SHALL BE 3 TO 6 INCHES FOR ROCK FILTER DAMS TYPES 1, 2 AND 4 AND SHALL BE 4 TO 8 INCHES FOR TYPE 3.
2. THE GALVANIZED STEEL WIRE MESH AND TIE WIRES FOR TYPES 2 AND 3 SHALL BE A MINIMUM 20 GAUGE UNLESS SPECIFIED ON THE PLANS.
3. FOR TYPE 4: STEEL WIRE MESH SHALL UTILIZE A DOUBLE TWISTED HEXAGONAL WEAVE. MESH OPENING SHALL BE A NOMINAL 2.50 X 3.25 INCH. STEEL WIRE FOR NETTING SHALL BE 0.0866 INCH MINIMUM; STEEL WIRE FOR SELVEDGES AND CORNERS SHALL BE 0.1063 INCH (U.S. GAUGE NO. 11) MINIMUM; AND BINDING OR TIE WIRE SHALL BE 0.0866 INCH (U.S. GAUGE NO. 13) MINIMUM.
4. UNLESS OTHERWISE SPECIFIED, THE SANDBAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT. THE SANDBAG SIZE SHALL BE 24 TO 30 INCHES IN LENGTH, 16 TO 18 INCHES IN WIDTH, 6 TO 8 INCHES THICK AND WEIGH 90 TO 125 POUNDS. THE SAND SHALL BE COARSE GRADE.

BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS

STORMWATER POLLUTION PREVENTION PLAN DETAILS

PLAT NO. 20-11800192

JOB NO. 120057.00

DATE SEPTEMBER 2020

DESIGNER L.M.R.

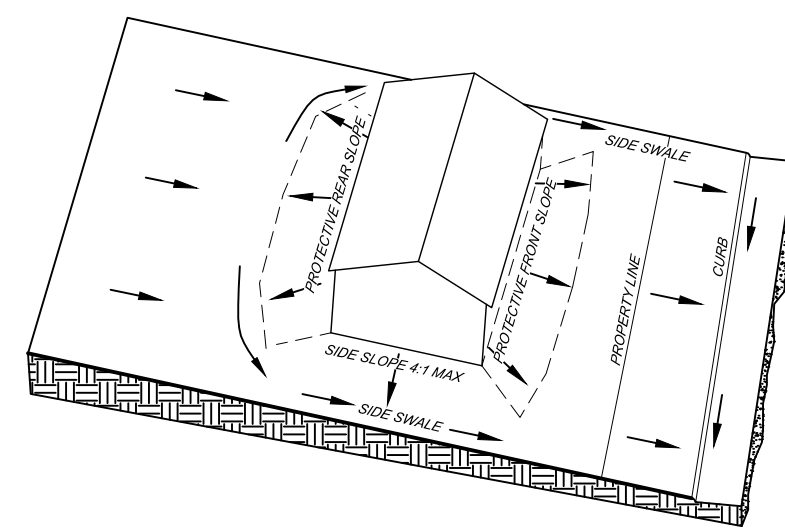
CHECKED B.C. DRAWN J.R.

SHEET C2.1

NO.	REVISION	DATE



CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPPE No. F-1733 | TBPLS No. 100495-00

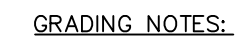


The diagram illustrates a roof layout with various features and wind direction indicators. Key elements include:

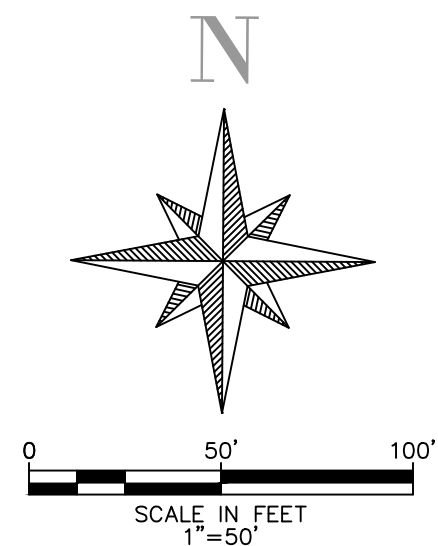
- WIND DIRECTION:** Indicated by arrows pointing from the left towards the right side of the roof.
- ROOF WINDSPEED MAX:** Labeled on the left side of the roof.
- ROOF WINDSPEED MIN:** Labeled on the right side of the roof.
- PROTECTIVE GABLE SLOPE:** Indicated by a dashed line and arrows pointing towards the gable.
- WINDWARD GABLE:** The gable facing the wind direction.
- CLADDING:** Indicated by arrows pointing towards the gable.
- ROOF SLOPE 4:1 MAX:** Labeled on the right side of the roof.
- ROOF SWALE:** Labeled on the left side of the roof.

The diagram illustrates a 3D structure with various slopes and wind directions. Labels include: FROM INCLINE PLANE, SIDE SLOPE, PROTECTIVE FRONT SLOPE, SIDE SLOPE, FROM INCLINE, SIDE SLOPE, and CLIFF. Arrows indicate wind flow from different angles.

EASEMENT KEYNOTES			
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑤	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.
②	20' BUILDING SETBACK LINE	⑥	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
③	16' SANITARY SEWER EASEMENT (0.010 AC) (OFF-LOT)	⑦	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
④	1' VEHICULAR NON-ACCESS EASEMENT	⑧	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
⑤	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑨	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9516, PG. 26 D.P.R.B.C.T.
①	10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	⑩	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9993, PG. 200 D.P.R.B.C.T.
②	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑪	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
		⑫	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9953, PG. 200 D.P.R.B.C.T.
		⑬	12' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY DOZ201900971839 D.P.R.
		⑭	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BLUE RIDGE RANCH 1A PLAT ID #19-11800469
		⑮	16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #19-11800469
		⑯	12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #19-11800469



1. ALL DRAINAGE SWALES SHALL BE AN ABSOLUTE MINIMUM OF 1.0%.
2. PER FHA CRITERIA, THE PROTECTIVE DRAINAGE SWALES ADJACENT TO THE HOUSE (AND DENOTED BY FLOW ARROWS HERE-ON) MUST AT ALL POINTS COLLECTING APPRECIABLE RUN-OFF BE AT LEAST 1.2 VERTICAL FEET BELOW THE FINISHED FLOOR ELEVATION.
3. ELEVATION OF FINISHED GROUND AT SLAB SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH FLOOR ELEVATION.
4. STRIPPING TO BE WASTED ON LOTS IN NON-BUILDABLE AREAS, FILL MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, AND RUBBISH.
5. 79G REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE MET. LOOSE CLITE SHALES SHALL ALSO MEET THE REQUIREMENTS FOR 79G COMPACTION TESTING.
6. COMPACTION OF FILL LAYER, COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIALS IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA, (BENEATH PROPOSED STRUCTURES)
7. FILL MATERIALS USED OUTSIDE THE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES) SHALL BE FREE FROM DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, RUBBISH, TREE BRANCHES, AND MULCH. FILL MATERIAL THAT INCLUDE ROCK, SHALL BE A MINIMUM OF 6 INCHES (6") AS APPROVED BY GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF FINISHED GRADE.
8. CUT/FILL LOTS, AREAS INVOLVING CUT ON THE PORTION AND LOT ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 INCHES (6") LIFT AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT DENSITY.
9. AREAS TO BE FILLED, ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE, SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6") AT SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELLED PRIOR TO FIELD.
10. RECOMMEND DRIVEWAY PLACEMENT ON THE HIGH SIDE OF THE LOTS.
11. THIS IS NOT A DETAILED GRADING PLAN FOR HOME CONSTRUCTION AND IS BEING ISSUED ONLY FOR BIDDING.
12. RETAINING WALL DESIGN BY OTHERS, CONTRACTOR TO COORDINATE WITH OWNER ON SPECIFICATIONS AND REQUIREMENTS. RETAINING WALLS TO BE FIELD ADJUSTED IF NECESSARY. CONTRACTOR TO NOTIFY ENGINEER WITH ANY REVISIONS TO DESIGN.



UNPLATTED
RUTH BOWMAN
RUSSELL
CALLED 17.942 ACRES
VOL. 4936, PG. 1342
O.P.R.B.C.T.

CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBE No. F-1733 | TBPLS No. 100495-00

PLAT NO.
20-11800192

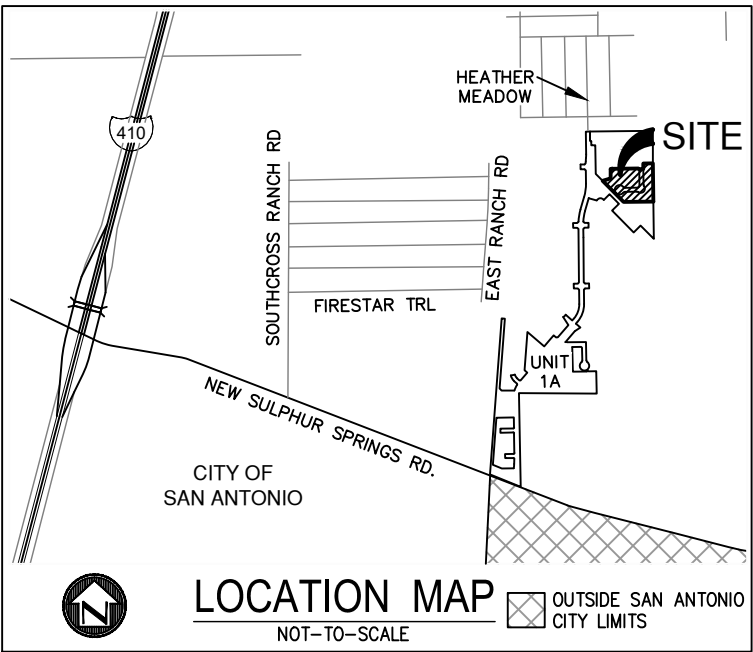
JOB NO. 120057.00
DATE SEPTEMBER 2020
DESIGNER L.M.R.
CHECKED B.C. DRAWN J.R.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
GRADING PLAN**

SHEET C2.2

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UTILITY GENERAL NOTES

- 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 SHALL UNCOVER ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM THE PLANS OR UPON THE DISCOVERY OF ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO STAKE OUT UTILITIES, ESTABLISH ALL LINES AND LEVELS, AND PROVIDE BENCHMARKS FOR USE BY THE CRAFTS. ALL LINES AND GRADES MUST CONFORM WITH THE PLANS UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
- LOCATION AND DEPTH OF EXISTING UTILITIES, INCLUDING SERVICE LATERAL AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.
- TEXAS STATE WIDE ONE CALL LOCATOR: 1-800-545-6005
SAN ANTONIO WATERS SYSTEM (SAWS): 1-210-704-7297
CPS ENERGY: 1-210-353-3333
AT&T: 1-877-438-0041
SPECTRUM: 1-800-222-5355
- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
- 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, SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION, CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE BEXAR COUNTY FIRE AND THE SAN ANTONIO RIVER AUTHORITY SEWER SPECIFICATIONS.
- DOMESTIC WATER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH SAN ANTONIO WATER SYSTEM FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE WORK.
- 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).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE 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.
- DEPTHS OF BURY FOR ALL PIPES SHALL BE A MINIMUM OF 4' UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- DUE TO THE FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE (CPS) MUST MAINTAIN ACCESS TO ALL GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT THEIR EXPENSE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

CONDUIT / CLEARING NOTE:

- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION. CONTRACTOR SHALL COORDINATE WITH C.P.S. PRIOR TO PERMANENT INSTALLATION OF DRAINS AND STREETS TO AVOID LOSS OF WORK OR REINSTALLATION.
- 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- CONTRACTOR SHALL INSTALL BURIED WATER, & DRAINAGE PIPES, CORRIDOR TO PROPOSED GRADING AND ACCOMPLISH VEGETATION CLEARING PRIOR TO C.P.S. MOBILIZATION AND PREPARE R.O.W. & EASEMENTS.

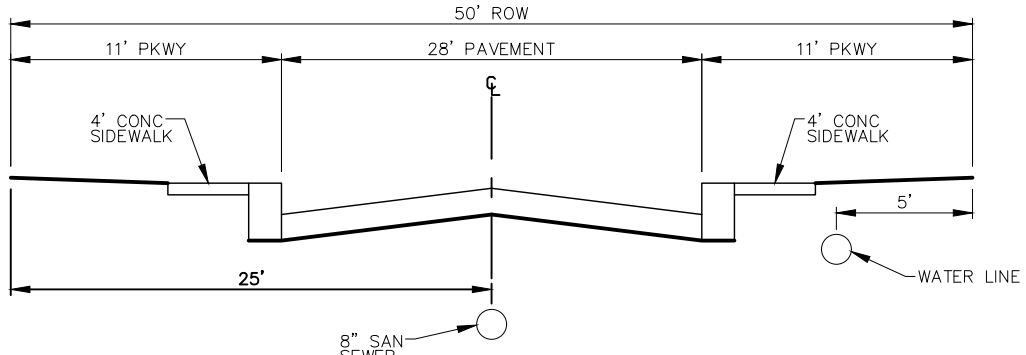
CAUTION

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.

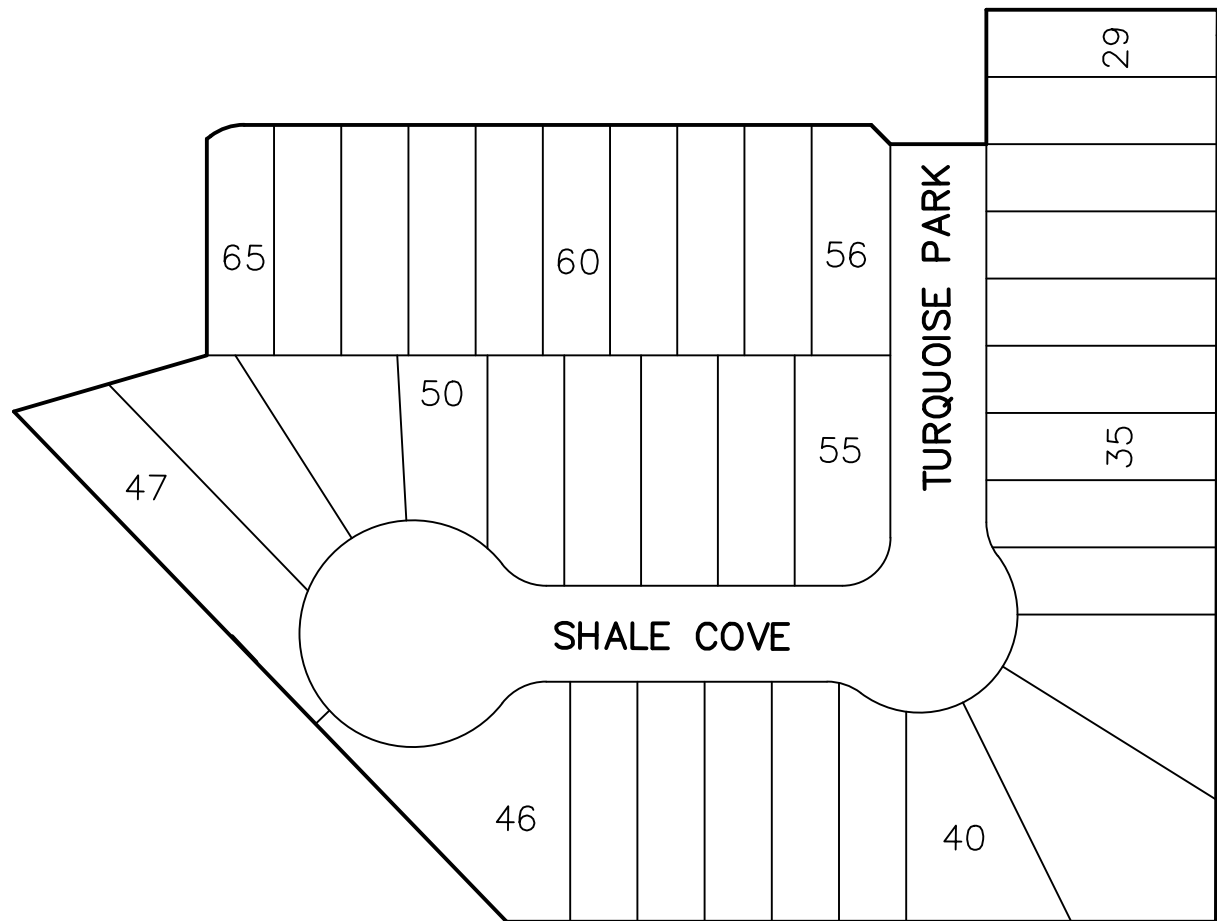
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, ANY, SHALL REVIEW THESE PLANS AND 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. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

UTILITY PLANS FOR BLUE RIDGE RANCH SUBDIVISION UNIT 7 SAN ANTONIO, TEXAS



TYPICAL LOCAL 'A' STREET SECTION
N.T.S.



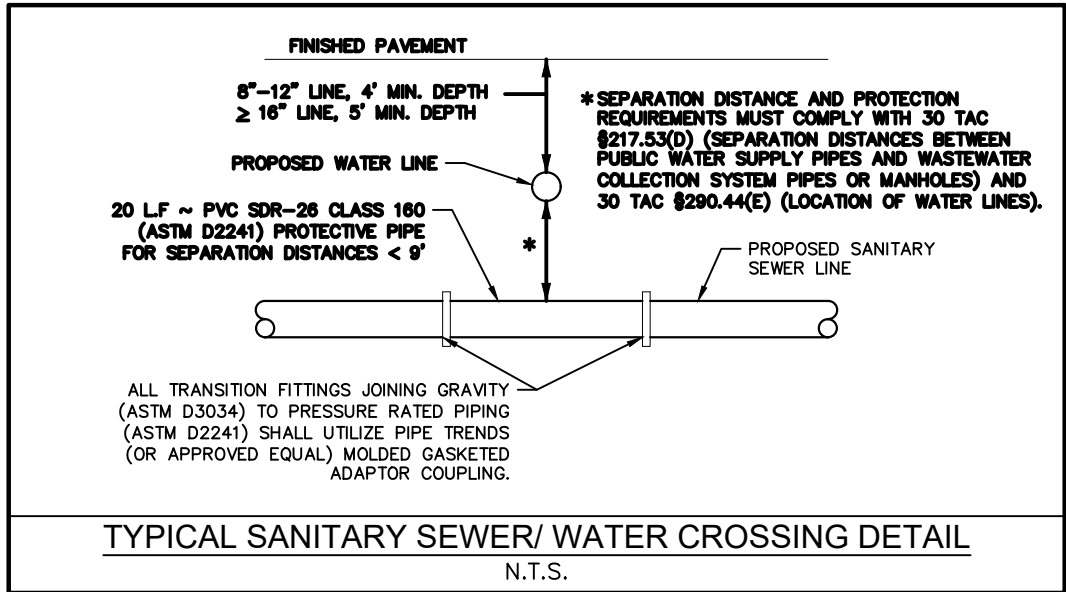
OVERALL SITE MAP

EASEMENT KEYNOTES		
① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	③ 5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	⑩ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
② 20' BUILDING SETBACK LINE	④ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑪ 12' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY DOC2019009/7839 O.P.R.
③ 16' SANITARY SEWER EASEMENT (0.010 AC) (OFF-LOT)	⑤ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑫ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
④ 1' VEHICULAR NON-ACCESS EASEMENT	⑥ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑬ 16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
⑤ 10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑦ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9516, PG. 26 D.P.R.B.C.T.	⑭ 12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
⑥ 10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	⑧ 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	
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LEGEND	
EXISTING	PROPOSED
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W-Ex. 6"W	W-8"W
SS-Ex. 6"SS	SS-6"SS
G-Ex. 2"G	G-2"G
UGE	UGE
FD	FD
WM	WM
CO	CO
PP	PP
LP	LP
GM	GM
B	B
IV	IV
T	T
B	B
CS	CS
OW	OW
ES	ES

OIL WELL NOTE:

OIL WELL PLUGGED AND CUT 5' BELOW EXISTING GROUND. CONTRACTOR TO PROTECT OIL WELL DURING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCY



UTILITY NOTES:

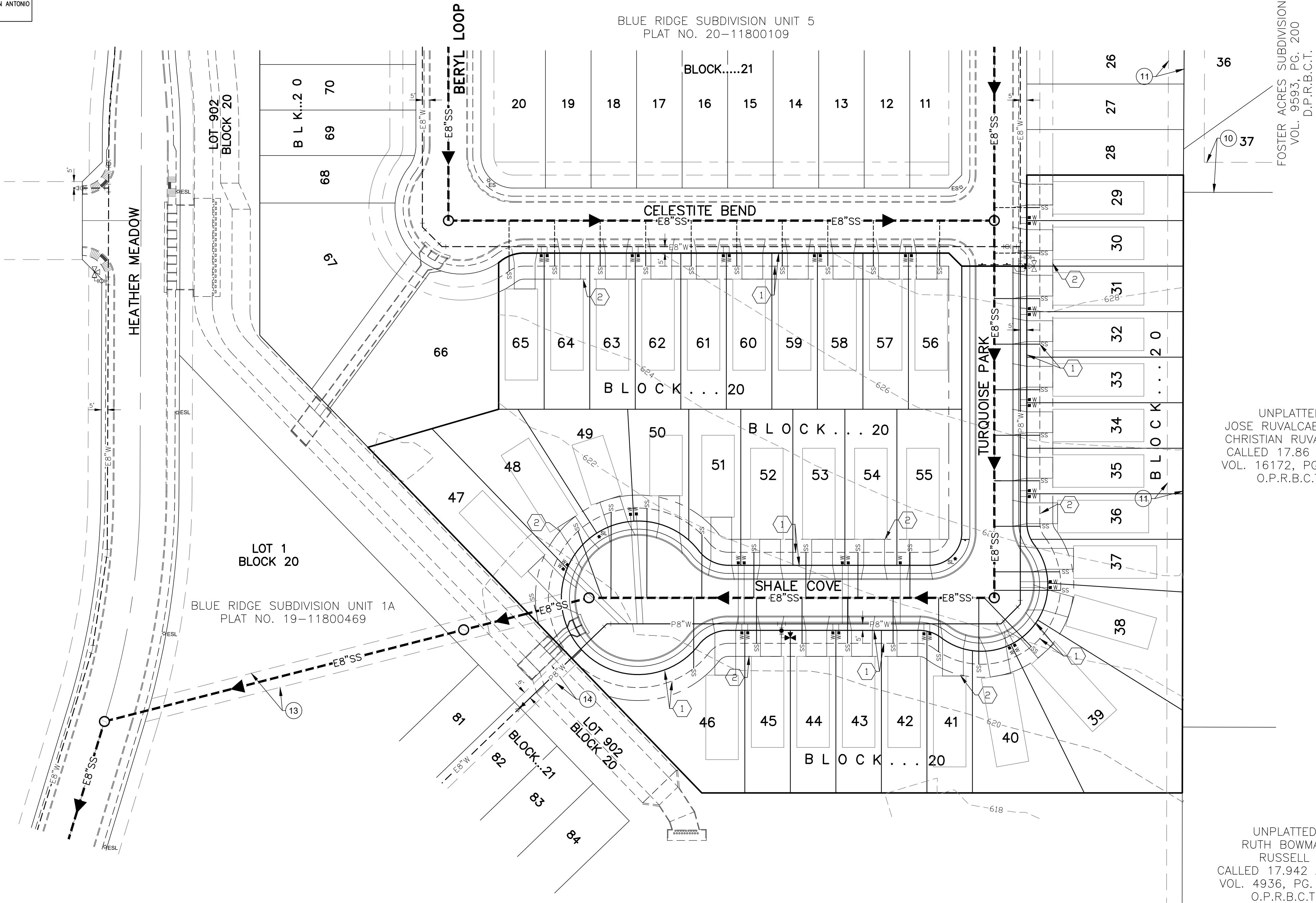
- OVERALL UTILITY PLAN IS PROVIDED AS A LOCATION REFERENCE FOR THE PURPOSE OF DRY UTILITY TRENCHING, CONDUIT PLACEMENT, AND TRANSFORMER / ENCLOSURE PAD INSTALLATION. CONTRACTOR SHALL REFER TO APPROPRIATE UTILITY PROVIDER CONSTRUCTION PLANS FOR DRY UTILITY CONSTRUCTION.
- TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CPS ENERGY.

CPS/SAWS/COSA UTILITY (RESIDENTIAL):

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
- ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
UTILITY COVER SHEET

BID SET SHEET C3.0



STREET LIGHT LEGEND

★ SL	PROPOSED 100 WATT STREET LIGHT
✧ ES	EXISTING 100 WATT STREET LIGHT
✧ ESL	EXISTING 250 WATT STREET LIGHT

EASEMENT KEYNOTES					
①	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑩	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
②	20' BUILDING SETBACK LINE	④	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑪	12' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY O.P.R. DCC021009/7839 O.P.R.
③	16' SANITARY SEWER EASEMENT (0.010 AC) (OFF-LOT)	⑤	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑫	12' GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
④	1' VEHICULAR NON-ACCESS EASEMENT	⑥	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑬	16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
⑤	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9516, PG. 28 D.P.R.B.C.T.	⑭	12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
①	10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	⑧	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.		
②	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑨	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.		

[illegible]

OIL WELL NOTE:
OIL WELL PLUGGED AND CUT 5' BELOW EXISTING GROUND.
CONTRACTOR TO PROTECT OIL WELL DURING CONSTRUCTION
AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCY

UNPLATTED
JOSE RUVALCABA AND
CHRISTIAN RUVALCABA
CALLED 17.86 ACRES
VOL. 16172, PG. 1456
O.P.R.B.C.T.

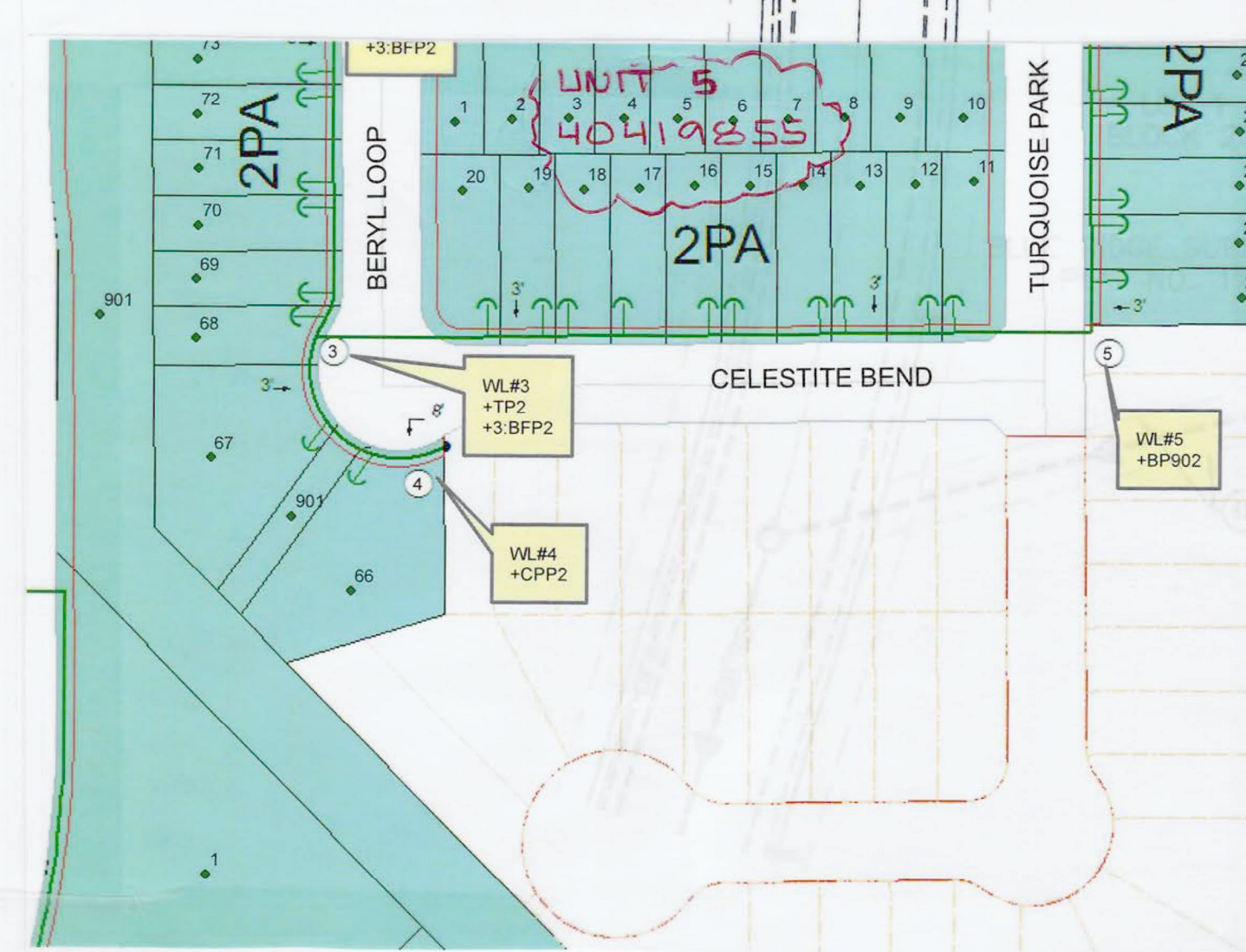
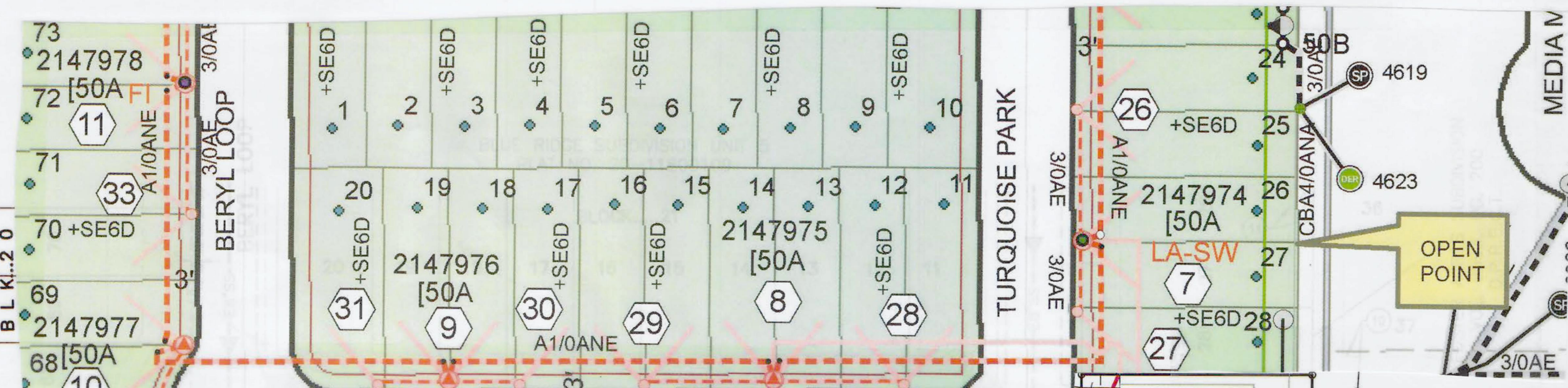
UNPLATTED
RUTH BOWMAN
RUSSELL
LED 17.942 ACRES
. 4936, PG. 1342
O.P.R.B.C.T.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7**
SAN ANTONIO, TEXAS
UTILITY PLAN

SHEET C3.1

[illegible]

Date: Oct 29, 2021, 11:32am User ID: pablo.deluna
 File: F:\2020\20057.00 Blue Ridge Ranch, Unit 7\Civil 3D\Dwg\Engineer\20057_C3.0-Utility_Overall.dwg



LEGEND		
EXISTING	PROPOSED	
---	---	PROPERTY LINE
-W- EX. 6"W	-W- 8"W	WATER LINE
-SS- EX. 6"SS	-SS- 6"SS	SANITARY SEWER
-G- EX. 2"G	-G- 2"G	GAS LINE
-UGE-	-UGE-	UNDERGROUND ELECTRIC
		FIRE HYDRANT
		WATER METER, VALVE
		CLEAN OUT
		POWER POLE, W/TRANSFORMER
		RISE R POLE
		LIGHT POLE
		GAS VALVE, GAS METER
		BOLLARD/GUARD POST
		SIGN, DOUBLE SIGN
		IRRIGATION VALVE
		TREE
		BENCHMARK
		CONTROL SYMBOL
		EXISTING OIL WELL
		EXISTING STRUCTURE

STREET LIGHT LEGEND

☆SL	PROPOSED 100 WATT STREET LIGHT
☆ES	EXISTING 100 WATT STREET LIGHT
☆ESL	EXISTING 250 WATT STREET LIGHT

APPROVED
By Roger Almaguer at 3:32 pm, Nov 06, 2020

Street Lights Warranted:
2-100W LED

UNPLATTED
JOSE RUVALCABA AND
CHRISTIAN RUVALCABA
CALLED 17.86 ACRES
VOL. 16172, PG. 1456
O.P.R.B.C.T.

UNPLATTED
RUTH BOWMAN
RUSSELL
CALLED 17.942 ACRES
VOL. 4936, PG. 1342
O.P.R.B.C.T.

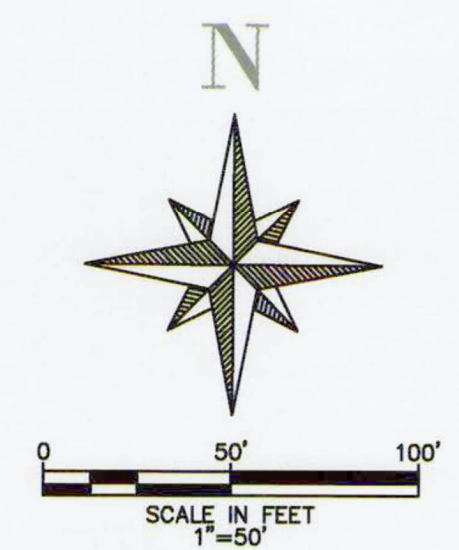
TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND SPECIFICATIONS AND/OR SUPERVISED INSTALLATION OF THE TRENCH EXCAVATION WITHOUT THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION. CONTRACTOR SHALL DEVELOP AND IMPLEMENT TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION SAFETY. CONTRACTOR SHALL PROVIDE TRENCH EXCAVATION SAFETY PROTECTION RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

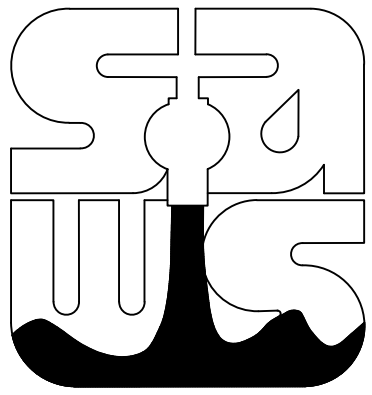
OIL WELL NOTE: STLT -YES - 2-100

OIL WELL PLUGGED AND CUT 5' BELOW EXISTING GROUND.
CONTRACTOR TO PROTECT OIL WELL DURING CONSTRUCTION
AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCY

PRELIMINARY DESIGN 01/28/21
BLUE RIDGE RANCH UNIT 7 37 LOT 5
LWD - (A) SOKVA XPINES TOTAL 450
LSD A PHASE FROM UNIT 5 - SOKVA USED
GAS - YES
STLT - YES - 2-100W LWD COSA

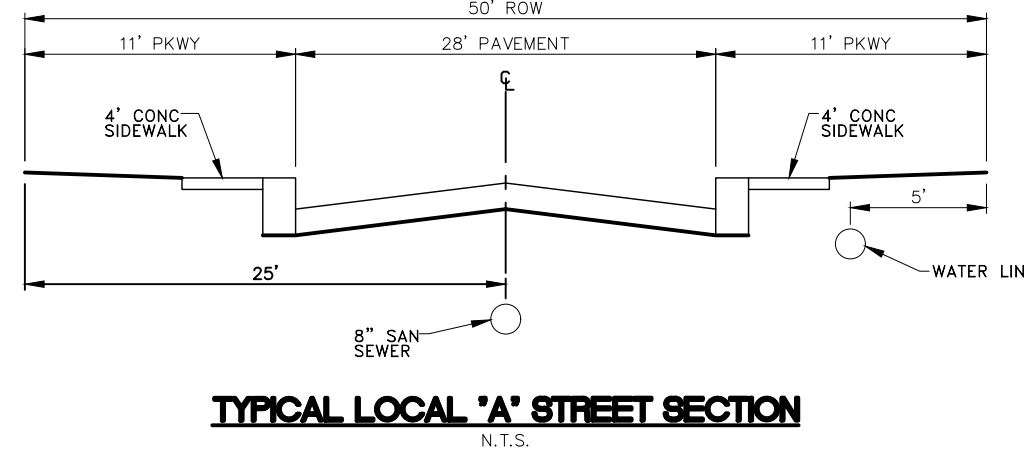
EASEMENT KEYNOTES			
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	9	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.
2	20' BUILDING SETBACK LINE	10	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
3	16' SANITARY SEWER EASEMENT	11	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
4	1' VEHICULAR NON-ACCESS EASEMENT	12	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.
5	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	13	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9573, PG. 183 D.P.R.B.C.T.
1	10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	16	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
2	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	12	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
		10	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
		11	12' VARIABLE WIDTH ELECTRIC AND GAS EASEMENT RIGHT-OF-WAY DOC#20100597839
		10	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11B00469
		16	16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11B00469
		14	12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11B00469





SANITARY SEWER PLANS
FOR
BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS

- NOTES**
- SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
 - PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE LOWER OF FINISHED SUBGRADE ELEVATION OR EXISTING GROUND. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
 - ALL RESIDENTIAL SEWER LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
 - EXTEND ALL SANITARY SEWER LATERALS TO THE EASEMENT LINE AS INDICATED.
 - SANITARY SEWER WILL BE PVC SDR 26 PER A.S.T.M. SPECIFICATIONS, UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
 - SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
 - ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
 - QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.
 - ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0% SLOPE TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.



CIVIL SHEET INDEX	
SHT. NO.	SHEET TITLE
C4.0	SANITARY SEWER COVER SHEET
C4.1	SANITARY SEWER GENERAL NOTES
C4.2	SANITARY SEWER PLAN
C4.3	SANITARY SEWER LINE C
C4.4	SANITARY SEWER LINE L
C4.5	SANITARY SEWER LINE M
C4.6	SANITARY SEWER DETAILS

ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410 STE 300
SAN ANTONIO, TEXAS 78216
TEL: (210) 581-1111
FAX: (210) 581-5555

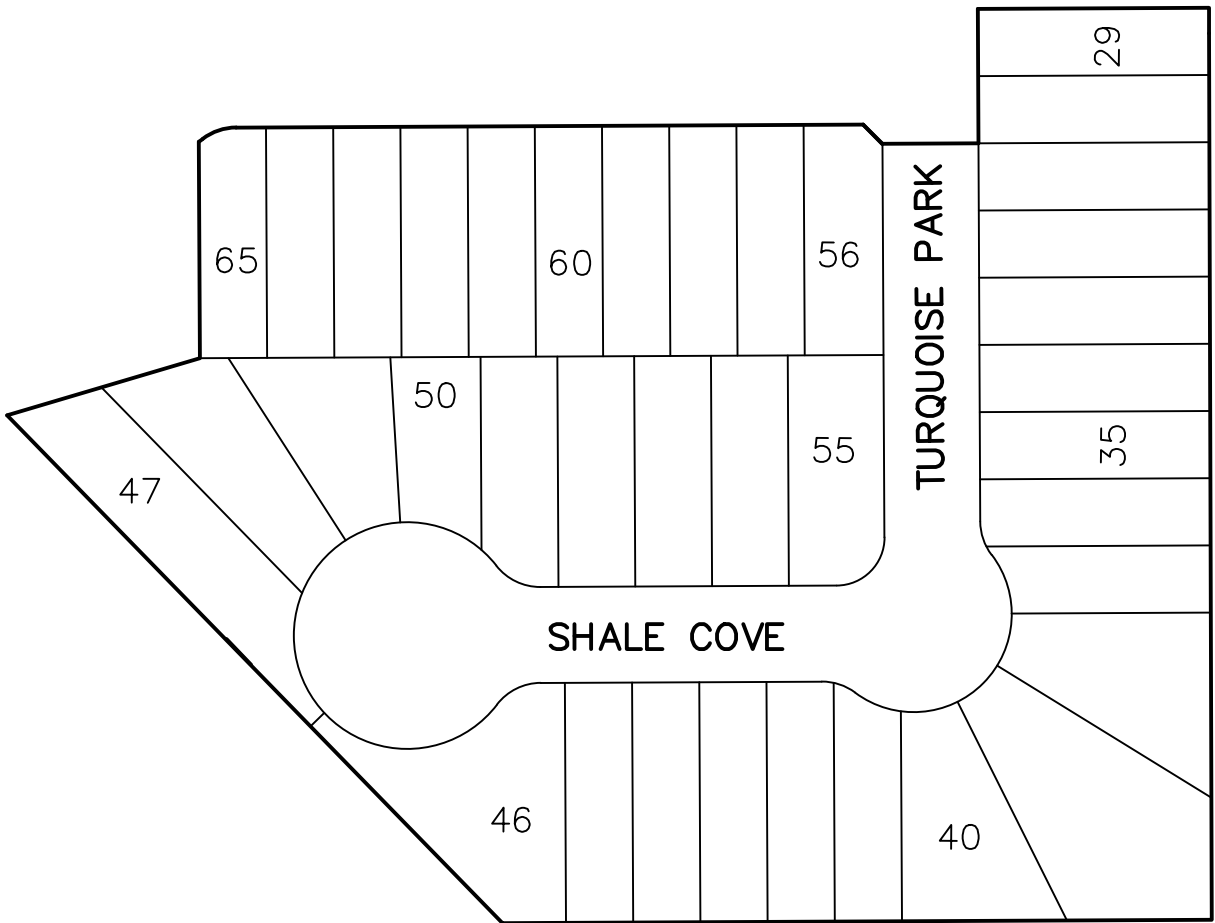
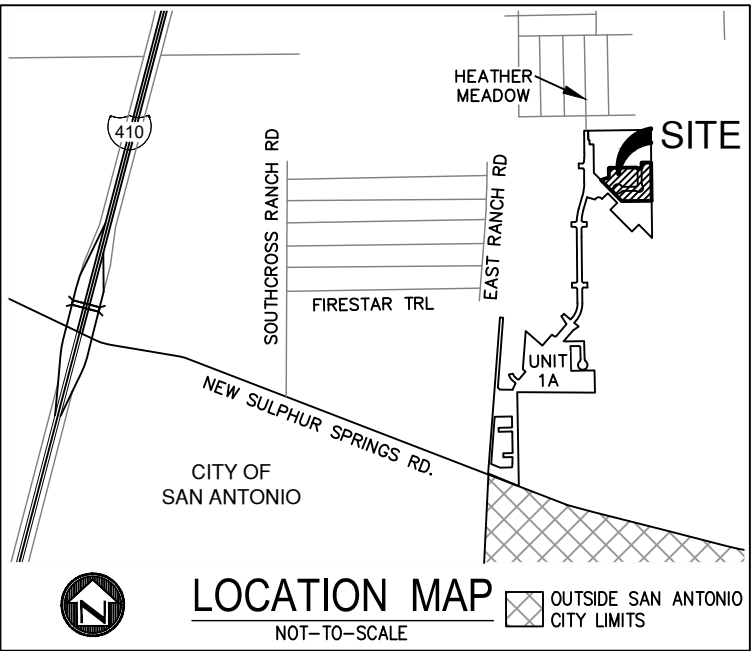
OWNER/DEVELOPER:

VIVA LAND VENTURES, LP
11427 ROJAS DRIVE
EL PASO, TEXAS 79936

BENCHMARK INFORMATION		
NO.	DESCRIPTION	ELEVATION
TBM #1	NUT ON FIRE HYDRANT AT S.E. CORNER OF TRACT ALONG NEW SULPHUR SPRINGS RD	614.14
TBM #2	CHISLED SQ. ON TOP OF CURB ON SOUTH SIDE OF EXISTING HERMATITE RD STREET STUB ~ 75± EAST OF END OF ROAD	607.46
TBM #3	CHISLED SQ. ON TOP OF CURB ON EAST SIDE OF EXISTING HEATHER MEADOW STREET STUB ~ 55± NORTH OF END OF ROAD	631.84

SITE INFORMATION:

BEING A SUBDIVISION PLAT OF 5.027 ACRES OUT OF THE NEPMACINO MONTOKA SUREVEY NUMBER 21, ABSTRACT 469, IN NEW CITY BLOCK 35132, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



OVERALL SITE MAP

EASEMENT KEYNOTES		
① 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	③ 5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑩ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
② 20' BUILDING SETBACK LINE	④ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑪ 12' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY DOC20190097839 O.P.R.
③ 16" SANITARY SEWER EASEMENT (0.010 AC) (OFF-LOT)	⑤ 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑫ 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
④ 1' VEHICULAR NON-ACCESS EASEMENT	⑥ 12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	⑬ 16" SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
⑤ 10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	⑦ 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9516, PG. 26 D.P.R.B.C.T.	⑭ 12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800469
① 10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	⑧ 16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	
② 20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	⑨ 12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	

Developer's Name		VIVA LAND VENTURES LP	
Developer's Address		11427 ROJAS DRIVE	
City	EL PASO	State	TEXAS
Phone #	210-662-0066	Fax #	---
SAWS Block Maps	198-562	Total EDU's	37
Total Linear Footage of Pipe	0	Total Acreeage	5.027
Number of Lots	37	SAWS Job No.	20-1703

Date: Oct 29, 2021, 11:32am User ID: pablo.deluna
File: F:\2020\120057.00 Blue Ridge Ranch, Unit 7\Civil 3D\Drawg\Engineer\120057_L04_0-Sewer_Overall.dwg

SAWS GENERAL WATER NOTES

LAST REVISED: 7/2017

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:
 - 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.
 - CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL"(UECM).
- 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 DEVELOPER.
- 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 PLANS.
- 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.
- 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.
 - 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
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- 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.
- 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 REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS. REQUEST SHOULD BE SENT TO CONSTWKRREQ@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 CONSTWKRREQ@SAWS.ORG.

ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.
- 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 PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS 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.
- A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER SECTION

- 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:
 - 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 OR FLOW.
 - ATTEMPT TO ELIMINATE THE SOURCE OF THE SSO.
 - CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS.
 - CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
 - CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS.
 - MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISIONING 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 NO. 864, "BYPASS PUMPING".
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION 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 SIZE.
- MANHOLE AND DEFLECTION (MANDREL) TESTING AND THE TV INSPECTION MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION.
- ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

GENERAL UTILITY NOTES

- THERE ARE UTILITY CROSSINGS ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL GRAVITY LINE CROSSINGS (SANITARY SEWER, STORM SEWER, WALL DRAINS, ETC.) TO ENSURE NO CONFLICTS OCCUR PRIOR TO UTILITY LINE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IF GRAVITY LINE VERTICAL ADJUSTMENTS ARE NECESSARY. CONTRACTOR IS EXPECTED TO MAKE ADJUSTMENT OF NON-GRAVITY UTILITY LINES AS NECESSARY TO AVOID CONFLICTS AND MAINTAIN THE MINIMUM BURY DEPTHS OF EACH UTILITY AS SPECIFIED.
- WHEN SANITARY SEWER LINES ARE INSTALLED IN THE VICINITY OF POTABLE WATER MAINS, SUCH INSTALLATION OF SANITARY SEWER AND WATER FACILITIES SHALL BE IN STRICT COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 290 -- "PUBLIC DRINKING WATER ". SUBCHAPTER D, "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS " AND CHAPTER 217 -- "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS ".
- FITTINGS FOR WATER SHOWN ON THE DRAWINGS REPRESENT GENERAL ALIGNMENT AND INSTALLATION INTENTION AND DO NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL INCIDENTAL FITTINGS AND APPURTENANCES FOR HORIZONTAL AND VERTICAL ALIGNMENT ADJUSTMENTS, MATERIAL ADAPTERS, PIPE SIZE REDUCTION, TIE-INS TO EXISTING MAINS, INSTALLATION SPECIALTIES, ETC.

EXCAVATION, SHORING, AND RESTORATION

- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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 OF ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEM NO. 550 & 804.
- PROTECTION OF EXISTING BUILDING STRUCTURES ALONG THE PIPELINE ROUTE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION ITEM 804. THERE WILL BE NO SEPARATE PAYMENT FOR STRUCTURE PROTECTION (SHEETING, SHORING, ETC.). THE COST FOR THIS WORK MUST BE INCLUDED IN THE APPROPRIATE BID ITEM(S).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES. NO SEPARATE PAYMENT SHALL BE MADE FOR REQUIRED RESTORATIONS, UNLESS OTHERWISE SHOWN.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND GAS VALVES THAT ARE IN THE PROJECT AREAS.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
- WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SHORING, BRACING, AND/OR OTHER SUITABLE SUPPORT FOR THE POLES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES, RESIDENTS AND BUSINESSES WITH ACCESS TO AND FROM THEIR HOMES AND ESTABLISHMENTS AND ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE. (NO SEPARATE PAY ITEM.)
- CONTRACTOR TO NOTIFY CUSTOMERS 24 HOURS PRIOR TO ANY SERVICE OUTAGE.
- CONTRACTOR SHALL NOTIFY BEXAR COUNTY RIGHT-OF-WAY DEPT. AT LEAST 24 HOURS BEFORE TEMPORARY ROAD CLOSURES.
- CONTRACTOR SHALL PROTECT ROADWAY PAVEMENTS USED FOR STORAGE OF PIPE MATERIALS AND EQUIPMENT. BEXAR COUNTY RIGHT-OF-WAY DEPT. WILL DETERMINE LEVEL OF REPAIR REQUIRED FOR ANY PAVEMENT DAMAGED BY CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED PAVEMENT CAUSED BY CONTRACTOR.
- CONTRACTOR TO PLACE 4-INCHES OF FLEXIBLE BASE MATERIAL AT TRENCH SURFACE PER SPECIFICATION ITEM NO. 804 (NSPI).

GENERAL SITE NOTES

- CONTRACTOR WILL BE PROVIDED WITH GROUND CONTROL POINTS ESTABLISHING LAYOUT "CONTROL LINES" AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OTHER LAYOUT AND GRADE CONTROL SURVEYING FOR CONSTRUCTION OF THE PROJECT.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND OBSERVABLE SURFACE FEATURES. ACTUAL LOCATIONS MAY VARY AND UTILITIES NOT SHOWN ON THESE PLANS MY EXIST. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AND OWNER PERSONNEL FOR ASSISTANCE IN LOCATING ALL UNDERGROUND FACILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF UNDERGROUND FACILITIES WELL AHEAD OF CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED UTILITIES AND FOR DAMAGES CAUSED TO OWNER OR OTHER PARTIES ARISING FROM SERVICE INTERRUPTION OR LOSS OF USE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SERVICE TERMINATION ASSOCIATED WITH UTILITY LINES TO BE REMOVED OR ABANDONED.
- WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ARCHITECT/LANDSCAPE ARCHITECT IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
- UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR IN THE LANDSCAPE PLANS/SPECIFICATIONS THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM TO LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
- WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 CONTRACTORS 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

Developer's Name		VIVA LAND VENTURES LP				
Developer's Address		11427 ROJAS DRIVE				
City	EL PASO	State	TEXAS			
		Zip	78231			
Phone #	210-662-0066	Fax #	----			
SAWS Block Maps		198-562	Total EDU's	37	Total Acreage	5.027
Total Linear Footage of Pipe		0	LAND-PLAT-			
Number of Lots		37	SAWS Job No.	20-1703		

SAWS JOB NO. 20-1703

BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
SANITARY SEWER GENERAL NOTES

SHEET C4.1

STATE OF TEXAS
BRIAN A. CROWELL
82619
LICENSED PROFESSIONAL ENGINEER
B. Crowell
12/01/2020

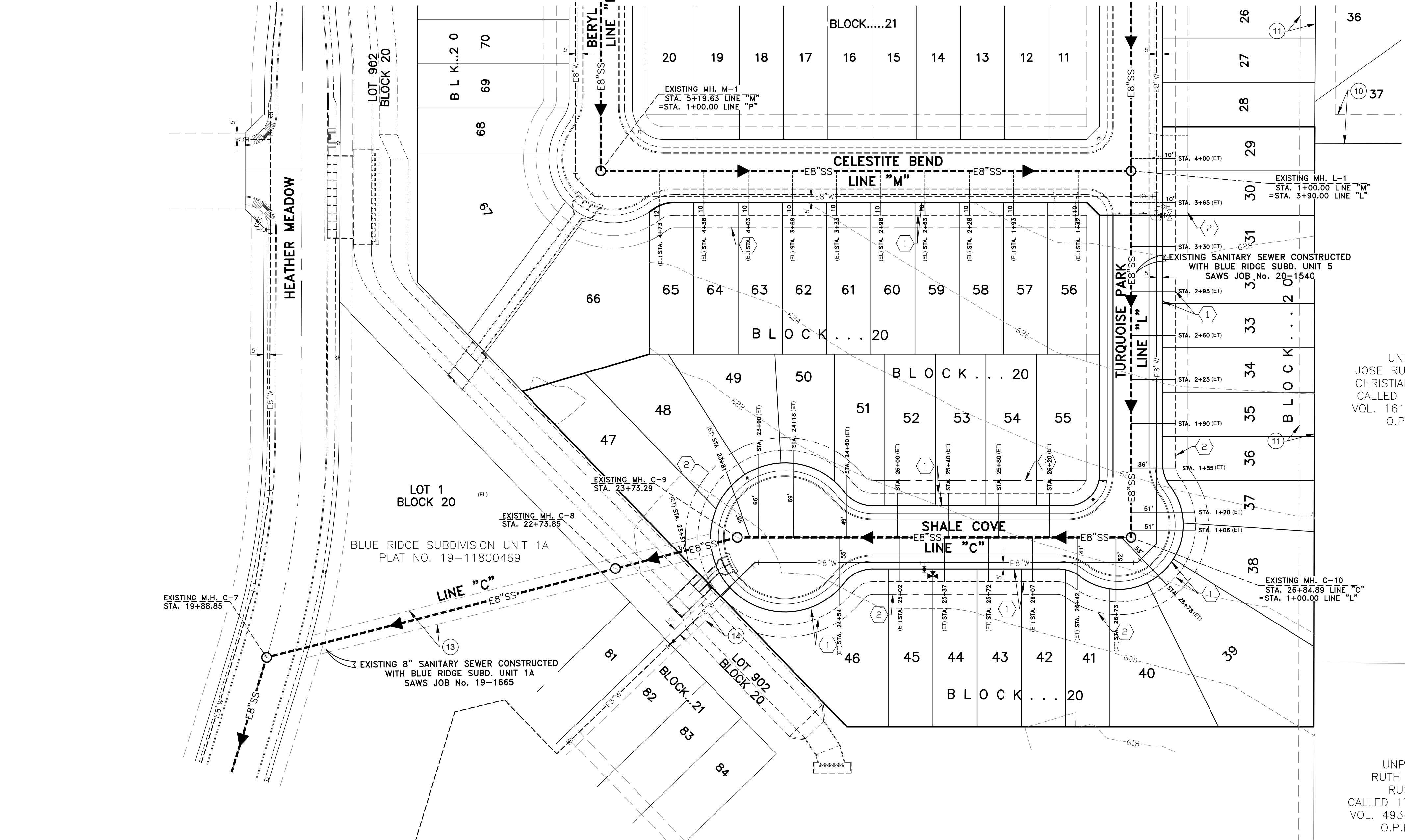
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ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPBE No. F-1733 | TPBLS No. 100495-00

PLAT NO.
20-11800192

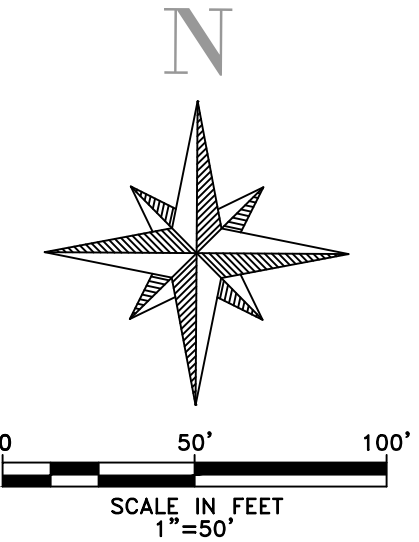
JOB NO. 120057.00
DATE OCTOBER 2020
DESIGNER L.M.R.
CHECKED B.C. DRAWN J.R.



LEGEND

EXISTING SANITARY SEWER MAIN	—————E8"SS—————▶
PROPOSED SANITARY SEWER MAIN	—————P12"SS—————▶
DIRECTION OF FLOW	—————▶
PROPOSES SANITARY SEWER MANHOLE	—————○—————▶
EXISTING SANITARY SEWER MANHOLE	—————○—————▶
PROPOSED WATERLINE	—————P8"W—————▶
EXISTING WATERLINE	-----E8"W-----▶
EXISTING LATERAL	EL
EXISTING TEE @ MAIN	ET

UNPLATTED
RUTH BOWMAN
RUSSELL
CALLED 17.942 ACRES
VOL. 4936, PG. 1342
O.P.R.B.C.T.



Developer's Name VIVA LAND VENTURES LP

Developer's Address 11427 ROJAS DRIVE

City EL PASO State TEXAS Zip 78231

Phone # 210-662-0066 Fax # ---

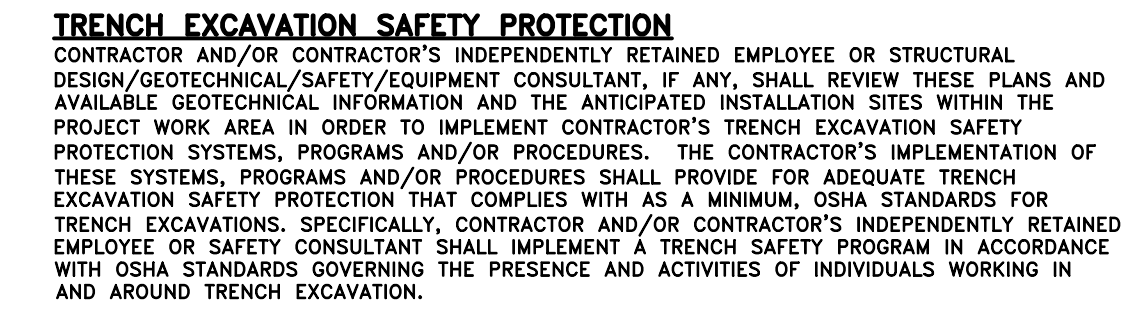
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Total Linear Footage of Pipe 0 LAND-PLAT
Plat No 20-11809192

Number of Lots 37 SAWS Job No. 20-1703

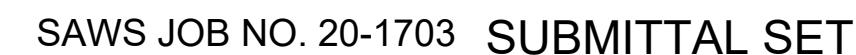
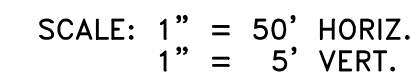
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL ENGINEER/TECHNICIAN SHALL BE RESPONSIBLE FOR: (1) IF ANY SHALL REVIEW THESE PLANS AND AVAILABLE GEOGRAPHICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION; (2) IDENTIFY ALL EXISTING UTILITIES AND STRUCTURES; (3) IDENTIFY ALL EXISTING SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION; (4) IDENTIFY ALL EXISTING AND ANTICIPATED TRAFFIC; (5) IDENTIFY ALL RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ORDER TO MAINTAIN THE SAFETY OF ALL PERSONNEL DURING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

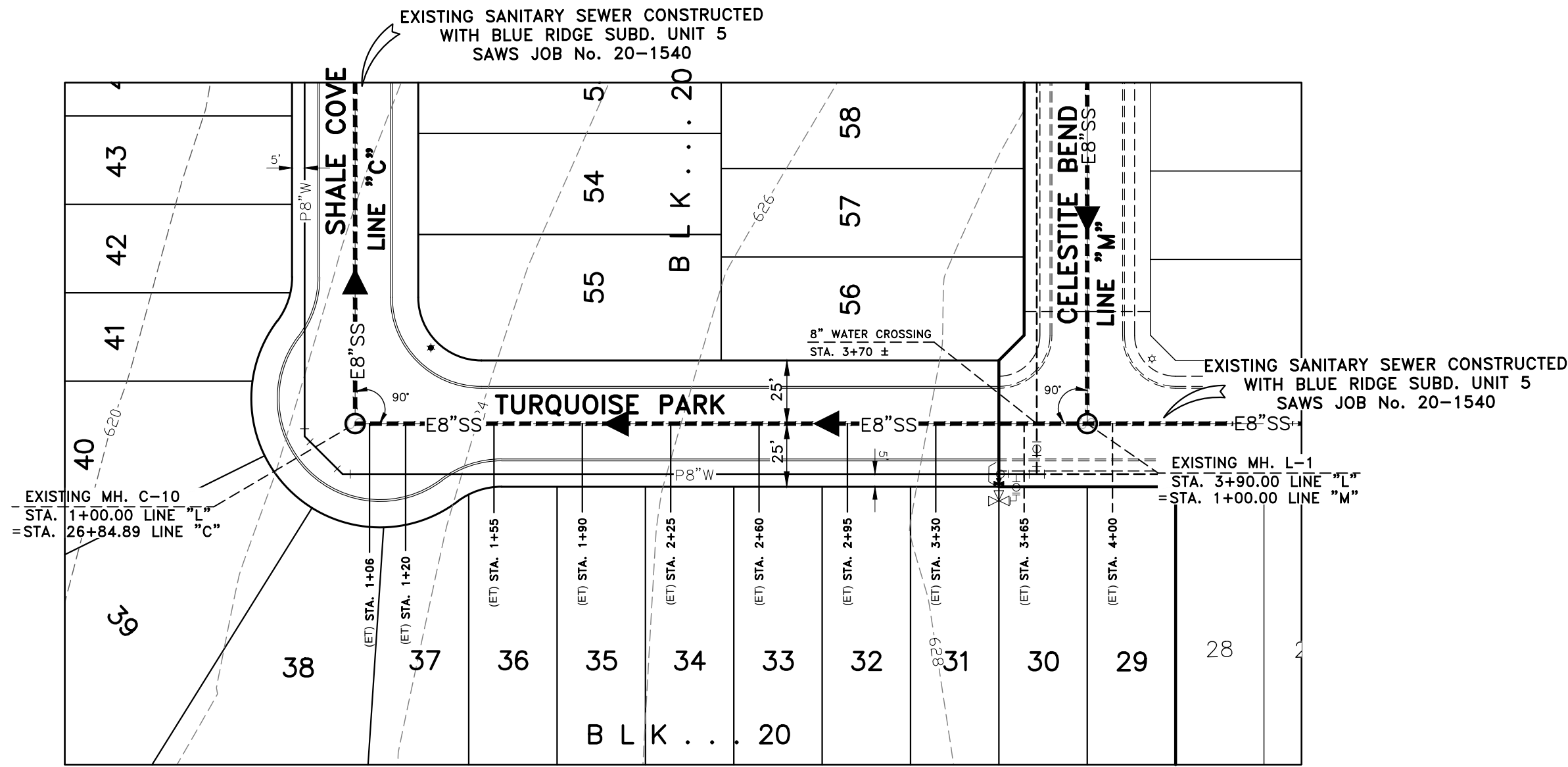
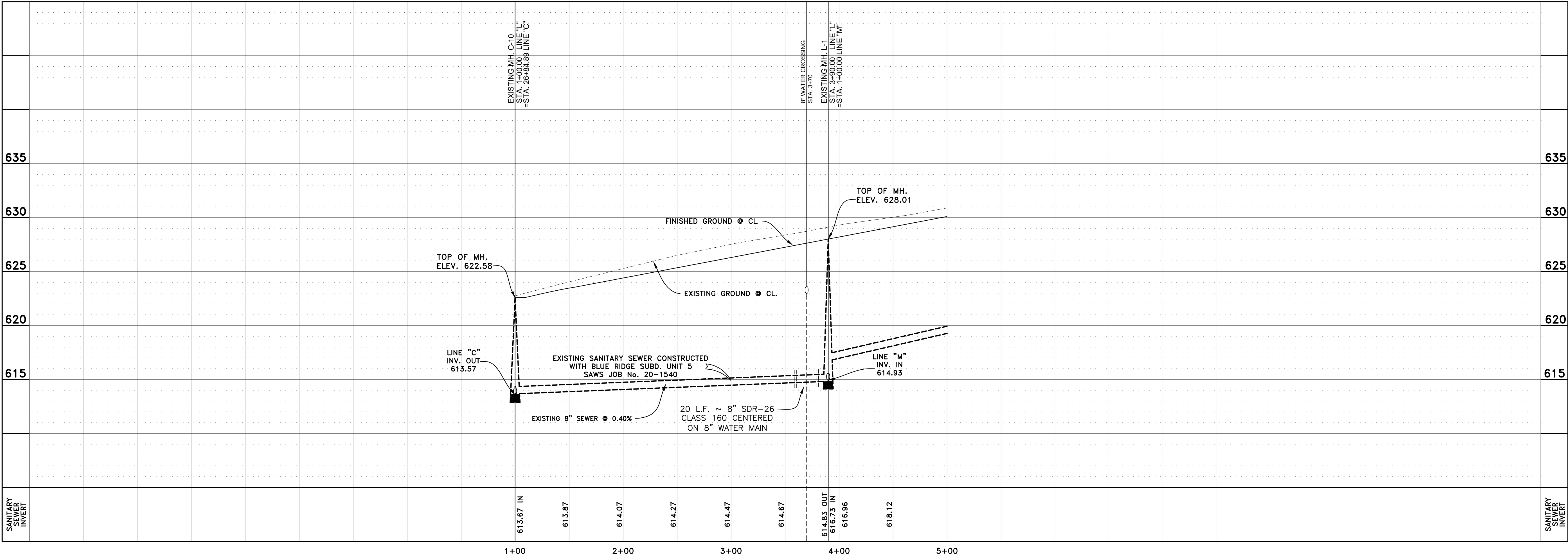


EXISTING SANITARY SEWER MAIN	—————	——E8"SS——▶
PROPOSED SANITARY SEWER MAIN	—————	——P12"SS——▶
DIRECTION OF FLOW	—————	▶
PROPOSES SANITARY SEWER MANHOLE	—————	●
EXISTING SANITARY SEWER MANHOLE	—————	●
PROPOSED WATERLINE	—————	——E8"W——▶
EXISTING WATERLINE	—————	——E8"W——▶
EXISTING TEE	—————	EL
EXISTING TEE @ MAIN	—————	ET

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Phone #	210-662-0066	Fax #	----				
SAWS Block Maps		198-562	Total EDU's	37	Total Acreage	5.027	
Total Linear Footage of Pipe				0	Plat No.	LAND-PLAT- 20-11500182	
Number of Lots		37	SAWS Job No.		20-1703		



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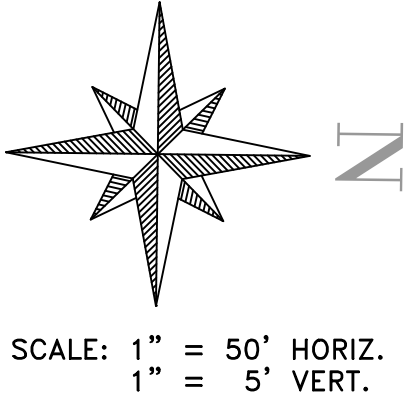
LINE "L"
EXISTING SANITARY SEWER LINE

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND 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. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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.

LEGEND

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- PROPOSED SANITARY SEWER MAIN ——— P12"SS ———>
- DIRECTION OF FLOW ———>
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- EXISTING SANITARY SEWER MANHOLE ———○———
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Phone #	210-662-0066	Fax #	---
SAWS Block Maps	198-562	Total EDU's	37 Total Acreage 5.027
Total Linear Footage of Pipe	0	LAND-PLAT	20-11800192
Number of Lots	37	SAWS Job No.	20-1703

NO.	REVISION	DATE

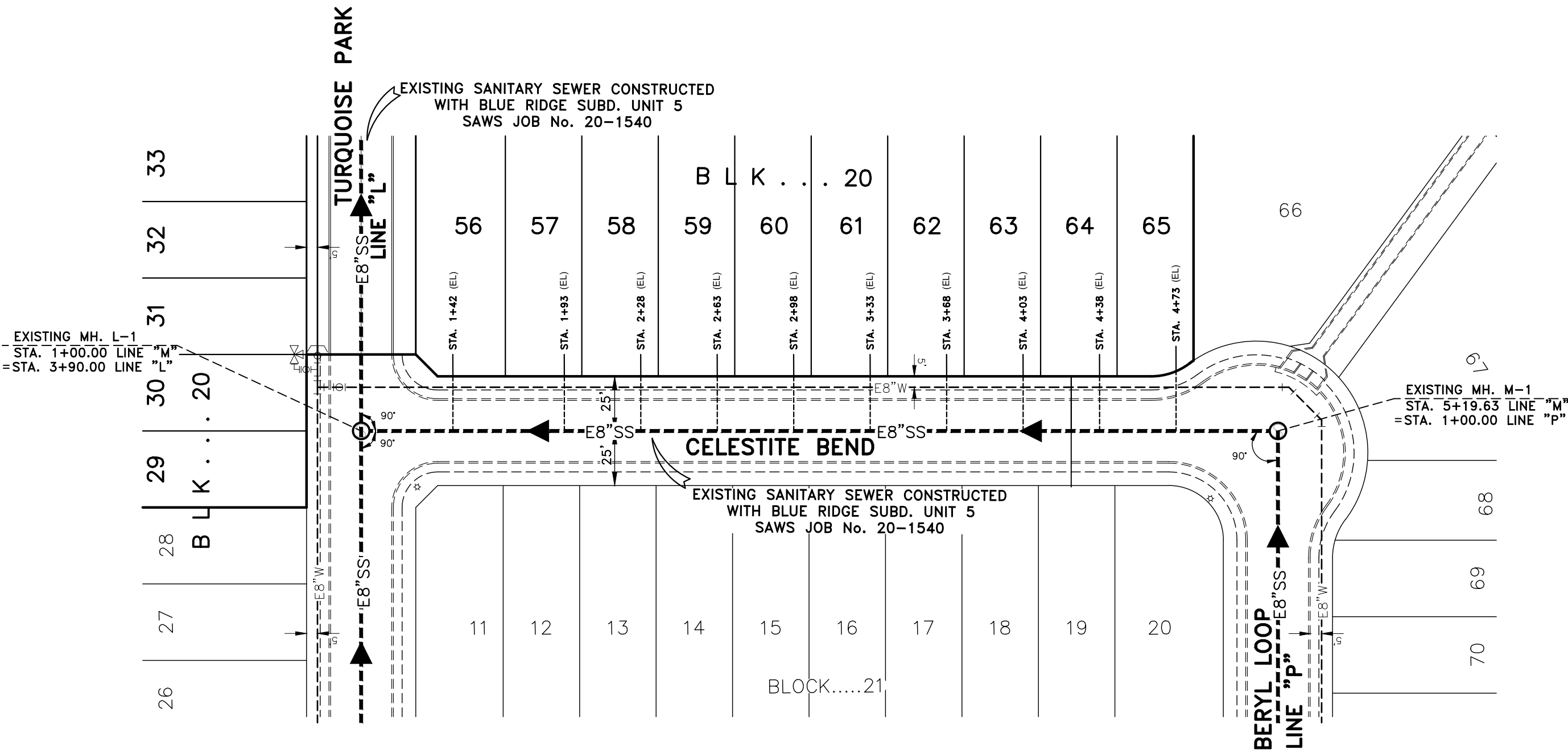


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100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PLAT NO.	20-11800192
JOB NO.	120057.00
DATE	OCTOBER 2020
DESIGNER	L.M.R.
CHECKED	B.C. DRAWN J.R.

BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
SANITARY SEWER LINE L

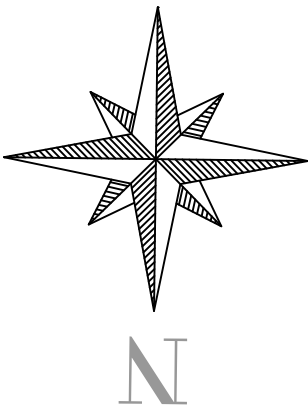
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TRENCH EXCAVATION SAFETY PROTECTION
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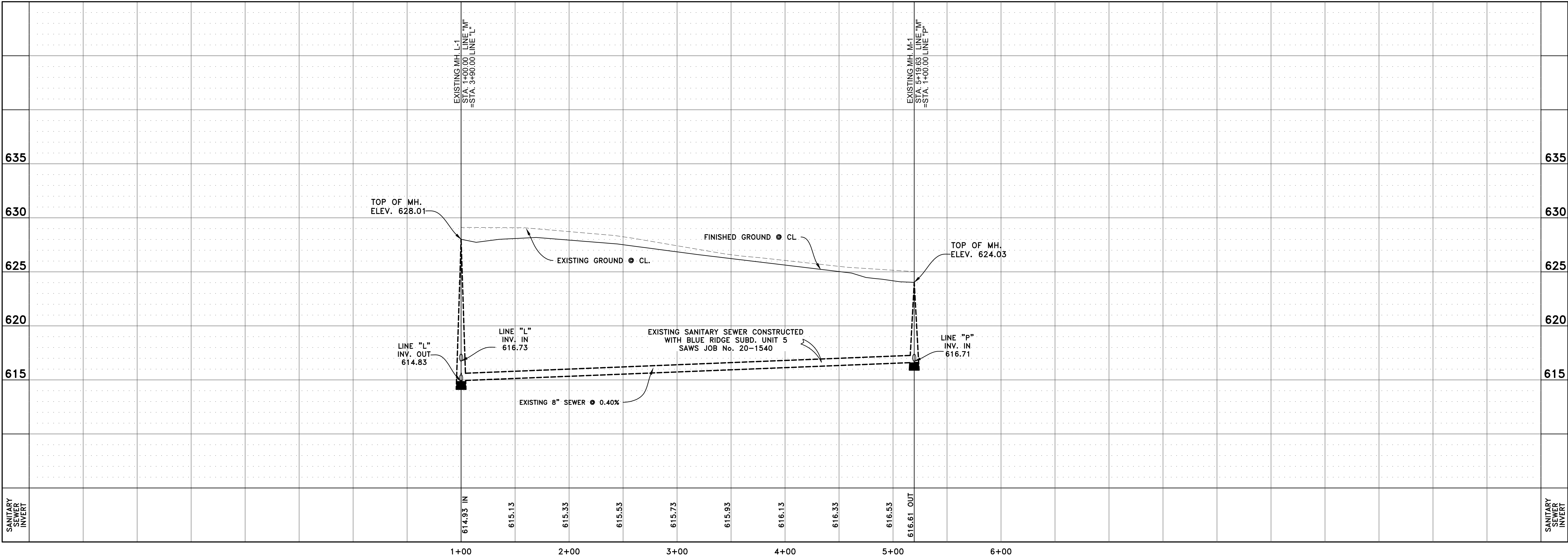
LEGEND

- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MAIN
- DIRECTION OF FLOW
- PROPOSES SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- EXISTING LATERAL
- EXISTING TEE @ MAIN



SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

Developer's Name VIVA LAND VENTURES LP
Developer's Address 11427 ROJAS DRIVE
City EL PASO State TEXAS Zip 78231
Phone # 210-662-0066 Fax # ---
SAWS Block Maps 198-562 Total EDU's 37 Total Acreage 5.027
Total Linear Footage of Pipe 0 LAND-PLAT: 20-11800192
Number of Lots 37 SAWS Job No. 20-1703



NO.	REVISION	DATE



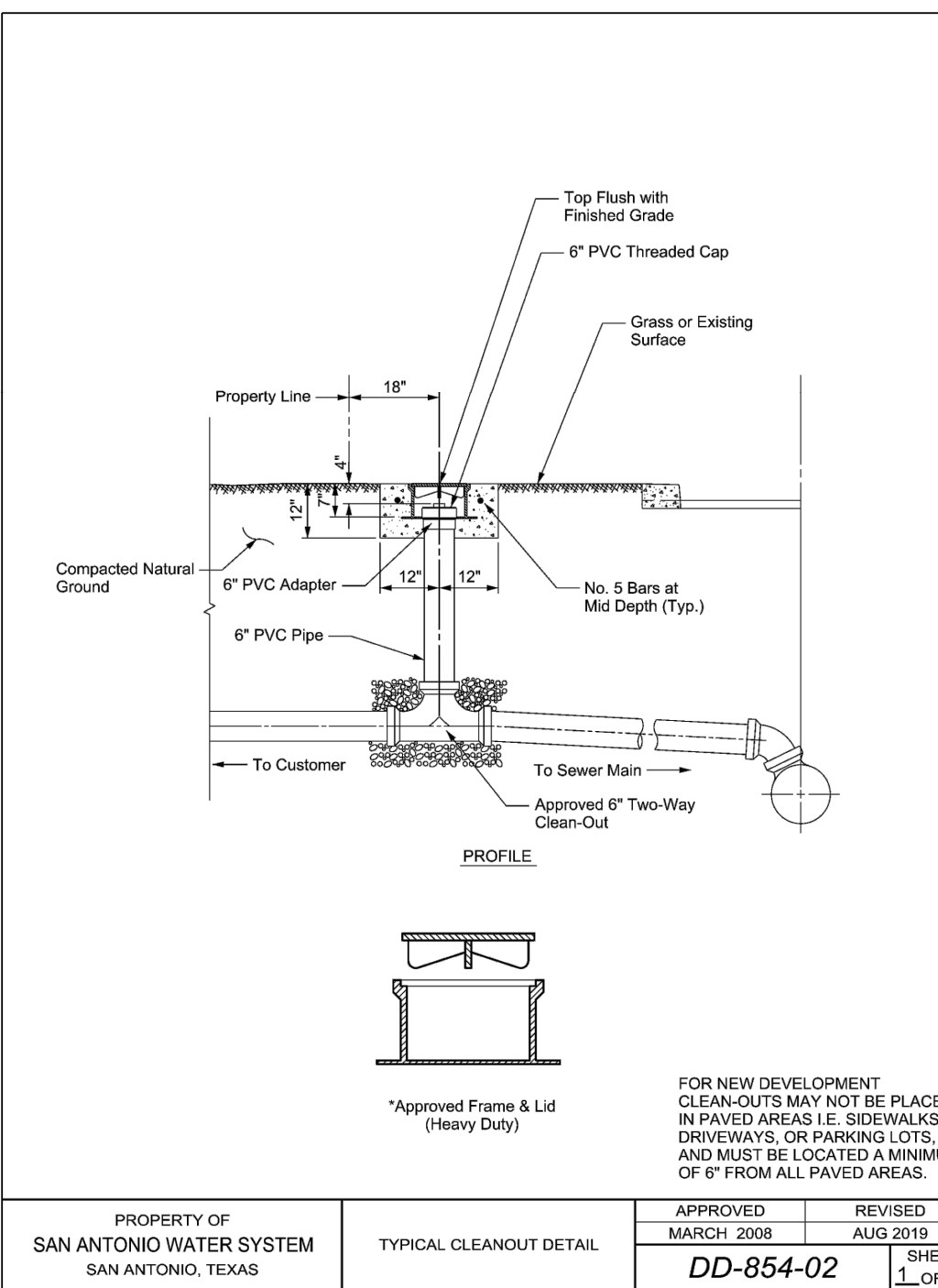
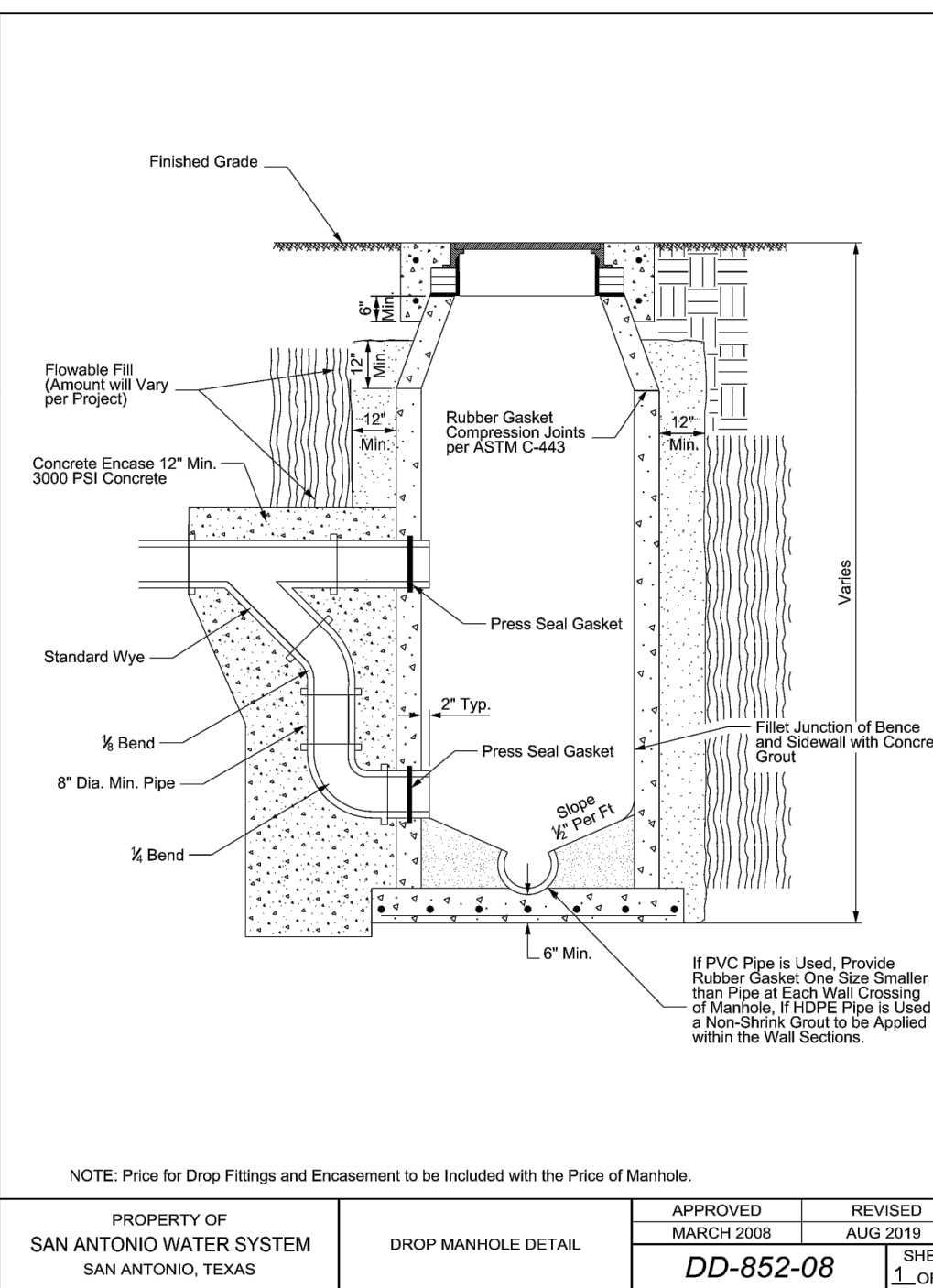
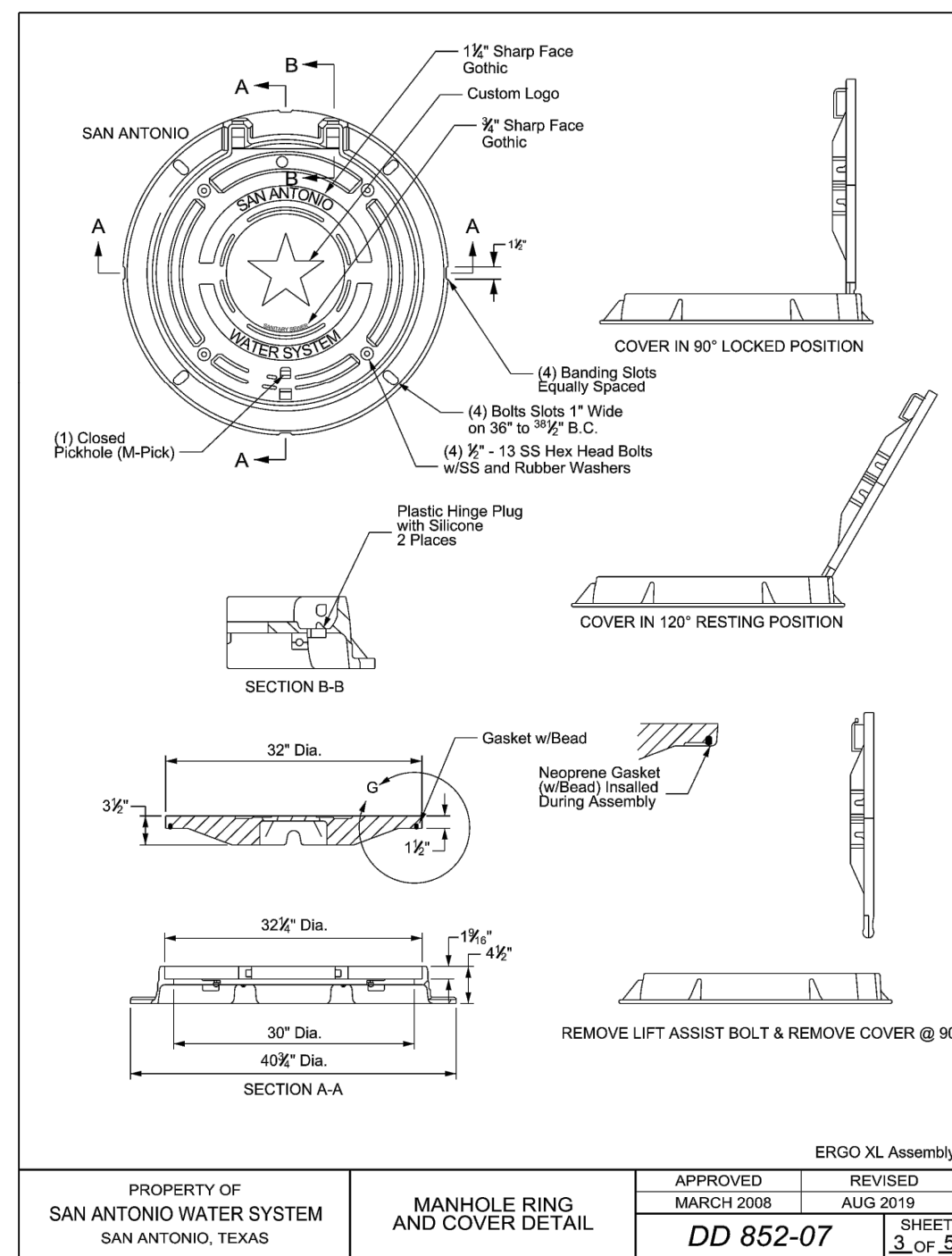
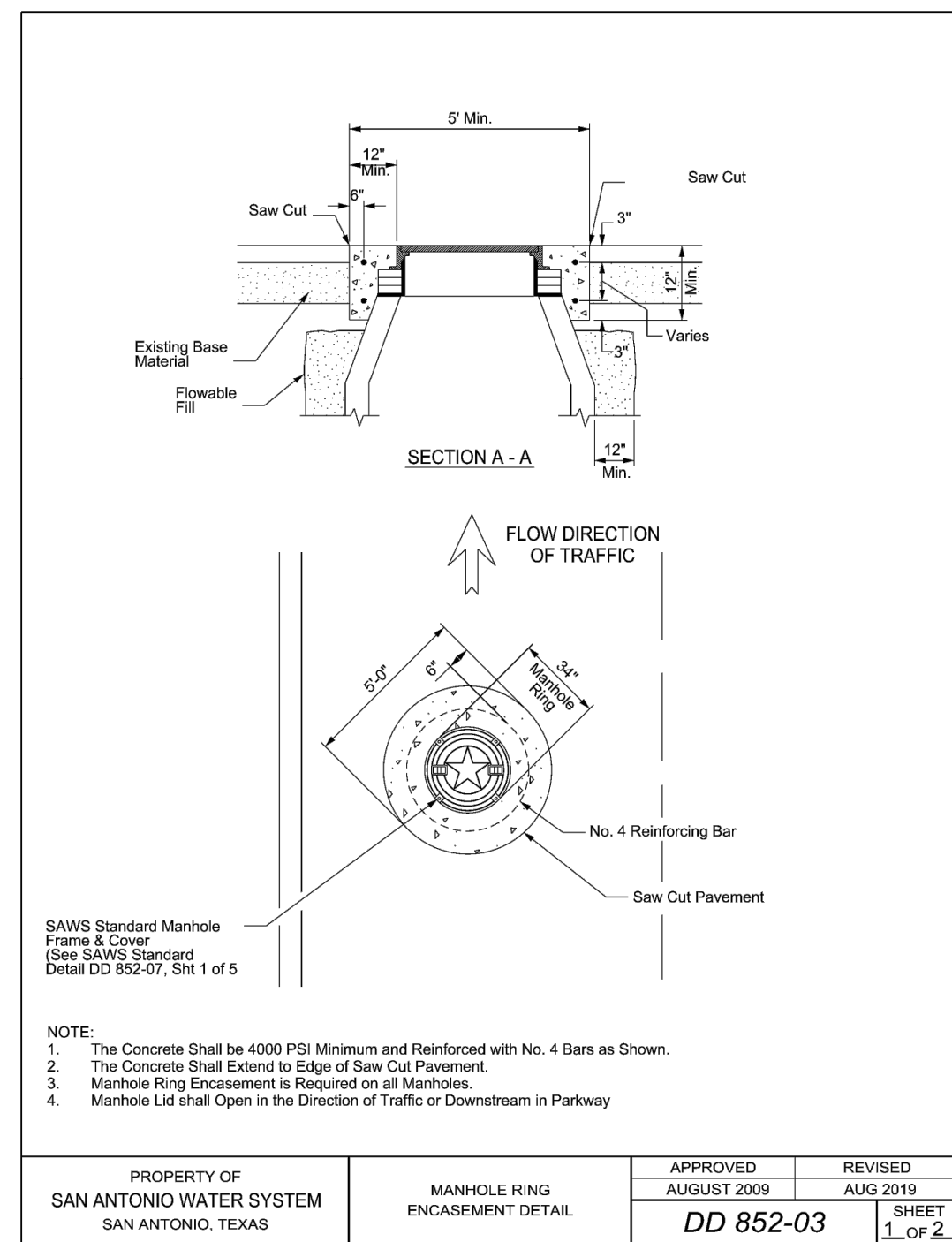
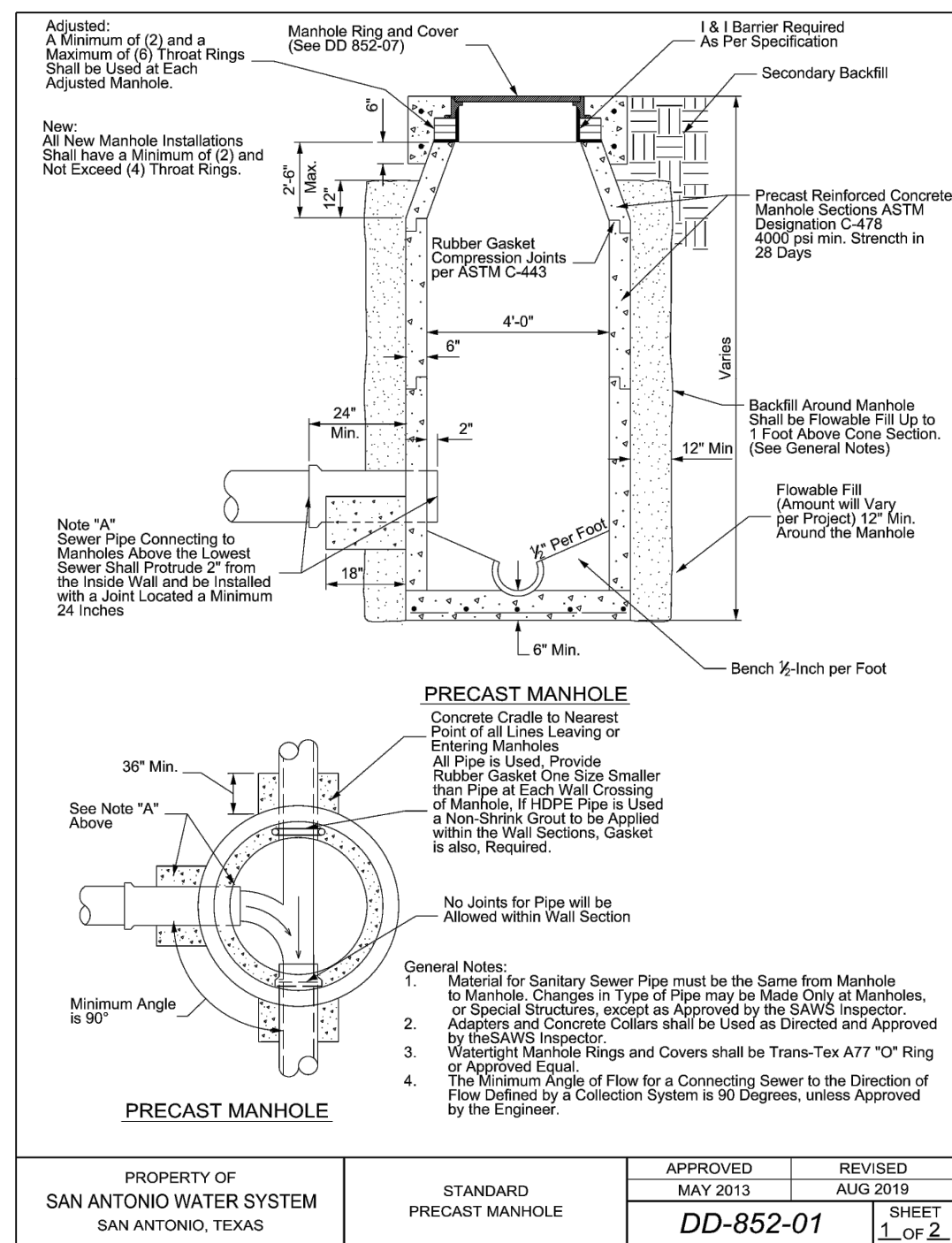
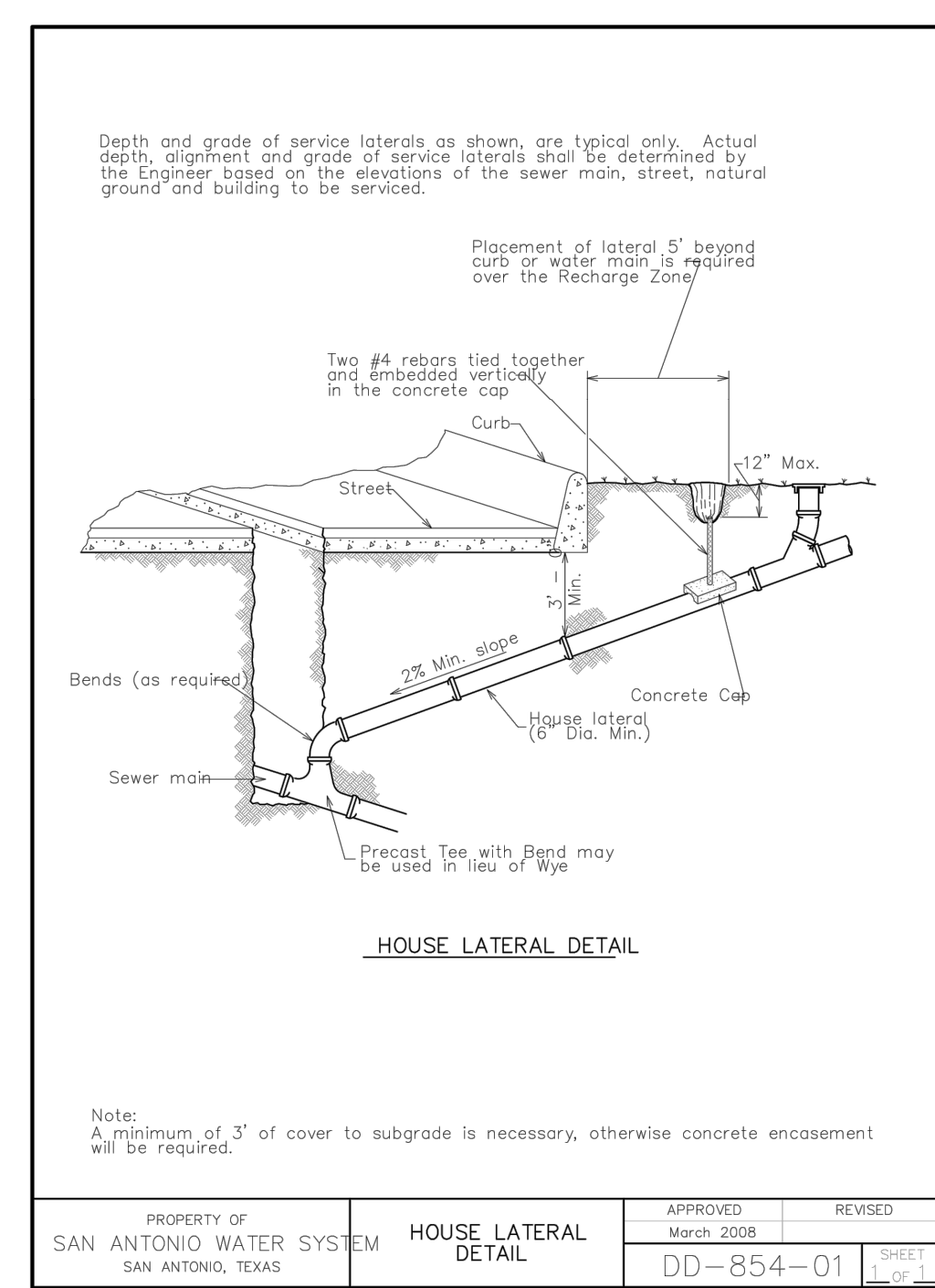
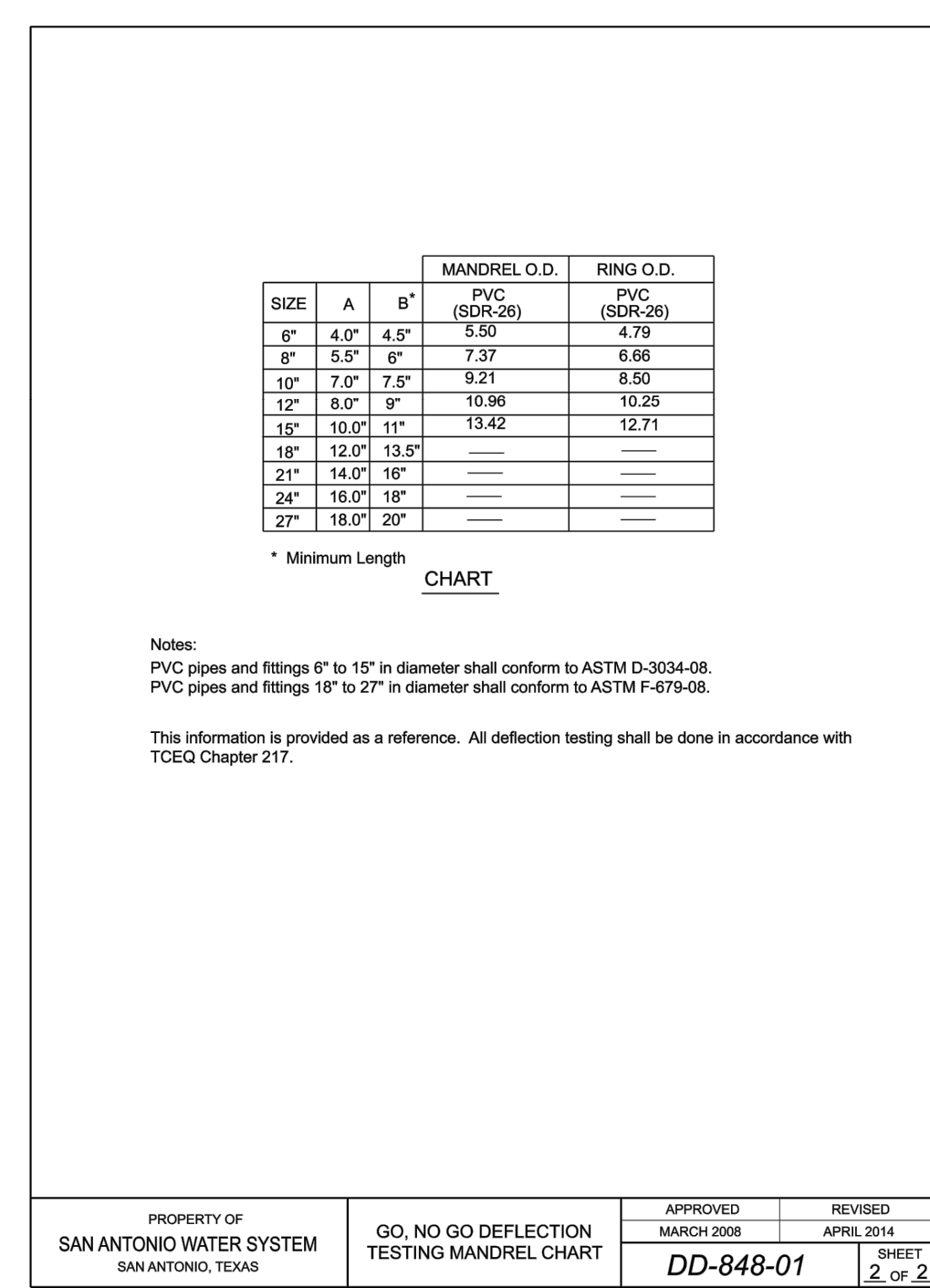
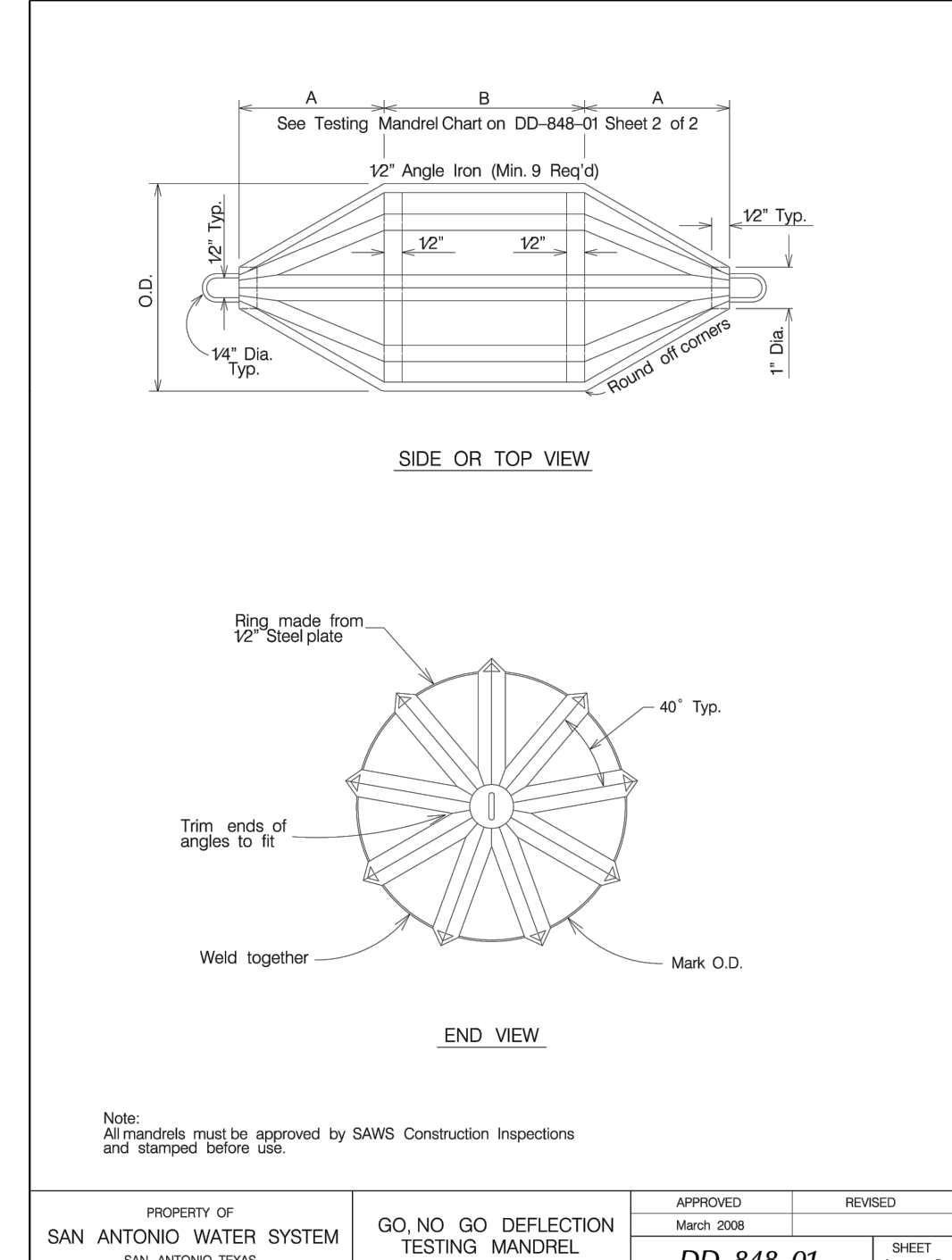
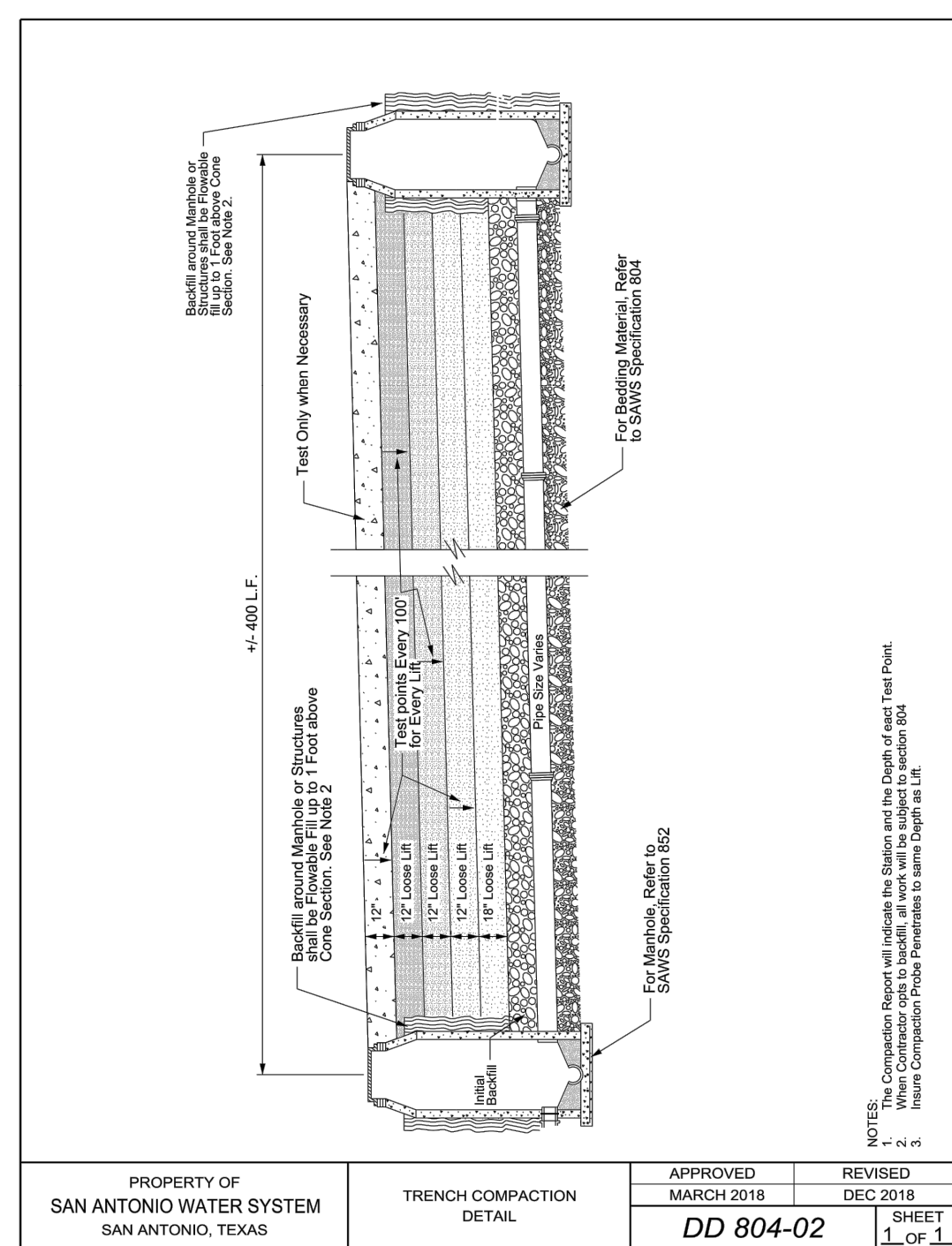
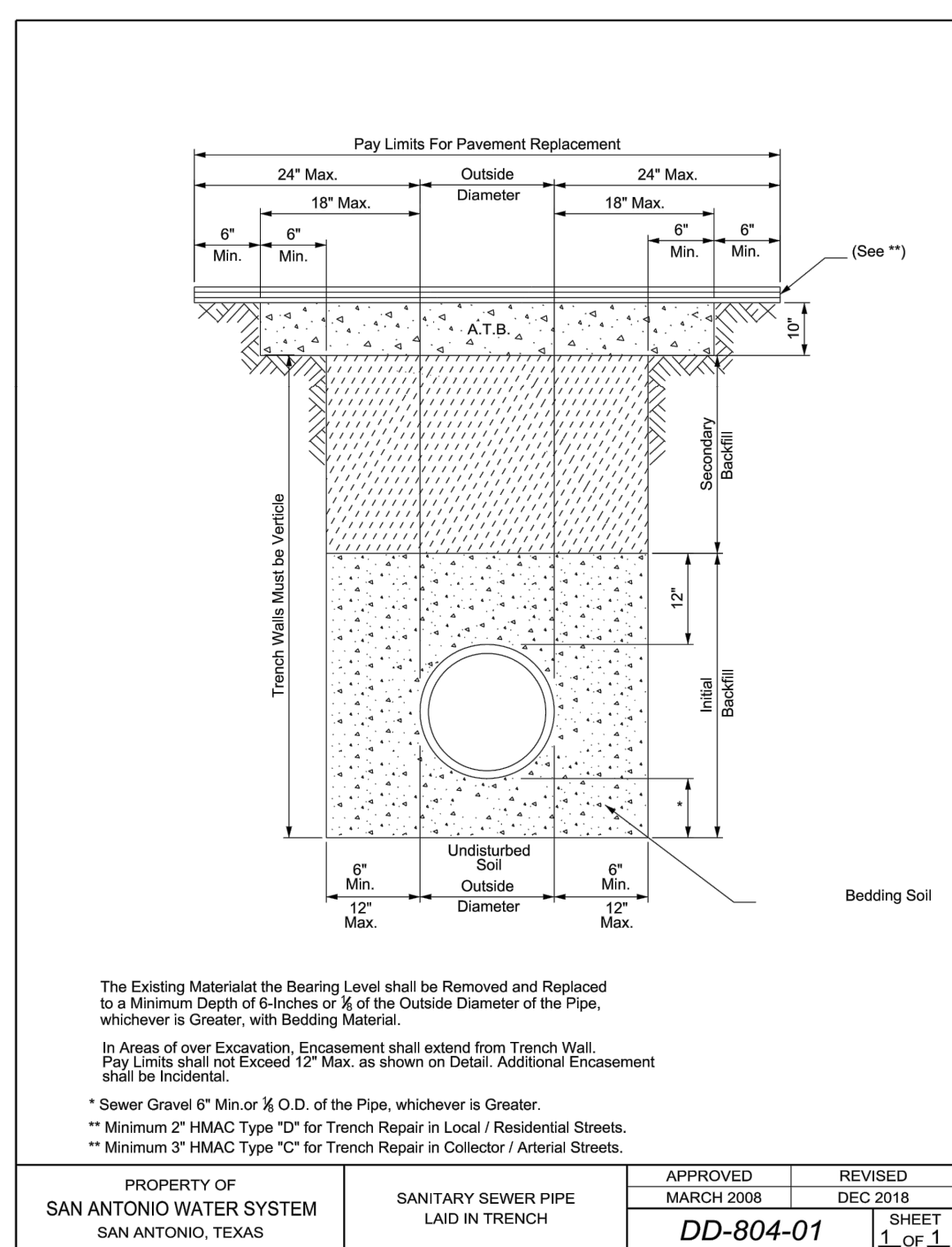
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PLAT NO. 20-11800192
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BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
SANITARY SEWER LINE M

SAWS JOB NO. 20-1703

SHEET C4.5



Date: Oct 29, 2021, 11:33am User ID: pablo.deluna
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SAWS GENERAL WATER NOTES

LAST REVISED: 7/2017

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:
 - 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.
 - CURRENT TxDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND DRAINAGE".
 - CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER AND SANITARY SEWER CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".
 - CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL"(UECM).
- 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 DEVELOPER.
- 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 PLANS.
- 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.
- 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 AND AT LEAST ONE 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.
- 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
 - TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- 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 PROJECTS CONSTRUCTION.
- 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 REQUIREMENTS.
- THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- 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 TO BE UNCOVERED FOR PROPER INSPECTION.
- 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 PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS 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.
- 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
- 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".
- 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. (NSP)
- 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.
- ALL VALVES SHALL READ "OPEN RIGHT".
- PRVs REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 643 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 643 FEET, THE DEVELOPER OF BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AND APPROVED THE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING 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 SERVICES 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.
- BACKFLOW PREVENTION DEVICES:
 - ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION DEVICES
 - ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO INSTALLATION.
- 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.

GENERAL UTILITY NOTES

- THERE ARE UTILITY CROSSINGS ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL GRAVITY LINE CROSSINGS (SANITARY SEWER, STORM SEWER, WALL DRAINS, ETC.) TO ENSURE NO CONFLICTS OCCUR PRIOR TO UTILITY LINE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IF GRAVITY LINE VERTICAL ADJUSTMENTS ARE NECESSARY. CONTRACTOR IS EXPECTED TO MAKE ADJUSTMENT OF NON-GRAVITY UTILITY LINES AS NECESSARY TO AVOID CONFLICTS AND MAINTAIN THE MINIMUM BURY DEPTHS OF EACH UTILITY AS SPECIFIED.
- WHEN SANITARY SEWER LINES ARE INSTALLED IN THE VICINITY OF POTABLE WATER MAINS, SUCH INSTALLATION OF SANITARY SEWER AND WATER FACILITIES SHALL BE IN STRICT COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 290 "PUBLIC DRINKING WATER", SUBCHAPTER D, "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" AND CHAPTER 217 - "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS".
- FITTINGS FOR WATER SHOWN ON THE DRAWINGS REPRESENT GENERAL ALIGNMENT AND INSTALLATION INTENTION AND DO NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL INCIDENTAL FITTINGS AND APPURTENANCES FOR HORIZONTAL AND VERTICAL ALIGNMENT ADJUSTMENTS, MATERIAL ADAPTERS, PIPE SIZE REDUCTION, TIE-INS TO EXISTING MAINS, INSTALLATION SPECIALTIES, ETC.

EXCAVATION, SHORING, AND RESTORATION

- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES 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 OF ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PERMANENTLY PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEM NO. 550 & 804.
- PROTECTION OF EXISTING BUILDING STRUCTURES ALONG THE PIPELINE ROUTE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION ITEM 804. THERE WILL BE NO SEPARATE PAYMENT FOR STRUCTURE PROTECTION (SHEETING, SHORING, ETC.). THE COST FOR THIS WORK MUST BE INCLUDED IN THE APPROPRIATE BID ITEM(S).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES. NO SEPARATE PAYMENT SHALL BE MADE FOR REQUIRED RESTORATIONS, UNLESS OTHERWISE SHOWN.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CITY PUBLIC SERVICE MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND GAS VALVES THAT ARE IN THE PROJECT AREAS.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
- WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SHORING, BRACING, AND/OR OTHER SUITABLE SUPPORT FOR THE POLES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES, RESIDENTS AND BUSINESSES WITH ACCESS TO AND FROM THEIR HOMES AND ESTABLISHMENTS AND ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE. (NO SEPARATE PAY ITEM.)
- CONTRACTOR TO NOTIFY CUSTOMERS 24 HOURS PRIOR TO ANY SERVICE OUTAGE.
- CONTRACTOR SHALL NOTIFY BEXAR COUNTY RIGHT-OF-WAY DEPT. AT LEAST 24 HOURS BEFORE TEMPORARY ROAD CLOSURES.
- CONTRACTOR SHALL PROTECT ROADWAY PAVEMENTS USED FOR STORAGE OF PIPE MATERIALS AND EQUIPMENT. BEXAR COUNTY RIGHT-OF-WAY DEPT. WILL DETERMINE LEVEL OF REPAIR REQUIRED FOR ANY PAVEMENT DAMAGED BY CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED PAVEMENT CAUSED BY CONTRACTOR.
- CONTRACTOR TO PLACE 4-INCHES OF FLEXIBLE BASE MATERIAL AT TRENCH SURFACE PER SPECIFICATION ITEM NO. 804 (NSPI).

RESIDENTIAL FIRE FLOW NOTE:

THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

GENERAL SITE NOTES

- CONTRACTOR WILL BE PROVIDED WITH GROUND CONTROL POINTS ESTABLISHING LAYOUT "CONTROL LINES" AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OTHER LAYOUT AND GRADE CONTROL SURVEYING FOR CONSTRUCTION OF THE PROJECT.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND OBSERVABLE SURFACE FEATURES. ACTUAL LOCATIONS MAY VARY AND UTILITIES NOT SHOWN ON THESE PLANS MY EXIST. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AND OWNER PERSONNEL FOR ASSISTANCE IN LOCATING ALL UNDERGROUND FACILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF UNDERGROUND FACILITIES WELL AHEAD OF CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED UTILITIES AND FOR DAMAGES CAUSED TO OWNER OR OTHER PARTIES ARISING FROM SERVICE INTERRUPTION OR LOSS OF USE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SERVICE TERMINATION ASSOCIATED WITH UTILITY LINES TO BE REMOVED OR ABANDONED.
- WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ARCHITECT/LANDSCAPE ARCHITECT IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
- UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR IN THE LANDSCAPE PLANS/SPECIFICATIONS THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM TO LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
- WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/ EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

MISCELLANEOUS NOTES

- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- ALL MAINS ARE ON-SITE.
- FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT) ITEM 836, SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION ~ MARCH 2008.
- CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION. REPLACEMENT OF CURB, SIDEWALKS, BASE, AND PAVEMENT WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.
- CONTRACTOR MUST COMPLY WITH MANUFACTURER'S INSTALLATION OF PROPER RESTRAINTS IF PROPER THRUST BLOCKING IS NOT INSTALLED. CONTRACTOR MUST INSTALL JOINT RESTRAINTS PER MANUFACTURER'S SPECIFICATIONS, RESTRAINTS AND THRUST BLOCKING ARE CONSIDERED SUBSIDIARY TO WATER MAIN INSTALLATION. NO SEPARATE PAYMENT FOR THIS WORK.
 - *DOUBLE NUT ALL RESTRAINING BOLTS.
 - *ANY TYPE OF JOINT RESTRAINT MUST BE BI-DIRECTIONAL
- MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND.

WATER LINE DIA.	MIN. DEPTH
8"-12"	4'
≥ 16"	5'
- USE AWWA C-900 PVC PIPE, CLASS 235 (DR-18) FOR WATER MAIN CONSTRUCTION UNLESS NOTED OTHERWISE ON PLANS
- SAWS REQUIRES GcPs AND COUNTER PERMITS TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 3
ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18)
UNLESS NOTED OTHERWISE.

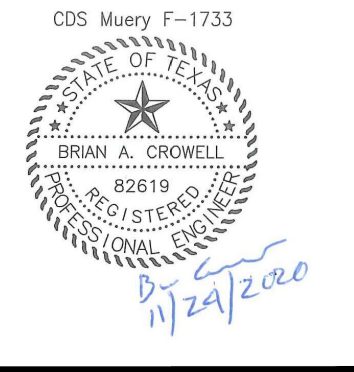
Developer's Name	VIVA LAND VENTURES LP		
Developer's Address	11427 ROJAS DRIVE		
City	EL PASO	State	TEXAS
		Zip	78231
Phone #	210-662-0066	Fax #	----
SAWS Block Maps	198-562	Total EDU's	37
		Total Acreage	5.027
Total Linear Footage of Pipe	677	Plat No.	20-11800192
		LAND-PLAT-	
Number of Lots	37	SAWS Job No.	20-1235

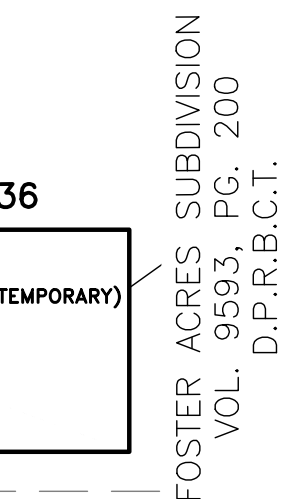
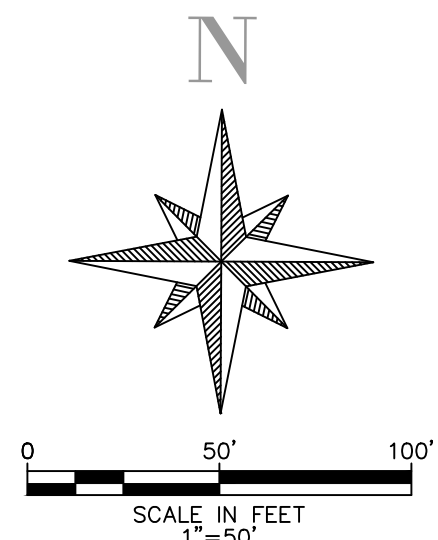
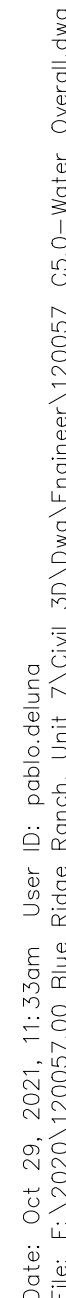
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BLUE RIDGE RANCH
SUBDIVISION UNIT 7
SAN ANTONIO, TEXAS
WATER GENERAL NOTES

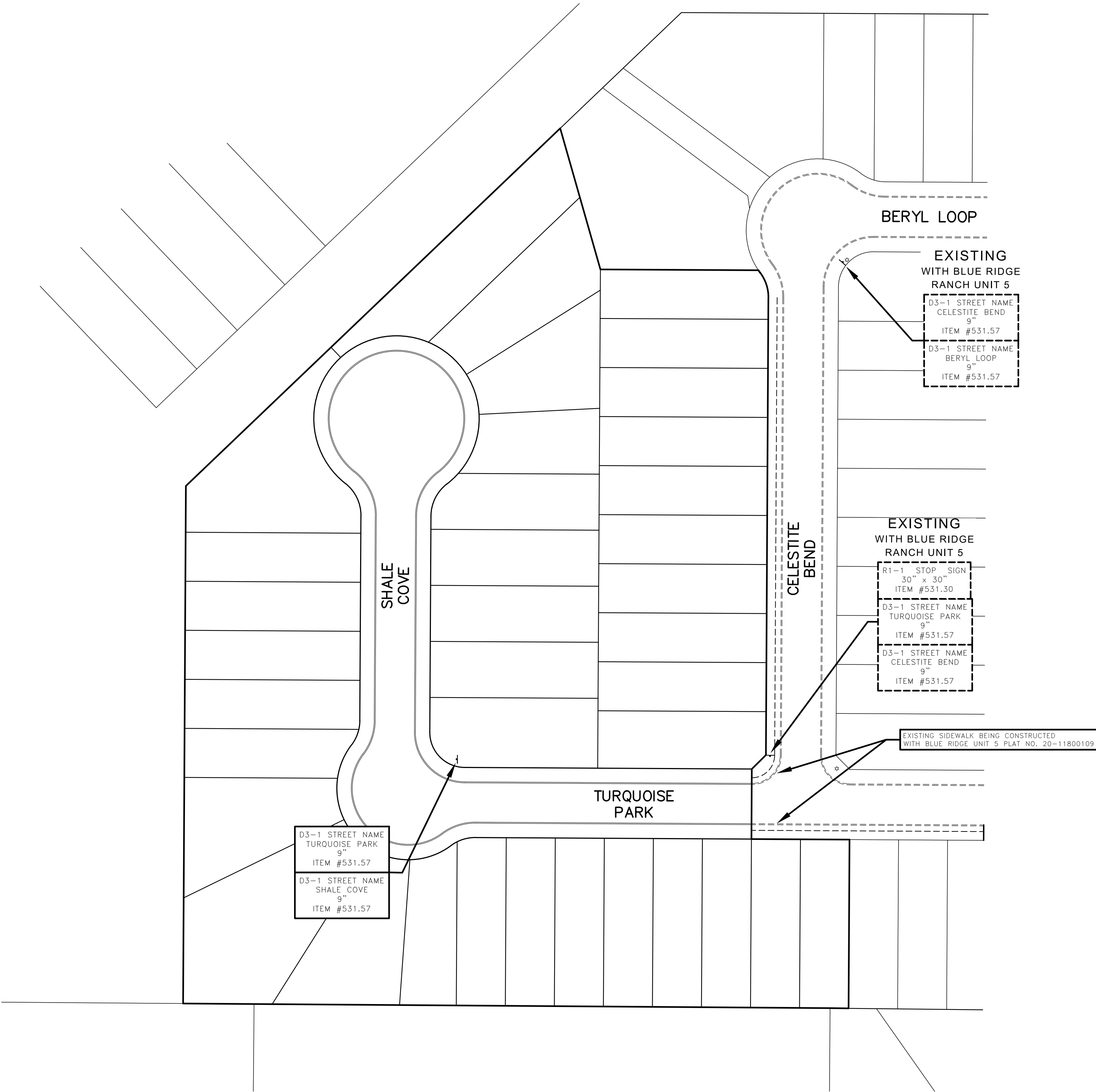
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NO.	REVISION	DATE





SAN ANTONIO, TEXAS

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CDS **muery**
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

PLAT NO. 20-11800192

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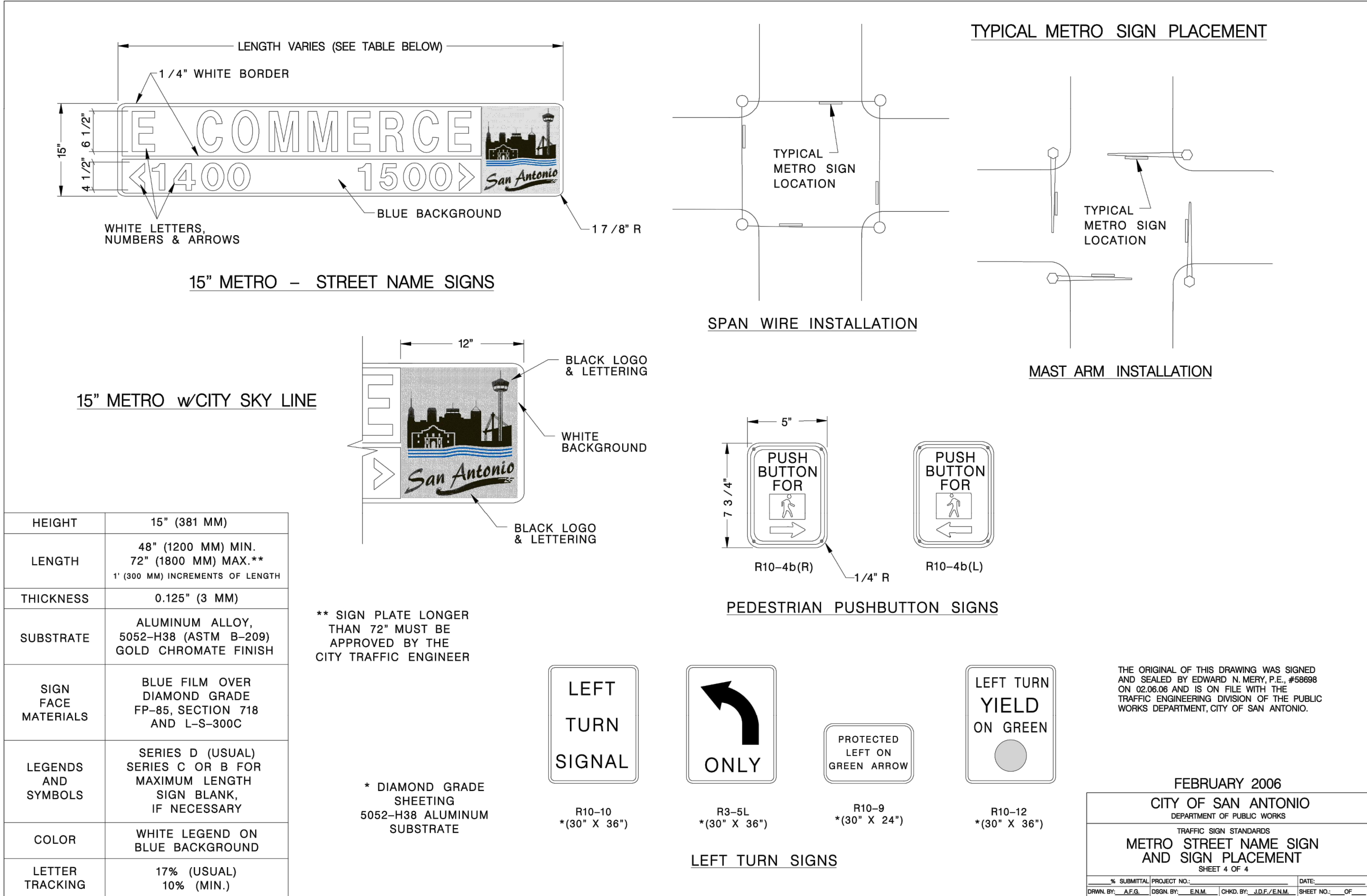
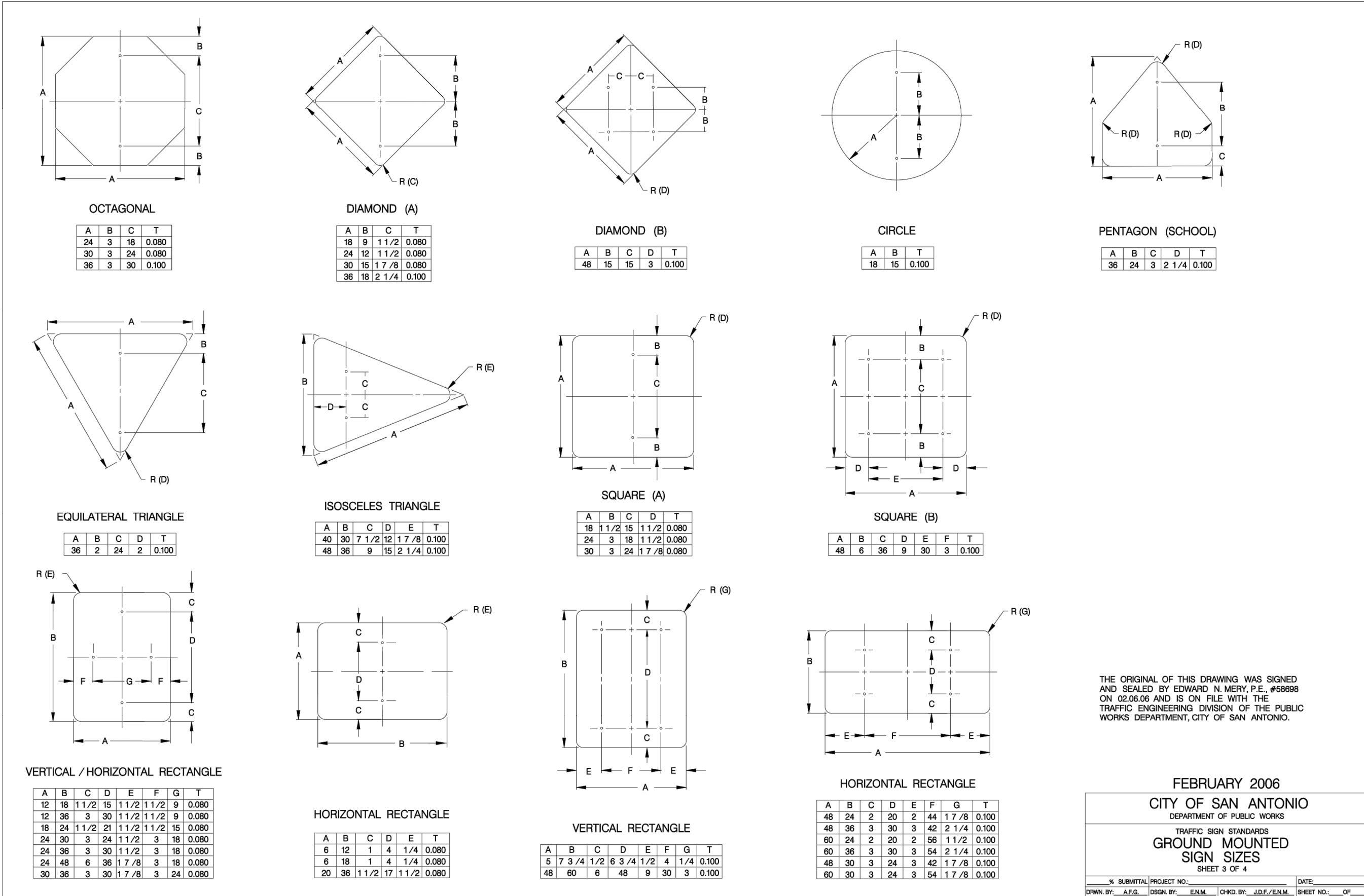
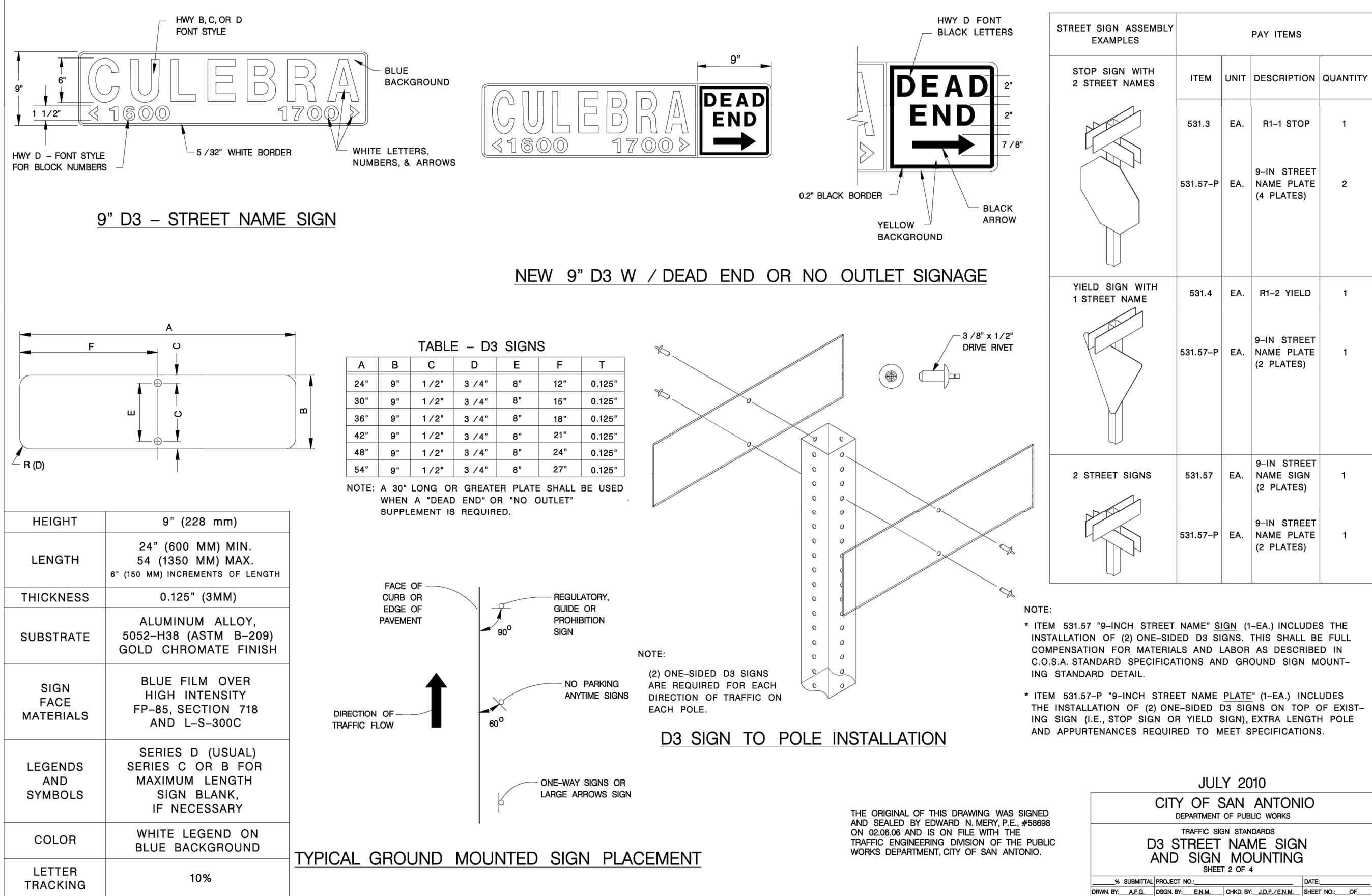
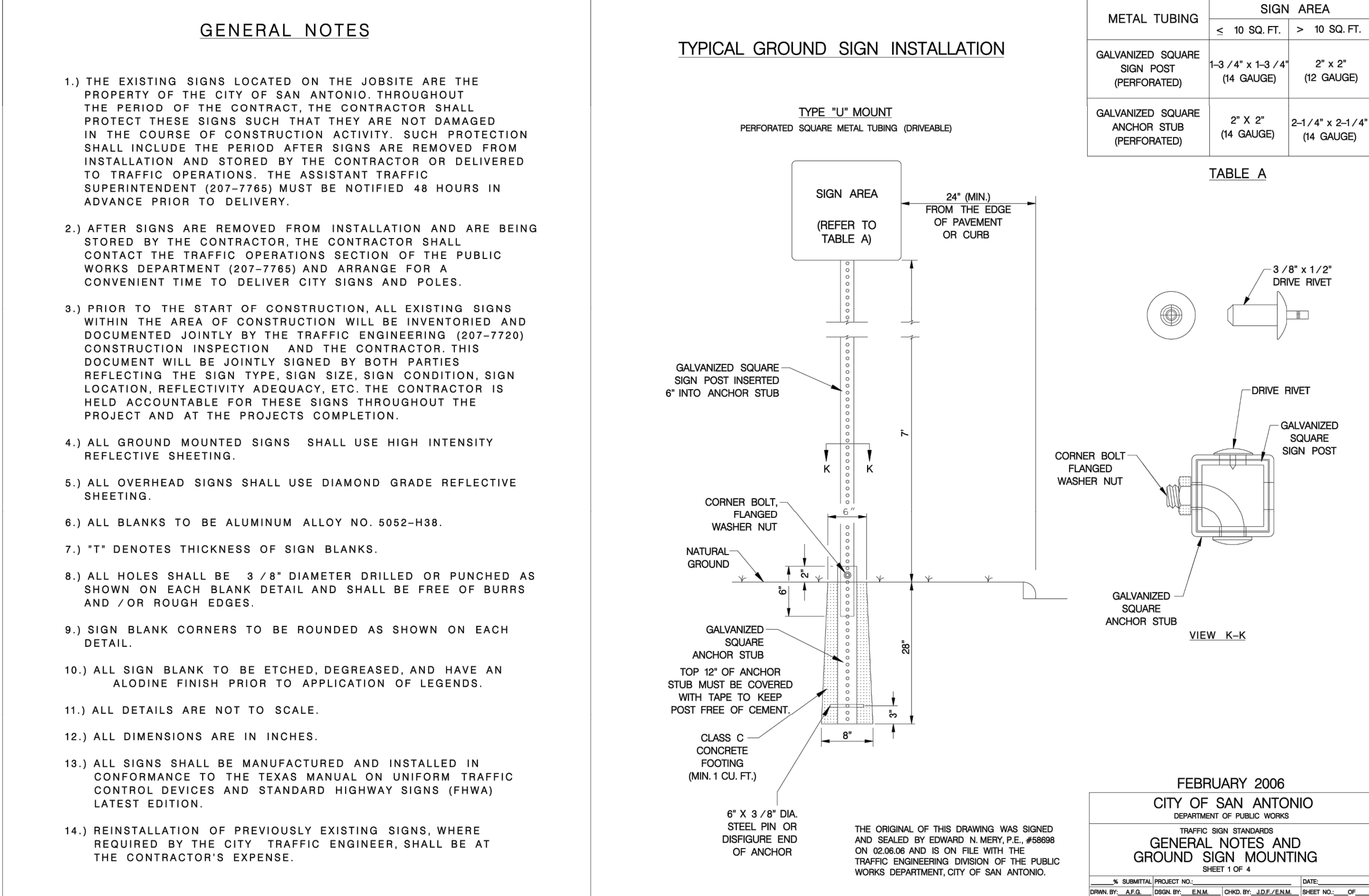
DATE NOVEMBER 2020

DESIGNER L.M.R.

CHECKED B.C. DRAWN JAR.

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7
STREET AND DRAIN PLANS
TRAFFIC SIGNAGE & PAVEMENT MARKING PLAN**

SHEET C6.1



DATE	
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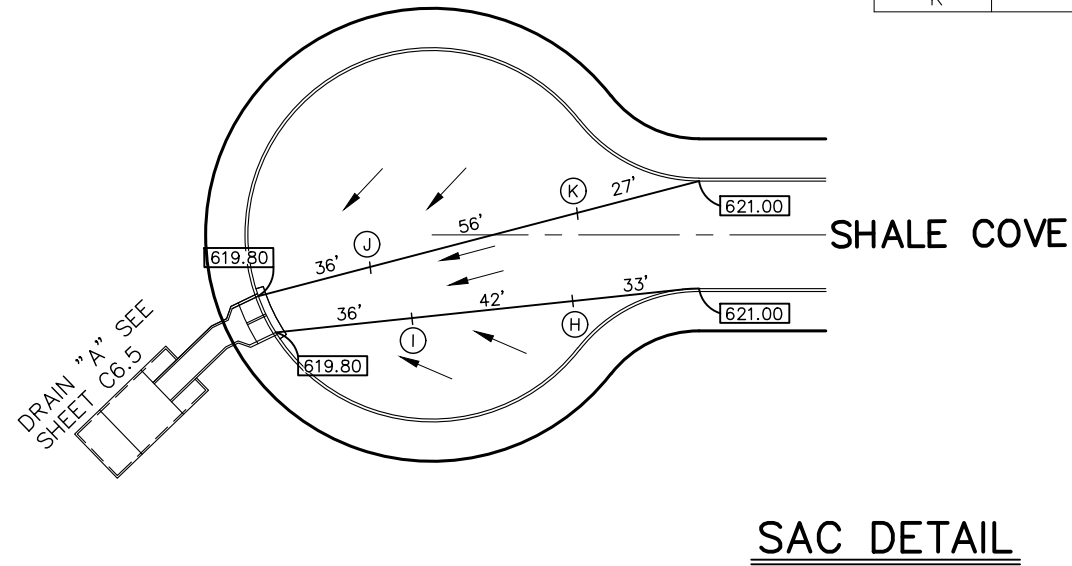
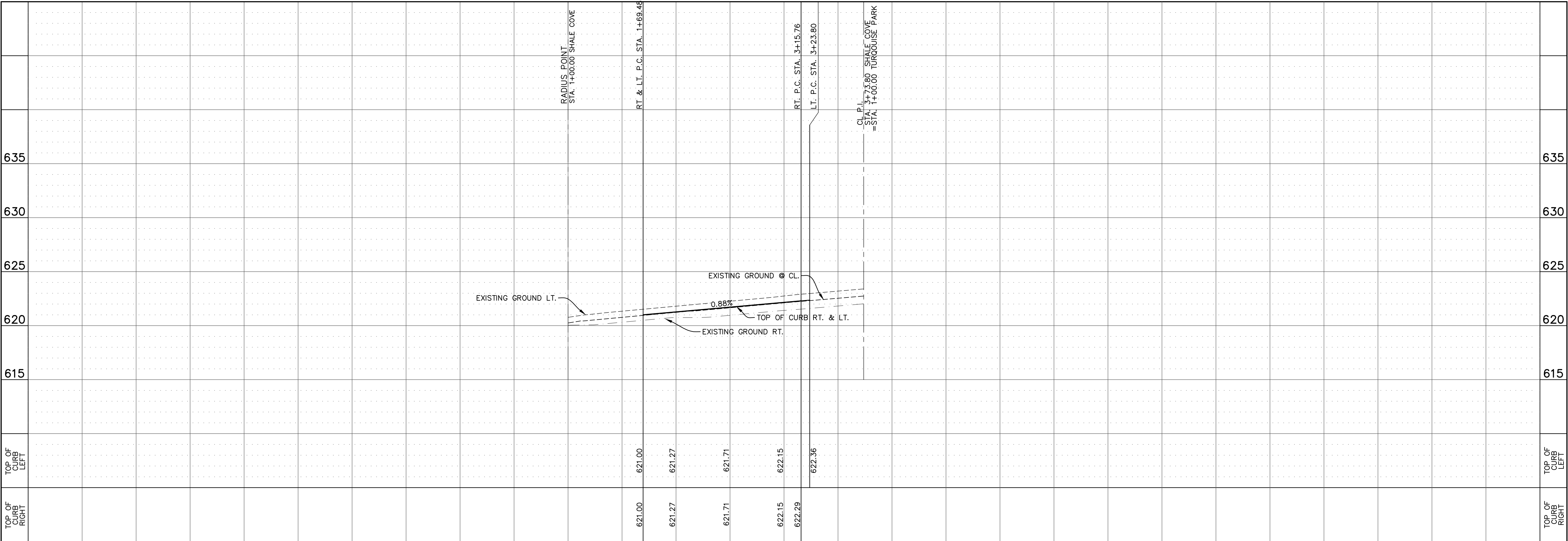
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100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TPBE No. F-1733 | TBPLs No. 100495-00

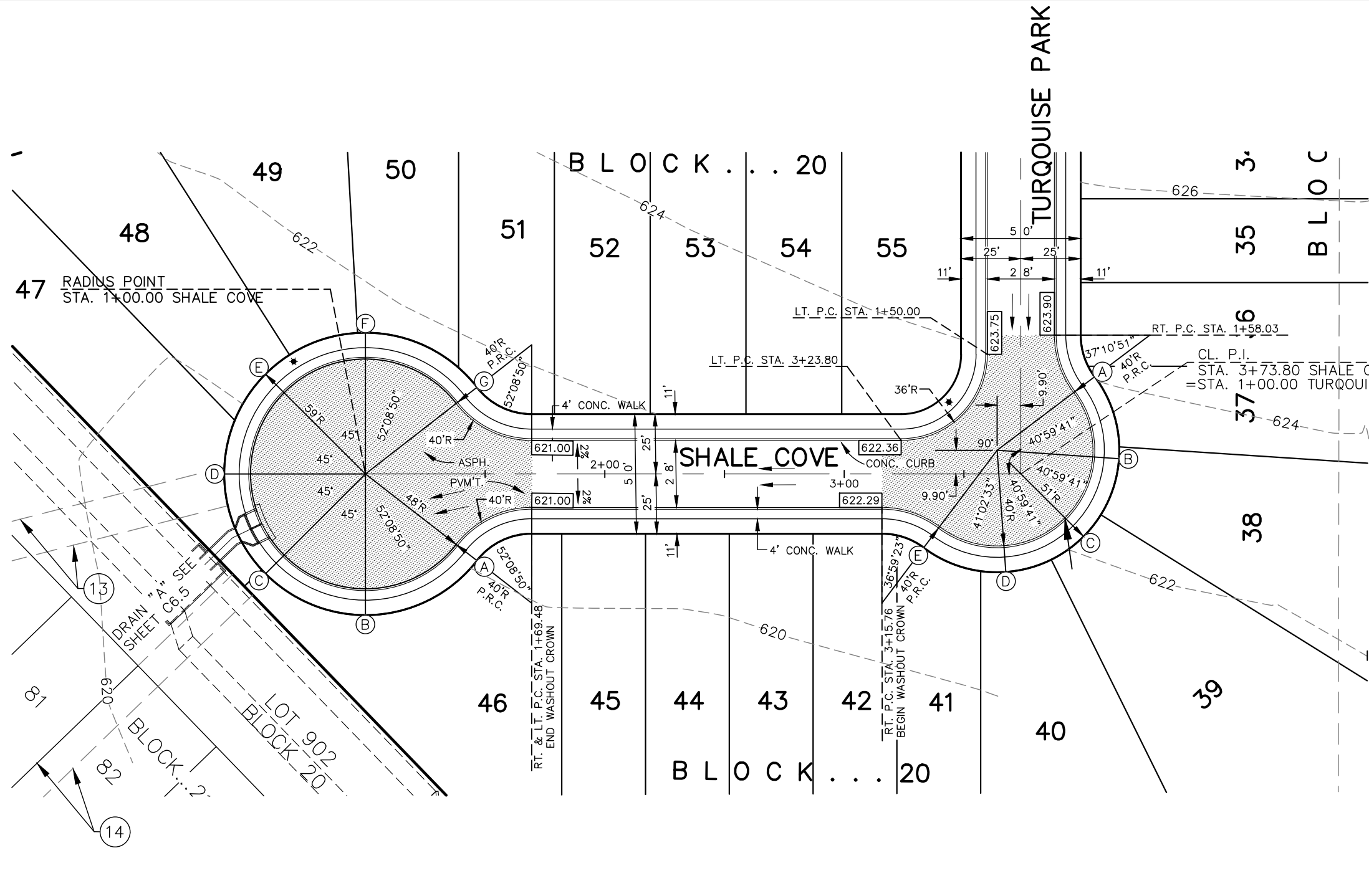
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JOB NO.	120057.00
DATE	NOVEMBER 2020
DESIGNER	L.M.R.
CHECKED	B.C.
DRAWN	JAR

**BLUE RIDGE RANCH
SUBDIVISION UNIT 7
STREET AND DRAIN PLANS
TRAFFIC SIGNAGE & PAVEMENT MARKING DETAILS**

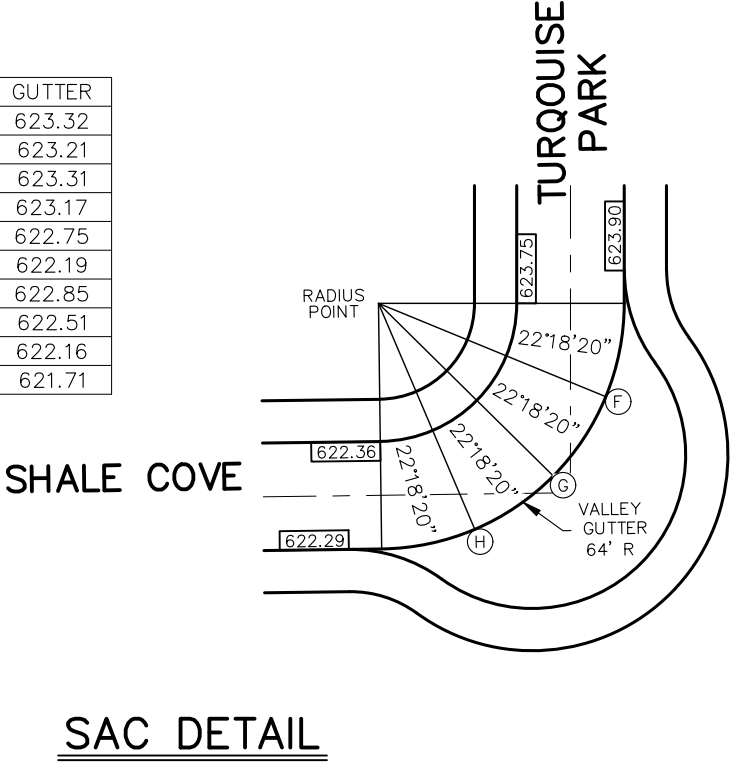
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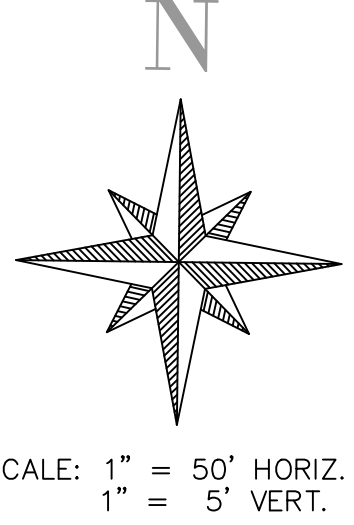
POINT	T.O.C.	GUTTER
A	620.83	620.25
B	620.72	620.14
C	620.27	619.69
D	620.14	619.56
E	620.95	620.37
F	621.41	620.83
G	621.18	620.60
H	-	620.06
I	-	619.61
J	-	619.58
K	-	620.14



POINT	T.O.C.	GUTTER
P.C.	623.90	623.32
A	623.79	623.21
B	623.89	623.31
C	623.75	623.17
D	623.33	622.75
E	622.77	622.19
F	-	622.85
G	-	622.51
H	-	622.16
P.C.	622.29	621.71



- LEGEND**
- TYPE I WHEEL CHAIR RAMP
 - TYPE II WHEEL CHAIR RAMP
 - WASHOUT CROWN
 - DIRECTION OF FLOW
 - PROPOSED CURB ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - EXISTING PAVEMENT ELEVATION



SCALE: 1" = 50' HORIZ.
1" = 5' VERT.

BLUE RIDGE RANCH
SUBDIVISION UNIT 7
STREET AND DRAIN PLANS
SHALE COVE

PLAT NO. 20-11800192
JOB NO. 120057.00
DATE NOVEMBER 2020
DESIGNER L.M.R.
CHECKED B.C. DRAWN JAR

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

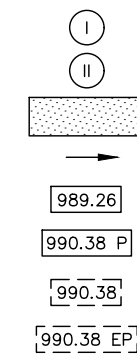
STATE OF TEXAS
BRUN A. CROWELL
62610
11/21/2020

CDS Muery F-1733

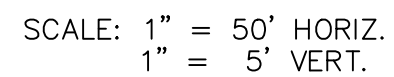
NO.	REVISION	DATE

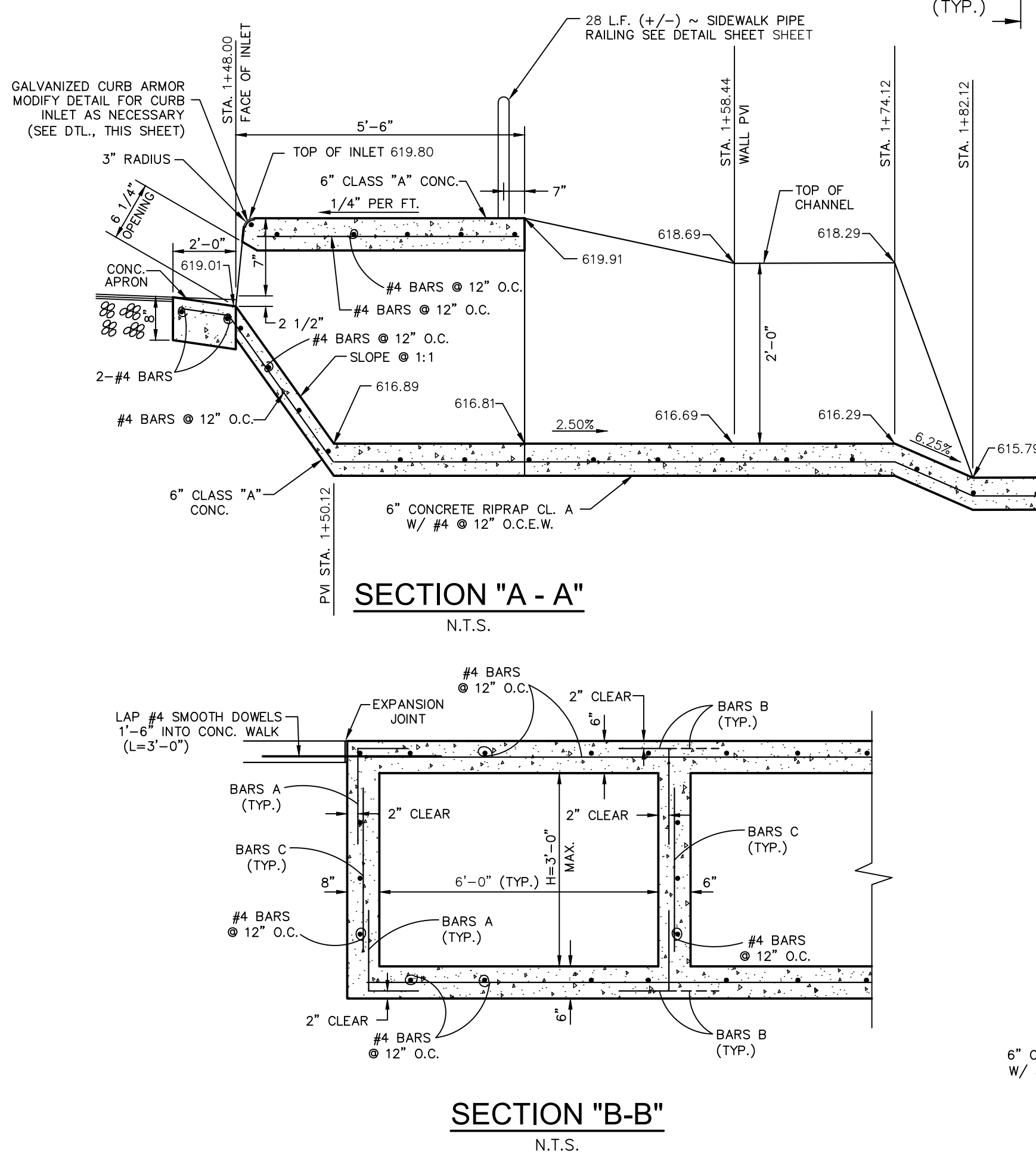
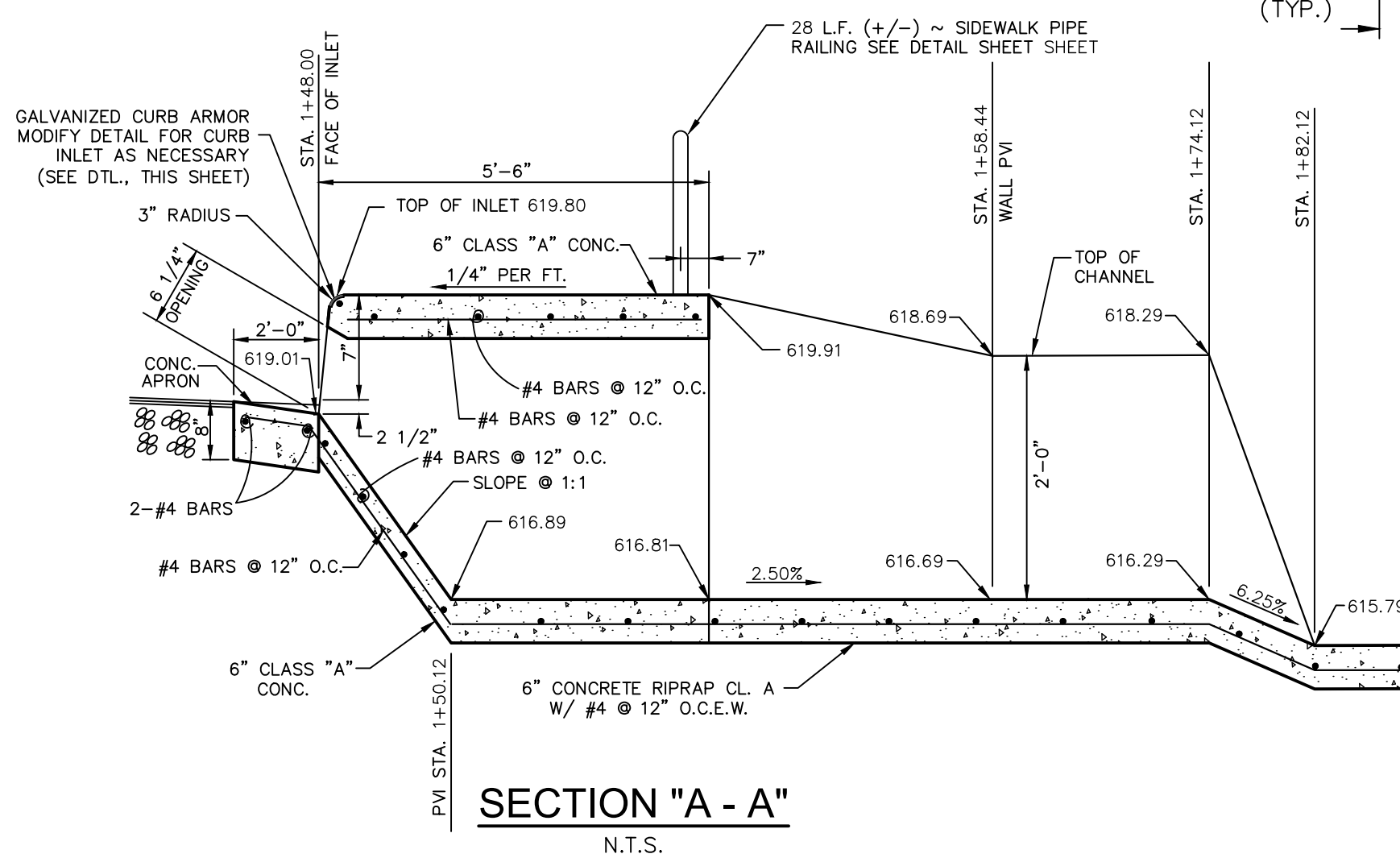
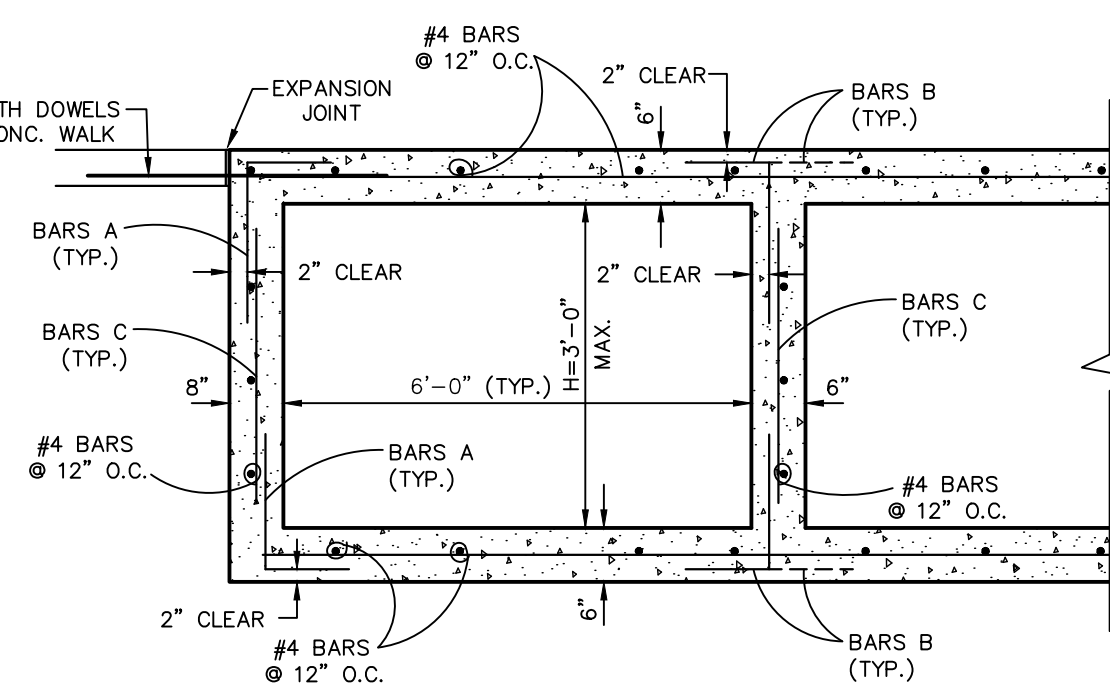
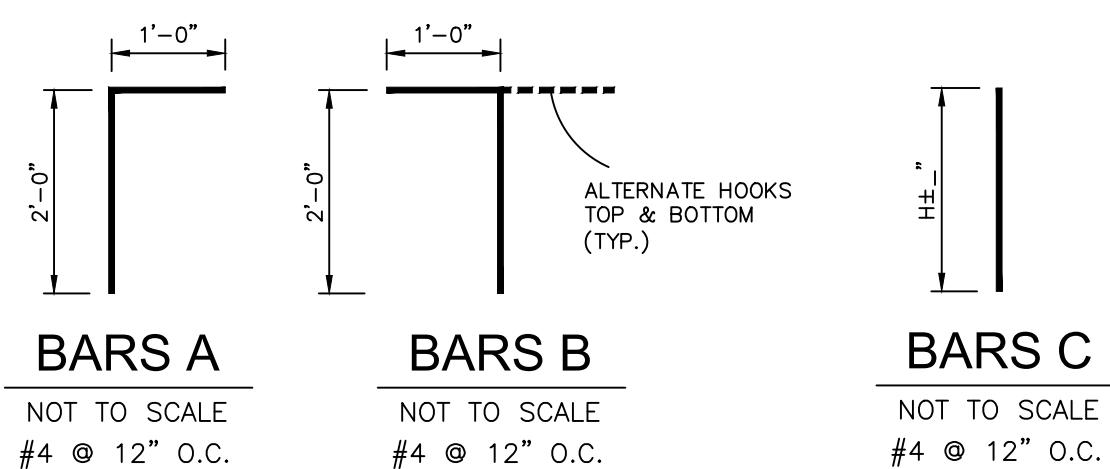
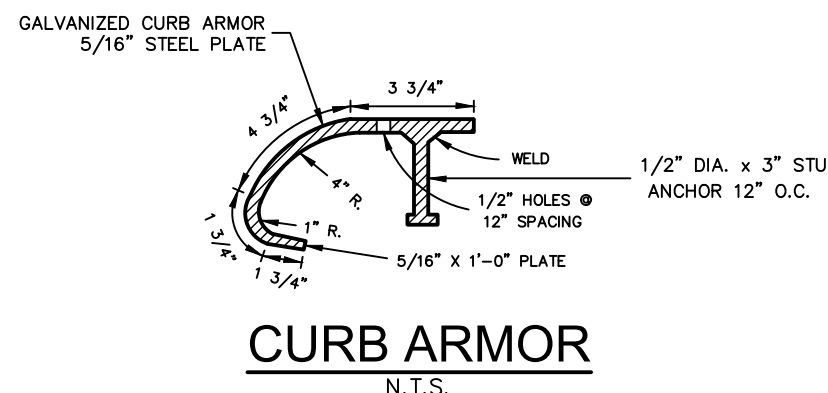
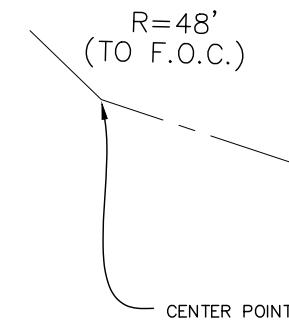
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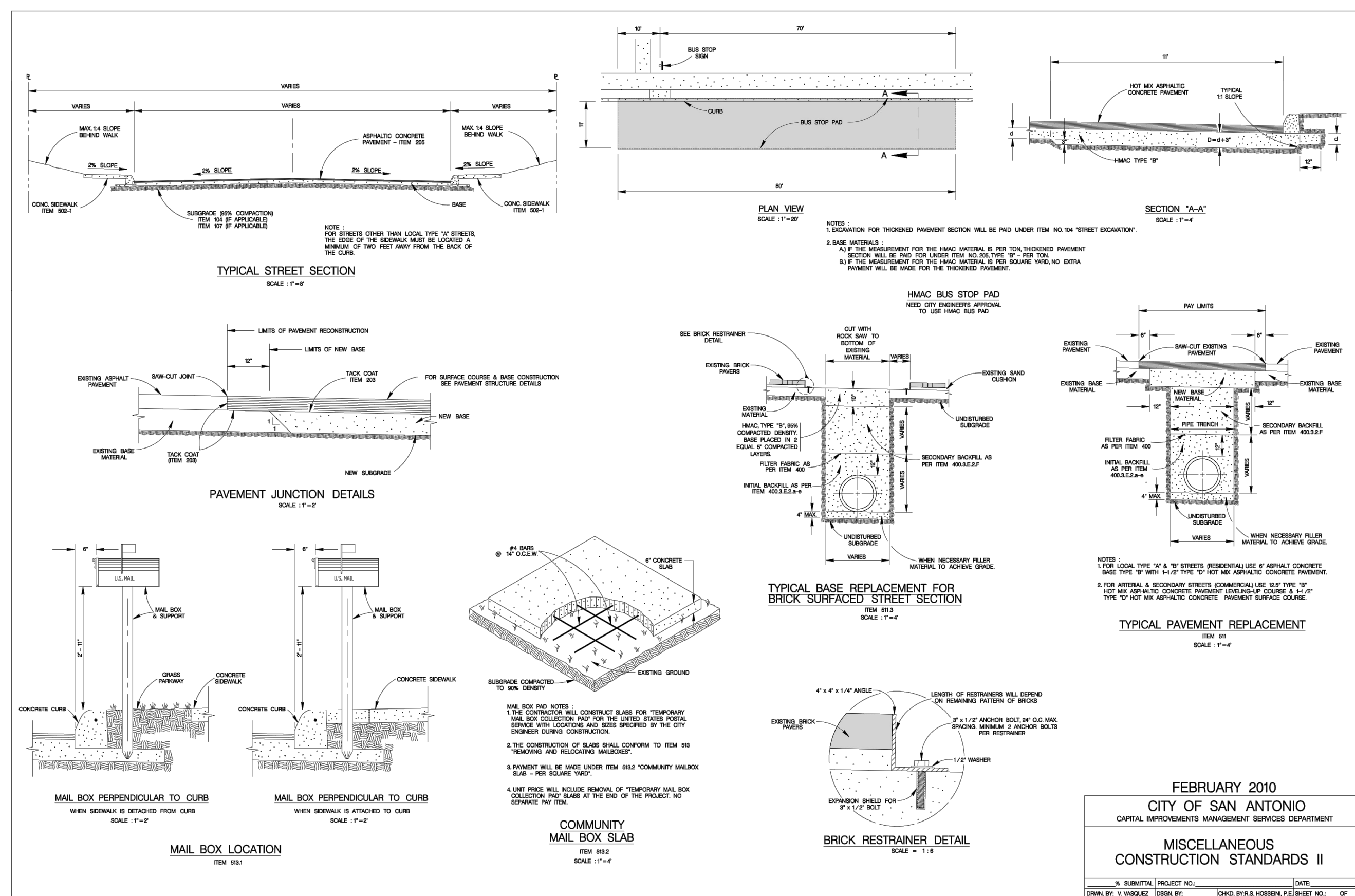
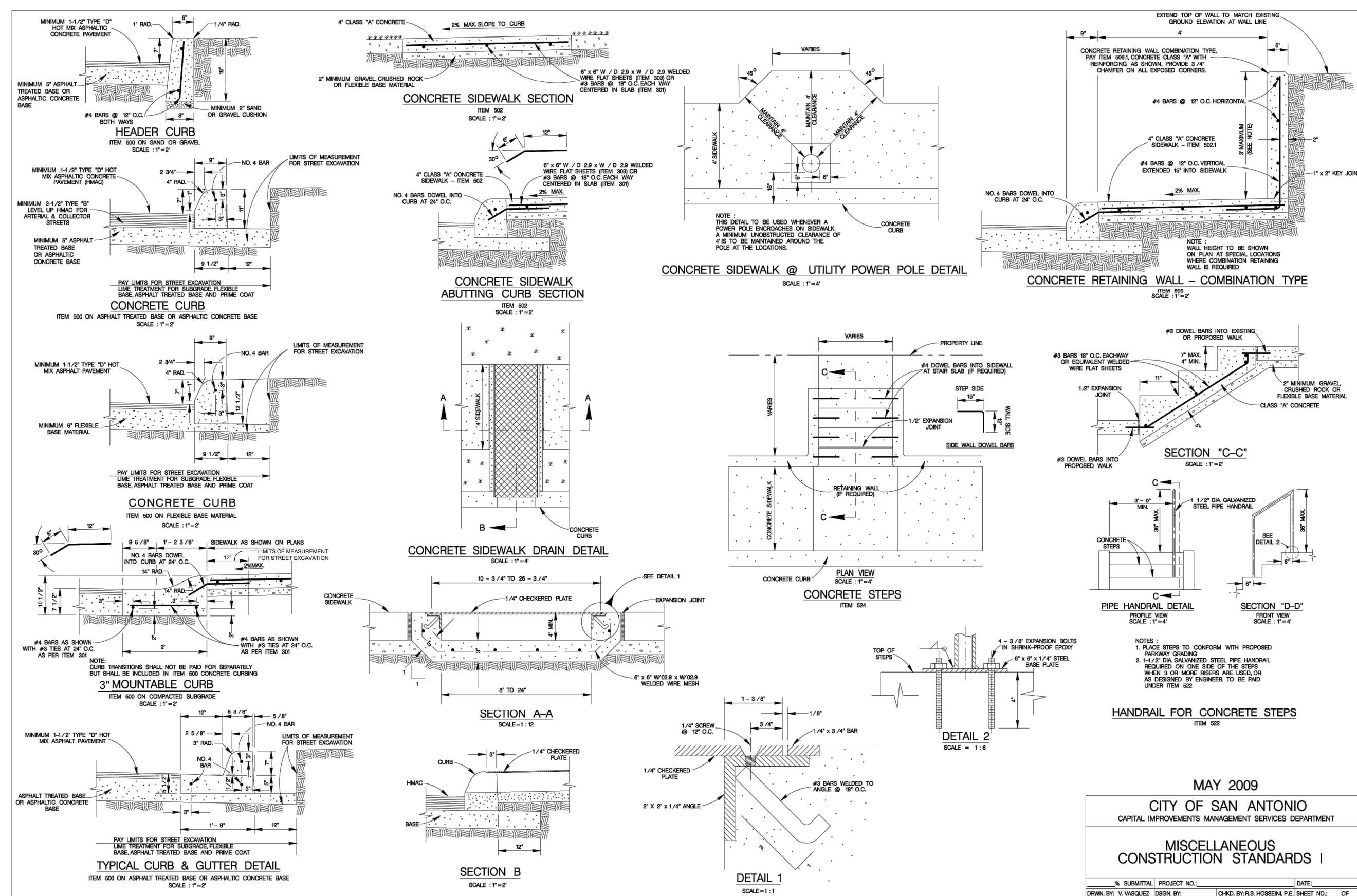
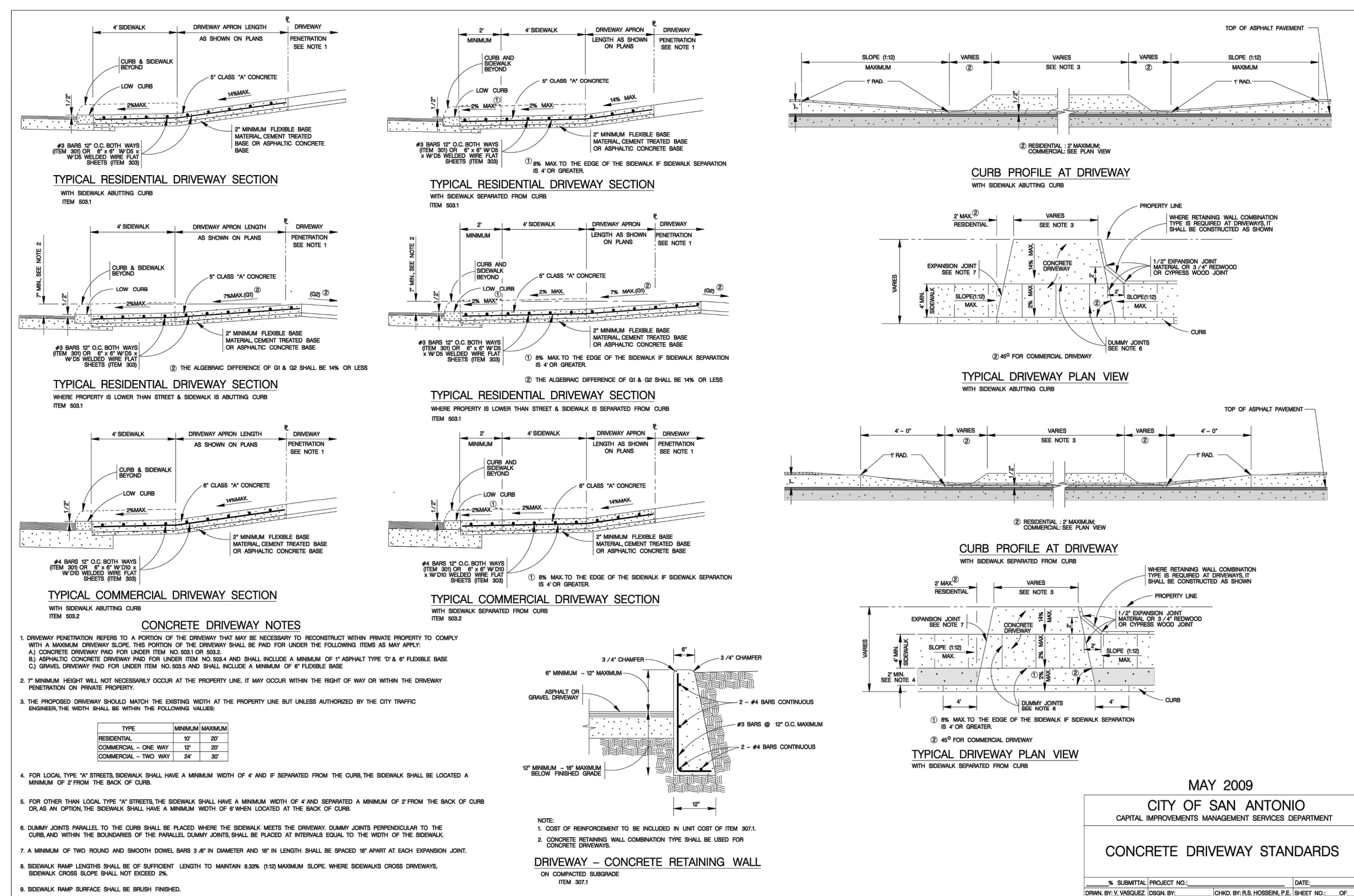
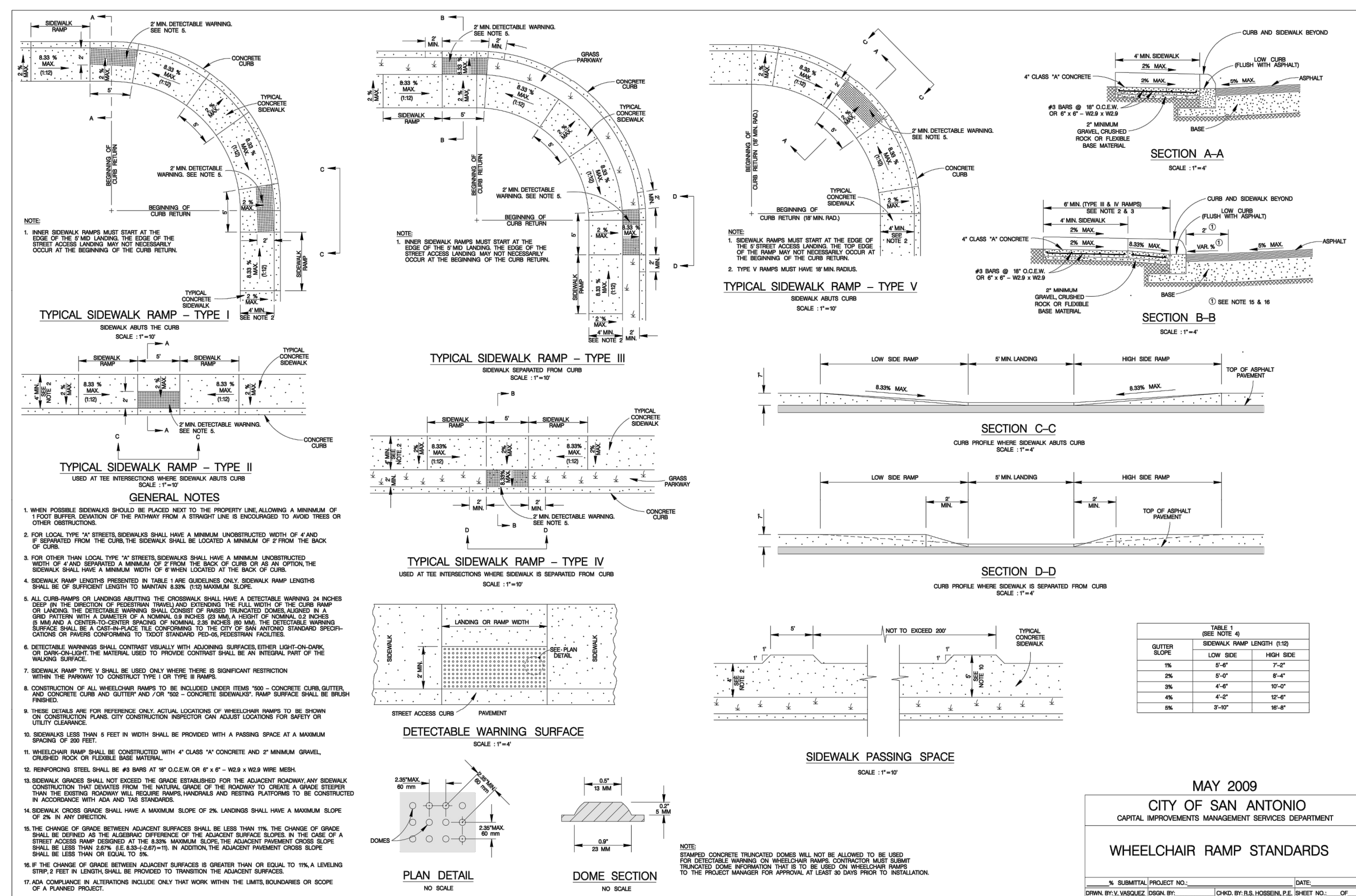
SHEET C6.3



TYPE I WHEEL CHAIR RAMP
TYPE II WHEEL CHAIR RAMP
WASHOUT CROWN
DIRECTION OF FLOW
PROPOSED CURB ELEVATION
PROPOSED PAVEMENT ELEVATION
EXISTING CURB ELEVATION
EXISTING PAVEMENT ELEVATION





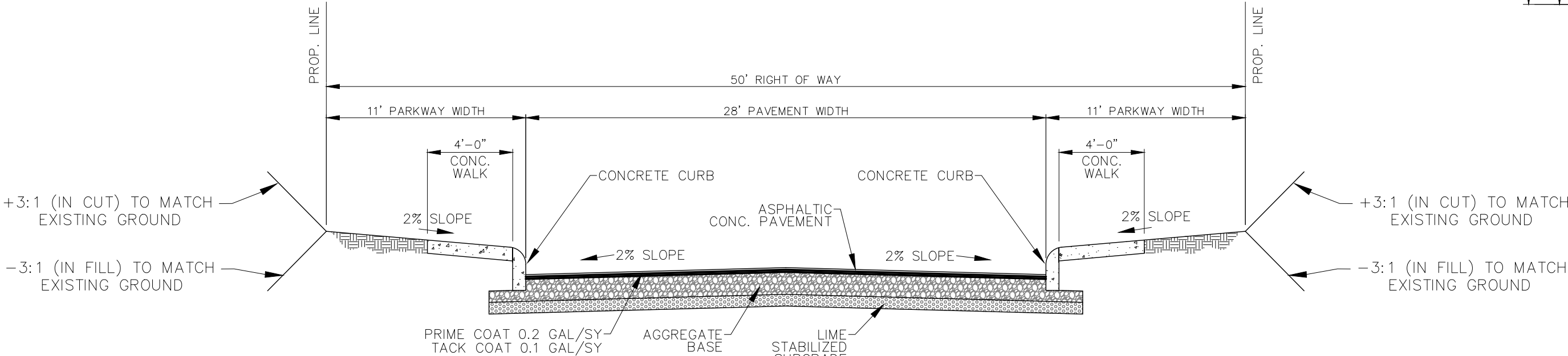


PAVEMENT SECTIONS					
Street Section	Asphaltic Concrete, Thickness-Inches		Aggregate Base, Thickness-Inches	Lime Stablized Subgrade (6 1/2 %) , Thickness-Inches	Structural number
	TYPE D*	TYPE C			
LOCAL A	2.00	—	11.00	6 (30lbs/ sy)	2.90

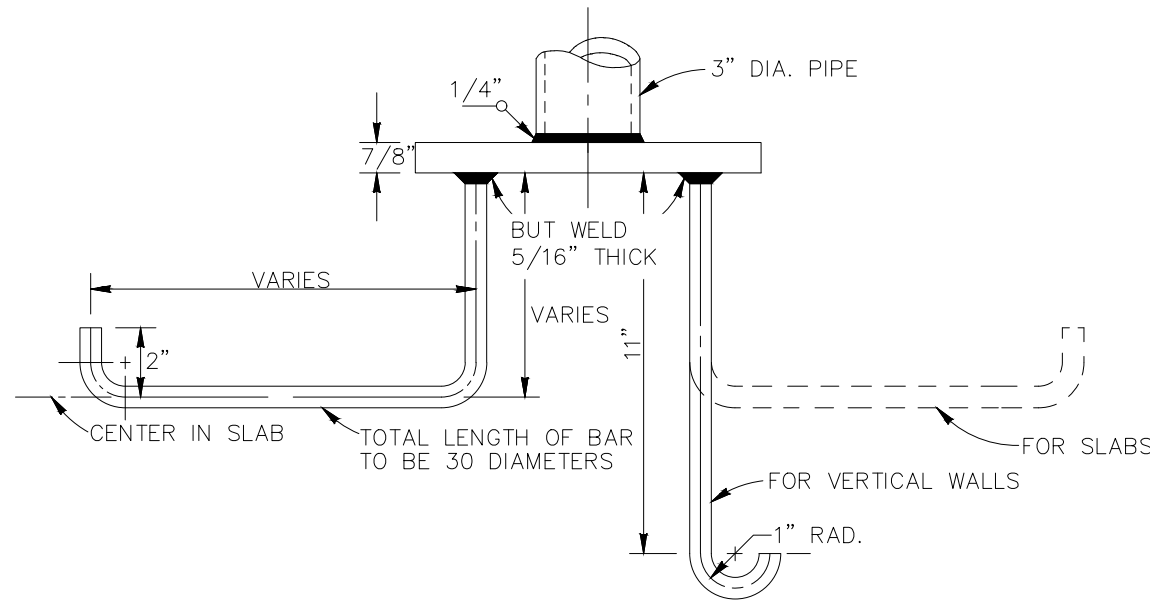
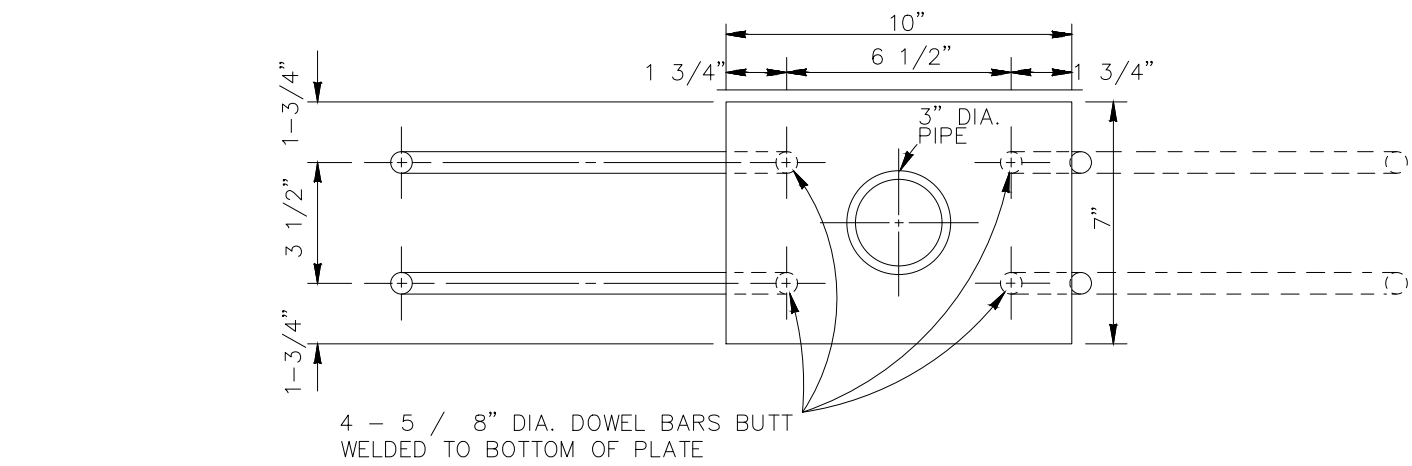
• SURFACE COURSE

NOTE: FOR ADDITIONAL INFORMATION REQUIRED FOR PAVEMENT CONSTRUCTION SEE GEOTECH REPORT: SUBSURFACE EXPLORATION AND PAVEMENT ANALYSIS PROPOSED NEW STREETS SULPHUR SPRINGS TRACT, BY INTEC PROJECT NO. S181083 (MARCH 26, 2018).

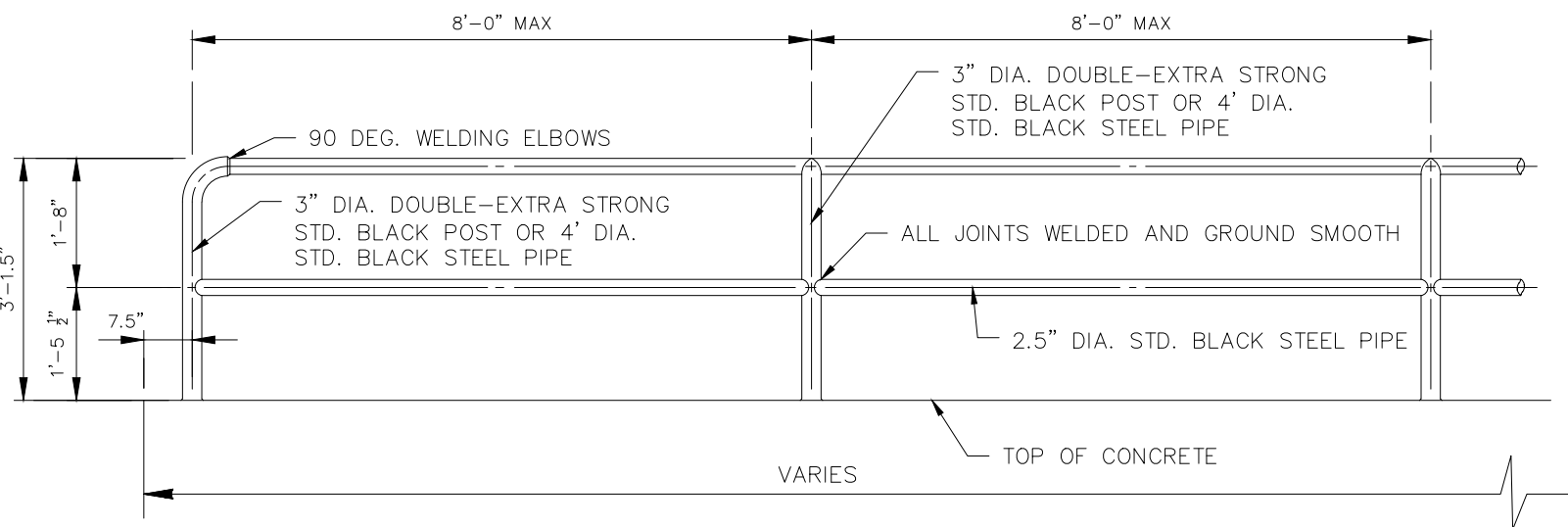
GEOTECHNICAL ENGINEER TO BE ON SITE TO MAKE FINAL SUBGRADE DETERMINATION. CHANGES MADE TO THIS PAVEMENT DESIGN SHALL BE SUBMITTED TO COSA-DSD PRIOR TO PLACEMENT OF BASE MATERIAL.



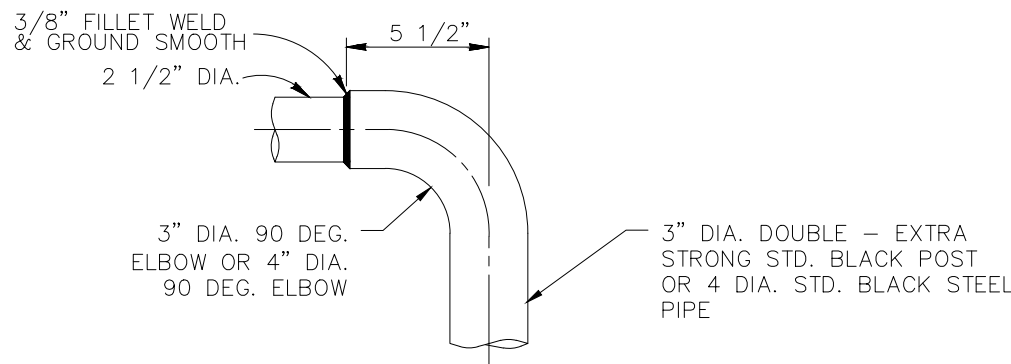
LOCAL A STREET SECTION
N.T.S.



PIPE ANCHORAGE DETAILS



TYPICAL COSA SIDEWALK PIPE RAILING SECTION
N.T.S.

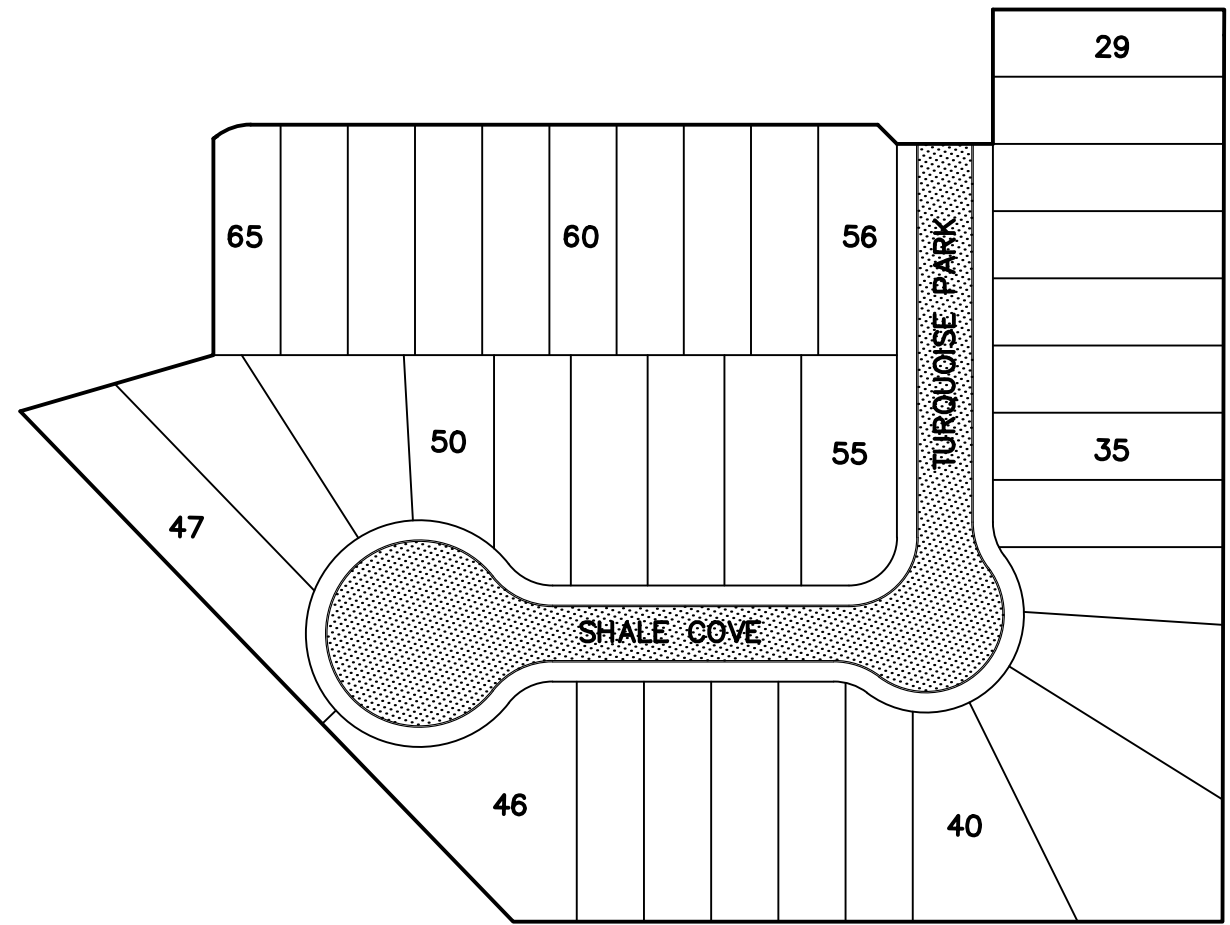


DETAIL OF 90
WELDING ELBOWS

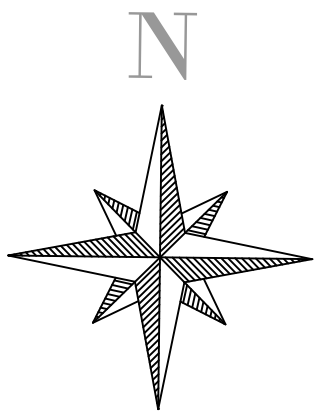
*A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90 DEG. WELDING ELBOW SHOWN.

LEGEND

*LOCAL "A" PAVEMENT SECTION

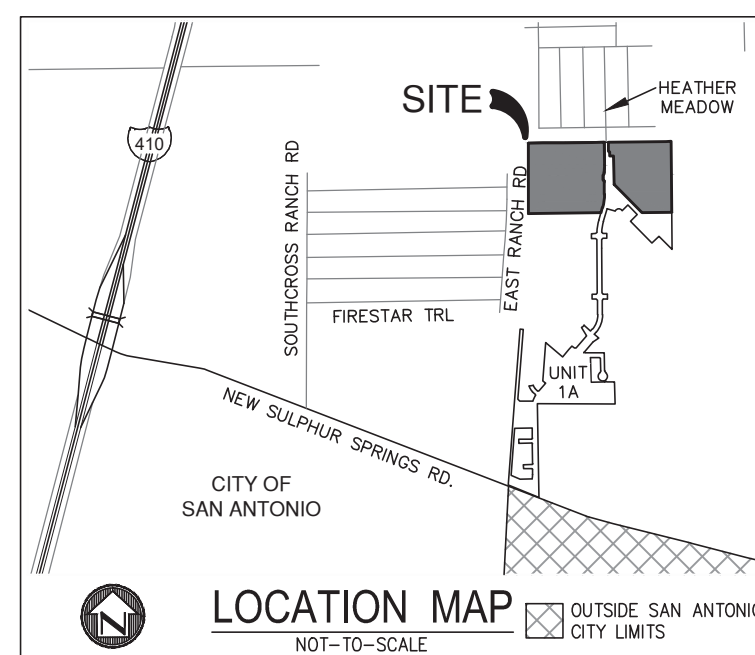


PAVEMENT INDEX MAP
N.T.S.



BLUE RIDGE RANCH
SUBDIVISION UNIT 7
STREET AND DRAIN PLANS
TYPICAL STREET SECTIONS

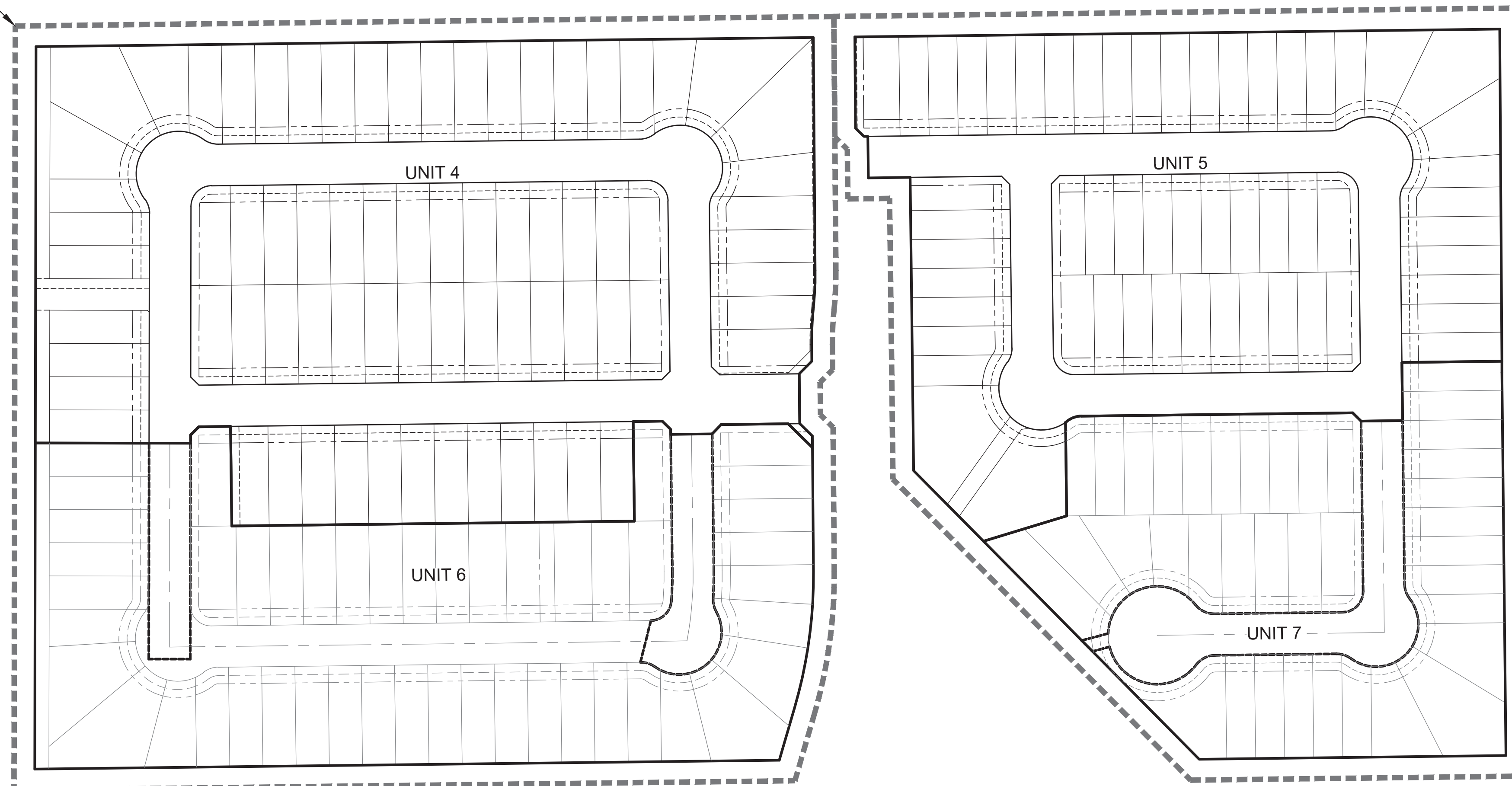
SHEET C6.7



TREE PRESERVATION PLAN **FOR** **BLUE RIDGE RANCH** **SUBDIVISION UNITS 4, 5, 6 & 7** **SAN ANTONIO, TEXAS**

BLUE RIDGE RANCH
SUBDIVISION UNITS 4 & 6
SEE SHEET C7.1

BLUE RIDGE RANCH
SUBDIVISION UNITS 5 & 7
SEE PAGE C7.2



AP#2594615

TREE PRESERVATION
APPROVED

DATE 10/21/2020

BY Hennard Jauze

**TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE**

Date: Aug 20, 2020, 4:33pm User: jrg.gross
File: C:\Users\jrg.gross\AppData\Local\Temp\1036\120010.ctb Tree_Plan.dwg

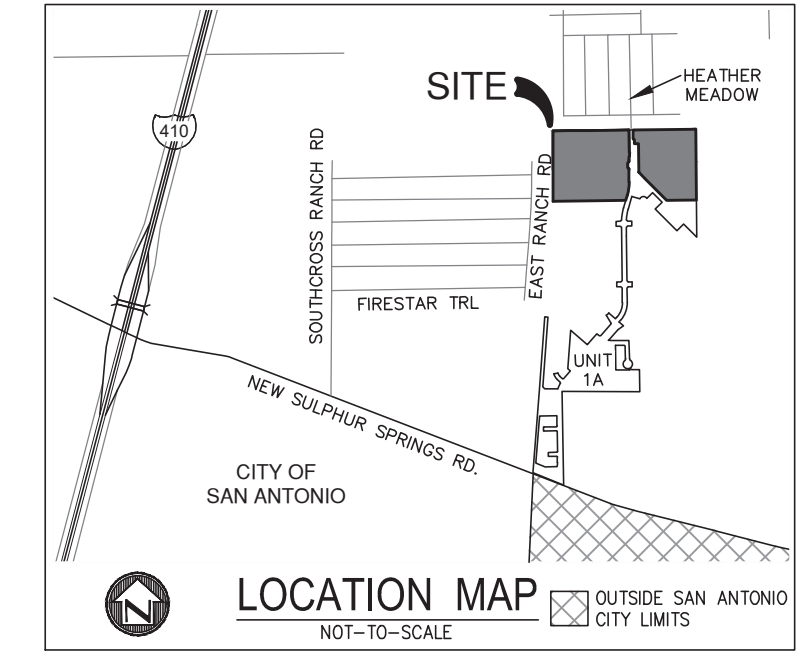
SOUTHCROSS RANCH SUBDIVISION UNIT 2
VOL. 9300, PG. 19
D.P.R.

LAKESSIDE SUBDIVISION UNIT 15
VOL. 8700, PG. 20
D.P.R.

LAKESSIDE UNIT 17
VOL. 8900, PG. 17
D.P.R.

LAKESSIDE UNIT 22
VOL. 9513, PG. 73
D.P.R.

VOL. 9549, PG. 1
D.P.R.



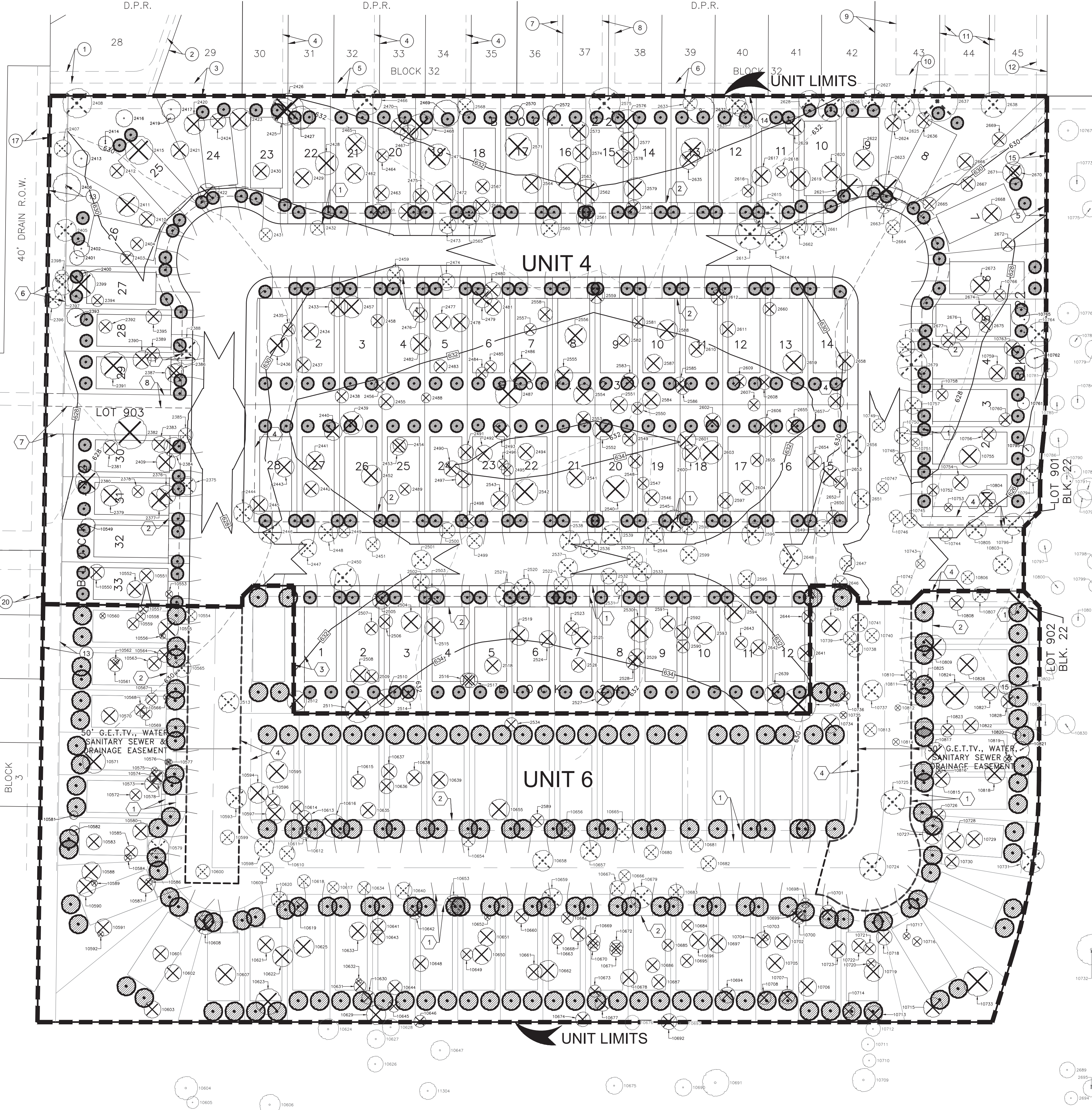
NO.	REVISION	DATE

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO. 20-11800110
JOB NO. 120010.00
DATE MARCH 2020
DESIGNER L.M.R.
CHECKED B.C. DRAWN J.W.G.

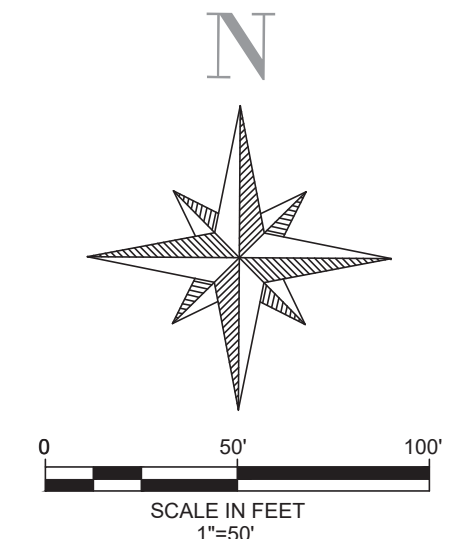
BLUE RIDGE RANCH SUBDIVISION
UNITS 4, 5, 6 & 7
SAN ANTONIO, TEXAS
TREE PRESERVATION PLAN

SHEET C7.1



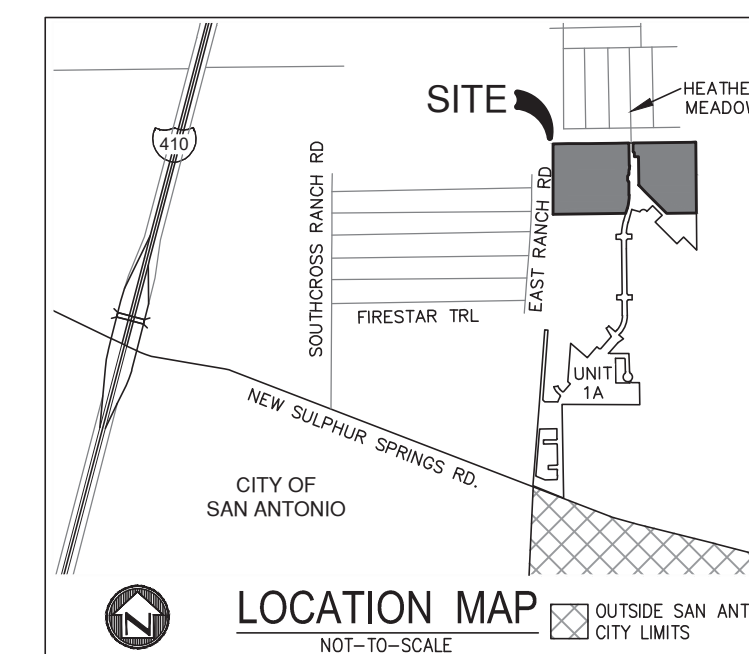
EASEMENT KEYNOTES		
1' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12' GAS, ELECTRIC & TELEPHONE EASEMENT VOL. 8700, PG. 20 D.P.R.B.C.T.	12' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.
20' BUILDING SETBACK LINE	5' GAS, ELECTRIC ACCESS EASEMENT VOL. 8900, PG. 17 D.P.R.B.C.T.	16' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY DOC20190097839
10' NO BUILD EASEMENT	12' GAS, ELECTRIC & TELEPHONE EASEMENT VOL. 8900, PG. 17 D.P.R.B.C.T.	12' VARIABLE WIDTH ELECTRIC AND GAS LINE RIGHT-OF-WAY DOC20190097839
10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9513, PG. 73 D.P.R.B.C.T.	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9513, PG. 73 D.P.R.B.C.T.
1' VEHICULAR NON-ACCESS EASEMENT	5' ELECTRIC, GAS, PRIVATE DRAINAGE & MAINTENANCE EASEMENT VOL. 9513, PG. 73 D.P.R.B.C.T.	12' SANITARY SEWER EASEMENT DOC20180174877
17' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	12' GAS, ELECTRIC & TELEPHONE EASEMENT VOL. 9513, PG. 73 D.P.R.B.C.T.	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9550, PG. 20 D.P.R.B.C.T.
26' PRIVATE DRAINAGE EASEMENT	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	18' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9550, PG. 20 D.P.R.B.C.T.
11' DRAIN EASEMENT VOL. 8700, PG. 20 D.P.R.B.C.T.	20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	18' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9300, PG. 19 D.P.R.B.C.T.
5' C.P.S.B. EASEMENT VOL. 8700, PG. 20 D.P.R.B.C.T.	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9300, PG. 19 D.P.R.B.C.T.

TREE LEGEND	
3001 = TREE PRESERVED	
3002 = TREE REMOVED	
3003 = TREE REMOVED (IN R.O.W./ESMT) (EXEMPT)	
3004 = OFF-SITE TREE (TO REMAIN)	
3005 = PROPOSED TREE (MIN. 2" DIAMETER)	
3006 = PROPOSED TREE (MIN. 3" DIAMETER)	

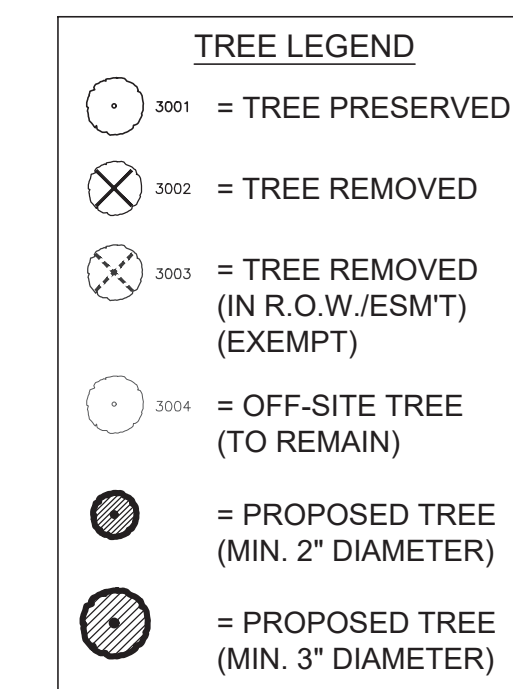


TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE

MASTER TREE PLAN (AP# 2594615)

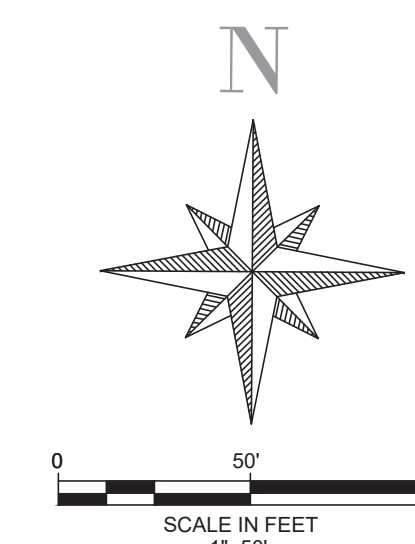
[illegible]

EASEMENT KEYNOTES			
1	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	5' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	10' ELECTRIC, GAS, TELEPHONE AND CABLE EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.
2	20' BUILDING SETBACK LINE	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	12' VARIABLE WITH ELECTRIC AND GAS LINE, RIGHT-OF-WAY DOC20190097839
3	16' SANITARY SEWER EASEMENT	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	10' GAS, ELECTRIC, TELEPHONE AND CABLE EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800
4	1' VEHICULAR NON-ACCESS EASEMENT	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9556, PG. 76 D.P.R.B.C.T.	16' SANITARY SEWER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800
5	10' BUILDING SETBACK LINE & GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9573, PG. 183 D.P.R.B.C.T.	12' WATER EASEMENT BLUE RIDGE RANCH 1A PLAT ID #119-11800
1	10' BUILDING SETBACK LINE VOL. 9549, PG. 139 D.P.R.B.C.T.	16' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	
2	20' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9549, PG. 139 D.P.R.B.C.T.	12' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9593, PG. 200 D.P.R.B.C.T.	



UNPLATTED
JOSE RUVALCABA AND
CHRISTIAN RUVALCABA
CALLED 17.86 ACRES
VOL. 16172, PG. 1456
O.P.R.

UNPLATTED
JOSE RUVALCABA AND
CHRISTIAN RUVALCABA
CALLED 17.86 ACRES
VOL. 16172, PG. 1461
O.P.R.



**TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE**

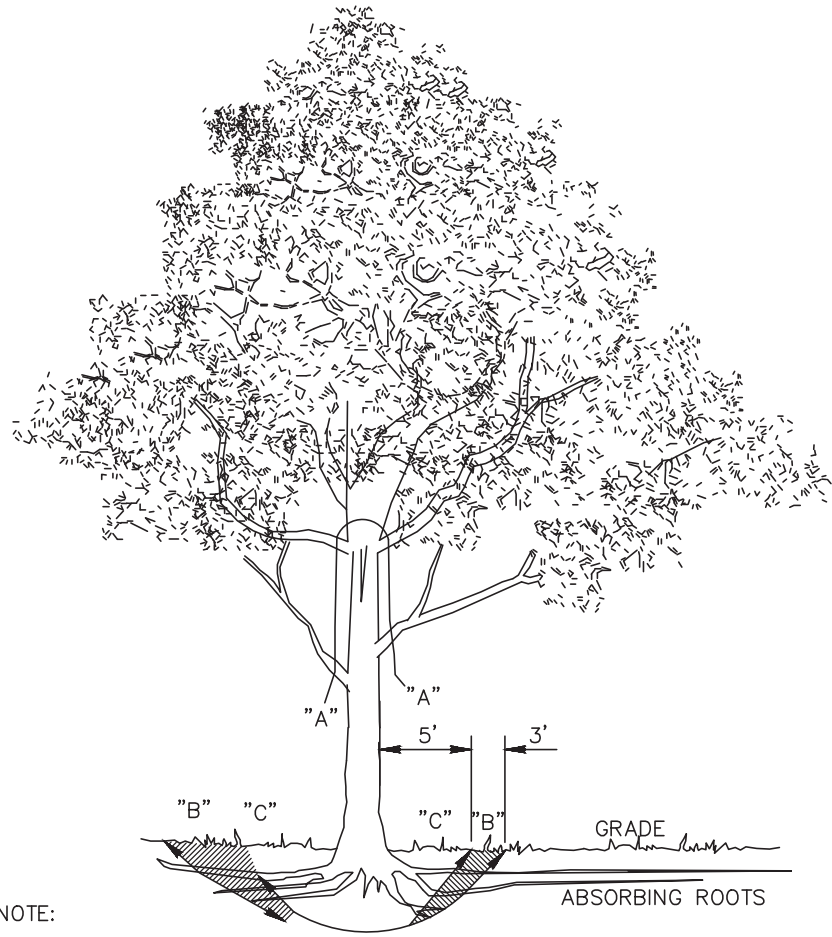
MASTER TREE PLAN (AP# 2594615)

SHEET C7.2

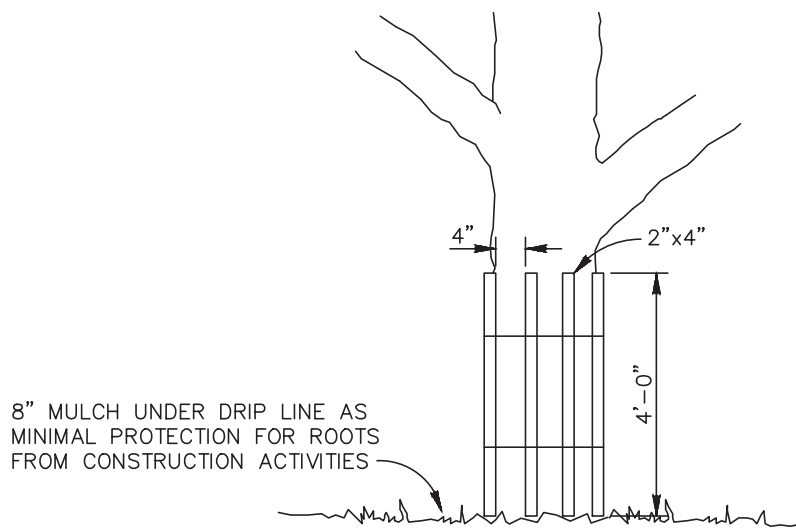
BLUE RIDGE RANCH SUBDIVISION
UNITS 4, 5, 6 & 7
SAN ANTONIO, TEXAS
TREE PRESERVATION PLAN

GENERAL NOTES:

- ALL PROTECTED SIZE TREES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No. 802 (TREE PRUNING, SOIL AMENDING AND FERTILIZATION), UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM No. 801 (TREE AND LANDSCAPE PROTECTION) AND AS DETAILED IN 1.1.2.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY ARBORIST OFFICE.
- TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR IF ROOTS LARGER THAN THREE (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED.
- THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.
- NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
- TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.
- TREE PLANTING AND MAINTENANCE: ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATIO (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATIO (OR THREE-TO-ONE INCHES).



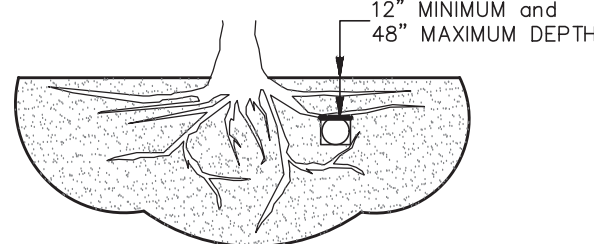
5 TREE REMOVAL DIAGRAM
SCALE N.T.S.



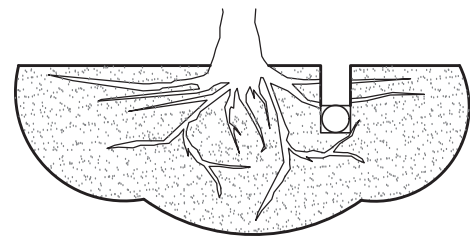
6 LEVEL II B FENCE PROTECTION
SCALE N.T.S.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

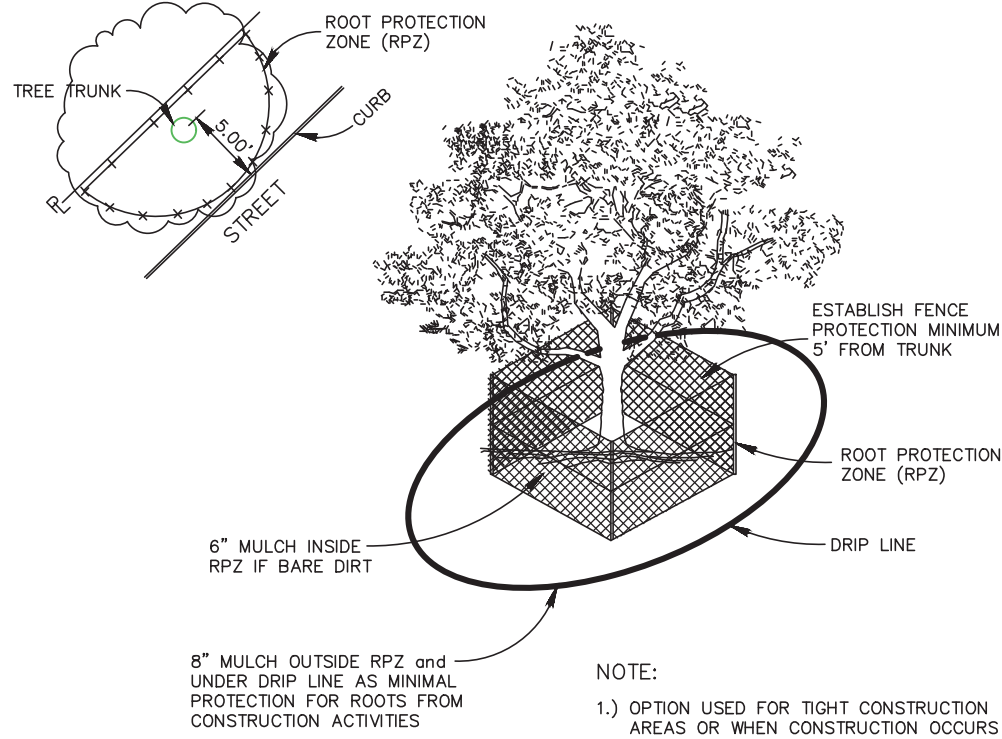


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

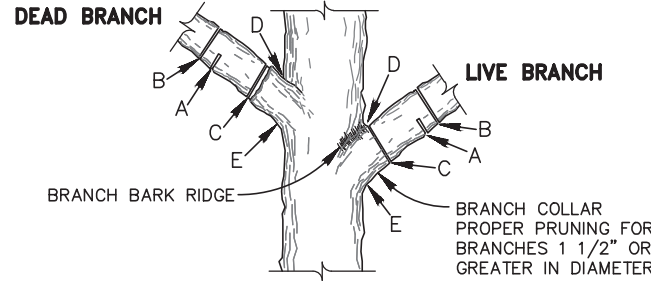


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

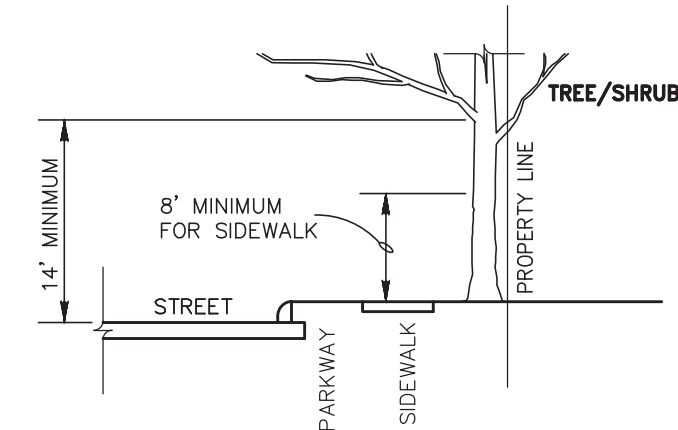
7 BORING THRU TREE ROOT ZONE
SCALE N.T.S.



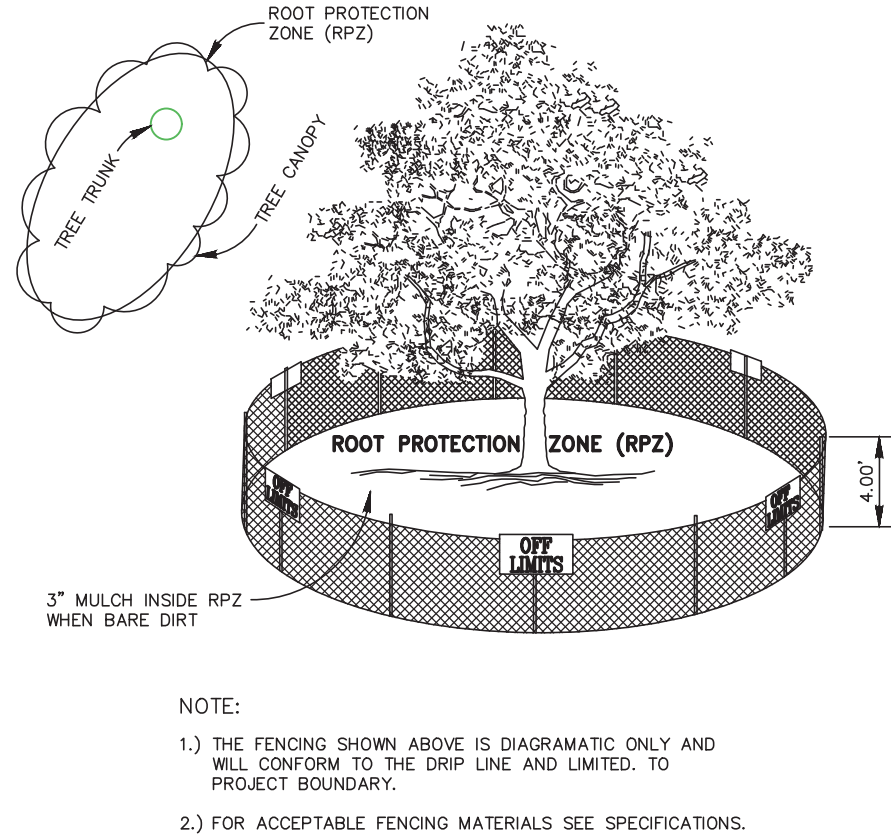
1 LEVEL II A FENCE PROTECTION
SCALE N.T.S.



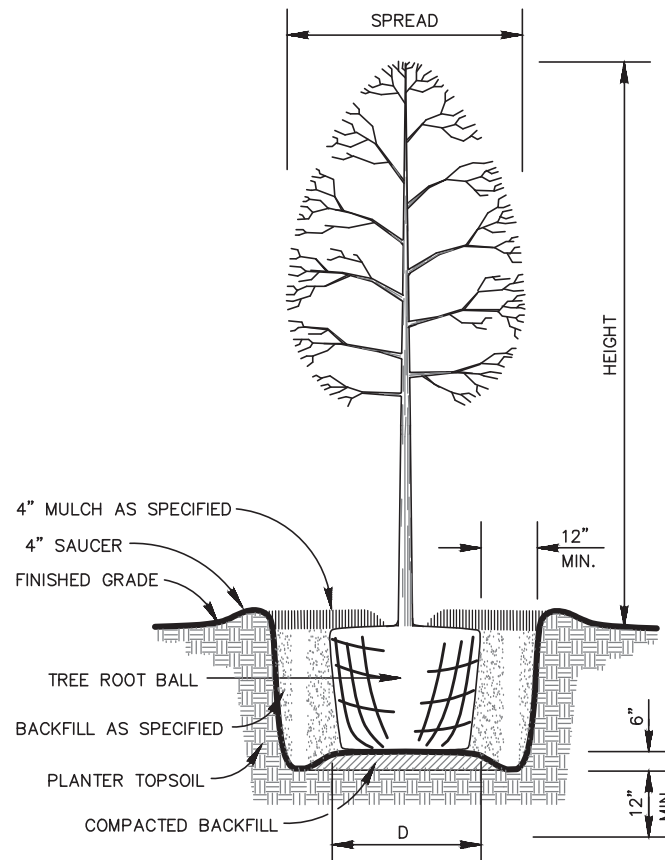
3 BRANCH PRUNING
SCALE N.T.S.



8 BRANCH CLEARANCE
SCALE N.T.S.



2 LEVEL I A FENCE PROTECTION
SCALE N.T.S.



4 NEW TREE PLANTING
SCALE N.T.S.

**TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE**

DATE	
NO.	
REVISION	

CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-733 | TBPLS No. 100495-00

PLAT NO.	20-11800110
JOB NO.	120010.00
DATE	MARCH 2020
DESIGNER	L.M.R.
CHECKED	B.C. DRAWN J.W.G.

BLUE RIDGE RANCH SUBDIVISION
UNITS 4, 5, 6 & 7
SAN ANTONIO, TEXAS
TREE PRESERVATION DETAILS

10578	MESQUITE			12
10580	MESQUITE			14
10581	PERSEMENON	7		16
10582	PERSEMENON	8	8	16
10582	PERSEMENON	8		16
10583	QAK		13	
10584	PERSEMENON	6		16
10585	MESQUITE			11
10586	PERSEMENON	6		16
10587	MESQUITE			16
10588	MESQUITE			16
10589	PERSEMENON	5		16
10590	MESQUITE			16
10591	MESQUITE			14
10592	PERSEMENON	5		16
10594	MESQUITE			17
10595	MESQUITE			18
10596	MESQUITE			12
10597	MESQUITE			16
10601	MESQUITE			13
10602	MESQUITE			14
10603	MESQUITE			14
10607	MESQUITE			17
10608	MESQUITE			16
10613	MESQUITE			12
10614	MESQUITE			11
10615	MESQUITE			12
10616	MESQUITE			18
10619	MESQUITE			10
10621	MESQUITE			14
10622	MESQUITE			17
10623	MESQUITE			21
10623	MESQUITE			21
10625	MESQUITE			17
10629	MESQUITE			16
10630	MESQUITE			11
10631	MESQUITE			10
10632	PERSEMENON	5		16
10633	MESQUITE			15
10636	MESQUITE			13
10636	MESQUITE			12
10637	MESQUITE			13
10638	MESQUITE			13
10639	MESQUITE			14
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10643	MESQUITE			12
10644	MESQUITE			12
10645	MESQUITE			10
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10649	MESQUITE			10
10650	MESQUITE			16
10651	MESQUITE			15
10652	PERSEMENON	5		16
10655	MESQUITE			17
10660	MESQUITE			12
10661	MESQUITE			13
10662	MESQUITE			17
10663	MESQUITE			10
10664	MESQUITE			10
10668	MESQUITE			13
10669	MESQUITE			12
10676	MESQUITE			10
10671	MESQUITE			11
10672	MESQUITE			11
10673	MESQUITE			10
10673	MESQUITE			10
10674	MESQUITE			12
10677	MESQUITE			13
10678	MESQUITE			14
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10685	MESQUITE			10
10686	MESQUITE			19
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10688	MESQUITE			13
10684	MESQUITE			13
10685	MESQUITE			11
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10697	MESQUITE			13
10699	MESQUITE			12
10700	MESQUITE			10
10701	MESQUITE			12
10702	MESQUITE			13
10703	PERSEMENON	6		13
10704	MESQUITE			13

10705	MESQUITE			15		
10706	MESQUITE			15		
10707	MESQUITE			12		
10708	MESQUITE			11		
10713	MESQUITE			14		
10714	MESQUITE			10		
10715	MESQUITE			16		
10716	PERSIMMON	8				
10717	PERSIMMON	6				
10718	MESQUITE			13		
10719	MESQUITE			16		
10720	PERSIMMON	8				
10721	MESQUITE			10		
10722	MESQUITE			12		
10723	MESQUITE			14		
10726	MESQUITE			11		
10727	MESQUITE			16		
10728	MESQUITE			16		
10729	MESQUITE			14		
10730	MESQUITE			13		
10733	MESQUITE				24	
10734	MESQUITE			15		
10735	PERSIMMON	6				
10736	PERSIMMON	8				
10752	MESQUITE			10		
10753	PERSIMMON	7				
10754	MESQUITE			13		
10755	MESQUITE			18		
10756	MESQUITE			12		
10758	MESQUITE			10		
10759	MESQUITE			14		
10760	MESQUITE			11		
10761	MESQUITE				10	
10762	MESQUITE				16	
10763	MESQUITE			13		
10765	MESQUITE				15	
10766	MESQUITE			10		
10768	MESQUITE				16	
10769	MESQUITE				16	
10770	MESQUITE					27
10771	MESQUITE			16		
10772	MESQUITE			18		
10774	MESQUITE			20		
10785	MESQUITE				10	
10864	MESQUITE			14		
10868	MESQUITE			12		
10869	MESQUITE			20		
10815	MESQUITE			14		
10816	PERSIMMON	5				
10817	MESQUITE			17		
10818	MESQUITE			17		
10819	PERSIMMON	6				
10820	PERSIMMON		7			
10821	MESQUITE				14	
10822	MESQUITE			13		
10823	MESQUITE			11		
10824	MESQUITE			22		
10825	PERSIMMON	5				
10826	MESQUITE			17		
10827	MESQUITE			13		
10828	MESQUITE			12		
10836	MESQUITE				13	
10837	MESQUITE				11	
10839	PERSIMMON	6				
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10842	MESQUITE				10	
10843	MESQUITE				13	
10849	MESQUITE				14	
10850	MESQUITE			19		
10851	MESQUITE			10		
10852	MESQUITE			10		
10853	MESQUITE			12		
10854	MESQUITE				10	
10855	MESQUITE				11	
10860	MESQUITE				19	
10863	PERSIMMON					15
10864	MESQUITE			19		
10865	MESQUITE			19		
10866	MESQUITE				12	
10867	MESQUITE				14	
10868	PERSIMMON	6				
10869	MESQUITE			12		
10870	MESQUITE			11		
10871	MESQUITE			16		
10880	MESQUITE			17		
10881	MESQUITE			13		

10882	MESQUITE			11
10883	MESQUITE			12
10884	MESQUITE			13
10885	MESQUITE			13
10886	MESQUITE			12
10889	MESQUITE			17
10891	MESQUITE			10
10892	MESQUITE			13
10895	MESQUITE			16
10897	MESQUITE			16
10898	MESQUITE			18
10899	MESQUITE			15
10902	HURACHE			14
10903	MESQUITE			11
10904	PERISMIMON	6		
10905	PERISMIMON	5		
10907	MESQUITE			13
10908	MESQUITE			12
10909	PERISMIMON		6	
10910	HURACHE			14
10911	MESQUITE			16
10912	MESQUITE			11
10913	HURACHE			14
10915	MESQUITE			10
10916	MESQUITE			15
10921	HURACHE			14
10922	MESQUITE			12
10923	MESQUITE			16
10924	MESQUITE			17
10926	MESQUITE			17
10927	MESQUITE			17
10928	MESQUITE			12
10929	MESQUITE			11
10930	MESQUITE			15
10931	PERISMIMON	8		
10932	HURACHE			14
10933	MESQUITE			15
10934	MESQUITE			15
10935	PERISMIMON	6		
10936	MESQUITE			13
10937	MESQUITE			13
10938	MESQUITE			15
10939	MESQUITE			18
10940	MESQUITE			13
10941	MESQUITE			10
10944	MESQUITE			12
10945	MESQUITE			10
10946	MESQUITE			21
10949	MESQUITE			15
10950	MESQUITE			16
10951	HURACHE			14
10952	MESQUITE			19
10954	MESQUITE			10
10955	MESQUITE			15
10956	PERISMIMON	6		
10957	HURACHE			14
10958	MESQUITE			14
10959	MESQUITE			13
10960	MESQUITE			15
10961	MESQUITE			13
10962	MESQUITE			17
10963	MESQUITE			16
10967	MESQUITE			15
10968	MESQUITE			17
10969	MESQUITE			12
10970	MESQUITE			12
10971	MESQUITE			10
10973	MESQUITE			12
10974	MESQUITE			18
10975	MESQUITE			10
10976	HURACHE			14
10979	MESQUITE			13
10980	MESQUITE			15
10981	MFOLYVYI			11
10982	MESQUITE			12
10983	MESQUITE			13
10984	MESQUITE			11
10985	HURACHE			14
10986	MESQUITE			11
10987	MESQUITE			17
10989	MESQUITE			15
10991	MESQUITE			14
10992	MESQUITE			13
10993	MESQUITE			14
10998	PERISMIMON			17
10999		5		

[illegible]

PAGE 8 | MASTER TREE PLAN (AP# 2594615)

PLAT NO.		20-11800110
JOB NO.	120010.00	
DATE	MARCH 2020	
DESIGNER	L.M.R.	
CHECKED	B.C.	DRAWN J.W.G.

BLUE RIDGE RANCH SUBDIVISION

UNITS 4, 5, 6 & 7

SAN ANTONIO, TEXAS

TREE PRESERVATION TABLE

SHEET	C7.4
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D:\cadd\Aug 20\2020_819am User ID: jru.gcsa
F:_F_2020\2020.00 Blue Ridge Unit A Civil 3D\DrawEngineer\20200_C7.D--Tree_Plan.dwg

OFF-SITE TREES		
TREE TAG NO.	SPECIES	SIZE (INCH) AT DBH
2680	MESQUITE	14
2681	MESQUITE	13
2682	MESQUITE	12
2683	MESQUITE	11
2684	MESQUITE	10
2685	MESQUITE	14
2686	MESQUITE	18
2687	MESQUITE	11
2688	MESQUITE	18
2689	MESQUITE	13
2694	MESQUITE	11
2695	MESQUITE	14
2696	MESQUITE	10
2697	MESQUITE	19
2698	MESQUITE	13
2699	MESQUITE	10
2700	MESQUITE	11
2701	MESQUITE	13
2702	MESQUITE	10
2703	MESQUITE	15
2704	MESQUITE	15
2705	MESQUITE	13
2706	MESQUITE	14
2707	MESQUITE	13
2708	MESQUITE	18
2709	MESQUITE	13
2737	MESQUITE	11
2738	MESQUITE	16
2739	MESQUITE	12
2740	MESQUITE	12
2741	MESQUITE	21
2743	OAK	8
2744	OAK	5
2745	OAK	5
2746	OAK	5
2747	OAK	7
2748	OAK	9
2749	OAK	7
2750	OAK	5
2751	HACKBERRY	21
2755	OAK	9
2756	OAK	16
2757	OAK	10
2763	MESQUITE	16
2764	MESQUITE	17
2765	MESQUITE	11
2766	OAK	7
2767	HACKBERRY	10
2768	MESQUITE	12
2769	OAK	8
2785	MESQUITE	13
2786	HACKBERRY	13
2787	OAK	10
2788	OAK	12
10413	MESQUITE	22
10414	MESQUITE	14
10415	MESQUITE	18
10416	MESQUITE	13
10417	PERSIMMON	7
10419	MESQUITE	21
10604	MESQUITE	19
10605	MESQUITE	10
10606	MESQUITE	17
10624	MESQUITE	17
10626	MESQUITE	13
10627	MESQUITE	15
10628	MESQUITE	14
10647	MESQUITE	16
10675	MESQUITE	14
10676	MESQUITE	12
10690	MESQUITE	14
10691	MESQUITE	22
10693	MESQUITE	12
10709	MESQUITE	19
10710	MESQUITE	11

10711	MESQUITE	11
10712	MESQUITE	12
10732	MESQUITE	25
10767	MESQUITE	17
10773	MESQUITE	13
10775	MESQUITE	13
10776	MESQUITE	18
10777	MESQUITE	13
10778	MESQUITE	13
10779	MESQUITE	16
10780	MESQUITE	10
10781	MESQUITE	13
10782	MESQUITE	13
10783	MESQUITE	14
10784	MESQUITE	11
10785	MESQUITE	12
10786	MESQUITE	15
10787	MESQUITE	15
10788	MESQUITE	14
10789	MESQUITE	11
10790	MESQUITE	10
10791	MESQUITE	18
10792	MESQUITE	15
10793	MESQUITE	18
10797	MESQUITE	11
10798	MESQUITE	13
10799	MESQUITE	10
10800	MESQUITE	11
10801	MESQUITE	11
10802	MESQUITE	10
10829	MESQUITE	17
10830	MESQUITE	15
10831	MESQUITE	13
10832	MESQUITE	11
10833	PERSIMMON	9
10834	PERSIMMON	6
10835	PERSIMMON	12
10838	PERSIMMON	7
10844	MESQUITE	13
10845	MESQUITE	14
10846	MESQUITE	21
10847	MESQUITE	14
10848	ELM	8
10856	MESQUITE	13
10857	MESQUITE	17
10858	PERSIMMON	5
10859	PERSIMMON	7
10861	PERSIMMON	8
10862	MESQUITE	11
10886	MESQUITE	16
10887	PERSIMMON	7
11304	MESQUITE	14

TREES IN R.O.W. AND EASEMENTS		
TREE TAG NO.	SPECIES	SIZE (INCH) AT DBH
2375	MESQUITE	15
2385	MESQUITE	12
2388	MESQUITE	22
2396	MESQUITE	15
2397	MESQUITE	17
2398	MESQUITE	11
2405	MESQUITE	18
2407	MESQUITE	14
2408	MESQUITE	24
2431	MESQUITE	11
2432	MESQUITE	12
2444	MESQUITE	16
2446	MESQUITE	19
2447	MESQUITE	15
2448	MESQUITE	16
2449	MESQUITE	10
2450	MESQUITE	22
2451	MESQUITE	12
2459	MESQUITE	14
2466	MESQUITE	24
2473	MESQUITE	14
2474	MESQUITE	14
2499	MESQUITE	13
2500	MESQUITE	13
2501	MESQUITE	16
2502	MESQUITE	14
2503	MESQUITE	15
2513	MESQUITE	17
2520	MESQUITE	17
2521	MESQUITE	20
2522	MESQUITE	12
2531	MESQUITE	11
2532	MESQUITE	13
2533	MESQUITE	16
2535	MESQUITE	13
2536	MESQUITE	15
2537	MESQUITE	16
2538	MESQUITE	17
2539	MESQUITE	17
2544	MESQUITE	16
2560	MESQUITE	15
2561	MESQUITE	16
2565	MESQUITE	16
2568	MESQUITE	14
2575	MESQUITE	26
2595	MESQUITE	15
2596	MESQUITE	18
2598	MESQUITE	13
2599	MESQUITE	15
2613	MESQUITE	25
2614	MESQUITE	18
2615	MESQUITE	25
2625	MESQUITE	19
2631	MESQUITE	17
2633	MESQUITE	12
2637	MESQUITE	33
2638	MESQUITE	21
2646	MESQUITE	12
2647	MESQUITE	13
2648	MESQUITE	19
2649	MESQUITE	14
2651	MESQUITE	16
2656	MESQUITE	21
2661	MESQUITE	13
2662	MESQUITE	13
2663	MESQUITE	12
2664	MESQUITE	12
2678	MESQUITE	15
2679	MESQUITE	25
2742	MESQUITE	17
2752	MESQUITE	14

10436	PERSIMMON	5
10437	MESQUITE	14
10438	MESQUITE	10
10439	PERSIMMON	6
10440	MESQUITE	11
10441	MESQUITE	15
10442	MESQUITE	13
10444	MESQUITE	10
10445	MESQUITE	10
10446	MESQUITE	13
10448	MESQUITE	11
10455	PERSIMMON	6
10456	PERSIMMON	9
10457	MESQUITE	12
10458	MESQUITE	13
10459	MESQUITE	13
10460	MESQUITE	11
10461	PERSIMMON	10
10463	PERSIMMON	7
10464	MESQUITE	15
10465	MESQUITE	14
10466	PERSIMMON	5
10467	PERSIMMON	4
10477	MESQUITE	11
10482	MESQUITE	13
10483	PERSIMMON	9
10484	MESQUITE	15
10485	PERSIMMON	5
10486	MESQUITE	12
10498	MESQUITE	11
10499	MESQUITE	14
10502	MESQUITE	13
10517	MESQUITE	9
10518	MESQUITE	12
10519	MESQUITE	13
10520	MESQUITE	13
10521	MESQUITE	10
10523	MESQUITE	9
10533	MESQUITE	14
10536	MESQUITE	9
10537	PERSIMMON	9
10538	PERSIMMON	10
10539	MESQUITE	15
10540	PERSIMMON	7
10541	PERSIMMON	9
10542	PERSIMMON	6
10544	MESQUITE	11
10554	MESQUITE	10
10565	MESQUITE	15
10579	MESQUITE	17
10593	MESQUITE	17
10598	MESQUITE	16
10599	MESQUITE	12
10600	MESQUITE	12
10609	MESQUITE	11
10610	MESQUITE	13
10611	MESQUITE	10
10612	MESQUITE	10
10617	MESQUITE	10
10618	MESQUITE	11
10620	MESQUITE	13
10634	MESQUITE	11
10640	MESQUITE	14
10653	MESQUITE	15
10654	MESQUITE	11
10656	MESQUITE	11
10657	MESQUITE	17
10658	MESQUITE	17
10659	MESQUITE	17
10665	MESQUITE	16
10666	MESQUITE	10
10667	MESQUITE	13
10679	MESQUITE	18
10680	MESQUITE	12
10681	MESQUITE	12
10682	MESQUITE	13
10683	MESQUITE	13
10698	PERSIMMON	8
10724	MESQUITE	22

10725	MESQUITE	20
10731	MESQUITE	20
10737	MESQUITE	17
10738	MESQUITE	13
10739	MESQUITE	11
10740	MESQUITE	12
10741	MESQUITE	15
10742	MESQUITE	10
10743	PERSIMMON	8
10744	MESQUITE	12
10745	MESQUITE	12
10746	MESQUITE	11
10747	PERSIMMON	10
10748	MESQUITE	10
10749	MESQUITE	11
10750	MESQUITE	14
10751	PERSIMMON	7
10757	MESQUITE	14
10764	MESQUITE	20
10794	MESQUITE	15
10796	MESQUITE	18
10803	MESQUITE	16
10805	MESQUITE	17
10806	MESQUITE	11
10807	MESQUITE	13
10810	MESQUITE	10
10811	MESQUITE	13
10812	PERSIMMON	5
10813	MESQUITE	11
10814	PERSIMMON	6
10840	MESQUITE	12
10872	MESQUITE	13
10873	MESQUITE	13
10874	MESQUITE	11
10875	MESQUITE	10
10876	HUISACHE	14
10877	MESQUITE	15
10878	MESQUITE	11
10879	MESQUITE	11
10888	MESQUITE	14
10893	PERSIMMON	7
10894	MESQUITE	12
10896	HUISACHE	14
10900	MESQUITE	10
10901	MESQUITE	13
10914	MESQUITE	12
10917	HUISACHE	14
10918	MESQUITE	11
10919	MESQUITE	16
10920	MESQUITE	18
10925	HUISACHE	14
10942	MESQUITE	13
10943	MESQUITE	15
10947	MESQUITE	22
10948	MESQUITE	11
10952	MESQUITE	13
10964	MESQUITE	23
10965	MESQUITE	11
10966	MESQUITE	13
10972	MESQUITE	19
10977	MESQUITE	12
10978	MESQUITE	10
10988	MESQUITE	10
10990	MESQUITE	12
10994	HUISACHE	14
10996	MESQUITE	24
10997	PERSIMMON	8
11001	HUISACHE	14

TREE FENCING INSPECTION
REQUIRED BEFORE SITE WORK
CALL 207-1111 TO SCHEDULE

BLUE RIDGE RANCH SUBDIVISION
UNITS 4, 5, 6 & 7
SAN ANTONIO, TEXAS
INVENTORY TABLES OF OFF-SITE TREES
AND TREES IN R.O.W. AND EASEMENTS

S CDS muery
ENGINEERS | SURVEYORS
100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216
(210) 581-1111 | TBPE No. F-7733 | TBPLS No. 100495-00

PLAT NO. 20-11800110
JOB NO. 120010.00
DATE MARCH 2020
DESIGNER L.M.R.
CHECKED B.C. DRAWN J.W.G.

MASTER TREE PLAN (AP# 2594615)

SHEET C7.5