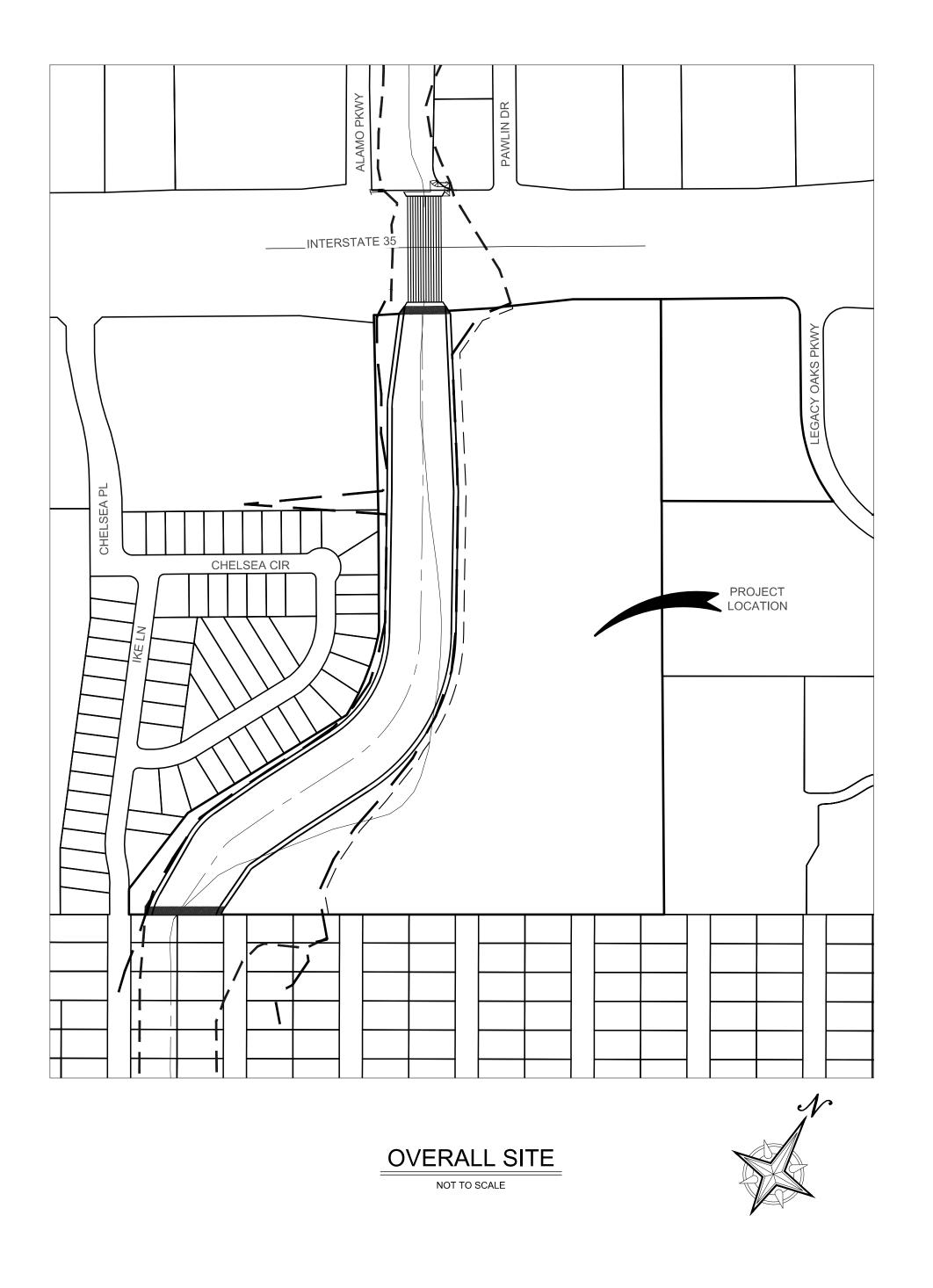
# CONSTRUCTION PLANS for CHELSEA PARK II



# PREPARED BY:

# OWNER/DEVELOPER:

CHELSEA PARK FPRP 16607 BLANCO RD, SUITE 201 SAN ANTONIO, TEXAS 78232



# KCI TECHNOLOGIES, INC.

2806 WEST BITTERS RD. SUITE 218 SAN ANTONIO, TEXAS 78230-1037 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-10573 / #101943-65

### Sheet List Table

Sheet Number

Sheet Title

COVER SHEET

CHANNEL A PLAN & PROFILE

CHANNEL A PLAN & PROFILE

CHANNEL A PLAN & PROFILE

GRADING PLAN

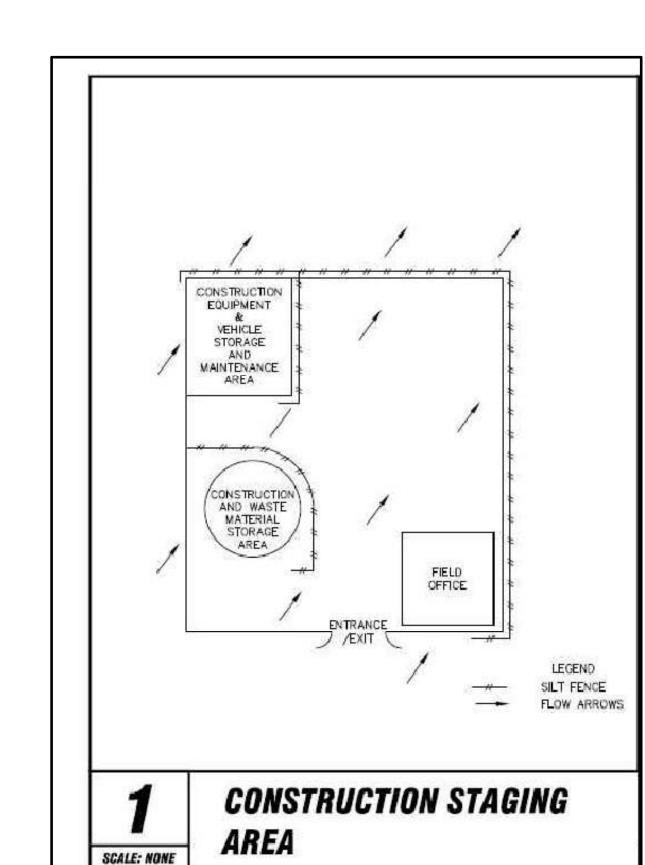
GRADING PLAN

SEDIMENTATION & EROSION CONTROL PLAN

SEDIMENTATION & EROSION CONTROL PLAN

SEDIMENTATION & EROSION CONTROL NARRATIV

SEDIMENTATION & EROSION CONTROL DETAILS



DESCRIPTION

REV DATE DESCRIPTION

MARY P. STEWART

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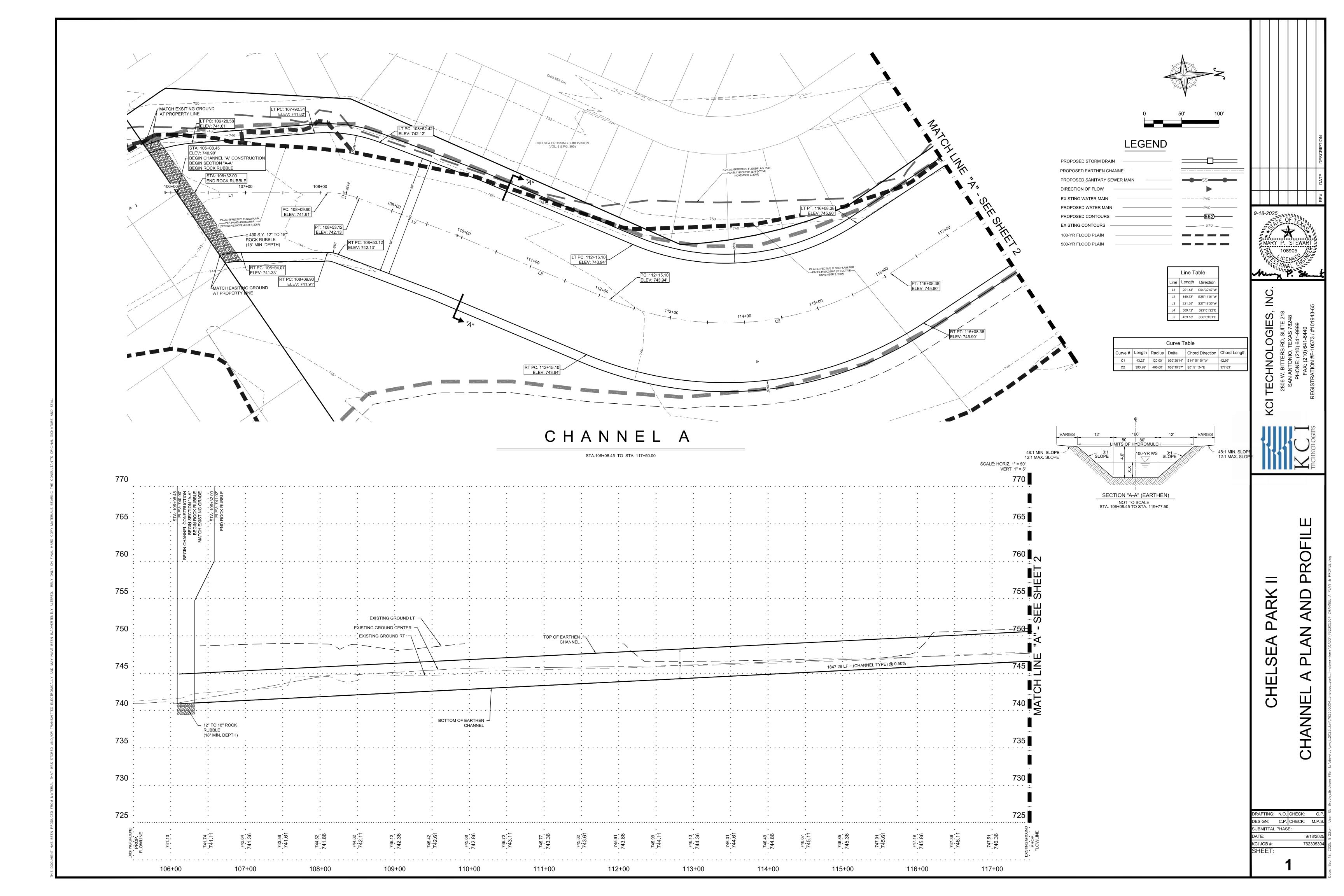
TECHNOLOGIES, 12806 W. BITTERS RD, SUITE 218 SAN ANTONIO, TEXAS 78248 PHONE: (210) 641-6999 FAX: (210) 641-6440

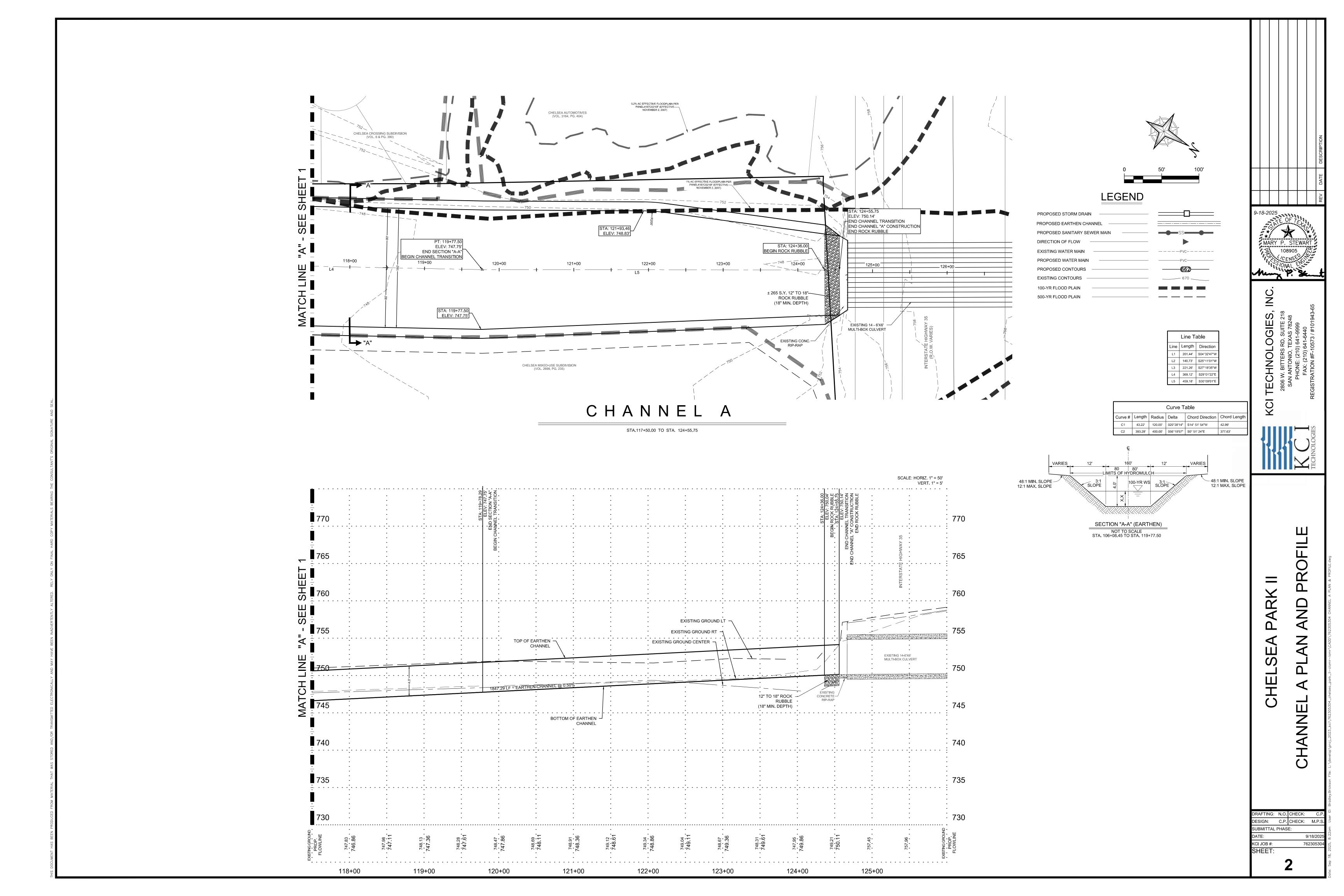


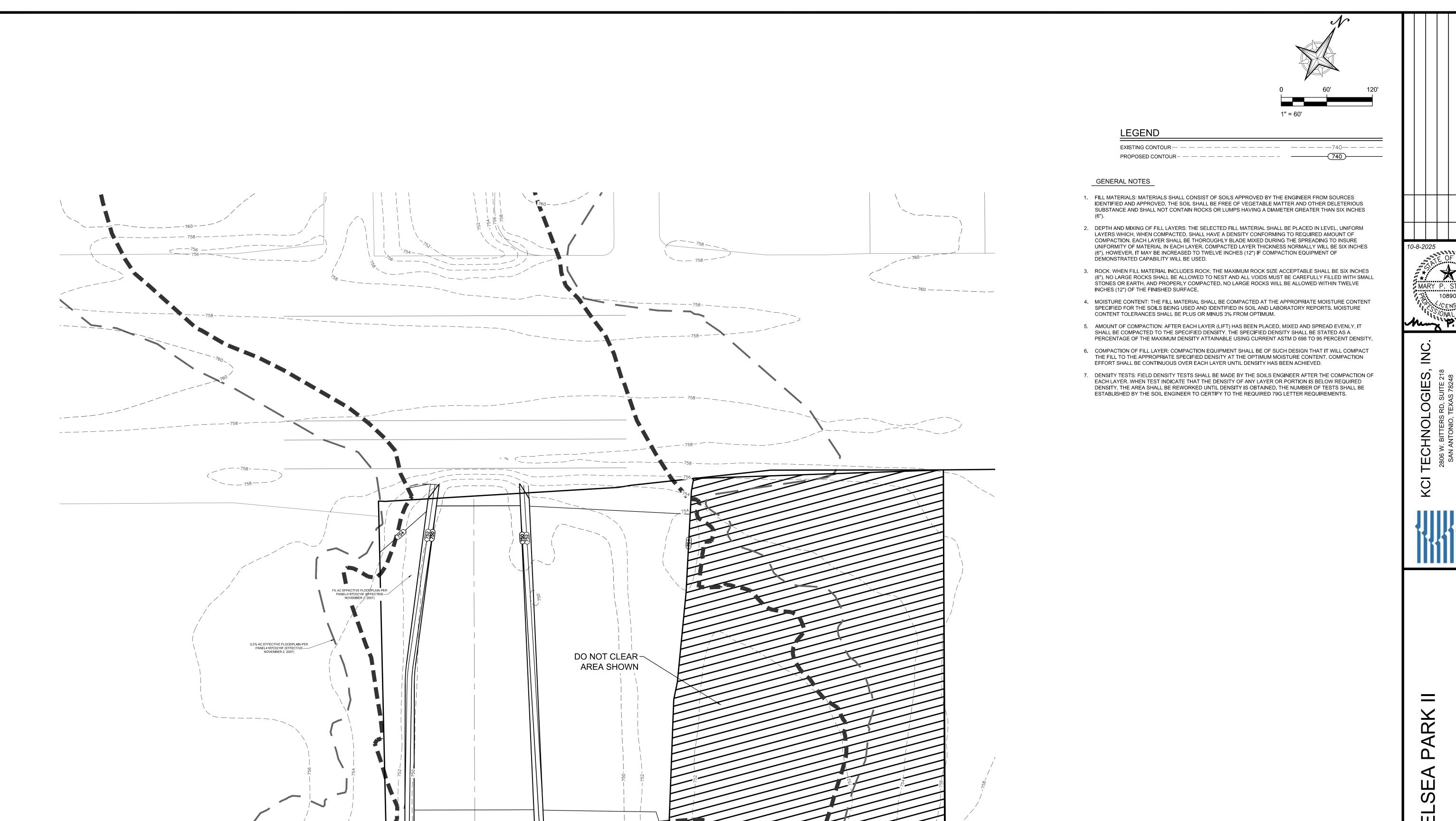
COVER SHEET

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DESIGN: C.P. CHECK: M.P.S
SUBMITTAL PHASE:
DATE: 9/18/202
KCI JOB #: 76230530

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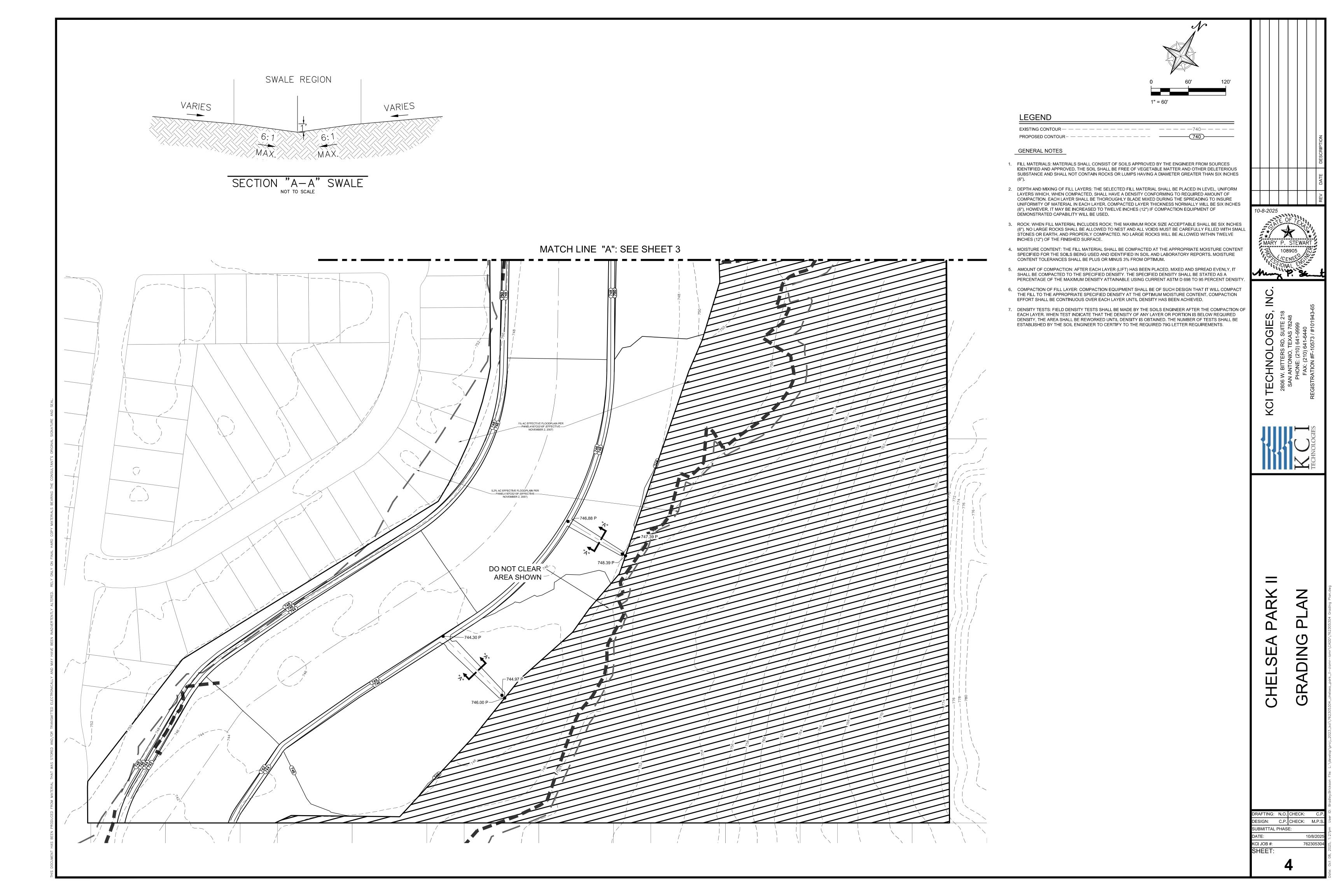


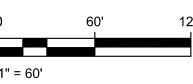




MATCH LINE "A": SEE SHEET 4







### **LEGEND**

TEMPORARY SEDIMENT CONTROL FENCE ------TYPE 1 CONSTRUCTION EXIT- — — — — — — — — CONCRETE WASHOUT PIT — — — — — — — — GRAVEL FILTER BAGS- — — — — — — — — — —  $\infty$ LIMITS OF CONSTRUCTION— — — — — — — — 

PROPOSED STAGING AREA — — — — — — — — —



POST CONSTRUCTION SEDIMENT CONTROL FENCE (PHASE 2) -



CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF PROJECT AND THAT NO PONDING WILL OCCUR.

### S.W.P.P.P. GENERAL NOTES

1. THE CONTROL MEASURES CONTAINED HEREON (AND AS FURTHER DES-CRIBED BY THE STANDARD SPECIFICATIONS) SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL DURING CONSTRUCTION AND POST CONSTRUCTION PERIODS.

2. A RAIN GAUGE SHALL BE PROVIDED BY THE CONTRACTOR AND LOCATED AT THE PROJECT SITE. THE CONTRACTOR AND INSPECTOR WILL INSPECT THE ENTIRE PROJECT TO DETERMINE THE CONDITION OF THE CONTROL MEASURES. SEDIMENT WILL BE REMOVED AND DEVICES REPAIRED AS SOON AS PRACTICABLE BUT NO LATER THAN 7 DAYS AFTER THE SURROUNDING EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE BEING CAUSED BY REPAIR OPERATIONS.

3. THE CONTRACTOR SHALL CLEAN PAVED SURFACES (ADJACENT TO THE CONSTRUCTION AREAS) AS NECESSARY TO REMOVE SEDIMENT WHICH HAS ACCUMULATED ON THE ROADWAY DUE TO STORMWATER FLOWS AND VEHICULAR TRAFFIC THROUGH AND ACROSS THE CONSTRUCTION SITE.

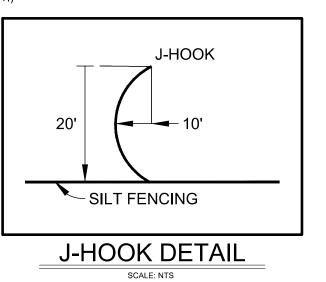
4. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION AND WATER POLLUTION RESERVES THE RIGHT TO EMPLOY OUTSIDE ASSISTANCE OR USE OTHER FORCES TO PROVIDE THE NECESSARY CORRECTIVE MEASURES. ALL COST (INCLUDING ENGINEERING) COST WILL BE DEDUCTED FROM ANY MONEYS DUE TO OR TO BECOME DUE TO THE CONTRACTOR.

5. UPON COMPLETION OF CONSTRUCTION AND THE INSTALLATION OF PERMANENT EROSION CONTROL METHODS, A FINAL EROSION CONTROL INSPECTION WILL BE PERFORMED AS PART OF ACCEPTANCE OF THE PROJECT BY THE DEVELOPER/OWNER. IN THE EVENT THAT THE PERMANENT EROSION CONTROL IS INADEQUATE DUE TO IMPROPER DESIGN OR INSTALLATION. THE PERMANENT EROSION CONTROL

MEASURES MUST BE CORRECTED OR REDESIGNED TO FUNCTION PROPERLY.

6. THE NOTICE OF INTENT (N.O.I.) SHALL BE SIGNED AND SUBMITTED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR MOVING ONTO THE SITE.

7. THE CONTRACTOR SHALL SUBMIT A SIGNED NOTICE OF TERMINATION



I35 FRONTAGE RD

MATCH LINE "A": SEE SHEET 6

30 L.F. TEMPORARY

- PROPOSED 100 YEAR FLOODPLAI

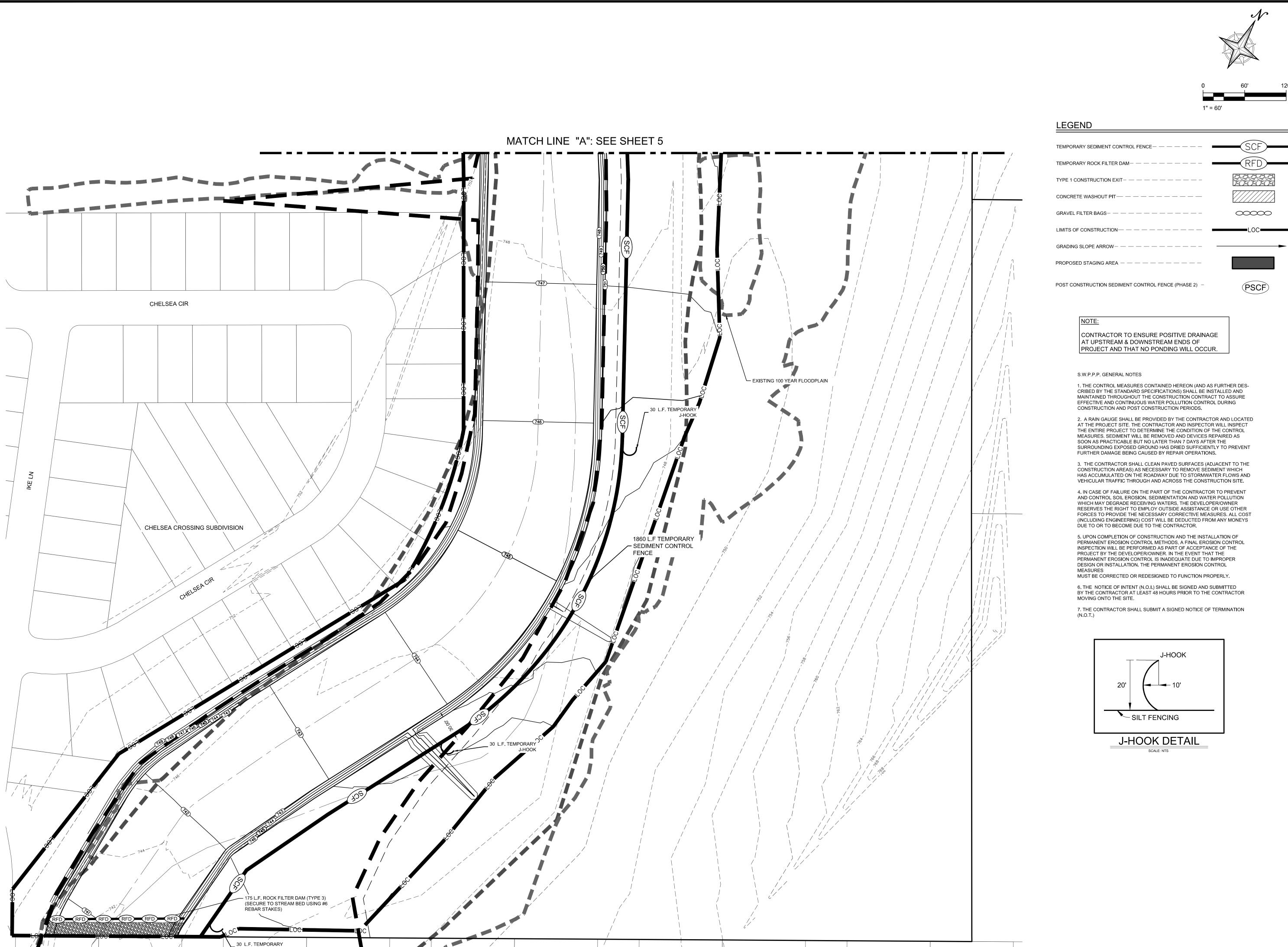
0.1% AC EFFECTIVE FLOODPLAIN —— PER PANEL 4187C0210F (EFFECTIVE

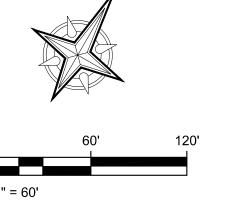
NOVEMBER 2, 2007)

10-8-2025

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## SITE DESCRIPTION

PROJECT LIMITS: 32.06 acre unit located south-w	est of the Interstate 35 N, Selma, Texas.
ATITUDE 29°35'18.90"N LONGITUDE 98°17'36.85"W	<i>'</i>
	plain improvements including: drainage improvements.
TROBEOT BEOORIN FION. <u>Series asserts in the series as a series as</u>	
MAJOR SOIL DISTURBING ACTIVITIES: Serosion and sediment controls.	Soil disturbing activities will include preparing right-of-way clearing, and grubbing, grading, excavation.
_	
TOTAL PROJECT AREA: 32.06 AC	
TOTAL AREA TO BE DISTURBED: 14.84 A	AC out of 32.06 AC (46%)
WEIGHTED RUNOFF COEFFICIENT	
(PRE-CONSTRUCTION): 0.35	5
VEIGHTED RUNOFF COEFFICIENT (POST-CONSTRUCTION): $0.35$	
EXISTING CONDITION OF SOIL & VEGETA	
COVER AND % OF EXISTING VEGETATIVE covered with underbrush.	E COVER: The existing topsoil is dark greyish-brown Lewisville silty clay. Existing Vegetation is 100%
NAME OF RECEIVING WATERS. The storm	
MAINE OF MEDELVING WATERS. MO SIGHT	water will flow into the Dietz Creek Watershed.
VAIVIL OF INLULIVING WATERS. The some	water will flow into the Dietz Creek Watershed.
VAIVIL OF INECTIVING WATERS: The comme	water will flow into the Dietz Creek Watershed.
VAIVIL OF INECEIVING WATERS: 1110 0001111	water will flow into the Dietz Creek Watershed.
VAIVIL OF INECTIVING WATERS.	water will flow into the Dietz Creek Watershed.
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### EROSION AND SEDIMENT CONTROLS

	TEMPORARY SEEDING	
<b>—V</b> —	PERMANENT PLANTING, SODDING, OR SEEDING	
	MULCHING	
	SOIL RETENTION BLANKET	
	BUFFER ZONES PRESERVATION OF NATURAL RESOURCES	
	TRESERVATION OF WATCHAE RESOURCES	
THER	Disturbed areas on which construction activity has ceased (temporarily or permanently) shall be stabilized within 14 days unless activities are scheduled to resume	
and do	within 21 days.	
TRUC	TURAL PRACTICES:	
	SILT FENCES	
	ROCK BERMS	
	DIVERSION, INTERCEPTOR, OR PERIMETER SWALES DIVERSION DIKE AND SWALE COMBINATIONS	
	PIPE SLOPE DRAINS	
	PAVED FLUMES	
$\sqrt{}$	ROCK BEDDING AT CONSTRUCTION EXIT	
_	TIMBER MATTING AT CONSTRUCTION EXIT	
$\sqrt{}$	CHANNEL LINERS	
	SEDIMENT TRAPS	
	SEDIMENT BASINS	
	STORM INLET SEDIMENT TRAP	
	STONE OUTLET STRUCTURES	
	CURBS AND GUTTERS STORM SEWERS	
	VELOCITY CONTROL DEVICES	
	VEESCH COMMOD BEVIOLS	
THER		
	TIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:	
The ord	TIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES: er of activities will be as follows:  I temporary control, establish limits of construction, install silt fence,	
The ord	er of activities will be as follows:	
1. Insta	temporary control, establish limits of construction, install silt fence, stion entrance/exit, and concrete wash out area.	
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	endar days after the surrounding exposed ground has dried sufficiently to prevent further damage from heavy equipment. The areas adjacent to creeks and	
drainage ways shall have priority followed by devices protecting storm sewer inlets.		
NSPECTION management re	An inspection will be performed by a designated inspector every week as well as after every half inch or more of rain (as recorded on a non-freezing rain equiations. All trash and construction debris from the site will be deposited in the dumpster. The dumpster will be emptied as necessary or as required by loc	
located at the P	ated at the Project Site). An inspection and Maintenance Report will be made per each Inspection. Based on the inspection results, the controls shall be Project Site). An inspection and Maintenance Report will be made per each inspection report.	
	ERIALS: All waste materials will be collected and stored in a secured metal dumpster. The dumpster will meet all state and local city solid waste d the trash will be hauled to a local dump. No construction waste material will be buried on site.	
	At a minimum, any products in the following extension are considered to be hexarded:	
paints, acids for	WASTE (INCLUDING SPILL REPORTING):  At a minimum, any products in the following categories are considered to be hazardous: r cleaning masonry surfaces, cleaning solvents, asphalt products, chemical additives for soil stabilization or concrete curing compounds and additives. In the rdous material spill, the spill coordinator shall be contacted immediately.	
SANITARY W Management C	ASTE: All sanitary waste will be collected from portable units as necessary, or as required by local regulations by a Licensed Sanitary Waste ontractor.	
OFFSITE VEH	HICLE TRACKING:	
	JL ROADS DAMPENED FOR DUST CONTROL	
	DED HAUL TRUCKS TO BE COVERED WITH TARPAULIN ESS DIRT ON ROAD REMOVED DAILY	
_V_ STA	BILIZED CONSTRUCTION ENTRANCE	
PERMITS:		
	Disposal areas, stockpiles, and haul roads shall be constructed in a manner that will minimize and control the amount of sediment that may enter receiving sal areas shall not be located in any wetland, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the	
waters. Dispos Contractor in a	sal areas shall not be located in any wetland, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the manner to minimize the runoff of pollutants. All waterways shall be cleared as soon as practicable of temporary embankment, temporary bridges, matting,	
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waters. Dispos Contractor in a	sal areas shall not be located in any wetland, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the manner to minimize the runoff of pollutants. All waterways shall be cleared as soon as practicable of temporary embankment, temporary bridges, matting, g, debris or other obstructions placed during construction operations that are not a part of the finished work.	
waters. Dispos Contractor in a	owners certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated 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, the information, 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	
waters. Dispos Contractor in a	owners certification  I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated 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, the information submitted is, to the best of my knowledge and imprisonment for knowing violations.	

SIGNATURE (CONTRACTOR)

2806 W. BITTE SAN ANTON PHONE: FAX: (2



IARRATIVE KC

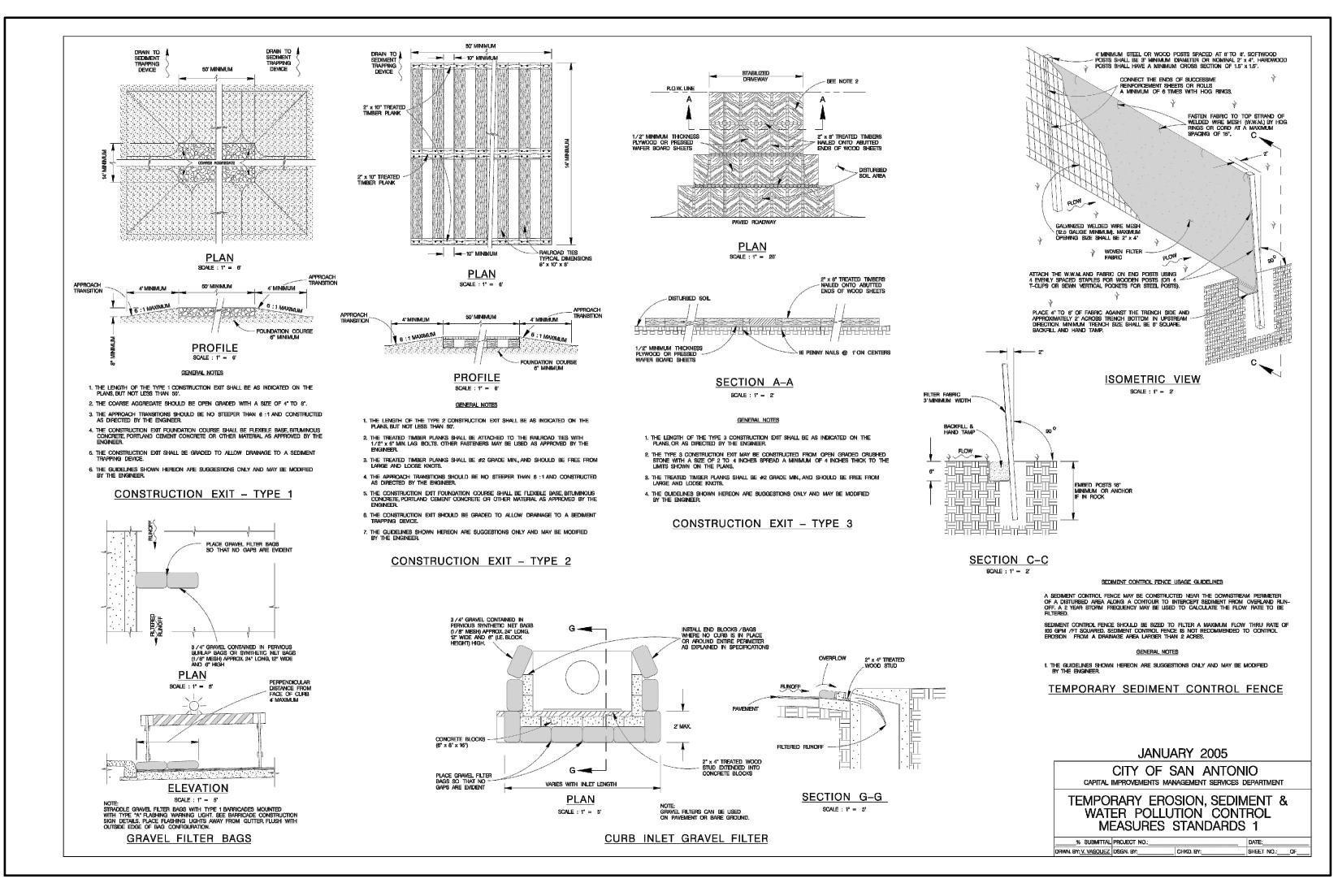
HELSEA PARK II

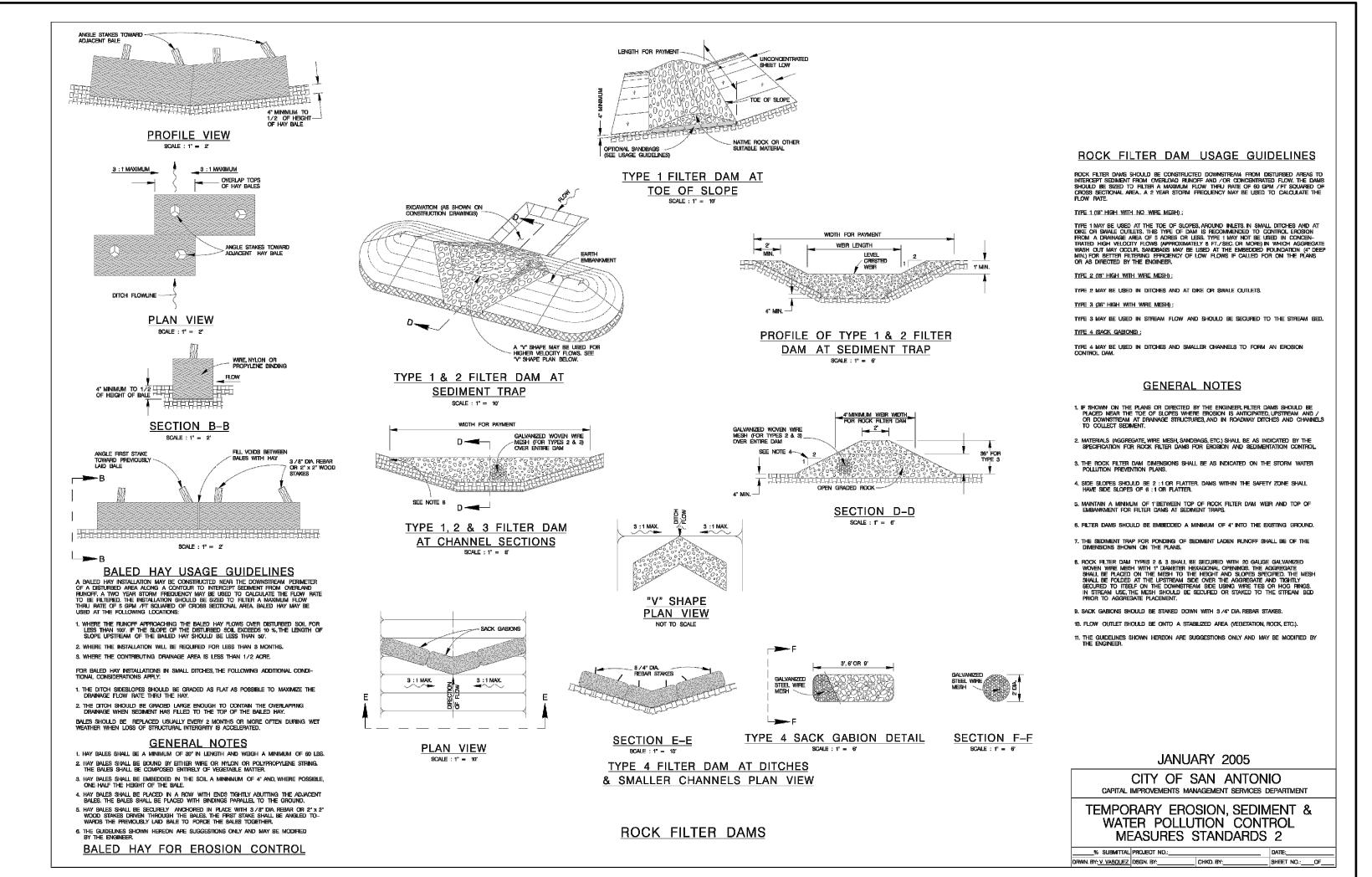
SEDIMENTATION & EROSIC

DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 10/8/2025

DATE: 10/8/2025 \$\frac{1}{5}\$ KCI JOB #: 762305304 \$\frac{1}{5}\$ SHEET:

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DRAFTING: N.O. CHECK:

SUBMITTAL PHASE:

CLJOB #:

DESIGN: C.P. CHECK: M.P

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10-8-2025

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