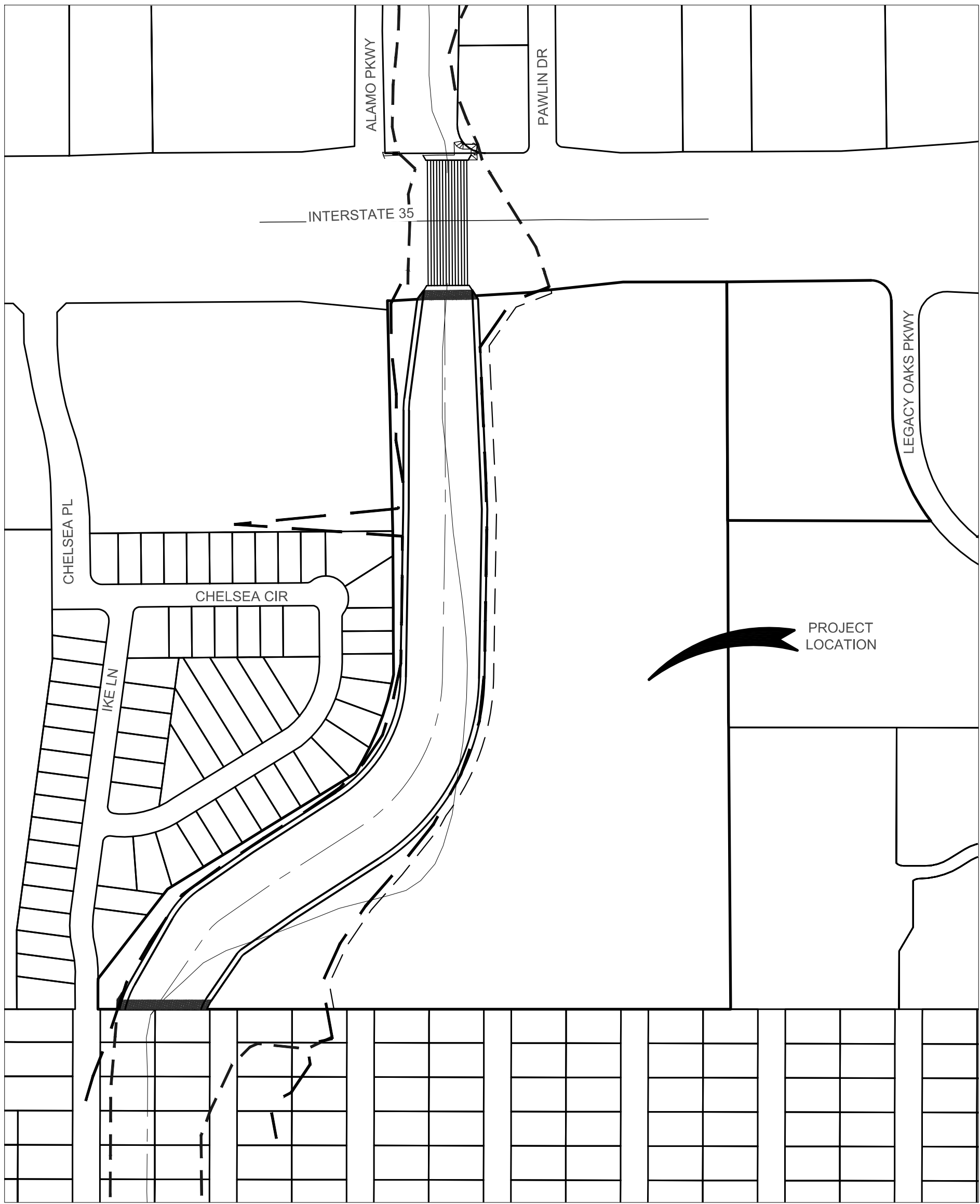


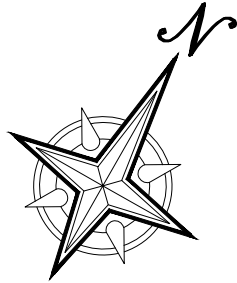
CONSTRUCTION PLANS

for

CHELSEA PARK II



OVERALL SITE
NOT TO SCALE

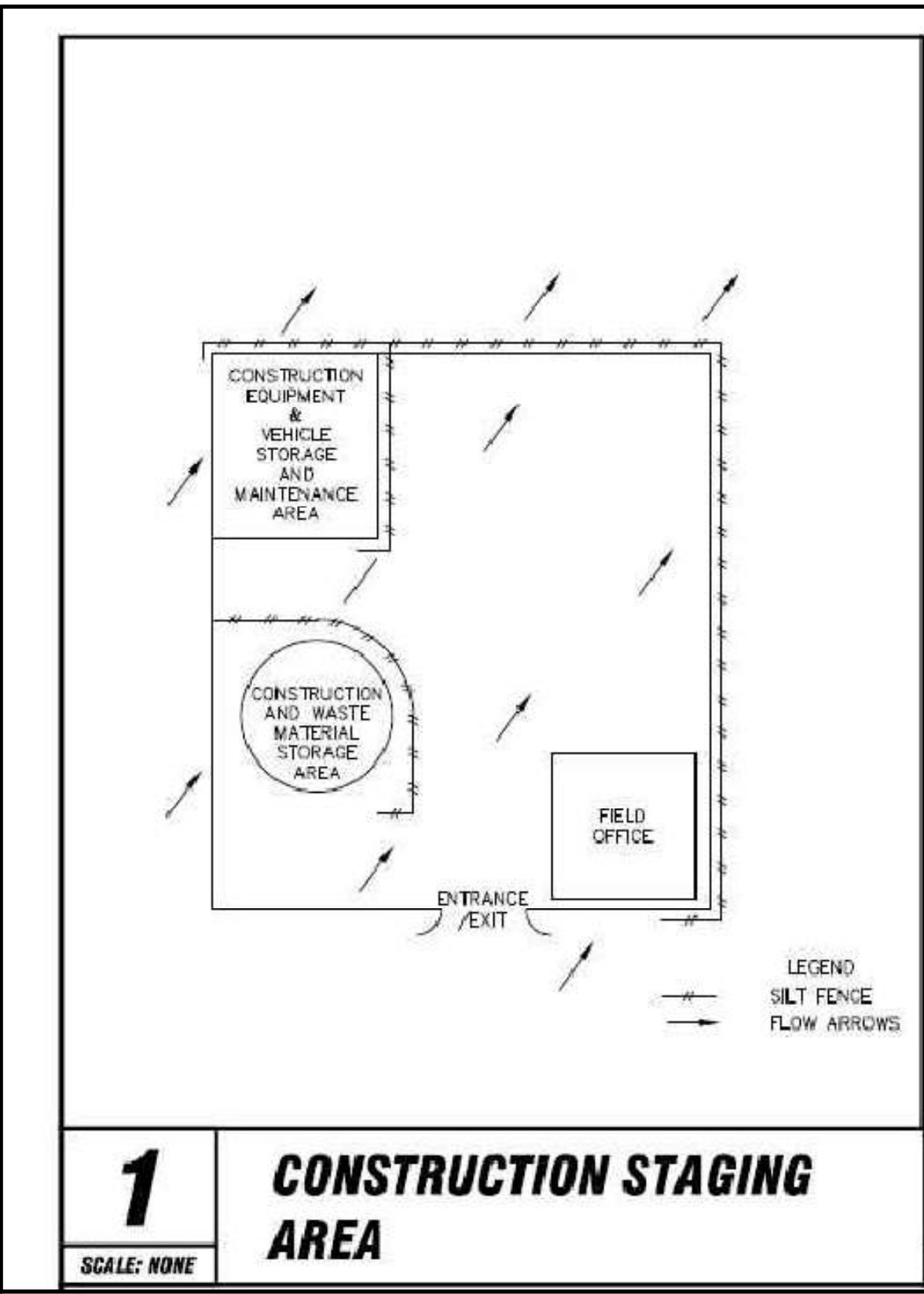


OWNER/DEVELOPER:
CHELSEA PARK FPRP
16607 BLANCO RD, SUITE 201
SAN ANTONIO, TEXAS 78232



PREPARED BY:
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
0	COVER SHEET
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2	CHANNEL A PLAN & PROFILE
3	GRADING PLAN
4	GRADING PLAN
5	SEDIMENTATION & EROSION CONTROL PLAN
6	SEDIMENTATION & EROSION CONTROL PLAN
7	SEDIMENTATION & EROSION CONTROL NARRATIVE
8	SEDIMENTATION & EROSION CONTROL DETAILS



1

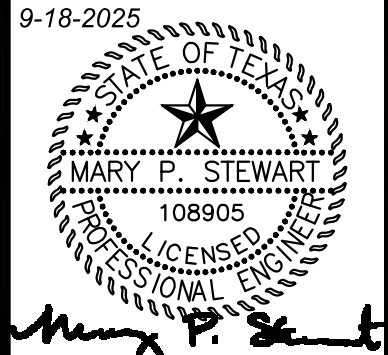
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**CONSTRUCTION STAGING
AREA**

CHELSEA PARK II
COVER SHEET

DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 9/18/2025
KCI JOB #: 762305304
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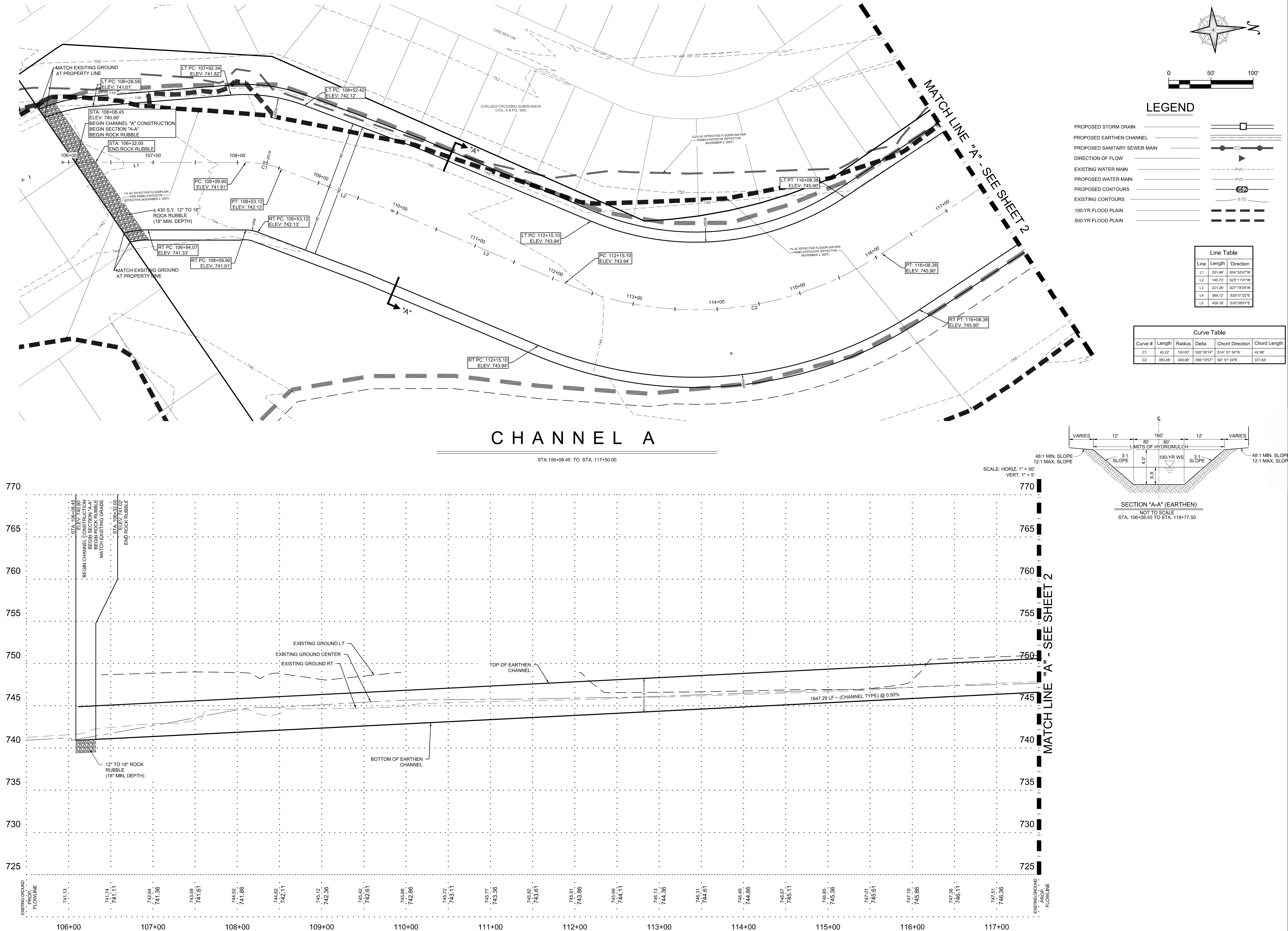
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KCI TECHNOLOGIES, INC.
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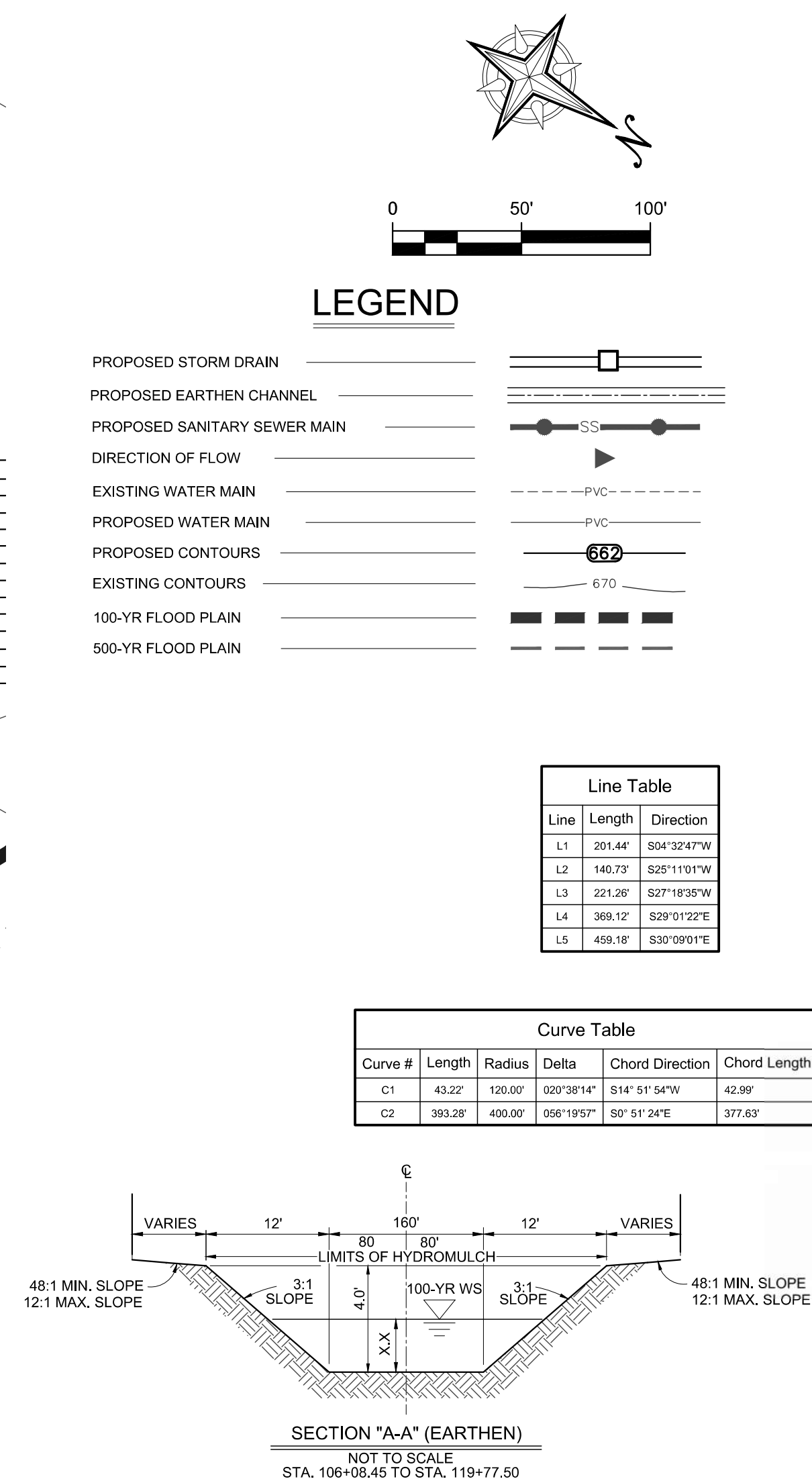
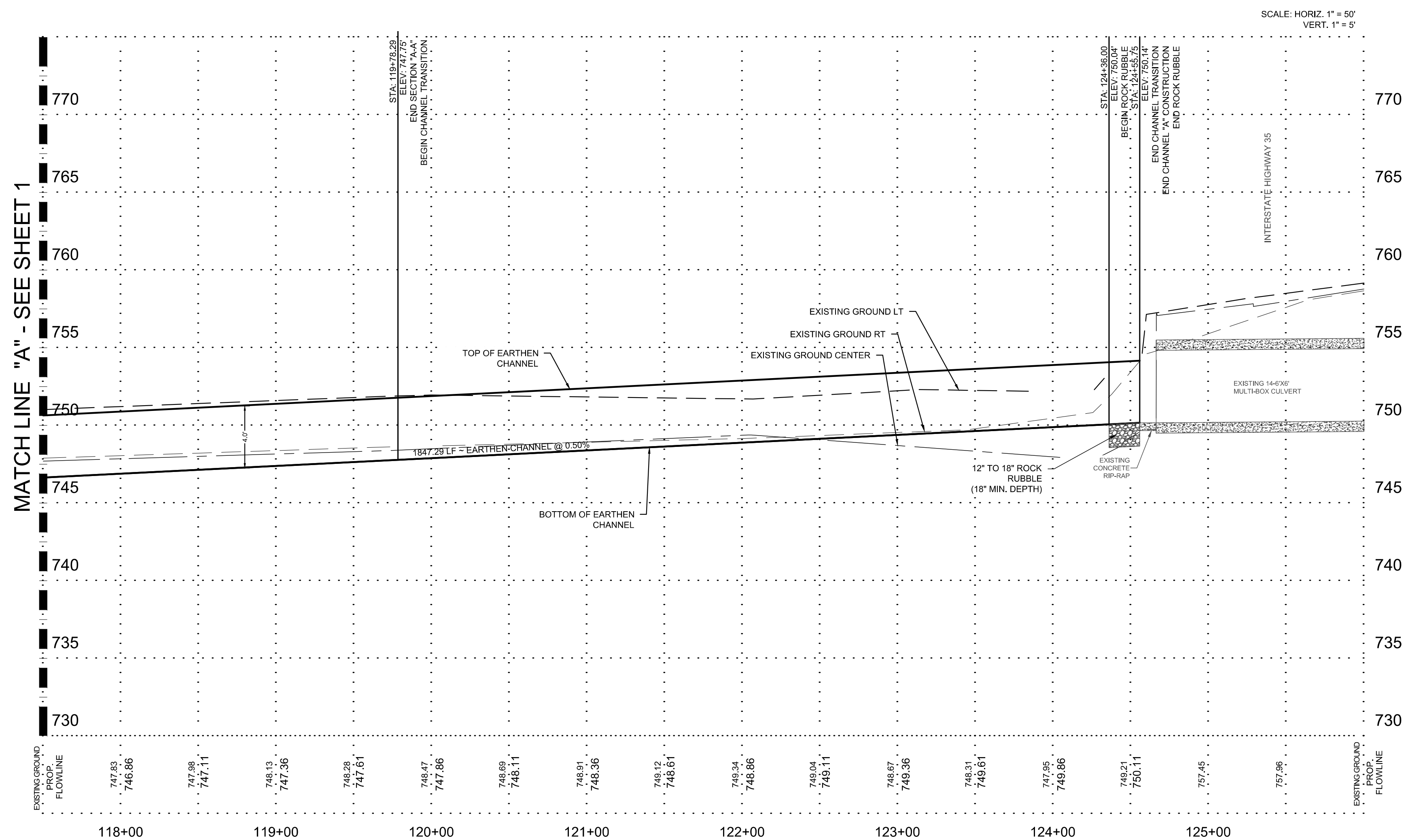
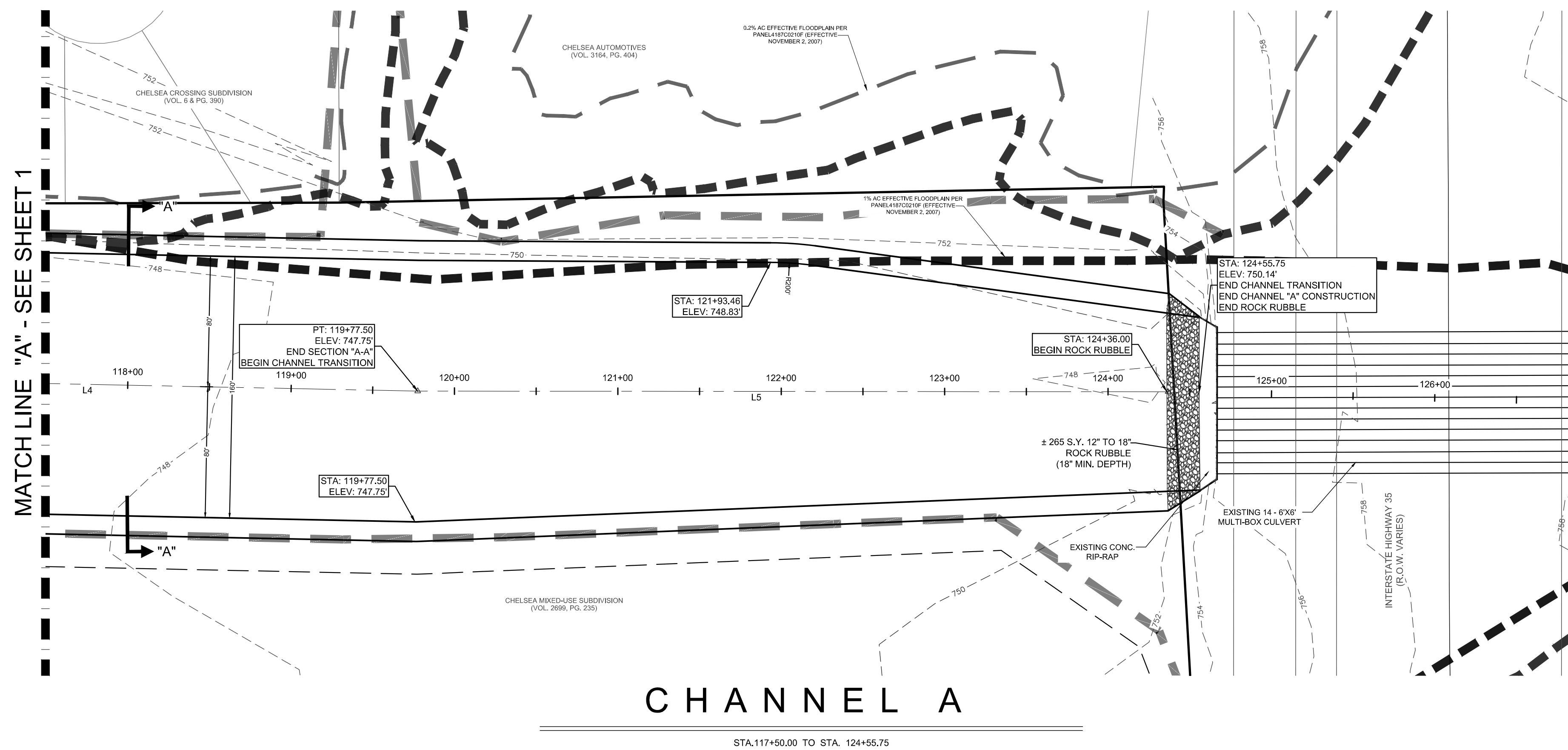


CHELSEA PARK II

CHANNEL A PLAN AND PROFILE

DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 9/18/2025
KCI JOB #: 762305304
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CHELSEA PARK II

CHANNEL A PLAN AND PROFILE

[illegible]

9-18-2025



Mary P. Stewart

TECHNOLOGIES, INC.
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SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
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DRAFTING: N.O.	CHECK: C.P.
DESIGN: C.P.	CHECK: M.P.S.
SUBMITTAL PHASE:	
DATE: 9/18/2025	
KCI JOB #:	762305304
SHEET:	

Date: Sep 18, 2025, 8:22am User ID: BradleyBrickson File: L:\develop\proj_2023_kci\762305304_chelsea_park_ii-clcmr-lomr\CADD\762305304_CHANNEL A PLAN & PROFILE.dwg

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MATCH LINE "A": SEE SHEET .



LEGEND

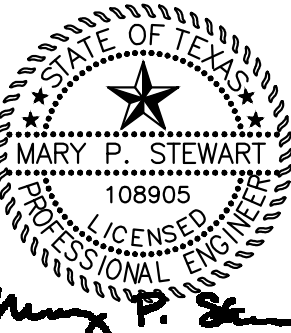
EXISTING CONTOUR ————— 740 —————
 PROPOSED CONTOUR ————— 740 —————

GENERAL NOTES

1. **FILL MATERIALS:** MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES THAT ARE APPROVED BY THE AGENCIES OF THE STATE OF CALIFORNIA AND OTHER DELICIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER GREATER THAN SIX INCHES (6").
2. **DEPTH AND MIXING OF FILL LAYERS:** THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO REQUIRED AMOUNT OF COMPACTION, EACH LAYER SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO INSURE UNIFORMITY OF MATERIAL. IN EACH LAYER, COMPACTED LAYER THICKNESS NORMALLY WILL BE SIX INCHES (6"). HOWEVER, IT MAY BE INCREASED TO TWELVE INCHES (12") IF COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY WILL BE USED.
3. **ROCK:** WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE ACCEPTABLE SHALL BE SIX INCHES (6"). NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE CAREFULLY FILLED WITH SMALL STONES OR EARTH, AND PROPERLY COMPACTED. NO LARGE ROCKS WILL BE ALLOWED WITHIN TWELVE INCHES (12") OF THE FINISHED SURFACE.
4. **MOISTURE CONTENT:** THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED AND IDENTIFIED IN SOIL AND LABORATORY REPORTS. MOISTURE CONTENT TOLERANCES SHALL BE PLUS OR MINUS 3% FROM OPTIMUM.
5. **AMOUNT OF COMPACTION:** AFTER EACH LAYER (LIFT) HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE COMPACTED TO THE SPECIFIED DENSITY. THE SPECIFIED DENSITY SHALL BE STATED AS A PERCENTAGE OF THE MAXIMUM DENSITY ATTAINABLE USING CURRENT ASTM D 698 TO 95 PERCENT DENSITY.
6. **COMPACTION OF FILL LAYER:** COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL COMPACT THE FILL TO THE APPROPRIATE SPECIFIED DENSITY AT THE OPTIMUM MOISTURE CONTENT. COMPACTION EFFORT SHALL BE CONTINUOUS OVER EACH LAYER UNTIL DENSITY HAS BEEN ACHIEVED.
7. **DENSITY TESTS:** FIELD DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER AFTER THE COMPACTION OF EACH LAYER, WHEN TEST INDICATE THAT THE DENSITY OF ANY LAYER OR PORTION IS BELOW REQUIRED DENSITY. THE AREA SHALL BE REWORKED UNTIL DENSITY IS OBTAINED. THE NUMBER OF TESTS SHALL BE ESTABLISHED BY THE SOIL ENGINEER TO CERTIFY TO THE REQUIRED 790 LETTER REQUIREMENTS.

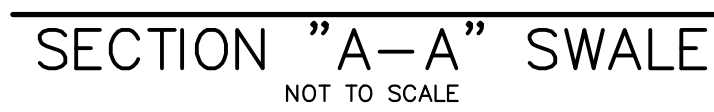
CHELSEA PARK III GRADING PLAN

TECHNOLOGIES, INC.
2806 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

[illegible]

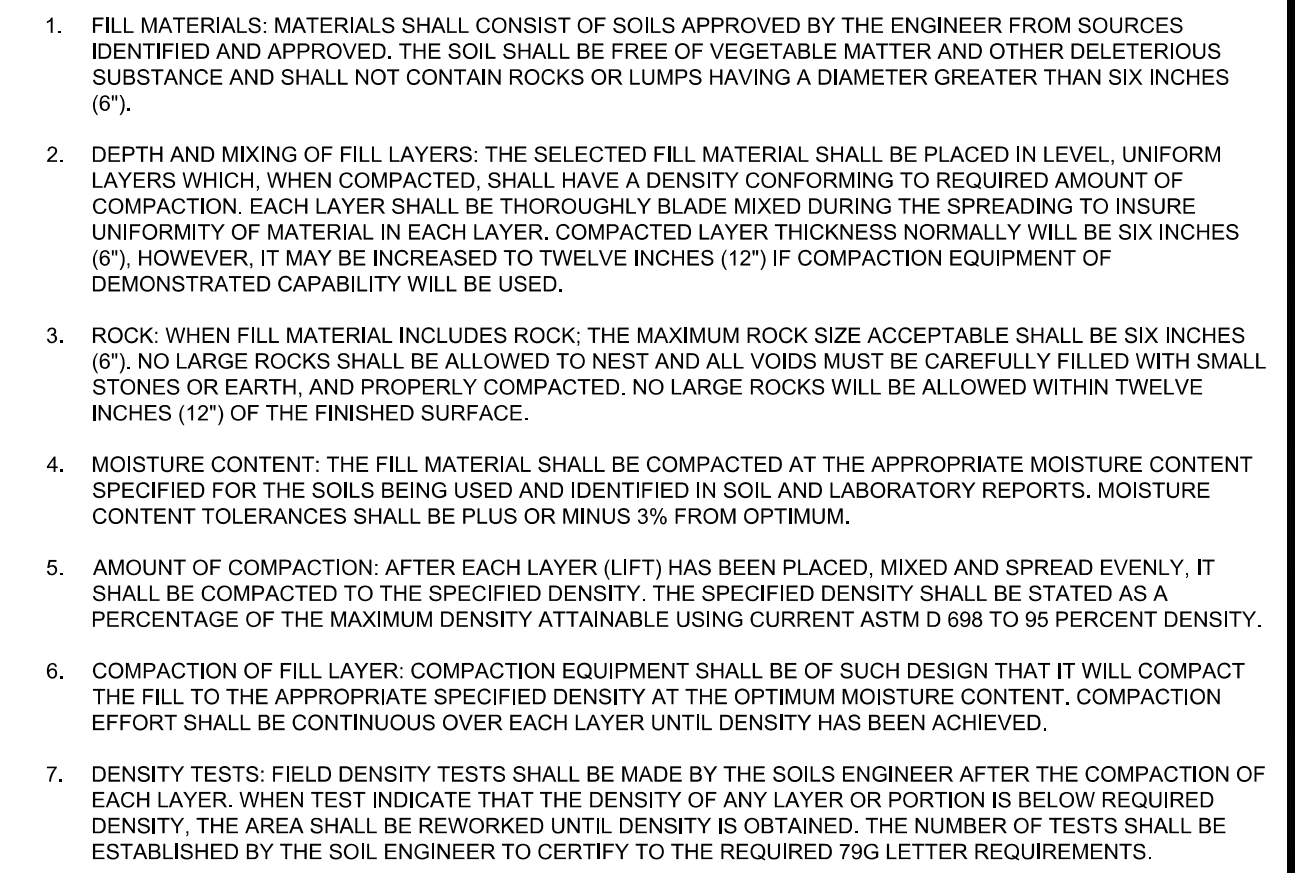
DESIGN:	C.P.	CHECK:	M.P.S.
SUBMITTAL PHASE:			
DATE:	10/8/202		
CI JOB #:	76230530		
CHECK:			

3



This technical drawing illustrates a proposed road improvement project. The plan view shows a road alignment with various stationing points and elevations. Key features include:

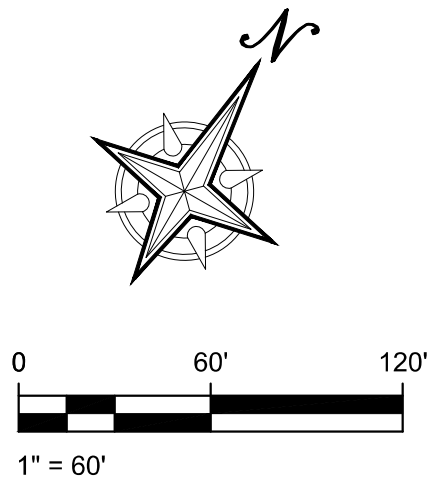
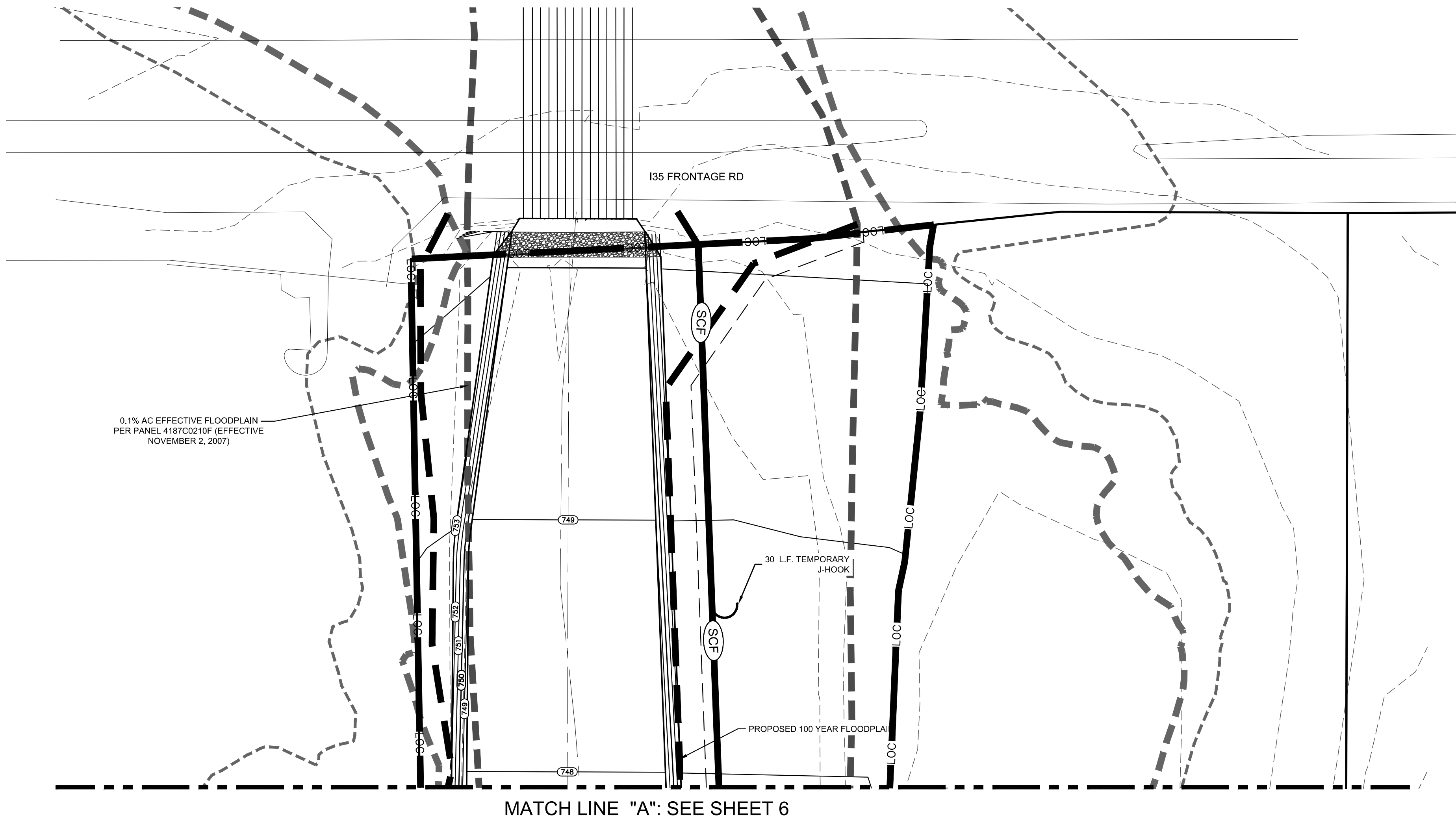
- Floodplains:** Two floodplains are delineated: the "1% AC EFFECTIVE FLOODPLAIN PER PANEL A1870201P EFFECTIVE NOVEMBER 2, 2007" and the "0.2% AC EFFECTIVE FLOODPLAIN PER PANEL A1870201P EFFECTIVE NOVEMBER 2, 2007".
- Elevations:** Numerous spot elevations are provided, including 746.88 P, 747.39 P, 748.39 P, 744.30 P, 744.97 P, and 746.00 P. Roadway elevations at specific stations are also noted, such as 744.00 at station 74+00 and 746.00 at station 75+00.
- Clearing Area:** A specific region is marked with the text "DO NOT CLEAR AREA SHOWN", indicating a restriction on land clearing for the project.
- Topography:** The drawing includes contour lines representing the existing terrain and a hatched area indicating a proposed embankment or fill.
- Infrastructure:** A dashed line represents an existing or proposed utility line, and a solid line indicates the proposed road centerline.



CHELSEA PARK II GRADING PLAN

RAFTING: N.O.	CHECK: C.P.
SIGN: C.P.	CHECK: M.P.S.
SUBMITTAL PHASE:	
DATE:	10/8/2025
JOB #:	762305304
SHEET:	

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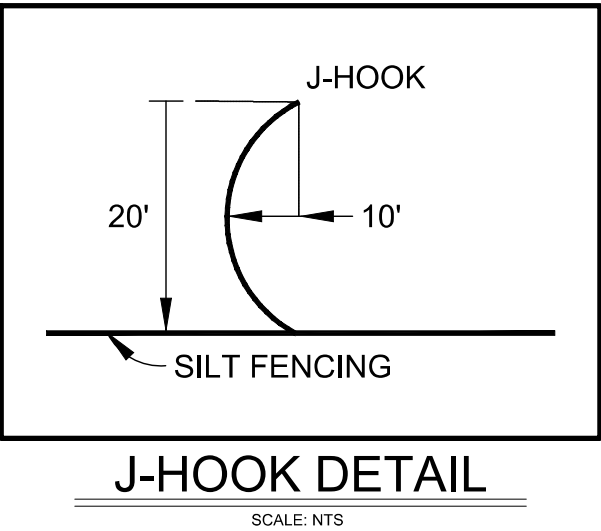
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TEMPORARY SEDIMENT CONTROL FENCE	---	SCF
TEMPORARY ROCK FILTER DAM	---	RFD
TYPE 1 CONSTRUCTION EXIT	---	
CONCRETE WASHOUT PIT	---	
GRAVEL FILTER BAGS	---	
LIMITS OF CONSTRUCTION	---	LOC
GRADING SLOPE ARROW	---	
PROPOSED STAGING AREA	---	
POST CONSTRUCTION SEDIMENT CONTROL FENCE (PHASE 2)	---	PSCF

NOTE:
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 DESCRIBED 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 WHICH MAY DEGRADE RECEIVING WATERS, THE DEVELOPER/OWNER 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 (N.O.T.)



LEGACY OAK PARKWAY

KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9899
FAX: (210) 641-6440
REGISTRATION #10573 / #101943-65



CHELSEA PARK II SEDIMENTATION & EROSION CONTROL PLAN

DRAFTING:	N.O.	CHECK:	C.P.
DESIGN:	C.P.	CHECK:	M.P.S.
SUBMITTAL PHASE:			
DATE:	10/8/2025		
KCI JOB #:	762305304		
SHEET:			

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LEGEND

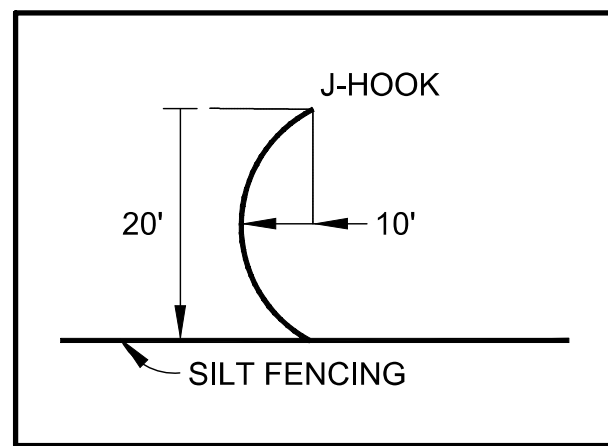
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TEMPORARY ROCK FILTER DAM	RFD
TYPE 1 CONSTRUCTION EXIT	
CONCRETE WASHOUT PIT	
GRAVEL FILTER BAGS	
LIMITS OF CONSTRUCTION	LOC
GRADING SLOPE ARROW	
PROPOSED STAGING AREA	
POST CONSTRUCTION SEDIMENT CONTROL FENCE (PHASE 2)	PSCF

NOTE:

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

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J-HOOK DETAIL
SCALE: NTS

CHELSEA PARK II

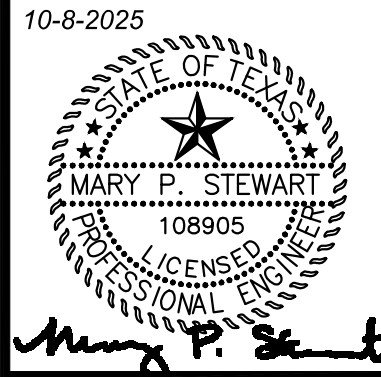
SEDIMENTATION & EROSION CONTROL PLAN

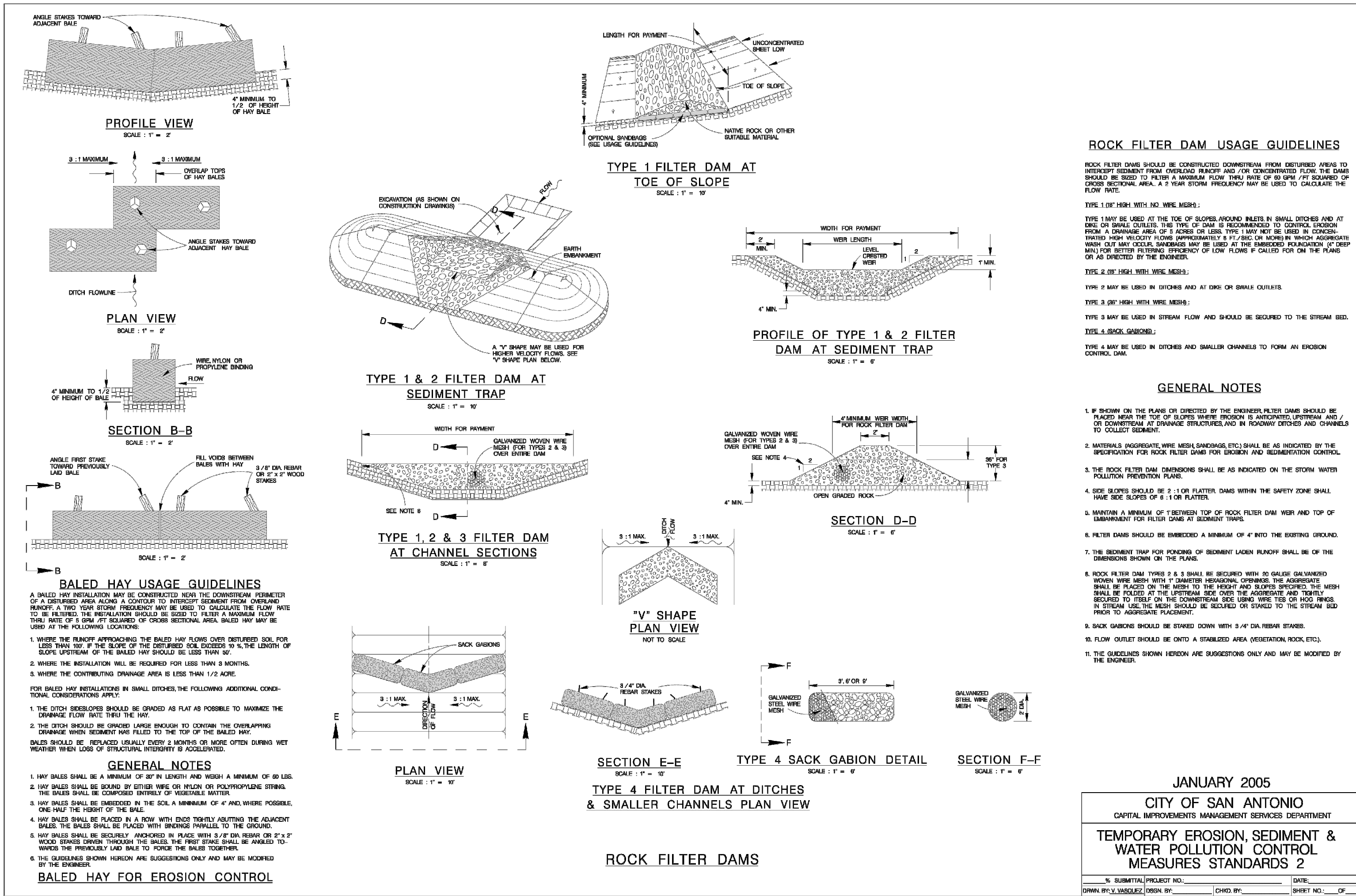
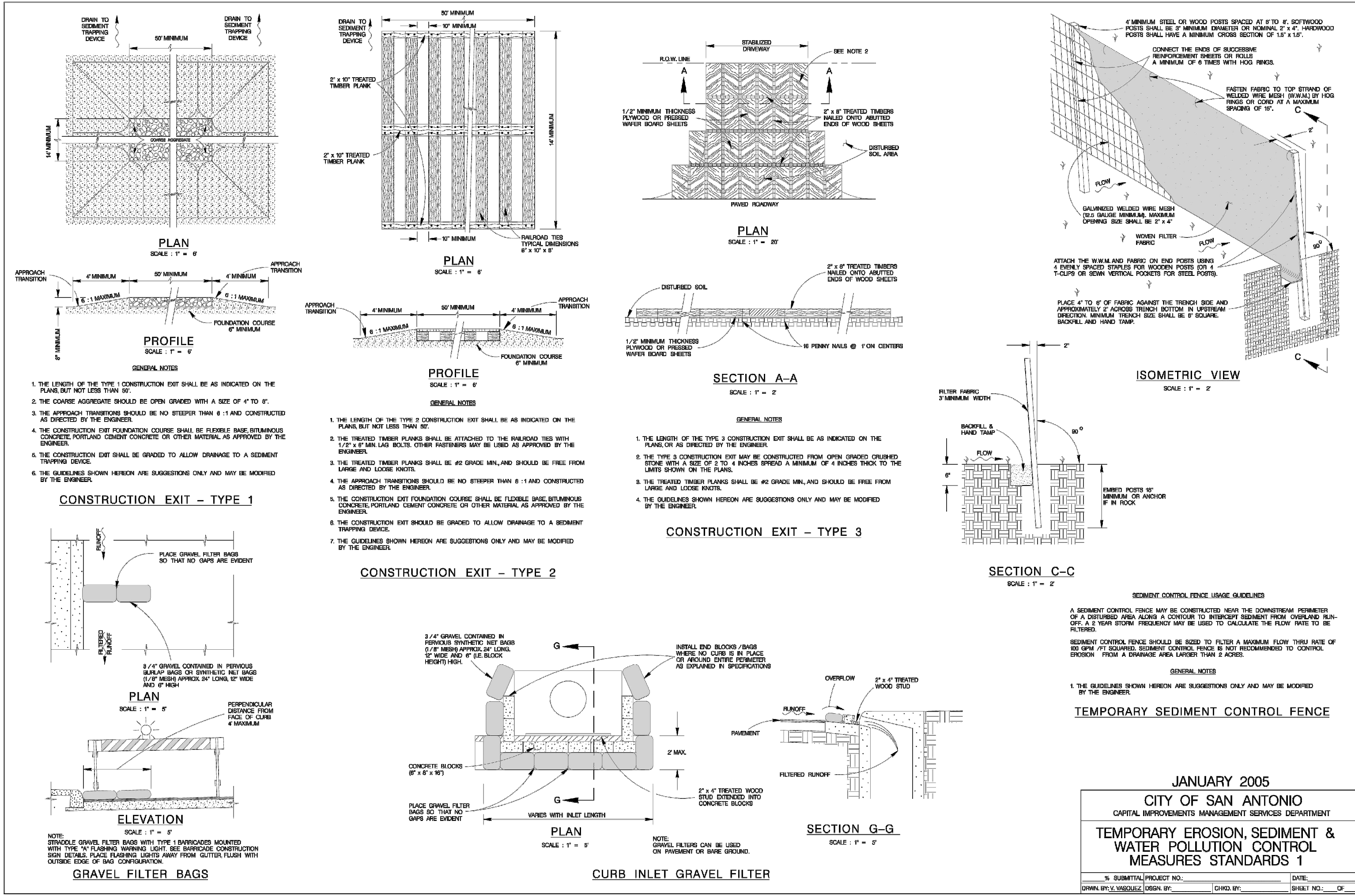
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DESIGN:	C.P.	CHECK:	M.P.S.
SUBMITTAL PHASE:			
DATE:	10/8/2025		
KCI JOB #:	762305304		
SHEET:			

6

KCI TECHNOLOGIES, INC.

2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9898
FAX: (210) 641-6440
REGISTRATION #10573 / #101943-65





CHelsea PARK II
SEDIMENTATION & EROSION
CONTROL DETAILS

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DESIGN: C.P.	CHECK: M.P.S.
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DATE:	10/8/2025
KCI JOB #:	762305304
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