

CONSTRUCTION PLANS for CHELSEA PARK II

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



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



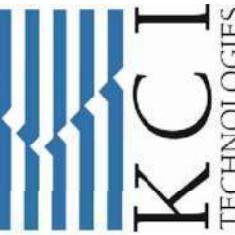
KCI TECHNOLOGIES, INC.
2806 WEST BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78230-1037
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

PREPARED BY:

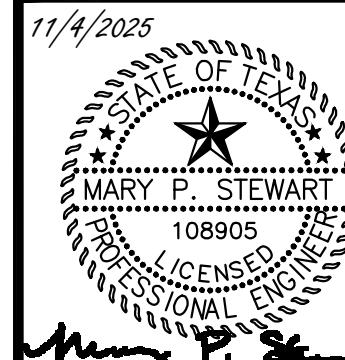
CHELSEA PARK II

COVER SHEET

KCI TECHNOLOGIES, INC.



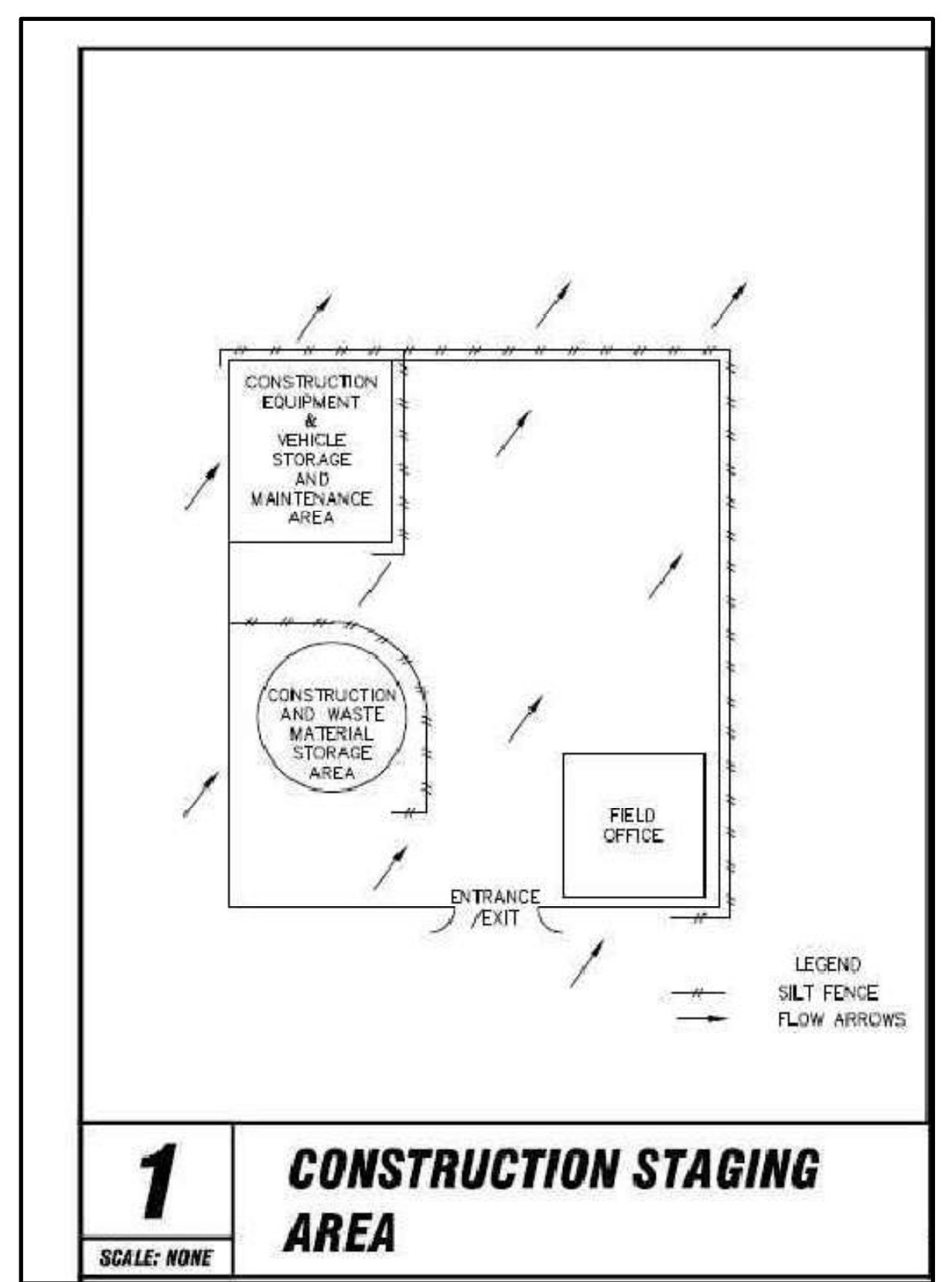
COVER SHEET



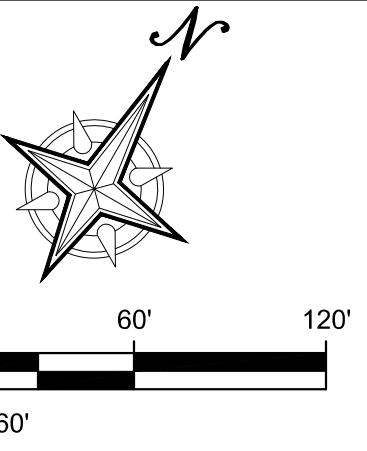
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78238
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65

Sheet List Table

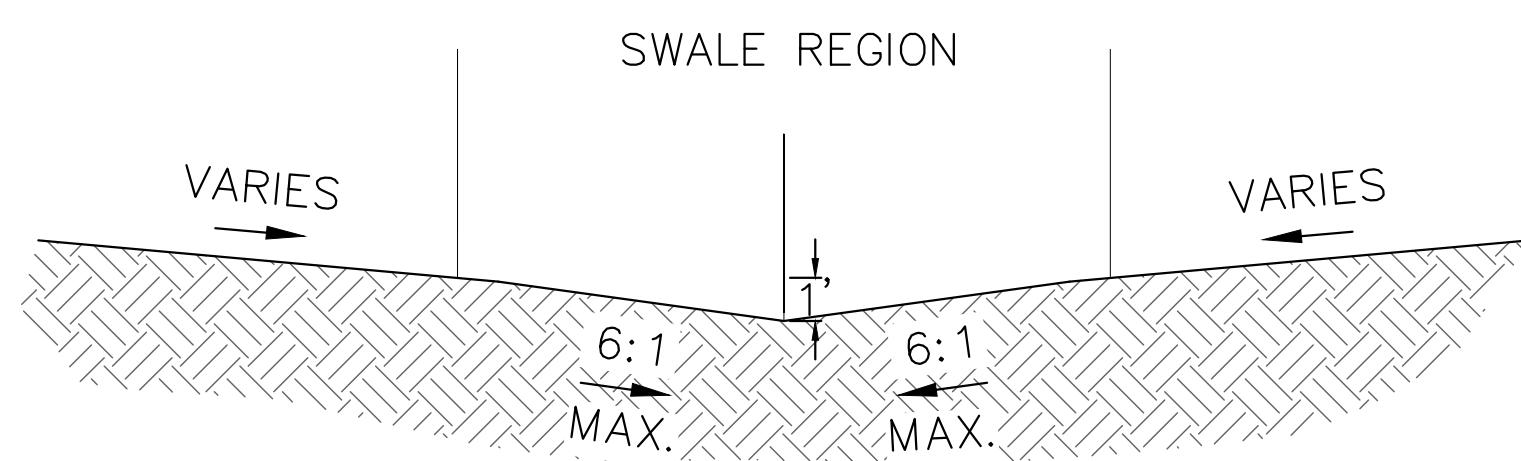
Sheet Number	Sheet Title
0	COVER SHEET
1	CHANNEL A PLAN & PROFILE
2	CHANNEL A PLAN & PROFILE
3	GRADING PLAN
4	GRADING PLAN
5	SEDIMENTATION & EROSION CONTROL PLAN
6	SEDIMENTATION & EROSION CONTROL PLAN
7	SEDIMENTATION & EROSION CONTROL NARRATIVE
8	SEDIMENTATION & EROSION CONTROL DETAILS
9	TREE PROTECTION DETAILS



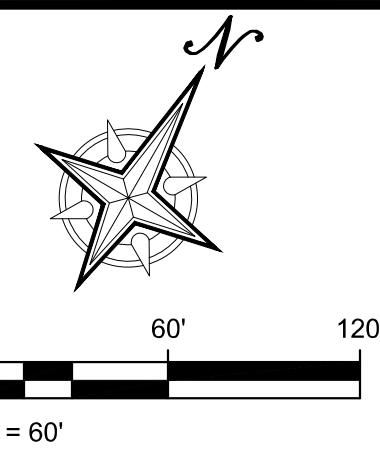
DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 9/18/2025
KCI JOB #: 762305304
SHEET: 0



REV	DATE	DESCRIPTION



SECTION "A-A" SWALE
NOT TO SCALE



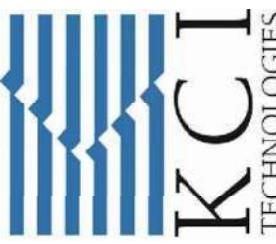
LEGEND

EXISTING CONTOUR - - - - - 740
PROPOSED CONTOUR - - - - - 740

GENERAL NOTES

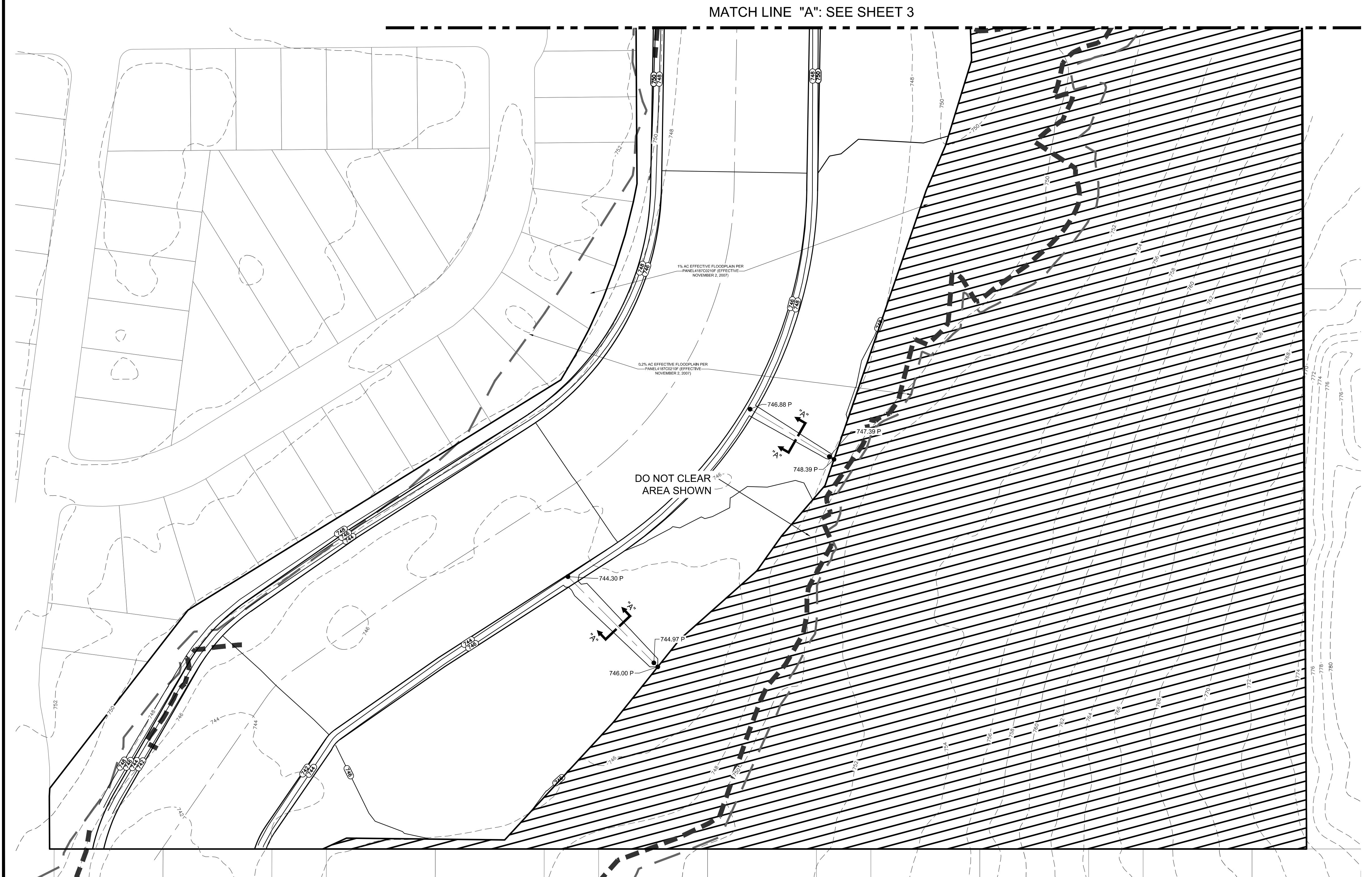
1. FILL MATERIALS: MATERIALS SHALL CONSIST OF SOILS APPROVED BY THE ENGINEER FROM SOURCES IDENTIFIED AND APPROVED. THE SOIL SHALL BE FREE OF VEGETABLE MATTER AND OTHER DELETERIOUS SUBSTANCE AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER GREATER THAN SIX INCHES (6").
2. DEPTH AND MIXING OF FILL 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 75G LETTER REQUIREMENTS.

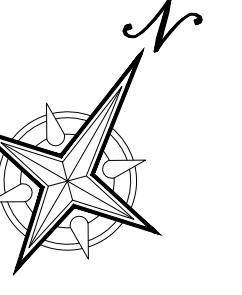
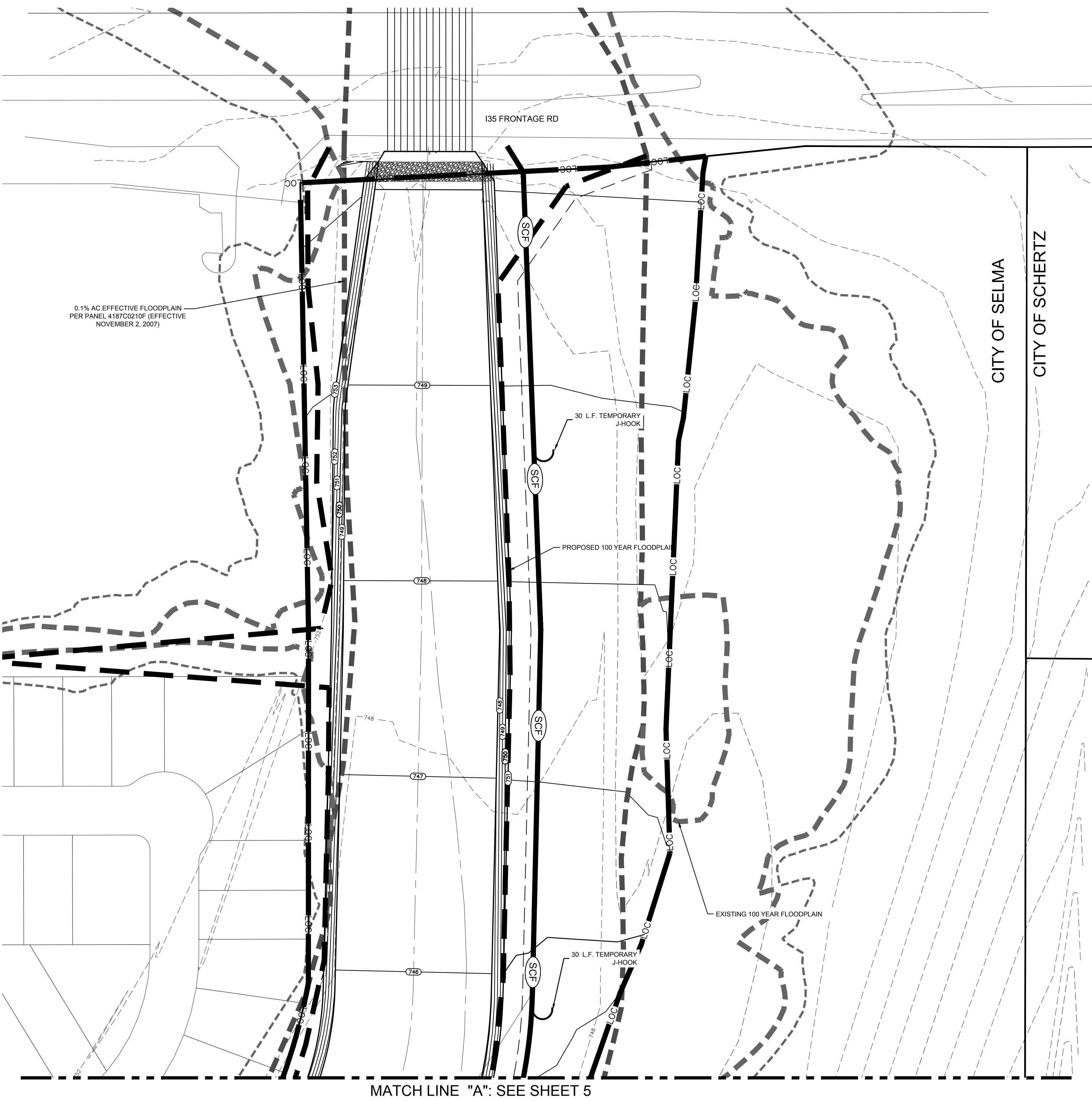
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-8440
FAX: (210) 641-8499
REGISTRATION #F-10573 / #1943-65



CHELSEA PARK II
GRADING PLAN

DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 10/6/2025
KCI JOB #: 762305304
SHEET: 4





A horizontal line representing a 60' wide area. The first 59' is divided into 10 equal segments by 9 vertical tick marks. The last segment is 1' wide and is labeled '1' at its right end. The entire 60' width is labeled '60'' at its top center.

LEGEND

This legend identifies various symbols used in the construction site plan:

- TEMPORARY SEDIMENT CONTROL FENCE (SCF): Represented by a dashed line with an oval containing the letters "SCF".
- TEMPORARY ROCK FILTER DAM (RFD): Represented by a dashed line with an oval containing the letters "RFD".
- TYPE 1 CONSTRUCTION EXIT: Represented by a dashed line.
- CONCRETE WASHOUT PIT: Represented by a hatched rectangular area.
- GRAVEL FILTER BAGS: Represented by a series of five small circles.
- BITS OF CONSTRUCTION (LOC): Represented by a dashed line with the letters "LOC" at the end.
- GRADING SLOPE ARROW: Represented by a horizontal arrow pointing to the right.
- PROPOSED STAGING AREA: Represented by a solid dark gray rectangle.
- POST CONSTRUCTION SEDIMENT CONTROL FENCE (PHASE 2): Represented by a dashed line.

E:
TRACTOR TO ENSURE POSITIVE DRAINAGE
UPSTREAM & DOWNSTREAM ENDS OF
JECT AND THAT NO PONDING WILL OCCUR.

P.P.P. GENERAL NOTES

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.

ONE 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 EXPOSURE OF EXPOSED GROUND HAS DRIED SUFFICIENTLY TO PREVENT FURTHER DAMAGE BEING CAUSED BY REPAIR OPERATIONS.

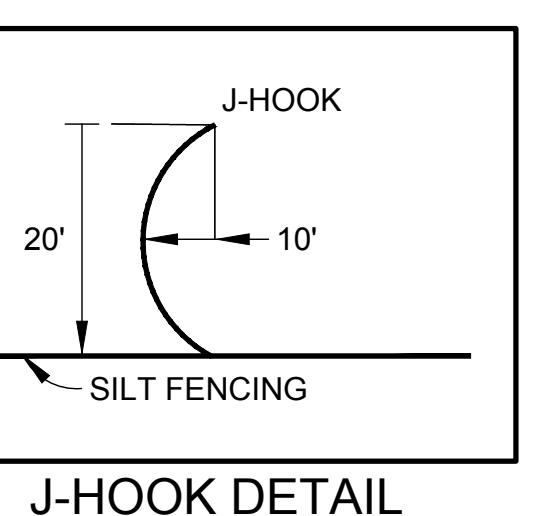
THE CONTRACTOR SHALL CLEAN PAVED SURFACES (ADJACENT TO THE CONSTRUCTION AREAS) AS NECESSARY TO REMOVE SEDIMENT WHICH HAS ACCUMULATED ON THE ROADWAY DUE TO STORMWATER FLOWS AND VEHICLE TRAFFIC THROUGH AND ACROSS THE CONSTRUCTION SITE.

IN THE CASE OF FAILURE ON THE PART OF THE CONTRACTOR TO PREVENT 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 MEANS TO PROVIDE THE NECESSARY CORRECTIVE MEASURES. ALL COSTS (INCLUDING ENGINEERING) WILL BE DEDUCTED FROM ANY MONIES DUE TO OR TO BECOME DUE TO THE CONTRACTOR.

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 WILL BE CORRECTED OR REDESIGNED TO FUNCTION PROPERLY.

THE NOTICE OF INTENT (N.O.I.) SHALL BE SIGNED AND SUBMITTED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR'S ARRIVAL ON THE SITE.

THE CONTRACTOR SHALL SUBMIT A SIGNED NOTICE OF TERMINATION



J-HOOK DETAIL

CHELSEA PARK II

A circular seal for a Texas Professional Engineer license. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by a decorative dotted line. The inner circle features a large five-pointed star in the center. The name "MARY P. STEWART" is printed across the middle of the inner circle. Below the name, the license number "108905" is centered. At the bottom of the inner circle, the word "LICENSED" is printed, with "PROFESSIONAL" written vertically to its left. The date "4/2025" is handwritten in the top left corner of the seal. The entire seal is rendered in black and white.

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

KCI
TECHNOLOGIES

CHELSEA PARK II

FTING:	N.O.	CHECK:	
IGN:	C.P.	CHECK:	M
MITTAL PHASE:			
E:	11/4/		
JOB #:	76230		
EET:			

SITE DESCRIPTION

PROJECT LIMITS: 32.06 acre unit located south-west of the Interstate 35 N, Selma, Texas.

LATITUDE 29°35'18.90"N LONGITUDE 98°17'36.85"W

PROJECT DESCRIPTION: Construction of flood plain improvements including: drainage improvements.

MAJOR SOIL DISTURBING ACTIVITIES: Soil disturbing activities will include preparing right-of-way clearing, and grubbing, grading, excavation.
Erosion and sediment controls.

TOTAL PROJECT AREA: 32.06 AC

TOTAL AREA TO BE DISTURBED: 15.30 AC out of 32.06 AC (48%)

WEIGHTED RUNOFF COEFFICIENT
(PRE-CONSTRUCTION): 0.35

WEIGHTED RUNOFF COEFFICIENT
(POST-CONSTRUCTION): 0.35

EXISTING CONDITION OF SOIL & VEGETATIVE COVER AND % OF EXISTING VEGETATIVE COVER: The existing topsoil is dark greyish-brown Lewisville silty clay. Existing vegetation is 100% covered with underbrush.

NAME OF RECEIVING WATERS: The storm water will flow into the Dietz Creek Watershed.

SOIL STABILIZATION PRACTICES:

- TEMPORARY SEEDING
- PERMANENT PLANTING, SODDING, OR SEEDING
- MULCHING
- SOIL RETENTION BLANKET
- BUFFER ZONES
- PRESERVATION OF NATURAL RESOURCES

OTHER: 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.

STRUCTURAL PRACTICES:

- SILT FENCES
- HAY BALES
- ROCK BERMS
- DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
- DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
- DIVERSION DIKE AND SWALE COMBINATIONS
- PIPE SLOPE DRAINS
- PAVED FLUMES
- ROCK BEDDING AT CONSTRUCTION EXIT
- TIMBER MATTING AT CONSTRUCTION EXIT
- CHANNEL LINERS
- SEDIMENT TRAPS
- SEDIMENT BASINS
- STORM INLET SEDIMENT TRAP
- STONE OUTLET STRUCTURES
- CURBS AND GUTTERS
- STORM SEWERS
- VELOCITY CONTROL DEVICES

OTHER:

NARRATIVE - SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

The order of activities will be as follows:

1. Install temporary control, establish limits of construction, install silt fence, construction entrance/exit, and concrete wash out area.
2. Clear and grub.
3. Excavate and Embank for flood plain.
4. When all construction activity is complete and the site is stabilized and approved by the project engineer, remove all temporary structural controls and stabilize areas disturbed by their removal.
5. The contractor is responsible for implementing and maintaining the storm water pollution prevention plan.

STORM WATER MANAGEMENT: Storm water drainage will be conveyed by existing drainage structures.

NON-STORM WATER DISCHARGE: Any water discharged on the site for approved non-storm water discharges, shall be per permit conditions. The source of the non-storm water is from the San Antonio Water System and should have no detrimental effect on the site or downstream from the site.

EROSION AND SEDIMENT CONTROLS

OTHER EROSION AND SEDIMENT CONTROLS:

MAINTENANCE: All erosion and sediment controls will be maintained in good working order. If a repair is necessary, it will be done at the earliest date possible, but no later than 7 calendar 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.

INSPECTION: 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 management regulations. 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 local gauge to be located at the Project Site). An inspection and Maintenance Report will be made per each inspection. Based on the inspection results, the controls shall be located at the Project Site). An inspection and Maintenance Report will be made per each revised per the inspection report.

WASTE MATERIALS: All waste materials will be collected and stored in a secured metal dumpster. The dumpster will meet all state and local city solid waste regulations and the trash will be hauled to a local dump. No construction waste material will be buried on site.

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): At a minimum, any products in the following categories are considered to be hazardous: paints, acids for cleaning masonry surfaces, cleaning solvents, asphalt products, chemical additives for soil stabilization or concrete curing compounds and additives. In the event of a hazardous material spill, the spill coordinator shall be contacted immediately.

SANITARY WASTE: All sanitary waste will be collected from portable units as necessary, or as required by local regulations by a Licensed Sanitary Waste Management Contractor.

OFFSITE VEHICLE TRACKING:

- HAUL ROADS DAMPENED FOR DUST CONTROL
- LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
- EXCESS DIRT ON ROAD REMOVED DAILY
- STABILIZED CONSTRUCTION ENTRANCE

PERMITS:

REMARKS: 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 waters. Disposal areas shall not be located in any wetland, waterbody or streambed. Construction staging areas and vehicle maintenance areas shall be constructed by the Contractor in a manner to minimize the runoff of pollutants. All waterways shall be cleared as soon as practicable of temporary embankment, temporary bridges, matting, falsework, piling, debris or other obstructions placed during construction operations that are not a part of the finished work.

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 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 _____ DATE _____

CONTRACTOR'S CERTIFICATION

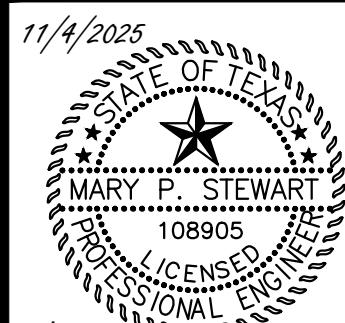
I certify under penalty of law that I understand the terms and conditions of the general Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification plan.

SIGNATURE (CONTRACTOR) _____ DATE _____

CHELSEA PARK II

KCI TECHNOLOGIES, INC.

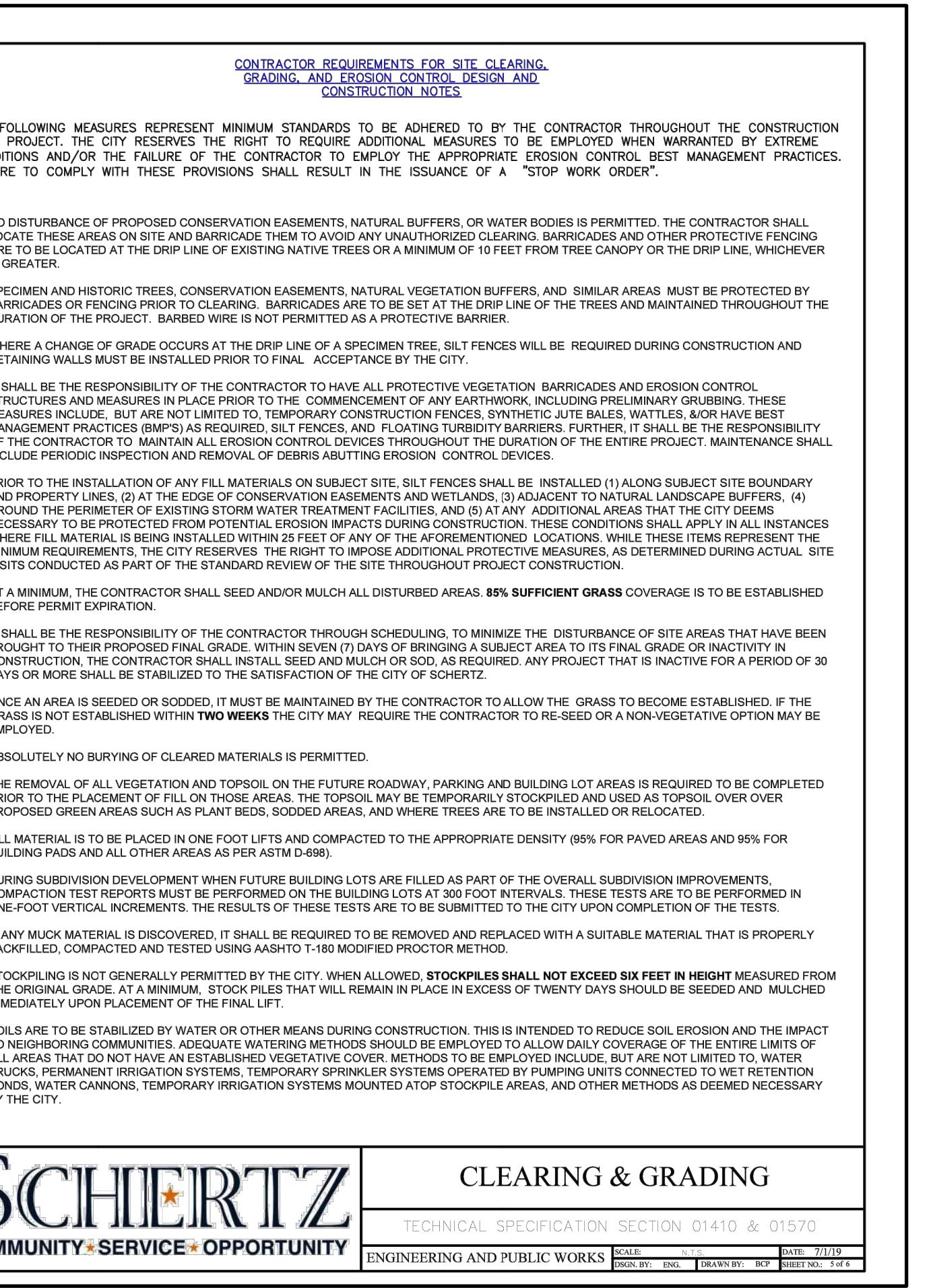
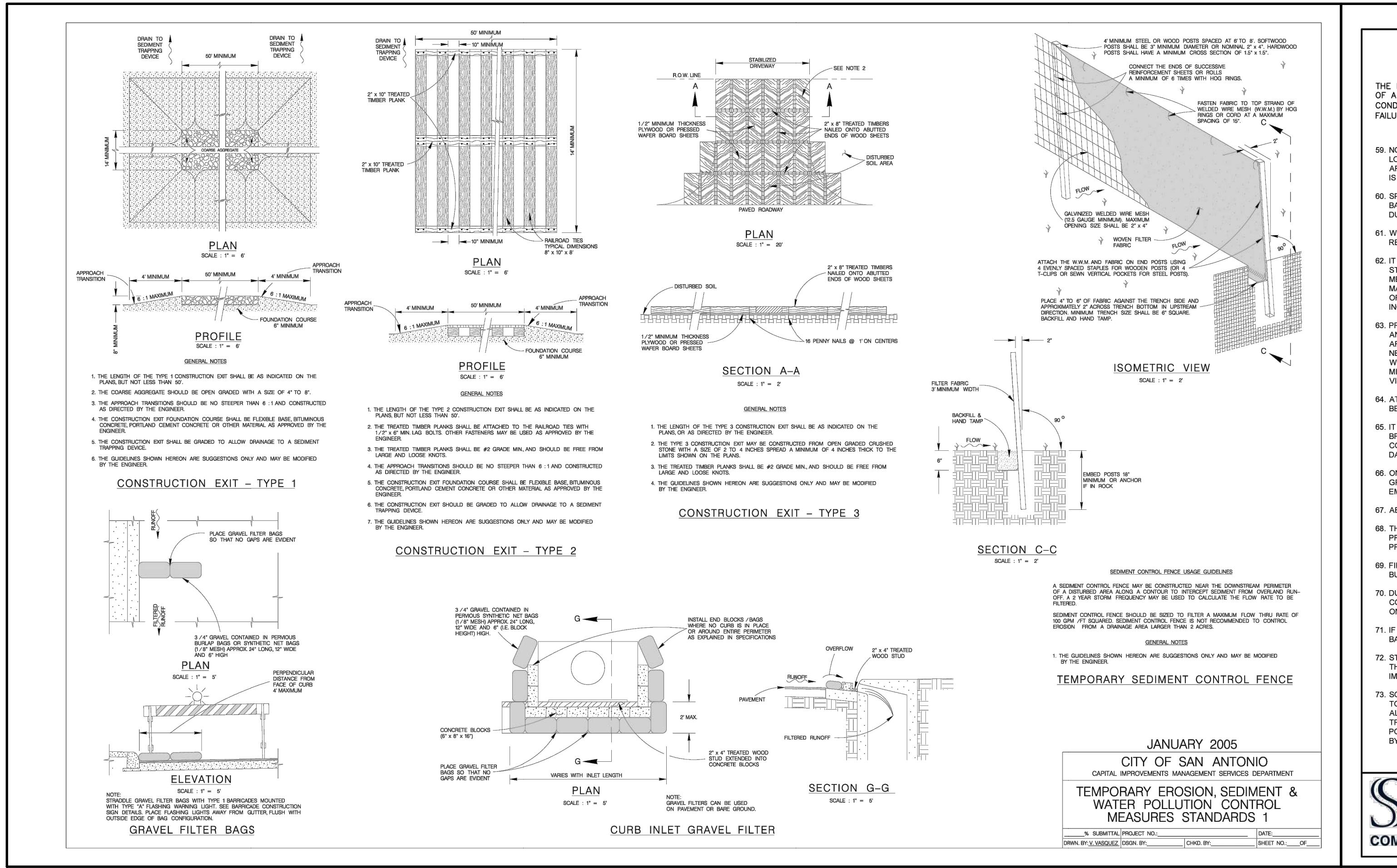
2805 W. BITTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-8440
FAX: (210) 641-8440
REGISTRATION #F-10573 / #101943-65



DRAFTING: N.O. CHECK: C.P.
DESIGN: C.P. CHECK: M.P.S.
SUBMITTAL PHASE:
DATE: 11/4/2025
KCI JOB #: 762305304
SHEET: 7

... سیاست و اقتصاد اسلامی

וְיַעֲשֵׂה כַּאֲשֶׁר תִּשְׁמַר כְּלֵי תְּמִימָה וְלֹא תִּשְׁמַר כְּלֵי שְׁמִינִית



1. The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
2. The aggregate should be placed with a minimum thickness of 8 inches.
3. The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd², a mullen burst rating of 140 lb/in², and an equivalent opening size greater than a number 50 sieve.
4. If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Installation:

1. Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.
2. The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
3. The construction entrance should be at least 50 feet long.
4. If the slope toward the road exceeds 2%, construct a ridge, 6 to 8 inches high with 3:1 (H:V) side slopes, across the foundation approximately 15 feet from the entrance to divert runoff away from the public road.
5. Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
6. Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.
7. Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
8. Install pipe under pad as needed to maintain proper public road drainage.

Washing: When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public roadway, when washing is required, it shall be done on an area stabilized basin. all sediment shall be prevented from entering any storm drain, ditch, or watercourse using approved methods.

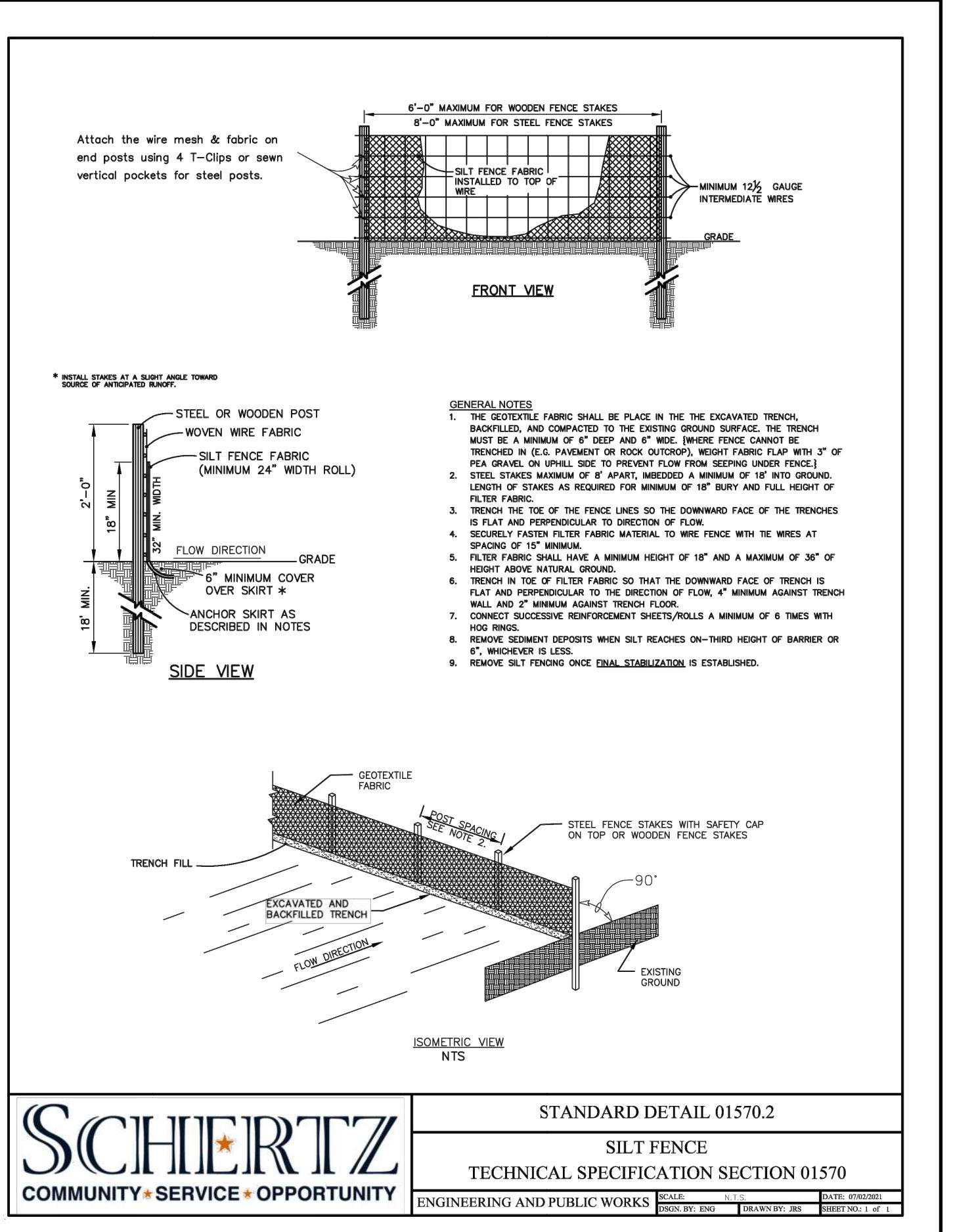
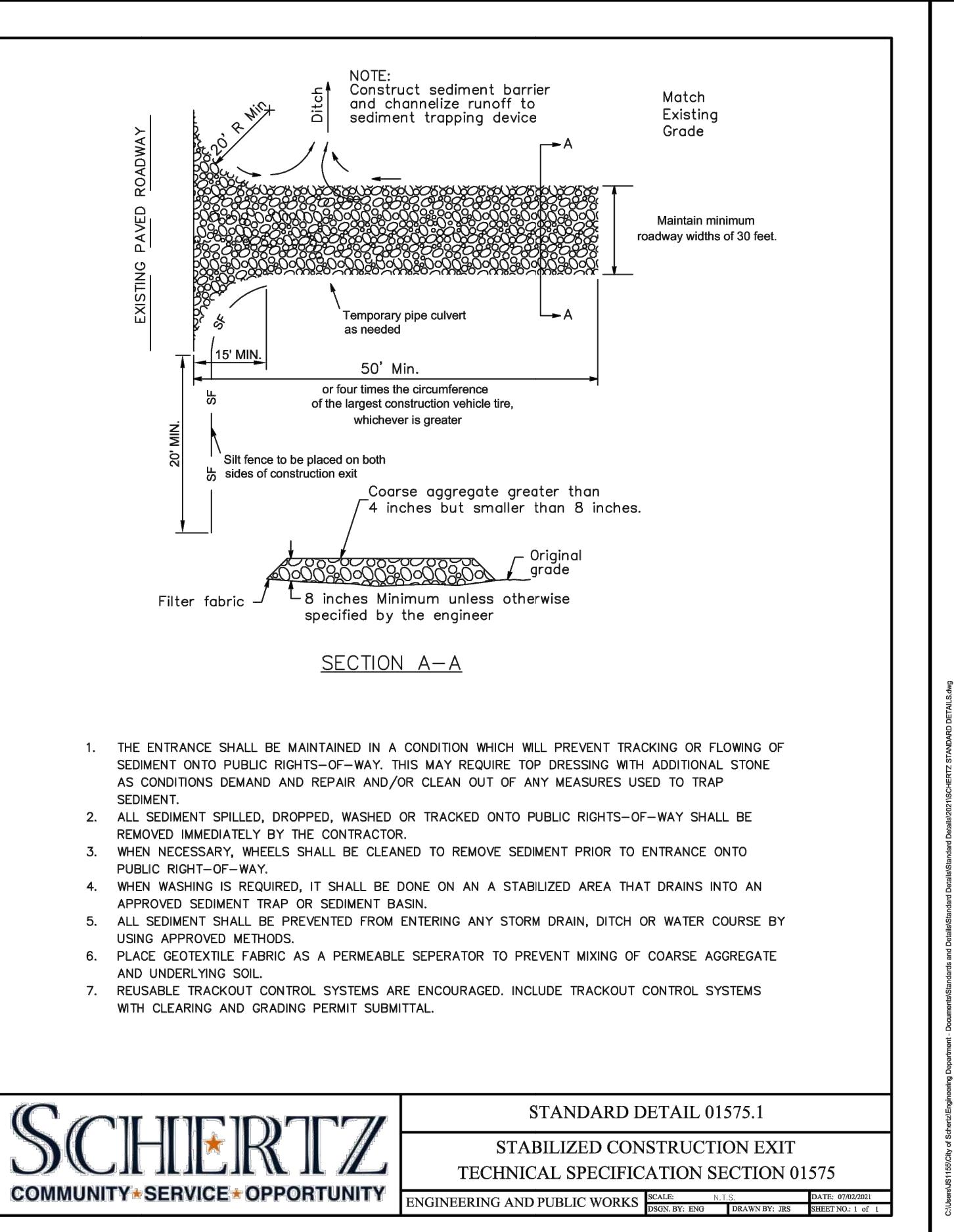
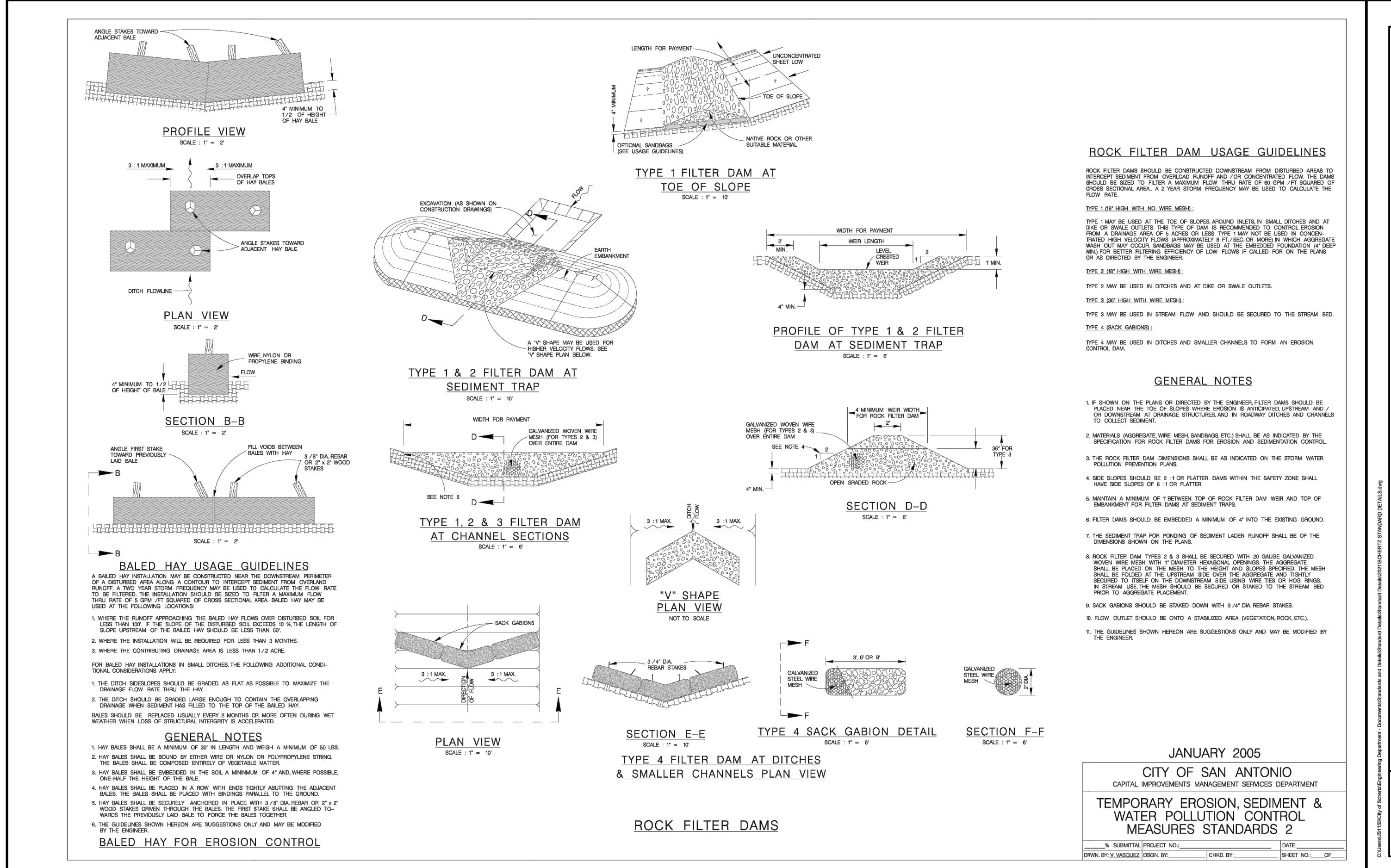
Maintenance: The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. This may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public roadway must be

CONSTRUCTION EXIT

KCI TECHNOLOGIES INC.

KCT
TECHNOLOGIES

CHELSEA PARK II SEDIMENTATION & EROSION CONTROL DETAILS



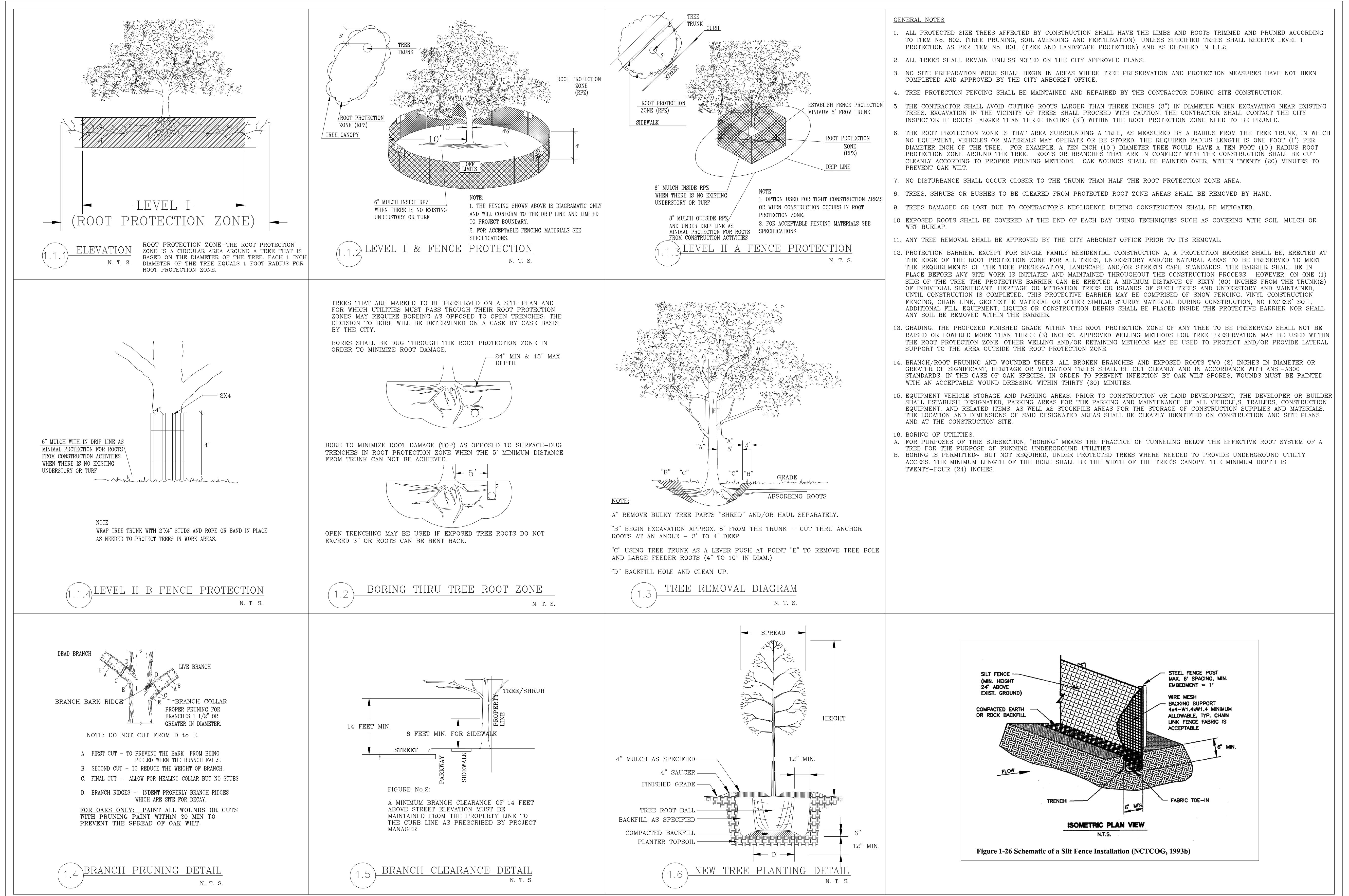


Figure 1-26 Schematic of a Silt Fence Installation (NCTCOG, 1993b)

CHELSEA PARK II

TREE PROTECTION DETAILS

KCI TECHNOLOGIES, INC.
2806 W BITTERS RD SUITE 218

SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440

14/2025
STATE
MARY P.
PROFFEE L.
11

A circular notary seal for the state of Texas. The outer ring contains the word "NOTARY" at the top and "PUB" at the bottom. The inner circle features a five-pointed star at the top, the word "TEXAS" in the center, and "NOTARIAL" at the bottom. The entire seal is rendered in a dark, textured style.

11 of 11

100

FTING: N.O.	CHECK:
IGN: C.P.	CHECK:
MITTAL PHASE:	
E:	11
JOB #:	762
EET:	