

CIBOLO VISTA BOERNE, TEXAS

PUBLIC INFRASTRUCTURE PLANS

SEQUENCE OF CONSTRUCTION

1. INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN. EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE ENTIRE COURSE OF CONSTRUCTION.

2. INSTALL ALL TRAFFIC CONTROL DEVICES AS REQUIRED BY KENDALL COUNTY, TXDOT, AND CITY OF BOERNE UTILITY AND DRIVEWAY PERMITS. NOTE THAT ALL TRAFFIC CONTROL PROCEDURES SHALL ADHERE TO SPECIFICATIONS AS SHOWN IN THE MOST CURRENT VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

3. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY OF BOERNE INSPECTORS, PAPE-DAWSON ENGINEERS, OWNER, CONTRACTOR AND SUB-CONTRACTORS.

4. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES (BMPS) INCLUDING TEMPORARY SEDIMENTATION PONDS.

5. STRIP AND STOCKPILE TOPSOIL AS REQUIRED BY THE CITY OF BOERNE.

6. CONTRACTOR TO COMPLETE ALL MASS GRADING, DRAINAGE, AND LOW IMPACT DEVELOPMENT IMPROVEMENTS.

7. CONTRACTOR TO COMPLETE ALL PERMANENT EROSION CONTROL STRUCTURES AND RE-VEGETATION MEASURES AS APPLICABLE.

8. PAPE-DAWSON ENGINEERS AND CONTRACTOR TO SCHEDULE FINAL WALK THROUGH WITH CITY OF BOERNE INSPECTORS.

9. PAPE—DAWSON ENGINEERS TO PROVIDE A PUNCH LIST BASED ON OUTSTANDING ITEMS NOTED IN THE FINAL WALK THROUGH TO CITY OF BOERNE, OWNER, AND CONTRACTOR.

10. CONTRACTOR TO COMPLETE PUNCH LIST ITEMS AND PROVIDE CONTRACTOR REDLINES TO PAPE—DAWSON ENGINEERS WITHIN A REASONABLE TIMEFRAME.

11. PAPE—DAWSON ENGINEERS TO WRITE LETTER OF SUBSTANTIAL COMPLETION AND SUBMIT PLAN OF RECORD DRAWINGS BASED ON CONTRACTOR REDLINES TO CITY OF BOERNE

12. CITY OF BOERNE TO PROVIDE INFRASTRUCTURE LETTER OF COMPLETION AND/OR FINAL SITE DEVELOPMENT PERMIT

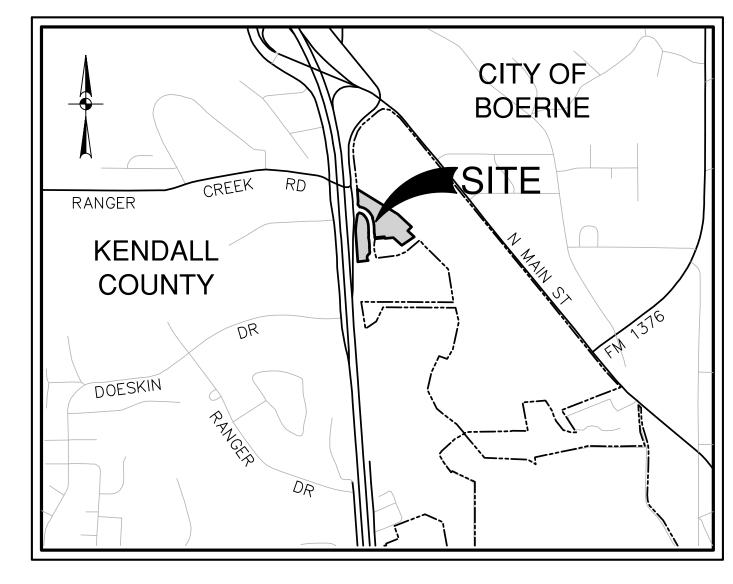
13. CONTRACTOR TO REMOVE TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND RESTORE ANY DISTURBED AREAS DURING REMOVAL OF TEMPORARY BMPs.

ACCEPTED FOR CONSTRUCTION

NOTE: THE CITY ENGINEER'S SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THAT THE CITY ENGINEER AND CITY STAFF HAS REVIEWED THIS DOCUMENT AND HAS FOUND IT TO BE IN GENERAL CONFORMANCE WITH THE CITY'S ENGINEERING DESIGN MANUAL, THE UDC, OR APPROVED VARIANCES TO THE SAME. THE CITY ENGINEER, THROUGH THE ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPTICTED IN THIS DOCUMENT LIES SOLELY WITH THE REGISTERED/LICENSED PROFESSIONAL ENGINEER WHOSE SEAL AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.

CITY ENGINEER

NOTE: CONSTRUCTION OF ALL FACILITIES TO BE DEDICATED TO THE PUBLIC SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY OF BOERNE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.



LOCATION MAP

NOT-TO-SCALE

PREPARED FOR:
BOERNE MEDICAL CENTER, LTD
500 N. CAPITAL OF TEXAS HWY, BLDG 7
AUSTIN, TEXAS 78746

PREPARED BY:
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

MARCH, 2025



2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET INDEX

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C3.00-PI	GRADING & DRAINAGE PLAN



ADDRESS

102 & 103 SWITCHBACK TRAIL BEORNE, TX 78006

LEGAL DESCRIPTION

BEING A TOTAL OF 9.133 ACRES COMPRISED OF A 2.735 ACRE, OR 119,150 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 885, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 1342, PAGE 30 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE W NEWTON & T TAYLOR SURVEY NO. 181, ABSTRACT 36 IN KENDALL COUNTY, TEXAS, AND A 6.398 ACRE, OR 278,693 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 885, PAGE 177 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE W NEWTON & T TAYLOR SURVEY NO. 181, ABSTRACT 36 IN KENDALL COUNTY, TEXAS.



REVIEWED
CITY OF BOERNE
DEVELOPMENT ENGINEERING

04/28/2025

no objection

Date: February 4, 2025, 3:36 PM — User ID: mcushman File: P:\130\94\00\Design\Civil\1 — CIBOLO VISTA INFRAST

SHEET CO.00-PI

DEMOLITION NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING FROM THE SITE ALL ITEMS SHOWN TO BE DEMOLISHED UNLESS OTHERWISE INDICATED. ALL MATERIALS SHALL BE DEMOLISHED AND REMOVED FROM SITE IN ACCORDANCE WITH ALL APPLICABLE, FEDERAL, STATE AND LOCAL REGULATIONS.
- 3. ALL EXISTING ITEMS NOT SPECIFICALLY NOTED TO BE DEMOLISHED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
- 4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES, POWER POLES TO BE REMOVED, VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND THAT ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
- 5. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, THROUGHOUT ALL PHASES OF CONSTRUCTION.
- 6. ALL NECESSARY EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND IN WORKING CONDITION AT ALL TIMES.

7. CONTRACTOR SHALL CONFIRM WITH THE OWNER OR HIS DESIGNATE

- WHETHER TO SALVAGE AND MAKE ARRANGEMENTS TO STORE TRANSPLANTABLE TREES PRIOR TO REMOVAL (AS APPLICABLE). 8. FOR TREES SHOWN TO REMAIN, THE CONTRACTOR SHALL INSTALL TREE
- PROTECTION IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT REMOVE OR DAMAGE ANY TREES WITHOUT A PERMIT TO DO SO.
- 9. NO PARKING AND/OR STORAGE SHALL BE ALLOWED WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
- 10. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTURES, NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
- 11. THE CONTRACTOR SHALL PROTECT ALL PROPERTY PINS, BENCH MARKS, CONSTRUCTION STAKES. HUBS. OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE.

12. DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL

- OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION CONTRACTOR. 13. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY
- MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
- 14. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIAL OFFSITE FOLLOWING ALL APPLICABLE DISPOSABLE REGULATIONS. ON SITE CONCRETE PROPOSED FOR DEMOLITION MAY BE REUSED ON SITE AS FILL AS LONG AS IT IS CRUSHED, FREE OF REBAR, WIRE MESH AND DEBRIS AND CAN MEET GEOTECHNICAL SPECIFICATIONS.
- 15. CONTRACTOR SHALL REMOVE ALL EXISTING IRRIGATION PIPING ON SITE. UNLESS SHOWN OTHERWISE. CUT AND CAP LATERALS AT PROJECT LIMITS TO ALLOW PROPER FUNCTION OF ZONES INTENDED TO REMAIN OR EXTEND
- 16. CONTRACTOR SHALL NOT DEMOLISH ANY PUBLIC WATER OR SANITARY SEWER LINES WITHOUT APPROVAL. FXISTING WATER AND SANITARY SEWER SERVICES SHALL REMAIN OPERATIONAL UNTIL NEW SERVICE IS COMPLETE CUT AND CAP ANY ABANDONED SANITARY SEWER AND WATER SERVICES AT THE EXISTING MAIN. NO ABANDONED SERVICES SHALL REMAIN CONNECTED TO THE PUBLIC MAIN.
- 17. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
- 18. ALL WASTE MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERT OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF WASTE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS OWN EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.
- 19. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND ORDERLY MANNER.
- 20. THE CONTRACTOR SHALL MEET ALL LOCAL, STATE, AND FEDERAL REGULATIONS FOR DUST CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE AT THEIR OWN EXPENSE FOR ANY FUGITIVE DUST ON ADJOINING PROPERTIES.

DIMENSIONAL CONTROL NOTES

- 1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
- 2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
- 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL PER THE CONSTRUCTION DRAWINGS.
- 5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL POINTS. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
- 6. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
- 7. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
- 8. CURB RADII ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GRADING NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- 2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- 3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- 4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
- 5. 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.
- 6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS. TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE
- 9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
- 10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICHWASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- 11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/-ONE-TENTH (0.10) FOOT.
- 12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
- 13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES. BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
- 15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE
- 16. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.

DISCOVERED

- 17. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS. THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING
- 18. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

PAVEMENT & STRIPING NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY OR TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- 2. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITY AND STORM DRAIN SYSTEMS PRIOR TO CONSTRUCTION.

DRIVEWAYS (NO SEPARATE PAY ITEMS).

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR
- 4. THE CONTRACTOR SHALL VERIFY ELEVATIONS AND LOCATIONS OF EXISTING FACILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- 5. ALL PAINT SHALL BE 4" WIDE REFLECTIVE PAINT: WHITE ON ASPHALT PAVING AND YELLOW ON CONCRETE UNLESS OTHERWISE NOTED ON
- 6. ALL PAVEMENT MARKINGS SHALL RECEIVE TWO COATS OF PAINT.
- 7. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
- 8. ALL SIGNS SHALL CONFORM TO MUTCD, LATEST EDITION.
- 9. THE CONTRACTOR SHALL SAW CUT EXISTING PAVING, CURB, AND SIDEWALKS TO PROVIDE A SMOOTH TRANSITION. NO JAGGED OR IRREGULAR EDGES WILL BE ALLOWED.
- 10. ALL CURBS SHALL BE 6" UNLESS OTHERWISE NOTED.
- 11. ALL STANDARD PERPENDICULAR PARKING STALLS ARE 9' X 18' AND COMPACT PARKING STALLS ARE 8' X 16' UNLESS DIMENSIONED OTHERWISE.

CITY OF BOERNE **GENERAL CONSTRUCTION NOTES** (PUBLIC INFRASTRUCTURE)

GENERAL NOTES

- 1. CONSTRUCTION OF ALL FACILITIES TO BE DEDICATED TO THE PUBLIC SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE INFRASTRUCTURE DRAWINGS REMAINS WITH THE ENGINEER OF RECORDS. IN APPROVING THESE INFRASTRUCTURE DRAWINGS, THE CITY OF BOERNE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE CITY OF BOERNE DEVELOPMENT SERVICES TO

PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

- SCHEDULE A PRE-CONSTRUCTION MEETING. 4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY
- 5. THE CONTRACTOR SHALL NOTIFY CITY OF BOERNE DEVELOPMENT SERVICES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AT (830) 248-1538.
- THE CONTRACTOR IS REQUIRED TO SCHEDULE ALL NECESSARY INSPECTIONS AT LEAST 24 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES THE APPROVED INFRASTRUCTURE DRAWINGS, INCLUDING ALL APPROVED REVISIONS; THE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; ALL NECESSARY PERMITS; NOTICE OF INTENT; EROSION CONTROL PLANS; AND SWPPP. IT IS ENCOURAGED TO KEEP AN EXTRA COPY OF APPROVED SUBMITTALS ON-SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES DURING CONSTRUCTION OF THE PROJECT.
- THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND/OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION (TEXAS811 1-800-344-8377). THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT THEIR OWN COST.
- 10. THE CONTRACTOR MUST CONTACT CITY OF BOERNE DEVELOPMENT SERVICES IMMEDIATELY IF ANY DAMAGE TO EXISTING UTILITIES OCCURS. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THEIR EXPENSE.
- 11. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES. WALLS, PAVEMENT, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEM AT THEIR OWN COST.
- 12. ANY DISCREPANCIES ON THE INFRASTRUCTURE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER AND CITY OF BOFRNE DEVELOPMENT SERVICES BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE INFRASTRUCTURE DRAWINGS ARE PERMITTED WITHOUT WRITTEN APPROVAL FROM THE CITY.
- 13. STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED PRIOR TO SITE CONSTRUCTION OR CLEARING AND BE MAINTAINED DURING THE PROGRESS OF CONSTRUCTION.
- 14. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY. ALL WORK REQUIRED SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS
- 15. THE CONTRACTOR SHALL PROVIDE THE CITY ACCESS TO CITY PROPERTY, EASEMENTS, UTILITIES, AND FACILITIES AT ALL TIMES DURING CONSTRUCTION.
- 16. THE CONTRACTOR IS RESPONSIBLE FOR REQUIRED CONSTRUCTION DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK
- 17. THE CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR
- O COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF THE CONSTRUCTION SITE AND OUTSIDE THE RIGHT-OF-WAY DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN COST.
- 19. ALL CONCRETE SHALL BE PLANT MIXED MEETING CITY SPECIFICATIONS WITH A MINIMUM OF 4,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH UNLESS OTHERWISE SPECIFIED.
- 20. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED 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 THESE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM. OSHA STANDARDS FOR TRENCH EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF 5. EMBANKMENT/FILL MATERIAL UNDER PROPOSED STREETS MUST BE
- INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION. 21. CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" DRAWINGS TO THE CITY OF BOERNE DEVELOPMENT SERVICES AT THE TIME OF FINAL INSPECTION. CONTRACTOR SHALL GIVE CITY AT LEAST TWO WORKING DAYS NOTICE PRIOR TO FINAL INSPECTION.

EROSION CONTROL NOTES

- ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND PAVING IS COMPLETE AND VEGETATION IS ESTABLISHED WITH 85% COVERAGE ACHIEVED.
- 2. CONTRACTOR IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE REQUIRED EROSION CONTROL DEVICES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT IN ANY EROSION CONTROL DEVICE SHALL BE REMOVED AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
- 3. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT EROSION CONTROL MEASURES AND STORMWATER CONTROL IS SUFFICIENT TO MITIGATE OFF-SITE IMPACTS ARE IN PLACE AT ALL STAGES OF
- 4. THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF THE MODIFICATIONS.
- 5. CONSTRUCTION OPERATIONS SHALL BE MANAGED SO THAT AS MUCH OF THE SITE AS POSSIBLE IS LEFT COVERED WITH TOPSOIL AND
- 6. CONTRACTOR TO REMOVE GRASS AND STRIP TOPSOIL TO DEPTHS ENCOUNTERED AND STOCKPILE TOPSOIL TO BE DISTRIBUTED DURING FINAL GRADING OF THE DISTURBED AREAS. 7. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION

ENTRANCE AT ALL PRIMARY POINTS OF ACCESS. CONTRACTOR IS

TIMES. CONTRACTOR SHALL CLEAN AND REMOVE ALL LOOSE

- RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION TRAFFIC UTILIZES THE STABILIZED CONSTRUCTION ENTRANCES AT ALL TIMES FOR INGRESS/EGRESS TO THE SITE. 8. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE FROM MUD AND DEBRIS AT ALL
- MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. 9. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO
- 10. AS INLETS ARE COMPLETED, TEMPORARY SEDIMENT BARRIERS SHALL BE INSTALLED. PRIOR TO FINAL ACCEPTANCE BY THE CITY OF BOERNE, ALL TEMPORARY INLET BARRIERS SHALL BE REMOVED AND REPLACED WITH CONTROLS TO PREVENT SEDIMENT FROM ENTERING THE STREET ROW.
- 11. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
- 12. DISTURBED PORTIONS OF THE SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE TPDES PERMIT.
- 13. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION. STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER.
- 14. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE CITY OF BOERNE.

GRADING NOTES

CONTROL DUST.

- 1. CONTRACTOR IS REQUIRED TO OBTAIN AN APPROVED GRADING
- PERMIT FROM THE CITY, IF APPLICABLE. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT ALL TIMES DURING
- SURVEYING AND STAKING AND SHALL NOTIFY THE CITY OF ANY 3. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION. 4. CONTRACTOR SHALL NOT PLACE ANY FILL OR WASTE MATERIAL IN THE 100-YEAR FLOODPLAIN WITHOUT FIRST OBTAINING AN APPROVED

PAVING NOTES

FLOODPLAIN DEVELOPMENT PERMIT.

- I. ALL CONSTRUCTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOERNE STANDARD SPECIFICATIONS
- FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. 2. SUBMITTALS FOR LIME. BASE. PRIME COAT. TACK COAT. AND ASPHALT, AS APPLICABLE, SHALL BE APPROVED PRIOR TO INSTALLATION. INSTALLATION PRIOR TO SUBMITTAL APPROVAL MY REQUIRE REMOVAL/REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- NO EARTHWORK, LIME APPLICATION, OR OTHER PREPARATION OF THE SUBGRADE FOR PAVING OF STREETS SHALL BE INITIATED WITHOUT AUTHORIZATION FROM THE CITY OF BOERNE DEVELOPMENT SERVICES. THE CITY WILL AUTHORIZE THE SUBGRADE WORK IN PREPARATION FOR THE PAVING AFTER UTILITY TRENCH BACKFILL TESTING IS COMPLETE AND VERIFIED TO MEET CITY REQUIREMENTS.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL STREETS, CROSSWALKS, SIDEWALKS, DRIVEWAYS, AND ANY OTHER SURFACE RELATED TO AN "ACCESSIBLE ROUTE" PER THE TEXAS ACCESSIBILITY STANDARDS (TAS), LATEST EDITION. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONSTRUCTED OR INSTALLED ITEMS NOT MEETING THE CURRENT TAS REQUIREMENTS AT THEIR OWN COST.
- FREE OF LARGE STONES (4" WHEN BACKFILL IS 12" OR GREAT IN DEPTH OR 2.5" WHEN FILL IS LESS THAN 12" IN DEPTH), HAVE A PLASTICITY INDEX (PI) LESS THAN 20 PER ASTM D4318, AND BE COMPACTED TO 95%.
- 6. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- 7. FLEXIBLE BASE UNDER ROADWAYS REQUIRES 100% COMPACTION AND MUST EXTEND AT LEAST 18 INCHES BEHIND THE BACK OF CURB.
- 8. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF PAVING IMPROVEMENTS SHALL BE PERFORMED BY A GEOTECHNICAL TESTING COMPANY AND PROVIDE OPPORTUNITY TO BE WITNESSED BY A CITY INSPECTOR. ALL TESTING MUST BE SCHEDULED WITH THE CITY OF BOERNE DEVELOPMENT SERVICES DEPARTMENT.

UTILITIES

GENERAL NOTES

- ALL CONSTRUCTION, TESTING, CLEANING, AND DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- CONTRACTOR SHALL NOT OPERATE AN EXISTING VALVES. THE CITY MUST BE PRESENT DURING ANY WORK COMPLETED ON EXISTING CITY UTILITIES. THE CONTRACTOR IS NOT PERMITTED TO COMPLETE GAS WORK ON EXISTING CITY GAS MAINS AT ANY TIME.
- THE CONTRACTOR MUST COORDINATE ALL UTILITY TIE-INS WITH THE CITY. NO TIE-INS SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.
- UNLESS THE DEVELOPER HAS RECEIVED PRIOR WRITTEN PERMISSION TO THE CONTRARY FROM THE CITY MANAGER, ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, GAS. AND ELECTRIC UTILITIES MUST BE INSTALLED PRIOR TO THE PAVING OF A STREET OR ALLEY OR PORTION THEREOF.
- PRIOR TO RECEIVING BULK WATER, THE CONTRACTOR MUST APPLY FOR A BULK WATER METER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A CITY APPROVED BACKFLOW DEVICE.
- ALL MANHOLES IN STREETS, VALVES, AND BLOW-OFFS SHALL HAVE CONCRETE ENCASEMENTS.
- ONE DENSITY TEST PER 8-INCH LIFT IS REQUIRED EVERY 500 FEET FOR TRENCHES UP TO 12 FEET IN DEPTH AND EVERY 300 FEET FOR TRENCHES 12 FEET AND DEEPER. DENSITY TESTING MUST BE COMPLETED FOR EACH LIFT. POTHOLING AND STAIR STEPPING IS NOT
- 8. ALL VALVE BOXES, METER BOXES, FIRE HYDRANTS, MANHOLES, ETC. ARE REQUIRED TO BE ADJUSTED AS REQUIRED TO MATCH FINAL
- THE CONTRACTOR IS RESPONSIBLE FOR STAKING UTILITIES PRIOR TO THE FINAL INSPECTION TO VERIFY LOCATION, FINISH GRADE, AND

- 10. WHERE THE MINIMUM NINE FEET SEPARATION BETWEEN WATER AND SANITARY SEWER LINES CANNOT BE MAINTAINED, CONTRACTOR MUST MEET THE REQUIREMENTS OF 217.53(D) AND 30 TAC 290.44(E).
- 11. ALL WATER LINES SHALL BE INSTALLED BETWEEN FOUR AND SIX FEET OR AS SHOWN ON THE APPROVED INFRASTRUCTURE DRAWINGS.
- 12. ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR PER CITY REQUIREMENTS.
- 13. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND THE CITY OF BOERNE FOR TIE-IN AND USE.
- HYDRANT VALVES AND BLOWOFFS. FOR GROUPING OF AT ONE GENERAL LOCATION, ONE LOCATE BOX MAY BE USED. 15. NO VALVES. HYDRANTS, BLOWOFFS, ETC., SHALL BE CONSTRUCTED

14. TRACER WIRE LOCATE BOX SHALL BE INSTALLED PER CITY

WATER VALVES INCLUDING FIRE

REQUIREMENTS AT ALL

16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING NO SANITARY SEWER OVERFLOWS (SSOS) OCCUR AS A RESULT OF WORK. CONTRACTOR SHALL CONTACT THE CITY IMMEDIATELY UPON

WITHIN CURBS, SIDEWALKS, OR DRIVEWAYS.

17. ALL PVC SEWER PIPE WITH OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH, SDR 26 MINIMUM PIPE STIFFNESS OF 115 PSI FROM

18. ALL SANITARY SEWER MANHOLES REQUIRE CHIMNEY SEALS AND INTERIOR /EXTERIOR COATINGS PER CITY REQUIREMENTS. 19. AFTER COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN

THE SEWER MAINS AND SERVICE LINES AND TESTING WILL BE DONE BY TV CAMERA AND OBSERVED BY THE CITY OF BOERNE INSPECTOR, WASTEWATER ENGINEERING PERSONNEL, AND CONTRACTOR AS THE CAMERA IS RUN. ANY ABNORMALITIES, SUCH AS BROKEN PIPE OR MISALIGNED JOINTS, MUST BE REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

20. WHEN SEWER LATERALS ARE TO BE CONNECTED TO EXISTING SEWER MAINS AND NO STUB-OUT HAS BEEN EARLIER PROVIDED, THE CONNECTION MUST BE MADE WITH AN APPROVED SERVICE SADDLE PER CITY REQUIREMENTS.

21. NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE SANITARY SEWER LINES. THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO: (1) MANDREL TEST; (2) AIR TEST; (3) TELEVISING.

- 1. AN APPROVED TREE REMOVAL PERMIT IS REQUIRED PRIOR TO REMOVAL OF ANY TREE WITHIN THE CITY LIMITS.
- 2. ALL TREES NOT AUTHORIZED TO BE REMOVED MUST BE PROTECTED TO PREVENT DAMAGE AROUND THE ROOT PROTECTION ZONE.

REVEGETATION

- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE CONTRACTOR MUST LOOSEN THE SURFACE OF THE SOIL TO A DEPTH OF 2 INCHES AND REMOVE ALL STONES AND DEBRIS OVER 2 INCHES IN ANY DIMENSION. THE AREA SHALL BE REVEGETATED AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREA DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR.
- THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN 14 DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT STABLE COVER MUST BE

ESTABLISHED WITHIN 60 DAYS OF ITS INSTALLATION.

- 3. 85% OF DISTURBED AREAS MUST HAVE VEGETATION ESTABLISHED
- PRIOR TO ACCEPTANCE BY THE CITY OF BOERNE. 4. DISTURBED AREAS THAT ARE SEEDED OR SODDED SHALL BE CHECKED PERIODICALLY TO SEE THAT GRASS COVERAGE IS PROPERLY MAINTAINED. DISTURBED AREAS SHALL BE WATERED,

FERTILIZED, AND RE- SEEDED OR RE-SODDED IF NECESSARY.

RECORD DRAWINGS

- 1. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE DESIGN ENGINEER A COPY OF AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL
- 2. THE DESIGN ENGINEER SHALL PROVIDE TO THE CITY OF BOERNE THE "PLAN OF RECORD", SIGNED AND SEALED BY THE DESIGN ENGINEER.
- 3. THE "PLAN OF RECORD" MUST INCLUDE PRINT LINE DATA FOR ALL GAS MAINS AND SERVICE LINES.

CAUTION UNDERGROUND UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES. AND GAS LINES. THE CONTRACTOR MUST CONTACT 1-800-DIG-TESS AND CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION AND/OR START OF CONSTRUCTION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

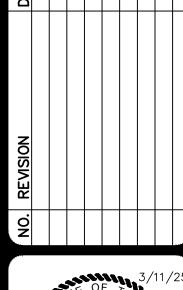
CAUTION OVERHEAD UTILITIES

CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING UNDER "HIGH VOLTAGE TRANSMISSION LINES". A WORKING HEIGHT OF 30' FROM GROUND ELEVATION WILL BE OBSERVED WHEN WORKING UNDER THE HIGH VOLTAGE LINE. COORDINATE ALL WORK WITH THE LOCAL UTILITY PROVIDER.

TRENCH EXCAVATION SAFETY PROTECTION

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

CONTRACTOR AND / OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR





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LAT NO.

DESIGNER

JOB NO. 13094-00 MARCH 2025

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CHECKED MC DRAWN AG/

GEOTECHNICAL TESTING

DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

- 1. ALL COMPACTION, CONCRETE, AND OTHER REQUIRED TEST RESULTS SHALL BE SENT TO THE DESIGN ENGINEER AND CITY DIRECTLY FROM THE TESTING AGENCY.
- 2. UPON COMPLETION OF CONSTRUCTION, A COPY OF ALL TESTING REPORTS SHALL BE COMPILED AND FORWARDED TO THE CITY OF BOERNE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
- 3. IT IS THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR, SUBCONTRACTORS, BUILDERS, GEOTECHNICAL ENGINEER, AND DESIGN ENGINEER TO IMMEDIATELY NOTIFY THE CITY AND DESIGN ENGINEER IF THE PRESENCE OF GROUNDWATER WITHIN THE SITE IS EVIDENT. UPON NOTIFICATION, THE DESIGN ENGINEER SHALL RESPOND WITH PLAN REVISIONS FOR THE MITIGATION OF THE GROUNDWATER ISSUE. ALL CONSTRUCTION ACTIVITY IMPACTED BY THE DISCOVERY OF GROUNDWATER SHALL BE SUSPENDED UNTIL THE CITY APPROVES THE GROUNDWATER MITIGATION PLAN IN WRITING

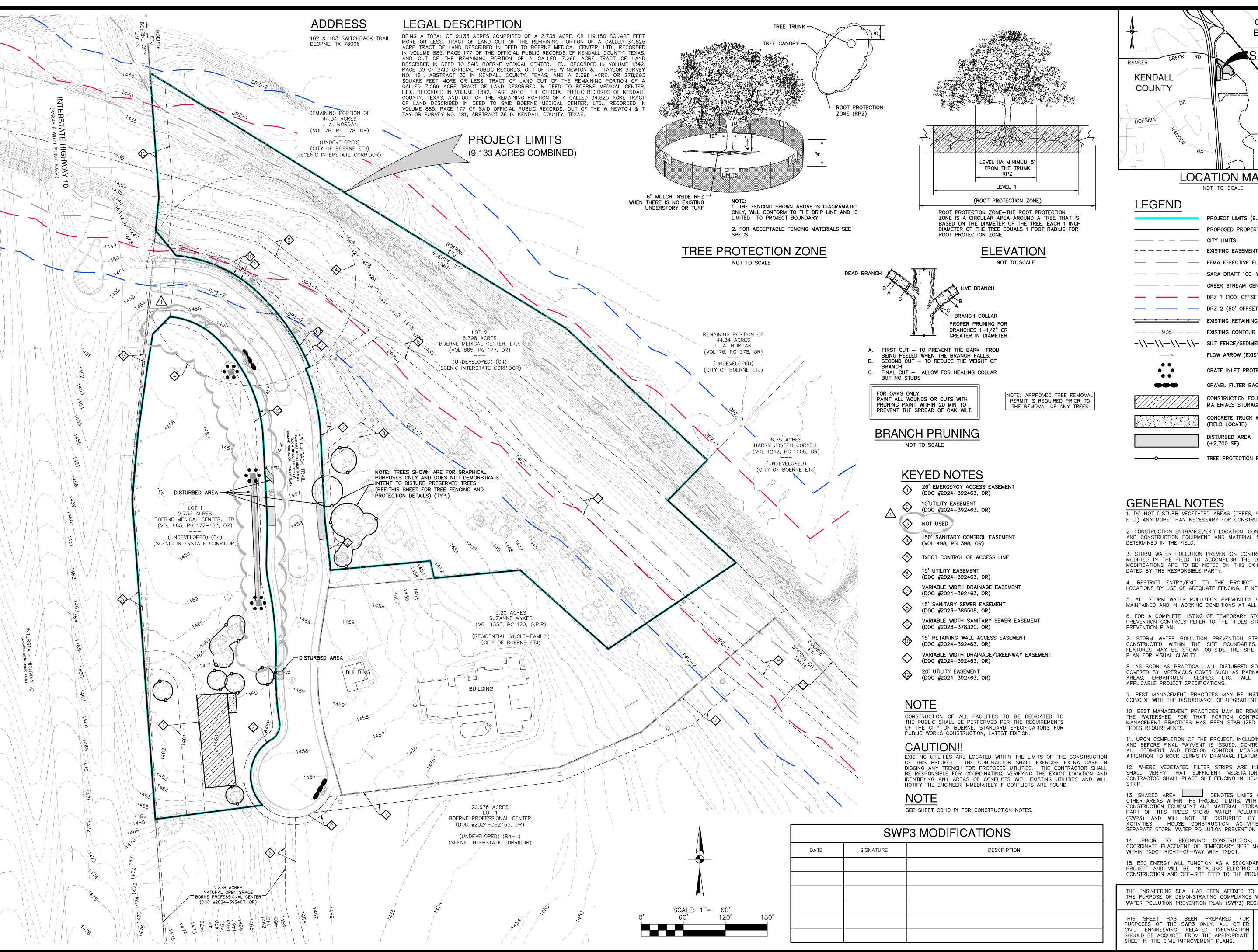
TRAFFIC CONTROL

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION
- CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN TO CITY AT LEAST 3 BUSINESS DAYS IN ADVANCE OF COMPLETING WORK IN A CITY RIGHT-OF-WAY.

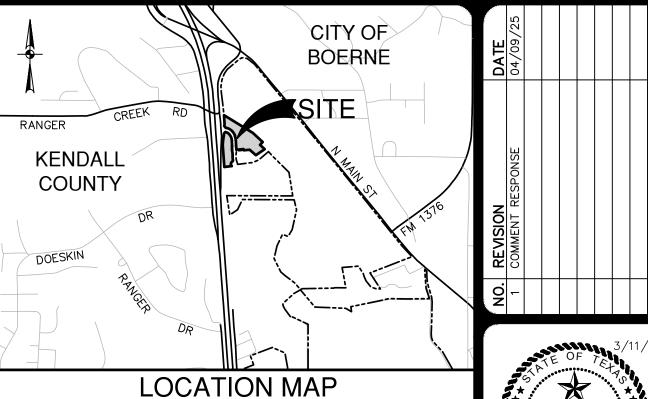
CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS,

DRIVEWAYS, OR FIRE LANES OPEN TO THE PUBLIC.

- STANDARDS.
- 4. ALL TEMPORARY SIGNS, BARRICADES, WARNING LIGHTS AND OTHER MISCELLANEOUS TRAFFIC CONTROL MEASURES SHALL BE REMOVED AND ORIGINAL TRAFFIC CONTROL MEASURES REPLACED AT THE END OF THE CONTRACTOR'S CONSTRUCTION OPERATION.



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STACEY L. WEICHER

84036

LEGEND

PROJECT LIMITS (9.133 COMBINED) PROPOSED PROPERTY BOUNDARY CITY LIMITS ---- EXISTING EASEMENT

NOT-TO-SCALE

--- FEMA EFFECTIVE FLOODWAY SARA DRAFT 100-YEAR FLOODWAY CREEK STREAM CENTERLINE

— DPZ 1 (100' OFFSET) — DPZ 2 (50' OFFSET) ********* EXISTING RETAINING WALL/GUARDRAIL

-\\-\\-\\-\\- SILT FENCE/SEDIMENT CONTROL ROLLS FLOW ARROW (EXISTING)

> • • GRATE INLET PROTECTION • • GRAVEL FILTER BAGS

CONSTRUCTION EQUIPMENT, VEHICLE &

MATERIALS STORAGE AREA (FIELD LOCATE) CONCRETE TRUCK WASH-OUT PIT (FIELD LOCATE)

DISTURBED AREA (±2,700 SF)

TREE PROTECTION FENCING

OFNIEDAL NIOTEO GENERAL NOTES

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.

2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.

3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.

4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.

5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.

6. FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION

7. STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.

8. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.

9. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.

10. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRENTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.

11. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.

12. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER

13. SHADED AREA DENOTES LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT A PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES. HOUSE CONSTRUCTION ACTIVITIES WILL REQUIRE A SEPARATE STORM WATER POLLUTION PREVENTION PLAN.

14. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT—OF—WAY WITH TXDOT.

15. BEC ENERGY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND WILL BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOI PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

EXHIBIT

OB NO. 13094-00

SEVENTION TURE PLANS

POLLU-INFRA

SIGNER HECKED<u>MC</u> DRAWN_AG/J

SHEET CO.20-PI

DIVERSION RIDGE -

SCHEMATIC OF TEMPORARY

CONSTRUCTION ENTRANCE/EXI

OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER

DO NOT LEAVE SPACES AND DO NOT

IS A HANDY TOOL FOR TUCKING DOWN THE

BUTTING — ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED

CORRECTLY.

LAY SOD ACROSS THE DIRECTION OF FLOW

OVERLAP. A SHARPENED MASON'S TROWEL

. THE AGGREGATE SHOULD CONSIST OF 4-INCH TO 8-INCH WASHED STONE

THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF

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

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4—INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE

INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OF

AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE

VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE,

6-INCHES TO 8-INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY,

. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

STABILIZE FOUNDATION 4" TO 8" COARSE

NOT-TO-SCALE

SOD INSTALLATION DETAIL

RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS

DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE). 2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO . SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER LOCATE AND REPAIR ANY DAMAGE. NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE

INSPECTION AND MAINTENANCE GUIDELINES

ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2-3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE

GENERAL INSTALLATION (VA. DEPT. OF

REDUCE ROOT BURNING AND DIEBACK.

(SEE FIGURE ABOVE).

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY

IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH

SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH

OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM

GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD

IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS

IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM

SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR

SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR). 2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL 5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL. 5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED

STAPLE

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30. 2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR

STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON

SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST

BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8

FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING

2. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT

THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

SHOULD BE 6 FEET.

CONCENTRATE AND FLOW OVER THE FENCE. PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED FENCE). FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING (RUNOFF OVERTOPS OR COLLAPSES FENCE).

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE

CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT. IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE. THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER-BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED

BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE

WHEN PROPERLY USED. SILT FENCES CAN BE HIGHLY FEFECTIVE AT

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL

SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT

POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY

FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW

3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL

. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE

OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING

VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL

PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A

TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE

PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE

INSPECTION AND MAINTENANCE GUIDELINES

. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

TO THE TORN SECTION.

VEHICLE ACCESS POINTS.

STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

SAND BAGS (TYP.)

STEEL FENCE POST MAX. 6' SPACING, MIN. EMBEDMENT = MIN. HEIGHT 24 (SEE INSTALLATION NOTE 1) `ABOVE EXISTING -GROUND) COMPACTED EARTH 4X4~W1.4xW1.4 MIN. OR ROCK BACKFILL - ALLOWABLE TYPICAL CHAIN LINK FENCE FABRIC IS ACCEPTABLE ISOMETRIC PLAN VIEW

ROCK BERM DETAIL

THE TOP OR AROUND THE SIDES OF BERM). 2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

COMMON TROUBLE POINTS . INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

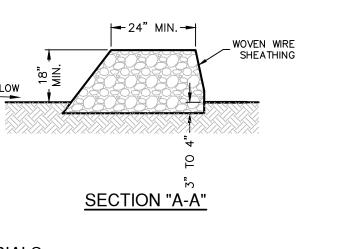
5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

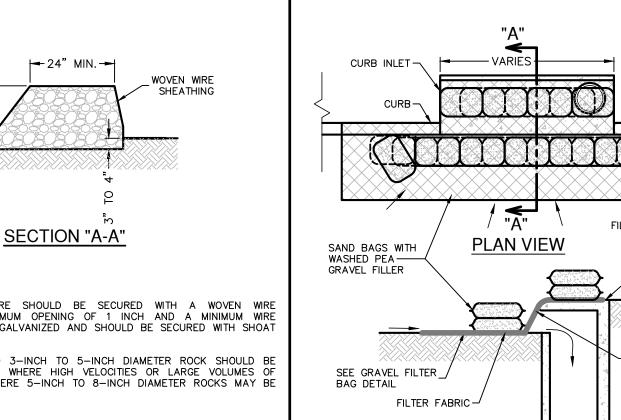
2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER. 3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18". 4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINI THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH

DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE 2. CLEAN, OPEN GRADED 3-INCH TO 5-INCH DIAMETER ROCK SHOULD E USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5—INCH TO 8—INCH DIAMETER ROCKS MAY BE





GENERAL NOTES

FIELD OFFICE ENTRANCE CONSTRUCTION /EXIT AND WASTE MATERIAL -\\-\\- SILT FENCE STORAGE AREA —— FLOW ARROWS CONSTRUCTION STAGING AREA NOT-TO-SCALE

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE

PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER

POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR

PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE

SHEET IN THE CIVIL IMPROVEMENT PLANS.

GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER). 3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS. **GRAVEL FILTER BAG DETAIL**

NOT-TO-SCALE

. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA

PLAN VIEW SECTION "A-A'

ONSTRUCTIO QUIPMENT 4 VFHICL F STORAGE ANI MAINTENANCE AREA

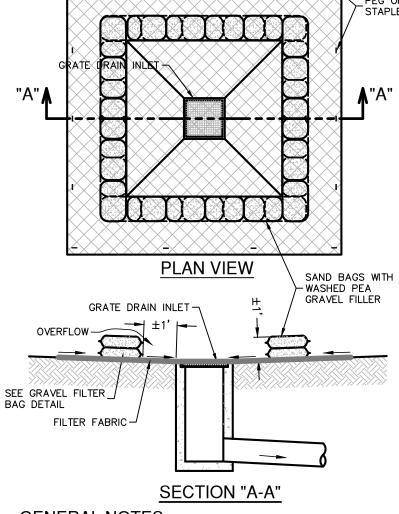
5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED. BAGGED GRAVEL GRATE INLET PROTECTION DETAIL NOT-TO-SCALE

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE 4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR

REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY 2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MATTER THAT IT WILL NOT ERODE.

PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS. INSPECTION AND MAINTENANCE GUIDELINES . INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFAL

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND 2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO



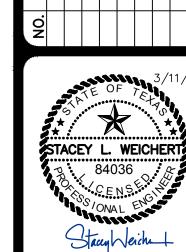


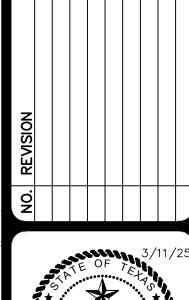
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HECKED MC DRAWN AG/

SHEET C0.21-P

ESIGNER





FILTER FABRIC-

FILTER FABRIC-

-WIRE MESH

MIN. 10 MIL PLASTIC

-SAND BAGS (TYP.)

ALL SIDES

MIN. 10 MIL PLASTIC

_SAND BAGS (TYP.)

LATH AND FLAGGING ON

SECTION "A-A"

CONTRACTOR TO INSTALL 2"x4"-W1.4xW1.4 WIRE MESH SUPPORTING FILTER

FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED

PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLE

WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR

OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

BAGGED GRAVEL CURB INLET

PROTECTION DETAIL

PLAN VIEW

SECTION "A-A"

. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN

WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO

WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION

. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES,

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE

SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT

WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER

MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT

HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE

FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED

REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE

CONCRETE TRUCK WASHOUT

PIT DETAIL

NOT-TO-SCALE

REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED

SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

STORM DRAINS, OPEN DITCHES OR WATER BODIES.

COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

WASTE GENERATED BY WASHOUT OPERATIONS.

CONSTRUCTION TRAFFIC.

MAINTENANCE

BACKFILLED AND REPAIRED.

AND DISPOSED OF.

FROM STORM WATER RUNOFF.

THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

INSPECTION AND MAINTENANCE GUIDELINES

STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED

SUPPORTING FABRIC

SOMETRIC PLAN VIEW

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS

OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT-LADEN RUNOFF, DETAIN

THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM

SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5

S TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE

ACRES ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOF

FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE

PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE AS SUCH. ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS

(DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER

INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE

RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES

AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS,

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

WILL NOT CAUSE ANY ADDITIONAL SILTATION.

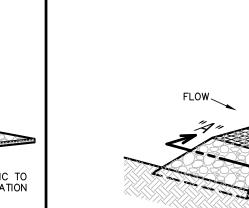
WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

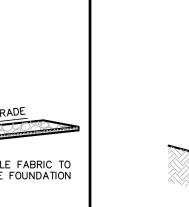
ARE STABILIZED AND ACCUMULATED SILT REMOVED.

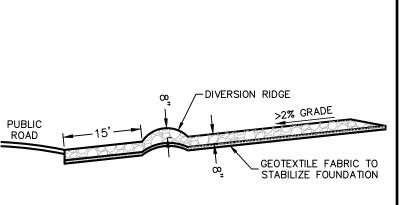
3. REPAIR ANY LOOSE WIRE SHEATHING.

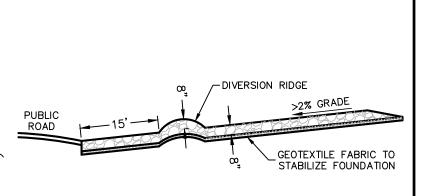
EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

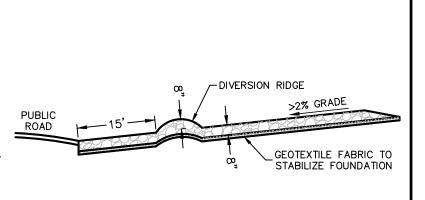
INSPECTION AND MAINTENANCE GUIDELINES











CONSTRUCTION ENTRANCE/EXIT

STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY

PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC-EXTEND PAD BEYOND

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING

5. UNSTABLE FOUNDATION - USE GEOTEXTILE FABRIC UNDER PAD AND/OR

INSPECTION AND MAINTENANCE GUIDELINES

RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH

PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.

THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS

CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES

3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED

WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN,

CORRECT

INCORRECT

SOD INSTALLATION

USE PEGS OR STAPLES TO FASTEN SOD

IN THE CENTER, OR EVERY 3-4 FEET IF

THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH

FIRMLY - AT THE ENDS OF STRIPS AND

ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC

. INADEQUATE RUNOFF CONTROL-SEDIMENT WASHES ONTO PUBLIC ROAD.

COMMON TROUBLE POINTS

CONDITION AS STONE IS PRESSED INTO SOIL.

IMPROVE FOUNDATION DRAINAGE.

USED TO TRAP SEDIMENT

-<u>SHOOTS</u> OR GRASS BLADES. GRASS SHOULD BE GREEN AND

HEALTHY; MOWED AT A 2"-3"

-THATCH- GRASS CLIPPINGS AND

DEAD LEAVES, UP TO 1/2" THICK.

SHOULD BE 1/2"-3/4" THICK, WITH

DENSE ROOT MAT FOR STRENGTH.

CUTTING HEIGHT

STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

APPEARANCE OF GOOD SOD

WITH NETTING. USE STAPLES.

SOON AS THE SOD IS LAID.

THE MOWER HIGH (2"-3").

I. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH CONSERVATION, 1992)

 $(\pm 1/4"$ INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND

LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD

. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT

FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE

DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS

CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER

TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

SITE PREPARATION

SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE

2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS

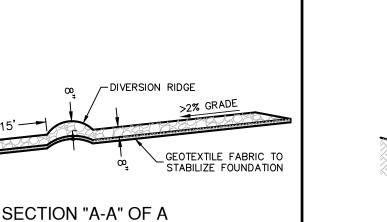
3. MOW WHEN THE SOD IS ESTABLISHED - IN 2-3 WEEKS. SET

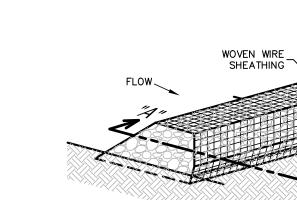
THE MINIMUM 50-FOOT LENGTH AS NECESSARY.

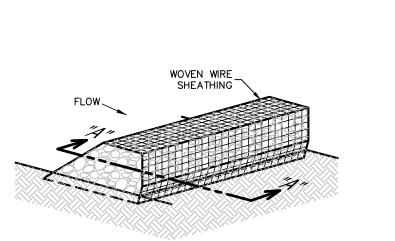
PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY

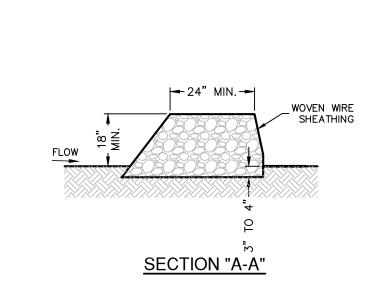
DITCH OR WATER COURSE BY USING APPROVED METHODS.

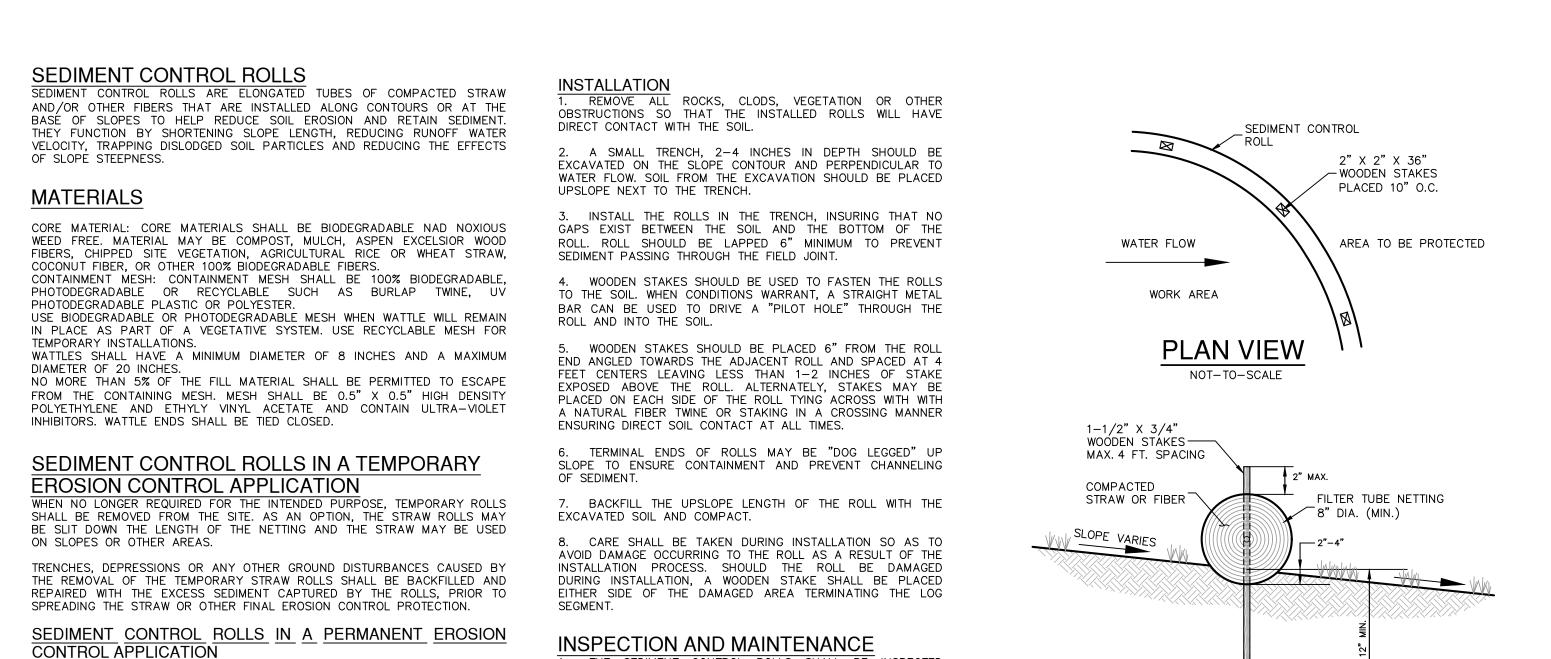
TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.











. THE SEDIMENT CONTROL ROLLS SHALL BE INSPECTED

AFTER INSTALLATION TO INSURE THAT THEY ARE TRENCHED—IN AND THAT NO GAPS EXIST UNDER THE ROLLS OR BETWEEN

2. ROLLS SHALL BE INSPECTED AFTER SIGNIFICANT RAINFALL

EVENTS. RILLS OR GULLIES UPSLOPE OF THE ROLL AND ANY

ADJACENT ENDS OF THE ROLLS.

UNDERCUTTING IS TO BE REPAIRED.

SEDIMENT CONTROL ROLLS

NOT-TO-SCALE

LEAVE ROLLS AS INSTALLED TO PHOTODEGRADE OR BIODEGRADE OVER TIME AS NATIVE AND APPLIED VEGETATION ULTIMATELY STABILIZE THE REPAIRED

PAPE-DAWS

FILE ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210

CROSS-SECTION

NOT-TO-SCALE

STACEY L. WEICHERT

84036

CIBOLO VISTA

BOERNE, TEXAS

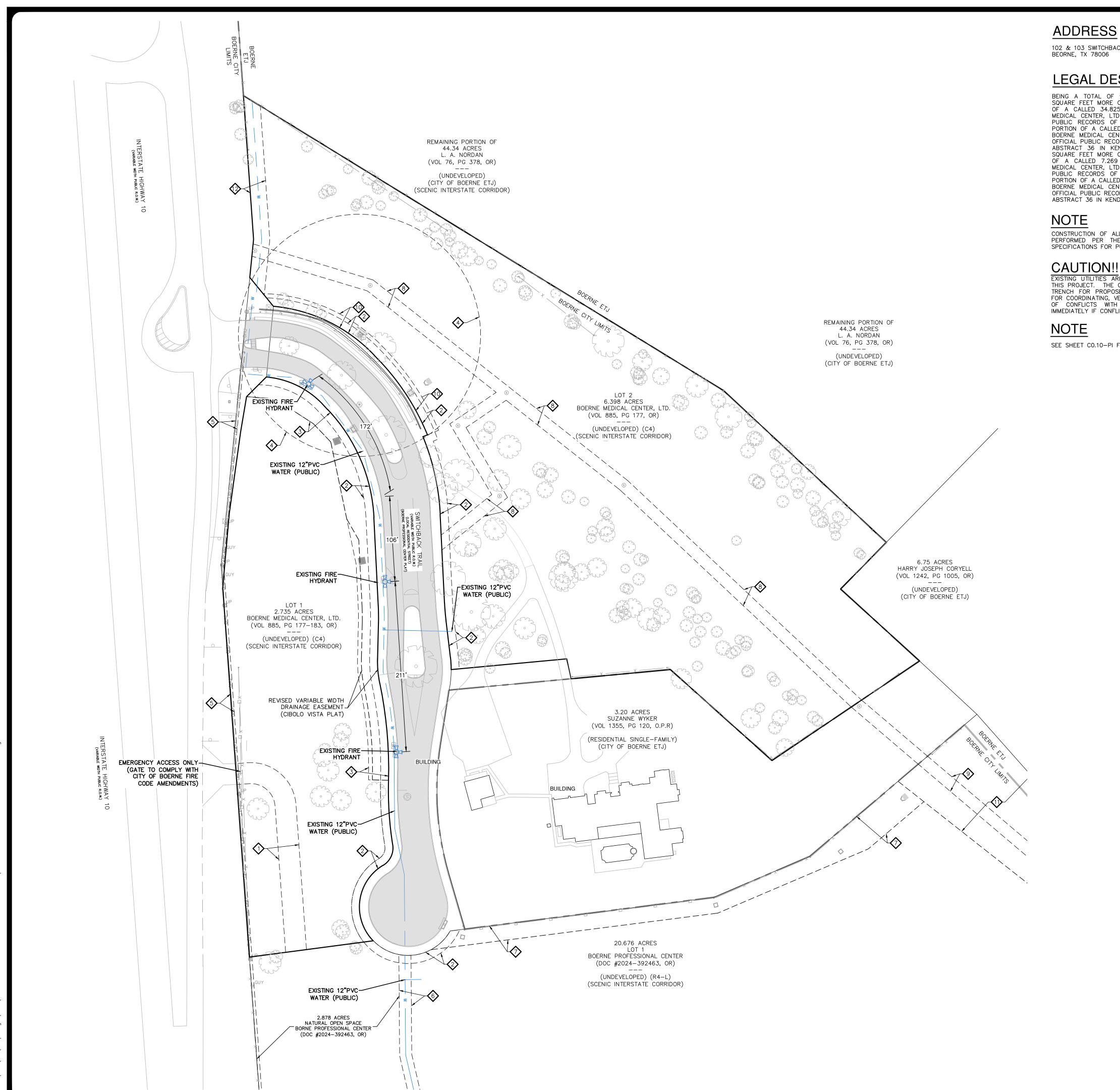
STORMWATER POLLUTION PREVENTION DETAILS
PUBLIC INFRASTRUCTURE PLANS

PLAT NO.

JOB NO. 13094-00

DATE MARCH 2025

DESIGNER AG



HIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE® UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.

102 & 103 SWITCHBACK TRAIL

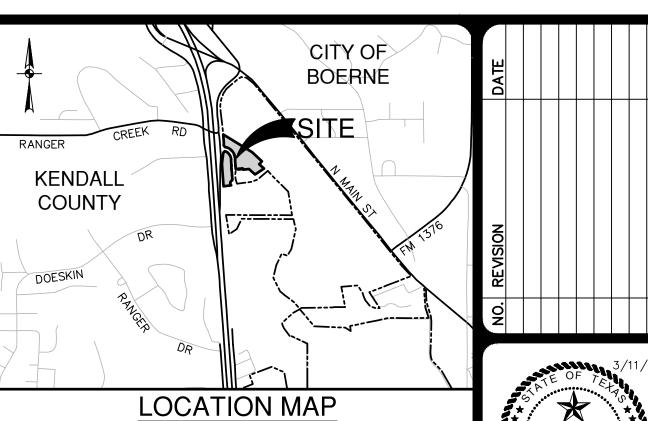
LEGAL DESCRIPTION

BEING A TOTAL OF 9.133 ACRES COMPRISED OF A 2.735 ACRE, OR 119,150 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 885, PAGE 177 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 1342, PAGE 30 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE W NEWTON & T TAYLOR SURVEY NO. 181, ABSTRACT 36 IN KENDALL COUNTY, TEXAS, AND A 6.398 ACRE, OR 278,693 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID BOERNE MEDICAL CENTER, LTD., RECORDED IN VOLUME 885, PAGE 177 OF SAID OFFICIAL PUBLIC RECORDS, OUT OF THE W NEWTON & T TAYLOR SURVEY NO. 181, ABSTRACT 36 IN KENDALL COUNTY, TEXAS.

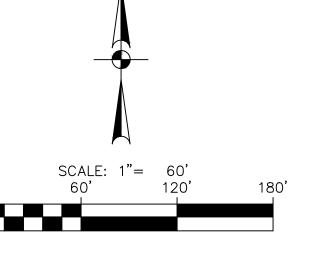
CONSTRUCTION OF ALL FACILITIES TO BE DEDICATED TO THE PUBLIC SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY OF BOERNE, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.

EXISTING UTILITIES ARE LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING, VERIFYING THE EXACT LOCATION AND IDENTIFYING ANY AREAS OF CONFLICTS WITH EXISTING UTILITIES AND WILL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE FOUND.

SEE SHEET CO.10-PI FOR CONSTRUCTION NOTES.







NOT-TO-SCALE

LEGEND

PROPOSED PROPERTY BOUNDARY EXISTING LOT LINE ---- EXISTING EASEMENT CITY LIMITS EXISTING FIRE HYDRANT (PUBLIC) EXISTING WATER MAIN (PUBLIC) ——EX-W—— EXISTING FIRE LANE (APPROVED WITH SWITCHBACK TRAIL CITY OF BOERNE ACCEPTANCE)

EXISTING TREE

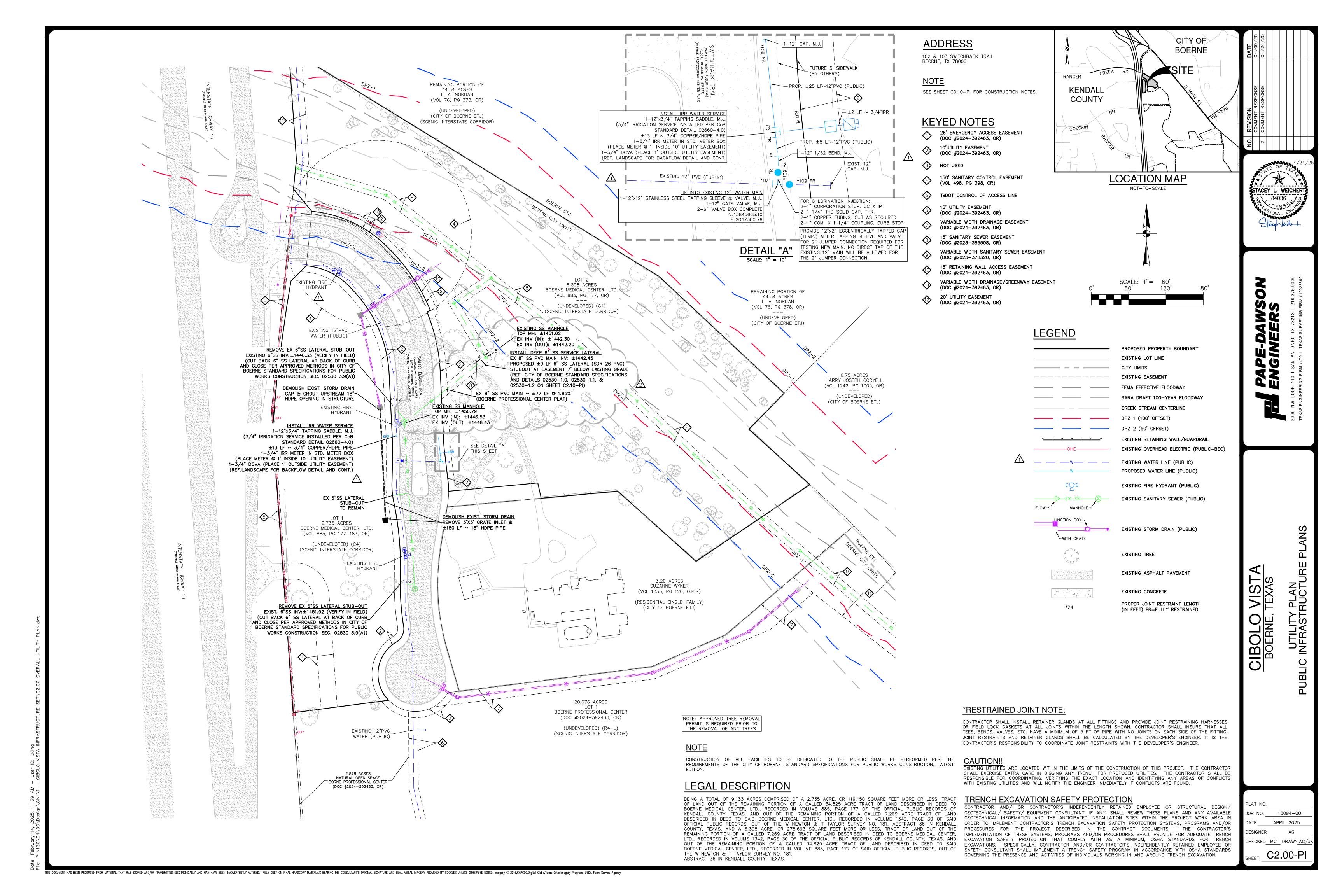


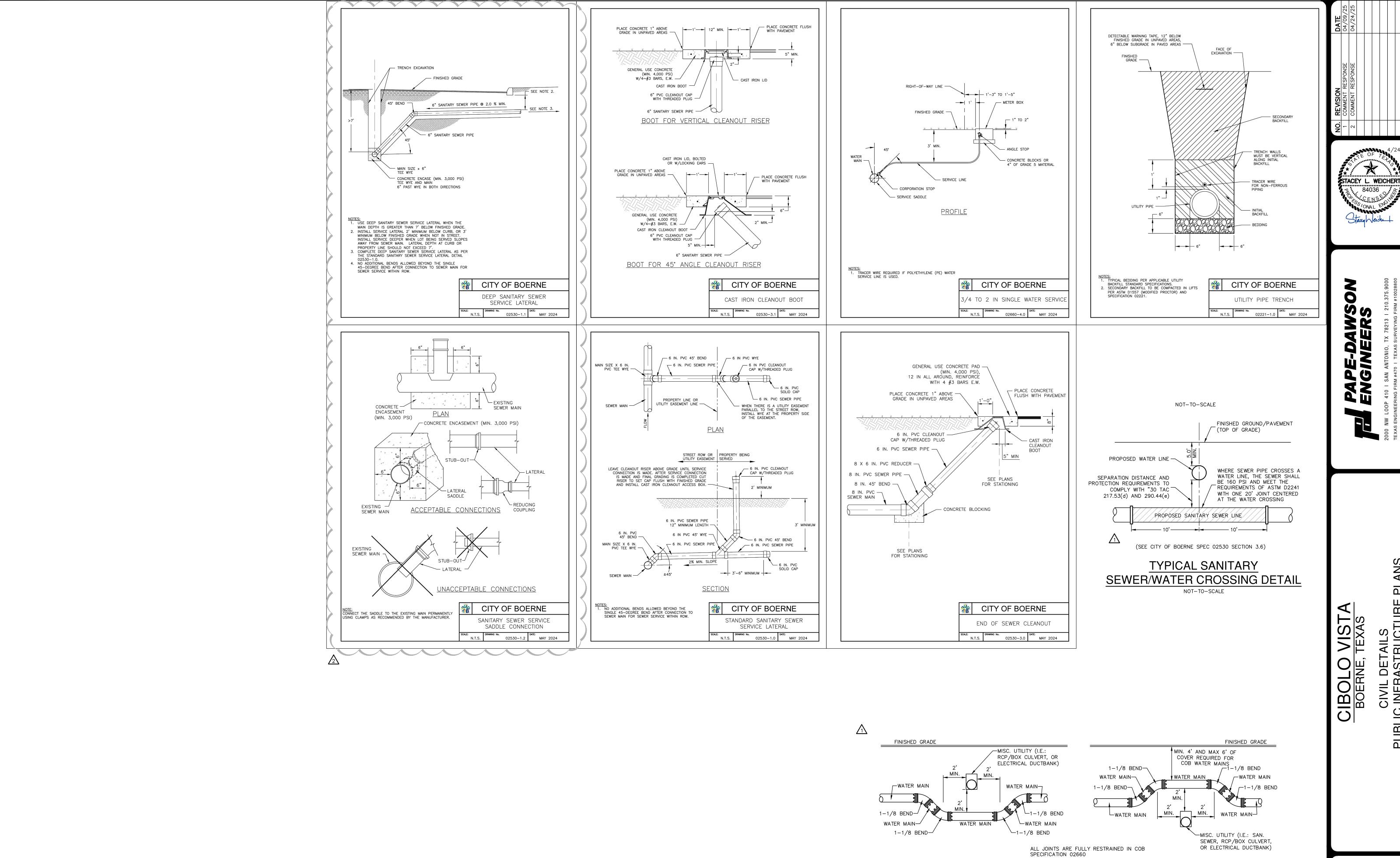
- 26' EMERGENCY ACCESS EASEMENT (DOC #2024-392463, OR)
- 10'UTILITY EASEMENT (DOC #2024-392463, OR)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (DOC #2024-392463, OR)
- 4 150' SANITARY CONTROL EASEMENT (VOL 498, PG 398, OR)
- 5 TxDOT CONTROL OF ACCESS LINE
- 15' UTILITY EASEMENT (DOC #2024-392463, OR)
- VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2024-392463, OR)
- 15' SANITARY SEWER EASEMENT (DOC #2023-385508, OR)
- VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC #2023-378320, OR)
- 15' RETAINING WALL ACCESS EASEMENT
- (DOC #2024-392463, OR)
- VARIABLE WIDTH DRAINAGE/GREENWAY EASEMENT (DOC #2024-392463, OR)
- 20' UTILITY EASEMENT (DOC #2024-392463, OR)

FIRE PROTECTION PLAN PUBLIC INFRASTRUCTURE CIBOLO BOERNE,

PLAT NO. JOB NO. 13094-00

DATE MARCH 2025 DESIGNER CHECKED MC DRAWN AG/ SHEET C1.00-PI





CIVIL DETAILS PUBLIC INFRASTRUCTURE CIBOLO VIST BOERNE, TEXAS

84036

JOB NO. 13094-00 MARCH 2025 DESIGNER CHECKED MC DRAWN AG/J

TYPICAL UTILITY/WATER

CROSSING DETAIL

SHEET __C2.10-PI

