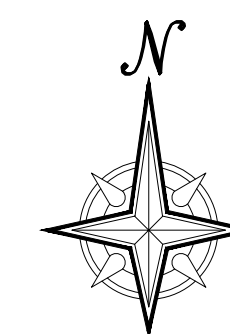


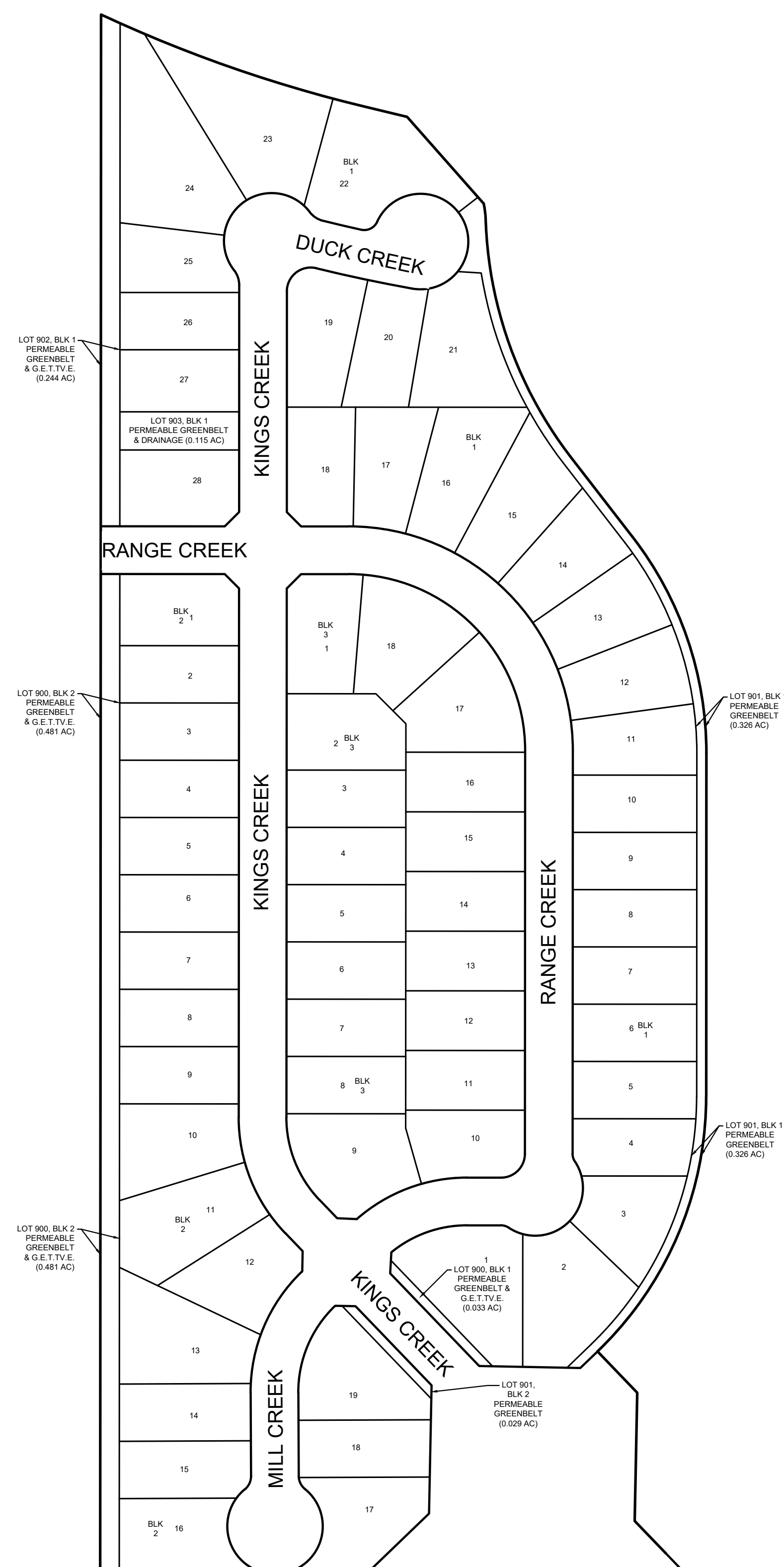


CONSTRUCTION PLANS for FLAT CREEK SUBDIVISION UNIT 1



INDEX MAP

1"=100'



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--|
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| 200 | UTILITY COVER & DETAILS |
| 201 | OVERALL UTILITY PLAN |
| 300 | SANITARY SEWER COVER |
| 301 | OVERALL SANITARY SEWER PLAN |
| 302 | SANITARY SEWER LINE B PLAN & PROFILE |
| 303 | SANITARY SEWER LINE C PLAN & PROFILE |
| 304 | SANITARY SEWER LINE D PLAN & PROFILE |
| 305 | SANITARY SEWER LINE E PLAN & PROFILE |
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| 401 | OVERALL WATER PLAN |
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| 501 | OVERALL GRADING PLAN |
| 502 | KINGS CREEK PLAN AND PROFILE |
| 503 | KINGS CREEK PLAN AND PROFILE |
| 504 | PALO PINTO CREEK PLAN AND PROFILE |
| 505 | MILLS CREEK PLAN AND PROFILE |
| 506 | RANGE CREEK PLAN AND PROFILE |
| 507 | DUCK CREEK PLAN AND PROFILE |
| 508 | DRAIN A PLAN AND PROFILE |
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| 515 | SIGN DETAILS |
| 516 | SIGN DETAILS |
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| 600 | SEDIMENTATION & EROSION CONTROL COVER |
| 601 | OVERALL SEDIMENT & EROSION CONTROL PLAN |
| 602 | SEDIMENT & EROSION CONTROL NOTES & DETAILS |
| 603 | SEDIMENT & EROSION CONTROL NOTES & DETAILS |

OWNER/DEVELOPER:

KF FLAT CREEK, L.P.
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[illegible]

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REGISTRATION #F-10573 / #101943-65



FLAT CREEK SUBDIVISION UNIT 1

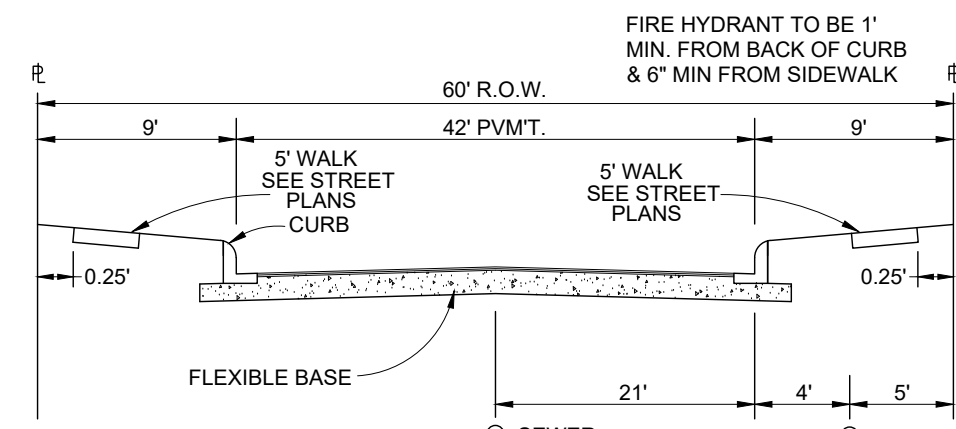
CONSTRUCTION COVER

| | |
|---------------------|--------|
| DRAFTING: K.P./P.R. | CHECK: |
| DESIGN: C.P. | CHECK: |
| SUBMITTAL PHASE: | |
| DATE: | 02/2 |
| KCI JOB #: | 762308 |
| SHEET: | |

100

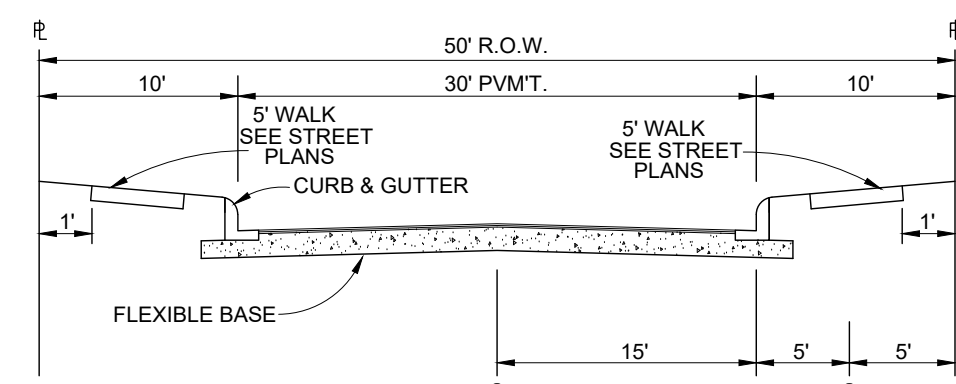
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OVERALL UTILITY PLANS for FLAT CREEK SUBDIVISION UNIT 1

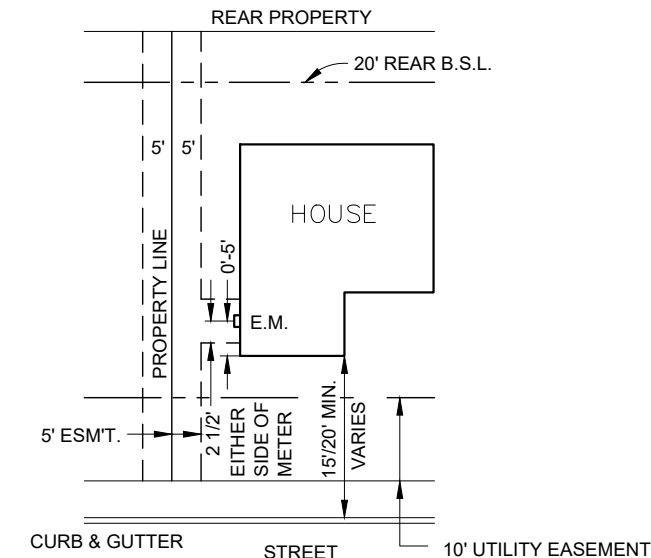


TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE

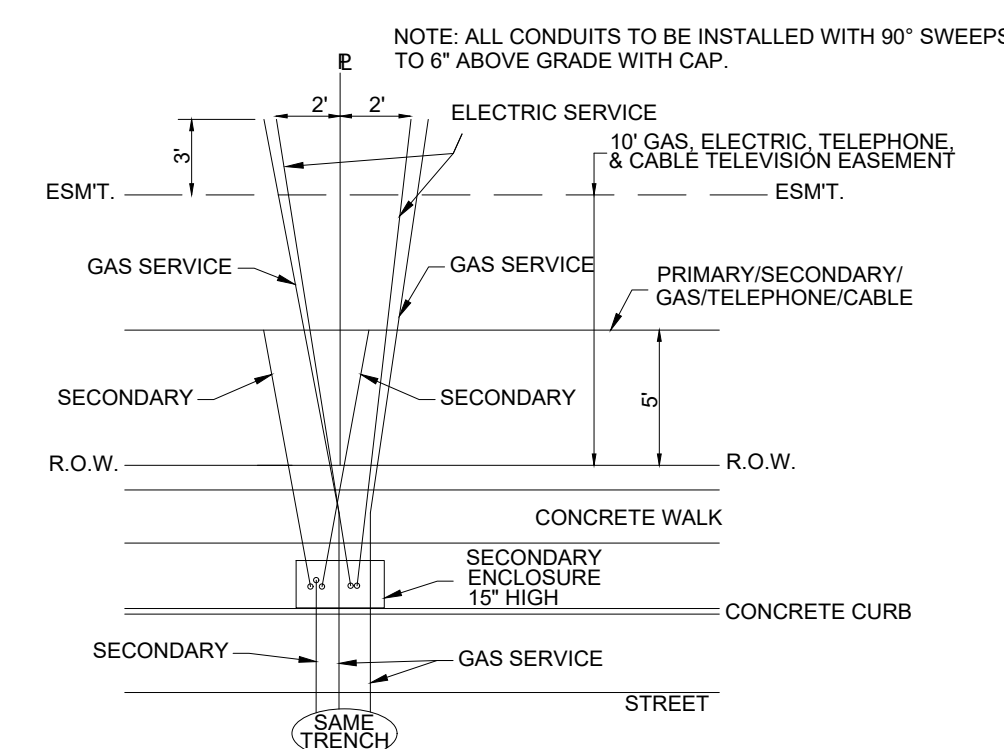


TYPICAL LOCAL "A" STREET SECTION



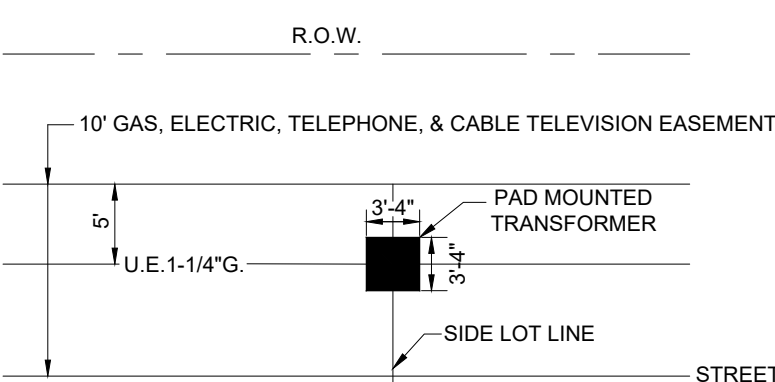
TYPICAL INTERIOR EASEMENT ALONG PROPERTY LINE

NOT TO SCALE



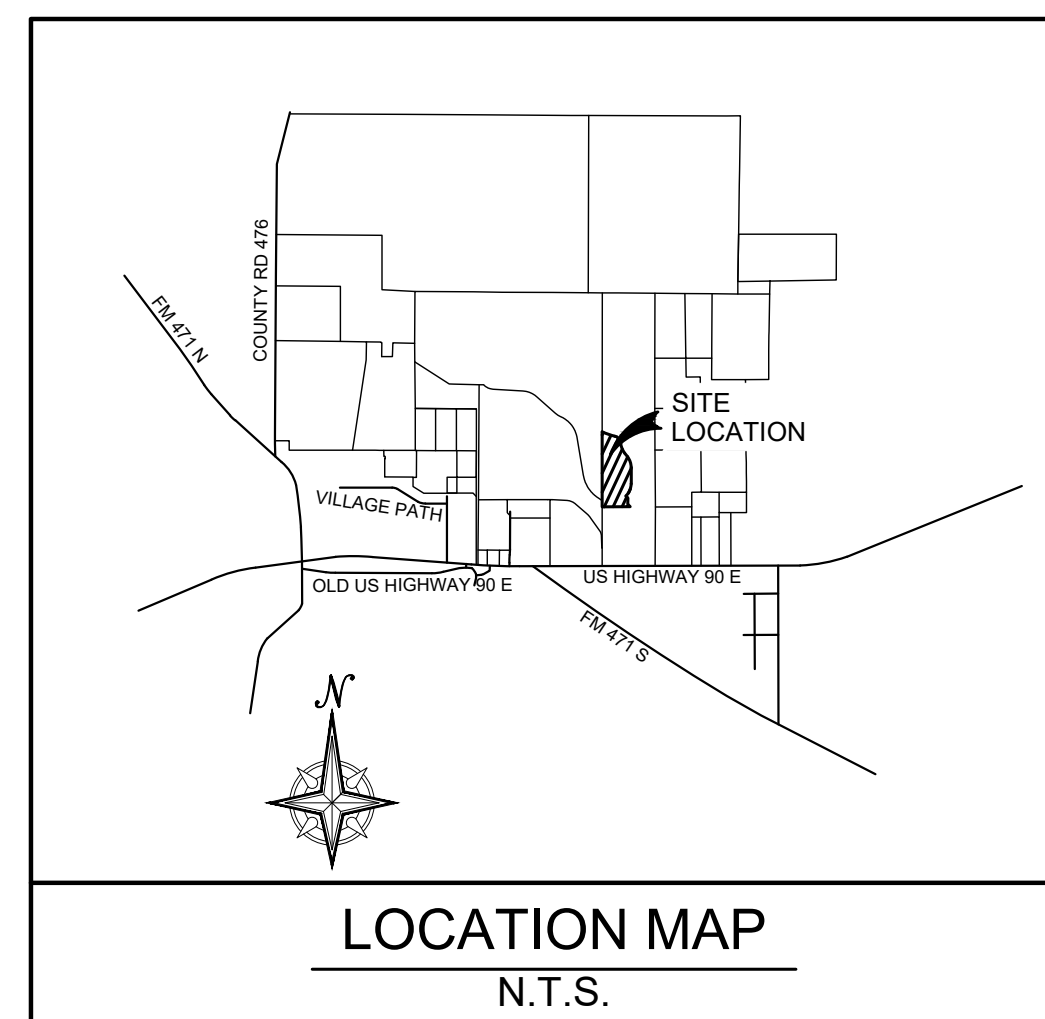
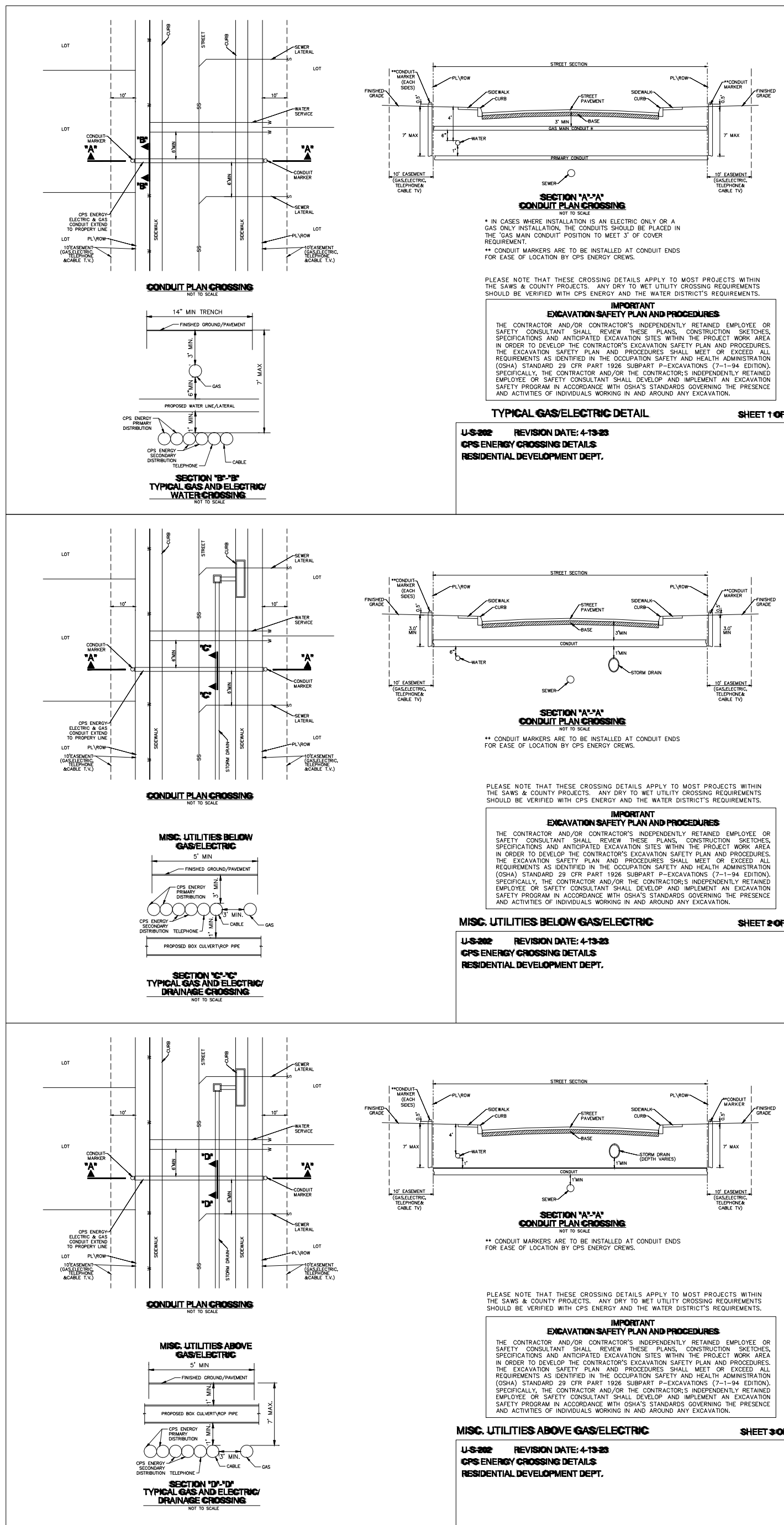
SECONDARY ENCLOSURE DETAIL

NOT TO SCALE



EASEMENT DETAILS

NOT TO SCALE

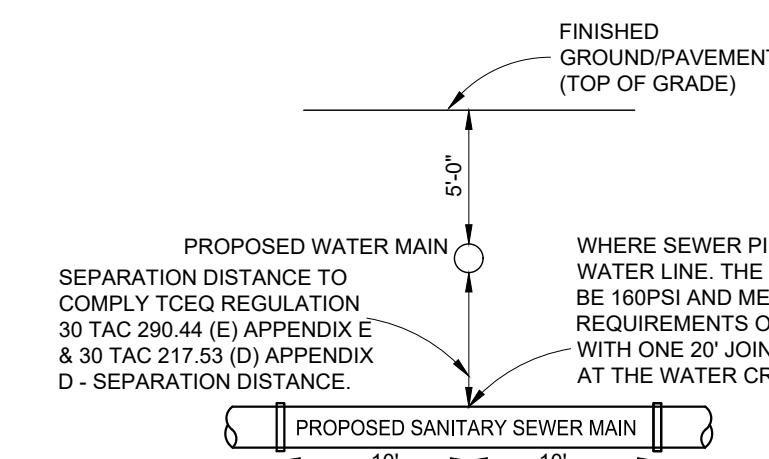


LOCATION MAP
N.T.S.

| Sheet List Table | |
|------------------|-------------------------|
| Sheet Number | Sheet Title |
| 200 | UTILITY COVER & DETAILS |
| 201 | OVERALL UTILITY PLAN |

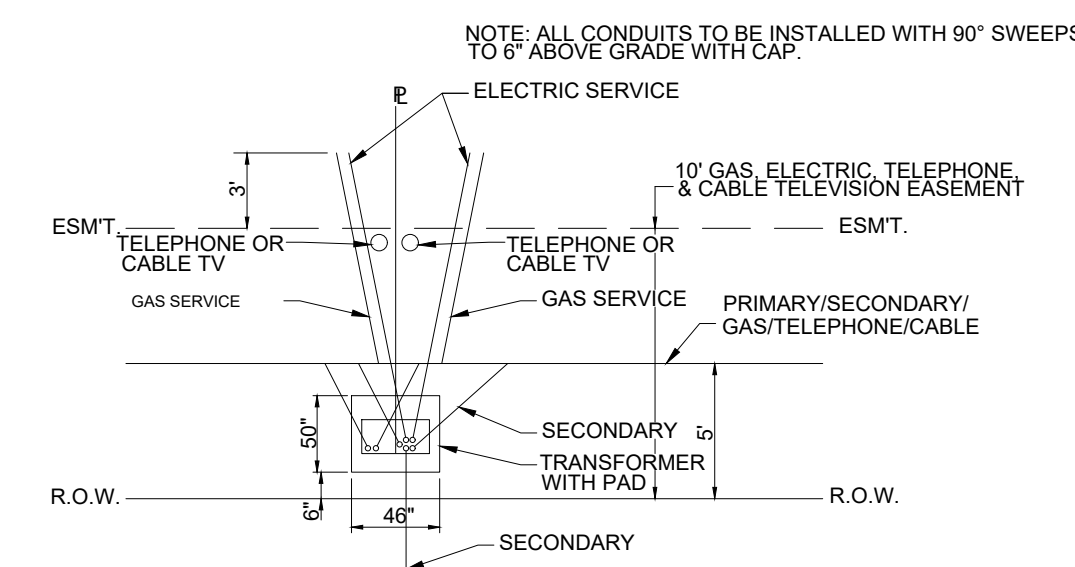
LEGEND

| | | |
|------------------------------------|-------|-------------------|
| EXISTING EDGE OF PAVEMENT | ===== | ===== |
| EXISTING SANITARY SEWER MAIN | ===== | =====E8" PVC===== |
| PROPOSED SANITARY SEWER MAIN | ===== | =====P8" SS===== |
| DIRECTION OF FLOW | ===== | =====▶===== |
| EXISTING WATER MAIN | ===== | -----E8" PVC----- |
| PROPOSED WATER MAIN | ===== | =====P8" PVC===== |
| PROPOSED LIGHT POLE (100 WATT LED) | ===== | =====● L.P.===== |
| PVC CONDUIT | ===== | ===== |



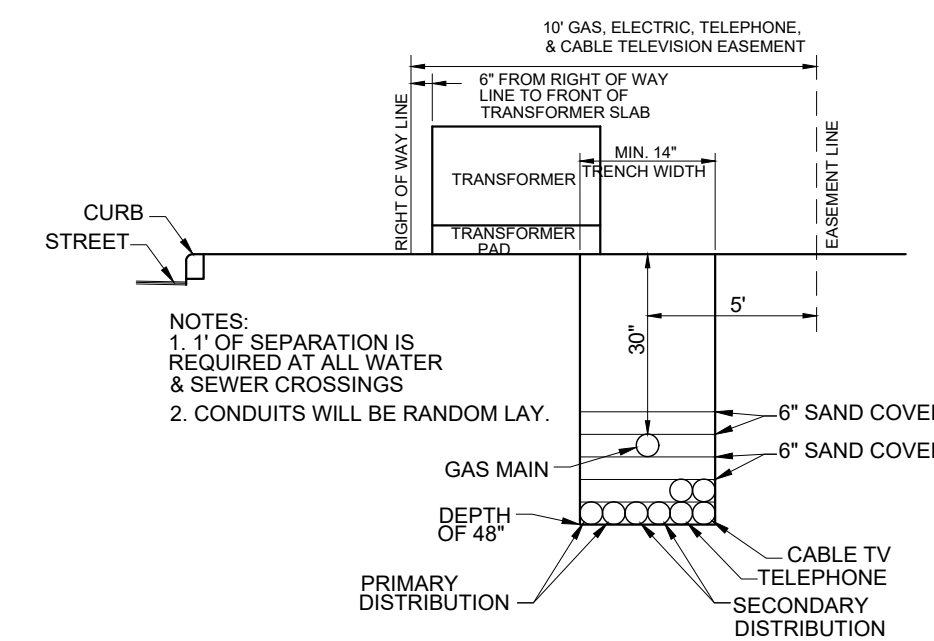
TYPICAL SANITARY SEWER/
WATER CROSSING DETAIL

- ## NOTES
1. P.V.C WILL BE REQUIRED FOR CITY OF CASTROVILLE UTILITY CROSSINGS. WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY CONSTRUCTION, CONTRACTOR ENGINEER PRIOR TO CONSTRUCTION FOR APPROVAL.
 2. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
 3. CITY OF CASTROVILLE TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.
 4. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND REPAIR OF ALL OVER-HEAD AND UNDERGROUND UTILITIES.
 5. ALL CITY OF CASTROVILLE UTILITY CROSSINGS SHALL BE A MINIMUM OF 7' CLEAR FROM ALL OTHER CONDUITS/TRENCHES AT THE SAME LOCATION.



TYPICAL TRANSFORMER DETAIL

NOT TO SCALE



TRENCH DIAGRAM
STANDARDS FOR GAS & ELECTRIC TRENCH
OR ELECTRIC TRENCH WITH JOINT UTILITIES

NOT TO SCALE

OWNER/DEVELOPER:
KF FLAT CREEK, L.P.
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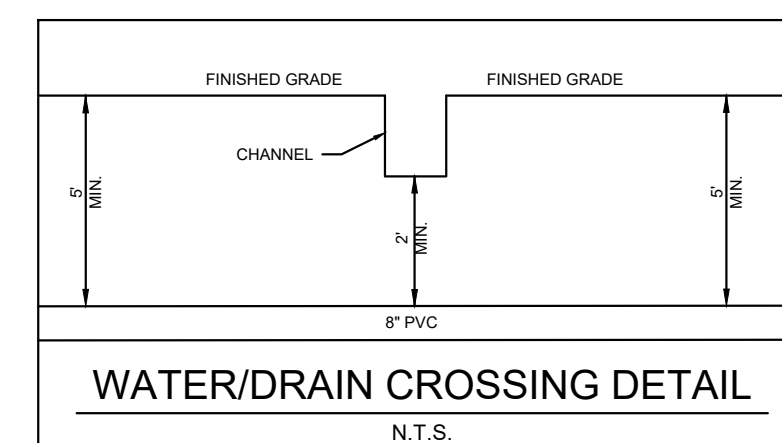
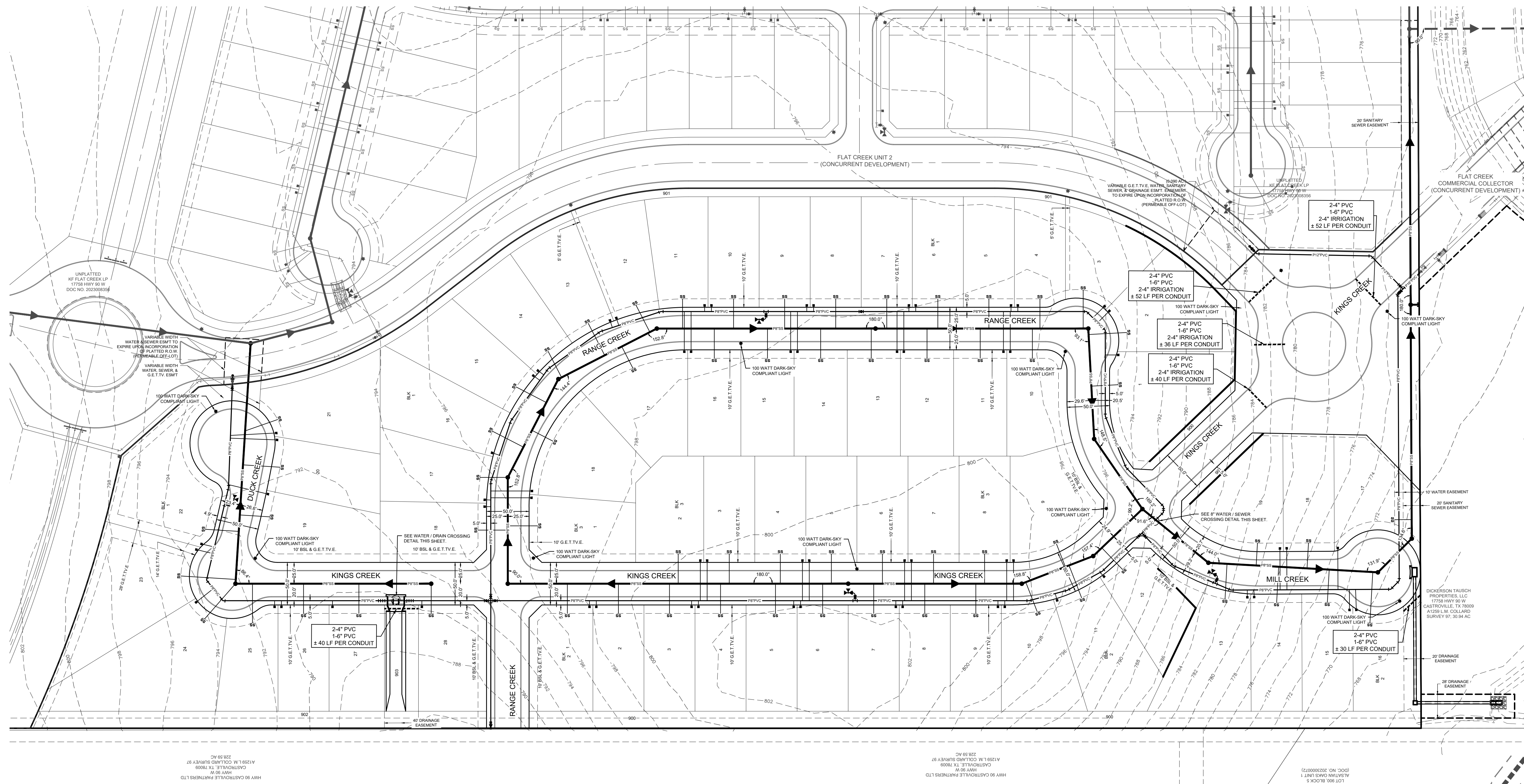
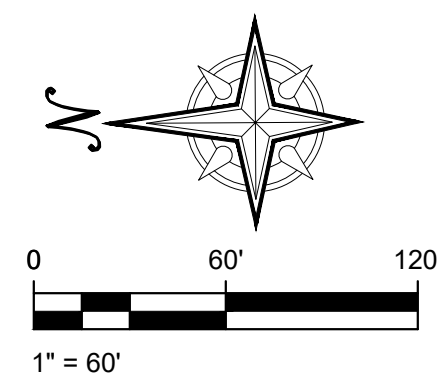
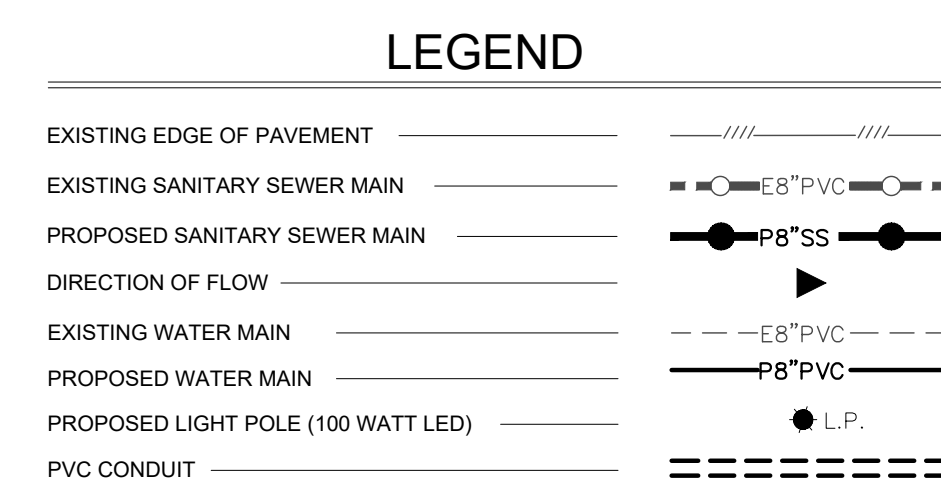
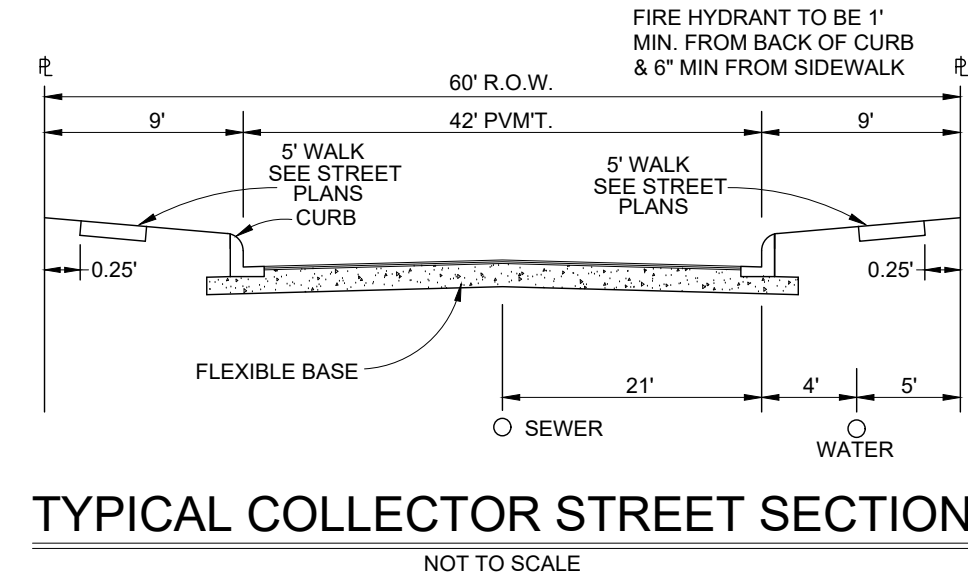
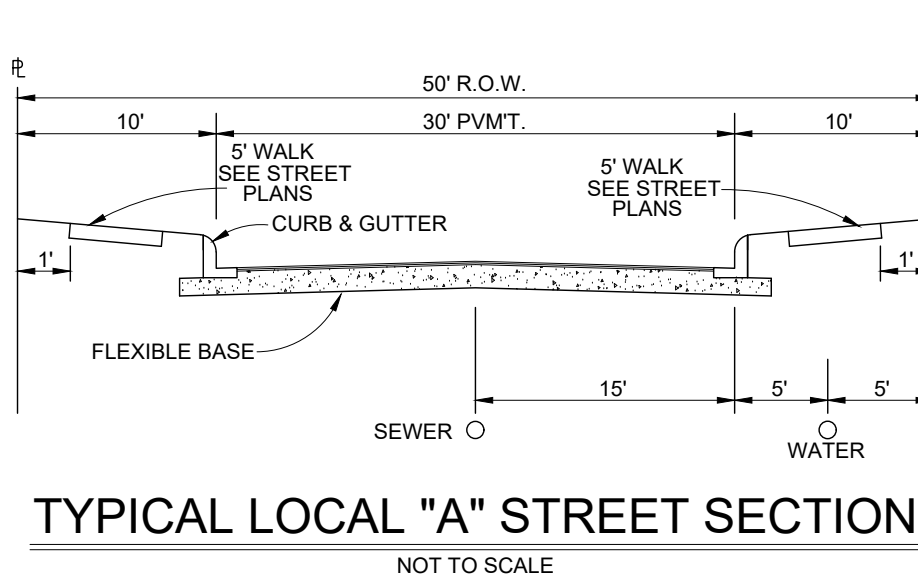
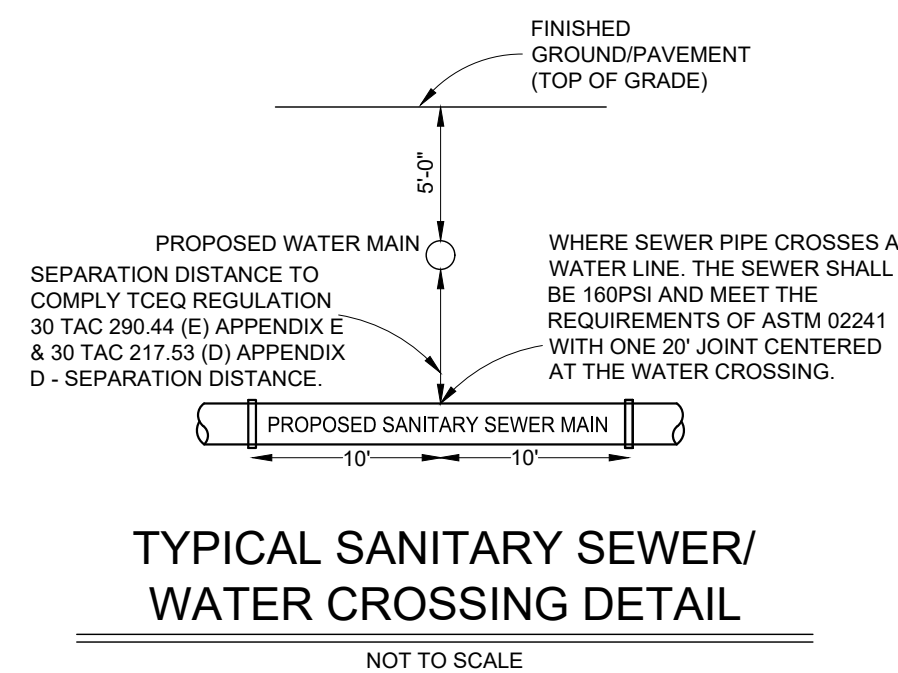


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TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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 DETERMINE THE ADEQUACY OF EXISTING UNDERGROUND UTILITIES, SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHOWN FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AT A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. THE SPECIFIC CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH THE STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

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TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or contractor's independently retained employee or structural design/geotechnical safety/equipment consultant, if any, shall, review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation, safety protection that complies with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and Contractor's independently retained employee or structural 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.

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FLAT CREEK SUBDIVISION UNIT 1

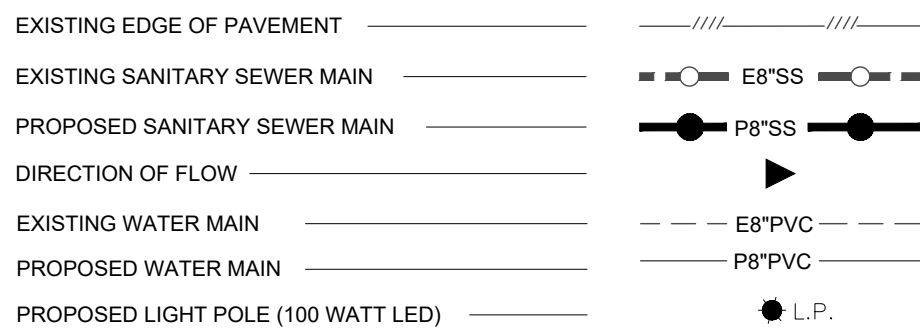
OVERALL UTILITY PLAN

| | |
|---------------------|-------------|
| DRAFTING: K.P./P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/2024 |
| KCI JOB #: | 762308222 |
| SHEET: | |

201

CITY OF CASTROVILLE SANITARY SEWER SYSTEM GENERAL NOTES

23. MANHOLES IN PAVEMENT - Shall receive concrete encasement per the standard details



300

Diagram illustrating the separation distance between a proposed water main and a proposed sanitary sewer main.

The diagram shows a cross-section of the ground with a finished ground pavement (top of grade) indicated by a dashed line. A vertical dimension line indicates a 5'-0" separation from the finished ground pavement to the top of the proposed water main.

The proposed water main is shown as a horizontal line. Below it, the proposed sanitary sewer main is shown as a horizontal line with a 10'-0" separation distance from the water main.

Text annotations include:

- FINISHED GROUND PAVEMENT (TOP OF GRADE)
- 5'-0"
- PROPOSED WATER MAIN
- SEPARATION DISTANCE TO COMPLY TCEQ REGULATION 30 TAC 280.4 (E) APPENDIX E & 30 TAC 217.53 (D) APPENDIX D - SEPARATION DISTANCE.
- WHERE SEWER PIPE CROSSES A WATER LINE, THE SEWER SHALL BE 160PSI AND MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE 20" JOINT CENTERED AT THE WATER CROSSING.
- PROPOSED SANITARY SEWER MAIN
- 10'-0"








Diagram illustrating the plan view of a sewer installation. The diagram shows a street layout with a 50' R.O.W. (Right of Way) and a 30' P.V.M.T. (Public View Median). The street width is divided into 10' sections on either side of the 30' P.V.M.T. The sidewalk is 5' wide, and the curb is 1' high. The sewer line is shown with a 15' section and a 5' section. The water line is shown with a 5' section. The sewer line is labeled 'SEWER' and the water line is labeled 'WATER'. The sewer line is shown with a 'FLEXIBLE BASE' and a 'CURB'.

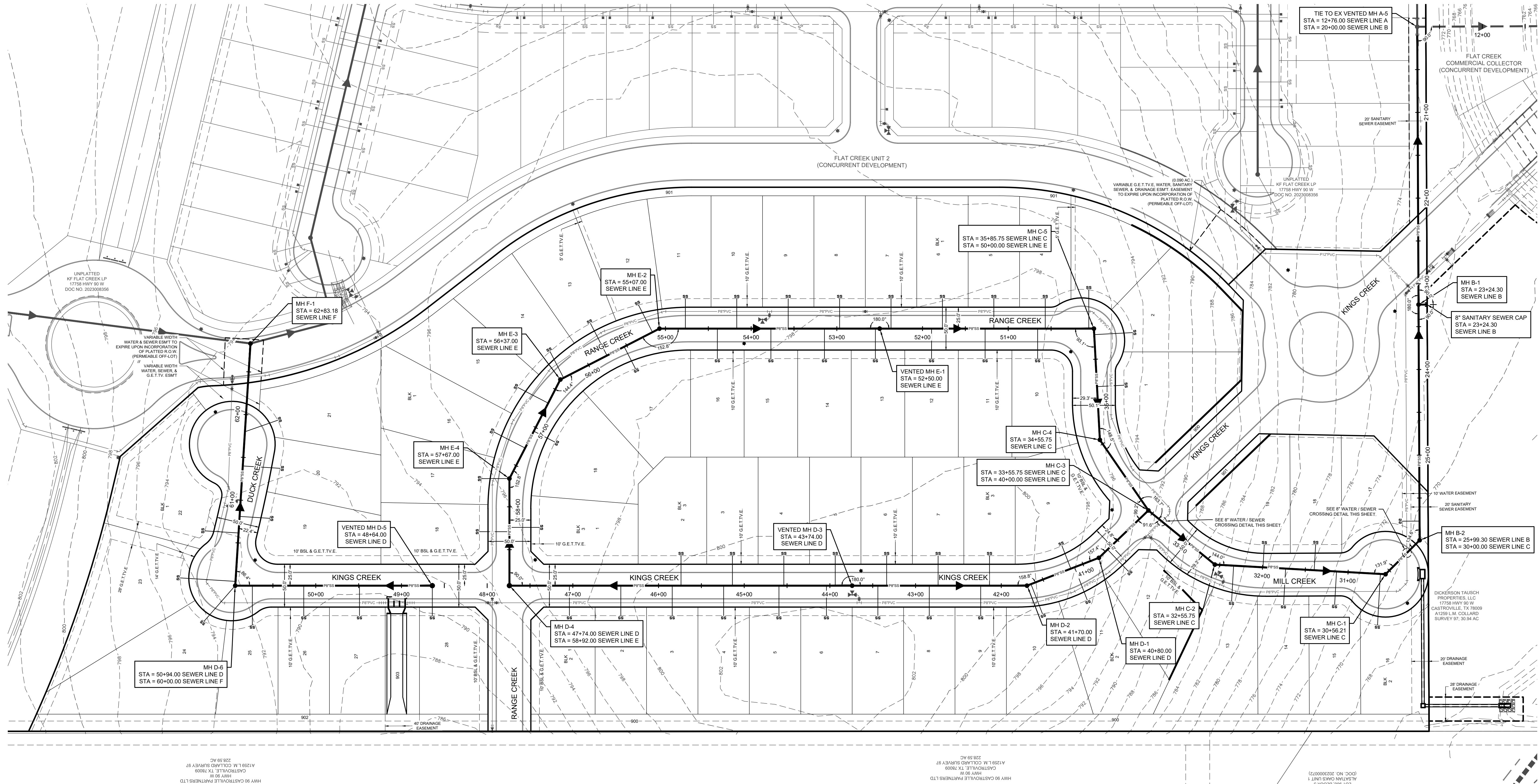
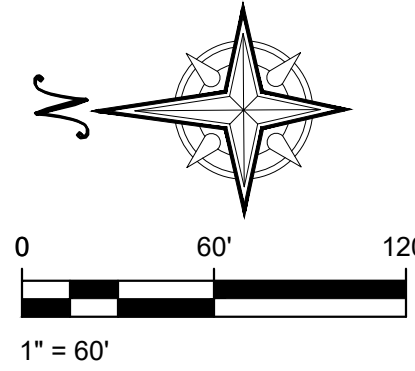
Diagram illustrating a street cross-section with the following dimensions and components:

- Overall Right-of-Way (R.O.W.):** 60'
- Paved Material Thickness (P.V.M.T.):** 42'
- Street Width:** 21'
- Sidewalk Width:** 5' (on each side)
- Base:** FLEXIBLE BASE
- Fire Hydrant Location:** FIRE HYDRANT TO BE 1' MIN. FROM BACK OF CURB & 6' MIN FROM SIDEWALK
- Utilities:** SEWER and WATER lines are shown below the street.
- Other Dimensions:** 9' (from curb to sidewalk), 0.25' (curb thickness), 4' (from street edge to sewer), and 5' (from street edge to water).

TYPICAL COLLECTOR STREET SECTION

LEGEND

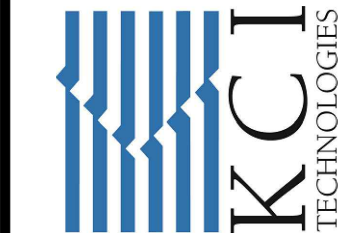
| | |
|------------------------------|--|
| EXISTING EDGE OF PAVEMENT |  |
| EXISTING SANITARY SEWER MAIN |  E8"SS |
| PROPOSED SANITARY SEWER MAIN |  P8"SS |
| DIRECTION OF FLOW |  |
| EXISTING WATER MAIN |  E8"PVC |
| PROPOSED WATER MAIN |  P8"PVC |
| SEWER SERVICE LATERAL |  |



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FAX: (210) 641-6440
REGISTRATION #F-10573 / #010943-65



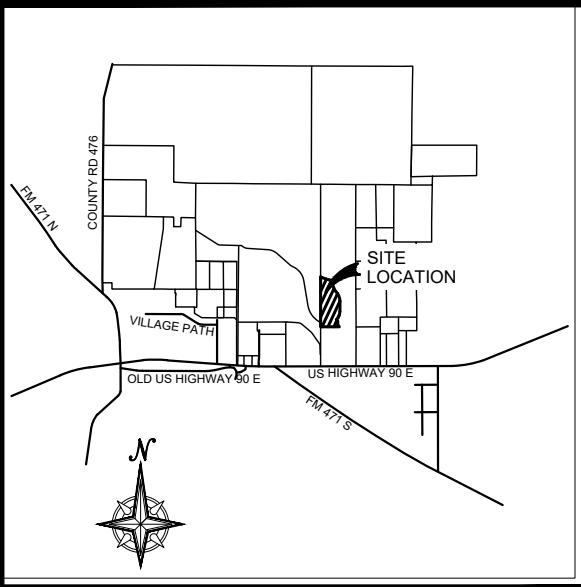
FLAT CREEK SUBDIVISION UNIT 1

OVERALL SANITARY SEWER PLAN

| | |
|---------------------|-------------|
| DRAFTING: K.P./P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/2024 |
| KCI JOB #: | 762308222 |
| SHEET: | |

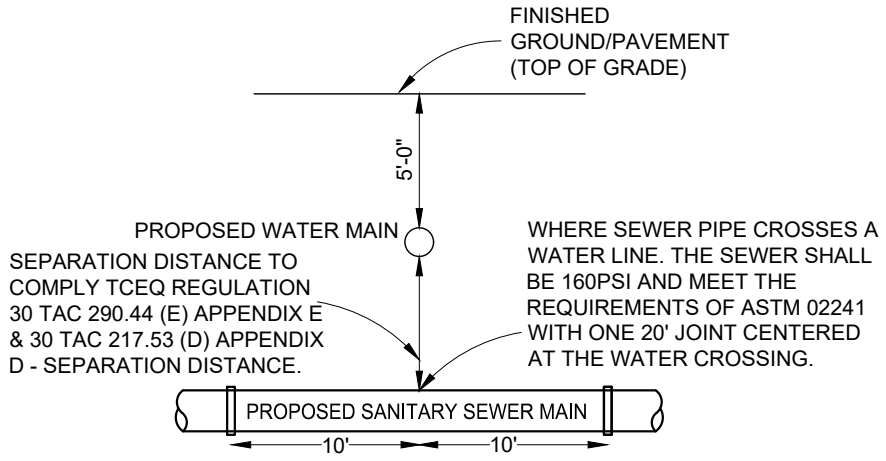
301

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LOCATION MAP

TRENCH EXCAVATION SAFETY PROTECTION
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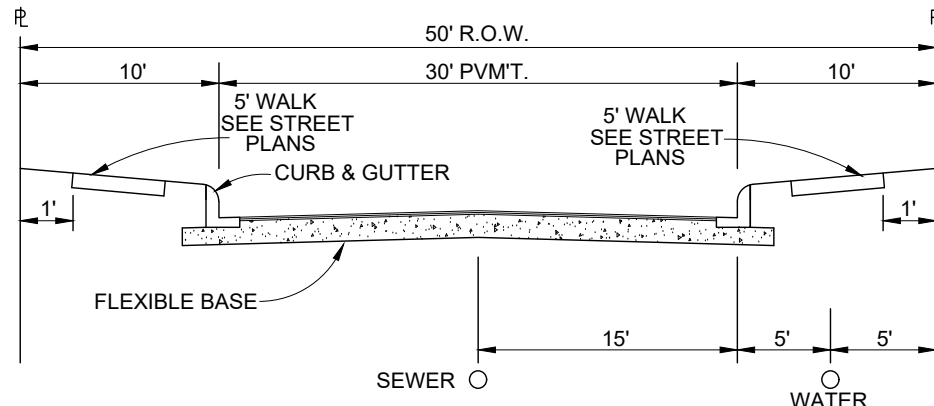


TYPICAL SANITARY SEWER/
WATER CROSSING DETAIL

NOT TO SCALE

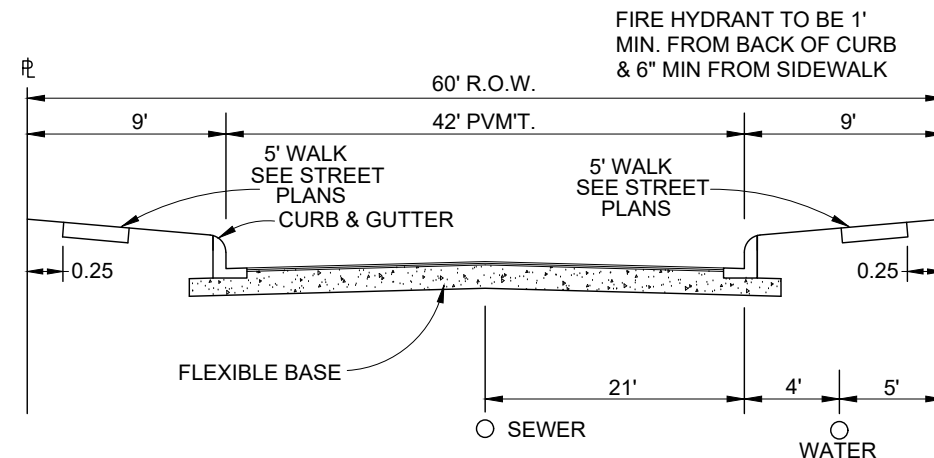
NOTES

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
2. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
3. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% THROUGH G.E.T.V.E.
4. ALL SEWER PIPE TO BE SDR-26 UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO ENSURE LATERALS AT PROPOSED DRY UTILITY CROSSINGS ARE LOCATED AT A DEPTH TO AVOID ANY CONFLICT WITH DRY UTILITY INSTALLATION.



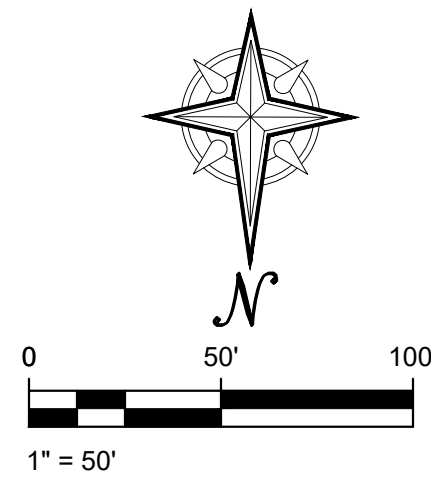
TYPICAL LOCAL "A" STREET SECTION

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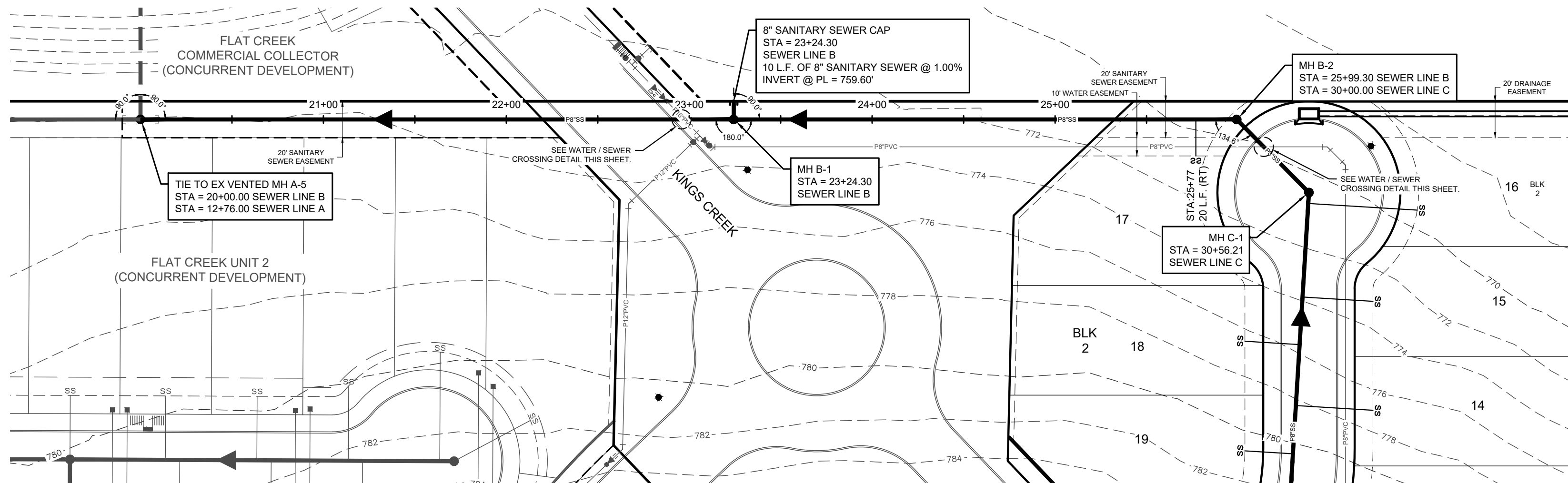
TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE



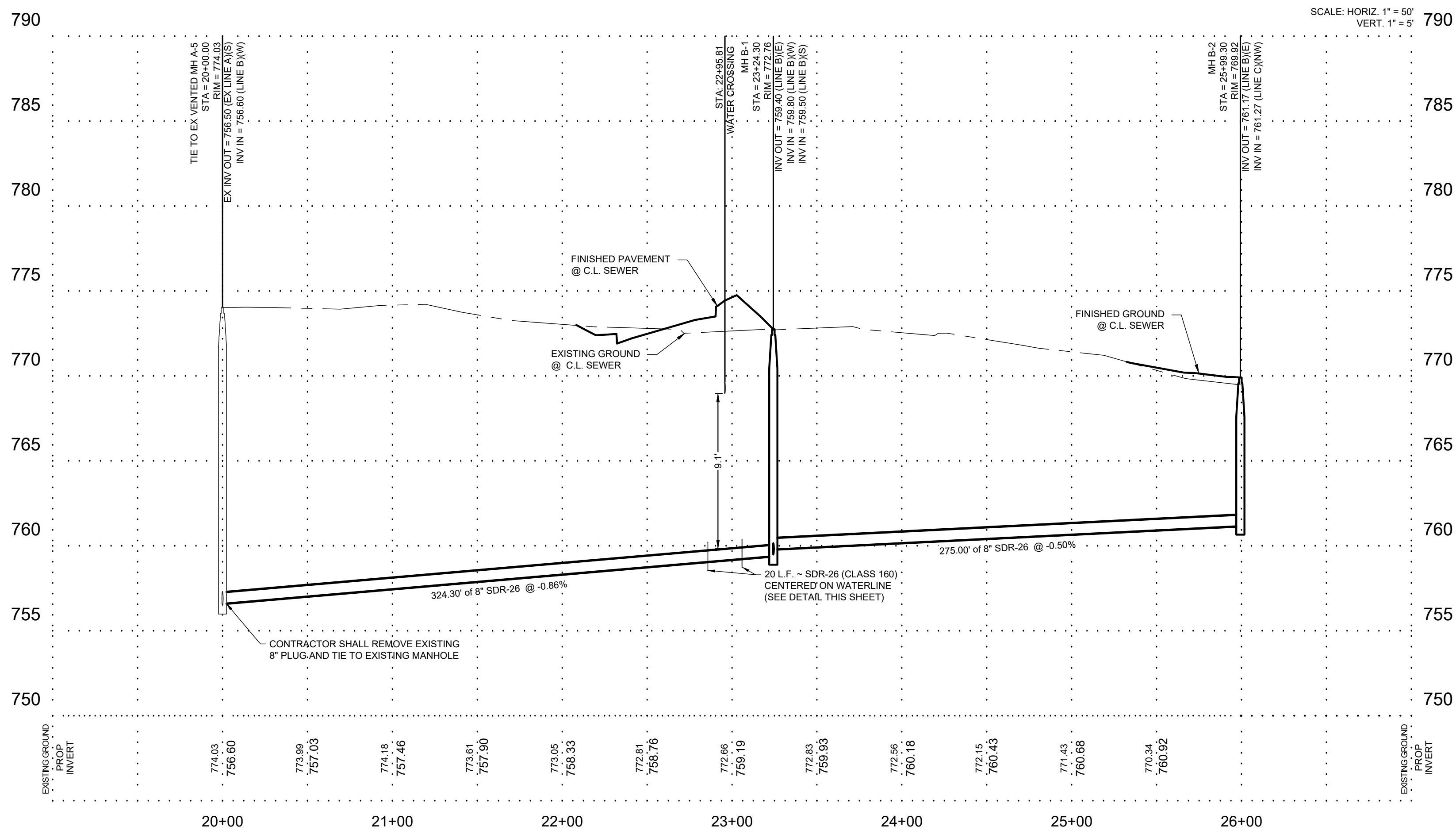
LEGEND

| | |
|------------------------------|--------------|
| EXISTING EDGE OF PAVEMENT | ---- |
| EXISTING SANITARY SEWER MAIN | ---E8"SS--- |
| PROPOSED SANITARY SEWER MAIN | ---P8"SS--- |
| DIRECTION OF FLOW | ▶ |
| EXISTING WATER MAIN | ---E8"PVC--- |
| PROPOSED WATER MAIN | ---P8"PVC--- |
| SEWER SERVICE LATERAL | ---S--- |

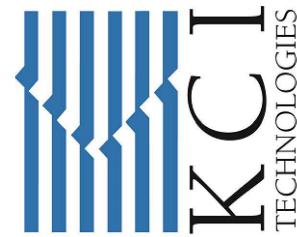


SANITARY SEWER LINE "B"

STA. 20+00.00 TO STA. 25+99.30



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SAN ANTONIO, TEXAS 78248
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FAX: (210) 641-6440
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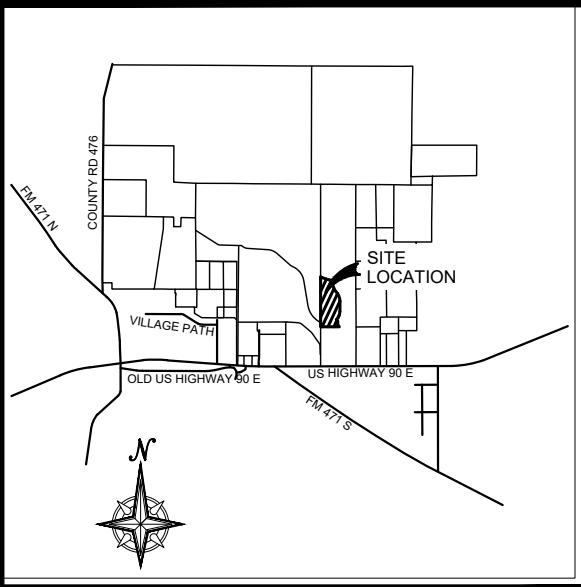
FLAT CREEK SUBDIVISION UNIT 1
SANITARY SEWER LINE B
PLAN & PROFILE

| | |
|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/24 |
| KCI JOB #: | 762308222 |
| SHEET: | |

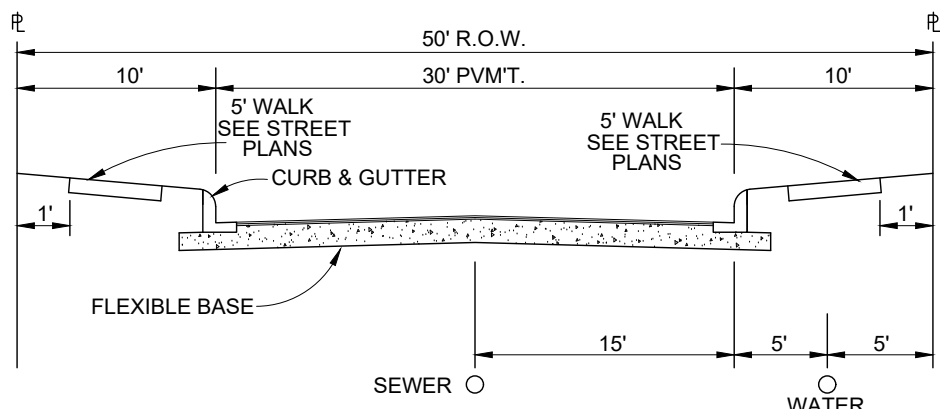
302

Date: Nov 18, 2024, 8:55am User: D:\Users\kpp@kci.com\OneDrive\Projects\Flat Creek Subdivision\Unit 1\Sanitary Sewer Line B\PLAN & PROFILE.dwg

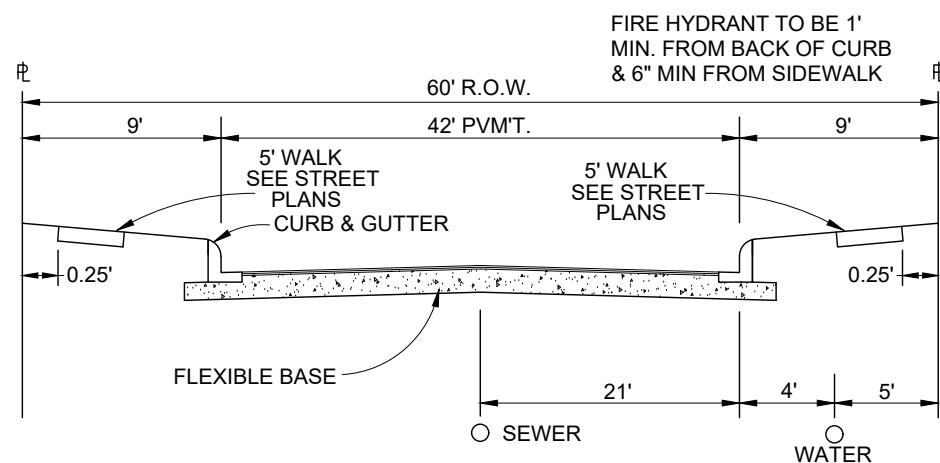
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LOCATION MAP



TYPICAL LOCAL "A" STREET SECTION
NOT TO SCALE



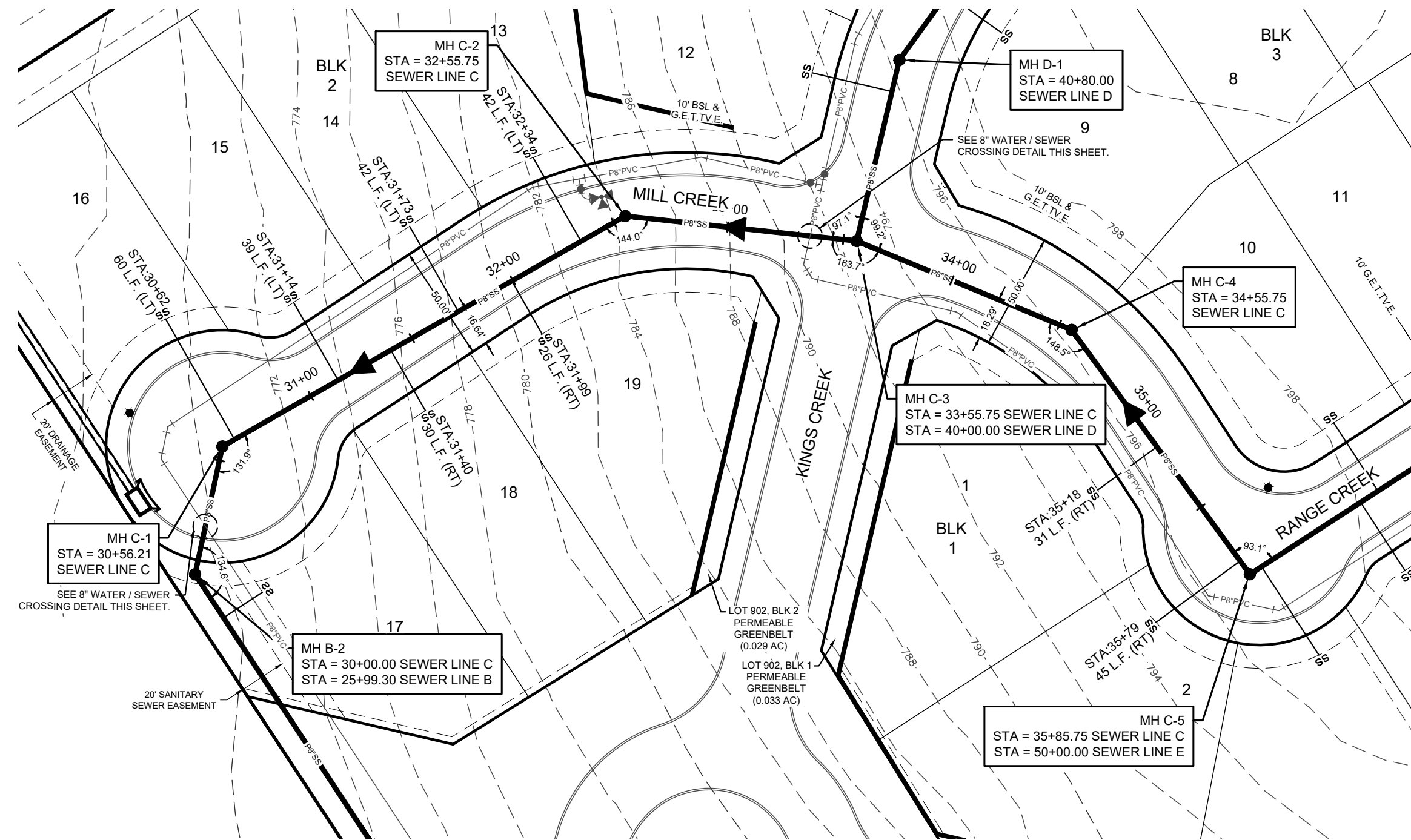
TYPICAL COLLECTOR STREET SECTION
NOT TO SCALE

TRENCH EXCAVATION SAFETY PROTECTION

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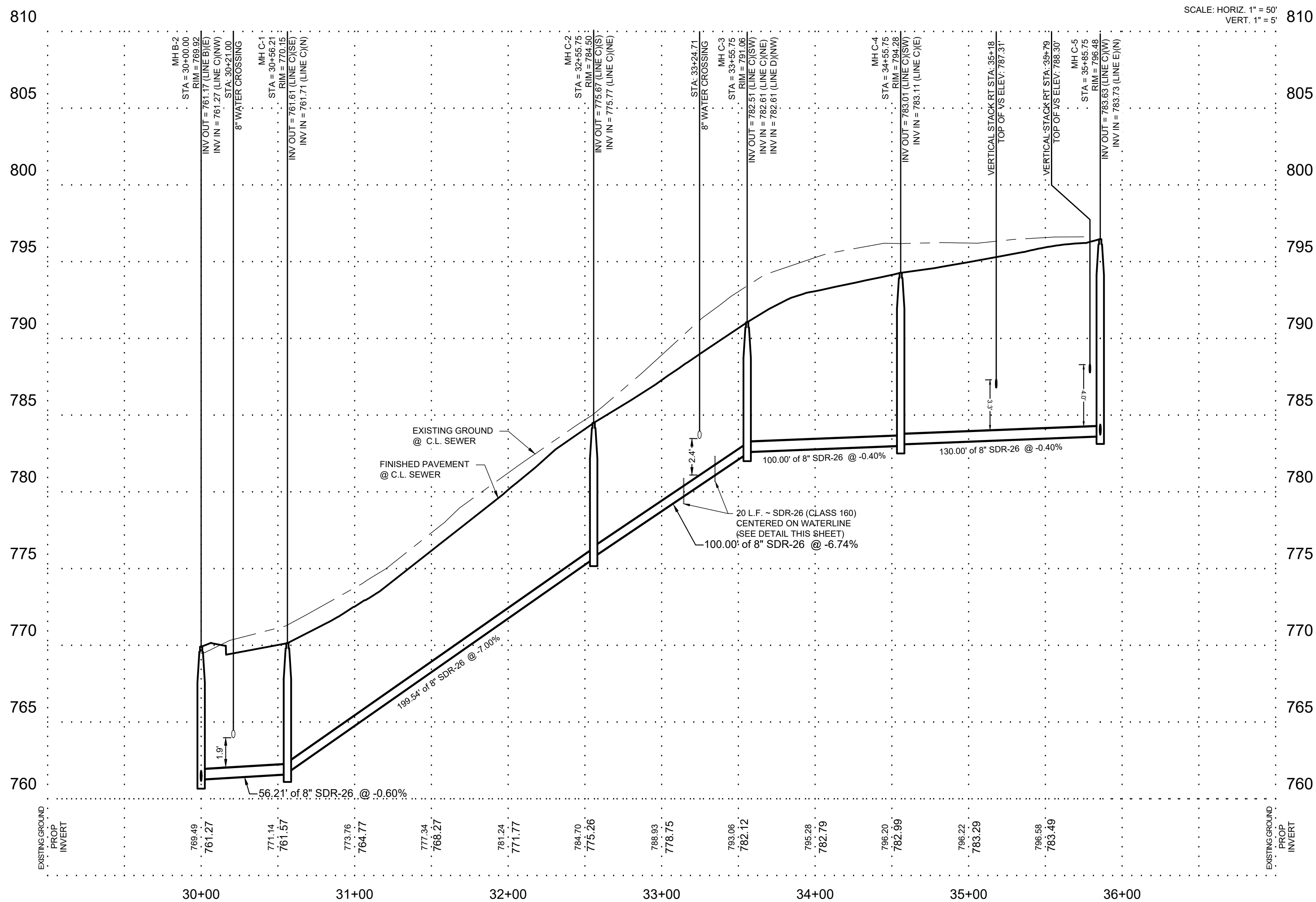
NOTES

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
2. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
3. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% THROUGH G.E.T.V.E.
4. ALL SEWER PIPE TO BE SDR-26 UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO ENSURE LATERALS AT PROPOSED DRY UTILITY CROSSINGS ARE LOCATED AT A DEPTH TO AVOID ANY CONFLICT WITH DRY UTILITY INSTALLATION.



SANITARY SEWER LINE "C"

STA 25+99.30 TO STA 35+75.00



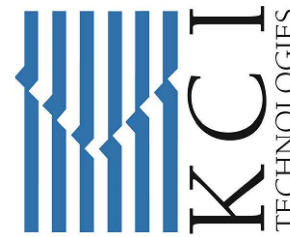
FLAT CREEK SUBDIVISION UNIT 1
SANITARY SEWER LINE C
PLAN & PROFILE

DRAFTING: K.P.P.R. CHECK: C.P.
DESIGN: C.P. CHECK: L.E.
SUBMITTAL PHASE:
DATE: 02/20/24
KCI JOB #: 762308222
SHEET:

303

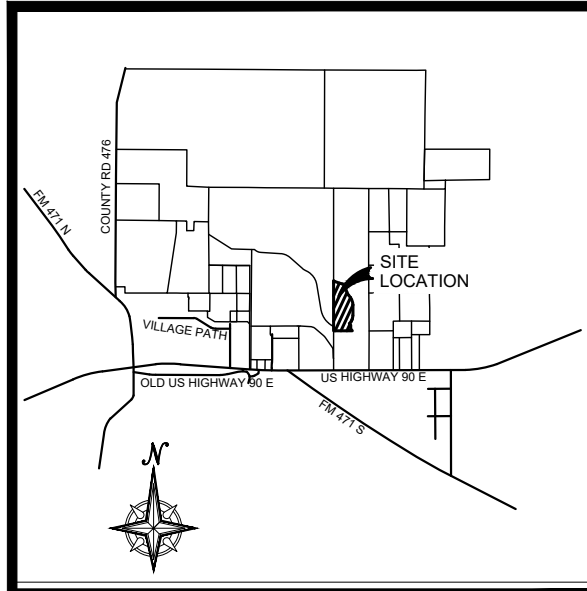
KCI TECHNOLOGIES, INC.

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

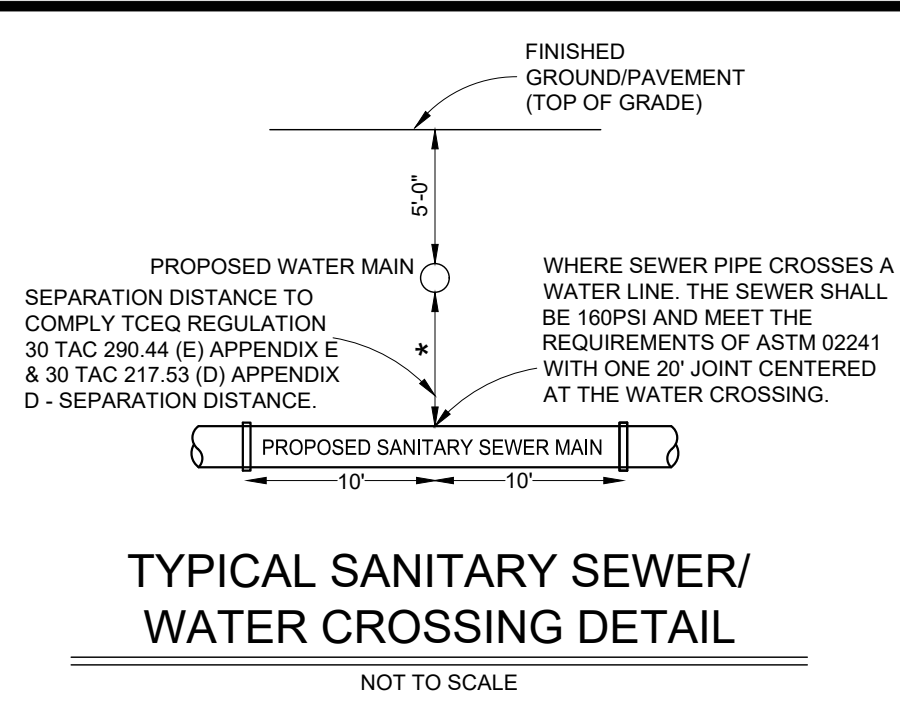


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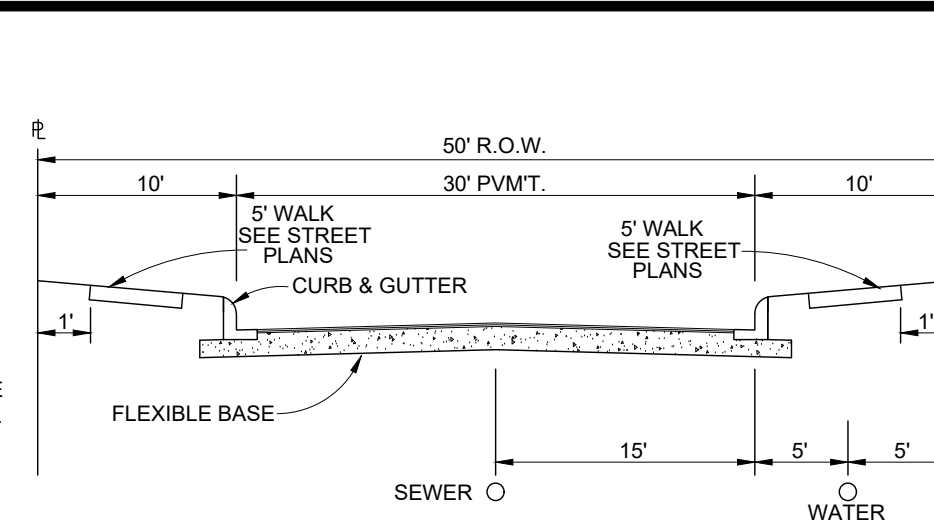


LOCATION MAP



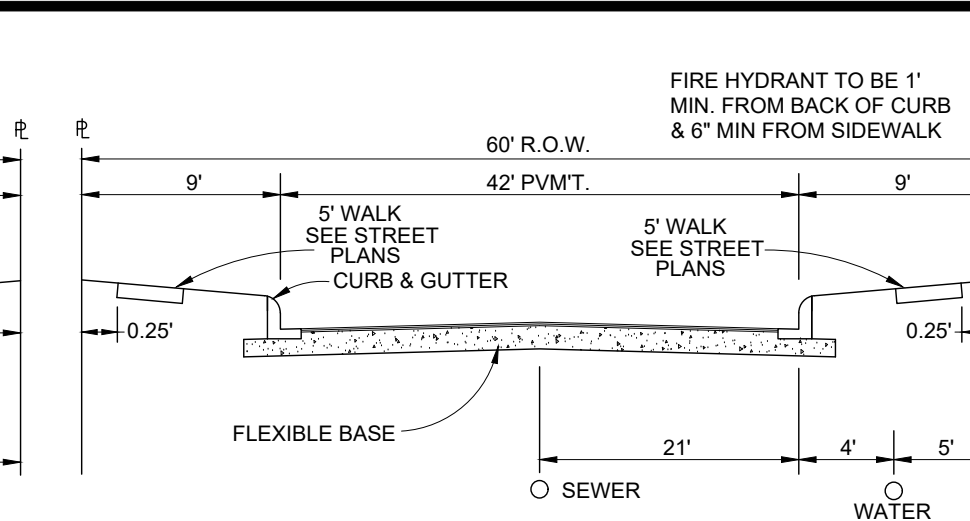
NOTES

1. ALL RESIDENTIAL SEWER SERVICE LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
2. ALL RESIDENTIAL SEWER SERVICE LATERALS SHALL BE CAPPED AND SEALED.
3. LATERALS TO LOTS THAT SLOPE AWAY FROM STREET SHALL BE SLOPED FROM THE TEE OR STACK AT 2% THROUGH G.E.T.V.E.
4. ALL SEWER PIPE TO BE SDR-26 UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO ENSURE LATERALS AT PROPOSED DRY UTILITY CROSSINGS ARE LOCATED AT A DEPTH TO AVOID ANY CONFLICT WITH DRY UTILITY INSTALLATION.



TYPICAL LOCAL "A" STREET SECTION

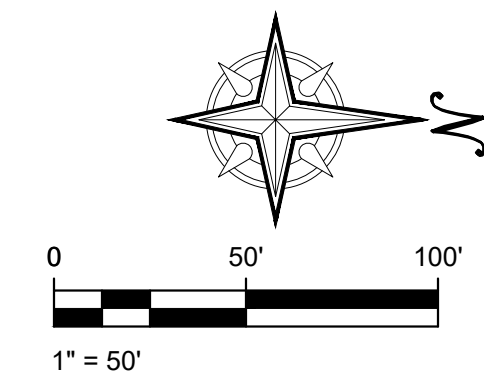
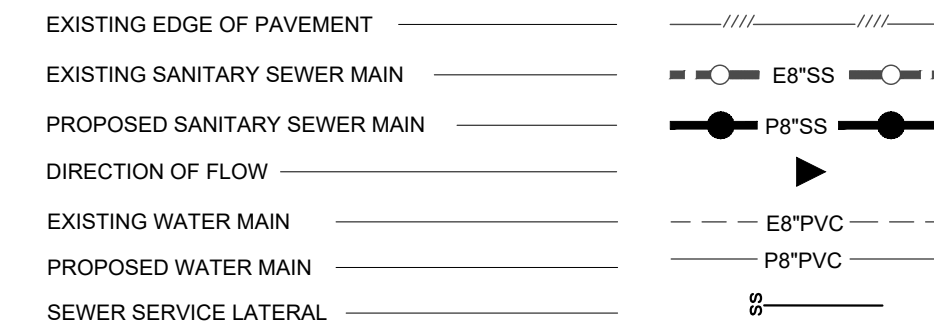
NOT TO SCALE



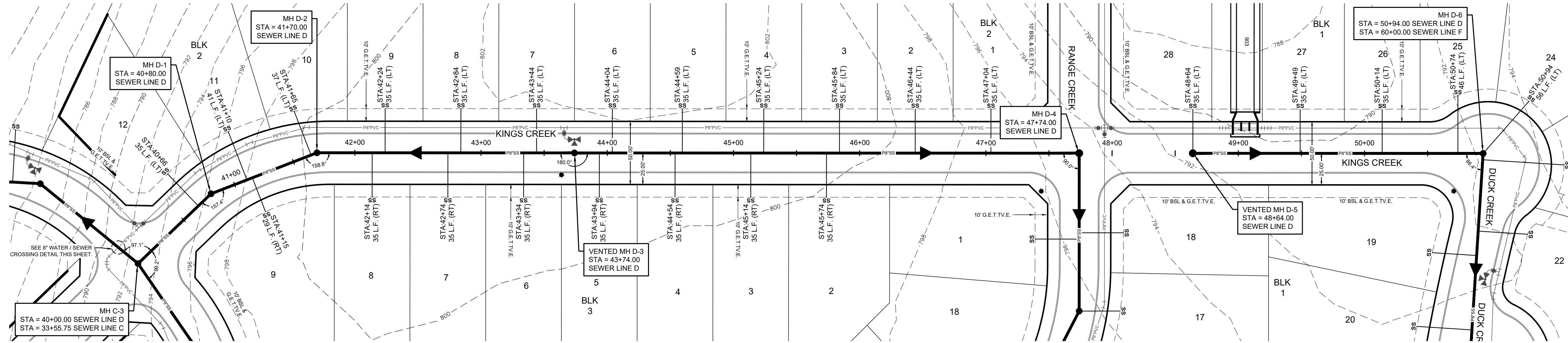
TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE

LEGEND

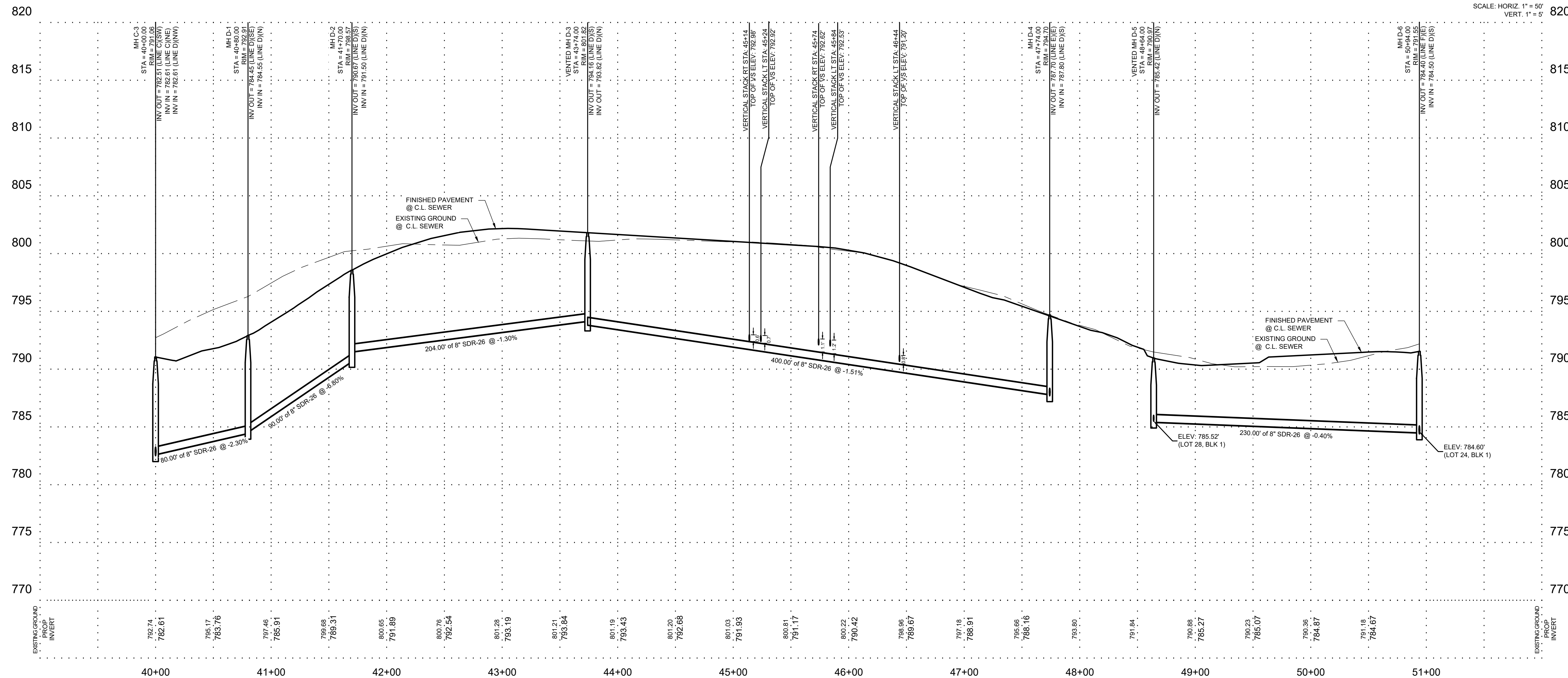


TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall, review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation, safety protection that complies with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.



SANITARY SEWER LINE "D"

STA. 40+00.00 TO STA. 50+94.00

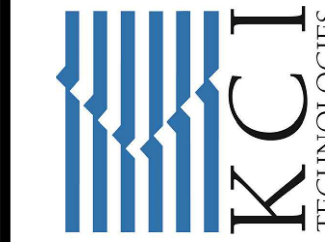


FLAT CREEK SUBDIVISION UNIT 1

SANITARY SEWER LINE D
PLAN & PROFILE

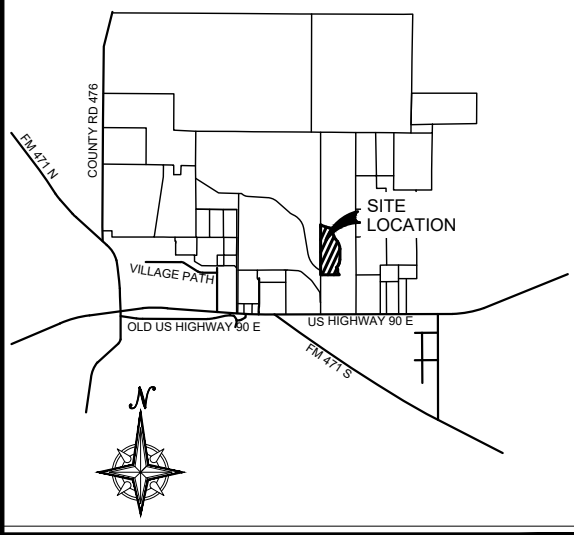
KCI TECHNOLOGIES, INC.

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

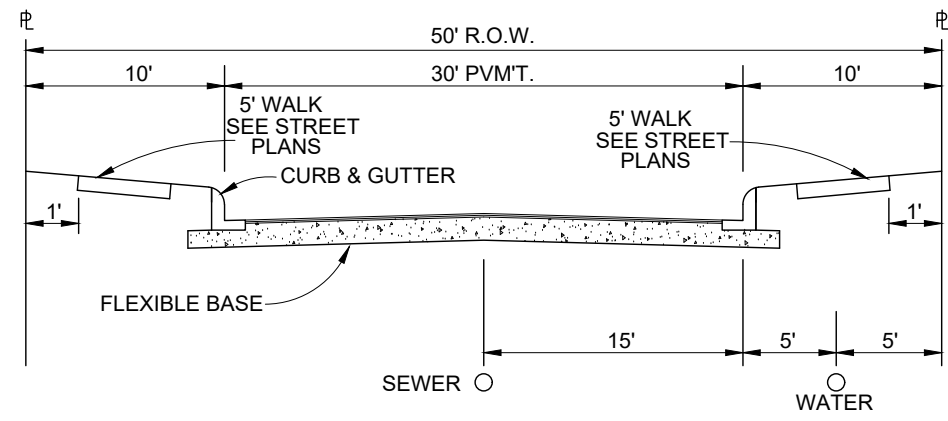


DRAFTING: K.P.P. CHECK: C.P.
DESIGN: C.P. CHECK: L.E.
SUBMITTAL PHASE:
DATE: 02/20/2024
KCI JOB #: 762308222
SHEET:

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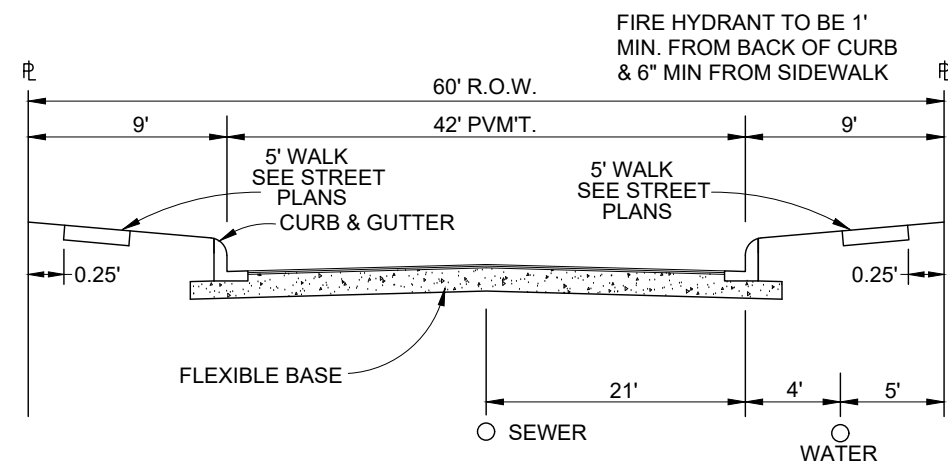


LOCATION MAP



TYPICAL LOCAL "A" STREET SECTION

NOT TO SCALE



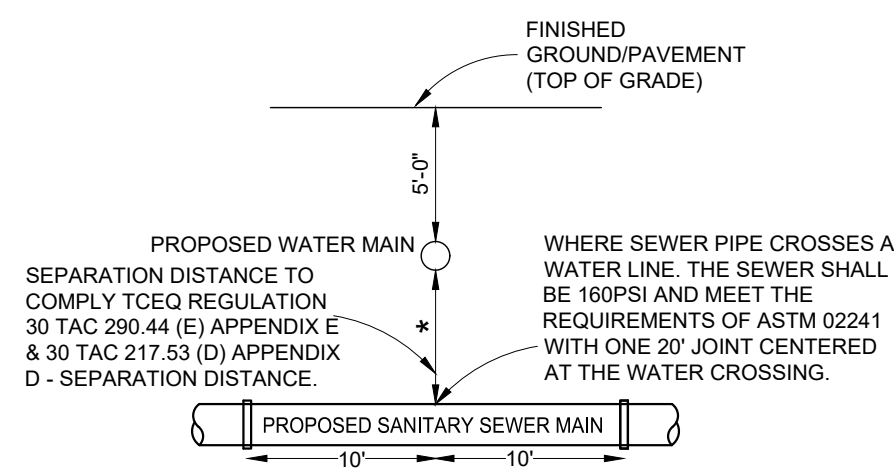
TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE

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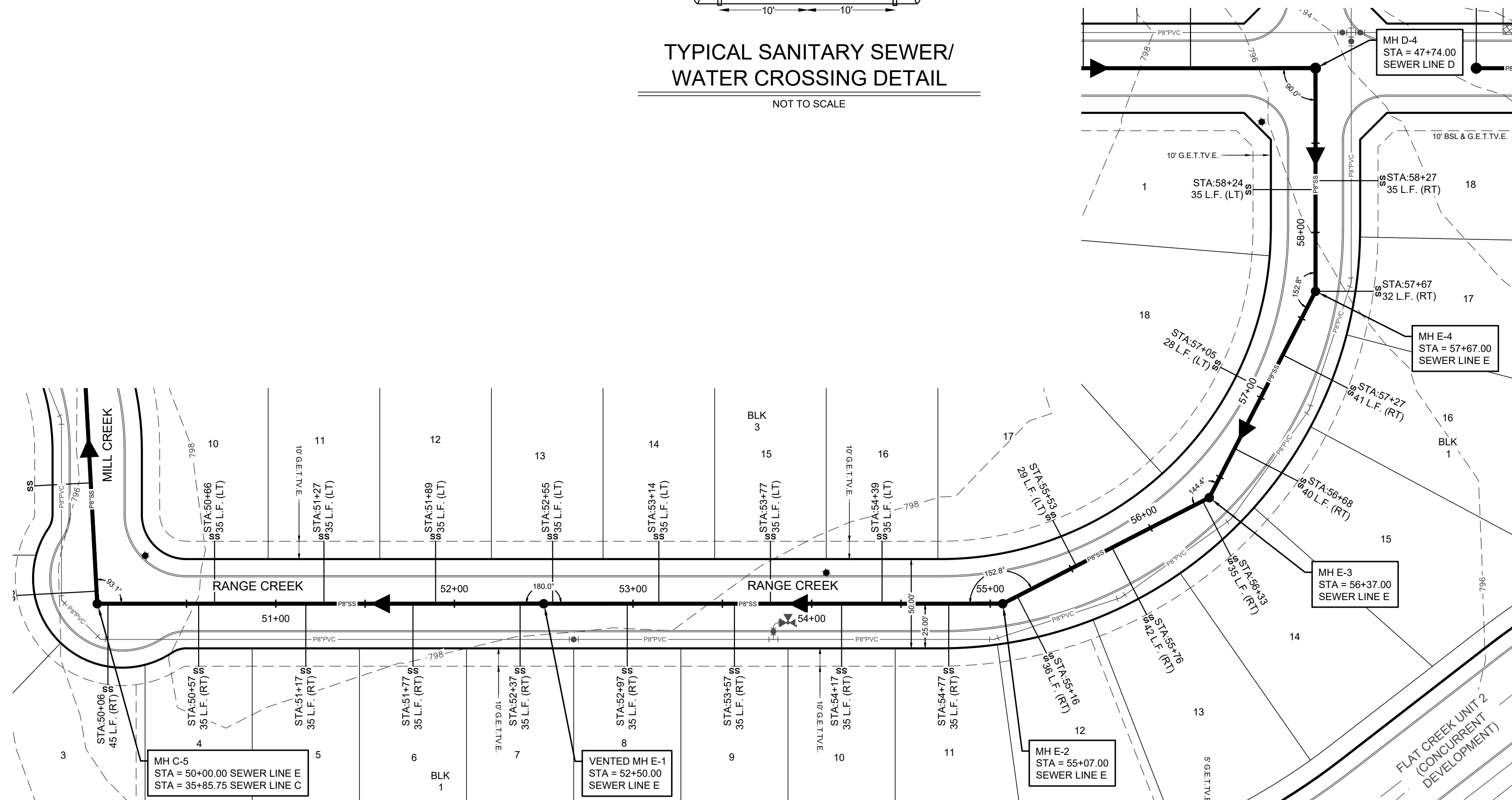
NOTES

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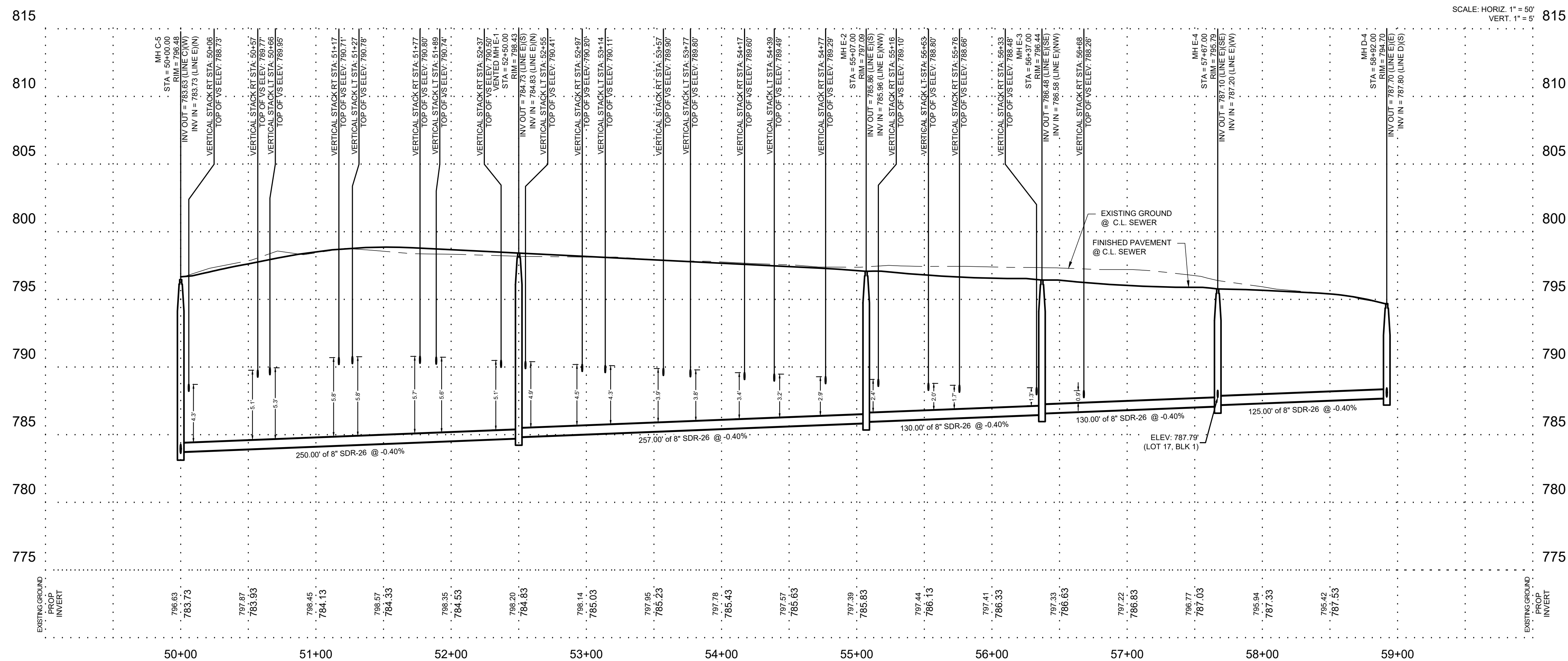
TYPICAL SANITARY SEWER/
WATER CROSSING DETAIL

NOT TO SCALE

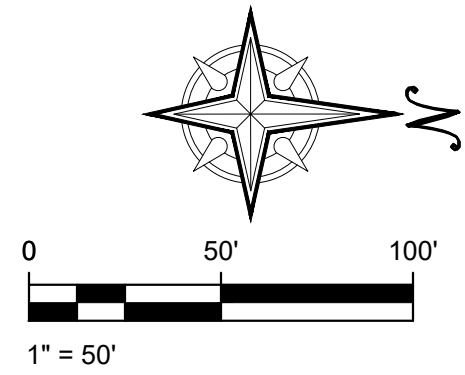


SANITARY SEWER LINE "E"

STA. 50+00.00 TO STA. 58+92.00



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



LEGEND

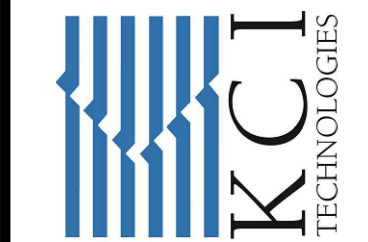
| | |
|------------------------------|------|
| EXISTING EDGE OF PAVEMENT | ---- |
| EXISTING SANITARY SEWER MAIN | ---- |
| PROPOSED SANITARY SEWER MAIN | ---- |
| DIRECTION OF FLOW | ---- |
| EXISTING WATER MAIN | ---- |
| PROPOSED WATER MAIN | ---- |
| SEWER SERVICE LATERAL | ---- |

FLAT CREEK SUBDIVISION UNIT 1
SANITARY SEWER LINE E
PLAN & PROFILE

| | |
|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/24 |
| KCI JOB #: | 762308222 |
| SHEET: | |

305

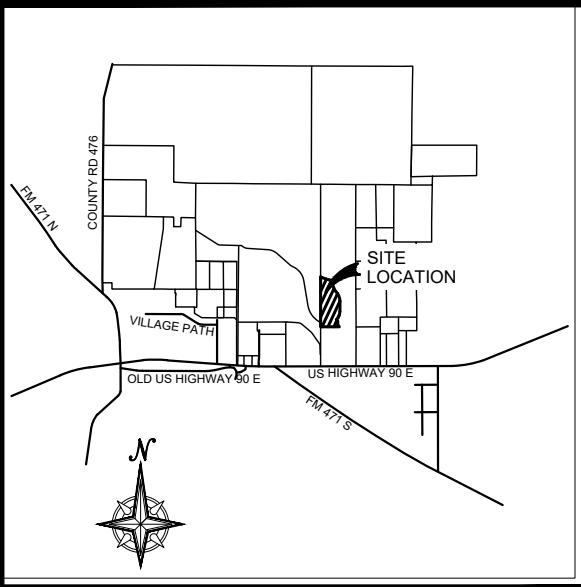
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #10573 / #101943-65



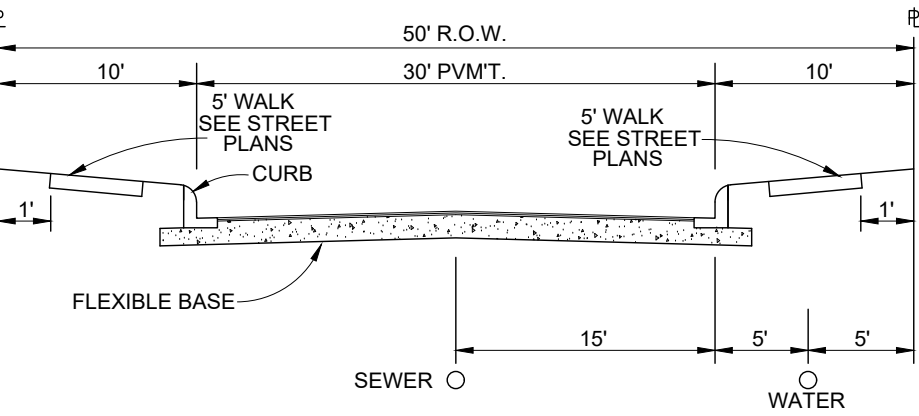
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| REV | DATE | DESCRIPTION |
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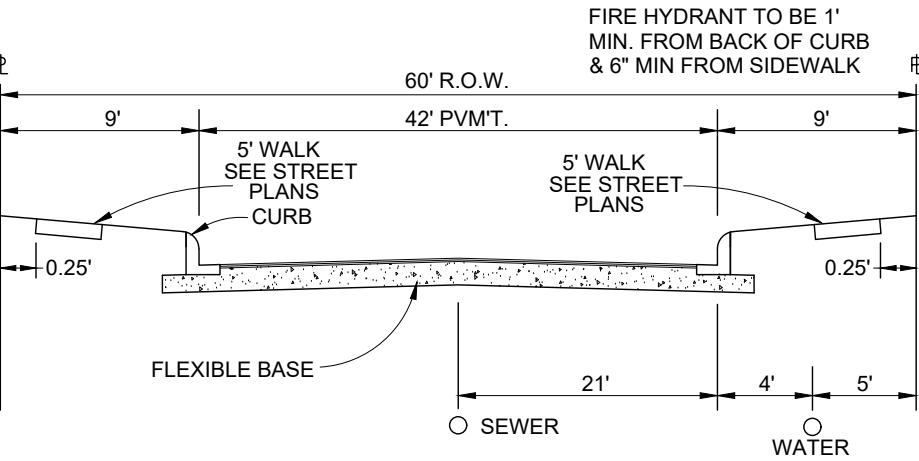


LOCATION MAP



TYPICAL LOCAL "A" STREET SECTION

NOT TO SCALE



TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE

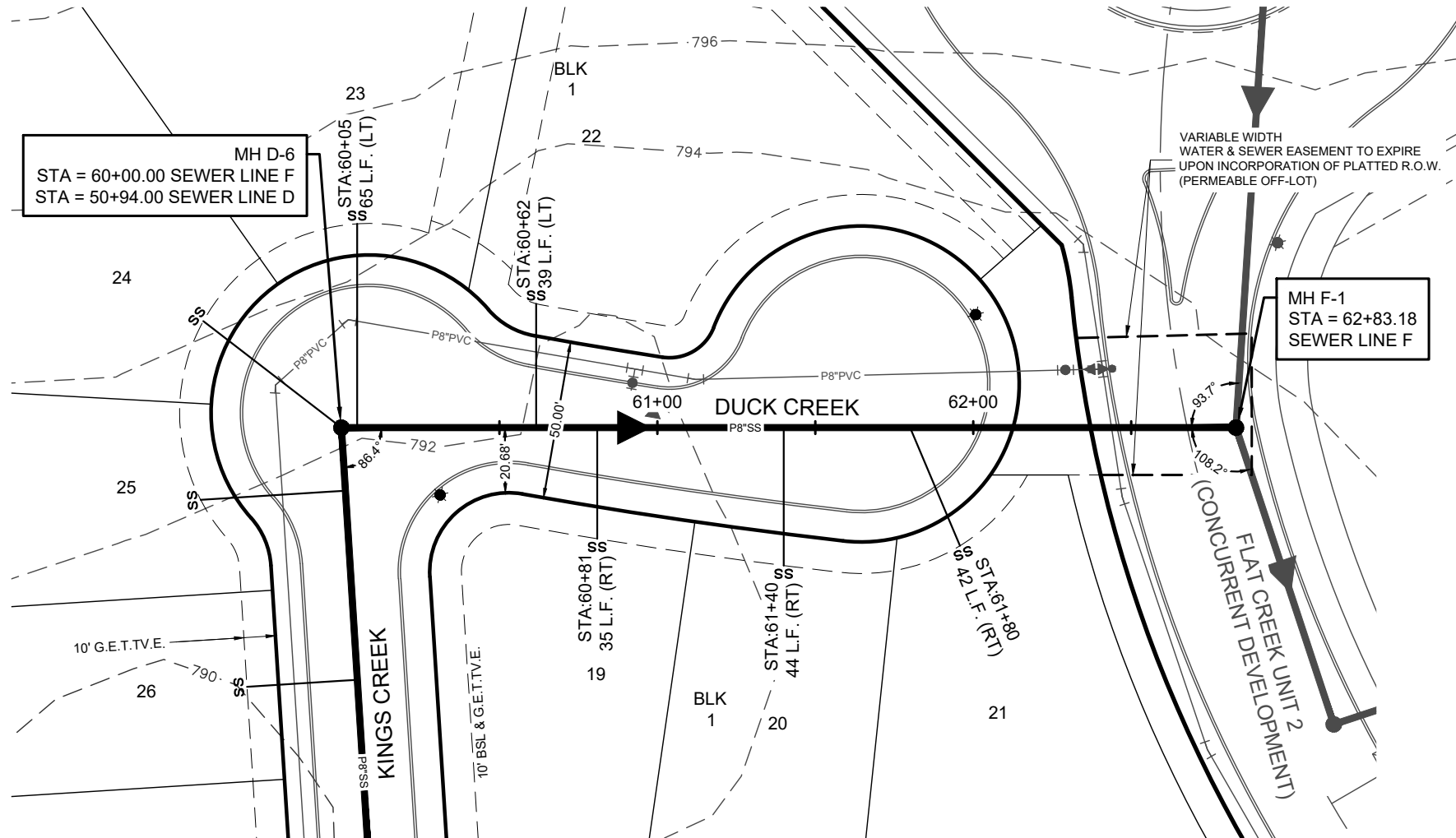
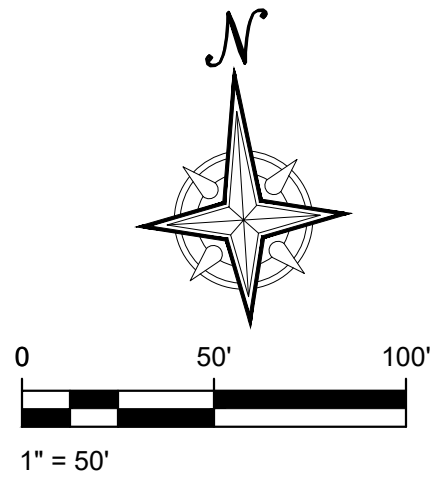
TRENCH EXCAVATION SAFETY PROTECTION
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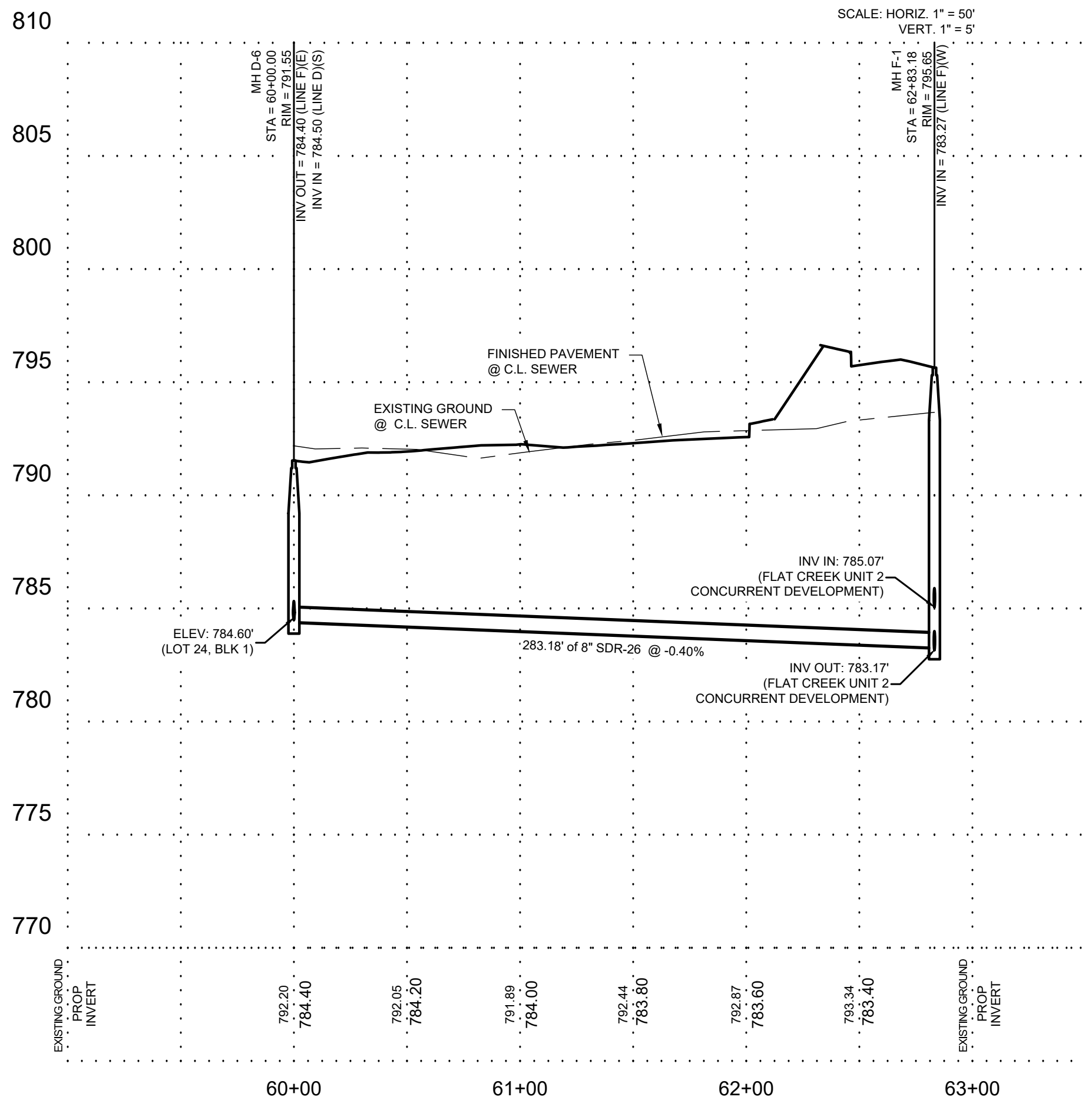
LEGEND

| | |
|------------------------------|--------------|
| EXISTING EDGE OF PAVEMENT | ===== |
| EXISTING SANITARY SEWER MAIN | —●—●—●—●— |
| PROPOSED SANITARY SEWER MAIN | —●—●—●—●— |
| DIRECTION OF FLOW | ▶ |
| EXISTING WATER MAIN | ---E8"PVC--- |
| PROPOSED WATER MAIN | ---P8"PVC--- |
| SEWER SERVICE LATERAL | —●— |



SANITARY SEWER LINE "F"

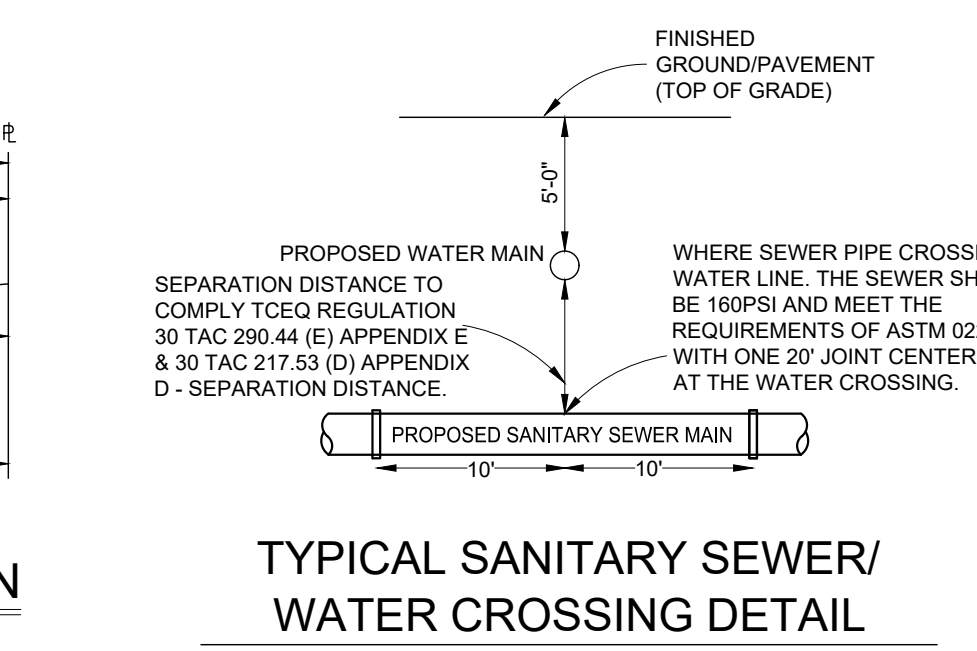
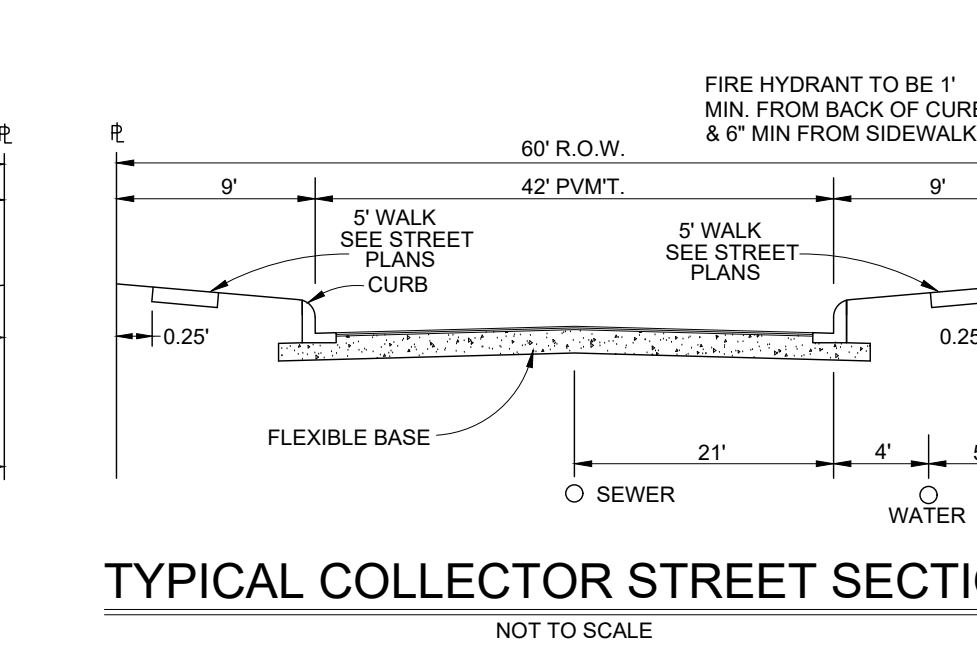
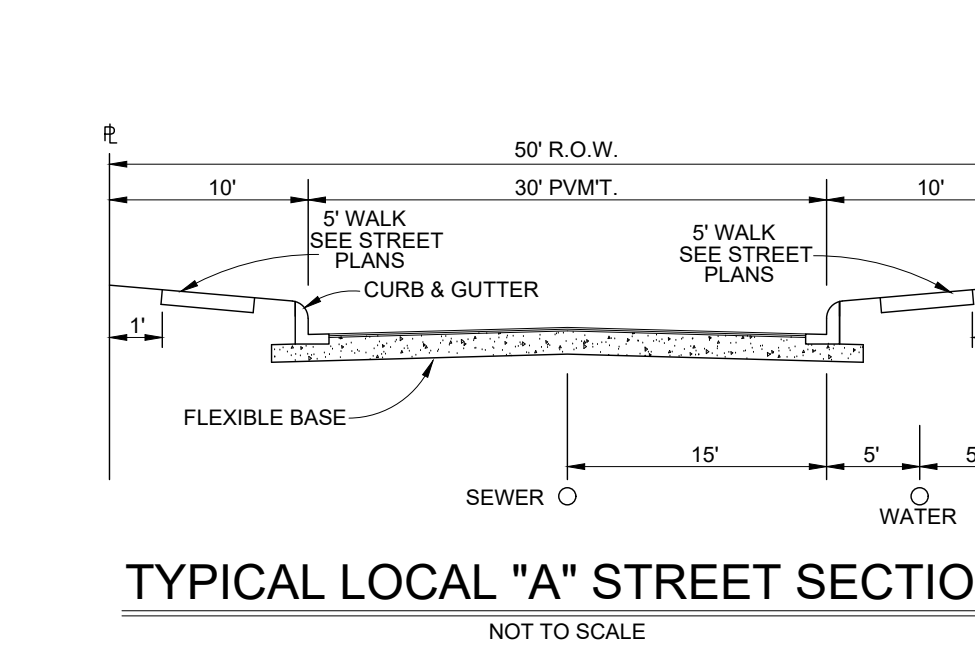
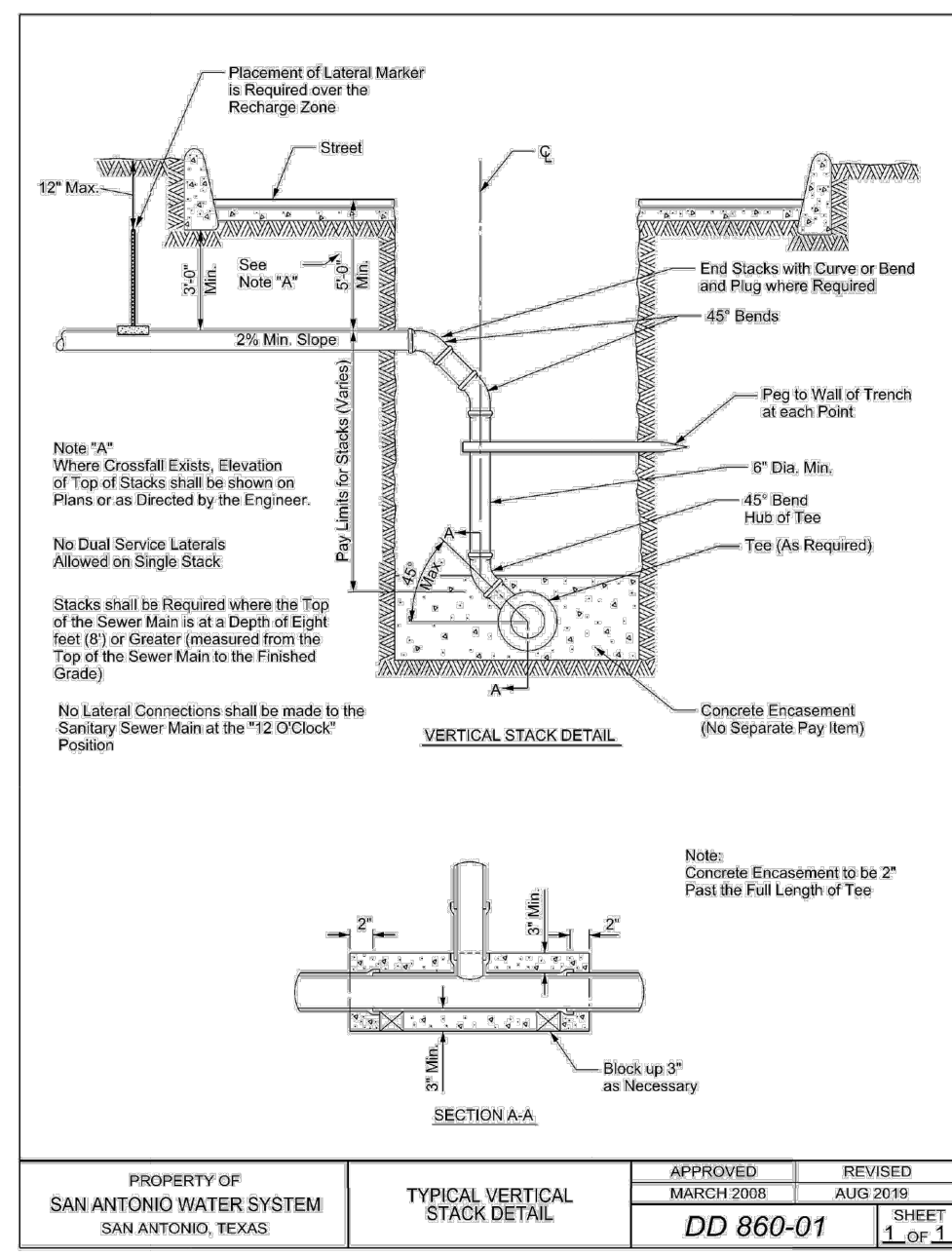
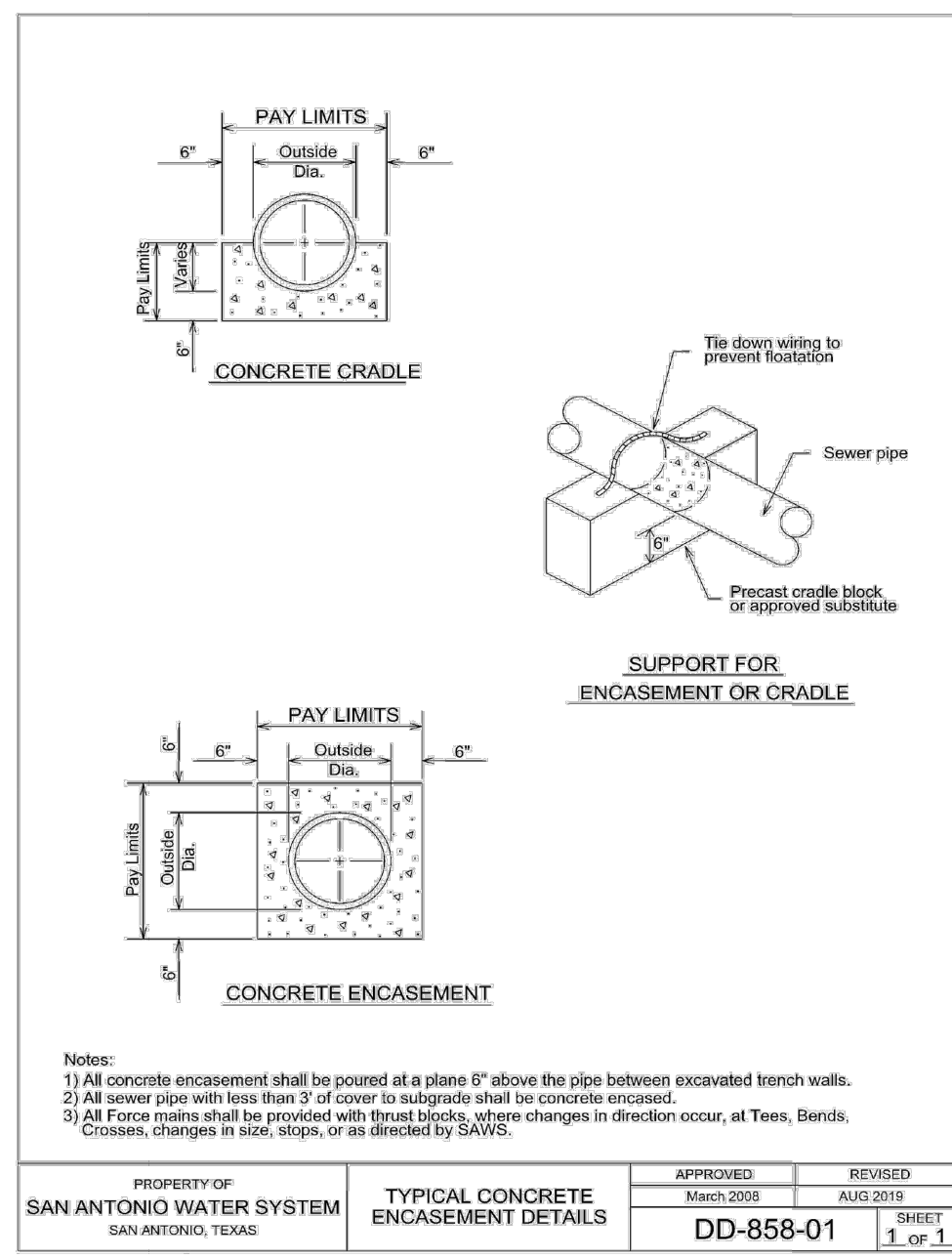
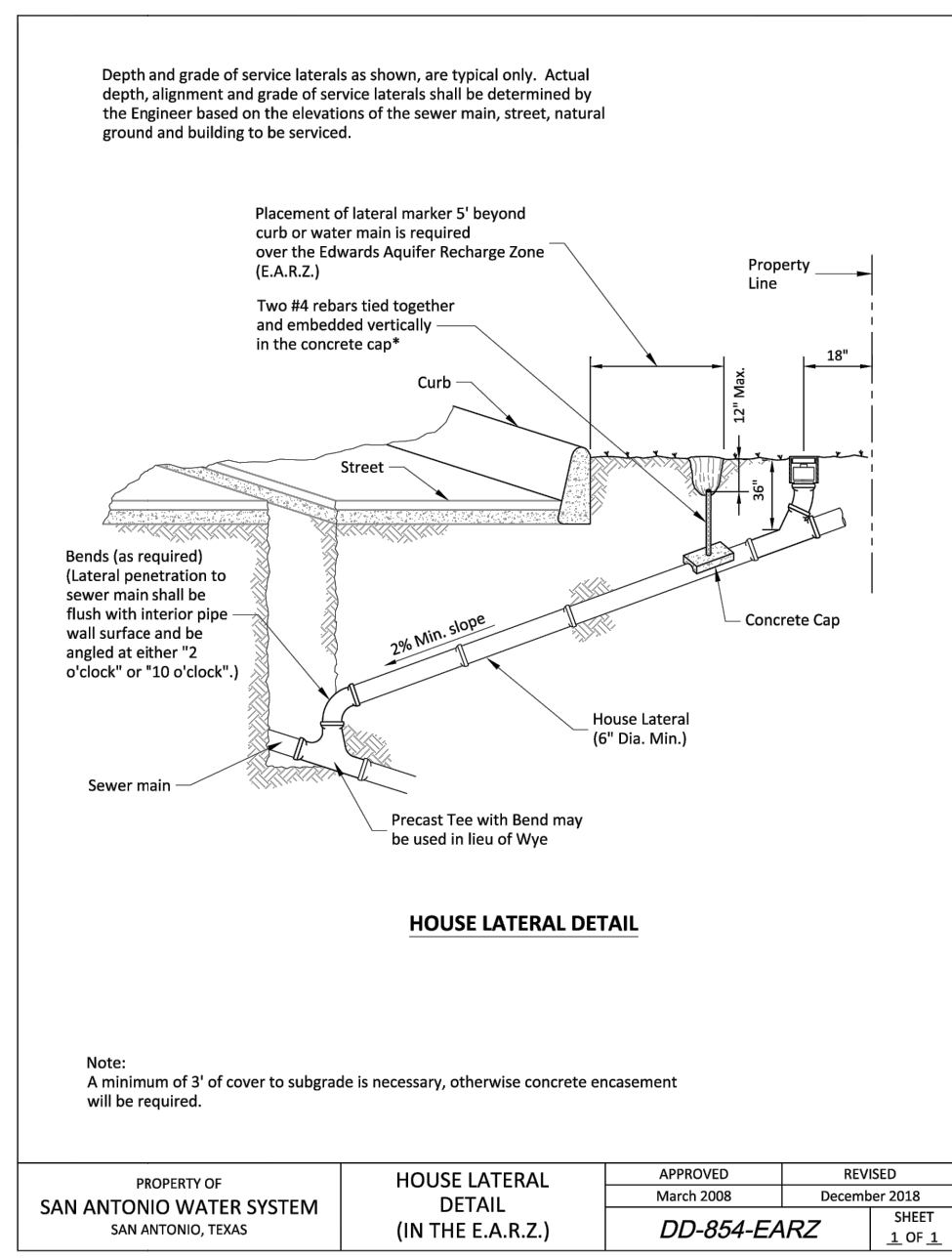
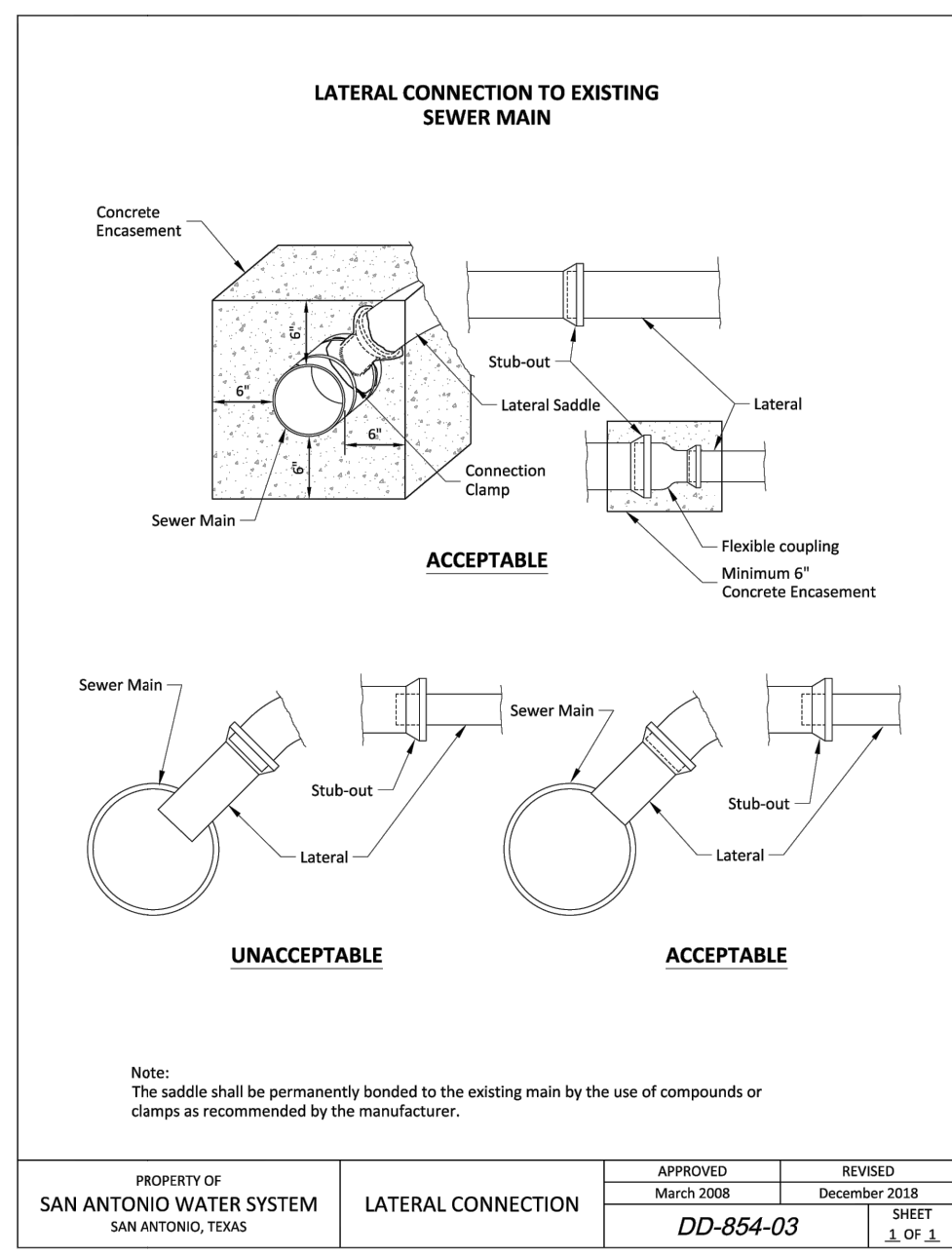
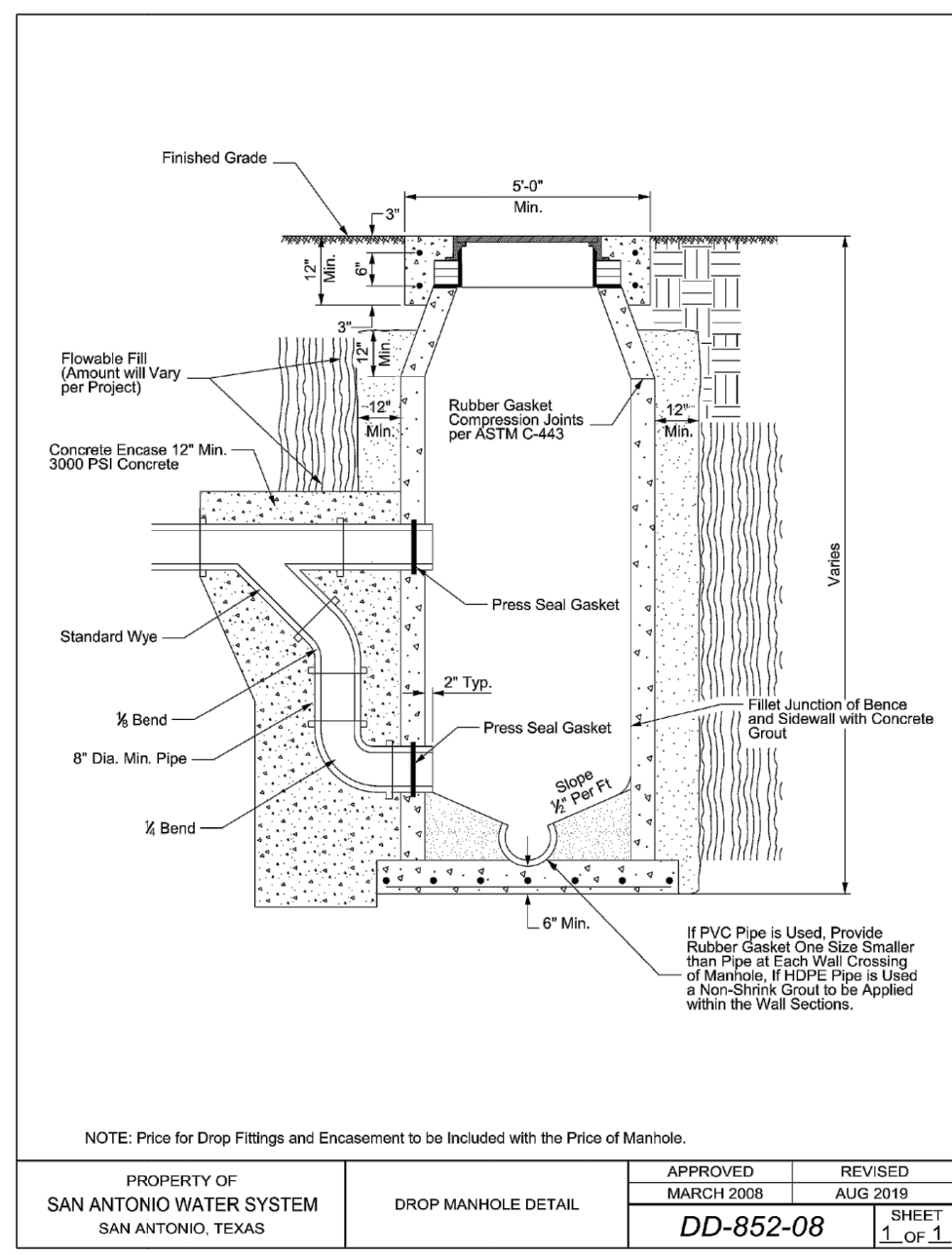
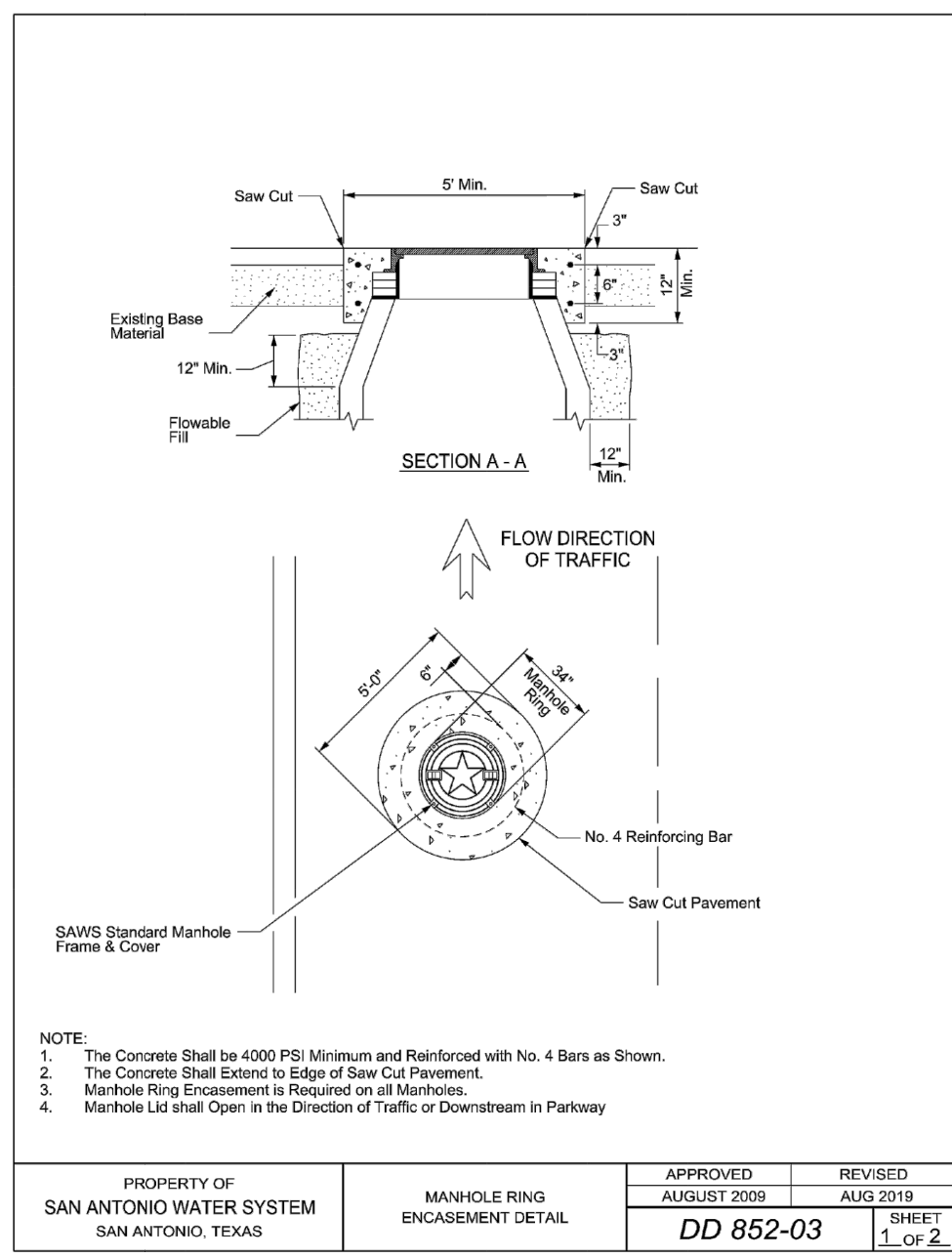
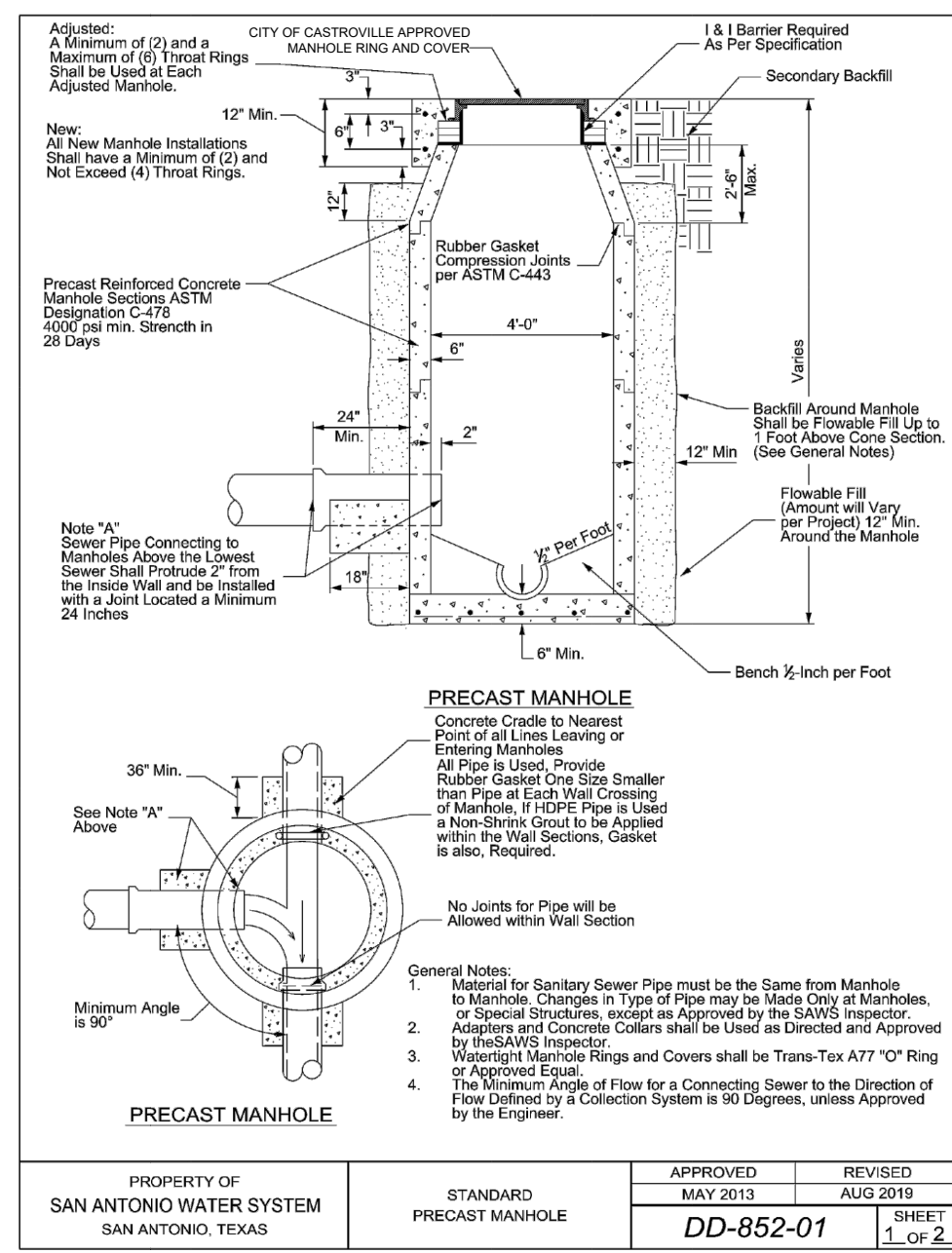
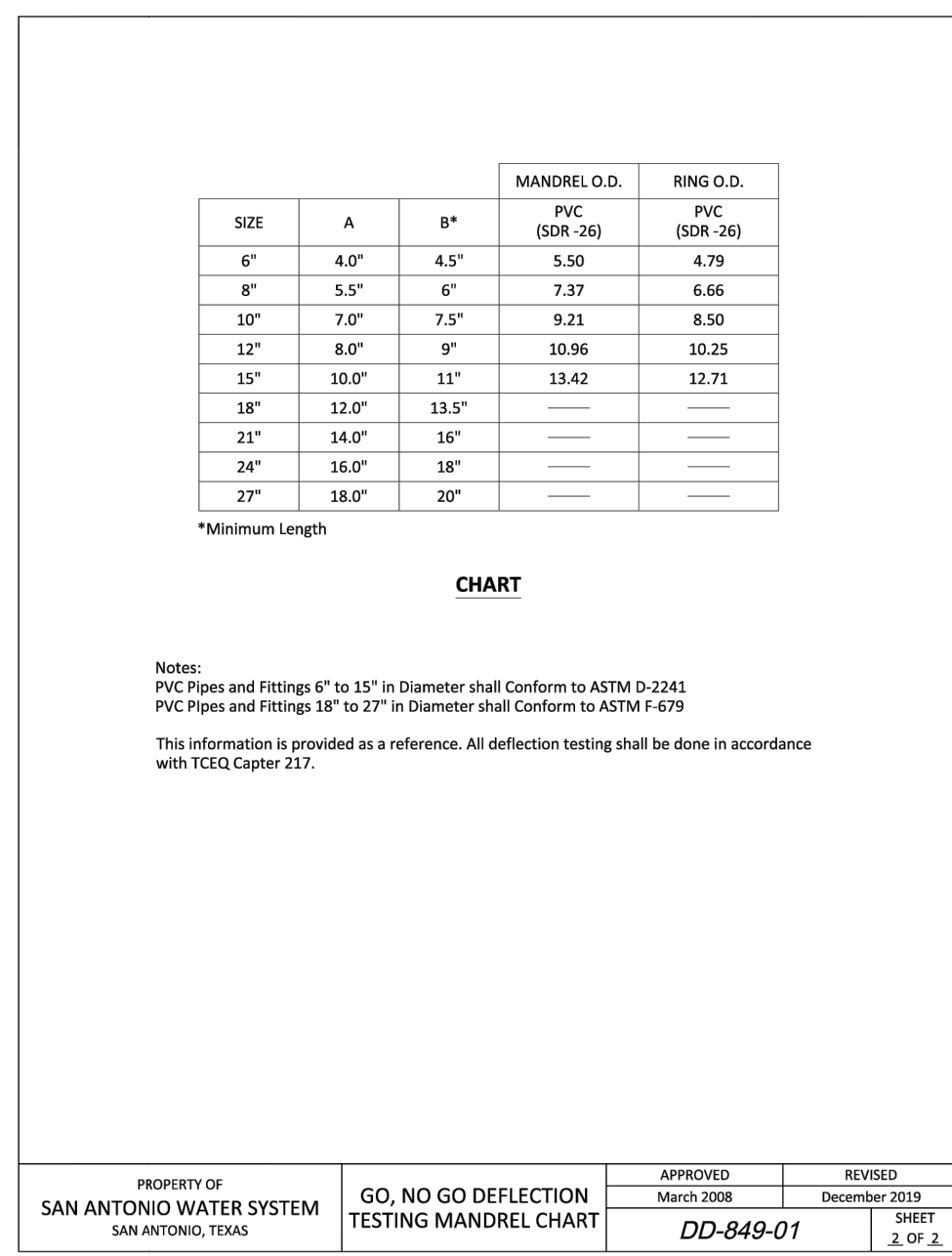
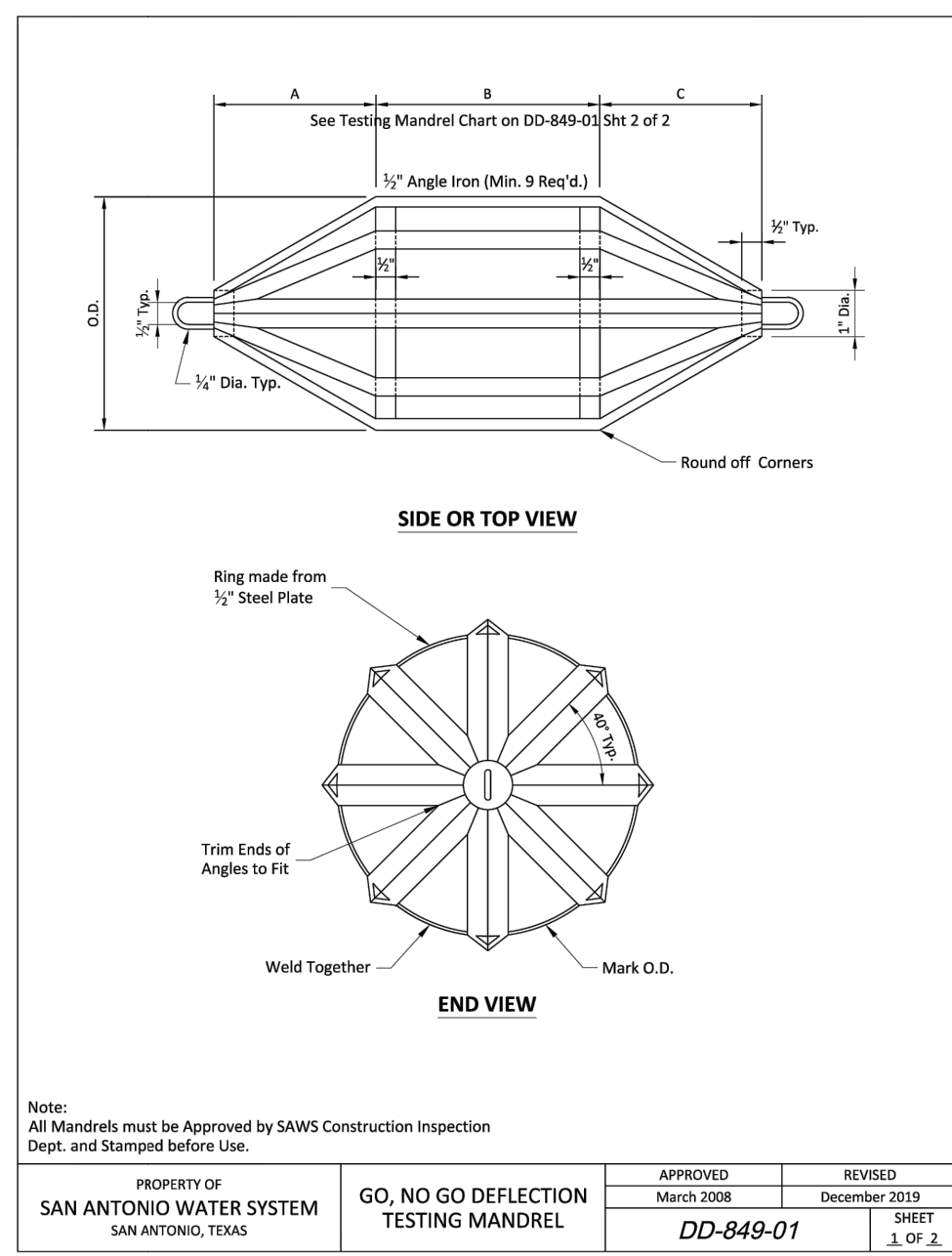
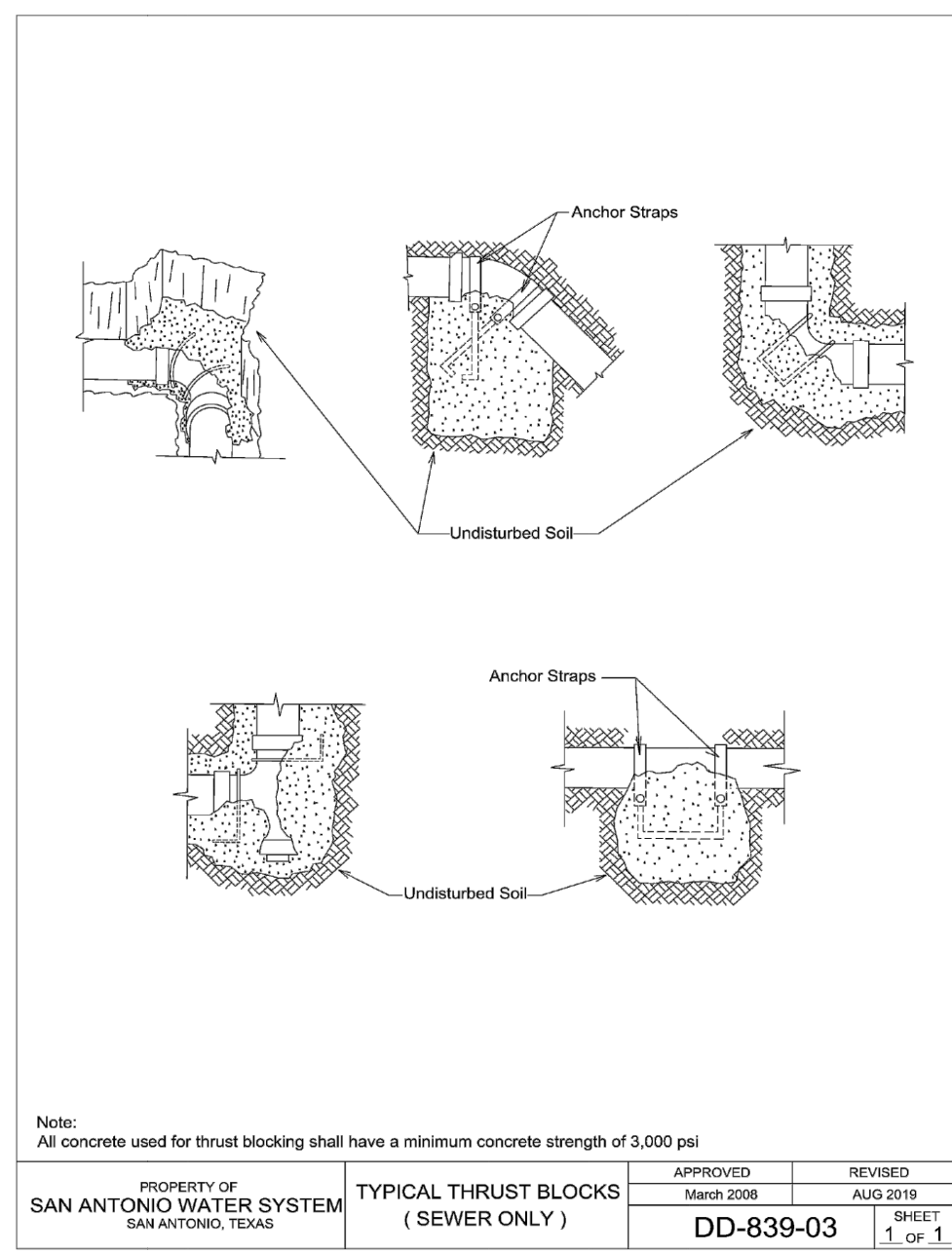
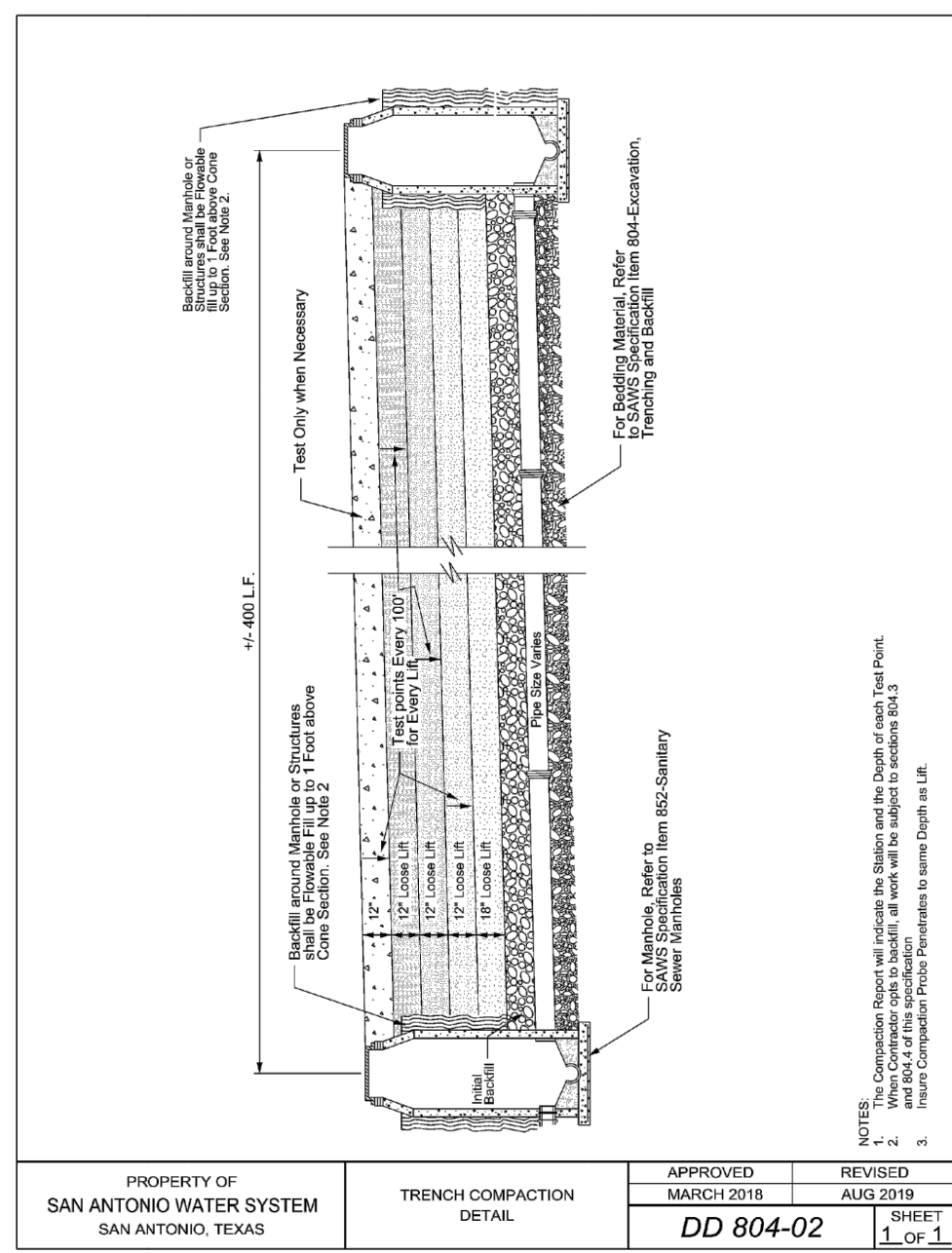
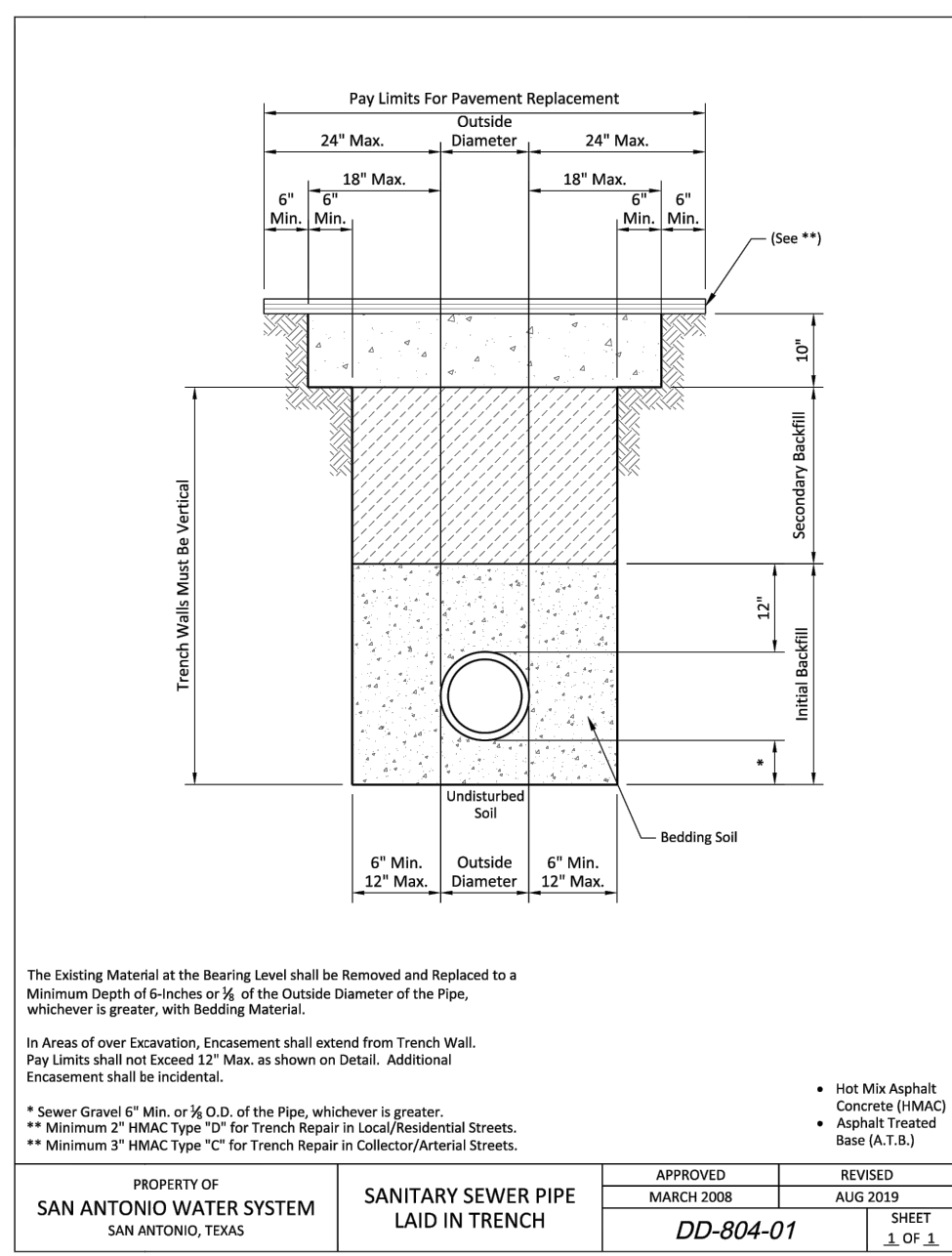
STA. 60+00.00 TO STA. 62+83.18



| | | | |
|-------------------------------|--|---|--|
| SEAL: | | FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION | |
| KCI TECHNOLOGIES, INC. | | 2806 W. BITTERS RD. SUITE 218 SAN ANTONIO, TEXAS 78248 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #10573 / #101943-65 | |
| KCI TECHNOLOGIES | | | |
| FLAT CREEK SUBDIVISION UNIT 1 | | SANITARY SEWER LINE F | |
| PLAN & PROFILE | | | |
| DRAFTING: K.P.P.R. | | CHECK: C.P. | |
| DESIGN: C.P. | | CHECK: L.E. | |
| SUBMITTAL PHASE: | | | |
| DATE: 02/2024 | | | |
| KCI JOB #: 762308222 | | | |
| SHEET: | | | |
| 306 | | | |

Draw: Nov 18, 2024, 5:05pm User: D:\Users\kpr\OneDrive\Work\2023\KCI\762308222\Flat_Creek_Subdivision-Unit1\Draw\Sanitary_Sewer_Line_F_Plan_&_Profile.dwg

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FLAT CREEK SUBDIVISION UNIT 1

SANITARY SEWER DETAILS

307

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SEAL:

DATE

REV

DESCRIPTION

DRAFTING:K.P.P.R. CHECK: C.P. DESIGN: C.P. CHECK: L.E. SUBMITTAL PHASE: DATE: 02/2024 KCI JOB #: 762308222 SHEET: 307

WATERLINE PLANS for FLAT CREEK SUBDIVISION UNIT 1

CITY OF CASTROVILLE WATER SYSTEM GENERAL NOTES

General Section Notes

1. All materials and construction procedures within the scope of this contract shall be approved by the Castroville Utility System and comply with the Plans, Specifications, General Conditions and with the following as applicable:

- Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
- Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
- Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
- Current City of San Antonio "Standard Specifications for Construction".
- Current City of San Antonio "Utility Excavation Criteria Manual" (UECM).

2. The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.

3. The Contractor is to notify and make arrangements with the Castroville Utility System Inspection Division at 830-931-4070 (during regular working hours) and provide notification procedures the Contractor will use to notify affected home residents and/or property owners two (2) weeks prior to excavation. Outside of regular working hours the Castroville Utility System should be contacted at 830-931-4070.

4. Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to Castroville Utility System.

5. The Contractor shall verify the exact location of underground utilities and drainage structures prior to construction whether shown on plans or not. As-Built for Castroville Utility System infrastructure can be obtained at website below. Contractor shall coordinate physical locates for Castroville Utility System infrastructure thru the Castroville Utility System Inspector. Please allow up to 7 business days for locates requesting pipe location markers on Castroville Utility System facilities. The following contact information are supplied for verification purposes:

- Request as-builts:
 - City of Castroville Drainage (830) 931-4070
 - City of Castroville Traffic Signal Operations
 - Texas State Wide One Call Locator 1-800-545-6005 or 811

7. The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.

8. Contractor shall not make use of dumpsters or waste bins that are intended to serve residents and/or businesses.

9. All work in Texas Department of Transportation (TxDOT) and/or Medina County right-of-way shall be done in accordance with respective construction specifications and permit.

10. The Contractor shall comply with City of Castroville or other governing municipality's tree ordinances when excavating near trees.

11. All work within the 100-year Floodplain shall be done in accordance with Floodplain Development Permit.

12. Any work completed without prior written authorization which is not included in these plans and specifications will not be compensated by the Castroville Utility System.

13. Holiday Work: Contractors will not be allowed to perform Castroville Utility System work on Castroville Utility System recognized holidays.

Weekend Work: Contractors are required to submit request to the Castroville Utility System Inspection Construction department by 12:00pm on the Wednesday prior to the weekend being requested. Request should be sent to _____

Any and all Castroville Utility System utility work installed without weekend approval will be subject to be uncovered for proper inspection at no cost to Castroville Utility System.

14. PRE-CON SITE VIDEO: Before the start of any construction, the site must be video recorded by the contractor with one copy submitted to Castroville Utility System Inspections. A pre-site video will provide accurate documentation of the existing conditions (NSPI).

15. POWER POLE BRACING: Contractors should be advised that there are existing overhead utility poles along the project corridor. Contractors should further be advised that if the distance from the outside face of a utility trench to the face of a utility pole is less than 5 feet, said utility pole is subject to bracing, based on a determination made by utility pole owner. It is advisable for the contractor to review the construction documents and visit the construction site to determine potential impacts.

16. CONSTRUCTION SEQUENCING: It is the Contractor's sole responsibility to schedule sequencing for removal and installation of existing and proposed Castroville Utility System utilities in conjunction with general project construction. Sequence of construction activities shall be considered in order to minimize the extent and duration of disturbances.

17. Contractor shall comply with applicable regulations including, but not limited to, those overseen by the U.S. Occupational Safety and Health Administration (OSHA). OSHA information and related materials may be obtained at <https://www.osha.gov/> or at the OSHA San Antonio Office located at Fourteenth Tower, Suite 600 8200 W. Interstate 10 San Antonio, TX 78230 which is also reachable by phone at (210) 472-5040.

18. TRENCH EXCAVATION SAFETY PROTECTION: Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work areas in order to implement Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies with, as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

Water Notes

19. Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the Castroville Utility System Inspection and/or Castroville Utility System Production groups at least twenty-five (25) Calendar Days in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly. SAWS Production Control Center 210-233-2016.

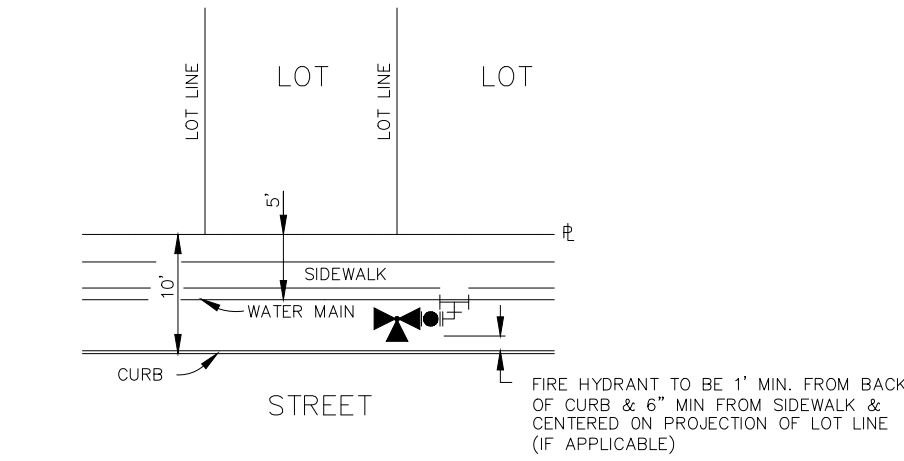
20. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), maybe located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Payment for such work is to be made under Item No. 3000, "Handling Asbestos Cement Pipe". AC pipe removed on construction projects for tie-in(s) should be in length of 26 linear feet (LF). Lengths of 13 LF should be removed where AC pipe is being removed and crossing pipes, conduits, or boxes.

21. VALVE REMOVAL: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a capplug (NSPI).

22. DIVISION VALVES: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by Castroville Utility System Distribution and Collection staff and only with prior written approval of the Castroville Utility System Director of Production and Operations and proper coordination with all Castroville Utility System departments. Contractor shall provide written notification to the inspector a minimum of twenty-five (25) Calendar Days in advance to start the coordination process and will be informed by the inspector when the division valve will be operated by the Castroville Utility System Distribution and Collection staff. The Division Valve can only be operated by Castroville Utility System Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the Castroville Utility System Distribution and Collection staff will constitute a material breach of any written Castroville Utility System contract or permit in addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by Castroville Utility System Distribution and Collection staff.

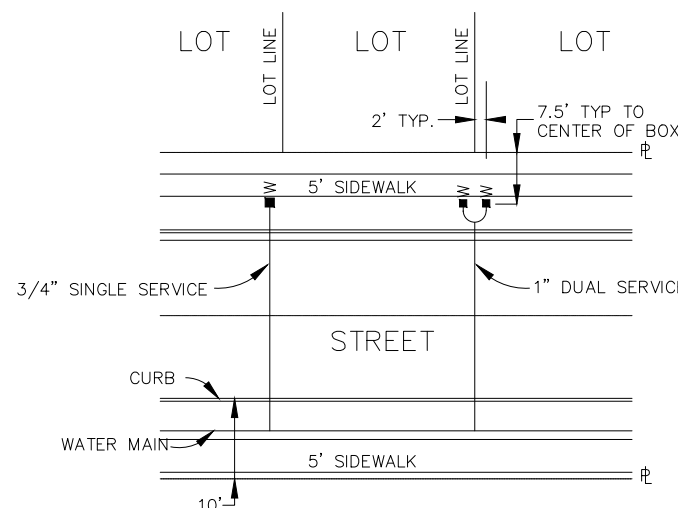
23. WATER VALVES & HYDRANTS: All Water Valves and Hydrants shall be open Left.

24. VALVES IN PAVEMENT: Valves in pavement will receive concrete encasement per the standard details.



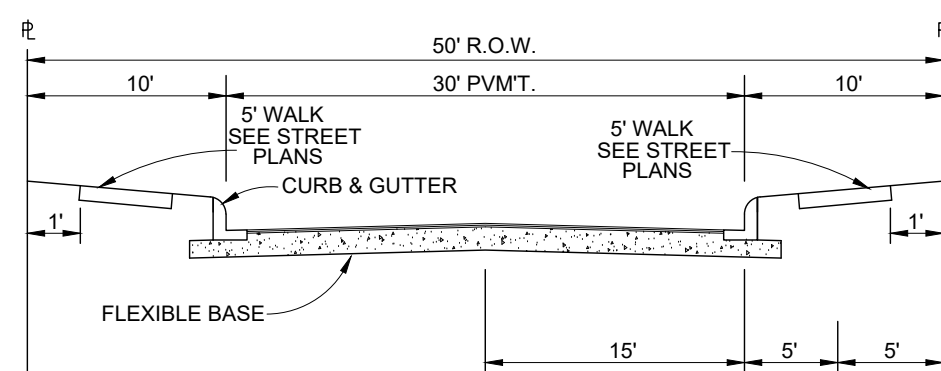
FIRE HYDRANT DETAIL

N.T.S.



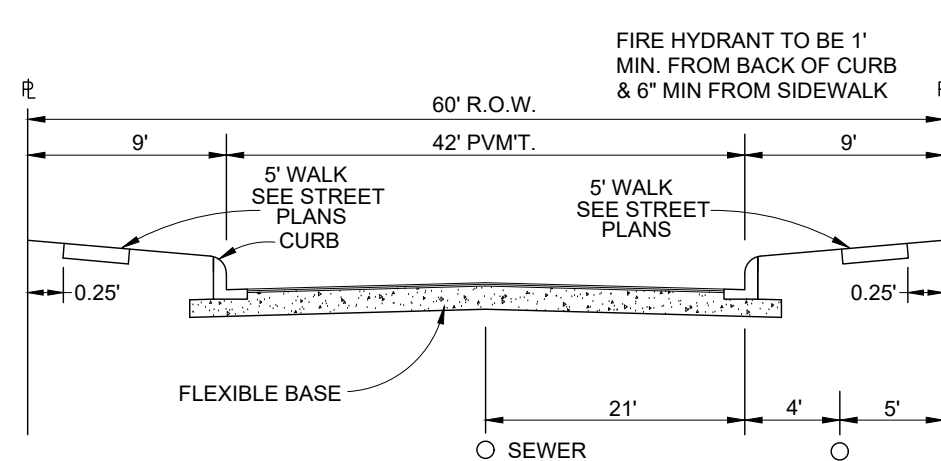
METER BOX DETAIL

N.T.S.



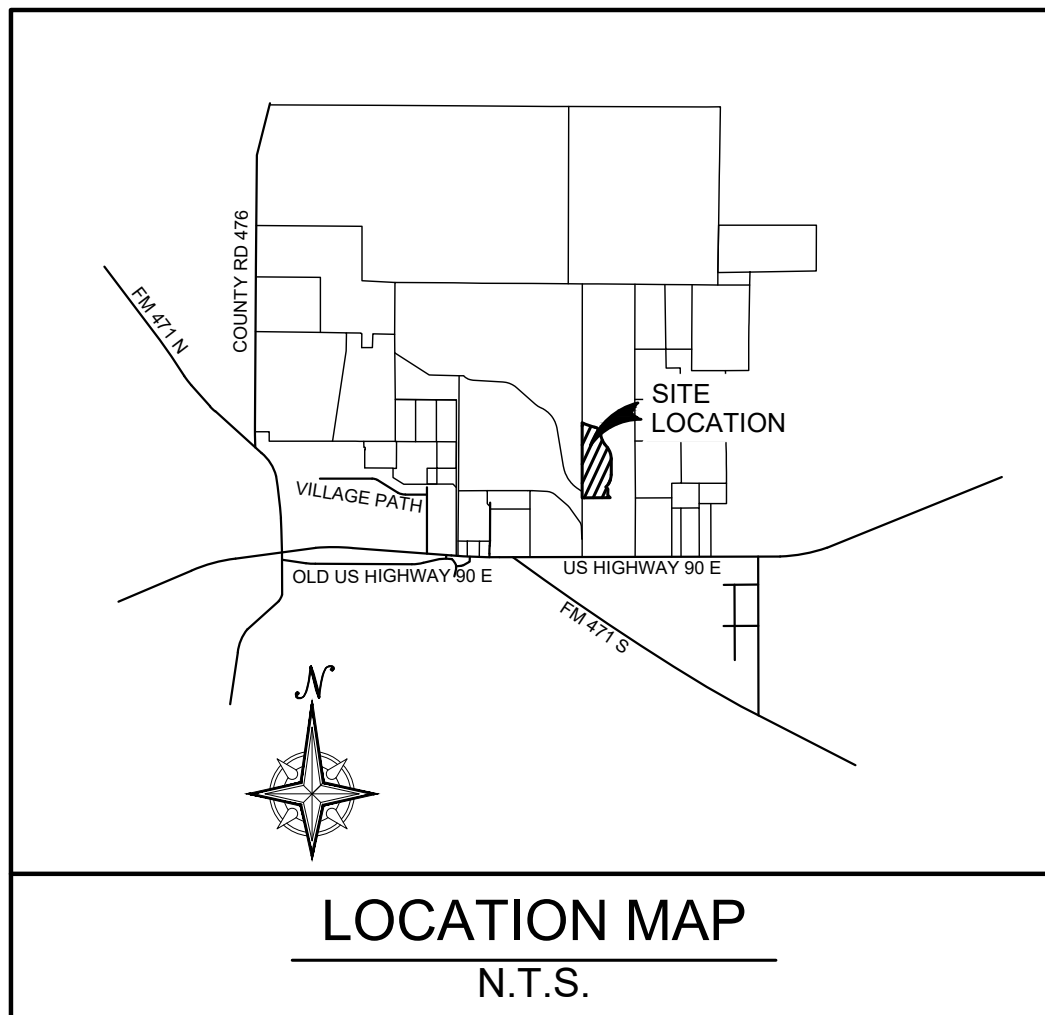
TYPICAL LOCAL "A" STREET SECTION

NOT TO SCALE



TYPICAL COLLECTOR STREET SECTION

NOT TO SCALE

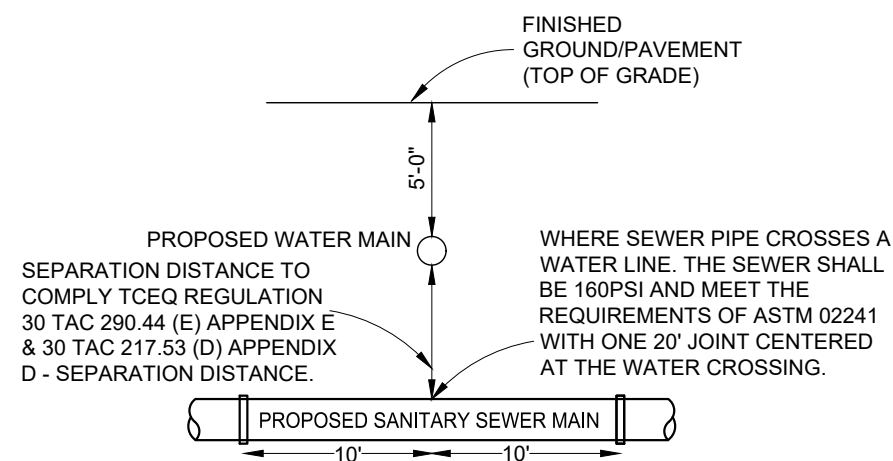


LOCATION MAP

N.T.S.

Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--------------------|
| 400 | WATER COVER |
| 401 | OVERALL WATER PLAN |
| 402 | WATER DETAILS |
| 403 | WATER DETAILS |



TYPICAL SANITARY SEWER/
WATER CROSSING DETAIL

NOT TO SCALE

LEGEND

| | |
|------------------------------------|---------------|
| EXISTING EDGE OF PAVEMENT | ---- |
| EXISTING SANITARY SEWER MAIN | ---E8" PVC--- |
| PROPOSED SANITARY SEWER MAIN | ---P8" SS--- |
| DIRECTION OF FLOW | ▶ |
| EXISTING WATER MAIN | ---E8" PVC--- |
| PROPOSED WATER MAIN | ---P8" PVC--- |
| PROPOSED LIGHT POLE (100 WATT LED) | L.P. |
| PROPOSED WATER SERVICE / METER | --- |
| PROPOSED FIRE HYDRANT | --- |

OWNER/DEVELOPER:

KF FLAT CREEK, L.P.
2722 W. BITTERS, RD. SUITE 106
SAN ANTONIO, TEXAS 78259
(210) 882-6800



PREPARED BY:

KCI 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

TRENCH EXCAVATION SAFETY PROTECTION

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

FLAT CREEK SUBDIVISION UNIT 1










WATER COVER

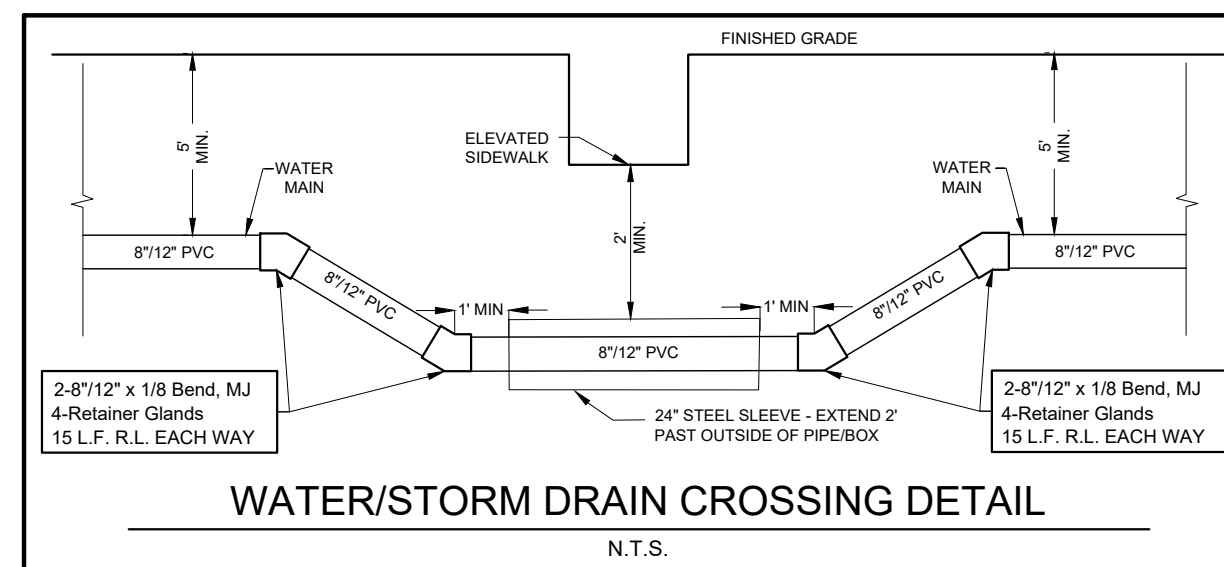
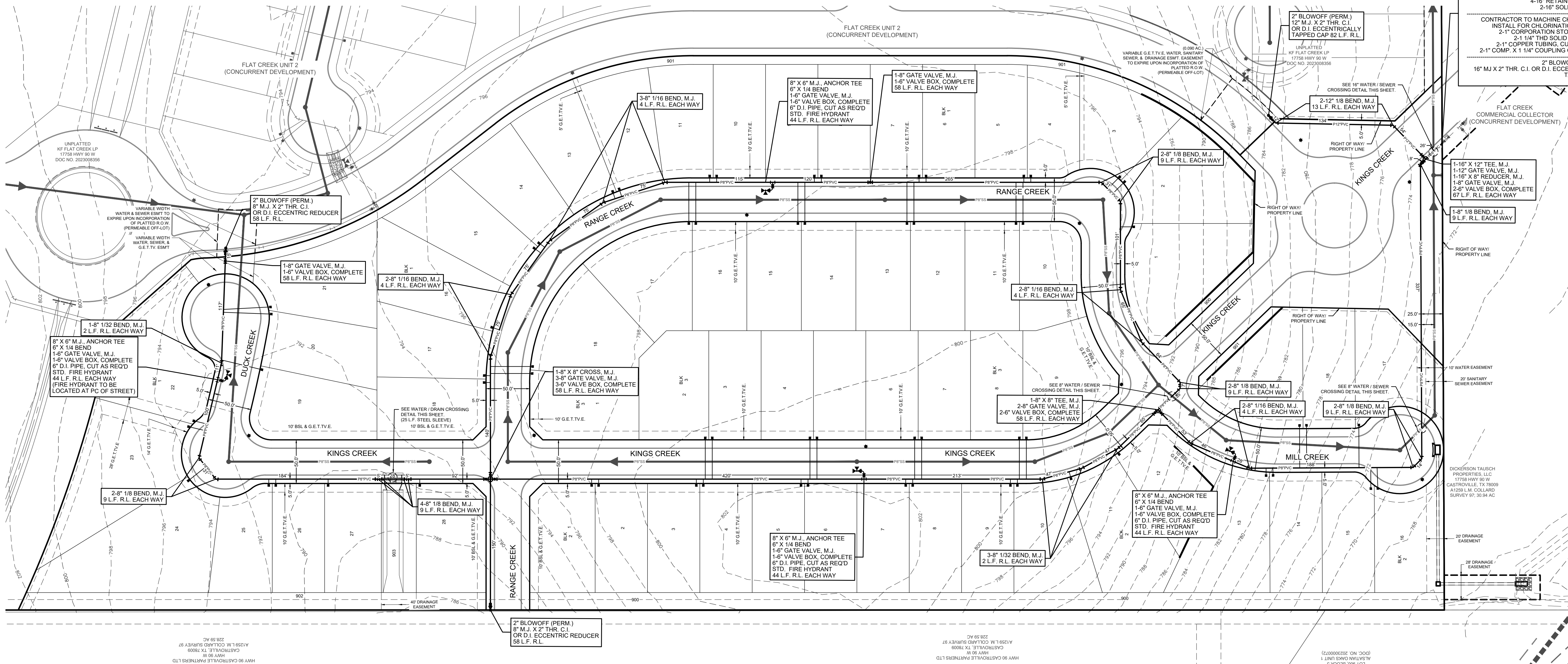
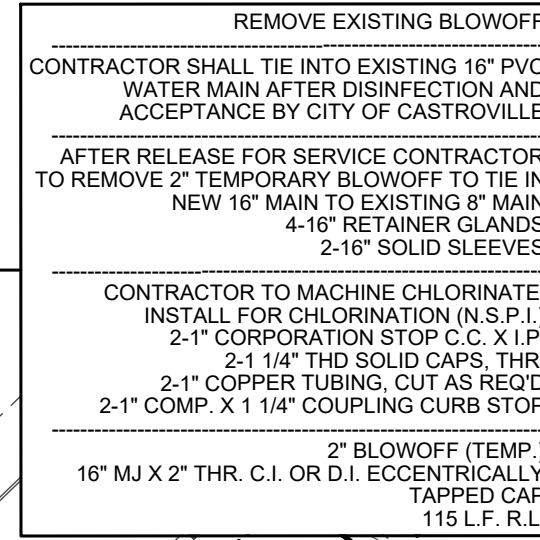
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|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/2024 |
| KCI JOB #: | 762308222 |
| SHEET: | |

400

Contractor and/or contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation, safety protection that complies with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.




| | | |
|------------------------------------|-------|---|
| EXISTING EDGE OF PAVEMENT | ===== | |
| EXISTING SANITARY SEWER MAIN | ===== |  E8" PVC  |
| PROPOSED SANITARY SEWER MAIN | ===== |  P8" SS  |
| DIRECTION OF FLOW | ===== |  |
| EXISTING WATER MAIN | ===== | --- E8" PVC --- |
| PROPOSED WATER MAIN | ===== | --- P8" PVC --- |
| PROPOSED LIGHT POLE (100 WATT LED) | ===== |  L.P. |
| PROPOSED SINGLE WATER SERVICE | ===== |  |
| PROPOSED DUAL WATER SERVICE | ===== |  |
| PROPOSED FIRE HYDRANT | ===== |  |



KCI TECHNOLOGIES, INC.

TECHNOLOGIES,
2806 W. BITTERS RD, SUITE 218

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

FLAT CREEK SUBDIVISION UNIT 1

OVERALL WATER PLAN

| | |
|--------------------|------------|
| DRAFTING: K.P/P.R. | CHECK: C.F |
| DESIGN: C.P. | CHECK: L.E |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/2017 |
| KCI JOB #: | 76230822 |
| SHEET: | |

401

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100

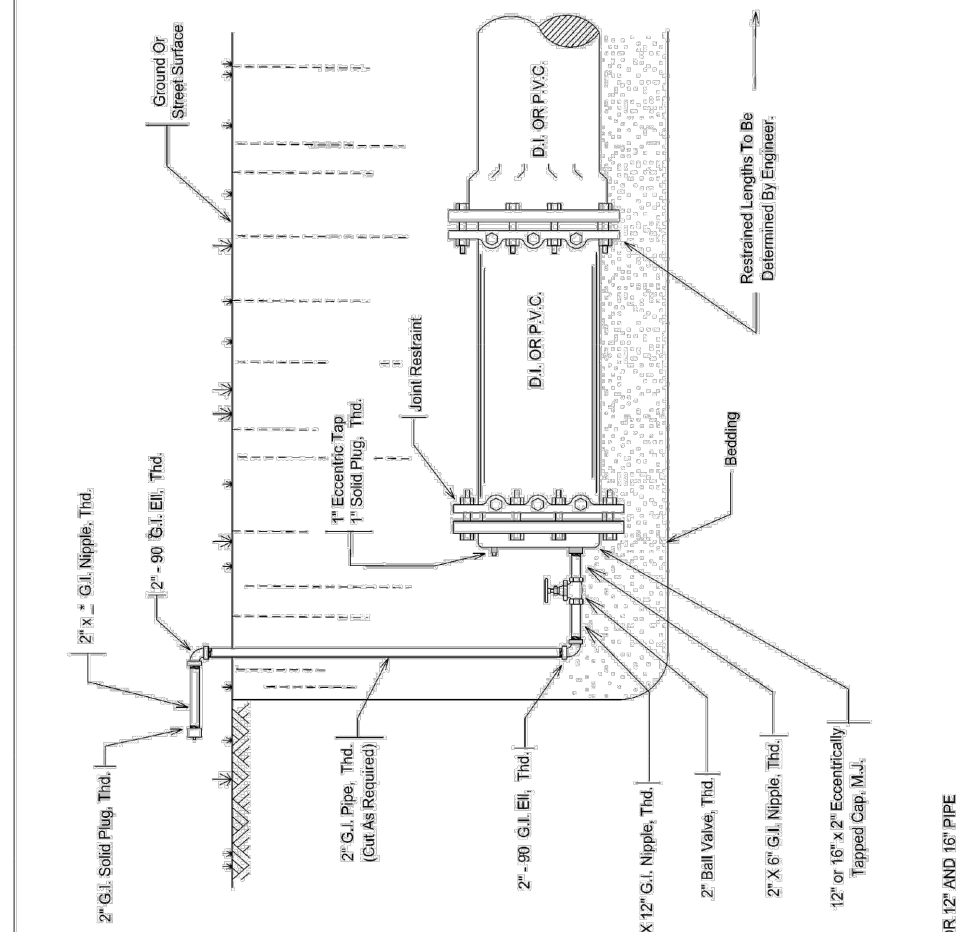
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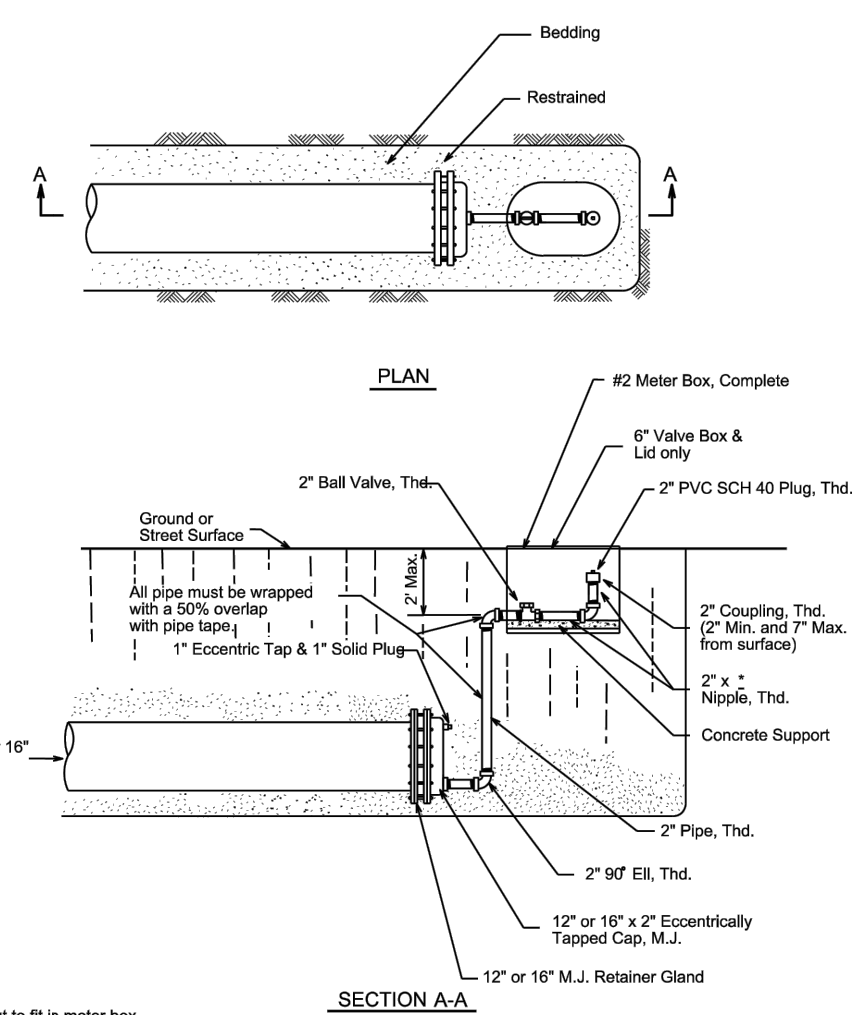
| | | | | | | |
|---|--|---|--|---|--|---|
| <p>FLAT CREEK SUBDIVISION UNIT 1</p> <p>WATER DETAILS</p> | | <p>KCI TECHNOLOGIES, INC.</p> <p>2806 W. BITTERS RD. SUITE 218 SAN ANTONIO, TEXAS 78248 PHONE: (210) 641-9999 FAX: (210) 641-6440 REGISTRATION #F-10573 / #I01943-65</p> | | <p>SEAL:</p> <p>FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION</p> | | <p>REV</p> <p>DATE</p> <p>DESCRIPTION</p> |
| <p>DRAFTING: K.F.P./B</p> <p>DESIGN: C.P.</p> <p>SUBMITTAL PHASE:</p> | | <p>CHECK:</p> <p>CHECK:</p> | | <p>C.P.</p> <p>L.E.</p> | | |
| <p>DATE: 02/20/24</p> <p>KCI JOB #: 762308222</p> | | <p>SHEET:</p> | | <p>402</p> | | |



* Cut as required to extend beyond excavation

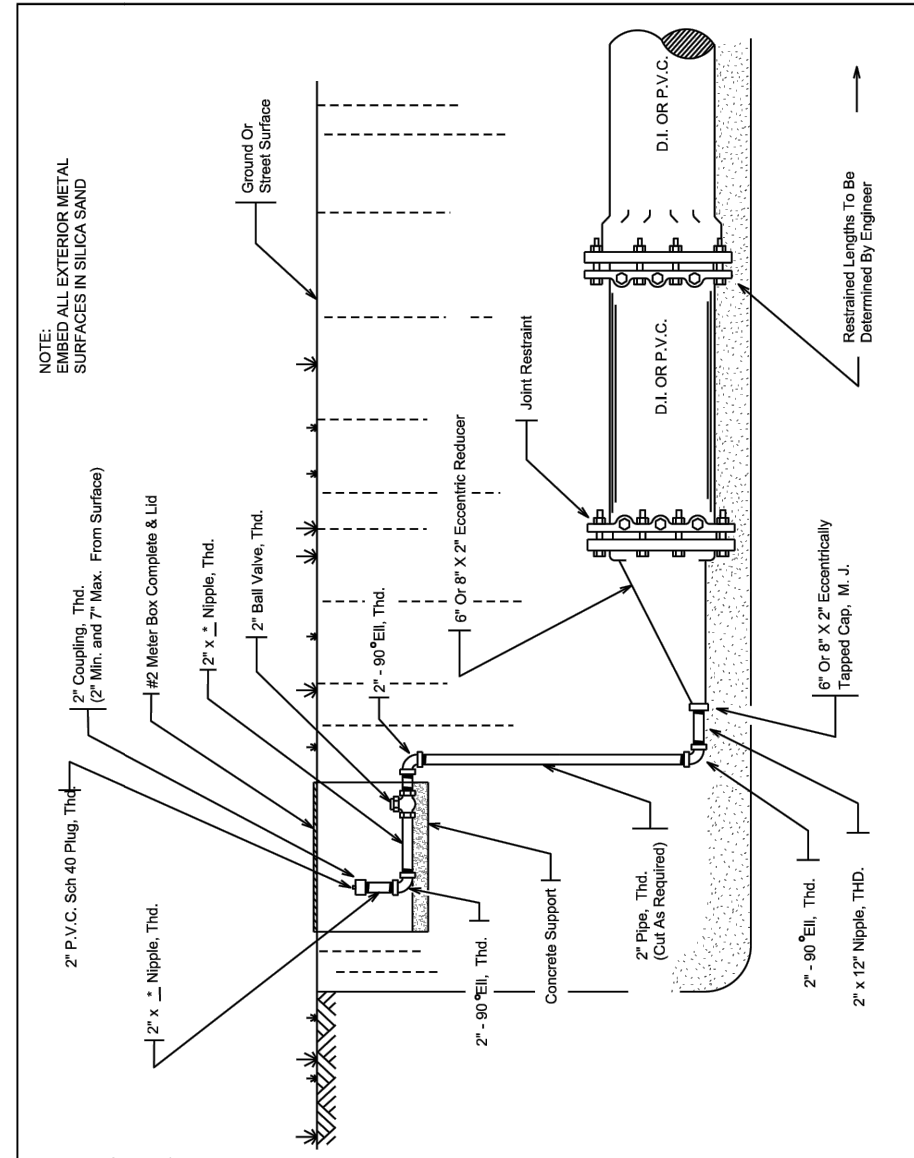
| | | | |
|--|--|---|----------|
| PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS | 2" (TEMPORARY) BLOW-OFF ASSEMBLY ON 12" & 16" MAINS (JOINT RESTRAINT) | APPROVED | REVISED |
| | | March 2008 | AUG 2019 |
| | | <div style="display: flex; justify-content: space-between; align-items: center;"> DD-844-01 <div style="border: 1px solid black; padding: 2px;"> SHEET 4 OF 4 </div> </div> | |

NOTE:
FITTINGS FOR 12" AND 16" PIPE



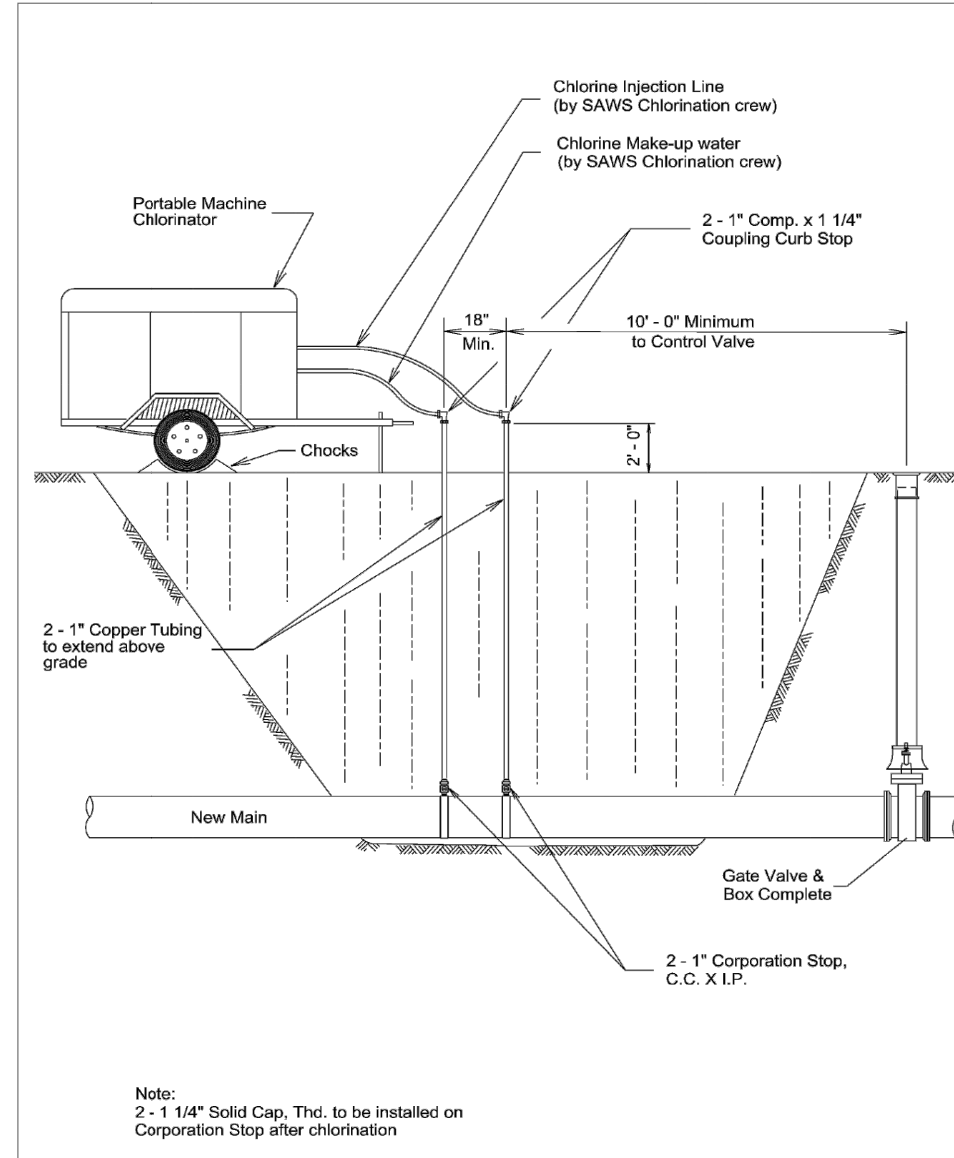
* Cut to fit in meter box

| | | | |
|---|---|-----------------|----------|
| PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS | 2" PERMANENT BLOW-OFF ASSEMBLY ON 12" & 16" MAINS | APPROVED | REVISED |
| | | MARCH 2008 | MAY 2013 |
| | | DD-844-02 | |
| | | SHEET 1 OF 5 | |



* Cut to fit in meter box

| | | | |
|---|---|-----------------|----------|
| PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS | 2" (PERMANENT) BLOW-OFF ASSEMBLY ON 6" & 8" D.I.P.V.C. MAINS (JOINT RESTRAINT) | APPROVED | REVISED |
| | | March 2008 | MAY 2013 |
| | | DD-844-02 | |
| | | SHEET 5 OF 5 | |

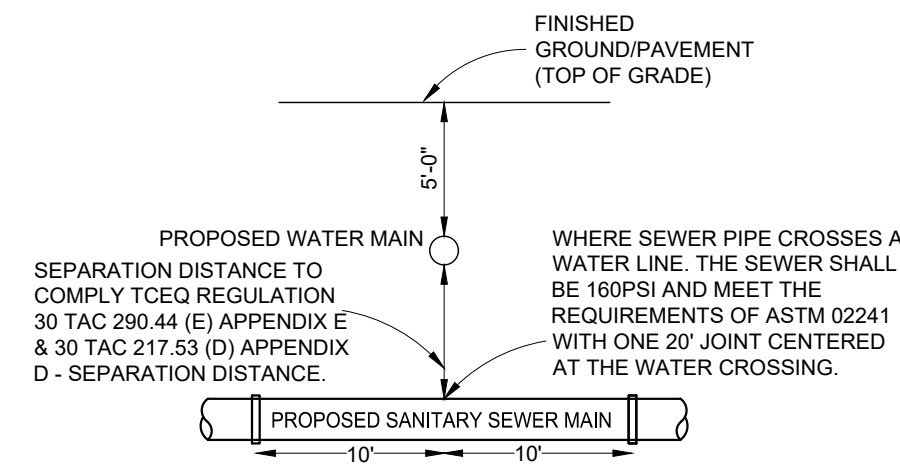


Note:
2 - 1 1/4" Solid Cap, Thd. to be installed on
Corporation Stop after chlorination

| | | | |
|--|---|---------------|----------|
| PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS | STANDARD CHLORINATION INSTALLATION | APPROVED | REVISED |
| | | March 2006 | AUG 2019 |
| | | DD-847-01 | |
| | | SHEET 1 OF | |

- NOTES:

- 1) SAWS REQUIRES GCPs AND COUNTER PERMITS TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.
- 2) ANCHORAGE/THRUST BLOCKING AND JOINT RESTRAINTS SHALL BE DONE IN ACCORDANCE WITH SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION. (ITEM NO. 839)



TYPICAL SANITARY SEWER WATER CROSSING DETAIL

NOT TO SCALE


| | |
|---------------------|-------------|
| DRAFTING: K.P./P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/2012 |
| KCI JOB #: | 76230822 |
| SHEET: | |

403

FLAT CREEK SUBDIVISION UNIT 1

WATER DETAILS

KCI TECHNOLOGIES, INC.
2805 W. BITTERS RD., SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #E-10573 / #1019/3.65



SEAL:

FOR BIDDING
PURPOSES ONLY
NOT FOR CONSTRUCTION

[illegible]

STREET & DRAIN CONSTRUCTION PLANS for FLAT CREEK SUBDIVISION UNIT 1

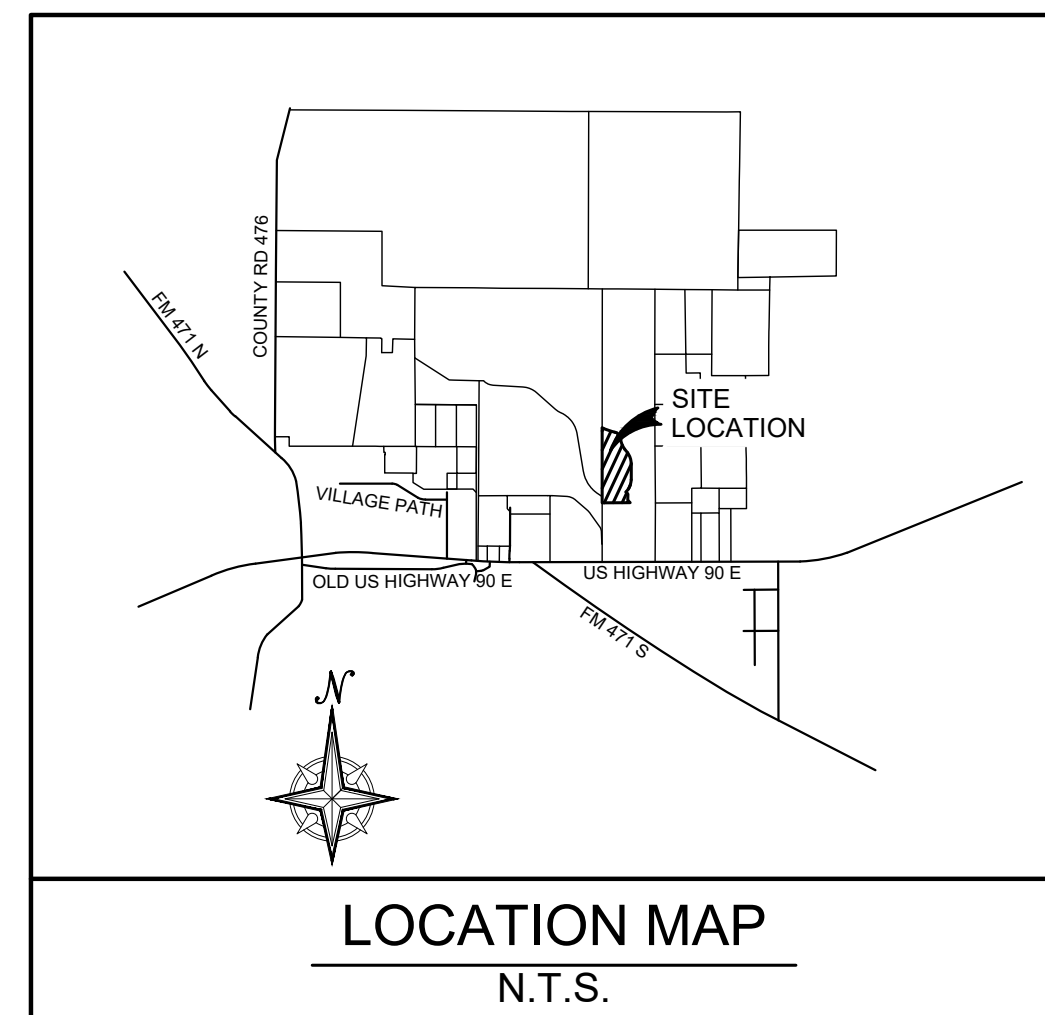
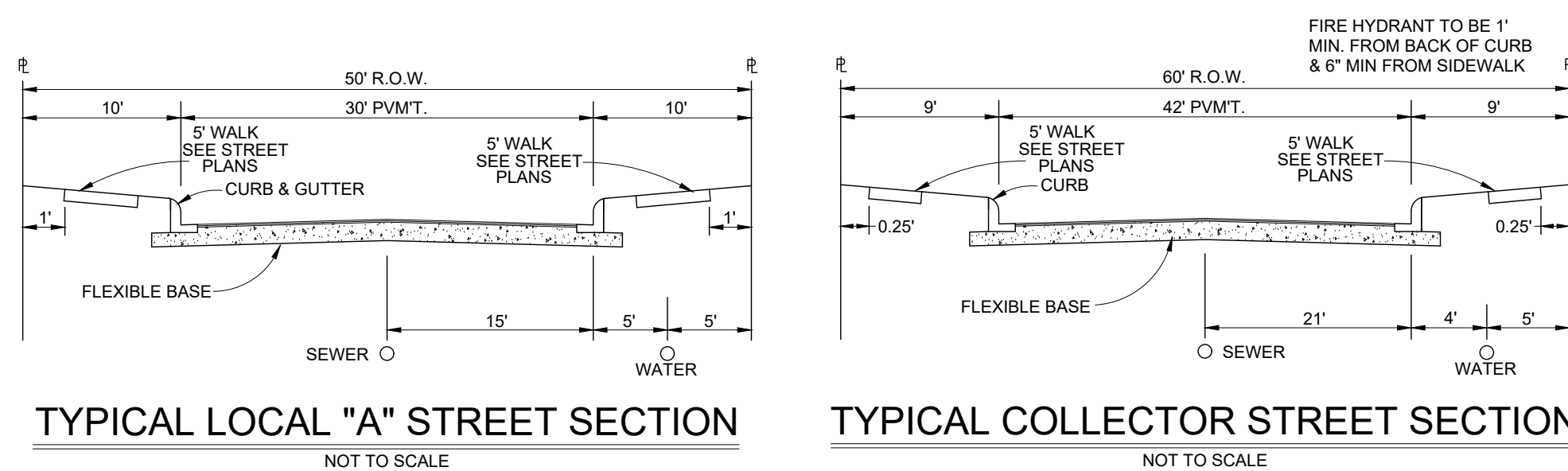
GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL, BE APPROVED BY THE CITY OF CASTROVILLE PUBLIC WORKS AND COMPLY WITH THE FOLLOWING AS APPLICABLE:
 - A. REFERENCE TO CURRENT CITY OF CASTROVILLE SYSTEM UTILITY SPECIFICATION
 - B. REFERENCE TO CURRENT CITY OF CASTROVILLE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION
2. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, INCLUDING SERVICE LATERALS, AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE CITY PRIOR TO THE START OF EACH PHASE OF STREET CONSTRUCTION AND CALL FOR INSPECTIONS WITH A MINIMUM OF 48 HOURS NOTICE.
4. TESTING WILL BE PAID FOR BY DEVELOPER, COORDINATED BY CONTRACTOR, AND WITNESSED BY CITY.
5. TESTING SCHEDULE:

| | |
|------------------------|--------------------------------|
| DENSITIES - SUBGRADE | 1 PER 500 FOOT MINIMUM |
| DENSITIES - BASE | 1 PER 500 FOOT MINIMUM |
| PROCTORS - SUBGRADE | 1 PER MATERIAL PER SUBDIVISION |
| PROCTORS - BASE | 1 PER 5,000 C.Y. |
| LIME SERIES - SUBGRADE | 1 PER MATERIAL PER SUBDIVISION |
| CONCRETE - STRUCTURES | 1 SET (3) PER 50 C.Y. |
6. TRANSITION WASHOUT CROWN TO NORMAL CROWN IN 25'.
7. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
9. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
10. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
11. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
12. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAN DEVELOPMENT PERMIT.
13. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND/OR TRACKED CONSTRUCTION MATERIALS AND/OR DEBRIS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR. USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", IN THE CITY'S CONSTRUCTION INSPECTOR WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.

TRENCH EXCAVATION SAFETY PROTECTION

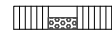
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/ENGINEER/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IDENTIFY AND ADDRESS ANY EXISTING OR POTENTIAL PROBLEMS OR CONCERNS. THE PROGRAMS AND/OR PROCEDURES THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM THAT COMPLIES WITH ALL OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.





Sheet List Table

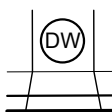
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|--------------|-----------------------------------|
| 500 | STREET & DRAINS COVER |
| 501 | OVERALL GRADING PLAN |
| 502 | KINGS CREEK PLAN AND PROFILE |
| 503 | KINGS CREEK PLAN AND PROFILE |
| 504 | PALO PINTO CREEK PLAN AND PROFILE |
| 505 | MILLS CREEK PLAN AND PROFILE |
| 506 | RANGE CREEK PLAN AND PROFILE |
| 507 | DUCK CREEK PLAN AND PROFILE |
| 508 | DRAIN A PLAN AND PROFILE |
| 509 | STORM DRAIN B PLAN AND PROFILE |
| 510 | STREET DETAILS |
| 511 | STREET DETAILS |
| 512 | DRAIN DETAILS |
| 513 | DRAIN DETAILS |
| 514 | OVERALL SIGN PLAN |
| 515 | SIGN DETAILS |
| 516 | SIGN DETAILS |
| 517 | SIGN DETAILS |

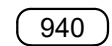
LEGEND


WHEELCHAIR RAMPS _____ 


WASHOUT CROWN _____ 


SIDEWALK TO BE BUILT BY DEVELOPER _____ 


PROPOSED DRIVEWAY _____ 

TOP OF CURB ELEVATION _____ 


EXISTING STREET LIGHT _____ 

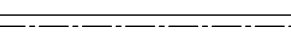
PROPOSED STREET LIGHT (100 WATT) _____ 


PROPOSED FINISHED CONTOUR _____ 


EXISTING CONTOUR _____ 


LOT GRADING TYPE _____ A, B & C

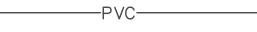
PROPOSED STORM DRAIN _____ 


PROPOSED EARTHEN CHANNEL _____ 


PROPOSED SANITARY SEWER MAIN _____ 

DIRECTION OF FLOW _____ 

EXISTING WATER MAIN _____ 

PROPOSED WATER MAIN _____ 

PROPOSED CONTOURS _____ 

EXISTING CONTOURS _____ 

OWNER/DEVELOPER:

KF FLAT CREEK, L.P.
2722 W. BITTERS, RD. SUITE 106
SAN ANTONIO, TEXAS 78259
(210) 882-6800



PREPARED BY:

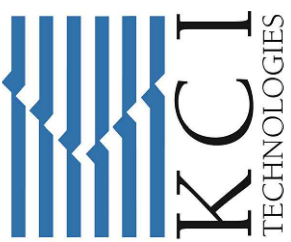
KCI TECHNOLOGIES, INC.

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, INC.
2800 W. BITTERS RD. SUITE 240

W. BILTERS RD, SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999

FAX: (210) 641-6440
REGISTRATION #F-10573 / #101943-65



FLAT CREEK SUBDIVISION UNIT 1

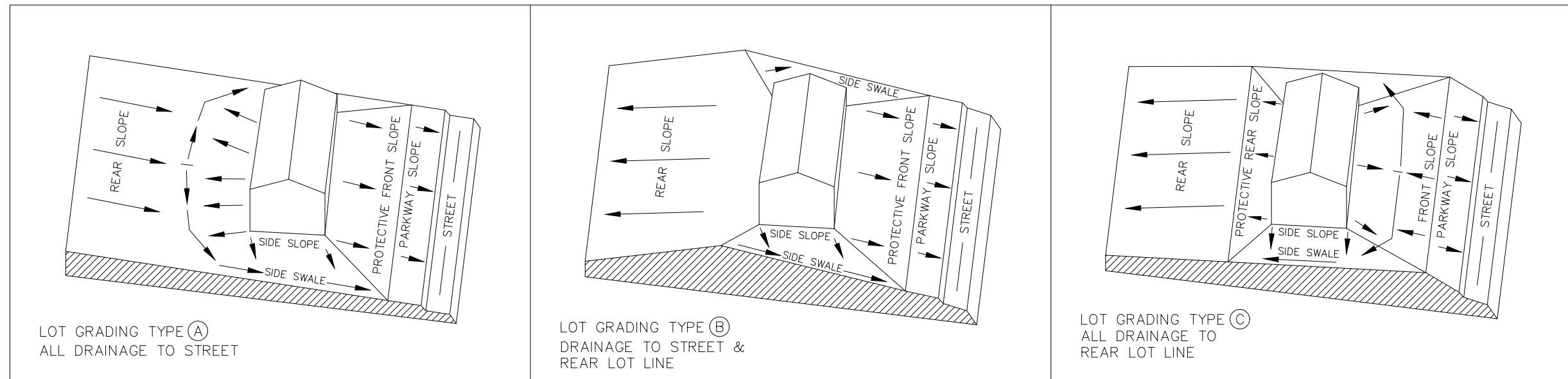
STREET & DRAINS COVER

| | |
|---------------------|-------------|
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| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/2024 |
| KCI JOB #: | 762308222 |
| SHEET: | |

500

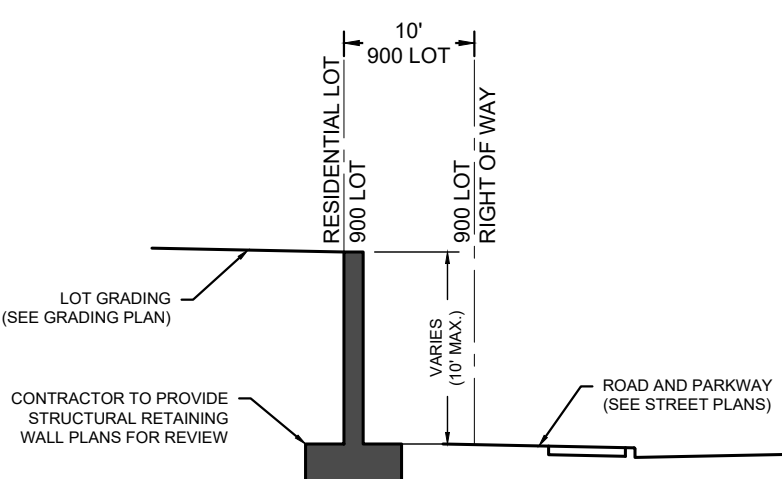
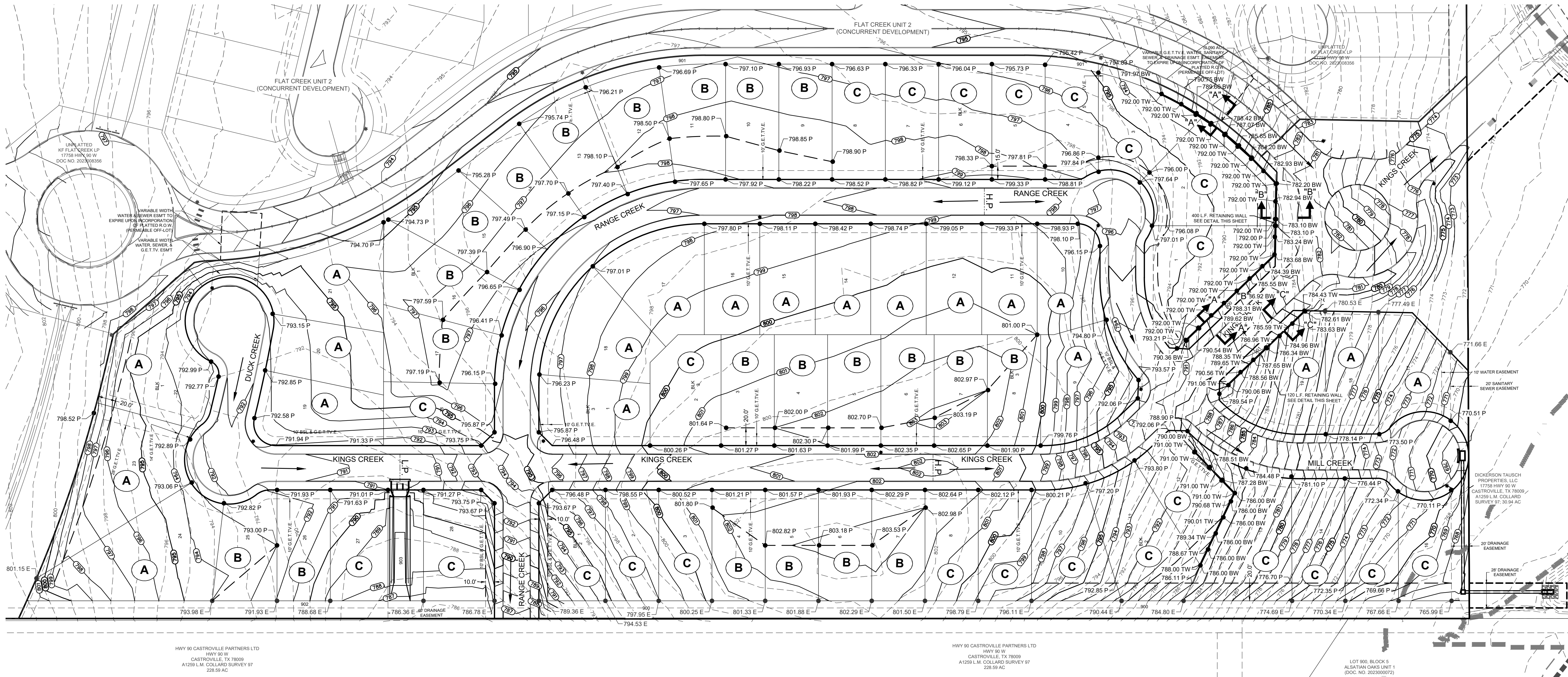
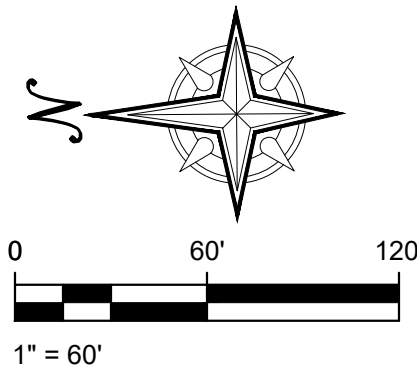
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TRENCH EXCAVATION SAFETY PROTECTION
Contractor and/or contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation, safety protection that complies with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.



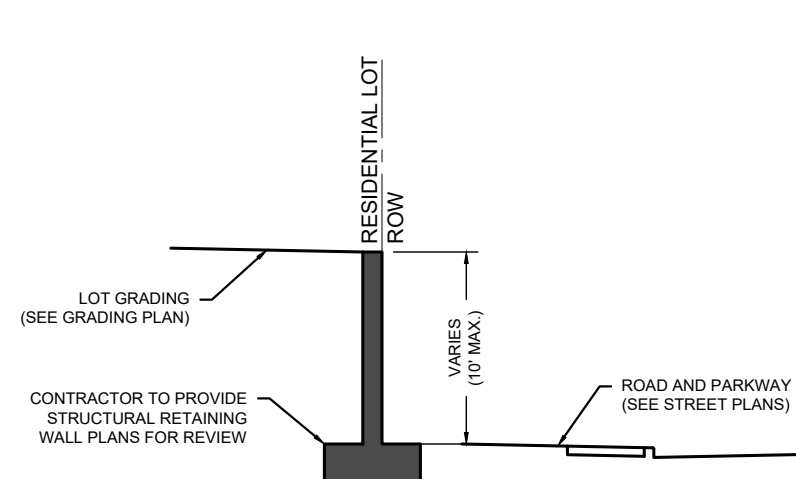
LEGEND

— (740) — PROPOSED FINISHED CONTOUR
- - - 740 - - - EXISTING CONTOUR
A, B & C LOT GRADING TYPE
A-LOT DRAINS TO FRONT
B-LOT DRAINS TO FRONT AND REAR
C-LOT DRAINS TO REAR



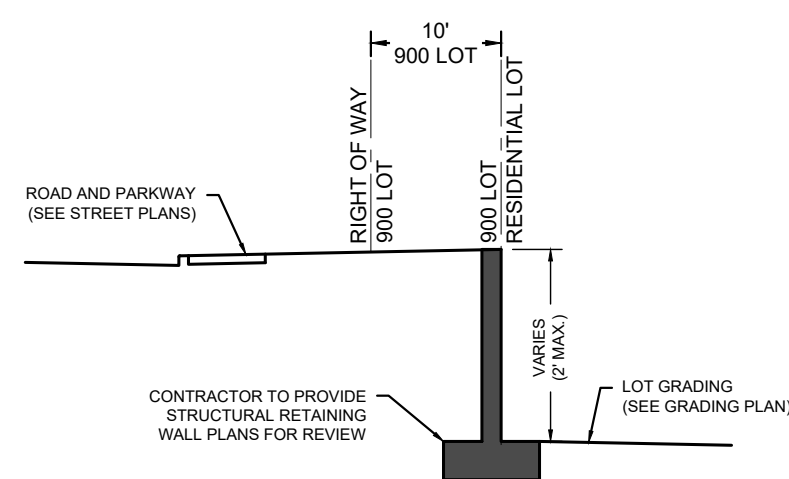
SECTIONS A-A
TYPICAL RETAINING WALL

N.T.S.



SECTIONS B-B
TYPICAL RETAINING WALL

N.T.S.



SECTIONS C-C
TYPICAL RETAINING WALL

N.T.S.

FLAT CREEK SUBDIVISION UNIT 1

OVERALL GRADING PLAN

KCI TECHNOLOGIES, INC.

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



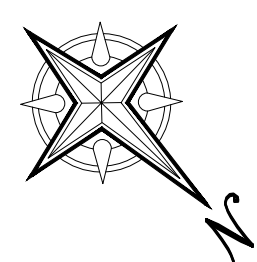
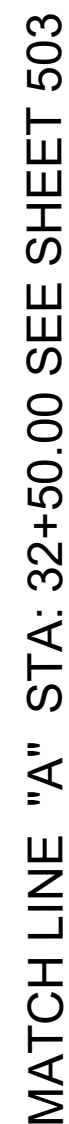
FOR BIDDING
PURPOSES ONLY
NOT FOR CONSTRUCTION

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
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| | | |

| | |
|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/2024 |
| KCI JOB #: | 762308222 |
| SHEET: | |

501

Date: Nov 18, 2024, 3:05pm User: G:\Users\KPP\Documents\2023\KCI\762308222\Flat_Creek_Subdivision\Unit1\Overall_Grading_Plan.dwg Plotter: HP DesignJet T1100e



FLAT CREEK SUBDIVISION UNIT 1

KINGS CREEK PLAN AND PROFILE

1. *Chlorophyll a* (Chl *a*)
 2. *Chlorophyll b* (Chl *b*)
 3. *Chlorophyll c* (Chl *c*)
 4. *Chlorophyll d* (Chl *d*)
 5. *Chlorophyll e* (Chl *e*)
 6. *Chlorophyll f* (Chl *f*)
 7. *Chlorophyll g* (Chl *g*)
 8. *Chlorophyll h* (Chl *h*)
 9. *Chlorophyll i* (Chl *i*)
 10. *Chlorophyll j* (Chl *j*)
 11. *Chlorophyll k* (Chl *k*)
 12. *Chlorophyll l* (Chl *l*)
 13. *Chlorophyll m* (Chl *m*)
 14. *Chlorophyll n* (Chl *n*)
 15. *Chlorophyll o* (Chl *o*)
 16. *Chlorophyll p* (Chl *p*)
 17. *Chlorophyll q* (Chl *q*)
 18. *Chlorophyll r* (Chl *r*)
 19. *Chlorophyll s* (Chl *s*)
 20. *Chlorophyll t* (Chl *t*)
 21. *Chlorophyll u* (Chl *u*)
 22. *Chlorophyll v* (Chl *v*)
 23. *Chlorophyll w* (Chl *w*)
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 25. *Chlorophyll y* (Chl *y*)
 26. *Chlorophyll z* (Chl *z*)
 27. *Chlorophyll aa* (Chl *aa*)
 28. *Chlorophyll ab* (Chl *ab*)
 29. *Chlorophyll ac* (Chl *ac*)
 30. *Chlorophyll ad* (Chl *ad*)
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 32. *Chlorophyll af* (Chl *af*)
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 131. *Chlorophyll ayz* (Chl *ayz*)
 132. *Chlorophyll ayz* (Chl *ayz*)
 133.

2806 W. BITTERS RD, SUITE 218

PHONE: (210) 641-9999

FAX: (210) 641-6440
REGISTRATION #E-10573 / #101913-65

REGISTRATION #F-10573 / #101943-65

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REGISTRATION #F-10573 / #101943-65

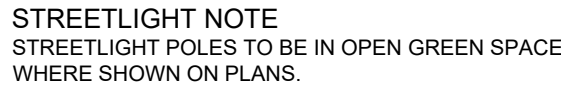
| REV | DATE | DESCRIPTION |
|-----|------|-------------|
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Date: Nov 18, 2024, 8:08am User ID: \development\Proj: 2023 KQ\762308222 Flat Creek Subdivision-1011 \Cadd\762308222 504-505 KINGS CREEK PLAN AND PROFILE.dwg

| | |
|---------------------|-------------|
| DRAFTING: K.P./P.R. | CHECK: C.B. |
| DESIGN: C.P. | CHECK: L.B. |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/2017 |
| KCI JOB #: | 76230822 |
| SHEET: | |

502



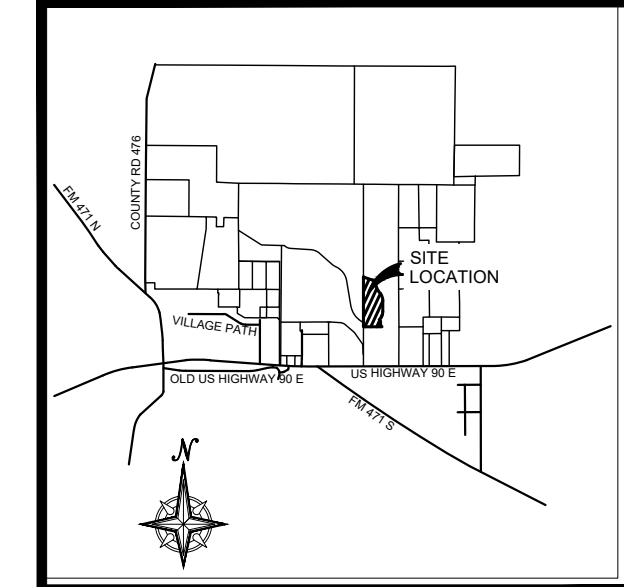
DRIVEWAY NOTE
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

MEDINA COUNTY PERMIT NOTE:
MEDINA COUNTY RIGHT OF WAY PERMIT MUST BE
OBTAINED PRIOR TO WORKING IN EXISTING MEDINA
COUNTY RIGHT OF WAY

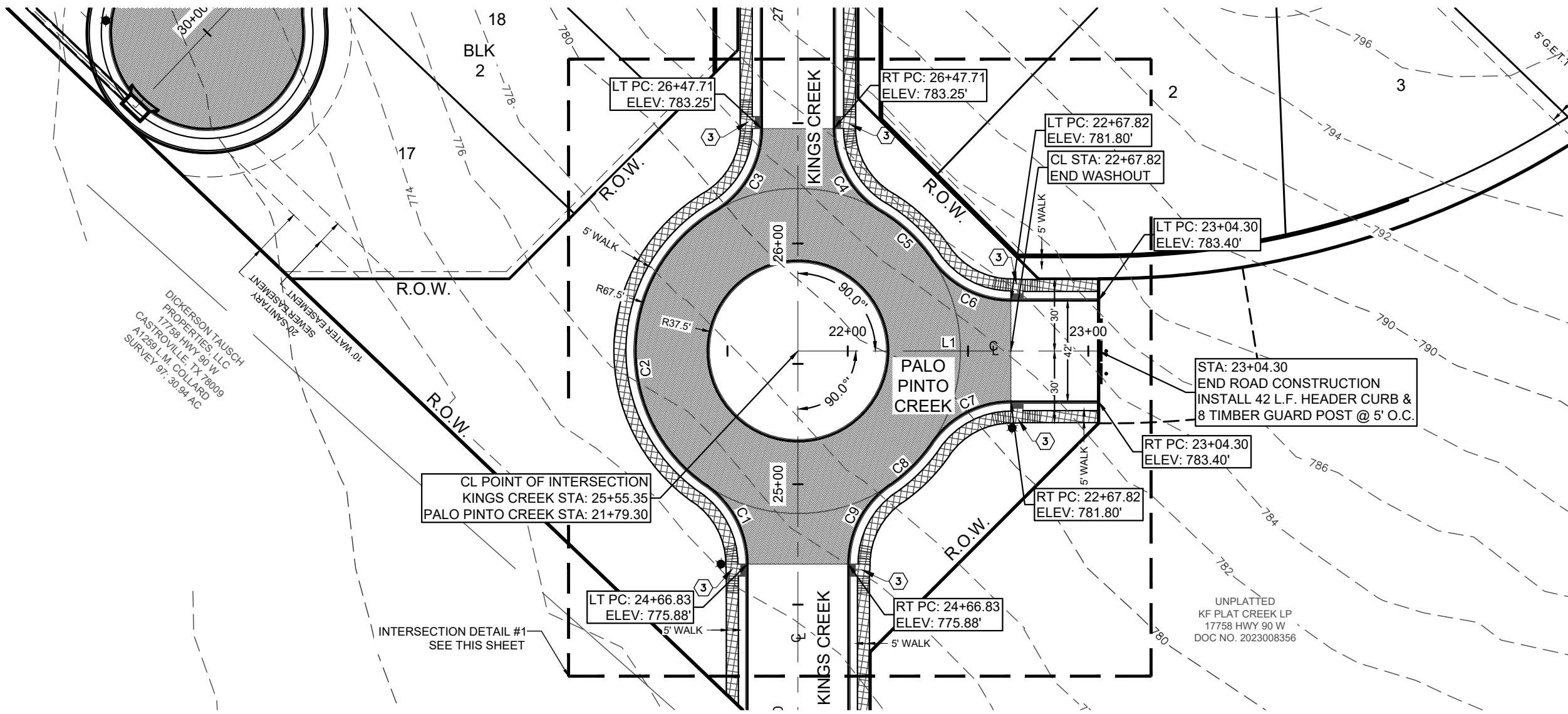
HEADER CURB NOTE:
HEADER CURB TO BE TRANSITIONED TO STD. CURB IN 2'.

| Line Table | | | Curve Table | | | | | |
|------------|---------|----------------|-------------|---------|---------|---------------|-----------------|--------------|
| Line | Length | Direction | Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| L1 | 171.00' | S43°32'41"E | C2 | 38.70 | 40.00' | 055°24'11" | N16° 09' 51"W | 37.20 |
| L2 | 260.00' | S43°32'41"E | C3 | 24.57 | 67.50 | 020°51'12" | N12° 01' 17"E | 24.43 |
| L3 | 66.52' | S43°32'41"E | O4 | 38.70 | 40.00' | 055°24'11" | N14° 24' 38"E | 37.20 |
| L4 | 594.00' | S00°01°15'50"W | C5 | 38.70 | 40.00' | 024°30'27" | S17° 19' 19"E | 37.20 |
| L5 | 336.67' | S00°01°15'50"W | C7 | 41.30 | 40.00' | 073° 28' 31"W | 28.83 | |
| | | | C8 | 41.35 | 40.00' | 059°13'40" | S14° 15' 51"E | 38.53 |
| | | | C9 | 135.00' | 67.50' | 114°39'20" | S41° 58' 42"E | 113.64 |
| | | | C10 | 38.70 | 40.00' | 055°24'11" | S71° 35' 32"E | 37.20 |
| | | | C11 | 114.86' | 150.00' | 045°34'41" | S21° 55' 21"E | 112.17 |



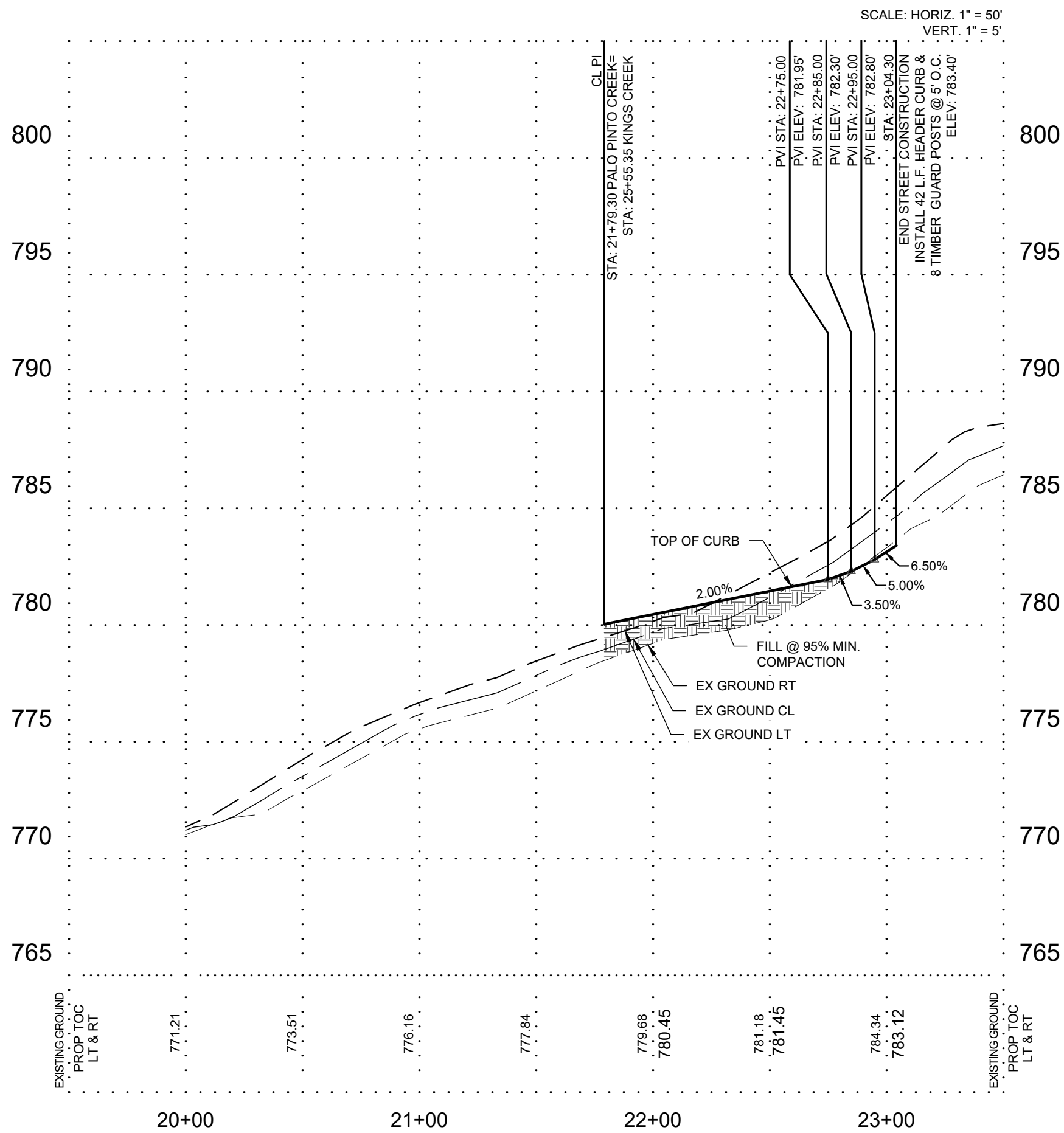


LOCATION MAP



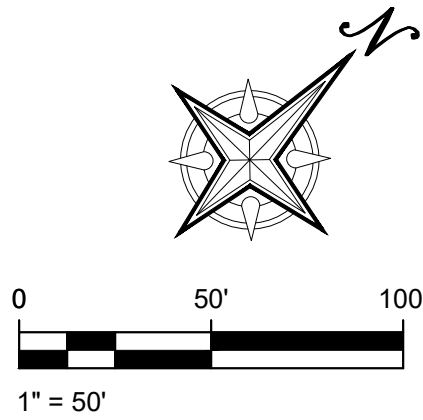
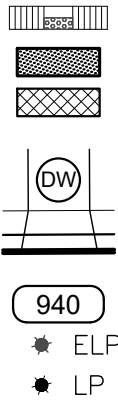
PALO PINTO CREEK

STA. 21+79.30 TO STA. 23+04.30



LEGEND

- WHEELCHAIR RAMP
WASHOUT CROWN
SIDEWALK TO BE BUILT BY DEVELOPER
PROPOSED DRIVEWAY
TOP OF CURB ELEVATION
EXISTING STREET LIGHT
PROPOSED STREET LIGHT (100 WATT)



STREETLIGHT NOTE
STREETLIGHT POLES TO BE IN OPEN GREEN SPACE WHERE SHOWN ON PLANS.

DRIVEWAY NOTE
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

MEDINA COUNTY PERMIT NOTE:
MEDINA COUNTY RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING MEDINA COUNTY RIGHT OF WAY

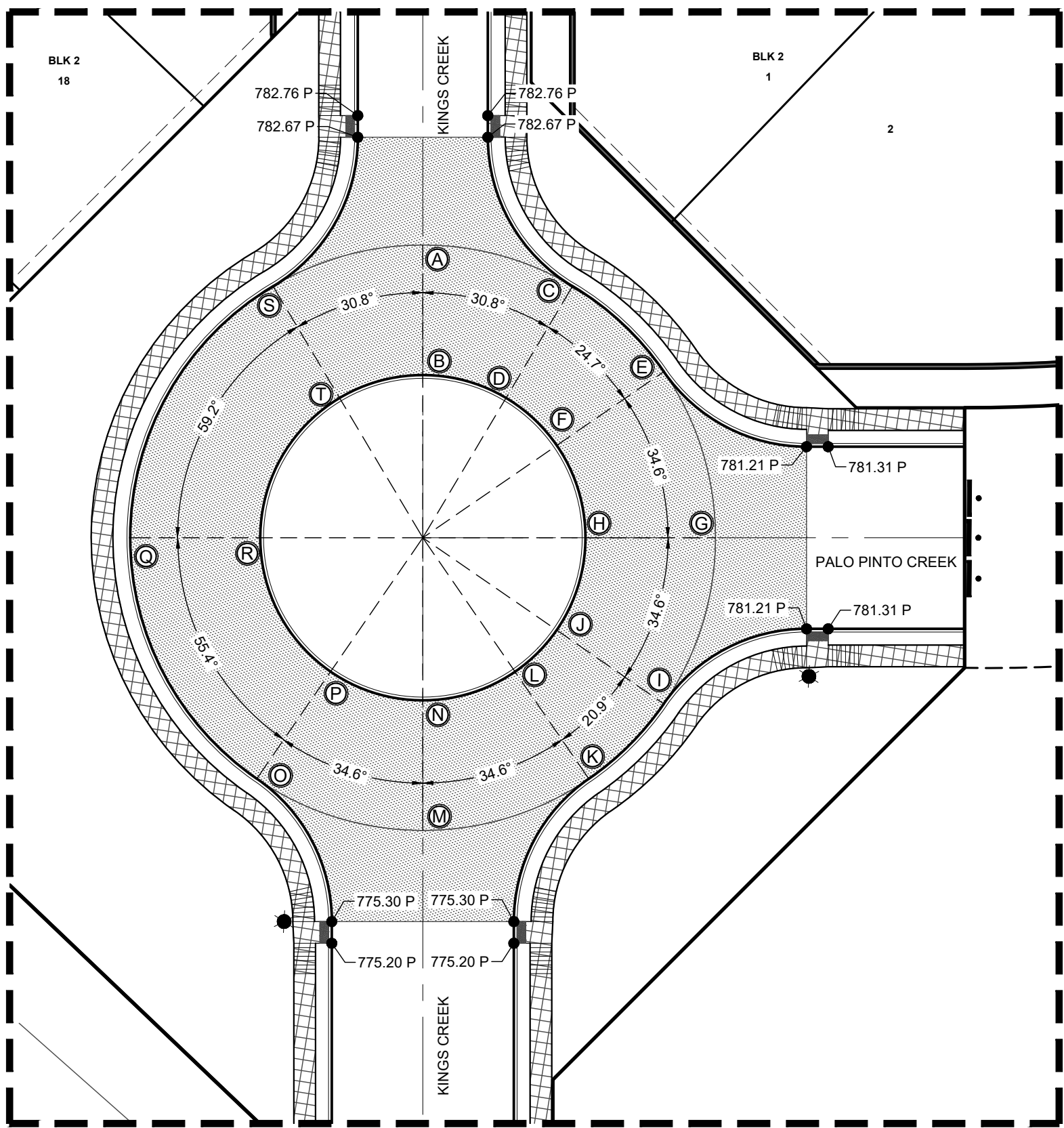
HEADER CURB NOTE:
HEADER CURB TO BE TRANSITIONED TO STD. CURB IN 2.

CITY OF SAN ANTONIO WHEELCHAIR RAMP - TYPE III
REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS.

| Curve Table | | | | | |
|-------------|---------|--------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 38.70' | 40.00' | 055°25'41" | S71° 35' 32"E | 37.20' |
| C2 | 135.08' | 67.50' | 114°39'20" | S41° 58' 42"E | 113.64' |
| C3 | 41.35' | 40.00' | 059°13'40" | S14° 15' 51"E | 39.53' |
| C4 | 41.35' | 40.00' | 059°13'40" | N73° 28' 31"W | 39.53' |
| C5 | 29.05' | 67.50' | 024°39'20" | S89° 13' 19"W | 28.82' |
| C6 | 38.70' | 40.00' | 055°25'41" | S73° 50' 09"W | 37.20' |
| C7 | 38.70' | 40.00' | 055°25'41" | N18° 24' 28"E | 37.20' |
| C8 | 24.57' | 67.50' | 020°51'21" | N1° 07' 19"E | 24.43' |
| C9 | 38.70' | 40.00' | 055°25'41" | N16° 09' 51"W | 37.20' |

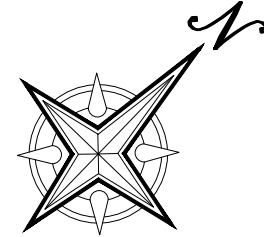
| Line Table | | |
|------------|---------|-------------|
| Line | Length | Direction |
| L1 | 125.07' | N46°07'19"E |

| POINT | CURB ELEV. | GUTTER ELEV. |
|--------|------------|--------------|
| LT PT. | 783.25 | 782.87 |
| RT PT. | 783.25 | 782.87 |
| A | 782.09 | 782.09 |
| B | 782.67 | 782.09 |
| C | 782.70 | 782.12 |
| D | 782.10 | 781.52 |
| E | 782.31 | 781.73 |
| F | 781.71 | 781.13 |
| LT PT. | 781.80 | 781.22 |
| RT PT. | 781.80 | 781.22 |
| G | 780.30 | 780.30 |
| H | 780.33 | 779.75 |
| I | 779.55 | 778.97 |
| J | 778.93 | 778.35 |
| K | 778.13 | 777.55 |
| L | 777.53 | 776.95 |
| RT PT. | 775.88 | 775.30 |
| LT PT. | 775.88 | 775.30 |
| M | 776.06 | 776.06 |
| N | 777.30 | 776.72 |
| O | 777.21 | 776.63 |
| P | 777.61 | 777.23 |
| Q | 779.45 | 778.97 |
| R | 780.05 | 779.47 |
| S | 781.83 | 781.25 |
| T | 782.43 | 781.85 |



ROUNDAABOUT DETAIL #1

SCALE: 1" = 30'



KCI TECHNOLOGIES, INC.

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

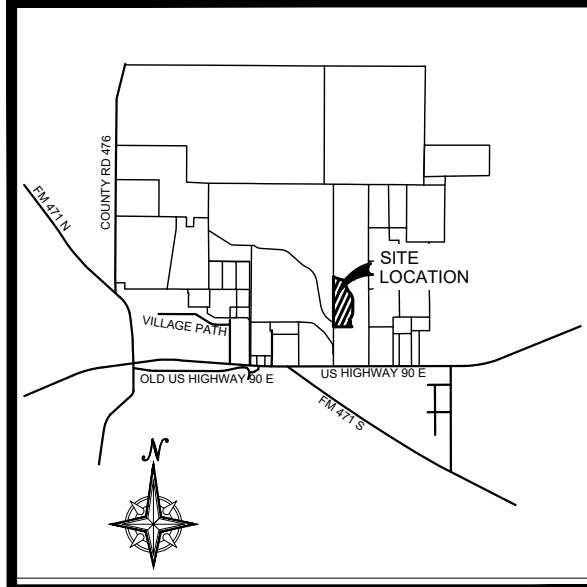


FLAT CREEK SUBDIVISION UNIT 1
PALO PINTO CREEK PLAN AND PROFILE

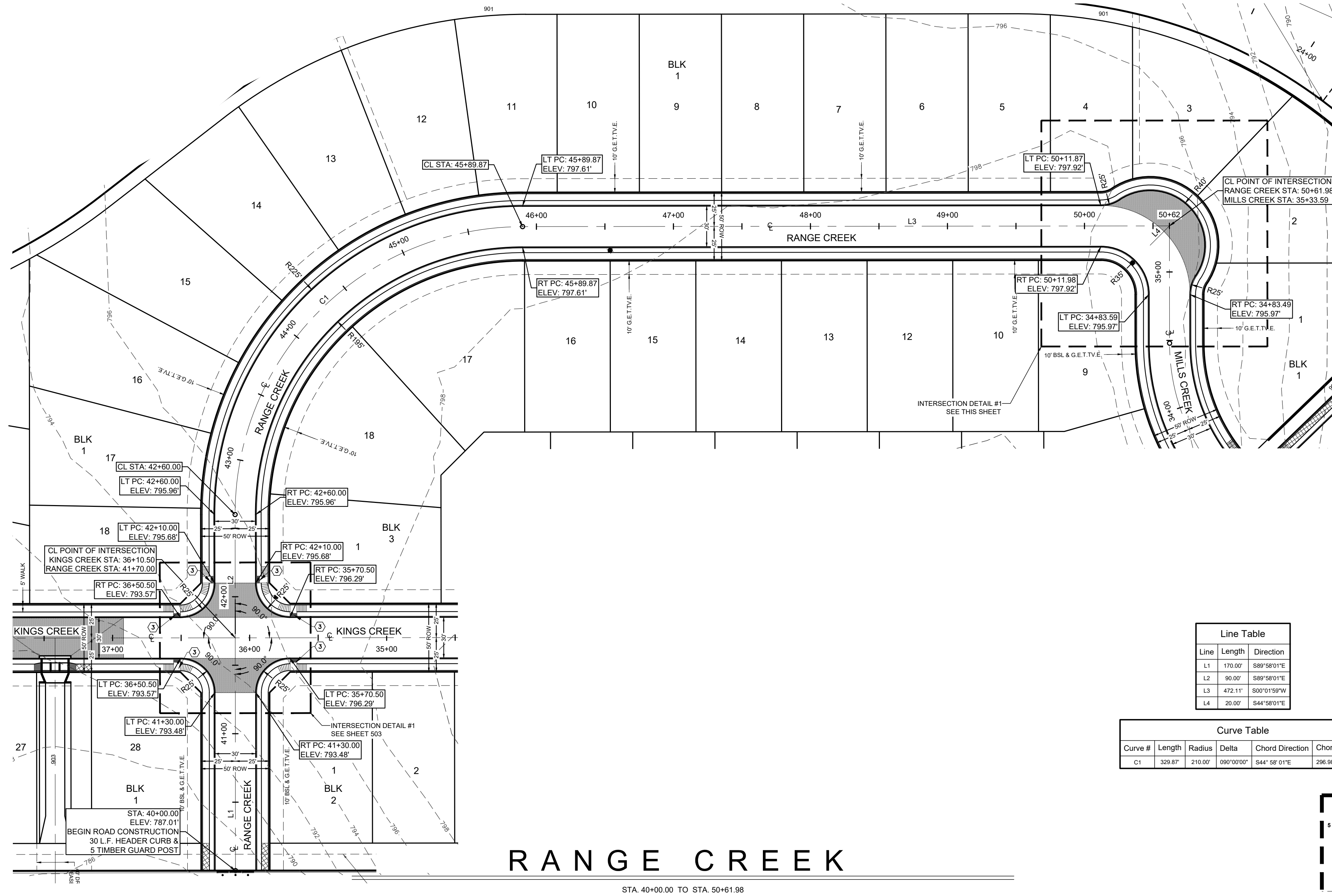
DRAFTING: K.P.P.R. CHECK: C.P.
DESIGN: C.P. CHECK: L.E.
SUBMITTAL PHASE:
DATE: 02/2024
KCI JOB #: 762308222
SHEET:

504

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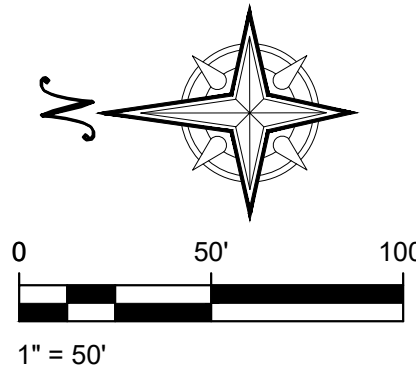


LOCATION MAP



| Line Table | | |
|------------|---------|-------------|
| Line | Length | Direction |
| L1 | 170.00' | S89°59'01"E |
| L2 | 90.00' | S89°59'01"E |
| L3 | 472.11' | S00°01'59"W |
| L4 | 20.00' | S44°58'01"E |

| Curve Table | | | | |
|-------------|---------|---------|------------|-----------------|
| Curve # | Length | Radius | Delta | Chord Direction |
| C1 | 329.87' | 210.00' | 090°00'00" | S44°58'01"E |



LEGEND

- WHEELCHAIR RAMPS
WASHOUT CROWN
SIDEWALK TO BE BUILT BY DEVELOPER
PROPOSED DRIVEWAY
TOP OF CURB ELEVATION
EXISTING STREET LIGHT
PROPOSED STREET LIGHT (100 WATT)

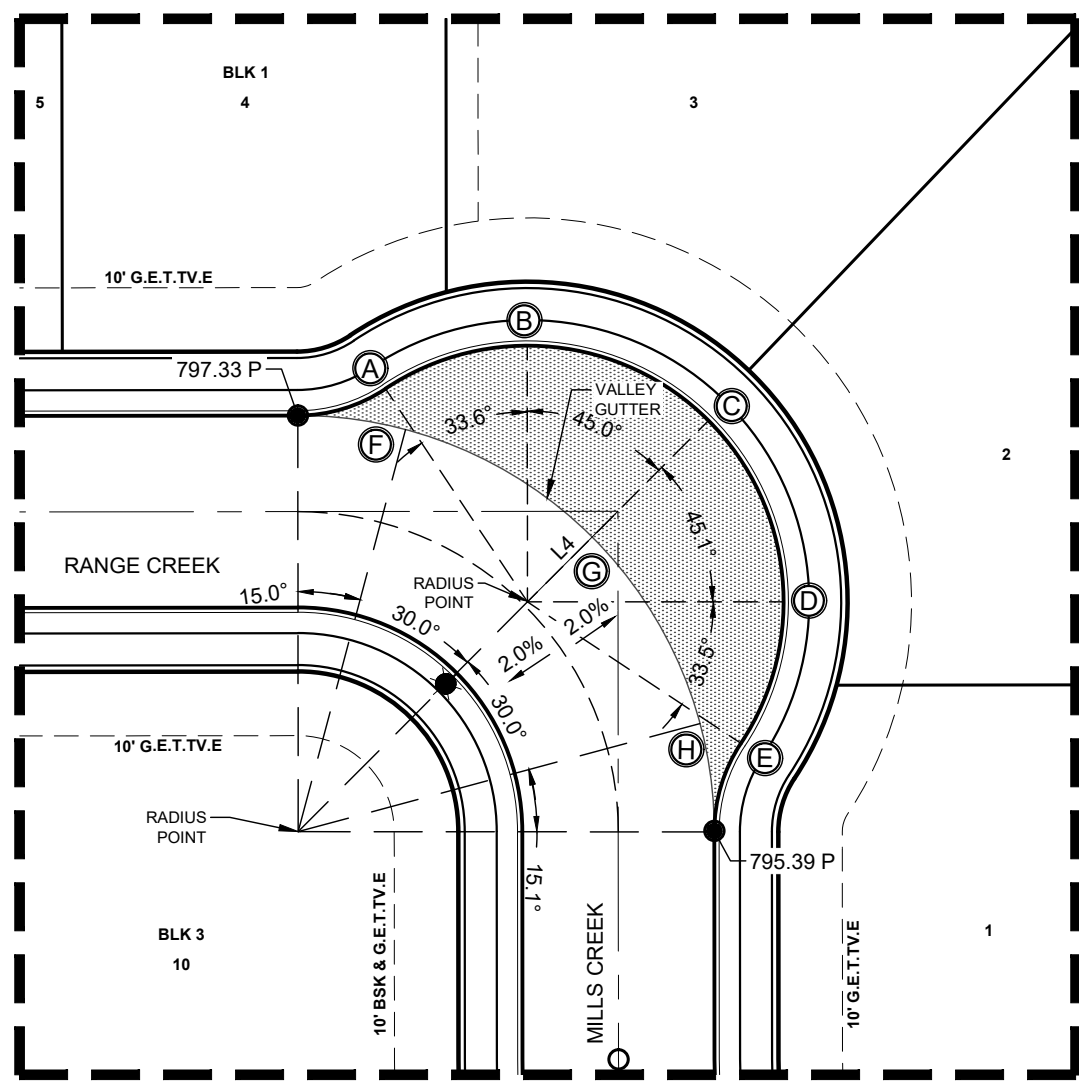
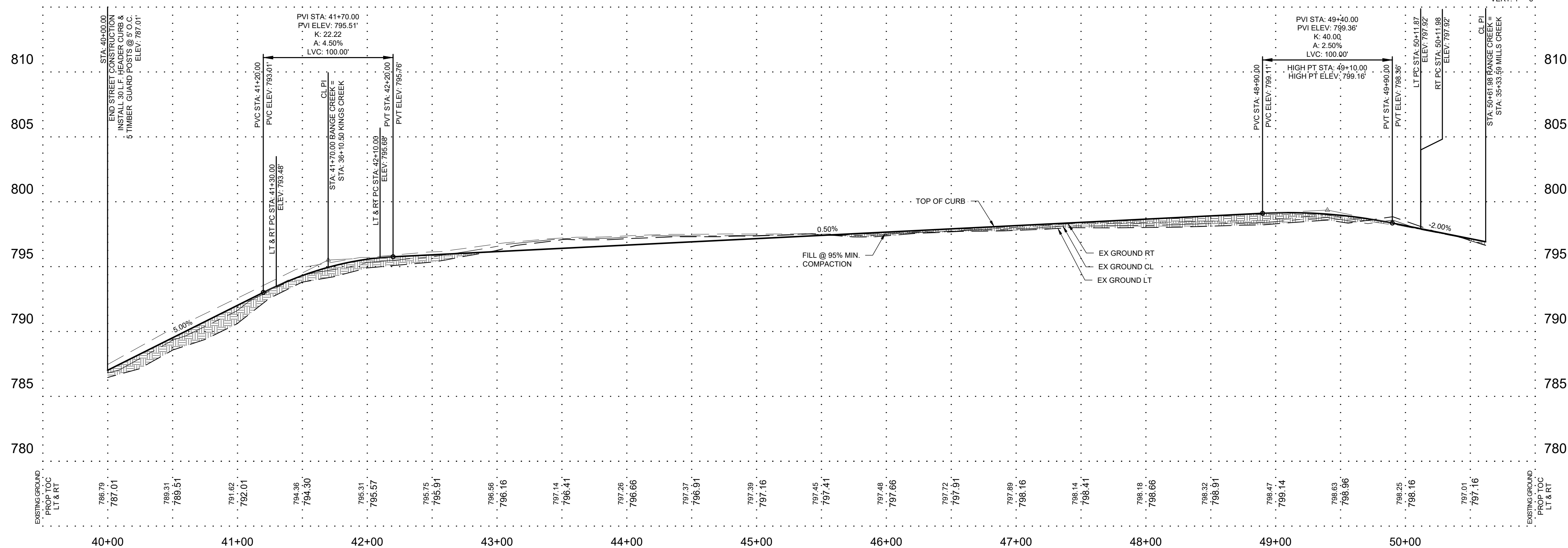
STREETLIGHT NOTE
STREETLIGHT POLES TO BE IN OPEN GREEN SPACE WHERE SHOWN ON PLANS.

DRIVEWAY NOTE
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

MEDINA COUNTY PERMIT NOTE:
MEDINA COUNTY RIGHT OR WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING MEDINA COUNTY RIGHT OF WAY.

HEADER CURB NOTE:
HEADER CURB TO BE TRANSITIONED TO STD. CURB IN 2'.

3 CITY OF SAN ANTONIO WHEELCHAIR RAMP - TYPE III
REFER TO WHEELCHAIR RAMP STANDARDS ON STREET DETAILS.



| POINT | CURB ELEV. | GUTTER ELEV. |
|-------|------------|--------------|
| LT PC | 797.92 | 797.33 |
| A | 797.72 | 797.14 |
| B | 797.62 | 797.04 |
| C | 797.46 | 796.88 |
| D | 797.12 | 796.54 |
| E | 796.48 | 795.90 |
| F | | 796.58 |
| G | | 796.36 |
| H | | 795.74 |
| RT PC | 795.97 | 795.39 |

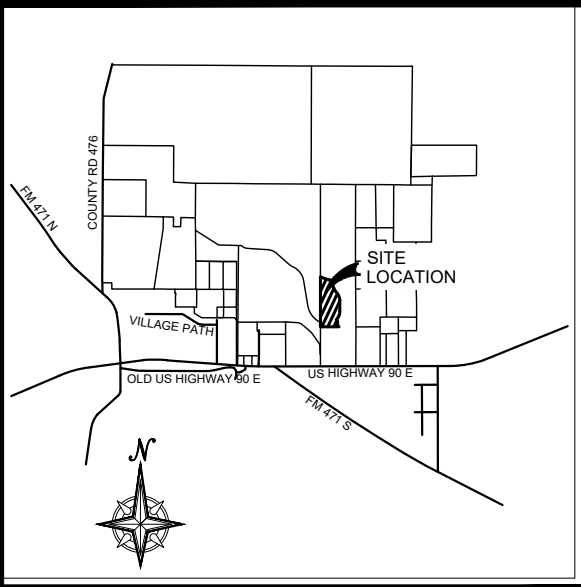
FLAT CREEK SUBDIVISION UNIT 1
RANGE CREEK PLAN AND PROFILE

DRAFTING: K.P.P. CHECK: C.P.
DESIGN: C.P. CHECK: L.E.
SUBMITTAL PHASE:
DATE: 02/2024
KCI JOB #: 762308222
SHEET:

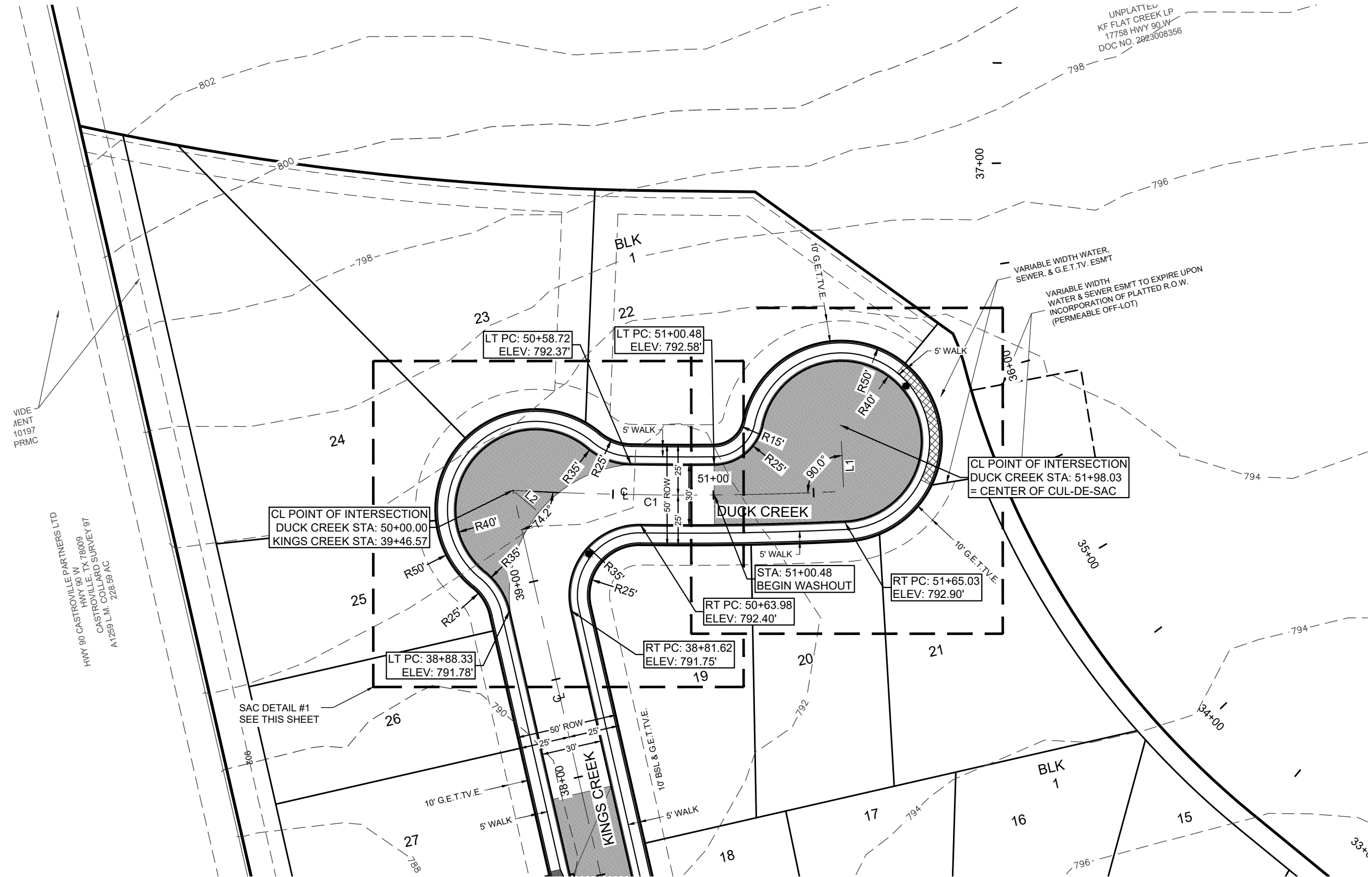
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9899
FAX: (210) 641-6440
REGISTRATION #10573 / #101943-65



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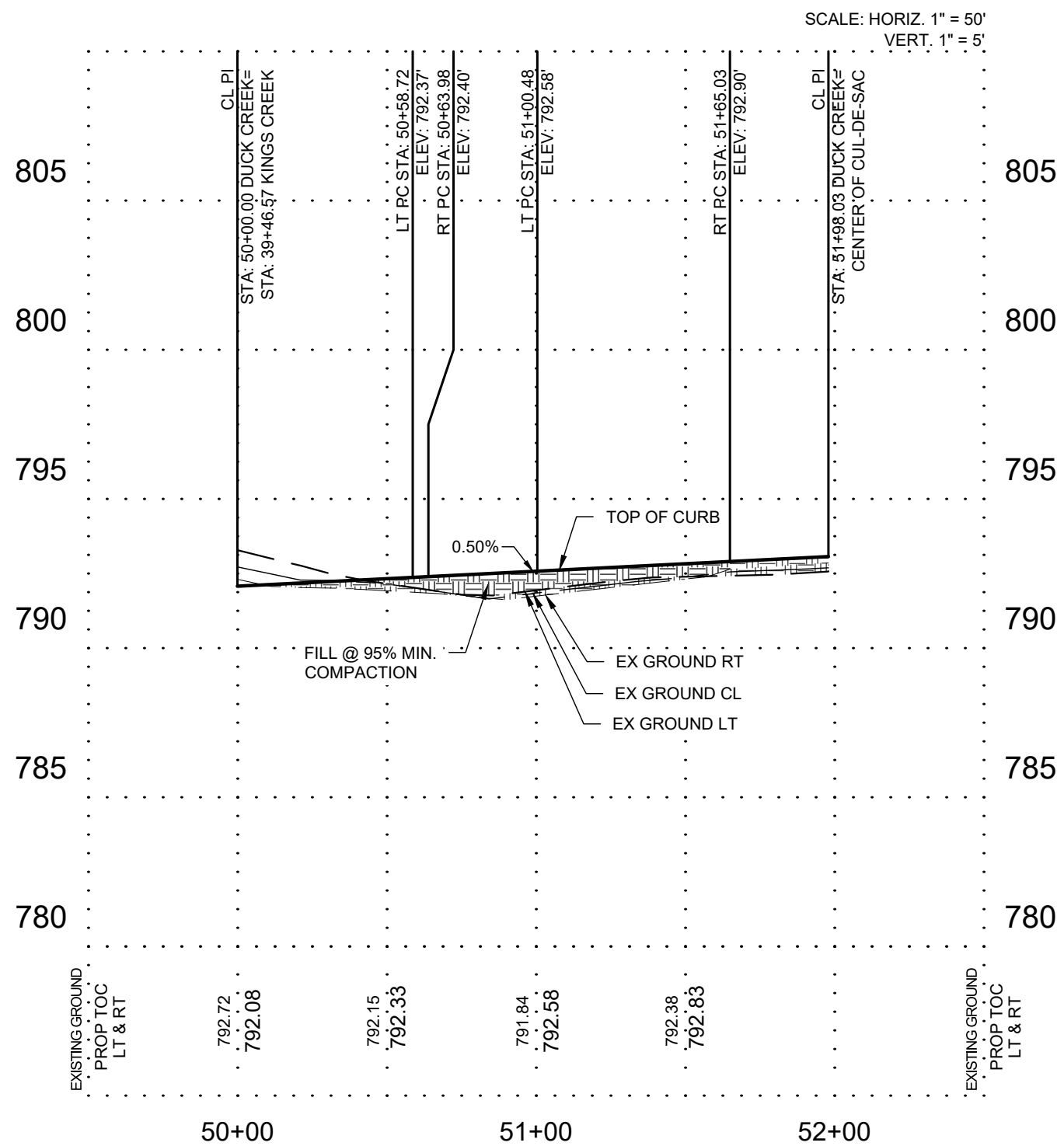


LOCATION MAP



DUCK CREEK

STA. 50+00.00 TO STA. 51+98.03



| Line Table | | | | | |
|------------|--------|--------------|--|--|--|
| Line | Length | Direction | | | |
| L1 | 25.00' | S10°10'11\"W | | | |
| L2 | 15.00' | S38°59'19\"E | | | |

| Curve Table | | | | | |
|-------------|---------|-----------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 165.03' | 1,624.00' | 00°49'20\" | N70°15'09\"W | 164.98' |

LEGEND

WHEELCHAIR RAMPS
WASHOUT CROWN
SIDEWALK TO BE BUILT BY DEVELOPER
PROPOSED DRIVEWAY
TOP OF CURB ELEVATION
EXISTING STREET LIGHT
PROPOSED STREET LIGHT (100 WATT)

STREETLIGHT NOTE
STREETLIGHT POLES TO BE IN OPEN GREEN SPACE WHERE SHOWN ON PLANS.

DRIVEWAY NOTE
DRIVEWAYS SHOWN ON THIS PLAN ARE FOR THE SOLE PURPOSE OF INDICATING A POTENTIAL CONFLICT WITH CURB RAMP, DRAINAGE INFRASTRUCTURE, OR OTHER CONFLICT. DRIVEWAY LOCATION IS SUBJECT TO CHANGE BASED ON HOME SELECTION AND FINAL LOT DESIGN.

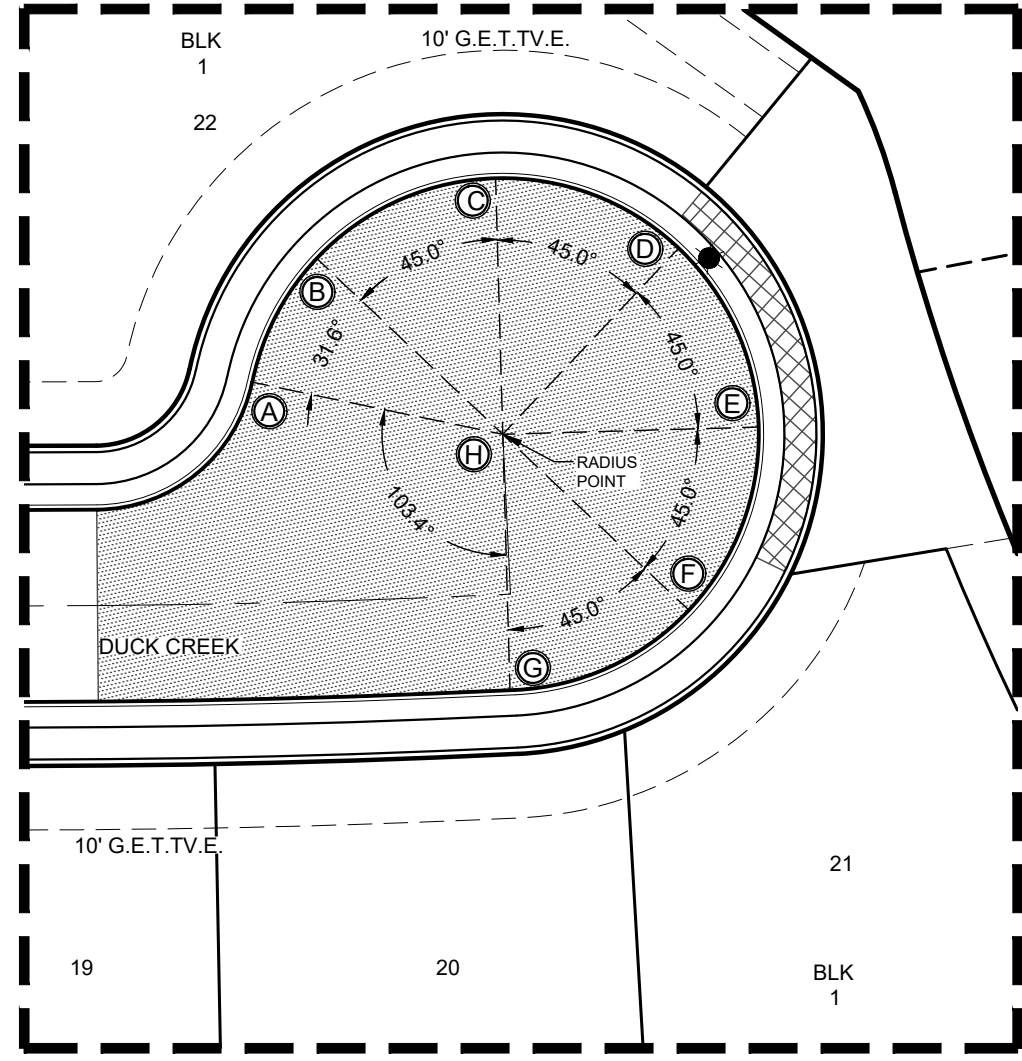
MEDINA COUNTY PERMIT NOTE:
MEDINA COUNTY RIGHT OR WAY PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING MEDINA COUNTY RIGHT OF WAY.

HEADER CURB NOTE:
HEADER CURB TO BE TRANSITIONED TO STD. CURB IN 2'.

| Line | Length | Direction |
|------|--------|--------------|
| L1 | 25.00' | S10°10'11\"W |
| L2 | 15.00' | S38°59'19\"E |

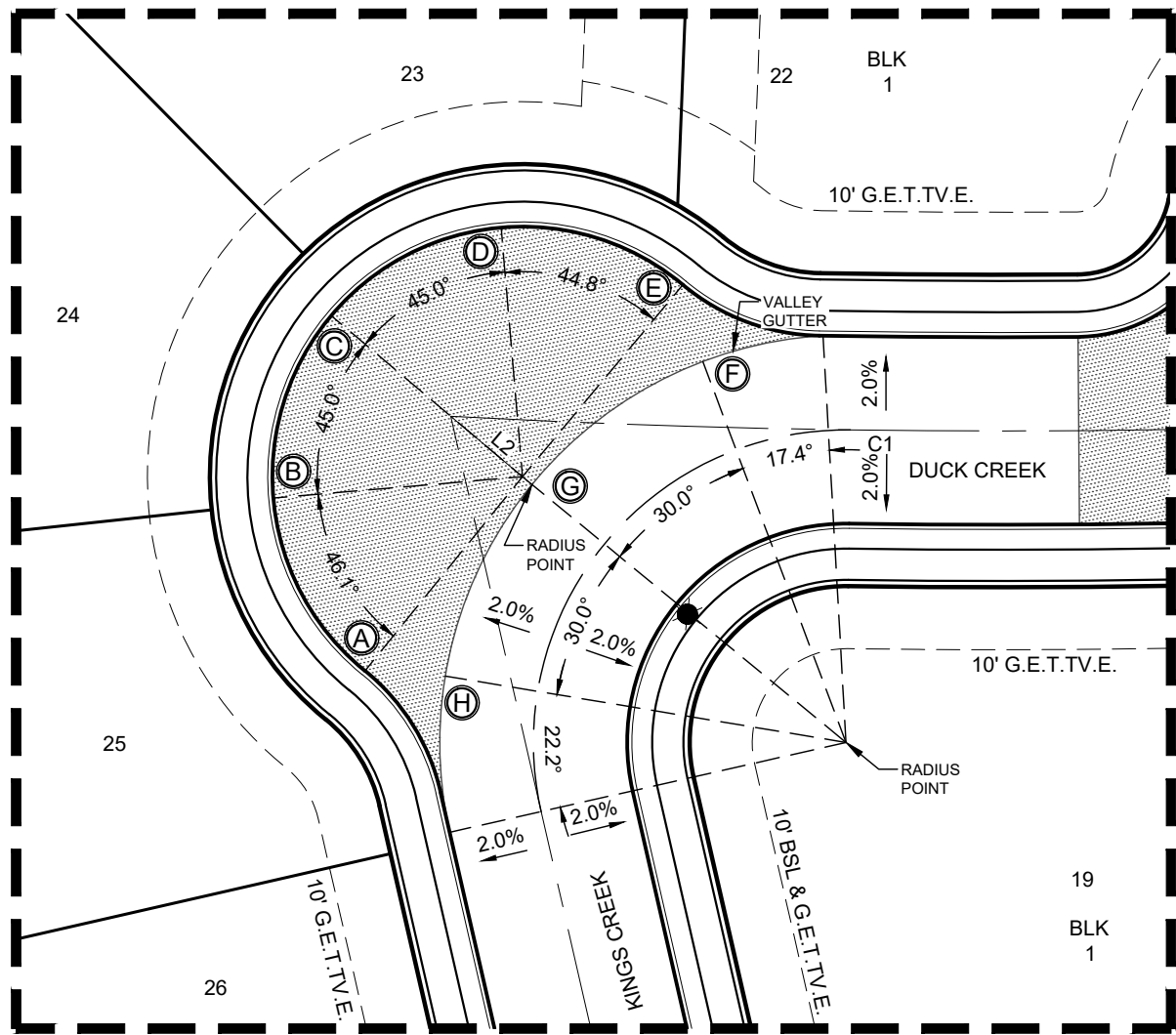
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|---------|-----------|------------|-----------------|--------------|
| C1 | 165.03' | 1,624.00' | 00°49'20\" | N70°15'09\"W | 164.98' |

1\" = 50'



SAC DETAIL #1

SCALE: 1" = 30'



SAC DETAIL #2

SCALE: 1" = 30'

| POINT | CURB ELEV. | GUTTER ELEV. |
|-------|------------|--------------|
| LT PC | 792.58 | 792.00 |
| A | 792.81 | 792.23 |
| B | 792.95 | 792.37 |
| C | 793.16 | 792.58 |
| D* | 793.37 | 792.79 |
| E | 793.22 | 792.64 |
| F | 793.06 | 792.48 |
| G | 792.91 | 792.33 |
| H | | 792.45 |

*DENOTES HIGH POINT.

| POINT | CURB ELEV. | GUTTER ELEV. |
|-------|------------|--------------|
| LT PC | 792.37 | 791.79 |
| A | 792.14 | 791.56 |
| B | 792.68 | 792.08 |
| C | 792.90 | 792.32 |
| D | 792.86 | 792.28 |
| E | 792.52 | 791.94 |
| F | | 791.69 |
| G | | 791.49 |
| H | | 791.30 |
| LT PC | 791.78 | 791.20 |

FOR BIDDING
PURPOSES ONLY
NOT FOR CONSTRUCTION

SEAL:

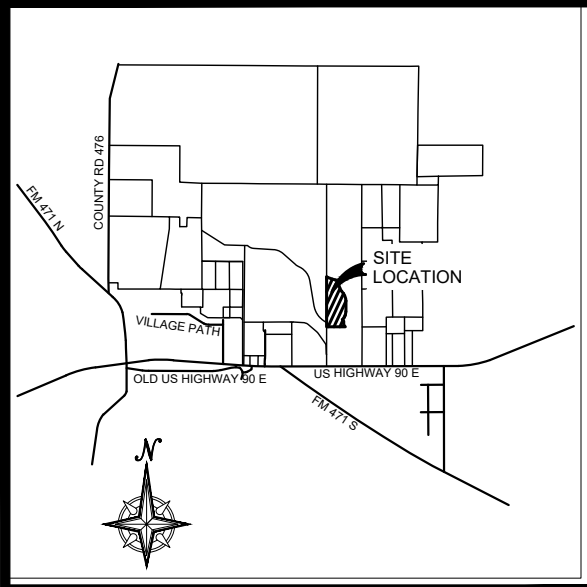
KCI TECHNOLOGIES, INC.
2806 W. BITTERS RD. SUITE 218
SAN ANTONIO, TEXAS 78248
PHONE: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #10573 / #101943-65

FLAT CREEK SUBDIVISION UNIT 1
DUCK CREEK PLAN AND PROFILE

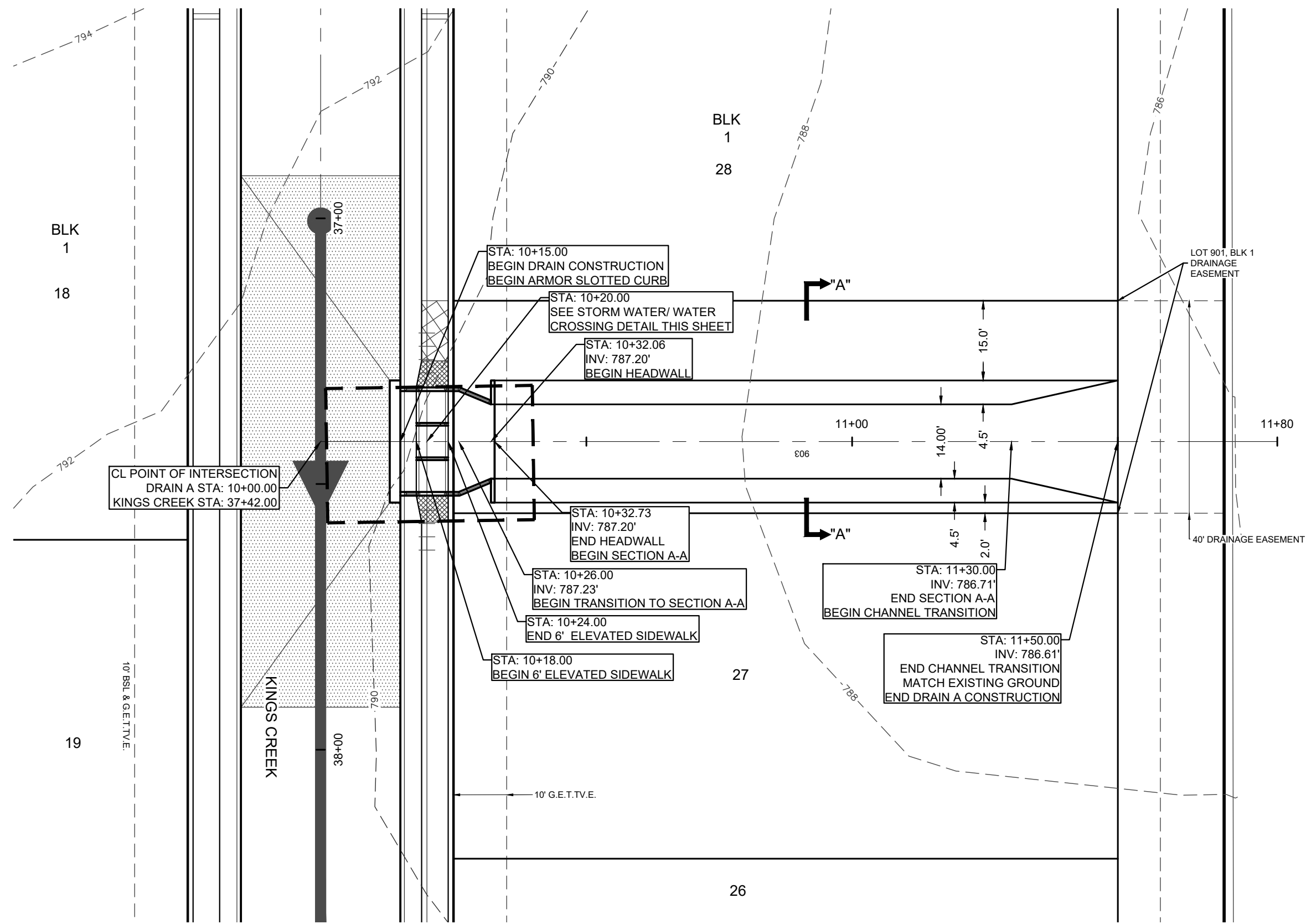
DRAFTING: K.P.P.R. CHECK: C.P.
DESIGN: C.P. CHECK: L.E.
SUBMITTAL PHASE:
DATE: 02/2024
KCI JOB #: 762308222
SHEET:

507

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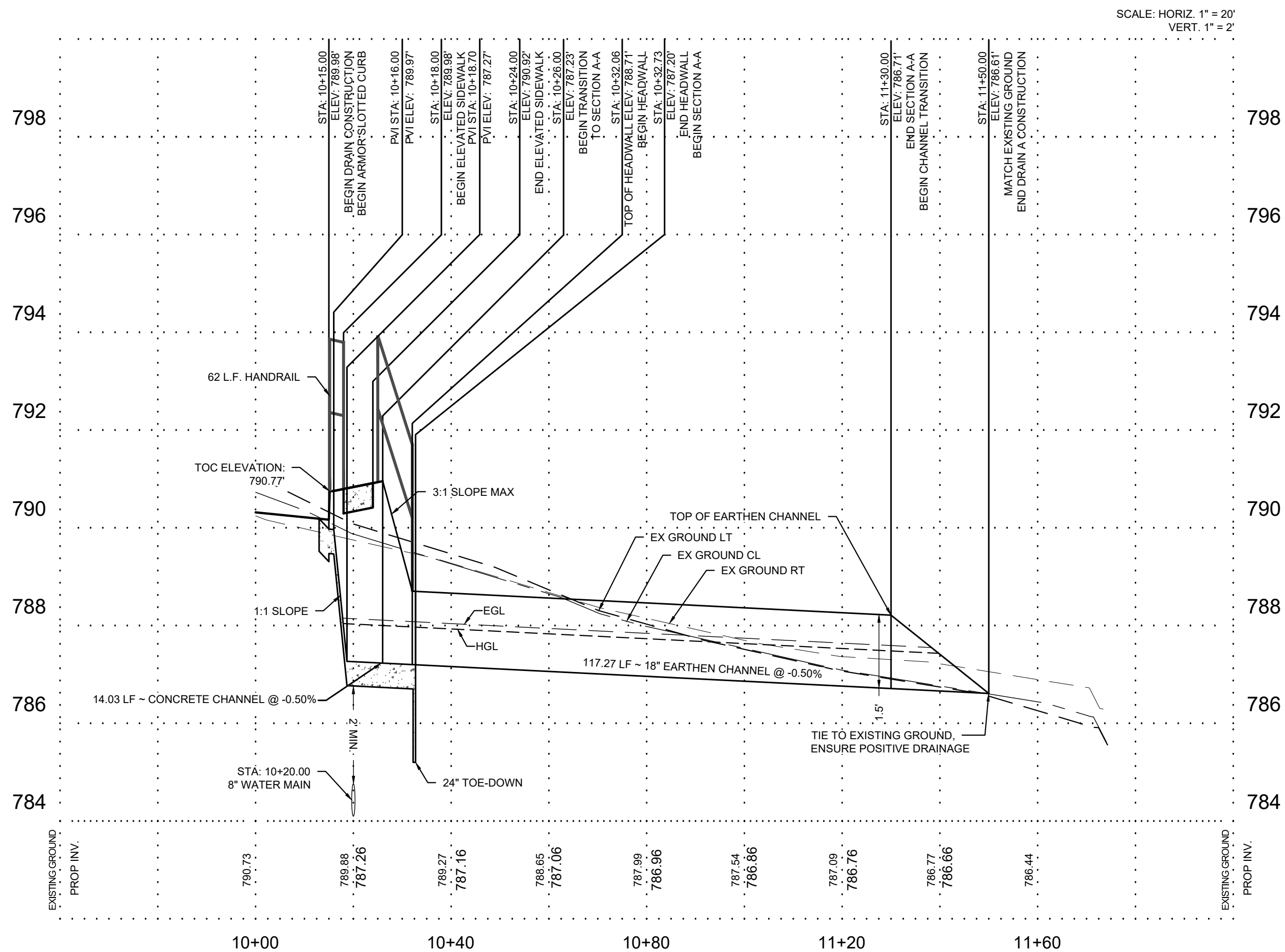


LOCATION MAP



DRAIN A

STA. 10+15.00 TO STA. 11+50.00



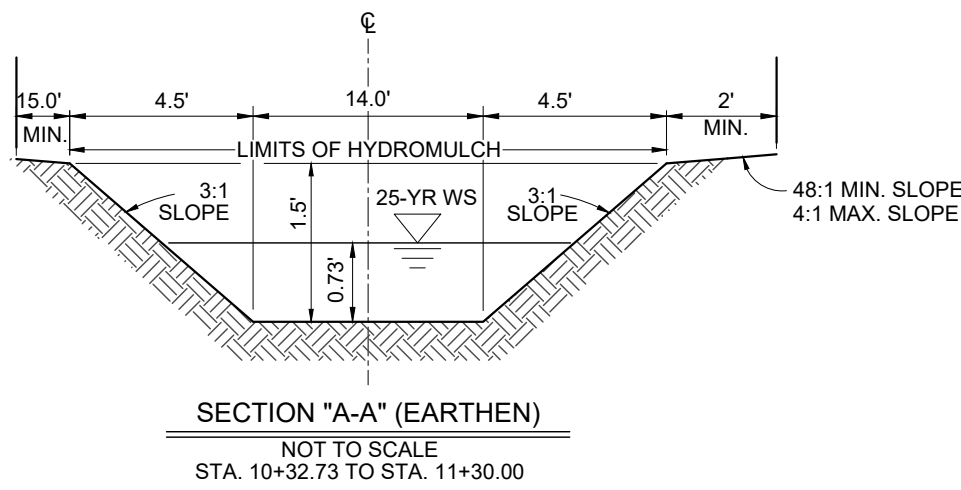
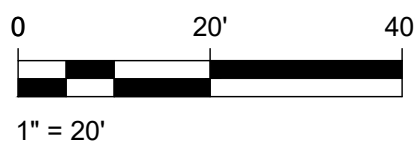
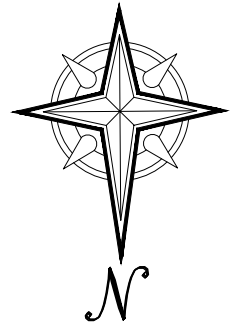
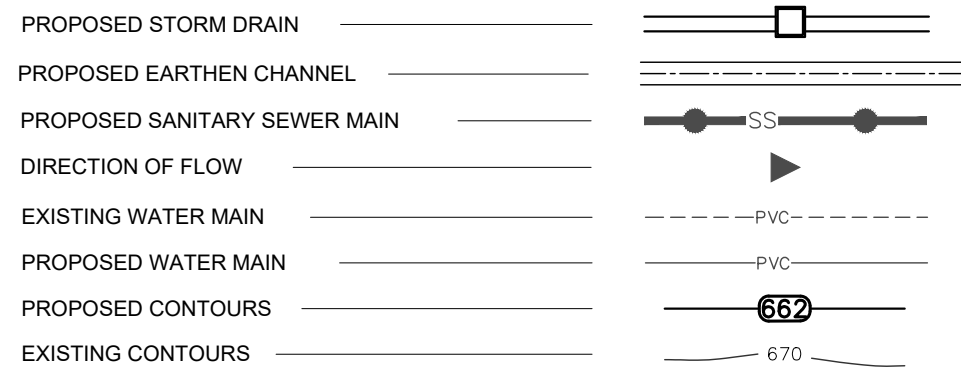
NOTE:

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

CONCRETE NOTES:

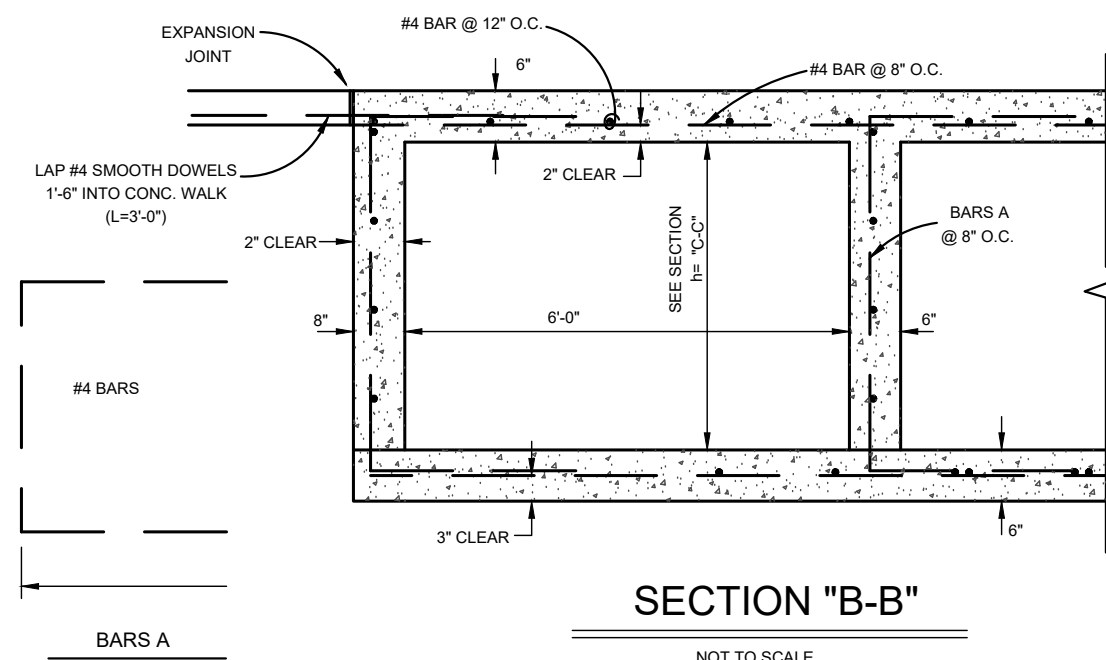
- COVER FOR REINFORCING STEEL IS 2" UNLESS NOTED.
- ALL CONCRETE SHALL BE CLASS "C" 3600 PSI @ 28 DAY WITH COURSE AGGREGATE GRADE 2-5.
- MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS SHALL BE 24 INCHES.

LEGEND



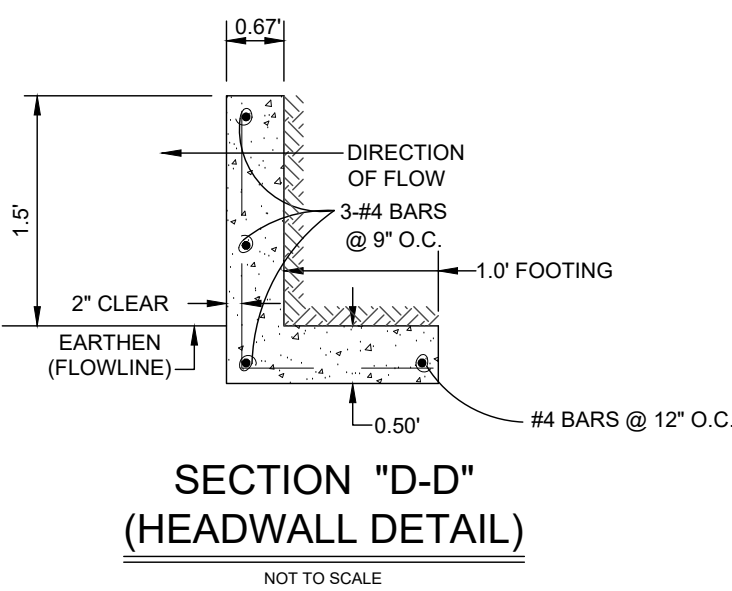
SECTION "A-A" (EARTHEN)

NOT TO SCALE
STA. 10+32.73 TO STA. 11+30.00



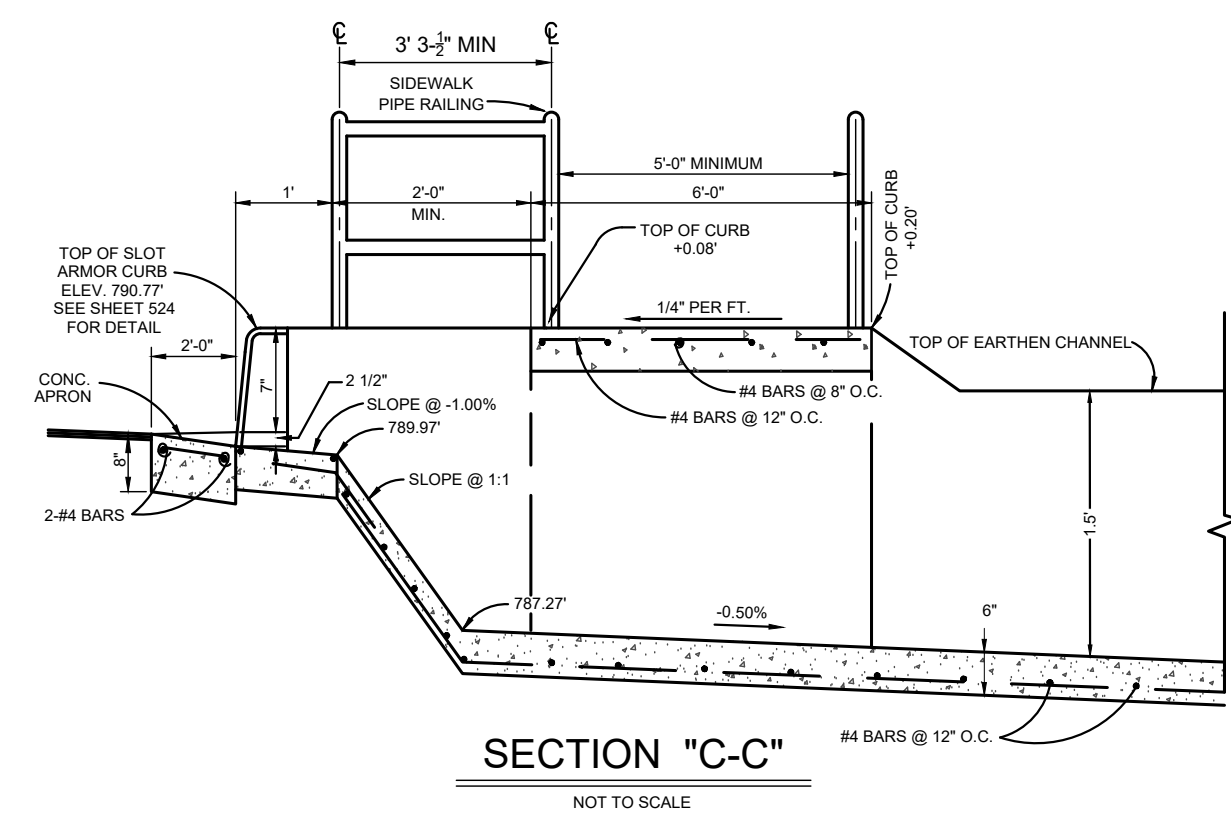
SECTION "B-B"

NOT TO SCALE



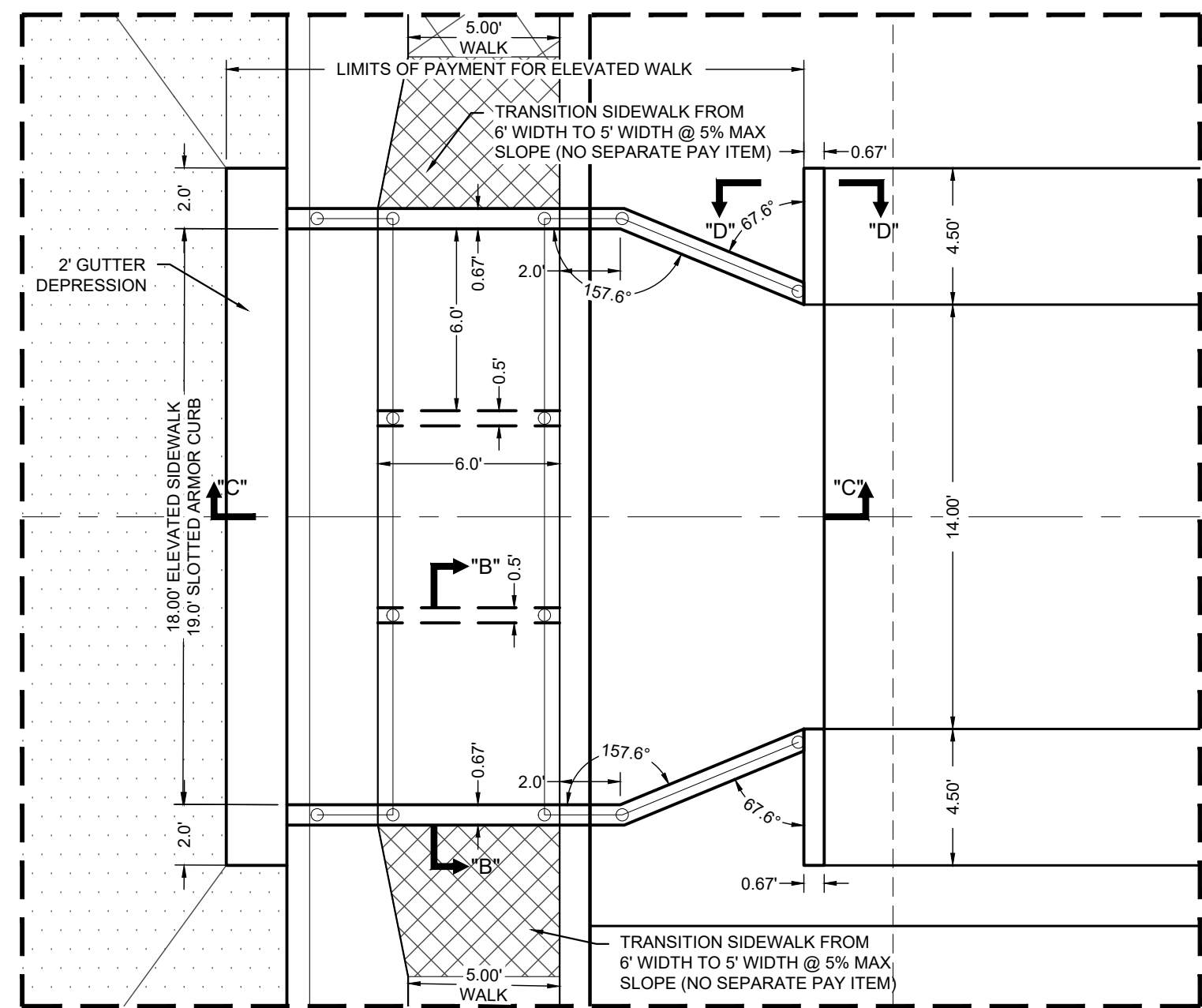
SECTION "D-D" (HEADWALL DETAIL)

NOT TO SCALE



SECTION "C-C"

NOT TO SCALE



DETAIL #1

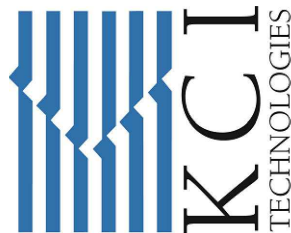
SCALE: 1" = 5'

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS 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.

KCI TECHNOLOGIES, INC.

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



FLAT CREEK SUBDIVISION UNIT 1

DRAIN A PLAN AND PROFILE

DRAFTING: K.P.P.R. CHECK: C.P.

DESIGN: C.P. CHECK: L.E.

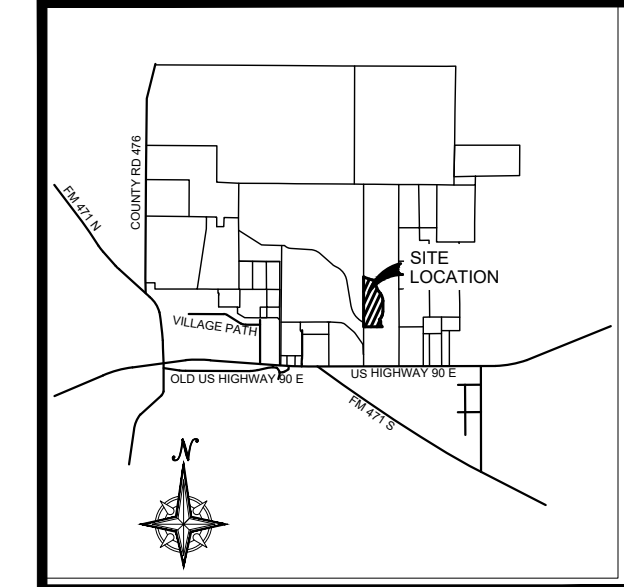
SUBMITTAL PHASE:

DATE: 02/20/24

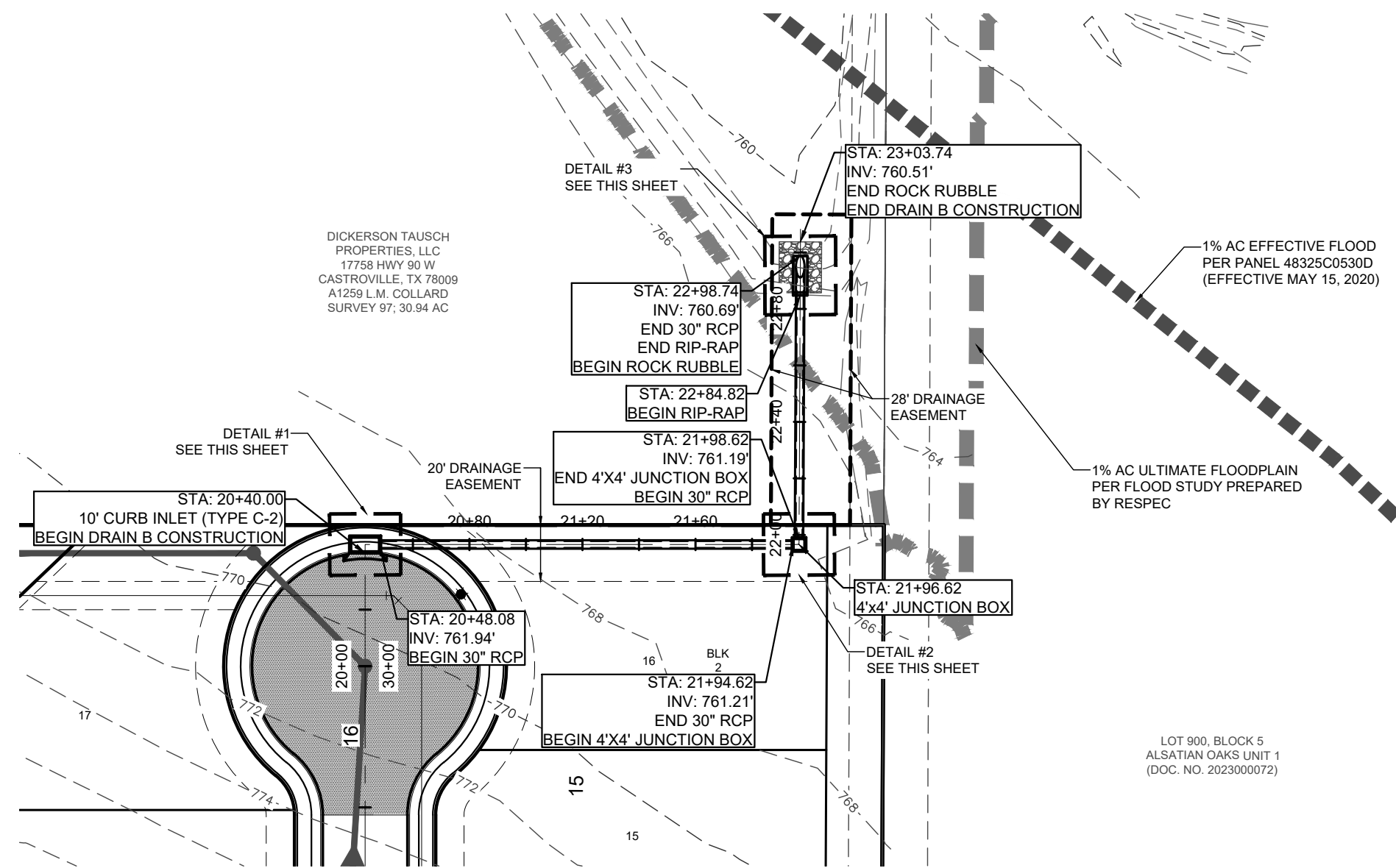
KCI JOB #: 762308222

SHEET:

508

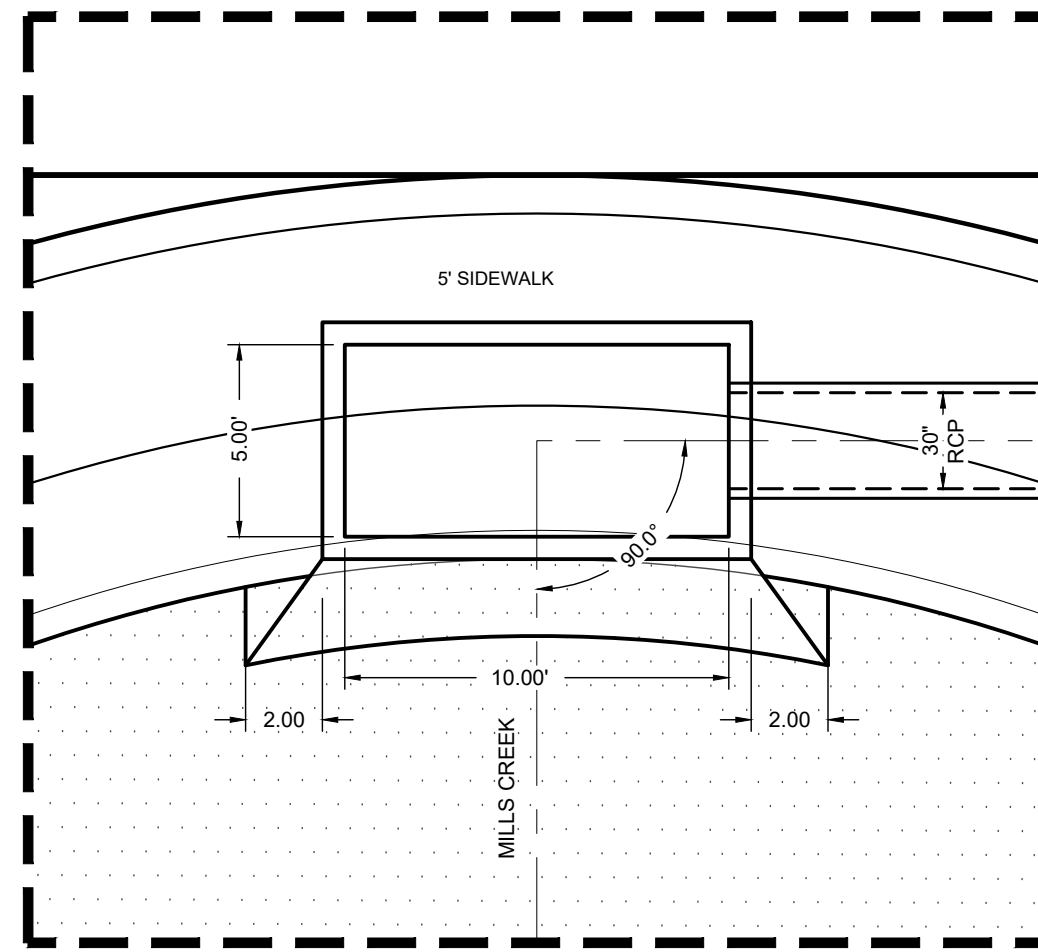
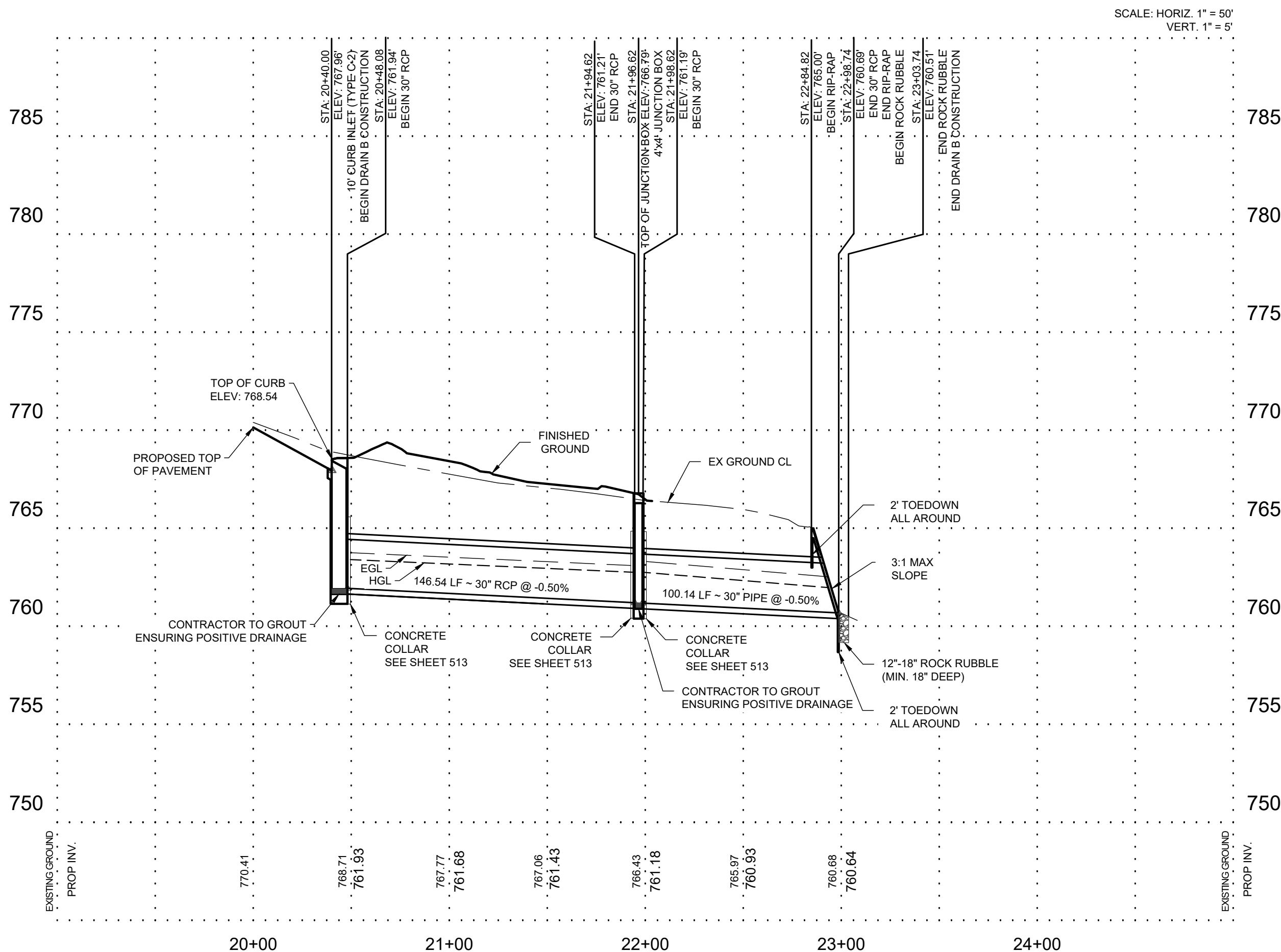


LOCATION MAP



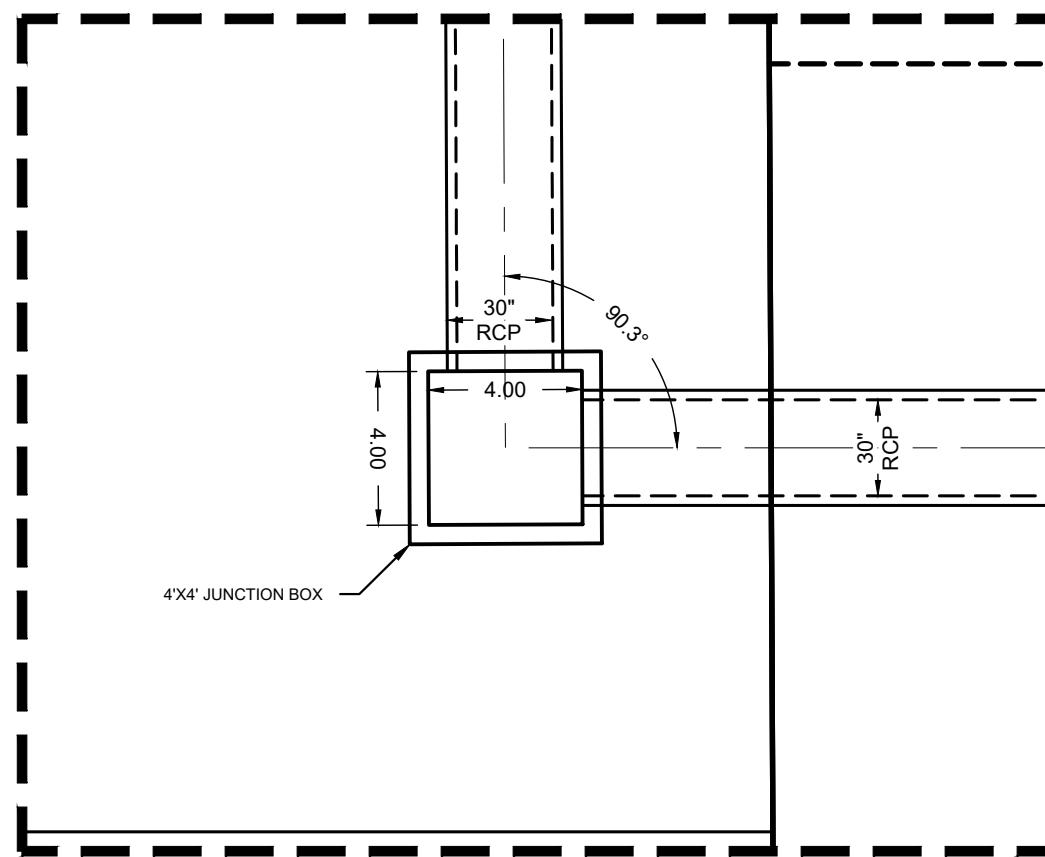
STORM DRAIN B

STA 20+40.00 TO STA 23+03.74



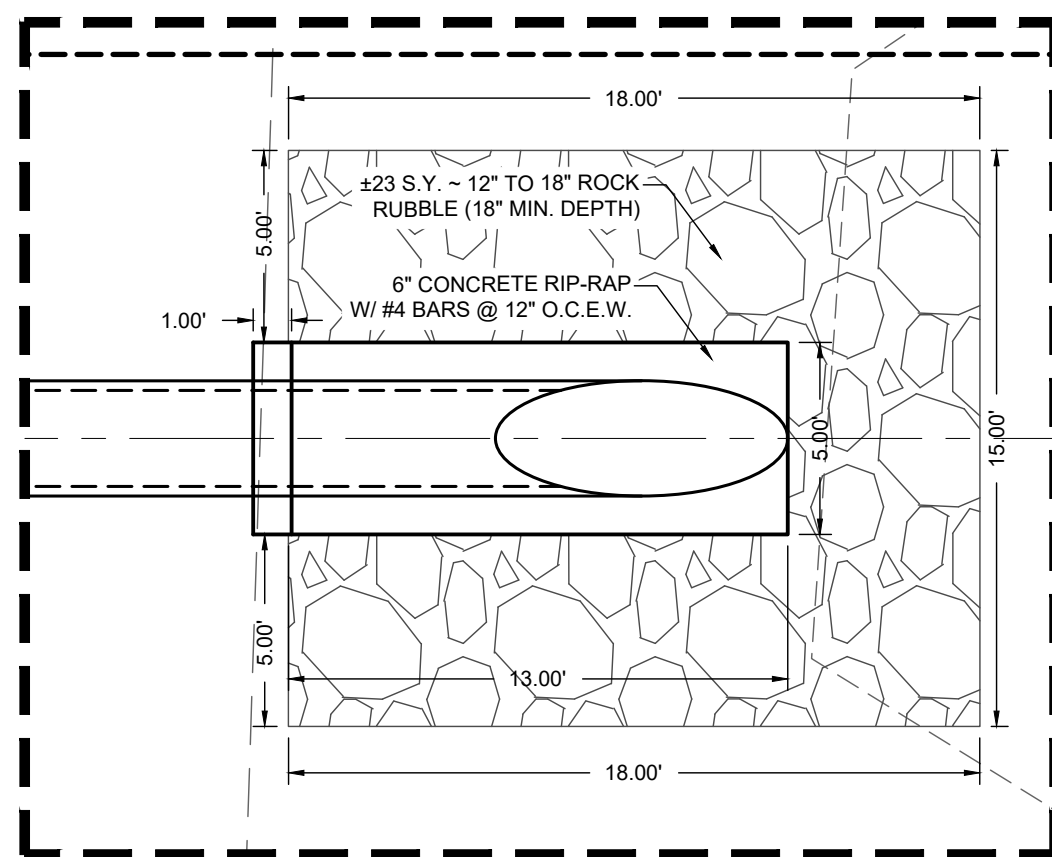
DETAIL #1

SCALE: 1" = 5'



DETAIL #2

SCALE: 1" = 5'



DETAIL #3

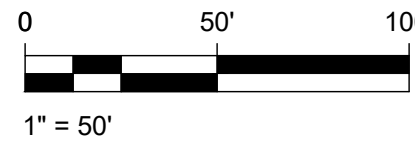
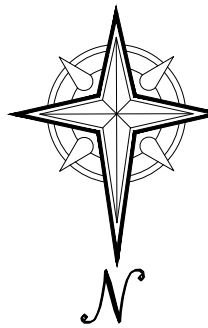
SCALE: 1" = 5'

NOTE:

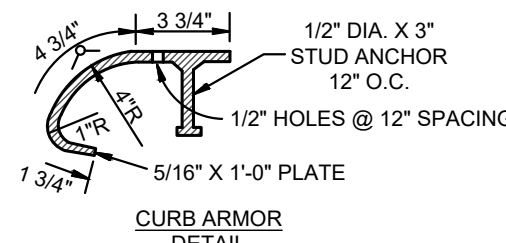
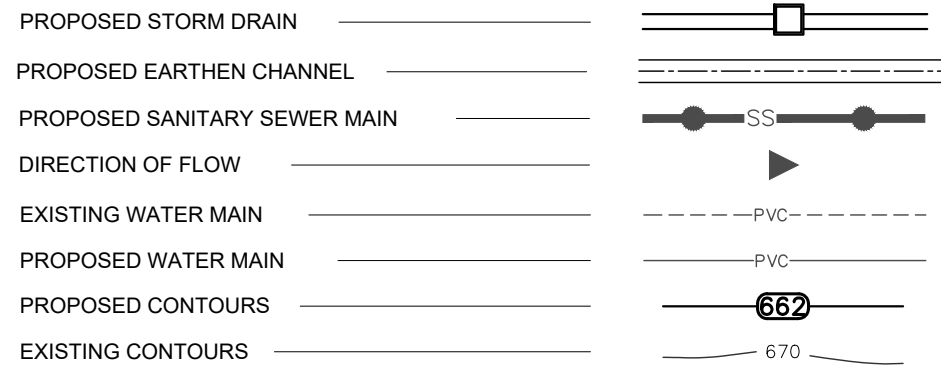
CONTRACTOR TO ENSURE POSITIVE DRAINAGE AT UPSTREAM & DOWNSTREAM ENDS OF DRAINS AND THAT NO PONDING WILL OCCUR.

CONCRETE NOTES:

- COVER FOR REINFORCING STEEL IS 2" UNLESS NOTED.
- ALL CONCRETE SHALL BE CLASS "C" 3600 PSI @ 28 DAY WITH COURSE AGGREGATE GRADE 2-5.
- MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS SHALL BE 24 INCHES.



LEGEND

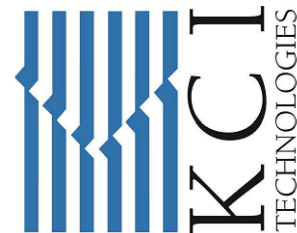


CURB ARMOR NOTE:
Curb armor located on a curve shall be provided by SC Welding or approved equivalent.

SC Welding
521 Frio City Road
San Antonio, TX
Phone: 210-226-9237

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS 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.

KCI 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



FLAT CREEK SUBDIVISION UNIT 1

STORM DRAIN B PLAN AND PROFILE

| | |
|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: 02/2024 | |
| KCI JOB #: | 762308222 |
| SHEET: | |

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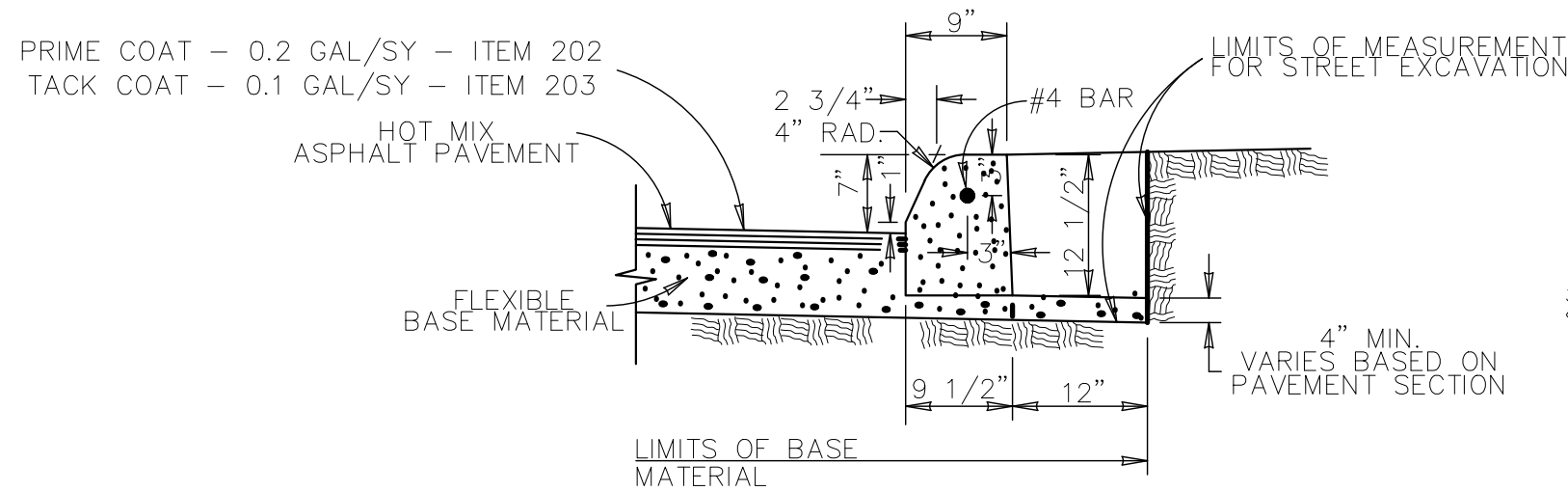
| COLLECTOR PAVEMENT DESIGN | | | |
|---|------------|----------|--|
| PAVEMENT DESIGN WAS PREPARED BY INTEC, L.P. | | | |
| PAVEMENT STRUCTURE (DESIGN CBR=5) | STR. COEF. | STR. NO. | |
| 3" HOT MIX ASPHALT TYPE D | 0.44 | 1.32 | |
| 18.50" FLEXIBLE BASE (TYPE A, GRADE 1 OR 2) | 0.14 | 2.59 | |
| 8" LIME TREATED SUBGRADE (40#SY) | 0.00 | 0.00 | |
| TOTAL | | 3.91 | |

| | | | |
|------------------|---------------|----|---------------|
| PALO PINTO CREEK | STA. 21+79.30 | TO | STA. 23+04.30 |
| KINGS CREEK | STA. 23+84.34 | TO | STA. 26+47.71 |

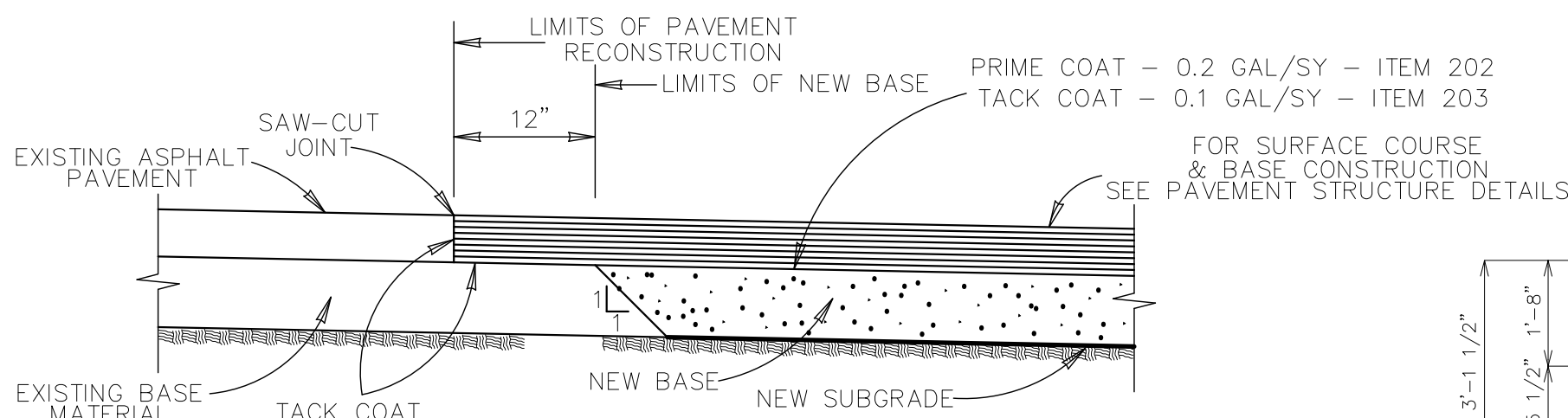
| LOCAL A PRIMARY PAVEMENT DESIGN | | | |
|---|------------|----------|--|
| PAVEMENT DESIGN WAS PREPARED BY INTEC, L.P. | | | |
| PAVEMENT STRUCTURE (DESIGN CBR=5) | STR. COEF. | STR. NO. | |
| 2" HOT MIX ASPHALT TYPE D | 0.44 | 0.88 | |
| 8.50" FLEXIBLE BASE (TYPE A, GRADE 1 OR 2) | 0.14 | 1.19 | |
| 8" LIME TREATED SUBGRADE (40#SY) | 0.00 | 0.00 | |
| TOTAL | | 2.07 | |

| | | | |
|-------------|---------------|----|---------------|
| KINGS CREEK | STA. 26+47.71 | TO | STA. 39+46.57 |
| MILLS CREEK | STA. 30+00.00 | TO | STA. 35+33.59 |
| RANGE CREEK | STA. 40+00.00 | TO | STA. 50+61.98 |
| DUCK CREEK | STA. 50+00.00 | TO | STA. 51+98.03 |

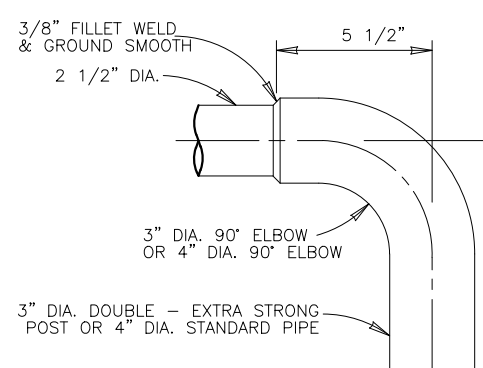
GEOTECHNICAL ENGINEERING STUDY
FLAT CREEK UNIT 1
BY: INTEC
PROJECT: NO. S231305
NOVEMBER 21, 2023



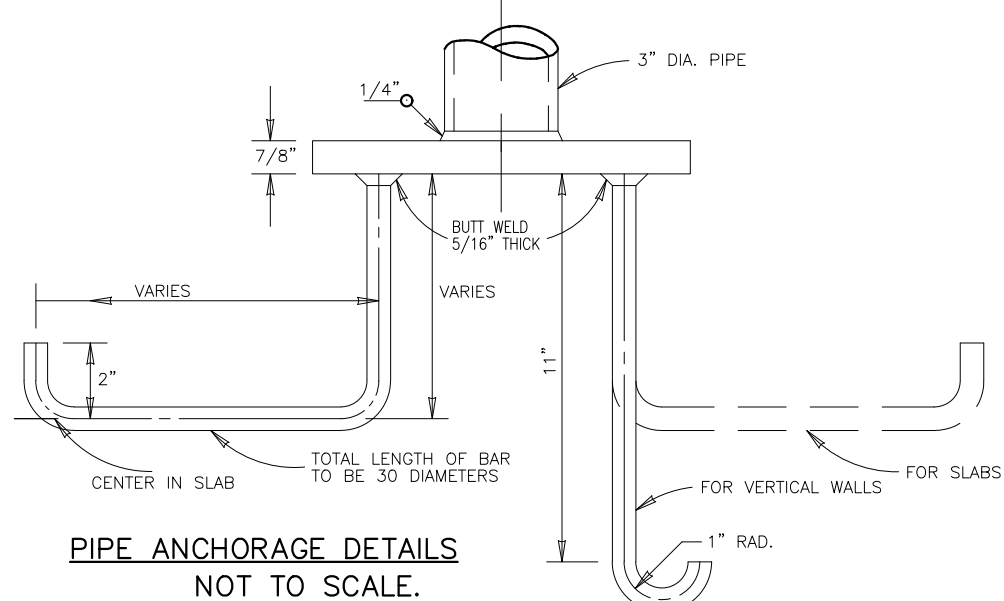
MACHINE LAID CURB
ITEM 501 ON FLEXIBLE BASE MATERIAL



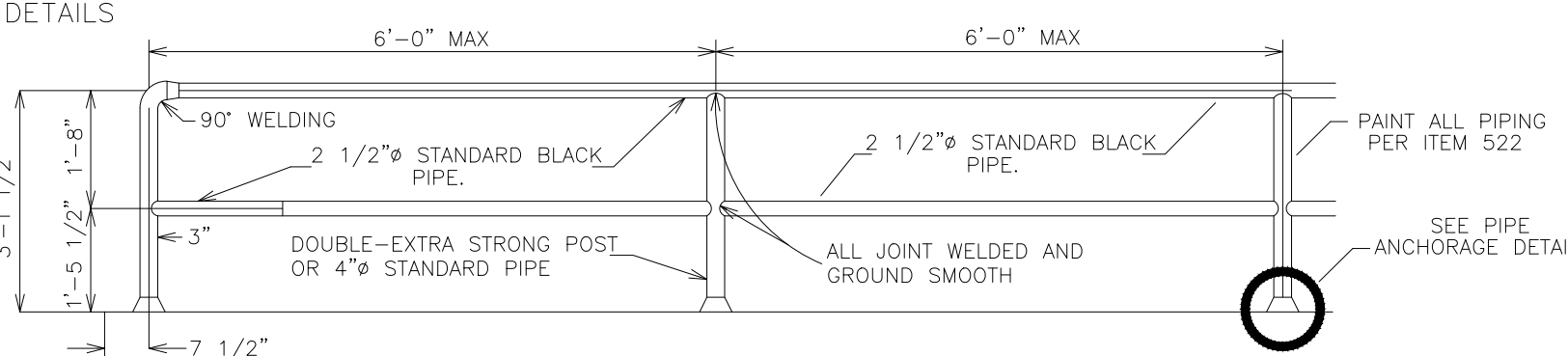
PAVEMENT JUNCTION DETAILS
NOT TO SCALE



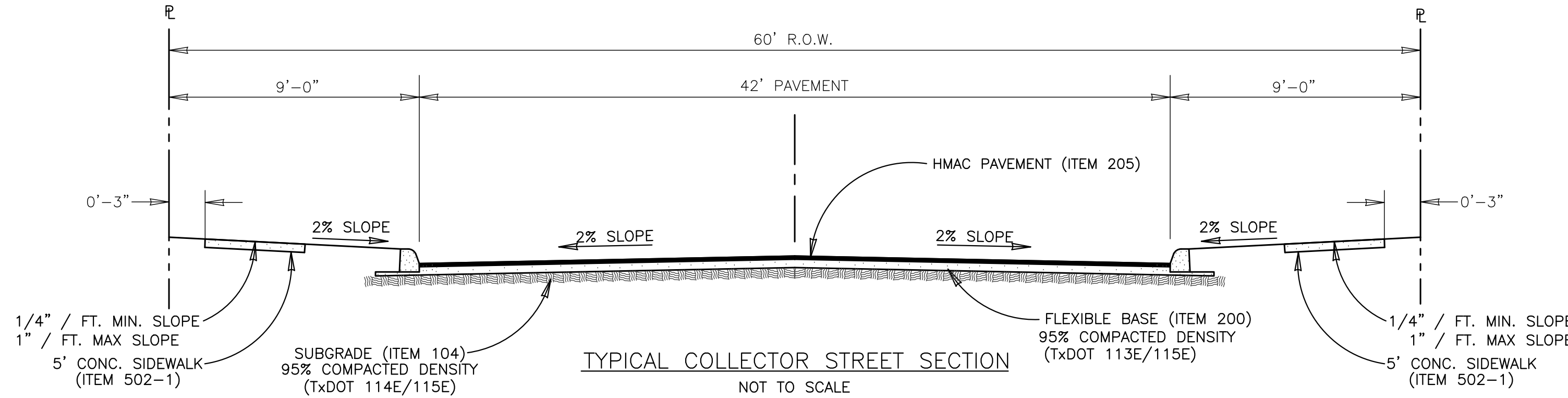
DETAIL OF 90°
WELDING ELBOWS
• A NEAT END SECTION, SATISFACTORY TO THE ENGINEER, FROM SUBMITTED SHOP DRAWINGS, MAY BE USED IN LIEU OF THE 90° WELDING ELBOW SHOWN.
NOT TO SCALE.



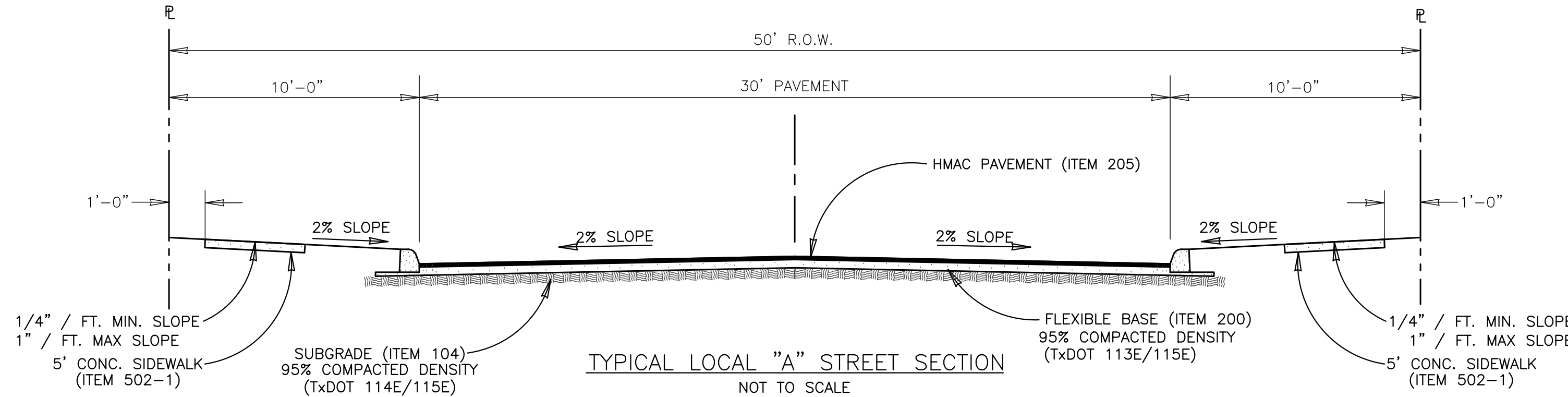
PIPE ANCHORAGE DETAILS
NOT TO SCALE.



SIDEWALK PIPE RAILING
NOT TO SCALE
ITEM 522.1



TYPICAL COLLECTOR STREET SECTION
NOT TO SCALE

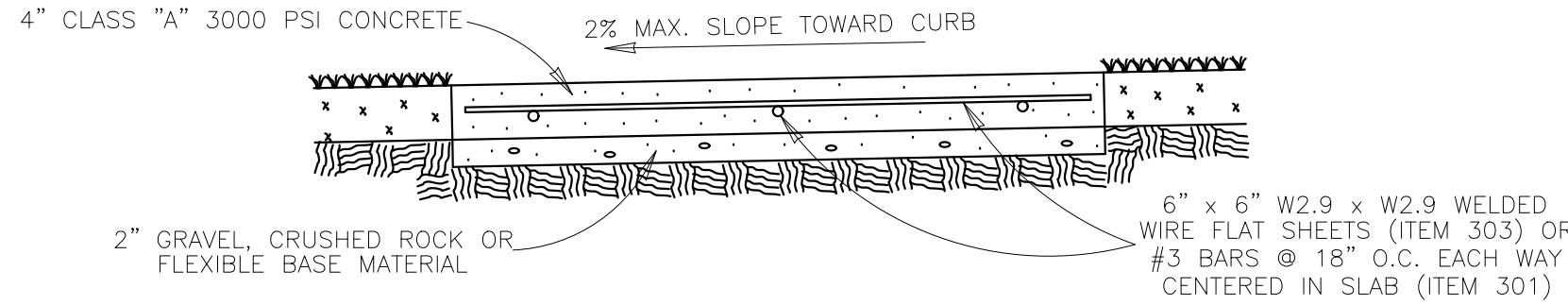


TYPICAL LOCAL "A" STREET SECTION
NOT TO SCALE

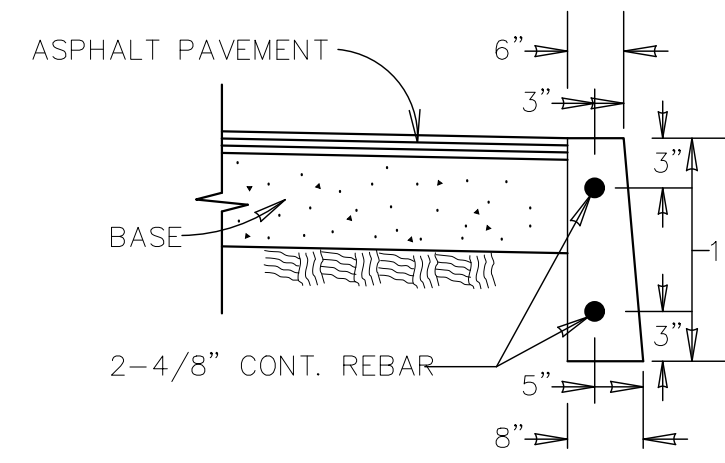
- NOTES:
- THE SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF LIME OR CEMENT.
- FILL MATERIAL NOTE:
- IF FILL IS USED TO RAISE THE GRADE, APPROVED FILL MATERIAL UNDERNEATH THE PAVEMENT SHOULD BE ON-SITE MATERIAL, FREE OF DELETERIOUS MATERIAL WITH MAXIMUM PLASTICITY INDEX VALUE OF 20 AND A MINIMUM CBR VALUE OF 5.0. THE GRAVEL SIZE SHOULD NOT EXCEED 3 INCHES IN DIAMETER. LIME OR CEMENT APPLICATION RATES SHOULD BE RE-EVALUATED FOR THE FILL MATERIAL. THE MATERIAL SHOULD BE PLACED AS PER APPLICABLE CITY AND/OR COUNTY GUIDELINES.
- SUBGRADE MATERIAL NOTE:
- SUBGRADE SOIL PLASTICITY INDEX SHOULD BE LESS THAN OR EQUAL TO 20 FOR PRIMARY PAVEMENT DESIGN.
 - IF THE SUBGRADE SOIL PLASTICITY INDEX VALUE IS GREATER THAN 20, THEN ONE OF THE FOLLOWING OPTIONS SHOULD BE FOLLOWED:
 - THE SUBGRADE SHOULD BE STABILIZED TO A DEPTH OF 6 INCHES (SEE ALTERNATE PAVEMENT DESIGN).
 - THE EXPANSIVE CLAYS SHOULD BE REMOVED AND REPLACED WITH SOILS WITH A PLASTICITY INDEX VALUE OF 20 OR LESS.
 - GEOTECHNICAL ENGINEER SHALL BE ON SITE TO MAKE SUBGRADE DETERMINATION AND PROVIDE/SUBMIT LETTER INDICATING STATION TO STATION FOR PLACEMENT OF EACH P.V.M'T. DESIGN SECTION TO BE APPROVED BY ENGINEER PRIOR TO PLACEMENT OF BASE.

FOR CONSTRUCTION VERIFICATION THE FOLLOWING SHALL BE CONDUCTED IN THE FIELD:

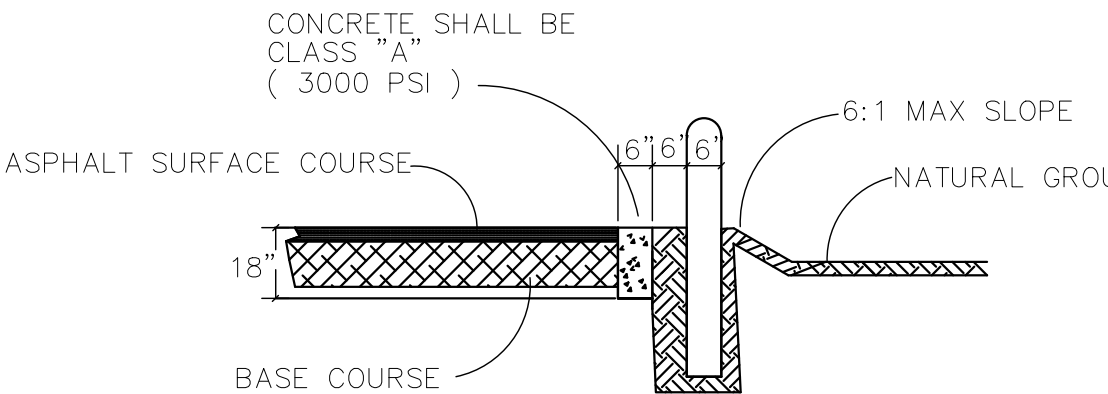
- AFTER INITIAL MIXING THE SOIL-LIME MIXTURE SHALL MELLOW FOR A PERIOD OF TWO TO THREE (2 - 3) DAYS. MAINTAIN MOISTURE DURING MELLOWING.
- AFTER MELLOWING AND FINAL MIXING, THE PULVERIZATION SHALL BE CHECKED USING THE FOLLOWING CRITERIA (REMOVE NON-SLAKING AGGREGATES RETAINED ON THE 1/4 INCH SIEVE FROM THE SAMPLE):
 - MINIMUM PASSING 1 1/4" SIEVE 100
 - MINIMUM PASSING 3/4" SIEVE 85
 - MINIMUM PASSING NO. 4 SIEVE 60
- SAMPLE SOIL-LIME MIXTURE FOR DETERMINATION OF MAXIMUM DRY DENSITY (MDD). IN THE LABORATORY, MOLD SPECIMENS TO 95% OF MDD AT OPTIMUM MOISTURE CONTENT AND VERIFY UCS TO BE AT LEAST 160 PSI IN WITH PROCEDURE OUTLINED ABOVE FOR MIXTURE DESIGN.
- COMPACT AND CHECK FIELD DENSITY (MINIMUM OF 95% OF MDD REQUIRED);
- CURE FOR AN ADDITIONAL 2 TO 5 DAYS (TOTAL MELLOWING AND CURING TIME SHOULD TOTAL AT LEAST 5 DAYS).
- VERIFY DEPTH OF LIME STABILIZED LAYER TO DEPTH AS NOTED ON PLAN TO WITHIN +/- 1.0 INCH.



CONCRETE SIDEWALK SECTION
ITEM 502.1

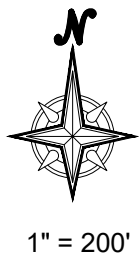
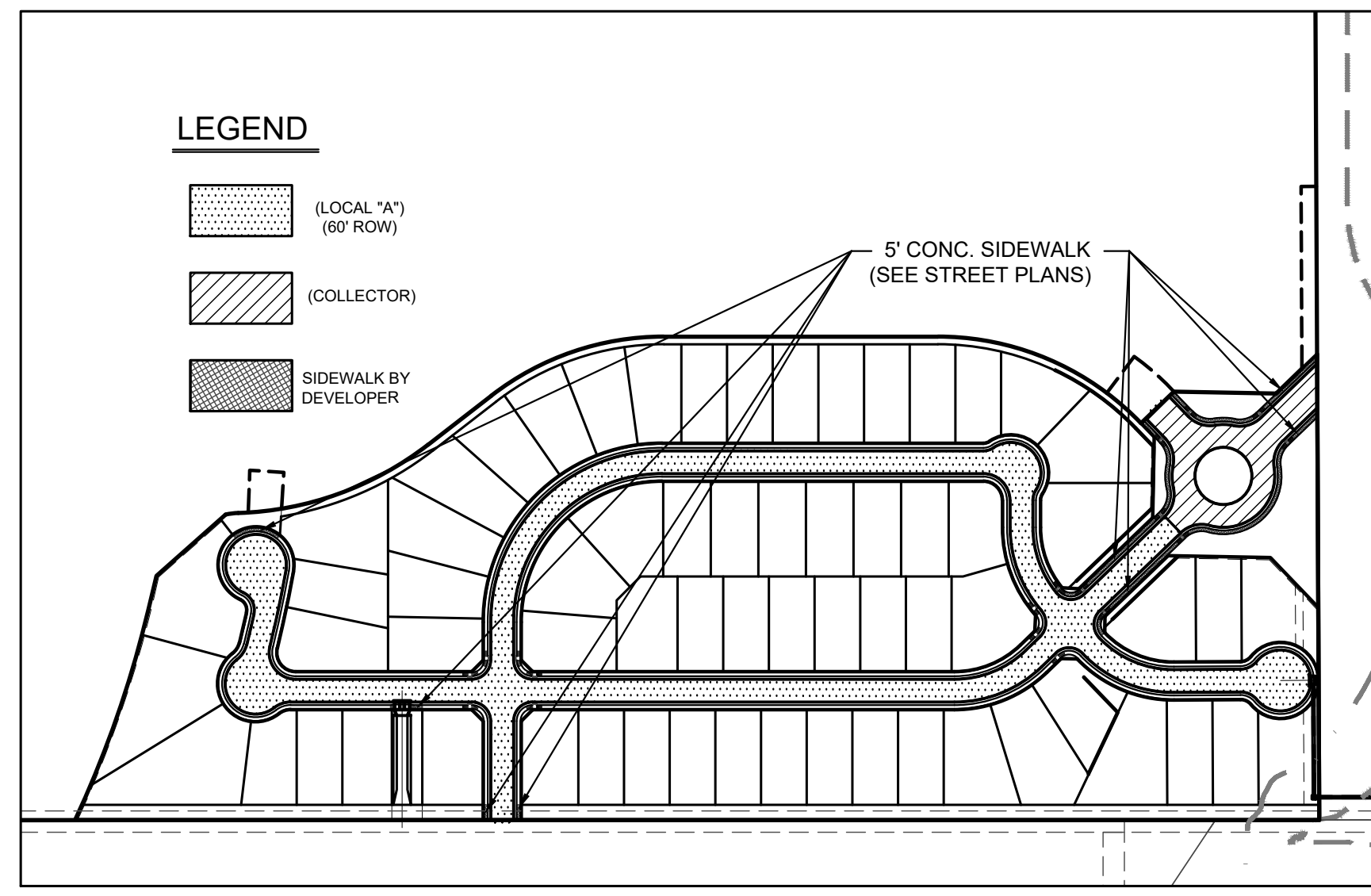


HEADER CURB DETAIL W/ REBAR
N.T.S.



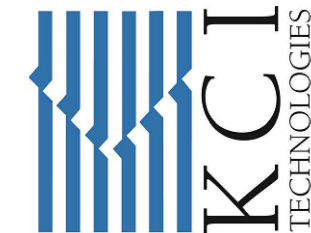
CONCRETE FLUSH CURB
& BARRICADE POST

- NOTE:
- ALLOW FOR REFLECTION BUTTONS ON BARRICADE POST USE ONE 3" BUTTON PER POST.
 - POST SHALL RECEIVE TWO COATS OF ALUMINUM PAINT.
 - 6" X 5'-6" BARRICADE POST PLACED 6" BACK OF CURB WITH 2'-4" ABOVE GROUND & 3'-2" BELOW GROUND. (5'-0" o.c. TYP.)



1" = 200'

KCI TECHNOLOGIES, INC.



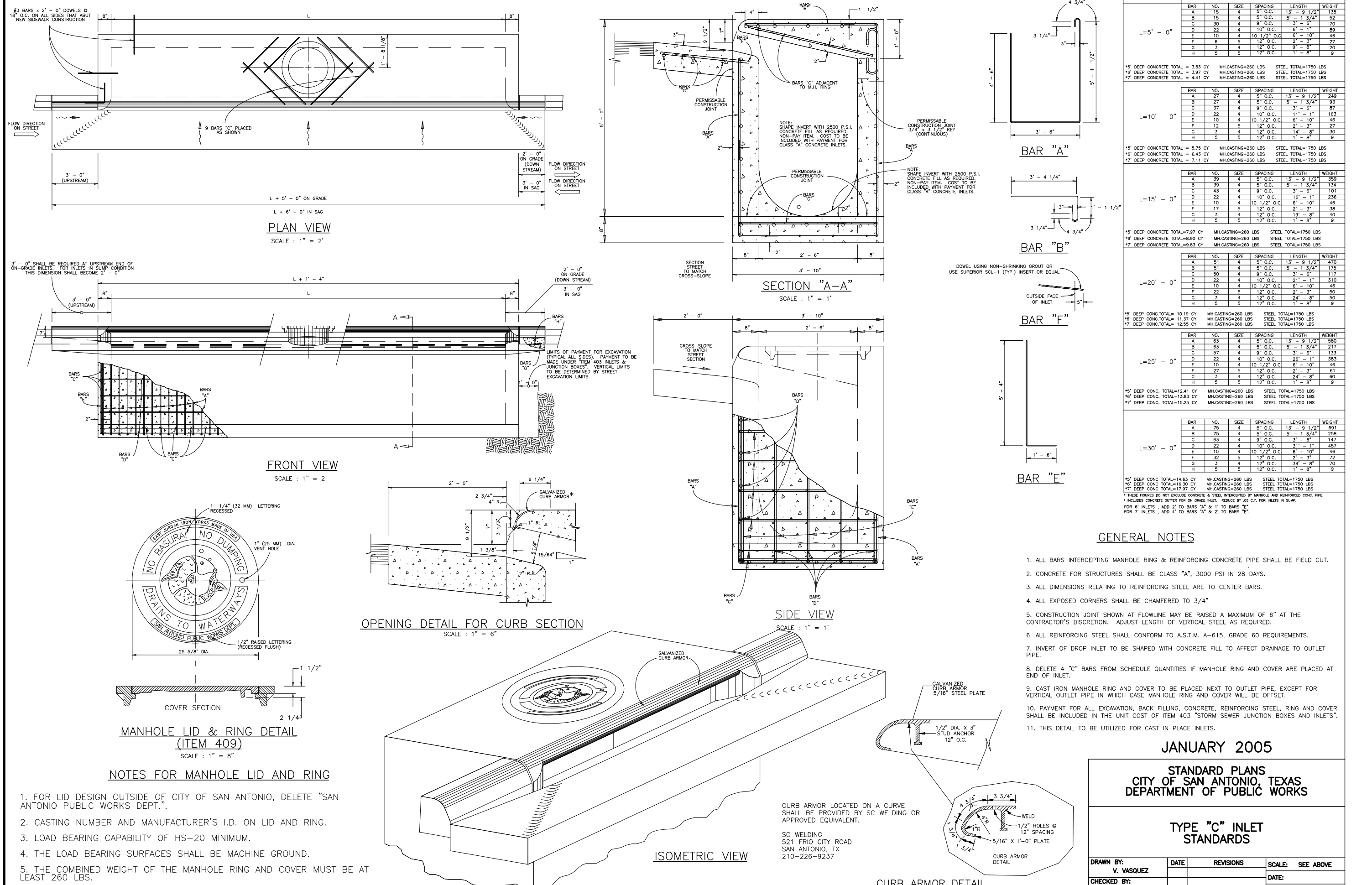
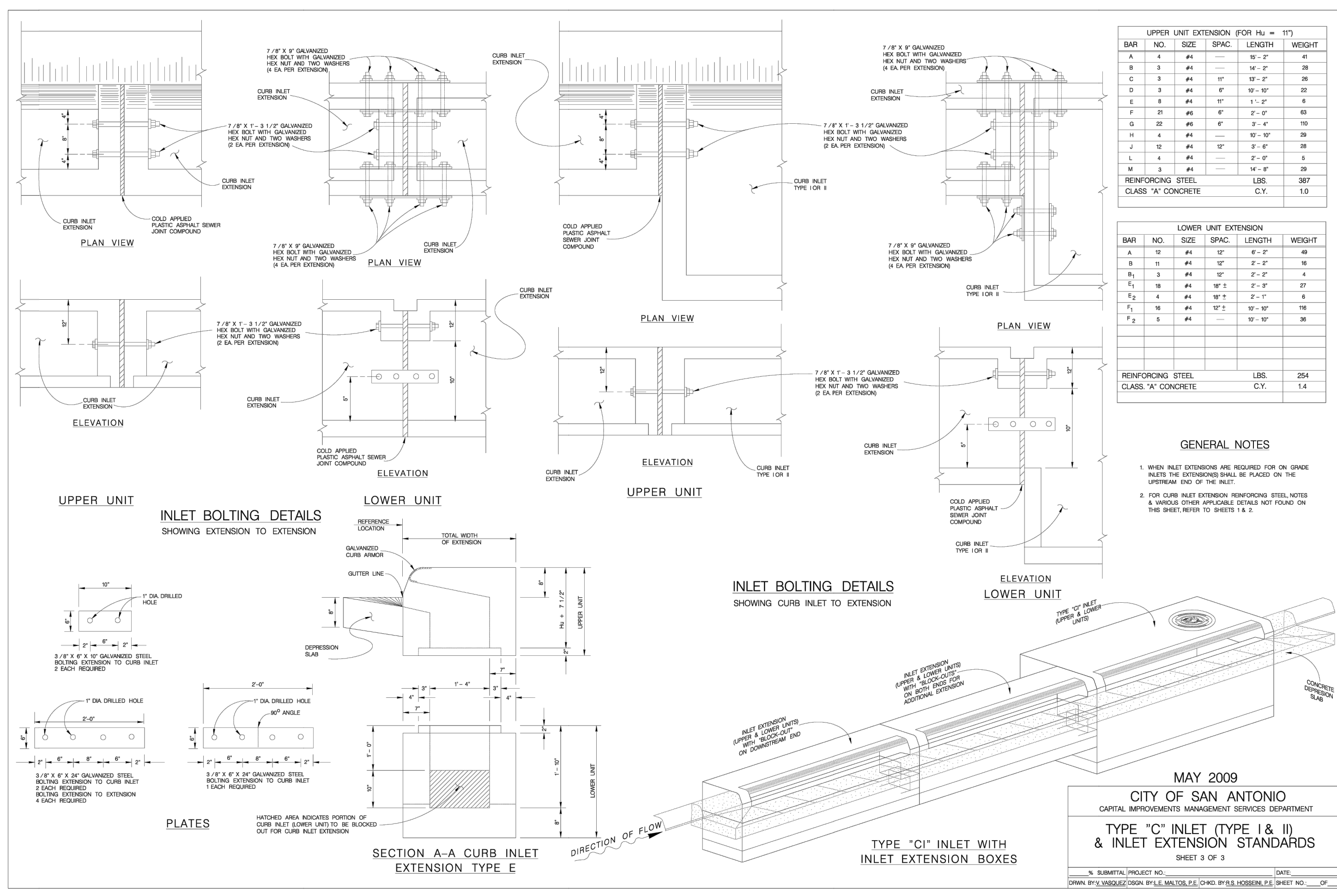
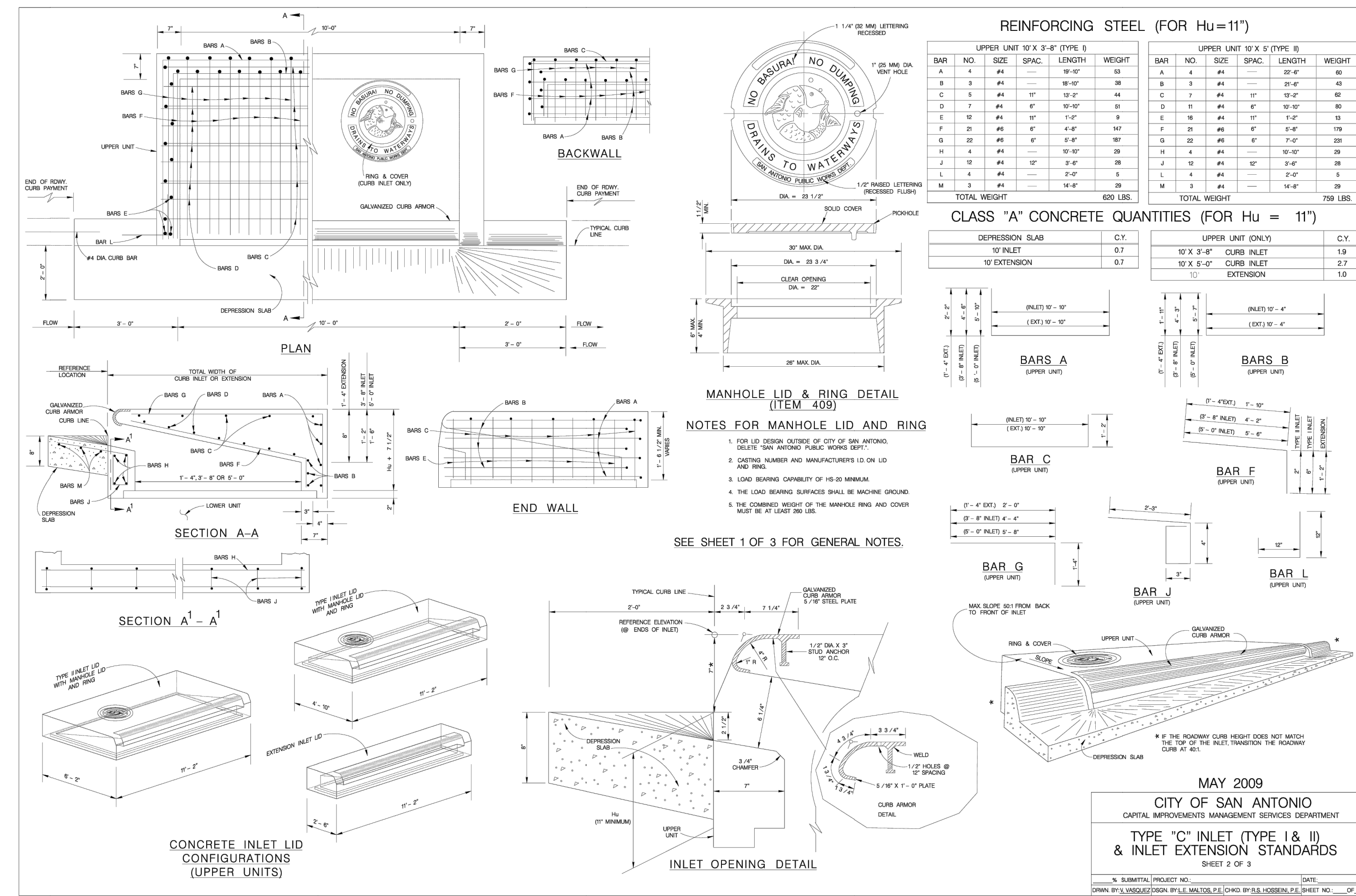
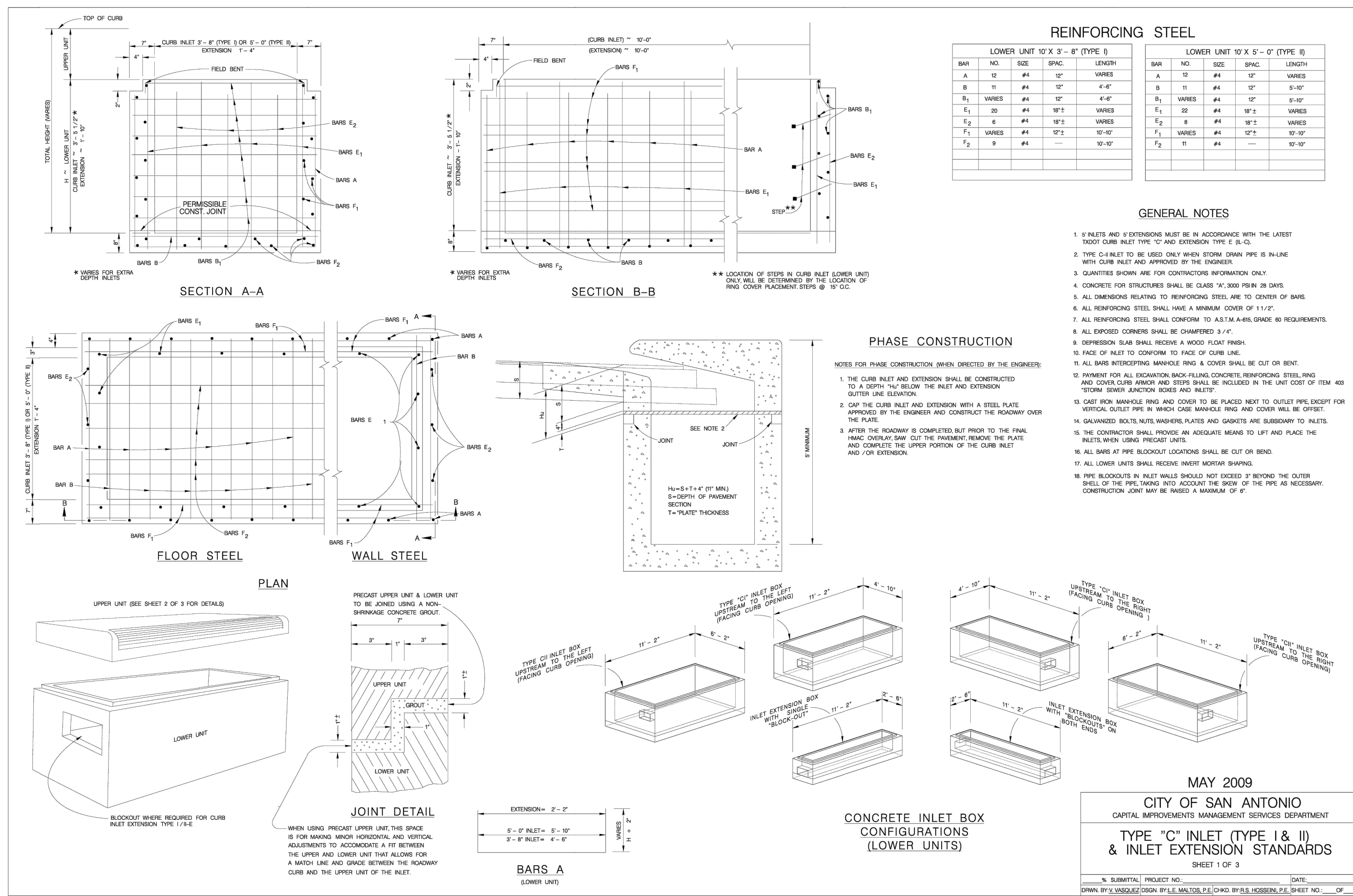
FLAT CREEK SUBDIVISION UNIT 1

STREET DETAILS

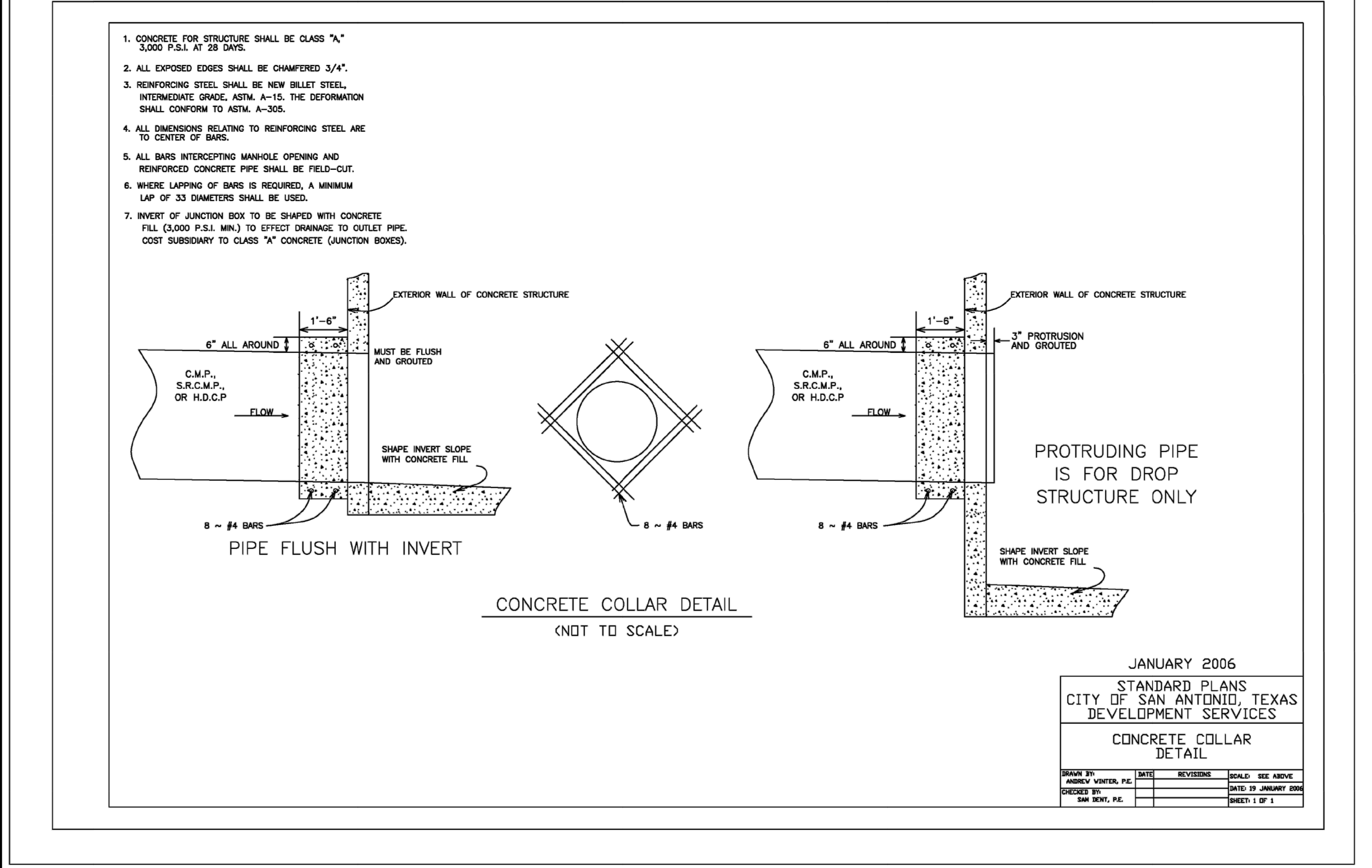
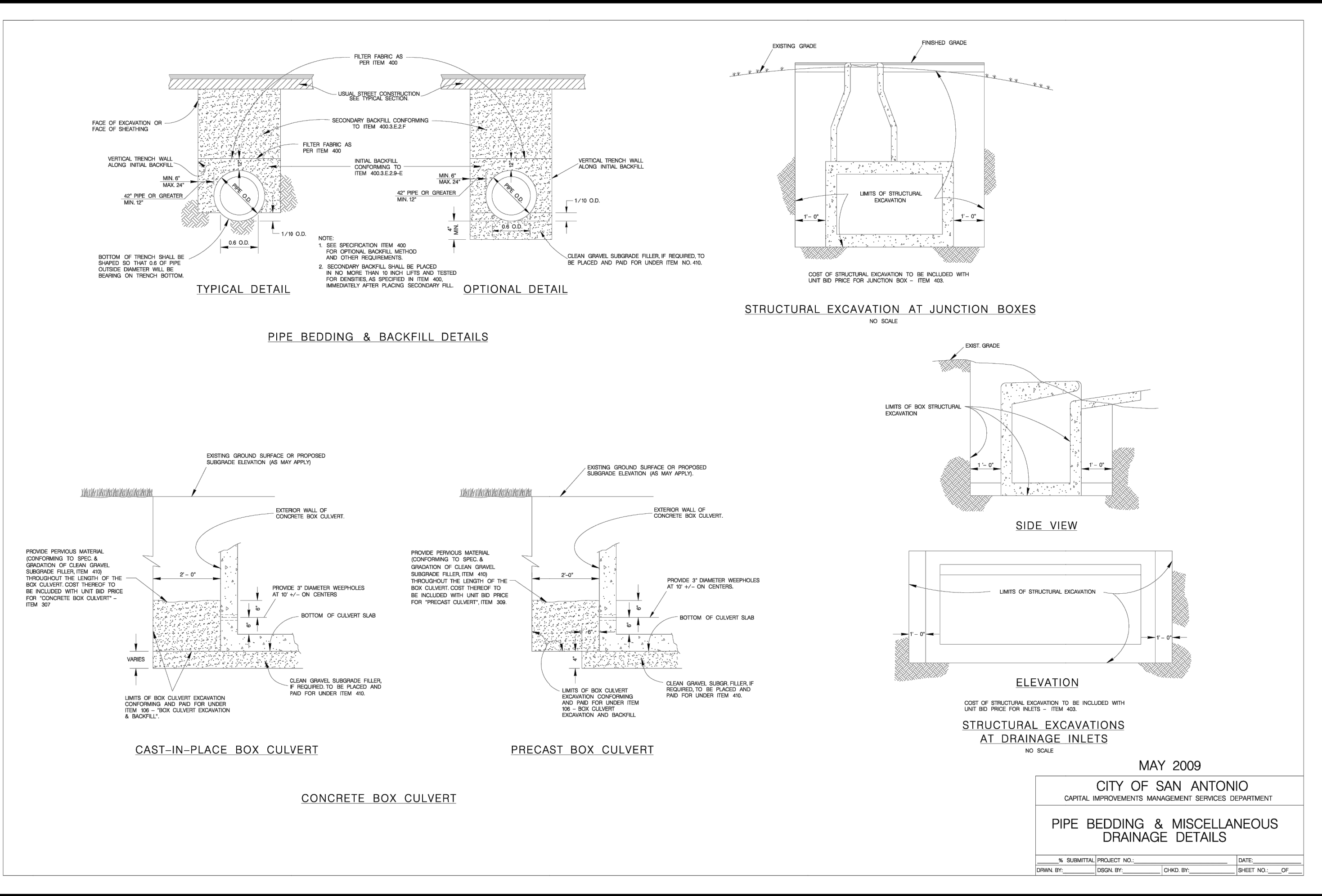
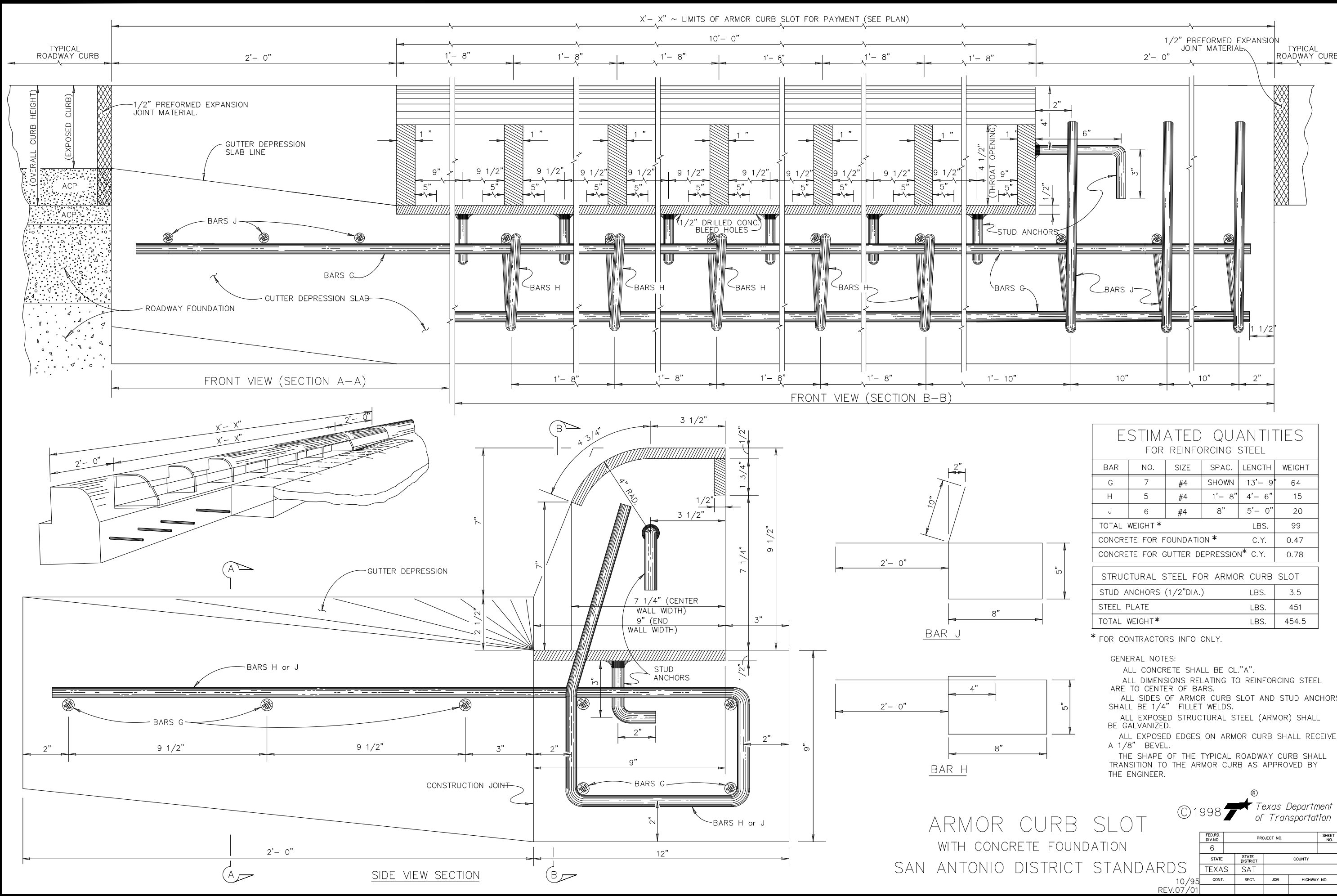
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510

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REGISTRATION #10573 / #101943-65

FLAT CREEK SUBDIVISION UNIT 1

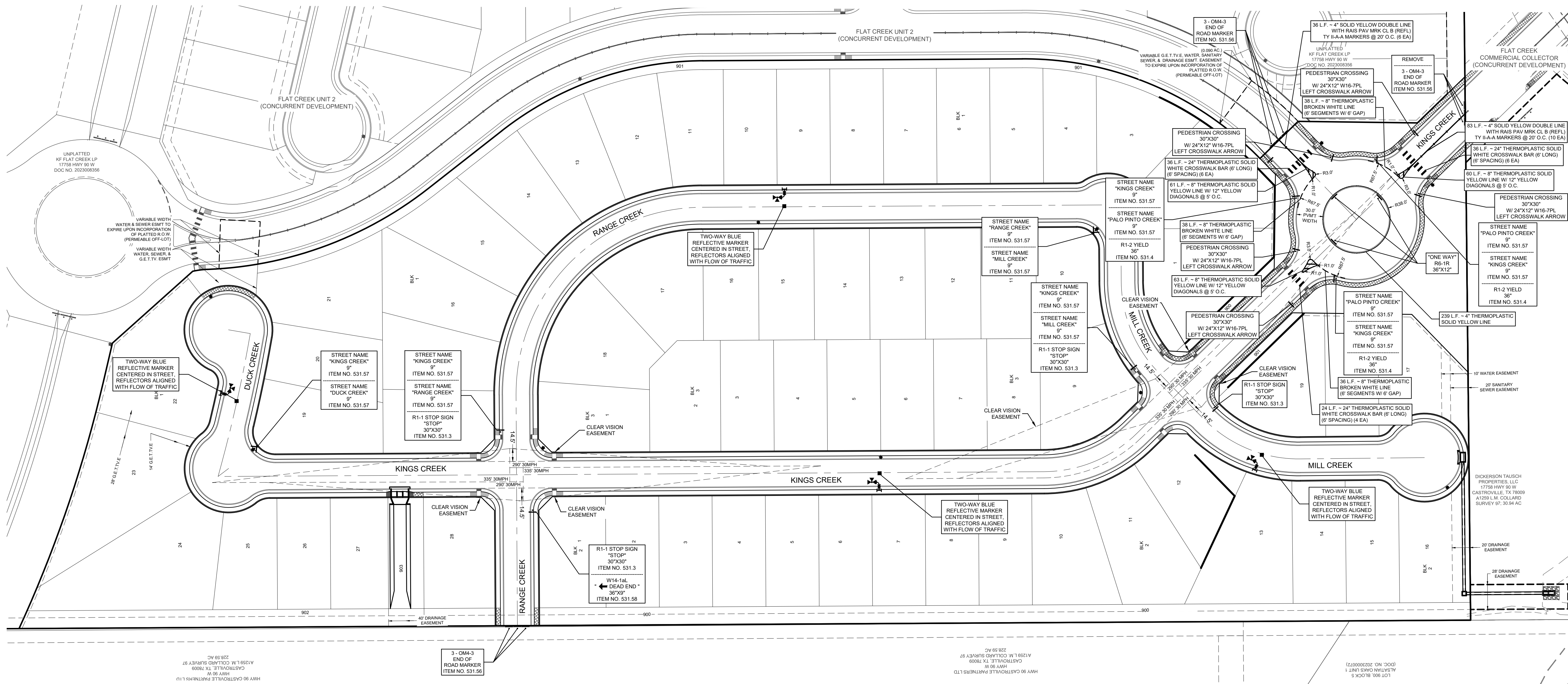
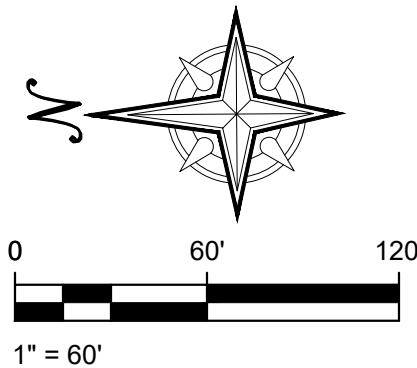
DRAIN DETAILS

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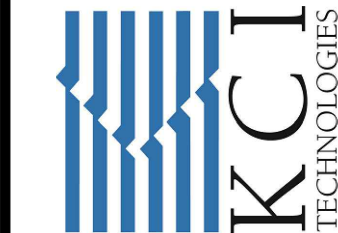
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NOTES

1. SIGNS AND MOUNTING TO MEET DEVELOPERS AGREEMENT SPECIFICATIONS.

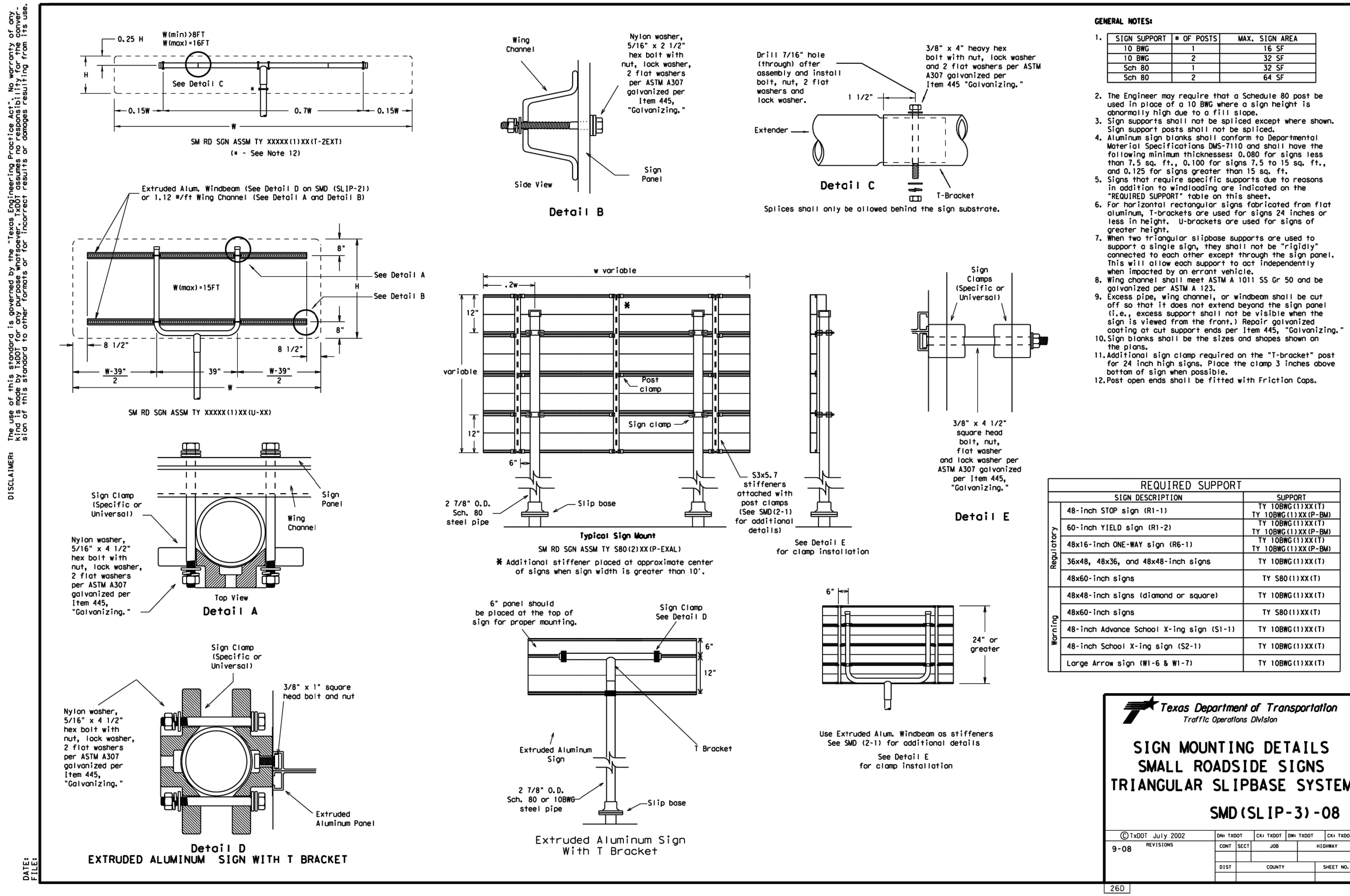
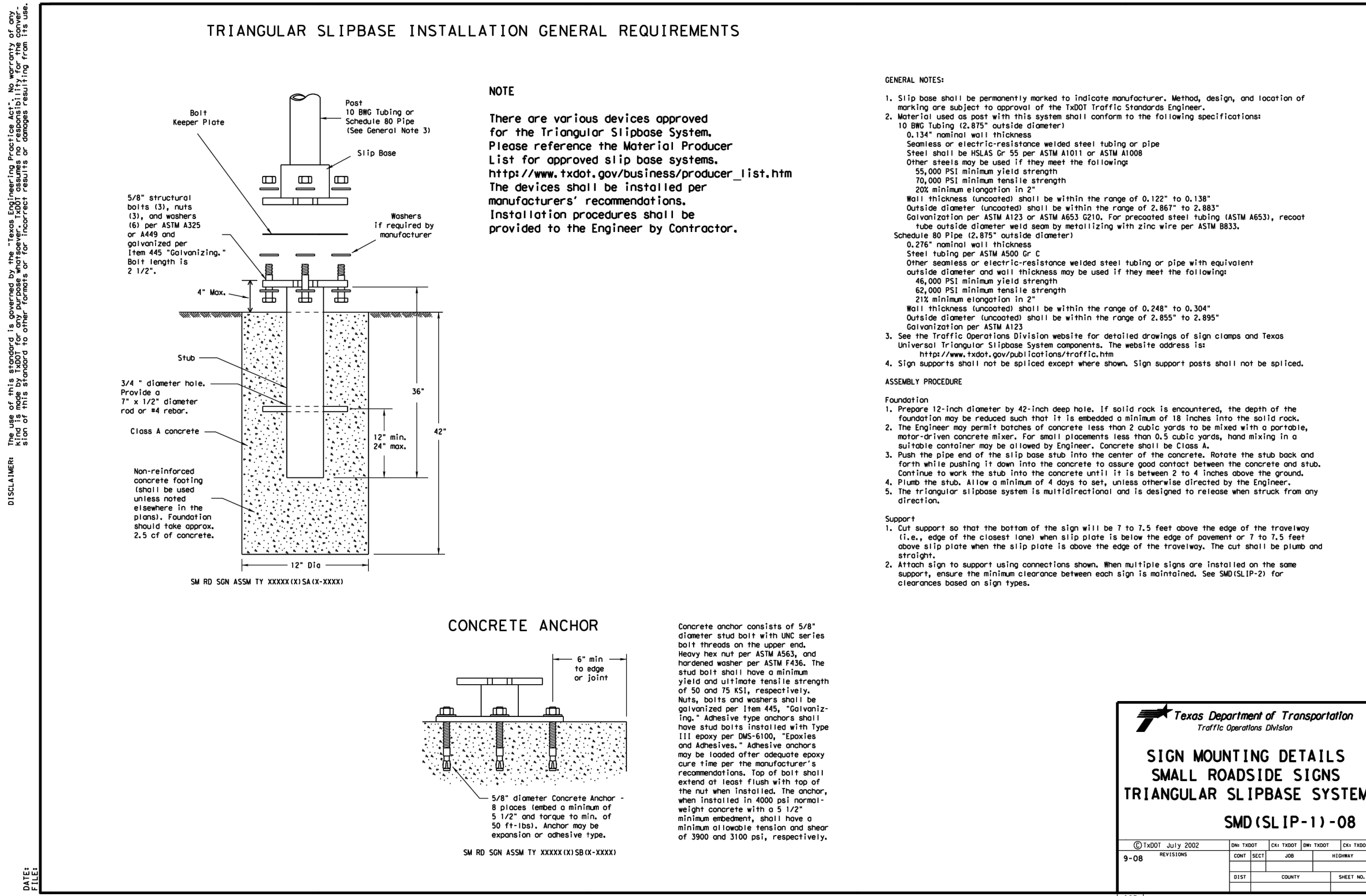
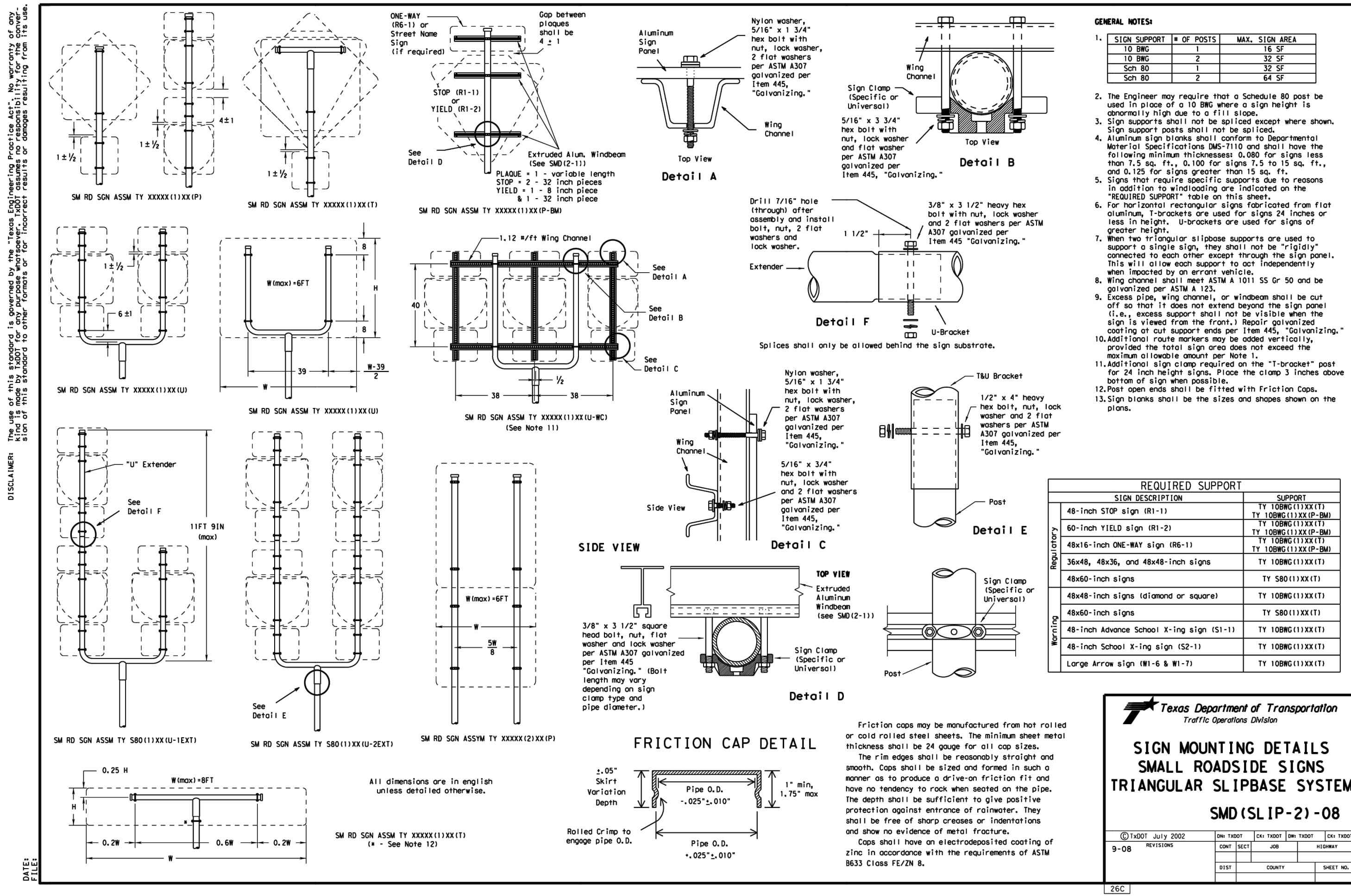
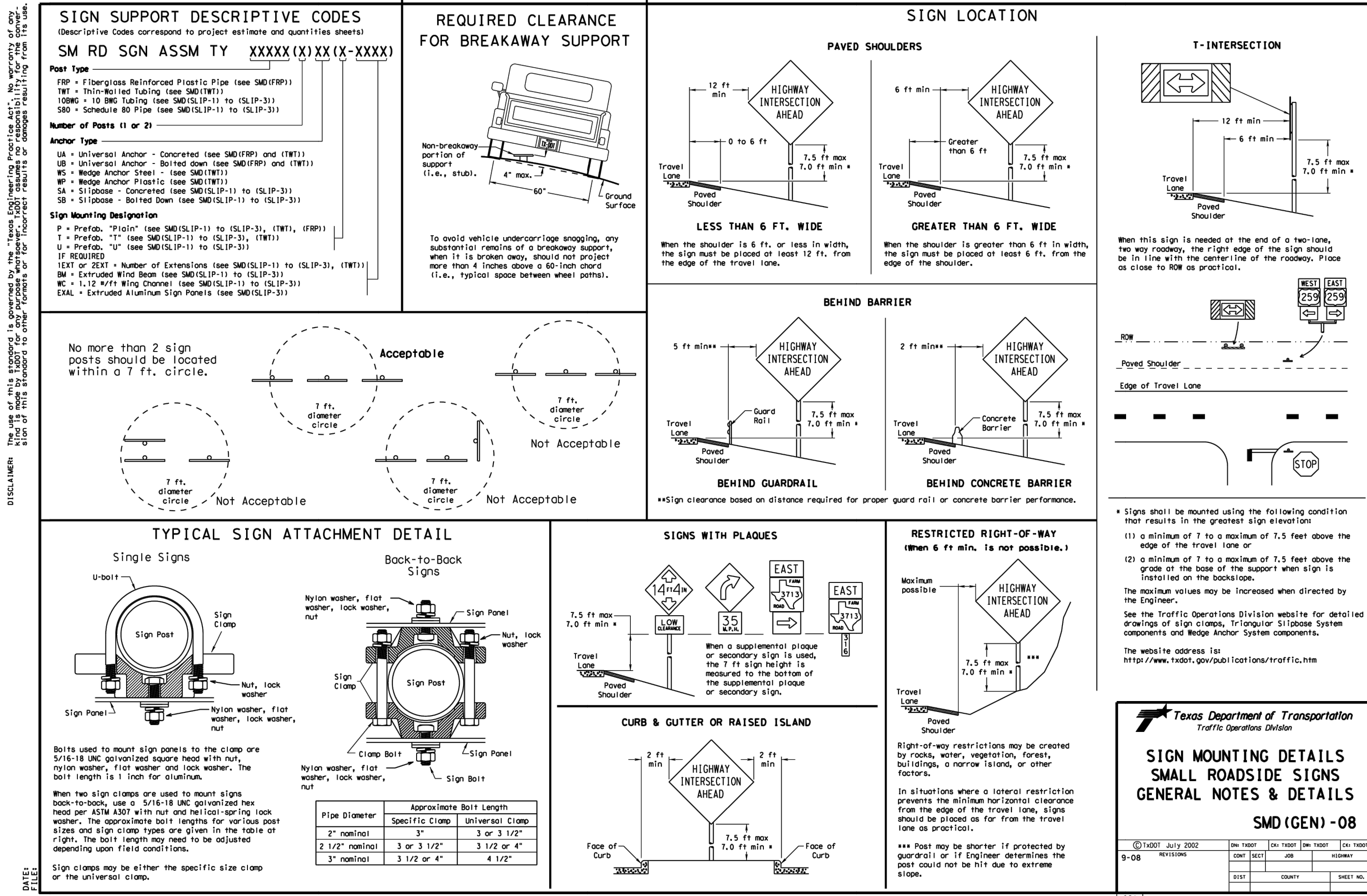


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FLAT CREEK SUBDIVISION UNIT 1
OVERALL SIGN PLAN

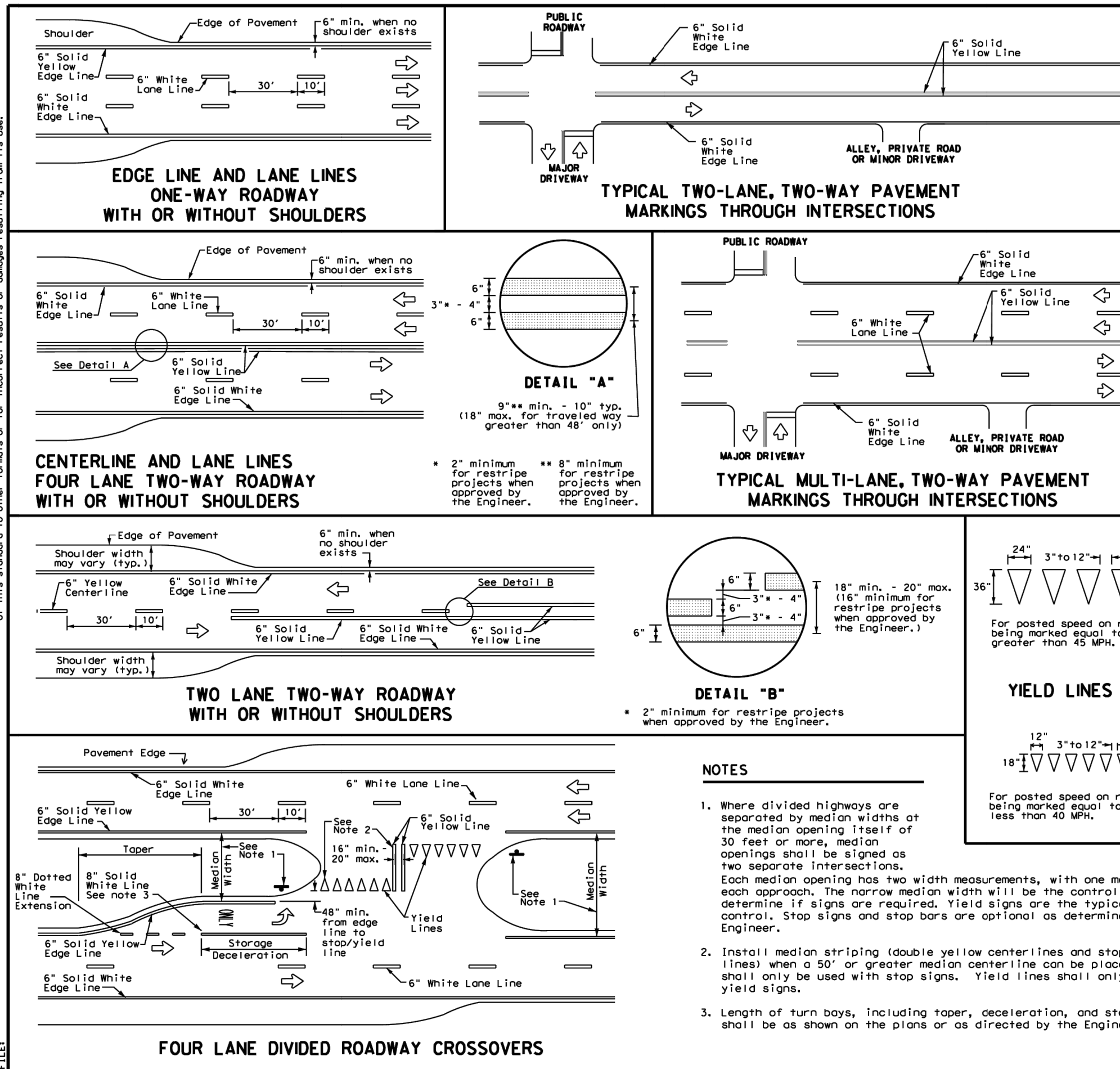
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Date: Nov 18, 2024, 8:11am User ID: lance.filling Date: 2023-11-18 14:22:22 Flat Creek Subdivision--Init 1\Cadd\762308222 521 SIGN DETAIL S.dwg

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GENERAL NOTES

- Edge line striping shall be as shown in the plans or as directed by the Engineer. The edge line should not be placed less than 6 inches from the edge of pavement. This distance may vary due to pavement raveling or other conditions. Edge lines are not required in curb and gutter sections of roadways.
- The traveled way includes only that portion of the roadway used for vehicular travel. It does not include the parking lanes, sidewalks, berms and shoulders. The traveled way shall be measured from the center of edge line to the center of edge line of a two lane roadway.

MATERIAL SPECIFICATIONS

| | |
|---|----------|
| PAVEMENT MARKERS (REFLECTORIZED) | DMS-4200 |
| EPXY AND ADHESIVES | DMS-6100 |
| BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS | DMS-6130 |
| TRAFFIC PAINT | DMS-8200 |
| NOT APPLIED THERMOPLASTIC | DMS-8220 |
| PERMANENT PREFABRICATED PAVEMENT MARKINGS | DMS-8240 |

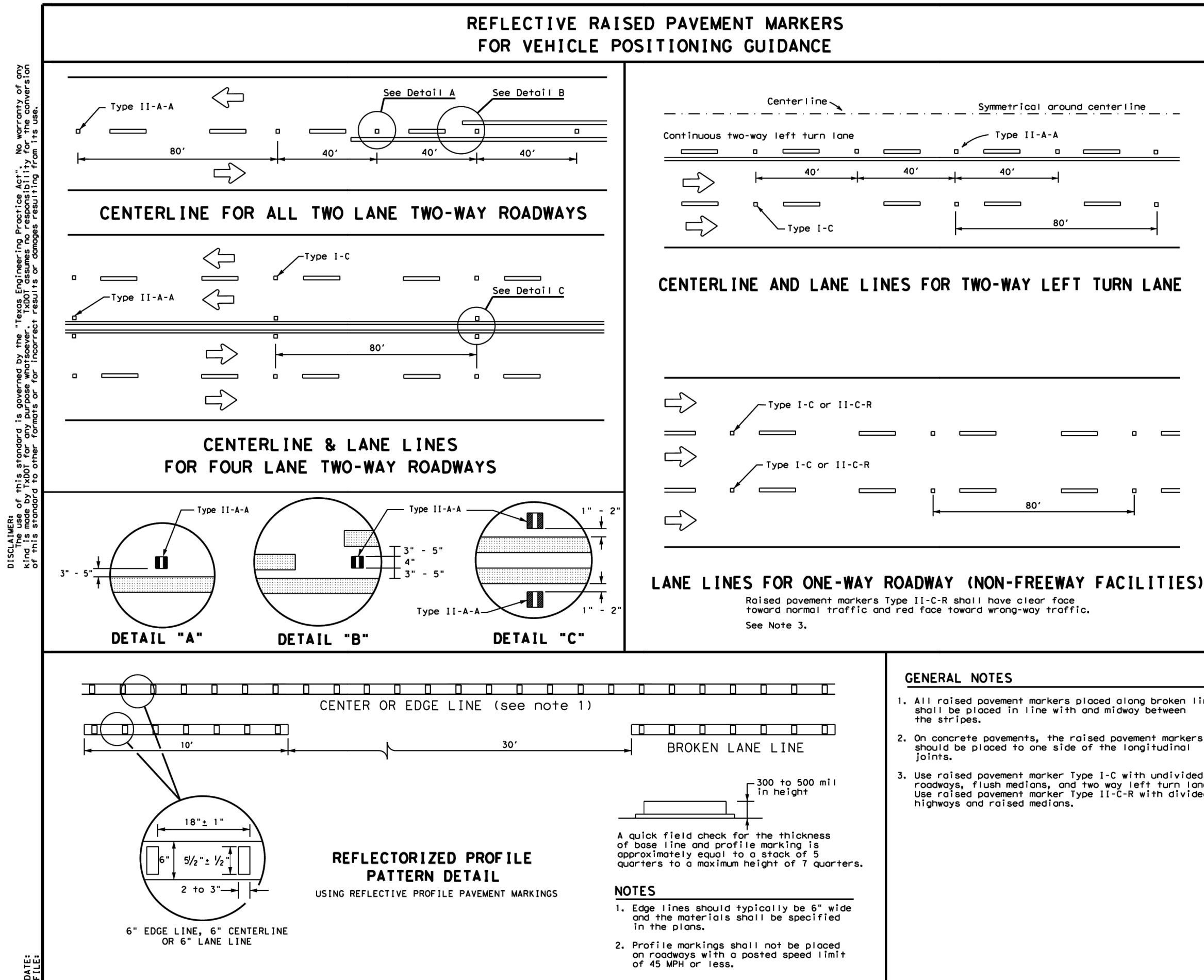
All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

GUIDE FOR PLACEMENT OF STOP LINES, EDGE LINE & CENTERLINE

Based on Traveled Way and Pavement Widths for Undivided Roadways

TYPICAL STANDARD PAVEMENT MARKINGS PM(1)-22

DATE: FILE:



MATERIAL SPECIFICATIONS

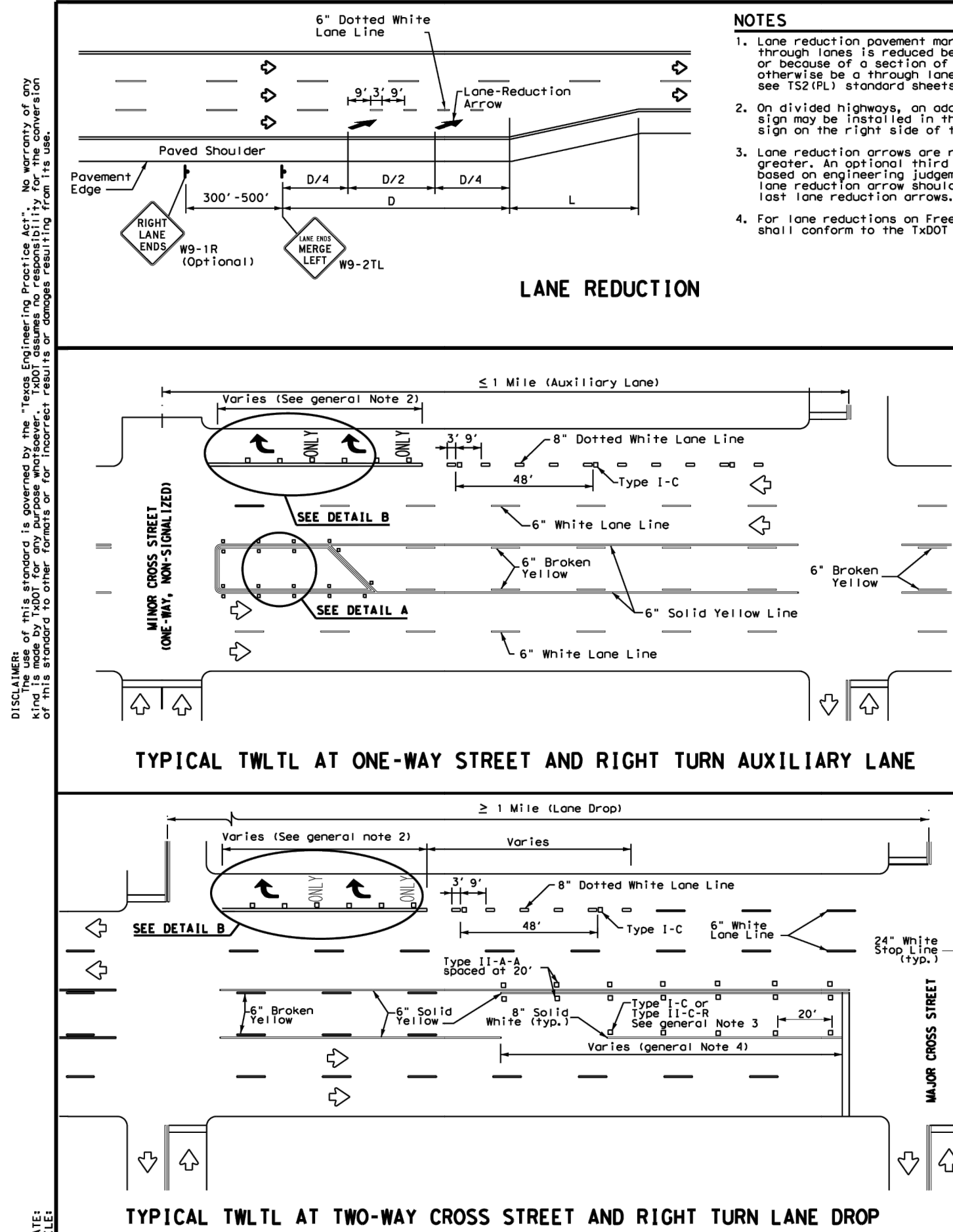
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| PAVEMENT MARKERS (REFLECTORIZED) | DMS-4200 |
| EPXY AND ADHESIVES | DMS-6100 |
| BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS | DMS-6130 |
| TRAFFIC PAINT | DMS-8200 |
| NOT APPLIED THERMOPLASTIC | DMS-8220 |
| PERMANENT PREFABRICATED PAVEMENT MARKINGS | DMS-8240 |

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

RAISED PAVEMENT MARKERS

POSITION GUIDANCE USING RAISED PAVEMENT MARKERS REFLECTORIZED PROFILE MARKINGS PM(2)-22

DATE: FILE:



GENERAL NOTES

- Lane use word and arrow markings shall be used where through lanes approaching an intersection or become mandatory turn lanes. Lane use word and arrow markings should be used in auxiliary lanes of substantial length. Lane use word markings or word and arrow markings may be used in other lanes and turn bays for emphasis. Details for words and arrows are as shown in the Standard Right-of-Way Signs for Texas.
- When lane-use words and arrow markings are used, two sets of arrows should be used if the length of the bay is greater than 180 feet. When a single lane use arrow or word and arrow marking is used for a turn lane, it should be located at or near the upstream end of the full-width turn lane.
- Use raised pavement marker Type I-C with undivided highways, flush medians and two-way left turn lanes. Use raised pavement marker Type II-C-R with divided highways and raised medians.
- Length of turn bays, including taper, deceleration, and storage lengths shall be as shown on the plans or as directed by the Engineer. See Chapter 3 of the Roadway Design Manual for additional information on turning lanes or storage lengths.

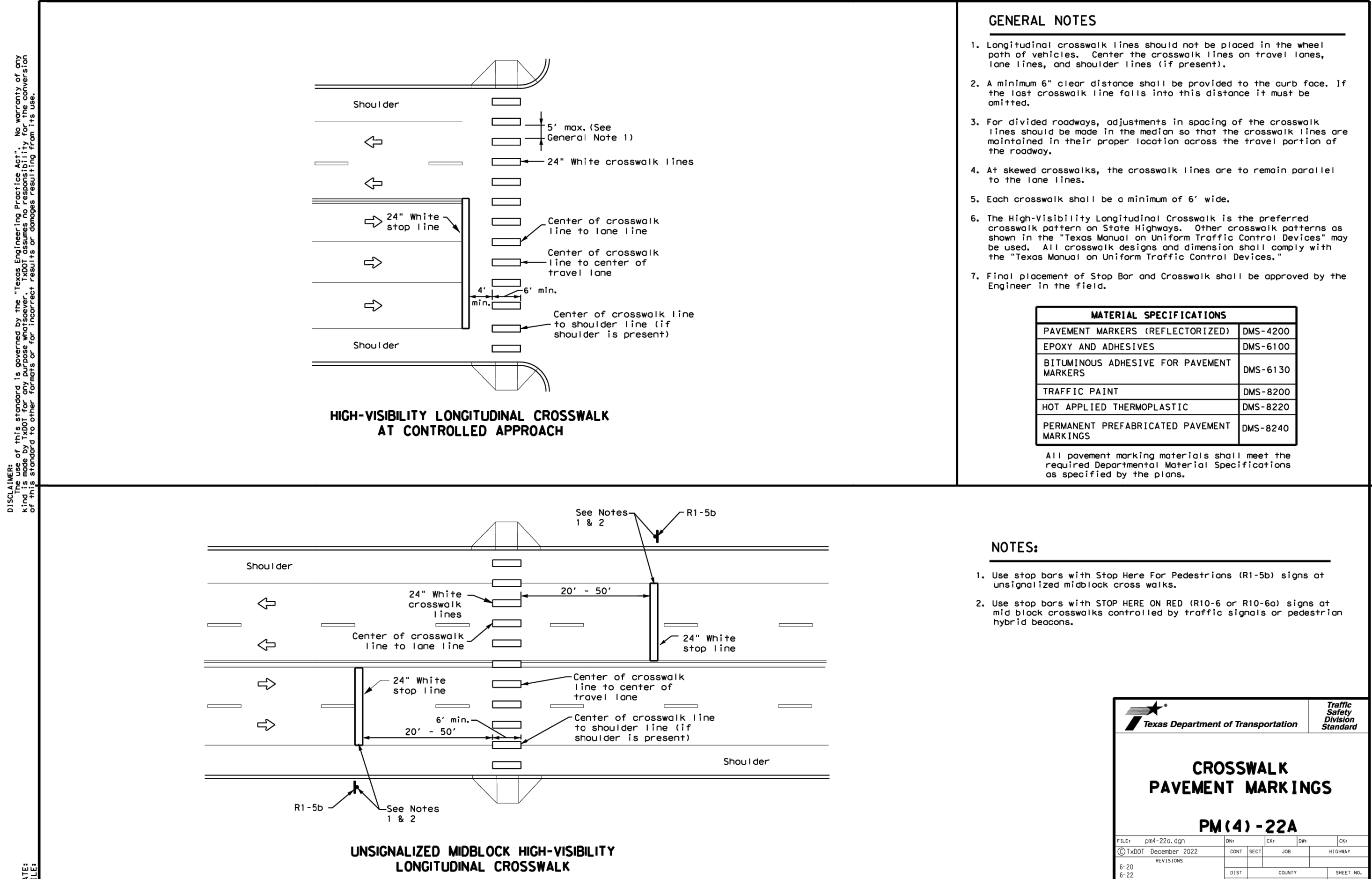
MATERIAL SPECIFICATIONS

| | |
|---|----------|
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| EPXY AND ADHESIVES | DMS-6100 |
| BITUMINOUS ADHESIVE FOR PAVEMENT MARKERS | DMS-6130 |
| TRAFFIC PAINT | DMS-8200 |
| NOT APPLIED THERMOPLASTIC | DMS-8220 |
| PERMANENT PREFABRICATED PAVEMENT MARKINGS | DMS-8240 |

All pavement marking materials shall meet the required Departmental Material Specifications as specified by the plans.

TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS PM(3)-22

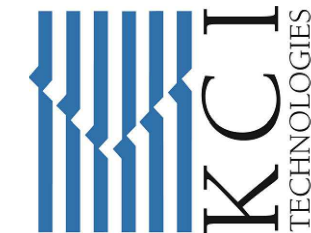
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FLAT CREEK SUBDIVISION UNIT 1

SIGN DETAILS

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SEDIMENTATION & EROSION CONTROL PLANS

for

FLAT CREEK SUBDIVISION UNIT 1

GENERAL NOTES

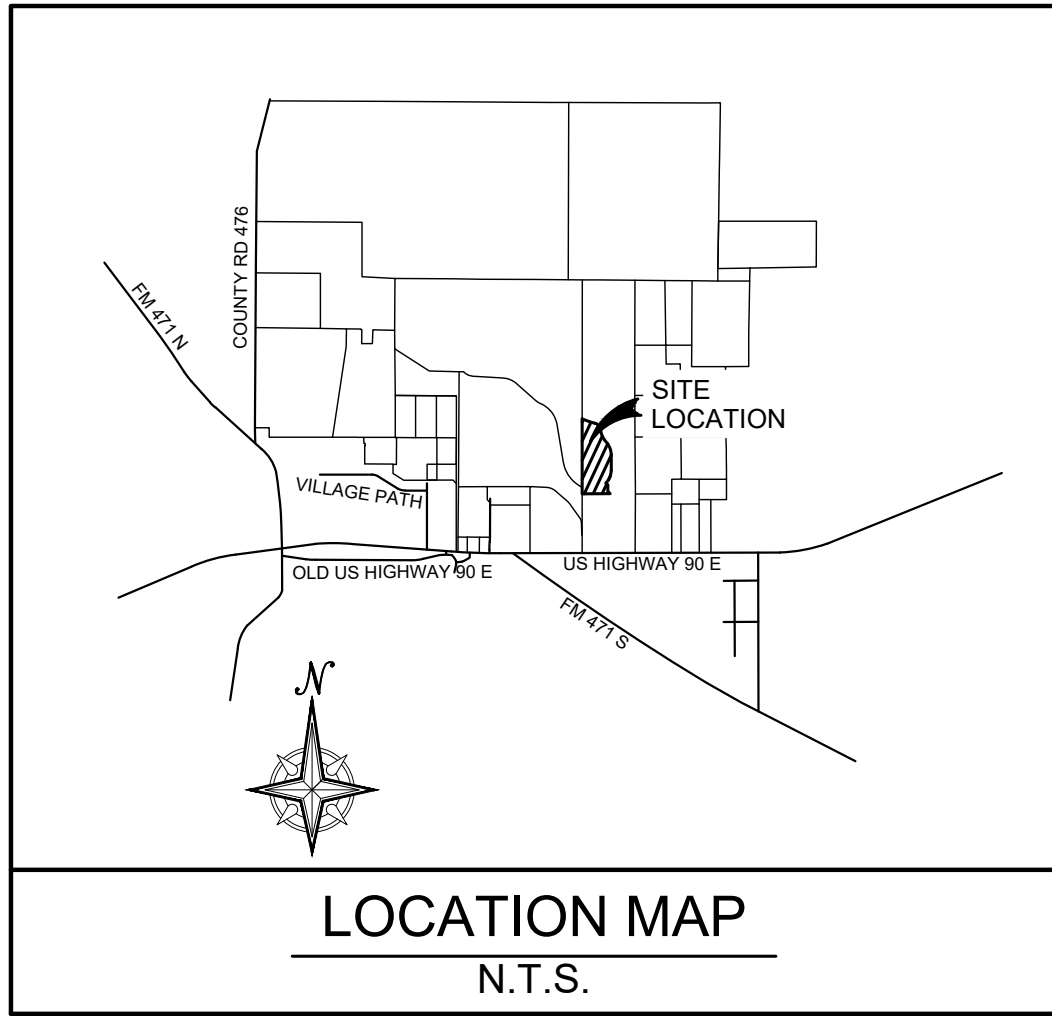
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CASTROVILLE DESIGN AND CONSTRUCTION MANUAL AND THE UNIFIED DEVELOPMENT CODE, HERE AFTER REFERRED TO THE UDC.
2. APPROVAL OF THESE CONSTRUCTION PLANS BY THE CITY OF CASTROVILLE DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
3. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF CASTROVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
4. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF CASTROVILLE DESIGN AND CONSTRUCTION MANUAL. IT IS THE RESPONSIBILITY OF THE ENGINEER TO REQUEST A WAIVER FROM ANY ASPECT OF THESE PLANS THAT DO NOT COMPLY WITH THE UDC.
5. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF CASTROVILLE, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES. NOTIFY THE CITY OF CASTROVILLE AT LEAST 48 HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
6. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. BARRICADES, BUILT TO CITY OF CASTROVILLE SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
8. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
9. THE LOCATION OF ANY WATER AND/OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE PUBLIC WORKS DEPARTMENT.
10. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-344-8377, 48 HOURS BEFORE YOU DIG.
11. ALL STORM SEWER PIPES TO BE CLASS III RCP UNLESS NOTED OTHERWISE.
12. THE SUBGRADE MATERIAL WAS TEST BY INTEGRATED TESTING AND ENGINEERING COMPANY OF SAN ANTONIO, L.P. IN JULY 2013 AND THE STREET SECTION DESIGNED ACCORDING TO CITY OF CASTROVILLE DESIGN AND CONSTRUCTION MANUAL.
13. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL. WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.
14. THESE PLANS ARE NOT INTENDED FOR THE PURPOSE OF GATE DESIGN OR BUILD. SEPARATE PERMIT AND PLAN REVIEW REQUIRED. PLAN REVIEW REQUIRED FOR DETAILED GATE DESIGN AND INSTALLATION.

CONSTRUCTION SEQUENCING

- 1.) CALL THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT 48 HOURS PRIOR TO BEGINNING ANY WORK AND SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY AND ALL AFFECTED UTILITY PROVIDERS, THE GENERAL CONTRACTOR, THE DEVELOPER AND THE DEVELOPER'S ENGINEER.
- 2.) OBTAIN A SITE DEVELOPMENT PERMIT FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
- 3.) PROVIDE THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT WITH EVIDENCE ALL TCEQ LICENSES AND REQUIREMENTS ARE UP TO DATE.
- 4.) INSTALL TEMPORARY EROSION CONTROLS AND TREE PROTECTION FENCING PRIOR TO ANY CLEARING AND GRUBBING. NOTIFY THE CITY WHEN INSTALLED.
- 5.) ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS, EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM MUST CONSIST OF A LOW-LEVEL OUTLET AND AN EMERGENCY OVERFLOW MEETING THE REQUIREMENTS OF THE UDC. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
- 6.) DELIVER APPROVED ROUGH CUT SHEETS TO THE CITY ENGINEER PRIOR TO CLEARING AND GRUBBING.
- 7.) ROUGH GRADE STREETS. NO DEVELOPMENT OF EMBANKMENT WILL BE PERMITTED AT THIS TIME.
- 8.) INSTALL ALL UTILITIES TO BE LOCATED UNDER THE PROPOSED PAVEMENT OR WITHIN THE ROAD RIGHT-OF-WAY.
- 9.) DELIVER STORM SEWER CUT SHEETS TO THE CITY ENGINEER.
- 10.) BEGIN INSTALLATION OF STORM SEWER LINES. UPON COMPLETION, RESTORE AS MUCH DISTURBED AREA AS POSSIBLE, PARTICULARLY CHANNELS AND LARGE OPEN AREAS.
- 11.) DELIVER FINAL FINAL GRADE CUT SHEETS TO THE CITY ENGINEER.
- 12.) RE-GRADE STREETS TO SUB-GRADE.
- 13.) ENSURE THAT UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY 1ST COURSE BASE MATERIAL ON STREETS.
- 14.) INSTALL CURB AND GUTTER.
- 15.) LAY FINAL BASE COURSE ON ALL STREETS.
- 16.) LAY ASPHALT.
- 17.) COMPLETE FINAL GRADING AND RESTORATION OF DETENTION, SEDIMENTATION/FILTRATION PONDS.
- 18.) COMPLETE PERMANENT EROSION CONTROL AND RESTORATION OF SITE VEGETATION.
- 19.) REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS.
- 20.) COMPLETE ANY NECESSARY FINAL DRESS UP OF AREAS DISTURBED.

COMMENCE OF CONSTRUCTION

1. INITIAL PROJECT CLEARING WILL NEED TO BE LIMITED TO THE LOCATIONS OF THE PROPOSED TEMPORARY SWP3 BEST MANAGEMENT PRACTICES (BMP) DESIGNED BY THE ENGINEER. THESE BMPs MAY INCLUDE, BUT ARE NOT LIMITED TO: STABILIZED CONSTRUCTION EXIT(S), SILT FENCE, DISCHARGE POINT ROCK BERMS/CHECK DAMS, TRASH CONTAINMENT, TEMPORARY SEDIMENT BASINS (IF APPLICABLE), DEMARCATION OF PROTECTED SITE FEATURES. FOR EXAMPLE: WETLANDS, ENVIRONMENTAL BUFFERS, CAVES OR SOLUTION FEATURES, AND HABITATS.
2. PRIOR TO COMMENCEMENT OF ADDITIONAL CLEARING OR EARTH DISTURBING ACTIVITIES, THE PROPOSED BMPs WILL NEED TO BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY A DEVELOPER REPRESENTATIVE. CONTRACTOR MUST PROVIDE AT MINIMUM, 48-HOURS OF NOTICE TO DEVELOPER WHEN THE BMPs ARE SCHEDULED TO BE INSTALLED AND COMPLETED. THE DEVELOPER REPRESENTATIVE WILL COORDINATE THE LAND DEVELOPMENT MANAGER TO RELEASE THE PROJECT FOR CONSTRUCTION.
3. WHEN A TEMPORARY SEDIMENT BASIN IS REQUIRED FOR THE PROJECT, LIMITED CLEARING OF THE PROPOSED BASIN LOCATION AND ANY MATERIAL BORROW AREAS TO CONSTRUCT THE TEMPORARY SEDIMENT BASIN MAY OCCUR DURING THE INITIAL BMP INSTALLATION PERIOD. THE TEMPORARY SEDIMENT BASIN MUST BE COMPLETELY CONSTRUCTED TO ENGINEER'S DESIGN. THIS MAY INCLUDE THE FOLLOWING: CONSTRUCTION OF THE DEWATERING STRUCTURE (RISER PIPE OR FAIR CLOTH SKIMMER AND PUMP), CONSTRUCTION OF THE EMERGENCY OVERFLOW STRUCTURE, INSTALLATION OF A SEDIMENT DEPTH MARKER. NOTE-ONCE ACCESSIBLE TO APPROPRIATE EQUIPMENT, THE ONLY THE TEMPORARY SEDIMENT BASIN BERMS/SLOPES SHALL BE TEMPORARILY STABILIZED.
4. GENERAL CONTRACTOR IS TO MAINTAIN ALL POLLUTION CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION THROUGHOUT THE CONTRACT PERIOD TO THE EXTENT ACHIEVABLE. TO ENSURE BMPs ARE OPERATING EFFECTIVELY, AND IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, DEVELOPER WILL PROVIDE REGULAR AND IF APPLICABLE, POST-RAIN EVENT BMP INSPECTIONS AND INSPECTION REPORTS. THE GENERAL CONTRACTOR WILL BE PROVIDED AN ELECTRONIC COPY OF THE BMP INSPECTION REPORT VIA EMAIL WEEKLY, REGARDING ISSUES WITH BMPs AT THE PROJECT THROUGH THE DEVELOPER SWP3 INSPECTION PROCESS. ITEMS NOTED IN THE BMP INSPECTION REPORT MUST BE ADDRESSED BY THE GENERAL CONTRACTOR AS SOON AS POSSIBLE, AND WITHIN 7 CALENDAR DAYS. GENERAL CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE ASSIGNED LAND DEVELOPMENT PROJECT MANAGER TO INCLUDE: A. ACTIONS TAKEN IN RESPONSE TO THE BMP INSPECTION REPORT AND DATE(S) THE ACTIONS WERE COMPLETED OR, B. STATEMENT OF EXTENUATING CIRCUMSTANCE AS TO WHY AN ITEM COULD NOT BE COMPLETED WITHIN THE 7-DAY TIMEFRAME AND PROPOSED SCHEDULED DATE OF COMPLETION.
5. CONTRACTOR TO MAINTAIN SPILL RESPONSE SUPPLIES/KIT AT THE PROJECT LOCATION WHILE ACTIVELY WORKING ONSITE.
6. WHEN DEWATERING ACTIVITIES DISCHARGE INTO ONSITE CREEKS OR RIVERS, OR DISCHARGE OUTSIDE THE LIMITS OF CONSTRUCTION, DAILY DEWATERING INSPECTIONS MUST BE DOCUMENTED IN ACCORDANCE WITH THE 03.05.2023 TCEQ CONSTRUCTION GENERAL PERMIT. DAILY REPORT MUST BE SENT TO DEVELOPER WITHIN 24-HOURS.



Sheet List Table

| Sheet Number | Sheet Title |
|--------------|--|
| 600 | SEDIMENTATION & EROSION CONTROL COVER |
| 601 | OVERALL SEDIMENT & EROSION CONTROL PLAN |
| 602 | SEDIMENT & EROSION CONTROL NOTES & DETAILS |
| 603 | SEDIMENT & EROSION CONTROL NOTES & DETAILS |

LEGEND

| | |
|--|--|
| | TEMPORARY SEDIMENT CONTROL FENCE |
| | TEMPORARY ROCK FILTER DAM |
| | TYPE 1 CONSTRUCTION EXIT |
| | CONCRETE WASHOUT PIT |
| | GRAVEL FILTER BAGS |
| | LIMITS OF CONSTRUCTION |
| | GRADING SLOPE ARROW |
| | POST CONSTRUCTION SEDIMENT CONTROL FENCE (PHASE 2) |
| | EARTHEN BERM W/ POLYLINER AND SPILLWAY |

OWNER/DEVELOPER:

KF FLAT CREEK, L.P.
2722 W. BITTERS, RD. SUITE 106
SAN ANTONIO, TEXAS 78259
(210) 882-6800



PREPARED BY:

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REGISTRATION #F-10573 / #101943-65

TRENCH EXCAVATION SAFETY PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGNER/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. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION, SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

FLAT CREEK SUBDIVISION UNIT 1

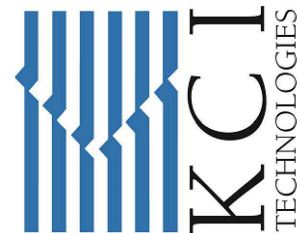
SEDIMENTATION & EROSION
CONTROL COVER

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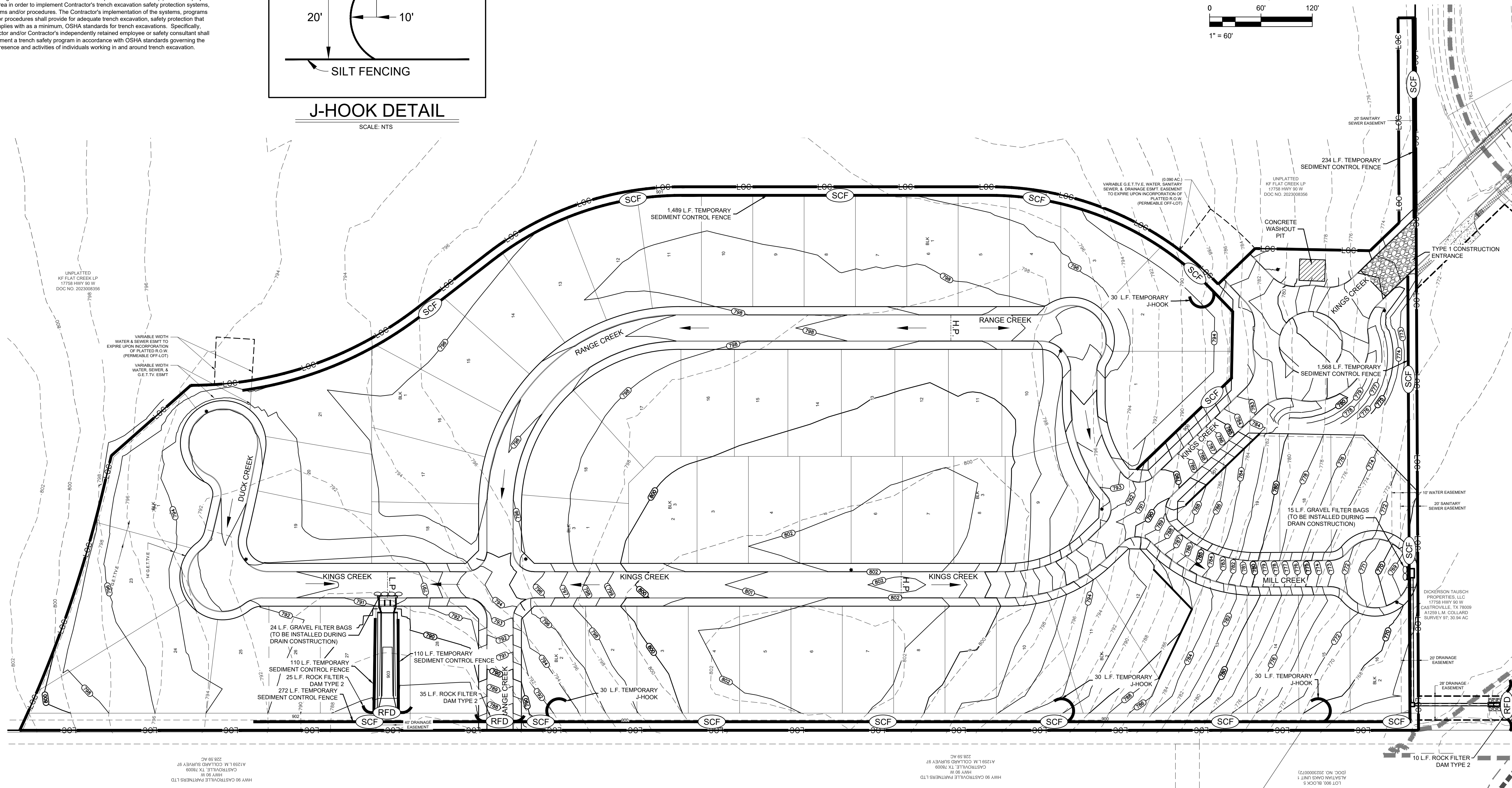
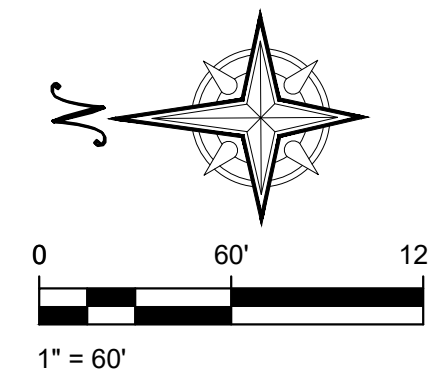
600








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The diagram illustrates a J-hook detail. A vertical line represents the J-hook, with a dimension of 20' indicated by a vertical arrow. A horizontal line extends from the base of the J-hook, labeled 'SILT FENCING'. A curved line represents the J-hook's profile, with a dimension of 10' indicated by a horizontal arrow. The text 'J-HOOK' is positioned above the structure.



| | |
|---|----------------------------------|
|  | TEMPORARY SEDIMENT CONTROL FENCE |
|  | TEMPORARY ROCK FILTER DAM |
|  | TYPE 1 CONSTRUCTION EXIT |
|  | CONCRETE WASHOUT PIT |
|  | GRAVEL FILTER BAGS |
|  | LIMITS OF CONSTRUCTION |
|  | GRADING SLOPE ARROW |

FLAT CREEK SUBDIVISION UNIT 1

OVERALL SEDIMENT & EROSION CONTROL PLAN

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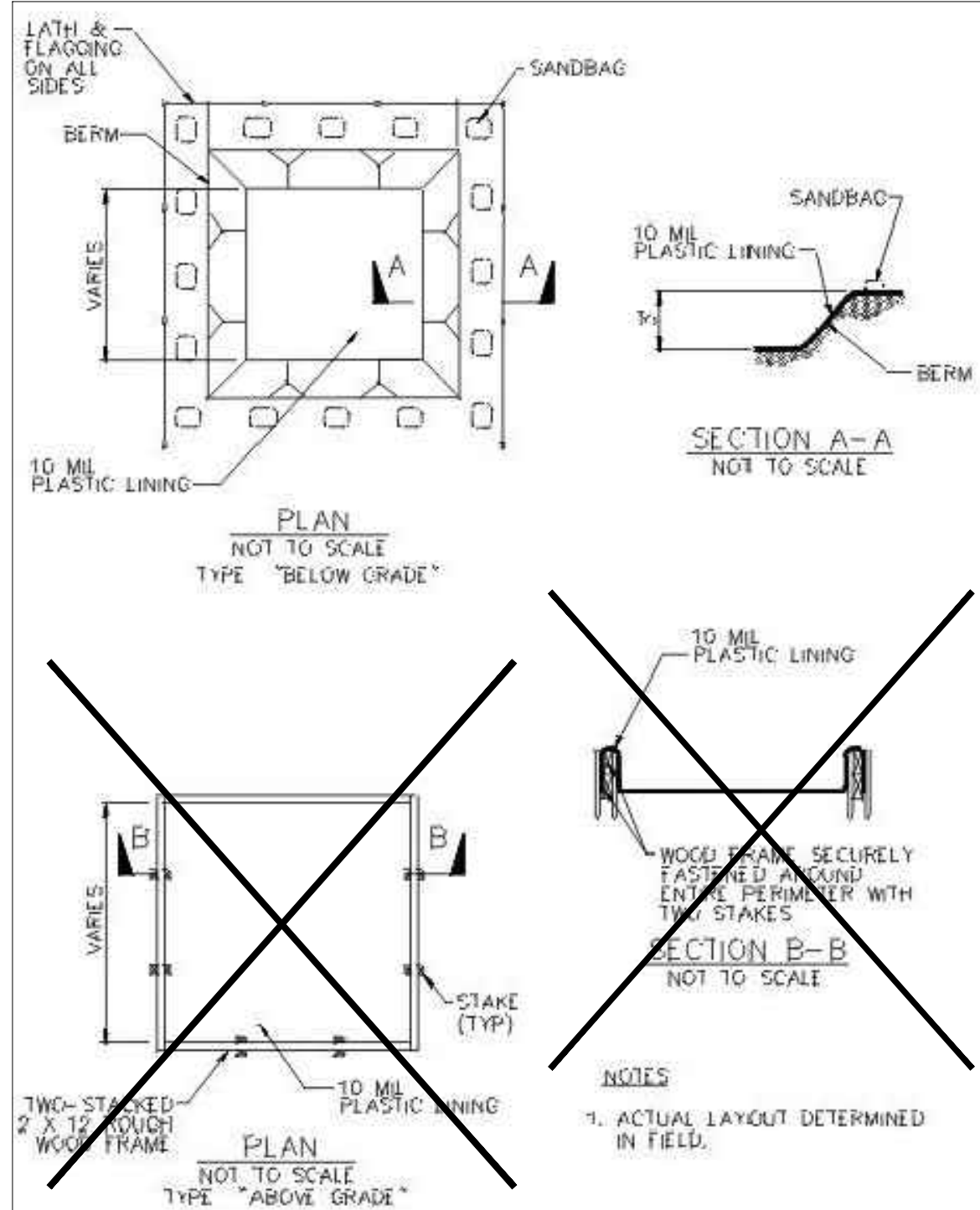


Figure 1-43 Schematics of Concrete Washout Areas

CONCRETE TRUCK WASHOUT PIT

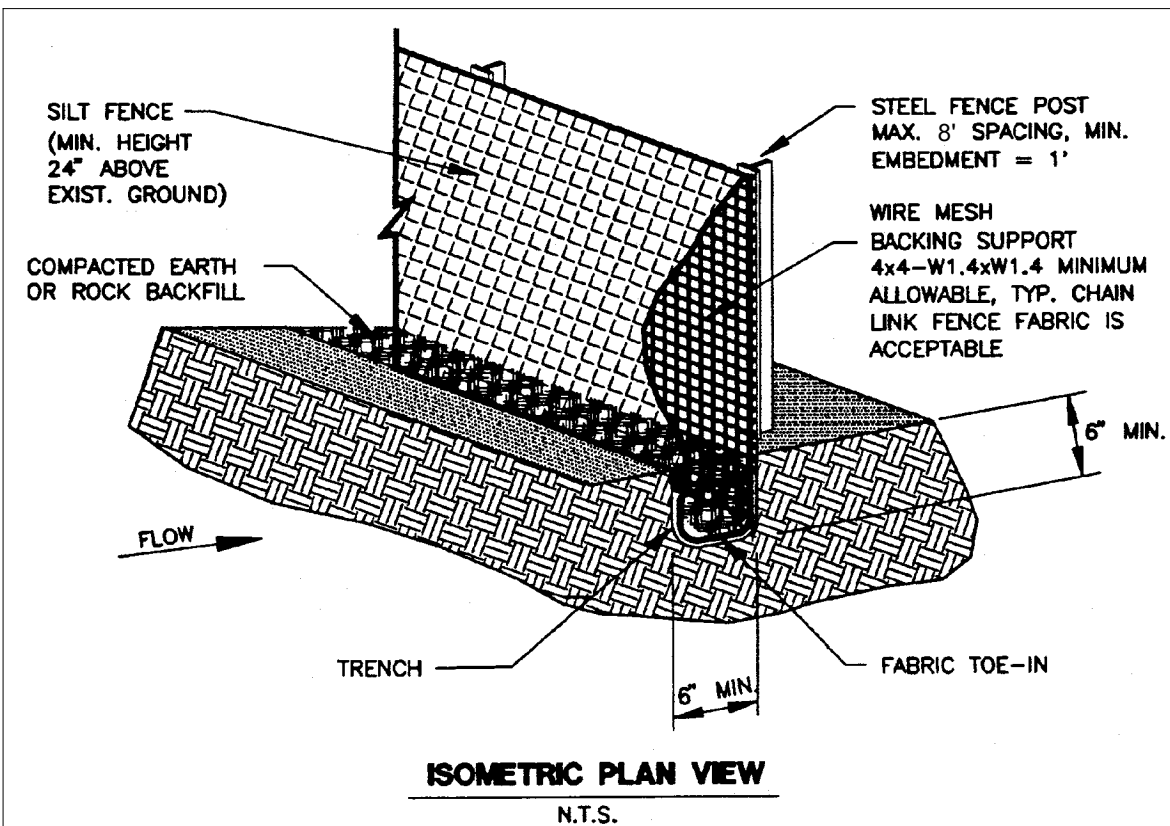


Figure 1-26 Schematic of a Silt Fence Installation (NCTCOG, 1993b)

GENERAL NOTES:

- Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width 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 No. 30.
 - Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brindell hardness exceeding 140. Rebar (either #5 or #6) may also be used to anchor the berm.
 - Woven wire backing to support the fabric should be galvanized 2"x 4" welded wire, 12 gauge minimum.
- Installation:
- Steel posts, which support the silt fence, should be installed on a slight angle toward the anticipated runoff source. Post must be embedded a minimum of 1-foot deep and spaced not more than 8 feet on center. Where water concentrates, the maximum spacing should be 6 feet.
 - 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.
 - 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 to 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 ends of fabric meet.
 - Silt fence should be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

SILT FENCE

14.6 High Service Rock Berms

A high service rock berm should be designated in areas of important environmental significance such as in steep canyons or above permanent springs, pools, recharge features, or other environmentally sensitive areas that may require a higher level of protection. This type of sediment barrier combines the characteristics of a silt fence and a rock berm to provide a substantial level of sediment reduction and a sturdy enough barrier to withstand higher flows. The drainage area to this device should not exceed 5 acres and the slope should be less than 30%.

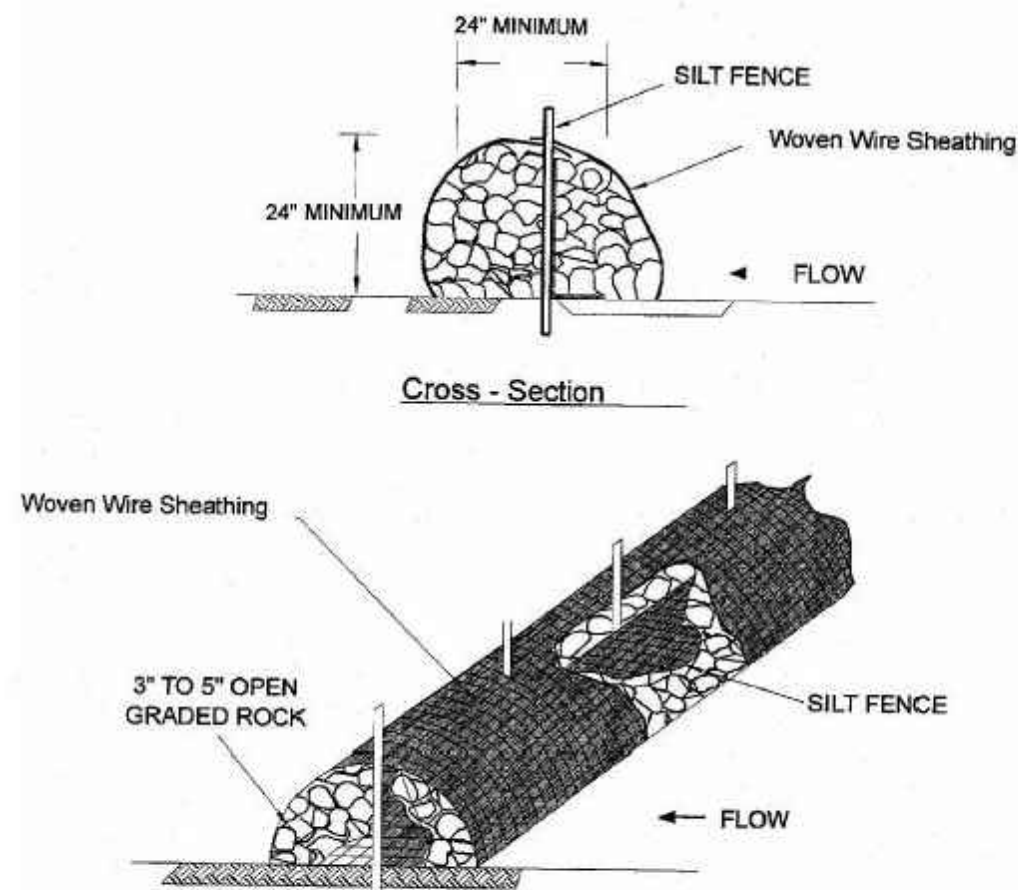


Figure 1-29 Schematic Diagram of High Service Rock Berm (LCRA, 1998)

GENERAL NOTES:

- Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width 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 No. 30.
 - Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brindell hardness exceeding 140. Rebar (either #5 or #6) may also be used to anchor the berm.
 - Woven wire backing to support the fabric should be galvanized 2"x 4" welded wire, 12 gauge minimum.
 - The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoot rings.
 - Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.
- Installation:
- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1- inch openings.
 - Install the silt fence along the center of the proposed berm placement, as with a normal silt fence described in Section 2.4.3.
 - Place the rock along the sheathing on both sides of the silt fence as shown in the diagram (Figure 1-29), to a height not less than 24 inches. Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rock may be used.
 - 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.
 - The high service rock berm should be removed when the site is revegetated or otherwise stabilized or it may remain in place as a permanent BMP if drainage is adequate.

HIGH SERVICE ROCK BERM

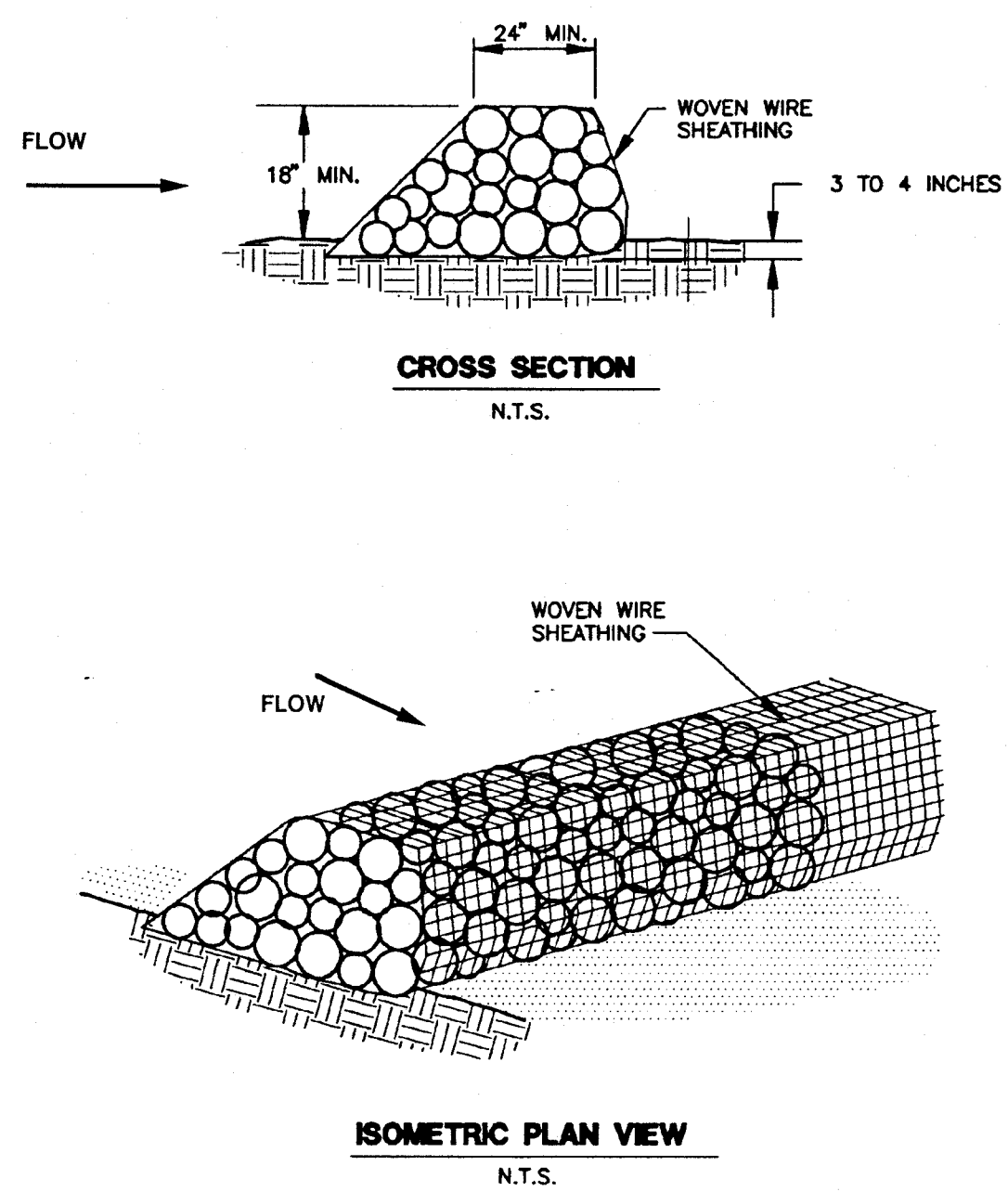


Figure 1-28 Schematic Diagram of a Rock Berm (NCTCOG, 1993)

- The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoot rings.
 - Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.
- Installation:
- Lay out the woven wire sheathing perpendicular to the flow line. The sheathing should be 20 gauge woven wire mesh with 1 inch openings.
 - Woven wire backing to support the fabric should be galvanized 2"x 4" welded wire, 12 gauge minimum.
 - Place the rock along the sheathing as shown in the diagram (Figure 1-28), to a height not less than 18".
 - 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.
 - Berm should be built along the contour at zero percent grade or as near as possible.
 - 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.

ROCK BERM

FOR EROSION AND SEDIMENT CONTROL OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE, THE RESPECTIVE BMP DETAILS HAVE BEEN SHOWN ON THIS SHEET AND SW1. THE DETAILS ARE EXCERPTS FROM THE EDWARDS AQUIFER TECHNICAL GUIDANCE MANUAL; RG-348, JULY 2005.

REFER TO THE EROSION CONTROL PLAN (SW1), FOR USE LOCATIONS / PARAMETERS OF THE DETAILS SHOWN IN THE PLAN SET.

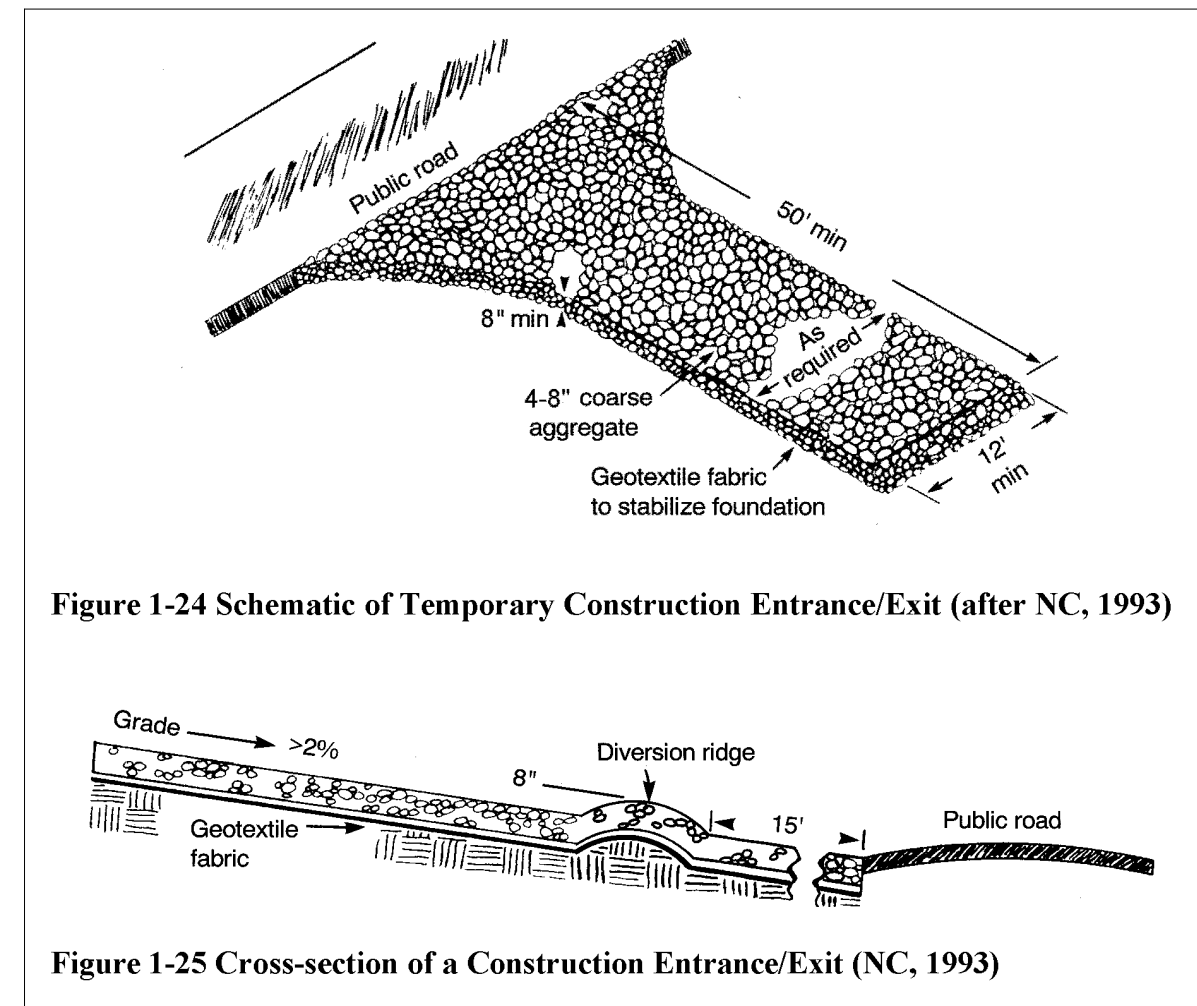


Figure 1-24 Schematic of Temporary Construction Entrance/Exit (after NC, 1993)

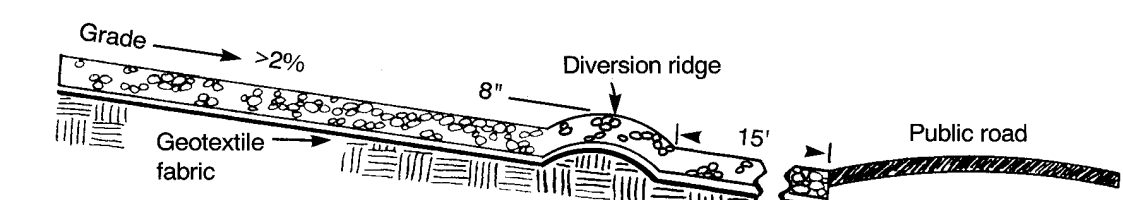


Figure 1-25 Cross-section of a Construction Entrance/Exit (NC, 1993)

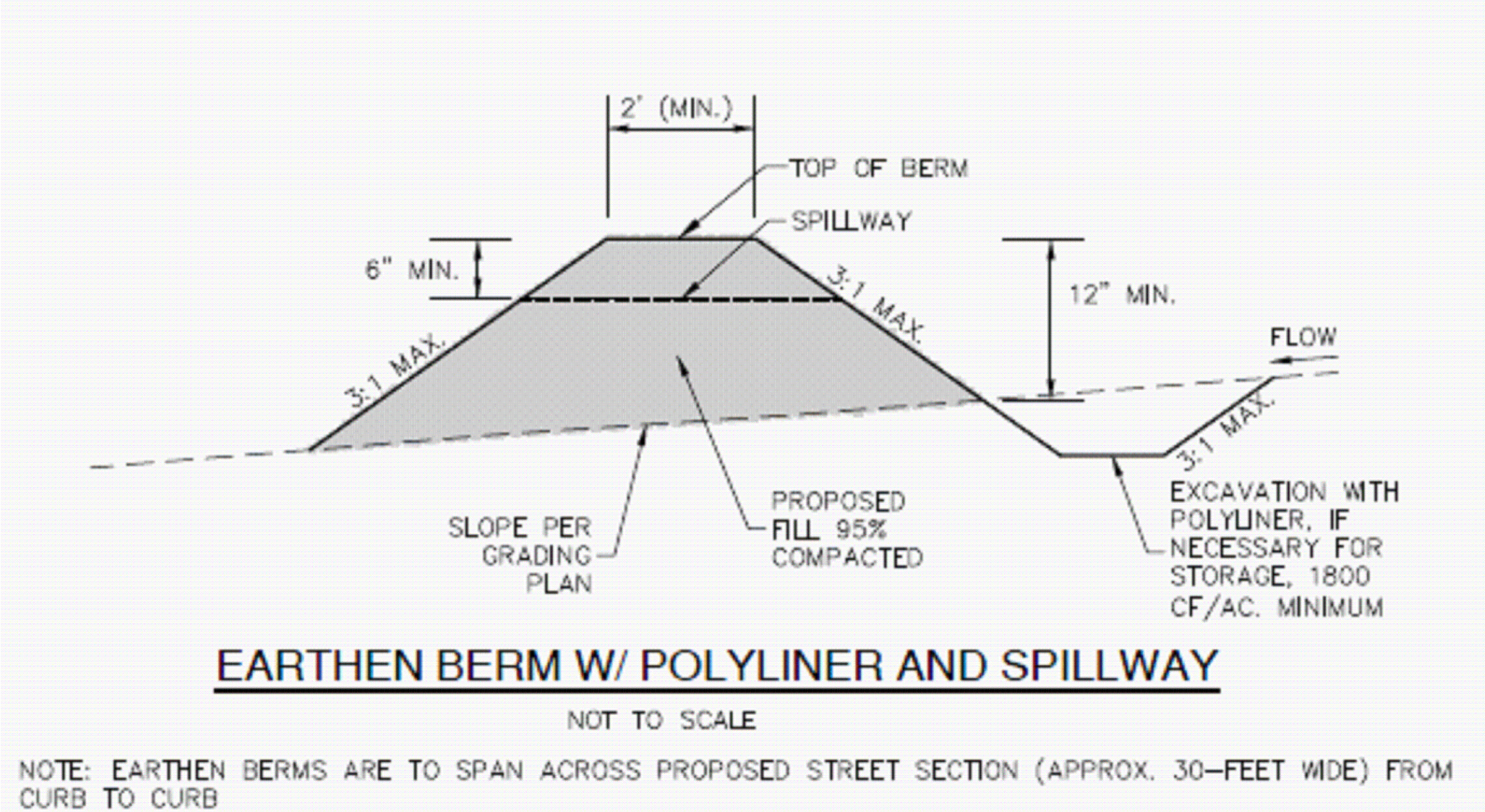


Figure 1-33 Filter Fabric Inlet Protection (NCTCOG, 1993)

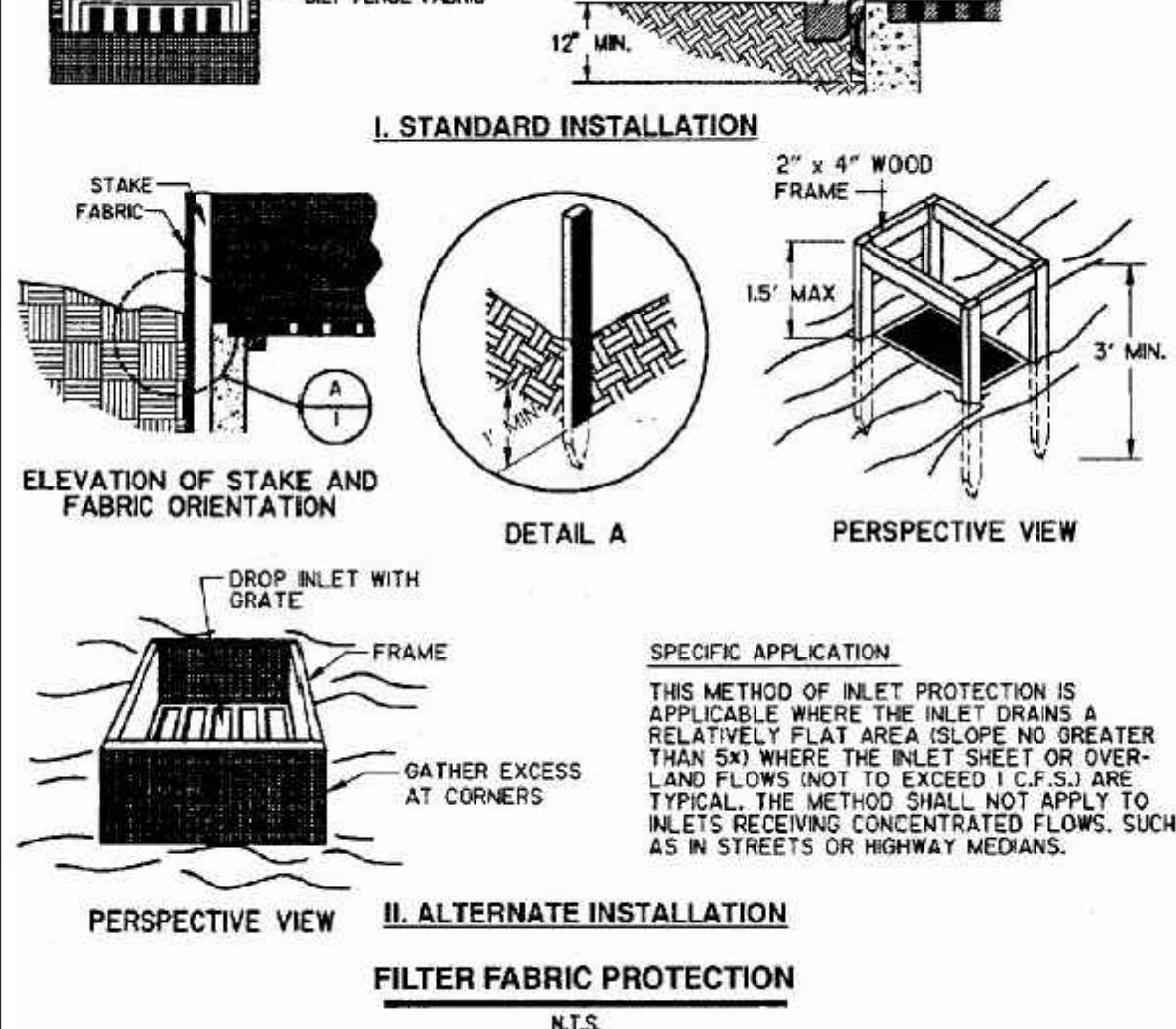


Figure 1-39 Diagram of Bagged Gravel Curb Inlet Protection (Pape-Dawson).

GENERAL NOTES:

- Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
- 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.
- Check placement of device to prevent gaps between device and curb.
- Inspect filter fabric and patch or replace if torn or missing.
- Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

INLET PROTECTION (GRAVEL FILTER BAGS)

INLET PROTECTION (FABRIC)

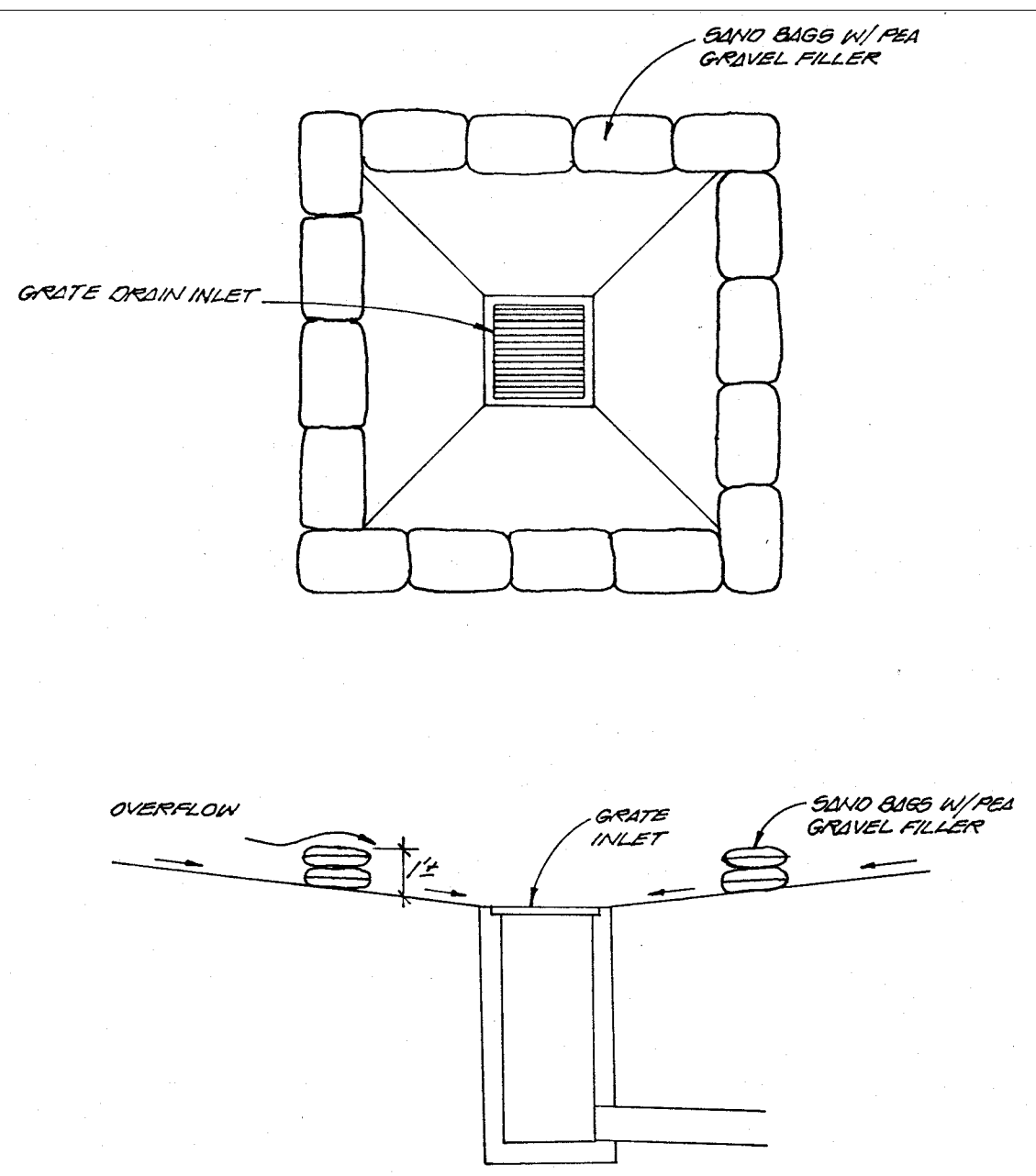
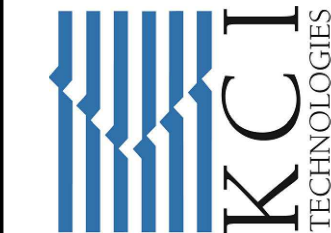


Figure 1-38 Diagram of Bagged Gravel Grate Inlet Protection (Pape-Dawson)

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REGISTRATION #F-10573 / #101943-65



FLAT CREEK SUBDIVISION UNIT 1

SEDIMENT & EROSION
CONTROL NOTES & DETAILS

| | |
|--------------------|-------------|
| DRAFTING: K.P.P.R. | CHECK: C.P. |
| DESIGN: C.P. | CHECK: L.E. |
| SUBMITTAL PHASE: | |
| DATE: | 02/20/24 |
| KCI JOB #: | 762308222 |
| SHEET: | |