SUBMITTED BY: MOY TARIN RAMIREZ ENGINEERS, LLC.

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698–5051 FAX: (210) 698-5085

OWNER/DEVELOPER

5S, LLC CLAY SCHLINKE 22202 CIELO VISTA SAN ANTONIO, TEXAS 78255 (210) 771-0861



CONSTRUCTION PLANS FOR

GROSENBACHER RD DUPLEX





VICINITY MAP

SUBMITTAL DATE:

LEGAL DESCRIPTION:

A 17.528 ACRE (763,498.93 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE T.A. COOKE SURVEY NUMBER 65 1/4, ABSTRACT 1076, AND THE CAROLINE LOGAN SURVEY NUMBER 65 1/2, ABSTRACT 1011, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 17.526 ACRE TRACT AS CONVEYED TO TTM DEVELOPMENT LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230038200, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



PLAT NO. 23-11800489

Sheet List Table

Sheet Number	Sheet Title
	OVERALL COVER
UTILITY PLANS	
C1.0	UTILITY COVER
C1.1	UTILITY OVERALL
SEWER PLANS	
C2.0	SEWER COVER
C2.1	SEWER OVERALL
C2.2	SANITRAY SEWER PLAN & PROLINE LINE A
C2.3	SANITARY SEWER PLAN & PROFILE LINE B
C2.4	SANITARY SEWER DETAILS
WATER PLANS	
C3.1	OVERALL WATER
C3.2	WATER DETAILS
C3.0	WATER COVER
C3.3	WATER DETAILS
STREET & DRAIN	PLANS
C4.0	STREET COVER
C4.1	STREET PLAN & PROFILE STREET 1
C4.2	STREET PLAN & PROFILE STREET 2 & STREET 3
C4.3	STANDARD STREET DETAILS
C4.4	STANDARD STREET DETAILS
C4.5	DRAINAGE PLAN & PROFILE DRAIN A
C4.6	DRAINAGE PLAN & PROFILE DRAIN B
GRADING PLANS	
C5.0	GRADING AND DRAINGE PLAN
C5.1	GRADING AND DRAINAGE PLAN
C5.2	RETAINING WALL DETAILS
SW3P PLANS	
C6.0	STORMWATER POLLUTION PREVENTION PLAN
C6.1	STORMWATER POLLUTION PREVENTION PLAN DETAILS



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 for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

UTILITY GENERAL NOTES

- LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
- 2. ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.
- 3. ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL
- EXPENSE. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS,
- TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT. 5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS
- FOLLOWS:
- A. STREET CENTERLINE STAKING FOR CLEARING. B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER
- MAIN INSTALLATION. SEWER STAKING AT 100-FT INTERVALS.
- STAKING FOR WATER SERVICES. STAKING FOR DRAINAGE CHANNELS.
- FINAL STREET STAKING. G. METER BOX STAKING.
- H. CPS STAKING. I. SETTING OF LOT CORNERS.

CPS NOTES:

- 1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW: PRIMARY - 2 1/2" HDPE SCHEDULE 40 SECONDARY – 3" PVC SCHEDULE 40
- SERVICE STUBS 2 1/2" PVC SCHEDULE 40
- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.
- 3. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- 4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

NOTE :

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

LEGEND

(ISTING WATER MAIN	E8"W
ROPOSED WATER MAIN	8"W
ROPOSED FIRE HYDRANT	
(ISTING FIRE HYDRANT	
ROPOSED GATE VALVE	 ●
KISTING GATE VALVE	
ROPOSED SANITARY SEWER MAIN	
(ISTING SANITARY SEWER MAIN	E8"SS
SISTING OVERHEAD ELECTRIC	OHE
KISTING UNDERGROUND ELECTRIC	UE
KISTING UNDERGROUND TELEPHONE	UGT
KISTING STREET LIGHT	\$ `
FICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	D.P.R.B.C.T.
FICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS	O.P.R.M.C.T.
ROPOSED STREET LIGHT UG, 100W AND SINGLE ARM	×
ROPOSED STREET LIGHT UG, 250W AND SINGLE ARM	*
KISTING POWER POLE	PP
KISTING SECONDARY ENCLOSURE	Ø
ROPOSED SECONDARY ENCLOSURE	Ø
ROPOSED POWER POLE	PP
ROPOSED TRANSFORMER	

PROPOSED WATER SERVICE

- PROPOSED SERVICE LATERAL WITH ONE-WAY CLEANOUT EXISTING TRANSFORMER
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING WATER METER



TYPICAL STREET CROSS-SECTION (26' PAVEMENT)



10' GAS, ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT



CONSTRUCTION PLANS FOR

GROSENBACHER RD DUPLEX UTILITY IMPROVEMENTS - E8"W -----





SUBMITTAL DATE: DECEMBER, 2023

LEGAL DESCRIPTION:

A 17.528 ACRE (763,498.93 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE T.A. COOKE SURVEY NUMBER 65 1/4, ABSTRACT 1076, AND THE CAROLINE LOGAN SURVEY NUMBER 65 1/2, ABSTRACT 1011, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 17.526 ACRE TRACT AS CONVEYED TO TTM DEVELOPMENT LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230038200, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

NOTE TO CONTRACTOR:

SAN ANTONIO, TEXAS 78249

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ÁSSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.



TEL: (210) 698-5051 FAX: (210) 698-5085



FRONT LOADED

TRANSFORMER

PLAT NO. 23-11800489

SUBMITTED BY: MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

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Sheet Index

Sheet Number	
21.0	
21.1	

Sheet Title UTILITY COVER UTILITY OVERALL

- THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
- PROJECT.

- SEWER STAKING AT 100-FT INTERVALS.
- FINAL STREET STAKING.



ADDITIONAL SEWER NOTES

NOTES

SANITARY SEWER PLANS.

GROUND IN UNPAVED AREAS.

UNLESS OTHERWISE NOTED.

11. AN "*" DENOTES AN EXISTING TEE.

THE PROPERTY LINE.

CURB WILL BE:

SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMI JANUARY 2022

General Section

- 1. All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable: A. 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.
- B. Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
- C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction" D. Current City of San Antonio "Standard Specifications for Public Works Construction".
- E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM). 2. The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or
- General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- 3. 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.
- 4. The Contractor is to make arrangements with the SAWS Construction Inspection Division at
- (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48
- hours prior to beginning any work. 5. 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 at least 1 week 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 SAWS 6. The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
- SAWS Utility Locates: http://www.saws.org/Service/Locates
- COSA Drainage (210) 207-0724 or (210) 207-6026 COSA Traffic Signal Operations (210) 206-8480
- COSA Traffic Signal Damages (210) 207-3951
- 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. All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- 9. The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees. 10. The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood
- Plain Permit. 11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be
- sent to constworkreg@saws.org. Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreg@saws.org.
- Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection. 12. Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench
- backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.
- 13. A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Sewer Notes

- 1. The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall
- Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
- Attempt to eliminate the source of the SSO.
- Contain sewage from the SSO to the extent of preventing a possible contamination of waterways. D. Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of
- contaminated soil/materials.
- Clean the affected sewer mains and remove any debris.

Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours. Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs

incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies. No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the

TCEQ and SAWS. 2. If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, "Bypass

- Pumping". 3. Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week 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.
- 4. Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(e)(4)(B). Contractor shall center a 20' joint of 160 psi pressure rated PVC at the proposed water crossing.
- 5. ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to
- make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI) 6. Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS Inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.

SAN ANTONIO WATER SYSTEM CRITERIA FOR SEWER MAIN CONSTRUCTION

B. IF LATERALS CROSS WATER MAIN,

WATER MAIN COVER

5.7'

6.0'

14. ALL MANHOLE OPENINGS SHALL BE 30".

6" 5.5'

16" 7.4'

8"

12"

IN THE VICINITY OF WATER MAINS I. WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET (9) OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN

- II. WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO WITHIN NINE FEET OF THE WATER MAIN.
- CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PIPE CENTERED ON THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM CAST IRON OR DUCTILE IRON MATERIAL.
- FEET TO WATER MAINS.

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS

SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED THE CONTRACTOR SHALL CONTACT FACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

BEXAR COUNTY

CONSTRUCTION PLANS FOR

GROSENBACHER RD DUPLEX SANITARY SEWER IMPROVEMENTS

98% COMPACTION NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

1. SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE

2. PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE FINISHED SUBGRADE ELEVATION. PAY CUTS ARE TO EXISTING

3. EXTEND ALL SANITARY SEWER LATERALS TO THE PROPERTY LINE OR TO THE EASEMENT LINE AS INDICATED. ALL LATERALS ARE 35' LONG

4. SANITARY SEWER LINES AND LATERALS WILL BE PVC SDR 26 ASTM D 3034 UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.

5. SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM 6. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.

7. QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS. 8. ALL MANHOLES TO HAVE WATERTIGHT RING AND COVERS.

9. ALL MANHOLES TO BE CONCRETE RING ENCASED. 10. MANHOLES TO BE VENTED AS SHOWN ON THE SANITARY SEWER PLANS.

% SLOPE TO 12. ALL SANITARY SEWER LATERALS SHALL HAVE A MIN. 2.0

13. MINIMUM COVER FROM TOP OF SANITARY SEWER LATERALS TO TOP OF

A. IF LATERALS DO NOT CROSS WATER MAINS, 5' COVER

PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)

FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER

III. WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL HAVE A SEGMENT OF SEWER INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED

IV. WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A

SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE

VICINITY MAP

SUBMITTAL DATE: DECEMBER, 2023

REVISION DATE: DATE

LEGAL DESCRIPTION:

A 17.528 ACRE (763,498.93 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE T.A. COOKE SURVEY NUMBER 65 1/4, ABSTRACT 1076, AND THE CAROLINE LOGAN SURVEY NUMBER 65 1/2, ABSTRACT 1011, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 17.526 ACRE TRACT AS CONVEYED TO TTM DEVELOPMENT LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230038200, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON

PLAT NO. 23-11800489

SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

5S, LLC CLAY SCHLINKE 22202 CIELO VISTA SAN ANTONIO, TEXAS 78255 (210) 771-0861

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C2.3	SANITARY SEWER PLAN & PROFILE LINE B
C2.4	SANITARY SEWER DETAILS

ESTIMATED SEWER QUANTITIES

ITEM	DESCRIPTION	UNIT	EST/QTY
1	TIE INTO EXISTING SANITARY SEWER MAIN	E.A.	1
2	TRENCH EXCAVATION SAFETY PROTECTION	L.F.	1,300
3	8" SANITARY SEWER PIPE, SDR-26 (0'-6')	L.F.	184
4	8" SANITARY SEWER PIPE, SDR-26 (6'-10')	L.F.	270
5	8" SANITARY SEWER PIPE, SDR-26 (10'-14')	L.F.	201
6	8" SANITARY SEWER PIPE, SDR-26 (14'-18')	L.F.	456
7	8" SANITARY SEWER PIPE, SDR-26 (18'-22')	L.F.	158
8	8" SANITARY SEWER PIPE, SDR-26 (22'-26')	L.F.	31
9	STANDARD SANITARY SEWER MANHOLE	EA.	7
10	ADJUST EXISTING SANITARY SEWER MANHOLE- ADD DROP STRUCTURE	EA.	1
11	DROP MANHOLE	EA.	1
12	EXTRA DEPTH MANHOLE	V.F.	47.0
13	VERTICAL STACK	V.F.	208.0
14	6" SANITARY SEWER LATERALS, SDR-26	L.F.	1,170
15	8" SEWER MAIN TELEVISION INSPECTION	L.F.	1,269

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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 for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

Developer's Name	5S, LLC					
Developer's Address	22202 CIEI	LO VISTA	١			
City_SAN ANTONIO		State _	TEXAS	Zip_	78255	
Phone #(210) 7	71-0861		Fax #			
SAWS Block Map #	086564		Total EDU's	39	Total Acreage	17.52
Total Linear Footage	of Pipe <u>1,300</u>	- 8" PVC			Plat No. 23-1	1800489
Number of Lots	1 LOT, 73 UNIT	S	SAWS Job	No	23-1671	

TEXAS C2.0

LINE A STA. 1+00.00 TO STA. 9+10.11

CAUTION: EXISTING UTILITIES: 1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.

3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

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 for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures for trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

20 LF. OF 160 P.S.I. PRESSURE RATED PVC PIPE CENTERED ACROSS WATER CROSSING (SDR 26). SEWER PIPE AT WATER LINE CROSSINGS SHALL MEET THE REQUIREMENTS OF ASTM D2241 WITH ONE JOINT CENTERED AT WATER MAIN.	PROPOSED 8" OR 12" WATER LINE 5' MIN. DEPTH SEPARATION DISTANCE TO COMPLY WITH TCEQ REGULATION 30 TAC 290.44 (E) * APPENDIX E & 30 TAC 217.53 (D) APPENDIX D – SEPARATION DISTANCE
PROPOSED SA	NITARY SEWER LINE
< 10' >	< 10' >

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL N.T.S.

ite: December 3, 2024 User ID: Dallas Gardea senbocher RA Duplex/Scresenbacher RA Duplex/Drawinas/23079_C2.3 Sewer Plan & Profile Line

SAWS CONSTRUCTION NOTES **COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT ANUARY 2022**

General Section

- 1. All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable: A. 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.
- B. Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
- C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction". D. Current City of San Antonio "Standard Specifications for Public Works Construction".
- E. Current City of San Antonio "Utility Excavation Criteria Manual" (UECM). 2. The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement
- at the expense of the contractors and/or the developer. 3. 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.
- 4. The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210) 233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
- 5. 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 at least 1 week 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 SAWS. 6. The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
- SAWS Utility Locates: http://www.saws.org/Service/Locates
- COSA Drainage (210) 207-0724 or (210) 207-6026
- COSA Traffic Signal Operations (210) 206-8480
- COSA Traffic Signal Damages (210) 207-3951 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. All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- 9. The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- 10. The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- 11. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be nt to constworkred@saws.org Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreg@saws.org.
- Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.
- 12. Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS Inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results. 13. A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division.

Water Section

- 1. Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Construction Inspection Division at least one week 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.
- For water mains 12" or higher: SAWS Emergency Operations Center (210) 233-2014
- 2. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos- containing material (ACM), may be 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. Such work is to be made under Special Specification Item No. 3000, "Special Specification for Handling Asbestos Cement Pipe"
- 3. 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 cap/plug. (NSPI) 4. Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends,
- plugs, caps, tees, crosses, valves, and bends, in accordance with the Standard Drawings DD-839 Series and Item No. 839, in the SAWS Standard Specifications for Construction. 5. All valves shall read "open right".
- 6. PRVs Required: Contractor to verify that no portion of the tract is below ground elevation of 745 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 745 feet, the Developer or Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City of San Antonio. No dual services allowed for any lot(s) if *PRV is/are required for such lot(s), only single service connections shall be allowed.
- *Note: A pressure regulator is also known as a pressure reducing valve (PRV).
- 7. Pipe Disinfection with Dry HTH for Projects less than 800 linear feet. (Item No. 847.3): Mains shall be disinfected with dry HTH where shown in the contract documents or as directed by the Inspector, and shall not exceed a total length of 800 feet. This method of disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measure to protect his personnel during disinfection operations.
- 8. Backflow Prevention Devices:
- All irrigation services within residential areas are required to have backflow prevention devices. • All commercial backflow prevention devices must be approved by SAWS prior to installation.
- 9. Final connection to the existing water main shall not be made until the water main has been pressure tested,
- chlorinated, and SAWS has released the main for tie-in and use
- 10. Division Valves: Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the Inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS 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 SAWS Distribution and Collection staff.

BEXAR COUNTY

NOTE TO CONTRACTOR:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR

TRAFFIC CONTROL NOTE:

OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY. UNLESS DIRECTED OTHERWISE BY THE PLANS. IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS, THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS. DURING ALL NON-WORKING HOURS A MINIMUM OF TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC. CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC AT ALL TIMES DURING CONSTRUCTION.

MISCELLANEOUS GENERAL NOTES

- 1. JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.
- 2. ALL MAINS ARE ON-SITE.
- 3. FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).
- 4. CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER MAIN INSTALLATION, REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT
- ***** 5. MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND. WATER LINE DIA. MIN. DEPTH 8"-12" ≥16"

CONSTRUCTION PLANS FOR

GROSENBACHER RD DUPLEX WATER IMPROVEMENTS

VICINITY MAP

SUBMITTAL DATE: DECEMBER, 2023

LEGAL DESCRIPTION:

A 17.528 ACRE (763,498.93 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE T.A. COOKE SURVEY NUMBER 65 1/4, ABSTRACT 1076, AND THE CAROLINE LOGAN SURVEY NUMBER 65 1/2, ABSTRACT 1011, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 17.526 ACRE TRACT AS CONVEYED TO TTM DEVELOPMENT LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230038200, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

NECESSARY TRAFFIC CONTROL, FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE

WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.

PLAT NO. 23-11800489

SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

5S, LLC CLAY SCHLINKE 22202 CIELO VISTA SAN ANTONIO, TEXAS 78255 (210) 771-0861

Sheet Index

Sheet Number	Sheet Title
C3.0	WATER COVER
C3 1	
C3.1	
C3.2	
C3.3	WATER DETAILS

ESTIMATED WATER QUANTITIES

ITEM		LINIT	EST/OTY
	Bhase I		Longin
	Filase i		
1	16" Water Tie-In	EA.	2
2	Trench Excavation Protection	L.F.	1,562
3	8" Pipe, C900 DR 18 PVC Class 235 (Incl. Joint Restraints)	L.F.	1,562
4	16" Gate Valve, M.J. with 6" Valve Box, Complete	EA.	2
5	8" Gate Valve, M.J. with 6" Valve Box, Complete	EA.	4
6	Standard Fire Hydrant	EA.	2
7	3/4" Single Service: Short (Shared Trench)	EA.	21
8	3/4" Single Service: Long (Shared Trench)	EA.	15
9	Irrigation Service (5/8 Meter)	EA.	2
10	D.I. Fittings	TON	0.66
11	Hydrostatic Testing	EA.	1
	Phase II		
12	Meter Box	EA.	38

CAUTION!

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

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 for the project described in the contract documents. The Contractor's implementation of these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

PRESSURE ZONE 930

Developer's Name	5S, LLC 22202 CIE		λ			
City SAN ANTONIO		State _	TEXAS	Zip_	78255	
Phone #(210) 7	71-0861		Fax #			
SAWS Block Map #	086564		Total EDU's	38.5	Total Acreage	17.52
Total Linear Footage	of Pipe <u>1,562</u>				Plat No. 23-2	11800489
Number of Lots	1 LOT, 73 UNIT	S	SAWS Job	No.	23-1199	

Restrained length calculations are for P.V.C pipe bedded in compacted granular material extending to the top of the pipe.The native soil material is assumed to be inorganic clay of high plasticity. Depth of bury is assumed to be 4 feet. Note: These calculations are provided for reference. The restrained length shall be designed based upon the conditions encountered during the installation.

SAN A

PLAT NO. 23-11800489

Branch

RESTRAINED LENGTH FOR TEES

PIPE SIZE (inch)	BRANCH SIZE (inch)	LENGTH OF RUN (ft.)	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 200 psi	RESTRAINED LENGTH IN FEET, WHEN TEST PRESSURE = 150 psi
6	4	0	42	31
6	4	5	7	1
6	4	10	1	1
6	6	0	59	44
6	6	5	35	20
6	6	10	11	1
8	4	0	42	31
8	4	5	1	1
8	6	0	59	44
8	6	5	28	13
8	6	10	1	1
8	8	0	77	58
8	8	5	53	34
8	8	10	30	11
8	8	15	6	1

RESTRAINED LENGTH DESIGN

PROPERTY OF		APPROVED	RE\	/ISED	
NTONIO WATER SYSTEM SAN ANTONIO, TEXAS	RESTRAINED LENGTHS FOR TEES	March 2008	AUG 2019		
		DD-839-04		SHEET	

	Engineers	Surveyors	• Planners	gineers, LLC	/EYING: F-10131500	FEL: (210) 698-5051 av. (210) 698-5051	
	NO.						
	DATE						
R						PROJ. #	23079
ENSIONS	DESCRIPTION					DGN. BY: 1	
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						CHKD. BY:	
÷	BY					DA TE:	

E

e N O S TAIL ш \square WATER SENB,

69

PRESSURE ZONE 930

Developer's Name	5S, LLC					
Developer's Address	22202 CIE	LO VIST	4			
City SAN ANTONIO		State	TEXAS	Zip_	78255	
Phone # (210) 7	71-0861		Fax #			
SAWS Block Map #	086564		Total EDU's	38.5	Total Acreage	17.52
Total Linear Footage	of Pipe 1,56	52			Plat No	1800489
Number of Lots	1 LOT, 73 UNI	rs	SAWS Job	No.	23-1199	

SHEE	7

C3.2

Chlorinator 2 - 1" Copper Tubing to extend above grade New Main PROPERTY OF

PLAT NO. 23-11800489

PRESSURE ZONE 930

Developer's Name	5S, LLC					
Developer's Address	22202 CI	ELO VIST	4			
City_SAN ANTONIO		State	TEXAS	Zip_	78255	
Phone # (210) 7	71-0861		Fax #			
SAWS Block Map #	086564		Total EDU's	38.5	Total Acreage	17.52
Total Linear Footage	of Pipe <u>1</u> ,	562			Plat No	11800489
Number of Lots	1 LOT, 73 UN	ITS	SAWS Job	No.	23-1199	

NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE CITY OF SAN ANTONIO SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 2. ALL CONSTRUCTION IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF SAN ANTONIO.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION: SAN ANTONIO WATER SYSTEM TELE. NO.: 210-704-7109
 - TEXAS STATE WIDE ONE CALL LOCATOR TELE. NO.: 800-545-6005 CITY PUBLIC SERVICE TIME WARNER CABLE
- 4. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, 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.
- 5. THE CONTRACTOR HAS THE RESPONSIBILITY TO PROTECT AND SUPPORT THE TELEPHONE COMPANY DURING CONSTRUCTION.
- 6. THE CONTRACTOR HAS THE RESPONSIBILITY OF RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGE DONE TO THE EXISTING PAVEMENT, STRUCTURES OR FENCES (NO SEPARATE PAY ITEM).
- 7. MATERIAL SPECIFICATIONS:

AT&T

- CONCRETE/CONCRETE RIPRAP: CLASS A 3000 PSI IN 28 DAYS UNLESS OTHERWISE NOTED ON PLANS
- REINFORCING STEEL: CONFORM TO A.S.T.M. A-615, GRADE 60 (2" COVER UNLESS OTHERWISE NOTED ON PLANS) PIPE RAILING: CONFORM TO A.S.T.M. A-53, GRADE B, OR A-501
- STRUCTURAL STEEL: CONFORM TO A.S.T.M. A-36 8. CONTRACTOR TO COORDINATE CONCRETE CURB DEPRESSIONS WITH THE
- DEVELOPER (NO SEPARATE PAY ITEM).
- 9. TRANSITION TO/FROM WASHOUT CROWNS IN TWENTY-FIVE FEET (25').
- 10. IMPROVED EARTHEN CHANNELS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SUBGRADE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CHANNEL IS ACCEPTED FOR MAINTENANCE. REFER TO 35-504 OF THE CITY OF SAN ANTONIO UDC. NO EXTRA PAY ITEM.

LEGEND

EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
WASH-OUT CROWN	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	
EXISTING CONTOUR	- — — — 1120 — — — —
PROPOSED CONTOUR	1120
PROPOSED CONCRETE CURB	
FLOW ARROW	_ >

CONSTRUCTION PLANS FOR

GROSENBACHER RD DUPLEX STREET AND DRAINAGE IMPROVEMENTS

VICINITY MAP N.T.S.

SUBMITTAL DATE: DECEMBER, 2023

LEGAL DESCRIPTION:

A 17.528 ACRE (763,498.93 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE T.A. COOKE SURVEY NUMBER 65 1/4, ABSTRACT 1076, AND THE CAROLINE LOGAN SURVEY NUMBER 65 1/2, ABSTRACT 1011, BOTH IN BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 17.526 ACRE TRACT AS CONVEYED TO TTM DEVELOPMENT LLC, BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20230038200, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAT NO. 23-11800489

SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

5S, LLC 22202 CIELO VISTA SAN ANTONIO, TEXAS 78255 (210) 771-0861

Sheet List Table

Sheet Number	Sheet Title
C4.0	STREET COVER
C4.1	STREET PLAN & PROFILE STREET 1
C4.2	STREET PLAN & PROFILE STREET 2 & STREET 3
C4.3	STANDARD STREET DETAILS
C4.4	STANDARD STREET DETAILS
C4.5	DRAINAGE PLAN & PROFILE DRAIN A
C4.6	DRAINAGE PLAN & PROFILE DRAIN B
C4.7	DRAIN DETAILS

- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
- UTILITY POLES, OTHER TRAFFIC SIGNS, ETC... REFER TO CITY OF SAN ANTONIO TRAFFIC SIGNAL DETAILS.
- SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
- PROPOSED SIGN LOCATIONS ARE FOR REFERENCE ONLY.

ember 12, 2024 User ID: Dallas Gardea Rd Duplex/Grosenbacher Rd Duplex/Drawinas/23079.

ate: September 12, 2024 User I

C4.0B

CAUTION!!!

CONDITIONS BEFORE CONSTRUCTION. IF ANY DISCREPANCIES NOTIFY ENGINEER

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	57.84'	41.00'	80°50'08"	34.92'	53.17'
C2	57.85'	41.00'	80°50'38"	34.92'	53.17'

	PLAT NO. 2	23-11800489	BY ATE:
SCALE: 1"=50'	LEGEND EXISTING TOP OF CURB ELEVATION PROPOSED TOP OF CURB ELEVATION WASH-OUT CROWN	805.81TC 805.81	S RIPTION BY: DWN. BY: CHKD. BY: DA
	POSSIBLE DRIVEWAY LOCATION PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR PROPOSED CONCRETE CURB FLOW ARROW	— — — — — — — — — — — — — — — — — — —	NO. DATE REWSION: NO. DATE DESCR 12/02/24 REMOVAL OF SIDEWALKS PROJ. # DGN. 23079 DGN.
<u>HORIZONTAL SCALE: 1" =</u>	= 50'		 Engineers Engineers Surveyors Surveyors Planners Surveyors <l< th=""></l<>
$\frac{\text{HORIZONTAL SCALE: } 1^{*}}{\text{VERTICAL SCALE: } 1^{*}} = 5^{*}$	765		2010 10/01
	760		PAUL LANDA, JR. PAUL LANDA, JR.
	755 750		
	745		
	740 735		ER RD DUP N & PROF EET 1 0 STA. 9+50.44
	730		DSENBACH EET PLA STRE STRE STA: 1+13.49 tu
	725 720		CTR STR
	TOP OF CURB LT		
	TOP OF CURB RT	SUBMITTAL SET	<i>SHEET</i> С4.1

12+00

11+00

ember 3, 2024 User ID: Dallas Gardea er Rd Duplex/Grosenbacher Rd Duplex/Drawings\23079_C4.2 Street Plan & Profile

STREET 3

	PLAT NO. 23-11800	0489	BY ATE:
SCALE: 1"=50'	LEGEND		BX: D7
0 50 100		805.81TC	
	WASH-OUT CROWN	. 18.000	DWN. B
			S S S S S N. BY:
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	EXISTING CONTOUR	-1120	AL OF SII
_	PROPOSED CONTOUR		REMOV
	FLOW ARROW		DATE 2/02/24
			11.
			Q
			neers eyors ners LLC 013150 013150 8–5051 8–5085
			Engir Surve Planu ?ErS, :: F-1(10) 69
			UEYING AX: (2
			7/SUR 100
			mire suite '8249
			T RG A PATH V PATH EXAS 7
			Tari Inginel MARROL
			IOV PELS: E AN ANT
	CAUTION!!!		TE OF TEL
	CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION. IF ANY DISCREPANCIES NOTIFY		
7	ENGINEER		PAUL LANDA, JR. 것: 100182 운영
			CENSE OF
	BEXAR COUNTY R.O.W. NOTE:		
	BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY		
	WORK BEING DONE IN BEXAR COUNTY R.O.W.		
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			SHEET
			C4_2
	SUBMITT	AL SET	

 \sim compacted flexible base (see below) *

AFTER INSPECTION OF SUBGRADE

*	PAVEMENT	SECTIONS

PAVEMENT MATERIAL	CLAY SUBGRADE (CBR 2.5)
	26' PAVEMENT
TYPE D ASPHALTIC CONCRETE	2.0 IN.
FLEXIBLE BASE (TxDOT ITEM 247 TYPE A GRADE 2)	10 IN.
LIME STABILIZED SUBGRADE (33.0	LBS/SY) 6.0 IN.

NOTES:

- 1. APPLICABLE SPECIFICATIONS FROM "CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION"- JUNE 2008 200 – FLEXIBLE BASE 202 – PRIME COAT 203 – TACK COAT 205 – HOT MIX ASPHALT CONCRETE PAVEMENT
- 2. REFER TO INTEC GEOTECHNICAL REPORTS FOR ADDITIONAL PAVEMENT CONSTRUCTION INFORMATION A. "SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS FOR PROPOSED NEW STREETS - TERRA BUONA, UNITS 4, 5, 6, 7, SAN ANTONIO, TEXAS, DATED MAY 27, 2021.
- CONTRACTOR TO COORDINATE ALL MATERIAL TESTING

P_ ___ LIMITS OF MEASUREMENT FOR STREET EXCAVATION 2 3/4"—► 4"R-ASPHALT~ *3"=| =| FLEXIBLE -0 0 0 0 0 0 V BASE - <u>LOCAL "A'</u> 6.5" (CLAY) 4.5" (CHALK) 9 1/2" 12" LIMESTONE -SUBGRADE <u>LOCAL "B"</u> 16.5" (CLAY) 1XXXX, 11.5" (CHALK) CURB NOTE: THE COST OF BASE MATERIAL UNDER & BEHIND THE CURB SHALL BE INCLUDED IN THE COST OF THE CURB. MACHINE LAID CURB N.T.S. ITEM 500

720

715

710

705

700

695

690

FLOWLINE INVERT

2+60

NOTES:

- 1. COVER FOR REINFORCING STEEL IS 2" UNLESS OTHERWISE NOTED.
- 2. SEE GENERAL NOTES ON SHEET C4.0 FOR MATERIAL SPECIFICATIONS.
- 3. MINIMUM BAR DEVELOPMENT LENGTH FOR SPLICE AND BENDS AT WALL AND FLOOR CONNECTIONS SHALL BE 30 INCHES. 4. ALL CONCRETE SHALL RESIST A MINIMUM 3000 PSI 28 DAY BREAK, UNLESS
- OTHERWISE NOTED. 5. PROVIDE CONCRETE APRONS ON ALL INLETS, REFERENCE DETAILS FOR CONSTRUCTION REQUIREMENTS.
- 6. 3/4" CHAMFER ON ALL EXPOSED CONCRETE EDGES.
- 7. ALL STORM PIPE MATERIAL IS CONCRETE REINFORCEMENT PIPE, UNLESS NOTED OTHERWISE.
- 8. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO SECTION 16.2.1 OF THE STORM WATER DESIGN CRITERIA MANUAL.

INLET OPENING DETAIL (N.T.S.)

CONCRETE COLLAR — FIRST #4 REBAR SPACER 6" AWAY FROM INLET

(N.T.S.)

SECTION "A-"A"

JUNCTION BOX/INLET CONCRETE COLLAR DETAIL

12/0 $\langle -$ • • * PAUL LANDA, JR. 100182 S/ONAL E ЖШ ROF Ξ ٩ 4 ۵C = ల DRAIN PLAN DRAIN G SHEET

C4.5

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- 8. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SODDING. EIGHTY-FIVE PERCENT OF THE CHANNEL SURFACE AREA WILL HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE. REFER TO

C4.6

PLAT NO. 23-11800489

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING. COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS. ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3,

SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79g.

2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING. WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND

UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. COMPACTING THE AREA TO BE FILLED

FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

7. ROCK

WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

8. COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. COMPACTION OF SLOPES

THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. DENSITY TESTS

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12–IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR

DENSITY COMPLIANCE. 3. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER, OF FILL.

4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSÉ OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

NOTES:

MINIMUM SLAB EXPOSURE IS 1.0'.

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB ELEVATION.

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.

20

SUBMITTAL SET

SHEET

C5.0

1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS. ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3,

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PLAT NO. 23-11800489

EGEND		
EXISTING CONTOUR		- — 100— —
PROPOSED CONTOUR	_	
SILT FENCE		
ROCK BERM	$\left(1\right)$	POL MA
CONSTRUCTION STAGING AREA	2	DEAC
STABILIZED CONSTRUCTION ENTRANCE/EXIT	3	20000
CONCRETE WASHOUT PIT	4	
BAGGED GRAVEL INLET FILTER	5	$\sim\sim\sim\sim$
AREA OF DISTURBANCE		

APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM

WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST

RENSIONS	Complex No. Date Description Surveyors	ROLLUTION Real Poll Contract Engineers, LLC	LAN 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698–5051	SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085 23079 23079 23079 23079 23079 23079
	GROSENBACHER RD DUPLEX	OVERALL STORM WATER POLLUTION	PREVENTION PLAN	

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PLAT NO. 23-11800489

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