



GENERAL CONSTRUCTION PERMIT
SANITARY SEWER SYSTEMS
(Rev.02/22/07)

SUBDIVISION: McCrary Tract Subd., Unit 14
PERMIT NUMBER: GCP-252940 DEVELOPER: PULTE HOMES OF TEXAS,LP
PLAT ID #: LAND-PLAT-22-11800196 DESIGN ENGINEER: Cude Engineers
SAWS JOB #: 22-1586 USA NAME: McCrary Tract
PLAN APPROVAL DATE: 7/5/2022 USA NUMBER: USA-11369

GUIDELINES:

- 1. Sewer treatment service will be provided by the LEONCREEK Recycling Center. This development's sewer system will tie into the existing 21-1655, 21-1655 sewer system. This General Construction Permit (GCP) includes sewer services for a total of 107 equivalent dwelling units (EDUs) in accordance with the McCrary Tract sewer contract/Utility Service Agreement (USA). This GCP is required prior to commencing construction, and construction must commence within twelve months from the Plan Approval Date shown above. If no construction has occurred within twelve months, this GCP shall be void and the Developer must submit a new set of plans for approval. If construction has not received Field Acceptance from the SAWS Inspector within 18 months from the Plan Approval Date shown above, the project will be required to meet all current SAWS requirements and specifications in place at time of Field Acceptance. Any prior exemptions to the SAWS requirements and specifications will be void.
2. The Developer shall be solely responsible that this project is constructed in accordance with Title 30 Texas Administrative Code (TAC) Chapter 217 of the Texas Commission On Environmental Quality(TCEQ) Rules; all applicable ordinances, laws and regulations; the approved final design plans; SAWS Specifications for Water and Sanitary Sewer Construction (latest version at the time this GCP is issued); and SAWS Material Specifications. Projects over the Edwards Aquifer Recharge Zone (EARZ) shall also be constructed in accordance with 30 TAC Chapter 213 of the TCEQ Rules.
3. SAWS review or approval of the Plans shall not constitute an assumption of liability by SAWS for any inaccuracy of computation, deficiency of the design therein, or construction activities. Prior to SAWS approval of the SSAC, all work will be performed at the sole risk of the Developer, including activities performed prior to recordation of the subdivision plat by the City Planning Commission.
4. All work shall be performed by construction companies and/or individuals experienced in this kind of work. The Developer shall require his Contractor to utilize only licensed and/or trained personnel to accomplish the work to ensure that work is done in accordance with the stipulations of this GCP. Failure to meet all requirements, poor safety practices, incomplete, or unacceptable quality of work may be grounds for termination of this permit and rejection of future permit applications until the problems are corrected.
5. The Developer shall require his Contractor to prevent the entry of construction debris into proposed or existing water systems. In order to control silt and debris runoff from the construction area, the Developer's Consultant shall prepare the project Storm Water Pollution Prevention Plan (SWPPP) and the Contractor shall submit it to SAWS Surface Water Resource Protection Division for approval prior to start of work. The Contractor shall be responsible for implementation of the SWPPP.
6. The Developer shall require his Contractor to comply with TCEQ rules and regulations if significant geologic features such as solution cavities, caves or sinkholes are encountered. The Developer shall require his Contractor to contact the TCEQ at 210-490-3096 and SAWS Aquifer Studies at 210-233-3516 if the above are discovered. The Developer shall require his Consulting Engineer (Consultant) to submit a proposed Corrective Action Plan to the TCEQ for approval prior to resuming work.
7. The Developer shall require his Contractor to obtain and pay for all utility clearances, locates, and any permits required for pavement cutting, traffic control, etc. The Developer's Consultant will submit a street cut permit application to the City of San Antonio Department of Public Works (City). Discussions on changes to the scope of work of this permit required by the City shall be resolved directly between the applicant and the City. Any costs / fees required by the City shall be paid by the applicant and are separate from any fees due SAWS.

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8. The Contractor shall receive the Notice to Proceed from the SAWS in the following manner: When the approved plans are received by the SAWS Construction Inspection Division (CID), CID will notify the Consultant that the GCP has been approved by Emailing them a copy of the signed GCP. The Consultant shall notify the Contractor. The Contractor can then schedule the start date for the piping work. No later than 3 days after the inspectors notification, the Contractor shall arrange an on-site meeting with the Consultant and the SAWS Inspector to review the scope of work, estimated completion time, special requirements, etc. The Contractor shall not proceed with any pipe installation work until they obtain a copy of the approved GCP from the Consultant and notify SAWS.

9. The Developer's Contractor is responsible for quality control of the work being accomplished. The Developer's Consultant is responsible for quality assurance and construction inspection. SAWS CID will periodically inspect the job site as further quality assurance. Work completed by the Developer and/or Contractor where neither the Consultant nor SAWS CID has been afforded an adequate opportunity to inspect will be subject to removal and replacement by and at the expense of the Developer.

10. The Developer shall be responsible for payment of overtime costs for SAWS CID and/or Consultant Inspection services performed outside of SAWS regular business hours. Work shall be performed during normal business hours Monday through Friday. Testing and/or acceptance inspections shall be done only during normal business hours unless other acceptable arrangements are made. Saturday and night work must be approved by written request to the SAWS CID (fax 210-233-5112 and telephone number 210-233-3500) submitted no later than two working days before work. Work on Sundays and holidays is not permitted.

11. The Developer shall require his Consultant to conduct, review, and approve all tests prior to submittal of the reports to SAWS CID. Test reports must be in the format specified in the SAWS Standard Specifications or an acceptable alternative. Test reports are due to CID before the final acceptance inspection. Air tests must be conducted in accordance with SAWS Specifications and TCEQ requirements. Field acceptance inspections shall be conducted jointly by the Contractor, Consultant, and SAWS CID. SAWS Water System Field Acceptance Checklist will be used with all parties signing at the bottom. The parties will also coordinate the information on the Contractor's "red-line" drawings with the SAWS Inspector's "marked-up" drawings. All parties will sign on the "red-line" drawings to show that the drawings are accurate prior to being submitted to the Consultant for preparation of the "Plan of Record" drawings.

12. Significant changes to the project scope of work will require approval from SAWS Development Engineering Division prior to field implementation. Items constituting significant changes will be defined by the SAWS Inspector and will include items such as modifications to water services, alignment of mains, and/or cost increases greater than 25% of the project cost. SAWS will review proposed changes as expeditiously as possible. Field alterations and/or site adjustments shall be coordinated through the Developer's Consultant prior to implementation.

13. The applicant is required to warranty their work for a period of 12 months following the installation acceptance by the Construction Inspector. This warranty shall include the utility systems, as well as any trench and / or paving work within public right-of-ways. Warranty repairs shall be accomplished in accordance with any state, county, or city requirements.

14. Upon completion of this project, Developer's Consultant shall send project closure submittals to SAWS. The following items must be submitted concurrently for final acceptance of the system by SAWS: 1) project "Plan of Record" submittals, 2) warranty assignment or bond, 3) Developer Customer's and Contractors Payment and Receipt Affidavit, 4) copy of the approved SAWS Water System Field Acceptance Checklist, 5) four Water System Acceptance Certificates (WSAC) signed by the Developer's Consultant, and 6) Proof of impact fee payment and/or copy of Letter Of Certification if deferred, and lift station fee payment (if applicable). If closure documentation has not been submitted within 120 calendar days of project completion, SAWS reserves the right to use monies secured by the Developer's plat performance guarantee to pay for any Consulting engineering services necessary to prepare closure documentation.

- The final Plan of Record submittals shall include one set of reproducible Plan of Record drawings, Contractor redline drawings, and electronic copies of the Planning Commission approved plat and Plan of Record drawings.
- The Developer shall require his Contractor to guarantee the construction work performed in connection with this permit for a period of one-year commencing immediately upon field acceptance of the project work by SAWS. The one-year guarantee shall be in the form of a warranty assignment, or warranty bond or similar instrument that is acceptable to SAWS, for 10% of the total project cost.
- The SSAC shall include the following signed statement by the Developer's Consulting Engineer: "The system was constructed and tested to be substantially in accordance with the final design drawings, 30 TAC 213.5 (if the project is over the EARZ) and 217.2, and SAWS Specifications". All five items listed in Item 14 must be submitted in order for SAWS to approve the SSAC. SAWS will assume ownership and maintenance of the system upon approval of the SSAC for this project.
- All digital drawings provided to the Water System must conform to the SAWS microstation standards as found on the Water System webpage. All digital utility layouts, including project record drawings, must be ready to electronically integrate into the Water System Block Maps.

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15. No flows shall be generated and introduced into the sewer system prior to: 1) pulling the mandrel through the piping system 30 days after installation, 2) plat approval by the Planning Commission, 3) payment of impact fees, and 4) SAWS approval of the SSAC. Exceptions due to extenuating circumstances will be considered and subject to SAWS Engineering approval.

16. Contractor shall require the Lift Station Subcontractor to contact SAWS CID at least 3 days prior to construction start up to arrange an on-site meeting with the Consultant, SAWS Inspector and Lift Station Foreman to discuss start up date and scope of work. Contractor shall require the Lift station Subcontractor to contact either SAWS Inspector or Lift Station Foreman at least 48 hours prior to certain construction milestones, which include the following:

- Compaction start up of the wet well
- Pump Installation to view for specification conformance
- Transducer installation to decide exact location
- Pre-Final test run to assess level of operation performance and construction completion
- Final Acceptance

**DEVELOPER APPROVAL:** (Type or print neatly)

Developer's Points of Contact (include firm name, contact person, address, phone number, & e-mail for both):

**Consulting Engineer** to perform quality assurance inspection services: Cude Engineers, Andrew Lowry, 4122 Pond Hill Rd, Suite 101, (210) 681-2951, alowry@cudeengineers.com

**Contractor:** DNT Construction, Trenton McGee, 18954 Redland Rd, San Antonio, TX 78259, (210) 490-6700, tmcgee@dntconstruction.com  
tmcgee@dntconstruction.com

**Signature:** Andrew Lowry  
Andrew Lowry (Jul 29, 2022 12:22 CDT)  
**Email:** alowry@cudeengineers.com

I/we agree to comply with the conditions outlined in this GCP: Trey Rogers

<u>Trey Rogers</u> <small>Trey Rogers (Jul 29, 2022 12:33 CDT)</small>	<u>Land PM</u>	<u>07/29/2022</u>
Signature of Developer	Name and Title	Date
	<u>830-328-3686</u>	
	Phone Number	

**SAN ANTONIO WATER SYSTEM APPROVAL:** Santa G. Rivas

<u>Santa G. Rivas</u> <small>Santa G. Rivas (Aug 1, 2022 08:22 CDT)</small>	<u>Planner III</u>	<u>08/01/2022</u>
Signature of SAWS Engineering Representative	Name and Title	Date

SAWS Construction Inspector & phone number assigned to this GCP: \_\_\_\_\_

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*Danielle Villarreal*  
Danielle Villarreal (Aug 3, 2022 09:29 CDT)  
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# ESIGN 22-1586 McCrary Tract Unit 14

Final Audit Report

2022-08-03

Created:	2022-07-29
By:	Danielle Villarreal (danielle.villarreal@saws.org)
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-  Document created by Danielle Villarreal (danielle.villarreal@saws.org)  
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-  Document emailed to allowry@cudeengineers.com for signature  
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-  Email viewed by allowry@cudeengineers.com  
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-  Signer allowry@cudeengineers.com entered name at signing as Andrew Lowry  
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 Agreement completed.

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