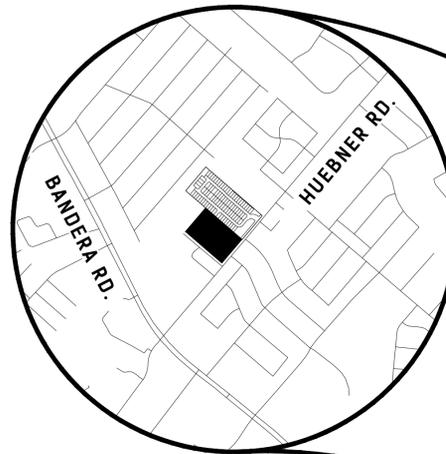


| Sheet List Table | |
|------------------|---|
| Sheet Number | Sheet Title |
| C0.00 | GENERAL NOTES* |
| C1.00 | STORMWATER POLLUTION PREVENTION PLAN |
| C1.01 | STORMWATER POLLUTION PREVENTION PLAN DETAILS* |
| C2.00 | OVERALL GRADING PLAN |
| C3.00 | UTILITY LAYOUT PLAN |
| C4.00 | SANITARY SEWER GENERAL NOTES* |
| C4.01 | SANITARY SEWER STADARD DETAILS* |
| C4.02 | SANITARY SEWER MASTER PLAN |
| C4.03 | SANITARY SEWER PLAN AND PROFILE - LINE "2D" |
| C4.04 | SANITARY SEWER PLAN AND PROFILE - LINE "2E" |
| C4.05 | SANITARY SEWER PLAN AND PROFILE - LINE "2F" |
| C5.00 | WATER DISTRIBUTION GENERAL NOTES* |
| C5.01 | WATER DISTRIBUTION MASTER PLAN |
| C5.02 | WATER DISTRIBUTION DETAILS* |
| C6.00 | PROPOSED CONDITIONS |
| C6.01 | DETENTION POND 2A |
| C6.02 | DRAINAGE PLAN - DETAIL 2A & 2B |
| C6.03 | DRAINAGE PLAN - DETAIL 2C |
| C6.04 | DRAINAGE DETAILS* |
| C7.00 | STANDARD STREET DETAILS* |
| C7.01 | MONACO WAY STREET PLAN AND PROFILE |
| C7.02 | REY OROZCO LANE STREET PLAN AND PROFILE |
| C7.03 | REDHEAD RIDGE STREET PLAN AND PROFILE |
| C8.00 | TRAFFIC SIGNAGE PLAN |
| C8.01 | SECONDARY ACCESS PLAN |
| C8.02 | TXDOT SIGN MOUNTING DETAILS* |
| C8.03 | TXDOT SIGN MOUNTING DETAILS* |

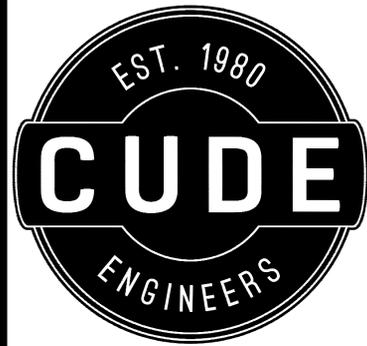
* DENOTES STANDARD DETAILS ADOPTED FOR USE ON THIS PROJECT



LOCATION MAP



VICINITY MAP



POSS LANDING
 Subdivision Unit 2
 CONSTRUCTION PLANS

4122 Pond Hill Road, Suite 101
 San Antonio, Texas 78231
 P:(210) 681.2951 F: (210) 523.7112

DRAWN BY M.A.S. **DATE** 2024-11-05
CHECKED BY KYLE HUDEK, PE **PROJECT NO.** 03653.004



11/08/2024
 CUDE ENGINEERS
 TBPE No. 455
 TBPLS No. 10048500

GENERAL NOTES:

- 1. THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS INCLUDING CONFINED SPACE ENTRY AND PROVIDE ALL DEVICES, MANPOWER AND CERTIFIED PERSONNEL.
2. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS TO GAS VALVES MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
3. THE CONTRACTOR SHALL WARRANT ALL WORK FOR ONE (1) YEAR.
4. THE CONTRACTOR SHALL PROVIDE INSURANCE LISTING CITY AS AN ADDITIONAL INSURED BEFORE WORKING IN PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL REMOVE AND RESTORE TRAFFIC SIGNS AS NEEDED (NO SEPARATE PAY ITEM).
6. TEN (10) DAYS PRIOR TO BEGINNING WORK, CONTRACTOR SHALL ARRANGE, WITH THE CITY, FOR A PRECONSTRUCTION CONFERENCE TO BE HELD AT THE CITY AND SHALL THEREAFTER SECURE A CITY PERMIT.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEON VALLEY PUBLIC WORKS DEPARTMENT AT 681-1231 PRIOR TO PLACING BACKFILL OR CONCRETE AND PRIOR TO ANY TESTING. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE. (NO INSPECTIONS ARE AVAILABLE BETWEEN 12:00 P.M. AND 1:00 P.M. OR AFTER 4:00 P.M. DAILY, WEEKENDS OR CITY HOLIDAYS.)
8. 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, THE CITY'S CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS, IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND STOPS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
9. 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 PROTECTIONS 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.
10. ALL GAS, ELECTRICAL, CABLE OR STREETLIGHT PIPING OR WIRING WHICH WILL BE LOCATED UNDER PAVED AREAS OR ABOVE DRAINAGE FACILITIES SHALL BE PLACED IN PROPERLY SIZED (MINIMUM 2" DIAMETER) SCHEDULE 80 PVC CONDUIT WITH PULL STRINGS.
11. PRIOR TO PRELIMINARY AND FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE CITY, CONTRACTOR SHALL ARRANGE FOR A FIELD INSPECTION TO BE CONDUCTED WITH CITY FORCES. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND MANPOWER SUFFICIENT TO OPEN ALL MANHOLES (WHICH SHALL PROMPTLY BE CLOSED), ROTATE ALL VALVES AND OPEN ALL FIRE HYDRANTS AND WATER SERVICES. THESE INSPECTIONS WILL BE ARRANGED BY GIVING SEVEN (7) DAYS' PRIOR NOTICE TO THE CITY OF THIS NEED.
12. THE CONTRACTOR SHALL FURNISH THE CITY WITH THREE (3) COPIES OF SUBMITTAL DATA ON ALL WATER OR SEWER MATERIALS TO BE INCORPORATED INTO THE WORK FOR THEIR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
13. ALL REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION WILL BE ADHERED TO WHERE APPLICABLE.
14. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE TEXAS ONE CALL SYSTEM (1-800-545-6005), PRIOR TO EXCAVATION (EXISTING UNDERGROUND FACILITIES ARE SHOWN AS REFLECTED IN VISIBLE SURFACE FEATURES AND RECORDS OF THE VARIOUS UTILITY COMPANIES). THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF THE UTILITIES WELL AHEAD OF EXCAVATION OPERATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE COURSE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO ANY EXCAVATION AT 650-8228 AND PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATION:
LEON VALLEY PUBLIC WORKS (210) 681-1232
LEON VALLEY PLANNING & ZONING (210) 684-1391
CPS ENERGY (800) 773-3077
TEXAS STATE WIDE ONE CALL LOCATOR (800) 344-8377
AT&T (800) 344-8377
SPECTRUM (800) 344-8377

WATER SYSTEM NOTES:

- 1. THE MATERIALS AND CONSTRUCTION STANDARDS OF THE STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION OF THE SAN ANTONIO WATER SYSTEM ARE ADOPTED FOR REFERENCE AND ALL WORK SHALL COMPLY WITH THESE STANDARDS, EXCEPT AS MODIFIED HEREIN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
3. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE CONTRACTOR SHALL CONSTRUCT WATER MAINS SIX FEET (6') FROM THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. CHLORINATION WILL BE BY THE CONTRACTOR UNLESS OTHERWISE STATED.
6. DUCTILE IRON WATER MAINS SHALL BE CLASS 50 WITH POLYETHYLENE SLEEVE; C-900 PVC CLASS 200 (6- OR 8-INCH DIAMETER) OR CLASS 150 (12-INCH DIAMETER) MAY BE USED. THE USE OF ASBESTOS CEMENT PIPE WATER MAINS IS NOT ALLOWED.
7. THE CONTRACTOR SHALL DISINFECT AND HYDROSTATICALLY TEST MAINS IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM STANDARDS AND CONDUCT ALL BACTERIOLOGICAL SAMPLING AND TESTING. FURNISH TEST RESULTS TO CITY BEFORE CONNECTING TO EXISTING MAIN. THE CITY IS TO BE PRESENT DURING TESTING AND INTERCONNECTION.
8. THE CONTRACTOR SHALL FURNISH THE PROJECT ENGINEER WITH FINAL MEASUREMENTS FOR ALL PIPE INSTALLATION, THE LOCATION AND SIZE OF ALL TAPS, AND LENGTH OF SERVICE CONNECTIONS.
9. ALL SINGLE AND DUAL SERVICES SHALL BE ONE-INCH COPPER.
10. EXCESS MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE PROJECT ENGINEER.
11. THRUST BLOCKS ARE TO BE INSTALLED FOR EACH FITTING.
12. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 200 5-1/4 INCH NO. A-423 MECHANICAL JOINT, WITH 2-1/2 INCH NATIONAL STANDARD NOZZLE THREADS AND 4-1/2 INCH NATIONAL STANDARD PUMPER THREADS, OPEN LEFT, PAINTED RED, WITH GATE VALVE AND JOINT RESTRAINTS. (SET VALVES FLUSH WITH TOP OF CURBS WHEN IN PARKWAY.) FIRE HYDRANTS SHALL BE PLACED SO AS TO AVOID FUTURE DRIVEWAY LOCATIONS.
13. ALL GATE VALVES SHALL BE RESILIENT SEAT, LEFT HAND OPEN, MUELLER A-2370 VALVES.
14. EIGHT-MIL POLYETHYLENE WRAPPING WILL BE REQUIRED ON ALL FITTINGS AND VALVES.
15. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE BLOCKING, UNLESS OTHERWISE NOTED. SHORT SHORT BODY (SSB) FITTINGS MAY BE USED.

- 16. THE CONTRACTOR SHALL PROVIDE 24-HOUR NOTICE TO HOMEOWNERS AND CITY PRIOR TO DISCONTINUING SERVICE TO MAKE CONNECTION. SERVICE OUTAGE SHALL BE LIMITED TO THE PERIOD OF 9:00 A.M. TO 4:00 P.M. AND THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL BE PRESENT WHEN THE MAIN VALVES ARE CLOSED. NIGHTTIME CONNECTIONS MAY BE REQUIRED.
17. THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL BE PRESENT DURING ALL SAMPLING, TESTING, OR TIE-INS BY THE CONTRACTOR (NO EXCEPTIONS).
18. ALL FITTINGS, PIPES AND SERVICES SHALL HAVE AN INITIAL BED OF GRAVEL FOUR (4) INCHES THICK AND TWELVE (12) INCHES OF GRAVEL BACKFILL ABOVE PIPE UNLESS OTHERWISE SHOWN OR AUTHORIZED IN WRITING BY THE CITY ENGINEER.
19. NO BLASTING IS ALLOWED.
20. BACKFILL IN AREAS UNDER OR WITHIN THREE (3) FEET OF CURBS OR PAVEMENTS SHALL BE MACHINE TAMPED GRAVEL TO A POINT WITHIN TWELVE (12) INCHES OF THE SURFACE. WATER JETTING WILL NOT BE ALLOWED IN THESE AREAS.
21. CAST IRON METER BOXES SUPPORTED BY BRICKS SHALL BE INSTALLED ON ALL SERVICES.
22. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY FLUSH VALVES AND JUMPER CONNECTIONS NEEDED.
23. METER BOXES SHALL BE LOCATED AT A POSITION OF ONE FOOT (1') FROM THE FRONT OF THE BOX TO THE BACK OF THE CURB AND SHALL BE COORDINATED BY THE CONTRACTOR TO AVOID BEING LOCATED IN WHEELCHAIR RAMPS AND SIDEWALKS. WHERE SIDEWALKS ARE TO BE LOCATED NEAR THE CURBLINE, THE METER BOX SHALL BE LOCATED SO AS TO BE BEHIND THE SIDEWALK. ALL SERVICE SADDLES SHALL BE BRASS AND ALL CORPORATION AND METER STOPS SHALL BE BALL VALVE TYPE.

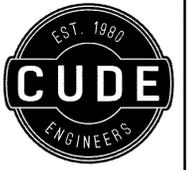
STREET NOTES:

- 1. THE REQUIREMENTS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ARE ADOPTED FOR REFERENCE, EXCEPT AS OTHERWISE MODIFIED HEREIN.
2. THE CONTRACTOR SHALL INSTALL LAY DOWN CURBS AT DRIVEWAY LOCATIONS.
3. HANDICAPPED WHEELCHAIR RAMPS ALONG WITH ALL SIDEWALKS OVER DRAINAGE FACILITIES AND WHERE OTHERWISE SHOWN SHALL BE INSTALLED WITH THE INITIAL STREET WORK.
4. ALL CONCRETE SHALL BE CLASS A (3,000 PSI AT 28 DAYS) AND MEET THE MATERIAL REQUIREMENTS OF "CONCRETE" (NATURAL AGGREGATE) OF THE SPECIFICATIONS.
5. ALL REINFORCING STEEL SHALL BE GRADE 40 AND MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF "REINFORCING STEEL" OF THE SPECIFICATIONS. THE USE OF WIRE MESH IN SIDEWALK, CONCRETE PAVEMENTS, RIPRAP OR DRIVEWAYS IS PROHIBITED.
6. CURING SHALL BE MADE BY THE IMPERVIOUS MEMBRANE METHOD AND SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF "MEMBRANE CURING" OF THE SPECIFICATIONS.
7. ALL CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF "CONCRETE WORK" OF THE SPECIFICATIONS.
8. MANHOLES SHALL BE BROKEN DOWN BELOW FINISH GRADE LEVEL UNTIL BASE IS COMPLETED AND THEN RESTORED.
9. THE ENGINEER WILL STAKE THE STREETS ONE (1) TIME ONLY AND FURNISH CUT SHEETS TO THE CONTRACTOR. ANY CONSTRUCTION STAKES REMOVED OR DESTROYED BY THE CONTRACTOR OR HIS EMPLOYEES WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. LABORATORY TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY. ALL COST OF TESTING AND RETEST SHALL BE PAID BY THE CONTRACTOR. THE FOLLOWING TEST SCHEDULE SHALL BE ADHERED TO:
A. SUBGRADE MOISTURE DENSITY TEST AT THE RATE OF THREE (3) PER EACH BLOCK, NOT TO EXCEED 500-FOOT SPACING (ONE PROCTOR TEST);
B. FLEXIBLE BASE - P.I., L.L., AND GRADUATION OF MATERIAL USED, MOISTURE DENSITY TEST ON SAME SPACING AS SUBGRADE, QUALITY CONTROL TEST ON MATERIALS TO BE USED;
C. ASPHALT DENSITY - IN PLACE DENSITY TEST TO ENSURE THAT A DENSITY OF BETWEEN 95 PERCENT AND 100 PERCENT OF THE LABORATORY METHOD (THD) TEST METHOD TYPE 706-5) IS ACHIEVED (FURNISH THREE (3) TESTS AND REPEAT OF FAILURES, AND REPORT ON THICKNESS - LABORATORY CONTROL PERSONNEL SHALL BE PRESENT AT START OF ASPHALT LAY DOWN TO CONFIRM DENSITY, THICKNESS AND COMPACTION EFFORT);
D. CONCRETE STRUCTURE - ONE (1) CONCRETE COMPRESSIVE STRENGTH TEST OF 4 CYLINDERS EACH SHALL BE PROVIDED PER EACH STRUCTURE AS SHOWN ON THE DRAWINGS;
E. CONCRETE CURB - PROVIDE ONE (1) SET OF CYLINDERS PER EACH 500 LINEAR FEET OF CURB;
F. CONCRETE SIDEWALK - PROVIDE ONE (1) SET OF CYLINDERS PER EACH 500 FEET OF SIDEWALK; AND
G. ALL FILL IN STREET AREAS TO BE SELECT LOW P.I. MATERIAL (LESS THAN 15) COMPACTED IN 6-INCH LIFTS TO NINETY PERCENT (90%) DENSITY (FURNISH TEST ON COMPACTION IN 12-INCH LIFTS EACH 500 FEET);
11. PROOF-ROLLING - ALL SUBGRADE AND EACH LIFT OF BASE MATERIAL SHALL BE PROOF-ROLLED TO THE SATISFACTION OF THE CITY. THE CONTRACTOR SHALL PROVIDE THE NECESSARY EQUIPMENT AND OPERATORS FOR PROOF-ROLLING AND SOFT AND WELDING AREAS DISCOVERED SHALL BE CORRECTED BY THE CONTRACTOR.
12. SURFACE STRUCTURES SUCH AS MAILBOXES, STREET SIGNS, FENCES, DRIVEWAYS, SIDEWALKS, LANDSCAPING, AND SO FORTH, ARE SHOWN ON THE PLANS AS VISIBLE AT THE TIME OF THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SAFEGUARD AND MAINTAIN ANY AND ALL SURFACE STRUCTURES DURING THE COURSE OF WORK AND TO REPLACE OR REPAIR THOSE ITEMS WHICH ARE DAMAGED BY THE CONTRACTOR WITH LIKE OR BETTER QUALITY.
13. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING MANHOLES (SEE "ADJUSTING EXISTING MANHOLES" OF SPECIFICATIONS) AND WATER VALVES TO MATCH THE GRADE OF THE STREET SECTION OR TO THE ELEVATION SPECIFIED ON THE PLANS OR BY THE ENGINEER.
14. CONCRETE CURB SHALL BE MARKED AT TEN-FOOT INTERVALS WITH STEEL APPROVED MARKING TOOL. EXPANSION JOINTS SHALL BE PLACED AT BEGINNINGS OF ALL RADII AND AS DIRECTED BY THE ENGINEER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION, ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, CURBS OR CONCRETE DRIVEWAYS (NO SEPARATE PAY ITEM).
16. CONCRETE SIDEWALKS SHALL HAVE TOOLED WEAKENED PLANE JOINTS EVERY FOUR (4) FEET AND DOWELED EXPANSION JOINT WITH 1/4-INCH BITUMASTIC MATERIAL 75 FEET O/C AND ABUTTING EXISTING STRUCTURES. (ONLY BAR-TYPE STEEL REINFORCEMENT MAY BE USED.)
17. THE CITY SHALL FURNISH AND INSTALL STREET NAME SIGNS AND DEVELOPER SHALL REIMBURSE CITY FOR MATERIAL COST. ALL OTHER TRAFFIC SIGNAGE (STOP AND YIELD SIGNS, AND SO FORTH) WILL BE FURNISHED AND INSTALLED BY CITY AT NO COST.
18. THE CONTRACTOR SHALL APPLY CURING COMPOUND AND INSTALL CONTRACTION/EXPANSION JOINTS ON ALL CONCRETE WORK.
19. SECONDARY BACKFILL UNDER AREAS TO BE PAVED AND WITHIN THREE (3) FEET THEREOF SHALL BE MACHINE TAMPED GRAVEL OR BASE AS SHOWN.
20. EXISTING ASPHALT TO BE JOINED TO NEW ASPHALT SHALL BE SAW CUT.
21. ANY CUTS TO EXISTING CURBS AND/OR STREETS REQUIRE A PERMIT FROM THE CITY, AND MUST COMPLY WITH ALL "WORK IN THE RIGHT-OF-WAY" REQUIREMENTS

SANITARY SEWER NOTES:

- 1. EXCEPT AS MODIFIED HEREIN, THE CURRENT SPECIFICATIONS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS ARE ADOPTED FOR REFERENCE. ALL WORK SHALL ALSO COMPLY WITH 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(c), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. MANHOLE TOPS SHALL BE SET TO THE ELEVATION PROVIDED BY THE ENGINEER. MANHOLES SHALL HAVE NOT MORE THAN FIVE (5) THROAT RINGS FOR ADJUSTMENTS. ALL MANHOLE COVERS IN PAVED AREAS ARE TO BE FINISHED FLUSH WITH TOP OF FINISHED PAVEMENT. ALL MANHOLE COVERS OUTSIDE OF PAVED AREAS SHALL BE FINISHED FOUR (4) INCHES ABOVE NATURAL GROUND. BOLT-DOWN, WATERTIGHT MANHOLE COVERS ARE REQUIRED OUTSIDE OF PAVEMENT AREA AND IN ALL UNSUPERVISED PAVED AREAS SUCH AS ALLEYS/EASEMENTS AND IN ALL AREAS SUBJECT TO FLOODING.
3. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, AND SO FORTH, IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE MINIMUM RADIUS OF CURVATURE FOR ANY PIPE IS TO BE EITHER 200 FEET, OR THE MANUFACTURER'S RECOMMENDATION, WHICHEVER IS GREATER. (THIS REQUIREMENT IS IN NO WAY INTENDED TO RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO SUCCESSFULLY PASS THE AIR TESTING REQUIREMENTS.)
5. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 30 TAC §217.53(d) (PIPE DESIGN) AND 30 TAC §290.44(e) (WATER DISTRIBUTION).
6. ALL SEWER PIPES SHALL BE COMPRESSION JOINT PVC SDR 26 PIPE.
7. Y'S OR T'S SHALL BE MANUFACTURED Y'S AND T'S.
8. NO BLASTING IS ALLOWED.
9. MANHOLES SHALL BE EITHER MONOLITHIC, CAST-IN-PLACE OR PRECAST.
10. MANHOLES, INCLUDING RINGS AND COVERS, SHALL BE CONSTRUCTED SO THAT THEY ARE WATERTIGHT.
11. THE CONTRACTOR MAY USE PRECAST MANHOLES (PROVIDE CITY WITH SUBMITTAL ON PRODUCT). CONTRACTOR SHALL GROUT ALL CONNECTION BOOT CAVITIES INSIDE MANHOLE TO PREVENT EXPOSED GASKETS BY USING SILICONE OR OTHER FLEXIBLE SEALANT.
12. ANY CAVERNS OR SOLUTION CHANNELS ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER AND TO THE CITY.
13. THE CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION/EXCAVATION OPERATION:
LEON VALLEY PUBLIC WORKS (210) 681-1232
LEON VALLEY PLANNING & ZONING (210) 684-1391
CPS ENERGY (800) 773-3077
TEXAS STATE WIDE ONE CALL LOCATOR (800) 344-8377
AT&T (800) 344-8377
SPECTRUM (800) 344-8377
AND SHALL NOTIFY THE TEXAS STATE ONE CALL SYSTEM (1-800-545-6005) IN ACCORDANCE WITH THESE RULES.
14. THE CONTRACTOR SHALL PAY FOR FIRE HYDRANT METER DEPOSIT WHICH WILL BE REFUNDABLE UPON RETURN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO ILLEGAL SEWAGE DISCHARGES OCCUR DURING CONSTRUCTION, TO INCLUDE RAW SEWAGE IN TRENCHES. THE CONTRACTOR SHALL SUBMIT A PLAN AT THE PRECONSTRUCTION CONFERENCE DETAILING HIS METHOD OF ENSURING NO ILLEGAL DISCHARGES DURING THE CONSTRUCTION OF THE SANITARY SEWER MAINS (ACCEPTABLE MEANS ARE TO PUMP AROUND SECTIONS BEING CONSTRUCTED OR TO USE TANKER TRUCKS).
16. CONFINED SPACE ENTRY - OSHA REGULATIONS REQUIRE THAT ANY PERSON ENTERING A CONFINED SPACE OBTAIN A PERMIT DAILY FOR ENTRY INTO ANY CONFINED SPACE AS DEFINED BY OSHA REGULATIONS. BASIC REQUIREMENTS INCLUDE COMPETENT PERSON TRAINING, RESCUE EQUIPMENT, ATMOSPHERE MONITORING AND TESTING. CONTRACTOR MUST PRESENT CITY DOCUMENTS CERTIFYING THE ABOVE.
17. EXISTING UNDERGROUND FACILITIES ARE SHOWN AS REFLECTED IN VISIBLE SURFACE FEATURES AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF THE UTILITIES WELL AHEAD OF EXCAVATION OPERATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE COURSE OF CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING GRASS AREAS, CURBS, SIDEWALKS OR CONCRETE DRIVEWAYS AND TRENCHES IN GRASS AREAS SHALL BE SODDED.
19. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED TRENCH, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION OF THE UTILITY WHICH METHODS MUST BE APPROVED BY THE UTILITY COMPANY.
20. EXISTING STREET PAVEMENTS AND BASE SHALL BE REPLACED IN KIND, BUT NOT LESS THAN WITH 8 INCHES OF FLEXIBLE BASE AND 1-1/2 INCHES OF HOT MIX ASPHALTIC CONCRETE (TYPE "D") PAVEMENT.
21. SECONDARY BACKFILL UNDER AREAS TO BE PAVED AND WITHIN THREE (3) FEET THEREOF SHALL BE MACHINE TAMPED GRAVEL OR BASE AS SHOWN.
22. THE CONTRACTOR HAS THE OPTION TO TUNNEL UNDER EXISTING CURBS AND/OR REMOVE AND REPLACE CURBS DAMAGED DURING CONSTRUCTION.
23. ALL TESTING WILL BE PROVIDED BY THE CONTRACTOR AT HIS COST.
24. MAINS MUST PASS AIR TEST PER ITEM 518, CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), PRIOR TO ACCEPTANCE BY LEON VALLEY.
25. PASSAGE OF AN APPROVED GO-NO-GO DEFLECTION TESTING MANDREL SHALL BE REQUIRED FOR FINAL ACCEPTANCE OF FLEXIBLE CONDUIT. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS AND NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%). IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES AND THE CITY AND THE DESIGN ENGINEER'S INSPECTOR SHALL BE PRESENT DURING ALL REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PRIOR NOTICE OF THIS NEED.
26. MANHOLES SHALL BE TESTED FOR LEAKAGE SEPARATELY AND INDEPENDENTLY OF THE WASTEWATER LINES BY HYDROSTATIC EXFILTRATION TESTING, VACUUM TESTING, OR OTHER METHODS ACCEPTABLE TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
27. ALL SEWER MAINS SHALL BE LAID TO GRADE AND SHALL NOT SAG OR OTHERWISE STAND WATER IN THE MAIN OR IN THE MANHOLE INVERT SECTION.
28. THE SEWER SYSTEM, INCLUDING STUB-OUTS, SHALL BE TESTED UNDER THE SUPERVISION OF THE CITY OF LEON VALLEY AT THE TIME OF INSTALLATION AND SHALL BE CERTIFIED TO THE CITY TO MEET OR EXCEED THE REQUIREMENTS OF THE LATEST REVISION OF THE CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," ITEM 518, OR ITS EQUIVALENT, RELATIVE TO ESTABLISHING A MINIMUM INFILTRATION/EXFILTRATION RATE.
29. UTILITY TRENCH COMPACTION SHALL ACHIEVE 90% PROCTOR DENSITY AND SHALL BE PROOF-ROLLED PRIOR TO APPROVAL OF THE UTILITY.
30. THIRTY (30) DAYS AFTER INSTALLATION OF THE SEWER MAINS AND PRIOR TO PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL CAUSE THE MAINS TO BE VIDEOTAPED IN COLOR AND SHALL FURNISH THE CITY WITH A COPY. THIS ACTIVITY SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY INSPECTOR.

- 31. SEWER SERVICE LATERALS SHALL BE SIX-INCH PVC, SDR 26, AND BE INSTALLED PER EXISTING GUIDELINES. CONTRACTOR TO FURNISH ENGINEER WITH AN AS-BUILT PLAN INDICATING THE LOCATION AND LENGTH OF EACH SEWER LATERAL. ALL SEWER SERVICE LINES SHALL EXTEND TO THE PROPERTY LINE.
32. SEWER SERVICE LATERALS AND UTILITY CONDUITS SHALL BE MARKED AND LOCATED AS FOLLOWS:
A. UPON BACKFILLING, A 2" X 4" STAKE SHALL BE DRIVEN A MAXIMUM OF TWO (2) FEET FROM THE PIPE END(S) (STAKES SHALL EXTEND ABOVE THE GROUND SURFACE BY AT LEAST FOUR (4) FEET AND SHALL BE PAINTED BLUE FOR UTILITY CONDUIT AND GREEN FOR SEWER LATERALS);
B. MARKING RIBBONS WITH THE WORD "SEWER" SHALL BE TIED SECURELY AROUND THE PIPE END(S) AND SHALL EXTEND ABOVE THE GROUND LEVEL AND SHALL CONTINUE ALONG THE 2" X 4" STAKE FROM THE BASE. OVER THE TOP, DOWN THE BACK OF THE STAKE, AND ATTACHED WITH WEATHERPROOF TAPE WRAPPED AROUND THE STAKE NEAR THE TOP AND THE BOTTOM (NAILS, TACKS OR STAPLES ARE NOT ACCEPTABLE).

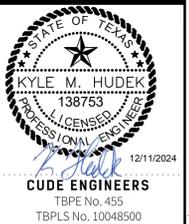


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POSS LANDING SUBDIVISION
PHASE 2
GENERAL NOTES

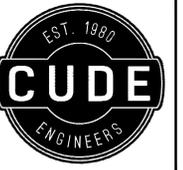
DATE 12/9/2024
PROJECT NO. 03653.005
DRAWN BY MAS
CHECKED BY KMH

REVISIONS
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PLAT NO. PZ-2024-16

CO.00



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
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**POSS LANDING SUBDIVISION
PHASE 2**
STORMWATER POLLUTION PREVENTION PLAN

DATE
8/28/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

| REVISIONS |
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09/18/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
03653-05

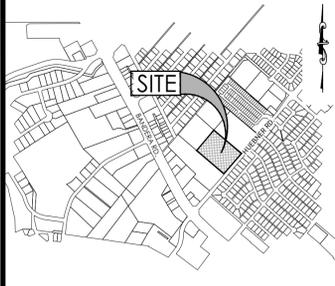
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SCALE: 1"=50'



LEGEND

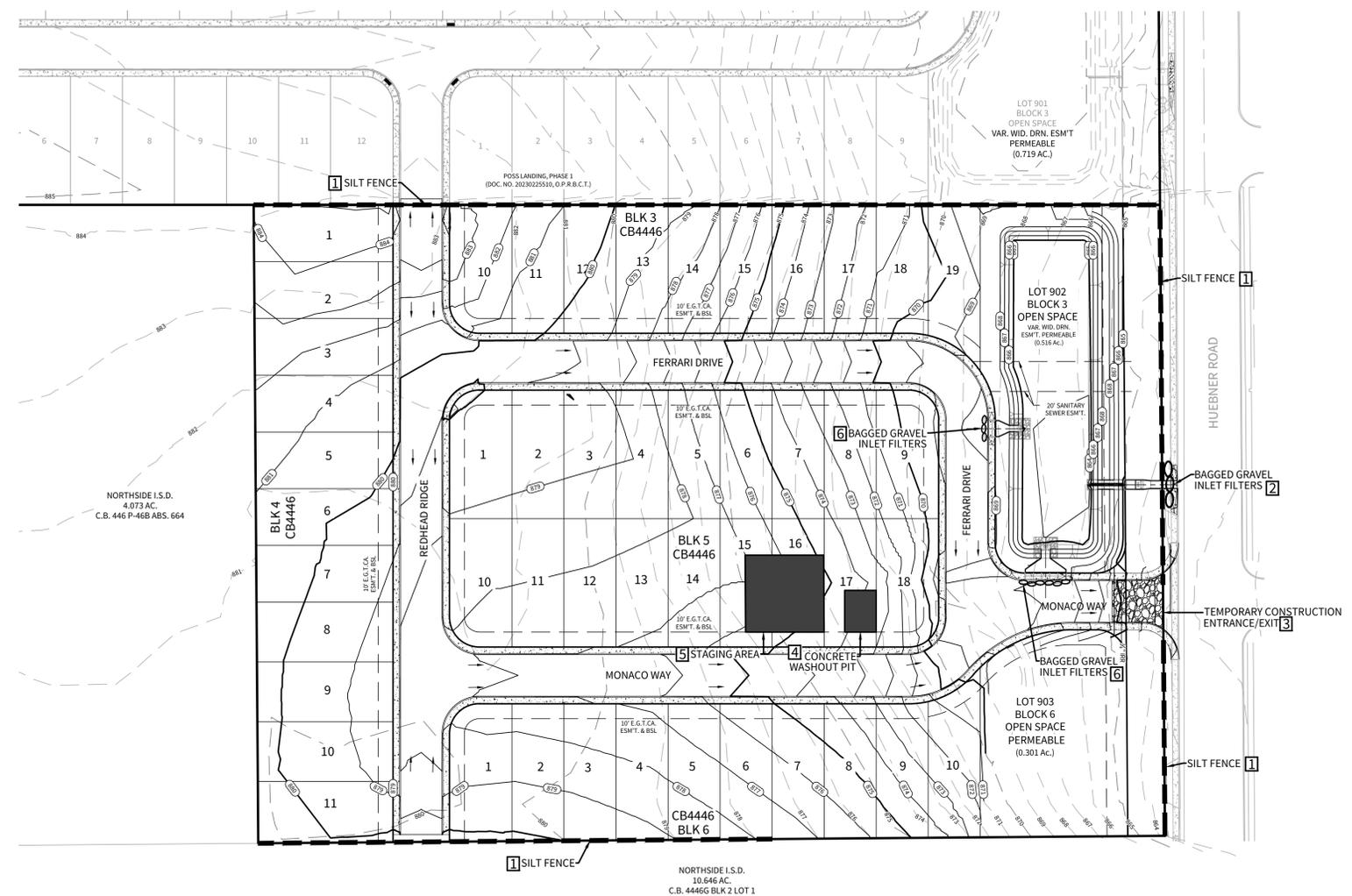
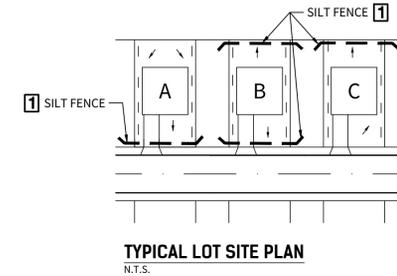
| | |
|--------------------------------------|-------------|
| PROPERTY LINE | — — — — — |
| EXISTING CONTOURS | --- 930 --- |
| BMP ITEM NUMBER | 1 |
| TEMPORARY CONSTRUCTION ENTRANCE/EXIT | [Symbol] |
| SILT FENCE | — — — — — |
| FLOW ARROW | → |
| STAGING AREA | [Symbol] |
| CONCRETE WASHOUT PIT | [Symbol] |
| ROCK BERM | [Symbol] |
| BAGGED GRAVEL INLET FILLER | [Symbol] |

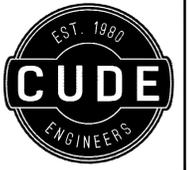


LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

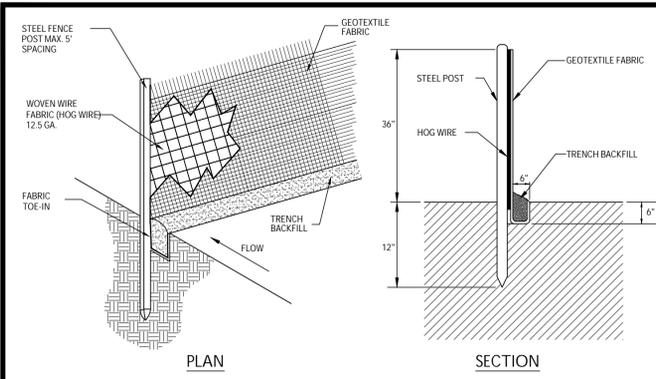
- NOTE:**
- ALL SILT FENCES AND/OR ROCK BERMS AND TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE PLACED AT THE MOST DOWN-GRADIENT POINT OF CONSTRUCTION AS SHOWN ON THIS SITE PLAN. CONTRACTOR SHALL TAKE INTO CONSIDERATION ANY PROPOSED CONSTRUCTION THAT MAY TAKE PLACE AT THESE LOCATIONS. ANY RELOCATION OF SILT FENCE, ROCK BERMS AND/OR TEMPORARY CONSTRUCTION ENTRANCES/EXITS SHALL BE AT THE CONTRACTOR'S EXPENSE.
 - AREA OF SOIL DISTURBANCES INCLUDE STREET RIGHT-OF-WAYS, UTILITY EASEMENTS & LOTS.
 - THERE WILL NOT BE STORMWATER DISCHARGES INTO THE FEMA FLOOD PLAIN.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN EROSION CONTROLS THROUGHOUT THE DURATION OF THE PROJECT.
 - THE CITY INSPECTOR HAS THE AUTHORITY TO HAVE THE CONTRACTOR MODIFY THE EROSION CONTROLS AT THE DEVELOPER'S EXPENSE. THE DEVELOPER SHALL BE NOTIFIED OF THESE MODIFICATIONS PRIOR TO COMMENCEMENT OF MODIFICATIONS.





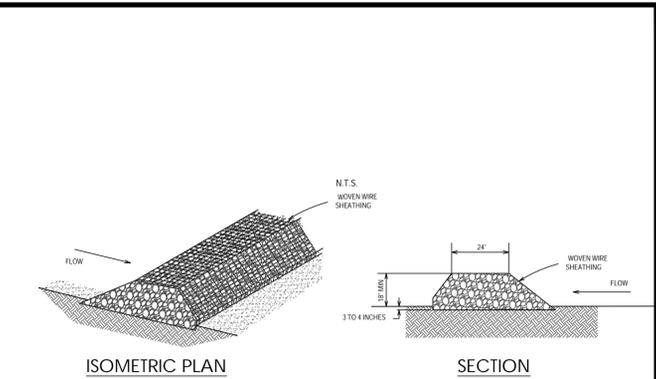
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POSS LANDING SUBDIVISION
 PHASE 2
 STORMWATER POLLUTION PREVENTION PLAN DETAILS



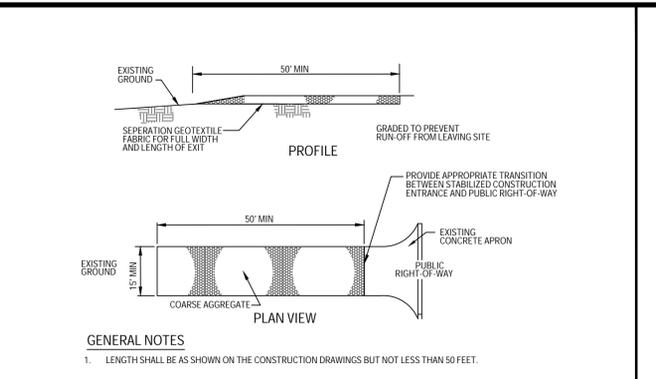
- NOTES:**
- SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NON WOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN 2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
 - FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT 2, AND BRINELL HARDNESS EXCEEDING 140.
 - WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12.5 GAUGE MINIMUM.
 - 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 5 FEET ON CENTER.
 - 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 OUTCROPS), 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.
 - REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES, OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE.
 - REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
 - REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

1 SILT FENCE DETAIL
SCALE: NONE



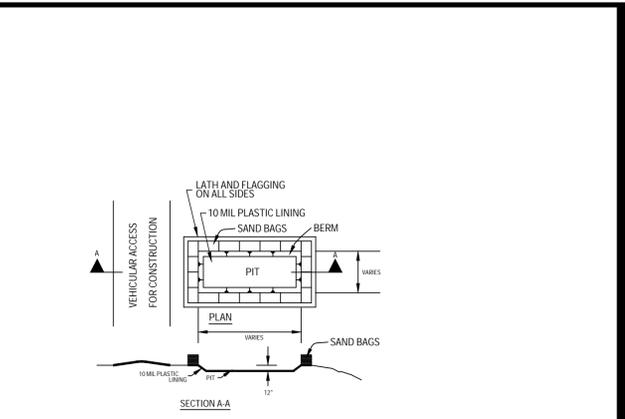
- NOTES:**
- THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOOT RINGS.
 - CLEAN, OPEN GRADED 3 TO 5 INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5 TO 8 INCH DIAMETER ROCKS MAY BE USED.
 - LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE.
 - BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
 - PLACE THE ROCK ALONG THE SHEATHING TO A HEIGHT NOT LESS THAN 18".
 - WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE 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.
 - INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
 - REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER AND REPAIR ANY LOOSE WIRE SHEATHING.
 - THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 - THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

2 ROCK BERM DETAIL
SCALE: NONE



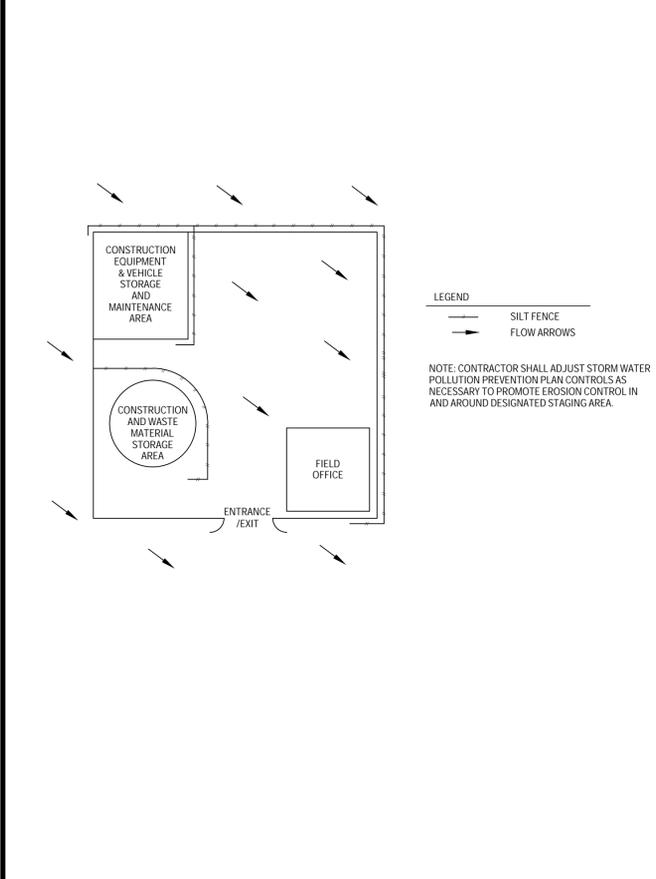
- GENERAL NOTES**
- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS BUT NOT LESS THAN 50 FEET.
 - THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
 - WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA WHEN SHOWN ON THE CONSTRUCTION DRAWING. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
 - STONE MATERIAL SHALL CONSIST OF 3 TO 5 INCH OPEN GRADED ROCK AND SHALL BE PLACED IN A LAYER OF AT LEAST 8 INCHES THICKNESS.
- NOTES:**
- THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION.
 - THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
 - THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD 2, A MULLEN BURST RATING OF 140 LB/IN 2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
 - AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 - THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.
 - THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
 - PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
 - PLACE STONE TO DIMENSIONS AND GRADE SHOWN. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
 - THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP-DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAROUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
 - WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.

3 TEMPORARY CONSTRUCTION ENTRANCE / EXIT
SCALE: NONE

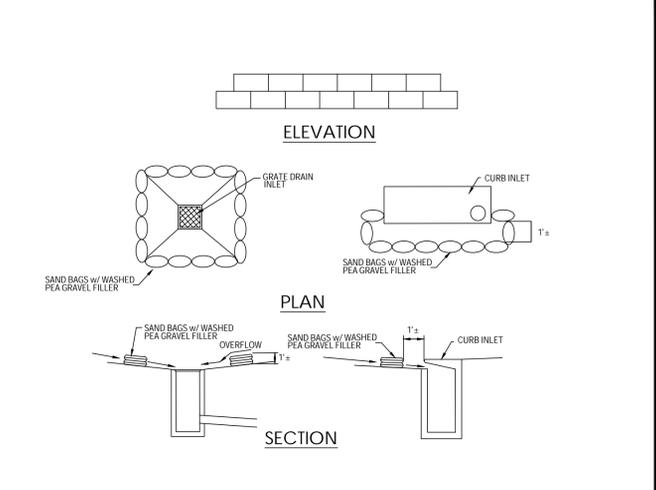


- NOTES:**
- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 - WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 - WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4 CONCRETE TRUCK WASHOUT PIT
SCALE: NONE



5 TYP. CONSTRUCTION STAGING AREA
SCALE: NONE



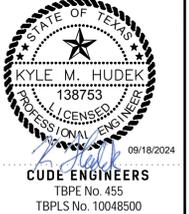
- BAGGED GRAVEL INLET FILTER NOTES**
- THE GRAVEL BAG MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, POLYAMIDE OR COTTON BURLAP WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OZ/YD 2, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT.
 - THE BAG LENGTH SHOULD BE 24 INCHES, WIDTH SHOULD BE 18 INCHES AND THICKNESS SHOULD BE 6 INCHES.
 - THE GRAVEL BAGS SHOULD BE FILLED WITH 3/4" GRAVEL.
 - WHEN A GRAVEL BAG IS FILLED WITH GRAVEL, THE OPEN END OF THE GRAVEL BAG SHOULD BE STAPLED OR TIED WITH NYLON OR POLY CORD.
 - THE GRAVEL BAGS SHOULD BE PLACED AS SHOWN ON THE DETAIL. THE GRAVEL BAGS SHALL BE STACKED TO FORM A CONTINUOUS BARRIER AROUND THE INLETS. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.
 - INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.
 - 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.
 - STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

6 BAGGED GRAVEL INLET FILTER
SCALE: NONE

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8/28/2024
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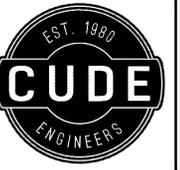
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PLAT NO.
03653-05

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4122 Pond Hill Road, Suite 101
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P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
OVERALL GRADING PLAN

DATE

1/20/2025

PROJECT NO.
03653.005

DRAWN BY
MAS

CHECKED BY
KMH

REVISIONS

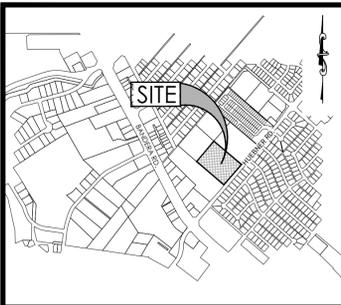
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CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C2.00



LOCATION MAP
N.T.S.

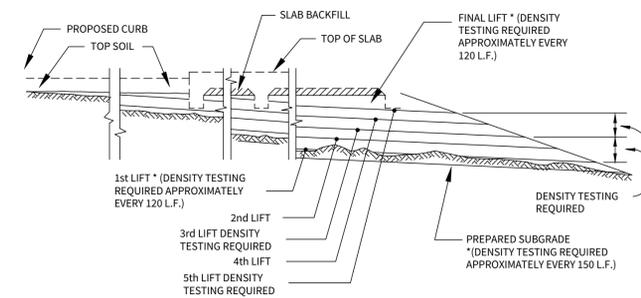
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- BUILDING SETBACK
- SWALE

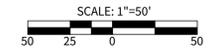
NOTE:

- LOT GRADING BASED ON SLABS BEING 16' BEHIND FRONT PROPERTY LINE.
- MINIMUM SLAB EXPOSURE IS 1.0'.
- ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.10' ABOVE CURB ELEVATION ON LOCAL TYPE "A" STREETS.
- CONTOURS SHOWN ON STREET ARE TOP OF STREET.



DENSITY TEST FREQUENCY

NOT TO SCALE



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 FHWA 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 PROVIDE 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.

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 APPROPRIATE 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 TxDOT-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.

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 SPECIFIED 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. COMPACTION 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.

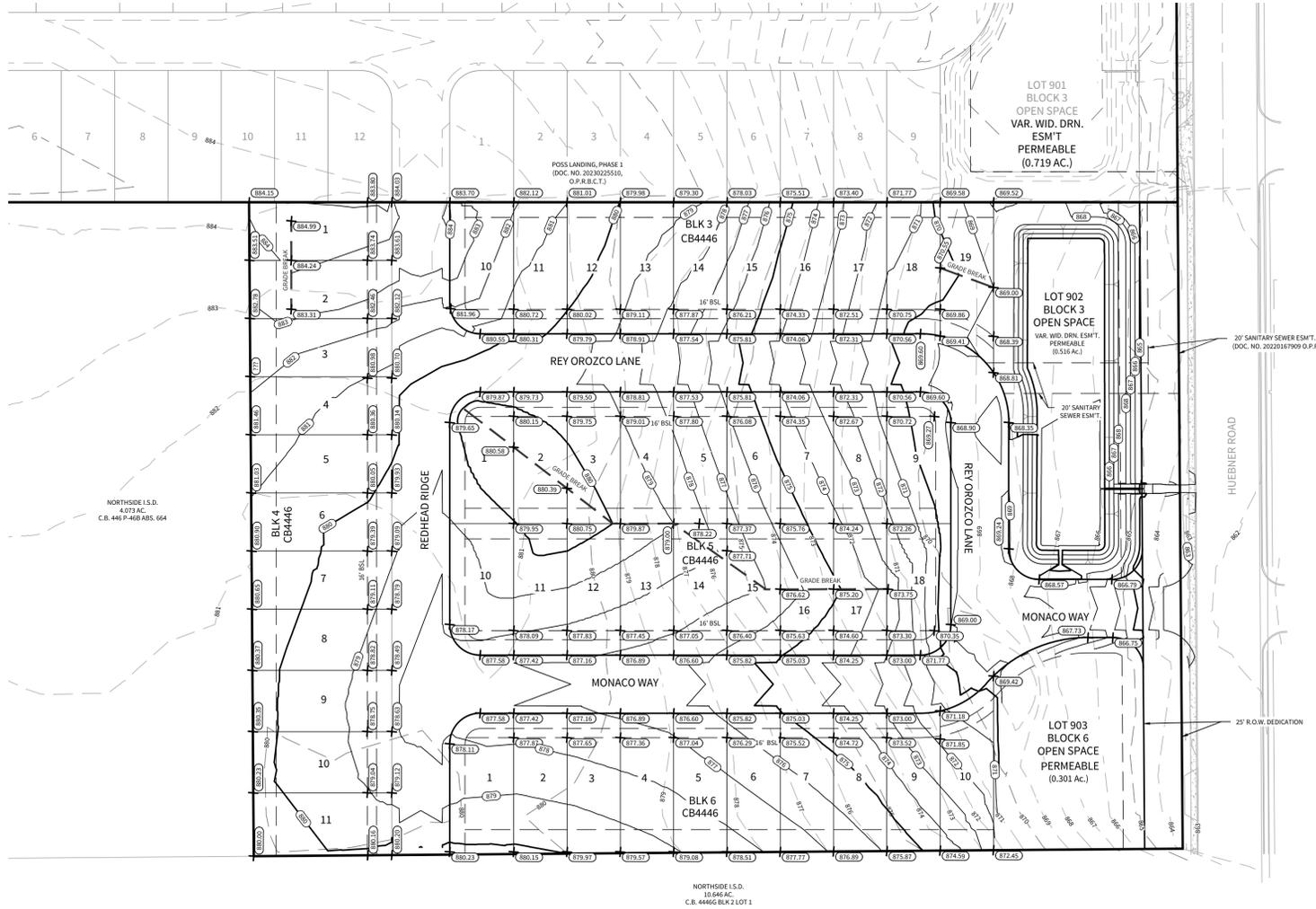
11. DENSITY TESTS

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 EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR 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.

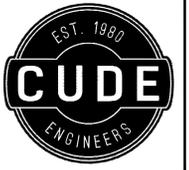
1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3. FILLS SHALL BE TESTED MAXIMUM OF EACH EIGHTEEN INCHES (18") 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 THE 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 PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.



NORTHSIDE I.S.D.
10.646 AC.
C.B. 4466 BLK 2 LOT 1



4122 Pond Hill Road, Suite 101
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P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
UTILITY LAYOUT PLAN

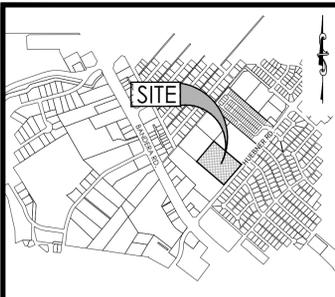
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REVISIONS
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STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C3.00



LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

CAUTION!!!
THE CONTRACTOR SHALL BE AWARE THAT SANITARY SEWER AND GAS LINES EXIST WITHIN THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

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.

RIGHT-OF-WAY PERMIT NOTE:

PERMIT REQUIRED FOR ANY WORK WITHIN CITY OF LEON VALLEY MAINTAINED (OR PROPOSED TO BE CITY OF LEON VALLEY MAINTAINED) RIGHT-OF-WAY. THIS INCLUDES DRIVEWAY APPROACHES, BRIDGINGS, UTILITY WORK, TURN LANES AND OTHER ACTIVITIES LOCATED OUTSIDE THE PROPERTY AND ENDOACH INTO THE RIGHT-OF-WAY.

NOTE:

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.

CITY OF LEON VALLEY PUBLIC WORKS 210-681-1232

AT&T AND SPECTRUM CABLE LINES TO GO INTO JOINT TRENCH WITH C.P.S. ENERGY
LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE
ELECTRIC SERVICE AND WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.

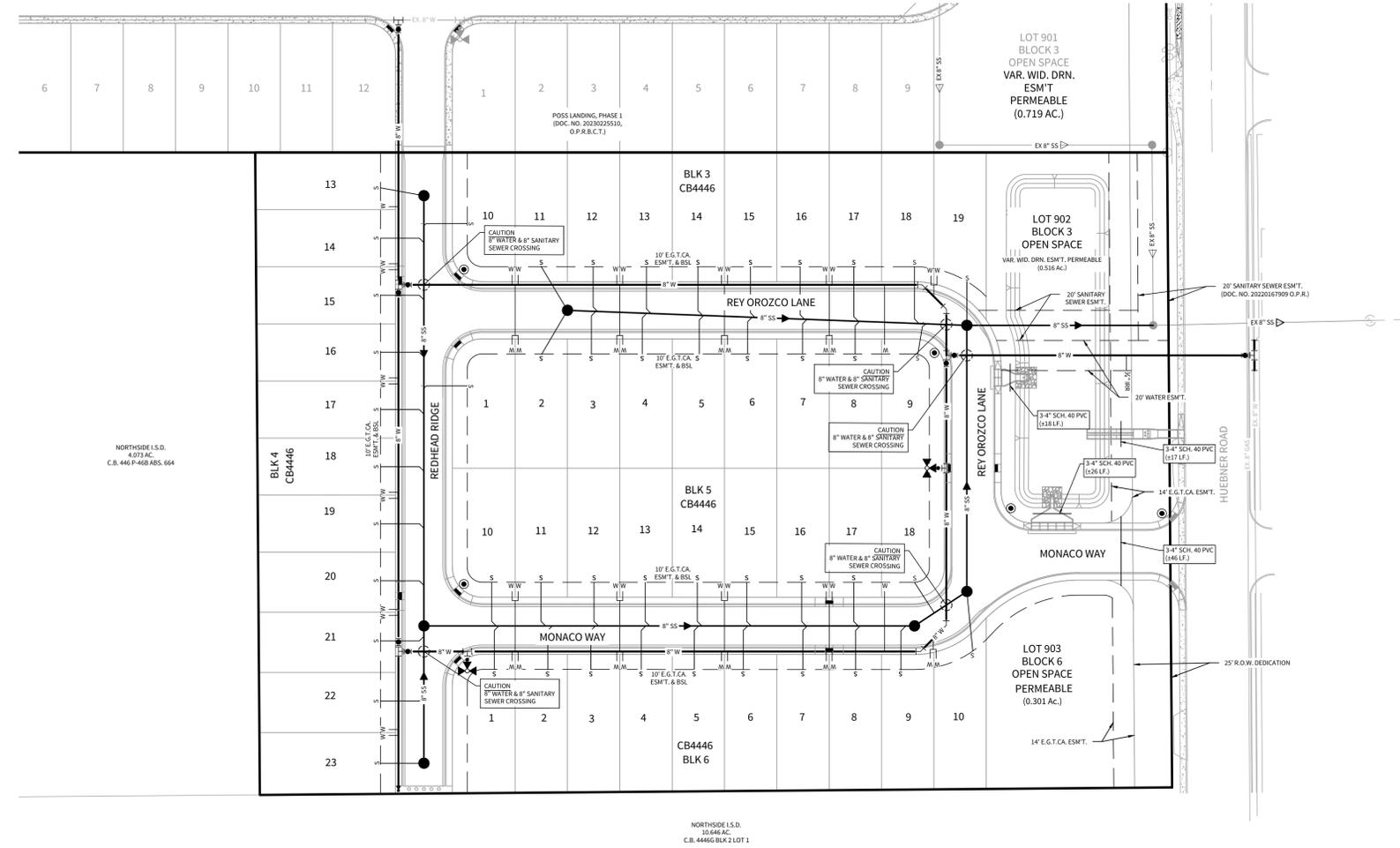
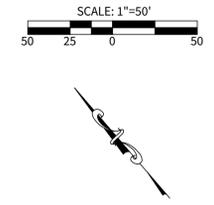
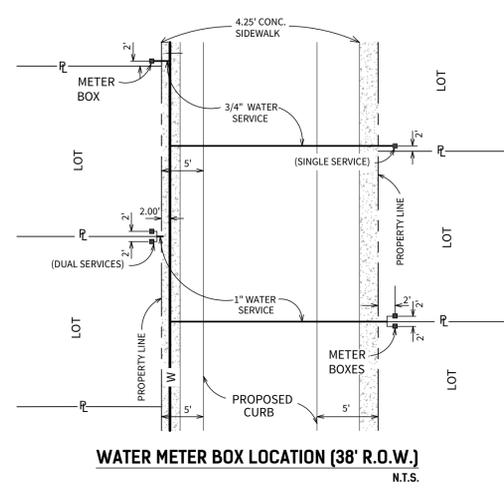
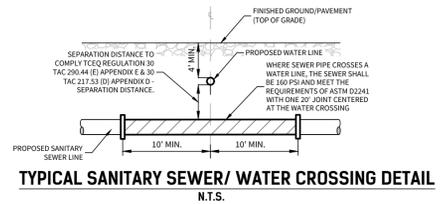
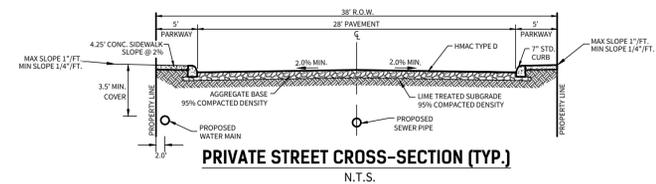
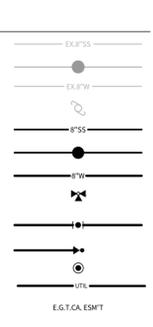
TYPICAL UTILITY CROSSINGS WILL HAVE
2 - 6" SCH 80 PVC CONDUIT WITH SWEEPS,
2 - 4" SCH 40 PVC CONDUIT WITH SWEEPS,
THE TOTAL AMOUNT OF CONDUIT TO BE USED
WILL BE DETERMINED DURING CONSTRUCTION.

TYPICAL IRRIGATION CROSSING WILL HAVE
3 - 4" SCH 40 PVC CONDUIT WITH SWEEPS,

* CONDUIT ONLY TO BE INSTALLED IF:

- 1.) STREET BASE AND DRAINAGE COMPLETION PRECEDES CPS UTILITY LINE INSTALLATION.
- 2.) INSTALLATION IS AUTHORIZED BY THE DEVELOPER.

- LEGEND
- EXISTING SANITARY SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER MAIN
 - EXISTING POWER POLE
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED STANDARD FIRE HYDRANT
 - PROPOSED STANDARD GATE VALVE
 - PROPOSED PERMANENT BLOWOFF
 - PROPOSED 100W LIGHT POLE
 - PROPOSED UTILITY CONDUIT CROSSING
 - ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



GENERAL NOTES:

- 1. THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS INCLUDING CONFINED SPACE ENTRY AND PROVIDE ALL DEVICES, MANPOWER AND CERTIFIED PERSONNEL.
2. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS TO GAS VALVES MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
3. THE CONTRACTOR SHALL WARRANT ALL WORK FOR ONE (1) YEAR.
4. THE CONTRACTOR SHALL PROVIDE INSURANCE LISTING CITY AS AN ADDITIONAL INSURED BEFORE WORKING IN PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL REMOVE AND RESTORE TRAFFIC SIGNS AS NEEDED (NO SEPARATE PAY ITEM).
6. TEN (10) DAYS PRIOR TO BEGINNING WORK, CONTRACTOR SHALL ARRANGE, WITH THE CITY, FOR A PRECONSTRUCTION CONFERENCE TO BE HELD AT THE CITY AND SHALL THEREAFTER SECURE A CITY PERMIT.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEON VALLEY PUBLIC WORKS DEPARTMENT AT 681-1231 PRIOR TO PLACING BACKFILL OR CONCRETE AND PRIOR TO ANY TESTING. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE. (NO INSPECTIONS ARE AVAILABLE BETWEEN 12:00 P.M. AND 1:00 P.M. OR AFTER 4:00 P.M. DAILY, WEEKENDS OR CITY HOLIDAYS.)
8. 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, THE CITY'S CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS, IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND STOPS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
9. 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 PROTECTIONS 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.
10. ALL GAS, ELECTRICAL, CABLE OR STREETLIGHT PIPING OR WIRING WHICH WILL BE LOCATED UNDER PAVED AREAS OR ABOVE DRAINAGE FACILITIES SHALL BE PLACED IN PROPERLY SIZED (MINIMUM 2" DIAMETER) SCHEDULE 80 PVC CONDUIT WITH PULL STRINGS.
11. PRIOR TO PRELIMINARY AND FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE CITY, CONTRACTOR SHALL ARRANGE FOR A FIELD INSPECTION TO BE CONDUCTED WITH CITY FORCES. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND MANPOWER SUFFICIENT TO OPEN ALL MANHOLES (WHICH SHALL PROMPTLY BE CLOSED), ROTATE ALL VALVES AND OPEN ALL FIRE HYDRANTS AND WATER SERVICES. THESE INSPECTIONS WILL BE ARRANGED BY GIVING SEVEN (7) DAYS' PRIOR NOTICE TO THE CITY OF THIS NEED.
12. THE CONTRACTOR SHALL FURNISH THE CITY WITH THREE (3) COPIES OF SUBMITTAL DATA ON ALL WATER OR SEWER MATERIALS TO BE INCORPORATED INTO THE WORK FOR THEIR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
13. ALL REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION WILL BE ADHERED TO WHERE APPLICABLE.
14. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE TEXAS ONE CALL SYSTEM (1-800-545-6005), PRIOR TO EXCAVATION (EXISTING UNDERGROUND FACILITIES ARE SHOWN AS REFLECTED IN VISIBLE SURFACE FEATURES AND RECORDS OF THE VARIOUS UTILITY COMPANIES). THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF THE UTILITIES WELL AHEAD OF EXCAVATION OPERATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE COURSE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO ANY EXCAVATION AT 650-8228 AND PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATION:

Table with 2 columns: Utility Company Name and Phone Number. Includes LEON VALLEY PUBLIC WORKS, LEON VALLEY PLANNING & ZONING, CPS ENERGY, TEXAS STATE WIDE ONE CALL LOCATOR, AT&T, and SPECTRUM.

SANITARY SEWER NOTES:

- 1. EXCEPT AS MODIFIED HEREIN, THE CURRENT SPECIFICATIONS OF THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS ARE ADOPTED FOR REFERENCE. ALL WORK SHALL ALSO COMPLY WITH 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(c), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. MANHOLE TOPS SHALL BE SET TO THE ELEVATION PROVIDED BY THE ENGINEER. MANHOLES SHALL HAVE NOT MORE THAN FIVE (5) THROAT RINGS FOR ADJUSTMENTS. ALL MANHOLE COVERS IN PAVED AREAS ARE TO BE FINISHED FLUSH WITH TOP OF FINISHED PAVEMENT. ALL MANHOLE COVERS OUTSIDE OF PAVED AREAS SHALL BE FINISHED FOUR (4) INCHES ABOVE NATURAL GROUND. BOLT-DOWN, WATERTIGHT MANHOLE COVERS ARE REQUIRED OUTSIDE OF PAVEMENT AREA AND IN ALL UNSUPERVISED PAVED AREAS SUCH AS ALLEYS/EASEMENTS AND IN ALL AREAS SUBJECT TO FLOODING.
3. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, AND SO FORTH. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. THE MINIMUM RADIUS OF CURVATURE FOR ANY PIPE IS TO BE EITHER 200 FEET, OR THE MANUFACTURER'S RECOMMENDATION, WHICHEVER IS GREATER. (THIS REQUIREMENT IS IN NO WAY INTENDED TO RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO SUCCESSFULLY PASS THE AIR TESTING REQUIREMENTS.)
5. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).
6. ALL SEWER PIPES SHALL BE COMPRESSION JOINT PVC SDR 26 PIPE.
7. Y'S OR T'S SHALL BE MANUFACTURED Y'S AND T'S.
8. NO BLASTING IS ALLOWED.
9. MANHOLES SHALL BE EITHER MONOLITHIC, CAST-IN-PLACE OR PRECAST.
10. MANHOLES, INCLUDING RINGS AND COVERS, SHALL BE CONSTRUCTED SO THAT THEY ARE WATERTIGHT.
11. THE CONTRACTOR MAY USE PRECAST MANHOLES (PROVIDE CITY WITH SUBMITTAL ON PRODUCT). CONTRACTOR SHALL GROUT ALL CONNECTION BOOT CAVITIES INSIDE MANHOLE TO PREVENT EXPOSED GASKETS BY USING SILICONE OR OTHER FLEXIBLE SEALANT.
12. ANY CAVERNS OR SOLUTION CHANNELS ENCOUNTERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER AND TO THE CITY.
13. THE CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION/EXCAVATION OPERATION:
LEON VALLEY PUBLIC WORKS (210) 681-1232
LEON VALLEY PLANNING & ZONING (210) 684-1391
CPS ENERGY 1(800) 773-3077
TEXAS STATE WIDE ONE CALL LOCATOR 1(800) 344-8377
AT&T 1(800) 344-8377
SPECTRUM 1(800) 344-8377
AND SHALL NOTIFY THE TEXAS STATE ONE CALL SYSTEM (1-800-545-6005) IN ACCORDANCE WITH THESE RULES.
14. THE CONTRACTOR SHALL PAY FOR FIRE HYDRANT METER DEPOSIT WHICH WILL BE REFUNDABLE UPON RETURN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT NO ILLEGAL SEWAGE DISCHARGES OCCUR DURING CONSTRUCTION, TO INCLUDE RAW SEWAGE IN TRENCHES. THE CONTRACTOR SHALL SUBMIT A PLAN AT THE PRECONSTRUCTION CONFERENCE DETAILING HIS METHOD OF ENSURING NO ILLEGAL DISCHARGES DURING THE CONSTRUCTION OF THE SANITARY SEWER MAINS (ACCEPTABLE MEANS ARE TO PUMP AROUND SECTIONS BEING CONSTRUCTED OR TO USE TANKER TRUCKS).
16. CONFINED SPACE ENTRY - OSHA REGULATIONS REQUIRE THAT ANY PERSON ENTERING A CONFINED SPACE OBTAIN A PERMIT DAILY FOR ENTRY INTO ANY CONFINED SPACE AS DEFINED BY OSHA REGULATIONS. BASIC REQUIREMENTS INCLUDE COMPETENT PERSON TRAINING, RESCUE EQUIPMENT, ATMOSPHERE MONITORING AND TESTING. CONTRACTOR MUST PRESENT CITY DOCUMENTS CERTIFYING THE ABOVE.
17. EXISTING UNDERGROUND FACILITIES ARE SHOWN AS REFLECTED IN VISIBLE SURFACE FEATURES AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF THE UTILITIES WELL AHEAD OF EXCAVATION OPERATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE COURSE OF CONSTRUCTION.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING GRASS AREAS, CURBS, SIDEWALKS OR CONCRETE DRIVEWAYS AND TRENCHES IN GRASS AREAS SHALL BE SODDED.
19. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED TRENCH, THE CONTRACTOR SHALL PROVIDE PROPER SHORING OR OTHER SUITABLE SUPPORT DURING CONSTRUCTION OF THE UTILITY WHICH METHODS MUST BE APPROVED BY THE UTILITY COMPANY.
20. EXISTING STREET PAVEMENTS AND BASE SHALL BE REPLACED IN KIND, BUT NOT LESS THAN WITH 8 INCHES OF FLEXIBLE BASE AND 1-1/2 INCHES OF HOT MIX ASPHALTIC CONCRETE (TYPE "D") PAVEMENT.
21. SECONDARY BACKFILL UNDER AREAS TO BE PAVED AND WITHIN THREE (3) FEET THEREOF SHALL BE MACHINE TAMPED GRAVEL OR BASE AS SHOWN.
22. THE CONTRACTOR HAS THE OPTION TO TUNNEL UNDER EXISTING CURBS AND/OR REMOVE AND REPLACE CURBS DAMAGED DURING CONSTRUCTION.
23. ALL TESTING WILL BE PROVIDED BY THE CONTRACTOR AT HIS COST.
24. MAINS MUST PASS AIR TEST PER ITEM 518, CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ), PRIOR TO ACCEPTANCE BY LEON VALLEY.
25. PASSAGE OF AN APPROVED GO-NO-GO DEFLECTION TESTING MANDREL SHALL BE REQUIRED FOR FINAL ACCEPTANCE OF FLEXIBLE CONDUIT. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS AND NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%). IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES AND THE CITY AND THE DESIGN ENGINEER'S INSPECTOR SHALL BE PRESENT DURING ALL REQUIRED INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PRIOR NOTICE OF THIS NEED.
26. MANHOLES SHALL BE TESTED FOR LEAKAGE SEPARATELY AND INDEPENDENTLY OF THE WASTEWATER LINES BY HYDROSTATIC EXFILTRATION TESTING, VACUUM TESTING, OR OTHER METHODS ACCEPTABLE TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
27. ALL SEWER MAINS SHALL BE LAID TO GRADE AND SHALL NOT SAG OR OTHERWISE STAND WATER IN THE MAIN OR IN THE MANHOLE INVERT SECTION.
28. THE SEWER SYSTEM, INCLUDING STUB-OUTS, SHALL BE TESTED UNDER THE SUPERVISION OF THE CITY OF LEON VALLEY AT THE TIME OF INSTALLATION AND SHALL BE CERTIFIED TO THE CITY TO MEET OR EXCEED THE REQUIREMENTS OF THE LATEST REVISION OF THE CITY OF SAN ANTONIO "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," ITEM 518, OR ITS EQUIVALENT, RELATIVE TO ESTABLISHING A MINIMUM INFILTRATION/EXFILTRATION RATE.
29. UTILITY TRENCH COMPACTION SHALL ACHIEVE 90% PROCTOR DENSITY AND SHALL BE PROOF-ROLLED PRIOR TO APPROVAL OF THE UTILITY.
30. THIRTY (30) DAYS AFTER INSTALLATION OF THE SEWER MAINS AND PRIOR TO PRELIMINARY ACCEPTANCE OF PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL CAUSE THE MAINS TO BE WETDAPED IN COLOR AND SHALL FURNISH THE CITY WITH A COPY. THIS ACTIVITY SHALL BE CONDUCTED IN THE PRESENCE OF THE CITY INSPECTOR.

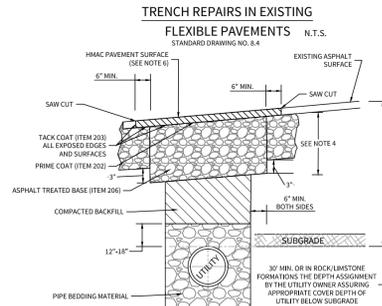
NOTES:

- 1. CONTRACTOR TO MAINTAIN A MINIMUM 1' VERTICAL SEPARATION DISTANCE BETWEEN OF THE BOTTOM PROPOSED WATER MAIN AND TOP OF PROPOSED SANITARY SEWER MAIN AT WATER AND SANITARY SEWER CROSSINGS.
2. ALL LATERALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED.

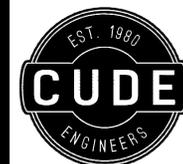
TRENCH EXCAVATION PROTECTION

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.

- 31. SEWER SERVICE LATERALS SHALL BE SIX-INCH PVC, SDR 26, AND BE INSTALLED PER EXISTING GUIDELINES. CONTRACTOR TO FURNISH ENGINEER WITH AN AS-BUILT PLAN INDICATING THE LOCATION AND LENGTH OF EACH SEWER LATERAL. ALL SEWER SERVICE LINES SHALL EXTEND TO THE PROPERTY LINE.
32. SEWER SERVICE LATERALS AND UTILITY CONDUITS SHALL BE MARKED AND LOCATED AS FOLLOWS:
A. UPON BACKFILLING, A 2" X 4" STAKE SHALL BE DRIVEN A MAXIMUM OF TWO (2) FEET FROM THE PIPE END(S) (STAKES SHALL EXTEND ABOVE THE GROUND SURFACE BY AT LEAST FOUR (4) FEET AND SHALL BE PAINTED BLUE FOR UTILITY CONDUIT AND GREEN FOR SEWER LATERALS);
B. MARKING RIBBONS WITH THE WORD "SEWER" SHALL BE TIED SECURELY AROUND THE PIPE END(S) AND SHALL EXTEND ABOVE THE GROUND LEVEL AND SHALL CONTINUE ALONG THE 2" X 4" STAKE FROM THE BASE, OVER THE TOP, DOWN THE BACK OF THE STAKE, AND ATTACHED WITH WEATHERPROOF TAPE WRAPPED AROUND THE STAKE NEAR THE TOP AND THE BOTTOM (NAILS, TACKS OR STAPLES ARE NOT ACCEPTABLE).



- NOTES:
1. THE EXISTING PAVING CURBS SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 2' BEYOND THE UNDISTURBED SIDES OF THE TRENCH (SHOWN TRICAL ABOUT THE CENTER LINE OF THE EXCAVATION).
2. ANY CONCRETE PAVING SHALL BE SAW CUT IF MORE THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF REINFORCING BARS OR REINFOR TENDONS ARE USED, THE SURFACE SHALL BE MAINTAINED AND PROTECTED WITH CURBS OR TIE BARS TO THE EXISTING SURFACE.
4. LOCAL STREETS SHALL BE 1/2\"/>



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POSS LANDING SUBDIVISION
PHASE 2
SANITARY SEWER GENERAL NOTES

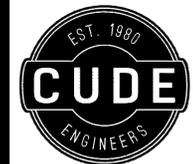
DATE 12/9/2024
PROJECT NO. 03653.005
DRAWN BY MAS
CHECKED BY KMH

- REVISIONS
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PLAT NO. PZ-2024-16

C4.00



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681-2951 F: (210) 523-7112

POSS LANDING SUBDIVISION
PHASE 2
SANITARY SEWER STADARD DETAILS

DATE
8/28/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

REVISIONS

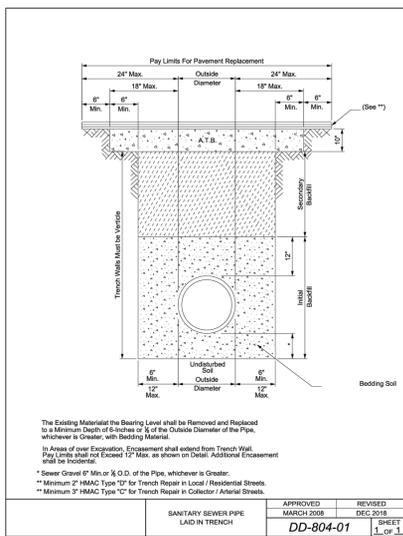
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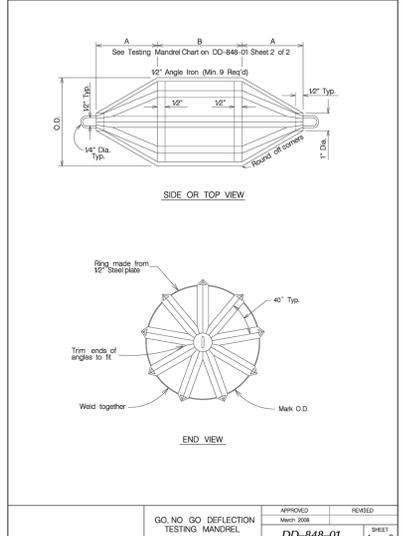
09/18/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
03653-05

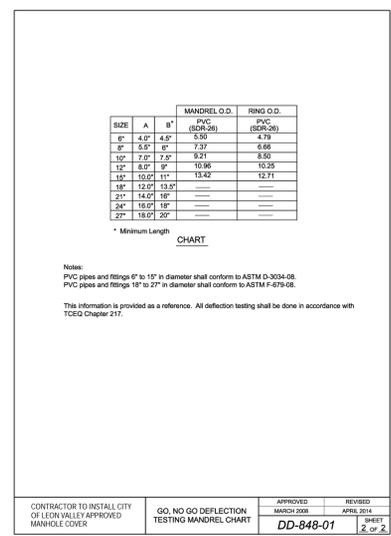
C4.01



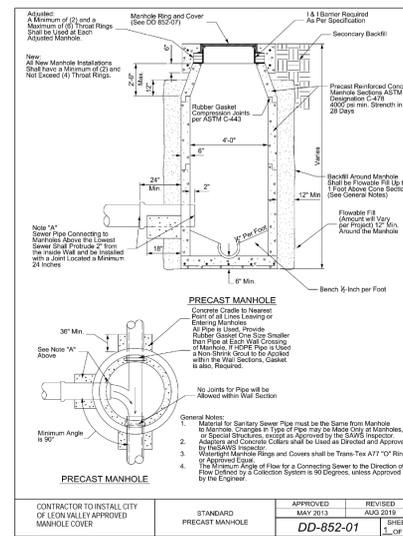
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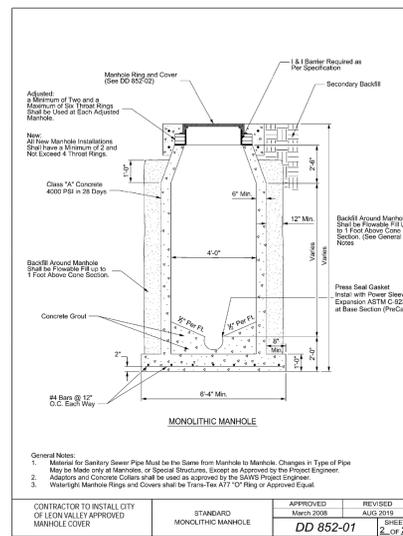
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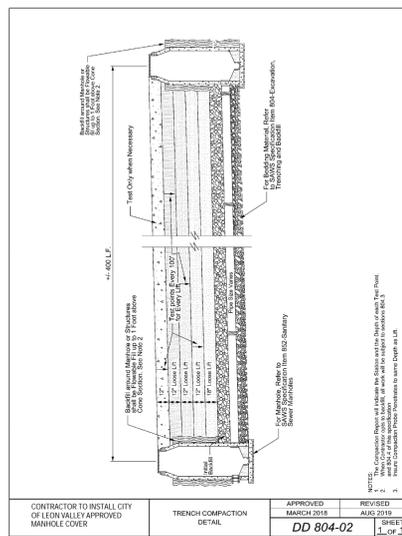
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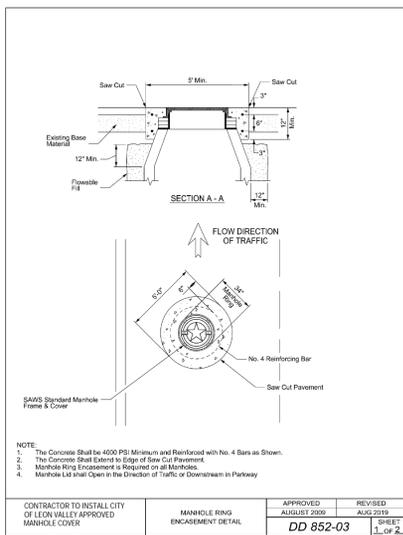
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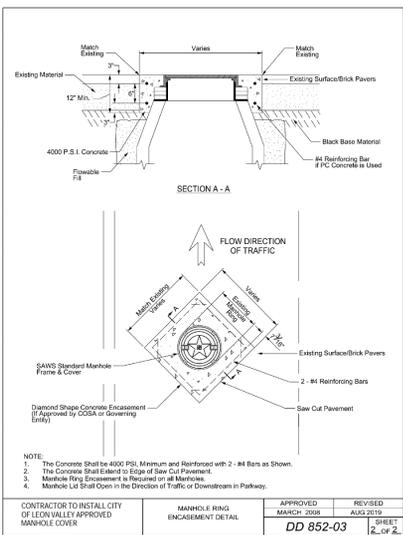
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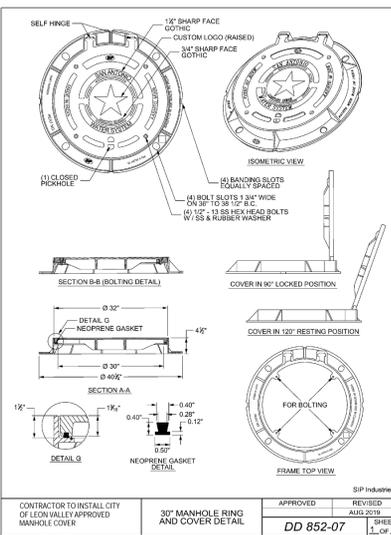
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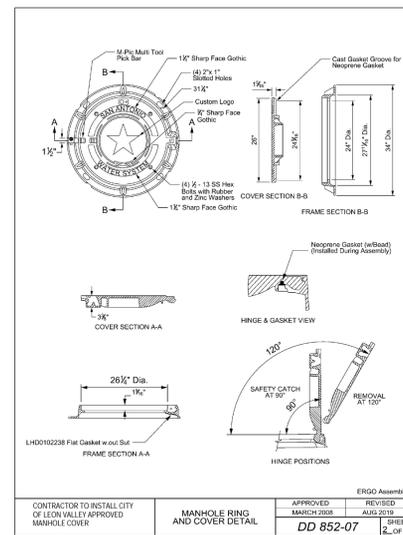
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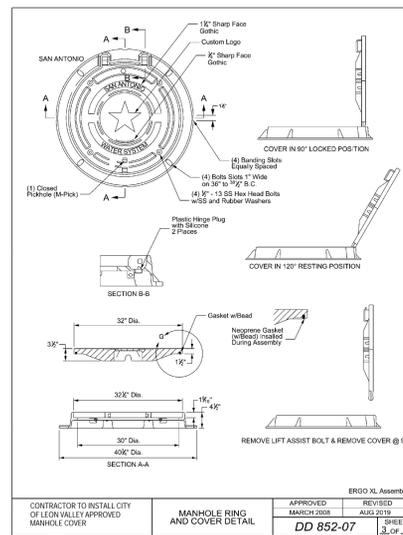
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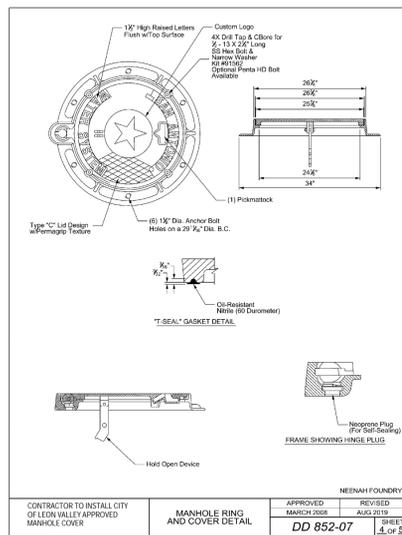
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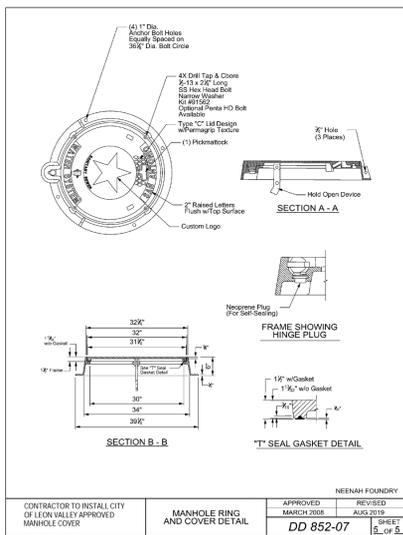
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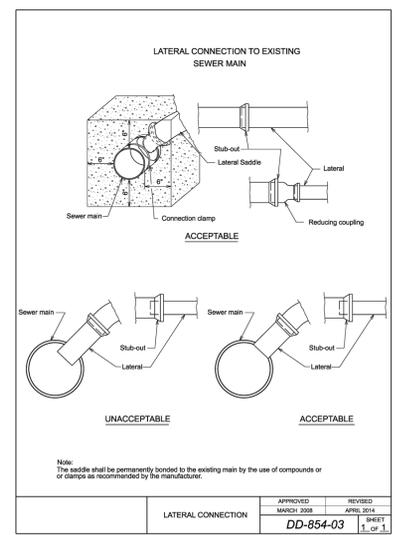
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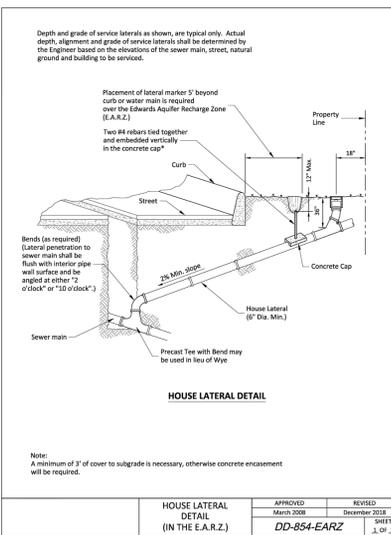
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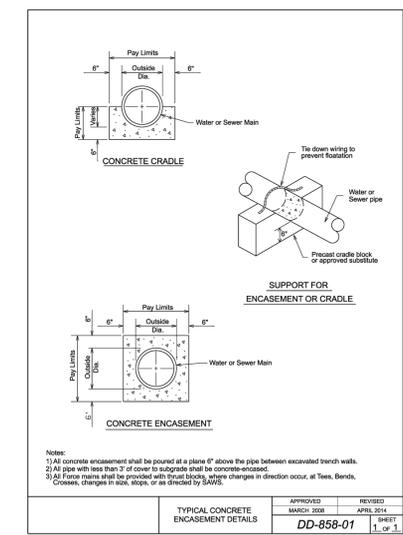
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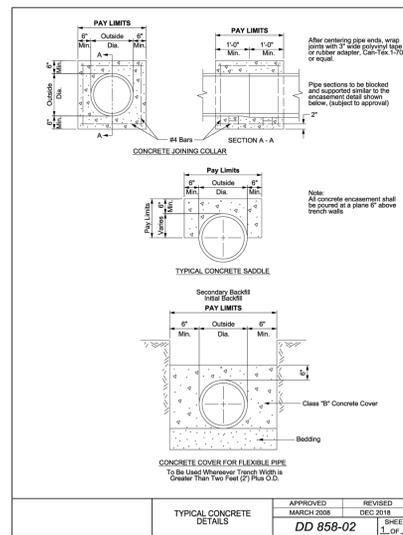
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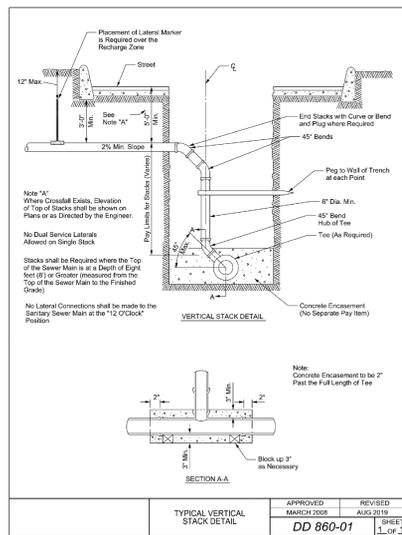
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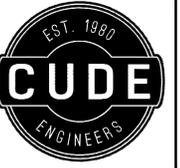
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APPROVED: MARCH 2008, REVISED: DEC 2018, SHEET 1 OF 1. DD-858-02



APPROVED: MARCH 2008, REVISED: AUG 2019, SHEET 1 OF 1. DD-860-01



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
SANITARY SEWER MASTER PLAN

DATE

11/6/2024

PROJECT NO.

03653.005

DRAWN BY

MAS

CHECKED BY

KMH

REVISIONS

- 1.
- 2.
- 3.
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- 7.
- 8.



11/08/2024

CUDE ENGINEERS

TBPE No. 455

TBPLS No. 10048500

PLAT NO.

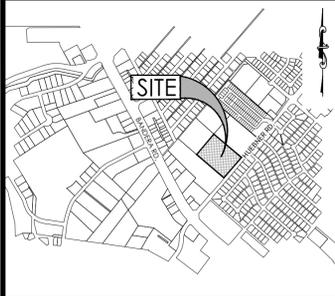
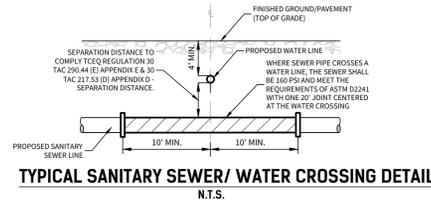
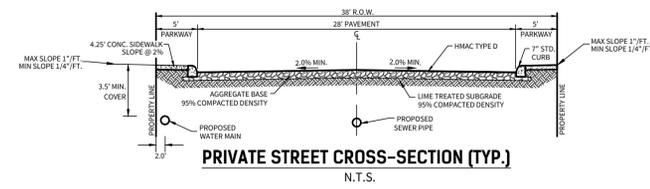
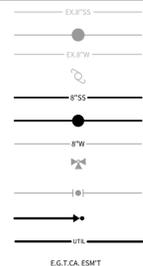
PZ-2024-16

C4.02

SCALE: 1"=50'

LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED STANDARD FIRE HYDRANT
- PROPOSED STANDARD GATE VALVE
- PROPOSED PERMANENT BLOWOFF
- PROPOSED UTILITY CONDUIT CROSSING
- ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



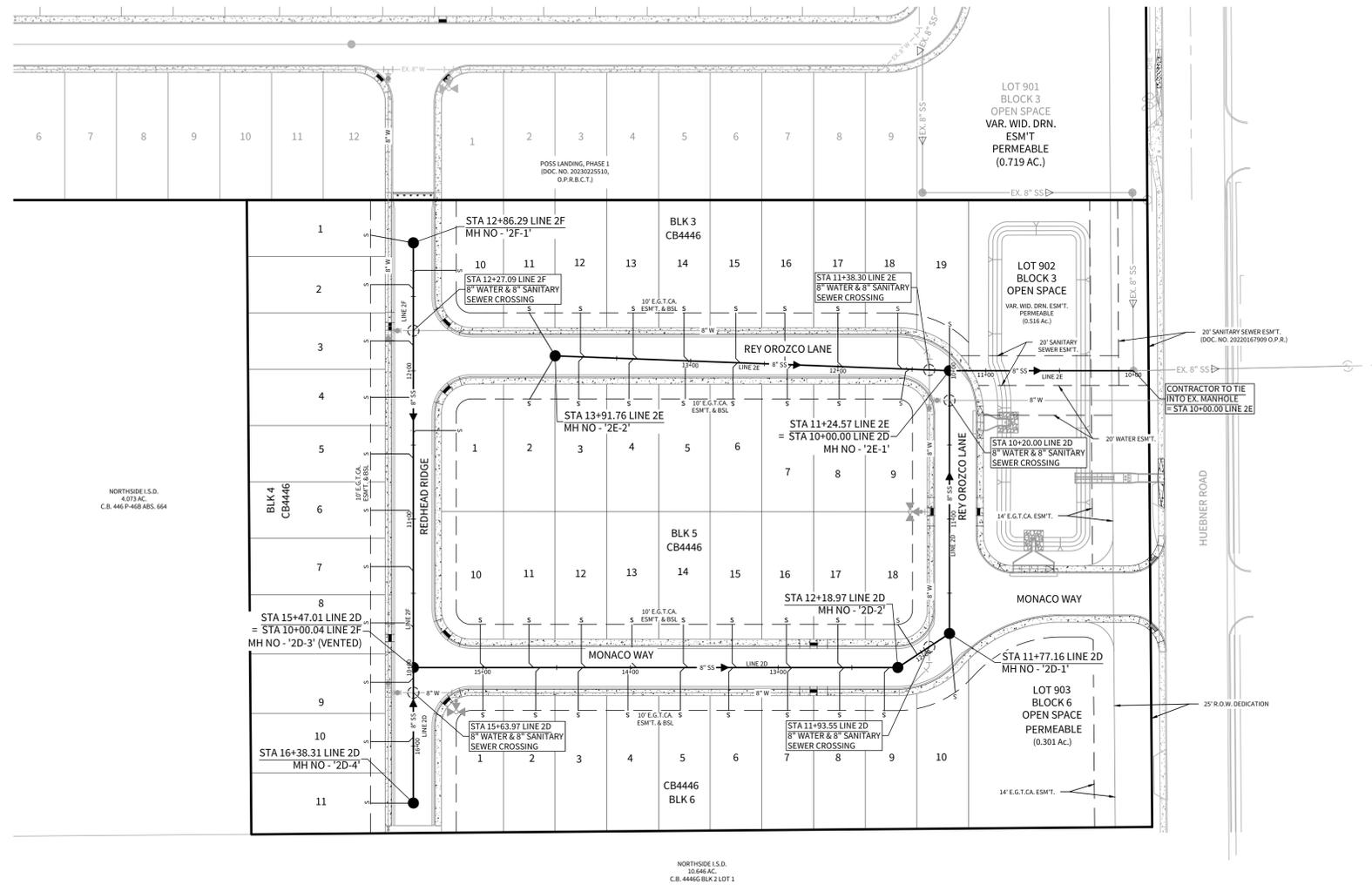
LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442

NOTES:

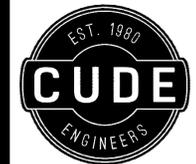
1. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADE SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
2. ALL LATERALS TO BE BUILT TO FRONT UTILITY EASEMENT LINE.
3. ALL LATERAL SHALL BE INSTALLED @ MIN. 2.0% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER PIPE SHALL BE PVC THAT MEETS ASTM SPECIFICATION, SDR-26, UNLESS OTHERWISE NOTED ON THE PLANS.
5. THE LOCATIONS AND DEPTHS OF ALL 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.

CITY OF LEON VALLEY PUBLIC WORKS 210-681-1232



NORTHSIDE I.S.D.
4.073 AC
C.B. 446 P-488 ABS. 664

NORTHSIDE I.S.D.
0.646 AC
C.B. 446G BLK 2 LOT 1

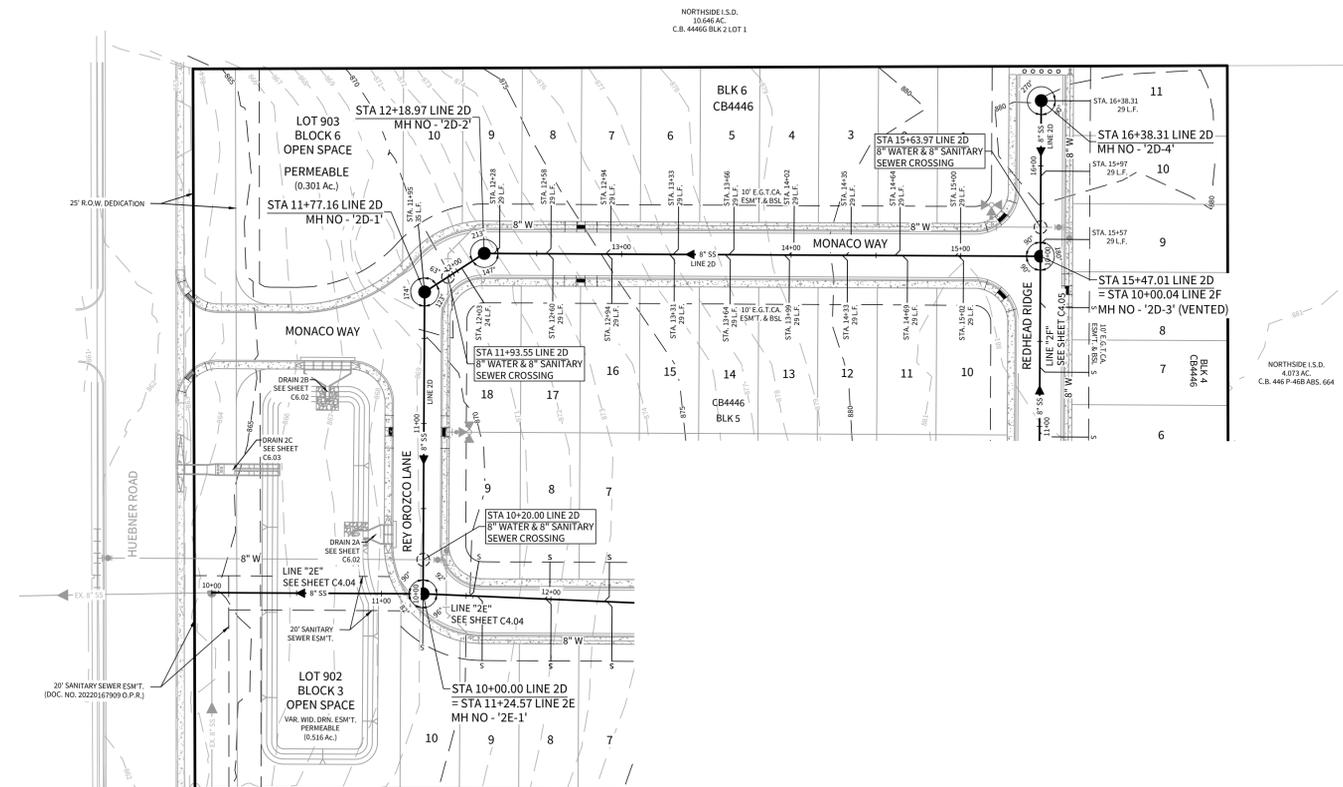
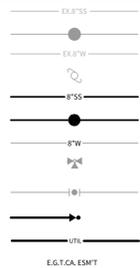


4122 Pond Hill Road, Suite 101
 San Antonio, Texas 78231
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**POSS LANDING SUBDIVISION
 PHASE 2**

SANITARY SEWER PLAN AND PROFILE - LINE "2D"

- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING WATER MAIN
 - EXISTING POWER POLE
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED WATER MAIN
 - PROPOSED STANDARD FIRE HYDRANT
 - PROPOSED STANDARD GATE VALVE
 - PROPOSED PERMANENT BLOWOFF
 - PROPOSED UTILITY CONDUIT CROSSING
 - ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



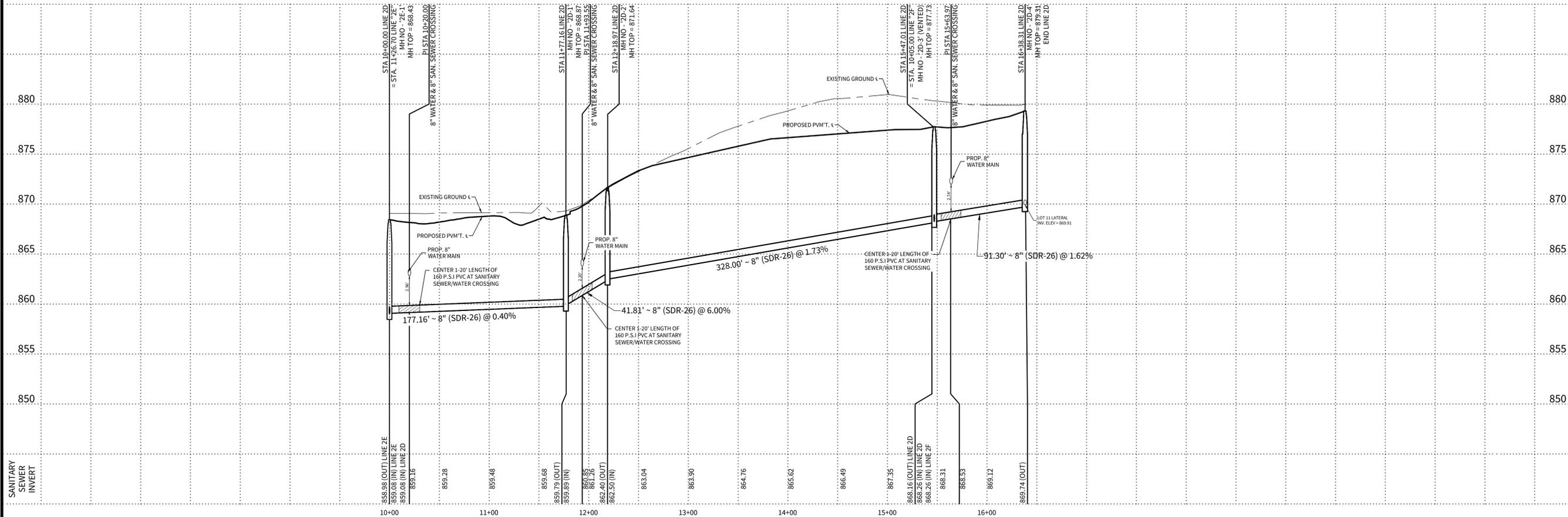
LINE "2D"

STA. 10+00.00 TO 16+38.31

HORIZONTAL SCALE: 1" = 50'
 VERTICAL SCALE: 1" = 5'

NOTE: ALL LATERALS TO BE INSTALLED @ 2.0% SLOPE UNLESS OTHERWISE NOTED. ALL SANITARY SEWER PIPE SHALL BE P.V.C. THAT MEETS ASTM SPECIFICATION D-3034, SDR-35.

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



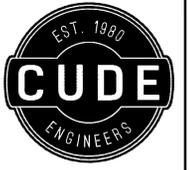
| | |
|-------------|-----------|
| DATE | 11/7/2024 |
| PROJECT NO. | 03653.005 |
| DRAWN BY | MAS |
| CHECKED BY | KMH |

| REVISIONS | |
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11/08/2024
CUDE ENGINEERS
 TBPE No. 455
 TBPLS No. 10048500

PLAT NO.
 PZ-2024-16

C4.03



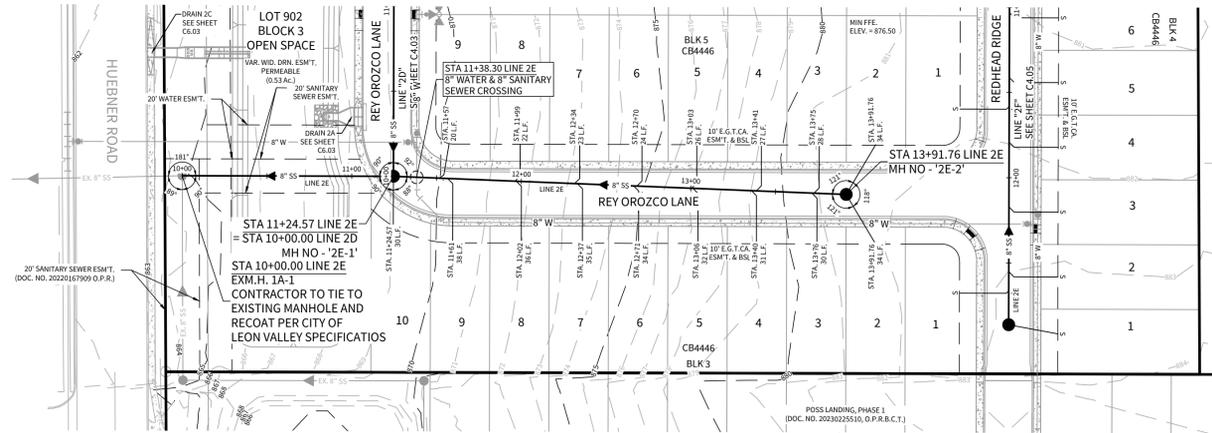
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
SANITARY SEWER PLAN AND PROFILE - LINE "2E"



LEGEND

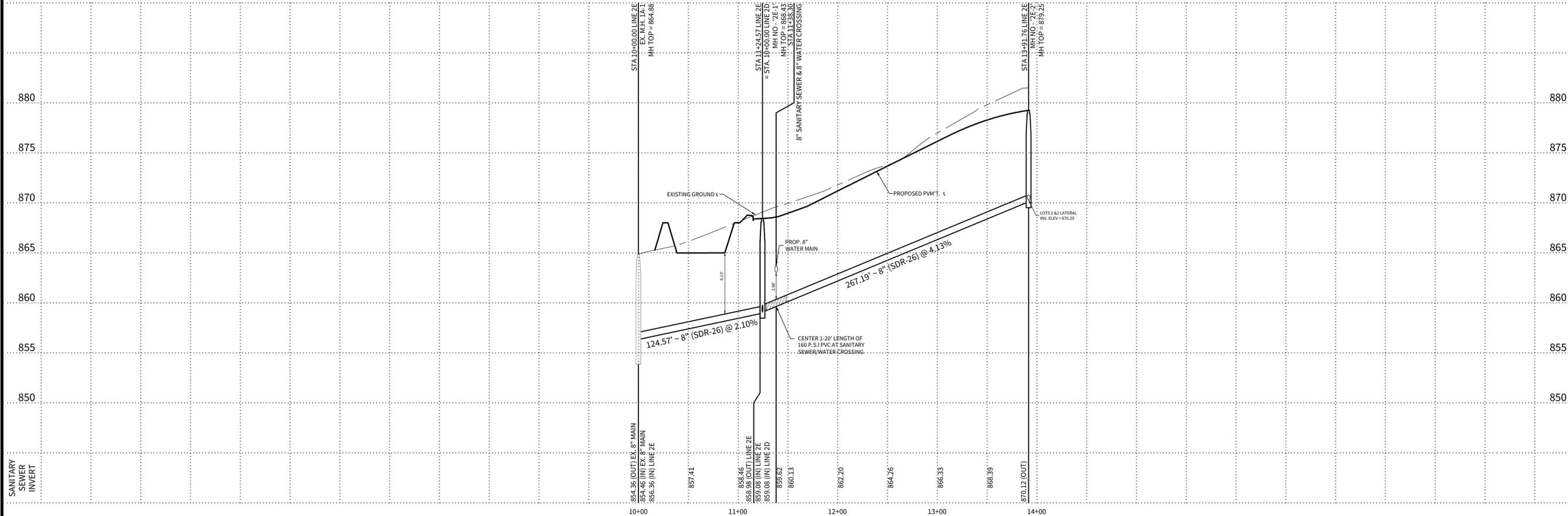
| | |
|---|-----|
| EXISTING SANITARY SEWER | --- |
| EXISTING SANITARY SEWER MANHOLE | ● |
| EXISTING WATER MAIN | --- |
| EXISTING POWER POLE | ⊕ |
| PROPOSED SANITARY SEWER | --- |
| PROPOSED SANITARY SEWER MANHOLE | ● |
| PROPOSED WATER MAIN | --- |
| PROPOSED STANDARD FIRE HYDRANT | ⊕ |
| PROPOSED STANDARD GATE VALVE | ⊕ |
| PROPOSED PERMANENT BLOWOFF | ⊕ |
| PROPOSED UTILITY CONDUIT CROSSING | --- |
| ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT | --- |



LINE "2E"

STA. 10+00.00 TO 13+91.76

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



NOTE: ALL LATERALS TO BE INSTALLED @ 2.0% SLOPE UNLESS OTHERWISE NOTED. ALL SANITARY SEWER PIPE SHALL BE P.V.C. THAT MEETS ASTM SPECIFICATION D-3034, SDR-35.

TRENCH EXCAVATION SAFETY PROTECTION
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| | |
|-------------|-----------|
| DATE | 11/6/2024 |
| PROJECT NO. | 03653.005 |
| DRAWN BY | MAS |
| CHECKED BY | KMH |

| REVISIONS |
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| 1. |
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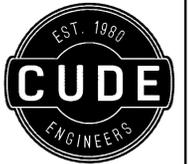
STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C4.04

LEGEND

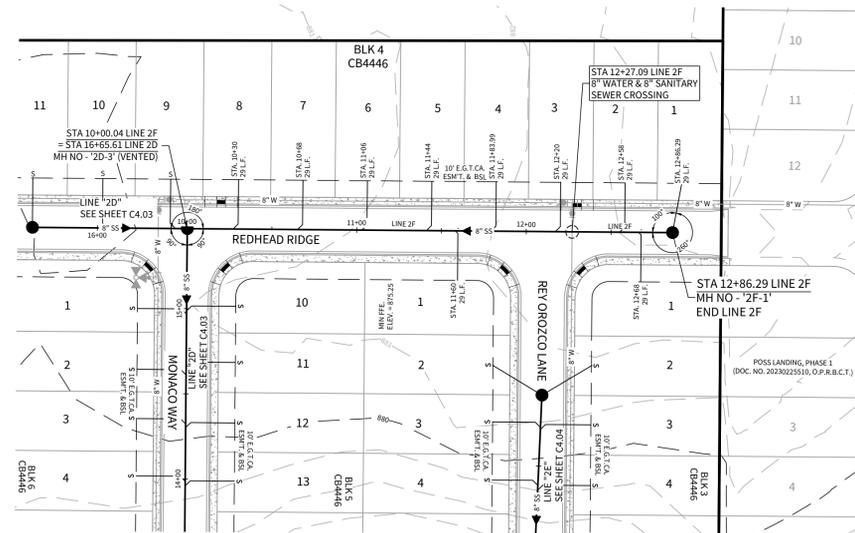
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER MAIN
- PROPOSED STANDARD FIRE HYDRANT
- PROPOSED STANDARD GATE VALVE
- PROPOSED PERMANENT BLOWOFF
- PROPOSED UTILITY CONDUIT CROSSING
- ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT



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**POSS LANDING SUBDIVISION
PHASE 2**

SANITARY SEWER PLAN AND PROFILE - LINE "2F"

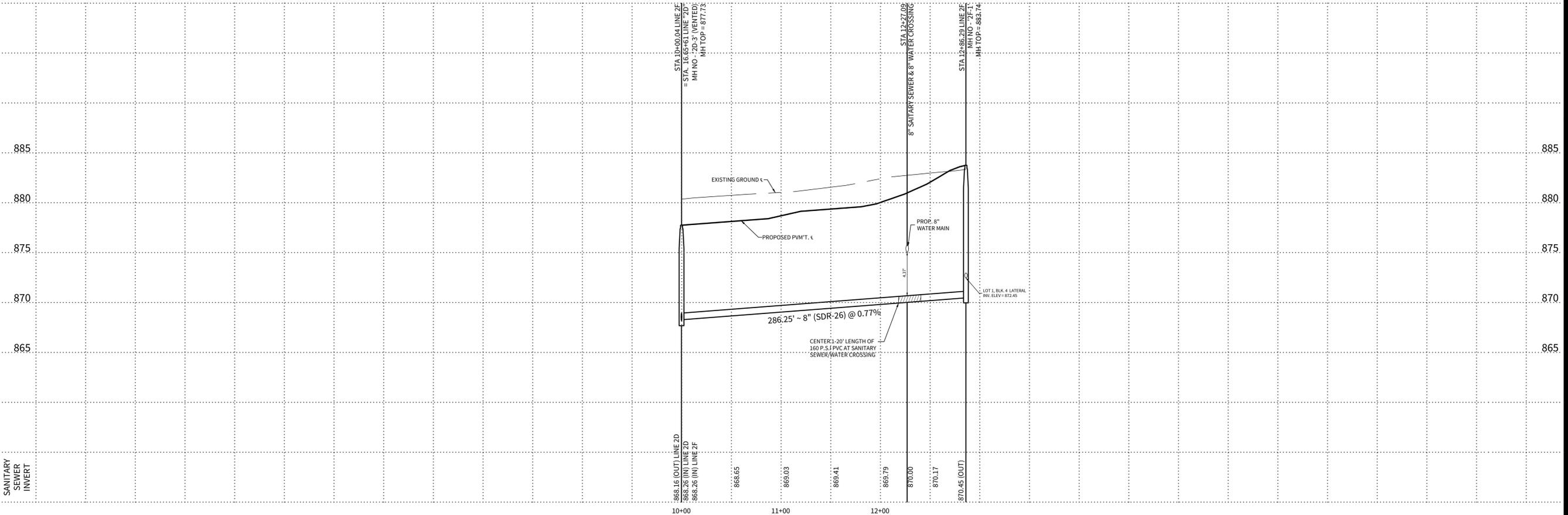


NOTE: ALL LATERALS TO BE INSTALLED @ 2.0% SLOPE UNLESS OTHERWISE NOTED. ALL SANITARY SEWER PIPE SHALL BE P.V.C. THAT MEETS ASTM SPECIFICATION D-3034, SDR-35.

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

LINE "2F"
STA. 10+00.04 TO 12+86.29

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



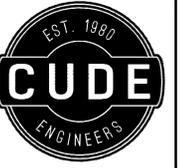
| | |
|-------------|-----------|
| DATE | 11/6/2024 |
| PROJECT NO. | 03653.005 |
| DRAWN BY | MAS |
| CHECKED BY | KMH |

| NO. | REVISIONS |
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| 1. | |
| 2. | |
| 3. | |
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| 6. | |
| 7. | |
| 8. | |

STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C4.05



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

**POSS LANDING SUBDIVISION
PHASE 2
WATER DISTRIBUTION GENERAL NOTES**

GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARDS INCLUDING CONFINED SPACE ENTRY AND PROVIDE ALL DEVICES, MANPOWER AND CERTIFIED PERSONNEL.
2. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, ACCESS TO GAS VALVES MUST BE MAINTAINED AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
3. THE CONTRACTOR SHALL WARRANT ALL WORK FOR ONE (1) YEAR.
4. THE CONTRACTOR SHALL PROVIDE INSURANCE LISTING CITY AS AN ADDITIONAL INSURED BEFORE WORKING IN PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL REMOVE AND RESTORE TRAFFIC SIGNS AS NEEDED (NO SEPARATE PAY ITEM).
6. TEN (10) DAYS PRIOR TO BEGINNING WORK, CONTRACTOR SHALL ARRANGE, WITH THE CITY, FOR A PRECONSTRUCTION CONFERENCE TO BE HELD AT THE CITY AND SHALL THEREAFTER SECURE A CITY PERMIT.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF LEON VALLEY PUBLIC WORKS DEPARTMENT AT 681-1231 PRIOR TO PLACING BACKFILL OR CONCRETE AND PRIOR TO ANY TESTING. THE CONTRACTOR SHALL REQUEST INSPECTION 24 HOURS IN ADVANCE. (NO INSPECTIONS ARE AVAILABLE BETWEEN 12:00 P.M. AND 1:00 P.M. OR AFTER 4:00 P.M. DAILY, WEEKENDS OR CITY HOLIDAYS.)
8. 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. THE CITY'S CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS, IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND STOPS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
9. 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 PROTECTIONS 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.
10. ALL GAS, ELECTRICAL, CABLE OR STREETLIGHT PIPING OR WIRING WHICH WILL BE LOCATED UNDER PAVED AREAS OR ABOVE DRAINAGE FACILITIES SHALL BE PLACED IN PROPERLY SIZED (MINIMUM 2" DIAMETER) SCHEDULE 80 PVC CONDUIT WITH PULL STRINGS.
11. PRIOR TO PRELIMINARY AND FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE CITY, CONTRACTOR SHALL ARRANGE FOR A FIELD INSPECTION TO BE CONDUCTED WITH CITY FORCES. THE CONTRACTOR SHALL PROVIDE EQUIPMENT AND MANPOWER SUFFICIENT TO OPEN ALL MANHOLES (WHICH SHALL PROMPTLY BE CLOSED), ROTATE ALL VALVES AND OPEN ALL FIRE HYDRANTS AND WATER SERVICES. THESE INSPECTIONS WILL BE ARRANGED BY GIVING SEVEN (7) DAYS' PRIOR NOTICE TO THE CITY OF THIS NEED.
12. THE CONTRACTOR SHALL FURNISH THE CITY WITH THREE (3) COPIES OF SUBMITTAL DATA ON ALL WATER OR SEWER MATERIALS TO BE INCORPORATED INTO THE WORK FOR THEIR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
13. ALL REQUIREMENTS OF THE TEXAS DEPARTMENT OF TRANSPORTATION WILL BE ADHERED TO WHERE APPLICABLE.
14. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE TEXAS ONE CALL SYSTEM (1-800-545-6005), PRIOR TO EXCAVATION (EXISTING UNDERGROUND FACILITIES ARE SHOWN AS REFLECTED IN VISIBLE SURFACE FEATURES AND RECORDS OF THE VARIOUS UTILITY COMPANIES). THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF THE UTILITIES WELL AHEAD OF EXCAVATION OPERATION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING THE COURSE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL CONTACT THE TELEPHONE COMPANY CABLE LOCATOR 48 HOURS PRIOR TO ANY EXCAVATION AT 650-8228 AND PROTECT AND SUPPORT TELEPHONE COMPANY PLANT DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL CONTACT THE FOLLOWING UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATION:

| | |
|-----------------------------------|-----------------|
| LEON VALLEY PUBLIC WORKS | (210) 681-1232 |
| LEON VALLEY PLANNING & ZONING | (210) 684-1391 |
| CPS ENERGY | 1(800) 773-3077 |
| TEXAS STATE WIDE ONE CALL LOCATOR | 1(800) 344-8377 |
| AT&T | 1(800) 344-8377 |
| SPECTRUM | 1(800) 344-8377 |

WATER SYSTEM NOTES:

1. THE MATERIALS AND CONSTRUCTION STANDARDS OF THE STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION OF THE SAN ANTONIO WATER SYSTEM ARE ADOPTED FOR REFERENCE AND ALL WORK SHALL COMPLY WITH THESE STANDARDS, EXCEPT AS MODIFIED HEREIN.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE AMERICAN WATER WORKS ASSOCIATION AND THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.
3. WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
4. THE CONTRACTOR SHALL CONSTRUCT WATER MAINS SIX FEET (6') FROM THE PROPERTY LINE, UNLESS OTHERWISE NOTED.
5. CHLORINATION WILL BE BY THE CONTRACTOR UNLESS OTHERWISE STATED.
6. DUCTILE IRON WATER MAINS SHALL BE CLASS 50 WITH POLYETHYLENE SLEEVE; C-900 PVC CLASS 200 (6- OR 8-INCH DIAMETER) OR CLASS 150 (12-INCH DIAMETER) MAY BE USED. THE USE OF ASBESTOS CEMENT PIPE WATER MAINS IS NOT ALLOWED.
7. THE CONTRACTOR SHALL DISINFECT AND HYDROSTATICALLY TEST MAINS IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM STANDARDS AND CONDUCT ALL BACTERIOLOGICAL SAMPLING AND TESTING. FURNISH TEST RESULTS TO CITY BEFORE CONNECTING TO EXISTING MAIN. THE CITY IS TO BE PRESENT DURING TESTING AND INTERCONNECTION.
8. THE CONTRACTOR SHALL FURNISH THE PROJECT ENGINEER WITH FINAL MEASUREMENTS FOR ALL PIPE INSTALLATION, THE LOCATION AND SIZE OF ALL TAPS, AND LENGTH OF SERVICE CONNECTIONS.
9. ALL SINGLE AND DUAL SERVICES SHALL BE ONE-INCH COPPER.
10. EXCESS MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE PROJECT ENGINEER.
11. THRUST BLOCKS ARE TO BE INSTALLED FOR EACH FITTING.
12. FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURION 200 5-1/4 INCH NO. A-423 MECHANICAL JOINT, WITH 2-1/2 INCH NATIONAL STANDARD NOZZLE THREADS AND 4-1/2 INCH NATIONAL STANDARD PUMPER THREADS, OPEN LEFT, PAINTED RED, WITH GATE VALVE AND JOINT RESTRAINTS. (SET VALVES FLUSH WITH TOP OF CURBS WHEN IN PARKWAY.) FIRE HYDRANTS SHALL BE PLACED SO AS TO AVOID FUTURE DRIVEWAY LOCATIONS.
13. ALL GATE VALVES SHALL BE RESILIENT SEAT, LEFT HAND OPEN, MUELLER A-2370 VALVES.
14. EIGHT-MIL POLYETHYLENE WRAPPING WILL BE REQUIRED ON ALL FITTINGS AND VALVES.
15. ALL FITTINGS SHALL BE MECHANICAL JOINT WITH CONCRETE BLOCKING, UNLESS OTHERWISE NOTED. SHORT SHORT BODY (SSB) FITTINGS MAY BE USED.
16. THE CONTRACTOR SHALL PROVIDE 24-HOUR NOTICE TO HOMEOWNERS AND CITY PRIOR TO DISCONTINUING SERVICE TO MAKE CONNECTION. SERVICE OUTAGE SHALL BE LIMITED TO THE PERIOD OF 9:00 A.M. TO 4:00 P.M. AND THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL BE PRESENT WHEN THE MAIN VALVES ARE CLOSED. NIGHTTIME CONNECTIONS MAY BE REQUIRED.
17. THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL BE PRESENT DURING ALL SAMPLING, TESTING, OR TIE-INS BY THE CONTRACTOR (NO EXCEPTIONS).
18. ALL FITTINGS, PIPES AND SERVICES SHALL HAVE AN INITIAL BED OF GRAVEL FOUR (4) INCHES THICK AND TWELVE (12) INCHES OF GRAVEL BACKFILL ABOVE PIPE UNLESS OTHERWISE SHOWN OR AUTHORIZED IN WRITING BY THE CITY ENGINEER.
19. NO BLASTING IS ALLOWED.
20. BACKFILL IN AREAS UNDER OR WITHIN THREE (3) FEET OF CURBS OR PAVEMENTS SHALL BE MACHINE TAMPED GRAVEL TO A POINT WITHIN TWELVE (12) INCHES OF THE SURFACE. WATER JETTING WILL NOT BE ALLOWED IN THESE AREAS.
21. CAST IRON METER BOXES SUPPORTED BY BRICKS SHALL BE INSTALLED ON ALL SERVICES.
22. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY FLUSH VALVES AND JUMPER CONNECTIONS NEEDED.
23. METER BOXES SHALL BE LOCATED AT A POSITION OF ONE FOOT (1') FROM THE FRONT OF THE BOX TO THE BACK OF THE CURB AND SHALL BE COORDINATED BY THE CONTRACTOR TO AVOID BEING LOCATED IN WHEELCHAIR RAMPS AND SIDEWALKS. WHERE SIDEWALKS ARE TO BE LOCATED NEAR THE CURBLINE, THE METER BOX SHALL BE LOCATED SO AS TO BE BEHIND THE SIDEWALK. ALL SERVICE SADDLES SHALL BE BRASS AND ALL CORPORATION AND METER STOPS SHALL BE BALL VALVE TYPE.

NOTES:

1. CONTRACTOR TO MAINTAIN A MINIMUM 1' VERTICAL SEPARATION DISTANCE BETWEEN OF THE BOTTOM PROPOSED WATER MAIN AND TOP OF PROPOSED SANITARY SEWER MAIN AT WATER AND SANITARY SEWER CROSSINGS.
2. ALL LATERALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED.

TRENCH EXCAVATION 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.

DATE

12/9/2024

PROJECT NO.

03653.005

DRAWN BY

MAS

CHECKED BY

KMH

REVISIONS

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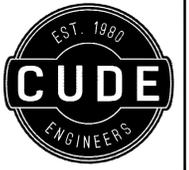


12/11/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.

PZ-2024-16

C5.00



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
 PHASE 2
 WATER DISTRIBUTION MASTER PLAN

DATE
 11/8/2024
 PROJECT NO.
 03653.005
 DRAWN BY
 MAS
 CHECKED BY
 KMH
 REVISIONS

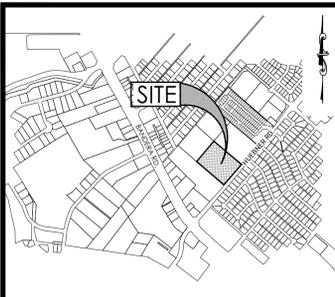
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11/08/2024
CUDE ENGINEERS
 TBPE No. 455
 TBPLS No. 10048500

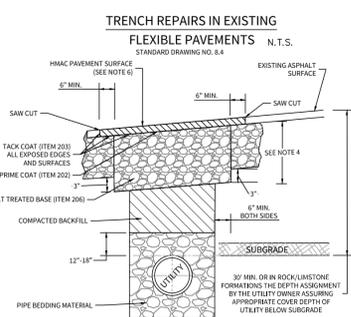
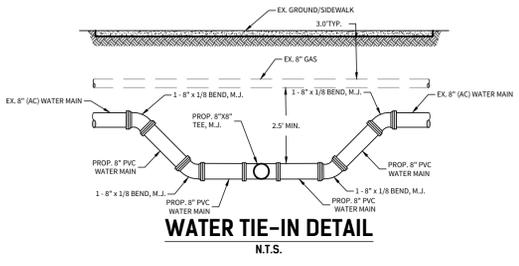
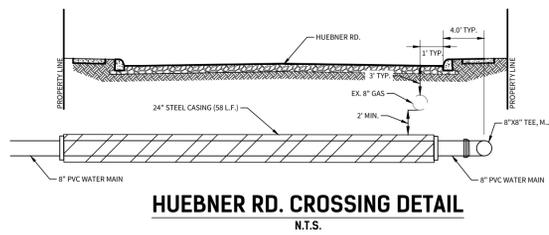
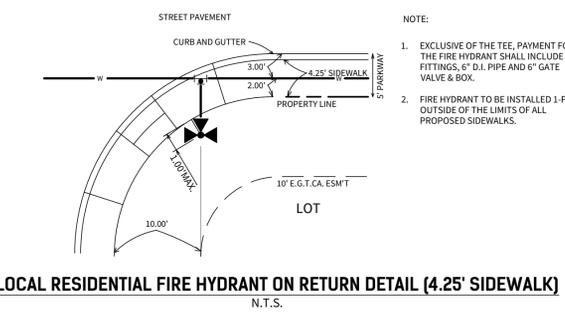
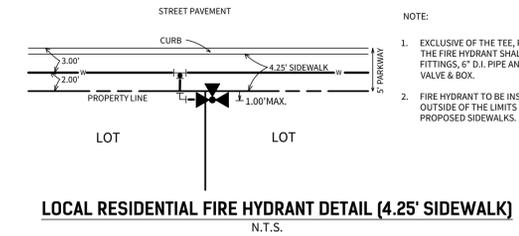
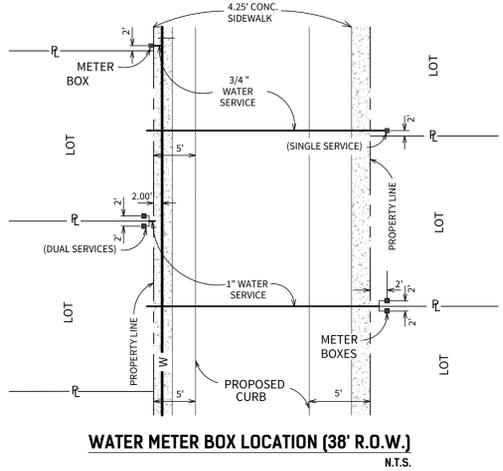
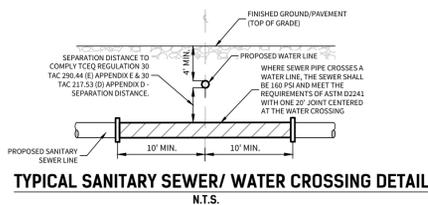
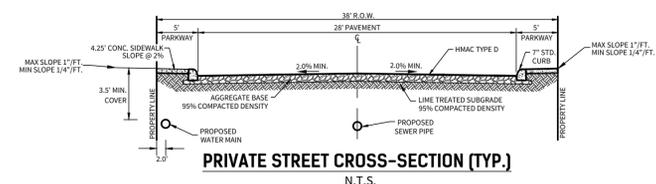
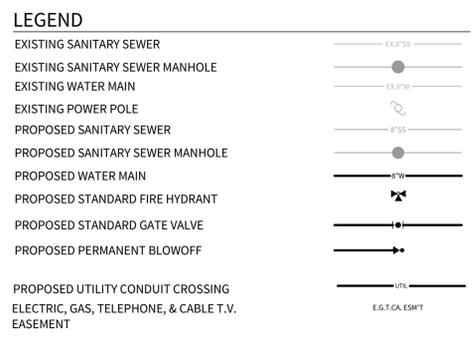
PLAT NO.
 PZ-2024-16

C5.01



LOCATION MAP
N.T.S.

DEVELOPER
 CENTURY COMMUNITIES
 ATTN: VICTOR BERNAL
 2330 N LOOP 1604 W ACCESS ROAD, STE 112
 SAN ANTONIO, TX 78248
 TEL: (210) 469-3442

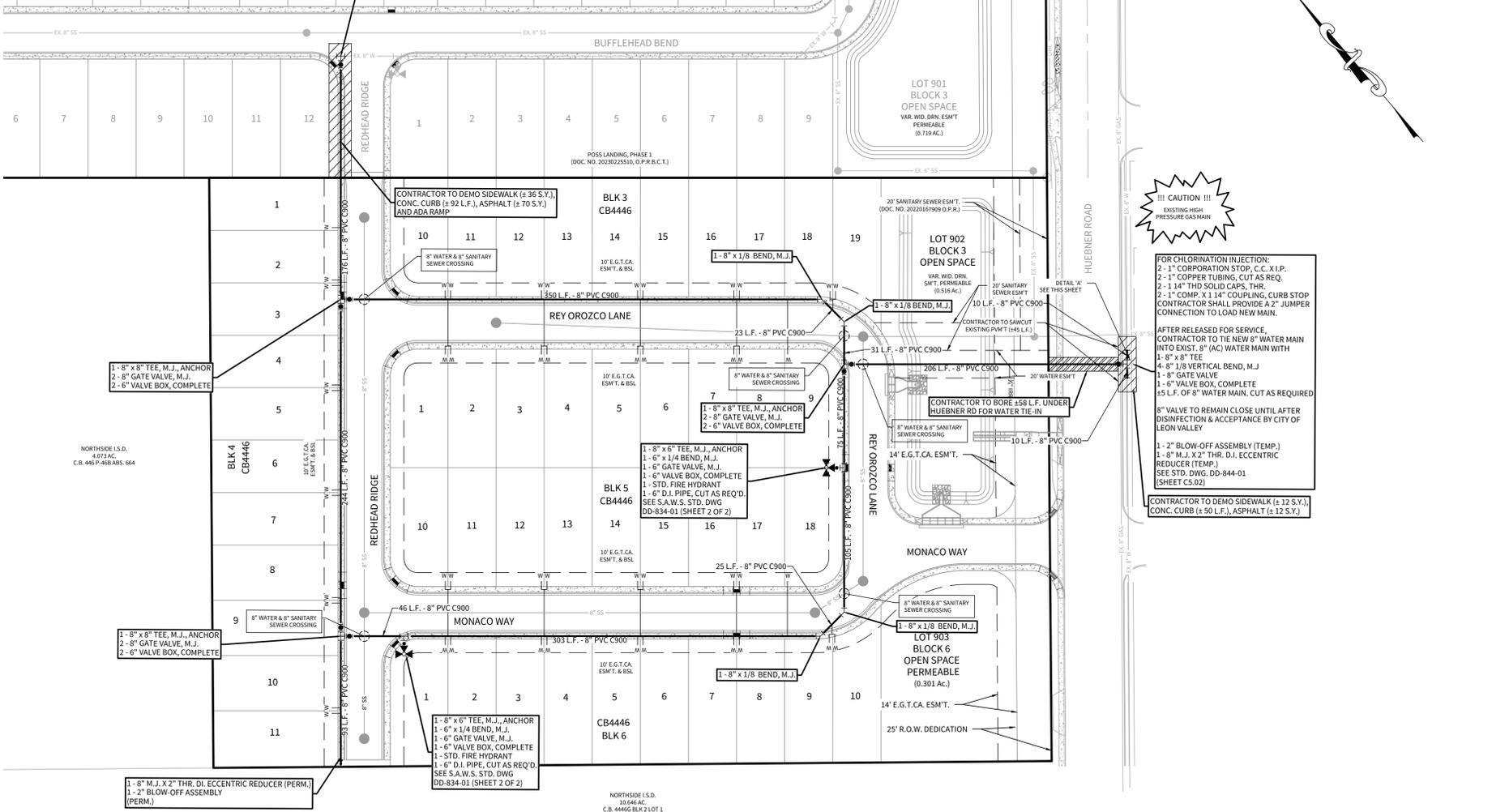


CAUTION!!!
THE CONTRACTOR SHALL BE AWARE THAT EXISTING UTILITIES ARE WITHIN THIS SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

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.

NOTE:
LOTS WITH CONFLICTING TRANSFORMER / SECONDARY ENCLOSURE ELECTRIC SERVICE AND WATER METER LOCATION SHALL HAVE WATER METER PLACED 5' FROM PROPERTY LINE WHERE THE CONFLICT OCCURS.

FOR CHLORINATION INJECTION:
 2 - 1" CORPORATION STOP, C.C. X.I.P.
 2 - 1" COPPER TUBING, CUT AS REQ.
 2 - 1/4" THD SOLID CAPS, THR.
 2 - 1" COMP. X 1/4" COUPLING, CURB STOP
 CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN.
AFTER RELEASED FOR SERVICE,
 CONTRACTOR TO THE NEW 8" WATER MAIN INTO EXIST. 8" (AC) WATER MAIN WITH 1 - 8" x 8" CUT-IN TEE
 1 - 8" GATE VALVE
 1 - 6" VALVE BOX, COMPLETE
 ±5 L.F. OF 8" WATER MAIN, CUT AS REQUIRED
 8" VALVE TO REMAIN CLOSE UNTIL AFTER DISINFECTION & ACCEPTANCE BY CITY OF LEON VALLEY
 1 - 2" BLOW-OFF ASSEMBLY (TEMP.)
 1 - 8" M.J. X 2" THR. D.I. ECCENTRIC REDUCER (TEMP.)
 SEE STD. DWG. DD-844-01 (SHEET C5.02)



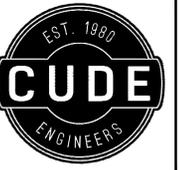
!!! CAUTION !!!
EXISTING HIGH PRESSURE GAS MAIN

FOR CHLORINATION INJECTION:
 2 - 1" CORPORATION STOP, C.C. X.I.P.
 2 - 1" COPPER TUBING, CUT AS REQ.
 2 - 1/4" THD SOLID CAPS, THR.
 2 - 1" COMP. X 1/4" COUPLING, CURB STOP
 CONTRACTOR SHALL PROVIDE A 2" JUMPER CONNECTION TO LOAD NEW MAIN.
AFTER RELEASED FOR SERVICE,
 CONTRACTOR TO THE NEW 8" WATER MAIN INTO EXIST. 8" (AC) WATER MAIN WITH 1 - 8" x 8" TEE
 1 - 8" GATE VALVE
 1 - 6" VALVE BOX, COMPLETE
 ±5 L.F. OF 8" WATER MAIN, CUT AS REQUIRED
 8" VALVE TO REMAIN CLOSE UNTIL AFTER DISINFECTION & ACCEPTANCE BY CITY OF LEON VALLEY
 1 - 2" BLOW-OFF ASSEMBLY (TEMP.)
 1 - 8" M.J. X 2" THR. D.I. ECCENTRIC REDUCER (TEMP.)
 SEE STD. DWG. DD-844-01 (SHEET C5.02)

1 - 8" x 8" TEE, M.J., ANCHOR
 2 - 8" GATE VALVE, M.J.
 2 - 6" VALVE BOX, COMPLETE

1 - 8" x 6" TEE, M.J., ANCHOR
 1 - 6" x 1/4" BEND, M.J.
 1 - 6" GATE VALVE, M.J.
 1 - 6" VALVE BOX, COMPLETE
 1 - STD. FIRE HYDRANT
 1 - 6" D.I. PIPE, CUT AS REQ'D.
 SEE S.A.W.S. STD. DWG DD-834-01 (SHEET 2 OF 2)

1 - 8" M.J. X 2" THR. D.I. ECCENTRIC REDUCER (PERM.)
 1 - 2" BLOW-OFF ASSEMBLY (PERM.)

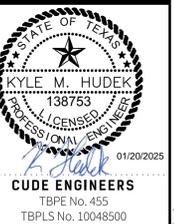


4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
PROPOSED CONDITIONS

DATE
1/20/2025
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

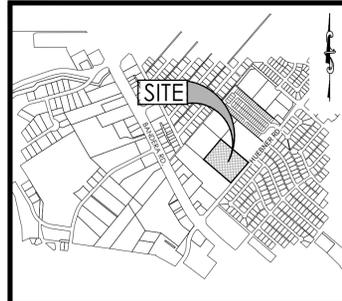
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PLAT NO.
PZ-2024-16

C6.00

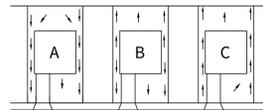
| Poss Landing Phase 2 Subdivision | | | | | | |
|---|-----------------|--|-----------------|--|-----------|------------------|
| Weighted "C" values table - Proposed Conditions | | | | | | |
| Area Number | Residential Ac. | Residential Ac. * C _{residential} | Undeveloped Ac. | Undeveloped Ac. * C _{undeveloped} | Total Ac. | Weighted C value |
| 1 | 2.62 | 2.10 | 0.05 | 0.02 | 2.67 | 0.79 |
| 2 | 1.48 | 1.18 | 0.73 | 0.34 | 2.21 | 0.69 |
| 3 | 2.04 | 1.63 | 0.38 | 0.18 | 2.42 | 0.75 |
| C _{residential} = | 0.80 | C _{undeveloped} = | 0.47 | | | |



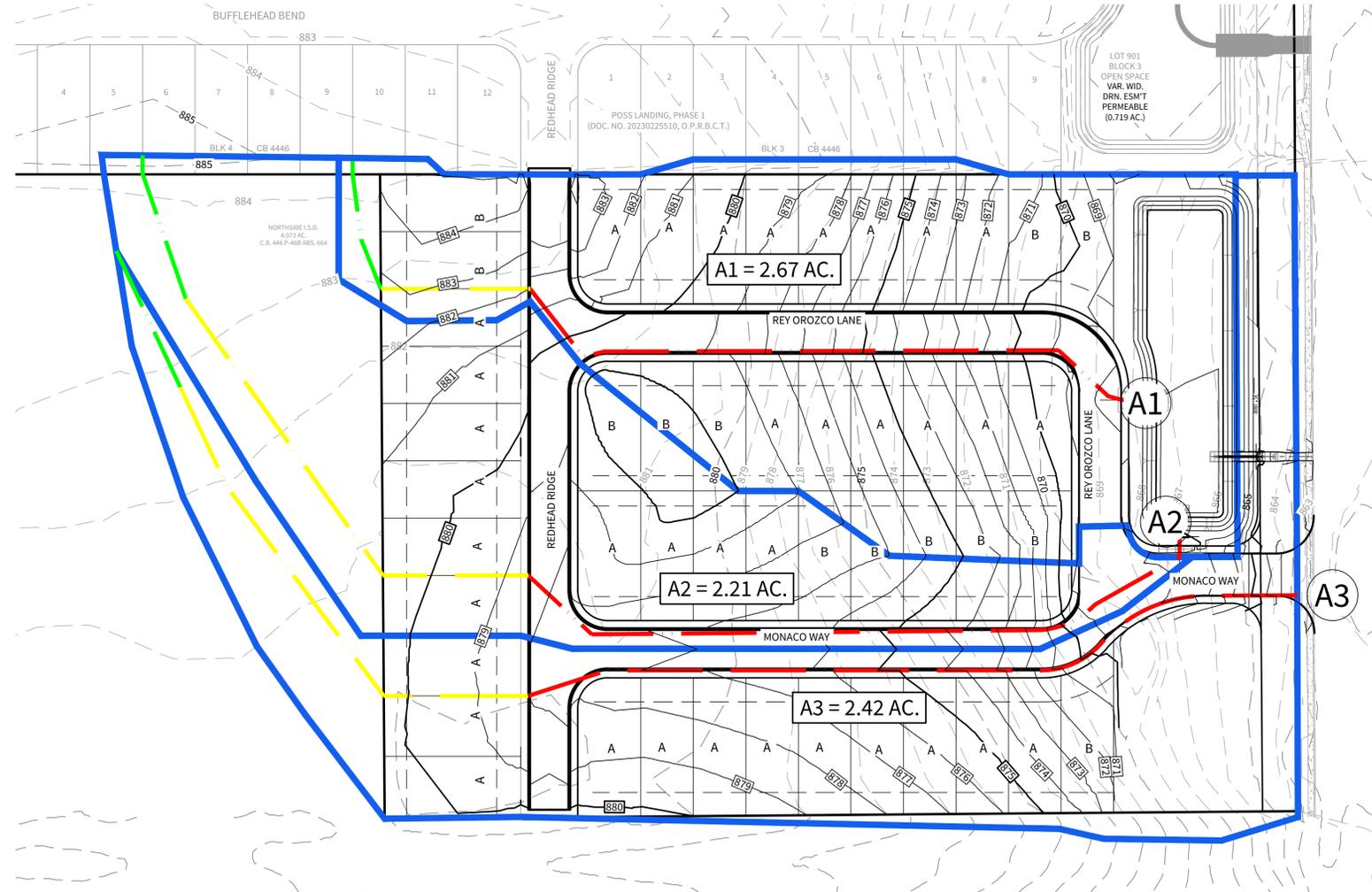
LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442

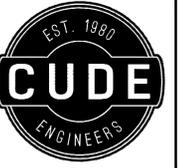
- NOTES:
1. TIME OF CONCENTRATIONS USED FOR FLOW RATE CALCULATIONS WERE SET TO 20 MINUTES FOR ALL DRAINAGE AREAS. A DETAILED ANALYSIS OF TIME OF CONCENTRATIONS WILL BE PROVIDED DURING THE DRAINAGE DESIGN PHASE OF THE SUBDIVISION.
 2. RUN-OFF COEFFICIENTS DERIVED FROM THE CITY OF SAN ANTONIO UDC APPENDIX H.



TYPICAL LOT SITE PLAN
N.T.S.



| Project Name: Poss Landing Subdivision Phase 2 | | | | | | | | | | | | | | | | | | | Precipitation | | | | | | PA3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------------|----------------------------|------|---------------|----------------|----------------|------------------|-------|-----------------------|---------------|----------------|------------------|-------|-----------------------|--------|----------------|------------------|-------|-----------------------|-----------------------------|------|------|------|-------|-------|-------|-----------------------------------|----------------------------|----|-----|---|----|-----|-------------------------------|--|--|--|--|--|------------------------------|--|--|--|--|--|---------|--|--|-----------|--|--|--|--|--|--------|--|--|--|--|--|
| Calculation Summary for Time of Concentrations & Ultimate Flow | | | | | | | | | | | | | | | | | | | HYDROLOGY | | | | | | | | | Sheet Flow Tc Computations | | | | | | Shallow Conc. Tc Computations | | | | | | Concentrated Tc Computations | | | | | | Overall | | | INTENSITY | | | | | | Q FLOW | | | | | |
| Drainage Shed (Computation Point) | Shed Area (Ac.) | AREA OF ACCUMULATION (Ac.) | C | Length < 100' | Paved (Y or N) | Upstream Elev. | Downstream Elev. | Slope | Time of Concentration | Length < 650' | Paved (Y or N) | Downstream Elev. | Slope | Time of Concentration | Length | Velocity (fps) | Downstream Elev. | Slope | Time of Concentration | Time of Concentration (min) | I5 | I25 | I100 | Q5 | Q25 | Q100 | Drainage Shed (Computation Point) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | 15 | 25 | 100 | 5 | 25 | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A1 | 2.67 | = A1 | 0.79 | 89.74 | N | 884.51 | 882.78 | 1.93% | 13.14 | 99.17 | N | 882.77 | 0.01% | 1.42 | 416.63 | 5.25 | 867.03 | 3.78% | 1.32 | 15.00 | 5.28 | 7.32 | 9.12 | 11.19 | 15.51 | 19.33 | A1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A2 | 2.21 | = A2 | 0.69 | 100.00 | N | 885.67 | 883.40 | 2.27% | 12.46 | 322.46 | N | 880.68 | 0.84% | 3.67 | 474.60 | 4.64 | 866.68 | 2.95% | 1.70 | 17.00 | 4.94 | 6.84 | 8.50 | 7.54 | 10.45 | 12.98 | A2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A3 | 2.42 | = A3 | 0.75 | 100.00 | N | 883.63 | 882.82 | 0.81% | 15.90 | 342.82 | N | 880.04 | 0.81% | 3.99 | 529.29 | 4.81 | 863.19 | 3.18% | 1.83 | 21.00 | 4.43 | 6.12 | 7.59 | 8.02 | 11.08 | 13.74 | A3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
DETENTION POND 2A

DATE
1/20/2025

PROJECT NO.
03653.005

DRAWN BY
MAS

CHECKED BY
KMH

REVISIONS

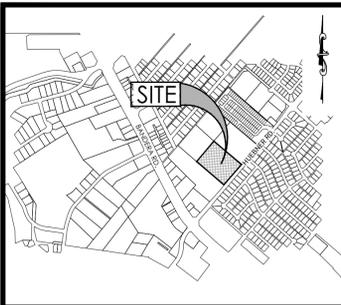
- 1.
- 2.
- 3.
- 4.
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- 6.
- 7.
- 8.



CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C6.01

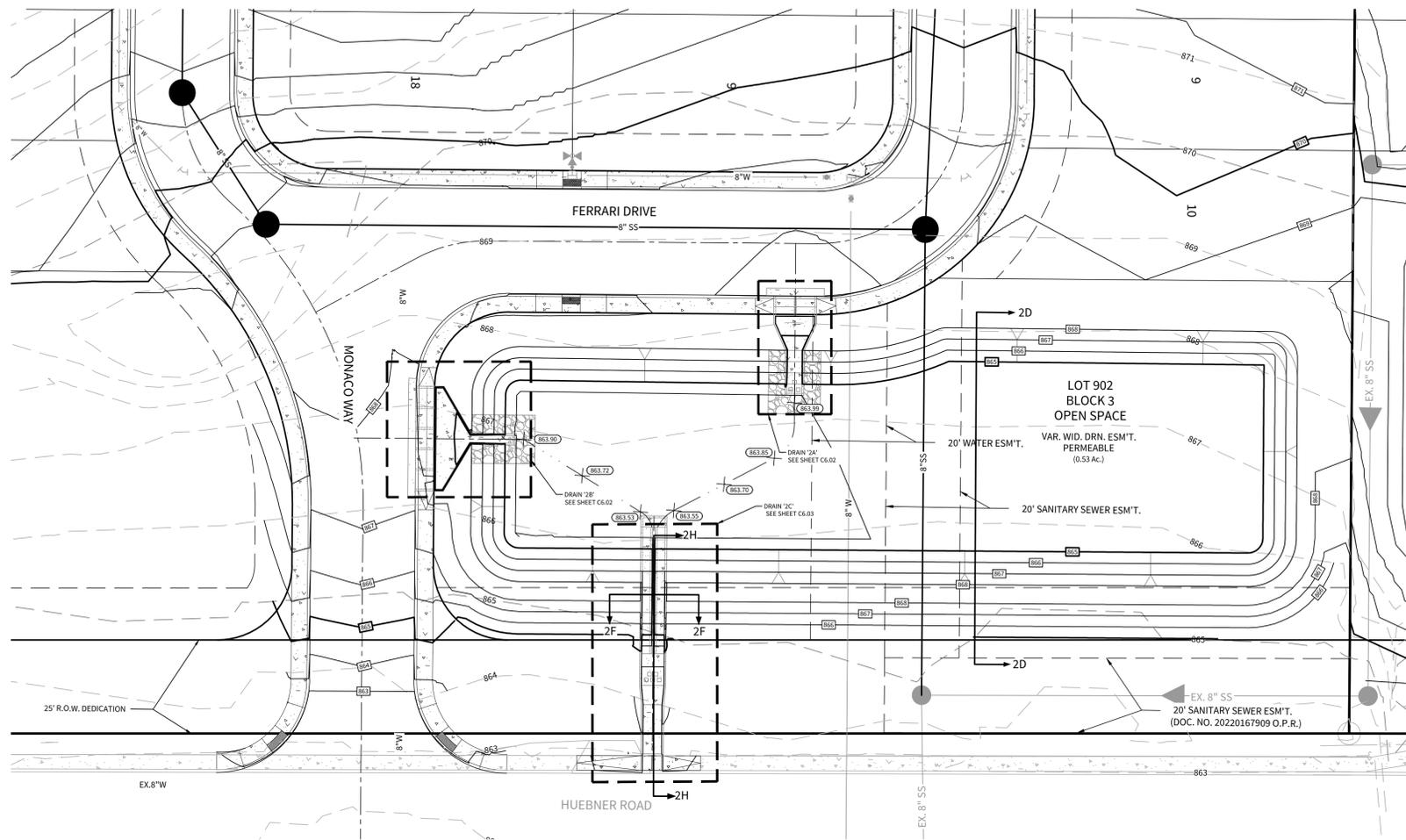


LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442

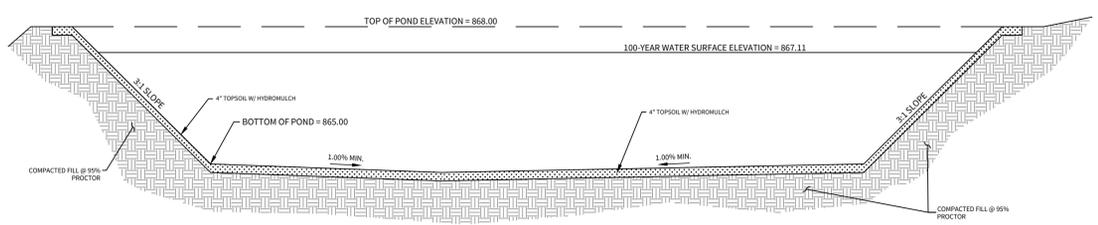
LEGEND:

- = CONCRETE
- = 8" X 12" ROCK RUBBLE
- = COMPACT SUBGRADE
- = EXISTING CONTOUR
- = PROPOSED CONTOUR
- = PROPOSED FLOW ARROW



NOTES:

1. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. 85% OF CHANNEL & DETENTION POND SURFACE MUST HAVE ESTABLISHED VEGETATION PRIOR TO ACCEPTANCE OF THE CHANNEL BY THE CITY OF LEON VALLEY AND DEVELOPER. HYDROMULCH PAY ITEM TO INCLUDE SOIL, SEEDING, OR SODDING & WATERING FOR THE TIME PERIOD NEEDED TO ACHIEVE 85% VEGETATION.
3. REFERENCE TYPICAL CONCRETE CHANNEL RIP-RAP STANDARDS FOUND ON SHEET C6.04.



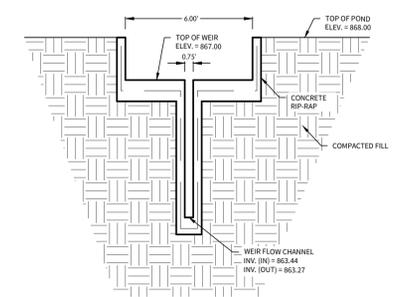
SECTION "2D-2D"
N.T.S.

DETENTION POND SUMMARY

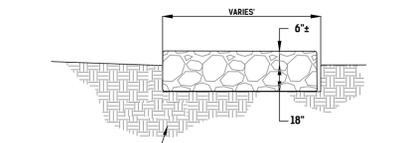
| STORM EVENT | POND OUTLET FLOW (CFS) | WATER SURFACE ELEV. |
|-------------|------------------------|---------------------|
| 5 YR | 3.65 | 866.36 |
| 25 YR | 5.51 | 866.78 |
| 100 YR | 7.77 | 867.11 |

DETENTION POND VOLUME:

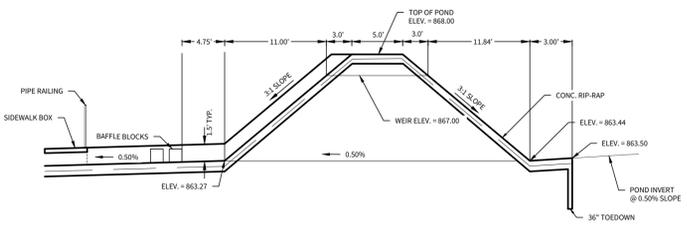
| CONTOUR | AREA (SQ. FT.) | VOL. (CU. FT.) | CUM. VOL. (CU. FT.) |
|---------|----------------|----------------|---------------------|
| 865 | 9,635 | --- | --- |
| 866 | 11,160 | 10,387 | 10,387 |
| 867 | 12,744 | 11,942 | 22,329 |
| 868 | 14,384 | 13,554 | 35,884 |



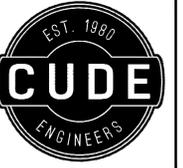
SECTION "2F-2F"
N.T.S.



8"X12" ROCK RUBBLE DETAIL
N.T.S.



SECTION "2H-2H"
N.T.S.



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
DRAINAGE PLAN - DETAIL 2C

DATE
1/20/2025
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

REVISIONS
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3.
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5.
6.
7.
8.



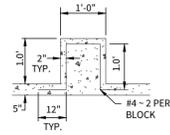
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

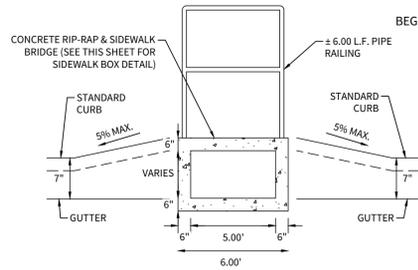
C6.03

NOTES:

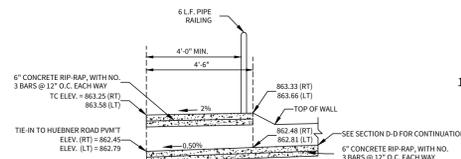
1. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI IN 28 DAYS.
2. 85% OF CHANNEL SURFACE MUST HAVE ESTABLISHED VEGETATION PRIOR TO ACCEPTANCE OF THE CHANNEL BY THE CITY OF LEON VALLEY AND DEVELOPER. HYDROMULCH PAY ITEM TO INCLUDE SOIL, SEEDING, OR SOILING & WATERING FOR THE TIME PERIOD NEEDED TO ACHIEVE 85% VEGETATION.
3. REFERENCE TYPICAL CONCRETE CHANNEL RIP-RAP STANDARDS FOUND ON SHEET C6.04.



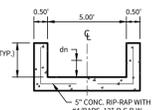
1' x 1' x 1' Baffle Block Reinforcement
(N.T.S.)



SECTION "B-B"
(N.T.S.)

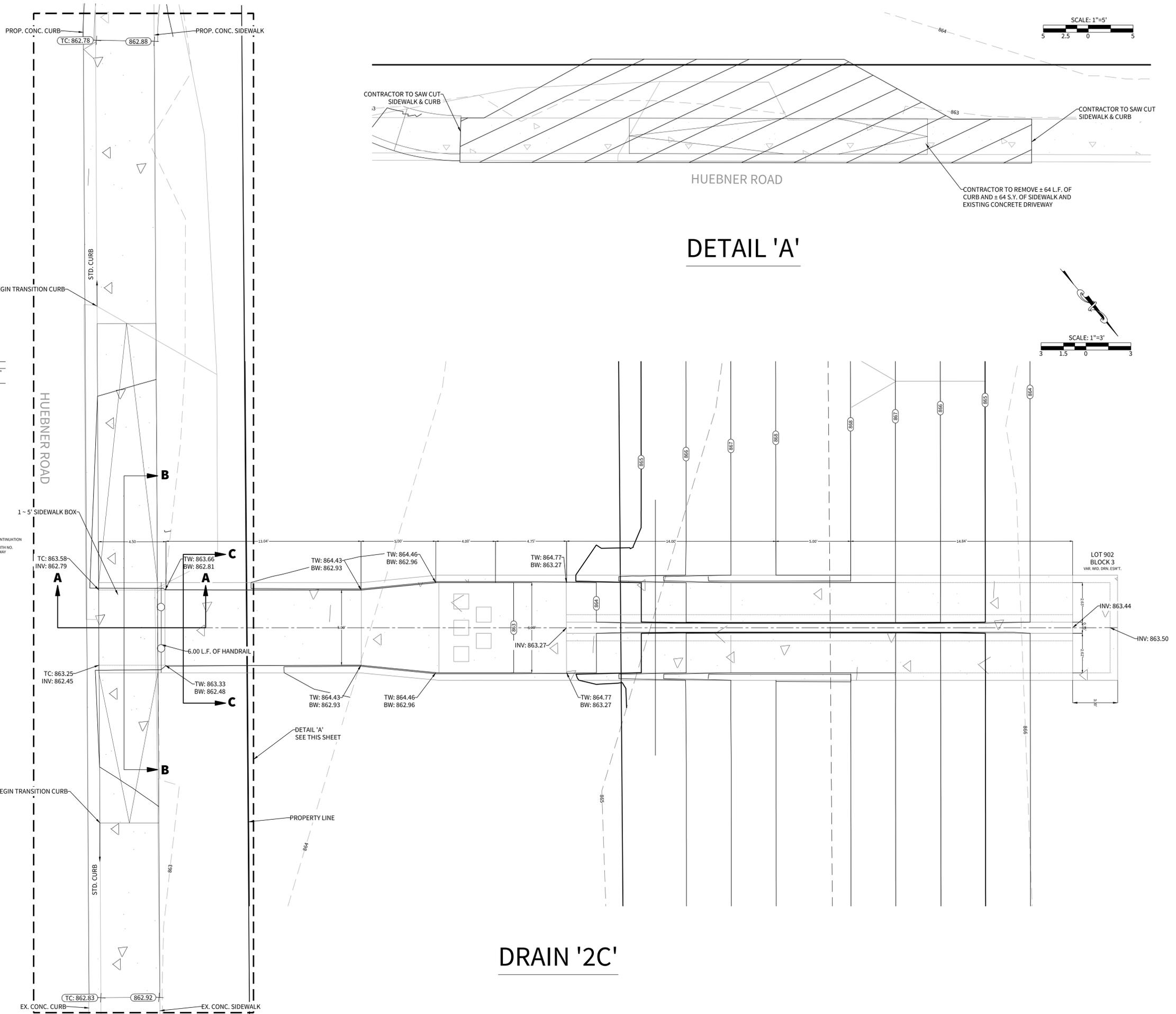


SECTION "A-A"
SIDEWALK BOX DETAIL SECTION
(N.T.S.)

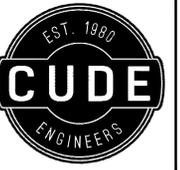


SECTION "C-C"
CHANNEL DETAIL SECTION

| DRAIN '2C' HYDRAULIC SUMMARY | |
|---------------------------------|-------|
| SECTION | 'C-C' |
| Q ₁₀₀ (cfs) | 7.77 |
| n | 0.015 |
| S (%) | 0.80 |
| D (ft) | 1.50 |
| d _c (ft) | 0.38 |
| V (fps) | 4.09 |
| Bw (ft) | 5.00 |

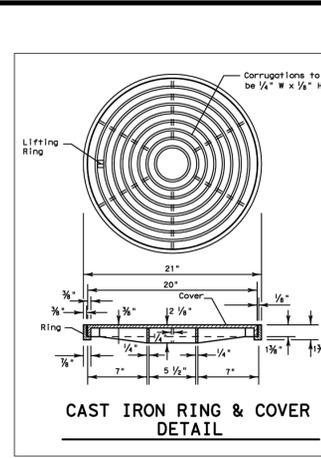
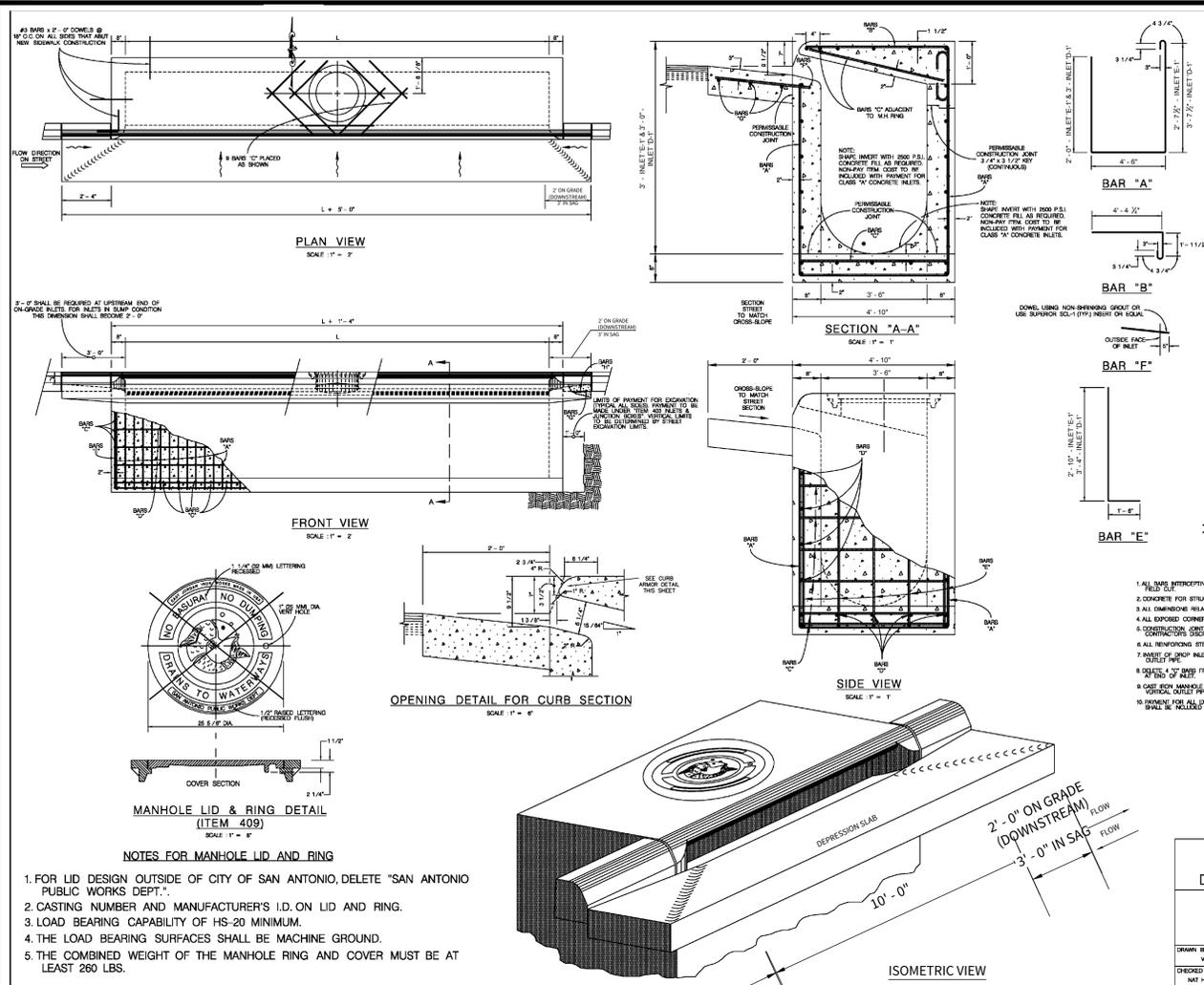


DRAIN '2C'



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
DRAINAGE DETAILS



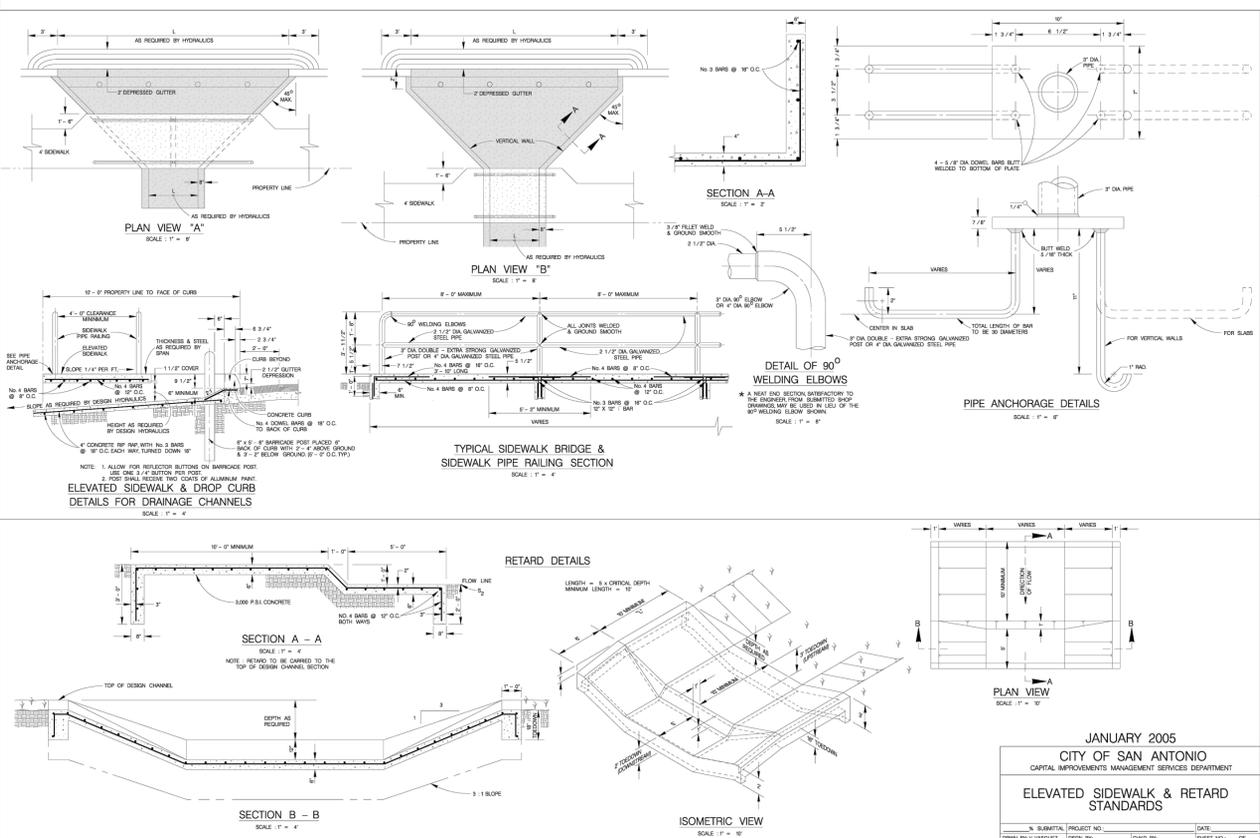
- GENERAL NOTES**
- ALL MANHOLE INTERCEPTING MANHOLE RING & REINFORCING CONCRETE PIPE SHALL BE FIELD CUT
 - CONCRETE FOR STRUCTURES SHALL BE CLASS "A", 3000 P.S.I. IN DAYS
 - ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER BARS
 - ALL EXPOSED CORNERS SHALL BE CHAMFERED TO 3/4"
 - CONCRETE JOINTS SHALL BE MADE AT A MAXIMUM OF 6' AT THE CONTRACTOR'S DISCRETION. ADJUST LENGTH OF VERTICAL STEEL AS REQUIRED.
 - ALL REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-616 GRADE 60 REQUIREMENTS.
 - PIPING OF DROP INLET TO BE SHIPPED WITH CONCRETE FILL TO AVOID DAMAGE TO CURB OR INLET
 - CONCRETE 1/2" MIN. FROM SCHEDULED BAR IF MANHOLE RING AND COVER ARE PLACED
 - CAST IRON MANHOLE RING AND COVER TO BE PLACED NOT TO INLET OR EXIST FOR TOPICAL COLLECT PIPE UNLESS MANHOLE RING AND COVER ARE FIELD CUT
 - REINFORCEMENT FOR ALL DEPRESSION SLABS SHALL BE CLASS "A", 3000 P.S.I. IN DAYS

JANUARY 2005
STANDARD PLANS
CITY OF SAN ANTONIO, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPE "C" INLET
DETAILS

| DATE | REVISIONS | SCALE | SEE ABOVE |
|----------|-----------|-------|-----------|
| 01/05/05 | | | |
| 01/05/05 | | | |
| 01/05/05 | | | |

DRAWN BY: V. VANDERKAM
CHECKED BY: M. WARDEN, P.E.

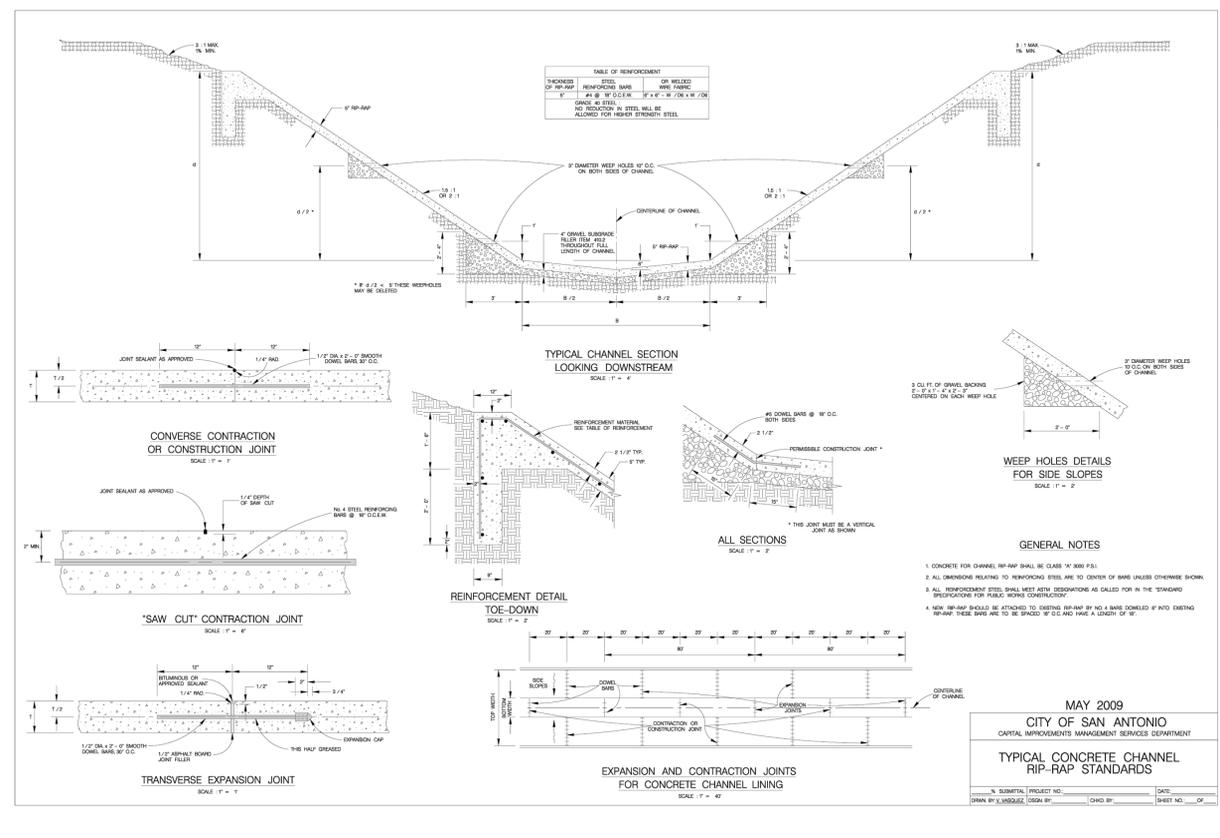


JANUARY 2005
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

ELEVATED SIDEWALK & RETARD STANDARDS

| DATE | REVISIONS | SCALE | SEE ABOVE |
|----------|-----------|-------|-----------|
| 01/05/05 | | | |
| 01/05/05 | | | |
| 01/05/05 | | | |

DRAWN BY: V. VANDERKAM
CHECKED BY: M. WARDEN, P.E.



MAY 2009
CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT

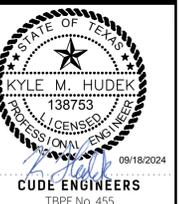
TYPICAL CONCRETE CHANNEL RIP-RAP STANDARDS

| DATE | REVISIONS | SCALE | SEE ABOVE |
|----------|-----------|-------|-----------|
| 05/09/09 | | | |
| 05/09/09 | | | |
| 05/09/09 | | | |

DRAWN BY: V. VANDERKAM
CHECKED BY: M. WARDEN, P.E.

DATE
8/30/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

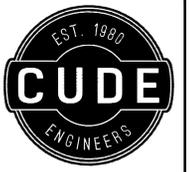
REVISIONS
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09/18/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

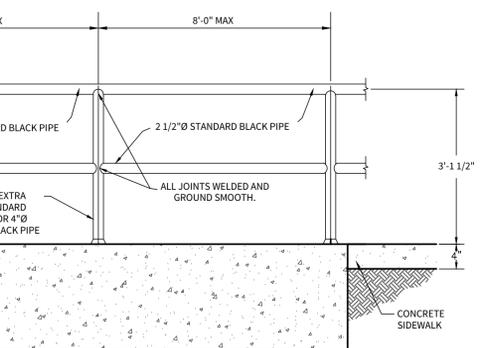
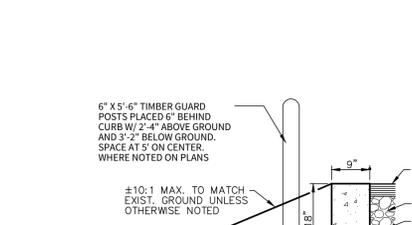
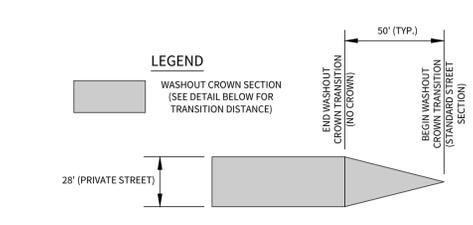
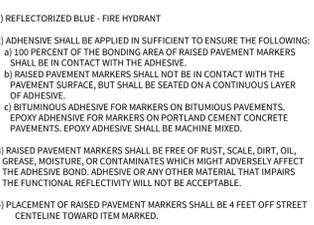
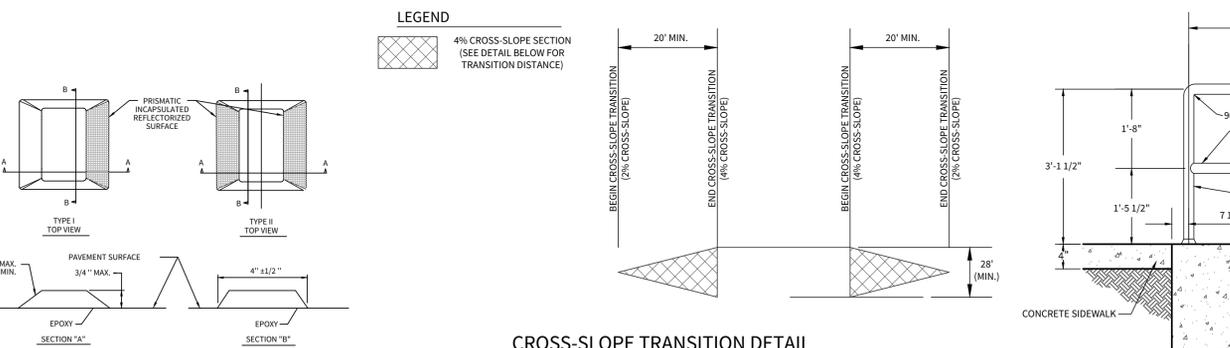
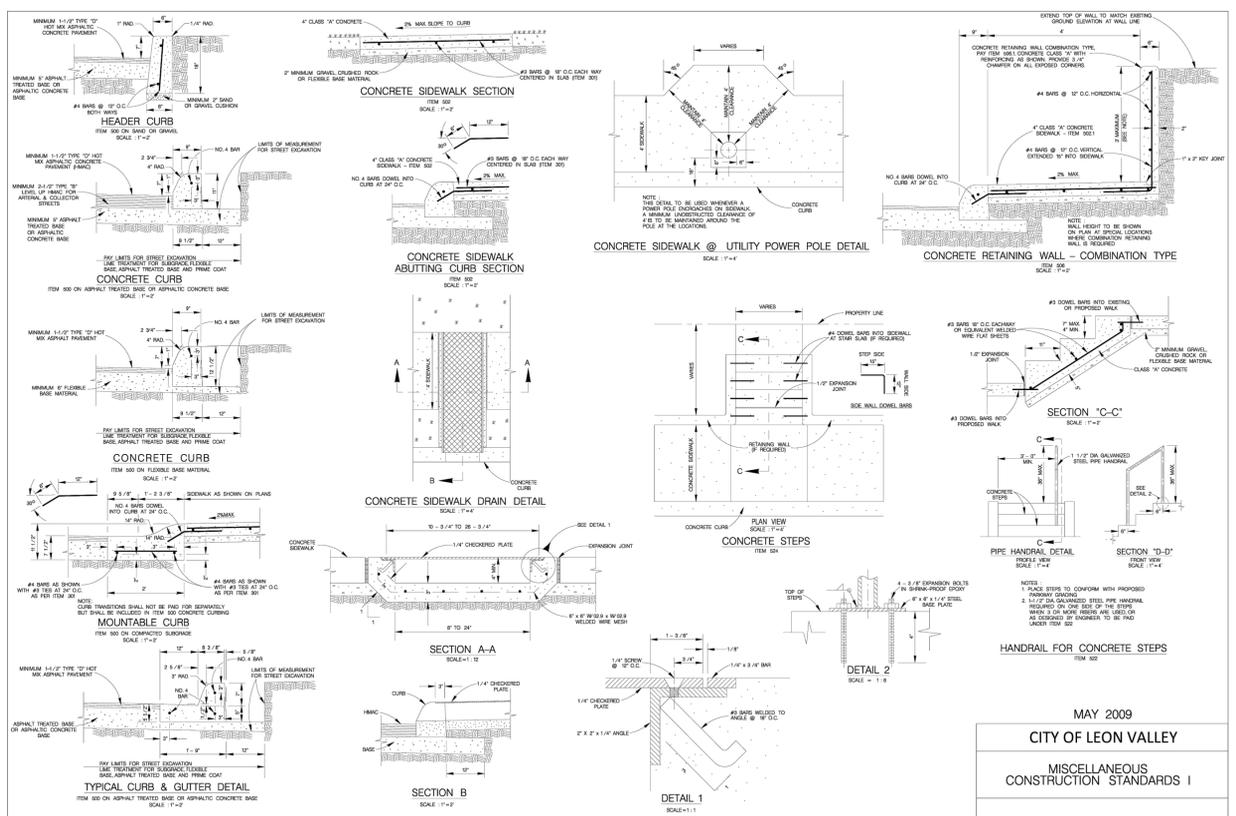
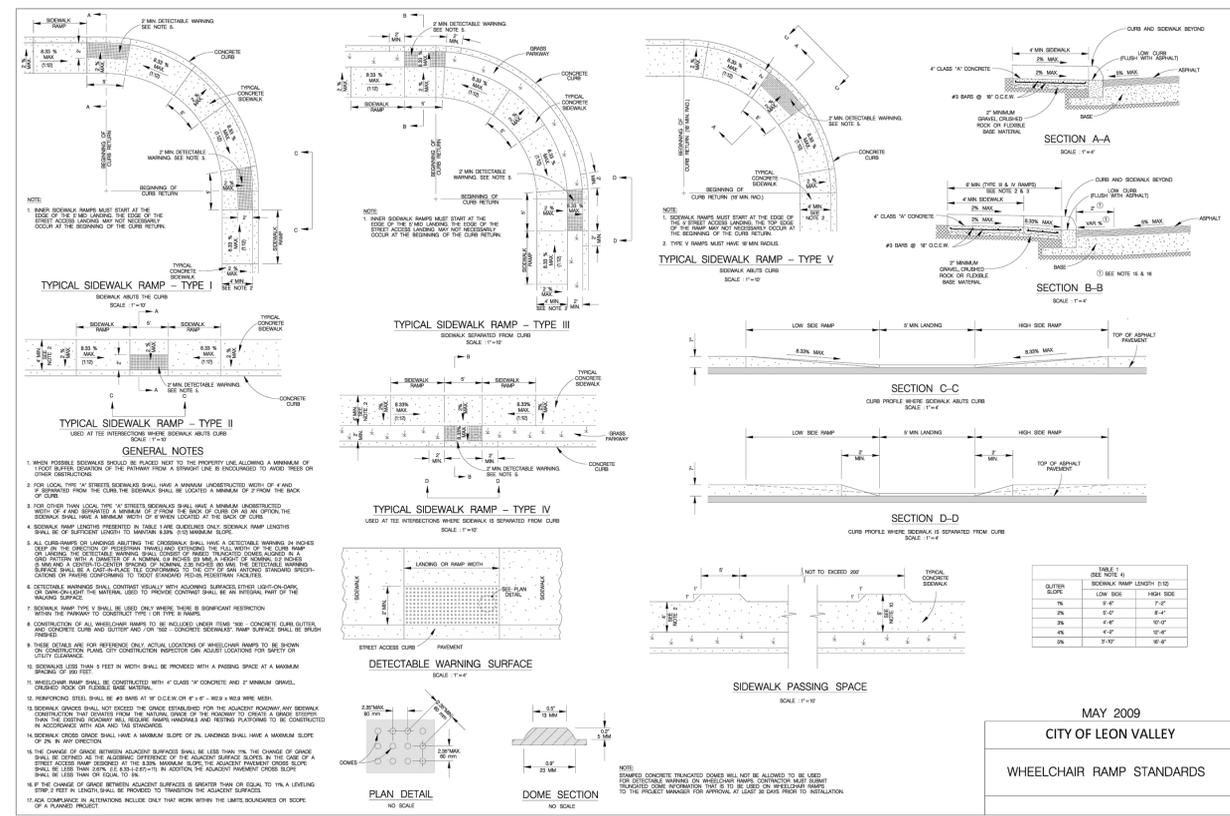
PLAT NO.
XXXX-XX

C6.04



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
STANDARD STREET DETAILS

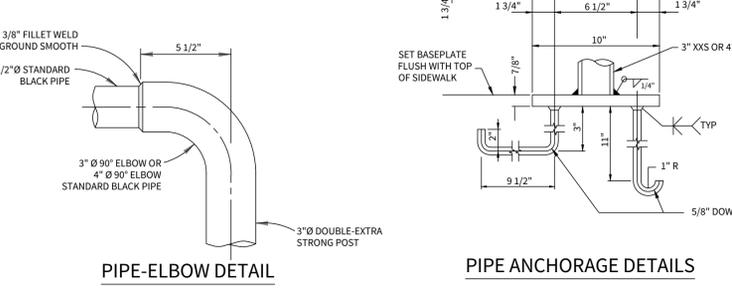
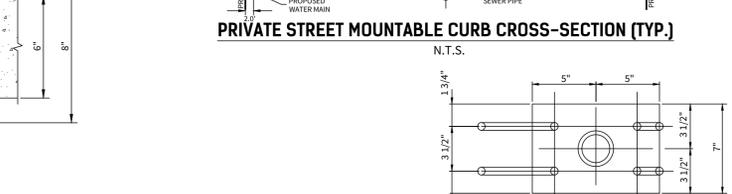
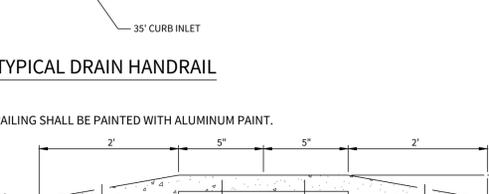
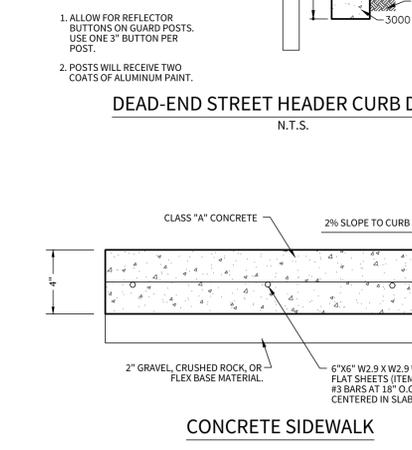
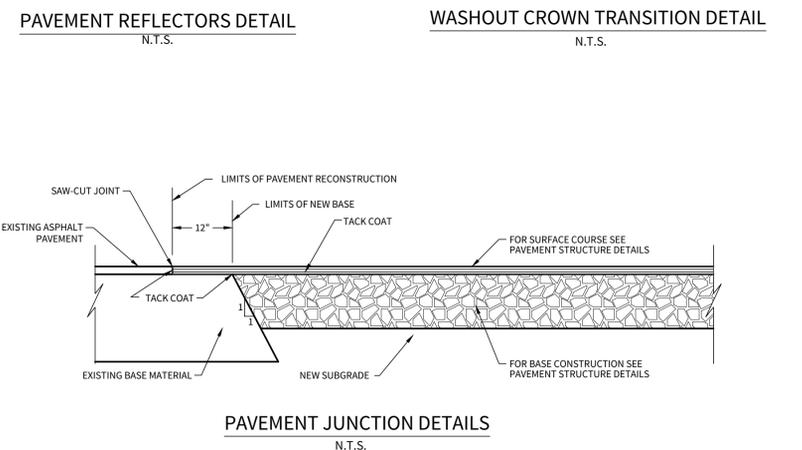
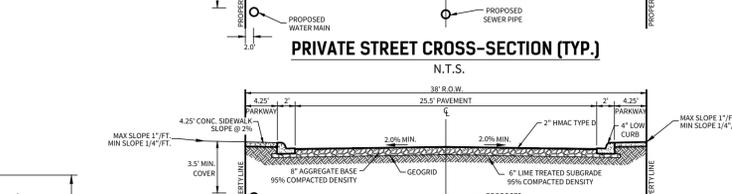
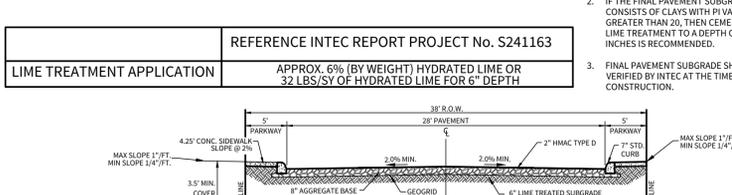


STREET PAVEMENT DESIGN

| STREET TYPE | HMAC TYPE "D" | AGGREGATE BASE | GEOGRID | SUBGRADE | STRUCTURAL NUMBER |
|----------------|---------------|----------------|---------|----------|-------------------|
| PRIVATE STREET | 2" | 8.50" | NO | 6" | 2.07 |

REFERENCE INTEC REPORT PROJECT No. S241163

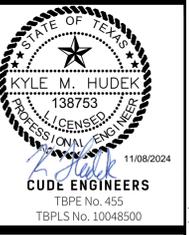
LIME TREATMENT APPLICATION: APPROX. 6% (BY WEIGHT) HYDRATED LIME OR 32 LBS/SY OF HYDRATED LIME FOR 6" DEPTH



DATE: 11/6/2024
PROJECT NO.: 03653.005
DRAWN BY: MAS
CHECKED BY: KMH

REVISIONS

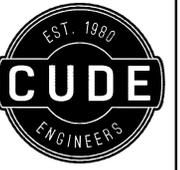
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CUDE ENGINEERS
TBPE No. 455
TBPL No. 10048500

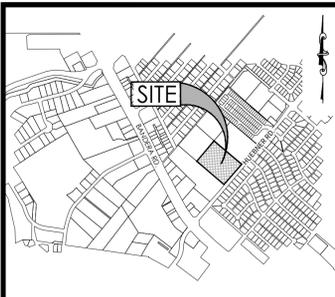
PLAT NO.: PZ-2024-16

C7.00



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F:(210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
MONACO WAY STREET PLAN AND PROFILE



LOCATION MAP
N.T.S.

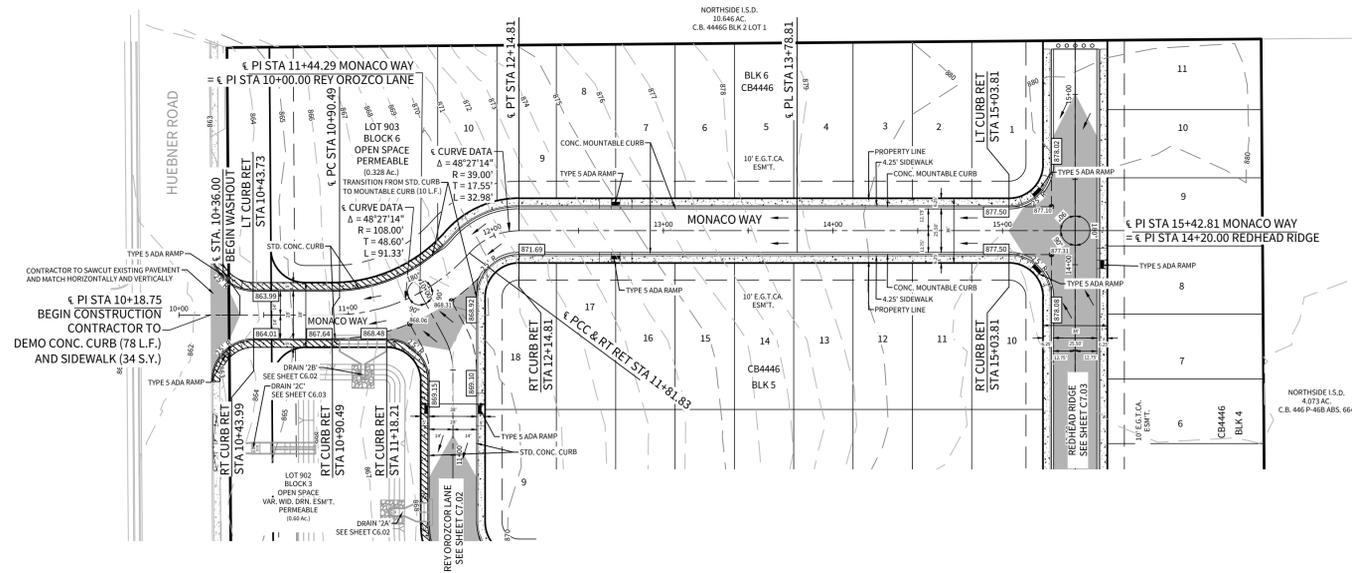
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

NOTE:
*** - REFERENCE DRIVEWAY LOCATIONS EXHIBIT REGARDING PROPOSED DRIVEWAY LOCATION (AVAILABLE THROUGH M/I HOMES OF SAN ANTONIO, TEXAS, L.P.)

- LEGEND
- STREET WASHOUT (SEE SHEET C7.00)
 - SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE.
 - SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.
 - DIRECTION OF FLOW
 - H.P. - HIGH POINT

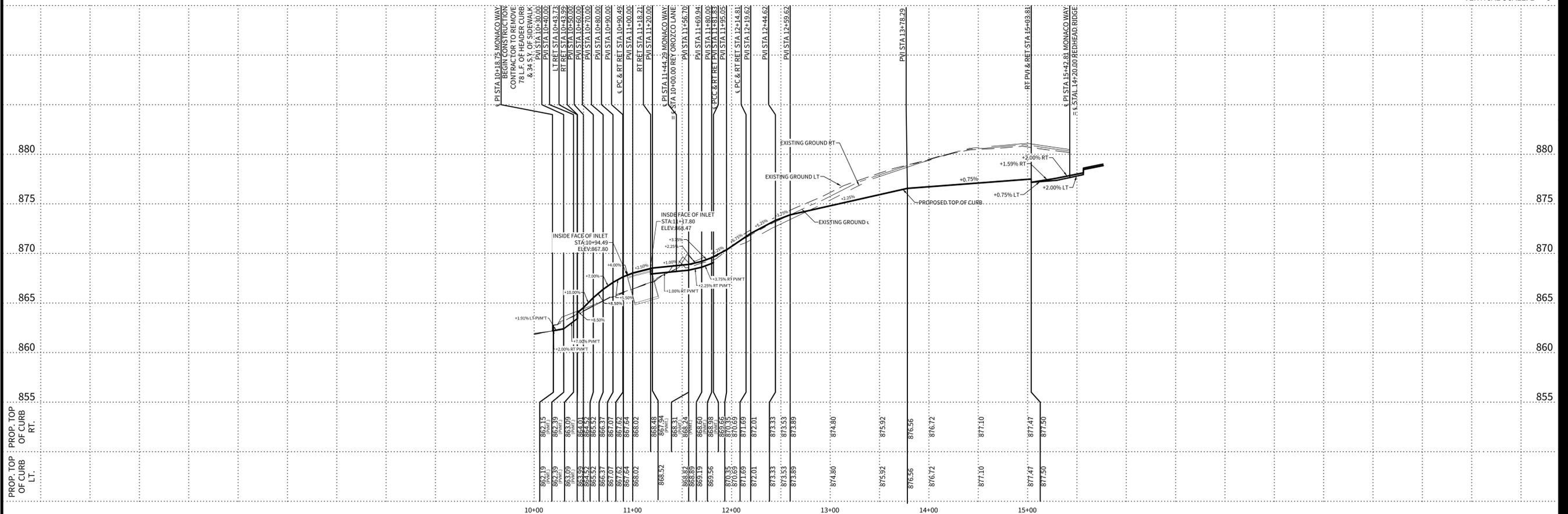
GENERAL NOTES
1. A LEON VALLEY R.O.W. PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING LEON VALLEY R.O.W.

WHEEL CHAIR RAMPS ARE INDICATED THUS "□" UNLESS OTHERWISE NOTED. (SEE SHEET C7.00 FOR ADA RAMPS AT SIDEWALK INTERSECTIONS).



MONACO WAY
STA. 10+00.00 TO 15+39.95

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



DATE: 11/6/2024
PROJECT NO.: 03653.005
DRAWN BY: MAS
CHECKED BY: KMH

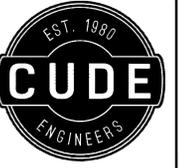
REVISIONS

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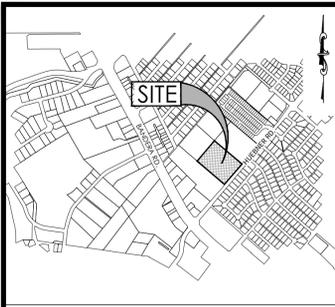


PLAT NO.
PZ-2024-16

C7.01



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112



LOCATION MAP
N.T.S.

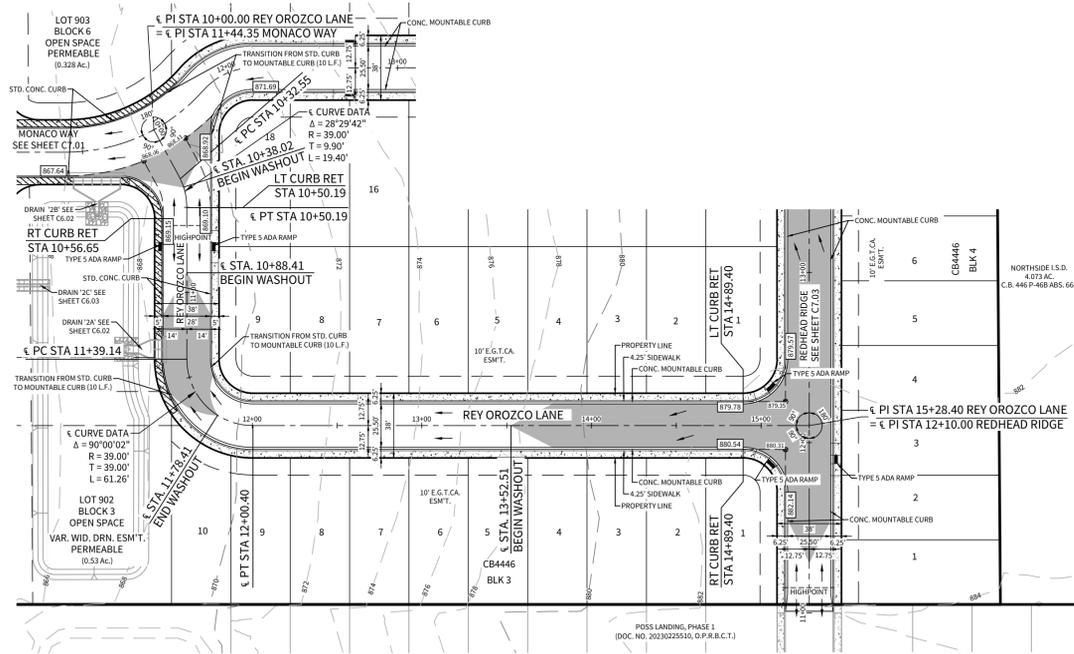
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

NOTE:
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- LEGEND
- STREET WASHOUT (SEE SHEET C7.00)
 - SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE.
 - SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.
 - DIRECTION OF FLOW
 - H.P. HIGH POINT

GENERAL NOTES
1. A LEON VALLEY R.O.W. PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING LEON VALLEY R.O.W.

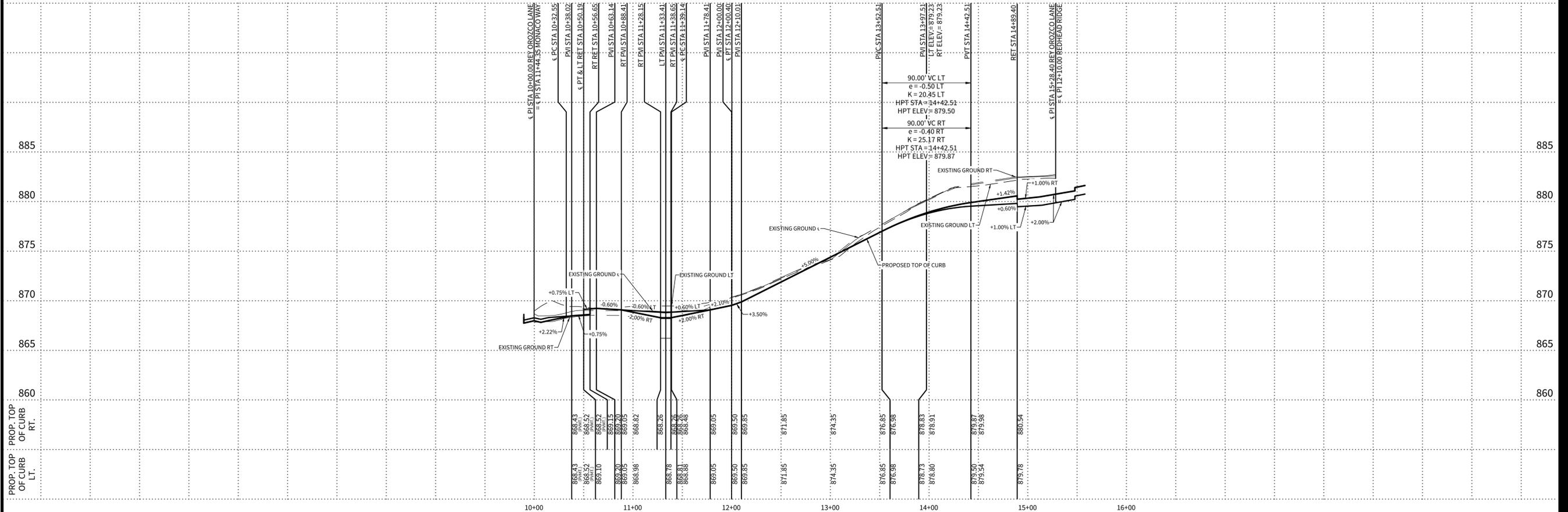
WHEEL CHAIR RAMPS ARE INDICATED THUS "□" UNLESS OTHERWISE NOTED. (SEE SHEET C7.00 FOR ADA RAMPS AT SIDEWALK INTERSECTIONS).



REY OROZCO LANE

STA. 10+00.00 TO 15+28.40

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



POSS LANDING SUBDIVISION
PHASE 2
REY OROZCO LANE STREET PLAN AND
PROFILE

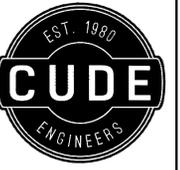
DATE
11/7/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

REVISIONS
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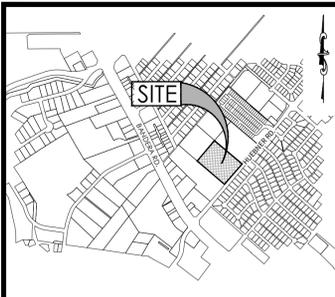
STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C7.02



4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112



LOCATION MAP
N.T.S.

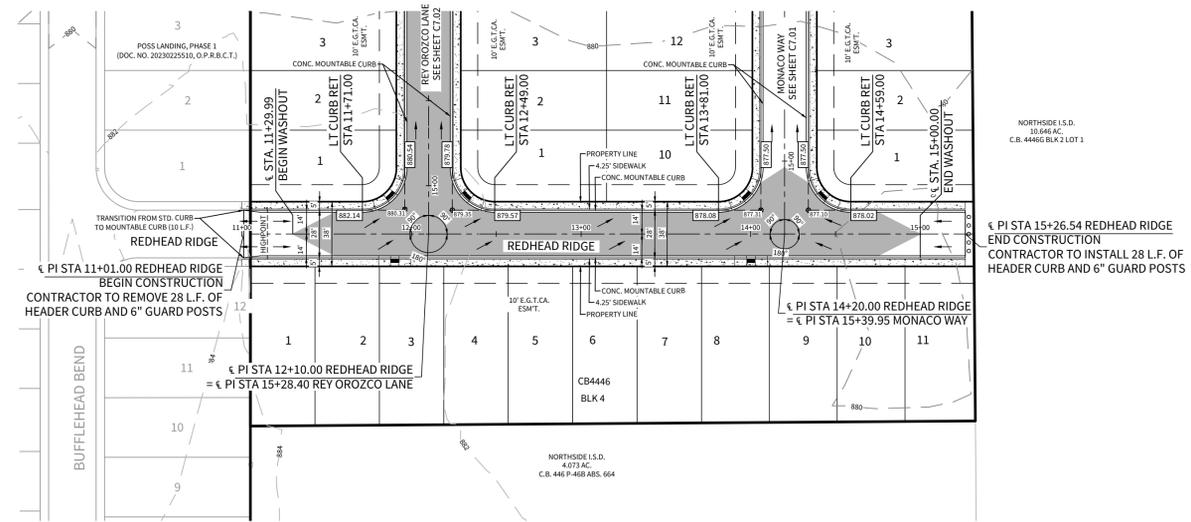
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442

NOTE:
*** - REFERENCE DRIVEWAY LOCATIONS EXHIBIT REGARDING PROPOSED DRIVEWAY LOCATION (AVAILABLE THROUGH M/I HOMES OF SAN ANTONIO, TEXAS, L.P.)

- LEGEND**
- STREET WASHOUT (SEE SHEET C7.00)
 - SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE.
 - SIDEWALK TO BE CONSTRUCTED WITH HOUSE CONSTRUCTION.
 - DIRECTION OF FLOW
 - H.P. - HIGH POINT

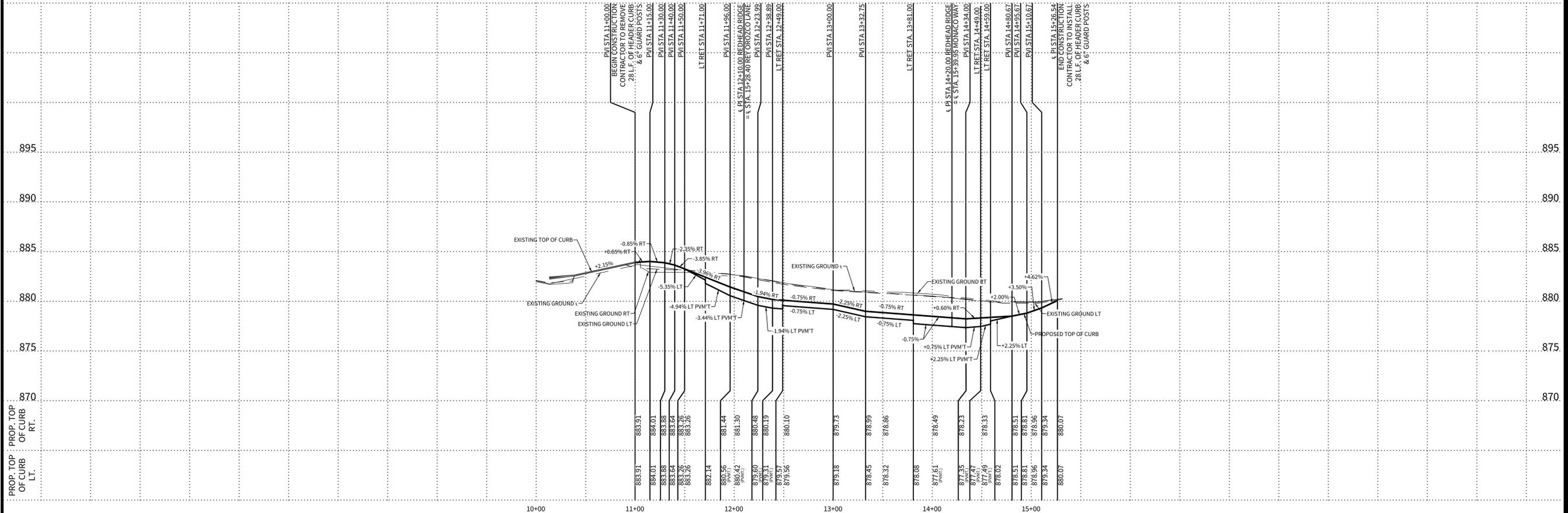
GENERAL NOTES
1. A LEON VALLEY R.O.W. PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING LEON VALLEY R.O.W.

WHEEL CHAIR RAMPS ARE INDICATED THUS "□" UNLESS OTHERWISE NOTED. (SEE SHEET C7.00 FOR ADA RAMPS AT SIDEWALK INTERSECTIONS).



REDHEAD RIDGE
STA. 11+00.00 TO 15+26.54

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



POSS LANDING SUBDIVISION
PHASE 2
REDHEAD RIDGE STREET PLAN AND PROFILE

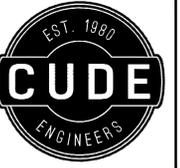
| | |
|--------------------|-----------|
| DATE | 11/6/2024 |
| PROJECT NO. | 03653.005 |
| DRAWN BY | MAS |
| CHECKED BY | KMH |

| | |
|------------------|--|
| REVISIONS | |
| 1. | |
| 2. | |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |

STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C7.03

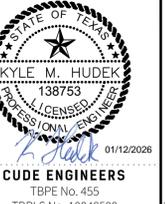


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POSS LANDING SUBDIVISION
PHASE 2
TRAFFIC SIGNAGE PLAN

DATE
11/25/2025
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

REVISIONS
1. 2025-11-25 - ADDED FIRE LANE STRIPING AND NO PARKING SIGNAGE.
2. 2026-01-05 - ADDITIONAL FIRE LANE STRIPING.

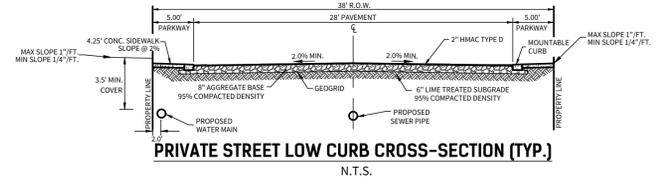
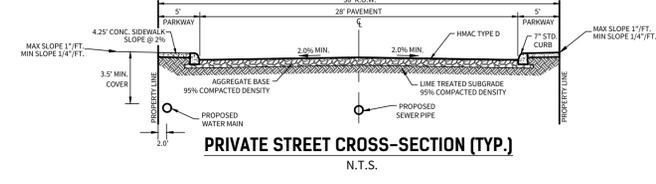
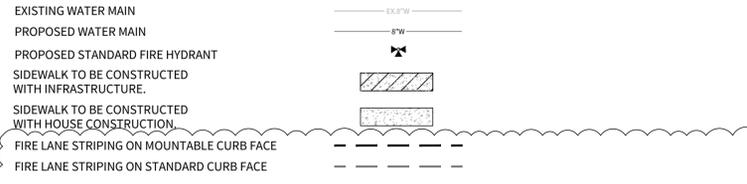


PLAT NO.
PZ-2024-16

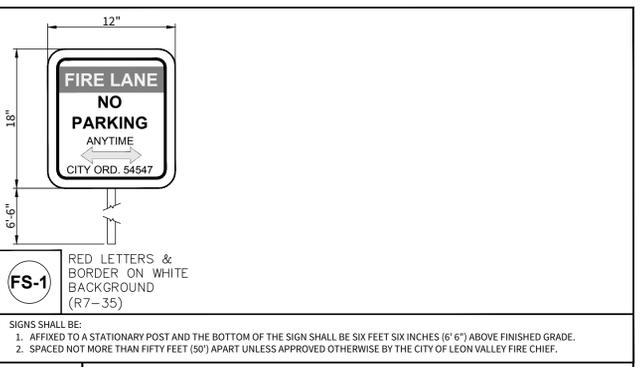
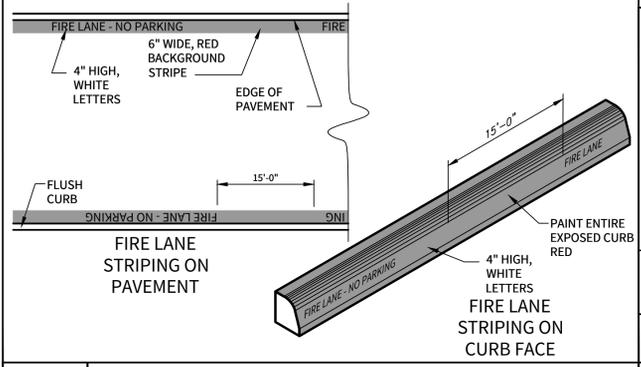
C8.00



LEGEND

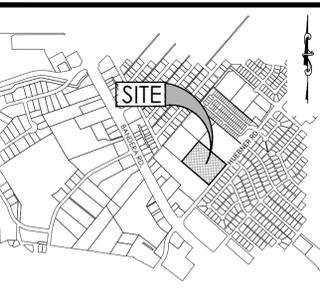


NOTES:
1. ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSIST OF A SIX INCH (6") WIDE RED BACK-GROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING "FIRE LANE - NO PARKING" TO BE PAINTED UPON THE RED STRIPE EVERY FIFTEEN FEET (15') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB, UNLESS OTHERWISE APPROVED BY THE CHIEF OR AUTHORIZED REPRESENTATIVE.
2. ALL DESIGNATED FIRE LANES SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES.



1 FIRE LANE STRIPING (COLV)
SCALE: NONE

2 FIRE LANE SIGNS (COLV)
SCALE: NONE

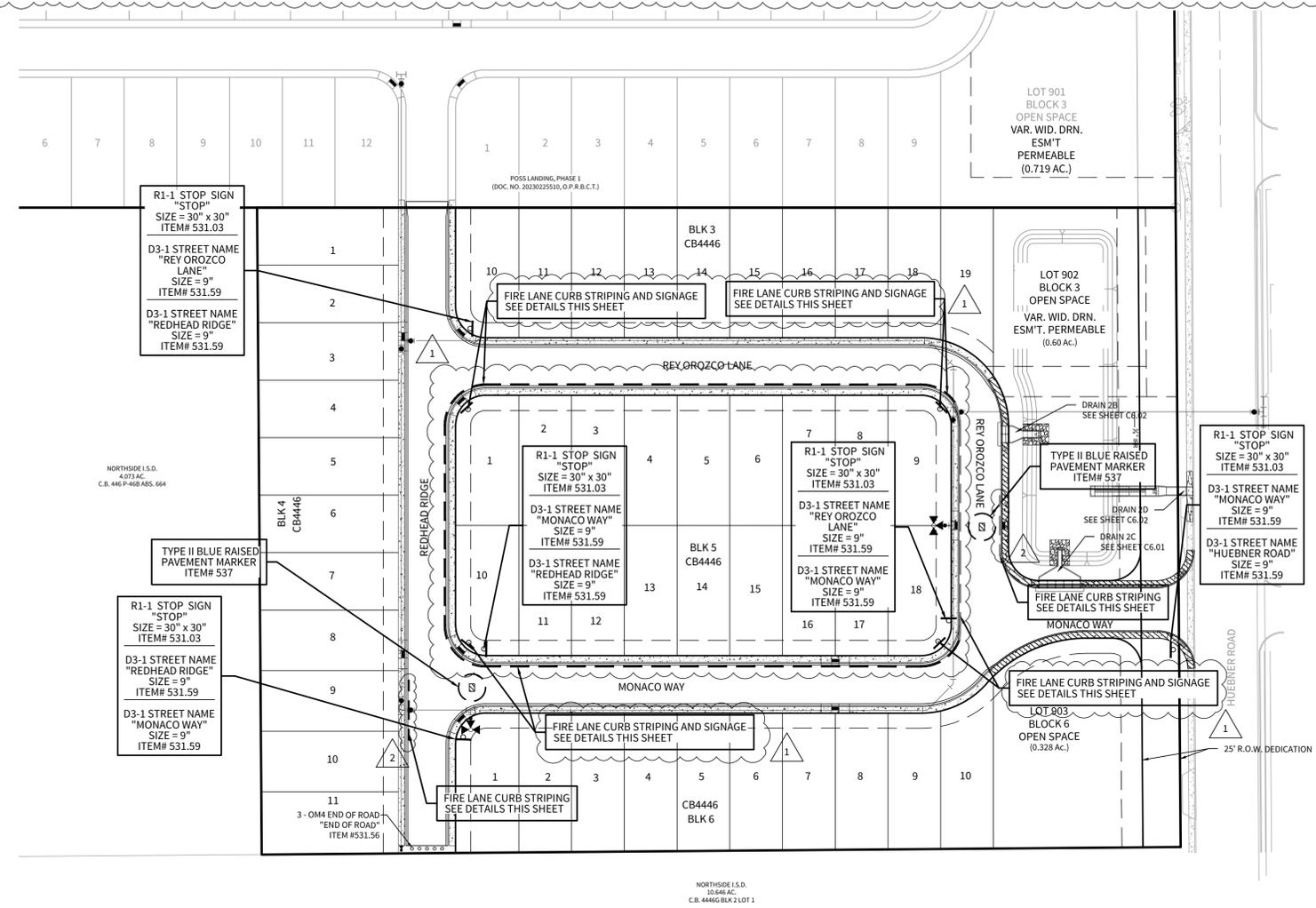


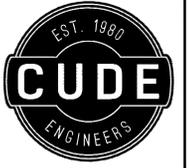
LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX 78248
TEL: (210) 469-3442

NOTE:
CONTRACTOR TO COORDINATE SIGN PLACEMENT WITH SIDEWALK/ADA RAMP CONSTRUCTION TO AVOID ANY POSSIBLE CONFLICTS.

GENERAL NOTES
1. A CITY OF LEON VALLEY R.O.W. PERMIT MUST BE OBTAINED PRIOR TO WORKING IN EXISTING CITY OF LEON VALLEY R.O.W.
2. ALL MARKINGS SHALL BE THERMOPLASTIC.





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San Antonio, Texas 78231
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**POSS LANDING SUBDIVISION
PHASE 2**
SECONDARY ACCESS PLAN

DATE
11/6/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

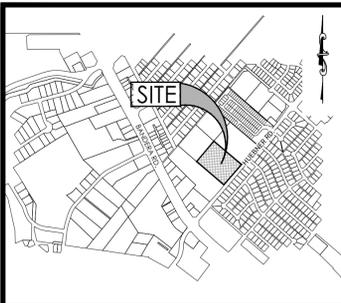
REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

STATE OF TEXAS
KYLE M. HUDEK
138753
LICENSED PROFESSIONAL ENGINEER
11/08/2024
CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

C8.01

SCALE: 1"=50'



LOCATION MAP
N.T.S.

DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX, 78248
TEL: (210) 469-3442

CAUTION!!!
THE CONTRACTOR SHALL BE AWARE THAT SANITARY SEWER AND GAS LINES EXIST WITHIN THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

TRENCH EXCAVATION SAFETY PROTECTION

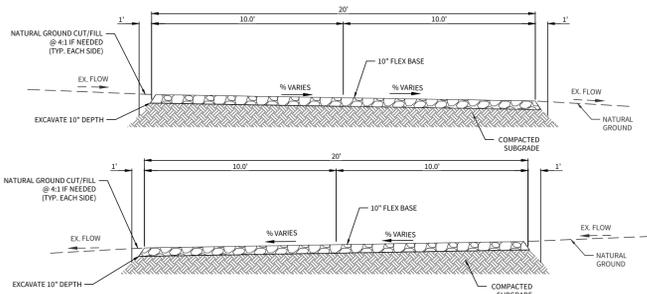
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S 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.

RIGHT-OF-WAY PERMIT NOTE:

PERMIT REQUIRED FOR ANY WORK WITHIN CITY OF LEON VALLEY MAINTAINED (OR PROPOSED TO BE CITY OF LEON VALLEY MAINTAINED) RIGHT-OF-WAY. THIS INCLUDES DRIVEWAY APPROACHES, BRIDGINGS, UTILITY WORK, TURN LANES AND OTHER ACTIVITIES LOCATED OUTSIDE THE PROPERTY AND ENCRACH INTO THE RIGHT-OF-WAY.

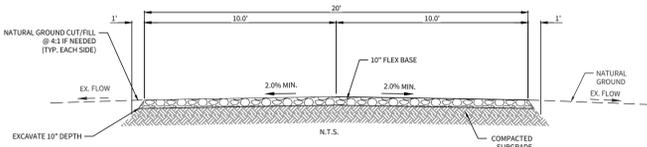
LEGEND:

- = EXISTING TEMPORARY FIRE ACCESS ROAD BE REMOVED
- = 20' WIDTH TEMPORARY FIRE ACCESS ROAD TO BE MAINTAINED DURING CONSTRUCTION



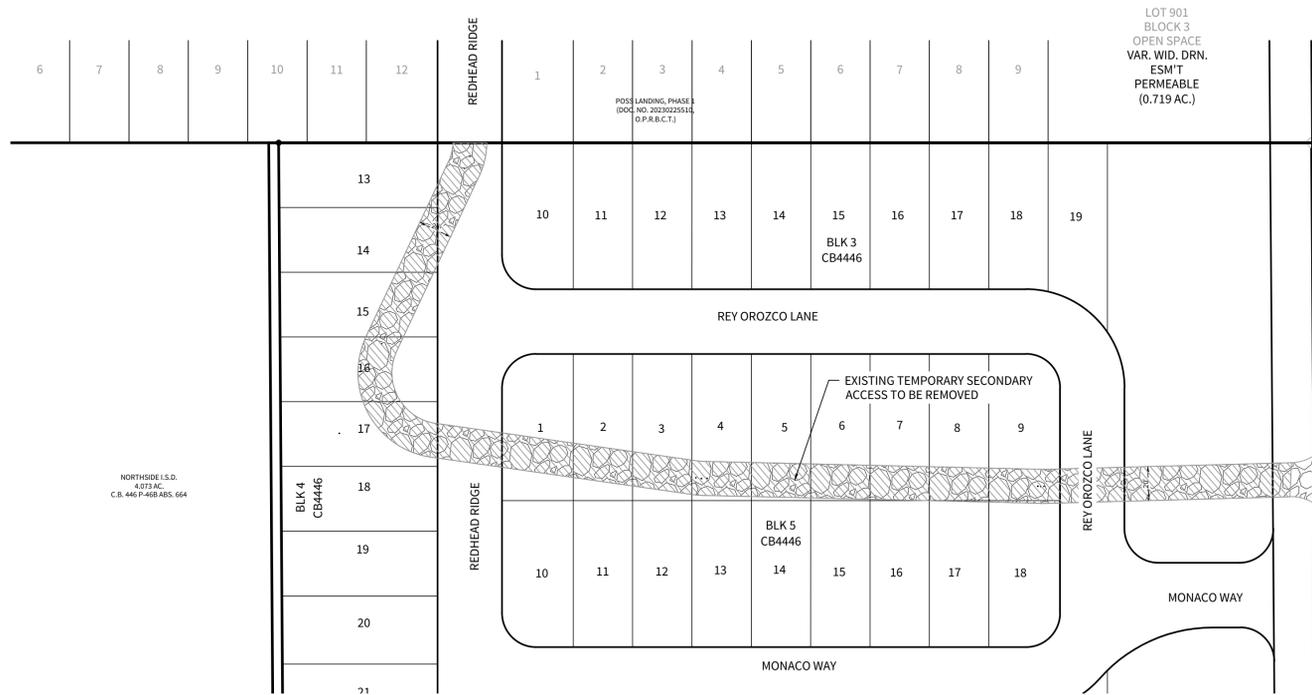
TEMPORARY EMERGENCY ACCESS ROADWAY WASHOUT
N.T.S.

NOTE: CONTRACTOR TO GRADE TEMPORARY EMERGENCY ACCESS ROADWAY TO ENSURE POSITIVE DRAINAGE UPHILL AND DOWNHILL OF TEMPORARY EMERGENCY ACCESS ROADWAY (I.E. NO POONDING). TO MATCH EXISTING FLOW DIRECTION, REFERENCE GEOTECHNICAL REPORT (INTEC PROJECT NO. 524163-A1).

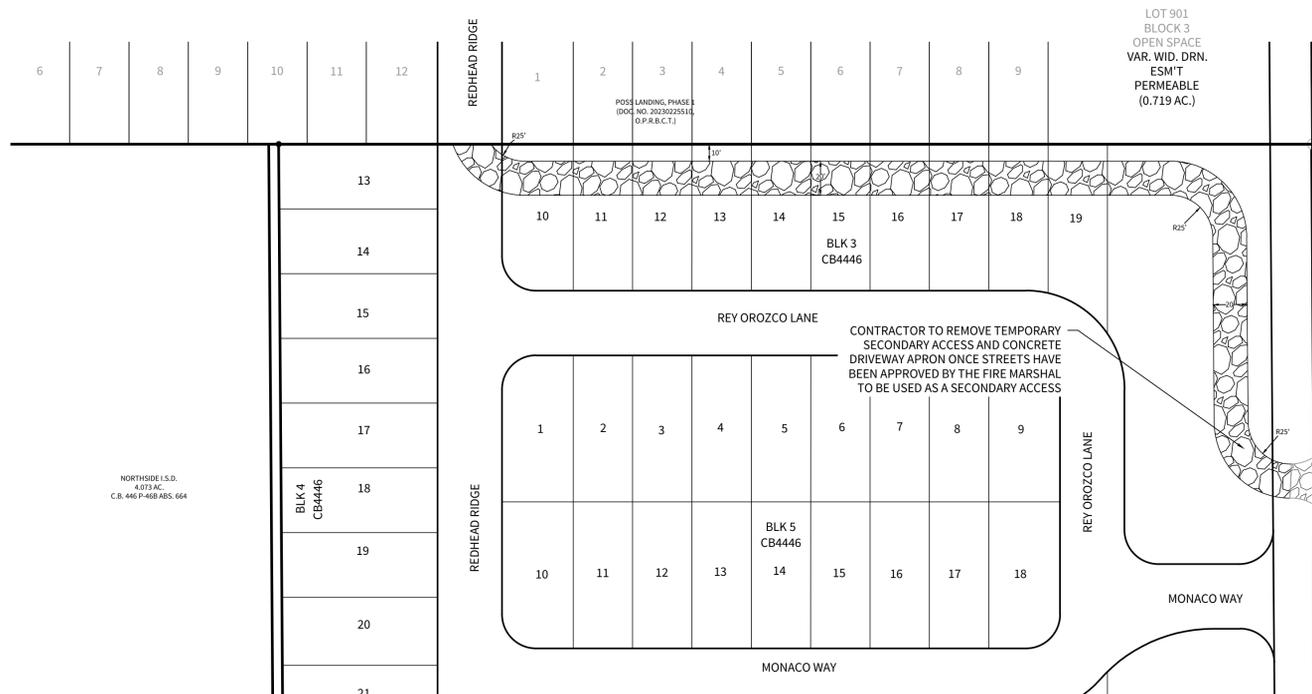


TEMPORARY EMERGENCY ACCESS ROADWAY
N.T.S.

NOTE: CONTRACTOR TO GRADE OUTSIDE OF THE LIMITS OF TEMPORARY EMERGENCY ACCESS ROADWAY TO ENSURE POSITIVE DRAINAGE UPHILL AND DOWNHILL OF TEMPORARY EMERGENCY ACCESS ROADWAY (I.E. NO POONDING). REFERENCE GEOTECHNICAL REPORT (INTEC PROJECT NO. 524163-A1).



EXISTING SECONDARY ACCESS RD.



PROPOSED SECONDARY ACCESS RD.

CONTRACTOR TO REMOVE CONCRETE DRIVEWAY APRON, SIDEWALK, AND CURB ONCE STREETS HAVE BEEN APPROVED BY THE FIRE MARSHAL TO BE USED AS A SECONDARY ACCESS (SEE SHEET C6.03)

