

\\10.120.120.55\Files\Projects\2021\003-02 - UC - Red Horse Park\410 DESIGN\050 CAD\DWG\Package 4\G-CS.dwg [COVER SHEET] Plotted Nov 05, 2024 at 7:33am by James (Last Saved by: James)

CONSTRUCTION PLANS FOR RED HORSE PARK - PACKAGE 4 UNIVERSAL CITY, TEXAS

6S JOB NO. 2024-003-02

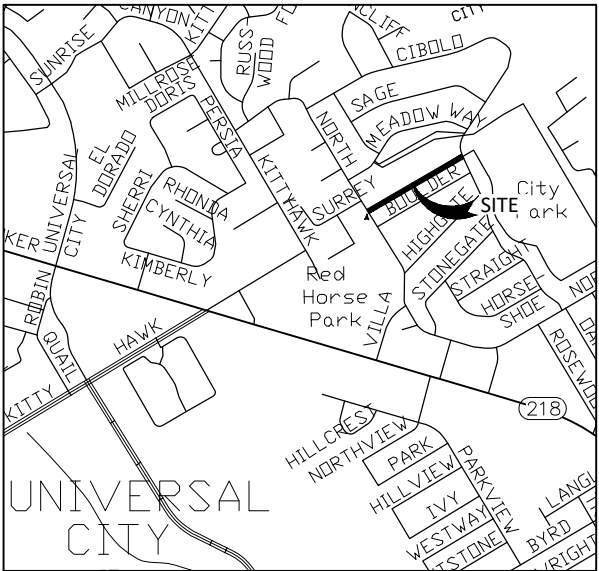
MAYOR
Tom Maxwell

MAYOR PRO-TEM
Christina Fitzpatrick

COUNCILMEN
Ashton Bulman
Bear Goolsby
Bernard Rubal
Lori Putt
Phil Vaughan

CITY MANAGER
Kim Turner

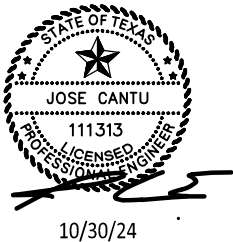
DIRECTOR OF PUBLIC WORKS
Randy Luensmann



LOCATION MAP
N.T.S

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PROJECT CONTROL AND PROJECT LAYOUT
4	EXISTING SITE AND DEMOLITION PLAN
5	TYPICAL SECTIONS
6	RED HORSE PARK SOUTH RD PLAN AND PROFILE 1 (STA. 10+00 TO STA. 14+50)
7	RED HORSE PARK SOUTH RD PLAN AND PROFILE 2 (STA. 14+50 TO STA. 19+00)
8	RED HORSE PARK SOUTH RD PLAN AND PROFILE 3 (STA. 19+00 TO END)
9	PARKING LOT 1 SITE DIMENSION CONTROL
10	PARKING LOT 2 SITE DIMENSION CONTROL
11	GRADING PLAN PARKING LOT 1
12	GRADING PLAN PARKING LOT 2
13	UNIVERSAL CITY STANDARD DETAILS
14	MISCELLANEOUS DETAILS
15	MISCELLANEOUS DETAILS 2



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TBPE F-18435
ENGINEERING, INC.

1008 Zanderson Ave.
Jourdanton, Tx. 78026
830.570.3220

100% SUBMITTAL

\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawg\package 4\C-NOTS.dwg [GENERAL NOTES] Plotted Oct 30, 2024 at 2:45pm by James (Last Saved by: James)

STREET GENERAL NOTES:

1. ALL WORK IS TO BE INSTALLED IN ACCORDANCE WITH STANDARDS OF THE CITY OF UNIVERSAL CITY. MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WILL CONFORM TO APPLICABLE CITY OF UNIVERSAL CITY SUBDIVIONS REGULATIONS AND, STANDARD SPECIFICATIONS AND DETAILS.
2. FOR ALL REFERENCES TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT), THE CONTRACTOR SHALL SEE THEIR CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES, WHICH IS ALSO LOCATED AT WWW.TXDOT.GOV.
3. ALL CONCRETE SHALL BE AS DETAILED ON THE PLAN SHEETS AND MEET MATERIAL REQUIREMENTS OF TXDOT ITEM 421, "HYDRAULIC CEMENT CONCRETE".
4. ALL REINFORCING STEEL SHALL BE GRADE 60, MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF TXDOT ITEM 440, "REINFORCING STEEL", AND BE LISTED ON THE TXDOT APPROVED LIST OF SUPPLIERS WHICH IS LOCATED AT WWW.TXDOT.GOV.
5. CONCRETE CURING SHALL BE WITH AN IMPERVIOUS MEMBRANE APPLICATION AND SHALL MEET THE MATERIAL AND APPLICATION REQUIREMENTS OF THE CITY OF SAN ANTONIO "MEMBRANE CURING" AND BE LISTED ON THE TXDOT APPROVED LIST OF SUPPLIERS WHICH IS LOCATED AT WWW.TXDOT.GOV. IN ADDITION TO THE CONTRACTOR APPLYING THE CURING COMPOUND THEY ARE TO INSTALL CONTRACTION/EXPANSION JOINTS ON CONCRETE WORK.
6. ALL CONCRETE CONSTRUCTION AND FINISHING SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 420 "CONCRETE STRUCTURES" FOR PUBLIC WORKS CONSTRUCTION.
7. THE CONTRACTOR IS REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE AND SHALL SCHEDULE IT WITH THE CITY PUBLIC WORKS DEPARTMENT (RANDY LUENSMANN AT (210) 658-5364) A MINIMUM OF ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
8. MANHOLES SHALL BE BROKEN BELOW THE FINISH GRADE LEVEL UNTIL THE BASE IS COMPLETED AND THEN RESTORED.
9. THE ENGINEER WILL STAKE THE STREET ONE TIME ONLY AND FURNISH CUT SHEETS TO THE STREET CONTRACTOR; ANY CONSTRUCTION STAKES REMOVED OR DESTROYED BY THE CONTRACTOR OR HIS EMPLOYEES WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. AN INDEPENDENT TESTING LABORATORY APPROVED BY THE CITY OF UNIVERSAL CITY SHALL PERFORM ALL "FIELD AND LABORATORY TESTING". THE CITY REQUIRES ALL INSPECTION AND/OR TESTING FIRMS TO BE ACCREDITED, QUALIFIED, AND IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM E329, "STANDARD SPECIFICATION FOR AGENCIES ENGAGED IN CONSTRUCTION INSPECTION AND/OR TESTING". FIRMS MUST PRESENT A COPY OF THEIR CURRENT, OFFICIAL ACCREDITATION BY THE AMERICAN ASSOCIATION FOR LABORATORY ACCREDITATION (A2LA) OR THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) AND CURRENT AMRL AND CCRL PROFICIENCY RESULTS. THE FIRMS SHALL BE ACCREDITED IN ALL MATERIAL TEST PROCEDURES REQUIRED TO BE PERFORMED FOR EACH PROJECT.
11. THE CITY SHALL PAY ALL TESTING FOR PUBLIC WORKS PROJECTS UNLESS OTHERWISE AGREED UPON AND APPROVED BY THE CITY. FOR NON- PUBLIC WORKS PROJECTS OR PRIVATE DEVELOPMENTS, THE CONTRACTOR SHALL PAY ALL COSTS OF TESTING. THE FOLLOWING TEST SCHEDULE SHALL BE ADHERED TO:

A. ALL IMPORT FILL PLACED IN THE STREET'S SUBGRADE SHALL BE SELECT MATERIAL, WITH A PLASTICITY INDEX LESS THAN FIFTEEN (15), AND COMPACTED IN MAXIMUM EIGHT (8) INCH LIFTS TO 98% DENSITY OF TXDOT'S TEST METHOD TEX 113-E. PROVIDE TESTING ON EACH EIGHT (8) INCH COMPACTED LIFT. SUBGRADE MOISTURE DENSITY TESTING SHALL BE AT THE MINIMUM FREQUENCY OF THREE (3) PER BLOCK AND SHALL NOT TO EXCEED FIVE HUNDRED (500) FOOT SPACING.

B. THE RATE OF LIME TREATED/STABILIZED OF THE SUBGRADE SHALL REDUCE THE PLASTICITY INDEX TO 20 OR LESS OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXDOT ITEM 260, LIME TREATMENT (ROAD-MIXED).

C. FLEXIBLE BASE TESTING SHALL INCLUDE - P.I., L.L., GRADATION, AND WET BALL MILL OF MATERIAL SHALL BE TESTED UPON DELIVERY TO THE PROJECT AND AS DIRECTED BY THE CITY. MOISTURE DENSITY TESTING SHALL BE AT THE MINIMUM RATE OF THREE (3) PER BLOCK AND SHALL NOT TO EXCEED FIVE HUNDRED (500) FOOT SPACING. THE QUALITY CONTROL TEST ON THE MATERIALS SHALL BE PERFORMED BY THE CONTRACTOR'S CITY APPROVED TESTING FIRM. IN-PLACE DENSITY SHALL MEET THE REQUIREMENTS DETAILED IN THE CITY'S SUBDIVISION REGULATIONS.

D. HOT AND WARM MIX ASPHALTIC CONCRETE (HMAC/WMAC) DENSITY - IN PLACE DENSITY TESTING SHALL RESULT BETWEEN 92% AND 97% OF THE MAXIMUM THEORETICAL GRAVITY PER TEX 207-F. A SET OF TWO (2) CORES SHALL BE RANDOMLY SAMPLED AT A DISTANCE NOT TO EXCEED FIVE HUNDRED (500) FOOT SPACING PER BLOCK. ALL QUALITY CONTROL NUCLEAR TESTING OF THE IN-PLACE HMAC/WMAC IS FOR QUALITY CONTROL INFORMATION ONLY. THE HMAC/WMAC THICKNESS IS REQUIRED TO BE MEASUREMENT BY CORE. FIELD QUALITY CONTROL PERSONNEL SHALL BE TXDOT LEVEL IB CERTIFIED AND BE PRESENT AT START AND THROUGH THE DURATION OF THE PLACEMENT OPERATIONS OF THE HMAC/WMAC TO DOCUMENT DENSITY, THICKNESS, AND COMPACTION AND PLACEMENT OPERATIONS. THE CITY WILL DETERMINE THE REMOVAL AND REPLACEMENT OF ALL FAILED PRODUCTION AND PLACEMENT HMAC/WMAC TEST RESULTS.

E. RECYCLED ASPHALT SHINGLES (RAS) SHALL NOT BE USED IN ANY HMAC OR WMAC MIXES.

F. CONCRETE STRUCTURES - A MINIMUM OF ONE (1) SET OF COMPRESSIVE CONCRETE STRENGTH TEST OF 4, SIX (6) INCH DIAMETER CYLINDERS EACH WILL BE TESTED PER EACH STRUCTURE AND THE FREQUENCY SHALL BE NO LESS THAN ONE (1) SET PER SIXTY (60) CUBIC YARDS OF CONCRETE PLACED AND AT LEAST ONE (1) SET PER DAY.

G. CONCRETE CURB AND SIDEWALK - PROVIDE ONE (1) SET OF FOUR (4), SIX (6) INCH DIAMETER CYLINDERS PER EACH 500 LINEAR FEET OF CURB AND/OR SIDEWALK AND AT LEAST ONE (1) SET PER DAY.

H. THE CONTRACTOR SHALL SUBMIT CONCRETE, WMAC, AND HMAC DESIGNS A MINIMUM OF 2 WEEKS PRIOR TO THE PLACEMENT OF THE MATERIAL.
12. ALL SUBGRADE AND FLEXIBLE BASE MATERIALS SHALL BE PROOF ROLLED WITH A HEAVY PNEUMATIC ROLLER (MINIMUM 25 TONS) IN CONFORMANCE WITH TXDOT ITEM 216, "PROOF ROLLING" AND COMPACTED TO THE DENSITY REQUIREMENT SHOWN IN THE CITY OF UC ITEM 200, "FLEXIBLE BASE". TESTS FOR DENSITY WILL BE PERFORMED WITHIN TWENTY-FOUR (24) HOURS AFTER COMPACTION OPERATIONS ARE COMPLETED. IF THE MATERIAL FAILS TO MEET THE DENSITY SPECIFIED, IT SHALL BE REWORKED AS NECESSARY TO OBTAIN THE DENSITY REQUIRED. THE CONTRACTOR SHALL MAINTAIN A MOIST BASE SURFACE AFTER IT HAS BEEN TESTED UNTIL THE NEXT PAVEMENT LAYER IS CONSTRUCTED. SOFT AND YIELDING AREAS DISCOVERED SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE.
13. SURFACE STRUCTURES SUCH AS MAILBOXES, STREET SIGNS, FENCES, DRIVEWAYS, SIDEWALKS, LANDSCAPING, CONCRETE ISLANDS, CURBS OR CONCRETE DRIVEWAYS, ETC., VISIBLE AT THE TIME OF THE SURVEY ARE SHOWN ON THE PLANS. 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 AND SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION (NO SEPARATE PAY ITEM).
14. LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, PROTECT THEM DURING CONSTRUCTION AND REPAIR ANY DAMAGE TO OTHER UTILITIES AT NO COST TO THE CITY OF UNIVERSAL CITY.

15. 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/TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE/ CONSTRUCTION INSPECTOR, THE TRAFFIC CONTROL DEVICES DO NOT CONFORM TO ESTABLISHED STANDARDS, ARE INCORRECTLY PLACED OR INSUFFICIENT IN QUANTITY TO PROTECT THE TRAVELING GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR WILL HAVE THE OPTION OF STOPPING THE OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED AT NO EXPENSE TO THE CITY OF UNIVERSAL CITY.
16. CITY TO FURNISH AND INSTALL STREET NAME SIGNS, STOP SIGNS, SPEED LIMIT, YIELD SIGNS, ETC. DEVELOPER SHALL REIMBURSE CITY FOR MATERIAL AND LABOR COSTS.
17. THE STREET CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING MANHOLES (SEE "ADJUSTING EXISTING MANHOLES" OF THE SPECIFICATION) AND WATER VALVES TO MATCH THE GRADE OF THE STREET SECTION OR THE ELEVATION SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
18. 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.
19. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR WILL NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO EXCAVATION.

CITY OF UNIVERSAL CITY

(210) 658-5364

WATER AND SANITARY SEWER

(210) 658-5365

STORM DRAIN

(210) 658-5364

DIG TESS

1-800-344-8377

TEXAS STATE WIDE ONE CALL LOCATORS

1-800-545-6005 OR 811 COSA

TRAFFIC SIGNAL OPERATIONS

210-207-7720

CITY PUBLIC SERVICE (ELECTRIC AND GAS)

TIME WARNER CABLE

AT&T MCI

VERIZON
20. CONCRETE CURB SHALL BE CONSTRUCTED WITH A MAXIMUM OF EIGHTY (80) FEET BETWEEN EXPANSION JOINTS AND MARKED AT TEN (10) FOOT INTERVALS WITH APPROVED STEEL MARKING TOOLS. EXPANSION JOINTS SHALL BE PLACED AT THE BEGINNING OF ALL RADII AND AT A MAXIMUM OF EIGHTY (80) FOOT INTERVALS AS DIRECTED BY THE ENGINEER.
21. THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENT (PUBLIC WORKS DIRECTOR OR HIS AUTHORIZED REPRESENTATIVE AT 658- 5364) PRIOR TO PLACING BACKFILL OR CONCRETE AND PRIOR TO ANY TESTING. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF 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, ON WEEKENDS, OR ON CITY HOLIDAYS.
22. CONCRETE SIDEWALKS SHALL HAVE TOOLED WEAKENED PLANE JOINTS EVERY FOUR (4) FEET AND DOWELED EXPANSION JOINT WITH ONE QUARTER INCH (¼) BITUMASTIC MATERIAL SEVENTY FIVE FEET (75) ON CENTER AND ABUTTING EXISTING STRUCTURES.
23. ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE CITY OF UNIVERSAL CITY ORDINANCES FOR PUBLIC WORKS CONSTRUCTION AND TXDOT ITEMS 5 AND 6.
24. CONTRACTOR SHALL INSTALL CURB FOR HANDICAP RAMPS AS SHOWN ON THE PLANS AND ADA STANDARD PLAN SHEETS.
25. CONTRACTOR SHALL PROVIDE BRASS KEYS TO BE USED TO OPEN LOCKING MANHOLE COVERS ON DRAINAGE STRUCTURES DURING PRELIMINARY INSPECTION FOR ACCEPTANCE OF PROJECT.
26. ALL TRENCHES PART OF A ROADWAY RECONSTRUCTION OR PROPOSED ROADWAY PROJECT ARE TO BE BACKFILLED AND COMPACTED AS NOTED IN UNIVERSAL CITY STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
27. WHEN UNDER PAVEMENT, ALL UTILITY TRENCHES NOT PART OF A ROADWAY RECONSTRUCTION OR PROPOSED ROADWAY PROJECT ARE TO BE BACKFILLED WITH FLOWABLE FILL FOR THE SECONDARY BACKFILL UP TO THE BOTTOM OF THE BASE MATERIAL GRADE, UNLESS OTHERWISE DIRECTED BY THE CITY. MATCH EXISTING PAVEMENT TYPE, REINFORCEMENT (FOR CONCRETE PAVEMENTS), AND THICKNESS.
28. REMOVE EXISTING CURB ON ALL NEW DRIVEWAYS AND PLACE THE COMPLETE PAVEMENT THICKNESS WITH A MINIMUM OF FIVE (5) INCHES THICKNESS ON RESIDENTIAL AND SIX (6) INCHES MINIMUM ON COMMERCIAL; DEPENDING ON TRAFFIC WEIGHT.
29. CONCRETE PLACED IN NEW DRIVEWAYS INCLUDING ALLEY'S SHALL MEET A MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
30. EXCESS MATERIAL IS TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER. NO EXCESS MATERIAL SHALL BE DUMPED OR ALLOWED TO ENTER ANY WATERWAY, CULVERT OR OTHER DRAINAGE STRUCTURE. THE CONTRACTOR SHALL NOT PLACE ANY MATERIAL IN THE 100-YEAR FLOODPLAIN WITHOUT OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
31. ANY WORK COMPLETED WITHOUT PRIOR AUTHORIZATION WHETHER INCLUDED IN THE PLANS AND SPECIFICATIONS OR NOT, SHALL NOT BE COMPENSATED BY THE CITY OF UNIVERSAL CITY.
32. IF THE STREET HAS BEEN CONSTRUCTED AND ACCEPTEED, ANY NEW OPEN CUT UTILITY TRENCHES SHALL USE FLOWABLE FILL CONSTRUCTED TO THE BOTTOM OF THE SURFACE LAYER. NO OPEN CUT TRENCHES WILL BE ALLOWED ON ANY STREET LESS THAN TWO (2) YEARS OF AGE. IF THE OPEN CUT TRENCH IS REQUIRED AND APPROVED, THE UTILITY ENTITY WILL MILL AND OVERLAY THE ENTIRE STREET BLOCK AS DIRECTED BY THE ENGINEER.
33. ALL UTILITY INSTALLATIONS PLANNED FOR A DEVELOPMENT WILL REQUIRE PROGRESS MEETINGS WITH THE CITY OF UC STAFF THROUGHOUT THE DESIGN OF THE UTILITY PLANS. UPON SUBMITTAL OF THE FINAL ROADWAY DESIGN PLANS, THE UTILITY COMPANY MUST SUBMIT THEIR SET OF PLANS AND THE PRIME CONSULTING FIRM WILL CREATE A MASTER UTILITY SHEET(S) COORDINATING THE HORIZONTAL AND VERTICAL ALIGNMENTS AND ANY JOINT VENTURES.
34. ALL UTILITY COMPANIES ARE REQUIRED TO SUBMIT A LETTER STATING THEY HAVE COMPLETED ONE HUNDRED (100) PERCENT INSTALLATION OF THEIR SYSTEM PRIOR TO THE PRIME CONTRACTOR'S PLACEMENT OF THE FINAL PAVEMENT'S SURFACE COURSE.
35. CONTRACTOR SHALL ESTABLISH VEGETATION IN AREAS OF DISTURBED SOIL AS CALLED FOR ON PLANS OR CONTRACT DOCUMENTS BY SODDING WITH CITY OF UNIVERSAL CITY APPROVED SOD. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING WATER AND WATERING SOD TO ESTABLISH 70% OF VEGETATION. NO SEPARATE PAY ITEM.

REVISIONS

DATE	NO.	



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1008 Zanderson Ave.
Jourdanton, Tx. 78026
830.570.3220

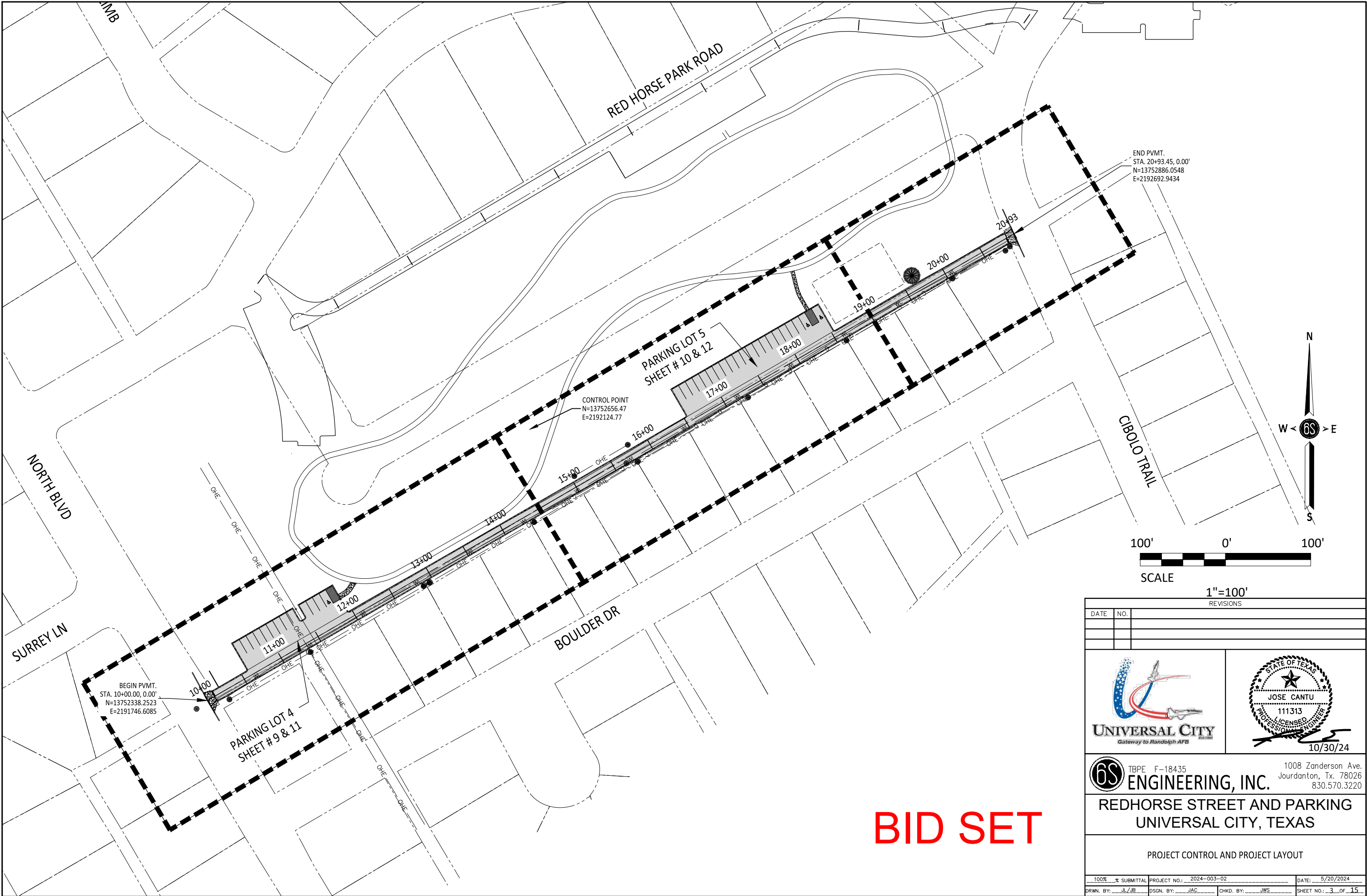
REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

GENERAL NOTES

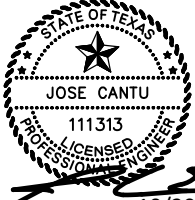
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DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS
		SHEET NO.: 2 OF 15

BID SET

\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-PROJ-CNTL.dwg [PROJECT CONTROL AND PROJECT LAYOUT] Plotted Oct 30, 2024 at 2:46pm by James [Last Saved by: James]



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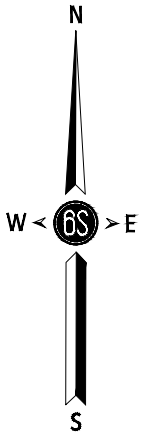
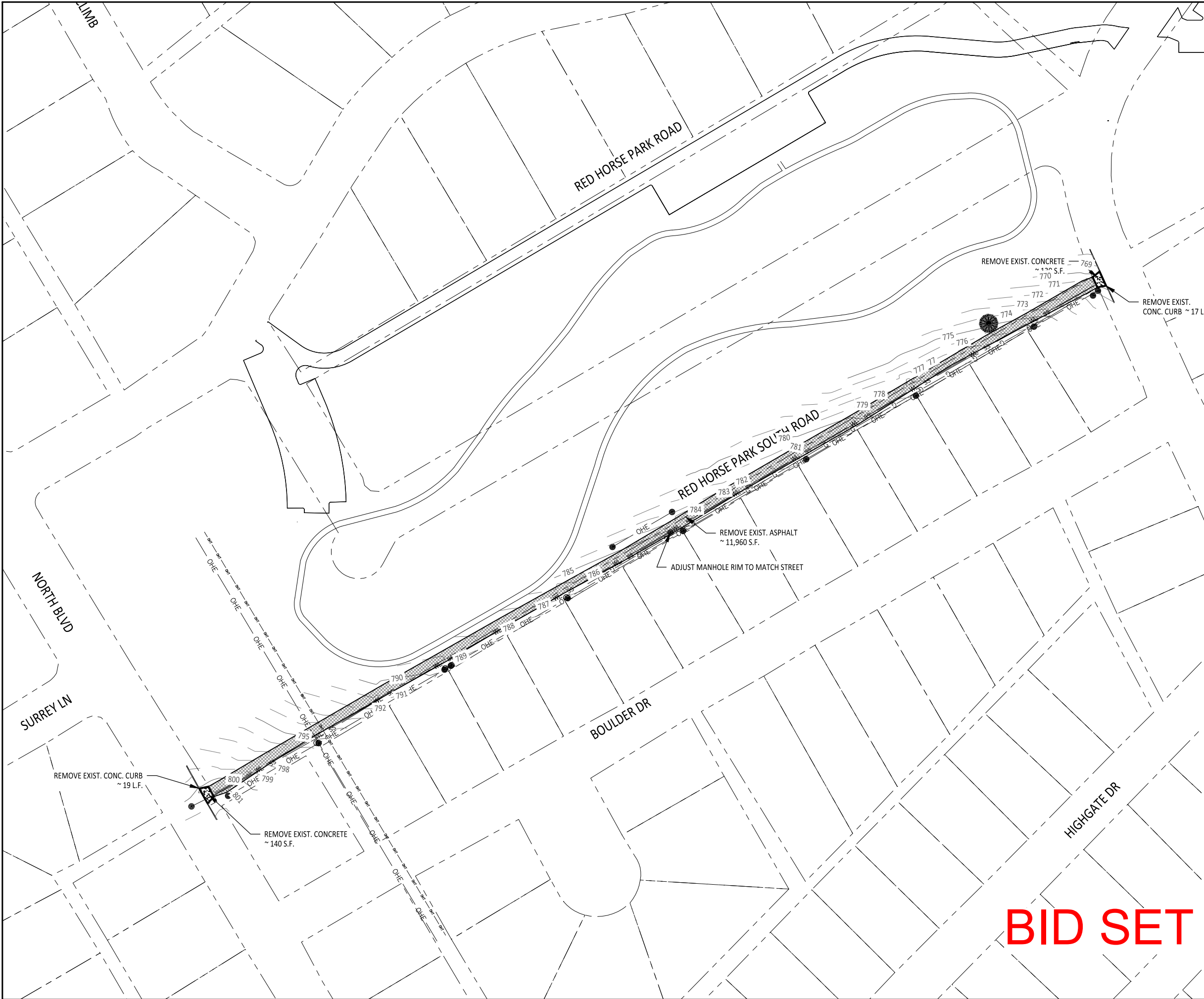
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REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

PROJECT CONTROL AND PROJECT LAYOUT

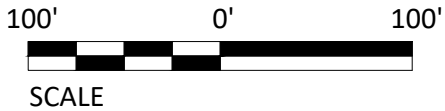
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SHEET NO.: 3 OF 15		

\\10.120.120.55\files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-EX-DEMO.dwg [EXISTING SITE AND DEMOLITION PLAN] Plotted Oct 30, 2024 at 2:47pm by James (Last Saved by: James)



LEGEND

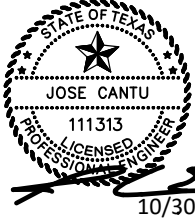
- 775 — EXISTING MAJOR CONTOUR
- 773 — EXISTING MINOR CONTOUR
- WL — EXISTING WATER LINE
- OHE — EXISTING OVERHEAD ELECTRIC LINE
- SS — EXISTING SANITARY SEWER
- G — EXISTING GAS LINE
- — EXISTING FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- ⓔ EXISTING ELECTRIC JUNCTION BOX
- ⓧ EXISTING TELEPHONE JUNCTION BOX
- [Hatched Box] EXISTING CONCRETE TO BE REMOVED
- [Cross-hatched Box] EXISTING ASPHALT TO BE REMOVED
- - - - - REMOVE EXISTING CONCRETE CURB LINE



SCALE

1"=100'
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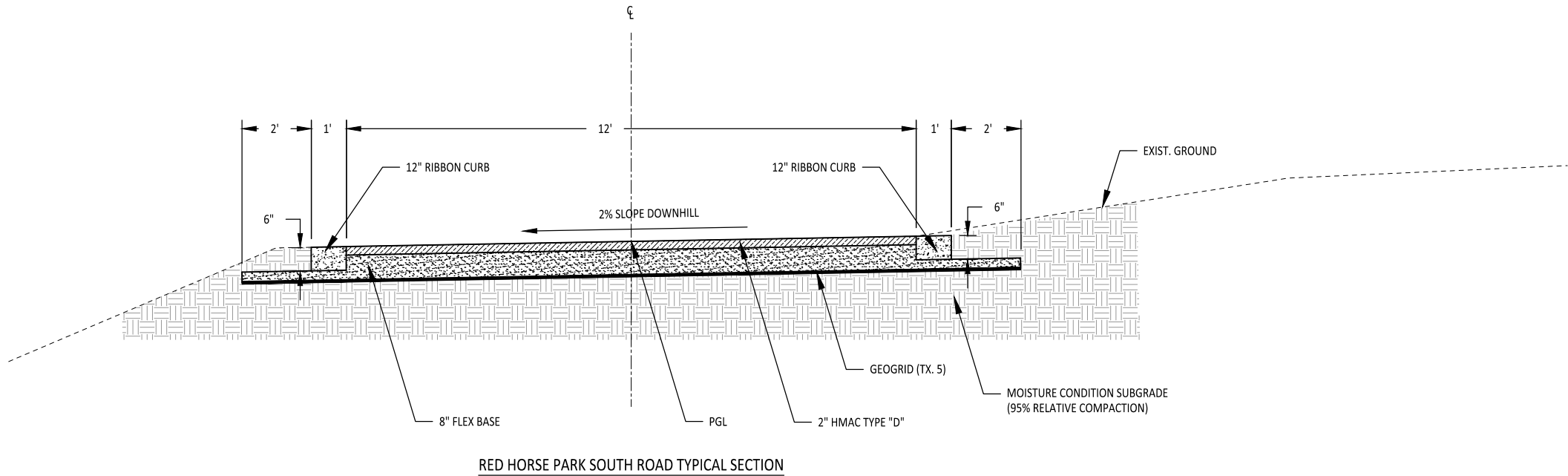
**REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS**

EXISTING SITE AND DEMOLITION PLAN

100% SUBMITTAL	PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS
SHEET NO.: 4 OF 15		

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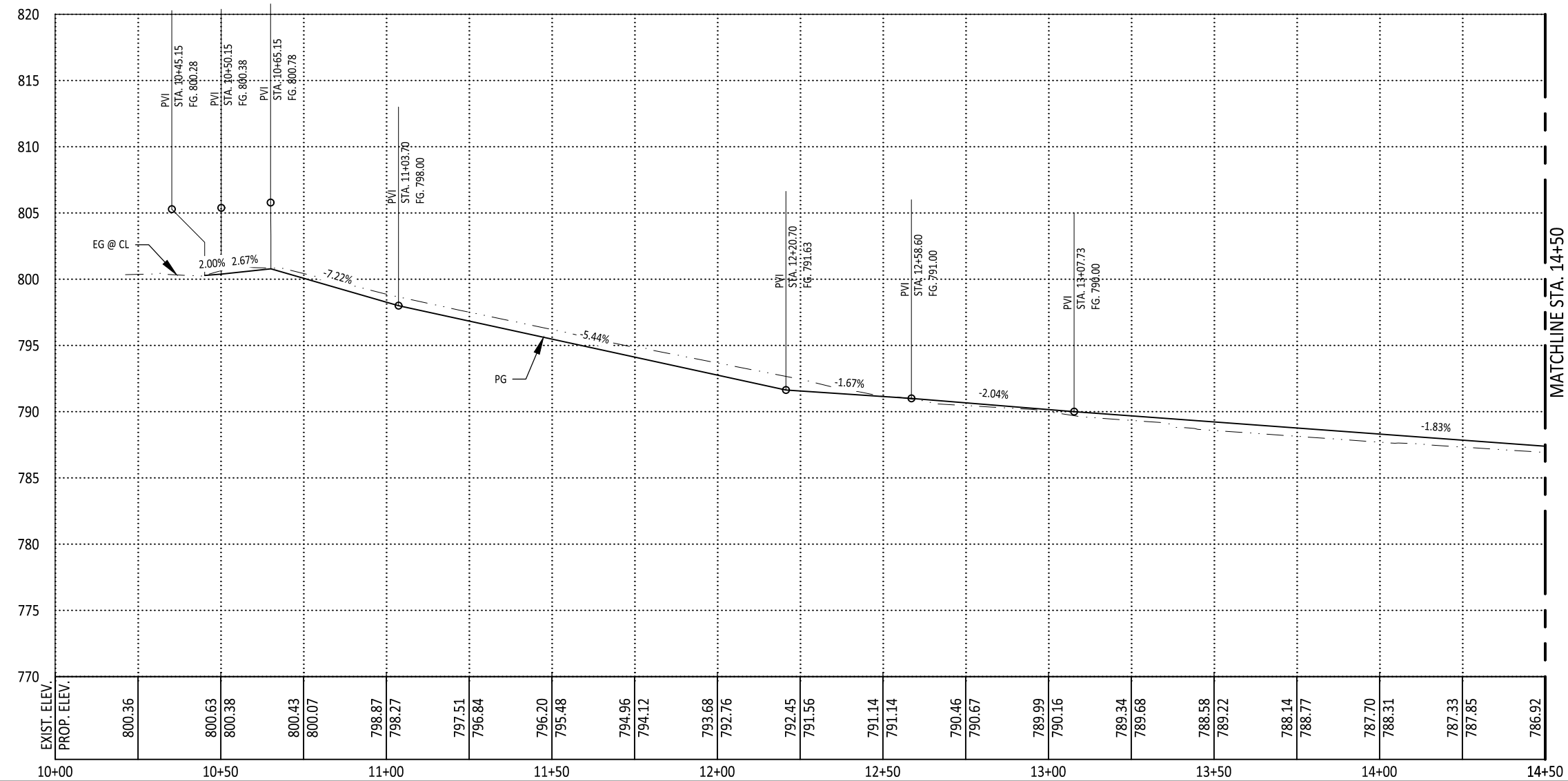
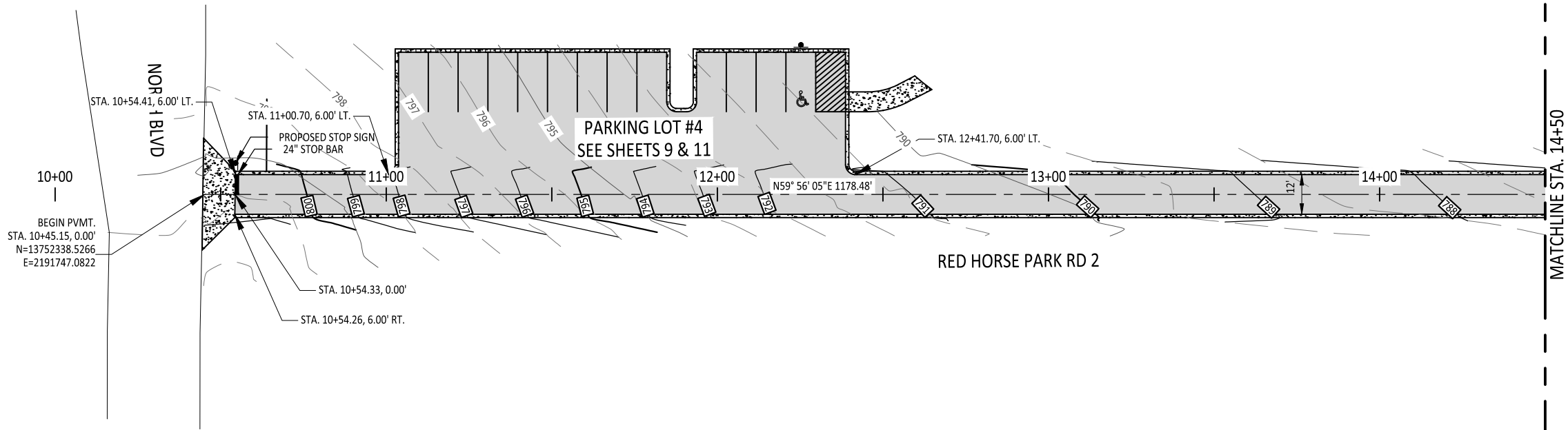
\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\TYP-SEC.dwg [TYPICAL SECTIONS] Plotted Oct 30, 2024 at 2:47pm by James (Last Saved by: James)



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DATE	NO.		
04/17/23	1	REV. NOTE FOR GEOGRID TO TX-5	
			
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REDHORSE STREET AND PARKING UNIVERSAL CITY, TEXAS			
TYPICAL SECTIONS			
100% SUBMITTAL		PROJECT NO.: 2024-003-02	DATE: 5/20/2024
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\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-STPP.dwg [PP 4] Plotted Oct 30, 2024 at 2:48pm by James (Last Saved by: James)

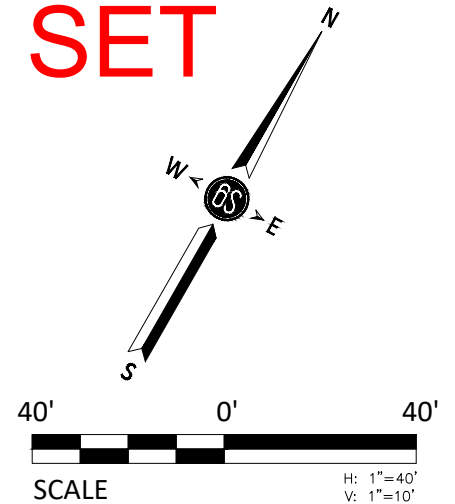


LEGEND

- 775 EXISTING MAJOR CONTOUR
- 773 EXISTING MINOR CONTOUR
- 775 PROPOSED MAJOR CONTOUR
- 773 PROPOSED MINOR CONTOUR
- WL EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC LINE
- OHT EXISTING OVERHEAD TRANSMISSION LINE
- SS EXISTING SANITARY SEWER
- G EXISTING GAS LINE
- EXISTING FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING TELEPHONE JUNCTION BOX
- PROPOSED CONCRETE
- PROPOSED ASPHALT

NOTES:
ALL CALL OUTS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED

BID SET



DATE		NO.	





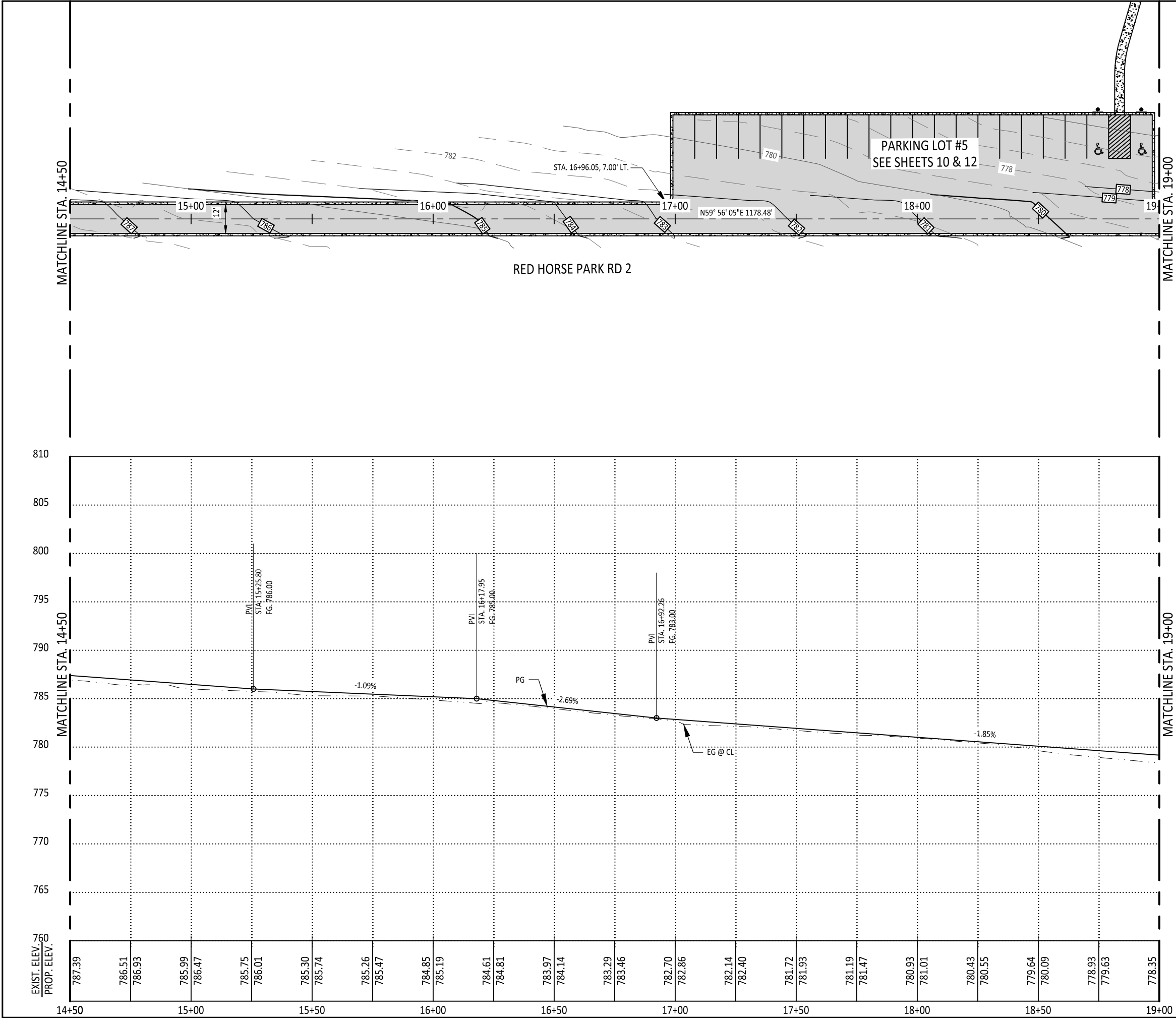
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Jourdanton, Tx. 78026
830.570.3220

REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

RED HORSE PARK SOUTH RD PLAN AND
PROFILE 1
(STA. 10+00 TO STA. 14+50)

100% SUBMITTAL PROJECT NO.: 2024-003-02 DATE: 5/20/2024
DRWN. BY: JL/JB DSGN. BY: JAC CHKD. BY: JWS SHEET NO.: 6 OF 15

\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-STPP.dwg [PP 5] Plotted Oct 30, 2024 at 2:48pm by James (Last Saved by: James)



BID SET

40' 0' 40'

SCALE 1"=40'

H: 1"=40'
V: 1"=10'

DATE	NO.

10/30/24

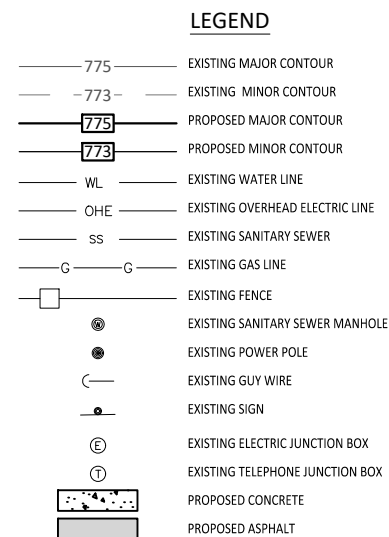
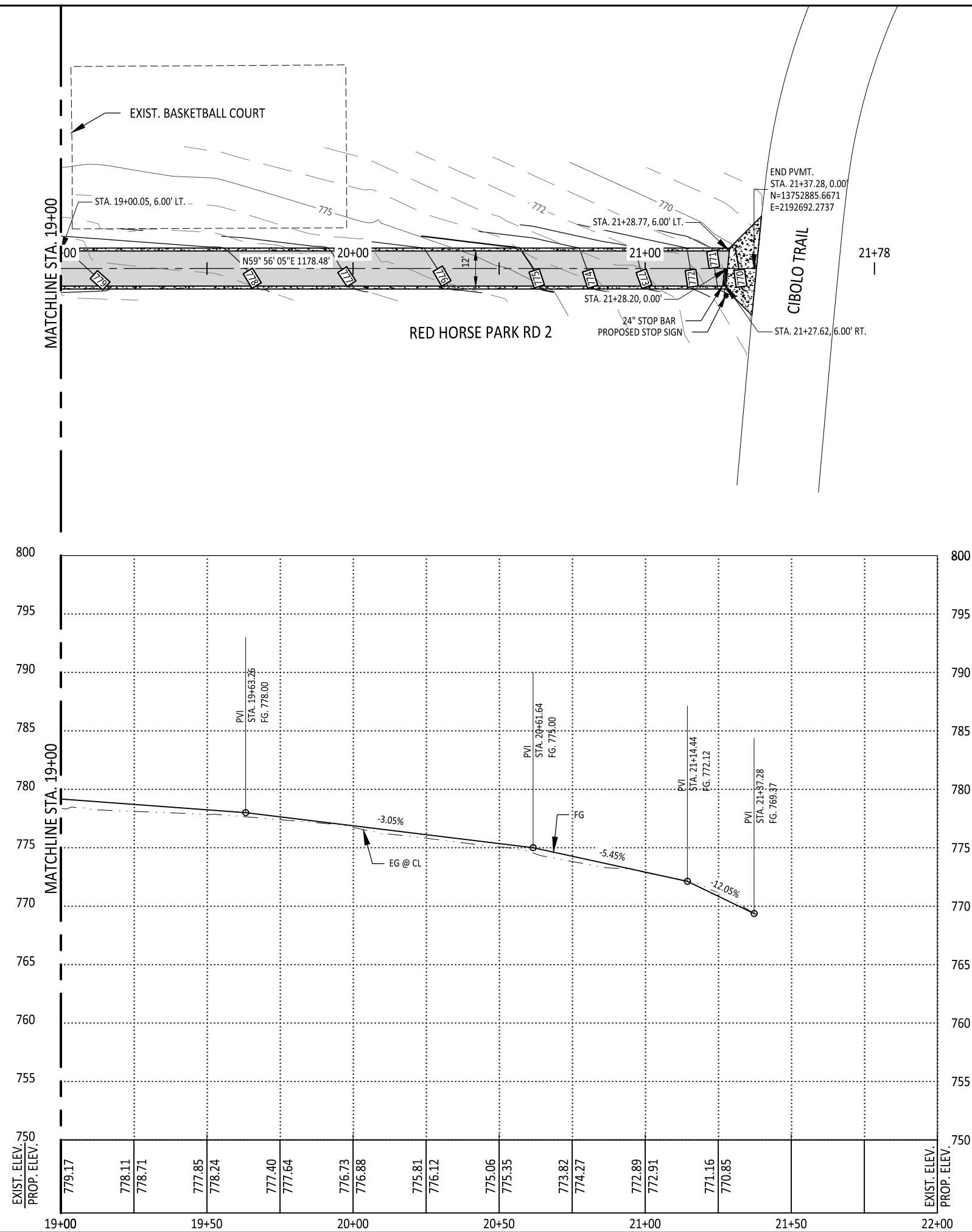
1008 Zanderson Ave.
Jourdanton, Tx. 78026
830.570.3220

ENGINEERING, INC.

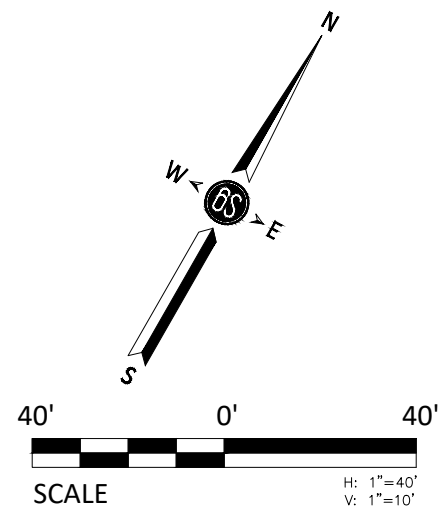
REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

RED HORSE PARK SOUTH RD PLAN AND
PROFILE 2
(STA. 14+50 TO STA. 19+00)

100% SUBMITTAL	PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS
SHEET NO.: 7 OF 15		



NOTES:
ALL CALL OUTS ARE TO THE FACE OF CURB UNLESS
OTHERWISE NOTED



REVISIONS	
DATE	NO.



UNIVERSAL CITY
Gateway to Randolph AFB



10/30/24



TBPE F-18435

ENGINEERING, INC.

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Jourdanton, Tx. 78026
830.570.3220

REDHORSE STREET AND PARKING

UNIVERSAL CITY, TEXAS

RED HORSE PARK SOUTH RD PLAN AND
PROFILE 3
(STA. 19+00 TO END)

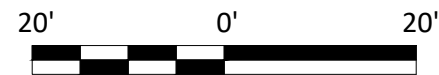
100%	% SUBMITTAL	PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JR	DSGN. BY: JAC	CHKD. BY: JWS	SHEET NO.: 8 OF 15



POINT TABLE			
POINT#	NORTHING	EASTING	DESCRIPTION
114	13752475.97	2191921.25	SIDEWALK
115	13752468.99	2191916.77	SIDEWALK
116	13752460.51	2191907.90	SIDEWALK
117	13752457.13	2191902.06	SIDEWALK

POINT TABLE			
POINT#	NORTHING	EASTING	DESCRIPTION
114	13752475.97	2191921.25	SIDEWALK
115	13752468.99	2191916.77	SIDEWALK
116	13752460.51	2191907.90	SIDEWALK
117	13752457.13	2191902.06	SIDEWALK

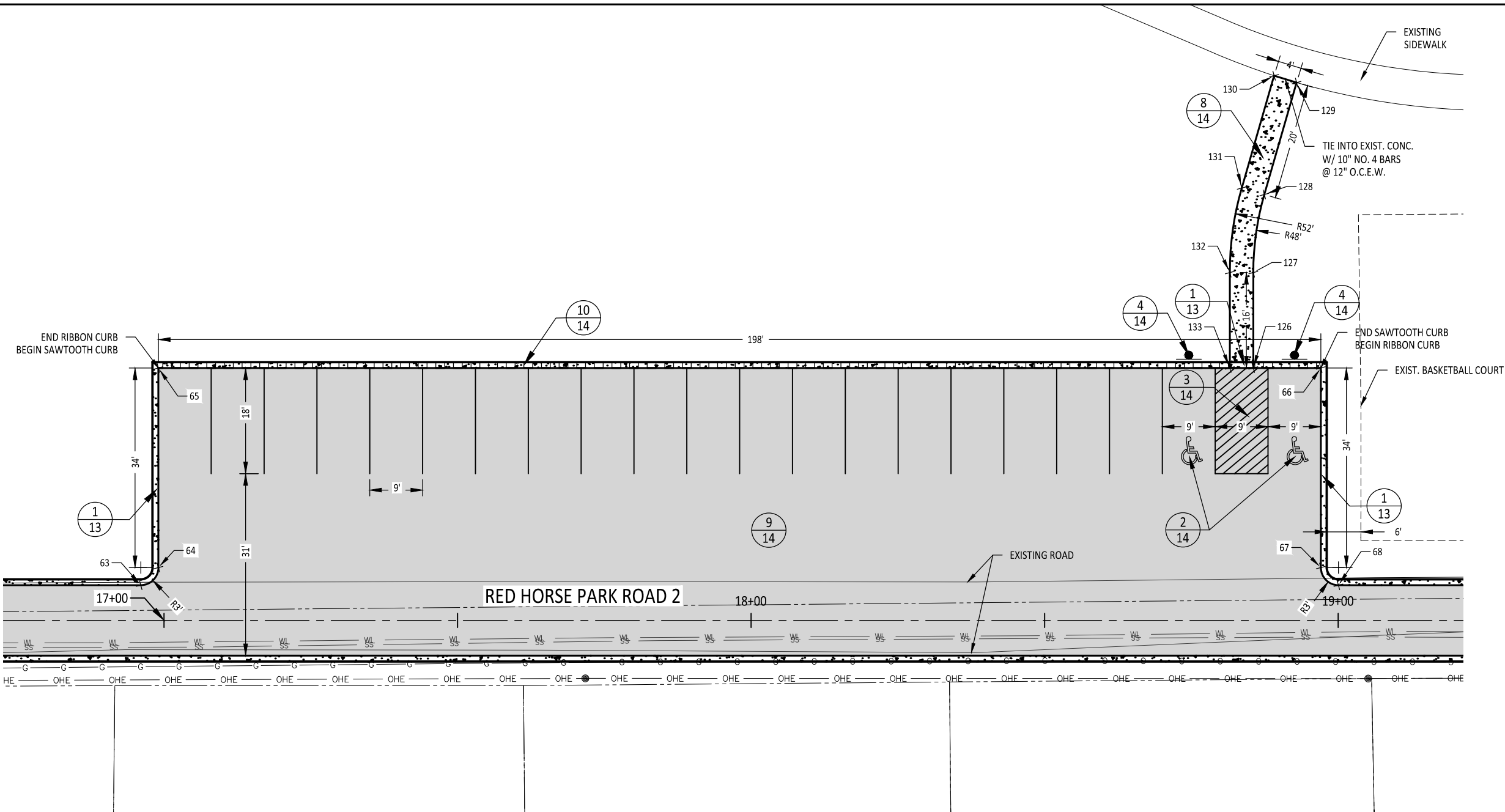
- NOTES:**
1. ALL DIMENSIONS AND POINTS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
 2. PARKING LOT SHALL HAVE 2' OF OVERBUILD FROM BACK OF CURB WITH FLEXBASE



The image contains two logos. On the left is the Universal City logo, featuring a stylized 'U' with a blue and white starburst pattern on the left and a red and white swoosh on the right, with a small airplane flying through it. Below the 'U' is the text 'UNIVERSAL CITY' in a bold, serif font, and below that is 'Gateway to Randolph AFB' in a smaller, italicized font. On the right is a circular professional engineer seal for the State of Texas. The seal features a five-pointed star in the center, surrounded by the words 'STATE OF TEXAS' at the top and 'PROFESSIONAL ENGINEER' at the bottom. In the middle of the seal, it reads 'JOSE CANTU' and '111313'. Below the seal is a signature and the date '10/30/24'.

BID SET

\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-SITE-DIM.dwg [Site Dimension 5] Plotted Oct 30, 2024 at 2:50pm by James (Last Saved by: James)



LEGEND

- PROPOSED SIGN
- PROPOSED HANDICAP INSTALL
- SPOT COORDINATES
- WL EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC LINE
- SS EXISTING SANITARY SEWER
- G EXISTING GAS LINE
- EXISTING FENCE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING SIGN
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING TELEPHONE JUNCTION BOX
- PROPOSED CONCRETE
- PROPOSED ASPHALT

NOTES:

- ALL DIMENSIONS AND POINTS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED
- PARKING LOT SHALL HAVE 2' OF OVERBUILD FROM BACK OF CURB WITH FLEXBASE

POINT TABLE			
POINT#	NORTHING	EASTING	DESCRIPTION
63	13752669.81	2192307.40	CURB
64	13752673.91	2192308.49	CURB
65	13752703.33	2192291.46	CURB
66	13752802.53	2192462.82	CURB
67	13752773.10	2192479.85	CURB
68	13752772.01	2192483.95	CURB
126	13752796.77	2192452.86	SIDEWALK
127	13752810.84	2192444.72	SIDEWALK
128	13752823.28	2192439.69	SIDEWALK
129	13752842.54	2192434.89	SIDEWALK
130	13752841.64	2192430.99	SIDEWALK
131	13752822.31	2192435.80	SIDEWALK
132	13752808.83	2192441.26	SIDEWALK
133	13752794.76	2192449.40	SIDEWALK

DATE

NO.



UNIVERSAL CITY
Gateway to Randolph AFB



STATE OF TEXAS
JOSE CANTU
111313
LICENSED PROFESSIONAL ENGINEER
10/30/24



TBPE F-18435
ENGINEERING, INC.

1008 Zanderson Ave.
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830.570.3220

REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

PARKING LOT 5 SITE DIMENSION CONTROL

100% SUBMITTAL

PROJECT NO.: 2024-003-02

DATE: 5/20/2024

DRWN. BY: JL/JB

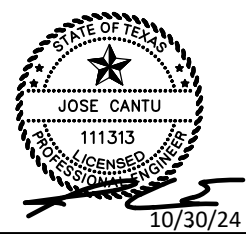
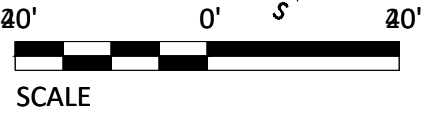
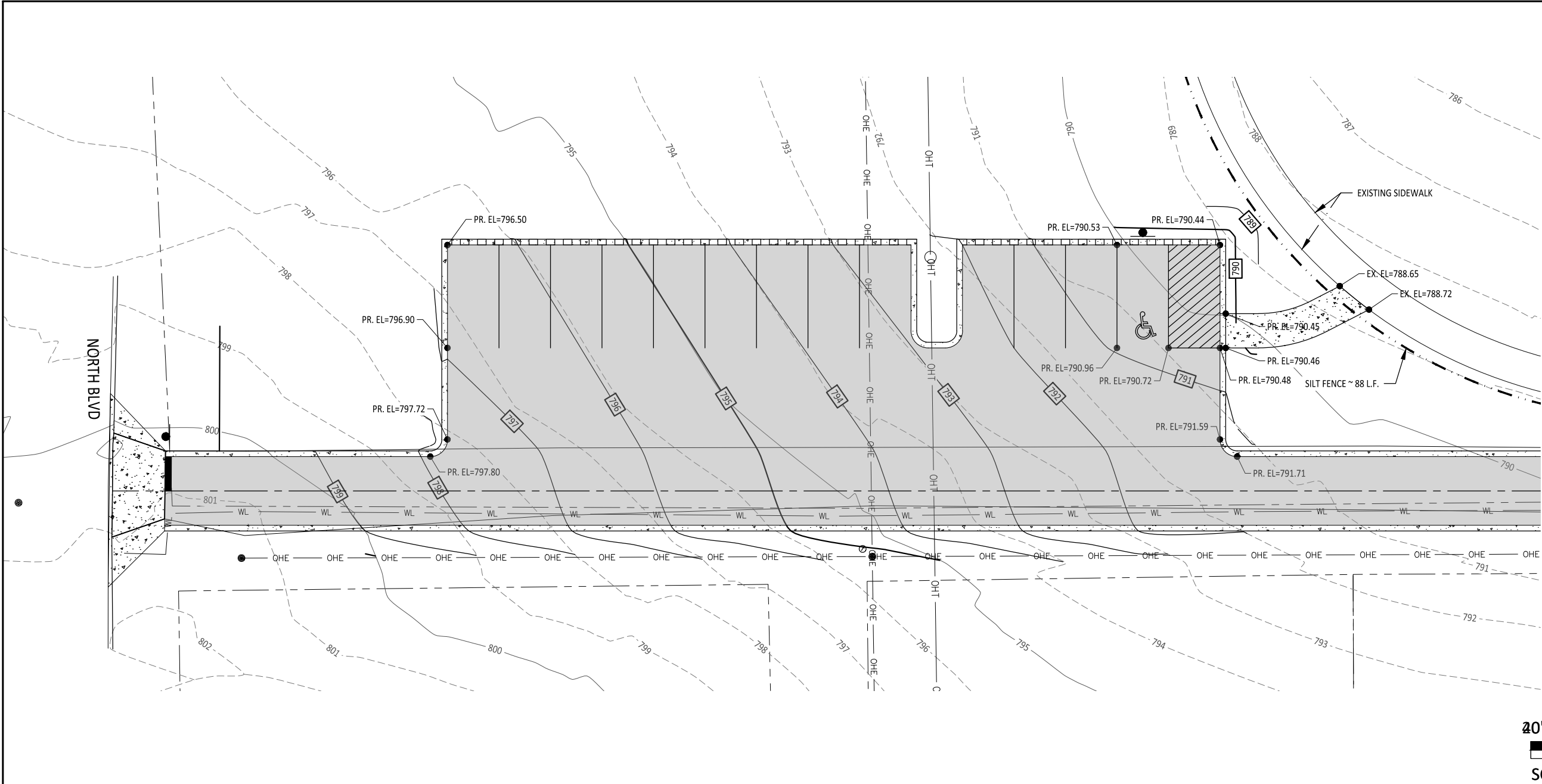
DSGN. BY: JAC

CHKD. BY: JWS

SHEET NO.: 10 OF 15

BID SET

\\10.120.120.55\files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-PARK.dwg [Park 4] Plotted Oct 30, 2024 at 2:51pm by James (Last Saved by: James)



6S TBPE F-18435 ENGINEERING, INC. 1008 Zanderson Ave. Jourdan, Tx. 78026 830.570.3220

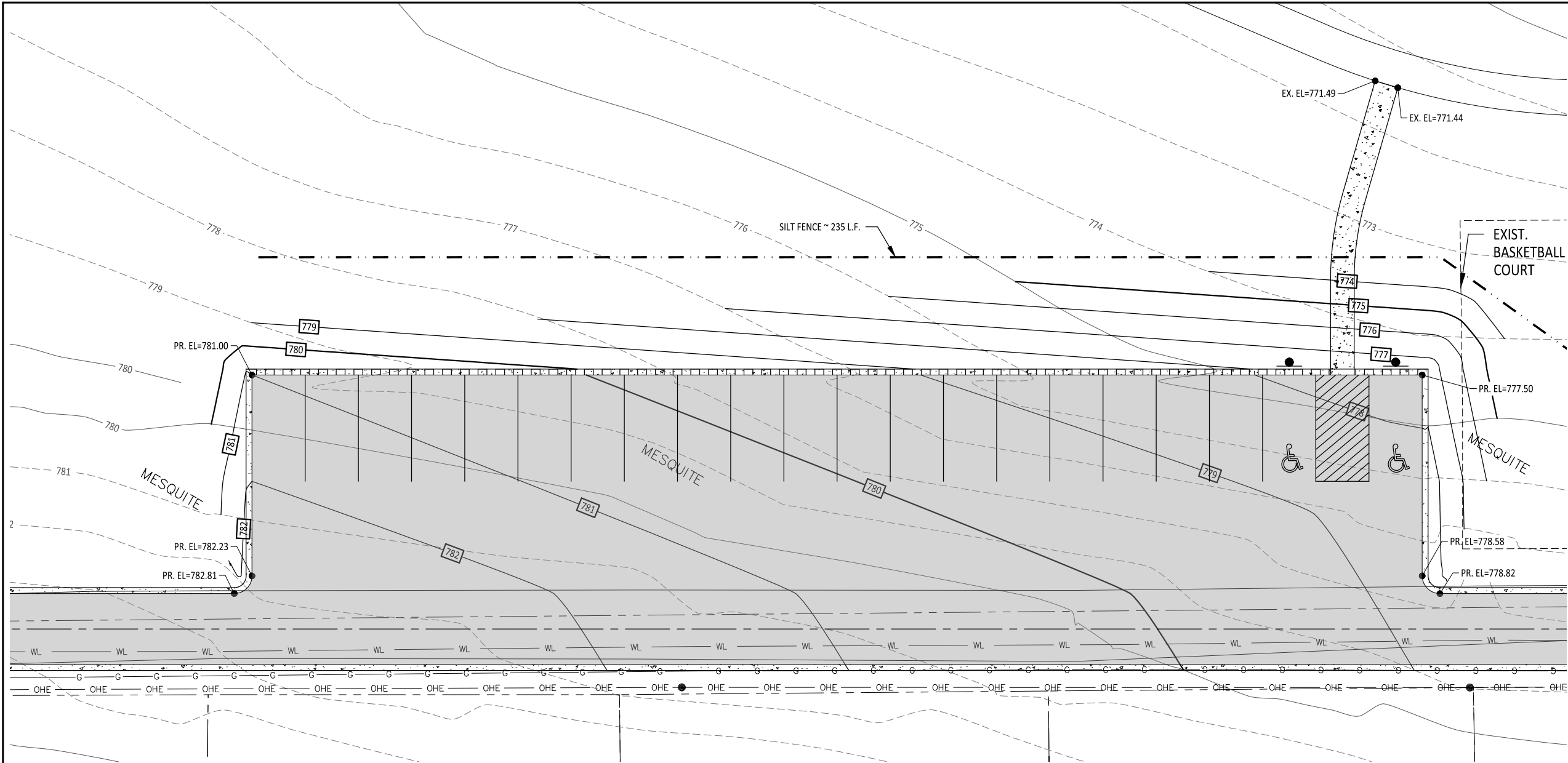
REDHORSE STREET AND PARKING UNIVERSAL CITY, TEXAS

GRADING PLAN PARKING LOT 4

100% SUBMITTAL	PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS
SHEET NO.: 11 OF 15		

BID SET

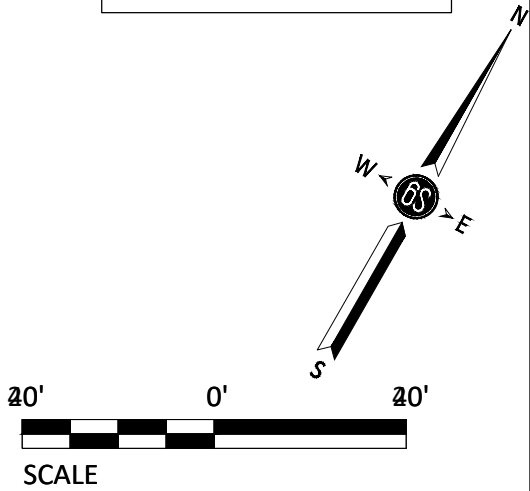
\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\DWG\package 4\C-PARK.dwg [Park 5] Plotted Oct 30, 2024 at 2:51pm by James (Last Saved by: James)



LEGEND

- 775 ——— EXISTING MAJOR CONTOUR
- 773 - - - EXISTING MINOR CONTOUR
- 775 ——— PROPOSED MAJOR CONTOUR
- 773 - - - PROPOSED MINOR CONTOUR
- WL ——— EXISTING WATER LINE
- OHE ——— EXISTING OVERHEAD ELECTRIC LINE
- SS ——— EXISTING SANITARY SEWER
- G — G — EXISTING GAS LINE
- — — EXISTING FENCE
- ⊗ EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING GUY WIRE
- ⊙ EXISTING SIGN
- ⓔ EXISTING ELECTRIC JUNCTION BOX
- Ⓣ EXISTING TELEPHONE JUNCTION BOX
- PROPOSED CONCRETE
- PR. EL=777.77 PROPOSED ELEVATION
- EX. EL=777.77 EXISTING ELEVATION
- - - - - SILT FENCE

NOTES:
ALL SPOT ELEVATIONS ARE TO THE FACE OF CURB
UNLESS OTHERWISE NOTED



1"=20'
REVISIONS

DATE	NO.



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ENGINEERING, INC.
1008 Zanderson Ave.
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830.570.3220

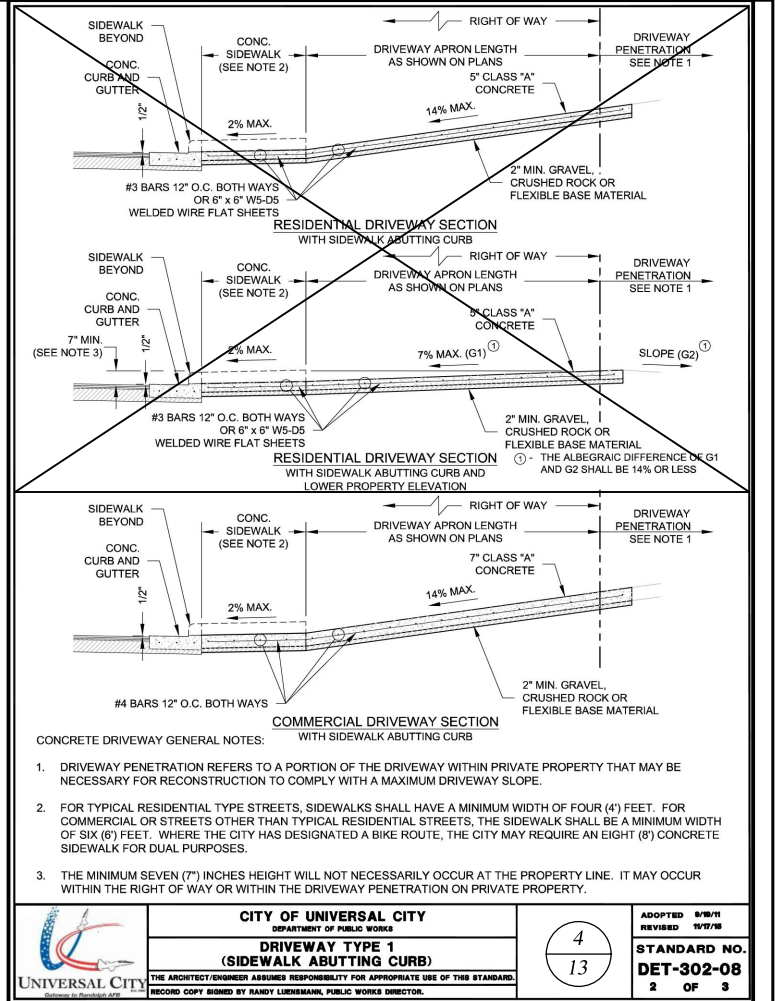
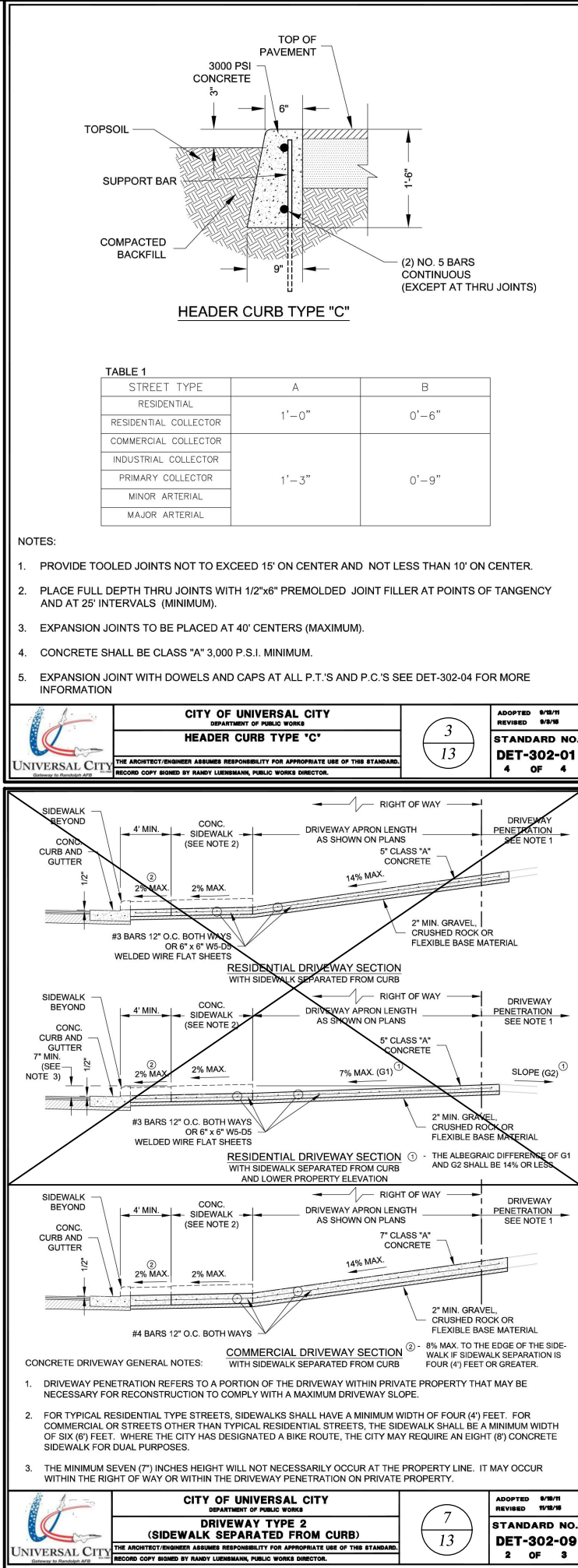
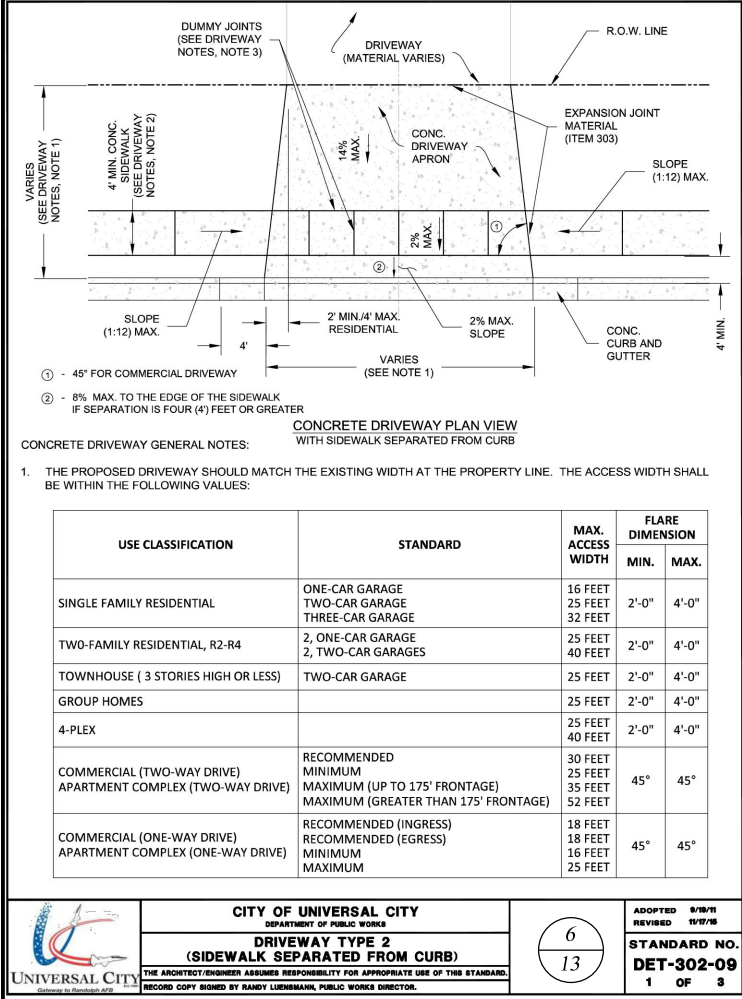
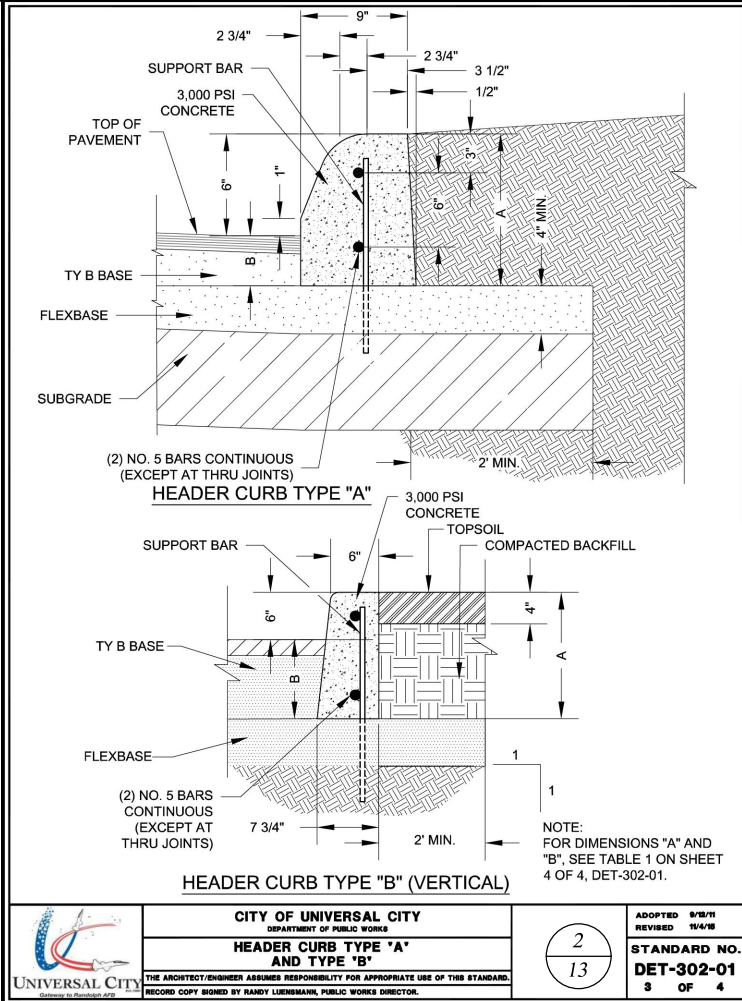
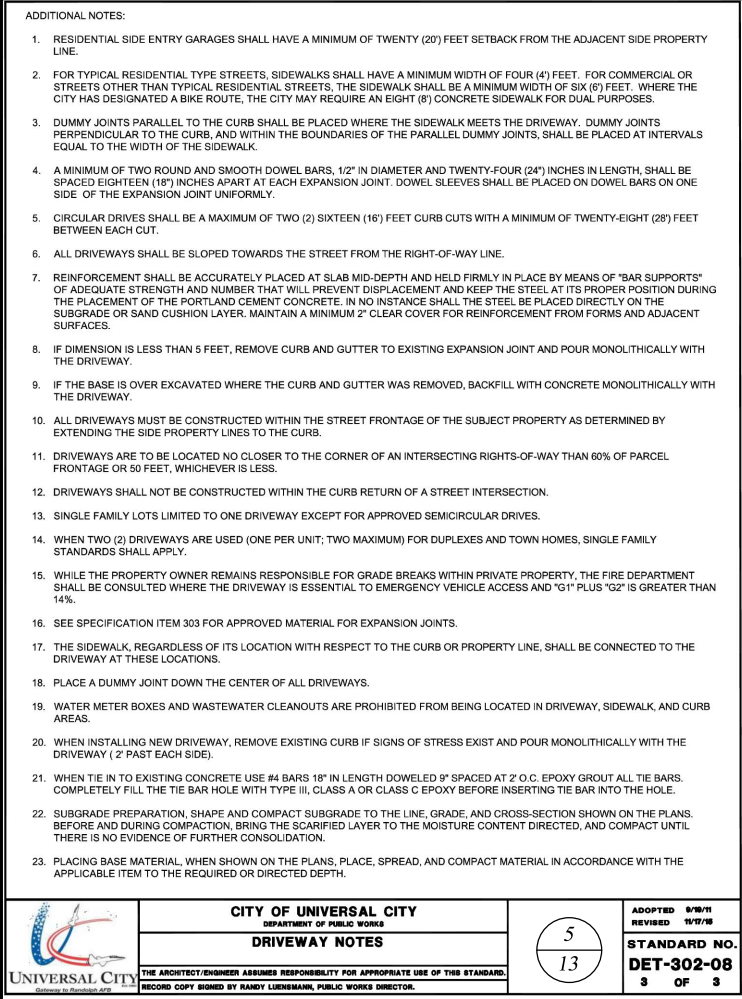
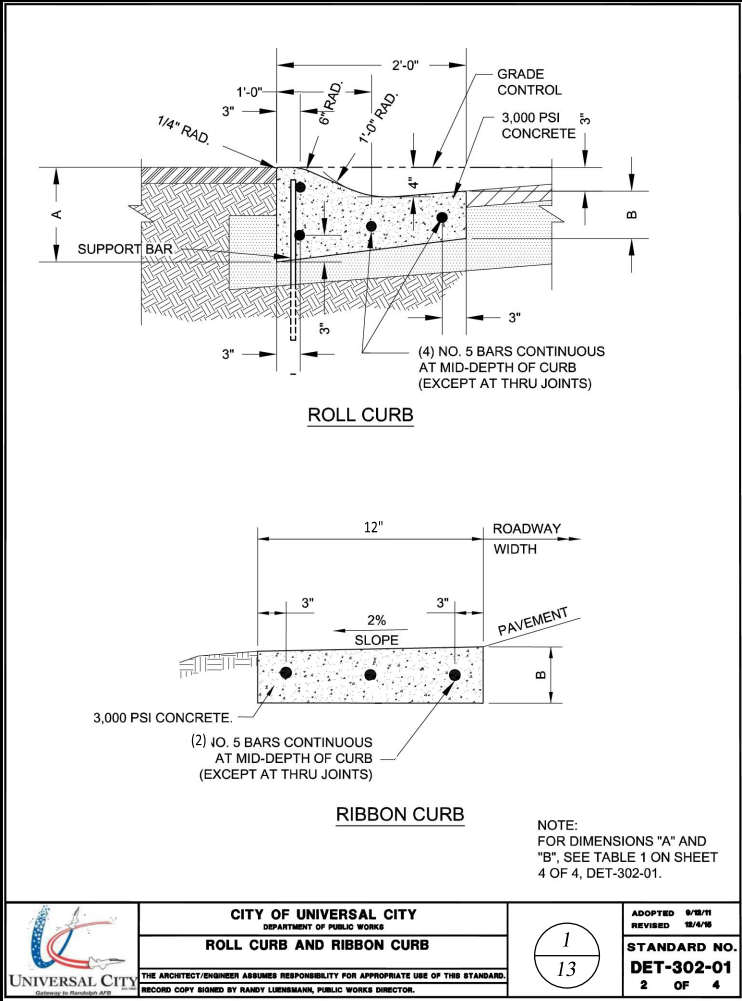
REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

GRADING PLAN PARKING LOT 5

100% SUBMITTAL	PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS
SHEET NO.: 12 OF 15		

BID SET

\\10.120.120.55\65 files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\dwg\package 4\C-DTLs.dwg [UNIVERSAL CITY STANDARD DETAILS] Plotted Oct 30, 2024 at 2:52pm by James (Last Saved by: James)



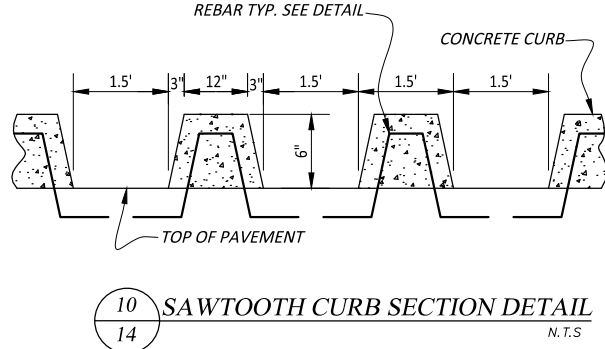
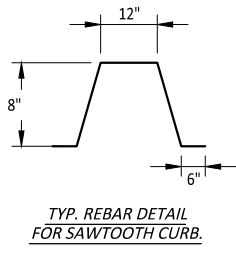
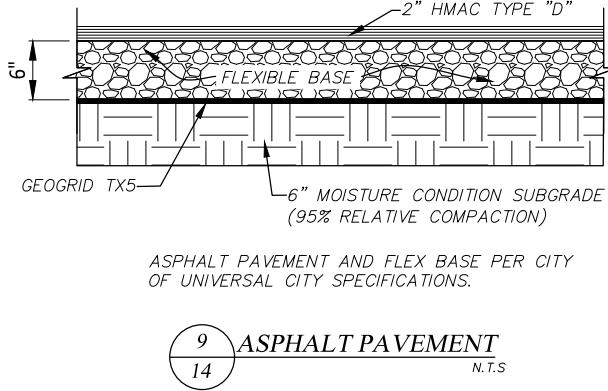
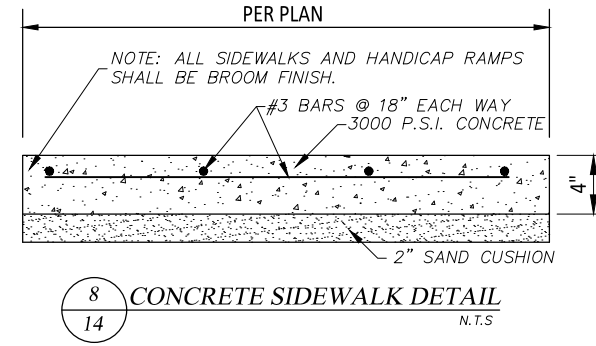
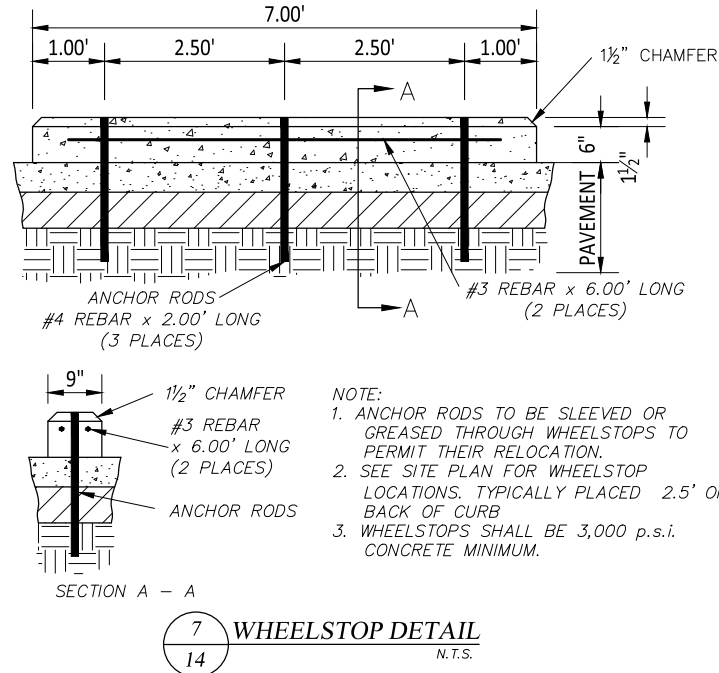
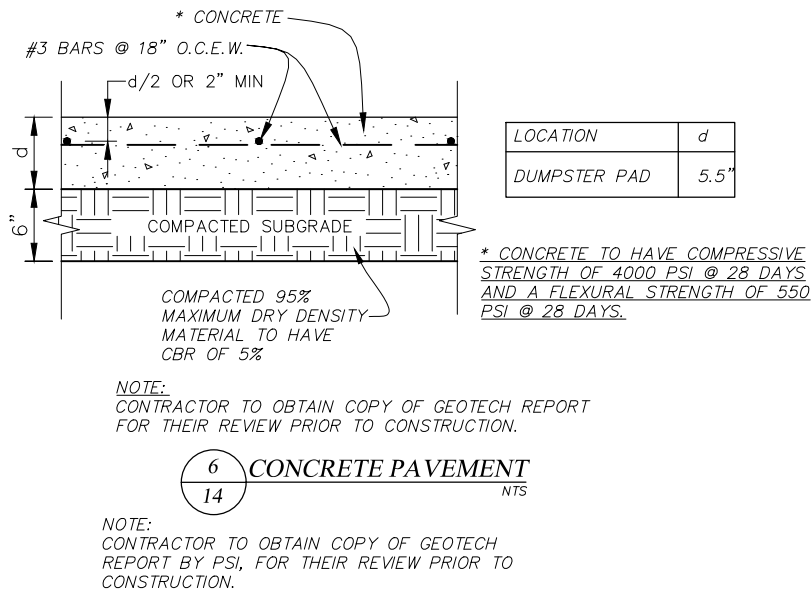
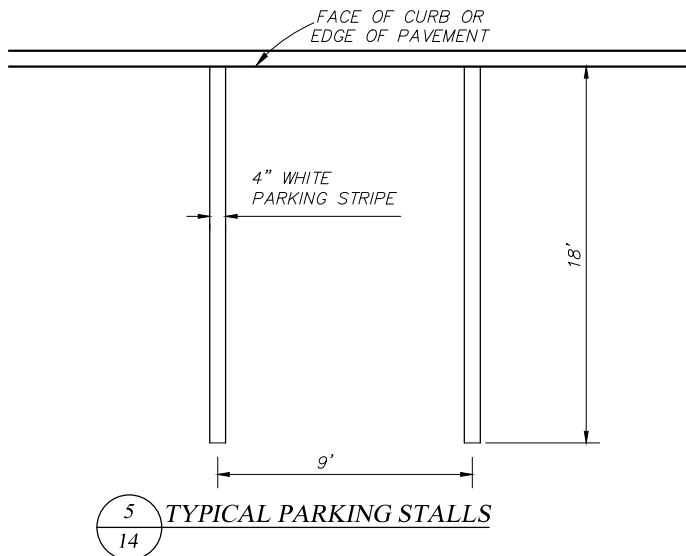
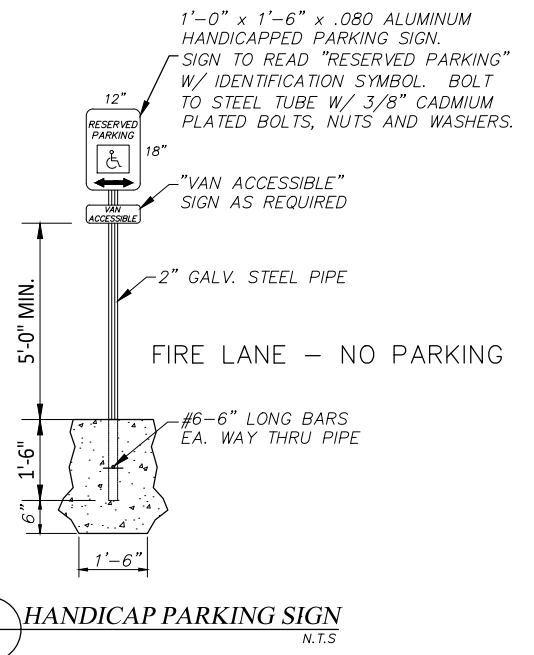
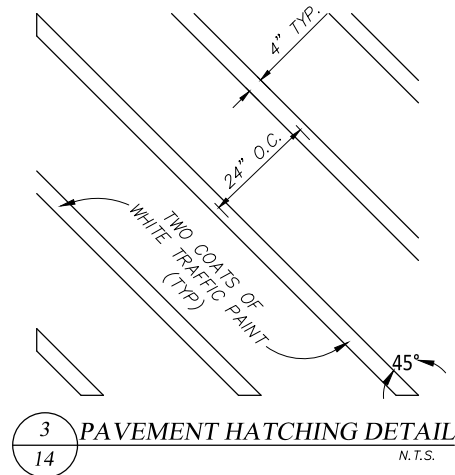
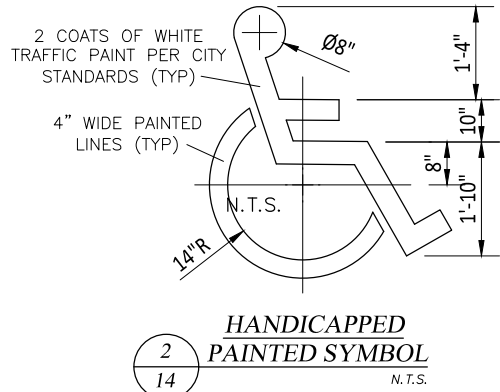
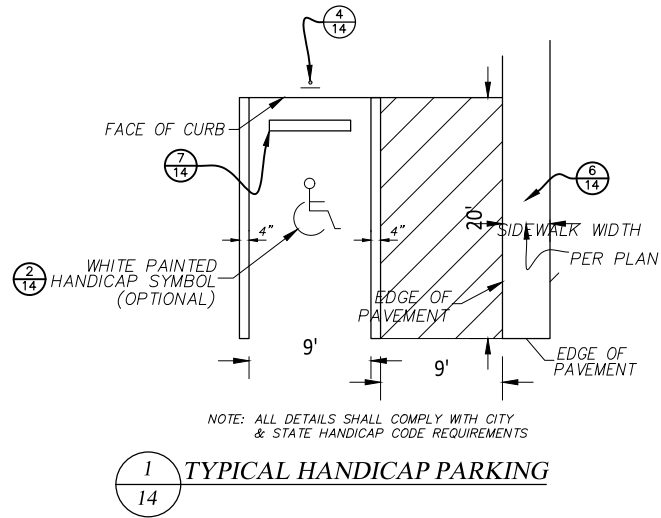
BID SET

NOTE:
ALL DRIVEWAYS ARE COMMERCIAL DRIVEWAYS.

REVISIONS	
DATE	NO.

 UNIVERSAL CITY Gateway to Randolph AFB	
1008 Zanderson Ave. Jourdanton, Tx. 78026 830.570.3220	
REDHORSE STREET AND PARKING UNIVERSAL CITY, TEXAS	
UNIVERSAL CITY STANDARD DETAILS	
100% SUBMITTAL	PROJECT NO.: 2024-003-02
DRWN. BY: JL/JB	DATE: 5/20/2024
DSGN. BY: JAC	SHEET NO.: 13 OF 15
CHKD. BY: JWS	

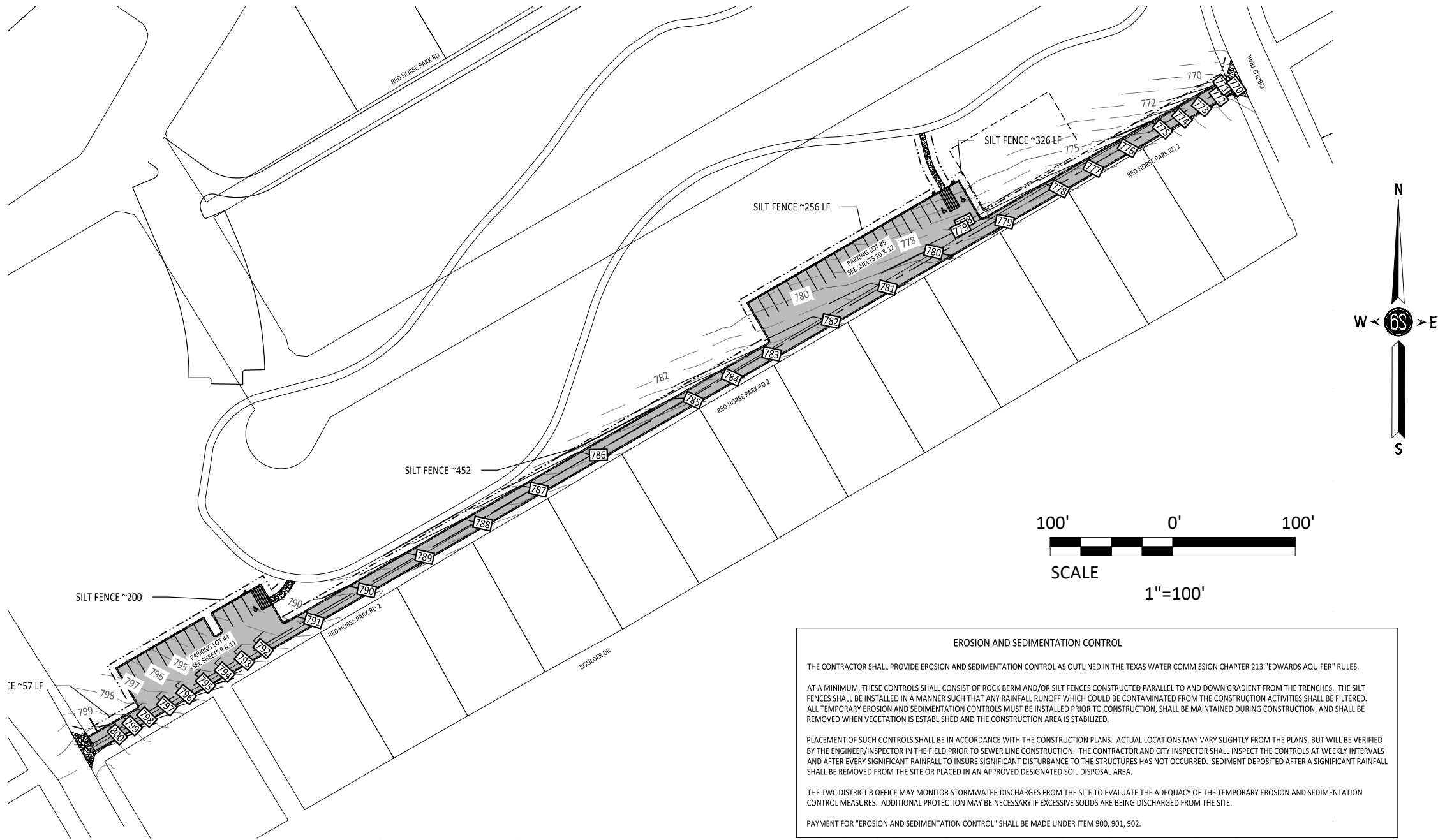
\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-DTLS.dwg [Misc Details] Plotted Oct 30, 2024 at 2:53pm by James (Last Saved by: James)



BID SET

REVISIONS			
DATE	NO.		
			
 TBPE F-18435		1008 Zanderson Ave. Jourdanton, Tx. 78026 830.570.3220	
REDHORSE STREET AND PARKING UNIVERSAL CITY, TEXAS			
MISCELLANEOUS DETAILS			
100% SUBMITTAL		PROJECT NO.: 2024-003-02	DATE: 5/20/2024
DRWN. BY: JL/JB	DSGN. BY: JAC	CHKD. BY: JWS	SHEET NO.: 14 OF 15

\\10.120.120.55\6s files\Projects\2021\2021-003-02 - uc - red horse park\410 design\050 CAD\Drawings\package 4\C-DTLS.dwg [Misc Details 2] Plotted Oct 30, 2024 at 2:53pm by James (Last Saved by: James)



LEGEND

775

EXISTING MAJOR CONTOUR

773

EXISTING MINOR CONTOUR

775

PROPOSED MAJOR CONTOUR

773

PROPOSED MINOR CONTOUR

WL

EXISTING WATER LINE

OHE

EXISTING OVERHEAD ELECTRIC LINE

SS

EXISTING SANITARY SEWER

G

EXISTING GAS LINE

EXISTING FENCE

EXISTING SANITARY SEWER MANHOLE

EXISTING POWER POLE

EXISTING GUY WIRE

EXISTING SIGN

EXISTING ELECTRIC JUNCTION BOX

EXISTING TELEPHONE JUNCTION BOX

PROPOSED CONCRETE

PR. EL=777.77

EX. EL=777.77

SILT FENCE

GENERAL NOTES:

1. THE CONTRACTOR AND DEVELOPER MUST COMPLETE AND SUBMIT THE NOI TO THE TCEQ IN ACCORDANCE WITH TPDES GENERAL PERMIT.

2. IF DURING CONSTRUCTION, EROSION IS FOUND TO OCCUR IN AREAS LACKING TEMPORARY BMP'S. CONTRACTOR SHALL REPAIR AREAS OF EROSION AND INSTALL NECESSARY BMP'S TO PREVENT FURTHER EROSION. REVISIONS SHALL BE MARKED ON FACE OF SWPPP AND ENGINEER SHALL BE NOTIFIED.

3. SEQUENCE OF MAJOR ACTIVITIES:

* INSTALLATION OF TEMPORARY BEST MANAGEMENT PRACTICES

* MASS GRADING

* UTILITY INSTALLATION

* CONSTRUCTION OF BUILDING PADS

* CONSTRUCTION OF BUILDINGS

* FINAL SITE GRADING

* FINAL PAVING OF PARKING LOT AND DRIVE LANES

4. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL FINAL STABILIZATION HAS BEEN MET. NO SEPARATE PAYMENT WILL BE MADE FOR THE MAINTENANCE OR REMOVAL OF THE SEDIMENT CONTROL MEASURES.

EROSION AND SEDIMENTATION CONTROL

THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL AS OUTLINED IN THE TEXAS WATER COMMISSION CHAPTER 213 "EDWARDS AQUIFER" RULES.

AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERM AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF WHICH COULD BE CONTAMINATED FROM THE CONSTRUCTION ACTIVITIES SHALL BE FILTERED. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED.

PLACEMENT OF SUCH CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO SEWER LINE CONSTRUCTION. THE CONTRACTOR AND CITY INSPECTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE SIGNIFICANT DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.

THE TWC DISTRICT 8 OFFICE MAY MONITOR STORMWATER DISCHARGES FROM THE SITE TO EVALUATE THE ADEQUACY OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.

PAYMENT FOR "EROSION AND SEDIMENTATION CONTROL" SHALL BE MADE UNDER ITEM 900, 901, 902.

GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 FEET WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.

5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

8. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN No. 7 ABOVE.

9. 30-INCH MINIMUM HEIGHT MEASURED FROM THE EXISTING OR GRADED GROUND.

BID SET

REVISIONS

DATE

NO.

UNIVERSAL CITY

Gateway to Randolph AFB

STATE OF TEXAS

JOSE CANTU

111313

LICENSED PROFESSIONAL ENGINEER

10/30/24

6S

TBPE F-18435

ENGINEERING, INC.

1008 Zanderson Ave.
Jourdanton, Tx. 78026
830.570.3220

REDHORSE STREET AND PARKING
UNIVERSAL CITY, TEXAS

MISCELLANEOUS DETAILS 2

100% SUBMITTAL

PROJECT NO.: 2024-003-02

DATE: 5/20/2024

DRWN. BY: JL/JB

DSGN. BY: JAC

CHKD. BY: JWS

SHEET NO.: 15 OF 15