

SOMERSET GROVE, UNIT 4 SAWS SEWER PLANS SAN ANTONIO, TEXAS

LENNAR HOMES 100 NE LOOP 410, SUITE 1155 SAN ANTONIO, TEXAS 78216

FEBRUARY 2023



PREPARED BY:



290 S. CASTELL AVE., STE. 100 NEW BRAUNFELS, TX 78130 HMTNB.COM P(830)625-8555*F(830)625-8556 TBPE FIRM F-10961 TBPLS FIRM 1053600

NOTE TO CONTRACTOR:

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

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

PLAT ID: LAND-PLAT 22-11800345

PROJECT BENCHMARK

TBM #54 16 HMT IN SW N: 13670885.531 E: 2106886.081 ELEV: 633.37 TBM #56 12 HMTCNTRL N: 13671302.806 E: 2104066.408 ELEV: 634.21

TBM #55 16 HMT IN BC N: 13671511.796 E: 2107417.495 ELEV: 634.70

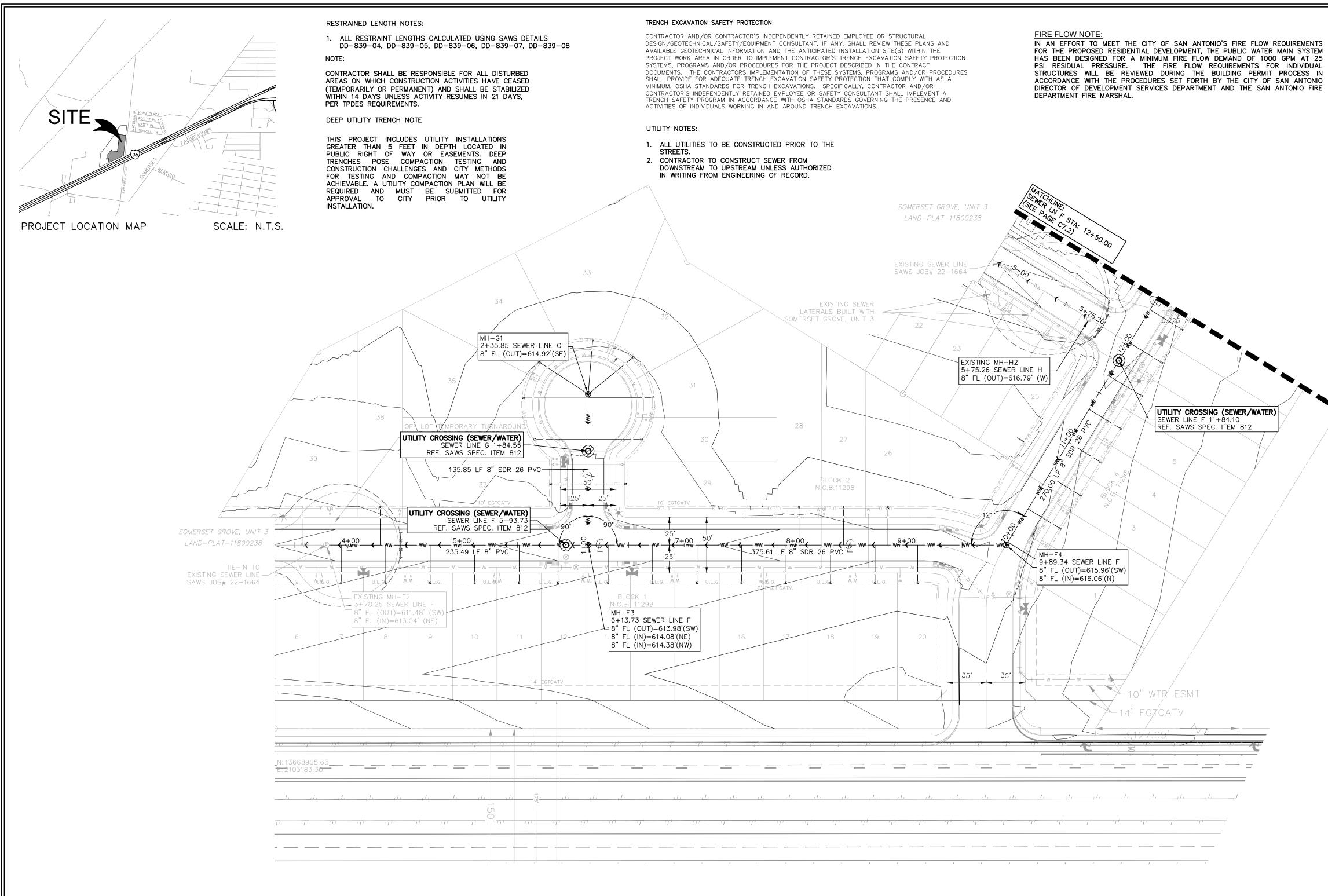
LEGAL DESCRIPTION

BEING A TOTAL OF 11.780 ACRE TRACT OF LAND INCLUSIVE OF A 0.428 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO OUT OF PART OF A 29.68 ACRE TRACT LOCATED IN OLD CITY LOTS (OCL) 19 AND 20, RANGE 4, DISTRICT 6 OF THE CITY TRACT OF SAN ANTONIO DE BEXAR, AS SURVEYED AND DIVIDED IN 1852, BEING A PORTION OF A CALLED 57.21 ACRE TRACT AND A CALLED 20.25 ACRE TRACT, BOTH DESCRIBED IN VOLUME 2631, PAGE 483, DEED RECORDS, BEXAR COUNTY, TEXAS.

Sheet List Table					
Sheet Number	Sheet Title				
C7.0	COVER SEWER				
C7.1	OVERALL WWTR (1 OF 2)				
C7.2	OVERALL WWTR (2 OF 2)				
C7.3	SEWER LINE F P&P (1 OF 2)				
C7.4	SEWER LINE F P&P (2 OF 2)				
C7.5	SEWER LINE G P&P				

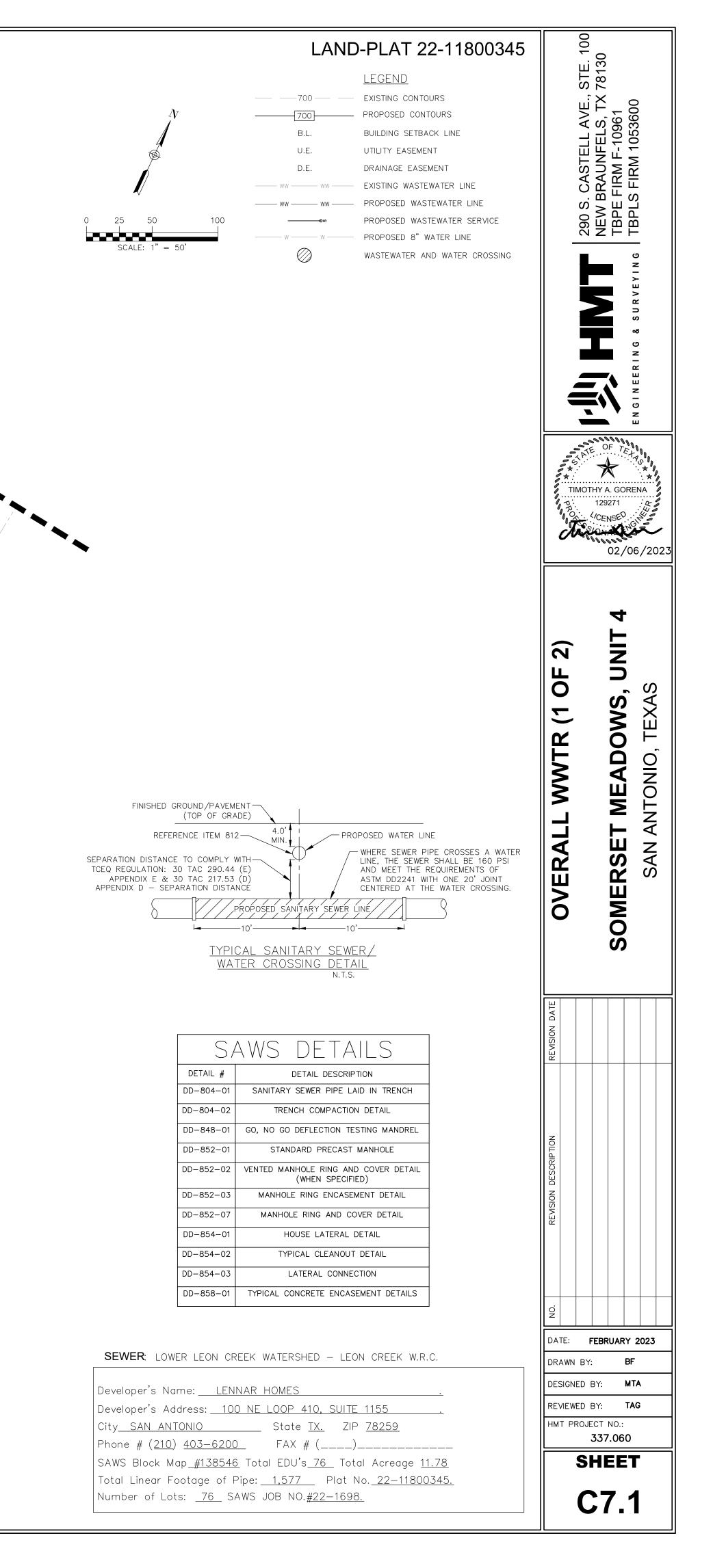
SEWER: LOWER LEON CREEK WATERSHED - LEON CREEK W.R.C.

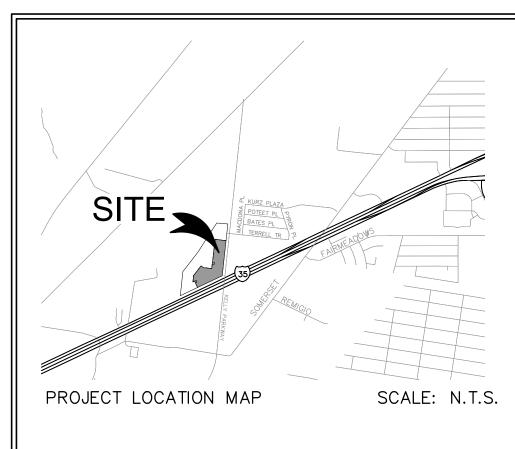
SOMERSET GROVE, UNIT 4 SAWS SEWER CONSTRUCTION PLANS



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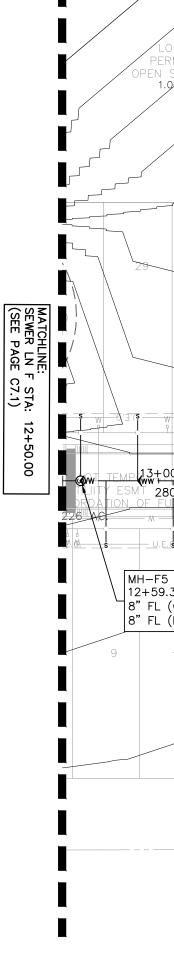
RESTRAINED LENGTH NOTES:

 ALL RESTRAINT LENGTHS CALCULATED USING SAWS DETAILS DD-839-04, DD-839-05, DD-839-06, DD-839-07, DD-839-08
NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

DEEP UTILITY TRENCH NOTE

THIS PROJECT	INCLUDES	UTILITY	INSTALL	ATIONS
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PUBLIC RIGHT	OF WAY	OR EAS	EMENTS.	DEEP
TRENCHES PO	SE COMP	ACTION	TESTING	AND
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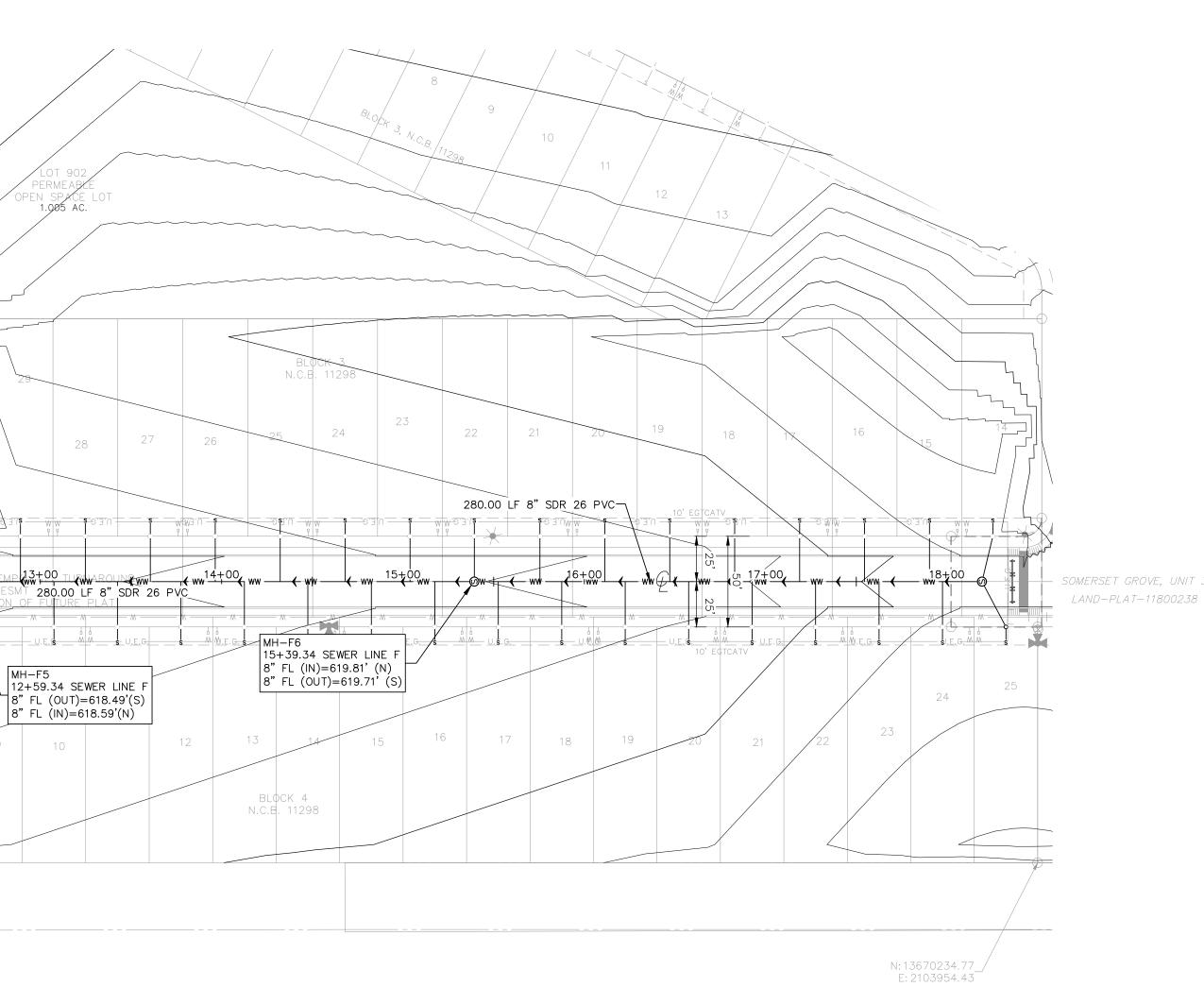
TRENCH EXCAVATION SAFETY PROTECTION

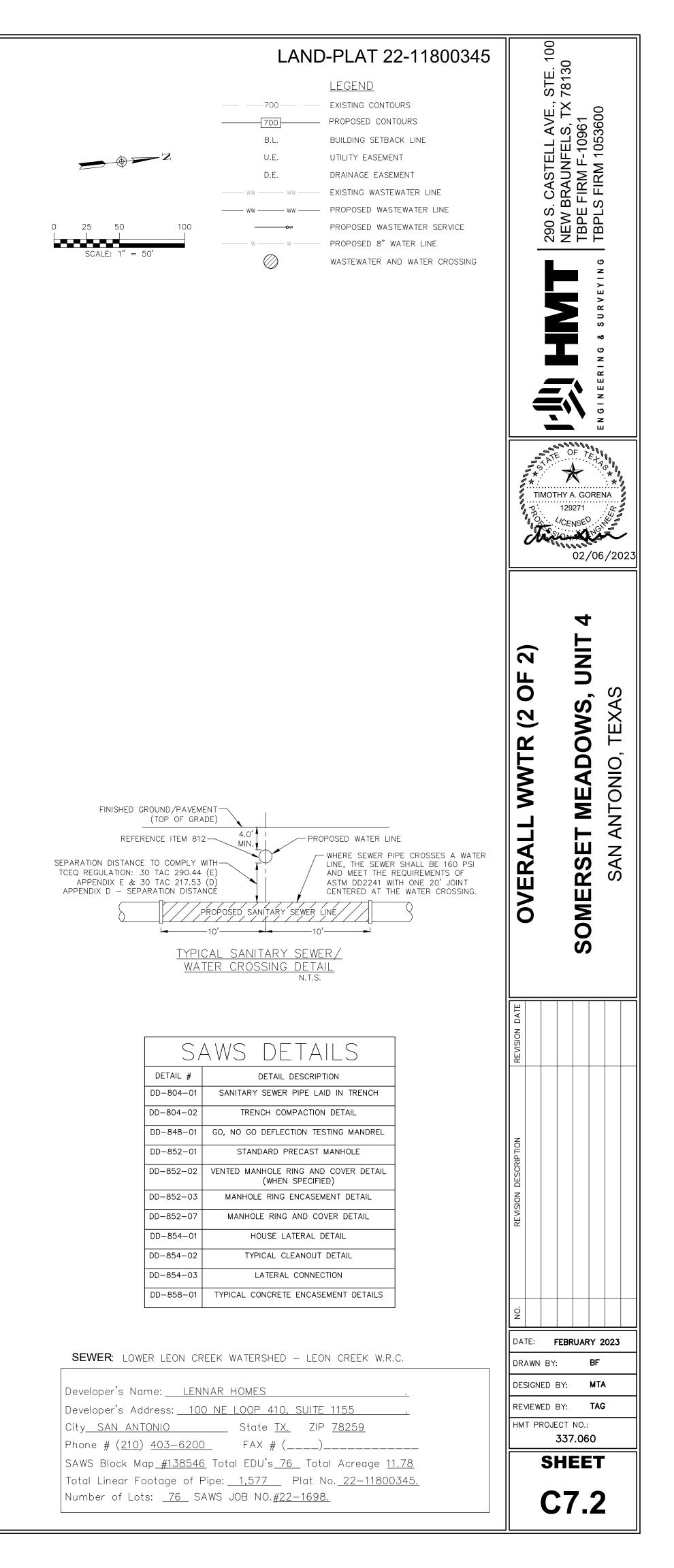
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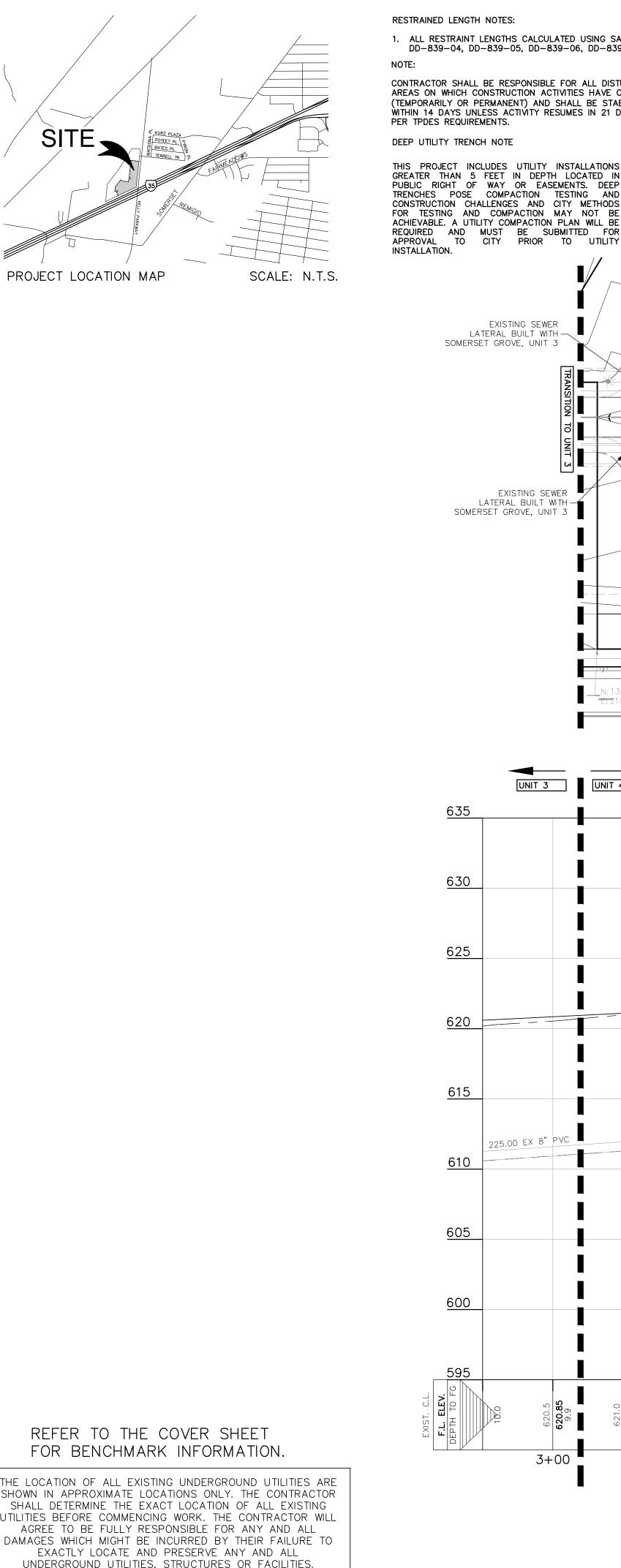
UTILITY NOTES:

- 1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
- 2. CONTRACTOR TO CONSTRUCT SEWER FROM
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FIRE FLOW NOTE: IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.







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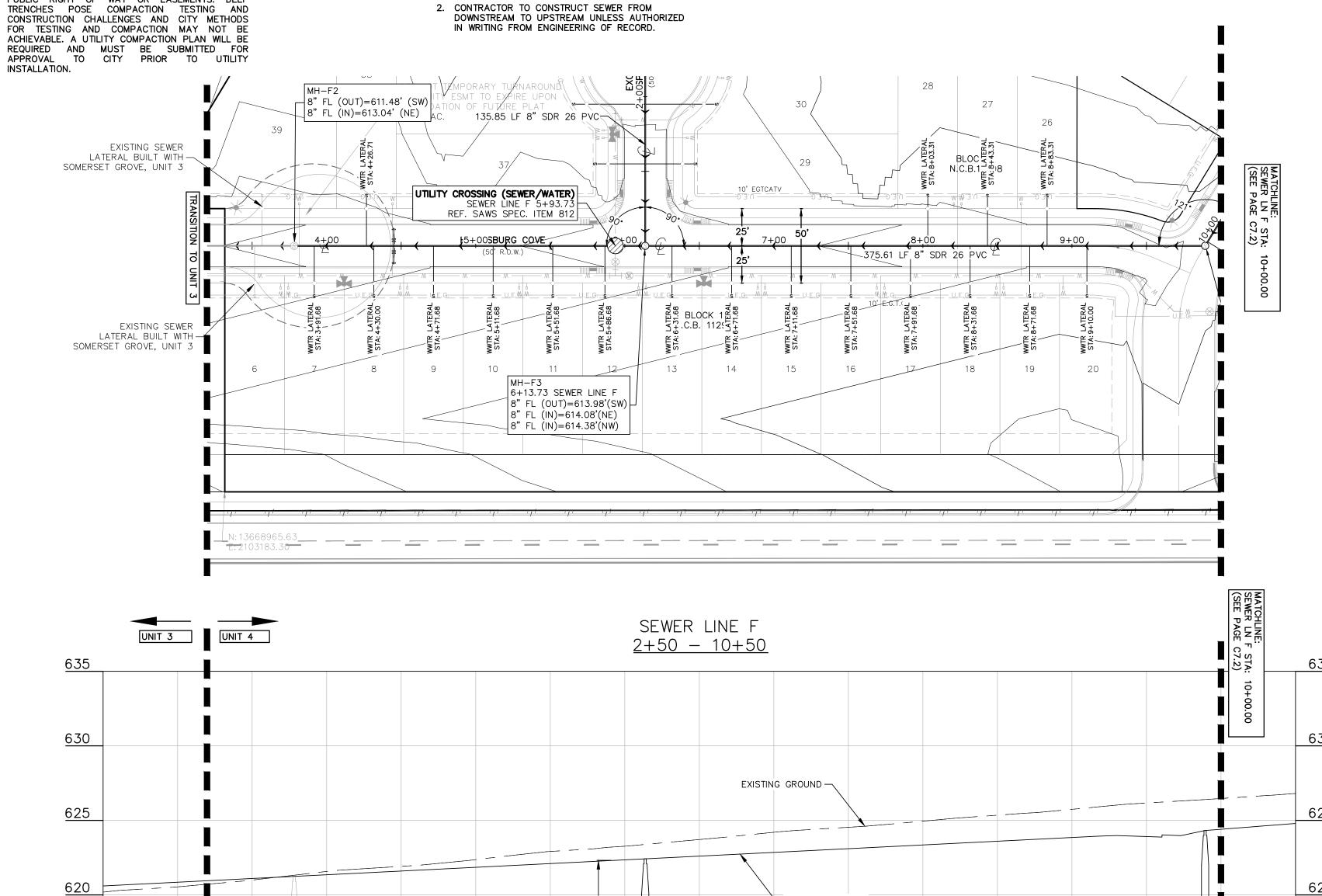
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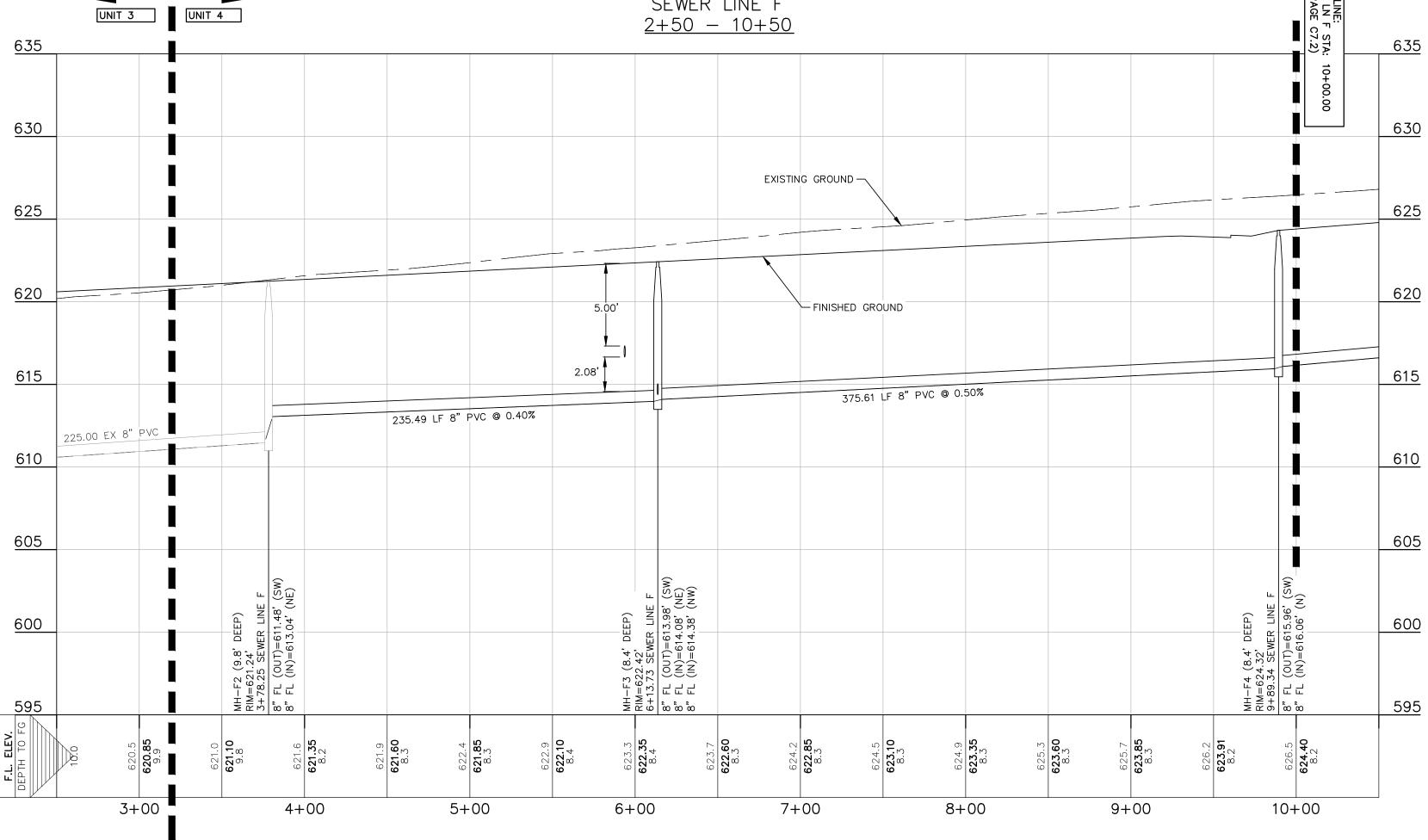
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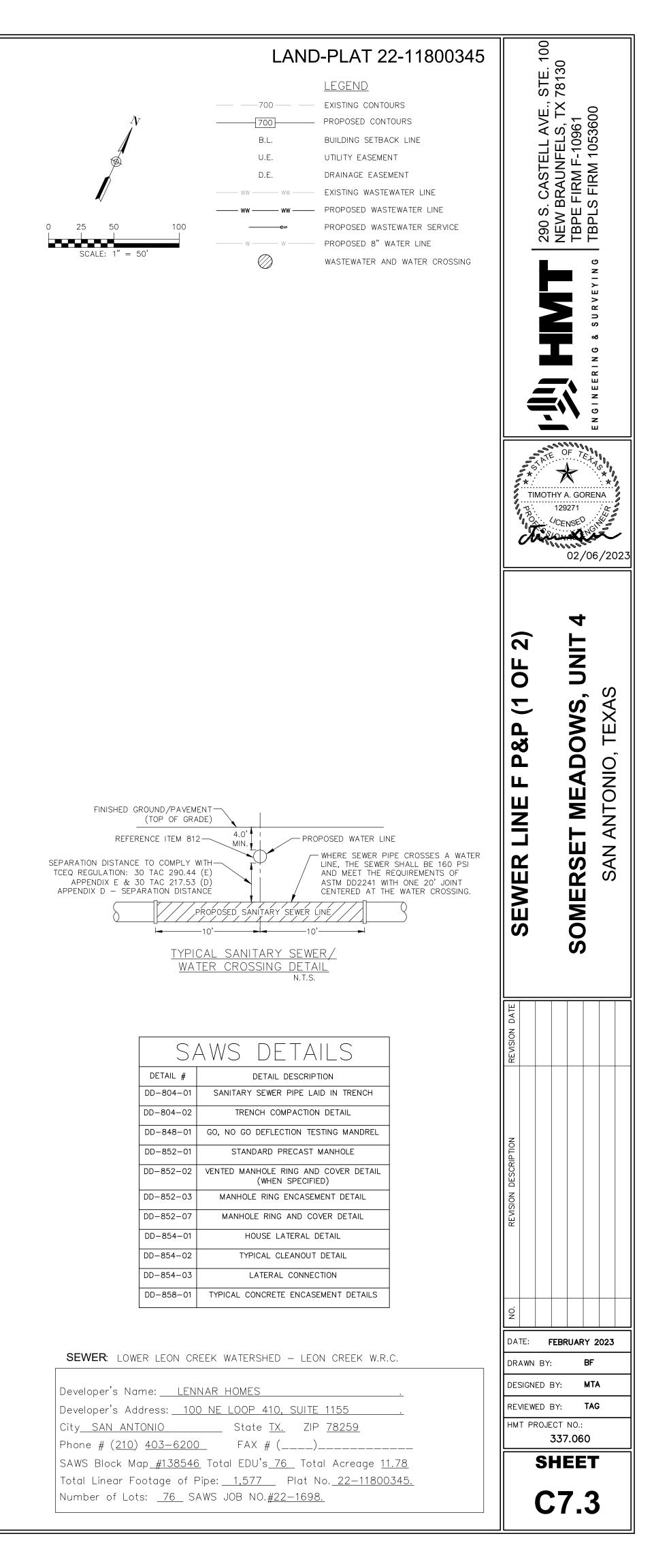
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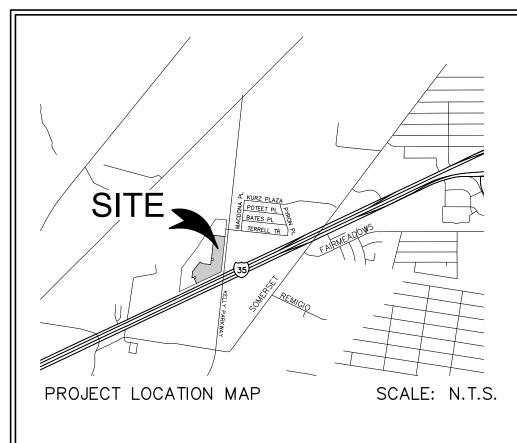
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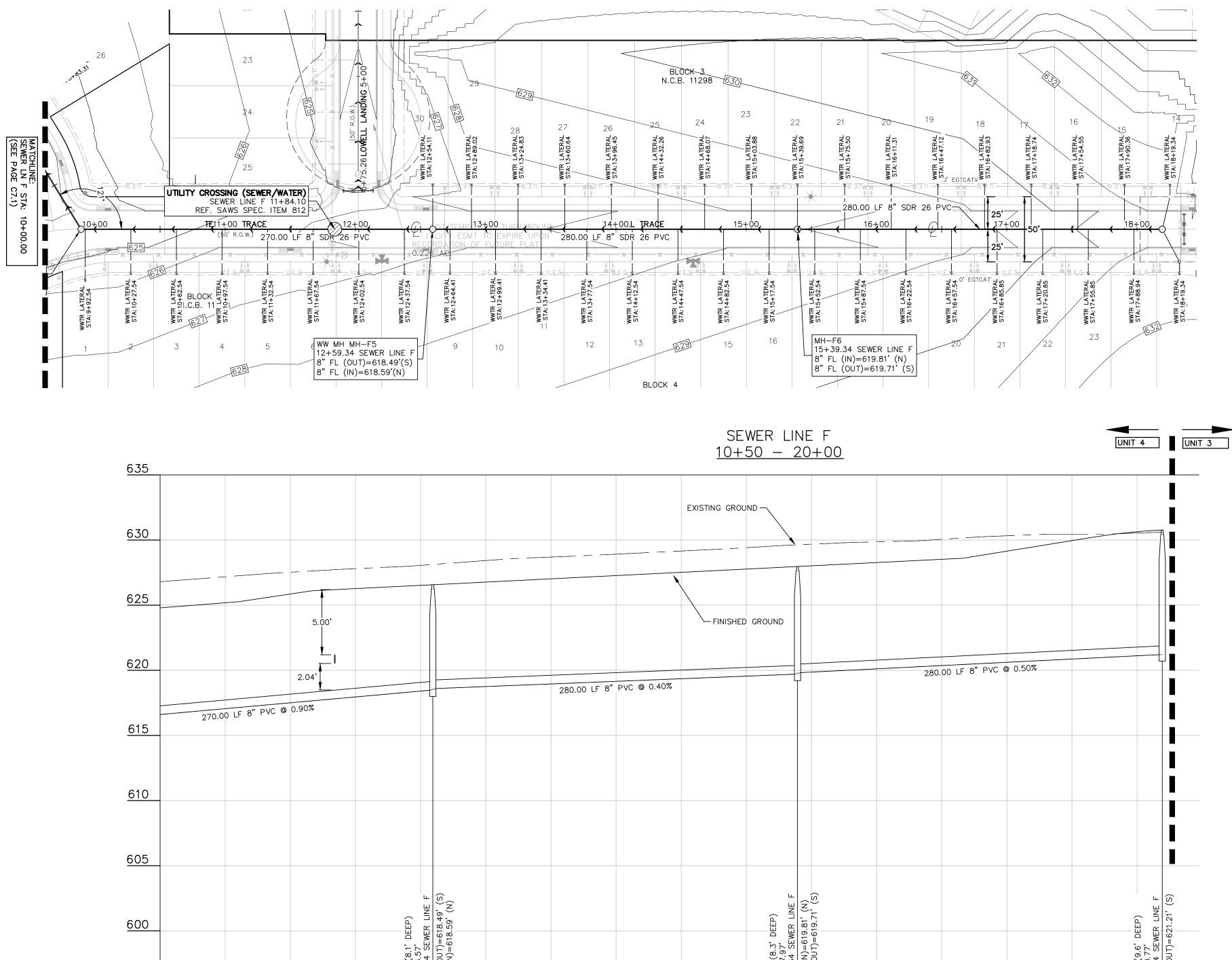
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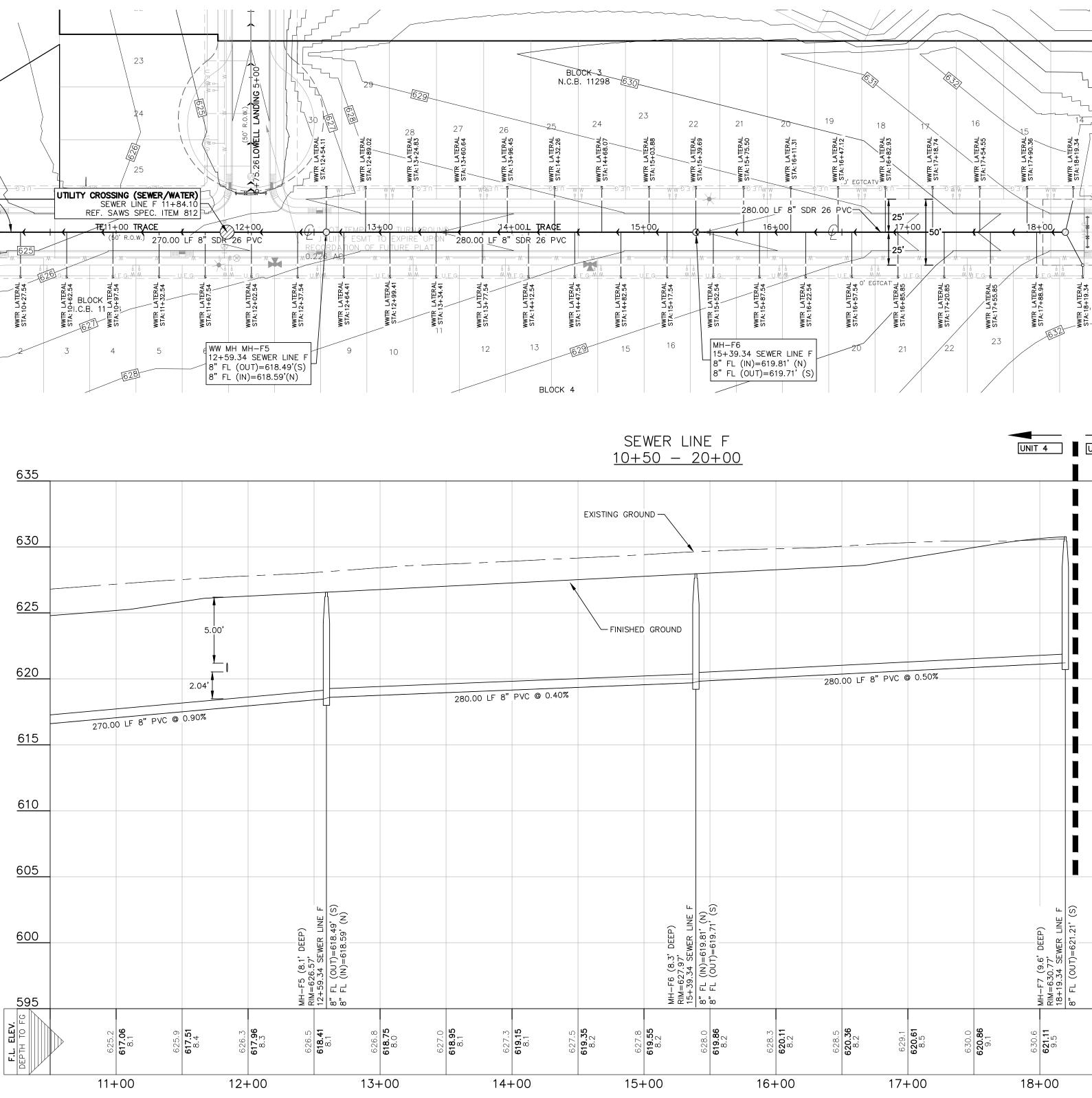
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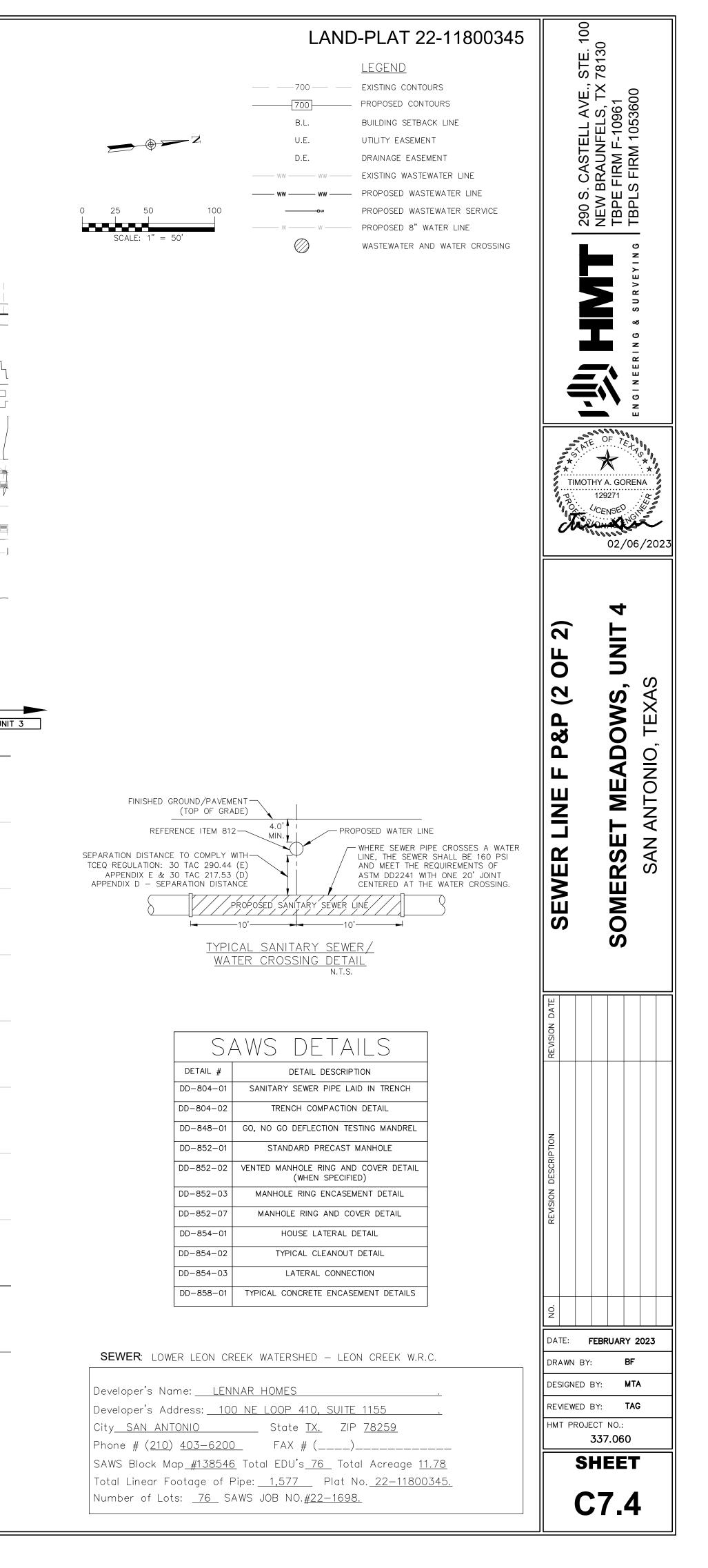
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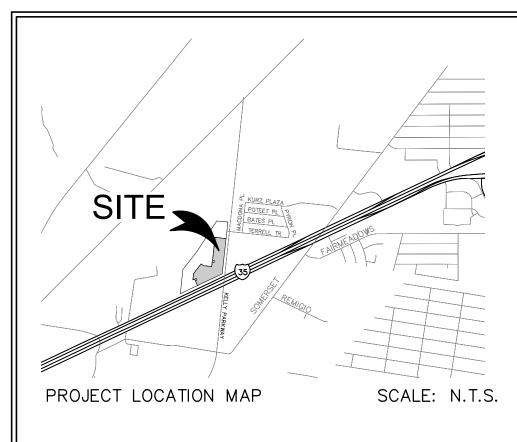
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FIRE FLOW NOTE

DEPARTMENT FIRE MARSHAL.





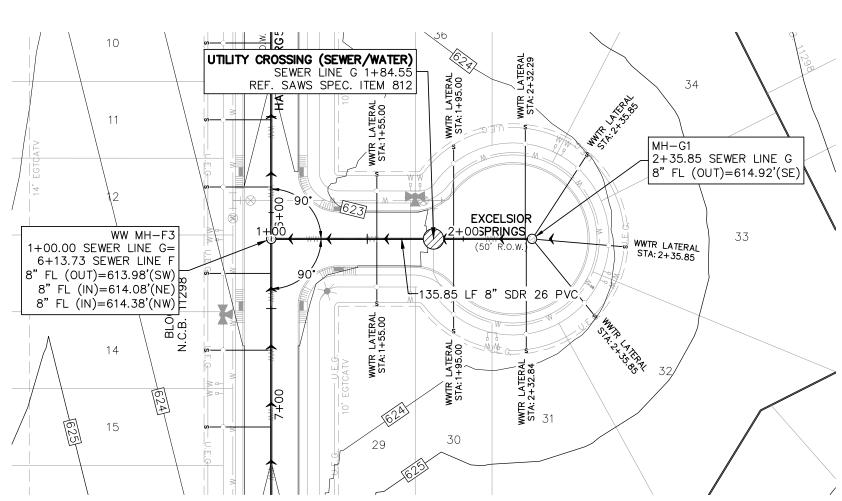
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SEWER LINE G 0+00 - 4+00

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