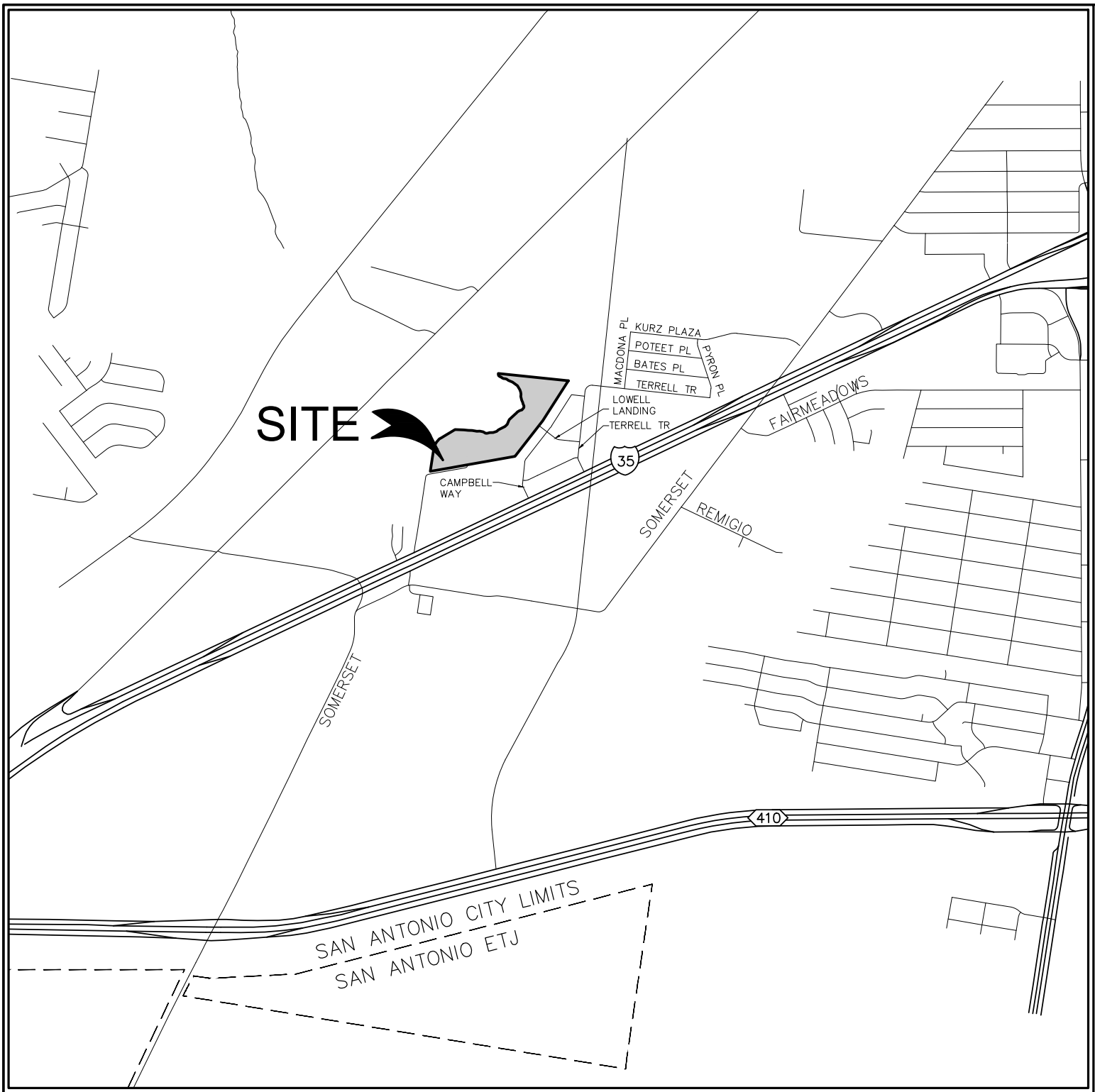


Drawing Name: W:_Projects\337 - Somerset Meadows West [00 Lots]\0337.091 - SEWER COVER.dwg User: cjb Sep 18, 2024 - 10:53am



PROJECT LOCATION MAP LEGAL DESCRIPTION

SCALE: N.T.S.

24.136 ACRES OF LAND, LOCATED WITHIN THE MARIA F. RODRIGUEZ SURVEY, ABSTRACT NO. 16, BEXAR COUNTY, TEXAS AND WITHIN OLD CITY LOTS 19 AND 20, RANGE 4, DISTRICT 6 OF THE CITY TRACT OF SAN ANTONIO DE BEXAR, AS SURVEYED AND DIVIDED IN 1852.
BEING COMPRISED OF THE FOLLOWING 3 TRACTS:
1.) ALL OF A CALLED 20.55 ACRES, RECORDED IN VOLUME 7625, PG. 141, DEED RECORDS OF BEXAR COUNTY, TEXAS
2.) ALL OF A CALLED 1.76 ACRES, RECORDED IN VOLUME 17136, PG. 675, DEED RECORDS OF BEXAR COUNTY, TEXAS.
3.) ALL OF A CALLED 2.38 ACRES, RECORDED IN DOCUMENT NO. 20200252255, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SAWS GENERAL CONSTRUCTION NOTES

GENERAL SECTION:

- All materials and construction procedures within the scope of this contract shall be approved by the San Antonio Water System (SAWS) and comply with the Plans, Specifications, General Conditions and with the following as applicable:
 - Current Texas Commission on Environmental Quality (TCEQ) "Design Criteria for Domestic Wastewater System", Texas Administrative Code (TAC) Title 30 Part 1 Chapter 217 and "Public Drinking Water", TAC Title 30 Part 1 Chapter 290.
 - Current TxDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - Current City of San Antonio "Standard Specifications for Public Works Construction".
 - Current City of San Antonio "Utility Excavation Criteria Manual"(UECM).
- The contractor shall not proceed with any pipe installation work until they obtain a copy of the approved Counter Permit or General Construction Permit (GCP) from the consultant and has been notified by SAWS Construction Inspection Division to proceed with the work and has arranged a meeting with the inspector and consultant for the work requirements. Work completed by the contractor without an approved Counter Permit and/or a GCP will be subject to removal and replacement at the expense of the contractors and/or the developer.
- The Contractor shall obtain the SAWS Standard Details from the SAWS website, http://www.saws.org/business_center/specs. Unless otherwise noted within the design plans.
- The Contractor is to make arrangements with the SAWS Construction Inspection Division at (210)-233-2973, on notification procedures that will be used to notify affected home residents and/or property owners 48 hours prior to beginning any work.
- Location and depth of existing utilities and service laterals shown on the plans are understood to be approximate. Actual locations and depths must be field verified by the Contractor at least 1 week prior to construction. It shall be the Contractor's responsibility to locate utility service lines as required for construction and to protect them during construction at no cost to SAWS.
- The Contractor shall verify the exact location of underground utilities and drainage structures at least 1-2 weeks prior to construction whether shown on plans or not. Please allow up to 7 business days for locates requesting pipe location markers on SAWS facilities. The following contact information are supplied for verification purposes:
 - SAWS Utility Locates: <http://www.saws.org/Service/Locates>
 - COSA Drainage (210) 207-0724 or (210) 207-6026
 - COSA Traffic Signal Operations (210) 206-8480
 - COSA Traffic Signal Damages (210) 207-3951
 - Texas State Wide One Call Locator 1-800-545-6005 or 811

- The Contractor shall be responsible for restoring existing fences, curbs, streets, driveways, sidewalks, landscaping and structures to its original or better condition if damages are made as a result of the project's construction.
- All work in Texas Department of Transportation (TxDOT) and/or Bexar County right-of-way shall be done in accordance with respective construction specifications and permit requirements.
- The Contractor shall comply with City of San Antonio or other governing municipality's tree ordinances when excavating near trees.
- The Contractor shall not place any waste materials in the 100-year Flood Plain without first obtaining an approved Flood Plain Permit.
- Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to constworkreq@saws.org.
Weekend Work: Contractors are required to notify the SAWS Inspection Construction Department 48 hours in advance to request weekend work. Request should be sent to constworkreq@saws.org.
Any and all SAWS utility work installed without holiday/weekend approval will be subject to be uncovered for proper inspection.

- Compaction note (Item 804): The contractor shall be responsible for meeting the compaction requirements on all trench backfill and for paying for the tests performed by a third party. Compaction tests will be done at one location point randomly selected, or as indicated by the SAWS inspector and/or the test administrator, per each 12-inch loose lift per 400 linear feet at a minimum. This project will not be accepted and finalized by SAWS without this requirement being met and verified by providing all necessary documented test results.

- A copy of all testing reports shall be forwarded to SAWS Construction Inspection Division

SEWER NOTES:

- The Contractor is responsible for ensuring that no Sanitary Sewer Overflow (SSO) occurs as a result of their work. All contractor personnel responsible for SSO prevention and control shall be trained on proper response. Should an SSO occur, the contractor shall:
 - Identify the source of the SSO and notify SAWS Emergency Operations Center (EOC) immediately at (210) 233-2014. Provide the address of the spill and an estimated volume or flow.
 - Attempt to eliminate the source of the SSO.
 - Contain sewage from the SSO to the extent of preventing a possible contamination of waterways.
 - Clean up spill site (return contained sewage to the collection system if possible) and properly dispose of contaminated soil/materials.
 - Clean the affected sewer mains and remove any debris.
 - Meet all post-SSO requirements as per the EPA Consent Decree, including line cleaning and televising the affected sewer mains (at SAWS direction) within 24 hours.

Should the Contractor fail to address an SSO immediately and to SAWS satisfaction, they will be responsible for all costs incurred by SAWS, including any fines from EPA, TCEQ and/or any other Federal, State or Local Agencies.

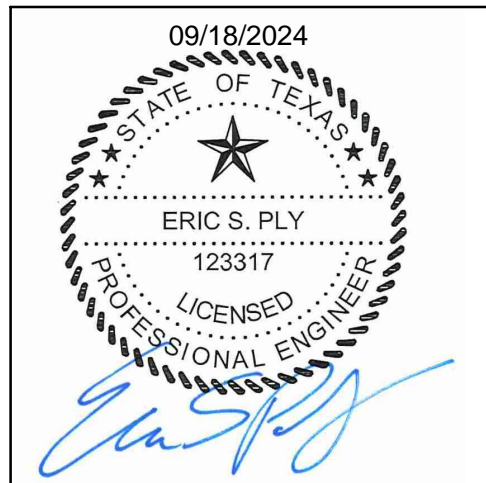
No separate measurement or payment shall be made for this work. All work shall be done according to guidelines set by the TCEQ and SAWS.

- If bypass pumping is required, the Contractor shall perform such work in accordance with SAWS Standard Specification for Water and Sanitary Sewer Construction, Item No. 864, "Bypass Pumping".
- Prior to tie-ins, any shutdowns of existing force mains of any size must be coordinated with the SAWS Construction Inspection Division at (210) 233-2973 at least one week in advance of the shutdown. The Contractor must also provide a sequence of work as related to the tie-ins; this is at no additional cost to SAWS or the project and it is the responsibility of the Contractor to sequence the work accordingly.
- Sewer pipe where water line crosses shall be 160 psi and meet the requirements of ASTM D2241, TAC 217.53 and TCEQ 290.44(e)(4)(B). Contractor shall center a 20' joint of 160 psi pressure rated PVC at the proposed water crossing.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: It shall be the responsibility of the Contractor to make allowances and adjustments for top of manholes to match the finished grade of the project's improvements. (NSPI)
- Spills, Overflows, or Discharges of Wastewater: All spills, overflows, or discharges of wastewater, recycled water, petroleum products, or chemicals must be reported immediately to the SAWS inspector assigned to the Counter Permit or General Construction Permit (GCP). This requirement applies to every spill, overflow, or discharge regardless of size.
- Manhole and all pipe testing (including the TV inspection) must be performed and passed prior to Final Field Acceptance by SAWS Construction Inspection Division, as per the SAWS Specifications For Water and Sanitary Sewer Construction
- All PVC pipe over 14 feet of cover shall be extra strength with minimum pipe stiffness of 115 psi.

SOMERSET MEADOWS WEST SAWS SEWER PLANS SAN ANTONIO, TEXAS

LENNAR HOMES OF TEXAS
LAND AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

SEPTEMBER 2024



Eric S. Ply

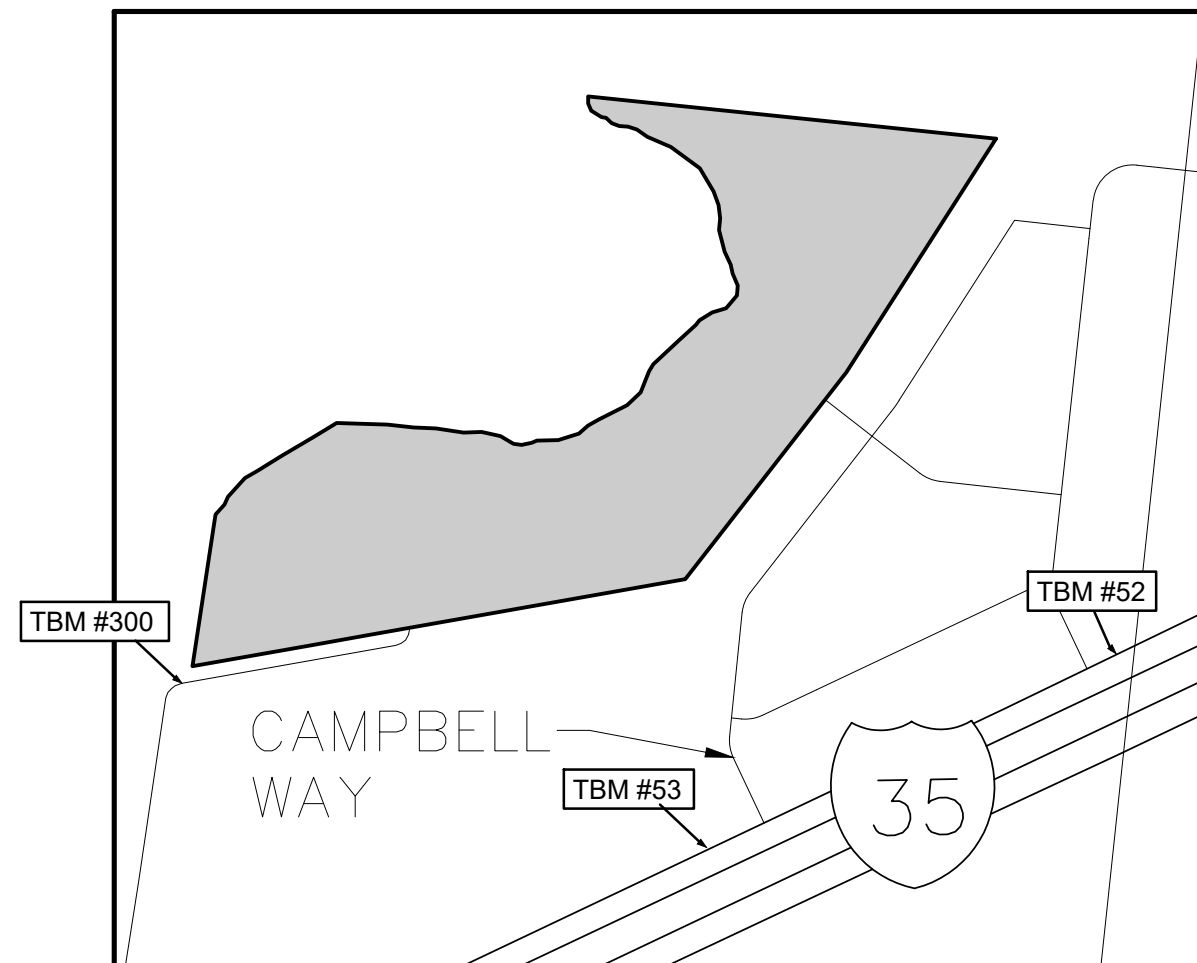
ERIC S. PLY
P.E. Registration No. 123317

PREPARED BY:



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

Sheet List Table	
Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	OVERALL SEWER PLAN (1 OF 2)
C1.2	OVERALL SEWER PLAN (2 OF 2)
C1.3	SEWER LINE A PLAN & PROFILE (1 OF 3)
C1.4	SEWER LINE A PLAN & PROFILE (2 OF 3)
C1.5	SEWER LINE A PLAN & PROFILE (3 OF 3)
C1.6	EXISTING TEE BASED MH CONNECTION



SCALE: N.T.S.

PROJECT BENCHMARK

TBM #52 16 HMT IN ASPHALT N: 13669276.0528 E: 2103879.6804 ELEV: 626.88'	TBM #300 14 MAG IN CONC-BASE-PT N: 13669133.7285 E: 2101549.4761 ELEV: 609.24'
TBM #53 16 HMT IN ASPHALT N: 13668731.5338 E: 2102726.5861 ELEV: 614.55'	

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.
- ANY QUANTITIES PROVIDE BY HMT OR OWNER ON THE PLANS, OPINION OF PROBABLE COST, BID SUMMARIES, ETC. ARE FOR CURSORY USE ONLY. CONTRACTOR IS RESPONSIBLE FOR BIDDING SIGNED AND SEALED CONSTRUCTION PLANS. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXIST, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL INSTALL ALL GRAVITY SEWER, GRAVITY STORM SEWER, CURBS AND PAVEMENT FROM THE MOST DOWNSTREAM POINT OF CONNECTION. IF IMPROVEMENTS ARE CONSTRUCTED FROM UPSTREAM TO DOWNSTREAM, THEN THE CONTRACTOR WILL TAKE FULL RISK AND LIABILITY OF ANY ISSUES THAT MIGHT ARISE FROM FLOWLINE ELEVATION DISCREPANCIES, UTILITY CONFLICTS, ETC.
- CONTRACTOR IS RESPONSIBLE FOR THE STOCKPILING OF ANY EXCESS DIRT. ALL BIDS FROM CONTRACTOR SHOULD ACCOUNT FOR THE REMOVAL AND PLACEMENT OF ALL EARTHWORK TO INCLUDE STOCKPILING, EXPORT, IMPORT, ETC. IF A LOCATION OF PLACEMENT OF EXCESS DIRT IS NOT SHOWN ON THE PLANS, THEN CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY TO DETERMINE THE MOST SUITABLE STOCKPILE LOCATION.

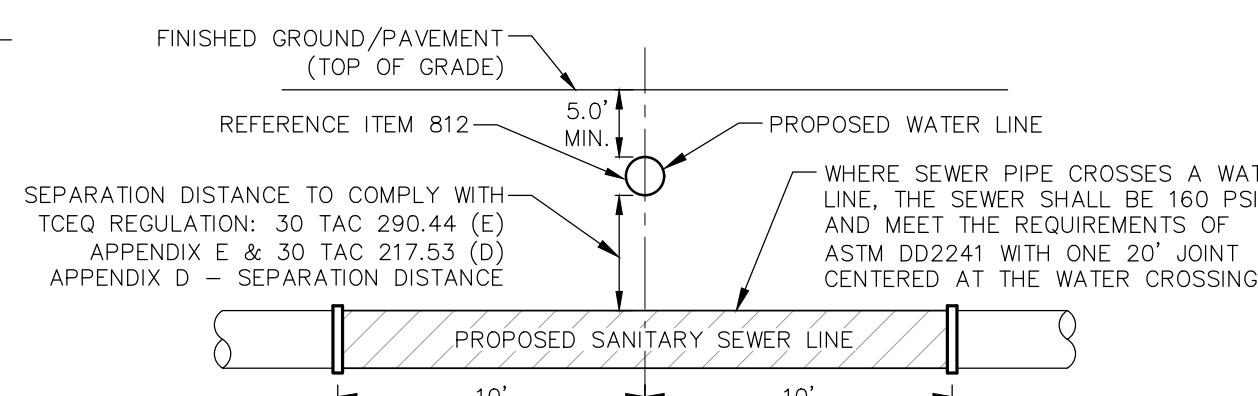
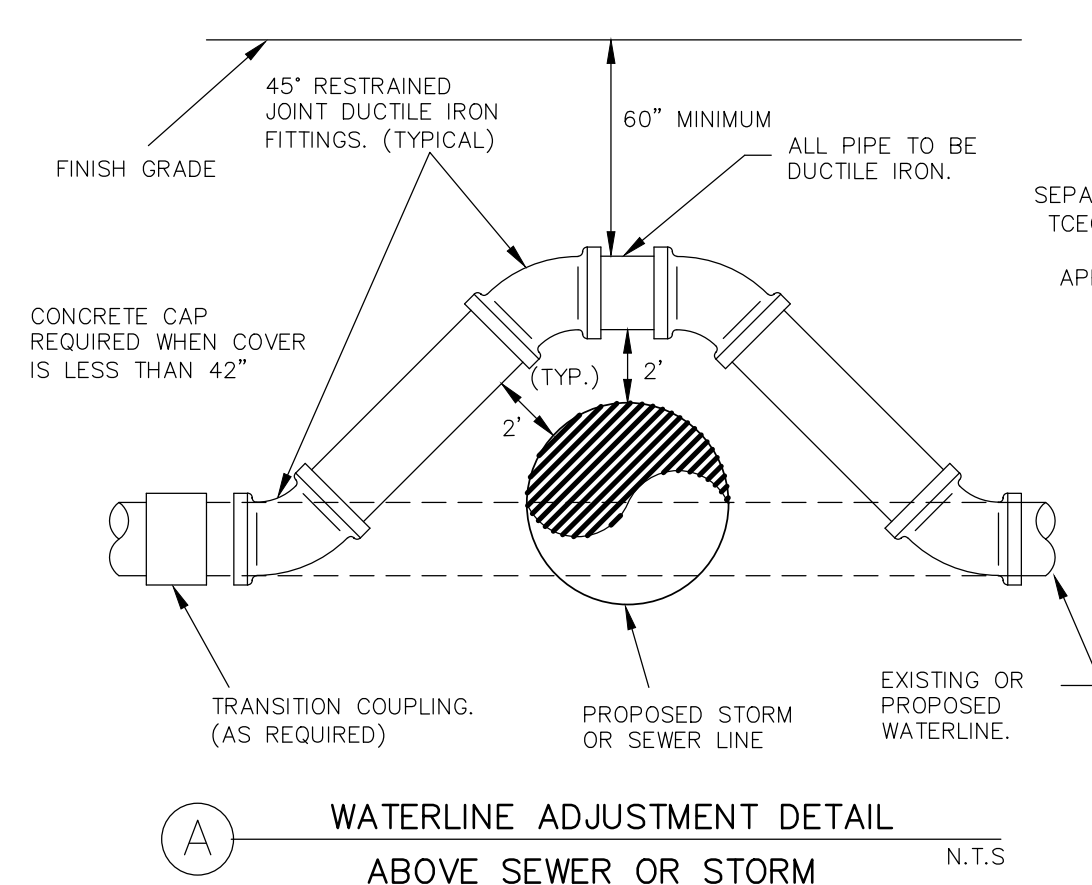
SEWER: LOWER-WEST SEWERSHED - DOS RIOS/ LEON CREEK W.R.C

Developer's Name: Lennar Homes of Texas Land & Construction LTD.
Developer's Address: 100 NE Loop 410, Suite 1155
City San Antonio State TX ZIP 78216
Phone # (210) 403-6200 FAX # (-----)
SAWS Block Map # 138546 Total EDU's 96 Total Acreage 24.14
Total Linear Footage of Pipe: 2,437 Plat No. 24-11800274
Number of Lots: 96 SAWS Job No. 24-1585

SOMERSET MEADOWS WEST
SAWS SEWER CONSTRUCTION PLANS

337.091

HMT #



UTILITY NOTES:

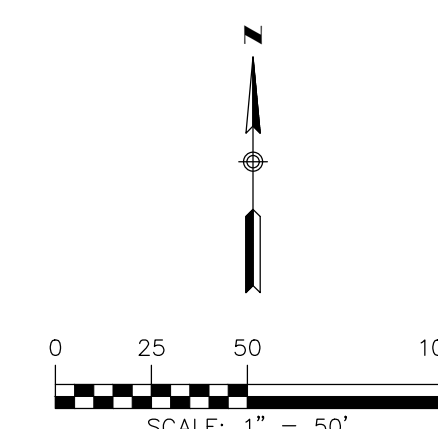
1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
2. CONTRACTOR TO CONFIRM DOWNSTREAM FL OF MOST DOWNSTREAM MANHOLE PRIOR TO SEWER CONSTRUCTION.
3. CONTRACTOR TO WORK DOWNSTREAM TO UPSTREAM WHEN CONSTRUCTING SEWER UNLESS APPROVED BY ENGINEER.

DEEP UTILITY TRENCH NOTE

THIS PROJECT INCLUDES UTILITY INSTALLATIONS GREATER THAN 5 FEET IN DEPTH LOCATED IN PUBLIC RIGHT OF WAY OR EASEMENTS. DEEP TRENCHES POSE COMPACTION TESTING AND CONSTRUCTION CHALLENGES AND CITY METHODS FOR TESTING AND COMPACTION MAY NOT BE ACHIEVABLE. A UTILITY COMPACTION PLAN WILL BE REQUIRED AND MUST BE SUBMITTED FOR APPROVAL TO CITY PRIOR TO UTILITY INSTALLATION.

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 SHIELDING AND PROTECTION PROGRAM IN ACCORDANCE WITH THE PROGRAM AND 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, OSHA TRENCH EXCAVATION SAFETY SPECIFICALLY, AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS. CONTRACTOR SHALL PREVENT AND MONITOR THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.



PLAT ID: 24-11800274

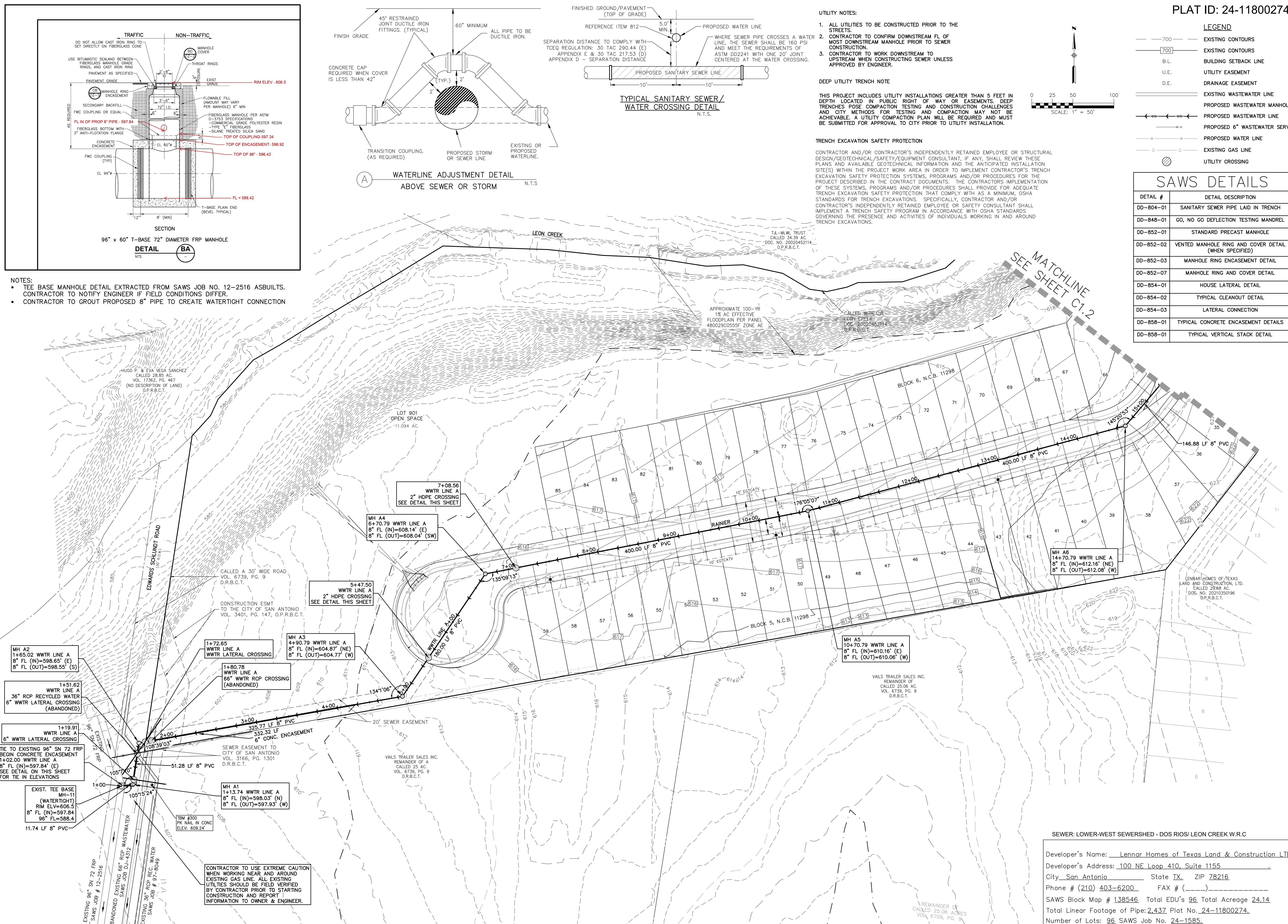
LEGEND

- | | |
|--|--------------------------------|
| | EXISTING CONTOURS |
| | EXISTING CONTOURS |
| | B.I.L. BUILDING SETBACK LINE |
| | U.E. UTILITY EASEMENT |
| | D.E. DRAINAGE EASEMENT |
| | EXISTING WASTEWATER LINE |
| | PROPOSED WASTEWATER MANHOLE |
| | PROPOSED WASTEWATER LINE |
| | PROPOSED 6" WASTEWATER SERVICE |
| | PROPOSED WATER LINE |
| | EXISTING GAS LINE |
| | UTILITY CROSSING |

SAWS DETAILS	
DETAIL #	DETAIL DESCRIPTION
DD-804-01	SANITARY SEWER PIPE LAID IN TRENCH
DD-848-01	GO, NO GO DEFLECTION TESTING MANDREL
DD-852-01	STANDARD PRECAST MANHOLE
DD-852-02	VENTED MANHOLE RING AND COVER DETAIL (WHEN SPECIFIED)
DD-852-03	MANHOLE RING ENCASEMENT DETAIL
DD-852-07	MANHOLE RING AND COVER DETAIL
DD-854-01	HOUSE LATERAL DETAIL
DD-854-02	TYPICAL CLEANOUT DETAIL
DD-854-03	LATERAL CONNECTION
DD-858-01	TYPICAL CONCRETE ENCASEMENT DETAILS
DD-858-01	TYPICAL VERTICAL STACK DETAIL

NOTES:

- TEE BASE MANHOLE DETAIL EXTRACTED FROM SAWS JOB NO. 12-2516 ASBUILTS. CONTRACTOR TO NOTIFY ENGINEER IF FIELD CONDITIONS DIFFER.
- CONTRACTOR TO GROUT PROPOSED 8" PIPE TO CREATE WATERTIGHT CONNECTION



8122 DATAPOINT DR., STE. 400
SAN ANTONIO, TX 78230
TBPELS FIRM F-10961
TBPELS FIRM 1053600



OVERALL SEWER PLAN
(1 OF 2)

[illegible]

DATE:	
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	337.091

SHEET
C1.1

TRENCH EXCAVATION SAFETY PROTECTION

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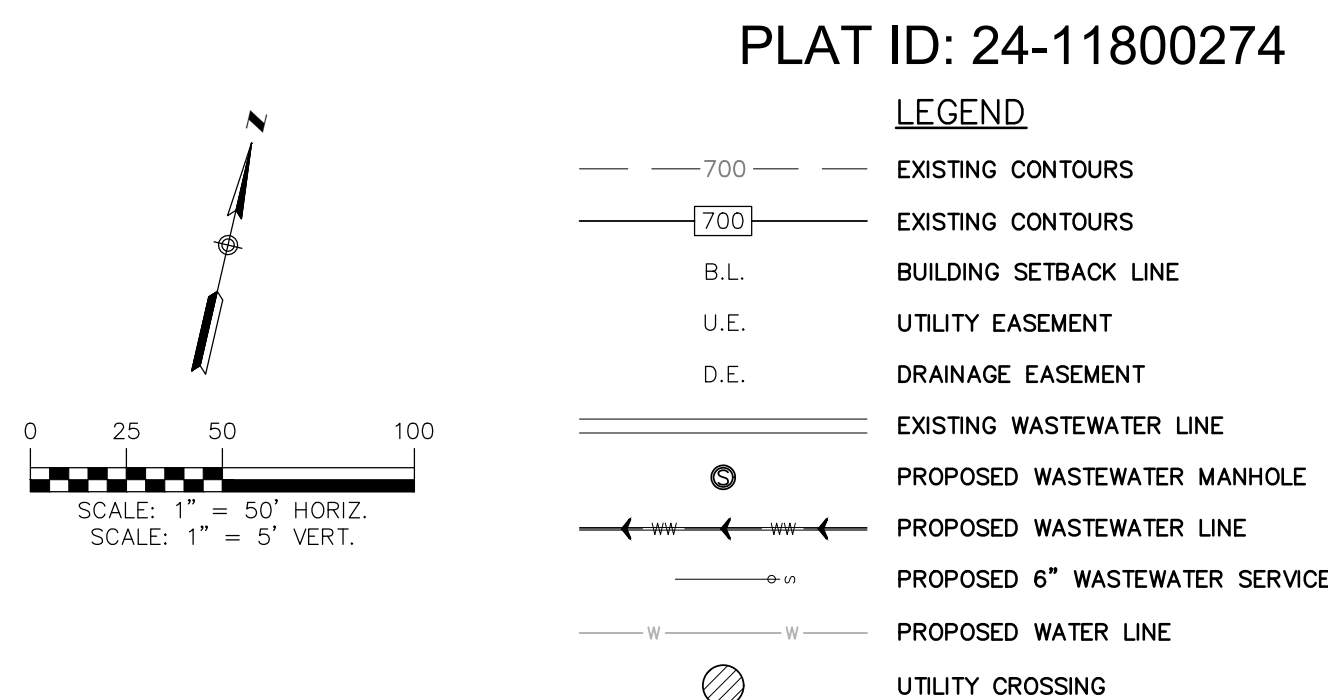
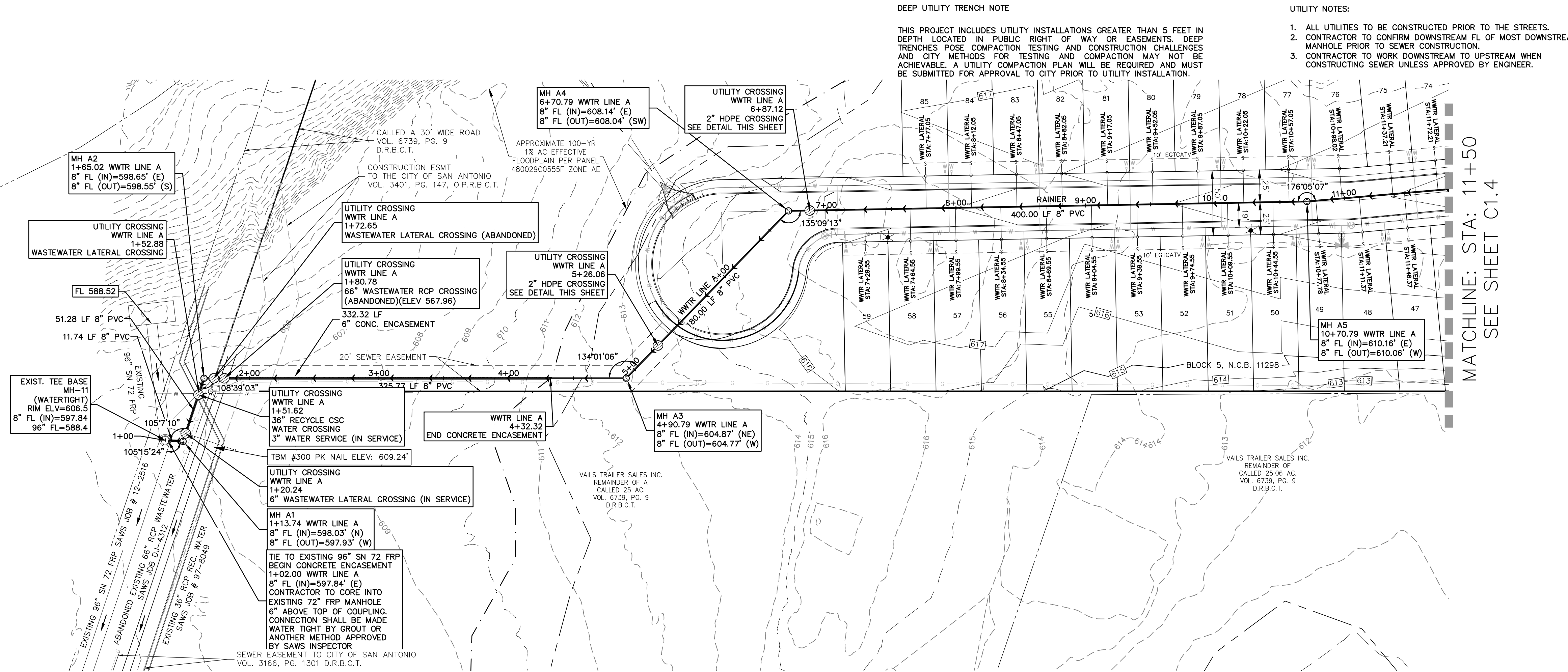
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UTILITY NOTES:

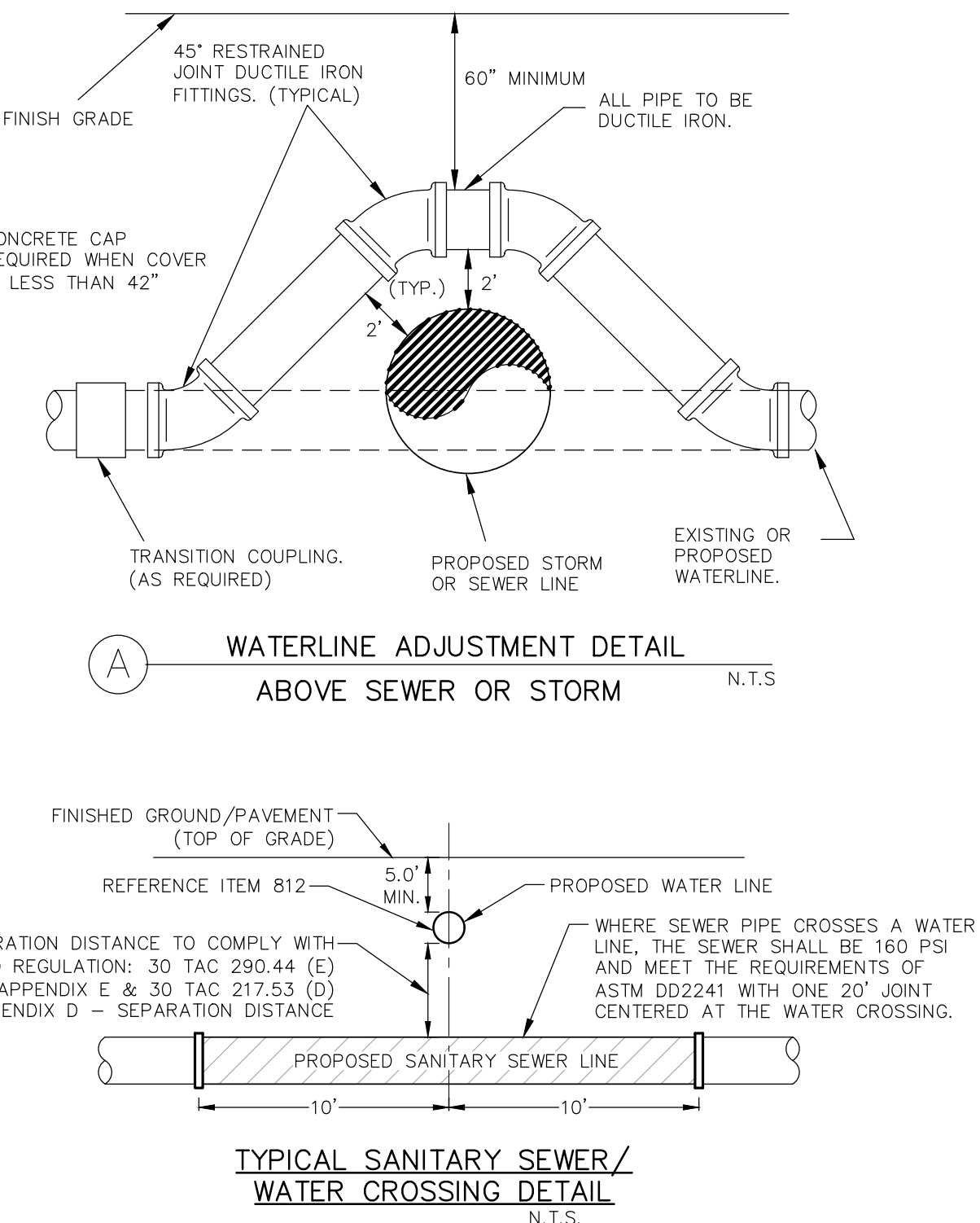
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SEWER: LOWER-WEST SEWERSHED - DOS RIOS/ LEON CREEK W.R.C

Developer's Name: Lennor Homes of Texas Land & Construction LTD.

Developer's Address: 100 NE Loop 410, Suite 1155

City San Antonio State TX ZIP 78216

Phone # (210) 403-6200 FAX # ()

SAWS Block Map # 138546 Total EDU's 96 Total Acreage 24.14

Total Linear Footage of Pipe: 2,437 Plat No. 24-11800274

Number of Lots: 96 SAWS Job No. 24-1585

8122 DATAPoint DR., STE. 400
SAN ANTONIO, TX 78230
TBPBLS FIRM F-10961
TBPBLS FIRM 1053600

HMT
ENGINEERING & SURVEYING

09/18/2024
ERIC S. RLY
123317
LICENSED PROFESSIONAL ENGINEER

SEWER LINE A PLAN & PROFILE
(1 OF 3)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

REVISION	DESCRIPTION	DATE
NO.		

DATE: _____

DRAWN BY: RR

DESIGNED BY: JK

REVIEWED BY: ZJ

HMT PROJECT NO.: 337.091

SHEET
C1.3

UTILITY NOTES:

1. ALL UTILITIES TO BE CONSTRUCTED PRIOR TO THE STREETS.
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LEGEND

	EXISTING CONTOURS
	EXISTING CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
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	PROPOSED WATER LINE
	UTILITY CROSSING

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DD-858-01	TYPICAL CONCRETE ENCASEMENT DETAILS
DD-858-01	TYPICAL VERTICAL STACK DETAIL



HMT
ENGINEERING & SURVEYING

09/18/2024

STATE OF TEXAS

ERIC S. PLY

123317

LICENSED PROFESSIONAL ENGINEER

[Signature]

SEWER LINE A PLAN & PROFILE
(2 OF 3)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

REVISION DATE

REVISION DESCRIPTION

NO.

DA

DR

DES

RE

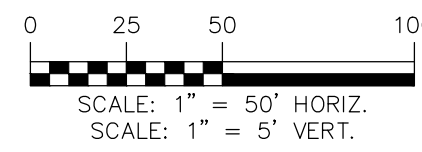
HM







SHEET
C1.4

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	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER LINE
	PROPOSED 6" WASTEWATER SERVICE
	PROPOSED WATER LINE
	UTILITY CROSSING

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DD-858-01	TYPICAL VERTICAL STACK DETAIL



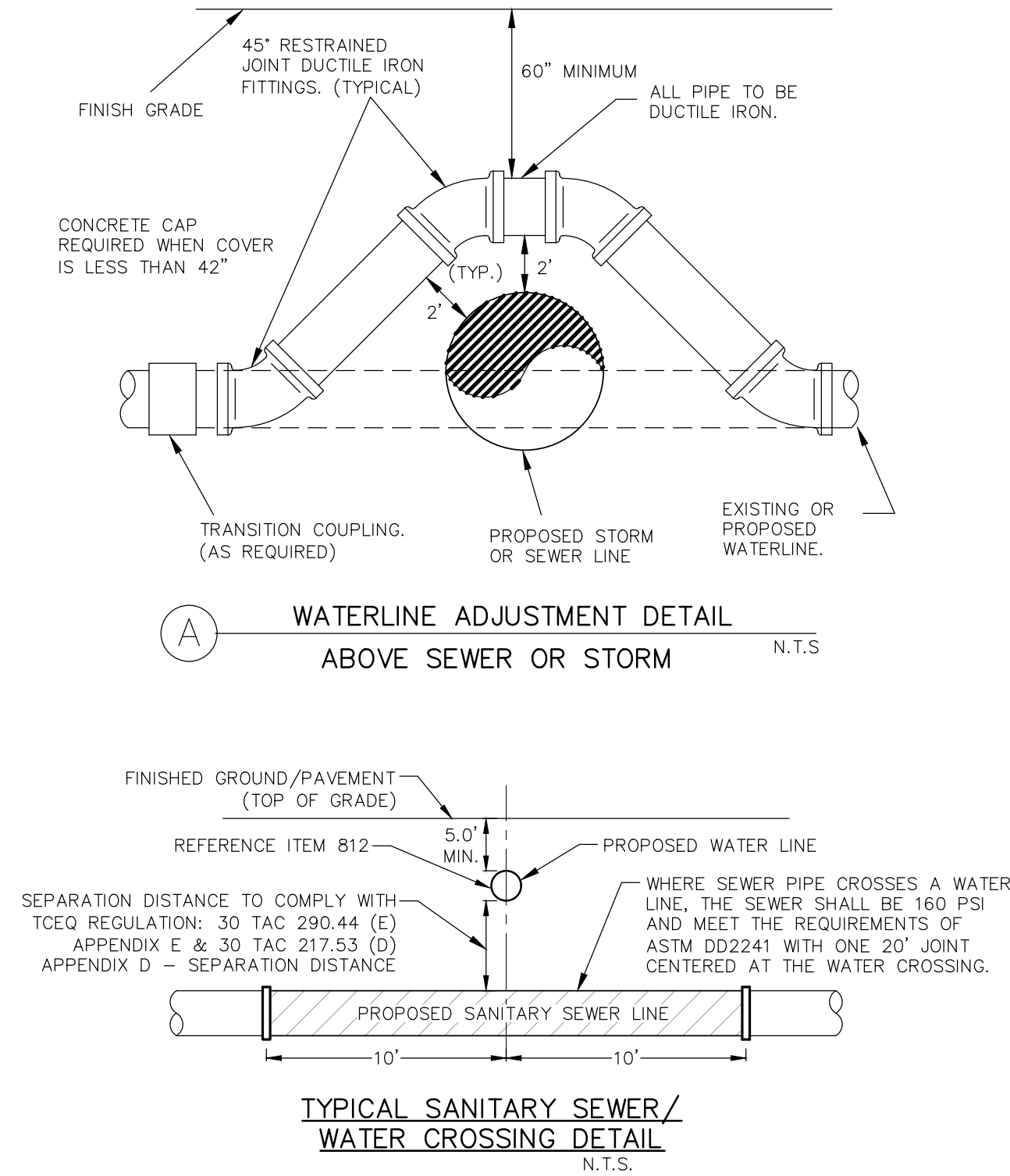
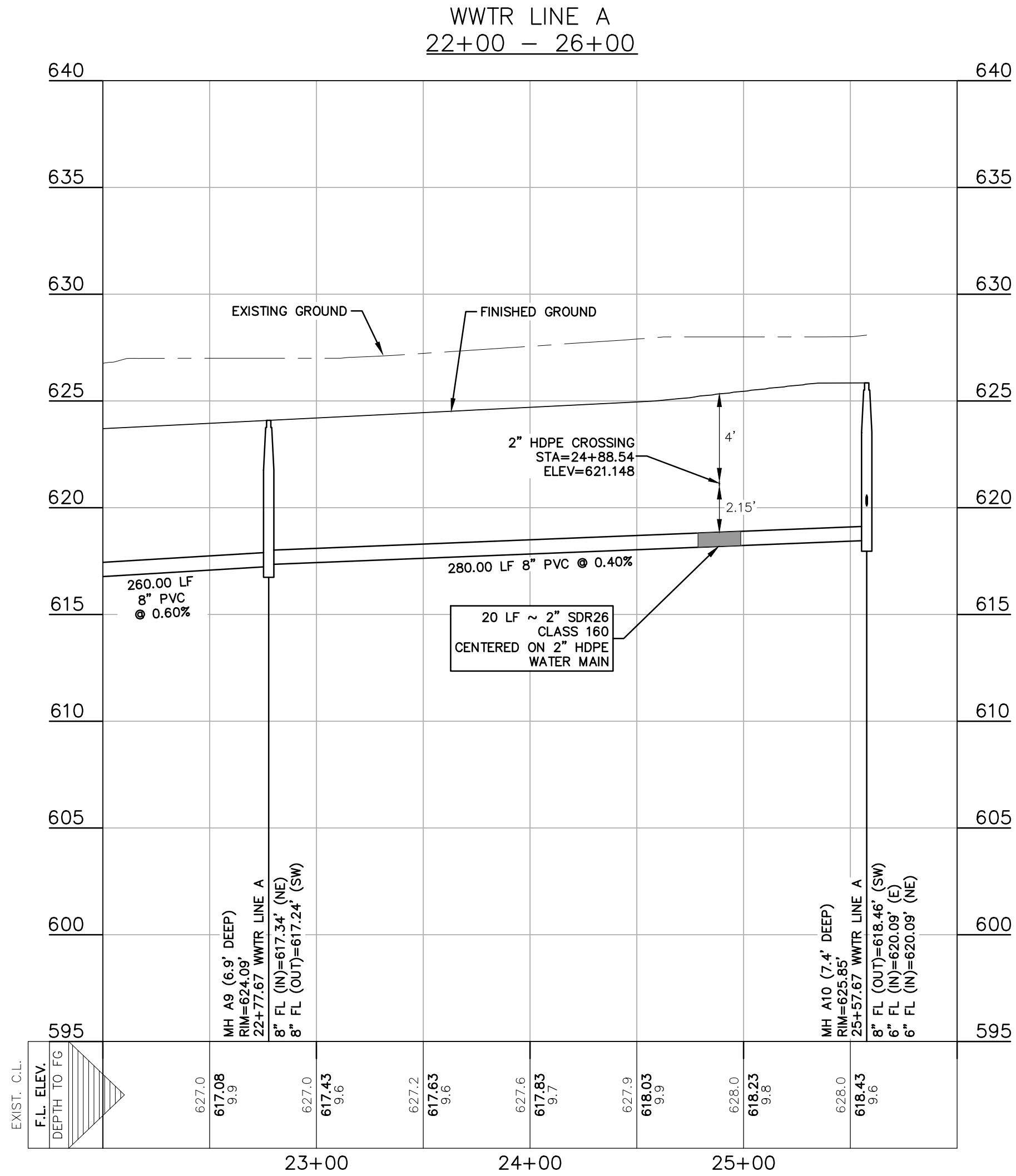
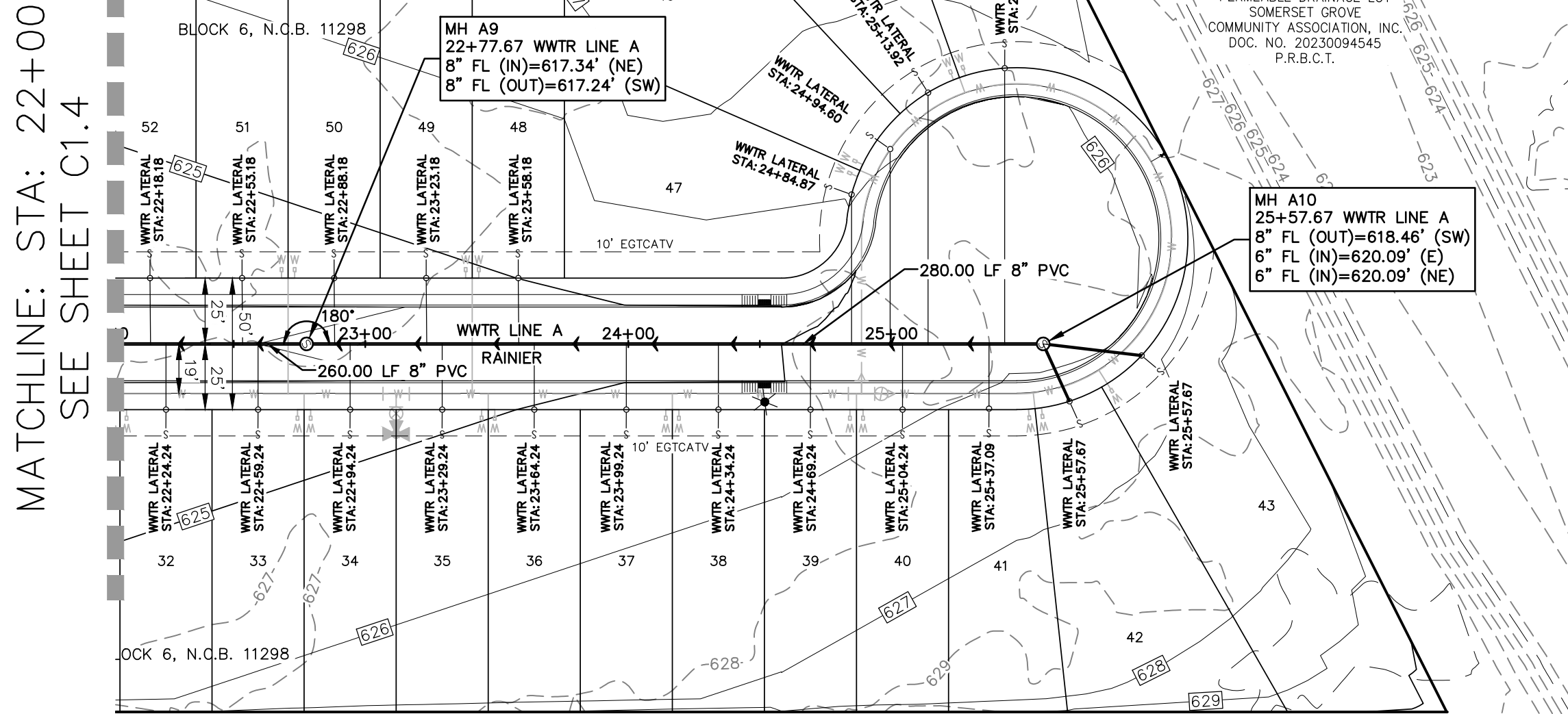
SEWER LINE A PLAN & PROFILE
(3 OF 3)

SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

[illegible]

DATE:	
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.: 337.091	

SHEET
C1.5



SEWER: LOWER-WEST SEWERSHED - DOS RIOS/ LEON CREEK W.R.C

Developer's Name: Lennar Homes of Texas Land & Construction LTD.
Developer's Address: 100 NE Loop 410, Suite 1155
City San Antonio State TX ZIP 78216
Phone # (210) 403-6200 FAX # (____) _____
SAWS Block Map # 138546 Total EDU's 96 Total Acreage 24.14
Total Linear Footage of Pipe: 2,437 Plat No. 24-11800274
Number of Lots: 96 SAWS Job No. 24-1585