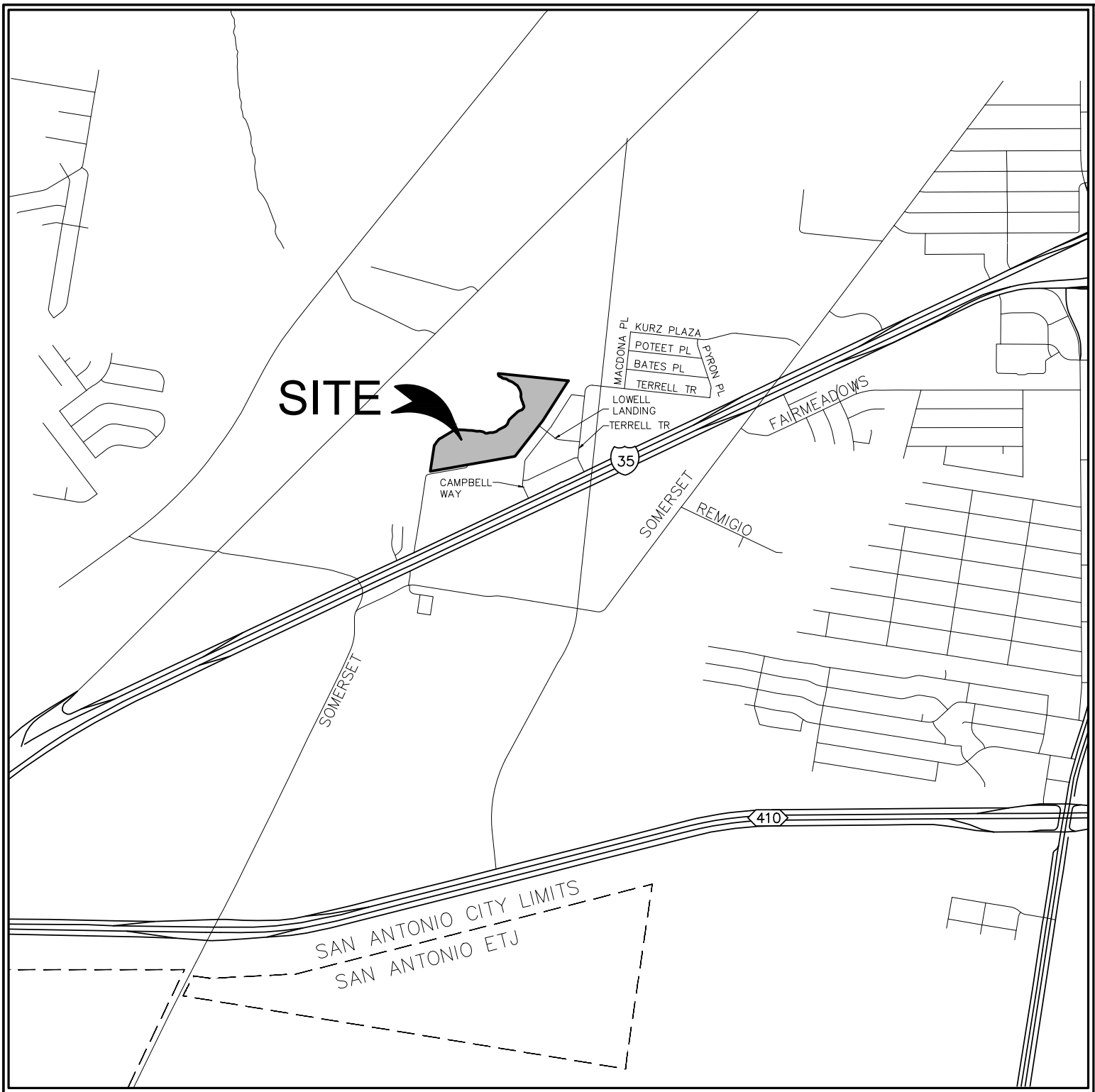


SOMERSET MEADOWS WEST

SAWS WATER PLANS

SAN ANTONIO, TEXAS



PROJECT LOCATION MAP

SCALE: N.T.S.

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:
 - A. 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 280.
 - B. Current TXDOT "Standard Specifications for Construction of Highways, Streets and Drainage".
 - C. Current "San Antonio Water System Standard Specifications for Water and Sanitary Sewer Construction".
 - D. Current City of San Antonio "Standard Specifications for Construction".
 - E. 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 contractor and/or 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 work.
 - Locations and depths 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 the plans or not. As-built for SAWS infrastructure can be obtained at website below. Contractor shall coordinate physical locates for SAWS infrastructure through the SAWS Inspector. 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 as a result of damages made by the project's construction.
 - All work in Texas Department of Transportation 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 Floodplain without first obtaining an approved Floodplain Permit.
 - Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays. Request should be sent to cnstworkreq@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 cnstworkreq@saws.org.
Any and all SAWS utility work installed without weekend approval will be subject to be uncovered for proper inspection.
 - Compaction note(tem 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.
- Water Section:**
- Prior to tie-ins, any shutdowns of existing mains of any size must be coordinated with the SAWS Inspection and/or SAWS Production groups 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.
 - For water Mins 12" or higher: SAWS Emergency Operations Center 210-233-2014
 - Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), may be located within the project limits. Special waste management procedures and health and safety requirements will be applicable when removal and/or disturbance of this pipe occurs. Such work is to be made under "Special Specification for Handling Asbestos Cement Pipe".
 - VALVE REMOVAL: Where the contractor is to abandon a water main, the control valve located on the abandoning branch will be removed and replaced with a cap/plug. (NSP)
 - Suitable anchorage/thrust blocking or joint restraint shall be provided at all of the following main locations: dead ends, plugs, caps, tees crosses, valves, and bends. In accordance with the Standard Drawings DD-839 Series and Item No. 839 in the SAWS Standard Specifications for Construction.
 - All Valves shall read "open right".
 - PRV's Required: Contractor to verify that no portion of the tract is below ground elevation of 605 feet where the static pressure will normally exceed 80 PSI. At all such locations where the ground level is below 605 feet. The Developer or Builder shall install at each lot, on the customer's side of the meter, an approved type pressure regulator in conformance with the Plumbing Code of the City Of San Antonio. No dual services allowed for any lot(s) if *PRV is/are required for such lot(s), only single service connections shall be allowed. *Note: A pressure regulator is also known as a pressure reducing valve(PRV).
 - Pipe Disinfection with Dry HTH for projects less than 800 linear feet. (Item No. 874.3): Mains shall be disinfected with dry HTH where shown on the contract documents or as directed by the inspector, and shall not exceed a total length of 800 feet. This method if disinfection will also be followed for main repairs. The Contractor shall utilize all appropriate safety measures to protect his personnel during disinfection operations.
 - Backflow Prevention Device
 - All irrigation services within residential areas are required to have backflow prevention devices.
 - All commercial backflow prevention devices must be approved by SAWS prior to installation.
 - Final connection to existing water main shall not be made until the water main has been pressure tested, chlorinated, and SAWS has released the main for tie-in and use.
 - Division Valves shown on plans or not shown on plans but found in the field shall only be operated by SAWS Distribution and Collection staff and only with prior written approval of the SAWS Director of Production and Operations and proper coordination with all SAWS departments. Contractor shall provide written notification to the inspector a minimum of two weeks in advance to start the coordination process and will be informed by the inspector when the division valve will be operated by the SAWS Distribution and Collection staff. The Division Valve can only be operated by SAWS Distribution and Collection staff member not the inspector or the contractor. Operation of a Division Valve without the express prior written approval of the SAWS Distribution and Collection staff will constitute a material breach of any written SAWS contract or permit. In addition to subjecting the Contractor to liability for any and all fines, fees, or other damages, direct or consequential, that may arise from or be caused by the operation of the valve without prior written permission. Please be informed that the approval of the operation or opening or closing of a division valve can take several weeks for approval. Division Valves will also have a valve lid labeled Division Valve and a locking mechanism installed with a key. The lock and key mechanism will be paid for by the contractor but will be installed by SAWS Distribution and Collection staff.

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:

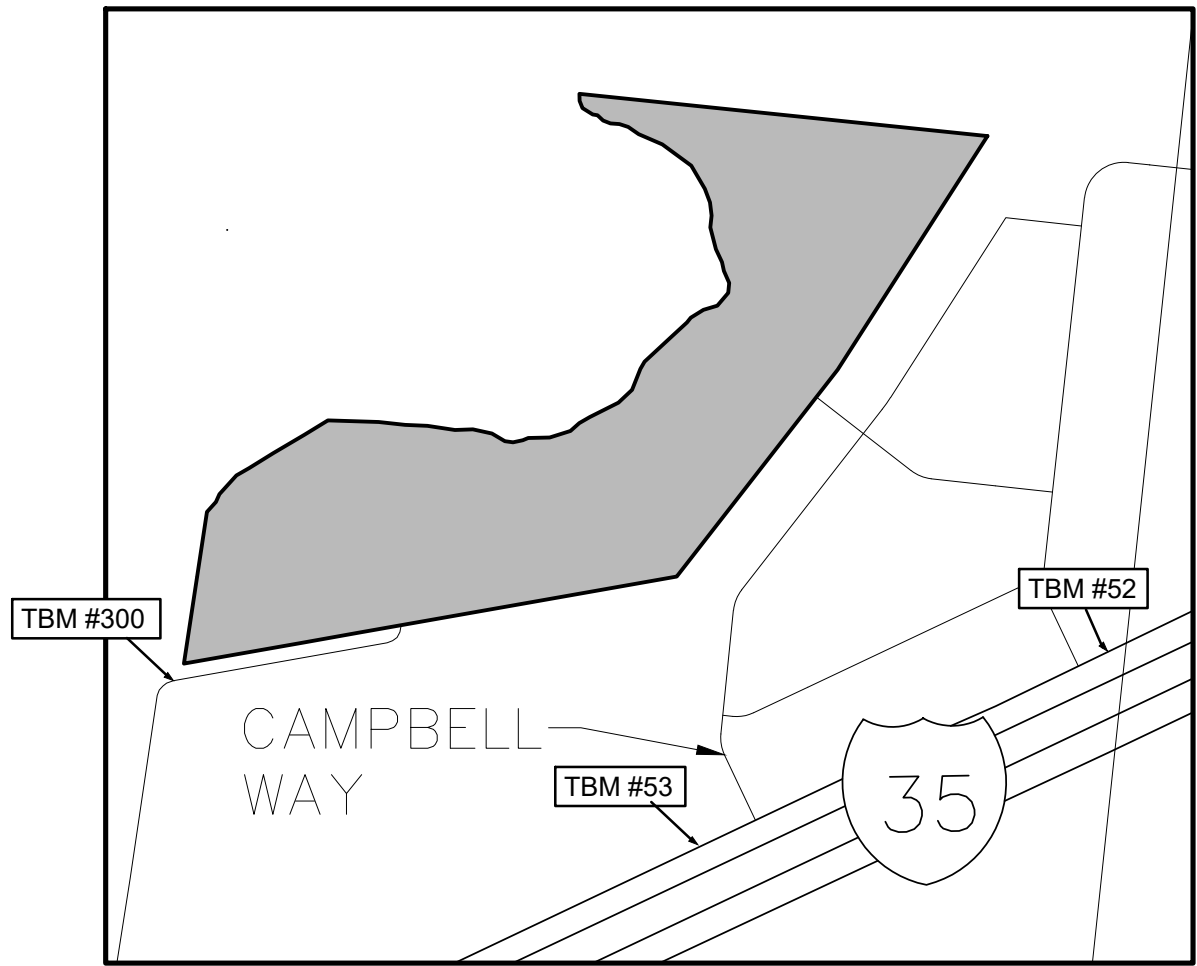


290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPELS FIRM F-10961
TBPELS FIRM 1053600

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.



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'

LEGAL DESCRIPTION

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.

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- 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.

WATER: SAWS PRESSURE ZONE 790

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 92 Total Acreage 24.14
Total Linear Footage of Pipe: 2,750 Plat No. 24-11800274
Number of Lots: 96 SAWS Job No. 24-1111

SOMERSET MEADOWS WEST
SAWS WATER CONSTRUCTION PLANS

337.091

HMT #

TRENCH EXCAVATION SAFETY PROTECTION

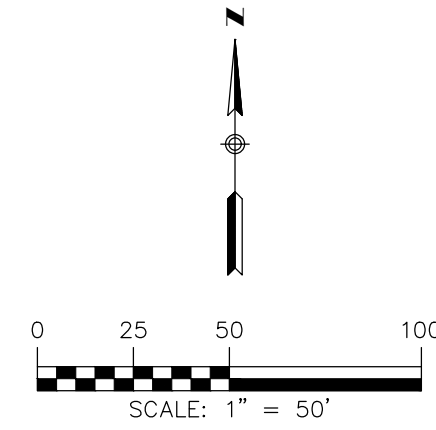
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FIRE FLOW NOTE:

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.

UTILITY NOTES:

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PLAT ID: 24-11800274

LEGEND	
	EXISTING FLOODPLAIN
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED 3/4" WATER SERVICE
	UTILITY CROSSING
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED WATER FITTING
	PROPOSED DUAL WATER SERVICE
	PROPOSED SINGLE WATER SERVICE WITH 3/4" SERVICE LINE

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

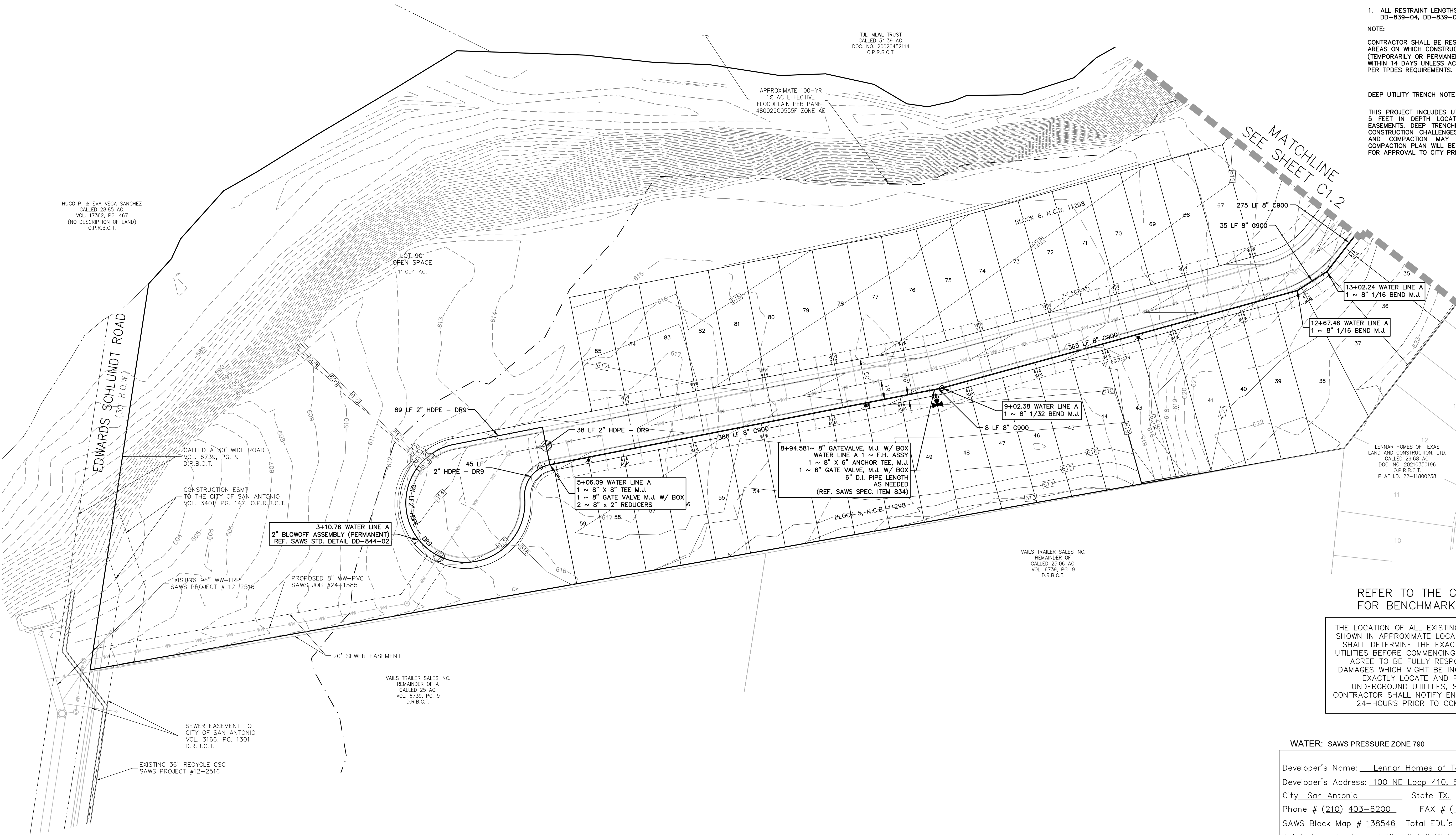
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CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

DEEP UTILITY TRENCH NOTE

THIS PROJECT INCLUDES UTILITY 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.

MATCHLINE
SEE SHEET C1.2



REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

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

HMT
ENGINEERING & SURVEYING

09/18/2024
OF
ERIC S. PLY
123317
LICENSED
PROFESSIONAL ENGINEER
Eric PLY

OVERALL WATER PLAN
(1 OF 2)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

REVISION	DATE	DESCRIPTION
NO.		

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

SHEET
C1.1

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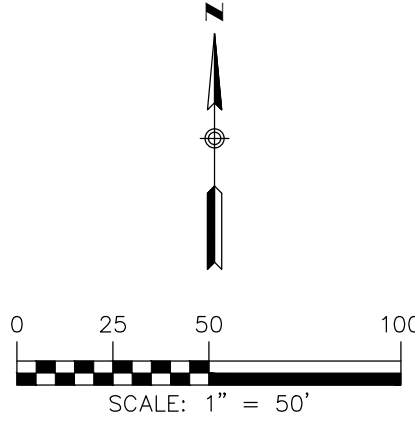
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PLAT ID: 24-11800274

LEGEND

- — — — — EXISTING FLOODPLAIN
— — — — — UTILITY EASEMENT
— — — — — DRAINAGE EASEMENT
— W — W — EXISTING WATER LINE
— W — W — PROPOSED WATER LINE
— WW — WW — PROPOSED WASTEWATER LINE
— — — — — PROPOSED 3/4" WATER SERVICE
— — — — — UTILITY CROSSING
— — — — — PROPOSED FIRE HYDRANT
— — — — — PROPOSED GATE VALVE
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— — — — — PROPOSED SINGLE WATER SERVICE WITH 3/4" SERVICE LINE



RESTRAINED LENGTH NOTES:

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SAN ANTONIO, TX 78230
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OVERALL WATER PLAN
(2 OF 2)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

NO.	REVISION	DESCRIPTION	DATE

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

SHEET
C1.2