

PROJECT LOCATION MAP

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'

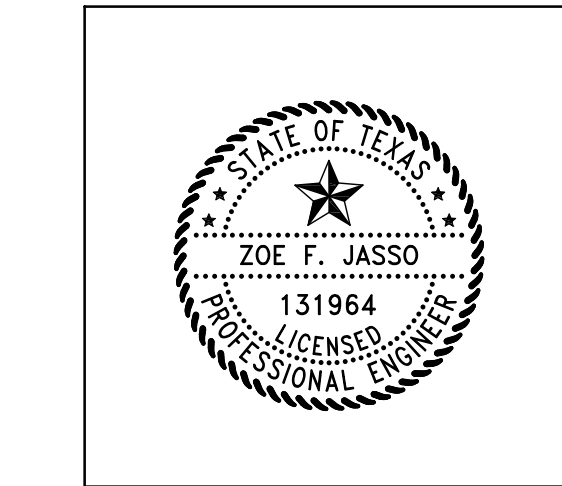
LEGAL DESCRIPTION

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.



ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER OF RECORD. IN ACCEPTING THESE PLANS, THE CITY OF NEW BRAUNFELS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER OF RECORD.

Zoe F. Jasso
Zoe F. Jasso
P.E. Registration No. 131964

PREPARED BY:



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HMTNB.COM
P(830)625-8555*F(830)625-8556
TBPELS FIRM F-10961
TBPELS FIRM 1053600

ADDITIONAL NOTE TO CONTRACTOR:

1. 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.
2. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION AND ELEVATION OF ALL DOWNSTREAM CONNECTION POINTS PRIOR TO CONSTRUCTION. IF A DISCREPANCY EXISTS, CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.
3. 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.
4. 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.

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C5.2	UTILITY PLAN & CONDUIT EXHIBIT (2 OF 2)

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.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.

2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.

3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).

5. 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 TRAFFIC ENGINEERING REPRESENTATIVE WILL NOT BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS 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.

6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.

7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES, THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.

8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.

9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)	233-2010
BEAR METROPOLITAN WATER DISTRICT (BEAR MET)	354-6538 / 357-5741
COSA DRAINAGE	207-7720 / 207-7765
COSA SIGNAL OPERATIONS	207-7720 / 207-7765
TEXAS STATE WIDE ONE CALL LOCATOR	1-800-344-8377 -
-CITY PUBLIC SERVICE ENERGY	
-TIME WARNER	
- AT&T	
- MCI	

11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.

12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.

13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.

14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.

15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.



IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT. IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.

16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL. THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.

17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

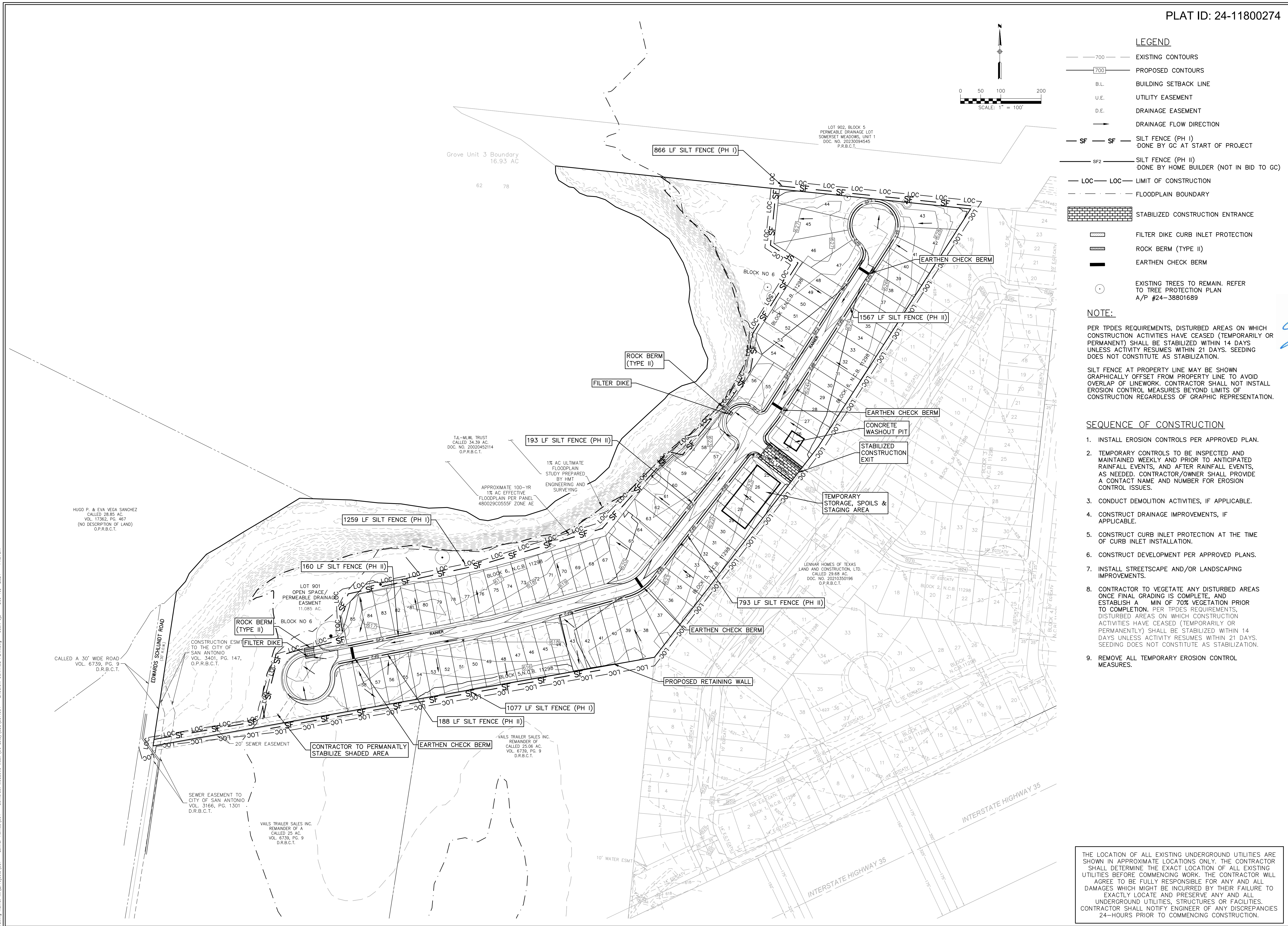
18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2696). THE CONTRACTOR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REMOVE ALL PLANTWORK BELIEVED OR DAMAGED IN THE COURSE OF EXERCISING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENT THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

8122 DATAPoint DR., STE. 400 SAN ANTONIO, TX 78230 TBPels FIRM F-10961 TBPels FIRM 1053600			
01/08/2025			
GENERAL NOTES		SOMERSET MEADOWS WEST SAN ANTONIO, TEXAS	
NO.	REVISION DESCRIPTION	REVISION DATE	
DATE:			
DRAWN BY:		RR	
DESIGNED BY:		JK	
REVIEWED BY:		ZJ	
HMT PROJECT NO.:		337.091	
SHEET C0.1			

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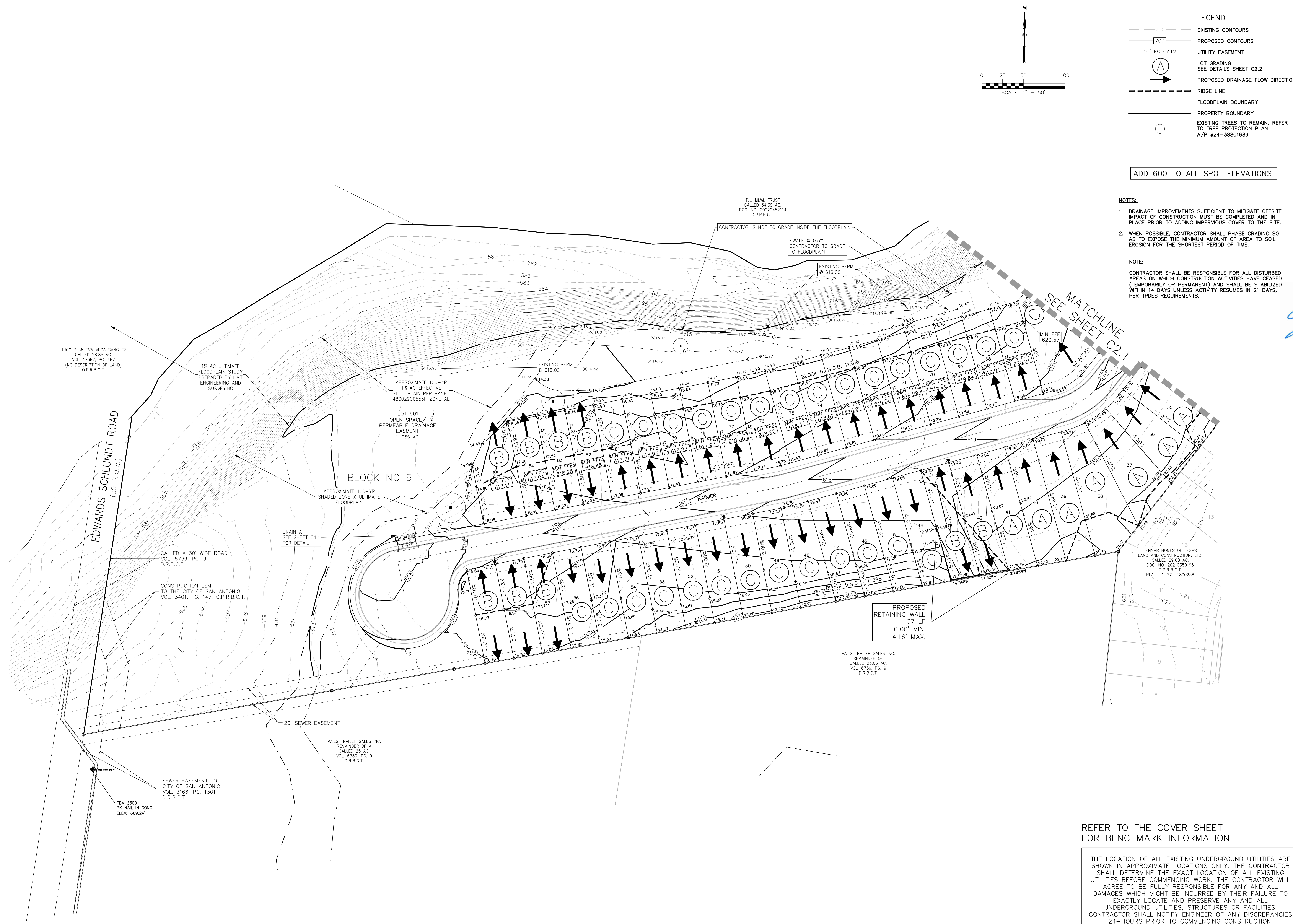
DATE:	
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ



[illegible]

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

SHEET
C2.0



REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIE 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

Drawing Name: W:_Projects\337 - Lennar Homes\091 - Somerset Meadows West (90 Lots)\03a\337.091 - GRADING.dwg User: gpb Dec 19, 2024 - 11:58am



PLAT ID: 24-11800274

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - UTILITY EASEMENT
 - LOT GRADING
SEE DETAILS SHEET C2.2
 - PROPOSED DRAINAGE FLOW DIRECTION
 - RIDGE LINE
 - FLOODPLAIN BOUNDARY
 - PROPERTY BOUNDARY
 - EXISTING TREES TO REMAIN, REFER
TO TREE PROTECTION PLAN
A/P #24-38801689

ADD 600 TO ALL SPOT ELEVATIONS

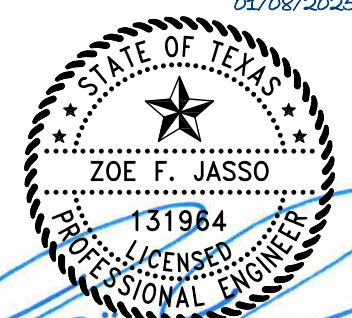
NOTES:

- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
- WHEN POSSIBLE, CONTRACTOR SHALL PHASE GRADING SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST PERIOD OF TIME.

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.

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



**GRADING PLAN
(2 OF 2)**

SOMERSET MEADOWS WEST

SAN ANTONIO, TEXAS

NO.	REVISION	DESCRIPTION	REVISION DATE

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

SHEET

C2.1

REFER TO THE COVER SHEET
FOR BENCHMARK INFORMATION.

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SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB-TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
AB	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4" (0.3')	2" (0.2')		<u>CALCULATIONS FOR 2% SWALES</u> $15 \times 0.25' = 3\frac{3}{4}"$ $85 \times 0.25' = 21\frac{3}{4}"$ $16 \times 0.25' = 4"$ $13 \times 0.25' = 3\frac{3}{4}"$ $10 \times 0.25' = 2\frac{1}{2}"$ <hr/> $34\frac{3}{4}"$
BC	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21" (1.8')	11" (0.9')		
CD	SWALE TURN WITH 10' RADIUS: 16' GRASS AT 1/4"/FT. (2%)	4" (0.3')	2" (0.2')		
DE**	REAR SWALE: 13' GRASS AT 1/4"/FT. (2%)	3" (0.3')	2" (0.2')		
EF*	PROTECTIVE REAR SLOPE UP FROM HIGH POINT OF SWALES	3" (0.3')	3" (0.3')		
SUB-TOTAL AF FROM CURB TOP TO GROUND AT REAL BLDG WALL		35" (3.0')	20" (1.7')		
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 35" + 8"		43" (3.6')	28" (2.3')		CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		54" (4.5')	39" (3.3')		

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

** LENGTH DE = $[(1/2)(\text{LOT WIDTH} - (2 \times \text{SWALE TURN RADIUS}))] - [\text{LOT WIDTH} \times (\text{STREET GRADIENT} \times \text{SWALE GRADIENT})]$



SAMPLE COMPUTATION OF GRADING CONTROL LINE AF FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 0.5% STREET, WITH 60' BUILDING DEPTH AND 2% SWALES.				RESULTS OF 1% SWALES	
A	CURB-TOP ON LOT LINE EXTENSION AT HIGH LOT CORNER				
AB	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4" (0.3')	2" (0.2')		<u>CALCULATIONS FOR 2% SWALES</u> $15 \times 0.25' = 3\frac{3}{4}"$ $85 \times 0.25' = 21\frac{1}{4}"$ $6 \times 0.25' = 1\frac{1}{2}"$ <hr/> $26\frac{1}{2}"$
BC	SIDE SWALE: 85' GRASS AT 1/4"/FT. (2%)	21" (1.8')	11" (0.9')		
CD*	PROTECTIVE SIDE SLOPE @ REAR BLDG. WALL EXTENSION	3" (0.3')	3" (0.3')		
SUB-TOTAL AD FROM CURB TOP TO GROUND AT REAL BLDG WALL		27" (2.4')	16" (1.4')		
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: 27" + 8"		35" (2.9')	24" (2.0')		CALCULATIONS USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: 35" + 9"		46" (3.8')	35" (2.9')		

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.



SAMPLE COMPUTATION OF GRADING CONTROL LINE \overline{AF} FOR A 60' WIDE LOT WITH A 25' BUILDING LINE, 13.5% DRIVEWAY, AND 16' FRONT SWALE DE AT 2.0%.				RESULTS OF 1% SWALES	CALCULATIONS FOR SWALES
A	CURB-TOP HIGH SIDE OF DRIVE NEAR LOW LOT CORNER				$15 \times 0.25' = 3\frac{3}{4}"$
\overline{AB}	PARKWAY SLOPE: 15' GRASS AND WALK AT 1/4"/FT. (2%)	4" (0.3')	2" (0.2')		$0 \times 0.25' = 0"$
\overline{BC}	DRIVEWAY GRADE CHANGE: 4' VERTICAL CURVE FROM UP-GRADE DRIVE IN STREET TO DOWN-GRADE DRIVE ON LOT	0" (0.0')	0" (0.0')		$-11 \times 1.625' = -17\frac{3}{4}"$
\overline{CD}	DRIVEWAY DOWN-GRADE TO POINT 10 FEET OUT FROM FRONT OF BUILDING: -11' AT 18"/FT (13.5%)	-18" (-1.5')	-18" (-1.5')		$16 \times 0.25' = 4"$
\overline{DE}	FRONT SWALE: 16' GRASS AT 1/4"/FT. (2%)	4" (0.3')	2" (0.2')		$10 \times 0.25' = 2\frac{1}{2}"$
\overline{EF}^*	PROT. FRONT SLOPE UP FROM HIGH POINT OF SWALES	3" (0.3')	3" (0.3')		-7 $\frac{1}{2}"$
SUB-TOTAL \overline{AF} FROM CURB TOP TO GROUND AT FRONT BLDG WALL		-7" (-1.0')	-11" (1.3')		
MINIMUM RISE FROM CURB TOP TO SLAB FLOOR: -7" + 8"		1" (-0.3')	-3" (0.7')		
MINIMUM RISE FOR WOOD FLOOR USING 8" JOISTS: -7" + 19"		12" (-0.6')	8" (0.3')		

USE 0.25" PER FOOT GRADIENT FOR A 2% SWALE.

USE 1.625" PER FOOT GRADIENT FOR A 13.5% SWALE.

* WHERE THERE IS A HIGH BANK NEARBY OR A LONG SLOPE TOWARD HOUSE, A MINIMUM 6" PROTECTIVE SLOPE IS REQUIRED.

LOT TYPE (B)

LENNAR LOT GRADING STANDARDS

GENERAL DESCRIPTION
THIS ITEM SHALL CONSIST OF ALL CLEARING AND 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.

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 ADEQUATE 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 TDD-TEX-113-E COMPACTION PROCEDURE. ALL AREAS EXCEEDING (6") SIX INCHES
IN DEPTH, MUST MEET WITH FHWA/HUD HANDBOOK 4140.30 SPECIFICATIONS FOR LAND DEVELOPMENTS ON
CONTROLLED EARTHWORK, DATASHEET 79G.

DEPTH AND MIXING OF FILL LAYERS

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.

COMPACTION OF SLOPES
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TO DENSE FOR PLANTING ON THE SLOPES. COMPACTON OF THE SLOPE FACE 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.

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 TEST SHALL BE CONDUCTED ON A FIELD TEST SPECIMEN (MIN. 8-12 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 AT A MAXIMUM OF EACH TEN INCHES (12") OF FILL.

4. THE TESTS PROVIDED BY THE FIELD TECHNICIAN OF 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 TEST RESULTS.

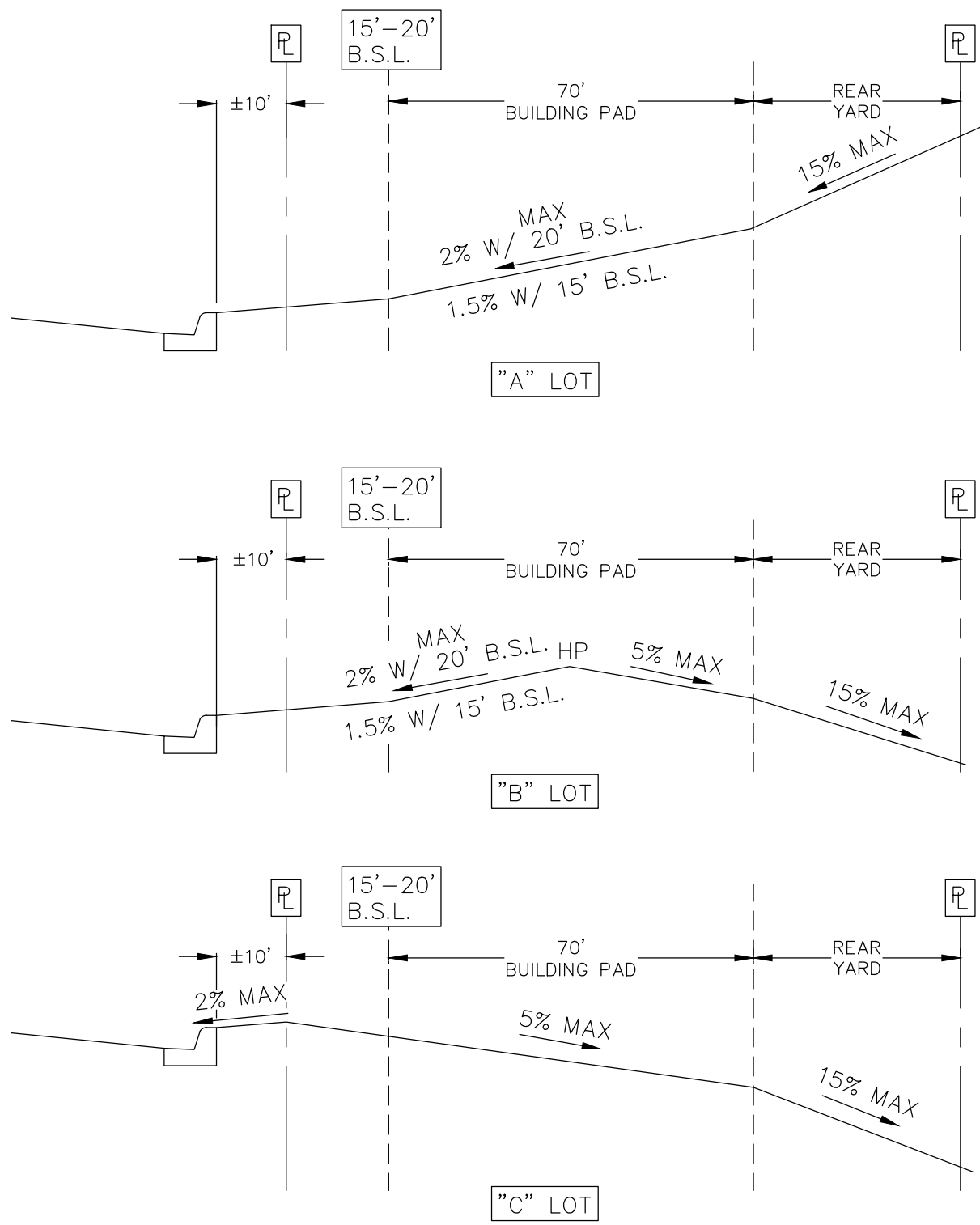
5. CUT/FILL LOTS

6. AREAS INVOLVING CUT ON THE 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. FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

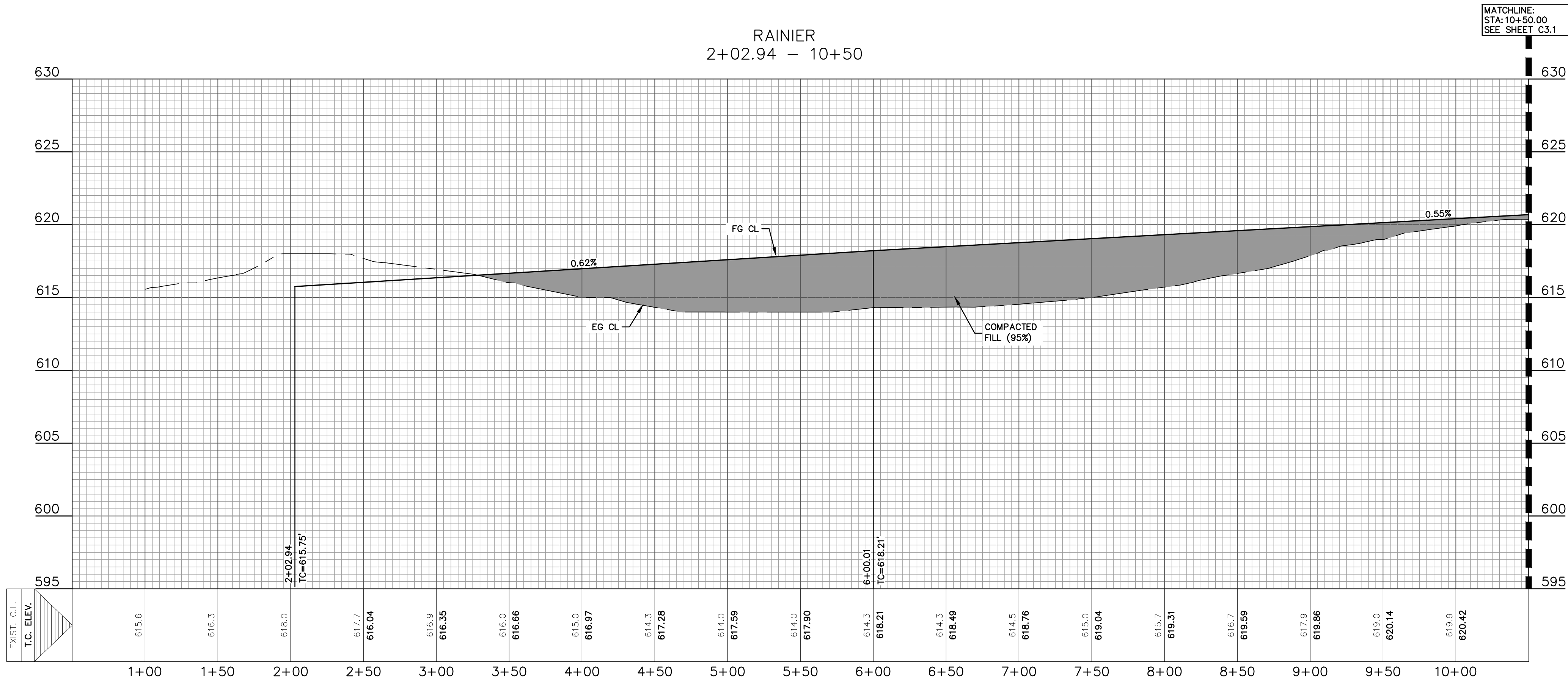
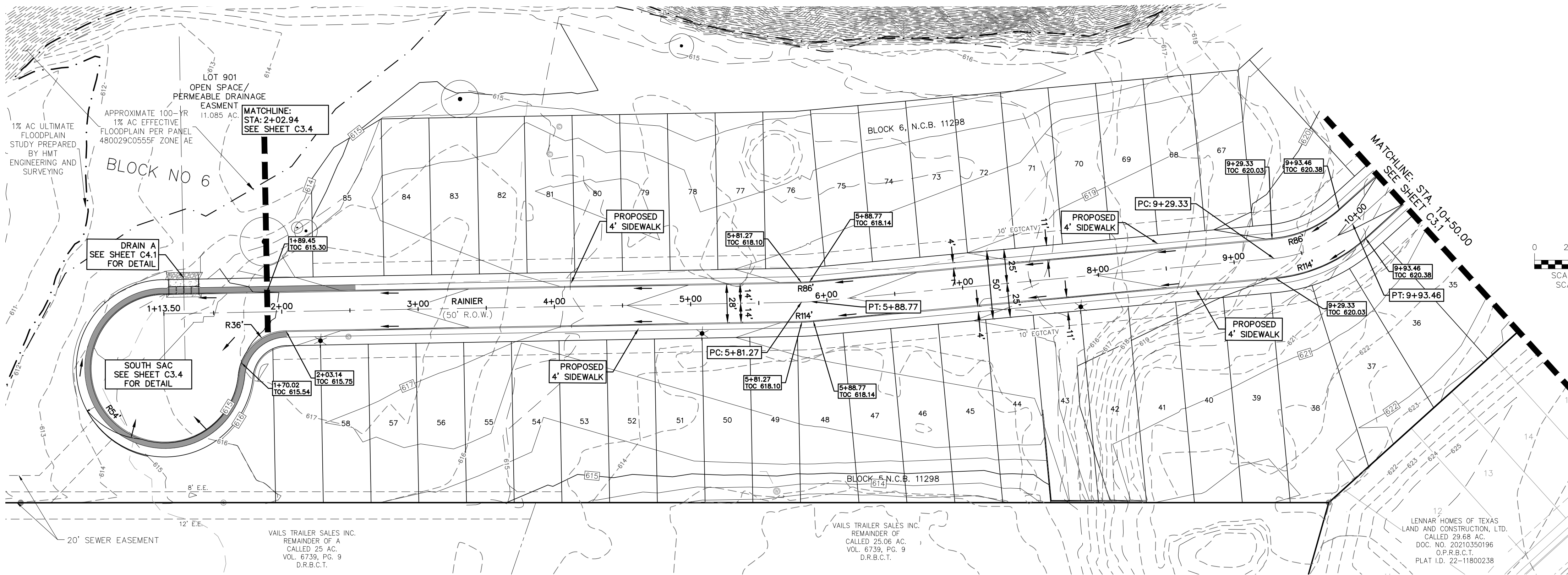
HUD 79-6

7. HUD 79-6 REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS SHALL BE FILL. FILL SHALL BE CONDUCTED AT THE CONTRACTOR'S OPTION. IN ADDITION, ENGINEER MUST PROVIDE VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79-6. AFTER SITE GRADING IS COMPLETED, GEO-TECHNICAL ENGINEER SHALL PROVIDE THE CONTRACTOR AND OWNER A 79-6 LETTER.

DRAINAGE NOTE
 FINISHED FLOOR ELEVATIONS
 THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE
 SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM
 THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR
 SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER
 FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET
 SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE.



Drawing Name: W:_Projects\337 - Lennar Homes\091 - Somerset Meadows West (30 Lots)\C3.0\337.091 - STREET Bl.dwg User: cjb Dec 19, 2024 - 11:50am



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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

HMT
ENGINEERING & SURVEYING

01/08/2025

RAINIER PLAN & PROFILE
(1 OF 2)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

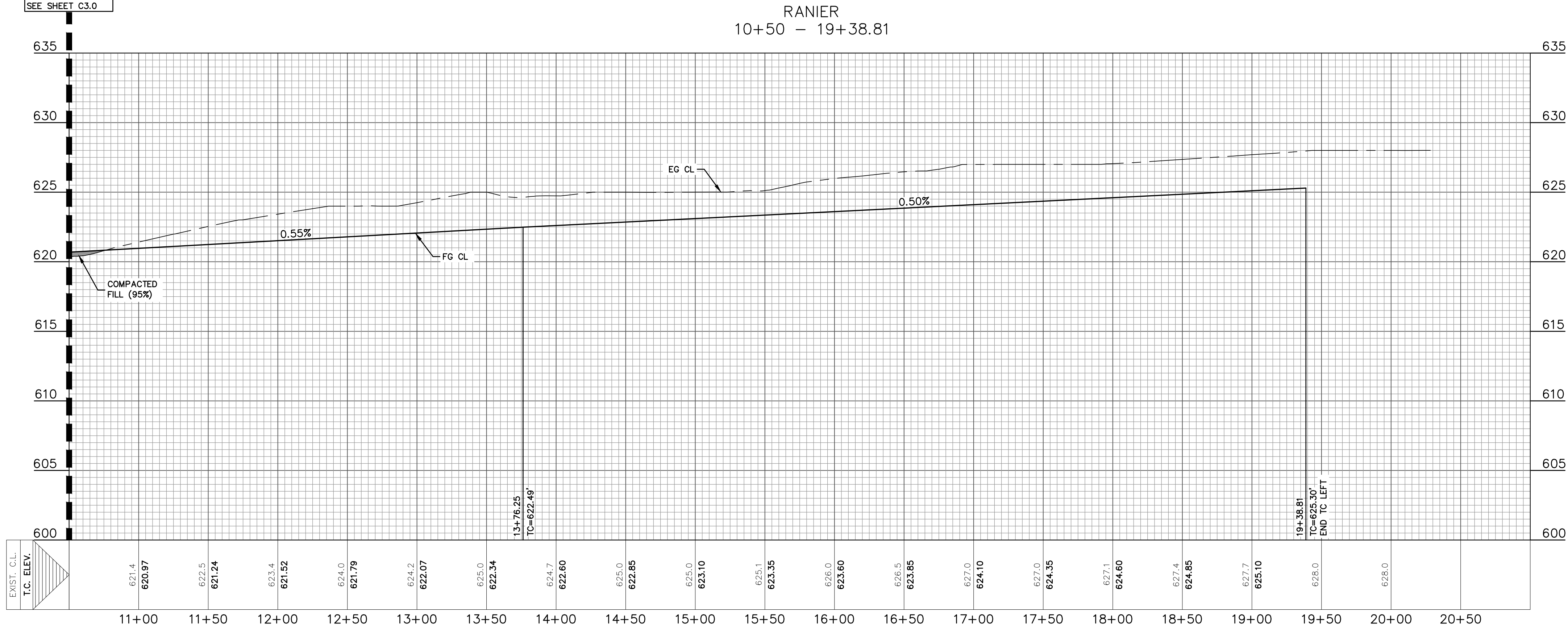
NO.	REVISION DESCRIPTION	REVISION DATE

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

SHEET
C3.0

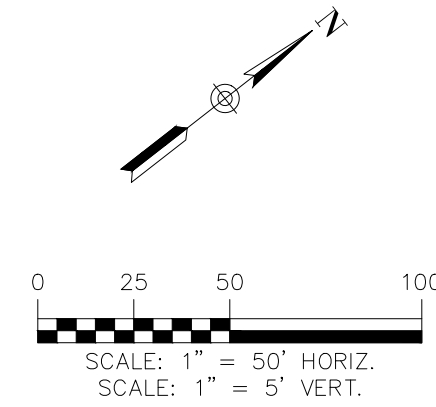
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MATCHLINE:
STA: 10+50.00
SEE SHEET C3.0



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

PLAT ID: 24-11800274



LEGEND

- 700--- EXISTING CONTOURS
- 700--- PROPOSED CONTOURS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- FLOW ARROW
- WASHOUT CROWN AREAS
- EXISTING GROUND CENTER (EG CL)
- PROPOSED TOP OF CURB (PR TC)
- 2.0% MAX
- SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C3.12)
- SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR
- FLOODPLAIN BOUNDARY
- EXISTING TREES TO REMAIN. REFER TO TREE PROTECTION PLAN A/P #24-38801689

NOTES

- IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
- CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDING" OF WATER OCCURS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS FROM DESIGN SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.

RAINIER PLAN & PROFILE

(2 OF 2)

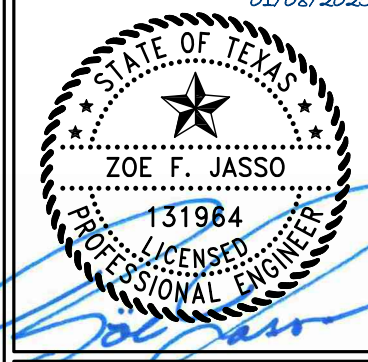
SOMERSET MEADOWS WEST

SAN ANTONIO, TEXAS

NO.	REVISION	DESCRIPTION	DATE

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

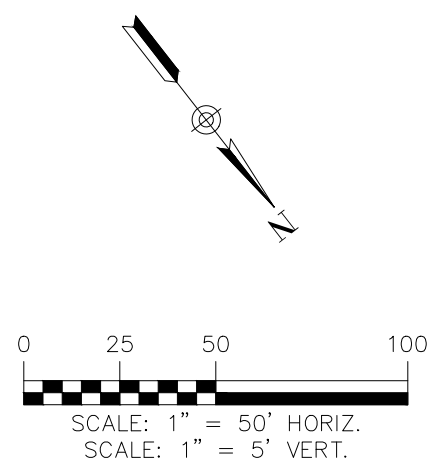
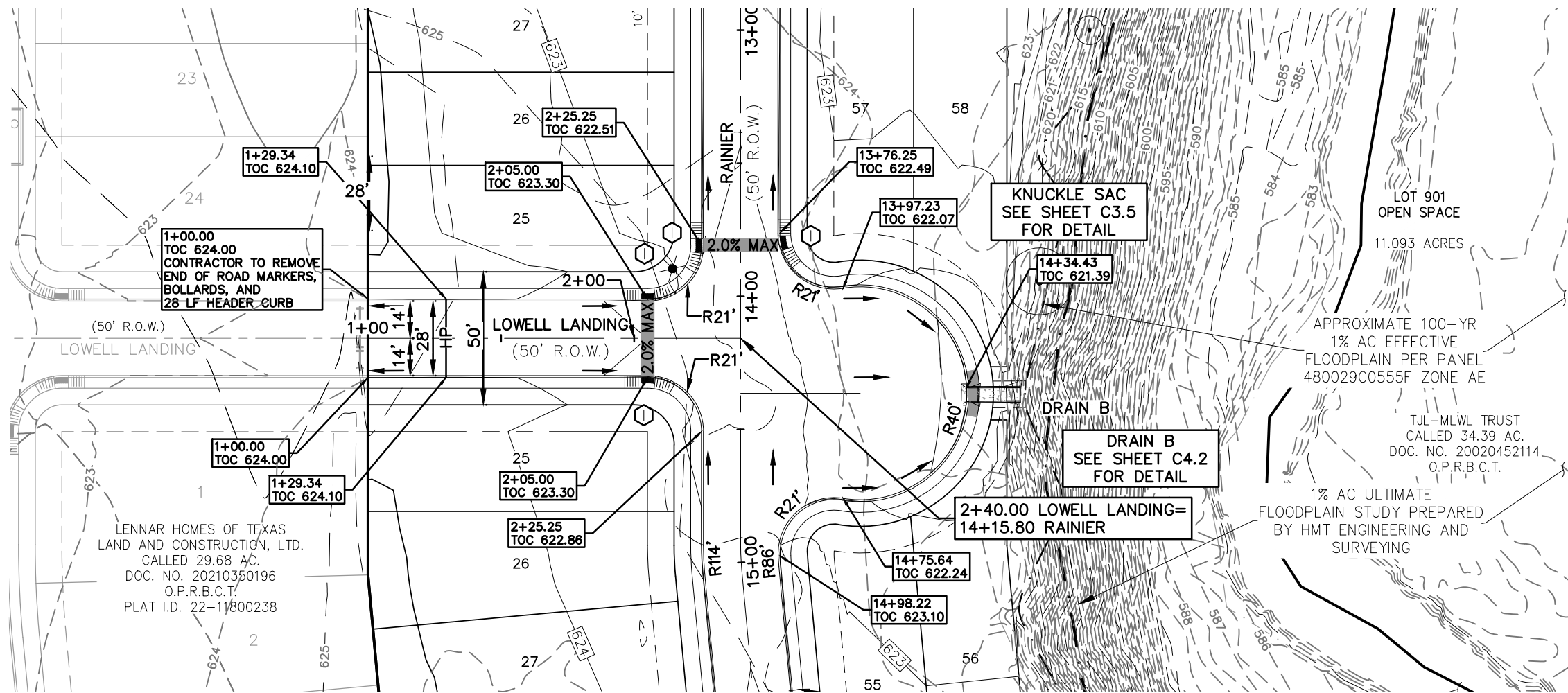
SHEET
C3.1



HMT
ENGINEERING & SURVEYING

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

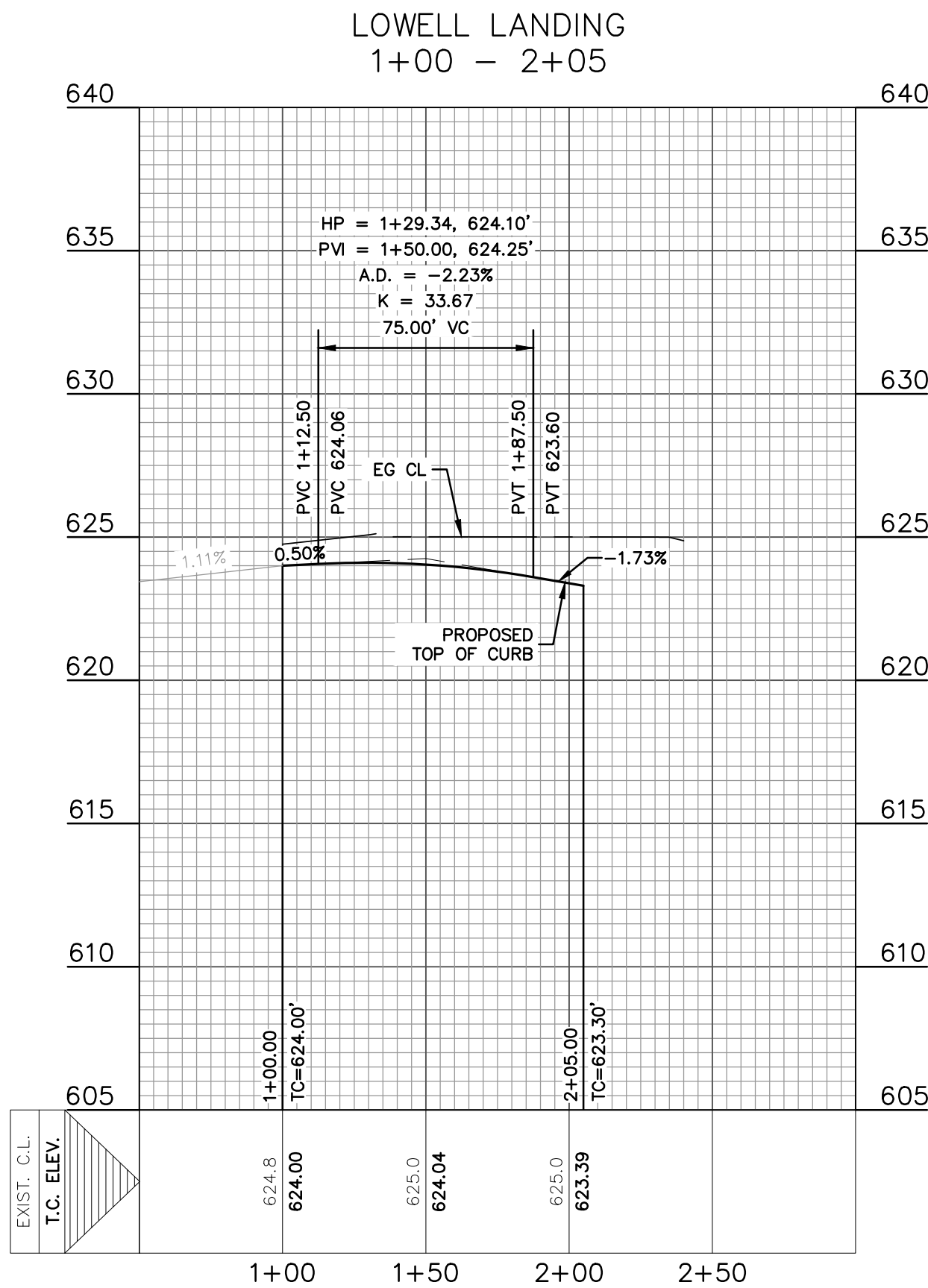
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- LEGEND**
- 700--- EXISTING CONTOURS
 - 700--- PROPOSED CONTOURS
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.D.A. RAMP
 - FLOW ARROW
 - WASHOUT CROWN AREAS
 - EXISTING GROUND CENTER (EG CL)
 - PROPOSED TOP OF CURB (PR TC)
 - 2.0% MAX
 - ACCESSIBLE CROSSING AREA
CONTRACTOR TO ENSURE MAX 2%
CROSS SLOPE IN THESE AREAS
 - SIDEWALK RAMP TYPE
TO BE CONSTRUCTED AT TIME OF
STREET CONSTRUCTION
(SEE DETAIL SHEET C3.12)
 - SIDEWALK TO BE CONSTRUCTED
BY SITE DEVELOPMENT CONTRACTOR
 - FLOODPLAIN BOUNDARY
 - EXISTING TREES TO REMAIN. REFER
TO TREE PROTECTION PLAN
A/P #24-38801689

NOTES

1. IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
2. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
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THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

**LOWELL LANDING
PLAN & PROFILE**
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE:

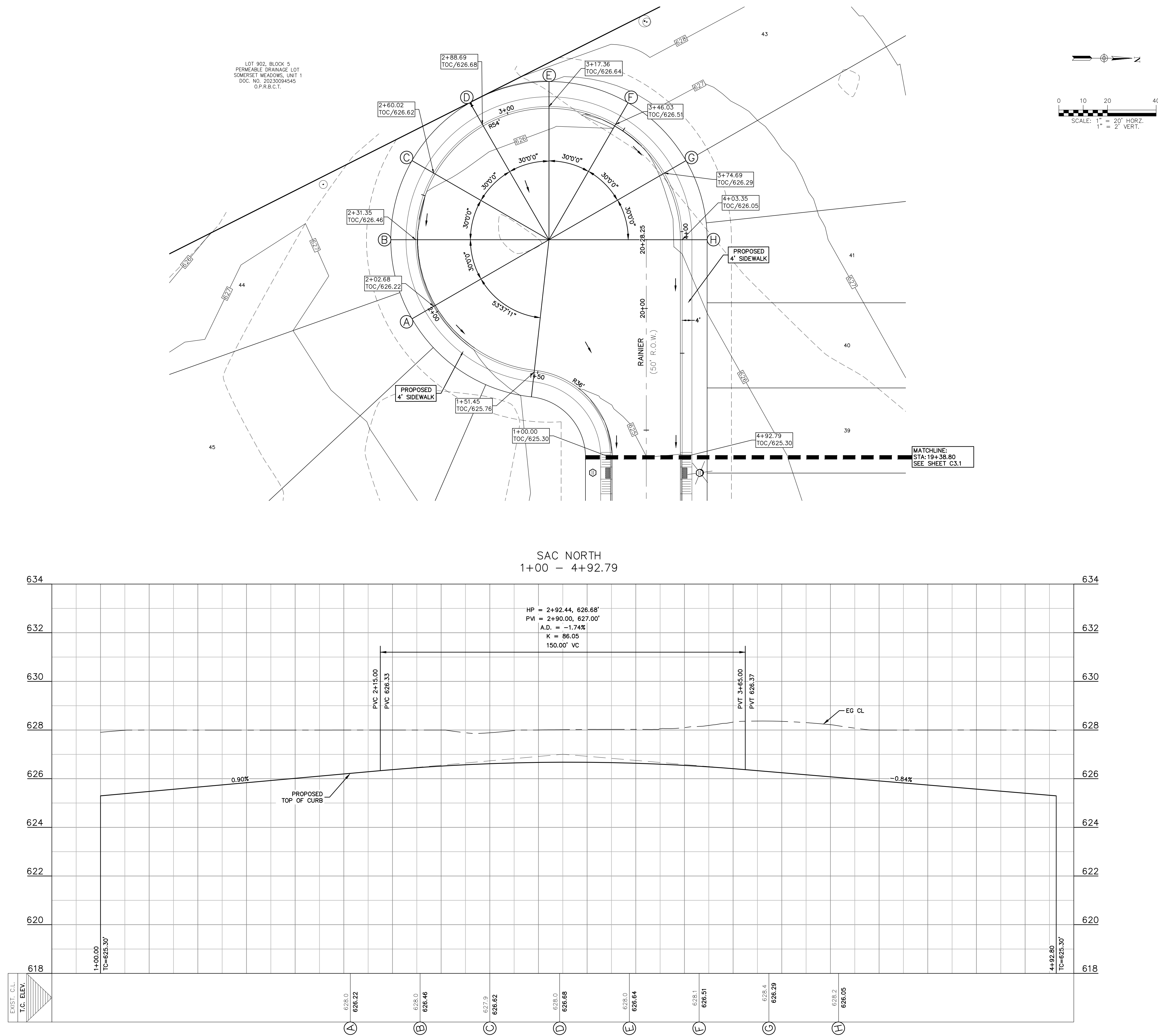
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DESIGNED BY: JK

REVIEWED BY: ZJ

HMT PROJECT NO.: 337.091

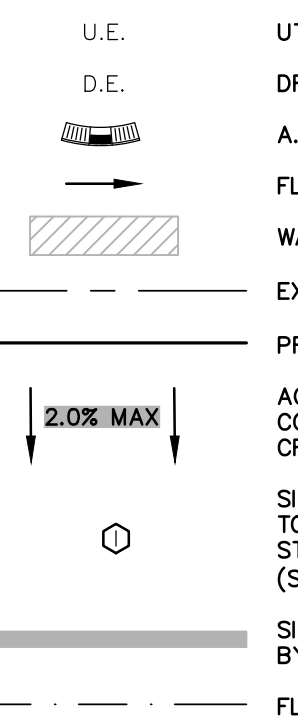



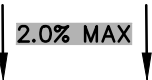


SHEET
C3.2



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

PLAT ID: 24-11800274

LEGEND

- 
- 700 --- EXISTING CONTOURS
 [700] PROPOSED CONTOURS
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 A.D.A. RAMP
 FLOW ARROW
 WASHOUT CROWN AREAS
 --- --- EXISTING GROUND CENTER (EG CL)
 --- --- PROPOSED TOP OF CURB (PR TC)
 ACCESSIBLE CROSSING AREA
 CONTRACTOR TO ENSURE MAX 2%
 CROSS SLOPE IN THESE AREAS
 SIDEWALK RAMP TYPE
 TO BE CONSTRUCTED AT TIME OF
 STREET CONSTRUCTION
 (SEE DETAIL SHEET **C3.12**)
 SIDEWALK TO BE CONSTRUCTED
 BY SITE DEVELOPMENT CONTRACTOR
 --- --- FLOODPLAIN BOUNDARY
 EXISTING TREES TO REMAIN. REFER
 TO TREE PROTECTION PLAN
 A/P #24-38801689

NOTES

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



**NORTH SAC
PLAN & PROFILE**

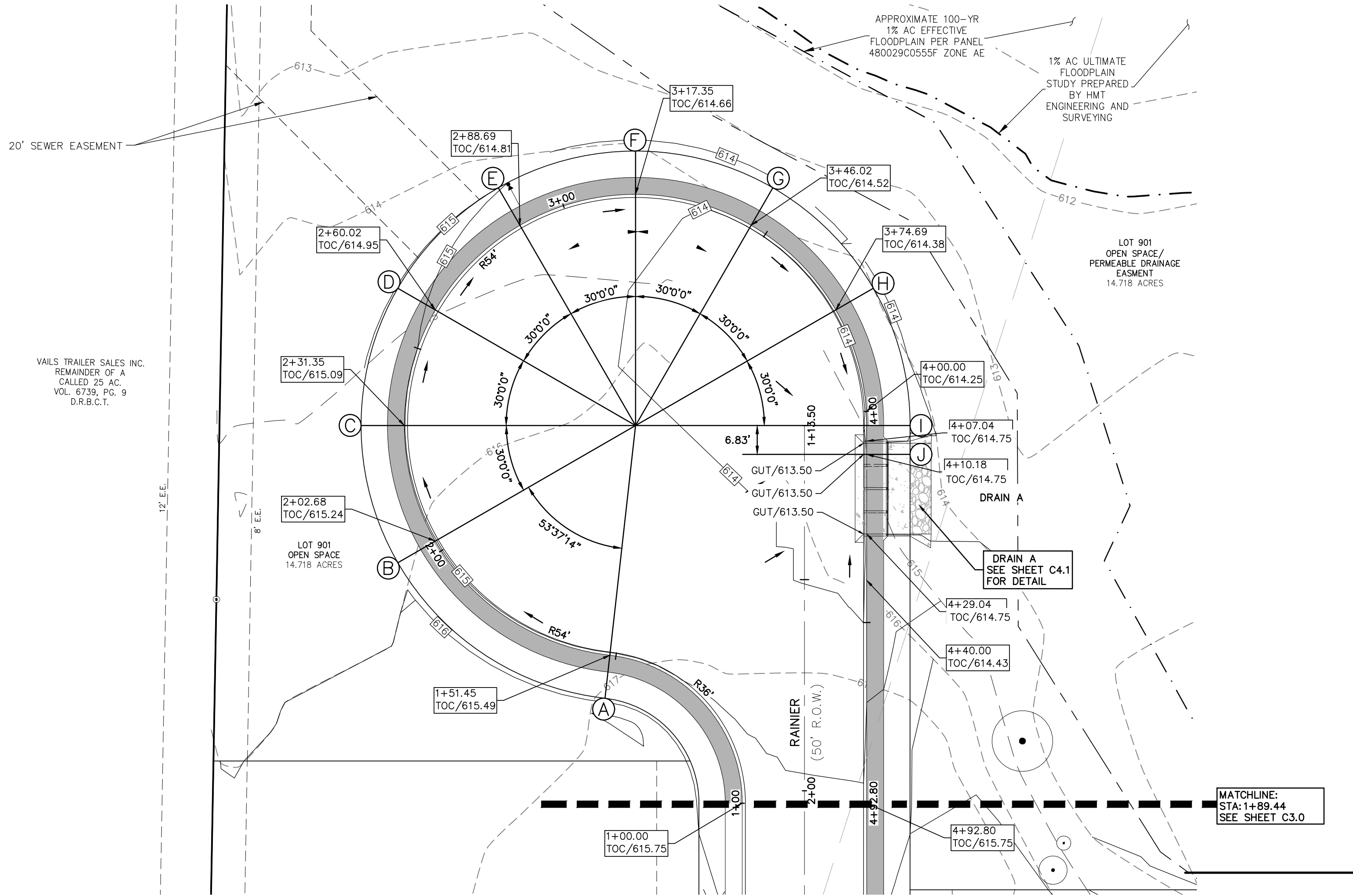
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

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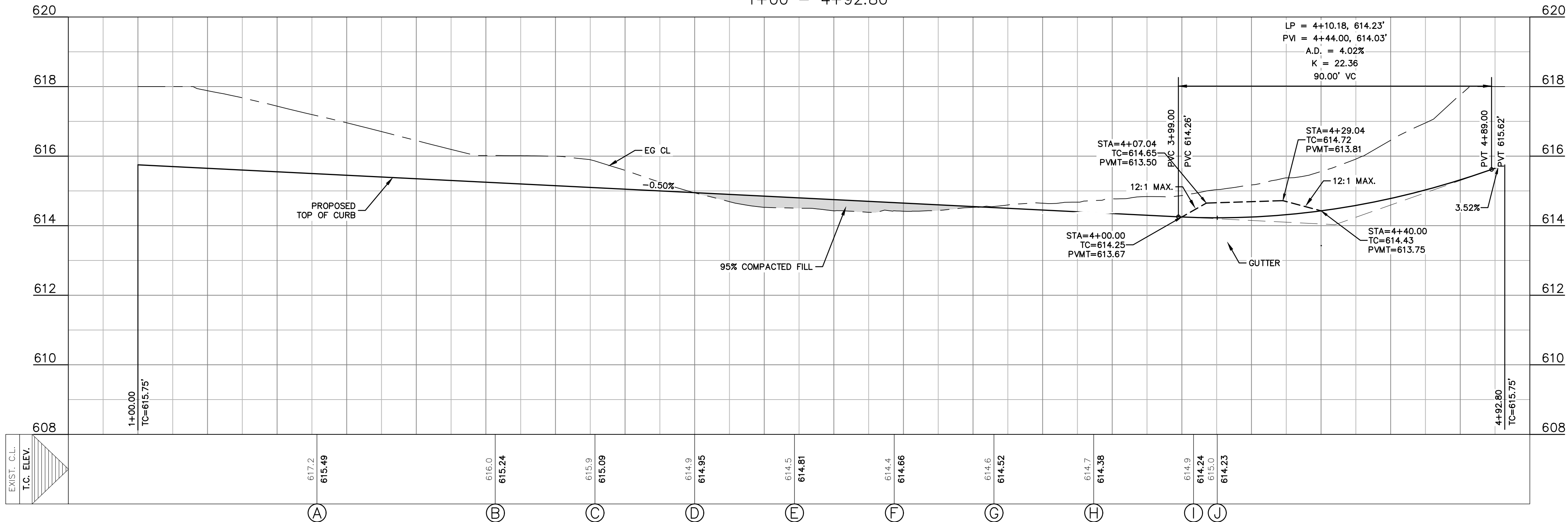
DATE:	
DRAWN BY:	RR
DESIGNED BY:	JK
REVIEWED BY:	ZJ
HMT PROJECT NO.:	337.091

SHEET
C3.3

Drawing Name: W:_Projects\337 - Somerest Meadows West (80 Lots)\Cds\337.091 - CUL-DE-SACS.dwg User: gjb Dec 19, 2024 - 12:00pm

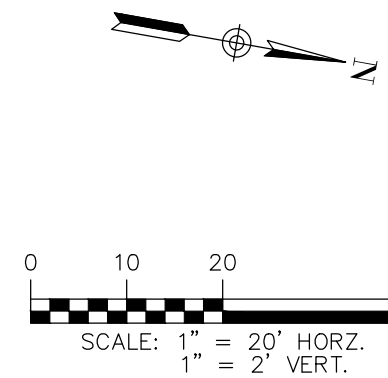


SAC SOUTH
1+00 - 4+92.80



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

PLAT ID: 24-11800274



- LEGEND**
- 700--- EXISTING CONTOURS
 - 700--- PROPOSED CONTOURS
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - A.D.A. RAMP
 - Flow Arrow
 - WASHOUT CROWN AREAS
 - EXISTING GROUND CENTER (EG CL)
 - PROPOSED TOP OF CURB (PR TC)
 - 2.0% MAX
 - ACCESSIBLE CROSSING AREA CONTRACTOR TO ENSURE MAX 2% CROSS SLOPE IN THESE AREAS
 - SIDEWALK RAMP TYPE TO BE CONSTRUCTED AT TIME OF STREET CONSTRUCTION (SEE DETAIL SHEET C3.12)
 - SIDEWALK TO BE CONSTRUCTED BY SITE DEVELOPMENT CONTRACTOR
 - FLOODPLAIN BOUNDARY
 - EXISTING TREES TO REMAIN. REFER TO TREE PROTECTION PLAN A/P #24-38801689

NOTES

- IN WASHOUT CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
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8122 DATAPoint DR., STE. 400
SAN ANTONIO, TX 78230
TBP/ELS FIRM F-10961
TBP/ELS FIRM 1053600

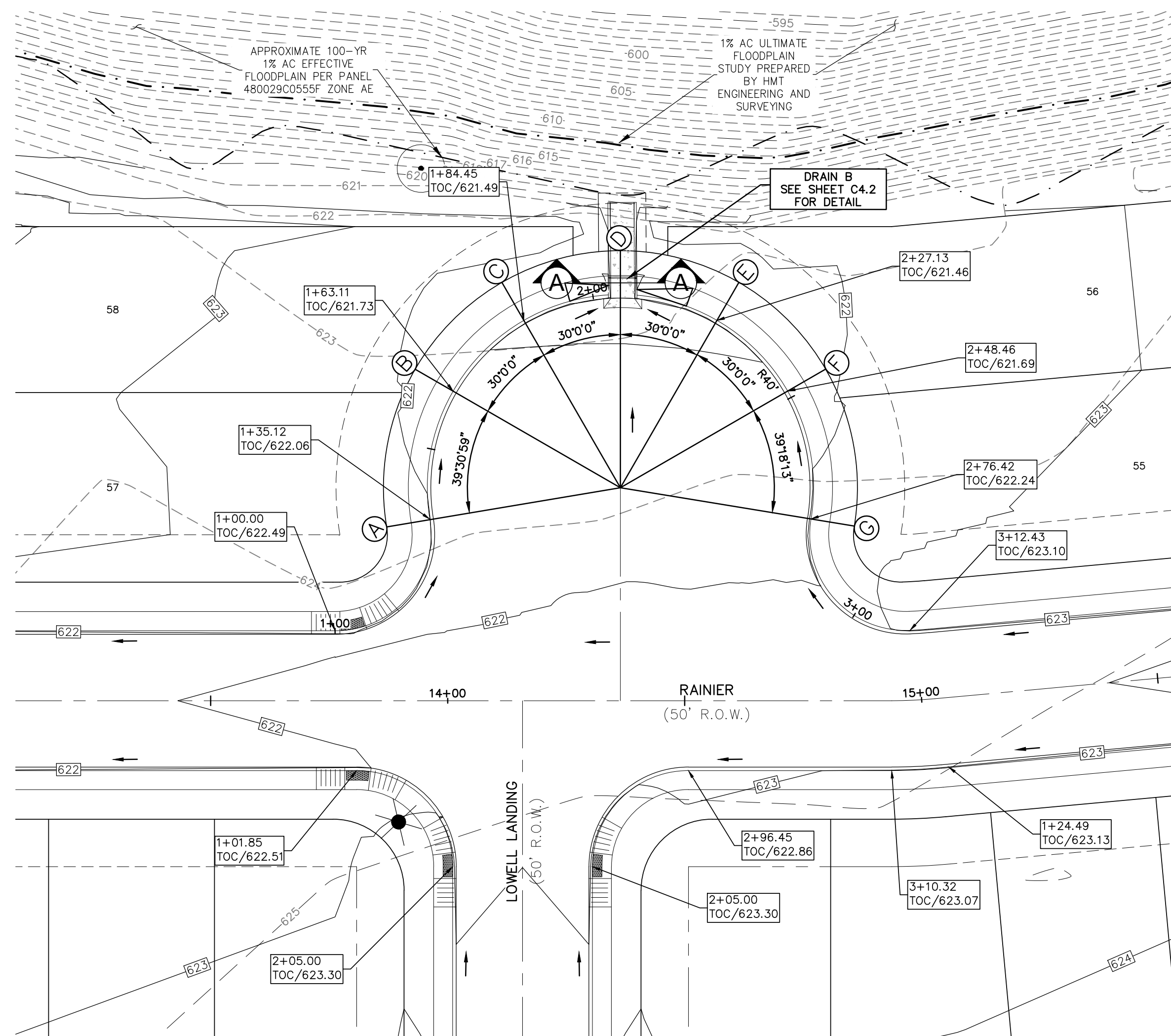


**SOUTH SAC
PLAN & PROFILE**
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

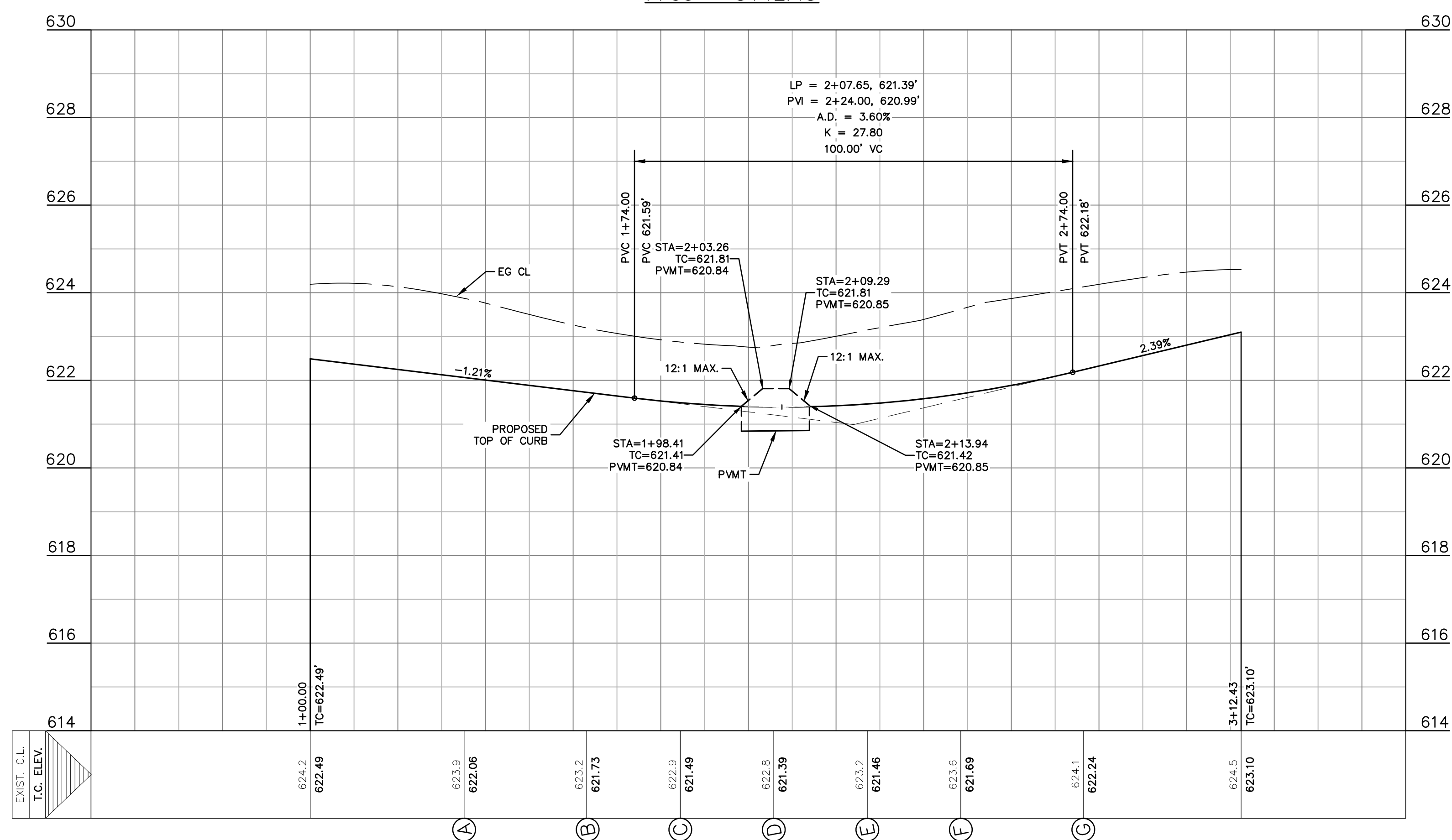
NO.	REVISION	DATE

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

SHEET
C3.4

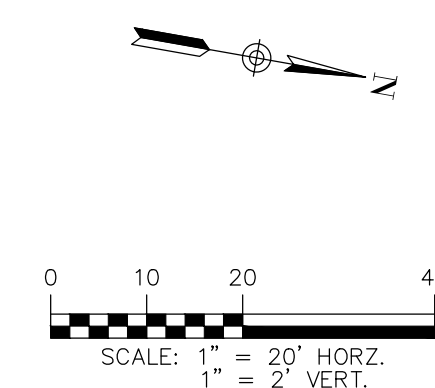



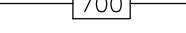






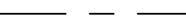
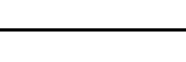
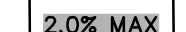


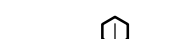
KNUCKLE SAC
 1+00 - 3+12.43



- ## NOTES

1. IN WASHO, CROWN AREAS, THE CURB ON THE HIGH SIDE OF THE STREET SHOULD BE SPILL CURB AS DESIGNATED ON THE PLANS.
2. CONTRACTOR TO CONSTRUCT SIDEWALK RAMPS WITH STREETS.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM STREET STUB OUT ENDS SO THAT NO "PONDS" OF WATER OCCURS.
4. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AT TIE-IN. IF EXISTING PAVEMENT ELEVATION DIFFERS FROM DESIGN, SIGNIFICANTLY, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.



- | | |
|---|---|
|  | EXISTING CONTOURS |
|  | PROPOSED CONTOURS |
|  | UTILITY EASEMENT |
|  | DRAINAGE EASEMENT |
|  | A.D.A. RAMP |
|  | FLOW ARROW |
|  | WASHOUT CROWN AREAS |
|  | EXISTING GROUND CENTER (EG CL) |
|  | PROPOSED TOP OF CURB (PR TC) |
|  | ACCESSIBLE CROSSING AREA
CONTRACTOR TO ENSURE MAX 2%
CROSS SLOPE IN THESE AREAS |
|  | SIDEWALK RAMP TYPE
TO BE CONSTRUCTED AT TIME OF
STREET CONSTRUCTION
(SEE DETAIL SHEET C3.12) |
|  | SIDEWALK TO BE CONSTRUCTED
BY SITE DEVELOPMENT CONTRACTOR |
|  | FLOODPLAIN BOUNDARY |
|  | EXISTING TREES TO REMAIN. REFER
TO TREE PROTECTION PLAN
A/P #24-38801689 |

PLAT ID: 24-11800274

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



HMT
ENGINEERING & SURVEYING

**KNUCKLE SAC
PLAN & PROFILE**

SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

[illegible]

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

SHEET
C3.5

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATE LOCATION ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



PLAT ID: 24-11800274

LEGEND

- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.D.A. RAMP
- ACCESSIBLE CROSSING AREA
CONTRACTOR TO ENSURE MAX 2%
CROSS SLOPE IN THESE AREAS
- SIDEWALK RAMP TYPE
TO BE CONSTRUCTED AT TIME OF
STREET CONSTRUCTION
(SEE DETAIL SHEET C3.12)
- SIDEWALK TO BE CONSTRUCTED
BY SITE DEVELOPMENT CONTRACTOR
- EXISTING TREES TO REMAIN. REFER
TO TREE PROTECTION PLAN
A/P #24-38801689

2.0% MAX



HORIZONTAL SCALE: 1:100

SIGNAGE NOTES

INSTALLATION

THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY, WARNING AND STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS.

MOUNTING

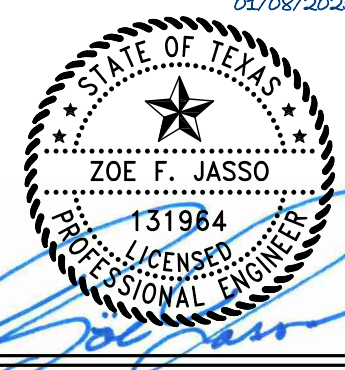
THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (TWT) - 08.

THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS SMD (GEN) - 08 AND SMD (SLIP-1-3) - 08.

OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE TXDOT TRAFFIC STANDARDS D & OM (1 - 5) - 10.

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



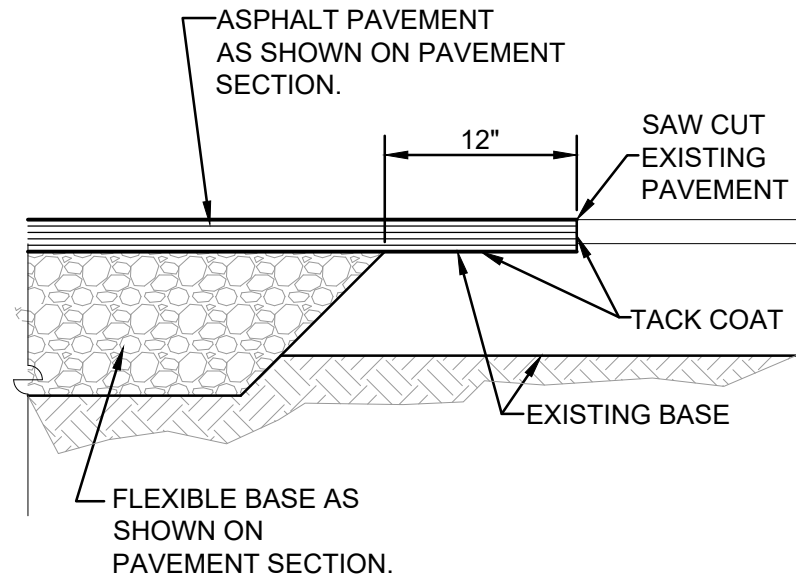
SIGNAGE PLAN

SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

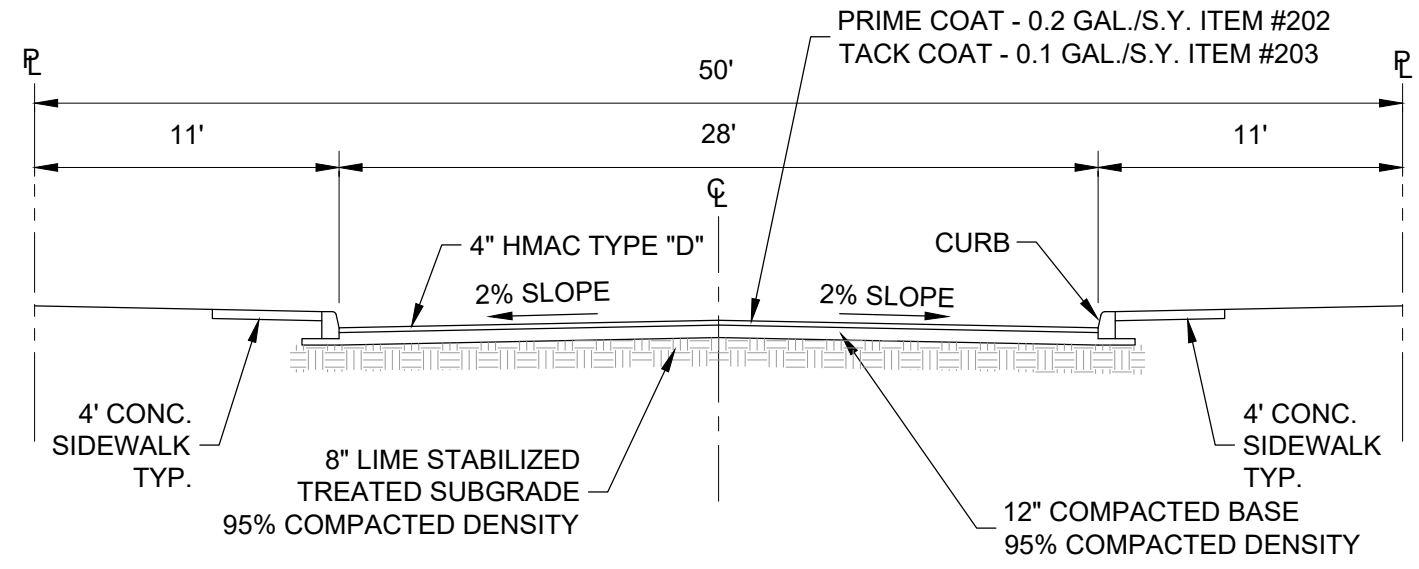
REVISION	DESCRIPTION	DATE

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

SHEET
C3.6



NEW PAVEMENT TO EXISTING
NOT TO SCALE



LOCAL TYPE A WITHOUT BUS TRAFFIC
TYPICAL STREET CROSS SECTION (28' PAVEMENT)
NOT TO SCALE

FLEXIBLE PAVEMENTS	
PAVEMENT MATERIAL	
TYPE "D" HMAC	2"
CRUSHED LIMESTONE FLEXIBLE BASE, IN.	10"
COMPACTED SUBGRADE	-
LIME SUBGRADE	6"
ACTUAL STRUCTURAL NUMBER	2.28

FROM PAGES 15-16 OF GEOTECHNICAL STUDY PERFORMED BY AMIT BAKANE DATED MAY 18, 2020

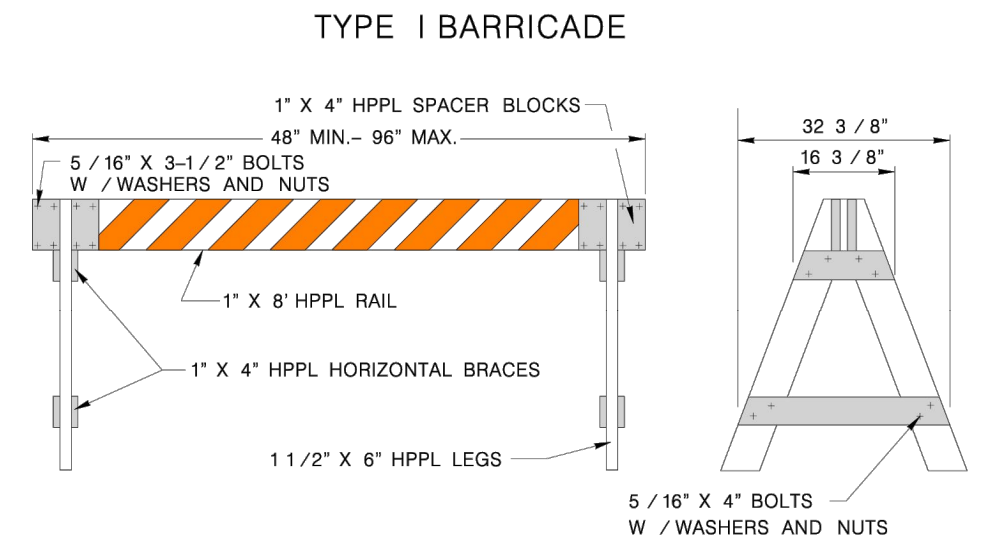
THE GEOTECHNICAL ENGINEER, OR THEIR APPOINTED REPRESENTATIVE, SHALL OBSERVE PROOF-ROLLING OF THE SUBGRADE SOIL. REFER TO GEOTECHNICAL ENGINEERING REPORT WHEN SUBGRADE IS FOUND TO BE NON-COMPRESSIBLE OR WHEN COMPACTION CANNOT BE ACHIEVED.

PLAT ID: 24-11800274

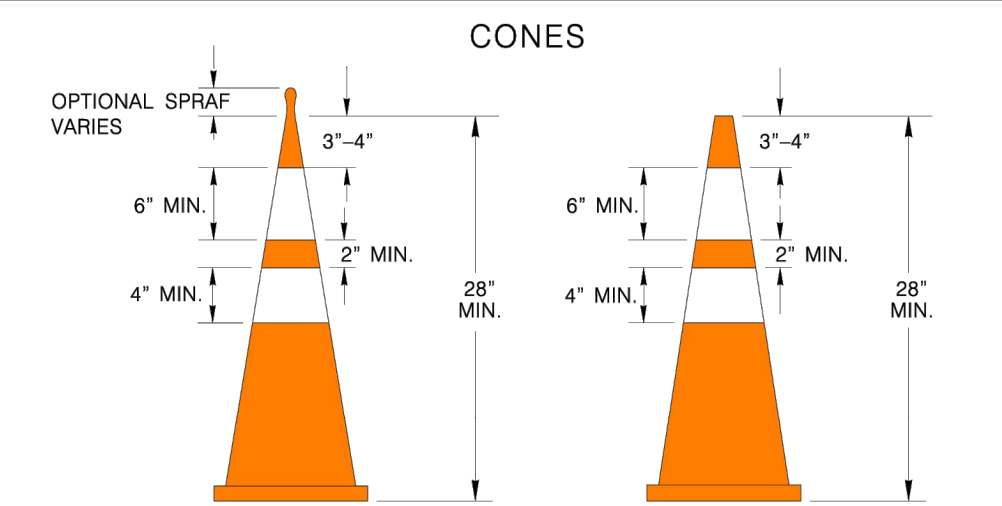
8122 DATAPoint DR., STE. 400
SAN ANTONIO, TX 78230
TBPELS FIRM F-10961
TBPELS FIRM 1053600



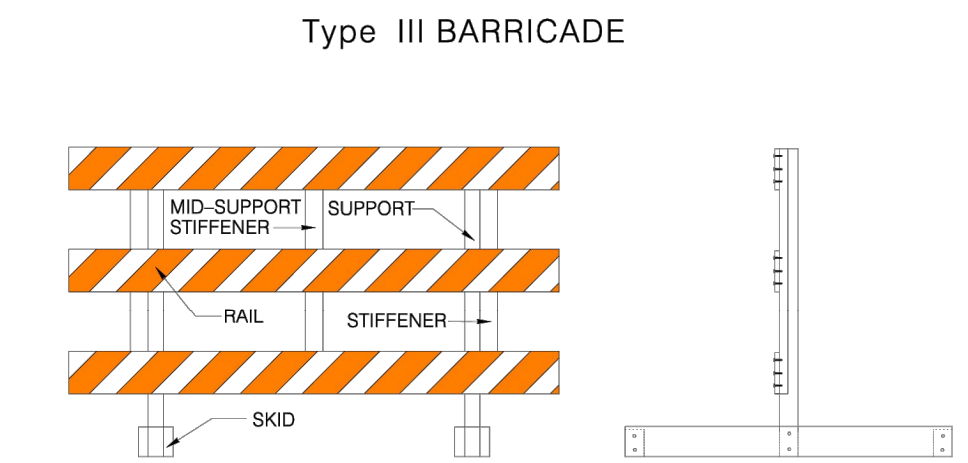
STREET DETAILS
(1 OF 3)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS



- Only the following Type I barricade shall be used in the City of San Antonio Right-Of-Way:
 - 1" x 8" plastic rail with 2" x 6" wooden legs.
 - 1" x 8" wooden rail with plastic legs.
 - 1" x 8" wooden rail with 2" x 6" wood legs.
 - No screws allowed for assembly of A-legs or rail.
 - Warning lights will be used as directed by the Traffic Engineer.
 - All Type I (4') barricades will be a minimum of 36" high and 60" wide. (For Construction Use Only)
 - All Type I (8') barricades with wooden legs shall be 2" X 6" wood only.
 - All Type I (4') barricades with wooden legs shall be 1" X 8" wood only.
 - Type I Barricades shall not be used for partial and total street closures in construction work zones. Only Type III barricades shall be used for this purpose.
 - Warning lights shall not be mounted on Type I barricades.
- (See TxDOT BC-03 Sheets for specific construction information)



- Base for 28" high cones must weigh at least 9.5 lbs.
 - Night time cones must have reflective collars.
- (See TxDOT BC-03 Sheets for specific construction information)



- Only the following Type III barricade shall be used in the City of San Antonio Right-Of-Way.
 - Hollow polyvinyl or fiberglass tubing post with 1" X 8" wooden rails
 - Hollow polyvinyl or fiberglass tubing post with plastic rails.
 - Skids must be wood or solid plastic only.
 - Warning lights shall not be mounted on Type III barricades.

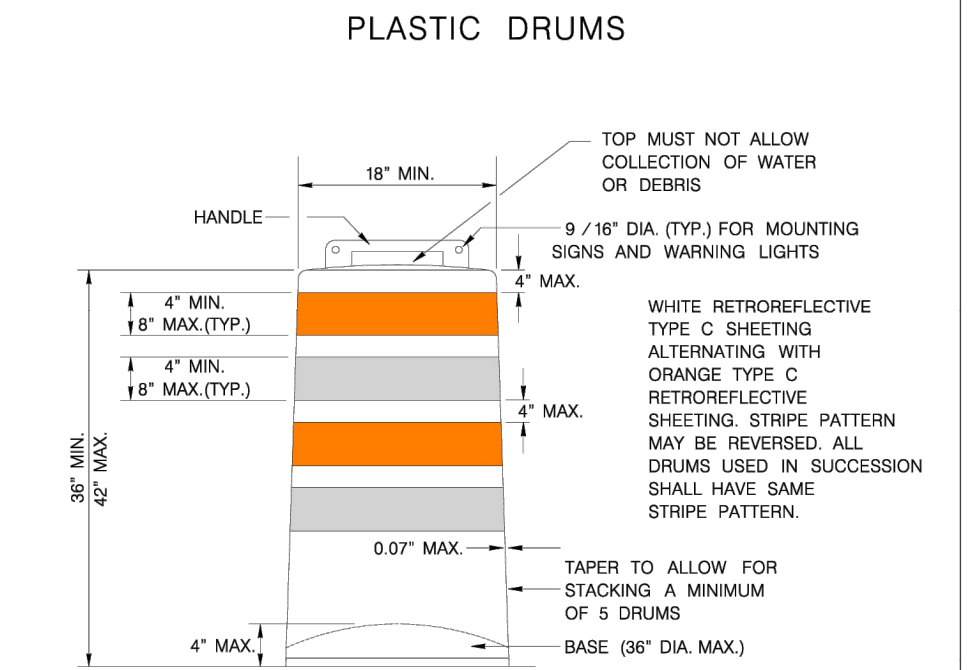
(See TxDOT BC-03 Sheets for specific construction information)

- TEMPORARY MARKINGS
- Solid double yellow painted lines shall be installed for temporary division of traffic or construction duration longer than five (5) days, with repainting to occur once monthly or at the discretion of the Traffic Engineer. (All cost of upkeep will be at the contractor's expense.)
 - Solid double yellow tabs or VP panels shall be installed for temporary division of traffic for construction duration less than five (5) days, with re-tabling to occur at the discretion of the Traffic Engineer. NAILS SHALL NOT BE USED TO FIX TABS TO CEMENT OR BASE (All cost of upkeep will be at the contractor's expense.)

(See TxDOT BC-03 Sheets for specific construction information.)

- TEMPORARY CONCRETE BARRIER
- All concrete barriers placed on City R.O.W. shall be low profile.
 - No high profile barriers will be allowed.
 - Reflectors will be required on each concrete barrier.

(See TxDOT BC-03 Sheets for specific construction information)

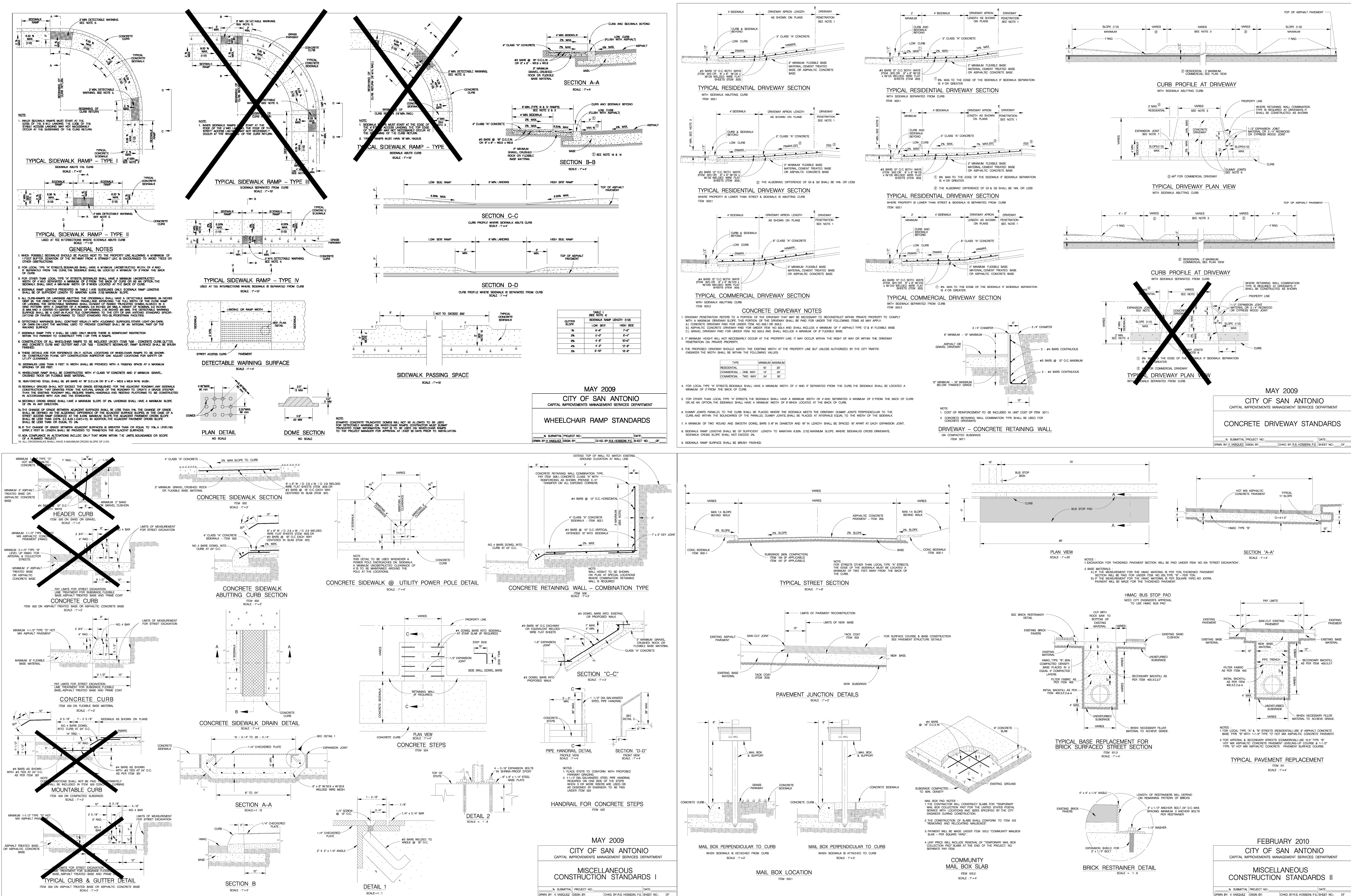


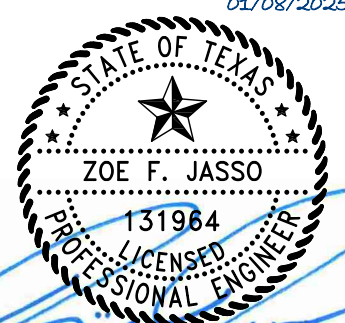
- Drums and all related items shall comply with the requirements of the current version of the "Texas Manual on Uniform Traffic Control Devices" (TMUTCD) and the "Compliant Work Zone Traffic Control Devices List" (CWZTCD).
- Drums, bases, and related materials shall exhibit good workmanship and shall be free from objectionable marks or defects that would adversely affect their appearance or serviceability.
- The Engineer/Inspector shall provide written notice to the Contractor regarding the replacement of drums or other traffic control devices. The Contractor shall have a maximum of 24 hours to replace any plastic drums or other traffic control devices identified for replacement by the Engineer/Inspector. The replacement device must be an approved device.
- Each drum must have a 40 lb. rubber or plastic snap on.
- No signs larger than 18" X 24" will be allowed to be mounted on plastic drums.
- No warning lights will be allowed to be mounted on plastic barrels.
- In lieu of a warning light, a yellow reflector will be acceptable.

(See TxDOT BC-03 Sheets for specific construction information)

THE ORIGINAL OF THIS DRAWING WAS SIGNED AND SEALED BY JOHN D. HARRIS, ENGINEER OR SURVEYOR AND IS ON FILE WITH THE TRAFFIC ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT CITY OF SAN ANTONIO

JUNE 2005	
CITY OF SAN ANTONIO	
DEPARTMENT OF PUBLIC WORKS	
TRAFFIC STANDARDS	
BARRICADE AND CONSTRUCTION	
STANDARDS	
SHEET 3 OF 4	
DATE: _____	DRAWN BY: J.A.S.
DESIGNED BY: J.E.M.	CHECKED BY: J.A.S./J.E.M.
PROJECT NO.: _____	SHEET NO.: _____





OVERALL STORM

SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

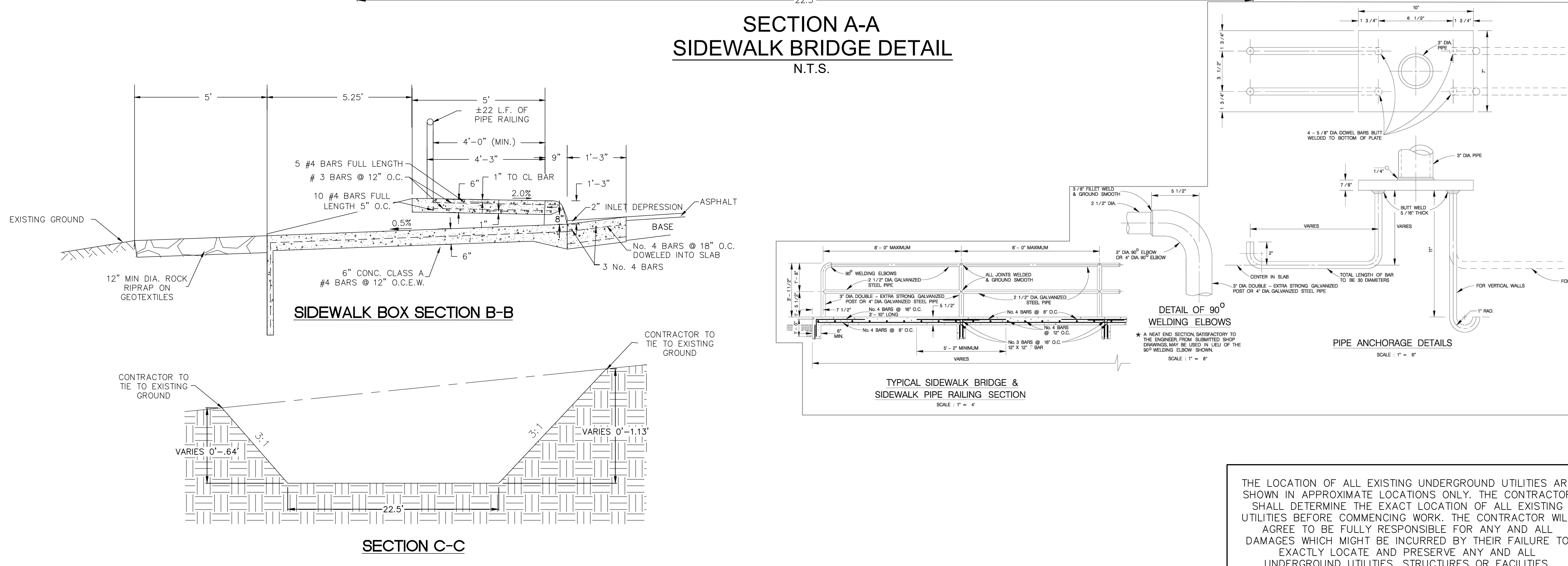
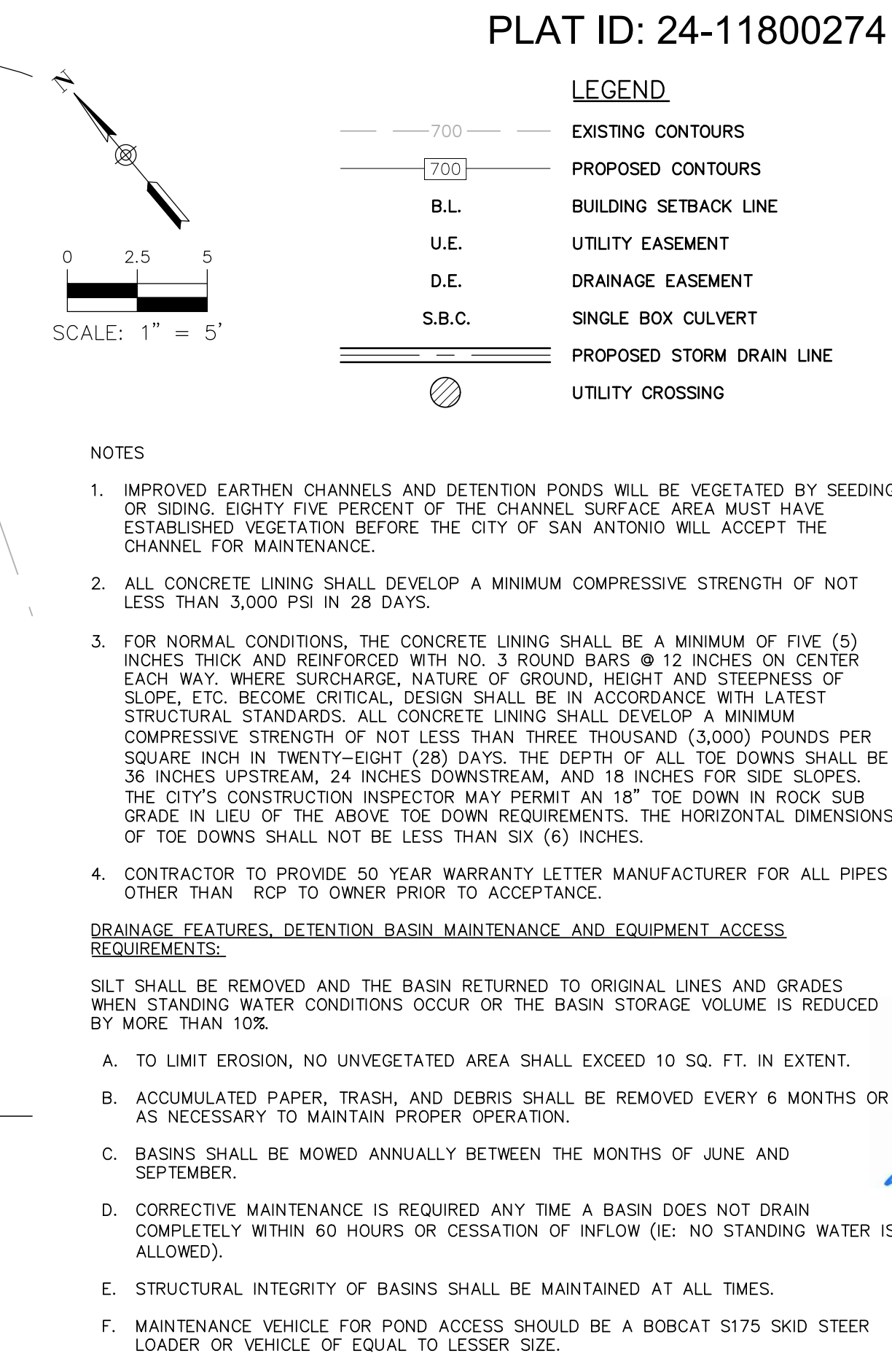
[illegible]



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

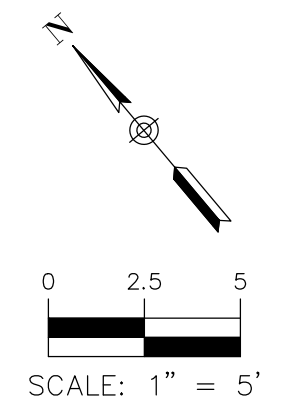
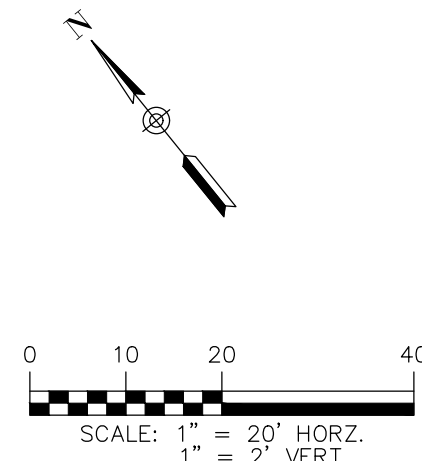
SHEET
C4.0



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



8122 DATAPOINT DR., STE. 400 SAN ANTONIO, TX 78230 TBPELS FIRM F-10961 TBPELS FIRM 1053600					
					
 <i>Zoe F. Jasso</i>					
DRAIN A PLAN & PROFILE					
SOMERSET MEADOWS WEST SAN ANTONIO, TEXAS					
NO.	REVISION DESCRIPTION	REVISION DATE			
DATE:					
DRAWN BY: RR					
DESIGNED BY: JK					
REVIEWED BY: ZJ					
HMT PROJECT NO.: 337.091					
SHEET					
C4.1					

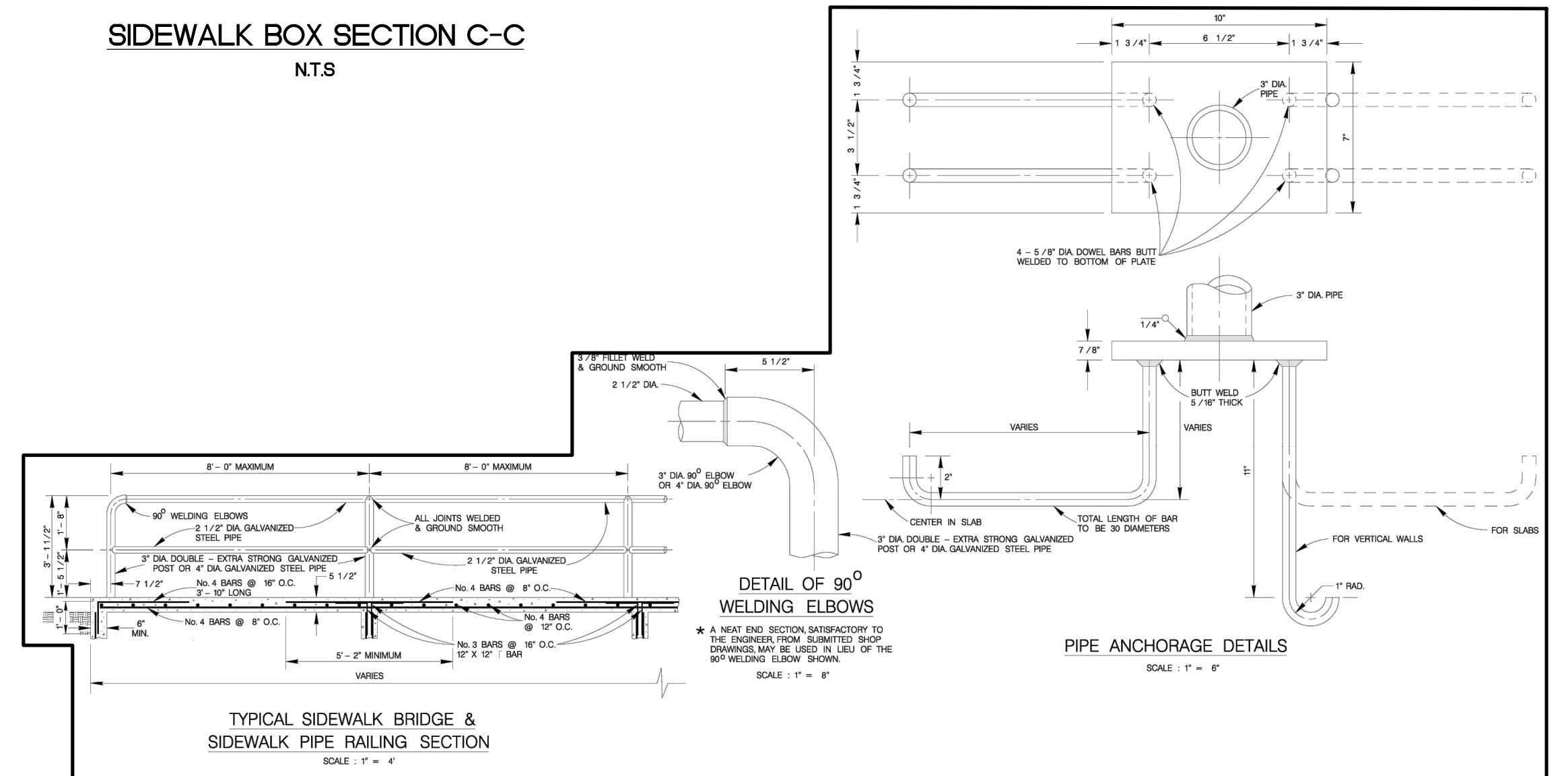
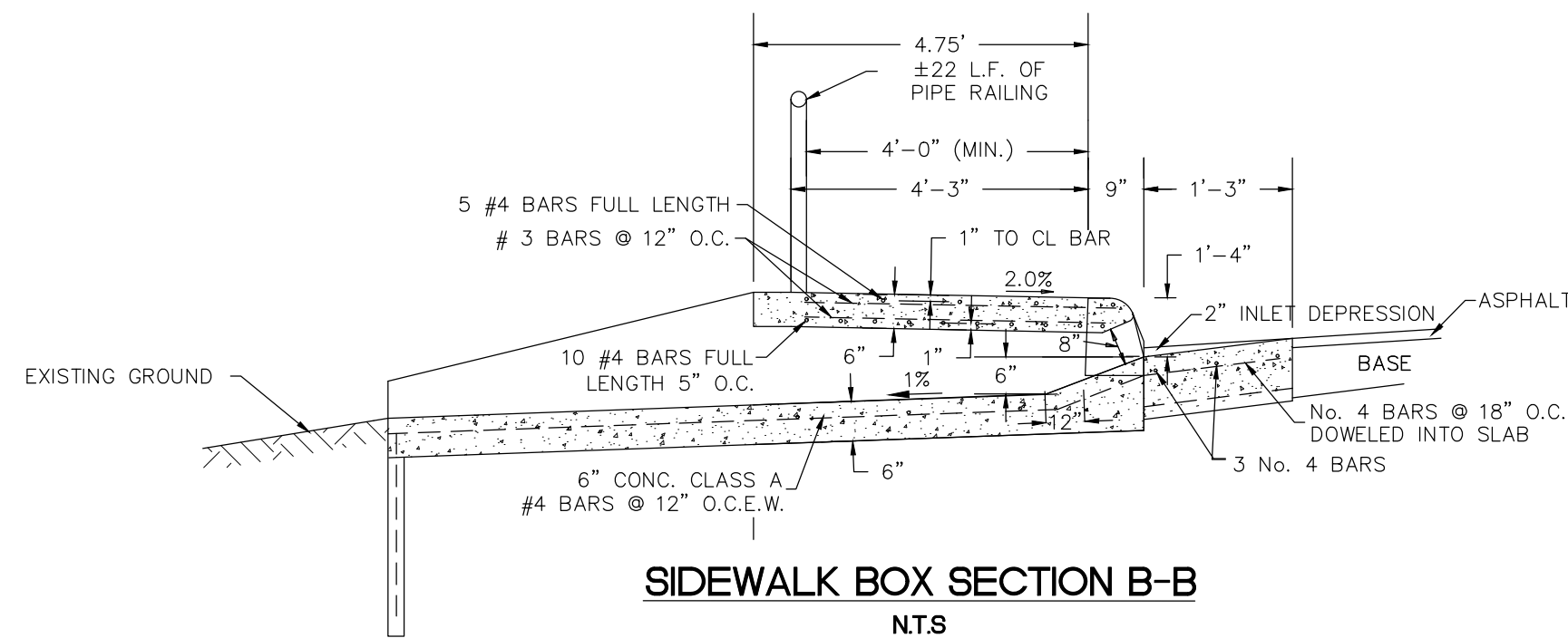
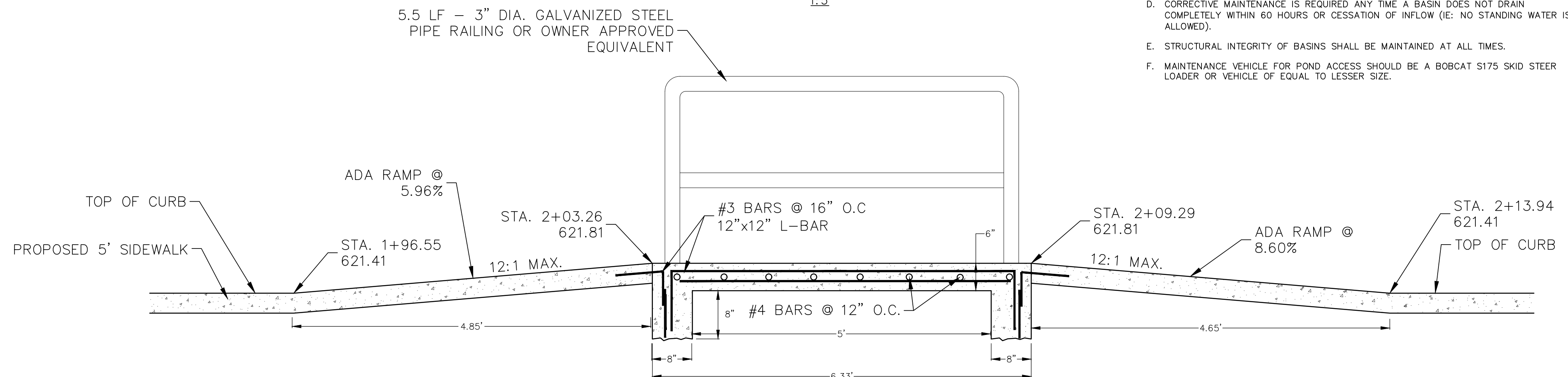


- NOTES
1. IMPROVED EARTHEN CHANNELS AND DETENTION PONDS WILL BE VEGETATED BY SEEDING OR SIDING. EIGHTY FIVE PERCENT OF THE CHANNEL SURFACE AREA MUST HAVE ESTABLISHED VEGETATION BEFORE THE CITY OF SAN ANTONIO WILL ACCEPT THE CHANNEL FOR MAINTENANCE.
 2. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI IN 28 DAYS.
 3. FOR NORMAL CONDITIONS, THE CONCRETE LINING SHALL BE A MINIMUM OF FIVE (5) INCHES THICK AND REINFORCED WITH NO. 3 ROUND BARS @ 12 INCHES ON CENTER EACH WAY. WHERE SURCHARGE, NATURE OF GROUND, HEIGHT AND STEEPNESS OF SLOPE ARE CRITICAL, DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH LATEST STRUCTURAL STANDARDS. ALL CONCRETE LINING SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN THREE THOUSAND (3,000) POUNDS PER SQUARE INCH IN TWENTY-EIGHT (28) DAYS. THE DEPTH OF ALL TOE DOWNS SHALL BE 36 INCHES UPSTREAM, 24 INCHES DOWNSTREAM, AND 18 INCHES FOR SIDE SLOPES. THE CITY'S CONSTRUCTION INSPECTOR MAY PERMIT AN 18" TOE DOWN IN ROCK SUB GRADE IN LIEU OF THE ABOVE TOE DOWN REQUIREMENTS. THE HORIZONTAL DIMENSIONS OF TOE DOWNS SHALL NOT BE LESS THAN SIX (6) INCHES.
 4. CONTRACTOR TO PROVIDE 50 YEAR WARRANTY LETTER MANUFACTURER FOR ALL PIPES OTHER THAN RCP TO OWNER PRIOR TO ACCEPTANCE.

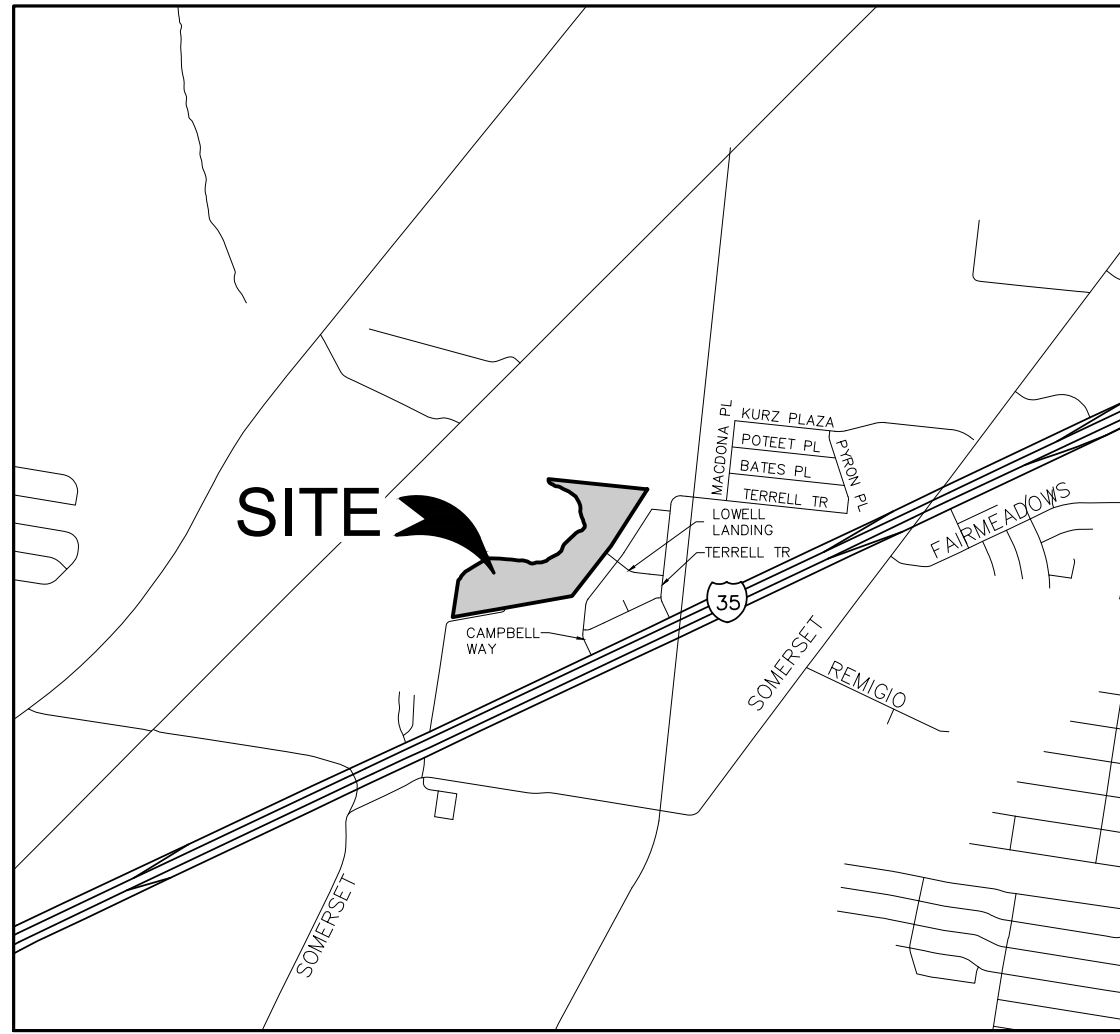
DRAINAGE FEATURES, DETENTION BASIN MAINTENANCE AND EQUIPMENT ACCESS REQUIREMENTS:

SILT SHALL BE REMOVED AND THE BASIN RETURNED TO ORIGINAL LINES AND GRADES WHEN STANDING WATER CONDITIONS OCCUR OR THE BASIN STORAGE VOLUME IS REDUCED BY MORE THAN 10%.

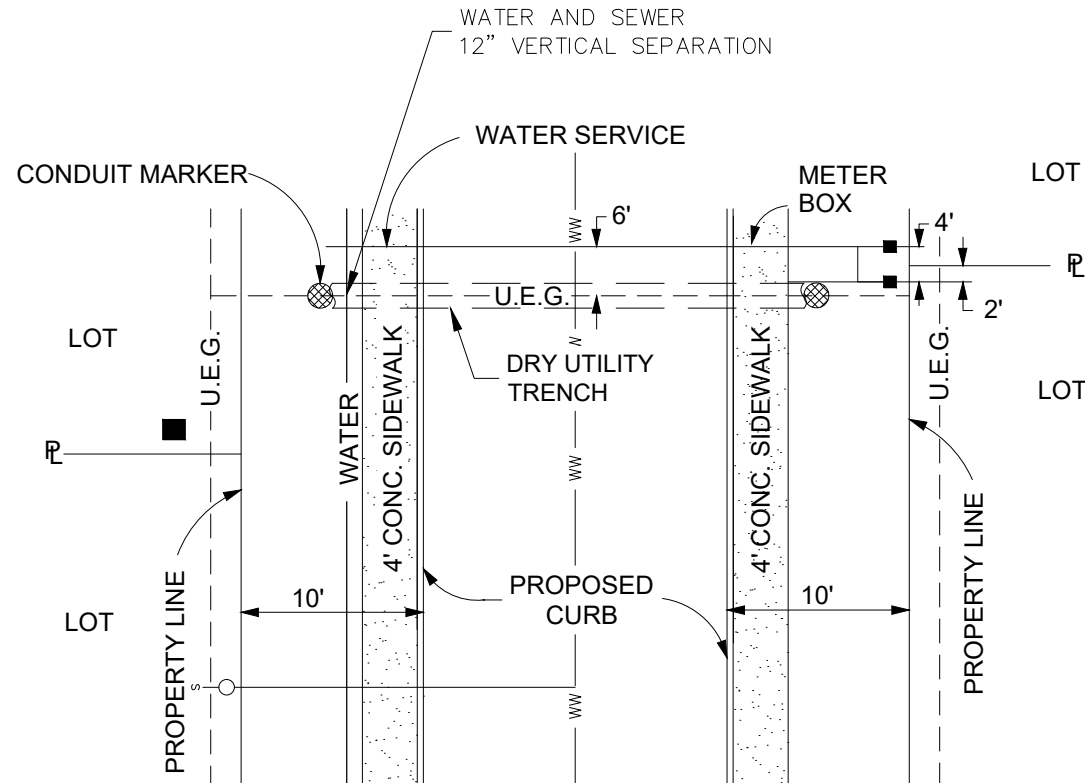
- A. TO LIMIT EROSION, NO UNVEGETATED AREA SHALL EXCEED TO SQ. FT. IN EXTENT.
- B. ACCUMULATED PAPER, TRASH, AND DEBRIS SHALL BE REMOVED EVERY 6 MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
- C. BASINS SHALL BE MOWED ANNUALLY BETWEEN THE MONTHS OF JUNE AND SEPTEMBER.
- D. CORRECTIVE MAINTENANCE IS REQUIRED ANY TIME A BASIN DOES NOT DRAIN COMPLETELY WITHIN 60 HOURS OR CESSATION OF INFLOW (IE: NO STANDING WATER IS ALLOWED).
- E. STRUCTURAL INTEGRITY OF BASINS SHALL BE MAINTAINED AT ALL TIMES.
- F. MAINTENANCE VEHICLE FOR POND ACCESS SHOULD BE A BOBCAT S175 SKID STEER LOADER OR VEHICLE OF EQUAL TO LESSER SIZE.



THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



LOCATION MAP



METER BOX DETAIL WHEN SERVICE
PARALLELS DRY UTILITY CROSSING

THIS IS NOT A CPS DESIGN. SEE CPS DESIGN PLAN FOR ACTUAL DETAILS

DRY UTILITY NOTES:

- OVERALL UTILITY PLAIN IS PROVIDED AS A LOCATION REFERENCE FOR THE PURPOSE OF DRY UTILITY TRENCHING, CONDUIT PLACEMENT AND TRANSFORMER / ENCLOSURE PAD INSTALLATION. CONTRACTOR SHALL REFER TO APPROPRIATE UTILITY PROVIDER CONSTRUCTION PLANS FOR DRY UTILITY CONTRSTRUCTION.
- TELEPHONE AND CABLE LINES GO IN JOINT TRENCH WITH CPS ENERGY.
- CONDUITS WILL BE REQUIRED FOR CPS ENERGY UTILITY CROSSINGS WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION. CONDUIT FOR CROSSINGS AS FOLLOWS:
ELECTRIC CROSSINGS - SCHEDULE 80 "GRAY" *
GAS CROSSINGS - SCHEDULE 80 "GRAY" *
- CONDUITS WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES. CONDUIT FOR CROSSINGS AS FOLLOWS:
PRIMARY - 4" SCHEDULE 40 "GRAY" **
SECONDARY - 4" SCHEDULE 40 "GRAY" **
- DRY UTILITY CONDUIT TO EXTEND 2' OUTSIDE OF R.O.W.

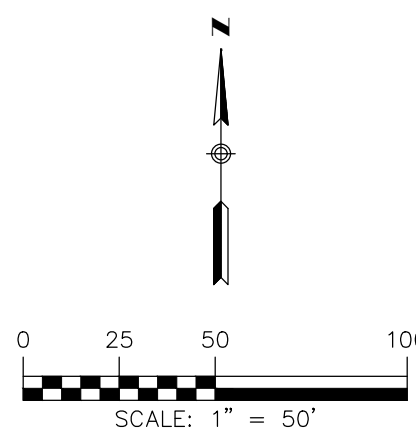
* CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH CPS APPROVAL.

** CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH AT&T AND SPECTRUM APPROVAL.

PRIVATE CONDUIT NOTES:

- CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
- PRIVATE CONDUIT SHALL BE "WHITE" SCHEDULE 40 PVC CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP PIPE.

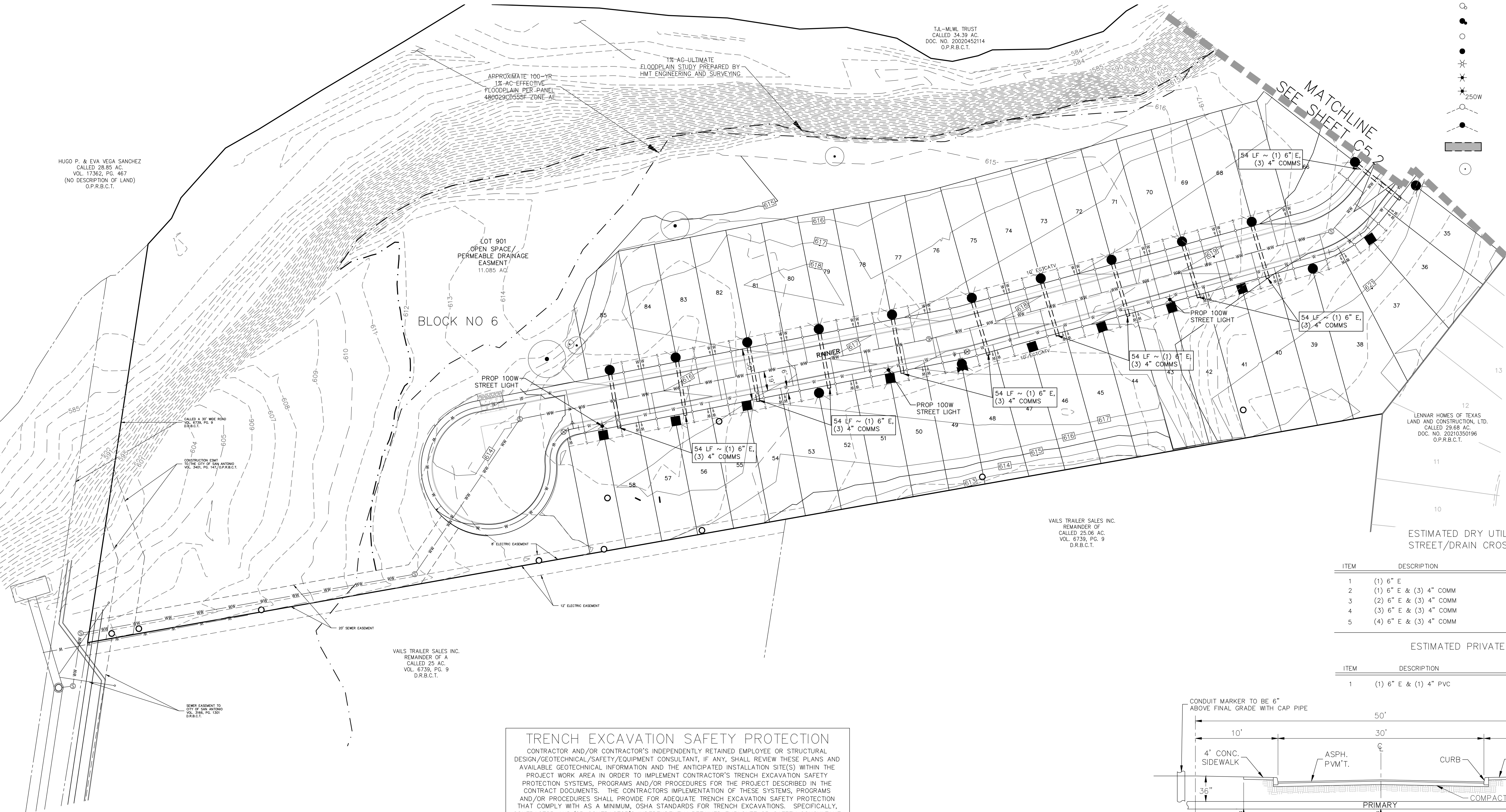
*CONTRACTOR TO REVIEW THE DEPTHS OF ALL UTILITIES AND SHALL PLACE UTILITY CONDUITS ABOVE OR BELOW WATER AS NEEDED. WATER SHALL REMAIN AT 4' DEEP.



PLAT ID: 24-11800274

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- E.G.T.T.V.E. ELEC., GAS, TELE. & CABLE TV EASEMENT
- D.E. DRAINAGE EASEMENT
- EXISTING WASTEWATER LINE
- PROPOSED 8" WASTEWATER LINE
- PROPOSED WASTEWATER SERVICE
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED WATER SERVICE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- UTILITY CROSSING
- COMMUNICATION LINE
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING TRANSFORMER
- PROPOSED TRANSFORMER
- EXISTING POWER POLE W/RISER
- PROPOSED POWER POLE W/RISER
- EXISTING POWER POLE
- PROPOSED POWER POLE
- EXISTING STREET LIGHT
- PROPOSED 100W STREET LIGHT
- PROPOSED 250W STREET LIGHT
- EXISTING SECONDARY ENCLOSURE & SERVICE
- PROPOSED SECONDARY ENCLOSURE & SERVICE
- PROPOSED CONDUIT
- EXISTING TREES TO REMAIN. REFER TO TREE PROTECTION PLAN A/P #24-38801699

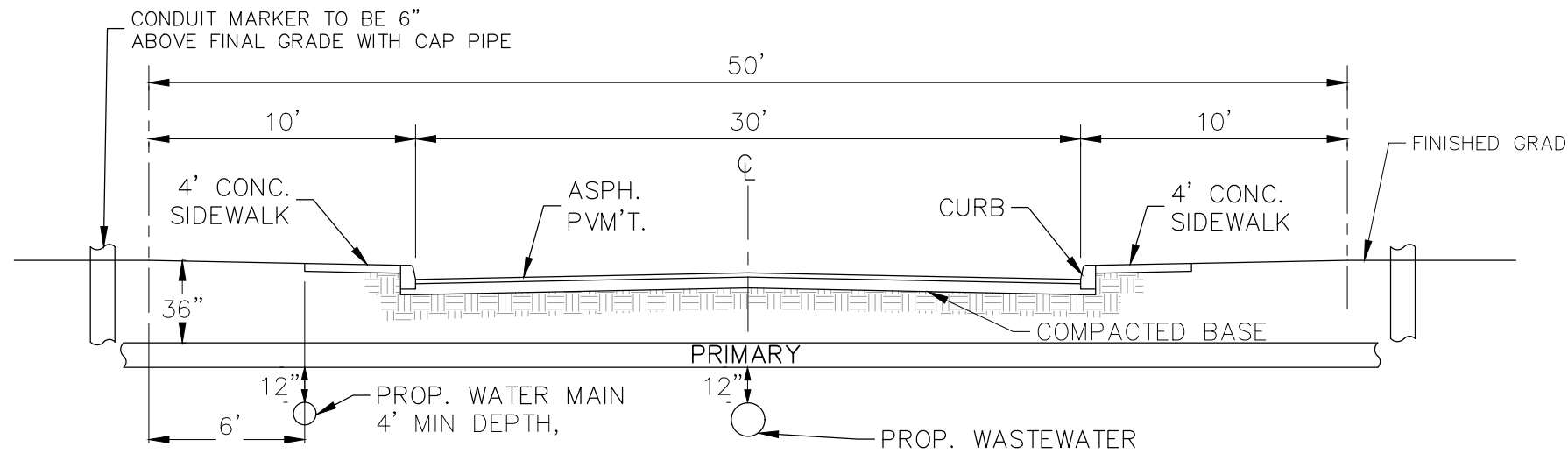


ESTIMATED DRY UTILITY CONDUIT
STREET/DRAIN CROSSINGS

ITEM	DESCRIPTION	UNIT	QUANTITY
1	(1) 6" E	LF	X
2	(1) 6" E & (3) 4" COMM	LF	1276
3	(2) 6" E & (3) 4" COMM	LF	X
4	(3) 6" E & (3) 4" COMM	LF	X
5	(4) 6" E & (3) 4" COMM	LF	54

ESTIMATED PRIVATE CONDUIT

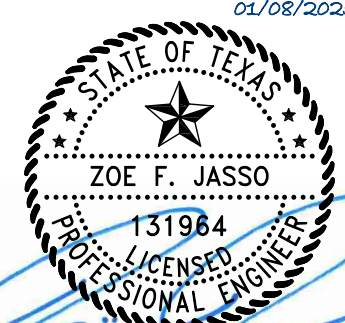
ITEM	DESCRIPTION	UNIT	QUANTITY
1	(1) 6" E & (1) 4" PVC	LF	X



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 EXCAVATIONS.

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

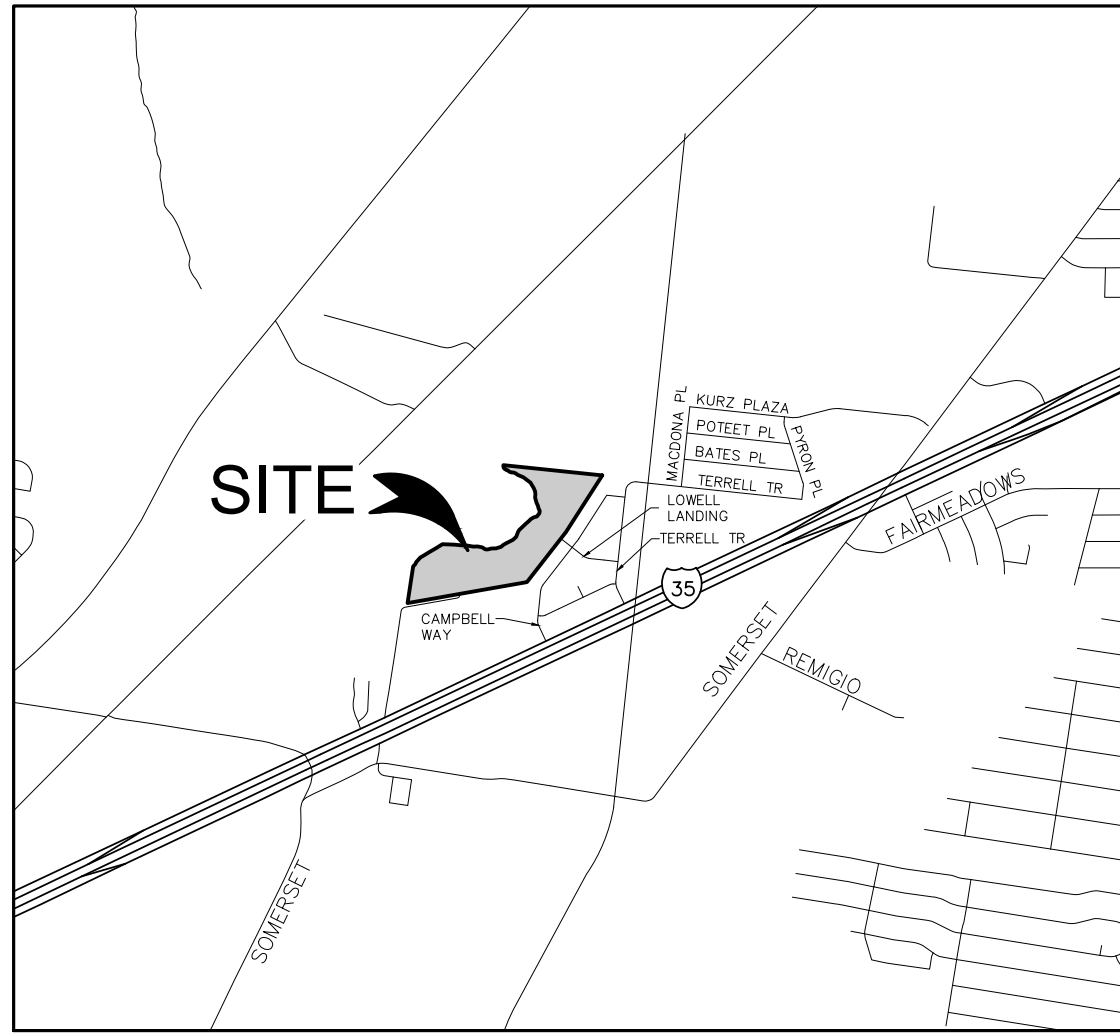


UTILITY PLAN & CONDUIT EXHIBIT
(1 OF 2)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

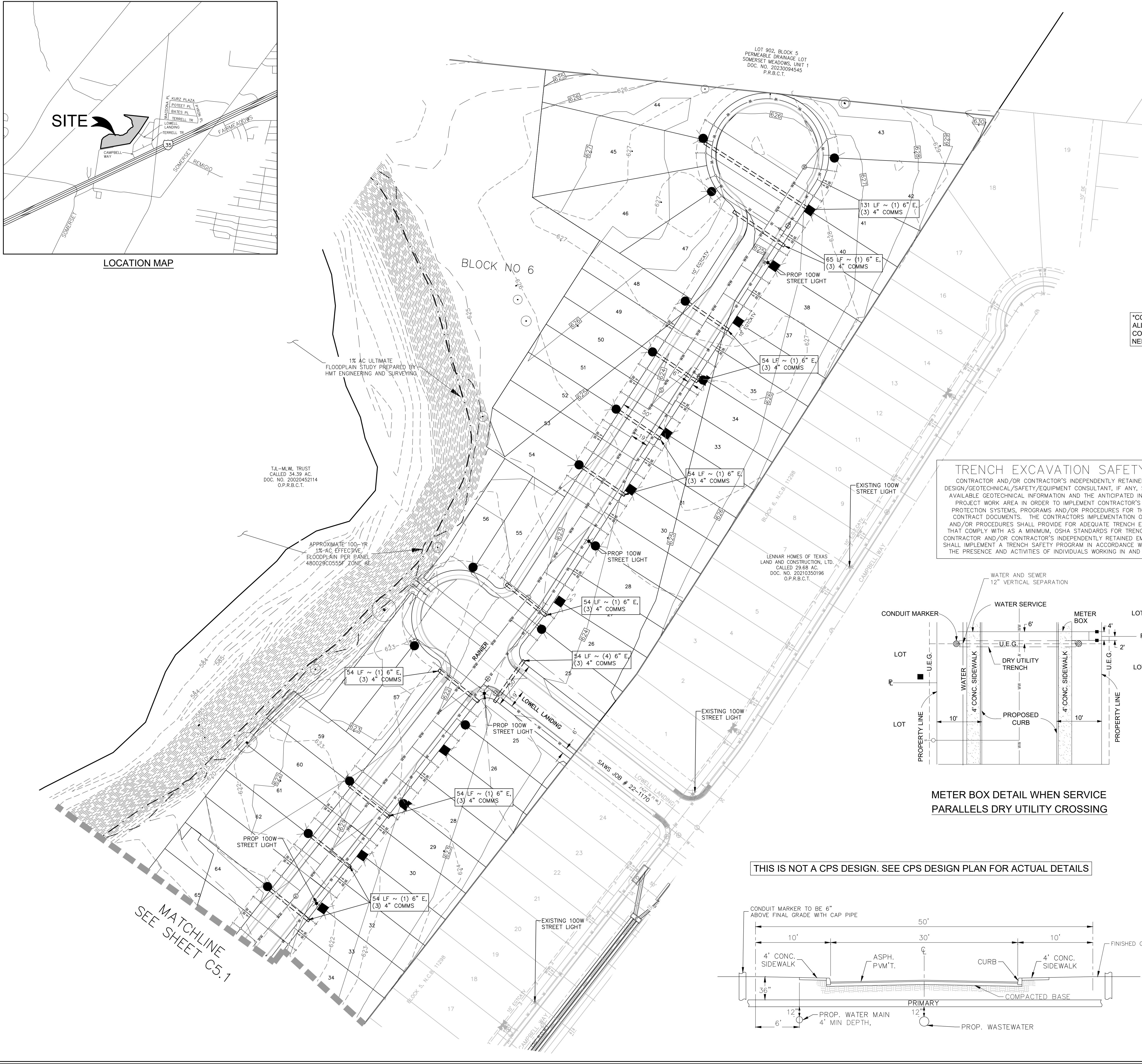
REVISION DATE	REVISION DESCRIPTION
NO.	

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

SHEET
C5.1



LOCATION MAP



PLAT ID: 24-11800274

LEGEND

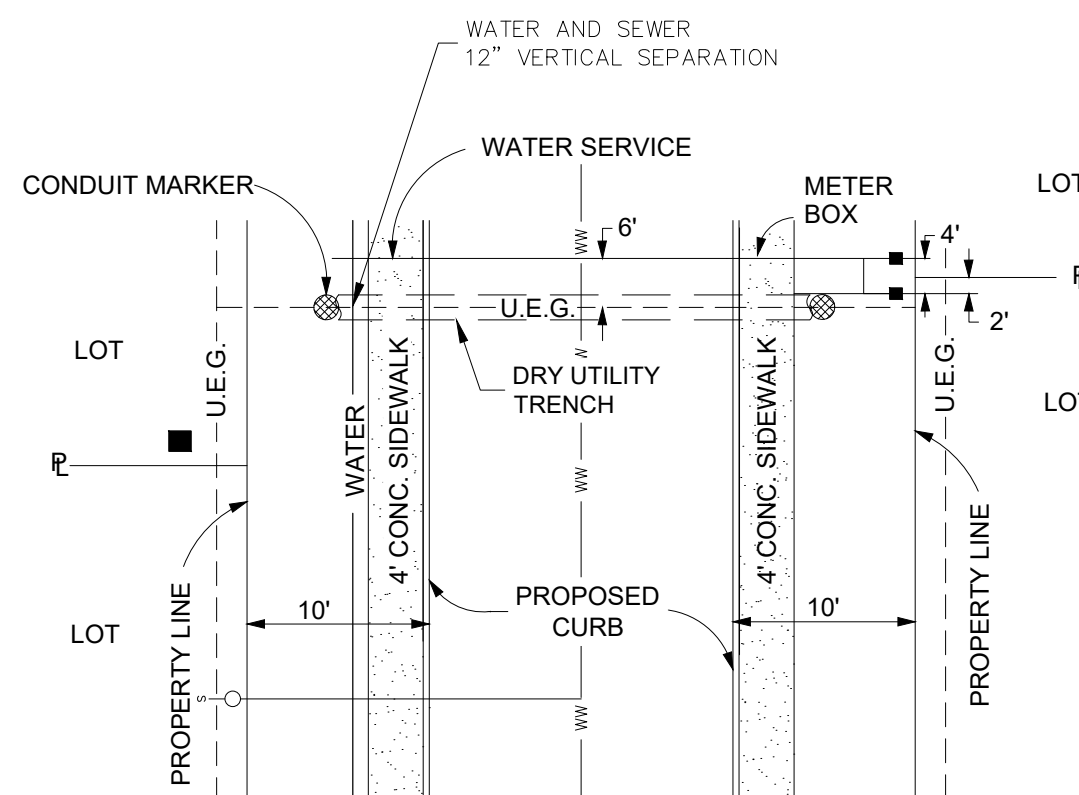
700	EXISTING CONTOURS
700	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
E.G.T.T.V.E	ELEC., GAS, TELE. & CABLE TV EASEMENT
D.E.	DRAINAGE EASEMENT
WW	EXISTING WASTEWATER LINE
WW	PROPOSED 8" WASTEWATER LINE
W	EXISTING WATER LINE
W	PROPOSED 8" WATER LINE
W	PROPOSED WATER SERVICE
W	EXISTING FIRE HYDRANT
W	PROPOSED FIRE HYDRANT
W	PROPOSED WATER VALVE
W	UTILITY CROSSING
COMM	COMMUNICATION LINE
OE	EXISTING OVERHEAD ELECTRIC
E	PROPOSED UNDERGROUND ELECTRIC
E	EXISTING TRANSFORMER
■	PROPOSED TRANSFORMER
○	EXISTING POWER POLE W/RISER
○	PROPOSED POWER POLE W/RISER
○	EXISTING POWER POLE
○	PROPOSED POWER POLE
★	EXISTING STREET LIGHT
★	PROPOSED 100W STREET LIGHT
★	PROPOSED 250W STREET LIGHT
○	EXISTING SECONDARY ENCLOSURE & SERVICE
○	PROPOSED SECONDARY ENCLOSURE & SERVICE
○	PROPOSED CONDUIT
○	EXISTING TREES TO REMAIN. REFER TO TREE PROTECTION PLAN A/P #24-38801689

0 25 50 100
SCALE: 1" = 50'

*CONTRACTOR TO REVIEW THE DEPTHS OF ALL UTILITIES AND SHALL PLACE UTILITY CONDUITS ABOVE OR BELOW WATER AS NEEDED. WATER SHALL REMAIN AT 4' DEEP.

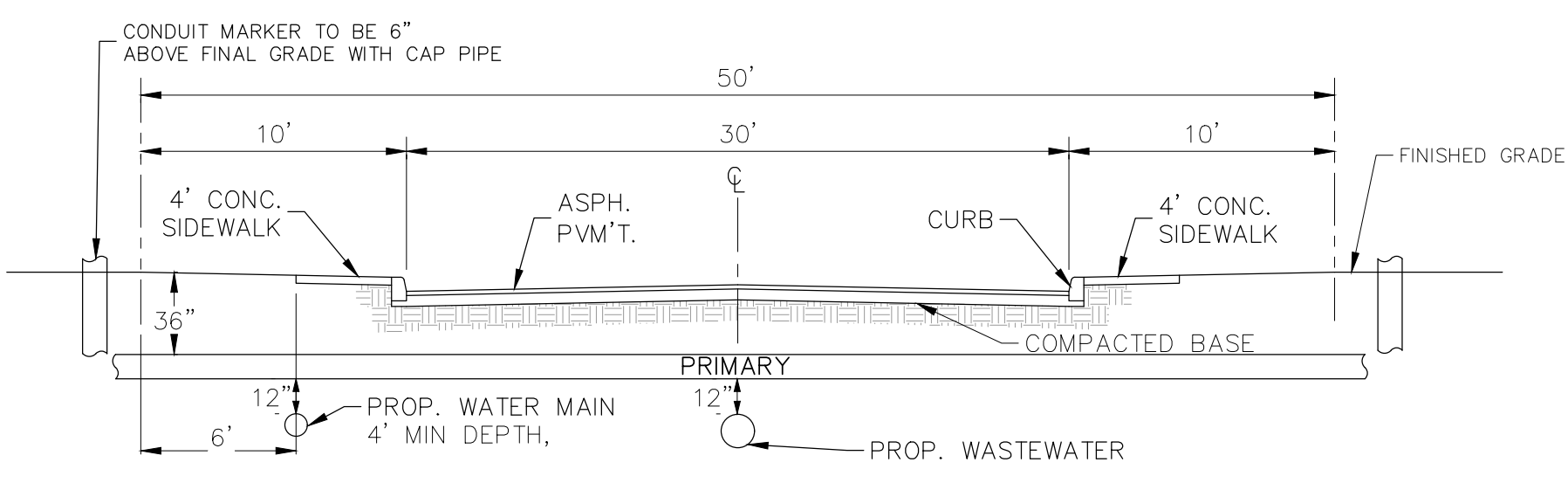
TRENCH EXCAVATION SAFETY PROTECTION

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METER BOX DETAIL WHEN SERVICE PARALLELS DRY UTILITY CROSSING

THIS IS NOT A CPS DESIGN. SEE CPS DESIGN PLAN FOR ACTUAL DETAILS



- DRY UTILITY NOTES:**
- OVERALL UTILITY PLAN IS PROVIDED AS A LOCATION REFERENCE FOR THE PURPOSE OF DRY UTILITY TRENCHING, CONDUIT PLACEMENT AND TRANSFORMER/ENCLOSURE PAD INSTALLATION. CONTRACTOR SHALL REFER TO APPROPRIATE UTILITY PROVIDER CONSTRUCTION PLANS FOR DRY UTILITY CONSTRUCTION.
 - TELEPHONE AND CABLE LINES GO IN JOINT TRENCH WITH CPS ENERGY.
 - CONDUITS WILL BE REQUIRED FOR CPS ENERGY UTILITY CROSSINGS WHEN STREET OR DRAIN CONSTRUCTION PRECEDES UTILITY INSTALLATION. CONDUIT FOR CROSSINGS AS FOLLOWS:
ELECTRIC CROSSINGS - SCHEDULE 80 "GRAY" *
GAS CROSSINGS - SCHEDULE 80 "GRAY" *
 - CONDUITS WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES. CONDUIT FOR CROSSINGS AS FOLLOWS:
PRIMARY - 4" SCHEDULE 40 "GRAY" **
SECONDARY - 4" SCHEDULE 40 "GRAY" **
 - DRY UTILITY CONDUIT TO EXTEND 2' OUTSIDE OF R.O.W.
- * CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH CPS APPROVAL.
- ** CHANGES TO SCHEDULE AND COLOR MAY BE ALLOWED WITH AT&T AND SPECTRUM APPROVAL.

- PRIVATE CONDUIT NOTES:**
- CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO CONSTRUCTION.
 - PRIVATE CONDUIT SHALL BE "WHITE" SCHEDULE 40 PVC CONDUIT WITH 90" SWEEPS TO 6" ABOVE GRADE WITH CAP PIPE.

ESTIMATED DRY UTILITY CONDUIT STREET/RAIN CROSSINGS

ITEM	DESCRIPTION	UNIT	QUANTITY
1	(1) 6" E	LF	X
2	(1) 6" E & (3) 4" COMM	LF	1276
3	(2) 6" E & (3) 4" COMM	LF	X
4	(3) 6" E & (3) 4" COMM	LF	X
5	(4) 6" E & (3) 4" COMM	LF	54

ESTIMATED PRIVATE CONDUIT

ITEM	DESCRIPTION	UNIT	QUANTITY
1	(1) 6" E & (1) 4" PVC	LF	X

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

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TBPELS FIRM F-10961
TBPELS FIRM 1053600

HMT
ENGINEERING & SURVEYING

01/08/2025
STATE OF TEXAS
ZOE F. JASSO
131984
LICENSED PROFESSIONAL ENGINEER

UTILITY PLAN & CONDUIT EXHIBIT
(2 OF 2)
SOMERSET MEADOWS WEST
SAN ANTONIO, TEXAS

REVISION	DESCRIPTION	DATE

NO. DATE:

DRAWN BY: RR
DESIGNED BY: JK
REVIEWED BY: ZJ

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