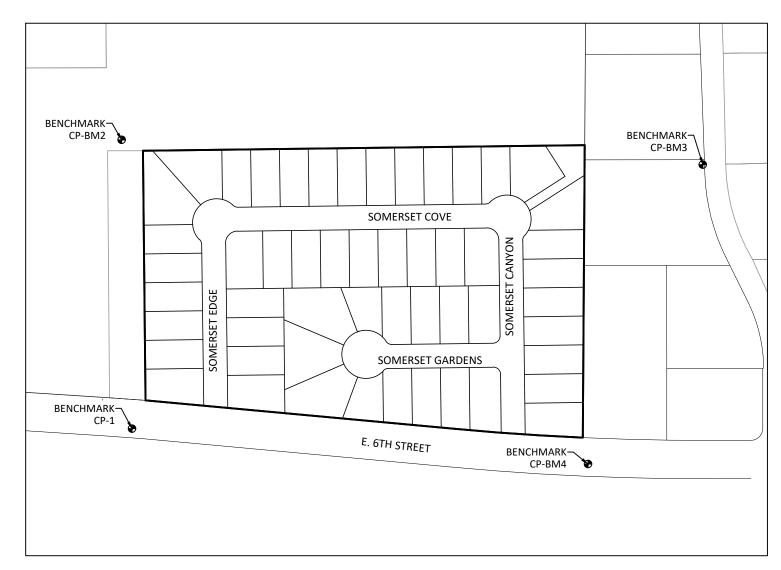


SOMERSET VILLAGE SUBDIVISION,



PROJECT BENCHMARKS

SCALE: 1"=200'

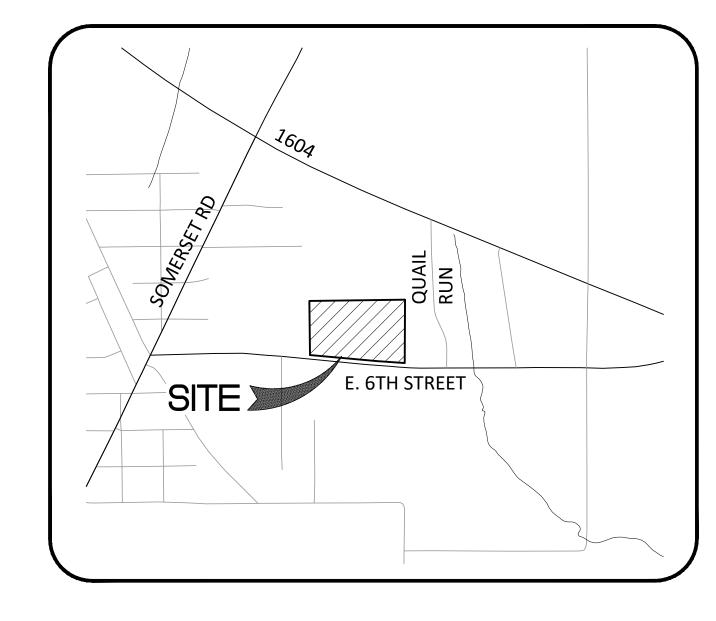
BENCHMARK

FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP STAMPED "MTR ENG CONTROL" ELEV = 641.92

CP-BM2: FOUND 1/2" IRON ROD WITH PINK PLASTIC CAP STAMPED "MTR ENG CONTROL" ELEV = 651.37

CP-BM3: NAIL WITH SHINER STAMPED "MTR ENGINEERING" ON DRAIN OUTLET ELEV = 625.11

NAIL WITH SHINER STAMPED "MTR ENGINEERING" ON PAVEMENT ELEV = 626.40



SUBMITTAL DATE: **APRIL 2022**

LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBMITTED BY:

OWNER/DEVELOPER

2310 WINDING VIEW SAN ANTONIO, TEXAS 78260

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C7.1 OVERALL GRADING IMPROVEMENTS



CITY OF SOMERSET BEXAR COUNTY

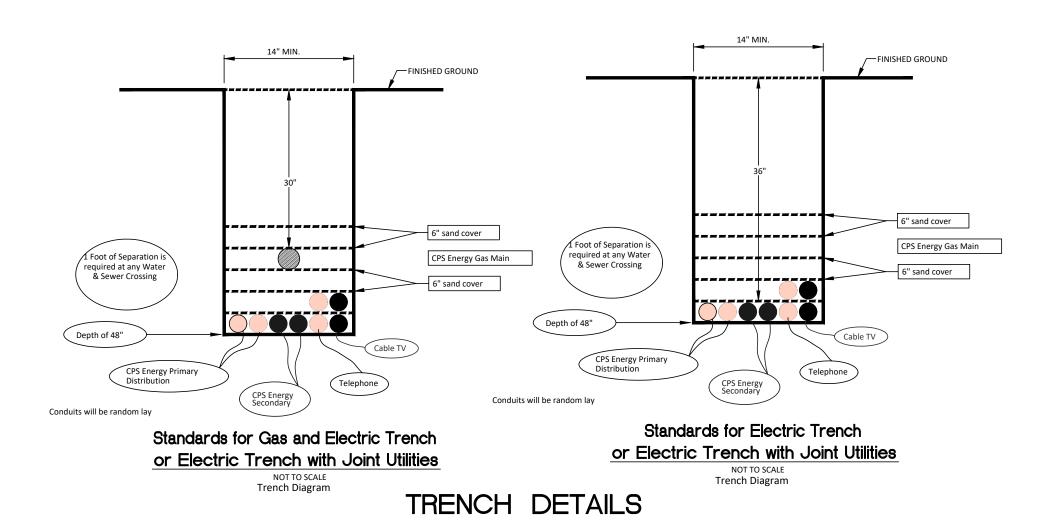


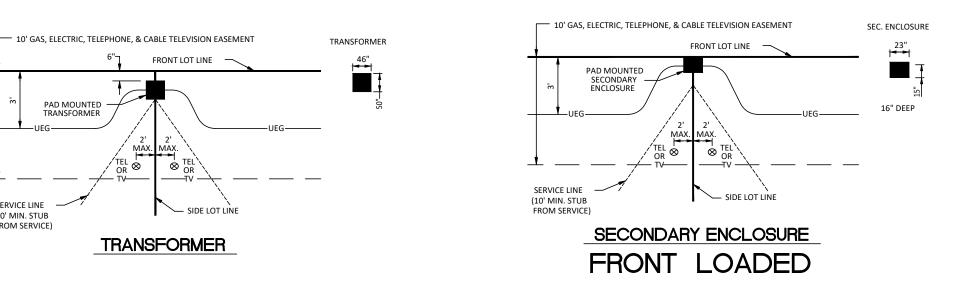
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

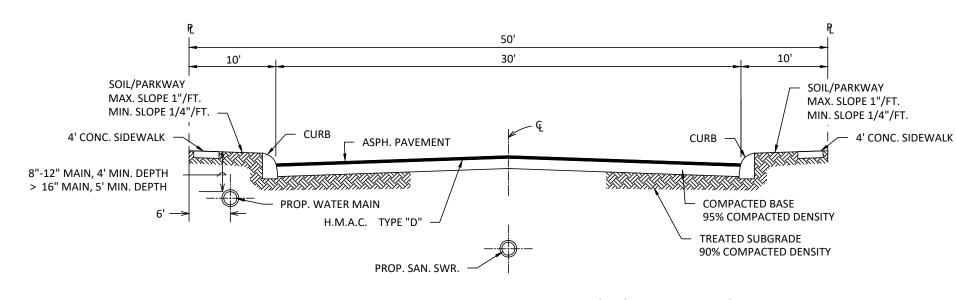


SOMERSET VILLAGE SUBDIVISION,

UTILITY IMPROVEMENTS







TYPICAL STREET CROSS-SECTION (30' PAVEMENT)

E. 6TH STREET SITE

SUBMITTAL DATE:

LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SUBMITTED BY:

TEL: (210) 698-5051 FAX: (210) 698-5085

2310 WINDING VIEW

(956) 237-0191

12770 CIMARRON PATH, SUITE 100

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC

SAN ANTONIO, TEXAS 78260

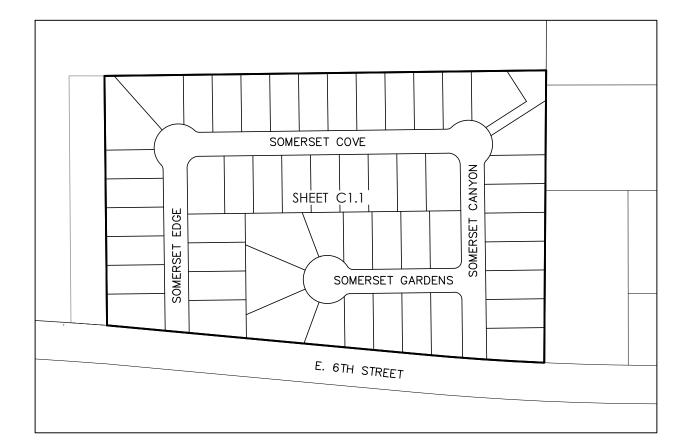
SAN ANTONIO, TEXAS 78249

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UTILITY PLANS

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- FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF
- CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS
- B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
- C. SEWER STAKING AT 100-FT INTERVALS.

A. STREET CENTERLINE STAKING FOR CLEARING

- STAKING FOR WATER SERVICES. E. STAKING FOR DRAINAGE CHANNELS F. FINAL STREET STAKING.
- G. METER BOX STAKING.
- H. CPS STAKING. I. SETTING OF LOT CORNERS

CPS NOTES:

1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW: PRIMARY - 2 1/2" HDPE SCHEDULE 40 SECONDARY - 3" PVC SCHEDULE 40

SERVICE STUBS - 2 1/2" PVC SCHEDULE 40

2. 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION.

- 3. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE
- 4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP.

TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE.

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 CARFFULLY 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 INDIVIDUAL UTILITY, 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.

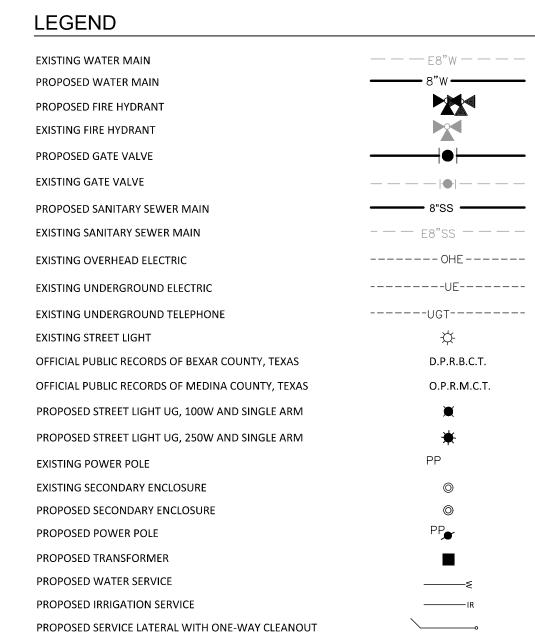
TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT. IF ANY. SHALL REVIEW THESE PLANS AND WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS. 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 EXCAVATION.

CITY OF SOMERSET BEXAR COUNTY



TEXAS C1.0



UTILITY GENERAL NOTES

EXISTING IRRIGATION CONTROL VALVE

EXISTING TRANSFORMER

EXISTING WATER METER

- LOCATIONS AND DEPTHS OF EXISTING UTILITIES AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES.
- ALL EXCAVATION IS UNCLASSIFIED. THERE IS NO ADDITIONAL PAYMENT FOR ROCK EXCAVATION.

- 3. ALL SPOIL AND UNUSABLE MATERIAL FROM THIS PROJECT SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS,
- APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT.
- 5. CONSTRUCTION STAKING TO BE PROVIDED BY CONSULTANT IS AS FOLLOWS:
- A. STREET CENTERLINE STAKING FOR CLEARING. B. STREET STAKING (ONE SIDE) FOR STREET EXCAVATION AND WATER MAIN INSTALLATION.
- SEWER STAKING AT 100-FT INTERVALS. STAKING FOR WATER SERVICES.
- STAKING FOR DRAINAGE CHANNELS.
- F. FINAL STREET STAKING.
- G. METER BOX STAKING. H. CPS STAKING.
- SETTING OF LOT CORNERS.

CPS NOTES:

- 1. CPS TO SUPPLY ALL ELECTRIC CONDUITS FOR TRENCH AS FOLLOW: PRIMARY - 2 1/2" HDPE SCHEDULE 40
 - SECONDARY 3" PVC SCHEDULE 40 SERVICE STUBS - 2 1/2" PVC SCHEDULE 40
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- 3. 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- 4. P.V.C. CONDUIT WITH 90° SWEEPS TO 6" ABOVE GRADE WITH CAP. NOTE:

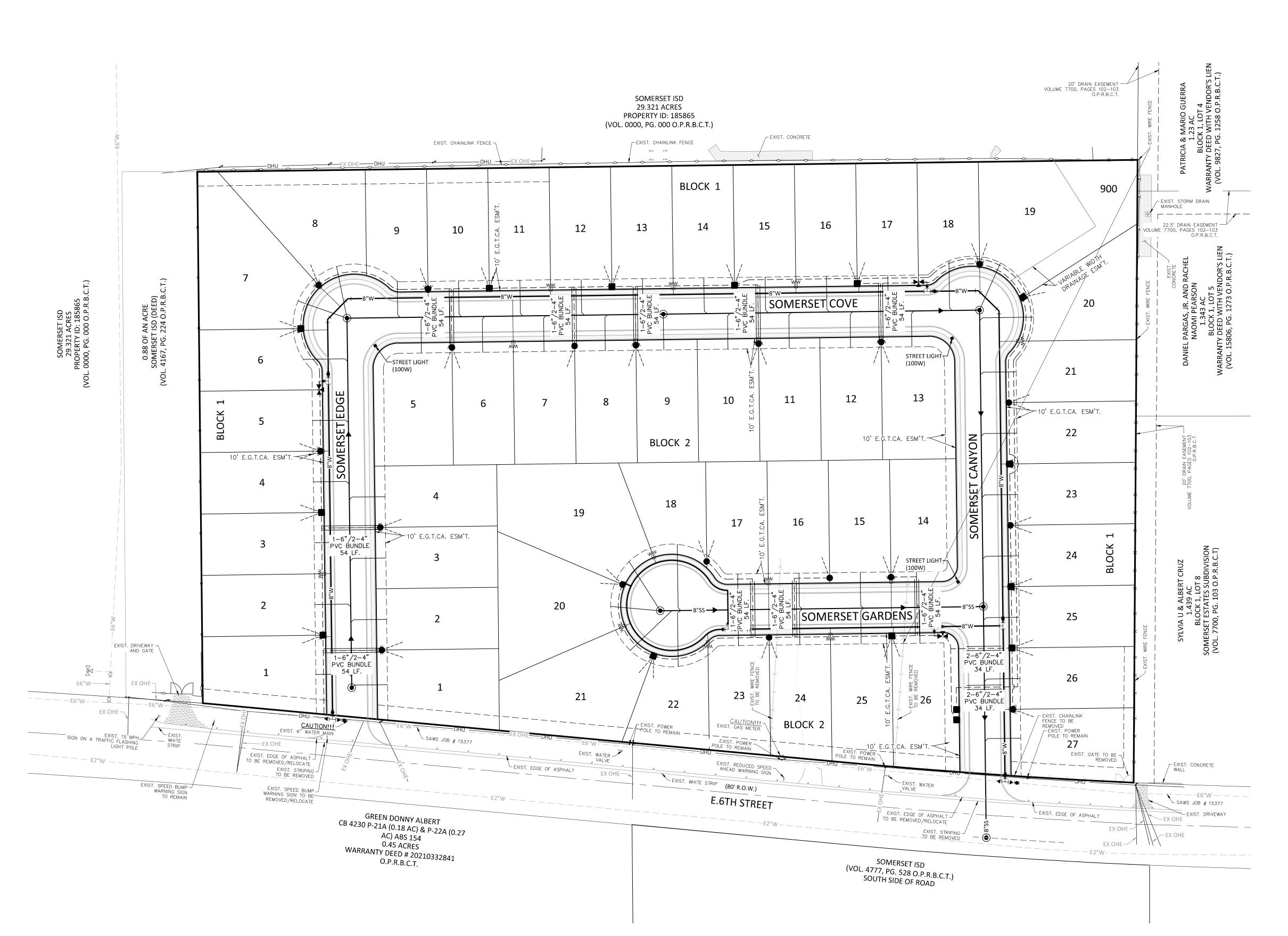
TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CITY PUBLIC SERVICE. NOTE TO CONTRACTOR:

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 INDIVIDUAL UTILITY, 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.

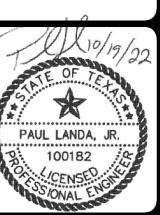
TRENCH EXCAVATION SAFETY PROTECTION

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 EXCAVATION.



NOTE:

CONTRACTOR TO COORDINATE THE REMOVAL OF EXISTING STRUCTURES, TREES, FENCES AND ANY FEATURES THAT CAN INTERFERE WITH THE PROPOSED DEVELOPMENT; PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES PLEASE NOTIFY ENGINEERS.



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SHEET

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SAWS STANDARD GENERAL CONSTRUCTION NOTES ASSOCIATED WITH 2021

SAWS STANDARD SPECS Updated December 14, 2021

GENERAL CONSTRUCTION

1. 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 290. 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).
- 2. The Contractor shall obtain SAWS Standard Details from SAWS website, https://apps.saws.org/business center/specs/constspecs

3. The Contractor is to notify and make arrangements with the SAWS Construction Inspection Division at 210-233-3500 (during regular SAWS working hours) and provide notification procedures the Contractor will use to notify affected home residents and/or property owners two (2) weeks prior to excavation. Outside of regular SAWS working hours the SAWS EOC should be contacted at

- 4. If necessary, Contractor will coordinate use of SAWS premises at no additional cost to SAWS. Such efforts include, but are not limited to, obtaining security identification badges required for access to SAWS facilities.
- 5. 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 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.
- 6. The Contractor shall verify the exact location of underground utilities and drainage structures prior to construction whether shown on plans or not. As-builts 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 infrastructure. The following contact information are supplied for verification purposes:

Request as-builts: https://www.saws.org/service/locates-service/

- COSA Drainage 210-206-8433 COSA Traffic Signal Operations 210-207-7720
- Texas Statewide One Call Locator 1-800-545-6005 or 811
- 7. 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 done by the project's construction.
- 8. Contractor shall not make use of dumpsters or waste bins that are intended to serve residents and/or businesses.
- 9. All work in Texas Department of Transportation and Bexar County right-of-way shall be done in accordance with respective
- 10. The Contractor shall comply with City of San Antonio or other governing Municipality's tree ordinances when excavating near trees.
- 11. All work within the 100-year Floodplain shall be done in accordance with Floodplain Development Permit.
- 12. Any work completed without prior written authorization which is not included in these plans and specifications will not be compensated by the San Antonio Water System.
- 13. Holiday Work: Contractors will not be allowed to perform SAWS work on SAWS recognized holidays.
- Weekend Work: Contractors are required to submit request to the SAWS Inspection Construction department by 12:00pm on the Wednesday prior to the weekend being requested. Request should be sent to constworkreq@saws.org.
- Any and all SAWS utility work installed without weekend approval will be subject to be uncovered for proper inspection at no cost to
- 14. PRE-CON SITE VIDEO: Before the start of any construction. The site must be video recorded by the contractor with one copy submitted to SAWS Inspections. A pre-site video will provide accurate documentation of the existing conditions (NSPI).
- 15. POWER POLE BRACING: Contractors should be advised that there are existing overhead utility poles along the project corridor. Contractors should further be advised that if the distance from the outside face of a utility trench to the face of a utility pole is less than 5 feet, said utility pole is subject to bracing, based on a determination made by utility pole owner. Costs incurred by contractor for bracing of these utility poles is subsidiary to that respective utility company's work. It is advisable for the contractor to review the construction documents and visit the construction site to determine potential impacts.
- 16. CONSTRUCTION SEQUENCING: It is the Contractor's sole responsibility to schedule sequencing for removal and installation of existing and proposed SAWS utilities in conjunction with general project construction. Sequence of construction activities shall be considered in order to minimize the extent and duration of disturbances.
- 17. Contractor shall comply with applicable regulations including, but not limited to, those overseen by the U.S. Occupational Safety and Health Administration (OSHA). OSHA information and related materials may be obtained at https://www.osha.gov/ or at the OSHA San Antonio Office located at Fountainhead Tower, Suite 605 8200 W. Interstate 10 San Antonio, TX 78230 which is also reachable

NOTE TO CONTRACTOR:

TRAFFIC CONTROL NOTE:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS

FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS

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

THE CONTRACTOR SHALL CONTACT EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING

RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED.

EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR

SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

NECESSARY TRAFFIC CONTROL, FLAGMEN, DETOUR ROUTING AROUND WORK ACTIVITIES AND MAINTENANCE

CONTRACTOR WILL FURNISH AND MAINTAIN ALL REQUIRED TRAFFIC CONTROL DEVICES PER TEXAS MANUAL

ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), TO PROPERLY WARN, GUIDE AND CONTROL TRAFFIC

OF DETOUR SIGNS ARE THE CONTRACTOR'S RESPONSIBILITY, UNLESS DIRECTED OTHERWISE BY THE PLANS. IN ALL AREAS WHERE WORK IS ADJACENT TO OR CROSSING ROADWAYS. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE OPEN TRAFFIC LANE (12 FT.), CONTROLLED WITH FLAGMEN, DURING WORKING HOURS, DURING

ALL NON-WORKING HOURS A MINIMUM OF TWO TRAFFIC LANES (24 FT.) SHALL BE OPEN TO TRAFFIC.

MISCELLANEOUS GENERAL NOTES

WATER MAINS GREATER THAN 800 FEET. CONTRACTOR SHALL CHLORINATE NEW

1. MACHINE CHLORINATION BY THE SAN ANTONIO WATER SYSTEM FOR NEW

2. JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS

4. FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT).

* 6. MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND

WATER LINE DIA. MIN. DEPTH

5. CONTRACTOR TO OBTAIN STREET CUT PERMITS AS NECESSARY FOR WATER

MAIN INSTALLATION. REPLACEMENT OF CURB, SIDEWALKS, BASE AND PAVEMENT

WILL BE SUBSIDIARY TO THE ITEMS THAT THE STREET CUT WAS NEEDED FOR.

MAINS WITH HTH FOR NEW WATER MAINS 750 FEET AND LESS.

REQUIRED OR DIRECTED BY THE SAWS INSPECTOR.

SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS

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

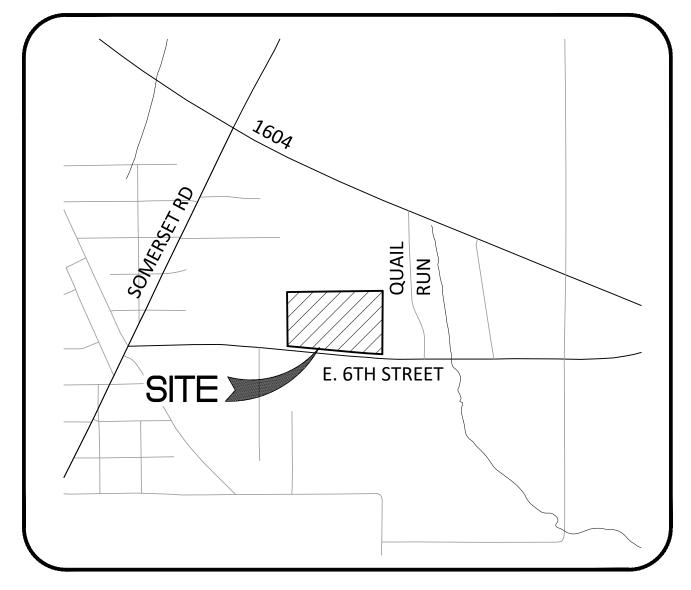
18. TRENCH EXCAVATION SAFETY PROTECTION: Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work areas in order to implement Contractor's trench excavation safety protection systems, programs and/or procedures. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies 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 excavation.

- 19. 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 two weeks or more 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
- SAWS Production Control Center 210-233-2016
- 20. Asbestos Cement (AC) pipe, also known as transite pipe which is known to contain asbestos-containing material (ACM), maybe 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, Payment for such work is to be made under Item No. 3000, "Handling Asbestos
- AC pipe removed on construction projects for tie-in(s) should be in length of 26 linear feet (LF). Lengths of 13 LF should be removed where AC pipe is being removed and crossing pipes, conduits, or boxes.
- 21. 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. (NSPI)

22. DIVISION VALVES: 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.

SOMERSET VILLAGE SUBDIVISION WATER IMPROVEMENTS



(956) 237-0191

VICINITY MAP

SUBMITTAL DATE:

LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



SUBMITTED BY: MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260



Moy Tarin Ramirez Engineers, LLC

FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051

SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

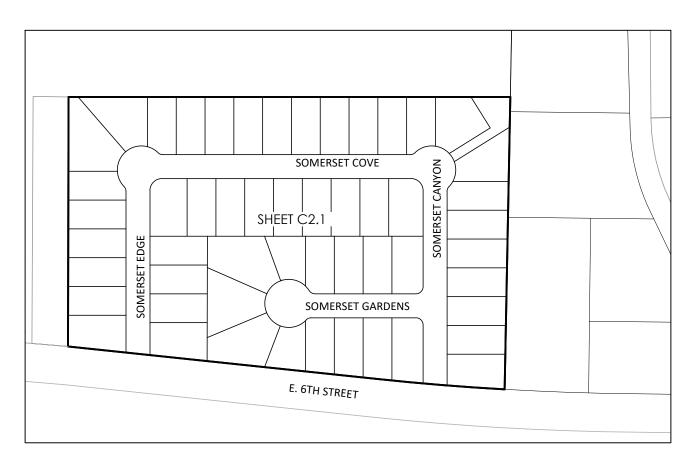
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WATER STANDARD DETAILS WATER STANDARD DETAILS



ALL METERS SHALL BE 5/8" UNLESS OTHERWISE NOTED.

ALL SERVICES SHALL REQUIRE CUSTOMER SERVICE SIDE PRV'S

ALL 8" PIPE SHALL BE POLY-WRAPPED DUCTILE IRON AWWA C151/C105 OR POLYVINYL CHLORIDE (PVC) AWWA C900 OR C905; AND 2" SHOULD BE COPPER.

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790

RESTRAINT JOINTS

- ALL TEES RESTRAINT JOINT AS REQUIRED PER
- 2 ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08
- 3 ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD839-05
- ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING

BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON

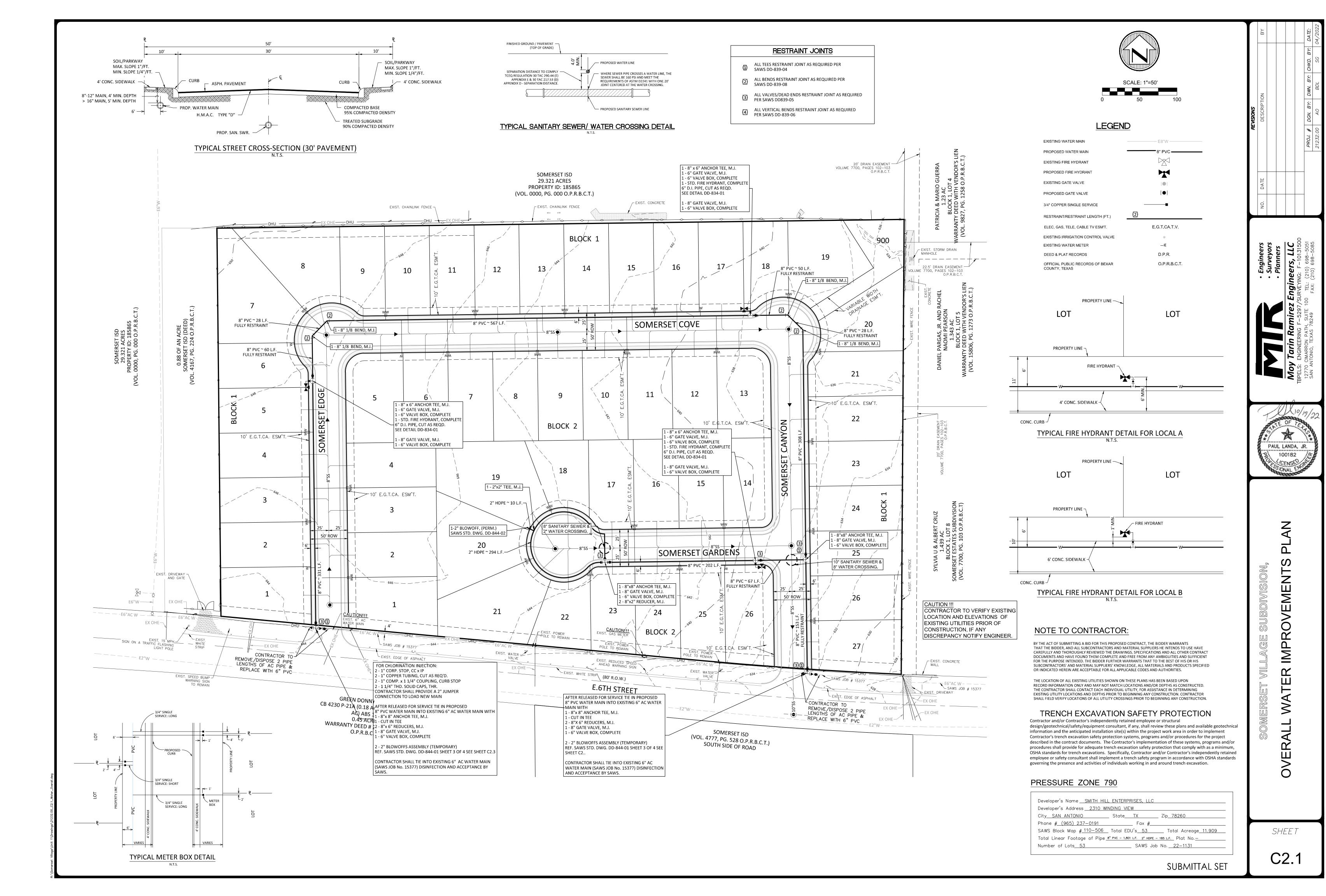
TRENCH EXCAVATION SAFETY PROTECTION Contractor and/or Contractor's independently retained employee or structural

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 excavation.

PRESSURE ZONE 790

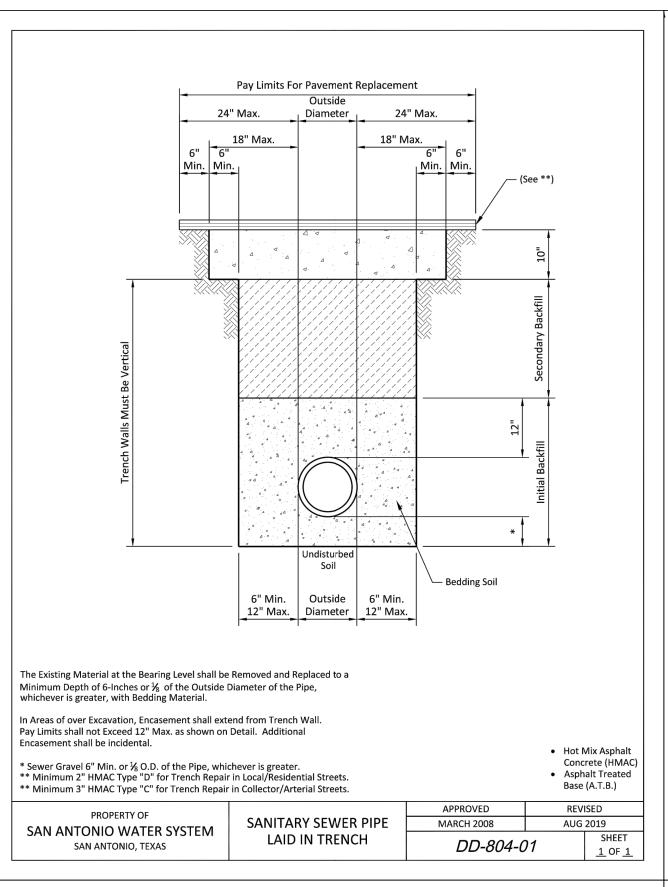
Developer's Name <u>SMITH HILL ENTERPRISES</u>, <u>LLC</u> Developer's Address 2310 WINDING VIEW City SAN ANTONIO _____ State<u>TX</u> Zip<u>78260</u> Phone # (965) 237-0191 SAWS Block Map # 110-506 Total EDU's 53 Total Acreage 11.909 Total Linear Footage of Pipe 8" PVC - 1,801 L.F. 2" HDPE - 185 L.F. Plat No. — Number of Lots 53

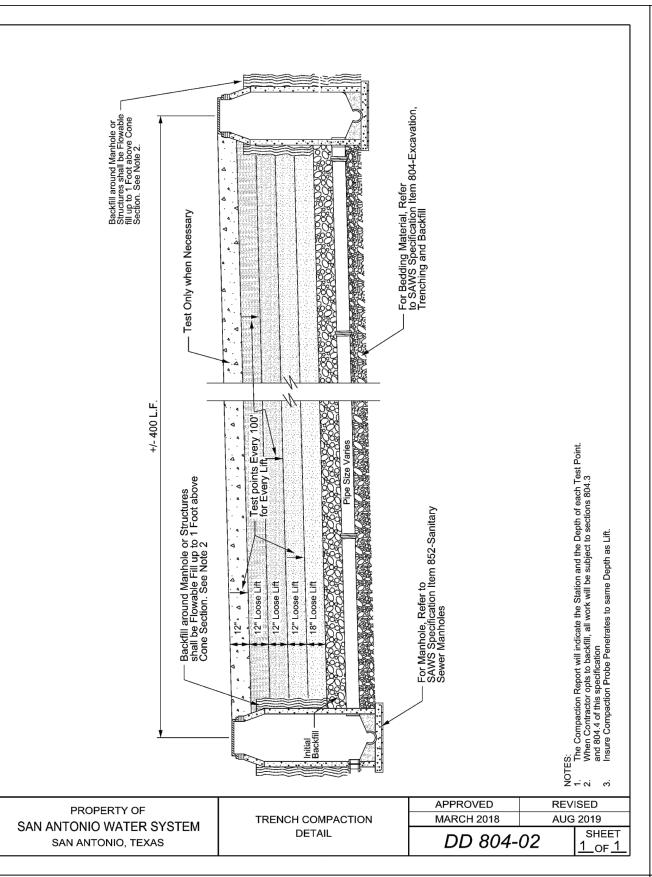
CITY OF SOMERSET BEXAR COUNTY

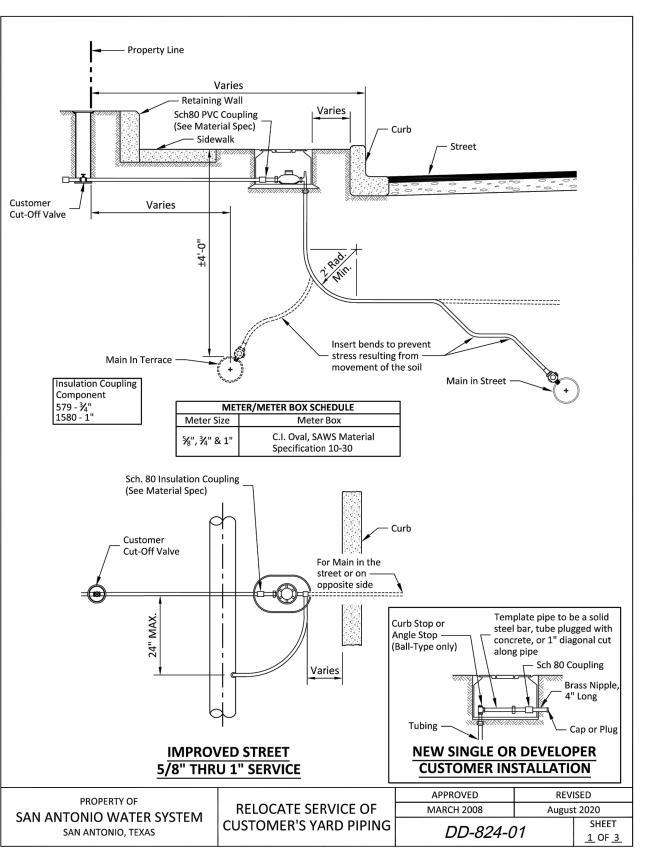


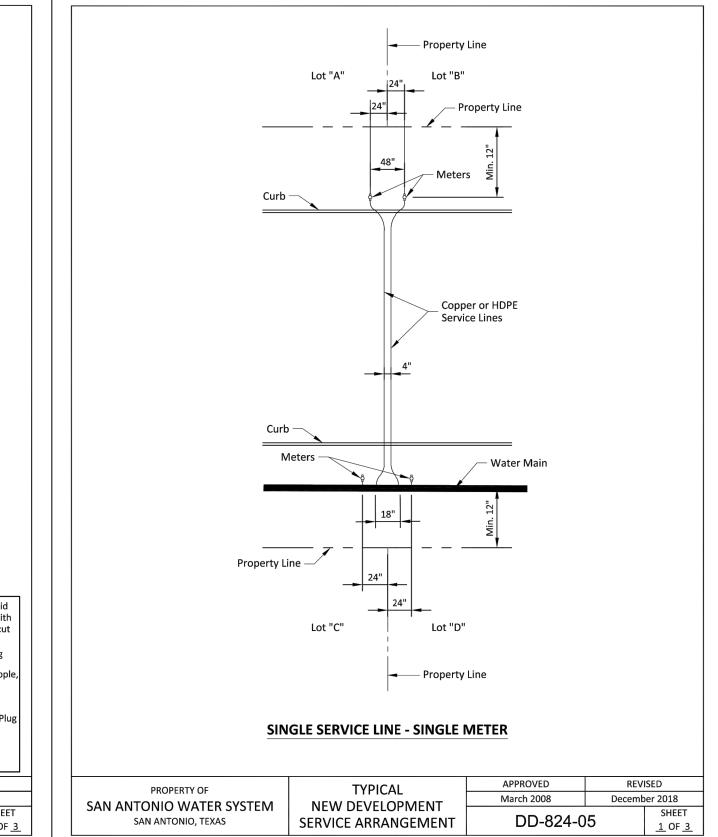


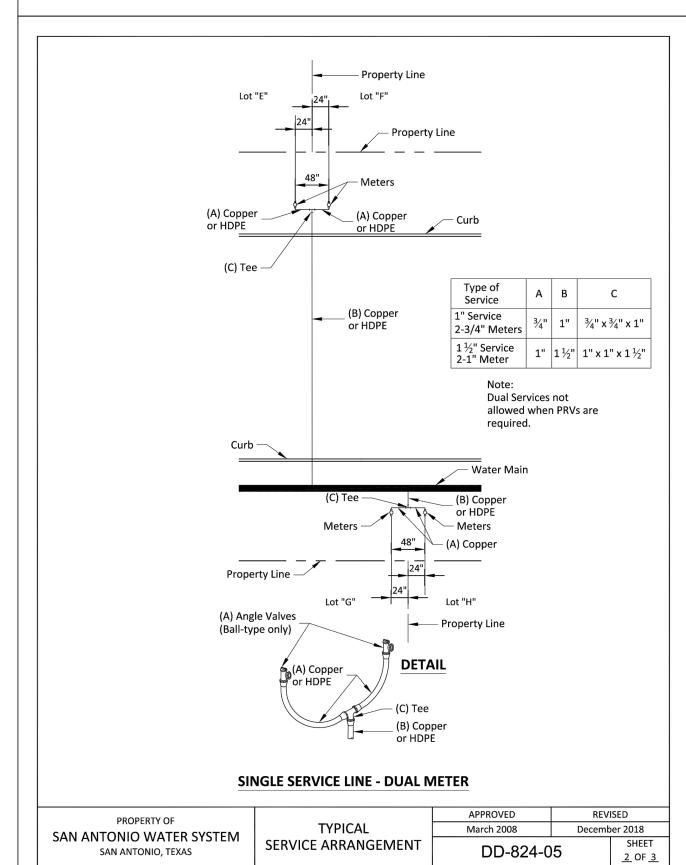


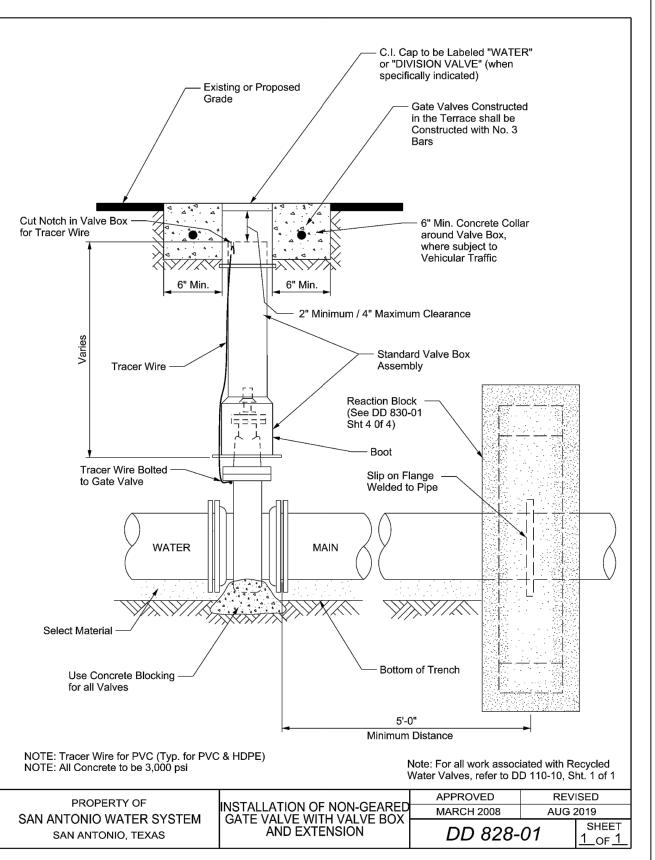


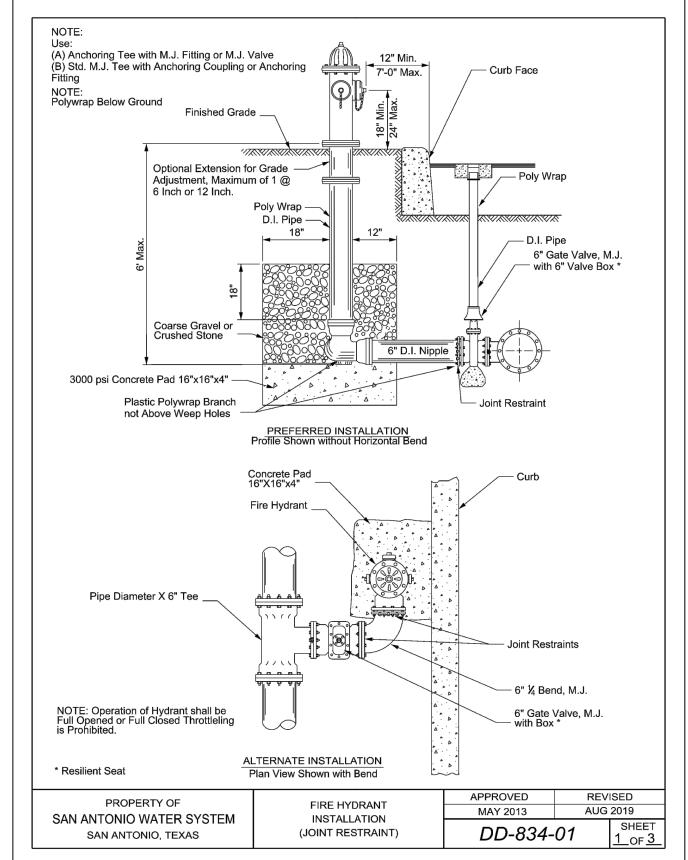


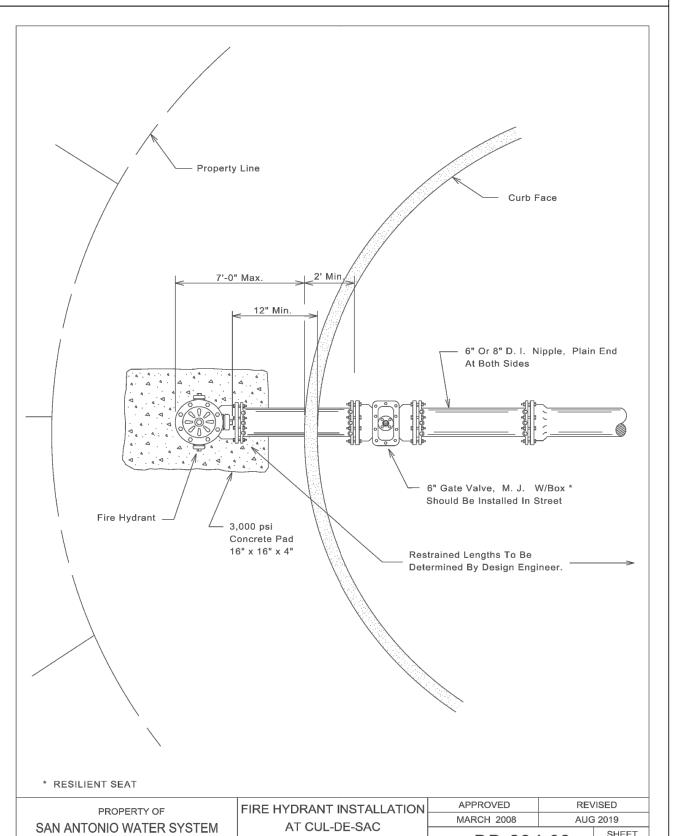












(JOINT RESTRAINT)

SAN ANTONIO, TEXAS

PRESSURE ZONE 790

Developer's Name SMITH HILL ENTERPRISES, LLC

Developer's Address 2310 WINDING VIEW

City SAN ANTONIO State TX Zip 78260

Phone # (965) 237-0191 Fax #

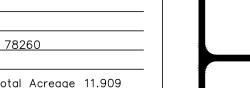
SAWS Block Map # 110-506 Total EDU's 53 Total Acreage 11.909

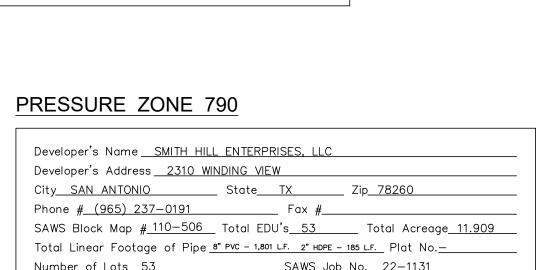
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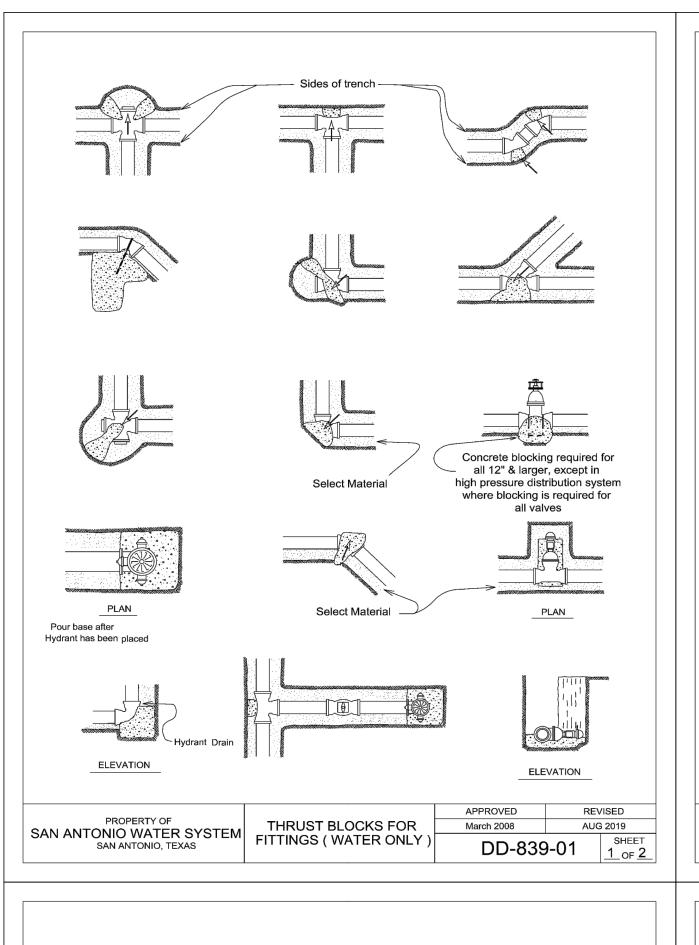
Number of Lots 53 SAWS Job No. 22-1131

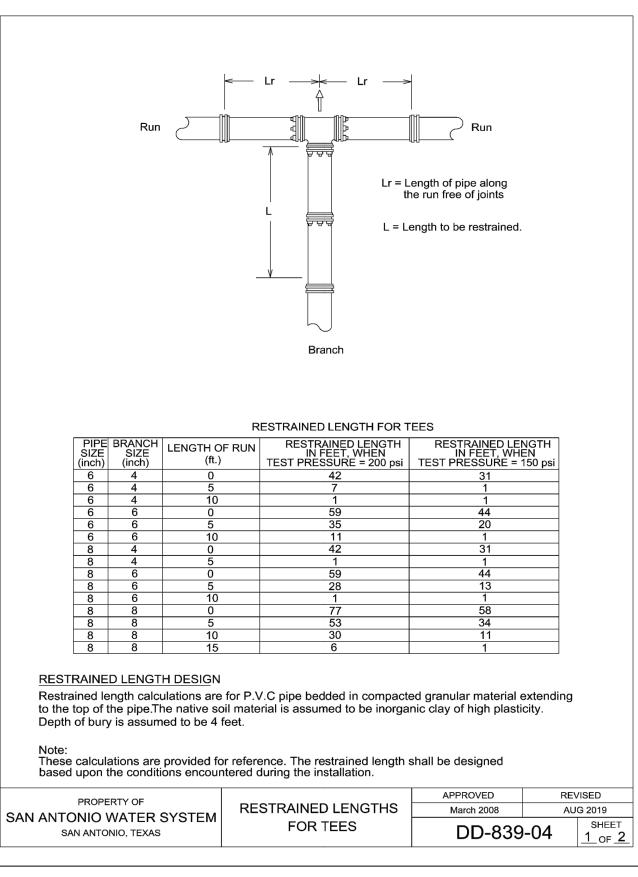
DD-834-03 SHEET 2_OF 2

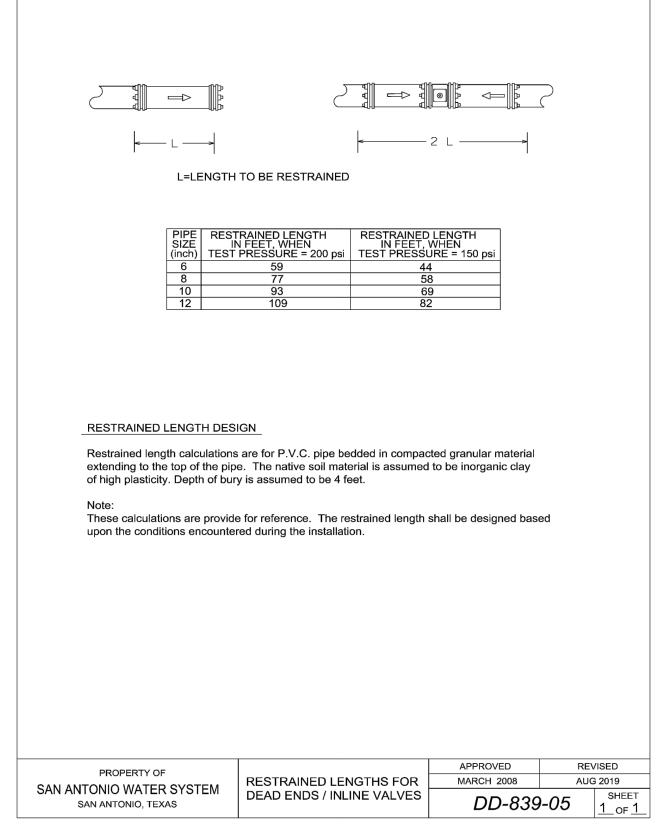
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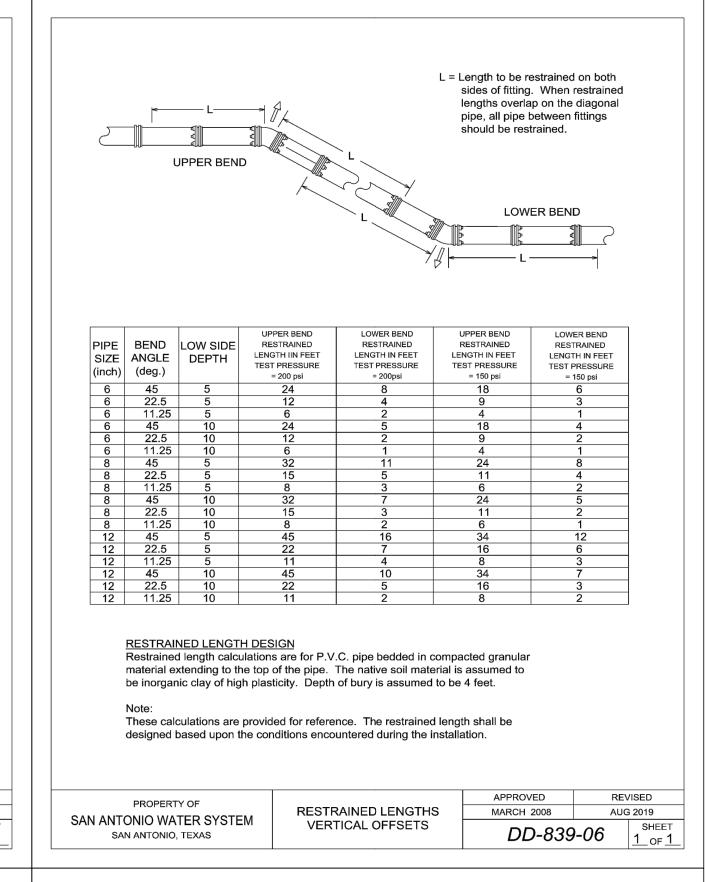


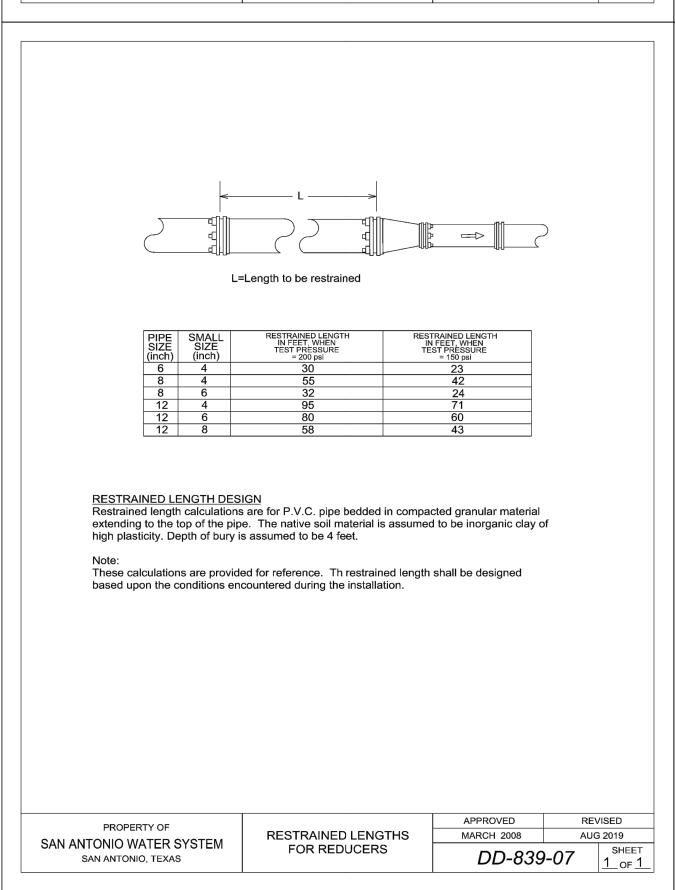


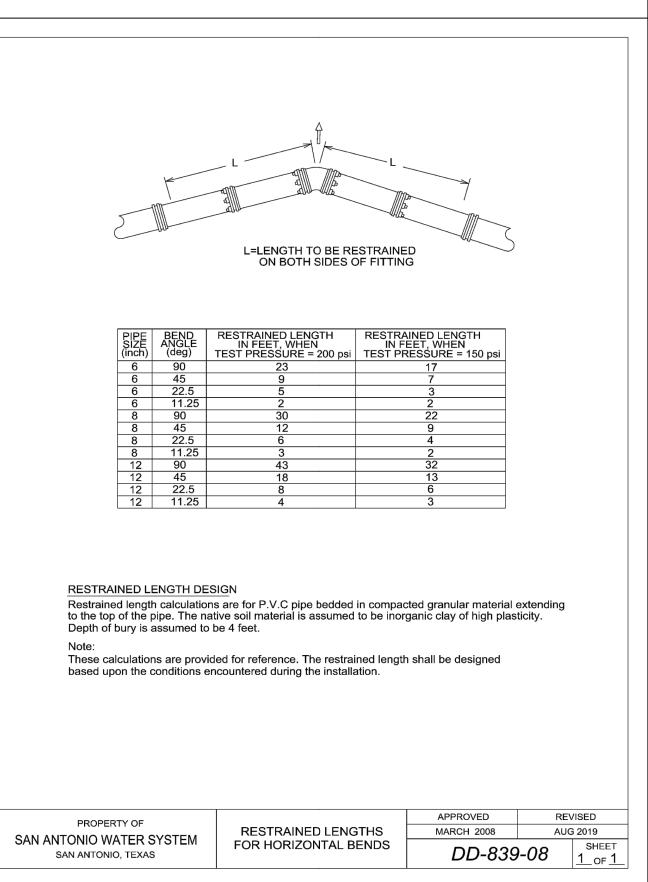


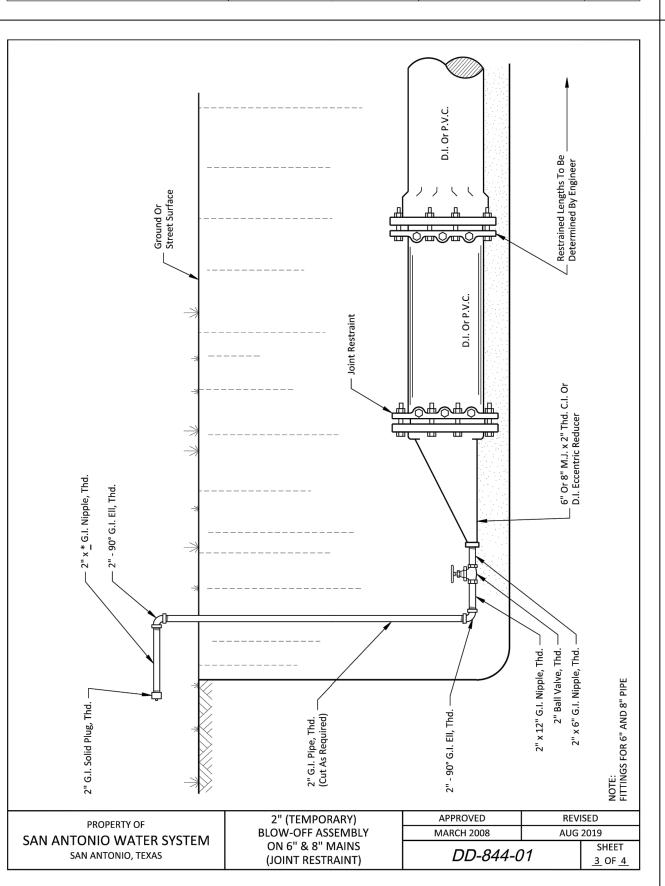


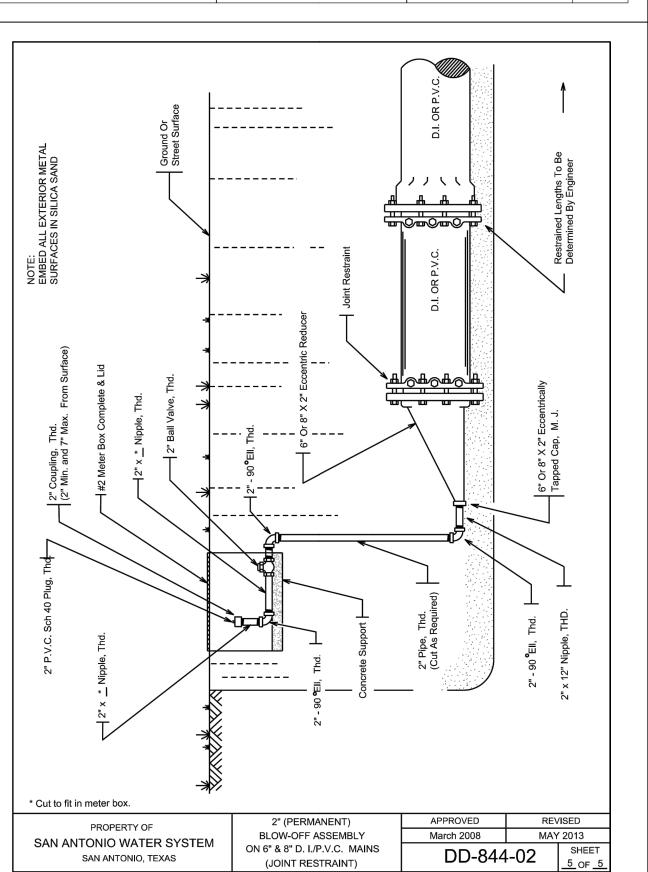












Developer's Name <u>SMITH</u>	HILL ENTERPRISES, L	_LC
Developer's Address <u>2310</u>	WINDING VIEW	
City SAN ANTONIO	StateTX	Zip <u>78260</u>
Phone # (965) 237-0191	Fax	#
SAWS Block Map #_110-50	<u>6 </u>	Total Acreage <u>11.909</u>
Total Linear Footage of Pip	De 8" PVC - 1,801 L.F. 2" H	<u> НDPE - 185 L.F.</u> Plat No. <u>-</u>
Number of Lots 53	SAWS	Job No. <u>22-1131</u>





SHEET

C2.4

PRESSURE ZONE 790

 Developer's Address
 2310 WINDING VIEW

 City
 SAN ANTONIO
 State
 TX
 Zip
 78260

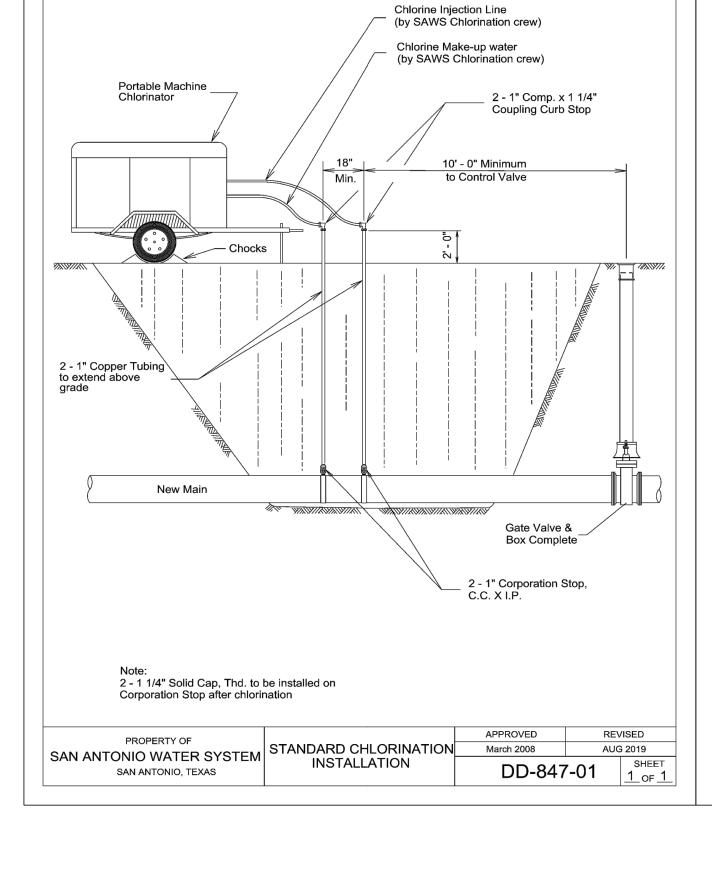
 Phone #
 (965)
 237-0191
 Fax #

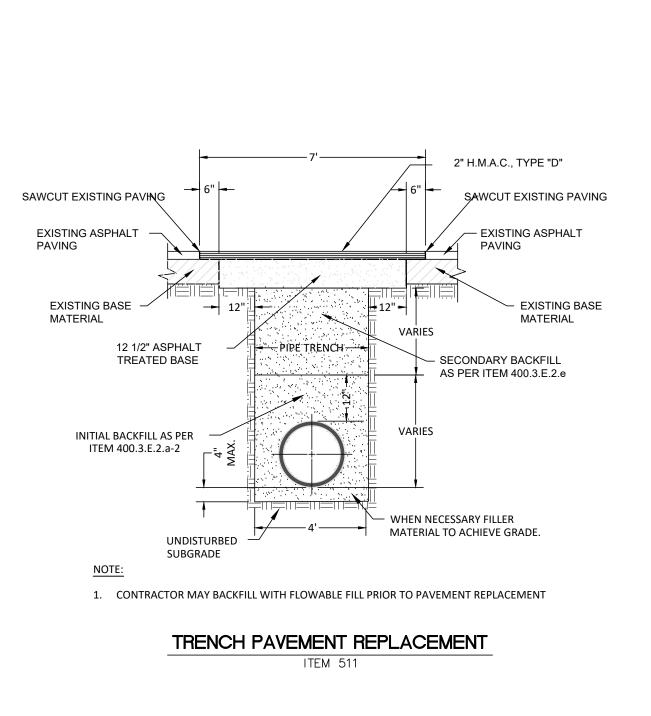
 SAWS Block Map #
 110-506
 Total EDU's
 53
 Total Acreage
 11.909

 Total Linear Footage of Pipe
 8" PVC - 1.801 L.F.
 2" HDPE - 185 L.F.
 Plat No.

Number of Lots 53 SAWS Job No. 22-1131

SUBMITTAL SET







SOMERSET VILLAGE SUBDIVISION SANITARY SEWER IMPROVEMENTS

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SANITARY SEWER PLANS

SANITARY SEWER IMPROVEMENTS COVER SHEET & NOTES OVERALL SANITARY SEWER IMPROVEMENTS PLAN

SANITARY SEWER PLAN AND PROFILE

C3.3 SANITARY SEWER PLAN AND PROFILE

C3.4 SANITARY SEWER PLAN AND PROFILE

SANITARY SEWER PLAN AND PROFILE

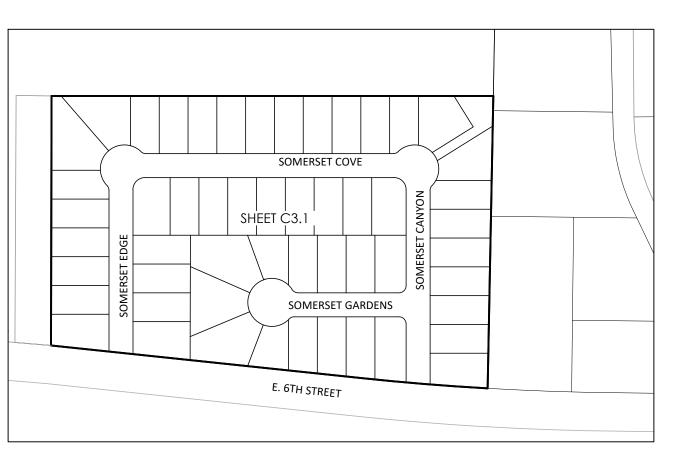
E. 6TH STREET SITE

SUBMITTED BY:

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260 (956) 237-0191



VICINITY MAP

SUBMITTAL DATE:

APRIL 2022

LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

CITY OF SOMERSET BEXAR COUNTY

SUBMITTAL SET TEXAS C3.0

SOMERSET ISD 29.321 ACRES PROPERTY ID: 185865 (VOL. 0000, PG. 000 O.P.R.B.C.T.)

EXIST. CHAINLINK FENCE

13

MANHOLE C1 STA. 6+16.07 LINE A -TOP: 641.62

19

21

MANHOLE B1

TOP: 640.07

STA. 4+16.18 LINE C

BLOCK 2

4+00 LINE B

「 **ヽ**レ` (

23

CAUTION!!!

- EXIST. WHITE STRIP (80' R.O.W.)

BLOCK 1

EXIST. CHAINLINK FENCE -

10' E.G.T.CA. ESM'T.

MANHOLE D1 - STA. 4+61.43 LINE D TOP: 644.62

GREEN DONNY ALBERT CB 4230 P-21A (0.18 AC) & P-22A (0.27 AC) ABS 154

0.45 ACRES WARRANTY DEED # 20210332841 O.P.R.B.C.T.

MANHOLE C2 STA. 7+18.99 LINE C =STA. 1+00.00 LINE D TOP: 646.18

10' E.G.T.CA. ESM'T.─

STA. 3+19 35 L.F.

STA. 4+48 35 L.F.

— ЕХ ОНЕ

0.88 OF AN ACRE SOMERSET ISD (DEED) L. 4167, PG. 224 O.P.R.B.C.T.)

E6"W-

EX OHE-

- — — — - E6"AC W - ___ <u>Q</u>__.

11

EXIST. CONCRETE

15

16

SOMERSET COVE

10' E.G.T.CA. ESM'T.

SOMERSET GARDENS LINE B

/26

CONTRACTOR TO REMOVE PLUG AND TIE PROPOSED 10" SEWER MAIN
TO EXISTING 10" SEWER MAIN

FOR SEWER TIE-IN. COORDINATE WITH CITY
OF SOMERSET FOR APPROPRIATE BACKFILL,
PAVEMENT REPLACEMENT AND TRAFFIC CONTROL

SOMERSET ISD

(VOL. 4777, PG. 528 O.P.R.B.C.T.) SOUTH SIDE OF ROAD

CONTRACTOR TO OPEN CUT PAVEMENT

11

16

24

BLOCK 2

900

MANHOLE A2

MANHOLE A1

35 L.F. (V.S.)

MANHOLE BY OTHERS

=STA. 9+81.66 EXIST LINE A ____

STA. 1+00.00 LINE A

TOP: 631.00

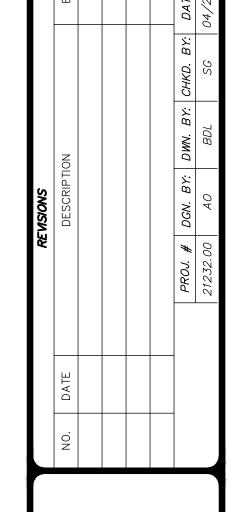
E6" AC WATER MAIN CROSSING

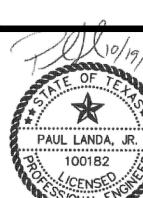
- EXIST. EDGE OF ASPHALT

STA. 3+26.07 LINE A

=STA. 1+00.00 LINE B TOP: 634.10

STA. 6+16.07 LINE A =STA. 1+00.00 LINE C





IMPROVEMENT Ш S ANITARY

NOTE TO CONTRACTOR:

CAUTION !!!

CONTRACTOR TO VERIFY EXISTING

DISCREPANCY NOTIFY ENGINEER.

- ★ E6"AC W - - - -

EX OHE

—E2"W- — — — — — — — — — —

SAWS JOB # 15377

LOCATION AND ELEVATIONS OF

EXISTING UTILITIES PRIOR OF

CONSTRUCTION, IF ANY

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.

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TRENCH EXCAVATION SAFETY PROTECTION

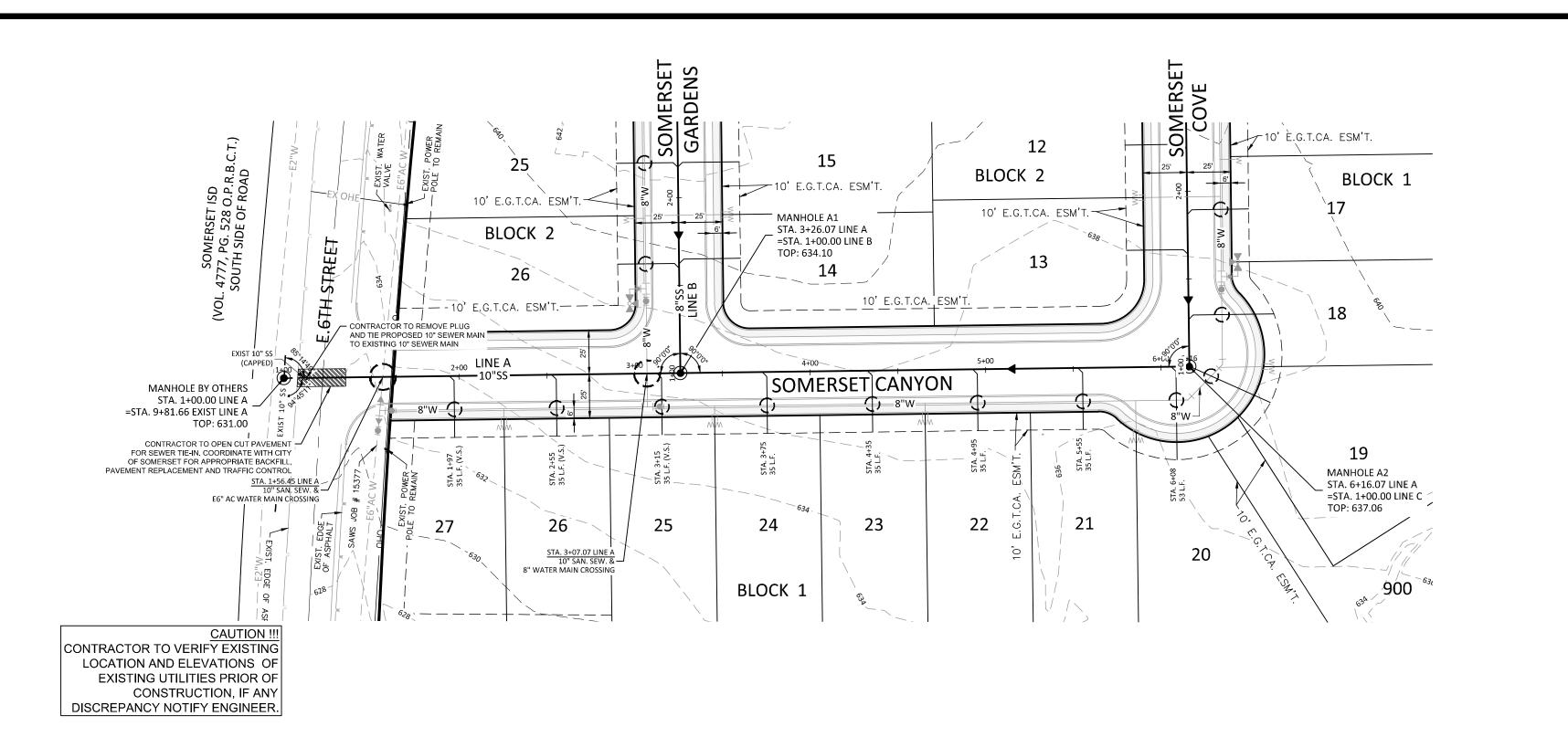
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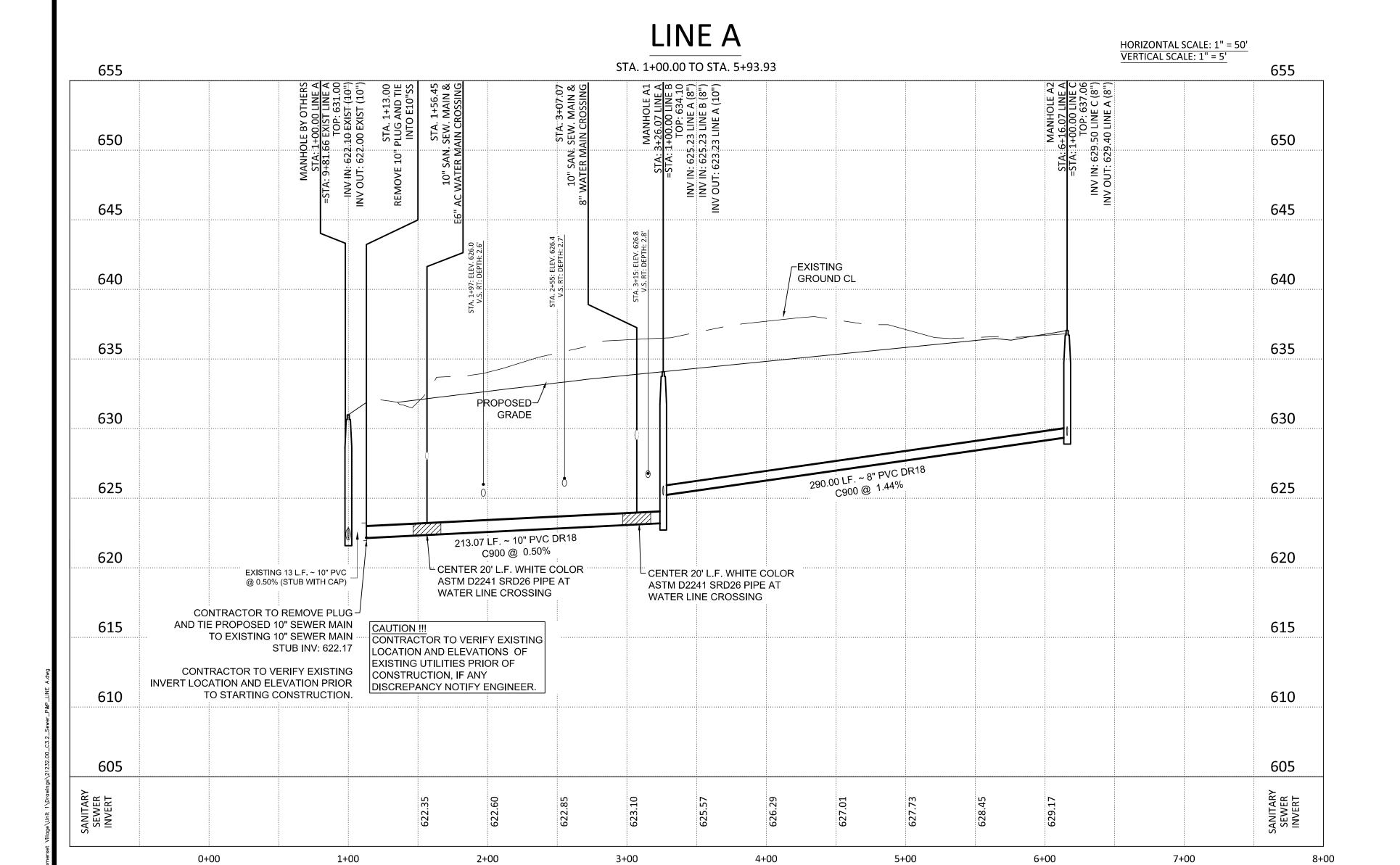
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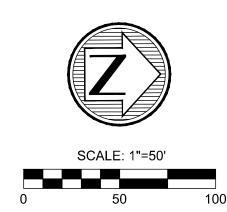
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SHEET







LEGEND

PROPOSED FIRE HYDRANT

EXISTING FIRE HYDRANT

ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT

WS WATER SERVICE

SS SANITARY SEWER LATERAL

BENCHMARK

CAUTION: EXISTING UTIL

EXISTING UTILITIES:

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY.
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2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.

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PROPOSED SANITARY SEWER LINE

20 LF. OF 160 P.S.I. PRESSURE RATED PVC
PIPE CENTERED ACROSS WATER
CROSSING (SDR 26). SEWER PIPE AT
WATER LINE CROSSINGS SHALL MEET THE
REQUIREMENTS OF ASTM D2241 WITH ONE
JOINT CENTERED AT WATER MAIN.

PROPOSED SANITARY SEWER LINE

10'
10'
10'
10'

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL N.T.S.

NOTE TO CONTRACTOR:

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SUBMITTAL SET

 PROJ. #
 DGN. BY:
 DWN. BY:
 CHKD. BY:

 21232.00
 AO
 BDL
 SG

**Namirez Engineers, LLC RING F-5297/SURVEYING: F-10131500 PATH, SUITE 100 TEL: (210) 698-5051 XAS 78249 FAX: (210) 698-5085

PAUL LANDA, JR.

100/19/22

PAUL LANDA, JR.

100182

CENSE

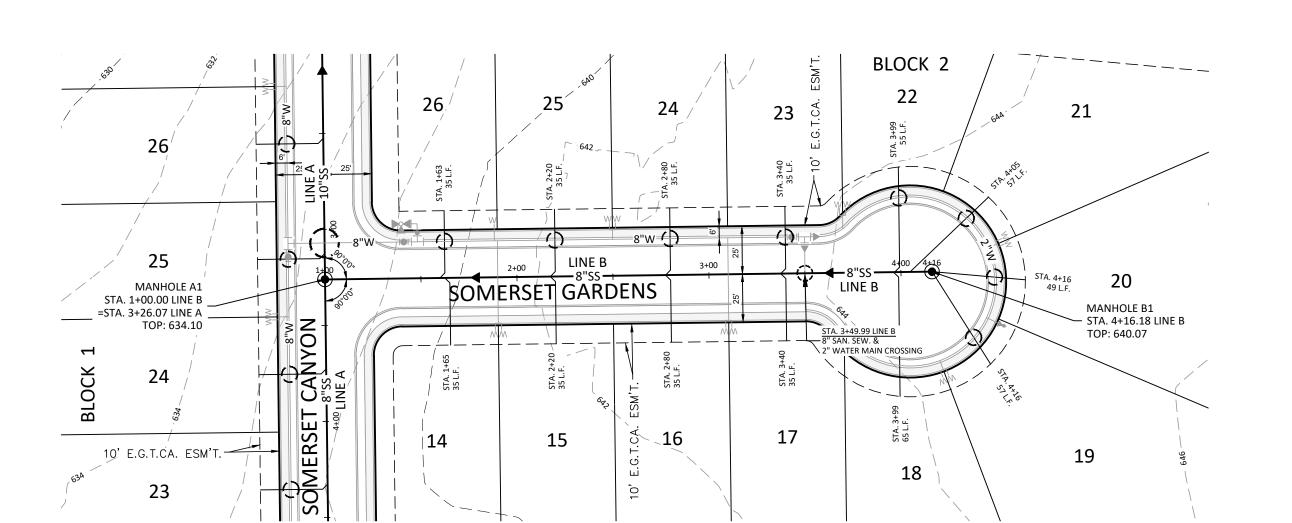
S/ONAL ENGINE

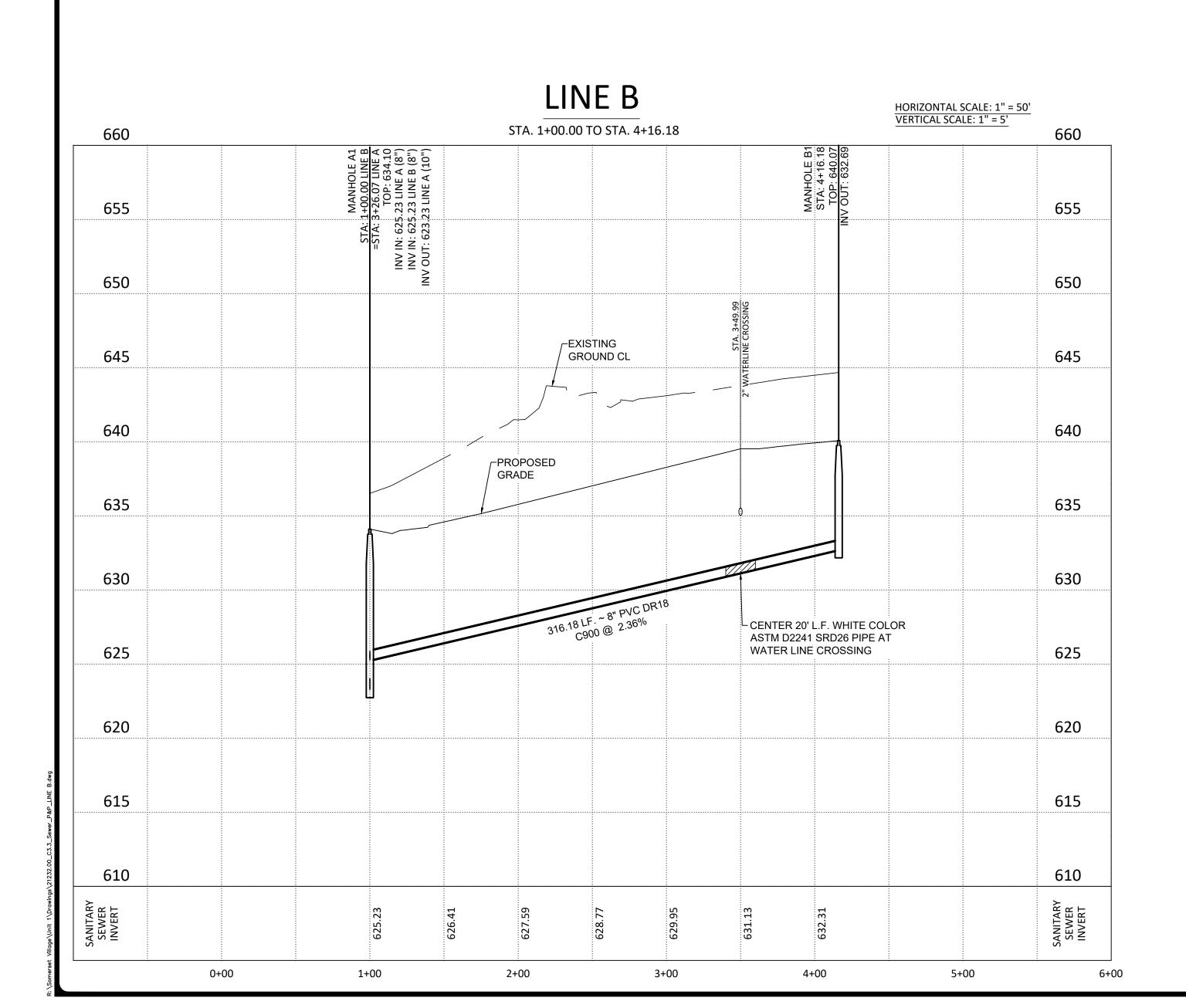
TER PLAN & PROFILE
INE A

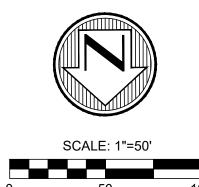
ANITARY SEWER PLAN LINE A

SHEET

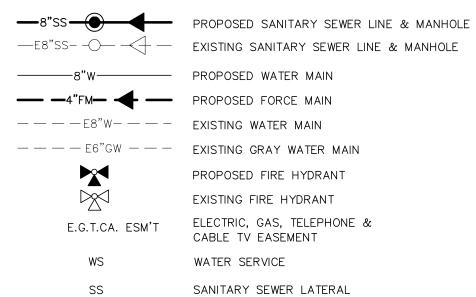
C3.2







LEGEND

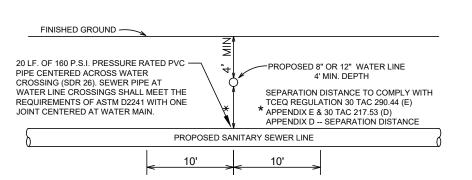


BENCHMARK

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TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

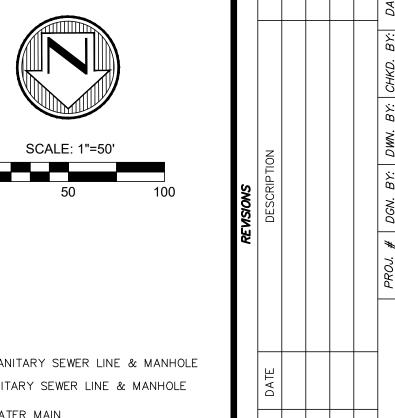
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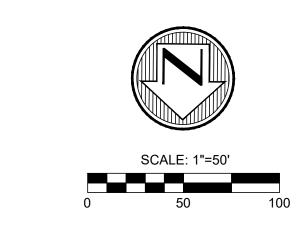
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ANITARY

SHEET

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SUBMITTAL SET





-8"SS - PROPOSED SANITARY SEWER LINE & MANHOLE —E8"SS--O- EXISTING SANITARY SEWER LINE & MANHOLE ----- PROPOSED WATER MAIN

→ ←4"FM→ ← → PROPOSED FORCE MAIN ----E8"W---- EXISTING WATER MAIN --- E6"GW --- EXISTING GRAY WATER MAIN PROPOSED FIRE HYDRANT

> E.G.T.CA. ESM'T CABLE TV EASEMENT WATER SERVICE

ELECTRIC, GAS, TELEPHONE &

SANITARY SEWER LATERAL BENCHMARK

EXISTING FIRE HYDRANT



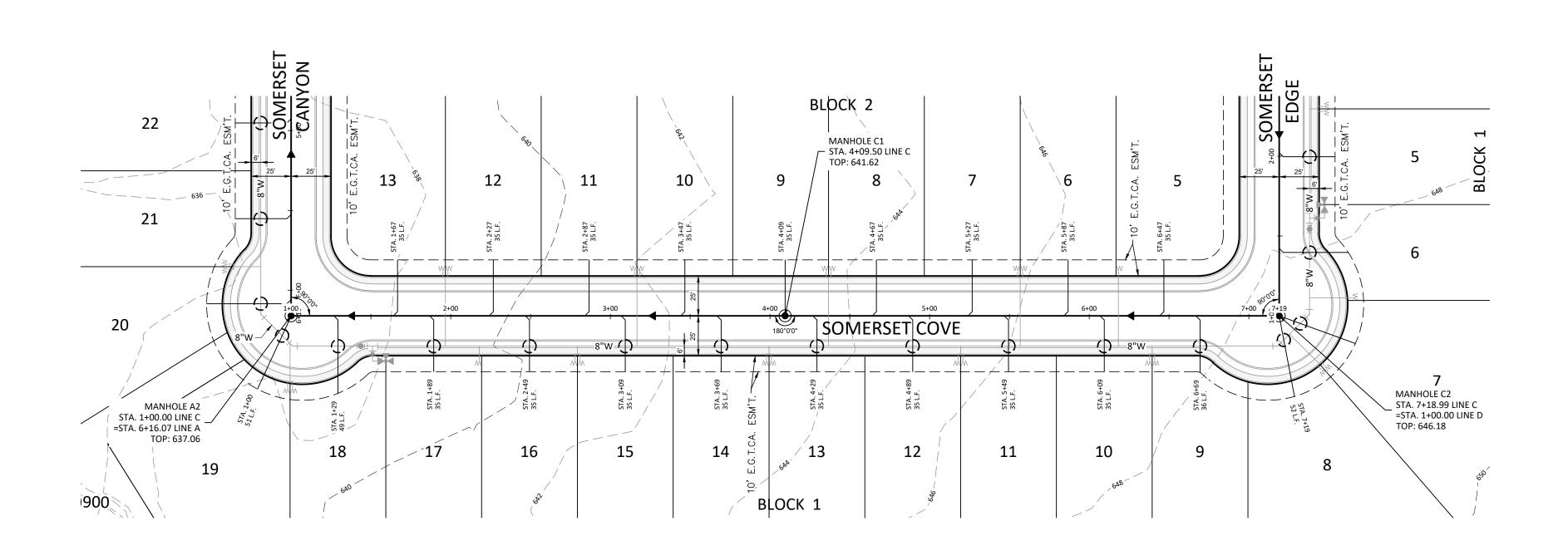
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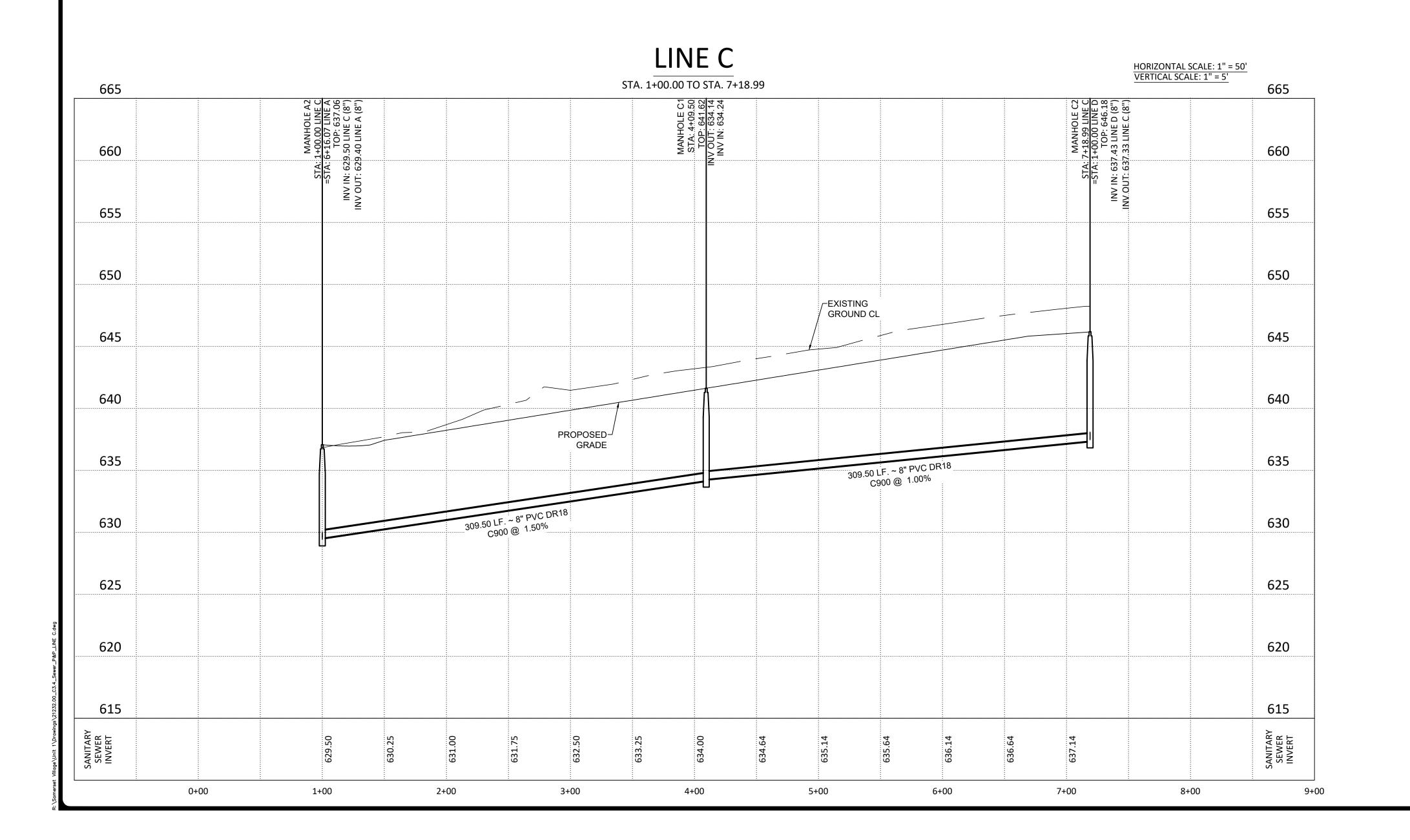
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SHEET

SUBMITTAL SET





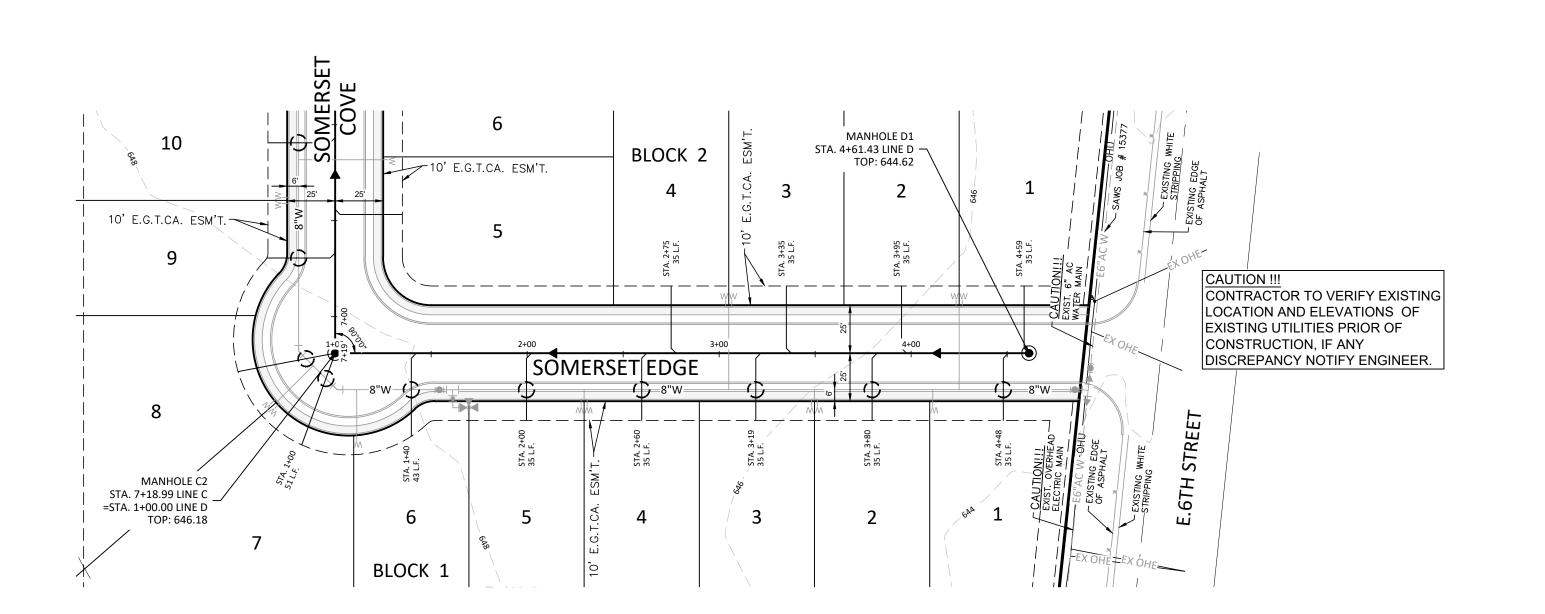
NOTE TO CONTRACTOR:

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 INDIVIDUAL UTILITY, 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.

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 excavation.



LINE D

STA. 1+00.00 TO STA. 4+61.43

PROPOSED-GRADE

2+00

361.43 LF. ~ 8" PVC DR18 C900 @ 0.50%

3+00

670

665

660

655

650

645

640

635

630

625

620

0+00

1+00

HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5'

MANHOLE D1 ...STA: 4+61.43 TOP: 644.62 IV OUT: 639.24

/-EXISTING GROUND CL

4+00

5+00

670

665

660

655

650

645

640

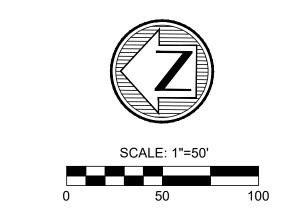
635

630

625

620

6+00



LEGEND

-8"SS - PROPOSED SANITARY SEWER LINE & MANHOLE —E8"SS--O- EXISTING SANITARY SEWER LINE & MANHOLE PROPOSED WATER MAIN

→ ←4"FM→ ← → → PROPOSED FORCE MAIN ---E8"W---EXISTING WATER MAIN --- E6"GW --- EXISTING GRAY WATER MAIN PROPOSED FIRE HYDRANT EXISTING FIRE HYDRANT

E.G.T.CA. ESM'T

CABLE TV EASEMENT WATER SERVICE SANITARY SEWER LATERAL

ELECTRIC, GAS, TELEPHONE &

BENCHMARK

PAUL LANDA, JR.

PROFIL AND
 V
 EWER

S

ANITARY

S

SHEET

C3.5

NOTE TO CONTRACTOR:

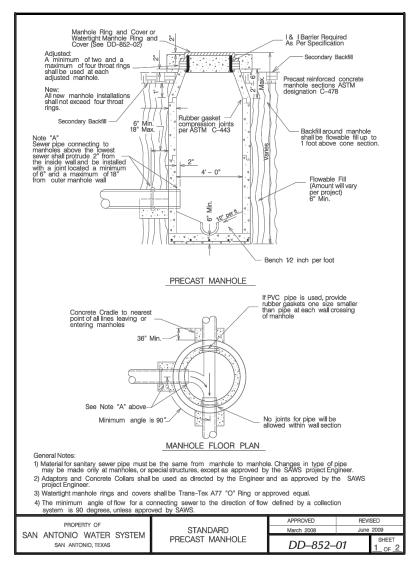
BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM 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.

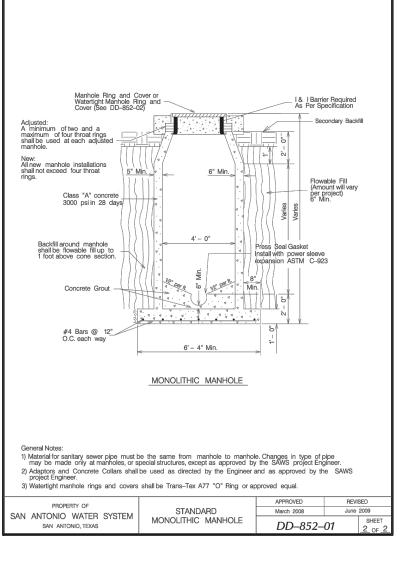
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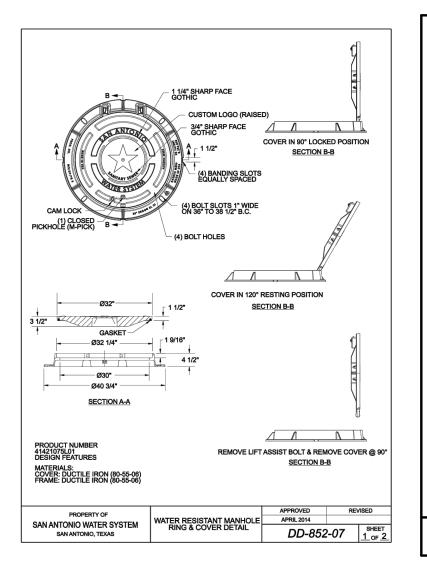
TRENCH EXCAVATION SAFETY PROTECTION

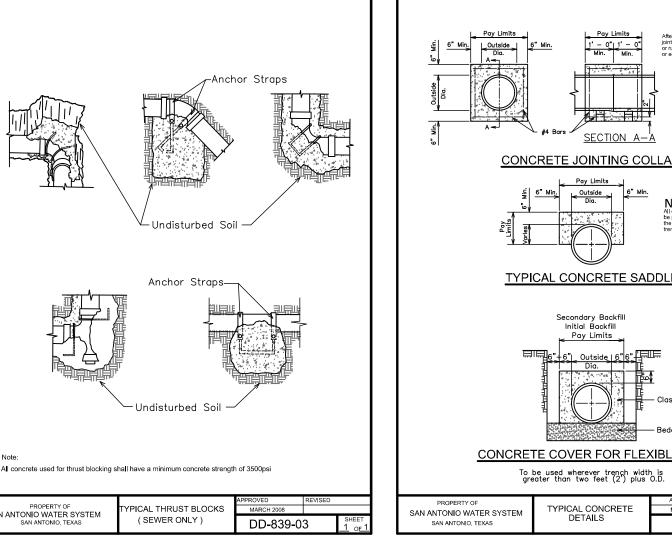
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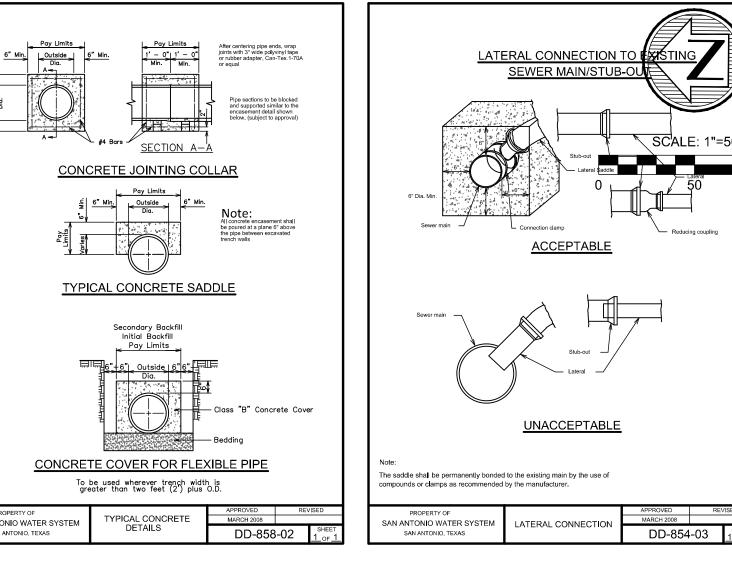
governing the presence and activities of individuals working in and around trench excavation.

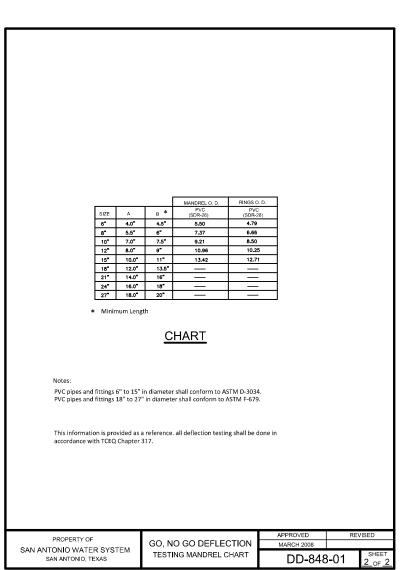


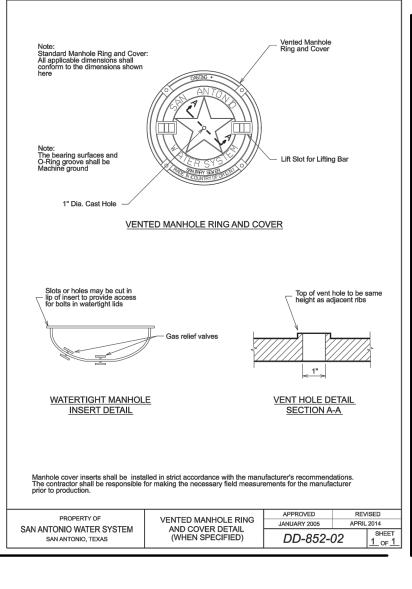


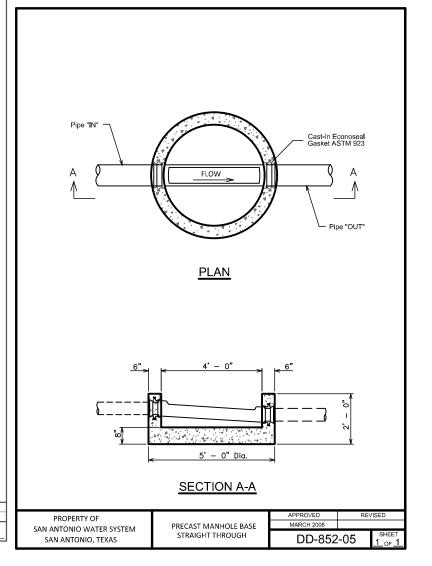


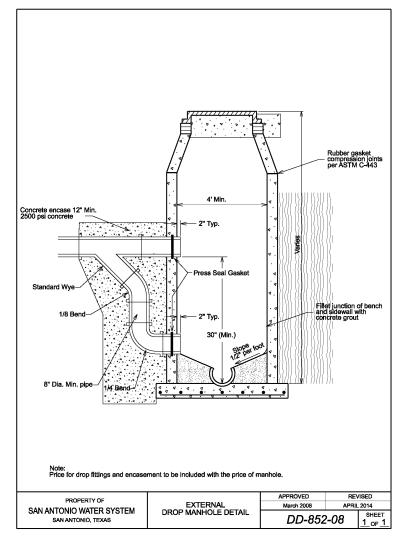


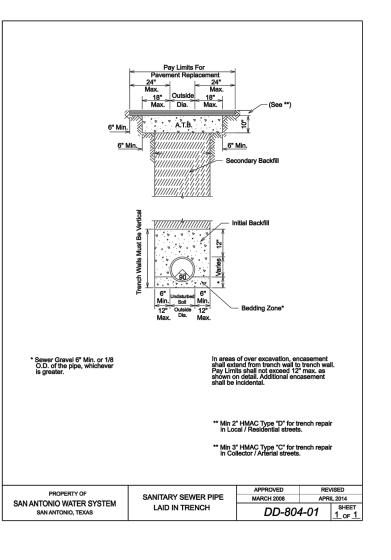


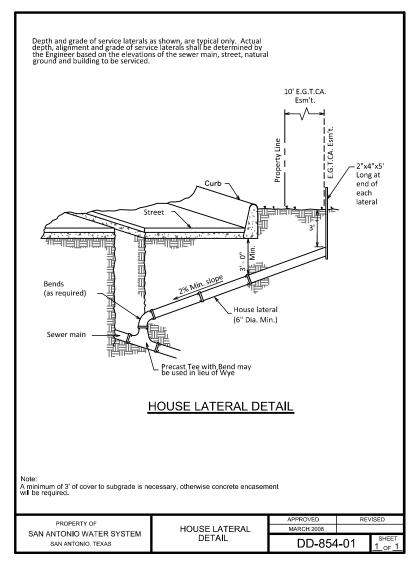


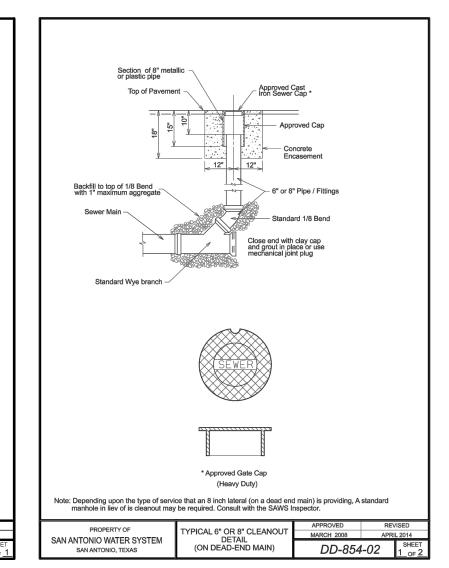


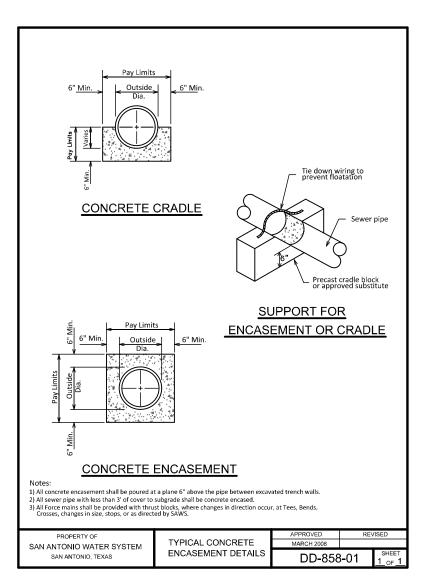


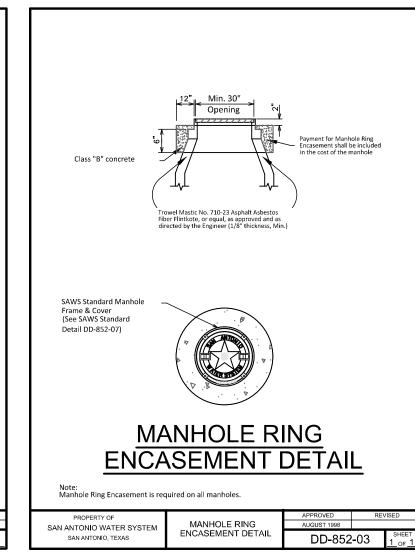


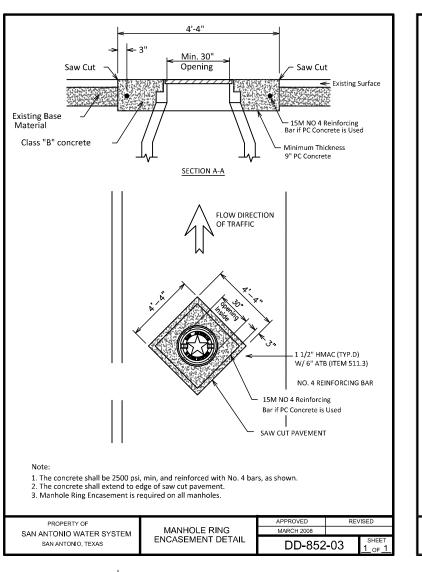


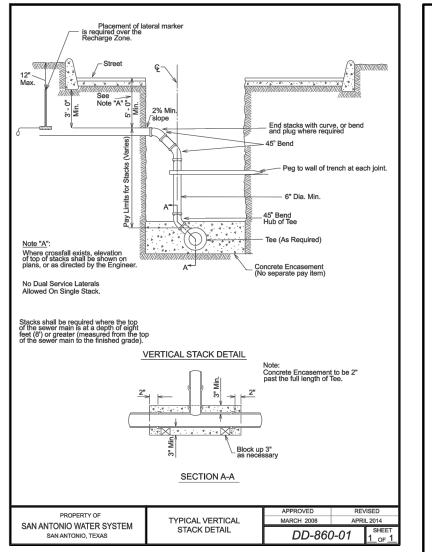


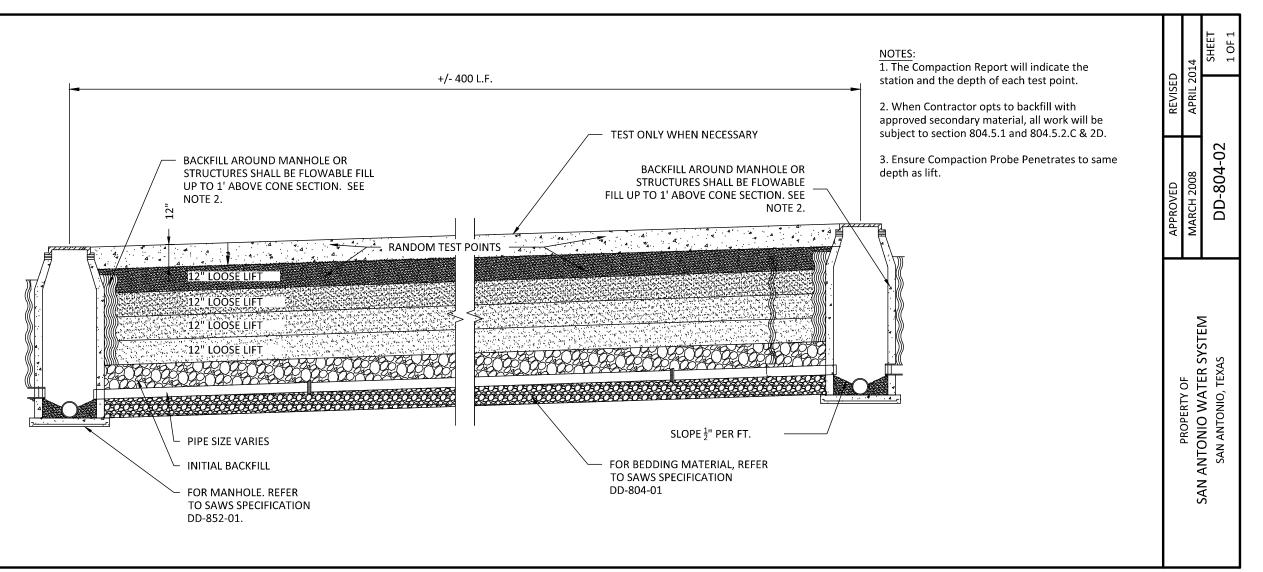








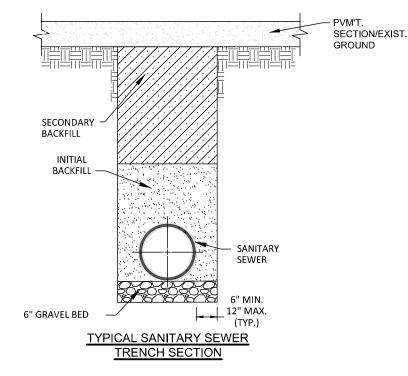






- ALL CONSTRUCTION AND MATERIALS SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE PROVISION OF "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
- 2. MANHOLE RINGS AND COVERS SHALL BE TRANS-TEX A77, OR EQUAL. WHEN WATERTIGHT MANHOLE RINGS AND COVERS ARE SPECIFIED, THEY SHALL BE TRANS-TEX A77 "O" RING OR APPROVED EQUAL.
- 3. a. MATERIAL FOR SANITARY SEWER PIPE MUST BE THE SAME FROM MANHOLE TO MANHOLE. CHANGES IN TYPE OF PIPE MAY BE MADE ONLY AT MANHOLES OR SPECIAL STRUCTURES.
- b. ADAPTERS AND CONCRETE COLLARS SHALL BE USED AS DIRECTED BY THE ENGINEER AND THE SAWS PROJECT ENGINEER.
- 5. MANHOLE COVERS SHALL NOT BE STAMPED WITH "SAN ANTONIO WATER SYSTEM"

4. ALL CONCRETE USED FOR THRUST BLOCKING SHALL HAVE A MINIMUM CONCRETE

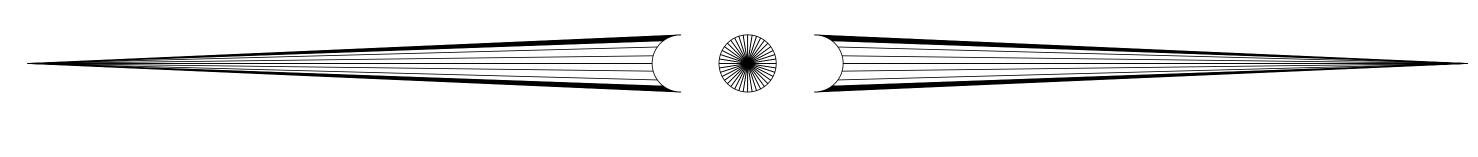


SOMERSET VILLAGE SUBDIVISION,
SANITARY SEWER PLAN AND PROF

PAUL LANDA, JR.

100182

SHEET



SOMERSET VILLAGE SUBDIVISION, STREET AND DRAINAGE IMPROVEMENTS

E. 6TH STREET SITE

SUBMITTED BY:

12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260 (956) 237-0191

SOMERSET GARDENS

VICINITY MAP

SUBMITTAL DATE: APRIL 2022

LEGAL DESCRIPTION:

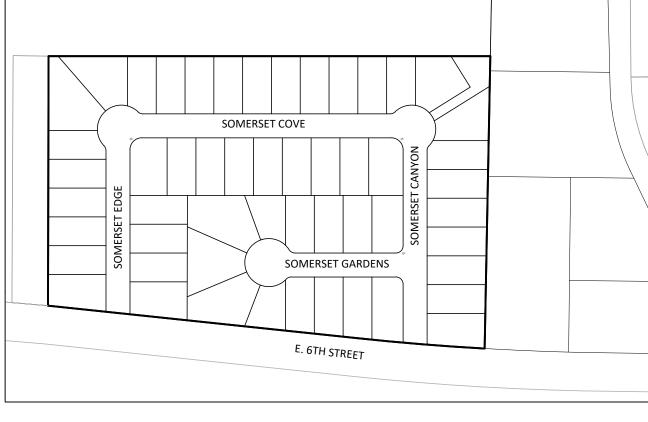
AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PAUL LANDA, JR

TABLE OF CONTENTS

STREET & DRAINAGE IMPROVEMENTS PLANS

C4.0	STREET & DRAINAGE IMPROVEMENT COVER SHEET
C4.1	STREET PLAN AND PROFILE - SOMERSET EDGE
C4.2	STREET PLAN AND PROFILE - SOMERSET COVE
C4.3	STREET PLAN AND PROFILE - SOMERSET CANYON
C4.4	STREET PLAN AND PROFILE - SOMERSET GARDENS
C4.5	STREET STANDARD DETAILS



INDEX MAP

NOT TO SCALE

CAUTION!!! CONTRACTOR TO VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION IF ANY DISCREPANCIES NOTIFY

LEGEND

SHALL VERIFY ELEVATIONS.

DIRECTIONAL RAMPS (SINGLE)

DIRECTIONAL RAMPS (DUAL)

CONTRACTOR TO TIE EXISTING AND PROPOSED

SIDEWALK WHEELCHAIR RAMP - TYPE 10

SIDEWALK WHEELCHAIR RAMP - TYPE 10

SIDEWALK WHEELCHAIR RAMP - TYPE II

EXISTING TOP OF CURB ELEVATION

PROPOSED TOP OF CURB ELEVATION

HOME BUILDER INSTALLED 4' SIDEWALK

DEVELOPER INSTALLED 4' SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

EXISTING SIDEWALK

WASH-OUT CROWN

PROPERTY LINE

FLOW ARROW

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

FILL @ 95% COMPACTION

POSSIBLE DRIVEWAY LOCATION

CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR

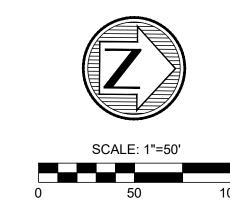
BEXAR COUNTY R.O.W. NOTE:

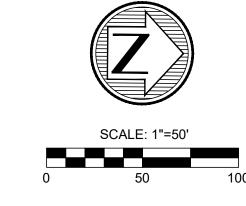
BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY

CITY OF SOMERSET BEXAR COUNTY



FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085





KNUCKLE SAC "2" TABLE				
POINT	TOP OF CURB	GUTTER		
LT. PC STA. 4+78.33	646.39	645.81		
А	964.73	964.15		
В	965.47	964.89		
С	966.41	965.83		
D	966.41	965.83		

966.93

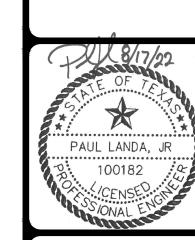
645.98

LT. PT STA. 1+51.90

966.35

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTO SHALL VERIFY ELEVATIONS.	R ①
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)	A
SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL)	B
SIDEWALK WHEELCHAIR RAMP - TYPE II	©
EXISTING TOP OF CURB ELEVATION	805.81TC
PROPOSED TOP OF CURB ELEVATION	805.81
HOME BUILDER INSTALLED 4' SIDEWALK	
DEVELOPER INSTALLED 4' SIDEWALK	
EXISTING SIDEWALK	
SIDEWALK WHEEL CHAIR RAMP	,0 <u>,0000000000000000000000000000000000</u>
WASH-OUT CROWN	
FILL @ 95% COMPACTION	
POSSIBLE DRIVEWAY LOCATION	
PROPERTY LINE	
EXISTING CONTOUR	— — — — — — — — — — — — — — — — — — —
PROPOSED CONTOUR -	1120
PROPOSED CONCRETE CURB	
FLOW ARROW	

LEGEND



RSE

C4.1

SHEET

SOMERSET EDGE HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5' 670 670 665 660 660 655 655 650 650 EXISTING GROUND RT. T NG GROUND (PROPOSED TOP O CURB RT. @ 0.50% 0.50% -1.01% 645 645 EXISTING GROUND LT. PROPOSED TOP OF __ CURB ALONG KNUCKLE PROPOSED TOP OF CURB RT. & LT. 640 640 635 635 630 630 2+00 6+00 7+00 0+00 1+00 3+00 4+00 5+00 8+00

BLOCK 1

15.00' O.S. ¬

BEGIN WASHOUT CROWN

RT PC STA. 4+80.23

15.00' O.S.

RT PT STA. 1+50.00

15.00' O.S.

SOMERSET COVE 2400

SOMERSET EDGE /

STA. 5+30.23 SOMERSET EDGE =STA. 1+00.00 SOMERSET COVE

_LT PT STA. 1+51.90 15.00' O.S.

CL STA. 1+13.60 SAW, CUT & REPLACE

EXISTING ASPHALT

EXISTING 6" WATER

CAUTION!!! STA. 1+36.04

RT PT STA. 1+36.66

BEGIN CONCRETE CURB

15.00' O.S. END HEADER CURB

LT PC STA. 1+19.95

BEGIN HEADER CURB

RT PC STA. 1+11.80 37.37' O.S.—

BEGIN HEADER CURB

CL PI STA. 1+00.00 SOMERSET EDGE =E. 6TH STREET

GREEN DONNY ALBERT CB 4230 P-21A (0.18 AC) & P-22A (0.27 AC) ABS 154 0.45 ACRES WARRANTY DEED # 20210332841

O.P.R.B.C.T.

42.46' O.S.

BEGIN STREET CONSTRUCTION BEGIN WASHOUT CROWN

END WASHOUT CROWN

BLOCK 2

LT PT STA. 1+44.83 15.00' O.S. END HEADER CURB

PL STA. 1+40.22

0.00' O.S.

BEGIN CONCRETE CURB

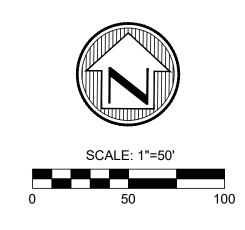
CAUTION!!!

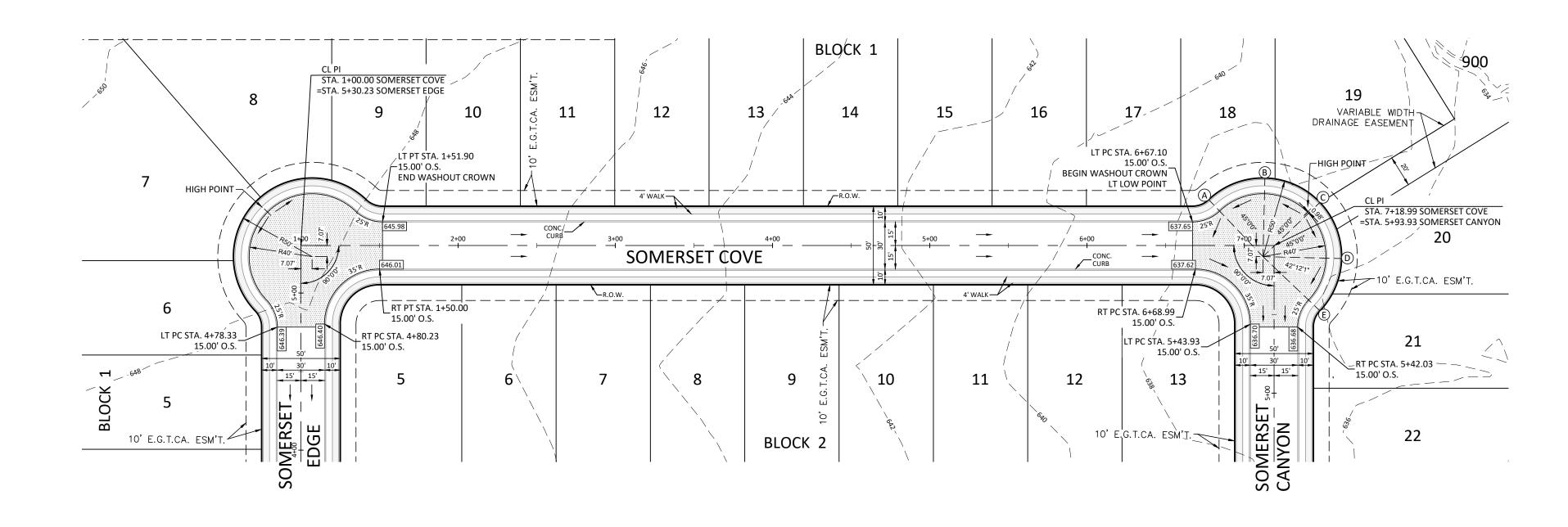
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY

SUBMITTAL SET





AC TABLE
OF CURB GUTTER
37.65 637.07
37.71 637.13
37.81 637.23
37.89 637.31
37.41 636.83
53.97 363.39
36.68 636.10

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II 805.81TC EXISTING TOP OF CURB ELEVATION PROPOSED TOP OF CURB ELEVATION 805.81 HOME BUILDER INSTALLED 4' SIDEWALK DEVELOPER INSTALLED 4' SIDEWALK EXISTING SIDEWALK SIDEWALK WHEEL CHAIR RAMP WASH-OUT CROWN FILL @ 95% COMPACTION POSSIBLE DRIVEWAY LOCATION PROPERTY LINE - - - - - 1120- - - - -EXISTING CONTOUR PROPOSED CONTOUR PROPOSED CONCRETE CURB FLOW ARROW

LEGEND

PAUL LANDA, JR
100182
CENSE
VONAL EN

ERSET VILLAGE SUBDIVISION
REET PLAN & PROFILE
SOMERSET COVE

BEXAR COUNTY R.O.W. NOTE:

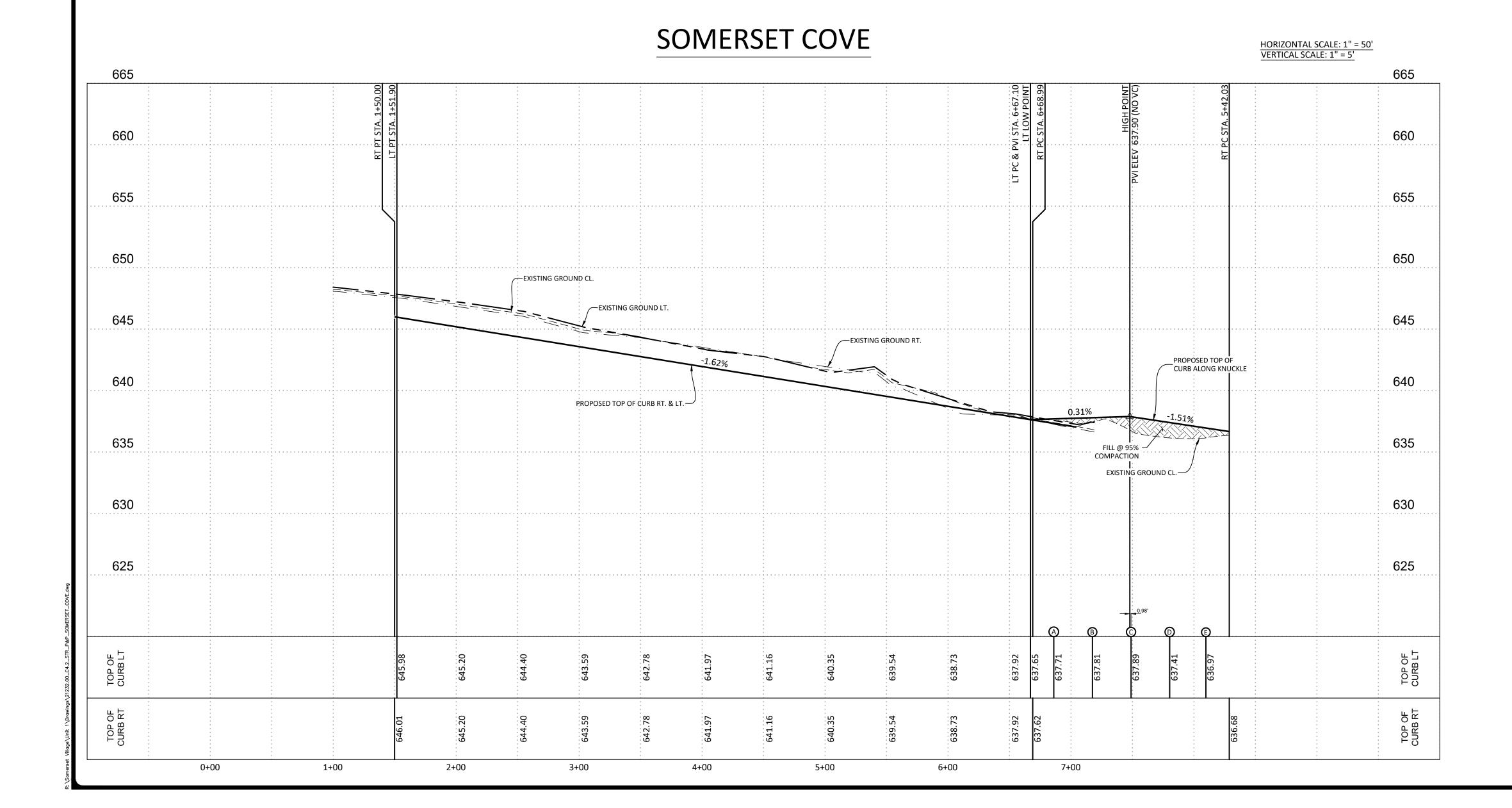
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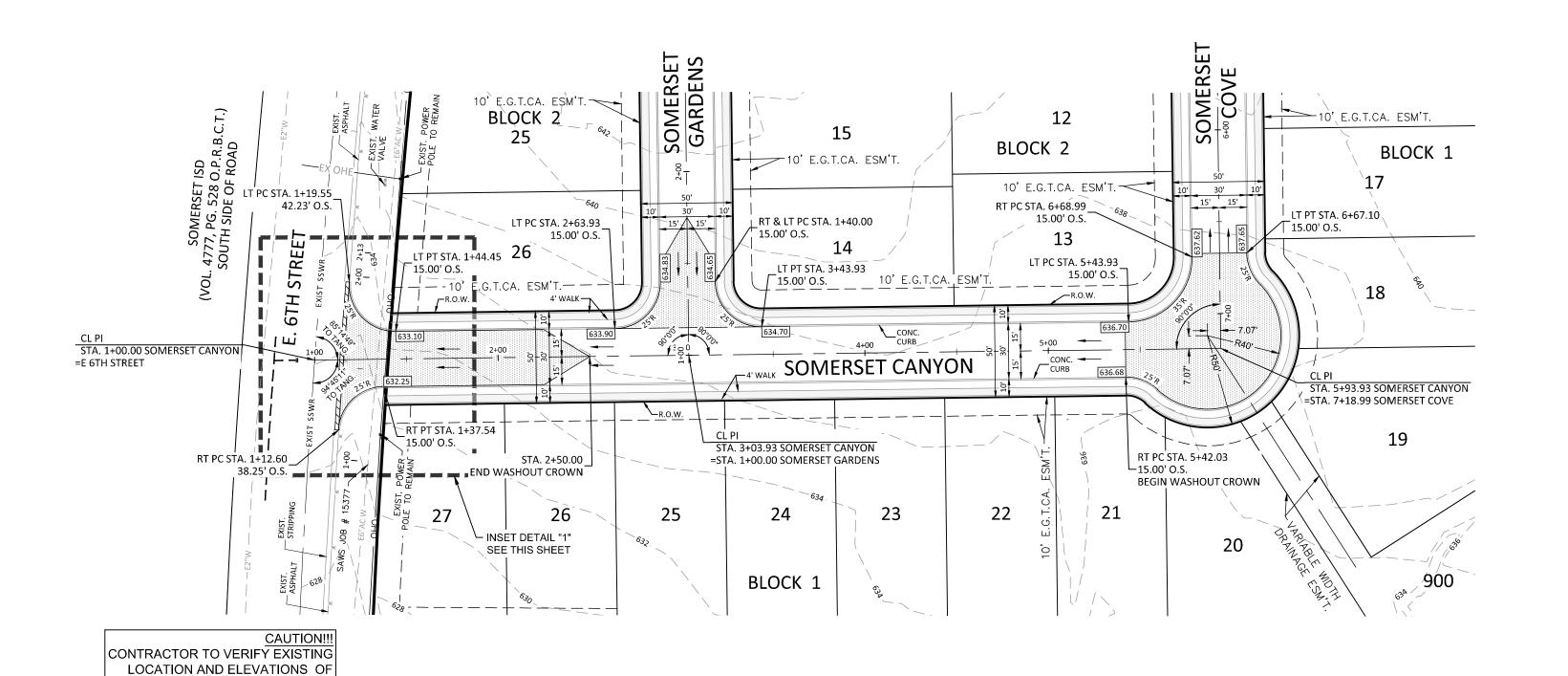
CAUTION!!!

CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

SHEET

SUBMITTAL SET C4.2





EXISTING UTILITIES PRIOR OF

DISCREPANCY NOTIFY ENGINEER.

660

655

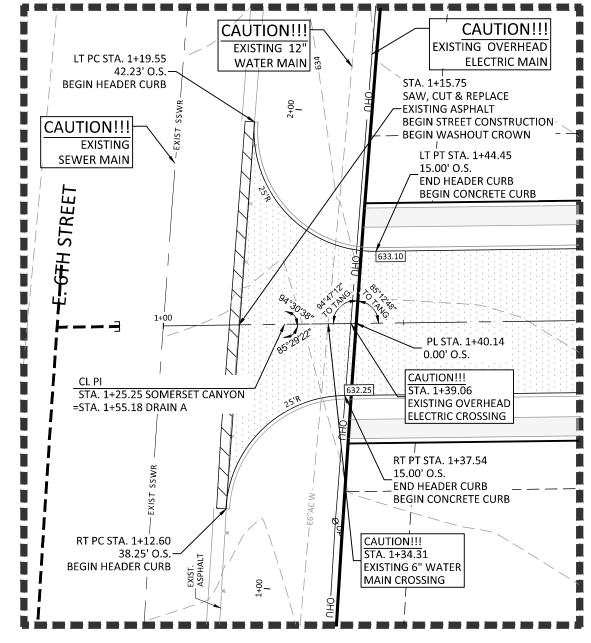
650

0+00

1+00

2+00

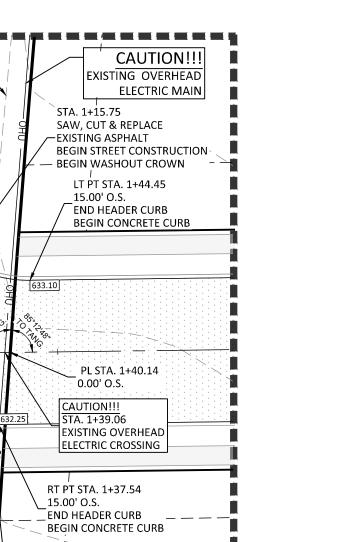
CONSTRUCTION, IF ANY



INSET DETAIL "1" (N.T.S.)

CAUTION!!!

EXISTING 12" WATER MAIN, ELECTRIC MAIN, SEWER MAIN, & UTILITIES CROSSING. CONTRACTOR TO VERIFY LOCATION; VERTICAL AND HORIZONTAL OF EXISTING UTILITIES BEFORE CONSTRUCTION. IF ANY DISCREPANCY NOTIFY ENGINEER



SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE) SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II EXISTING TOP OF CURB ELEVATION PROPOSED TOP OF CURB ELEVATION HOME BUILDER INSTALLED 4' SIDEWALK DEVELOPER INSTALLED 4' SIDEWALK EXISTING SIDEWALK SIDEWALK WHEEL CHAIR RAMP WASH-OUT CROWN FILL @ 95% COMPACTION POSSIBLE DRIVEWAY LOCATION

CONTRACTOR TO TIE EXISTING AND PROPOSED

CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR

LEGEND

PROPERTY LINE

FLOW ARROW

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CONCRETE CURB

SCALE: 1"=50'

0

805.81TC

805.81

 $\overline{}$



SOM

SHEET

BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY

CAUTION!!!

CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

C4.3

SUBMITTAL SET

CL. P.I. STA. 3+03.93 SOMERSET CANY(=STA. 1+00.00 SOMERSET GARD) 645 645 640 640 EXISTING GROUND CL. 635 635 PROPOSED TOP OF CURB L PROPOSED LT PAVEMENT — —EXISTING GROUND RT. -PROPOSED LT PAVEMENT **−1**.35% (LT) 630 630 —PROPOSED TOP OF CURB RT. & LT. PROPOSED RT PAVEMENT — PROPOSED TOP OF CURB RT. — 625 CAUTION !!! 625 CONTRACTOR TO VERIFY EXISTING LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR OF CONSTRUCTION, IF ANY DISCREPANDY NOTIFY ENGINEER. 620 620

3+00

4+00

SOMERSET CANYON

HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5'

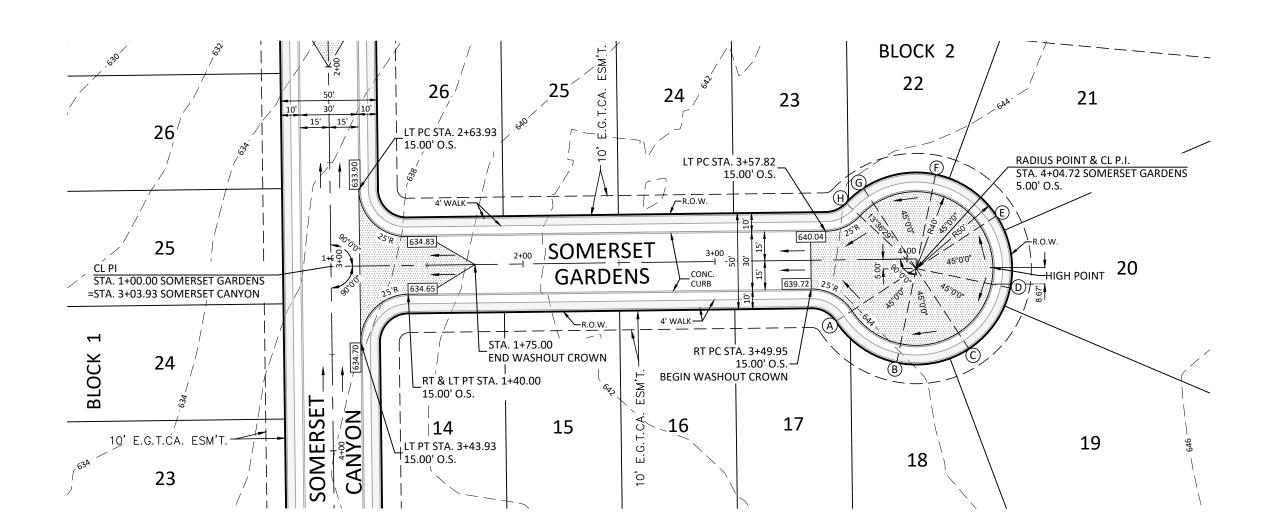
5+00

6+00

660

655

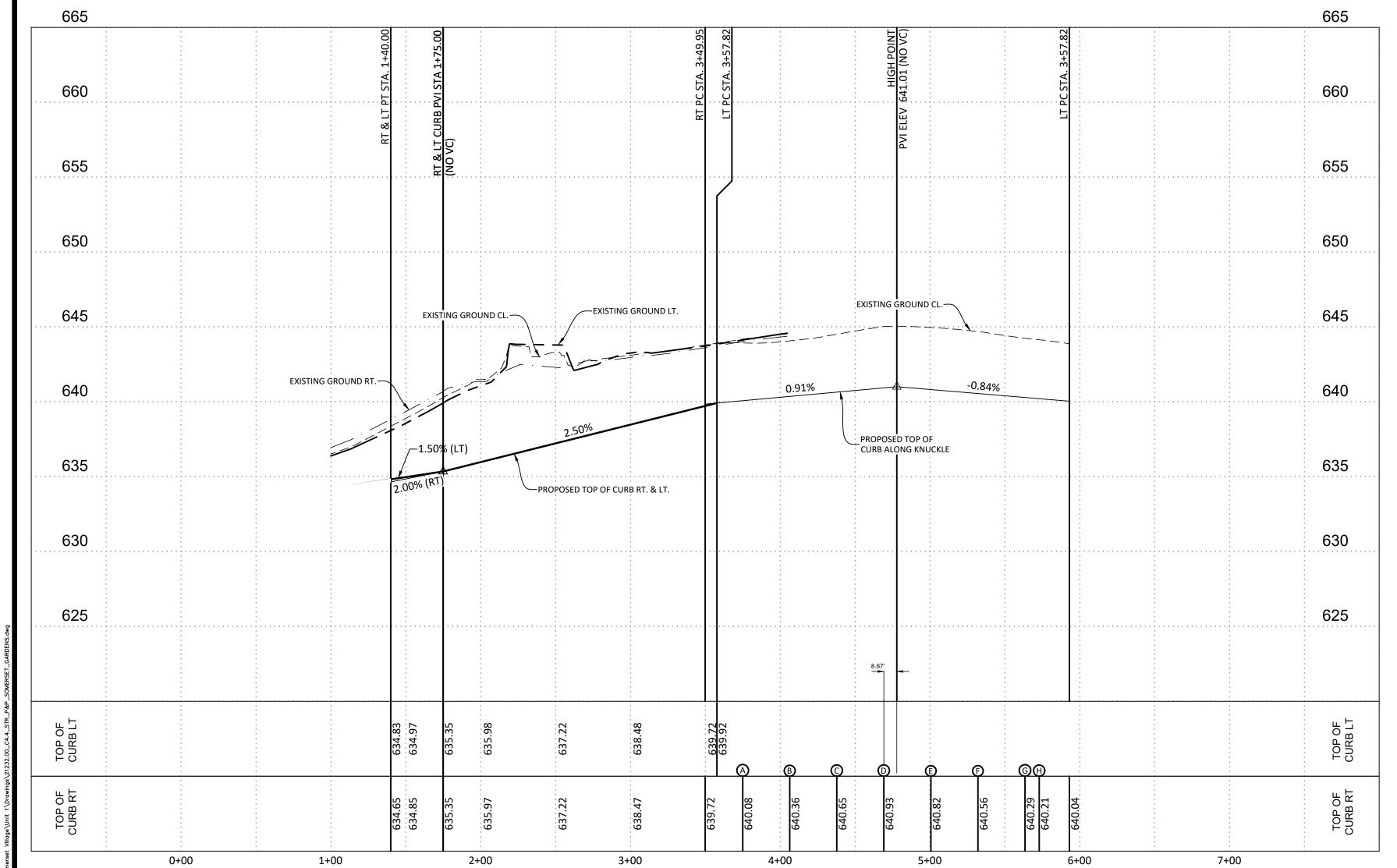
650

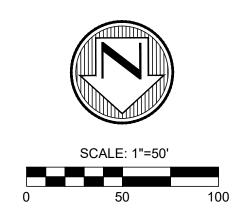


KNUCKLE SAC SOMERSET GARDENS TABLE		
POINT	TOP OF CURB	GUTTER
RT. PC STA. 3+49.95	639.72	639.14
А	640.08	639.50
В	640.36	639.78
С	640.65	640.07
D	640.93	640.35
E	640.82	640.24
F	640.56	639.98
G	640.29	639.71
Н	640.21	639.63
LT. PC STA. 3+57.82	640.04	639.46
<u> </u>	•	•

SOMERSET GARDENS

HORIZONTAL SCALE: 1" = 50' VERTICAL SCALE: 1" = 5'





805.81

LEGEND

CONTRACTOR TO TIE EXISTING AND PROPOSED CURB/SIDEWALK. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ELEVATIONS. SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (SINGLE)

SIDEWALK WHEELCHAIR RAMP - TYPE 10 DIRECTIONAL RAMPS (DUAL) SIDEWALK WHEELCHAIR RAMP - TYPE II EXISTING TOP OF CURB ELEVATION 805.81TC

PROPOSED TOP OF CURB ELEVATION HOME BUILDER INSTALLED 4' SIDEWALK

DEVELOPER INSTALLED 4' SIDEWALK

EXISTING SIDEWALK

SIDEWALK WHEEL CHAIR RAMP

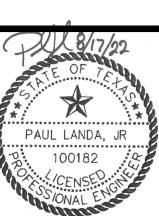
WASH-OUT CROWN

FILL @ 95% COMPACTION

POSSIBLE DRIVEWAY LOCATION

PROPERTY LINE EXISTING CONTOUR PROPOSED CONTOUR

> PROPOSED CONCRETE CURB FLOW ARROW



STREE

BEXAR COUNTY R.O.W. NOTE:

BEXAR COUNTY PERMIT REQUIRED FOR STREET TIE-IN & INTERSECTION PAVEMENT REPLACEMENT AND/OR ANY WORK BEING DONE IN BEXAR COUNTY

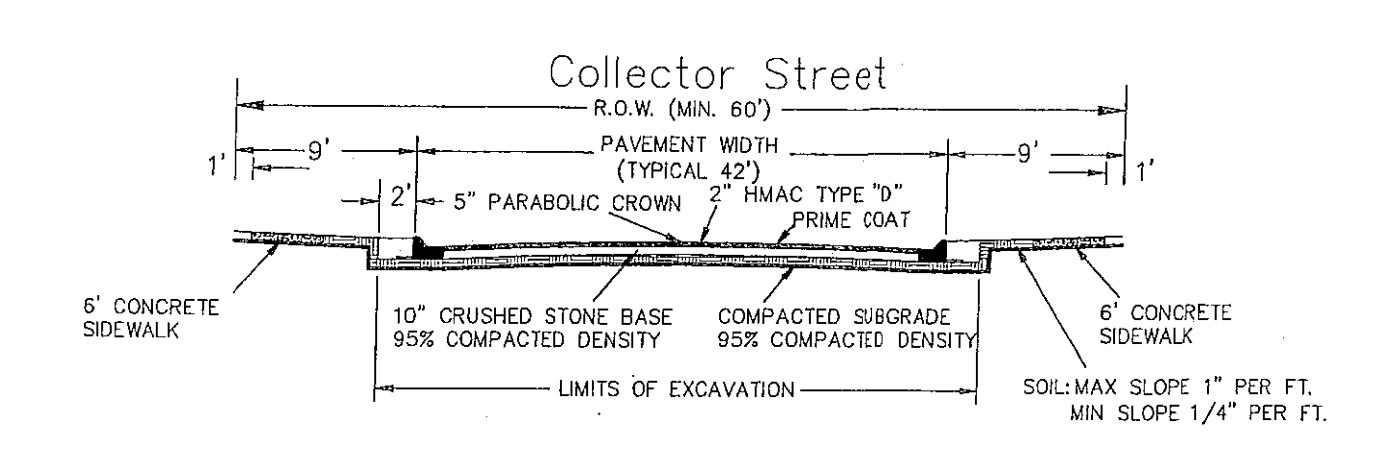
CAUTION!!!

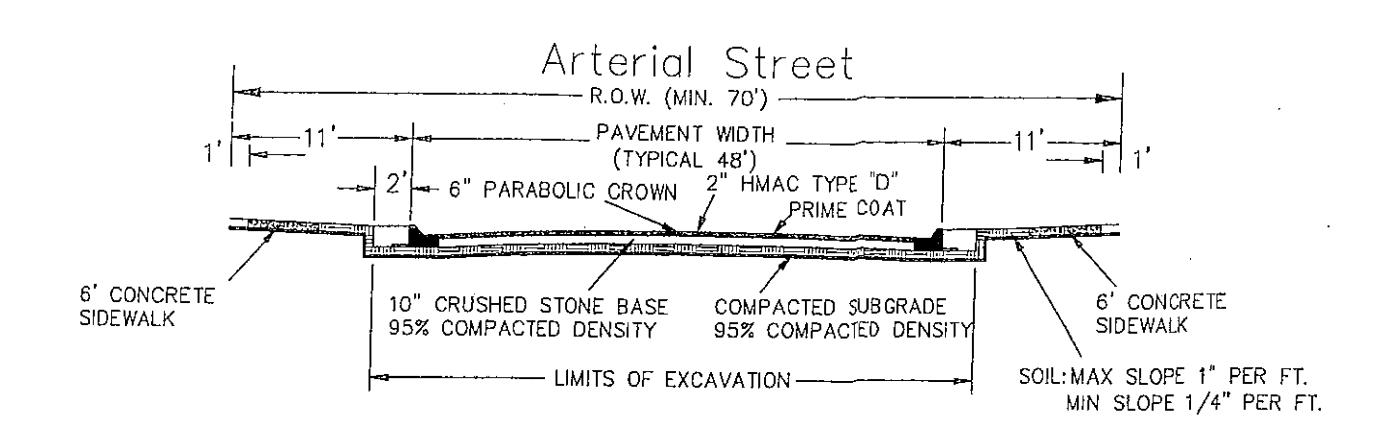
CONTRACTOR TO VERIFY EXISTING
CONDITIONS BEFORE CONSTRUCTION.
IF ANY DISCREPANCIES NOTIFY
ENGINEER

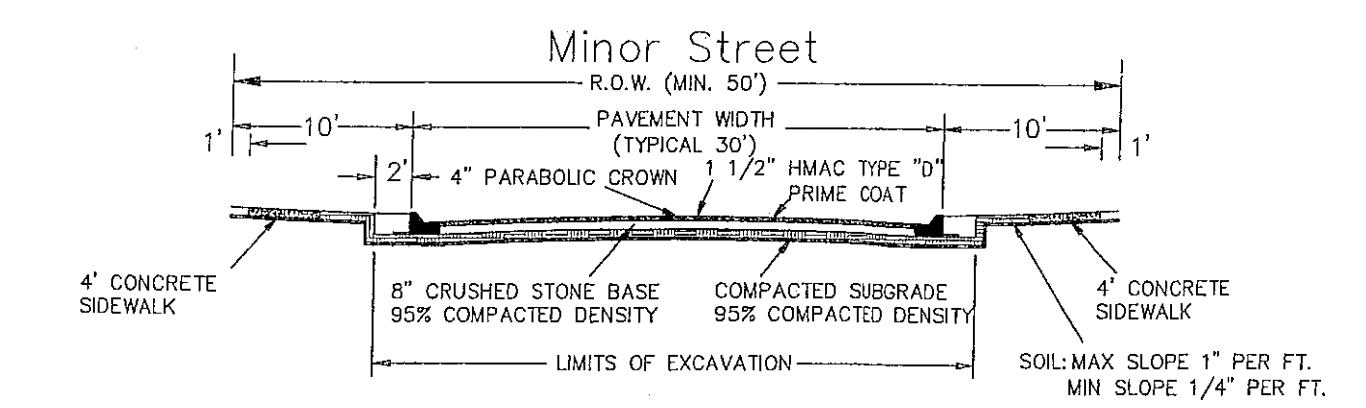
SHEET

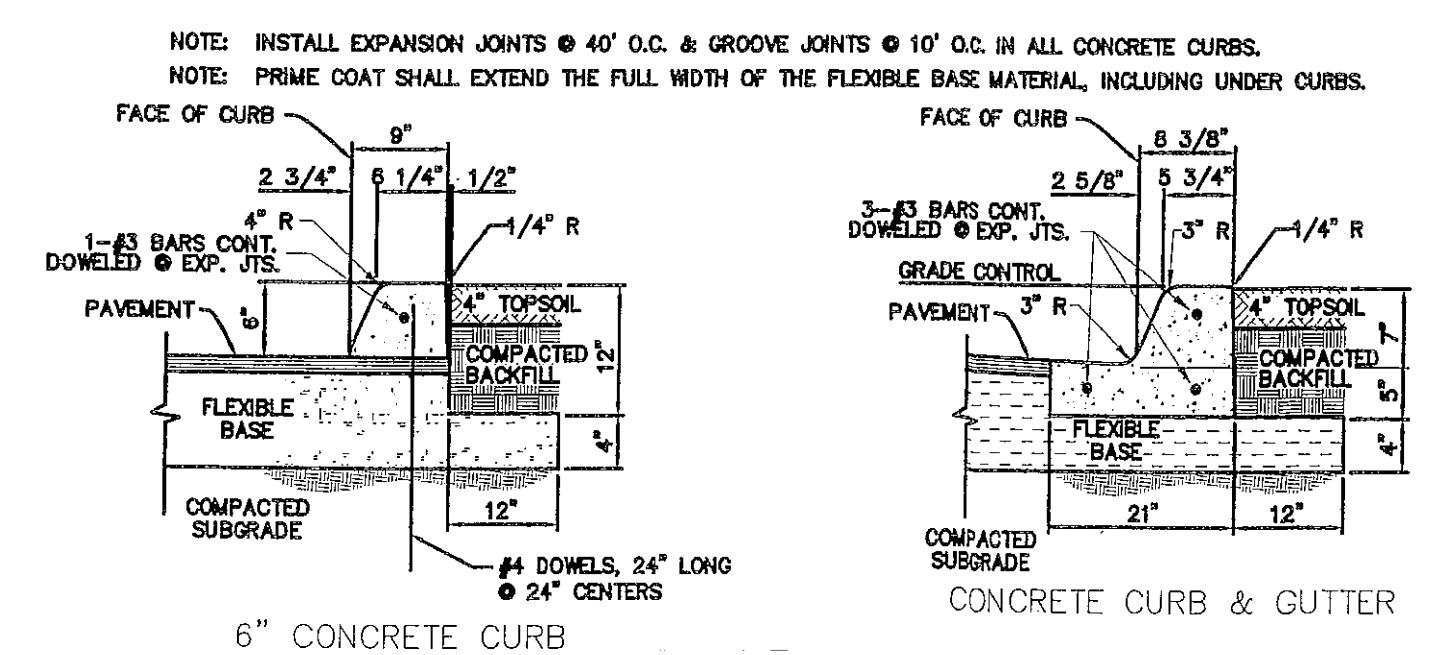
C4.4

SUBMITTAL SET









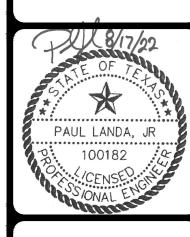
NO. DATE

DESCRIPTION

PROJ. # DGN. BY: DWN. BY: CHKD. BY: 21232.00 AO BDL SG O

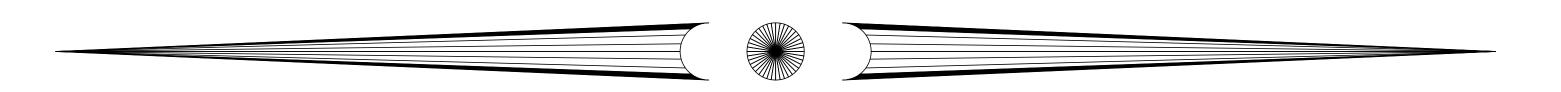
• Engineers
• Surveyors
• Planners
• Z Engineers, LLC

Moy Tarin Ramirez Engi BPELS: ENGINEERING F-5297/SURVEY



SOMERSET VILLAGE SUBDIVISION STREET STANDARD DETAILS

SHEET



SOMERSET VILLAGE SUBDIVISION, TRAFFIC CONTROL IMPROVEMENTS

SITE



VICINITY MAP

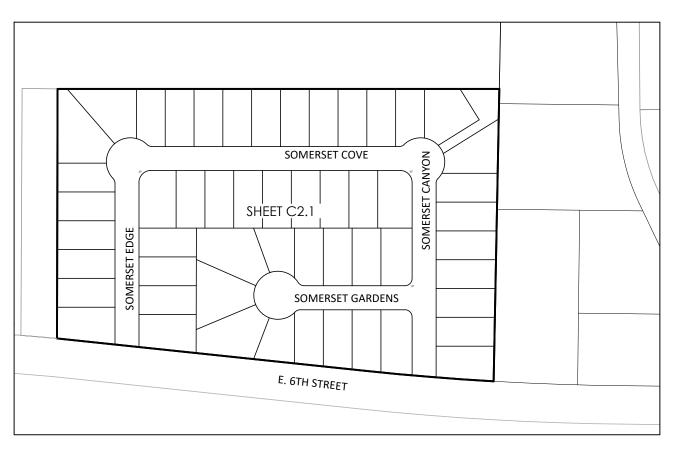
LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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TRAFFIC CONTROL IMPROVEMENTS COVER SHEET OVERALL TRAFFIC CONTROL STANDARD DETAILS



SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260 (956) 237-0191

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

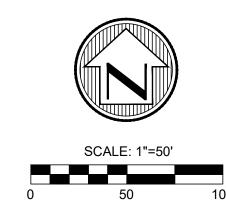
TRENCH EXCAVATION SAFETY PROTECTION

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 excavation.

CITY OF SOMERSET BEXAR COUNTY



FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085



LEGEND



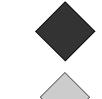
R1-1 STOP SIGN (30" X 30")



D-3 STREET NAME



PROPOSED SIGN LOCATION



PROPOSED OM4-3 END OF ROAD MARKER



EXISTING OM4-3 END OF ROAD MARKER TO BE REMOVED



次 100182

PAUL LANDA, JR

EMENT 0 (1) SIGN/

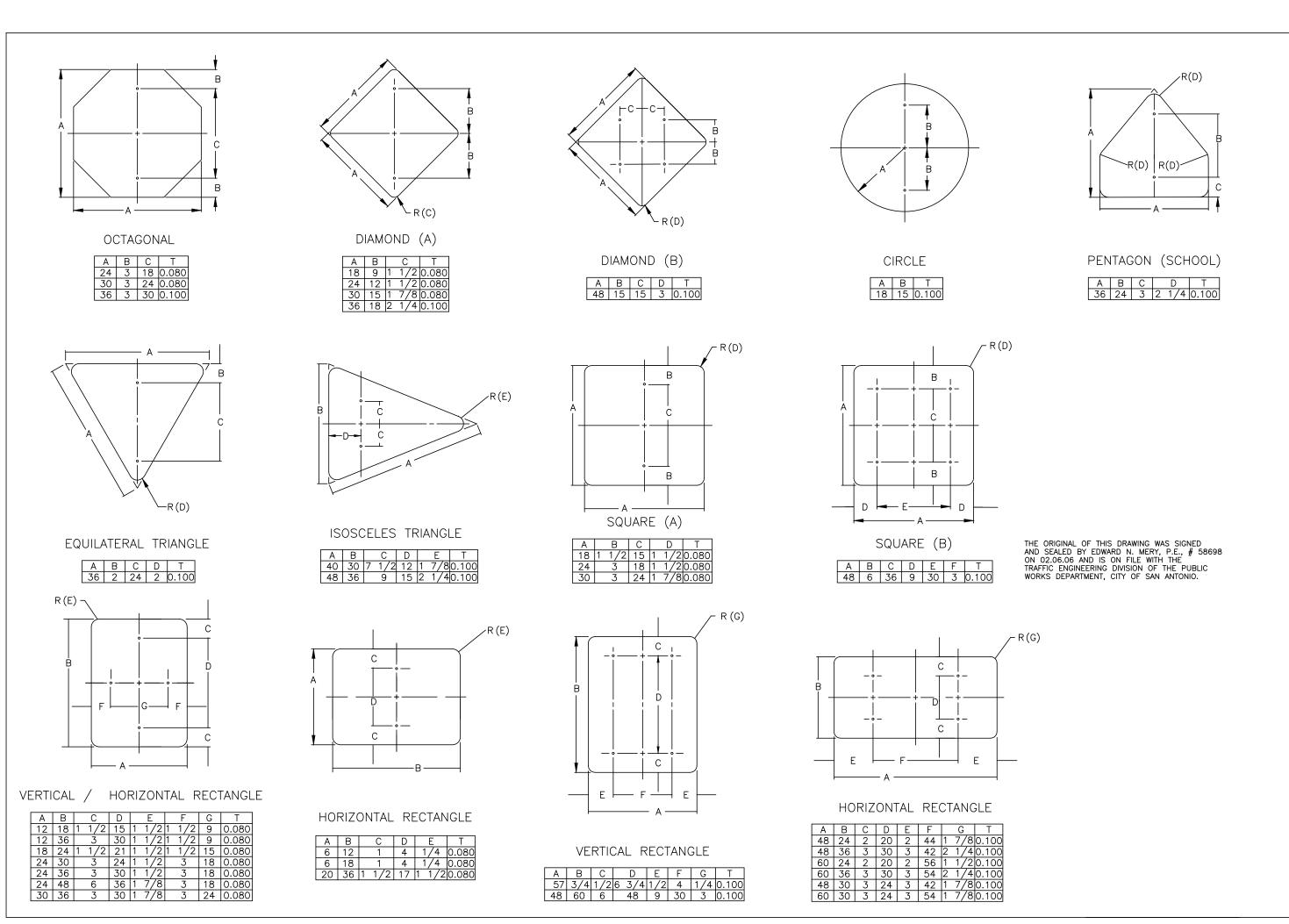
CONTRACTOR TO COORDINATE THE REMOVAL OF EXISTING STRUCTURES, TREES, FENCES AND ANY FEATURES THAT CAN INTERFERE WITH THE PROPOSED DEVELOPMENT; PRIOR TO CONSTRUCTION, IF ANY DISCREPANCIES PLEASE

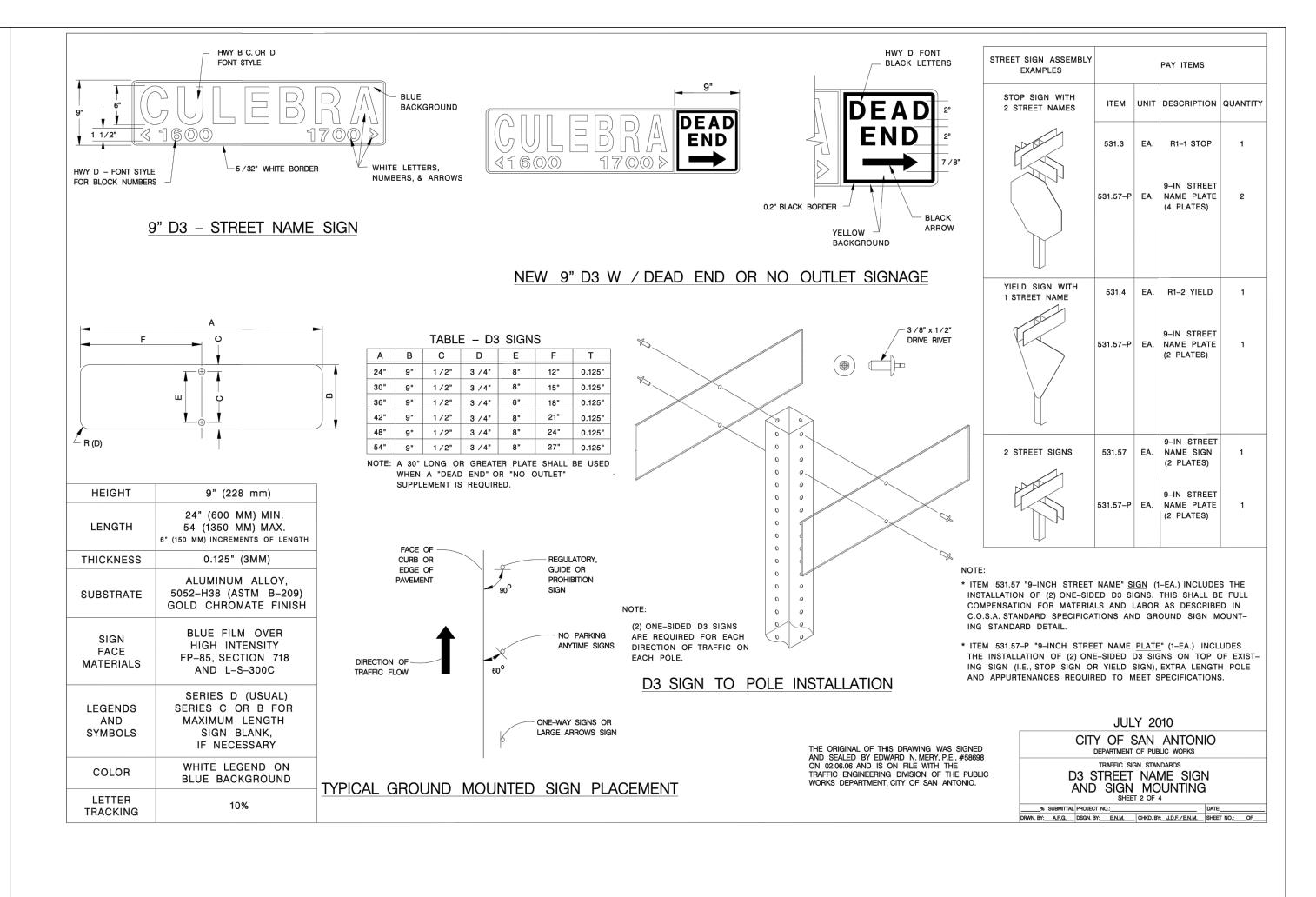
"FOR PUBLIC STREETS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS, ALL SIGNS ARE TO BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION. ALL PERMANENT REGULATORY AND WARNING SIGNS ARE TO BE PROVIDED AND INSTALLED BY BEXAR COUNTY. ALL STREET NAME SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE DEVELOPER TO CITY

- 1. ALL TRAFFIC SIGNS SHALL BE MANUFACTURED AND INSTALLED ACCORDING TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (T.M.U.T.C.D.).
- 2. INSTALL SIGNS SUCH THAT THEIR VIEW IS NOT BLOCKED BY LOW HANGING VEGETATION, UTILITY POLES, OTHER TRAFFIC SIGNS, ETC... REFER TO CITY OF SAN ANTONIO TRAFFIC
- 3. ALL PAVEMENT MARKINGS SHALL COMPLY WITH THE T.M.U.T.C.D. REFER TO CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 4. "DEAD END" & ARROW SHALL BE PAINTED ON BOTH SIDES OF SIGN WHICH IS MOUNTED ABOVE STREET NAMES.
- 5. CUSTOM STREET SIGNS WILL BE PROVIDED AND INSTALLED BY OTHERS.

SHEET

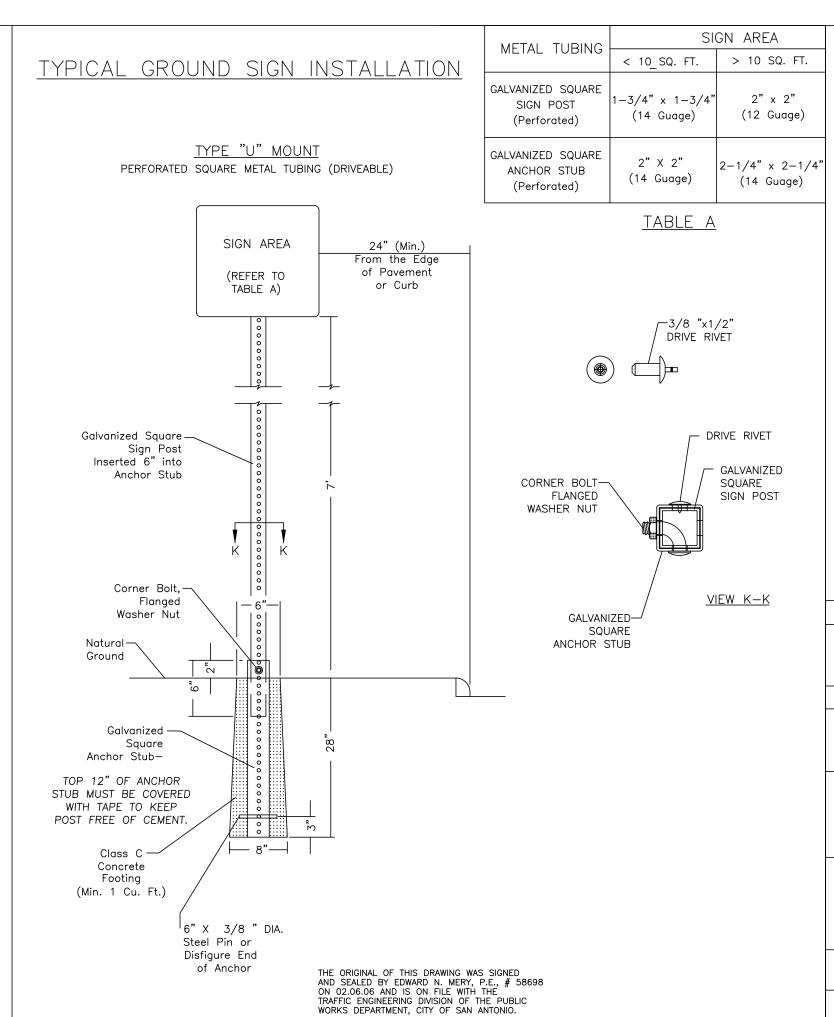
OVER

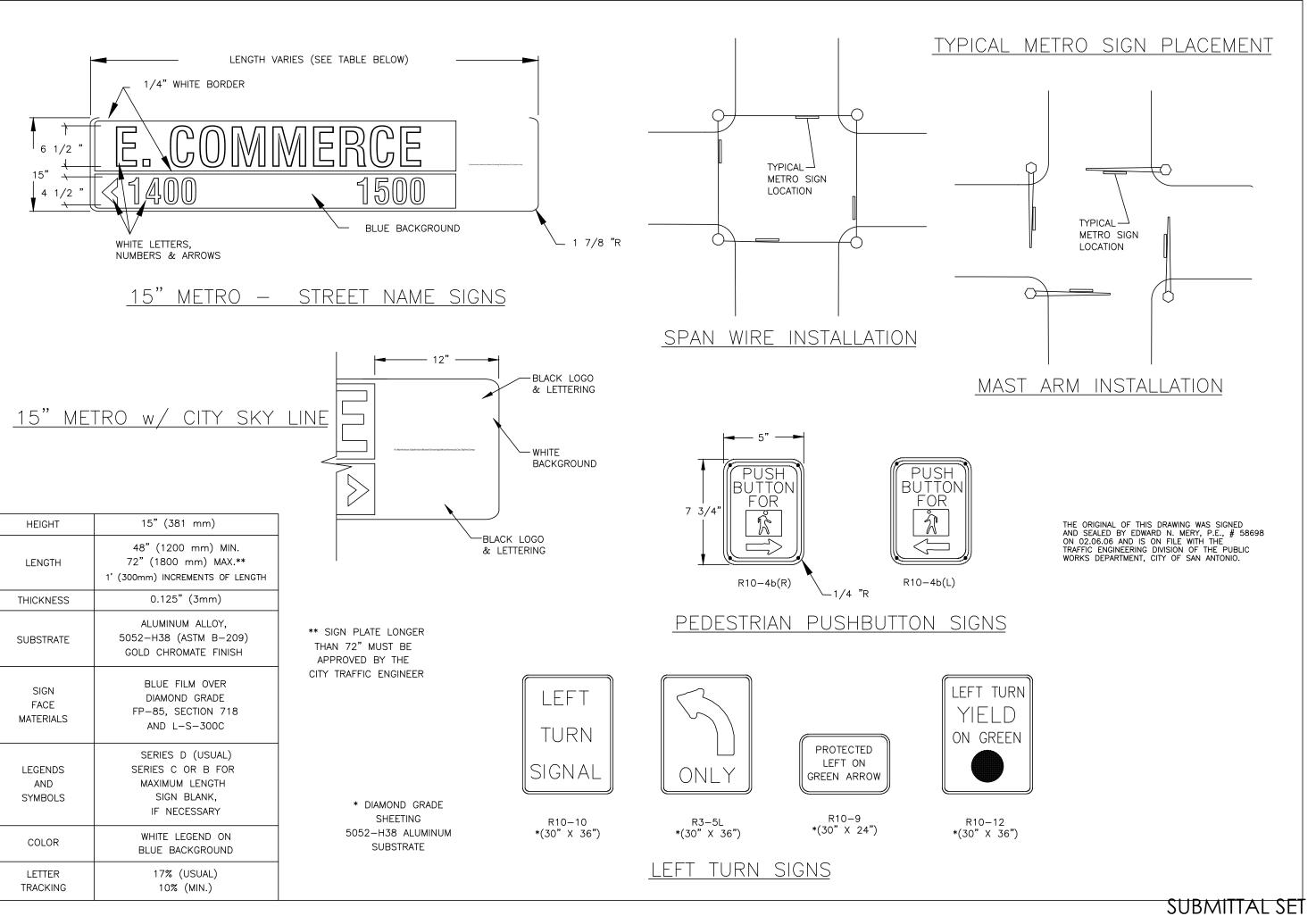






- 1.) THE EXISTING SIGNS LOCATED ON THE JOBSITE ARE THE PROPERTY OF THE CITY OF SAN ANTONIO. THROUGHOUT THE PERIOD OF THE CONTRACT, THE CONTRACTOR SHALL PROTECT THESE SIGNS SUCH THAT THEY ARE NOT DAMAGED IN THE COURSE OF CONSTRUCTION ACTIVITY. SUCH PROTECTION SHALL INCLUDE THE PERIOD AFTER SIGNS ARE REMOVED FROM INSTALLATION AND STORED BY THE CONTRACTOR OR DELIVERED TO TRAFFIC OPERATIONS. THE ASSISTANT TRAFFIC SUPERINTENDENT (207-7765) MUST BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO DELIVERY.
- 2.) AFTER SIGNS ARE REMOVED FROM INSTALLATION AND ARE BEING STORED BY THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE TRAFFIC OPERATIONS SECTION OF THE PUBLIC WORKS DEPARTMENT (207-7765) AND ARRANGE FOR A CONVENIENT TIME TO DELIVER CITY SIGNS AND POLES.
- 3.) PRIOR TO THE START OF CONSTRUCTION, ALL EXISTING SIGNS WITHIN THE AREA OF CONSTRUCTION WILL BE INVENTORIED AND DOCUMENTED JOINTLY BY THE TRAFFIC ENGINEERING (207-7720) CONSTRUCTION INSPECTION AND THE CONTRACTOR. THIS DOCUMENT WILL BE JOINTLY SIGNED BY BOTH PARTIES REFLECTING THE SIGN TYPE, SIGN SIZE, SIGN CONDITION, SIGN LOCATION, REFLECTIVITY ADEQUACY, ETC. THE CONTRACTOR IS HELD ACCOUNTABLE FOR THESE SIGNS THROUGHOUT THE PROJECT AND AT THE PROJECTS COMPLETION.
- 4.) ALL GROUND MOUNTED SHALL USE HIGH INTENSITY REFLECTIVE SHEETING.
- 5.) ALL OVERHEAD SIGNS SHALL USE DIAMOND GRADE REFLECTIVE SHEETING.
- 6.) ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.
- 7.) "T" DENOTES THICKNESS OF SIGN BLANKS.
- 8.) ALL HOLES SHALL BE 3/8 "DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF BURRS AND/OR ROUGH EDGES.
- 9.) SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON EACH DETAIL.
- 10.) ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.
- 11.) ALL DETAILS ARE NOT TO SCALE.
- 12.) ALL DIMENSIONS ARE IN INCHES.
- 13.) ALL SIGNS SHALL BE MANUFACTURED AND INSTALLED IN CONFORMANCE TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVISES AND STANDARD HIGHWAY SIGNS (FHWA) LATEST EDITION.
- 14.) REINSTALLATION OF PREVIOUSLY EXISTING SIGNS, WHERE REQUIRED BY THE CITY TRAFFIC ENGINEER, SHALL BE AT THE CONTRACTOR'S EXPENSE.





NO. DATE

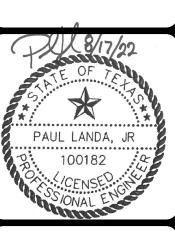
DESCRIPTION

B

PROJ. # DGN. BY: CHKD. BY: DATE

21232.00 AO BDL SG 04/20

Carin Ramirez Engineers, I NGINEERING F-5297/SURVEYING: F-101 NARRON PATH, SUITE 100 TEL: (210) 698-



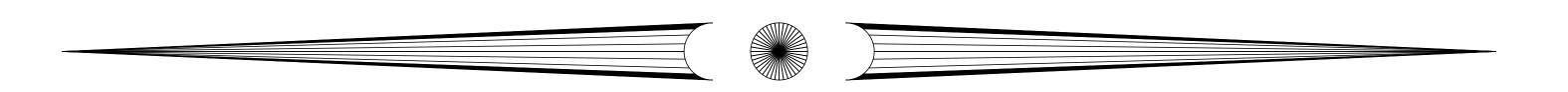
SOMERSET VILLAGE SUBDIVISION

RAFFIC CONTROL STANDARD DETAIL

DETAILS

SHEET

C5.2



SOMERSET VILLAGE SUBDIVISION SWPPP IMPROVEMENTS

E. 6TH STREET SITE

VICINITY MAP

SUBMITTAL DATE: APRIL 2022

LEGAL DESCRIPTION:

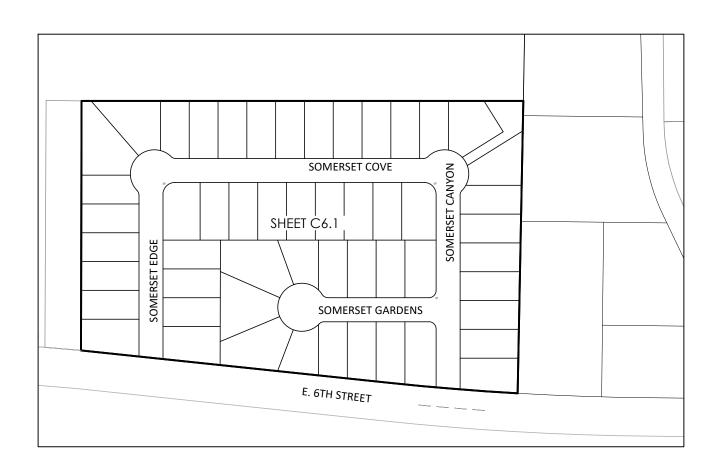
AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



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SW3P PLANS

SWPPP IMPROVEMENTS COVER SHEET OVERALL SWPPP IMPROVEMENTS PLAN **SWPP STANDARD DETAILS**



SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260 (956) 237-0191

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

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CITY OF SOMERSET BEXAR COUNTY

GENERAL NOTES:

GENERAL NOTES:

DITCH, OR WATERCOURSE USING APPROVED METHODS.

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON

AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN,

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND

REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS

SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE

REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A

1. CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS

AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED,

2. CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE

3. ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN

(SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.

REPLACED, AND/OR REVISED AS NECESSARY.

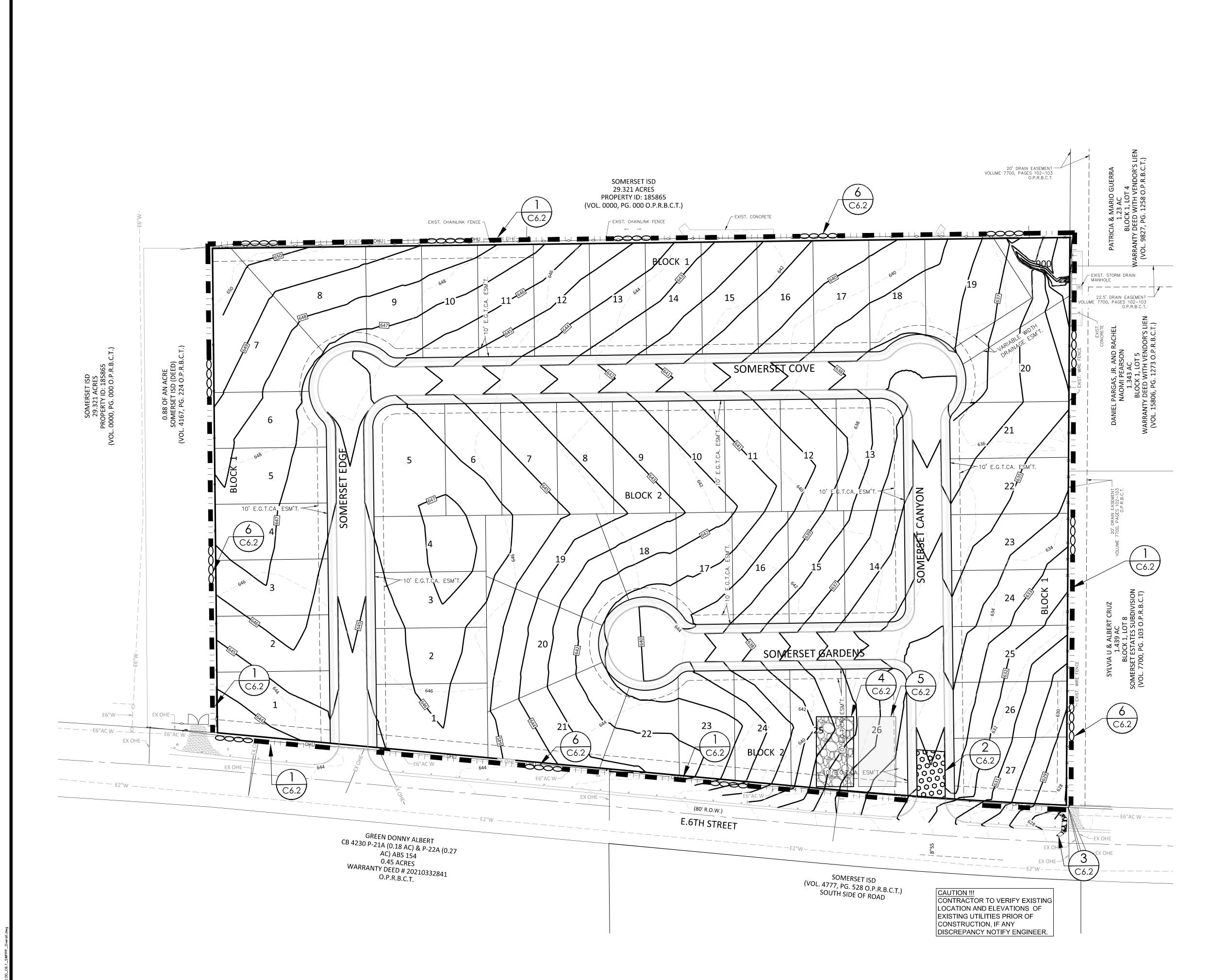
DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY

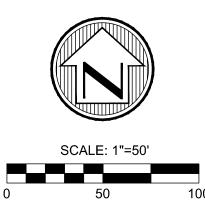


FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

SUBMITTAL SET TEXAS C6.0







LEGEND

EXISTING CONTOUR

SILT FENCE

ROCK BERM

CONSTRUCTION STAGING AREA

STABILIZED CONSTRUCTION ENTRANCE/EXIT

BAGGED GRAVEL INLET FILTER

CONCRETE WASHOUT PIT

GENERAL NOTES:

WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED STRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE - THE ENTRANCE/EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. THIS MAY REQUIRE PERIODIC DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.

DRAINAGE - ENTRANCE/EXIT MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

NOTE

ALL CITY PUBLIC SERVICE WORK IS INCLUDED AS PART OF THE CONSTRUCTION OF THE SUBDIVISION AND HAS BEEN CONSIDERED IN THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

CONTRACTOR TO INSTALL AND MAINTAIN THE EROSION AND SEDIMENTATION CONTROLS AS DESIGNED AND SHALL INSPECT THE CONTROLS BI-WEEKLY (14 DAYS) AND AFTER EVERY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO ENSURE SIGNIFICANT DISTURBANCE HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED AND PLACED IN A DESIGNATED SOIL DISPOSAL AREA. CONTRACTOR TO ENGAGE A THIRD PARTY FIRM TO PROVIDE A DETAILED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH INCLUDES INSPECTION AND REPORTING PROCEDURES.

GENERAL NOTES:

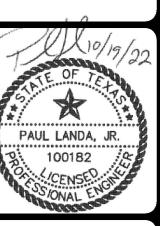
- CONTRACTOR WILL INSPECT BMP'S AT LEAST TWICE A WEEK (EVERY 14 DAYS) AS WELL AS AFTER EVERY HALF INCH OR MORE OF RAINFALL. CONTROLS WILL BE REPAIRED, REPLACED, AND/OR REVISED AS NECESSARY.
- 2. CONTRACTOR TO PLACE TRENCH EXCAVATION MATERIAL ON THE UPGRADIENT (HIGH) SIDE OF THE TRENCH.
- 3. ALL SOIL, SAND, GRAVEL, AND EXCAVATED MATERIALS STOCKPILED ON-SITE WILL HAVE APPROPRIATELY SIZED SILT FENCE PLACED UPGRADIENT AND DOWN GRADIENT.

2

NO. DATE

Surveyors
Surveyors
Planners
Z Engineers, LLC
7/SURVEYING: F-10131500

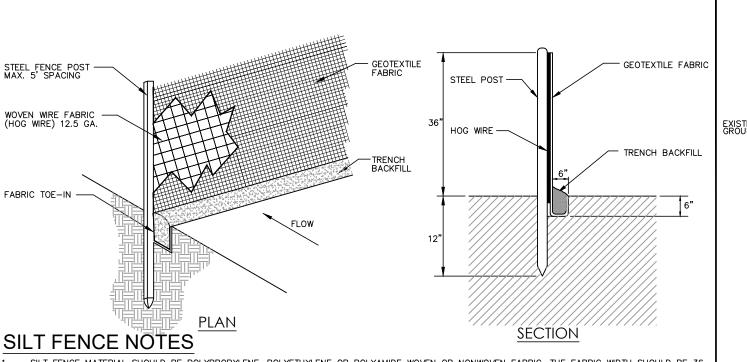
Moy Tarin Ramirez Eng BPELS: ENGINEERING F-5297/SURVE 12770 CIMARRON PATH, SUITE 100 TE SAN ANTONIO, TEXAS 78249 FAX



ALL SWPPP IMPROVEMENTS PLAN

SHEET

C6.1

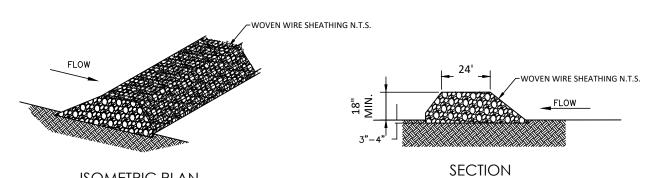


SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN 2 , ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.

- FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y-BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT 2 , AND BRINDELL HARDNESS EXCEEDING 140.
- WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12.5 GAUGE MINIMUM.
- STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST
- BE EMBEDDED A MINIMUM OF 1 FOOT DEEP AND SPACED NOT MORE THAN 5 FEET ON CENTER. LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.
- THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES, OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE OLD FENCE. REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

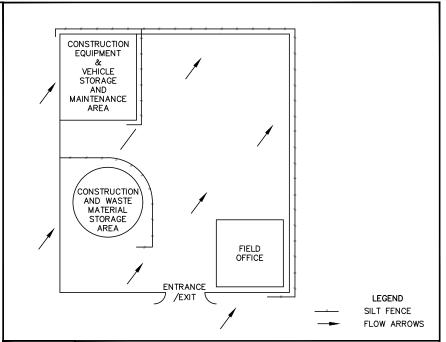
5. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER. 6. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG. 7. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED. 8. PLACE STONE TO DIMENSIONS AND GRADE SHOWN. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

- 9. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- 10. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- 11. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. 12. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- 13. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.

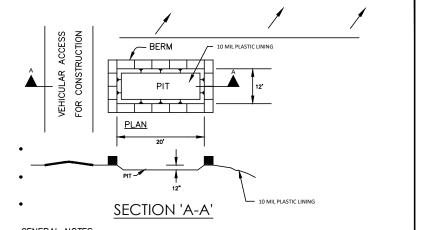


- THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

- 5. PLACE THE ROCK ALONG THE SHEATHING TO A HEIGHT NOT LESS THAN 18".
- AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
- 8. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO
- 9. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- 10. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OF IN AN APPROVED MANNER
- 11. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- 12. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.



CONSTRUCTION STAGING AREA SCALE: NONE

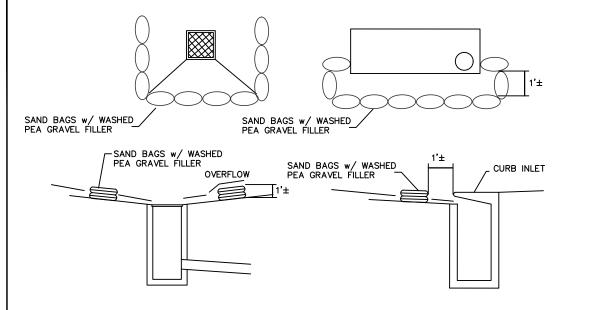


DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

CONCRETE TRUCK WASHOUT PIT

SCALE: NONE





BAGGED GRAVEL INLET FILTER

STABILIZED CONSTRUCTION ENTRANCE / EXIT

ROCK BERM

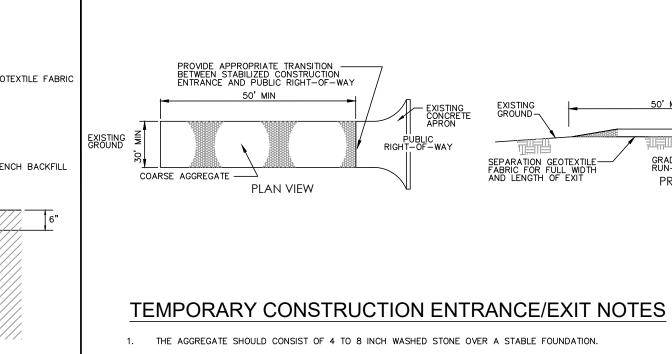
PAUL LANDA, JR 100182

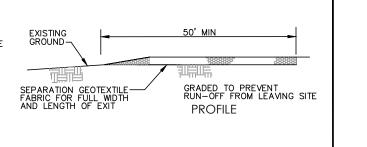
STORM WATER POLLUTION PREVENTION STANDARD

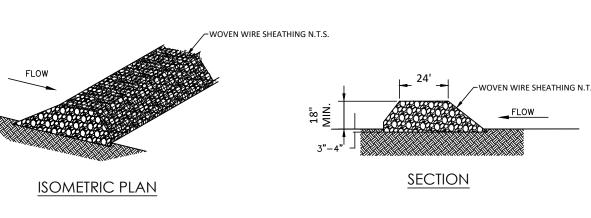
SHEET

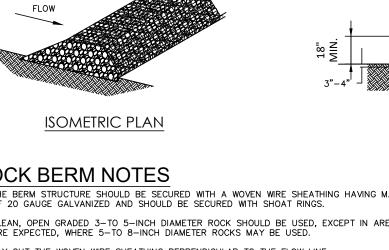
C6.2

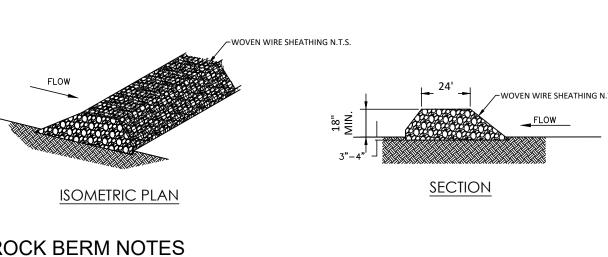
SUBMITTAL SET







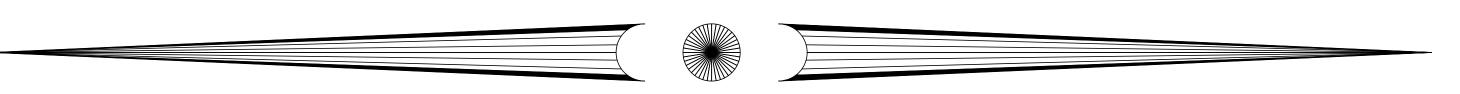




ROCK BERM NOTES 2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD 2 , A MULLEN BURST RATING OF 140 LB/IN 2 , AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. CLEAN, OPEN GRADED 3-TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5-TO 8-INCH DIAMETER ROCKS MAY BE USED.

- 3. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. 4. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
- 6. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES,
- 7. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
- 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.



SOMERSET VILLAGE SUBDIVISION GRADING IMPROVEMENTS

1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE

CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION

2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.

UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY

RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING

3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED.

1. All materials and construction procedures within the scope of this project shall comply with the following as applicable, unless otherwise specified on the plans:

NON-EDWARD'S AQUIFER RECHARGE ZONE

A. Current Texas Commission on Environmental Quality's (T.C.E.Q.) Design Criteria for Sewerage Systems B. Current "San Antonio Water System Standard Specifications for Construction" C. Current TxDOT "Standard Specification for Construction of Highways, Streets and Drainage".

2. The Contractor shall not proceed with any pipe installation work until they obtain a copy of the approval letter from T.C.E.Q.. Contractor is responsible for coordinating construction inspections.

3. The locations and depths of existing utilities, including service laterals, and drainage structures shown on the plans are approximate only. The Contractor shall verify the exact location and depths of underground utilities at least 48 hours prior to construction whether shown on plans or not, and to protect the same during construction.

(830) 741-5264

(830) 741-8024

COSA Traffic Signal Operations 1-800-545-6005 Texas State Wide One Call Locator Time Warner Cable

San Antonio Water System

TXDOT (Somerset)

4. The Contractor shall be responsible for restoring to its original or better condition from damage done to existing fences, curbs, streets, driveways, landscaping and structures.

5. The Contractor shall avoid cutting roots larger than one inch in diameter when excavating near existing trees. Excavation in vicinity of trees shall proceed with caution.

6. The Contractor shall maintain service to existing sanitary sewers at all times during construction.

7. Due to Federal Regulations Title 49, Part 192.181, City Public Service must maintain access to gas valves at all times. The Contractor must protect and work around gas valves that are in the project

8. All residential sewer service laterals shall be extended past the property line to the easement line and

No blasting is allowed.

CAUTION:

OF SAME DURING CONSTRUCTION.

CONFLICTS PRIOR TO CONSTRUCTION.

10. After construction, testing will be done by TV camera by the contractor and observed by Inspector, and Wastewater Engineering personnel, as the camera is run through the lines. Any abnormalities, such as broken pipe or misaligned joints, must be replaced by the Contractor at his expense. Contractor to provide TV tapes to Construction inspection for review prior to final inspection of the project.

EXCAVATION

11. 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. The Contractor's implementation of the systems, programs and/or procedures shall provide for adequate trench excavation safety protection that complies 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 excavation.

12. Contractor is responsible for removal of all waste materials upon project completion. The Contractor shall not permanently place any waste materials in the 100-year flood plain without first obtaining an approved Flood Plain Development Permit.

WATER LINE CROSSING

13. Where the minimum 9 foot separation distance between sewer lines and water lines/mains cannot be maintained, the installation of sewer lines shall be in strict accordance with the T.C.E.Q.'s Rules (30

EROSION AND SEDIMENTATION CONTROL

14. The Texas Commission on Environmental Quality and Environmental Protection Agency (EPA) require erosion and sedimentation control for construction of sewer collection systems. Developer or authorized representative shall provide erosion and sedimentation control as notes on the project's

15. All temporary erosion and sedimentation controls shall be removed by the Contractor at final acceptance of the project by the County and Owner/Owner Representatives.

16. No extra-payment shall be allowed for work called for on the plans but not included on the bid schedule. This incidental work will be required and shall be included under the pay item to which it

17. All PVC Sewer Pipe with over 14 feet of cover shall be extra strength pipe, Minimum Stiffness of

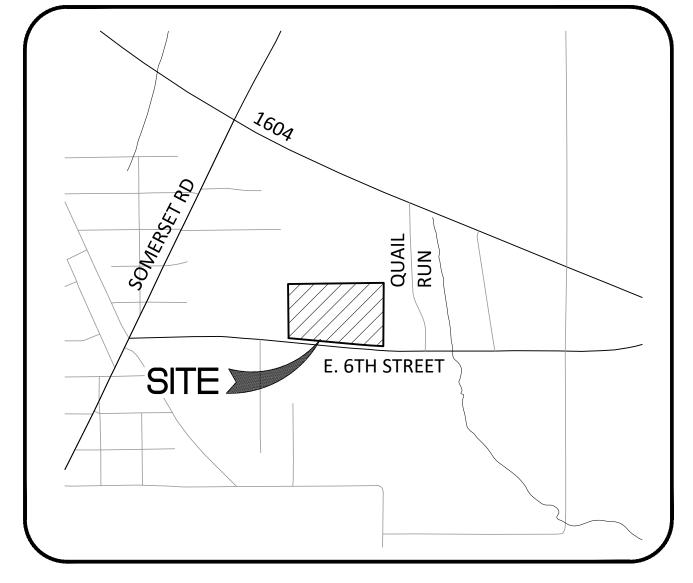
18. The Contractor shall be responsible for meeting 98% compaction on all trench backfill and paying for the test results performed by a third party. Compaction tests will be done at one location point randomly selected or as indicated by the inspector/Test Administrator, per each 12 inch loose lift per 400 linear feet at a minimum.

19. The Contractor shall provide copies of all test results to the inspector, Consultant and Owner.

CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS

- I. WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE (9) FEET. ALL PORTIONS OF THE SEWER MAIN WITHIN NINE (9) FEET OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM)
- II. WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OR CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
- III. WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OR A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS.
- IV. WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIALS.

V. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET



VICINITY MAP

SUBMITTAL DATE: APRIL 2022

LEGAL DESCRIPTION:

AN 11.913 ACRE (518,948.85 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOHN CHRISTOPHER SURVEY NO. 55, ABSTRACT 154, COUNTY BLOCK 4230, BEXAR COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 11.909 ACRE TRACT AS CONVEYED TO TRI-CD, LLC., BY SPECIAL WARRANTY DEED AS RECORDED IN VOLUME 14071, PAGE 915, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



TABLE OF CONTENTS

GRADING PLANS

GRADING IMPROVEMENTS COVER SHEET & NOTES C7.1 OVERALL GRADING IMPROVEMENTS



SUBMITTED BY:

MOY TARIN RAMIREZ ENGINEERS, LLC. 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 TEL: (210) 698-5051 FAX: (210) 698-5085

OWNER/DEVELOPER

SMITH HILL ENTERPRISES, LLC 2310 WINDING VIEW SAN ANTONIO, TEXAS 78260 (956) 237-0191

CAUTION: EXISTING UNDERGROUND UTILITIES, CONTRACTOR TO VERIFY PRIOR TO START OF ANY CONSTRUCTION.

TRENCH EXCAVATION SAFETY PROTECTION

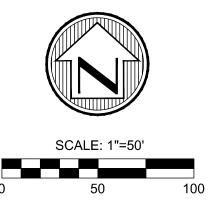
Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's 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 excavation.

CITY OF SOMERSET BEXAR COUNTY



FIRM TBPELS ENG F-5297 SVY F-10131500 12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051 SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

SUBMITTAL SET **TEXAS** C7.0



GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. GENERAL DESCRIPTION

THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, 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.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79g. HUD 79g REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79g COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT

2. CLEARING THE AREA TO BE FILLED

ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. SCARIFYING THE AREA TO BE FILLED

ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING.

WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL. THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. 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 THE 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 CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

5. FILL MATERIALS

THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH, AND SHALL NOT CONTAIN ROCKS OR LUMPS HAVING A DIAMETER OF MORE THAN SIX INCHES (6").

6. DEPTH AND MIXING OF FILL LAYERS

THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

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 LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

8. COMPACTION OF FILL LAYER

COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. COMPACTION OF SLOPES

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

10. MOISTURE CONTENT

THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE TWELVE INCHES (12") AND AS SPECIFIED BY GEOTECHNICAL ENGINEER. ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR FOR GEOTECHNICAL ENGINEER TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.

- THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 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. FILLS SHALL BE TESTED A MAXIMUM OF EACH TWELVE INCHES (12") AND AS SPECIFIED
- BY GEOTECHNICAL ENGINEER, OF FILL. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE 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. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

MINIMUM SLAB EXPOSURE IS 1.0'.

EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR

SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.

ALL ELEVATIONS AT FRONT PROPERTY LINE ARE 0.18' ABOVE CURB

CONTRACTOR TO VERIFY 1.5% MINIMUM SLOPE ON LOTS AND REGRADE TO MEET MINIMUM PROPOSED ELEVATIONS IF NECESSARY.

CONTRACTOR TO CLEAR ALL RIGHT OF WAY, EASEMENTS AND PRESERVE ANY TREE 10" AND LARGER OUTSIDE OF THESE AREAS.

SUBMITTAL SET



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SHEET

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