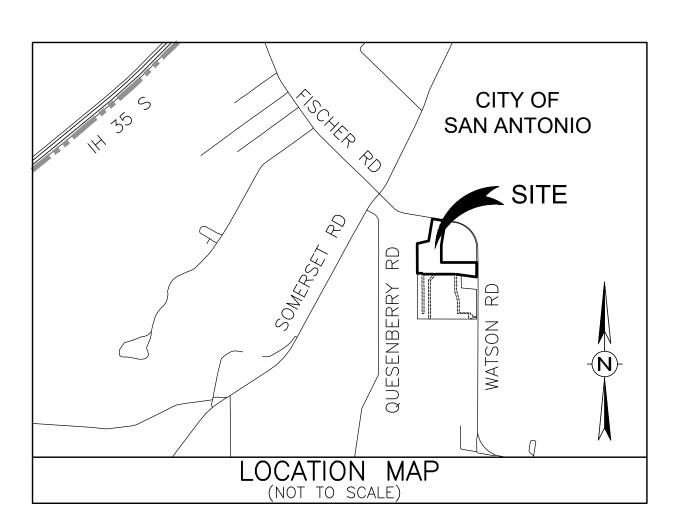
CONSTRUCTION PLANS

FOR

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS



ENGINEER:

CDS MUERY
ATTN: BRIAN CROWELL, P.E.
100 NE LOOP 410, STE. 300
SAN ANTONIO, TEXAS 78216 TEL: (210) 581-1111 FAX: (210) 581-5555

OWNER/DEVELOPER:

DAVID A. McGOWEN
M/I HOMES OF SAN ANTONIO, LLC
4949 NW LOOP 410, SUITE 220
SAN ANTONIO, TX 78249

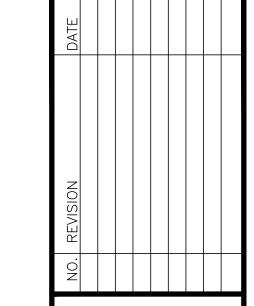
	BENCHMARK INFORMATION	
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

	CIVIL SHEET INDEX
SHT NO.	TITLE
C0.0	COVER SHEET
C1.0	SUBDIVISION PLAT
C1.1	SUBDIVSION PLAT
C1.2	SUBDIVISION PLAT
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	STORMWATER POLLUTION PREVENTION PLAN
C2.2	STORMWATER POLLUTION PREVENTION PLAN
C2.3	STORMWATER POLLUTION PREVENTION DETAILS
C2.4	GRADING PLAN
C2.5	GRADING PLAN
C2.6	GRADING PLAN
C3.0	UTILITY COVER SHEET
C3.1	UTILITY PLAN
C3.2	UTILITY PLAN
C3.3	UTILITY PLAN
C3.4	FINAL CPS LAYOUT
C4.0	SANITARY SEWER COVER SHEET
C4.1	SANITARY SEWER GENERAL NOTES SANITARY SEWER PLAN
C4.2 C4.3	SANITARY SEWER PLAN
C4.3	SANITARY SEWER PLAN
C4.5	SANITARY SEWER LINE A
C4.6	SANITARY SEWER LINE A
C4.7	SANITARY SEWER LINE B
C4.8	SANITARY SEWER LINE C
C4.9	SANITARY SEWER LINE D
C4.10	SANITARY SEWER LINE E & F
C4.11	SANITARY SEWER LINE G
C4.12	SANITARY SEWER LINE H
C5.0	WATER COVER SHEET
C5.1	WATER GENERAL NOTES
C5.2	WATER PLAN
C5.3	WATER PLAN
C5.4	WATER PLAN
C5.5	WATERLINE PROFILE "NORTH"
C5.6	WATERLINE PROFILE "EAST"
C6.0	STREET COVER SHEET
C6.1	STREET SIGNAGE AND PAVEMENT MARKINGS STREET SIGNAGE AND PAVEMENT MARKINGS
C6.2 C6.3	TRAFFIC SIGNAGE DETAILS
C6.4	AZURE SKY LANE
C6.5	AZURE SKY LANE
C6.6	LA MIEL PASS
C6.7	PLAYA AVENUE
C6.8	RAYOS TERRACE
C6.9	RIO RUIDOSO
C6.10	MAIZ VALLEY
C6.11	PISCINA AVENUE
C6.11A	PISCINA AVENUE
C6.12	DRAIN A
C6.13	DRAIN B
C6.14	DRAIN C
C6.15	DRAIN D
C6.16	DRAIN E
C6.17	DRAIN E DETAILS
C6.18	DEVELOPER SIDEWALK PLAN
C6.19	DEVELOPER SIDEWALK PLAN
C6.20	STANDARD STREET DETAILS
C6.21	RIGHT TURN LANE PLAN
C6.22	LEFT TURN LANE PLAN
C6.23	TURN LANE DETAILS - 1
C6.24	TURN LANE DETAILS - 2
C6.25 C7.0	TURN LANE DETAILS - 3 TREE PRESERVATION COVER SHEET
C7.0	TREE PRESERVATION COVER SHEET
C7.1	TREE TABLES
C7.2	TREE IABLES

TREE PRESERVATION DETAILS







CHECKED BC DESIGN BC

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VERANO

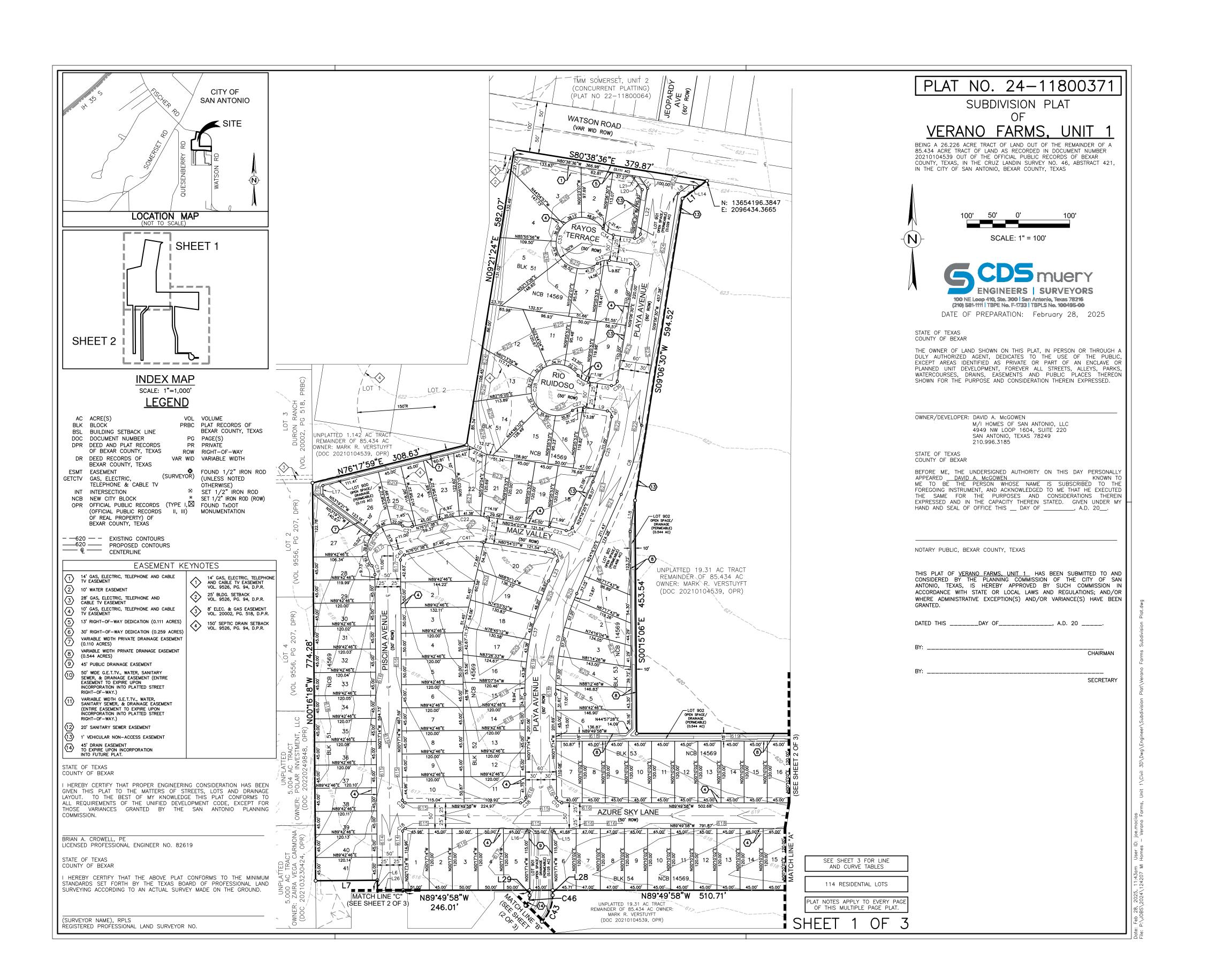
OVERALL SITE MAP

LOT 901 OPEN SPACE/ PERMEABLE

AZURE SKY LANE

MAIZ VALLEY

10







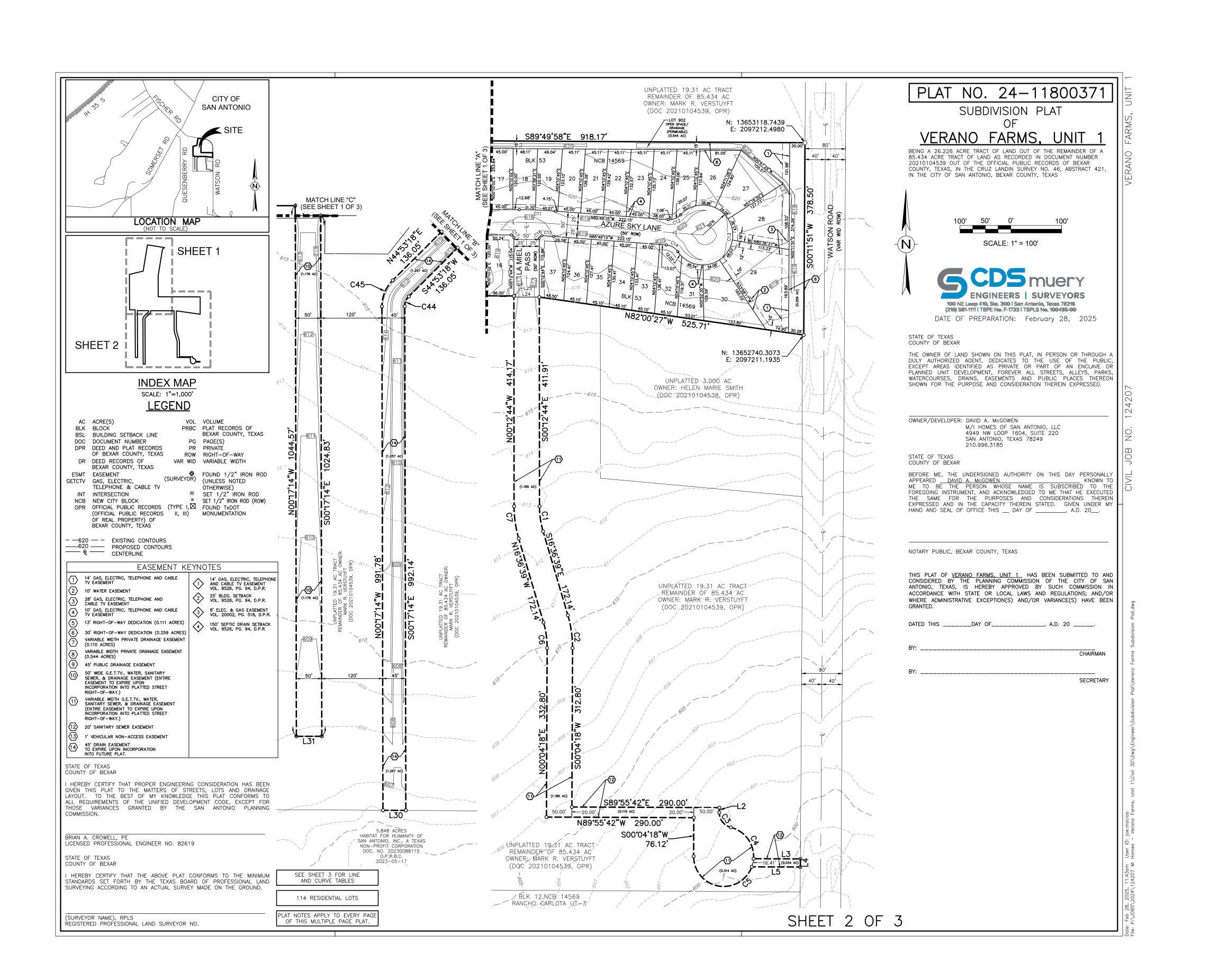
24-11800371

JOB NO. 124207.00 DATE JANUARY 2025 DRAFTED____ CHECKED BC DESIGN BC

FARMS

VERANO

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BRIAN A. CROWELL 82619

PLAT NO. 24-11800371

JANUARY 2025

JOB NO. 124207.00 DRAFTED CHECKED BC DESIGN BC

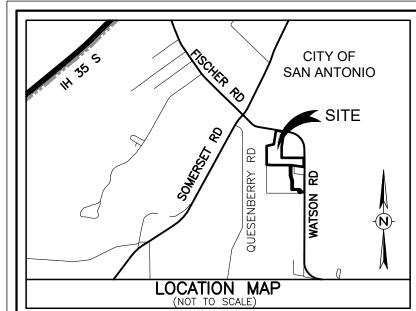
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FARMS

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LINE TABLE				LINE TA	ABLE
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	58.98'	S54°06'12"W	L21	14.21'	S80°38'36
L2	9.64'	S00°04'18"W	L22	90.07	N09°06'30
L3	92.29'	S89°55'42"E	L23	42.67'	S24°16'25
L4	16.00'	S00°11'51"W	L24	50.00'	S89°47'16
L5	95.67'	N89°55'42"W	L25	2.26'	N00°12'44
L6	19.74'	N00°17'14"W	L26	50.00'	S89°42'46
L7	120.15	S89°42'46"W	L27	24.39'	N32°45'04
L8	28.16	S54°06'12"W	L28	9.83'	S00°17'14
L9	45.29'	N80°54'07"W	L29	10.19	N00°17'14
L10	45.37'	S80°54'07"E	L30	45.00'	N89°49'19
L11	41.92'	N80°54'07"W	L31	50.00'	S89°42'46

L12 | 41.93' | S80°54'07"E

L13 28.41' N35°53'48"V

L14 | 18.85' | N80°38'36"V

L15 7.04' N44*56'24"E

L16 7.10' S45°03'36"E

GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED

AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS
DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS,
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THE MAINTENANCE STREETS STREETS STREETS, OPEN SPACE, GREENBELTS,
THE MAINTENANCE STREETS ST EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY PARKS, TREE SAVE AREAS, INCLUDING LOTS 901 AND 902, BLOCK 51, EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER LOTS 901 AND 902, BLOCK 53, AND LOT 901, BLOCK 54 NCB 14569, EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY

WITHIN EASEMENT AND RIGHT—OF—WAY AREAS, TOGETHER WITH THE RIGHT
OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE
PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES
DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE
PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES
DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY MODIFICATIONS, WHICH ALTER THE CROSS—SECTIONS OF THE DRAINAGE INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, OF THE DIRECTOR OF TCI OR DIRECTOR OF PUBLIC WORKS. THE CITY O STRUCTURES. CONCRETE SLABS. OR WALLS WILL BE PLACED WITHIN SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID 2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR

HEREON.

INGRESS/EGRESS EASEMENT:

ONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN

5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) <u>LAND USE NOTE:</u>
FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND THE FUTURE LAND USE PLAN DESIGNATES THIS PROPERTY AS "MEDIUM" ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN DENSITY RESIDENTIAL USE" ALLOWABLE LAND USES SHALL BE DEFINED IN THE UNIFIED DEVELOPMENT CODE FOR ANY PROPERTY ZONED "R-3, R-4, RM-4, RM-5, RM-6, MF-18, MF-25, MF-33, MH, MHC, AND <u>OPEN SPACE:</u>
LOTS 901 AND 902, BLOCK 51, LOTS 901 AND 902, BLOCK 53, AND

> AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT. RESIDENTIAL FINISHED FLOOR ELEVATION: RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. RESIDENTIAL FIRE FLOW:
> THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM

FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL. HE OWNER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS T

THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. SAWS HIGH PRESSURE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 605

FFFT WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE OWNER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO. SAWS IMPACT FEE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR

TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION. SAWS NOTE: THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENT(S) SHOWN ON THIS

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

SAWS WASTEWATER EDU:

SETBACK:
THE SETBACKS ON THIS PLAT ARE IMPOSED BY THE PROPERTY OWNER
OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SURVEYOR'S NAME" UNLESS NOTED OTHERWISE; . COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK; 3. DIMENSIONS SHOWN ARE SURFACE; AND 4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PLAN (TRE-APP-APP25-38800017) WHICH REQUIRES COMPLIANCE BY THE OWNERS OF ALL PROPERTY WITHIN THE PLAT BOUNDARY, AND THEIR EMPLOYEES AND CONTRACTORS, AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE EXCEPT FOR OWNERS OF SINGLE—FAMILY RESIDENTIAL LOTS SUBDIVIDED HEREUNDER FOR WHICH CONSTRUCTION OF A RESIDENTIAL STRUCTURE HAS BEEN COMPLETED. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR APPROVAL OF THE CITY ARBORIST OFFICE. | PLAT NO. 24-11800371 SUBDIVISION PLAT

<u>VERANO FARMS, UNIT</u> BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 0210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421,

IN THE CITY OF SAN ANTONIO. BEXAR COUNTY. TEXAS

ENGINEERS | SURVEYORS 100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216 (210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00 DATE OF PREPARATION: February 28, 2025

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DAVID A. McGOWEN M/L HOMES OF SAN ANTONIO, LLC 4949 NW LOOP 1604, SUITE 220 SAN ANTONIO, TEXAS 78249 210.996.3185

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED <u>DAVID A. McGOWEN</u> KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO TH FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF _____, A.D. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF <u>VERANO FARMS, UNIT 1</u> HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN

DATED THIS _____DAY OF_____, A.D. 20 _____.

CHAIRMAN

SECRETARY

Z

PLAT NO.

DRAFTED

24-11800371

JANUARY 2025

JOB NO. 124207.00

CHECKED BC DESIGN BC

BRIAN A. CROWEL

82619

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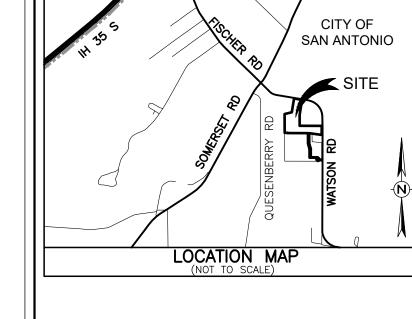
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FARMS VERANO

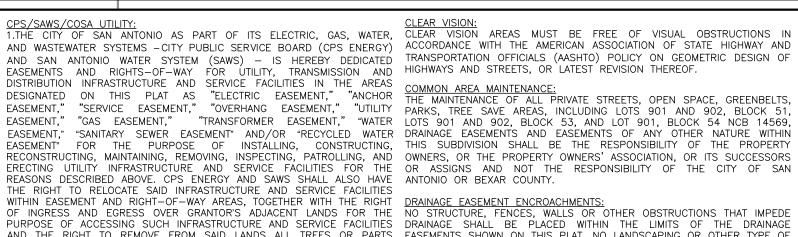
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C1.2 SHEET



	LINE TABLE						
EARING	LINE #	LENGTH	BEARING				
'06'12"W	L21	14.21'	S80°38'36"E				
'04'18"W	L22	90.07'	N09°06'30"E				
'55'42"E	L23	42.67'	S24°16'25"W				
11'51"W	L24	50.00'	S89°47'16"W				
'55'42"W	L25	2.26'	N00°12'44"W				
'17'14"W	L26	50.00'	S89°42'46"W				
'42'46"W	L27	24.39'	N32°45'04"W				
'06'12"W	L28	9.83'	S00°17'14"E				
'54'07"W	L29	10.19	N00°17'14"W				
'54'07"E	L30	45.00'	N89°49'19"W				
'54'07"W	L31	50.00'	S89°42'46"W				



MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE
AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO
GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE
CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID
GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

MODIFICATIONS ON MARCH ANY MODIFICATIONS ON 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE 48029C0565F, EFFECTIVE 09/29/2010. FLOODPLAIN INFORMATION IS AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR AND/OR AMENDMENTS.

LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS ON THIS PLAT. FACILITIES. THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

C7 | 64.40' | 225.00' | 16.40 | N08°24'41"W | C8 | 140.28' | 530.00' | 15.17 | S16°41'27"W | 139.87 C9 | 201.47' | 470.00' | 24.56 | S11°59'35"W 199.93' C10 | 15.63' | 10.00' | 89.55 | \$45°03'36"E C11 71.77' 1025.00' 4.01 S87°49'37"E 71.76' C12 | 27.14' | 30.00' | 51.83 | N68°15'48"E C13 | 292.10' | 59.00' | 283.66 | S04°10'45"W | 72.92 C14 | 27.14' | 30.00' | 51.83 | N59°54'18"W | 26.22 C15 | 23.32' | 975.00' | 1.37 | N86°30'22"W 23.32' C16 8.12' 5.00' 93.02 S46'17'53"W 7.25 C17 7.82' 5.00' 89.62 N45°01'21"W 7.05 C18 7.89' 5.00' 90.45 S44*56'24"W 7.10' C19 | 18.55' | 30.00' | 35.42 | N17°59'51"W | C20 | 130.99' | 51.00' | 147.16 | N37*52'12"E | 97.84' C21 | 18.55' | 30.00' | 35.42 | N86°15'45"W | C22 90.60' 225.00' 23.07 N87°33'46"E 89.99 C23 | 33.26' | 225.00' | 8.47 | S76°40'03"E | 33.23' LOT 901, BLOCK 54 NCB 14569, ARE DESIGNATED AS OPEN SPACE AND C24 | 14.54' | 10.00' | 83.29 | N65°55'13"E C25 | 132.14' | 470.00' | 16.11 | N16*13'09"E 1.31.71 C26 | 15.55' | 10.00' | 89.07 | N36°22'07"W | 14.03' C27 | 24.38' | 30.00' | 46.57 | \$75°48'52"W | 23.72 C28 | 238.36' | 50.00' | 273.13 | N09°05'53"E 68.75 C29 | 24.38' | 30.00' | 46.57 | S57°37'06"E C30 | 15.71' | 10.00' | 89.99 | N54°06'12"E | 14.14 C31 | 15.71' | 10.00' | 90.01 | N35°53'48"W | 14.14 C32 | 24.38' | 30.00' | 46.57 | S75'48'52"W C33 | 238.36' | 50.00' | 273.13 | N09°05'53"E | 68.75 C34 | 24.38' | 30.00' | 46.57 | S57°37'06"E C35 | 15.71' | 10.00' | 89.99 | N54°06'12"E C36 | 17.38' | 10.00' | 99.57 | S25°30'49"E | 15.27 C37 | 227.19' | 530.00' | 24.56 | S11'59'35"W | 225.46' C38 | 15.79' | 10.00' | 90.45 | S44°56'24"W | C39 7.81' 5.00' 89.55 N45'03'36"W 7.04 C40 | 13.32' | 10.00' | 76.31 | N37°52'12"E | C41 70.47' 175.00' 23.07 N87°33'46"E 69.99' C42 | 17.11' | 175.00' | 5.60 | S78°06'05"E | 17.10' C43 | 57.16' | 72.50' | 45.18 | N22'18'02"E C44 | 21.68' | 27.50' | 45.18 | S22°18'02"W | 21.13 C45 | 57.16' | 72.50' | 45.18 | S22°18'02"W | 55.69'

SHEET 3 OF 3

CURVE TABLE

C1 | 50.09' | 175.00' | 16.40 | S08°24'41"E |

C2 | 65.51' | 225.00' | 16.68 | S08°16'10"E |

C3 | 39.98' | 30.00' | 76.35 | \$38°06'16"E

C4 | 82.80' | 59.00' | 80.41 | \$36°04'27"E |

C6 | 50.95' | 175.00' | 16.68 | N08°16'10"W

C5 | 164.76' | 59.00' | 160.00 | N79°55'45"W |

65.28

37.08'

116.21

C46 | 21.68' | 27.50' | 45.18 | N22*18'02"E | 21.13'

STATE OF TEXAS COUNTY OF BEXAR HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO

BRIAN A. CROWELL, PE LICENSED PROFESSIONAL ENGINEER NO. 82619

STATE OF TEXAS COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND

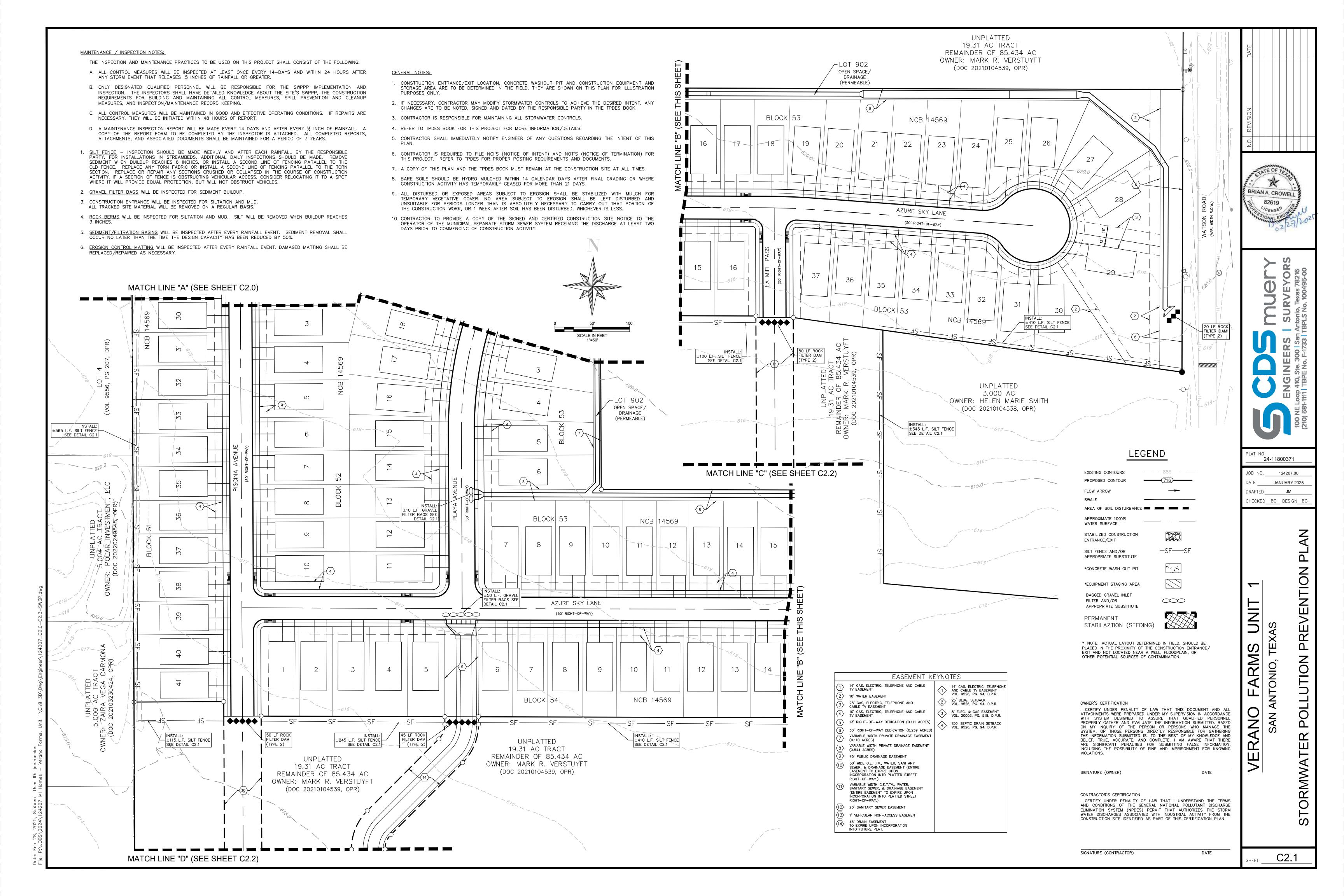
SEE SHEET 2 FOR LINE AND CURVE TABLES 114 RESIDENTIAL LOTS

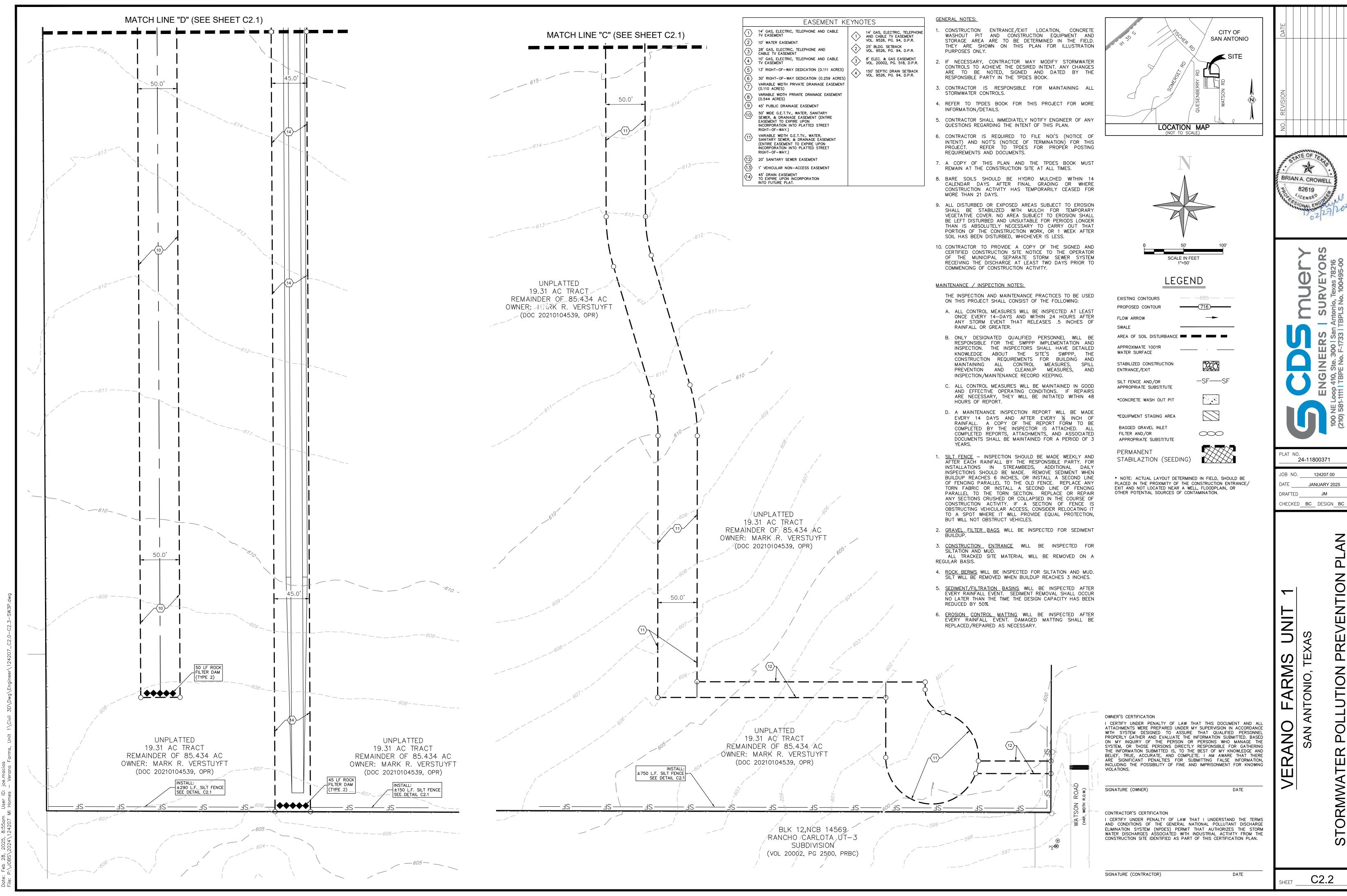
PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING

SURVEYOR NAME), RPLS EGISTERED PROFESSIONAL LAND SURVEYOR NO.

L17 | 18.52' | S00°16'18"F L18 | 61.49' | N09°06'30"E 19 | 42.82' | N64°20'30"W L20 34.36' S35°53'48"E





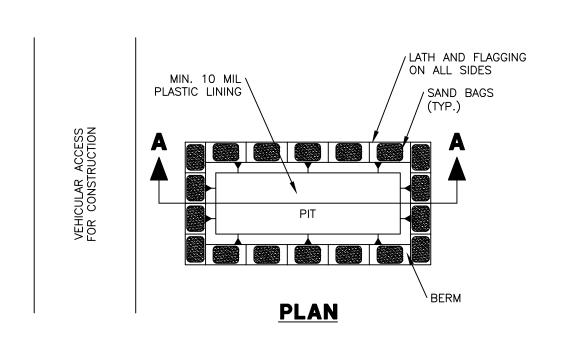


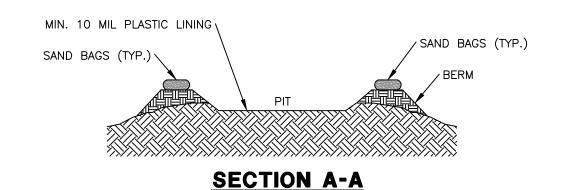
CHECKED BC DESIGN BC

GENERAL NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
- 3. THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 4-8 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
- 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POSTS.
- 5. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE
- 6. SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SPOIL SITE OR AS IN NO. 6 ABOVE.

SILT FENCE NOT TO SCALE





GENERAL NOTES

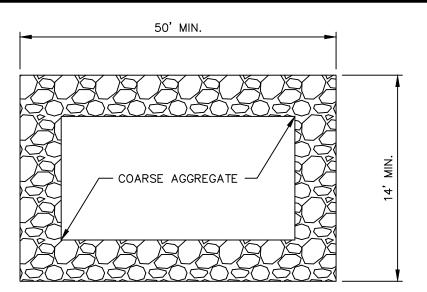
- 1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
- WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION
- 3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM
- 4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.
- 5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

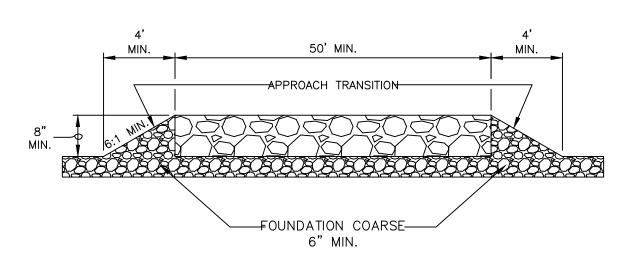
1. PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

- WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.
- 2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.
- 3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND

CONCRETE TRUCK WASHOUT PIT



PLAN



PROFILE

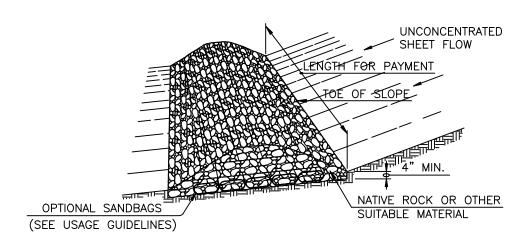
GENERAL NOTES

- 1. THE LENGTH OF THE TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS. BUT NOT LESS THAN 50'.
- 2. THE COARSE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 8". 3. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND
- 4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
- 5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.

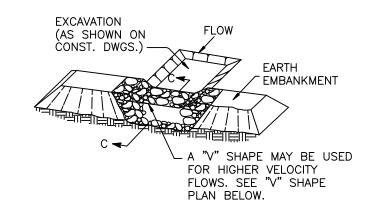
CONSTRUCTED AS DIRECTED BY THE ENGINEER.

6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

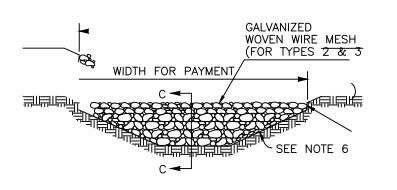
CONSTRUCTION EXIT (TYPE 1) NOT TO SCALE



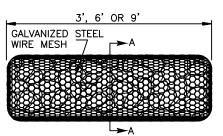
FILTER DAM AT TOE OF SLOPE

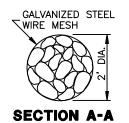


FILTER DAM AT SEDIMENT TRAP NOT TO SCALE

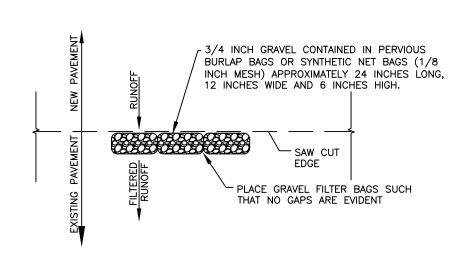


FILTER DAM AT CHANNEL SECTIONS



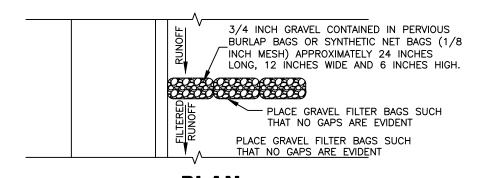


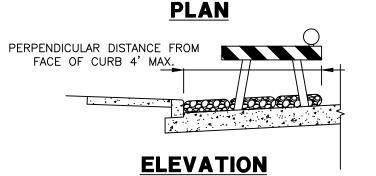
TYPE 4 (SACK GABIONS)



GRAVEL FILTER BAGS

NOT TO SCALE



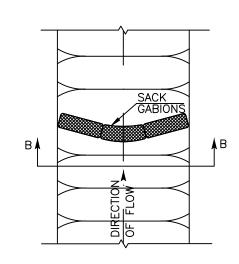


STRADDLE GRAVEL FILTER BAGS WITH TYPE 1 BARRICADES MOUNTED WITH TYPE "A" FLASHING WARNING LIGHT. SEE BARRICADE CONSTRUCTION SIGN DETAILS. PLACE FLASHING LIGHTS AWAY FROM GUTTER. FLUSH WITH OUTSIDE EDGE OF BAG CONFIGURATION.

GRAVEL FILTER BAGS NOT TO SCALE

ROCK FILTER DAM USAGE GUIDELINES

- 1. ROCK FILTER DAMS SHOULD BE CONSTRUCTED DOWNSTREAM FROM DISTURBED AREAS TO INTERCEPT SEDIMENT FROM OVERLOAD RUNOFF AND/OR CONCENTRATED FLOW. THE DAMS SHOULD BE SIZED TO FILTER A MAXIMUM FLOW THROUGH RATE OF 60 GPM/FT OF CROSS SECTIONAL AREA. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW
- 2. TYPE 1 (18" HIGH WITH NO WIRE MESH): TYPE 1 MAY BE USED AT THE TOE OF SLOPES. AROUND INLETS, IN SMALL DITCHES. AND AT DIKE OR SWALE OUTLETS. THIS TYPE OF DAM IS RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA OF 5 ACRES OR LESS. TYPE 1 MAY NOT BE USED IN CONCENTRATED HIGH VELOCITY FLOWS (APPROX. 8 FT./SEC. OR MORE) IN WHICH AGGREGATE WASH OUT MAY OCCUR. SANDBAGS MAY BE USED AT THE EMBEDDED FOUNDATION (4" DEEP MIN.) FOR BETTER FILTERING EFFICIENCY OF LOW FLOWS IF CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER.
- 3. TYPE 2 (18" HIGH WITH WIRE MESH): TYPE 2 MAY BE USED IN DITCHES AND AT DIKE OR SWALE OUTLETS.
- 4. TYPE 3 (36" HIGH WITH WIRE MESH): TYPE 3 MAY BE USED IN STREAM FLOW AND SHOULD BE SECURED TO THE STREAM BED.
- 5. TYPE 4 (SACK GABIONS): TYPE 4 MAY BE USED IN DITCHES AND SMALLER CHANNELS TO FORM AN EROSION CONTROL DAM.



PLAN VIEW

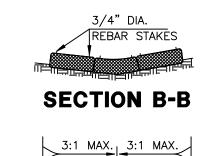
2' MIN.

GALVANIZED WOVEN

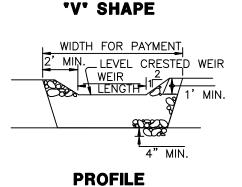
WIRE MESH (FOR

TYPES 2 & 3) —

SEE NOTE 4



TYPES 1 & 2 = 18"
TYPES 3 = 36"



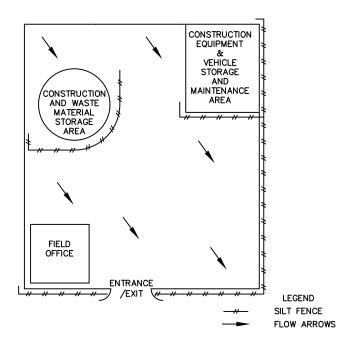
PLAN VIEW

SECTION C-C

PLANS SHEET LEGEND TYPE 1 ROCK FILTER DAM -(RFD1)-

TYPE 2 ROCK FILTER DAM -(RFD2)-TYPE 3 ROCK FILTER DAM -(RFD3)-

ROCK FILTER DAM NOT TO SCALE



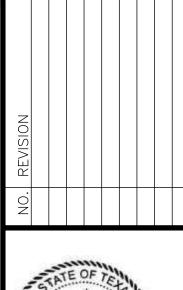
EQUIPMENT STAGING AREA

GENERAL NOTES

- 1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
- MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATION FOR ROCK FILTER DAMS FOR EROSION AND SEDIMENTATION CONTROL.
- 3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE SW3P PLANS.
- 4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER. DAMS WITHIN THE SAFETY ZONE SHALL HAVE SIDESLOPES OF 6:1 OR FLATTER.
- 5. MAINTAIN A MINIMUM OF 1' BETWEEN TOP OF ROCK FILTER DAM WEIR AND TOP OF EMBANKMENT FOR FILTER DAMS AT SEDIMENT TRAPS.
- 6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4' INTO EXISTING GROUND.
- 7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
- 8. ROCK FILTER DAM TYPES 2 & 3 SHALL BE SECURED WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT AND SLOPES SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE. THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
- 9. SACK GABIONS SHOULD BE STAKED DOWN WITH 3/4" DIA. REBAR STAKES.
- 10. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.).
- 11. DETAILS SHOWN ARE TYPICAL, SUBJECT TO CONTRACTOR'S SW3P PLAN REQUIREMENTS.
- 12. SEE SHEET C5.7 FOR EROSION CONTROL MATTING DETAILS.

MATERIAL NOTES

- 1. ALL AGGREGATE USED FOR THE CONSTRUCTION OF THE ROCK FILTER DAMS SHALL BE HARD, DURABLE, CLEAN, OPEN-GRADED, AND SHALL NATURALLY RESIST CRUMBLING, FLAKING AND ERODING. AGGREGATE GRADATION SHALL BE 3 TO 6 INCHES FOR ROCK FILTER DAMS TYPES 1, 2 AND 4 AND SHALL BE 4 TO 8 INCHES FOR TYPE 3.
- 2. THE GALVANIZED STEEL WIRE MESH AND TIE WIRES FOR TYPES 2 AND 3 SHALL BE A MINIMUM 20 GAUGE UNLESS SPECIFIED ON THE PLANS.
- 3. FOR TYPE 4: STEEL WIRE MESH SHALL UTILIZE A DOUBLE TWISTED HEXAGONAL WEAVE; MESH OPENING SHALL BE A NOMINAL 2.50 X 3.25 INCH, STEEL WIRE FOR NETTING SHALL BE 0.0866 INCH MINIMUM; STEEL WIRE FOR SELVEDGES AND CORNERS SHALL BE 0.1063 INCH (U.S. GAUGE NO. 11) MINIMUM; AND BINDING OR TIE WIRE SHALL BE 0.0866 INCH (U.S. GAUGE NO. 13) MINIMUM.
- 4. UNLESS OTHERWISE SPECIFIED, THE SANDBAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MINIMUM UNIT WEIGHT 4 OUNCES PER SQUARE YARD, MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70 PERCENT. THE SANDBAG SIZE SHALL BE 24 TO 30 INCHES IN LENGTH, 16 TO 18 INCHES IN WIDTH, 6 TO 8 INCHES THICK AND WEIGH 90 TO 125 POUNDS. THE SAND SHALL BE COARSE GRADE.

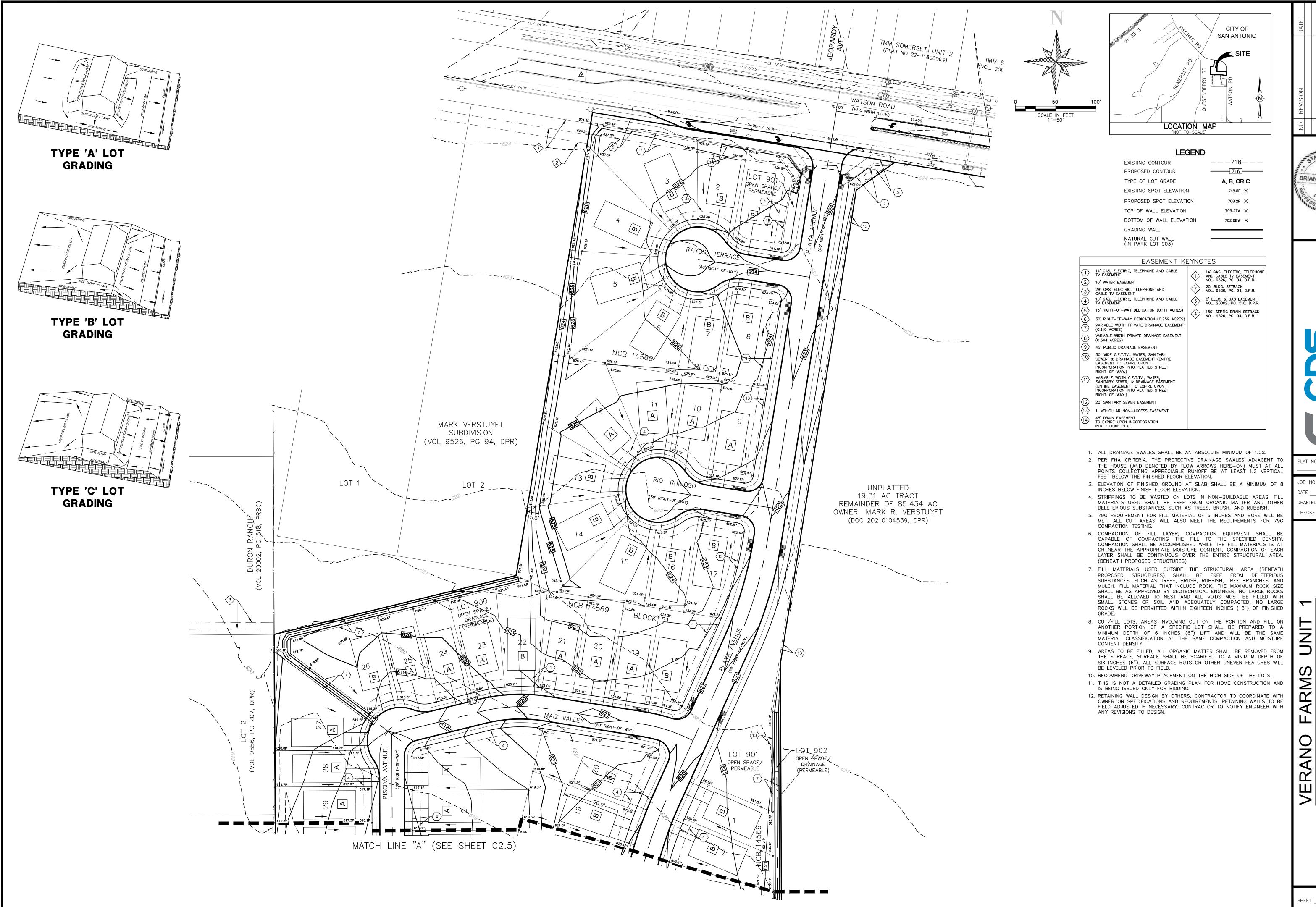




ENTION

C2.3

TORMW



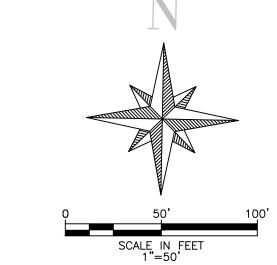


PLAT NO. 24-11800371

JOB NO. 124207.00 JANUARY 2025

CHECKED BC DESIGN BC

C2.4



-LOT 902

OPEN SPACE/

DRAINAGE

(PERMEABLE)

↑ ↑ 619.4P

NCB | 14569

618.7P

BLOCK

UNPLATTED 19.31 AC TRACT

REMAINDER OF 85.434 AC

OWNER: MARK R. VERSTUYFT

(DOC 20210104539, OPR)

617.5P

UNRLATTED

19.31 AX TRACT

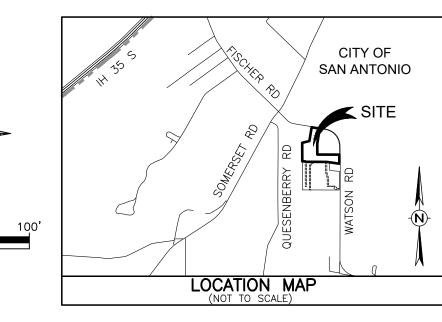
REMAINDER OF 85.434 AC

OWNER: MARK R. VERSTUYFT

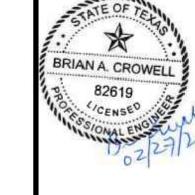
(DOC 20210104539, OPR)

13

618.4P



EXISTING CONTOUR PROPOSED CONTOUR TYPE OF LOT GRADE EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION GRADING WALL NATURAL CUT WALL (IN PARK LOT 903)



24-11800371

JANUARY 2025

JOB NO. 124207.00

CHECKED BC DESIGN BC

ARM

VERAN

EASEMENT KEYNOTES

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) 45' PUBLIC DRAINAGE EASEMENT

RIGHT-OF-WAY.) 20' SANITARY SEWER EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT

8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.

VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET

FEET BELOW THE FINISHED FLOOR ELEVATION. 3. ELEVATION OF FINISHED GROUND AT SLAB SHALL BE A MINIMUM OF 8

INCHES BELOW FINISH FLOOR ELEVATION. 4. STRIPPINGS TO BE WASTED ON LOTS IN NON-BUILDABLE AREAS. FILL MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER

DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, AND RUBBISH. 5. 79G REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE MET. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR 79G

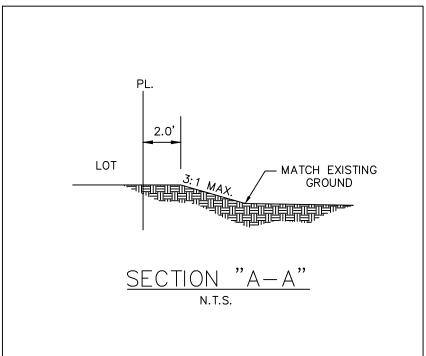
6. COMPACTION OF FILL LAYER, COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIALS IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT, COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA.

8. CUT/FILL LOTS, AREAS INVOLVING CUT ON THE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 INCHES (6") LIFT AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT DENSITY.

9. AREAS TO BE FILLED, ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE, SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD.

11. THIS IS NOT A DETAILED GRADING PLAN FOR HOME CONSTRUCTION AND IS BEING ISSUED ONLY FOR BIDDING.

12. RETAINING WALL DESIGN BY OTHERS, CONTRACTOR TO COORDINATE WITH OWNER ON SPECIFICATIONS AND REQUIREMENTS. RETAINING WALLS TO BE FIELD ADJUSTED IF NECESSARY. CONTRACTOR TO NOTIFY ENGINEER WITH ANY REVISIONS TO DESIGN.



LEGEND 716 A, B, OR C 718.5E X 708.2P X 705.2TW × 702.6BW X

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)

45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.

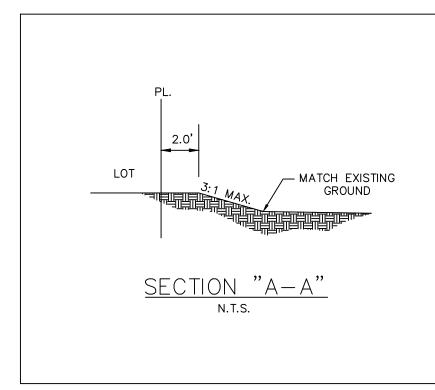
1. ALL DRAINAGE SWALES SHALL BE AN ABSOLUTE MINIMUM OF 1.0%. 2. PER FHA CRITERIA, THE PROTECTIVE DRAINAGE SWALES ADJACENT TO POINTS COLLÈCTING APPRECIABLE RUNOFF BE AT LEAST 1.2 VERTICAL

COMPACTION TESTING.

(BENEATH PROPOSED STRUCTURES)

7. FILL MATERIALS USED OUTSIDE THE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES) SHALL BE FREE FROM DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, RUBBISH, TREE BRANCHES, AND MULCH. FILL MATERIAL THAT INCLUDE ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF FINISHED

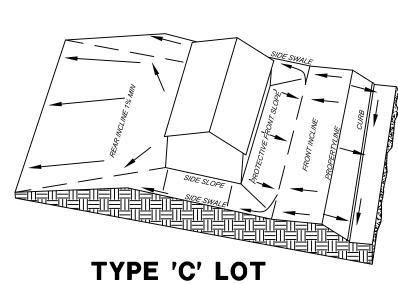
10. RECOMMEND DRIVEWAY PLACEMENT ON THE HIGH SIDE OF THE LOTS.



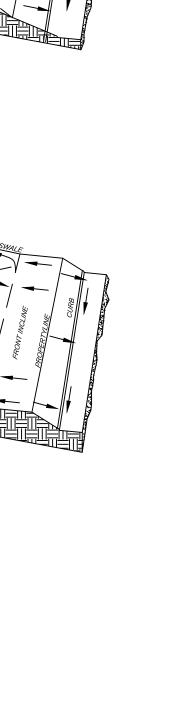
TYPE 'A' LOT **GRADING**

TYPE 'B' LOT

GRADING



GRADING



·----

MATCH LINE "A" (SEE SHEET C2.4)

⋖

616.7P

UNPLATTED

19.31 AC TRACT

REMAINDER OF 85.434 AC

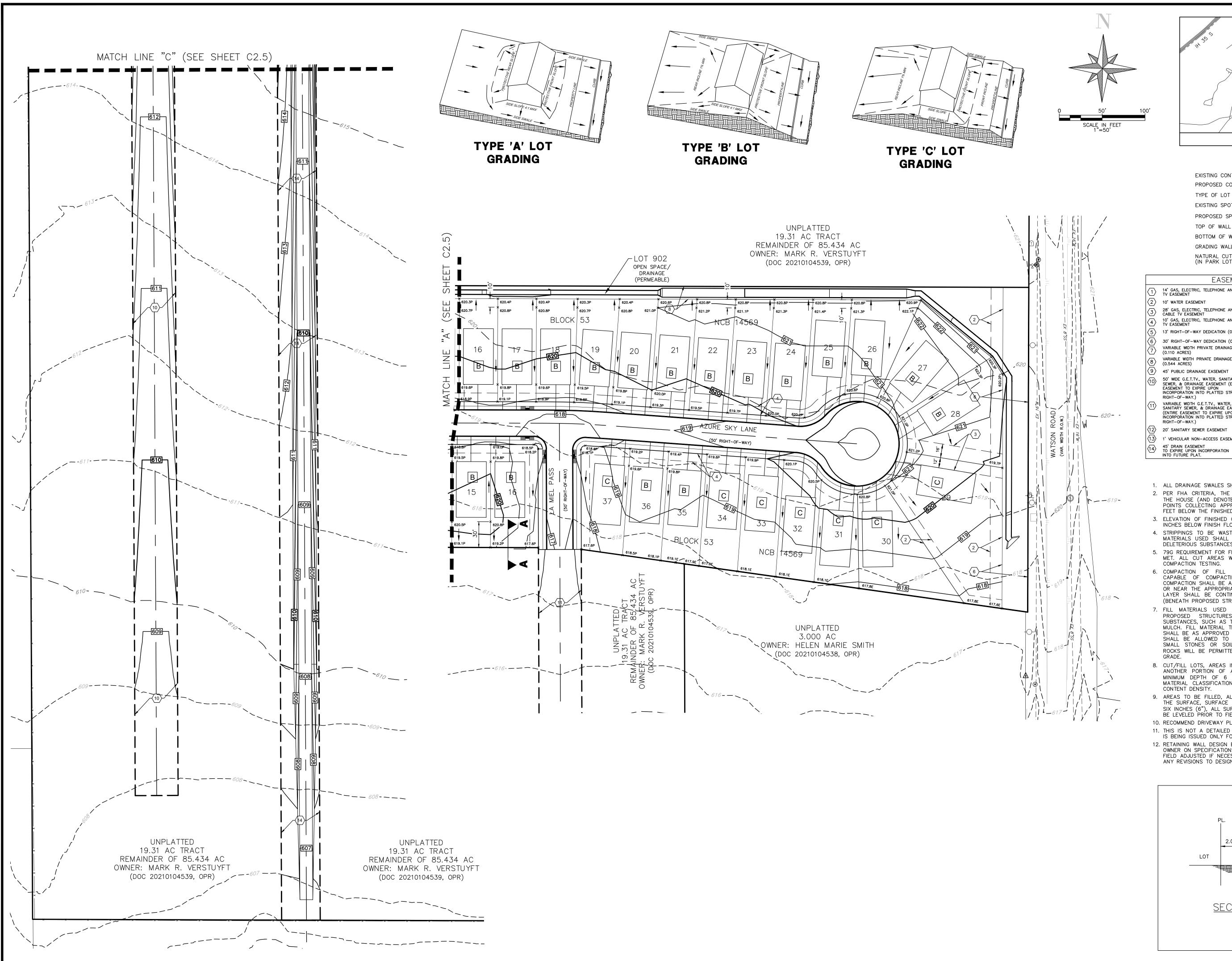
OWNER: MARK R. VERSTUYFT

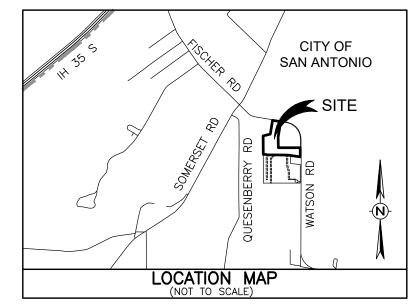
(DOC 20210104539, OPR)

MATCH LINE "C" (SEE SHEET C2.6)

616.2P

C2.5 SHEET





EXISTING CONTOUR	718
PROPOSED CONTOUR	716
TYPE OF LOT GRADE	A, B, OR C
EXISTING SPOT ELEVATION	718.5E ×
PROPOSED SPOT ELEVATION	708.2P ×
TOP OF WALL ELEVATION	705.2TW ×
BOTTOM OF WALL ELEVATION	702.6BW ×
GRADING WALL	
NATURAL CUT WALL (IN PARK LOT 903)	

EASEMENT KEYNOTES

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' WATER EASEMENT 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 13' RIGHT—OF—WAY DEDICATION (0.111 ACRES)	\$\left(1)\$\$\left(2)\$\$\$\left(3)\$\$\$\$\left(4)\$\$\$\$\$\$\$\$\$\$4\$\$\$\$\$	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R. 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)	~	VOL. 0023, 1 01 0 1, 5 11 11 11
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
45' PUBLIC DRAINAGE EASEMENT		
50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET		

VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)

20' SANITARY SEWER EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT

1. ALL DRAINAGE SWALES SHALL BE AN ABSOLUTE MINIMUM OF 1.0%. 2. PER FHA CRITERIA, THE PROTECTIVE DRAINAGE SWALES ADJACENT TO THE HOUSE (AND DENOTED BY FLOW ARROWS HERE—ON) MUST AT ALL POINTS COLLECTING APPRECIABLE RUNOFF BE AT LEAST 1.2 VERTICAL

FEET BELOW THE FINISHED FLOOR ELEVATION. 3. ELEVATION OF FINISHED GROUND AT SLAB SHALL BE A MINIMUM OF 8 INCHES BELOW FINISH FLOOR ELEVATION. 4. STRIPPINGS TO BE WASTED ON LOTS IN NON-BUILDABLE AREAS. FILL MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER

DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, AND RUBBISH. 5. 79G REQUIREMENT FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE MET. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR 79G

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

7. FILL MATERIALS USED OUTSIDE THE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES) SHALL BE FREE FROM DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH, RUBBISH, TREE BRANCHES, AND MULCH. FILL MATERIAL THAT INCLUDE ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF FINISHED

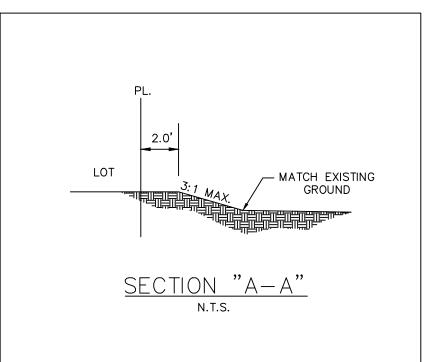
8. CUT/FILL LOTS, AREAS INVOLVING CUT ON THE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6 INCHES (6") LIFT AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE

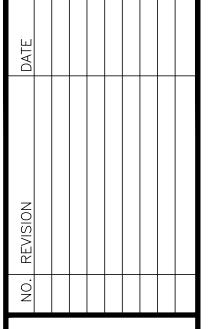
9. AREAS TO BE FILLED, ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE, SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD.

10. RECOMMEND DRIVEWAY PLACEMENT ON THE HIGH SIDE OF THE LOTS.

11. THIS IS NOT A DETAILED GRADING PLAN FOR HOME CONSTRUCTION AND IS BEING ISSUED ONLY FOR BIDDING.

12. RETAINING WALL DESIGN BY OTHERS, CONTRACTOR TO COORDINATE WITH OWNER ON SPECIFICATIONS AND REQUIREMENTS. RETAINING WALLS TO BE FIELD ADJUSTED IF NECESSARY. CONTRACTOR TO NOTIFY ENGINEER WITH







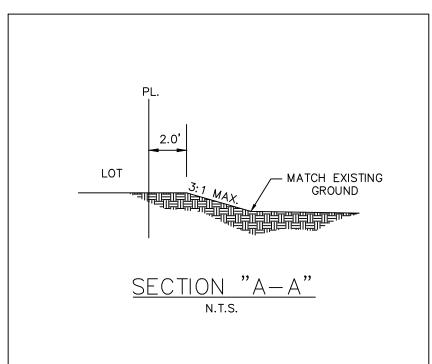


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JOB NO. 124207.00 JANUARY 2025

CHECKED BC DESIGN BC

ANY REVISIONS TO DESIGN.



SHEET ___

C2.6

UTILITY GENERAL NOTES

- UTILITIES SHOWN ON THE PLANS ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN, BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM THE PLANS OR UPON THE DISCOVERY OF ADDITIONAL UTILITIES NOT SHOWN ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- . IT IS THE CONTRACTOR'S RESPONSIBILITY TO STAKE OUT UTILITIES, ESTABLISH ALL LINES AND LEVELS. AND PROVIDE BENCHMARKS FOR USE BY THE CRAFTS. ALL LINES AND GRADES MUST CONFORM WITH THE PLANS UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
- LOCATION AND DEPTH OF EXISTING UTILITIES, INCLUDING SERVICE LATERAL AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING

TEXAS STATE WIDE ONE CALL LOCATOR: SAN ANTONIO WATERS SYSTEM (SAWS) CPS ENERGY

SPECTRUM

1-800-545-6005 1-210-353-3333 1-877-438-0041 1-800-222-5355

- THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWING. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATIONS FOR WATER WORKS CONSTRUCTION, CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE BEXAR COUNTY FIRE AND THE SAN ANTONIO RIVER AUTHORITY SEWER SPECIFICATIONS.
- DOMESTIC WATER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAN ANTONIO WATER SYSTEM REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH SAN ANTONIO WATER SYSTEM FOR PERMITTING. INSPECTION, AND CONSTRUCTION OPERATIONS.
- 7. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL EVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGES DONE TO EXISTING BUILDINGS, RETAINING WALLS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS
- 1. DEPTHS OF BURY FOR ALL PIPES SHALL BE A MINIMUM OF 4' UNLESS
- 12. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS IN PAVEMENT WILL BE ALLOWED OR ACCEPTED.
- 13. DUE TO THE FEDERAL REGULATIONS TITLE 49. PART 192.181, CITY PUBLIC SERVICE (CPS) MUST MAINTAIN ACCESS TO ALL GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- 14. ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT THEIR EXPENSE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.

CONDUIT / CLEARING NOTE:

- 6" P.V.C. SCHEDULE 80 WILL BE REQUIRED FOR C.P.S. UTILITIES CROSSINGS WHEN DRAIN OR STREET CONSTRUCTION PRECEDES UTILITY INSTALLATION. CONTRACTOR SHALL COORDINATE WITH C.P.S. PRIOR TO PERMANENT INSTALLATION OF DRAINS AND STREETS TO AVOID LOSS OF WORK OR REINSTALLATION.
- 4" P.V.C. SCHEDULE 40 WILL BE REQUIRED FOR UNDERGROUND TELEPHONE AND CABLE T.V. IF ABOVE APPLIES.
- CONTRACTOR SHALL INSTALL BURIED WATER, & DRAINAGE PIPES, CORRIDOR TO PROPOSED GRADING AND ACCOMPLISH VEGETATION CLEARING PRIOR TO C.P.S. MOBILIZATION AND PREPARE R.O.W. &

CAUTION

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.

TRENCH EXCAVATION SAFETY PROTECTION

WORKING IN AND AROUND TRENCH EXCAVATION.

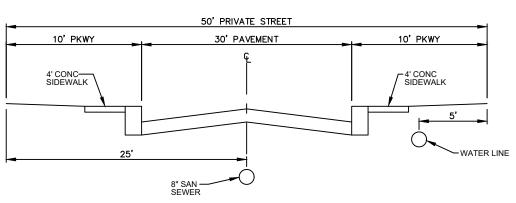
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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

UTILITY PLANS

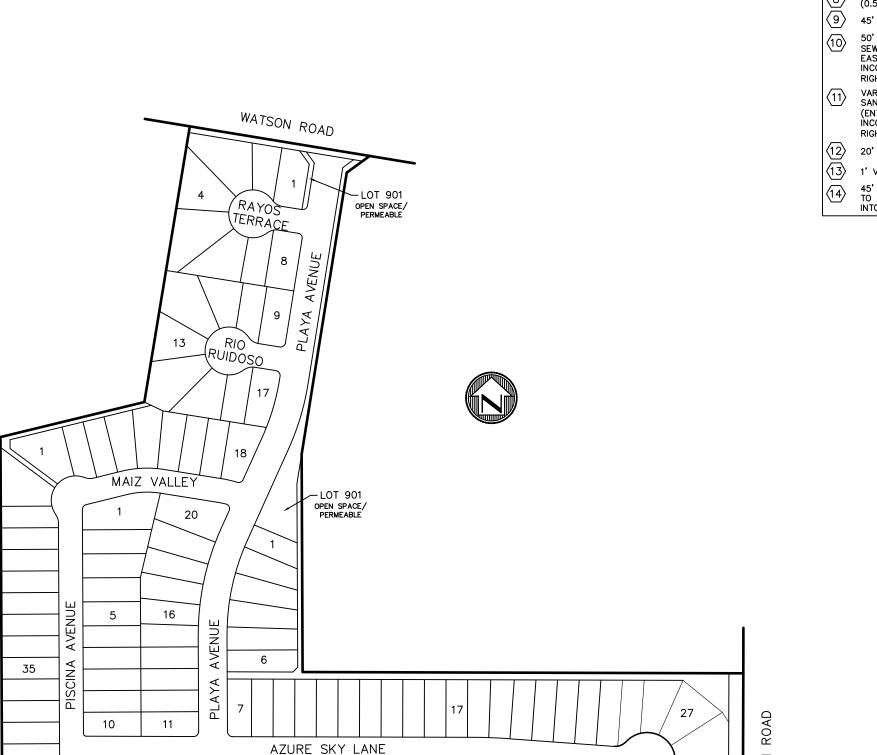
FOR

VERANO FARMS UNIT 1

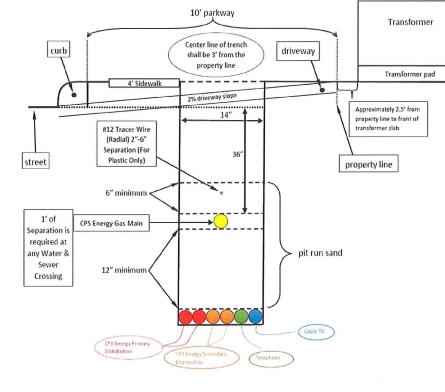
SAN ANTONIO, TEXAS



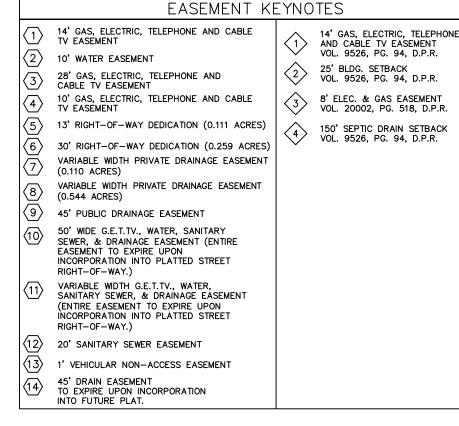
TYPICAL LOCAL "A" STREET SECTION



DS-1 Gas & Electric Trench Joint with Other Utilities Center line of trench shall be 3' from the property line



OVERALL SITE MAP



CONTRACTOR / CPS CONSTRUCTION NOTE:

- 1. IT'S THE CONTRACTOR'S RESPONSIBILITY TO INSURE CONSTRUCTION SEQUENCE WITH C.P.S. ON AVOIDING ANY/ALL CONSTRUCTION RELATED ISSUES ON SITE.
- 2. ANY DISCREPANCY BETWEEN C.P.S. AND CONTRACTOR SHALL BE RESOLVED BETWEEN SAID PARTIES. OWNER/DEVELOPER IS NOT RESPONSIBLE AND SHARES NO EXPENSE.

1.) CONTRACTOR SHALL INSTALL ELECTRIC, GAS, ATT & TV CONDUIT SLEEVES AT DEPTH AND

2.) LOCATION OF SLEEVES SHOWN ARE FOR

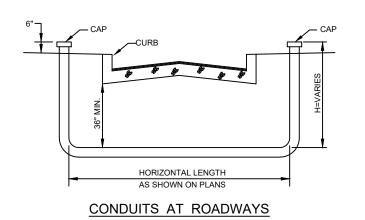
3.) COST OF H TO BE INCLUDED IN COST OF

ILLUSTRATION. SLEEVES SHALL HAVE A MINIMUM

3.0-FEET SEPARATION FROM WATER SERVICES.

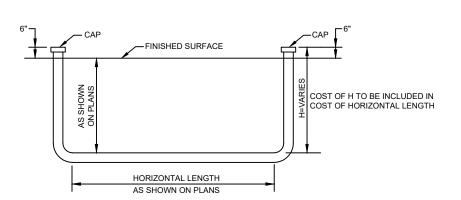
VERTICAL SPACING REQUIRED PER CPS

3. IF CPS INSTALLS CROSSINGS, CONTRACTOR SHALL GRADE CONTRACTOR SHALL COORDINATE WITH CPS.



TOP OF FINISHED GROUND -DRAIN STRUCTURE —12" MIN. CONDUITS AT DRAINS

CONDUIT SLEEVE DETAILS (TYPICAL)



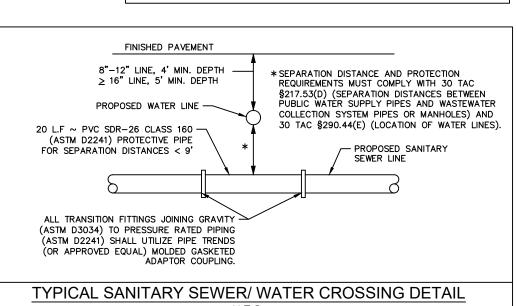
TYPICAL PRIVATE CONDUIT SLEEVE DETAIL

PRIVATE CONDUITS TO INCLUDE LONG-SWEEP 90°. CONDUIT TO EXTEND MIN. 6" ABOVE FINISHED SURFACE.

PROPERTY LINE _____ -W—EX. 6"W - -W - 8"W - WATER LINE -ss-ex. 6"ss- -SS-6"SS- SANITARY SEWER —G—EX. 2"G — G— 2"G — GAS LINE FIRE HYDRANT ✓ WATER METER, VALVE POWER POLE, W/TRANSFORMER (PP) POWER POLE (R) RISER POLE LIGHT POLE GAS VALVE, GAS METER BOLLARD/GUARD POST SIGN, DOUBLE SIGN IRRIGATION VALVE BENCHMARK CONTROL SYMBOL **EXISTING STRUCTURE**

LEGEND

EXISTING PROPOSED

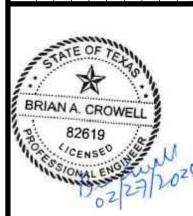


CIVIL SHEET INDEX TITLE SHT NO. UTILITY COVER SHEET **UTILITY PLAN UTILITY PLAN** C3.3 UTILITY PLAN PRELIMINARY DESIGN PLAN

> <u>UTILITY NOTES:</u>
> 1. OVERALL UTILITY PLAN IS PROVIDED AS A LOCATION REFERENCE FOR THE PURPOSE OF DRY UTILITY TRENCHING, CONDUIT PLACEMENT, AND TRANSFORMER / ENCLOSURE PAD INSTALLATION. CONTRACTOR SHALL REFER TO APPROPRIATE UTILITY PROVIDER CONSTRUCTION PLANS FOR DRY UTILITY CONSTRUCTION. TELEPHONE AND CABLE LINES TO GO IN JOINT TRENCH WITH CPS ENERGY.

<u> CPS/SAWS/COSA UTILITY (RESIDENTIAL):</u> THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS. STRUCTURES. CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY . ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND

INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH FASEMENTS ARE DESCRIBED HEREON. . CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10)



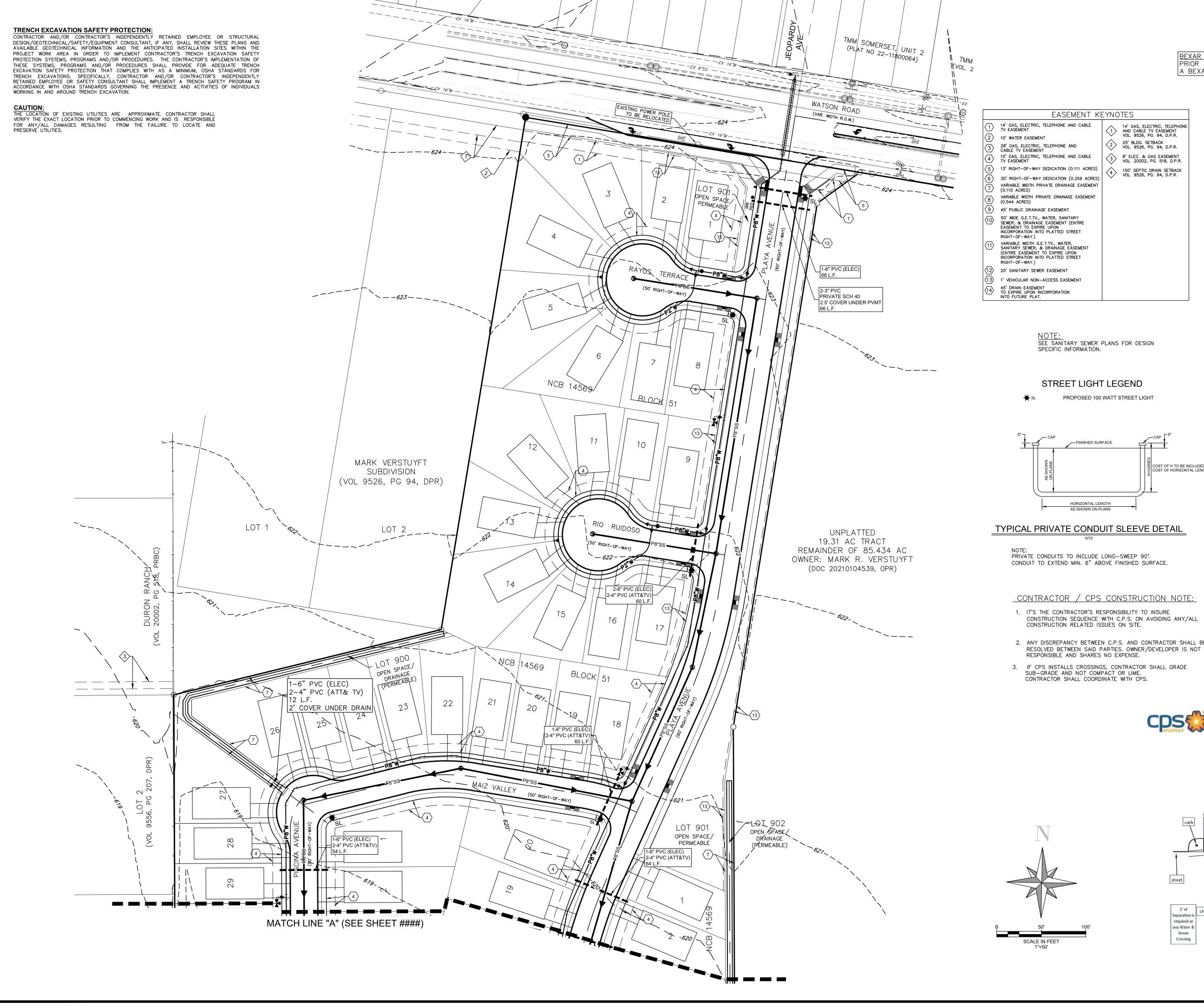


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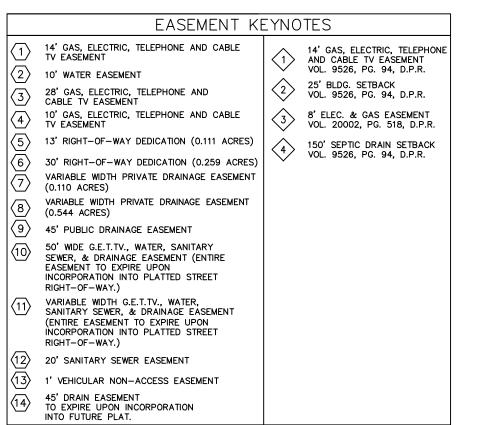
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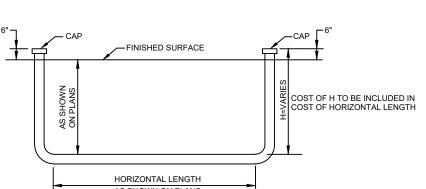
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C3.0



BEXAR COUNTY RIGHT-OF-WAY PERMIT NOTE PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT-OF-WAY,

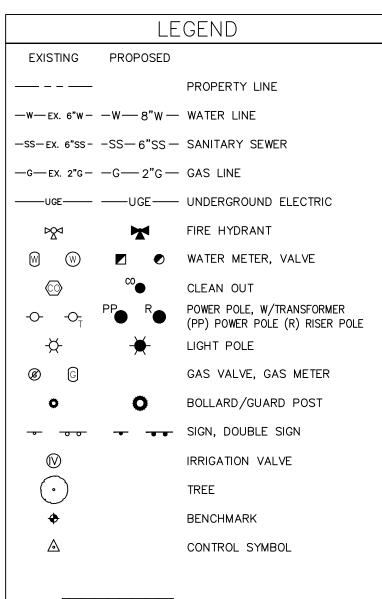


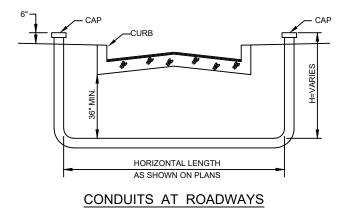


CONTRACTOR / CPS CONSTRUCTION NOTE:

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- 2. ANY DISCREPANCY BETWEEN C.P.S. AND CONTRACTOR SHALL BE
- 3. IF CPS INSTALLS CROSSINGS, CONTRACTOR SHALL GRADE SUB-GRADE AND NOT COMPACT OR LIME.

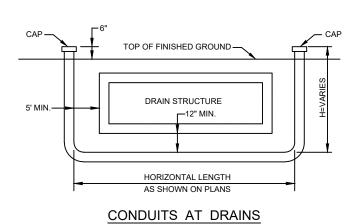
A BEXAR COUNTY RIGHT-OF-WAY PERMIT SHALL BE OBTAINED.





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EXISTING STRUCTURE



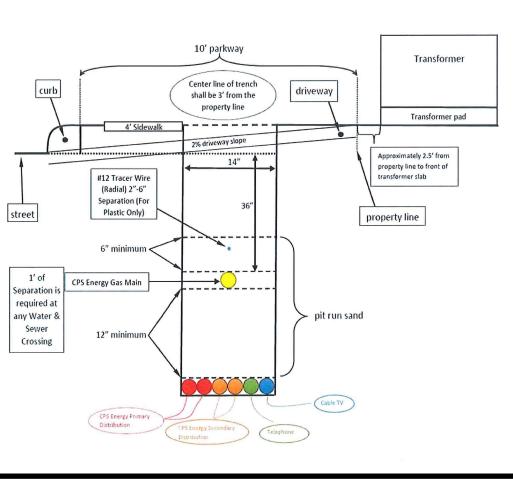
CONDUIT SLEEVE DETAILS (TYPICAL)

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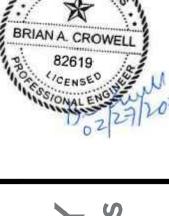


DS-1

Gas & Electric Trench Joint with Other Utilities



BRIAN A. CROWELL 82619



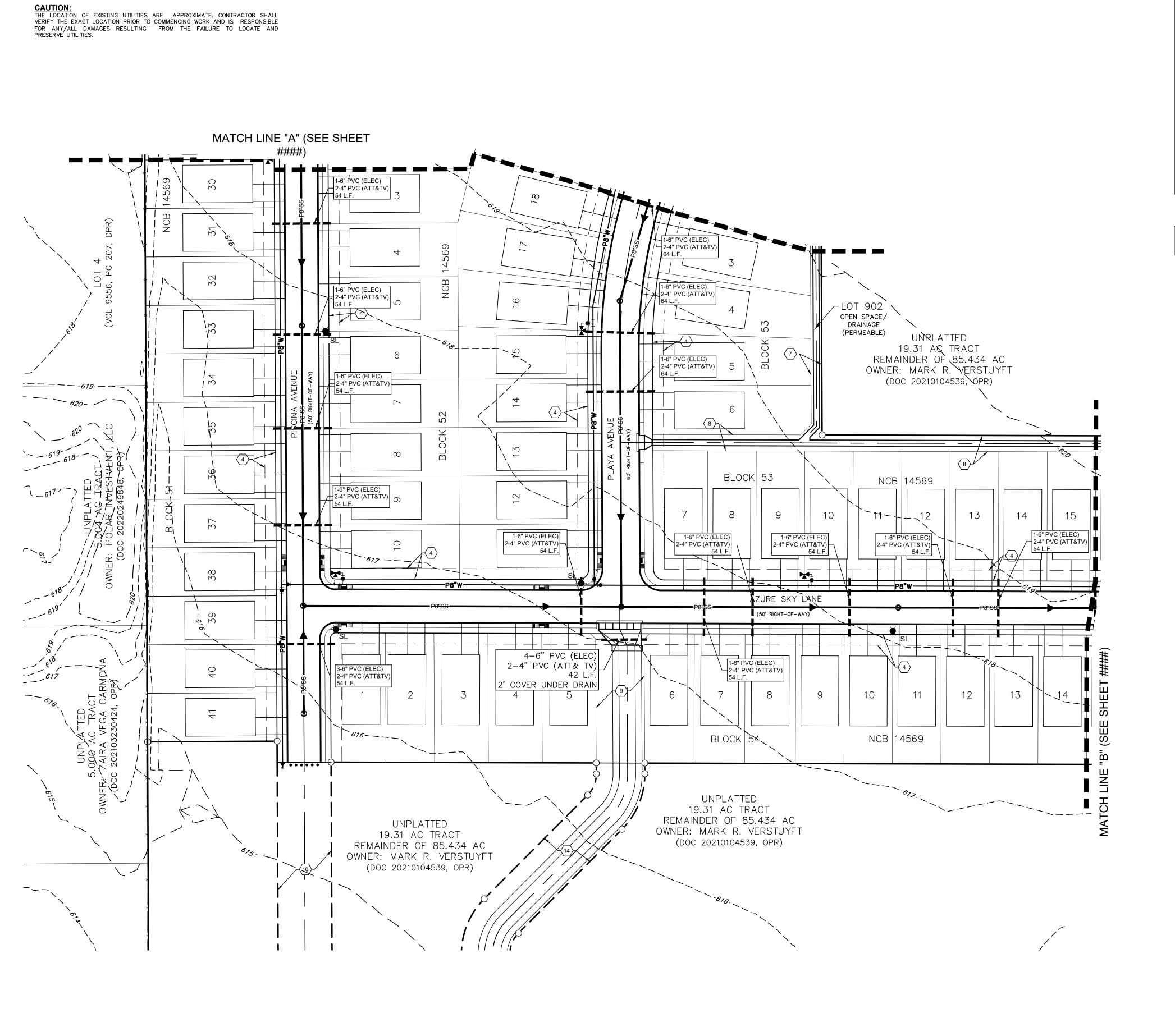
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PLAT NO. 24-11800371 JOB NO. 124207.00 JANUARY 2025 DRAFTED

CHECKED BC DESIGN BC

FARMS VERAN

C3.1 SHEET ___



TRENCH EXCAVATION SAFETY PROTECTION:

WORKING IN AND AROUND TRENCH EXCAVATION.

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 SITES 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 THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR

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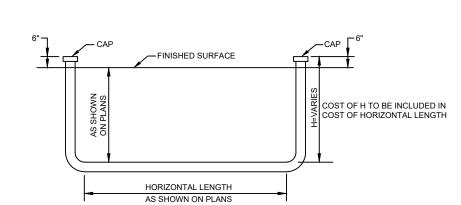
EASEMENT KEYNOTES 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. $\langle 2 \rangle$ 10' WATER EASEMENT 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5) 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) $\langle 9 \rangle$ 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET 20' SANITARY SEWER EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.

BEXAR COUNTY RIGHT-OF-WAY PERMIT NOTE PRIOR TO WORKING IN EXISTING BEXAR COUNTY RIGHT-OF-WAY, A BEXAR COUNTY RIGHT-OF-WAY PERMIT SHALL BE OBTAINED.

> NOTE: SEE SANITARY SEWER PLANS FOR DESIGN SPECIFIC INFORMATION.

STREET LIGHT LEGEND

PROPOSED 100 WATT STREET LIGHT

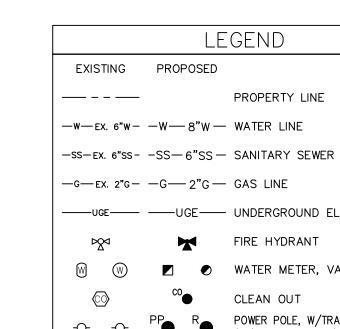


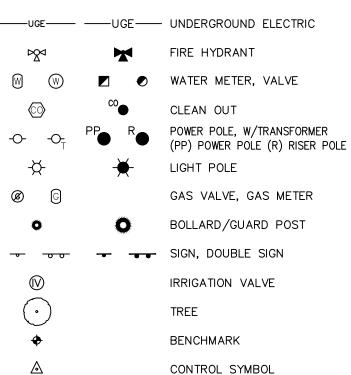
TYPICAL PRIVATE CONDUIT SLEEVE DETAIL

PRIVATE CONDUITS TO INCLUDE LONG-SWEEP 90°. CONDUIT TO EXTEND MIN. 6" ABOVE FINISHED SURFACE.

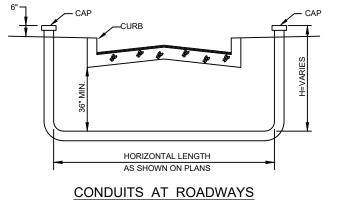
CONTRACTOR / CPS CONSTRUCTION NOTE:

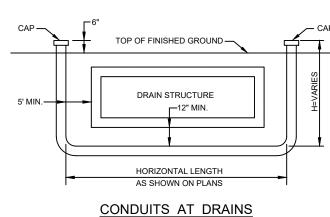
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- 3. IF CPS INSTALLS CROSSINGS, CONTRACTOR SHALL GRADE SUB-GRADE AND NOT COMPACT OR LIME. CONTRACTOR SHALL COORDINATE WITH CPS.





EXISTING STRUCTURE





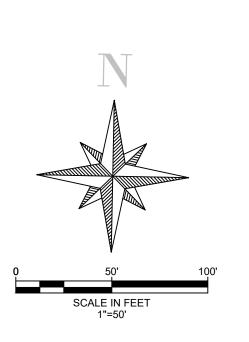
CONDUIT SLEEVE DETAILS (TYPICAL)

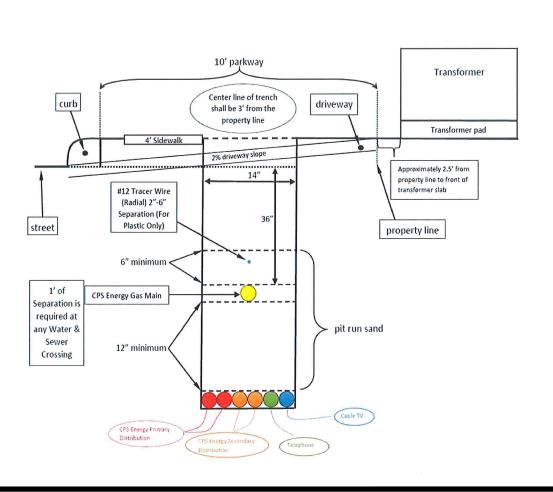
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 ATT & TV CONDUIT SLEEVES AT DEPTH AND VERTICAL SPACING REQUIRED PER CPS ENERGY.
- 2.) LOCATION OF SLEEVES SHOWN ARE FOR ILLUSTRATION. SLEEVES SHALL HAVE A MINIMUM 6.0-FEET SEPARATION FROM WATER SERVICES. 3.) COST OF H TO BE INCLUDED IN COST OF



DS-1

Gas & Electric Trench Joint with Other Utilities





BRIAN A. CROWELL 82619

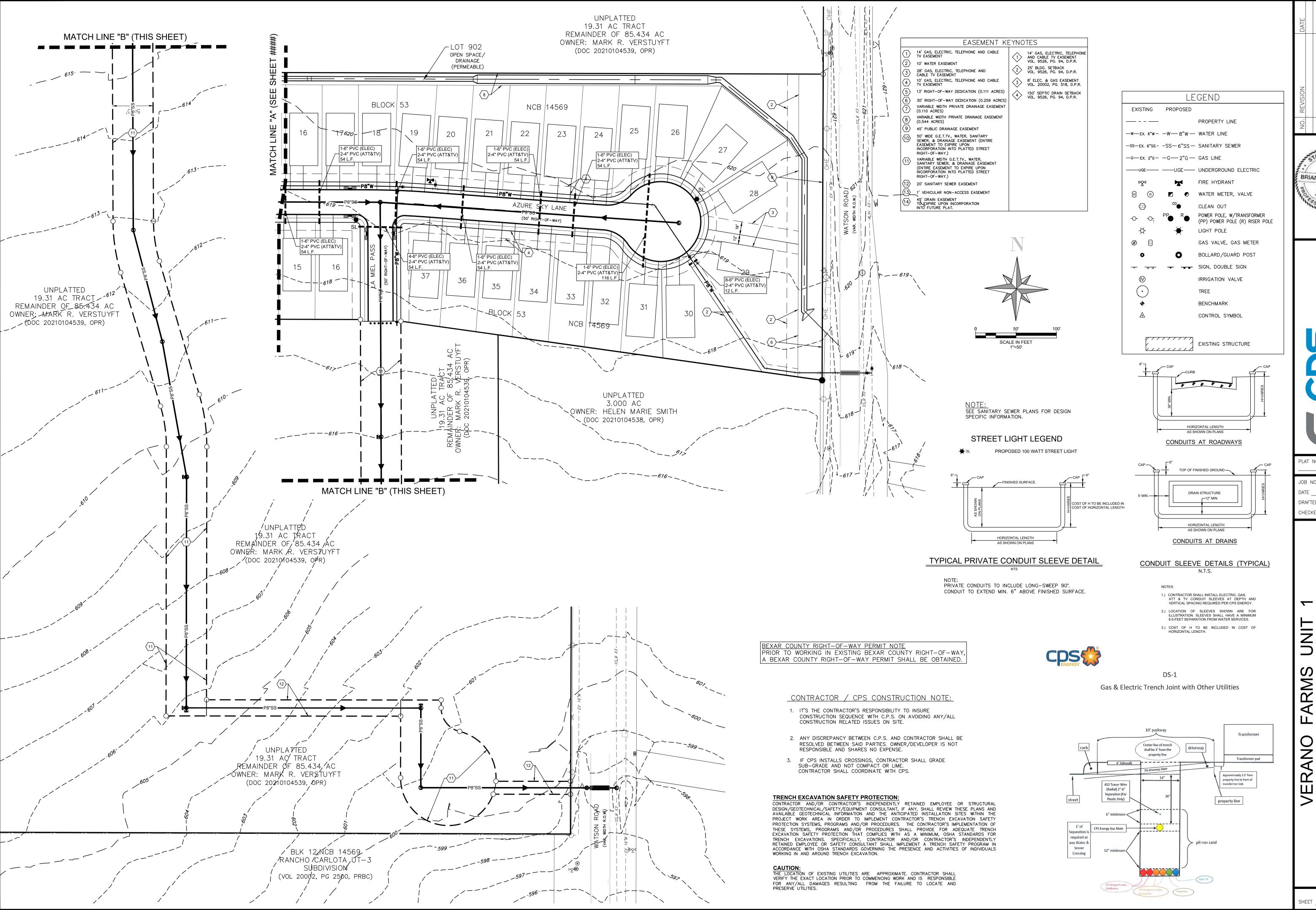
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24-11800371 JOB NO. 124207.00 JANUARY 2025

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FARMS VERAN

C3.2



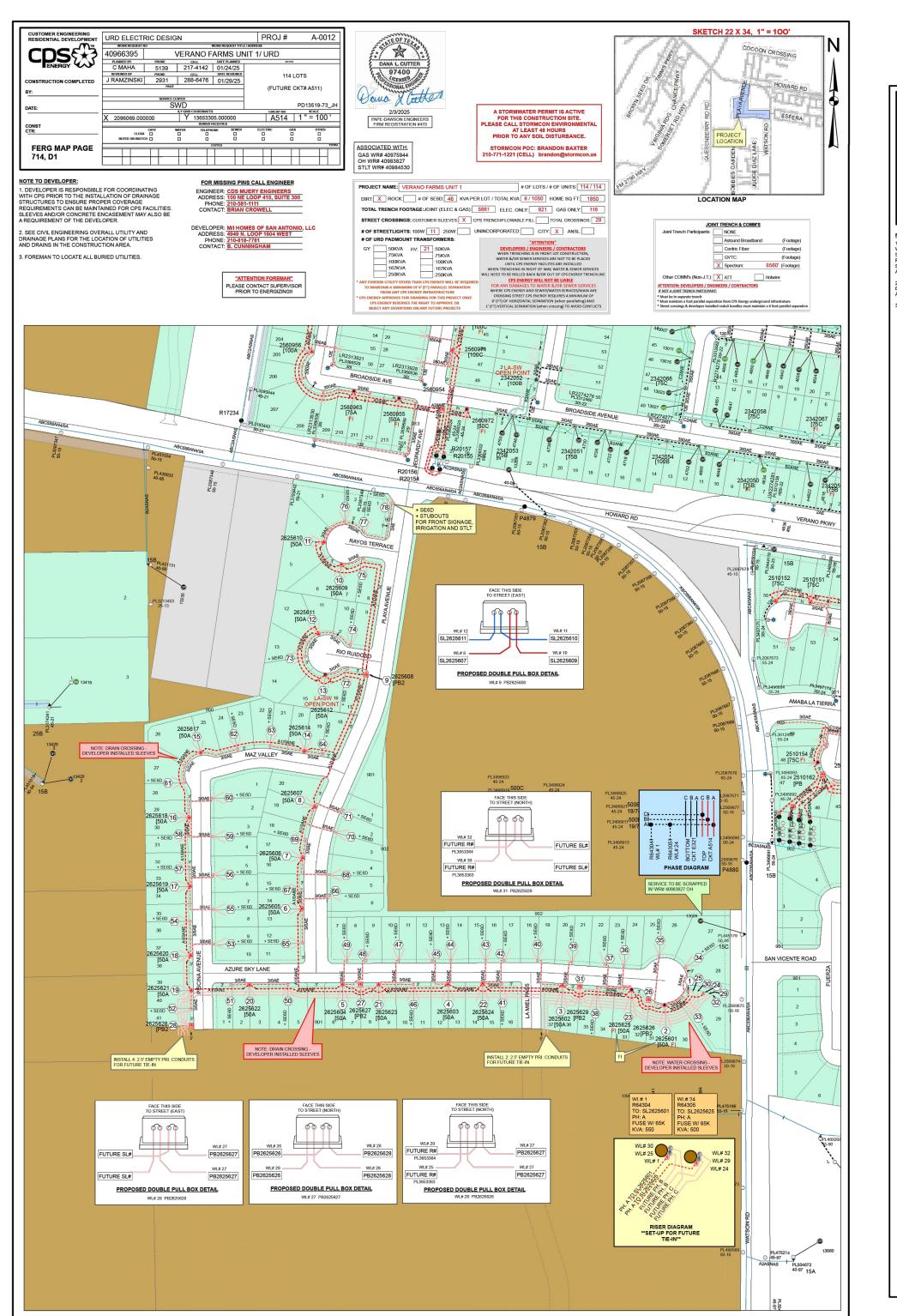


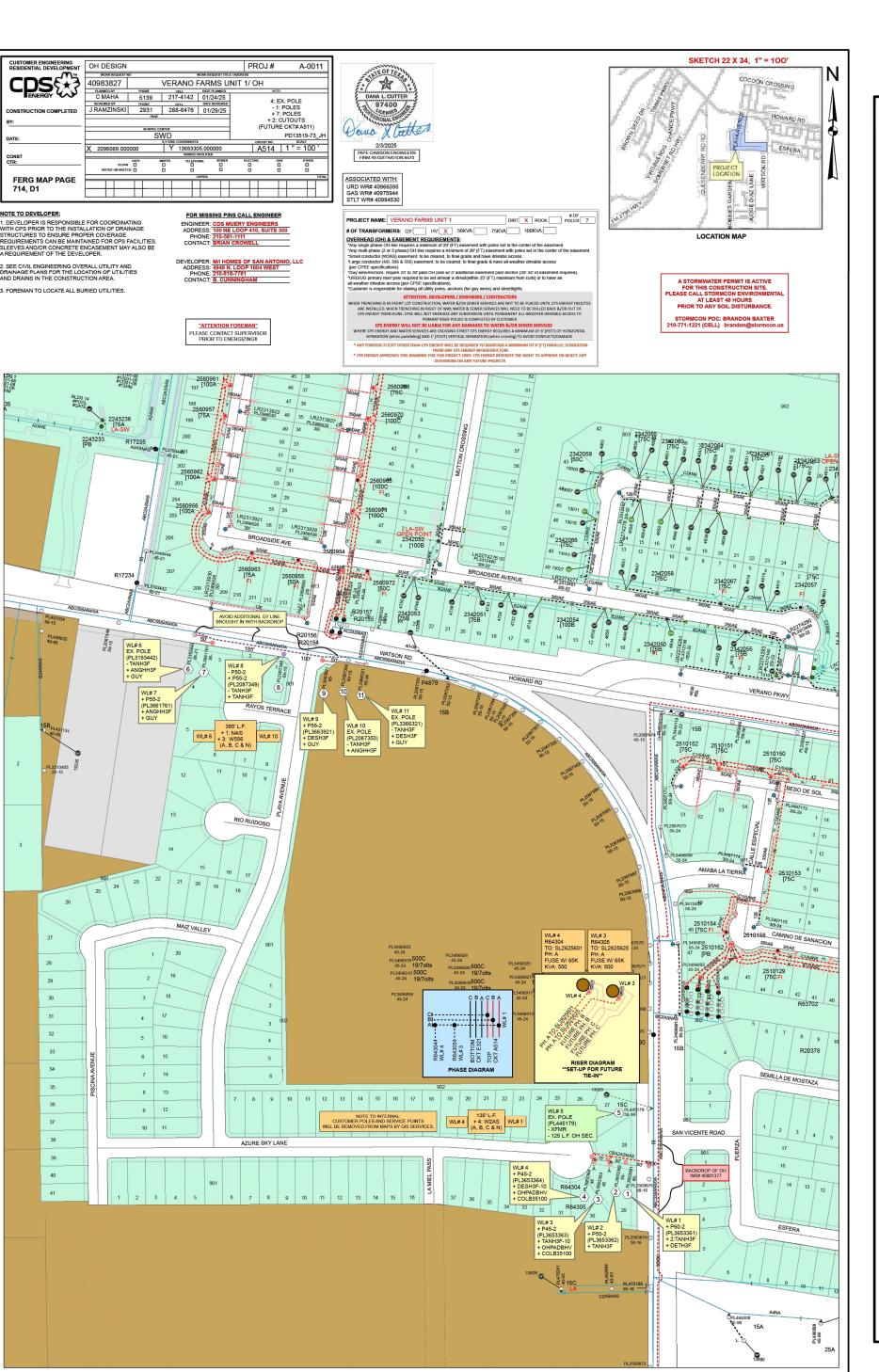
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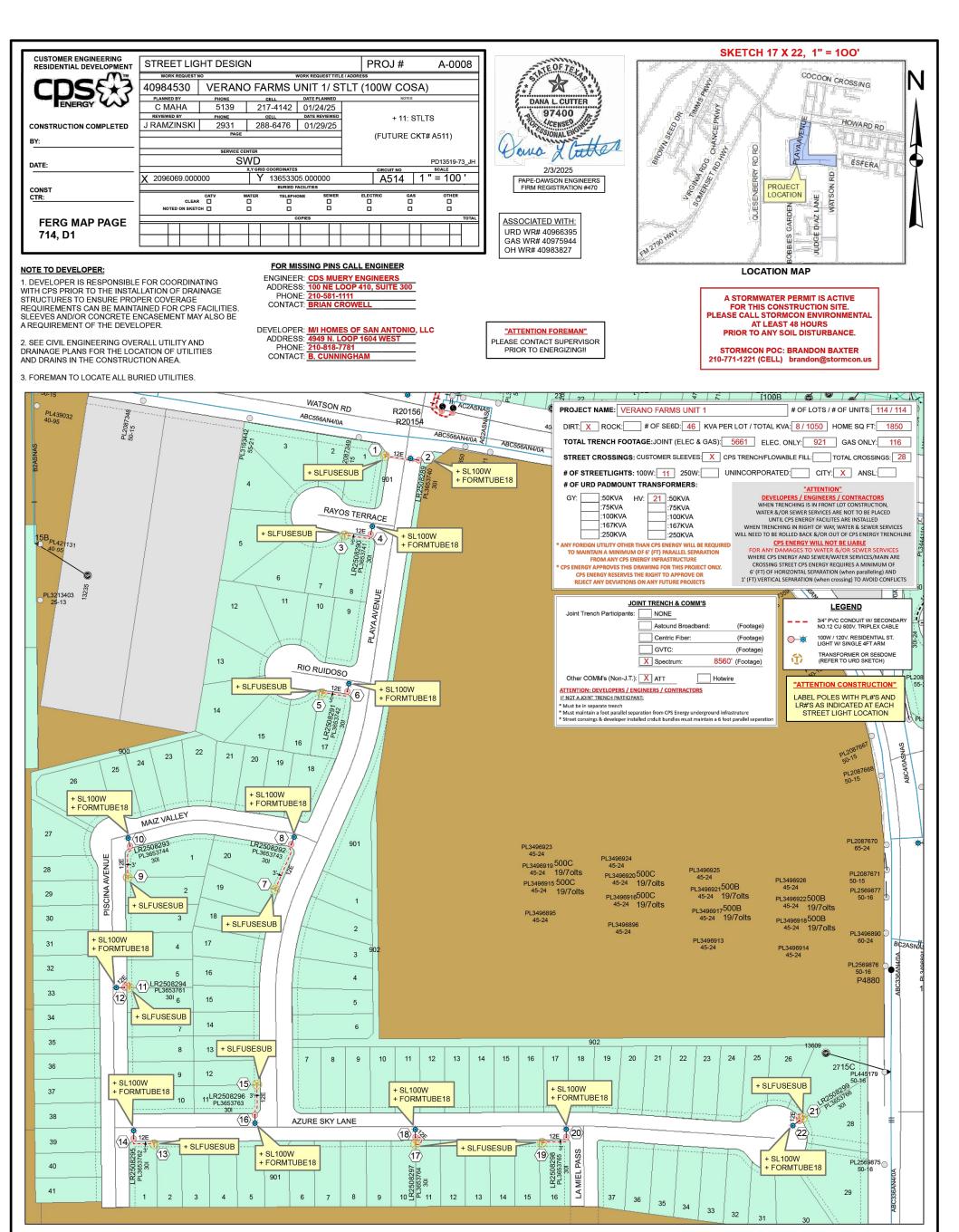
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PLAT NO. 24-11800371

JOB NO. 124207.00 CHECKED BC DESIGN BC

FARMS VERANO

CP

SAWS JOB NO. - 24-1643

SANITARY SEWER PLANS

FOR

VERANO FARMS UNIT 1

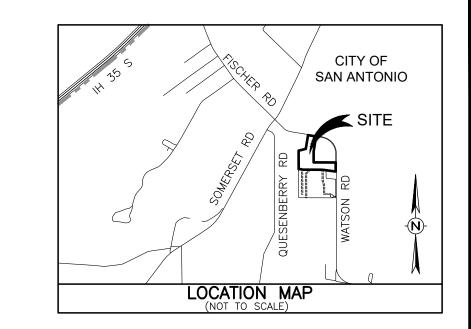
SAN ANTONIO, TEXAS

WATSON ROAD

AZURE SKY LANE

OVERALL SITE MAP

MAIZ VALLE



BRIAN A. CROWELL

24-11800371

JOB NO. 124207.00

CHECKED BC DESIGN BC

- 1. SANITARY SEWER LATERALS TO BE LOCATED AS SHOWN ON THE SANITARY SEWER PLANS.
- PAY CUTS FOR SANITARY SEWERS LOCATED IN STREETS ARE ESTIMATED TO THE LOWER OF FINISHED SUBGRADE ELEVATION OR EXISTING GROUND. PAY CUTS ARE TO EXISTING GROUND IN UNPAVED AREAS.
- ALL RESIDENTIAL SEWER LATERALS ARE 6" DIA. AND 35 FEET IN LENGTH UNLESS NOTED OTHERWISE.
- 4. EXTEND ALL SANITARY SEWER LATERALS TO THE EASEMENT LINE AS INDICATED.
- 6. SDR FITTINGS WILL MATCH SDR SEWER MAIN, NO SEPARATE PAY ITEM.
- 7. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SEWER TRENCH THUS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.

ITEM	DESCRIPTION	UNIT	QUANTITI
1	6" SANITARY SEWER LATERALS, INCLUDES WYES (SDR-26)	LF	4,576
2	8" SANITARY SEWER PIPE SDR-26 (6'-8')	LF	2,287
3	8" SANITARY SEWER PIPE SDR-26 (6'-8') *	LF	120
4	8" SANITARY SEWER PIPE SDR-26 (8'-10')	LF	1,261
5	8" SANITARY SEWER PIPE SDR-26 (8'-10') *	LF	40
6	8" SANITARY SEWER PIPE SDR-26 (10'-12')	LF	501
7	8" SANITARY SEWER PIPE, SDR-26 (12'-14')	LF	643
8	8" SANITARY SEWER PIPE SDR-26 (12'-14') *	LF	20
9	8" SANITARY SEWER PIPE, SDR-26 (14'-16')	LF	558
10	WATERTIGHT RING & COVER SEWER MANHOLES (0'-6')	EA	25
11	EXTRA DEPTH MANHOLE (>6')	VF	99
12	TRAFFIC CONTROL	LS	1
13	CUT AND REPLACE PAVEMENT	LF	24
14	SEWER MAIN T.V. INSPECTION	LF	5,430
15	TRENCH EXCAVATION PROTECTION	LF	10,006
	* MINIMUM 160 PSI PIPE		

CIVIL SHEET INDEX					
SHT NO.	TITLE				
C4.0	SANITARY SEWER COVER SHEET				
C4.1	SANITARY SEWER GENERAL NOTES				
C4.2	SANITARY SEWER PLAN				
C4.3	SANITARY SEWER PLAN				
C4.4	SANITARY SEWER PLAN				
C4.5	SANITARY SEWER LINE A				
C4.6	SANITARY SEWER LINE A				
C4.7	SANITARY SEWER LINE B				
C4.8	SANITARY SEWER LINE C				
C4.9	SANITARY SEWER LINE D				
C4.10	SANITARY SEWER LINE E & F				
C4.11	SANITARY SEWER LINE G				
C4.12	SANITARY SEWER LINE H				

LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

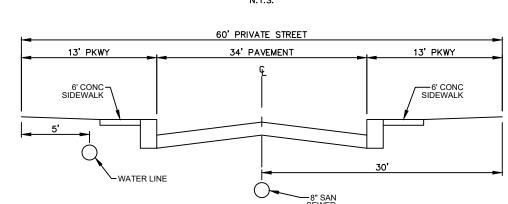
Developer's Name M/I HOME	ES OF SAN ANTONIO, LLC
Developer's AddressVER/	ANO FARMS UNIT 1
	StateTEXAS Zip78249
	Fax #
126-530 128- SAWS Block Maps <u>128-528</u>	⁻⁵³⁰ Total EDU's <u>114</u> Total Acreage <u>26.226</u>
· ·	LAND-PLAT- 5,430 L.F. ~ 8"SDR-26 Plat No. 24-11800371
·	SAWS Job No24-1643

- 5. SANITARY SEWER WILL BE PVC SDR 26 PER A.S.T.M. SPECIFICATIONS, UNLESS OTHERWISE NOTED ON PLAN AND PROFILE SHEETS.
- 8. QUANTITIES ARE BASED ON CURRENT SAWS SPECIFICATIONS.

9	. ALL	SANITARY	SEWER	LATERALS	SHALL	HAVE	Α	MIN.	2.0%	SLOPE	TO	THE	PROPERTY
	UNLE	SS OTHERN	MISE NO	TED.									

ITEM	DESCRIPTION	UNIT	QUANTITIY
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C4.9	SANITARY SEWER LINE D				
C4.10	SANITARY SEWER LINE E & F				
C4.11	SANITARY SEWER LINE G				
C4.12	SANITARY SEWER LINE H				



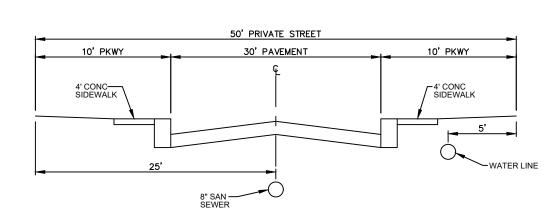
PLAYA AVENUE
TYPICAL LOCAL "B" STREET SECTION

EASEMENT KEYNOTES 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' WATER EASEMENT 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R. 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET **ENGINEER:** CDS MUERY VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET ATTN: BRIAN CROWELL, P.E. 100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216 RIGHT-OF-WAY.) TEL: (210) 581-1111 20' SANITARY SEWER EASEMENT FAX: (210) 581-5555 1' VEHICULAR NON-ACCESS EASEMENT 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT. OWNER/DEVELOPER: DAVID A. McGOWEN M/I HOMES OF SAN ANTONIO, LLC 4949 NW LOOP 410, SUITE 220 SAN ANTONIO, TX 78249

	BENCHMARK INFORMATION	
NO.	NO. DESCRIPTION	
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



C4.0

SAWS JOB NO. 24-1643

SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT JANUARY 2022

GENERAL SECTION

- 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 PUBLIC WORKS CONSTRUCTION". E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
- 2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
- 3. THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP: //WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
- 4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT
- (210) 233-2973. ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.
- 5. LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS.
- 6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINFSS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING
- CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES: SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES
- COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480
- COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951 TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A RESULT OF THE PROJECT'S CONSTRUCTION.
- 8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
- 9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE ORDINANCES WHEN EXCAVATING NEAR TREES.
- 10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- 11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS.
- REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG. WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48

HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE 13. CONTRACTOR TO PLACE 4-INCHES OF FLEXIBLE BASE MATERIAL AT TRENCH SURFACE PER
- UNCOVERED FOR PROPER INSPECTION.
- 12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
- 13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

SEWER SECTION

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO SANITARY SEWER OVERFLOW (SSO) OCCURS AS A RESULT OF THEIR WORK. ALL CONTRACTOR PERSONNEL RESPONSIBLE FOR SSO PREVENTION AND CONTROL SHALL BE TRAINED ON PROPER RESPONSE. SHOULD AN SSO OCCUR, THE CONTRACTOR SHALL:
- A. IDENTIFY THE SOURCE OF THE SSO AND NOTIFY SAWS EMERGENCY OPERATIONS CENTER (EOC) IMMEDIATELY AT (210) 233-2014. PROVIDE THE ADDRESS OF THE SPILL AND AN ESTIMATED VOLUME OR FLOW. B. ATTEMPT TO FLIMINATE THE SOURCE OF THE SSO.
- C. CONTAIN SEWAGE FROM THE SSO TO THE EXTENT OF PREVENTING A POSSIBLE CONTAMINATION OF WATERWAYS. D. CLEAN UP SPILL SITE (RETURN CONTAINED SEWAGE TO THE COLLECTION SYSTEM IF POSSIBLE) AND PROPERLY DISPOSE OF CONTAMINATED SOIL/MATERIALS.
- E. CLEAN THE AFFECTED SEWER MAINS AND REMOVE ANY DEBRIS. F. MEET ALL POST-SSO REQUIREMENTS AS PER THE EPA CONSENT DECREE, INCLUDING LINE CLEANING AND TELEVISING THE AFFECTED SEWER MAINS (AT SAWS DIRECTION) WITHIN 24 HOURS.
- SHOULD THE CONTRACTOR FAIL TO ADDRESS AN SSO IMMEDIATELY AND TO SAWS SATISFACTION, THEY WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY SAWS, INCLUDING ANY FINES FROM EPA, TCEQ AND/OR ANY OTHER
- NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE FOR THIS WORK. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TCEQ AND SAWS.
- IF BYPASS PUMPING IS REQUIRED, THE CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH SAWS STANDARD SPECIFICATION FOR WATER AND SANITARY SEWER CONSTRUCTION, ITEM NO. 864, "BYPASS PUMPING".
- PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING FORCE MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT (210) 233-2973 AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY.
- 4. SEWER PIPE WHERE WATER LINE CROSSES SHALL BE 160 PSI AND MEET THE REQUIREMENTS OF ASTM D2241, TAC 217.53 AND TCEQ 290.44(E)(4)(B). CONTRACTOR SHALL CENTER A 20' JOINT OF 160 PSI PRESSURE RATED PVC AT THE PROPOSED WATER CROSSING.
- ELEVATIONS POSTED FOR TOP OF MANHOLES ARE FOR REFERENCE ONLY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ALLOWANCES AND ADJUSTMENTS FOR TOP OF MANHOLES TO MATCH THE FINISHED GRADE OF THE PROJECT'S IMPROVEMENTS. (NSPI)
- 6. SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER: ALL SPILLS, OVERFLOWS, OR DISCHARGES OF WASTEWATER, RECYCLED WATER, PETROLEUM PRODUCTS, OR CHEMICALS MUST BE REPORTED IMMEDIATELY TO THE SAWS INSPECTOR ASSIGNED TO THE COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP). THIS REQUIREMENT APPLIES TO EVERY SPILL, OVERFLOW, OR DISCHARGE REGARDLESS OF SIZE.
- MANHOLE AND DEFLECTION (MANDREL) TESTING AND THE TV INSPECTION MUST BE PERFORMED AND PASSED PRIOR TO FINAL FIELD ACCEPTANCE BY SAWS CONSTRUCTION INSPECTION DIVISION.
- 3. ALL PVC PIPE OVER 14 FEET OF COVER SHALL BE EXTRA STRENGTH WITH MINIMUM PIPE STIFFNESS OF 115 PSI.

GENERAL UTILITY NOTES

- 1. THERE ARE UTILITY CROSSINGS ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL GRAVITY LINE CROSSINGS (SANITARY SEWER, STORM SEWER, WALL DRAINS, ETC.) TO ENSURE NO CONFLICTS OCCUR PRIOR TO UTILITY LINE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IF GRAVITY LINE VERTICAL ADJUSTMENTS. ARE NECESSARY. CONTRACTOR IS EXPECTED TO MAKE ADJUSTMENT OF NON-GRAVITY UTILITY LINES AS NECESSARY TO AVOID CONFLICTS AND MAINTAIN THE MINIMUM BURY DEPTHS OF EACH UTILITY AS SPECIFIED.
- 2. WHEN SANITARY SEWER LINES ARE INSTALLED IN THE VICINITY OF POTABLE WATER MAINS, SUCH INSTALLATION OF SANITARY SEWER AND WATER FACILITIES SHALL BE IN STRICT COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 290 - "PUBLIC DRINKING WATER", SUBCHAPTER D, "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS " AND CHAPTER 217 - "DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
- 3. FITTINGS FOR WATER SHOWN ON THE DRAWINGS REPRESENT GENERAL ALIGNMENT AND INSTALLATION INTENTION AND DO NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL INCIDENTAL FITTINGS AND APPURTENANCES FOR HORIZONTAL AND VERTICAL ALIGNMENT ADJUSTMENTS, MATERIAL ADAPTERS, PIPE SIZE REDUCTION, TIE-INS TO EXISTING MAINS, INSTALLATION SPECIALTIES, ETC.

EXCAVATION, SHORING, AND RESTORATION

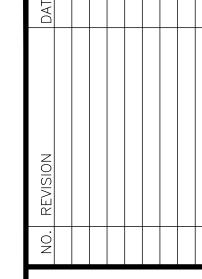
- . CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM, 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 OF ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- . 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
- 3. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEM NO. 550 & 804.
- . PROTECTION OF EXISTING BUILDING STRUCTURES ALONG THE PIPELINE ROUTE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION ITEM 804. THERE WILL BE NO SEPARATE PAYMENT FOR STRUCTURE PROTECTION (SHEETING, SHORING, ETC.). THE COST FOR THIS WORK MUST BE INCLUDED IN THE APPROPRIATE BID ITEM(S).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES. NO SEPARATE PAYMENT SHALL BE MADE FOR REQUIRED RESTORATIONS, UNLESS OTHERWISE SHOWN.
- 6. 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
- 7. 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
- 8. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SHORING, BRACING, AND/OR OTHER SUITABLE SUPPORT FOR THE POLES DURING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES, RESIDENTS AND BUSINESSES WITH ACCESS TO AND FROM THEIR HOMES AND ESTABLISHMENTS AND ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE. (NO SEPARATE PAY ITEM.)
- 10. CONTRACTOR TO NOTIFY CUSTOMERS 24 HOURS PRIOR TO ANY SERVICE OUTAGE.
- 11. CONTRACTOR SHALL NOTIFY BEXAR COUNTY RIGHT-OF-WAY DEPT. AT LEAST 24 HOURS BEFORE TEMPORARY ROAD CLOSURES.
- 12. CONTRACTOR SHALL PROTECT ROADWAY PAVEMENTS USED FOR STORAGE OF PIPE MATERIALS AND EQUIPMENT. BEXAR COUNTY RIGHT-OF-WAY DEPT. WILL DETERMINE LEVEL OF REPAIR REQUIRED FOR ANY PAVEMENT DAMAGED BY CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED PAVEMENT CAUSED BY CONTRACTOR.

GENERAL SITE NOTES

- CONTRACTOR WILL BE PROVIDED WITH GROUND CONTROL POINTS ESTABLISHING LAYOUT "CONTROL LINES" AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OTHER LAYOUT AND GRADE CONTROL SURVEYING FOR CONSTRUCTION OF THE PROJECT.
- 2. EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND OBSERVABLE SURFACE FEATURES. ACTUAL LOCATIONS MAY VERY AND UTILITIES NOT SHOWN ON THESE PLANS MY EXIST. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AND OWNER PERSONNEL FOR ASSISTANCE IN LOCATING ALL UNDERGROUND FACILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF UNDERGROUND FACILITIES WELL AHEAD OF CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED UTILITIES AND FOR DAMAGES CAUSED TO OWNER OR OTHER PARTIES ARISING FROM SERVICE INTERRUPTION OR LOSS OF USE.
- . CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SERVICE TERMINATION ASSOCIATED WITH UTILITY LINES TO BE REMOVED OR ABANDONED.
- 4. WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- 5. AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ARCHITECT/LANDSCAPE ARCHITECT IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
- 6. UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR IN THE LANDSCAPE PLANS/SPECIFICATIONS THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6", CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
- . ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
- 8. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
- 9. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM TO LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
- 10. WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
- 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 FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTORS 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- 12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

TRAFFIC CONTROL PLAN NOTES:

CONTRACTOR IS RESPONSIBLE FOR DESIGNING, COORDINATING CITY APPROVAL FOR/AND IMPLEMENTING THE TRAFFIC CONTROL PLAN FOR SEWER CONSTRUCTION OF THIS PROJECT.





24-11800371

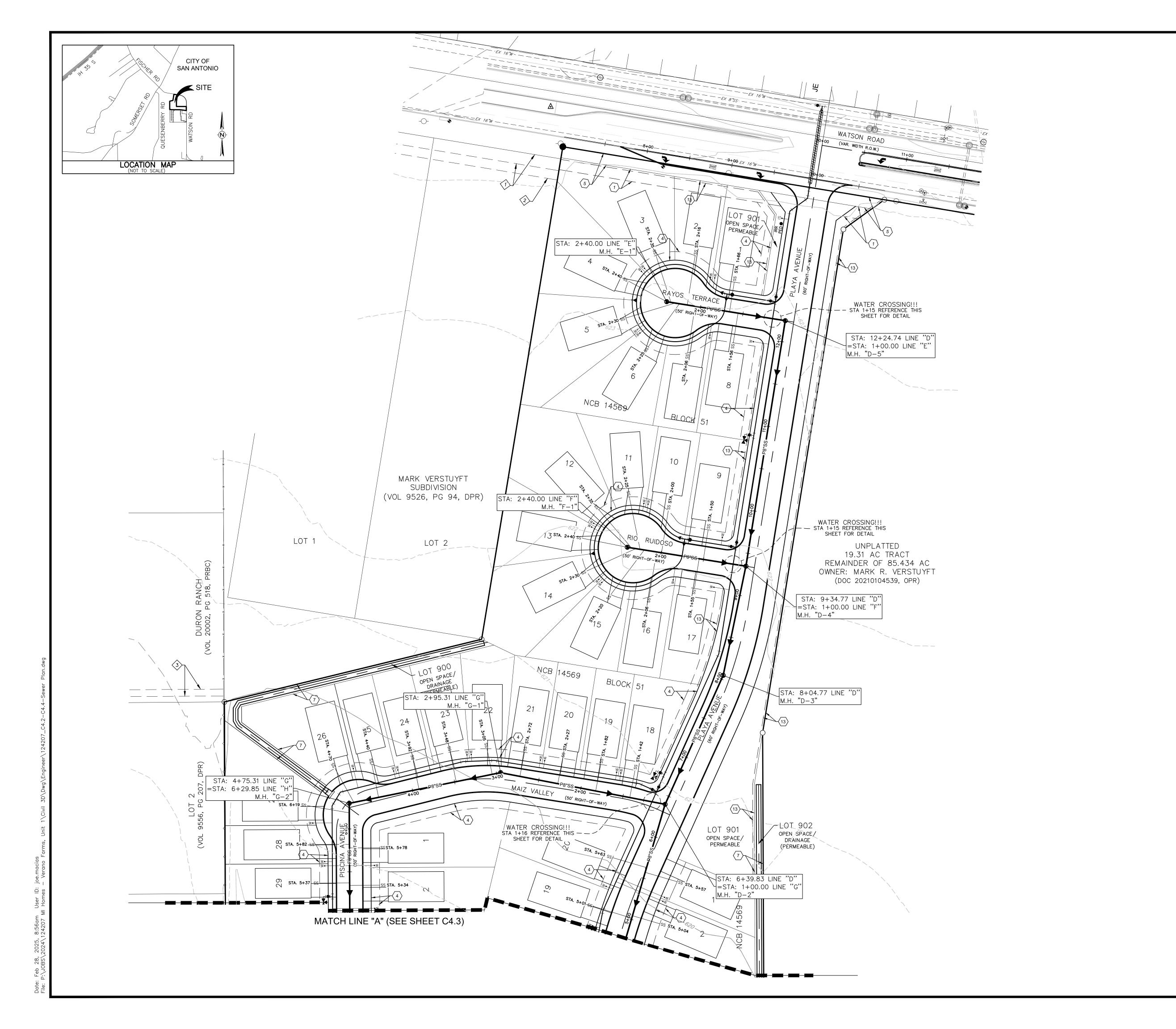
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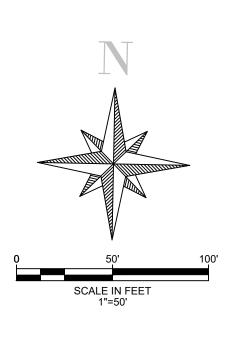
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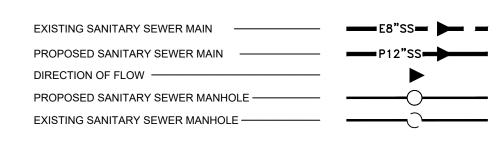
LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address VERANO FARMS UNIT 1 SAN ANTONIO State TEXAS Zip 78249 Phone #_____ Fax # ____ SAWS Block Maps <u>128-528</u> Total EDU's <u>114</u> Total Acreage <u>26.226</u> Total Linear Footage of Pipe __5,430 L.F. ~ 8"SDR-26 __ Plat No. __24-11800371 ___ SAWS Job No. ____24-1643 Number of Lots _____

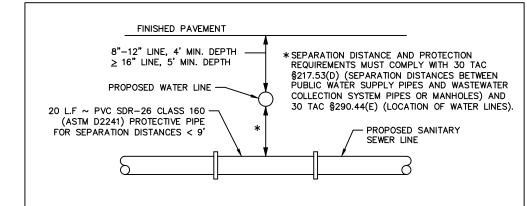
SAWS JOB NO. 24-1643







$\langle 1 \rangle$	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\langle 1 \rangle$	14' GAS, ELECTRIC, TELEPHONI AND CABLE TV EASEMENT
$\langle 2 \rangle$	10' WATER EASEMENT	$ \ \ \ \ \ \ \ $	VOL. 9526, PG. 94, D.P.R.
3	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\left \begin{array}{c} 2 \end{array} \right $	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
$\langle 4 \rangle$	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
(5)	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
<u></u>	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)	~	70L. 3020, 1 C. 3 1, B.I
$\overline{7}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10>	50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
11>	VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
(12)	20' SANITARY SEWER EASEMENT		
(13)	1' VEHICULAR NON-ACCESS EASEMENT		
14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

COMPACTION NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR TEST ADMINISTRATOR, PER EACH 12—INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

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 SITES 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 THESE 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.

CAUTION:
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SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name _ M/I HOMES OF SAN ANTONIO, LLC
Developer's Address VERANO FARMS UNIT 1
City <u>SAN ANTONIO</u> State <u>TEXAS</u> Zip <u>78249</u>
Phone # Fax #
SAWS Block Maps <u>128-538</u> Total EDU's <u>114</u> Total Acreage <u>26.2</u>
LAND-PLAT- Total Linear Footage of Pipe <u>5,430 L.F. ~ 8"SDR-26</u> Plat No. <u>24-11800371</u>
Number of Lots114 SAWS Job No24-1643

SAWS JOB NO. 24-1643



24-11800371

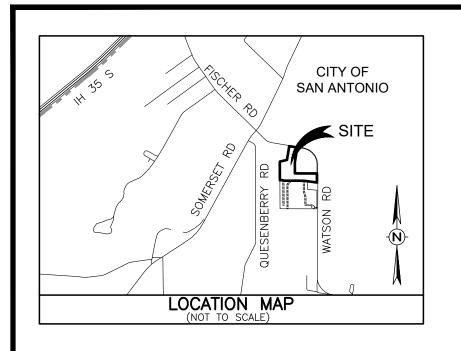
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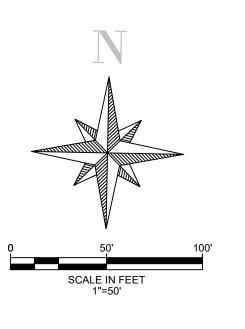
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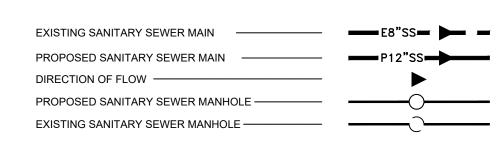
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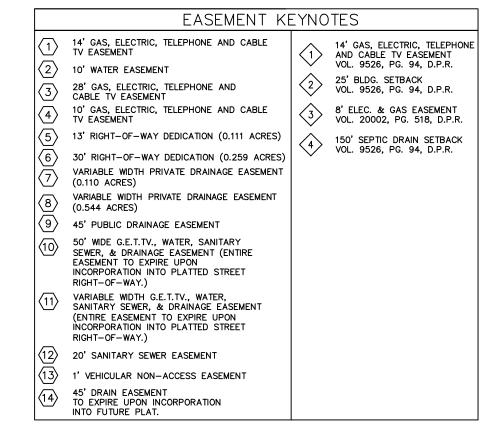
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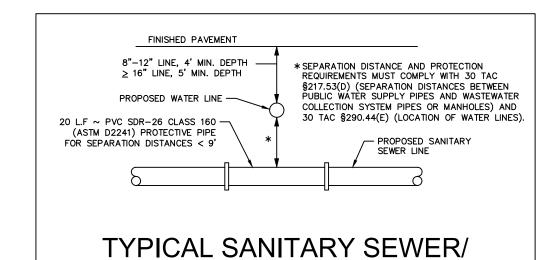
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WATER CROSSING DETAIL

COMPACTION NOTE
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SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Ī	Developer's Name _M/I HOMES OF SAN ANTONIO, LLC
1	Developer's Address VERANO FARMS UNIT 1
1	City SAN ANTONIO State TEXAS Zip 78249
1	Phone # Fax #
1	126-530 128-530 SAWS Block Maps <u>128-528</u> Total EDU's <u>114</u> Total Acreage <u>26.226</u>
ı	LAND-PLAT- Total Linear Footage of Pipe5,430 L.F. ~ 8"SDR-26 Plat No24-11800371
1	Number of Lots 114 SAWS Job No24-1643
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SAWS JOB NO. 24-1643



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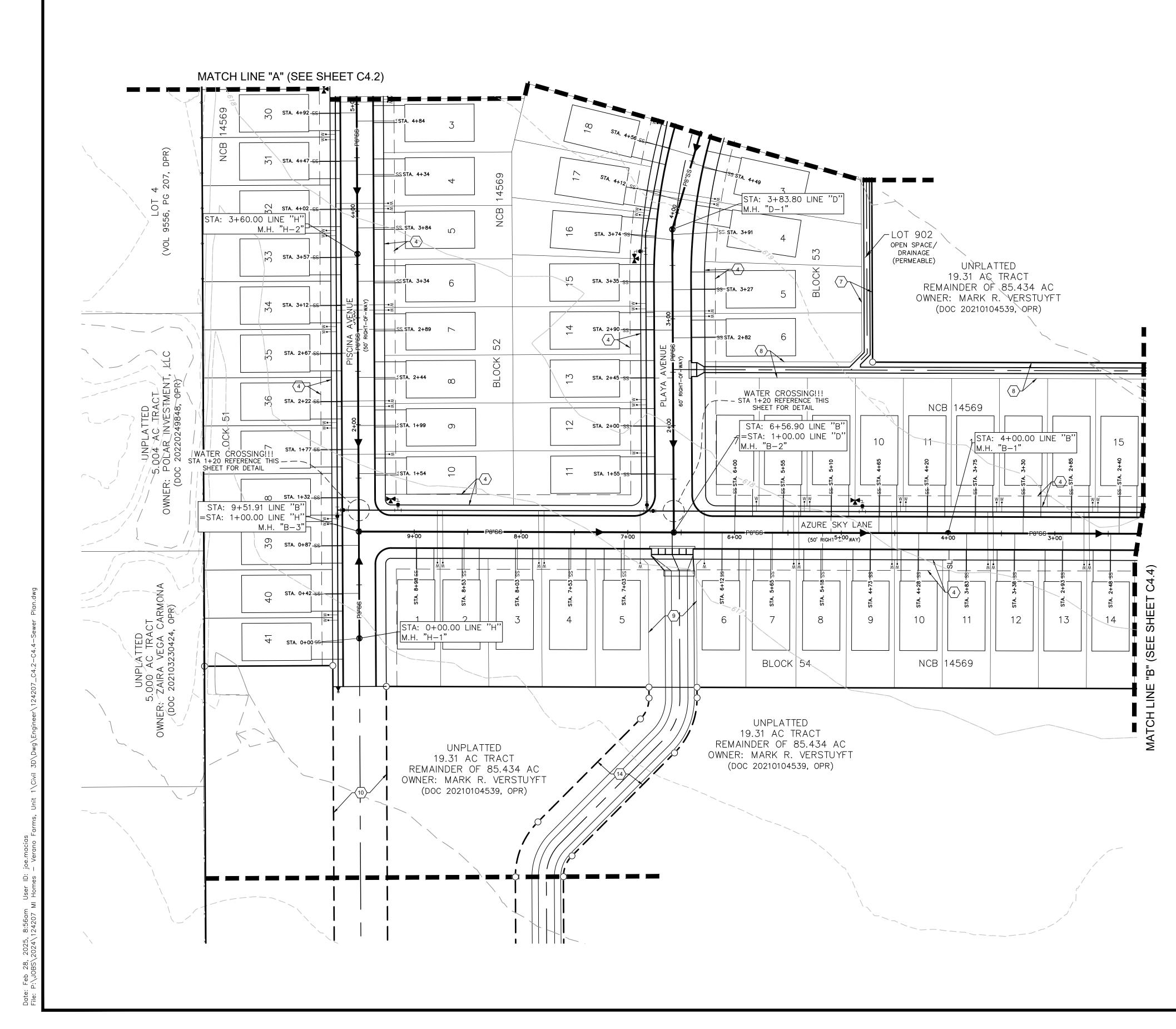
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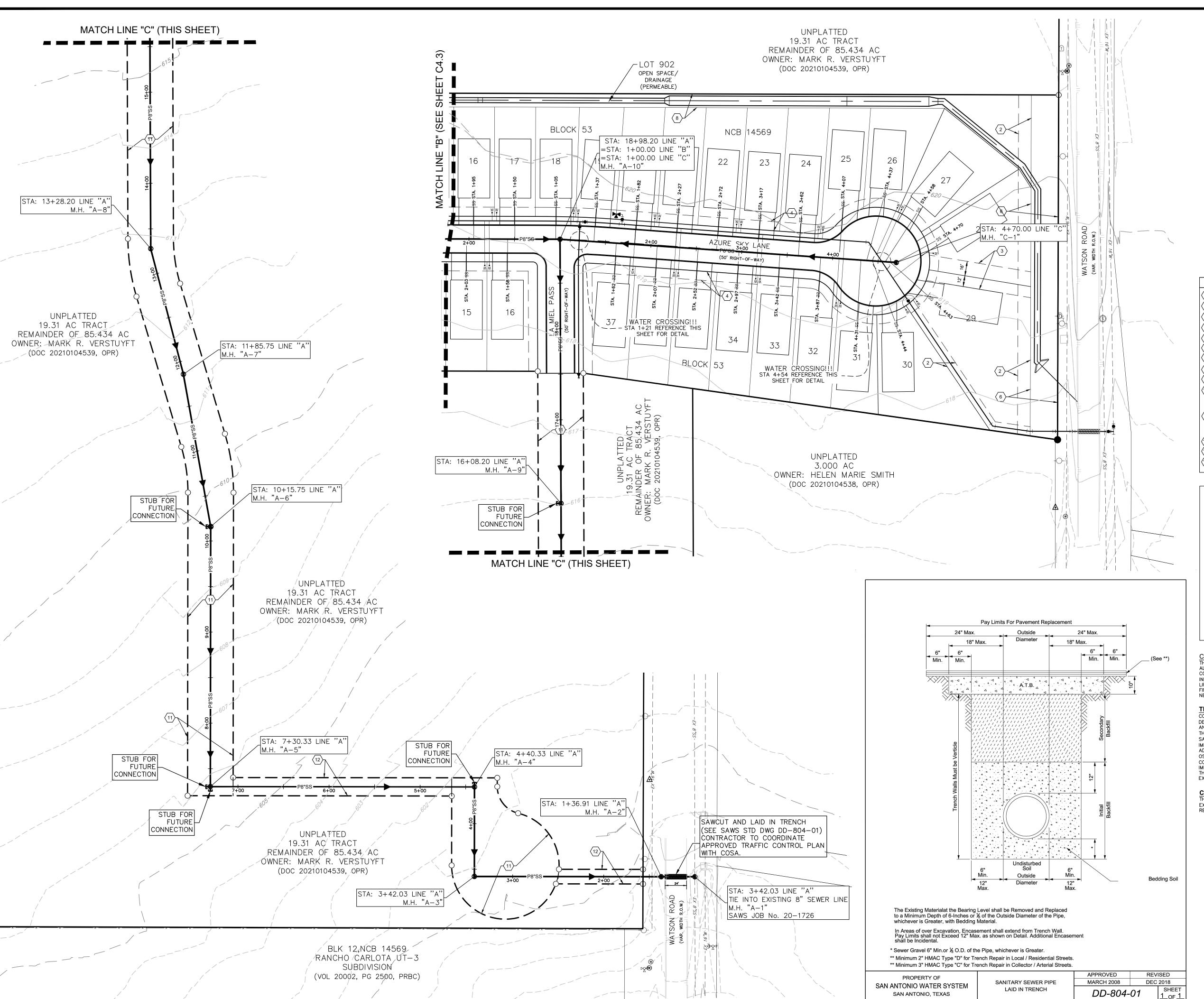
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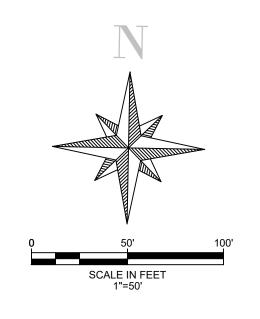
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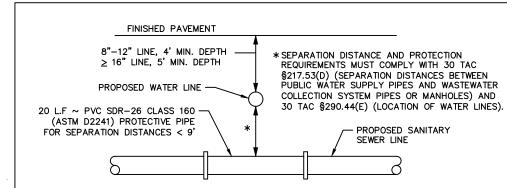






EXISTING SANITARY SEWER MAIN PROPOSED SANITARY SEWER MAIN DIRECTION OF FLOW PROPOSED SANITARY SEWER MANHOLE -EXISTING SANITARY SEWER MANHOLE -

	EASEMENT KE	EYNO	TES
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\langle \overline{1} \rangle$	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(2)	10' WATER EASEMENT	$\stackrel{\checkmark}{\sim}$	VOL. 9526, PG. 94, D.P.R.
3	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	< <u>2</u> >	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
$\langle 4 \rangle$	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\overline{3}$	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
(5)	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		102. 0020, 10. 01, 2
$\overline{7}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10>	50' WDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
11>	VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
12	20' SANITARY SEWER EASEMENT		
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14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL

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SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address VERANO FARMS UNIT 1 SAN ANTONIO State TEXAS Zip 78249 Phone #______ Fax # ____ SAWS Block Maps <u>128-528</u> Total EDU's <u>114</u> Total Acreage <u>26.226</u> Total Linear Footage of Pipe __5,430 L.F. ~ 8"SDR-26 __ Plat No. __24-11800371 ____114 _____ SAWS Job No. ____24-1643

SAWS JOB NO. 24-1643





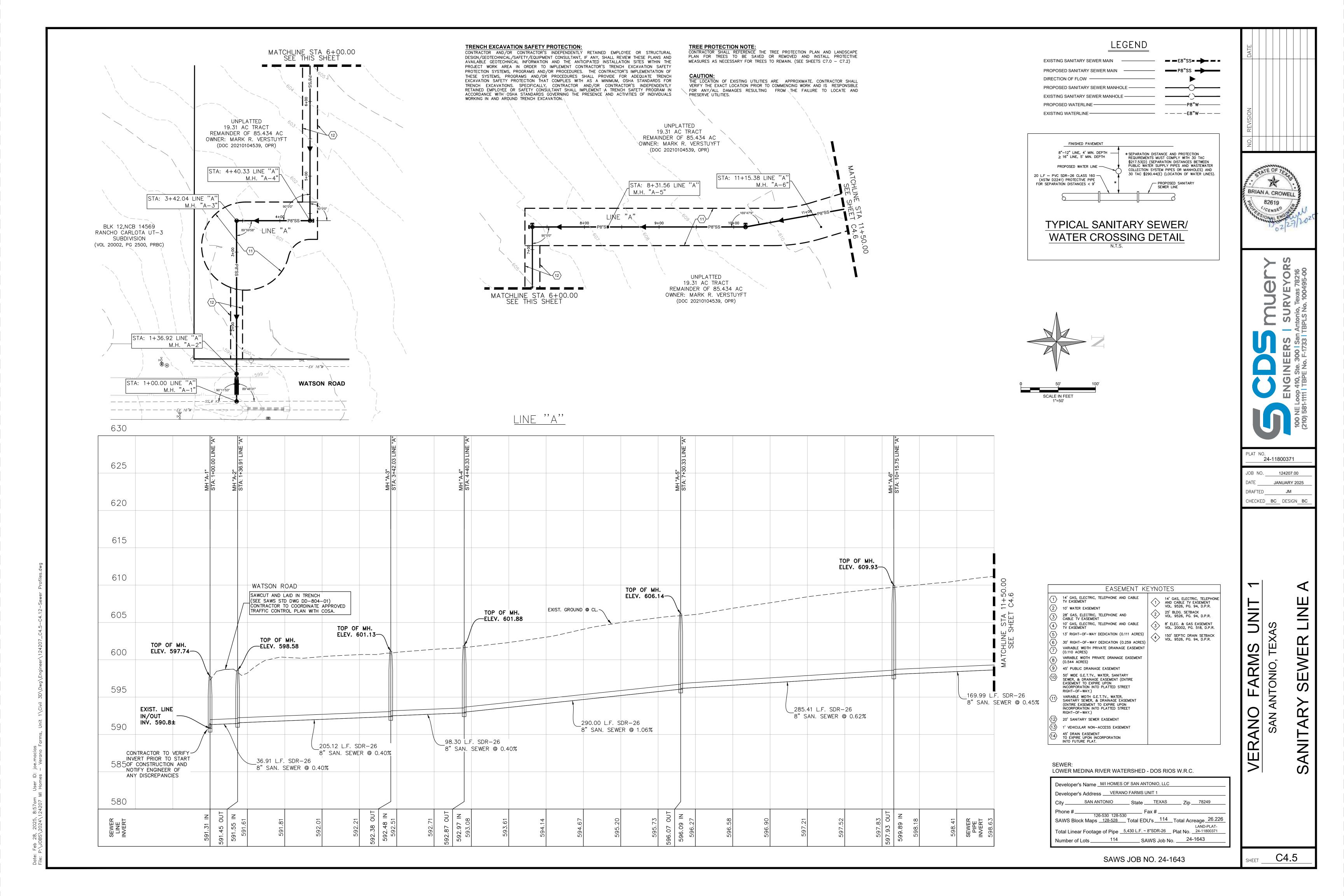
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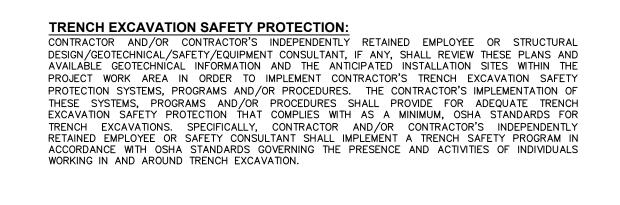
JOB NO. 124207.00 JANUARY 2025

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TREE PROTECTION NOTE:

CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS C7.0 - C7.2)

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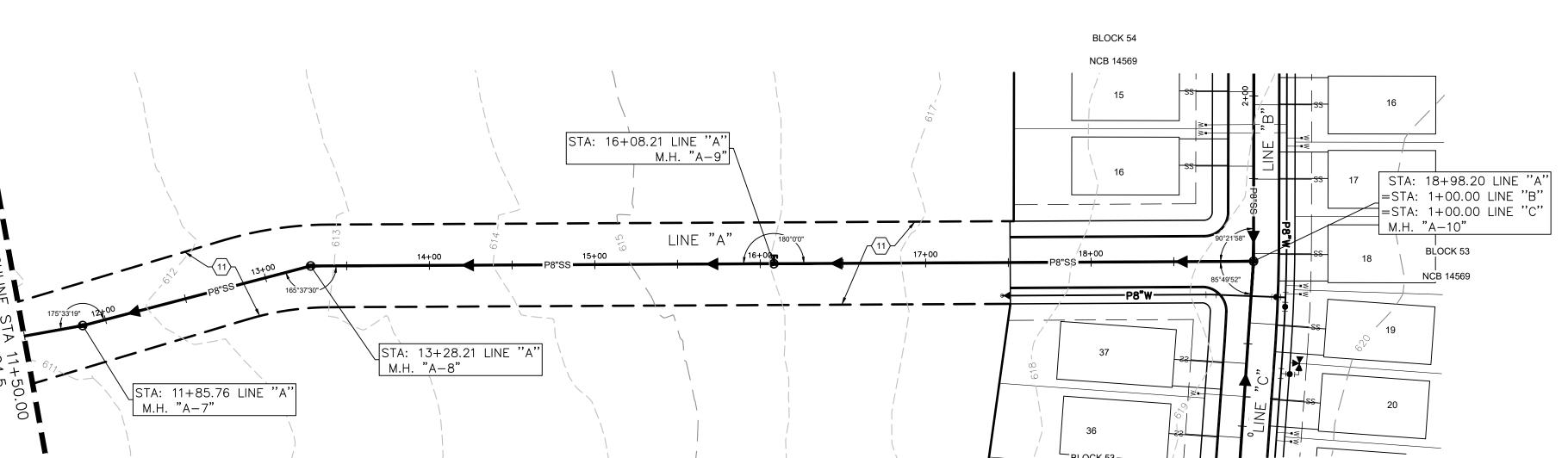
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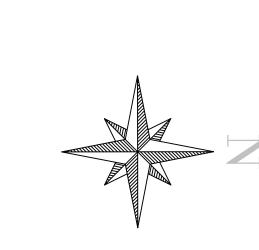
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MH "A-STA: 18 =STA: 1 =STA: 1

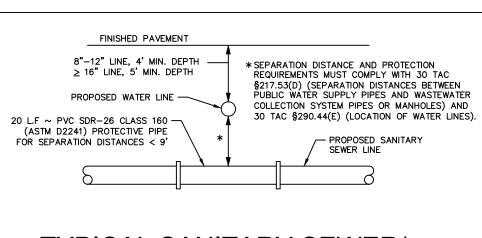
TOP OF MH. ELEV. 617.80—

LINE "C" INV. IN -603.92



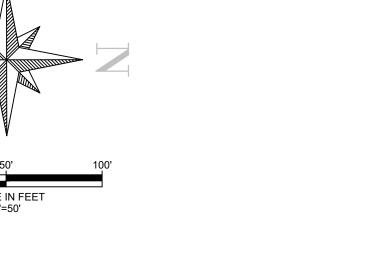


LEGEND EXISTING SANITARY SEWER MAIN ———— DIRECTION OF FLOW — PROPOSED SANITARY SEWER MANHOLE — EXISTING SANITARY SEWER MANHOLE ----PROPOSED WATERLINE ----



EXISTING WATERLINE —

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL



	EASEMENT KE	EYNO	TES
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\langle 1 \rangle$	14' GAS, ELECTRIC, TELEPHON AND CABLE TV EASEMENT
2	10' WATER EASEMENT		VOL. 9526, PG. 94, D.P.R.
3	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2>	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
5	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK
<u>6</u>	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		VOL. 9526, PG. 94, D.P.R.
$\overline{7}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10>	50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
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14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Address	VERANO I	FARMS UN	NT 1		
CitySAN ANT				Zip_	78249
Phone #126- SAWS Block Maps _	·530 128-530 128-528 T	Fa Total EDU	ıx # J's114	Total Acr	eage 26.
Total Linear Footage	of Pipe	30 L.F. ~ 8	"SDR-26	Plat No	
Total Linear Footage Number of Lots	•				

SAWS JOB NO. 24-1643

JOB NO. <u>124207.00</u> DATE JANUARY 2025 CHECKED BC DESIGN BC

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FARMS

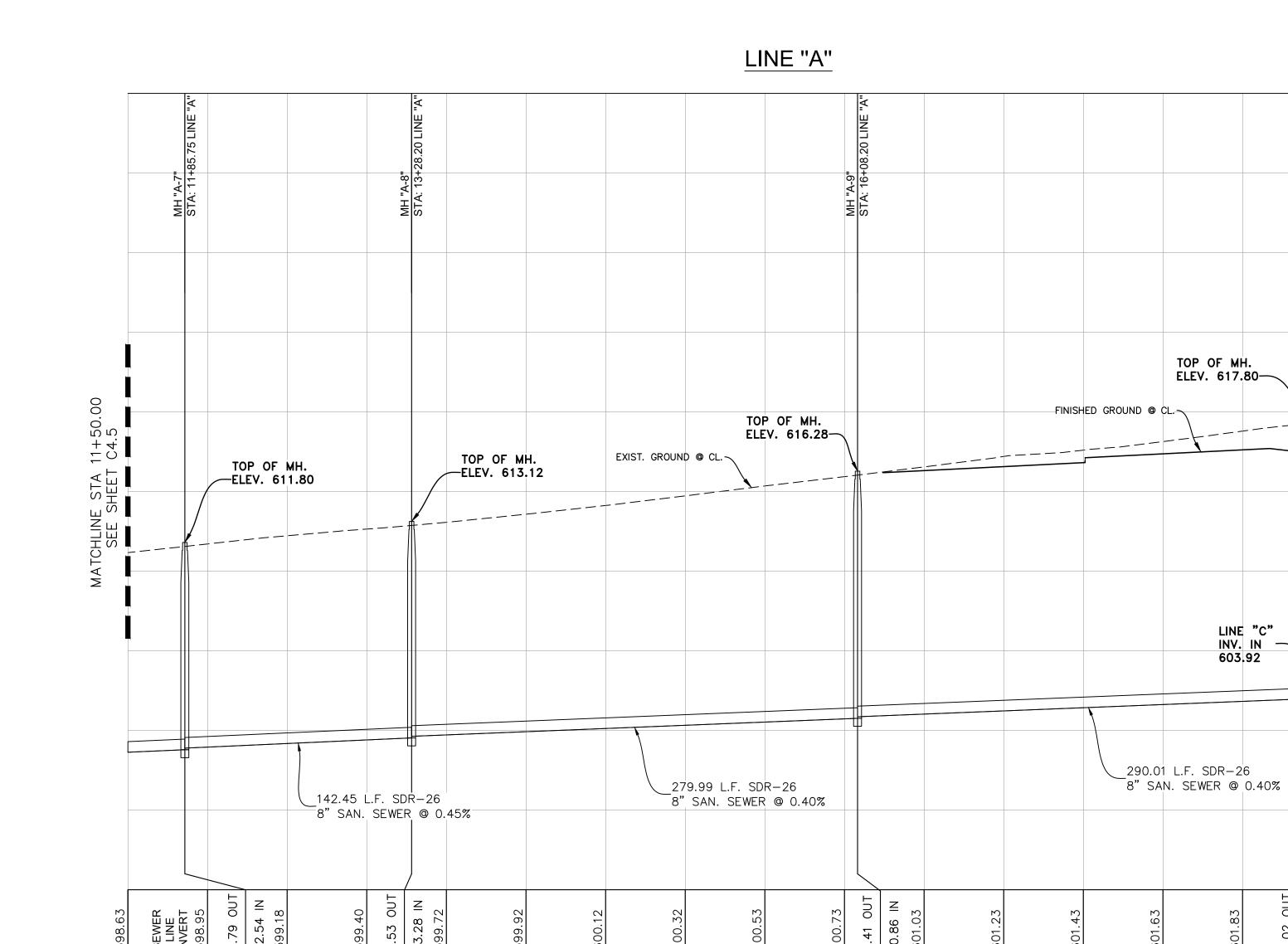
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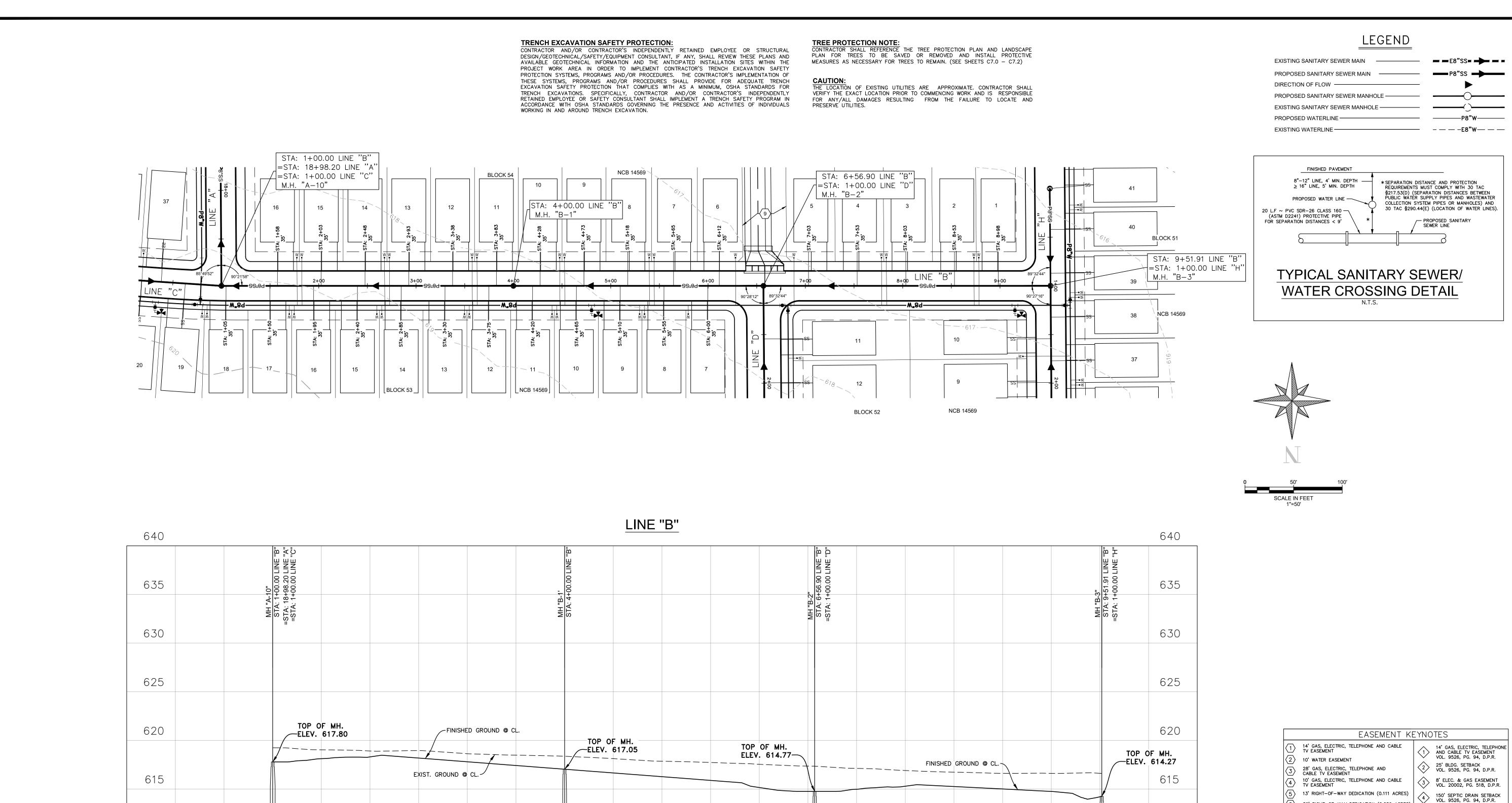
24-11800371

BRIAN A. CROWELL

S

C4.6 SHEET ___





256.90 L.F. SDR-26

8" SAN. SEWER @ 0.40%

LINE "D"

-INV. IN 604.56

610

605

600

595

590

LINE "A" INV. IN -602.02

LINE "C"

299.99 L.F. SDR-26

8" SAN. SEWER @ 0.40%

∕INV. IN

603.92

4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R. $\langle 6 \rangle$ 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) (9) 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY
SEWER, & DRAINAGE EASEMENT (ENTIRE
EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.) VARIABLE WIDTH G.E.T.TV., WATER,
SANITARY SEWER, & DRAINAGE EASEMENT
(ENTIRE EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.) 20' SANITARY SEWER EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.

LINE "H"

595

590

—INV. IN

605.99

295.01 L.F. SDR-26

8" SAN. SEWER @ 0.45%

SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address VERANO FARMS UNIT 1 City SAN ANTONIO State TEXAS Zip 78249 Phone #______ Fax # ____ SAWS Block Maps 128-528 Total EDU's 114 Total Acreage 26.226 Total Linear Footage of Pipe __5,430 L.F. ~ 8"SDR-26 __ Plat No. __24-11800371 Number of Lots ______ 114 ____ SAWS Job No. _____ 24-1643

SAWS JOB NO. 24-1643

C4.7

BRIAN A. CROWELL

82619

PLAT NO.

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24-11800371

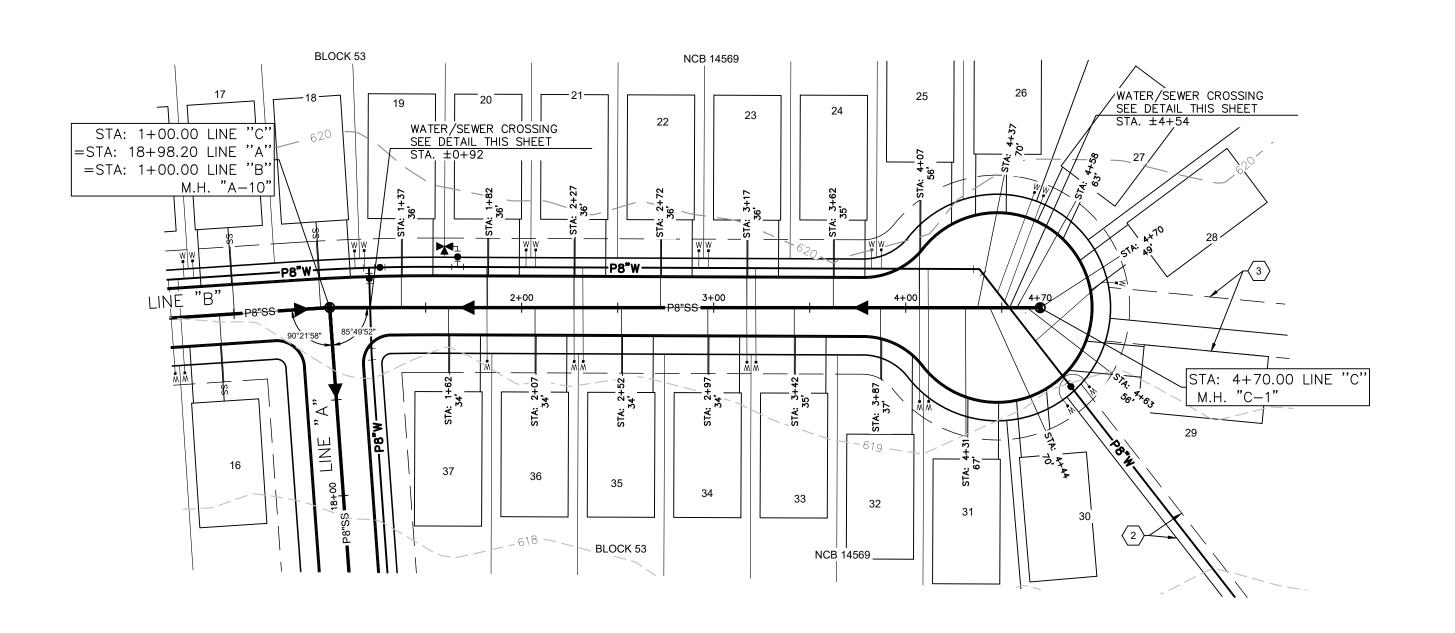
JOB NO. <u>124207.00</u> DATE JANUARY 2025

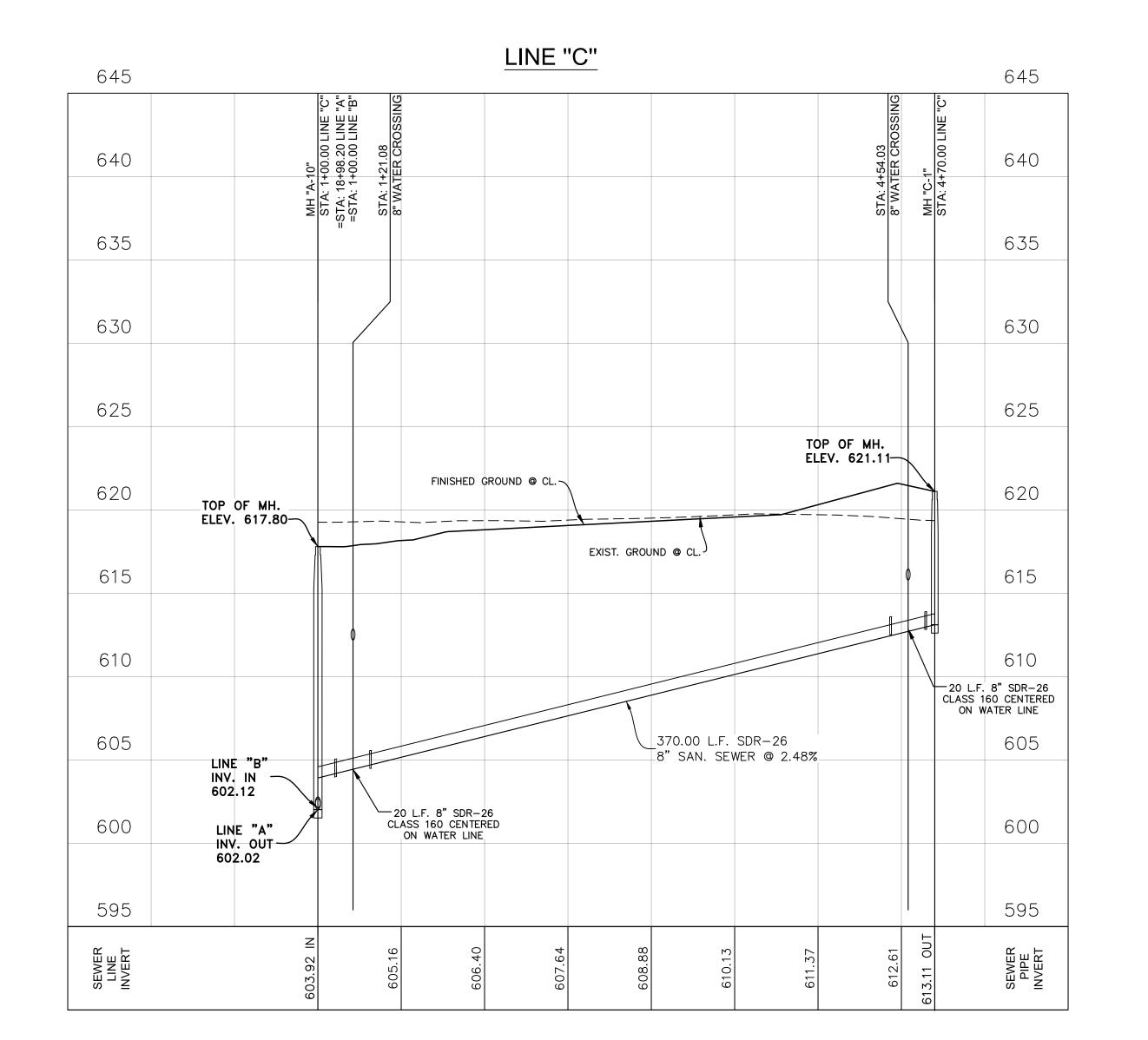
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TRENCH EXCAVATION SAFETY PROTECTION: CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES 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 THESE 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. TREE PROTECTION NOTE:

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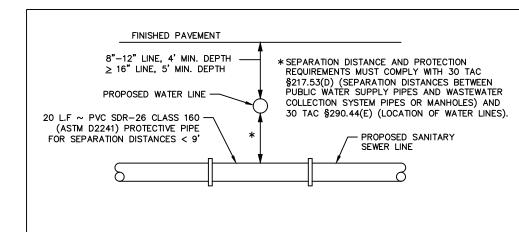
CAUTION:
THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.



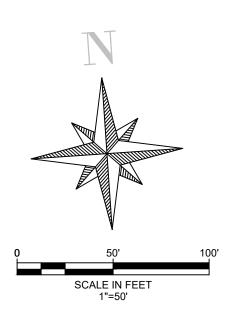


LEGEND

EXISTING SANITARY SEWER MAIN —————	 E8"SS
PROPOSED SANITARY SEWER MAIN ————	─ P8"SS ─
DIRECTION OF FLOW ————————————————————————————————————	•
PROPOSED SANITARY SEWER MANHOLE ————	
EXISTING SANITARY SEWER MANHOLE —	
PROPOSED WATERLINE —————	P8"W
EXISTING WATERLINE —	- — — -E8"W— —

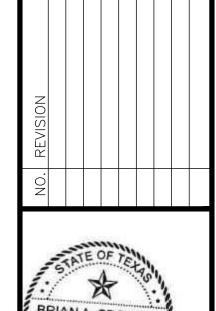


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL



12 20' SANITARY SEWER EASEMENT

13 1' VEHICULAR NON-ACCESS EASEMENT 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.







PLAT	NO.
	24-11800371

	-	
	JOB NO.	124207.00
ı	DATE	JANUARY 2025
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	 CHECKED	BC DESIGN B

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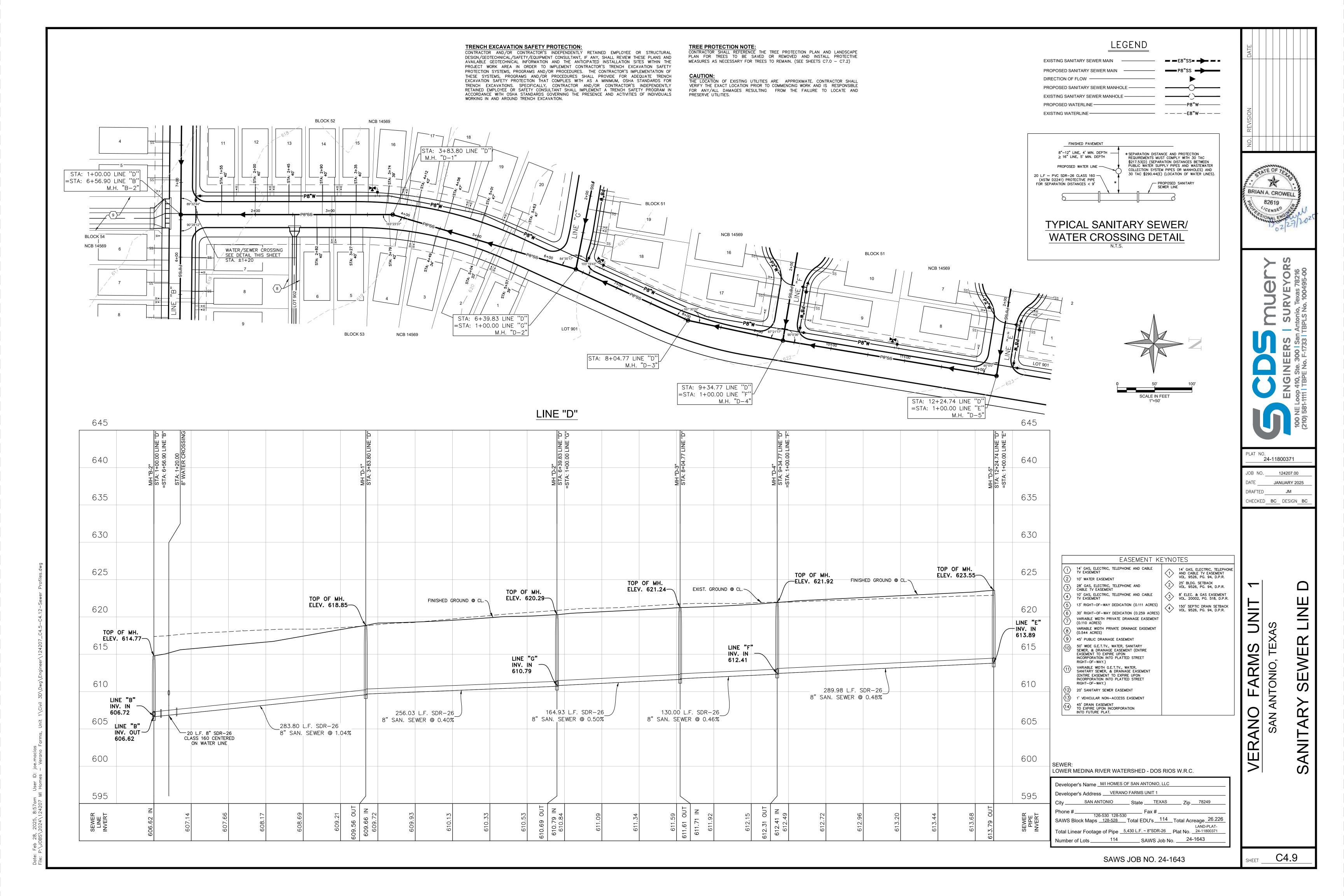
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SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name _ M/I HOMES OF SAN ANTONIO, LLC
Developer's AddressVERANO FARMS UNIT 1
City SAN ANTONIO State TEXAS Zip 78249
Phone # Fax #
126-530
LAND-PLAT- Total Linear Footage of Pipe <u>5,430 L.F. ~ 8"SDR-26</u> Plat No. <u>24-11800371</u>
Number of Lots 114 SAWS Job No24-1643
Number of Lots OAVVO dob No.

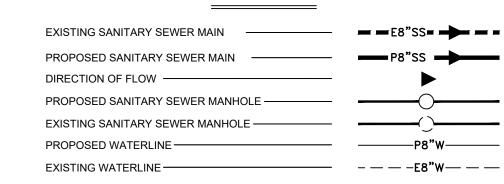


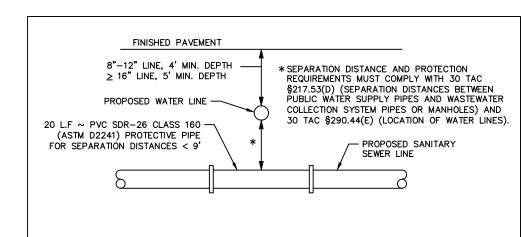
TRENCH EXCAVATION SAFETY PROTECTION: CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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. TREE PROTECTION NOTE:

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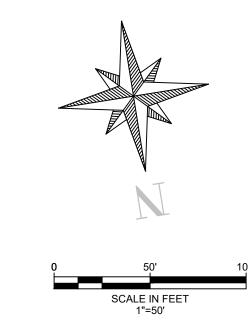
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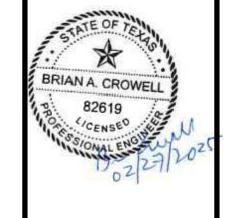
LEGEND





TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL





PLAT NO. 24-11800371

JOB NO. 124207.00 DATE JANUARY 2025

CHECKED BC DESIGN BC

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FARMS VERANO

SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

HOMES OF SAN	ANTONIO, LLC		
		Zip_	78249
	Fax #	·	
30 128-530 <u>28-528 </u>	EDU's 114	_Total Acr	eage_26.2
			LAND-PLAT-
114	_ SAWS Job No	o. <u>24-</u>	1643
3	VERANO FARI NIO Sta 0 128-530 28-528 Total f Pipe5,430 L	Fax # Fax # 0 128-530 Fax #	VERANO FARMS UNIT 1 NIO State TEXAS Zip Fax # Texas T

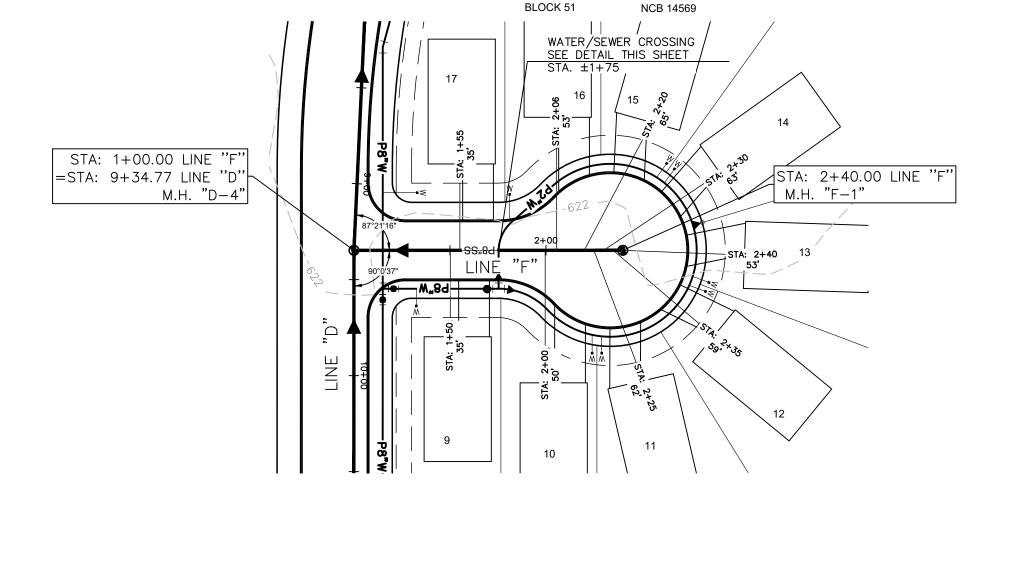
SAWS JOB NO. 24-1643

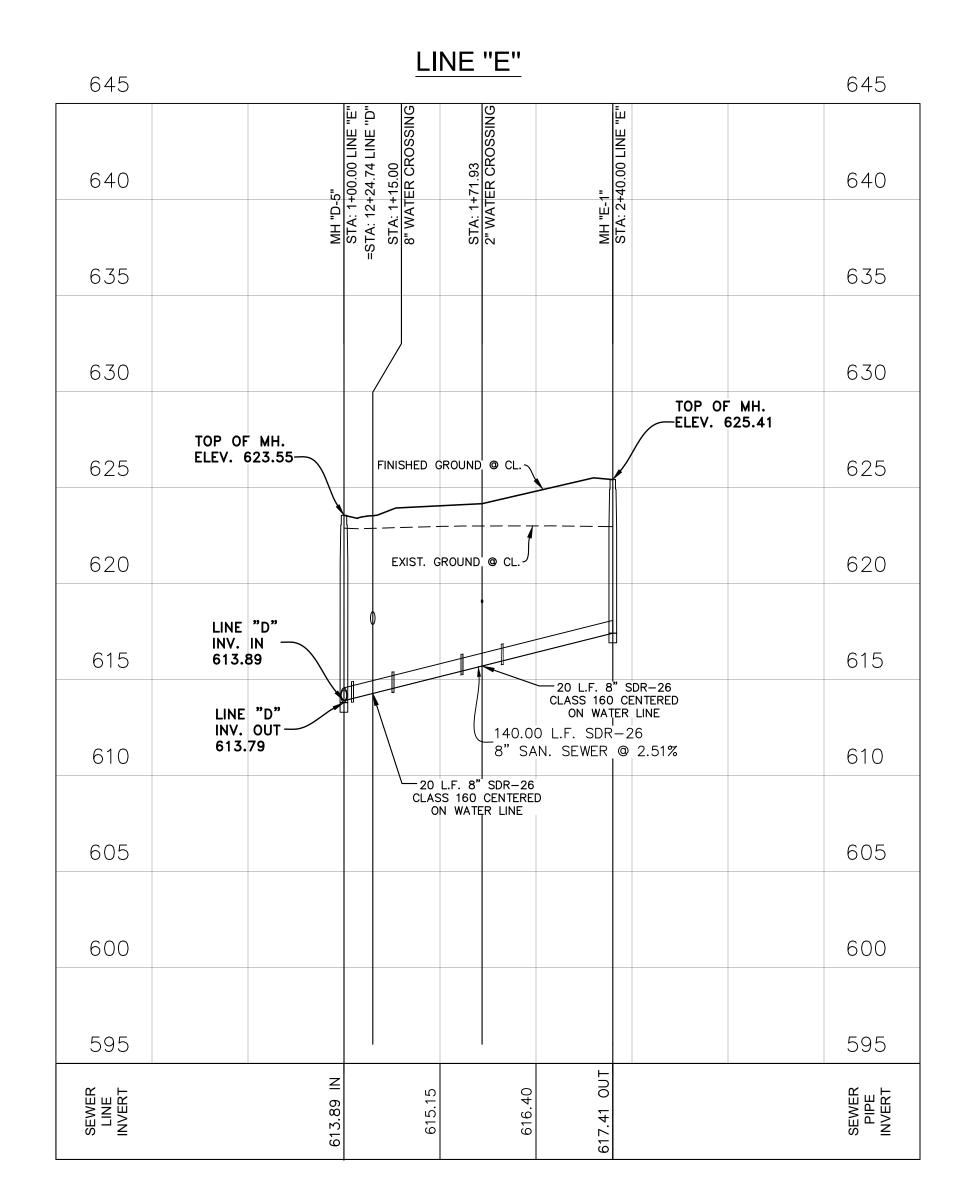
STA: 2+40.00 LINE " STA: 1+00.00 LINE "E" ₩**8**84 =STA: 12+24.74 LINE "D" M.H. "D-5" WATER/SEWER CROSSING

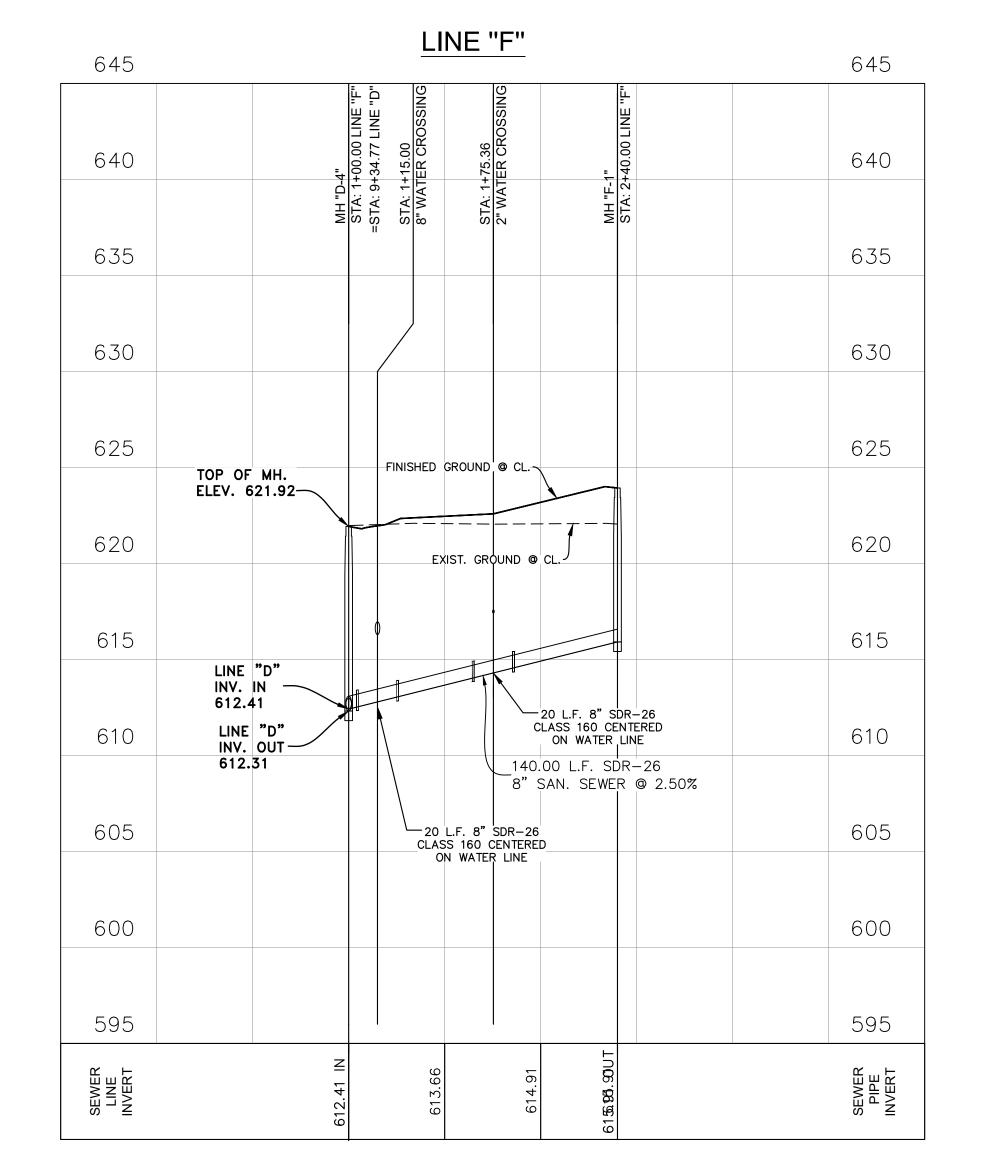
BLOCK 51

NCB 14569









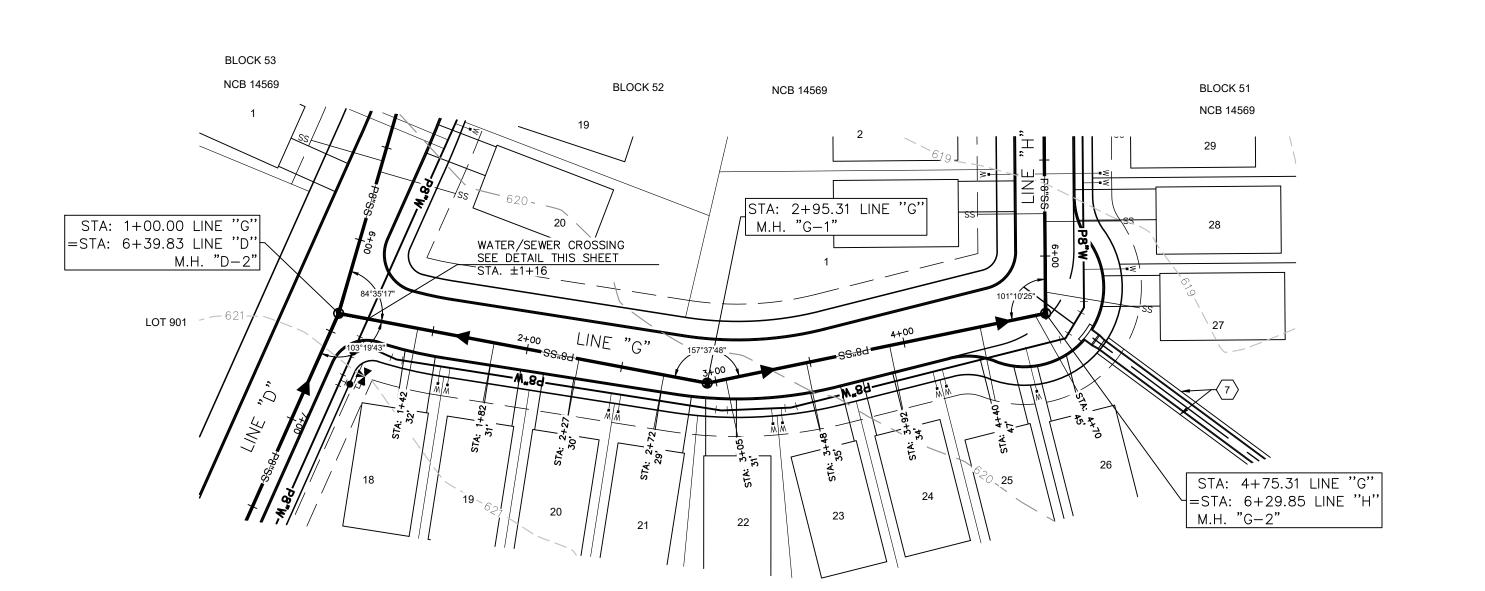
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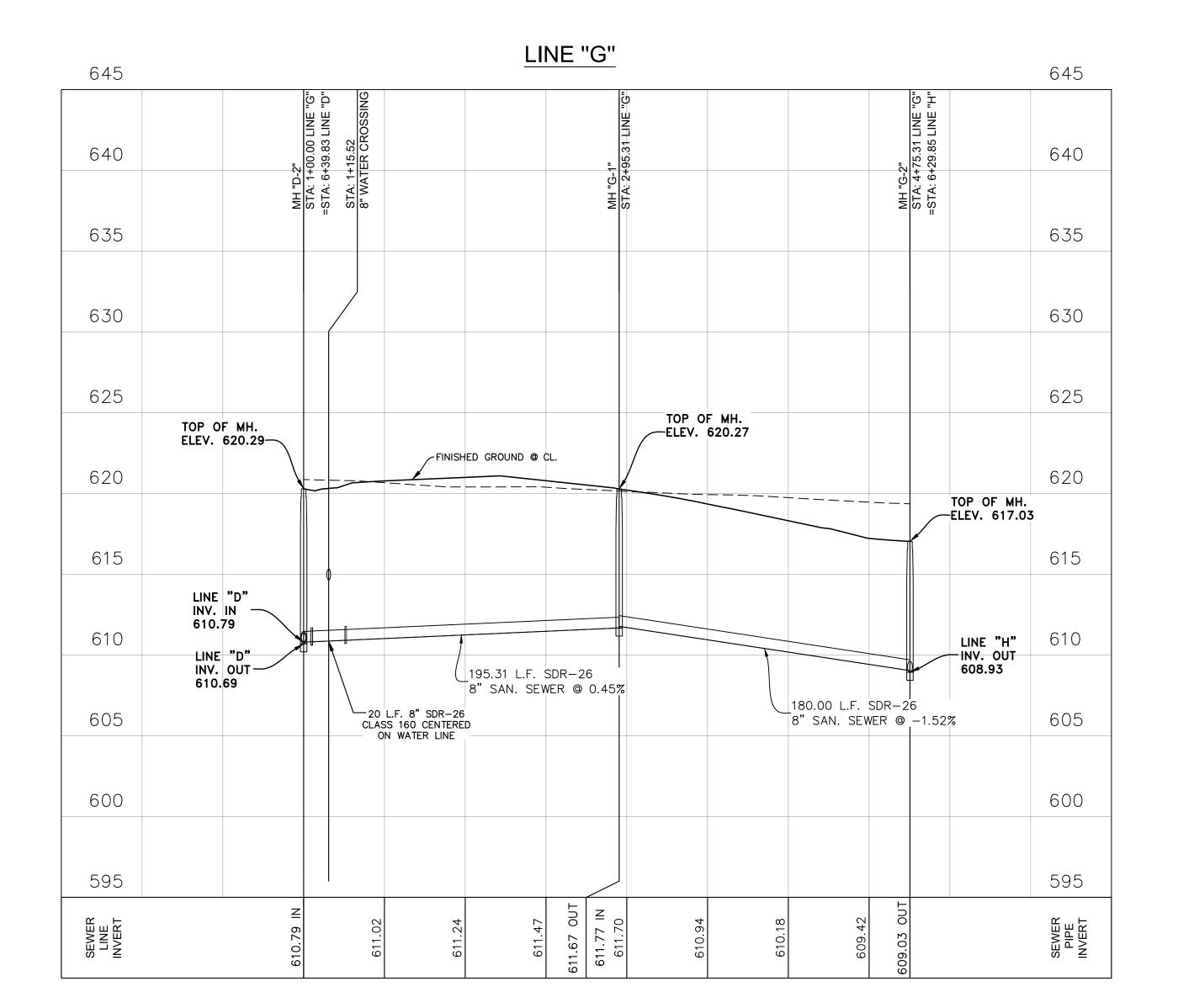
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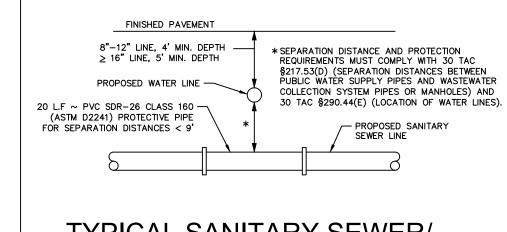
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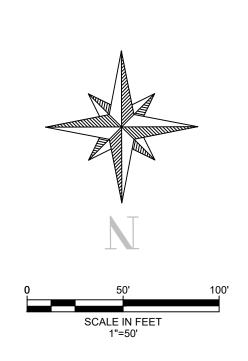


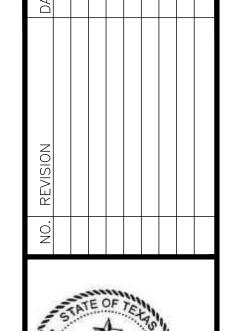
LEGEND

EXISTING SANITARY SEWER MAIN ——— DIRECTION OF FLOW -PROPOSED SANITARY SEWER MANHOLE — EXISTING SANITARY SEWER MANHOLE -PROPOSED WATERLINE ----——— -— -E8"W— — — EXISTING WATERLINE -



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL







24-11800371 JOB NO. 124207.00

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VERANO

DATE JANUARY 2025 CHECKED BC DESIGN BC

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SANIT,

EASEMENT KEYNOTES 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.

SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)

 $\langle 6 \rangle$ 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)

8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)

50' MDE G.E.T.TV., WATER, SANITARY
SEWER, & DRAINAGE EASEMENT (ENTIRE
EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED STREET

VARIABLE WIDTH G.E.T.TV., WATER,
SANITARY SEWER, & DRAINAGE EASEMENT
(ENTIRE EASEMENT TO EXPIRE UPON
INCORPORATION INTO PLATTED STREET

1' VEHICULAR NON-ACCESS EASEMENT

45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.

9 45' PUBLIC DRAINAGE EASEMENT

RIGHT-OF-WAY.)

RIGHT-OF-WAY.)

(12) 20' SANITARY SEWER EASEMENT

3 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

2 10' WATER EASEMENT

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address VERANO FARMS UNIT 1 City _____ SAN ANTONIO ____ State ___ TEXAS ___ Zip __ 78249 Phone #______ Fax # ____ SAWS Block Maps <u>128-528</u> Total EDU's <u>114</u> Total Acreage <u>26.226</u> Total Linear Footage of Pipe __5,430 L.F. ~ 8"SDR-26 __ Plat No. __24-11800371 Number of Lots ______ 114 ____ SAWS Job No. _____ 24-1643

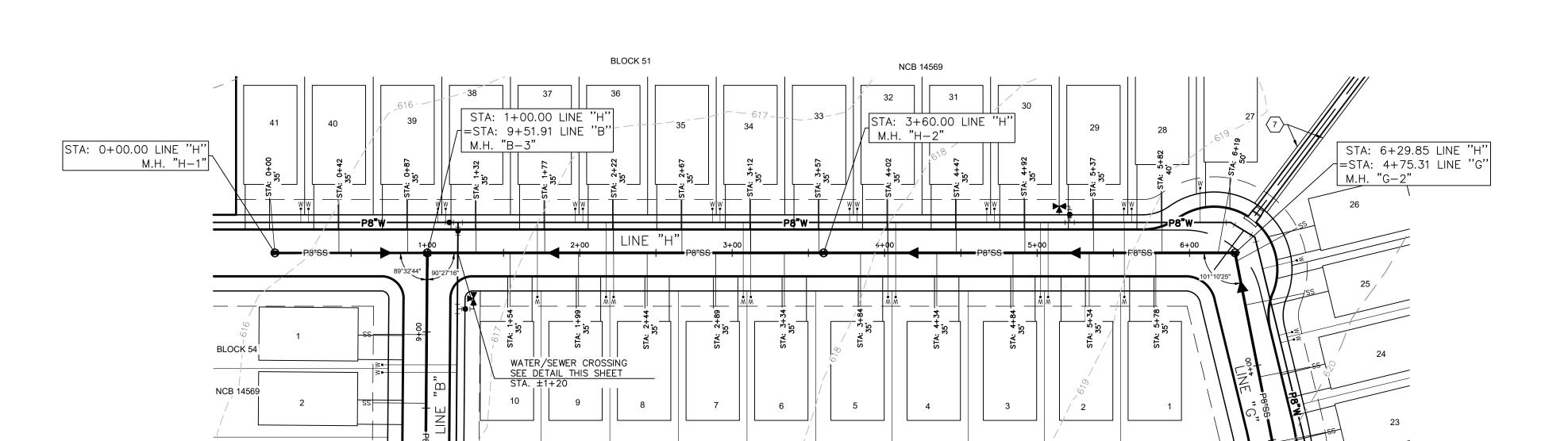
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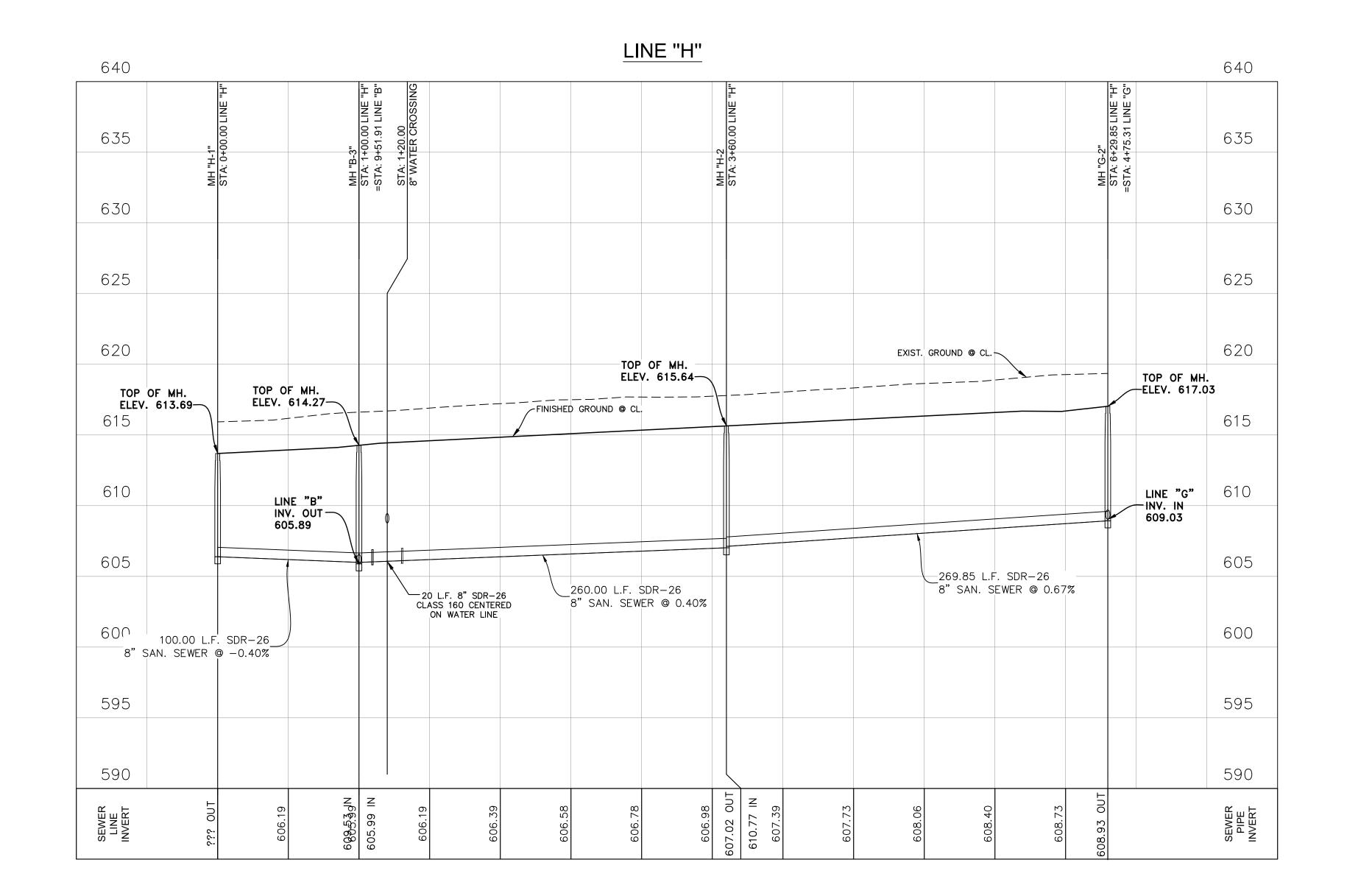
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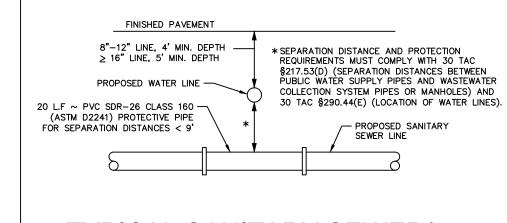
NCB 14569

BLOCK 52

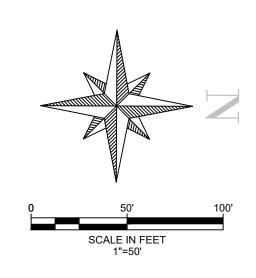


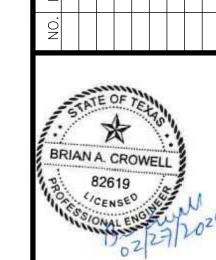
LEGEND

EXISTING SANITARY SEWER MAIN ——— PROPOSED SANITARY SEWER MAIN ————— DIRECTION OF FLOW -PROPOSED SANITARY SEWER MANHOLE — EXISTING SANITARY SEWER MANHOLE — PROPOSED WATERLINE ----- — — –E8"W— — — EXISTING WATERLINE -



TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL





24-11800371

JOB NO. 124207.00

DATE JANUARY 2025 DRAFTED _____ CHECKED BC DESIGN BC

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EASEMENT KEYNOTES 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 2 10' WATER EASEMENT 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 3 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R. 6 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT // (0.110 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) 9 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY
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SEWER: LOWER MEDINA RIVER WATERSHED - DOS RIOS W.R.C.

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address ____VERANO FARMS UNIT 1 City SAN ANTONIO State TEXAS Zip 78249 Phone #______ Fax # ____ SAWS Block Maps <u>128-528</u> Total EDU's <u>114</u> Total Acreage <u>26.226</u> Total Linear Footage of Pipe __5,430 L.F. ~ 8"SDR-26 __ Plat No. __24-11800371 Number of Lots ______ 114 ____ SAWS Job No. _____ 24-1643

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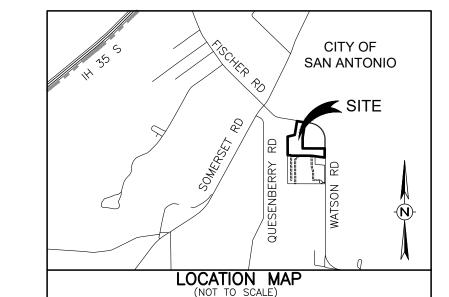
SAWS JOB NO. - 24-1172

WATERLINE PLANS

FOR

VERANO FARMS UNIT 1

SAN ANTONIO, TEXAS



UNIT EST/QTY

TON

EA. 115

1.60

ITEM

DESCRIPTION

PHASE I

1 8" WATERLINE PVC, C-900 (Class 235, DR 18)

5 2" WATERLINE PVC, C-900 (HDPE DR 9)

7 8" GATE VALVE, MJ W/ VALVE BOX

8 2" BLOWOFF (PERMANENT) 9 2" BLOWOFF (TEMPORARY)

10 STANDARD FIRE HYDRANT

14 DUCTILE IRON FITTINGS

TRENCH PROTECTION

18 SAW-CUT AND REPLACE PAVEMENT

HYDROSTATIC TEST

1 METER BOX

16" GATE VALVE, MJ W/ VALVE BOX

8" CARRIER PIPE

4 24" STEEL CASING

BORING, JACKING OR TUNNELING 24" (See Additive #1)

3/4" SINGLE SERVICE (DOMESTIC): SHORT * 5/8" METER

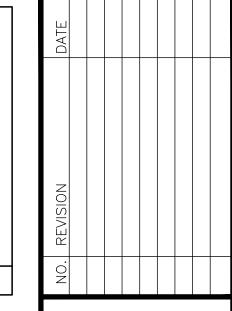
13 3/4" SINGLE SERVICE (IRRIGATION): SHORT * - (3/4" METER)

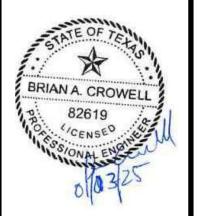
12 3/4" SINGLE SERVICE (DOMESTIC): LONG * 5/8" METER

17 16"X8" CUT-IN-TEE (Complete with tie-in to ex. 16" Waterline)

PHASE II

SHT NO.





24-11800371

JOB NO. 124207.00 DATE JANUARY 2025

CHECKED BC DESIGN BC

LIND

ENGINEER:

CDS MUERY ATTN: BRIAN CROWELL, P.E. 100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216 TEL: (210) 581-1111 FAX: (210) 581-5555

OWNER/DEVELOPER: DAVID A. McGOWEN

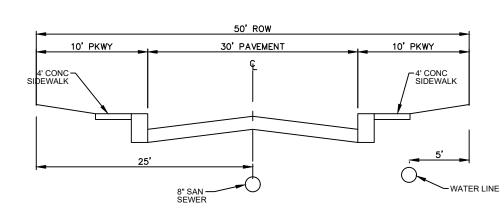
M/I HOMES OF SAN ANTONIO, LLC 4949 NW LOOP 410, SUITE 220 SAN ANTONIO, TX 78249

	BENCHMARK INFORMATION	
NO.	DESCRIPTION	ELEVATION
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55

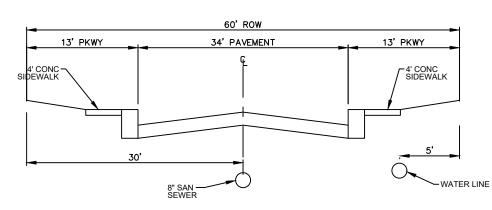
SITE INFORMATION:

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO



TYPICAL LOCAL "A" STREET SECTION



TYPICAL LOCAL 'B' STREET SECTION

	EASEMENT KE	EYNC	TES
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\langle 1 \rangle$	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
$\langle 2 \rangle$	10' WATER EASEMENT		VOL. 9526, PG. 94, D.P.R.
<u>3</u>	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2>	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
(5)	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		VOL. 9320, FG. 94, D.F.K.
$\overline{7}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10	50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
11>	VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
12	20' SANITARY SEWER EASEMENT		
(13)	1' VEHICULAR NON-ACCESS EASEMENT		
(14)	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

AVENUE 2	13 RUIDOSO 17 LOT 901 OPEN SPACE/ PERMEABLE
35 VNOS 10 10 10 10 10 10 10 10 10 10 10 10 10	AZURE SKY LANE OPON NOSILEM AZURE SKY LANE
	WATSON ROAD
	OVERALL SITE MAP

$\bigcirc \backslash \Box \Box \land \Box$	SITE MAP	
OVENALL		

C5.0 C5.1	WATER COVER SHEET WATER GENERAL NOTES
C5.3	WATER PLAN
C5.2	WATER PLAN
C5.4	WATER PLAN
C5.5	WATERLINE PROFILE "NORTH"
C5.6	WATERLINE PROFILE "EAST"

CIVIL SHEET INDEX

TITLE

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790
(HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE
C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE.

Developer's Name M/I HOMES OF SAN	
ANTONIO, LLC Developer's Address <u>4949 N LOOP 1604 W, STE. 220</u>	
CitySAN ANTONIO StateTEXAS Zip_	78249
Phone # Fax #	
126-530 128-530 SAWS Block Maps <u>128-528</u> Total EDU's <u>115.5</u> Total Ac	reage_26.226
Total Linear Footage of Pipe <u>4,240 L.F.~ 8"PVC</u> Plat No	LAND-PLAT-
Number of Lots 114 SAWS Job No. 24	

SAWS CONSTRUCTION NOTES COUNTER PERMIT AND GENERAL CONSTRUCTION PERMIT JANUARY 2022

GENERAL SECTION

- 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 PUBLIC WORKS CONSTRUCTION".
- E. CURRENT CITY OF SAN ANTONIO "UTILITY EXCAVATION CRITERIA MANUAL" (UECM).
- 2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY OBTAIN A COPY OF THE APPROVED COUNTER PERMIT OR GENERAL CONSTRUCTION PERMIT (GCP) FROM THE CONSULTANT AND HAS BEEN NOTIFIED BY SAWS CONSTRUCTION INSPECTION DIVISION TO PROCEED WITH THE WORK AND HAS ARRANGED A MEETING WITH THE INSPECTOR AND CONSULTANT FOR THE WORK REQUIREMENTS. WORK COMPLETED BY THE CONTRACTOR WITHOUT AN APPROVED COUNTER PERMIT AND/OR A GCP WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE EXPENSE OF THE CONTRACTORS AND/OR THE DEVELOPER.
- THE CONTRACTOR SHALL OBTAIN THE SAWS STANDARD DETAILS FROM THE SAWS WEBSITE, HTTP: //WWW.SAWS.ORG/BUSINESS_CENTER/SPECS. UNLESS OTHERWISE NOTED WITHIN THE DESIGN PLANS.
- 4. THE CONTRACTOR IS TO MAKE ARRANGEMENTS WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT
- (210) 233-2973. ON NOTIFICATION PROCEDURES THAT WILL BE USED TO NOTIFY AFFECTED HOME RESIDENTS
- LOCATION AND DEPTH OF EXISTING UTILITIES AND SERVICE LATERALS SHOWN ON THE PLANS ARE UNDERSTOOD TO BE APPROXIMATE. ACTUAL LOCATIONS AND DEPTHS MUST BE FIELD VERIFIED BY THE CONTRACTOR AT LEAST WEEK PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE
- LINES AS REQUIRED FOR CONSTRUCTION AND TO PROTECT THEM DURING CONSTRUCTION AT NO COST TO SAWS. 6. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AT LEAST 1-2 WEEKS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT. PLEASE ALLOW UP TO 7 BUSINESS DAYS FOR LOCATES REQUESTING PIPE LOCATION MARKERS ON SAWS FACILITIES. THE FOLLOWING
- CONTACT INFORMATION ARE SUPPLIED FOR VERIFICATION PURPOSES: • SAWS UTILITY LOCATES: HTTP://WWW.SAWS.ORG/SERVICE/LOCATES

AND/OR PROPERTY OWNERS 48 HOURS PRIOR TO BEGINNING ANY WORK.

- COSA DRAINAGE (210) 207-0724 OR (210) 207-6026
- COSA TRAFFIC SIGNAL OPERATIONS (210) 206-8480

REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

ORDINANCES WHEN EXCAVATING NEAR TREES.

- COSA TRAFFIC SIGNAL DAMAGES (210) 207-3951 • TEXAS STATE WIDE ONE CALL LOCATOR 1-800-545-6005 OR 811
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING EXISTING FENCES, CURBS, STREETS. DRIVEWAYS. SIDEWALKS, LANDSCAPING AND STRUCTURES TO ITS ORIGINAL OR BETTER CONDITION IF DAMAGES ARE MADE AS A
- RESULT OF THE PROJECT'S CONSTRUCTION.
- 8. ALL WORK IN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND/OR BEXAR COUNTY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH RESPECTIVE CONSTRUCTION SPECIFICATIONS AND PERMIT REQUIREMENTS.
- 9. THE CONTRACTOR SHALL COMPLY WITH CITY OF SAN ANTONIO OR OTHER GOVERNING MUNICIPALITY'S TREE
- 10. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIALS IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN PERMIT.
- 11. HOLIDAY WORK: CONTRACTORS WILL NOT BE ALLOWED TO PERFORM SAWS WORK ON SAWS RECOGNIZED HOLIDAYS.
- WEEKEND WORK: CONTRACTORS ARE REQUIRED TO NOTIFY THE SAWS INSPECTION CONSTRUCTION DEPARTMENT 48
- ANY AND ALL SAWS UTILITY WORK INSTALLED WITHOUT HOLIDAY/WEEKEND APPROVAL WILL BE SUBJECT TO BE UNCOVERED FOR PROPER INSPECTION.

HOURS IN ADVANCE TO REQUEST WEEKEND WORK. REQUEST SHOULD BE SENT TO CONSTWORKREQ@SAWS.ORG.

12. COMPACTION NOTE (ITEM 804): THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND FOR PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR THE TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A

MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET

13. A COPY OF ALL TESTING REPORTS SHALL BE FORWARDED TO SAWS CONSTRUCTION INSPECTION DIVISION.

WATER SECTION

- 1. PRIOR TO TIE-INS, ANY SHUTDOWNS OF EXISTING MAINS OF ANY SIZE MUST BE COORDINATED WITH THE SAWS CONSTRUCTION INSPECTION DIVISION AT LEAST ONE WEEK IN ADVANCE OF THE SHUTDOWN. THE CONTRACTOR MUST ALSO PROVIDE A SEQUENCE OF WORK AS RELATED TO THE TIE-INS; THIS IS AT NO ADDITIONAL COST TO SAWS OR THE PROJECT AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SEQUENCE THE WORK ACCORDINGLY. • FOR WATER MAINS 12"OR HIGHER: SAWS EMERGENCY OPERATIONS CENTER (210) 233-2014
- 2. ASBESTOS CEMENT (AC) PIPE, ALSO KNOWN AS TRANSITE PIPE WHICH IS KNOWN TO CONTAIN ASBESTOS CONTAINING MATERIAL (ACM), MAY BE LOCATED WITHIN THE PROJECT LIMITS. SPECIAL WASTE MANAGEMENT PROCEDURES AND HEALTH AND SAFETY REQUIREMENTS WILL BE APPLICABLE WHEN REMOVAL AND/OR DISTURBANCE OF THIS PIPE OCCURS. SUCH WORK IS TO BE MADE UNDER SPECIAL SPECIFICATION ITEM NO. 3000, "SPECIAL SPECIFICATION FOR HANDLING ASBESTOS CEMENT PIPE".
- 3. 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)
- 4. SUITABLE ANCHORAGE/THRUST BLOCKING OR JOINT RESTRAINT SHALL BE PROVIDED AT ALL OF THE FOLLOWING MAIN LOCATIONS: DEAD ENDS, PLUGS, CAPS, TEES, CROSSES, VALVES, AND BENDS, IN ACCORDANCE WITH THE STANDARD DRAWINGS DD-839 SERIES AND ITEM NO. 839, IN THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 5. ALL VALVES SHALL READ "OPEN RIGHT".
- 6. PRVs REQUIRED: CONTRACTOR TO VERIFY THAT NO PORTION OF THE TRACT IS BELOW GROUND ELEVATION OF 605 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS WHERE THE GROUND LEVEL IS BELOW 605 FEET, THE DEVELOPER OF BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AND APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING OF THE CITY OF SAN ANTONIO. NO DUAL SERVICES ALLOWED FOR ANY LOT(S) IF "PRV IS/ARE REQUIRED FOR SUCH LOT(S), ONLY SINGLE SERVICES CONNECTIONS SHALL BE ALLOWED. "NOTE: A PRESSURE REGULATOR IS ALSO KNOWN AS A PRESSURE REDUCING VALVE
- PIPE DISINFECTION WITH DRY HTH FOR PROJECTS LESS THAN 800 LINEAR FEET. (ITEM NO. 847.3): MAINS SHALL BE DISINFECTED WITH DRY HTH WHERE SHOWN IN THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE INSPECTOR, AND SHALL NOT EXCEED A TOTAL LENGTH OF 800 FEET. THIS METHOD OF DISINFECTION WILL ALSO BE FOLLOWED FOR MAIN REPAIRS. THE CONTRACTOR SHALL UTILIZE ALL APPROPRIATE SAFETY MEASURE TO PROTECT HIS PERSONNEL DURING DISINFECTION OPERATIONS.
- 8. BACKFLOW PREVENTION DEVICES: ALL IRRIGATION SERVICES WITHIN RESIDENTIAL AREAS ARE REQUIRED TO HAVE BACKFLOW PREVENTION
- ALL COMMERCIAL BACKFLOW PREVENTION DEVICES MUST BE APPROVED BY SAWS PRIOR TO
- 9. FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE MADE UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED, AND SAWS HAS RELEASED THE MAIN FOR TIE-IN AND USE.
- DIRECTOR OF PRODUCTION AND OPERATIONS AND PROPER COORDINATION WITH ALL SAWS DEPARTMENTS. CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO THE INSPECTOR A MINIMUM OF TWENTY-FIVE (25) CALENDAR DAYS 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.

10. 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

GENERAL UTILITY NOTES

- 1. THERE ARE UTILITY CROSSINGS ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY ALL GRAVITY LINE CROSSINGS (SANITARY SEWER, STORM SEWER, WALL DRAINS, ETC.) TO ENSURE NO CONFLICTS OCCUR PRIOR TO UTILITY LINE CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IF GRAVITY LINE VERTICAL ADJUSTMENTS ARE NECESSARY. CONTRACTOR IS EXPECTED TO MAKE ADJUSTMENT OF NON-GRAVITY UTILITY LINES AS NECESSARY TO AVOID CONFLICTS AND MAINTAIN THE MINIMUM BURY DEPTHS OF EACH UTILITY AS SPECIFIED.
- WHEN SANITARY SEWER LINES ARE INSTALLED IN THE VICINITY OF POTABLE WATER MAINS, SUCH INSTALLATION OF SANITARY SEWER AND WATER FACILITIES SHALL BE IN STRICT COMPLIANCE WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) CHAPTER 290 - "PUBLIC DRINKING WATER", SUBCHAPTER D, "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS " AND CHAPTER 217 - "DESIGN CRITERIA FOR DOMESTIC WASTEWATER
- 3. FITTINGS FOR WATER SHOWN ON THE DRAWINGS REPRESENT GENERAL ALIGNMENT AND INSTALLATION INTENTION AND DO NOT REPRESENT ALL FITTINGS REQUIRED FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL INCIDENTAL FITTINGS AND APPURTENANCES FOR HORIZONTAL AND VERTICAL ALIGNMENT ADJUSTMENTS, MATERIAL ADAPTERS, PIPE SIZE REDUCTION, TIE-INS TO EXISTING MAINS, INSTALLATION SPECIALTIES, ETC.

EXCAVATION, SHORING, AND RESTORATION

- 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 SYSTEM, 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 OF ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- . 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.
- 3. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION, ITEM NO. 550 & 804.
- PROTECTION OF EXISTING BUILDING STRUCTURES ALONG THE PIPELINE ROUTE SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION ITEM 804. THERE WILL BE NO SEPARATE PAYMENT FOR STRUCTURE PROTECTION (SHEETING, SHORING, ETC.). THE COST FOR THIS WORK MUST BE INCLUDED IN THE APPROPRIATE BID ITEM(S).
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, SIDEWALKS, LANDSCAPING AND STRUCTURES. NO SEPARATE PAYMENT SHALL BE MADE FOR REQUIRED RESTORATIONS, UNLESS OTHERWISE SHOWN.
- 6. 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 AREAS.
- 7. 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
- 8. WHENEVER POWER POLES ARE ADJACENT TO THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE PROPER SHORING, BRACING, AND/OR OTHER SUITABLE SUPPORT FOR THE POLES DURING CONSTRUCTION.
- 9. THE CONTRACTOR SHALL PROVIDE EMERGENCY VEHICLES, RESIDENTS AND BUSINESSES WITH ACCESS TO AND FROM THEIR HOMES AND ESTABLISHMENTS AND ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE. (NO SEPARATE PAY ITEM.)
- 10. CONTRACTOR TO NOTIFY CUSTOMERS 24 HOURS PRIOR TO ANY SERVICE OUTAGE.
- 11. CONTRACTOR SHALL NOTIFY BEXAR COUNTY RIGHT-OF-WAY DEPT. AT LEAST 24 HOURS BEFORE TEMPORARY ROAD
- 12. CONTRACTOR SHALL PROTECT ROADWAY PAVEMENTS USED FOR STORAGE OF PIPE MATERIALS AND EQUIPMENT. BEXAR COUNTY RIGHT-OF-WAY DEPT. WILL DETERMINE LEVEL OF REPAIR REQUIRED FOR ANY PAVEMENT DAMAGED BY CONTRACTOR. NO SEPARATE PAYMENT WILL BE MADE FOR REPAIR OF DAMAGED PAVEMENT CAUSED BY CONTRACTOR.
- 13. CONTRACTOR TO PLACE 4-INCHES OF FLEXIBLE BASE MATERIAL AT TRENCH SURFACE PER

GENERAL SITE NOTES

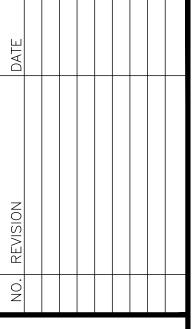
- CONTRACTOR WILL BE PROVIDED WITH GROUND CONTROL POINTS ESTABLISHING LAYOUT "CONTROL LINES" AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL OTHER LAYOUT AND GRADE CONTROL SURVEYING FOR CONSTRUCTION OF THE PROJECT.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE UTILITY RECORDS AND OBSERVABLE SURFACE FEATURES. ACTUAL LOCATIONS MAY VERY AND UTILITIES NOT SHOWN ON THESE PLANS MY EXIST. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES AND OWNER PERSONNEL FOR ASSISTANCE IN LOCATING ALL UNDERGROUND FACILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND GRADE OF UNDERGROUND FACILITIES WELL AHEAD OF CONSTRUCTION OPERATIONS AND SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED UTILITIES AND FOR DAMAGES CAUSED TO OWNER OR OTHER PARTIES ARISING FROM SERVICE INTERRUPTION OR LOSS OF USE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERMANENT SERVICE TERMINATION ASSOCIATED WITH UTILITY LINES TO BE REMOVED OR ABANDONED.
- WHERE NECESSARY, CONTRACTOR SHALL PROVIDE FOR BARRICADES AND TRAFFIC CONTROL DEVICES AS PER THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
- 5. AS APPLICABLE, TREES ON SITE ARE TO REMAIN IN UNDAMAGED CONDITION UNLESS REMOVAL OR TRIMMING IS IDENTIFIED ON THE PLANS OR IS NECESSARY FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ARCHITECT/LANDSCAPE ARCHITECT IF UNIDENTIFIED REMOVAL OR TRIMMING BECOMES NECESSARY. RESPONSE TO SUCH NOTIFICATION IS REQUIRED BEFORE TREE REMOVAL OR TRIMMING MAY PROCEED.
- UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR IN THE LANDSCAPE PLANS/SPECIFICATIONS THE FOLLOWING STATEMENT SHALL APPLY TO TOPSOIL SALVAGE, PLACEMENT AND SUPPLY: TOPSOIL SHALL BE STRIPPED AND STOCKPILED SEPARATELY FROM ALL OTHER MATERIALS IN ACCORDANCE WITH THE SPECIFICATIONS. STOCKPILED TOPSOIL MATERIAL SHALL BE SPREAD AND COMPACTED TO A DEPTH OF 6" TO ESTABLISH FINISHED GRADE IN ALL AREAS THAT ARE NOT TO BE PAVED. SHOULD STOCKPILED TOPSOIL FAIL TO COVER ALL AREAS TO A COMPACTED DEPTH OF 6". CONTRACTOR SHALL SUPPLY ADDITIONAL TOPSOIL FROM APPROVED OFF SITE SOURCES TO ESTABLISH FINISHED GRADE WITHOUT ADDITIONAL COMPENSATION.
- ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ROCK AND ALL OTHER MATERIALS ENCOUNTERED REGARDLESS OF THEIR NATURE OR THE MANNER IN WHICH THEY ARE REMOVED.
- 8. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL DISTURBED AREAS TO PREVENT PONDING OR BLOCKAGE OF SURFACE DRAINAGE.
- 9. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DAMAGE TO ADJACENT PROPERTIES AND TO CONFORM TO LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS.
- 10. WHERE FINISHED CONTOURS ARE SHOWN TO MATCH EXISTING CONTOURS ON THE GRADING PLANS, NO GRADE SEPARATION IS ALLOWABLE. CONTRACTOR SHALL ADJUST FINISHED CONTOURS AS NECESSARY TO ACCOMPLISH THIS REQUIREMENT.
- . 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 CONTRACTORS 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 ACTIVITY OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- 12. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON COMPLETION.

MISCELLANEOUS NOTES

- JUMPER CONNECTIONS TO EXISTING WATER SERVICE TO BE PROVIDED AS REQUIRED OR DIRECTED BY THE SAWS
- 2. ALL MAINS ARE ON-SITE.

INSPECTOR.

- FITTINGS WEIGHT IS BASED ON M.J. DUCTILE IRON FITTINGS (COMPACT) ITEM 836, SAWS STANDARD SPECIFICATIONS FOR CONSTRUCTION ~ MARCH 2008.
- 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
- 5. CONTRACTOR MUST COMPLY WITH MANUFACTURER'S INSTALLATION OF PROPER RESTRAINTS IF PROPER THRUST BLOCKING IS NOT INSTALLED. CONTRACTOR MUST INSTALL JOINT RESTRAINTS PER MANUFACTURER'S SPECIFICATIONS. RESTRAINTS AND TRUST BLOCKING ARE CONSIDERED SUBSIDIARY TO WATER MAIN INSTALLATION. NO SEPARATE PAYMENT FOR THIS WORK. *DOUBLE NUT ALL RESTRAINING BOLTS
- *ANY TYPE OF JOINT RESTRAINT MUST BE BI-DIRECTIONAL
- MINIMUM COVER OVER WATER MAIN BASED ON FINISHED GROUND. WATER LINE DIA. MIN. DEPTH
- 8"-12" ≥ 16"
- 7. USE AWWA C-900 PVC PIPE, CLASS 235 (DR-18) FOR WATER MAIN CONSTRUCTION UNLESS NOTED OTHERWISE ON
- 8. SAWS REQUIRES GCPs AND COUNTER PERMITS TO USE LEAD FREE (<0.25% LEAD) FIRE HYDRANTS.





24-11800371

JOB NO. 124207.00 JANUARY 2025 DRAFTED

CHECKED BC DESIGN BC

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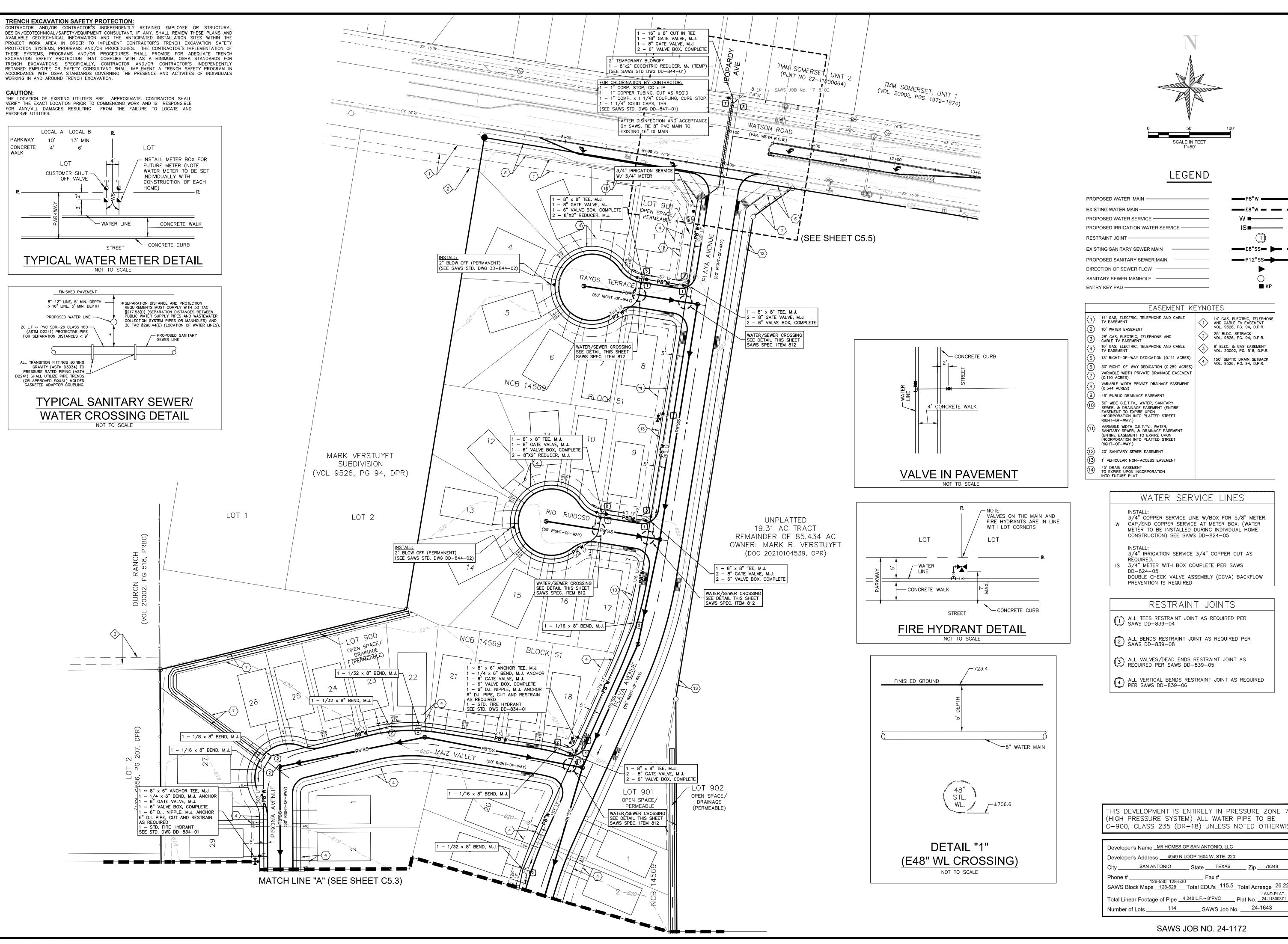
THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE

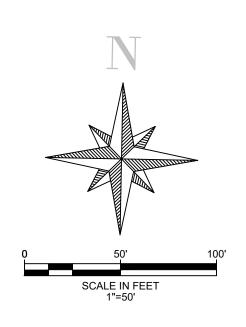
Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address 4949 N LOOP 1604 W, STE. 220 City SAN ANTONIO State TEXAS Zip 78249 Phone #_____ Fax # ____ SAWS Block Maps 128-528 Total EDU's 115.5 Total Acreage 26.226 Total Linear Footage of Pipe 4,240 L.F.~ 8"PVC Plat No. 24-11800371

Number of Lots ______ 114 ____ SAWS Job No. ____ 24-1643

C5.1

SAWS JOB NO. 24-1172





PROPOSED WATER MAIN — EXISTING WATER MAIN ---PROPOSED WATER SERVICE — PROPOSED IRRIGATION WATER SERVICE -RESTRAINT JOINT ----EXISTING SANITARY SEWER MAIN PROPOSED SANITARY SEWER MAIN DIRECTION OF SEWER FLOW -SANITARY SEWER MANHOLE ----

——E8"SS— BRIAN A. CROWELL

82619

24-11800371

JANUARY 2025

JOB NO. 124207.00

CHECKED BC DESIGN BC

EASEMENT KEYNOTES 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 14' GAS, ELECTRIC, TELEPHONE

AND CABLE TV EASEMENT
VOL. 9526, PG. 94, D.P.R.

25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R. 3 8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R. 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R. 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) (9) 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)

VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)

(12) 20' SANITARY SEWER EASEMENT 1' VEHICULAR NON-ACCESS EASEMENT

WATER SERVICE LINES

3/4" COPPER SERVICE LINE W/BOX FOR 5/8" METER. CAP/END COPPER SERVICE AT METER BOX. (WATER METER TO BE INSTALLED DURING INDIVIDUAL HOME CONSTRUCTION) SEE SAWS DD-824-05

3/4" IRRIGATION SERVICE 3/4" COPPER CUT AS IS 3/4" METER WITH BOX COMPLETE PER SAWS DD-824-05 DOUBLE CHECK VALVE ASSEMBLY (DCVA) BACKFLOW PREVENTION IS REQUIRED

RESTRAINT JOINTS

ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04

2 ALL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-08

3 ALL VALVES/DEAD ENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-05

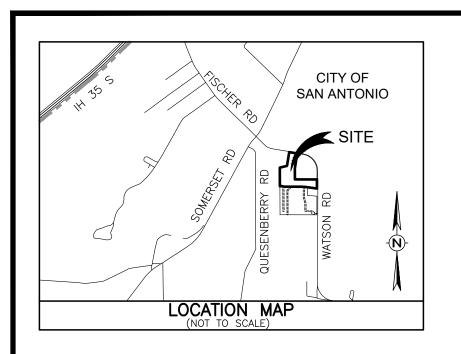
4 ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address 4949 N LOOP 1604 W, STE. 220 Phone #______ Fax # ____ SAWS Block Maps 128-528 Total EDU's 115.5 Total Acreage 26.226

SAWS JOB NO. 24-1172

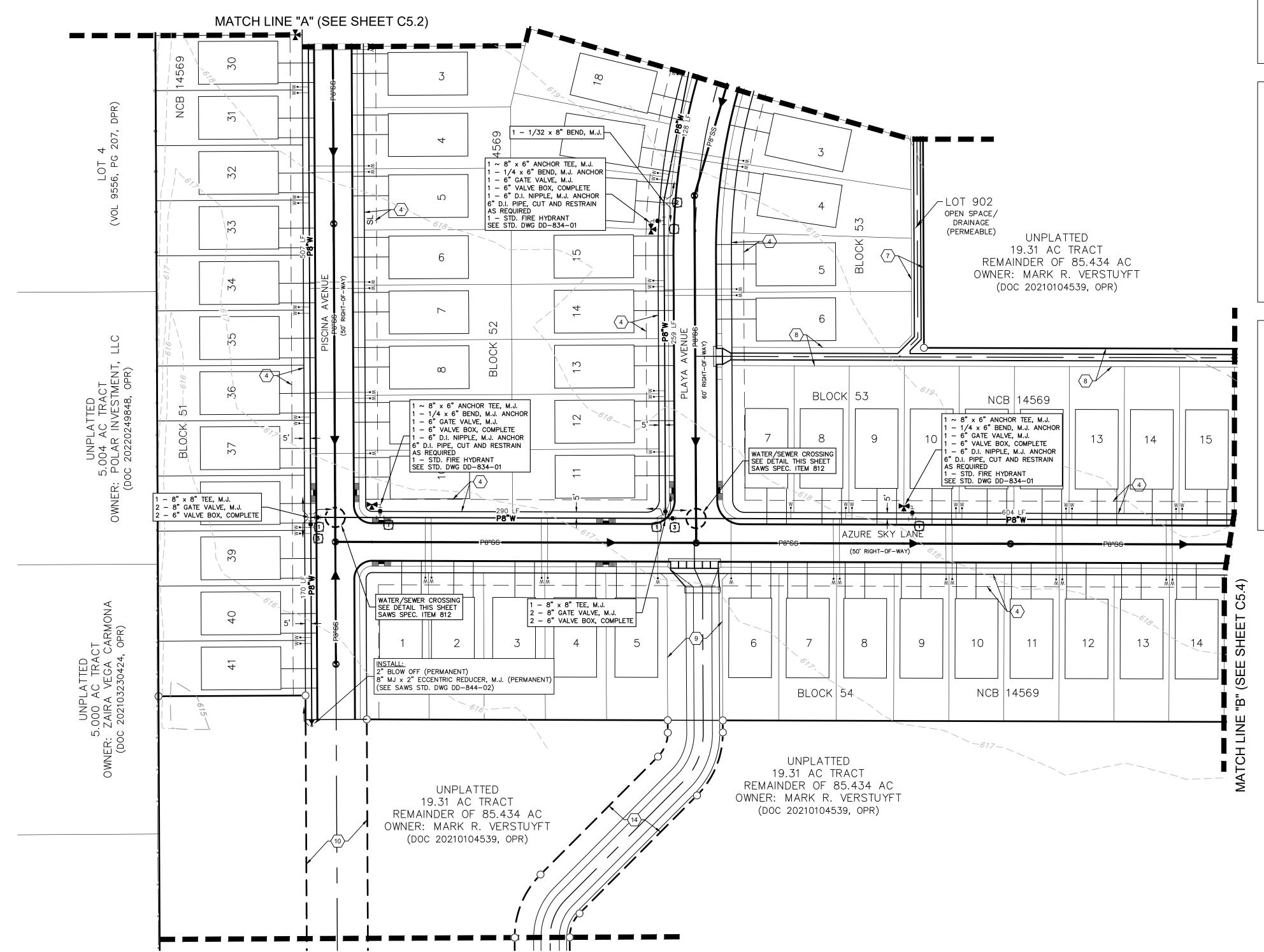
FARMS RANO

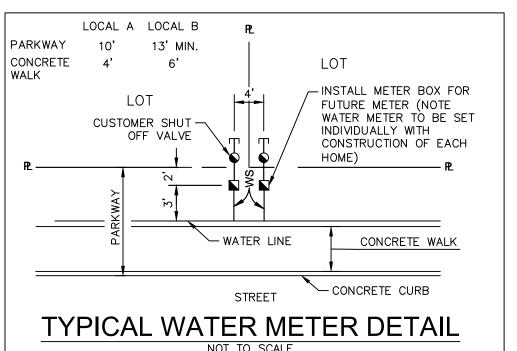


TRENCH EXCAVATION SAFETY PROTECTION:

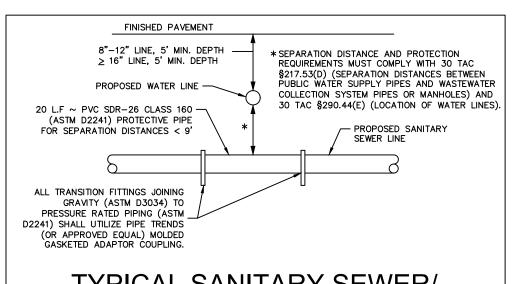
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND

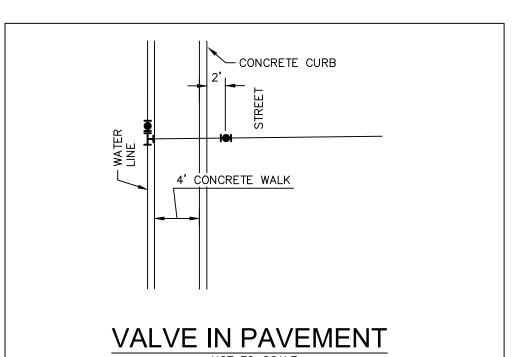


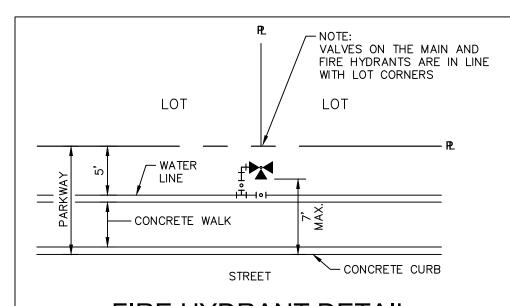




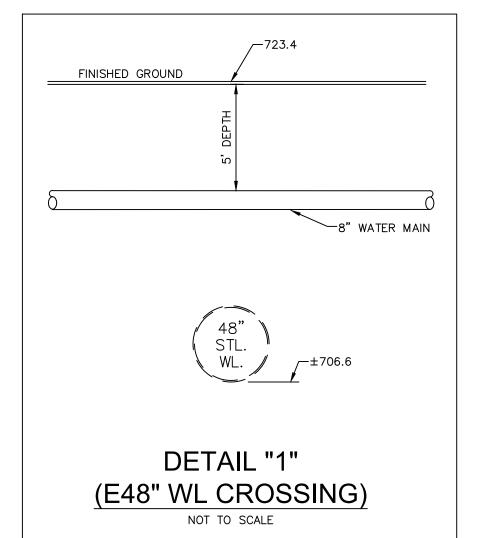


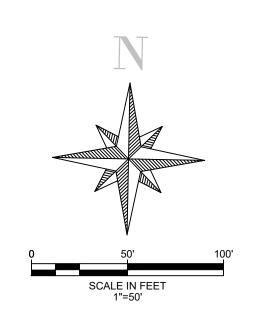
TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL NOT TO SCALE



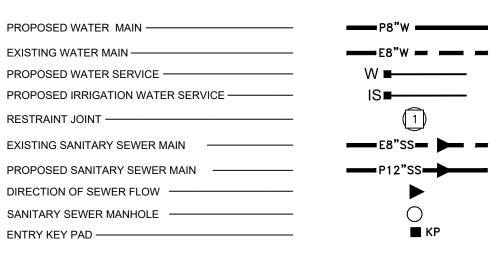


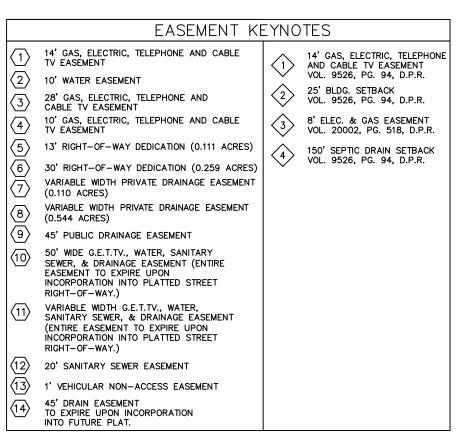
FIRE HYDRANT DETAIL NOT TO SCALE

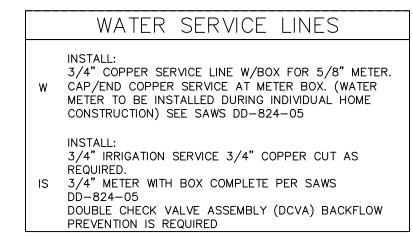




LEGEND







DECTRAINE JOINES
RESTRAINT JOINTS
ALL TEES RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-04

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

4 ALL VERTICAL BENDS RESTRAINT JOINT AS REQUIRED PER SAWS DD-839-06

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 790 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE

Developer's Name M/I HOMES OF SAN ANTONIO, LLC Developer's Address 4949 N LOOP 1604 W, STE. 220 City SAN ANTONIO State TEXAS Zip 78249 Phone #_____ Fax # ____ SAWS Block Maps <u>128-528</u> Total EDU's <u>115.5</u> Total Acreage <u>26.226</u> Total Linear Footage of Pipe 4,240 L.F.~ 8"PVC Plat No. 24-11800371 Number of Lots ______ 114 ____ SAWS Job No. ____24-1643

SAWS JOB NO. 24-1172





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PLAT NO. 24-11800371

JOB NO. 124207.00 DATE JANUARY 2025 DRAFTED

CHECKED BC DESIGN BC

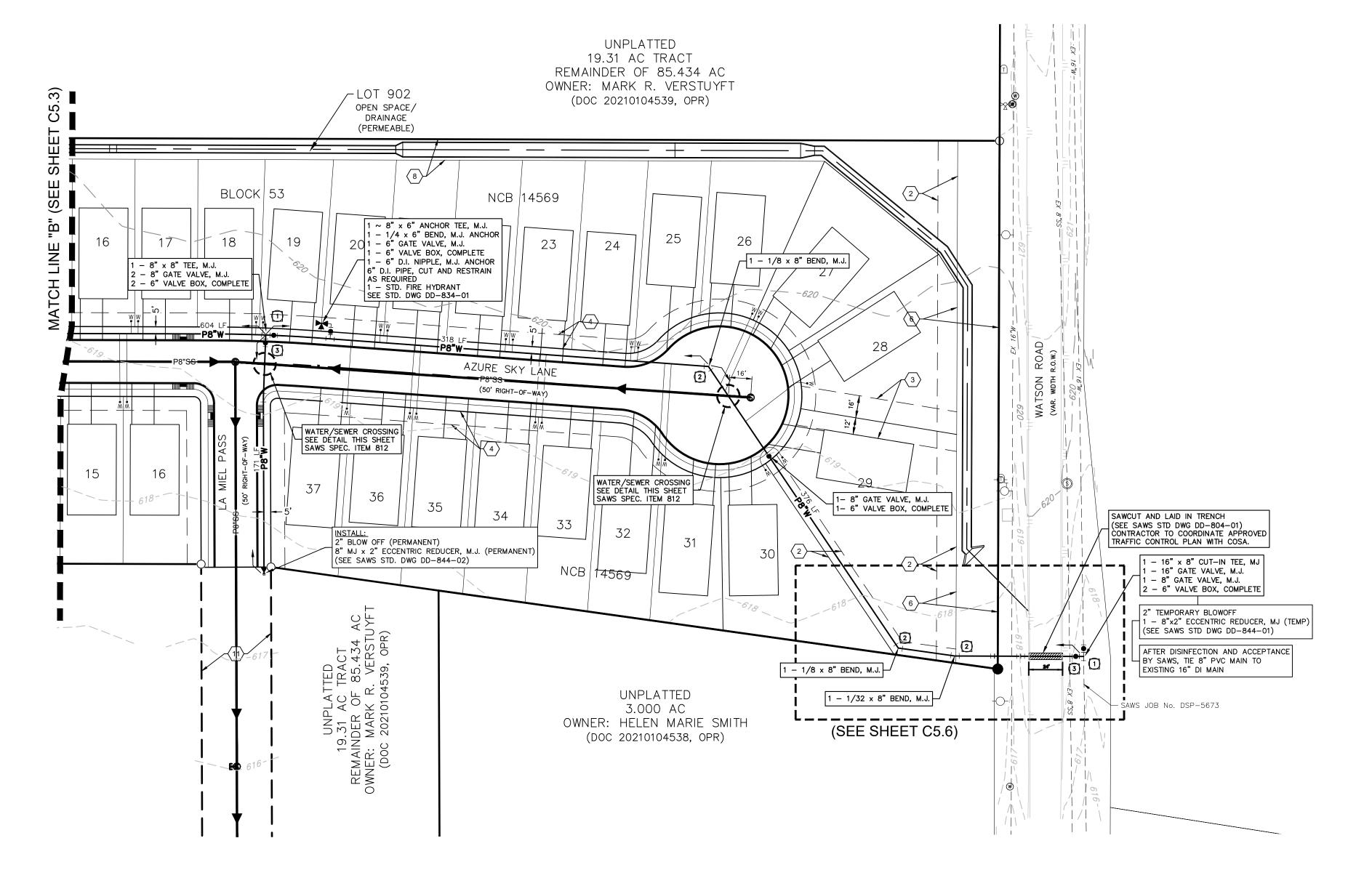
LNO **FARMS**

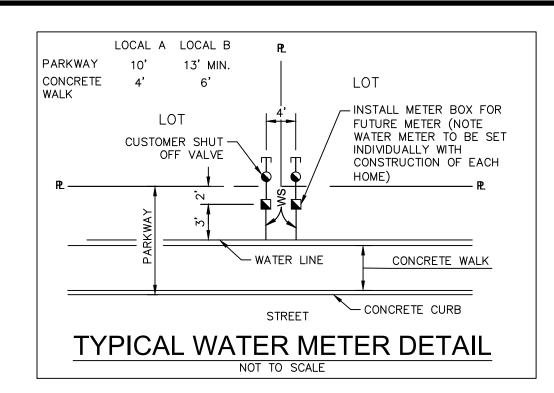
ERANO

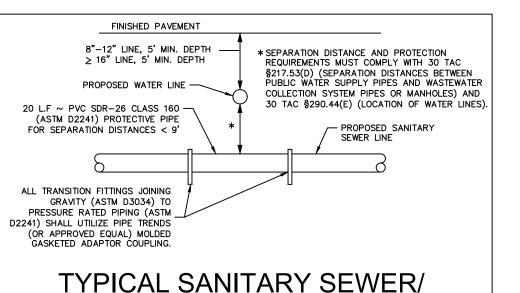
TRENCH EXCAVATION SAFETY PROTECTION:

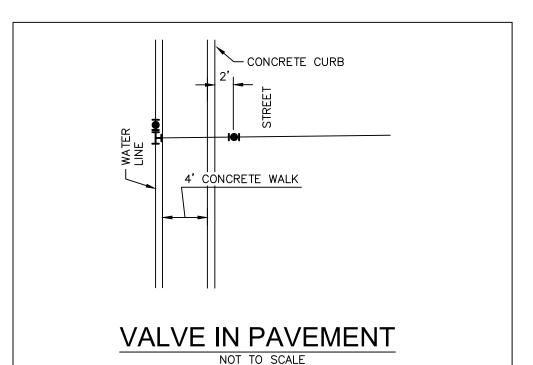
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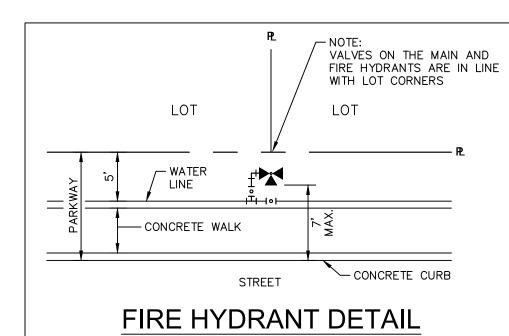


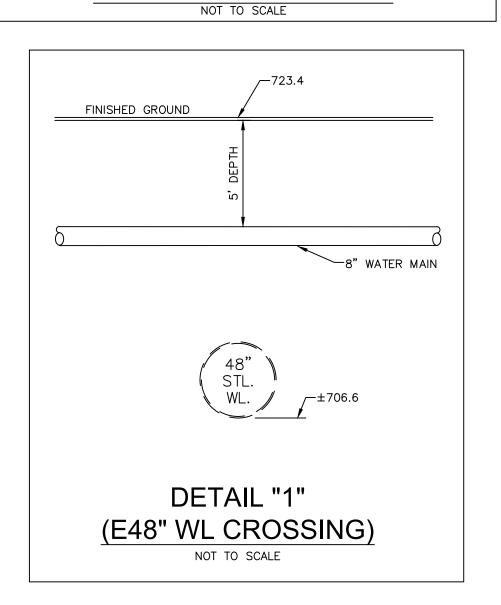


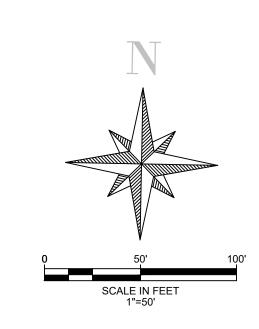


WATER CROSSING DETAIL

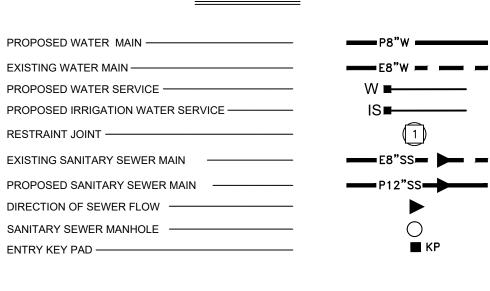
NOT TO SCALE

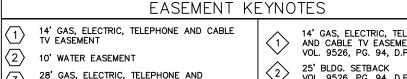






LEGEND





 $\langle 2
angle$ 10' WATER EASEMENT 28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 4 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 5 13' RIGHT-OF-WAY DEDICATION (0.111 ACRES) 6 30' RIGHT-OF-WAY DEDICATION (0.259 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

(0.110 ACRES) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES) 45' PUBLIC DRAINAGE EASEMENT 50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET

RIGHT-OF-WAY.) VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)

(12) 20' SANITARY SEWER EASEMENT 45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.

3 8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R. 4 150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.

1' VEHICULAR NON-ACCESS EASEMENT

PLAT NO.

24-11800371 JOB NO. 124207.00 JANUARY 2025 CHECKED BC DESIGN BC

BRIAN A. CROWELL

82619

CENSE

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3/4" IRRIGATION SERVICE 3/4" COPPER CUT AS REQUIRED. S 3/4" METER WITH BOX COMPLETE PER SAWS DD-824-05 DOUBLE CHECK VALVE ASSEMBLY (DCVA) BACKFLOW PREVENTION IS REQUIRED

WATER SERVICE LINES

INSTALL:
3/4" COPPER SERVICE LINE W/BOX FOR 5/8" METER.

CAP/END COPPER SERVICE AT METER BOX. (WATER METER TO BE INSTALLED DURING INDIVIDUAL HOME

CONSTRUCTION) SEE SAWS DD-824-05

RESTRAINT JOINTS

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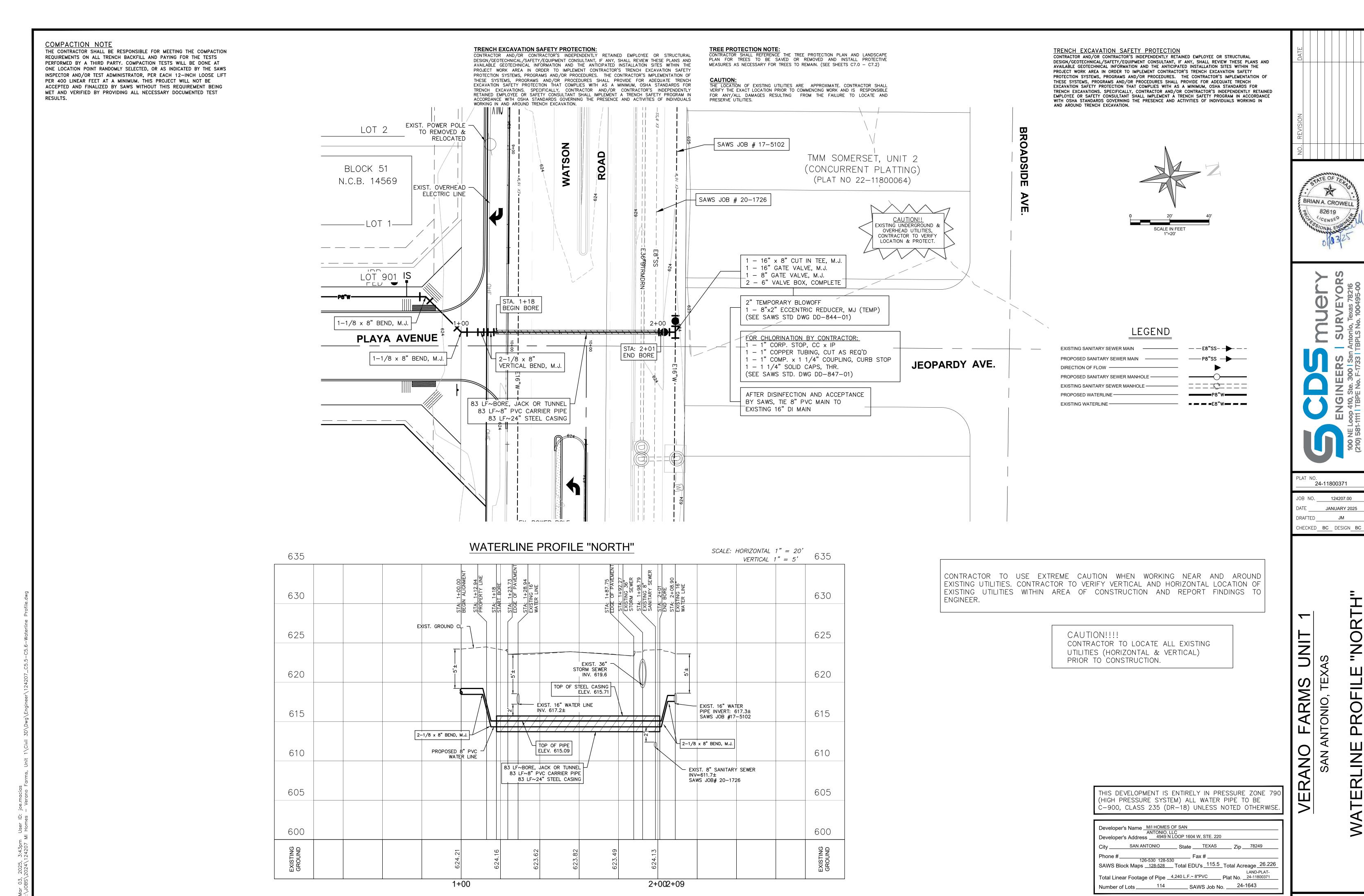
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SAWS JOB NO. 24-1172

LNO **FARMS ERANO**



SAWS JOB NO. 24-1172

COMPACTION NOTE THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE COMPACTION REQUIREMENTS ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED, OR AS INDICATED BY THE SAWS INSPECTOR AND/OR TEST ADMINISTRATOR, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

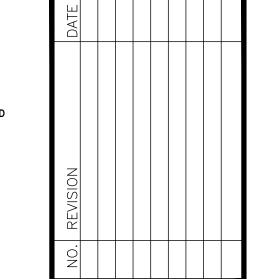
TRENCH EXCAVATION SAFETY PROTECTION: CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

CONTRACTOR SHALL REFERENCE THE TREE PROTECTION PLAN AND LANDSCAPE PLAN FOR TREES TO BE SAVED OR REMOVED AND INSTALL PROTECTIVE MEASURES AS NECESSARY FOR TREES TO REMAIN. (SEE SHEETS C7.0 - C7.2)

THE LOCATION OF EXISTING UTILITIES ARE APPROXIMATE. CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO COMMENCING WORK AND IS RESPONSIBLE FOR ANY/ALL DAMAGES RESULTING FROM THE FAILURE TO LOCATE AND PRESERVE UTILITIES.

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 SITES 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 THESE 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.





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24-11800371

JOB NO. 124207.00 DATE JANUARY 2025

CHECKED BC DESIGN BC

LNO **FARMS**

RANO

THIS DEVELOPMENT IS ENTIRELY IN PRESSURE ZONE 79 (HIGH PRESSURE SYSTEM) ALL WATER PIPE TO BE C-900, CLASS 235 (DR-18) UNLESS NOTED OTHERWISE

Developer's Name M/I HOMES OF SAN
ANTONIO, LLC
Developer's Address 4949 N LOOP 1604 W, STE. 220 City SAN ANTONIO State TEXAS Zip 78249 Phone #_____ Fax # ____ SAWS Block Maps 128-528 Total EDU's 115.5 Total Acreage 26.226

Total Linear Footage of Pipe 4,240 L.F.~ 8"PVC Plat No. 24-11800371

Number of Lots ______ 114 ____ SAWS Job No. ____ 24-1643

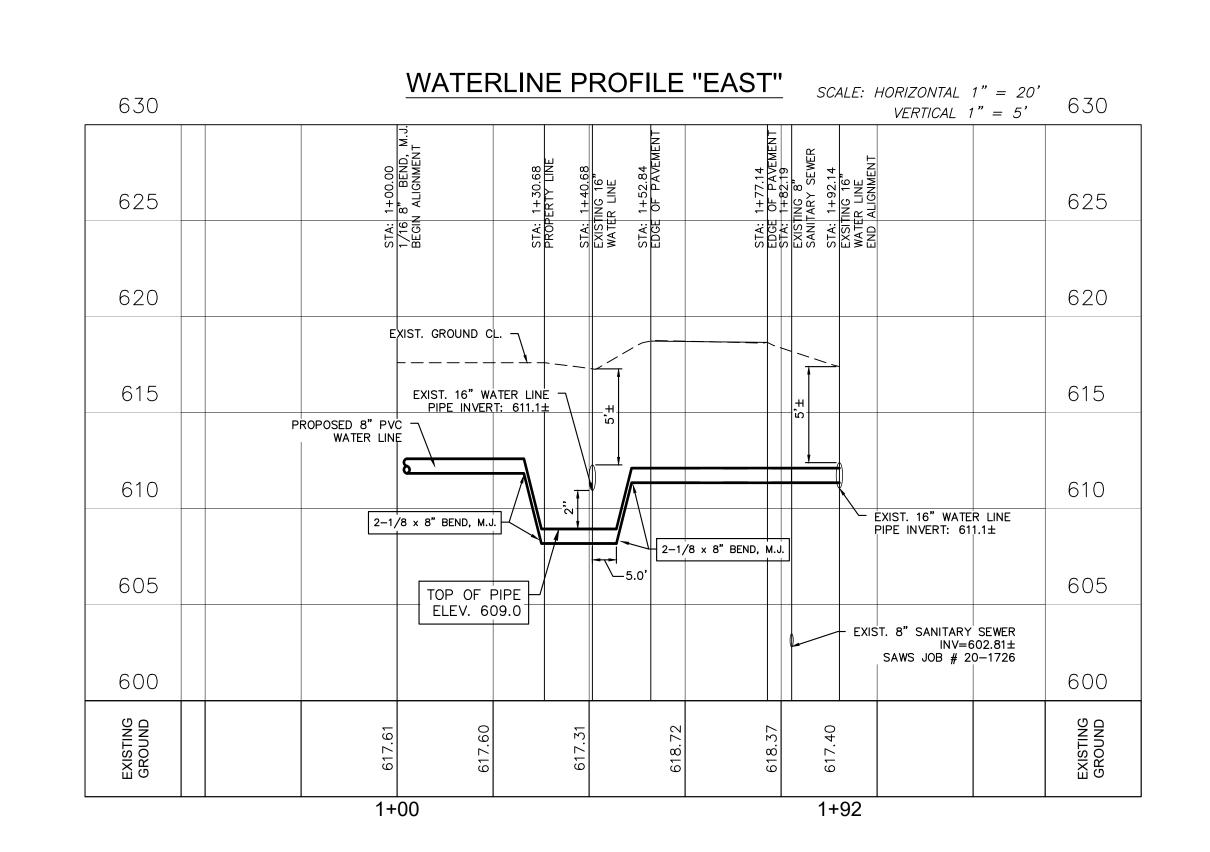
EXISTING UNDERGROUND & OVERHEAD UTILITIES, CONTRACTOR TO VERIFY LOCATION & PROTECT. SAWS JOB # 20-1726 BLOCK 53 N.C.B. 14569 X EX. OVERHEAD SAWCUT AND LAID IN TRENCH ELECTRIC LINE (SEE SAWS STD DWG DD-804-01) CONTRACTOR TO COORDINATE APPROVED 4-1/8 X 8" BEND, M.J. TRAFFIC CONTROL PLAN WITH COSA. LOT 29 1 - 16" x 8" CUT-IN TEE, M.J. SCALE IN FEET LOT 30 1 - 16" GATE VALVE, M.J. 1 - 8" GATE VALVE, M.J. 2 - 6" VALVE BOX, COMPLETE 2" TEMPORARY BLOWOFF 1 - 8"x2" ECCENTRIC REDUCER, MJ (TEMP) (SEE SAWS STD DWG DD-844-01) $1-1/32 \times 8"$ BEND, M.J AFTER DISINFECTION AND ACCEPTANCE SO BY SAWS, TIE 8" PVC MAIN TO EXISTING 16" DI MAIN /AT EX. POWER POLE

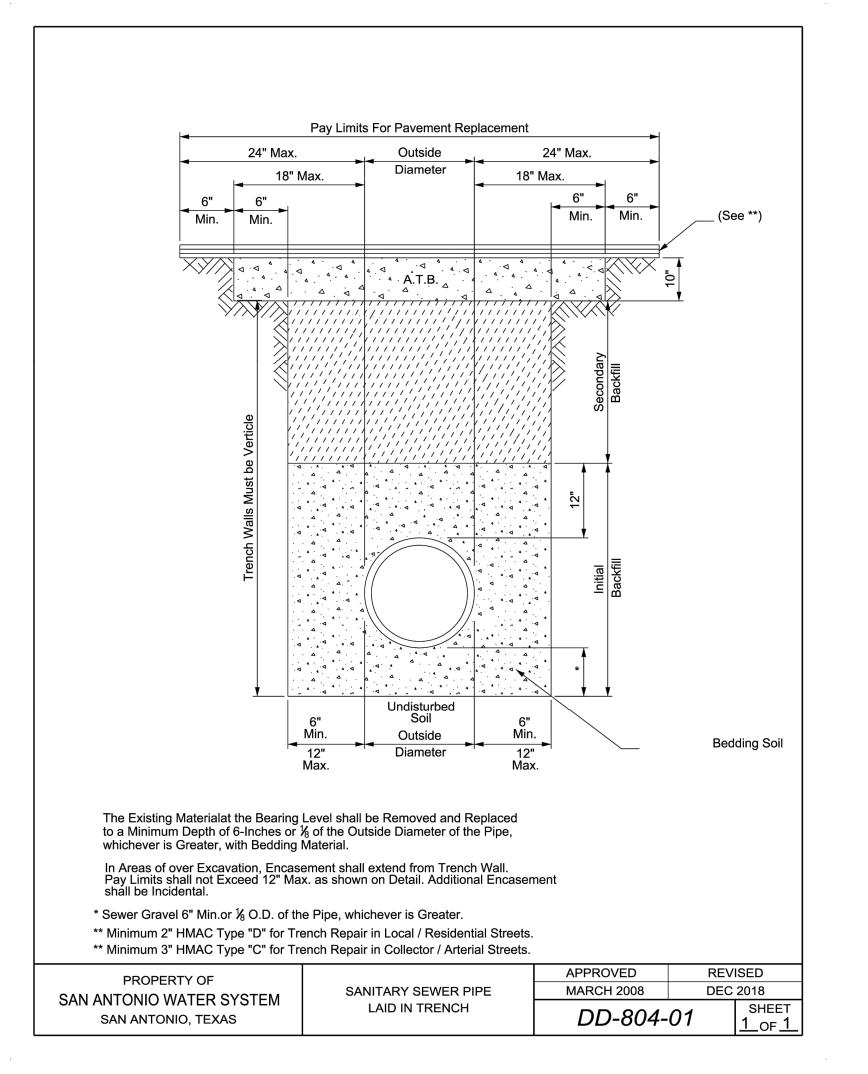
LEGEND

PROPOSED SANITARY SEWER MAIN ————— DIRECTION OF FLOW -PROPOSED SANITARY SEWER MANHOLE ----EXISTING SANITARY SEWER MANHOLE ———— PROPOSED WATERLINE ----EXISTING WATERLINE -- - - E8"W- - -

CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING NEAR AND AROUND EXISTING UTILITIES. CONTRACTOR TO VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND REPORT FINDINGS TO ENGINEER.

CAUTION!!!! CONTRACTOR TO LOCATE ALL EXISTING UTILITIES (HORIZONTAL & VERTICAL) PRIOR TO CONSTRUCTION.





SAWS JOB NO. 24-1172

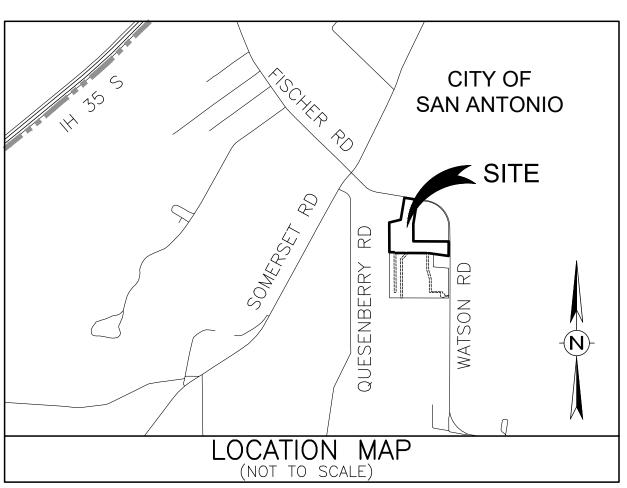
C5.6

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STREET CONSTRUCTION PLANS

UNIT 1

SAN ANTONIO, TEXAS



	EASEMENT KE	EYNC	TES
1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	$\langle 1 \rangle$	14' GAS, ELECTRIC, TELEPHONI AND CABLE TV EASEMENT
2	10' WATER EASEMENT	\backslash	VOL. 9526, PG. 94, D.P.R.
(3)	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2>	25' BLDG. SETBACK VOL. 9526, PG. 94, D.P.R.
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
5	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		VOL. 9320, FG. 94, D.F.R.
$\overline{7}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
8	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
$\langle 9 \rangle$	45' PUBLIC DRAINAGE EASEMENT		
10	50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT—OF—WAY.)		
11>	VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
12	20' SANITARY SEWER EASEMENT		
(13)	1' VEHICULAR NON-ACCESS EASEMENT		
14	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		

	CIVIL SHEET INDEX
SHT NO.	TITLE
C6.0	STREET COVER SHEET
C6.1	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.2	STREET SIGNAGE AND PAVEMENT MARKINGS
C6.3	TRAFFIC SIGNAGE DETAILS
C6.4	AZURE SKY LANE
C6.5	AZURE SKY LANE
C6.6	LA MIEL PASS
C6.7	PLAYA AVENUE
C6.8	RAYOS TERRACE
C6.9	RIO RUIDOSO
C6.10	MAIZ VALLEY
C6.11	PISCINA AVENUE
C6.11A	PISCINA AVENUE
C6.12	DRAIN A
C6.13	DRAIN B
C6.14	DRAIN C
C6.15	DRAIN D
C6.16	DRAIN E
C6.17	DRAIN E DETAILS
C6.18	DEVELOPER SIDEWALK PLAN
C6.19	DEVELOPER SIDEWALK PLAN
C6.20	STANDARD STREET DETAILS
C6.21	RIGHT TURN LANE PLAN
C6.22	LEFT TURN LANE PLAN
C6.23	TURN LANE DETAILS - 1
C6.24	TURN LANE DETAILS - 2
C6.25	TURN LANE DETAILS - 3

ENGINEER: CDS MUERY ATTN: BRIAN CROWELL, P.E. 100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216 TEL: (210) 581-1111 FAX: (210) 581-5555

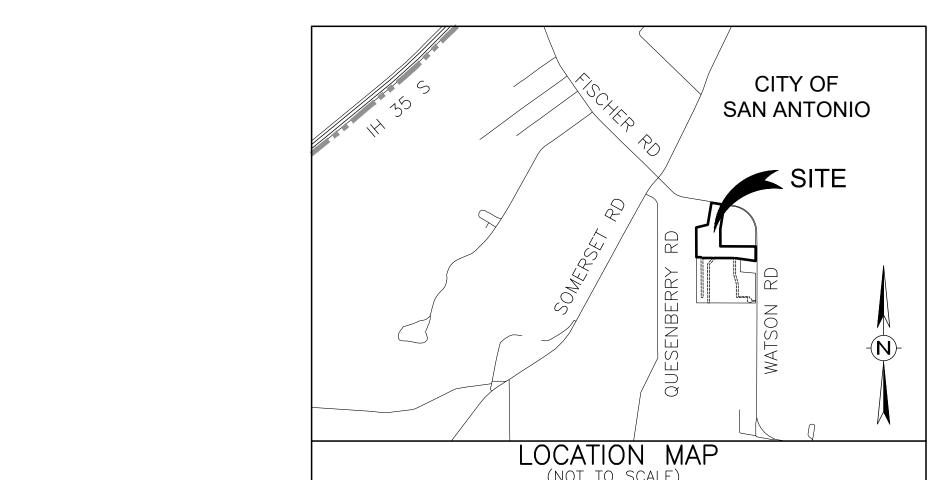
OWNER/DEVELOPER: DAVID A. McGOWEN M/I HOMES OF SAN ANTONIO, LLC 4949 NW LOOP 410, SUITE 220 SAN ANTONIO, TX 78249

BENCHMARK INFORMATION	
DESCRIPTION	ELEVATIO
SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77
SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55
	DESCRIPTION SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1. SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3'

<u>SITE INFORMATION:</u>

BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

FOR VERANO FARMS



OVERALL SITE MAP

LOT 901 OPEN SPACE/ PERMEABLE

AZURE SKY LANE

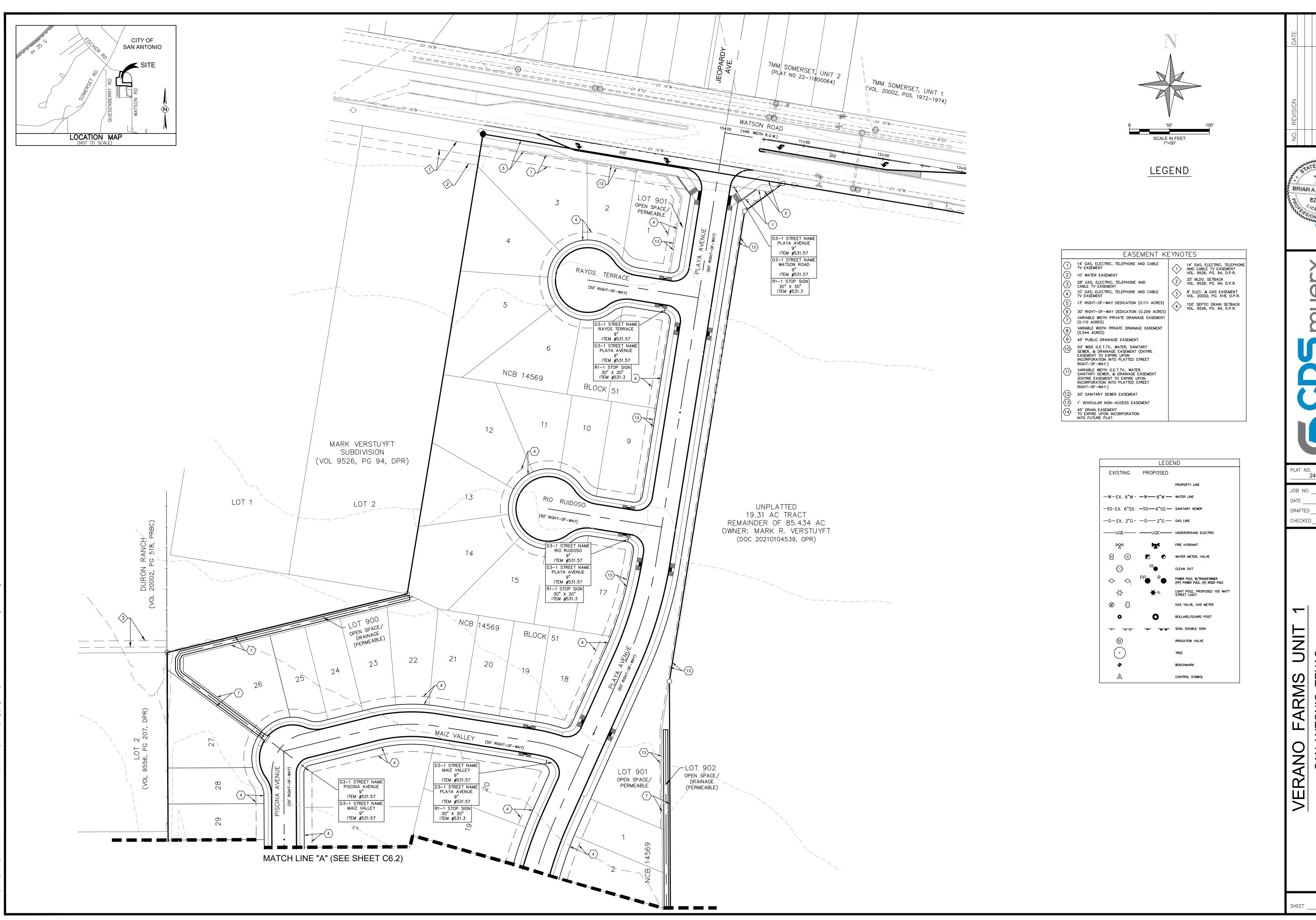
MAIZ VALLEY

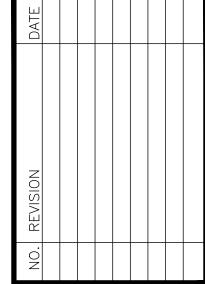
10

JOB NO. <u>124207.00</u> DATE JANUARY 2025

CHECKED_ BC DESIGN BC

FARMS







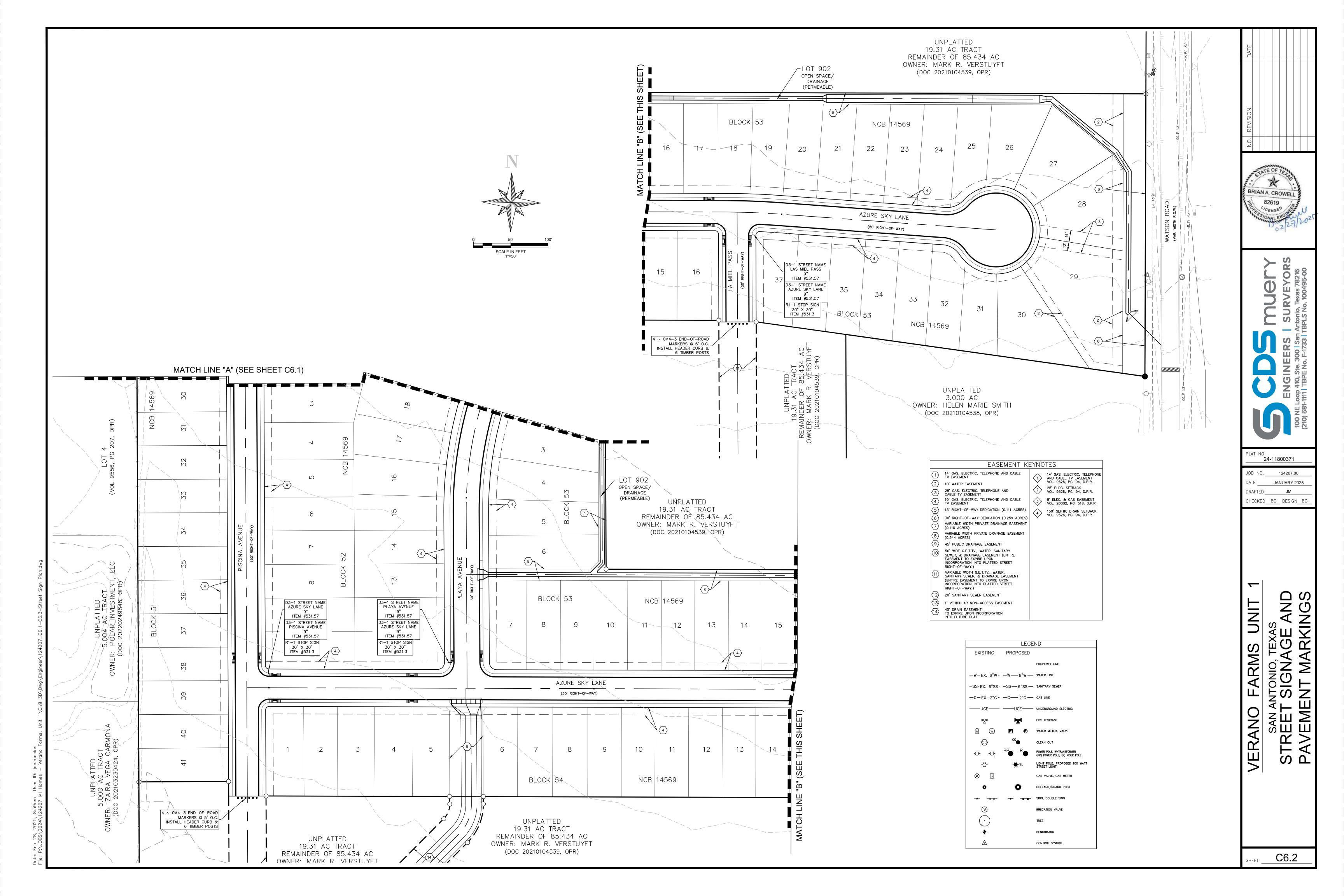
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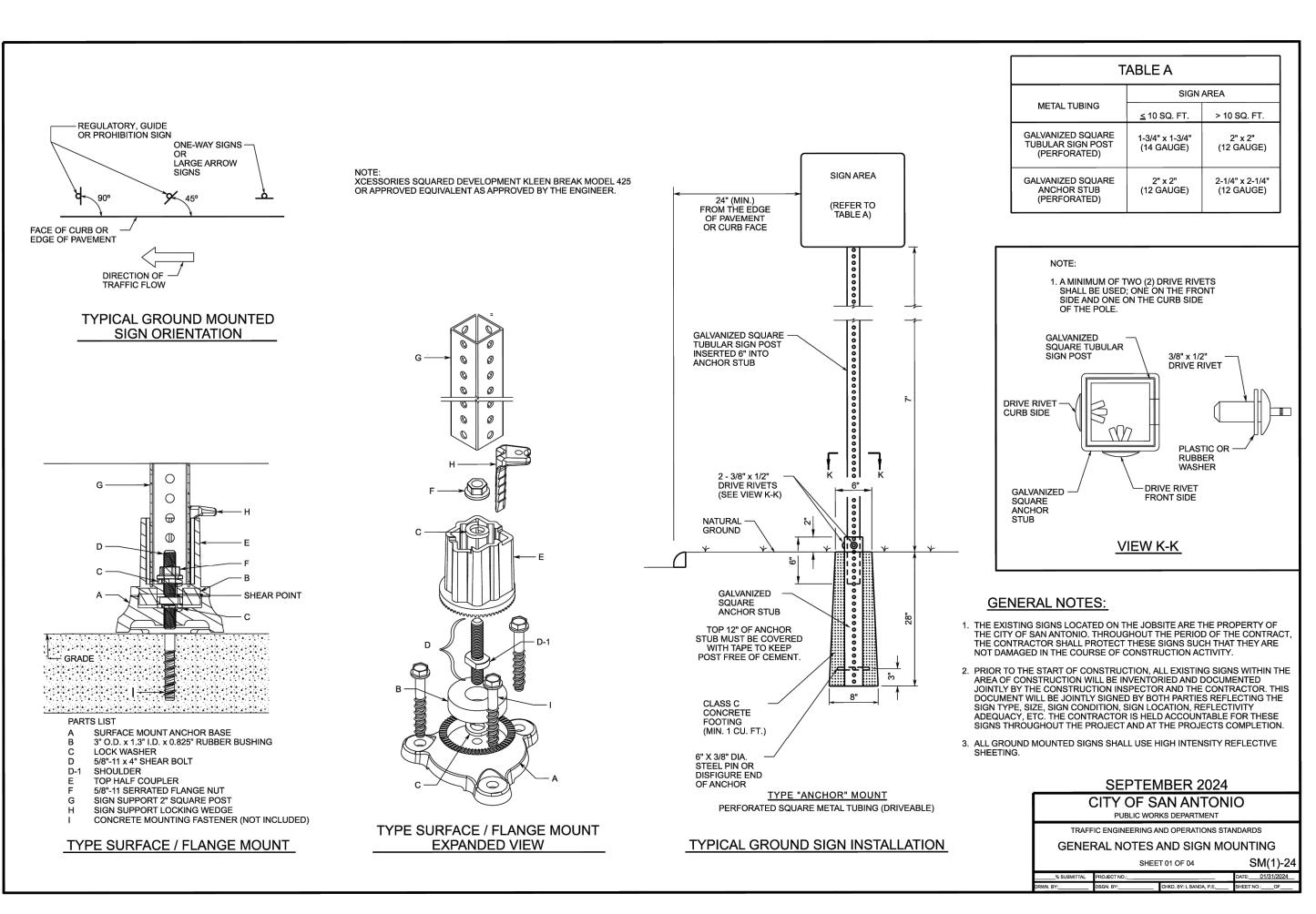
24-11800371

JOB NO. 124207.00

DATE JANUARY 2025

CHECKED BC DESIGN BC





DIAMOND (B)

A B C D T 48 15 15 3 0.10

SQUARE (A)

HORIZONTAL RECTANGLE

21 15 11/2 12 11/2 0.0 24 12 11/2 9 11/2 0.0 24 18 3 12 11/2 0.0 30 15 11/2 12 11/2 0.0 30 24 3 18 11/2 0.0 36 12 11/2 9 11/2 0.0

CIRCLE

В

D E D

A ----

SQUARE (B)

48 6 36 9 30 3 0.

A -----

HORIZONTAL RECTANGLE

A B C D E F G T

36 24 3 18 6 24 11/2 0.100

48 24 3 18 9 30 17/8 0.100

48 36 6 24 9 30 2 1/4 0.100

 48
 24
 2
 20
 2
 44
 1 7 /8
 0.100

 48
 36
 3
 30
 3
 42
 2 1 /4
 0.100

 48
 36
 6
 24
 12
 36
 2 1 /4
 0.100

 60
 30
 3
 24
 3
 42
 1 7 /8
 0.100

60 24 2 20 2 56 11/2 0.100

 60
 36
 3
 30
 3
 54
 2 1/4
 0.100

 60
 24
 3
 18
 12
 36
 1 1/2
 0.100

 60
 30
 3
 24
 3
 54
 1 1/8
 0.100

PENTAGON (SCHOOL)

A B C D T 30 * 3 * 0.100 36 24 3 2 1/4 0.100 48 * * 3 0.100

GENERAL NOTES:

1. ALL BLANKS TO BE ALUMINUM ALLOY NO. 5052-H38.

8. * HOLE PLACEMENT AS INDICATED ON THE PLANS.

ALL HOLES SHALL BE 3/8" DIAMETER DRILLED OR PUNCHED AS SHOWN ON EACH BLANK DETAIL AND SHALL BE FREE OF

SIGN BLANK CORNERS TO BE ROUNDED AS SHOWN ON

ALL SIGN BLANK TO BE ETCHED, DEGREASED, AND HAVE AN ALODINE FINISH PRIOR TO APPLICATION OF LEGENDS.

SEPTEMBER 2024

CITY OF SAN ANTONIO

PUBLIC WORKS DEPARTMENT

BLANK SIGN

DETAILS

SHEET 03 OF 04

SM(3)-24

2. "T" DENOTES THICKNESS OF SIGN BLANKS.

BURRS AND OR ROUGH EDGES.

6. ALL DETAILS ARE NOT TO SCALE. ALL DEMENSIONS ARE IN INCHES.

OCTAGONAL

 36
 3
 30
 0.100

 48
 3
 36
 0.100

A ---

EQUILATERAL TRIANGLE

A B C D T

18 2 18 2 0.10

30 2 24 2 0.10

36 2 24 2 0.10

48 2 24 2 0.10

60 2 24 2 0.100

VERTICAL / HORIZONTAL RECTANGLE

DIAMOND (A)

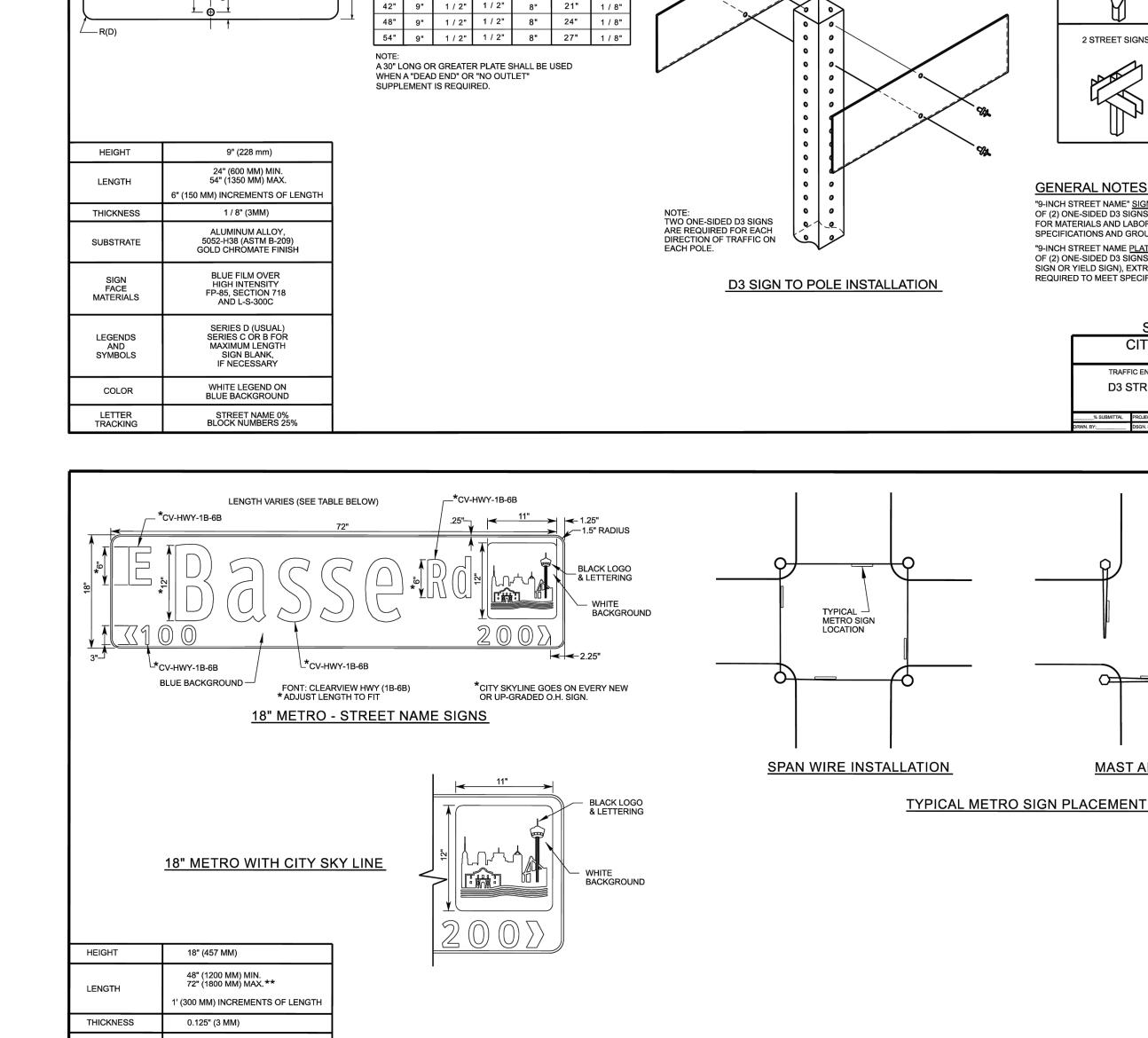
ISOSCELES TRIANGLE

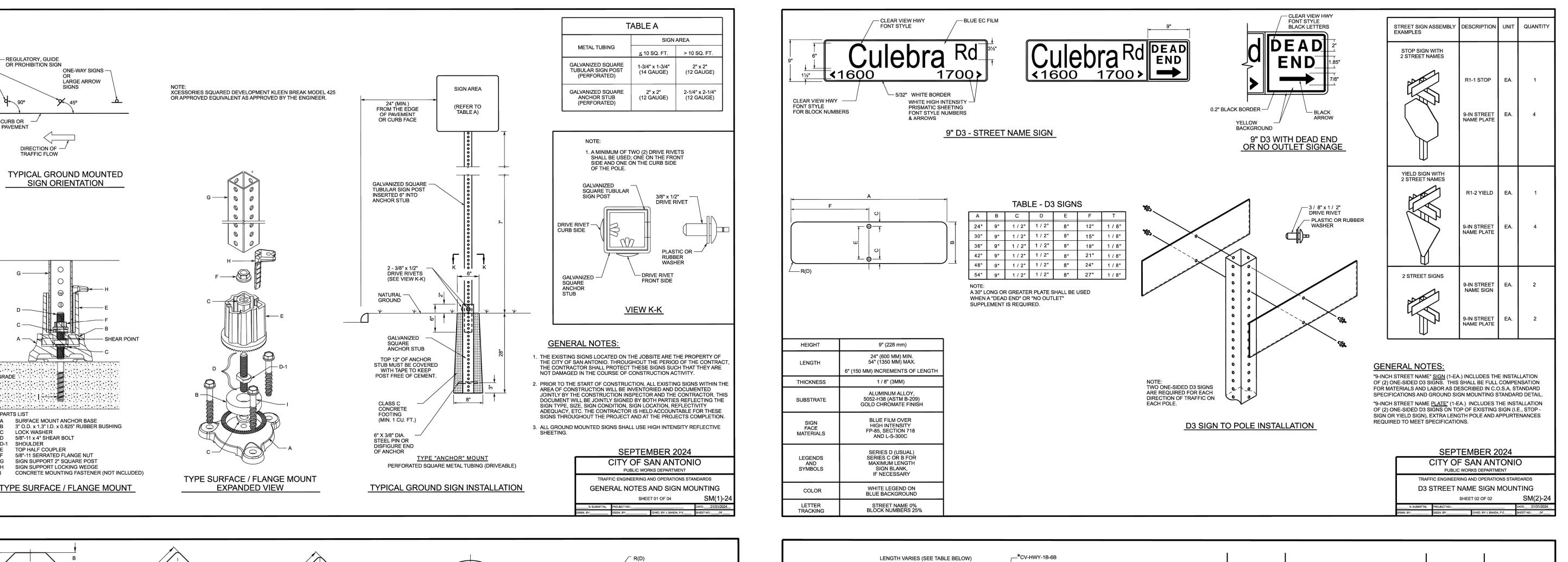
A B C D E T

A —

VERTICAL RECTANGLE

A B C D E F G T
5 7 3 /4 1/2 6 3 /4 1/2 4 1/4 0.100
48 60 6 48 9 30 3 0.100





ALUMINUM ALLOY,

BLUE FILM OVER

DIAMOND GRADE FP-85, SECTION 718

SERIES D (USUAL) SERIES C OR B FOR MAXIMUM LENGTH

WHITE LEGEND ON

BLUE BACKGROUND

SIGN BLANK, IF NECESSARY

17% (USUAL) 10% (MIN.)

AND L-S-300C

SUBSTRATE

MATERIALS

LEGENDS

AND SYMBOLS

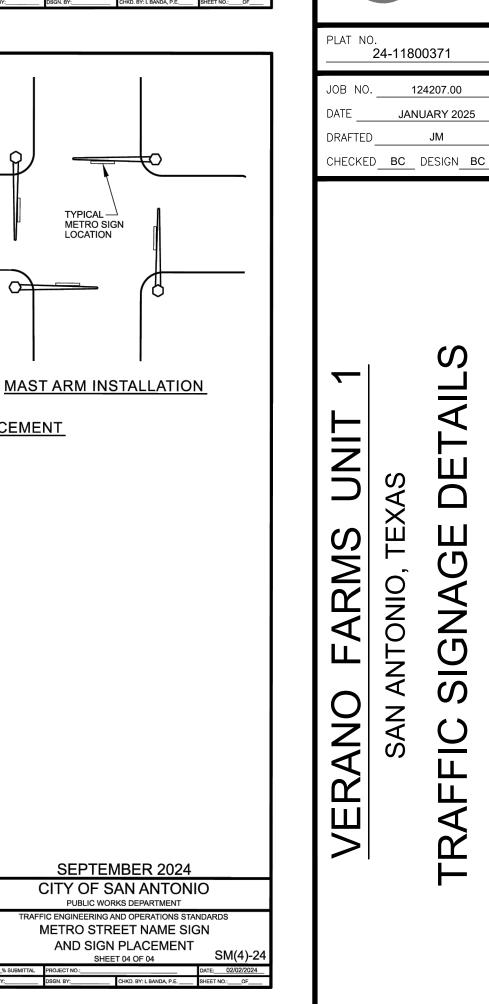
COLOR

LETTER TRACKING

5052-H38 (ASTM B-209) GOLD CHROMATE FINISH

** SIGN PLATE LONGER

THAN 72" MUST BE APPROVED BY THE CITY TRAFFIC ENGINEER



LOCATION

C6.3

BRIAN A. CROWELL

24-11800371

124207.00

JANUARY 2025

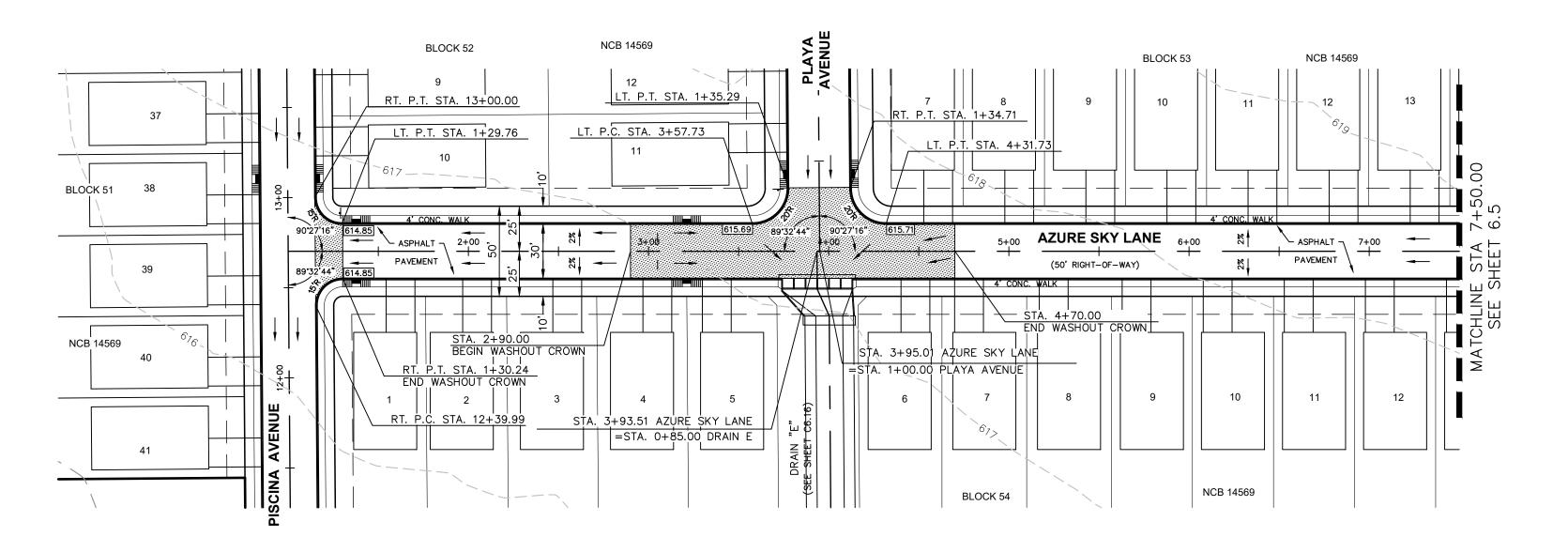
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 \triangleleft

<u>N</u>9

RA

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 SITES 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 THESE 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.



<u>azure sky lane</u>

RT.PVI STA = 3+20.00 RT. PVI ELEV = 615.89 RT. A.D. = 0.150 RT. K = 29.96 60.00' V.C.

|-0.54% (LT.)¬|

-1.50% (RT.)—

3+00

PROPOSED RT & LT — TOP OF CURB

0.50%

2+00

614.85

1 + 00

645

640

635

630

625

620

615

610

605

600

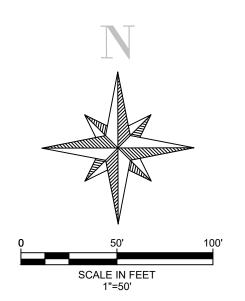
595



DIRECTION OF FLOW PROPOSED TOP OF CURB ELEVATION PROPOSED TOP OF PAVEMENT ELEVATION EXISTING PAVEMENT ELEVATION

ADA RAMP

WASHOUT CROWN



PROFILE SCALE:

PROPOSED RT & LT — TOP OF CURB

0.77%

EXISTING GROUND LT.

EXISTING GROUND CL.

6+00

7+00

EXISTING GROUND RT. —

-0.60% (LT.)

5+00

<u></u>1.\$0% (RT.)

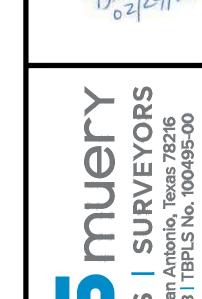
一0.00%(山.)

₩0.00% (RT.)

4+00

1" = 50' HORIZ.

1" = 5' VERT.



BRIAN A. CROWELL

24-11800371

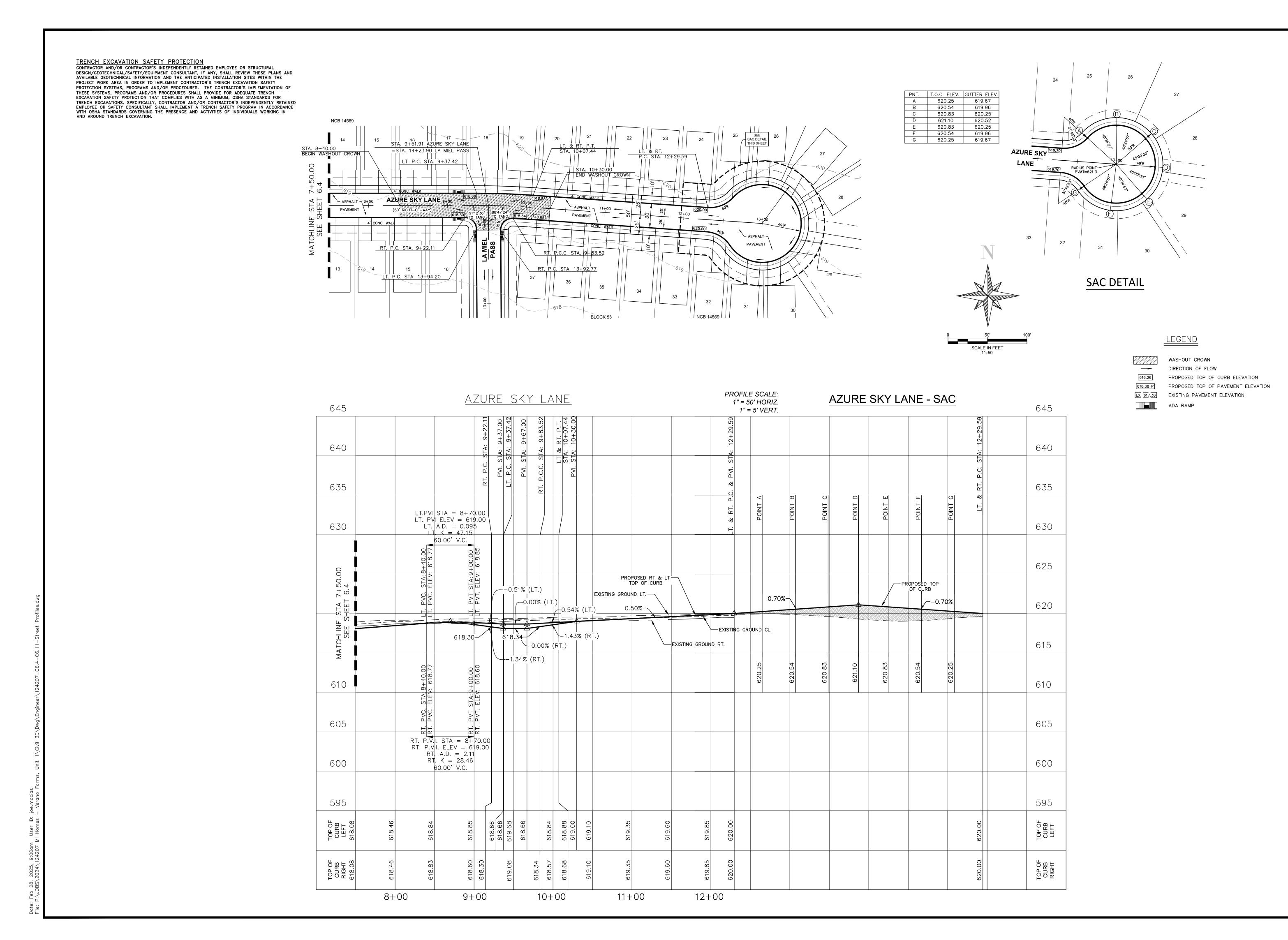
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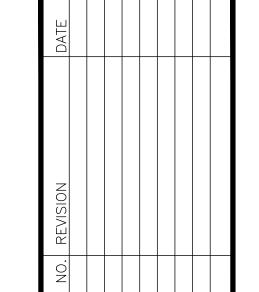
CHECKED BC DESIGN BC

LNO

FARMS VERANO

C6.4 SHEET ____







JOB NO. <u>124207.00</u>

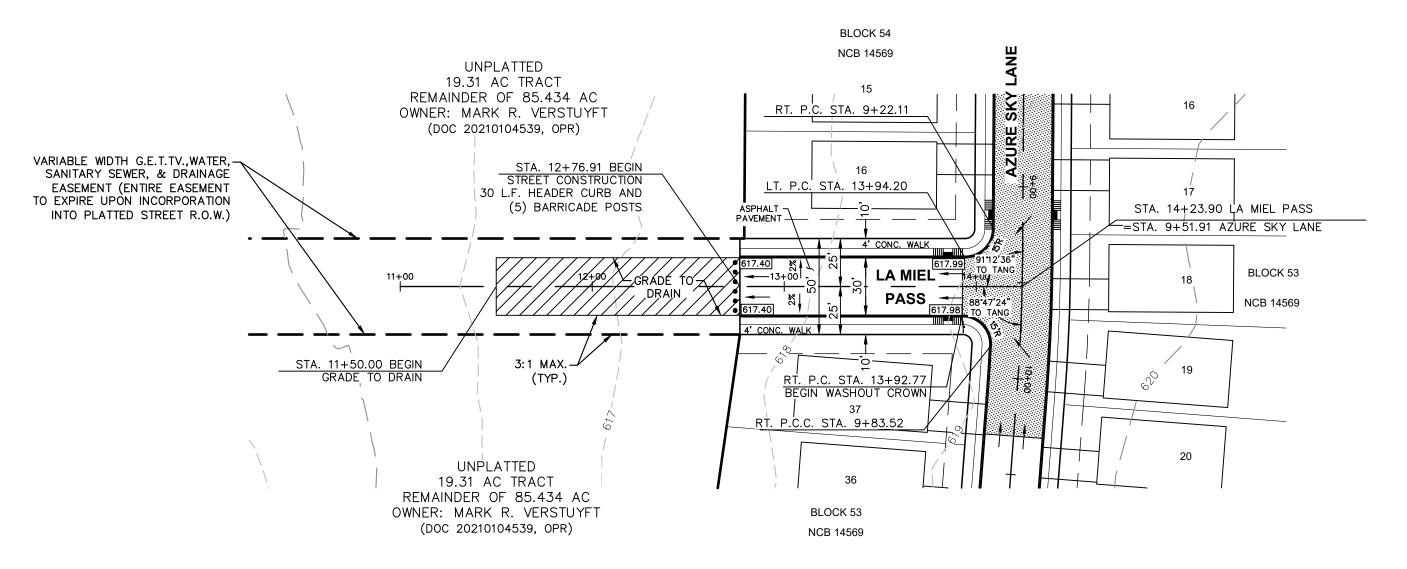
DATE JANUARY 2025 CHECKED BC DESIGN BC

LNO

FARMS VERANO

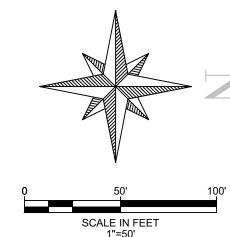
C6.5 SHEET ____

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 SITES 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 THESE 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.



LA MIEL PASS

645



PROFILE SCALE:

1" = 50' HORIZ.

LEGEND

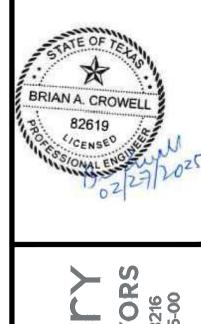
WASHOUT CROWN

DIRECTION OF FLOW

PROPOSED TOP OF CURB ELEVATION 618.38 P PROPOSED TOP OF PAVEMENT ELEVATION

EXISTING PAVEMENT ELEVATION

ADA RAMP



24-11800371

CHECKED BC DESIGN BC

MIEL

VERANO FARMS UNIT SAN ANTONIO, TEXAS

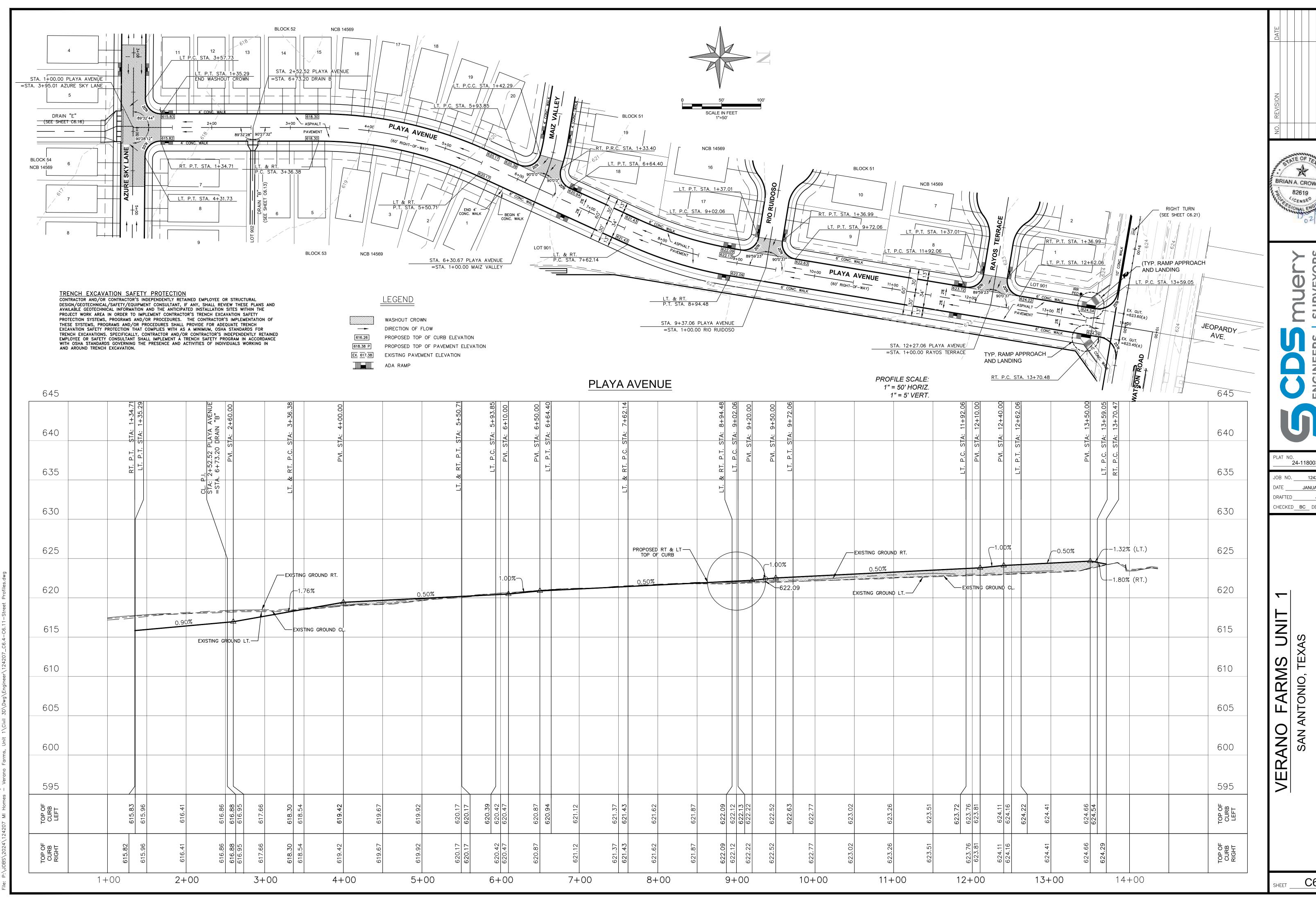
C6.6 SHEET ____

1" = 5' VERT. 645 640 640 635 630 630 625 625 PROPOSED RT & LT TOP OF CURB EXISTING GROUND RT. 620 620 0.50% 615 615 616.82 616.2(±) EXISTING GROUND LT. 610 610 605 605 GRADE TO DRAIN 600 600 595 595 TOP OF CURB RIGHT

13+00

1114-10000

12+00





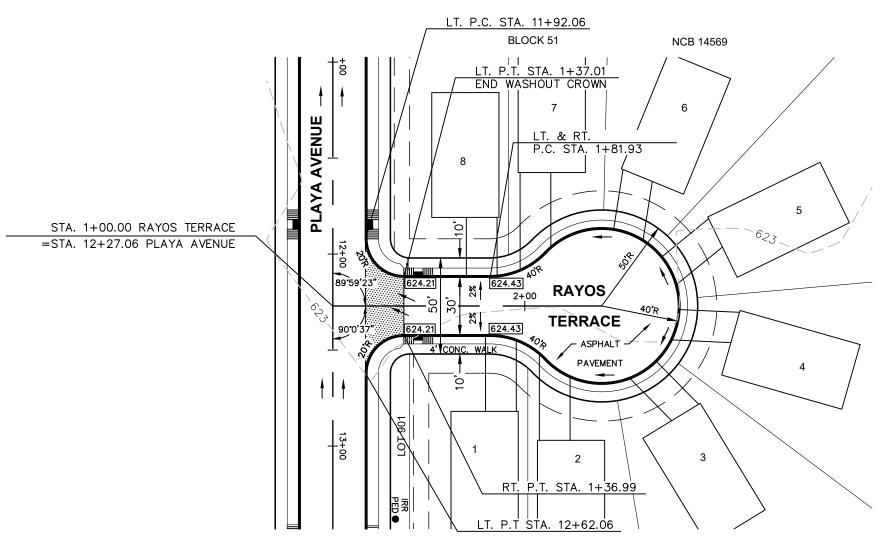


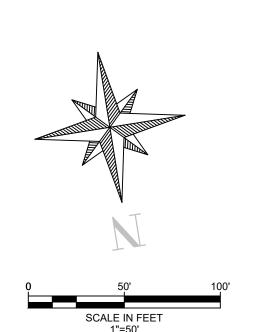
JANUARY 2025

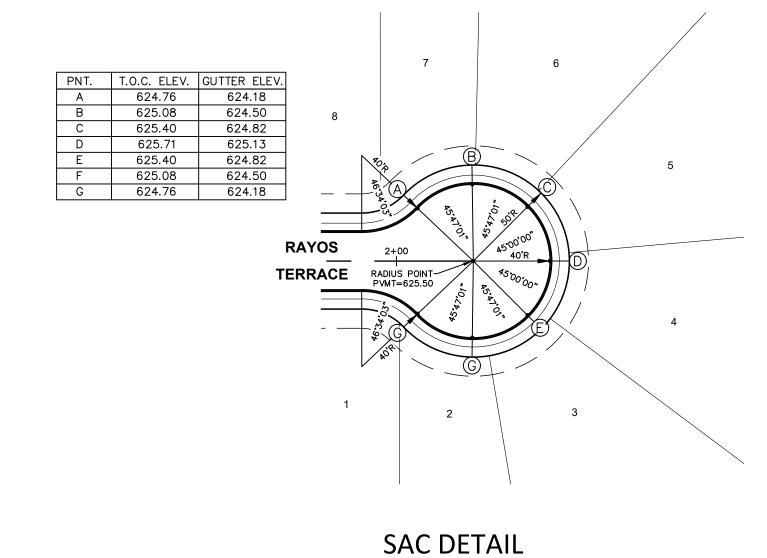
JOB NO. <u>124207.00</u> CHECKED BC DESIGN BC

AVENUE

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 SITES 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 THESE 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.







LEGEND

WASHOUT CROWN DIRECTION OF FLOW

PROPOSED TOP OF CURB ELEVATION PROPOSED TOP OF PAVEMENT ELEVATION EXISTING PAVEMENT ELEVATION

24-11800371 JOB NO. <u>124207.00</u>

BRIAN A. CROWELL

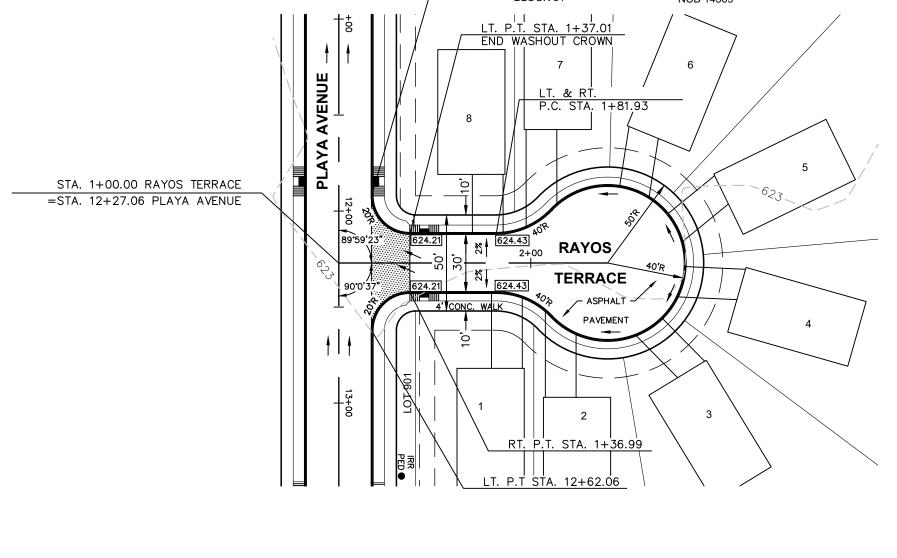
CHECKED BC DESIGN BC

TERRACE

NO FARMS UNIT SAN ANTONIO, TEXAS VERANO

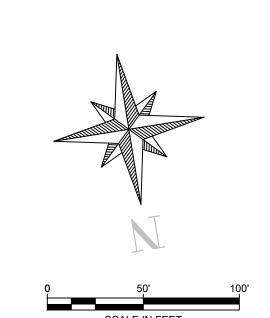
C6.8 SHEET ____

PROFILE SCALE: 1" = 50' HORIZ. RAYOS TERRACE - SAC 655 1" = 5' VERT. 645 645 640 640 635 635 630 630 PROPOSED TOP -PROPOSED RT & LT — 1.00%— 625 625 620 620 615 615 610 610 605 605 624.43 TOP OF CURB RIGHT TOP OF CURB RIGHT



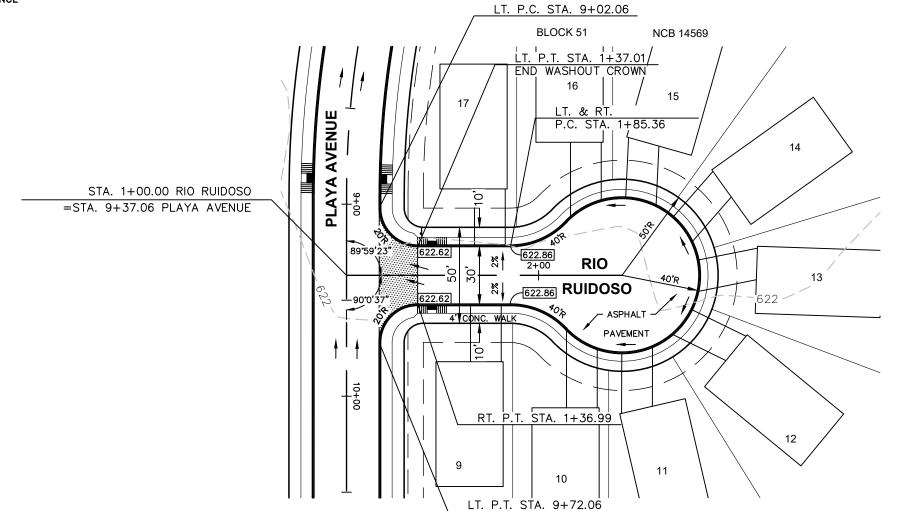
1 + 00

2+00



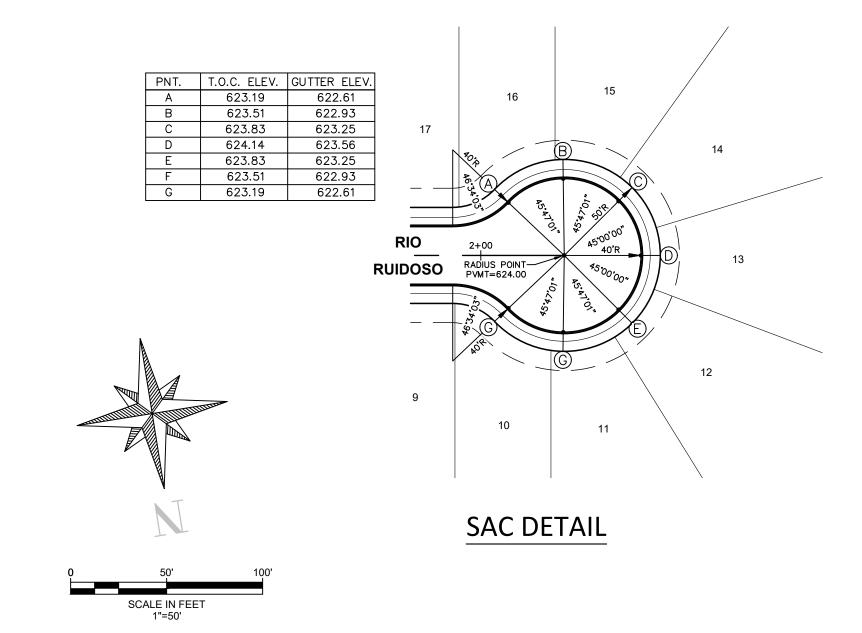


TRENCH EXCAVATION SAFETY PROTECTION CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.



1+00

2+00



<u>RIO</u> 655	RUIDOS	<u>O</u>		LE SCA 50' HOI = 5' VE	RIZ.	RIC	RU	اال	DOSC) - SA	<u>C</u>		655
650	STA: 1+36.99		STA: 1+85.36									ર ⊢	1+85.36
645	RT. P.T.	P.T.	P.C. & PVI.									۵. ۲	645
640			LT.										640
635									Lil	1. 1			635
630				POINT A	POINT B	POINT C		POINT D	POINT E	POINT F		POINT G	630
625	PROPOSEI TOP 0	D RT & L	LT —	1.0	0%—	PROP OF	OSED T	FOP-					625
620		C	0.50%							<u>-1.00</u>	0%		620
615													615
610				623.19	623.51	623.83		624.14	623.83	623.51		623.19	610
605													605
TOP OF CURB LEFT		622.62	622.86										TOP OF CURB LEFT
TOP OF CURB RIGHT	622.62	622.68										622.86	TOP OF CURB RIGHT



WASHOUT CROWN

DIRECTION OF FLOW PROPOSED TOP OF CURB ELEVATION PROPOSED TOP OF PAVEMENT ELEVATION EXISTING PAVEMENT ELEVATION

ADA RAMP







24-11800371

CHECKED BC DESIGN BC

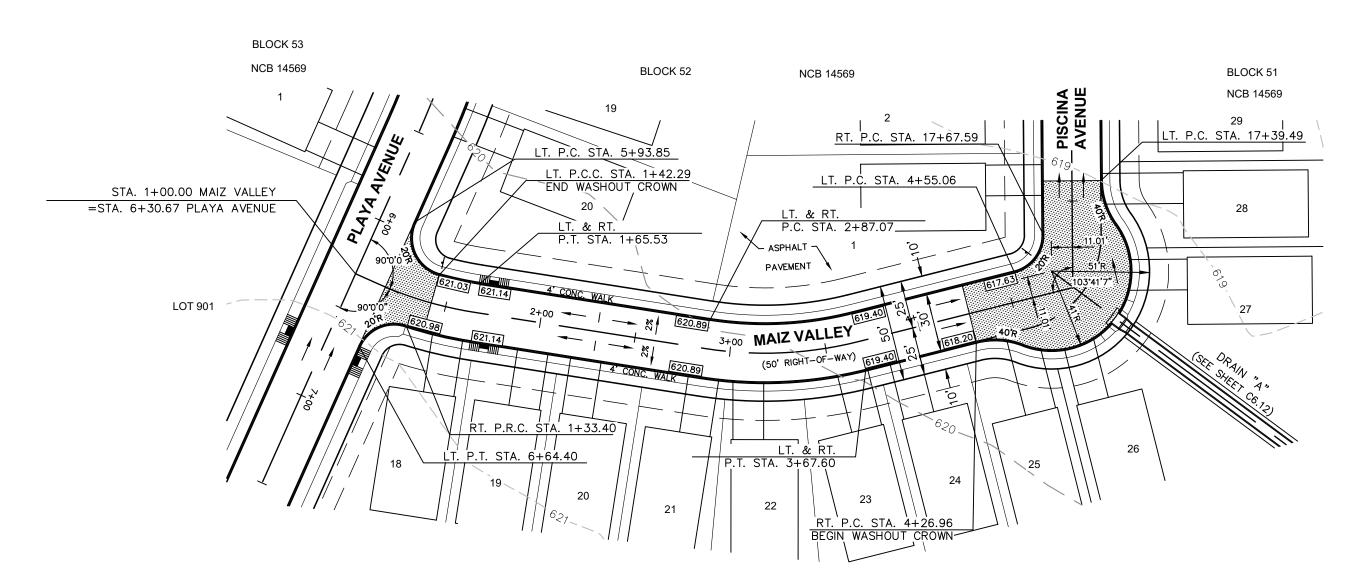
RUIDOSO

<u>R</u>0

VERANO FARMS UNIT SAN ANTONIO, TEXAS

SHEET <u>C6.9</u>

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 SITES 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 THESE 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.



MAIZ VALLEY

__EXISTING GROUND RT.

EXISTING GROUND CL.

3+00

4+00

0.50%

EXISTING GROUND LT.

2+00

645

640

635

630

625

620

615

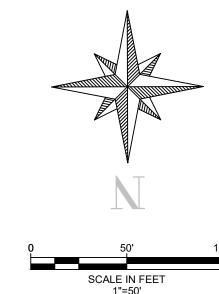
610

605

600

595

1+00



PROFILE SCALE:

PROPOSED RT & LT

1" = 50' HORIZ.

1" = 5' VERT. 645

640

630

625

620

615

610

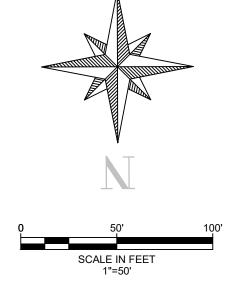
605

600

595

TOP OF CURB LEFT

TOP OF CURB RIGHT



LEGEND

WASHOUT CROWN DIRECTION OF FLOW PROPOSED TOP OF CURB ELEVATION PROPOSED TOP OF PAVEMENT ELEVATION EXISTING PAVEMENT ELEVATION

ADA RAMP





PLAT	NO.
	24-11800371

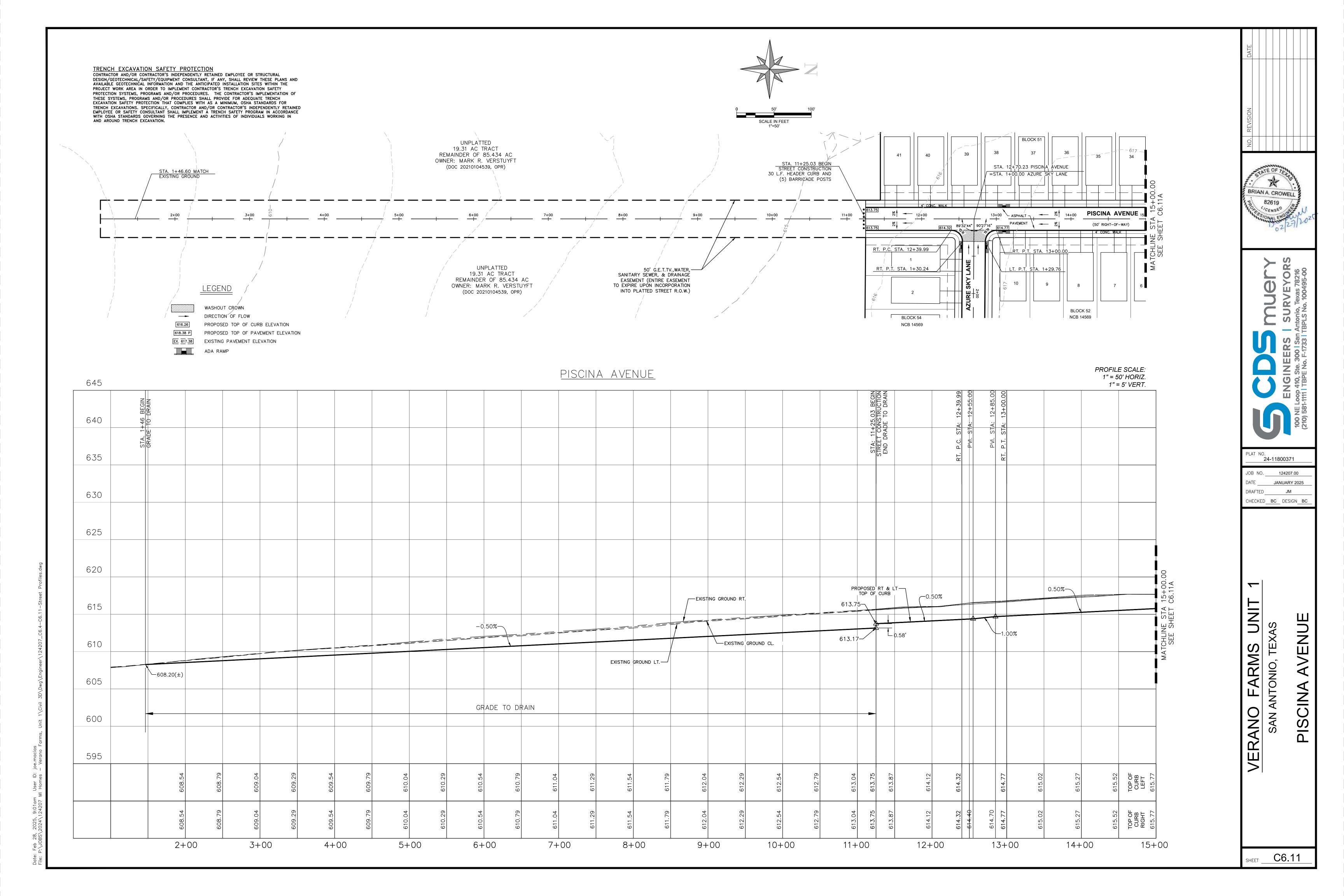
JOB NO. <u>124207.00</u>

CHECKED BC DESIGN BC

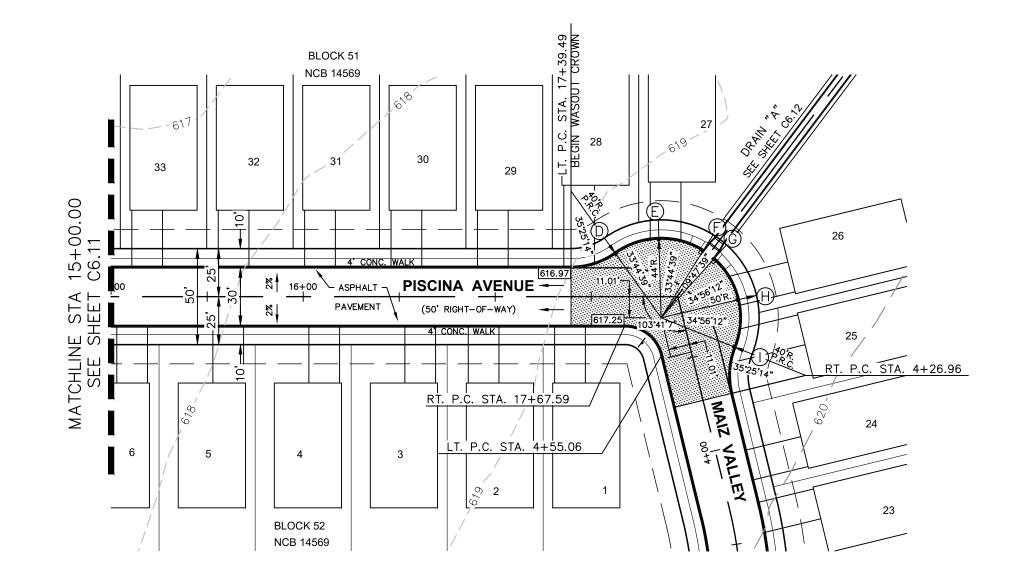
NO FARMS UNIT SAN ANTONIO, TEXAS

VERANO

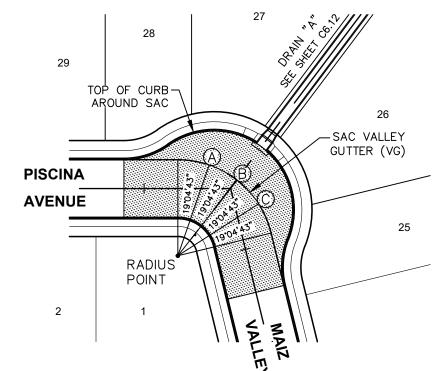
SHEET **C6.10**



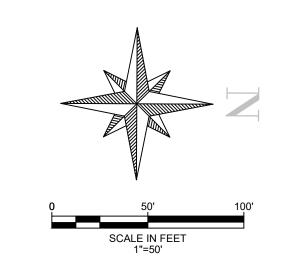
TRENCH EXCAVATION SAFETY PROTECTION CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.



=	GUTTER ELEV. 616.84 617.00	T.O.C. ELEV. –	PNT. A B
PISCINA	617.17	_	С
AVENUE	616.74 617.06	617.32 617.64	D E
	617.39	017.04	<u>_</u>
_	617.39	_	G
	617.46	618.04	Н
	617.54	618.12	1
2			







LEGEND

_	
616.26	
618.38 P	
EX. 617.38	
	

WASHOUT CROWN DIRECTION OF FLOW PROPOSED TOP OF CURB ELEVATION PROPOSED TOP OF PAVEMENT ELEVATION EXISTING PAVEMENT ELEVATION

JOB NO. <u>124207.00</u>

DATE JANUARY 2025 CHECKED BC DESIGN BC

24-11800371

BRIAN A. CROWELL

AVENUE

PISCINA

NO FARMS UNIT SAN ANTONIO, TEXAS VERANO

SHEET <u>C6.11A</u>

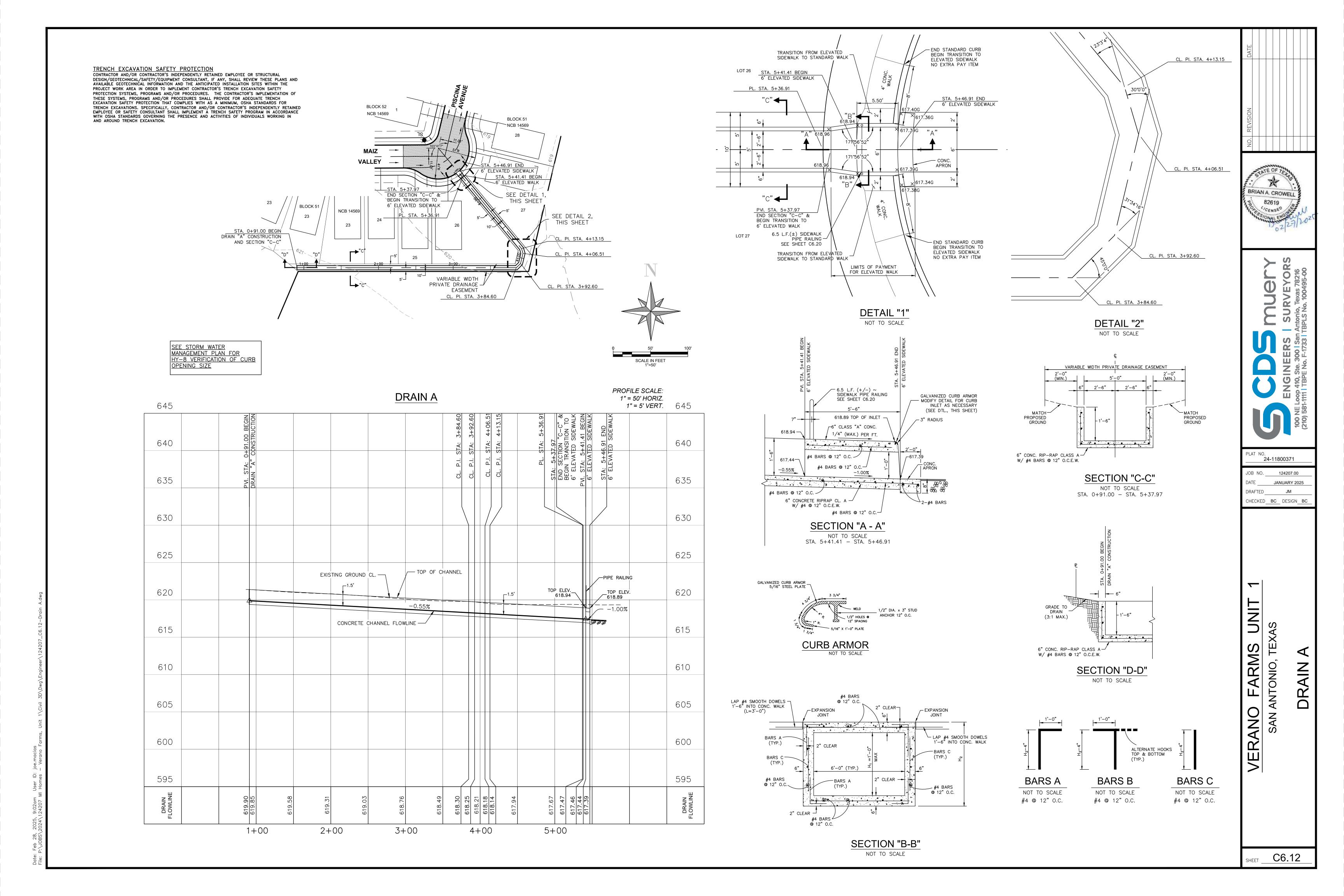
PROFILE SCALE: 1" = 50' HORIZ. PISCINA AVENUE PISCINA VG 645 645 1" = 5' VERT. 640 635 630 630 625 625 __EXISTING GROUND RT. 620 620 PROPOSED RT & LT 615 EXISTING GROUND CL. EXISTING GROUND LT. 610 605 605 600 600 595 595 618.20 TOP OF CURB RIGHT

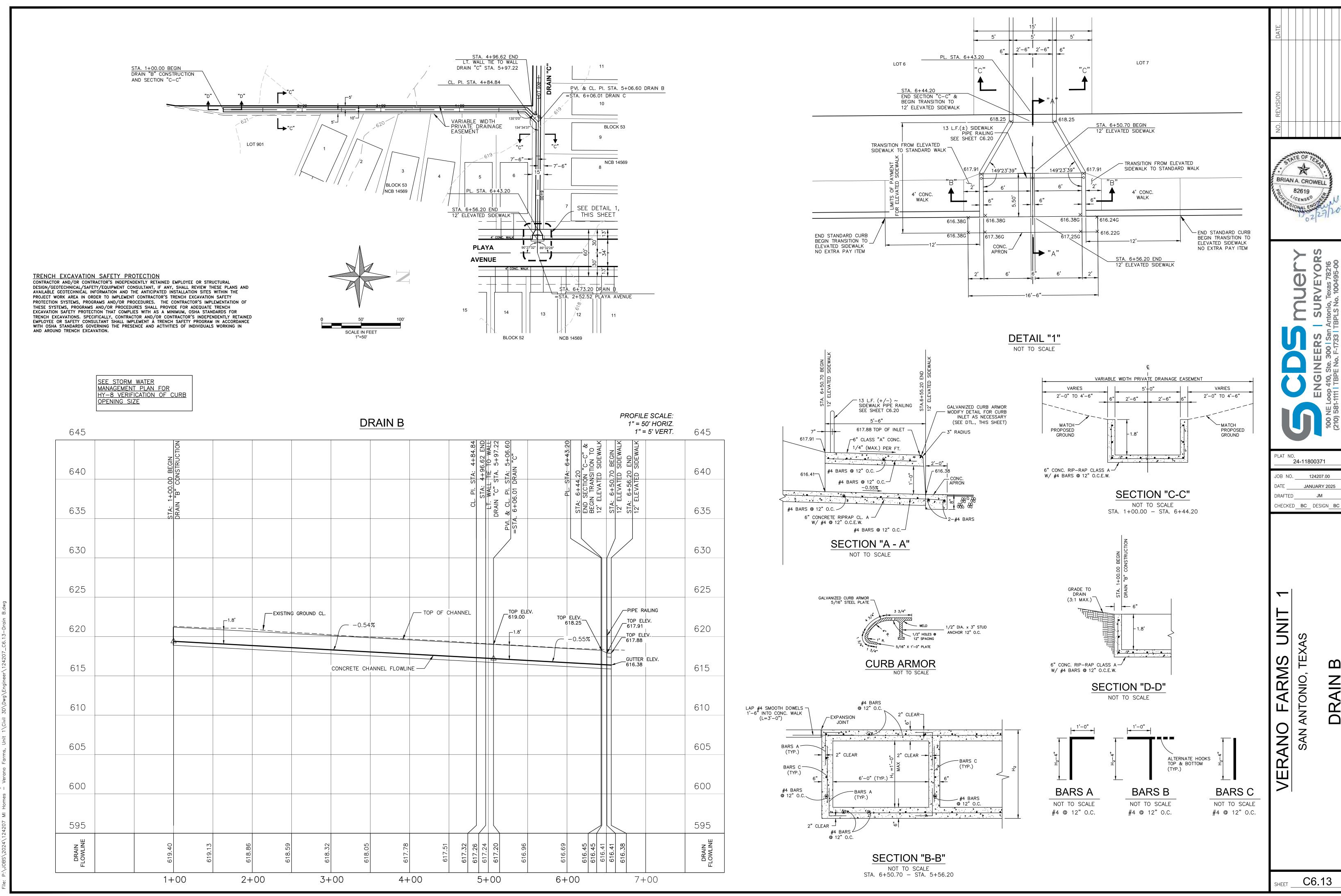
17+00

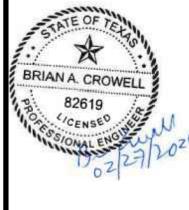
15+00

16+00











JOB NO. 124207.00

DATE JANUARY 2025

CHECKED BC DESIGN BC

DRAIN

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 SITES 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 THESE 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

645

1+00

2+00

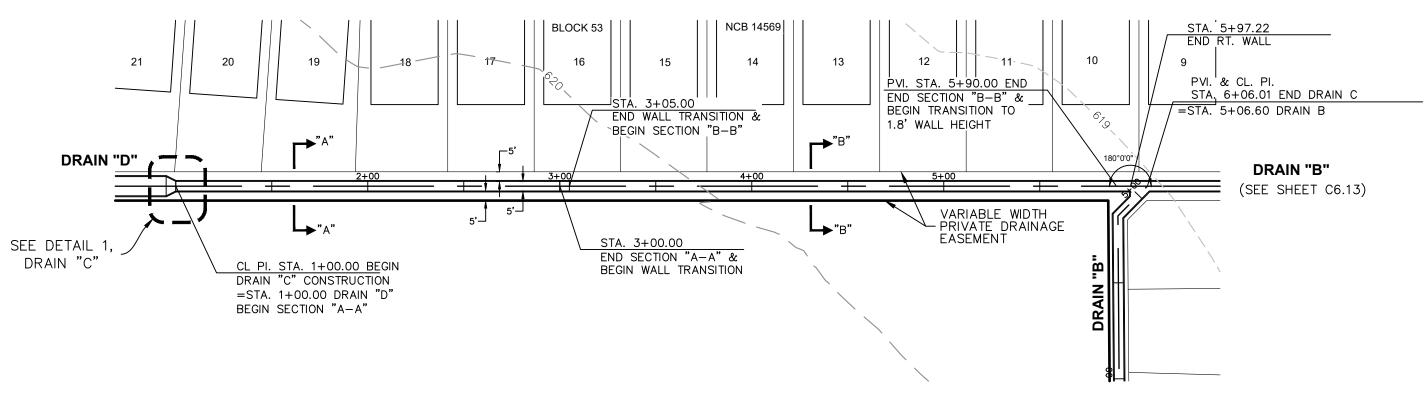
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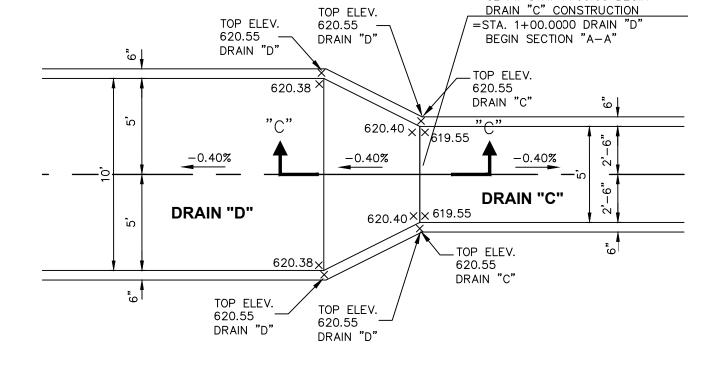
4+00

5+00

6+00

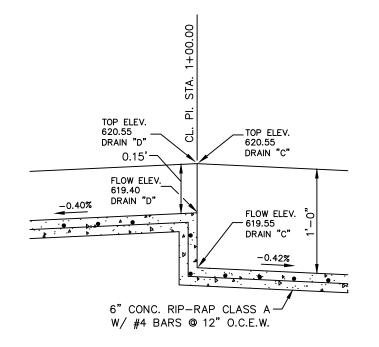
AND AROUND TRENCH EXCAVATION.



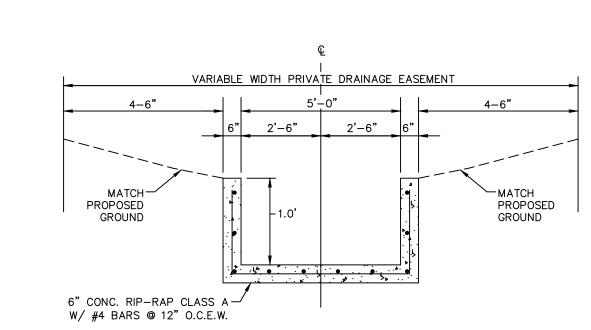


CL PI. STA. 1+00.00 BEGIN

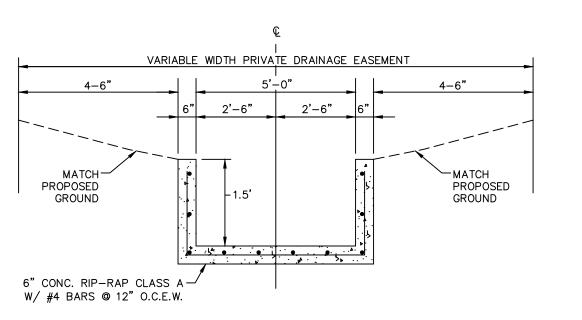




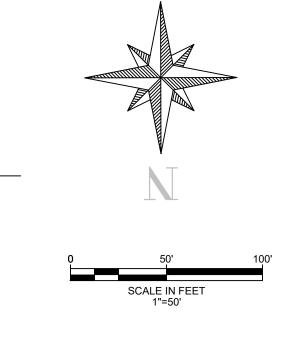
SECTION "C-C" NOT TO SCALE



SECTION "A-A" NOT TO SCALE STA. 1+00.00 - STA. 3+00.00



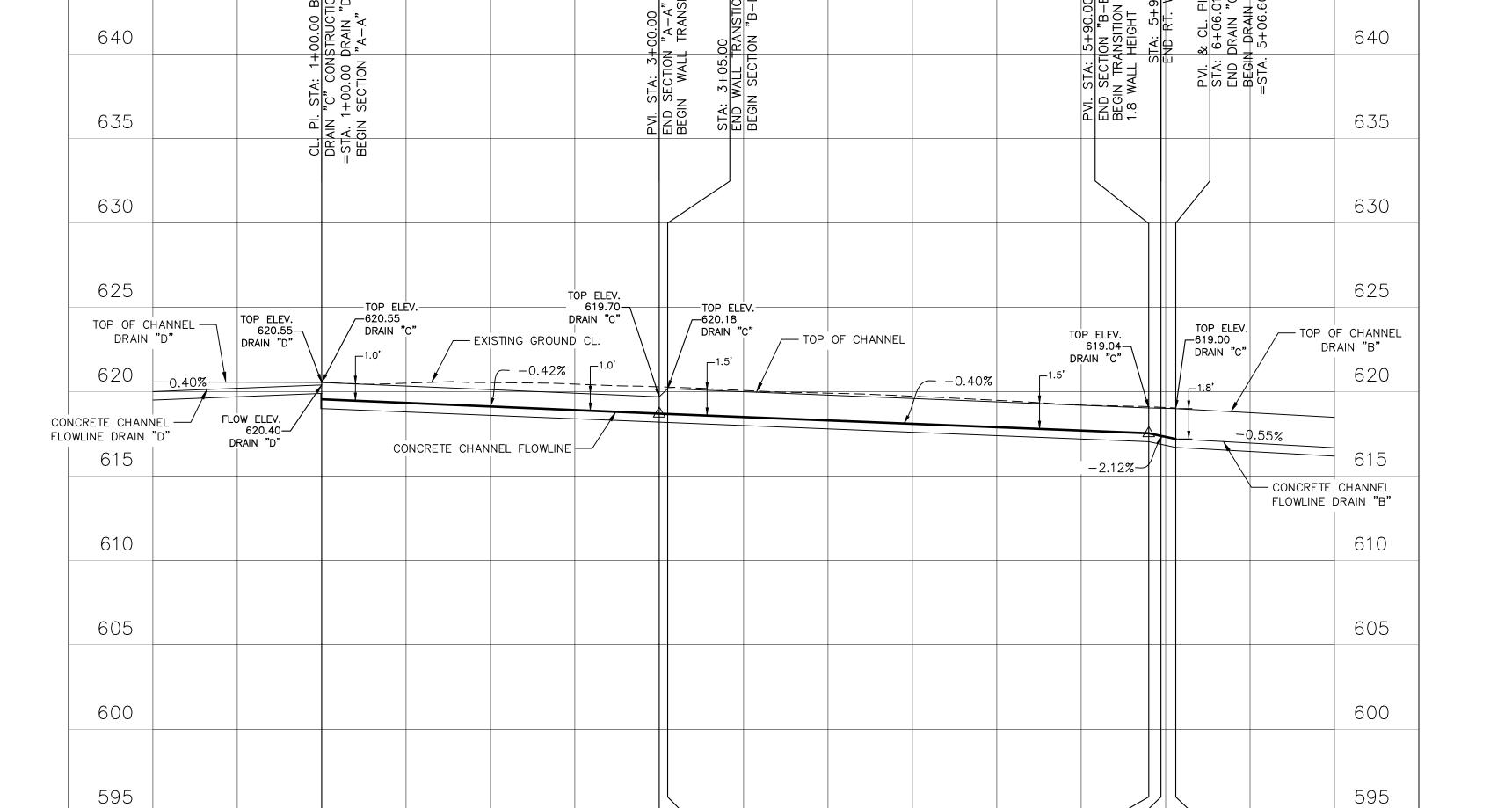
SECTION "B-B" NOT TO SCALE STA. 3+05.00 - STA. 5+90.00



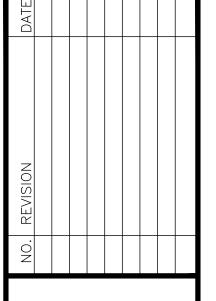
PROFILE SCALE:

1" = 50' HORIZ. 1" = 5' VERT.





DRAIN C







24-11800371

JOB NO. <u>124207.00</u> DATE JANUARY 2025 CHECKED BC DESIGN BC

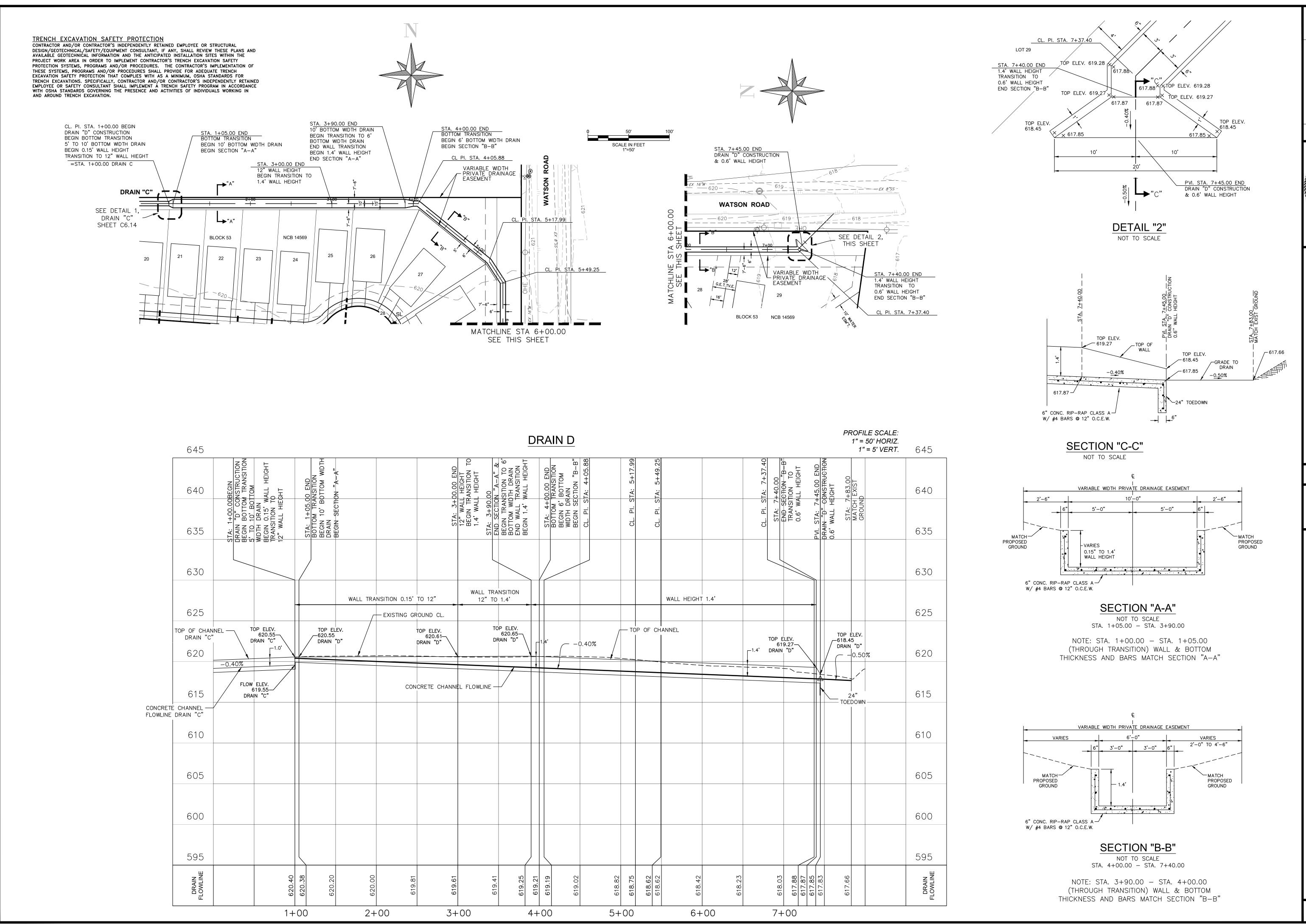
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LNO

DRAIN

FARMS VERANO

■ SHEET _____ **C6.14**





PLAT NO. 24-11800371

JOB NO. 124207.00 DATE JANUARY 2025

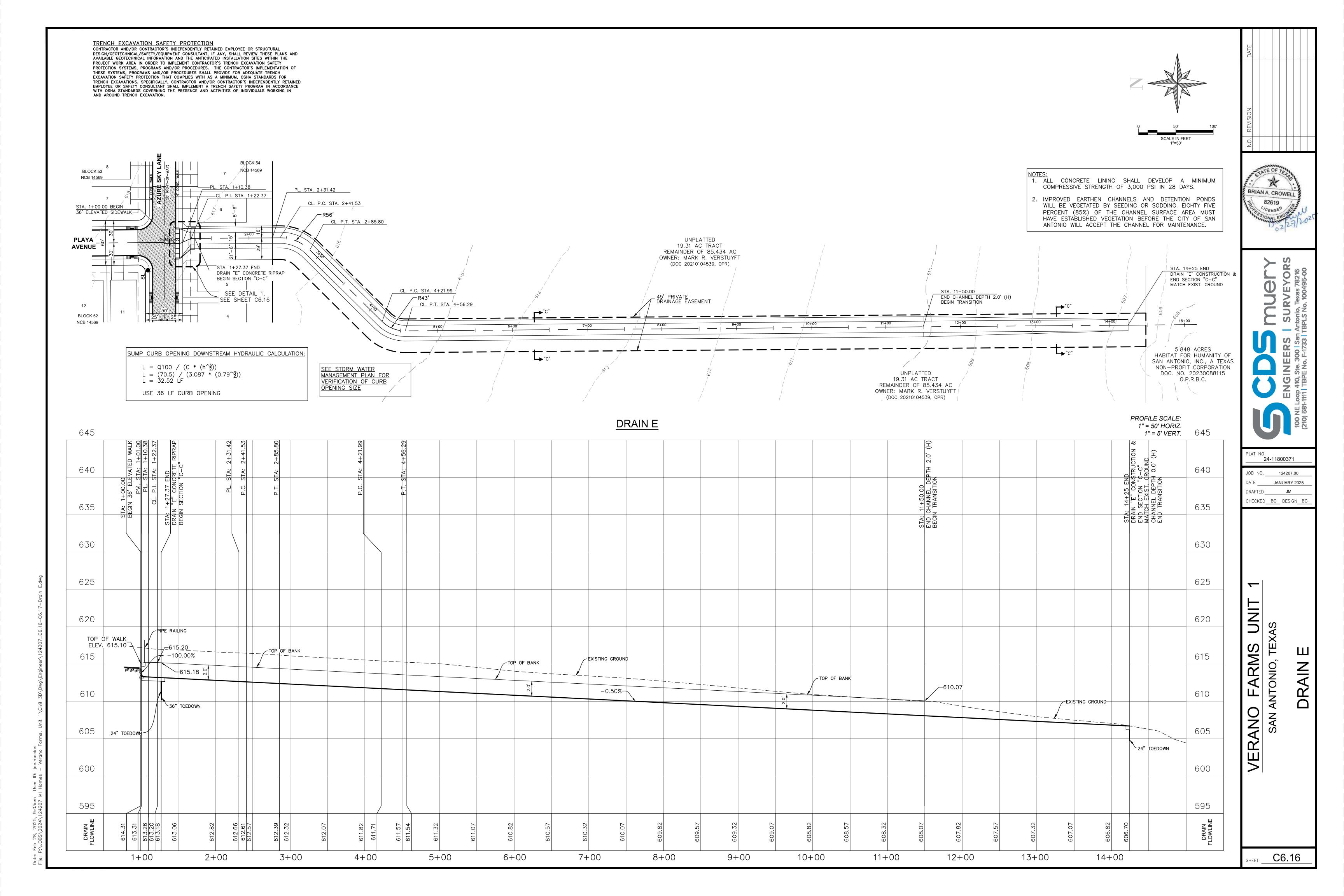
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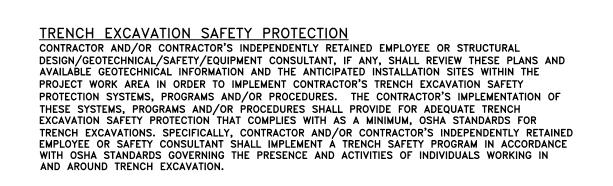
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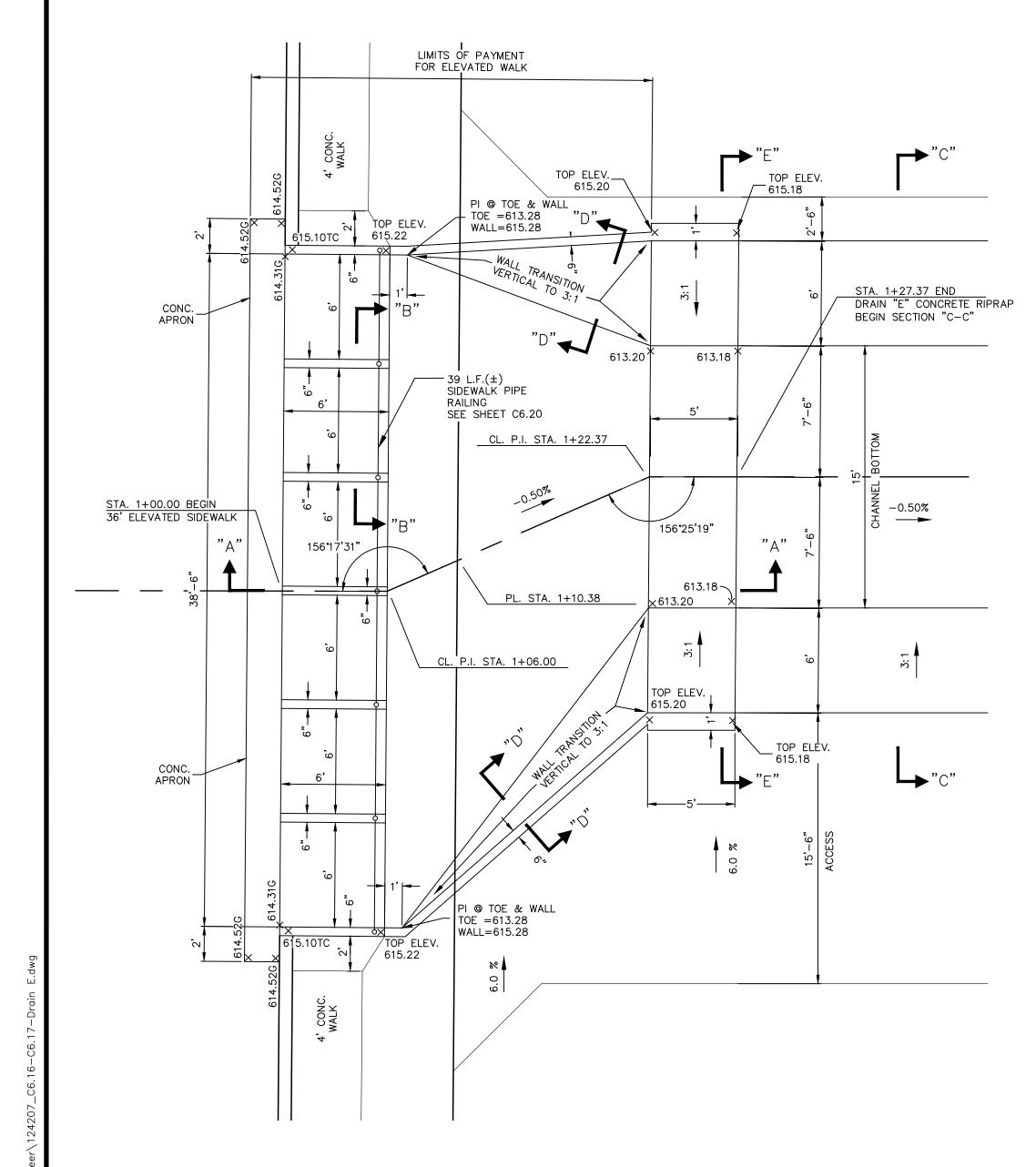
LNO

DRAIN

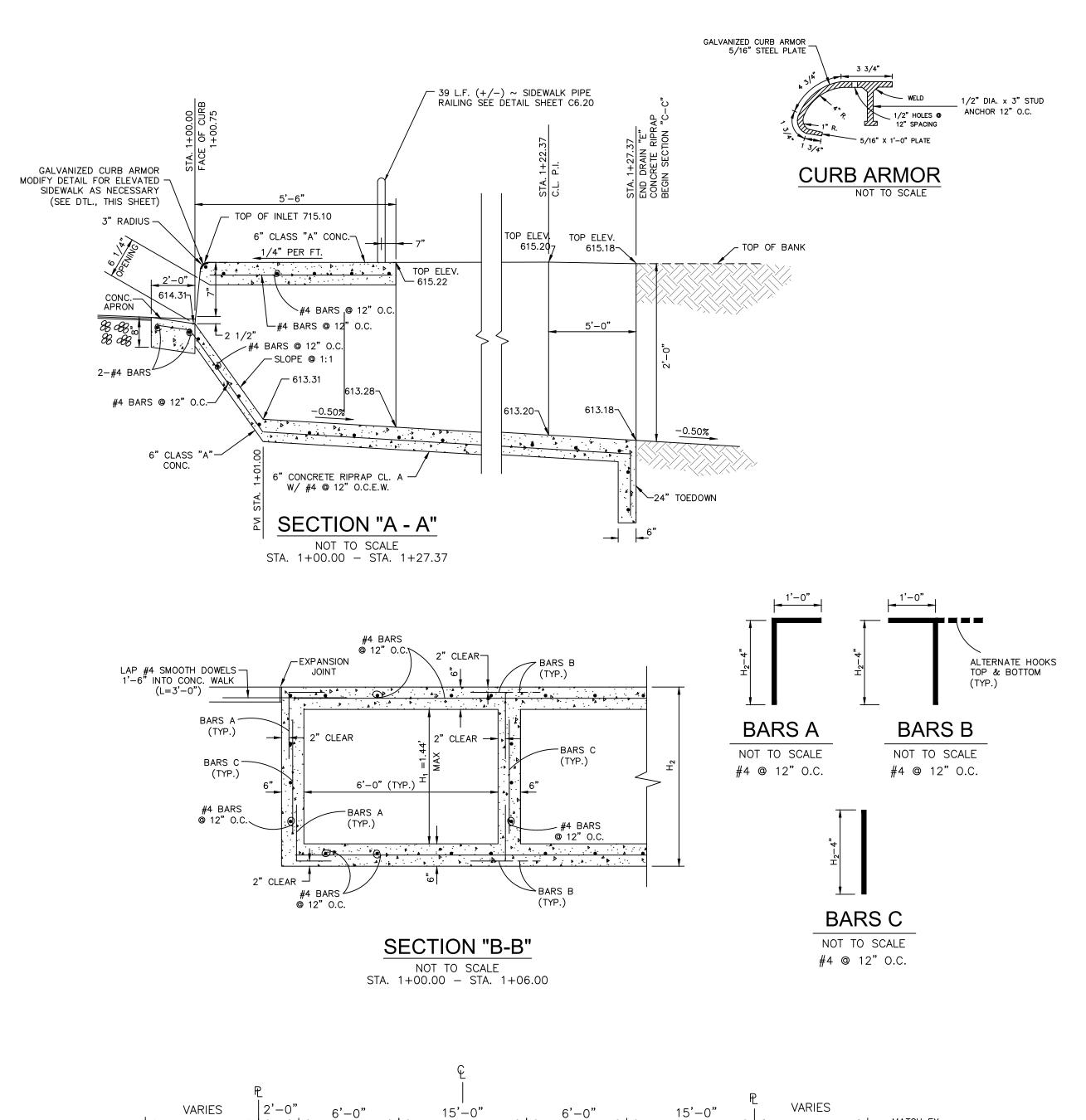
FARMS VERANO

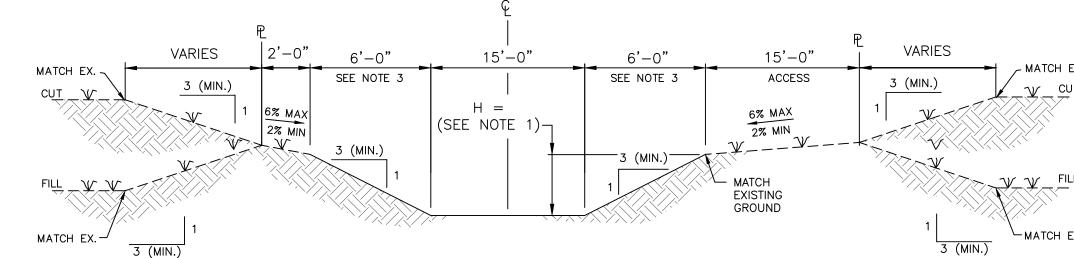




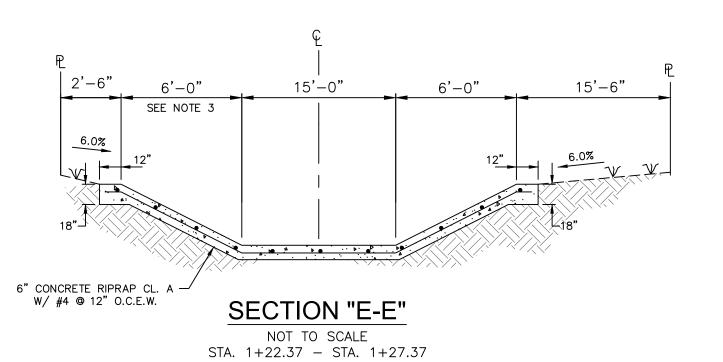


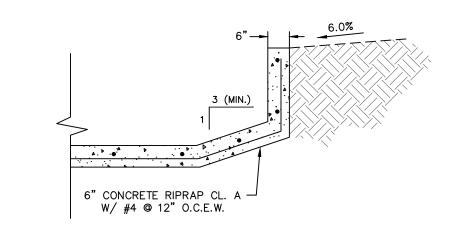
DETAIL "1" NOT TO SCALE





SECTION "C-C" NOT TO SCALE STA. 1+27.37 – STA. 14+25.00

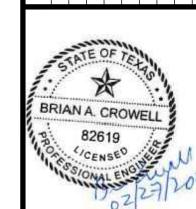




SECTION "D-D" NOT TO SCALE

NOTES:

- 1. H=2.0' STA: 1+27.37 THROUGH $11+50.00(\pm)$
- H=TRANSITION: 2.0' © STA: 11+50.00 (±) TO 0.0' © STA 14+25.00 2. OBJECTIVE IS TO MINIMIZE CUT IF WITHIN 15' ACCESS, APPLY 6% MAX FROM STA: 1+27.37
- THROUGH STA:11+50.10 (±)
- 3. WIDTH VARIES 6.0' FROM STA: 1+27.37 THROUGH 11+50.00
- TRANSITIONS FROM 6.0' @ STA: 11+50.00 TO 0.0' @ STA:14+25.00
- 4. DO NOT CONSTRUCT ALONG PROPERTY LINE WITHIN 2.5' & 15.5' ACCESS FROM STA:11+50.00 THROUGH STA:14+25.00





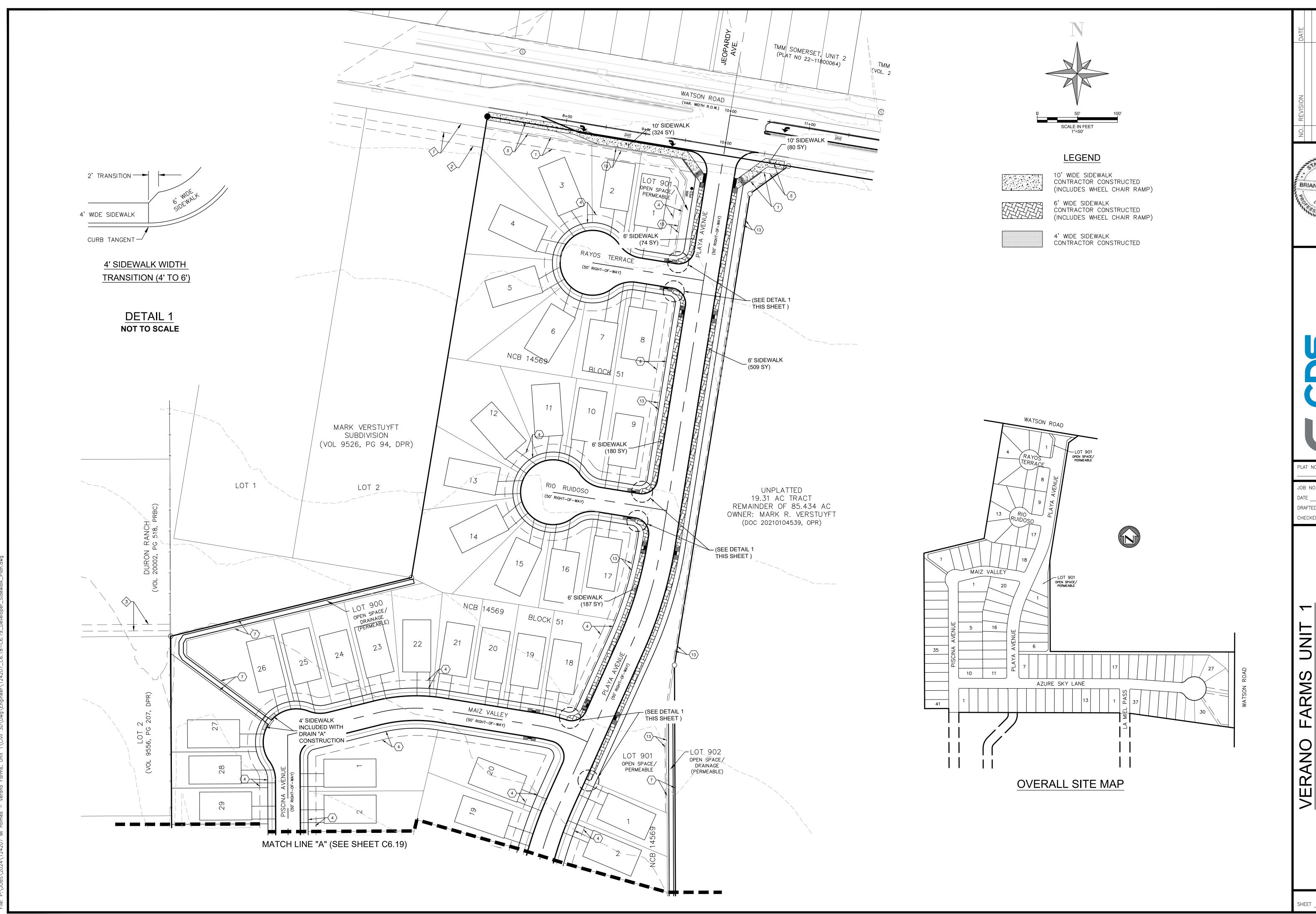
24-11800371

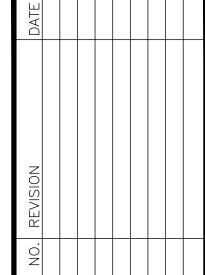
JOB NO. <u>124207.00</u> DATE JANUARY 2025

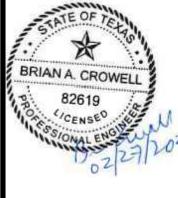
CHECKED BC DESIGN BC

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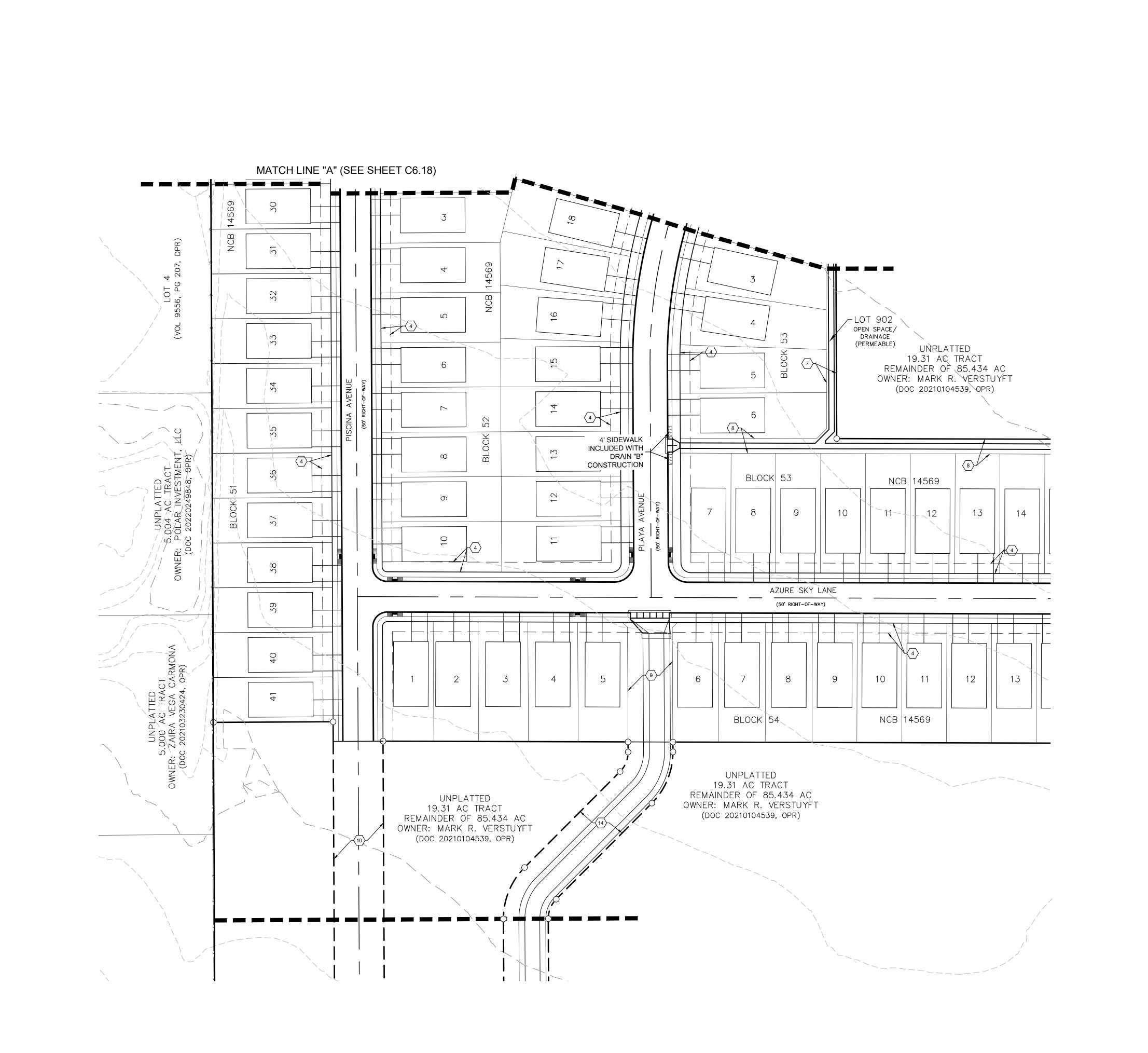


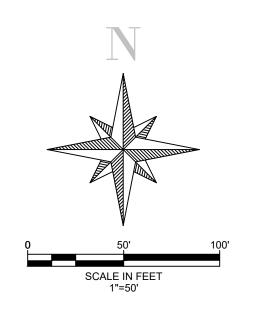
JOB NO. <u>124207.00</u>

DATE JANUARY 2025 CHECKED BC DESIGN BC

SIDEWALK

¶ _{SHEET} _____ **C6.18**



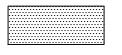


<u>LEGEND</u>

10' WIDE SIDEWALK CONTRACTOR CONSTRUCTED (INCLUDES WHEEL CHAIR RAMP)



6' WIDE SIDEWALK CONTRACTOR CONSTRUCTED (INCLUDES WHEEL CHAIR RAMP)



4' WIDE SIDEWALK CONTRACTOR CONSTRUCTED

BRIAN A. CROWELL

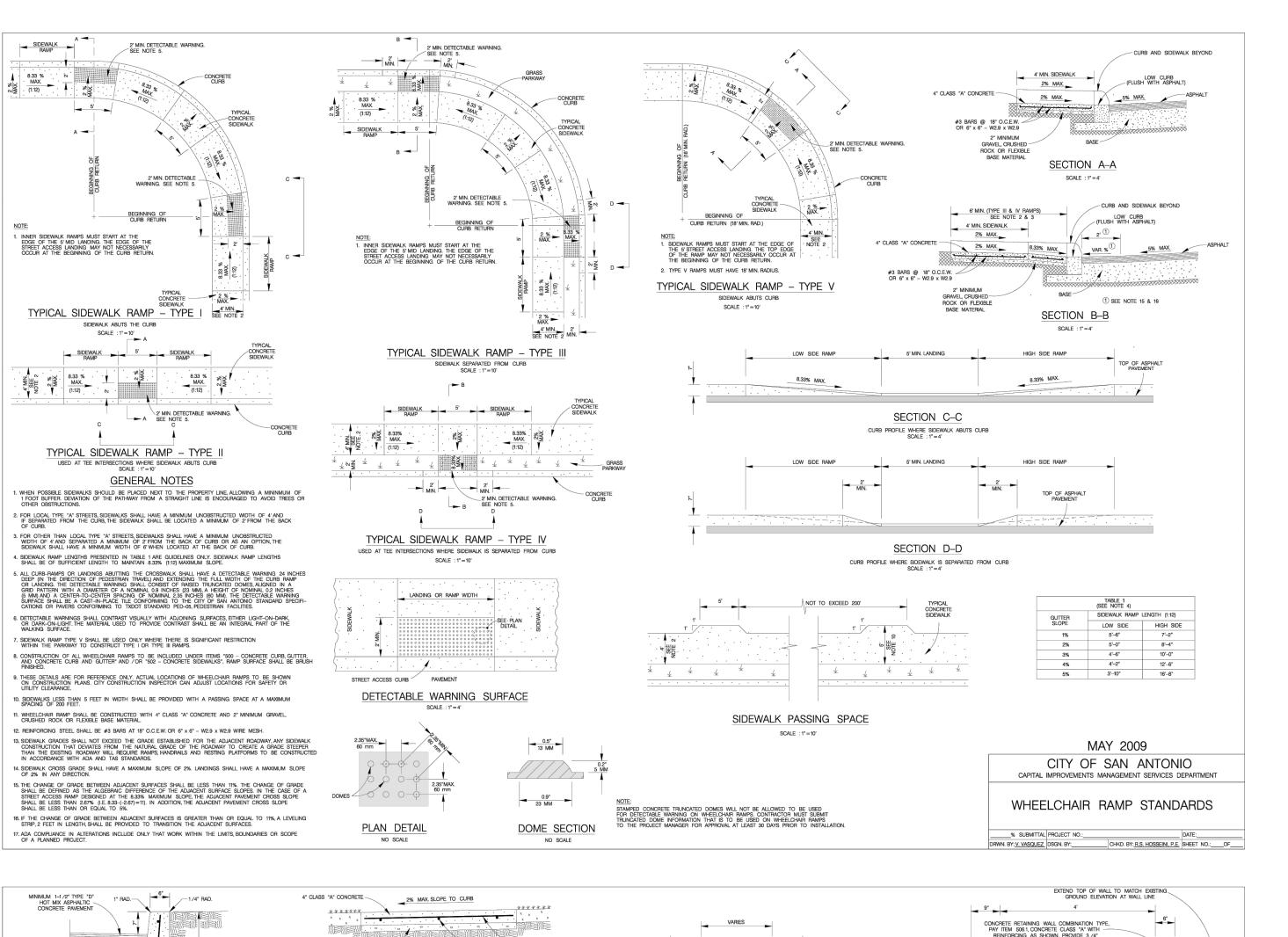
24-11800371

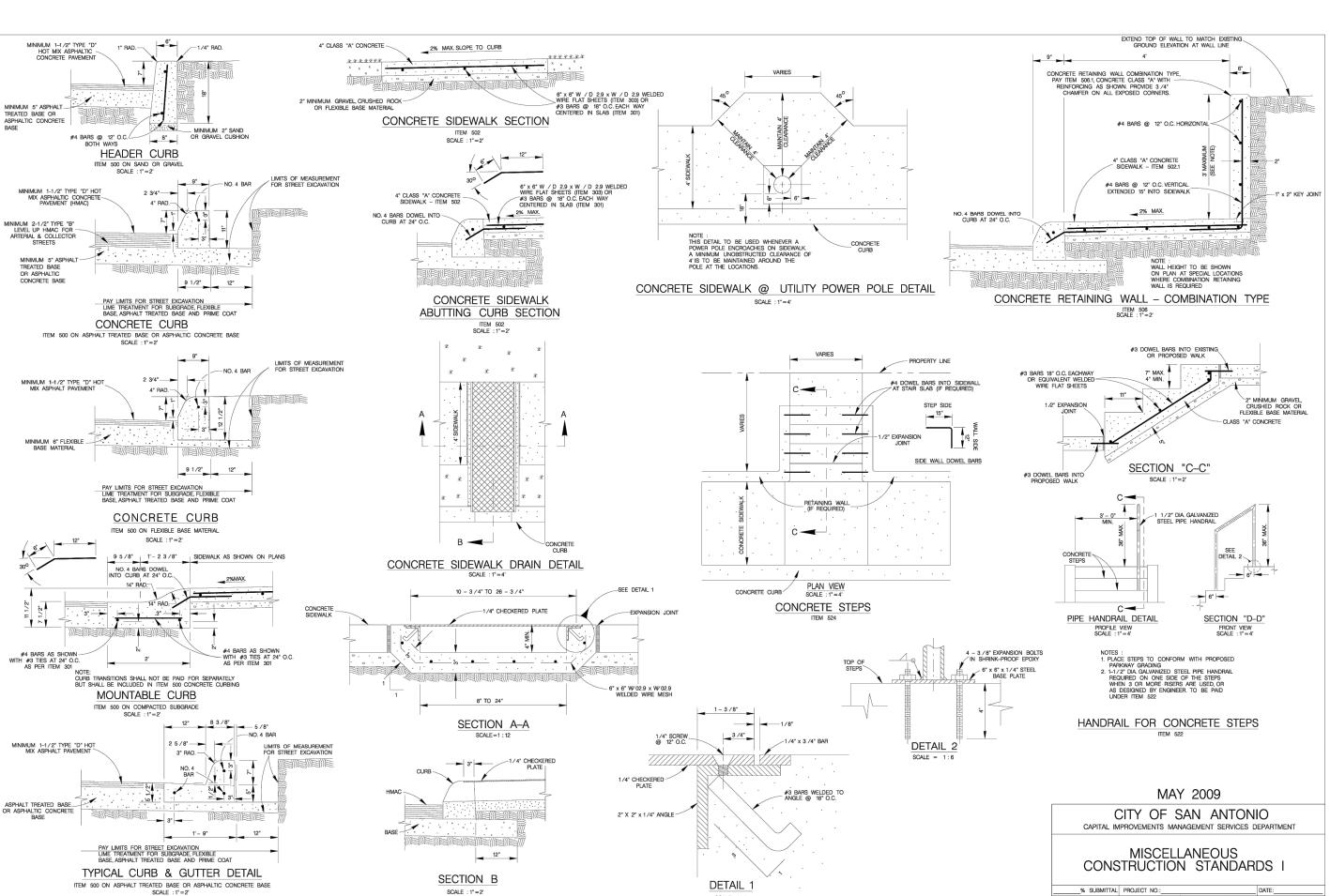
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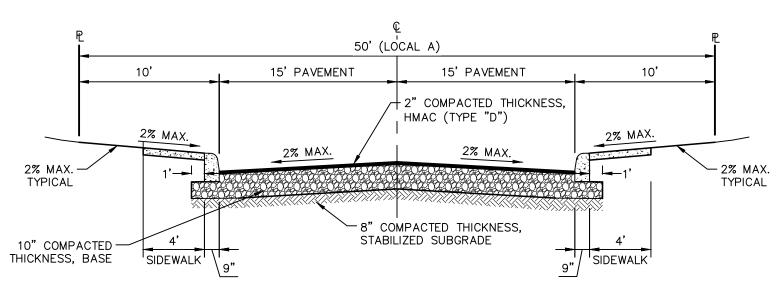
DATE JANUARY 2025 DRAFTED____ CHECKED BC DESIGN BC

UNIT FARMS VERANO

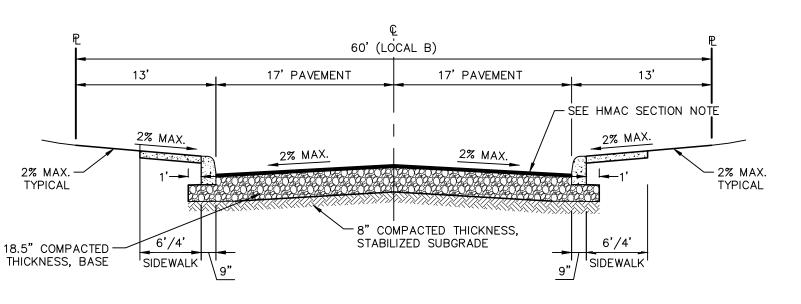
SIDEWALK







LOCAL "A" W/OUT BUS TRAFFIC NOT-TO-SCALE



LOCAL "B" W/OUT BUS TRAFFIC

3" - №

CONCRETE CURB

"MISCELLANEOUS CONSTRUCTION STANDARDS I"

REFER TO STREET SECTIONS THIS SHEET FOR

ASPHALT & BASE & SUBGRADE INFORMATION.

DIMENSION/REFERENCE, AS PER COSA DETAIL SHEET

2% MAX. SLOPE TO CURB

CONCRETE SIDEWALK SECTION

ITEM 502 SCALE : 1"=2'

CONCRETE SIDEWALK

ABUTTING CURB SECTION

ITEM 502
SCALE :1*=2'

ITEM 500 ON FLEXIBLE BASE MATERIAL

CURB DETAIL SHOWN ARE FOR CURB

CURB DETAIL NOTE:

4" CLASS "A" CONCRETE

2" MINIMUM GRAVEL, CRUSHED ROCK OR FLEXIBLE BASE MATERIAL

DRWN. BY: <u>V. VASQUEZ</u> DSGN. BY: _____ CHKD. BY:<u>R.S. HOSSEINI,</u> P.E. SHEET NO.: ___OF__

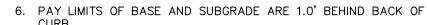
9 1 /2" 12"

NOT-TO-SCALE

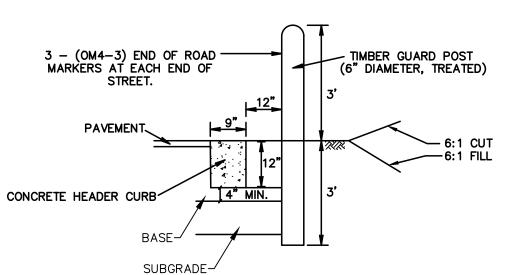
HMAC SECTION NOTE: 2.0" COMPACTED THICKNESS, HMAC (TYPE "D") & 2.0" COMPACTED THICKNESS, HMAC (TYPE "C")

PAVING NOTES:

- 1. FOR STREET CONSTRUCTION, THE CONTRACTOR SHALL REFERENCE THE SUBSURFACE EXPLORATION & PAVEMENT ANALYSIS REPORT PROPOSED NEW STREETS, VERANO FARMS SUBDIVISION BY INTEC, DATED DECEMBER 31, 2024.
- 2. PAVEMENT SUBGRADE SHALL BE LIME STABILIZED IF P.I. IS GREATER
- 3. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF SAN ANTONIO DETAIL AND SPECIFICATIONS.
- 4. THE LIME STABILIZED SUBGRADE SHALL BE TESTED TO CONFIRM
- APPLICATION RATE (43 LBS/SY) FOR 8" DEPTH OF TREATMENT.
- 5. STATIONING DOES NOT INCLUDE CURB TRANSITIONS OR ADA RAMPS.







HEADER CURB / TIMBER GUARD N.T.S.

FOR SURFACE COURSE & BASE CONSTRUCTION SEE PAVEMENT STRUCTURE DETAILS

PLAT NO. 24-11800371

JOB NO. 124207.00 JANUARY 2025 DRAFTED

CHECKED BC DESIGN BC

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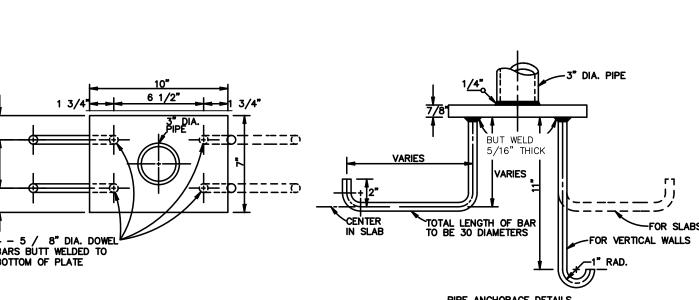
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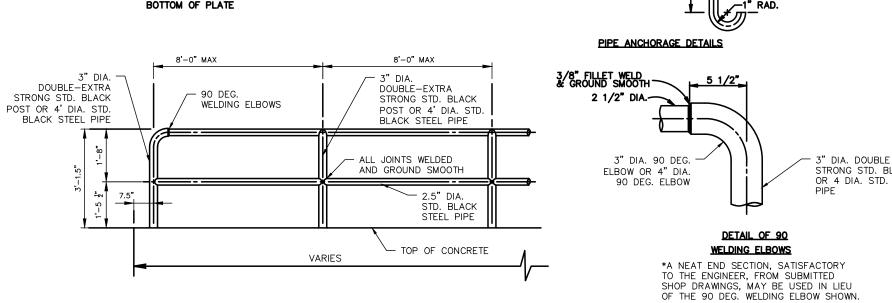
2

RD

TAND

S





TYPICAL COSA SIDEWALK PIPE RAILING SECTION

N.T.S.

C6.20

FOR VERTICAL WALLS 3" DIA. DOUBLE - EXTRA STRONG STD. BLACK POST

LIMITS OF PAVEMENT RECONSTRUCTION

PAVEMENT JUNCTION DETAILS

SCALE : 1" = 2'

SAW-CUT JOINT

LIMITS OF NEW BASE

NEW SUBGRADE

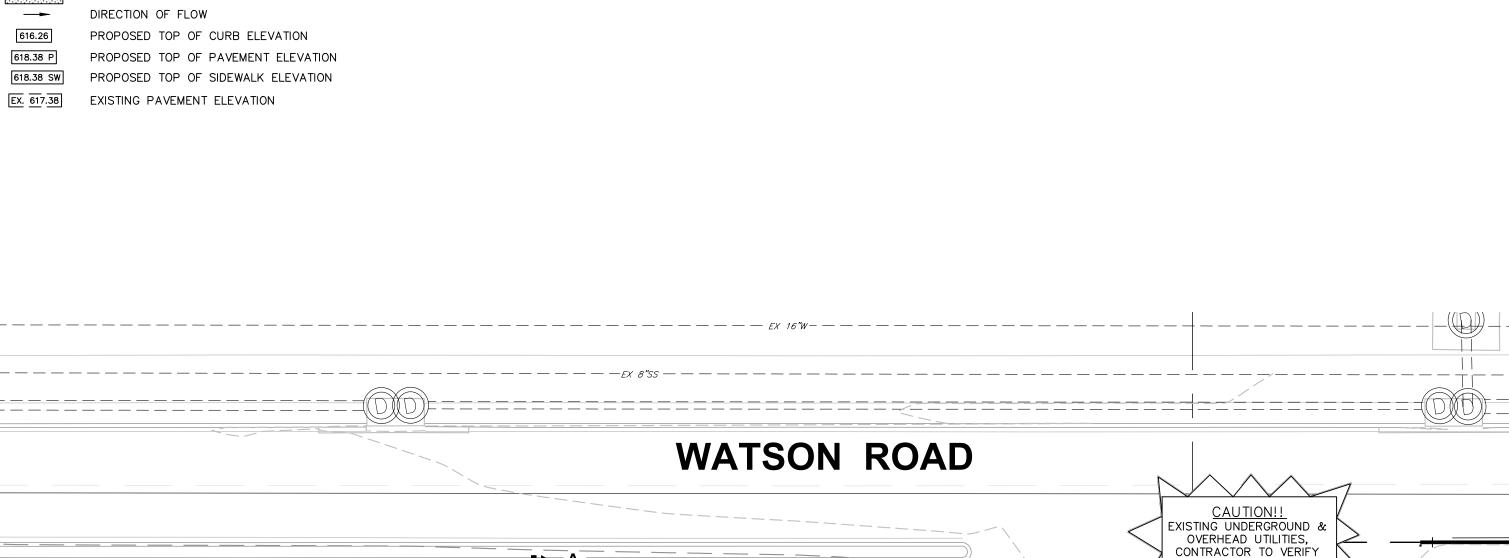
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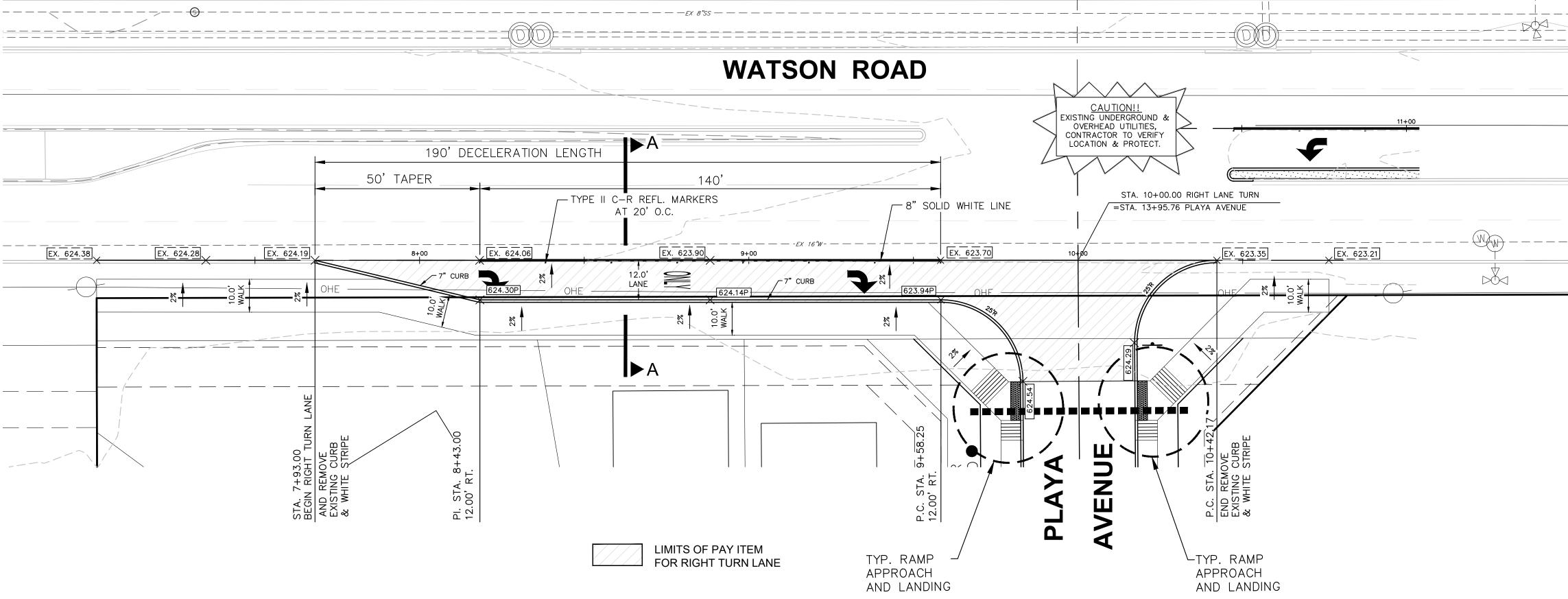
SHEET

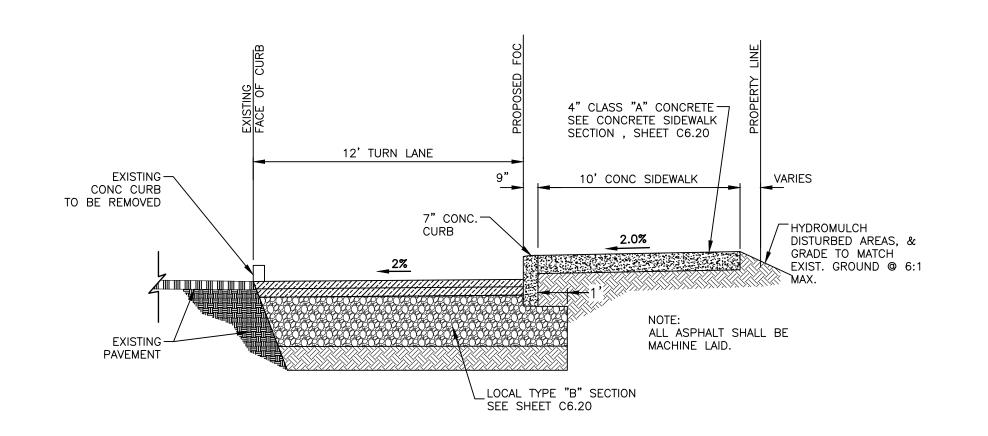
TRENCH EXCAVATION SAFETY PROTECTION CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

LEGEND

TYPE I WHEEL CHAIR RAMP WASHOUT CROWN DIRECTION OF FLOW







SECTION A-A

REF. FIG. 3-3/TABLE 3-3 TxDOT ROADWAY DESIGN MANUAL SINGLE RIGHT TURN LANE

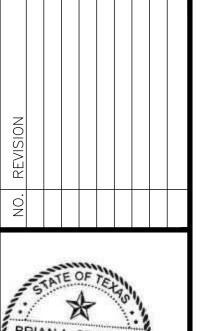
SPEED MPH	DECELERATION LENGTH (FT)	TAPER LENGTH (FT)	STORAGE LENGTH (FT)
40	160	50	30

*TAPER LENGTH INCLUDED IN DECELERATION LENGTH.

NOTES:

- CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING & GETTING APPROVAL OF TRAFFIC CONTROL PLAN.
- 2.) CONTRACTOR TO HAVE APPROVED TRAFFIC CONTROL PLAN AND CITY OF SAN ANTONIO ROW/DRIVEWAY PERMIT PRIOR TO STARTING WORK ON WATSON ROAD
- 3.) CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
- 4.) PAVEMENT SECTION "LOCAL B" SEE SECTION "A-A" FOR DETAILS.
- 5.) SEE SHEET C6.20 FOR "PAVING NOTES" & "LIME STABILZATION NOTES", FOR ADDITIONAL PAVEMENT DESIGN INFORMATION FOR TURN LANE SECTION.

6.) SEE SHEETS C6.22 - C6.23 FOR TURN LANE DETAILS.





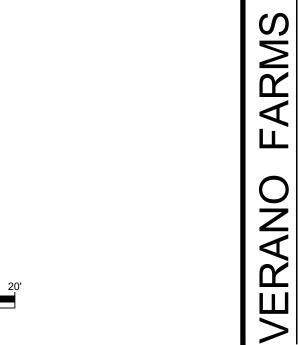


24-11800371

JOB NO. <u>124207.00</u> DATE JANUARY 2025

CHECKED BC DESIGN BC

RIGH.



SHEET <u>C6.21</u>

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 SITES 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
THESE 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.

LEGEND

TYPE I WHEEL CHAIR RAMP

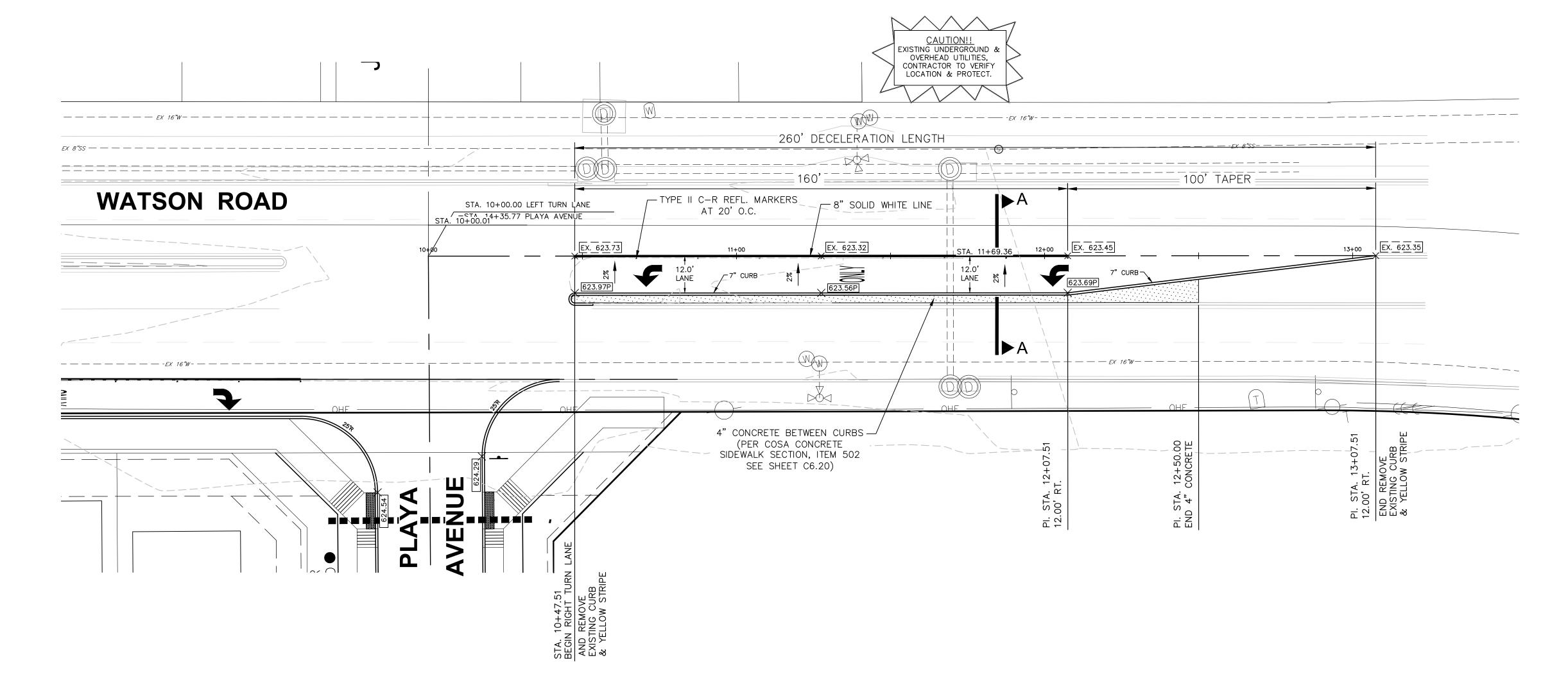
WASHOUT CROWN

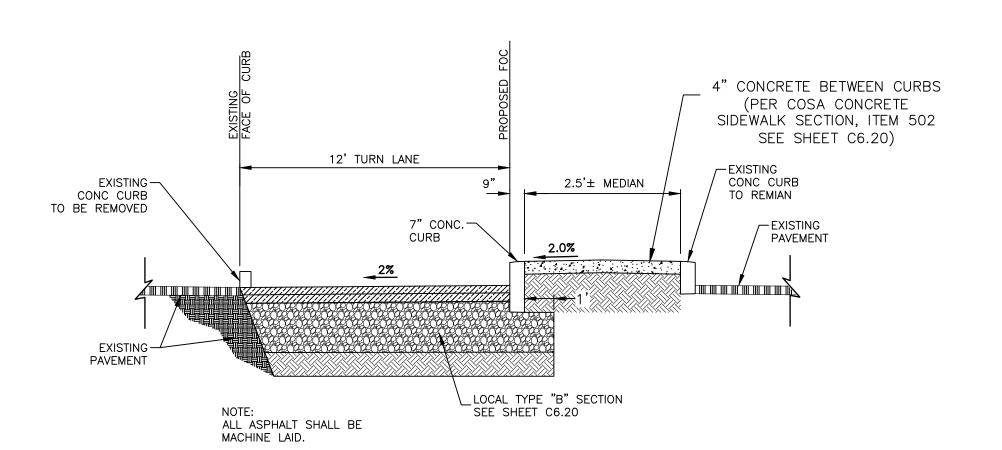
DIRECTION OF FLOW

PROPOSED TOP OF CURB ELEVATION

PROPOSED TOP OF PAVEMENT ELEVATION
PROPOSED TOP OF SIDEWALK ELEVATION

EX. 617.38 EXISTING PAVEMENT ELEVATION





SECTION A-A

REF. FIG. 3-3/TABLE 3-3 TxDOT ROADWAY DESIGN MANUAL

SINGLE RIGHT TURN LANE

SPEED	DECELERATION	TAPER	STORAGE
MPH	LENGTH (FT)	LENGTH (FT)	LENGTH (FT)
40	260	100	160

*TAPER LENGTH INCLUDED IN DECELERATION LENGTH.

NOTES:

 CONTRACTOR IS RESPONSIBLE FOR PREPARING, SUBMITTING & GETTING APPROVAL OF TRAFFIC CONTROL PLAN.

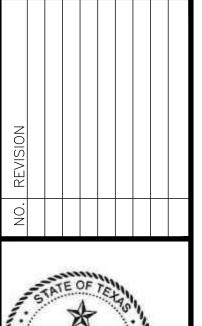
2.) CONTRACTOR TO HAVE APPROVED TRAFFIC CONTROL PLAN AND CITY OF SAN ANTONIO ROW/DRIVEWAY PERMIT PRIOR TO STARTING WORK ON WATSON ROAD

3.) CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.

4.) PAVEMENT SECTION "LOCAL B" SEE SECTION "A-A" FOR DETAILS.

5.) SEE SHEET C6.20 FOR "PAVING NOTES" & "LIME STABILZATION NOTES", FOR ADDITIONAL PAVEMENT DESIGN INFORMATION FOR TURN LANE SECTION.

6.) SEE SHEETS C6.22 - C6.23 FOR TURN LANE DETAILS.







_AT NO. 24-11800371

 JOB NO.
 124207.00

 DATE
 JANUARY 2025

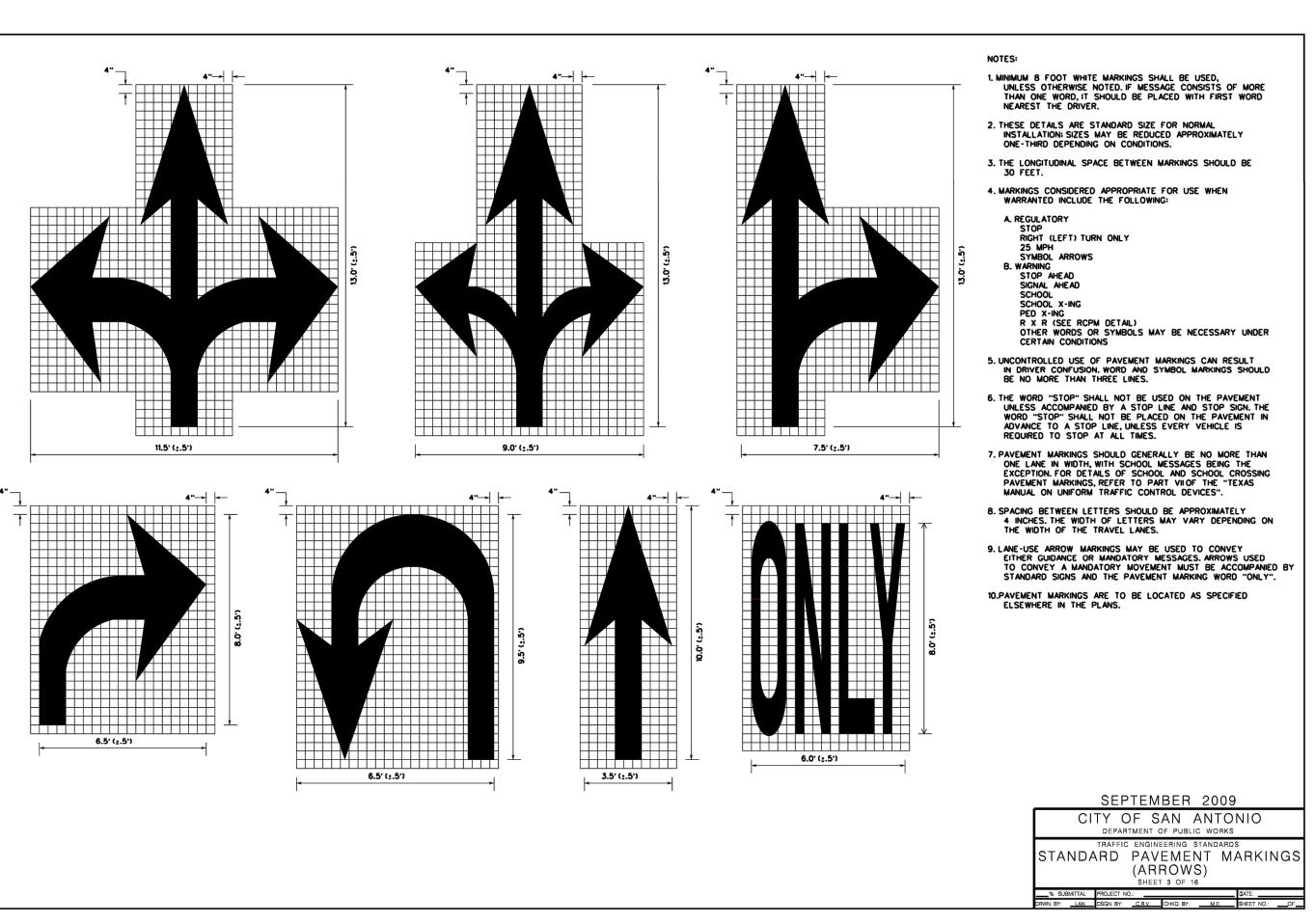
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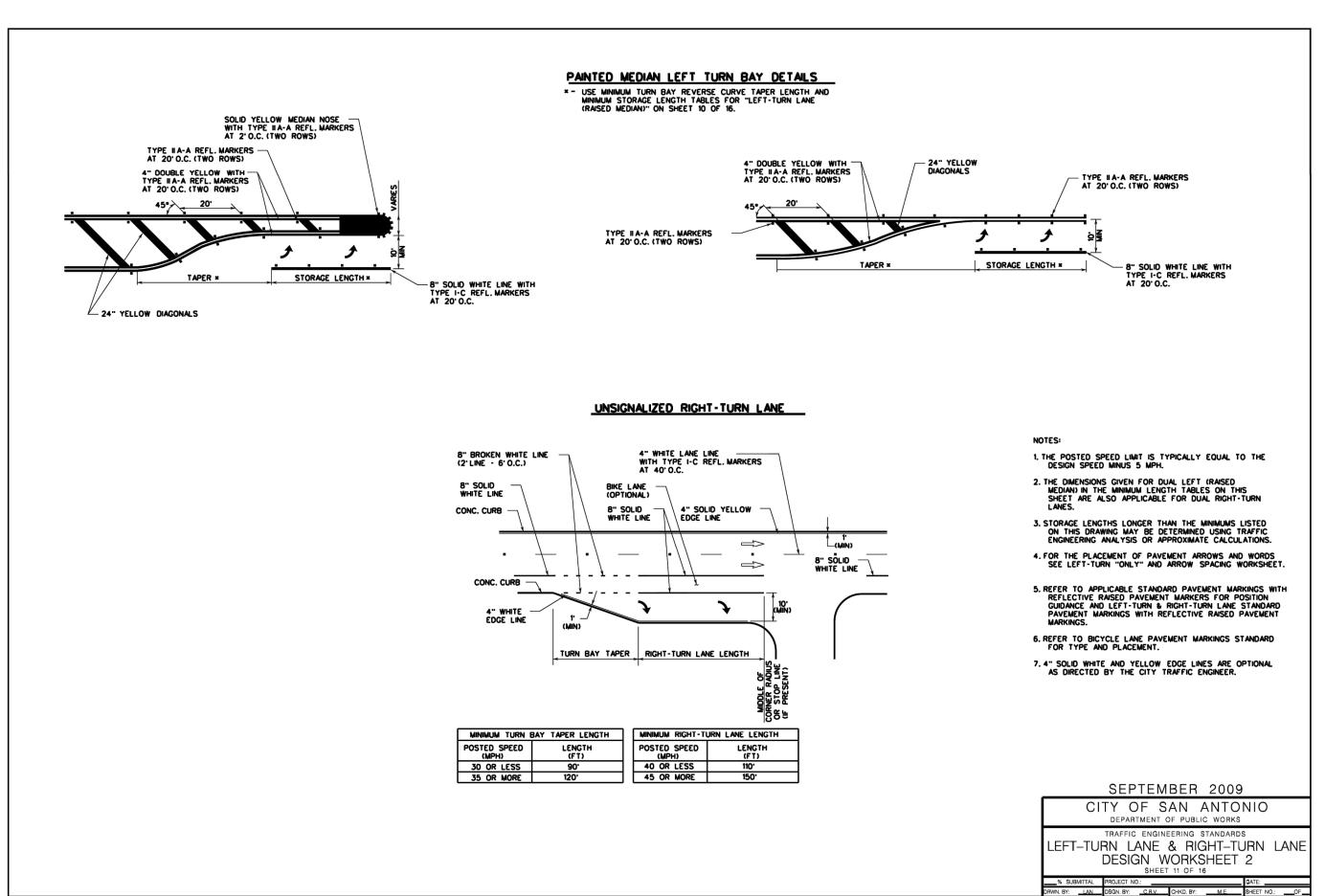
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 BC
 DESIGN
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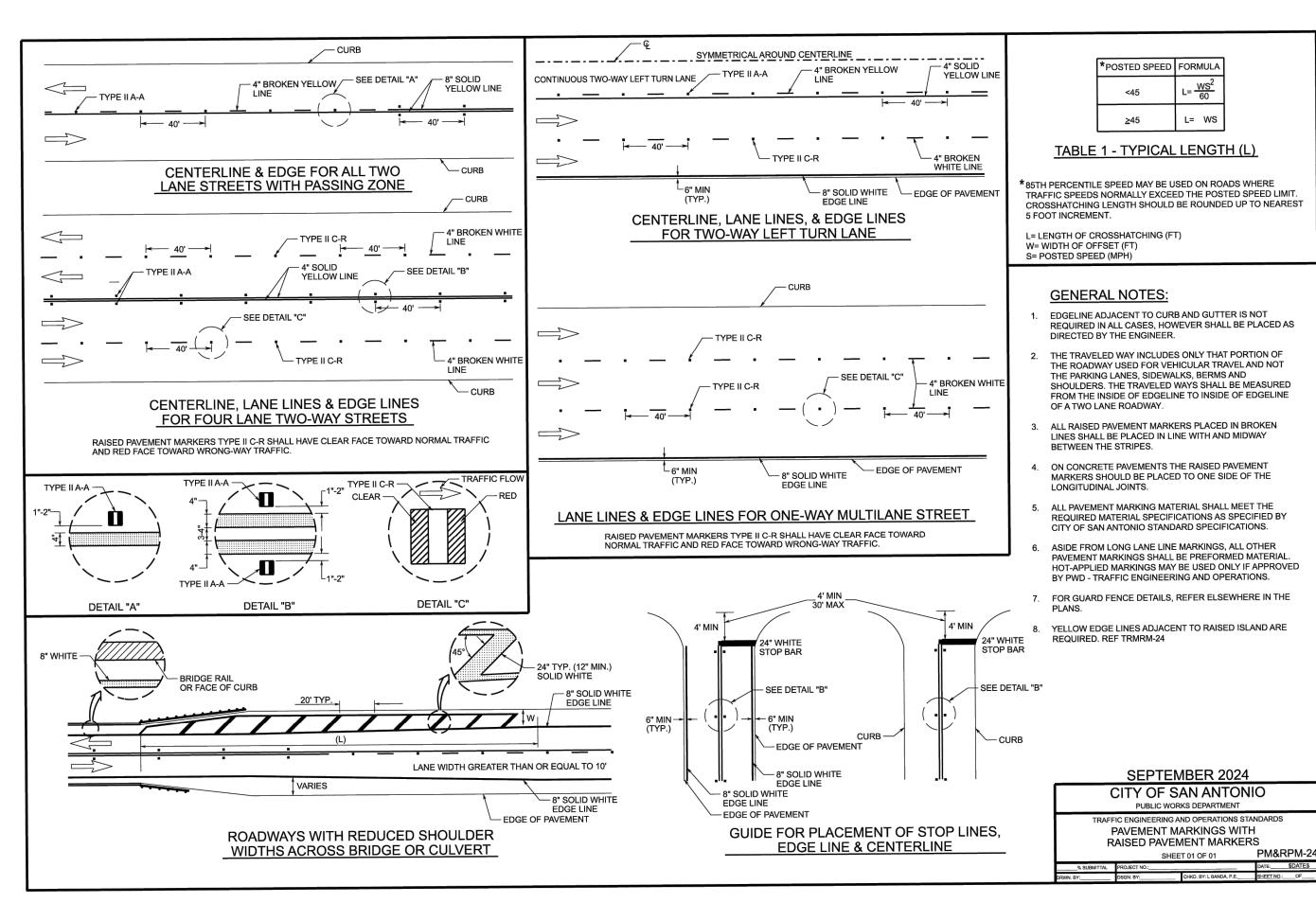
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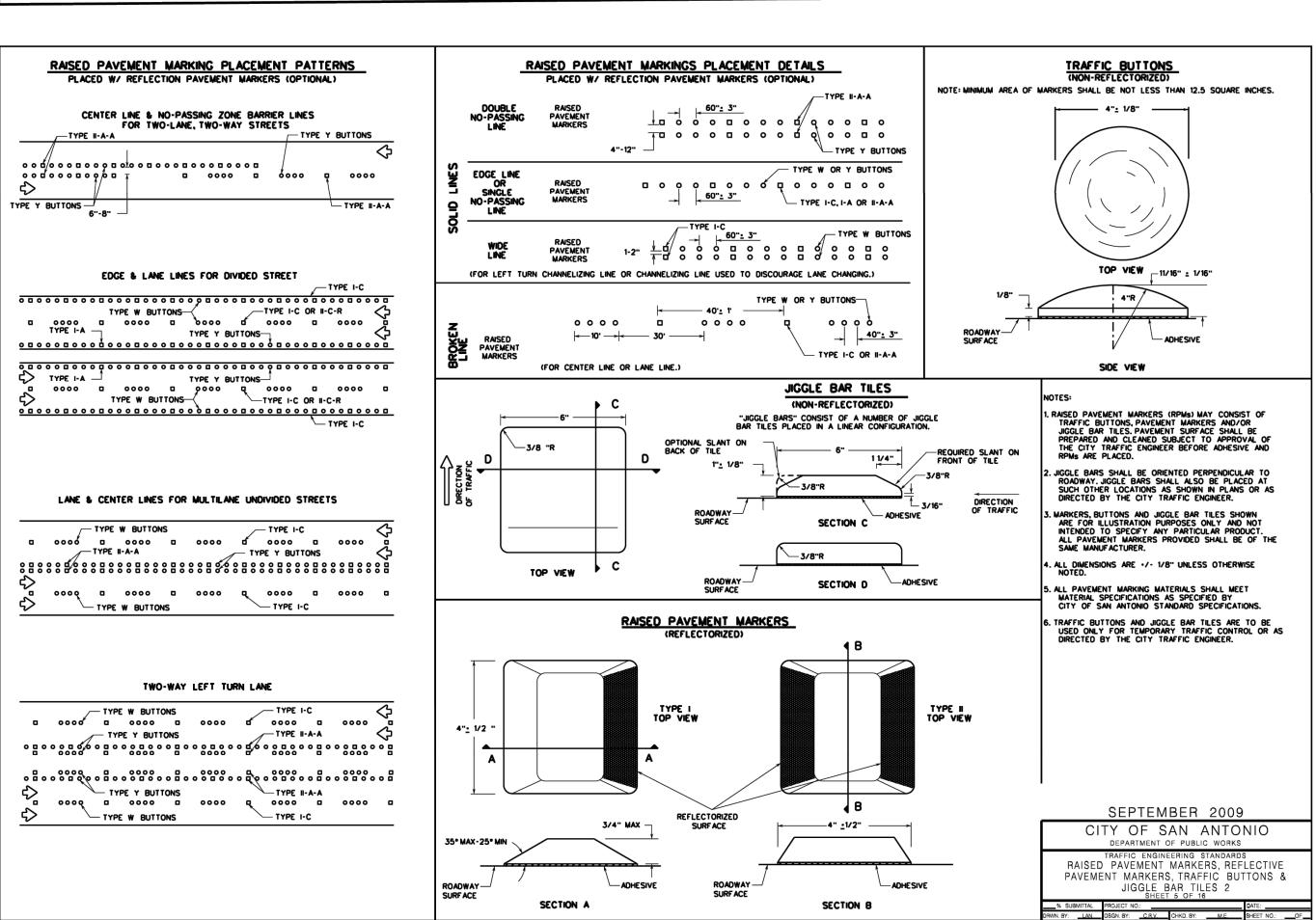
JRN LANE PLAN

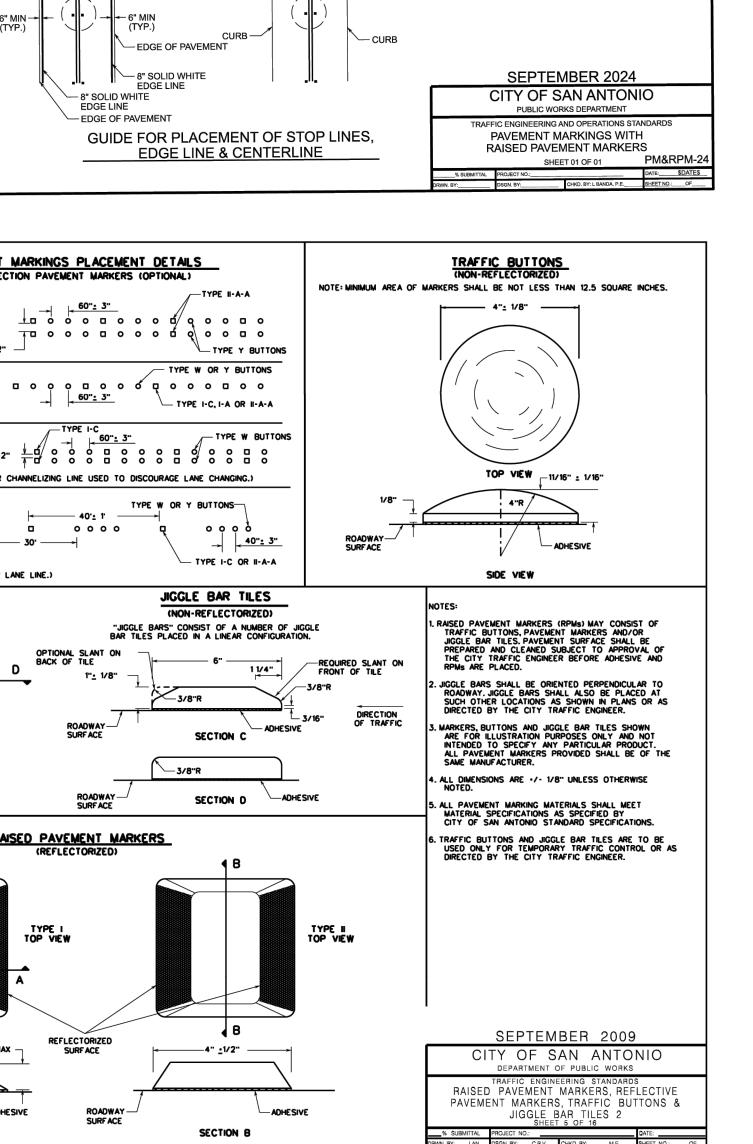
VERANO FARMS UNIT















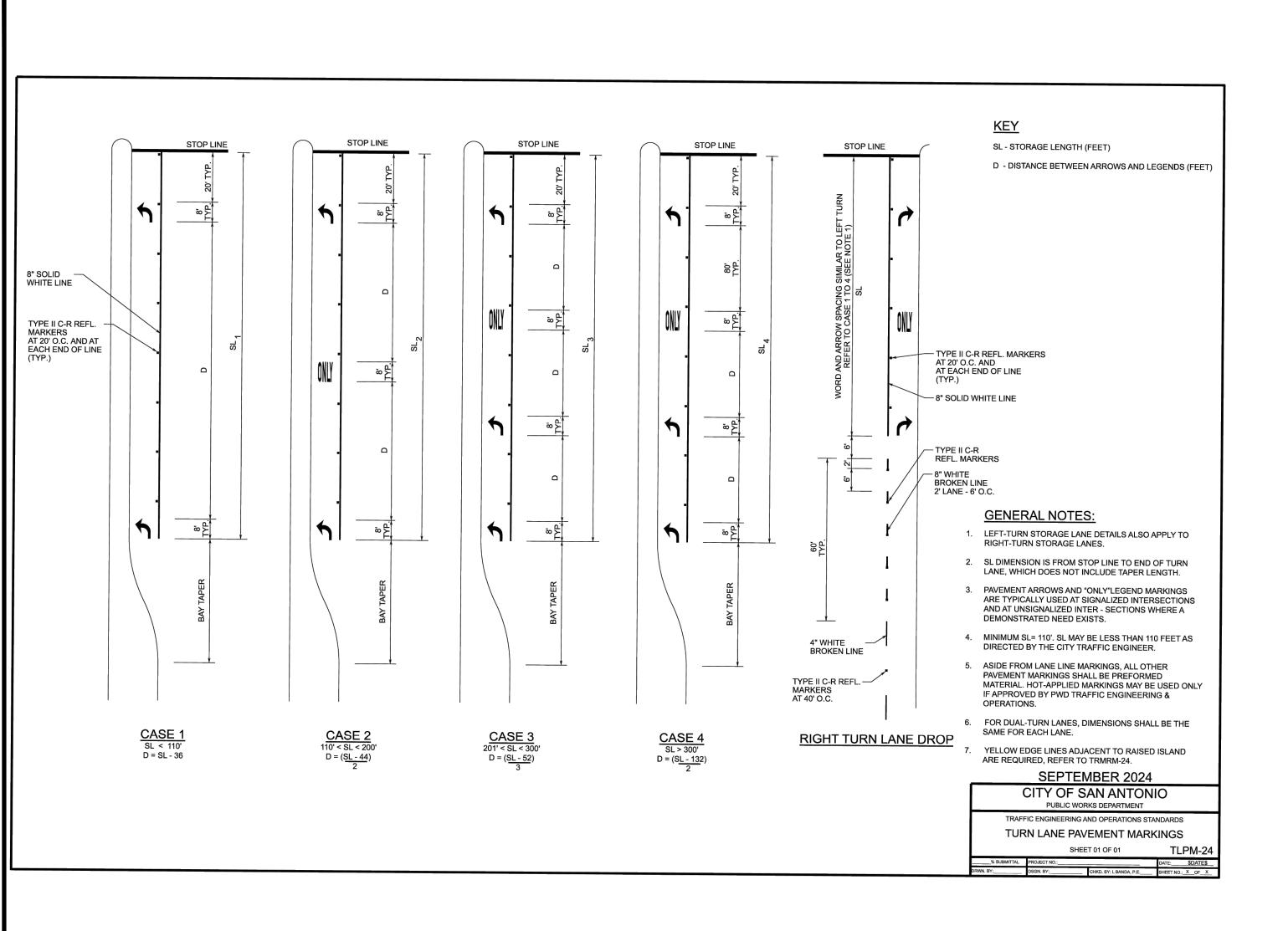
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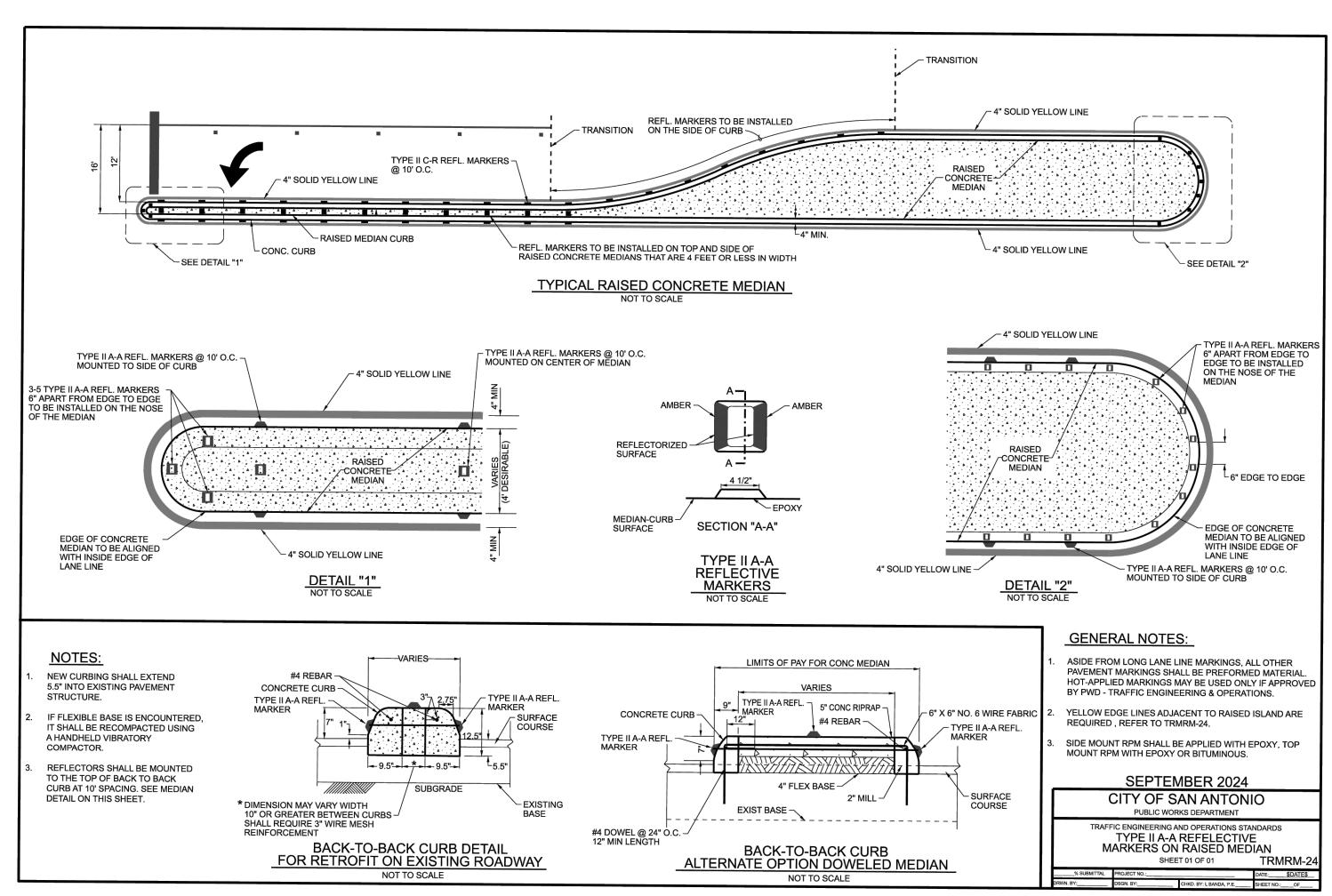
JANUARY 2025 CHECKED BC DESIGN BC

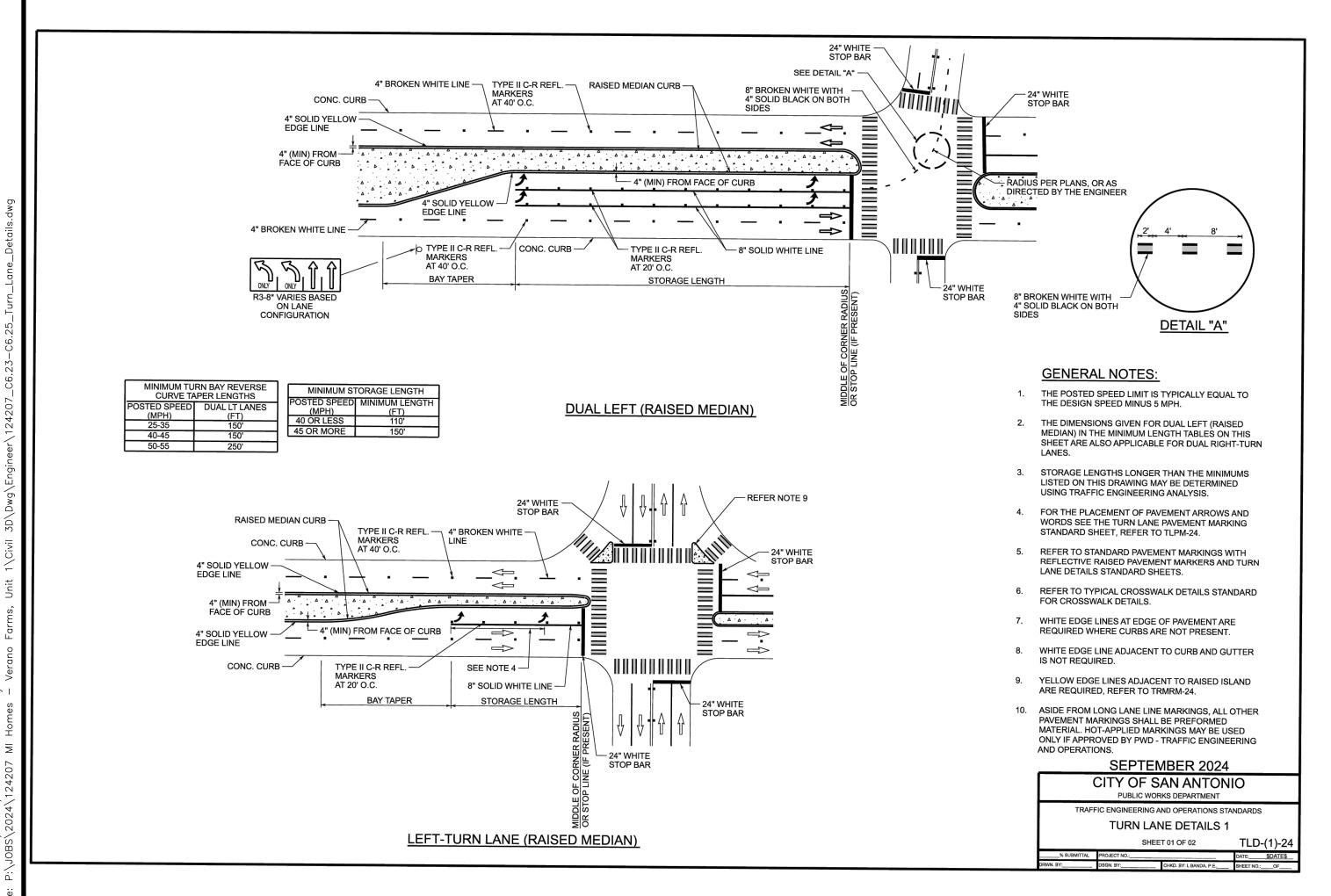
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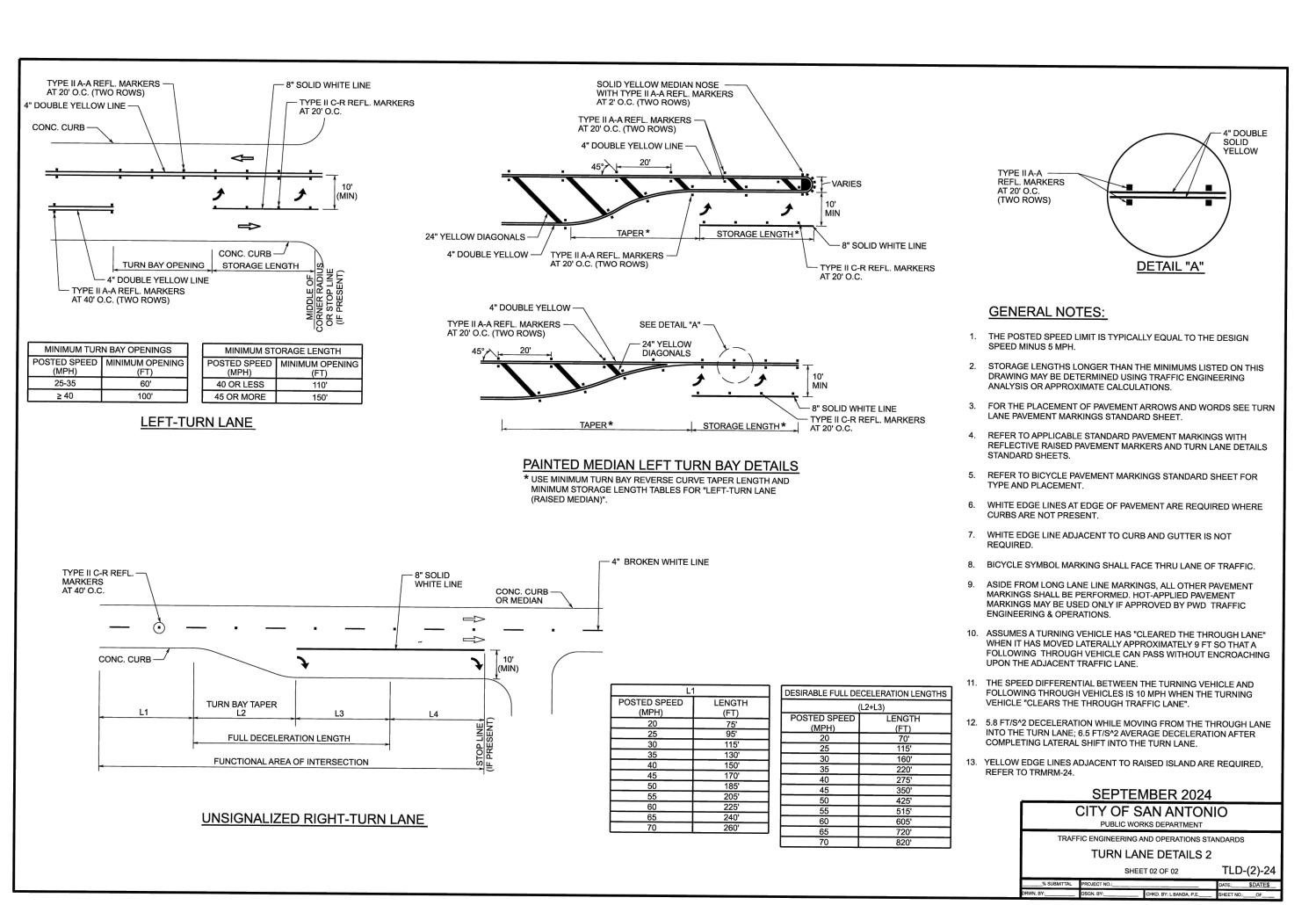
FARMS VERANO

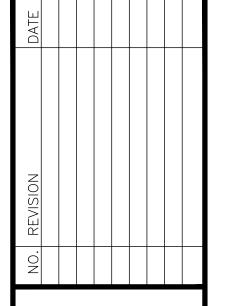
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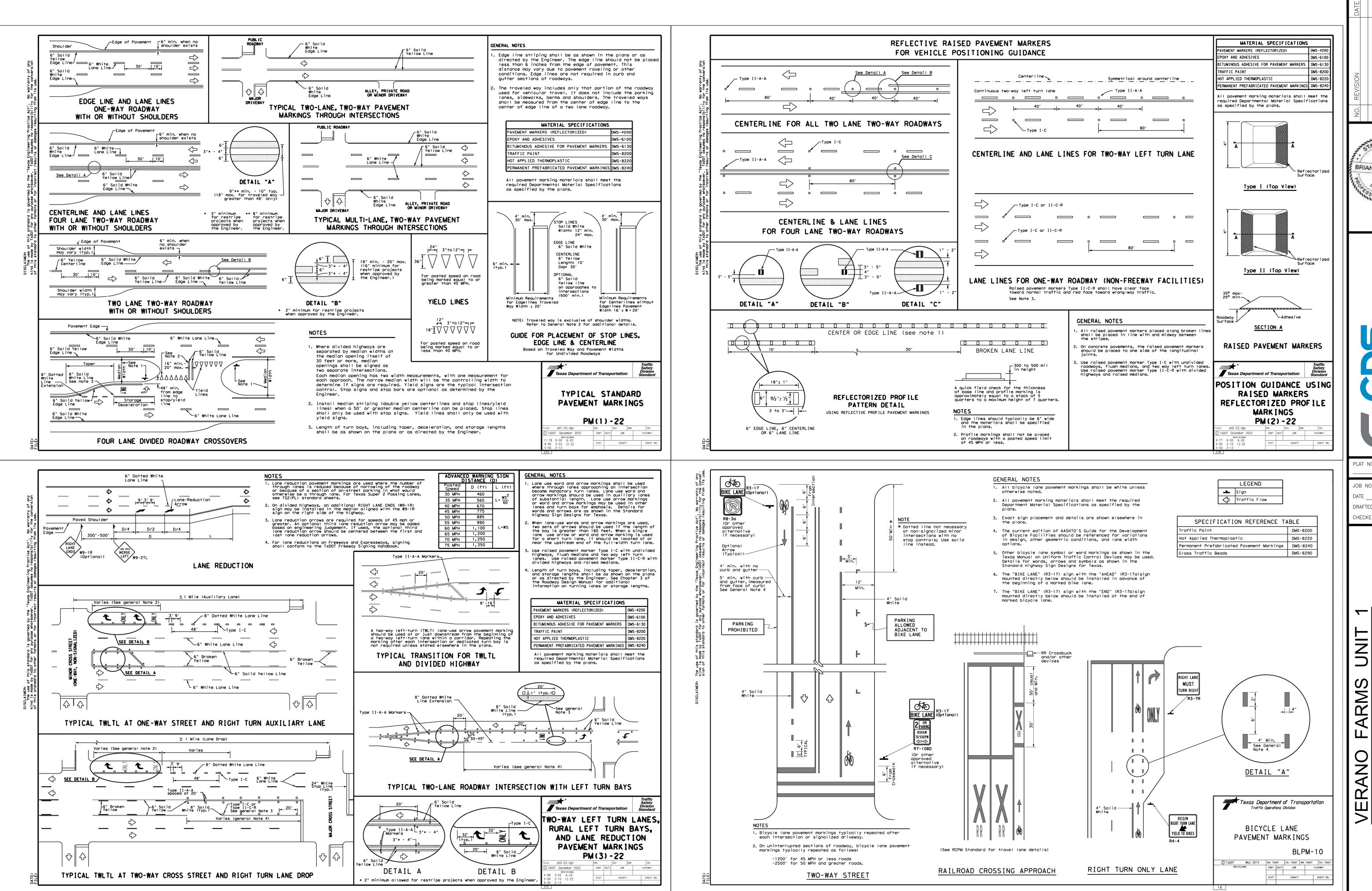
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CHECKED BC DESIGN BC

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24-11800371

JOB NO. 124207.00 JANUARY 2025 DRAFTED

CHECKED BC DESIGN BC

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It shall be the responsibility of the permit holder to maintain a copy of the approved tree plans, approved tree permit and the conditions of approval readily available at all times.



Failure to schedule a fencing inspection prior to start of work may result in a stop Work order or a Penalty of \$1,000.00 or both. UDC §35-523 (k)(2)



DEVELOPMENT SERVICES Tree Pre-Construction Meeting Required prior to Site Work



DEVELOPMENT SERVICES TREE PROTECTION SECTION REVIEWED FOR COMPLIANCE

ENGINEER:

CDS MUERY ATTN: BRIAN CROWELL, P.E. 100 NE LOOP 410, STE. 300 SAN ANTONIO, TEXAS 78216 TEL: (210) 581-1111 FAX: (210) 581-5555

OWNER/DEVELOPER:

DAVID A. McGOWEN M/I HOMES OF SAN ANTONIO, LLC 4949 NW LOOP 410, SUITE 220 SAN ANTONIO, TX 78249

BENCHMARK INFORMATION					
NO.	DESCRIPTION	ELEVATION			
TBM #4 PNT. #8100	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 29.9' NORTHEAST OF THE UTILITY POLE AND 119' SOUTHWEST OF CP#1.	624.77			
TBM #5 PNT. #8101	SET MAGNAIL WITH WASHER ON CURB INLET BOX SOUTHEAST CORNER. APPROXIMATELY 12.2' NORTHWEST OF THE "ROUNDABOUT" ROAD SIGN AND 129.3' SOUTHEAST OF CP#2.	623.55			

SITE INFORMATION:

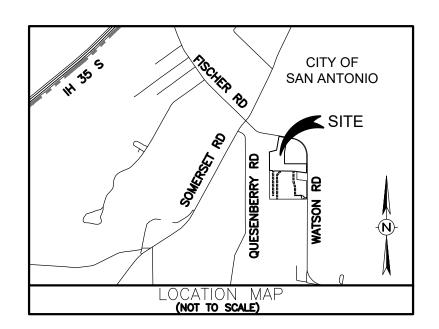
BEING A 26.226 ACRE TRACT OF LAND OUT OF THE REMAINDER OF A 85.434 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NUMBER 20210104539 OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

TREE PRESERVATION PLAN

FOR

VERANO FARMS UNIT 1 SUBDIVISION

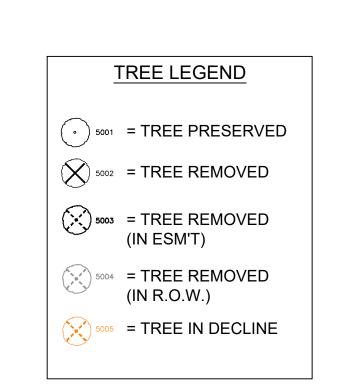
SAN ANTONIO, TEXAS



WATSON ROAD LOT 901 OPEN SPACE/ FERNICABLE 13 RIO 17 18 MAIZ VALLEY LOT 901 OPEN SPACE/ FERNICABLE	
35 NOSIA 41 1 13 13 1 SSV AND AZURE SKY LANE 1 1 13 1 1 SSV A 37 AZURE SKY LANE 1 1 13 1 1 SSV A 37 AZURE SKY LANE	
WATSON ROAD	

OVERALL SITE MAP

Sł	HEET INDEX
SHEET NO.	SHEET TITLE
C7.0	TREE COVER SHEET
C7.1	TREE PRESERVATION PLAN
C7.2	TREE TABLES
C7.3	TREE PRESERVATION DETAILS



	EASEMENT KE	EYNO	TES
1 2	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT 10' WATER EASEMENT		14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9526, PG. 94, D.P.R. 25' BLDG. SETBACK
(3)	28' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	2>	VOL. 9526, PG. 94, D.P.R.
4	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT	3	8' ELEC. & GAS EASEMENT VOL. 20002, PG. 518, D.P.R.
5	13' RIGHT-OF-WAY DEDICATION (0.111 ACRES)	4	150' SEPTIC DRAIN SETBACK VOL. 9526, PG. 94, D.P.R.
6	30' RIGHT-OF-WAY DEDICATION (0.259 ACRES)		VOL. 9520, FG. 94, D.F.N.
$\overline{\bigcirc}$	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.110 ACRES)		
(8)	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.544 ACRES)		
9	45' PUBLIC DRAINAGE EASEMENT		
10	50' WIDE G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT-OF-WAY.)		
11>	VARIABLE WIDTH G.E.T.TV., WATER, SANITARY SEWER, & DRAINAGE EASEMENT (ENTIRE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT—OF—WAY.)		
12	20' SANITARY SEWER EASEMENT		
13	1' VEHICULAR NON-ACCESS EASEMENT		
(14)	45' DRAIN EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLAT.		



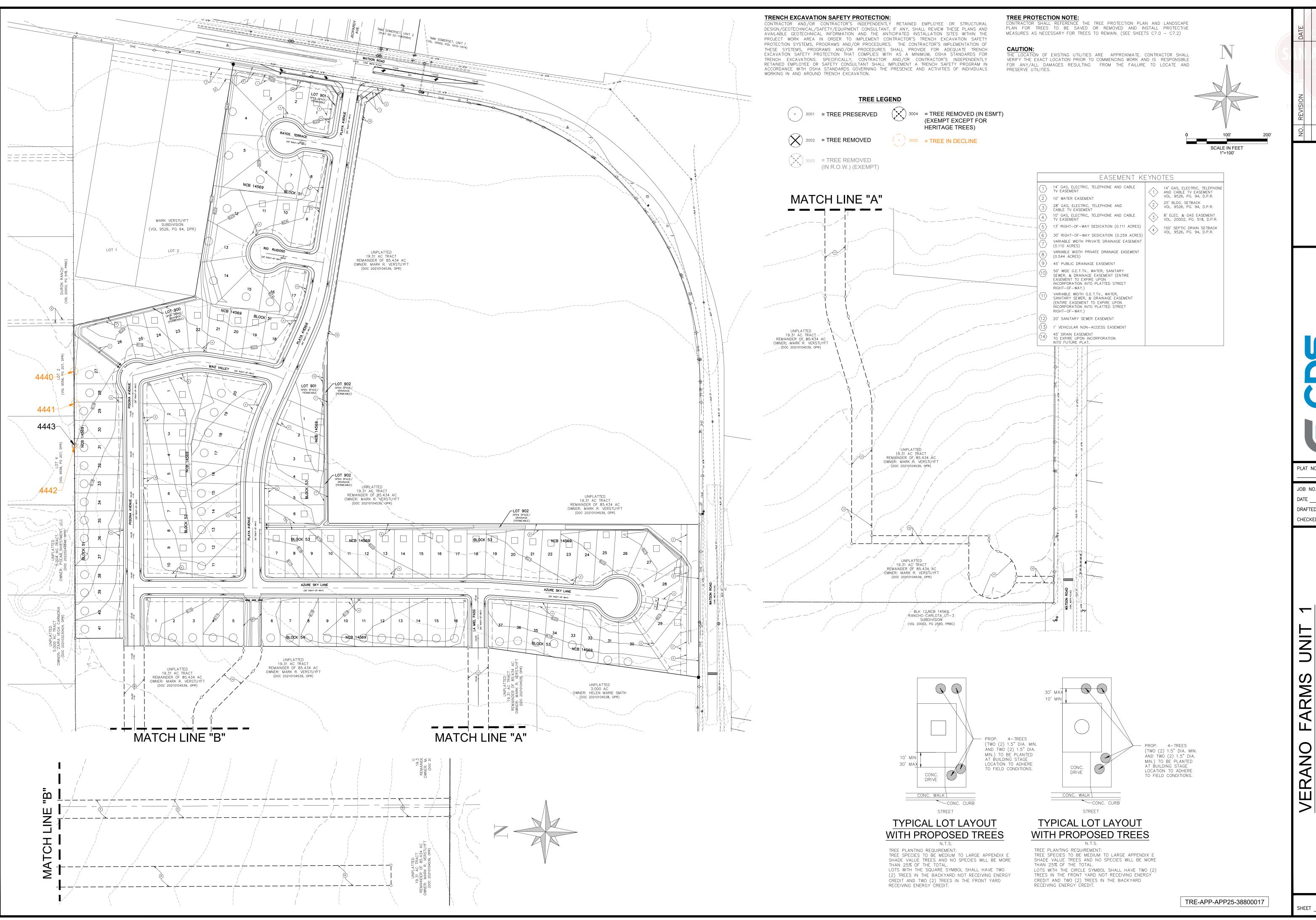
PLAT NO. 24-11800371 **JOB NO.** 124207.00

DATE JANUARY 2025 **DRAFTED** JM CHECKED BC DESIGN BC

SHEE

FARMS VERANO PRE

C7.0



PLAT NO. 24-11800371

JOB NO. 124207.00

DATE JANUARY 2025 DRAFTED CHECKED BC DESIGN BC

> \triangleleft

TRE

C7.1

FARMS

VERANO

 C.7	2

	Size(dbh) & Species (P) = Preserved (R) = Removed (ESMT) = Removed in Easement	Understory 5.0" -		_	ant Tree 23.5"	Significa 10.0"	nt Tree** - 23.5"	Heritag HERITAGE PRESERVED	TREES		nge 1:1 SE TREES ED AT 100%	_	uffer Trees /ED AT 80%			Additional Inches (Small Trees) ***	
Tag #	(INDC) = In Decline	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved	Preserved
4440	15.5" MESQUITE (INDC)																
4441	17" MESQUITE (INDC)																
4442	13" HACKBERRY (INDC)																
4443	9" MESQUITE (P)															9	550
	Subtotal Inches	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	550

Shade Value List: Total Shade Value Calculation of Trees to Remain (SF)

1200(SF) Pecan, Cottonwood, Mexican Sycamore 875(SF) Cypress, Ash, Ceder Elm, Hackberry, Live Oak 550(SF) Huisache, Mesquite, Texas Red Oak 275(SF) Persimmon, Mountain Laurel

* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees

** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees

*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations: subtract inches from mitigation owed

Tree	Preservation Calculati	on
Preservation by Category:	Percent Preserved	Did You Met the Requirements of the City Tree Ordinance?
Understory Species 35% or Greater To Meet Requirement	100.0%	Yes
Significant Trees 35% or Greater To Meet Requirement <20% Requires Administrative Exception/Variance Request (AEVR)	100.0%	Yes
Heritage Trees (3:1) 100% To Meet Requirement	100%	Yes
Heritage Trees (1:1) 100% To Meet Requirement	100%	Yes
Riparian Buffer Trees 80% To Meet Requirement	100%	Yes
FEMA Floodplain Trees 80% To Meet Requirement	100%	Yes

TREE MITIGATION	I SUMMARY TABLE (RESID	ENTIAL 35% PRESERVATION	ON REQUIREMI	ENT)	TREE MITIGATION COST TABLE					
TREE TYPE	TOTAL (in)	MITIGATION REQ. (BY %) (in)	SAVED (in)	MITIGATION NEEDED (in)	COST (\$)					
UNDERSTORY SPECIES (35%)	0	0	0	0.00	\$0.00	= UNDERSTORY TREE MITIGATION FEE (in X \$200)				
SIGNIFICANT SPECIES (35%)	0	0.0	0	0.0	\$0.00	= SIGNIFICANT TREE MITIGATION FEE (in X \$200)				
HERITAGE 3:1 (100%)	0	0	0	0	\$0.00					
HERITAGE 1:1 (100%)	0	0	0	0	\$0.00	\$0.00 = HERITAGE TREE MITIGATION FEE (in X \$200)	0 = (in) OF HERITAGE TREES TO BE MITIGATED			
RIPARIAN BUFFER (80%)	0	0.0	0	0.0						
FEMA (80%)	0	0.0	0	0.0						
ADDITIONAL INCHES PROVIDED (SEE TREE PLANTING SUMMARY TABLE)				-342						
,		1	TOTAL	-342.0	\$0.00	= TOTAL TREE MITIGATION FEE (in X \$200)				

		TREE CA	NOPY SUMMARY T	ABLE			
			REQUIRED CA	NOPY (38%)	PROPOSED CANOPY**	EXISTING SHADE VALUE	
	Α		В		С	D	
UNIT	LOTS	AREA (ac)*	AREA (ac)	AREA (sf)	AREA (sf)	AREA (sf)	
	114	26.226	9.966	434,114	448,875	550	
CIRCLE LOTS	60				236,250		
SQUARE LOTS	54				212,625		
ADDTL. TREES					-		
			B (sf)		C + D (sf)		
			434,114	<	449,425	= NO ADDITIONAL C	ANOPY IS REQUIRED
			·				
= TOTAL PROJECT	ΓAREA						
' = PROPOSED CA		LATION (CIRCLE LOT	,				
2	= REGULAR	TREES TO BE PLANT	ED PER LOT (NON-S	SOLAR), FORMU	LA = AREA(ac)	x 0.9 x 875 x TREES/	LOT
2	= SOLAR TRE	ES TO BE PLANTED	PER LOT (TREES F	ACING SOUTH 8	WEST), FORM	1ULA = 1.5 x (AREA(a	c) x 0.9 x 875 x TREES/LOT)
' = PROPOSED CA	NOPY CALCU	LATION (SQUARE LO	TS)				
2	= REGULAR	TREES TO BE PLANT	ED PER LOT (NON-S	SOLAR), FORMU	LA = AREA(ac)	x 0.9 x 875 x TREES/	LOT
2	= SOLAR TRE	EES TO BE PLANTED	PER LOT (TREES F	ACING SOUTH 8	WEST), FORM	1ULA = 1.5 x (AREA(a	c) x 0.9 x 875 x TREES/LOT)
' = PROPOSED CA	NOPY CALCU	LATION (ADDITIONAL	TREES)				
1	= REGULAR	TREES TO BE PLANT	ED, FORMULA = AR	REA(ac) x 0.9 x 8	75 x TREES		
	= SOLAR TRE	EES TO BE PLANTED	(TREES FACING SC	OUTH & WEST), I	FORMULA = 1.5	5 x (AREA(ac) x 0.9 x	875 x TREES)
	-						
440.075		CANOPY (sf), FORM		0.0 · · 075 · · TDE	-0" OT - 14 5	/ADEA/ > 00 00	. TDEEO# OT!

		TREE PLA	ANTING SUMMARY	TABLE			
	Α	В	С	D	AxB	AxD	
	NUMBER OF RESIDENTIA L LOTS	TREES TO BE PLANTED / LOT (REQUIRED 2 - 1.5" TREES)	SIZE OF TREES TO BE PLANTED (INCHES)	ADDITIONAL INCHES / LOT (COUNTS FOR MITIGATION)	TOTAL TREES TO BE PLANTED	TOTAL INCHES OF MITIGATION TO BE PLANTED	
	EA	EA	INCHES	INCHES	EA	INCHES	
CIRCLE LOTS	60	4	1.5	3	240	180	
SQUARE LOTS	54	4	1.5	3	216	162	

TRE-APP-APP25-38800017

GENERAL NOTES:

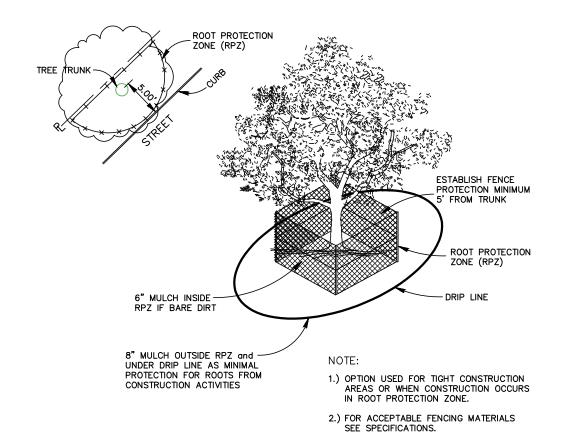
- 1. ALL PROTECTED SIZE TREES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM No. 802 (TREE PRUNING. SOIL AMENDING AND FERTILIZATION), UNLESS SPECIFIED TREES SHALL RECEIVE LEVEL 1 PROTECTION AS PER ITEM No. 801 (TREE AND LANDSCAPE PROTECTION) AND AS
- 2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE CITY APPROVED PLANS.
- 3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND PROTECTION MEASURES HAVE NOT BEEN COMPLETED AND APPROVED BY THE CITY ARBORIST OFFICE.
- 4. TREE PROTECTION FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE
- 5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN THREE INCHES (3") IN DIAMETER WHEN EXCAVATION IN THE VICINITY OF TREES PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR IF ROOTS LARGER THAN THREE (3") WITHIN THE FIVE FOOT (5') ROOT PROTECTION ZONE NEED TO BE PRUNED.
- 6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUCK IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED THE REQUIRED RADIUS LENGTH IS ONE FOOT (1') PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, TEN INCH (10") DIAMETER TREE WOULD HAVE A TEN FOOT (10') RADÍUS ROOT PROTECTION ZONE AROUND THE TREE ROOTS OR BRANCHES THAT IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER, WITHIN TWENTY (20) MINUTES TO PREVENT OAK WILT.
- 7. NO DISTURBANCE SHALL OCCUR CLOSER TO THE TRUNK THAN HALF THE ROOT PROTECTION ZONE AREA.
- 8. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY
- 9. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
- 10. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- 11. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST OFFICE PRIOR TO ITS REMOVAL.
- 12. TREE PLANTING AND MAINTENANCE: ALL PRESERVED AND PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE AS NEEDED. TREES THAT DIE WITHIN TWELVE MONTHS SHALL BE REPLACED WITHIN THE OF THE SHALL BE REPLACED. WITH A TREE OF COMPARABLE SIZE AND SPECIES. REGARDING REPLACEMENT OF PRESERVED TREES, SIGNIFICANT TREES SHALL BE REPLACED AT A 1:1 RATIO (OR INCH-FOR-INCH) AND HERITAGE TREES SHALL BE REPLACED AT A 3:1 RATIO (OR THREE-TO-ONE INCHES).

TRENCH EXCAVATION SAFETY PROTECTION

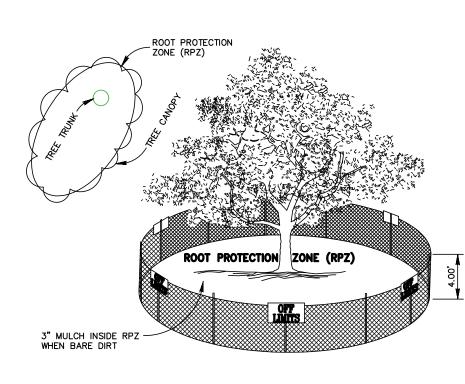
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY **EMPLOYEE** OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THESE 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.

TREE PLANTING SOIL REQUIREMENT NOTE:

PER 35-523(M)(7): ALL TREE PLANTING SUBJECT TO SECTION 35-523(M) SHALL BE REQUIRED TO BE PLANTED IN SOIL THAT IS SUITABLE FOR ESTABLISHING AND SUSTAINING THE PLANTINGS, IN ADDITION TO CONTAINING SUITABLE SOIL PARTICLE SIZE AND DEPTH OF SOIL ZONE, THE SOIL MUST CONTAIN SUFFICIENT ORGANIC MATTER AND NUTRIENTS. TESTING AND CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM SHALL BE COMPLETED TO ENSURE THE SOILS ARE SUITABLE. IN LIEU OF CONFIRMATION BY A LANDSCAPE ARCHITECT, OR A TEXAS LICENSED SOIL TESTING FIRM, SOIL MAY BE AMENDED WITH COMPOST BY ADDING THREE (3) INCHES OF COMPOST BLENDED INTO EVERY ONE (1) FOOT OF SOIL. FOR COMPLETE SOIL REPLACEMENT, SUCH AS TREE PLANTINGS, AN AMOUNT OF TWENTY-FIVE (25) PERCENT COMPOST MAY BE ADDED TO SEVENTY-FIVE (75) PERCENT NATIVE SOIL.

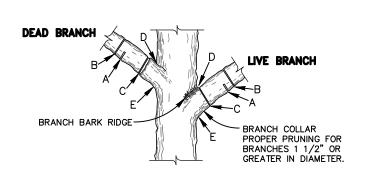


LEVEL II A FENCE PROTECTION SCALE N.T.S.



 THE FENCING SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND LIMITED. TO PROJECT BOUNDARY. 2.) FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

LEVEL I A FENCE PROTECTION 2 SCALE N.T.S.

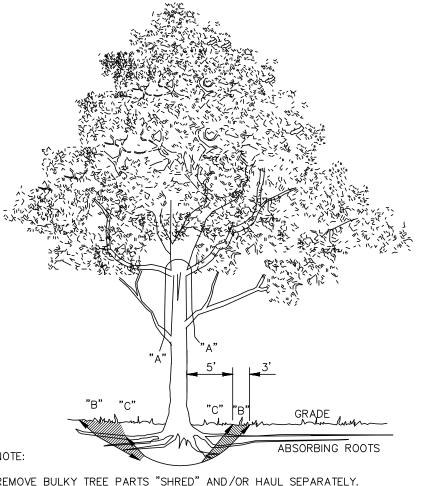


NOTE: DO NOT CUT FROM D to E. A. FIRST CUT — TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS.

B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH. C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.

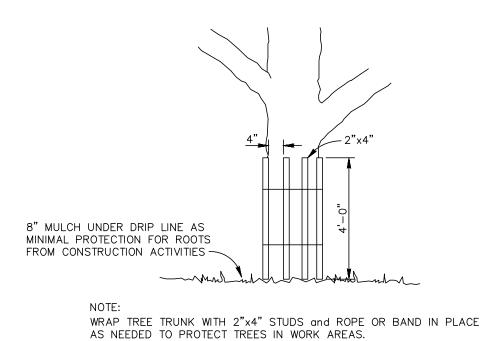
FOR OAKS ONLY: FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MINUTES TO PREVENT THE SPREAD OF OAK WILT.

BRANCH PRUNING SCALE N.T.S.



- "A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.
- "B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK CUT THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP
- "C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN DIAM.)
- "D" BACKFILL HOLE AND CLEAN UP.

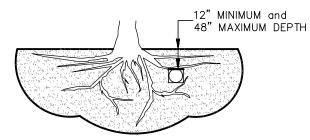
REMOVAL DIAGRAM 5 SCALE N.T.S.



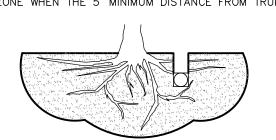
LEVEL II B 6 FENCE PROTECTION SCALE N.T.S.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DICISION TO TUNNEL WILL BE DETERMINED ON A

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE 2" MINIMUM and

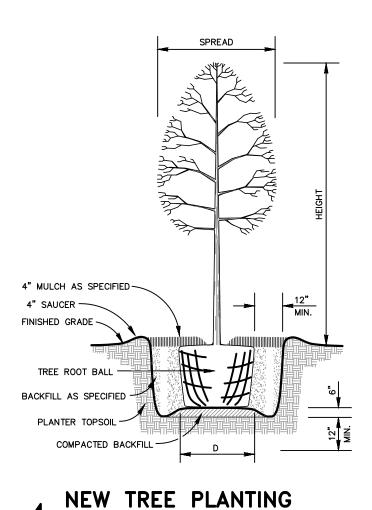


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNCK CAN NOT BE

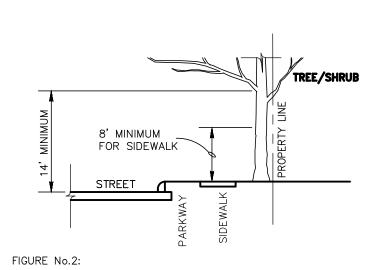


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

> **BORING** 7 THRU TREE ROOT ZONE SCALE N.T.S.



SCALE N.T.S.



A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE STREET ELEVATION MUST BE MAINTAINED FROM THE PROPERTY LINE TO THE CURB LINE AS PRESCRIBED BY PROJECT MANAGER.

8 SCALE N.T.S.

BRANCH CLEARANCE

FARMS VERANO

PLAT NO.

24-11800371

JANUARY 2025

JOB NO. 124207.00

DRAFTED JM

CHECKED BC DESIGN BC

C7.3