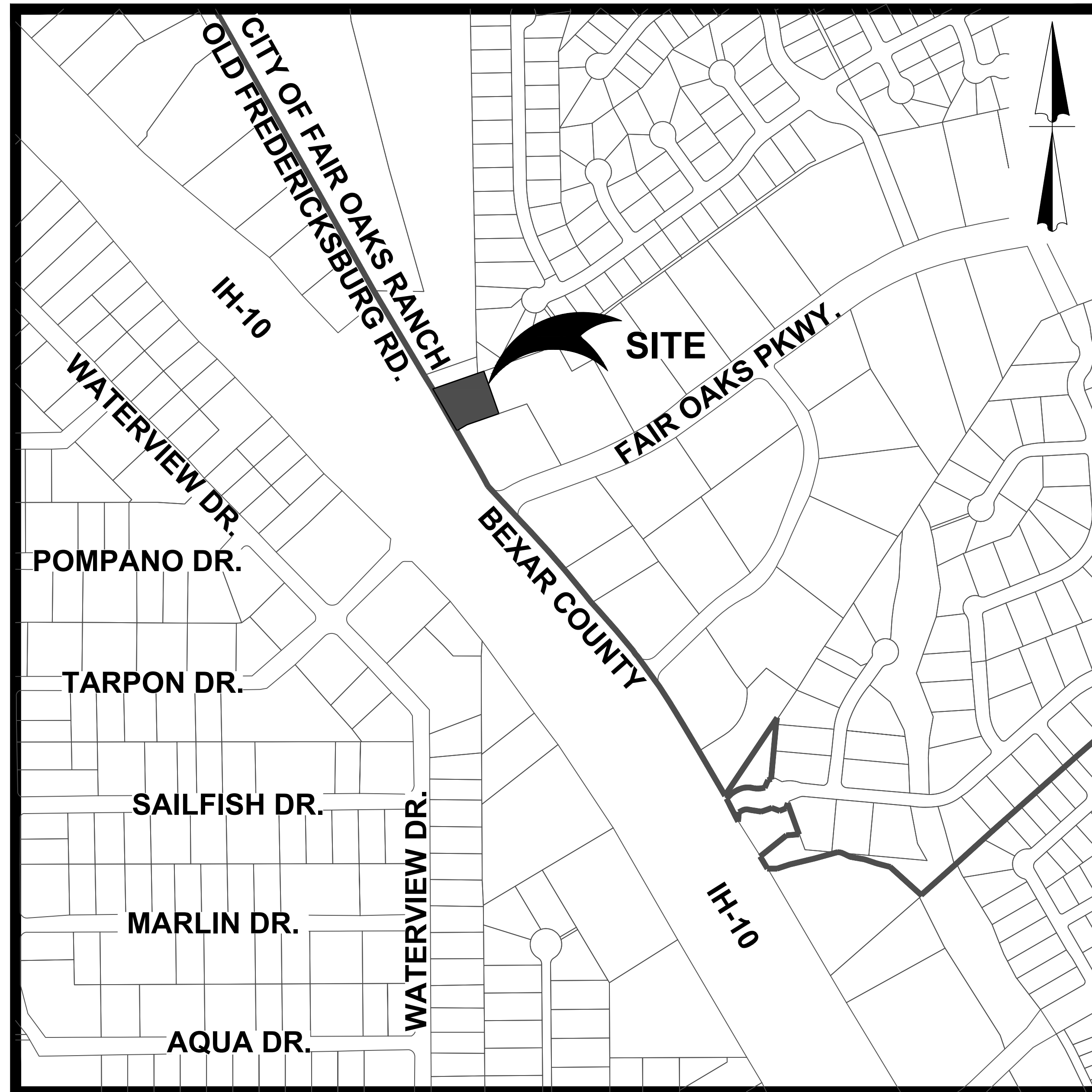


SHERWIN WILLIAMS

IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX



**LOCATION MAP
NOT TO SCALE**

INDEX	
DESCRIPTION	SHEET NO.
COVER SHEET	C0.0
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.0
OVERALL SITE PLAN	C2.0
FIRE PROTECTION PLAN	C3.0
DIMENSIONAL CONTROL PLAN	C4.0
OVERALL UTILITY PLAN	C5.0
GRADING PLAN	C6.0
PAVING PLAN	C7.0
CIVIL DETAIL SHEET	C8.0
EROSION CONTROL PLAN	C9.0
EROSION CONTROL DETAIL SHEET	C9.1

OWNER/DEVELOPER:
BELTERRA PARTNERS
RAYMOND FAIRCLOTH
3280 DAUPHIN STREET
MOBILE, AL 36606

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
COVER SHEET

JOB NO.: 1008-06-01
DATE: DECEMBER 2022
DRAWN: H.M. CHECKED: E.W.

SHEET NUMBER:
C0.0

LEGAL DESCRIPTION
 BEING LOT 2, BLOCK 4, C.B. 4707, FAIR OAKS VILLAGE, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9574, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 BM # 301
 SET MAG NAIL IN CURB AT ELEVATION: 1424.68' SET BY KFW SURVEYING.
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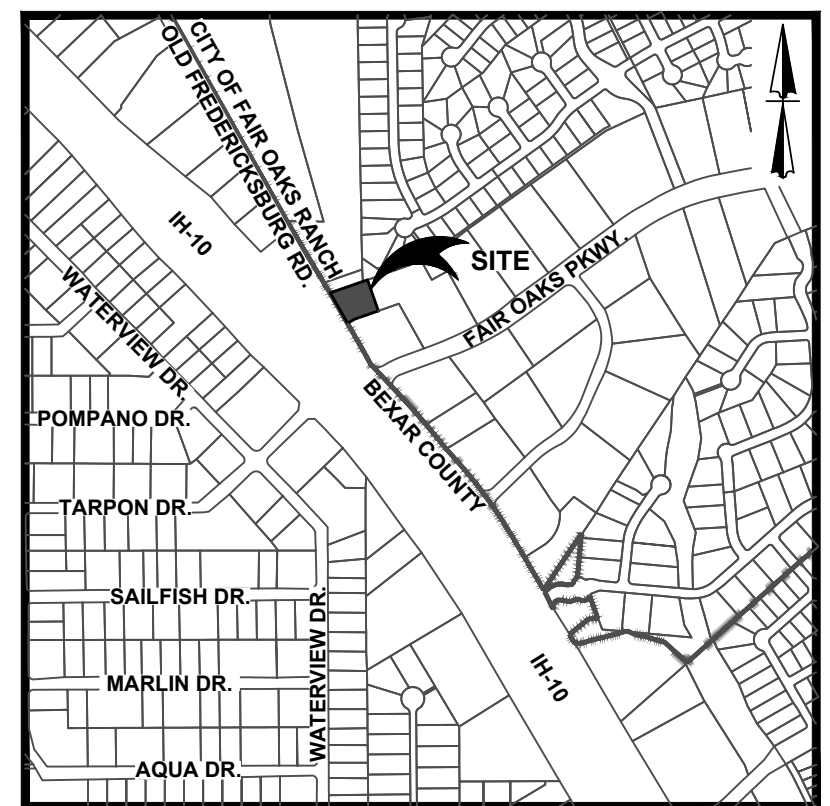
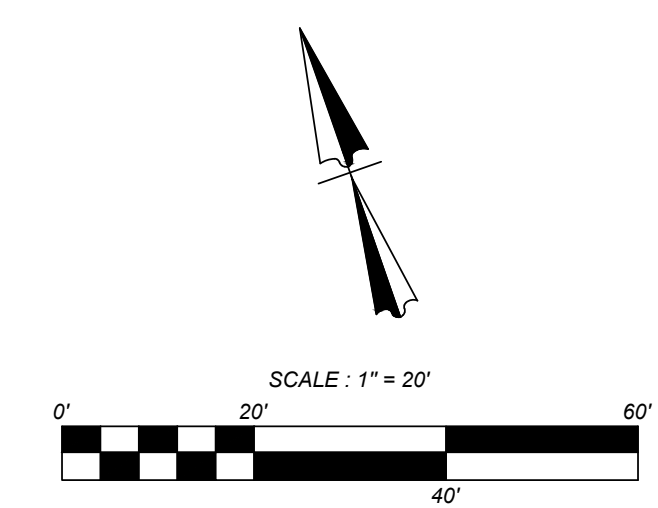
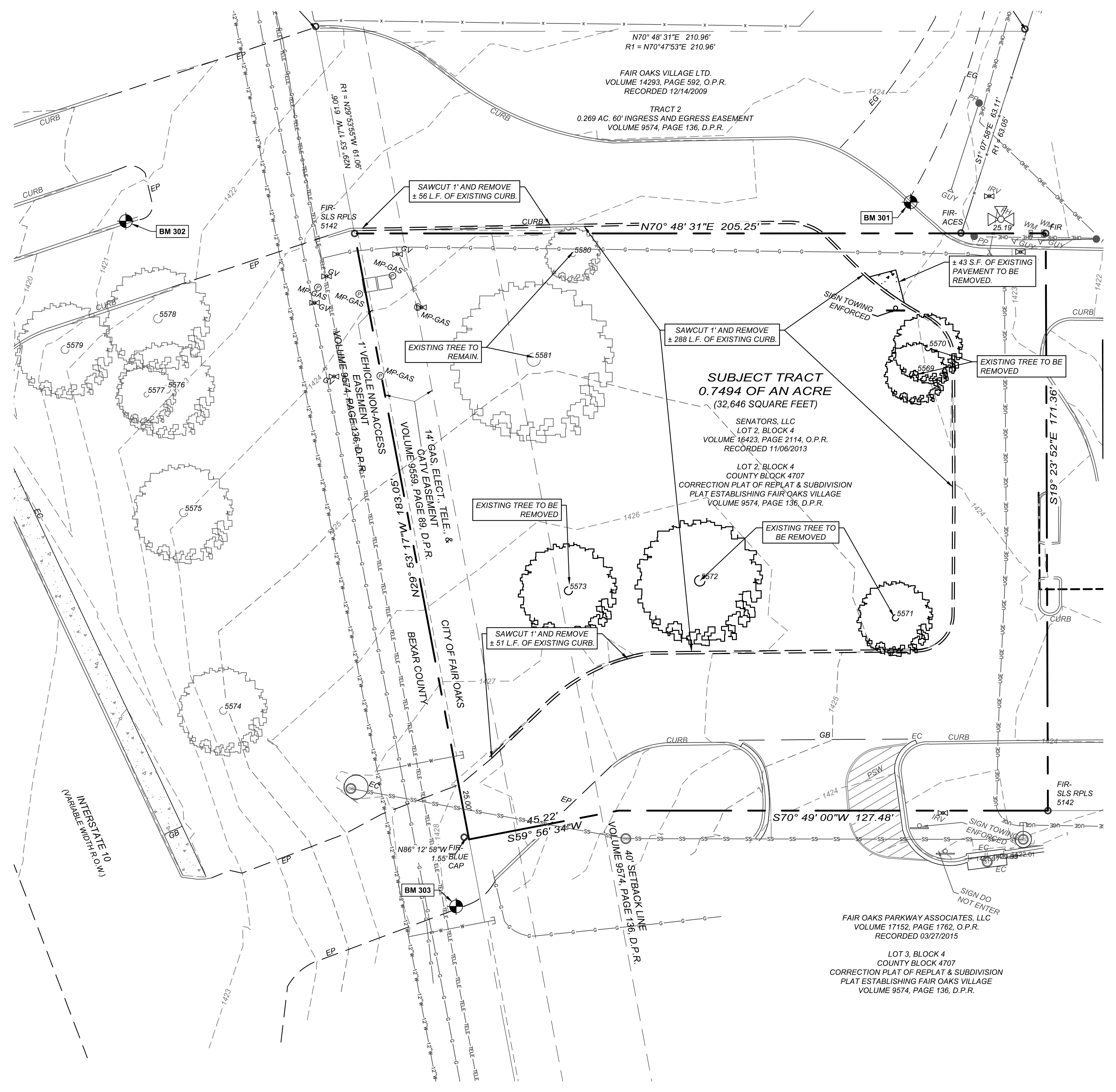
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- COORDINATION NOTE:**
- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (844)-584-2058.
 - CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
 - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
 - CONTRACTOR TO COORDINATE WITH GREY FOREST UTILITIES TO PLAN GAS SERVICES. (210)-695-8781.
 - CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN WATER AND SANITARY SEWER SERVICES. (210)-233-2009.
 - CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

- DEMOLITION NOTES**
- LOCATION OF EXISTING UTILITIES AND DRAINAGE SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
 - DEMOLITION CONTRACTOR IS RESPONSIBLE FOR CLEARING THE SITE OF ALL OBSTRUCTIONS THAT EXIST ON THIS SITE PRIOR TO THE START OF CONSTRUCTION OR DURING THE CONSTRUCTION SO AS TO NOT IMPEDE THE BUILDING CONSTRUCTION PROCESS.
 - CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING SERVICES. POWER POLES TO BE REMOVED. VERIFYING UTILITIES ARE SHUT OFF OR DISCONNECTED, AND ALL POSSIBLE SAFETY PRECAUTIONS HAVE BEEN ENACTED TO ENSURE THE SAFEST ENVIRONMENT FOR ALL PERSONNEL.
 - CONTRACTOR SHALL COORDINATE WITH THE OWNER TO IDENTIFY ANY MATERIAL OR EQUIPMENT SCHEDULED FOR REMOVAL TO BE SALVAGED AND REUSED. CONTRACTOR SHALL REPLACE AT HIS EXPENSE ANY DESTROYED MATERIAL OR EQUIPMENT THAT WAS MARKED FOR SALVAGE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS/APPROVALS BEFORE BEGINNING DEMOLITION OR CONSTRUCTION.
 - DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
 - CONTRACTOR SHALL COORDINATE WITH CPS AND OWNER AS REQUIRED BEFORE REMOVAL OF ANY ELECTRIC FACILITIES.
 - CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT AND/OR OWNER FOR ANY TREE REMOVAL AND REMOVAL AND/OR REPLACEMENT OF EXISTING ON SITE IRRIGATION PIPING PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH CPS TO REMOVE ANY OVERHEAD ELECTRIC LINES OR POLES DESIGNATED TO BE REMOVED (IF ANY). ANY DISCREPANCIES BETWEEN THIS PLAN AND EXISTING CONDITIONS SHALL BE COMMUNICATED WITH THE ENGINEER.
 - CONTRACTOR SHALL NOT START DEMOLITION OF ANY FEATURE SHOWN ON THIS DRAWING UNTIL A STORM WATER POLLUTION PREVENTION PLAN IS INSTALLED AND COMPLETED.
 - THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING THE DEMOLITION, REMOVAL, TRANSPORTATION, AND DISPOSAL OF ALL DEMOLISHED OR UNWANTED MATERIAL.
 - THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR DEMOLITION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNERS AND SHALL HAVE AT HIS EXPENSE ALL CORNERS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL NOT DEMOLISH ANY WATER OR SANITARY SEWER LINE WITHOUT SAWS APPROVAL.
 - CONTRACTOR SHALL INSTALL A MINIMUM 6-FOOT HIGH, CHAIN LINK PROTECTIVE FENCE AS SHOWN ALONG THE PERIMETER OF THE CONSTRUCTION/DEMOLITION LIMITS. PROTECTIVE FENCE SHALL BE IN PLACE BEFORE ANY DEMOLITION OR CONSTRUCTION BEGINS AND SHALL REMAIN IN PLACE AND IN GOOD REPAIR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL TAKE SPECIAL CARE TO INSTALL VEHICULAR BARRIERS AND FENCING TO PROHIBIT VEHICULAR AND PEDESTRIAN ACCESS TO THAT AREA. CONTRACTOR SHALL COORDINATE WITH THE OWNER TO ENSURE THAT FENCING AND BARRIERS INSTALLED ARE ADEQUATE.

- EXISTING UTILITY NOTES:**
- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
 - IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
 - THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
 - LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING EXISTING UTILITIES DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.

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



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	▬
EXISTING CURB	▬
EXISTING FIRE HYDRANT	⊗
SITE BENCHMARK	⊙
SEE DESCRIPTION THIS SHEET	⊙
EXISTING SIGN	⊙
EXISTING GAS MARKER	⊙
EXISTING IRR VALVES	⊙
EXISTING WATER METER	⊙
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM MANHOLE	⊙
EXISTING GAS VALVES	⊙
EXISTING OVERHEAD UTILITY AND POWER POLE	—○—○—○—○—○—
EXISTING GAS LINE	—○—○—○—○—○—
EXISTING UNDERGROUND UTILITY	—○—○—○—○—○—
EXISTING SEWER LINE	—○—○—○—○—○—
EXISTING WATER LINE	—○—○—○—○—○—
EXISTING GUY WIRE	—○—○—○—○—○—
EXISTING TREES	⊙

KFW ENGINEERS + SURVEYING
 3421 Painesville Pkwy., Suite 200, San Antonio, TX 78231
 (210) 353-2256
 TBPPE Firm # 9513 • TBPPLS Firm # 10123200

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
 IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
 EXISTING CONDITIONS & DEMO SHEET

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

SHEET NUMBER:
C1.0

LEGAL DESCRIPTION
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 - CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

PROPOSED KEY NOTES

- TYPICAL PARKING SPACES AND PARKING STRIPES (SEE DETAIL 1/C8.0)
- TYPICAL SIDEWALK (SEE DETAIL 2/C8.0)
- STAND UP 6" CURB (SEE DETAIL 3/C8.0)
- HANDICAP PARKING SYMBOL (SEE DETAIL 4/C8.0)
- HANDICAP SIGN (SEE DETAIL 5/C8.0)
- HANDICAP CROSS HATCH STRIPING (SEE DETAIL 6/C8.0)
- WHEEL STOP (SEE DETAIL 7/C8.0)
- RIBBON CURB (SEE DETAIL 8/C8.0)
- 2' CURB TRANSITION (SEE DETAIL 9/C8.0)
- CONCRETE / ASPHALT PAVEMENT JUNCTURE (SEE DETAIL 10/C8.0)
- SIDEWALK RAMP (SEE DETAIL 11/C8.0)
- BIKE RACK (SEE DETAIL 12/C8.0)
- SAWTOOTH CURB (SEE DETAIL 13/C8.0)
- CONCRETE / CONCRETE JUNCTURE (SEE DETAIL 14/C8.0)
- CROSS HATCH STRIPING (SEE DETAIL 15/C8.0)
- RAMP WITH HANDRAILS (SEE DETAIL 16/C8.0)
- DUMPSTER (REFERENCE ARCHITECTURAL PLANS FOR DETAILS)
- STEPS (BY OTHERS)

TRAFFIC/SW SUMMARY TABLE - RETAIL/RESTAURANT

Building Use	RETAIL
Total Floor Area (sq. ft.)	4,550

PARKING STORAGE STANDARDS

Restaurant Minimum Parking Ratio	1 per 300
Restaurant Maximum Parking Ratio	1 per 200

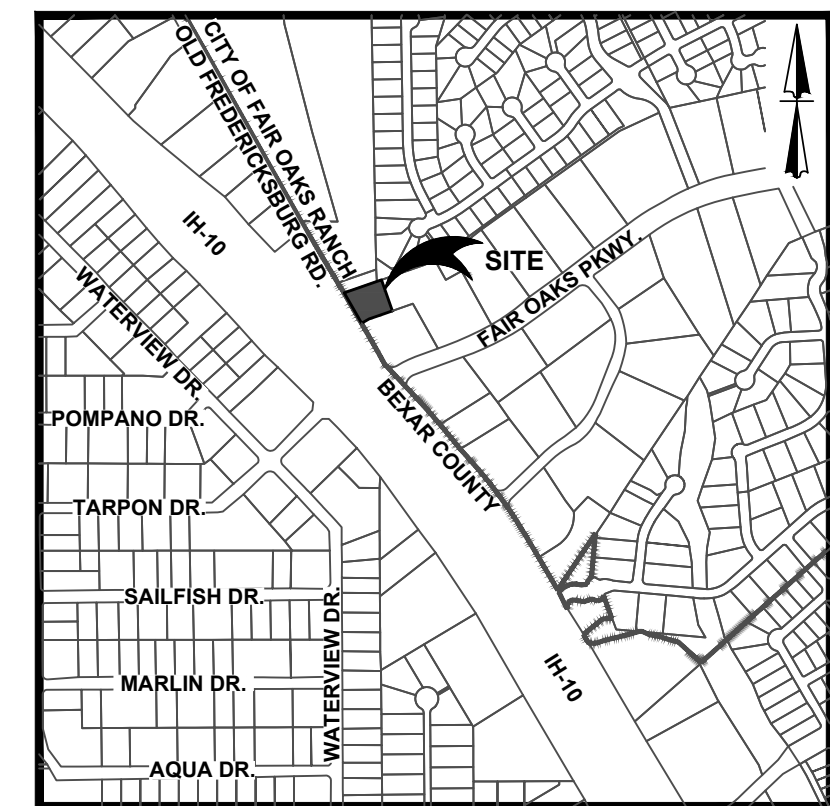
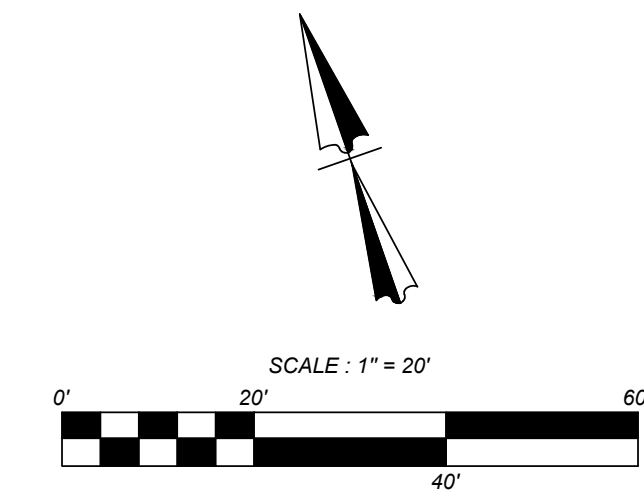
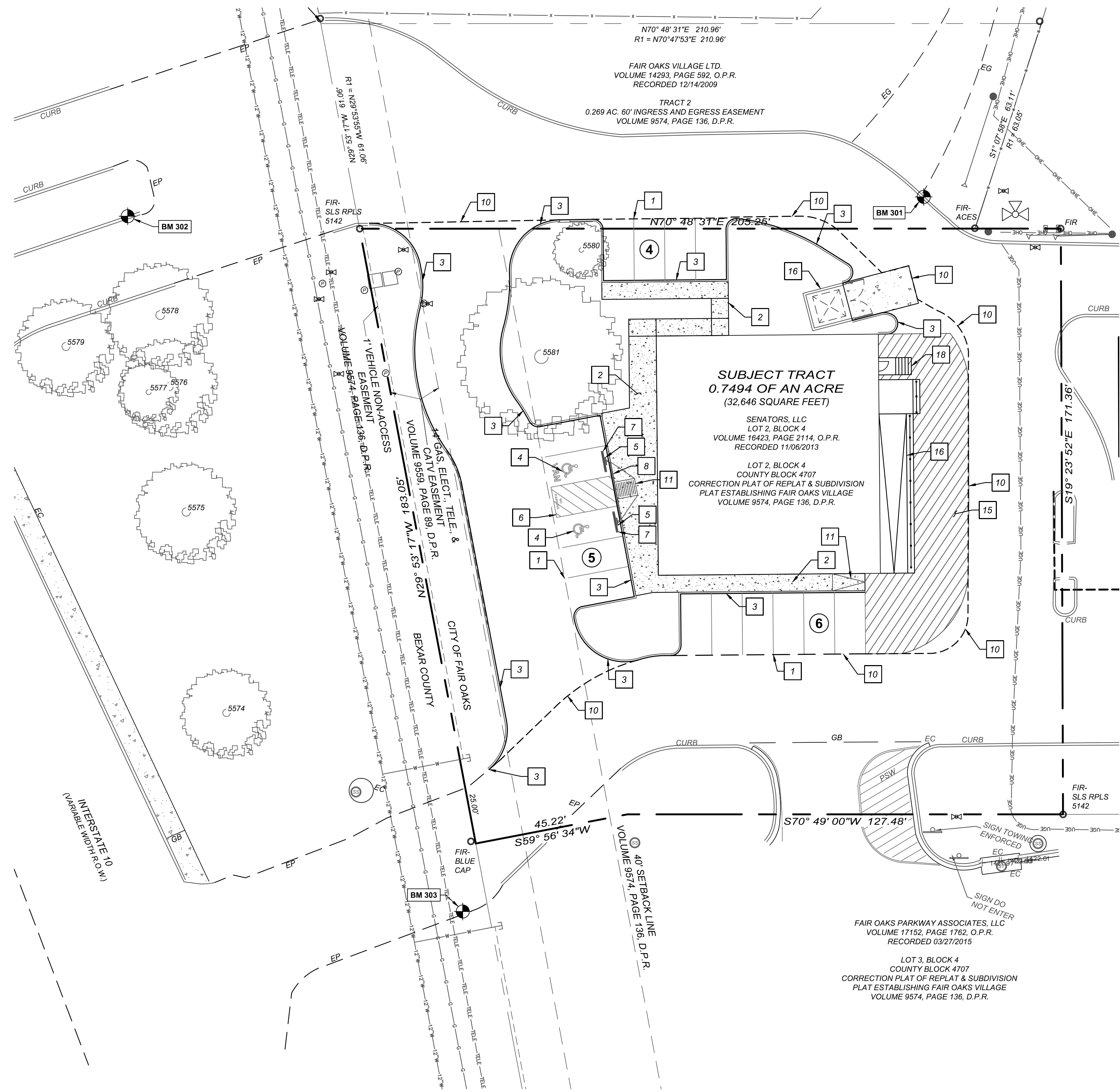
REGULAR

Minimum Required Parking	15
Maximum Required Parking	23
Actual/Proposed Parking	15
Maximum Compact Spaces (30%)	5
Compact Spaces Proposed	0
Required bicycle spaces within 50 feet of the front entrance	

HANDI-CAPPED (ADA)

Required H.C. Parking	1
Required V.A. Parking	1
Proposed Universal H.C. Parking	1
Proposed V.A. Parking	1
Proposed Total H.C. Parking	2

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LOCATION MAP
 NOT TO SCALE

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	---
EXISTING FIRE HYDRANT	[Symbol]
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	[Symbol]
EXISTING SIGN	[Symbol]
EXISTING GAS MARKER	[Symbol]
EXISTING IRR VALVES	[Symbol]
EXISTING WATER METER	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING STORM MANHOLE	[Symbol]
EXISTING GAS VALVES	[Symbol]
EXISTING OVERHEAD UTILITY AND POWER POLE	[Symbol]
EXISTING GAS LINE	[Symbol]
EXISTING UNDERGROUND UTILITY	[Symbol]
EXISTING SEWER LINE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING GUY WIRE	[Symbol]
EXISTING TREES	[Symbol]
PARKING STALL COUNT	[Symbol]
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SAW TOOTH CURB	---
PROPOSED RETAINING WALL	---
PROPOSED CONCRETE	[Pattern]

KFW
ENGINEERS + SURVEYING
 3421 Pasaeros Pkwy, Suite 200, San Antonio, TX 78231
 (210) 353-2256
 TBPPE Firm # 9513 • TBPPLS Firm # 10122300

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
 IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
 OVERALL SITE PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

SHEET NUMBER:
C2.0

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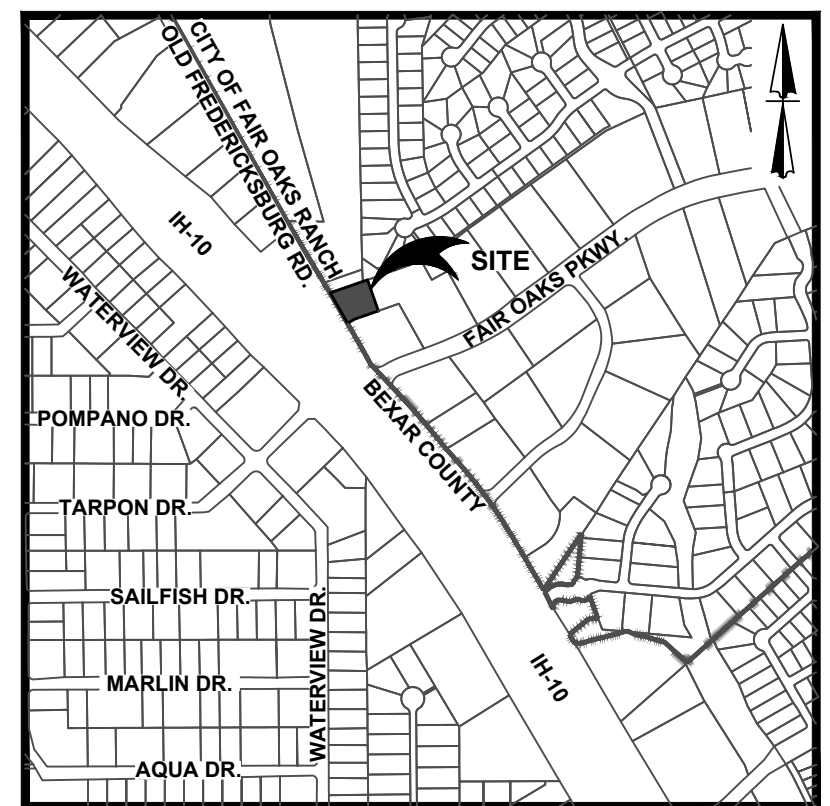
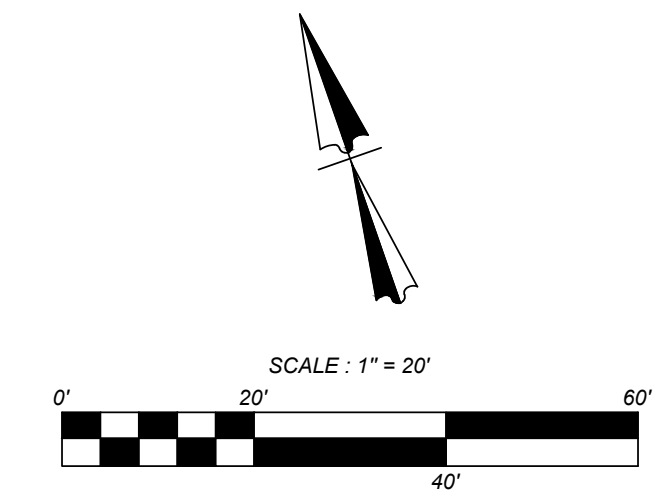
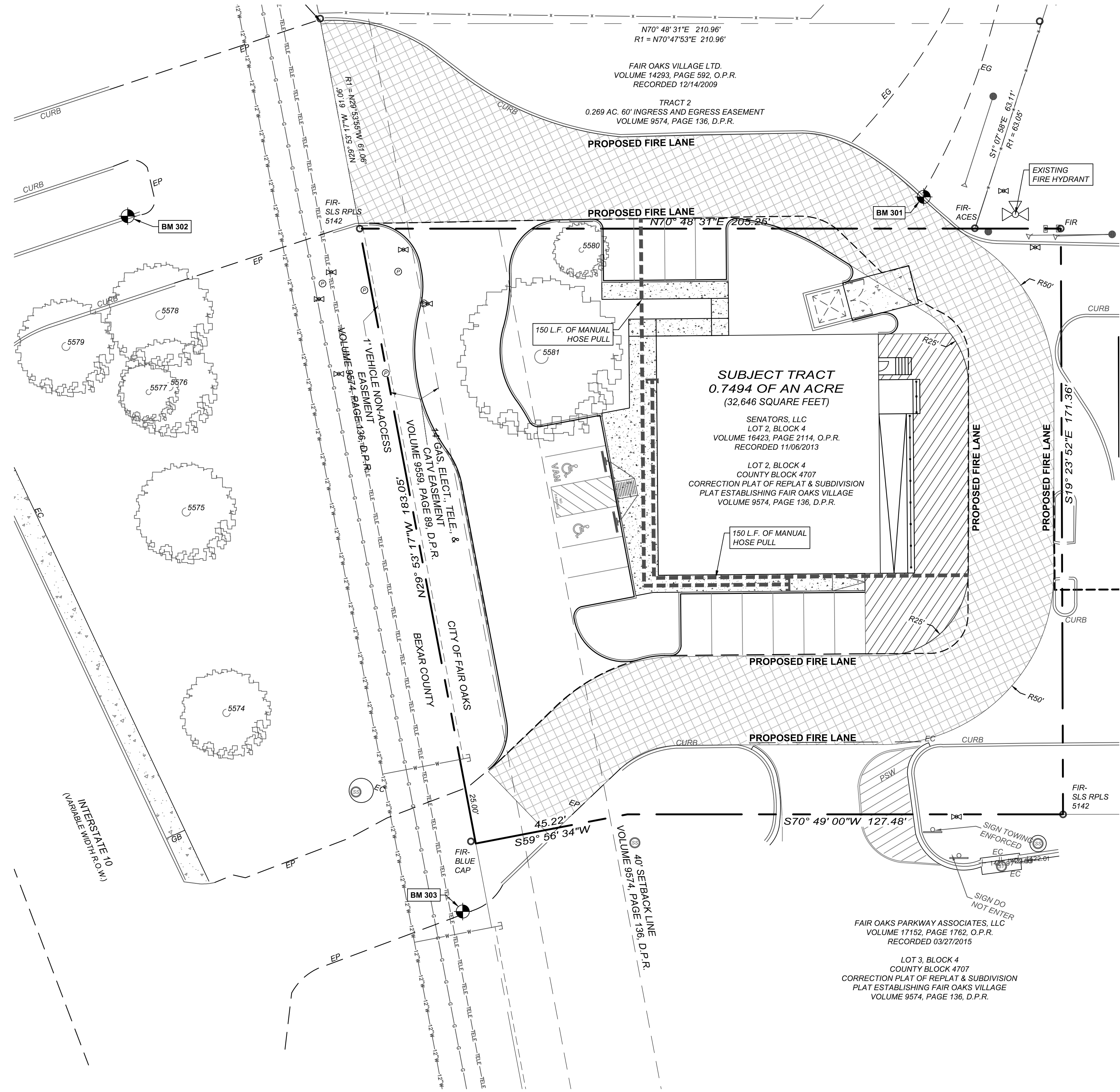
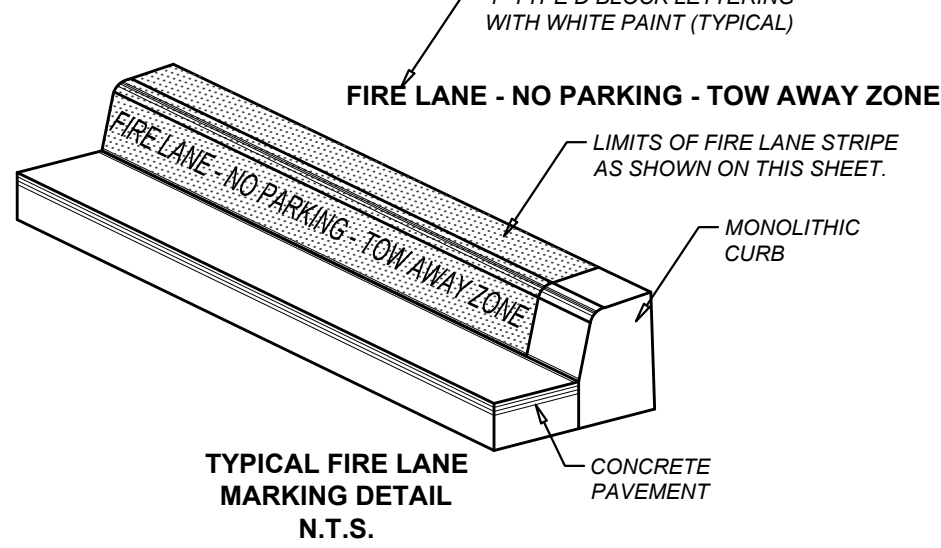
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APPLICATION:

- ALONG CURBED AREAS: PAINT RED LANE STRIPE ON BOTH FACE AND TOP OF CURB. PAINT WHITE LETTERS ON FACE OF CURB ONLY.
- ALONG NON-CURBED AREAS: PAINT RED LANE STRIPE ON PAVEMENT AND PAINT WHITE LETTERS.
- 40 FOOT SPACING BETWEEN BEGINNING OF EACH FIRELANE MARKING.



LOCATION MAP NOT TO SCALE

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	[Symbol]
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SITE BENCHMARK SEE DESCRIPTION THIS SHEET	[Symbol]
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EXISTING STORM MANHOLE	[Symbol]
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EXISTING GAS LINE	[Symbol]
EXISTING UNDERGROUND UTILITY	[Symbol]
EXISTING SEWER LINE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING GUY WIRE	[Symbol]
EXISTING TREES	[Symbol]
PARKING STALL COUNT 3	[Symbol]
PROPOSED CURB	[Symbol]
PROPOSED RIBBON CURB	[Symbol]
PROPOSED SAW TOOTH CURB	[Symbol]
PROPOSED RETAINING WALL	[Symbol]
PROPOSED CONCRETE	[Pattern]
PROPOSED FIRE LANE	[Pattern]
FIRE HOSE PULL	[Symbol]

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NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
FIRE PROTECTION PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M CHECKED: E.W.
 SHEET NUMBER:

C3.0

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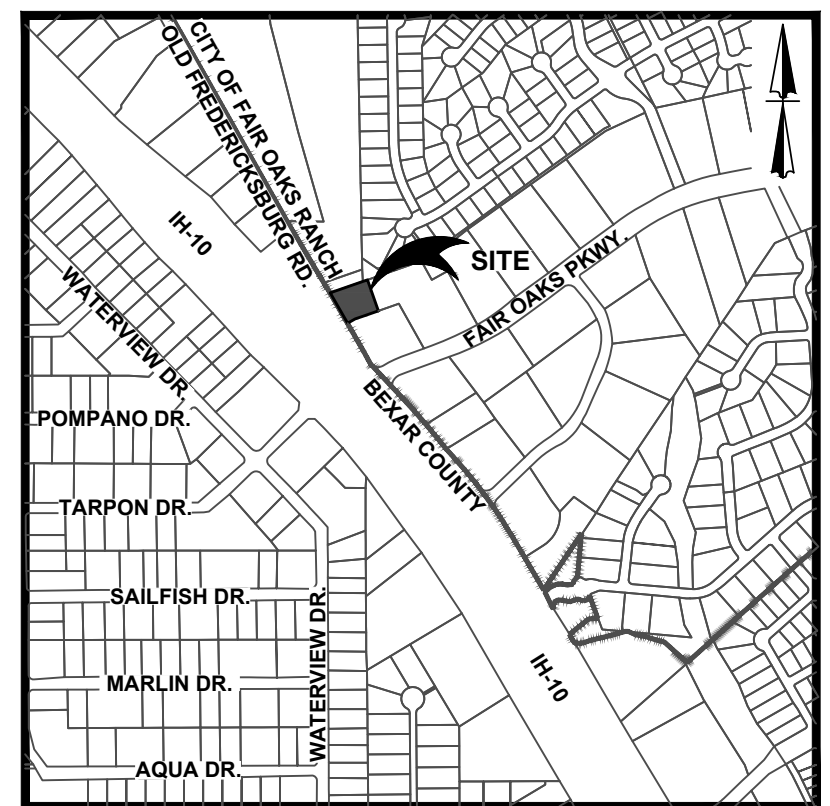
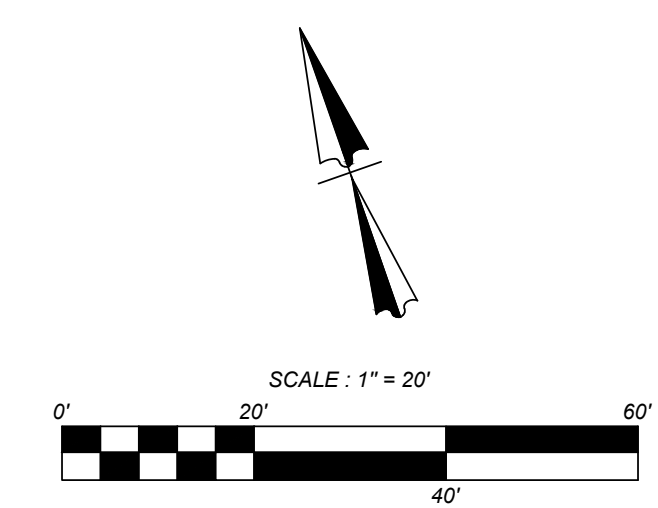
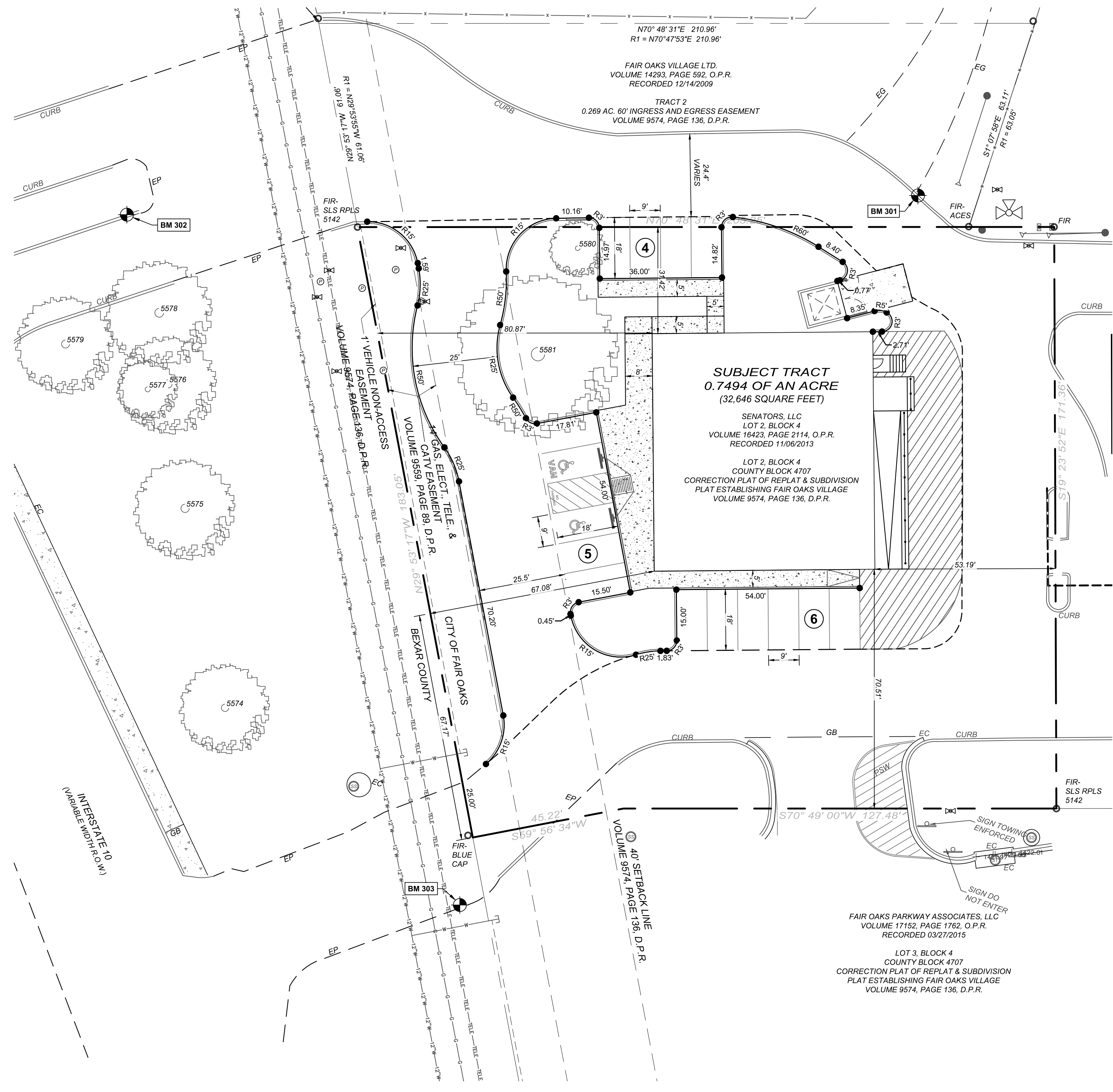
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 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 - THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 - ALL CURBS ARE 6" HIGH UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, OR SIDEWALKS (NO SEPARATE PAY ITEM).
 - CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY SERVICES DURING CONSTRUCTION.
 - ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
 - ALL COORDINATE POINTS FOR THE ROADWAY SYSTEM ARE TO FACE OF CURB.
 - THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS, AND SIDEWALKS AT NEW PAVEMENT, CURBS, AND SIDEWALK JUNCTURES. NO JAGGED OR IRREGULAR CUTS WILL BE ALLOWED OR ACCEPTED.
 - THE COORDINATES ON THIS SHEET ARE IN SURFACE COORDINATES, AND A SCALE FACTOR OF 0.99983 WILL BE REQUIRED TO CONVERT TO GRID COORDINATES.

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



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	▒
EXISTING CURB	---
EXISTING FIRE HYDRANT	⊗
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	⊙
EXISTING SIGN	⊙
EXISTING GAS MARKER	⊙
EXISTING IRR VALVES	⊙
EXISTING WATER METER	⊙
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM MANHOLE	⊙
EXISTING GAS VALVES	⊙
EXISTING OVERHEAD UTILITY AND POWER POLE	—O—O—O—O—O—
EXISTING GAS LINE	—G—G—G—G—G—
EXISTING UNDERGROUND UTILITY	—U—U—U—U—U—
EXISTING SEWER LINE	—S—S—S—S—S—
EXISTING WATER LINE	—W—W—W—W—W—
EXISTING GUY WIRE	—G—G—G—G—G—
EXISTING TREES	⊙
PARKING STALL COUNT	3
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SAW TOOTH CURB	---
PROPOSED RETAINING WALL	---
PROPOSED CONCRETE	▒

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 TBPPE Firm # 9513 • TBPPLS Firm # 10122300

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
 IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
 DIMENSIONAL CONTROL PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

SHEET NUMBER:
C4.0

LEGAL DESCRIPTION
 BEING LOT 2, BLOCK 4, B. 4707, FAIR OAKS VILLAGE, BEKAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9574, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEKAR COUNTY, TEXAS.

BENCHMARKS
 BM # 301
 SET MAG NAIL IN CURB AT ELEVATION: 1424.68' SET BY KFW SURVEYING.
 BM # 302
 SET MAG NAIL IN CURB AT ELEVATION: 1421.57' SET BY KFW SURVEYING.
 BM # 303
 SET MAG NAIL IN PAVEMENT AT ELEVATION: 1428.27' SET BY KFW SURVEYING.

NOTE:
 1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.
 2. THESE PERMIT DRAWINGS INCLUDE THE PROPOSED SITE IMPROVEMENTS FOR REFERENCE ONLY. THE PERMIT REVIEW AND APPROVAL IS FOR MASS GRADING ONLY AND DOES NOT INCLUDE PROPOSED IMPERVIOUS COVER.

COORDINATION NOTE:
 1. CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (844)-584-2058.
 2. CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
 3. CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
 4. CONTRACTOR TO COORDINATE WITH GREY FOREST UTILITIES TO PLAN GAS SERVICES. (210)-695-8781.
 5. CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN WATER AND SANITARY SEWER SERVICES. (210)-233-2009.
 6. CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

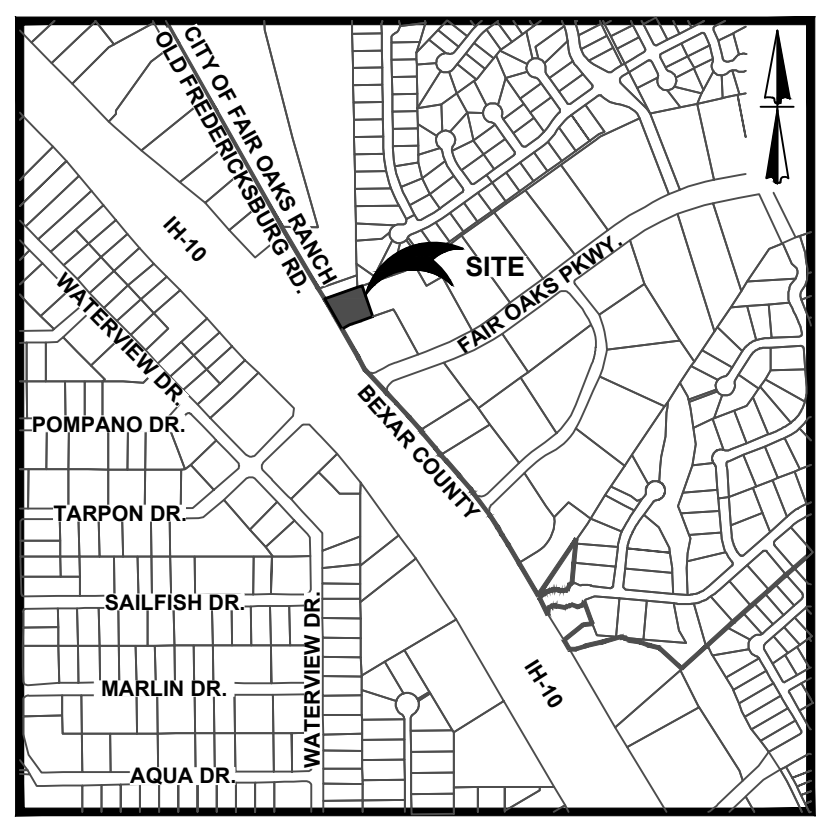
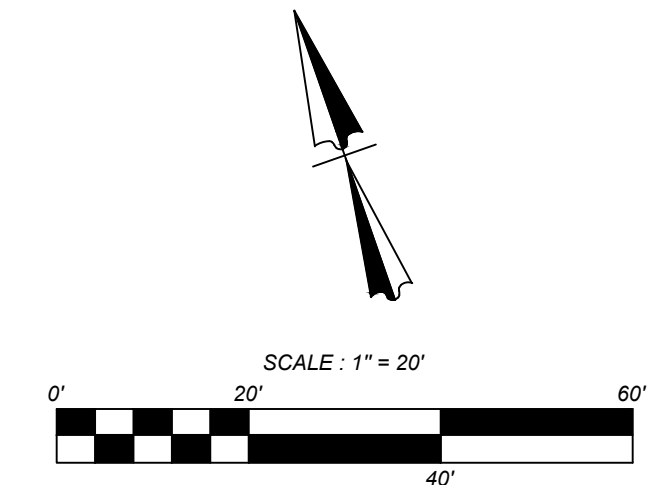
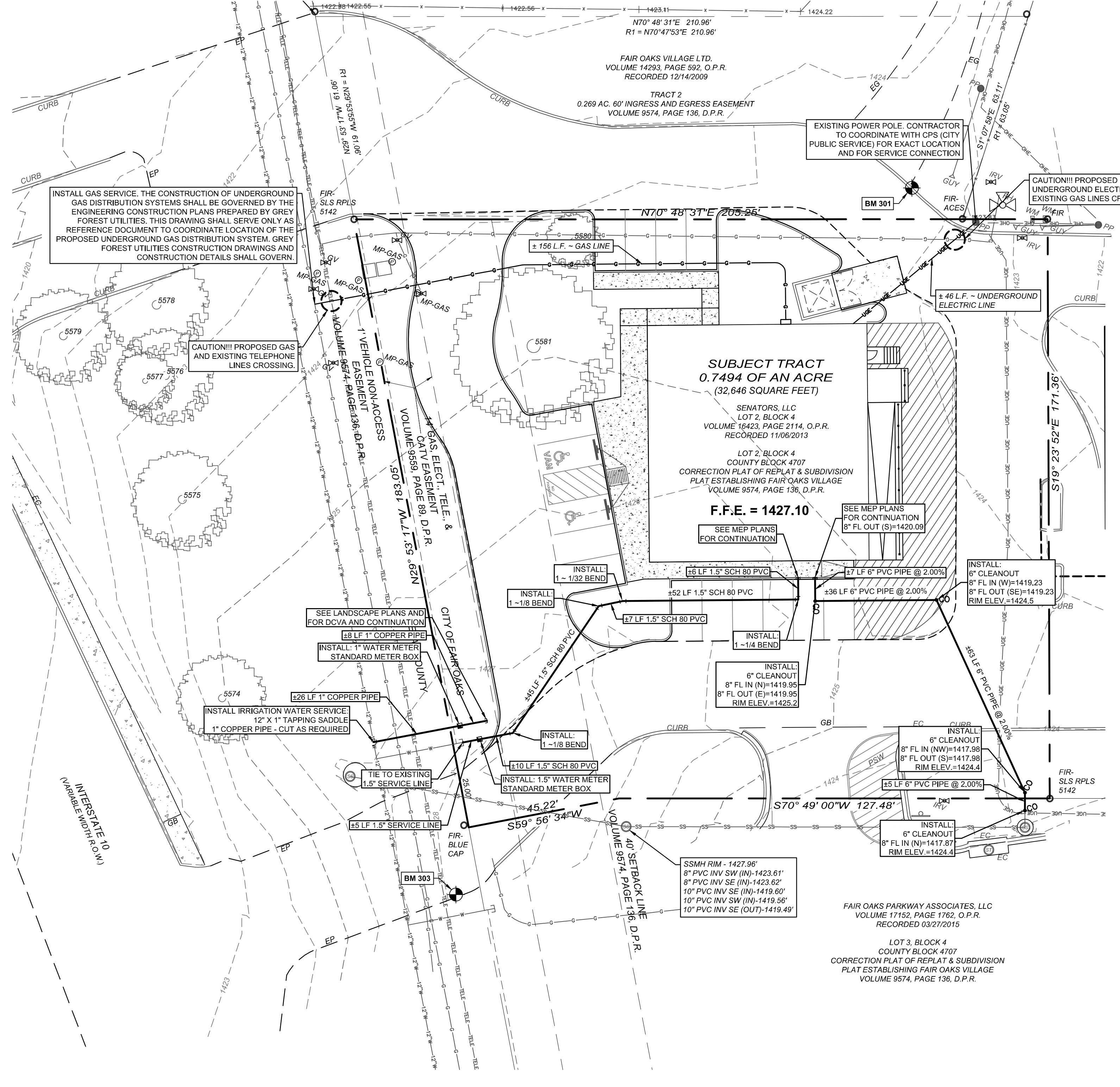
EXISTING UTILITY NOTES:
 1. THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA AVAILABLE. EXISTING UTILITY DATA SHOWN ON THIS LAYOUT WAS OBTAINED FROM A SURVEY OF THE VISIBLE FEATURES AT THE SITE AND PUBLIC RECORD MAPS OBTAINED FROM UTILITY COMPANIES.
 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
 4. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION WHETHER SHOWN ON THE PLANS OR NOT.
 5. CONTRACTOR SHALL NOTIFY THE WARNER CABLE COMPANY 48 HOURS PRIOR TO EXCAVATION IN THE IMMEDIATE AREA OF BURIED TELEPHONE CABLE AT (210)-244-8455.
 6. CONTRACTOR SHALL NOTIFY CPS (CITY PUBLIC SERVICE) 48 HOURS PRIOR TO EXCAVATION IN THE IMMEDIATE AREA OF BURIED ELECTRICAL LINES AT (210)-353-2256.
 7. CONTRACTOR SHALL NOTIFY AT&T 48 HOURS PRIOR TO EXCAVATION IN THE IMMEDIATE AREA OF BURIED TELEPHONE LINES AT (1-800-449-7928).
 8. CONTRACTOR SHALL NOTIFY CPS (CITY PUBLIC SERVICE) 48 HOURS PRIOR TO EXCAVATION IN THE IMMEDIATE AREA OF BURIED GAS LINES AT (210)-353-2256.
 9. CONTRACTOR SHALL NOTIFY THE SAWS (SAN ANTONIO WATER SYSTEM) 48 HOURS PRIOR TO EXCAVATION IN THE IMMEDIATE AREA OF BURIED SANITARY SEWER AND WATER AT (210)-704-7297.
 10. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS (CITY PUBLIC SERVICE) MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTORS MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.

UTILITY GENERAL NOTES:
 1. 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 (LATEST EDITION), CITY OF SAN ANTONIO SPECIFIC EDITION, CITY BUILDING CODE AND REGULATIONS AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THE PROJECT AND REQUIREMENTS OF THE FIRE DEPARTMENT. SANITARY SEWER SYSTEM CONSTRUCTION SHALL COMPLY WITH THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS AS WELL AS TCEM RULES (PAC 210 AND TAC 217).
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
 3. THE FIRE AND DOMESTIC WATER LINES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH SAWS REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE SAWS FOR PERMITTING, INSPECTION, AND CONSTRUCTION OPERATIONS.
 4. ALL UTILITY CONNECTIONS TO BUILDING SHALL BE COORDINATED WITH MECHANICAL AND ELECTRICAL PLANS. FOR INFORMATION ON GAS, ELECTRIC, AND TELEPHONE UTILITIES, SEE THE MECHANICAL AND ELECTRICAL PLANS.
 5. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING CONTROL DEVICES USED OR REQUIRED TO COMPLETE THE WORK.
 6. 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 AND SEPARATE PAVEMENT.
 7. 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 PROJECT.
 8. THE CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CURB IS ALLOWED OR ACCEPTED.
 9. ALL EXCAVATIONS AND BACK FILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATION NO. 02221 EARTHWORK. ALL BACK FILL MUST BE IN COMPACTED 12-INCH LIFTS AND NO WATER JETTING IS ALLOWED.
 10. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONSTRUCTION INFORMATION.
 11. SEWER PIPE IS SDR 26. WATER PIPE IS CLASS 200 PVC, UNLESS NOTED OTHERWISE.
 12. THE CONSTRUCTION OF UNDERGROUND PRIMARY ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CPS (CITY PUBLIC SERVICE). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED PRIMARY ELECTRICAL DISTRIBUTION SYSTEM. CPS CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
 13. THE CONSTRUCTION OF UNDERGROUND CABLE T.V. DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY SPECTRUM. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED CABLE T.V. SYSTEM. SPECTRUM CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
 14. THE CONSTRUCTION OF UNDERGROUND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CPS. THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED GAS SYSTEM. CPS CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
 15. CONTRACTOR SHALL COORDINATE WITH CPS PRIOR TO CONSTRUCTION TO RELOCATE EXISTING POWER POLES UNDERGROUND ELECTRIC WITHIN THE LIMITS OF CONSTRUCTION.
 16. WHERE THE MINIMUM 9 FOOT SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES' MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEO. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON OR PVC PROVIDING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC 217.53 (3) (A) (i).

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

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 ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS' TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS' 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.

COMPACTION NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TESTS WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE SAWS INSPECTOR/TEST ADMINISTRATOR. PER EACH 12 INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. PERMITS AND/OR WILL NOT BE ACCEPTED AND FINISHED BY SAWS WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



LOCATION MAP NOT TO SCALE

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	---
EXISTING FIRE HYDRANT	[Symbol]
SITE BENCHMARK	[Symbol]
SEE DESCRIPTION THIS SHEET	
EXISTING SIGN	[Symbol]
EXISTING GAS MARKER	[Symbol]
EXISTING IRR VALVES	[Symbol]
EXISTING WATER METER	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING STORM MANHOLE	[Symbol]
EXISTING GAS VALVES	[Symbol]
EXISTING OVERHEAD UTILITY AND POWER POLE	[Symbol]
EXISTING GAS LINE	---
EXISTING UNDERGROUND UTILITY	---
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
EXISTING GUY WIRE	[Symbol]
EXISTING TREES	[Symbol]
PROPOSED CURB	---
PROPOSED RIBBON CURB	---
PROPOSED SAW TOOTH CURB	---
PROPOSED RETAINING WALL	---
PROPOSED CONCRETE	[Pattern]
PROPOSED DOMESTIC WATER LINE	1.5" DW
PROPOSED IRRIGATION WATER LINE	1" IR
PROPOSED SANITARY SEWER MAIN	6" SS
PROPOSED UNDERGROUND ELECTRIC LINE	---
PROPOSED GAS LINE	---
PROPOSED FINISH FLOOR ELEVATION	F.F.E. = XXX.XX

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 TBE# Firm #: 9513 • TPL#S Firm #: 0172300

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
 IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
 OVERALL UTILITY PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

SHEET NUMBER:
C5.0

LEGAL DESCRIPTION
 BEING LOT 3, BLOCK 4, C.B. 4707, FAIR OAKS VILLAGE, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9574, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BENCHMARKS
 BM # 301
 SET MAG NAIL IN CURB AT ELEVATION: 1424.68' SET BY KFW SURVEYING.
 BM # 302
 SET MAG NAIL IN CURB AT ELEVATION: 1421.57' SET BY KFW SURVEYING.
 BM # 303
 SET MAG NAIL IN PAVEMENT AT ELEVATION: 1428.27' SET BY KFW SURVEYING.

NOTE:
 1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.
 2. THESE PERMIT DRAWINGS INCLUDE THE PROPOSED SITE IMPROVEMENTS FOR REFERENCE ONLY. THE PERMIT REVIEW AND APPROVAL IS FOR MASS GRADING ONLY AND DOES NOT INCLUDE PROPOSED IMPERVIOUS COVER.

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

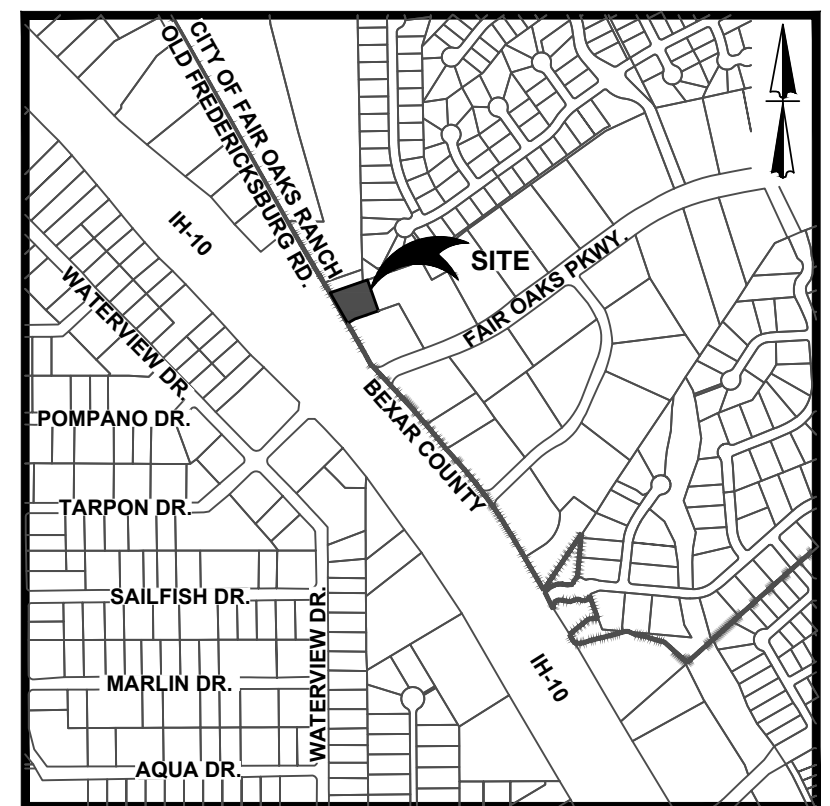
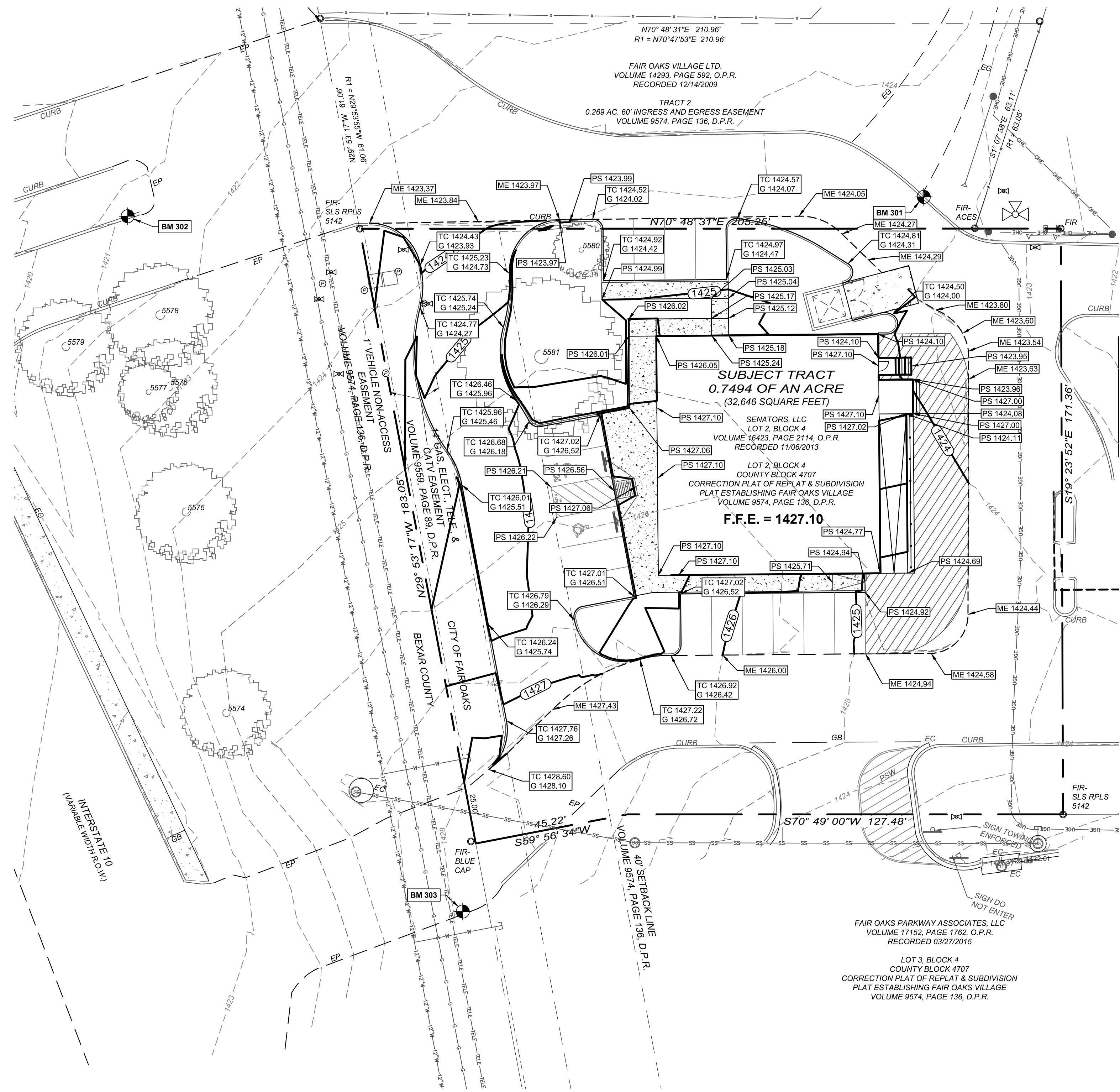
TRENCH EXCAVATION SAFETY PROTECTION
 CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS 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.

COORDINATION NOTE:

- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (844)-864-2058.
- CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
- CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
- CONTRACTOR TO COORDINATE WITH GREY FOREST UTILITIES TO PLAN GAS SERVICES. (210)-695-8781.
- CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN WATER AND SANITARY SEWER SERVICES. (210)-233-2009.
- CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GRADING NOTES:

- ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBTRACT THICKNESS OF PAVEMENT, BASE, TOP SOIL, SOD, ETC. TO ACHIEVE SUBGRADE ELEVATION.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- NO ABRUPT CHANGE OF GRADE SHALL OCCUR IN THE ROADWAYS, PARKING AREAS, OR SIDEWALKS.
- CONTRACTOR SHALL CONSTRUCT TO OBTAIN GRADES SHOWN HEREON ± ONE-TENTH (0.10) FOOT.
- ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND LANDSCAPING PLANS.
- 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 WILL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE BEXAR COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS, CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND CPS ELECTRIC SERVICE STANDARDS (LATEST EDITION).
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, SIDEWALKS, OR DRIVEWAYS (NO SEPARATE PAY ITEM).
- DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, CPS MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION. THE CONTRACTOR SHALL PAY FOR ALL TEMPORARY UTILITY SERVICES.
- 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 PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- ALL EXCAVATION IS UNCLASSIFIED.
- ALL EXCAVATIONS AND BACKFILLING OF UTILITY TRENCHES SHALL BE AS PER CONTRACT SPECIFICATIONS NO. 02221 - EARTHWORK. ALL BACKFILL MUST BE IN COMPACTED 12 - INCH LIFTS MAXIMUM, AND NO WATER JETTING IS ALLOWED.
- ALL CURBS ARE 6 INCH UNLESS OTHERWISE SPECIFIED.
- SEE CIVIL DETAIL SHEETS FOR APPLICABLE DETAILS.
- ALL CONSTRUCTION AREAS WITHIN THE SITE SHALL BE STRIPPED OF ALL VEGETATION AND LOOSE TOPSOIL. ANY POCKETS OF DEBRIS ENCOUNTERED SHOULD ALSO BE REMOVED.
- CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE TRENCH SAFETY SYSTEMS THAT COMPLY WITH, AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTORS INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL DEVELOP AND IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
- REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL SPECIFICATIONS AND CONTRACT INFORMATION.
- REFER TO GEOTECHNICAL REPORT FOR SUBSURFACE INFORMATION AND CONSTRUCTION GUIDELINES. SELECTED CONTRACTOR TO HAVE EXPERIENCE DEALING WITH MARL SUBGRADES.
- ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 2% UNLESS OTHERWISE SHOWN.
- TREE PROTECTION SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE PLANS AND SPECIFICATIONS.
- MAXIMUM SLOPE ON HANDICAP ACCESSIBLE PARKING SPACES IS 2% IN ANY DIRECTION. CROSS SLOPES ON SIDEWALKS AND FLATWORK AROUND BUILDINGS SHALL NOT EXCEED 2% SLOPE ALONG THE LENGTH OF SIDEWALKS SHALL NOT EXCEED 5%.



LOCATION MAP NOT TO SCALE

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Symbol]
EXISTING CURB	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
SITE BENCHMARK	[Symbol]
SEE DESCRIPTION THIS SHEET	
EXISTING SIGN	[Symbol]
EXISTING GAS MARKER	[Symbol]
EXISTING IRR VALVES	[Symbol]
EXISTING WATER METER	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING STORM MANHOLE	[Symbol]
EXISTING GAS VALVES	[Symbol]
EXISTING OVERHEAD UTILITY AND POWER POLE	[Symbol]
EXISTING UNDERGROUND UTILITY	[Symbol]
EXISTING GUY WIRE	[Symbol]
EXISTING TREES	[Symbol]
PROPOSED CURB	[Symbol]
PROPOSED RIBBON CURB	[Symbol]
PROPOSED SAW TOOTH CURB	[Symbol]
PROPOSED RETAINING WALL	[Symbol]
PROPOSED CONCRETE	[Symbol]
PROPOSED FINISH FLOOR ELEVATION	F.F.E. = XXX.XX
PROPOSED CONTOURS	[Symbol]
PROPOSED HIGH POINT	[Symbol]
PROPOSED SPOT GRADE	[Symbol] PS XXX.XX
MATCH EXISTING SPOT GRADE	[Symbol] ME XXX.XX
PROPOSED SPOT GRADE (TOP OF CURB AND GUTTER)	[Symbol] TC XXX.XX
PROPOSED SPOT GRADE (TOP AND BOTTOM OF WALL)	[Symbol] TW XXX.XX
	[Symbol] BW XXX.XX

KFW ENGINEERS + SURVEYING
 3621 Panamint Pkwy, Suite 200, San Antonio, TX 78231
 (210) 353-2256
 TBPPE Firm # 9513 • TBPPE Firm # 1012300

NO.	REVISION / ISSUE	DATE



SHERWIN WILLIAMS
IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
GRADING AND DRAINAGE PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

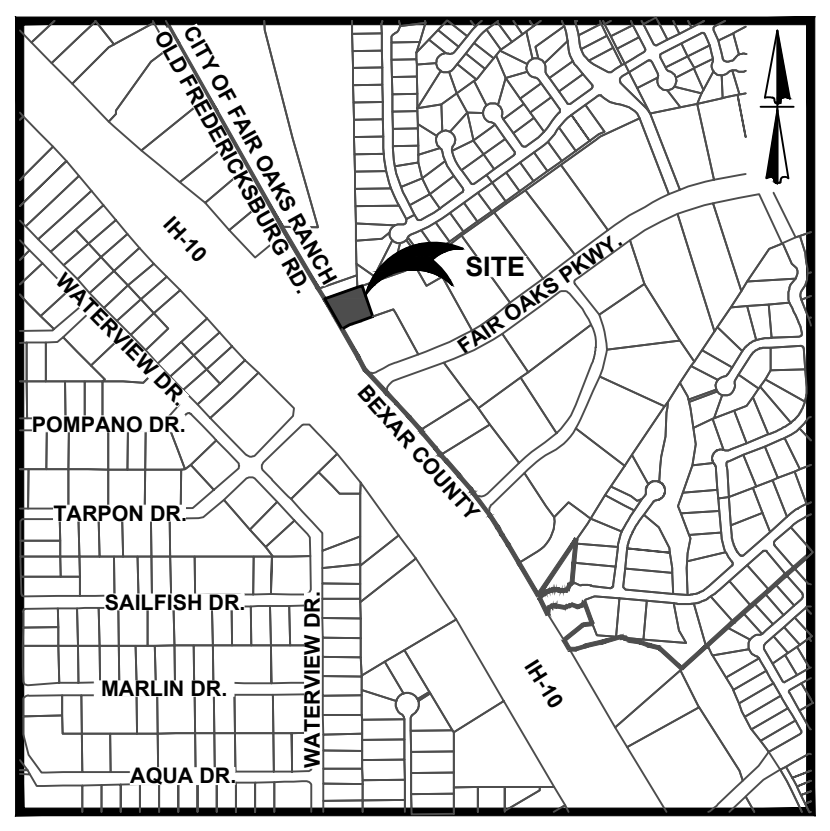
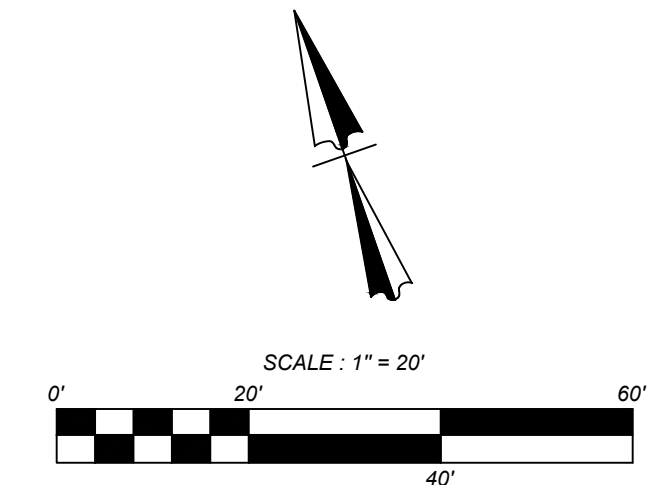
SHEET NUMBER:
C6.0

LEGAL DESCRIPTION
 BEING LOT 2, BLOCK 4, C.B. 4707, FAIR OAKS VILLAGE, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9574, PAGE 136 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

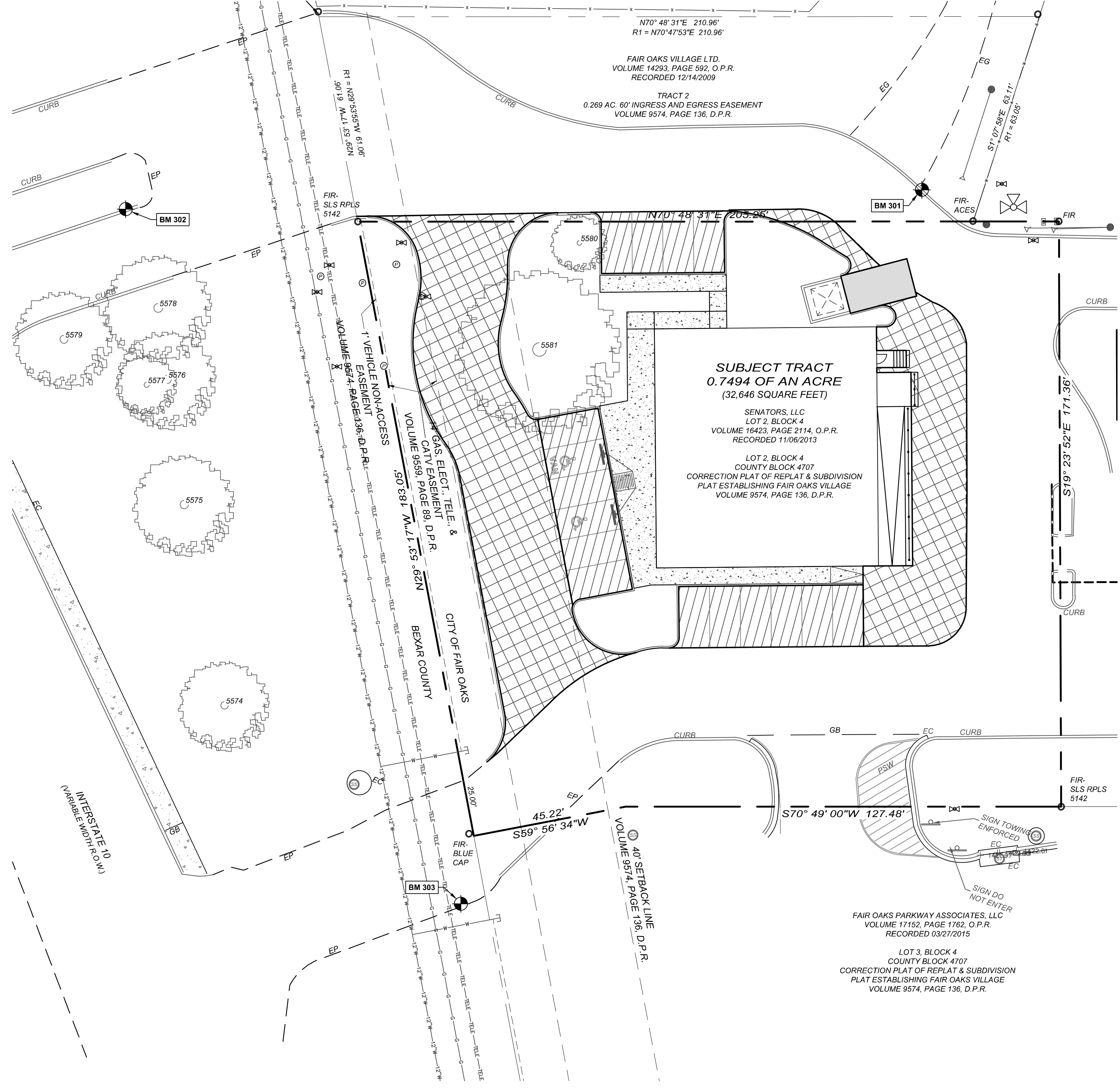
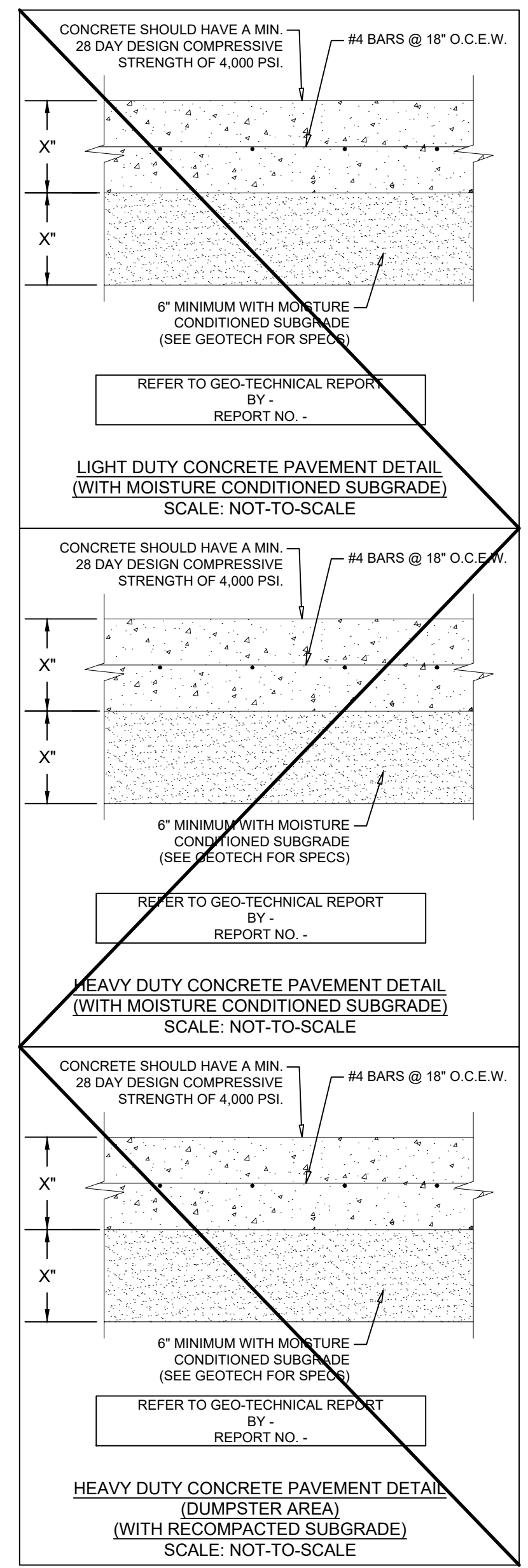
BENCHMARKS
 BM # 301
 SET MAG NAIL IN CURB AT ELEVATION: 1424.68' SET BY KFW SURVEYING.
 BM # 302
 SET MAG NAIL IN CURB AT ELEVATION: 1421.57' SET BY KFW SURVEYING.
 BM # 303
 SET MAG NAIL IN PAVEMENT AT ELEVATION: 1428.27' SET BY KFW SURVEYING.

NOTE:
 1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE NOTED.
 2. THESE PERMIT DRAWINGS INCLUDE THE PROPOSED SITE IMPROVEMENTS FOR REFERENCE ONLY. THE PERMIT REVIEW AND APPROVAL IS FOR MASS GRADING ONLY AND DOES NOT INCLUDE PROPOSED IMPERVIOUS COVER.

- COORDINATION NOTE:**
- CONTACT SPECTRUM TO COORDINATE CABLE TV SERVICE. (844)-884-2058.
 - CONFIRM REQUIREMENTS AND COORDINATE WITH CPS (CITY PUBLIC SERVICE) FOR INSPECTIONS AND CONDUIT SIZES FOR PRIMARY AND SECONDARY ELECTRICAL SERVICES. (210)-353-2256.
 - CONTACT AT&T TO COORDINATE TELEPHONE SERVICE. 1-800-449-7928.
 - CONTRACTOR TO COORDINATE WITH GREY FOREST UTILITIES TO PLAN GAS SERVICES. (210)-695-8781.
 - CONTRACTOR TO COORDINATE WITH SAWS (SAN ANTONIO WATER SYSTEM) TO PLAN WATER AND SANITARY SEWER SERVICES. (210)-233-2008.
 - CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.



LOCATION MAP
 NOT TO SCALE



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONCRETE	[Pattern]
EXISTING CURB	[Symbol]
EXISTING FIRE HYDRANT	[Symbol]
SITE BENCHMARK SEE DESCRIPTION THIS SHEET	[Symbol]
EXISTING SIGN	[Symbol]
EXISTING GAS MARKER	[Symbol]
EXISTING IRR VALVES	[Symbol]
EXISTING WATER METER	[Symbol]
EXISTING SANITARY SEWER MANHOLE	[Symbol]
EXISTING STORM MANHOLE	[Symbol]
EXISTING GAS VALVES	[Symbol]
EXISTING OVERHEAD UTILITY AND POWER POLE	[Symbol]
EXISTING GAS LINE	[Symbol]
EXISTING UNDERGROUND UTILITY	[Symbol]
EXISTING SEWER LINE	[Symbol]
EXISTING WATER LINE	[Symbol]
EXISTING GUY WIRE	[Symbol]
EXISTING TREES	[Symbol]
PROPOSED CURB	[Symbol]
PROPOSED RIBBON CURB	[Symbol]
PROPOSED SAW TOOTH CURB	[Symbol]
PROPOSED RETAINING WALL	[Symbol]
PROPOSED CONCRETE	[Pattern]
LIGHT DUTY CONCRETE PAVEMENT REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.	[Pattern]
HEAVY DUTY CONCRETE PAVEMENT REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.	[Pattern]
HEAVY DUTY CONCRETE PAVEMENT DUMPSTER AREA REFERENCE GEOTECH REPORT (FOR SUBGRADE PREP, REINFORCEMENT OPTIONS, PAVEMENT JOINTS, AND CONSTRUCTION SPECIFICATIONS.	[Pattern]

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

KFW
ENGINEERS + SURVEYING
 Phone #: (210) 979-9444 • Fax #: (210) 979-9441
 TBEPLS Firm #: 1012300

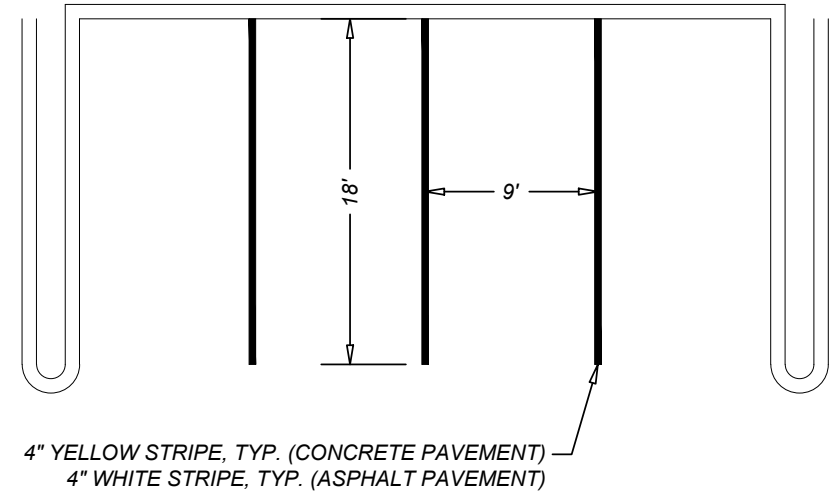
NO.	REVISION / ISSUE	DATE



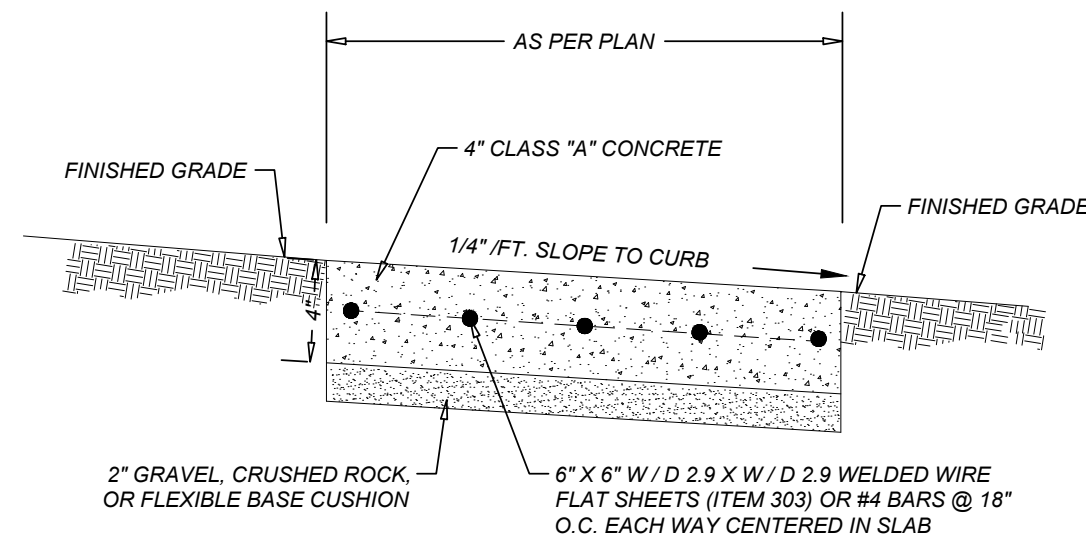
SHERWIN WILLIAMS
IH-10 AND FAIR OAKS PKWY., FAIR OAKS RANCH, TX
PAVING PLAN

JOB NO.: 1008-06-01
 DATE: DECEMBER 2022
 DRAWN: H.M. CHECKED: E.W.

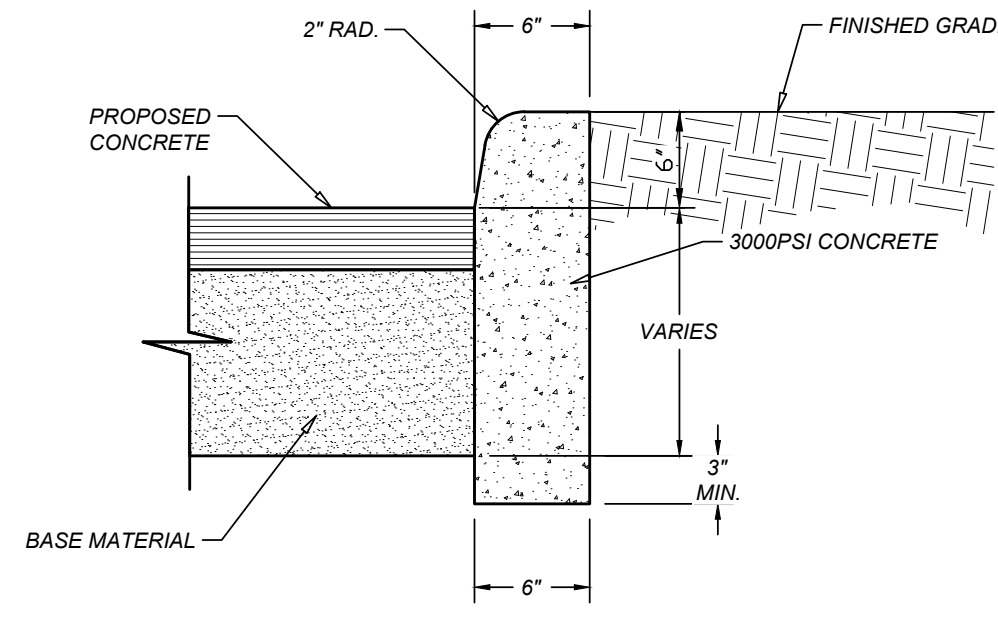
SHEET NUMBER:
C7.0



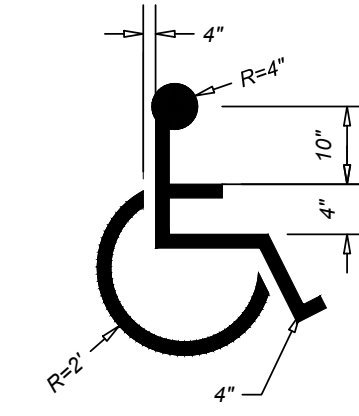
1. TYPICAL PARKING SPACES AND PARKING STRIPES
NOT-TO-SCALE



2. TYPICAL SIDEWALK DETAIL
NOT-TO-SCALE

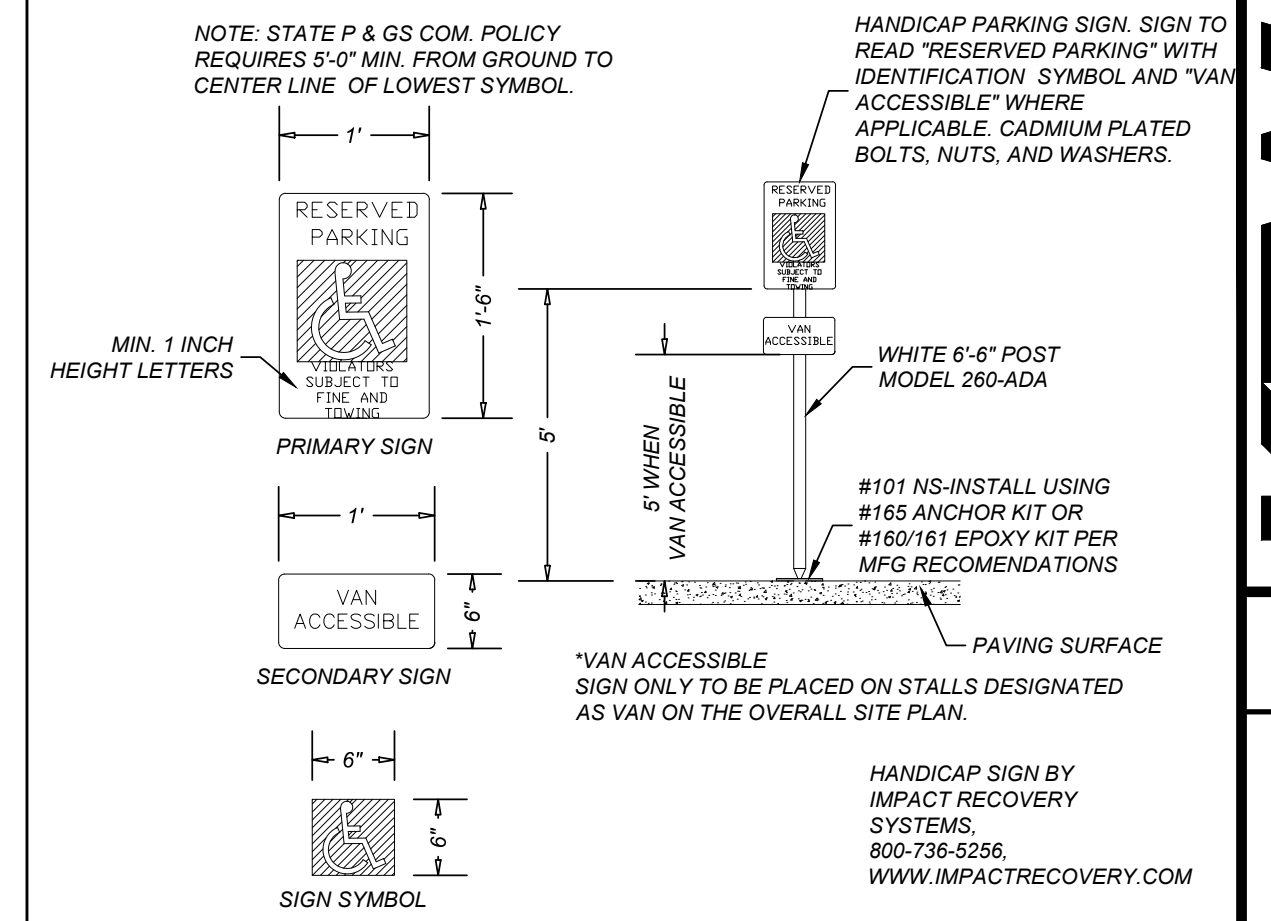


3. STAND UP 6" CURB
NOT-TO-SCALE

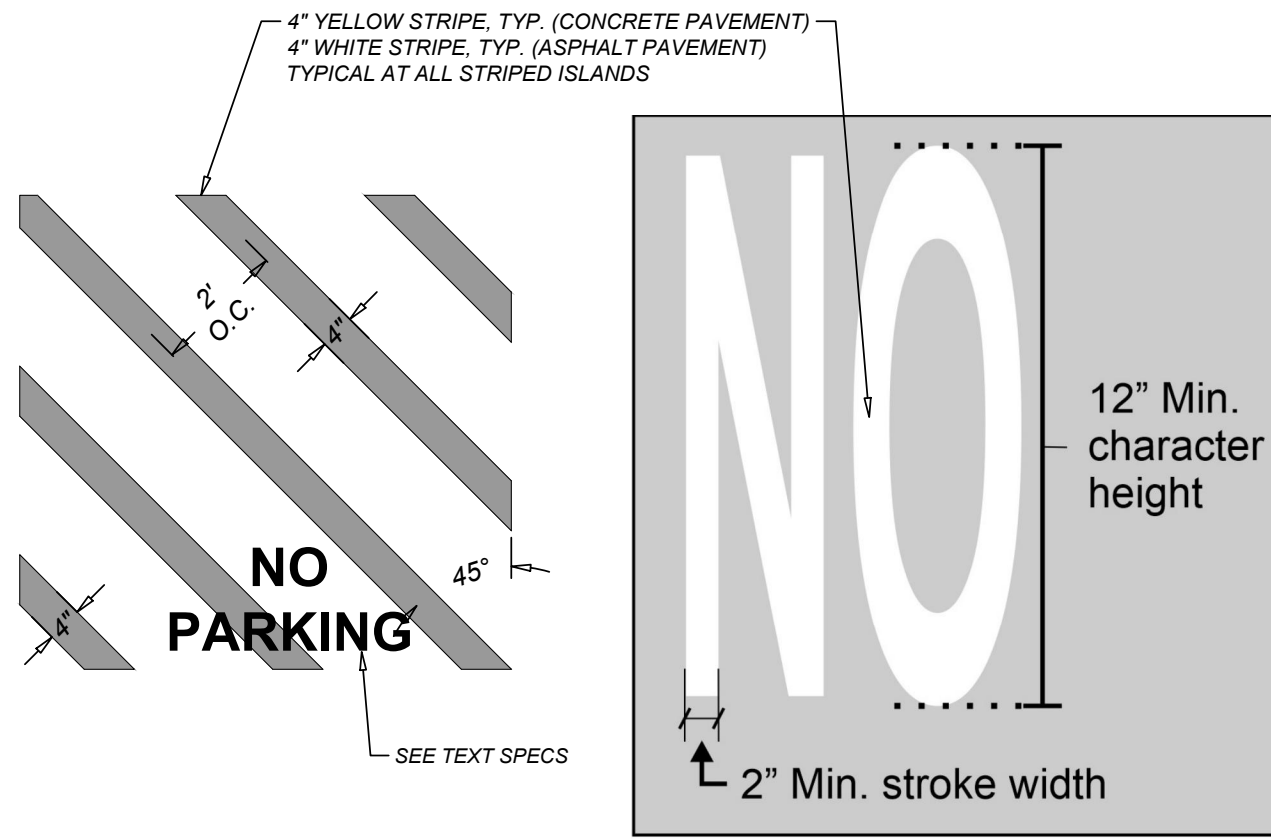


NOTE:
SYMBOL SHALL BE PAINTED
IN CENTER OF PARKING STALL
WITH 4" YELLOW STRIPE, TYP. (CONCRETE PAVEMENT)
OR 4" WHITE STRIPE, TYP. (ASPHALT PAVEMENT)

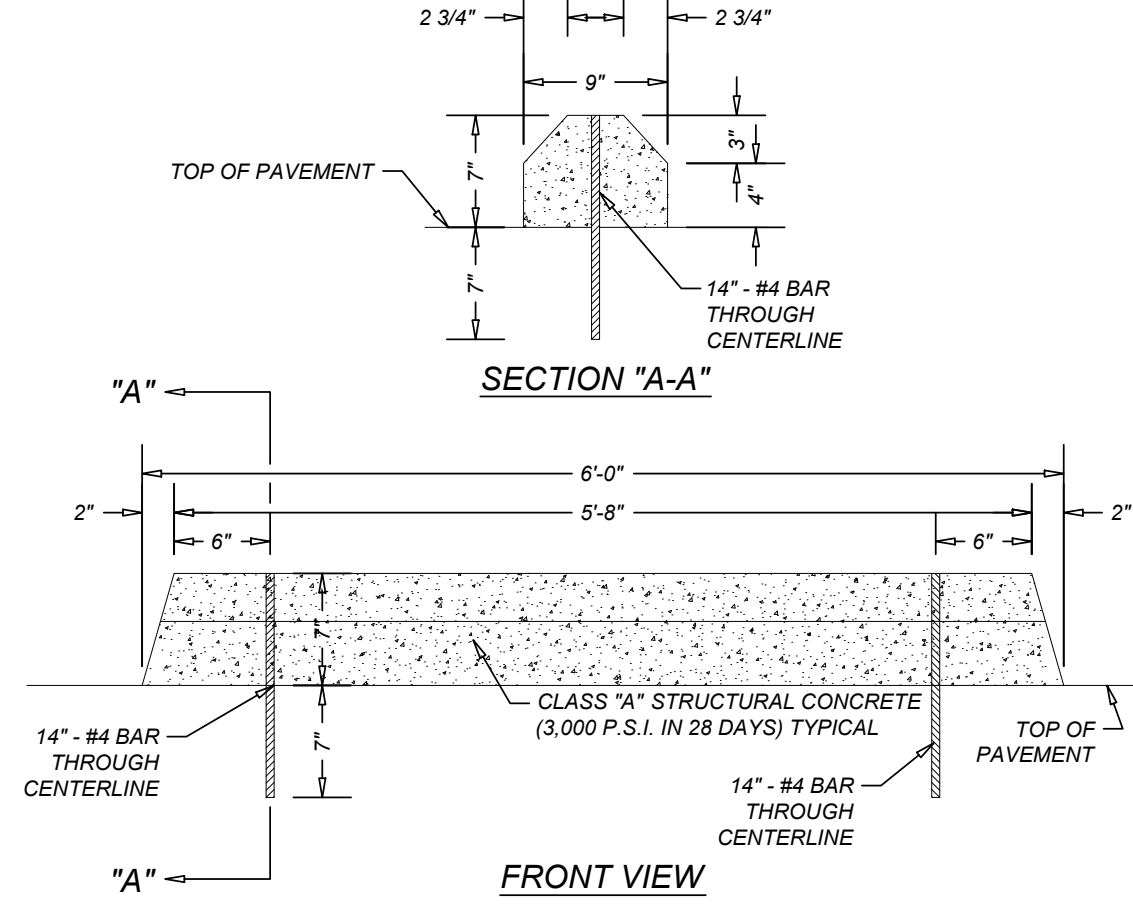
4. HANDICAP PARKING SYMBOL DETAIL
NOT-TO-SCALE



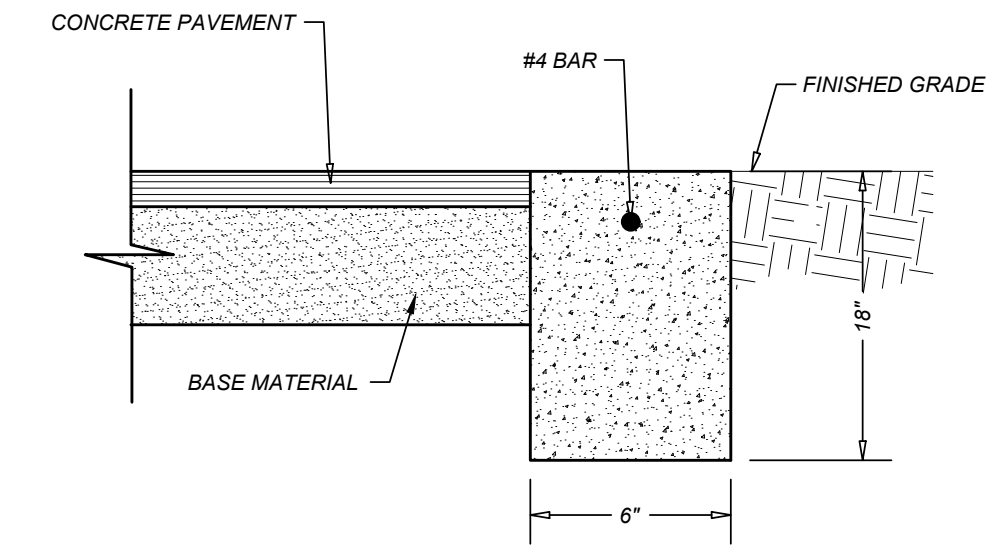
5. HANDICAP SIGN DETAIL
NOT-TO-SCALE



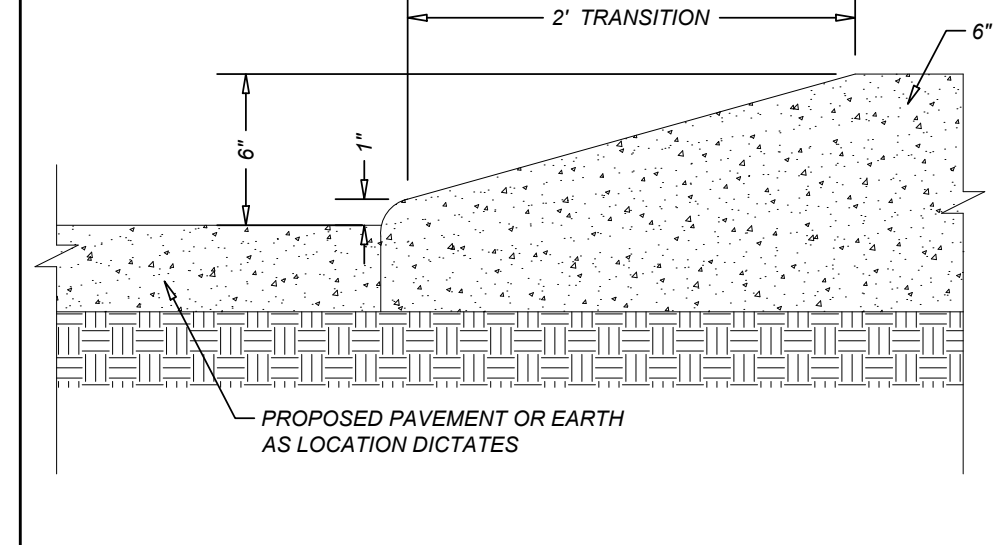
6. HANDICAP CROSS HATCH STRIPING & TEXT DETAIL
NOT-TO-SCALE



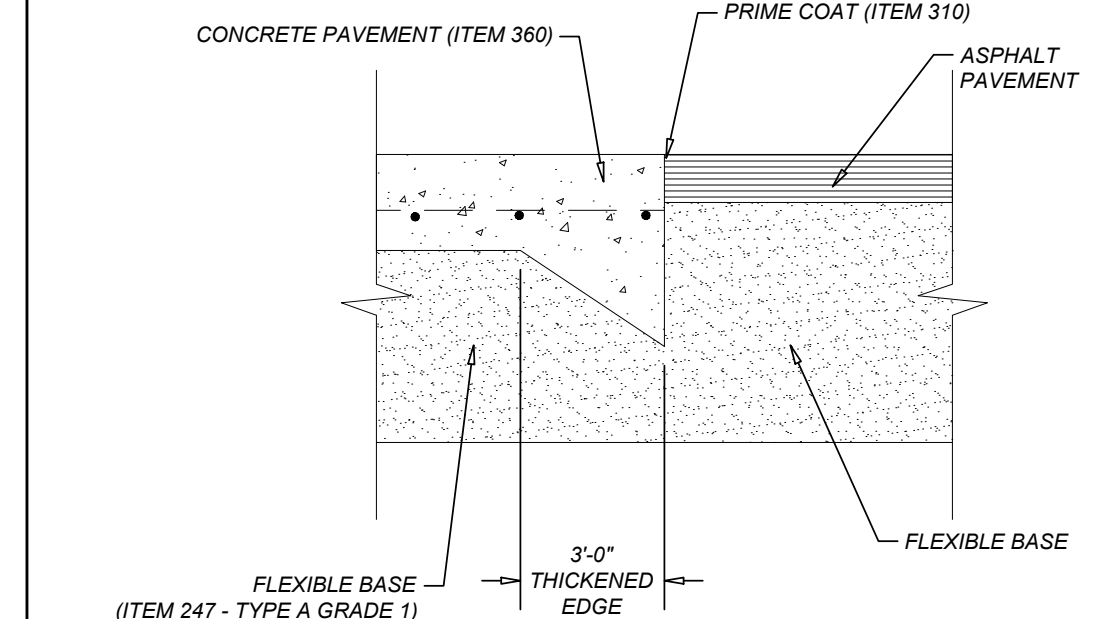
7. WHEELSTOP DETAIL
NOT-TO-SCALE



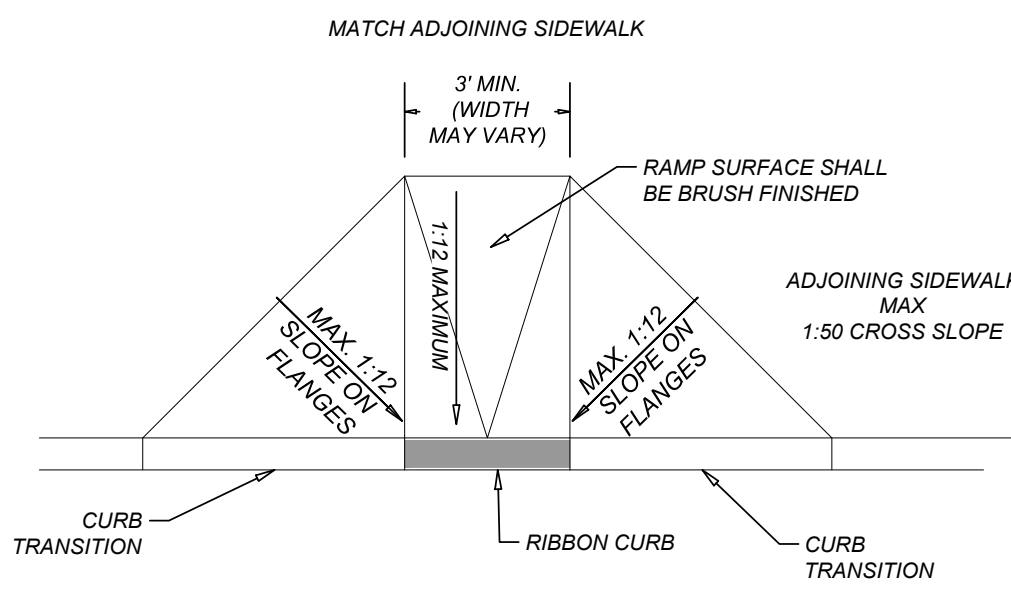
8. RIBBON CURB DETAIL
NOT-TO-SCALE



9. 2" CURB TRANSITION
NOT-TO-SCALE

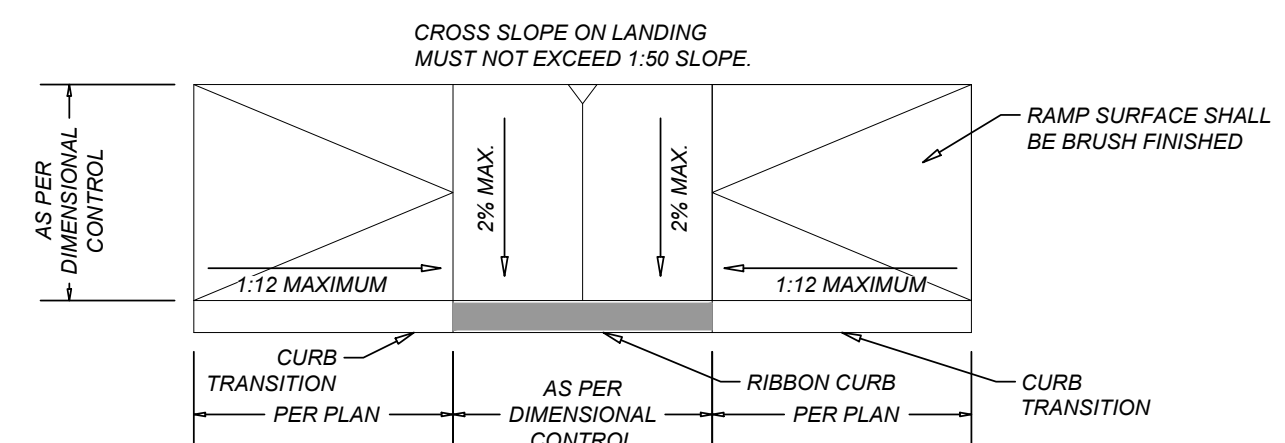


10. CONCRETE / ASPHALT PAVEMENT JUNCTURE
NOT-TO-SCALE

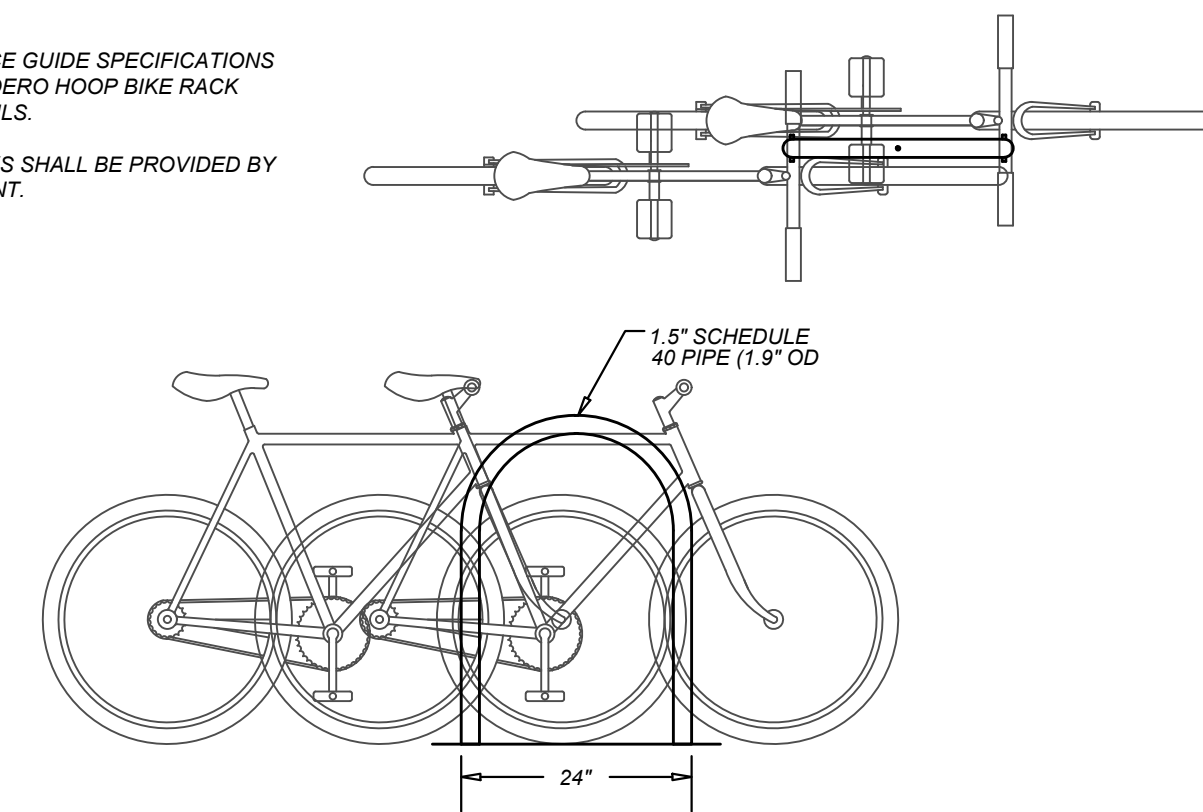


CURB RAMP NOTES:
1. CURB RAMP TO COMPLY WITH ALL ADA/AS CODES.
2. ALL CURB RAMP SURFACES SHALL BE BRUSH FINISHED.
3. FULL WIDTH AND DEPTH OF RAMP SHALL HAVE A LIGHT VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. TEXTURE AND COLOR CONTRAST SHOULD EXTEND ONLY ACROSS THE SURFACE OF THE RAMP AND NOT EXTEND INTO THE FLARES.
4. PROVIDE DRY SHAKE, TERRA COTE COLOR, CONCRETE FOR CONTRASTING COLOR AND SEE SECTION BELOW FOR ACCEPTABLE TEXTURE (VERIFY COLOR WITH OWNER).

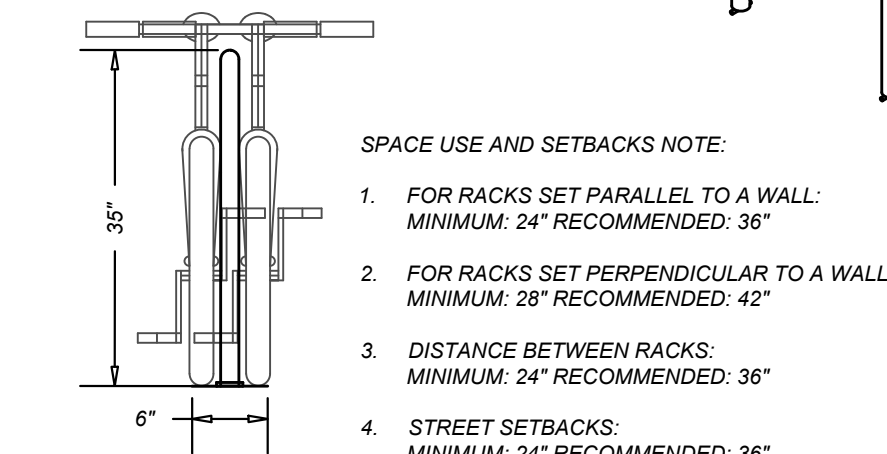
11. SIDEWALK RAMP DETAIL
NOT-TO-SCALE



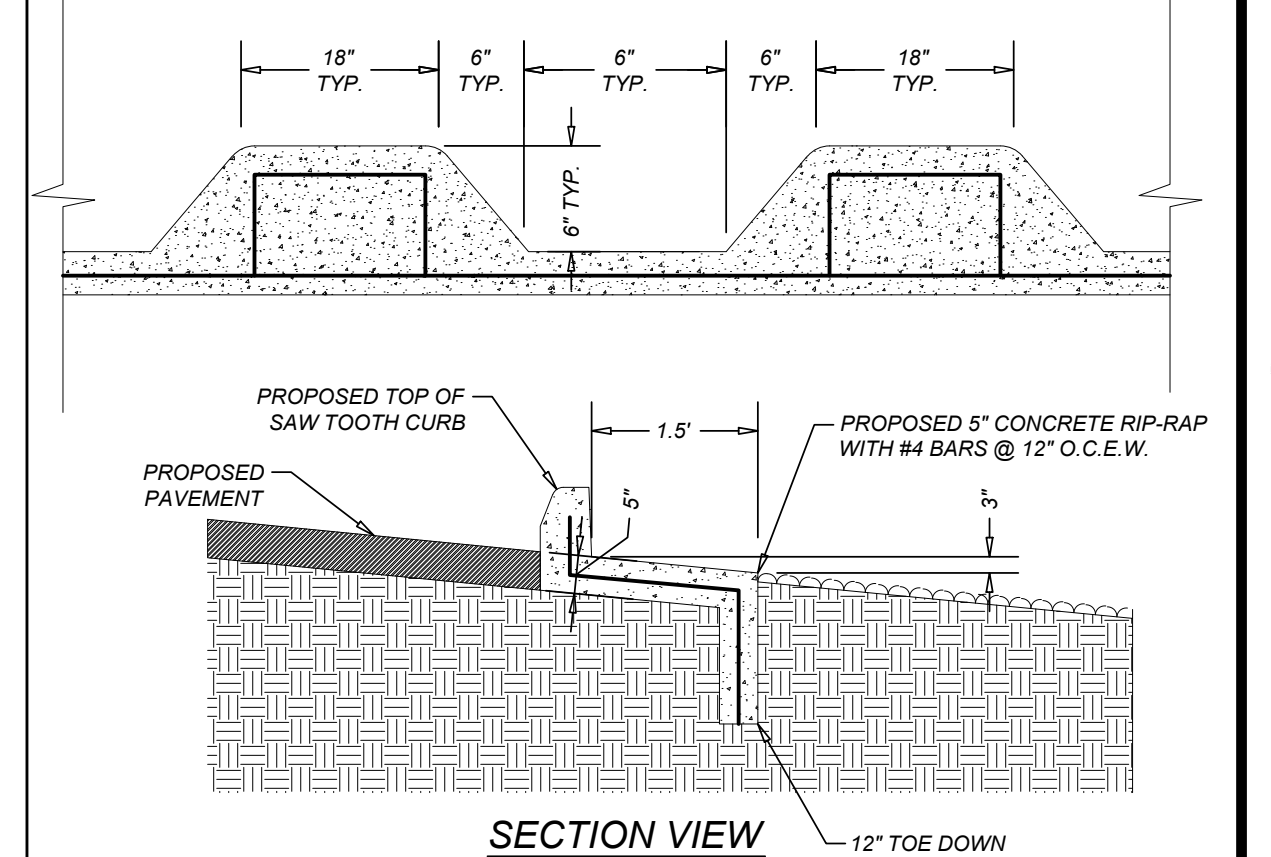
NOTE:
1. REFERENCE GUIDE SPECIFICATIONS FOR THE DERO HOOP BIKE RACK FOR DETAILS.
2. BIKE RACKS SHALL BE PROVIDED BY THE TENANT.



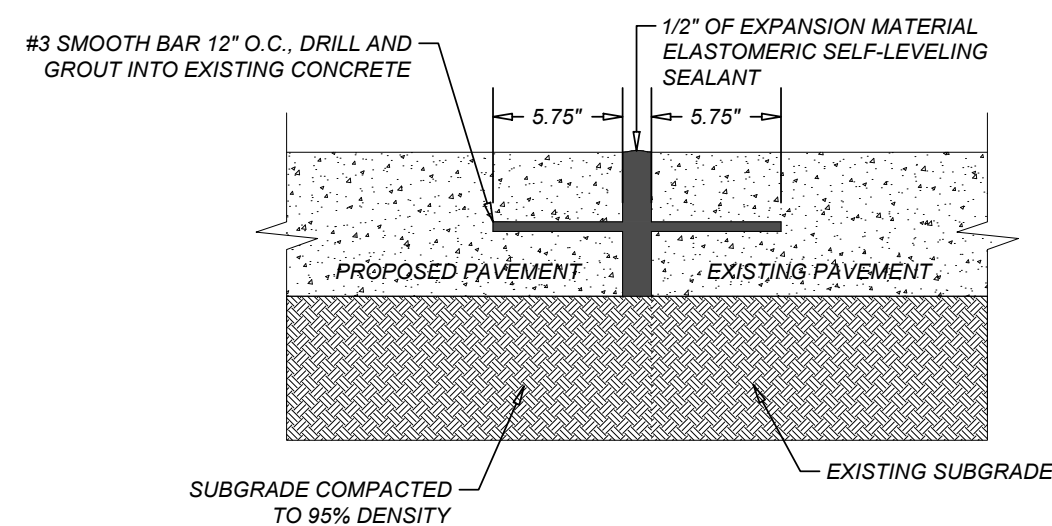
12. BIKE RACK DETAIL (DERO BIKE RACKS)
NOT-TO-SCALE



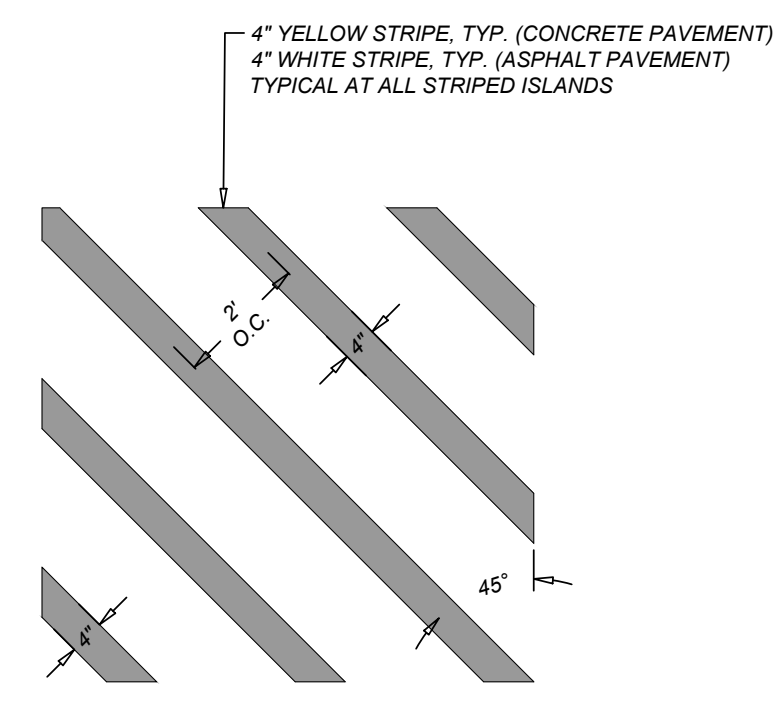
SPACE USE AND SETBACKS NOTE:
1. FOR RACKS SET PARALLEL TO A WALL: MINIMUM: 24" RECOMMENDED: 36"
2. FOR RACKS SET PERPENDICULAR TO A WALL: MINIMUM: 28" RECOMMENDED: 42"
3. DISTANCE BETWEEN RACKS: MINIMUM: 24" RECOMMENDED: 36"
4. STREET SETBACKS: MINIMUM: 24" RECOMMENDED: 36"



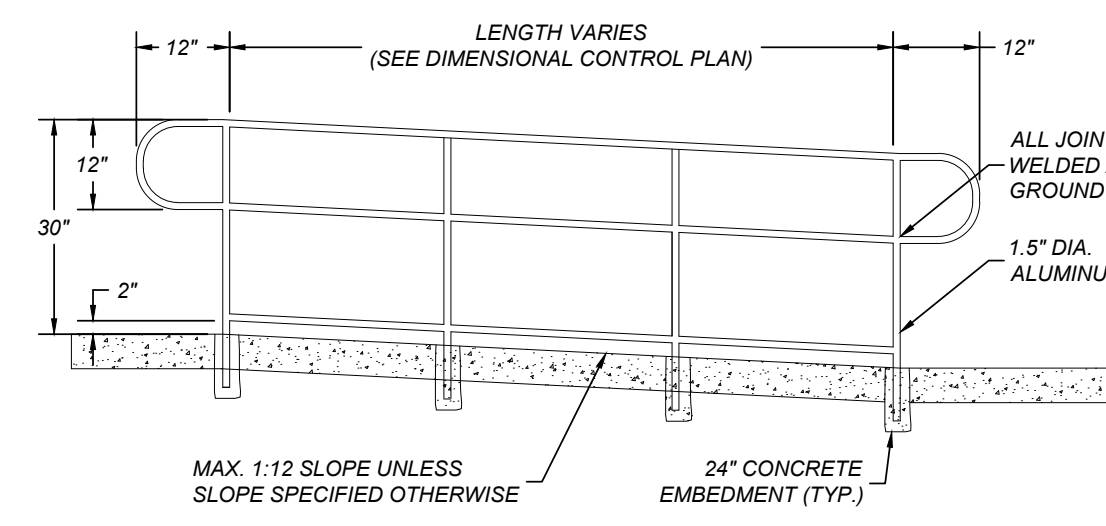
13. SAW TOOTH CURB DETAIL
NOT-TO-SCALE



14. CONCRETE / CONCRETE PAVEMENT JUNCTURE
NOT-TO-SCALE



15. CROSS HATCH STRIPING DETAIL
NOT-TO-SCALE



16. RAMP WITH HANDRAILS DETAIL
NOT-TO-SCALE

DETAIL NOT USED
NOT-TO-SCALE

DETAIL NOT USED
NOT-TO-SCALE

NO.	REVISION / ISSUE	DATE

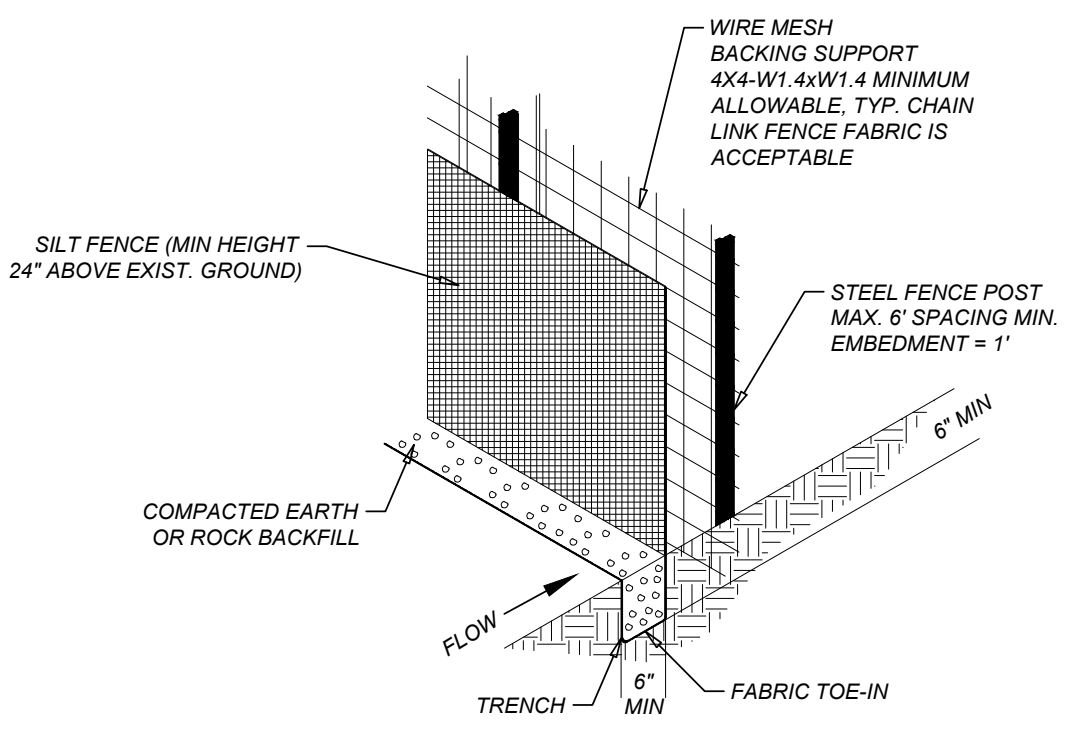


MATERIALS:
 (1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 100 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
 (2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT², AND BRINDELL HARDNESS EXCEEDING 140.
 (3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

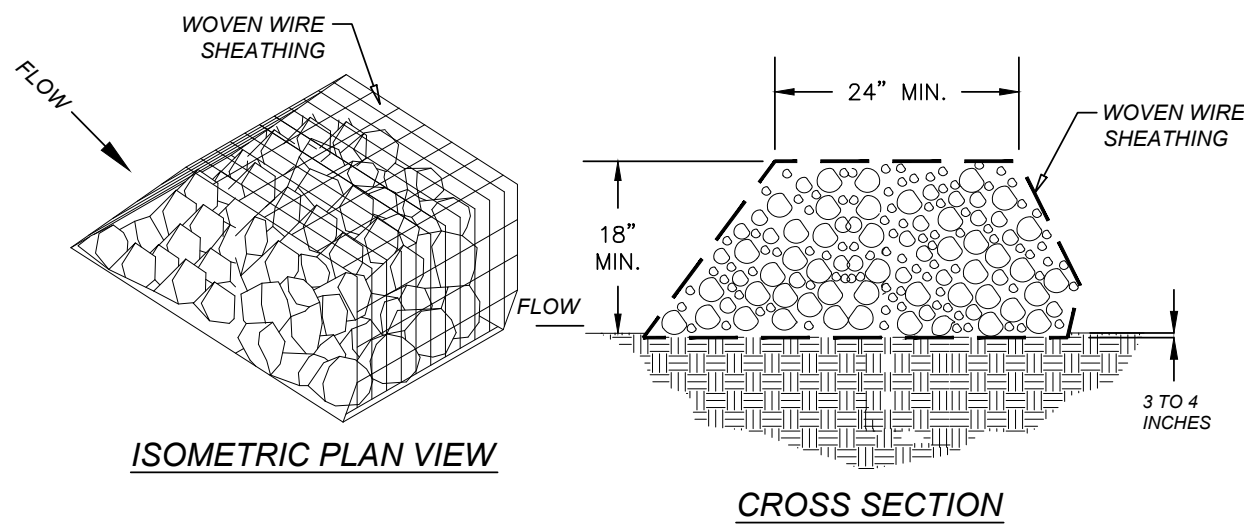
INSTALLATION:
 (1) STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 1-FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER, WHERE WATER CONCENTRATES. THE MAXIMUM SPACING SHOULD BE 6 FEET.
 (2) LAY OUT FENCING DOWN-SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS 1/4 ACRE/100 FEET OF FENCE.

(3) THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN-SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW, WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 (4) THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 (5) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3-FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 (6) SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STONE FLOW OR DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES:
 (1) INSPECT ALL FENCING WEEKLY AND AFTER EACH RAINFALL.
 (2) REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
 (3) REPLACE ANY TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.
 (4) REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.
 (5) WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.



ISOMETRIC PLAN VIEW

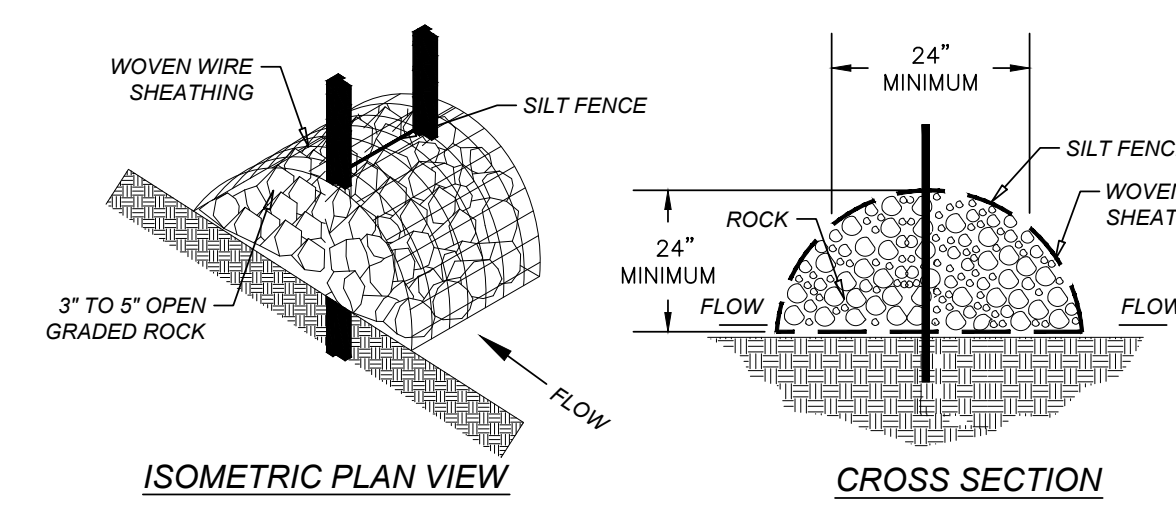


ISOMETRIC PLAN VIEW CROSS SECTION

MATERIALS:
 (1) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
 (2) CLEAN, OPEN GRADED 3- TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.
INSTALLATION:
 (1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1-INCH OPENINGS.
 (2) BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.
 (3) PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM (FIGURE 1-28), TO A HEIGHT NOT LESS THAN 18".
 (4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES. AIRL, THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
 (5) BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.
 (6) THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

INSPECTION AND MAINTENANCE GUIDELINES:
 (1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
 (2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.
 (3) REPAIR ANY LOOSE WIRE SHEATHING.
 (4) THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
 (5) THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 (6) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

ROCK BERM

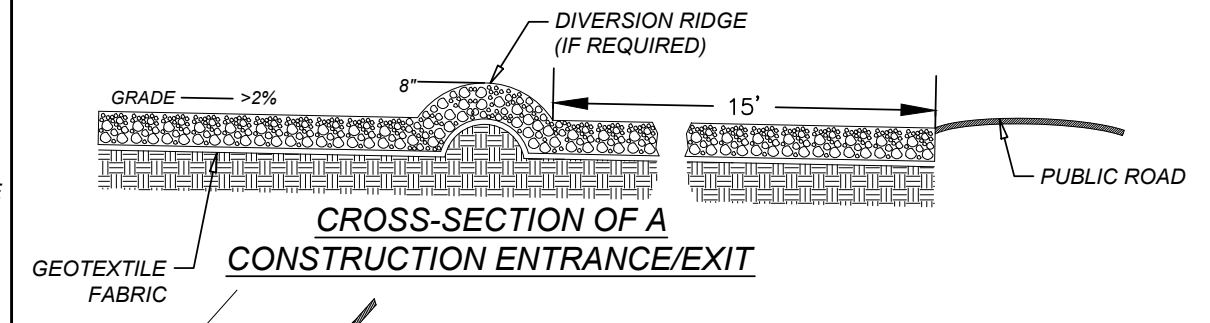


ISOMETRIC PLAN VIEW CROSS SECTION

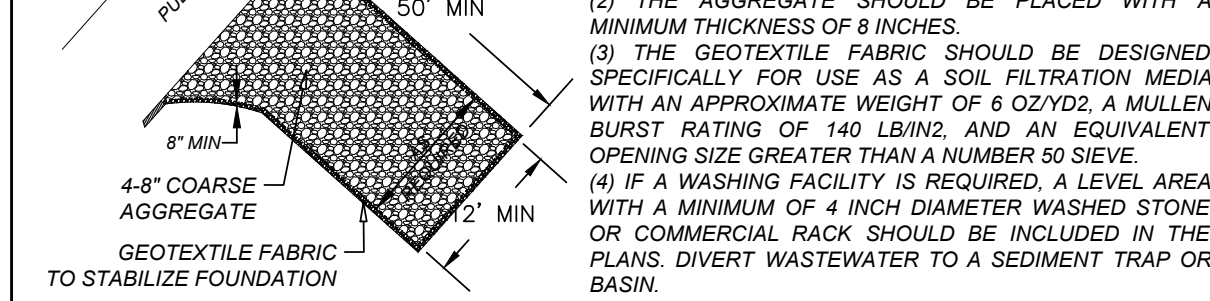
MATERIALS:
 (1) SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN OR NONWOVEN FABRIC. THE FABRIC WIDTH SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 100 LB/IN², ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NO. 30.
 (2) FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR YBAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM NOMINAL WEIGHT 1.25 LB/FT², AND BRINDELL HARDNESS EXCEEDING 140. REBAR (EITHER #5 OR #6) MAY ALSO BE USED TO ANCHOR THE BERM.
 (3) WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.
 (4) THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.
 (5) CLEAN, OPEN GRADED 3- TO 5-INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.
INSTALLATION:
 (1) LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1-INCH OPENINGS.
 (2) INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT, AS WITH A NORMAL SILT FENCE DESCRIBED IN SECTION 2.4.3.
 (3) PLACE THE ROCK ALONG THE SHEATHING ON BOTH SIDES OF THE SILT FENCE AS SHOWN IN THE DIAGRAM (FIGURE 1-29), TO A HEIGHT NOT LESS THAN 24 INCHES. CLEAN, OPEN GRADED 3- 5" DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5- TO 8-INCH DIAMETER ROCKS MAY BE USED.
 (4) WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH THE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.
 (5) THE HIGH SERVICE ROCK BERM SHOULD BE REMOVED WHEN THE SITE IS REVEGETATED OR OTHERWISE STABILIZED OR IT MAY REMAIN IN PLACE AS A PERMANENT BMP IF DRAINAGE IS ADEQUATE.

INSPECTION AND MAINTENANCE GUIDELINES:
 (1) INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.
 (2) REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT OR IN AN APPROVED MANNER.
 (3) REPAIR ANY LOOSE WIRE SHEATHING.
 (4) THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
 (5) THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
 (6) THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

HIGH SERVICE ROCK BERM



CROSS-SECTION OF A CONSTRUCTION ENTRANCE/EXIT

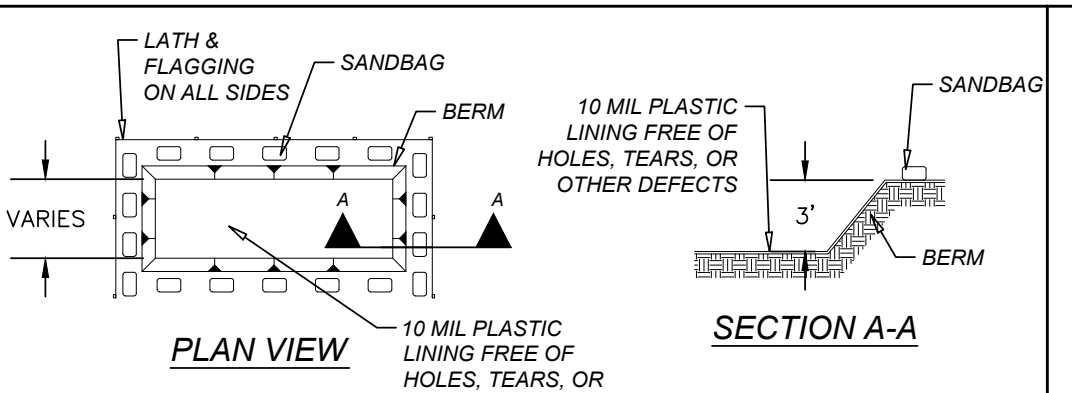


TEMPORARY CONSTRUCTION ENTRANCE/EXIT

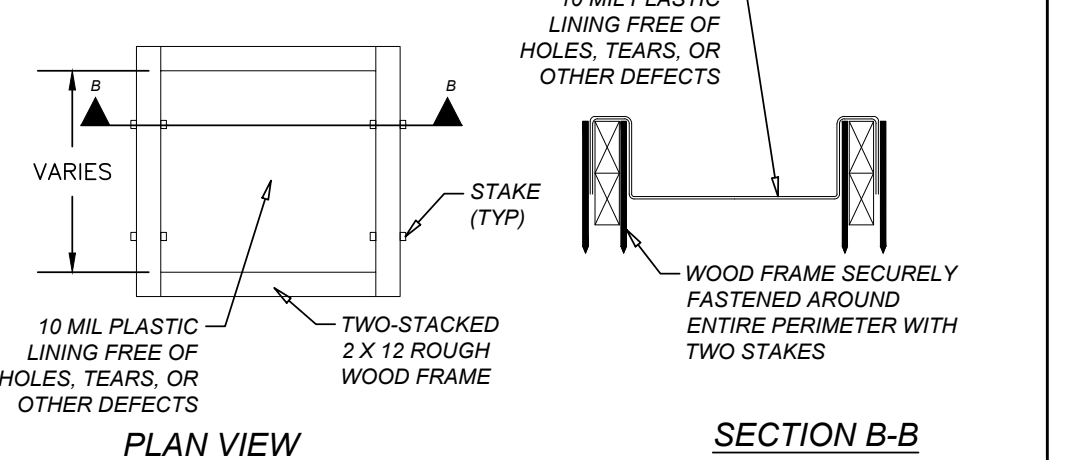
MATERIALS:
 (1) THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
 (2) THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
 (3) THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6.0 OZ/YD², A MULLEN BURST RATING OF 140 LB/IN², AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
 (4) IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4 INCH DIAMETER WASHED STONE OR COMMERCIAL RACK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.
INSTALLATION (NORTH CAROLINA 1993):
 (1) AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBSTRUCTION MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
 (2) THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF THE ROADWAY, WHICHEVER IS GREATER.
 (3) THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
 (4) IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6 TO 8 INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.
 (5) PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
 (6) PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
 (7) DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
 (8) INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

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

STABILIZED CONSTRUCTION ENTRANCE / EXIT



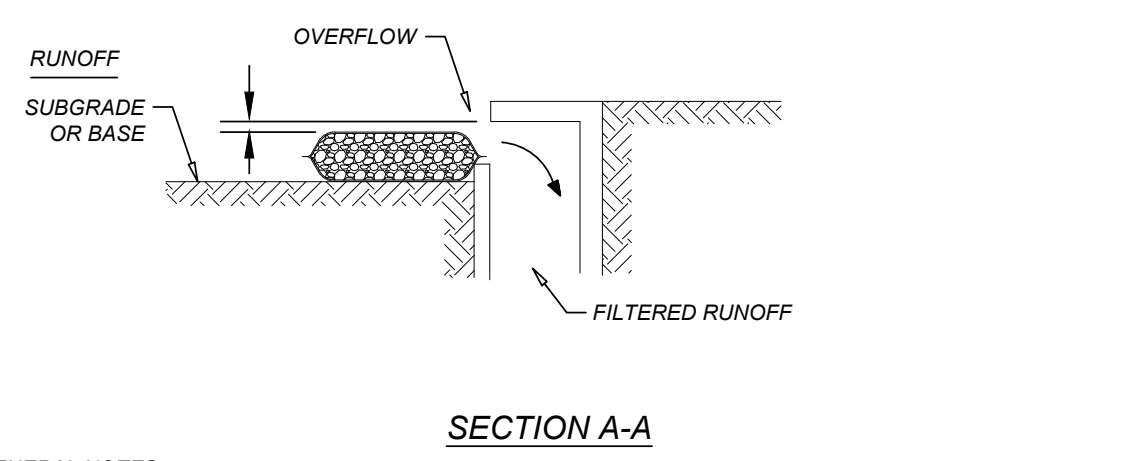
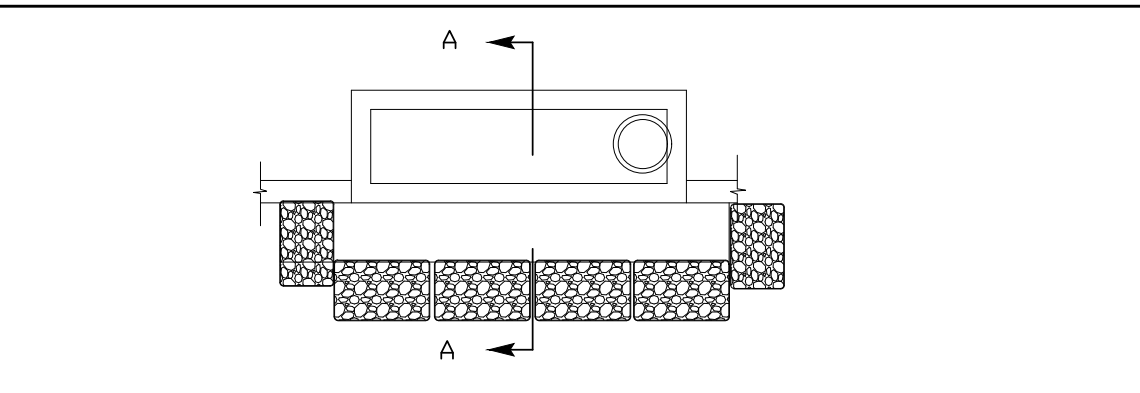
TYPE "BELOW GRADE"



TYPE "ABOVE GRADE"

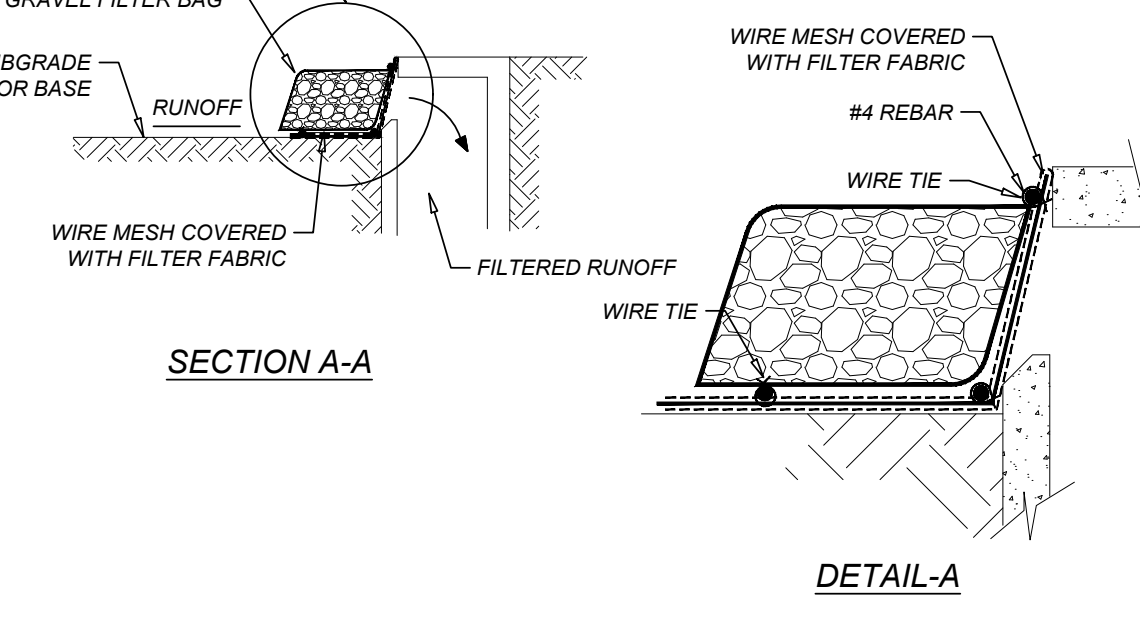
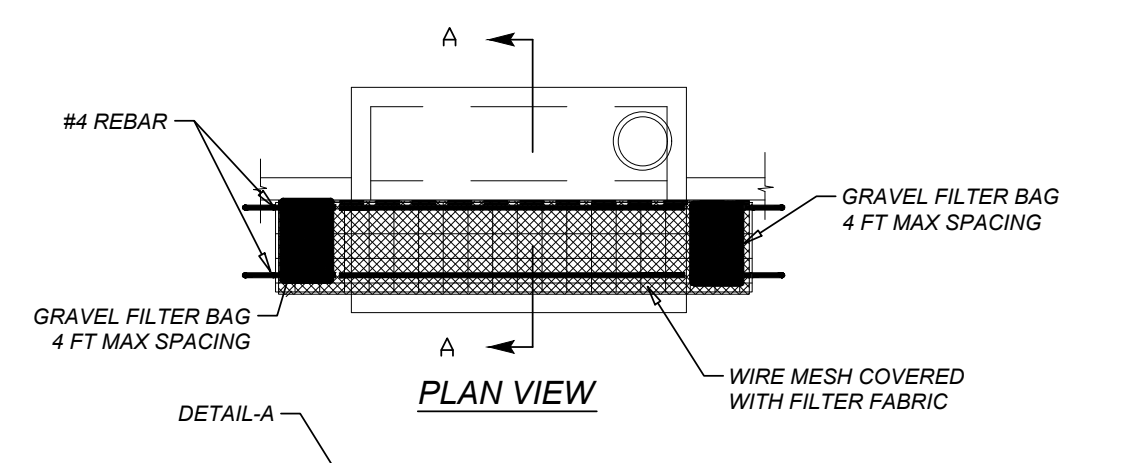
GENERAL NOTES:
 • DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS; PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
 • WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
 • WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

CONCRETE TRUCK WASHOUT PIT

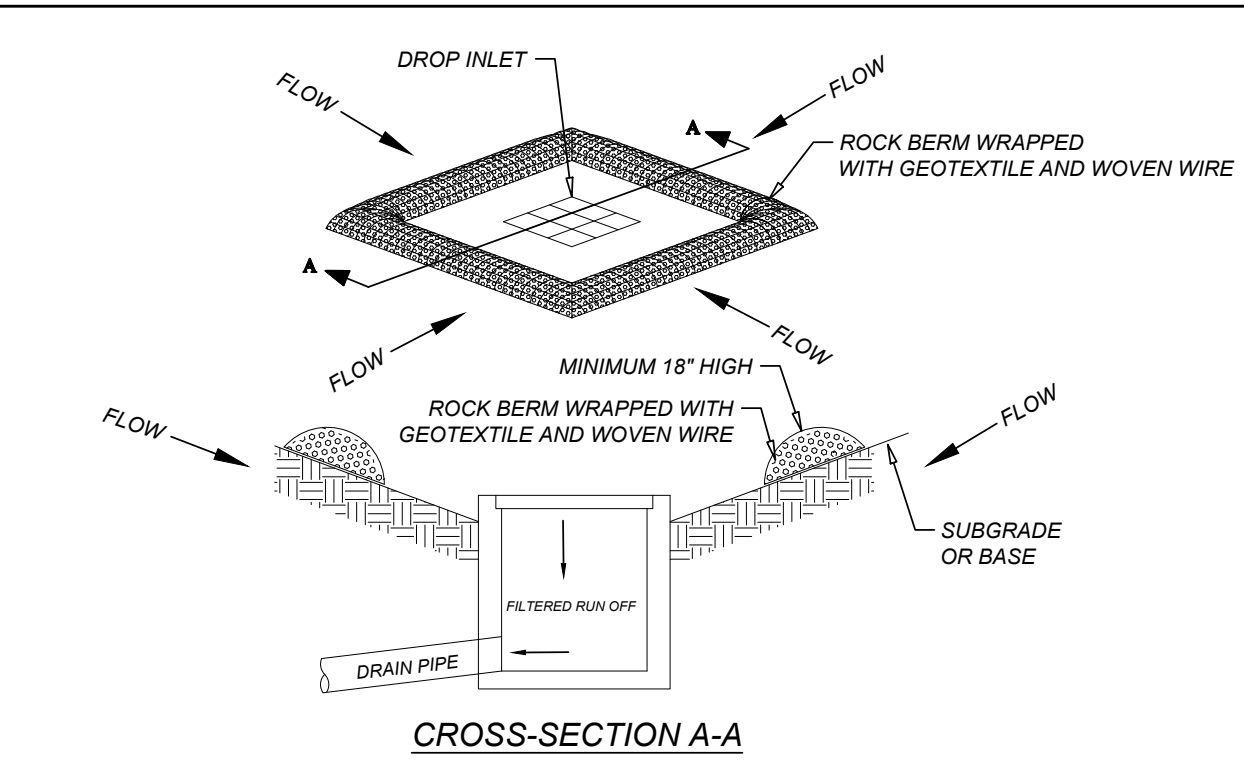


GENERAL NOTES:
 • ALL STORM DRAINAGE SYSTEMS INLETS SHOULD FILTER RUNOFF BEFORE THE WATER IS DISCHARGED INTO STREAMS OR ONTO ADJACENT PROPERTIES, UNLESS TREATMENT IS PROVIDED ELSEWHERE.
 • IF NO ADDITIONAL DOWNSTREAM TREATMENT EXISTS, THE MAXIMUM DRAINAGE AREA TRIBUTARY TO AN AREA DRAIN INSTALLED WITH A GRAVEL FILTER SHOULD BE ONE ACRE.
 • ALL CURB INLET GRAVEL FILTERS SHOULD BE INSPECTED AND REPAIRED AFTER EACH RUNOFF EVENT. SEDIMENT SHOULD BE REMOVED WHEN MATERIAL IS WITHIN THREE INCHES OF THE TOP OF THE CONCRETE BLOCKS. PERIODICALLY THE GRAVEL SHOULD BE RAKED TO INCREASE INFILTRATION AND FILTERING OF RUNOFF WATERS.

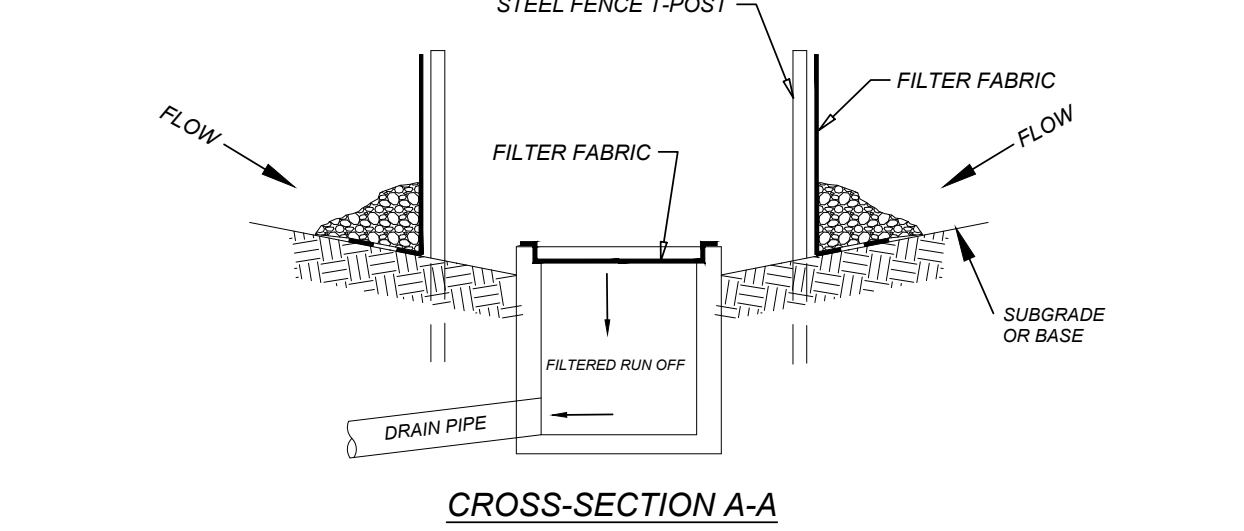
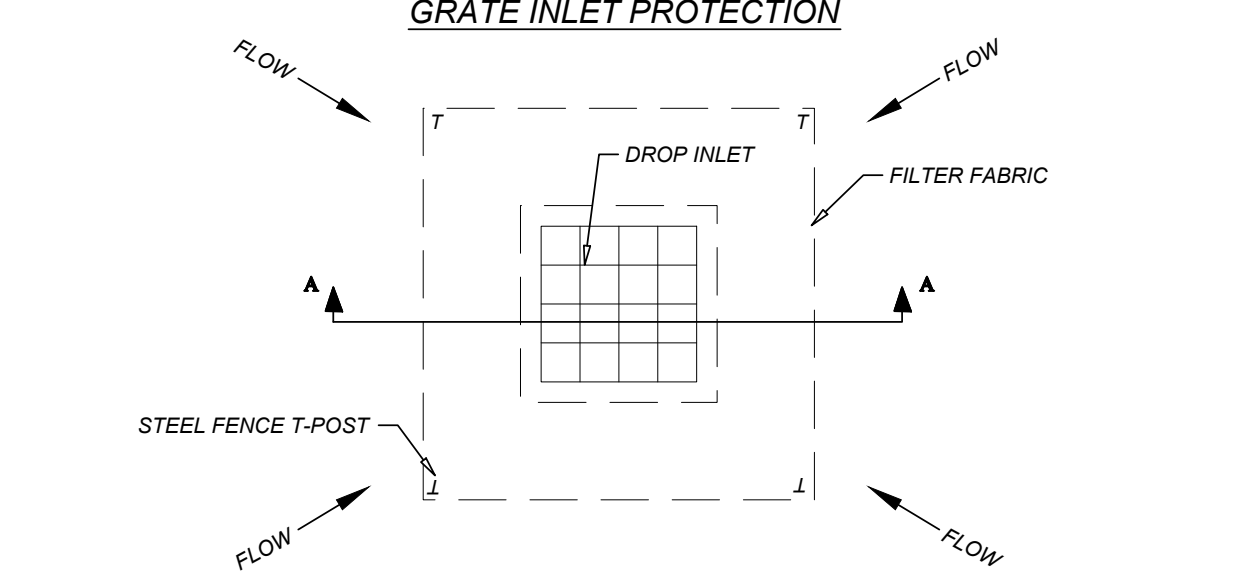
CURB INLET PROTECTION GRAVEL FILTER BAGS



CURB INLET PROTECTION (ALTERNATE)

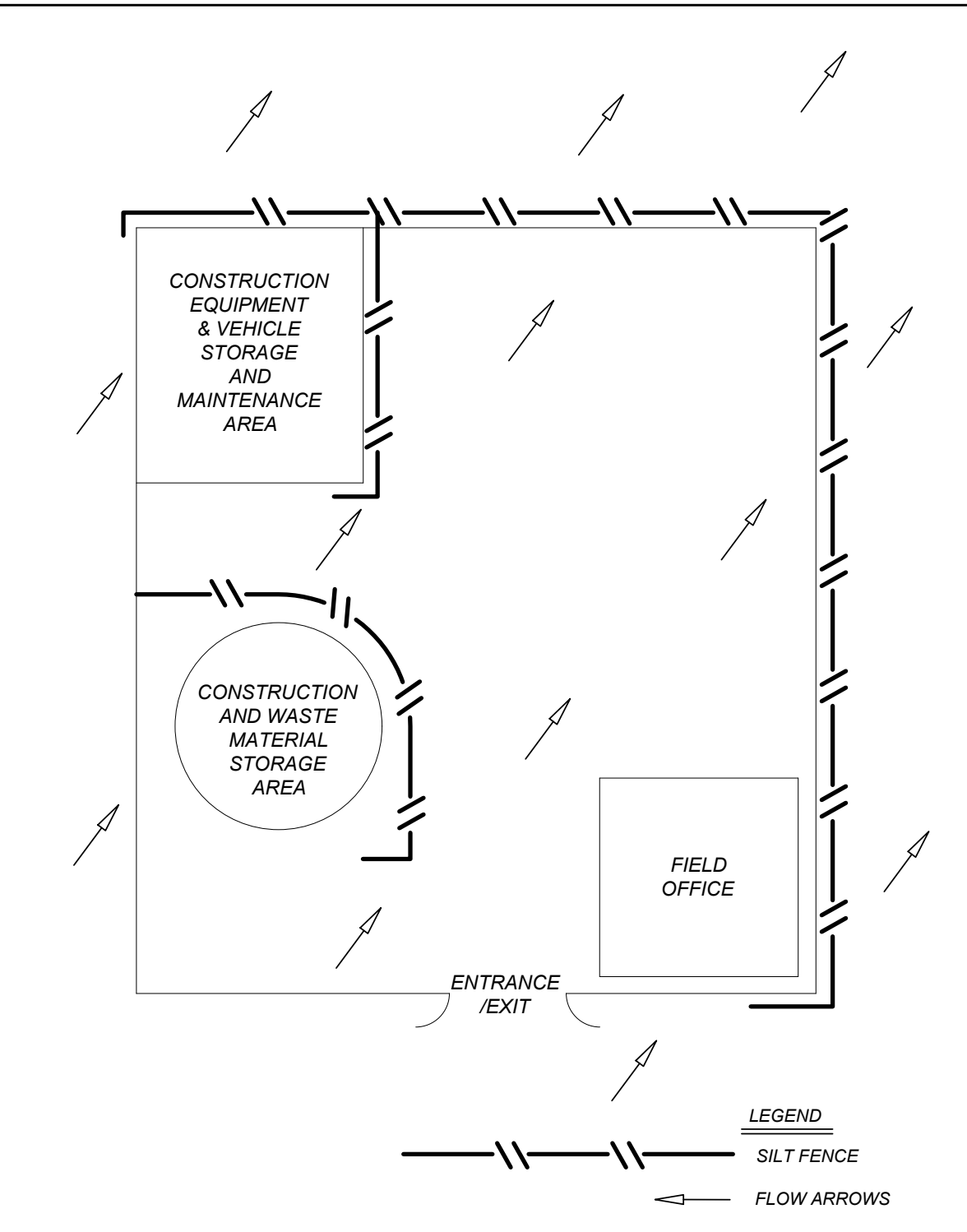


GENERAL NOTES:
 • USE OPEN GRADED CLEAN STONE.
 • THE ROCK SHOULD BE ENCLOSED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM 1 INCH OPENING AND MINIMUM WIRE DIAMETER OF 20 GAUGE AND WRAPPED IN GEOTEXTILE WITH 300 PSI BURST STRENGTH FILTER FABRIC.
 • INSPECTION SHOULD BE MADE FREQUENTLY ON SEVERE SERVICE ROCK BERMS. SILT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 4 INCHES OR MORE.
 • WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHOULD BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

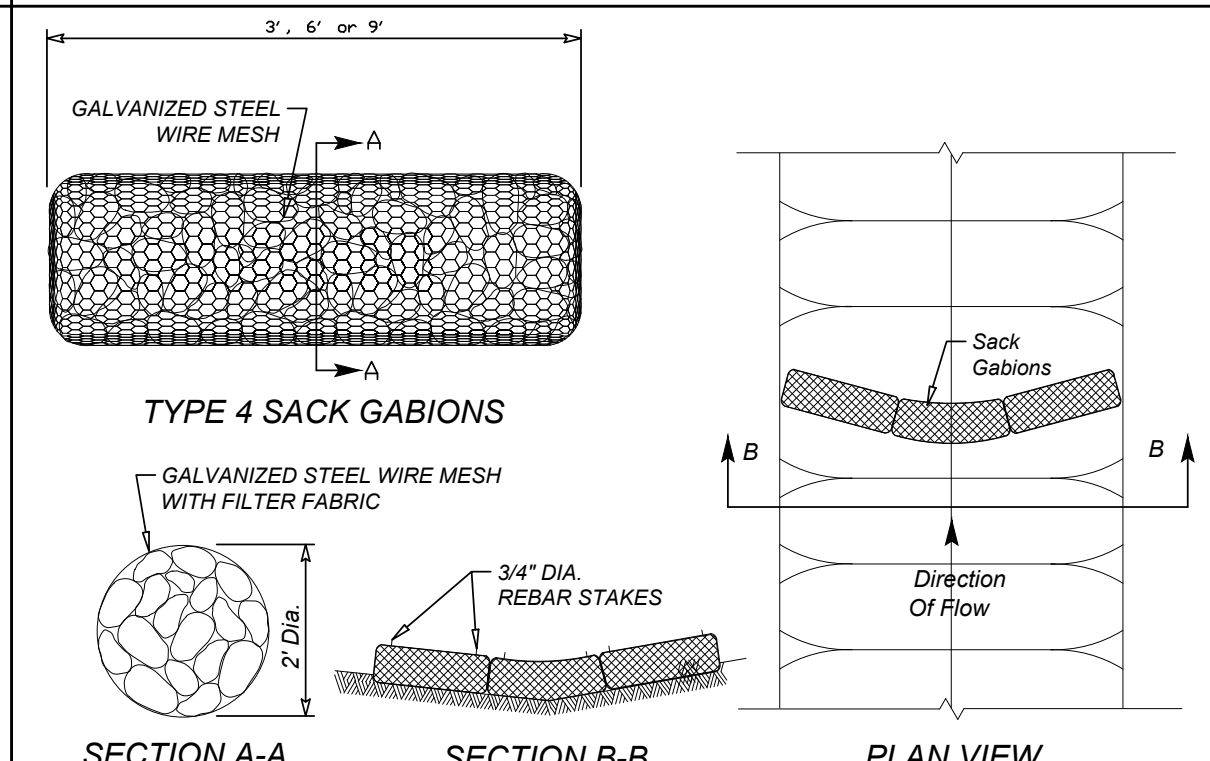


GENERAL NOTES:
 • ALL MATERIALS AND ERECTION PROCEDURES WILL BE THE SAME AS DESCRIBED IN THE STANDARD SILT FENCE REQUIREMENTS.

GRATE INLET PROTECTION (ALTERNATE)

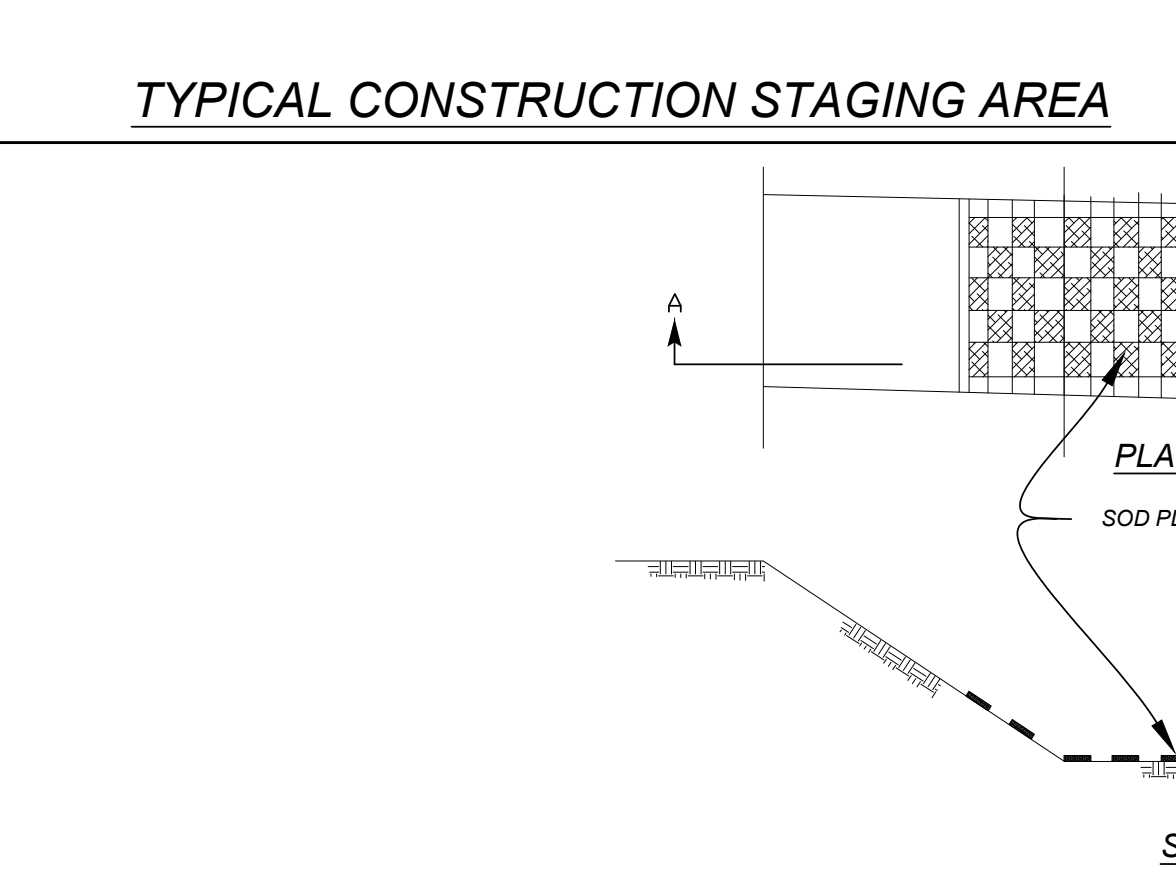


TYPICAL CONSTRUCTION STAGING AREA



GENERAL NOTES:
 • THE TOP OF THE SACK GABIONS SHOULD BE LEVEL AND ORIENTED PERPENDICULAR TO THE DIRECTION OF FLOW.
 • FILTER FABRIC MATERIAL SHALL BE FASTENED TO WOVEN WIRE SUPPORT.
 • FILTER FABRIC MATERIAL SHOULD MEET THE FOLLOWING SPECIFICATIONS: RESISTANT TO ULTRAVIOLET LIGHT, FABRIC SHOULD BE NON-WOVEN GEOTEXTILE WITH MINIMUM WEIGHT OF 3.5 OUNCES PER SQUARE YARD, MINIMUM MULLEN BURST STRENGTH OF 200 POUNDS PER SQUARE INCH AND A FLOW THRU RATE OF 120 GALLONS PER MINUTE PER SQUARE FOOT OF FRONTAL AREA.
 • STONE SIZE: 1/4"-8" OPEN GRADED CRUSHED LIMESTONE.
 • INSPECT WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACE AS NEEDED.
 • WHEN SILT REACHES A DEPTH OF 6 INCHES OR MORE ABOVE NATURAL GROUND, SILT SHALL BE REMOVED AND DISPOSED IN AN APPROVED MANNER THAT WILL NOT CONTRIBUTE TO RESILATION. CONTAMINATED SEDIMENT MUST BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.

TYPE 4 SACK GABIONS



CHANNEL LINING

GRAVEL FILTER BAG DETAIL

NO.	REVISION / ISSUE	DATE

