

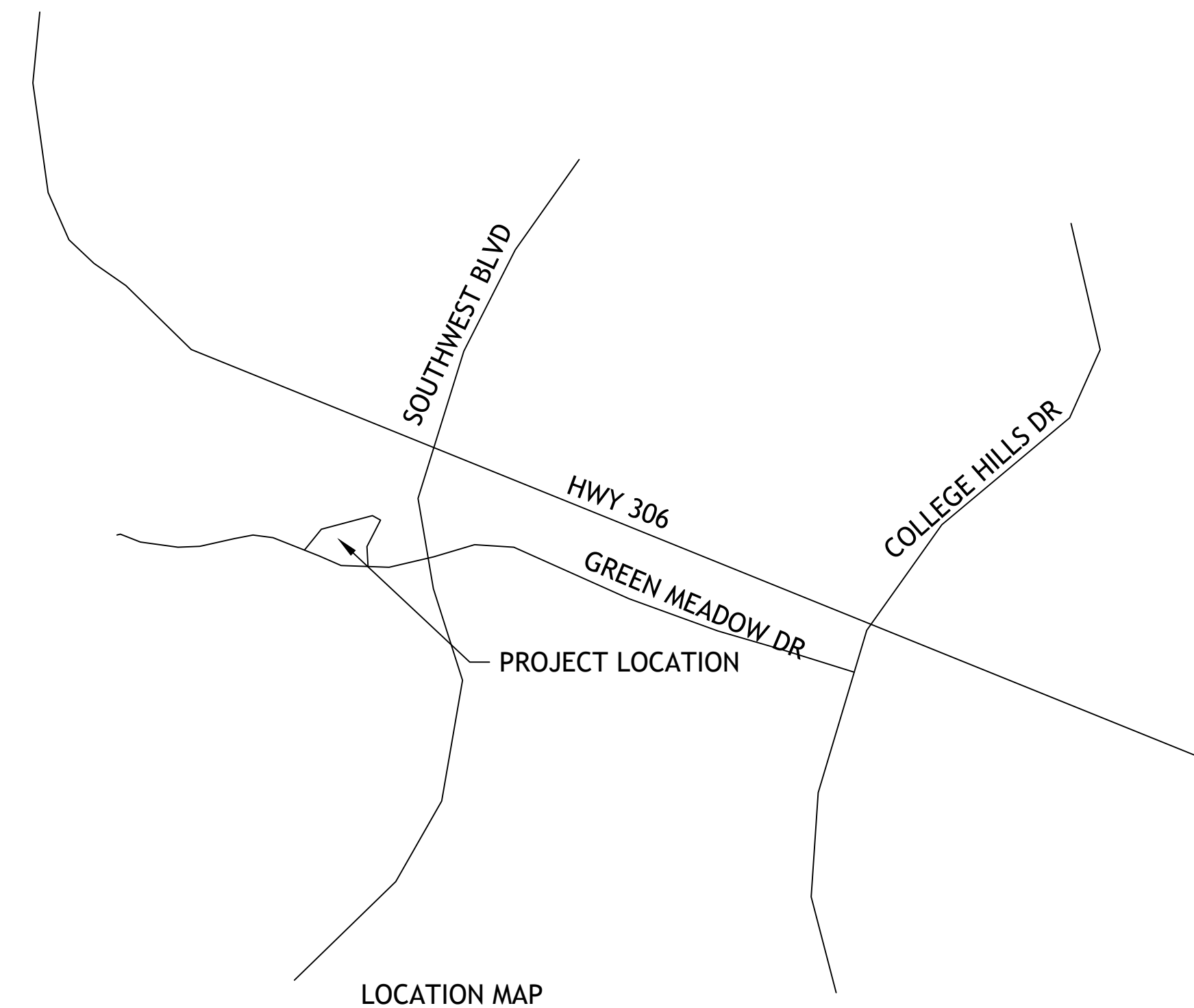
FINAL DEVELOPMENT PLANS FOR RESIDENCE AT GREEN MEADOW

3824 GREEN MEADOW DR
SAN ANGELO, TX 76904

UTILITIES
SANITARY SEWER AND WATER
CITY OF SAN ANGELO
CITY HALL ANNEX, FIRST FLOOR
301 W. BEAUREGARD AVE.
SAN ANGELO, TX 76903
325-657-4209

ELECTRIC SERVICE
AEP TEXAS
877-373-4858

COMMUNICATIONS
OPTIMUM
877-694-9474



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SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

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Revisions

OWNER/DEVELOPER

OPG RIDGECREEK PARTNERS, LLC
NATE MILLER, DIRECTOR OF DEVELOPMENT
5341 W. 151st TERRACE
LEAWOOD, KS 66224
785-493-1130

SURVEYOR

MDS LAND SURVEYING
874 HARPER RD, SUITE 104
KERRVILLE, TX 78028
830-816-1818

ENGINEER

SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

LEGAL DESCRIPTION

LOT 1, BLOCK 47 MEADOWCREEK ADDITION, SECTION 20

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

RESIDENCE AT
GREEN MEADOW

3824 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904



SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER

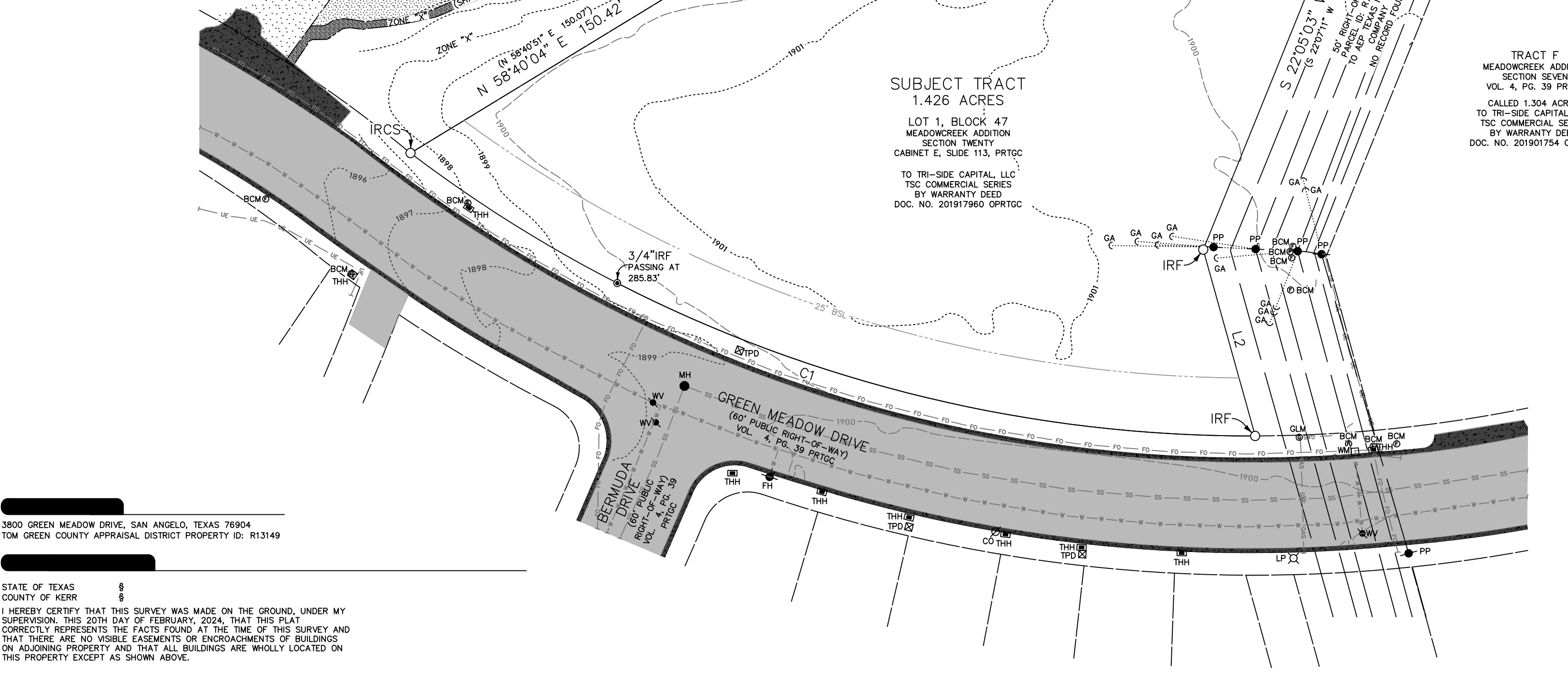
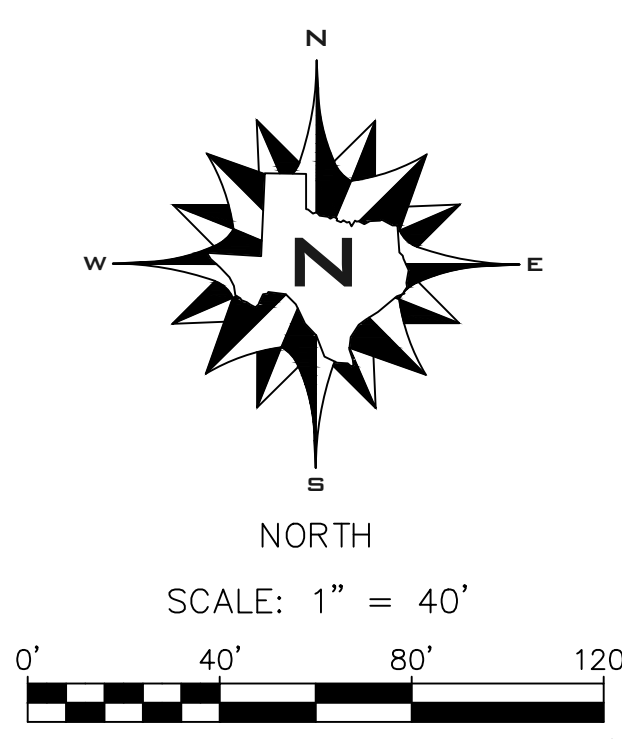
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C-1

Civil

COVER SHEET

permit
30 OCTOBER 2024



- () RECORD BEARING & DISTANCE
 - BCM BURIED CABLE MARKER
 - BSL BUILDING SETBACK LINE
 - CO CLEANOUT
 - DOC DOCUMENT
 - DRTGC DEED RECORDS OF TOM GREEN COUNTY
 - ET ELECTRICAL TRANSFORMER
 - FH FIRE HYDRANT
 - GA GUY ANCHOR
 - GLM GAS LINE MARKER
 - IPF IRON PIPE FOUND
 - IRCF IRON ROD WITH "SKG-ENG" CAP FOUND
 - IRCS 1/2" IRON ROD WITH "MDS" CAP SET
 - IRF 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - LP LIGHT POLE
 - MH MANHOLE
 - NO NUMBER
 - OPRTGC OFFICIAL PUBLIC RECORDS OF TOM GREEN COUNTY
 - PG PAGE
 - PKNF PK NAIL FOUND
 - PP POWER POLE
 - PRTCG PLAT RECORDS OF TOM GREEN COUNTY
 - THH TELEPHONE HANDHOLE
 - TPD TELEPHONE PEDESTAL
 - VOL VOLUME
 - WM WATER METER
 - WV WATER VALVE
- ASPHALT FLOODWAY ZONE "X" (SHADED)
 - CONCRETE ZONE "AE"
- PROPERTY CORNER
 - REFERENCE CORNER
- ADJONER LINE
 - BOUNDARY LINE
 - BUILDING SETBACK LINE
 - CURB & GUTTER
 - CONTOUR LINE
 - EASEMENT LINE
 - FEMA LINE
 - GLY WIRE
 - OVERHEAD TRANSMISSION LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND FIBER OPTIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE

3800 GREEN MEADOW DRIVE, SAN ANGELO, TEXAS 76904
TOM GREEN COUNTY APPRAISAL DISTRICT PROPERTY ID: R13149

STATE OF TEXAS §
COUNTY OF KENDALL §
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THIS 20TH DAY OF FEBRUARY, 2024, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

JEFF BOERNER RPLS # 4939

OBSERVED		RECORD	
BEARING	DISTANCE	BEARING	DISTANCE
L1 N 79°15.10' E	45.50'	N 79°17.24' E	45.50'
L2 S 19°37.57' E	83.45'	S 19°35.49' E	83.46'

OBSERVED				RECORD			
RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 600.00'	391.45'	384.54'	N 71°30'00" W 372°22'49"	600.00'	391.28'	384.38'	N 71°27'53" W 372°21'51"

REFERENCE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COUNTERSIGNED BY TITLE RESOURCES GUARANTY COMPANY, OF NO. 2400160-COM, HAVING AN EFFECTIVE DATE OF JANUARY 12, 2024 AND AN ISSUE DATE OF JANUARY 10, 2024. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.

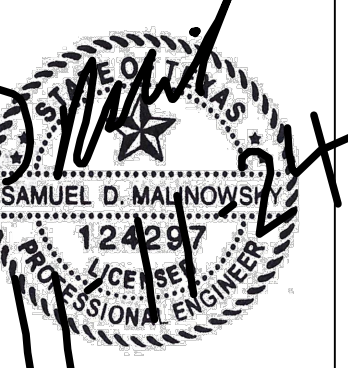
10.1 DOES AFFECT SHOWN HEREON (CABINET "E", SLIDE 113, PRTCG) 10.2 DOES NOT AFFECT (VOL. 780, PG. 383, DRTGC) 10.3 SEE GENERAL NOTE # 5 10.4 SEE GENERAL NOTE # 5 10.5 SEE GENERAL NOTE # 7

1. ALL BEARINGS, DISTANCES AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), U.S. SURVEY FEET.
2. DISTANCES SHOWN HEREON ARE GRID VALUES (US SURVEY FEET).
3. FIELD SURVEY COMPLETED 2-9-2024.
4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY; NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON.
5. DETERMINATION OF THE OWNERSHIP, LOCATION, OR DEVELOPMENT OF MINERALS RELATED TO THE SUBJECT TRACT FALL OUTSIDE THE SCOPE OF THIS SURVEY. SUCH MATTERS SHOULD BE DIRECTED BY THE CLIENT OR PROSPECTIVE PURCHASER TO AN EXPERT CONSULTANT.
6. ACCORDING TO MAP NO. 48401C0490E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR TOM GREEN COUNTY, DATED JUNE 18, 2012, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN; AND ZONE "AE", DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
7. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE TRANSACTION DESCRIBED HEREON REFERENCED TITLE COMMITMENT AND THE PARTIES LISTED THEREON. THIS SURVEY IS NOT TO BE USED FOR ANY SUBSEQUENT TRANSACTIONS. NO FURTHER RESEARCH FOR EASEMENTS OR ENCUMBRANCES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.
8. BUILDING SETBACK LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE SETBACK LINE REQUIREMENTS AS SHOWN ON THE SUBDIVISION PLAT RECORDED IN CABINET "E", SLIDE 113, PLAT RECORDS OF TOM GREEN COUNTY, TEXAS. NO FURTHER RESEARCH OF SAID BUILDING SETBACK LINES WAS PERFORMED BY MDS LAND SURVEYING COMPANY, INC.
9. THE MATHEMATICAL CLOSURE FOR THE SUBJECT TRACT BOUNDARY SHOWN HEREON IS IN ACCORDANCE WITH THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS (TBPELS). CLOSURE = 0.007'
10. A ONE-CALL UTILITY LOCATION SERVICE WAS PERFORMED FOR THIS SURVEY TO LOCATE AND MARK UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MARKED IN CONJUNCTION TO ONE CALL TICKET # 243303870, SUBMITTED ON 2-2-2024, ARE SHOWN HEREON AND WERE LOCATED IN CONJUNCTION TO PIN FLAG AND PAINT STRIPE MARKERS PRESENT IN THE FIELD AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES AND FACILITIES OWNED AND/OR OPERATED BY FRONTIER COMMUNICATIONS (PHONE), SUDOCOMMUNICATIONS (CABLE / FIBER), HENUS (FIBER), CITY OF SAN ANGELO (WATER AND SANITARY SEWER) TICKET RESPONSE SHOWS SAID UTILITIES WERE MARKED ON 2-12-2024, AND WERE NOT PRESENT PRIOR TO THE COMPLETION OF THIS SURVEY. DUE TO TIME CONSTRAINTS AND LIMITATIONS OF THE SURVEYOR WAS NOT ABLE TO LOCATE SAID UTILITIES PRIOR TO THE COMPLETION OF THIS SURVEY. THE UNDERGROUND WATER, SANITARY SEWER AND FIBER OPTIC LINES SHOWN HEREON DO NOT REPRESENT AN O.A. ON THE GROUND SURVEY. SAID UTILITIES ARE GRAPHIC LINES AND ARE BASED ON LIMITED INFORMATION MADE AVAILABLE TO THE SURVEYOR DURING THE PROCESS OF CONDUCTING THIS SURVEY. THE SURVEYOR HAS NOT BEEN PROVIDED WITH CONSTRUCTION PLANS SHOWING THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN HEREON. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND MDS LAND SURVEYING COMPANY, INC. ASSUMES NO LIABILITY AS TO THE ACCURACY AND OR COMPLETENESS OF THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. SUPPLEMENTAL UNDERGROUND UTILITY INFORMATION REGARDING THE UNDERGROUND WATER AND SANITARY SEWER LINES WAS OBTAINED FROM: [HTTPS://COSA1.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=42EB816BF4427390427ED0C507530](https://cogsa1.maps.arcgis.com/apps/webappviewer/index.html?id=42eb816bf4427390427ed0c507530), ACCESSED 2-19-2024.
11. ELEVATIONS SHOWN HEREON REFERENCE NAVD 88 VERTICAL DATUM AS DETERMINED BY GPS OBSERVATIONS.
12. CONTOUR LINES SHOWN HEREON ARE IN CONJUNCTION WITH GPS OBSERVATIONS TAKEN AT THE TIME OF THIS SURVEY. (CONTOUR INTERVALS = 1 FOOT)
13. THE PROPERTY SHOWN HEREON IS IN THE "PD" ZONING DISTRICT, LOW-RISE, MULTIFAMILY RESIDENTIAL ZONING DISTRICT OF THE CITY OF SAN ANGELO, TEXAS.

LAND TITLE SURVEY
OF
LOT 1, BLOCK 47
MEADOWCREEK ADDITION
SECTION 20
BEING
1.426 ACRES
SITUATED IN THE
A. E. WHITE SURVEY, A-3944
TOM GREEN COUNTY, TEXAS
FEBRUARY 2024

MDS LAND SURVEYING COMPANY, INC.
ALTA | BOUNDARY | CONSTRUCTION | OIL & GAS TOPOGRAPHIC
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10019600
874 HARPER RD, SUITE 104 - KERRVILLE, TX 78028 - 830-816-1818

JOB No. 24-026-00 SURVEYORS: JB/DB SHEET 1 OF 1



Revisions

RESIDENCE AT
GREEN MEADOW

3824 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904

sheet

C-3

Civil
SITE PLAN

permit
30 OCTOBER 2024

CONSTRUCTION NOTES:

- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH OWNER.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC, AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ACCESSIBLE STALLS SHOWN WITH A "VAN" SHALL BE 16'-0" MIN. AND SHALL HAVE A SIGN DESIGNATING "VAN-ACCESSIBLE". SEE DETAIL.
- ALL TRAFFIC CONTROL DEVICES, INSTALLATION AND OPERATIONS SHALL CONFORM WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

NOTE:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
- ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.
- SEE ELECTRICAL PLAN FOR LOCATION OF PARKING LOT LIGHTS.

PAVING NOTE:

BASE BID:
PAYEMENT TO BE 2.5" OF TYPE C OR D PLANT MIX AC ON 14" OF CRUSHED LIMESTONE BASE ON COMPACTED SUBBASE. BASE MAY BE REDUCED AT THE RATE OF 1" OF AC FOR EVERY 2.5" OF GRANULAR BASE.

ALTERNATE BID:
6.5" OF PCC ON COMPACTED BASE

NOTES

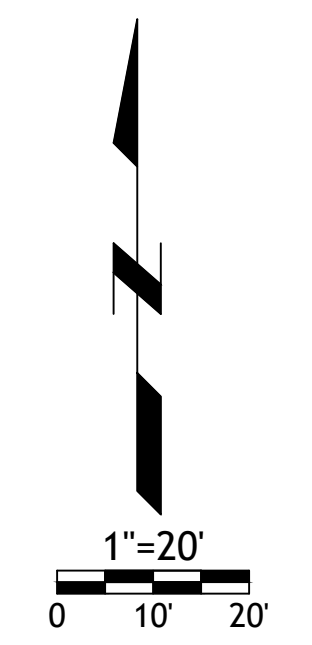
THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES

ALL PARKING MEETS LOCAL REQUIREMENTS

PARKING REQUIRED:
15 1BR x 1.5 = 22.5
15 2BR x 1.75 = 26.25
TOTAL REQUIRED = 49

PARKING PROVIDED = 51

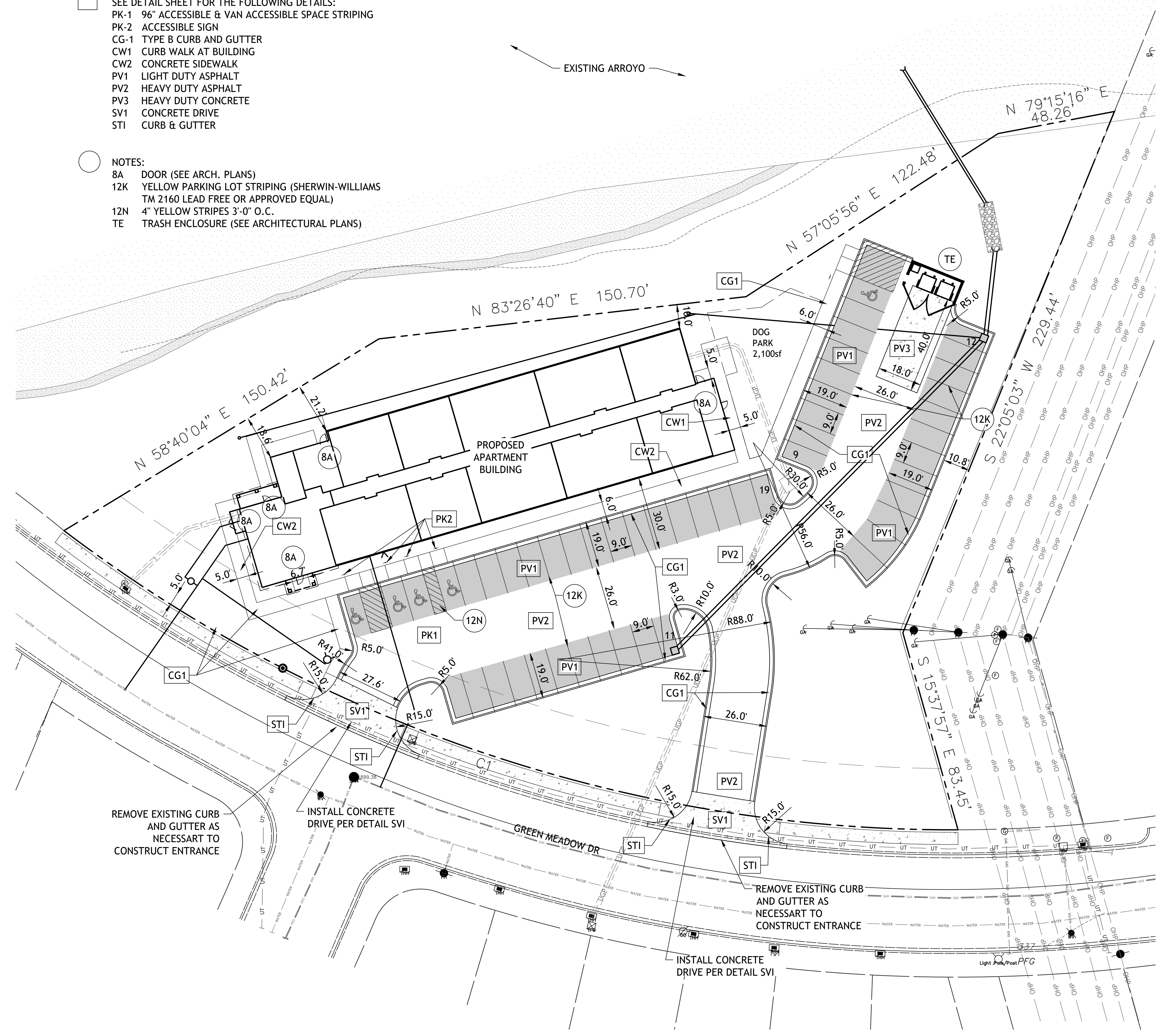
SETBACKS
FRONT = 25'
WEST SIDE NEXT TO ARROYO = 0
EAST SIDE NEXT TO AEP TRANSMISSION LINE = 10'



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	600.00'	391.45'	384.54'	N 71°30'00" W 37°22'49"

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- PK-1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
 - PK-2 ACCESSIBLE SIGN
 - CG-1 TYPE B CURB AND GUTTER
 - CW1 CURB WALK AT BUILDING
 - CW2 CONCRETE SIDEWALK
 - PV1 LIGHT DUTY ASPHALT
 - PV2 HEAVY DUTY ASPHALT
 - PV3 HEAVY DUTY CONCRETE
 - SV1 CONCRETE DRIVE
 - ST1 CURB & GUTTER

- NOTES:
- 8A DOOR (SEE ARCH. PLANS)
 - 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
 - 12N 4" YELLOW STRIPES 3'-0" O.C.
 - TE TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)



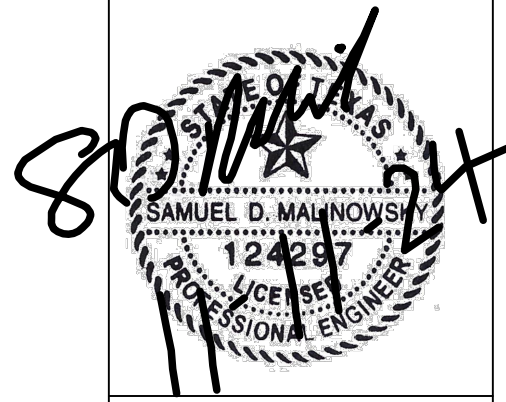
REMOVE EXISTING CURB AND GUTTER AS NECESSARY TO CONSTRUCT ENTRANCE

INSTALL CONCRETE DRIVE PER DETAIL SV1

REMOVE EXISTING CURB AND GUTTER AS NECESSARY TO CONSTRUCT ENTRANCE

INSTALL CONCRETE DRIVE PER DETAIL SV1

EXISTING ARROYO



Revisions

UTILITY NOTES:

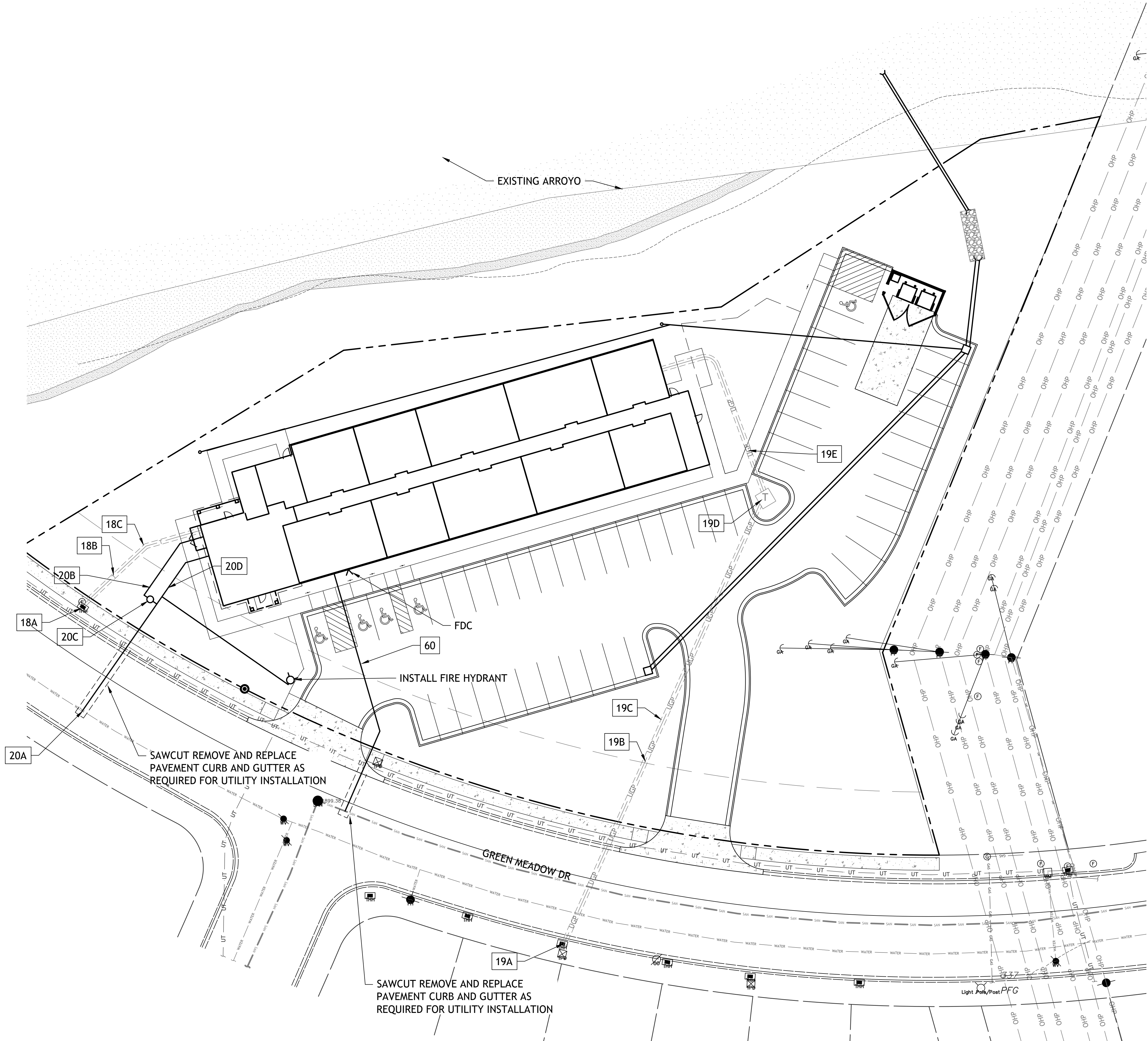
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
- ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED PER SECTION 820 OF THE CITY OF KERRVILLE CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND SUPPLIES REQUIRED FOR TESTING.
- ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF SAN ANGELO AND THE STATE OF TEXAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
- LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
- CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- WATER LINES SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60". ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
- CONTRACTOR TO PROVIDE 10 GAUGE TRACER WIRE AND TRACER WIRE STATIONS. TRACER WIRE SHALL BE PLACED BELOW PIPE EMBEDMENT. SPLICES ARE TO BE CONNECTED WITH "COPPERHEAD SNAKEBITE LOCKING CONNECTORS" OR CITY APPROVED EQUAL.

DETAILS

- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- FH FIRE HYDRANT
- CO CLEANOUT
- GI GREASE INTERCEPTOR (1,500 GAL)

NOTES

- 17A POINT OF CONNECTION - GAS SERVICE
- 17B GAS SERVICE (BY GAS COMPANY)
- 17C GAS METER
- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 2-2" CONDUITS INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION - ELECTRICAL SERVICE
- 19C ELECTRICAL SERVICE PER AEP TEXAS
- 19D TRANSFORMER PAD
- 19E CONDUIT FOR ELECTRICAL SERVICE VERIFY WITH MEP PLANS
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 2" TAP AND METER WITH 2" SERVICE LINE
- 20C 2" METER
- 20D 6" FIRE LINE C-900, DR-14
- 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC, CONNECTION IS CUT IN WYE



RESIDENCE AT GREEN MEADOW

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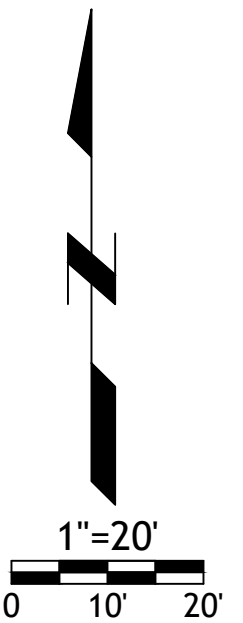
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Civil

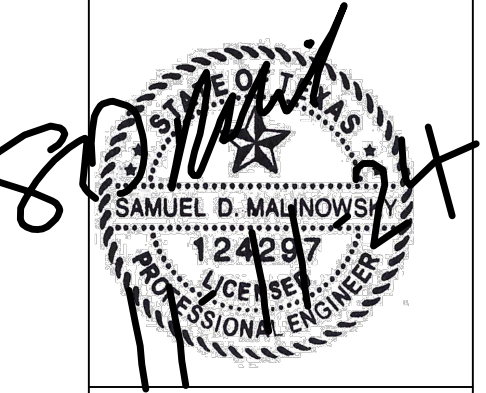
UTILITY PLAN

permit

30 OCTOBER 2024



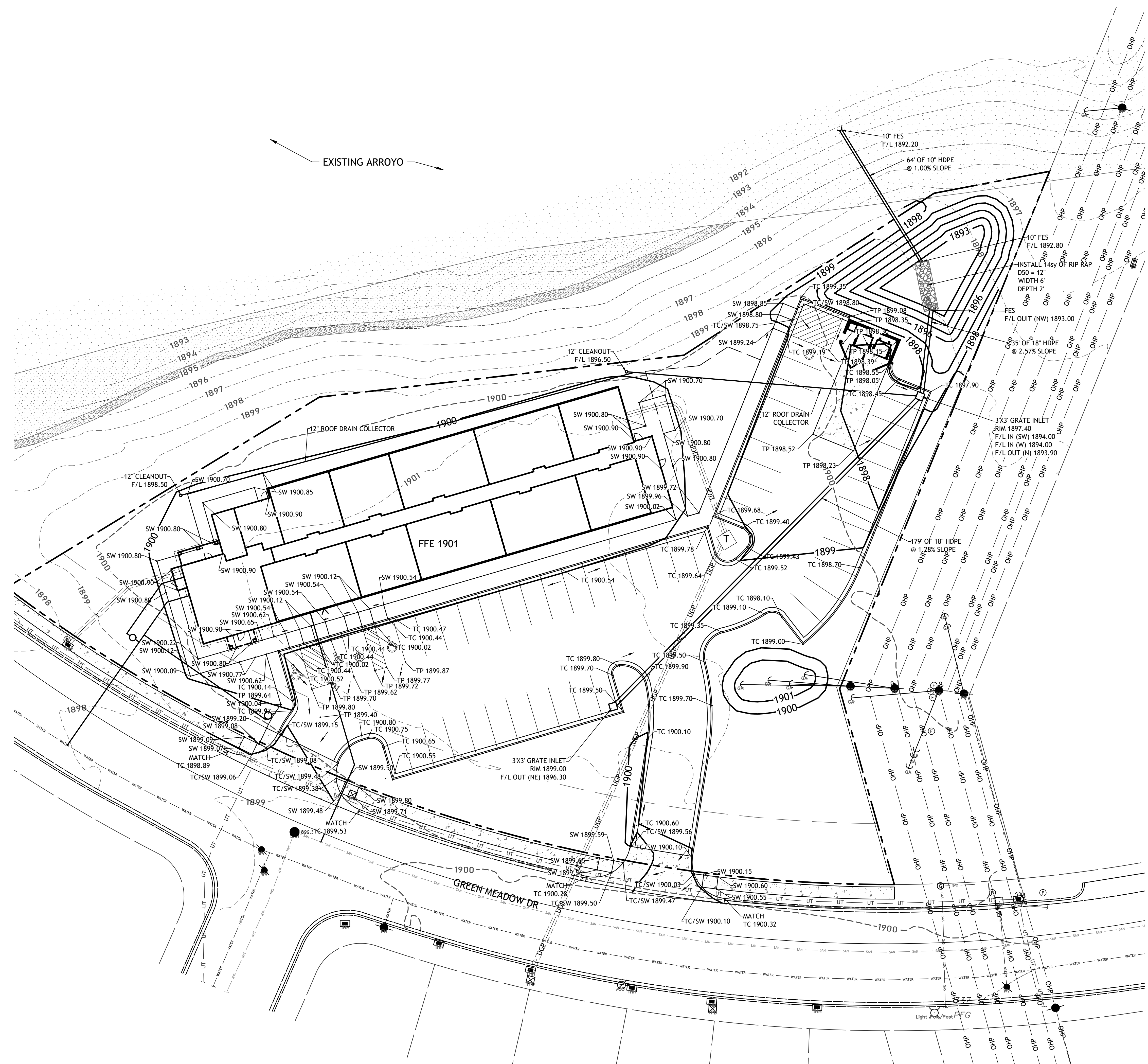
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Revisions

GRADING NOTES:

- EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES. EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
- THE SITEWORK FOR THIS PROJECT SHALL MEET OR EXCEED ALDI'S STANDARD SITEWORK SPECIFICATIONS.
- PIPE LENGTHS ARE CENTER TO CENTER OF STRUCTURE OR TO END OF END SECTIONS.
- HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO ADJUST DEPTHS OF EXISTING SERVICE LINES AS NECESSARY
- ALL CONSTRUCTION TRAFFIC, TEMPORARY TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO REQUIREMENTS OF THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



**RESIDENCE AT
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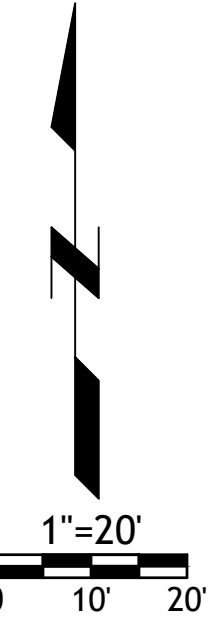
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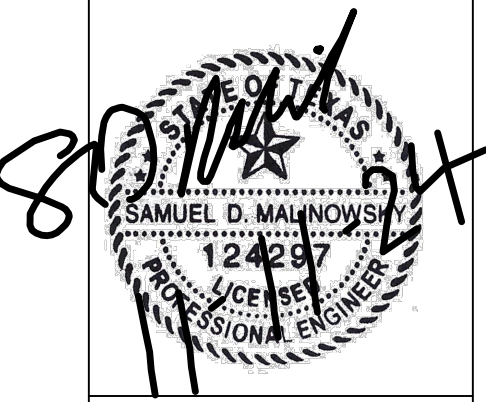
Civil
GRADING PLAN

permit

30 OCTOBER 2024



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Revisions

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Civil

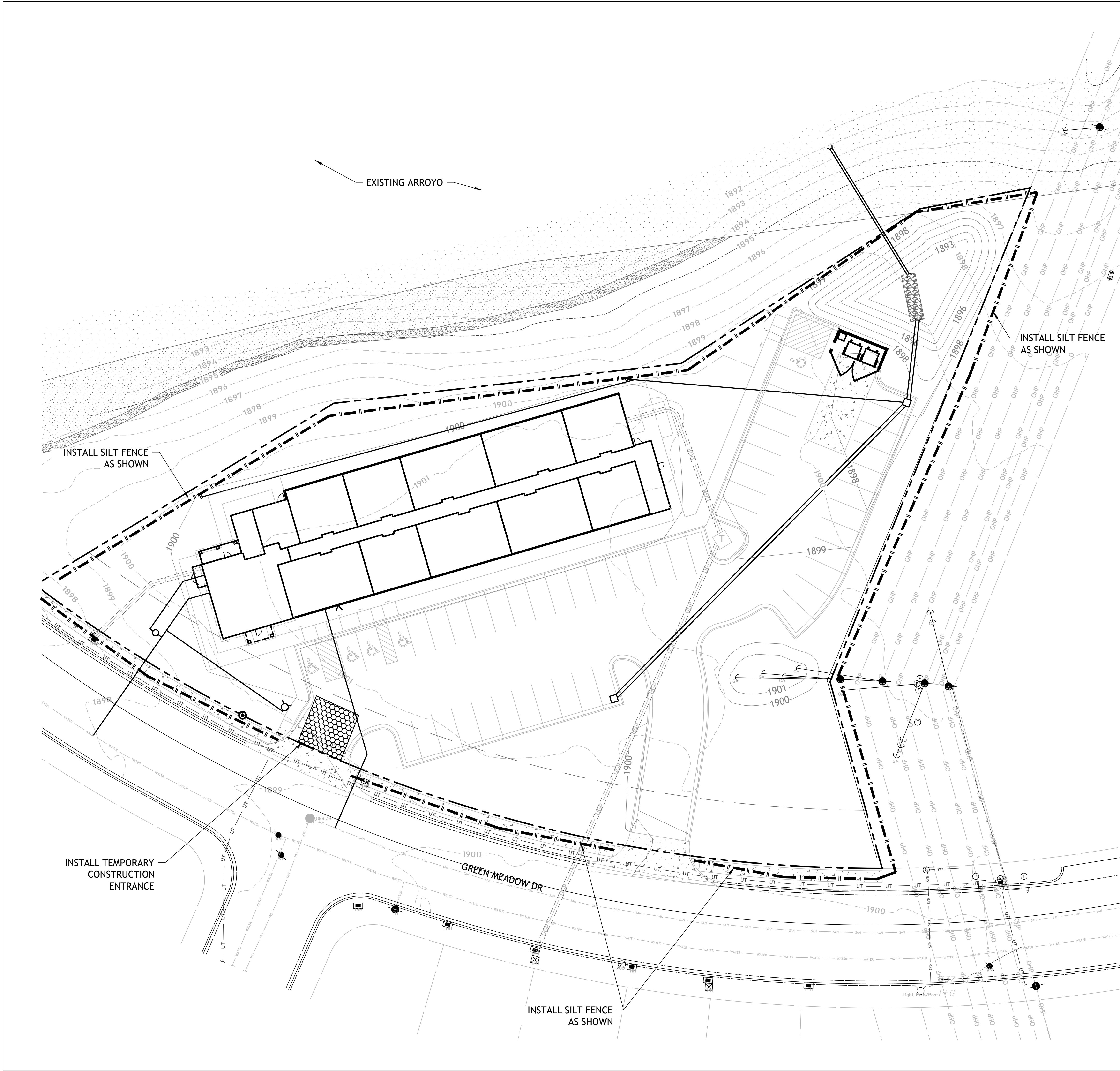
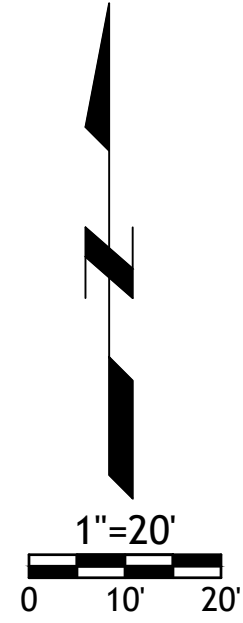
EROSION CONTROL permit
30 OCTOBER 2024

- GENERAL NOTES:**
- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
 - THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
 - THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
 - ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
 - A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
 - SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
 - CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
 - SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
 - RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
 - THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
 - TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
 - MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
 - INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
 - INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
 - AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
 - TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
 - STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
 - ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
 - THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
 - GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
 - ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
 - EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
 - MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
 - EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.

LEGEND

— — — — — SILT FENCE

TEMPORARY CONSTRUCTION ENTRANCE



EXISTING ARROYO

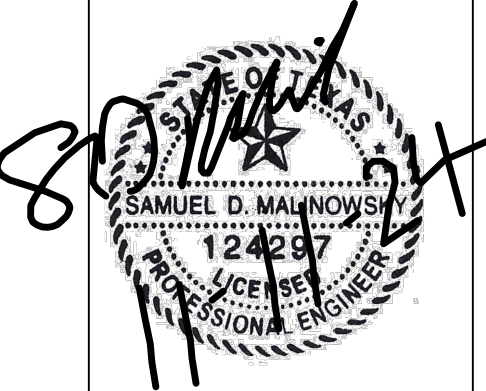
INSTALL SILT FENCE AS SHOWN

INSTALL SILT FENCE AS SHOWN

INSTALL TEMPORARY CONSTRUCTION ENTRANCE

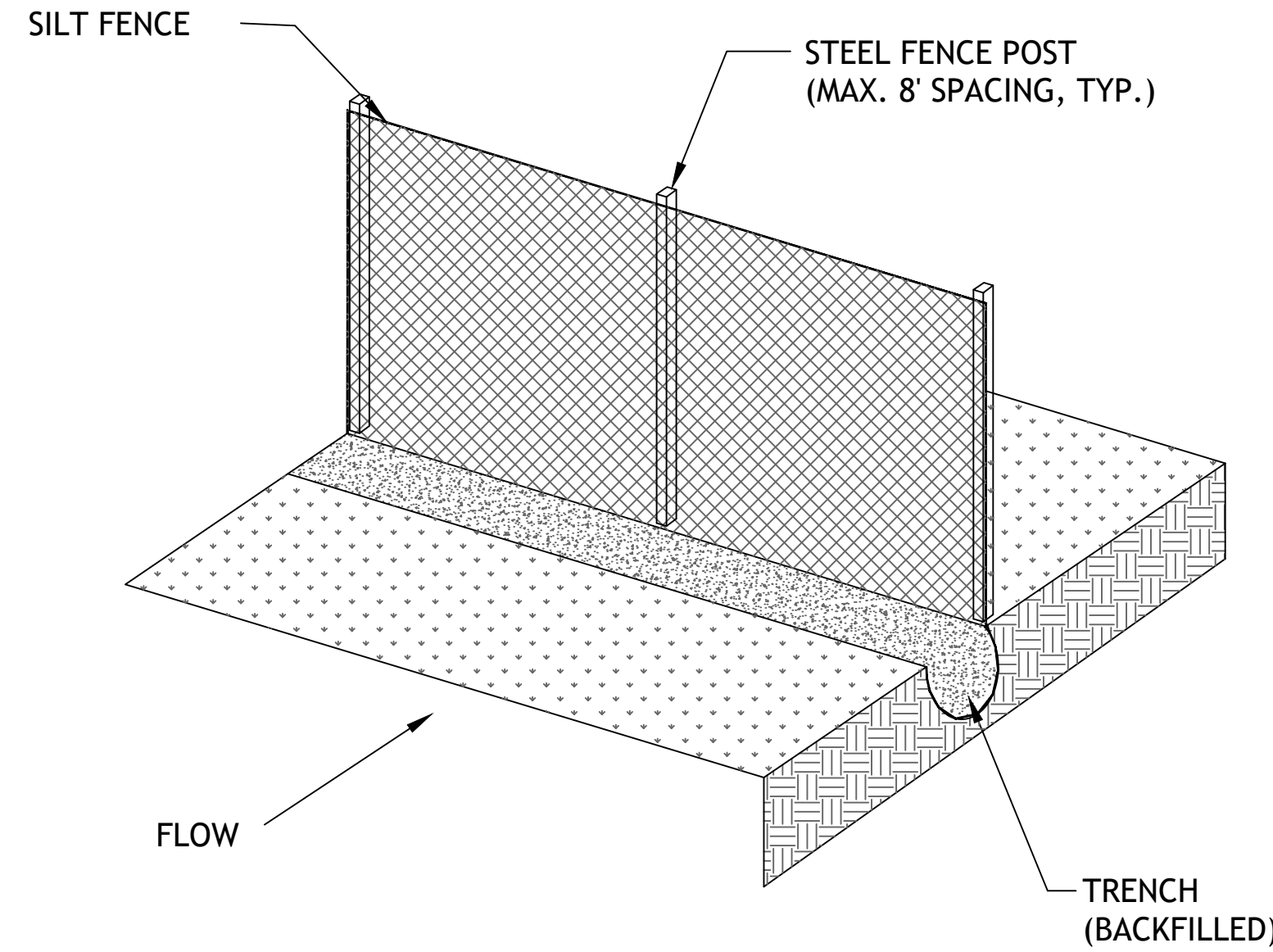
INSTALL SILT FENCE AS SHOWN

GREEN MEADOW DR



Revisions

NOTE:
 SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES
 SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS



CONSTRUCTION SPECIFICATIONS

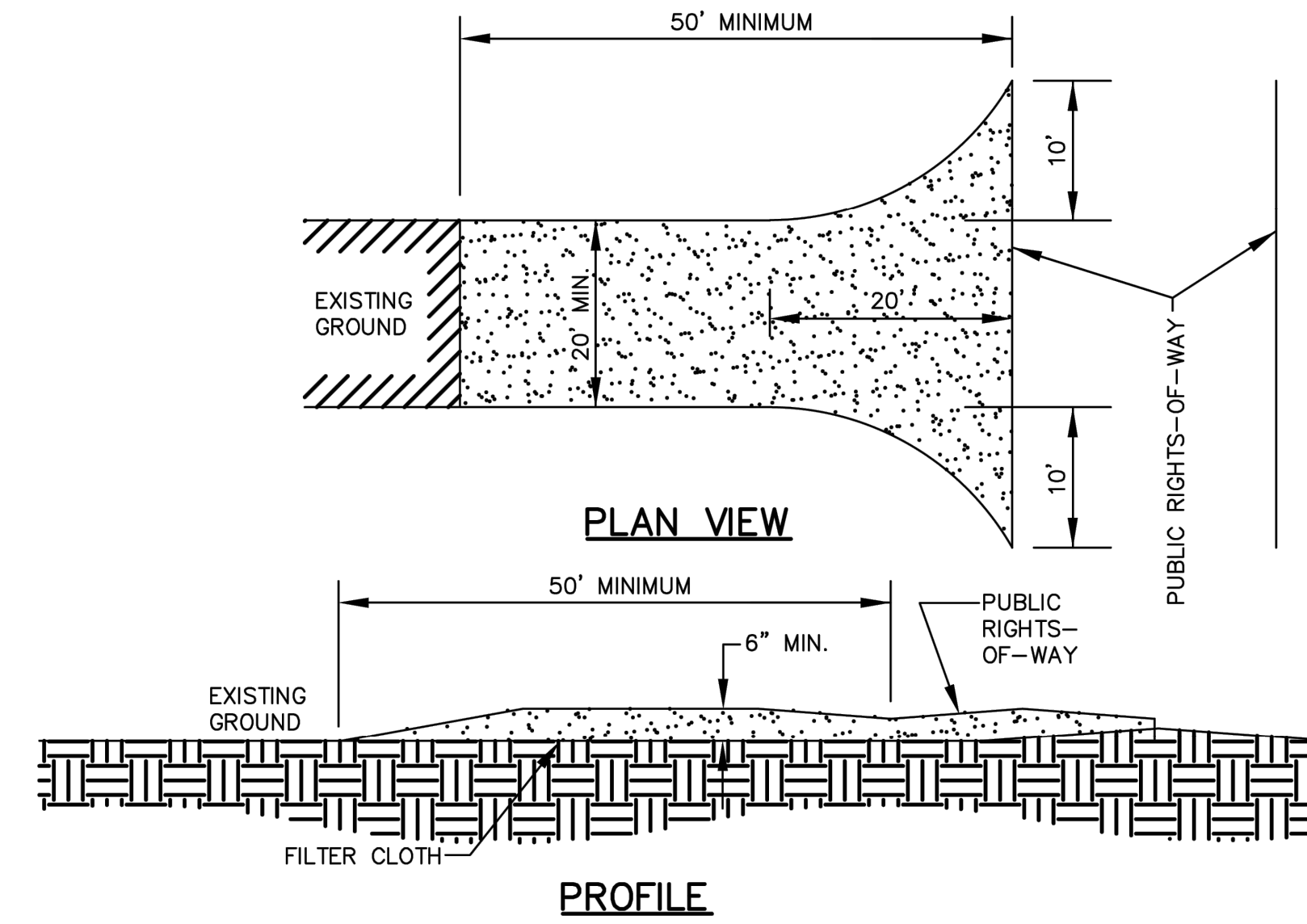
1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. Silt Fence shall be trenched in with a spade or mechanical trencher so that the downslope face of the trench is flat and perpendicular to the line of flow.
3. The trench should be a minimum of 6" deep and 3-4" 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 promptly as needed.
6. Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
8. The Erosion Control shown shall be Silt Fence. Additional Erosion Control provided by contractor may be Straw Bale Dike.

SILT FENCE
 (Not to Scale)

EROSION CONTROL NOTES:

1. The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.
2. The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of staked straw bales and other acceptable methods to protect the abutting properties, streets, and all utilities.
3. Erosion control devices shall remain in place for the duration of the project.
4. The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.

SILT FENCE DETAIL

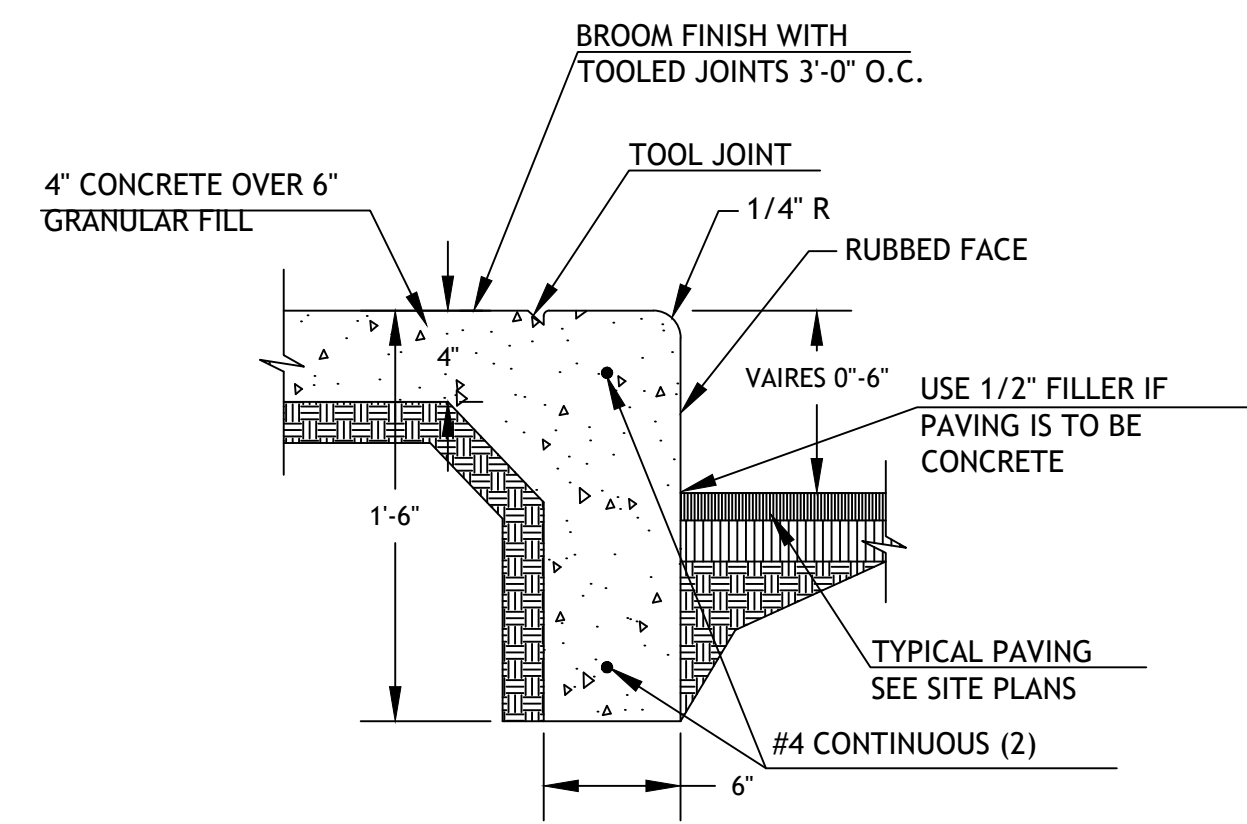


CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL 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. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED AFTER EACH RAIN.

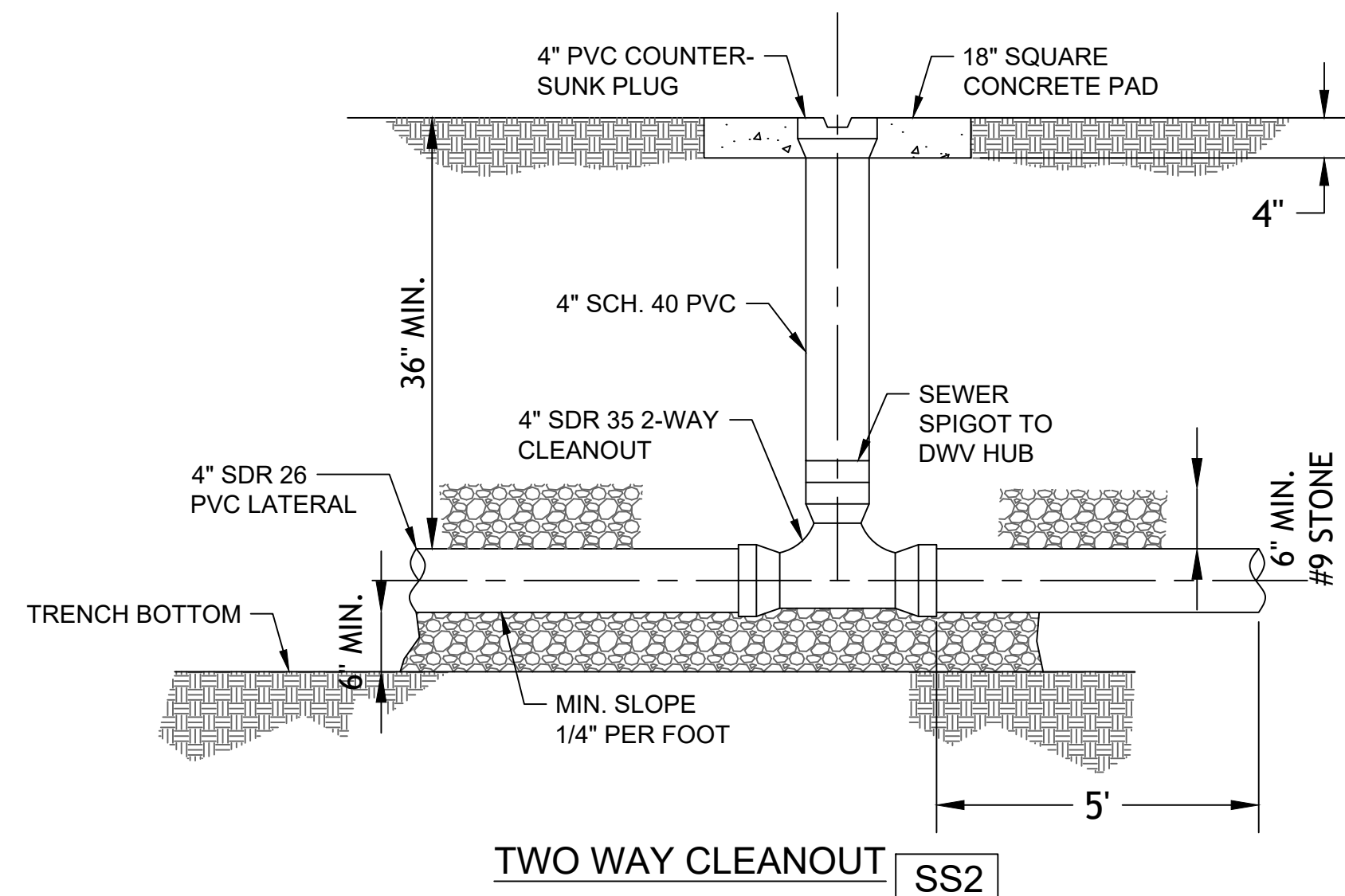
CONSTRUCTION ENTRANCE DETAIL EC1

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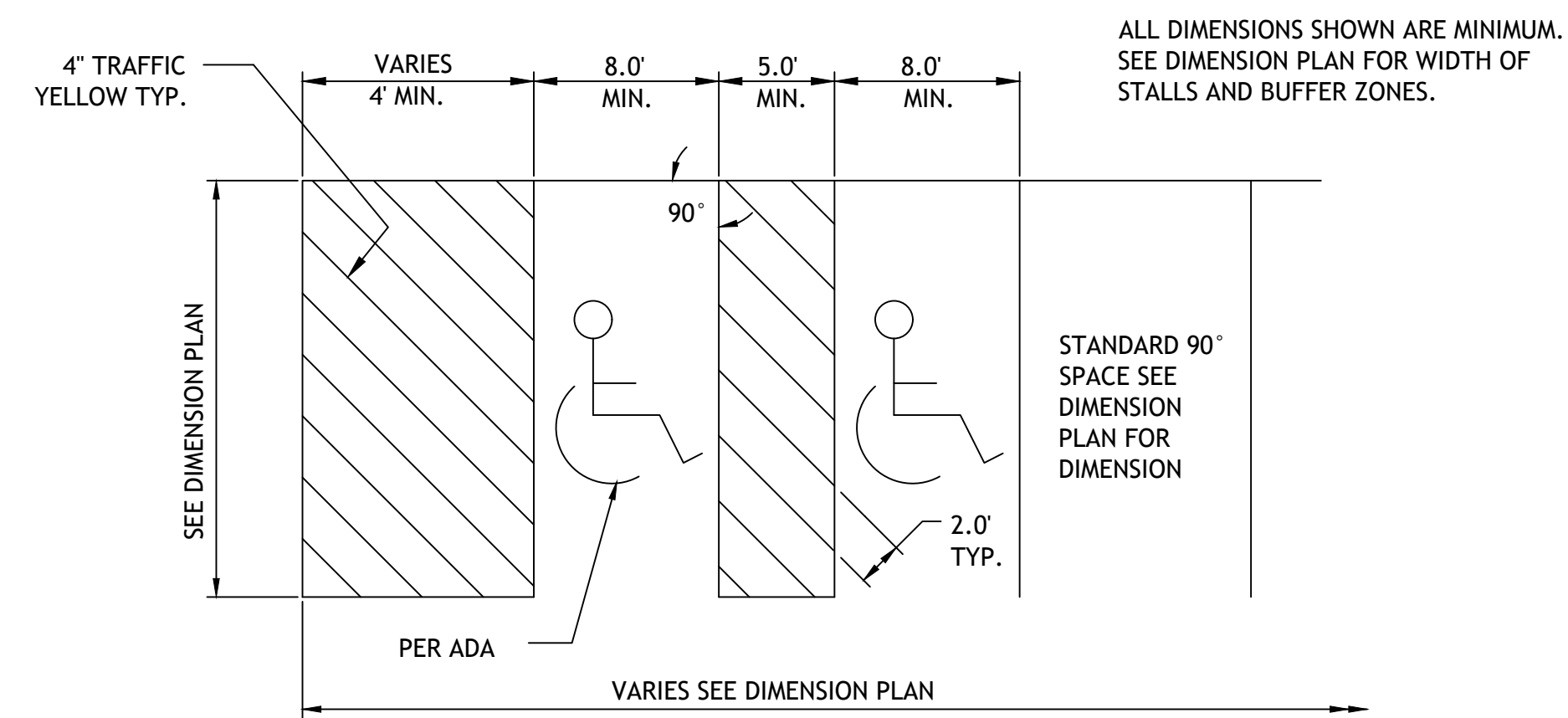
CURB WALK/CURB (AT BUILDING)

CW1

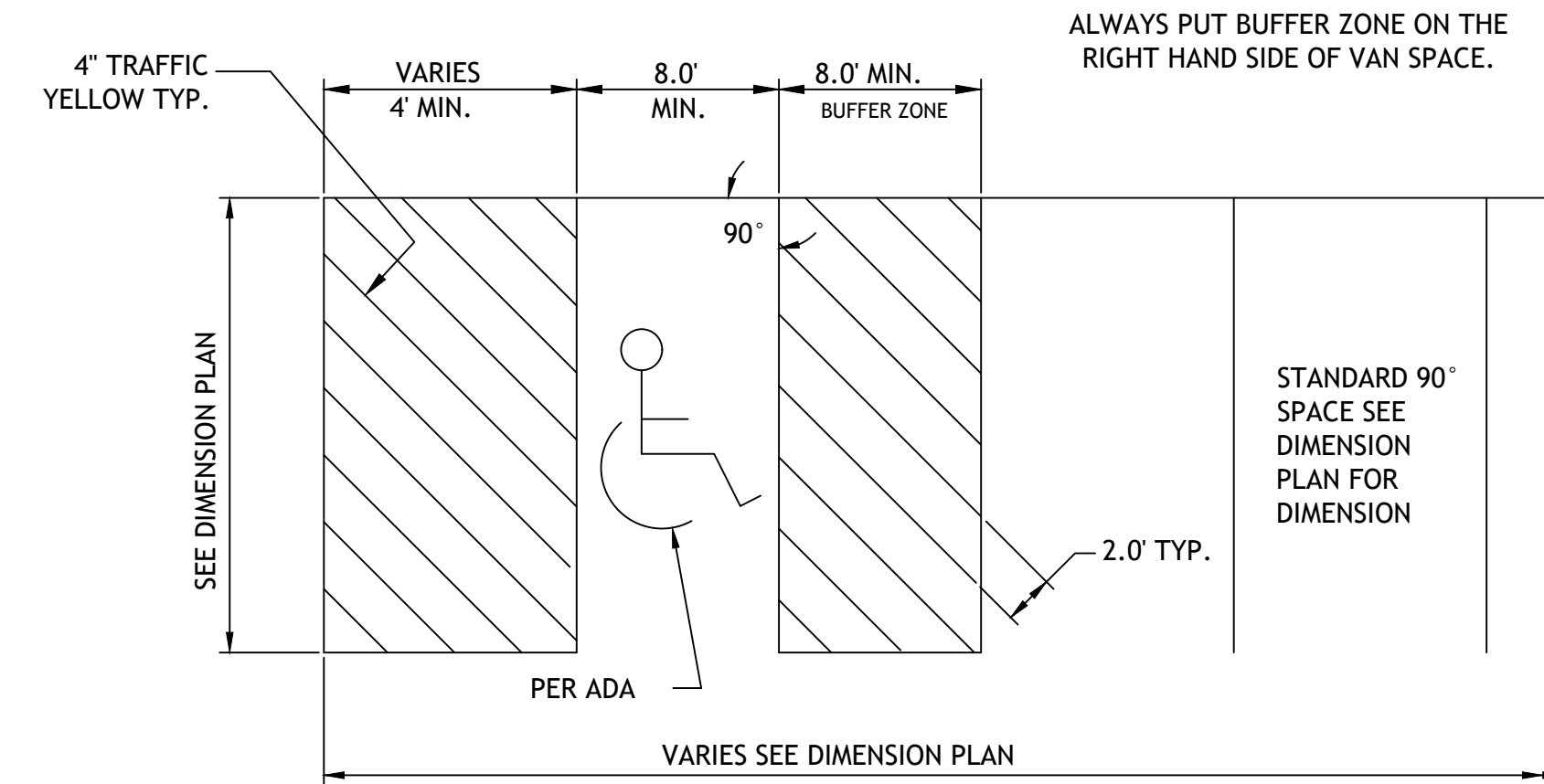


TWO WAY CLEANOUT

SS2

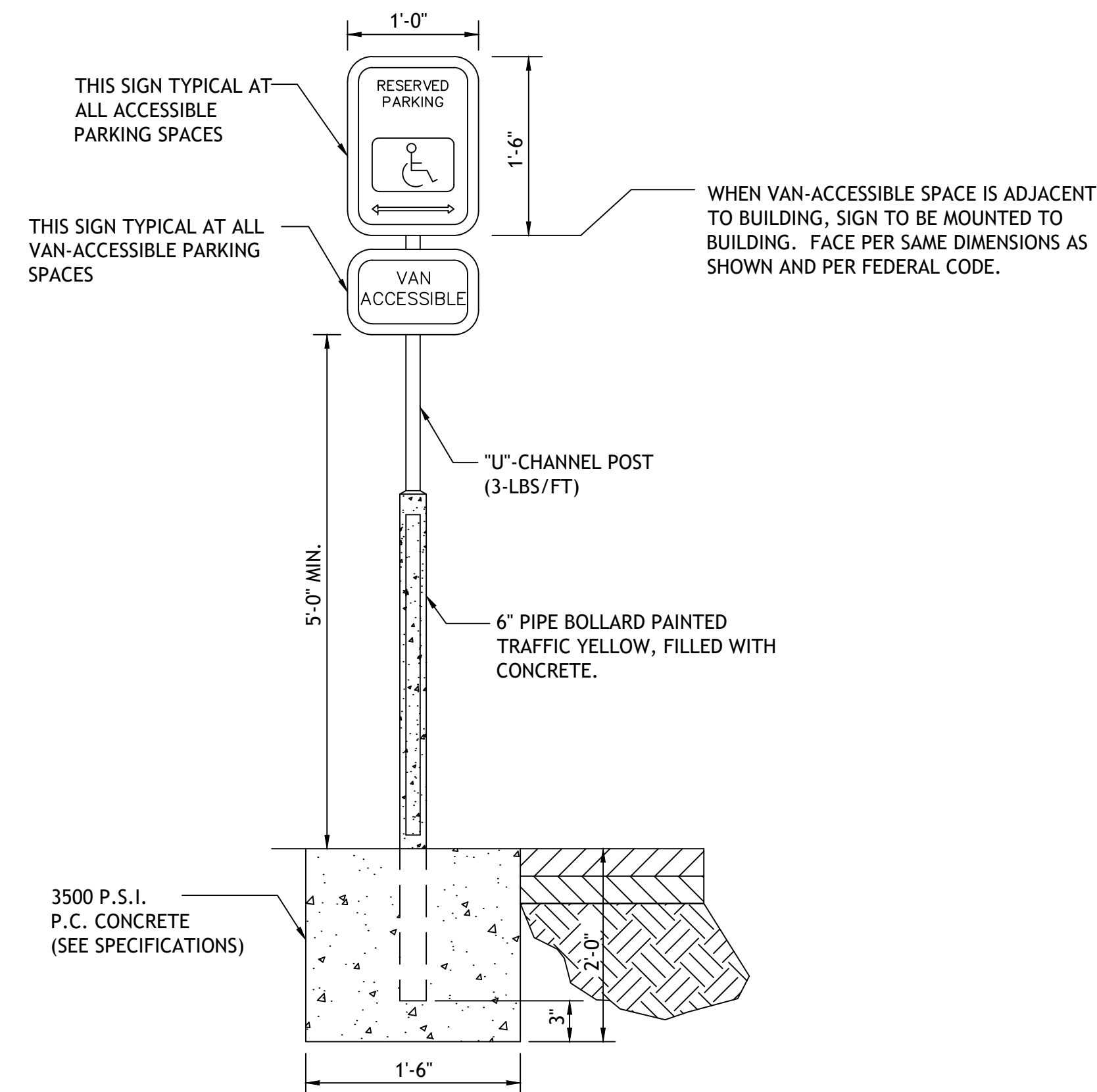


NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS



90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING

PK1



ACCESSIBLE PARKING SIGN

PK2



Revisions

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SAN ANGELO, TEXAS 76904

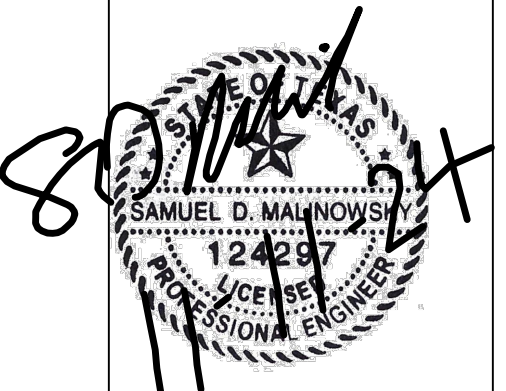
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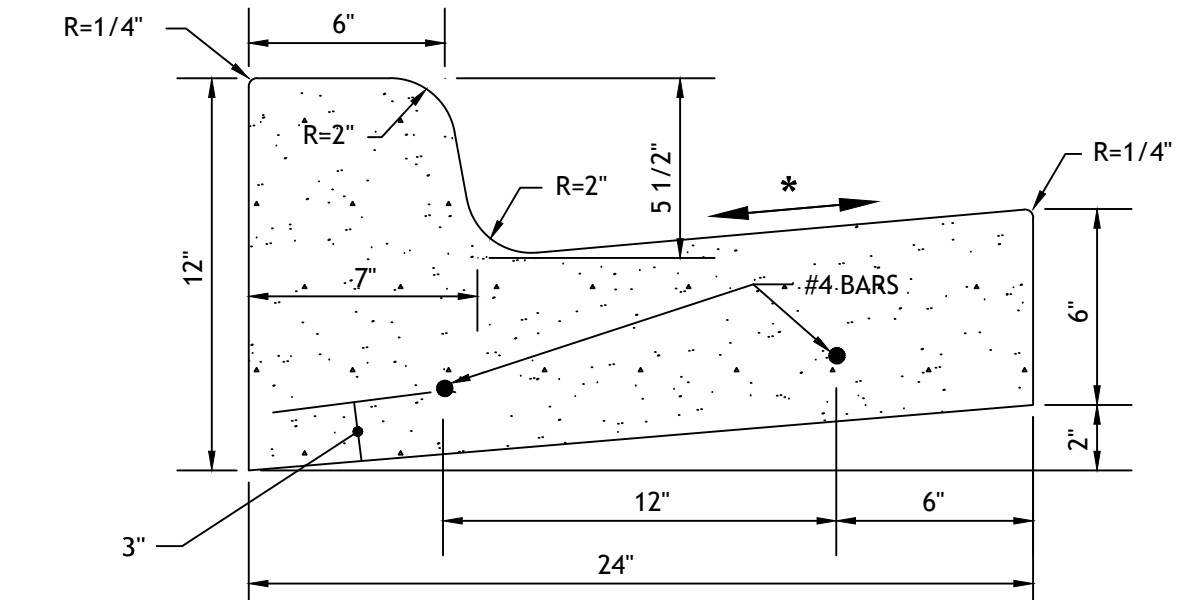
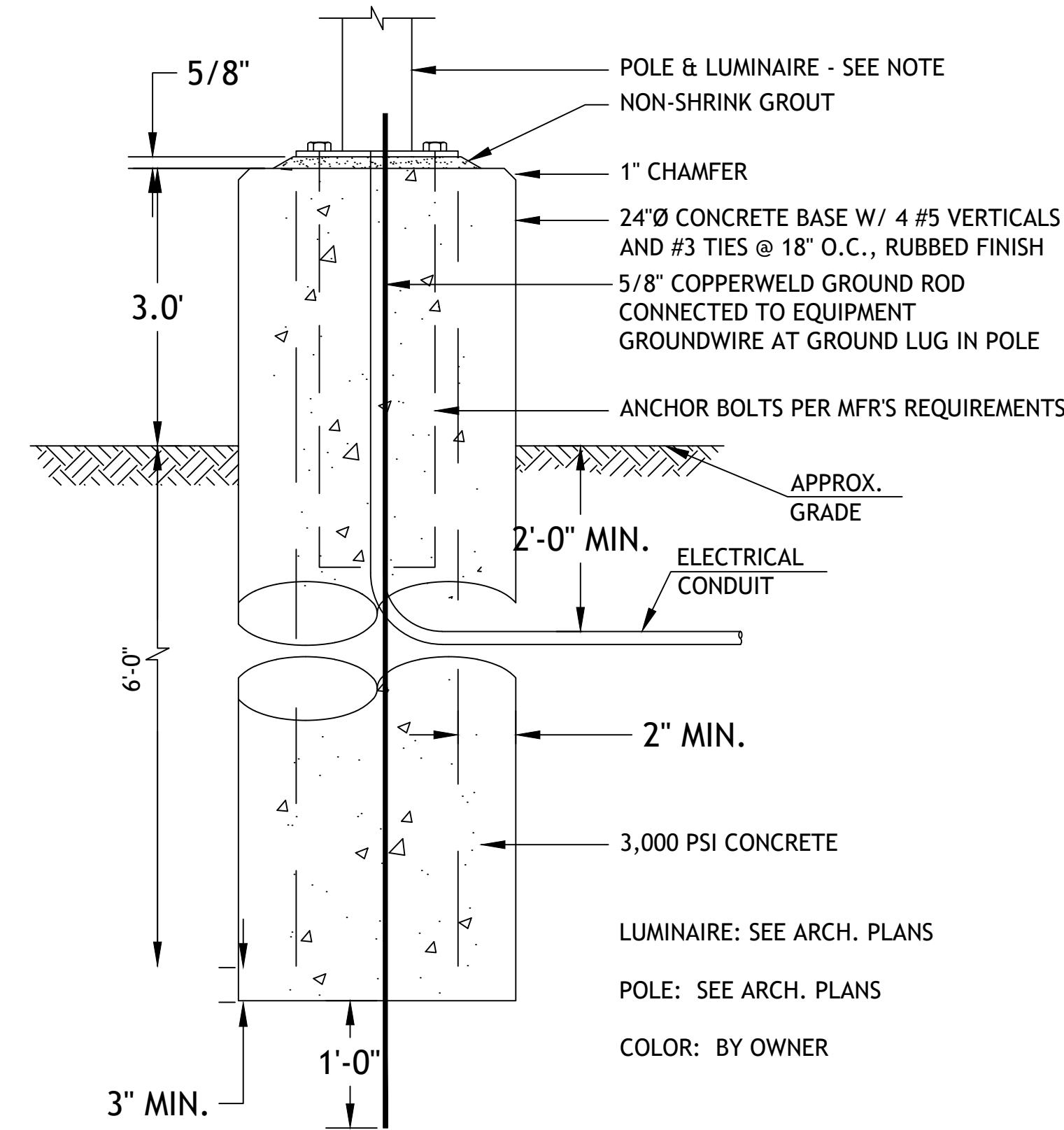
Civil
DETAILS

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30 OCTOBER 2024

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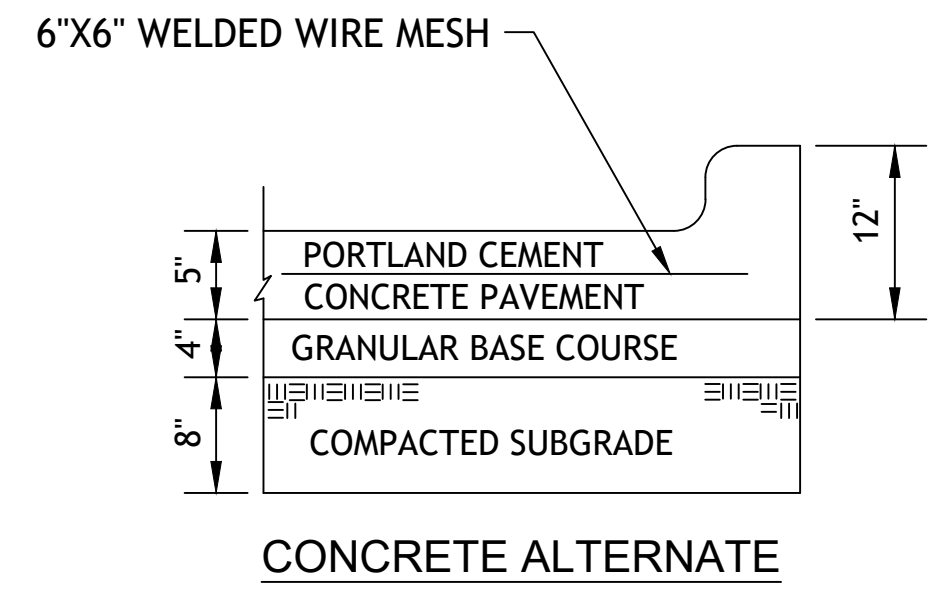
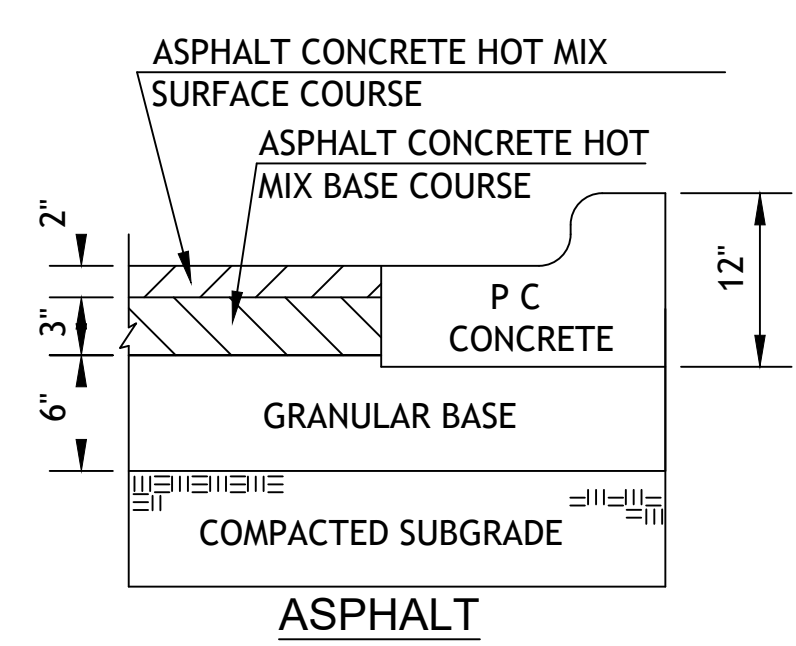


NOTE: 1. EXPANSION, CONTRACTION, OR CONSTRUCTION JOINTS ARE TO BE SAME AS NOTED ON TYPE "A" CURB AND GUTTER DETAIL.
2. REBAR IS NOT REQUIRED FOR CURB CONSTRUCTION ON A MINIMUM OF 3" ASPHALT.

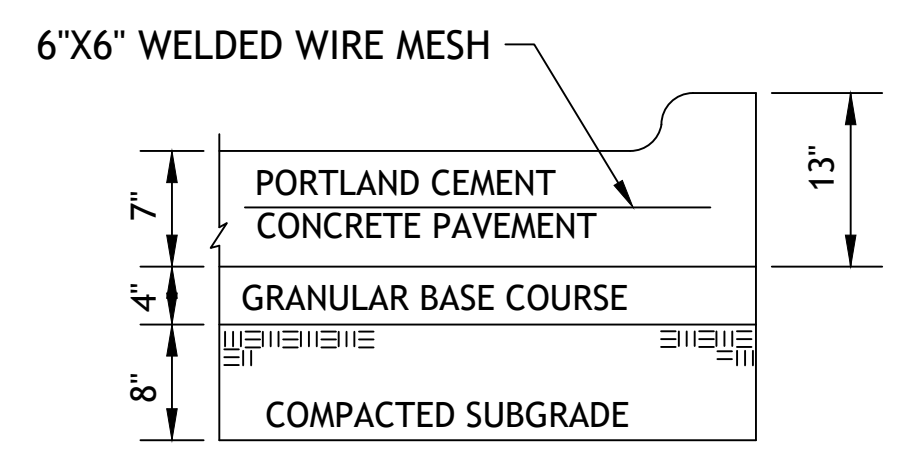
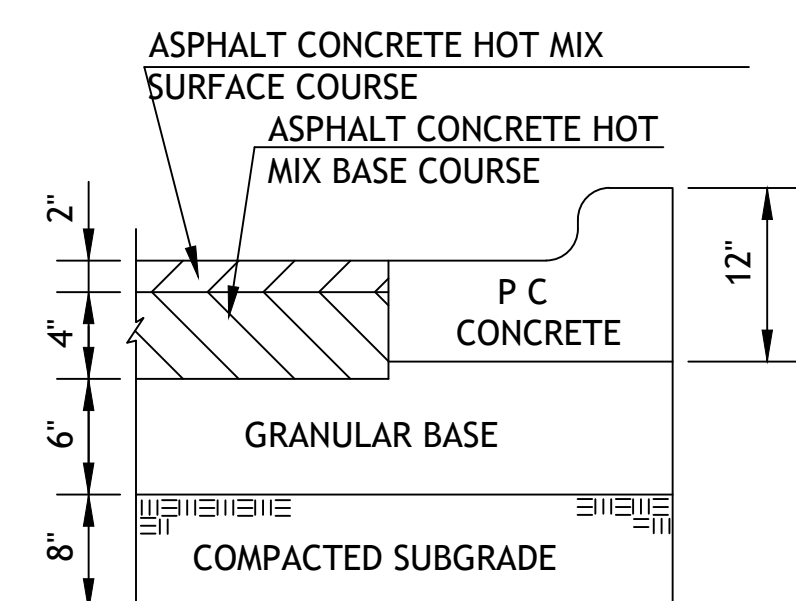
CG-1 CURB AND GUTTER

* ADJUST TILT OF GUTTER TO MAINTAIN POSITIVE FLOW

LIGHT POLE BASE LP



REGULAR DUTY PAVING PV1



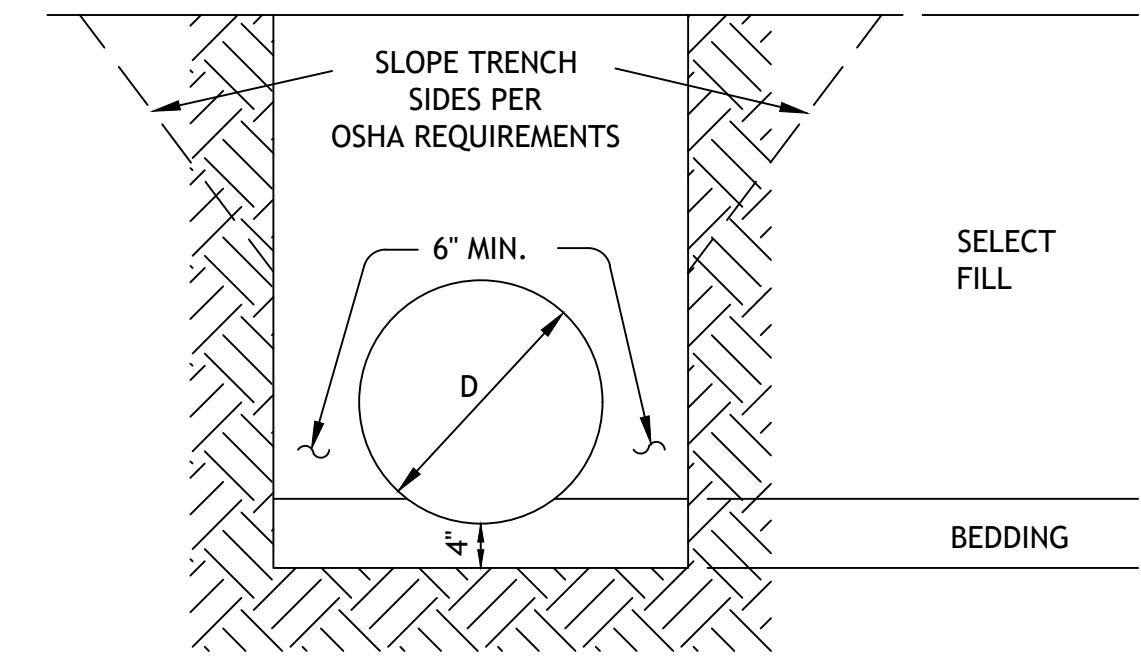
HEAVY DUTY ASPHALT PV2 HEAVY DUTY CONCRETE PV3

1. FLEXIBLE PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

ASPHALT SURFACE COURSE - APWA TYPE 3-01
ASPHALT BASE COURSE - APWA TYPE 1-01
AGG BASE-MODOT TYPE 5

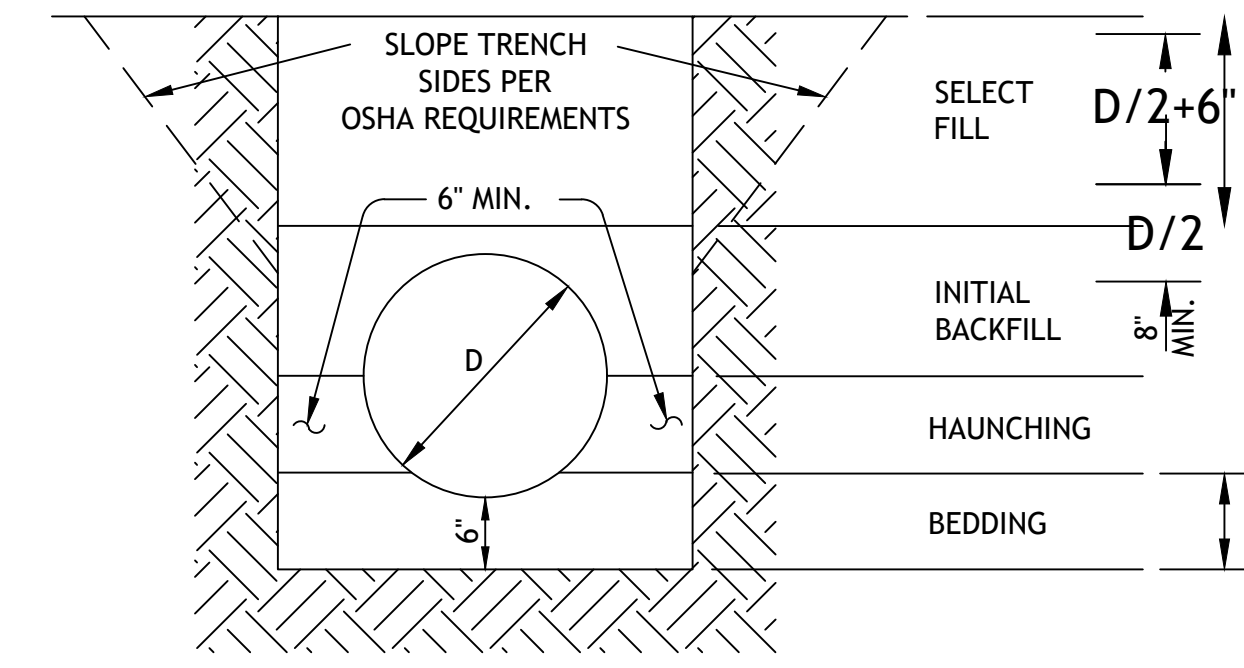
2. PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS WITH 6% ENTRAINED AIR ±2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF THE MISSOURI DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

3. HEAVY DUTY CONCRETE IS AN OPTIONAL PAVEMENT FOR DETAIL 041 HEAVY DUTY ASPHALT. WHEN PLANS SPECIFY DETAIL 042 NO ALTERNATES ARE ALLOWED.



RIGID PIPE: INCLUDES REINFORCED CONCRETE, DUCTILE IRON, & CAST IRON

- BEDDING SHALL BE COMPACTED SAND AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- SELECT FILL SHALL BE NATIVE MATERIAL FREE OF LARGE ROCKS, DEBRIS, AND ORGANICS (3"+) AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.



FLEXIBLE PIPE: INCLUDES CORRUGATED METAL PIPE, CORRUGATED POLYETHYLENE PIPE AND/OR POLYVINYL CHLORIDE PIPE.

- BEDDING AND HAUNCHING MATERIAL SHALL BE COMPACTED SAND, UNLESS NOTED OTHERWISE ON PLANS AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
- INITIAL BACKFILL MATERIAL SHALL BE GRANULAR MATERIAL OR SELECT MATERIAL (INCLUDING SAND) COMPACTED IN ACCORDANCE TO SPECIFICATIONS.
- SELECT FILL PLACEMENT AND COMPACTION SAME AS FOR RIGID PIPE.

TRENCH AND BEDDING DETAILS

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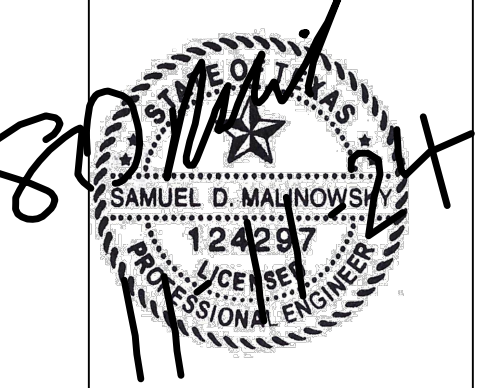
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Civil
DETAILS

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30 OCTOBER 2024



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Missing or invalid reference

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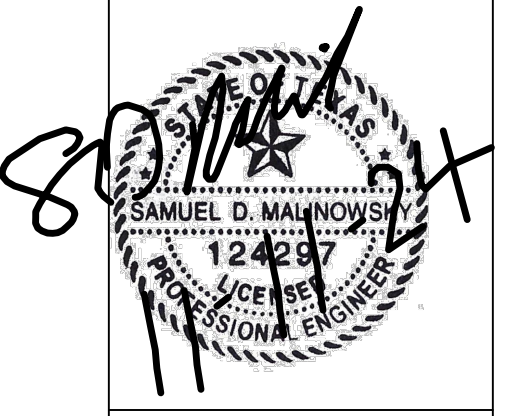
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Revisions

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Sheet: 1

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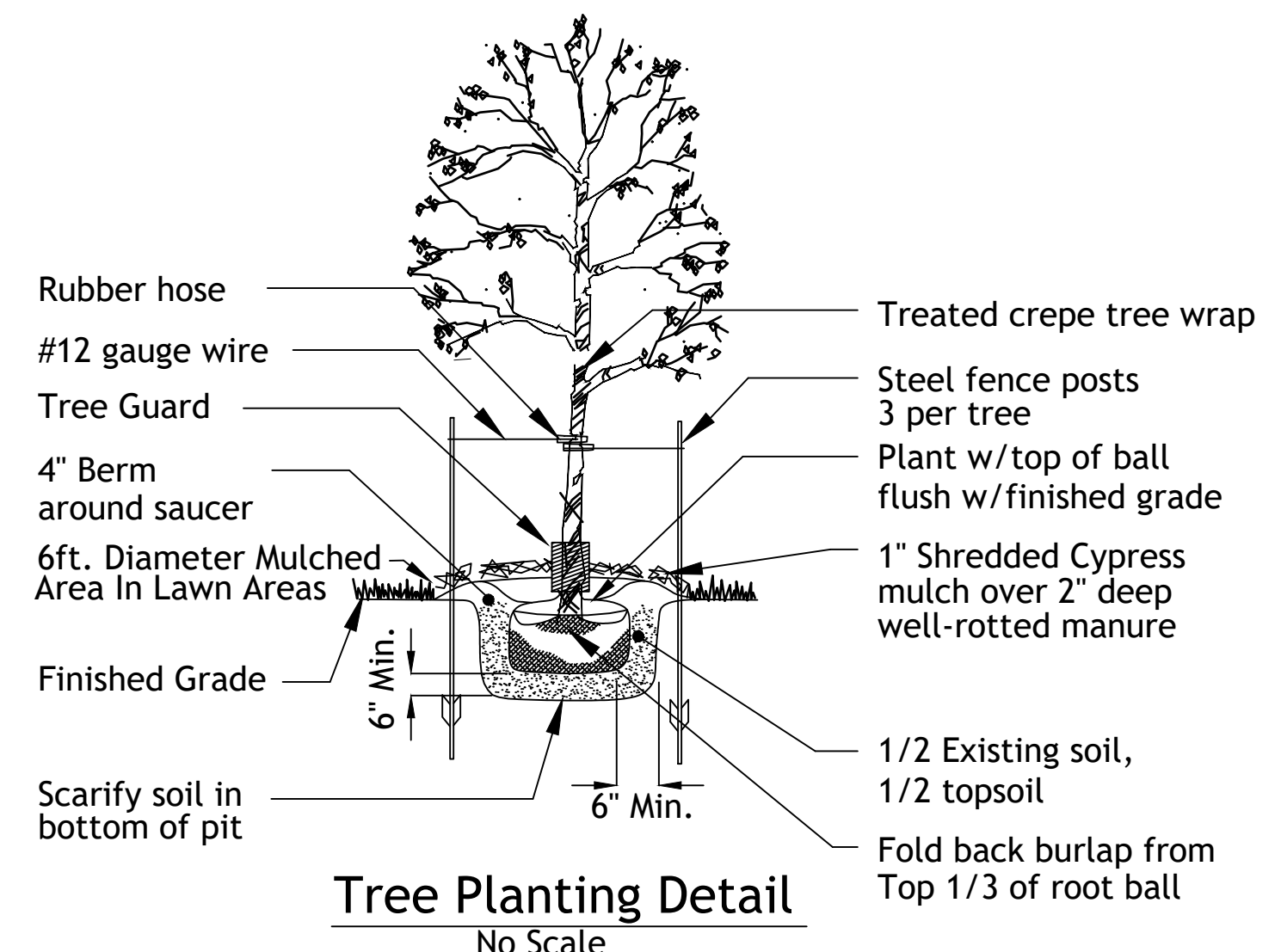
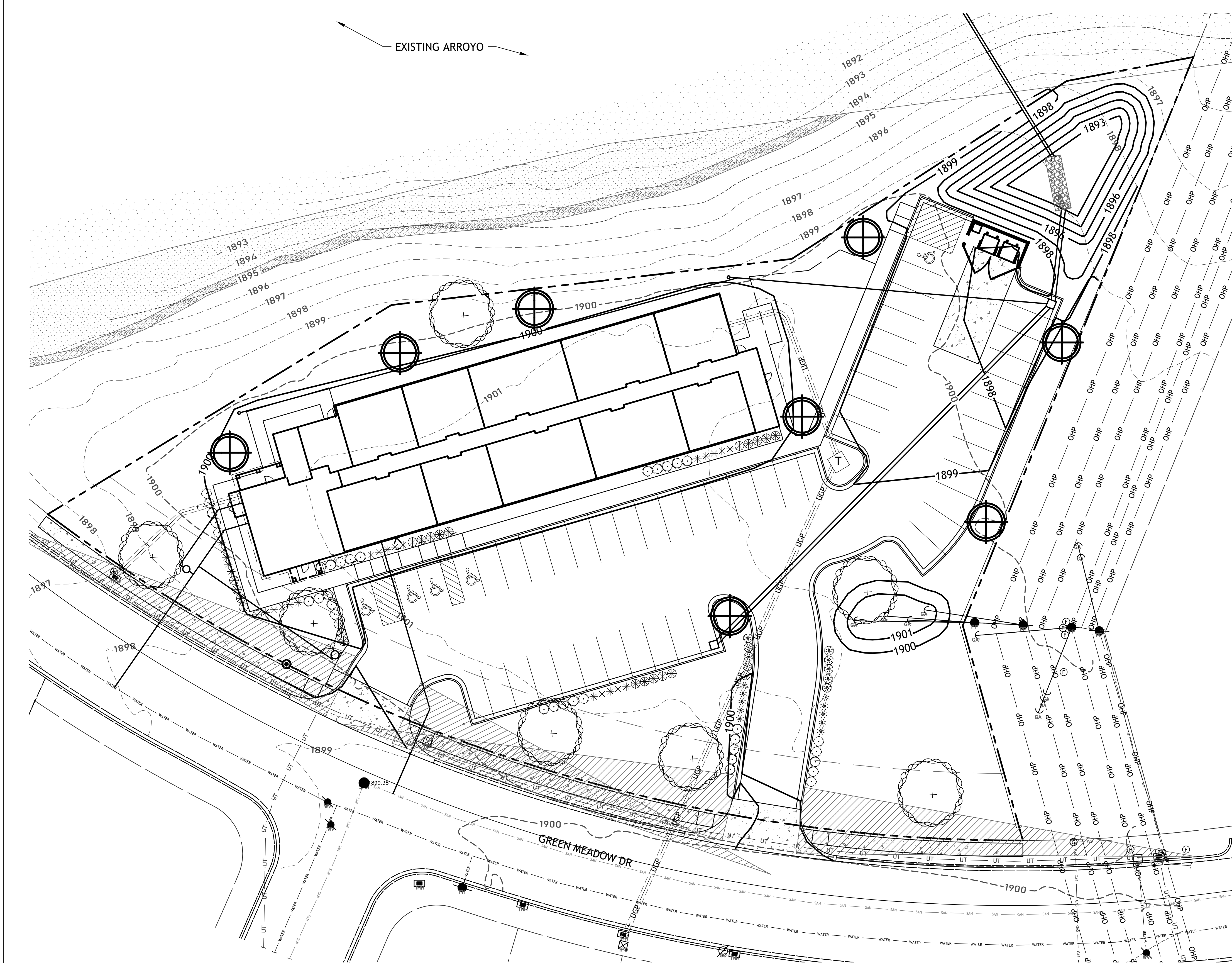
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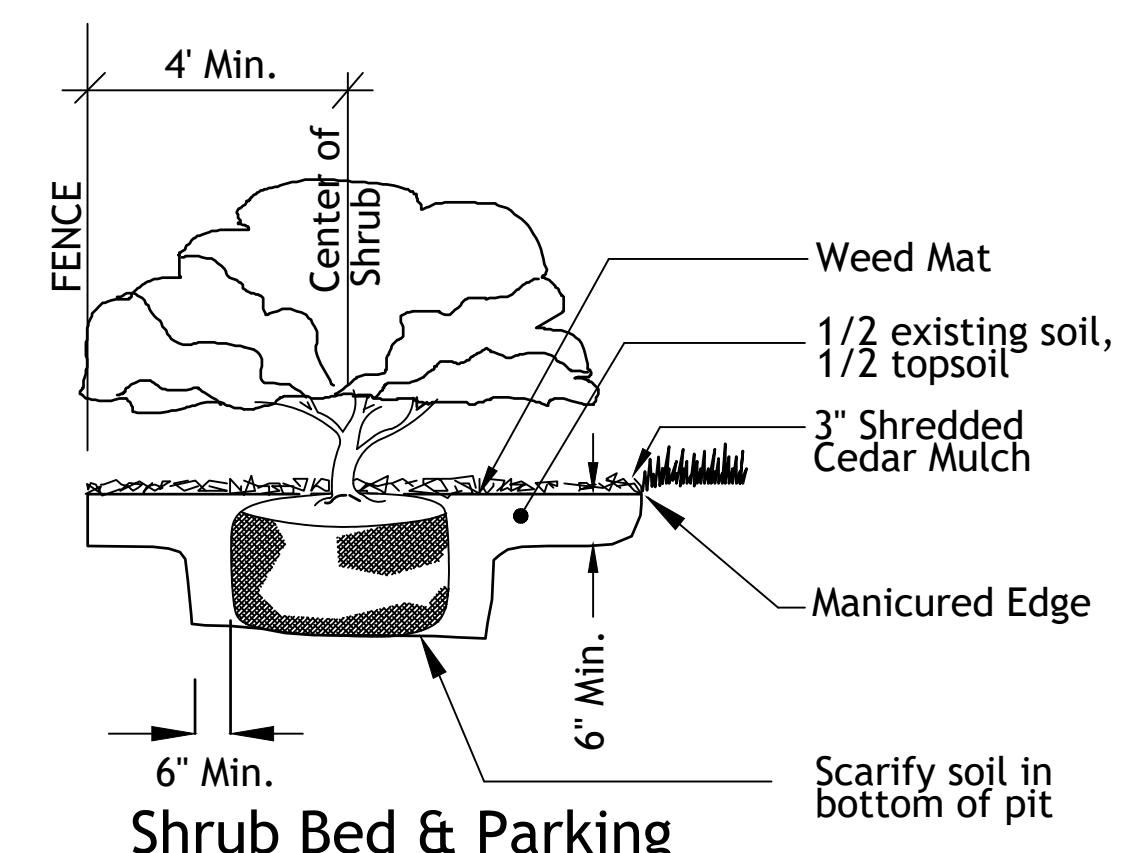
Revisions

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Tree Planting Detail
No Scale



Shrub Bed & Parking Setback Detail
No Scale

LANDSCAPE NOTES
CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.

Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.

No plant material substitutions are allowed without Landscape Architect or Owners approval.

Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.

Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.

Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.

All plant material shall be specimen quality stock as determined in the "American Standards For Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.

Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.

All shrub beds within lawn areas to receive a manicured edge.

All shrub beds shall be mulched with 3" of shredded cedar mulch.

All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.

All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.

Shrub List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊙	35	Seagreen Juniper	Juniperus Chinensis 'Seagreen'	18"-24" sp.	Cont.	4'o.c.
⊗	33	Dwarf Winged Euonymus	Euonymus Alatus 'Compactus'	18"-24" sp.	Cont.	4'o.c.
✱	35	Morning Light Maiden Grass	Miscanthos Sinensis 'Morning Light'	3 gal.	Cont.	4'o.c.

Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
⊕	7	October Glory Maple	Acer Rubrum 'October Glory'	3" cal	BB	As Shown
⊕	8	Amur Maple	Acer Ginnala 'Flame'	3" cal	BB	As Shown

