

# OLD TOWN HELOTES FOOD PARK

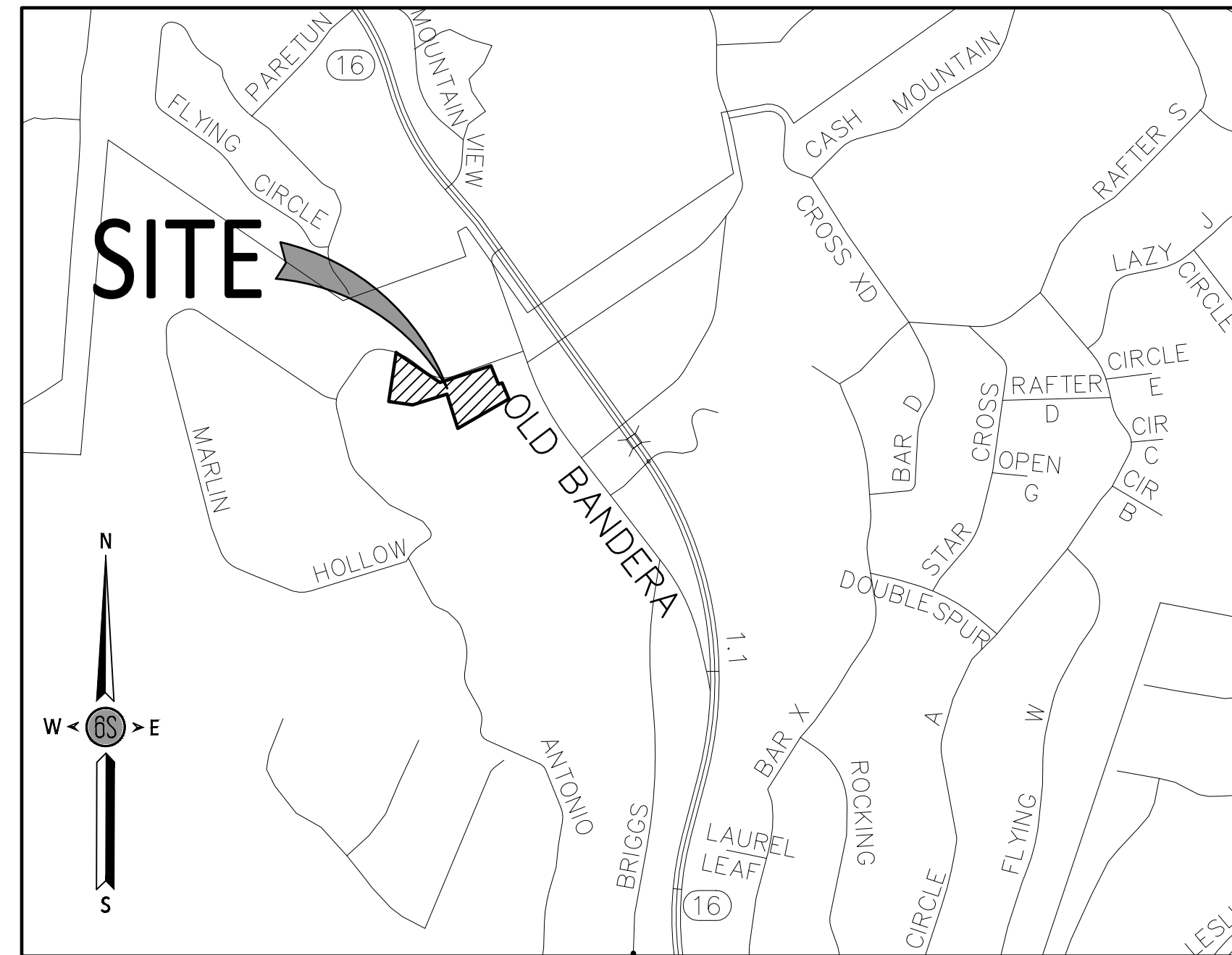
## SITE CONSTRUCTION PLANS

### CITY OF HELOTES BEXAR COUNTY, TEXAS

6S JOB NO. 2023-085-01

**GENERAL NOTES:**

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE BUILDING CODE AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
4. EXISTING ABOVE GROUND UTILITIES HAVE BEEN PLOTTED BASED UPON DIRECT FIELD INVESTIGATION. UNDERGROUND UTILITIES HAVE BEEN COMPILED FROM VARIOUS SOURCES AND REQUIRE VERIFICATION BY THE CONTRACTOR TO ESTABLISH THEIR EXACT LOCATION AND DEPTH. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON DRAWINGS. DEAD UTILITY LINES SHALL BE SUITABLY CAPPED. THE CONTRACTOR SHALL NOTIFY THE GOVERNMENTAL AND/OR UTILITY AGENCIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND 48 HOURS PRIOR TO START OF CONSTRUCTION. STATE WIDE ONE CALL PROVIDER (TEXAS 811) - 1-800-516-1555
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER'S AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
6. ANY EXISTING IMPROVEMENT OR UTILITY REMOVED, DAMAGED OR UNDERCUT BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
7. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPAIRED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3) FEET OF COVER, IT SHALL BE ENCASED OR SADDLED WITH CONCRETE.
8. THE CONTRACTOR SHALL FURNISH ALL ASSISTANCE REQUIRED OF HIM BY THE INSPECTOR IN OBTAINING SAMPLES AT THE EXPENSE OF THE CONTRACTOR.
9. IF IN OPINION OF INSPECTOR, BASED ON TESTING SERVICE REPORTS AND INSPECTION, MATERIALS OR COMPACTION ARE BELOW THE SPECIFIED REQUIREMENTS THE CONTRACTOR SHALL PROVIDE ADDITIONAL SERVICES AND TESTING TO OBTAIN THE SPECIFIED PARAMETERS AT NO ADDITIONAL EXPENSE.
10. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE PLANS MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS.
11. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY, AND BE SUBJECT TO DENSITY TEST.
12. CONTRACTOR IS TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE ADJACENT PROPERTY OWNERS PRIOR TO COMMENCING ANY WORK ON SUCH PRIVATE PROPERTY.
13. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND ARE GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
14. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS DURING CONSTRUCTION. GRASSED AREAS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITH THE TOPSOIL AND SODDING (NO SEPARATE PAYMENT).
15. TRENCH EXCAVATION 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 DEVELOP THE CONTRACTOR'S PLANS TO IMPLEMENT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S PLANS SHALL PROVIDE FOR ADEQUATE SAFETY EXCAVATIONS, SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S 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 INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION. THE CONTRACTOR'S PLANS AND OUTLINE FOR A TRENCH SAFETY PROGRAM SHALL BE FURNISHED BY THE CONTRACTOR TO THE OWNER, PRIOR TO EXECUTION OF THE CONTRACT, FOR INCLUSION AS PART OF THE CONTRACT DOCUMENTS. THE DOCUMENTS FURNISHED TO THE OWNER ARE NOT FOR THE OWNER'S REVIEW, APPROVAL OR ENDORSEMENT OF THE CONTRACTOR'S PLANS AND TRENCH SAFETY PROGRAM, BUT SOLELY FOR THE PURPOSE OF INCLUDING DETAILED TRENCH SAFETY PLANS FOR THE PROJECT IN THE CONTRACT DOCUMENTS.
16. THE CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF WORK.
17. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, TREES, STUMPS, GRASSES, ORGANIC SOILS, DEBRIS AND DELETERIOUS MATERIALS UNLESS DESIGNATED TO REMAIN.
18. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
19. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING, PROPERTY LINE, OR STRIPING CENTERLINE, UNLESS OTHERWISE NOTED.
20. THE CONCRETE DRIVE APPROACHES AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAYS ARE SUBJECT TO INSPECTION BY THE CONTROLLING ENTITY OF SAID ROW (I.E. CITY, COUNTY, TXDOT).
21. ALL WORK PERFORMED WITHIN CITY RIGHT-OF-WAYS TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF CONTROLLING ENTITY.
22. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.
23. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED
24. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.
25. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 90%.
26. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.
27. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECT AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS, AND ORDINANCES.
28. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.
29. BASE MATERIAL TO BE INSTALLED ACCORDING TO TXDOT SPECIFICATION ITEM #247 (TYPE A). BASE COURSE SHALL BE PLACED IN LIFTS WITH A MAXIMUM THICKNESS OF 8" AND COMPACTED TO 95% MAXIMUM DRY DENSITY WITHIN THE RANGE OF 2% BELOW TO 2% ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY TEX-113-E.
30. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.



LOCATION MAP  
NOT TO SCALE

**OWNER/DEVELOPER:**

KEN DEMPSEY  
14203 CIRCLE TRAIL  
HELOTES, TX. 78023.

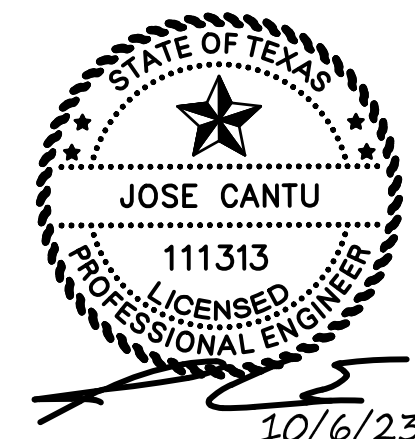


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**SHEET LIST TABLE**

Sheet Number	Sheet Title
1	COVER SHEET
2	DRAINAGE AREA EXISTING AND PROPOSED
3	SITE DIMENSION AND GRADING PLAN
4	DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN



10/6/23



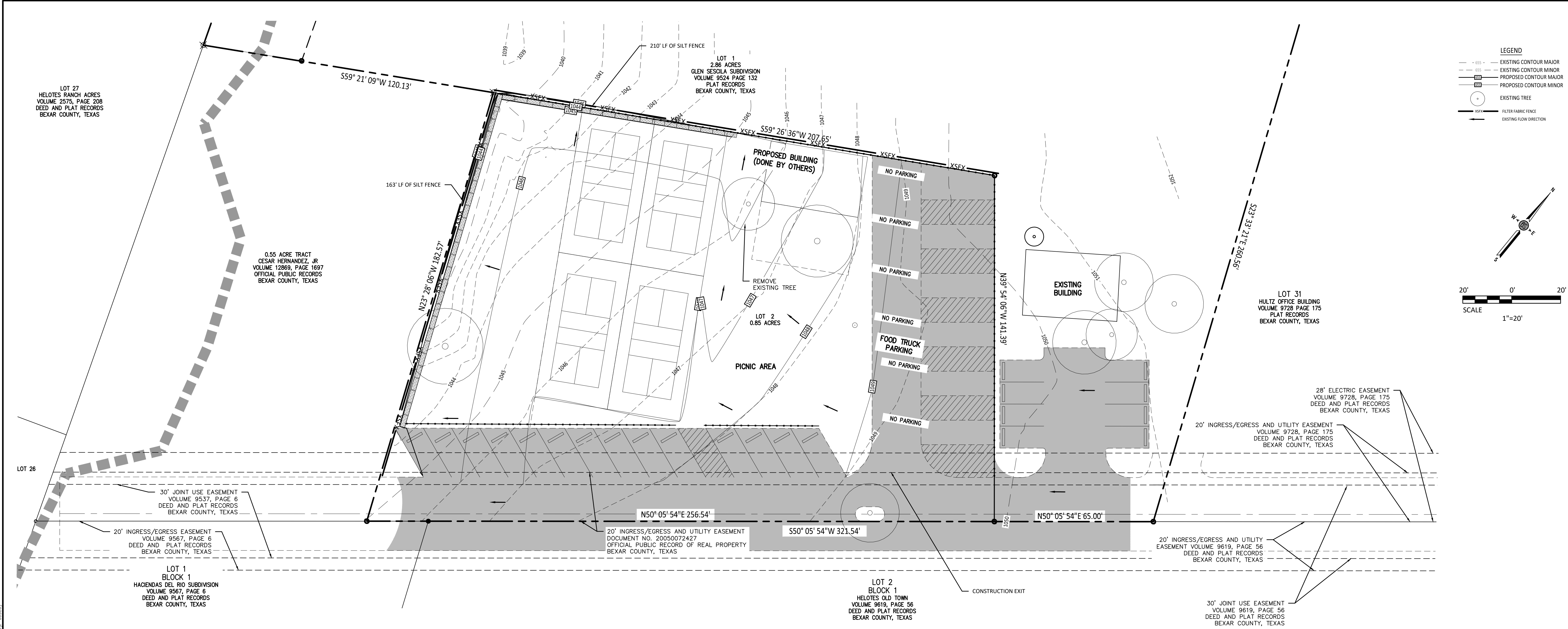






NO.	DATE	DESCRIPTION	BY

**DRAINAGE AND STORMWATER POLLUTION PREVENTION PLAN**  
FOR  
**OLD TOWN HELOTES FOOD PARK**  
CITY OF HELOTES, BEJAR COUNTY, TEXAS



- GENERAL NOTES:**
- ALL DISTURBED AREAS NOT COVERED BY PAVEMENT, SIDEWALKS OR BUILDINGS TO BE STABILIZED USING NATIVE GRASSES OR OTHER MEANS OF LANDSCAPING.
  - ALL TEMPORARY BMP'S TO REMAIN UNTIL 75% OF THE SITE IS STABILIZED.
  - THERE ARE NO SURFACE WATERS ON THE SITE.
  - CONTRACTOR TO PROVIDE ROCK BERMS AT AREAS OF CONCENTRATED RUNOFF DURING CONSTRUCTION OF RETAINING WALL AND ASSOCIATED FILL.
  - IF DURING CONSTRUCTION, EROSION IS FOUND TO OCCUR IN AREAS LACKING TEMPORARY BMP'S, CONTRACTOR SHALL REPAIR AREAS OF EROSION AND INSTALL NECESSARY BMP'S TO PREVENT FURTHER EROSION. REVISIONS SHALL BE MARKED ON FACE OF SWPPP AND ENGINEER SHALL BE NOTIFIED.
  - SEQUENCE OF MAJOR ACTIVITIES:
    - INSTALLATION OF TEMPORARY BEST MANAGEMENT PRACTICES
    - MASS GRADING
    - UTILITY INSTALLATION
    - CONSTRUCTION OF BUILDING PADS
    - CONSTRUCTION OF BUILDINGS
    - FINAL SITE GRADING
    - FINAL PAVING OF PARKING LOT AND DRIVE LANES
  - THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THESE SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL FINAL STABILIZATION HAS BEEN MET. NO SEPARATE PAYMENT WILL BE MADE FOR THE MAINTENANCE OR REMOVAL OF THE SEDIMENT CONTROL MEASURES.

**EROSION AND SEDIMENTATION CONTROL**

THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENTATION CONTROL AS OUTLINED IN THE TEXAS WATER COMMISSION CHAPTER 213 "EDWARDS AQUIFER" RULES.

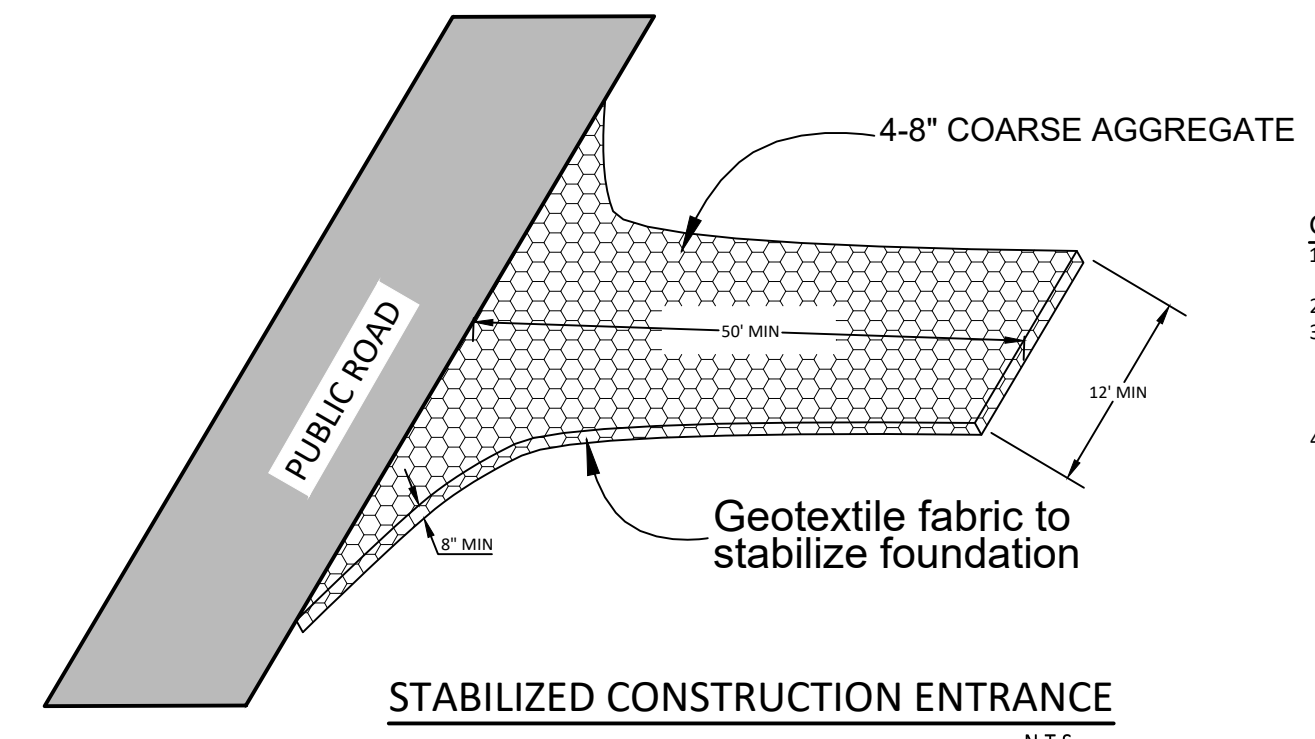
AT A MINIMUM, THESE CONTROLS SHALL CONSIST OF ROCK BERM AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF WHICH COULD BE CONTAMINATED FROM THE CONSTRUCTION ACTIVITIES SHALL BE FILTERED.

ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED.

PLACEMENT OF SUCH CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS, BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO SEWER LINE CONSTRUCTION. THE CONTRACTOR AND CITY INSPECTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE SIGNIFICANT DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A SIGNIFICANT RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.

THE TWC DISTRICT 8 OFFICE MAY MONITOR STORMWATER DISCHARGES FROM THE SITE TO EVALUATE THE ADEQUACY OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.

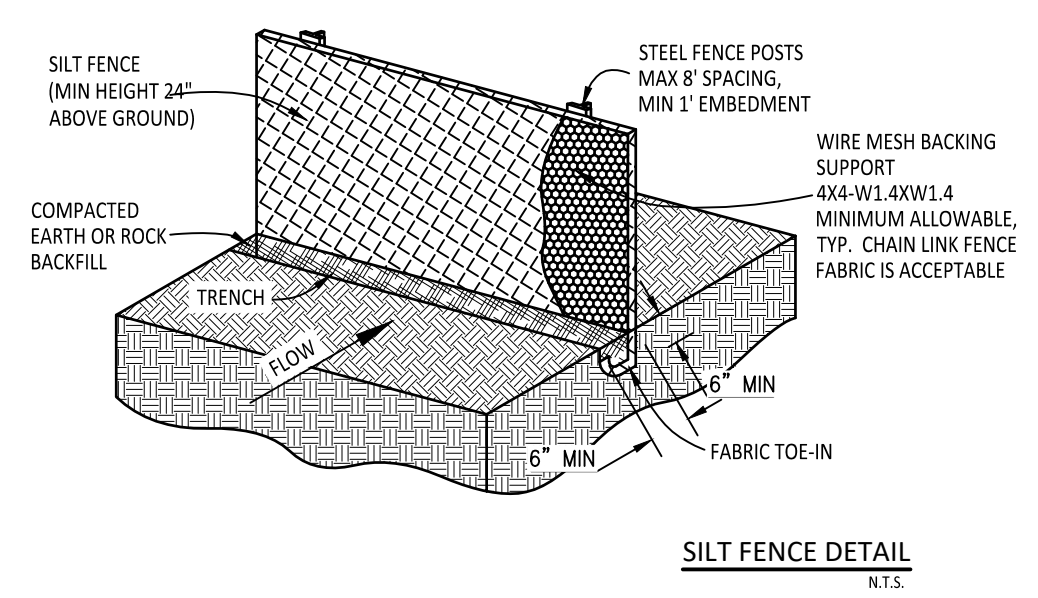
PAYMENT FOR "EROSION AND SEDIMENTATION CONTROL" SHALL BE MADE UNDER ITEM 900, 901, 902.



- INSPECTION AND MAINTENANCE**
- 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.
  - ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
  - WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
  - 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.
  - ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

- GENERAL MATERIALS:**
- THE AGGREGATE SHOULD CONSIST OF 4 TO 8 INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.
  - THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8 INCHES.
  - THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/SQ YD, A MILLER BURST RATING OF 140 LB/SQ IN, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.
  - IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4 INCH WASHED STONE OR COMMERCIAL RACK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

- INSTALLATION:**
- AVOID CURVES OR PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.
  - THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF THE EXIT ROADWAY, WHICHEVER IS GREATER.
  - THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.
  - IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCTION A RIDGE OF 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.
  - PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.
  - PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.
  - DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.
  - INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.



- GENERAL NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
  - THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
  - THE TRENCH SHOULD BE A MINIMUM OF 6 INCHES DEEP AND 3-4 FEET WIDE TO ALLOW FOR THE SILT FENCE TO BE LAID IN THE GROUND AND BACKFILLED.
  - 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.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN IT HAS SERVED ITS USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
  - SEDIMENT TRAPPED BY THIS PRACTICE SHALL BE DISPOSED OF IN AN APPROVED SITE IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES AND DISPOSED OF IN AN APPROVED SOIL SITE OR AS IN No. 7 ABOVE.
  - 30-INCH MINIMUM HEIGHT MEASURED FROM THE EXISTING OR GRADED GROUND.