

**UTILITIES NOTES:**  
(TECHNICAL SPECIFICATION SECTION 01732)  
(UPDATED 7/1/19)

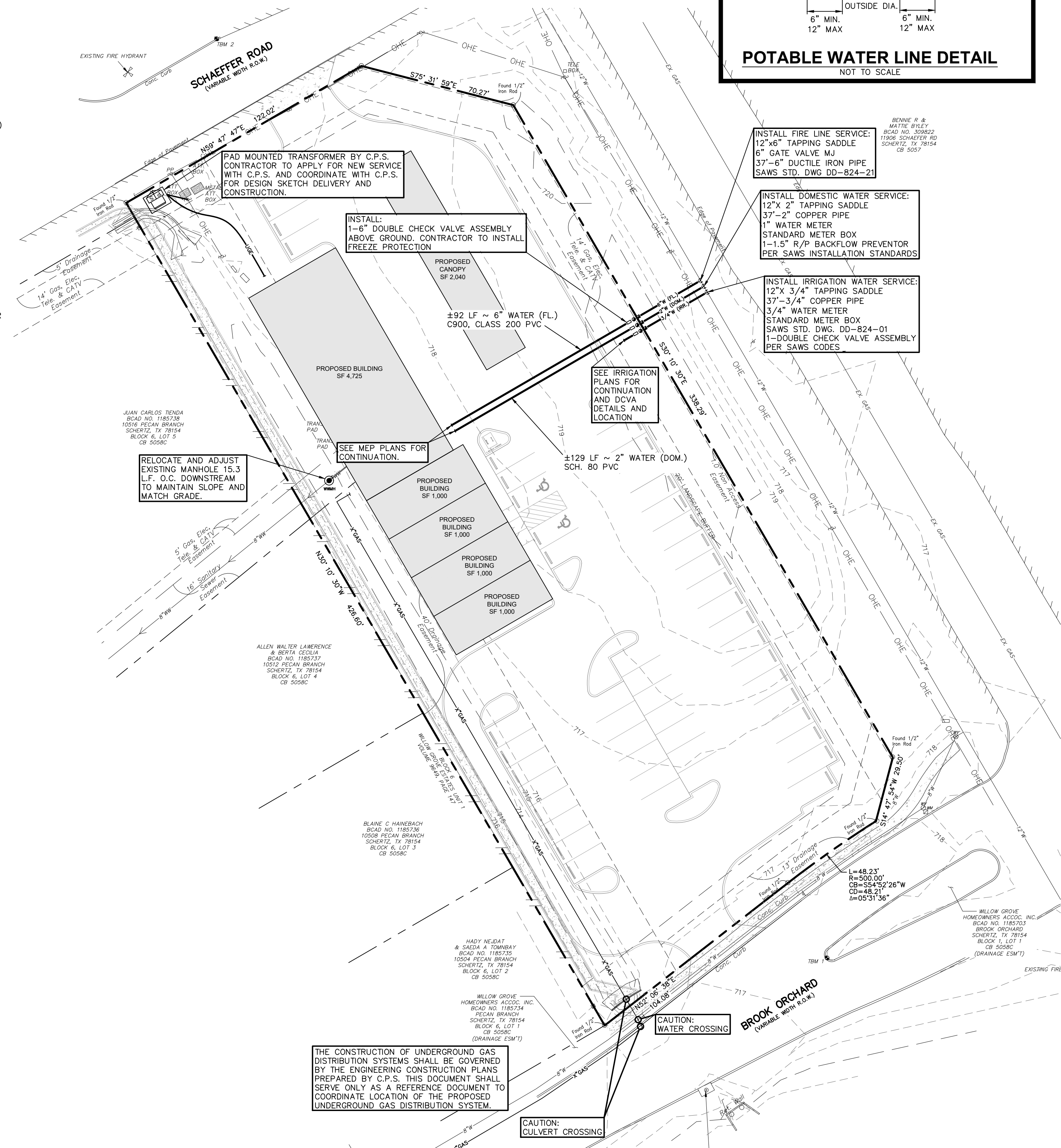
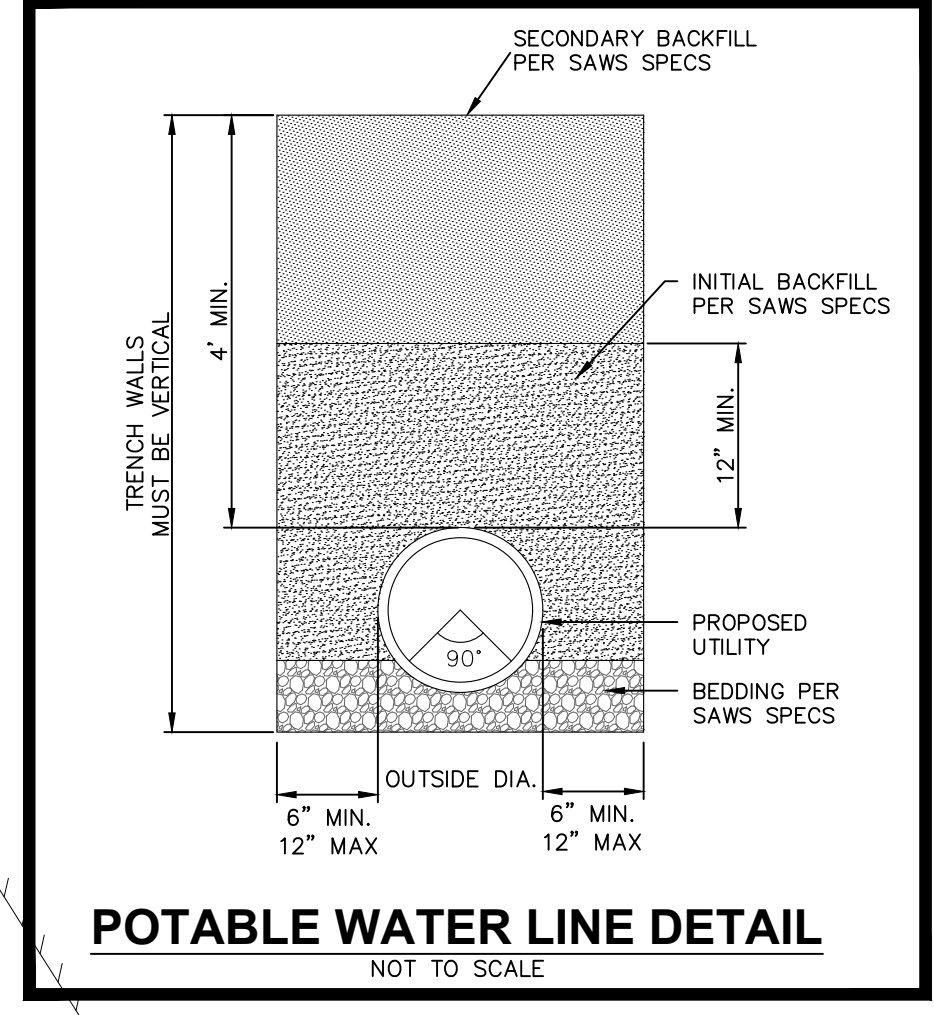
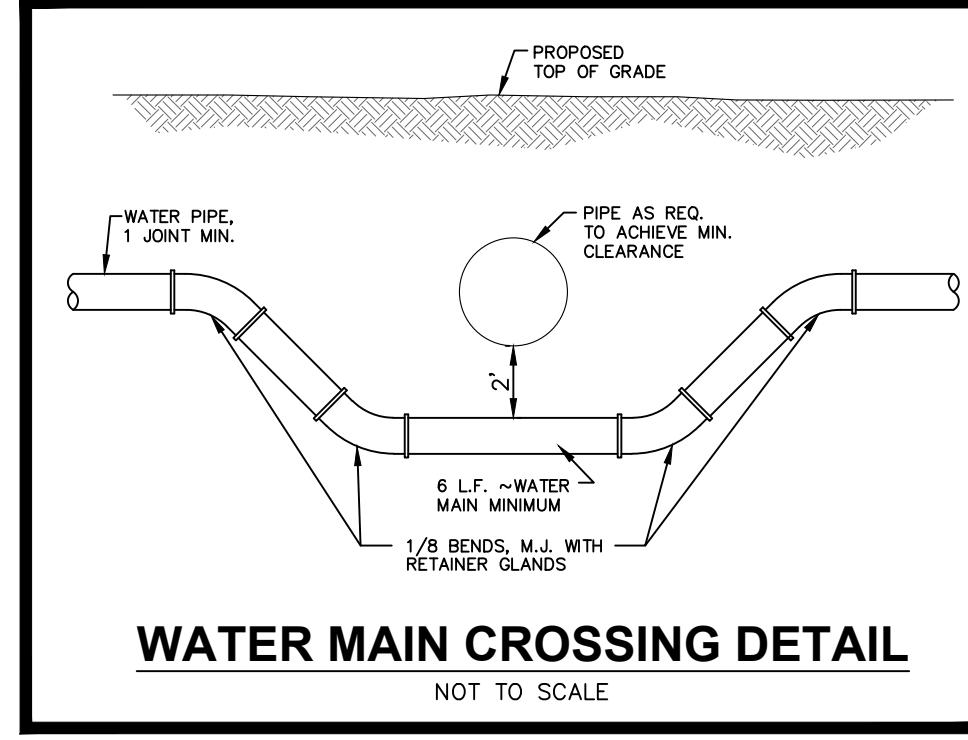
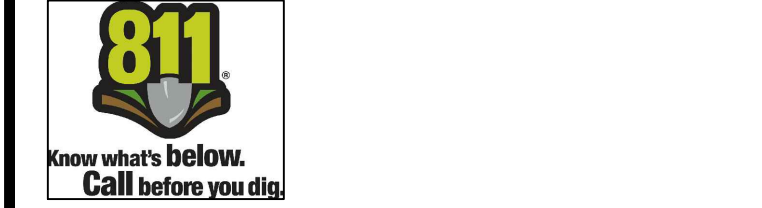
14. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
15. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED IN THESE PLANS ARE TAKEN FROM THE BEST RECORDS AVAILABLE AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO, AND FOR MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. CONTRACTOR SHALL CONTACT ANY UTILITIES ENCOUNTERED FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION.
16. THE FOLLOWING IS A LIST OF TELEPHONE NUMBERS OF THE UTILITY LOCATORS FOR THE VARIOUS UTILITIES THAT MAY BE ENCOUNTERED:  
TEXAS ONE CALL .....1-800-245-4545 (1-800-DIG-TESS)  
C.C.M.A. ....(210)-658-6241  
CITY PUBLIC SERVICE.....1-800-545-6005  
CENTERPOINT ENERGY ENTE.....(210)-659-6785  
C.V.E.C. ....(210)-672-2871  
NEW BRAUNFELS UTILITY.....(830)-629-8400  
TIME WARNER CABLE.....(210)-352-4472  
AT&T.....1-800-828-5127  
TXDOT NEW BRAUNFELS.....1-800-644-4773  
CITY OF SCHERTZ PUBLIC WORKS DEPT.....(210)-619-1800  
GREEN VALLEY WATER DISTRICT.....(830)-914-2330  
SCHERTZ SEGUIN LOCAL GOV'T CORP.....(830)-401-2409  
GREEN VALLEY TELEPHONE COMPANY.....(830)-885-8277  
GREEN VALLEY SPECIAL UTILITY DISTRICT.....(831)-914-2330

17. NO VALVES IN THE OWNER'S WATER DISTRIBUTION SYSTEM SHALL BE OPERATED BY THE CONTRACTOR WITHOUT PRIOR PERMISSION OF THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN A VALVE IS TO BE OPERATED AND SHALL ONLY OPERATE THE VALVE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. COORDINATE ALL SHUTDOWN OF MAINS FOR TIE-INS WITH OWNER 72 HOURS PRIOR TO WORK BEING COMPLETED. THE CONTRACTOR SHALL INSPECT THE MATERIALS FOR DEFECTS AT THE TIME THEY ARE UNLOADED, AND ANY MATERIALS FOUND DEFECTIVE SHALL BE REMOVED FROM THE SITE. ALL WATER WORKS MATERIAL OR SCRAP OF WHATEVER NATURE REMOVED BY THE CONTRACTOR IN THE COURSE OF THE WORK SHALL REMAIN THE PROPERTY OF THE OWNER. SALVAGED MATERIALS SHALL BE DELIVERED TO AND UNLOADED AT THE CITY PUBLIC WORKS DEPARTMENT BY THE CONTRACTOR UNDER OBSERVATION OF AND AT THE DIRECTION OF THE OWNER. ITEMS TOO HEAVY TO BE HANDLED MANUALLY WILL BE UNLOADED BY EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS UNTIL THEY HAVE BEEN TURNED IN TO THE OWNER AND UNTIL A RECEIPT FOR THEM HAS BEEN ISSUED BY THE OWNER.
18. NO TIE-IN SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.
19. PRIOR TO TESTING, ANY CONNECTION TO THE CITY'S WATER SUPPLY SHALL BE THROUGH AN APPROVED AND TESTED BACKFLOW DEVICE.
20. PLUG EXISTING SEWER BEFORE INSTALLING ANY NEW SEWER MAIN.
21. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS AND WATER SERVICES SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT CONTRACTORS EXPENSE.
22. PROVIDE BLUE PAINTED "V" ETCHED IN CURB TO IDENTIFY VALVES. PROVIDE BLUE PAINTED "X" ETCHED IN CURB TO IDENTIFY METER BOXES.
23. NEW WATER MAINS TO BE PVC C900 DR14, UNLESS OTHERWISE SHOWN IN PLANS AND APPROVED BY PUBLIC WORKS OR ENGINEERING. HYDROSTATIC TESTING WILL BE PERFORMED UNDER THE SUPERVISION OF THE CITY INSPECTOR, PER STANDARD SPECIFICATION 02515 AT 200 PSI FOR 4 HOURS.
24. CONTRACTORS SHOULD USE HTH FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION) UNLESS APPROVED OTHERWISE PRIOR TO ISSUANCE OF PERMIT.
25. NEW WATERLINES SHALL BE TIED INTO EXISTING WATER SYSTEM UNDER THE SUPERVISION OF CITY PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
26. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO OVERFLOWS OR SPILLAGE OF SEWER OCCURS. SHOULD THIS OCCUR, THE CONTRACTOR SHALL:
  - A. IDENTIFY THE SOURCE OF THE SPILL AND ATTEMPT TO ELIMINATE ANY ADDITIONAL SPILLAGE.
  - B. NOTIFY THE CITY OF SCHERTZ PUBLIC WORKS.
  - C. CONTAIN THE SPILL IN PLACE AND AVOID CONTAMINATION OF STREAMS.
  - D. DISINFECT THE AREA OF THE SPILL WITH A MIXTURE OF HTH CHLORINE AND WATER.
  - E. ALL WORK SHALL BE DONE ACCORDING TO GUIDELINES SET BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF SCHERTZ.
27. CONTRACTOR TO PROVIDE NOTICE TO RESIDENTS OF SHUTDOWN OF MAIN. CONTRACTOR TO NOTIFY RESIDENTS OF WORK WITHIN THEIR PROPERTY AND OF THE RELOCATION OF METERS. ANY COMPLAINTS BY RESIDENTS ARE TO BE PASSED IMMEDIATELY TO THE CITY INSPECTOR OR TO THE MAIN PUBLIC WORKS OFFICE. TAKE APPROPRIATE MEASURES TO PROTECT EXISTING SANITARY SEWER LATERALS SHOWN IN PLANS. ANY REPAIRS TO BE MADE AT CONTRACTORS EXPENSE.
28. ABANDONED CUSTOMER LINES SHALL BE CAPPED OR PLUGGED AT THE PROPERTY LINE.
29. ASBESTOS PIPE REMOVAL AND DISPOSAL IS THE CONTRACTORS RESPONSIBILITY.

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**TRENCH EXCAVATION SAFETY PROTECTION**  
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEM'S PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

**BENCHMARKS**  
TBM #1: MAGNAIL IN CURB OF MEDIAN ADJACENT FROM SE PROPERTY LINE.  
ELEV. = 718.17'  
N=13,742,067.04; E=2,206,422.94  
TBM #2: MAGNAIL IN CURB ACROSS THE STREET FROM NW PROPERTY LINE.  
ELEV. = 717.49'  
N=13,742,479.24; E=2,206,149.68



**GENERAL WATER NOTES:**  
(PW TECH. SPEC SECTION 01145)  
(UPDATED 2/26/18)

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL BE APPROVED BY THE CITY OF SCHERTZ AND COMPLY WITH THE FOLLOWING AS APPLICABLE:
  - a. CURRENT CITY OF SCHERTZ "UNIFIED DEVELOPMENT CODE"
  - b. CURRENT CITY OF SCHERTZ "PUBLIC WORKS SPECIFICATION MANUAL"
  - c. CURRENT TXDOT "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND DRAINAGE."
2. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PIPE INSTALLATION WORK UNTIL THEY HAVE NOTIFIED CITY OF SCHERTZ PUBLIC WORKS WITH AT LEAST 3 WORKING DAYS (72 HOURS) NOTICE. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH PUBLIC WORKS.
3. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, INCLUDING SERVICE LATERALS, AND DRAINAGE STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTHS OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION WHETHER SHOWN ON PLANS OR NOT, AND TO PROTECT THE SAME DURING CONSTRUCTION.
  - a. CITY OF SCHERTZ PUBLIC WORKS.....210-619-1800
  - b. TEXAS STATE WIDE ONE CALL.....800-245-4545
  - c. CITY PUBLIC SERVICE.....210-353-5952
  - d. SPECTRUM.....866-874-2389
  - e. GUADALUPE VALLEY ELECTRIC CO.....210-658-7033
  - f. GREEN VALLEY WATER SUPPLY CORP.....830-914-2330
  - g. S.S.I.C.....830-401-2409
  - h. NEW BRAUNFELS UTILITY.....830-606-2074
  - i. CANYON LAKE REGIONAL WATER AUTHORITY.....830-609-0543
  - j. CENTER POINT.....888-878-7866
  - k. SAN ANTONIO RIVER AUTHORITY.....866-345-7272
  - l. C.C.M.A.....210-658-6241
4. NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOXES SET IN DRIVEWAYS WILL BE RELOCATED AT THE CONTRACTOR'S AND / OR DEVELOPER'S EXPENSE.
5. 2", SCHEDULE 40, PVC CASING TO BE USED FOR ALL WATER SERVICE LINES BENEATH ROADWAYS.
6. CONTRACTORS SHOULD USE HTH GRANULAR FOR DISINFECTION OF WATER LINES (NOT CHLORINE INJECTION).
7. NEW WATERLINES SHALL BE TIED INTO EXISTING WATER SYSTEM UNDER THE SUPERVISION OF CITY PERSONNEL NO LATER THAN 14 DAYS AFTER PASSING BACTERIOLOGICAL TESTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION FROM DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES PER SPECIFICATION 01740.
9. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY ARBORIST AND THE CITY OF SCHERTZ CONSTRUCTION INSPECTOR FOR GUIDANCE.
10. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY-ITEM TO WHICH IT RELATES.
11. THE DEVELOPER DEDICATES THE WATERMANS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF SCHERTZ. THE CITY OF SCHERTZ WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION (AS APPLICABLE).
12. THE CONTRACTOR AND/OR THE CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES. THE CONTRACTOR'S IMPLEMENTATION OF THE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.
13. WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR THE NOTICE TO PROCEED WITH THE CITY OF SCHERTZ CONSTRUCTION INSPECTOR WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
14. THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE METER BOX FREE OF ALL OBJECTS AND DEBRIS

| LEGEND   |          | DESCRIPTION   |
|----------|----------|---|
| EXISTING | PROPOSED | PROPERTY (P.O.W.) LINE/<br>SUBDIVISION BOUNDARY<br>ADJACENT PROPERTY<br>RECORD INFORMATION<br>BENCHMARK |
| ---      | ---      | LIGHT POLE  |
| ---      | ---      | POWER POLE  |
| ---      | ---      | TRANSFORMER (SIZE VARIES)   |
| ---      | ---      | FIRE HYDRANT  |
| ---      | ---      | WATER VALVE   |
| ---      | ---      | WATER METER   |
| ---      | ---      | WATER METER VAULT   |
| ---      | ---      | WATER MANHOLE   |
| ---      | ---      | TELEPHONE RISER   |
| ---      | ---      | CABLE TV RISER  |
| ---      | ---      | ELECTRIC BOX  |
| ---      | ---      | ELECTRIC METER  |
| ---      | ---      | GAS VALVE   |
| ---      | ---      | GAS METER   |
| ---      | ---      | TRAFFIC CONTROL BOX   |
| ---      | ---      | TRAFFIC SIGNAL POST   |
| ---      | ---      | UNDERGROUND GAS LINE MARKER   |
| ---      | ---      | GREASE TRAP (SIZE VARIES)   |
| ---      | ---      | STORMDRAIN LINE   |
| ---      | ---      | WATER LINE  |
| ---      | ---      | FIRE LINE   |
| ---      | ---      | WASTEWATER LINE   |
| ---      | ---      | GAS LINE  |
| ---      | ---      | OVERHEAD ELECTRIC (PRIMARY)   |
| ---      | ---      | UNDERGROUND ELECTRIC (PRIMARY)  |
| ---      | ---      | UNDERGROUND ELECTRIC (SECONDARY)  |
| ---      | ---      | UNDERGROUND TELEPHONE   |
| ---      | ---      | UNDERGROUND CABLE   |
| ---      | ---      | ELECTRIC MANHOLE (SIZE VARIES)  |
| ---      | ---      | WASTEWATER MANHOLE (SIZE VARIES)  |
| ---      | ---      | STORMDRAIN MANHOLE (SIZE VARIES)  |
| ---      | ---      | TELEPHONE MANHOLE (SIZE VARIES)   |
| ---      | ---      | FIRE DEPARTMENT CONNECTION  |
| ---      | ---      | WASTEWATER CLEANOUT   |
| ---      | ---      | CURB  |
| ---      | ---      | HEADER CURB   |
| ---      | ---      | SAWTOOTH CURB   |
| ---      | ---      | RETAINING WALL  |
| ---      | ---      | CHAINLINK FENCE   |
| ---      | ---      | CONCRETE SIDEWALKS  |
| ---      | ---      | CONTOUR   |
| ---      | ---      | DIRECTION OF FLOW   |
| ---      | ---      | SPOT ELEVATION/TOP OF CURB  |
| ---      | ---      | SPOT ELEVATION  |
| ---      | ---      | WHALE   |
| ---      | ---      | CONCRETE PAVEMENT   |
| ---      | ---      | ASPHALT PAVEMENT  |

**LEGAL DESCRIPTION**  
LOT 29, BLOCK 102, N.C.B. 18612, UNIVERSITY OAKS BUSINESS PARK  
RECORDED IN VOLUME 3956, PAGE 48 IN THE DEED AND PLAT  
RECORDS OF BEXAR COUNTY, TEXAS.

**ADDRESS**  
XXXX SCHAEFFER RD, SCHERTZ, TX 78154

**PLAT NO.**  
COSA LAND PLAT NO. 19-00000000 OF B. H. HARRIS  
PLATED PRIOR TO COSA ISSUING PLAT NUMBERS

**KLOVE ENGINEERING**  
Site Development Engineering Services  
Firm No. 11044Z  
www.kloveengineering.com (210) 485-5683

**OWNER:**  
TEG SCHERTZ VENTURE, LLC  
7801 N LAMAR, STE. B168  
AUSTIN, TX 78752

**SCHAEFFER RD STRIP CENTER**  
XXXX SCHAEFFER RD  
SCHERTZ, TEXAS 78154

**UTILITY PLAN**

DESIGNED BY: ---  
DRAWN BY: CT  
SCALE: 1"=30'  
DATE: 11/10/21  
SHEET NO: **C4.0**