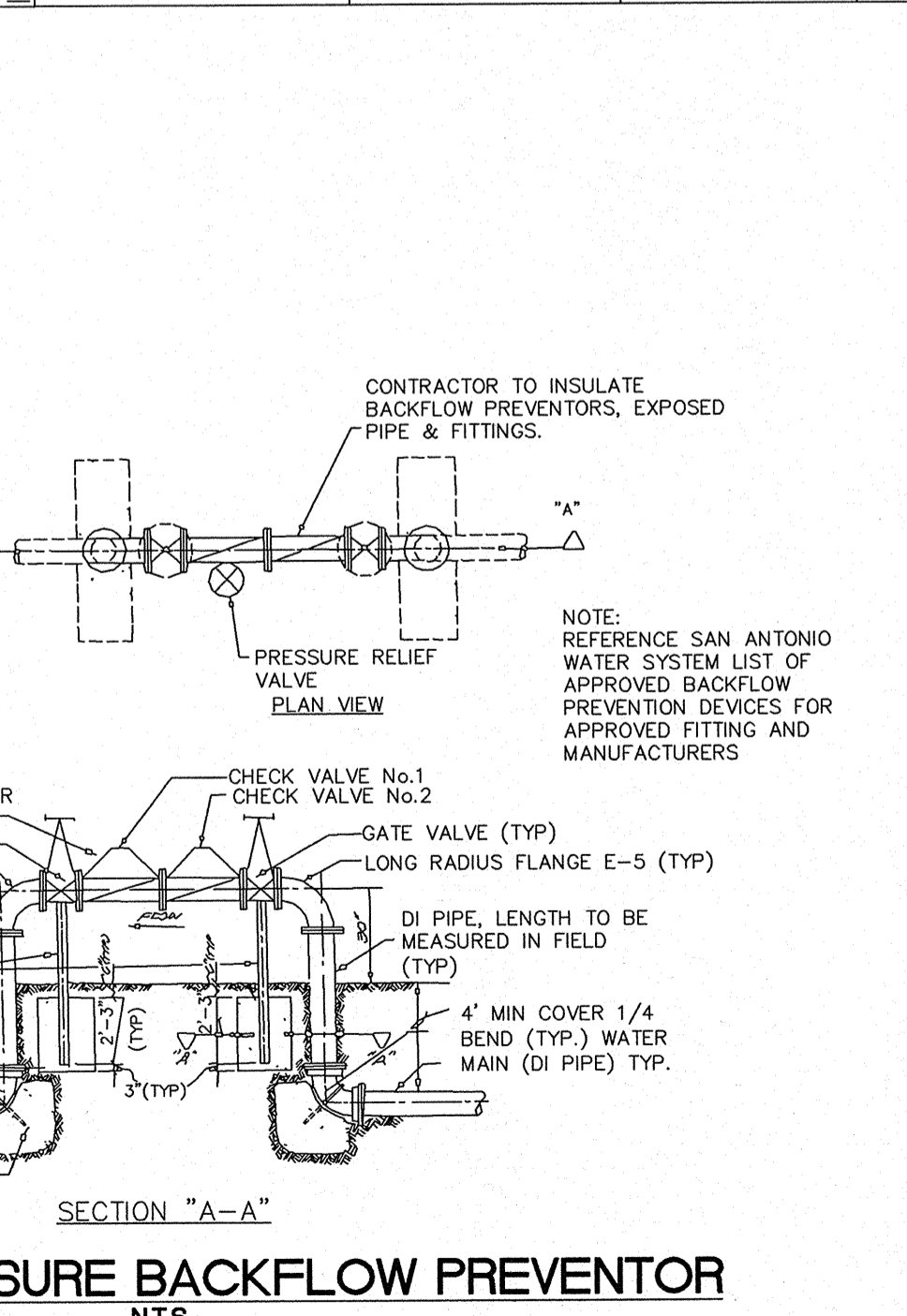
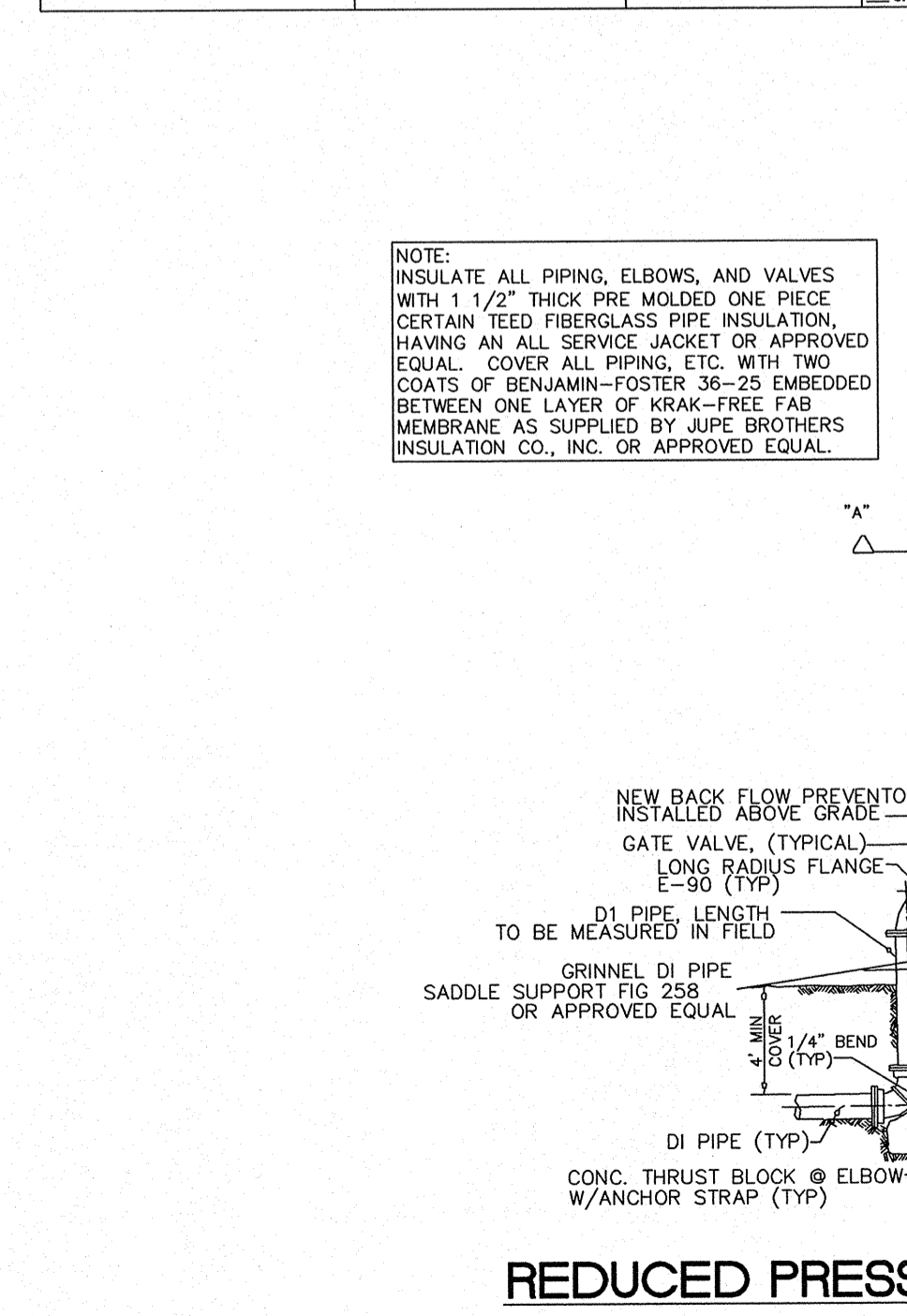
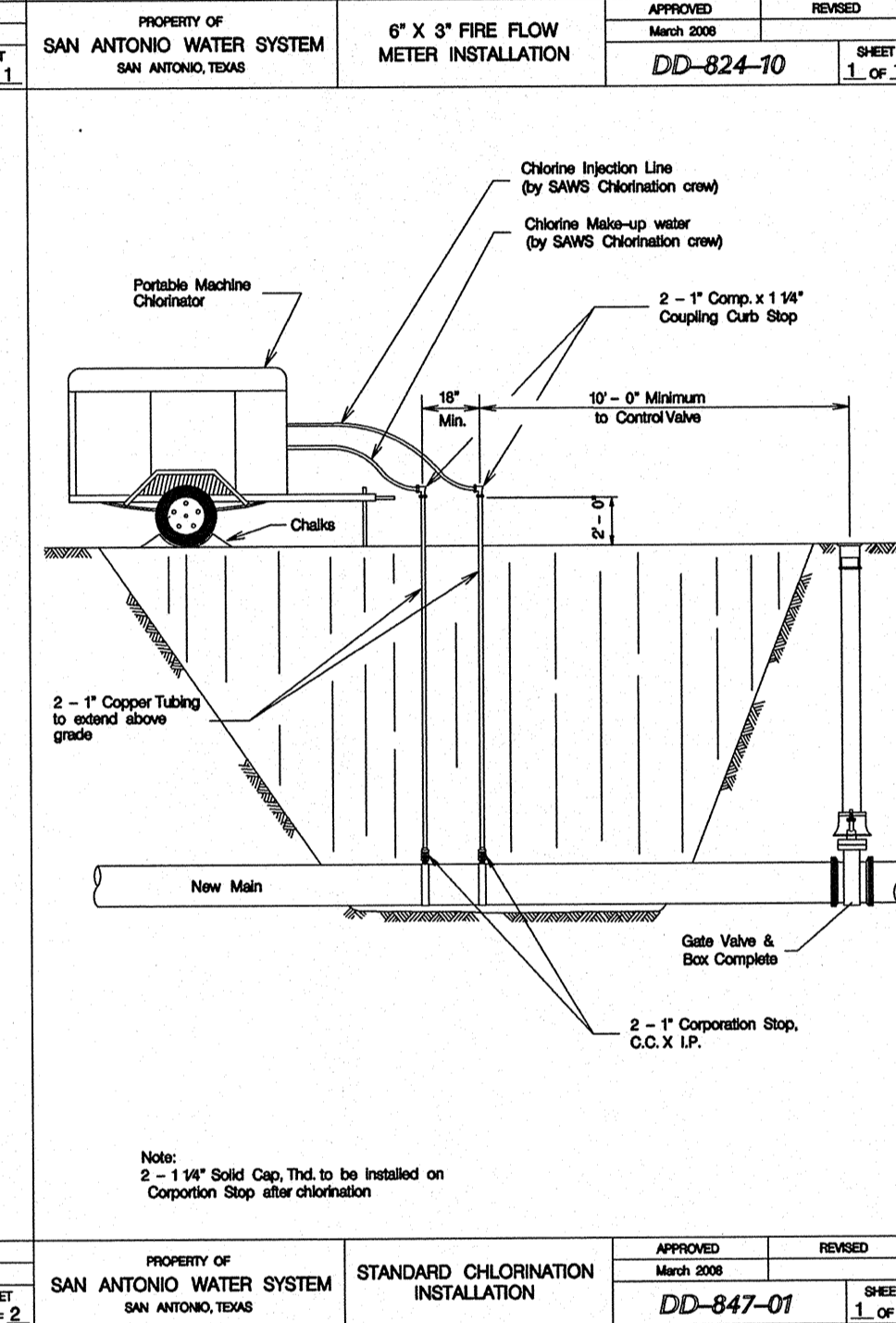
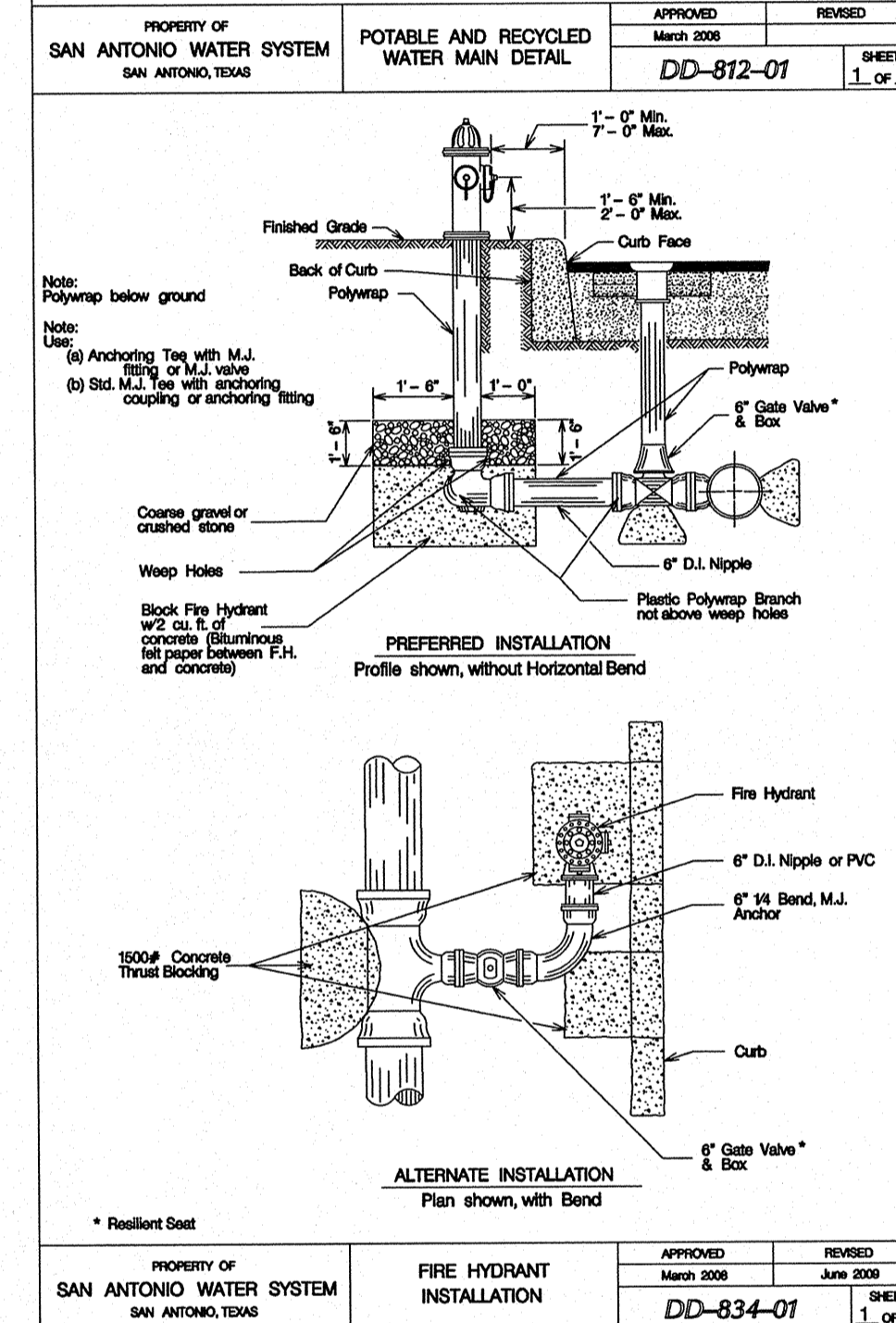
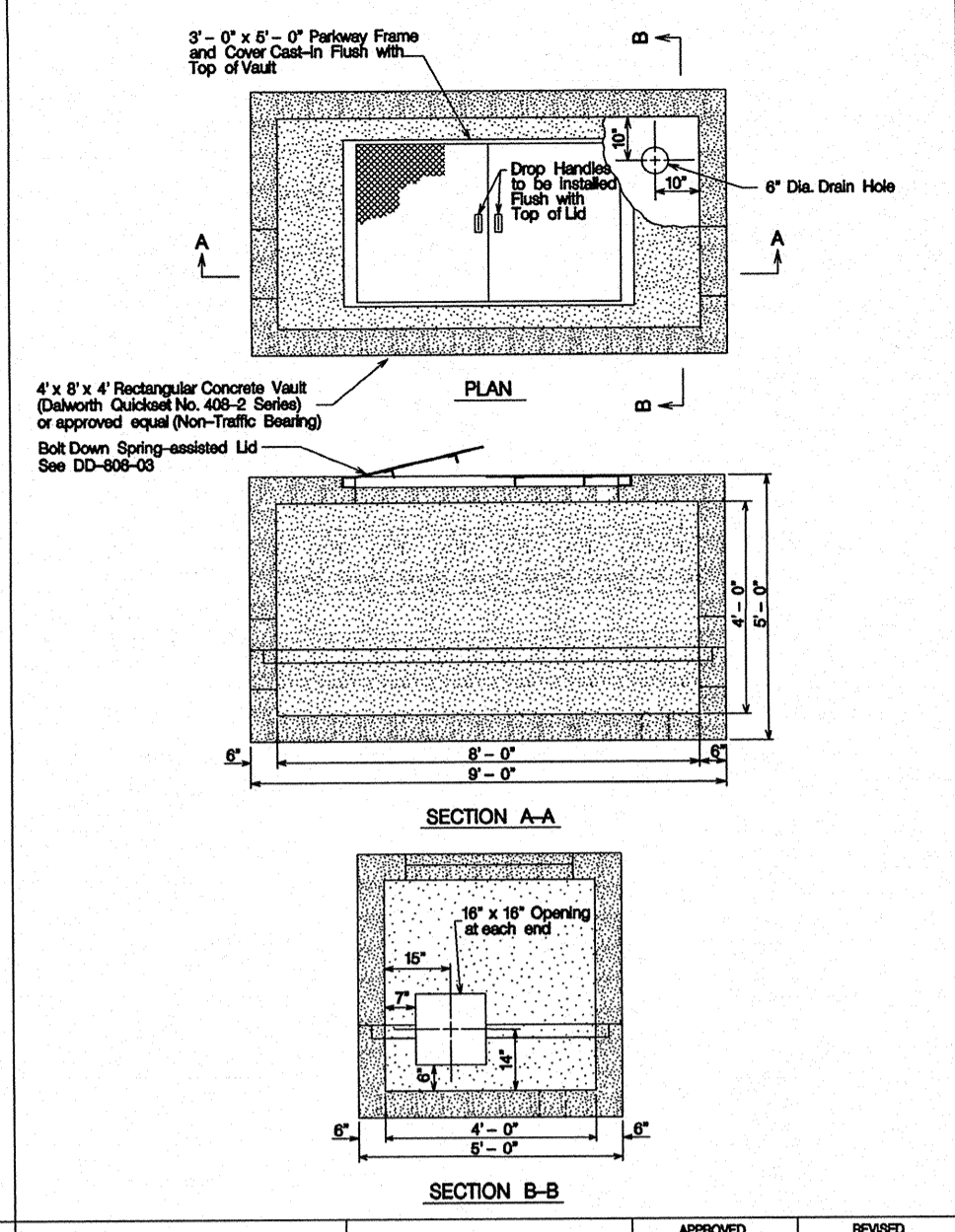
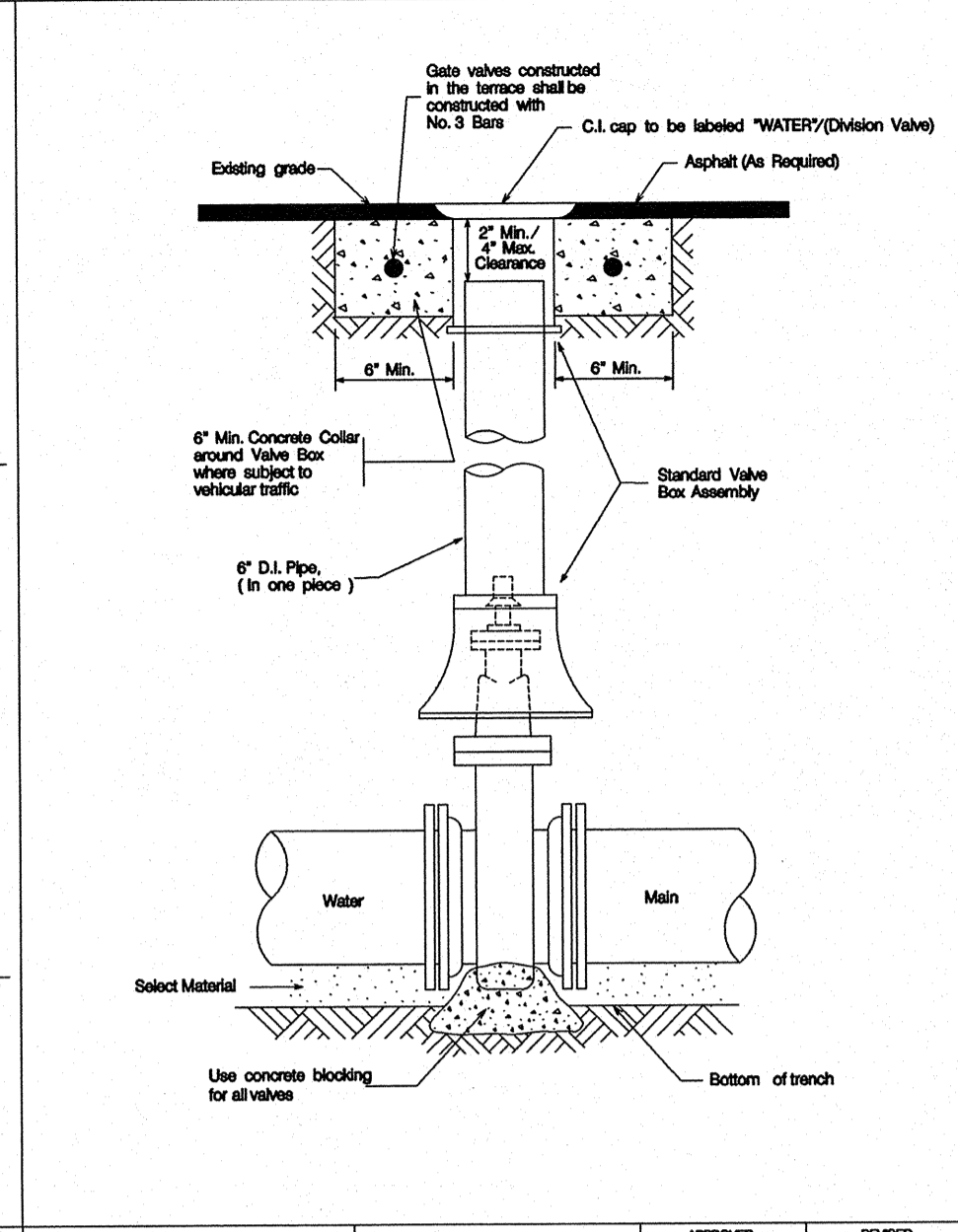
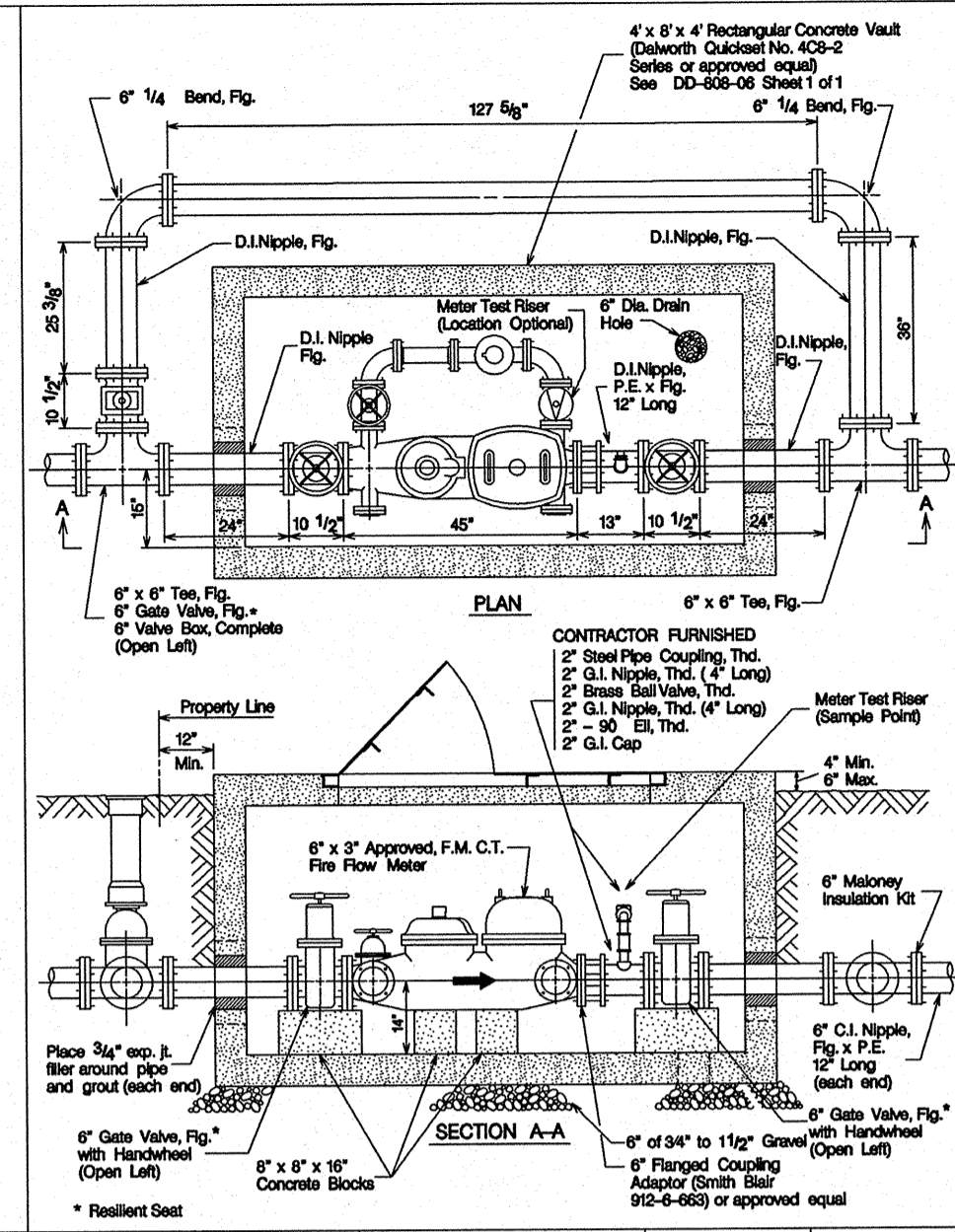
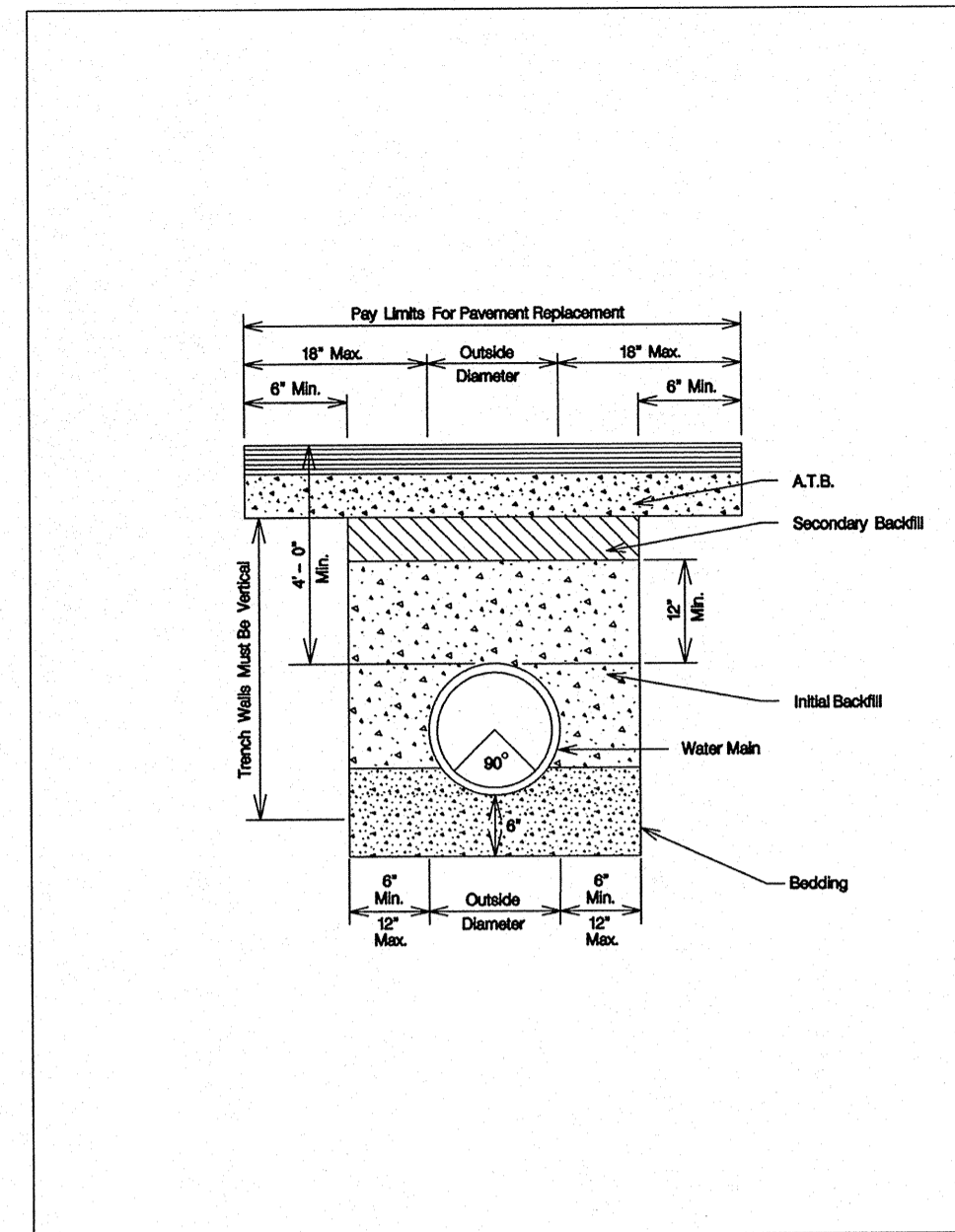
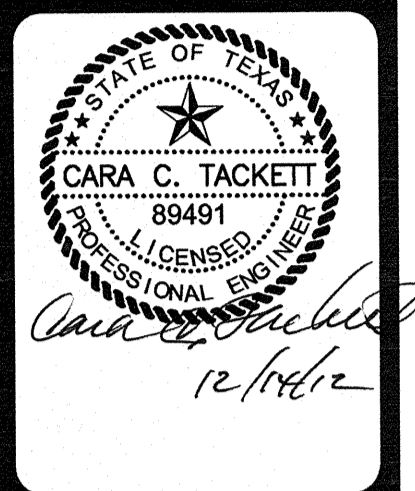


UTILITY CONSTRUCTION NOTES:

- ALL ITEMS NOT SPECIFICALLY CALLED FOR ON THE PLANS, OR IN THE SPECIFICATIONS, BUT NECESSARY TO REASONABLY CONSTRUCT THE FACILITY OR IMPROVEMENT, SHALL BE CONSIDERED INCIDENTAL TO THE OVERALL PROJECT AND NO SEPARATE PAYMENT WILL BE MADE FOR THESE ITEMS.
- THE CONTRACTOR SHALL EXCAVATE AROUND EXISTING UTILITIES WHICH INTERSECT THE PROPOSED ALIGNMENT OF THE SERVICES AND NOTIFY THE ENGINEER OF POTENTIAL VERTICAL CONFLICTS, PRIOR TO ANY CONSTRUCTION IN THE AREA.
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL COMPLY WITH THE FOLLOWING AS APPLICABLE:
 - CURRENT "SAN ANTONIO WATER SYSTEM STANDARD SPECIFICATION FOR CONSTRUCTION"
 - CURRENT "SAN ANTONIO WATER SYSTEM UTILITY SERVICE REGULATIONS"
 - CURRENT CITY OF SAN ANTONIO "STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION"
 - CURRENT BEXAR COUNTY SPECIFICATIONS FOR SUBDIVISIONS AND PUBLIC WORKS CONSTRUCTION
 - CURRENT CITY OF SAN ANTONIO "RIGHT-OF-WAY ORDINANCE AND CRITERIA MANUAL"
- ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF SAN ANTONIO OR SAWS) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE 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 COMPANIES AND DIGGERS AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHETHER SHOWN ON PLANS OR NOT.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL FINAL UTILITY AS-BUILT MEASUREMENTS, TOPS AND LENGTH OF SERVICE CONNECTIONS OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE A SIGNED RECORD PLAN, WITH FINAL MEASUREMENTS, TYPE OF PIPE, FITTINGS, AND APPURTENANCES TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF ALL UTILITY SYSTEMS.
- CONTRACTOR SHALL NOTIFY AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION:
 - SAWS CONSTRUCTION INSPECTIONS 210-233-2010
 - CPS ENERGY 210-353-2970
 - CITY SIDEWALKS AND TRENCH DIVISION 210-207-8171
 - CITY TRAFFIC ENGINEER 210-207-7720
 - AT&T 210-483-3214
- ALL GARBAGE OR SPOIL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AT HIS SOLE EXPENSE.
- CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR GAS AND ELECTRIC ALIGNMENTS. THE ACTUAL DESIGN AND LOCATIONS SHALL BE DETERMINED BY THE UTILITY COMPANIES. THE UTILITY COMPANY SHALL BE RESPONSIBLE FOR INSTALLATION OF GAS LINE TO WITHIN 5' OF METER.
- CONTRACTOR SHALL INSTALL ALL CONDUITS WITH A MINIMUM 4-FOOT SWEEP RADIUS. ALL CONDUITS SHALL HAVE A PULL STRING INSTALLED BY THE CONTRACTOR.
- SEE IRRIGATION, ARCHITECTURAL LIGHTING, AND LANDSCAPE PLANS FOR CONDUIT LOCATIONS.
- THE CONSTRUCTION OF UNDERGROUND GAS DISTRIBUTION SYSTEMS SHALL BE GOVERNED BY THE ENGINEERING CONSTRUCTION PLANS PREPARED BY CPS ENERGY (CPS). THIS DRAWING SHALL SERVE ONLY AS REFERENCE DOCUMENT TO COORDINATE LOCATION OF THE PROPOSED GAS DISTRIBUTION SYSTEM. CPS CONSTRUCTION DRAWINGS AND CONSTRUCTION DETAILS SHALL GOVERN.
- ALL UTILITIES ARE SHOWN TO CONNECTION POINT WITH UTILITIES SHOWN ON MECHANICAL ELECTRICAL AND PLUMBING PLANS. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING PLANS BY BUILDING MEP FOR DETAILS ON UTILITY CONNECTIONS.
- NO WATER JETTING IS ALLOWED IN THIS PROJECT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO STAKE OUT UTILITIES, AND ESTABLISH ALL LINES AND LEVELS, AND PROVIDE BENCHMARKS FOR USE BY THE CRAFTS. ALL LINES AND GRADES MUST CONFORM WITH THE PLANS UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
- THIS UTILITY PLAN HAS BEEN PREPARED TO THE BEST OF OUR ABILITY USING THE DATA ON EXISTING UTILITY 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. 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 PROTECTION OF SAME DURING CONSTRUCTION.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.181, CPS 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.



DATE	
NO.	
REVISION	



PAPE-DAWSON ENGINEERS
 555 EAST RAINSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

STEVENS RANCH AMENITY CENTER
 SAN ANTONIO, TEXAS

PLAT NO.	130057
JOB NO.	6550-17
DATE	DECEMBER 2012
DESIGNER	TD
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