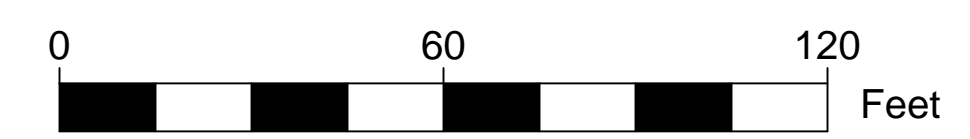
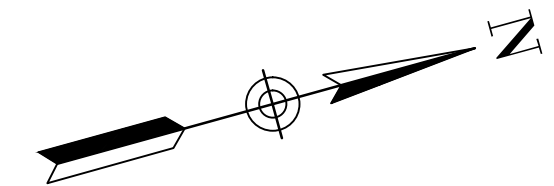
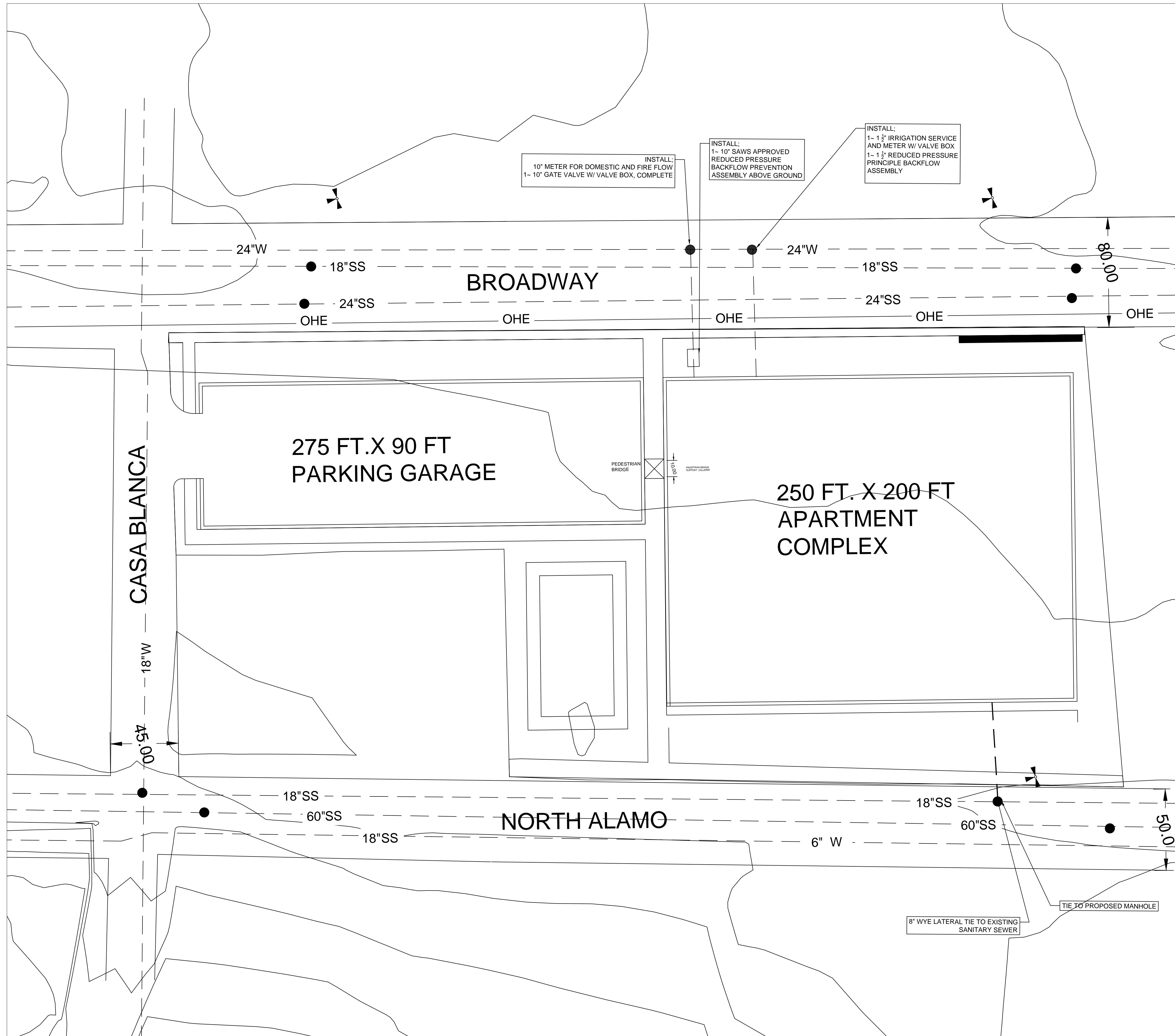




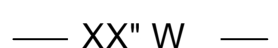
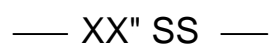

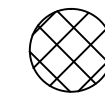


**CIVIL SOLUTIONS**  
ENGINEERING  
CONSULTANTS  
1717 RIVER TRAIL, SUITE 1000  
OFFICE: 512.512.8211  
TEXAS REGISTERED ENGINEERING FIRM  
LAND PLANNERS  
CIVIL ENGINEERS SURVEYORS

PRELIMINARY - NOT FOR CONSTRUCTION

UTILITY PLAN  
FOR  
LOFTS AT LA PERLITA  
SAN ANTONIO, TEXAS



-  FIRE HYDRANT
-  MANHOLE
-  XX" W WATER MAIN
-  XX" SS SEWER MAIN
-  OHE OVERHEAD ELECTRIC
-  WATER METER

GENERAL UTILITY NOTES:

1. ALL WATER/WASTEWATER IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM AND THESE APPROVED PLANS. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE PLAN REVISIONS AND APPROVAL BY THE CITY OF SAN ANTONIO.
2. AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY SAN ANTONIO WATER SYSTEM FOR MAIN LINE CONSTRUCTION, OF WATER AND WASTEWATER UTILITY TAPS INSPECTION.
3. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. THE CITY OF SAN ANTONIO MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
4. NO OTHER UTILITY SERVICE/APPLURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
5. FOR PRESSURE TAPS, FURNISH, INSTALL AND AIR TEST THE SLEEVE AND VALVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES TWENTY-FOUR (24) HOURS PRIOR TO MAKING THE WET TAP.
6. THRUST BLOCKING SHALL BE IN ACCORDANCE WITH THE SAN ANTONIO WATER SYSTEM REQUIREMENTS.
7. ALL PUBLIC MAIN AND FIRE LINE PIPE SHALL BE C900 PVC, CLASS 200 FOR PIPES 4" THROUGH 12", C905 IF LARGER THAN 12", OR D.I. PIPE. ALL DOMESTIC WATER PIPE SHALL BE COPPER OR C900 PVC.
8. ALL WASTEWATER PIPE SHALL BE SDR 26 PVC, OR PRESSURE RATED PIPE WHERE REQUIRED.
9. ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE INTERNATIONAL PLUMBING CODE.
10. THE TOP OF PROPOSED MANHOLES SHALL MATCH THE FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
11. SEE MEP PLANS FOR EXACT LOCATION OF WATER AND WASTEWATER CONNECTIONS TO BUILDINGS.
12. ALL BACKFLOW DEVICES WILL CARRY A MANUFACTURER RATING NOT TO EXCEED A 7 P.S.I. PRESSURE DROP THROUGH BACKFLOW DEVICE.
13. ALL ON-SITE WATER AND WASTEWATER LINES WILL BE EXTENDED TO A MINIMUM OF 5 FEET FROM THE BUILDING.
14. CONCRETE ENCASE ALL WATER LINES THAT CROSS WITHIN 1.5 FEET OF WASTEWATER LINE.
15. EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH UNLESS APPROVED OTHERWISE.
16. ALL PROPOSED ELECTRIC, PHONE AND CABLE CONDUITS SHALL BE PROVIDED WITH FULL STRINGS.
17. ALL WORK ASSOCIATED WITH PROVIDING NATURAL GAS INCLUDING TRENCHING, CONDUIT INSTALLATION, PAVEMENT REPLACEMENT/BACKFILL AND METER INSTALLATION AS DESCRIBED ON THESE PLANS SHALL BE COORDINATED WITH CPS ENERGY AND SHALL BE INCLUDED WITHIN CONTRACTOR'S SCOPE OF WORK.

UTILITY COMPANY CONTACTS

1. THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES, TO INCLUDE SERVICE LATERALS SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES 48 HOURS PRIOR TO EVACUATION AND TO PROTECT THE SAME DURING CONSTRUCTION. CONTRACTOR SHALL CALL THE TEXAS ONE CALL SYSTEM FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY AT 1-800-545-6005.
- |            |                          |                |
|------------|--------------------------|----------------|
| WATER      | SAN ANTONIO WATER SYSTEM | (210) 233-2010 |
| WASTEWATER | SAN ANTONIO WATER SYSTEM | (210) 233-2010 |
| ELECTRIC   | CITY PUBLIC SERVICE      | 1-800-545-6005 |
| GAS        | CITY PUBLIC SERVICE      | 1-800-545-6005 |
| TELEPHONE  | AT&T                     | 1-800-545-6005 |
| CABLE      | TIME WARNER CABLE        | 1-800-545-6005 |

JOB NO.	2014.01
DATE	2014-12-05
CHECKED	CDR
TITLE	UTILITY
SHEET	8 OF 11