



OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
CONTACT PERSON: FELIPE GONZALEZ
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TX 78259
TEL: (210) 818-7104
FAX: (210) 496-0449

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: DAVID D. CUPIT II, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112

BENCHMARK BM-1
BENCHMARK TO BE SET BY ENGINEER PRIOR TO CONSTRUCTION.

SEWER/WATER LINE CROSSINGS	
LINE	STATION
"A"	04+93.61
"A"	06+90.10
"A"	07+37.87
"A"	09+99.64
"C"	05+54.08
"C"	08+62.28
"C"	10+21.73
"D"	01+40.53
"E"	19+34.81

SEWER/DRAIN CROSSINGS	
"A"	12+31.62

SEWER/ELECTRIC CROSSINGS	
"A"	9+82.54
"A"	12+01.89

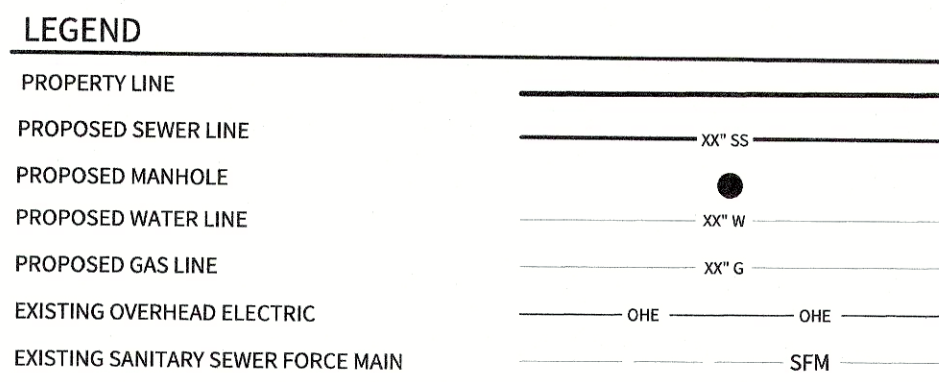
SEWER/GAS LINE CROSSINGS	
"A"	11+79.81
"C"	06+00.00
"C"	9+07.55
"C"	10+18.63
"D"	01+37.03
"E"	16+96.86
"E"	18+96.21

CAUTION!!
EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

CAUTION!!
THE CONTRACTOR SHALL BE AWARE THAT OVERHEAD ELECTRIC LINES EXIST WITHIN THE VICINITY OF THE SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THESE UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN THIS AREA. ANY DAMAGE DONE TO THESE EXISTING FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR.

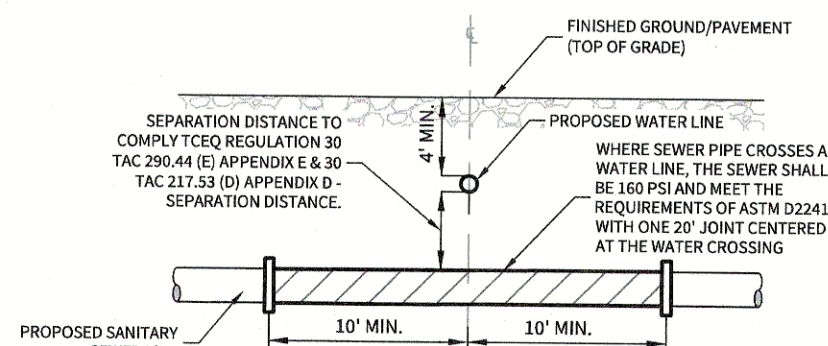
TRENCH EXCAVATION PROTECTION
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STANDARD 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.

NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TEST WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE INSPECTOR/TEST ADMINISTER, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.
2. ALL 18" SANITARY SEWER PIPE SHALL BE SDR-26 PSL135 ASTM F497.
3. MANHOLE OPENING INCREASED TO 30" AS PER TAC CHAPTER 217.55.
4. REFERENCE STREET DETAIL SHEET AND GEOTECHNICAL ENGINEERING REPORT FOR PAVEMENT DESIGN INFORMATION.
5. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPDRAINING SIDE OF THE SEWER TRENCH THIS ALLOWING THE TRENCH TO INTERCEPT ANY SILT CONTAMINATED RUNOFF.
6. ALL LATERALS SHALL BE INSTALLED AT A MINIMUM 2.0% SLOPE UNLESS OTHERWISE NOTED.
7. BENCHMARK TO BE SET BY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
8. ALL SEWER LATERALS TO BE INSTALLED WITH A MINIMUM 160 PSI PRESSURE RATED PIPE AND EMBEDDED IN CEMENT STABILIZED SAND AT ALL WATER MAIN AND LATERAL SERVICE CROSSINGS PER 30 TAC CHAPTER 290.44(e)



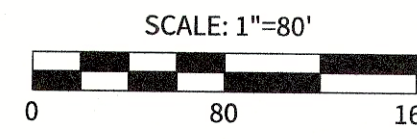
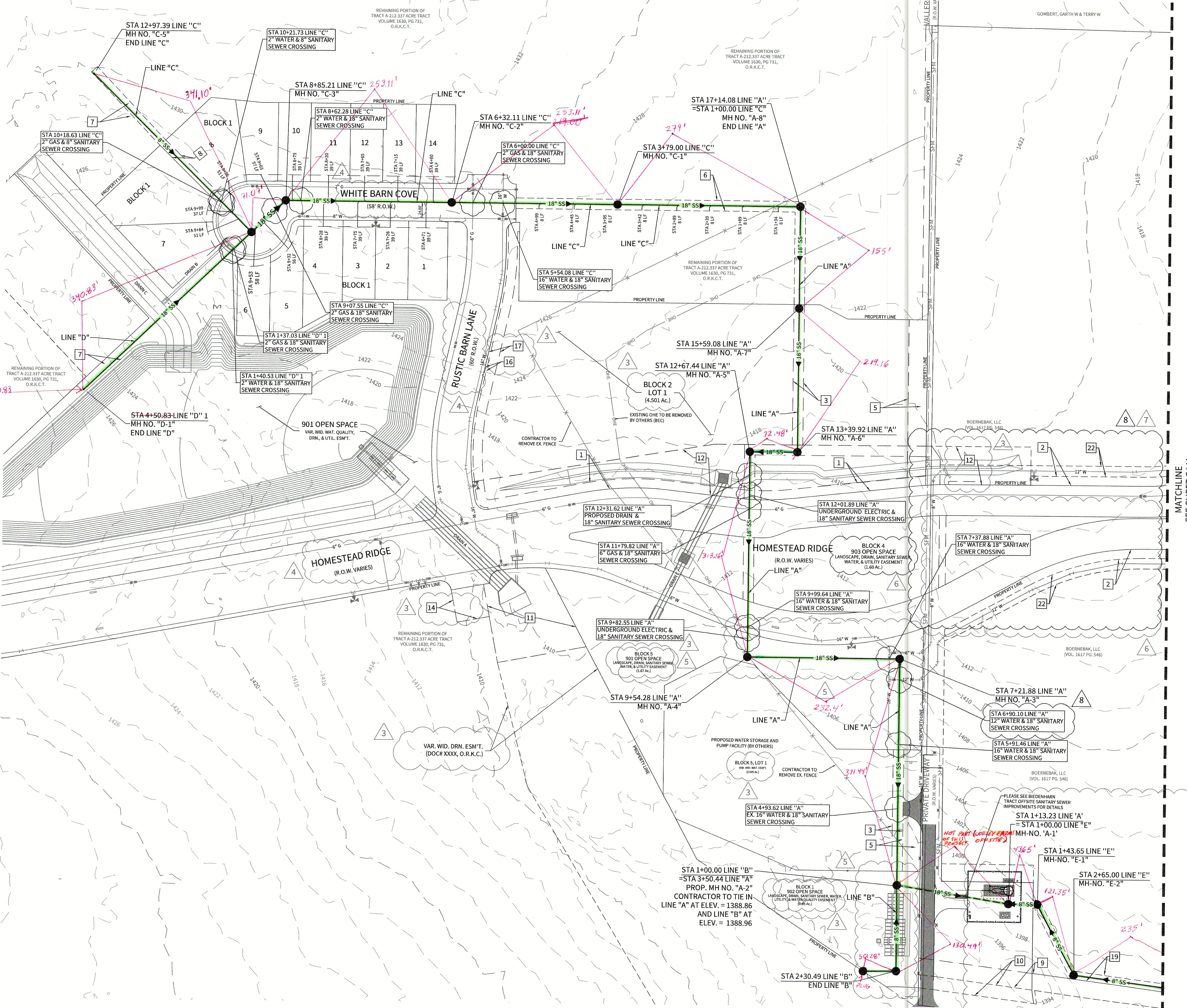
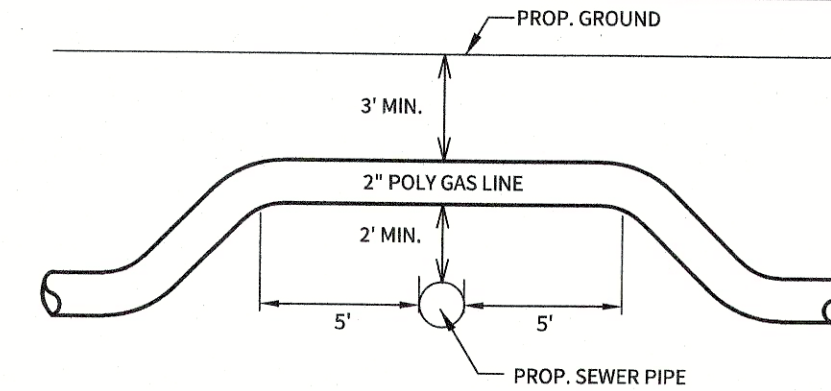
- KEYNOTES**
- 14" UTILITY EASEMENT (VOL. PG. O.K.C.R.)
 - 14" UTILITY EASEMENT (VOL. PG. O.K.C.R.)
 - 16" SAN. SEW. EASEMENT (VOL. PG. O.K.C.R.)
 - VAR. WID. RIGHT OF WAY DEDICATION EASEMENT
 - UTILITY EASEMENT
 - 16" SAN. SEW. EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET (VOL. PG. O.K.C.R.)
 - 12" SAN. SEW. EASEMENT (VOL. PG. O.K.C.R.)
 - 12" SAN. SEW. EASEMENT
 - 20" WATER EASEMENT (VOL. PG. O.K.C.R.)
 - 20" UTILITY EASEMENT (VOL. PG. O.K.C.R.)
 - VAR. WID. DRN. EASEMENT (VOL. PG. O.K.C.R.)
 - VAR. WID. DRN. EASEMENT
 - VAR. WID. DRN. EASEMENT
 - 50'x50' INCREASE/DECREASE, DRAIN, UTILITY, SAN. SEW. & WATER ESM'T. (VOL. PG. O.K.C.R.)
 - VAR. WID. UTILITY EASEMENT
 - 3' PEDESTRIAN EASEMENT
 - 17" UTILITY EASEMENT
 - 20" UTILITY EASEMENT (VOL. PG. O.K.C.R.)
 - 12" UTILITY EASEMENT (VOL. PG. O.K.C.R.)
 - 20'x20' INCREASE/DECREASE, DRAIN, UTILITY, SAN. SEW. & WATER ESM'T. (VOL. PG. O.K.C.R.)
 - VARIABLE WIDTH RIGHT OF WAY DEDICATION TO KENDALL COUNTY (O.K.C.R.) (DOCUMENT 19-202-388057, O.K.C.R.)
 - VARIABLE WIDTH DRAINAGE EASEMENT (VOL. PG. O.K.C.R.)
 - 16" WATER EASEMENT (VOL. PG. O.K.C.R.)

TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
N.T.S.



SEWER / GAS CROSSINGS DETAIL
SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL.)
(N.T.S.)

NOTE: VERTICAL BEND IS NOT NEEDED WHEN SEWER IS DEEPER THAN 7'



CUDEENGINEERS.COM

CUDE ENGINEERS

EST. 1980

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681-2951 F:(210) 523-7112

CORLEY FARMS
UNIT 1
OVERALL SANITARY SEWER PLAN

DATE
02/14/2023

PROJECT NO.
03481.004

DRAWN BY
C3

CHECKED BY
XV/JC/DDC

- REVISIONS**
- 1.
 - 2.
 - 2021-09-28 - CITY OF BOERNE COMMENTS
 - 2021-11-12 - UPDATED FOR BACKGROUND COMMENTS & ADDED STREET NAMES
 - 2022-01-14 - EASEMENT UPDATES
 - 2022-09-03 - OPEN SPACE UPDATE, SEWER AND WATER EXTENSION, CROSSING TABLES UPDATED.
 - 2023-10-05 - REVISED "D" WATER MAIN LAYOUT & ADDED 16" WATER EASEMENT
 - 2023-02-13 - ADDED 8" & 12" WATER MAIN LOOP.
 - 9.

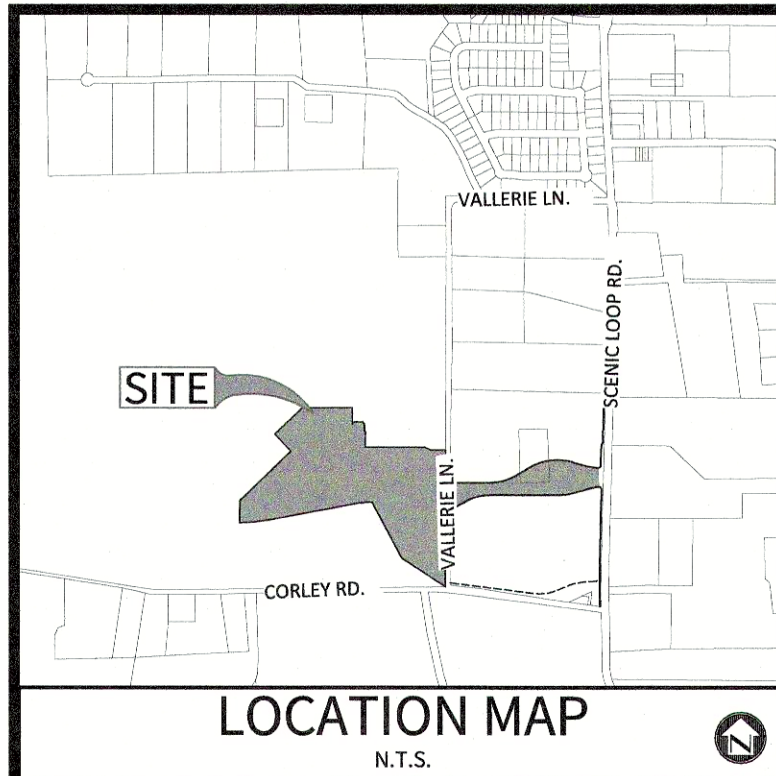
STATE OF TEXAS

JAVIER CASTELLO
122170
PROFESSIONAL ENGINEER

02/13/2023

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

C44



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- | | | | |
|------------------------------------|--|-------|--------|
| PROPERTY LINE | | _____ | _____ |
| PROPOSED SEWER LINE | | _____ | XX" SS |
| PROPOSED MANHOLE | | _____ | ● |
| PROPOSED WATER LINE | | _____ | XX" W |
| PROPOSED GAS LINE | | _____ | XX" G |
| EXISTING OVERHEAD ELECTRIC | | _____ | OHE |
| EXISTING SANITARY SEWER FORCE MAIN | | _____ | SFM |

KEYNOTES

1

14" UTILITY EASEMENT

2

14" UTILITY EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

3

16" SAN. SEW. EASEMENT

4

VAR. WD. RIGHT OF WAY
DEDICATION EASEMENT

5

UTILITY EASEMENT

6

16" SAN. SEW. EASEMENT TO EXPIRE UPON INCORPORATION
OF PLATTED STREET ____ PG. ____ O.K.C.R.)

7

12" SAN. SEW. EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

8

12" SAN. SEW. EASEMENT

9

25" WATER EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

10

20" UTILITY EASEMENT

11

VAR. WD. DRN. EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

12

VAR. WD. DRN. EASEMENT

13

VAR. WD. DRN. EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

14

50'x20' INGRESS/EGRESS, DRAIN, UTILITY, SAN.
SEW. & WATER ESMT ____ PG. ____ O.K.C.R.)

15

VAR. WD. UTILITY EASEMENT

16

3" PIEDESTAL EASEMENT

17

17" UTILITY EASEMENT

18

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19

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20

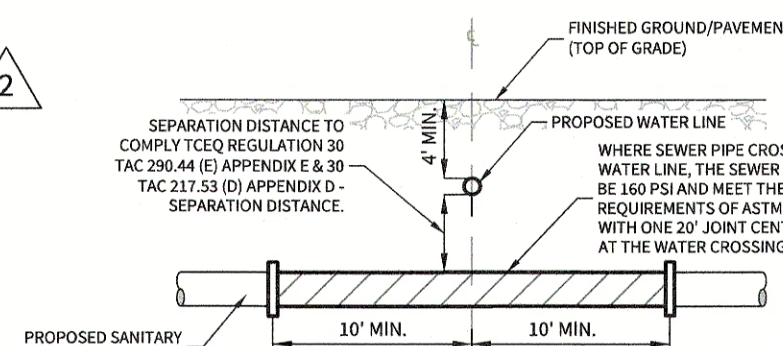
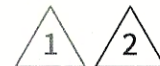
VARIABLE WIDTH RIGHT OF WAY DEDICATION TO KENDALL
COUNTY (B-542-AC) (DOCUMENT# 2022-366057, O.K.C.R.)

21

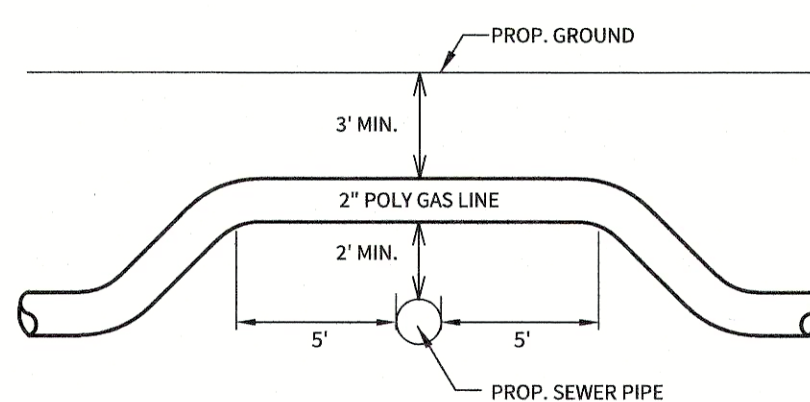
VARIABLE WIDTH DRAINAGE EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

22

16" WATER EASEMENT
(VOL. ____ PG. ____ O.K.C.R.)

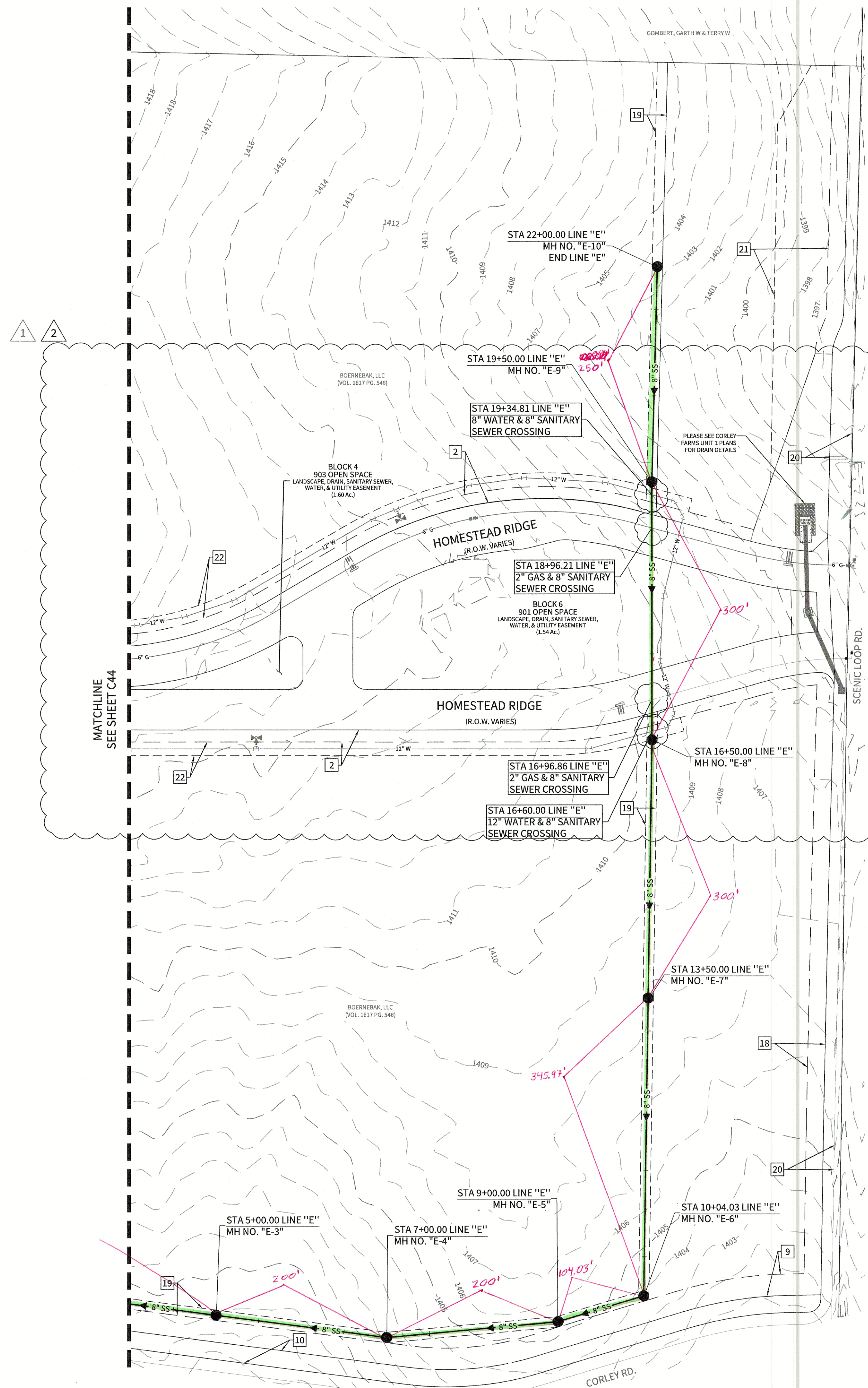


TYPICAL SANITARY SEWER/ WATER CROSSING DETAIL
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SEWER / GAS CROSSINGS DETAIL
SIDE VIEW (THIS DETAIL IS VERTICAL ONLY, NOT HORIZONTAL.)
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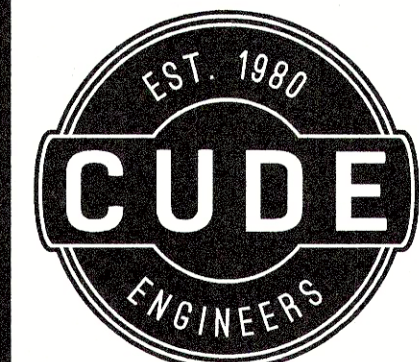


SCALE: 1"=80'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 80, and 160.

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- 9.



02/13/2023
CODE ENGINEERS
 TBPE No. 455
 TBPLS No. 10048500

C44A

1A OF 10

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