

4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P: (210) 681.2951 F: (210) 523.7112

GEORGE'S RANCH  
UNIT 1  
WATER DISTRIBUTION PLAN

DATE  
04/22/2022  
PROJECT NO.  
03546.001  
DRAWN BY  
AB/RR  
CHECKED BY  
WPM

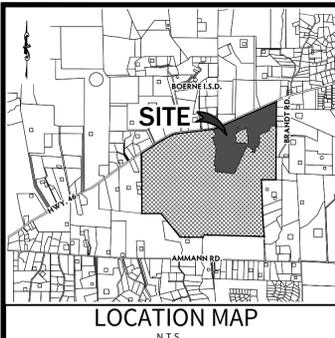
REVISIONS  
1. 2022-01-05 - ADDED TRACER WIRE LOCATE BOXES, ADDED WATER TANK DETAILS, ADDED WATER STORAGE TANK  
2. 2022-01-16 - REVISED TANK LOCATION, REVISED VERTICAL BENDS, ADDED FENCE NOTE, REVISED WATER MAIN SIZE  
3. 2022-10-01 - UPDATED STREET WIDTH & REVISED WATER LINE  
4. 2022-11-15 - EXTENDED WATER MAIN, REVISED WATER TANK LOCATION  
5. 2022-12-19 - DIMENSIONED FPC, SHOWING CLUMP LIMITS  
6. 2023-01-11 - REVISED CROSSINGS, LOT NUMBERING  
7. 02/28/2023 - DRAINAGE REVISION  
8.  
9.



CUDE ENGINEERS  
TBPE No. 455

PLAT NO.  
N/A

C59



OWNER/ DEVELOPER:  
THE LOOKOUT DEVELOPMENT GROUP  
CONTACT: MIKE SIEFERT, P.E. PRESIDENT  
1001 CRYSTAL FALLS PARKWAY  
LEANDER, TEXAS 78641  
TEL: (512) 690-4322

TRENCH EXCAVATION SAFETY PROTECTION

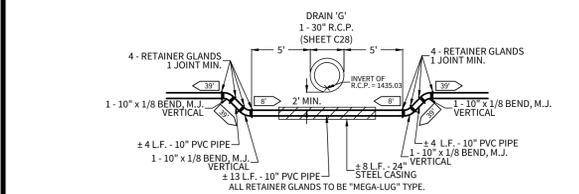
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S 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 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.

JOINT RESTRAINT NOTE:

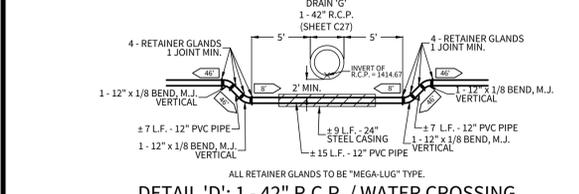
CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOW. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING, JOINT RESTRAINTS AND FIELD LOCK GASKETS

NOTE:

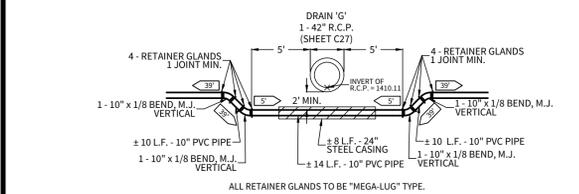
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 98% COMPACTION ON ALL TRENCH BACKFILL AND PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TEST WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE CITY OF BOERNE INSPECTOR/TEST ADMINISTER, PER EACH 8-INCH LOOSE LIFT PER 500 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY CITY OF BOERNE WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.



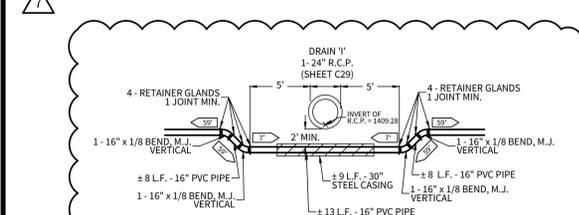
DETAIL 'C': 1-30\"/>



DETAIL 'D': 1-42\"/>



DETAIL 'E': 1-42\"/>



DETAIL 'F': DRAIN 'I' / WATER CROSSING"/>

BOERNE GENERAL CONSTRUCTION NOTES

- UTILITIES GENERAL
1. ALL CONSTRUCTION, TESTING, CLEANING, AND DISINFECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BOERNE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
2. CONTRACTOR SHALL NOT OPERATE AN EXISTING VALVES. THE CITY MUST BE PRESENT DURING ANY WORK COMPLETED ON EXISTING CITY UTILITIES. THE CONTRACTOR IS NOT PERMITTED TO COMPLETE GAS WORK ON EXISTING CITY GAS MAINS AT ANY TIME.
3. THE CONTRACTOR MUST COORDINATE ALL UTILITY TIE-INS WITH THE CITY. NO TIE-INS SHALL BE MADE TO THE EXISTING UTILITY SYSTEM UNTIL ALL TEST RESULTS HAVE BEEN PROVIDED TO THE CITY AND ARE VERIFIED.
4. PRIOR TO RECEIVING BULK WATER, THE CONTRACTOR MUST APPLY FOR A BULK WATER METER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING A CITY APPROVED BACKFLOW DEVICE.
5. ALL HANDHOLES IN STREETS, VALVES, AND BLOW-OFFS SHALL HAVE CONCRETE ENCASUREMENTS.
6. ONE DENSITY TEST PER 8-INCH LIFT IS REQUIRED EVERY 500 FEET FOR TRENCHES UP TO 12 FEET IN DEPTH AND EVERY 300 FEET FOR TRENCHES 12 FEET AND DEEPER. DENSITY TESTING MUST BE COMPLETED FOR EACH LIFT. POTHOLES AND STAIR STEPPING IS NOT PERMITTED.
7. ALL VALVE BOXES, METER BOXES, FIRE HYDRANTS, MANHOLES, ETC. ARE REQUIRED TO BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES.

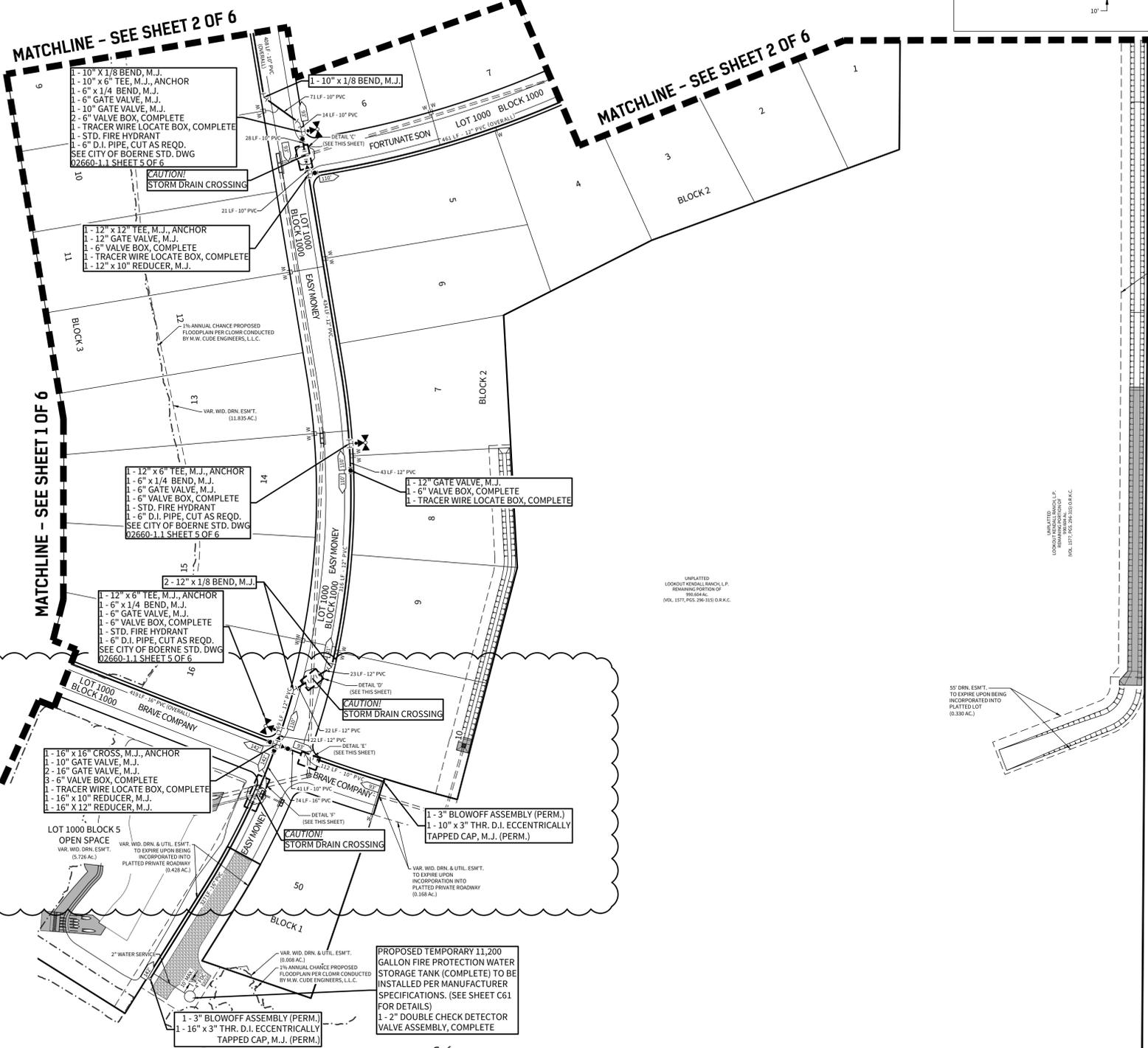
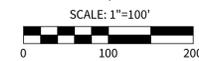
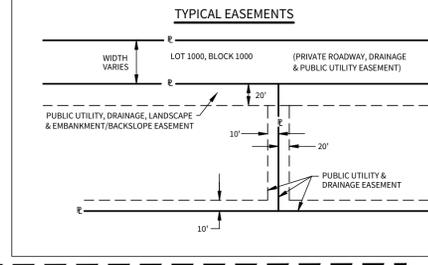
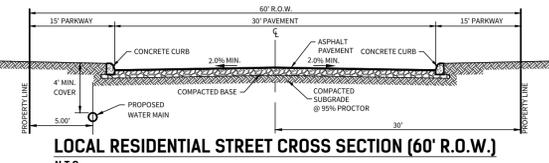
FENCE NOTE:
GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY EASEMENTS.

BOERNE WATER GENERAL NOTES

- 1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO APPLICABLE CITY OF BOERNE CONSTRUCTION SPECIFICATIONS.
2. MACHINE CHLORINATION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE INDICATED.
3. ALL 12\"/>

MISCELLANEOUS NOTES

- 1. 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.
2. 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.
3. 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 OF BOERNE PUBLIC WORKS AT 1-800-249-9531 FOR GUIDANCE.
4. NO EXTRA-PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR IN 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.
5. THE DEVELOPER DEDICATES THE WATER MAIN UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF BOERNE. THE CITY OF BOERNE WILL TOWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION (AS APPLICABLE).
6. THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
7. CONTRACTOR SHALL FURNISH A SET OF 'AS-BUILT' DRAWINGS TO THE ENGINEER AT THE FINAL INSPECTION. CONTRACTOR SHALL GIVE ENGINEER AT LEAST TWO WORKING DAYS NOTICE OF FINAL INSPECTION.
8. - DENOTES JOINT RESTRAINT LENGTH AND DIRECTION
9.
10. CONTRACTOR TO COORDINATE WITH ENGINEER FOR GUARD SHACK DOMESTIC WATER SERVICE.



PROPOSED TEMPORARY 11,200 GALLON FIRE PROTECTION WATER STORAGE TANK (COMPLETE) TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS. (SEE SHEET C61 FOR DETAILS)
1-2\"/>