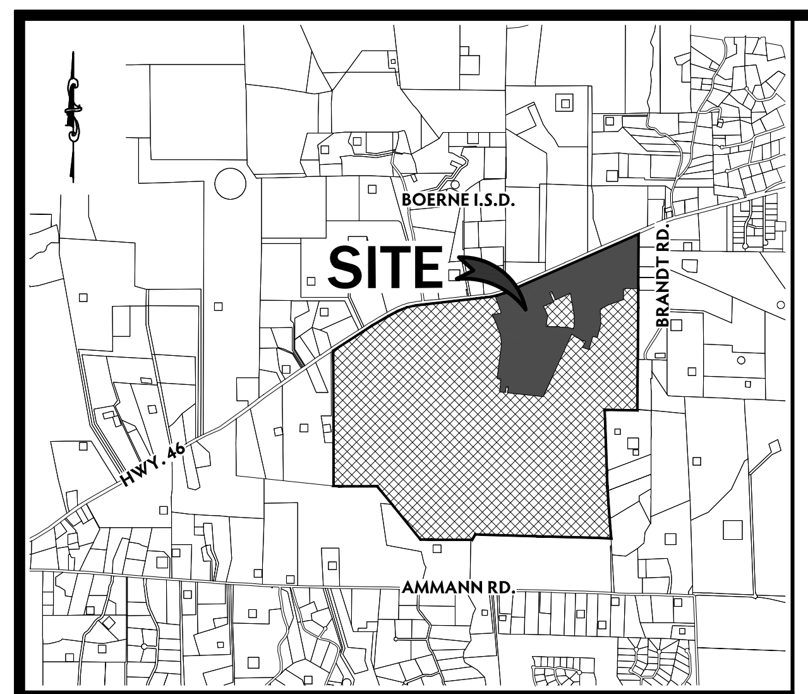

SITE
BOERNE I.S.D.
BRANDT RD.
AMMANN RD.
HWY. 46

LOCATION MAP

N.T.S.

OWNER/ DEVELOPER:

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

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
GRADE BREAK	
LIMITS OF GRADING	
PROPOSED ELEVATION	× 1000.00
PROPOSED BOTTOM OF WALL ELEVATION	× 1000.00 BW
PROPOSED TOP OF WALL ELEVATION	× 1000.00 TW

NOTES:

CONTOURS SHOWN ON STREET ARE TO TOP OF STREET.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. **GENERAL DESCRIPTION**
THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79G. HUD 79G REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79G COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79G.

2. **CLEARING THE AREA TO BE FILLED**
ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. **SCARIFYING THE AREA TO BE FILLED**
ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING. WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. **COMPACTING THE AREA TO BE FILLED**
FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD--TEX--113--E COMPACTION PROCEDURE.

5. **FILL MATERIALS**
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

6. **DEPTH AND MIXING OF FILL LAYERS**
THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

7. **ROCK**
WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

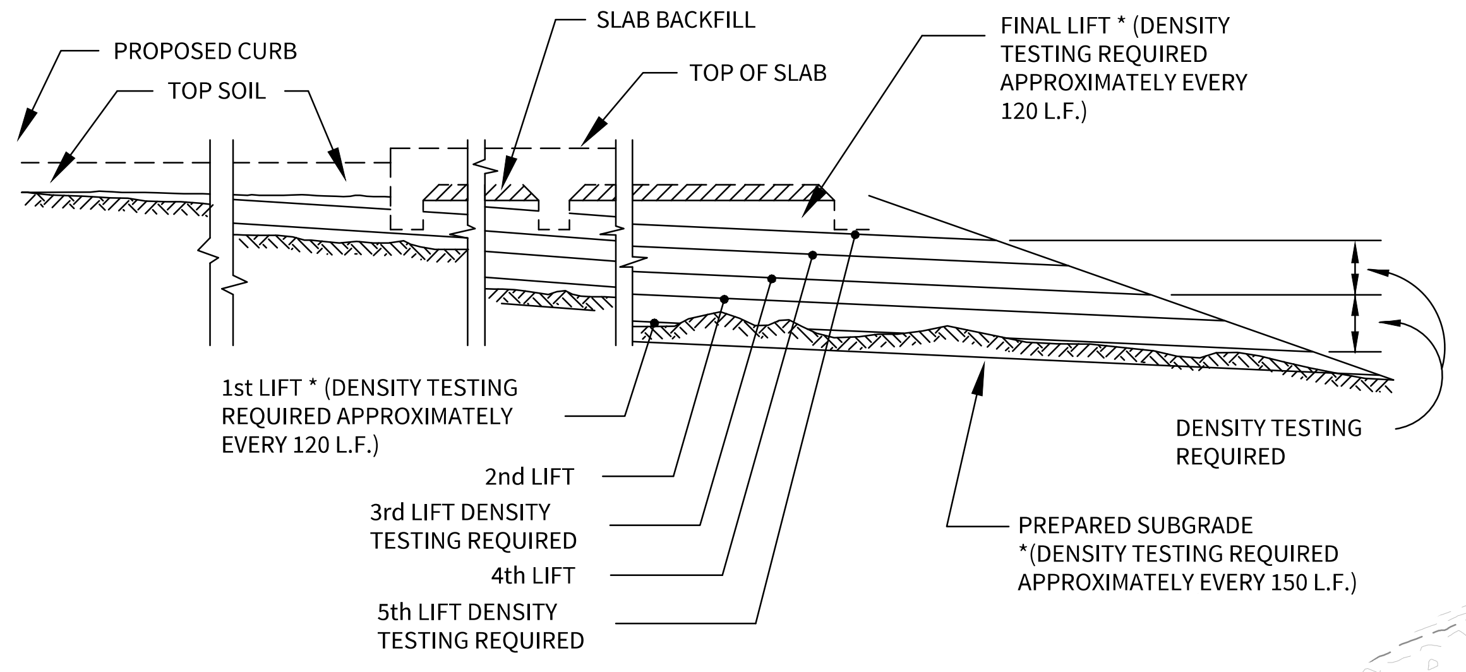
8. **COMPACTION OF FILL LAYER**
COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. **COMPACTION OF SLOPES**
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN

10. **MOISTURE CONTENT**
THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. **DENSITY TESTS**
FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.
   1. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
   2. THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
   3. FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
   4. TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

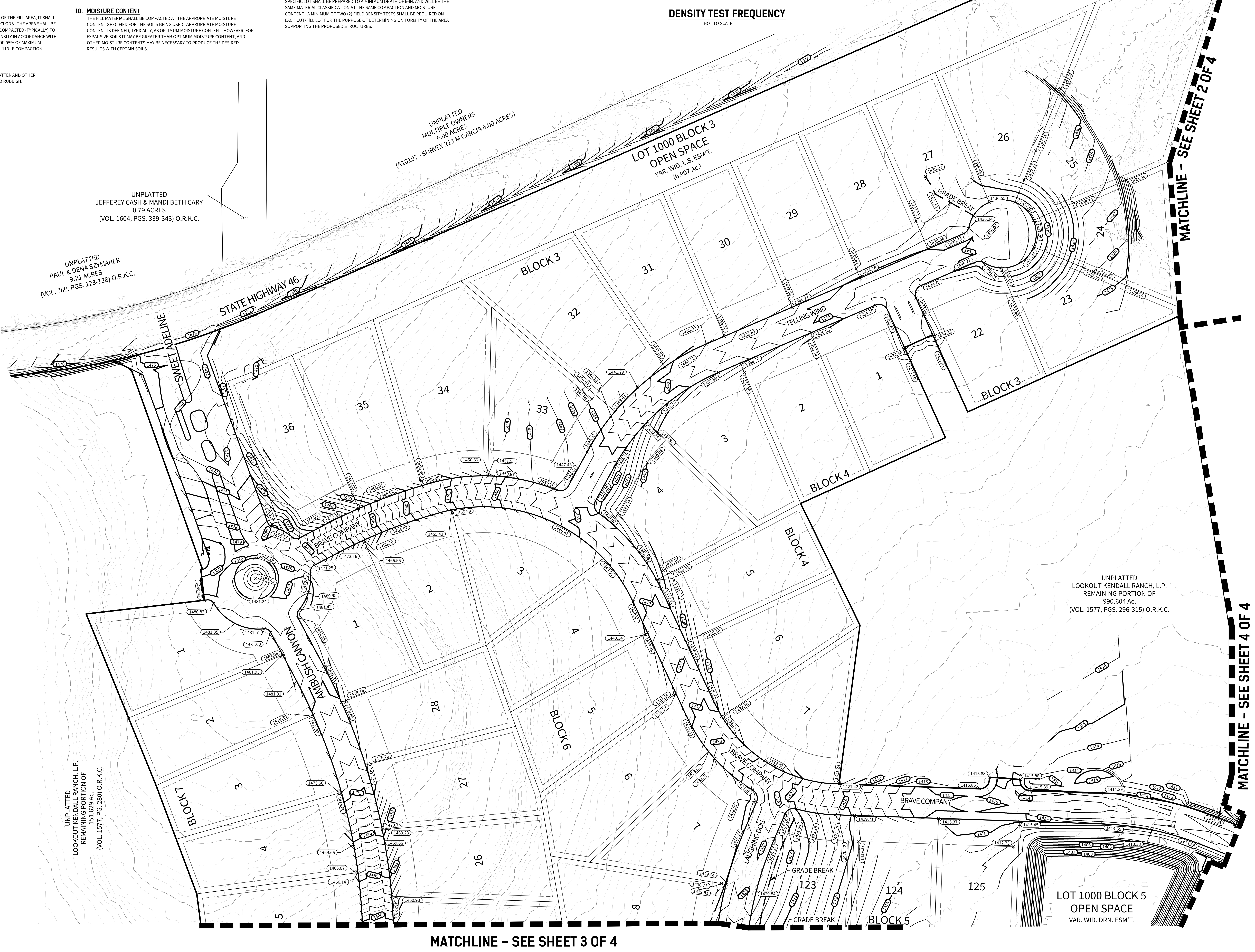
12. **CUT/FILL LOTS**
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.


PROPOSED CURB
TOP SOIL
SLAB BACKFILL
TOP OF SLAB
FINAL LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
1st LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
2nd LIFT
3rd LIFT DENSITY TESTING REQUIRED
4th LIFT
5th LIFT DENSITY TESTING REQUIRED
DENSITY TESTING REQUIRED
PREPARED SUBGRADE *(DENSITY TESTING REQUIRED APPROXIMATELY EVERY 150 L.F.)

DENSITY TEST FREQUENCY

NOT TO SCALE

SCALE: 1"=100'


MATCHLINE – SEE SHEET 2 OF 4
MATCHLINE – SEE SHEET 4 OF 4
MATCHLINE – SEE SHEET 3 OF 4
UNPLATTED
MULTIPLE OWNERS
6.00 ACRES
(A10197 - SURVEY 213 M GARCIA 6.00 ACRES)
LOT 1000 BLOCK 3
OPEN SPACE
VAR. WID. L.S. ESM'T.
(6.907 Ac.)
UNPLATTED
JEFFEREY CASH & MANDI BETH CARY
0.79 ACRES
(VOL. 1604, PGS. 339-343) O.R.K.C.
UNPLATTED
PAUL & DENA SZYMAREK
9.21 ACRES
(VOL. 780, PGS. 123-128) O.R.K.C.
STATE HIGHWAY 46
SWEET ADELINE
BRAVE COMPANY
TELLING WIND
AMBUSH CANYON
LAUGHING DOG
GRADE BREAK
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
990.604 Ac.
(VOL. 1577, PGS. 296-315) O.R.K.C.
UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
151.629 Ac.
(VOL. 1577, PG. 280) O.R.K.C.
LOT 1000 BLOCK 5
OPEN SPACE
VAR. WID. DRN. ESM'T.
123
124
125

CUDEENGINEERS.COM
CUDE ENGINEERS
EST. 1980
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

GEORGE'S RANCH
UNIT 1

GRADING PLAN

DATE
03/20/2024

PROJECT NO.
03546.001

DRAWN BY
AB/RR

CHECKED BY
WPM

REVISIONS
1.
2.
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7.
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9.

CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

C66

1 OF 4

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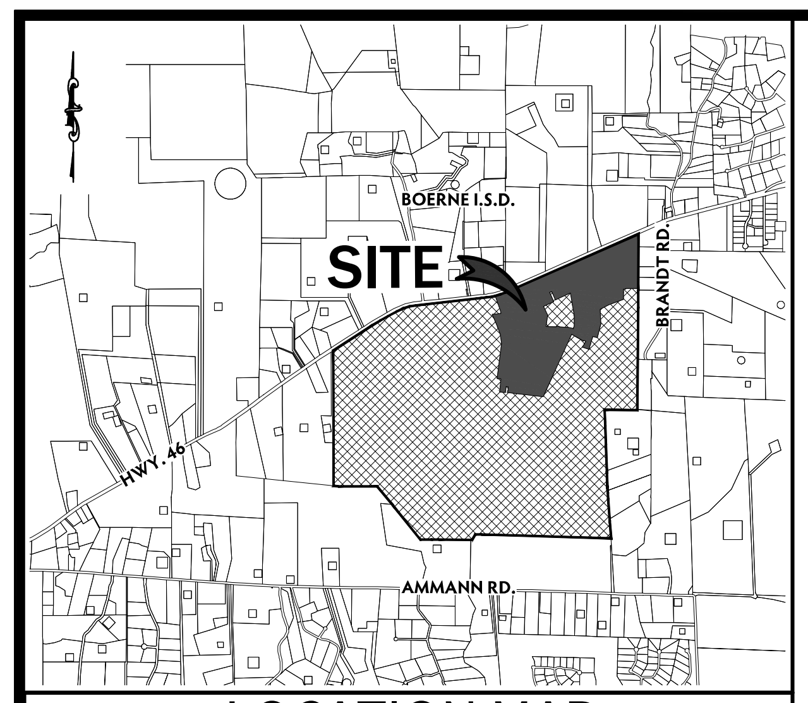
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TEL: (512) 690-4322

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	— — — 1000 — — —
GRADE BREAK	— — —
LIMITS OF GRADING	— · — · —
PROPOSED ELEVATION	× 1000.00
PROPOSED BOTTOM OF WALL ELEVATION	× 1000.00 BW
PROPOSED TOP OF WALL ELEVATION	× 1000.00 TW

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CONTOURS SHOWN ON STREET ARE TO TOP OF STREET.

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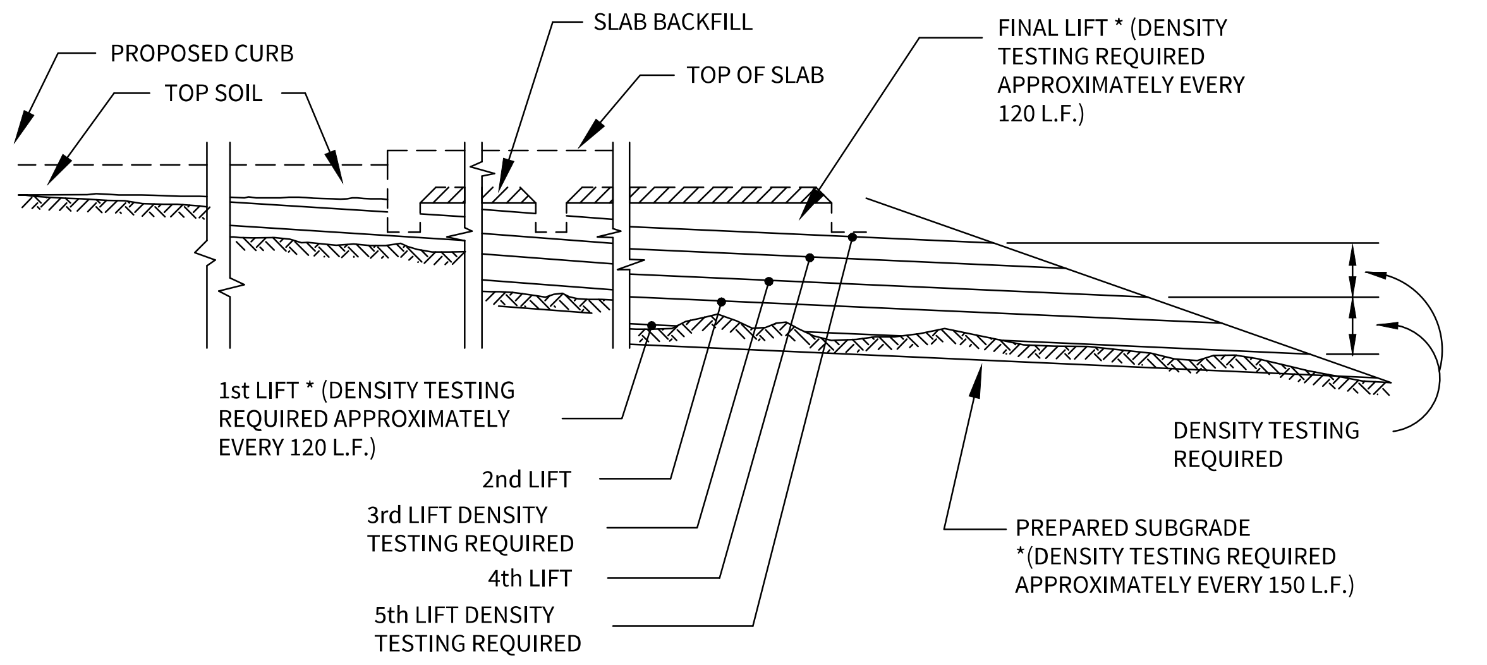
12. CUT/FILL LOTS

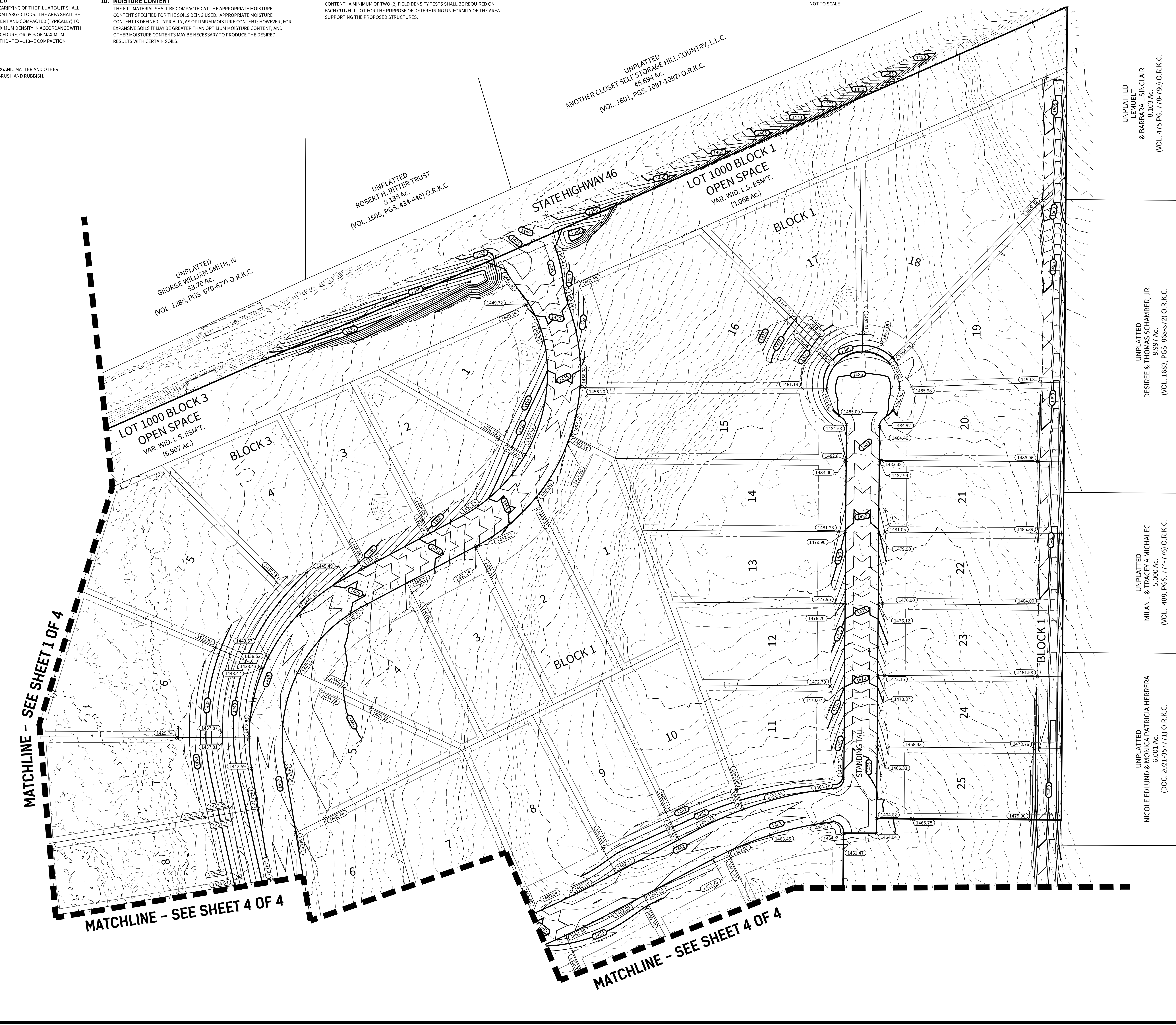
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.


PROPOSED CURB
TOP SOIL
SLAB BACKFILL
TOP OF SLAB
FINAL LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
DENSITY TESTING REQUIRED
PREPARED SUBGRADE *(DENSITY TESTING REQUIRED APPROXIMATELY EVERY 150 L.F.)
1st LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
2nd LIFT
3rd LIFT DENSITY TESTING REQUIRED
4th LIFT
5th LIFT DENSITY TESTING REQUIRED

DENSITY TEST FREQUENCY

NOT TO SCALE

SCALE: 1"=100'


UNPLATTED
ANOTHER CLOSET SELF STORAGE HILL COUNTRY, L.L.C.
45.694 AC.
(VOL. 1601, PGS. 1087-1092) O.R.K.C.
UNPLATTED
ROBERT H. RITTER TRUST
8.138 AC.
(VOL. 1605, PGS. 434-440) O.R.K.C.
UNPLATTED
GEORGE WILLIAM SMITH, IV
53.70 AC.
(VOL. 1288, PGS. 670-677) O.R.K.C.
UNPLATTED
LEMUELT
& BARBARA L SINCLAIR
8.103 AC.
(VOL. 475 PG. 778-780) O.R.K.C.
UNPLATTED
DESIREE & THOMAS SCHAMBER, JR.
8.997 AC.
(VOL. 1683, PGS. 868-872) O.R.K.C.
UNPLATTED
MILAN J & TRACEY A MICHALEC
5.000 AC.
(VOL. 488, PGS. 774-776) O.R.K.C.
UNPLATTED
NICOLE EDLUND & MONICA PATRICIA HERRERA
6.001 AC.
(DOC. 2021-357771) O.R.K.C.
STATE HIGHWAY 46
LOT 1000 BLOCK 1
OPEN SPACE
VAR. WID. L.S. ESM'T.
(3.068 AC.)
LOT 1000 BLOCK 3
OPEN SPACE
VAR. WID. L.S. ESM'T.
(6.907 AC.)
BLOCK 1
BLOCK 3
STANDING TALL
1
2
3
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MATCHLINE - SEE SHEET 1 OF 4
MATCHLINE - SEE SHEET 4 OF 4
MATCHLINE - SEE SHEET 4 OF 4
MATCHLINE - SEE SHEET 4 OF 4
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1459.90
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1433.82
1437.87
1437.81
1437.25
1437.15
1432.32
1436.57
1434.69
1429.74

CUDEENGINEERS.COM
CUDE EST. 1980 ENGINEERS
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P:(210) 681.2951 F: (210) 523.7112

GEORGE'S RANCH
UNIT 1

GRADING PLAN

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

REVISIONS
1.
2.
3.
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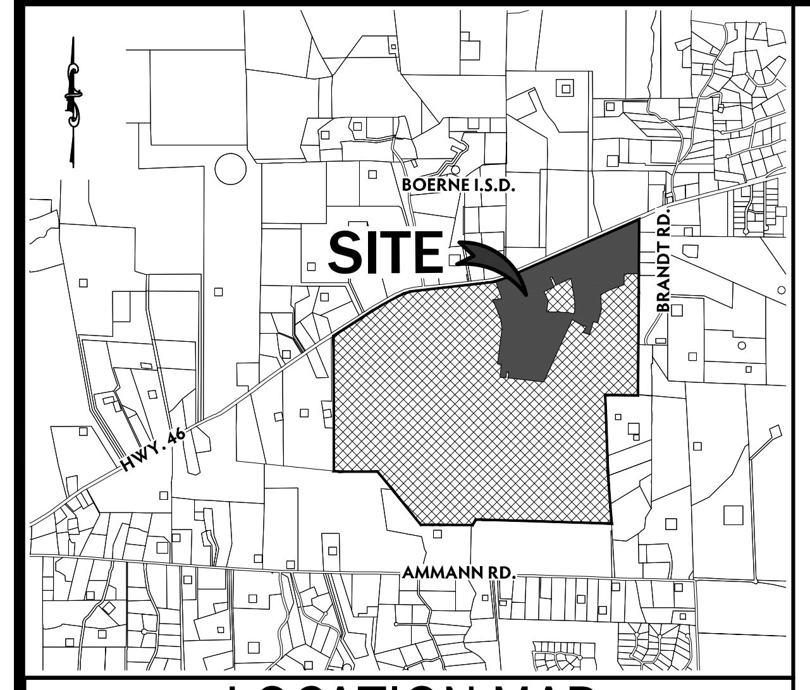
CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

C67

2 OF 4


SITE
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HWY. 46
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N.T.S.

OWNER/ DEVELOPER:

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

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	— — 1000 — —
GRADE BREAK	— — —
LIMITS OF GRADING	— · — · —
PROPOSED ELEVATION	× 1000.00
PROPOSED BOTTOM OF WALL ELEVATION	× 1000.00 BW
PROPOSED TOP OF WALL ELEVATION	× 1000.00 TW

NOTES:

CONTOURS SHOWN ON STREET ARE TO TOP OF STREET.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

1. **GENERAL DESCRIPTION**
THIS ITEM SHALL CONSIST OF ALL CLEARING AND GRUBBING, DEMOLITION, PREPARATION OF LAND TO BE FILLED, FILLING OF THE LAND, SPREADING, COMPACTION TESTING AND INSPECTION OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING OF THE CUT AND FILL AREAS TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

ALL LOT GRADING MUST MEET REQUIREMENTS OF FHA/HUD HANDBOOK 4140.3, SPECIFICATIONS FOR LAND DEVELOPMENTS ON CONTROLLED EARTHWORK, DATASHEET 79G, HUD 79G REQUIREMENTS FOR FILL MATERIAL OF 6 INCHES AND MORE WILL BE CONDUCTED. ALL CUT AREAS WILL ALSO MEET THE REQUIREMENTS FOR HUD 79G COMPACTION TESTING. IN ADDITION, ENGINEERS MUST PROVIDED VERIFICATION OF ALL AREAS WHICH DO NOT REQUIRE HUD 79G.

2. **CLEARING THE AREA TO BE FILLED**
ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.

3. **SCARIFYING THE AREA TO BE FILLED**
ALL ORGANIC MATTER SHALL BE REMOVED FROM THE SURFACE UPON WHICH THE FILL IS TO BE PLACED, AND THE SURFACE SHALL THEN BE DISKED OR SCARIFIED TO A MINIMUM DEPTH OF SIX INCHES (6"), ALL SURFACE RUTS OR OTHER UNEVEN FEATURES WILL BE LEVELED PRIOR TO FIELD DENSITY TESTING. WHERE FILLS ARE MADE ON HILLSIDES OR SLOPES, THE SLOPE OF THE ORIGINAL GROUND UPON WHICH THE FILL IS TO BE PLACED SHALL BE DISKED OR SCARIFIED. WHERE THE SLOPE RATIO OF THE ORIGINAL GROUND IS STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, THE BANK SHALL BE STEPPED OR BENCHED. GROUND SLOPES WHICH ARE FLATTER THAN 5 TO 1 SHALL BE BENCHED WHEN CONSIDERED NECESSARY BY THE GEOTECHNICAL ENGINEER.

4. **COMPACTING THE AREA TO BE FILLED**
FOLLOWING THE CLEARING AND DISKING OR SCARIFYING OF THE FILL AREA, IT SHALL BE BLADED UNTIL IT IS UNIFORM AND FREE FROM LARGE CLODS. THE AREA SHALL BE BROUGHT TO THE ADEQUATE MOISTURE CONTENT AND COMPACTED (TYPICALLY) TO NOT LESS THAN NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT ASTM D 1557 COMPACTION PROCEDURE, OR 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH THE CURRENT THD–TEX–113–E COMPACTION PROCEDURE.

5. **FILL MATERIALS**
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.

6. **DEPTH AND MIXING OF FILL LAYERS**
THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL, UNIFORM LAYERS WHICH, WHEN COMPACTED, SHALL HAVE A DENSITY CONFORMING TO THAT STIPULATED ABOVE. EACH LAYER SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. COMPACTED LAYER THICKNESS MAY VARY DEPENDING ON THE COMPACTION EQUIPMENT OF DEMONSTRATED CAPABILITY. THE MAXIMUM LOOSE DEPTH FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"). FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.

7. **ROCK**
WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER. NO LARGE ROCKS SHALL BE ALLOWED TO NEST AND ALL VOIDS MUST BE FILLED WITH SMALL STONES OR SOIL AND ADEQUATELY COMPACTED. NO LARGE ROCKS WILL BE PERMITTED WITHIN EIGHTEEN INCHES (18") OF THE FINISHED GRADE.

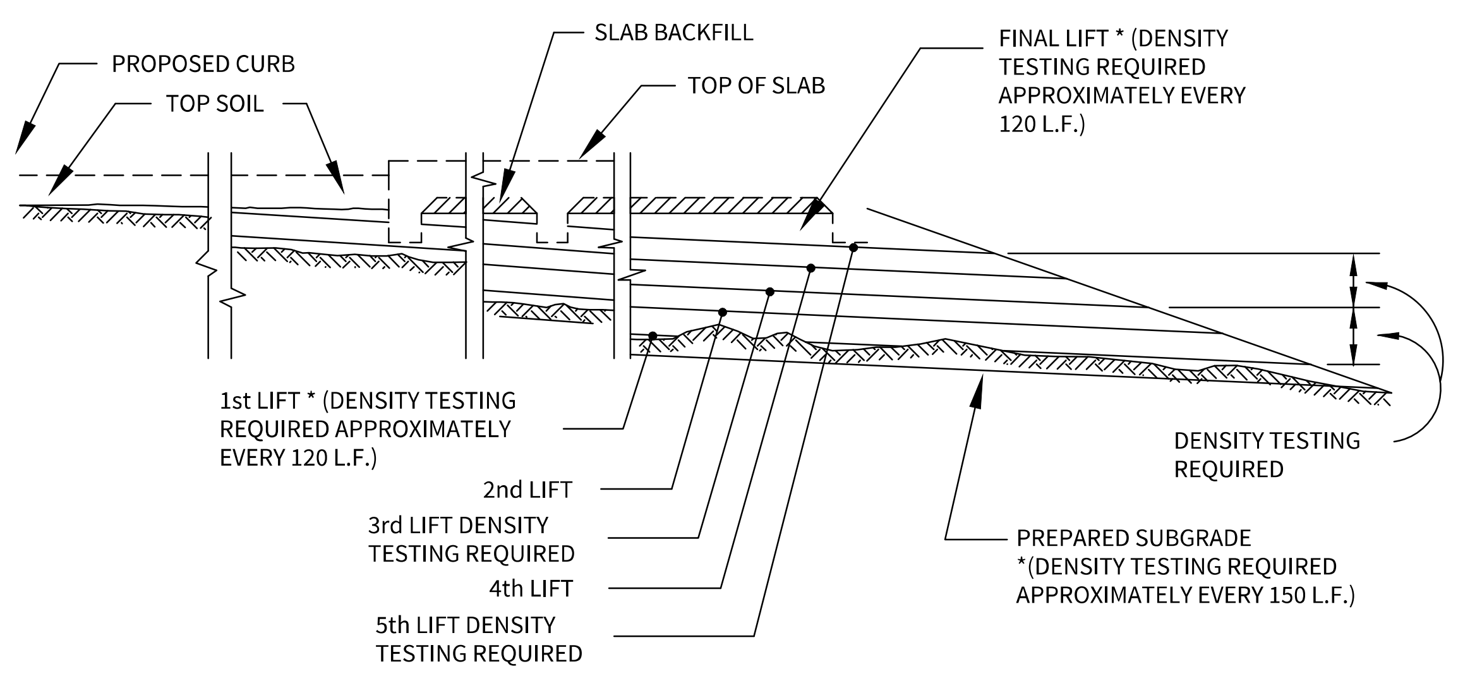
8. **COMPACTION OF FILL LAYER**
COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING THE FILL TO THE SPECIFIED DENSITY. COMPACTION SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT OR NEAR THE APPROPRIATE MOISTURE CONTENT. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER THE ENTIRE STRUCTURAL AREA (BENEATH PROPOSED STRUCTURES).

9. **COMPACTION OF SLOPES**
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN

10. **MOISTURE CONTENT**
THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM MOISTURE CONTENT, AND OTHER MOISTURE CONTENTS MAY BE NECESSARY TO PRODUCE THE DESIRED RESULTS WITH CERTAIN SOILS.

11. **DENSITY TESTS**
FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S CONSTRUCTION SCHEDULE. NOTIFICATION BY THE CONTRACTOR TO CONDUCT TESTS SHALL BE AT LEAST THE DAY BEFORE. THIS NOTIFICATION SHALL INCLUDE THE FILL AREA LOCATION (LOT AND BLOCK), THE LIFT OR HEIGHT OF FILL AND APPROXIMATE DESIRED TIME OF TESTING. WHEN THESE TESTS INDICATE THAT THE DENSITY OF ANY LAYER OF FILL OR PORTION THEREOF IS BELOW THE REQUIRED DENSITY, THE PARTICULAR LAYER OR PORTION SHALL BE REWORKED AND RETESTED AT THE EXPENSE OF THE CONTRACTOR UNLESS THE CONTRACTOR CAN SHOW EVIDENCE THAT CIRCUMSTANCES BEYOND HIS CONTROL REQUIRED THE RETESTING. GENERALLY, THE SPECIFIC TESTING WILL BE AS FOLLOWS AND CONDUCTED BY GEOTECHNICAL ENGINEER.
1.THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2.THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3.FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
4.TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

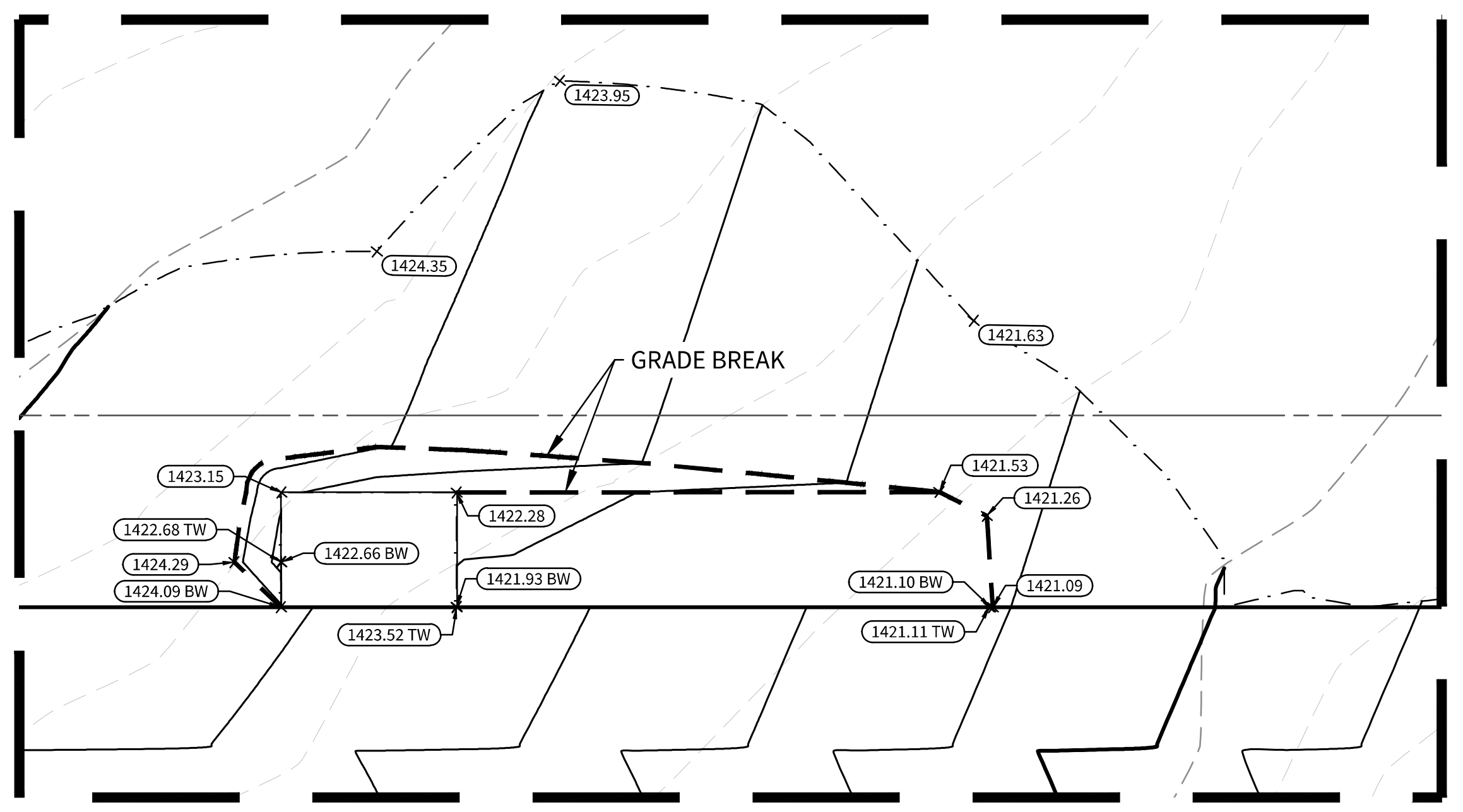
12. **CUT/FILL LOTS**
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.


PROPOSED CURB
TOP SOIL
SLAB BACKFILL
TOP OF SLAB
FINAL LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
1st LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
2nd LIFT
3rd LIFT DENSITY TESTING REQUIRED
4th LIFT
5th LIFT DENSITY TESTING REQUIRED
DENSITY TESTING REQUIRED
PREPARED SUBGRADE *(DENSITY TESTING REQUIRED APPROXIMATELY EVERY 150 L.F.)

DENSITY TEST FREQUENCY

NOT TO SCALE

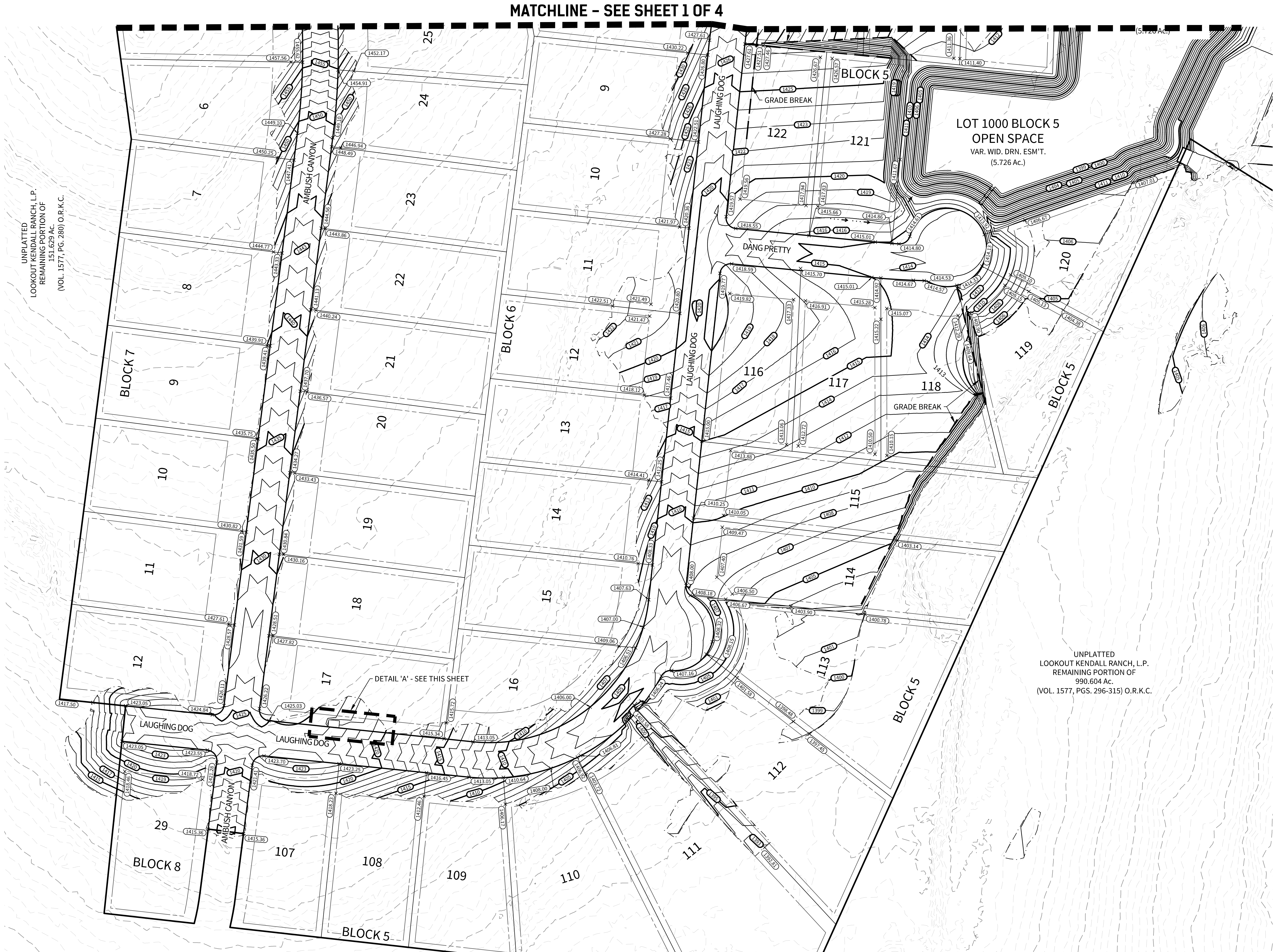
SCALE: 1"=100'
100 50 0 100


GRADE BREAK
1423.95
1424.35
1421.63
1423.15
1422.28
1421.53
1421.26
1422.68 TW
1422.66 BW
1421.93 BW
1421.10 BW
1421.09
1424.29
1424.09 BW
1423.52 TW
1421.11 TW

DETAIL 'A'

1"=20'

MATCHLINE - SEE SHEET 1 OF 4


MATCHLINE - SEE SHEET 1 OF 4
LOT 1000 BLOCK 5
OPEN SPACE
VAR. WID. DRN. ESM'T.
(5.726 Ac.)
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
LAUGHING DOG
AMBUSH CANYON
DANG PRETTY
GRADE BREAK
DETAIL 'A' - SEE THIS SHEET
UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
151.629 Ac.
(VOL. 1577, PG. 280) O.R.K.C.
UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
990.604 Ac.
(VOL. 1577, PGS. 296-315) O.R.K.C.
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EST. 1980
ENGINEERS

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

GEORGE'S RANCH
UNIT 1

GRADING PLAN

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

REVISIONS
1.
2.
3.
4.
5.
6.
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8.
9.

CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

C68

3 OF 4

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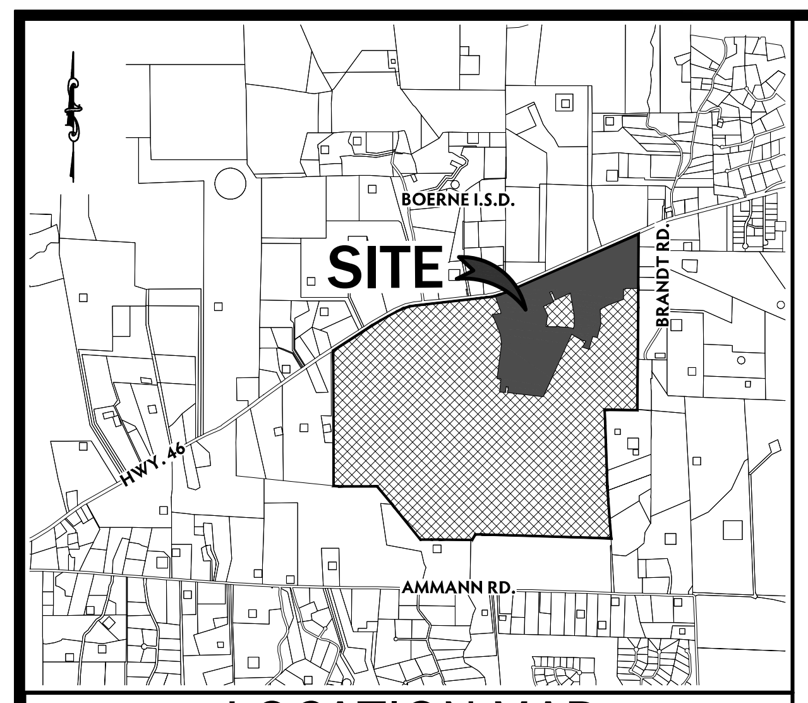
SITE
BOERNE I.S.D.
BRANDT RD.
HWY. 46
AMMANN RD.

LOCATION MAP

N.T.S.

OWNER/ DEVELOPER:

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

LEGEND

PROPOSED CONTOUR	——(1000)——
EXISTING CONTOUR	— — 1000 — —
GRADE BREAK	— — —
LIMITS OF GRADING	— · — · —
PROPOSED ELEVATION	× (1000.00)
PROPOSED BOTTOM OF WALL ELEVATION	× (1000.00 BW)
PROPOSED TOP OF WALL ELEVATION	× (1000.00 TW)

NOTES:

CONTOURS SHOWN ON STREET ARE TO TOP OF STREET.

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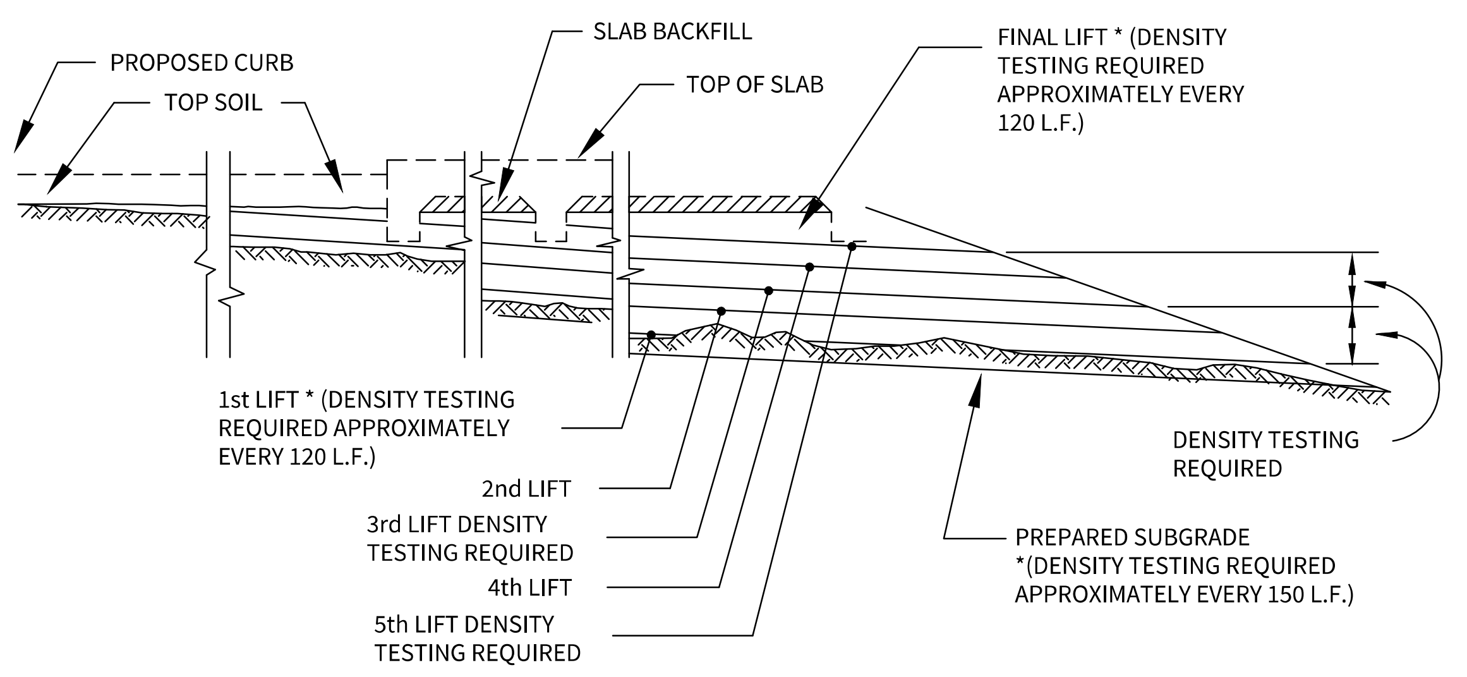
1.THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
2.THE FIRST LIFT OF COMPACTED FILL (GENERALLY 8 TO 12-IN.) SHALL BE TESTED AS DETERMINED BY THE GEOTECHNICAL ENGINEER. ANY AREAS SUPPORTING THE PROPOSED STRUCTURES REQUIRING FILL SHALL BE TESTED FOR DENSITY COMPLIANCE.
3.FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
4.TEST RESULTS WILL BE PROVIDED BY THE FIELD TECHNICIAN TO THE CONTRACTOR WHEN POSSIBLE; HOWEVER, ALL TEST RESULTS ARE TO BE REVIEWED BY THE GEOTECHNICAL ENGINEER FOR COMPLIANCE. THE ENGINEER WILL NOTIFY THE CONTRACTOR OF ALL TEST RESULTS.

12. CUT/FILL LOTS

AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.

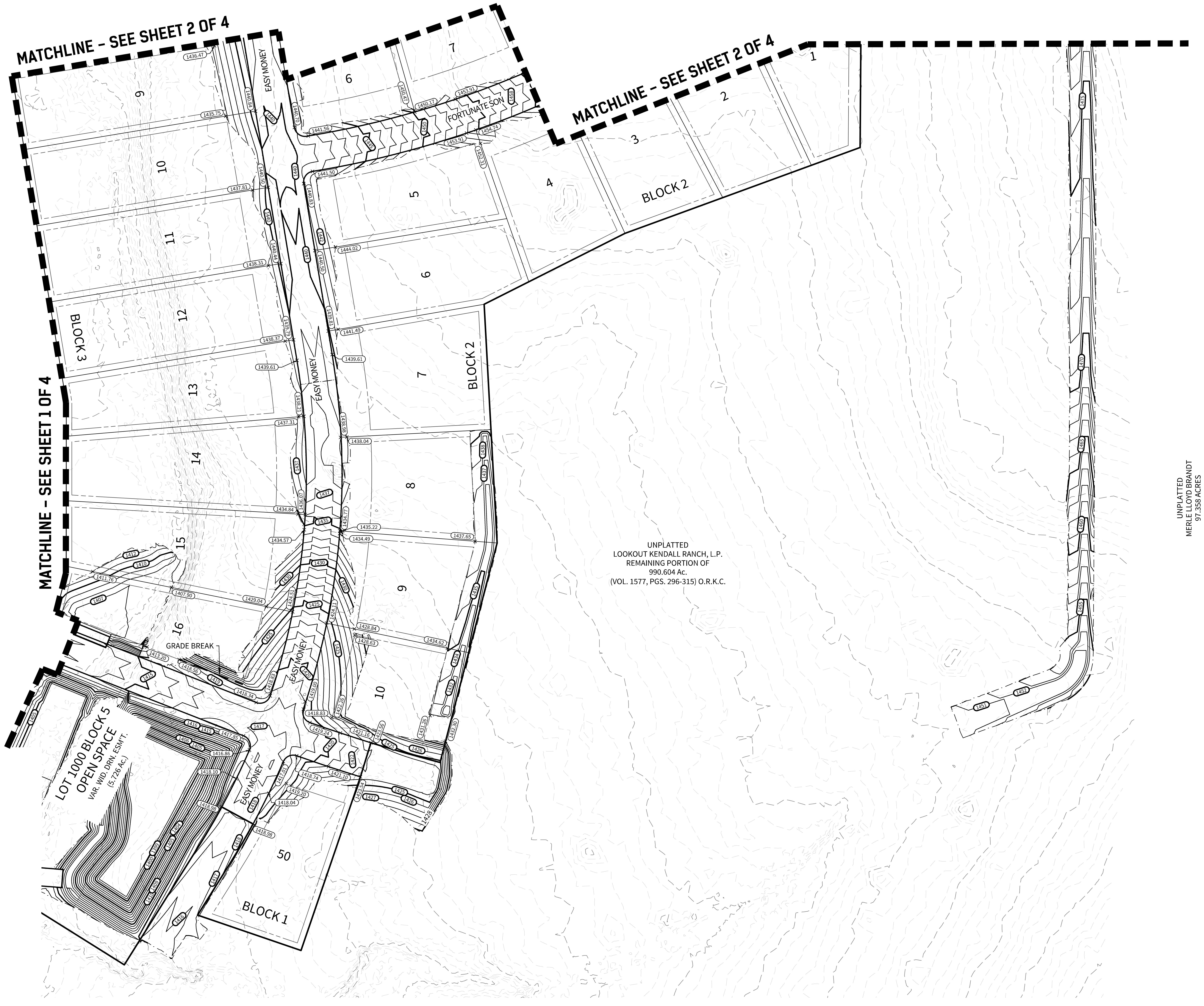

PROPOSED CURB
TOP SOIL
SLAB BACKFILL
TOP OF SLAB
FINAL LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
1st LIFT * (DENSITY TESTING REQUIRED APPROXIMATELY EVERY 120 L.F.)
2nd LIFT
3rd LIFT DENSITY TESTING REQUIRED
4th LIFT
5th LIFT DENSITY TESTING REQUIRED
DENSITY TESTING REQUIRED
PREPARED SUBGRADE *(DENSITY TESTING REQUIRED APPROXIMATELY EVERY 150 L.F.)

DENSITY TEST FREQUENCY

NOT TO SCALE

SCALE: 1"=100'

100 50 0 100


MATCHLINE - SEE SHEET 2 OF 4
MATCHLINE - SEE SHEET 2 OF 4
MATCHLINE - SEE SHEET 1 OF 4
BLOCK 1
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EASY MONEY
EASY MONEY
FORTUNATE SON
GRADE BREAK
LOT 1000 BLOCK 5
OPEN SPACE
VAR. WID. DRN. ESM'T.
(5.726 Ac.)
UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
990.604 Ac.
(VOL. 1577, PGS. 296-315) O.R.K.C.
UNPLATTED
MERLE LLOYD BRANDT
97.358 ACRES
(VOL. 241, PG. 22-26) O.R.K.C.
1475
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1437.81
1438.31
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1437.31
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1434.57
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1416.86
1418.10
1418.98
1450.47
1450.17
1453.91
1454.74
1453.91
1452.31

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

GEORGE'S RANCH
UNIT 1

GRADING PLAN

DATE
04/22/2022

PROJECT NO.
03546.001

DRAWN BY
AB/RR

CHECKED BY
WPM

REVISIONS
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CUDE ENGINEERS
TBPE No. 455

PLAT NO.
N/A

C69

4 OF 4

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