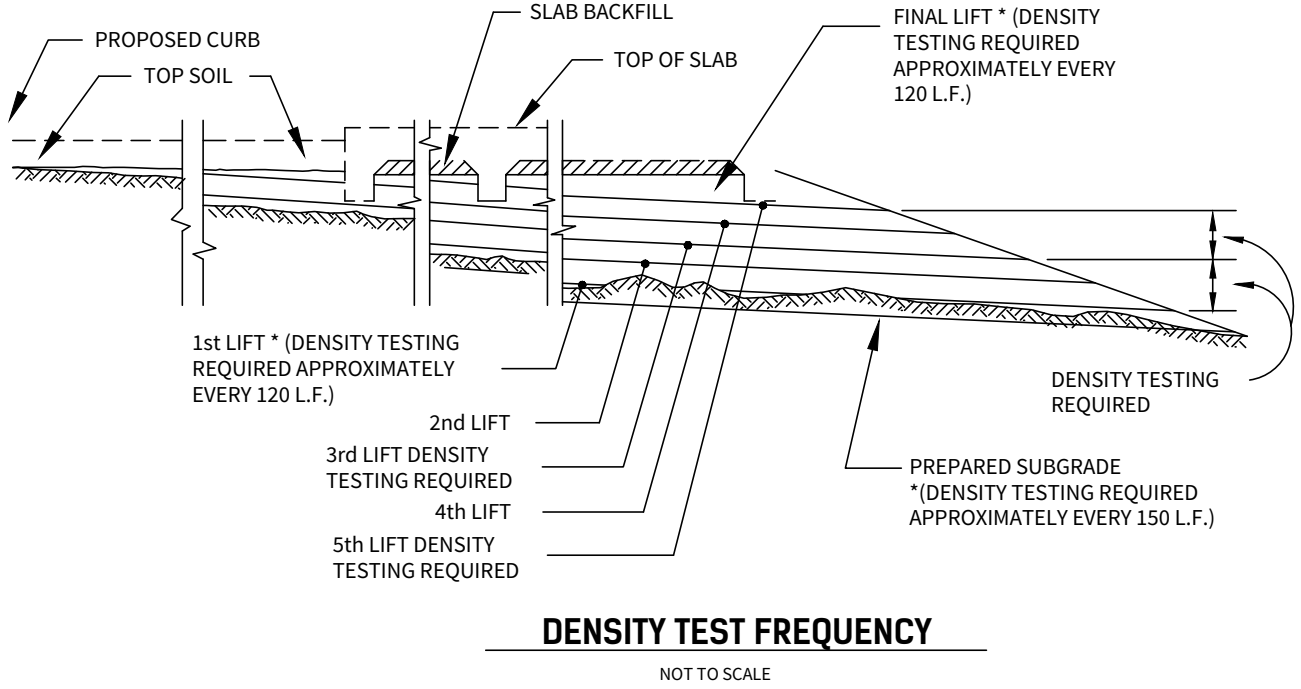
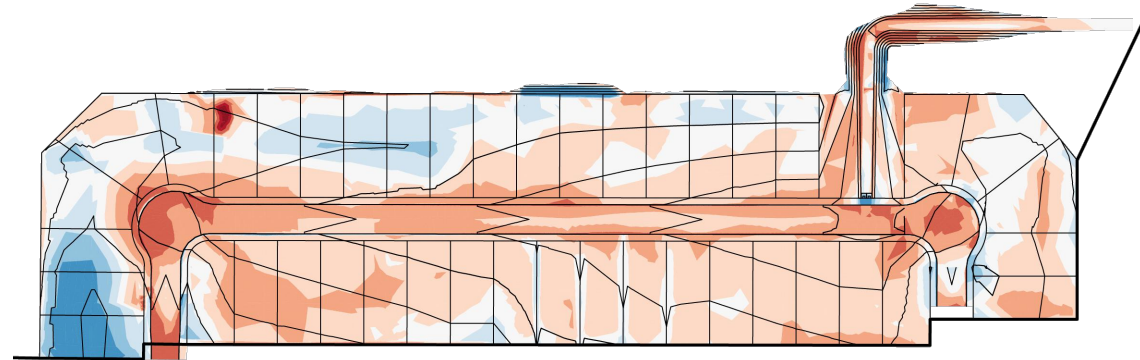


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DENSITY TEST FREQUENCY
NOT TO SCALE



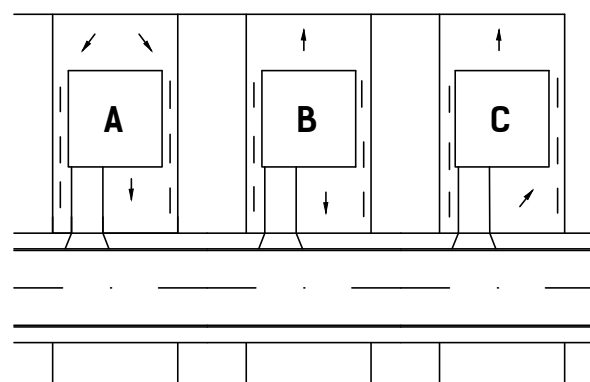
NORTH

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-15.000	-5.000	Red
2	-5.000	-3.000	Red
3	-3.000	-1.000	Red
4	-1.000	-0.500	Orange
5	-0.500	-0.150	Orange
6	-0.150	0.150	Light Blue
7	0.150	0.500	Light Blue
8	0.500	1.000	Light Blue
9	1.000	3.000	Blue
10	3.000	5.000	Blue
11	5.000	15.000	Dark Blue

Cut/Fill Table			
Unit	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
OVERALL	4,290	1,048	3,242 (CUT)

CUT & FILL HEAT MAP

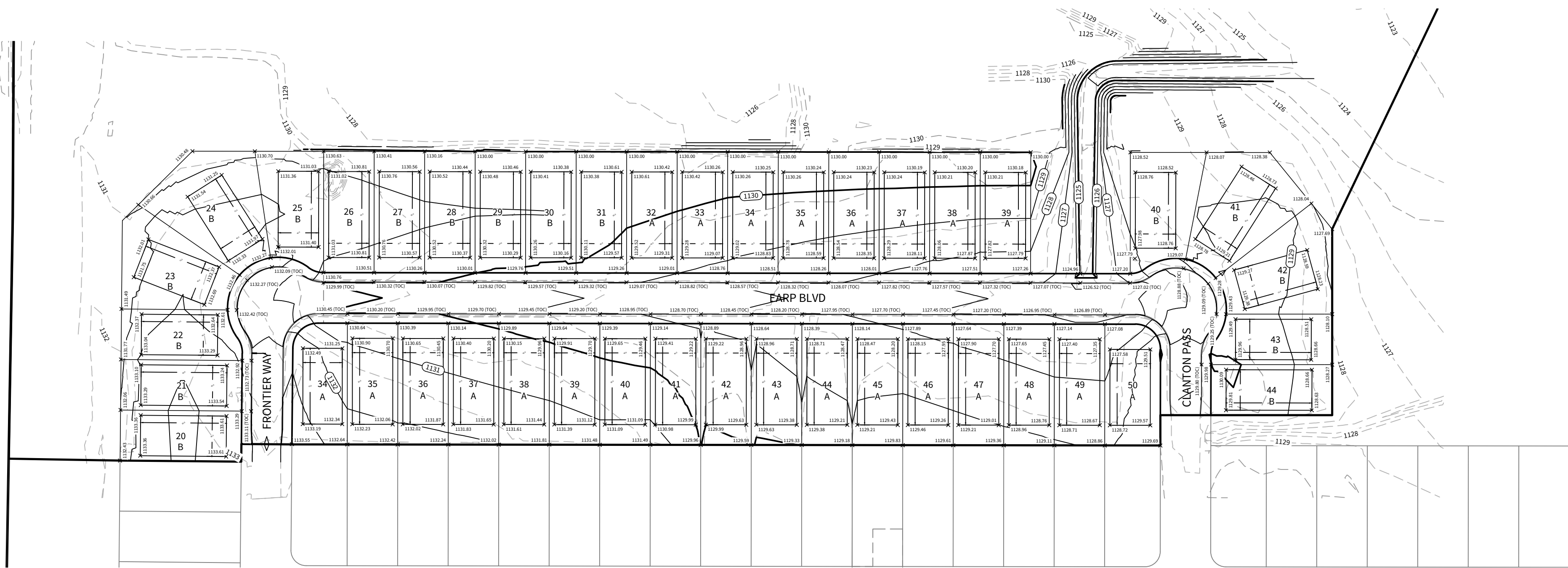
N.T.S.



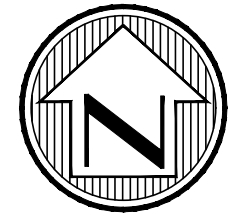
TYPICAL LOT SITE PLAN
N.T.S.

NOTES:

- STREET TOP PAVEMENT CONTOURS SHOWN. REFERENCE GEOTECH REPORT FOR PAVEMENT SECTIONS. (CUT/FILL QUANTITIES REFLECT SUBGRADE)
- HOUSE PADS SHALL HAVE A MINIMUM 15' FRONTAGE, 15' REAR AND 5' SIDE SETBACK UNLESS NOTED OTHERWISE. CONTRACTOR SHALL REFER TO THE SUBDIVISION PLAT TO VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION.
- MINIMUM SLAB EXPOSURE IS 1.0'.
- TYPICAL PAD SIZES IS 35' X 85' UNLESS NOTED OTHERWISE ON PLAN.
- MAXIMUM REAR SETBACK SLOPE = 15%
- HOUSE PAD SWALES TO BE CONSTRUCTED WITH HOME BUILDING.
- CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AWAY FROM ALL HOUSE PADS. NO WATER PONDING SHALL BE ALLOWED.



NORTH



SCALE: 1"=80'
80 10 0 80

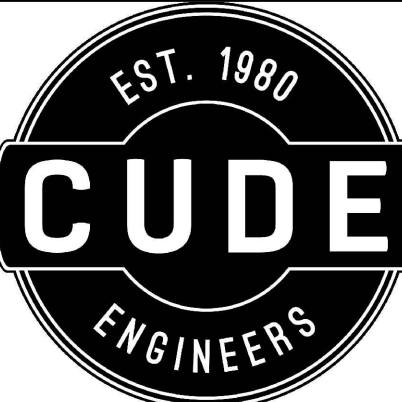
LEGEND

- OVERALL UNIT BOUNDARY ---
PROPOSED LOT LINE ---
PROPOSED RIGHT OF WAY ---
EXISTING 1' CONTOUR --- 499 ---
EXISTING 5' CONTOUR --- 500 ---
PROPOSED 1' CONTOUR --- 499 ---
PROPOSED 5' CONTOUR --- 500 ---

GENERAL SPECIFICATIONS FOR SITE PREPARATION

- 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.
- CLEARING THE AREA TO BE FILLED**
ALL TIMBER, LOGS, TREES, BRUSH AND RUBBISH SHALL BE REMOVED FROM THE SITE.
- 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.
- COMPACTION OF 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.
- FILL MATERIALS**
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.
- DEPTH & 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 LAYER THICKNESS FOR ANY MATERIAL SHALL NOT EXCEED TWELVE INCHES (12"), FOR TESTING REQUIREMENTS OF FILL MATERIAL, SEE DENSITY TESTING.
- 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.
- 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).
- COMPACTION OF SLOPES**
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTION 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 INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.
- 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.
- 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.
 - THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
 - 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.
 - FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
 - 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 THE TEST RESULTS.

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ESTANCIA RANCH SUBDIVISION UNIT 3A

OVERALL GRADING PLAN

DATE
07/30/2024

PROJECT NO.
03473.010

DRAWN BY
CG/TCD/XV

CHECKED BY
XV/AL

REVISIONS

DATE

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

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