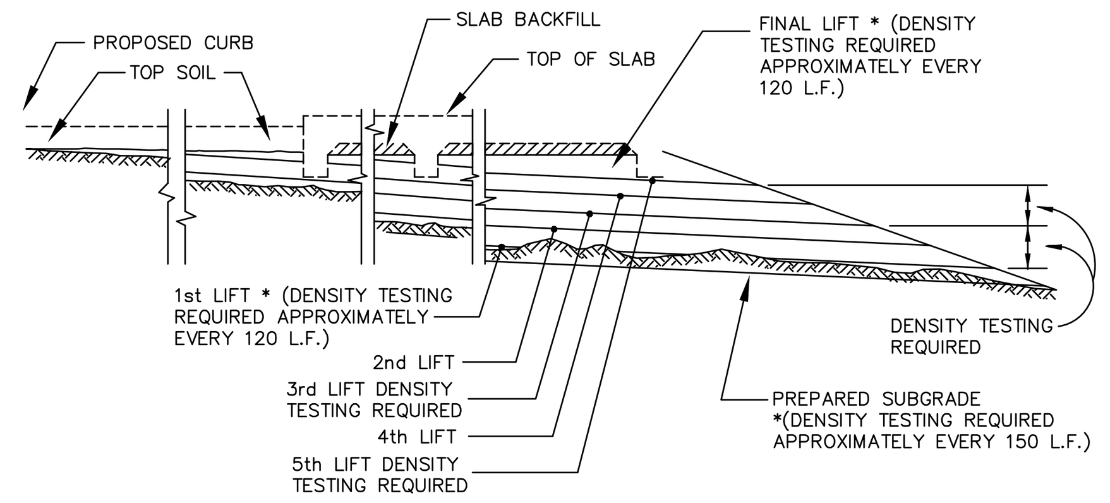
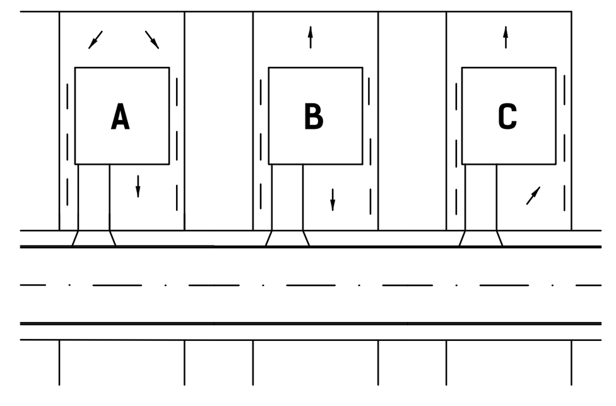
LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
PROPOSED ELEVATION	× 1000.00
TYPE OF LOT GRADING	A, B, OR C
DIRECTION OF FLOW	
LIMITS OF GRADING	
P.U.E. & BUILDING SETBACK	
PROPOSED RETAINING WALL	



DENSITY TEST FREQUENCY

NOT TO SCALE



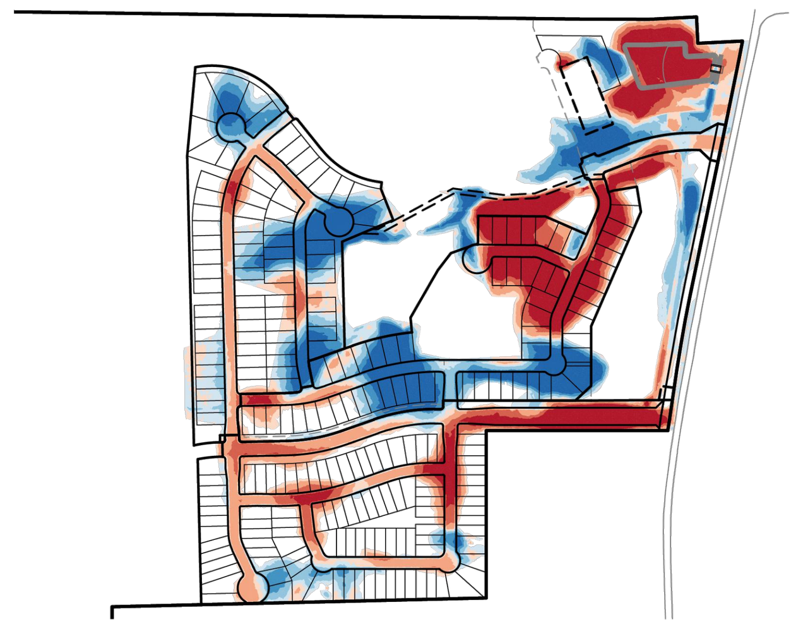
TYPICAL LOT SITE PLAN

N.T.S.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
2	-5	-3	
3	-3	-1	
4	-1	0	
5	0	1	
6	1	3	
7	3	5	
8	5	9999999	

CUT/FILL	
CUT	201,735.83 CY
FILL	162,242.92 CY
NET (CUT)	39,492.91 CY

NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.



CUT/FILL MAP

N.T.S.

SCALE: 1"=60'

0 60 120

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.

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).

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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 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.

10. MOISTURE CONTENT
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11. DENSITY TESTS
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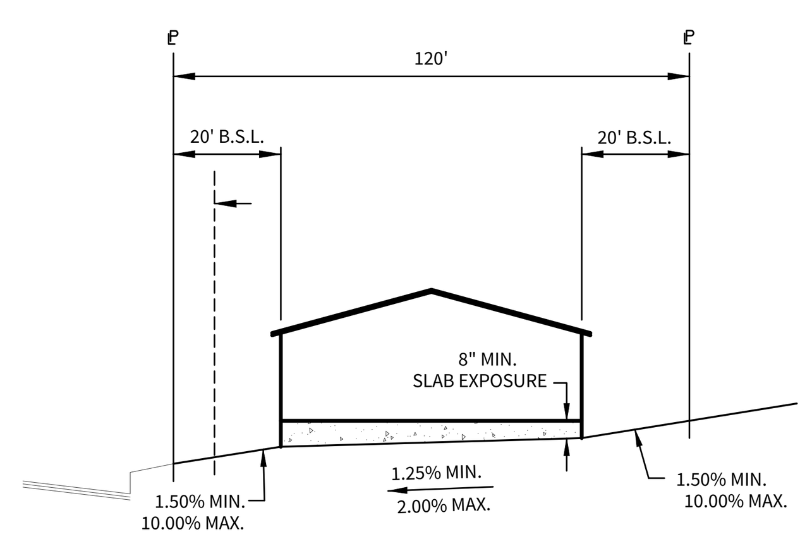
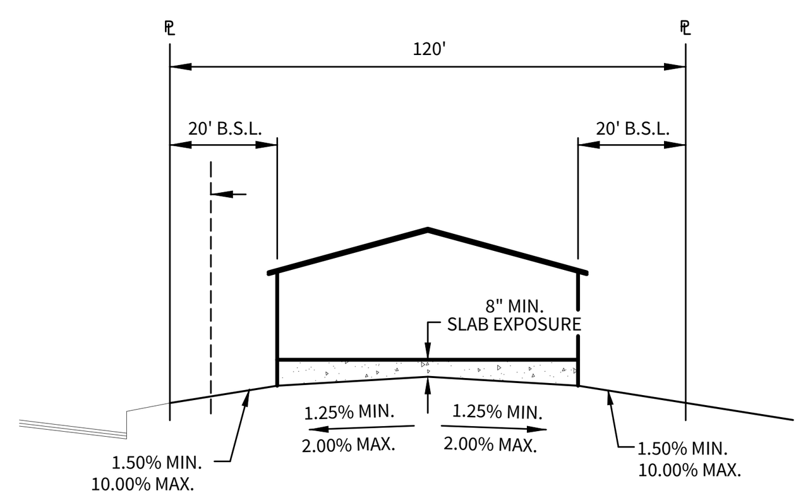
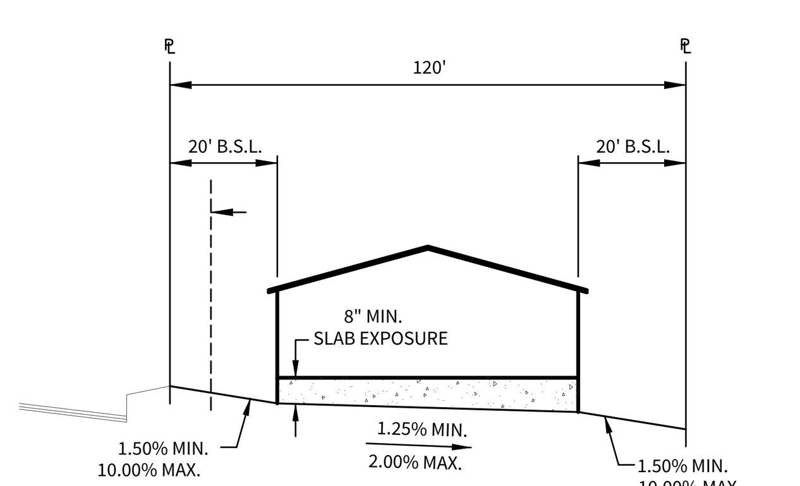


TYPICAL LOT GRADING DETAIL NOT TO SCALE
('A' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('B' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('C' LOT)

MATCHLINE ~ SEE SHEET CX4

MATCHLINE ~ SEE SHEET CX2

CUDEENGINEERS.COM

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

FLYING W UNIT 1

PUBLIC GRADING PLAN

DATE	11/24/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

CUDE ENGINEERS
TBPELS No. 10048500

-

CX1

R:\04024\017\2-DWG\1-Exhibits\PRIVATE VS PUBLIC\PUBLIC GRADING PLAN.dwg 2025/11/24 7:14pm bkennedy

LEGEND

PROPOSED CONTOUR — 1000

EXISTING CONTOUR — 1000

PROPOSED ELEVATION — 1000.00

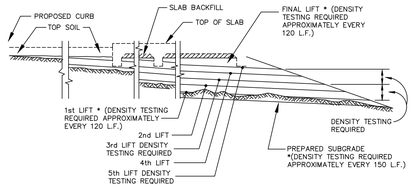
TYPE OF LOT GRADING — A, B, OR C

DIRECTION OF FLOW

LIMITS OF GRADING

P.U.E. & BUILDING SETBACK

PROPOSED RETAINING WALL



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NOT TO SCALE

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Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
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4	-1	0	
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CUT/FILL	
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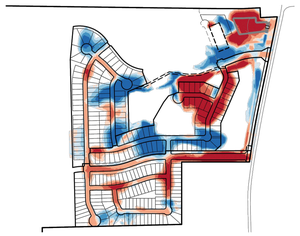
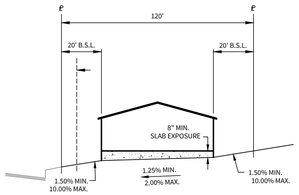
NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.

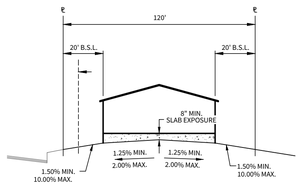


CUT/FILL MAP

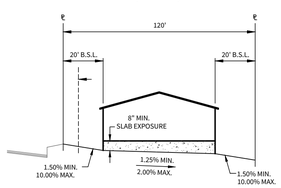
N.T.S.



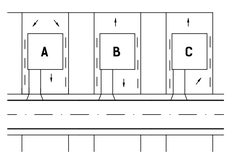
TYPICAL LOT GRADING DETAIL
('A' LOT)
NOT TO SCALE



TYPICAL LOT GRADING DETAIL
('B' LOT)
NOT TO SCALE

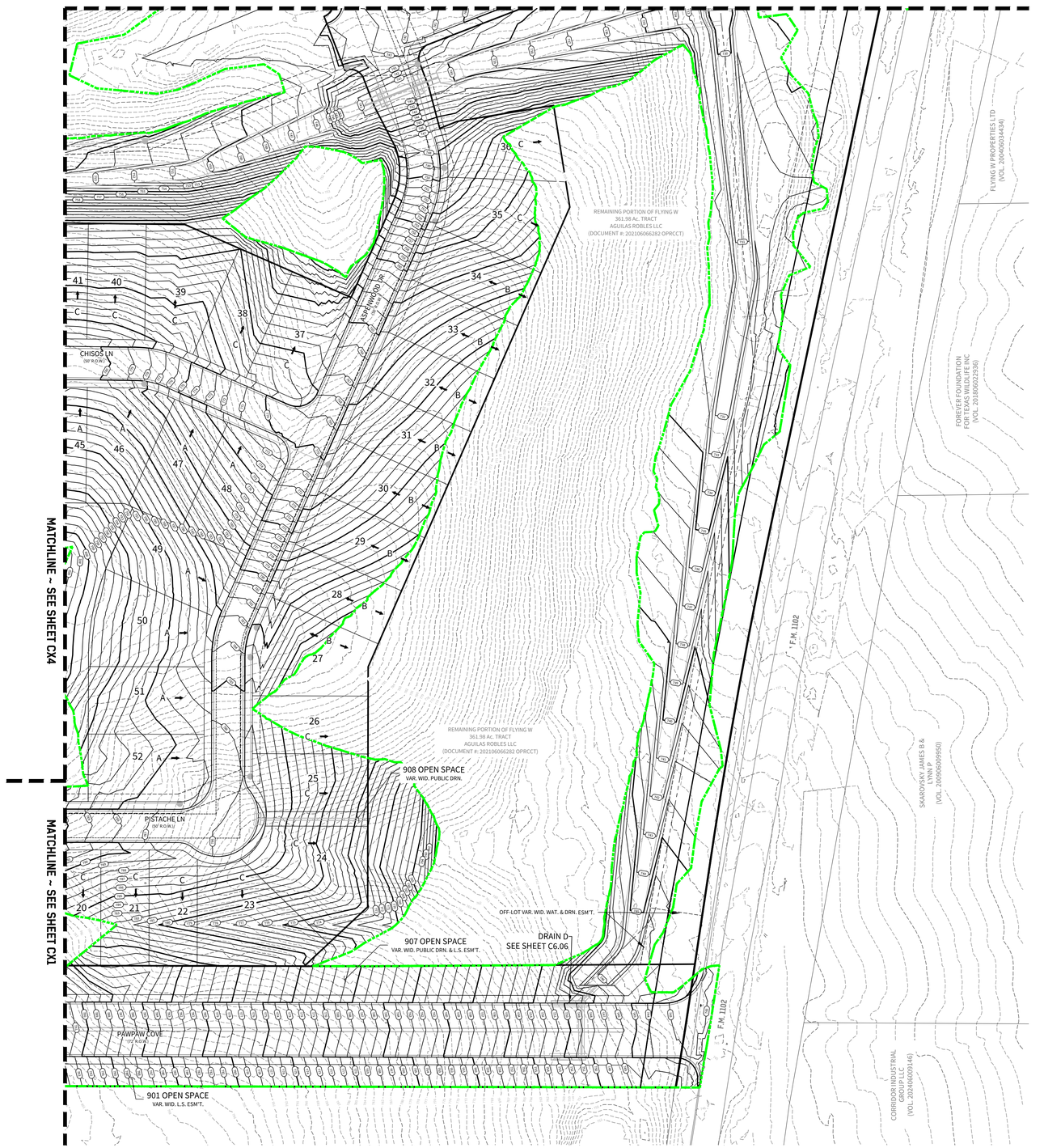


TYPICAL LOT GRADING DETAIL
('C' LOT)
NOT TO SCALE



TYPICAL LOT SITE PLAN

N.T.S.



SCALE: 1"=60'

0 60 120

CUDEENGINEERS.COM

CUDE ENGINEERS EST. 1980

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

FLYING W
UNIT 1

PUBLIC GRADING PLAN

DATE
11/24/2025

PROJECT NO.
04024-004

DRAWN BY
C7

CHECKED BY
JL

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8.

CUDE ENGINEERS
TBPELS No. 10048500

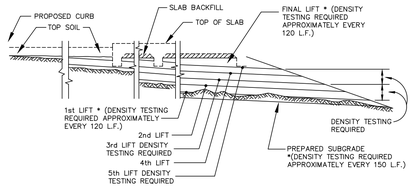
-

CX2

S:\04024\03 DWGS\1 Exhibits\PRINTS\05 PUBLIC\PUBLIC GRADING\Flying W Unit 1 Public Grading.dwg, 2025/11/24 3:13pm, kkennedy

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
PROPOSED ELEVATION	1000.00
TYPE OF LOT GRADING	A, B, OR C
DIRECTION OF FLOW	
LIMITS OF GRADING	
P.U.E. & BUILDING SETBACK	
PROPOSED RETAINING WALL	



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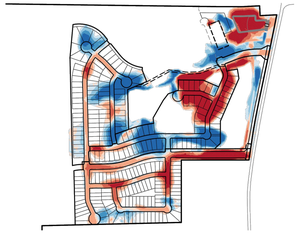
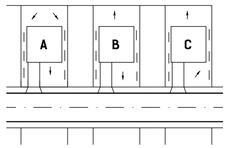


CUT/FILL MAP

N.T.S.

SCALE: 1"=60'

0 60 120



TYPICAL LOT SITE PLAN

N.T.S.

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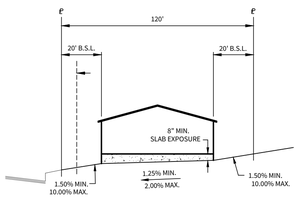
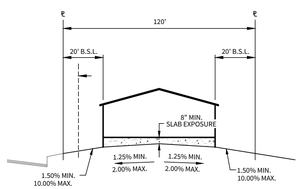
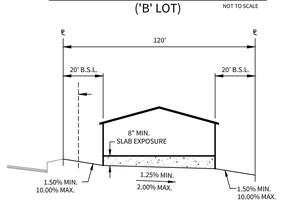


TYPICAL LOT GRADING DETAIL
('A' LOT)
NOT TO SCALE



TYPICAL LOT GRADING DETAIL
('B' LOT)
NOT TO SCALE



TYPICAL LOT GRADING DETAIL
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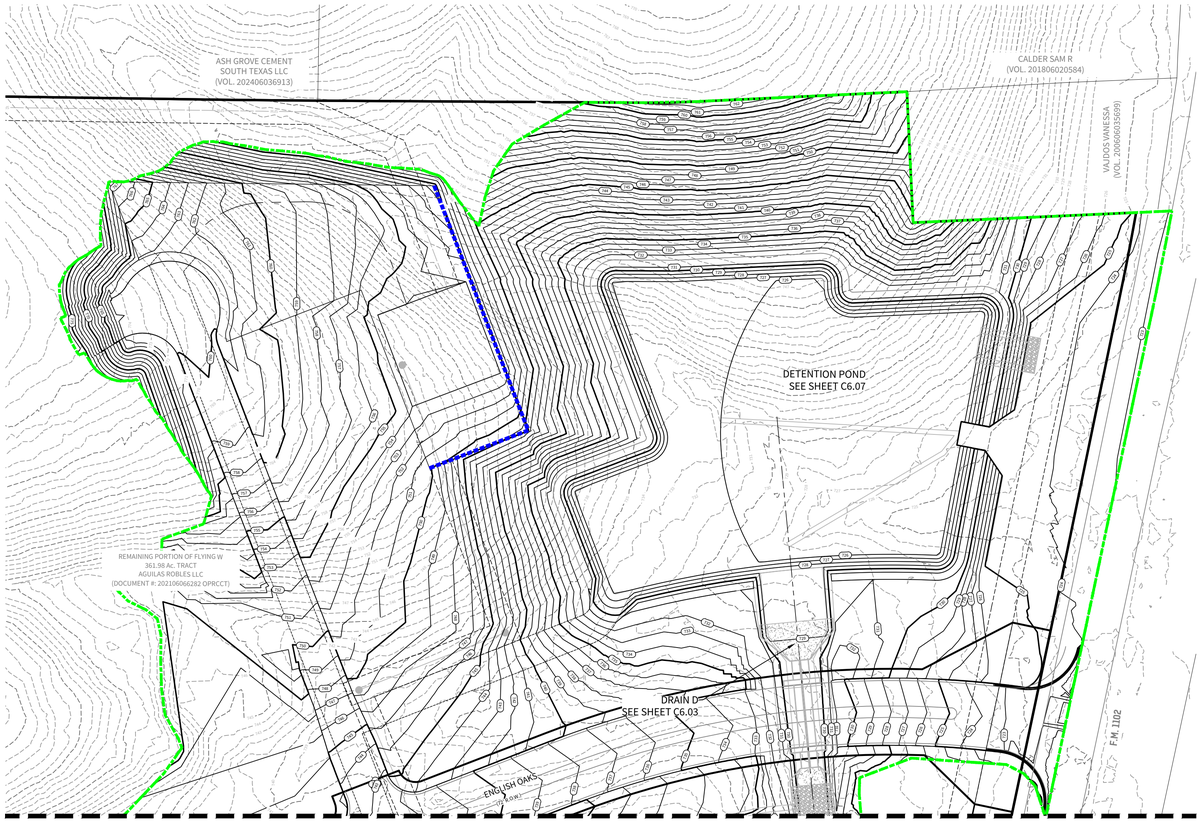

MATCHLINE ~ SEE SHEET CX2

CUDEENGINEERS.COM

CUDE ENGINEERS

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

FLYING W UNIT 1

PUBLIC GRADING PLAN

DATE
11/24/2025

PROJECT NO.
04024-004

DRAWN BY
C7

CHECKED BY
JL

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8.

CUDE ENGINEERS
TBPELS No. 10048500

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CX3

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CUDEENGINEERS.COM
CUDE ENGINEERS — EST. 1980
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
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FLYING W UNIT 1

PUBLIC GRADING PLAN

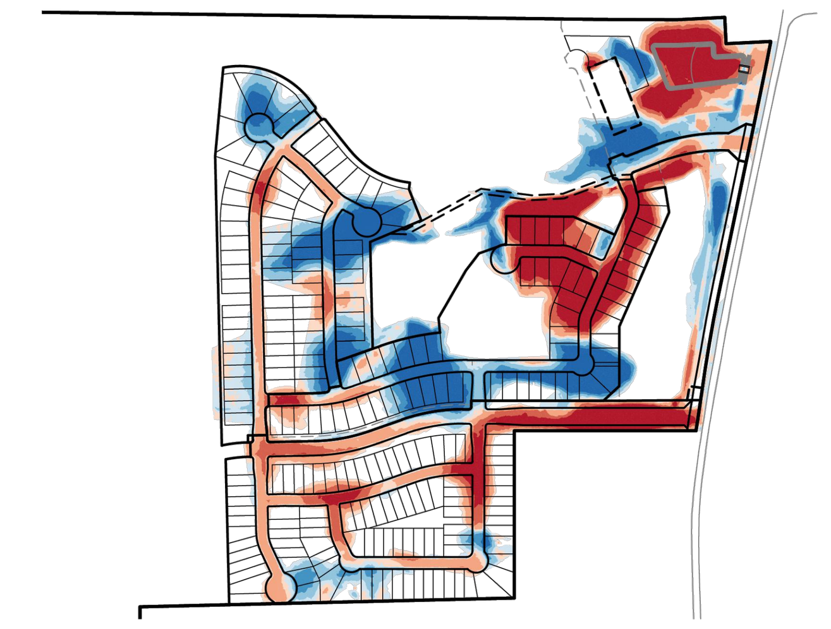
LEGEND

- PROPOSED CONTOUR — 1000
- EXISTING CONTOUR — 1000
- PROPOSED ELEVATION — × 1000.00
- TYPE OF LOT GRADING — A, B, OR C
- DIRECTION OF FLOW
- LIMITS OF GRADING
- P.U.E. & BUILDING SETBACK
- PROPOSED RETAINING WALL

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
2	-5	-3	
3	-3	-1	
4	-1	0	
5	0	1	
6	1	3	
7	3	5	
8	5	9999999	

CUT/FILL	
CUT	201,735.83 CY
FILL	162,242.92 CY
NET (CUT)	39,492.91 CY

NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.



CUT/FILL MAP
N.T.S.

SCALE: 1"=60'
0 60 120

GENERAL SPECIFICATIONS FOR SITE PREPARATION

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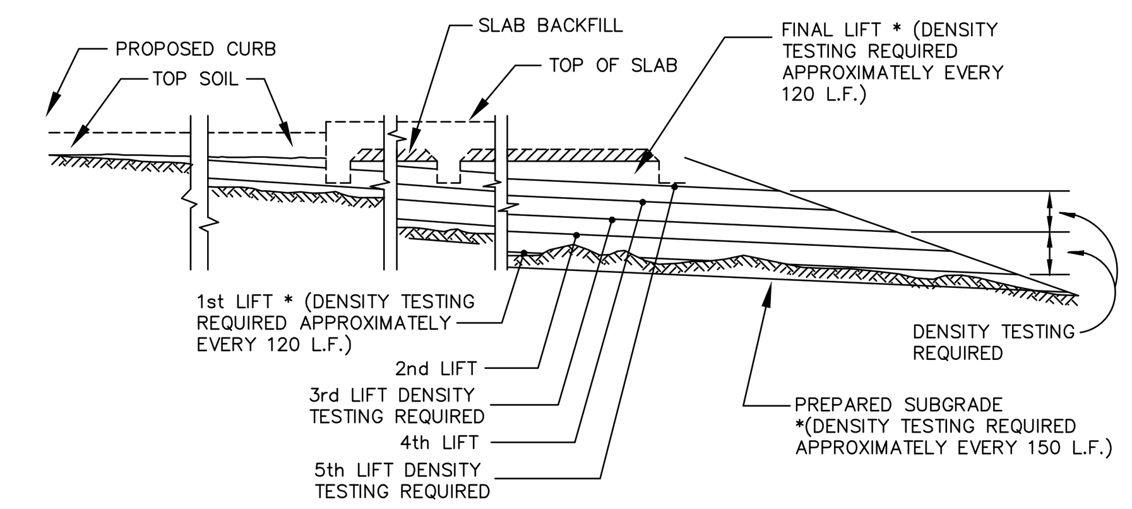
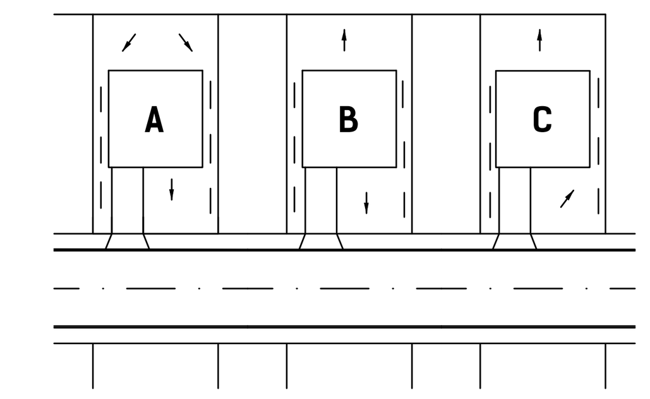
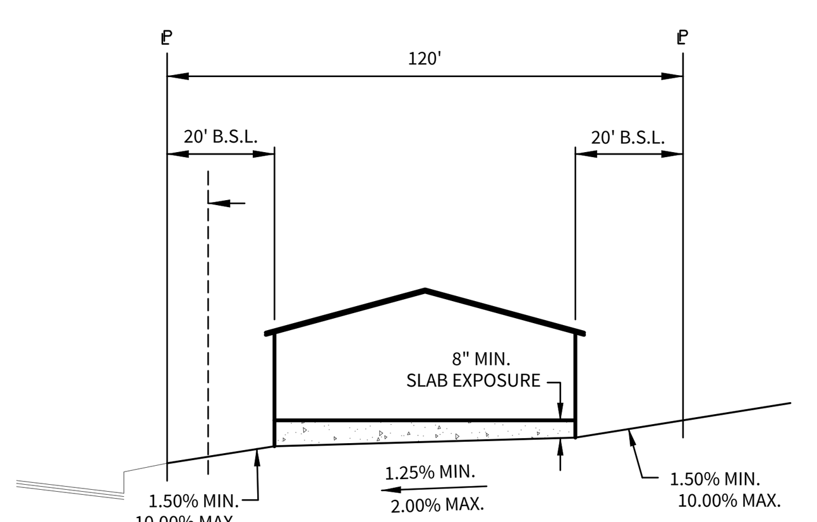


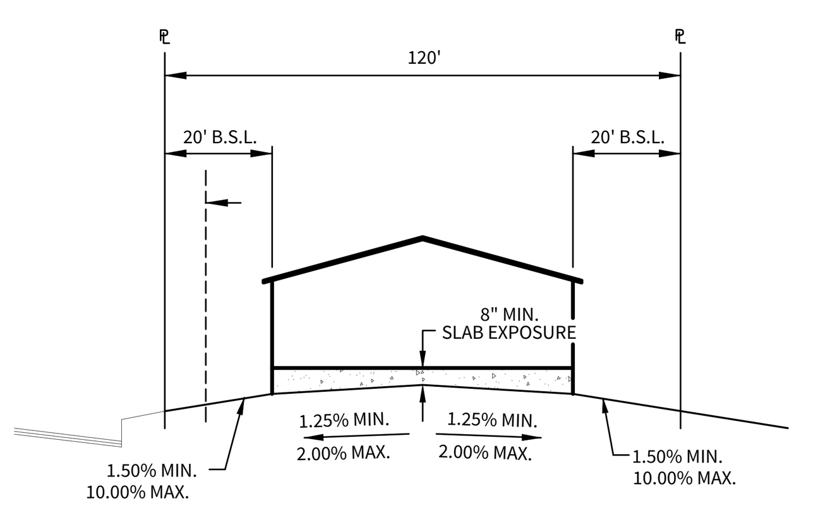
DENSITY TEST FREQUENCY
NOT TO SCALE



TYPICAL LOT SITE PLAN
N.T.S.



TYPICAL LOT GRADING DETAIL
('A' LOT) NOT TO SCALE



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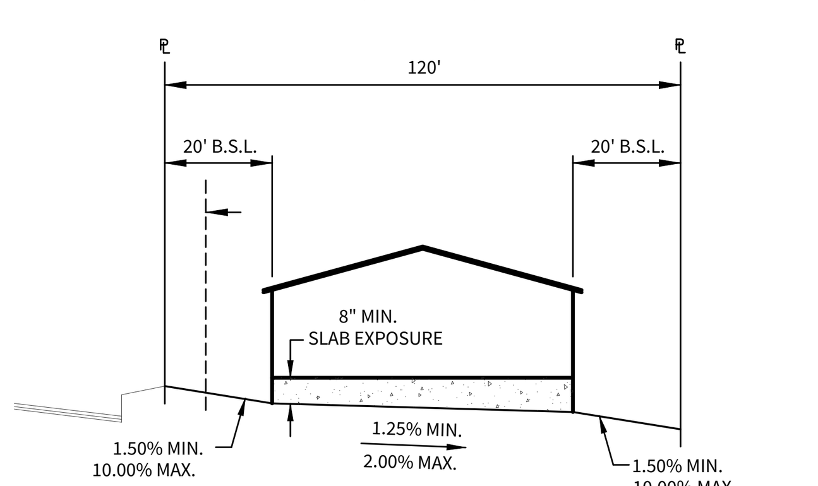
('B' LOT) NOT TO SCALE



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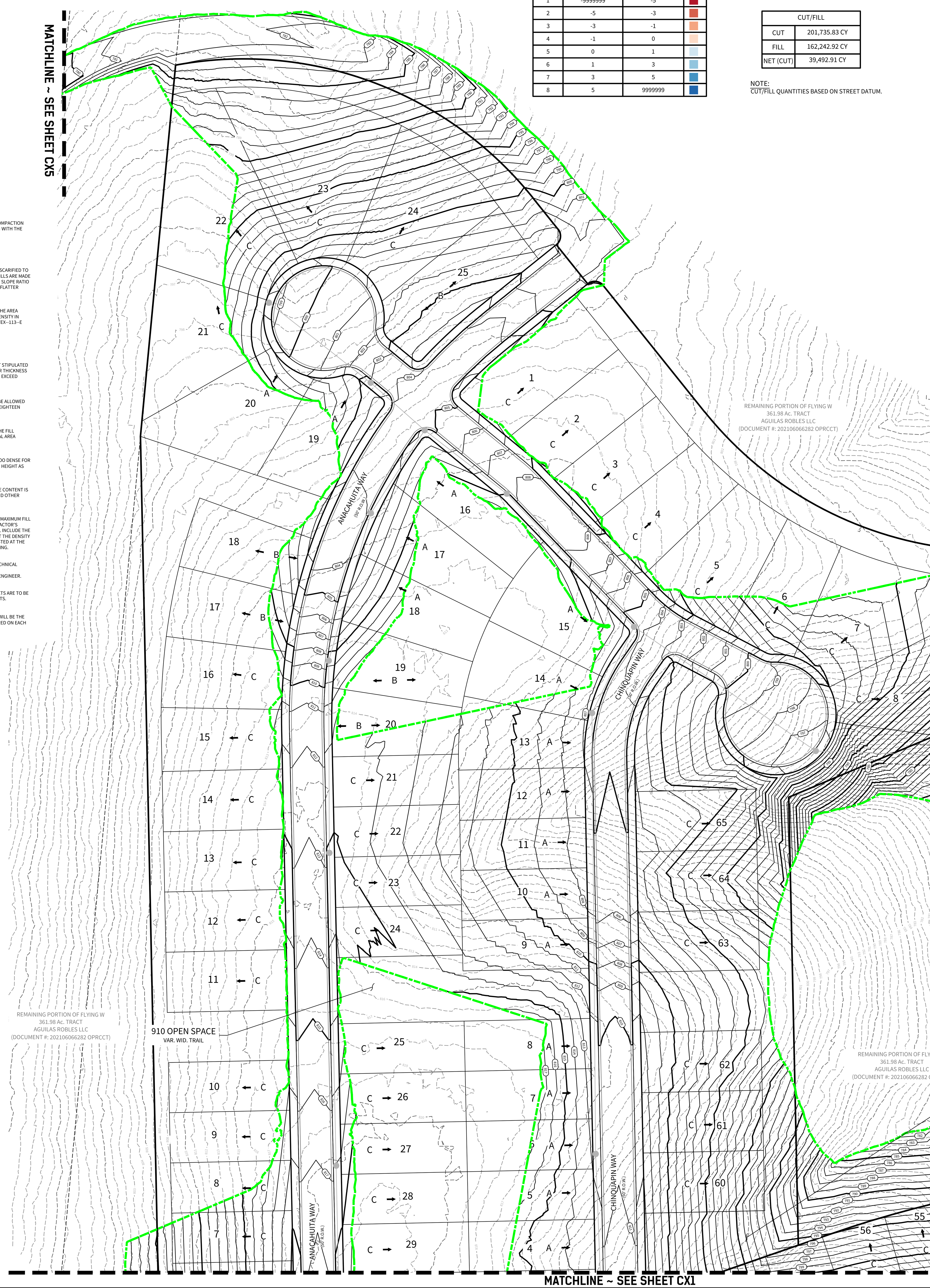
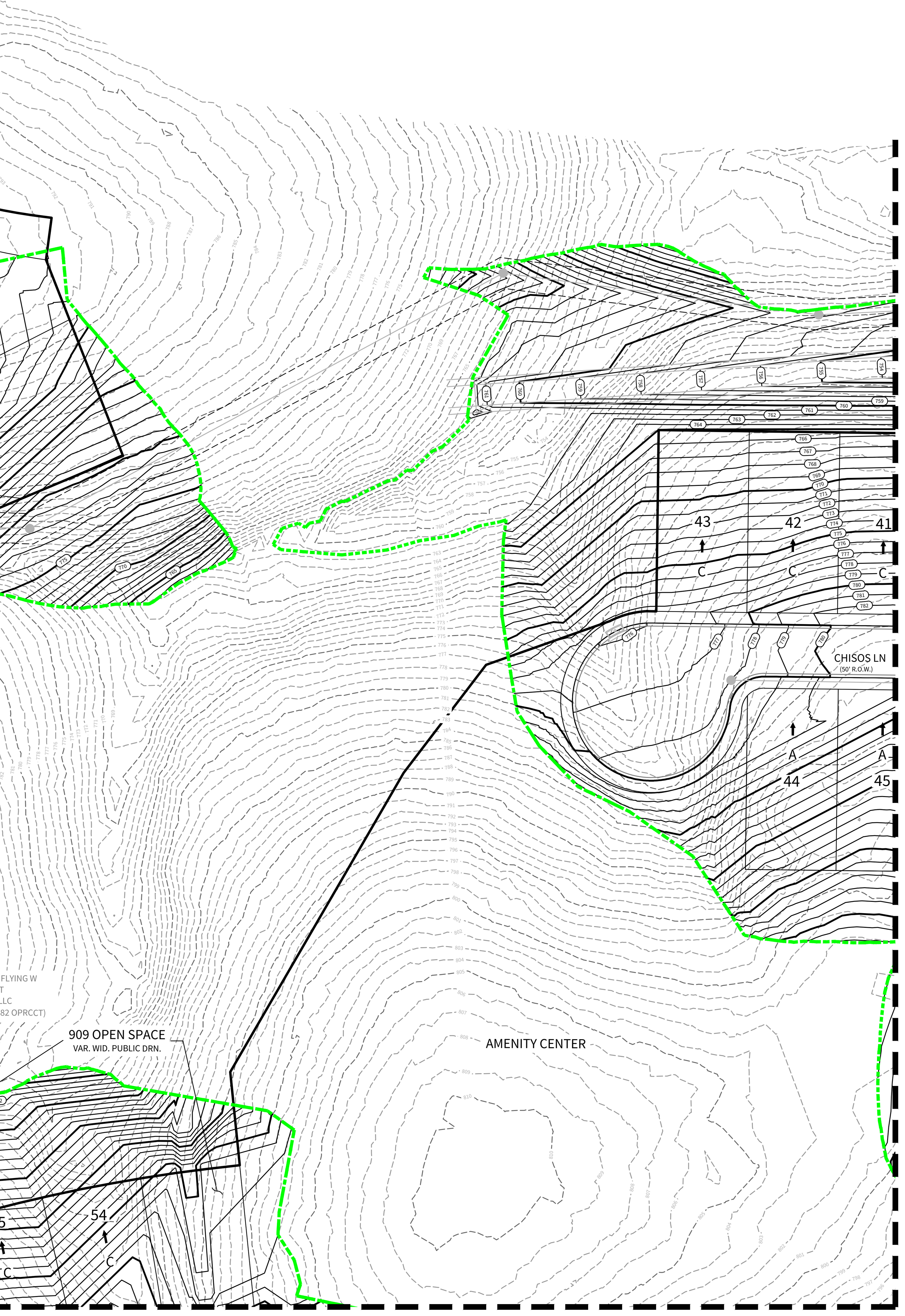

DATE	11/24/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

REVISIONS
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CUDE ENGINEERS
TBPELS No. 10048500

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CX4

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LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
PROPOSED ELEVATION	× 1000.00
TYPE OF LOT GRADING	A, B, OR C
DIRECTION OF FLOW	
LIMITS OF GRADING	
P.U.E. & BUILDING SETBACK	
PROPOSED RETAINING WALL	

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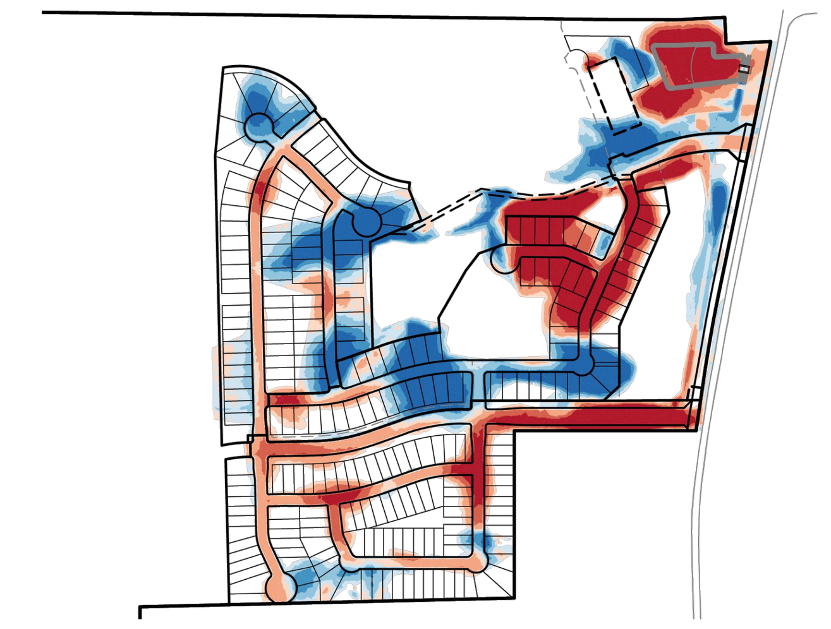

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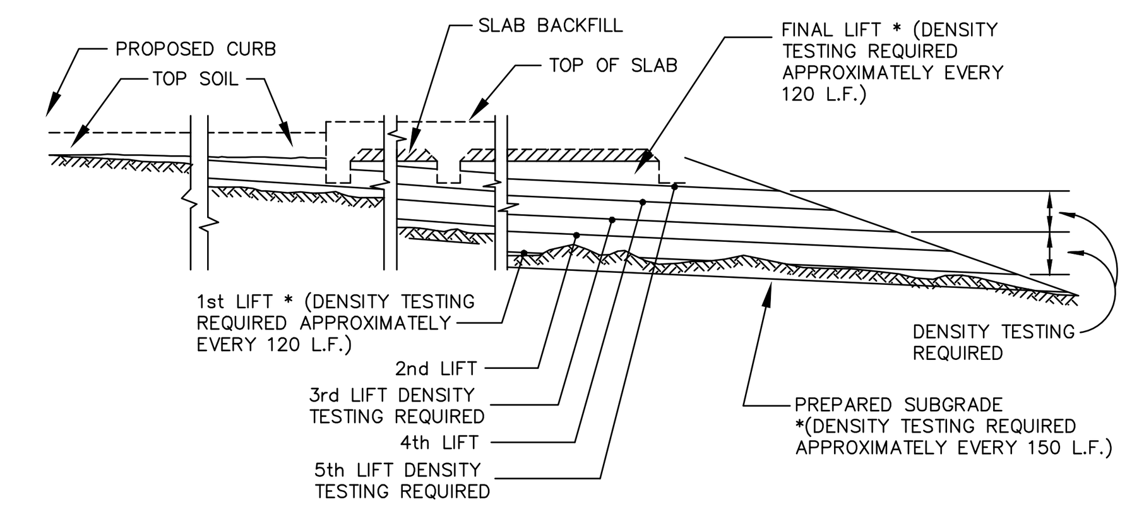
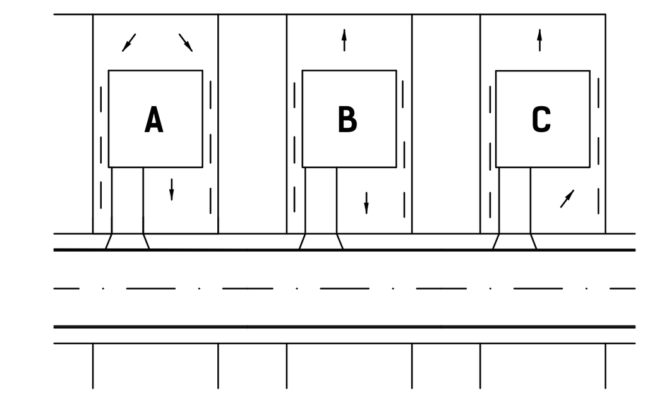
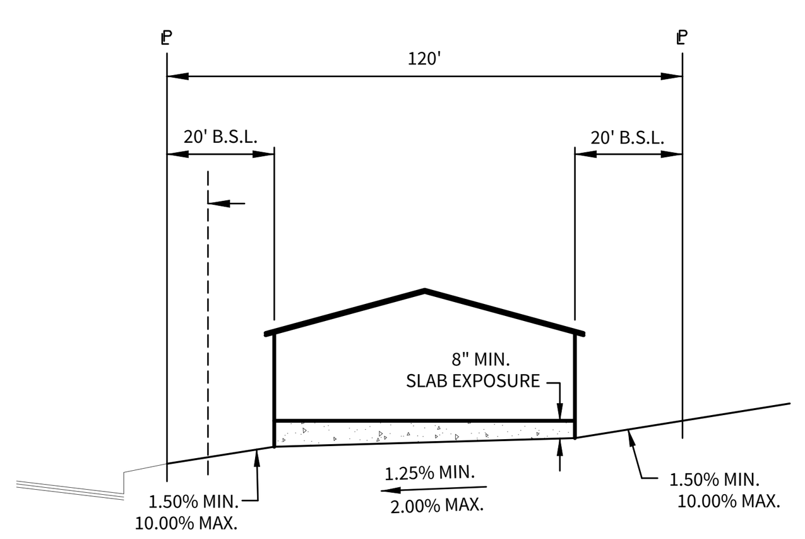


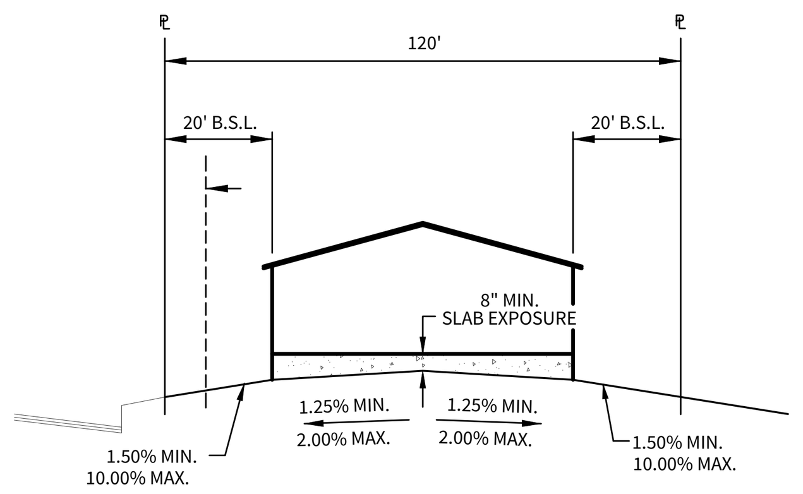
DENSITY TEST FREQUENCY
NOT TO SCALE



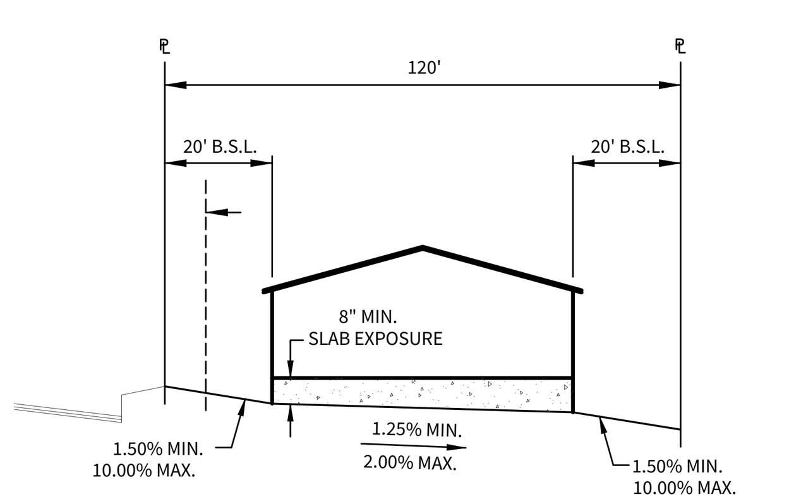
TYPICAL LOT SITE PLAN
N.T.S.



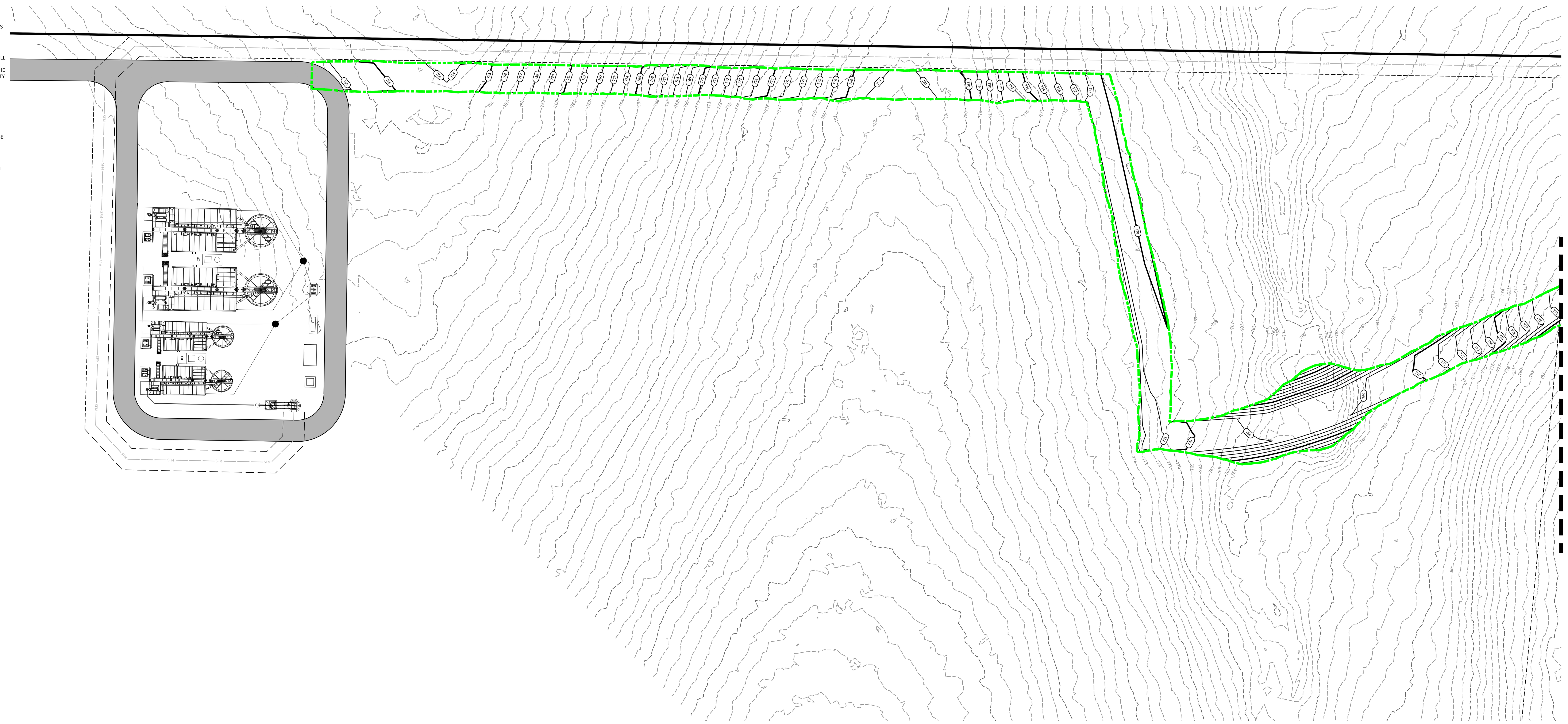
TYPICAL LOT GRADING DETAIL NOT TO SCALE
('A' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('B' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('C' LOT)



MATCHLINE ~ SEE SHEET CX4

CUDEENGINEERS.COM

EST. 1980 CUDE ENGINEERS

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

FLYING W UNIT 1

PUBLIC GRADING PLAN

DATE
11/24/2025

PROJECT NO.
04024-004

DRAWN BY
C7

CHECKED BY
JL

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

CUDE ENGINEERS
TBPELS No. 10048500

-

CX5

LEGEND

PROPOSED CONTOUR — 1000

EXISTING CONTOUR — 1000

PROPOSED ELEVATION — x 1000.00

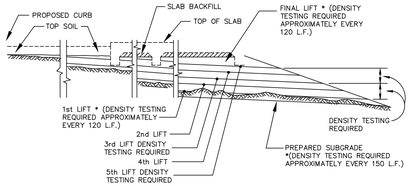
TYPE OF LOT GRADING — A, B, OR C

DIRECTION OF FLOW

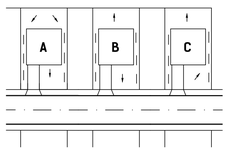
LIMITS OF GRADING

P.U.E. & BUILDING SETBACK

PROPOSED RETAINING WALL



DENSITY TEST FREQUENCY
NOT TO SCALE



TYPICAL LOT SITE PLAN
N.T.S.

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
2	-5	-3	
3	-3	-1	
4	-1	0	
5	0	1	
6	1	3	
7	3	5	
8	5	9999999	

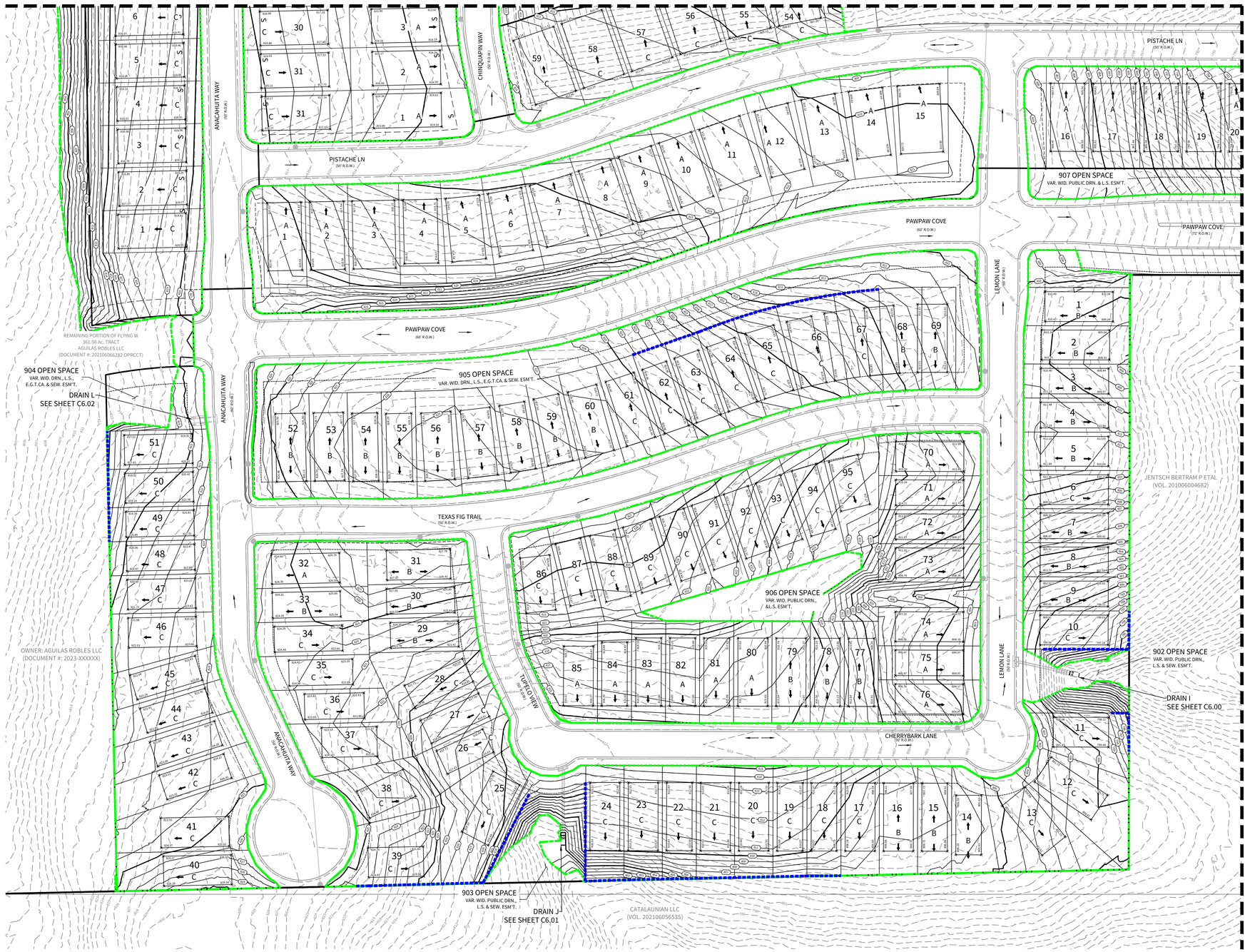
CUT/FILL	
CUT	72,418.35 CY
FILL	86,193.76 CY
NET (FILL)	13,775.41 CY

NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.

CUT/FILL MAP
N.T.S.

SCALE: 1"=60'
0 60 120

MATCHLINE ~ SEE SHEET CX4



MATCHLINE ~ SEE SHEET CX2

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.

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 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.

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.

A. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
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C. FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
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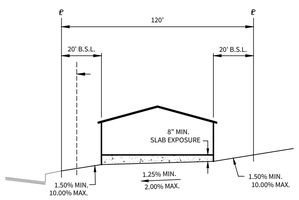
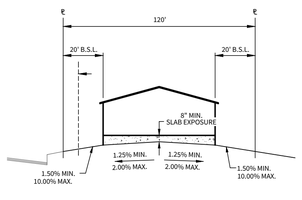
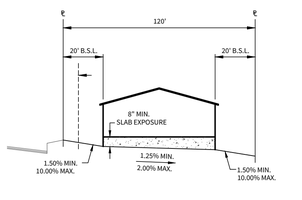
12. CUT/FILL LOTS
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH CUT/FILL LOT FOR THE PURPOSE OF DETERMINING UNIFORMITY OF THE AREA SUPPORTING THE PROPOSED STRUCTURES.



TYPICAL LOT GRADING DETAIL
('A' LOT) NOT TO SCALE



TYPICAL LOT GRADING DETAIL
('B' LOT) NOT TO SCALE



TYPICAL LOT GRADING DETAIL
('C' LOT) NOT TO SCALE

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

FLYING W
UNIT 1
PRIVATE GRADING PLAN

DATE
12/03/2025
PROJECT NO.
04024-004
DRAWN BY
C7
CHECKED BY
JL

REVISIONS
1. 2. 3. 4. 5. 6. 7. 8.

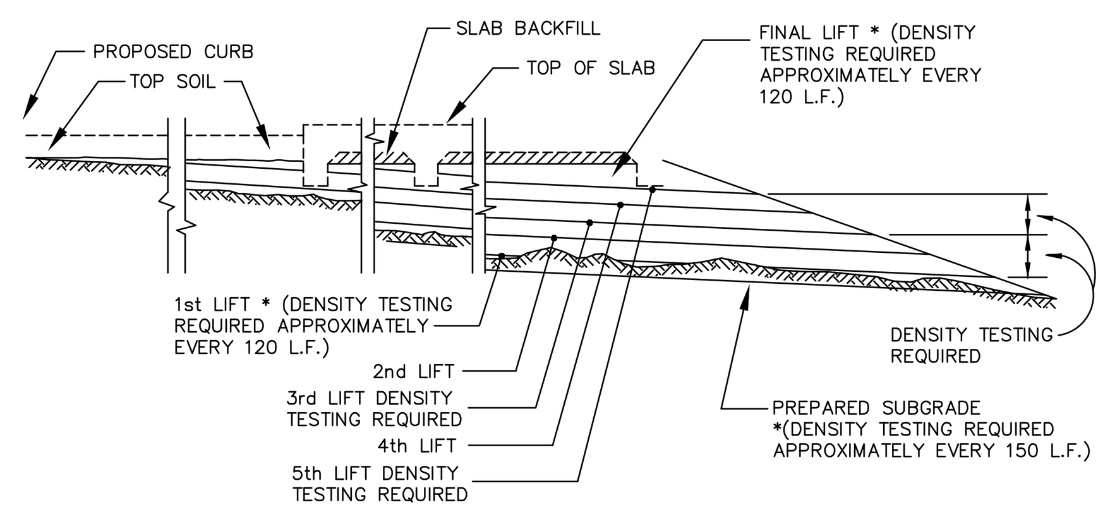
CUDE ENGINEERS
TBPELS No. 10048500

-

CX1

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
PROPOSED ELEVATION	× 1000.00
TYPE OF LOT GRADING	A, B, OR C
DIRECTION OF FLOW	
LIMITS OF GRADING	
P.U.E. & BUILDING SETBACK	
PROPOSED RETAINING WALL	



DENSITY TEST FREQUENCY
NOT TO SCALE

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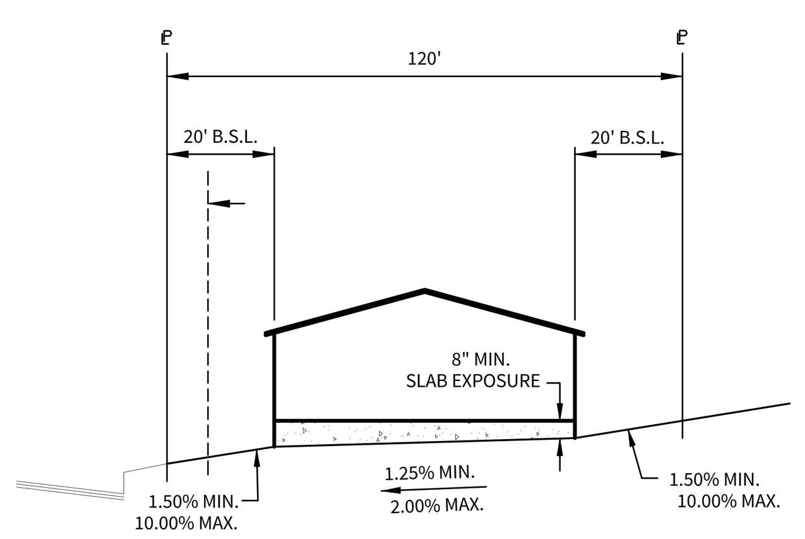
Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
2	-5	-3	
3	-3	-1	
4	-1	0	
5	0	1	
6	1	3	
7	3	5	
8	5	9999999	

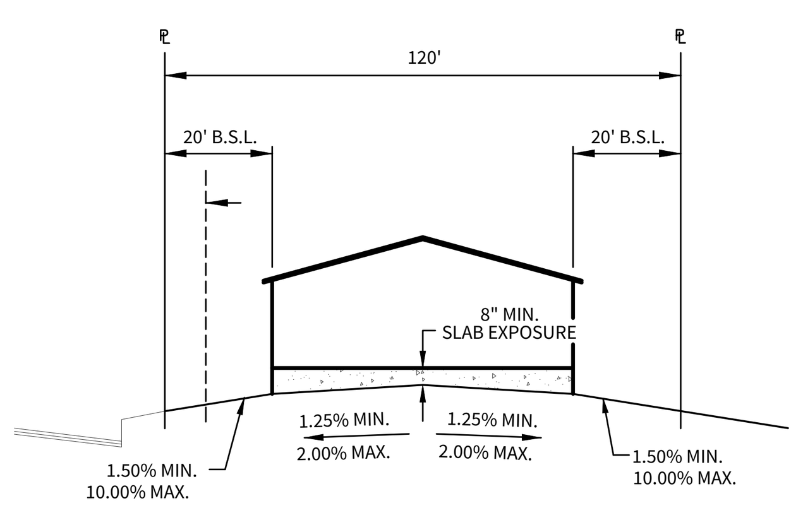
CUT/FILL	
CUT	72,418.35 CY
FILL	86,193.76 CY
NET (FILL)	13,775.41 CY

NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.

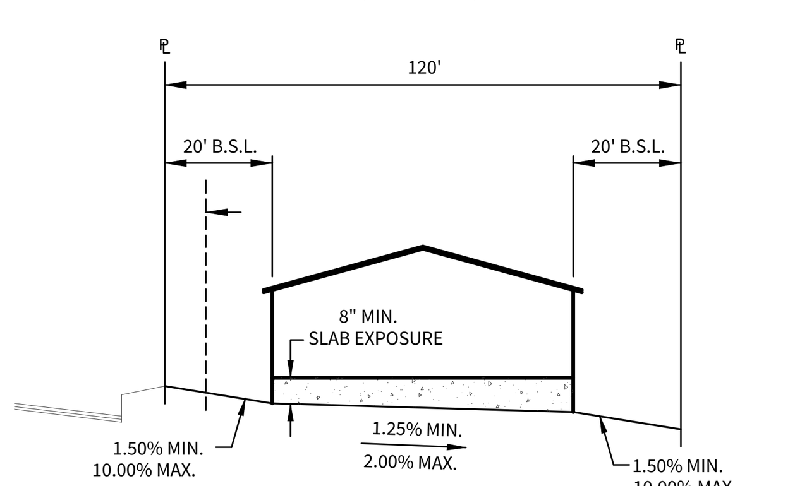
CUT/FILL MAP
N.T.S.



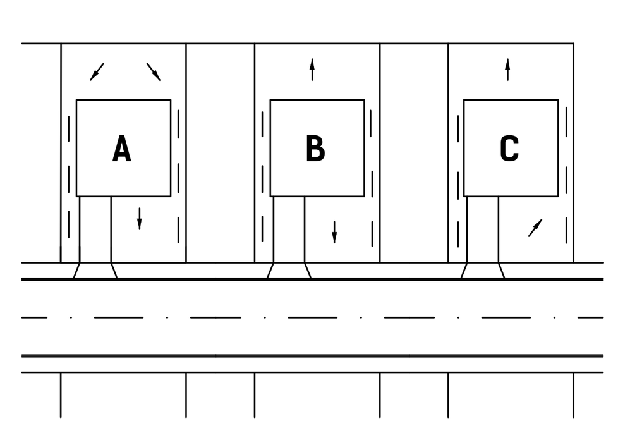
TYPICAL LOT GRADING DETAIL NOT TO SCALE
('A' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('B' LOT)



TYPICAL LOT GRADING DETAIL NOT TO SCALE
('C' LOT)



TYPICAL LOT SITE PLAN
N.T.S.

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

FLYING W
UNIT 1

PRIVATE GRADING PLAN

DATE	12/03/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

CUDE ENGINEERS
TBPELS No. 10048500

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CX2

R:\04024\017\2-DWG\1-Exhibits\PRIVATE VS PUBLIC\PRIVATE GRADING PLAN.dwg 2025/12/03 1:31pm bkennedy

LEGEND

PROPOSED CONTOUR	1000
EXISTING CONTOUR	1000
PROPOSED ELEVATION	× 1000.00
TYPE OF LOT GRADING	A, B, OR C
DIRECTION OF FLOW	
LIMITS OF GRADING	
P.U.E. & BUILDING SETBACK	
PROPOSED RETAINING WALL	

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-9999999	-5	
2	-5	-3	
3	-3	-1	
4	-1	0	
5	0	1	
6	1	3	
7	3	5	
8	5	9999999	

CUT/FILL	
CUT	70,632.68 CY
FILL	92,854.20 CY
NET (FILL)	22,221.51 CY

NOTE:
CUT/FILL QUANTITIES BASED ON STREET DATUM.

CUT/FILL MAP

N.T.S.

SCALE: 1"=60'

0 60 120

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.

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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).

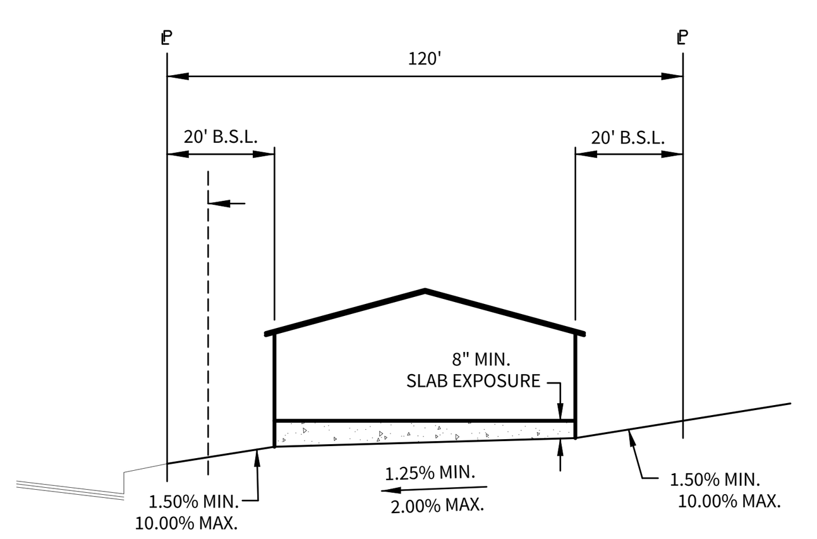
9. COMPACTION OF SLOPES
THE FACES OF FILL SLOPES SHALL BE COMPACTED. COMPACTING OPERATIONS SHALL BE CONTINUED UNTIL THE SLOPE FACES ARE STABLE BUT NOT TOO DENSE FOR PLANTING ON THE SLOPES. COMPACTION OF THE SLOPE FACES MAY BE DONE PROGRESSIVELY IN INCREMENTS OF THREE TO FIVE FEET (3' TO 5') IN FILL HEIGHT AS THIS FILL PROGRESSES OR AFTER THE FILL HAS BEEN BROUGHT TO ITS TOTAL HEIGHT.

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.

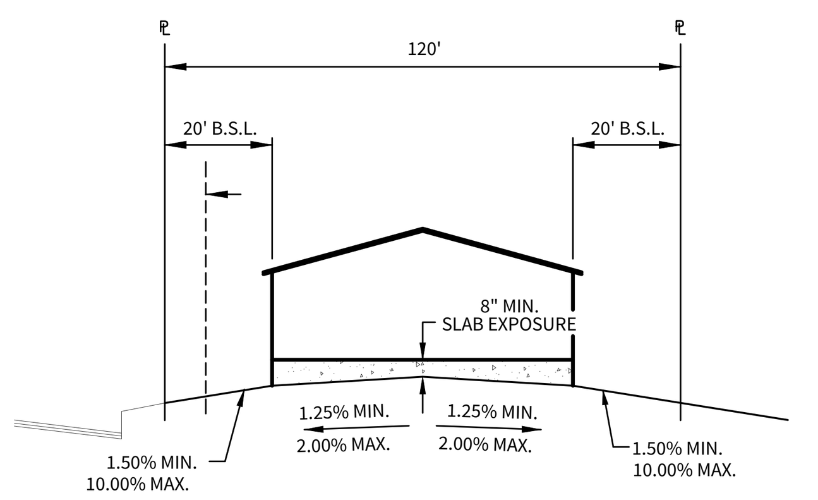
11. DENSITY TESTS
FIELD DENSITY TESTS SHALL BE PERFORMED ON LAYERS OF FILL WHEN THE FILL IS BEING PLACED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE MAXIMUM FILL HEIGHT BETWEEN DENSITY TESTING SHALL BE EIGHTEEN INCHES (18"). ALL TESTING SHALL BE REQUESTED BY THE CONTRACTOR TO MEET THE CONTRACTOR'S 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.

A. THE LAND TO BE FILLED (PREPARED SUBGRADE) SHALL BE PREPARED AND TESTED AT A FREQUENCY AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
B. 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.
C. FILLS SHALL BE TESTED A MAXIMUM OF EACH EIGHTEEN INCHES (18") OF FILL.
D. 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.

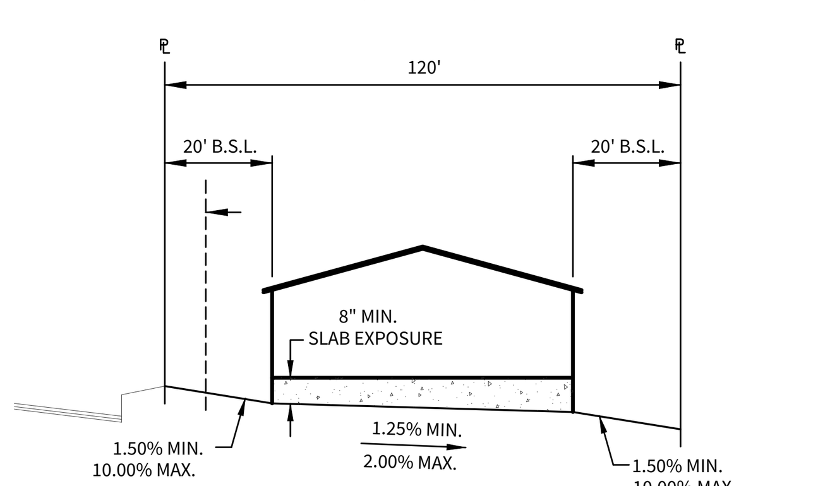
12. CUT/FILL LOTS
AREAS INVOLVING CUT ON ONE PORTION AND FILL ON ANOTHER PORTION OF A SPECIFIC LOT SHALL BE PREPARED TO A MINIMUM DEPTH OF 6-IN. AND WILL BE THE SAME MATERIAL CLASSIFICATION AT THE SAME COMPACTION AND MOISTURE CONTENT. A MINIMUM OF TWO (2) FIELD DENSITY TESTS SHALL BE REQUIRED ON EACH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



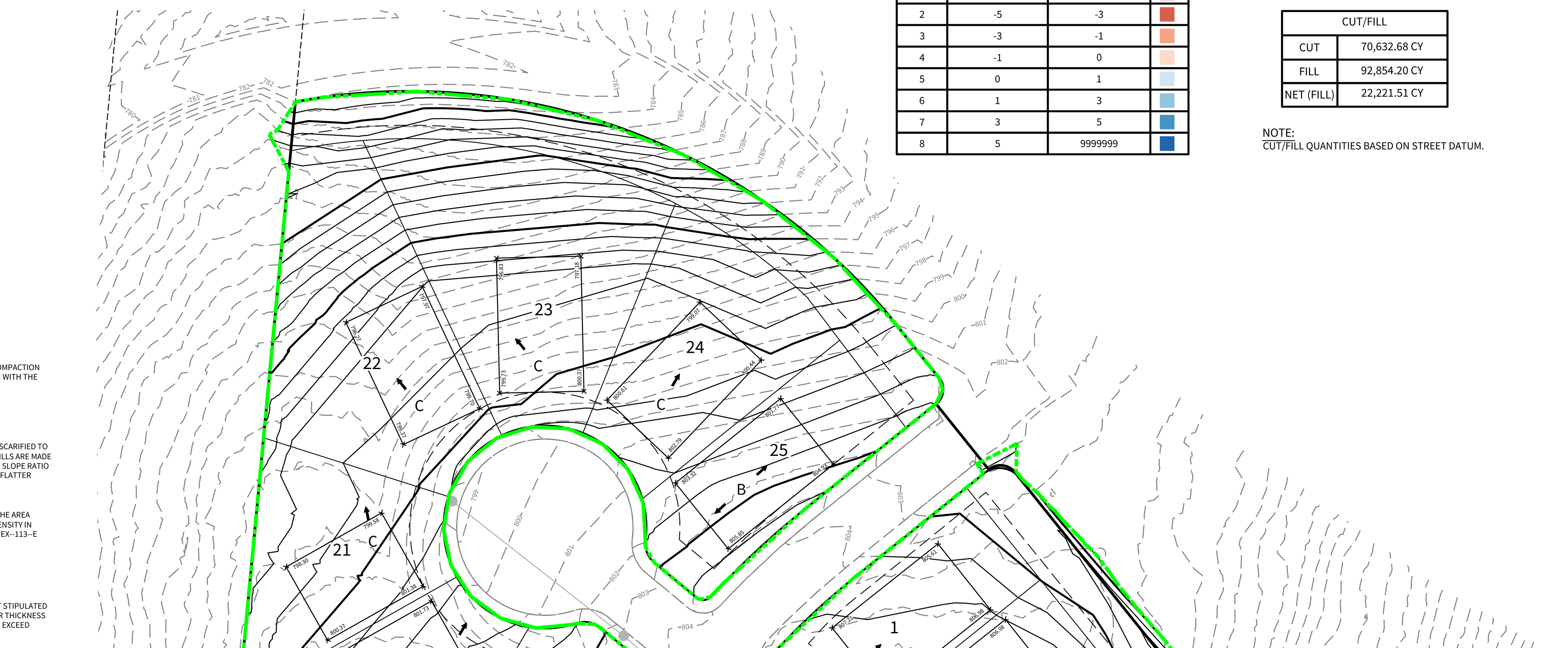
TYPICAL LOT GRADING DETAIL
('A' LOT) NOT TO SCALE

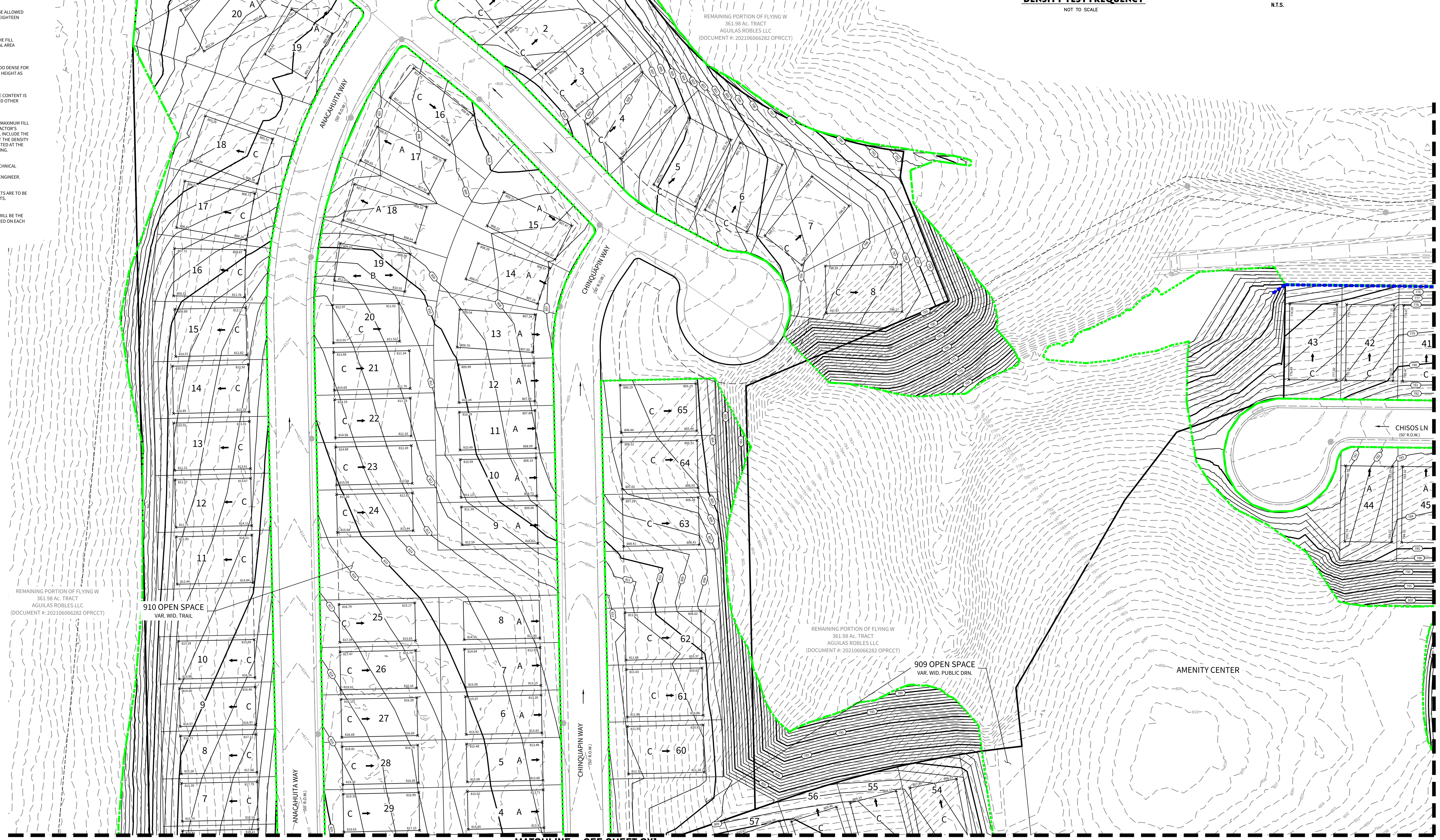


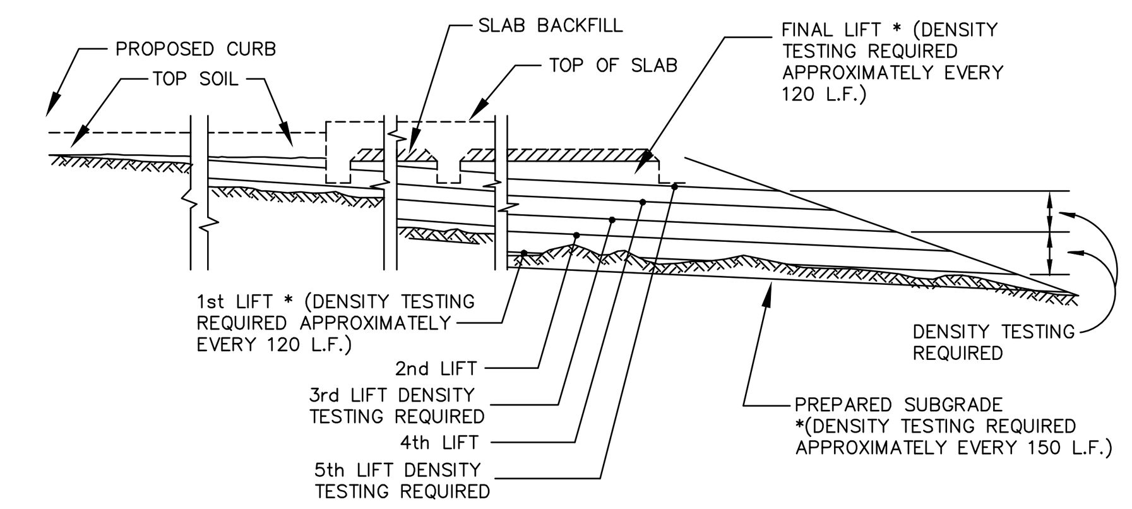
TYPICAL LOT GRADING DETAIL
('B' LOT) NOT TO SCALE



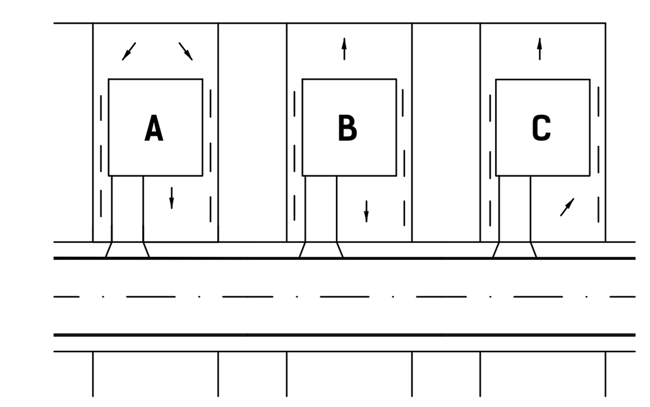
TYPICAL LOT GRADING DETAIL
('C' LOT) NOT TO SCALE



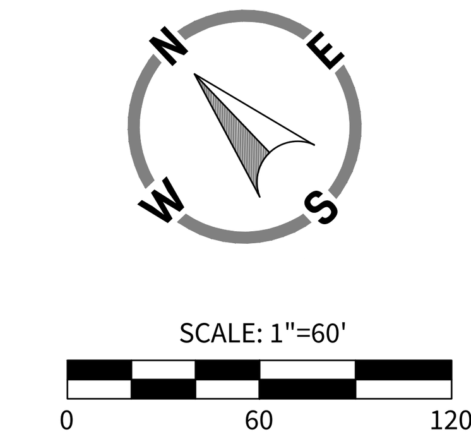




DENSITY TEST FREQUENCY
NOT TO SCALE



TYPICAL LOT SITE PLAN
N.T.S.



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FLYING W UNIT 1

PRIVATE GRADING PLAN

DATE	11/24/2025
PROJECT NO.	04024-004
DRAWN BY	C7
CHECKED BY	JL

REVISIONS
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