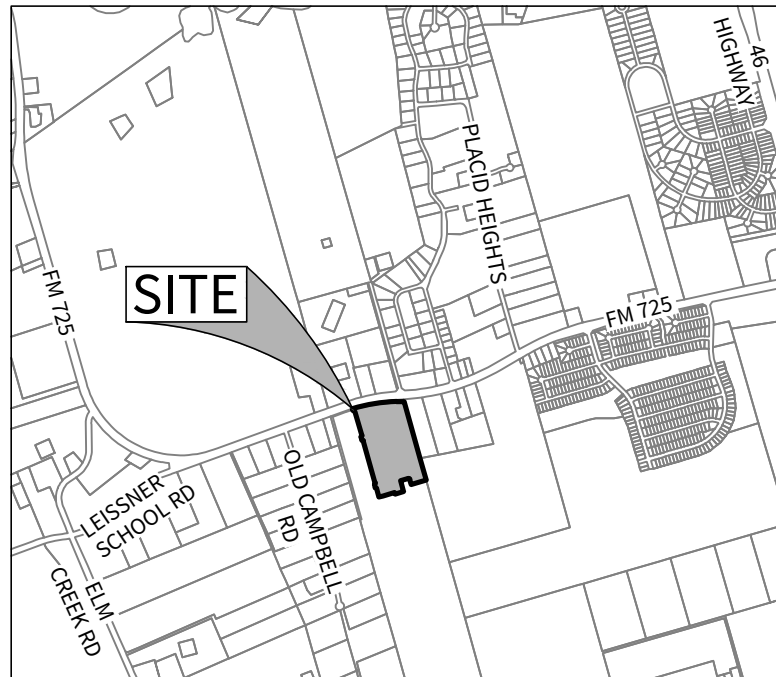




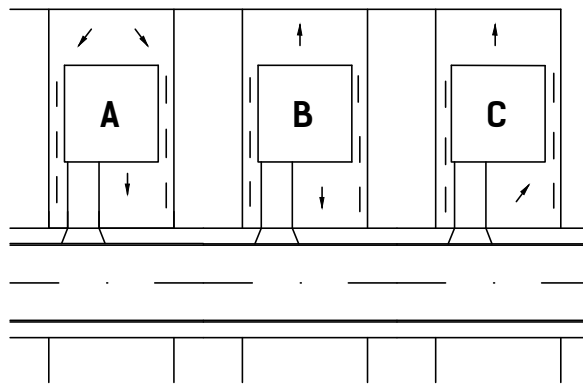
LOCATION MAP
N.T.S.

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 UNDESIRABLE 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.
- 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 T100-113-C COMPACTION PROCEDURE.
- FILL MATERIALS**
THE MATERIALS USED SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES, SUCH AS TREES, BRUSH AND RUBBISH.
- 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.
- ROCK**
WHEN FILL MATERIAL INCLUDES ROCK, THE MAXIMUM ROCK SIZE SHALL BE AS APPROVED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF SEGUIN THROUGH THE CONSTRUCTION PHASE SUBMITTAL PROCESS. NO LARGE ROCKS SHALL BE ALLOWED TO REST 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).
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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.
- 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 16 INCHES LOOSE OR 12" COMPACTED PER T1001 TEST 132 EXAMINATION. DENSITY CONTROL 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 IN ACCORDANCE WITH T1001 ITEM 132 3.4.2.
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 AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF SEGUIN THROUGHOUT THE PROJECT AS REPORTS ARE COMPLETED, NOT AT END OF PROJECT/ACCEPTANCE PHASE.
- 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.

NOTES:

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- MINIMUM SLAB EXPOSURE IS 1.0'.
- TYPICAL PAD SIZES IS 40' X 80' 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.



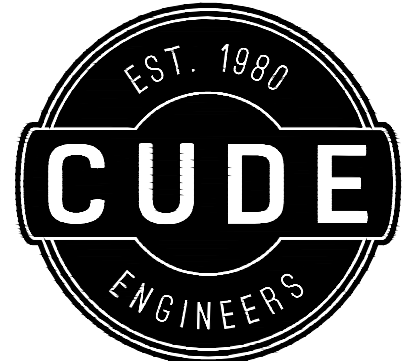
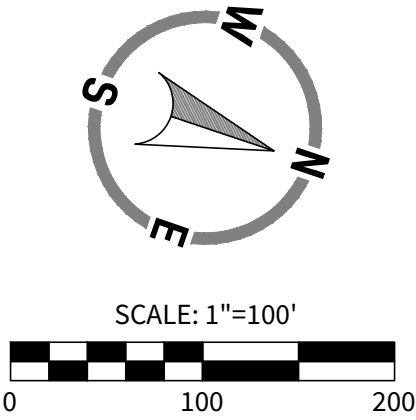
TYPICAL LOT SITE PLAN
N.T.S.

Cut Fill Table		
Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
97,366.11	91,928.94	5,437.37 (CUT)

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-99.000	-5.000	
2	-5.000	-3.000	
3	-3.000	-1.500	
4	-1.500	-0.500	
5	-0.500	0.500	
6	0.500	1.500	
7	1.500	3.000	
8	3.000	5.000	
9	5.000	99.000	



CUT & FILL HEAT MAP
N.T.S.



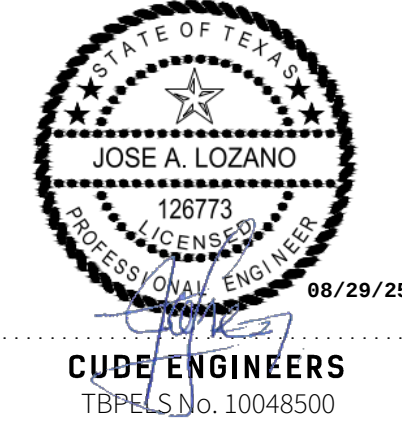
1290 Wonder World Drive, Suite 1240
San Marcos, Texas 78666
P:(210) 681.2951 F: (210) 523.7112

PARK HOUSE
UNIT 1

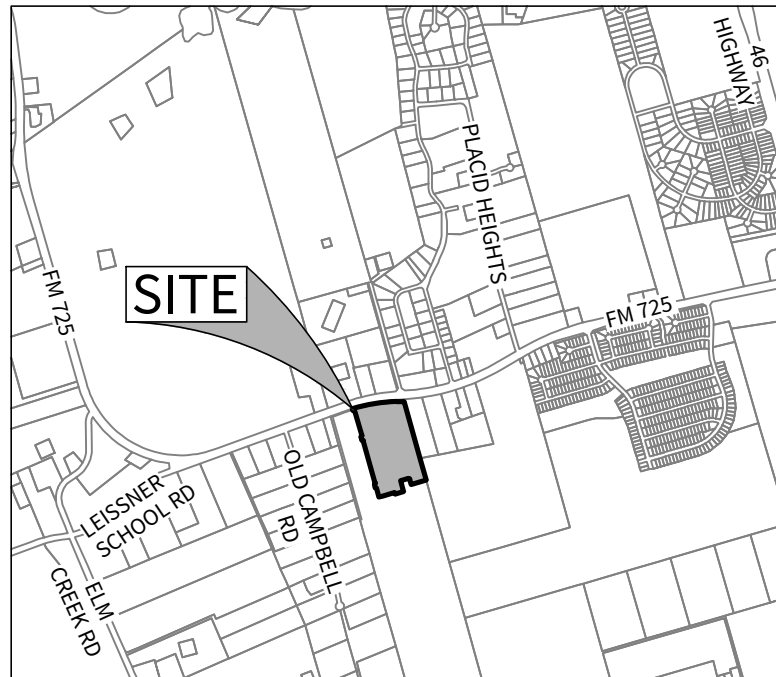
GRADING PLAN

DATE
08/29/2025
PROJECT NO.
04154-000
DRAWN BY
SG/JVA
CHECKED BY
JL/AC

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



C2.00



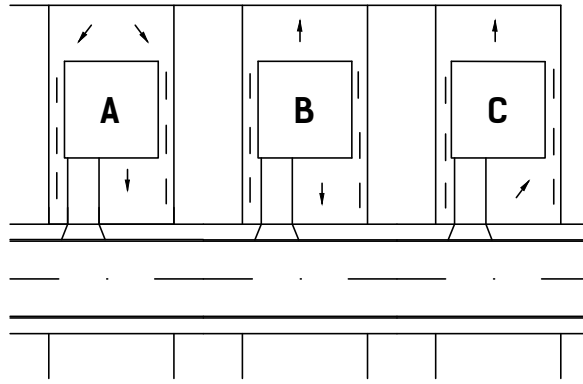
LOCATION MAP
N.T.S

GENERAL SPECIFICATIONS FOR SITE PREPARATION

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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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- FILL MATERIALS**
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 - FILLS SHALL BE TESTED IN ACCORDANCE WITH TROD ITEM 132.3.4.2.
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NOTES:

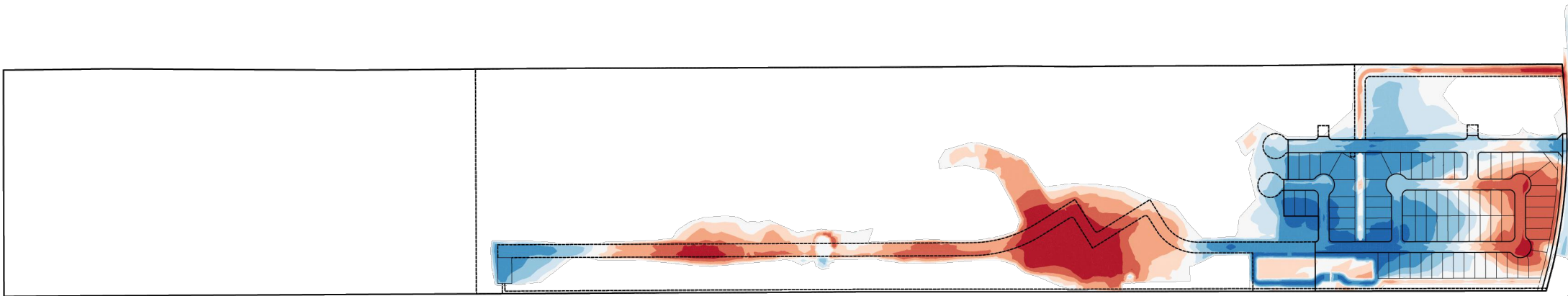
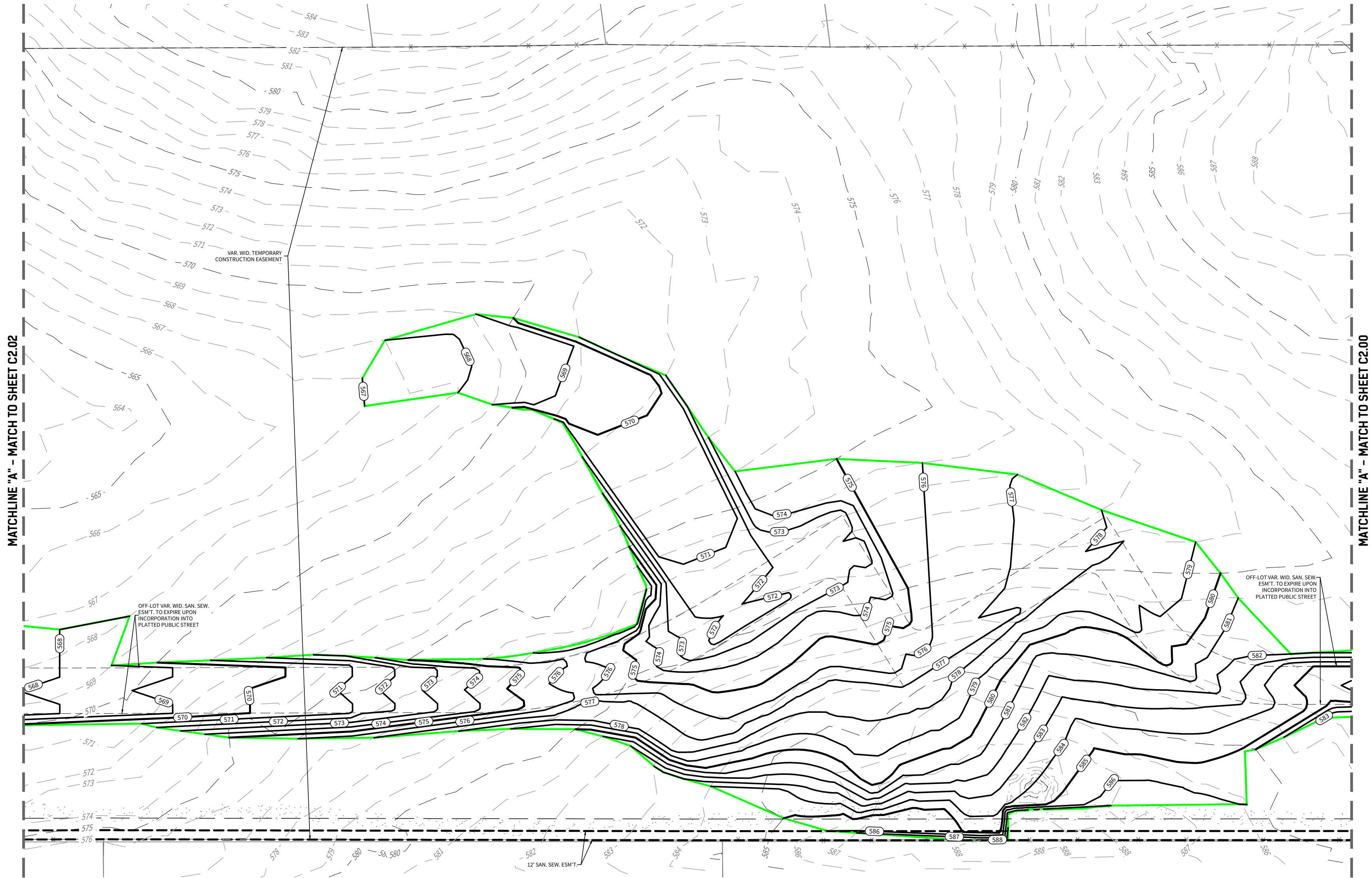
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- CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS MAINTAINED AWAY FROM ALL HOUSE PADS. NO WATER PONDING SHALL BE ALLOWED.



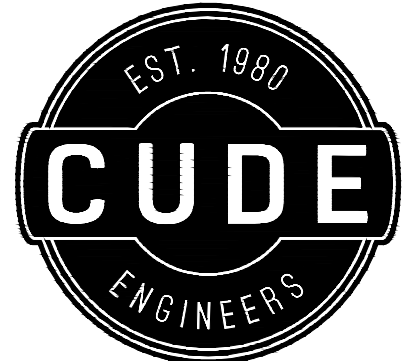
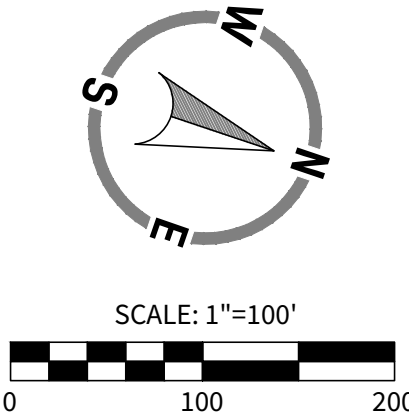
TYPICAL LOT SITE PLAN
N.T.S.

Cut Fill Table		
Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
97,3661.31	91,928.94	5,432.37 (CUT)

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-99.000	-5.000	Red
2	-5.000	-3.000	Orange
3	-3.000	-1.500	Light Orange
4	-1.500	-0.500	Yellow
5	-0.500	0.500	Light Green
6	0.500	1.500	Green
7	1.500	3.000	Dark Green
8	3.000	5.000	Blue
9	5.000	99.000	Dark Blue



CUT & FILL HEAT MAP
N.T.S.



1290 Wonder World Drive, Suite 1240
San Marcos, Texas 78666
P:(210) 681.2951 F:(210) 523.7112

PARK HOUSE
UNIT 1

GRADING PLAN

DATE

08/28/2025

PROJECT NO.

04154-000

DRAWN BY

SG/JVA

CHECKED BY

JL/AC

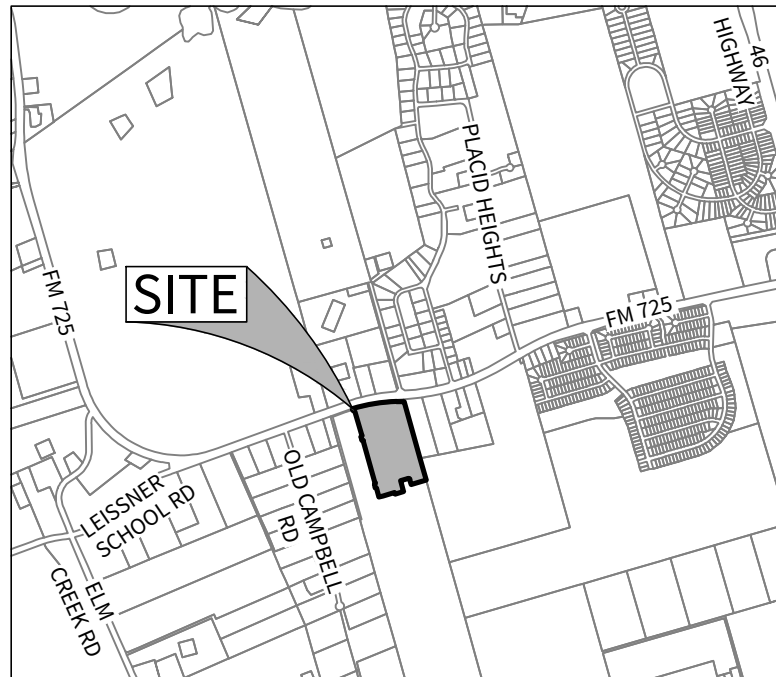
REVISIONS

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



CUDE ENGINEERS
TBPES No. 10048500

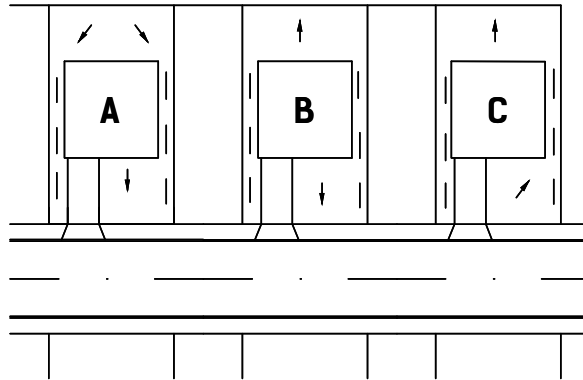
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LOCATION MAP
N.T.S.

GENERAL SPECIFICATIONS FOR SITE PREPARATION

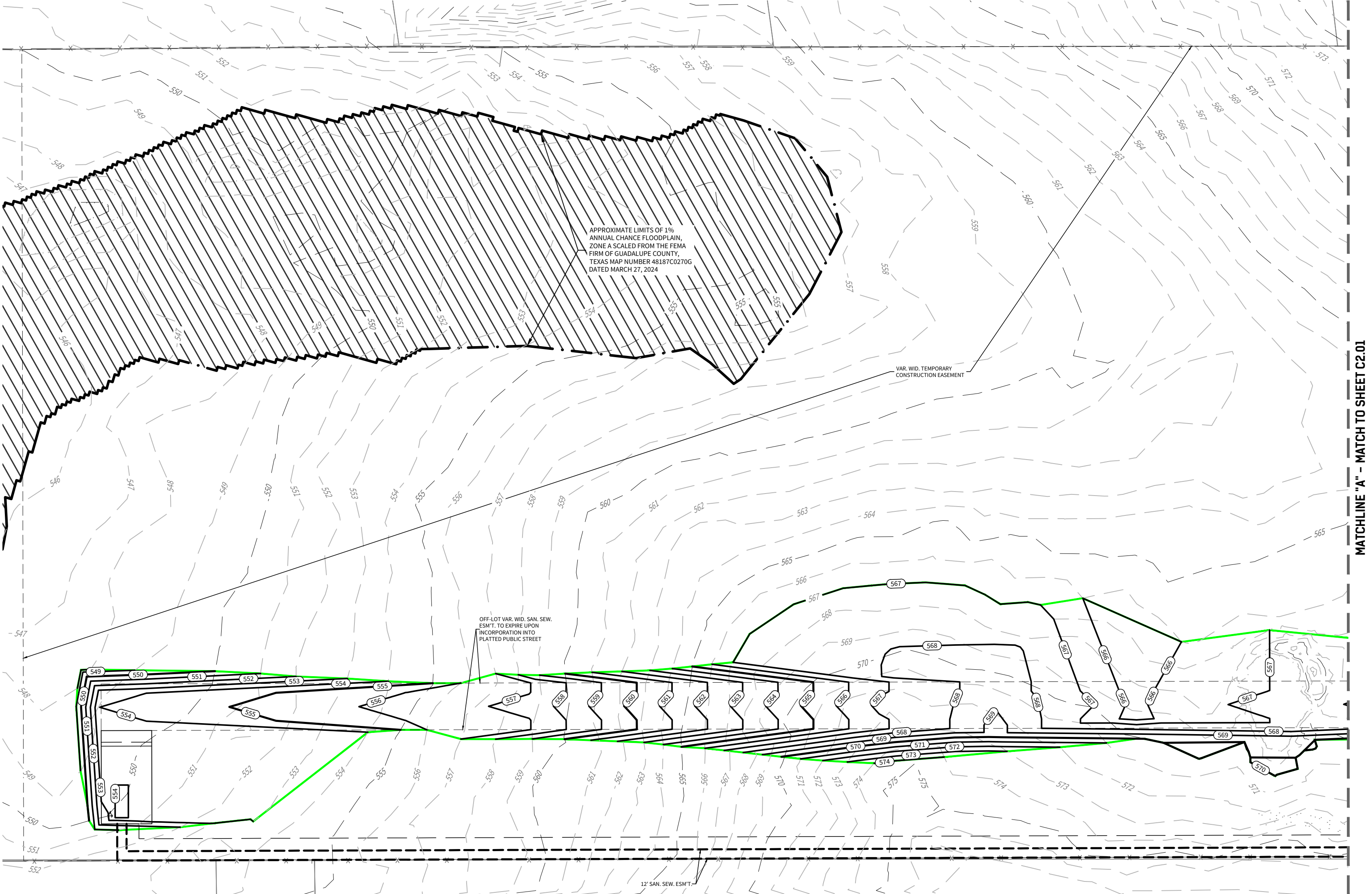
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THE FILL MATERIAL SHALL BE COMPACTED AT THE APPROPRIATE MOISTURE CONTENT SPECIFIED FOR THE SOILS BEING USED. APPROPRIATE MOISTURE CONTENT IS DEFINED, TYPICALLY, AS OPTIMUM MOISTURE CONTENT; HOWEVER, FOR EXPANSIVE SOILS IT MAY BE GREATER THAN OPTIMUM 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 16 INCHES LOOSE OR 12" COMPACTED PER TxDOT ITEM 132 EMBANKMENT. DENSITY CONTROL, 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 IN ACCORDANCE WITH TxDOT ITEM 132.3.4.2.
 - 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 AND TEST RESULTS SHALL BE PROVIDED TO THE CITY OF SEGUIN THROUGHOUT THE PROJECT AS REPORTS ARE COMPLETED, NOT AT END OF PROJECT/ACCEPTANCE PHASE.
 - 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.
- NOTES:**
- STREET PAVEMENT CONTOURS SHOWN. REFERENCE GEOTECH REPORT FOR PAVEMENT SECTIONS.
 - HOUSE PADS SHALL HAVE A MINIMUM 20' 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 40' X 80' 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.



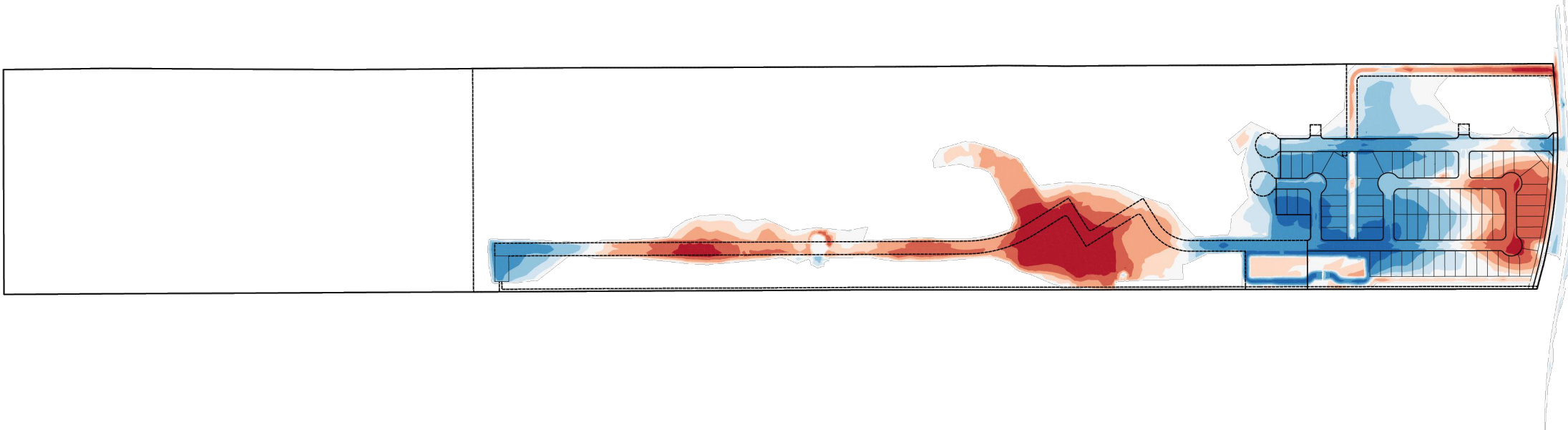
TYPICAL LOT SITE PLAN
N.T.S.

Cut Fill Table		
Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
97,3661.31	91,928.94	5,432.37 (CUT)

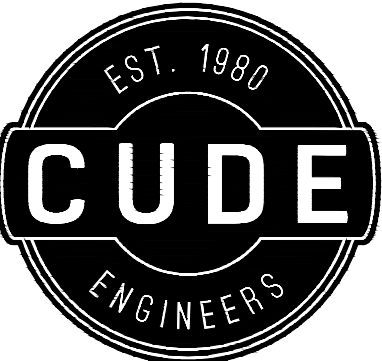
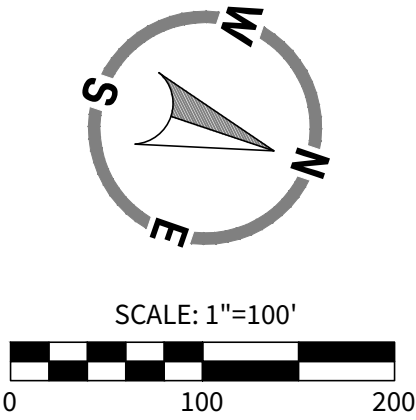
Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-99.000	-5.000	
2	-5.000	-3.000	
3	-3.000	-1.500	
4	-1.500	-0.500	
5	-0.500	0.500	
6	0.500	1.500	
7	1.500	3.000	
8	3.000	5.000	
9	5.000	99.000	



MATCHLINE 'A' - MATCH TO SHEET C2.01



CUT & FILL HEAT MAP
N.T.S.



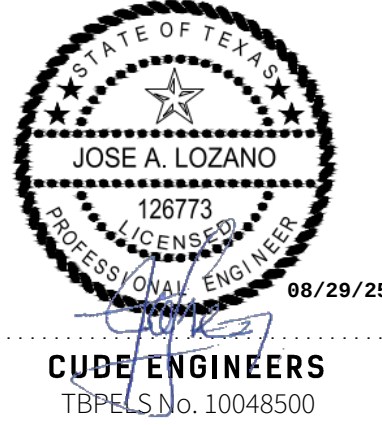
1290 Wonder World Drive, Suite 1240
San Marcos, Texas 78666
P: (210) 681.2951 F: (210) 523.7112

PARK HOUSE
UNIT 1

GRADING PLAN

DATE
08/28/2025
PROJECT NO.
04154-000
DRAWN BY
SG/JVA
CHECKED BY
JL/AC

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



C2.02