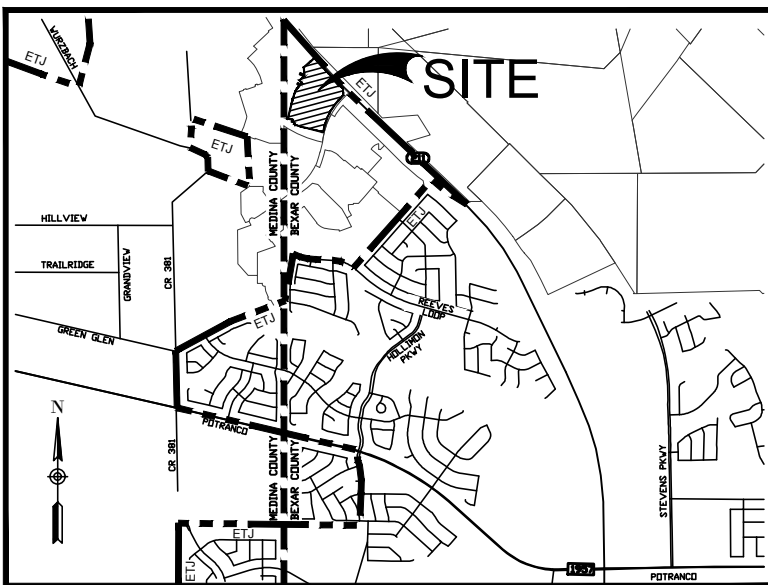


DHI ENGINEERING, LLC  
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON ORIGINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



EXISTING 14" GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (REDBIRD RANCH 2M-4) (CONCURRENT PLAT NO. CP202310)

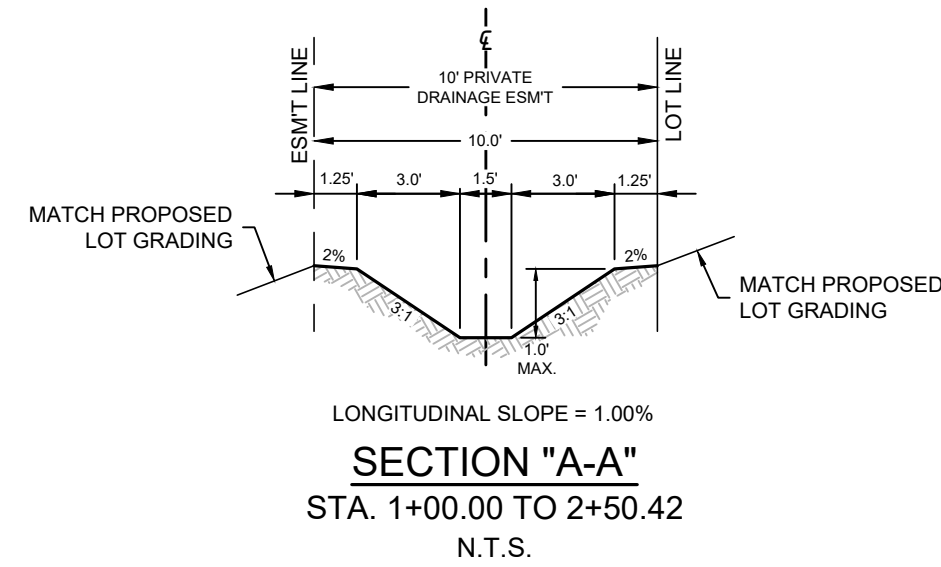
REDBIRD RANCH UNIT 2M-4 (CONCURRENT PLAT NO. CP202310)

REDBIRD RANCH UNIT 2M-4 (CONCURRENT PLAT NO. CP202310)

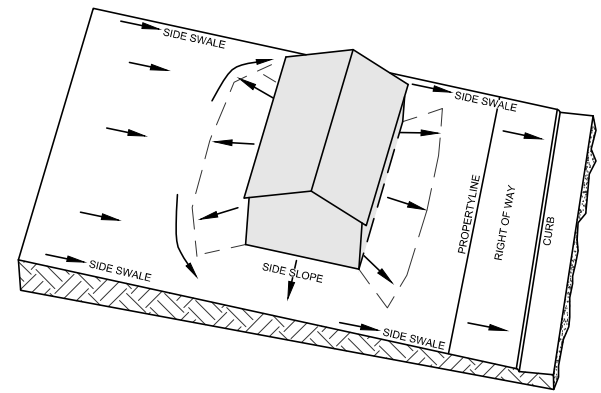
ROYAL ALBATROSS (P.F. 0.00)

#### GENERAL GRADING NOTES:

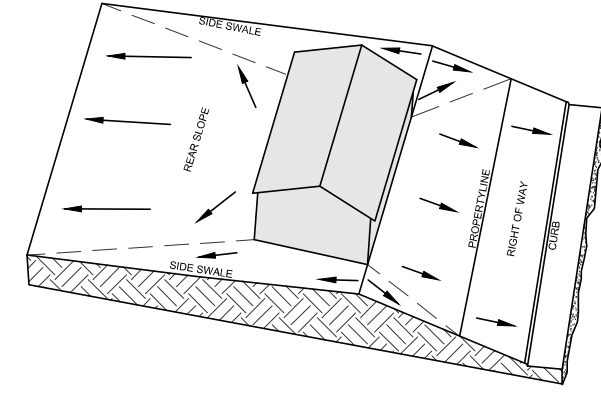
- ALL CONSTRUCTION PROCEDURES AND MATERIALS WITHIN THE SCOPE OF THE PROJECT THAT IS NOT SPECIFICALLY COVERED IN THE PLANS OF GEOTECHNICAL REPORT SHALL BE CONFORMED TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD REQUIREMENTS FOR PUBLICS WORKS CONSTRUCTION.
- SITE PREPARATION AND GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIALS PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS PLAN REFLECTS FINISHED GRADES, THE THICKNESS OF PAVEMENT, BASE, GRASS, AND TOP SOIL MUST BE SUBTRACTED TO OBTAINED SUBGRADE ELEVATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY QUESTIONS THEY HAVE REGARDING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, CONTACT THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TEST, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OF THOSE ITEMS THAT ARE NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPING AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REVEGETATE ALL DISTURBED AREAS IN ACCORDANCE WITH PROJECT SPECIFICATION AND TPDES/SWPPP REQUIREMENTS. REFER TO THE LANDSCAPE ARCHITECT'S PLAN IF APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAY. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT DEBRIS THAT WASHES OFF-SITE OR INTO EXISTING STORM DRAIN SYSTEMS. REFER TO THE SWPPP PLAN.
- THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREIN WITHIN  $\pm$  ONE TENTH OF A FOOT.
- IN PROPOSED PAVED AREAS AND STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED SITE CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS BACK TO EXISTING CONDITIONS OR BETTER. (NO SEPARATE PAY ITEMS.)
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES PRIOR TO PERFORMING ANY EXCAVATION. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE IDENTIFIED.
- UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATIONS OF ALL UTILITIES. WEATHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES BEFORE CONSTRUCTION TO CONFIRM SIZE, GRADE AND LOCATION AND WILL CONTACT THE ENGINEER OF ANY DEVIATIONS FROM THE PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND THEIR OWN EXPENSE.
- POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- FILL PLACED ON HILL SIDES OR STEEP SLOPED AREAS, THE CONTRACTOR SHALL REFER TO THE PROJECTS SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTION REGARDING BENCHING.
- A BEAR COUNTY PERMIT MUST BE OBTAINED BEFORE WORKING IN BEAR COUNTY ROW. CONTRACTOR SHALL COORDINATE A TRAFFIC CONTROL PLAN FOR ALL WORK WITHIN THE ROW.



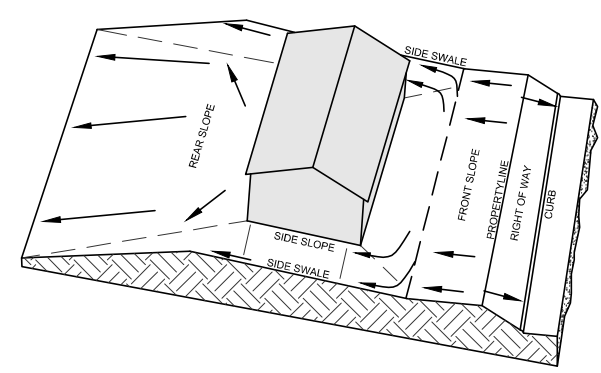
LEGEND (GRADING)			
	PROJECT LIMITS		EXISTING CONTOUR
	PROPOSED CONTOUR		FLOW ARROW
	TYPICAL LOT GRADING		PROPOSED ELEVATION



TYPE 'A' LOT GRADING



TYPE 'B' LOT GRADING



TYPE 'C' LOT GRADING

NOTE: THIS IS THE TYPICAL LOT GRADING PLAN BASED ON THE TYPE OF LOT BEING PROPOSED.

- TYPE A** LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE STREET.
- TYPE B** LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE STREET AND THE BACK OF THE LOT. (AWAY FROM THE HOUSE)
- TYPE C** LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE BACK OF THE LOT.

#### TYPICAL LOT GRADING

NOT TO SCALE

#### CAUTION!!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES, SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TEST A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTOR'S EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

REDBIRD RANCH PHASE 2 UNIT 1M-5 (VOL. 20003, PGS. 756-760) (P.R.B.C.)

REDBIRD RANCH PHASE 2 UNIT 1M-5 (VOL. 20003, PGS. 756-760) (P.R.B.C.)

#### TRENCH EXCAVATION PROTECTION

CONTRACTOR AND CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL, SAFETY, EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE WITHIN THE PROJECT'S WORK AREA IN ORDER TO IMPLEMENT CONTRACTORS TRENCH EXCAVATION SAFETY PROTECTION SYSTEM. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY. CONTRACTOR AND CONTRACTORS 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.

DHI Engineering, LLC.  
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SUITE 100  
SAN ANTONIO, TEXAS 78217  
(210) 482-2988 | dhiengineering.com  
TXBPE REG. NO. F-195661



REDBIRD RANCH, UNIT 2M-1  
SAN ANTONIO, TX

#### OVERALL GRADING PLAN

DESIGNED BY: SQV  
DRAWN BY: JFM/JWS  
DATE: 03/11/2024  
JOB NO.: 20220500  
SHEET NO.

C7.00