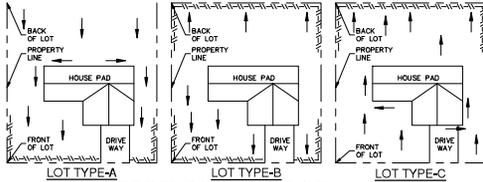


RETAINING WALL NOTE:

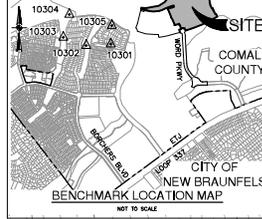
1. CONTRACTOR SHALL HIRE A STRUCTURAL ENGINEER FOR THE DESIGN AND PERMITTING OF RETAINING WALLS INCLUDED WITHIN THIS PROJECT.

RESIDENTIAL GRADING NOTES:

1. DRIVEWAYS MAY BE LOCATED ON EITHER SIDE OF THE LOT UNLESS OTHERWISE SHOWN ON THIS PLAN OR STREET PLANS.
2. REFERENCE GRADING NOTES AND GEOTECHNICAL ENGINEERING SPECIFICATIONS PROVIDED BY THE OWNER.
3. LOT GRADING PATTERNS (A, B, OR C) MUST BE FOLLOWED.
4. ALL LOTS SHALL BE GRADED SO THAT NO DRAINAGE SHALL BE ALLOWED TO FLOW ONTO ADJACENT SIDE LOTS.
5. BUILDER TO VERIFY INVERTS OF ALL SANITARY SEWER LATERALS WHEN ESTABLISHING THE APPROPRIATE FINISHED FLOOR ELEVATIONS IN ORDER TO ENSURE ADEQUATE DRAINAGE OF HOUSE LATERALS.
6. EXISTING CONTOURS SHOWN ON SITE ARE FROM LIDAR TOPOGRAPHY & FIELD SURVEY.
7. GRADES, SLOPES, AND ELEVATIONS SHOWN ARE MASS GRADES ONLY. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDE YARD SWALES AND RETAINED GRADING AROUND EACH INDIVIDUAL HOUSE ENSURING POSITIVE DRAINAGE IN EACH CASE.

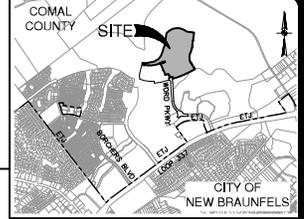
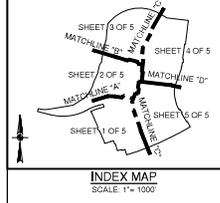


TYPICAL HOUSE LOT LAYOUTS



BENCHMARKS

Point #	Marking	Existing	Source	Full Description
10300	3819252.76	2237987.220	787.38	SET I.R. REDTOP (TRAV)
10301	3819937.43	2237978.950	782.13	SET I.R. REDTOP (TRAV)
10302	3819887.24	2238484.89	758.22	SET I.R. REDTOP (TRAV)
10303	3819798.22	2238502.29	762.74	SET I.R. REDTOP (TRAV)
10304	3819746.78	2238414.14	763.28	SET I.R. REDTOP (TRAV)
10305	3819746.78	2237773.36	755.14	SET I.R. REDTOP (TRAV)

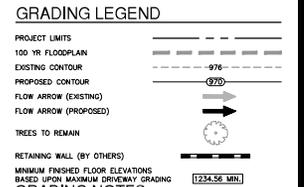


DATE: 07/29/23
NO. REVISIONS: 1
REVISED WALLS



PAPE-DAWSON ENGINEERS
100 W. BROADWAY, SUITE 1000, NEW BRAUNFELS, TEXAS 78130
TELEPHONE: (817) 791-1111 FAX: (817) 791-1100

VERAMENDI PRECINCT 18 UNIT 1
NEW BRAUNFELS, TEXAS
OVERALL GRADING PLAN



GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF WORK WERE NOT SPECIFICALLY COVERED BY THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TODAY STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE REPORT AND GEOTECHNICAL REPORT.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THE GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF FINISH, BASE, GRADES, TOPSOIL, AND MULD MUST BE SUBTRACTED TO OBTAIN SUBGRADE CONSTRUCTION (LATEST EDITION).
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF CONSTRUCTION OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND CONTOURS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE. THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT TOPSOIL, CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TRIPLES/WHIP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFF SITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE EMPTY PANS & TRICES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. THE PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EXISTING SLOPES SHALL BE A MAXIMUM OF 2:1 AND A MINIMUM OF 1:08 UNLESS OTHERWISE SHOWN.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES. GAS LINES, SEWER, OR EXISTING APPURTEANCES, PRIOR TO PERFORMING ANY EXCAVATION CONTRACTOR SHALL CONTACT ALL UTILITIES COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. 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 LOCATION OF ALL UTILITIES. WHETHER SHOWN ON THE PLANS OR NOT, THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL EXISTING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SLOES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING SENSITIVE FOUNDATIONS.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.
20. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL, SEC. 12.20(1).

PLAT NO. _____
JOB NO. 30007-66
DATE 07-03-2023
DESIGNER CDL
CHECKED DRANN, CA
SHEET C7.04

FOR PERMIT

DATE: 07-29-2023, 5:11 PM, PROJECT: 30007-66, SHEET: C7.04, TOTAL SHEETS: 66, DRAWN BY: DRANN, CA, CHECKED BY: DRANN, CA, PLOTTED BY: DRANN, CA, PLOT DATE: 07-29-2023, PLOT TIME: 5:11 PM, PLOT SCALE: 1"=100'