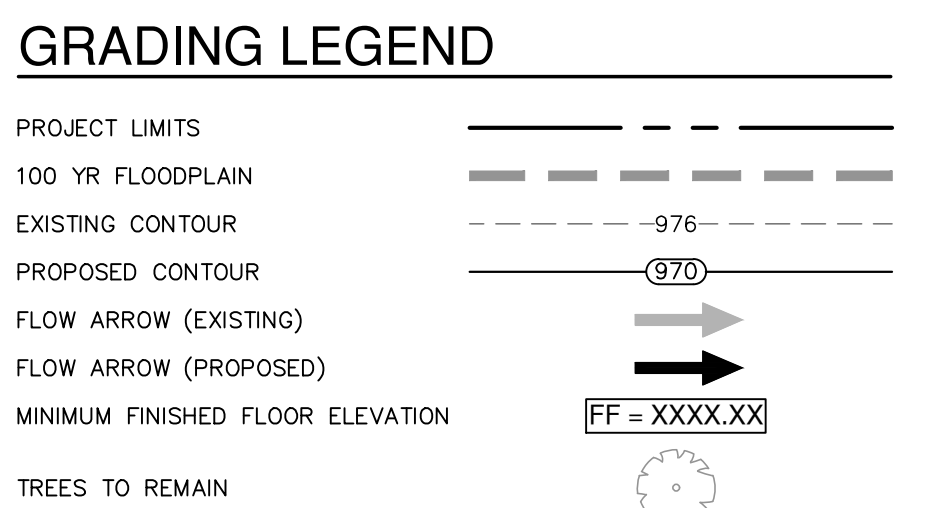
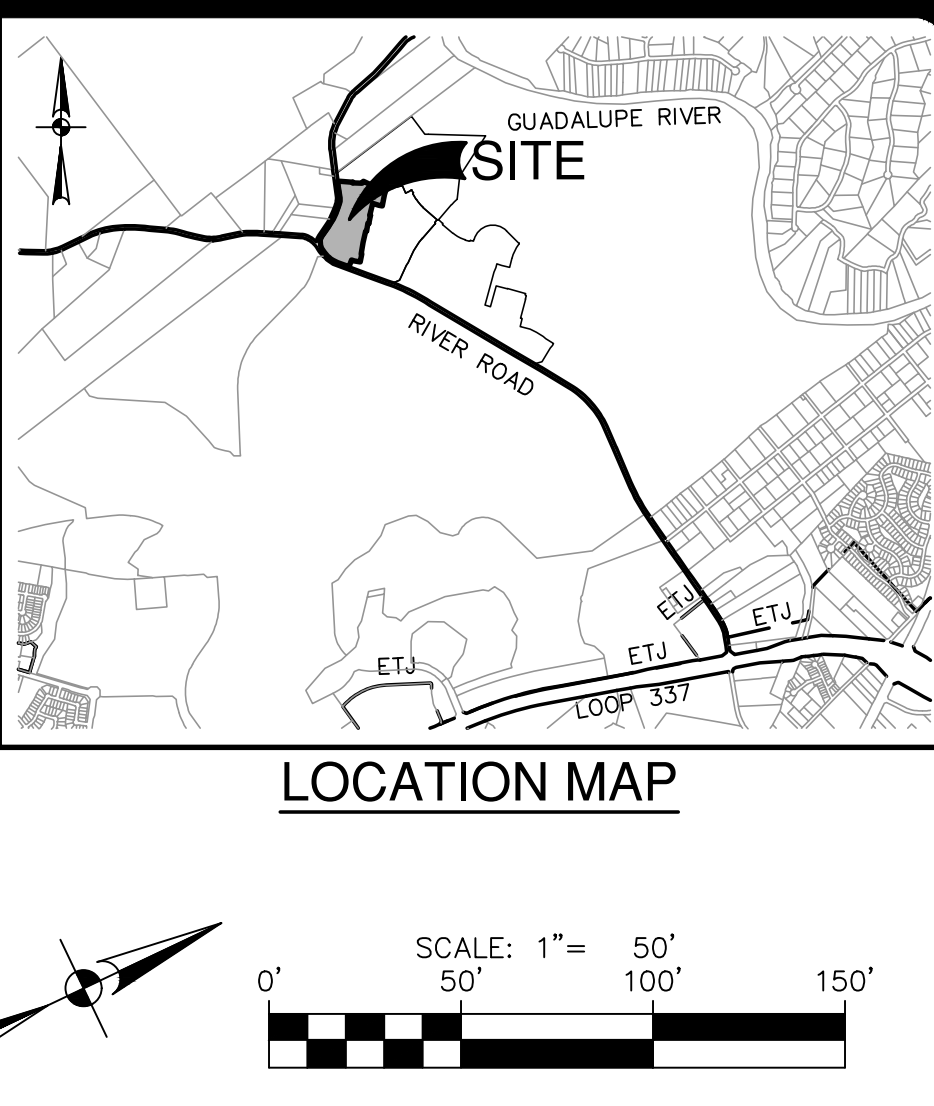
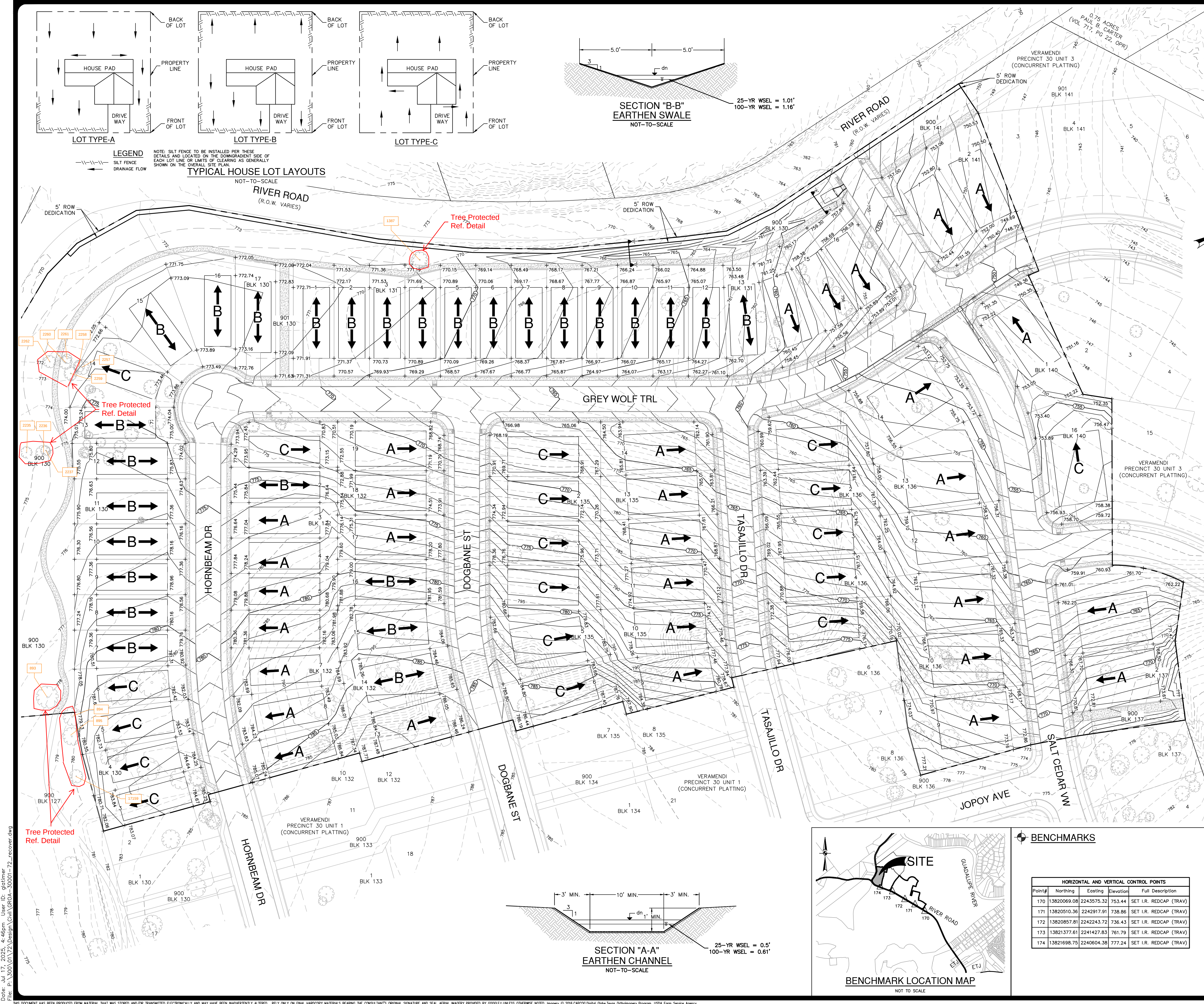




GRADING NOTES:

1. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
2. SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
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 THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS 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 DIMENSIONS 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 AND 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 TPDES/SWPPP 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 OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
12. IN PROPOSED PAVING AREAS, STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% 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 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 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 VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL 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 BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
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.12.2(N).

DATE

NO. REVISION

7-14-2025

Jocelyn Perez
Professional Engineer

PAPE-DAWSON
ENGINEERS

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FT WORTH | DALLAS
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1008860

VERAMENDI PRECINCT 30 - UNIT 2

NEW BRAUNFELS, TEXAS

OVERALL GRADING PLAN

PLAT NO.

JOB NO.

DATE

DESIGNER

CHECKED

SHEET

30001-72

5-1-2024

GDL

CA

C7.00

FOR PERMIT



Landscape Architecture
Environmental Design

9890 Silver Mountain Drive
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1101 Gentry
San Antonio, Texas 78205
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VERMENDO SECTOR 5
ASA PROPERTIES
NEW BRAUNFELS, TEXAS

VERMENDO SECTOR 5
ASA PROPERTIES
NEW BRAUNFELS, TEXAS

REVISION HISTORY		

REV	DESC.	DATE

SCALE: 1"=50'-0"

DRAWN BY: CLE

CHECKED BY: MAN

APP. BY: MAN

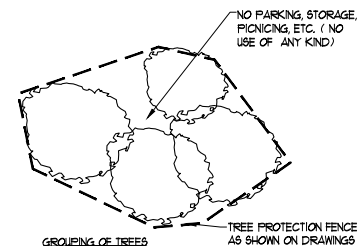
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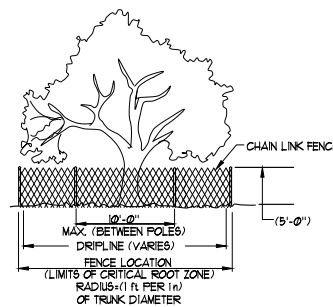
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OF



GROUPING OF TREES
TREE PROTECTION FENCE
AS SHOWN ON DRAWINGS



TREE PROTECTION NOTES

1. CHAIN LINK FENCE SHALL BE ERECTED PRIOR TO ANY CLEARING, GRUBBING OR SITE WORK OF ANY KIND. FENCING SHALL STAY ERECTED UNTIL FINAL LANDSCAPE OPERATIONS COMMENCE.
2. ANY PRUNING TO PROVIDE CLEARANCE TO PRESERVED TREES MUST BE APPROVED BY THE CITY FORESTER AND THE PROJECT LANDSCAPE ARCHITECT.
3. DO NOT REMOVE ANY TREES OVER 1" CALIPER WITHIN THE TREE PROTECTION FENCING OR OUTSIDE THE LIMIT OF CONSTRUCTION.
4. IF OBVIOUS DUST BUILD-UP FROM CONSTRUCTION ACTIVITY IS NOT REMOVED BY NATURAL RAINFALL, UTILIZE A WATER TRUCK TO WASH BUILD-UP FROM THE CANOPY. THE LANDSCAPE ARCHITECT OF CITY FORESTER SHALL DETERMINE WHEN NECESSARY.
5. TREE ROOT CUTS SHALL BE MECHANICALLY CUT AT THE DIRECTION OF A CERTIFIED ARBORIST. CUTS SHALL BE CLEAN CUTS, WITHOUT PULLING OR TEARING.
6. CONTRACTOR SHALL PROVIDE DEEP ROOT FERTILIZATION FOR ALL TREES WITHIN THE PROJECT LIMITS. FERTILIZATION SHALL BE DONE THREE TIMES - AT THE COMMENCEMENT OF CONSTRUCTION, AT 50% COMPLETION AND AT THE COMMENCEMENT OF LANDSCAPE INSTALLATION ACTIVITIES.
7. FERTILIZATION SHALL BE BY DEEP ROOT METHOD AT 2 TO 3 FOOT MATRIX SPACING DEPENDING ON AVAILABLE ROOT AREA. MATERIALS ARE TO BE SLOW RELEASE AT A 3-1-1 RATIO. FIRST TREATMENT BEFORE CONSTRUCTION THEN REPEAT TREATMENTS AT 6 MONTH INTERVALS.
8. ALL TREES IMPACTED BY CONSTRUCTION ARE TO BE TREATED BEFORE CONSTRUCTION BEGINS WITH SYSTEMIC INSECTICIDE AND FUNGICIDE.
9. ALL TREES IMPACTED BY CONSTRUCTION ARE TO BE SPRAYED TO CONTROL EARLY SPRING DEFOLIATING CATERPILLARS.
10. ALL TREES IMPACTED BY CONSTRUCTION ARE TO BE WATERED ONCE EVERY 1 TO 14 DAYS DURING LATE SPRING, SUMMER AND EARLY FALL IN LIEU OF 1/2 INCH OF RAINFALL.

1 TREE PROTECTION DETAILS PLAN/ ELEVATION

NTS