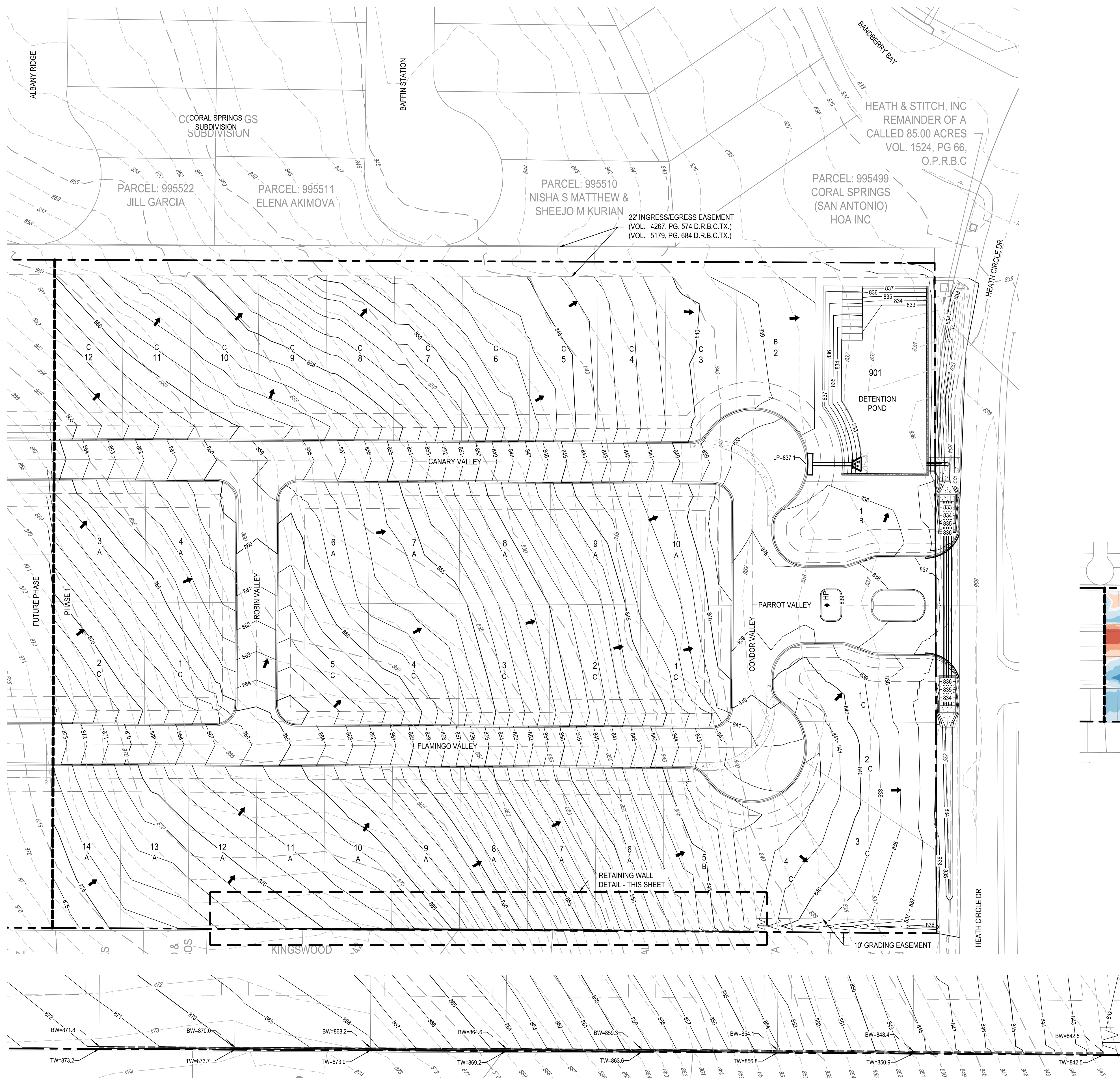
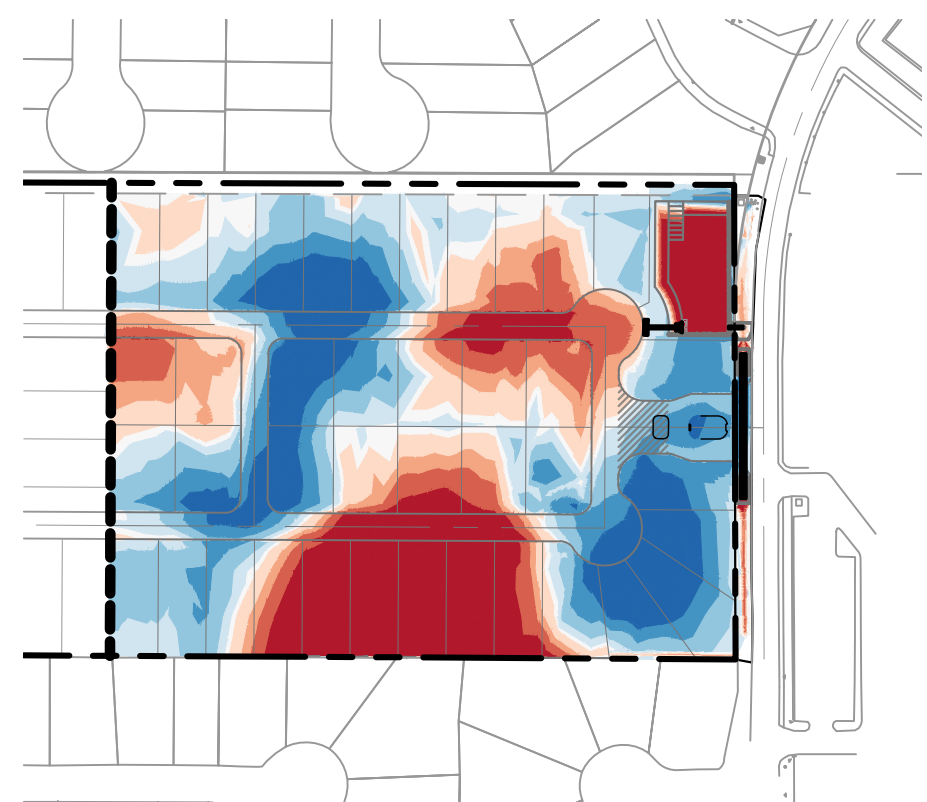


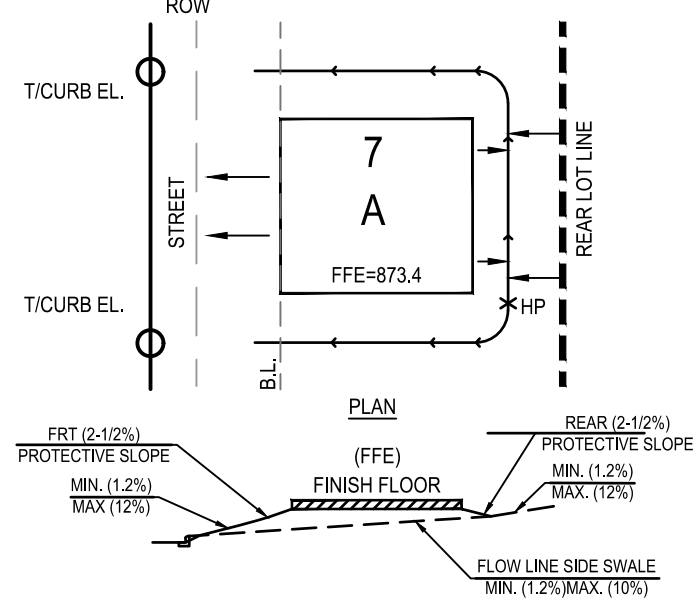
G:\TXC\Projects\San Antonio Projects\2936-00 - Heron Valley\01_Unit\03_CADD\01_Shts\C03.00 OVERALL GRADING PLAN.dwg Layout: OVERALL GRADING PLAN Plotted: 9/4/2024 11:06:36 AM By: Calderon



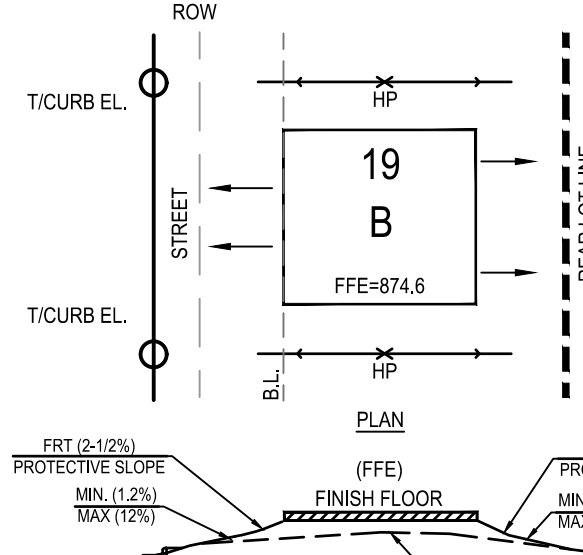
RETAINING WALL DETAIL
1" = 20'



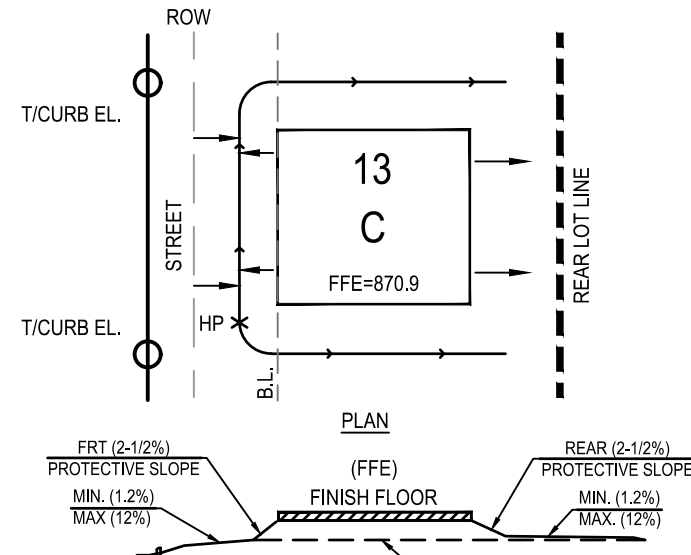
HEAT MAP
1" = 100'



TYPE "A"
ALL DRAINAGE TO STREET



TYPE "B"
DRAINAGE TO BOTH STREET
AND REAR LOT LINE



TYPE "C"
DRAINAGE TO REAR LOT LINE

FINISHED FLOOR ELEVATIONS

THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND OR FINISHED FLOOR ELEVATION WHICH EVER IS HIGHER, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

LOT FILL NOTES:

1. ALL LOTS WITH FILL SHALL BE COMPACTED IN ACCORDANCE WITH THE 79G PROCEDURE THAT MEETS THE REQUIREMENTS OF THE FHA DATA SHEET. DOCUMENTATION AND THE EVIDENCE OF COMPACTED SHALL BE FURNISHED TO THE ENGINEER & OWNER.

GENERAL NOTES:

1. HOME BUILDER SHALL REFER TO THE APPROVED SUBDIVISION PLAT TO CONFIRM ALL BUILDING SETBACKS PRIOR TO ANY FOUNDATION WORK.
2. AS SOON AS PRACTICAL, HOME BUILDER SHALL ESTABLISH VEGETATION (HYDROMULCH, SEEDING, SODDING, ETC.,) TO PREVENT EROSION FROM OCCURRING.
3. CONTRACTOR SHALL CONTACT ENGINEER REGARDING ANY QUESTIONS ON THE INTENT OF THIS PLAN.
4. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS AND TOWARDS THE PROPER DRAINAGE EASEMENT OF STREET RIGHT OF WAY ACCORDING TO THE MASTER DRAINAGE PLAN FOR THE PROJECT. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW PONDING OF WATER.
5. GRADING PLAN IS INTENDED FOR USE IN LOT GRADING ONLY. CONTRACTOR SHOULD REFER TO CONSTRUCTION DRAWINGS FOR ALL OTHER GRADES, INCLUDING, BUT NOT LIMITED TO, CHANNELS, ROADS, AND DETENTION PONDS.
6. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE ALL SWALES.
7. EARTHEN GRADING SLOPES SHALL BE NO GREATER THAN 3:1.
8. SLOPES GREATER THAN 3:1 ARE ASSUMED TO BE MILLED ROCK. IF SITE CONDITIONS VARY FROM THIS, NOTIFY ENGINEER IMMEDIATELY.

PLAT NUMBER
XX-XXXXXXX

DATE	DESCRIPTION
APR	

DESIGNED BY: JDC
REVIEWED BY: OR
DRAWN BY: JDC



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San Antonio, TX 78216
TEL: 210-581-3600 www.bgeinc.com
TXPE Registration No. F-1046

HERON VALLEY PHASE 1

OVERALL GRADING PLAN

NOT FOR CONSTRUCTION

SHEET
C03.00