

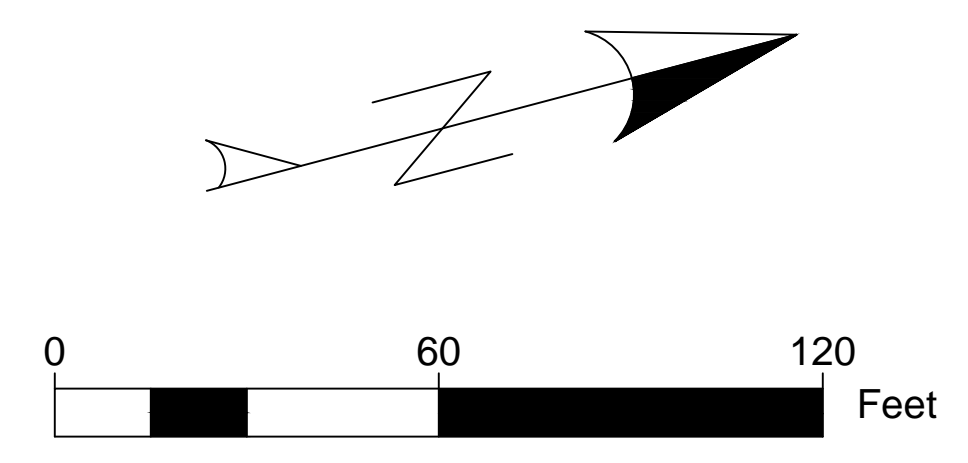


CIVIL SOLUTIONS
ENGINEERING
CONSULTANTS
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CIVIL ENGINEERS SURVEYORS LANDPLANNERS CONSTRUCTION MANAGERS

PRELIMINARY - NOT FOR CONSTRUCTION

GRADING PLAN
FOR
LOFTS AT LA PERLITA
SAN ANTONIO, TEXAS

JOB NO.	2014.01
DATE	2014-12-05
CHECKED	CLM
TITLE	C5.0
SHEET	7 OF 11



- EXISTING 2' CONTOURS ——— 664 ———
- PROPOSED SPOT ELEVATIONS × 664.63
- EXISTING SPOT ELEVATIONS × EX 662.37

- GRADING NOTES:**
1. 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. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER.
 2. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
 3. UNLESS NOTED OTHERWISE, ALL PARKING LOT GRADES ARE TO INVERT OF GUTTER, ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE EXCEPT WHERE CURB IS FLUSH WITH PAVEMENT.
 4. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
 5. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
 6. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
 7. ALL STORM SEWER INLETS AND STRUCTURES SHALL BE PRECAST UNLESS OTHERWISE NOTED.
 8. REFER TO CIVIL AND/OR LANDSCAPE PLANS FOR RETAINING WALL LOCATIONS AND ELEVATIONS. REFER TO STRUCTURAL RETAINING WALL PLANS FOR CONSTRUCTION DETAILS.

- ACCESSIBILITY NOTES:**
1. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. (TAS 4.3.7)
 2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. (TAS 4.8.2)
 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. (TAS 4.3.7)
 4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. (TAS 4.5.1)
 5. ACCESSIBLE ACCESS TO PUBLIC RIGHT-OF-WAY IS PROVIDED TO CASA BLANCA.

