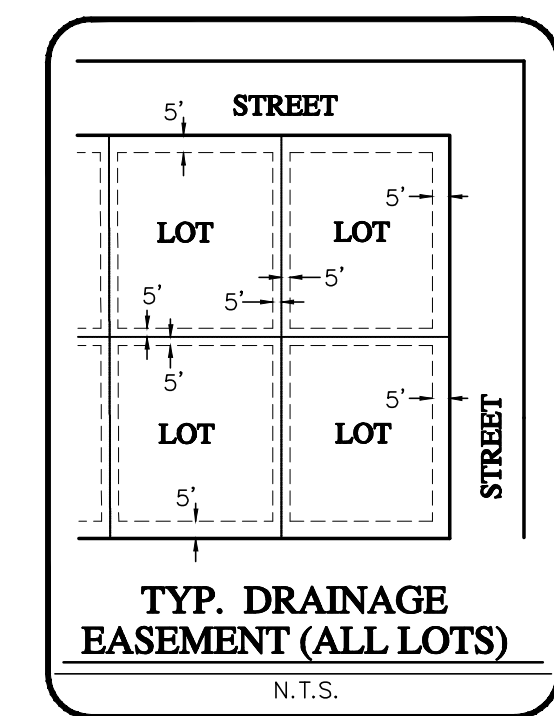
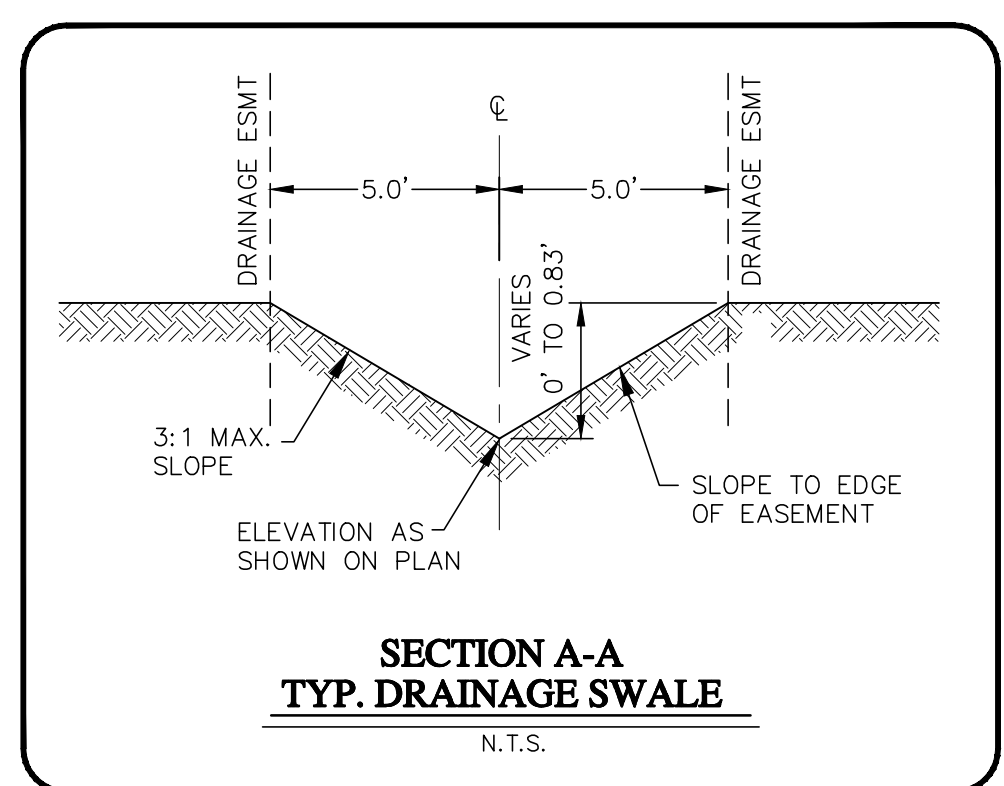


NOTES:

1. THE DRAWING AND SERVICES BY VEI DO NOT INCLUDE "AS-BUILT" INSPECTIONS NOR SERVICES PAST DELIVERY OF THIS DRAWING.
2. ALL DIMENSIONS ARE MEASURED BACK TO BACK OF CURB.
3. PLANS DO NOT INCLUDE DEMOLITION OF EXISTING IMPROVEMENTS.
4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR DURING CONSTRUCTION.
5. ALL SLOPES ARE MAXIMUM 3:1.
6. CONTRACTOR TO MATCH EXISTING GRADES AT PHASE IV PERIMETER.
7. ANY DESIGN PHILOSOPHIES DISCREPANCIES, CHANGES OR CONFLICTS WITH OTHER DOCUMENTS OR SPECIFICATIONS OR WITH ANY ITEMS ON THESE CONSTRUCTION DOCUMENTS ARE TO BE REPORTED TO OUR ENGINEERING FIRM AND THE ENGINEER OF RECORD IN WRITING IMMEDIATELY UPON DISCOVERY (24 HRS). IF ITEMS ARE NOT REPORTED IMMEDIATELY, CHANGES OR CONFLICT CORRECTIONS MADE BY OTHERS ARE DEEMED APPROVED BY THE OWNER AND THEIR CONSTRUCTION MANAGER AND ARE NOT THE RESPONSIBILITY OF THE ENGINEER OF RECORD OR THE ENGINEERING FIRM OF WHICH HE IS EMPLOYED. BOTH, THE ENGINEER OF RECORD AND THE ENGINEERING FIRM ARE INDEMNIFIED FROM ANY ISSUES, PROBLEMS, OR GRIEVANCES FROM THESE NON DISCLOSED ITEMS.



LEGEND

- PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - FUTURE DEVELOPMENT
- - - PROPOSED LOT LINE
- - - EXISTING ROAD CENTERLINE
- - - PROPOSED ROAD CENTERLINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- - - EXISTING CONCRETE ROLLER CURB
- - - PROPOSED CONCRETE ROLLER CURB
- EXISTING CURB INLET
- PROPOSED CURB INLET
- EX EXISTING
- G GUTTER
- TC TOP OF CURB
- FL FLOWLINE
- FS FINISHED SURFACE
- TI TOP OF INLET
- XX.XX TC PROPOSED SPOT ELEVATIONS
- XX.XX G
- ±2.00% PROPOSED SLOPE AND FLOW DIRECTION
- EXISTING TREES

BENCHMARK

CITY OF FREDERICKSBURG, GPS STATIC SURVEY
 DESCRIPTION: NGVD '29 ELEVATION
 ELEVATION: 1751.513
 TO REACH THE STATION FROM THE JUNCTION OF GREEN MEADOWS BLVD. AND GREEN MEADOW LN., GO NORTH ON GREEN MEADOW LN., 0.1 MILE TO STATION SET ON THE RIGHT. A 3" BRASS DISK SET IN CONCRETE FLUSH WITH THE GROUND STAMPED "GPS 9 1994 City of FBG." THE STATION IS 75.0' OFF CENTER OF CULDESAC, 2.7' OFF FENCE AND 78.0' @ 200' MAGNETIC AZIMUTH TO NORTHWEST CORNER OF A RESIDENCE.

NO.	DATE	REVISION
1.	DD/MM/YY	

VEI CONSULTING ENGINEERS
 Texas Registration # F-165
 507-D E. HIGHWAY ST.
 FREDERICKSBURG, TX 78624
 (830) 997-4744 FAX: (830) 997-6967

GRADING PLAN

OAKS OF WINDCREST, PHASE IV
 FREDERICKSBURG, GILLESPIE CO., TEXAS

DESIGN	DRAWN	SCALE	DATE	FILE NO.	PAGE
KS, KWS	KS	1" = 40'	12/09/15	15043	GI 6 OF 20

