

TYPE 'A' LOT GRADING

TYPE 'B' LOT GRADING

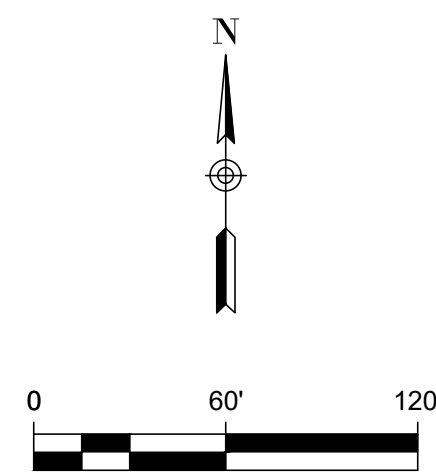
TYPE 'C' LOT GRADING

LOCATION MAP NOT TO SCALE

NOTE: THIS IS THE TYPICAL LOT GRADING PLAN BASED ON THE TYPE OF LOT BEING PROPOSED. *SEE PROPOSED GRADING PLAN FOR FINISHED FLOOR ELEVATIONS. *BUILDING SETBACK DETERMINED BY LOCAL ORDINANCES.

- TYPE A LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE STREET.
• TYPE B LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE STREET AND THE BACK OF THE LOT. (AWAY FROM THE HOUSE)
• TYPE C LOTS ARE GRADED SO THE OVERLAND FLOW OF RUNOFF WILL DRAIN TOWARDS THE BACK OF THE LOT.

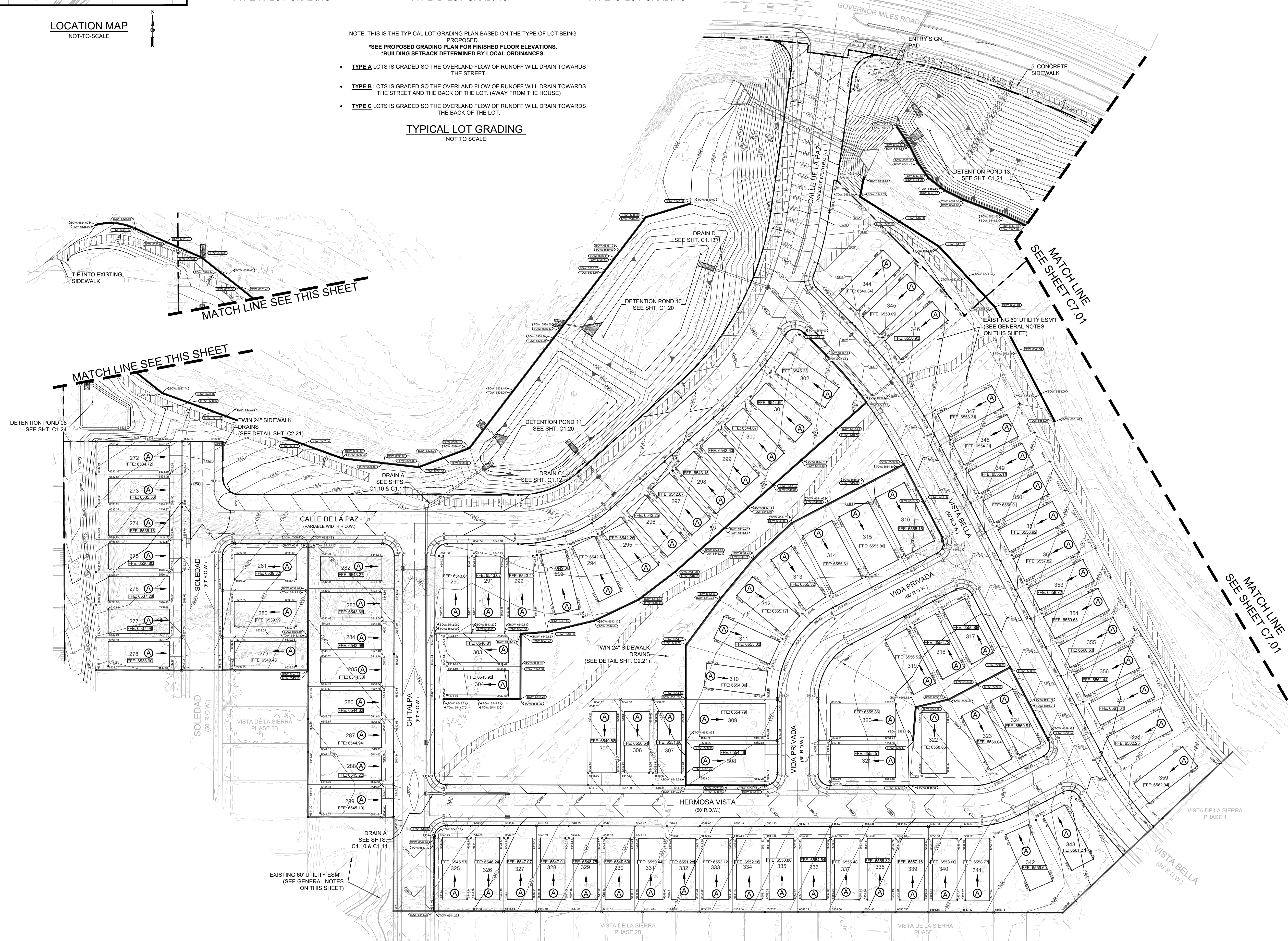
TYPICAL LOT GRADING NOT TO SCALE



LEGEND (GRADING) table with symbols for Project Limits, Offsite Easement, Existing Contour, Proposed Contour, Flow Arrow, Typical Lot Grading, Proposed Elevation, Grade Break, Top of Wall Elev., Bottom of Wall Elev., Finished Floor Elev., Sidewalk (Developer Responsibility), and Sidewalk (Homebuilder Responsibility).

GENERAL GRADING NOTES:

- 1. ALL CONSTRUCTION PROCEDURES AND MATERIALS WITHIN THE SCOPE OF THE PROJECT THAT IS NOT SPECIFICALLY COVERED IN THE PLANS OF GEOTECHNICAL REPORT SHALL BE CONFORMED TO ALL APPLICABLE CITY, COUNTY AND NMDOT STANDARD REQUIREMENTS FOR PUBLICS WORKS CONSTRUCTION.
2. SITE PREPARATION AND GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE PROJECTS GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIALS PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS PLAN REFLECTS FINISHED GRADES. THE THICKNESS OF PAVEMENT, BASE, GRASS, AND TOP SOIL MUST BE SUBTRACTED TO OBTAINED SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY QUESTIONS THEY HAVE REGARDING 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 THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES, CONTACT THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TEST, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OF THOSE ITEMS THAT ARE NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPING AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR REVEGETATE ALL DISTURBED AREAS IN ACCORDANCE WITH PROJECT SPECIFICATION AND NPDES/SWPPP REQUIREMENTS. REFER TO THE LANDSCAPE ARCHITECTS PLAN IF APPLICABLE.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAY. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS THAT WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. REFER TO THE SWPPP PLAN.
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HERON WITHIN ± ONE TENTH OF A FOOT.
12. IN PROPOSED PAVED AREAS STREET DESIGN PLANS SHALL CONTROL. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE STATED.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED SITE CONDITIONS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS BACK TO EXISTING CONDITIONS OR BETTER. (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 IDENTIFIED.
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 LOCATIONS OF ALL UTILITIES. WEATHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES BEFORE CONSTRUCTION TO CONFIRM SIZE, GRADE AND LOCATION AND WILL CONTACT THE ENGINEER OF ANY DEVIATIONS FROM THE PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND THEIR OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO ALLOW ANY PONDINGS OF WATER.
18. FILL PLACED ON HILL SIDES OR STEEP SLOPED AREAS, THE CONTRACTOR SHALL REFER TO THE PROJECTS SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTION REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.



MATCH LINE SEE THIS SHEET

MATCH LINE SEE SHEET C7.01

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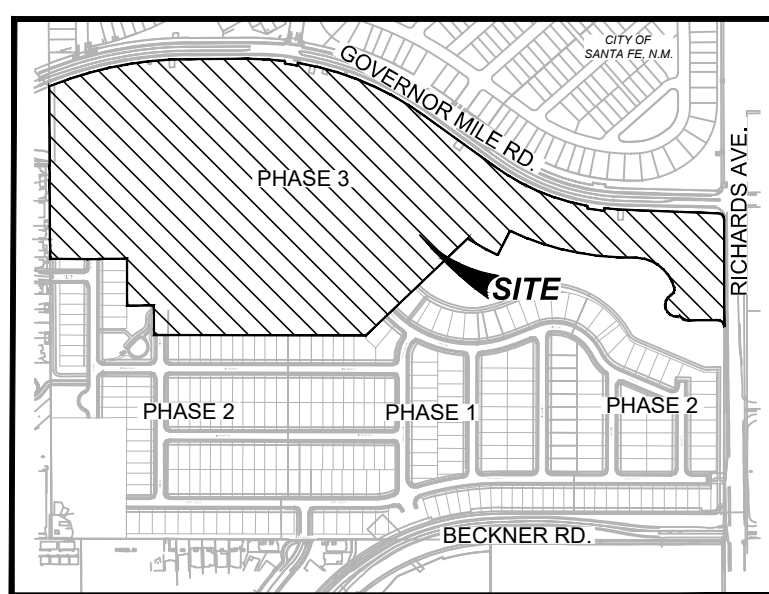
TRENCH EXCAVATION PROTECTION

CONTRACTOR AND CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN, GEOTECHNICAL, SAFETY, EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION ON SITE WITHIN THE PROJECT'S WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEM. PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS SPECIFICALLY, CONTRACTOR AND CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

CAUTION!!!

CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITING TO: WATER, SEWER, TELEPHONE AND FIBER OPTIC LINES. SITE LIGHTING, ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCTBANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHOULD BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT CONTRACTORS EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.

Project information including: VISTAS DE LA SIERRA SUBDIVISION - PHASE 3 SANTA FE, NM; OVERALL GRADING PLAN; C7.00; Designer: JWS; Date: 6/11/2025; Job No.: 05004; Sheet No.: C7.00. Includes logos for DHI Engineering, LLC and Vance L. Wehman Professional Engineer.



LOCATION MAP NOT-TO-SCALE

LEGEND (GRADING)	
	PROJECT LIMITS
	OFFSITE EASEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOW ARROW
	TYPICAL LOT GRADING
	PROPOSED ELEVATION
	GRADE BREAK
	TOP OF WALL ELEV.
	BOTTOM OF WALL ELEV.
	FINISHED FLOOR ELEV.
	SIDEWALK (DEVELOPER RESPONSIBILITY)
	SIDEWALK (HOMEBUILDER RESPONSIBILITY)

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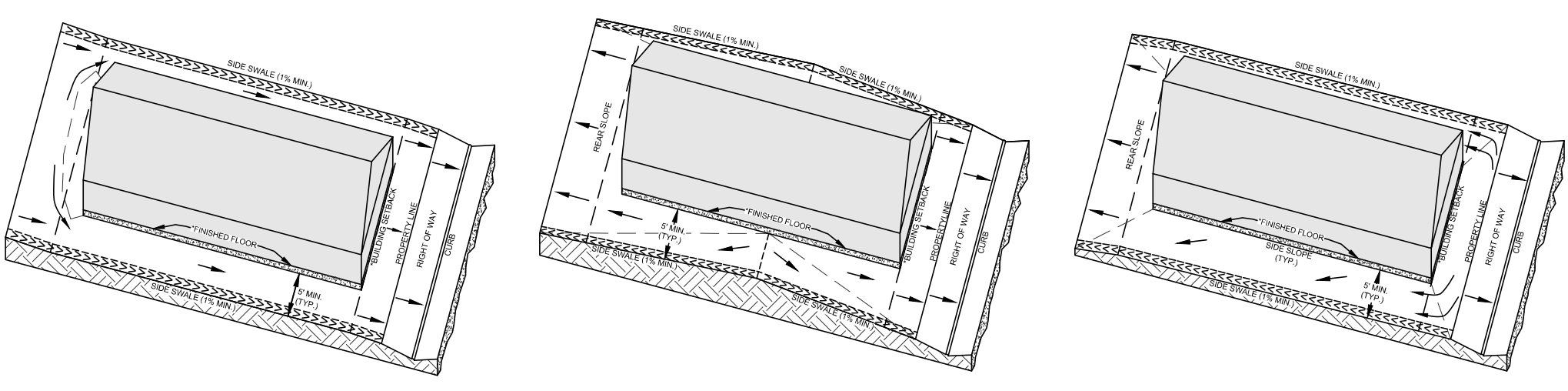
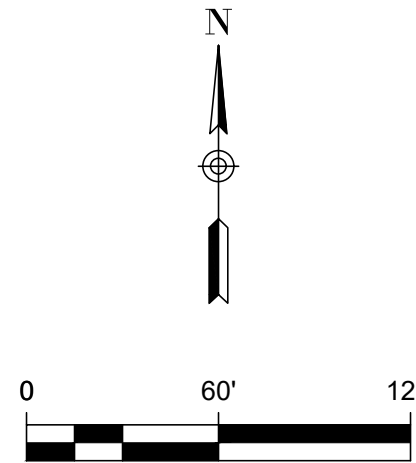
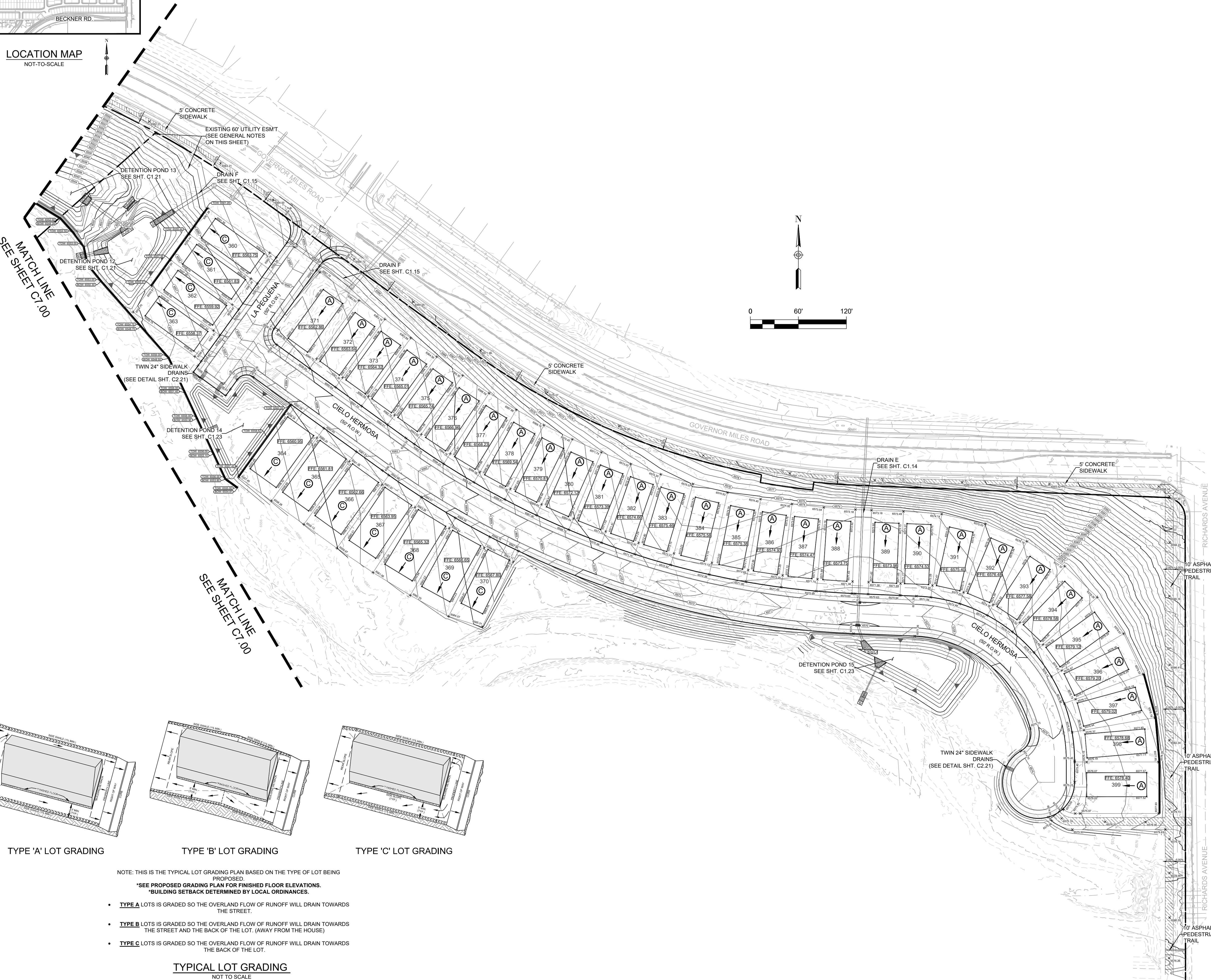
REV	DATE	DESCRIPTION



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 5419 ANTONIO LOOP 1604 EAST
 SANTA FE, NM 87507
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 TBPE REG. NO. F-19561



VISTAS DE LA SIERRA SUBDIVISION - PHASE 3
 SANTA FE, NM
 OVERALL GRADING PLAN



TYPE 'A' LOT GRADING TYPE 'B' LOT GRADING TYPE 'C' LOT GRADING

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DESIGNED BY:	JWS
DRAWN BY:	JWS
DATE:	6/11/2025
JOB NO.:	05004
SHEET NO.:	C7.01