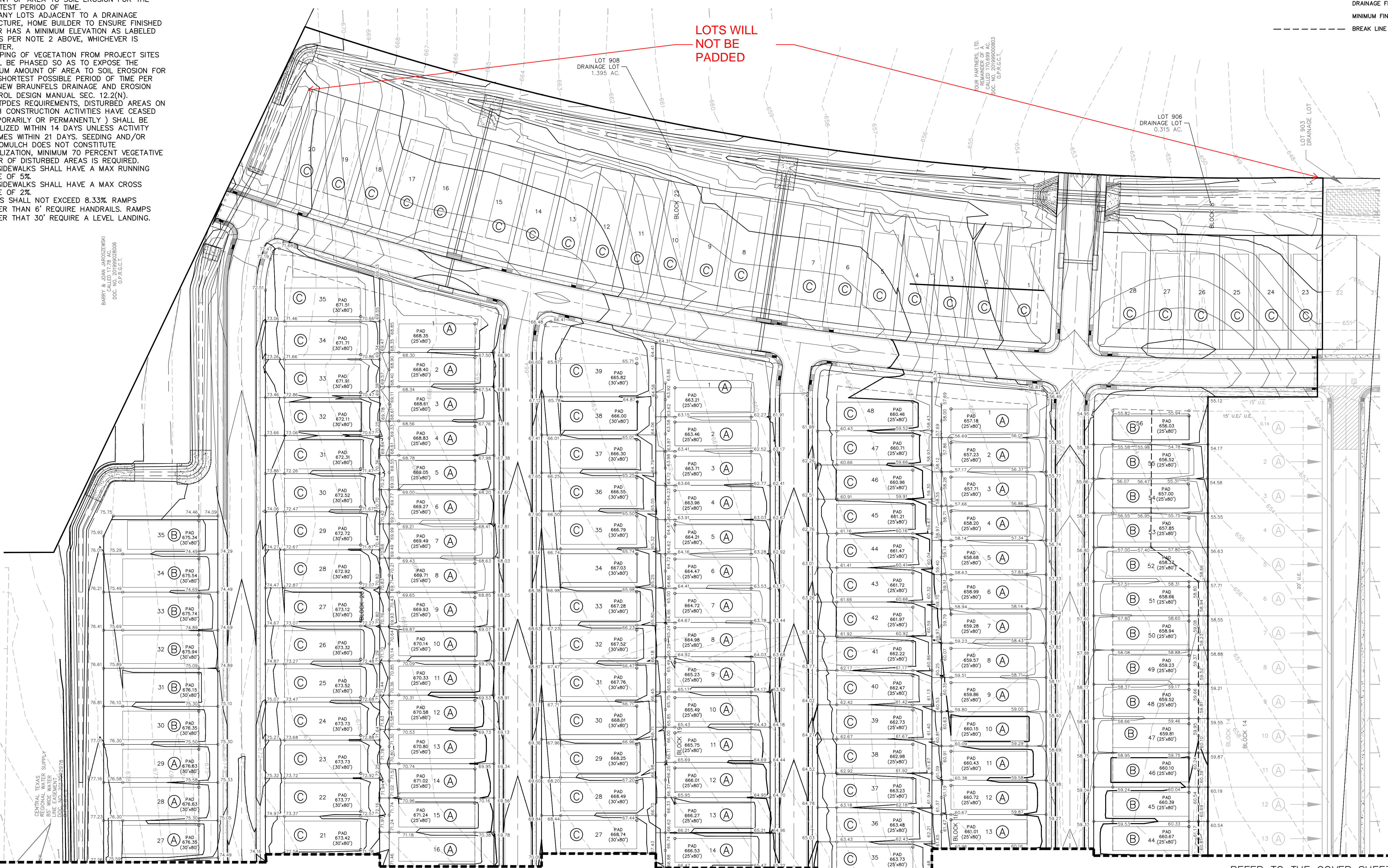


**NOTES:**

1. DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
2. ALL FINISHED FLOOR ELEVATIONS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - 2.A. PER NOTE 10 ON PLAT SHEET C0.2.
  - 2.B. HUD DETAILS SHOWN ON SHEET C3.2.
3. WHEN POSSIBLE, CONTRACTOR SHALL PHASE GRADING SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST PERIOD OF TIME.
4. FOR ANY LOTS ADJACENT TO A DRAINAGE STRUCTURE, HOME BUILDER TO ENSURE FINISHED FLOOR HAS A MINIMUM ELEVATION AS LABELED OR AS PER NOTE 2 ABOVE, WHICHEVER IS GREATER.
5. 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).
6. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING AND/OR HYDROMULCH DOES NOT CONSTITUTE STABILIZATION, MINIMUM 70 PERCENT VEGETATIVE COVER OF DISTURBED AREAS IS REQUIRED.
7. ALL SIDEWALKS SHALL HAVE A MAX RUNNING SLOPE OF 5%.
8. ALL SIDEWALKS SHALL HAVE A MAX CROSS SLOPE OF 2%.
9. RAMPS SHALL NOT EXCEED 8.33%. RAMPS LONGER THAN 6' REQUIRE HANDRAILS. RAMPS LONGER THAN 30' REQUIRE A LEVEL LANDING.

BARRY & JOAN HARGRENS  
 CALLED 17.78 AC  
 DOC. NO. 20190400003  
 P.P. & C.C.T.



LOTS WILL NOT BE PADDED

OUR PARTNERS, LTD.  
 REMANDED TO A  
 COURT ORDER  
 DOC. NO. 20190400003  
 DP & C.C.T.

**LEGEND**

- 700 --- EXISTING CONTOURS
- 700 --- PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- LOT GRADING SEE DETAILS SHEET 9
- DRAINAGE FLOW DIRECTION
- MINIMUM FINISHED FLOOR ELEVATION
- BREAK LINE

290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBPELS FIRM F-10961  
 TBPELS FIRM 1053600



**GRADING PLAN  
 (1 OF 2)**

JARRO NORTH UNIT 4

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: MAY 2026  
 DRAWN BY: RR  
 DESIGNED BY: JK  
 REVIEWED BY: ZJ

HMT PROJECT NO.: 337.147

**SHEET  
 C3.0**

REFER TO THE COVER SHEET FOR BENCHMARK INFORMATION.

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

