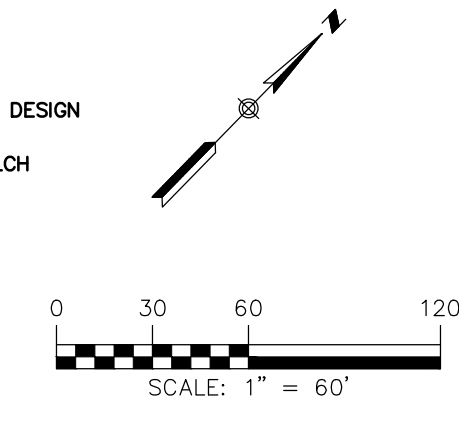


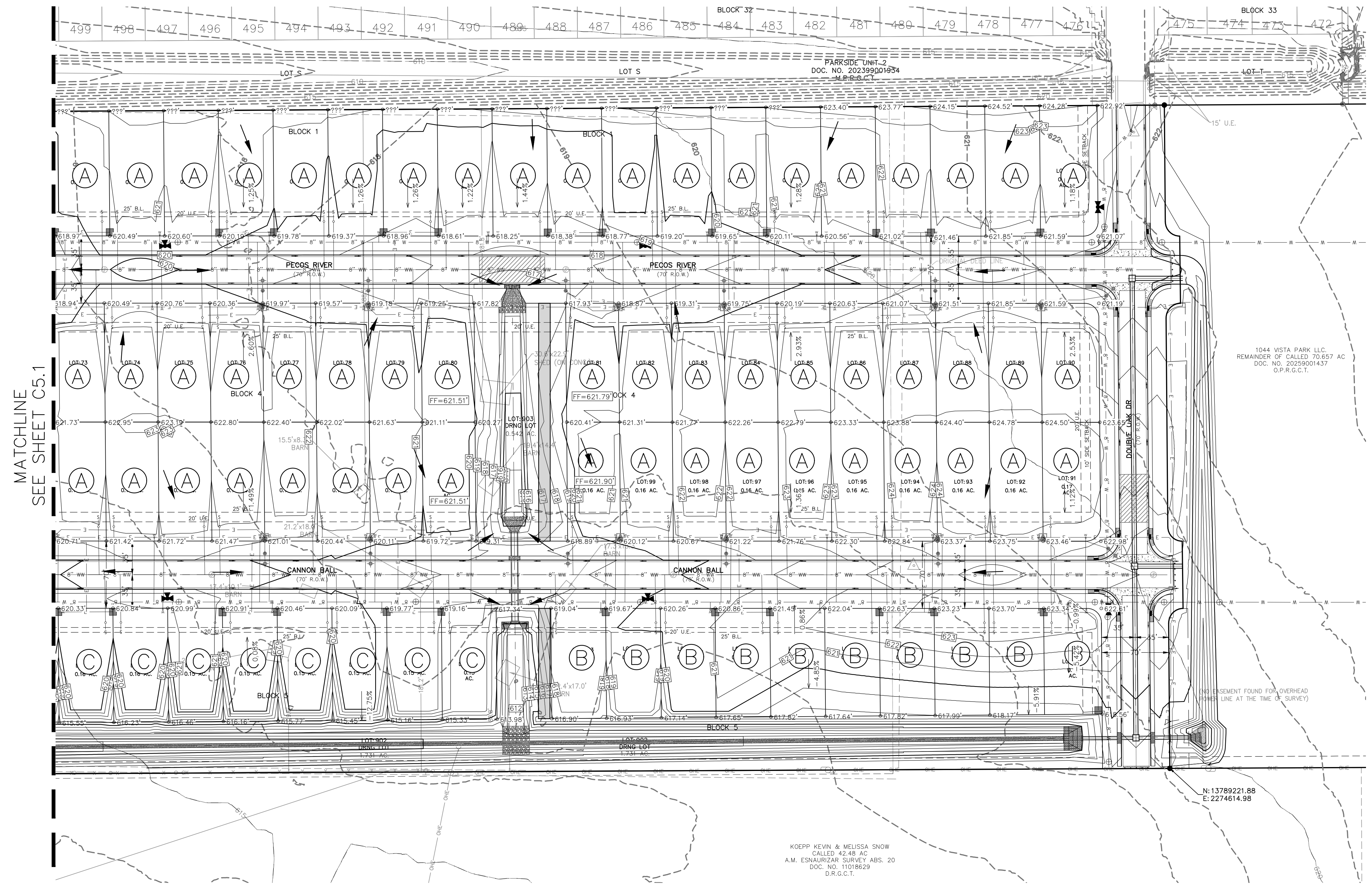
NOTES:

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 ###.
 - 2.B. HUD DETAILS SHOWN ON SHEET C5.3.
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.



LEGEND

--- 700 ---	EXISTING CONTOURS
--- 700 ---	PROPOSED CONTOURS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
(A)	LOT GRADING SEE DETAILS SHEET C4.1.
→	DRAINAGE FLOW DIRECTION
FF=XXX.X	MINIMUM FINISHED FLOOR ELEVATION



1044 VISTA PARK LLC.
REMAINDER OF CALLED 70.657 AC.
DOC. NO. 20259001437
G.P.R.G.C.T.

N: 13789221.88
E: 2274614.98

KOEPF KEVIN & MELISSA SNOW
CALLED 42.48 AC
A.M. ESNAURIZAR SURVEY ABS. 20
DOC. NO. 11018629
D.R.G.C.T.

Drawing Name: N:\Projects\337 - Lennor\130 - Parkside South Unit 1\CAD\GRADING PLAN (2 OF 2).dwg User: chris-wh Apr 22, 2026 6:33pm

290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPBELS FIRM F-10961
TBPBELS FIRM 10153600



Chris Van Heerde, P.E.

04/13/2026

GRADING PLAN (2 OF 2)

**PARKSIDE SOUTH
UNIT 1**

NO.	REVISION DESCRIPTION	DATE

DATE: **APRIL 2026**
DRAWN BY: **PMM**
DESIGNED BY: **RCD**
REVIEWED BY: **CVH**

HMT PROJECT NO.: **337.130**

**SHEET
C5.2**

REFER TO 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.