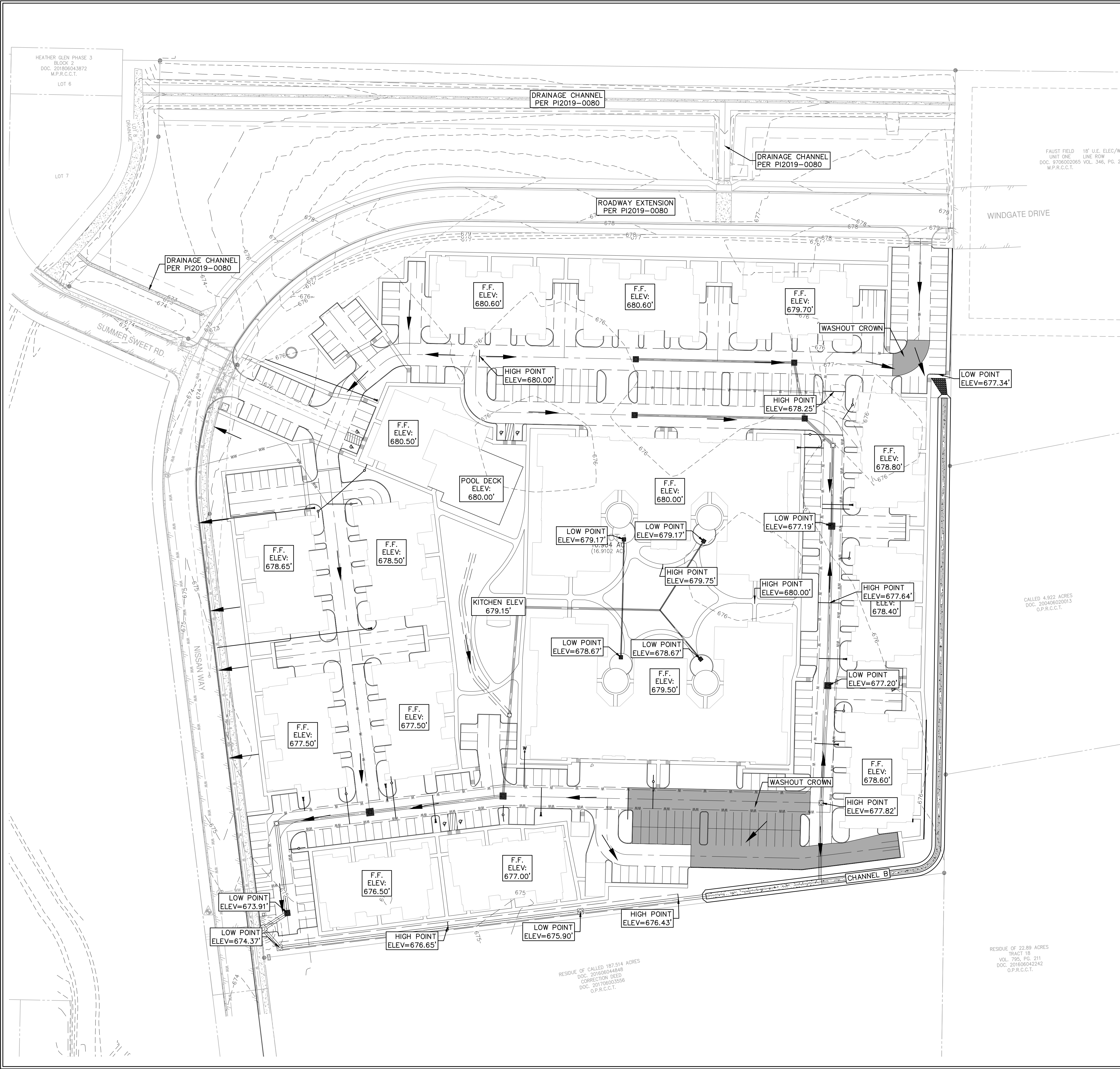


Drawing Name: M:\\_Projects\323 - MUF, LLC\001 - Heather Glen Apartments\03 SITE PROJECT SET\323.001\_GROAD.dwg User: jghm Jul 29, 2020 - 10:29am



HEATHER GLEN PHASE 3  
BLOCK 2  
DOC. 201806043872  
M.P.R.C.C.T.  
LOT 6

LOT 7

FAUST FIELD 18' U.E. ELEC/W  
UNIT ONE LINE ROW  
DOC. 9708002065 VOL. 346, PG. 2  
M.P.R.C.C.T.

WINDGATE DRIVE

CALLER 4.922 ACRES  
DOC. 200406020013  
O.P.R.C.C.T.

RESIDUE OF 22.89 ACRES  
TRACT 18  
VOL. 795, PG. 211  
DOC. 201806042242  
O.P.R.C.C.T.

RESIDUE OF CALLED 187.514 ACRES  
DOC. 201806044848  
CORRECTION DEED  
DOC. 201706003556  
O.P.R.C.C.T.

**LEGEND**

- 700 EXISTING CONTOURS
- 700 PROPOSED CONTOURS
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- DRAINAGE FLOW DIRECTION

**NOTES:**

- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE OFFSITE IMPACT OF CONSTRUCTION MUST BE COMPLETED AND IN PLACE PRIOR TO ADDING IMPERVIOUS COVER TO THE SITE.
- ALL FINISHED FLOOR ELEVATIONS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - PER NOTE 10 ON PLAT SHEET C2.0.
- WHEN POSSIBLE, CONTRACTOR SHALL PHASE GRADING SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST PERIOD OF TIME.
- SPOT ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED

**EARTHWORK VOLUMES**

EXCAVATION & EMBANKMENT	VOLUME (CY)
CUT	19,036
FILL	24,634
NET	5598 (FILL)

**DRIVE AISLE TYPICAL GRADING**

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.

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

**HMT**  
ENGINEERING & SURVEYING

STATE OF TEXAS  
CHRISTOPHER P. VAN HEERDE  
93047  
LICENSED PROFESSIONAL ENGINEER  
*Chris Van Heerde, P.E.*

07/29/2020

**OVERALL GRADING PLAN**

VANGUARD FARMS APARTMENTS

NO.	REVISION DESCRIPTION	REVISION DATE

DATE: **JULY 2020**

DRAWN BY: **LB**

DESIGNED BY: **JMM**

REVIEWED BY: **CVH**

HMT PROJECT NO.: **323.001**

**SHEET**

**C5.0**