

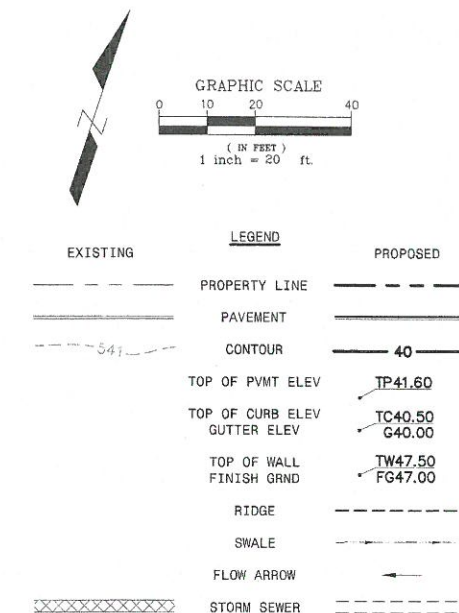
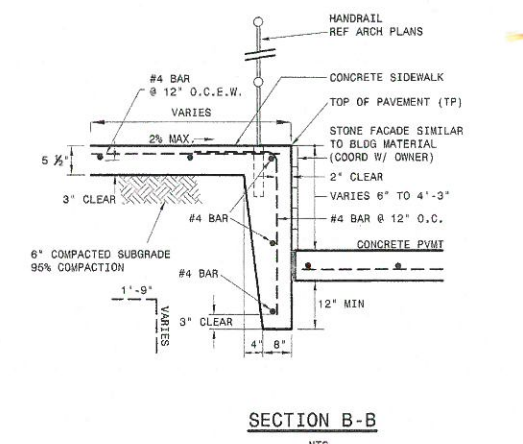
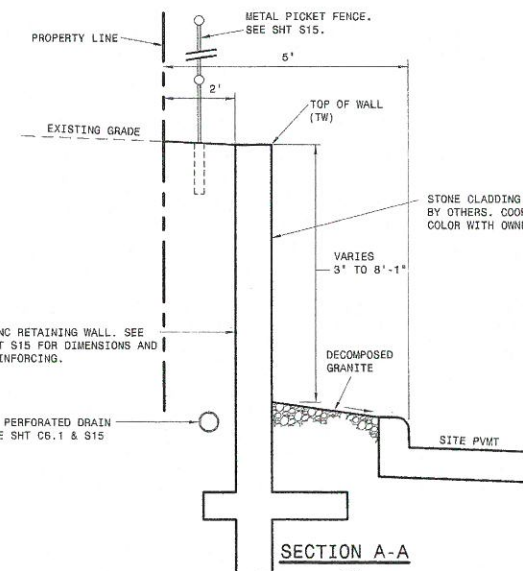
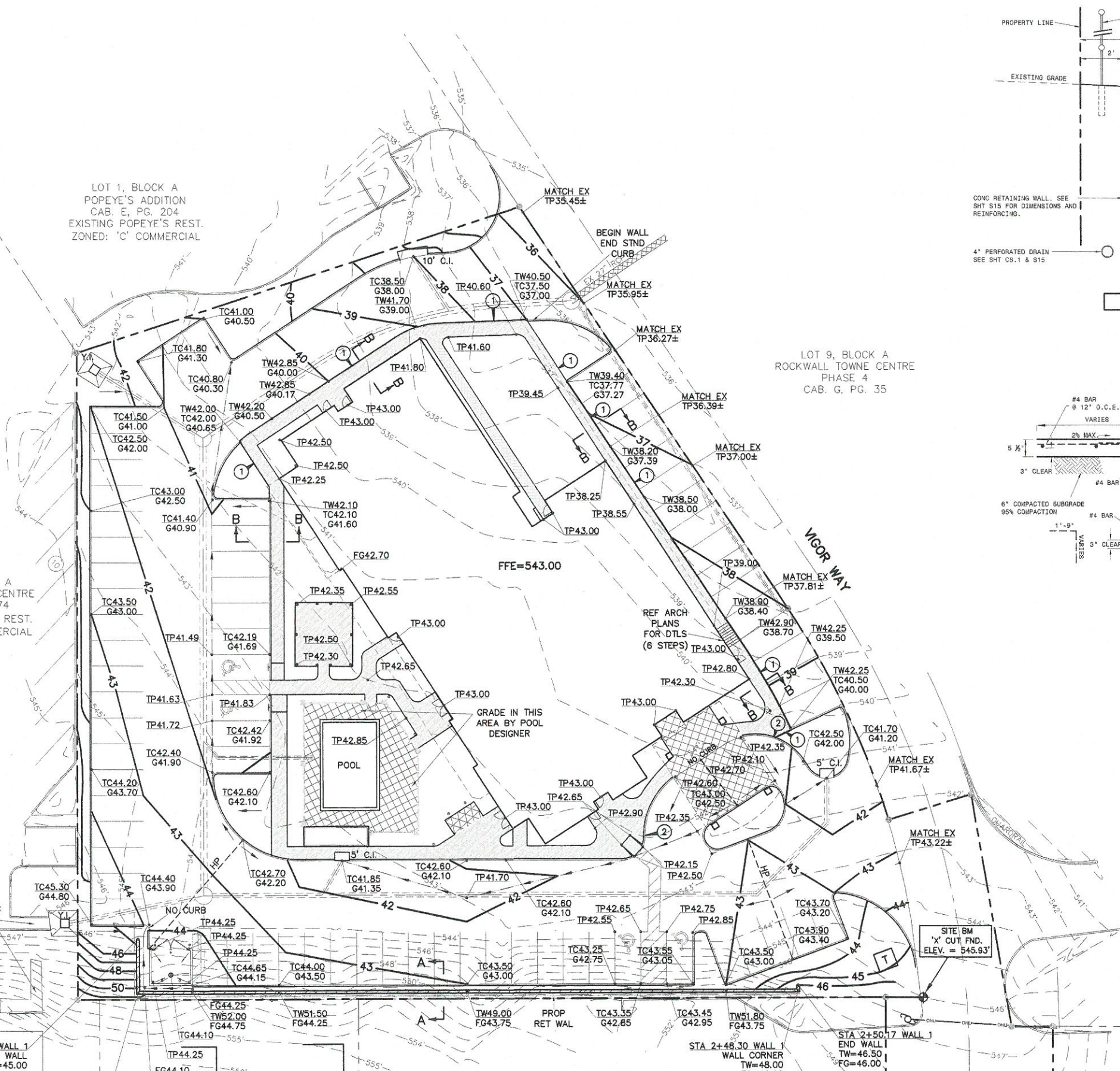
LOT 1, BLOCK A
POPEYE'S ADDITION
CAB. E, PG. 204
EXISTING POPEYE'S REST.
ZONED: 'C' COMMERCIAL

LOT 3R, BLOCK A
ROCKWALL TOWNE CENTRE
CAB. C, PG. 274
EXISTING WENDY'S REST.
ZONED: 'C' COMMERCIAL

LOT 11RA, BLOCK A
ROCKWALL TOWNE CENTRE
PHASE II
CAB. C, PG. 375
EXISTING VALVOLINE OIL CHANGE
ZONED: 'C' COMMERCIAL

LOT 11RB, BLOCK A
ROCKWALL TOWNE CENTRE
PHASE II
CAB. C, PG. 375
EXIST DENNY'S REST.
ZONED: 'C' COMMERCIAL

LOT 9, BLOCK A
ROCKWALL TOWNE CENTRE
PHASE 4
CAB. G, PG. 35



- NOTES:**
- TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED MAY 01, 2017.
 - SEE SHEET C1 FOR SITE LAYOUT.
 - SEE SHEET C5 FOR EROSION CONTROL.
 - SEE SHEET C6.1 FOR STORM SEWER PLAN.
- BENCHMARKS:**
- BM #1 - "X" CUT IN CONCRETE APPROX. 5.9 FEET NORTH OF THE CURB RETURN ALONG THE WEST RIGHT-OF-WAY OF VIGOR WAY AND ±13.3' NORTHEAST OF THE SOUTHEAST CORNER OF LOT 1, BLOCK A.
ELEVATION - 545.93 FEET

- GRADING NOTES:**
- REFERENCE GENERAL NOTES ON THE PAVING PLAN FOR ADDITIONAL SPECIFICATIONS.
 - ALL CONSTRUCTION SHALL BE PER CITY STANDARDS FOR CONSTRUCTION AND NCTCOG 4TH ADDITION.
 - AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED FOR USE IN FINAL GRADING.
 - CONTRACTOR SHALL ESTABLISH INTERIOR SWALES TO ROUTE RAINFALL THROUGH THE SITE. WATER MUST NOT BE ALLOWED TO POND IN TREE GRUB HOLES. THE SITE SHOULD BE GRADED SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES. WATER MUST NOT BE ALLOWED TO POND ON THE SURFACE DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE CITY THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND OVER IS ESTABLISHED.
 - ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
 - FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK, AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR USING A SHEEP'S FOOT ROLLER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN, SUPERVISED BY A GEOTECHNICAL ENGINEER BEFORE ANOTHER LIFT IS ADDED.
 - TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER AND PAID FOR BY THE OWNER.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
 - MATCH EXISTING GRADES AT COMMON PROPERTY LINES. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING AND PROPOSED UTILITIES/STORM TO FINAL GRADE.

RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION, ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY

① VARIABLE HT WALL FROM 6" TO 4'-3" (REF SEC B-B)

APP.	
DATE	
NO.	

VASQUEZ ENGINEERING, L.L.C.
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Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

DEVELOPER:
JAGH HOSPITALITY
996 East I-30
Rockwall, TX 75087

GRADING PLAN
LOT 1, BLOCK A
BW PLUS EXECUTIVE RESIDENCY
ROCKWALL, TEXAS

Scale: 1" = 20'
Designed by: JUV
Drawn by: JUV
Checked by: JUV
1-011MVC3-GRADING PLAN.dwg
12/04/2017