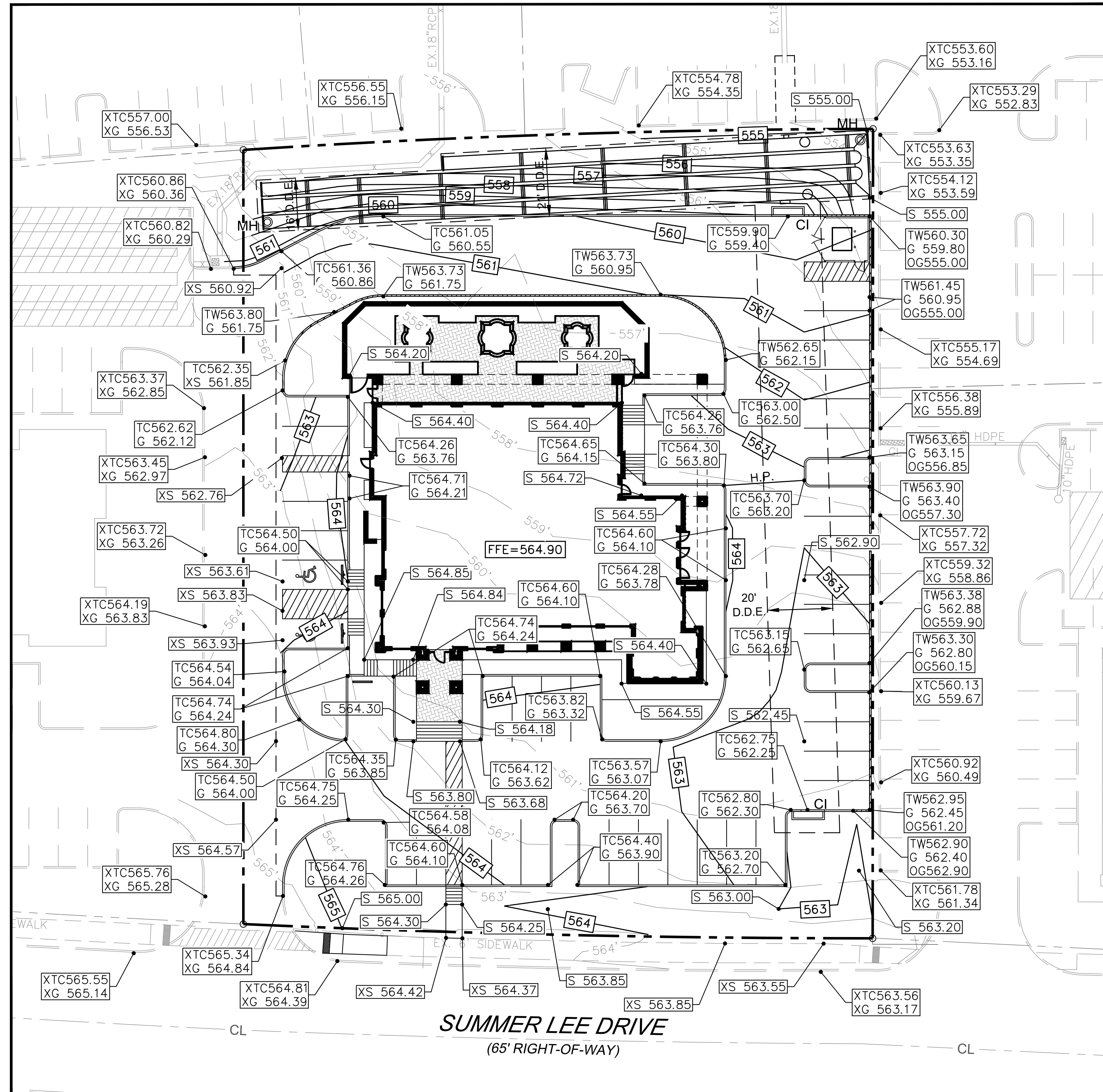
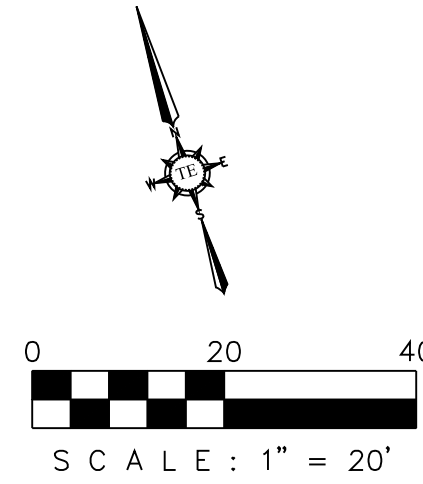


# OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



### GRADING GENERAL NOTE

- ALL SURPLUS EXCAVATION AND WASTE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IT SHALL BE HIS SOLE RESPONSIBILITY TO REMOVE SUCH SURPLUS EXCAVATION AND WASTE MATERIAL FROM THE SITE TO A PUBLIC DUMP SITE APPROVED FOR THE DISPOSAL OF SUCH MATERIALS. IF SURPLUS EXCAVATION IS REMOVED FROM THIS SITE TO ANOTHER PROPERTY, IT SHALL BE PLACED ON SUCH PROPERTY WITH THE WRITTEN CONSENT OF THE OWNER(S) OF SUCH PROPERTY. A COPY OF SUCH WRITTEN CONSENT SHALL BE PROVIDED TO THE OWNER. IF THE CONTRACTOR WISHES TO DISPOSE OF SURPLUS EXCAVATION ON-SITE, IT SHALL BE ONLY WITH THE PRIOR APPROVAL OF THE OWNER'S PROJECT REPRESENTATIVE AND CARE SHOULD BE TAKEN TO AVOID BLOCKING NATURAL DRAINAGE AND INCREASING STEEP SLOPES. IF ANY OF THE HAULED EXCAVATION MATERIAL IS TAKEN TO ANOTHER LOCATION WITHIN THE CITY OF ROCKWALL LIMITS, THE OWNER OF THE PROPERTY IS REQUIRED TO OBTAIN A LOT GRADING PERMIT BEFORE MATERIAL IS DELIVERED.
- THE CONTRACTOR IS REQUIRED TO PROVIDE HIS OWN STAKING AND TO VERIFY PROJECT ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO APPLY TO BOTH VERTICAL ELEVATION AND HORIZONTAL ALIGNMENT.
- THE CONTRACTOR SHALL PREPARE ALL LANDSCAPE AREAS INCLUDING STREET RIGHT-OF-WAY AREAS TO AN ACCEPTABLE SUBGRADE CONDITION IN ACCORDANCE WITH THE LANDSCAPE PLANS. IF THE CONTRACTOR IS NOT EMPLOYED TO PROVIDE AND INSTALL LANDSCAPING, HE SHALL PREPARE A FINISHED AND COMPACTED SUBGRADE IN THE LANDSCAPING AREAS 4" BELOW NOMINAL FINISH GRADE AS SHOWN ON THE PLANS AND SHALL ADD 2" OF TOPSOIL TO BRING LANDSCAPING SUB-GRADE AS PROVIDED TO THE LANDSCAPING CONTRACTOR, TO 2" BELOW NOMINAL FINISH GRADE.
- NO SLOPES TO EXCEED 4H:1V WITHOUT SLOPE STABILIZATION.
- ALL FILL TO BE COMPACTED TO A MINIMUM 95% OF STANDARD DENSITY USING A SHEEP'S FOOT ROLLER.
- CONTRACTOR TO ADJUST ALL PROPOSED AND EXISTING UTILITIES TO FINISHED GARDE.
- THE DETENTION SYSTEM TO BE FULLY INSTALLED AND FUNCTIONAL PRIOR TO ANY PLACEMENT OF CONCRETE INCLUDING SLABS. THIS INCLUDES THE SIDES AND BOTTOM TO HAVE EITHER SODD OR SEEDED ANCHORED CURLEX ALONG WITH THE CONCRETE FULME.

### BENCHMARK

SQUARE-CUT ON TOP OF CONCRETE PAVEMENT.  
ELEVATION = 564.61'

LEGEND	
SPOT ELEVATION AT FINISHED GRADE	XTC563.15
TOP OF CURB	TC564.80
GUTTER ELEVATION	G 564.10
TOP OF THE WALL	TW 563.65
OUTSIDE GRADE	OG 556.85
EX. SPOT ELEVATION AT GRADE	XS560.92
EXISTING CONTOURS	---561---
PROPOSED CONTOURS	---563---
PROPOSED SWALE	---
PROPOSED DETENTION & DRAINAGE EASEMENT	D.D.E.

NOTE:  
GC SHALL OBTAIN SEPARATE PERMIT FOR THE RETAINING WALL INSTALLATION. RETAINING WALL SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.

**AS-BUILT DRAWINGS:**  
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

## RECORD DRAWING

CASE # SP2017-023  
GRADING PLAN  
OFFICE BUILDING  
1306 SUMMER LEE DRIVE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**TRIANGLE ENGINEERING LLC**

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Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEC 018-17	5

TX PE FIRM #11525

NO.	DATE	DESCRIPTION	BY
1	12/13/2019	AS-BUILT RECORD DRAWING	KP

