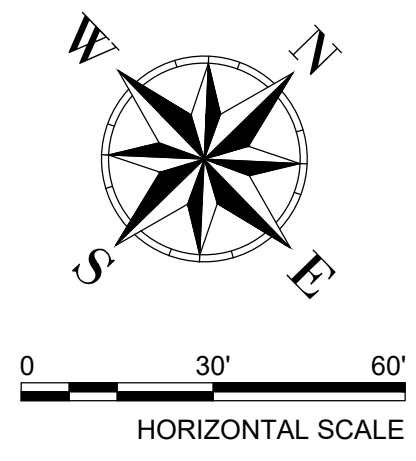


MATCHLINE - SEE SHEET C.09

GENERAL NOTES:

1. ALL SITE GRADING, PREPARATION OF SITE, FILL MATERIALS AND BUILDING PAD PREPARATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT FOR PROPOSED SIL DEVELOPMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING THE DETAIL DESIGN OF ALL ONSITE RETAINING WALLS AND PERMITTING OF SUCH RETAINING WALLS IF REQUIRED BY THE CITY OF ROCKWALL. THE DETAILED DESIGN OF THE ONSITE RETAINING WALLS IS NOT PART OF THE CIVIL CONSTRUCTION PLANS PREPARED BY BURGESS & NIPL, INC. RETAINING WALLS GREATER THAN 36-INCHES IN HEIGHT MUST BE DESIGNED, SIGNED AND SEALED BY A STRUCTURAL ENGINEER. CITY NEEDS TO APPROVE WALL DESIGNS PRIOR TO CONSTRUCTION. NO SMOOTH WALLS. ALL WALLS TO BE ROCK OR STONE WITH ALL PORTIONS OUT OF EASEMENTS AND/OR OFF-SITE.
3. FOR TREE MITIGATION/PRESERVATION PLAN, REFERENCE PLANS PREPARED BY THE LANDSCAPE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION FROM ADJACENT PROPERTY OWNER(S) PRIOR TO COMMENCING ANY OFFSITE GRADING WORK.
5. ALL SPOT GRADES SHOWN ARE TOP OF PAVEMENT OR FINISHED GRADE UNLESS OTHERWISE NOTED. ALL CURBS SHOWN ARE ASSUMED TO BE 6" STANDARD HEIGHT.
6. THE MINIMUM ALLOWABLE PAVEMENT SLOPE IN ANY DIRECTION SHALL BE 0.5%.
7. MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR ACCESSIBLE ROUTE SHALL BE 2%. ALL ACCESSIBLE ROUTES SHALL BE CONSTRUCTED PER ADA STANDARDS AND REGULATIONS.
8. NO WORK WITHIN TXDOT RIGHT OF WAY UNTIL TXDOT PERMIT IS OBTAINED.
9. ANY & ALL DETAILS NOT PROVIDED WITH THESE CONSTRUCTION DRAWINGS, SHALL COME FROM CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION & NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS FOURTH EDITION.
10. ALL SITEWORK SHALL CONFORM TO CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION.
11. ALL DETENTION SYSTEMS MUST BE INSTALLED AND FUNCTIONING PER APPROVED PLAN PRIOR TO ANY PAVING/CONCRETE INSTALLATION (INCLUDING SLAB), WHICH INCLUDES THE SIDES AND BOTTOM OF ALL PONDS TO BE EITHER SEEDED OR HAVE ANCHORED SEEDED CURLEX INSTALLED.
12. ALL FILL TO BE 95% COMPACTED USING A SHEEP'S FOOT ROLLER.
13. ALL RETAINING WALLS WITH A DROP OF 2.5 FT OR GREATER SHALL REQUIRE A FENCE OR SAFETY RAILING.



LEGEND

× TC:XX.XX	TOP OF CURB SPOT GRADE
× XX.XX	TOP OF PAVEMENT SPOT GRADE
× XX.X	FINISHED GROUND SPOT GRADE
× TW:XX.X	TOP OF WALL SPOT GRADE
× BW:XX.X	BOTTOM OF WALL SPOT GRADE
× EB:XX.X	EXPOSED BEAM
FF:XXX.X	FINISHED FLOOR ELEVATION
× HP:XX.XX	HIGH POINT
× LP:XX.XX	LOW POINT
☐	PROPOSED CONDENSER
→	FLOW ARROW
395	PROPOSED CONTOURS
- 395 -	EXISTING CONTOURS
—	HIGH POINT
- - -	SWALE CENTERLINE

RECORD DRAWING

THIS RECORD DRAWING TO THE BEST OF OUR KNOWLEDGED BURGESS & NIPL, INC. 3 SUGAR CREEK CENTER BOULEVARD, SUITE 610 SUGAR LAND, TEXAS 77478, HEREBY STATES THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

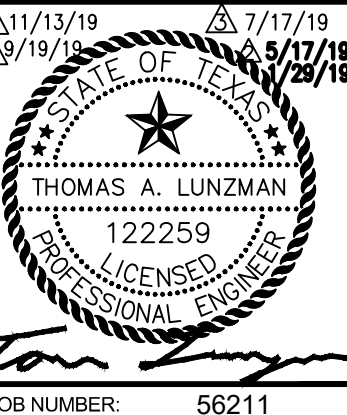
Thomas A. Lutzman 02/08/2021
 THOMAS A. LUNZMAN P.E. DATE

BURGESS & NIPL
 10701 CORPORATE DR., SUITE 118
 STAFFORD, TEXAS 77477
 PHONE: (281) 980-7705
 TEXAS PROFESSIONAL ENGINEERING REGISTRATION NO. F-10884

BENCHMARK
 CITY B.M.
 SITE B.M. ONE: CROSS CUT ON TOP OF CURB AT THE NORTHEAST CORNER OF THE DISTRICT BUILDING 95' SOUTHWESTERLY FROM THE CENTER OF DISTRICT BUILDING & 340' SOUTHWESTERLY FROM THE CENTER OF DISTRICT BUILDING. E: 2598909.421 ELEV. = 983.32
 SITE B.M. TWO: CROSS CUT IN SIDEWALK AT SOUTHWESTERLY FROM THE CENTER OF TOWNHEAD BLVD. & 80' NORTHWESTERLY FROM THE CENTER OF TOWNHEAD BLVD. E: 2597312.260 ELEV. = 985.72

GRADING PLAN
 (SHEET 1 OF 2)
 ALDERS AT ROCKWALL
 SENIOR INDEPENDENT LIVING
 COMMUNITY

NO.	REVISIONS	DATE	BY	CHK
1	UPDATE WATERLINE LAYOUT	02/27/19	TAL	TAL
2	MINOR HUD/OWNER COMMENTS	05/17/19	TAL	TAL
3	REV. TO SW & CRYO/STRM) PER INDSCOPE	07/17/19	KIM	TAL
4	REV. EX. STRM TIE-IN EL. & SD. A. (PBL)	09/19/19	KIM	TAL
5	REV. CITY DRAINS, BF, SS, GAR	11/13/19	KIM	TAL
6	REV. GARAGE LOCATIONS EAST SIDE	12/06/19	NRM	TAL
7	REVISE GRADES @ MC ENTRANCE	01/27/20	NRM	TAL
8	REVISE GRADES @ SWALE ON SOUTH PL.	11/13/20	TAL	TAL



JOB NUMBER:	56211
DESIGNED BY:	TAL
DRAWN BY:	NRM/TAL
APPROVED BY:	TAL
CHECKED BY:	JTR
DATE:	01/29/2019
SCALE:	1" = 30'
SHEET NUMBER:	OF
C.08	23

NOTE: 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 OF DESIGN.

CONTRACTOR TO COORDINATE ANY OFFSITE GRADING WITH ADJACENT PROPERTY OWNER