

**LEGEND**

PROPERTY LINE	---
DRAINAGE FLOW DIRECTION	→
PROPOSED CONTOUR	——— 7.01 ———
EXISTING CONTOUR	----- 7.01 -----
RIDGE	----- 7.01 -----
PROPOSED GROUND SPOT ELEVATION	G 703.00
PROPOSED FINISHED FLOOR ELEVATION	FF 703.00
PROPOSED TOP OF CURB ELEVATION	TC 703.00
SWALE	→ → → →

**GRADING NOTES:**

- WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ECS SOUTHWEST, LLP, DATED SEPTEMBER 4, 2018.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF ROCKWALL STANDARDS AND SPECIFICATIONS, AND NCTCOG 4TH EDITION WITH CITY REVISIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADES TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE. IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM BOUNDARY/TOPOGRAPHIC SURVEY BY BOHLER ENGINEERING. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL SUBSURFACE AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTS INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
- ALL FILL TO BE PLACED SHALL BE A MINIMUM OF 95% OF STANDARD DENSITY USING A SHEEP'S FOOT ROLLER AND SHALL BE IN ACCORDANCE WITH THE CURRENTLY APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
- 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.
- ALL RIGHT OF WAYS TO BE SODDED.
- 75-80% OF ALL DISTURBED AREA TO HAVE A MINIMUM 1" STAND OF GRASS (NOT WEEDS OR WINTER RYE) PRIOR TO CITY ACCEPTANCE OR CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO CORE DRILL EXISTING INLET BOX FOR PROPOSED STORM PIPE CONNECTION AND SLURRY SEAL FOR WATER-TIGHT SEAL. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING INLET STRUCTURE DURING CONSTRUCTION.

**!!WARNING!!**

EXISTING UTILITIES IN THE AREA CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

**PROJECT BENCHMARKS**

**SITE BENCHMARK 1**  
X-CUT AT THE SWC OF EAST YELLOW JACKET LANE & SOUTH GOLIAD STREET ON SIDEWALK RAMP  
ELEVATION = 577.21'

**SITE BENCHMARK 2**  
X-CUT ON WEST EDGE OF SIDEWALK LOCATED ON THE WEST SIDE OF S. GOLIAD STREET APPROXIMATELY 95' SOUTH OF THE INTERSECTION OF YELLOW JACKET LANE & SOUTH GOLIAD STREET  
ELEVATION = 574.61'

**BOHLER ENGINEERING**

SITE CIVIL AND CONSULTING ENGINEERING ARCHITECTURE  
LAND SURVEYING DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES  
SUSTAINABLE DESIGN PERMITTING SERVICES

CHARLOTTE, NC  
 CHICAGO, IL  
 ATLANTA, GA  
 BALTIMORE, MD  
 BOSTON, MA  
 DENVER, CO  
 HOUSTON, TX  
 LOS ANGELES, CA  
 MIAMI, FL  
 MINNEAPOLIS, MN  
 NEW YORK, NY  
 PHILADELPHIA, PA  
 RICHMOND, VA  
 SAN ANTONIO, TX  
 TAMPA, FL  
 WASHINGTON, DC

**REVISIONS**

REV	DATE	COMMENT	BY
1	3/18/19	DOMESTIC WATER REVISION	MJH
2	4/19/19	TAS REVIEW COMMENTS	MJH

**811**

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BEFORE YOU DIG

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**ASBUILT RECORD DRAWING**

PROJECT No.: TD180033  
 DRAWN BY: MJH  
 CHECKED BY: DOC  
 DATE: 02/25/2019  
 SCALE: 1"=10'  
 CAD I.D.: GPO

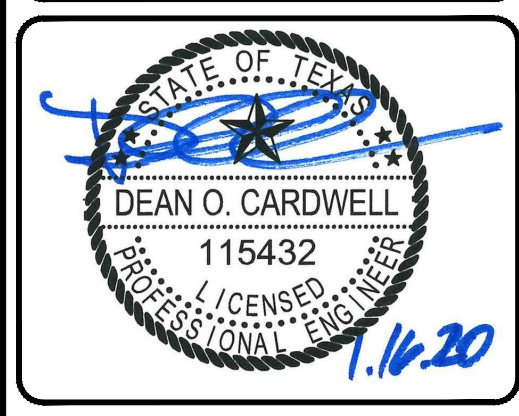
**CONSTRUCTION DOCUMENTS**



LOCATION OF SITE  
 1902 S. GOLIAD ST  
 LOTS 1 & 2, BLOCK A, BILLY PEOPLES ADDITION NO. 1  
 ROCKWALL, TX 75087  
 ROCKWALL COUNTY

**BOHLER ENGINEERING**

6017 MAIN STREET  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com



SHEET TITLE:  
**GRADING & DRAINAGE PLAN**

SHEET NUMBER:  
**C-401**

CASE NUMBER: SP2018-030