



BENCHMARK:
 " X " Cut on top of curb on east side of John King Blvd.
 approx. 48' north of the centerline of Pleasant View Dr.
 ELEVATION = 505.61

NOTE:
 RETAINING WALLS 3' IN HEIGHT AND OVER
 NEED AN ENGINEERED SEALED PLAN.
 (PLANS TO BE SUBMITTED PRIOR
 TO ENGINEERING APPROVAL)

LEGEND
 SPOT ELEVATION 706.2
 EXIST. CONTOUR — 700 —
 PROP. CONTOUR — 704 —
 RETAINING WALL - - - - -

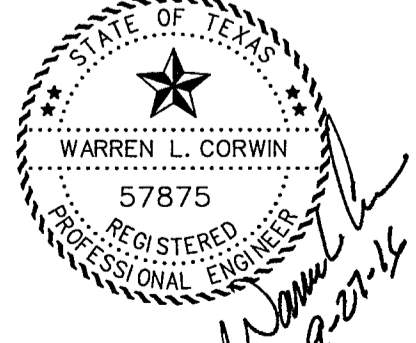
DRIVEWAY LOCATION SO MAXIMUM 14%
 SLOPE OR UNDER IS MAINTAINED, OR AS TO
 AVOID INLET OR MIN. DISTANCE FROM INTER-
 SECTION
 (DRIVEWAY MAY BE PLACED AT ALTERNATE
 LOCATION WITH USE OF A DROP GARAGE AS
 LONG AS MAXIMUM SLOPE IS 14% OR UNDER)

- NOTES:
1. Finish Floor Elevation to be 0.70 Feet above Finished Pad.(FP)
 2. Additional Erosion Control to be installed in Parkways as determined by the City Inspector.
 3. Finished Pad Elevations are within ± 0.3 Feet.
 4. All fill compacted to min 95% std. density using sheeps foot roller.
 5. All portions of the wall to be on one lot. Do not install on property line

SCALE: 1" = 50'

Note:
 Each lot will need a detailed grading plan
 with building permit submittal. This is a
 general grading plan for site work only.

AS-BUILT SEPTEMBER 2016
 INFORMATION PROVIDED
 BY CONTRACTORS
 (NOT FIELD VERIFIED)



The seal appearing on
 this document was
 authorized by
 Warren L. Corwin,
 P.E. 57875, on
 September 27, 2016

CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013 (972)396-1200
 TBPE FIRM #5951

DEVELOPMENT PLANS FOR
BREEZY HILL
PHASE V
 ROCKWALL, TEXAS

GRADING PLAN

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE: HOR: 1"=40' VER: 1"=4"	23 OF 26
15006	MAY 2015		