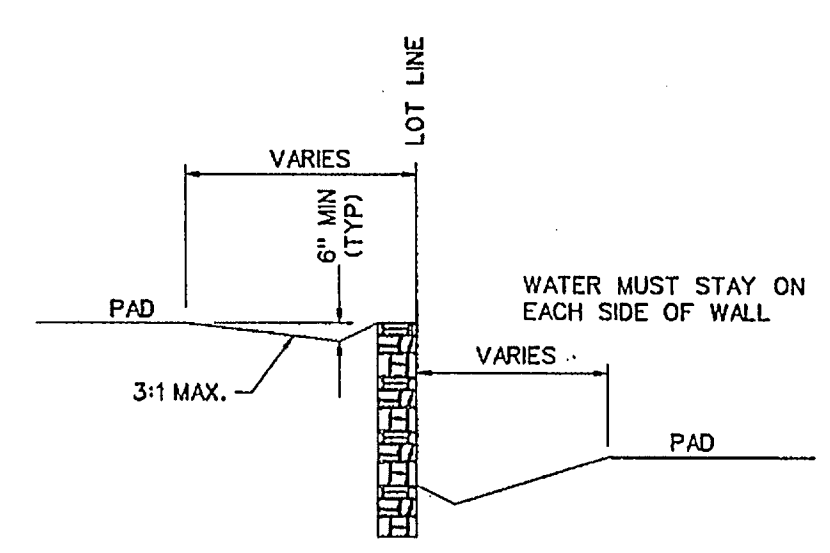


SCALE: 1" = 50'



TYPICAL SIDEYARD RETAINING WALL  
N.T.S.

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

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

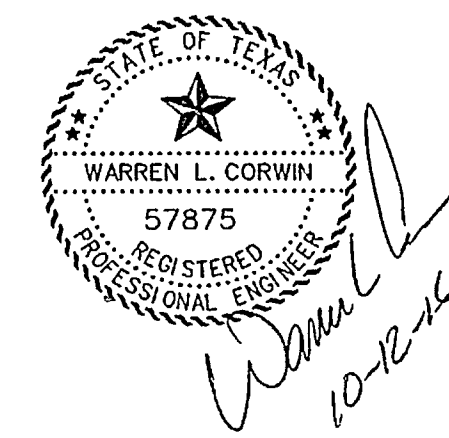
- LEGEND
- SPOT ELEVATION 706.2
  - EXIST. CONTOUR --- 700 ---
  - PROP. CONTOUR --- 704 ---
  - RETAINING WALL - - - - -


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

- 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. No portion of the wall to be  
built in an easement, right-of-way, or on  
property line ( must be identified on 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  
OF DESIGN.

AS-BUILT JUNE 2017  
INFORMATION PROVIDED BY  
CONTRACTORS  
(NOT FIELD VERIFIED)



 <b>CORWIN ENGINEERING, INC.</b> 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 (972)396-1200 TBPE FIRM #5951			
DEVELOPMENT PLANS FOR <b>BREEZY HILL          PHASE VII          ROCKWALL, TEXAS</b>			
GRADING PLAN			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JOB NUMBER	DATE	SCALE:	8 OF 10
16006	JUNE 2016	1"=50'	