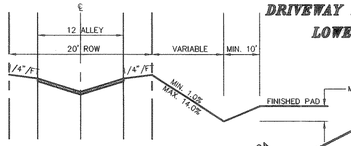
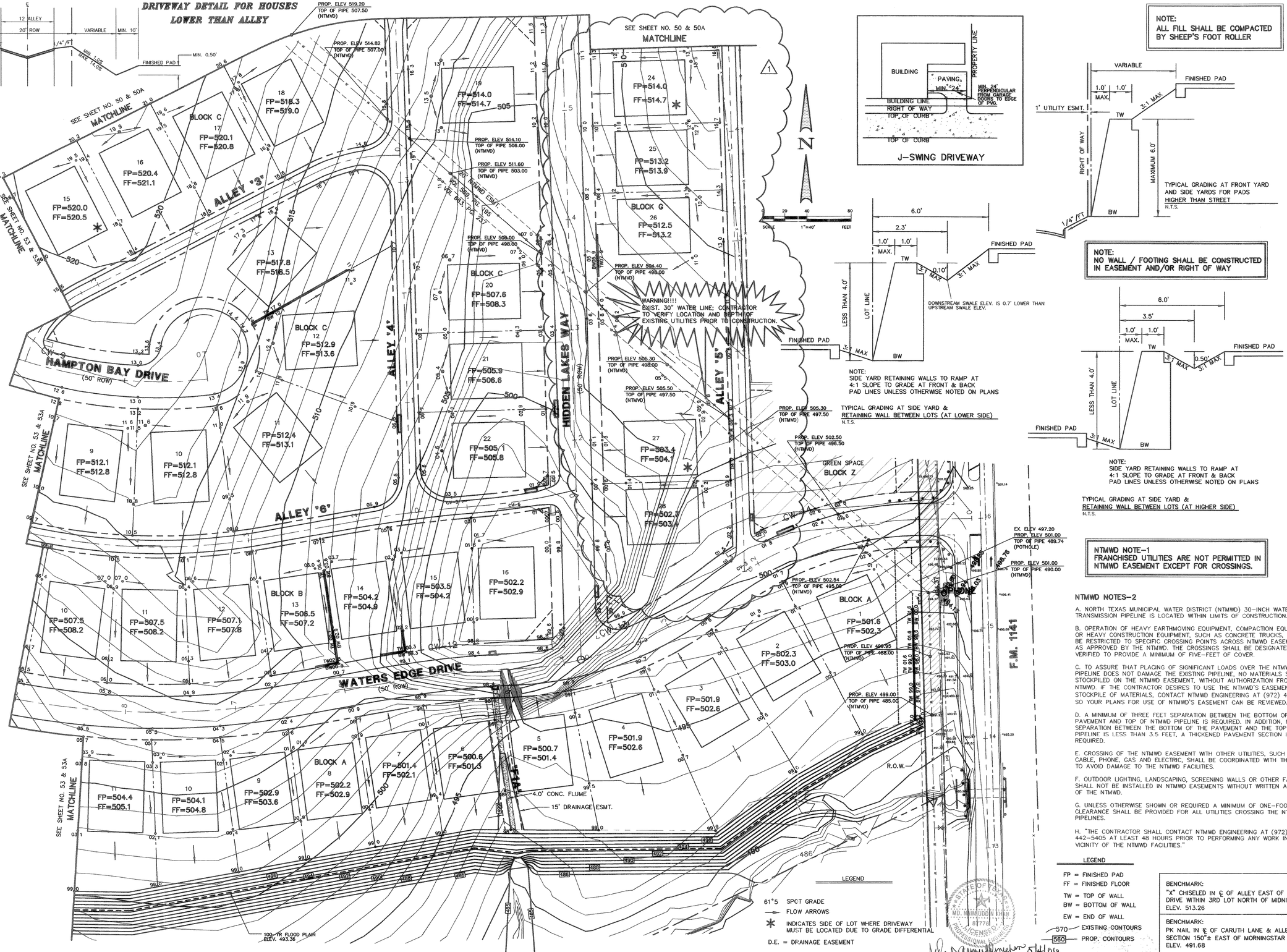
DRIVEWAY DETAIL FOR HOUSES LOWER THAN ALLEY





J-SWING DRIVEWAY

NOTE: SIDE YARD RETAINING WALLS TO RAMP AT 4:1 SLOPE TO GRADE AT FRONT & BACK PAD LINES UNLESS OTHERWISE NOTED ON PLANS

TYPICAL GRADING AT SIDE YARD & RETAINING WALL BETWEEN LOTS (AT LOWER SIDE)
N.T.S.

TYPICAL GRADING AT FRONT YARD AND SIDE YARDS FOR PADS HIGHER THAN STREET
N.T.S.

NOTE: ALL FILL SHALL BE COMPACTED BY SHEEP'S FOOT ROLLER

NOTE: NO WALL / FOOTING SHALL BE CONSTRUCTED IN EASEMENT AND/OR RIGHT OF WAY

NOTE: SIDE YARD RETAINING WALLS TO RAMP AT 4:1 SLOPE TO GRADE AT FRONT & BACK PAD LINES UNLESS OTHERWISE NOTED ON PLANS

TYPICAL GRADING AT SIDE YARD & RETAINING WALL BETWEEN LOTS (AT HIGHER SIDE)
N.T.S.

NTMWD NOTE–1
FRANCHISED UTILITIES ARE NOT PERMITTED IN NTMWD EASEMENT EXCEPT FOR CROSSINGS.

NTMWD NOTES–2

A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 30–INCH WATER TRANSMISSION PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.

B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE–FEET OF COVER.

C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT, WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE THE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442–5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.

D. A MINIMUM OF THREE FEET SEPARATION BETWEEN THE BOTTOM OF THE PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF THE PAVEMENT AND THE TOP OF THE PIPELINE IS LESS THAN 3.5 FEET, A THICKENED PAVEMENT SECTION IS REQUIRED.

E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.

F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.

G. UNLESS OTHERWISE SHOWN OR REQUIRED A MINIMUM OF ONE–FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES.

H. "THE CONTRACTOR SHALL CONTACT NTMWD ENGINEERING AT (972) 442–5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES."

LEGEND

61°5 SPOT GRADE
FLOW ARROWS
INDICATES SIDE OF LOT WHERE DRIVEWAY MUST BE LOCATED DUE TO GRADE DIFFERENTIAL
D.E. = DRAINAGE EASEMENT

LEGEND

FP = FINISHED PAD
FF = FINISHED FLOOR
TW = TOP OF WALL
BW = BOTTOM OF WALL
EW = END OF WALL
570 EXISTING CONTOURS
560 PROP. CONTOURS

BENCHMARK:
"X" CHISELED IN ℄ OF ALLEY EAST OF MORNINGSTAR DRIVE WITHIN 3RD LOT NORTH OF MIDNIGHT PASS.
ELEV. 513.26

BENCHMARK:
PK NAIL IN ℄ OF CARUTH LANE & ALLEY INTER–SECTION 150'± EAST OF MORNINGSTAR DRIVE.
ELEV. 491.68

THESE CONSTRUCTION PLANS WERE PREPARED UNDER MY PERSONAL SUPERVISION BY MD. NAIM UDDIN KHAN, REGISTERED PROFESSIONAL ENGINEER NO. 87776
11/20/05

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN, # 87776

STATE OF TEXAS MD. NAIM UDDIN KHAN 87776 LICENSED PROFESSIONAL ENGINEER

5/4/06

RECORD DRAWING
RECORD INFORMATION PROVIDED BY PRECISION MANAGEMENT, FORNEY, TEXAS & RODMAN COMPANIES, FRISCO, TEXAS

NO.	DATE	REVISION	APPROV.
1	8/30/04	REVISED PROP. GRADE & SPOT ELEV.	N.K.

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
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DALLAS, TEXAS 75228
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M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

LUMBERMEN'S INVESTMENT CORPORATION
5495 BELTLINE ROAD #225
DALLAS, TEXAS 75240

LOT GRADING PLAN (PHASE 6 & 6A)

Scale : 1"=40'	Date : 12/2/03
Designed By : MS	
Drawn By : MS	
Checked By : NK	
File 1465546nlg3.DWG View :	
Project No. : 14654.01	

SHEET 51 OF 57