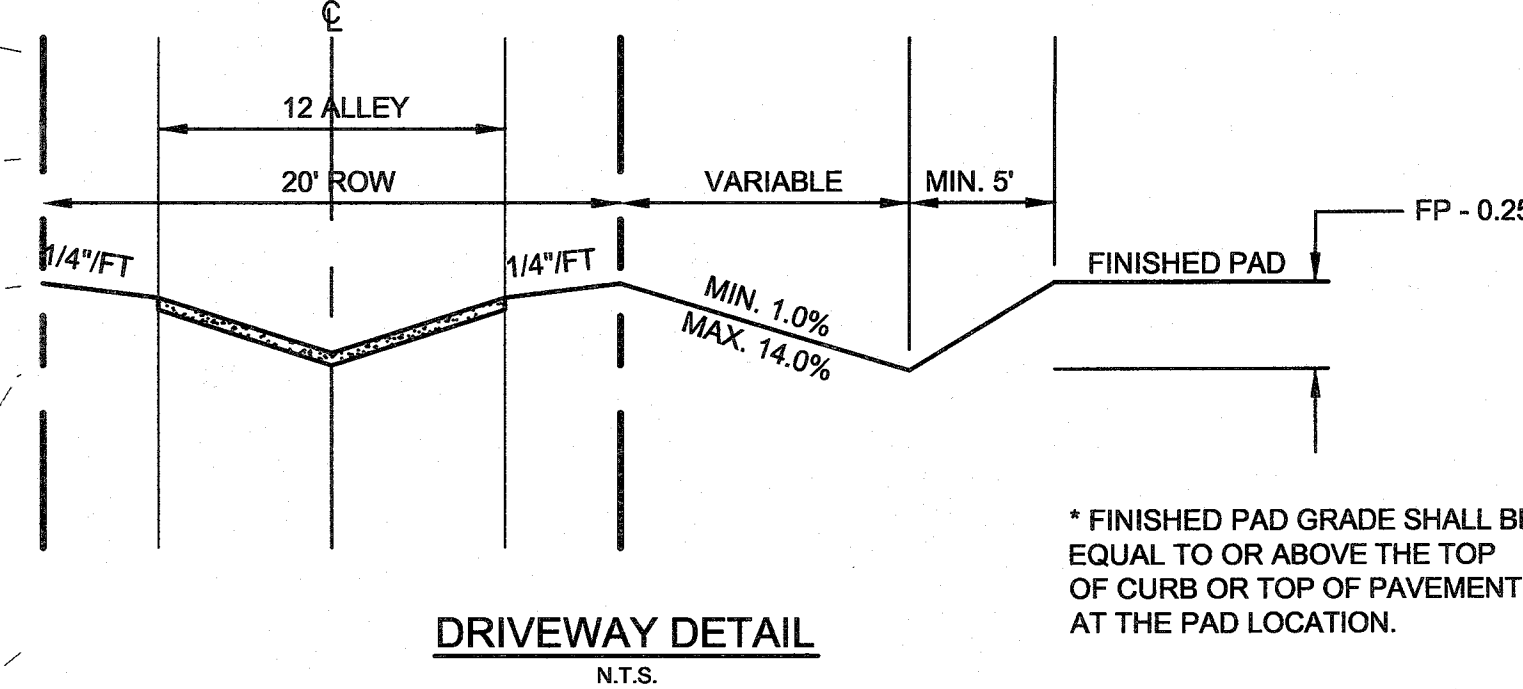


NOTE:  
SPOT ELEVATIONS INDICATING TOP OF NTMWD PIPELINE AND FINAL GROUND ELEVATION SHALL BE SHOWN ON GRADING PLANS. SURVEY INFORMATION BETWEEN IMPROVEMENTS AND NTMWD'S PIPELINE SHALL BE VERIFIED AT THE DESIGN STAGE AND INDICATED ON DRAWINGS.

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

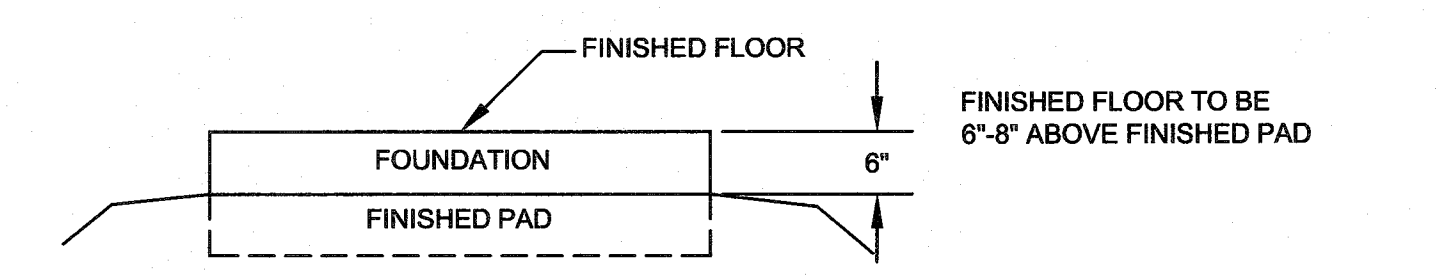
EACH LOT WILL REQUIRE A DETAILED GRADING PLAN WITH BUILDING PERMIT SUBMITTAL. THIS IS A GENERAL PLAN FOR SITE WORK ONLY.



- GRADING NOTES**
1. S.W.P.P. TO BE COMPLETELY IMPLEMENTED PRIOR TO ANY GRADING WORK.
  2. GRADING SHALL NOT CREATE A LOT TO LOT DRAINAGE CONDITION UNLESS APPROVED BY CITY ENGINEER DURING DESIGN AND EASEMENT PROVIDED.
  3. RETAINING WALL STRUCTURAL DETAILS SHALL BE PROVIDED TO THE CITY ENGINEERING DEPARTMENT BY THE WALL CONTRACTOR PRIOR TO CONSTRUCTION.
  4. RETAINING WALLS TO BE PLACED ENTIRELY ON HIGH LOT.
  5. ALL GRADING TO BE PERFORMED IN ACCORDANCE WITH THE LATEST GEOTECHNICAL REPORT PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER. A COPY CAN BE OBTAINED FROM THE OWNER AS PART OF THE CONTRACT DOCUMENTS.
  6. RETAINING WALLS 4.0' OR TALLER IN HEIGHT SHALL BE ENGINEERED (SIGNED/SEALED) AND PLACED IN ENGINEERING SET.
  7. IT IS THE RESPONSIBILITY OF THE RETAINING WALL CONTRACTOR AND HIS ENGINEER TO PROPERLY DESIGN THE RETAINING WALL FOUNDATION TO AVOID SLIDING OR OVERTURNING. THE WALL CONTRACTOR AND HIS ENGINEER SHALL DETERMINE ADEQUATE DEPTHS OF THE FOUNDATIONS TO ENSURE DEEP SEATED SLOPE FAILURES WILL NOT OCCUR.
  8. IT IS RECOMMENDED THAT THE GUTTER DOWNSPOUTS DRAIN TO SIDEYARDS SO THAT ROOF DRAINAGE DOES NOT DRAIN TO THE BACKYARD.
  9. ALL FILL TO BE COMPACTED TO A MIN. 95% USING SHEEP'S FOOT ROLLER.

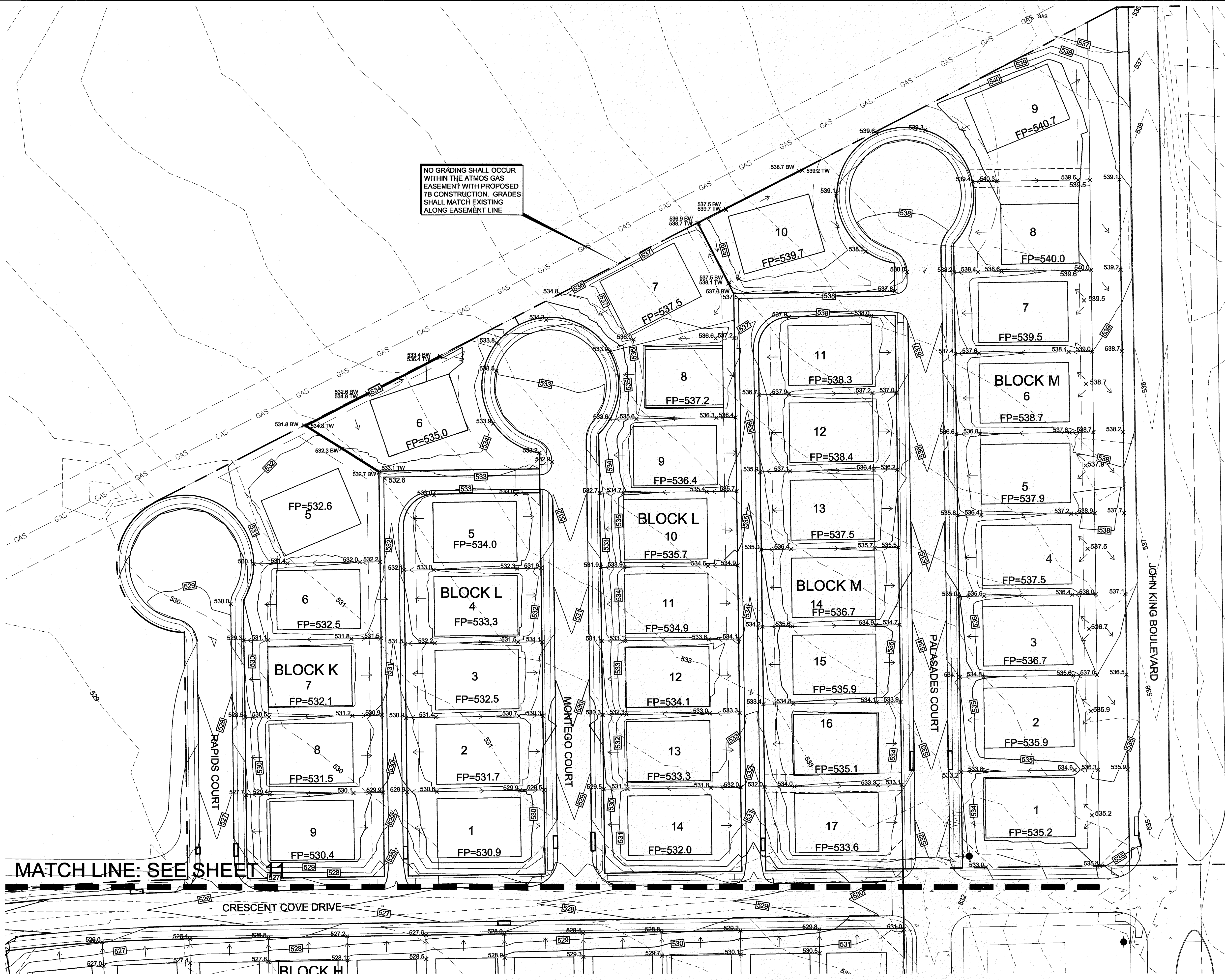
- GRADING CRITERIA NOTES**
1. FOR TYPE A GRADING, SWALE POINT IN REAR YARD IS TO BE SET AT FINISHED PAD. BUILDER WILL RAISE FINISHED FLOOR ELEVATION TO PROVIDE POSITIVE BACK YARD DRAINAGE.
  2. SIDE YARD SLOPES SHOWN AT 1% MINIMUMS.
  3. REAR YARD SLOPES FROM THE PAD TO REAR LOT LINE ARE TO BE 10% MAXIMUM.
  4. DRIVEWAYS ARE SHOWN AT LOCATIONS DICTATED BY THE CITY REQUIREMENTS FOR DISTANCE FROM INTERSECTION (50' MINIMUM) AND TO MEET CLEARANCE WITH CURB INLETS.
  5. PAD SIZES PROVIDED ARE 50' x 70'.
  6. EXCESS MATERIAL TO BE MOVED TO FUTURE PHASE WITHIN THE CARUTH LAKES DEVELOPMENT. STOCKPILES TO BE PLACED, ROLLED, AND SEEDED PRIOR TO COMPLETION. TEMPORARY WATERING MAY BE REQUIRED TO STABILIZE STOCK PILED MATERIAL.

- LEGEND**
- ↘ DRAINAGE FLOW ARROW
  - FP= 559.9 FINISHED PAD ELEVATION
  - x 559.4 PROPOSED SPOT ELEVATION
  - x 558.4 EXISTING SPOT ELEVATION
  - 560--- EXISTING 5' CONTOURS
  - 561--- EXISTING 1' CONTOURS
  - 560--- PROPOSED 5' CONTOURS
  - 561--- PROPOSED 1' CONTOURS
  - DRIVEWAY



AS-BUILT DRAWINGS: 02/01/2013  
TO THE BEST OF JBI PARTNERS, INC. KNOWLEDGE HEREBY STATES THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON CONSTRUCTION STAKING AND PAD VERIFICATION AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.  
*Daniel Dewey* 2-1-13  
Name Date

**CONSTRUCTION SET 07-27-12**  
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.



**BENCHMARKS**

1. X-chiseled in CL of Alley East of Morningstar Drive within the third lot north of Midnight Pass. Elevation = 513.26
2. PK Nail in CL of Caruth Lane & Alley intersection 150 feet +/- east of Morningstar Drive. Elevation = 491.68

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	SUBMITTALS	DATE

The seal appearing on this document was authorized by DANIEL DEWEY, P.E. 93961. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

*Daniel Dewey* 2-1-13  
Professional Engineer

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www.jbipartners.com

**GRADING PLAN**

Caruth Lakes Phase 7B  
City of Rockwall, Texas

PROJECT NO. HOE132  
SHEET NO. 12

Drawing: H:\Projects\HOE132\B\HOE132B\PH7B.dwg Saved By: ddewey Save Time: 7/25/2012 9:56 AM Plotted By: ddewey Plot Date: 7/25/2012 10:03 AM