

100-YEAR WATER SURFACE  
ELEVATION SHEET PS BRANLEY F  
ELEVATION CREEK TRAIL MASTER  
FEASIBLE & ROOMINAL MASTER  
PER CITY DRAINAGE STUDY PREPARED JUNE  
2006

REMAINDER OF CORP.  
LUMBERMAN'S INVESTMENT CORP.  
VOL. 1140, PG. 323

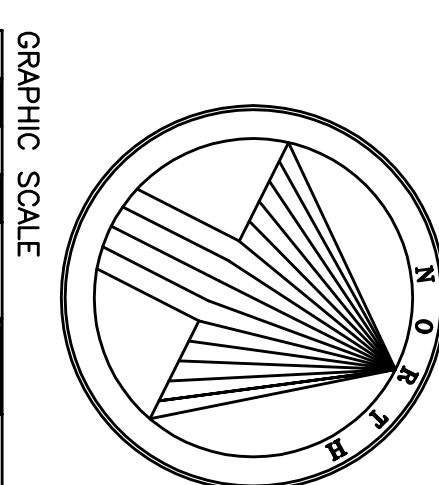
X-SECTION 189.1  
WS EL - 512.32

X-SECTION 220.3  
WS EL - 512.32

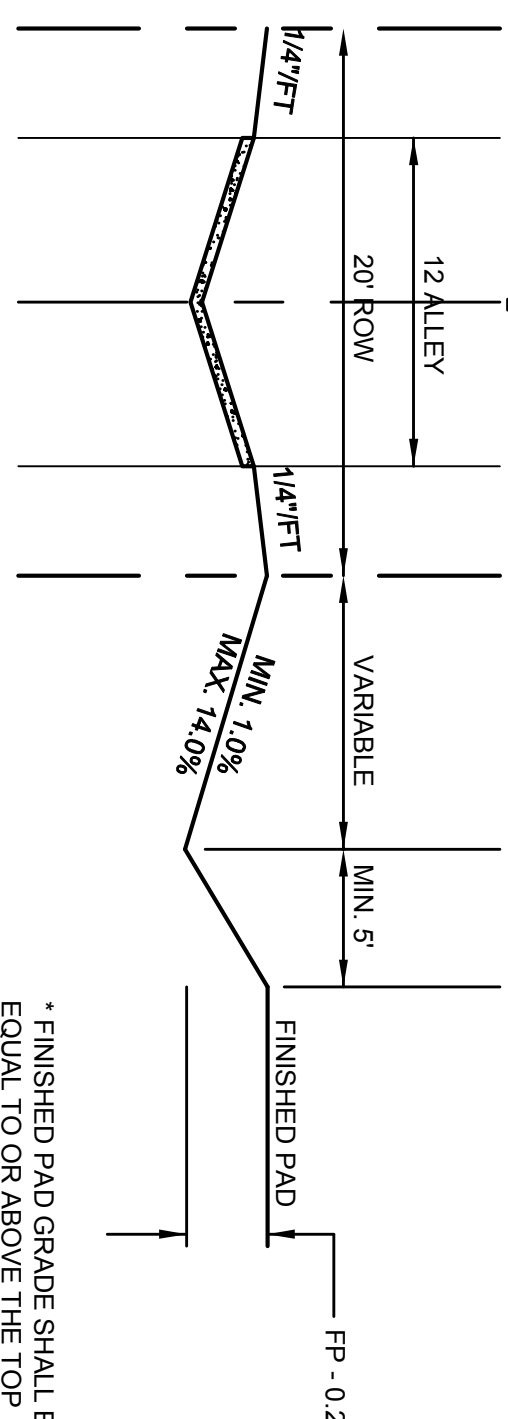
X-SECTION 220.3  
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NOTE:  
ALL FRONT ENTRY HOUSES TO DRIVEWAYS  
TO HAVE "J" SWING GARAGES



GRAPHIC SCALE  
1"=40'  
40 0 40 80



#### DRIVEWAY DETAIL

N.T.S.

#### GRADING NOTES

1. SW.P.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 PROVIDE THE DESIGN OF THE RETAINING WALL FOUNDATION AND TO ENSURE THAT THE FOUNDATION IS DESIGNED TO SUPPORT THE LOADS 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

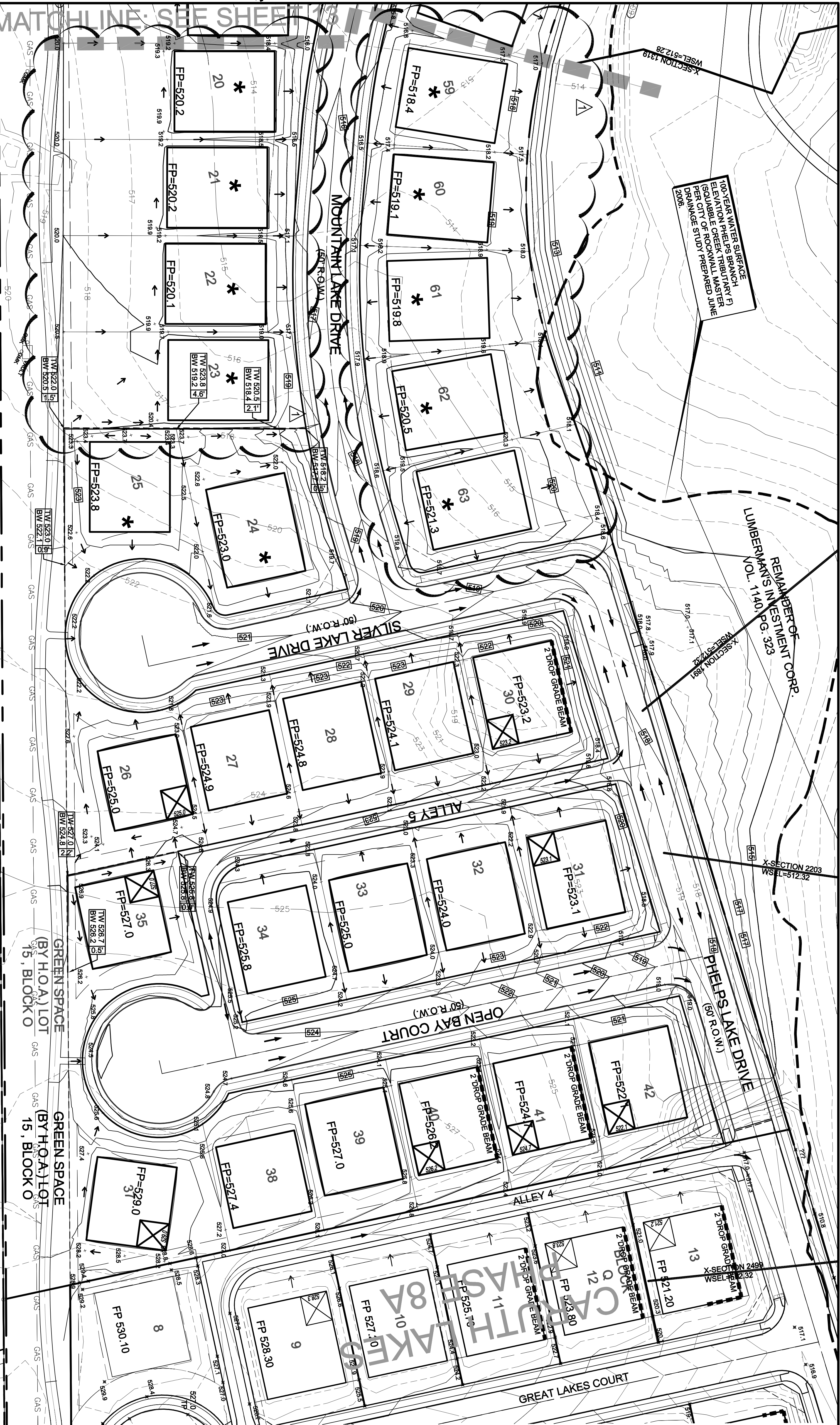
1. FOR TYPE A GRADING SWALE POINT IN REAR YARD IS TO BE SET AT FINISHED PAD. BUILDERS WILL RAISE FINISHED FLOOR ELEVATION TO PROVIDE POSITIVE BACK YARD DRAINAGE.
2. SIDE YARD SLOPES SHOWN AT 1% MINIMUM.
3. REAR YARD SLOPES FROM THE PAD TO REAR LOT LINE ARE TO BE 14% MAXIMUM.
4. DRIVEWAYS ARE SHOWN AT LOCATIONS DICTATED BY THE CITY REQUIREMENTS FOR DISTANCE FROM INTERSECTION (60' MINIMUM) AND TO MEET CLEARANCE WITH CURB INLETS.
5. TYPICAL PAD SIZE PROVIDED IS 60' x 70'. UNLESS NOTED OTHERWISE.

#### LEGEND

FP=559.9	DRAINAGE FLOW ARROW	SPOT ELEVATIONS INDICATING TOP OF
559.4	FINISHED PAD ELEVATION	NTWAD PIPELINE AND FINAL GROUND
558.4	PROPOSED SPOT ELEVATION	ELEVATION SHALL BE SHOWN ON GRADING
	EXISTING SPOT ELEVATION	PLANS. SURVEY INFORMATION BETWEEN
	EXISTING 5' CONTOURS	IMPROVEMENTS AND NTWADS PIPELINE
	EXISTING 1' CONTOURS	SHALL BE VERIFIED AT THE DESIGN STAGE
	PROPOSED 5' CONTOURS	AND INDICATED ON DRAWINGS.
	PROPOSED 1' CONTOURS	
	GARAGE LOCATION BASED ON MAXIMUM	NOTE:
	DRIVEWAY SLOPE OF 12% AT CENTER OF	NO WALL / FOOTING SHALL BE CONSTRUCTED
	DRIVE	IN EASEMENT AND/OR RIGHT OF WAY
	RETAINING WALL	
*	"J" SWING GARAGES	ALL RESPONSIBILITY FOR ADEQUACY OF
		DESIGN WITHIN THE DESIGNING ENGINEER
		THE CITY OF ROCKWALL IN REVIEWING AND
		RELEASING PLANS. FOR CONSTRUCTION
		ASSUMES NO RESPONSIBILITY FOR ADEQUACY
		OR ACCURACY OF DESIGN.

#### GRADING PLAN

PROJECT NO.	HOE132F
PHASE 8B	
Caruth Lakes Phase 8B	SHEET NO.
City of Rockwall, Texas	12



## CARUTH LAKES PHASE 7D

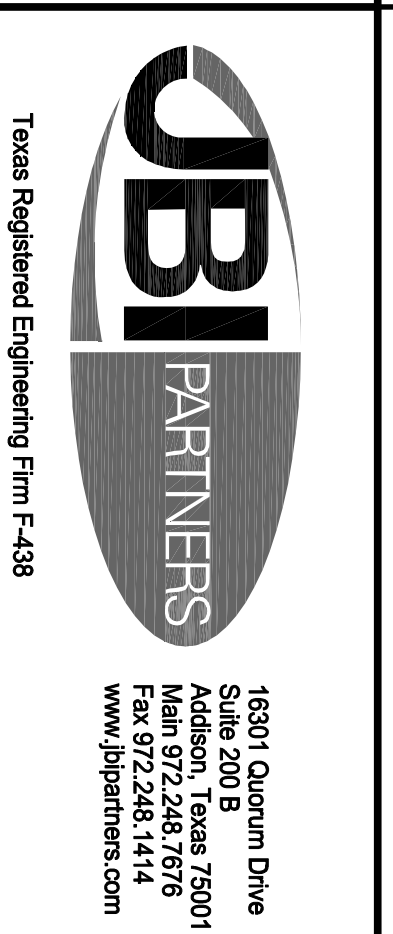
#### BENCHMARKS

1. X-chiseled in C.C. of Alley East of Morningstar Drive within the third lot north of Midnight Pass.  
Elevation = 513.28
2. PK Nail in C.C. of Caruth Lane & Alley intersection  
Elevation = 491.68

NO	REVISIONS DURING CONSTRUCTION	BY	DATE
1.		DD	07/31/14

AS-BUILT DRAWING  
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.

NAME: *DD* DATE: 06-04-2015



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Caruth Lakes Phase 8B	SHEET NO.
City of Rockwall, Texas	12