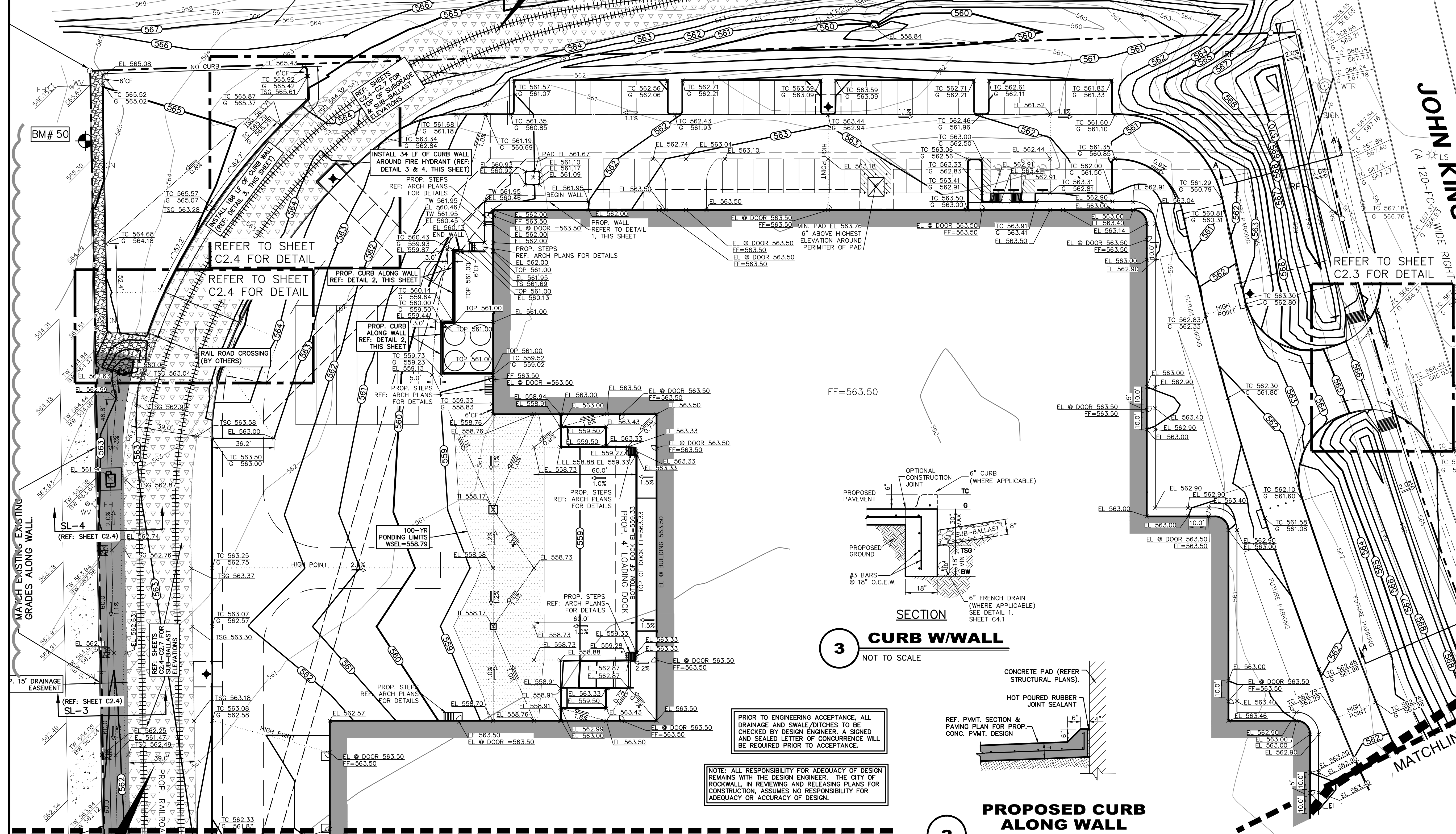


AS GARLAND N.E.

100-FOOT RIGHT-OF-WAY



LEGEND

B	BOLLARD	MH	MANHOLE
EM	ELECTRIC METER	TSC	TRAFFIC SIGNAL CONTROL
PP	POWER POLE	TSP	TRAFFIC SIGNAL POLE
LS	LIGHT STANDARD	TELE	TELEPHONE BOX
WM	WATER METER	FL	FLOOD LIGHT
WV	WATER VALVE	FP	FLAG POLE
ICV	IRRIGATION CONTROL VALVE	TRF	TRAFFIC SIGN
FR	FIRE HYDRANT	IRS	1/2-INCH IRON ROD
CC	CLEANOUT	WTR	W/TRAPECO KOCH CAP SET
		(C.M.)	CONTROLLING MONUMENT

PROPERTY LINE

— X — FENCE

— OH — OVERHEAD UTILITY LINE

— 613 — EXIST CONTOUR

— 612.39 — EXIST SPOT ELEVATION

— 611.92 — EXIST TOP OF CURB ELEVATION

— 611.92 — EXIST GUTTER ELEVATION

— (571) — PROPOSED CONTOUR

— TC 614.50 — PROPOSED TOP OF CURB ELEVATION

— G 614.00 — PROPOSED SPOT ELEVATION

— EL 614.50 — PROPOSED SPOT ELEVATION

— TOP 614.00 — PROPOSED TOP OF PAD ELEVATION

— TW 614.50 — PROPOSED TOP OF WALL ELEVATION

— EL 610.00 — PROPOSED GROUND ELEVATION AT BOTTOM OF WALL

— TSG 614.00 — PROPOSED TOP OF SUBGRADE ELEVATION

— CEL 614.00 — PROPOSED RAIL CROSSING ELEVATION

— — PROPOSED DRAINAGE FLOW DIRECTION

— — PROPOSED SWALE

— 6"CF — 6" CURB FADE OUT

— — PROPOSED DRAINAGE EASEMENT

— — LIMITS OF 100-YR INUNDATION

REF: SHEETS C2.4-C2.7 FOR TOP OF SUBGRADE & SUB-BALLAST ELEVATIONS. CONTOURS SHOWN IN THIS AREA REPRESENT BOTTOM OF SUB-BALLAST & TOP OF SUBGRADE.

REF: SHEETS C6.1-C6.2 FOR RIP-RAP DETAILS

KEY MAP

NOT TO SCALE

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY: *Steven Helbrun*

SIGNATURE: STEVEN HELBRUN, P.E.

ENGINEER OF RECORD: STEVEN HELBRUN, P.E.

CONTRACTOR: BOB MOORE CONSTRUCTION, INC.

DATE REVISED: 09/29/2016

NO.	DATE	REVISION
1	09/29/2016	RECORD DRAWINGS
2	10/05/2015	REVISED GRADES
3	09/24/2015	ASI 26
4	12/09/2014	TAS REVISIONS

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-101938-05

GRADING PLAN

CHANNELL BTS

NWC JUSTIN RD. & JOHN KING BLVD.

CHANNELL SUBDIVISION LOT 2, BLOCK A

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
SMH/MG	MG	NOV 2014	1"=30'			C2.1

BENCH MARK LIST

BM A "X" CUT ON THE CENTER OF CURB INLET AT THE EDGE OF SIDEWALK ±25' FROM CURB RETURN AT NORTHWEST INTERSECTION OF JUSTIN ROAD AND INDUSTRIAL PARKWAY
ELEV=561.99 FT

BM B "X" CUT ON SOUTHEAST CORNER OF SIDEWALK NEXT TO HEADWALL ON WEST SIDE OF JOHN KING BOULEVARD ±1,700' NORTH OF INTERSTATE-30
ELEV=563.49 FT

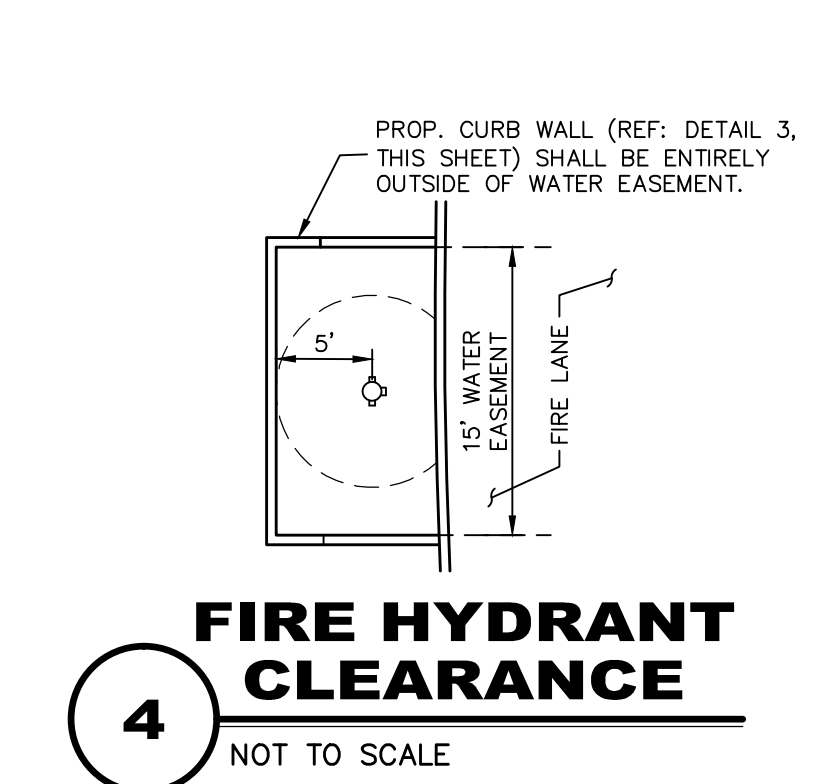
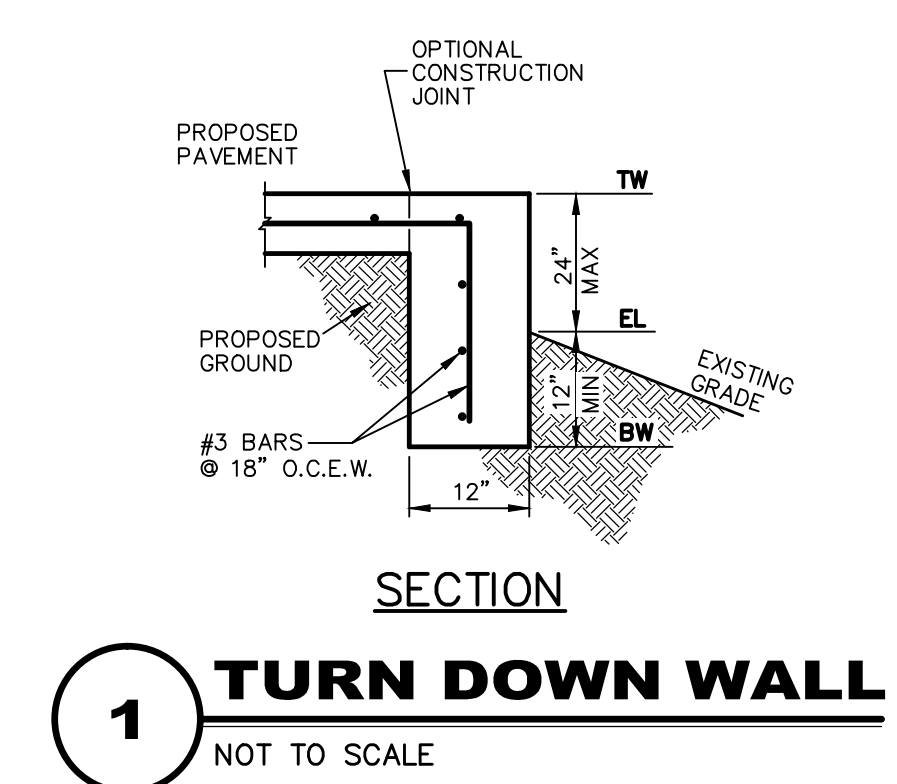
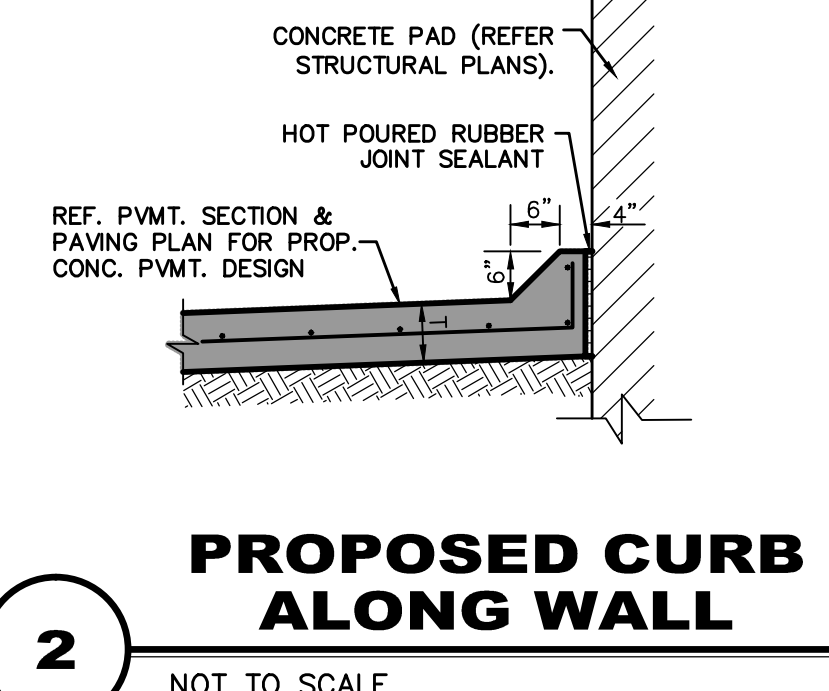
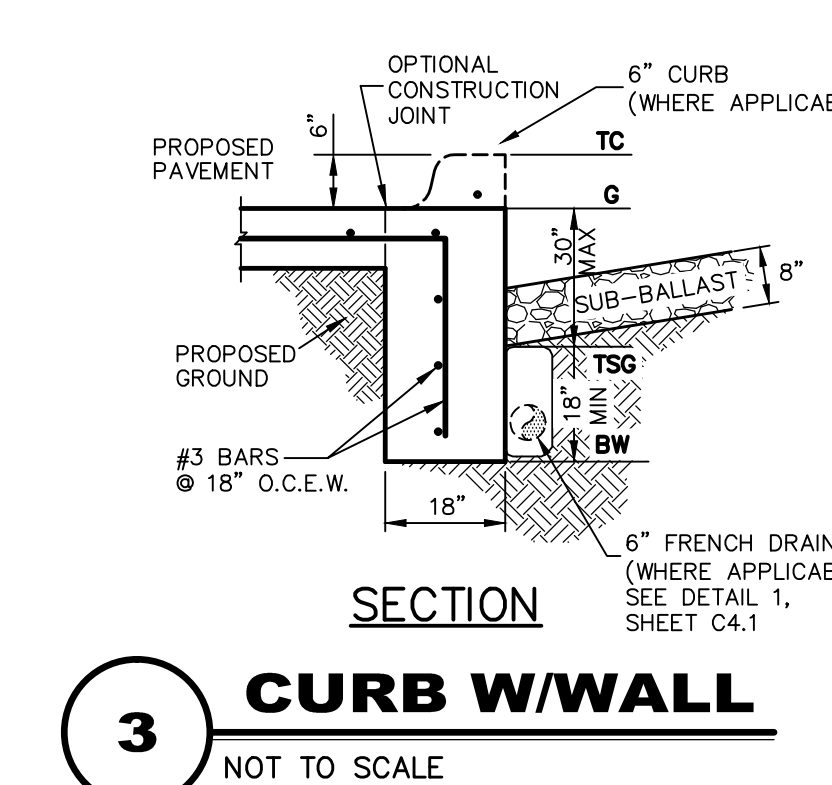
BM 3 "X" CUT SET AT CENTER OF CONCRETE CURB INLET IN THE EAST SIDE OF JOHN KING BOULEVARD ±450' SOUTH OF A RAILROAD
ELEV=563.49 FT

BM 50 "X" CUT IN CONCRETE FOUND, ±41' SOUTH OF THE NORTHERMOST NORTHWEST CORNER OF THE SUBJECT PROPERTY AND ±3' WEST OF THE EDGE OF CONCRETE.
ELEV=565.60 FT

BM 51 "X" CUT IN CONCRETE SET, ±879' EAST OF THE CENTERLINE OF INDUSTRIAL BOULEVARD, ±526' SOUTH OF THE RAILROAD RIGHT-OF-WAY LINE, ±4' WEST OF THE CONCRETE RETAINING WALL AND ±18' NORTH OF A FIRE HYDRANT.
ELEV=561.88 FT

GRADING & DRAINAGE GENERAL NOTES

- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
- UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES. ALL FILL TO BE COMPACTED USING A SHEEP'S FOOT ROLLER.
- SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
- GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
- ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (I.E. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
- UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
6.A. RCP C-76, CLASS III
6.B. ADS N-12
6.C. HANCOCK HI-Q
- UNLESS NOTED, GRATE INLETS TO BE "HANSON PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
- FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
- REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
- ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG 3RD ADDITION ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO 4200 PSI (MIN. 7.0 SACK MIX) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.



PRIOR TO ENGINEERING ACCEPTANCE, ALL DRAINAGE AND SWALE/DITCHES TO BE CHECKED BY DESIGN ENGINEER. A SIGNED AND SEALED LETTER OF CONCURRENCE WILL BE REQUIRED PRIOR TO ACCEPTANCE.

NOTE: 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.

09/29/2016 2:19PM
 M:\DWG-32\3273-14192R.DWG
 2012\3273-14192R.DWG

CHANNELL BTS-LOT 2 BLOCK A CHANNELL SUBDIVISION