MATCHLINE

SEE SHEET 2

0 40 80 120

SCALE IN FEET

CONSTRUCT 61 L.F. OF CONCRETE CURB

BLUEBERRY LANE

CAUTION! EXISTING GAS LINE IN THIS AREA. CONTRACTOR TO CALL TXU PIPELINE SERVICES AT 972-672-7219 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY LOCATION & ELEVATION.

EXISTING 50' WIDE LONE STAR GAS EASEMENT

SWEETWOOD DRIVE

PEACHTREE DRIVE

DUSTY RIDGE DRIVE

ALLEY "U"

ALLEY "T"

ALLEY "V"

ALLEY "W"

MISTY RIDGE LANE

COOLWOOD LANE

BERKSHIRE DRIVE

RAINFLOWER DRIVE

POST OAK DRIVE

STATE HIGHWAY NO. 205 BYPASS

EXISTING HICKORY RIDGE PHASE ONE

REMOVE EXISTING ASPHALT PAVEMENT

4' WIDE CONCRETE POSITIVE OVERFLOW SEE SECTION B-B

160 L.F. METAL BEAM GUARD FENCE. REFER TO TxDOT STDS. (MBGF-94)

FP: 578.7 | FP: 578.1 | FP: 577.7 | FP: 577.3 | FP: 576.9 | FP: 576.4

FP: 574.6 | FP: 572.2 | FP: 571.6 | FP: 569.2 | FP: 568.6 | FP: 567.1

FP: 576.6 | FP: 576.7 | FP: 576.0 | FP: 575.4 | FP: 574.6 | FP: 573.7 | FP: 572.9 | FP: 571.5 | FP: 570.8 | FP: 568.6 | FP: 567.7 | FP: 565.4 | FP: 564.5

FP: 575.9 | FP: 575.2 | FP: 574.5 | FP: 573.8 | FP: 573.1 | FP: 572.4 | FP: 571.7 | FP: 571.0 | FP: 570.4 | FP: 569.7 | FP: 569.0 | FP: 568.4 | FP: 567.8 | FP: 567.0 | FP: 564.5 | FP: 563.9

FP: 571.2 | FP: 571.3 | FP: 571.5 | FP: 571.3 | FP: 570.7 | FP: 570.1 | FP: 569.6 | FP: 569.1 | FP: 567.9 | FP: 567.1 | FP: 566.3 | FP: 565.5 | FP: 564.7 | FP: 563.9 | FP: 563.1 | FP: 562.3 | FP: 561.5 | FP: 561.3

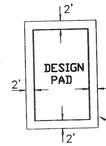
FP: 567.7 | FP: 567.9 | FP: 567.9 | FP: 567.7 | FP: 567.2 | FP: 566.8 | FP: 566.2 | FP: 566.0 | FP: 565.5 | FP: 564.7 | FP: 563.9 | FP: 563.1 | FP: 562.3 | FP: 561.5 | FP: 560.7 | FP: 559.9 | FP: 559.1 | FP: 557.7

NOTES:

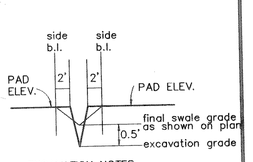
1. Finish Floor – 1.1 above finish pad.
2. Grade at front property line 0.2' min. above curb.
3. All fill shall be placed as specified in HUD data sheet–79g.
4. Grade slopes away from building pads with a min. fall of 6" at points 10' (or lot line).
5. Driveway gradient shall not exceed 12%.
6. Install CURLEX slope protection on slopes greater than 4:1. Seed all slopes on 4:1 or less.
7. Minimum yard slope 1.0%, 1.25% Desirable
8. All fill to be packed with a sheep's foot roller.
9. All fill in R.O.W. to be compacted to 95% standard proctor.
10. All retaining walls over 4' must be designed and inspected by a registered professional engineer. The wall design must be approved by the city prior to construction.

LEGEND

X 536.4	Spot Grade
X TW 537.9	Top of Wall Grade
X BW 536.2	Bottom of Wall Grade
←	Flow Arrow
	Retaining Wall (Milsap Stone)
500	Existing Contour
FP 552.1	Finish Pad Elevation
540	Proposed Contour
TAP	Top of Asphalt Paving
GUT	Gutter

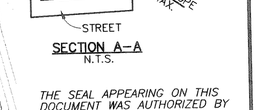


Typical Pad Sizes:
60'x70'
55'x65'
45'x65'

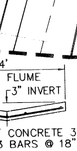


EXCAVATION NOTES:

1. CONTRACTOR TO BUILD PAD 2' BEYOND DESIGN PAD.
2. CONTRACTOR TO CUT SWALES 0.5' BELOW DESIGN SWALE.



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.

THE FINISHED PADS WERE "FINAL" FIELD VERIFIED TO +/- 0.3' OF THE PAD ELEVATION SHOWN ON JANUARY 6, 2004.

BENCHMARK:
SQUARE CUT ON TOP OF HEADWALL AT THE MOST NORTHERLY CORNER OF BRIDGE. NORTHEASTERLY SIDE OF FM 205. 1680'± NORTHWEST OF CL OF MIMS ROAD.
ELEV = 529.11

BENCHMARK:
CITY OF ROCKWALL, TEXAS CONTROL MONUMENT #929.
TOP OF HEADWALL IN NORTHWEST CORNER OF BRIDGE OVER SQUABBLE CREEK. SOUTHWESTERLY SIDE OF FM 205.
ELEV = 524.55

RECORD DRAWINGS January 27, 2004

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ROCKWALL. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISION TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

SHEET 4

NO.	DATE	BY	REVISION
1	3-3-03	JDS	CITY MARKUPS
2	3-14-03	JDS	CITY MARKUPS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAN M. DOWDEY P.E. # 21433

STATE OF TEXAS
DAN M. DOWDEY
21433
REGISTERED
PROFESSIONAL ENGINEER

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF DAN M. DOWDEY REGISTERED PROFESSIONAL ENGINEER No. 21433 4/17/03

GRADING PLAN
HICKORY RIDGE PHASE FOUR
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 VILLAGE CREEK DR., STE. 200 (972) 931-0694 PLANO, TEXAS

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
JDS	LAC	MSD	OCT 2002	1"=40'	99-066	3/5

PLATE NO.: 63

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