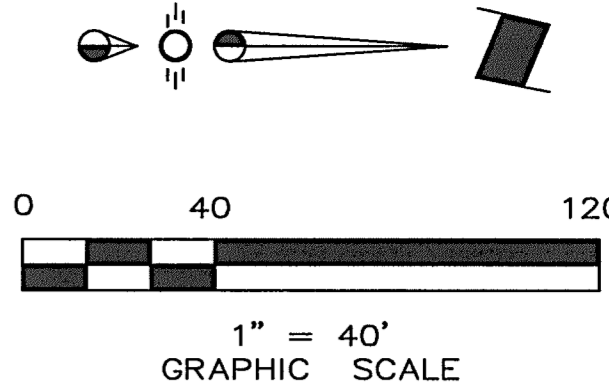


Note:
All Car Wash Drainage Is
Internal To The Building and
Shall be Self-Contained.



Reference C 4 For All Grading
Within 1xDot R.O.W.

p i a r s
ENGINEERING



HONDA OF ROCKWALL ADDITION
LOT 1, BLOCK 1
ROCKWALL, TEXAS
GRADING PLAN

Revisions	Date
1	
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3	
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5	
6	
7	
8	
9	

Issue Dates:

Scale: 1" = 40'
Drawn By: AO
Checked by: KSW

Sheet
of **C 5**
12
SEI No. 11-112
11-112-GRD

GENERAL NOTES

- All materials and construction shall conform to the City of Rockwall Standard Construction Details and Specifications, except as noted herein and approved by the City.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of the paving for this development.
- Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
- Drainage should be maintained away from the foundations, both during and after construction.
- Backfill for utility lines should be carefully placed so that they will be stable. Where utility lines pass through the parking lot, the top 6" should be compacted similarly to the remainder of the lot. Utility ditches should be visually inspected during the excavation process to ensure that undesirable fill is not used.
- Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
- If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench.
- All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation.
- Trees shall remain unless specified otherwise on the Landscape Plan or approved by the Owner.
- Proposed spot elevations located at the curb are finished gutter elevations. Add 0.50 feet to elevation for proposed top of curb.
- Sides and bottom of the detention pond shall be stabilized with seeded and anchored curlex or sod prior to paving.
- All fill to be compacted by sheep's foot roller to Min. 95% density.

LEGEND

- Proposed Spot Elevation
- Existing Spot Elevation
- Proposed Contour
- Existing Contour
- Direction Of Flow

RECORD DRAWINGS

NOTE:
To the best of our knowledge Spiers Engineering, Inc. hereby states that this plan is a Record Drawing. The information provided is based on field surveying at the site and information provided by the contractor.

BENCHMARK:
FOUND "X" CUT IN A CONCRETE DRIVE WAY LOCATED SOUTH 07°04'40" WEST, A DISTANCE OF 35.19 FEET FROM THE NORTHEAST CORNER OF CONCRETE DRIVEWAY AND NORTH 04°59'13" EAST, A DISTANCE OF 130.54' FROM THE NORTH CORNER OF AN EXISTING BUILDING LOCATED AT THE SOUTH END OF CONCRETE DRIVEWAY.
BENCHMARK:
TOP OF RIM OF A SANITARY SEWER MANHOLE LOCATED SOUTH 01°25'39" WEST, A DISTANCE OF 1,705.71 FEET FROM THE FROM A FOUND "X" WHICH IS LOCATED IN A CONCRETE DRIVEWAY SOUTH 17°15'49" EAST, A DISTANCE OF 31.19 FEET FROM EDGE OF ASPHALT.

Plotted by: Kover Plot Date: 8/2/2013 8:46:38 AM

Drawing: C-2011-120811-112 Honda of Rockwall 11-12-GRD.dwg, Sheet By: Bimond, Steve Title: 8/2/2013 8:06:04 AM