

**LEGEND**

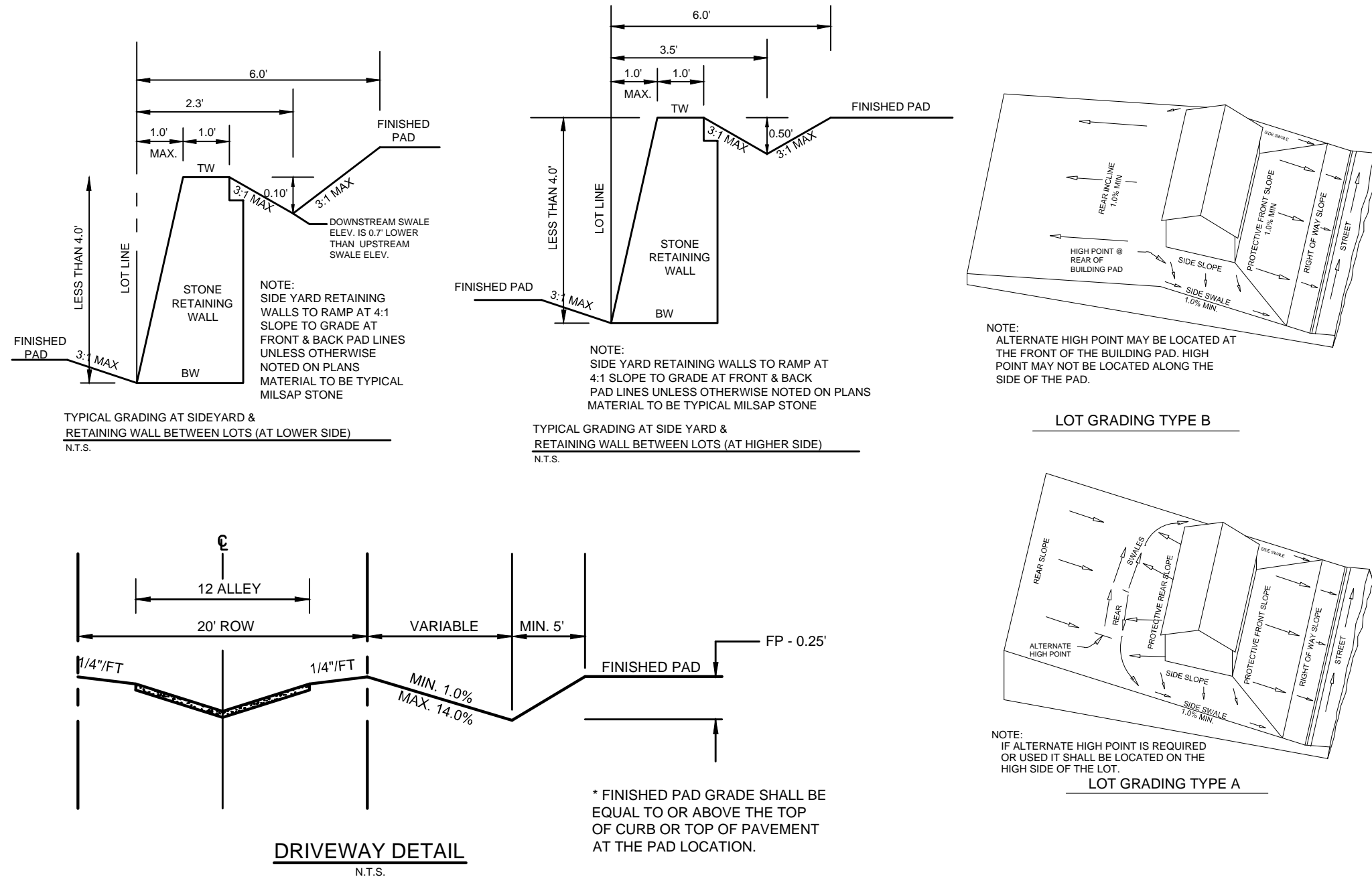
↓ DRAINAGE FLOW ARROW  
FP= 559.9 FINISHED PAD ELEVATION  
559.4 PROPOSED SPOT ELEVATION  
x 558.4 EXISTING SPOT ELEVATION  
x -560- EXISTING 5' CONTOURS  
-561- EXISTING 1' CONTOURS  
560 PROPOSED 5' CONTOURS  
561 PROPOSED 1' CONTOURS  
Garage Side  
Garage Elevation  
J SWING GARAGE

**GRAPHIC SCALE** 1"=40'  
40 0 40 80

**WALL SECTION LOTS 2-3**  
N.T.S.

- 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.

- NTMWD NOTES-2**
- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD) 30-INCH WATER TRANSMISSION PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.
- B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMWD EASEMENTS, AS APPROVED BY THE NTMWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE-FEET OF COVER.
- C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMWD EASEMENT, WITHOUT AUTHORIZATION FROM THE NTMWD. IF THE CONTRACTOR DESIRES TO USE THE NTMWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMWD ENGINEERING AT (972) 442-5405 SO YOUR PLANS FOR USE OF NTMWD'S EASEMENT CAN BE REVIEWED.
- D. A MINIMUM OF THREE FEET SEPARATION BETWEEN THE BOTTOM OF THE PAVEMENT AND TOP OF NTMWD PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN THE BOTTOM OF THE PAVEMENT AND THE TOP OF THE PIPELINE IS LESS THAN 3.5 FEET, A THICKENED PAVEMENT SECTION IS REQUIRED.
- E. CROSSING OF THE NTMWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV, CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMWD TO AVOID DAMAGE TO THE NTMWD FACILITIES.
- F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN NTMWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMWD.
- G. UNLESS OTHERWISE SHOWN OR REQUIRED A MINIMUM OF ONE-FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMWD PIPELINES.
- H. "THE CONTRACTOR SHALL CONTACT NTMWD ENGINEERING AT (972) 442-5405 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMWD FACILITIES."



- 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.
  7. EACH LOT WILL REQUIRE A DETAILED GRADING PLAN WITH BUILDING PERMIT SUBMITTAL.

**NTMWD NOTE-1**  
FRANCHISED UTILITIES ARE NOT PERMITTED IN NTMWD EASEMENT EXCEPT FOR CROSSINGS.

**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

**NOTE:**  
ALL FRONT ENTRY HOUSES MUST HAVE "J" SWING GARAGES

FINISHED FLOOR TO BE 6"-8" ABOVE FINISHED PAD

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

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.			
1. Modified Pad Grades.	dd	07.31.14	
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE



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07-31-2014



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**GRADING PLAN**

Caruth Lakes Phase 7D  
City of Rockwall, Texas

PROJECT NO.

HOE132

SHEET NO.

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