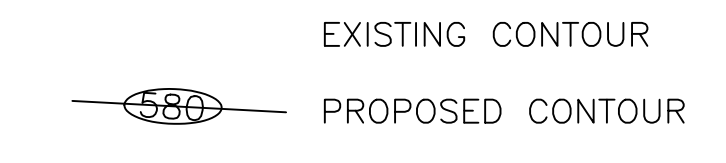


NOTE: THE EXISTING DITCH ALONG F.M. 156 DOES NOT FULLY DRAIN. WATER WILL STAND IN THE DITCH AFTER A RAINFALL EVENT.

CURRENTLY WATER STANDS ON THIS PROPERTY AND THE PROPERTY TO THE WEST AFTER RAINFALL EVENTS. THE PURPOSE OF THIS GRADING PLAN IS TO ALLOW STORM WATER FROM THE WEST TO PASS THROUGH THIS SITE TOWARDS THE DITCH ALONG F.M. 156 BUT WATER WILL CONTINUE TO STAND AFTER RAINFALL EVENTS IN THE GRASS COVERED LOW AREAS OF THIS LOT AND THE LAND TO THE WEST.

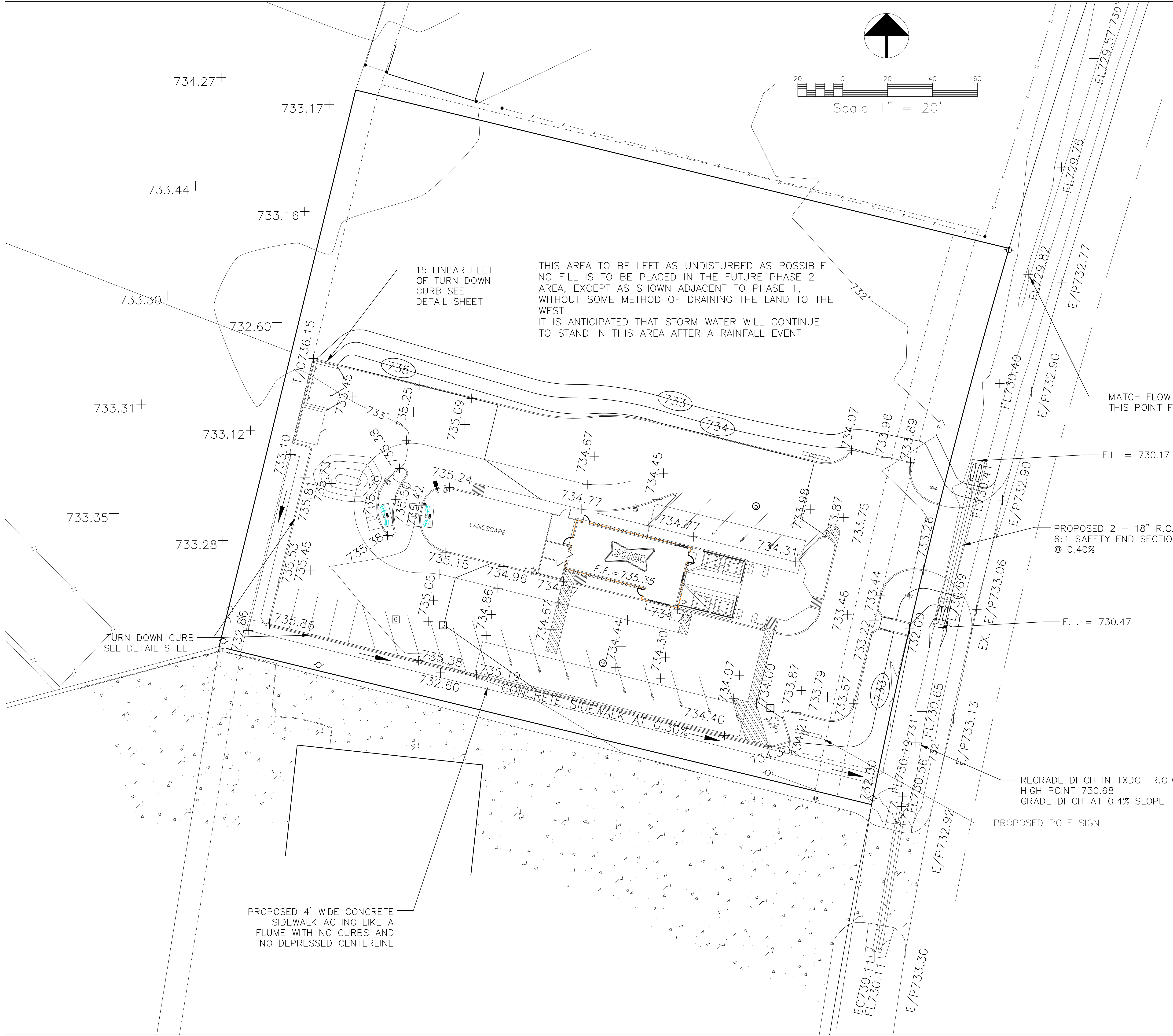
NOTE ALL ELEVATIONS ARE TOP OF PAVEMENT OR TOP OF GROUND UNLESS OTHERWISE NOTED:

- 732.65 TOP OF PAVEMENT/GROUND ELEVATION
- E/P731.65 = EXISTING TOP OF PAVEMENT ELEVATION
- T/C730.85 = TOP OF CURB ELEVATION
- EX.GUT732.64 = TOP OF EXISTING PAVEMENT AT GUTTER
- T/W.732.96 = TOP OF RETAINING WALL
- L.F.E.733.96 = LOWEST (FINISHED) FLOOR ELEVATION
- F.L. 730.56 = EXISTING FLOW LINE OF DITCH
- EC730.11 = EXISTING EDGE OF CONCRETE



- GRADING NOTES:
1. ALL CONSTRUCTION SHALL BE PER TOWN OF PONDER STANDARDS AND SPECIFICATIONS.
 2. AREAS TO RECEIVE PAVING SHALL BE STRIPPED TO A MINIMUM DEPTH OF SIX INCHES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS IF PRESENT. EXCESS MATERIALS AND DEBRIS SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. TOP SOIL SHALL BE STOCKPILED ON THE NORTH PORTION OF THE LOT FOR USE IN FINAL GRADING.
 3. CONTRACTOR SHALL PROVIDE FOR SEDIMENT AND EROSION CONTROL AS REQUIRED BY THE TOWN OF PONDER THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE FILTER FABRIC NETS WILL BE PLACED AT THE TOE OF SLOPE OR IN THE FLOW LINE OF DITCHES AND ALONG PERIMETER OF THE PROJECT. EROSION CONTROL SHALL BE USED UNTIL LANDSCAPING IS COMPLETE AND GROUND COVER IS ESTABLISHED.
 4. ALL AREAS THAT WILL RECEIVE FILL SHALL BE PROOF-ROLLED TO IDENTIFY WEAK ZONES. ALL WEAK ZONES MUST BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
 5. FILL MATERIALS SHOULD BE PLACED IN LOOSE LIFTS, MAX. 8 INCHES THICK AND EACH LIFT COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. EACH LIFT SHOULD BE INSPECTED AND APPROVED BY A QUALIFIED ENGINEERING TECHNICIAN BEFORE ANOTHER LIFT IS ADDED.
 6. TESTING IS REQUIRED, AND SHALL BE PERFORMED BY A LABORATORY APPROVED BY THE OWNER.
 7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADING OR PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING THE CONSTRUCTION OF PAVING FOR THIS PROJECT.
 8. MATCH EXISTING GRADES AT COMMON PROPERTY LINES.

ALL SITE DISTURBED AREA SHALL BE STABILIZED PER THE EROSION CONTROL PLAN, THE TOWN STANDARDS AND THE SWPPP.



THIS AREA TO BE LEFT AS UNDISTURBED AS POSSIBLE NO FILL IS TO BE PLACED IN THE FUTURE PHASE 2 AREA, EXCEPT AS SHOWN ADJACENT TO PHASE 1, WITHOUT SOME METHOD OF DRAINING THE LAND TO THE WEST IT IS ANTICIPATED THAT STORM WATER WILL CONTINUE TO STAND IN THIS AREA AFTER A RAINFALL EVENT

15 LINEAR FEET OF TURN DOWN CURB SEE DETAIL SHEET

MATCH FLOW LINE AT THIS POINT F.L.=729.82

F.L. = 730.17

PROPOSED 2 - 18" R.C.P. WITH 6:1 SAFETY END SECTIONS @ 0.40%

F.L. = 730.47

REGRADE DITCH IN TXDOT R.O.W. HIGH POINT 730.68 GRADE DITCH AT 0.4% SLOPE

PROPOSED POLE SIGN

PROPOSED 4' WIDE CONCRETE SIDEWALK ACTING LIKE A FLUME WITH NO CURBS AND NO DEPRESSED CENTERLINE

| | | | | | | |
|----------------------------------|--------|--------|--------|---------|------|-----|
| PHASE 1 GRADING PLAN | | | | | | |
| SONIC DRIVE-IN | | | | | | |
| MERRIFIELD ESTATES FIRST SECTION | | | | | | |
| TOWN OF PONDER, TEXAS | | | | | | |
| WALTER NELSON AND ASSOCIATES | | | | | | |
| FIRM No. 0062 | | | | | | |
| 1812 CARLA AVENUE | | | | | | |
| ARLINGTON, TEXAS 76014 | | | | | | |
| (817) 642-9119 | | | | | | |
| DESIGN | DRAWN | SCALE | DATE | NOTES | FILE | NO. |
| W.J.N. | W.J.N. | 1"=20' | 4-2022 | COLEMAN | | |