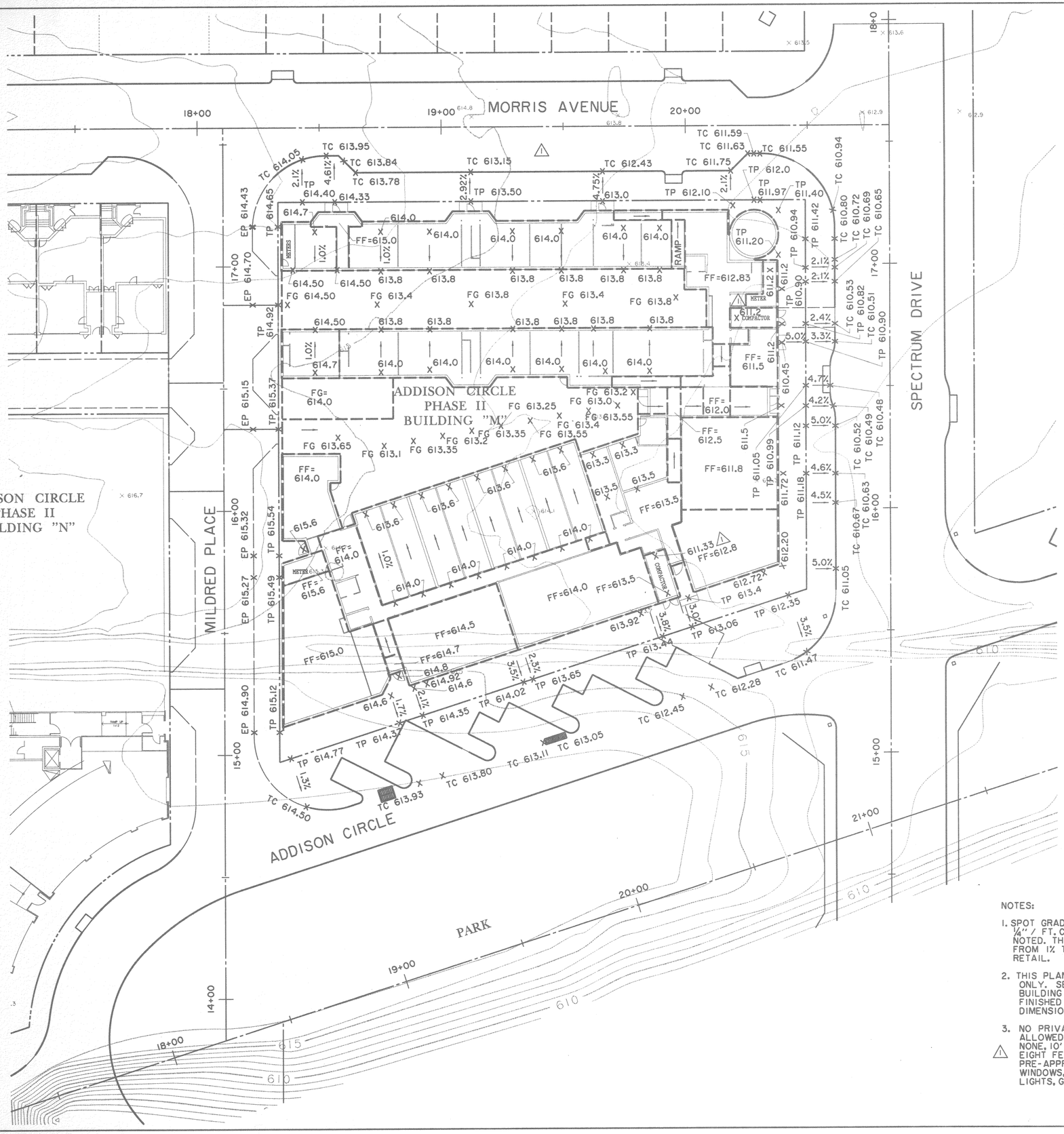

N

0 10 20 30 40
SCALE IN FEET

GRADING NOTES

1. SEE 'GENERAL NOTES - ALL DISCIPLINES' ON THE COVER SHEET FOR THE CIVIL PLANS FOR THIS PROJECT.
2. UNLESS SPECIFICALLY STATED OTHERWISE IN PLANS OR CONTRACT DOCUMENTS, THE CONTROLLING SPECIFICATIONS FOR ALL WORK SHALL BE THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECOND EDITION 1987, BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (THE 'STANDARD SPECIFICATIONS'), AS AMENDED. COPIES OF THE STANDARD SPECIFICATIONS MAY BE PURCHASED BY MAIL OR OVER THE COUNTER FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 616 SIX FLAGS DRIVE, P.O. BOX DRAWER COG, ARLINGTON, TEXAS 76005-5888, PHONE METRO 817/640-3300. BULK DISCOUNTS ARE AVAILABLE. THIS DOCUMENT IS COPYRIGHTED.
3. PLAN ELEVATIONS ARE TO FINISHED BUILDING SLAB, PAVEMENT OR PLANTING AREA. ADJUSTMENTS FOR SLAB, PAVEMENT AND PLANTING BED THICKNESS MUST BE MADE FOR THE PURPOSES OF EARTHWORK. REFER TO ARCHITECTURAL AND LANDSCAPE PLANS FOR ELEMENTS NOT DETAILED IN THESE PLANS.
4. ROUGH GRADING SHALL BE ACCOMPLISHED TO WITHIN +0.10 FEET OF PLAN ELEVATION (AFTER ADJUSTMENT FOR FINISH THICKNESS).
6. ALL TRAFFIC CONTROL NECESSARY FOR THE WORK SHALL BE PROVIDED BY THE AFFECTED CONTRACTOR. ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC. FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATIONS SHOWN IN THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.
7. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH LIFTS COMPACTED TO 95% OF STANDARD PROCTOR DENSITY BETWEEN 0% AND +3% OF OPTIMUM MOISTURE CONTENT.
8. ALL TREES, STUMPS, BRUSH, GRASSES AND SURFACE ORGANICS ARE TO BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE. TREE REMOVAL PERMITS, IF REQUIRED, WILL BE OBTAINED BY THE OWNER.
9. EXISTING UTILITY POLES WILL BE REMOVED OR RELOCATED BY THE UTILITY COMPANIES THROUGH COORDINATION BY THE OWNER. CONTRACTOR SHALL BRING TO THE OWNER'S ATTENTION ANY FACILITIES THAT APPEAR TO BE IN CONFLICT SO THAT THE OWNER HAS SUFFICIENT TIME TO ACCOMPLISH THE NECESSARY RELOCATIONS.
10. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER THE PLANS AND MAINTAIN STREETS FREE OF MUD, DIRT AND DEBRIS FOR THE DURATION OF THIS WORK.
11. CONTRACTOR SHALL ASSUME MAINTENANCE OF EROSION CONTROL MEASURES UPON THE DEPARTURE OF THE UTILITY CONTRACTOR OR THE COMMENCEMENT OF PAVING, WHICHEVER IS LATER. OWNER WILL MAINTAIN EROSION CONTROL MEASURES WHEN NO CONTRACTORS ARE ACTIVE ON THE SITE (UNLESS OTHERWISE INDICATED IN CONTRACT DOCUMENTS).

LEGEND:

TP - TOP OF FINISHED PAVEMENT; (CONCRETE OR BRICK)

TC - TOP OF CURB

TW - TOP OF WALL

BW - BOTTOM OF WALL

FF - FINISH FLOOR

EP - EDGE OF PAVEMENT

NOTES:

1. SPOT GRADES AT R.O.W. ARE BASED ON A ¼" / FT. CROSS SLOPE UNLESS OTHERWISE NOTED. THIS CROSS SLOPE MAY BE VARIED FROM 1% TO 6% TO MATCH GROUND LEVEL RETAIL.
2. THIS PLAN IS FOR SITE ROUGH GRADING ONLY. SEE ARCHITECT'S PLANS FOR BUILDING FOUNDATIONS, DETAILED FINISHED FLOOR ELEVATIONS AND DIMENSIONS.
3. NO PRIVATE ENCROACHMENTS SHALL BE ALLOWED EXCEPT AS FOLLOWS: 0' TO 10'- NONE, 10' TO 20'- ONE FOOT, 20' PLUS- EIGHT FEET UNLESS SPECIFICALLY PRE-APPROVED. THIS INCLUDES ALL WINDOWS, DOORS, HANDRAILS, BALCONIES, LIGHTS, GUTTERS, ETC. (1)

BENCHMARKS:

BM#1
'□' CUT AT CENTER BACK OF CURB OF INLET, 190 FEET SOUTH FROM THE CENTERLINE INTERSECTION OF ADDISON CIRCLE, WEST SIDE OF QUORUM DRIVE.
ELEV. 621.89

BM#5
'□' CUT AT NORTHWEST CORNER OF NORTH HDWL. OF 7'X7' BOX CULVERT UNDER RAILROAD, ±180' WEST OF DALLAS PARKWAY SOUTHBOUND.
ELEV. 610.49

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID E. MEYERS, P.E. 81512 ON 3/6/98

STATE OF TEXAS
DAVID E. MEYERS
81512
REGISTERED PROFESSIONAL ENGINEER
3/6/98

DATE	DESCRIPTION	REF NO.
3/6/98	ADDED NOTE 3 ; REVISED NORTH SIDEWALK	(1)
	GRADES; REVISED TRASH ROOM GRADE	
7/15/97	ISSUED FOR CONSTRUCTION	N/A
6/4/97	CITY SUBMITTAL	N/A

BLDG. "M" ROUGH GRADING PLAN

ADDISON CIRCLE APARTMENTS

PHASE II PRIVATE

TOWN OF ADDISON, TEXAS

Huitt-Zollars, Inc./Engineering/Architecture
Dallas, Fort Worth, Houston, El Paso, Phoenix, Tustin, Ontario

DESIGN	DRAWN	APPR.	SCALE	DATE	PROJECT NO.	NO.
HZI	HZI	DEM	1"=20'	JULY 97	1822-30	GR1

h:\proj\01182230\dgn\AC2PGR01.DGN