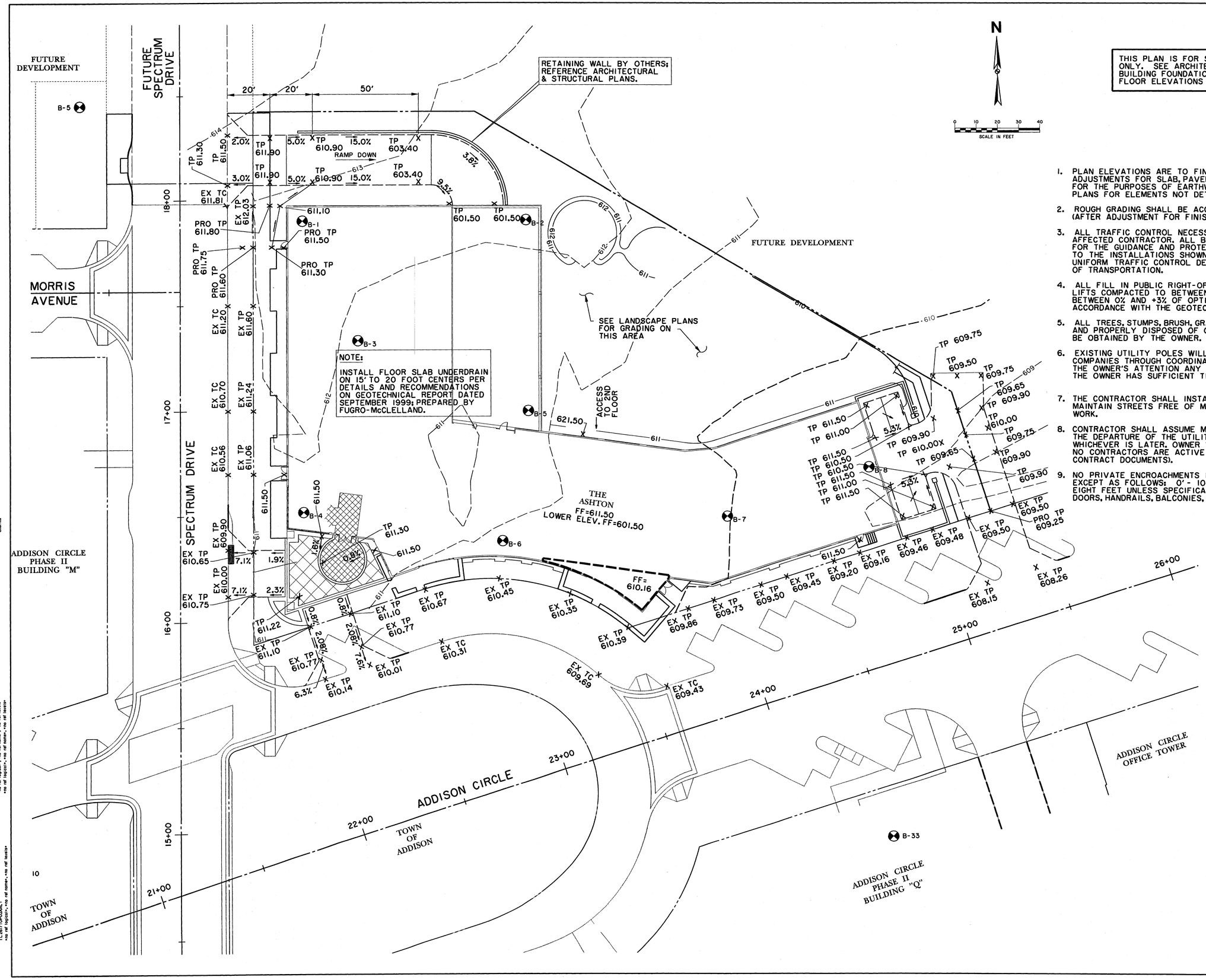

THIS PLAN IS FOR SITE ROUGH GRADING ONLY. SEE ARCHITECT'S PLANS FOR BUILDING FOUNDATIONS, DETAILED FINISHED FLOOR ELEVATIONS AND DIMENSIONS.

1. 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.
2. ROUGH GRADING SHALL BE ACCOMPLISHED TO WITHIN +0.10 FEET OF PLAN ELEVATION (AFTER ADJUSTMENT FOR FINISH THICKNESS).
3. 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.
4. ALL FILL IN PUBLIC RIGHT-OF-WAY SHALL BE PLACED IN 6-INCH TO 8-INCH LOOSE LIFTS COMPACTED TO BETWEEN 95% AND 100% OF ITS MAXIMUM DRY DENSITY BETWEEN 0% AND +3% OF OPTIMUM MOUISTURE CONTENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY OTHERS.
5. 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.
6. 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.
7. 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.
8. 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).
9. NO PRIVATE ENCROACHMENTS INTO PUBLIC RIGHT-OF-WAY SHALL BE ALLOWED EXCEPT AS FOLLOWS: 0' - 10' HEIGHT, NONE; 10' - 20' HEIGHT, ONE FOOT; 20' PLUS, EIGHT FEET UNLESS SPECIFICALLY PRE-APPROVED. THIS INCLUDES ALL WINDOWS, DOORS, HANDRAILS, BALCONIES, LIGHTS, GUTTERS ETC.

BENCHMARKS:

BM#4
"□" CUT AT CENTER OF CURB INLET, 1015 FEET NORTH FROM THE CENTERLINE INTERSECTION OF ADDISON CIRCLE, WEST SIDE OF QUORUM DRIVE.
ELEV. 629.36

TBM
"□" CUT ON EAST END OF 6' INLET NORTH SIDE OF MORRIS ± AVE. 200' EAST OF CENTERLINE OF QUORUM DR.
ELEV. 616.41

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

STATE OF TEXAS
DAVID E. MEYERS
81512
REGISTERED PROFESSIONAL ENGINEER
3/30/00

DATE	DESCRIPTION	REF NO.
3/30/00	ISSUED FOR CONSTRUCTION	N/A
1/24/00	ISSUED FOR BID	N/A
12/16/99	CITY SUBMITTAL	N/A

GRADING PLAN

THE ASHTON

PRIVATE

TOWN OF ADDISON, TEXAS

Hulit - Zollars, Inc.
3131 Mckinney Ave., Suite 600, Dallas, TX 75204
Phone (214) 871-3311/Fax (214) 871-0757

DESIGN	DRAWN	APPR.	SCALE	DATE	PROJECT NO.	NO.
HZI	HZI	DEM	1"=20'	MAR. 00	01-2617-06	C9

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