



ARCHITECTS  
VAN LOM /  
EDWARDS  
A.I.A., P.C.

S.E. CORNER OF BELTLINE ROAD  
AND MIDWAY ROAD  
ADDISON, TEXAS



Job No. 1498-01  
Date: 7/17/92  
Rev: 7/28/92  
10/05/92  
10/21/92  
03/09/93

GRADING PLAN

Sheet No.

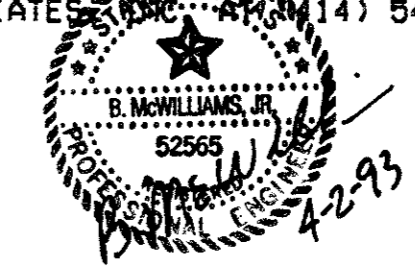
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GENERAL NOTES:

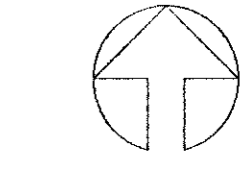
- A. PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON:
- 1) A TEXAS REGISTERED PROFESSIONAL ENGINEER SHALL CERTIFY THAT THE PORTION OF THE PROJECT BEING DEDICATED TO ADDISON WAS CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE TOWN OF ADDISON.  
THE OWNER SHALL PROVIDE 1 REPRODUCIBLE SET OF AS-BUILTS (SEALED AND CERTIFIED BY A TEXAS REGISTERED ENGINEER) AND 2 BLUE LINE SETS.
  - 2) A FIVE FOOT SIDEWALK SHALL BE INSTALLED ALONG BELT LINE ROAD.
  - 3) A ONE YEAR MAINTENANCE BOND IS REQUIRED FOR THE CITY'S PORTION OF THE INFRASTRUCTURE.
  - 4) CONTRACTOR SHALL DEMONSTRATE THAT THE WATER AND SANITARY SEWER SYSTEMS MEET THE PROPER PRESSURE, BACTERIA, AND MANDREL TESTS. IN ADDITION, THE OWNER SHALL PROVIDE A VHS FORMAT VIDEO TAPE OF THE SANITARY SEWER.
- B. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTRACT THE UTILITY COMPANIES TO LOCATE EXISTING FACILITIES. THESE INCLUDE BUT MAY NOT BE LIMITED TO THE FOLLOWING:
- 1) TOWN OF ADDISON
  - 2) LONE STAR GAS
  - 3) SOUTHWESTERN BELL
  - 4) STORER CABLE
  - 5) PLANNED CABLE SYSTEMS
  - 6) TU ELECTRIC
- C. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVEY A PRE-CONSTRUCTION CONFERENCE BETWEEN THE TOWN OF ADDISON, CONSULTING ENGINEER, CONTRACTOR(S), UTILITY COMPANIES AND ANY OTHER AFFECTED PARTIES. NOTIFY BRUCE ELLIS AT 450-2847 AT LEAST 48-HOURS PRIOR TO THE TIME OF THE CONFERENCE AND 48-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
- D. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
- E. LOT PINS SHALL BE IN PLACE DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE. CONCRETE MONUMENTS SHALL BE PLACED ON ALL BOUNDARY CORNERS, BLOCK CORNERS, CURVE POINTS AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY. CONCRETE MONUMENTS SHALL BE SIX (6) INCHES IN DIAMETER AND TWENTY-FOUR (24) INCHES LONG. A COPPER PIN ONE-FOURTH INCH IN DIAMETER EMBEDDED AT LEAST THREE (3) INCHES IN THE MONUMENT AT THE EXACT INTERSECTION POINT OF THE MONUMENT. THE MONUMENTS SHALL BE SET AT SUCH AN ELEVATION THAT AFTER CONSTRUCTION, THE TOP OF THE MONUMENT WILL BE NOT LESS THAN TWELVE (12) INCHES BELOW THE GROUND SURFACE.
- F. CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT BY THE TOWN OF ADDISON FOR WORKING WITHIN THE PUBLIC RIGHT-OF-WAY EASEMENTS.
- G. DURING CONSTRUCTION, THE OWNER SHALL PROVIDE A QUALIFIED GEOTECHNICAL LAB TO PERFORM MATERIALS TESTING DURING THE CONSTRUCTION, AT THE REQUEST OF THE TOWN OF ADDISON.
- H. THE CONTRACTOR SHALL SUBMIT MATERIAL SHEETS TO THE TOWN OF ADDISON FOR APPROVAL PRIOR TO INCORPORATING MATERIALS INTO THE JOB.

SITE GRADING NOTES

- 1) SURFACE VEGETATION AND ANY ORGANIC OR OTHER DELETERIOUS MATERIALS ESTIMATED TO EXTEND TO ABOUT 2 (-) INCHES BELOW EXISTING GRADE SHOULD BE STRIPPED TO A SUITABLE SUBGRADE. THESE MATERIALS SHOULD BE LEGALLY DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND/OR LOCAL REQUIREMENTS.
- 2) AFTER STRIPPING, THE SUBGRADE SHOULD BE PROFFERLOD TO DETECT SOFT, YIELDING SOILS WHICH MUST BE REMOVED TO A SUITABLE SUBGRADE.
- 3) THE SUITABILITY OF THE EXPOSED SUBGRADE WITHIN THE FOUNDATION INFLUENCE ZONE SHOULD BE EVALUATED USING THE PROVISIONS IN THE FOUNDATION DESIGN PARAMETERS SECTION OF THE REPORT PREPARED FOR THIS SITE BY GILES ENGINEERING ASSOCIATES, INC. AT (414) 544-0118.
- 4) THE EXPOSED SOIL SHOULD THEN BE SCARIFIED 6 TO 8 (-) INCHES. MOISTURE CONDITIONED TO AT LEAST 3 (-) PERCENT ABOVE OPTIMUM MOISTURE CONTENT AND COMPACTED TO THE REQUIRED MINIMUM DENSITY. PREPARE CHINA COAST BUILDING PAD FOR SOD.
- 5) LOW AREAS MAY THEN BE RAISED WITH STRUCTURAL COMPACTED FILL THAT IS SELECTED AND PLACED IN ACCORDANCE WITH THE REPORT.
- 6) GRANULAR FILL IS NOT RECOMMENDED BENEATH THE PROPOSED BUILDING, AS THIS COULD ALLOW ENTRAPMENT OF WATER BELOW THE BUILDING.
- 7) THE ON-SITE SOILS ARE, HOWEVER, CONSIDERED TO BE SUITABLE FOR USE AS STRUCTURAL FILL PROVIDED THEY DO NOT CONTAIN ORGANIC MATTER OR OTHER DELETERIOUS MATERIALS.
- 8) SOME OF THE SOILS HAVE RELATIVELY HIGH MOISTURE CONTENT AND DRYING TO WITHIN THE ABOVE STATED RANGE OF THE OPTIMUM MOISTURE CONTENT MAY BE NECESSARY IF THE SOIL IS TO BE USED FOR FILL.
- 9) THE SUBSOILS ON THE SITE ARE CONSIDERED TO HAVE A MEDIUM SHRINK-SWELL POTENTIAL WITH MOISTURE CONTENT FLUCTUATIONS. EXTREME CARE SHOULD BE EXERCISED DURING SITE PREPARATION AND GENERAL CONSTRUCTION ON THE SITE. SURFACE GRADING SHOULD BE PERFORMED TO DIVERT SURFACE RUN-OFF WATER FROM PONDING ON THE SITE AND/OR RUNNING INTO EXCAVATIONS THEREBY ALLOWING THE SOILS TO INCREASE IN MOISTURE CONTENT AND SWELL, POSSIBLY CAUSING FUTURE CONSTRUCTION PROBLEMS.
- 10) IN GENERAL, THE EXPANSIVE SUBGRADE SOILS SHOULD BE MAINTAINED AT ABOUT 3 (-) PERCENT ABOVE OPTIMUM MOISTURE CONTENT DURING CONSTRUCTION/ GRADING TO REDUCE THE AMOUNT OF POTENTIAL VOLUME CHANGE AFTER COMPLETION OF CONSTRUCTION.
- 11) ON-SITE SOILS WHICH DO NOT CONTAIN EXCESSIVE ORGANIC OR OTHER DELETERIOUS MATERIALS INCLUDING VOLATILE ORGANIC COMPOUNDS COULD BE REUSED AS STRUCTURAL COMPACTED FILL. HOWEVER, DUE TO THE MOISTURE SENSITIVE NATURE OF THE SOILS AND THEIR MODERATELY EXPANSIVE CHARACTERISTICS, THESE SOILS MUST BE PLACED AND COMPACTED IN ABOUT 3 (-) PERCENT ABOVE OPTIMUM MOISTURE TO ACHIEVE PROPER COMPACTION AND LIMIT THE POTENTIAL FOR FUTURE SOIL.
- 12) DUE TO THE PRESENCE OF RELATIVELY SHALLOW BEDROCK, SOME EXCAVATION PROBLEMS SHOULD BE ANTICIPATED FOR EVEN SHALLOW FOUNDATION EXCAVATIONS. CONVENTIONAL ROCK RIPPING EQUIPMENT IS EXPECTED TO BE ADEQUATE FOR MODERATE PENETRATION OF THE WEATHERED BEDROCK.
- 13) WHERE ROCK IS ENCOUNTERED, AN EXTRA 12" SHALL BE EXCAVATED AND FILLED WITH SUITABLE STRUCTURAL FILL.
- 14) THE CONTRACTOR SHALL OBTAIN A COPY OF THE SOIL REPORT BY GILES ENGINEERING ASSOCIATES, INC. AT (414) 544-0118 ATTN: MR. GEORGE SCHUBERT.



The construction of this Plan was completed according to the design.  
**"AS BUILT"**

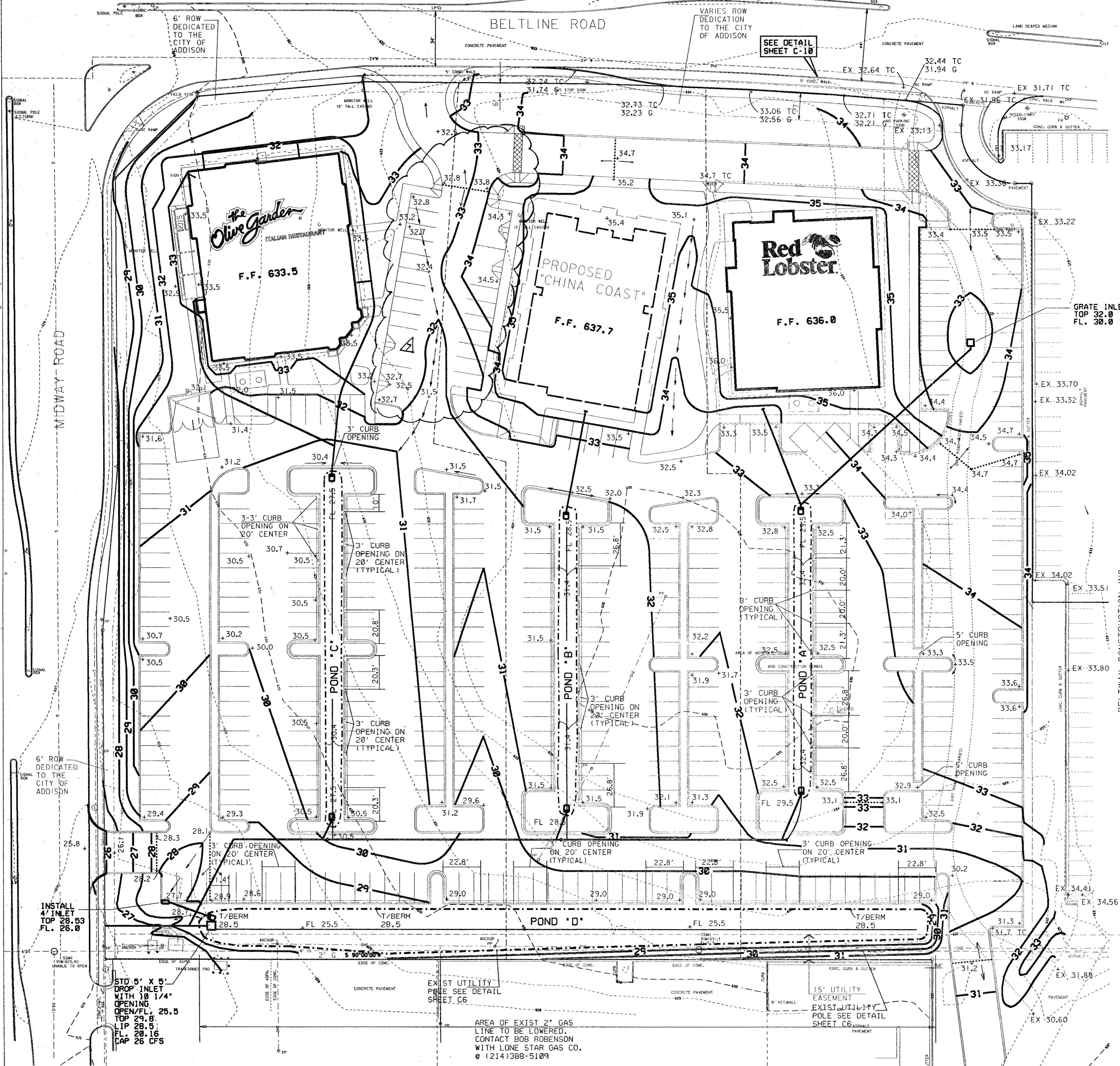


1" = 30'-0"

HUITT - ZOLLARS

3131 MCKINNEY AVENUE/SUITE 600  
DALLAS, TEXAS 75244-3311

BENCHMARK :  
EX 30.60 \* CUT AT TOP OF CURB AT THE NORTHWEST CORNER OF THE CHEVRON AT THE SOUTHEAST CORNER OF THE INTERSECTION OF BELTLINE ROAD AND MIDWAY ROAD.  
ELEV.=624.34  
(BENCHMARK FROM CONSTRUCTION DOCUMENTS FOR BELTLINE ROAD SUPPLIED BY THE CITY OF ADDISON PUBLIC WORKS DEPARTMENT.)



RANDOLPH W. CLENDENEN  
VOL.86250 PG.2057  
D.R.D.C.

RSL CONSTRUCTION CO.  
VOL.78233 PG.737  
D.R.D.C.

BELTWAY OFFICE PARK  
TRACT VII  
VOL.78157 PG.838  
D.R.D.C.

DISCLAIMER :  
THE TOPOGRAPHIC INFORMATION SHOWN BASED ON SURVEY PREPARED BY CARTER & BURGESS INC. DATED 04/06/1992

INSTALL 4" INLET TOP 28.53 FL. 26.0

STD 5" X 5" DROP INLET WITH 1/4" OPENING OPEN/FL. 25.5 TOP 29.8 FLIP 28.5 FL 28.16 CAP 28.0 CFS

AREA OF EXIST 2" GAS LINE TO BE LOWERED. CONTACT BOB ROBENSON WITH LONE STAR GAS CO. (214)388-5109

EXIST UTILITY POLE SEE DETAIL SHEET C6

15' UTILITY EASEMENT EXIST UTILITY POLE SEE DETAIL SHEET C6