

RIGHT-OF-WAY DEDICATION VOL. 82117, PG. 1660 D.R.D.C.T.

20' RIGHT-OF-WAY DEDICATION VOL. 93134, PG. 3515 D.R.D.C.T.

ADDISON SCHOOL ADDITION LOT 1, BLOCK 1 VOL. 80010, PG. 0718 D.R.D.C.T.

- LEGEND**
- - - 101 - - - EXISTING CONTOUR
 - 101 - - - PROPOSED CONTOUR
 - + 101.1 - - - EXISTING SPOT ELEVATION
 - 101.1 - - - PROPOSED SPOT ELEVATION
 - — — EXISTING CURB
 - — — PROPOSED CURB
 - - - - - PROPOSED VALLEY
 - - - - - PROPOSED RIDGE
 - - - - - - PROPOSED FLOW ARROW

- GRADING GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL ALSO BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
 3. BARRICADING, TRAFFIC CONTROL, AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION.
 4. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES IS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.
 5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND/OR ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION.
 7. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATIONS.
 9. ALL EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS PER THE GEOTECHNICAL REPORT.
 10. DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE FOUNDATIONS, BOTH DURING AND AFTER CONSTRUCTION.
 11. REFER TO LANDSCAPE PLANS FOR SPECIAL GRADING AND LANDSCAPE FEATURES.
 12. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND A MAXIMUM 5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 13. SLOPE IN HANDICAP PARKING AREAS AND AT 5'x5' LANDINGS AT EXTERIOR DOORS SHALL NOT EXCEED 2% IN ANY DIRECTION.
 14. CUT FROM THE SITE SHALL BE DISPOSED OF IN A LEGAL MANNER OFF-SITE.

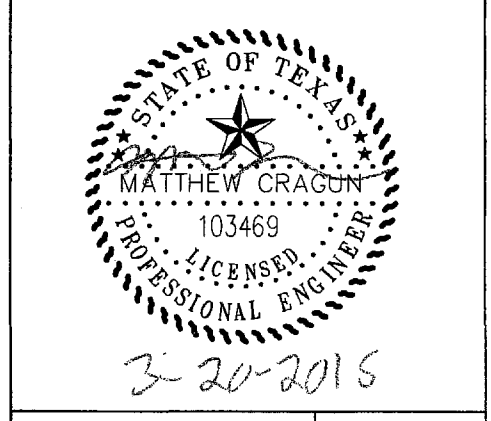
!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



ID STUDIO 4, LLC
1431 GREENWAY DR. SUITE 150
IRVING, TEXAS 75038
TEL: 972.870.1288
WWW.IDSTUDIO4.COM

CLIENT:
FRONT BURNER RESTAURANTS
5206 BELT LINE ROAD
DALLAS, TEXAS 75254
972.905.7139



IDA CLAIRE
5001 BELTLINE ROAD
ADDISON TEXAS 75254
CLIENT: FRONT BURNER RESTAURANTS
5206 BELT LINE ROAD
DALLAS, TEXAS 75254

CUMULUS DESIGN
Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

DATE	DESCRIPTION

SHEET NAME:
GRADING PLAN

SHEET:
C1.03

PROJECT NUMBER:
ADDISON PROJECT
#15-02

N27°22'32"W - 22.50'
(PLAT: N26°47'21"W - 22.37')

N89°56'40"W - 115.02'

BELT LINE RD.