

PROJECT TEAM:

ARCHITECT:
HALDEMAN POWELL + PARTNERS
 15303 DALLAS PARKWAY, SUITE 300
 DALLAS, TX 75248
 (972) 701-9000

CIVIL ENGINEER:
RAYMOND L. GOODSON, JR., INC.
 5445 LA SIERRA
 DALLAS, TX 75231-8100
 (214) 739-8100

STRUCTURAL ENGINEER:
BROCKETTE DAVIS DRAKE INC.
 4144 N. CENTRAL EXPRESSWAY, SUITE 1100
 DALLAS, TX 75204
 (214) 824-3647

MEP ENGINEER:
JAMES JOHNSTON & ASSOCIATES, INC.
 2711 N. HASKELL AVE., SUITE 1300, LB 15
 DALLAS, TX 75204
 (214) 823-9800

LANDSCAPE ARCHITECT:
MESA DESIGN
 3100 MCKINNON, SUITE 905
 DALLAS, TX 75201
 (214) 871-0568

OWNER:
MEPC AMERICAN PROPERTIES, INC.
 15303 DALLAS PARKWAY
 SUITE 100 LB 10
 DALLAS, TX 75248

PROJECT:
THE COLONNADE TOWER
 AS-BUILT - CIVIL
 ARAPAHO AND DALLAS PARKWAY
 DALLAS, TEXAS

PROJECT NUMBER: 5500.96061.00

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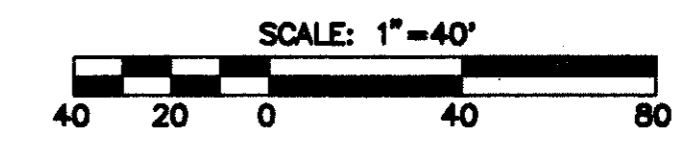
FOR PERMIT

REVISIONS	NO.	DATE	DESCRIPTION
✓	3/2/98		REVISED DRIVEWAY
✓	7/28/98		RECORD DRAWINGS

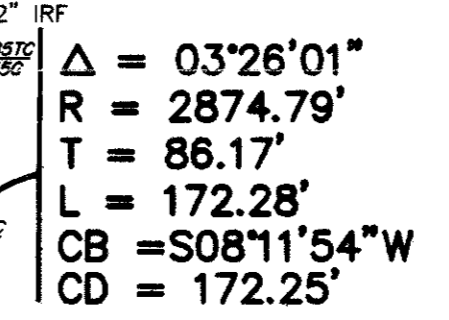
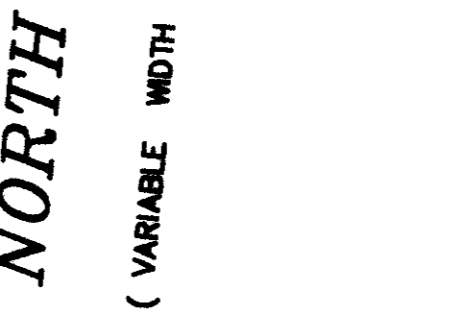
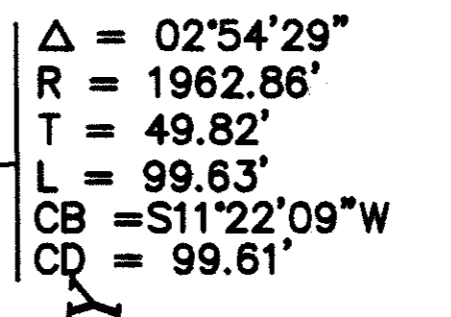
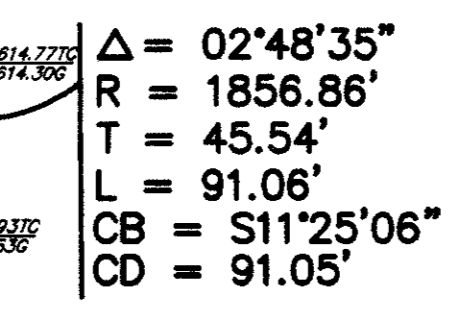
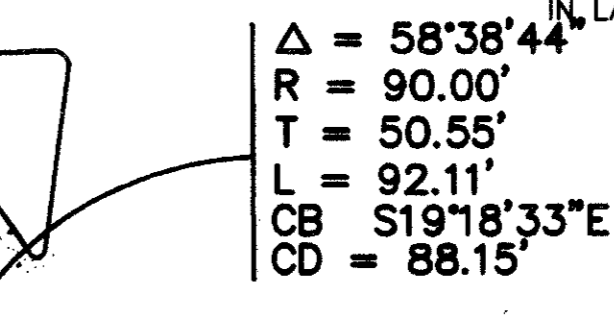
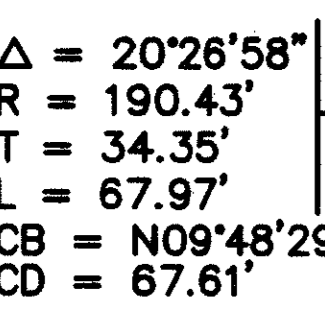
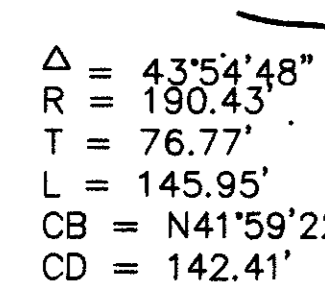
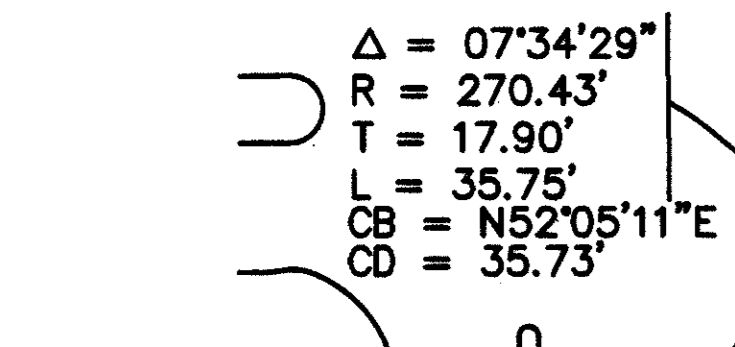
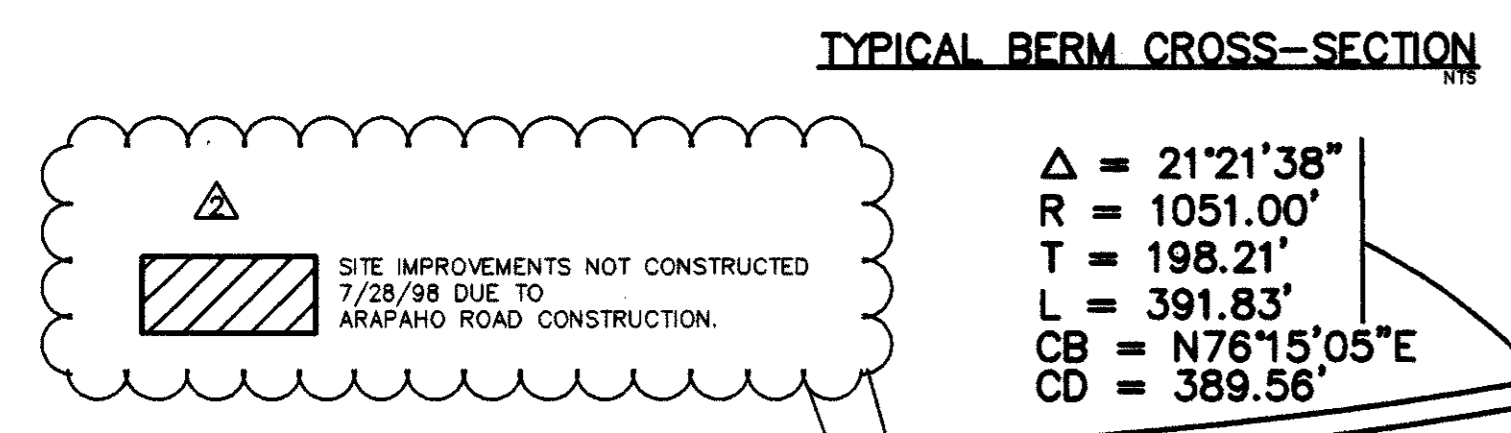
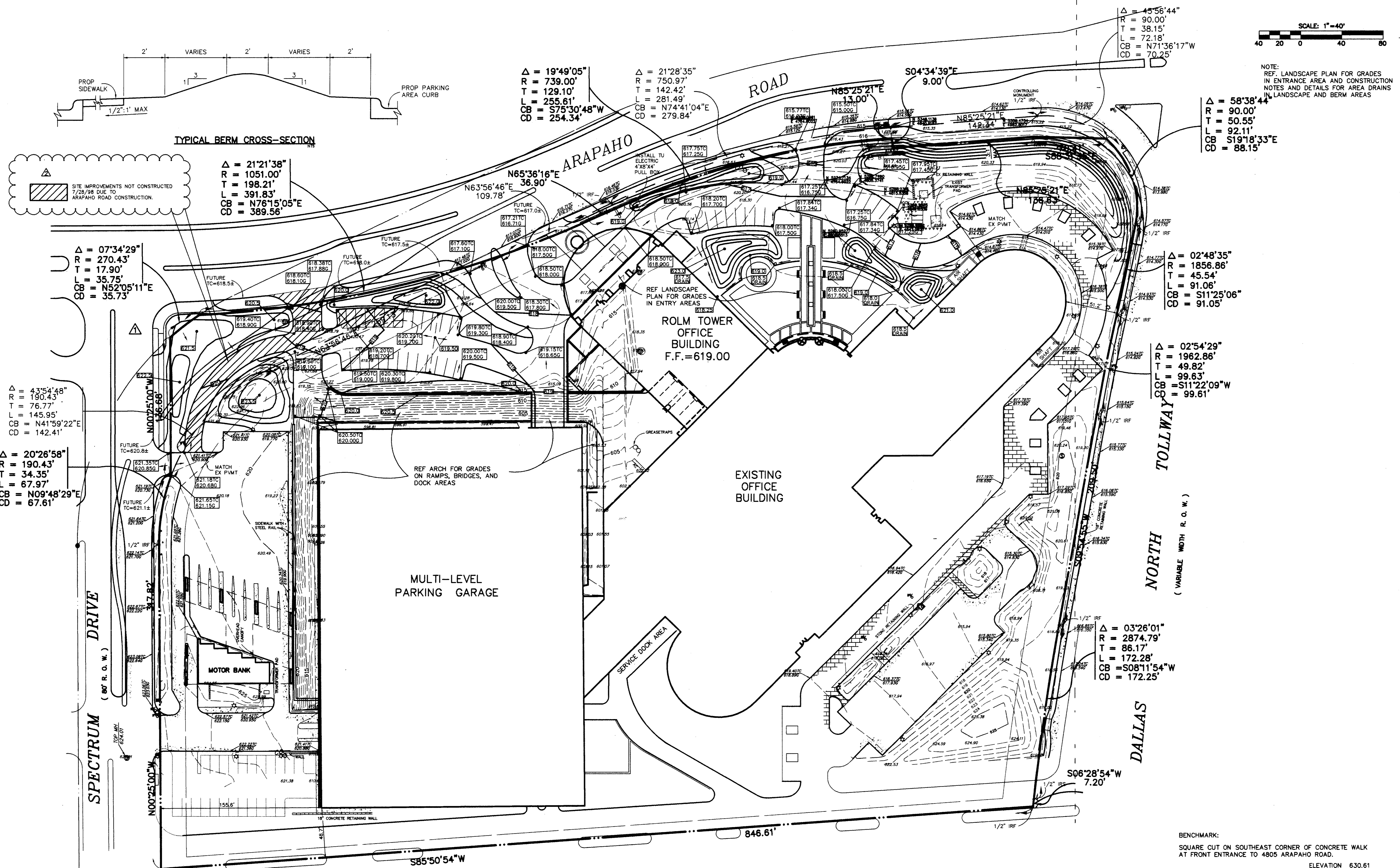
TITLE:
GRADING PLAN

DATE: MAY 23, 1997

SHEET: C3

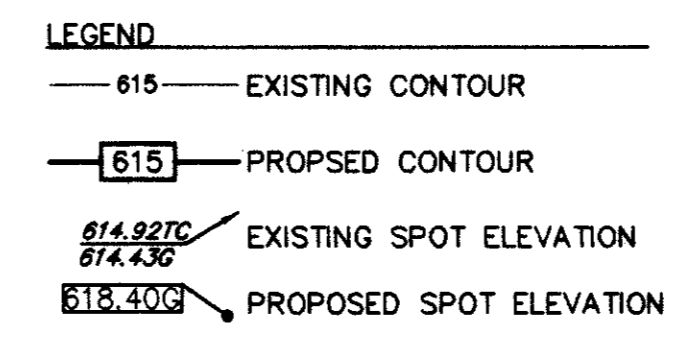


NOTE: REF. LANDSCAPE PLAN FOR GRADES IN ENTRANCE AREA AND CONSTRUCTION NOTES AND DETAILS FOR AREA DRAINS IN LANDSCAPE AND BERM AREAS



- GRADING GENERAL NOTES**
- All materials and workmanship shall conform to the Town of Addison Standards and Specifications, and to the Standard Specifications for Public Works Construction for North Central Texas, latest edition and the Town of Addison addendum thereto.
 - All areas within areas to receive paving shall be stripped to effectively remove all vegetation, top soil, and debris, if present. Debris shall be disposed of legally offsite. Topsoil shall be stockpiled for landscaping purposes.
 - The contractor shall establish interior drainage swales to remove rainfall from the site. Water must not be allowed to pond in tree grub holes. The site should be graded such that positive surface drainage away from the work area is established and maintained at all times. Water must not be allowed to pond on the surface during construction.
 - The contractor shall provide for sediment and erosion control as required by the City of Addison throughout the construction of the project. Hay bales or filter fabric nets placed at the toe of slope or in the flow line of ditches and along perimeter of project. Erosion control may be used until landscaping is complete and ground cover is established.
 - 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.

- Materials used as select fill should have a plasticity index (PI) between 6 and 15. All select fill should contain no deleterious material and should be compacted to a dry density of at least 95 percent Standard Proctor Density (ASTM D 698) within ±2 percentage points of the optimum moisture content.
- Limestone or other rock-like materials used as fill should be compacted to at least 95 percent of standard Proctor maximum dry density. No individual rock pieces larger than 4 inches in diameter should be used as fill. Additionally, no rock fill should be used within 1 ft below the bottom of floor or pavement slabs.
- Fill materials should be placed in loose lifts, less than 9 inches thick and each lift compacted to a minimum of 92 percent of the maximum dry density as defined in ASTM D698 at a min. of +3 percent above the optimum moisture content. Each lift should be inspected and approved by a qualified engineering technician, supervised by a Geotechnical Engineer before another lift is added.
- Testing is required, and shall be performed by a laboratory approved by the Engineer/Owner and paid for by the Owner.
- It will be the responsibility of the contractor to 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 permanent paving. Utilities must be maintained to proper line and grade during the construction of paving for this development.



BENCHMARK:
 SQUARE CUT ON SOUTHEAST CORNER OF CONCRETE WALK AT FRONT ENTRANCE TO 4805 ARAPAHO ROAD.
 ELEVATION 630.61

SQUARE CUT ON TC CENTER OF 10' INLET, ON RADIUS OF SOUTHWEST CORNER OF ARAPAHO & DALLAS NORTH TOLLWAY.
 ELEVATION 633.87

SQUARE CUT ON TC CENTER OF 10' INLET AT THE SOUTHEAST CORNER OF ARAPAHO RD. & SPECTRUM DR.
 ELEVATION 624.16

RECORD DRAWING
 THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

DATE: 7/29/98