

CARRANAGA
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BENT TREE GARDENS
PHASE 2
(VOL. 79193, PG. 2282)
BTP APARTMENTS I LLC
(INST. NO. 201600202167)

GRAYMARK ADDITION
(VOL. 83076, PG. 1978)
ABERFELDY PROPERTIES
(INST. NO. 201500011915)

MINIMIZE GRADING IN DRIP LINE OF
EXISTING TREES. COORDINATE WITH
LANDSCAPE ARCHITECT AS REQUIRED TO
PROVIDE POSITIVE DRAINAGE TO INLETS.

MINIMIZE GRADING IN DRIP LINE OF
EXISTING TREES. COORDINATE WITH
LANDSCAPE ARCHITECT AS
REQUIRED TO PROVIDE POSITIVE
DRAINAGE TO INLETS.

PART OF LOTS 5 AND 19
CARROLL ESTATES
(VOL. 10, PG. 473)

THE ATRIUM, A REPLAT
OF PART OF LOT 19,
CARROLL ESTATES
(VOL. 82006, PG. 361)
JP BENT TREE LIMITED
PARTNERSHIP
(INST. NO. 201100064451)

LOT 2, BLOCK A
WESTGROVE/BENT TREE
PLAZA ADDITION
(VOL. 2002096, PG. 25)
AKF3 ADDISON TECH LLC
(INST. NO. 201700312681)

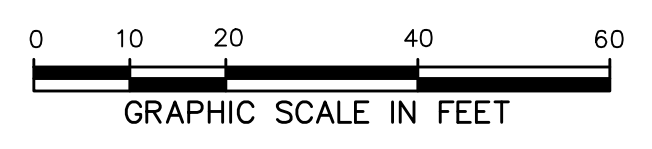
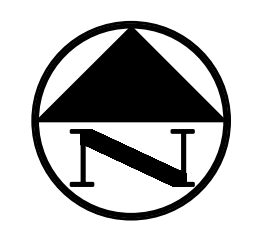
MINIMIZE GRADING IN DRIP LINE OF
EXISTING TREES. COORDINATE WITH
LANDSCAPE ARCHITECT AS REQUIRED TO
PROVIDE POSITIVE DRAINAGE AWAY
FROM BUILDING.

STREITFELD FAMILY
LIMITED PARTNERSHIP
(INST. NO. 20070310677)

EXCEL PARKWAY

LEGEND

- B. BOLLARD
- EM ⊙ ELECTRIC METER
- PP ⊙ POWER POLE
- LS ⊙ LIGHT STANDARD
- WM ⊙ WATER METER
- WV ⊙ WATER VALVE
- ICV ⊙ IRRIGATION CONTROL VALVE
- FC ⊙ FIRE HYDRANT
- CS ⊙ CLEANOUT
- MH ⊙ MANHOLE
- TSC ⊙ TRAFFIC SIGNAL CONTROL
- TSP ⊙ TRAFFIC SIGNAL POLE
- TELE ⊙ TELEPHONE POLE
- FL ⊙ FLOOD LIGHT
- FP ⊙ FLAG POLE
- SIGN ⊙ TRAFFIC SIGN
- IRS ⊙ 1/2-INCH IRON ROD
- (C.M.) ⊙ W/"PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL ⊙ OVERHEAD UTILITY LINE
- 61.3 ⊙ EXIST CONTOUR
- 612.39 ⊙ EXIST SPOT ELEVATION
- TC 612.39 ⊙ EXIST TOP OF CURB ELEVATION
- G 611.89 ⊙ EXIST GUTTER ELEVATION
- 400 ⊙ PROPOSED CONTOUR
- TC 614.50 ⊙ PROPOSED TOP OF CURB ELEVATION
- G 614.00 ⊙ PROPOSED GUTTER ELEVATION
- EL 614.25 ⊙ PROPOSED SPOT ELEVATION
- M.G. ⊙ MATCH EXISTING GRADE
- TW 620.50 ⊙ PROPOSED TOP OF WALL ELEVATION
- EL 614.00 ⊙ PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- ⊙ A ⊙ 5% MAX RUNNING SLOPE
- ⊙ B ⊙ 2% MAX CROSS SLOPE



GRADING & DRAINAGE GENERAL NOTES

1. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
2. UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN MAXIMUM LIFTS OF 6 INCHES.
3. SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NO GREATER THAN 5% (UNLESS OTHERWISE NOTED) AND A CROSS SLOPE NO GREATER THAN 2%.
4. GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO FEDERAL, STATE, AND LOCAL GUIDELINES.
5. ALL PROPOSED AND EXISTING GRADES IN NON-PAVED AREAS ARE "FINISHED GRADE" (i.e. IN LANDSCAPE BEDS, TOP OF MULCH/BEDDING MATERIAL).
6. UNLESS NOTED, STORM DRAIN LINES SHALL BE OF THE FOLLOWING MATERIALS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS:
 - 6.A. RCP C-76, CLASS III
 - 6.B. ADS N-12 (PRIVATE ONLY)
 - 6.C. HANCOR HI-Q (PRIVATE ONLY)
7. UNLESS NOTED, GRATE INLETS TO BE "FORTERRA PIPE AND PRECAST" CATCH BASIN SIZED AS SHOWN, OR APPROVED EQUAL.
8. FINAL PAVING, CURB, AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
9. REFER TO LANDSCAPE SPECIFICATIONS FOR SEEDING AND SODDING REQUIREMENTS.
10. ANY CONCRETE, ROCK, OR MATERIAL DEEMED BY THE ENGINEER TO BE UNSUITABLE FOR SUBGRADE SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.
11. TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.2 AND SHALL BE MECHANICALLY COMPACTED IN 6-INCH LIFTS TO THE TOP OF SUBGRADE TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY IN ACCORDANCE WITH NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
12. EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 504.5 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
13. A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS NEAR THE OUTLET PIPE.
14. ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 702.2.4, CLASS "A" (3000 PSI) UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
15. CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM FOR CRUSHED STONE BEDDING.
16. IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.

RECORD DRAWING

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY:
SIGNATURE: *Cody R. Risinger*
ENGINEER OF RECORD: CODY R. RISINGER, PE # 123160
CONTRACTOR: STRATEGIC CONSTRUCTION
DATE REVISED: 11/10/2020

NO.	DATE	REVISION
11/10/2020	RECORD DRAWINGS	

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

GRADING PLAN

OFFICE BUILDING

4595 EXCEL PARKWAY

0.978 ACRE TRACT

TOWN OF ADDISON, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CRR	CBA	FEB 2020	1"=20'			C2.1

OFFICE BUILDING, 4595 EXCEL PARKWAY