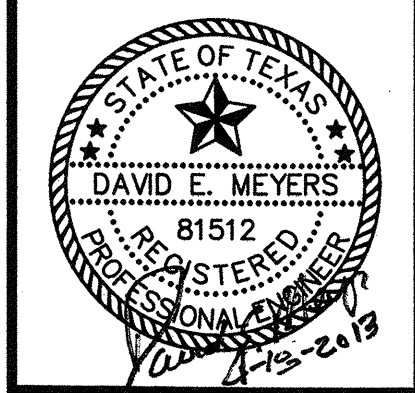


Kimley-Horn and Associates, Inc.

No.	Revision	Date
1	REVISED FIRE LANE GRADES	11/17/11
2	REVISED PARKING GRADING	2/6/12
3	ADDED PARKING	2/28/13
4	ADDED PARKING	4/18/13



Keller Springs Lofts
Loft Apartments in Addison
 Town of Addison, Texas

GRADING PLAN

DATE: FEBRUARY 28, 2013
DESIGN: KHA
DRAWN: KHA
CHECKED: KHA
KHA NO.: 064362003
CITY NO.:

SHEET
C4

LEGEND

--- 634 ---	EX. MINOR CONTOUR
--- 635 ---	EX. MAJOR CONTOUR
--- 635 ---	PROP. CONTOUR
• 559.5	PROP. SPOT ELEVATION
• 559.5	EXIST. SPOT ELEVATION
F.F.	FINISH FLOOR ELEVATION
→	SURFACE FLOW DIRECTION

- Grading Notes (Multi-family)
- This plan is for site rough grading only. See architect and structural plans for slab elevations to be used for foundation construction.
 - Plan elevations are to finish building slab, top of pavement, or finish grade in planting areas. Adjustment for slab, pavement, and planting bed thickness must be made for the purposes of earthwork. Refer to the architect and landscape architect plans for elements not detailed in this plan set.
 - Rough grading shall be accomplished to within +/- 0.10 feet of plan elevation after adjustment for finish thickness.
 - As a minimum requirement, all fill shall be placed in 6-inch lifts compacted to between 95% of standard proctor density between -3% and +3% of optimum moisture content. Refer to the geo-tech report for complete project specifications.
 - All trees, stumps, brush, grasses and surface organics are to be removed and properly disposed of offsite. Tree removal permits shall be obtained by the owner or the contractor prior to commencement of grading.
 - Existing utility poles will be removed or relocated by the utility companies through coordination by the owner and contractor. Contractor shall bring to the owner's attention any facilities that are, or appear to be, in conflict with construction activities.
 - The contractor shall install erosion control measures per the plans and maintain streets free of mud, dirt and debris for the duration of the construction activities. See Erosion Control and Storm Water Pollution Prevention Plan for specific details and requirements.
 - Cross slopes on sidewalks shall not exceed a 2% grade and longitudinal slopes shall not exceed a 5% grade. Slopes in excess of the above noted maximums will be in violation of accessibility requirements and will be subject to removal and replacement at the direction of the accessibility reviewer and at the expense of the contractor.

BENCH MARKS:

BMS
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF RATLIFF LANE AND ADDISON ROAD.
 ELEVATION 637.20

BMR
 SQUARE CUT ON INLET, SOUTHWEST CORNER OF AIRPORT PKWY. AND QUORUM DRIVE.
 ELEVATION 631.15

BM1
 BRASS DISK FOUND AT NORTHWEST CORNER OF INLET, SOUTHWEST CORNER OF KELLER SPRINGS AND ADDISON ROAD.
 ELEVATION 638.91

STOP!
CALL BEFORE YOU DIG
 DIG TESS
 1-800-DIG-TESS
 (at least 72 hours prior to digging)

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE:
 ALL GRADES ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED