

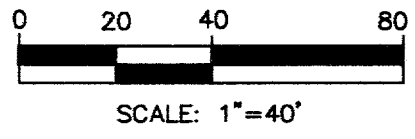
BLOCK A
LES LACS GARDENS HOMES

$\Delta=10'43.59"$
 $R=1500.00'$
 $L=280.99'$
 $T=140.90'$
 $C=280.57'$
 $CB=N67'42'42"E$

$\Delta=28'16.00"$
 $R=400.00'$
 $L=197.34'$
 $T=100.72'$
 $C=195.34'$
 $CB=N76'28'43"E$

GENERAL GRADING NOTES

- All pavement elevations are to top of pavement or top of curb as noted and shall be staked as such unless written instructions are provided to the contrary by an authorized representative of the owner.
- All pavement within the limits of this project is proposed. Maximum crossfall sidewalk is 1/4" per ft. (U.O.N.) if required.
- Grades outside buildings shall be 6 inches to 10 inches below finished floor elevations for slab on grade elevations unless otherwise noted. Verify prior to construction.) For pier and beam or structural foundations refer to grading plan.
- All fill under slab-on-grade foundations, paving areas, and other earth supported structures (swimming pools, retaining walls, etc.) shall be lifted and compacted in 6 inch to 12 inch layers to 95% Standard Proctor Density, unless otherwise noted. Fill in all other areas shall be lifted and compacted in 6 inch to 12 inch layers to 90% Standard Proctor Density. Earth support structures in non-fill or cut areas shall have sub-grade compacted to 95% Standard Proctor Density, unless otherwise noted. Contractor must verify and comply with pad requirements specified on structural drawings.
- No trees shall be removed unless authorized by the plans or the engineer or architect or owner on the job.
- Steps in walks shall be installed where necessary to keep walks to 5% grade or less. Risers shall not exceed 6 inches unless otherwise noted. Treads to be 12 inches maximum.
- Refer to approved architect plans prior to staking final building pads.
- Refer to approved utility plans prior to staking final grades.
- Flatwork specifications to be provided by others.
- Field construction shall be in accordance with the latest approved architectural and engineering plans and the appropriate governing specifications. These plans shall be provided to Cook Consultants Inc. prior to construction. Building foundations shall be accurately placed within the site and shall not be placed until surveyor has placed the appropriate markers. There shall be no deviation from this procedure. Appropriate city inspector shall be present as required for work as required.
- For additional grade beams that are to be deepened, refer to the approved grading plan for specific locations and cross check with the architectural and structural foundation plans.
- Any buildings with interior depressed areas shall be checked for waterproofing, drainage, and foundation coordination between civil, structural, mechanical, and architectural prior to pouring foundations. For depressed areas of buildings adjacent to the building perimeter "up turned" concrete stem walls are required and outside concrete surface areas are to be waterproofed.
- For preservation of trees: during staking, a unit or building which can be moved to save significant trees shall not be moved without first notifying the engineer, architect, owner and proper city official. There shall be no exception to this procedure.
- Location of existing underground utilities or pipelines shown on this drawing is based upon existing plans by others and field location of above ground appurtenances. It shall be the responsibility of any contractor excavating in the area of underground facilities to notify the owner thereof and to exercise extreme caution in the protection of said utilities or pipelines. Contractor shall verify locations of all utilities prior to construction.
- Refer to local municipality or special agencies details, plans and specifications where not specifically addressed in other general notes for additional clarification and specific details. These approved plans, other City and/or County Engineer plans indicated or applicable shall be in contractor's possession prior to construction.
- Cook Consultants Inc. shall not be responsible for the consequences resulting from information provided by or actions of municipalities, utility companies, contractors, or others. It shall be the responsibility of the contractor to verify and coordinate all of the herein information with the appropriate agencies prior to construction.
- Surveyor will not be held liable for any claim or errors in setting stakes for construction if said stakes depicting the area in question are not in the ground for inspection at the time the claim is made.
- Fill areas shall be stripped of existing vegetation and any unsuitable material or trash shall be removed. Strippings of soil and grass only may be spread in areas not to be filled, to a maximum of one foot depth. Surface drainage shall not be blocked by placement of strippings.
- Paving contractor shall adjust all proposed and existing manhole tops to match proposed grades.
- All construction must conform to the standards and specifications to the Town of Addison, Texas, and NCTCOG.
- Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense, unless noted on development plans.
- Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
- The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plan and iron pins shall be placed at block corners, curve points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty four (24) inches long.
- In the event sidewalks are constructed, ADA ramps will be required.
- Contractor shall obtain a Form Board Survey by a licensed Surveyor prior to slab construction.
- Refer to Geotechnical report by SE & T, dated Sept. 22, 1994, Proj. No. 155G-94. Construction Methods and procedures recommendations should be applied as noted in Geotechnical report.
- Expansion Joints at all PC's and PT's. Construction Joints at 25 ft. center to center w/ Filler.



HUIE ADDISON ADDITION
VOL. 84194, PG. 2175
D.R.D.Co., Tx.

LEGEND

- EXISTING CONTOUR ——— 630 ———
- PROPOSED CONTOUR ——— [630] ———
- EXISTING SPOT ELEV. x 630.5
- PROPOSED SPOT ELEV. x 30.50
- PROPOSED CURB
- S = CURB STOP IN GARAGE (REFER TO ARCH. PLANS)

BENCHMARK:
TOP OF OPERATING NUT ON FIRE HYDRANT,
43.3' WEST AND 15' SOUTH OF S.E. CORNER
OF PROPERTY.
ELEVATION 606.35

3
14

GRADING PLAN
TOWN HOMES OF ADDISON

DEPARTMENT OF PUBLIC WORKS
TOWN OF ADDISON, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
LD	LAC	9/15/95	1"=40'	CCI		

DATE: PROJECT NO. 81215-35

REV. NO.	PROJ. NO.	DESCRIPTION	DATE
1		ADDED PROP. GRADES	8/19/96
2		REV. LOT 28 AND ADDED ISLAND	7/11/96
3		REVISED PER CITY COMMENTS	5/21/96
4		REVISED PER CITY COMMENTS	5/04/96
5		MOVED LOT LINE	2/15/96
6		FINISH FLOOR MODIFICATIONS	2/15/96

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THESE DRAWINGS ARE PROVIDED FOR "AS-BUILT" DRAWINGS BY OTHERS FOR THE CITY OF ADDISON

12" STORM SEWER EASEMENT
VOL. 82060, PG. 1627
D.R.D.Co., Tx.

CONST. STD 4" DIA. MANHOLE TOP OF RIM 597.00 FL 585.65

39" DIA. RCP (SEE SHT. 5 OF 14)

