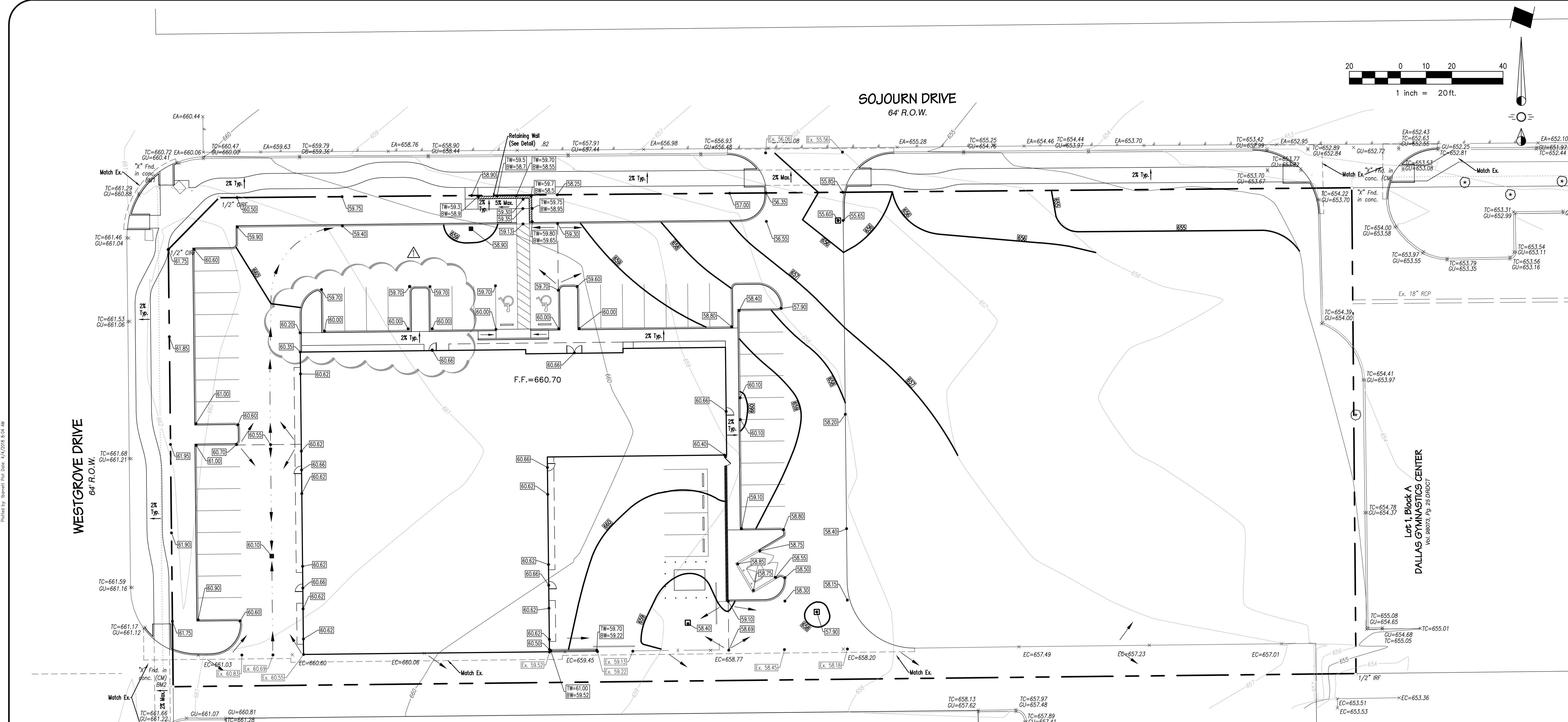


Date	Revisions (Ex. W. Location)
04-05-17	



**Lot 1, Block A  
WESTGROVE AND AIRBORN**  
Inst. No. 20090285546 OPRDCT

**GRADING GENERAL NOTES:**

- All materials and construction shall conform to the Town of Addison Standard Construction Details and Specifications, except as noted herein and approved by the Town.
- Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
- The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
- It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, clean-outs, 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 construction of the paving for this development.
- Care should be taken that fill materials and areas to receive fill are relatively free of vegetation, roots, debris, large rocks or other objectionable material. Prior to placing any fill, soil subgrades should be scarified to a minimum depth of 8 inches, and recompacted to a minimum of 92 percent of ASTM D 698, at a minimum of +1 to +5 percent above the optimum moisture content as determined by that test. Clay fill materials should then be spread in loose lifts, maximum 8 inches thick, and uniformly compacted to the same criteria. Processed limestone should be compacted to a minimum of 92 percent of ASTM D 698, at a minimum of +1 to +5 percent above optimum moisture.
- Drainage should be maintained away from the foundations, both during and after construction.
- All earthwork operations, pavement installation, etc. shall conform to the Geotechnical Investigation. (Report No. 21233, Reed Engineering, July, 2016)
- Trees shall remain unless specified otherwise on the Landscape Plan or approved by the Owner.
- 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.
- In the event an item is not covered in the Town's specifications, the Town Engineer's decision shall apply.
- The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with existing paving.
- Proposed spot elevations are finished grade elevations (Top of pavement, top of sod, etc.)
- Erosion control shall be in place prior to the disturbance of any existing surface.
- All sidewalk and crosswalk slopes shall conform to ADA requirements as follows:  
1:20 longitudinal (along the walk) max.  
1:50 transverse (across the walk) max.

TC=658.13  
GU=657.62  
TC=657.97  
GU=657.48  
TC=657.89  
GU=657.41

**Air Born, Inc.**  
Remainder of 18.256 Ac.  
Vol. 09216, Pg. 1560 DRDCT

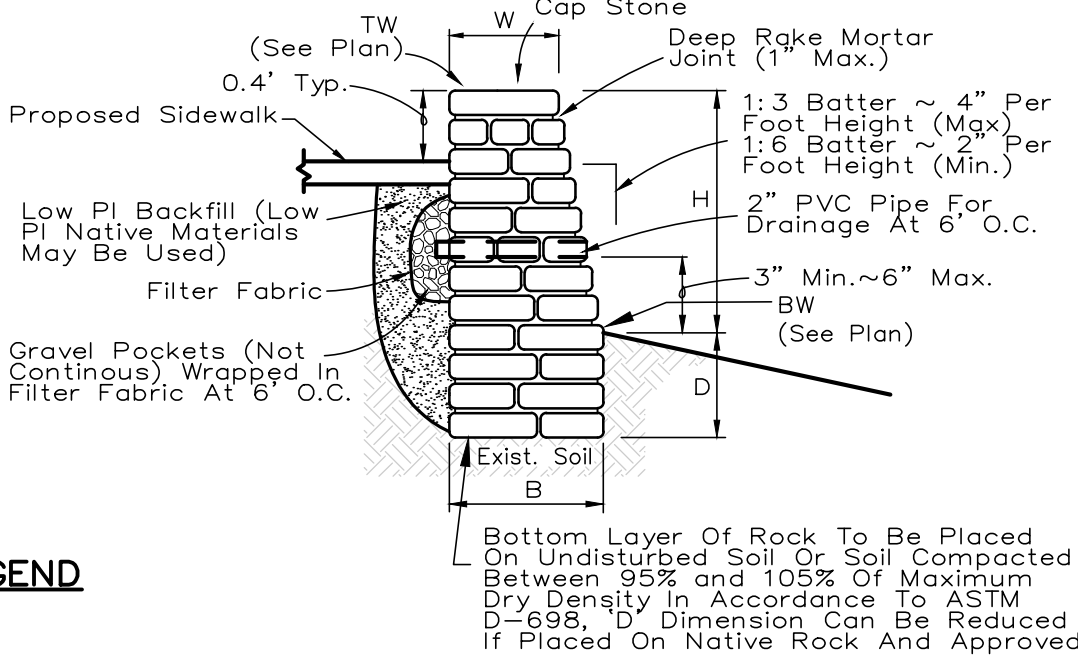
Wall Height ~ H	B	D	V
0.0' To 2.0'	18"	12" Min.	12" Min.

**STONE WALL NOTES:**

- ALL STONE TO BE TAN MALISAP STONE OR LIMESTONE.
- WALL CONTRACTOR TO PROVIDE STONE SAMPLE FOR OWNER'S APPROVAL.
- ADJACENT VERTICAL JOINTS SHALL BE 3" APART MINIMUM.
- STEEL SCHEDULE:  
9 GAGE, 12" WIDE LADEER WIRE ON BOTTOM TWO COURSES; EVERY THIRD COURSE AFTER THAT.
- ONLY LOW PI (PI < 15) MATERIAL SHALL BE USED AS BACKFILL BEHIND WALL. LOW PI NATIVE SOILS MAY BE USED.
- BOTTOM OF WALL TO BE PLACED ON UNDISTURBED SUBGRADE WHERE POSSIBLE. SUBGRADE TO BE COMPACTED TO BETWEEN 95 AND 105 PERCENT OF MAXIMUM DRY DENSITY IN ACCORDANCE TO ASTM D 698.
- SHOULD ANY SITE CONDITIONS ARISE THAT WOULD WARRANT ANY DEVIATION FROM THESE DESIGN SPECIFICATIONS, CONTRACTOR MUST NOTIFY ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

**BENCHMARKS:**

- "X" cut found in concrete ramp at southeast corner of the intersection of Westgrove and Sojourn. Elev.=661.09'
- "X" cut found for southwest property corner. Elev.=661.15'



**STONE RETAINING WALL DETAIL**  
NTS

**GRADING LEGEND**

- Proposed Gutter Spot Elevation
- Proposed Contour
- Existing Contour
- Existing Spot Elevation
- Direction Of Flow
- Proposed Top of Wall Elevation
- Proposed Bottom of Wall Elevation

## RECORD DRAWINGS

**NOTE:**  
THESE PLANS HAVE BEEN REVISED TO CONFORM WITH  
CONSTRUCTION RECORDS PROVIDED BY THE CONTRACTOR.

**CAUTION !!!  
EXISTING UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATION SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SPIARS ENGINEERING, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.