

NOTE: ALL BUILDING 1 THRESHOLD GRADES AT CONDO TERRACES ARE 1/2" BELOW F.F. 618.96 UNLESS OTHERWISE STATED AT RETAIL THRESHOLDS

NOTE: ALL BUILDING 2 THRESHOLD GRADES AT CONDO TERRACES ARE 1/2" BELOW F.F. 618.46 UNLESS OTHERWISE STATED AT RETAIL THRESHOLDS

TYPICAL SUBSURFACE DRAIN SYSTEM, REFERENCE: DETAIL #4, SHEET LS-4 AND CIVIL DRAINAGE PLAN - SHEET #7

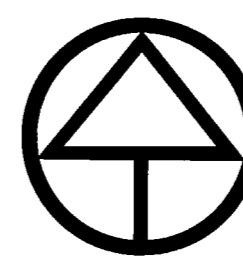
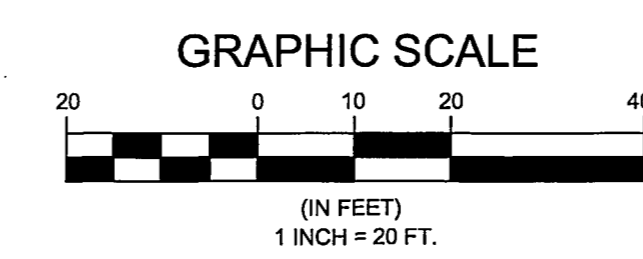
GRADING LEGEND

(100.00)	PROPOSED LANDSCAPE ARCHITECT GRADE
(100.00)	EXISTING CIVIL ENGINEER GRADE
◻	AREA DRAIN
○	SUBSURFACE TREE DRAIN, REF: DETAIL #4, SHEET LS-4 AND CIVIL DRAINAGE PLAN - SHEET #7

NOTE:

- ALL WALKS SHALL HAVE A CROSS SLOPE NO GREATER THAN 2% AND SHALL HAVE A LONGITUDINAL SLOPE NO GREATER THAN 5% WITHOUT HANDRAILS (UNLESS LONGITUDINAL SLOPE IS MAINTAINING ADJOINING STREET CURB GRADES IN WHICH CASE HANDRAILS ARE NOT REQUIRED.) NO WALKS SHALL EXCEED 8.33%.
- EXISTING GRADES PROVIDED BY CIVIL ENGINEER GRADING PLAN SHEET #10, DATED: 2/26/2007 CIVIL ENGINEER: GRANTHAM & ASSOCIATES, PH. (972) 864-2333

NOTE: ALL THRESHOLD GRADES ARE 1/2" BELOW BUILDING FINISHED FLOOR ELEVATION.



LANDSCAPE GRADING PLAN

SCALE: 1"=20'-0"

LINDA TYCHER & ASSOCIATES, INC.
 10000 W. HUNTERS GREENWAY, SUITE V
 DALLAS, TEXAS 75242
 (214) 750-1210

CONSULTANT:
LINDA TYCHER & ASSOCIATES

PROJECT TITLE:
SNK ADDISON MIXED USE DEVELOPMENT
 Addison, Texas

Date	Revision

Job No.	Print Date:
	5/1/07
Drawn By:	Scale:
B.D.	
Checked By:	
L.T.	
Project Mgr.:	
L.T.	

Sheet Title:
LANDSCAPE GRADING PLAN

Dwg. No.
LS-2