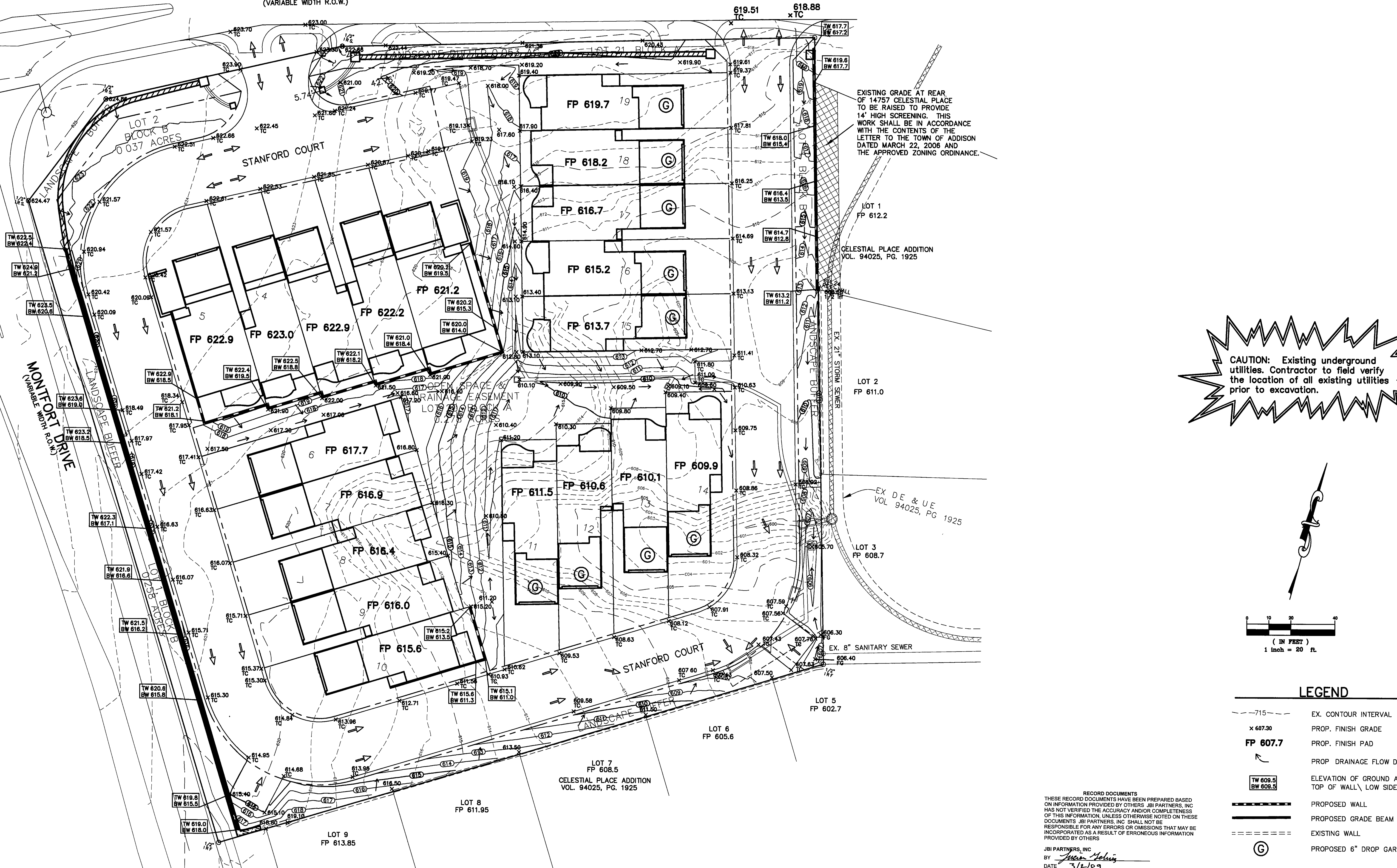
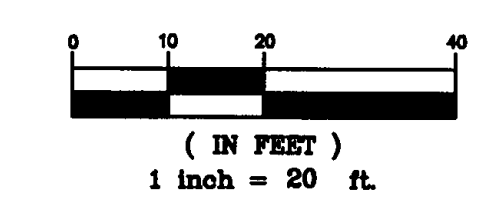


CELESTIAL ROAD
(VARIABLE WIDTH R.O.W.)



EXISTING GRADE AT REAR OF 14757 CELESTIAL PLACE TO BE RAISED TO PROVIDE 14' HIGH SCREENING. THIS WORK SHALL BE IN ACCORDANCE WITH THE CONTENTS OF THE LETTER TO THE TOWN OF ADDISON DATED MARCH 22, 2006 AND THE APPROVED ZONING ORDINANCE.

CAUTION: Existing underground utilities. Contractor to field verify the location of all existing utilities prior to excavation.



LEGEND

- 715--- EX. CONTOUR INTERVAL
- x 607.30 PROP. FINISH GRADE
- FP 607.7** PROP. FINISH PAD
- ↷ PROP DRAINAGE FLOW DIRECTION
- TW 609.5 / BW 609.5 ELEVATION OF GROUND AT TOP OF WALL, LOW SIDE OF WALL
- — — — — PROPOSED WALL
- — — — — PROPOSED GRADE BEAM
- — — — — EXISTING WALL
- ⊙ PROPOSED 6" DROP GARAGE

RECORD DOCUMENTS
THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION, UNLESS OTHERWISE NOTED ON THESE DOCUMENTS. JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.
BY *Lucien J. Gehrig*
DATE 3/2/09

BENCHMARKS
BM #1 - CITY OF DALLAS WATER DEPARTMENT BENCHMARK, NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, SQUARE CUT ON CONCRETE BASE OF 6 FOOT BRICK WALL. ELEVATION = 626.81'
BM #2 - SOUTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE, "X" CUT IN CONCRETE SIDEWALK, APPROXIMATELY 22 FEET NORTH OF THE CURB RETURN ON MONTFORT DRIVE. ELEVATION = 624.51'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2.	REVISED GRADING IN LANDSCAPE BUFFER	LJG	4/16/07				
1.	REVISED WALLS AND REAR YARD POINTS	LJG	2/8/07	1.	REVISED PER CITY COMMENTS	LJG	7/28/08
							3/2/09

The seal appearing on this document was authorized by Lucien J. Gehrig, P.E. 102059. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

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- Engineering
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- Landscape Architecture
- Construction Management

GRADING PLAN		PROJECT NO.
STANFORD COURT VILLAS		CDC004
Town of Addison, Dallas County, Texas		SHEET NO.
		5