

**WARNING**  
 CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4345) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. ICON CONSULTING ENGINEERS, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR LOCATING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

BM #1 REF. ELEVATION = 559.47  
 SQUARE CUT IN TOP OF CURB, SOUTH MEDIAN END NOSE, MARSH LANE

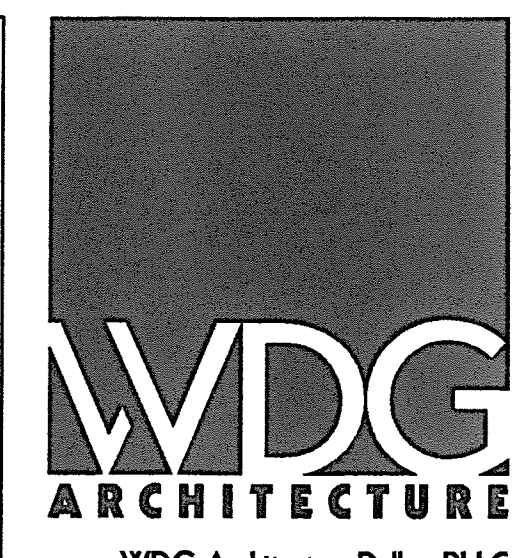
BM #2 REF. ELEVATION = 547.84  
 SQUARE CUT IN TOP OF CURB, NORTH MEDIAN END NOSE, AT INTERSECTION OF BROOKHAVEN CLUB DRIVE AND MARSH LANE.

**GRADING NOTES**

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- UNDISTURBED AREAS: PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- TESTING: ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY AND SUPPLEMENTAL MATERIAL, PREPARED BY GEOTEL ENGINEERING, INC., PROJECT NO. EOP-312, DATED DECEMBER 3, 2007 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- STRIPPING AND DEBRIS REMOVAL: THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF SIX (6) INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- BURNING: BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- PROOF ROLLING: UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHOULD BE OBSERVED TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED TO REMOVE WEAK OR OTHERWISE OBJECTIONABLE MATERIALS THAT WOULD ADVERSELY AFFECT THE FILL PLACEMENT. THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT. SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED AND MADE STABLE BEFORE CONSTRUCTION PROCEEDS. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
- UNSTABLE MATERIAL: WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBGRADE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO ONE HUNDRED (100) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- CONTROLLED FILL: ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER, ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15" TO 36" OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36" TO 72" OF PROPOSED SUBGRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72" FROM SUBGRADE ELEVATION. WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOID. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPARISON SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 10 INCHES EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95 AND 100 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D 698.
- PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- MASS GRADE ELEVATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING ELEVATIONS:
  - 12" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVED AREAS.
  - 6" BELOW FINISHED GRADE FOR STANDARD DUTY PAVED AREAS.
  - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVED AREAS.
  - 6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS.

LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

- BUILDING ENTRANCE GRADES: REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCES AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND TEXAS ACCESSIBILITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.
- LANDSCAPE AREAS: ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE SIX (6) INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.
- EARTHWORK QUANTITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING THE EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED CONTOURS SHOWN ON THESE PLANS. ALL EARTHWORK SHALL BE CONSIDERED UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.
- LIMITS OF CONSTRUCTION: NO WORK IS TO BE PERFORMED OUTSIDE OF THE PHASE 1 SOUTH PROPERTY BOUNDARY.



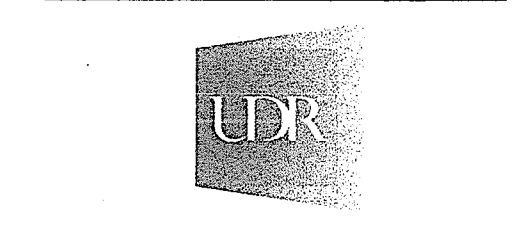
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Structural Engineer

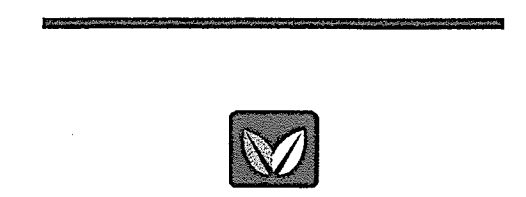
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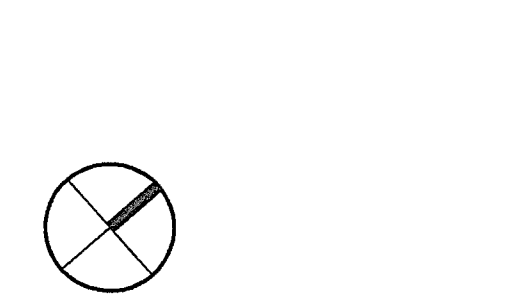
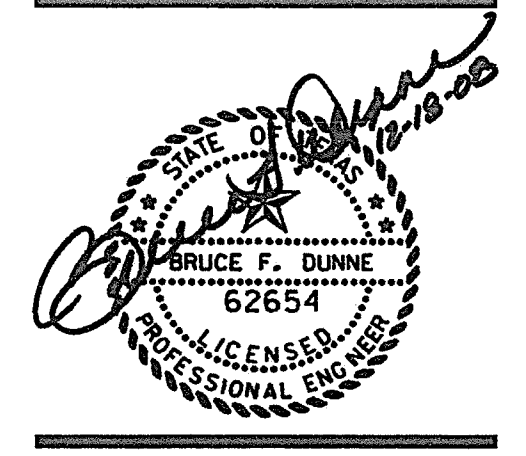
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 Dallas, Texas 75240



VITRUVIAN PARK  
 IN ADDITION

**Vitruvian Park Phase 1 South**  
 Brookhaven Club Drive  
 Addison, Texas

REVISION NO 1	12/18/08
CONSTRUCTION	10/13/08
PERMIT	7/31/08
PRELIM GRADING	6/27/08



WDC Project No: DA07008

**GRADING PLAN**

Date: 6/27/08  
 Scale: As Noted

**C3.1**

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