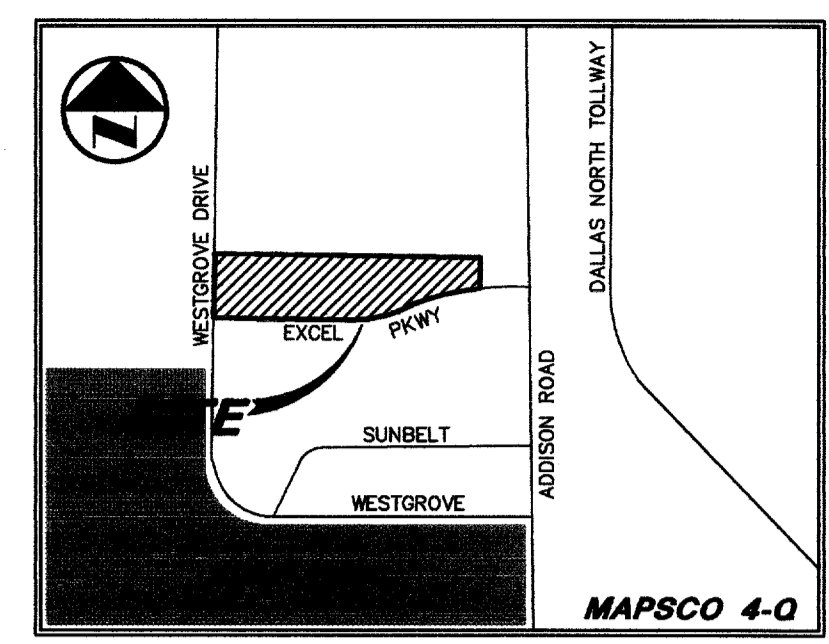
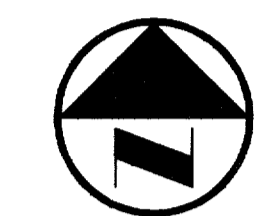


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VICINITY MAP



0 20' 40' 80' 120'
GRAPHIC SCALE IN FEET

LEGEND

- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS LIGHT STANDARD
- WM₁ WATER METER
- WV₁ WATER VALVE
- ICV₁ IRRIGATION CONTROL VALVE
- FR₁ FIRE HYDRANT
- CL CLEANOUT
- MH₁ MANHOLE
- GM₁ GAS METER
- TSC₁ TRAFFIC SIGNAL CONTROL
- TSP₁ TRAFFIC SIGNAL POLE
- TELE₁ TELEPHONE BOX
- TV₁ TV BOX
- FP₁ FLAG POLE
- EM₂ ELECTRIC METER
- SIGN₁ TRAFFIC SIGN
- PL₁ PROPERTY LINE
- OHL₁ O.H. POWER LINE
- TEL₁ U/G TELEPHONE LINE
- W₁ U/G WATER LINE
- G₁ U/G GAS LINE
- FENCE
- B.F.R. BARRIER FREE RAMP

ROF
DW
ARCHITECTS

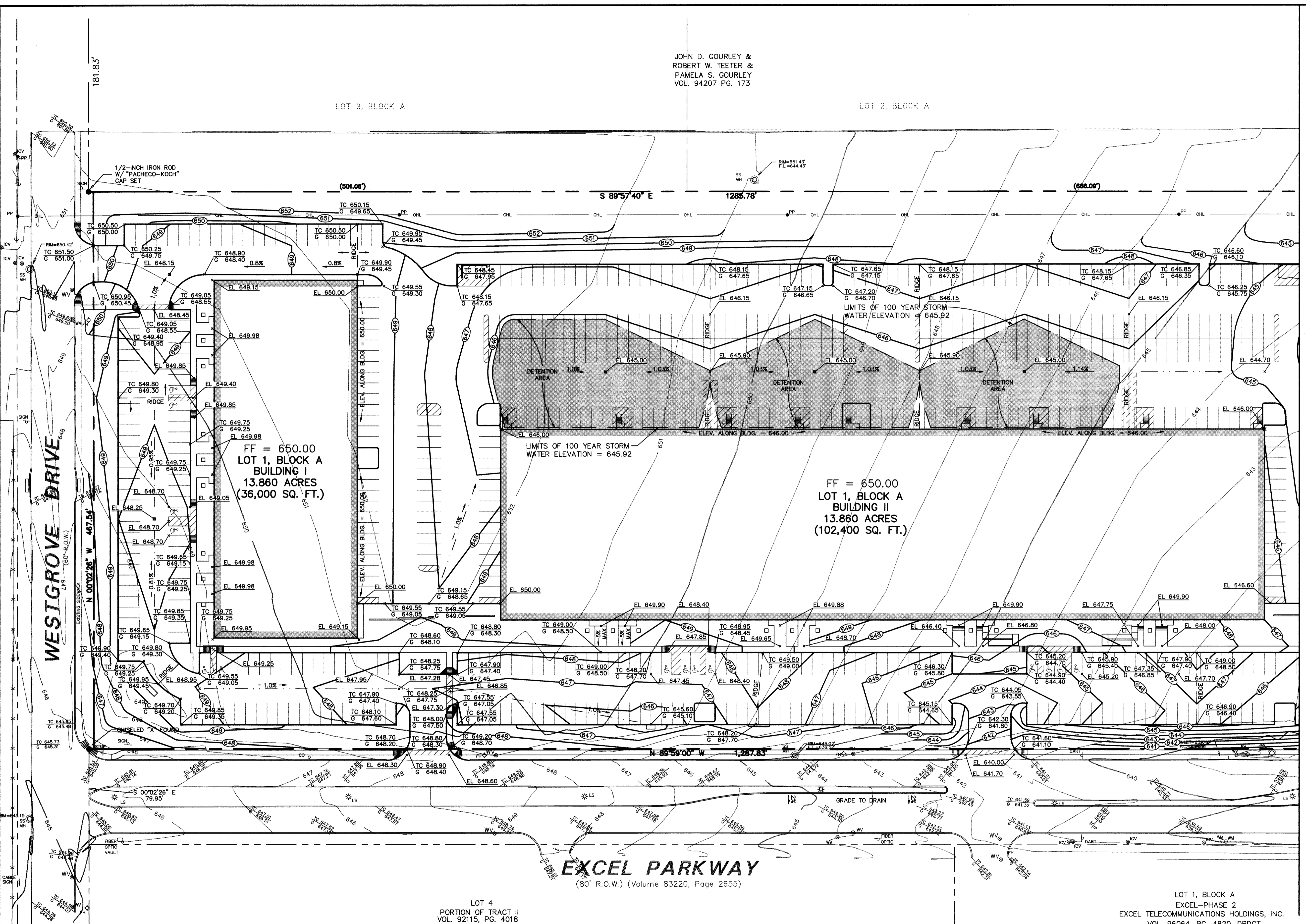
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ARCHITECT
RIKE
ODDEN
FIGUEROA
DICKSON
WELLS
PLC

PROJECT
ADDISON TECH CENTER
OFFICE / FLEX / WAREHOUSE PROJECT
ADDISON, TEXAS
FR DEVELOPMENT SERVICES, INC.

PROJECT NO.: 9956
PREPARED BY: JLM
CHECKED BY: CJL
DATE: 05/04/01
REVISIONS:

SHEET NO. + TITLE:
C3.1
GRADING PLAN



MATCH LINE SEE SHEET

RECORD DRAWING
THIS DRAWING HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT.
CONTRACTOR: HILL & WILKINSON
DATE REVISED: 05/04/01

REVISD 05/04/01

- GRADING AND DRAINAGE GENERAL NOTES**
- REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.
 - UNLESS NOTED, ALL FILL IS TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY WITHIN 3% OF OPTIMUM MOISTURE CONTENT. FILL TO BE PLACED IN A MAXIMUM OF 6" LIFTS.
 - ALL WALKS TO HAVE A MAXIMUM CROSS SLOPE OF 2%.
 - GRADING OF ALL HANDICAPPED SPACES AND ROUTES TO CONFORM TO STATE, LOCAL AND FEDERAL GUIDELINES.
 - UNLESS NOTED, STORM DRAIN LINES MAY BE OF THE FOLLOWING MATERIALS:
 - A. RCP C-76, CLASS III
 - B. ADS N-12
 - C. HANCOCK HI-Q
 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - UNLESS NOTED, GRATE INLET TO BE "AMERICAN INDUSTRIAL PRE-CAST PRODUCTS, INC." PRECAST CATCH BASIN, SIZED AS SHOWN. OF APPROVED EQUAL.
 - FINAL PAVING, CURB AND SIDEWALK ELEVATIONS WILL BE PLACED AT PLUS OR MINUS 0.03 FOOT.
 - REFER TO LANDSCAPE SPECIFICATION FOR SEEDING AND SOODING REQUIREMENTS.
 - ANY CONCRETE, ROCK OR MATERIAL DEEMED UNSUITABLE FOR SUBGRADE, BY ENGINEER, SHALL BE DISPOSED OF OFFSITE AT CONTRACTOR'S EXPENSE.

- TRENCH BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.10, AND SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH NCTCOG ITEM 6.2.9 TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- EMBEDMENT SHALL CONFORM TO THE REQUIREMENTS OF NCTCOG ITEM 6.2.9 UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN THE STANDARD CITY SPECIFICATIONS.
- A ROUND MANHOLE COVER MEETING CITY SPECIFICATIONS SHALL BE PLACED IN ALL INLET TOPS. THE MANHOLE COVER SHALL BE PLACED NEAR THE OUTLET PIPE.
- ALL CONCRETE FOR INLETS AND DRAINAGE STRUCTURES SHALL CONFORM TO NCTCOG ITEM 7.4.5, CLASS "A" UNLESS OTHERWISE SHOWN ON THESE PLANS OR STATED IN STANDARD CITY SPECIFICATIONS.
- CRUSHED STONE BEDDING OR APPROVED EQUAL SHALL BE PROVIDED BY THE CONTRACTOR WHEN ROCK IS ENCOUNTERED IN TRENCHES. THERE SHALL BE NO ADDITIONAL PAY ITEM OF THE CRUSHED STONE BEDDING.
- IF REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTORS EXPENSE.

BENCHMARKS		
BM 1	"d" CUT SET ON THE BACK OF CURB ON THE SOUTH SIDE OF EXCEL, ±950' WEST OF ADDISON ROAD.	ELEV.=642.92
BM 2	60 D NAIL SET IN PP 2203 478 7763, ±500' NORTH OF THE CENTERLINE OF EXCEL	ELEV.=648.07
BM 3	"d" CUT SET ON THE EAST SIDEWALK OF WESTGROVE, ±190' SOUTH OF AIRBORN DR.	ELEV.=651.73
BM 4	" " CUT SET ON THE NOSE MEDIAN AT THE INTERSECTION OF EXCEL & WESTGROVE, ±45' EAST OF Q OF WESTGROVE	ELEV.=645.69



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN A. MARKUSSEN, P.E. 70090 ON 07/28/00. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Pacheco Koch Consulting Engineers
9401 LBJ FREEWAY SUITE 300 DALLAS, TEXAS 75243 972.235.3031

GRADING PLAN					
ADDISON OFFICE / WAREHOUSE COMPLEX					
LOTS 1 & 2, BLOCK A					
WESTGROVE/BENT TREE PLAZA ADDITION					
TOWN OF ADDISON, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
CJE	JLM	JULY 26, 2000	1"=40'		C3.1

PK FILE: 2112-00.031

DWG FILE: 2112-05.DWG
XREF FILE: 2112-06.DWG
XREF FILE: 2112-04.DWG

JLM
05/10/2001 - 9:39AM
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