



TEXAS EXCAVATION
SAFETY SERVICES
1-800-344-8377

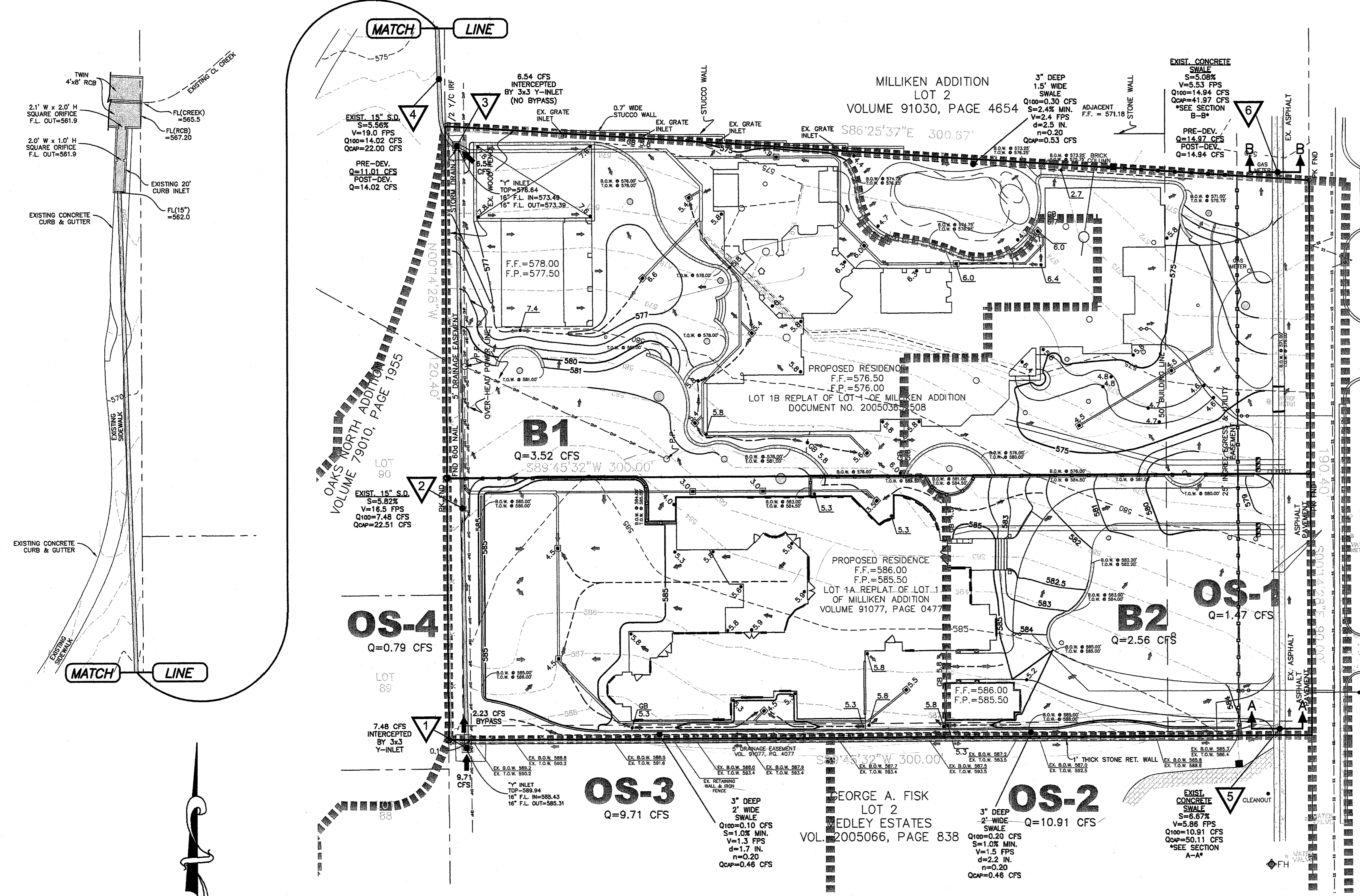
DATE	
BY	
REVISIONS	

MARK T. OWENS P.E.
GENERAL CIVIL CONSULTING ENGINEER
6230 INDIAN PAINT ROAD
AUBREY, TX 76227
PH. 940.595.0528

LOT 1A & 1B, MILLIKEN ADDITION
SPRINGFIELD CUSTOM HOMES (OWNER, LOT 1B)
RAY JACKSON (OWNER, LOT 1A)

GRADING & PROPOSED DRAINAGE PLAN

STATE OF TEXAS
LICENSED PROFESSIONAL ENGINEER
MARK T. OWENS
85113
PROJECT MANAGER
NJO
PROJECT TECHNICIAN
NJO
JOB NUMBER
2006.018
SHEET NUMBER



DAVID M. RUBENSTEIN &
SHIRLEY M. RUBENSTEIN
VOL. 2002004, PAGE 10440

EDDIE LEE & WIFE,
LAURA LEE
VOL. 99010, PAGE 00076

SEEDING NOTES

- SOIL TEST REPORT: INSTALLER SHALL FURNISH AND PAY FOR A SOIL TEST ANALYSIS TO DETERMINE THE TYPE AND QUANTITIES OF FERTILIZERS AND OTHER AMENDMENTS NECESSARY TO ESTABLISH THE PROPER PH LEVELS AND NUTRIENTS TO BRING EXISTING SOIL TO A SATISFACTORY LEVEL FOR PLANT GROWTH. FURNISH COPIES OF REPORT TO ENGINEER. CONTACT LOCAL COUNTY AGENT FOR TEST.
- PREPARATION: PRIOR TO SEEDING, SPREAD TOPSOIL AS REQUIRED (FOUR INCH MINIMUM) OVER AREAS TO BE SEED AND BRING TO FINISHED GRADES. ADD FERTILIZERS AS REQUIRED BY SOIL TEST REPORT. APPLY IN MANNER AND QUANTITIES AS RECOMMENDED BY COUNTY AGENT. SEED ALL AREAS DISTURBED BY CONSTRUCTION OPERATIONS AND ISLANDS THAT ARE NOT PLANTED WITH SHRUBBERY, UNLESS OTHERWISE INDICATED ON DRAWINGS AND IN NOTES.
- SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH ESTABLISHED TOLERANCES FOR GERMINATION AND PURITY IN ACCORDANCE WITH THE U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS OF THE FEDERAL SEED ACT, LATEST EDITION. SEED SHALL BE MIXED BY DEALER AND DELIVERED IN SEALED CONTAINERS BEARING DEALER'S GUARANTEED ANALYSIS.
- MAINTENANCE & GUARANTEE: ALL SEED AND TURF AREAS SHALL BE GUARANTEED AND MAINTAINED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS. ALSO MAINTAIN BY WATERING, FERTILIZING, WEEDING, MOWING, APPLICATIONS OF HERBICIDES, FUNGICIDES, INSECTICIDES, AND RE-SEEDING UNTIL A FULL STRAND OF GRASS, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS IS ACHIEVED AND ACCEPTABLE TO OWNER.
- MIXTURE: SEED AREAS AS SPECIFIED ON DRAWINGS AND IN NOTES WITH THE FOLLOWING MIXTURES:
RYE GRASS 5 LBS./1000 SQ. FT. SEPTEMBER - MARCH
BERMUDA GRASS 1.5 LBS./1000 SQ. FT. APRIL - AUGUST

GENERAL NOTES

- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL PLANS AND SPECIFICATIONS.
- ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE W/ EXISTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- EXISTING GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
- FINISHED GRADE CONTOURS INTERVAL SHOWN AT ONE FOOT (1').
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
- IF CONTRACTOR RELOCATES BENCHMARK WITH NEW BENCHMARK, IT SHALL BE LOCATED WITHIN A TOLERANCE OF 0.010'.
- FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, AND TELEPHONE COMPANY FOR ACTUAL ROUTING OF POWER AND PHONE SERVICE TO BUILDING.
- CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.

DRAINAGE CALCULATIONS

Drainage Area #	Impervious Area C=0.95	Pervious Area C=0.25	Total Area (acres)	C Pervious	C Impervious	CW	Tc	I100	Q100
PROPOSED CONDITIONS									
B1	0.375	0.447	0.822	0.25	0.95	0.57	15	7.52	3.52
B2	0.287	0.271	0.558	0.25	0.95	0.61	15	7.52	2.56
TOTAL			1.38						6.08
OS-1	0.204	0.003	0.207	0.25	0.95	0.94	15	7.52	1.47
OS-2	1.286	0.920	2.205	0.25	0.95	0.66	15	7.52	10.91
OS-3	0.987	1.416	2.403	0.25	0.95	0.54	15	7.52	9.71
OS-4	0.074	0.138	0.213	0.25	0.95	0.49	15	7.52	0.79

BUILDING NOTE

CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRY LOCATIONS, DOWNSPOUT LOCATIONS AND TOTAL NUMBER OF DOWNSPOUTS REQUIRED.

**** NOTICE TO CONTRACTORS ****

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. IF THE CONTRACTOR(S) DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE MAY HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

LEGEND

- 100.00 PROP. SPOT ELEVATION
- PROP. DRAINAGE FLOW ARROW
- EXIST. DRAINAGE FLOW ARROW
- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- B1** DRAINAGE AREA NUMBER
- 100 YR RUNOFF
- FF = 000.00 FINISHED FLOOR ELEVATION
- FP = 000.00 FINISHED PAD ELEVATION
- ▽ DESIGN POINTS (SEE SHEET 3.3 FOR CALCS.)

