





LEGEND

- TOP OF CURB ELEVATION G 599.62 - GUTTER ELEVATION

599.60 - FINISHED GRADE ELEVATION

G 599.68 (EX.) - EXISTING GUTTER ELEVATION 599.67 (EX.) — EXISTING GRADE ELEVATION

PROPOSED CONTOUR

GENERAL NOTES - GRADING

GENERAL CONSTRUCTION NOTES: REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR

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

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 PREPARED BY ALLIANCE GEOTECHNICAL GROUP, PROJECT NO. E16-1106, DATED DECEMBER 12, 2016 WHICH IS MADE A PART OF THESE CONSTRUCTION

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

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

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 SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF EIGHT (8) 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 VOIDS. 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 COMPACTION 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.

AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.

10. MASS GRADE ELEVATIONS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MASS GRADING OF THE SITE TO THE FOLLOWING

- 7" BELOW FINISHED GRADE FOR ALL DUMPSTER PAVEMENT AREAS.
- 7" BELOW FINISHED GRADE FOR ALL MEDIUM PAVEMENT AREAS.

6" BELOW FINISHED GRADE FOR ALL LANDSCAPE AREAS. A TOLERANCE OF +/- 0.10 FEET OF THE FINISHED GRADE WILL BE ALLOWED FOR ALL AREAS UNDER PROPOSED BUILDING

11. BUILDING ENTRANCE GRADES: REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE

- 12. 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
- 13. 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

BENCHMARKS:

REFERENCE BENCHMARK:

TOWN OF ADDISON CONTROL POINT NO. COA-14 LOCATED 1.730' SOUTH EAST FROM THE INTERSECTION OF LANDMARK PLACE AND LANDMARK BOULEVARD THEN 40.6' WEST OF STREET SIGN, 8.15' NORTH OF CHAINLINK FENCE AND 70.5' EAST OF STREET SIGN. ELEVATION = 623.19

SITE BENCHMARK:

3-1/4" ALUMINUM DISK IN STAMPED "STANTEC" FOUND LOCATED APPROXIMATELY 1000' WEST FROM THE CENTERLINE OF THE SOUTHBOUND SERVICE ROAD OF THE DALLAS NORTH TOLLWAY, APPROXIMATELY 730' SOUTH FROM THE CENTERLINE OF LANDMARK BOULEVARD. POINT ALSO BEING THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION = 616.60

TC 599.15 (EX.) - EXISTING TOP OF CURB ELEVATION

_ - -695- - - EXISTING CONTOUR

THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.

OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.

9. PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN

ELEVATIONS:

5" BELOW FINISHED GRADE FOR LIGHT DUTY PAVEMENT AREAS. 4" BELOW FINISHED GRADE FOR ALL SIDEWALK PAVEMENT AREAS.

PADS AND UNDER PROPOSED PAVEMENT. ALL LANDSCAPE AREAS ARE TO BE GRADED WITHIN ± 1000 0.30 FEET OF THE

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.

PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT. UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

Permit-Seal

PARTNERS

PRELIMINARY FOR REVIEW ONLY Stantec JOSHUA A. MILLSAP P.E. No. ____100118 ___ Date __02/12/2019

OURTEEN555 F. AS PARKWAY

CAWLF 14555

Project Number: 222011532 File Name: 11532_c2_001_gp.dwg

JM 19.02.12 Dsgn. ML. Chkd. Drawing No. C3.1

Revision

C3.1

ORIGINAL SHEET - ANSI D