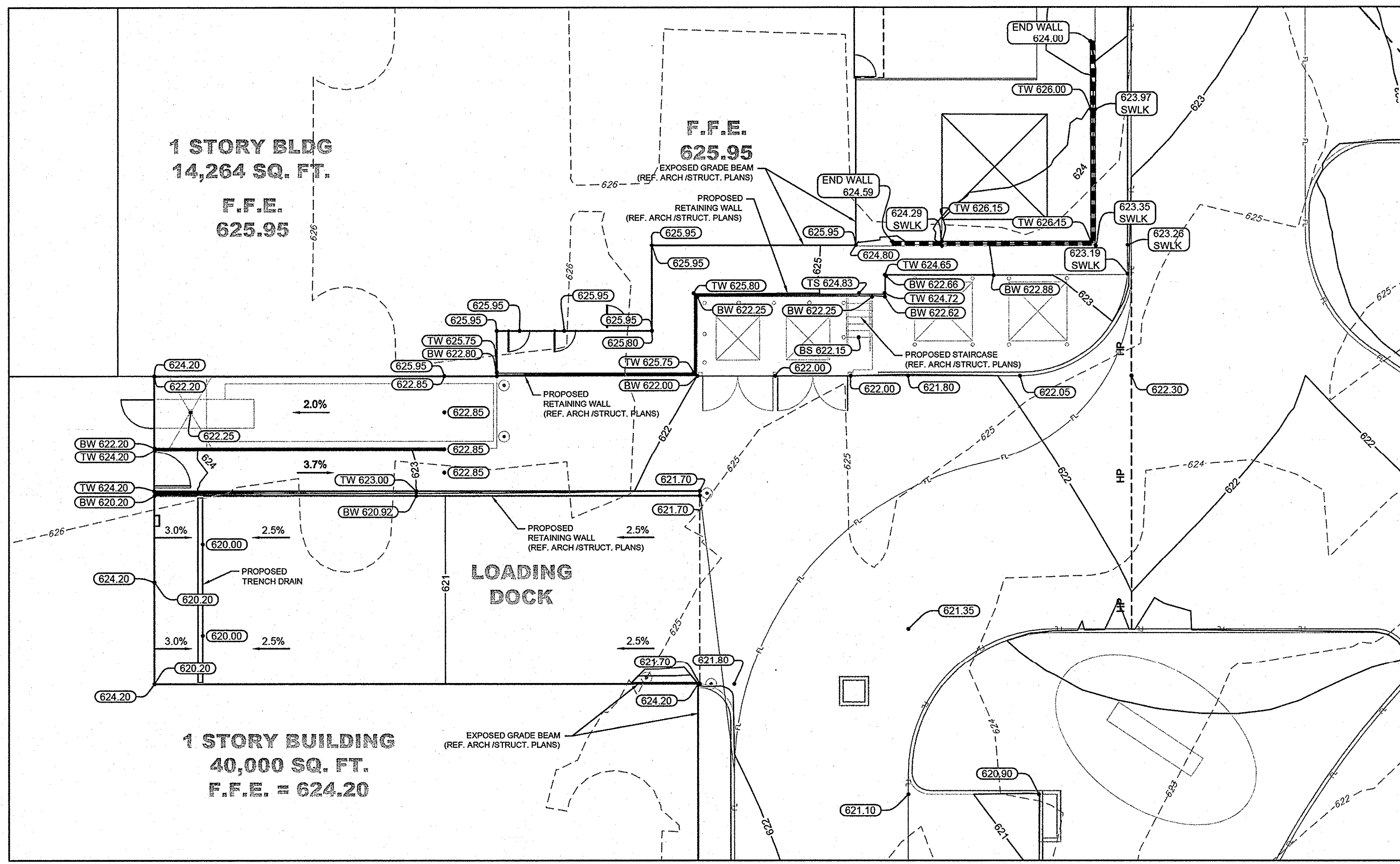


PLOTTED BY: MAURICIO MARIA, 07/20/2012 10:58 AM
 DWGNAME: K:\P\100333\100333\WORK\PLAN\SET\CD\DETAILED\GRADING\CD-DETAILED\GRADING.DWG (CD-DETAILED\GRADING.DWG)
 LAST SAVED: 07/20/2012 10:58 AM
 This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SERVICE YARD GRADING DETAIL

!!WARNING!!
 EXISTING UTILITIES IN THE AREA. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE PROVIDER PRIOR TO START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN). IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT THEIR OWN EXPENSE.

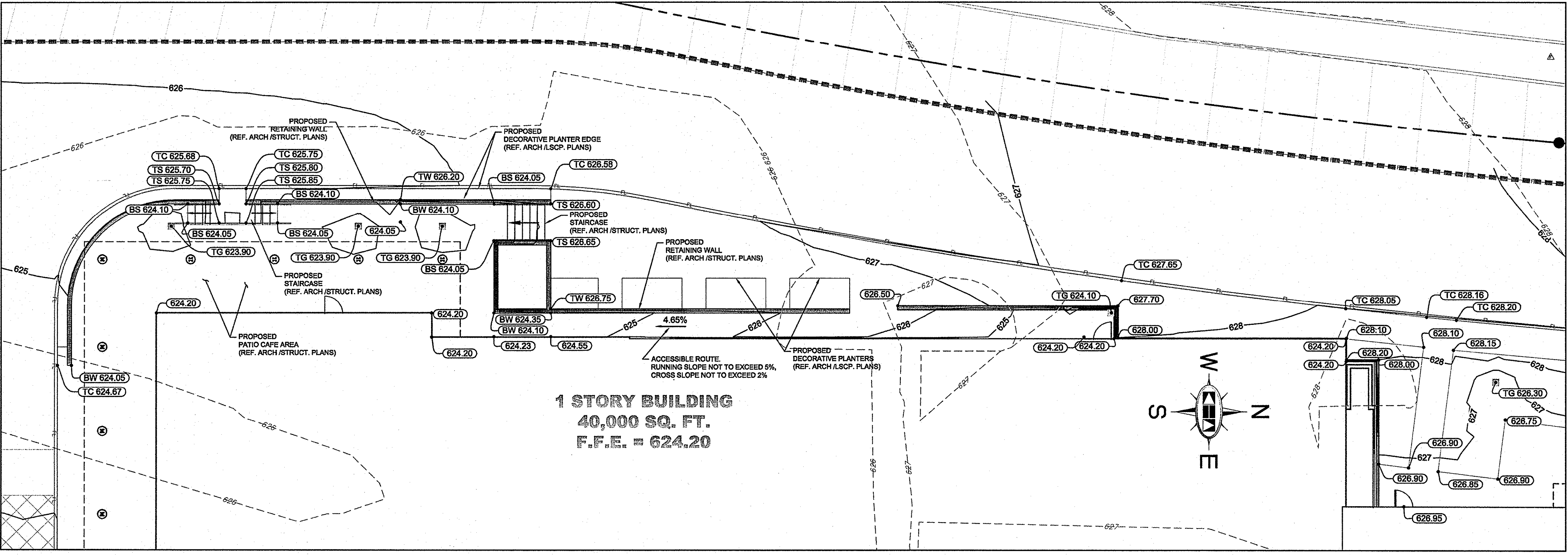
FLOODPLAIN NOTE
 AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DALLAS COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 08/23/01 COMMUNITY PANEL NO. 48130D180 J. SUBJECT LOT IS LOCATED IN ZONE "X". IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR OR ENGINEER.

**RECORD DRAWINGS
 (October 2013)
 Information Provided By:
 BOB MOORE
 CONSTRUCTION**

LEGEND

	EXISTING TREE TO REMAIN
	PROPOSED CONTOURS
	EXISTING CONTOURS
	PROPOSED TOP OF PAVEMENT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED TOP OF WALL ELEVATION
	PROPOSED BOTTOM OF WALL ELEVATION
	PROPOSED TOP OF STAIRS ELEVATION
	PROPOSED BOTTOM OF STAIRS ELEVATION
	PROPOSED TOP OF INLET GRATE ELEVATION
	SWALE
	HIGH POINT
	MATCH EXISTING PAVEMENT

- NOTES**
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
 - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
 - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
 - TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A REGISTERED SURVEYOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
 - CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
 - ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE. TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
 - GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.



PATIO CAFE GRADING DETAIL

STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
 (at least 72 hours prior to digging)

BENCHMARKS

BM 1 2" BRASS DISK STAMPED "TXDOT COA-5 GPS" 189" SOUTH FROM THE INTERSECTION OF EDWIN LEWIS DRIVE AND QUORUM DRIVE; 2 1/2" FROM WEST EDGE OF SIDEWALK, 50.5" FROM THE WEST SIDE OF MEDIAN IN QUORUM DRIVE & 75" FROM FIRE HYDRANT.
 ELEV=630.10

BM 2 2" BRASS DISK STAMPED "TXDOT COA-10 GPS" AT THE NORTHWEST CORNER OF HAVENSHIRE PLACE AND BELLBROOK DRIVE; 21.80" FROM SANITARY SEWER MANHOLE, 11.10" FROM STREET SIGN & 2.45" TO PC IN SIDEWALK.
 ELEV=593.89

BM 3 CITY OF DALLAS WATER DEPT. BENCHMARK; 1" ON CONCRETE BASE OF 6" BRICK WALL AT THE NORTHEAST CORNER OF CELESTIAL ROAD AND MONTFORT DRIVE.
 ELEV=626.81

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VILLAGE ON THE PARKWAY
 ADDISON, TEXAS

DETAILED GRADING PLAN

SHEET NUMBER **C-07**

NO.	REVISIONS	DATE	BY