

- ### BUILDING PAD PREPARATION
- STRIP AND CLEAR THE SITE OF TOPSOIL, ORGANICS, AND REMNANT DEBRIS FROM PREVIOUS CONSTRUCTION.
 - EXCAVATE THE ON-SITE MATERIALS TO A DEPTH OF AT LEAST TWO (2) FEET BELOW THE DEEPEST FOUNDATION ELEMENT (SPREAD FOOTING OR GRADE BEAM) AND REPLACE WITH COMPACTED SELECT FILL AS OUTLINED IN THE GEOTECHNICAL REPORT.
 - PRIOR TO PLACEMENT OF THE SELECT FILL, WE RECOMMEND THE FOLLOWING STEPS FOR THE EXPOSED SUBGRADE AT EXCAVATION BOTTOM:
 - SCAFFRY THE EXPOSED SUBGRADE SOILS TO A DEPTH OF 8 INCHES AND THEN COMPACT THE EXPOSED SUBGRADE TO WITHIN 1 TO 3 PERCENTAGE POINTS OF THE SOIL OPTIMUM MOISTURE CONTENT AND COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
 - UTILIZE SELECT FILL AND WORKING IN UNIFORM LIFTS NOT GREATER THAN 8 INCHES (LOOSE) FILL THE SITE TO FINAL GRADE. FILL SHOULD BE WITHIN 1 TO 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT AND COMPACT TO A MINIMUM OF 95% STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.

LEGEND

TC	TOP OF CURB
TP	TOP OF PAVEMENT
TW	TOP OF WALL
BW	BOTTOM OF WALL
TI	TOP OF INLET
TO	TOP OF GATE
SW	SIDEWALK
FG	FINISHED GRADE
FPE	FINISHED FLOOR ELEVATION
HP	HIGH POINT
LP	LOW POINT
FL	FLOW LINE
XXXXXX	EXISTING SPOT ELEVATION
XXXXXX	PROPOSED SPOT ELEVATION
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE

- ### GRADING NOTES
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY AND STATE REGULATIONS AND CODES, OSHA STANDARDS AND PROJECT SPECIFICATIONS. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES SERVICES PRIOR TO COMMENCING CONSTRUCTION.
 - CONTRACTOR SHALL CALL 811 FOR FIELD LOCATION OF EXISTING UTILITIES. NOTE THAT 811 ONLY LOCATES THOSE UTILITIES REGISTERED WITH THE SERVICE AND DOES NOT LOCATE ALL UTILITIES.
 - THESE DRAWINGS DO NOT IMPLY TO SHOW ALL EXISTING UTILITIES. LOCATIONS AND SIZE OF EXISTING PUBLIC AND PRIVATE UTILITIES ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
 - ALL EXISTING STRUCTURES, FENCING AND TREES WITHIN CONSTRUCTION AREA, UNLESS NOTED OTHERWISE TO REMAIN, SHALL BE REMOVED AND DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
 - SITE GRADING ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
 - DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS PURPOSE IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 - CUT OR FILL SLOPES SHALL BE 4:1 MAXIMUM UNLESS OTHERWISE NOTED.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4 INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS NEEDED. ALL DISTURBED AREAS SHALL BE VEGETATED EITHER PER THE LANDSCAPE PLAN OR THE STORM WATER POLLUTION PREVENTION PLAN, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS.
 - MATERIAL USED IN FILL AREAS WITH SLOPES 3:1 OR STEEPER SHALL HAVE A LIQUID LIMIT LESS THAN 50.
 - CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - EXISTING GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT.
 - PROPOSED GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT.
 - CONTRACTOR SHALL ADJUST GRADES ADJACENT TO EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - ALL PROPOSED SPOT ELEVATIONS ALONG CURB AND GUTTER ARE TO BE GUTTER ELEVATIONS UNLESS NOTED OTHERWISE.
 - PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL SLOPES ON SIDEWALKS ADJACENT TO BUILDINGS SHALL BE AT "N" PER FOOT MAX. DOWN TO THE TOP OF CONCRETE CURB.
 - ALL SLOPES WITHIN ACCESSIBLE PARKING SPACES AND ADJACENT MANEUVERING AREAS SHALL BE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
 - ALL SLOPES ON SIDEWALKS SHALL BE A MAXIMUM OF 2% CROSS SLOPE AND 5% IN THE DIRECTION OF TRAVEL.
 - ALL CURB RAMP SLOPES SHALL BE A MAXIMUM OF 8.3%.
 - GRADING LIMITS ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION STAKING. ALL GRADING ACTIVITIES SHALL BE CONDUCTED WITHIN THE PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPING, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

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 ALL 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 UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

SEEDING AND MULCHING NOTE

CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS WITHIN THE SUBJECT BOUNDARY NOT PAVED OR OTHERWISE COVERED, PER THE SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE SEED AND MULCHED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

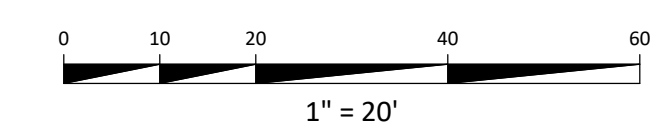
EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY SCI SURVEY CONSULTANTS, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

RESPONSIBILITY NOTE

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

FINAL AS-BUILT RECORD PLANS

TO THE BEST OF OUR KNOWLEDGE, KSA, HEREBY STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.



<h1 style="margin: 0;">GRADING PLAN</h1>	<h2 style="margin: 0;">COURTIN DENTAL OFFICE ROCKWALL, TEXAS 75032</h2>
<p style="font-size: small; margin: 0;">DRAWN BY: TG DESIGNED BY: DK LATEST REVISION: 07/20/2021 KSA JOB NO.: 18-1620-01 PROJECT NAME: 811</p>	<p style="font-size: small; margin: 0;">DATE: _____ REVISION: _____ MARK: _____</p>
<p style="font-size: x-small; margin: 0;">678 Oak Hill Blvd., Rockwall, Texas 75087 T. 972.505.4444 www.ksaeng.com</p>	
<p style="font-size: small; margin: 0;">SEAL: TBPE Firm Registration No. F-1356 SHEET NO. C4.0</p>	