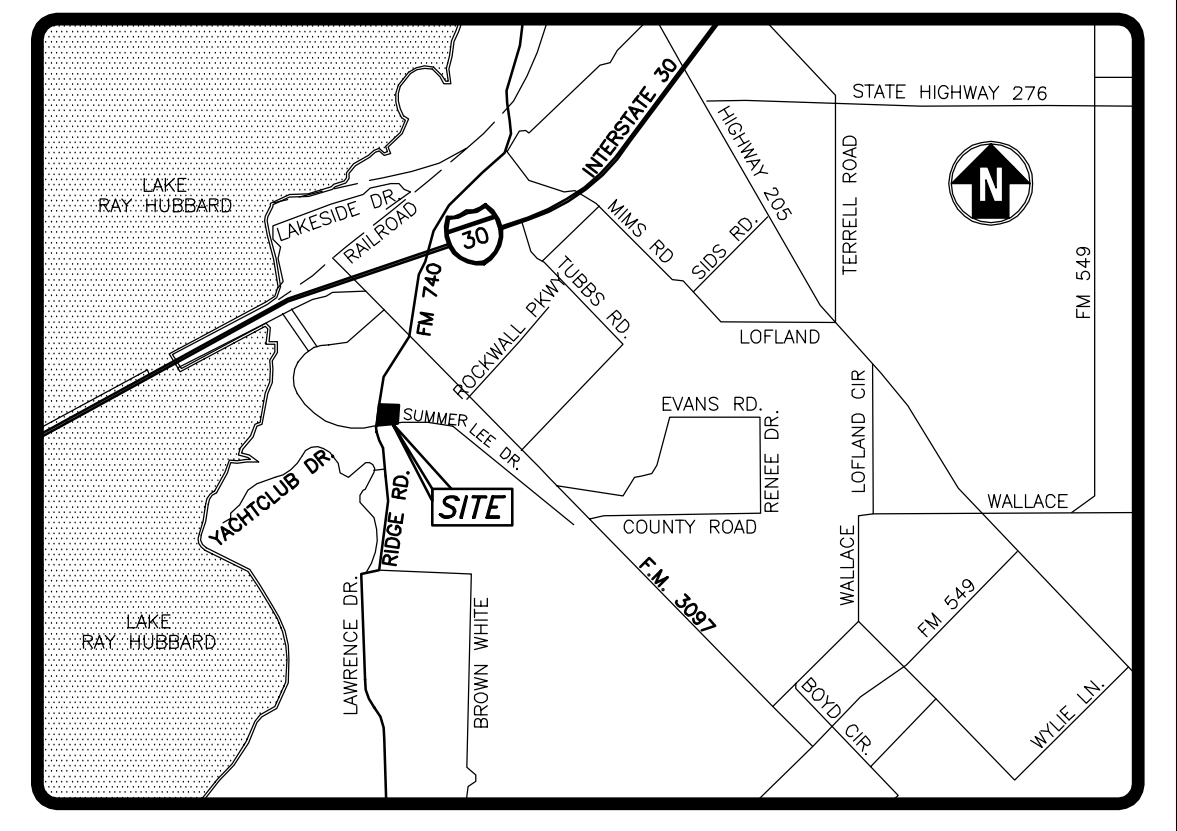


0 20 40
SCALE IN FEET



VICINITY MAP
NO SCALE

****CAUTION—NOTICE TO CONTRACTOR****

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 SHALL CONTACT THE APPROPRIATE UTILITY COMPANY TWO WORKING DAYS PRIOR TO 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.

CONSTRUCTION NOTES:

- STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS UNDER BUILDING OR PAVING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT ON SLOPES.
- AFTER STRIPPING AND UNDERCUTTING TO THE PROPOSED SUBGRADE LEVEL AS REQUIRED. THE BUILDING AND PAVEMENT AREAS SHOULD BE PROOF-ROLLED WITH A MODERATELY HEAVY LOADED PNEUMATIC-TIRED VEHICLE SUCH AS A TWENTY (20) TO TWENTY-FIVE (25) TON DUMP TRUCK OR SCRAPER. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED FILL. ALL PROOF-ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE WITNESSED BY A QUALIFIED SOILS ENGINEER AND SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.
- AFTER STRIPPING, EXCAVATING WHERE REQUIRED, AND PROOF-ROLLING BUT PRIOR TO PLACING FILL, THE EXPOSED SOILS SHOULD BE SCARIFIED AND THEN PROCESSED TO A MOISTURE CONTENT (PLUS OR MINUS) 3% STANDARD PROCTOR OPTIMUM. THE SUBGRADE SOILS SHOULD BE RECOMPACTED TO A DRY DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE SURFACE. FILL MATERIAL SHOULD BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS, HAVE A MAXIMUM PARTICLE SIZE OF 3" AND HAVE A LL OF LESS THAN 35 AND A PI BETWEEN 4 AND 15. SANDY CLAYS OR CLAYEY SANDS ARE SUGGESTED FOR USE AS FILL MATERIAL. SOME OF THE ON SITE SOILS ARE SUITABLE FOR USE AS STRUCTURAL FILL, HOWEVER, ALL ORGANICS ENCOUNTERED SHOULD BE STRIPPED AND EITHER WASTED OR STOCKPILED FOR LATER USE IN LANDSCAPING. IF A FINE-GRAINED (SILT OR CLAY) SOIL IS USED FOR FILL, VERY CLOSE MOISTURE CONTENT CONTROL WILL BE REQUIRED TO ACHIEVE THE RECOMMENDED DEGREE OF COMPACTION. (NOTE: IN CASE OF A DISCREPANCY BETWEEN THE SITEMARK SPECIFICATIONS AND THIS NOTE, THE SPECIFICATIONS SHALL GOVERN.)
- FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT (8) INCHES OF LOOSE MATERIAL AND SHOULD BE COMPACTED 95% WITHIN THE RANGE OF (PLUS OR MINUS) 3% OF THE OPTIMUM MOISTURE CONTENT VALUE AS DETERMINED BY THE STANDARD PROCTOR TEST. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISKING OR SCARIFYING. (NOTE: IN CASE OF A DISCREPANCY BETWEEN THE SITEMARK SPECIFICATIONS AND THIS NOTE, THE SPECIFICATIONS SHALL GOVERN.)
- EACH LIFT OF COMPACTED SOIL SHOULD BE TESTED AND APPROVED BY THE SOILS ENGINEER OR HIS REPRESENTATIVE PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. AS A GUIDELINE, IT IS RECOMMENDED THAT FIELD DENSITY TESTS BE TAKEN AT A FREQUENCY OF NOT LESS THAN ONE TEST PER 2,500 SQUARE FEET OF SURFACE AREA PER LIFT OF FILL IN THE BUILDING AREAS. THIS TESTING FREQUENCY MAY BE REDUCED TO ONE (1) TEST PER 5,000 SQUARE FEET OF SURFACE AREA PER LIFT OF FILL IN THE PAVEMENT AREA. (NOTE: IN CASE OF A DISCREPANCY BETWEEN THE SITEMARK SPECIFICATIONS AND THIS NOTE, THE SPECIFICATIONS SHALL GOVERN.)
- ALL OFFSITE AND UTILITY WORK SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- 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, APPROVED BY THE OWNER, AS NEEDED. THE AREAS SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. 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. ALL EARTHEN AREAS WILL BE GRASSED EXCEPT AS SHOWN ON THE LANDSCAPING PLAN.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH SITEMARK SPECIFICATIONS & BE IN COMPLIANCE WITH THE CITY'S CURRENT SPECIFICATIONS.

NOTES:

- TOPOGRAPHIC INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY BY DAVID PETREE, REGISTERED PROFESSIONAL LAND SURVEYOR. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHIC 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.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURE. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS & EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST & DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- NO SLOPES STEEPER THAN 3:1.
- ALL FILL TO BE COMPACTED TO A MIN. OF 95% USING A SHEEP'S FOOT ROLLER.
- 75% - 80% OF ALL DISTURBED AREA TO HAVE A MINIMUM OF 1" TALL GRASS PRIOR TO ENGINEERING ACCEPTANCE.
- DETENTION SYSTEM MUST BE COMPLETELY INSTALLED AND FULLY FUNCTIONAL PRIOR TO ANY PAVING (INCLUDING SLAB) CONSTRUCTION.

LEGEND

| | |
|-------------|--------------------------------|
| --- | EXISTING CONTOURS |
| --- | PROPOSED FINISH CONTOURS |
| ○ EX=572.71 | EXISTING SPOT ELEVATION |
| ○ TW=574.22 | PROPOSED TOP OF WALL ELEVATION |
| ○ FG=574.22 | PROPOSED FINISH GRADE |
| ○ TS=574.21 | PROPOSED TOP OF SIDEWALK |
| ○ TP=574.72 | PROPOSED TOP OF PAVEMENT |
| ○ TC=574.35 | PROPOSED TOP OF CURB |
| → | DIRECTION OF SURFACE FLOW |
| ▨ | CROSSWALK |
| --- | PROPERTY BOUNDARY |
| --- | PROPOSED UTILITY EASEMENT |

RIDGE ROAD
80' ROW

SUMMER LEE DR.
65' ROW

33'-6" x 62'-6"
DUNKIN ONLY
2094 SF
F.F. EL. 564.70'

RETAIL
4961 SF
F.F. EL. 564.70'

RECORD DRAWINGS
AUGUST 27, 2014

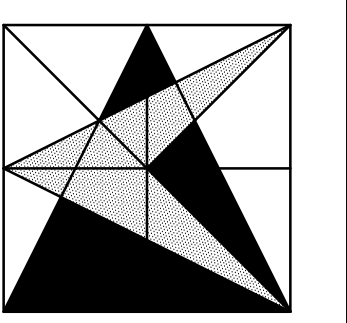
TO THE BEST OF OUR KNOWLEDGE, CARNEY ENGINEERING, PLLC, HEREBY STATES THAT THESE PLANS ARE AS-BUILT. THIS INFORMATION IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

REVISIONS

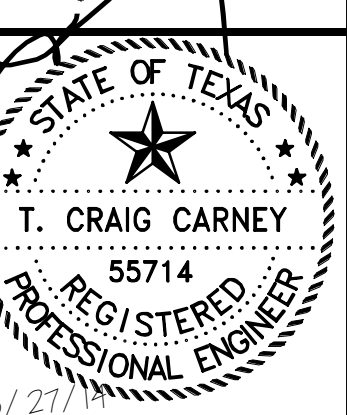
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|----|----------|-------------------------------|
| #1 | 10/21/13 | REVISION PER CITY COMMENTS |
| #2 | 10/29/13 | AM REVISION PER CITY COMMENTS |
| #3 | 10/29/13 | PM REVISION PER CITY COMMENTS |
| #4 | 01/10/14 | REVISION TO DETENTION SYSTEM |
| #5 | 08/27/14 | RECORD AS-BUILT DRAWINGS |

DUNKIN' DONUTS & RETAIL SPACE
RIDGE ROAD & SUMMER LEE DR.
ROCKWALL, TEXAS

GRADING PLAN



CARNEY ENGINEERING COMPANY
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Ft. Worth, Texas 76104
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FAX (469) 443-0863



08/27/14
T&E FIRM REGISTRATION NO. F-5033
DRAWN BY: GWM
CHECKED BY: T.C.C.
START DATE: MAY 2013
SCALE: AS SHOWN
PROJECT NO.: 24437-1015

SHEET
C-201