

CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY & PARTNERS IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DESCRIBING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

GENERAL NOTES- GRADING

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **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 OF EXISTING TREES.
3. **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 TOLUNAY-WONG ENGINEERS, INC., PROJECT NO. 10.63.011, DATED AUGUST 2010 WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
4. **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 CONTRACT AMOUNT.
5. **BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
6. **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 20 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE.
7. **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 SIX (6) INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO A MINIMUM OF NINETY-FIVE (95) PERCENT OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
8. **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 DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE MAXIMUM LOOSE LIFT THICKNESS WILL DEPEND ON THE TYPE OF COMPACTION EQUIPMENT USED. REFER TO GEOTECHNICAL REPORT FOR MAXIMUM LIFT THICKNESS. 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. ALL FILL TO BE COMPACTED USING A SHEEPS FOOT ROLLER.
9. **PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN 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 ELEVATIONS:
 - 4" BELOW FINISHED GRADE WITHIN THE BUILDING PAD AREAS.
 - 6" BELOW FINISHED GRADE FOR ALL HEAVY DUTY PAVEMENT AREAS.
 - 5" BELOW FINISHED GRADE FOR STANDARD DUTY PAVEMENT AREAS.
 - 4" BELOW FINISHED GRADE FOR ALL SIDEWALK 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 PADS AND UNDER PROPOSED PAVEMENT. ALL LANDSCAPE AREAS ARE TO BE GRADED WITHIN +/- 0.30 FEET OF THE FINISHED GRADE.

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

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 PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.

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 UNCLASSIFIED EXCAVATION AND BID ON A LUMP SUM BASIS, UNLESS NOTED OTHERWISE.

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.

GENERAL NOTES- TREE PROTECTION

NOTE:
REFER TO ARCHITECTURAL PLANS FOR SIDEWALK GRADES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.1 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **TREE PROTECTION IDENTIFICATION:** 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 EXISTING TREES TO BE PROTECTED AND PRESERVED. THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
3. **TREE PROTECTION FENCE:** THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
4. **TREE CANOPY RESTRICTIONS:** DURING CONSTRUCTION, THE CONTRACTOR SHALL PROHIBIT CLEANING, PARKING OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE CONTRACTOR SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
5. **TREE ATTACHMENT RESTRICTIONS:** NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
6. **FILL RESTRICTIONS:** NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED WITHOUT AN APPROVED PLAN FOR USE OF TREE WELLS OR RETAINING WALLS. CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED.
 - A. WITH MAJOR GRADE CHANGES, A RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND THE TREE OR GROUP OF TREES.
 - B. AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIBER, WHICHEVER IS GREATER, TO THE TRUNK OF THE TREE.
 - C. ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED. THIS IS IN AREAS WHERE PAVING OR THE BUILDING PAD EXTENDS TO OR BENEATH THE DRIP LINE OF THE TREE.

CITY OF ROCKWALL CONTROL MONUMENT RESET #1 = 557.70'
CONCRETE MONUMENT WITH BRASS CAP STAMPED RESET #1, CITY OF ROCKWALL. THE MONUMENT IS LOCATED IN GREEN AREA SEPARATING A BANK AND AN OFFICE BUILDING, IN THE SOUTH RIGHT OF WAY LINE OF SUMMER LEE DRIVE, 272'± WEST OF THE CENTERLINE INTERSECTION OF RIDGE ROAD (FM 740) WITH SUMMER LEE DRIVE, AND 120'± SOUTHEAST OF THE CENTERLINE INTERSECTION OF LAGO VISTA AND SUMMER LEE DRIVE.

BM #1 = 554.30'
SQUARE CUT ON THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF EASTBOUND SERVICE ROAD FOR INTERSTATE HIGHWAY 30, 925'± SOUTHWEST OF THE INTERSECTION OF INTERSTATE HIGHWAY 30 EASTBOUND SERVICE ROAD WITH THE SOUTHWEST RIGHT OF WAY LINE STATE HIGHWAY 205.

REFERENCE TOPOGRAPHIC SURVEY FOR LOT 9, ROCKWALL BUSINESS PARK EAST SUBDIVISION, PROJECT NUMBER TW0001, PREPARED BY JBI PARTNERS DATED FEBRUARY 2009.

BM #2 = 542.89'
"X" CUT IN CONCRETE OF A PARKING ISLAND 1460'± SOUTHWEST FROM THE CENTERLINE INTERSECTION OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30 AND STATE HIGHWAY 205, AND 630'± SOUTHEAST FROM THE SOUTH RIGHT OF WAY OF THE EASTBOUND SERVICE ROAD OF INTERSTATE HIGHWAY 30. THE "X" IS IN THE CENTER OF THE EASTERMOST PARKING ISLAND OF THE MAIN CONCOURSE OF PARKING ISLANDS, HAVING ARBORS AND 420'± NORTH OF THE MAIN BUILDINGS WITH STAPLES OFFICE SUPPLY WHICH IS IN BETWEEN THE DICKS SPORTING GOODS AND JC PENNY.

RECORD DRAWINGS:
THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE FACILITIES ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OR GOVERNING AUTHORITY. TO THE BEST OF THE ENGINEERS KNOWLEDGE THE PLANS REFLECT REVISIONS MADE DURING CONSTRUCTION BASED ON A VISUAL SITE OBSERVATION BY THE ENGINEER AND INFORMATION PROVIDED BY:
W.B. KIBLER CONSTRUCTION CO, LTD
9722 ABERNATHY
DALLAS, TEXAS 75220
CONTACT: PHIL GULSVIG

RUNYON Architects AND ASSOCIATES INC

2508 HIGHLANDER WAY, SUITE 100
CARROLLTON, TEXAS 75006
972-233-7705
WWW.RUNYONARCH.COM

M.E.P. ENGINEER:
ROBERT D. ANDERSON, INC.
11836 Judd Court, Inc.
Dallas, Texas 75243
T 972.669.0915 F 972.669.0917

LANDSCAPE ARCHITECT:
T.H. PRITCHETT / Associates
Landscape Architects
1218 Camino Lago
Irving, Texas 75039
T 972.869.3535 F 214.697.2580

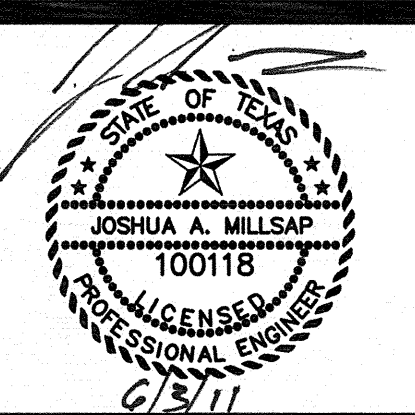
STRUCTURAL ENGINEER:
HUNT & JOINER
1825 Market Center Blvd.
Suite 620
Dallas, Texas 75207
T 214.760.7000 F 214.760.7050

CIVIL ENGINEER:
Bury+Partners ENGINEERING SOLUTIONS
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75236
Tel. (972)991-0111 Fax (972)991-0278
Texas Registration #7-1048

ROCKWALL PLAZA PHASE II SHELL BUILDINGS 10-15 ROCKWALL, TEXAS 75087

△	ISSUE	DATE	DESCRIPTION
3	JAM	10/21/10	ADDENDUM #10
11	JAM	04/08/11	REVISED GRADING
12	JAM	05/24/11	AS BUILT DRAWINGS

RAA Project # : 1010
Project Manager : MWL



C3.1b

GRADING PLAN