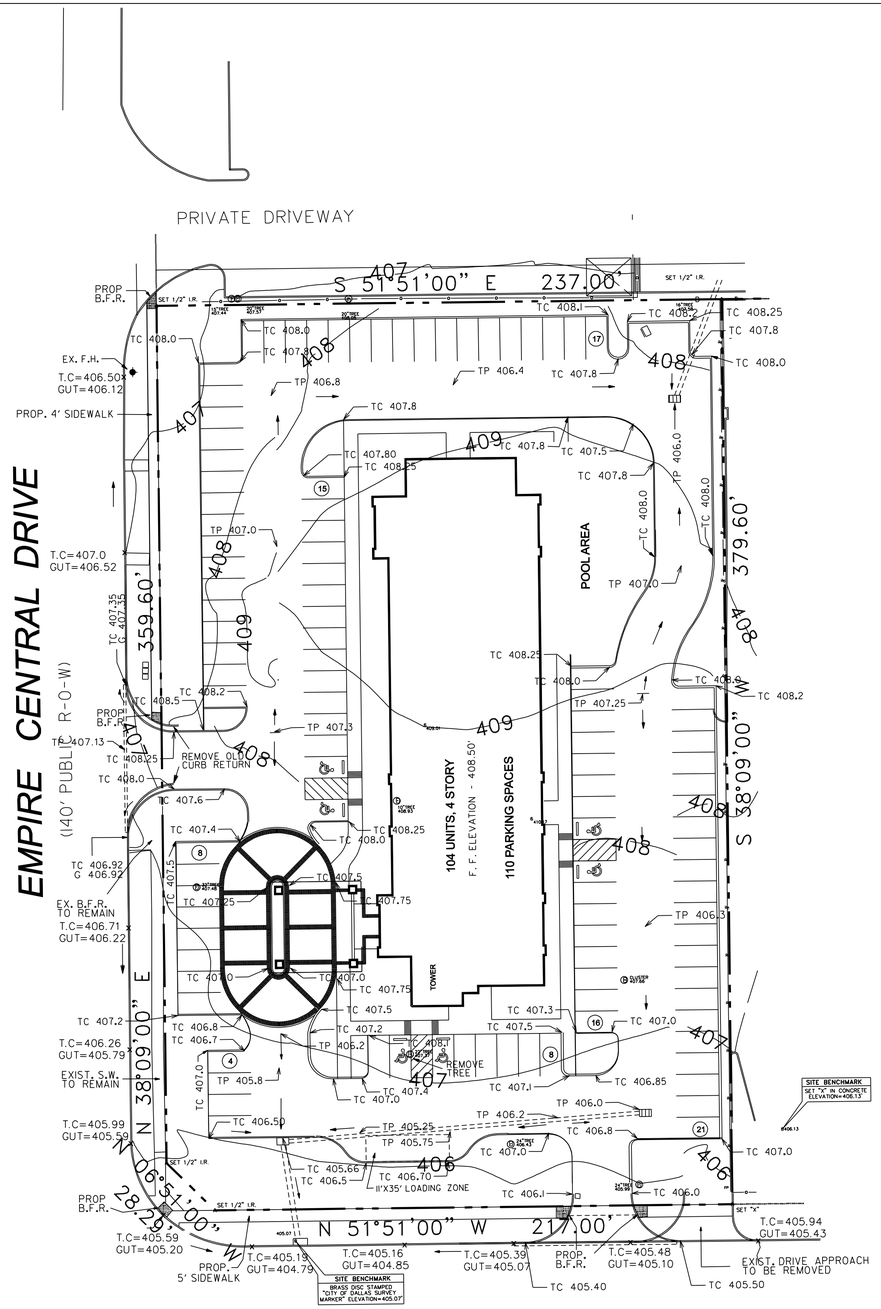


JOHN W. CARPENTER FRWY.

(VARIABLE WIDTH R-O-W)

LEGEND

TC – TOP OF CURB ELEVATION

TP – TOP OF PAVEMENT ELEVATION

FLOW DIRECTION

EXIST. CONTOUR

GUTTER ELEVATION = TC–0.5'

B.M.

1. A SQUARE FOUND ON TOP OF CURB CENTER OF A STORM SEWER INLET AT "ENTERPRISE–RENT–A–CAR", EAST SERVICE ROAD OF JOHN CARPENTER FRWY ELEVATION=404.52'

2. BRASS DISC STAMPED "CITY OF DALLAS SURVEY MARKER" ELEVATION=405.07'

1. PROPOSED DRIVEWAY, SIDEWALK, CURB, GUTTER LINE AND GRADE SHALL MATCH EXISTING STREET. SEE LANDSCAPE PLANS FOR FINE GRADING DETAILS.

2. PROPOSED DRIVEWAY SHALL BE CONSTRUCTED PER DEATILS SHOWN IN CITY OF DALLAS 251D–1 STANDARDS.

3. PROPOSED GUTTER LINE SHALL BE MAINTAINED AT FACE OF EXISTING CURB.

4. SAWCUT EXISTING PAVEMENT AT A MINIMUM OF 24 INCHES AWAY FROM THE FACE OF CURB (GUTTER LINE) AND BREAK OUT TO EXPOSE EXISTING REINFORCEMENT STEEL.

5. COMPACT SUBGRADE FOR PROPOSED DRIVEWAYS TO 98% STANDARD PROCTOR DENSITY 0% TO 2% ABOVE OPTIMUM MOISTURE.

6. SEE LANDSCAPE ARCHITECT'S PLAN FOR FINE GRADING IN COURTYARD AREAS, AND SIDEWALK. SEE ARCHITECT'S PLAN FOR FINISHED FLOOR ELEVATIONS AND GARAGE SLOPES. INFORMATION SHOWN ON THIS SHEET FOR THE ABOVE–REFERENCED AREAS IS FOR GENERAL REFERENCE AND ROUGH GRADING ONLY. IF INFORMATION ON THIS SHEET IS DIFFERENT THAN SHOWN ON LANDSCAPE ARCHITECT'S OR ARCHITECTURAL PLANS, THE LANDSCAPE PLAN OR ARCHITECTECTURAL PLAN GOVERNS.

7. CLOSURE OF TRAFFIC LANES AND SIDEWALKS ALONG ANY PUBLIC ROADWAY IN THE PERIMETER OF DEVELOPMENT AREA SHALL BE RESTRICTED TO THE HOURS OF 9:00AM TO 3:30PM WORKDAYS, UNLESS APPROVED OTHERWISE BY THE CITY STAFF.

8. ANY EXISTING TRAFFIC CONTROL ITEMS SUCH AS STRIPING, STREET NAME OR STOP SIGNS, IF DAMAGED, WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

9. TRAFFIC BARRICADES WILL BE REQUIRED AT ALL PROPOSED DRIVEWAY CONNECTIONS TO STREETS AND UTILITY CONSTRUCTION IN STREET RIGHT–OF–WAY. BARRICADES SHALL CONFORM TO THE INSTALLATION SHOWN IN THE "1980 TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES," AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF TRANSPORTATION.

1. THE LOCATION OF ALL UNDERGROUND FACILITIES AS INDICATED ON THE PLANS ARE TAKEN FROM PUBLIC RECORDS. YG CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SUCH RECORDS AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.

4. NOTIFY YG CONSULTANTS IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.

5. NO TREES SHALL BE REMOVED OUTSIDE OF THE CONSTRUCTION LIMITS WITHOUT PERMISSION FROM ENGINEER OR THE CITY.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS ETC SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.

3. ALL ACCESSIBLE ROUTES SHALL HAVE A A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

GENERAL NOTES:

1. ALL MATERIALS AND CONTSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (LATEST REVISIONS).

2. ALL SPOT ELEVATIONS ADJACENT TO CURBS ARE GUTTER ELEVATIONS UNLESS OTHERWISE SHOWN.

3. ALL WALKWAYS TO HAVE A MAXIMUM OF " PER ¼" PER FOOT CROSSFALL SLOPE AWAY FROM THE BUILDING AND A MAXIMUM OF 5% SLOPE ALONG WALKWAY.

4. ALL SITE PAVING TO BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.

5. ALL SITE GRADING AND SUBGRADE PREPARATION SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATIONS AS OUTLINED IN THE SOILS REPORT FOR THIS SITE.

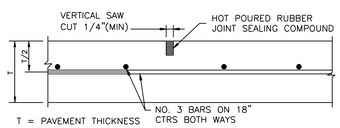
6. ALL LANDSCAPED AREAS TO BE UNIFORMLY GRADED AS SHOWN.

PARKING LOT PAVEMENT

PROVIDE 6" 3000 PSI RFC PAVEMENT W/#3 BARS AT 18" O.C. BOTHWAYS ON 6" LIME STABILIZED SUBBASE COMPACTED TO 95–98% STD. PROCTOR DENSITY AT –2% TO +4% OPTIMUM MOISTURE.

PROPOSED CONCRETE PAVEMENT WITHIN TXDOT R.O.W.

TO BE 8" 3600 PSI CONCRETE WITH #4 BARS @ 12" O.C.



CONTRACTION JOINT

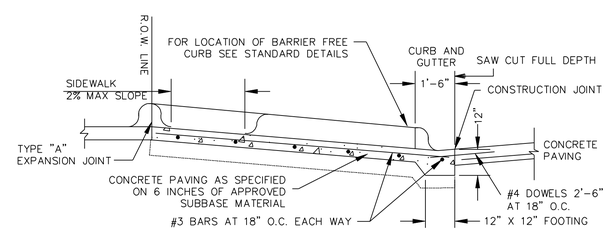
NTS

GENERAL NOTES:

1. ALL #4 X 2'–6" BARS ARE TO BE SET IN DRILLED HOLES USING EPOXY GROUT IN THE MANUFACTURER'S RECOMMEND QUANTITIES.

2. ALL REINFORCING BARS SHALL HAVE WIRE TIES AT EVERY INTERSECTION (100% TIE).

3. WHERE NEW CONCRETE IS TO BE POURED AGAINST OLD CONCRETE, THE OLD CONCRETE SHALL HAVE A COAT OF EPOXY BONDING AGENT APPLIED AT THE MANUFACTURER'S SPECIFIED RATES.

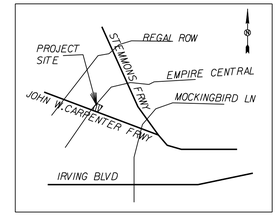


COMMERCIAL APPROACH (CONCRETE PAVING)

APPROACH ROAD SECTION

N.T.S.

SCALE: 1" = 30'



LOCATION MAP (NTS)

CAUTION ! ! !
Underground Gas in area.
Contractor to verify exact location and depth prior to construction. Contact Atmos Gas 48 hours prior to construction.
Phone # 1–800–344–8377

CAUTION ! ! !
Overhead & Underground Electrical Cable in area. Contractor to verify exact location & depth. Contact TXU Electric 48 hours prior to construction.
Phone # 1–800–233–2133

UTILITY LOCATION NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1–800–344–8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

CALL BEFORE YOU DIG!
TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP CALL
Texas One Call System
1–800–DIG–TESS

DEVELOPER:

OWNER: VICTOR ABRAHAM
2730 STEMMONS FREEWAY, SUITE 310
DALLAS, TEXAS 75207

La Quinta Inn & Suites

8300 JOHN CARPENTER FRWY
DALLAS, TEXAS

YG CONSULTANTS
15043 DANEWAY DR.
FRISCO, TX 75035
TEL: 972-890-8955
FAX: 972-390-9599

REVISIONS	DATE

SEAL

DWG. TITLE:

GRADING PLAN

PROJECT #: 80508	JOB#
DESIGN BY:	YG CONSULTANTS
PROJECT COORD:	
CHECKED BY:	YP
DRAWN BY:	PP
DATE:	12/10/2008

311T–7811

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