

DEVELOPMENT PLANS

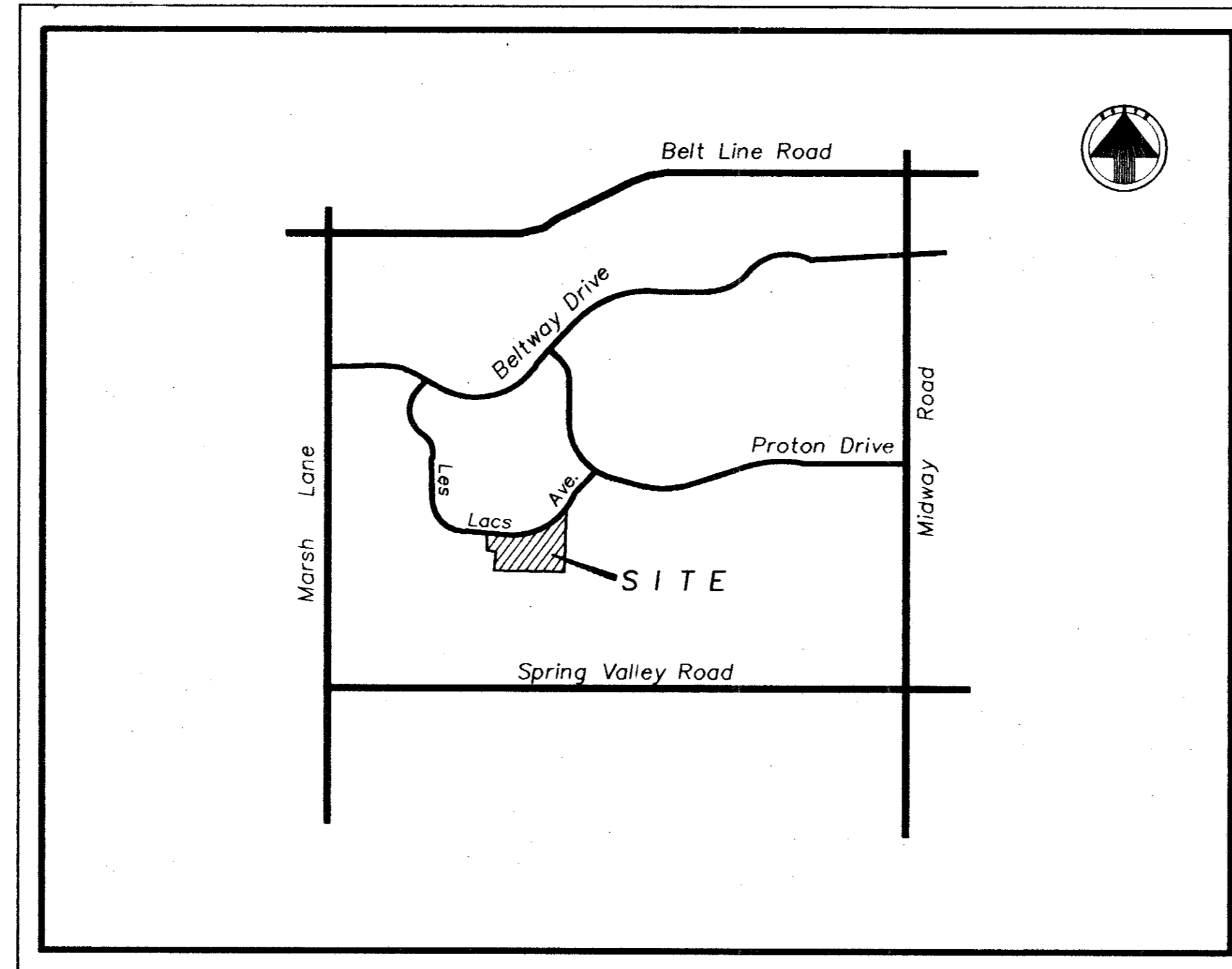
FOR

GRAND ADDISON II

TOWN OF ADDISON, TEXAS

GENERAL NOTES

1. Prior to final acceptance by the Town of Addison
 - a) A Texas Registered Professional Engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
The Owner shall provide one (1) reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and two (2) blue line sets.
 - b) A five (5) foot sidewalk shall be installed along Les Lacs Drive.
 - c) A one (1) year maintenance bond is required for the subdivision infrastructure.
 - d) Contractor shall demonstrate that the water and sanitary sewer systems meet the proper pressure, bacteria, and mandrel tests. In addition, the Owner shall provide a VHS format video tape of the sanitary sewer.
2. Prior to starting construction, the Contractor shall contact the utility companies to locate existing facilities. These include, but may not be limited to the following:
 - a) Town of Addison
 - b) Lone Star Gas
 - c) Southwestern Bell
 - d) Storer Cable
 - e) Planned Cable Systems
 - f) TU Electric
3. Prior to beginning construction, the Owner or his authorized representative shall convene a Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor (s), Utility Companies and any other affected parties. Notify Bruce Ellis (450-2947) at least 48 hours prior to the time of the Conference and 48 hours prior to beginning of construction.
4. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at their expense.
5. Lot pins shall be in place during construction and prior to final acceptance. Concrete monuments shall be placed on all boundary corners, block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monuments shall be set at such an elevation that after construction, the top of the monument will be not less than twelve (12) inches below the ground surface.
6. The Contractor shall stamp a 2-inch "S" in the curb at the location of the sewer service line.
7. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of forty (40) feet from the intersecting curb line unless otherwise noted.
8. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such street received final acceptance.
9. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
10. During construction, the Owner shall provide a qualified geotechnical lab to perform materials testing during the construction, at the request of the Town of Addison.
11. The Contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.



LOCATION MAP
NOT TO SCALE

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11	Barricade Plan
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PREPARED FOR

BELTWAY ~ LES LACS, LTD.

4835 L.B.J. Freeway ~ Suite 280 ~ Dallas, Texas 75244

AS BUILT PLANS
05/31/93

I certify that the construction staking of the paving, drainage, water and sewer was performed in accordance to the approved plans, constructed in compliance and in general conformance to the Town of Addison's specifications and will function in accordance with the intent of the design.



TIPTON ENGINEERING, INC.

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