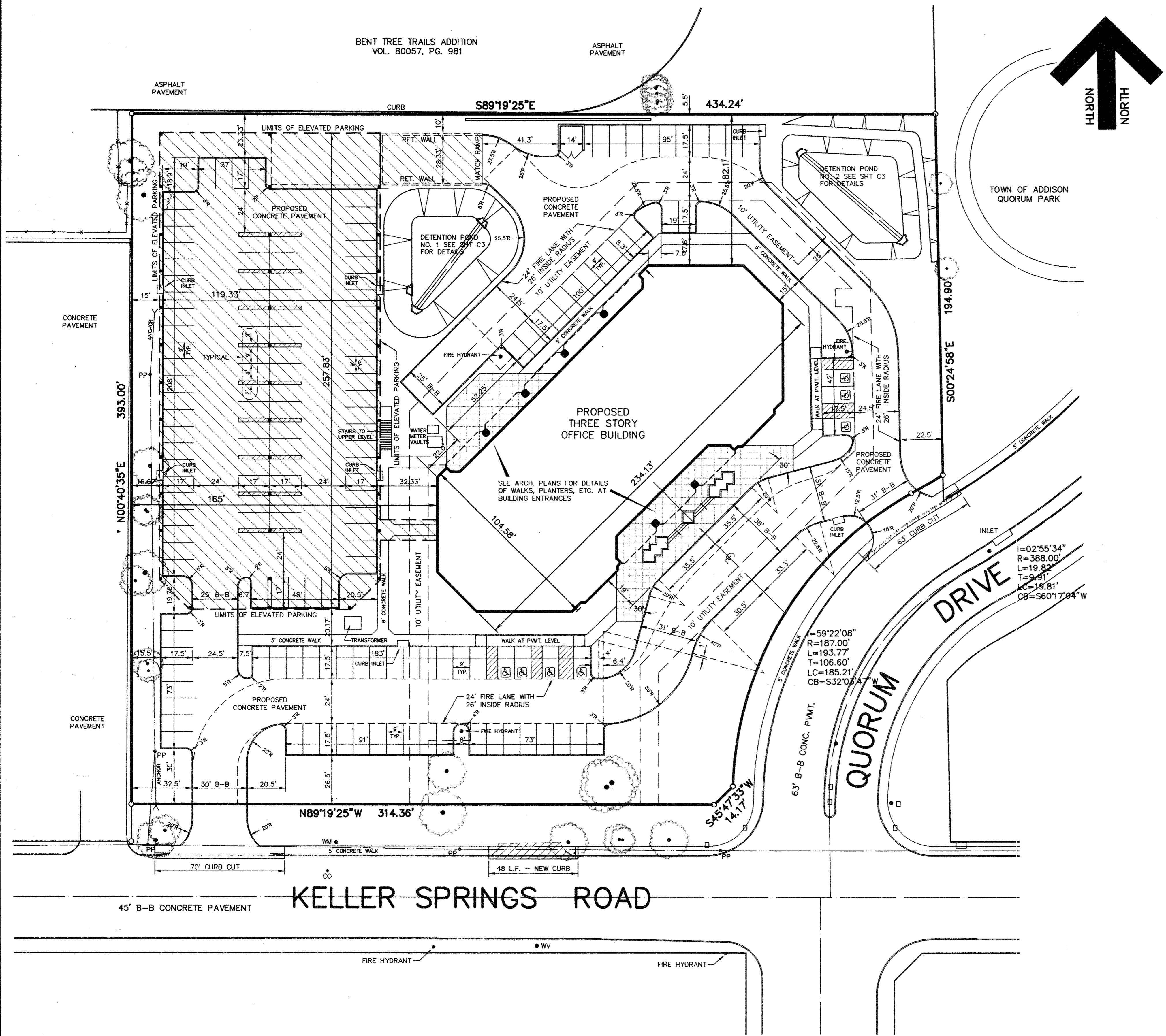


BENT TREE TRAILS ADDITION  
VOL. 80057, PG. 981



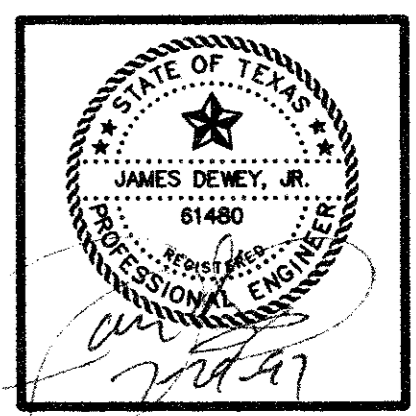
GENERAL NOTES

- A. Prior to final acceptance by the Town of Addison,
  1. 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.
  2. The owner shall provide 1 reproducible set of as-built (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.
  3. A five foot sidewalk shall be installed along the public streets. See attached detail.
  4. A one year 10% maintenance bond is required for the public infrastructure.
  5. 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.
- B. 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:
  1. Town of Addison
  2. Lone Star Gas
  3. Southwestern Bell
  4. Storer Cable
  5. Planned Cable Systems
  6. TU Electric
- C. Prior to beginning construction, the owner or his authorized representative shall convene a preconstruction conference among the Town of Addison, Consulting Engineers, Contractor(s), Utility companies and any other affected parties. Notify Bruce Ellis 450-2847 at least 48 hours prior to beginning of construction.
- D. Any existing pavement, curbs, and/or sidewalks damaged or removed will be repaired by the contractor at their expense.
- E. Lot pins shall be installed after construction and prior to final acceptance. Concrete monuments shall be placed as shown on the final plat and iron pins shall be placed at Block corners, curve points and angle points in public right-of-way. Concrete monuments shall be six (6) inches in diameter and twenty-four (24) inches long. An iron rod one-half inch in diameter embedded at least three (3) inches in the monument at the exact intersection point of the monument. The monument 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.
- F. The contractor shall stamp a 2-inch "S" and a 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- G. At intersections that have valley drainage, the crown of the intersecting streets will culminate in a distance of 40 feet from the intersecting curb line unless otherwise noted.
- H. Temporary or permanent street barricades shall remain at all points of ingress and egress to prevent public use until such streets receive final acceptance.
- I. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- J. 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.
- K. The contractor shall submit material sheets to the Town of Addison for approval prior to incorporating materials into the job.
- L. The utility contractor shall submit to the Town of Addison for approval a trench safety plan sealed by a Registered Professional Engineer for the installation of utilities greater than five (5) feet in depth.
- M. All existing and proposed improvements (valves, manholes, fire hydrants, water meters, etc.) shall be adjusted to finished grade by the contractor.

NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
4. SEE SHEET C-2 FOR ALL GRADING AND PAVING PLANS.
5. SEE SHEET C-3 FOR STORM DRAIN AND DETENTION BASIN PLANS.
6. SEE SHEET C-7 FOR EROSION CONTROL PLAN AND DETAILS OF THE SITE.
7. SEE SHEET C-8 FOR LOCATIONS AND DETAILS OF UTILITY SERVICES TO BUILDING.
8. SEE SHEET L-1 FOR LANDSCAPE PLAN OF THE SITE.

**JDJR ENGINEERS AND CONSULTANTS**  
ENGINEERS • LAND PLANNERS • CAD DESIGNS  
P. O. BOX 164027 Irving, Texas 76016-4027  
Tel. 972-255-5001 Fax. 972-760-9470



PROJECT:  
**A NEW OFFICE BUILDING FOR  
A NATIONAL TEACHERS ASSOCIATION, INC.**  
KELLER SPRINGS ROAD AT QUORUM ROAD  
ADDISON, TEXAS

| REVISIONS: |                   |
|------------|-------------------|
| DATE       | REVISION          |
| 6-16-97    | CITY COMMENTS     |
| 7-29-97    | REVISE DET. PONDS |
|            |                   |
|            |                   |

**SHEET TITLE**  
SITE  
DIMENSIONAL  
CONTROL PLAN

DATE: MAY 16, 1997  
SCALE: 1" = 30'  
DRAWN BY: SAS (ACAD)  
CHECKED BY: JDJ  
SHEET NO.  
**C1 of 8**  
JDJR FILE NO. 77-007

**AS-BUILT**