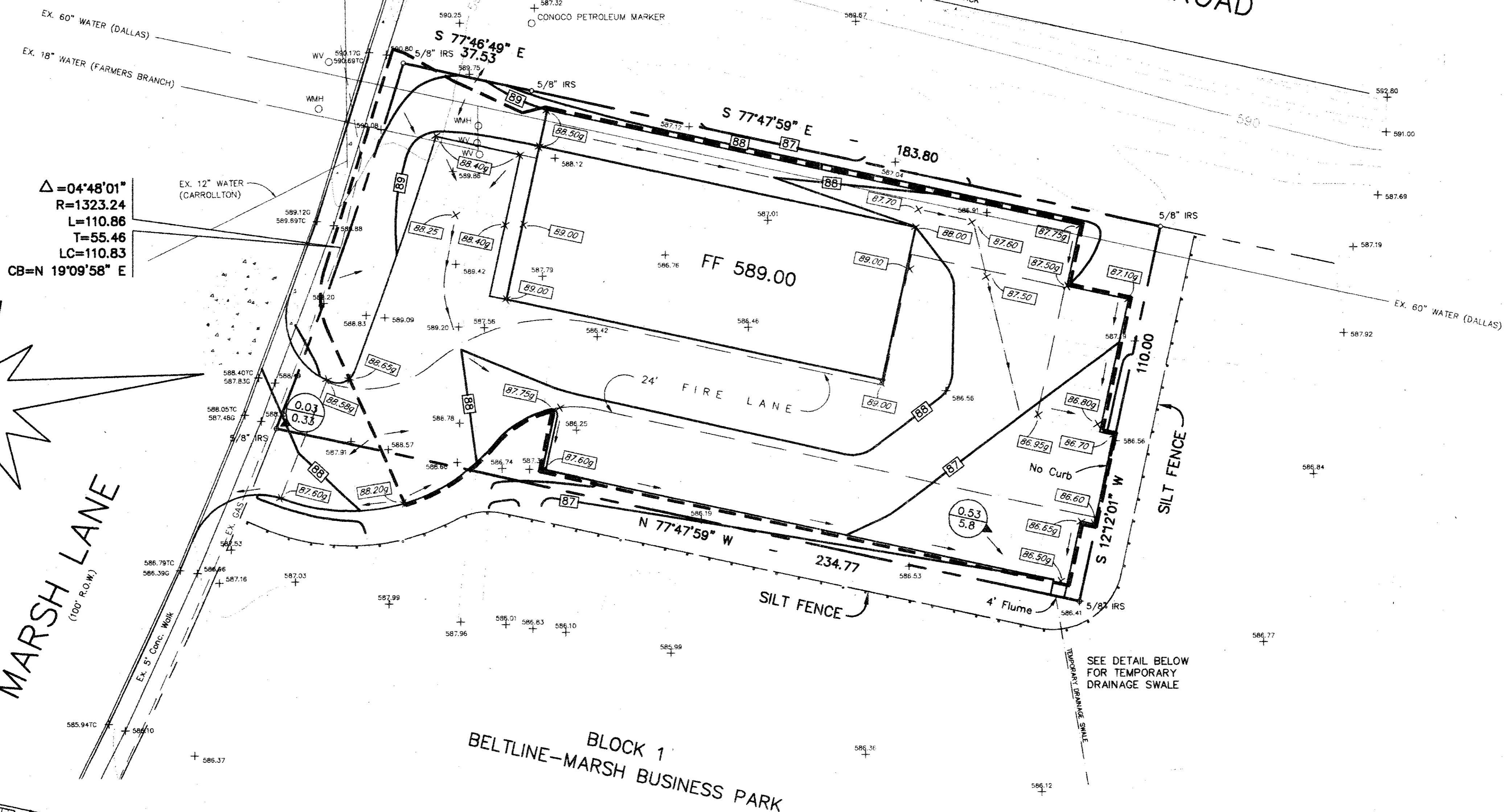


ST. LOUIS & SOUTHWESTERN RAILROAD  
(100' R.O.W.)  
CENTERLINE RAILROAD TRACK

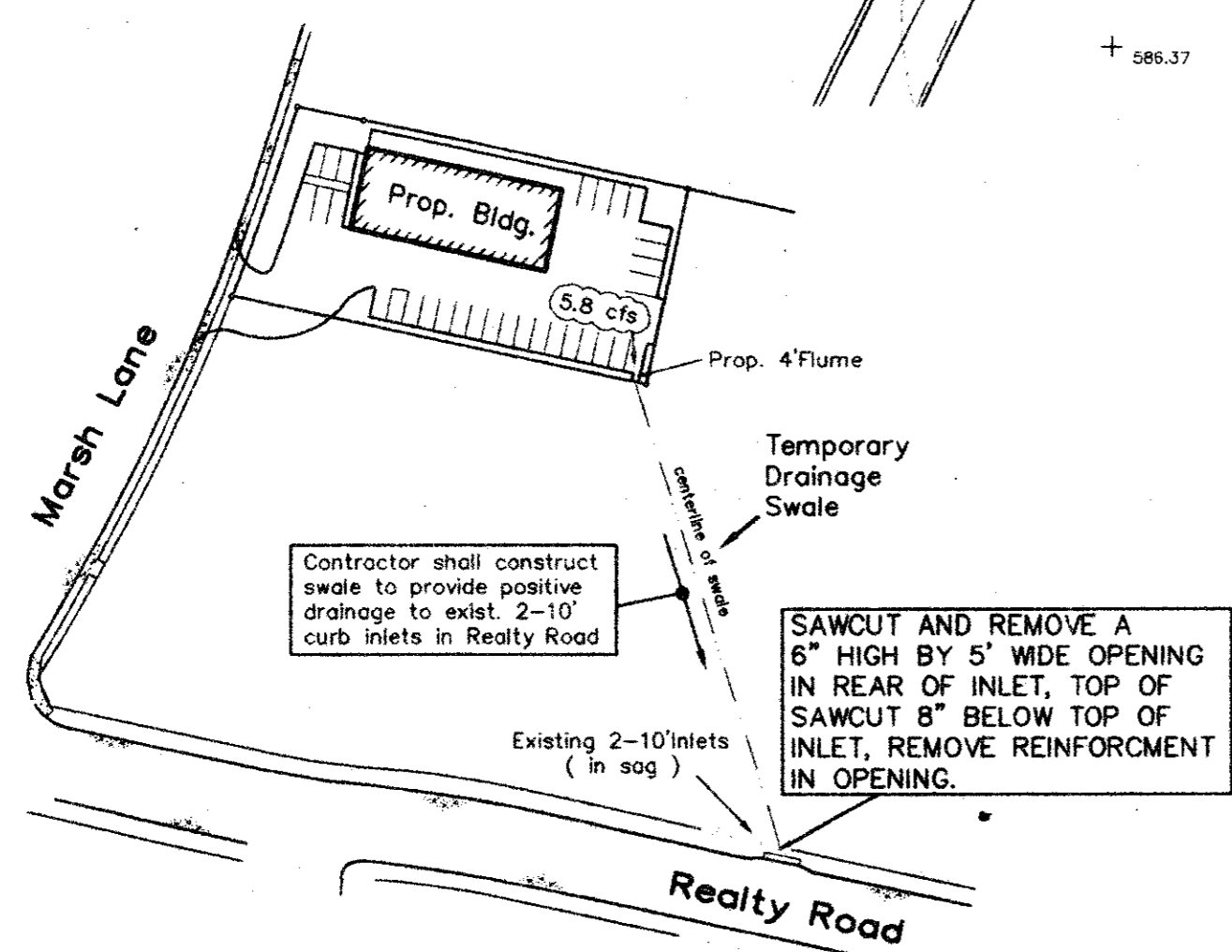


$\Delta = 04'48.01"$   
 $R = 1323.24$   
 $L = 110.86$   
 $T = 55.46$   
 $LC = 110.83$   
 $CB = N 19'09.58" E$

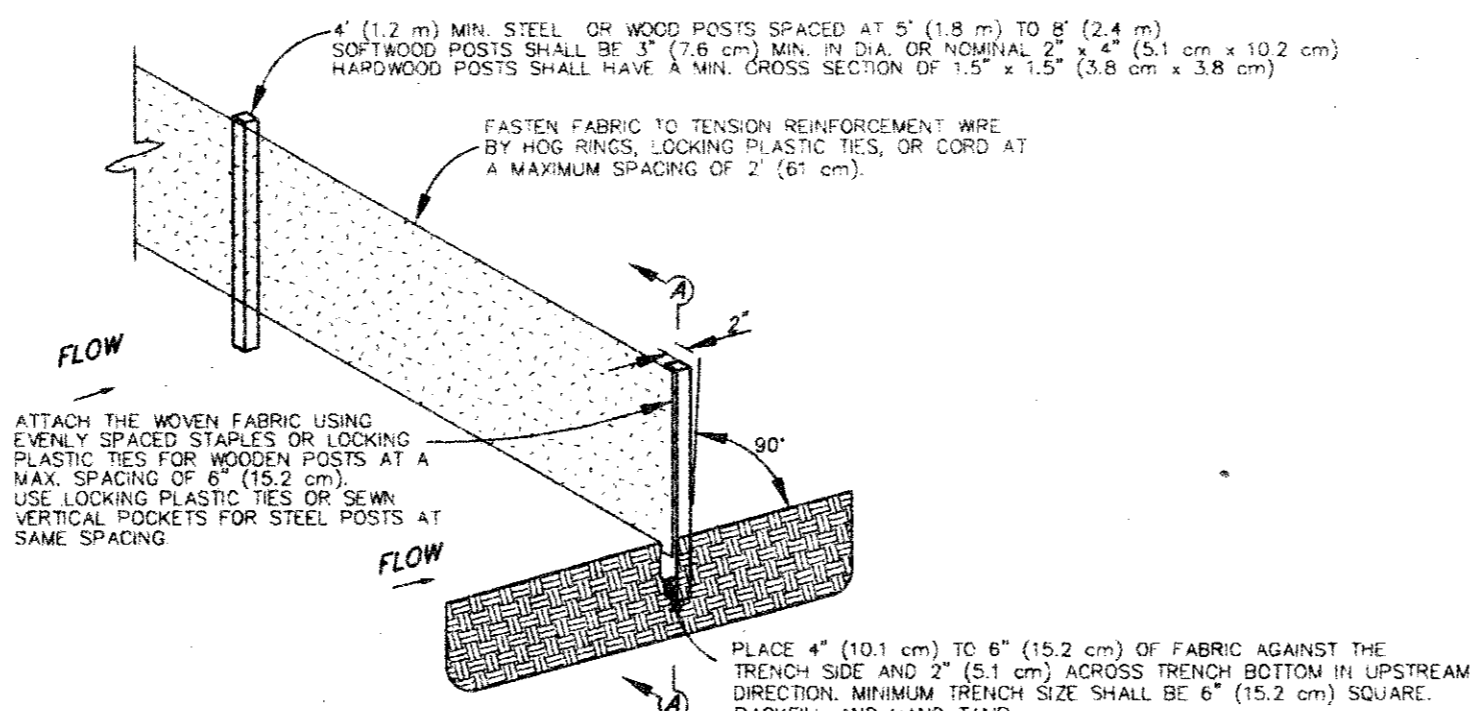
**CAUTION!!!**  
UNDERGROUND GAS LINE IN THIS AREA.  
CONTACT LONE STAR GAS BEFORE  
BEGINNING WORK IN THIS AREA.  
(214)487-3817

**General Notes**

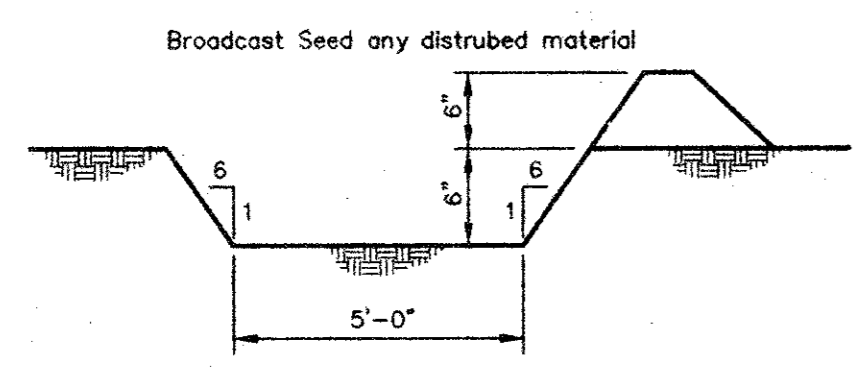
- A. Prior to final acceptance by the Town of Addison.
  - 1) A Texas Registered Professional engineer shall certify that the project was constructed in accordance with the plans and specifications approved by the Town of Addison.
  - 2) The owner shall provide 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue line sets.
  - 3) A one year 10% maintenance bond is required for the subdivision infrastructure.
  - 4) 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 conduct a Pre-Construction Conference between the Town of Addison, Consulting Engineer, 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 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.
- F. The contractor shall stamp a 2-inch "S" and 2-inch "W" in the curb at the location of the sewer service and water service lines, respectively.
- G. Contractor shall obtain a right-of-way permit by the Town of Addison for working within the public right-of-way.
- H. During construction, the owner shall provide a quality geotechnical lab to perform materials testing during the construction at the request of the Town of Addison.
- I. The contractor shall submit materials sheets to the Town of Addison for approval prior to incorporating materials into the job.
- J. 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.
- K. All construction shall conform to the Town of Addison and NCTCOG details and specifications.



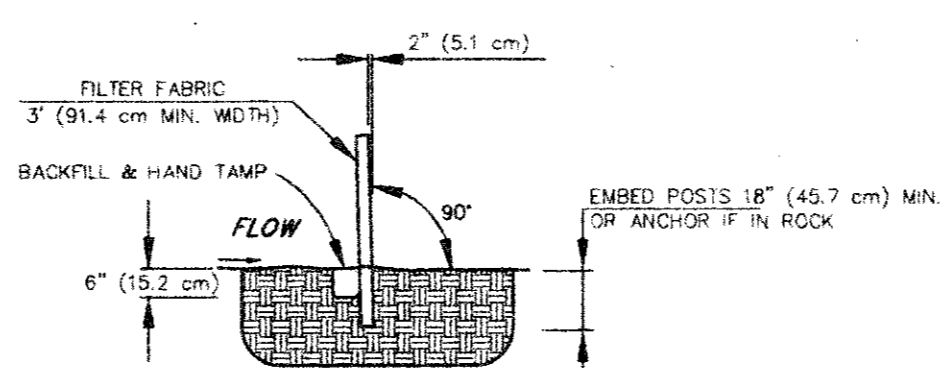
Temporary Drainage Swale Detail  
1"=100'



SILT FENCE (TYPE I)  
NTS



Typical Drainage Swale Detail  
nts



SECTION A-A  
NTS

**LEGEND**

- IRS IRON ROD SET
- WV EXISTING WATER VALVE
- WMH EXISTING WATER MANHOLE
- TC TOP OF CURB
- G, g GUTTER
- 590 EXISTING CONTOUR
- 90 PROPOSED CONTOUR
- 590.00 EXISTING ELEVATION
- 90.00 PROPOSED SPOT ELEVATION
- DRAINAGE DIVIDE
- - - SILT FENCE
- 0.00 DRAINAGE AREA IN ACRES
- 0.0 STORM RUNOFF IN C.F.S.

**DRAINAGE DESIGN CRITERIA**

C=0.95  
I=8.86 in/hr  
Q=C I A

**BENCHMARK:**

SQUARE CUT ON THE CENTERLINE OF A 20' CURB INLET AT THE NORTH SIDE OF REALTY ROAD, APPROXIMATELY 400' EAST OF MARSH LANE. ELEV. 582.15

**GRADING, DRAINAGE & EROSION CONTROL PLAN**

PFLUGER ADDITION  
TOWN OF ADDISON  
COUNTY OF DALLAS, TEXAS

**BROCKETTE · DAVIS · DRAKE, inc.**  
**consulting engineers**

Civil & Structural Engineering - Surveying  
4144 North Central Expressway, Suite 1100 Dallas, Texas 75204  
(214)824-3647, fax (214) 824-7064

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JR	BDD	7/18/94	1"=20'	BDD	C94072	C2



Revised 8/18/94 (HUST/OP/IND)