

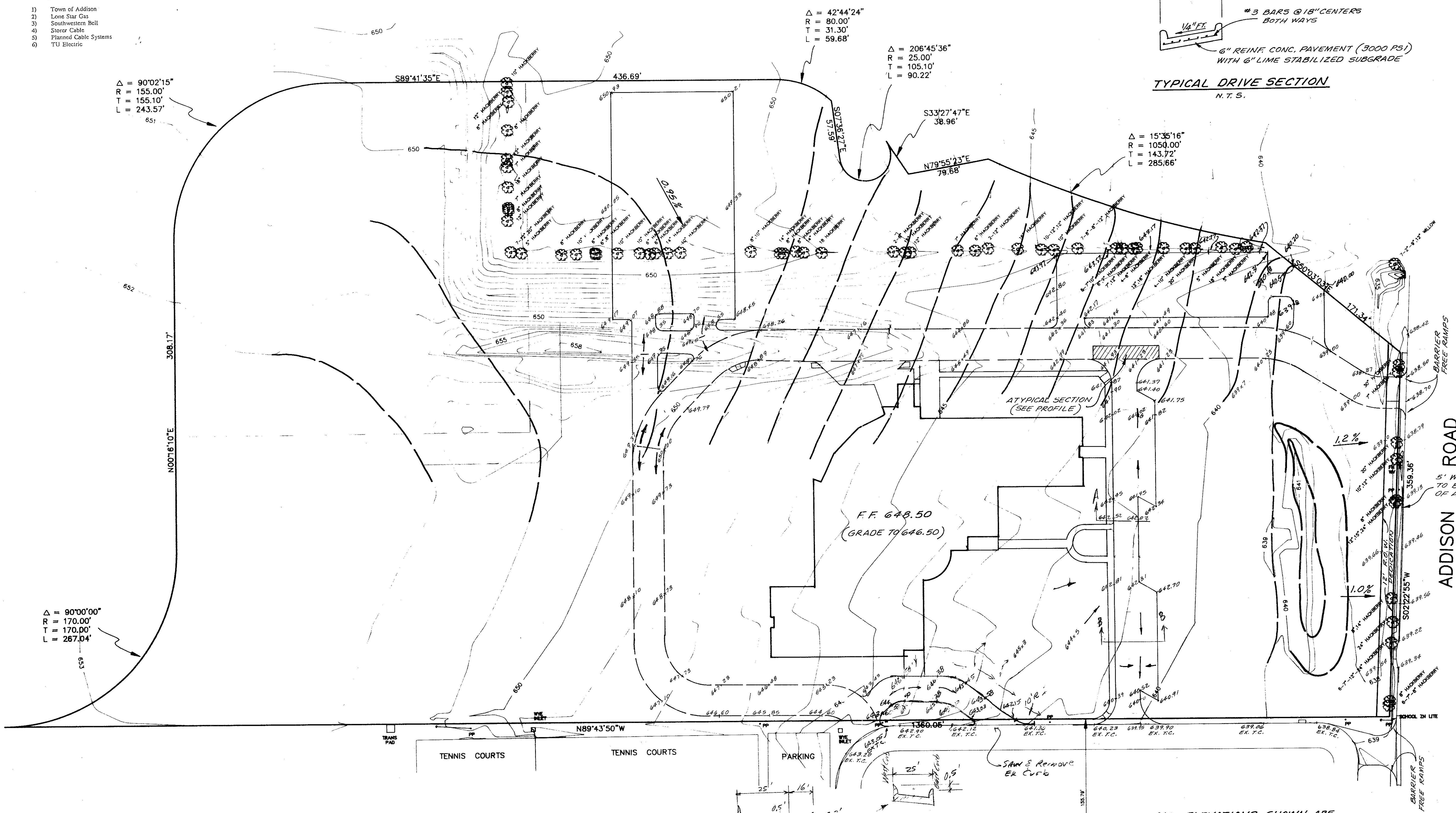
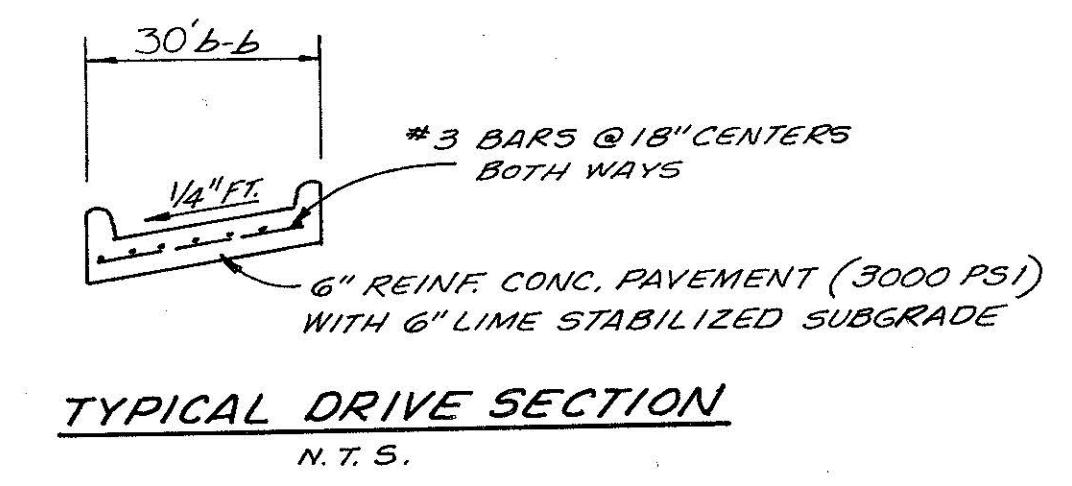
**GENERAL NOTES**

- 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 five foot sidewalk shall be installed along Addison Road. See attached detail.
  - 4) A one year 10% maintenance bond is required for the internal subdivision 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 Pre-Construction Conference between the Town of Addison, Consulting Engineer, Contractor(s), Utility companies and any other affected parties. Notify Bruce Eli's 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. 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. 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 street received 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.

**NOTE: PARKING LOTS AND DRIVES TO BE 5" REINF. CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C. BOTH WAYS (3000 PSI) WITH 6" LIME STABILIZED SUBGRADE. DRIVE APPROACHES ON ADDISON ROAD AND FIRE LANE TO BE 6" REINF. CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C. BOTH WAYS (3000 PSI) WITH 6" STABILIZED SUBGRADE.**



$\Delta = 90^{\circ}02'15''$   
 $R = 155.00'$   
 $T = 155.10'$   
 $L = 243.57'$

$\Delta = 42^{\circ}44'24''$   
 $R = 80.00'$   
 $T = 31.30'$   
 $L = 59.68'$

$\Delta = 206^{\circ}45'36''$   
 $R = 25.00'$   
 $T = 105.10'$   
 $L = 90.22'$

$\Delta = 15^{\circ}35'16''$   
 $R = 1054.00'$   
 $T = 143.72'$   
 $L = 285.66'$

$\Delta = 90^{\circ}00'00''$   
 $R = 170.00'$   
 $T = 170.00'$   
 $L = 267.04'$

**"AS BUILT" PLANS**

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ADDISON. THE LINES AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED ON THE PLANS.

*[Handwritten Signature]*

**BENCH MARKS:**

"□" cut on West top of curb approx. 18' North of N.E. property corner of subject tract. Elevation: 638.40

Set railroad spike in power pole opposite N.E. corner of tennis courts south of subject tract. Elevation: 647.31

**BENCH MARK:**

"□" ON TOP CURB WEST SIDE OF ADDISON ROAD AT NORTHEAST CORNER OF SARATOGA SPRINGS ADD. ELEV. 640.21

"□" CUT ON WEST TOP CURB ADDISON ROAD 20'± NORTH OF NORTHEAST PROPERTY CORNER. ELEV. 638.40

6" 3000 PSI Conc. w/ 6" Lime Subgrade and #3 Bars @ 18" O.C.

**SECTION A-A N.T.S.**

**SECTION B-B N.T.S.**

ALL ELEVATIONS SHOWN ARE TOP OF CURB, UNLESS NOTED OTHERWISE.

SEE CITY OF ADDISON STANDARD DETAILS FOR BARRIER FREE RAMPS

| NO. | DATE    | BY  | REVISION                                   |
|-----|---------|-----|--|
| 1   | 5-24-95 | DE  | Grades for northeast parking lot           |
| 2   | 7-17-95 | DMJ | Grades N/E Parking lot - N.E.C.            |
| 3   | 8-23-95 | DW  | Revised Grades & Layout Parking on S. Side |

|   |          |
|---|----------|
| <b>GRADING PLAN</b>                             |          |
| <b>TRINITY CHRISTIAN ACADEMY</b>                |          |
| CITY OF ADDISON                                 |          |
| DALLAS COUNTY, TEXAS                            |          |
| <b>DOWDEY, ANDERSON &amp; ASSOCIATES, INC.</b>  |          |
| 16250 DALLAS PKWY. (214) 931-0694 DALLAS, TEXAS |          |
| DESIGN  | D.M.D.   |
| DRAWN   | R.E.     |
| CHECKED   | D.M.D.   |
| DATE  | 11-17-94 |
| SCALE   | 1"=50'   |
| JOB   | 94-078   |
| SHEET   | 1/1      |