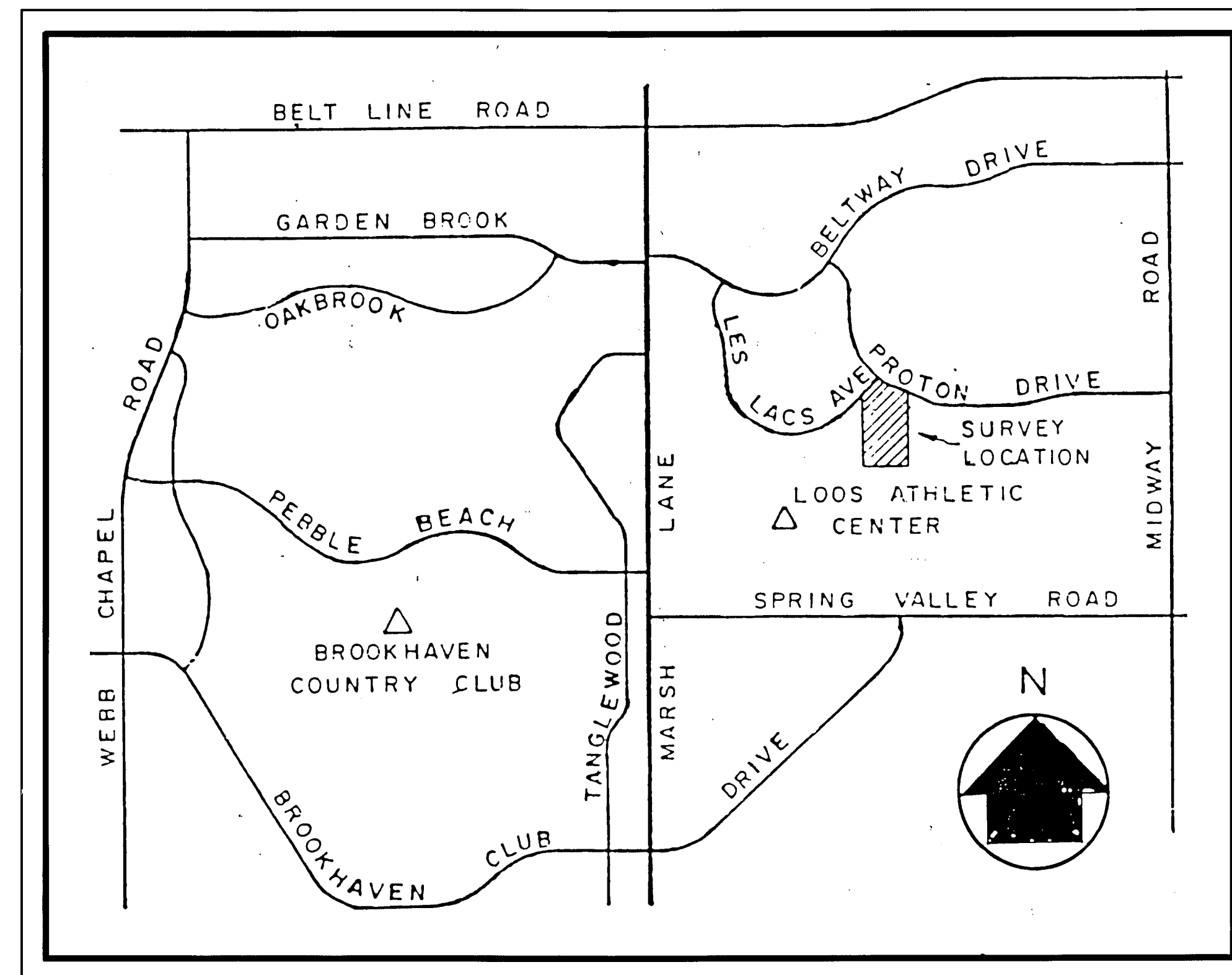


DEVELOPMENT PLANS FOR WATERVIEW ESTATES

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 1 reproducible set of as-builts (sealed and certified by a Texas Registered Engineer) and 2 blue-line sets.
 - b. A five foot sidewalk shall be installed along Proton Drive. See attached detail.
 - c. A one year maintenance bond is required for the internal 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 contract 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 450-2847 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 and twenty-four (24) inches long. A copper pin one-fourth 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.
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 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

INDEX

Sheet No.	Description
1	Plat
2	Drainage Plan
3-4	Paving Plans
5	Storm Sewer
6	Water & Sewer Plan
7	Sanitary Sewer Profiles
8	Erosion Control Plan
9	Grading Plan
D1-D10	Detail Sheets

As Built Plans

NOTE:

1-31-92

The intent of the owner and engineer was to construct the project according to these plans as approved by the City of Addison. The City of Addison, inspected the construction. The owner or engineer did not verify alignment or grades after construction. We are not aware of any changes or revisions to these plans during construction except as noted.

PREPARED FOR

~ OWNER ~

GRAND HOMES INC.

8800 N. CENTRAL EXPWY. ~ DALLAS, TEXAS 75231 ~ PH NO. (214)750-6528

at DON A. TIPTON, INC. CONSULTING ENGINEERS
6330 BELT LINE ROAD ~ SUITE C ~ GARLAND, TEXAS 75043

