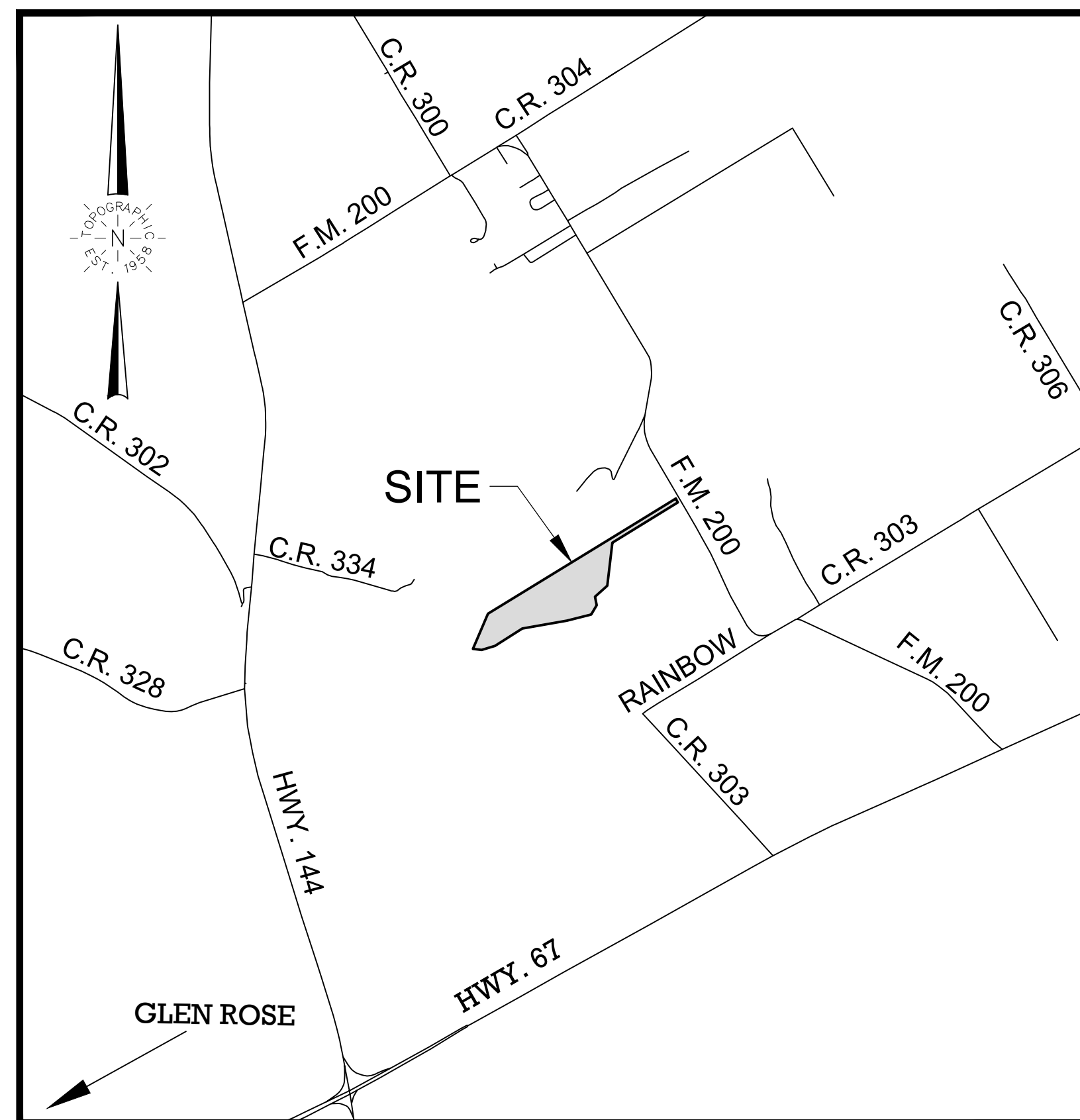


# CIVIL CONSTRUCTION PLANS FOR SQUAW VALLEY ADDITION

SQUAW VALLEY ADDITION  
GLEN ROSE, TEXAS  
COVER SHEET



VICINITY MAP  
NOT TO SCALE

IN  
**GLEN ROSE, TEXAS**  
**SOMERVELLE COUNTY**

DRAWING SHEET INDEX	
Sheet Number	Sheet Title
C0.1	COVER SHEET
C1.1	OVERALL LAYOUT - GENERAL NOTES
C2.1	PAVING PLAN & PROFILE - EAGLE COURT
C2.2	PAVING PLAN & PROFILE - EAGLE COURT
C2.3	PAVING PLAN & PROFILE - EAGLE COURT
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C3.3	GRADING PLAN
C4.1	PRE-DEVELOPMENT DRAINAGE MAP
C4.2	POST-DEVELOPMENT DRAINAGE MAP
C5.1	WATER PLAN
C5.2	WATER PLAN
C5.3	WATER PLAN
C6.1	EROSION CONTROL PLAN & DETAILS
C7.1	STREET LIGHT PLAN
C7.2	STREET LIGHT PLAN
C7.3	STREET LIGHT PLAN
C8.1	PAVING DETAILS
C8.2	WATER DETAILS

ENGINEER/SURVEYOR:

TOPOGRAPHIC, CO.  
1400 EVERMAN PARKWAY, STE. 146  
FORT WORTH, TEXAS 76140  
CONTACT: COURTNEY COATES, P.E.  
PHONE: 817-744-7512

OWNER:

OAKTREE ASSETS, LLC  
P.O. BOX 1671  
DESOTO, DALLAS COUNTY TEXAS 75123



PREPARED BY:  
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548  
TEXAS FIRM REGISTRATION NO. 18409  
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PERMIT SET  
AUGUST 2022

REVISION DESCRIPTION

NO. DATE

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF COURTNEY C. COATES, P.E. TEXAS REGISTRATION NO. 103181

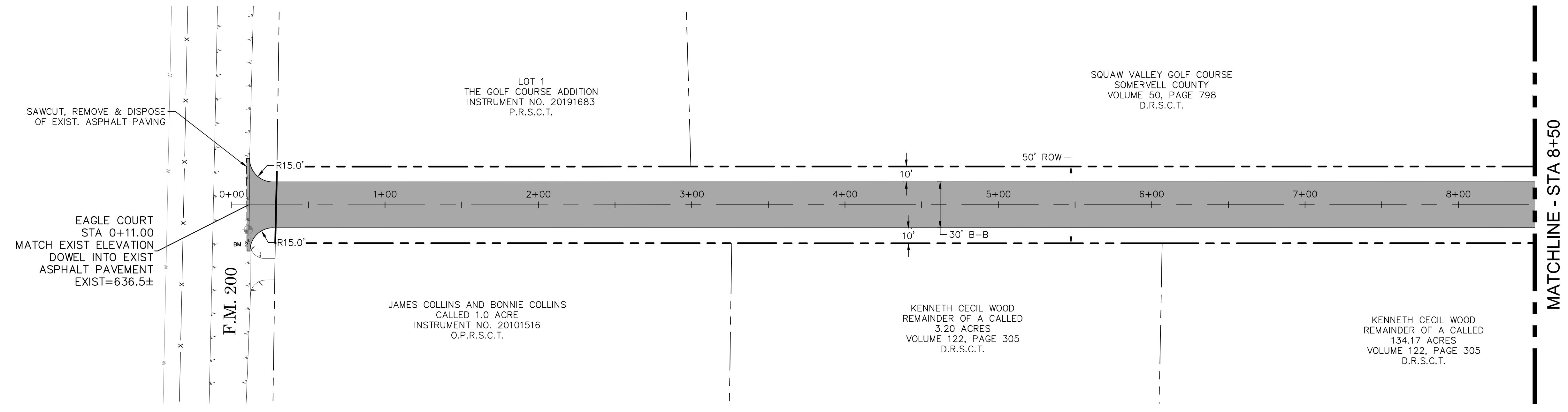
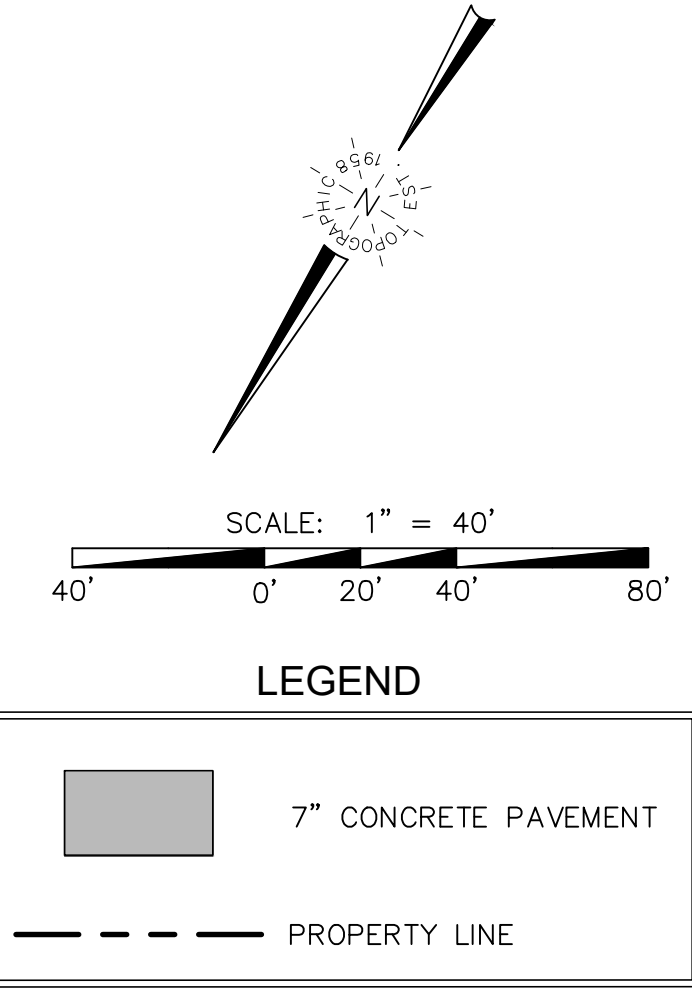
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C0.1

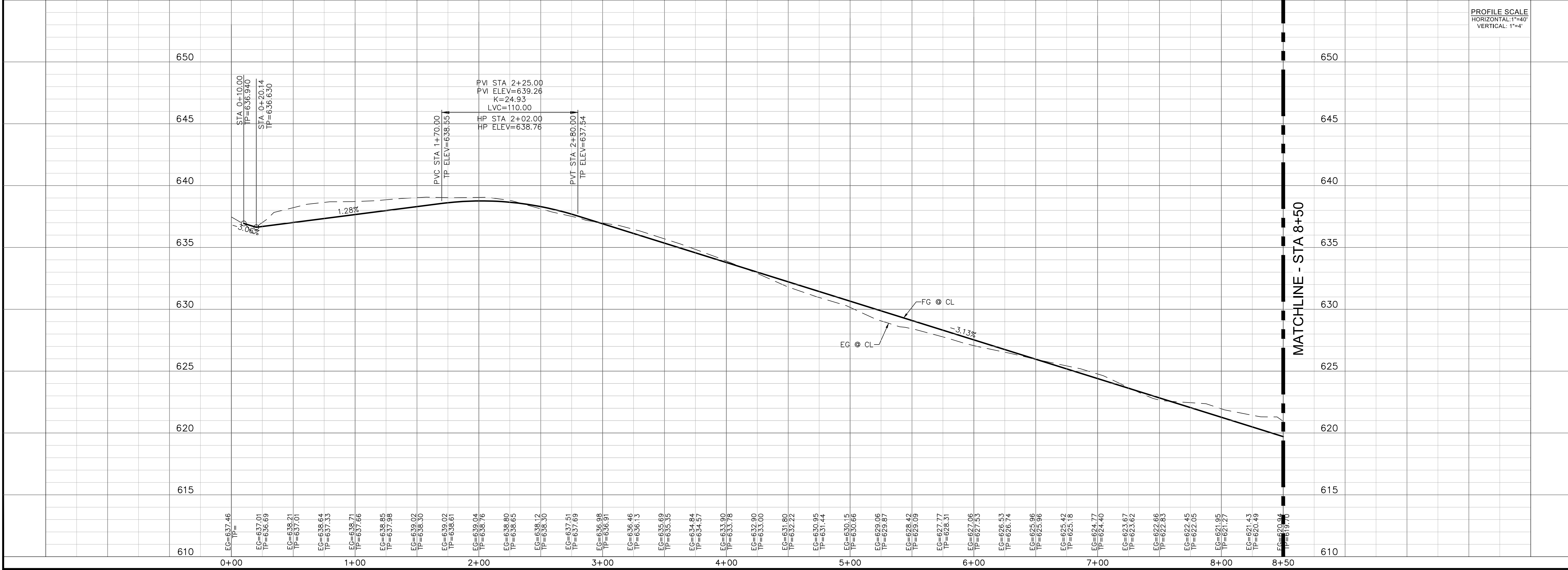


**BENCHMARKS:**

BM#2	BM#4	BM#5
MAG NAIL	MAG NAIL	1/2 CIRS "TOPO CP"
N: 6782349.26	N: 6780699.06	N: 6783132.51
E: 2210562.09	E: 2211376.38	E: 2210147.33
ELEV: 637.10'	ELEV: 621.25'	ELEV: 641.29'



**EAGLE COURT**



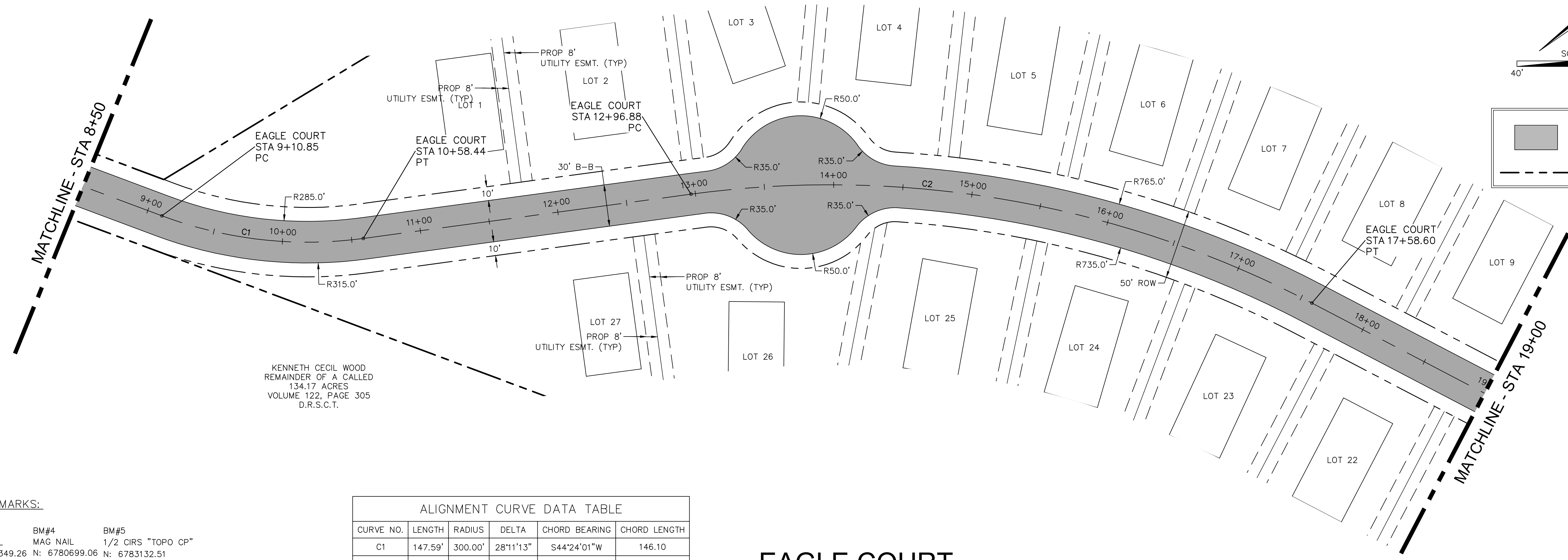
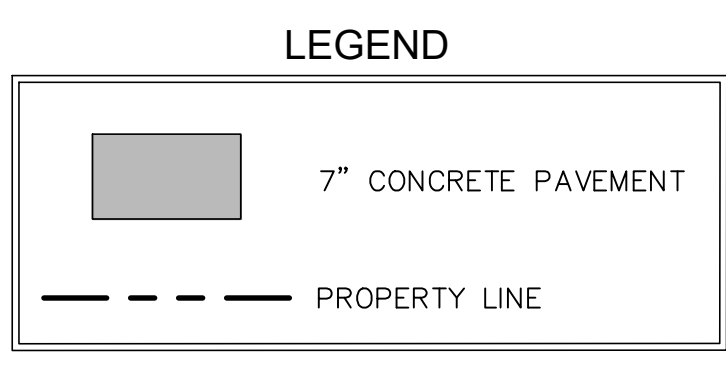
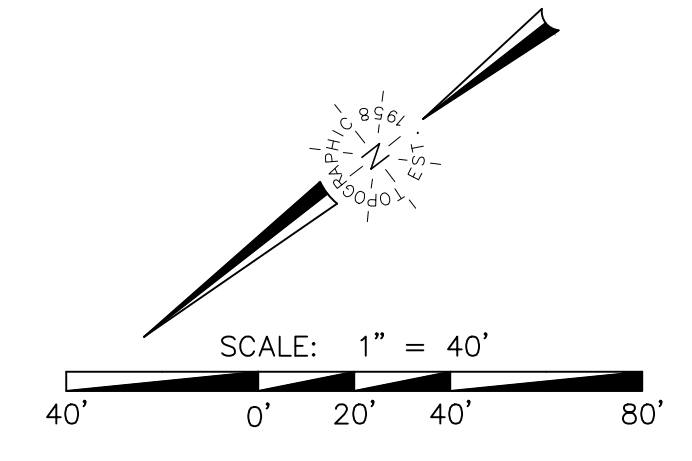
**SQUAW VALLEY ADDITION  
GLEN ROSE, TEXAS**

**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
1400 EVERMAN PARKWAY, Ste. 146 • FT. WORTH, TEXAS 76140  
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TEXAS REGISTRATION NO. 103181

SHEET NO.  
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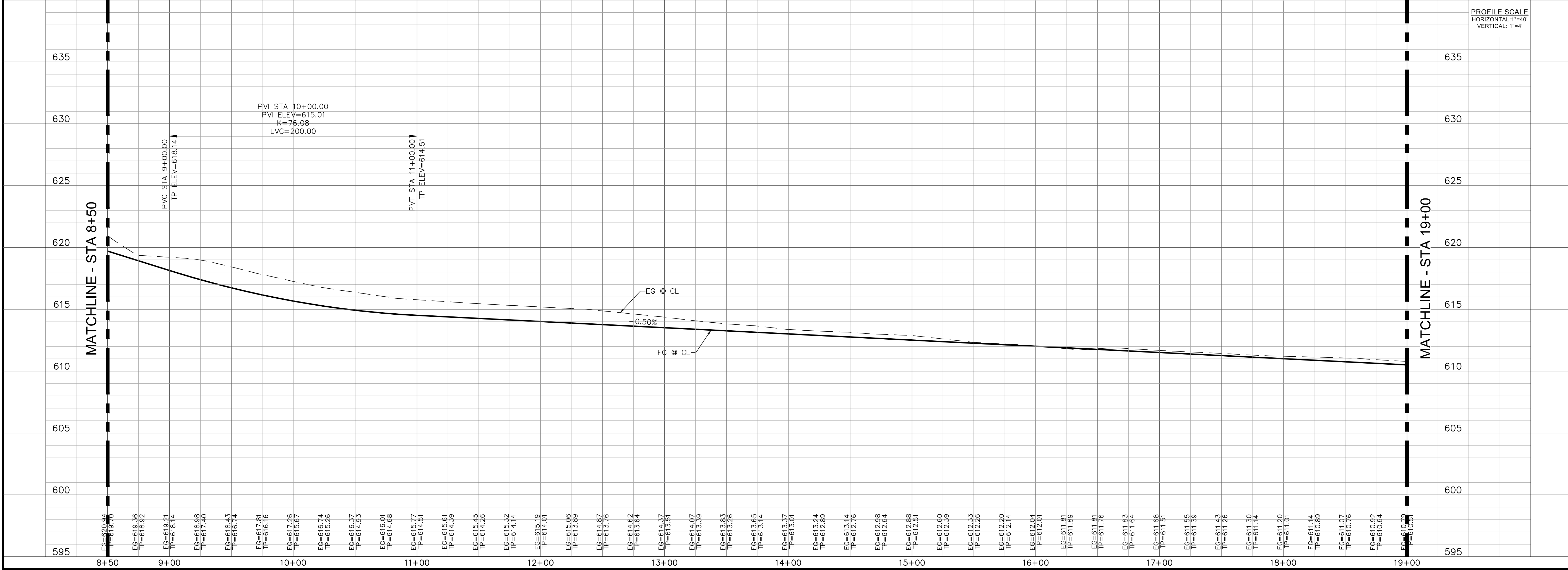


**BENCHMARKS:**

BM#2 MAG NAIL N: 6782349.26 E: 2210562.09 ELEV: 637.10'	BM#4 MAG NAIL N: 6780699.06 E: 2211376.38 ELEV: 621.25'	BM#5 1/2 CIRS "TOPO CP" N: 6783132.51 E: 2210147.33 ELEV: 641.29'
---	---	---

ALIGNMENT CURVE DATA TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	147.59'	300.00'	28°11'13"	S44°24'01"W	146.10
C2	461.72'	750.00'	35°16'22"	S47°56'35"W	454.46

## EAGLE COURT



**TOPOGRAPHIC**  
LOYALTY INNOVATION LEGACY  
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TEXAS FIRM REGISTRATION NO. 10042504  
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**SQUAW VALLEY ADDITION  
GLEN ROSE, TEXAS**

**PAVING PLAN & PROFILE - EAGLE COURT**

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SHEET NO.  
**C2.2**



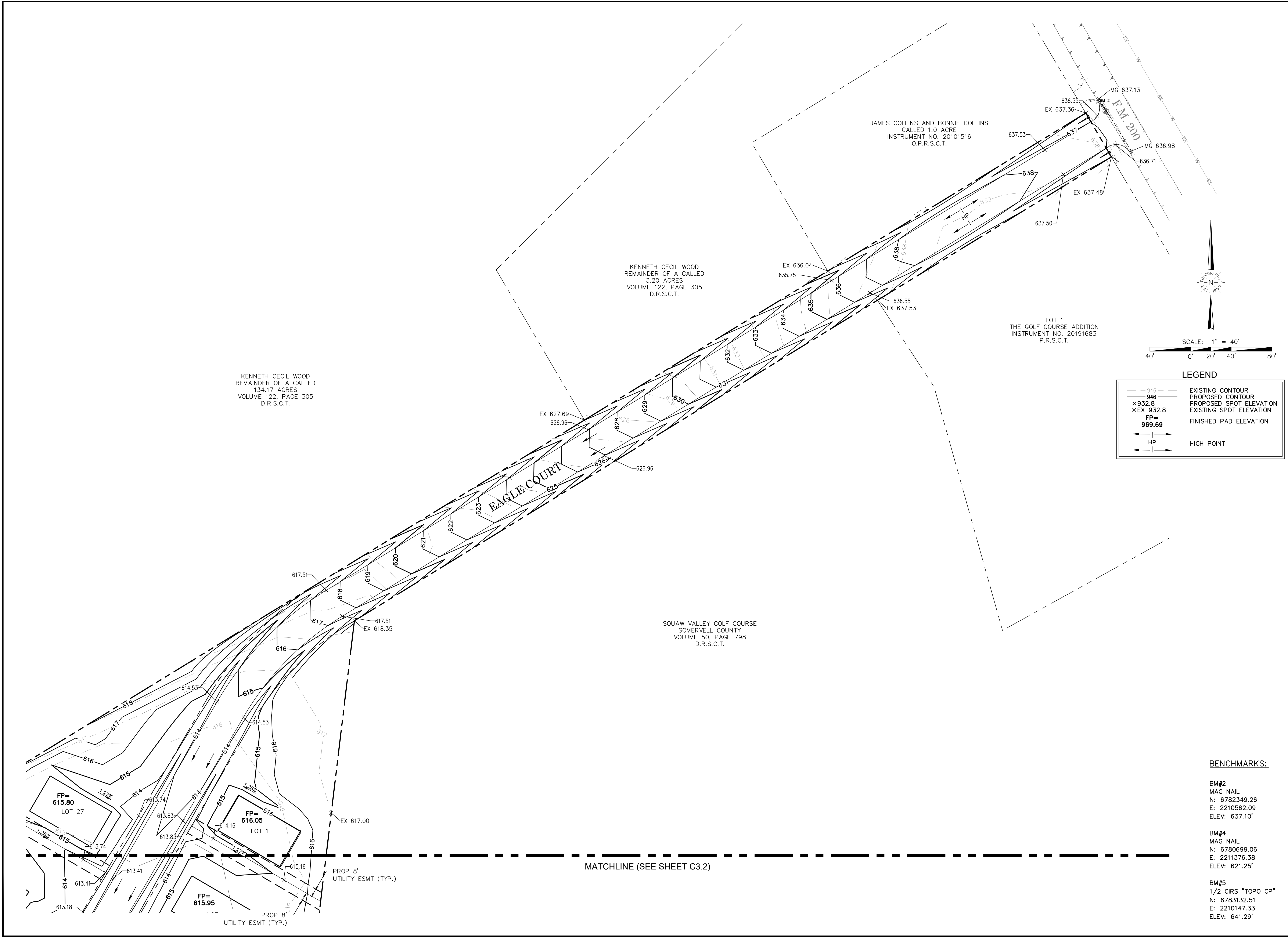
**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**  
**GRADING PLAN**

NO.	DATE	REVISION DESCRIPTION

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SHEET NO.  
**C3.1**



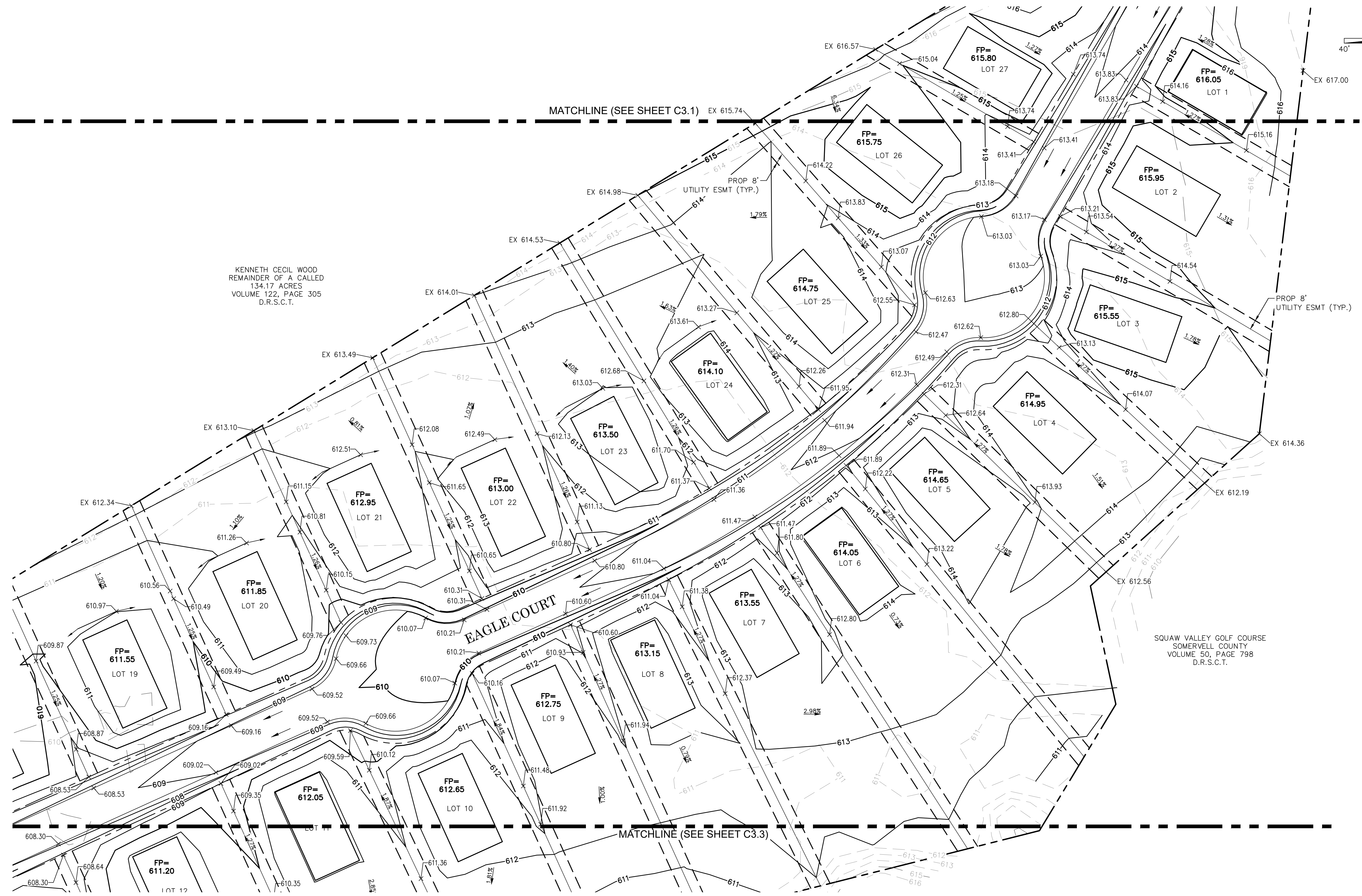
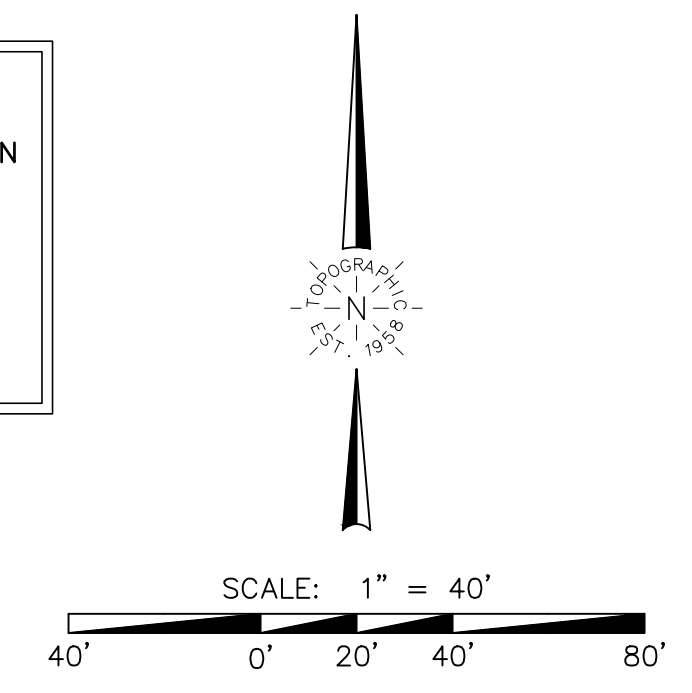
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- BM#5**  
 1/2 CIRS "TOPO CP"  
 N: 6783132.51  
 E: 2210147.33  
 ELEV: 641.29'

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS  
 GRADING PLAN**

**LEGEND**

- 946 — EXISTING CONTOUR
- 946 — PROPOSED CONTOUR
- × 932.8 PROPOSED SPOT ELEVATION
- × EX 932.8 EXISTING SPOT ELEVATION
- FP= 969.69 FINISHED PAD ELEVATION
- HP HIGH POINT



KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.

NO.	DATE	REVISION DESCRIPTION

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 103181

SHEET NO.

**C3.2**

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**  
**GRADING PLAN**

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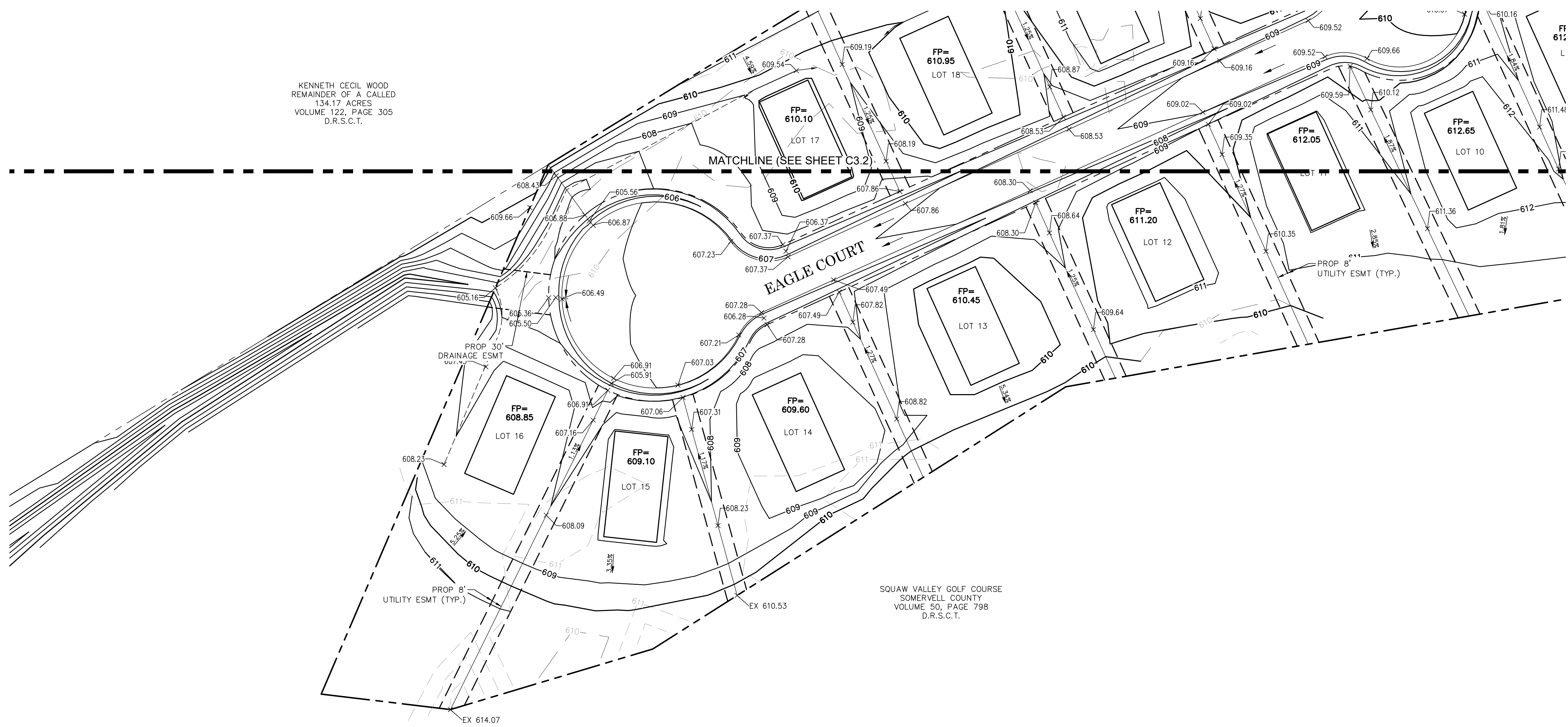
SHEET NO.  
**C3.3**

**LEGEND**

---	EXISTING CONTOUR
-946-	PROPOSED CONTOUR
x932.8	PROPOSED SPOT ELEVATION
xEX 932.8	EXISTING SPOT ELEVATION
FP=	FINISHED PAD ELEVATION
HP	HIGH POINT

SCALE: 1" = 40'

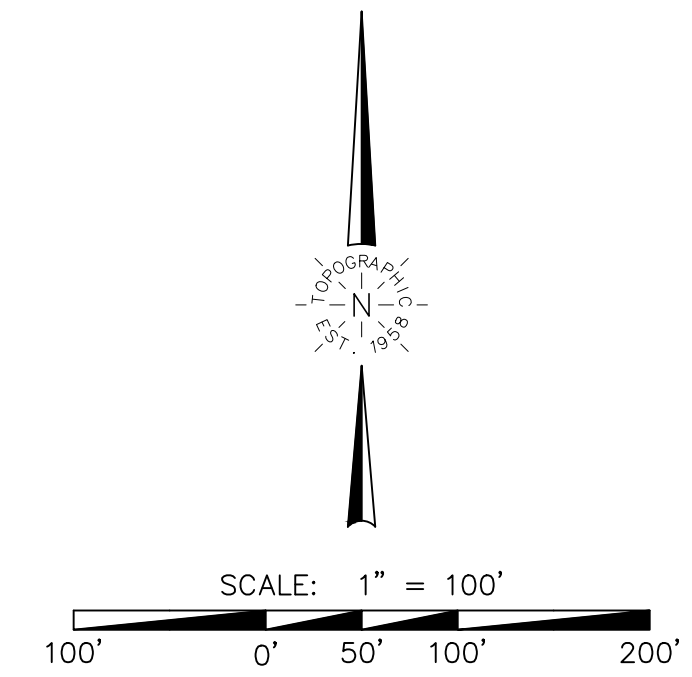
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 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.



SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
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 1/2 CIRS "TOPO CP"  
 N: 6783132.51  
 E: 2210147.33  
 ELEV: 641.29'



**LEGEND**

	PRE-DEVELOPED DRAINAGE AREA DIVIDE
	PRE-DEVELOPED AREA ID AREA IN ACRES
	PRE-DEVELOPED FLOW DIRECTION

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**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS  
 PRE-DEVELOPMENT DRAINAGE MAP**

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 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

JAMES COLLINS AND  
 BONNIE COLLINS  
 CALLED 1.0 ACRE  
 INSTRUMENT NO.  
 20101516  
 O.P.R.S.C.T.

KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 3.20 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

LOT 1  
 THE GOLF COURSE ADDITION  
 INSTRUMENT NO. 20191683  
 P.R.S.C.T.

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.

EX-1  
 18.53 AC

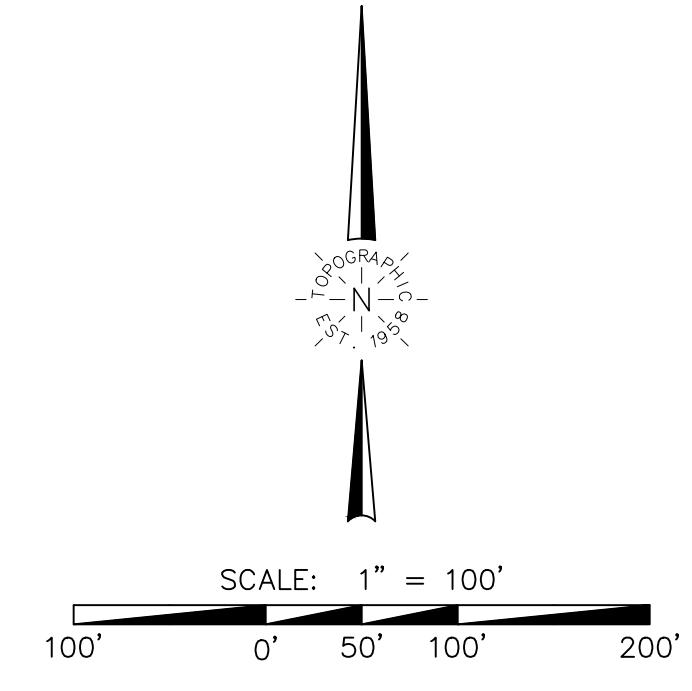
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PRE - DEVELOPMENT DRAINAGE AREA CALCULATIONS - RATIONAL METHOD										
Area No.	Area (acres)	Runoff Coefficient C	Time of Concentration (min)	25-year Intensity (in/hr)	25-year Runoff (cfs)	50-year Intensity (in/hr)	50-year Runoff (cfs)	100-year Intensity (in/hr)	100-year Runoff (cfs)	Comments
EX-1	18.53	0.35	15.00	6.33	41.06	7.07	45.84	7.85	50.89	DRAINS SW TO EXISTING CREEK

SHEET NO.  
**C4.1**

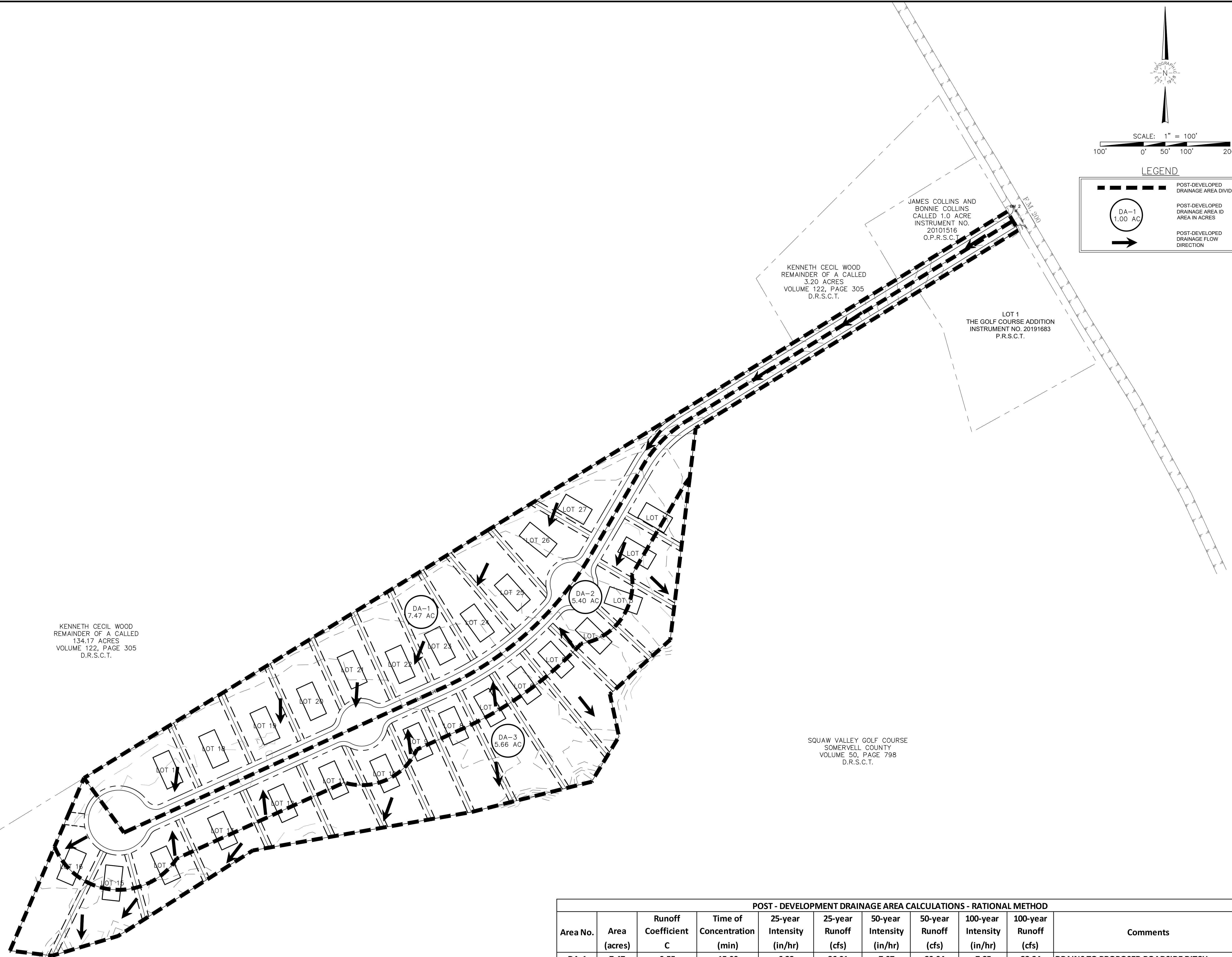


**LEGEND**

	POST-DEVELOPED DRAINAGE AREA DIVIDE
	POST-DEVELOPED DRAINAGE AREA ID AREA IN ACRES
	POST-DEVELOPED DRAINAGE FLOW DIRECTION

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**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS  
 POST-DEVELOPMENT DRAINAGE MAP**



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 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

JAMES COLLINS AND  
 BONNIE COLLINS  
 CALLED 1.0 ACRE  
 INSTRUMENT NO.  
 20101516  
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KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 3.20 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

LOT 1  
 THE GOLF COURSE ADDITION  
 INSTRUMENT NO. 20191683  
 P.R.S.C.T.

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.

**POST - DEVELOPMENT DRAINAGE AREA CALCULATIONS - RATIONAL METHOD**

Area No.	Area (acres)	Runoff Coefficient C	Time of Concentration (min)	25-year Intensity (in/hr)	25-year Runoff (cfs)	50-year Intensity (in/hr)	50-year Runoff (cfs)	100-year Intensity (in/hr)	100-year Runoff (cfs)	Comments
DA-1	7.47	0.55	15.00	6.33	26.01	7.07	29.04	7.85	32.24	DRAINS TO PROPOSED ROADSIDE DITCH
DA-2	5.4	0.55	15.00	6.33	18.80	7.07	20.99	7.85	23.31	DRAINS TO PROPOSED ROADSIDE DITCH
DA-3	5.66	0.55	15.00	6.33	19.71	7.07	22.00	7.85	24.43	DRAINS SW TO EXISTING CREEK

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SHEET NO.  
**C4.2**

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**

**WATER PLAN**

REVISION DESCRIPTION

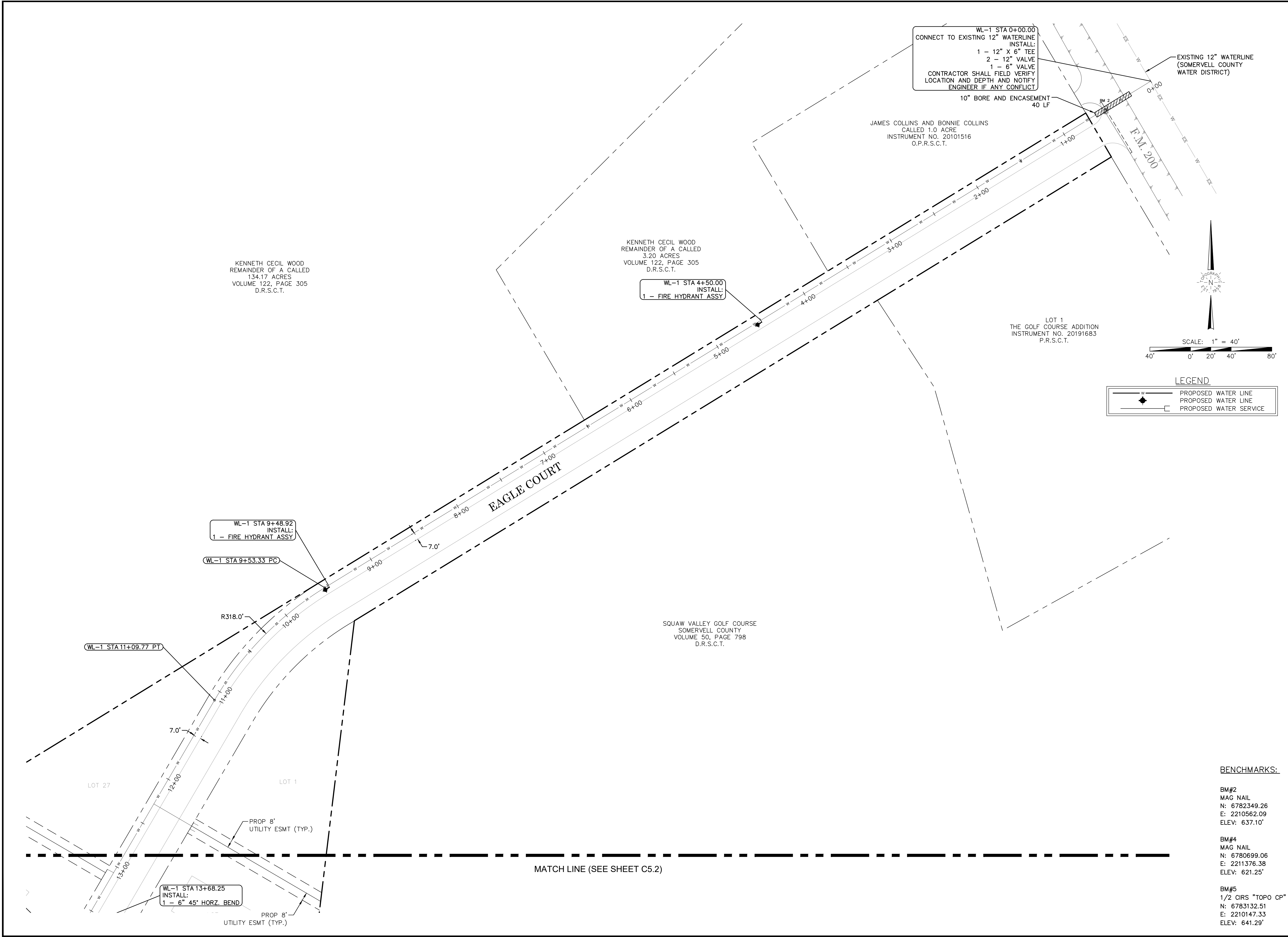
NO. DATE

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SHEET NO.

**C5.1**



**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**

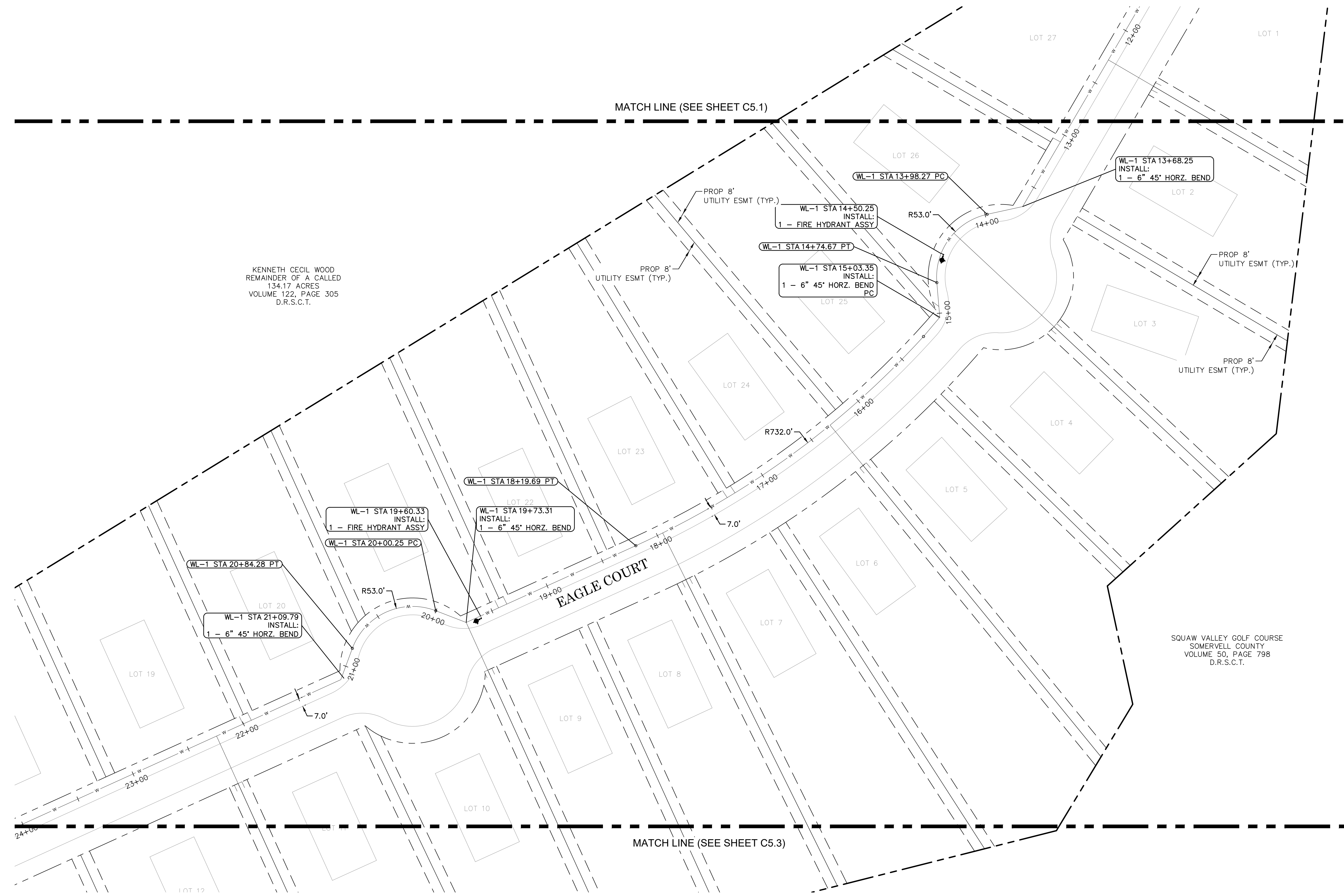
**WATER PLAN**



SCALE: 1" = 40'  
 0' 20' 40' 80'

**LEGEND**

- PROPOSED WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE



NO.	DATE	REVISION DESCRIPTION

**BENCHMARKS:**

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MAG NAIL  
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E: 2210562.09  
ELEV: 637.10'
- BM#4**  
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E: 2211376.38  
ELEV: 621.25'
- BM#5**  
1/2 CIRS "TOPO CP"  
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E: 2210147.33  
ELEV: 641.29'

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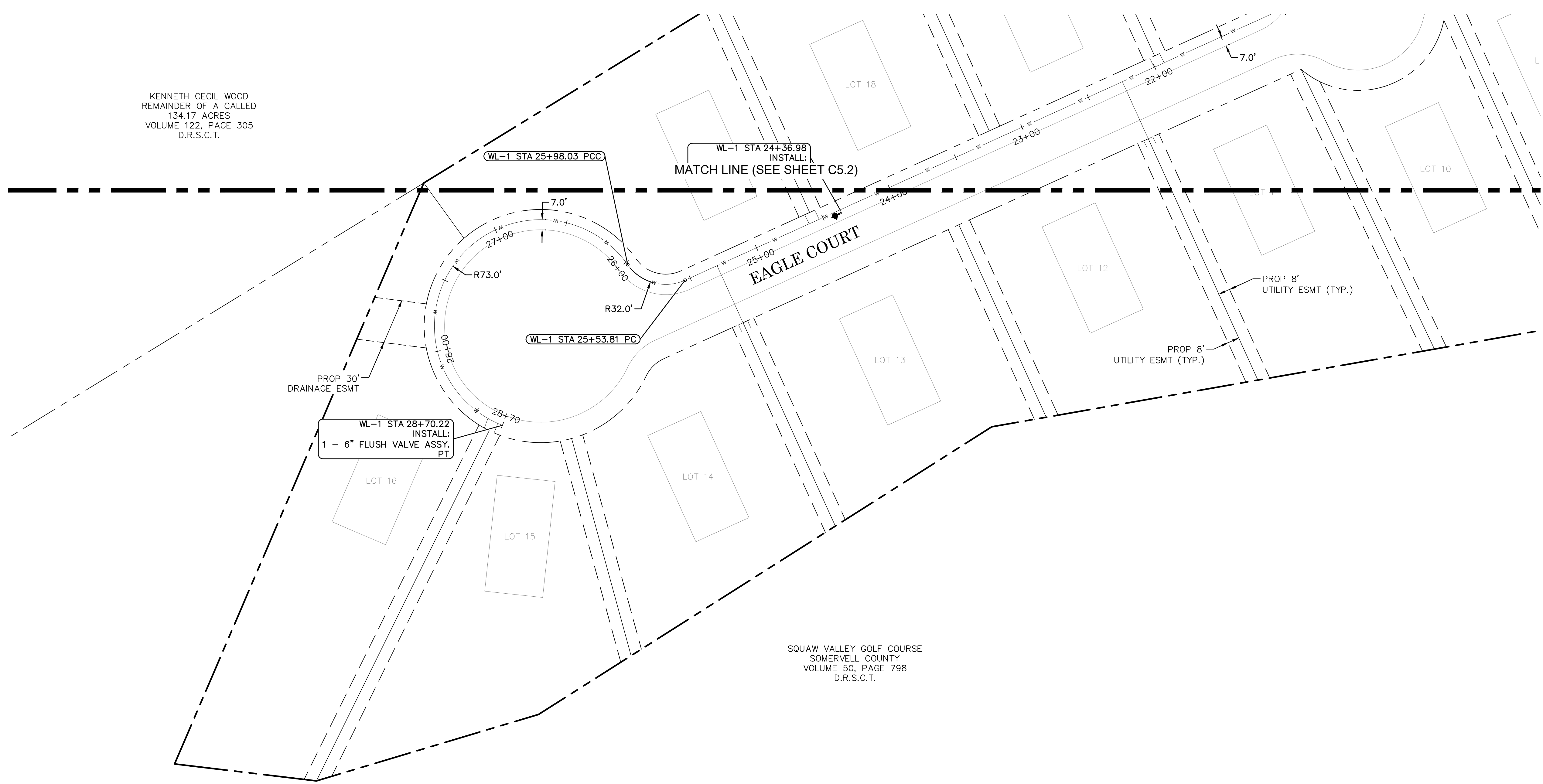
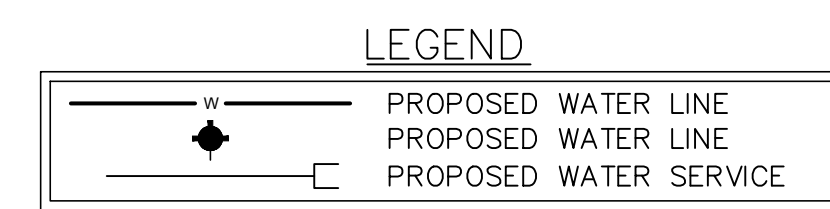
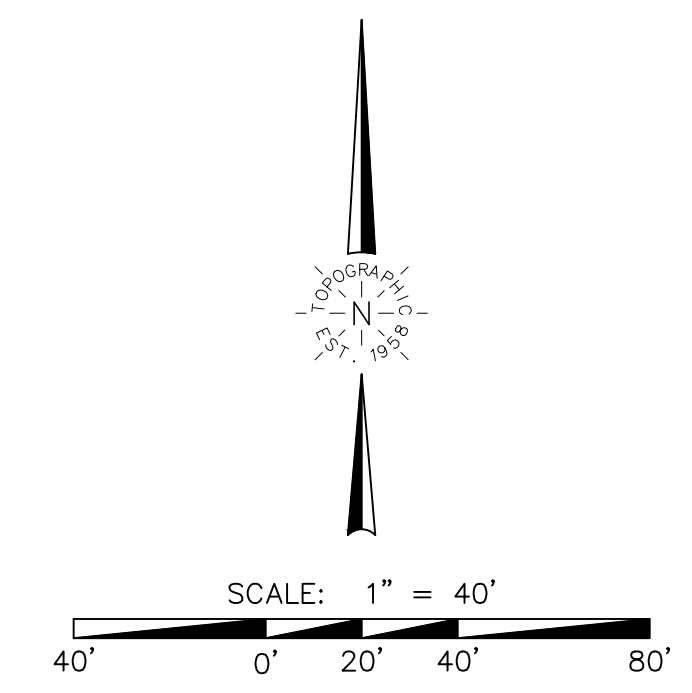
SHEET NO.

**C5.2**

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**

**WATER PLAN**

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**BENCHMARKS:**

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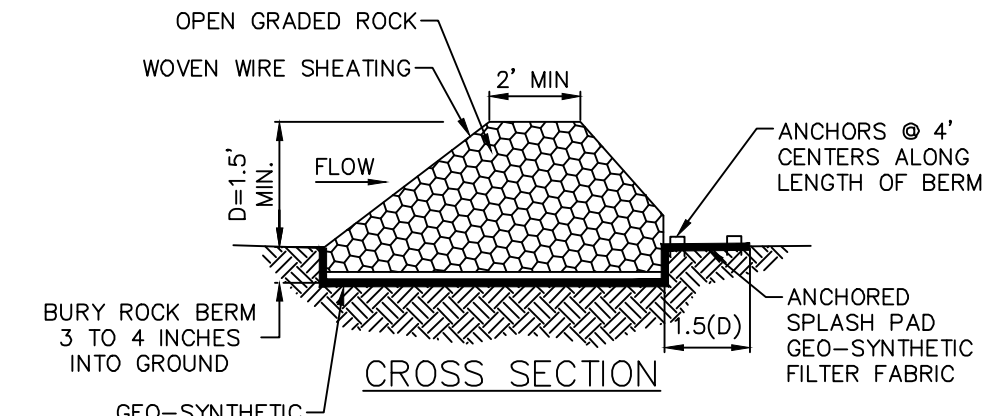
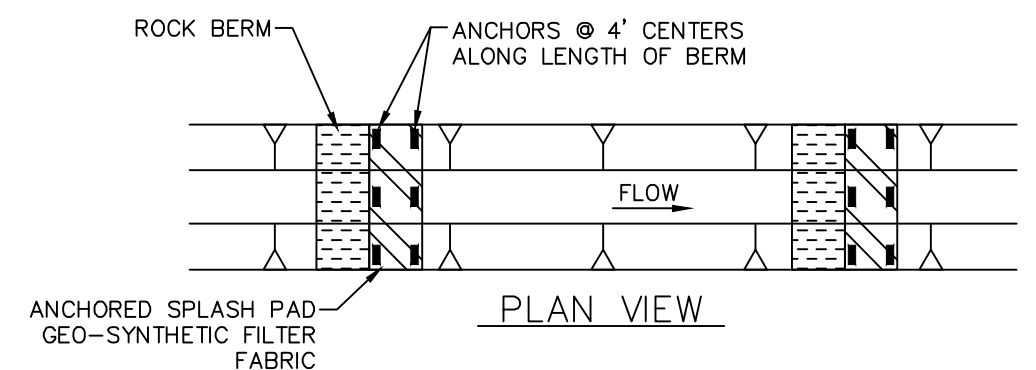
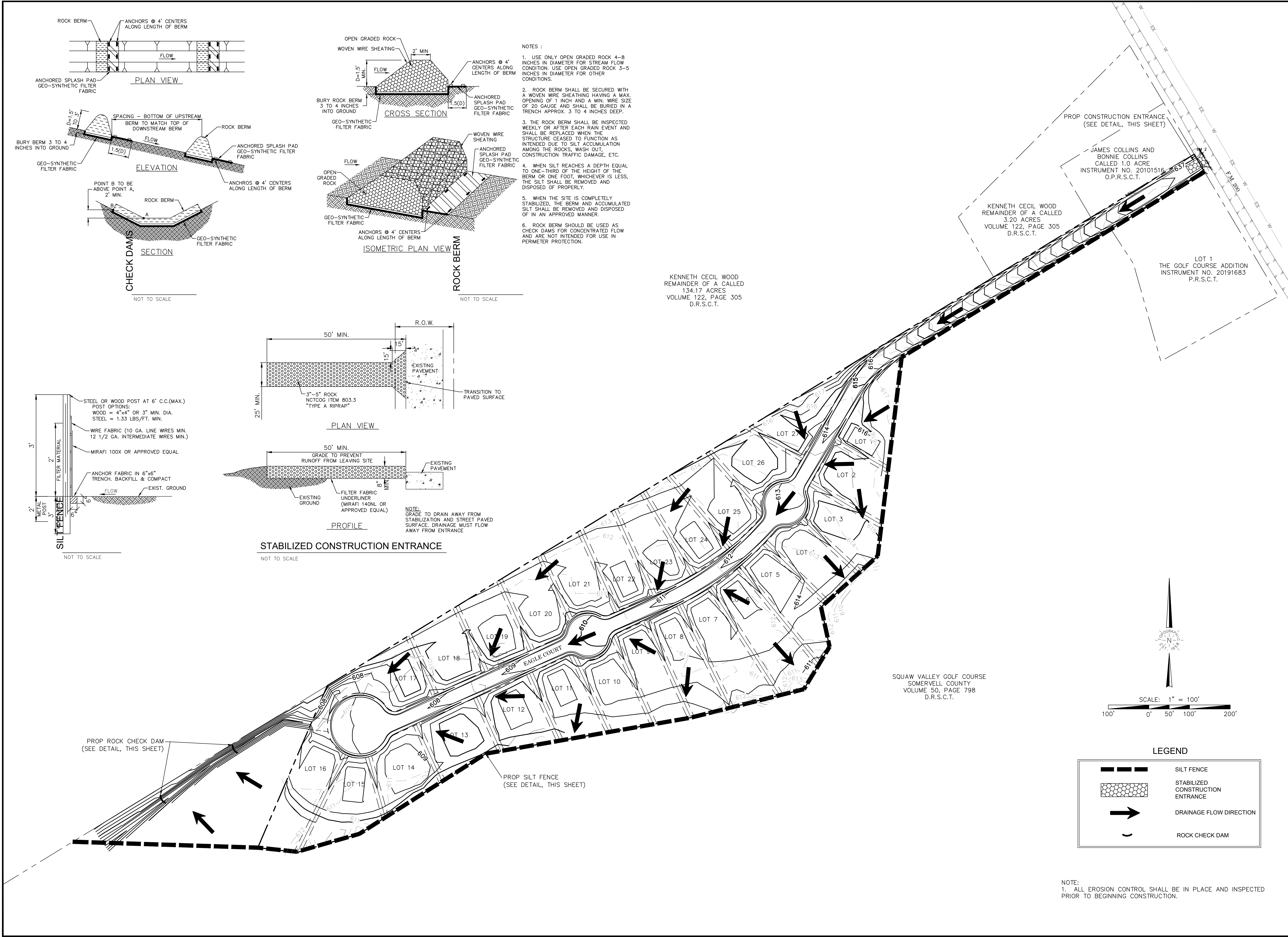
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF COURTNEY C. COATES, P.E. TEXAS REGISTRATION NO. 103181

SHEET NO.  
**C5.3**

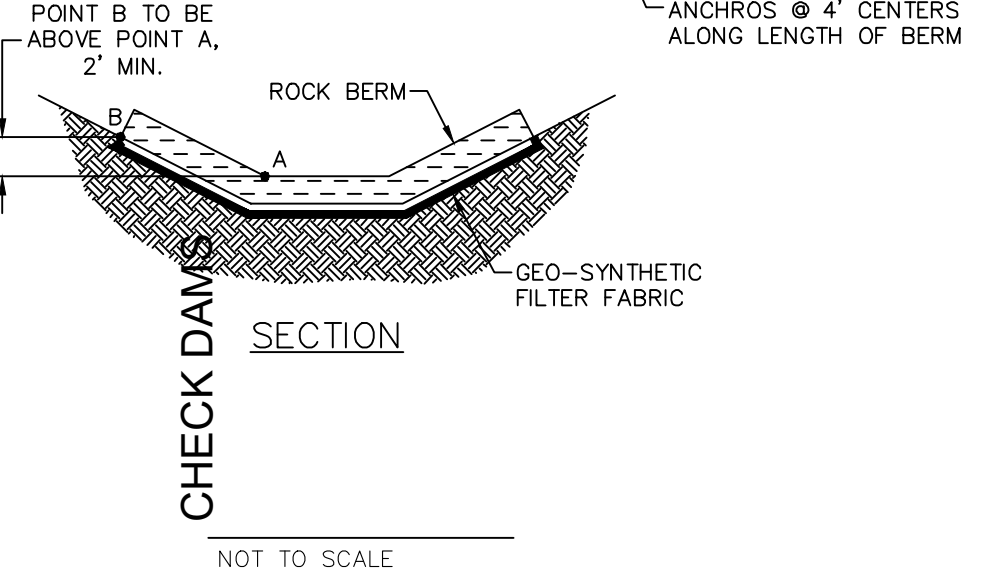
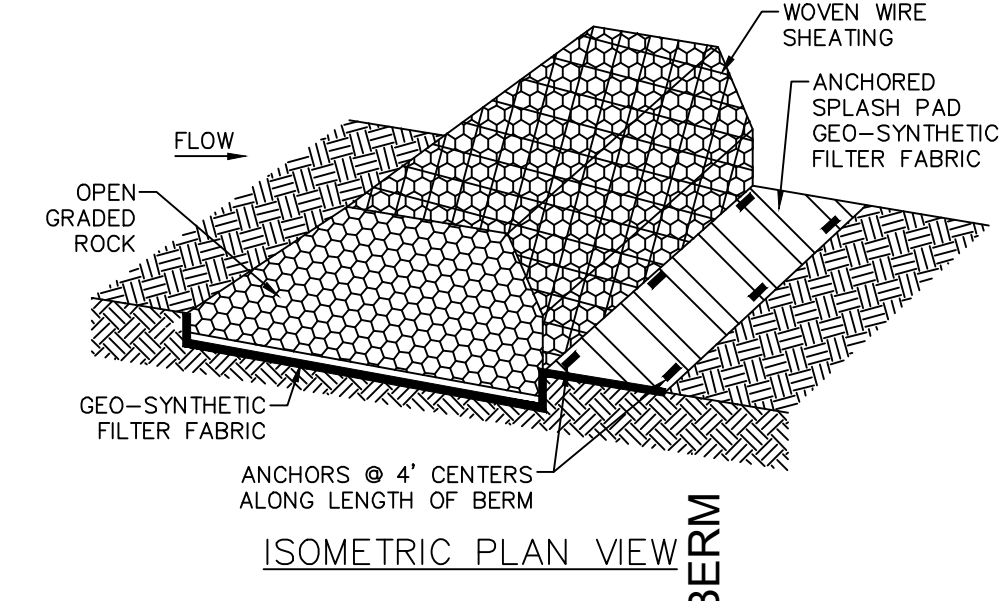
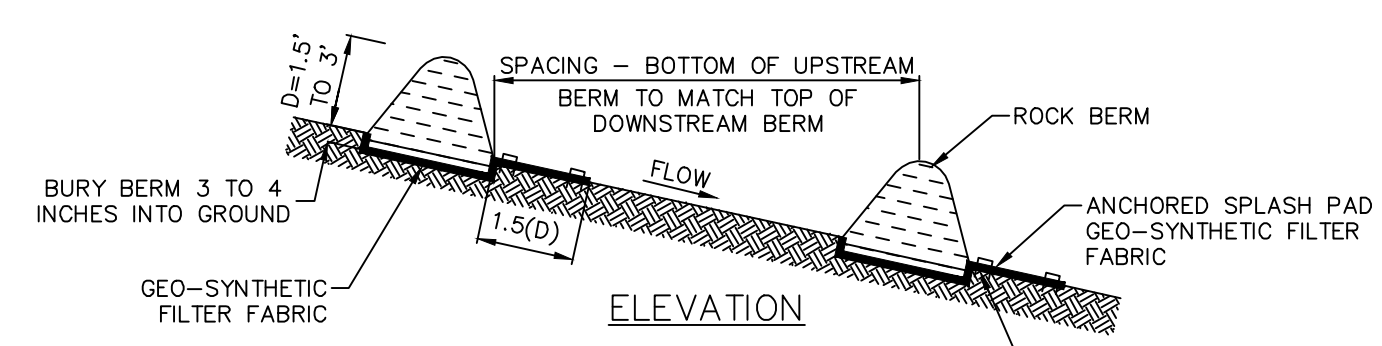
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 GLEN ROSE, TEXAS**  
**EROSION CONTROL PLAN & DETAILS**

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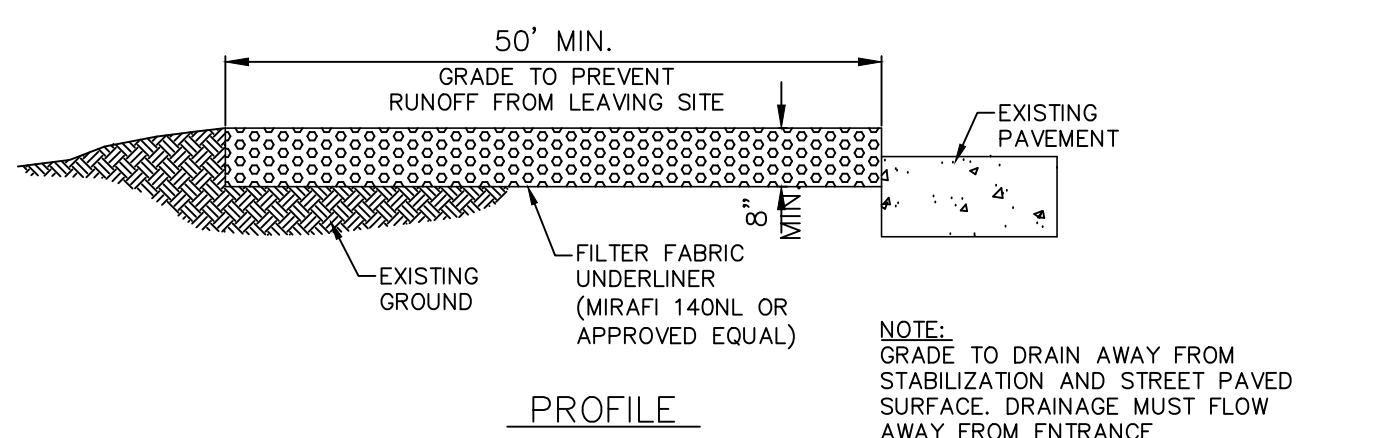
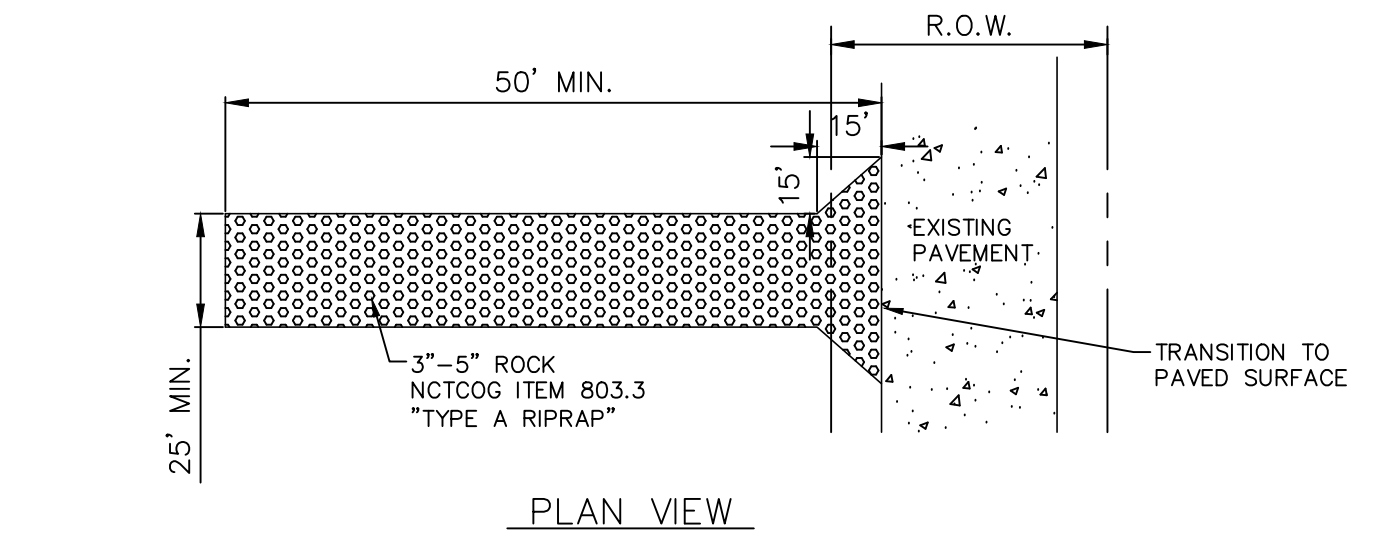
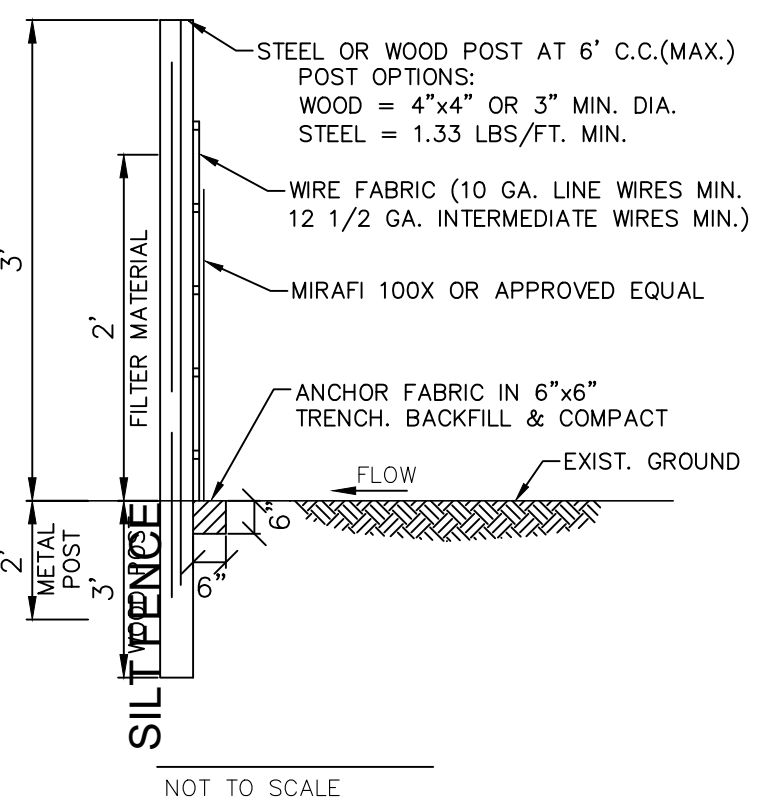
- NOTES:
1. USE ONLY OPEN GRADED ROCK 4-8 INCHES IN DIAMETER FOR STREAM FLOW CONDITION. USE OPEN GRADED ROCK 3-5 INCHES IN DIAMETER FOR OTHER CONDITIONS.
  2. ROCK BERM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAX. OPENING OF 1 INCH AND A MIN. WIRE SIZE OF 20 GAUGE AND SHALL BE BURIED IN A TRENCH APPROX. 3 TO 4 INCHES DEEP.
  3. THE ROCK BERM SHALL BE INSPECTED WEEKLY OR AFTER EACH RAIN EVENT AND SHALL BE REPLACED WHEN THE STRUCTURE CEASED TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASH OUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
  4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE BERM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
  5. WHEN THE SITE IS COMPLETELY STABILIZED, THE BERM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
  6. ROCK BERM SHOULD BE USED AS CHECK DAMS FOR CONCENTRATED FLOW AND ARE NOT INTENDED FOR USE IN PERIMETER PROTECTION.



KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 3.20 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

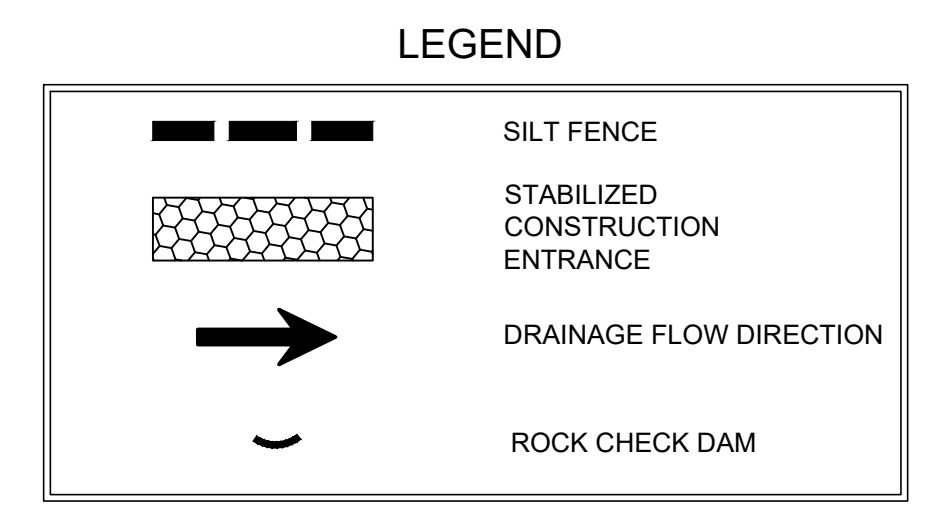
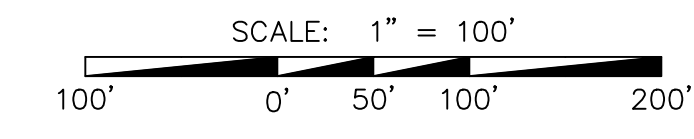
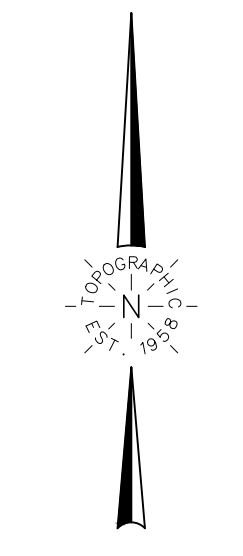
LOT 1  
 THE GOLF COURSE ADDITION  
 INSTRUMENT NO. 20191683  
 P.R.S.C.T.



**STABILIZED CONSTRUCTION ENTRANCE**  
 NOT TO SCALE

NOTE:  
 GRADE TO DRAIN AWAY FROM STABILIZATION AND STREET PAVED SURFACE. DRAINAGE MUST FLOW AWAY FROM ENTRANCE

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.



NOTE:  
 1. ALL EROSION CONTROL SHALL BE IN PLACE AND INSPECTED PRIOR TO BEGINNING CONSTRUCTION.

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS**

**STREET LIGHT PLAN**

REVISION DESCRIPTION

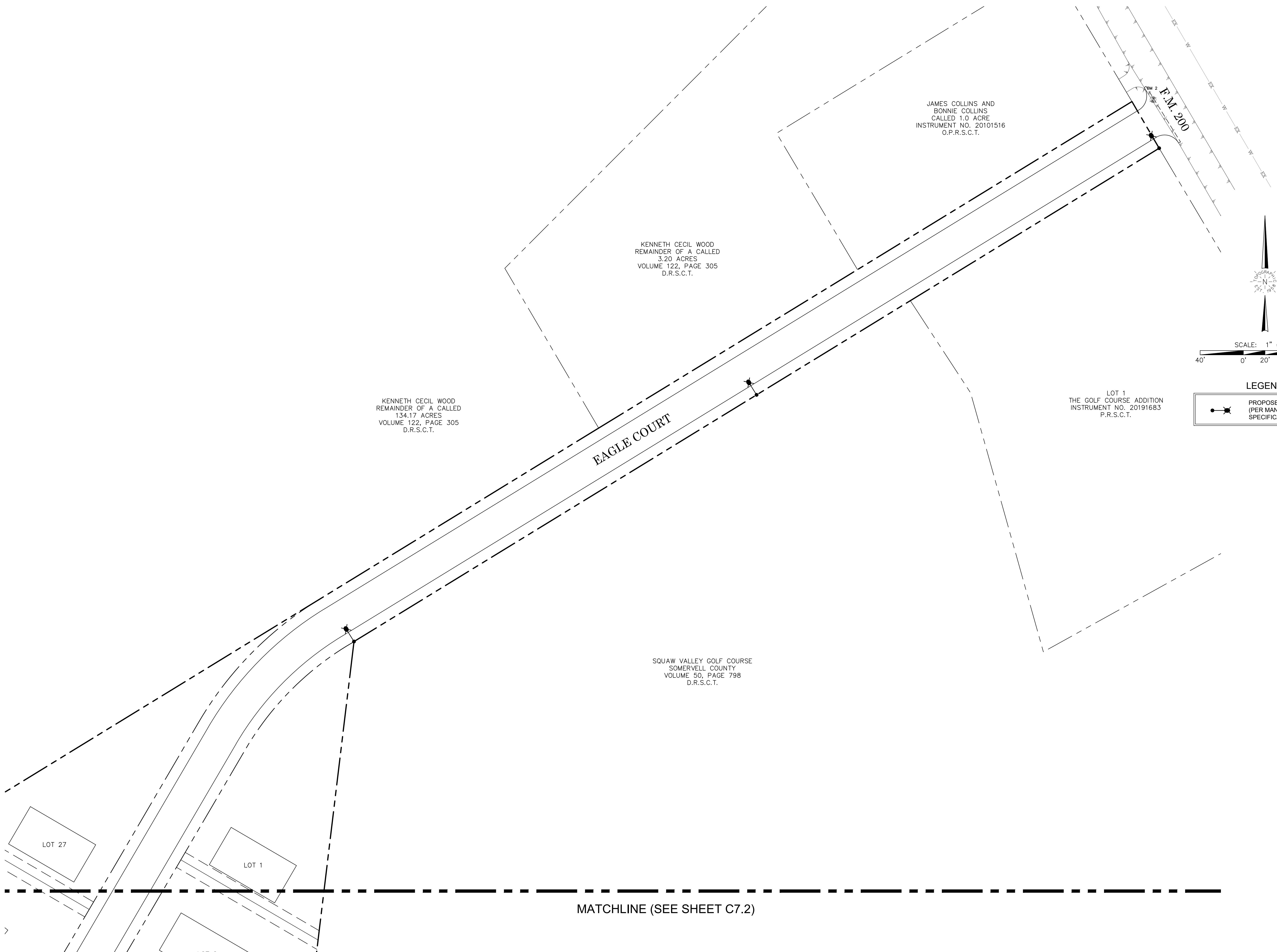
NO. DATE

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SHEET NO.

**C7.1**



JAMES COLLINS AND  
 BONNIE COLLINS  
 CALLED 1.0 ACRE  
 INSTRUMENT NO. 20101516  
 O.P.R.S.C.T.

KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 3.20 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

LOT 1  
 THE GOLF COURSE ADDITION  
 INSTRUMENT NO. 20191683  
 P.R.S.C.T.

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.

SCALE: 1" = 40'

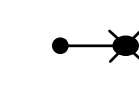
LEGEND

PROPOSED STREET LIGHT  
 (PER MANUFACTURERS  
 SPECIFICATIONS)

MATCHLINE (SEE SHEET C7.2)

SCALE: 1" = 40'

LEGEND

 PROPOSED STREET LIGHT  
 (PER MANUFACTURERS SPECIFICATIONS)

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KENNETH CECIL WOOD  
 REMAINDER OF A CALLED  
 134.17 ACRES  
 VOLUME 122, PAGE 305  
 D.R.S.C.T.

SQUAW VALLEY GOLF COURSE  
 SOMERVELL COUNTY  
 VOLUME 50, PAGE 798  
 D.R.S.C.T.

MATCHLINE (SEE SHEET C7.1)

MATCHLINE (SEE SHEET C7.3)

**SQUAW VALLEY ADDITION  
 GLEN ROSE, TEXAS  
 STREET LIGHT PLAN**

NO.	DATE	REVISION DESCRIPTION

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SHEET NO.  
**C7.2**

KENNETH CECIL WOOD  
REMAINDER OF A CALLED  
134.17 ACRES  
VOLUME 122, PAGE 305  
D.R.S.C.T.

MATCHLINE (SEE SHEET C7.2)

EAGLE COURT

SQUAW VALLEY GOLF COURSE  
SOMERVELL COUNTY  
VOLUME 50, PAGE 798  
D.R.S.C.T.

**LEGEND**

PROPOSED STREET LIGHT  
(PER MANUFACTURERS  
SPECIFICATIONS)

SCALE: 1" = 40'

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**SQUAW VALLEY ADDITION  
GLEN ROSE, TEXAS  
STREET LIGHT PLAN**

NO.	DATE	REVISION DESCRIPTION

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TEXAS REGISTRATION NO.  
103181

SHEET NO.  
**C7.3**

REVISION DESCRIPTION

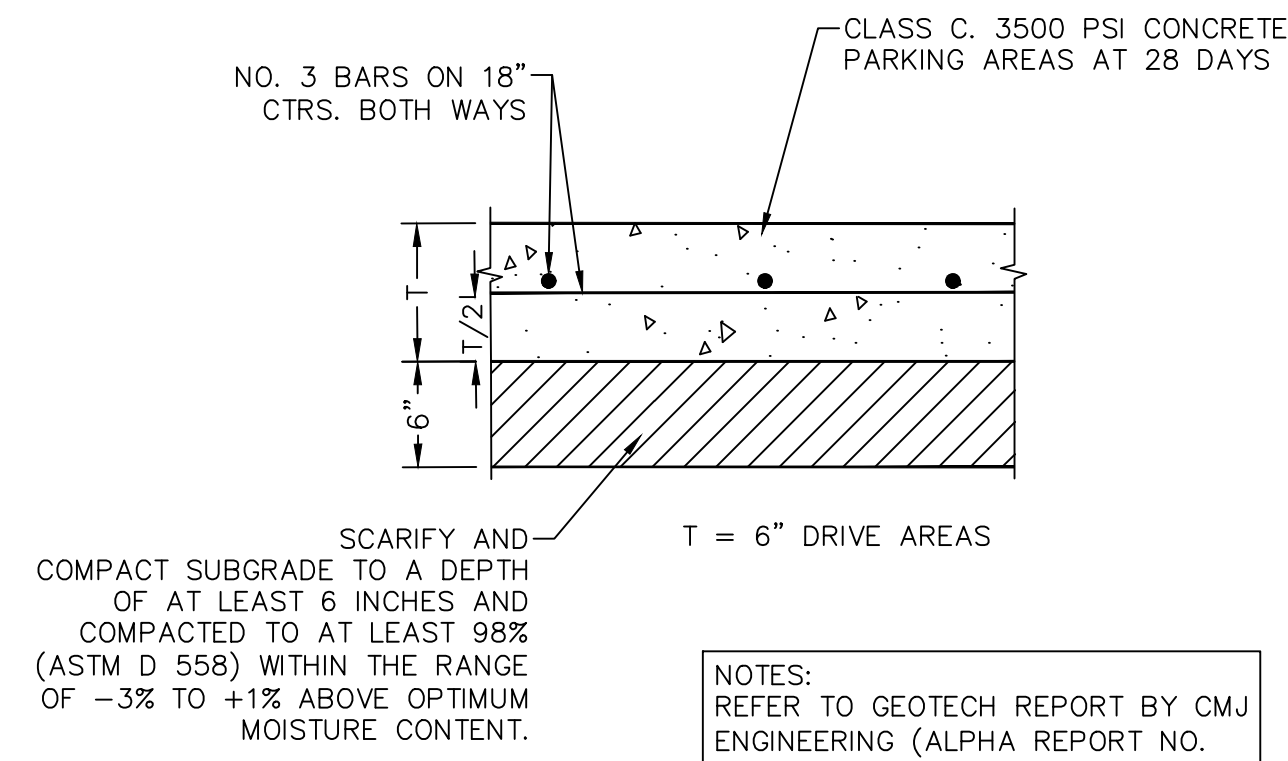
NO. DATE

PRELIMINARY. THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS FINAL CONSTRUCTION DRAWINGS.

PLANS PREPARED UNDER THE DIRECT SUPERVISION OF COURTNEY C. COATES, P.E. TEXAS REGISTRATION NO. 103181

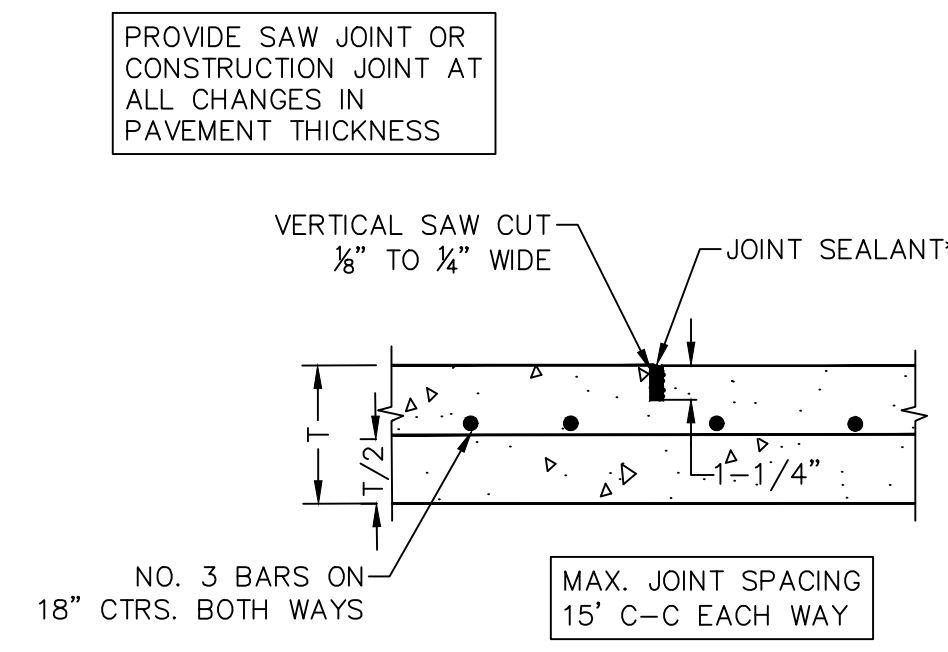
SHEET NO.

C8.1



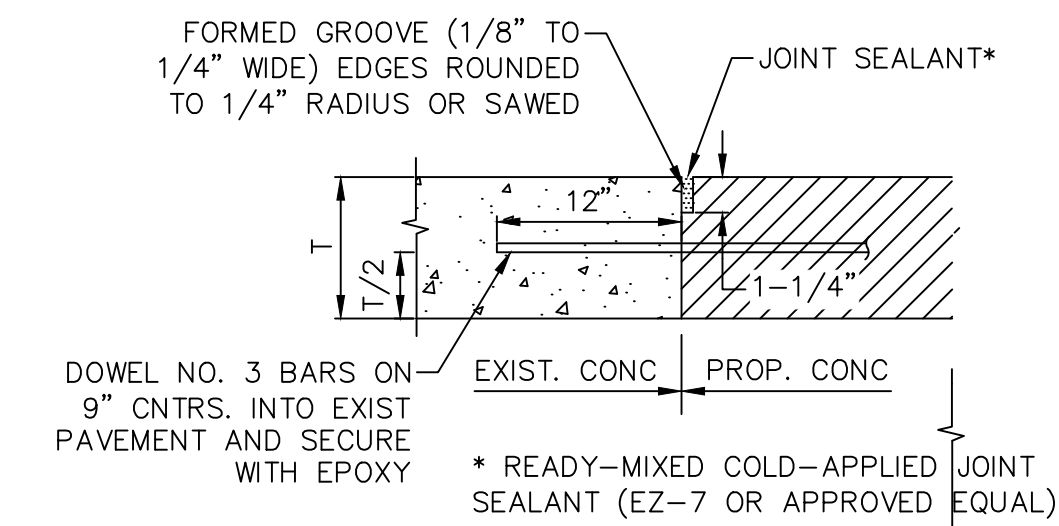
**CONCRETE PAVEMENT SECTION**

NOT TO SCALE



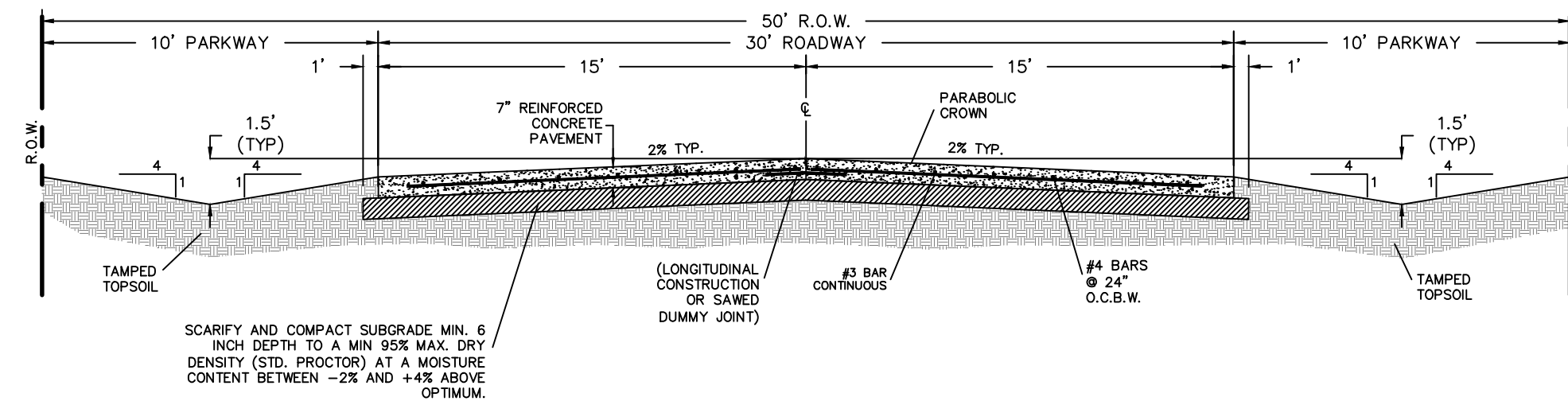
**SAWED DUMMY JOINT**

NOT TO SCALE



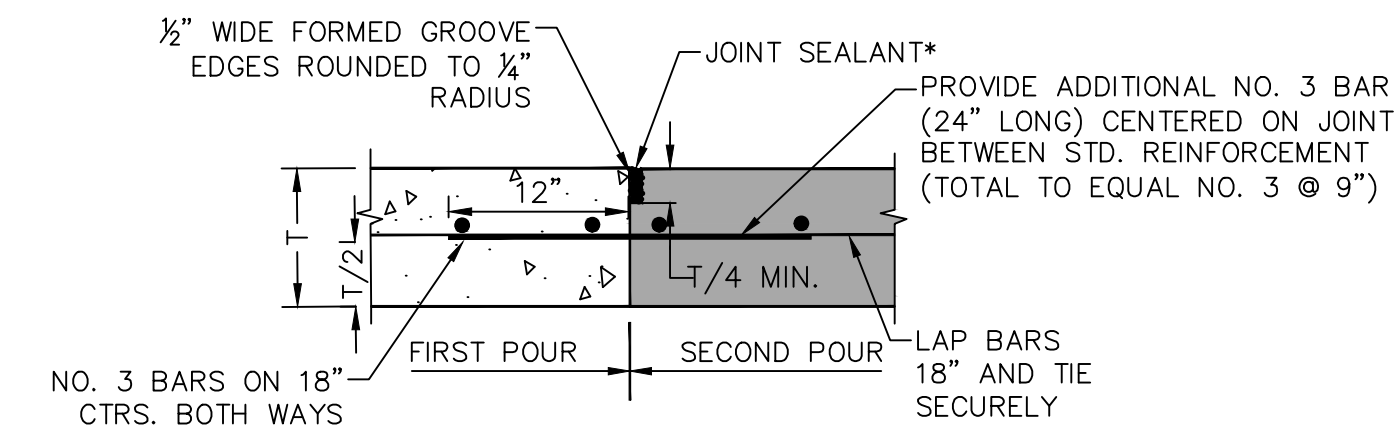
**PAVEMENT CONNECTION**

NOT TO SCALE



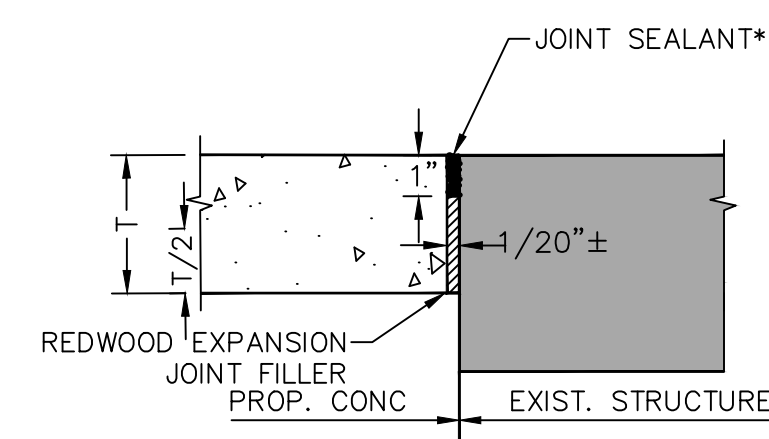
**RESIDENTIAL CONCRETE STREET SECTION**

NOT TO SCALE



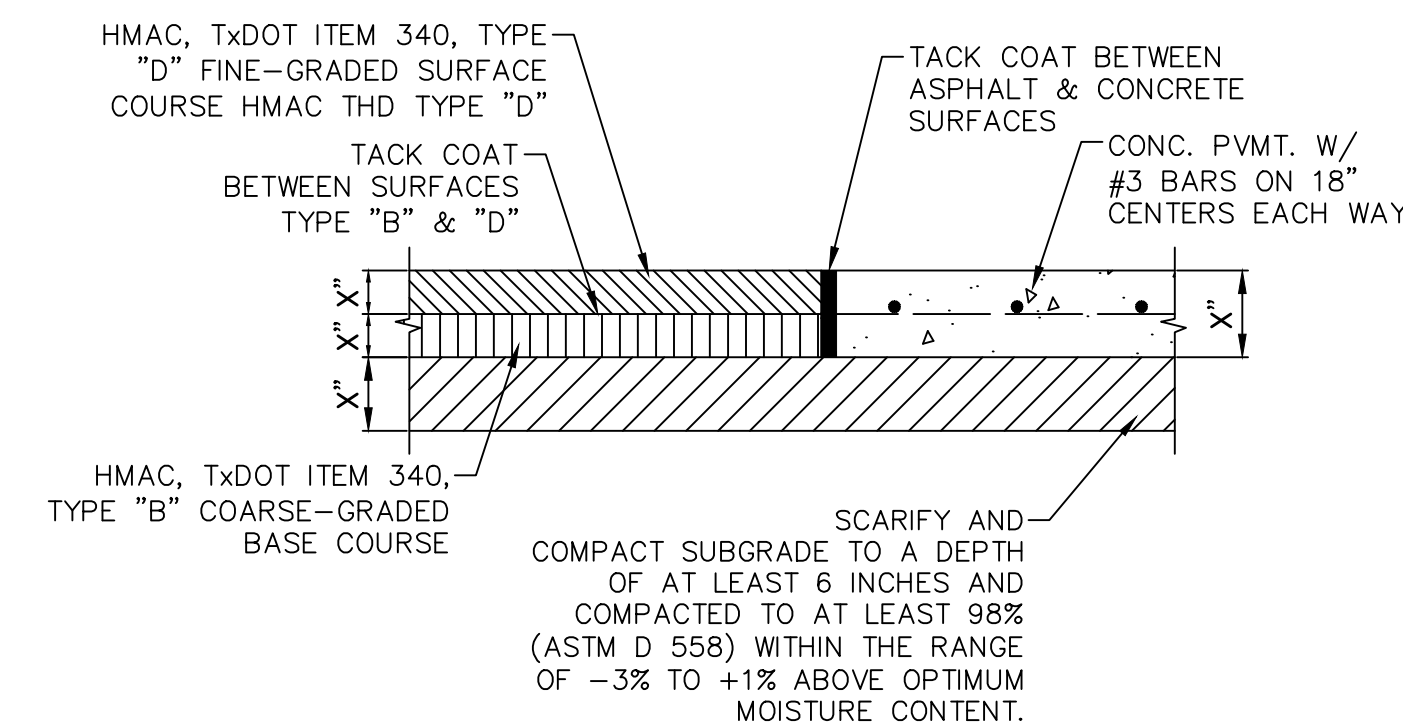
**CONSTRUCTION JOINT**

NOT TO SCALE



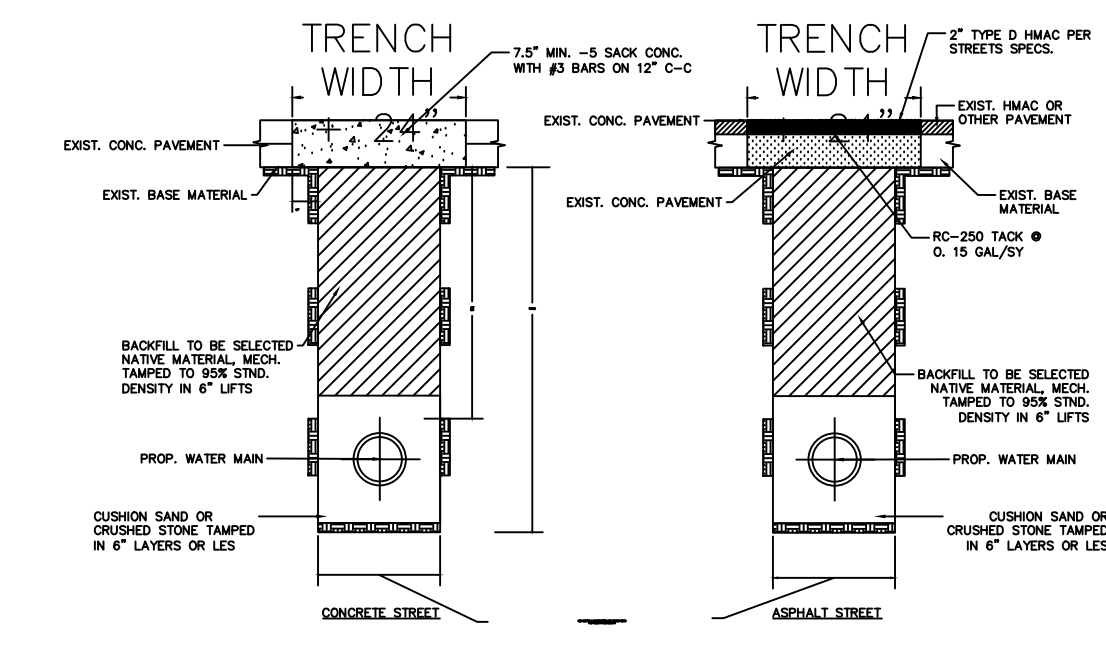
**ISOLATION JOINT**

NOT TO SCALE

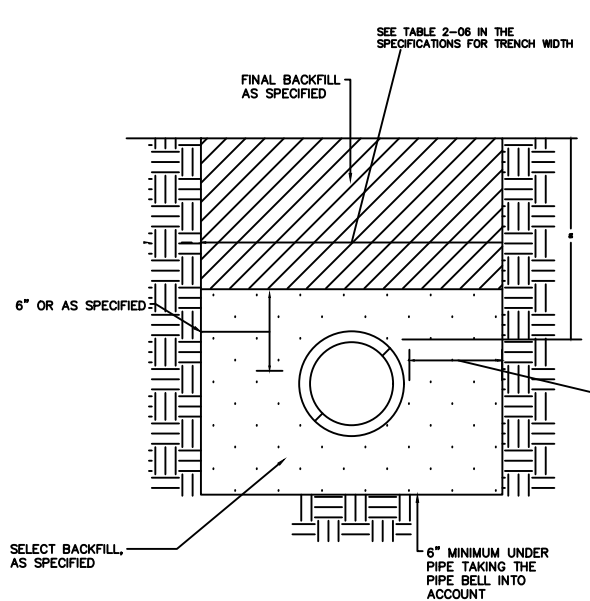


**ASPHALT/CONCRETE TRANSITION**

NOT TO SCALE

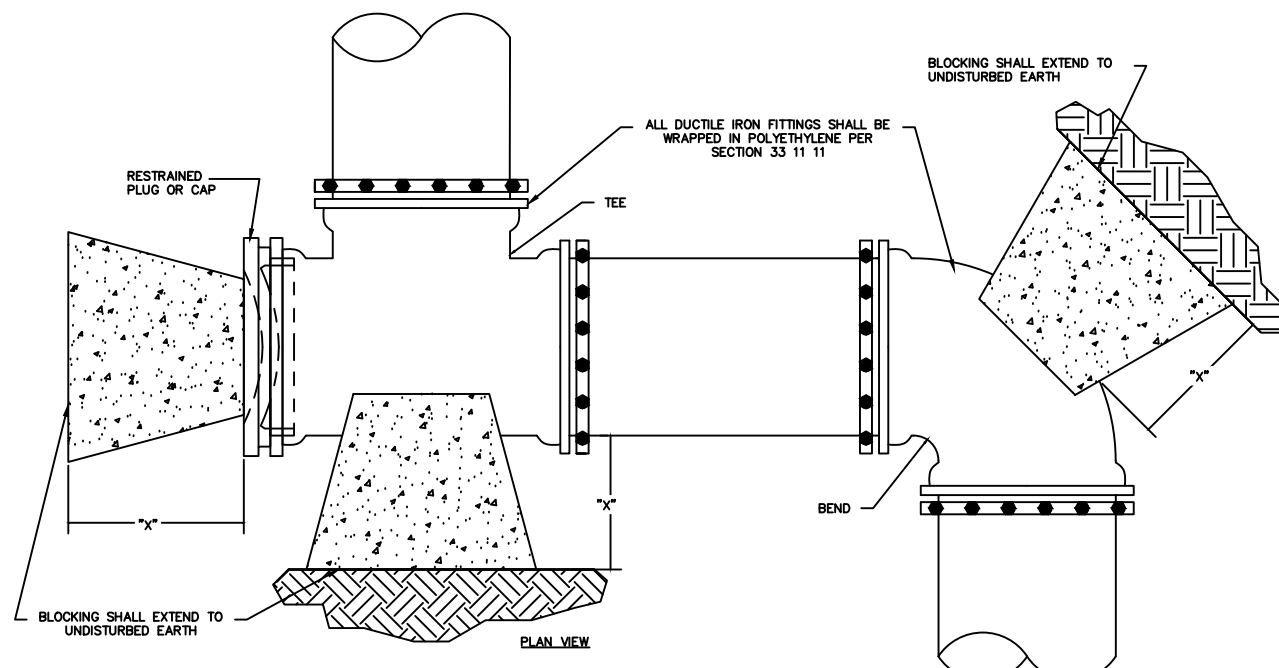


BACKFILL UNDER PROPOSED & EXISTING PAVEMENT



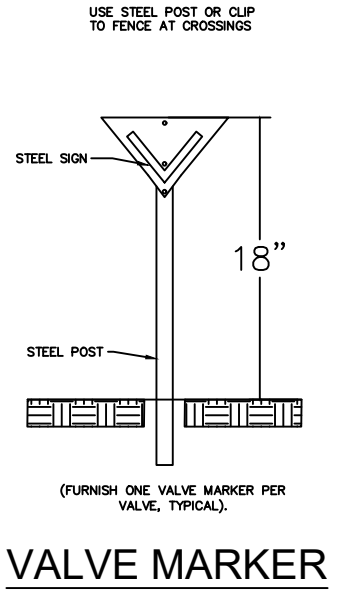
TRENCH & BACKFILL

MATERIAL	NOMINAL PIPE DIAMETER (INCHES)	MINIMUM TRENCH WIDTH (INCHES)	3/4\"/>
PVC	6"	12"	12"
PVC	6"	12"	12"
PVC	6"	12"	12"
PVC	6"	12"	12"
PVC	6"	12"	12"
PVC	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"
D.I.	6"	12"	12"

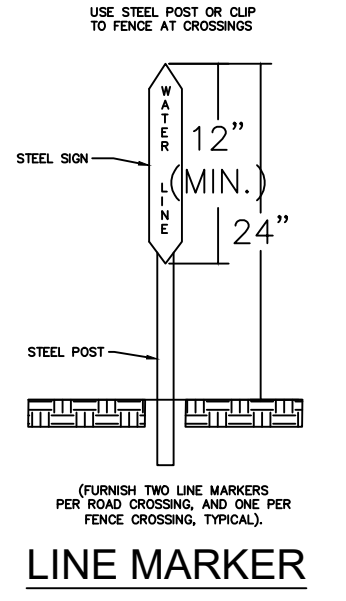


PIPE SIZE	PIPE DIA. (IN)	FLUID TEST DEAD-WEIGHT (LBS)	90° BENDS MIN. AREA (SQ FT)	45° BENDS MIN. AREA (SQ FT)	22.5° BENDS MIN. AREA (SQ FT)	11.25° BENDS MIN. AREA (SQ FT)
8"	11-1/2"	4,000	4,500	4,500	4,000	4,000
8"	11-1/2"	3,600	4,000	4,000	4,000	4,000
10"	13-1/2"	5,800	6,500	6,500	4,000	4,000
12"	15-1/2"	8,200	9,200	9,200	4,500	4,000
16"	21-1/2"	13,800	15,500	15,500	8,000	4,400
20"	27-1/2"	22,800	25,500	25,500	13,700	6,500
24"	33-1/2"	36,800	41,500	41,500	22,800	9,800

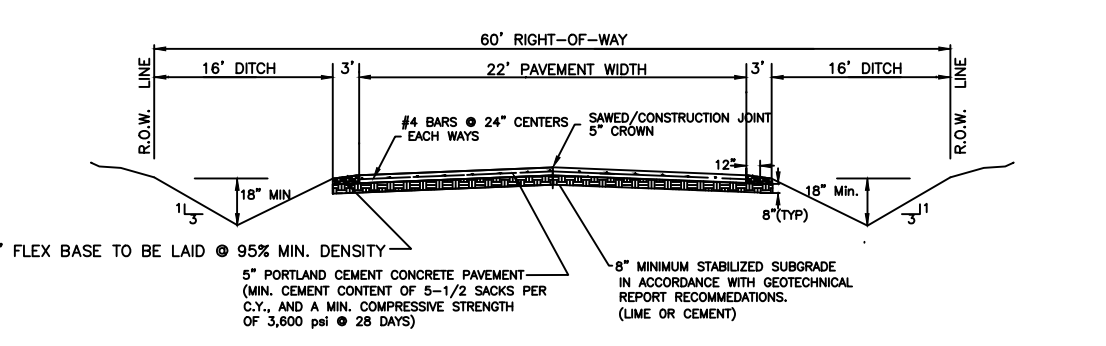
HORIZONTAL THRUST BLOCKING



VALVE MARKER

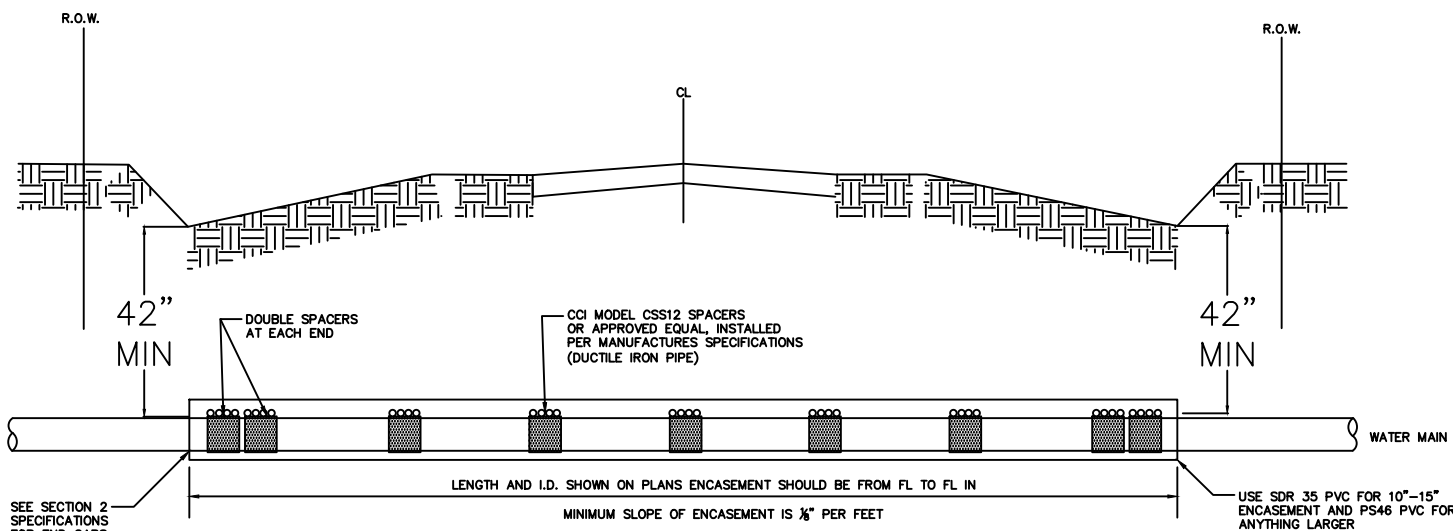


LINE MARKER



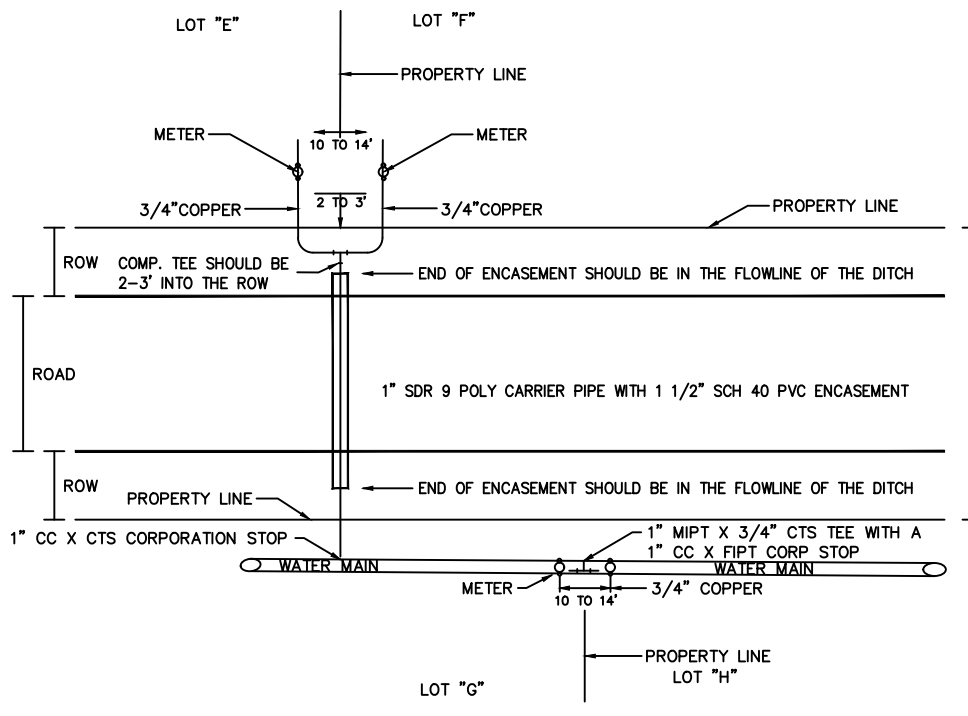
- NOTES:
1. DRAINAGE SLOPE DIRECTION SHOWN AS 1/2\"/>

RURAL RESIDENTIAL STREET

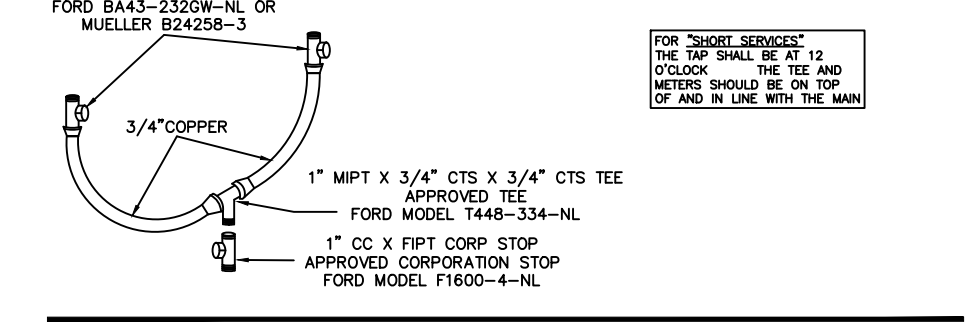


COUNTRY ROAD CROSSING

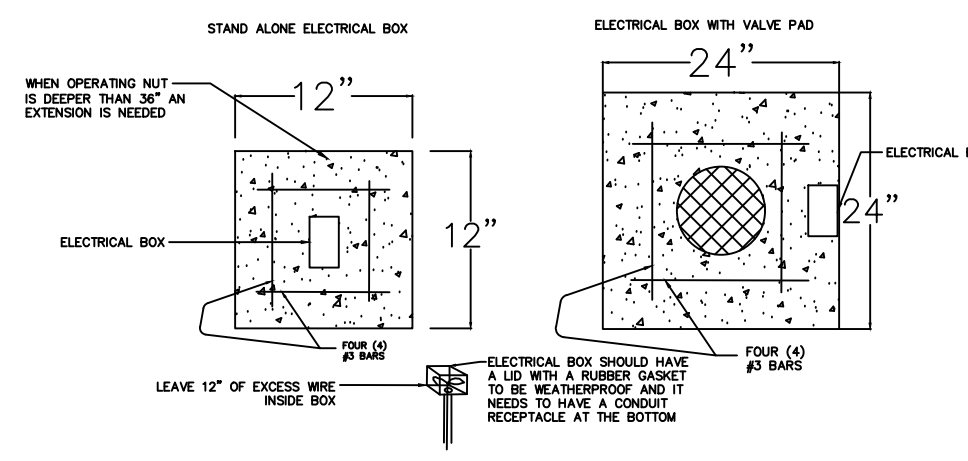
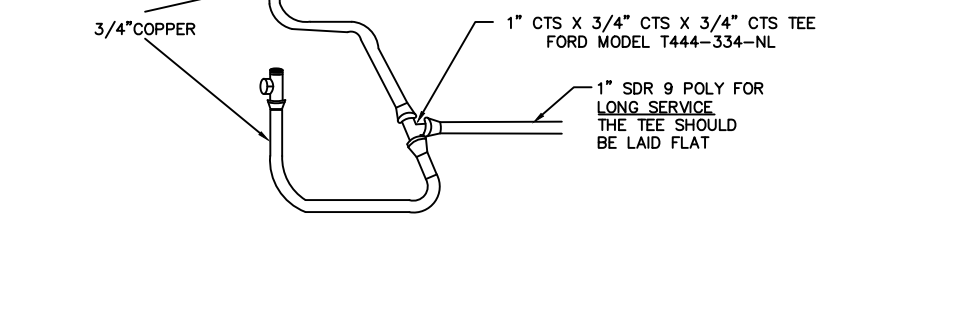
DUAL SERVICES WATER MAIN ON PRIVATE PROPERTY WITH PAVED ROADS AND BORROW DITCH



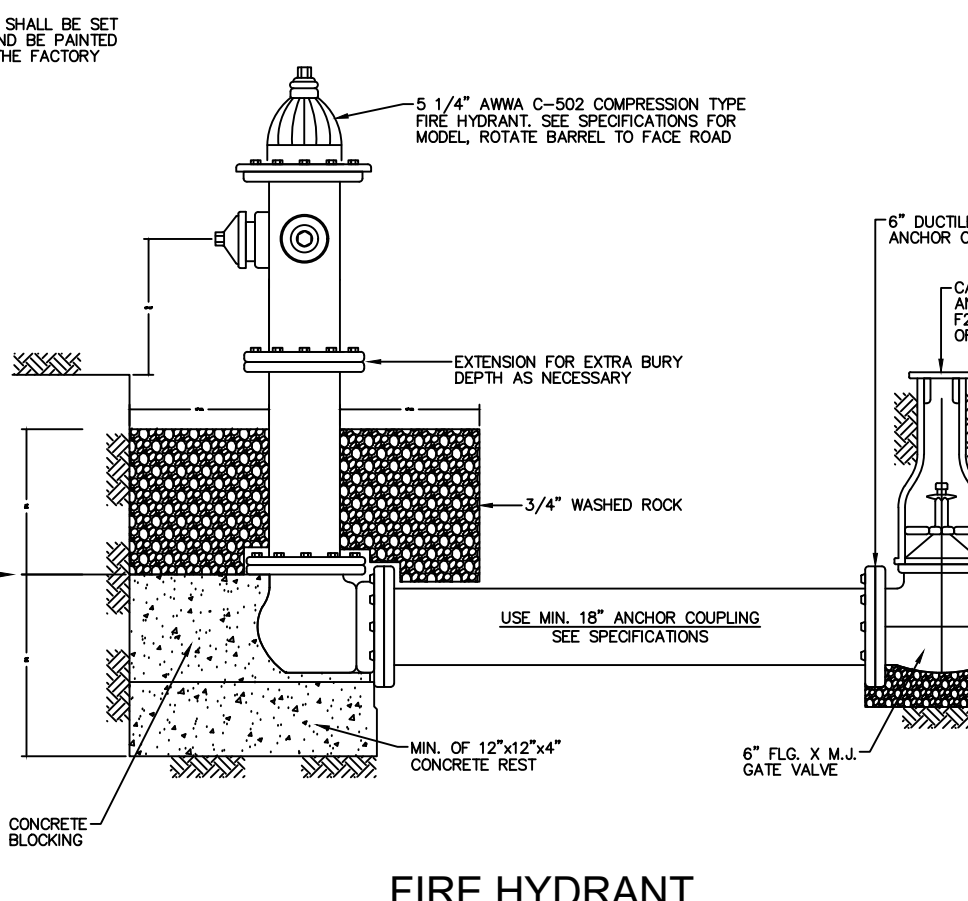
"SHORT SERVICE"



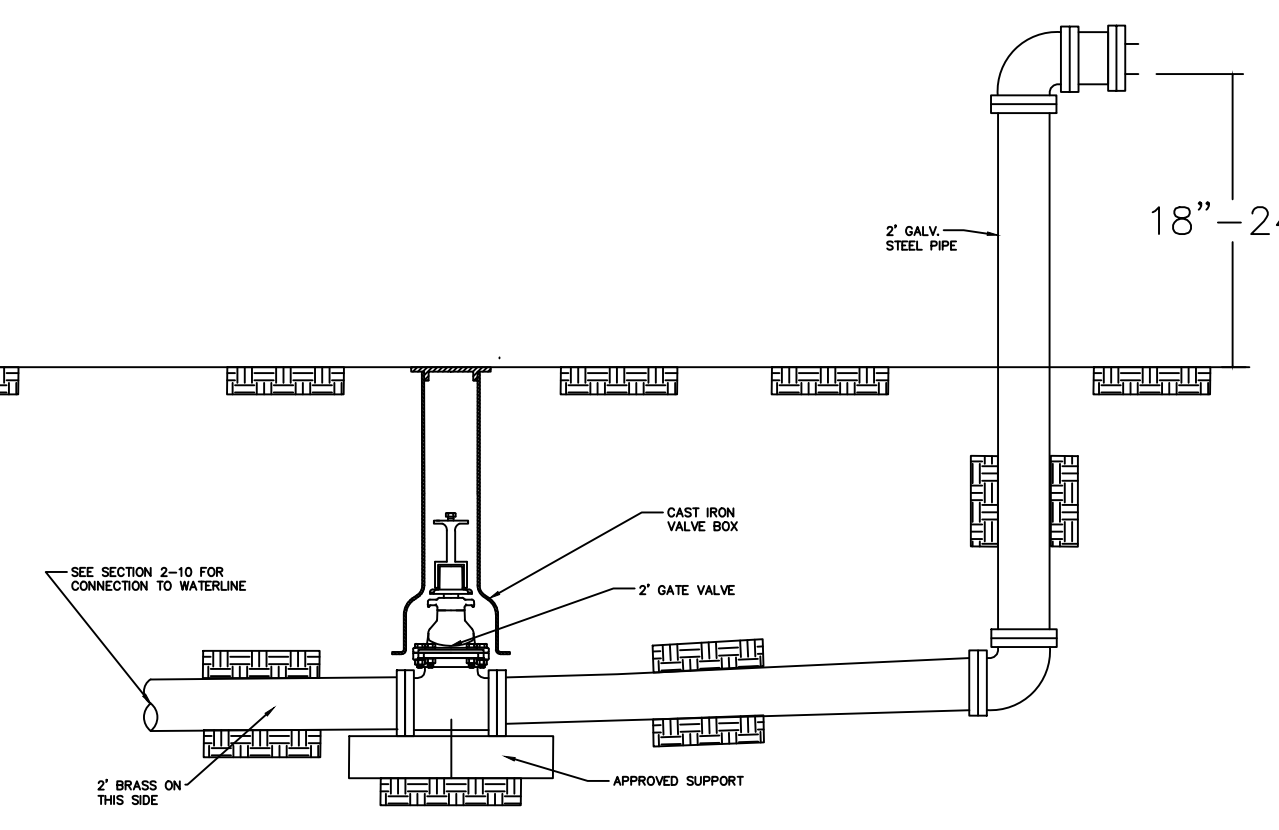
"LONG SERVICE"



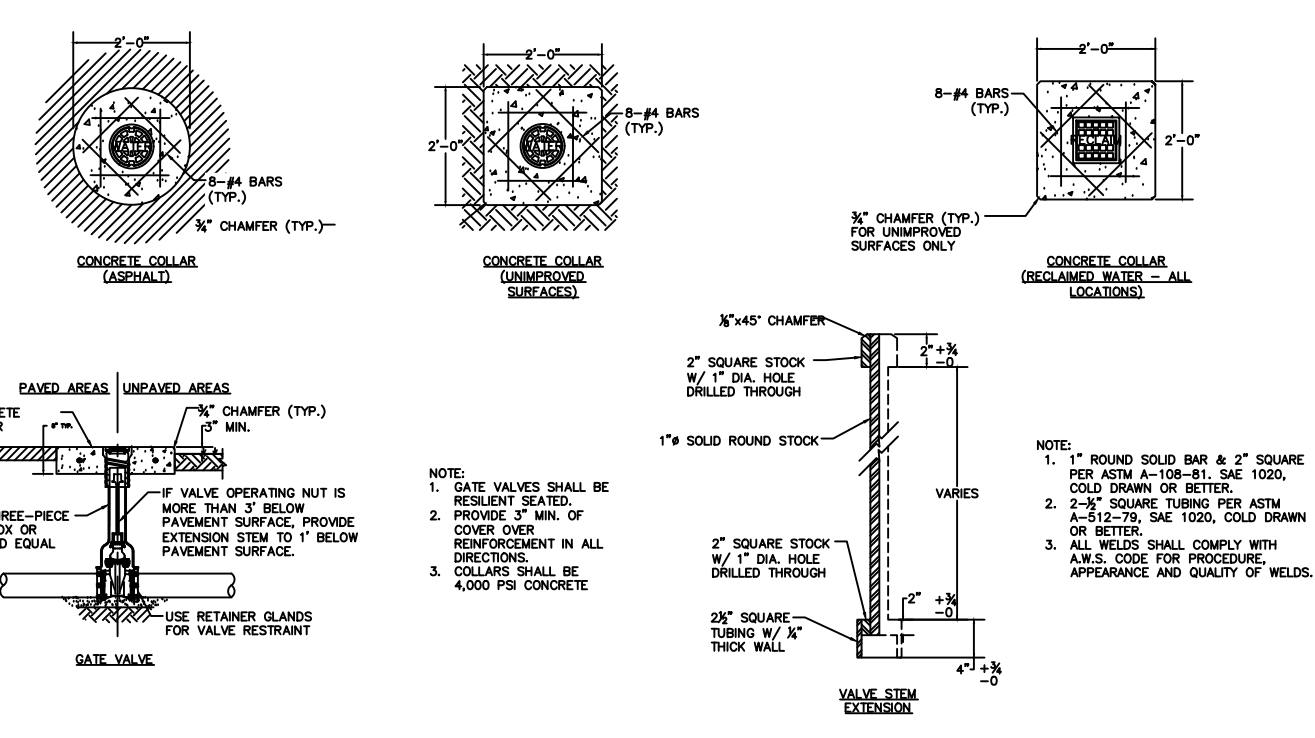
TRACER WIRE ELECTRICAL BOX



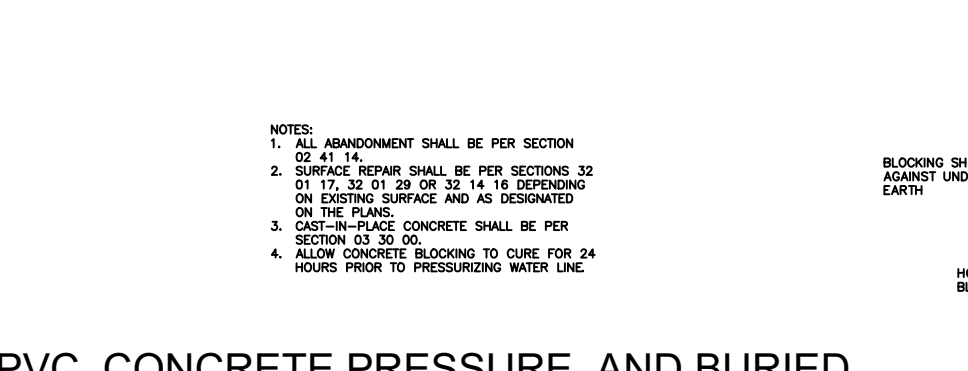
FIRE HYDRANT



FLUSH VALVE



WATER DISTRIBUTION GATE VALVE & BOX (12-INCH AND SMALLER)



PVC, CONCRETE PRESSURE, AND BURIED STEEL PIPE PRESSURE PLUGS

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SQUAW VALLEY ADDITION  
GLEN ROSE, TEXAS  
WATER DETAILS

NO.	DATE	REVISION DESCRIPTION

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**C8.2**