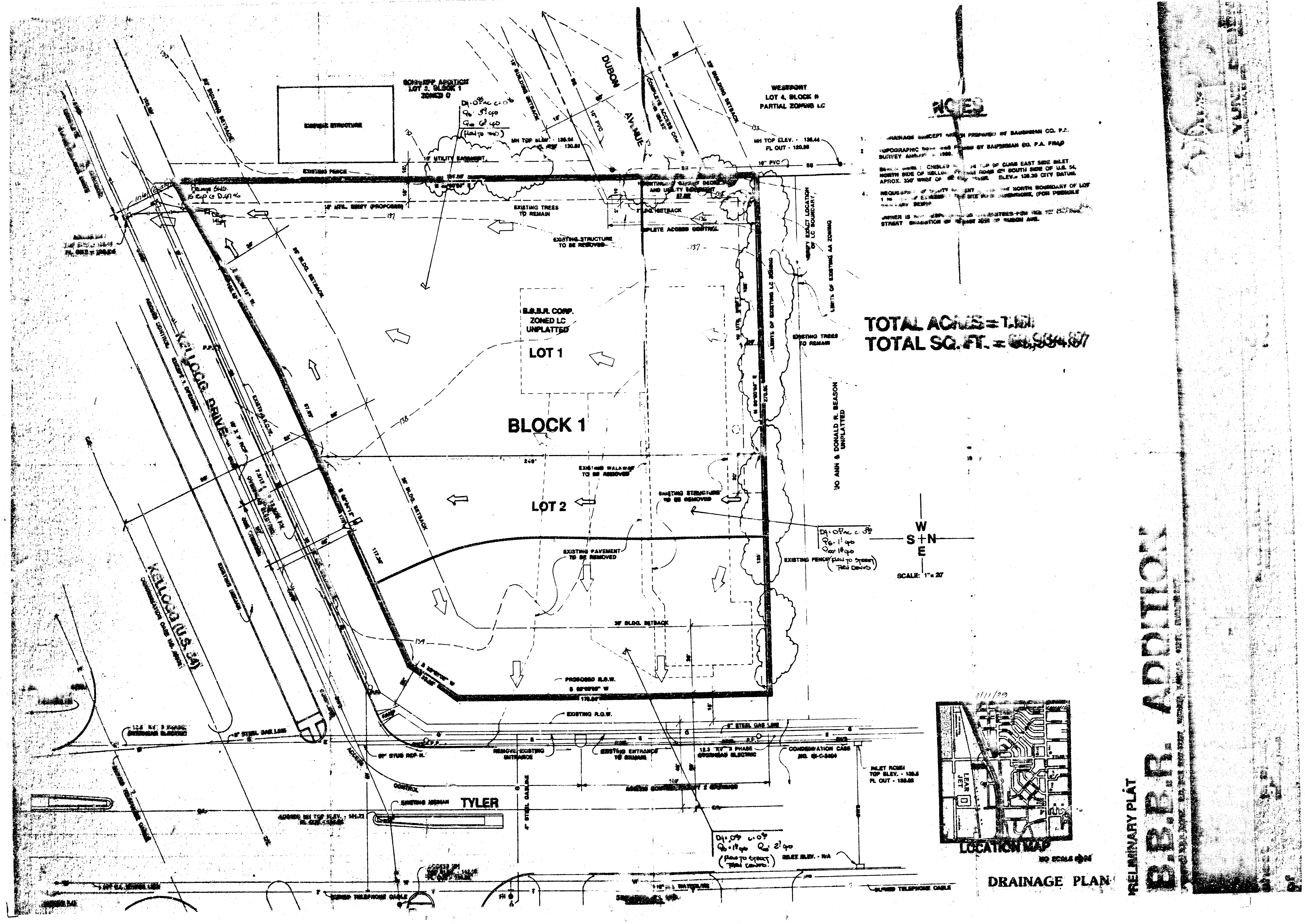

PRELIMINARY PLAT
B.B.B.R. ADDITION
DRAINAGE PLAN
NOTES
1. DRAINAGE CONCEPT PREPARED BY BAUGHMAN CO. P.A.
2. TOPOGRAPHIC BY BAUGHMAN CO. P.A. FIELD SURVEY 1988.
3. BENCH MARK : CHISLED ON TOP OF CURB EAST SIDE INLET NORTH SIDE OF KELLOGG SOUTH SIDE OF U.S. 54, APROX. 330' WEST OF ELEV.= 135.35 CITY DATUM.
4. NORTH BOUNDARY OF LOT 1 SITE (FOR POSSIBLE SEWER)
STREET DUBON AVE.
TOTAL ACRES = 1.5
TOTAL SQ. FT. =
BLOCK 1
LOT 1
LOT 2
B.B.B.R. CORP.
ZONED LC
UNPLATTED
KELLOGG DRIVE
KELLOGG (U.S. 54)
DUBON AVENUE
TYLER
WESTPORT
LOT 4, BLOCK B
PARTIAL ZONING LC
LOT 3, BLOCK 1
ZONED C
EXISTING STRUCTURE
EXISTING FENCE
EXISTING TREES TO REMAIN
EXISTING STRUCTURE TO BE REMOVED
EXISTING WALKWAY TO BE REMOVED
EXISTING PAVEMENT TO BE REMOVED
EXISTING R.O.W.
PROPOSED R.O.W.
35' BLDG. SETBACK
10' UTILITY EASEMENT
MH TOP ELEV. - 136.44
FL OUT - 120.96
10" PVC
JO ANN & DONALD R. BEASON
UNPLATTED
LIMITS OF EXISTING AA ZONING
6" STEEL GAS LINE
12.5 "KV" 3 PHASE OVERHEAD ELECTRIC
REMOVE EXISTING ENTRANCE
EXISTING ENTRANCE TO REMAIN
EXISTING MEDIAN
CONDEMNATION CASE NO. 85-C-3404
INLET RCOB
TOP ELEV. - 139.6
FL OUT - 138.86
BURIED TELEPHONE CABLE
S 89°00'00" W
176.86'
117.35'
240'
138
139
137
SCALE: 1" = 20'
W
S N
E
LOCATION MAP
LEAR JET
NO SCALE
2/11/89