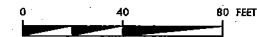


### GRAPHIC SCALE


$$1'' = 40'$$

### LEGEND

PROPOSED CONTOUR

EXISTING CONTOUR

FLOWLINE

GRADE BREAK

**ACCESSIBLE ROUTE**

SPOT GRADE

EXISTING FLOW ARROW

PROPOSED FLOW ARROW

FG

FINISHED GRADE

TP

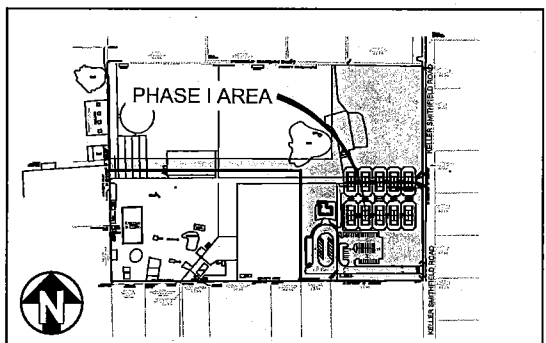
TOP OF PAVEMENT

FL

FLOWLINE

FF

FINISHED FLOOR



### KEY MAP LEGEND

NTS

## FEMA NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S  
FLOOD INSURANCE RATE MAP NUMBERED 48439C0080K REVISED  
SEPTEMBER 25, 2009, THE SUBJECT PROPERTY APPEARS TO LIE  
WITHIN:

ZONE "X" DEFINED THEREIN AS : "OTHER AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD."

## DRAINAGE EASEMENT

THE DRAINAGE EASEMENT IS DEDICATED TO THE CITY FOR STORM WATER RUNOFF CONTROL. THIS EASEMENT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO KEEP UNOBSTRUCTED AND MAINTAINED, INCLUDING EROSION CONTROL. THE PROPERTY OWNER SHALL KEEP THIS DRAINAGE FACILITY ON THEIR PROPERTY MOWED, CLEAN, AND FREE OF DEBRIS, SILT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS. THE CITY OF KELLER SHALL HAVE THE RIGHT TO MAINTAIN OR REPAIR THE DRAINAGE FACILITY IF THE PROPERTY OWNER FAILS TO MAINTAIN THE FACILITY IN GOOD CONDITION OF THE DRAINAGE WAY WITH RESPECT TO MAINTENANCE AND EROSION CONTROL. THE CITY OF KELLER WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION FACILITY, DRAINAGE OUTFALLS OR THE STORM DRAINAGE PIPE. THE CITY OF KELLER SHALL NOT BE LIABLE FOR ANY DAMAGES TO THE DETENTION POND OR INFLOW OR OUTFLOW FACILITIES. THE CITY OF KELLER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION, MODIFICATION, OR REMOVAL OF THE FACILITY OR IN THE DRAINAGE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY OF KELLER'S DIRECTOR OF PUBLIC WORKS.



Adams

8951 Cypress Waters Blvd, Ste 150 ■ Dallas, Texas 75019 ■ (817) 328-3200

# THE BIRCH

## GRADING AND DRAINAGE PLAN

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