

GENERAL NOTES

1. WORK ON THIS SITE IS CLASSIFIED AS "PUBLIC" AND "PRIVATE" IMPROVEMENTS AND DESCRIBED AS FOLLOWS:
"PUBLIC" IMPROVEMENTS INCLUDE THOSE IMPROVEMENTS WHICH ARE REQUIRED BY THE CITY FOR SUBDIVISION PLAT APPROVAL. THESE IMPROVEMENTS INCLUDE STORM AND SANITARY SEWER AND WATER MAIN IMPROVEMENTS WHICH WILL BE ACCEPTED FOR MAINTENANCE BY THE CITY. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY AND SPECIFICATIONS FOR WATERWORKS CONSTRUCTION SHALL BE FOLLOWED FOR THIS WORK.
"PRIVATE" IMPROVEMENTS INCLUDE THOSE IMPROVEMENTS REQUIRED TO SUPPORT THE NEW BUILDINGS. THESE IMPROVEMENTS ARE SHOWN ON THESE PLANS AND INCLUDE PARKING AREAS, DRIVEWAYS, STORM DRAINAGE, SANITARY SEWER, WATER, BUILDING FOUNDATION SUBGRADE PREPARATION AND UTILITY SERVICE CONDUIT INSTALLATIONS.
2. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SPECIFICATIONS. ALL CONSTRUCTION WITHIN RIGHTS-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD CONSTRUCTION SPECIFICATIONS AS ADOPTED AND AMENDED BY THE CITY.
WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITH THE PERMANENT EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
ALL WORK IN STATE RIGHT-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, 1993 LATEST EDITION.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL GIVE THE CITY FORTY-EIGHT (48) HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE TEXAS DEPARTMENT OF TRANSPORTATION AT LEAST FORTY-EIGHT(48) HOURS PRIOR TO STARTING WORK IN THE STATE RIGHT OF WAY.
4. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LANDATA. CONTRACTOR IS REQUIRED TO VERIFY PROPERTY ELEVATIONS. "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY VERTICAL AND HORIZONTAL ALIGNMENT.
CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARK MONUMENTATION DISTURBED DURING CONSTRUCTION. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, A REGISTERED LAND SURVEYOR SHALL ESTABLISH THE VERTICAL ELEVATIONS OF THE BENCHMARKS WITHIN A TOLERANCE OF 0.010 FT. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:
5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY AGENCIES REGARDING VERIFICATION OF THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION:
A. WATER/WASTEWATER (CITY OF ROCKWALL)
B. GAS (LONE STAR GAS CO.)
C. TELEPHONE (SOUTHWESTERN BELL)
D. ELECTRIC (TU ELECTRIC)
E. BUILDING OFFICIAL (CITY OF ROCKWALL)
F. FIRE MARSHAL (ROCKWALL FIRE DEPARTMENT)
*SEE TABLE BELOW FOR CONTACT INFORMATION
BEFORE COMMENCING THE WORK, COORDINATE WITH UTILITY OWNERS TO DETERMINE ACTUAL LOCATION OF EXISTING AND PROPOSED UTILITIES. LOCATION OF UTILITIES, AS INDICATED, SHALL NOT RELIEVE THE CONTRACTOR OF HIS CONTRACTUAL OBLIGATIONS OF CONSTRUCTING UTILITY OWNERS, MUNICIALLY OWNED UTILITY LINES SUCH AS WATER, SANITARY SEWER, STORM SEWER, AND TRAFFIC SIGNALIZATION MAY NOT BE LOCATED BY THEIR OWNERS AND IN SUCH CASE, DETERMINE THE LOCATION OF EACH AFFECTED LINE, STRUCTURE, OR APPARATUS. COORDINATE ALL WORK AFFECTING THE UTILITIES WITH APPROPRIATE UTILITY OWNERS AND THE ENGINEER.
BEFORE COMMENCING THE WORK, CONTACT THE OWNER AND VERIFY BY FIELD INVESTIGATION THE LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE CONSTRUCTION LIMITS THAT MAY BE AFFECTED BY WORK OPERATIONS. CONFLICTS WHICH RESULT DUE TO FAILURE TO LOCATE, EXISTING UTILITIES WHICH ARE SHOWN ON THE CONSTRUCTION DRAWINGS OR WHICH THE CONTRACTOR HAS BEEN GIVEN NOTICE OR KNOWLEDGE OF, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF REMEDIAL WORK, REMOVAL OF PORTIONS OF THE WORK OR EXTENSIVE DESIGN CHANGES OCCASIONED BY THE FAILURE OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES AS DESCRIBED ABOVE, SHALL BE BORNE BY THE CONTRACTOR.
6. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTION FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER.
ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE AUTHORITY AT THE CONTRACTOR'S EXPENSE.
CONTRACTOR SHALL MATCH EXISTING PAVEMENT, CURB, AND GUTTER IN GRADE, TYPE AND ALIGNMENT.
WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS, 1993 LATEST EDITION. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN STRAIGHT EDGE.
WHEN REQUIRED CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRIPING BY SAND BLASTING FROM EXISTING PAVEMENT IN ACCORDANCE WITH ITEM 676 OF THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATION 1993 LATEST EDITION, OR BY THE USE OF A TRAFFIC LINE REMOVER.
8. WHERE CONSTRUCTION IS IN THE PROXIMITY OF AN EXISTING UTILITY, THE CONTRACTOR WILL TAKE PRECAUTIONS TO PROTECT AND/OR SUPPORT THE UTILITY AND ANY DAMAGE THAT MIGHT OCCUR SHALL BE REPORTED IMMEDIATELY. IF AT ANY TIME DURING THE CONSTRUCTION OPERATION A SEWER LINE HAS LESS THAN THREE (3)FEET OF COVER, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE APPROPRIATE MEASURES.
MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
9. THE CONTRACTOR SHALL FURNISH ALL ASSISTANCE REQUIRED OF HIM BY THE INSPECTOR IN OBTAINING SAMPLES AT THE EXPENSE OF THE CONTRACTOR.
10. BASED ON TESTING SERVICE REPORTS AND INSPECTION, MATERIALS OR COMPACTION ARE BELOW THE SPECIFIED REQUIREMENTS THE CONTRACTOR SHALL PROVIDE ADDITIONAL SERVICES AND TESTING TO OBTAIN THE SPECIFIED PARAMETERS AT NO ADDITIONAL EXPENSE.
11. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE PLANS MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS.
12. ALL TRENCHES CUT BENEATH PROPOSED SIDEWALKS AND PARKING OR STREET PAVEMENT AREAS SHALL BE BACKFILLED IN 8" LIFTS, COMPACTED TO 95% STANDARD PROCTOR DENSITY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN CITY INSPECTION AND LETTER OF ACCEPTANCE FROM THE CITY OF ROCKWALL PUBLIC WORKS DEPARTMENT FOR ANY APPLICABLE IMPROVEMENTS WITHIN DEDICATED EASEMENTS AND PUBLIC RIGHT-OF-WAY. PRIOR TO ANY CONSTRUCTION, JONES & CARTER, INC. SHALL CONVENIE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF ROCKWALL, THE CONTRACTOR, COUNTY ENGINEER (IF APPROPRIATE), UTILITY COMPANY REPRESENTATIVES, ANY AFFECTED PARTIES, AND ANY OTHER ENTITY WHICH THE CITY MAY REQUIRE.
14. BARRICADES SHALL BE PLACED AT ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AREA GENERALLY LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES. DURING THE PROGRESS OF WORK, THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
15. THE CONTRACTOR SHALL PROTECT EXISTING GRASS, LANDSCAPING AND TREES NOT IN DIRECT CONFLICT WITH THE PROPOSED IMPROVEMENTS DURING CONSTRUCTION. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE REVEGETATION OF ALL DAMAGED GRASSED AREAS EQUAL TO OR EXCEEDING THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
16. THE CONTRACTOR SHALL MAINTAIN "RECORD" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO THE FINAL ACCEPTANCE OF THE WORK. THESE "RECORD" DRAWINGS SHALL ALSO MEET WITH THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
17. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" TOPSOIL WITHIN 5' OF CURBS IN ALL LANDSCAPED AREAS AROUND THE PERIMETER OF THE DRIVEWAY AND PARKING AREAS. THE CONTRACTOR SHALL ALSO PROVIDE THE MINIMUM OF 4" OF TOPSOIL IN ALL LANDSCAPED ISLANDS WITHIN THE PARKING AREAS.
18. THE CONTRACTOR SHALL SUBMIT SEALED ENGINEERED SHOP DRAWINGS FOR THE VERSA-LOK RETAINING WALL SYSTEM FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
REQUIRED PERMITS & WORK ORDERS
THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND WORK ORDERS FROM THE VARIOUS GOVERNMENTAL AND UTILITY AGENCIES REQUIRED FOR CONSTRUCTION. KNOWN PERMIT AND WORK ORDER REQUIREMENTS AT TIME OF PLAN PREPARATION ARE DESCRIBED AS FOLLOWS:
UTILITY CONTACTS
ELECTRIC TU ELECTRIC BRIAN HUGHES 972-216-8984
GAS LONE STAR GAS CO. DINAH WOOD 214-573-3704
TELEPHONE GTE DALE INGERSOLL 214-320-5307
CITY CITY OF ROCKWALL RAMON SALAZAR, P.E. 972-771-7745
CITY CITY OF ROCKWALL or BRUCE HANBY

DIMENSION CONTROL PLAN NOTES

1. ALL DIMENSIONS AND RADII ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS TO BUILDING ARE TO FINISHED FACE OF BRICK OR EXTERIOR SURFACE.
3. F-- INDICATES DIMENSIONS FROM FACE TO FACE OF CURB WHERE NOTED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND/OR ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES AND TRAFFIC CONTROL MEASURES FOR THE PROTECTION OF THE PUBLIC DURING THE CONSTRUCTION PERIOD.
6. ALL EXISTING CONDITIONS, DIMENSIONS AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN ON THE PLANS WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION AND DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND FOR REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK OF WHICH THE COST OF ALL SHALL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.

SITE GRADING AND DRAINAGE PLAN NOTES

1. CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA), STATE AND LOCAL ACCESSIBILITY STANDARDS, WHICHEVER IS MOST STRINGENT.
2. ACCESSIBLE ASILES AND VAN ACCESS LANES SHALL BE CONSTRUCTED AS INDICATED ON THE PLANS AND DELINEATED WITH 4" STRIPING AT 2'-0" ON CENTER.
3. PROVIDE SIGNAGE AT ACCESSIBLE PARKING SPACES SHOWING STANDARD SYMBOL OF ACCESSIBILITY AND A "VAN ACCESS" SIGN MOUNTED BELOW AT VAN ACCESSIBLE SPACES. SIGNS SHALL BE MOUNTED TO THE CURB TO OBLSCURE A PARKED VEHICLE AND SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS. LOCATE SIGNS ON THE CENTERLINE OF EACH PARKING SPACE AND INSTALL IN ACCORDANCE WITH THE DETAIL FOR THE SAME.
4. ALL PARKING LOT STRIPING SHALL BE 4" WIDE STRIPE USING PAINT MEETING TDOT STANDARDS OR APPROVED EQUIVALENT. THE LOCATION AND SCHEME OF THE SURROUNDING AREAS, FIRE LINES SHALL BE MARKED BY 6" WIDE LINES USING RED TRAFFIC PAINT WITH THE WORDS "NO PARKING" AND "FIRE LANE" PAINTED ON THE LINES AT INTERVALS OF 25 FEET. THE LETTERING WILL BE 4" HIGH WITH A 1" WIDE STRIPE PAINTED WITH WHITE TRAFFIC PAINT.
5. CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR THE SAME AND THE SURFACE SHALL BE SCORED WITH 1/2" DEEP CUTS AT 2' ON CENTER PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. THERE SHALL BE NO STEP GREATER THAN 1/4" FROM THE ACCESSIBLE PARKING SPACES TO THE FRONT ENTRANCE. SLOPES ALONG THIS ROUTE SHALL NOT EXCEED 1:20 UNLESS SPECIFICALLY NOTED OTHERWISE.
7. WHERE NEW CONCRETE IS IN CONTACT WITH THE BUILDING FOUNDATION OR OTHER FIXED STRUCTURES, PROVIDE A 1/2" PRE-MOLDED EXPANSION JOINT THE FULL DEPTH OF THE PAVEMENT AND SEAL PRIOR TO OPENING TO TRAFFIC.
8. PROVIDE TOOLS AND TESTING LABORATORY WITH EXPANSION JOINTS AT 20 CENTERS (25' MAXIMUM) IN EVERY DIRECTION, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS ARE TO FINISHED GRADE.
10. IT IS THE INTENTION OF THIS GRADING PLAN TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SIDES OF THE BUILDING.
11. NO FINISHED SLOPE SHALL BE GREATER THAN 3% (1V) UNLESS SPECIFICALLY NOTED OR PROTECTED BY EROSION CONTROL MEASURES.
12. ALL AREAS WITHIN THE BUILDING AREA OR TO RECEIVE PAVING SHALL BE STRIPPED TO EFFECTIVELY REMOVE ALL VEGETATION AND SOIL. EXCESSIVE DEBRIS SHALL BE STOCKPILED ON SITE FOR LANDSCAPING PURPOSES AND DEBRIS SHALL BE DISPOSED OF LEGALLY OFFSITE. TOPSOIL PLACED FOR LANDSCAPING AREAS SHALL BE FINE GRADED PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.
13. THE CONTRACTOR SHALL GRADE THE SITE DURING CONSTRUCTION SUCH THAT POSITIVE SURFACE DRAINAGE AWAY FROM THE WORK AREAS IS ESTABLISHED AND MAINTAINED AT ALL TIMES INCLUDING THE CONSTRUCTION OF INTERIOR DRAINAGE SWALES. WATER SHALL NOT BE ALLOWED TO COLLECT AND STAND ON THE SURFACE DURING CONSTRUCTION OPERATIONS.
14. MATERIALS USED AS SELECT FILL SHALL HAVE A PLASTICITY INDEX (PI) OF NOT LESS THAN 4 NOR GREATER THAN 15 AND BE FREE OF DELETERIOUS MATERIAL. SELECT FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN DEPTH AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR DENSITY (ASTM D698) AT OPTIMUM MOISTURE CONTENT BETWEEN -2 TO +3 PERCENTAGE POINTS OF OPTIMUM. EACH LIFT SHALL BE INSPECTED AND APPROVED BY AN APPROVED TESTING LABORATORY PRIOR TO THE PLACEMENT OF SUBSEQUENT LIFTS. ALL AREAS TO RECEIVE FILL SHALL BE PROOF-ROLLED PRIOR TO FILL PLACEMENT TO IDENTIFY WEAK AREAS. WEAK AREAS SHALL BE REMOVED AND REPLACED PRIOR TO FILL PLACEMENT.
15. SUBGRADE SHALL BE UNIFORMLY SPRAYED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHING OPERATIONS ARE COMPLETE.
16. ALL CONCRETE FOR PAVEMENT AND DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. FINISHED SURFACES OF CONCRETE PAVEMENT SHALL BE SKID RESISTANT AND A LIQUID CURING COMPOUND SHALL BE UNIFORMLY SPRAYED ON THE CONCRETE IMMEDIATELY AFTER THE FINISHING OPERATIONS ARE COMPLETE.
17. STORM SEWERS SHALL BE CONSTRUCTED OF CLASS III REINFORCED CONCRETE PIPE (RCP) UNLESS NOTED OTHERWISE AND ALL WYE CONNECTIONS AND BENDS SHALL BE MANUFACTURED FITTINGS. STORM SEWERS BACKFILL SHALL NOT BE PLACED BY MEANS OF WATER JETTING.
18. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER AND SANITARY SEWER APPURTENANCES IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
19. GEOTECHNICAL AND CONSTRUCTION MATERIALS TESTING AS REQUIRED BY THE CITY SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY AS APPROVED BY THE OWNER/ENGINEER AND PAID FOR BY THE CONTRACTOR.

UTILITY PLAN NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FIELD VERIFY EXISTING FLOWLINES OF ALL UTILITIES AND COORDINATE ALL UTILITIES WITH MEP DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER IMMEDIATELY.
3. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF WATER AND SANITARY SEWER APPURTENANCES IN ACCORDANCE WITH CITY STANDARD DETAILS AND SPECIFICATIONS.
4. UNLESS NOTED OTHERWISE, MATERIAL REQUIREMENTS SHALL BE AS FOLLOWS:
* WATER SERVICE LINES SHALL BE COPPER
* WATER LINES SHALL BE PVC AWWA C900-CLASS 200 WITH DUCTILE IRON FITTINGS AND POLYETHYLENE WRAP ON FITTINGS AND FIRE HYDRANT BASES
* FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE, AWWA C100, MINIMUM CLASS 200.
* SANITARY SEWER SHALL BE PVC SDR-35, ASTM 3034 OR ASTM 7789-35212 WITH INTEGRAL BELL, BELL AND SPIGOT TYPE JOINTS (WITH RUBBER) OR C-900 PRESSURE PIPE WHERE THE SEWER LINE IS WITHIN 9 FEET OR LESS (HORIZ.) OF ANY WATER LINE.
* ALL MANHOLES SHALL BE PRE-CAST CONCRETE
5. THE CONTRACTOR SHALL COORDINATE WATER AND NATURAL GAS METER INSTALLATIONS WITH UTILITY COMPANIES AND PAY ALL COSTS ASSOCIATED WITH THE SAME.
6. CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS OR DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND MAINTENANCE OF ALL TRENCH SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION.
7. THE TOP ELEVATION OF PROPOSED MANHOLES, CLEAN-OUTS AND JUNCTION BOXES SHALL MATCH THE FINISHED GRADE ELEVATIONS. THE CONTRACTOR SHALL EXTEND ALL EXISTING UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISHED GRADE PRIOR TO FINAL PAVING OPERATIONS, UNLESS APPROVED OTHERWISE.
8. CONTRACTOR SHALL NOTIFY CITY PUBLIC WORKS INSPECTION DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCING ANY UTILITY CONSTRUCTION IN A PUBLIC RIGHT-OF-WAY OR EASEMENT OR CONNECTING TO EXISTING WATERLINES, AND THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY A CITY REPRESENTATIVE. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY WATER AND WASTEWATER SUPERINTENDENT.
9. THRUST BLOCKING SHALL BE USED AT ALL WATER LINE TEES, BENDS, DEAD ENDS, ETC., IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
10. CONTRACTOR SHALL CONFORM TO CITY STANDARDS FOR SPECIFICATIONS AND MAKE OF VALVE BOXES, VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES. THE CITY STANDARD CONSTRUCTION SPECIFICATIONS IN FORCE AT THE TIME OF BIDDING SHALL GOVERN MATERIALS AND METHODS USED TO PERFORM THIS WORK.
11. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE 4.5 INCH OPENING AT LEAST EIGHTEEN (18) INCHES ABOVE THE FINISHED GRADE. THE CENTER OF THE 4.5 INCH OPENING SHALL BE LOCATED WITHIN A 3 TO 6 FOOT SET-BACK FROM ANY ADJACENT CURB(S). NO OBSTRUCTION SHALL BE ALLOWED WITHIN THREE (3) FEET OF ANY HYDRANT AND THE 4.5 INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
12. SANITARY SEWER PIPE INFILTRATION/EXFILTRATION AND/OR LOW PRESSURE AIR TESTS AND DEFLECTION TESTS SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS AND TEXAS NATURAL RESOURCES CONSERVATION COMMISSION RULES FOR THE SAME.
13. SANITARY SEWER LINES SHALL BE INSTALLED AS FOLLOWS:
* THEY SHALL BE INSTALLED NO CLOSER THAN NINE (9) FEET IN ALL DIRECTIONS FROM WATER LINES, SEWERS THAT PARALLEL WATER LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
* WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF PVC C-900, AN ABSOLUTE MINIMUM DISTANCE OF SIX (6) INCHES SHALL BE MAINTAINED BETWEEN THE SEWER AND WATER LINE. THE SEWER SHALL BE CENTERED ON THE WATERLINE.
* WHERE A SEWER CROSSES OVER A WATER LINE ALL PORTION OF THE SEWER WITHIN NINE (9) FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF PVC C-900, USING APPROPRIATE ADAPTERS. IN LIEU OF PVC C-900 THE NEW SEWER LINE MAY BE ENCASED IN AN 18-FOOT JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST TWO DIAMETERS LARGER THAN THE SEWER LINE. THE CARRIER PIPE SHALL BE SUPPORTED BY SPACERS AT A FIVE (5) FOOT MAXIMUM INTERVAL OR THE ENCASEMENT PIPE MAY BE FILLED TO THE SPONGE SAND. THE ENGAGEMENT PIPE SHOULD BE CENTERED ON THE WATER LINE TO BE CROSSED AND BOTH ENDS SEALED WITH CEMENT GROUT OR WATERTIGHT MANUFACTURED SEAL.
14. UNLESS OTHERWISE DIRECTED BY THE CITY OR ENGINEER, DEPTH OF COVER FOR ALL WATER AND WASTEWATER LINES OUTSIDE OF PAVEMENT AREAS SHALL BE 42" MINIMUM, AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE 30" BELOW SUBGRADE MINIMUM.
15. THE CONTRACTOR SHALL OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
16. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTANT MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY TO VERIFY EACH TREATED WATER SAMPLE. INITIAL CHLORINE CONCENTRATION OF THE PIPE FLUSHING IS NECESSARY. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY.
17. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE TEXAS DEPARTMENT OF HEALTH, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY PERSONNEL.
18. THE CONTRACTOR SHALL PROVIDE THE CITY PUBLIC WORKS DEPARTMENT NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
19. ALL WATER SERVICES, WASTEWATER SERVICES AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
* WATER SERVICES "W" ON TOP OF CURB
* SANITARY SEWER SERVICES "S" ON TOP OF CURB
* VALVE "V" ON FACE OF CURB
OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY.
20. CONTACT THE CITY PUBLIC WORKS DEPARTMENT FOR ASSISTANCE IN LOCATING EXISTING WATER AND WASTEWATER LOCATIONS.
21. CONTRACTOR SHALL CONTRACT WITH FIRE MARSHAL 72 HOURS PRIOR TO SCHEDULED SPRINKLER TEST.
22. CONTRACTOR SHALL COORDINATE WATER METER SIZE WITH MEP AND INSTALLATION OF WATER METERS WITH THE CITY.
23. CONTRACTOR SHALL COORDINATE WATER METER SIZE WITH MEP AND INSTALLATION OF WATER METERS WITH THE CITY.

EROSION CONTROL PLAN NOTES

1. EROSION CONTROL FACILITIES AND STABILIZATION MEASURES SHALL BE PROVIDED AND MAINTAINED BY A QUALIFIED CONTRACTOR OR CONTRACTORS EXPERIENCED IN PROVIDING SUCH FACILITIES AND SERVICES. EROSION CONTROL AND STABILIZATION MEASURES SHALL BE BID AND PAID FOR AS A SUBSIDIARY ITEM TO THE CONTRACT BID ITEMS. ALL PROCEDURES AND MATERIALS USED FOR EROSION CONTROL SHALL BE APPROVED BY THE CITY AND MAY BE ADDED AND/OR DELETED BY THE SAME.
2. SILT FENCES, INLET PROTECTION AND FILTER FABRIC DIKES SHALL BE INSTALLED AND MAINTAINED AT LOCATIONS SHOWN ON THESE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MAINTAINED UNTIL AFTER PAVING CONSTRUCTION IS COMPLETED. ACCUMULATED SEDIMENT SHALL BE PERIODICALLY REMOVED AS REQUIRED IN ORDER TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL MEASURES.
3. IT IS ANTICIPATED THAT THE FOLLOWING NON-STORM WATER DISCHARGES, EACH AS AUTHORIZED BY THE NPDES CONSTRUCTION GENERAL PERMIT, WILL BE ASSOCIATED WITH THE CONSTRUCTION WORK AT THIS SITE:
* CONSTRUCTION WATER
* WATER USED FOR DUST CONTROL OR VEHICLE WASH DOWN
* POTABLE WATER SOURCES INCLUDING WATER LINE AND FIRE HYDRANT FLUSHING WATER
* IRRIGATION RUNOFF
* PAVEMENT WASH DOWN
* UNCONTAMINATED GROUND WATER
4. SILT FENCING SHALL BE APPROVED BY THE ENGINEER AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND DETAILS.
5. FILTER FABRIC DIKE AND INLET PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON THESE PLANS.
6. DURING DRAINAGE SYSTEM CONSTRUCTION, ALL INLETS SHALL BE PROTECTED FROM SILT AND SOIL DEPOSITS BY THE USE OF FILTER FABRIC DIKE OR SILT FENCES. INLET PROTECTION AND FILTER FABRIC DIKES SHALL BE INSTALLED AND MAINTAINED UNTIL AFTER PAVING CONSTRUCTION IS COMPLETED.
7. UPON COMPLETION OF PAVING AND DRAINAGE CONSTRUCTION, FINAL LOT GRADING AND CLEANUP, ALL ON-SITE PARKWAYS AND ADJACENT STREET PARKWAYS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE STABILIZED BY THE INSTALLATION OF LANDSCAPING, SOLID SOIL SEEDING OR HYDROMULCHING. STABILIZED PARKWAYS SUBSEQUENTLY DISTURBED BY CONTRACTORS OR SUB-CONTRACTORS BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THAT EXISTING PRIOR TO DISTURBANCE.
8. OFFSITE UTILITY CONSTRUCTION SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE REQUIREMENTS OF THIS EROSION CONTROL PLAN RELATIVE TO PREVENTING SILT AND SEDIMENTATION FROM ENTERING ADJACENT STREETS AND WATERWAYS. UPON COMPLETION OF OFFSITE CONSTRUCTION AND CLEANUP, ALL DISTURBED AREAS SHALL BE PROMPTLY STABILIZED BY LANDSCAPING, SOLID SOIL SEEDING OR HYDROMULCHING AS DESCRIBED ABOVE, OR AS NOTED ON THE PLANS.
9. ALL PAVEMENT AREAS WITH SLOPES STEEPER THAN 3% (1V) SHALL BE STABILIZED WITH JUTE MESH IN ACCORDANCE WITH ITEM 169, SOIL RETENTION BLANKET, OF THE TDOT STANDARD SPECIFICATIONS, LATEST EDITION. THE JUTE MESH SHALL BE MAINTAINED UNTIL PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.
10. ANY TEMPORARY SOIL STOCKPILES SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL MEASURES HEREIN AND WHATEVER ADDITIONAL MEASURES ARE NECESSARY TO CONTROL SILT AND SEDIMENT LEAVING THIS SITE INCLUDING SOIL TRACKED OFFSITE BY CONSTRUCTION VEHICLES. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS AND INLETS FROM SILTATION AND EROSION DEPOSITION.
13. EROSION CONTROL MEASURES MAY BE TEMPORARILY REMOVED FOR ACCESS AND CONSTRUCTION ACTIVITIES, BUT SHALL BE REPLACED AT THE END OF EACH DAY.
14. UPON COMPLETION OF ALL UTILITY AND PAVING CONSTRUCTION AND PRIOR TO FINISH GRADING, ALL SOIL CONTAMINATED BY CONSTRUCTION OPERATIONS AND CONSTRUCTION DEBRIS/WASTE MATERIAL, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROPRIATE LANDFILL OR WASTE DISPOSAL FACILITY.
15. EROSION CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER ANY RAINFALL GREATER THAN 1/2". INSPECTION REPORTS SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL BECOME A PART OF THE COMPLETE PLAN.
16. THE CONTRACTOR SHALL MAINTAIN APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OIL, GREASE, PAINT, AND OTHER POLLUTANTS TO THE STORM DRAIN SYSTEM OR ADJACENT STREAMS.
17. CONTRACTORS SHALL NOTIFY THE FACILITY OPERATOR AND CONTRACTOR IF A VIOLATION OF THIS PLAN IS NOTED.
18. A COPY OF THE NOTICE OF INTENT (NOI) AND A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE MAINTAINED AT THE CONSTRUCTION SITE AT ALL TIMES.
19. THE ATTACHED EROSION CONTROL PLAN AND DETAILS WERE SPECIFICALLY PREPARED FOR THIS PROJECT BY JONES & CARTER, INC. AND ARE A PART OF THE STORM WATER POLLUTION PREVENTION PLAN.

PAVEMENT PLAN NOTES

1. PAVEMENT JOINTS SHALL BE FORMED BY ONE OF THE METHODS:
* SAWED JOINTS EQUAL TO 1/4 THE DEPTH OF THE SLAB THICKNESS. SAWING OF JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING.
* HAND FORMED JOINTS EQUAL TO 1/4 THE DEPTH OF THE SLAB THICKNESS. HAND FORMED JOINTS SHALL HAVE A MAXIMUM EDGE RADIUS OF 1/4".
* PREMOLDED FILLER JOINTS EQUAL TO THE FULL DEPTH OF THE SLAB AND 1/2" IN THICKNESS. ALL JOINTS SHOULD BE COMPLETED BEFORE UNCONTROLLED SHRINKING OR CRACKING OCCURS DURING THE CURING PROCESS. JOINTS SHOULD BE CONTINUOUS ACROSS THE SLAB UNLESS INTERRUPTED BY A PREMOLDED FILLER JOINT AND SHOULD EXTEND COMPLETELY THROUGH THE CURB. ALL JOINTS SHALL BE CLEANED AND SEALED PRIOR TO OPENING THE PARKING AREA TO TRAFFIC. TOOLED JOINTS IN SIDEWALKS SHALL NOT BE SEALED.

CERTIFICATION STATEMENT

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site owned by me (owner(s)) and other contractors and contractors signing such certifications, to the general NPDES storm water permit for the storm water discharges associated with industrial activity from the identified site. As a co-permittee, I understand that to ensure compliance with the terms and conditions of the Storm Water Pollution Prevention Plan developed under the terms of the NPDES storm water permit.

OWNER/FACILITY OPERATOR

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

GENERAL CONTRACTOR

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

GRADING CONTRACTOR

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

PAVING CONTRACTOR

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

UTILITIES CONTRACTOR

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

ELECTRIC POWER UTILITY

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

NATURAL GAS UTILITY

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.

TELEPHONE COMPANY

(Name of Company) Start Date
Finish Date
(Signature)
Name Title Phone No.



Table with columns: NO., DATE, REVISIONS, APP.

CNL DEVELOPMENT ORLANDO, FLORIDA

ECKERD DRUGSTORE No. 2659R ROCKWALL, TEXAS

GENERAL NOTES

JONES & CARTER, INC. Consulting Engineers 12000 Ford Rd., Suite 160 Dallas, Texas 75254 (972) 468-2800

SCALE: NONE DGN. BY: BPW DATE: AUGUST 1997 DWG. BY: GSH JOB NO. D0014-003 DWG. NO. D0014-065

