

GENERAL NOTES

- 1. THE TERM MUNICIPALITY REFERS TO THE CITY OF ROCKWALL.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY.
4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC.
6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES.
7. THE DETENTION SYSTEMS SHALL BE FULLY FUNCTIONAL WITH EROSION PROTECTION ON SIDES AND BOTTOM PER APPROVED PLANS PRIOR TO ANY PAVING BEING INSTALLED, INCLUDING SLABS.
8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.
9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS.
10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION.
11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.
12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.
13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.
14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS.
15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION.
17. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.
19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

- GENERAL NOTES FOR WATER IMPROVEMENTS
1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 DR14 PVC FOR ANY PIPE 12" OR SMALLER AND DR18 PVC FOR ANY WATERLINE LARGER THAN 12", WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.
2. CONTRACTOR SHALL INSTALL BLUE EMS DISK ON THE PUBLIC WATER LINE EVERY 250', CHANGE IN DIRECTION, VALVE, FIRE HYDRANT, AND SERVICES CONNECTIONS TO PUBLIC MAIN.

- GENERAL NOTES FOR PAVING IMPROVEMENTS
1. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.
2. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

- 3. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY.
4. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.
5. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.
6. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TXDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

- GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS
1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.
7. CONTRACTOR SHALL INSTALL GREEN EMS DISK ON PUBLIC SEWER LINES EVERY 500', CHANGE IN DIRECTION, MANHOLE, CLEAN OUT, AND SERVICE CONNECTION TO PUBLIC MAIN.
8. ALL MANHOLES TO BE RAVEN LINED OR APPROVED EQUAL.

- PROJECT GENERAL NOTES
1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.
2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL EXISTING/PROPOSED UTILITIES TO FINISHED GRADE.
3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS," VOL. 29, SUBPART P, PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1:5) AND SODDING AREAS WITH A SLOPE OF 20% (1:5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACTOR'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS. 75% TO 80% OF ALL DISTURBED AREAS TO HAVE A MINIMUM 1" STAND OF ANNUAL GRASS (NO WINTER RYE OR WEEDS) PRIOR TO MUNICIPAL ACCEPTANCE.
6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR AND DESIGN ENGINEER PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.
7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.
8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.
9. THE DETENTION SYSTEM IS TO BE FULLY INSTALLED (INCLUDING EROSION CONTROL ON SIDES AND BOTTOM) ALONG WITH THE ASSOCIATED STORM SEWER AND OUTFLOW STRUCTURES, PRIOR TO THE START OF ANY PAVING OPERATIONS.
10. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

- STREAM DISTURBANCE NOTES:
1. CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION ACTIVITIES UNTIL STREAM DELINEATION HAS BEEN FLAGGED, AND PROTECTION MEASURES ARE IN PLACE.
2. USE EXTREME CAUTION GRADING AND CONSTRUCTING AROUND EXISTING STREAM.
3. NO DISTURBANCE ACTIVITIES ARE ALLOWED WITHIN THE PROTECTED STREAM.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR FEES AND FINES ASSOCIATED WITH ANY DAMAGES AND DISTURBANCES TO ANY PORTION OF THE EXISTING STREAM.

- RETAINING WALL NOTES
1. RETAINING WALLS OVER 3' IN HEIGHT (INCLUDING THE FOOTING) MUST BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER.
2. STRUCTURAL ENGINEER TO PROVIDE DETAILED DESIGN DRAWINGS TO THE CITY FOR REVIEW. CONTRACTOR SHALL NOT BEGIN RETAINING WALL CONSTRUCTION UNTIL CITY'S APPROVAL OF DESIGN.
3. PRIOR TO ACCEPTANCE STRUCTURAL ENGINEER IS TO PROVIDE VERIFICATION LETTER TO CITY FOR RETAINING WALLS.
4. STRUCTURAL ENGINEER TO PROVIDE DESIGN SHEETS FOR INCLUSION IN AS-BUILTS.
5. ALL WALLS TO BE STONE, ROCK, OR OTHER KIND OF MASONRY. NO SMOOTH WALLS ALLOWED.
6. RETAINING WALLS TO HAVE A TRAFFIC RATED GUARD RAIL INTEGRATED INTO DESIGN WHERE INDICATED.

STANDARD ACCESSIBILITY NOTES:
PARKING:
ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE FOR NO LESS THAN ONE VAN SPACE FOR EVERY 6 ACCESSIBLE SPACES.
EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. APPROPRIATE VAN ACCESSIBLE SPACES MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF SIGN.
ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.
RAMPS:
RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
RAMPS SHALL HAVE A SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE TO SIGNIFICANTLY CONTRAST FROM ADJACENT SURFACES OR COLORS ONLY IF REQUIRED BY LOCAL OR STATE JURISDICTION.
LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS)
RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30° RISE
RAMPS AND LANDINGS SHALL NOT EXCEED 1:48 (2% CROSS SLOPE)
SIDEWALKS AND ACCESSIBLE ROUTES:
SIDEWALKS MUST BE AT LEAST 36" WIDE WITH 5'X5' CLEAR PASSING OPPORTUNITIES IN INCREMENTS LESS THAN 150 LF SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:48 (2%)
LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

LEGEND
ABBREVIATIONS:
CRF Capped Rebar Found
CRS Capped Rebar Set
CP Control Point
Mon. Monument
BM Benchmark
Ex TC Existing Top of Curb
Ex TP Existing Top of Pavement
TC Top of Curb
G Gutter
PG Proposed Grade
TP Grade at Top of Pavement
TA Grade at Top of Asphalt
TW Grade at Top of Wall
BW Grade at Bottom of Wall
RW Grade at Retaining Wall
TG Grade at Top of Grate
FC Finished Grade
FF Finished Floor
FP Finished Pad
FL Flowline
UE Utility Easement
DE Drainage Easement
BL Building Line
R.O.W. Right-of-Way
DR Deed Records
PR Plat Records
PAE Pedestrian Access Easement
SB Setback line
WLE Waterline Easement
MAE Mutual Access Easement
LINES & SYMBOLS:
Existing:
Proposed:
Contours
Asphalt Pavement
Wood Fence
Chain Link Fence
Wire Fence
Masonry Wall
Centerline of Creek, Swale, or Waterway
Waterline
Sanitary Sewer
Storm Sewer
Overhead Power
Buried Power
Gas Line
Fire Hydrant
Water Valve
Water Meter
Sanitary Sewer Manhole
Guy Wire
Light Pole
Power Pole
Tree
Benchmark

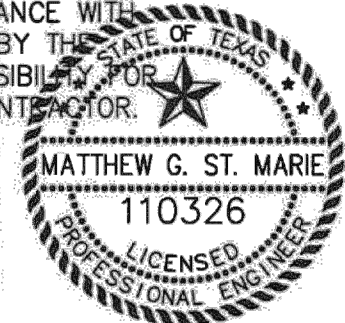
SWBC ROCKWALL PHASE II
Lot 1, Block A
SWBC ROCKWALL ADDITION, PHASE II
21275 Acres in the
J.M. ALLEN SURVEY ABSTRACT NO. NO. 2
CITY OF ROCKWALL, TEXAS
ROCKWALL COUNTY, TEXAS
The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75067
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadams.com
www.mcadams.com

GENERAL NOTES

AS-BUILT RECORD DRAWING

THE INFORMATION ON THESE PLANS HAS BEEN REVIEWED TO REFLECT CHANGES TO PUBLIC IMPROVEMENTS MADE DURING CONSTRUCTION. UNLESS OTHERWISE NOTED, THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS IS IN GENERAL CONFORMANCE WITH THESE PLANS, BASED UPON INFORMATION PROVIDED BY THE CONTRACTOR AND FIELD VERIFICATIONS. THE RESPONSIBILITY FOR ACCURACY AND COMPLETENESS BELONGS TO THE CONTRACTOR.

Matthew G. St. Marie
THE JOHN R. MCADAMS COMPANY, INC.
Date: 09/25/2023



MCADAMS TBPE 19762
Drawn By: AB
Date: 12/30/2020
Scale: N.T.S.
Revisions:
02/11/2021
03/11/2021
05/07/2021
07/12/2021

09/25/2023 - AS-BUILTS

WBC20000

OWNER/DEVELOPER
SWBC ROCKWALL LP
6049 SHERRY LANE, SUITE 760
DALLAS, TEXAS 75226
Ph. (214) 987-0700
Contact: Spencer Byington

C0.02

The: \\s:\projects\WBC20000\04-Production\As-Built\Drawings\WBC20000-Add-B1 Permet: 07/27/2023 10:37 AM, by Matthew G. St. Marie, Sheet: 07/27/2023 1:54 PM, by yfmore