

GENERAL NOTES:

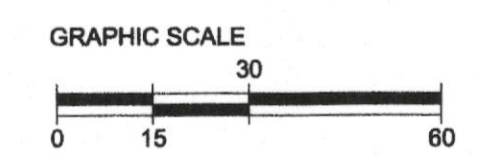
- CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSION ERROR OR OMISSIONS BEFORE FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.
- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF ROCKWALL, TEXAS.
- CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLES OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH HIS CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING AND ANY OTHER THAT MAY BE APPLICABLE.
 FIRE DEPARTMENT - 972-771-7770
 BUILDING INSPECTION - 972-771-7709
 PLANNING AND ZONING - 972-771-7745
 PLANS EXAMINER - 972-772-6774
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES CROSSED OR EXPOSED BY HIS WORK. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE SAME WITH THE SAME TYPE OF ORIGINAL MATERIAL, OR BETTER AT HIS OWN EXPENSE. FAILURE TO SHOW UTILITY OR SERVICE LINES ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PREVENT DAMAGE TO SAID LINES.

- STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED. SEDIMENT TRACKED ONTO EXISTING STREETS SHALL BE REMOVED IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS, PAYMENT OF ANY FEES AND PROVIDING BONDS NECESSARY FOR WORK IN ANY PUBLIC R.O.W.'S AS REQUIRED BY ANY GOVERNMENTAL AUTHORITY.
- ALL PLUMBING LINES, ELECTRICAL CONDUITS AND PVC SLEEVES TO BE IMBEDDED IN 12" OF SAND, BACKFILLED & COMPACTED WITH SELECT FILL. ALL EMPTY CONDUITS TO HAVE END CAPS. CONDUIT FOR ELECTRICAL TO HAVE PULL STRINGS.
- CONTACT THE CITY ENGINEER (251)-974-3960 FOR SCHEDULING OF PRE CONSTRUCTION MEETING PRIOR TO STARTING CONSTRUCTION ON THE PUBLIC WORKS PORTION OF THE PROJECT.
- IN STREET CONSTRUCTION BARRICADE LAYOUT MUST MEET TMUTCD WORK ZONE REQUIREMENTS.
- CITY OF ROCKWALL REPRESENTATIVE WILL NOT COLLECT BUT WILL DELIVER BACTERIOLOGICAL SAMPLE AND CITY WILL PAY COST OF BACT. SAMPLES.
- PROVIDE DOUBLE DETECTOR CHECK VALVES (DDCA) FOR IRRIGATION, DOMESTIC AND FIRELINE. LOCATE DDCA VALVES INSIDE THE BUILDING (WATER HEATER/FIRE SPRINKLER ROOM).
- SPECIFICATIONS AND STANDARD DETAILS SHALL BE IN ACCORDANCE WITH NCTCO 3RD EDITION WITH CITY OF ROCKWALL ADDENDUM/REVISIONS.
- MINIMUM 4' WIDE TRENCH SAFETY REQUIREMENTS SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS STANDARDS 29 CFR 1926.650-652, SUBPART P, EXCAVATIONS.
- CONCRETE ENCASMENT SHALL BE WITH 4000 PSI CONCRETE, 6" THICK AND SHALL EXTEND A MINIMUM OF 2 FEET FROM INTERSECTION POINT.
- ALL WATER LINES SHALL BE CLASS 200.

FIRE DEPARTMENT NOTES:

- AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW OF 4312 GPM FOR FIRE PROTECTION SHALL BE PROVIDED TO PREMISES UPON WHICH FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE CODE OFFICIAL SHALL BE NOTIFIED PRIOR TO THE WATER SUPPLY TEST. WATER SUPPLY TESTS SHALL BE WITNESSED BY THE FIRE CODE OFFICIAL AND APPROVED DOCUMENTATION OF THE TEST SHALL BE PROVIDED TO THE FIRE CODE OFFICIAL PRIOR TO FINAL APPROVAL OF THE WATER SUPPLY SYSTEM.
- FIRE DEPARTMENT CONNECT (FDC) MUST BE WITHIN 100-FOOT OF A FIRE HYDRANT, 50-FOOT OF FIRE LANE, FACING FIRE LANE, AND PROVIDED WITH A 5-FOOT WIDE PATHWAY FROM CONNECTION TO FIRE LANE.
- THE UNDERGROUND FIRE SPRINKLER PLANS MUST BE DESIGNED BY A GENERAL RME. THE SYSTEM MUST COMPLY WITH ALL APPLICABLE NFPA STANDARDS, 2006 IFC, 2006 IBC, AND LOCAL AMENDMENTS.
- UNDERGROUND FIRE LINE MUST BE INSTALLED BY A CONTRACTOR WHO IS LICENSED WITH THE STATE OF TEXAS FIRE MARSHAL'S OFFICE FOR SUCH WORK.
- UNDERGROUND FIRE LINE PIPING SHALL HAVE A 10-FOOT MINIMUM SEPARATION FROM ALL OTHER UTILITIES AND PLACED IN THE A SEPARATE TRENCH. UNDERGROUND PIPING WITHIN 5-FEET OF THE BUILDING MAY BE COMBINED WITH OTHER UTILITIES FOR ENTRANCE TO THE BUILDING.

01 UTILITY PLAN
SCALE: 1"=30'-0"



LEGEND

SSMH	500	EXISTING CONTOURS
MH	500	PROPOSED CONTOURS
CO	SS	PROPOSED SANITARY SEWER PIPE
CO	E_SS	EXISTING SANITARY SEWER PIPE
FH	W	PROPOSED WATER LINE
PP	E_W	EXISTING WATER LINE
PP	E	PROPOSED POWER LINE
TB	E_E	EXISTING POWER LINE
WM	T	PROPOSED TELEPHONE LINE
WM	E_T	EXISTING TELEPHONE LINE
GV	R.O.W.	PROPOSED GAS LINE
LP	S.I.R.	EXISTING GAS LINE
IR	E.J.	PROPOSED GAS LINE
IR	S.J.	PROPOSED STORM SEWER PIPE
IR	C.J.	EXISTING STORM SEWER PIPE
IR	DE/UE	PROPOSED GUY WIRE
IR	DE/UE	EXISTING GUY WIRE
IR	DF	TRAFFIC FLOW ARROW
IR	GM	EXISTING FIBER OPTICS CABLE
IR	TP	CHAIN LINK
IR	TW	FENCE
IR	TC	DOWNSPOUT
IR	G	CONDENSING DRAIN

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GRAND PRAIRIE
TEXAS 75050
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FAX: 469 733 1141

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CIVIL ENGINEER:
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MARTIN L. DE LA ROSA, P.E., F. ASCE
President
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(972) 258-0484 (972) 672-9347 Fax: (972) 258-1297
email: mdlarosa@aol.com



COMFORT INN & SUITES
VIGOR WAY,
ROCKWALL, TX 75087
1.74 AC.
BY CHOICE HOTELS

PROJECT NUMBER	DATE	REVNO.	REVISIONS DESCRIPTION
023-08			
PROJ. TEAM			
DRAWN BY			
CHECKED BY			
ISSUE DATE			
032609			

DRAWING TITLE
**PROPOSED 4 STORY HOTEL
COMFORT INN & SUITES**
UTILITY PLAN

DRAWING NUMBER
C2
PLOT DATE
062209