

FOR PRIVATE CONSTRUCTION ONLY. ALL FIRELANES AND PUBLIC CONSTRUCTION TO CONFORM TO CITY STANDARDS

PAVEMENT & JOINT SEALING NOTES

- ALL CONCRETE FOR PAVEMENT SHALL BE CLASS "C" AND HAVE A MINIMUM 3,600 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH 4 TO 6 PERCENT AIR ENTRAINMENT UNLESS OTHERWISE NOTED. PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE LATEST ADDITION "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" PREPARED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS. SLIP FORMED CONCRETE SHALL HAVE A MAXIMUM SLUMP OF THREE INCHES. HAND-PLACED CONCRETE SHALL HAVE A MAXIMUM FIVE-INCH SLUMP. ALL REINFORCEMENT SHALL BE CHAIRED.
- THE JOINTING SHALL CONFORM TO THE LOCATIONS AND DETAILS SHOWN ON THESE PLANS. SPECIFIC SAWED CONTRACTION OR CONSTRUCTION JOINT LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL SUBMIT A LAYOUT INDICATING THE SAWED JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY THE ENGINEER. ISOLATION JOINTS SHALL BE PROVIDED AT ALL MANHOLE RIMS, LIGHT STANDARDS AND OTHER SIMILAR INSTALLATIONS. EXPANSION JOINT LOCATIONS HAVE BEEN INDICATED ON PAVING AND DIMENSIONAL CONTROL PLANS.
- PROVIDE SAWED JOINTS AT MAXIMUM 20-FOOT SPACING FOR 8-INCH CONCRETE. MAXIMUM 15 FEET FOR SIX-INCH CONCRETE AND MAXIMUM 12-FOOT SPACING FOR FIVE-INCH CONCRETE. DO NOT PLACE SAWED JOINT LONGITUDINALLY ALONG LOW POINT OR AT GUTTER LINE. SAWING OF JOINTS SHALL BEGIN AS SOON AS CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. COMPLETE ALL SAWED JOINTS BEFORE UNCONTROLLED SHRINKAGE CRACKING OCCURS.
- DO NOT PLACE SAND OR SELECT FILL BENEATH CONCRETE PAVEMENT, SIDEWALKS, DRIVE APPROACHES OR HANDICAP RAMPS FOR LEVEL UP COURSE. UTILIZE COMPACTED NATIVE MATERIALS.
- BACKFILL ALL CURBS TO EDGE OF SUBGRADE WITH ON-SITE CLAY SOILS. COMPACT TO 95% TO 100% OF STANDARD PROCTOR DENSITY AT OR UP TO 3% ABOVE OPTIMUM MOISTURE CONTENT.
- CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY TO INSURE POSITIVE DRAINAGE. (TYP. ALL INTERSECTIONS)
- ALL EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS IN PAVED AREAS SHALL BE SEALED IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE JOINT SEALING MANUFACTURERS RECOMMENDATIONS.
- CLEAN ALL JOINTS PRIOR TO PLACEMENT OF JOINT SEALING MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- PROVIDE BACKER RODS FOR JOINTS WITHOUT PRE-MOLDED JOINT MATERIAL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. INSTALL CERA-ROD MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- EXPANSION AND ISOLATION JOINT MATERIAL TO BE PRE-MOLDED EXPANSION JOINT MATERIAL AS RECOMMENDED BY JOINT SEALING MANUFACTURER WITH JOINT CAP TO PROTECT SEALANT RESERVOIR.
- TYPICALLY, JOINT SEALING MATERIAL IS PLACED BELOW SURFACE OF CONCRETE TO NEAR FULL LEVEL. CERTAIN PRODUCTS SUCH AS SOFT SEAL ARE RECOMMENDED TO BE PLACED TO FULL LEVEL. REFER TO MANUFACTURERS RECOMMENDATIONS.
- THE CONTRACTOR SHALL CONSTRUCT ALL DRIVEWAY APPROACHES IN CONFORMANCE WITH APPLICABLE CITY STANDARD ORDINANCES AND REQUIREMENTS. CONTRACTOR SHALL CONFIRM APPLICABLE DRIVEWAY OR ACCESS PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- ALL COORDINATES ARE TO BACK OF CURB, UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL EDGE OF PAVEMENT WITH NO CURB SHALL BE THICKENED EDGE.

WALKWAY, MARKING, AND SIGNAGE NOTES

- ALL PEDESTRIAN WALKWAYS UTILIZED FOR DISABLED ACCESS ROUTE SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE "STATE OF TEXAS PROGRAM FOR THE ELIMINATION OF ARCHITECTURAL BARRIERS", "TEXAS ACCESSIBILITY STANDARDS" (TAS) AND THE "AMERICANS WITH DISABILITIES ACT OF 1990" (ADA).
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY PERMITS AND NOTIFY THE CITY PRIOR TO CONSTRUCTING PUBLIC SIDEWALKS.
- UNLESS REQUIRED OTHERWISE BY CITY REGULATIONS, ALL WALKWAYS SHALL BE CONSTRUCTED OF MINIMUM 3,000 PSI CONCRETE AND A MINIMUM CEMENT CONTENT OF 5.0 SACKS PER CUBIC YARD. ALL SIDEWALKS SHALL BE REINFORCED WITH A MINIMUM OF #3 BARS AT 18-INCH CENTERS EACH WAY LOCATED AT THE CENTER OF THE THICKNESS. THE STEEL SHALL BE PLACED ON CHAIR SUPPORTS BEFORE CONCRETE PLACEMENT. IF NECESSARY, DURING CONCRETE PLACEMENT, THE STEEL SHALL BE PULLED UP TO INSURE THE PROPER LOCATION OF REINFORCEMENT.
- WALKWAYS SHALL BE CONSTRUCTED TO THE LINE AND GRADE INDICATED ON THE PLANS OR THE TYPICAL LOCATIONS SHOWN ON THE PAVING PLANS IN RELATION TO PROPOSED CURB. SEE PAVEMENT NOTE #1 ABOVE.
- PRIVATE SIDEWALKS SHALL BE CONSTRUCTED ON NATIVE MATERIALS. DO NOT PLACE SAND UNDER PRIVATE SIDEWALKS OR HANDICAP RAMPS FOR LEVEL UP COURSE. PUBLIC SIDEWALKS SHALL BE CONSTRUCTED ACCORDING TO CITY DETAILS.
- FORMS SET FOR SIDEWALKS SHALL BE TRUE TO LINE AND GRADE AND SHALL PROVIDE A SLOPE OF 1/4 INCH PER FOOT ACROSS THE SIDEWALK UNLESS INDICATED OTHERWISE ON THE PLANS. FORMS SHALL BE SET TO PROVIDE FOR A FULL DEPTH OF CONCRETE INDICATED ON THE PLANS AND FORMS SHALL REMAIN IN PLACE A MINIMUM OF 24 HOURS. UPON REMOVAL OF THE FORM WORK, THE CONTRACTOR SHALL IMMEDIATELY BACKFILL THE EDGES OF THE WALK FOR A MINIMUM OF ONE FOOT (1') EACH SIDE OF THE WALK.
- 24-INCH BY 1/2-INCH DIAMETER ASPHALT-COATED DOWELS WITH FIVE INCH BY 9/16-INCH DOWEL SLEEVE SHALL BE INSTALLED ON 16-INCH CENTERS, ALONG WITH REDWOOD EXPANSION BOARD AND SEALING COMPOUND AS PER STANDARD EXPANSION JOINT DETAIL SHEET ALONG PERIMETER OF WHEEL CHAIR RAMP AND SIDEWALK.
- PROVIDE 15-INCH MINIMUM LAP BETWEEN REINFORCING STEEL IN STREET AND REINFORCING STEEL IN WHEEL CHAIR RAMP.
- SUBGRADE FOR WALKWAYS ABUTTING CURBS, WITHIN PARKING ISLAND AREAS OR BETWEEN THE PARKING AREA AND BUILDING, SHALL BE PLACED ON COMPACTED FILL OR FIRM COMPACTED EXCAVATED GRADE. FILLS FOR SIDEWALKS SHALL CONFORM TO THE SAME REQUIREMENTS AS CONTROLLED DENSITY FILLS IN PARKING AREAS WITH THE COMPACTED MATERIAL EXTENDING A MINIMUM 18 INCHES BEYOND THE WALKWAY.
- JOINT SEALING MATERIAL UTILIZED IN WALKWAY AREAS BETWEEN THE PARKING AREA AND THE BUILDING FOR EXPANSION JOINTS SHALL CONSIST OF "POURTHANE" MANUFACTURED BY W.R. MEADOWS, INC. OR EQUAL. THIS INCLUDES WALKWAYS ABUTTING PERIMETER PARKING IN FRONT OF BUILDING.
- FOR WALKWAYS SIX FEET IN WIDTH OR LESS, GROOVED OR SAWED CONTRACTION JOINTS SHALL BE MADE AT UNIFORM INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK. ON WALKWAYS GREATER THAN SIX FEET IN WIDTH, CONTRACTION JOINTS SHALL BE SAWED. CONTRACTION JOINTS SHALL ONLY BE SEALED WHERE CONCENTRATED RUNOFF OCCURS IN PARKING AREAS, ENTRANCES AND WALKWAYS AT THE BUILDING. SEAL PARKING LOT CONCENTRATED RUNOFF AREAS SAME AS PARKING PAVEMENT. SEAL WALKWAYS WITHIN 50 FEET OF BUILDING WITH "DECK-O-SEAL" AS MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CONCRETE FINISH SHALL BE BROOMED FOR ALL WALKWAYS LESS THAN SIX FEET IN WIDTH AND MINOR ACCESS ROUTES GREATER THAN EIGHT FEET IN WIDTH. ALL HANDICAP ACCESS RAMPS SHALL HAVE SURFACE TEXTURE FINISH COMPLYING WITH ADA AND TAS GUIDELINES 4.29.2, 4.5, AND 4.7.4.
- JOINT SEALING MATERIAL FOR WALKWAY AND EXPANSION JOINTS IN THE INTERNAL PARKING AREAS AND EXTERNAL OPEN AREAS SHALL BE "HI SPEC" MANUFACTURED BY W.R. MEADOWS OR EQUAL.
- CLEAN ALL JOINTS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION PRIOR TO SEALING.
- ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS SHALL BE FOUR INCHES WIDE COLOR WHITE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. STRIPING TO BE TWO COATS OF PAINT. SECOND COAT TO THE APPLIED IMMEDIATELY PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
- A MINIMUM CLEARANCE OF TWO (2) FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON THE SITE.
- FIRE LANE STRIPING WIDTH AND RADIUS TO BE COORDINATED WITH FIRE MARSHAL WHERE FIRE LANE IS INDICATED ON PLANS. FIRE LANE IS ANTICIPATED TO REQUIRE SOLID SIX-INCH RED CONTINUOUS STRIPING ON BOTH SIDES AND CURB RETURNS. THE WORDS "FIRE LANE NO PARKING" SHALL BE PAINTED ON MINIMUM 20-FOOT CENTERS WITH FOUR-INCH WHITE LETTERS WITHIN SOLID RED STRIPE PER FIRE CODE. PAINT TYPE AND COLOR SHALL BE APPROVED BY CITY TRAFFIC ENGINEER.

TESTING

- REFER TO PROJECT GEOTECHNICAL RECOMMENDATIONS FOR FREQUENCY OF CONCRETE TESTING AND TEST METHODS. ALL CONCRETE SHALL BE TESTED. IF TESTING IS NOT ADDRESSED IN GEOTECHNICAL RECOMMENDATIONS PROVIDE AS PER NCTCOG ITEM 303.7.3 AND ITEM 702.2.4.

EROSION CONTROL NOTES

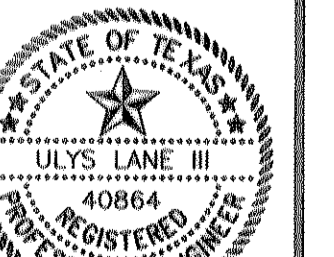
- CONTRACTOR TO INSTALL PIPE SEDIMENT FILLER AT END OF EACH WORK DAY TO PREVENT ENTRY OF SEDIMENT INTO PROPOSED STORM SEWERS DURING CONSTRUCTION.
- ALL STAGING AREAS, VEHICLE PARKING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY DO NOT ADVERSELY AFFECT THE STORM WATER QUALITY.
- ON-SITE FUEL STORAGE TANKS SHALL BE PROTECTED BY A BERMED OR OTHERWISE SPILL PROTECTED AREA.
- A CENTRAL PIT/WASH BASIN SHOULD BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF TRUCK WASHING.
- A MAINTENANCE PROGRAM SHALL BE DEVELOPED USING BEST MANAGEMENT PRACTICES FOR THIS PROJECT.
- IN ORDER TO KEEP DISTURBANCE TO A MINIMUM. VEGETATION SHOULD BE RE-ESTABLISHED ON ALL DENUDED AREAS IN A TIMELY MANNER.
- GENERAL CONTRACTOR AND OWNER/DEVELOPER ARE RESPONSIBLE FOR PREVENTING SEDIMENT OR OTHER POLLUTANTS FROM LEAVING THE SITE. CARE SHALL BE EXERCISED TO PREVENT THE FLOW OR OFF-SITE TRACKING OF SEDIMENT OR OTHER POLLUTANT TO ADJACENT ROADWAYS, INLETS, STORM SEWERS AND DRAINAGE DITCHES.
- ALL SURFACE AREAS DISTURBED WITHIN OR ADJACENT TO CONSTRUCTION LIMITS MUST BE PERMANENTLY STABILIZED. STABILIZATION IS OBTAINED WHEN THE SITE IS COVERED WITH IMPERVIOUS STRUCTURES, PAVING OR A UNIFORM PERENNIAL VEGETATION COVER. THE PERENNIAL VEGETATION MUST HAVE A COVERAGE DENSITY OF AT LEAST 70 PERCENT. STABILIZATION IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- ALL PERIMETER EROSION CONTROL MEASURES AND ROCK STABILIZED EXIT MUST BE IN PLACE BEFORE STARTING SOIL DISTURBING ACTIVITIES.
- THE GENERAL CONTRACTOR OR OWNER SHALL INSPECT EROSION CONTROL MEASURES AT LEAST ONCE EACH WEEK AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. RECORDS OF EACH INSPECTION SHOULD BE RETAINED ON SITE WITH THE SWPPP. CONTRACTOR TO REPLACE OR REPAIR DAMAGED MEASURES AS NECESSARY. EROSION CONTROL MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN (7) CALENDAR DAYS.
- GENERAL CONTRACTOR AND OWNER/DEVELOPER SHALL SUBMIT NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS TO THE EPA AND COPIES TO THE CITY OF ADDISON ENGINEERING. ALL EPA ASSIGNED PERMIT NUMBERS SHALL BE COPIED TO THE CITY WHEN THEY ARE AVAILABLE.
- FOR ALTERNATIVE STABILIZATION AND EROSION CONTROL MEASURES, REFER TO THE CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL PUBLISHED BY NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
- IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, CONTRACTOR TO FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER ENTERS STORM DRAIN FACILITIES OR LEAVES THE SITE.
- ROCK STABILIZED ACCESS SHALL BE CONSTRUCTED AT ALL POINTS USED AS AN EXIT FROM THE CONSTRUCTION SITE.
- CONTRACTOR TO LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. SILT FENCE IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SIGNIFICANTLY SMALLER THAN THE OPENING IN THE FABRIC.
- STORE ALL TRASH AND BUILDING MATERIAL IN AN ENCLOSURE UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES.
- SURFACE STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN ANY AREA WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES FOR A PERIOD OF 21 DAYS OR MORE.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
 701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
 1380 U.S. HIGHWAY 287 N., SUITE 101 MANSFIELD, TEXAS 76063 METRO (817)477-6700
 6646 ELM STREET FRODO, TEXAS 75024 METRO (214)397-8000
 www.WierAssociates.com

NO.	DATE	DESCRIPTION

LOT 4, BLOCK A
 SOJOURN PLAZA
 TOWN OF ADDISON
 DALLAS COUNTY, TEXAS

PRIVATE IMPROVEMENTS
 GENERAL
 CONSTRUCTION NOTES
 (SHEET 1 OF 2)



ULYS LANE, III
 REGISTERED PROFESSIONAL ENGINEER
 40864

7/6/08

COPYRIGHT © WIER & ASSOCIATES, INC.
 LAST SHEET EDIT DATE 07-15-2008
 WA# 01095.03

SHEET NO. N101

RECORD DRAWINGS
 07-16-08

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

ULYS LANE, III
 DATE 7/6/08