

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

## GENERAL GRADING & DRAINAGE NOTES

- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. EXISTING TOPOGRAPHIC INFORMATION SHOWN IS BASED ON IN-FIELD SURVEY PREPARED BY WIER & ASSOCIATES, INC. ON JULY 9, 2007. (EXCLUDES BELOW GRADE PUBLIC UTILITY LOCATIONS PROVIDED BY UTILITY COMPANY AS DESCRIBED ABOVE.)
- NEW FINISHED CONTOURS SHOWN ARE TOP OF PAVING IN AREAS TO RECEIVE PAVEMENT AND TOP OF TOPSOIL IN AREAS TO BE SEEDED.
- AREAS OUTSIDE OF THE PARKING LOT PERIMETERS SHOWN TO BE SEEDED SHALL RECEIVE MINIMUM FOUR (4) INCHES OF TOPSOIL (OR TO DEPTH INDICATED ON LANDSCAPE ARCHITECT PLANS). THIS TOPSOIL TO BE PLACED AND LEVELED BY THE GRADING CONTRACTOR. THIS MATERIAL MAY BE STOCKPILED DURING STRIPPING OPERATIONS.
- ROUGH GRADING ELEVATIONS SHALL BE AS FOLLOWS:
  - FOUR INCHES BELOW FINISHED CONTOURS IN SEEDED AREAS.
  - SIX INCHES BELOW FINISHED CONTOURS IN PAVED AREAS, UNLESS OTHERWISE NOTED.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.
- GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING, OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES IN CONFORMANCE WITH CITY STANDARDS.
- GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
- THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THIS CAN BE ACCOMPLISHED BY SMALL TEMPORARY SEDIMENT PONDS, AND SILT FENCES OF STEEL WIRE AND GEOTEXTILE FABRIC. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
- FOR THE WORK ON THE STATE OR CITY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
  - NOT STORE MATERIAL, EXCESS DIRT OR EQUIPMENT ON THE SHOULDERS OF PAVEMENT, IN CASE OF MULTI-LANE HIGHWAYS, IN THE MEDIAN STRIPS. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
  - SHALL PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHTS, BARRICADES AND FLAGMEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE GRADING CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE TEXAS DEPARTMENT OF TRANSPORTATION, THE CITY, AND THE OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES OR TO THE TRAVELING PUBLIC.
  - SHALL COMPLETE THE WORK TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK UNDER PUBLIC JURISDICTION IS ACCEPTABLE.
  - POST NECESSARY BONDS AS REQUIRED BY THE CITY AND/OR STATE.
- GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST TO OWNER.
- REFER TO PAVING DETAILS FOR TYPE OF PAVING AND BASE TO BE USED.
- GRADING CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXISTING STRUCTURES, FENCES, DEBRIS OR TREES REMAINING ON SITE, UNLESS NOTED OTHERWISE ON PLANS AND SHALL COORDINATE WITH GENERAL CONTRACTOR.
- GRADING CONTRACTOR TO COMPLY WITH ALL STATE AND LOCAL SEDIMENT CONTROL AND AIR POLLUTION ORDINANCES OR RULES.
- A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUBGRADE AND EXISTING ON-SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
- UNSUITABLE EXCAVATED MATERIALS AND ALL WASTE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE BY GRADING CONTRACTOR.
- ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
- ALL AREAS NOT COVERED BY BUILDING, PAVING OR PLANNED LANDSCAPING, SHALL BE GRASSED ON THIS LOT INCLUDING ADJACENT PARKWAYS.

- BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS AND GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION. NO EXTENSION OF TIME WILL BE GRANTED FOR THE ABOVE.
- TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT FROM BERM DITCHES, SILT DAMS AND SILT FENCES AS NEEDED.
- ALL DISTURBED AREAS SHALL BE HYDROMULCH SEEDED UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PREVENT SOIL STABILIZATION TREATMENT FROM LEAVING THE SITE BY WAY OF STORMWATER RUNOFF WHICH MAY DAMAGE DOWNSTREAM WATER COURSES, LAKES OR PONDS. ANY DAMAGE TO WILDLIFE OR FISH KILLS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
- MAINTAIN AS MUCH EXISTING VEGETATION AS POSSIBLE AS WELL AS RE-ESTABLISHING THE GROUND COVER AS EARLY AS POSSIBLE. GRASS BUFFER STRIPS SHALL BE LEFT AROUND THE PERIMETER TO AID IN FILTERING SEDIMENTATION. A DENSITY OF TEMPORARY OR PERMANENT GROUND COVER SUFFICIENT TO PREVENT EROSION SHALL BE ESTABLISHED ON ALL BERMS, SWALES AND SLOPES.
- ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE GEOTECHNICAL REPORT RECOMMENDATIONS.

## UTILITY NOTES

- THIS SHEET IS FOR SANITARY SEWER, WATER LINE AND STORM DRAINAGE CONSTRUCTION ONLY. DO NOT USE FOR GRADING CONSTRUCTION.
- ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
- ALL WATER AND SANITARY SEWER BULKHEADS TO TERMINATE APPROXIMATELY FIVE FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING.
- CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF MAINS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND THE CITY.
- CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITY FOR CONNECTION TO THE EXISTING MAINS.
- ALL FIRE HYDRANTS ARE SIX-INCH DIAMETER WITH A 6-INCH DIAMETER LINE AND A SIX-INCH DIAMETER SHUT OFF VALVE. FIRE HYDRANTS SHALL BE SET SUCH THAT NOZZLE CONNECTIONS FACE THE FIRE LANE. FIRE HYDRANTS SHALL BE SET MINIMUM THREE FEET TO FIVE FEET BACK OF CURB AND 5' MAXIMUM BURY DEPTH.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 42 INCHES ABOVE TOP OF PIPE, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL "TEES, ELBOWS AND BENDS" OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A.-24 FOR EXISTING SOIL CONDITIONS. ALL JOINTS SHALL EMPLOY RESTRAINING GLANDS (EBAR PV2000 OR EQUAL).
- BASED ON SECTION 704.2 OF THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE, CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 75 FEET ON UTILITY LEAD-INS TO BUILDING. CONTRACTOR TO PROVIDE CLEANOUTS WITHIN FIVE FEET OF BUILDING.
- ALL GATE VALVES TO BE PROVIDED WITH CAST IRON BOXES. SIZE OF GATE VALVE (WHERE TAP IS MADE INTO EXISTING WATER LINE) WILL BE DETERMINED BY THE WATER DEPARTMENT.
- SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
- THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH OTHER CONTRACTORS ON THE SITE.
- ALL MANHOLES OVER FIVE FEET IN DEPTH SHALL HAVE A STANDARD ECCENTRIC CONE.
- ALL MATERIALS SHALL BE U.L. LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
- EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGES BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- UTILITY CONTRACTOR SHALL VERIFY WITH LOCAL AND STATE AUTHORITIES THAT ALL EXISTING STREET LIGHT AND TRAFFIC SIGNAL WIRES HAVE BEEN LOCATED PRIOR TO CONSTRUCTION.

- PIPE TWO INCHES AND SMALLER SHALL BE TYPE K COPPER. FITTINGS SHALL BE COPPER OR CAST BRONZE. JOINTS SHALL BE COMPRESSION COUPLINGS.
- UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MAY CHANGE 15 FEET HORIZONTALLY AND THREE FEET VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO OWNER. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
- ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL REFER TO SITE GEOTECHNICAL REPORT FOR RECOMMENDATIONS ON COMPACTING AND BACKFILLING TRENCHES. IF NO TRENCH COMPACTION RECOMMENDATIONS ARE PROVIDED, TRENCHES BENEATH OR WITHIN FIVE FEET OF PAVEMENT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM. TRENCHES OUTSIDE OF PAVED AREAS SHALL BE COMPACTED TO A MINIMUM 90% OF STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM TO FIVE PERCENT ABOVE OPTIMUM.
- TRENCHES SHALL BE TESTED FOR COMPACTION AT A MINIMUM OF ONE TEST PER 300 LINEAR FEET PER LAYER.
- TRENCHES ENTERING THE BUILDING SHALL BE BACKFILLED WITH CLAY SOIL MATERIAL WITH P.I. EXCEEDING 30 WITHIN FIVE FEET OF THE BUILDING.
- ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET RIGHT-OF-WAY, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.
- FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.

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NO.	DATE	DESCRIPTION	BY

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 TOWN OF ADDISON  
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PRIVATE IMPROVEMENTS  
 GENERAL  
 CONSTRUCTION NOTES  
 (SHEET 2 OF 2)

STATE OF TEXAS  
 ULYS LANE III  
 40864  
 REGISTERED PROFESSIONAL ENGINEER  
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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 7/16/08

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