PLAN LEGEND

Symbol	Description	Symbol	Description
	PROJECT BOUNDARY LINE		ADJACENT SUBDIVISION BOUNDARIES
	EXISTING LOT LINES		PROPOSED RIGHT-OF-WAY LINES
	FORMER LOT LINES		PROPOSED LOT LINES
	EXISTING R.O.W. CENTERLINE		PROPOSED R.O.W. CENTERLINE
I.R.F.	IRON ROD FOUND	I.R.S.	1/2 INCH IRON ROD WITH YELLOW CAP MARKED RPLS 3989 SET
	EXISTING EASEMENTS		PROPOSED EASEMENTS
OHE	EXISTING ELECTRIC LINE		EXISTING BUILDING SETBACK LINES
PP	EXISTING POWER POLE & GUY		PROPOSED BUILDING SETBACK LINES
UGTEL	EX. UNDERGROUND TELEPHONE	20" PECAN	TREE, TYPE & DIAMETER
GAS	EXISTING GAS LINE		
G	EXISTING GAS METER	BLRD	EXISTING PIPE BOLLARD
LIGHT	EXISTING STREET OR FLOOD LIGHT	CM	CONTROLLING MONUMENT
8"SS	EX. SANITARY SEWER LINE	8"SS	PROPOSED SANITARY SEWER
SSMH	EX. SANITARY SEWER MANHOLE	MH	PROPOSED SANITARY SEWER MANHOLE
18"RCP	EX. STORM SEWER LINE		PROPOSED SANITARY SEWER SERVICE
620 / 618	EXISTING CONTOUR LINES		PROPOSED STORM SEWER
X 642.13	EXISTING SPOT ELEVATION	620	PROPOSED CONTOUR LINE
	EXISTING ASPHALT PAVING	625.10	PROPOSED SPOT GRADE
	EXISTING CONCRETE PAVING		PROPOSED DRAINAGE SWALE
	EXISTING CURB	HP LP	PROPOSED HIGH & LOW POINT
FH	EXISTING FIRE HYDRANT		PROPOSED CURB
12"W	EXISTING WATER LINE	FH	PROPOSED FIRE HYDRANT
W	EXISTING WATER METER	8"WATER	PROPOSED WATER LINE
WV	EXISTING WATER VALVE		PROPOSED WATER METER
T	UNDERGROUND TELEPHONE LINE		PROPOSED WATER VALVE
Duct	UNDERGROUND CABLE MARKER		PROPOSED WATER SERVICE
	EXISTING DITCH CENTERLINE		PROPOSED SAWCUT LINE
X	EXISTING FENCE		BENCHMARK

STANDARD ABBREVIATIONS

AC	ACRES / AIR CONDITIONING	FL	FLOW LINE	PVI	POINT OF VERTICAL INTERSECTION
APP	APPROXIMATE	FT	FEET	PVMT	PAVEMENT
ARCH	ARCHITECTURAL	FUT	FUTURE	R	RADIUS
ARV	AIR RELEASE VALVE	G	GAS	RC	REINFORCED CONCRETE
ASPH	ASPHALT	GI	GRATE INLET	RCA	REINFORCED CONCRETE ARCH PIPE
BC	BACK OF CURB	GM	GAS METER	RCB	REINFORCED CONCRETE BOX
B-B	BACK TO BACK OF CURB	GRAV	GRAVEL	RCI	RECESSED CURB INLET
BFR	BARRIER-FREE RAMP	GUT	GUTTER	RCP	REINFORCED CONCRETE PIPE
BLRD	BOLLARD	HDPE	HIGH DENSITY POLYETHYLENE PIPE	REINF	REINFORCED
BM	BENCHMARK	HDWL	HEADWALL	RL	RIDGE LINE
BW	BOTTOM OF WALL	HGL	HYDRAULIC GRADE LINE	ROW	RIGHT OF WAY
CATV	CABLE TV	HMAC	HOT MIX ASPHALTIC CONCRETE	RR	RAILROAD
CF	CUBIC FEET	HP	HIGH POINT / HIGH PRESSURE	RT	RIGHT
CFS	CUBIC FEET PER SECOND	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	SET	SAFETY END TREATMENT
C&G	CURB & GUTTER	HW	HEADWATER	SF	SQUARE FEET
CI	CURB INLET	ICV	IRRIGATION CONTROL VALVE	SY	SQUARE YARD
CL	CENTER LINE	IN	INCHES	SQ	SQUARE
CM	CONTROLLING MONUMENT	IRR	IRRIGATION WATER	SS	SANITARY SEWER
CMA	CORRUGATED METAL ARCH PIPE	IPF	IRON PIPE FOUND	STA	STATION
CMP	CORRUGATED METAL PIPE	IRF	IRON ROD FOUND	STD	STANDARD
CO	CLEANOUT	IRS	IRON ROD SET	STM	STORM DRAIN
CONC	CONCRETE	LF	LINEAR FEET	SVC	SERVICE
CONST	CONSTRUCT	LP	LOW POINT / LOW PRESSURE	SW	SIDEWALK
CPI	CURB POINT OF INTERSECTION	LS	LUMP SUM	SWR	SEWER
CR	CURB RETURN	LT	LEFT	SY	SQUARE YARD
CY	CUBIC YARD	MEP	MECHANICAL, ELECTRICAL AND PLUMBING	T	TELEPHONE
DCO	DOUBLE CLEANOUT	MH	MANHOLE	TAN	TANGENT
DIA	DIAMETER	MO	MIDDLE ORDINATE	TBD	TO BE DETERMINED
DI	DUCTILE IRON PIPE	MON	MONUMENT	TC	TOP OF CURB
DOM	DOMESTIC WATER	N/A	NOT APPLICABLE	TMH	TELEPHONE MANHOLE
EA	EACH	NG	NATURAL GROUND (EXISTING)	TOE	TOE OF SLOPE
ELEV	ELEVATION	OC	ON CENTER	TOP	TOP OF PAVEMENT
EMH	ELECTRIC MANHOLE	OCEW	ON CENTER EACH WAY	TOS	TOP OF SLOPE
EOA	EDGE OF ASPHALT	OHE	OVERHEAD ELECTRIC	TW	TOP OF WALL / TAILWATER
EOC	EDGE OF CONCRETE	OHT	OVERHEAD TELEPHONE / CABLE	TYP	TYPICAL
ESMT	EASEMENT	PC	POINT OF CURVATURE	UGE	UNDERGROUND ELECTRIC
EX	EXISTING	PCC	POINT OF COMPOUND CURVATURE	UGT	UNDERGROUND TELEPHONE / CABLE
FC	FACE OF CURB	PI	POINT OF INTERSECTION	UNK	UNKNOWN
F-F	FACE TO FACE OF CURB	PL	PROPERTY LINE	VCP	VITREOUS CLAY PIPE
FF	FINISHED FLOOR ELEVATION	PP	POWER POLE	W	WATER
FH	FIRE HYDRANT	PRC	POINT OF REVERSE CURVATURE	WL	WATER LINE
FM	FORCE MAIN	PT	POINT OF TANGENCY	WM	WATER METER
FP	FINISHED PAD ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	WTR	WATER
FPS	FEET PER SECOND			WV	WATER VALVE
FL	FLOW LINE				

GENERAL NOTES

1. Prior to any construction, the Contractor shall be familiar with the plans including all notes, the standard specifications and standards for construction in the Town of ADDISON, and any other applicable standards or specifications relevant to the proper completion of the work specified. Failure on the part of the Contractor to be familiar with all Standards and Specifications pertaining to this work shall in no way relieve the Contractor of responsibility of performing the work in accordance with all such applicable Standards and Specifications.

2. Underground utility locations shown on these plans are based on as-built plans obtained from government agencies and/or private utility companies, and above-ground locations of objects related to the underground utilities, such as valves, inlets, manholes, and location markers. The Engineer cannot guarantee the accuracy of the underground utility locations shown on these plans. The Contractor shall field verify the location of all existing utilities prior to beginning any construction and notify the Engineer if locations and flowlines are different that those shown on the plans. As required by the "Texas Underground Facility Damage Prevention and Safety Act", the Texas One Call System must be contacted (800-245-4545) at least 48 hours prior to any excavation operations being performed. It is the contractor's responsibility to contact the Texas One Call System.

3. Contractor shall be responsible for contacting all necessary public utilities prior to beginning permanent paving work to ensure that all proposed buried utilities are properly installed.

4. It will be the responsibility of the Contractor to protect all public utilities in the construction of this project. All storm sewer inlets, valve boxes, cleanouts, manholes, fire hydrants, gas mains, meter boxes, electric and telephone duct banks, etc. must be adjusted to the proper line and grade by the Contractor prior to and/or during the placement of permanent paving. Any facilities damaged during construction shall be restored to a state as good or better than their condition prior to construction, at the sole expense of the Contractor.

5. It will be the responsibility of the Contractor to protect all existing paving, sidewalks, buildings and other structures that will remain in place during the construction. The Engineer is not responsible for any inaccuracies in the location, size, grade, or full extent of existing above-ground or underground facilities shown on these plans. The Contractor shall be responsible for reporting any inaccuracies in facility locations that may affect successful completion of the work as specified. Unless otherwise directed, the Contractor is responsible for maintaining said facilities in their present condition, and if they are damaged, they shall be restored to a state as good or better than their condition prior to construction, at the sole expense of the Contractor.

6. Contractor shall possess, prior to construction, all necessary permits, licenses, etc., and shall perform all work in compliance with any terms and conditions. All work shall be done in compliance with applicable state, federal, and local regulations.

7. The Contractor shall be responsible for inspecting the site and shall be familiar with the soil conditions to be encountered and any onsite conditions which may affect successful performance of the work, such as the availability of transportation and labor, access to public streets, access to utilities needed during construction, presence and extent of groundwater, and unforseen weather conditions. Any failure by the Contractor to properly ascertain the onsite conditions will not relieve him from responsibility for properly estimating the difficulty or cost of successfully performing the work.

8. Any rock encountered during excavation, any pavement or structures required to be removed, and/or any contaminated materials encountered during construction shall be considered waste material and shall be disposed of as specified in Note #9.

9. Prior to commencing excavation operations, the Contractor shall consult with the Developer and/or the Engineer to determine how and where to dispose of waste materials. Waste materials shall be moved at the Contractor's expense and placed in a legally and environmentally sound manner at a location approved by the Developer and any applicable governing authorities and/or private property owners. Waste material disposal practices shall comply with all applicable state, federal and local regulations. At the conclusion of construction, the Contractor may not leave stockpiled waste materials onsite unless the Developer specifically authorizes this practice in writing.

10. The Engineer and the Developer are not responsible for any inaccuracies in the soils report(s) and/or any other assessments of subsurface conditions prepared by others. It shall be the responsibility of the Contractor to ascertain the existence of any unexpected subsurface conditions that may affect the work performed. The Engineer is not responsible for interpretation of subsurface report data by the Contractor, such as underground rock profiles, soil bearing values, soils stability and/or the presence, level and extent of underground water.

11. In the event that an item is not covered by the Specifications, the Engineer's decision shall apply.

12. The Contractor shall coordinate the placement of any necessary sleeving with the plumbing, electrical, and irrigation subcontractors.

13. The Contractor shall be responsible for trench safety plans and implementation. Plans shall be prepared and sealed by a professional engineer, licensed in the State of Texas, for the implementation of safety control measures, and shall meet the requirements of the governing authorities in effect during the period of construction of the project.

14. The Contractor shall protect all property corner markers, monuments, and benchmarks. If any such items are in danger of being disturbed, they shall be properly referenced, and if disturbed, they shall be reset by a State of Texas registered professional land surveyor at the sole expense of the Contractor. The Contractor is responsible for coordinating with the Engineer and Surveyor at the appropriate time to set any new property corner markers or monuments required prior to acceptance of the project. The Contractor shall bear the entire cost of setting additional corner markers that are not addressed in the original contract documents.

15. It is the responsibility of the Contractor to maintain existing access routes to adjacent properties, or to provide alternate access routes to the satisfaction of the Developer, adjacent property owners and/or any applicable governing authorities. Public roads, alleys and/or other public access routes shall not be blocked or obstructed in any way unless permission is obtained from the Developer and the governing authorities. Furthermore, unless properly directed by all governing authorities, the Contractor shall not perform any action that may obstruct or impede the normal operation of public or private vehicles or transportation facilities located near the site, including but not limited to rail transportation and aircraft.

16. Unless otherwise indicated in these plans, the Contractor shall be responsible for providing traffic control plans. The cost of implementing these plans, including materials and labor, shall be borne by the Contractor.

17. It is the responsibility of the Contractor and/or the Developer to bear the cost of any required bonds, inspection and testing services, city or state inspection or permit fees, impact fees and/or any other miscellaneous fees or certifications required for successful completion of this project.

18. Unless otherwise specified, all fill to be placed under structures or pavement shall be compacted in 8-inch maximum lifts to 95% Standard Proctor density per ASTM D698 at optimum moisture. All excavation for utility placement shall be compacted in 6-inch lifts to 95% Standard Proctor density at optimum moisture as the utilities are backfilled. All other fill shall be compacted to 90% Standard Proctor density at optimum moisture. Refer to the soils report for more details.

19. Topographic contours, existing ground profile lines, and locations of existing above-ground improvements are based on survey data provided by [NAME OF SURVEYOR] on [DATE]. This information and any excavation quantities provided by the Engineer prior to construction are for informational purposes only. The Contractor shall be responsible for performing an independent quantity takeoff of excavation required for this project, and for verifying the accuracy and completeness of any topographical information or quantities shown on the plans or contract documents.

The Engineer shall not be responsible for any unanticipated fill import or offsite fill disposal required to complete the project if any of the following conditions are met:

(a) The Contractor fails to verify the accuracy of the topographical information on the plans prior to construction.

(b) The Contractor fails to report any known changes to the site topography that occured after the date when the survey data was provided to the Engineer.

(c) The Contractor fails to notify the Engineer immediately of any errors, discrepancies or omissions in the plans or Engineer's quantities.

(d) The Contractor cannot accurately and thoroughly account for the source of the excavation quantity discrepancies in the plans or Engineer's quantities.

20. The Contractor is responsible for informing the Engineer and the Developer of any field adjustments and/or design changes made to the project during construction. If the Contractor does not provide enough information to complete as-built drawings and/or account for amendments to the original contract documents, the Contractor shall bear the entire cost of any additional field verification or investigation necessary to accurately summarize the changes.

BENCHMARKS

Temporary Bench Mark: "□" cut on northwest corner of Y inlet at the northeast corner of property Elev = 639.63'
Bench Mark: "□" cut on inlet sw corner Soujorn & Addison Rd. Elev.=641.95

NOTE: The proposed construction will result in a net increase in impervious surface of approximately 24,000 SF (0.55 ac.) This will result in an increase in runoff of approximately 4 cfs. It is VAI's assessment that this increase will not significantly impact the existing drainage system on this site. No drainage system improvements are proposed other than modification of the existing building roof drain system.

APPROVED FOR CONSTRUCTION
Town of Addison
Public Works Department
APPROVED BY: Nancy S. Cline
DATE: 7/10/06

All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In approving these plans, the Town of Addison makes no representation of adequacy of the work of the Design Engineer.

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REGISTERED PROFESSIONAL ENGINEER
6/30/06

Original Issue Date	Rev	Date	Description
June 30, 2006			
Engineer: David A. Vilbig, P.E.			
Project Manager: Chris Walton, P.E.			
Drafter(s): CMW			

TRINITY CHRISTIAN ACADEMY NEW PERFORMING ARTS BLDG.

EARLY SITE & FOUNDATION PACKAGE
17001 ADDISON RD., ADDISON, TX 75001

SITEWORK GENERAL NOTES & LEGEND

Project : AS-081

C1.0

DO NOT SCALE DRAWING