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Apr 28, 2006 - 2:02pm User: Chris Z. 1899-27 TCA Performing Arts C:\P\1899-27 PLAN.dwg

PLAN LEGEND

Table with 4 columns: Symbol, Description, Symbol, Description. Includes items like PROJECT BOUNDARY LINE, EXISTING LOT LINES, IRON ROD FOUND, EXISTING EASEMENTS, EXISTING ELECTRIC LINE, EXISTING POWER POLE & GUY, EX. UNDERGROUND TELEPHONE, EXISTING GAS LINE, EXISTING GAS METER, EXISTING STREET OR FLOOD LIGHT, EX. SANITARY SEWER LINE, EX. SANITARY SEWER MANHOLE, EX. STORM SEWER LINE, EXISTING CONTOUR LINES, EXISTING SPOT ELEVATION, EXISTING ASPHALT PAVING, EXISTING CONCRETE PAVING, EXISTING CURB, EXISTING FIRE HYDRANT, EXISTING WATER LINE, EXISTING WATER METER, EXISTING WATER VALVE, UNDERGROUND TELEPHONE LINE, UNDERGROUND CABLE MARKER, EXISTING DITCH CENTERLINE, EXISTING FENCE, ADJACENT SUBDIVISION BOUNDARIES, PROPOSED RIGHT-OF-WAY LINES, PROPOSED LOT LINES, PROPOSED R.O.W. CENTERLINE, 1/2" IRON ROD WITH YELLOW CAP, PROPOSED EASEMENTS, PROPOSED BUILDING SETBACK LINES, TREE, TYPE & DIAMETER, EXISTING PIPE BOLLARD, CONTROLLING MONUMENT, PROPOSED SANITARY SEWER, PROPOSED SANITARY SEWER MANHOLE, PROPOSED SANITARY SEWER SERVICE, PROPOSED STORM SEWER, PROPOSED CONTOUR LINE, PROPOSED SPOT GRADE, PROPOSED DRAINAGE SWALE, PROPOSED HIGH & LOW POINT, PROPOSED CURB, PROPOSED FIRE HYDRANT, PROPOSED WATER LINE, PROPOSED WATER METER, PROPOSED WATER VALVE, PROPOSED WATER SERVICE, PROPOSED SAWCUT LINE, BENCHMARK.

STANDARD ABBREVIATIONS

Table with 3 columns: Abbreviation, Description, Abbreviation, Description, Abbreviation, Description. Includes AC (ACRES / AIR CONDITIONING), APP (APPROXIMATE), ARCH (ARCHITECTURAL), ARV (AIR RELEASE VALVE), ASPH (ASPHALT), BC (BACK OF CURB), B-B (BACK TO BACK OF CURB), BFR (BARRIER-FREE RAMP), BLRD (BOLLARD), BM (BENCHMARK), BW (BOTTOM OF WALL), CATV (CABLE TV), CF (CUBIC FEET), CFS (CUBIC FEET PER SECOND), C&G (CURB & GUTTER), CI (CURB INLET), CL (CENTER LINE), CM (CONTROLLING MONUMENT), CMA (CORRUGATED METAL ARCH PIPE), CMP (CORRUGATED METAL PIPE), CO (CLEANOUT), CONC (CONCRETE), CONST (CONSTRUCT), CPI (CURB POINT OF INTERSECTION), CR (CURB RETURN), CY (CUBIC YARD), DCO (DOUBLE CLEANOUT), DIA (DIAMETER), DI (DUCTILE IRON PIPE), DOM (DOMESTIC WATER), EA (EACH), ELEV (ELEVATION), EMH (ELECTRIC MANHOLE), EOA (EDGE OF ASPHALT), EOC (EDGE OF CONCRETE), ESWT (EASEMENT), EX (EXISTING), FC (FACE OF CURB), F-F (FACE TO FACE OF CURB), FF (FINISHED FLOOR ELEVATION), FH (FIRE HYDRANT), FM (FORCE MAIN), FP (FINISHED PAD ELEVATION), FPS (FEET PER SECOND), FL (FLOW LINE), FL (FLOW LINE), FT (FEET), FUT (FUTURE), G (GAS), GI (GRATE INLET), GM (GAS METER), GRAV (GRAVEL), GUT (GUTTER), HDPE (HIGH DENSITY POLYETHYLENE PIPE), HDWL (HEADWALL), HGL (HYDRAULIC GRADE LINE), HMAC (HOT MIX ASPHALTIC CONCRETE), HP (HIGH POINT / HIGH PRESSURE), HVAC (HEATING, VENTILATION AND AIR CONDITIONING), HW (HEADWATER), ICV (IRRIGATION CONTROL VALVE), IN (INCHES), IRR (IRRIGATION WATER), IPF (IRON PIPE FOUND), IRF (IRON ROD FOUND), IRS (IRON ROD SET), LF (LINEAR FEET), LP (LOW POINT / LOW PRESSURE), LS (LUMP SUM), LT (LEFT), MEP (MECHANICAL, ELECTRICAL AND PLUMBING), MH (MANHOLE), MO (MIDDLE ORDINATE), MON (MONUMENT), N/A (NOT APPLICABLE), NG (NATURAL GROUND (EXISTING)), OC (ON CENTER), OCEW (ON CENTER EACH WAY), OHE (OVERHEAD ELECTRIC), OHT (OVERHEAD TELEPHONE / CABLE), PC (POINT OF CURVATURE), PCC (POINT OF COMPOUND CURVATURE), PI (POINT OF INTERSECTION), PL (PROPERTY LINE), PP (POWER POLE), PRC (POINT OF REVERSE CURVATURE), PT (POINT OF TANGENCY), PVC (POLYVINYL CHLORIDE PIPE), PVI (POINT OF VERTICAL INTERSECTION), PVMT (PAVEMENT), R (RADIUS), RC (REINFORCED CONCRETE), RCA (REINFORCED CONCRETE ARCH PIPE), RCB (REINFORCED CONCRETE BOX), RCI (RECESSED CURB INLET), RCP (REINFORCED CONCRETE PIPE), REINF (REINFORCED), RL (RIDGE LINE), ROW (RIGHT OF WAY), RR (RAILROAD), RT (RIGHT), SET (SAFETY END TREATMENT), SF (SQUARE FEET), SY (SQUARE YARD), SQ (SQUARE), SS (SANITARY SEWER), STA (STATION), STD (STANDARD), STM (STORM DRAIN), SVC (SERVICE), SW (SIDEWALK), SWR (SEWER), SY (SQUARE YARD), T (TELEPHONE), TAN (TANGENT), TBD (TO BE DETERMINED), TC (TOP OF CURB), TMH (TELEPHONE MANHOLE), TOE (TOE OF SLOPE), TOP (TOP OF PAVEMENT), TOS (TOP OF SLOPE), TW (TOP OF WALL / TAILWATER), TYP (TYPICAL), UGE (UNDERGROUND ELECTRIC), UGT (UNDERGROUND TELEPHONE / CABLE), UNK (UNKNOWN), VCP (VITREOUS CLAY PIPE), W (WATER), WL (WATER LINE), WM (WATER METER), WTR (WATER), WV (WATER VALVE).

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 than 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 unforeseen 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 occurred 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 Soujourn & Addison Rd. Elev. = 641.95

BC&W SUPPLY logo and address: 2908 WASHINGTON BLVD, OGDEN, UT 84001, PHONE: 801-821-4781

BC&W Building God's Way logo and address: 2908 WASHINGTON BLVD, OGDEN, UT 84001, PHONE: 801-821-4781

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Table with columns: Original Issue Date, Date, Description, Rev. Includes entries for April 28, 2006, Engineer David A. Vilbig, Project Manager David A. Vilbig, Chris Malbon.

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

PROGRESS PLOTS FOR INTERIM DESIGN REVIEW ONLY NOT FOR CONSTRUCTION DATE: 04/28/06

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