

FIRE LANE NOTES:

GENERAL REQUIREMENTS

- 1) CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET. WHERE FIRE LANES ARE CLEARLY DEFINED BY CURB/PAVEMENT (75) FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL.
2) ANY COLOR OTHER THAN RED MAY BE USED IN "NO PARKING" AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, PAVEMENT STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES.
3) THE FIRE LANE LAYOUT PLAN WILL BE APPROVED WITH THE CIVIL SITE PLAN REVIEW BUT MAY BE REVISED AT FIRE CODE REVIEW, BY THE BUILDING OFFICIAL.
4) FIRE LANES SHALL HAVE A TURNING RADIUS OF FIFTEEN (15) FEET MAXIMUM FOR DRIVEWAYS ENTERING PROPERTY FROM A PUBLIC ROAD, AND A MINIMUM OF TWENTY-FIVE (25) FEET FOR TURNS INSIDE THE PROPERTY.
5) FIRE LANES SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF AT LEAST THIRTEEN AND ONE HALF (13.5) FEET.
6) FIRE LANES SHALL BE ALL WEATHER AND SUPPORT A FIRE APPARATUS WEIGHING SEVENTY-FIVE THOUSAND (75,000) POUNDS.
7) FIRE LANES, WHEN DEAD-END, AND IN EXCESS OF ONE HUNDRED-FIFTY (150) FEET IN LENGTH PROVIDE AN AREA FOR TURNING AROUND THE FIRE APPARATUS.

SITE DETENTION NOTES

- 1) THE DETENTION POND SHALL BE CONSTRUCTED BEFORE ANY BUILDINGS OR PAVING TO INSURE THAT STORM WATER RUNOFF FROM THIS SITE DOES NOT INCREASE AT ANY TIME FOR ANY REASON.
2) SEE SITE GRADING AND SWPPP NOTES IN THESE PLANS FOR ADDITIONAL REQUIREMENTS.
3) THE CONTRACTOR SHALL PROMPTLY REPAIR ANY WASHOUTS, RILLS, OR SLOPE FAILURES. THESE REPAIRS (IF ANY) SHALL BE INCLUDED IN THE BID PRICE.
4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DETENTION POND UNTIL THE CONCLUSION OF CONSTRUCTION. MAINTENANCE SHALL INCLUDE DEBRIS CLEANUP, SEDIMENT REMOVAL, MOWING, AND IRRIGATION AND SHALL BE INCLUDED IN THE BID PRICE.
5) ADEQUATE DRAINAGE OF THE SITE SHALL BE MAINTAINED AT ALL TIMES. ANY DRAINAGE FACILITY DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
6) AT THE CONCLUSION OF CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO INSPECT THE POND. THE ENGINEER RESERVES THE RIGHT TO REQUEST AS-BUILT SURVEY OF THE POND AT NO ADDITIONAL COST TO THE OWNER. THE OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE CONTINUED MAINTENANCE OF THE DETENTION POND AFTER THIS INSPECTION.

SITE DIMENSION PLAN NOTES

- 1) THE CONTRACTOR SHALL COORDINATE WITH THE SURVEYOR TO CONFIRM THE PROPERTY CORNERS AND BUILDING PLACEMENT PRIOR TO CONSTRUCTION.
2) DIMENSIONS HAVE BEEN PROVIDED FOR TYPICAL SIZES OF SIDEWALKS, PARKING SPACES, PAVING AISLES, ETC. THESE TYPICAL DIMENSIONS MAY CHANGE IN SOME LOCATIONS DUE TO THE CONSTRAINTS OF THE SITE.
3) THE CONTRACTOR SHALL ADHERE TO THIS PLAN AND INSURE COMPLIANCE WITH BUILDING CODES, AGENCY REGULATIONS, AND ADA REQUIREMENTS.
4) THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND / OR ENGINEER TO RESOLVE ANY ERRORS OR DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION.

SITE GRADING NOTES

- 1) THE DEVELOPMENT OF THIS TRACT SHALL NOT ADVERSELY AFFECT THE DRAINAGE OF THE NEIGHBORING PROPERTY AT ANY TIME FOR ANY REASON.
2) PRIOR TO BEGINNING THE WORK, NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS OR FIELD CONFLICTS.
3) NO EARTHEN SLOPE ON THIS PROJECT SHALL EXCEED 4:1 UNLESS OTHERWISE NOTED ON THE PLANS.
4) ALL EXISTING MANHOLE RIMS, VALVE COVERS, METER BOXES, ETC. SHALL BE RAISED OR LOWERED TO THE PROPOSED GRADE AS REQUIRED. THIS WORK SHALL MEET THE REQUIREMENTS OF THE UTILITY OWNER.
5) ALL PAVING AND FLATWORK SHALL MEET OR EXCEED THE RECOMMENDATIONS OUTLINED IN A SITE SPECIFIC GEOTECHNICAL REPORT PREPARED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
6) FILL SHALL BE PLACED IN 8-INCH LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY UNLESS A HIGHER STANDARD IS REQUIRED BY THE GEOTECHNICAL ENGINEER.
7) ALL EARTH WORK FOR THIS PROJECT SHALL BE IN CONFORMANCE WITH THE SWPPP.
8) BEFORE PERFORMING ANY EARTHWORK, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL, TREES, ROOTS, AND OTHER UNSUITABLE MATERIALS FROM THE CUT AND / OR FILL AREAS.
9) PRIOR TO THE CONCLUSION OF THE PROJECT, THE CONTRACTOR SHALL ESTABLISH TURF COVER ON ALL DISTURBED AREAS. THE MINIMUM RATE OF GERMINATION SHALL BE 90%. THE CONTRACTOR'S BID PRICE SHALL COVER REAPPLICATIONS AS REQUIRED TO MEET THIS REQUIREMENT. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL THIS REQUIREMENT IS SATISFIED.

SITE GENERAL NOTES

- 1) WHETHER SHOWN ON DRAWINGS OR NOT THE CONTRACTOR SHALL PROVIDE ALL PIPING, APPURTENANCES, AND MISCELLANEOUS FITTINGS REQUIRED TO ACCOMPLISH THE DESIGN AS DRAWN AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL CONTACT ENGINEER IF UNSURE OF PIPING LAYOUT, SIZES OR LENGTHS.
2) CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT ANY DISCREPANCIES TO THE ENGINEER IN A TIMELY MANNER.
3) EXISTING UTILITIES ARE SHOWN ON THE PLAN IN A GENERAL MANNER FROM INFORMATION SUPPLIED BY THE SURVEYOR, EXISTING PLANS, AND / OR INFORMATION PROVIDED BY UTILITY OWNERS. THE CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICT.
4) CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINT OF CROSSING" TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
5) THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE PLANS AND SHALL NOT CONTINUE WITH THAT PORTION OF THE CONSTRUCTION UNTIL THE DISCREPANCY IS RESOLVED.
6) IN THE EVENT OF DAMAGE TO UNDERGROUND UTILITIES OR FACILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, THE CONTRACTORS SHALL MAKE THE NECESSARY REPAIRS TO REPLACE THE UTILITY OR FACILITY BACK IN SERVICE. ALL SUCH REPAIRS SHALL CONFORM TO THE REQUIREMENTS OF THE COMPANY OR AGENCY SERVICING THE FACILITY.
7) ALL SHEETS ARE AN INTEGRAL PART OF THESE PLANS AND THESE PLANS SHALL ONLY BE USED IN THEIR ENTIRETY. CONTRACTORS AND SUB-CONTRACTORS SHALL REVIEW THE ENTIRE SET OF CONSTRUCTION PLANS BEFORE BEGINNING WORK ON THIS SITE.
8) THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
9) UNOCCUPIED TRENCHES SHALL BE SECURED WITH SAFETY FENCING OR OTHER APPROPRIATE MEAN AT ALL TIMES. TRENCHES WHICH ARE NOT IMMEDIATELY BACKFILLED SHALL BE SECURELY COVERED OVERNIGHT AND BE SURROUNDED BY SAFETY FENCING.
10) THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY REGULATION OF THE CITY AND / OR COUNTY FOR FLOOD PLAIN MANAGEMENT PRIOR TO CONSTRUCTION.
11) THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY, COUNTY, MUD, AND / OR TXDOT PRIOR TO THE START OF CONSTRUCTION.
12) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ADEQUATE DRAINAGE BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE GOVERNING AUTHORITY.
13) CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF ANY TEMPORARY DITCH OR DRAINAGE FACILITIES REQUIRED TO MAINTAIN ADEQUATE SITE DRAINAGE DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
14) ALL STORM SEWER PIPE FOR THE PROJECT SHALL BE REINFORCED CONCRETE PIPE (OR AN APPROVED EQUAL) UNLESS OTHERWISE NOTED ON THE PLANS.
15) CONTRACTOR TO COORDINATE WITH THE SURVEYOR TO CHECK AND / OR RESET THE BENCHMARK AND THE PROPERTY CORNERS.
16) WHERE ANY EXISTING WATERLINE CONFLICTS WITH THE PROPOSED CONSTRUCTION OF STORM SEWERS AND / OR SANITARY SEWERS, THE WATERLINE SHALL BE ADJUSTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS PRESCRIBED BY THE UTILITY OWNER.

SITE PAVING NOTES

- 1) ALL PAVING AND FLATWORK SHALL MEET OR EXCEED THE RECOMMENDATIONS OUTLINED IN A SITE SPECIFIC GEOTECHNICAL REPORT PREPARED BY AN ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.
2) UNLESS OTHERWISE NOTED ON THE PLANS, THE PROPOSED PAVING SHALL BE SLOPED TOWARD THE CENTERLINE OF THE PAVING AISLE AND THE PAVING CENTERLINE VALLEY SHALL BE SLOPED TOWARD THE INLETS.
3) THE LOCATION OF THE ACCESSIBLE ROUTE(S) WILL BE DETERMINED BY THE ARCHITECT. THE PROPOSED PAVING IN THESE LOCATIONS MUST BE ADA COMPLIANT AND IN CONFORMANCE WITH THE TEXAS ACCESSIBILITY STANDARDS.
4) HANDICAP PARKING SHALL INCLUDE THE REQUIRED PAVEMENT MARKINGS AND SIGNAGE REQUIRED BY TEXAS ACCESSIBILITY STANDARDS.
5) TESTING OF SUBGRADE AND PAVEMENT TO PROVE THAT THE CONSTRUCTED ITEMS MEET ALL PROJECT REQUIREMENTS SHALL BE DONE BY A COMMERCIAL TESTING LABORATORY ENGAGED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
6) CONCRETE WASH-OUT AREAS ARE TO BE PROVIDED BY THE CONTRACTOR AT A LOCATION ACCEPTABLE TO THE OWNER. UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO PERMIT CONCRETE TRUCKS TO WASH AT ANY AREA OTHER THAN THAT DESIGNATED.
7) DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING VEHICULAR TRAFFIC ONTO THE SITE TO PREVENT CRACKING OR DAMAGE TO THE PAVEMENT.
8) FIRE LANE SHALL HAVE A MINIMUM WIDTH OF 20'.
9) ALL INSIDE RADII ON FIRE LANE SHALL BE 25' MINIMUM.
10) FIRE LANE MUST HAVE A VERTICAL CLEARANCE OF 13.5'.
11) FIRE LANE SHALL BE CAPABLE OF SUPPORTING A 75,000 LB FIRE APPARATUS.
12) FIRE LANE SHALL BE MARKED AND STRIPED AS PER CITY/COUNTY REQUIREMENTS.
13) AT THE CONCLUSION OF CONSTRUCTION, ALL PAVING AND FLATWORK MUST BE REASONABLY CLEAN AND FREE OF DEBRIS.

SITE SWPPP NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THIS STORM WATER POLLUTION PREVENTION PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
2) THE CONTRACTOR SHALL COMPLETE AND SIGN THE T.C.E.Q. "CONSTRUCTION SITE NOTICE" (ATTACHMENT # 2 OF THE T.P.D.E.S. GENERAL PERMIT TXR 150000).
3) THE CONTRACTOR SHALL POST A SIGNED COPY OF THE "CONSTRUCTION SITE NOTICE" WHERE IT IS READILY AVAILABLE FOR VIEWING BY THE GENERAL PUBLIC, AND LOCAL, STATE, AND FEDERAL AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND SHALL MAINTAIN THIS NOTICE UNTIL COMPLETION OF THE WORK.
4) THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED "CONSTRUCTION SITE NOTICE" TO THE OPERATOR OF ANY MUNICIPAL STORM SEWER SYSTEMS RECEIVING STORM WATER DISCHARGE FROM THE SITE AT LEAST TWO DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION ACTIVITIES.
5) THE PROPERTY OWNER OR THE CONTRACTOR SHALL CONTACT THE CITY AND / OR COUNTY AS REQUIRED FOR A PRE-CONSTRUCTION INSPECTION PRIOR TO COMMENCING ANY CLEARING OR CONSTRUCTION ACTIVITIES ON THE SITE.
6) PRIOR TO THE CONCLUSION OF WORK, THE CONTRACTOR SHALL ESTABLISH TURF COVER ON ALL DISTURBED AREAS. THE MINIMUM RATE OF GERMINATION SHALL BE 90%. CONTRACTOR SHALL RESEED AS NECESSARY TO MEET THIS REQUIREMENT AT NO ADDITIONAL COST TO THE OWNER.
7) CONTRACTOR SHALL REMOVE ALL TEMPORARY STORM WATER QUALITY CONTROL MEASURES AT THE COMPLETION OF THE PROJECT.

SITE UTILITY NOTES

- 1) ALL WATERLINES OVER 4-INCHES SHALL BE C-900 PVC AND ALL WATERLINES 4-INCHES OR SMALLER SHALL BE SCH 40 PVC UNLESS OTHERWISE NOTED ON THE PLANS.
2) ALL SANITARY SEWER FOR THIS PROJECT SHALL FOR PIPE SIZES 6 INCHES AND SMALLER SHALL BE PVC SCHEDULE 40 AND PIPE SIZES 8 INCHES OR LARGER SHALL BE SDR 35.
3) ALL WATER AND SANITARY SEWER CONNECTIONS SHALL COMPLY WITH THE REQUIREMENTS OF TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE CITY OF HOUSTON.
4) CONTRACTOR SHALL CONTACT THE CITY, COUNTY, MUD, AND OTHER APPROPRIATE AGENCY WITHIN JURISDICTION OF HOUSTON TO OBTAIN ALL PERMITS, SCHEDULE INSPECTIONS, PAY FEES, AND REQUEST TAPS.
5) ALL UTILITY SPOIL SHALL BECOME PROPERTY OF THE CONTRACTOR UNLESS THE OWNER AGREES TO THE LOCATION AND METHOD OF PLACEMENT ON THIS SITE.
6) INTERIOR BUILDING PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SANITARY SEWER AND WATERLINE WITHIN 5' OF THE BUILDING LIMITS UNLESS OTHERWISE NOTED ON THE PLANS. SITE CONTRACTOR AND PLUMBING CONTRACTOR SHALL COORDINATE TIE-IN LOCATIONS PRIOR TO THE START OF CONSTRUCTION.
7) SANITARY LINES PARALLEL TO WATER LINES SHALL BE INSTALLED WITH AT LEAST A 9-FOOT HORIZONTAL AND 2-FOOT VERTICAL CLEARANCE AND IN SEPARATE TRENCHES. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
8) SANITARY LINES CROSSING WATER LINES MUST HAVE A FULL LENGTH JOINT (18" NOMINAL) CENTERED AT THE CROSSING WITH A MINIMUM SEPARATION DISTANCE OF SIX INCHES.
9) ALL SEWER LINES ENTERING A MANHOLE AT A FLOW LINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE AND HAVE THE INVERT FILLETED.
10) CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL UNDERGROUND TEES, BENDS AND LATERALS FOR PROPOSED W.L.'S. THEY SHALL BE BUILT AS PER THE DETAILS PROVIDED TO PREVENT PIPE MOVEMENT.
11) IN ANY LOCATION WHERE PROPOSED PAVING IS TO BE PLACED ON A UTILITY EASEMENT, A 10-FOOT WIDE FREE JOINT WITH SEALED THICKENED EDGES WILL BE REQUIRED. THE OWNER MUST EXECUTE A CONSENT TO ENCROACH AGREEMENT WITH THE UTILITY OWNER BEFORE IMPROVEMENTS OF ANY KIND MAY BE PLACED UPON ANY OF THESE EASEMENTS.
12) TREE(S), WHETHER EXISTING OR PROPOSED, MAY NOT BE WITHIN 8 FEET OF A PUBLIC UTILITY OR WITHIN 10 FEET OF A FIRE HYDRANT.

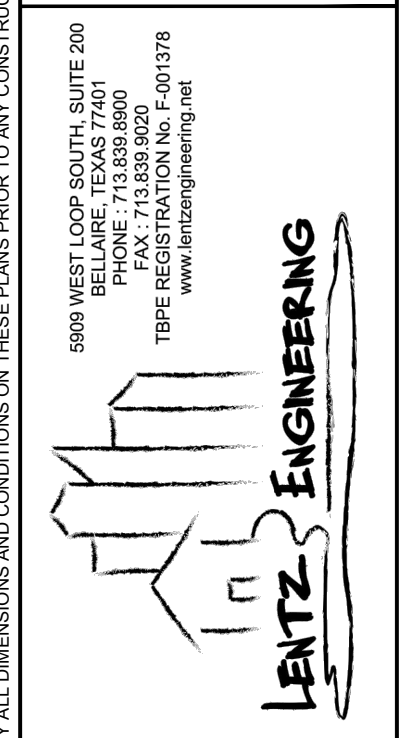
TRAFFIC NOTES

- 1) CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART 6 OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (T.M.U.T.C.D. - LATEST EDITION WITH REVISIONS) DURING CONSTRUCTION.
2) NO LANES SHALL BE BLOCKED FROM 7 A.M. TO 9 A.M. AND 4 P.M. TO 6:30 P.M.
3) OFF DUTY POLICE OFFICERS/FLAGGERS ARE REQUIRED TO DIRECT TRAFFIC WHEN LANES ARE BLOCKED.
4) CONTRACTOR SHALL COVER THE EXCAVATION WITH STEEL PLATES ANCHORED PROPERLY DURING NON-WORKING HOURS AND ALLOW NORMAL TRAFFIC FLOW. IF COVERING IS NOT FEASIBLE, USE TRANTEX FR 366 EFX 36" DELINEATOR OR APPROVED EQUAL WITH SHEETING AND BASE EPOXIED TO PAVEMENT NET TO EXCAVATION DURING NON-WORKING HOURS.
5) APPROVED COPIES OF "TRAFFIC CONTROL PLANS" SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
6) IF THE CONTRACTOR CHOOSES TO USE A DIFFERENT METHOD OF TRAFFIC CONTROL PLAN DURING THE CONSTRUCTION THAN WHAT IS OUTLINED IN THE CONTRACT DRAWINGS, CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT ALTERNATE PLANS* TO TRAFFIC SECTION OF THE CITY, TXDOT AND/OR COUNTY FOR APPROVAL TEN WORKING DAYS PRIOR TO IMPLEMENTATION. *THESE PLANS SHALL BE DRAWN TO SCALE ON REPRODUCIBLE MYLARS AND SEALED BY A LICENSED ENGINEER IN THE STATE OF TEXAS. PLANS WILL BECOME A PART OF THE CONTRACT DRAWINGS.
7) IF THE PROJECT IS WITHIN 400 FEET FROM A SIGNALIZED INTERSECTION, THE CONTRACTOR SHALL CONTACT THE CITY, TXDOT AND/OR COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT, SIGNAL DIVISION FIVE (5) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

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RICHMOND, TX 77406

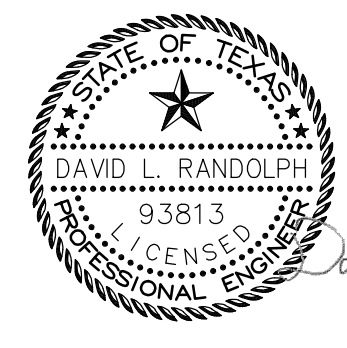
Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1 FINAL SCHEME 02.01.19. Row 2: 2 REV FINAL SCHEME 02.07.19. Row 3: 3 CD REVIEW 04.15.19.



GENERAL NOTES
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FBC Engineering Approval



Signature and date: 5-21-2019

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