

GENERAL ITEMS

- IF ANY CONFLICT ARISES BETWEEN THESE GENERAL NOTES AND ANY OTHER NOTES FOUND IN THE PLANS, THE CITY OF BALCH SPRINGS GENERAL NOTES SHALL TAKE PRECEDENCE. HOWEVER, THE DIRECTOR OF ENGINEERING HAS THE AUTHORITY TO REVIEW AND APPROVE LEGITIMATE CONFLICTING PROJECT SPECIFIC NOTES IF NEEDED. FOR CIP PROJECTS, THE CONTROLLING ORDER OF PRECEDENCE WILL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARD BALCH SPRINGS AND SPECIFICATIONS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS (INCLUDING ALL NOTES), THE CITY OF BALCH SPRINGS SPECIFICATIONS, 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 FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL HAVE IN THEIR POSSESSION ALL NECESSARY PERMITS, PLANS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
4. OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL OFFSITE EASEMENTS PRIOR TO COMMENCEMENT OF OFFSITE AND RELEVANT ON-SITE CONSTRUCTION ACTIVITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO THE INITIATION OF CONSTRUCTION ON EASEMENTS THROUGH PRIVATE PROPERTY, TO INFORM THE PROPERTY OWNER OF THIS INTENT TO BEGIN CONSTRUCTION. BEFORE BEGINNING CONSTRUCTION IN AREAS OF PUBLIC DEDICATION, THE CONTRACTOR SHALL INFORM THE AGENCY HAVING JURISDICTION IN THE AREA FORTY- EIGHT (48) HOURS PRIOR TO INITIATION OF THE WORK.
5. ALL WORK SHALL CONFORM TO THE CITY OF BALCH SPRINGS CURRENT VERSION OF THE ENGINEERING DESIGN MANUAL, TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND APPROVED MATERIALS LIST(S). IN THE EVENT AN ITEM IS NOT COVERED IN THE PLANS OR THE ABOVE REFERENCED DOCUMENTS, THE MOST CURRENT NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION SHALL APPLY WITH CONCURRING NOTIFICATION TO THE DIRECTOR OF ENGINEERING AND ENGINEER OF RECORD. THE DIRECTOR OF ENGINEERING SHALL HAVE THE FINAL DECISION ON ALL CONSTRUCTION MATERIALS, METHODS, AND PROCEDURES.
6. CONSTRUCTION INSPECTION MAY BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, CITY, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES / AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS. TESTING SAMPLES SHALL BE COLLECTED AND PROCESSED BY CERTIFIED TECHNICIANS.
7. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR RESTORE. IF THE CONTRACTOR TO DESIRES TO UTILIZE ADJACENT LOT(S) FOR ANY PURPOSE, THE CONTRACTOR SHALL PROVIDE THE CITY ADVANCE WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). THE PROJECT SHALL NOT BE FINALIZED UNTIL THE CONTRACTOR PROVIDES A WRITTEN LETTER FROM THE PROPERTY OWNER(S) STATING THAT THE PROPERTY OWNER IS SATISFIED WITH THE SAID LOT(S). ALL PROPERTY DISTURBED BY ANY ACTIVITIES ASSOCIATED WITH THE PROJECT SHALL BE RETURNED TO PRE-PROJECT CONDITIONS AND SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS.
8. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO IDENTIFY UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL MAINTAIN UP-TO-DATE UTILITY LOCATES THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL ASSUME FULL LIABILITY AND RESPONSIBILITY TO THOSE UTILITY COMPANIES FOR ANY DAMAGES CAUSED BY THE CONTRACTOR TO UTILITY FACILITIES. IF THE CONTRACTOR DAMAGES ANY CITY PROPERTY (WATER MAINS, FIRE HYDRANTS, STRUCTURES, ETC.), THEY WILL BE ASSESSED APPLICABLE CHARGES. CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY.
9. CONTINUOUS ACCESS FOR MAIL SERVICE AND SOLID WASTE COLLECTION SHALL BE PROVIDED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN, AND KEEP IN GOOD REPAIR, ALL THE AREAS COVERED BY THE PLANS AND SPECIFICATIONS DURING THE FULL DURATION OF THE PROJECT.
11. .WORKING TIME IS DEFINED AS THE TIME DURING THE DAY, EXCEPT HOLIDAYS IN WHICH THE CONTRACTOR SHALL BE PERMITTED TO WORK, UNLESS OTHERWISE APPROVED, NORMAL WORK HOURS WILL BE 6:00 A.M. TO 9:00 P.M. (7:00 A.M. TO 7:00 P.M. WITHIN 500 FEET OF RESIDENTIAL AREAS) MONDAY THROUGH FRIDAY. CONTRACTOR WILL BE PERMITTED TO WORK WEEKEND HOURS BETWEEN 8:00 A.M. AND 5:00 P.M. ON SATURDAYS AND BETWEEN 1 P.M. AND 5 P.M. ON SUNDAYS PROVIDED CONTRACTOR SUPPLIES WRITTEN NOTIFICATION TO THE BALCH SPRINGS CONSTRUCTION INSPECTOR OF CONTRACTOR'S INTENT TO WORK

AND IDENTIFIES THE SPECIFIC WEEKEND DAYS AND HOURS IT PLANS TO WORK ON OR BEFORE 12:00 NOON OF THE IMMEDIATELY PRECEDING THURSDAY. THE CONTRACTOR WILL NOT BE ALLOWED TO WORK CITY OF BALCH SPRINGSHOLIDAYS UNLESS AN EXCEPTION IS GIVEN BY THE CITY, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE CITY'S HOLIDAY SCHEDULE. THE CONSEQUENCES OF WORK BEING PERFORMED WITHOUT THE BENEFIT OF INSPECTION ON SATURDAYS, SUNDAYS, OR HOLIDAYS MAY BE THE REMOVAL OF ALL WORK PERFORMED WITHOUT THE APPROPRIATE INSPECTION, AS DETERMINED BY THE BALCH SPRINGS ENGINEERING CONSTRUCTION INSPECTOR.

12. NO MATERIAL WHICH HAS BEEN USED BY THE CONTRACTOR FOR ANY TEMPORARY PURPOSES WHATSOEVER IS TO BE INCORPORATED INTO THE PERMANENT WORK WITHOUT WRITTEN CONSENT OF THE DIRECTOR OF ENGINEERING AND THE ENGINEER OF RECORD.
13. WHERE THE WORDS "EQUIVALENT", "PROPER", OR "EQUAL TO" ARE USED, THEY SHALL BE UNDERSTOOD TO MEAN THAT THE THING REFERRED TO SHALL BE PROPER, THE EQUIVALENT OF, OR EQUAL TO SOME OTHER THING, IN THE OPINION OR JUDGMENT OF THE ENGINEER OF RECORD AND THE CITY. WHERE THE TERM "OR EQUAL," OR "OR APPROVED EQUAL" IS NOT USED IN THE SPECIFICATIONS, THIS DOES NOT NECESSARILY EXCLUDE ALTERNATIVE ITEMS, MATERIALS, OR EQUIPMENT WHICH MAY ACCOMPLISH THE INTENDED PURPOSE. WHERE MATERIALS OR EQUIPMENT ARE SPECIFIED BY A TRADE OR BRAND NAME, IT IS NOT THE INTENTION OF THE CITY TO DISCRIMINATE AGAINST AN EQUAL PRODUCT OF ANOTHER MANUFACTURER, BUT RATHER TO SET A DEFINITE STANDARD OF QUALITY OR PERFORMANCE, AND TO ESTABLISH AN EQUAL BASIS FOR THE EVALUATION OF BIDS. NO SUBSTITUTIONS WILL BE PERMITTED UNTIL THE CONTRACTOR HAS RECEIVED WRITTEN PERMISSION OF THE DIRECTOR OF ENGINEERING AND THE ENGINEER OF RECORD TO MAKE A SUBSTITUTION FOR THE MATERIAL THAT HAS BEEN SPECIFIED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY EXISTING ITEMS DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION. THESE MAY INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING, IRRIGATION, MAILBOXES, FENCES, DRIVEWAYS, STREET PAVEMENT, SIDEWALKS, HIKE/BIKE TRAILS, PUBLIC UTILITIES, FRANCHISE UTILITIES, STRUCTURES, BUILDINGS, ETC. ANY SUCH EXISTING ITEMS WHICH ARE REMOVED OR DAMAGED SHALL BE PUT BACK TO BETTER OR PREVIOUS CONDITION AT NO COST TO THE CITY.
15. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE CITY OF BALCH SPRINGS, ENGINEERING DEPARTMENT AND PUBLIC WORKS DEPARTMENT. IN THE EVENT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THIS PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH OTHER CONTRACTORS. ANY WORK PERFORMED WITHIN TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL COMPLY WITH APPLICABLE TXDOT STANDARDS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS TO PERFORM SAID WORK. ALL COORDINATION WITH TXDOT CONSTRUCTION INSPECTORS WILL BE COORDINATED WITH THE DESIGNATED CITY OF BALCH SPRINGS CONSTRUCTION INSPECTOR.
16. CONTRACTOR SHALL INFORM OWNER, RESIDENCES, AND/OR BUSINESSES FORTY- EIGHT (48) HOURS PRIOR TO ANY INTERRUPTION OF SEWER AND/OR WATER SERVICE OR IMPACTS TO EXISTING ACCESS. CONTRACTOR SHALL SCHEDULE THE CONSTRUCTION ACTIVITIES TO MINIMIZE ANY INCONVENIENCE TO THE RESIDENTS AND BUSINESSES. INTERRUPTIONS TO EXISTING SERVICES MAY BE REQUIRED TO BE PERFORMED DURING OFF TIMES AND SHALL BE COORDINATED WITH THE AFFECTED AGENCIES. ANY PLANNED INTERRUPTIONS OF SEWER AND/OR WATER SERVICES MUST HAVE PRIOR WRITTEN APPROVAL OF THE DIRECTOR OF ENGINEERING.
17. ALL SHOP DRAWINGS, TRAFFIC CONTROL PLANS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE BY THE CITY.
18. ALL CONTRACTORS AND SUBCONTRACTORS SHALL PERFORM ALL WORK IN A MANNER CONSISTENT WITH SAFE WORK PRACTICES, AND IN ACCORDANCE WITH ALL APPLICABLE SAFETY AND HEALTH RULES AND REGULATIONS.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE RECORD DRAWINGS THAT WILL BE SUBMITTED TO CITY. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR'S REDLINES SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR INCORPORATION INTO THE RECORD DRAWINGS. RECORD DRAWINGS INCLUDING REDLINE UPDATES SHALL BE PROVIDED TO THE BALCH SPRINGS CONSTRUCTION INSPECTOR AT LEAST ONE DAY PRIOR TO THE SCHEDULED FINAL WALKTHROUGH INSPECTION.

EROSION CONTROL & VEGETATION

1. WITHIN THE CITY OF BALCH SPRINGS , ALL SOIL DISTURBING ACTIVITIES REQUIRE A GRADING PERMIT. A COPY OF THE APPROPRIATE CONSTRUCTION SITE NOTICE (CSN) OR NOTICE OF INTENT (NOI) SHALL BE PROVIDED TO THE CITY OF BALCH SPRINGS PRIOR TO ISSUANCE OF A GRADING PERMIT. THE SITE SPECIFIC EROSION CONTROL PLAN (ECP) SHALL BE PROVIDED TO BALCH SPRINGS STORMWATER ADMINISTRATOR PRIOR TO GRADING.
2. THE CSN OR NOI SHALL BE POSTED IN A LOCATION VIEWABLE TO THE PUBLIC UNTIL CONSTRUCTION IS COMPLETE AND NOTICE OF TERMINATION (NOT) SUBMITTED. THE STORM WATER POLLUTION PREVENTION PLAN (SW3P) SHALL BE READILY AVAILABLE FOR REVIEW BY FEDERAL, STATE, OR LOCAL OFFICIALS.
3. NO SOIL DISTURBING ACTIVITIES WILL OCCUR PRIOR TO THE SW3P, ECP, AND ASSOCIATED BEST MANAGEMENT PRACTICES (BMP) BEING FULLY IMPLEMENTED, AND THEN INSPECTED BY BALCH SPRINGS EROSION CONTROL INSPECTORS.
4. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF BALCH SPRINGS STORMWATER ORDINANCE, THE CURRENT NCTCOG ISWMTM TECHNICAL MANUAL FOR CONSTRUCTION, THE TPDES GENERAL

CONSTRUCTION PERMIT TXR150000 AND ANY OTHER STATE AND/OR LOCAL REGULATIONS.

3. THE CONTRACTOR SHALL EMPLOY MEASURES AS NECESSARY TO PREVENT DIRT, MUD, AND DEBRIS FROM BEING TRACKED OFF SITE. ANY DIRT, MUD, AND DEBRIS TRACKED OFF SITE SHALL BE CLEANED UP BY THE CONTRACTOR IMMEDIATELY TO ENSURE SAFE ENVIRONMENT WITHIN AND ADJACENT TO THE SITE.
 6. THE SITE SHALL BE REVIEWED BY THE CONTRACTOR OR HIS REPRESENTATIVE WEEKLY, AND AFTER ANY MAJOR STORM. ADJUSTMENTS/REPAIRS TO THE EROSION CONTROL MEASURES WILL BE MADE AS NEEDED. THE CONTRACTOR SHALL NOTIFY BALCH SPRINGS EROSION CONTROL INSPECTORS OF ADJUSTMENTS/REPAIRS SUCH THAT THE ADJUSTMENTS/REPAIRS MAY BE INSPECTED AND APPROVED BY THE EROSION CONTROL INSPECTORS IN COORDINATION WITH THE STORMWATER ADMINISTRATOR.
 7. UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF ENGINEERING, PERENNIAL VEGETATION SHALL BE FULLY ESTABLISHED IN ALL DISTURBED AREAS (BOTH ON-SITE AND OFF-SITE) AND ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED (BOTH ON-SITE AND OFF-SITE) PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 8. A COMPLETED NOT SHALL BE SUBMITTED TO THE STATE AND A COPY OF THIS NOT SHALL BE PROVIDED TO THE CITY OF BALCH SPRINGS PRIOR TO FINAL ACCEPTANCE.
 9. ALL EXCAVATED EARTH IN EXCESS OF THAT REQUIRED FOR BACKFILLING, AND ALL CONCRETE REMOVED, SHALL BE DISPOSED OF IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION TO THE CITY IN WRITING OF THE FINAL DESTINATION OF THIS MATERIAL. THIS DOCUMENTATION SHALL BE SUBMITTED AT THE TIME OF THE SWP3. THE DOCUMENTATION SHALL INCLUDE PERMISSION FROM THE PROPERTY OWNER AND VERIFICATION FROM THE FLOODPLAIN MANAGER IN THE JURISDICTION THAT THE DISPOSAL AREA IS OUTSIDE THE FEMA 100-YEAR FLOODPLAIN.
- RETAINING WALLS**
1. RETAINING WALLS (INCLUDING THE FOUNDATION OR FOOTING) SHALL NOT BE CONSTRUCTED TO ENCR OACH UPON CITY RIGHT-OF-WAY, PUBLIC EASEMENTS, OR PUBLIC UTILITIES WITHOUT THE CONSENT OF THE DIRECTOR OF ENGINEERING.
 2. PRIOR TO BEGINNING CONSTRUCTION OF A RETAINING WALL, THE CONTRACTOR SHALL COORDINATE AN ONSITE PRE-CONSTRUCTION MEETING WITH THE WALL CONTRACTOR, WALL ENGINEER (IF APPLICABLE), AND THE CONSTRUCTION INSPECTOR. THE RETAINING WALL ENGINEER OF RECORD IS RESPONSIBLE TO PERFORM AND DOCUMENT ONSITE INSPECTIONS THROUGHOUT CONSTRUCTION; AND TO PROVIDE THE ENGINEERING DEPARTMENT A COPY OF ALL DOCUMENTATION CONFIRMING CONSTRUCTION COMPLIANCE WITH ALL DRAWINGS AND SPECIFICATIONS AS REQUIRED BY THE DIRECTOR OF ENGINEERING PRIOR TO FINAL ACCEPTANCE OF PROJECT.

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2. PRIOR TO BEGINNING CONSTRUCTION OF A RETAINING WALL, THE CONTRACTOR SHALL COORDINATE AN ONSITE PRE-CONSTRUCTION MEETING WITH THE WALL CONTRACTOR, WALL ENGINEER (IF APPLICABLE), AND THE CONSTRUCTION INSPECTOR. THE RETAINING WALL ENGINEER OF RECORD IS RESPONSIBLE TO PERFORM AND DOCUMENT ONSITE INSPECTIONS THROUGHOUT CONSTRUCTION; AND TO PROVIDE THE ENGINEERING DEPARTMENT A COPY OF ALL DOCUMENTATION CONFIRMING CONSTRUCTION COMPLIANCE WITH ALL DRAWINGS AND SPECIFICATIONS AS REQUIRED BY THE DIRECTOR OF ENGINEERING PRIOR TO FINAL ACCEPTANCE OF PROJECT.

TREE PRESERVATION

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A PROTECTIVE FENCE AT THE DRIP LINE OF ALL PROTECTED EXISTING TREES, UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DRAWINGS. ANY DAMAGE TO THE EXISTING TREES CAUSED BY CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF BALCH SPRINGS AT THE CONTRACTOR'S EXPENSE.
2. ALL PROTECTIVE MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE OR GRADING WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.
3. THE CITY ARBORIST SHALL BE CONTACTED TO APPROVE THE PLACEMENT OF THE TREE PRESERVATION FENCING PRIOR TO BEGINNING OF SITE WORK ON PROPERTY.
4. THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE: MATERIAL STORAGE, EQUIPMENT CLEANING/LIQUID DISPOSAL, AND CONSTRUCTION EQUIPMENT/VEHICULAR TRAFFIC. NO SIGNS OR WIRES SHALL BE ATTACHED TO TREES.
5. UNLESS SPECIFICALLY ALLOWED, NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE PRIMARY ROOT ZONE OF ANY PROTECTED TREE UNLESS THE CITY ARBORIST APPROVES ADEQUATE CONSTRUCTION METHODS.
6. NO TRIMMING OF TREES MAY OCCUR WITHIN THE TREE PRESERVATION FENCING LIMITS WITHOUT PRIOR CONSENT OF THE CITY ARBORIST.

STORM SEWER

1. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE BALCH SPRINGS ENGINEERING CONSTRUCTION INSPECTOR PRIOR TO THE PRE-CONSTRUCTION MEETING FOR REVIEW AND APPROVAL BY THE CITY.
2. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION OF ALL STORM SEWERS AND PROVIDE A COPY OF THE INSPECTION TO THE BALCH SPRINGS ENGINEERING CONSTRUCTION INSPECTOR. ALL STORM SEWERS SHALL BE CLEARED OF ANY SEDIMENT AND DEBRIS.
3. WHEN THERE IS LESS THAN TWO FOOT CLEARANCE BETWEEN A WATER/SEWER LINE AND A STORM SEWER, THE CONTRACTOR SHALL INSTALL CONCRETE ENCASEMENT AROUND THE SANITARY SEWER OR WATER LINES AT THE STORM SEWER CROSSING. THE ENCASEMENT SHALL BE A MINIMUM OF 10 L.F. AND 6-INCH THICK CENTERED AT THE CROSSING.
4. MANHOLE LIDS ON STORM SEWER INLETS AND JUNCTION BOXES SHALL BE CENTERED OVER THE OUTGOING STORM LATERAL.
5. ALL BENDS AND WYES FOR PIPES LESS THAN 42-INCH DIAMETER MUST BE FACTORY MANUFACTURED BENDS AND WYES.
6. THE CONTRACTOR SHALL INSTALL CITY OF BALCH SPRINGS STANDARD STORM SEWER DISC MARKERS ON ALL NEW INLETS.

IGLESIA BAUTISTA NUEVA VIDA
NEW CHURCH

3923 HICKORY TREE RD BALCH SPRINGS TX. 75180

[illegible]

GENERAL NOTES

Project number	
Date	
Drawn by	
Checked by	
<i>C01.0</i>	
Scale	1:100



- OWNER:
MORALES LETICIA
G W GLOVER ABST 525 PG 303 TR 21.5 ACS
6.85 FOR REM ACS SEE 650525303102105HS
INT200600433078 DD11162006 CO-DC
0525303102105 31205253031
ADDRESS:
3911 HICKORY TREE RD,
BALCH SPRINGS, TX 751802816



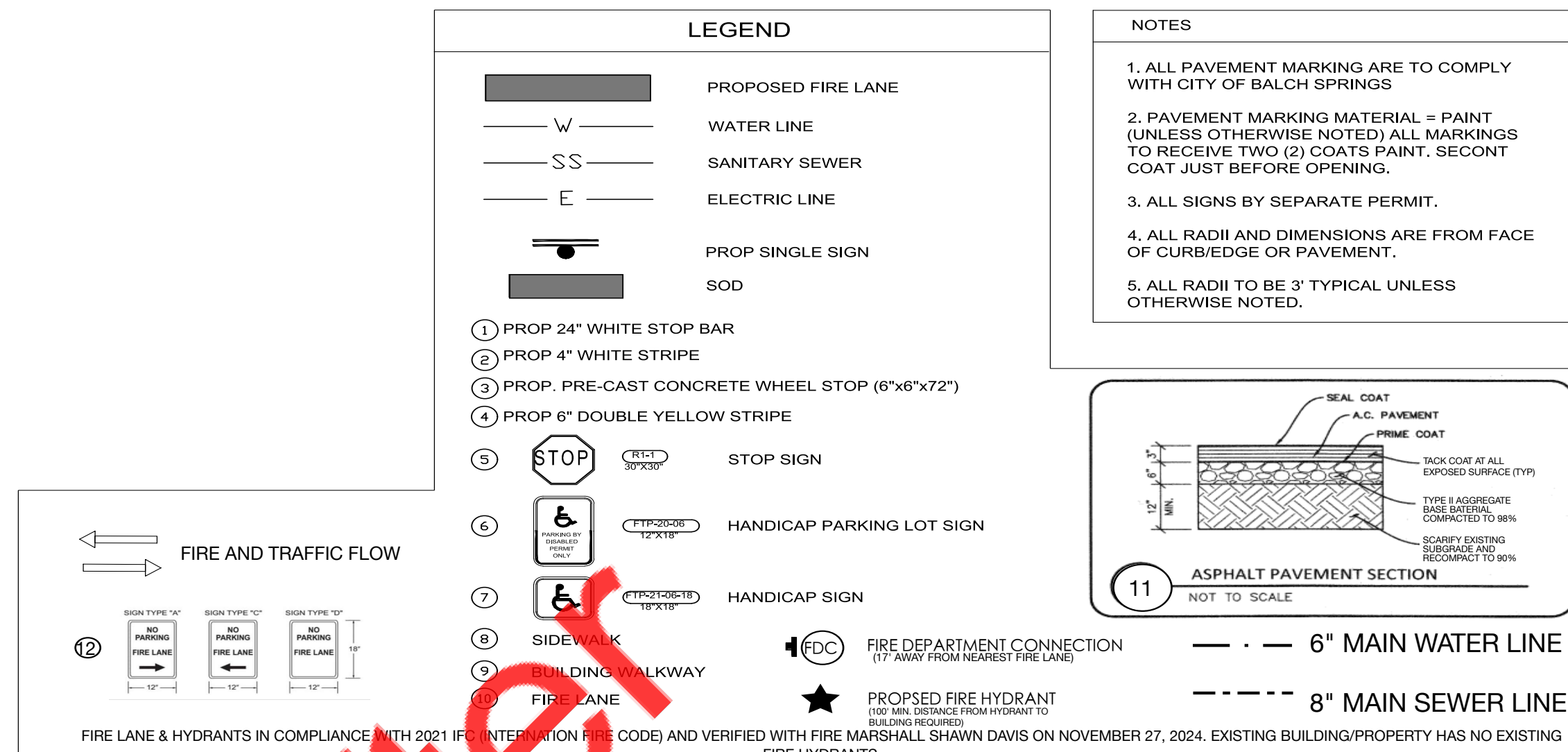
1. COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
2. OBTAIN AND PAY FOR PERMITS AND INSPECTIONS REQUIRED BY PUBLIC AUTHORITIES GOVERNING THE WORK.
3. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION
4. CONTRACTOR SHALL ENSURE THAT ALL CONTRACTORS EMPLOYEES AND SUBCONTRACTORS SHALL COMPLY WITH ALL BUILDING RULES AND REGULATIONS
5. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEM 9. MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
6. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE ARCHITECT.
8. PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD U.O.. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESS OF FINISHES
9. CONTRACTOR TO FIELD VERIFY ALL EXISTING SIZES, LOCATIONS AND CHARACTERISTICS OF EXISTING EQUIPMENT BEFORE CONSTRUCTION AND TO FULLY COORDINATE TO DESIGN DOCUMENTS TO CORRECT ANY FIELD CONDITIONS OR CONFLICTS AS REQUIRED.
10. UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, U.O.
11. PROVIDE CEILING BRACING, WHERE REQUIRED, IN ACCORDANCE WITH REQUIREMENTS OR APPLICABLE CODES AND AS INDICATED ON DRAWINGS
12. GLAZING SHALL CONFORM WITH ALL FEDERAL AND LOCAL GLAZING CODES AND ORDINANCES.
13. FIELD VERIFY DIMENSIONS, UTILITY LOCATIONS AND CONDITIONS PRIOR TO AND DURING CONSTRUCTION.

GENERAL PAVING NOTES:

1. GENERAL CONTRACTOR TO PROVIDE EXPANSION JOINT LAYOUT.
2. GENERAL CONTRACTOR TO APPLY SECOND COAT OF STRIPING TWO WEEKS PRIOR TO GRAND OPENING.
3. REFER TO LANDSCAPING PLAN AND DETAIL SHEETS FOR ISLAND AND TREE/SHRUB DETAILS.
4. ALL CURB RADI TO BE 2' UNLESS NOTED OTHERWISE. 5. ALL DIRECTIONS ARE TO FACE OF CURB.
5. FOR PAVING AND DIMENSION CONTROL PLANS FOR ADJACENT ROADWAYS, REFER TO AS-BUILTS AND CITY PLANS.

UTILITY GENERAL NOTES:

1. ADJUST EXISTING UTILITIES AS NECESSARY WHEN IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
2. GENERAL CONTRACTOR TO CONTACT GAS, ELECTRIC, FIBER & TELEPHONE COMPANIES PRIOR TO CONSTRUCTION, AND COORDINATE RELOCATION AND/OR LOWERING OF EXISTING UTILITIES IF REQUIRED.

[illegible]

Project number
Date
Drawn by
Checked by

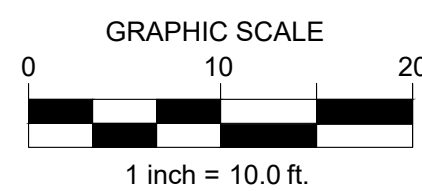
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Scale 1" = 10.0'

10:56:16 PM ABCD

PROPOSED SITE PLAN

$$1'' = 20'$$



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TOP OF PAVEMENT ELEVATION
	FLOW ARROW

OWNER:
MORALES LETICIA
G W GLOVER ABST 525 PG 303 TR 21.5 ACS
6.85 FOR REM ACS SEE 650525303102105HS
INT200600433078 DD11162006 CO-DC
0525303102105 31205253031
ADDRESS:
3911 HICKORY TREE RD,
BALCH SPRINGS, TX 751802816

463.0'

464.0'

PROPER

462.0'

OWNER:
IGLESIA BAUTISTA NUEVA VIDA
ADDRESS:
3923 HICKORY TREE RD,
BALCH SPRINGS, TX 751802816

PROPOSED

462.6'

OWNER:
IGLESIA BAUTISTA NUEVA VIDA
ADDRESS:
3923 HICKORY TREE RD,
BALCH SPRINGS, TX 751802816

PROPOSED
BUILDING
FFE = 464.0'

PROPOSED BUILDING
FFE = 464.0'

OWNER:
FLORES MIGUEL
GLOVER ABST 525 PG 301 TR 19.3 ACS
FOR REM. ACS SEE 65052530110190301
DL2002219/5452 DD10292002 CO-DC
0525301101903 31205253011
ADDRESS:
3927 HICKORY TREE RD,
BALCH SPRINGS, TX 751802816

GRADING PLAN

$$1'' = 20'$$

IGLESIA BAUTISTA NUEVA VIDA
NEW CHURCH

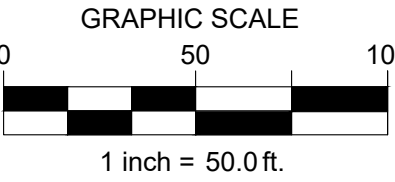
33923 HICKORY TREE RD BALCH SPRINGS TX. 75180

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Project number
Date
Drawn by
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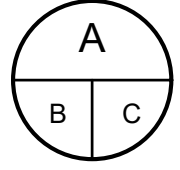
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Scale 1" = 10.0




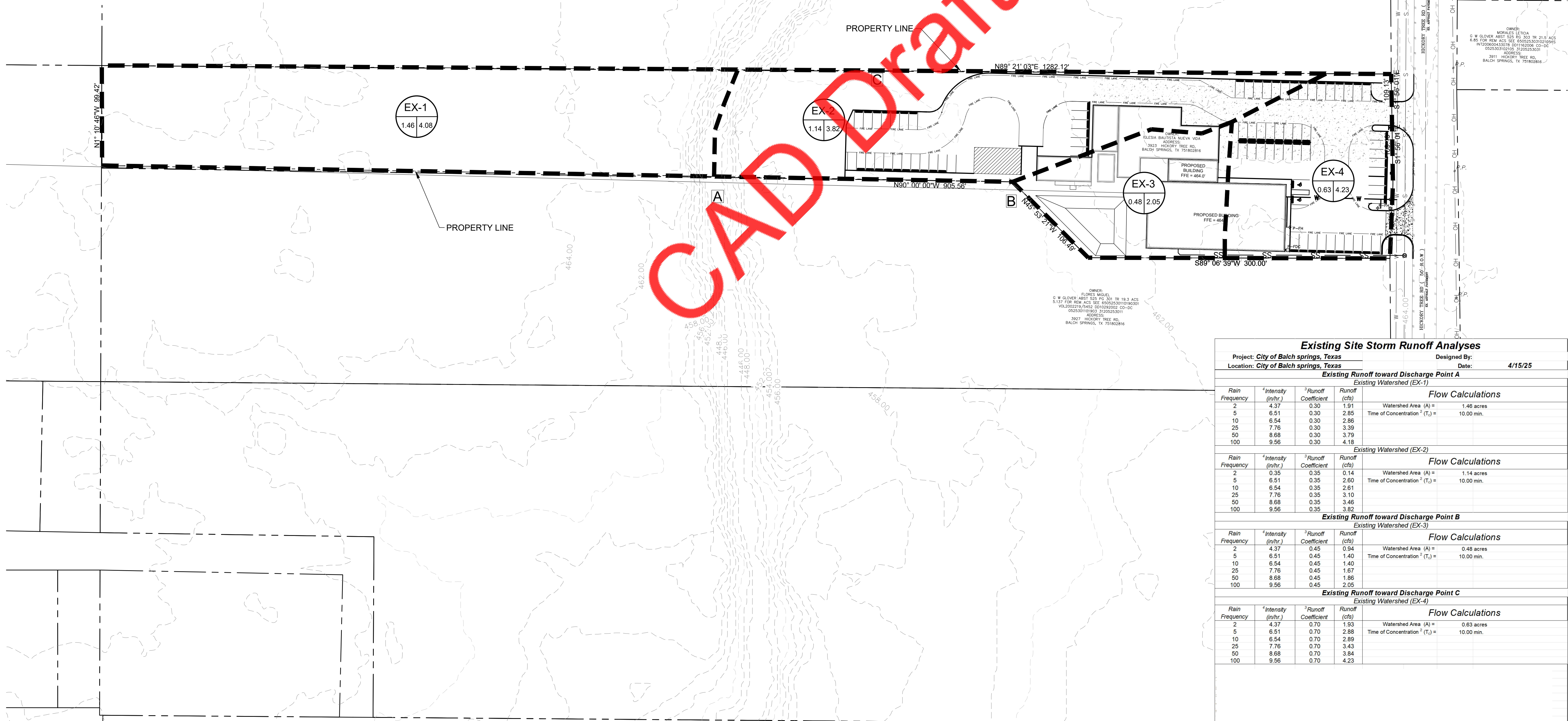
LEGEND

-  DRAINAGE BOUNDARY LINE
 DRAINAGE FLOW ARROWS



- A - DRAINAGE AREA DESIGNATION
B - BASIN AREA (ACRES)
C - RUNOFF (CFS)

--- 710.00 --- EXISTING CONTOUR LINE

 A DISCHARGE POINT



Existing Site Storm Runoff Analyses

Project: City of Balch springs, Texas

Designed By:	
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Location: **City of Balch springs, Texas**

Date: 4/15/25

Existing Runoff toward Discharge Point A
Existing Watershed (EX-1)

Runoff

Frequency	(in/hr.)	Coefficient	(cfs)
2	4.37	0.30	1.91
5	6.51	0.30	2.85
10	6.54	0.30	2.86
25	7.76	0.30	3.39
50	8.68	0.30	3.79
100	9.56	0.30	4.18

Flow Calculations	
Watershed Area (A) =	1.46 acres
Time of Concentration ² (T _c) =	10.00 min.

runoff	
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Flow Calculations

Rain Frequency	⁴ Intensity (in/hr.)	³ Runoff Coefficient	Runoff (cfs)
2	0.35	0.35	0.14
5	6.51	0.35	2.60
10	6.54	0.35	2.61
25	7.76	0.35	3.10
50	8.68	0.35	3.46
100	9.66	0.35	3.82

Flow Calculations	
Watershed Area (A) =	1.14 acres
Time of Concentration ² (T _c) =	10.00 min.

Existing Runoff toward Discharge Point B

Existing Watershed (EX-5)	
Runoff	

Run Frequency	Intensity (in/hr.)	Run/In Coefficient	Run/In (cfs)
2	4.37	0.45	0.94
5	6.51	0.45	1.40
10	6.54	0.45	1.40
25	7.76	0.45	1.67
50	8.68	0.45	1.86
100	9.56	0.45	2.05

Flow Calculations	
Watershed Area (A) =	0.48 acres
Time of Concentration ² (T _c) =	10.00 min.

Existing Runoff toward Discharge Point C

Existing Watershed (EX-4)	
Watershed	

Rain Frequency	Intensity (in/hr.)	Runoff Coefficient	Runoff (cfs)
2	4.37	0.70	1.93
5	6.51	0.70	2.88
10	6.54	0.70	2.89
25	7.76	0.70	3.43
50	8.68	0.70	3.84
100	9.56	0.70	4.23

Flow Calculations	
Watershed Area (A) =	0.63 acres
Time of Concentration ² (T _c) =	10.00 min.

EXISTING DRAINAGE AREA MAP

$$1'' = 50'$$

IGLESIA BAUTISTA NUEVA VIDA
NEW CHURCH

3923 HICKORY TREE RD BALCH SPRINGS TX. 75180

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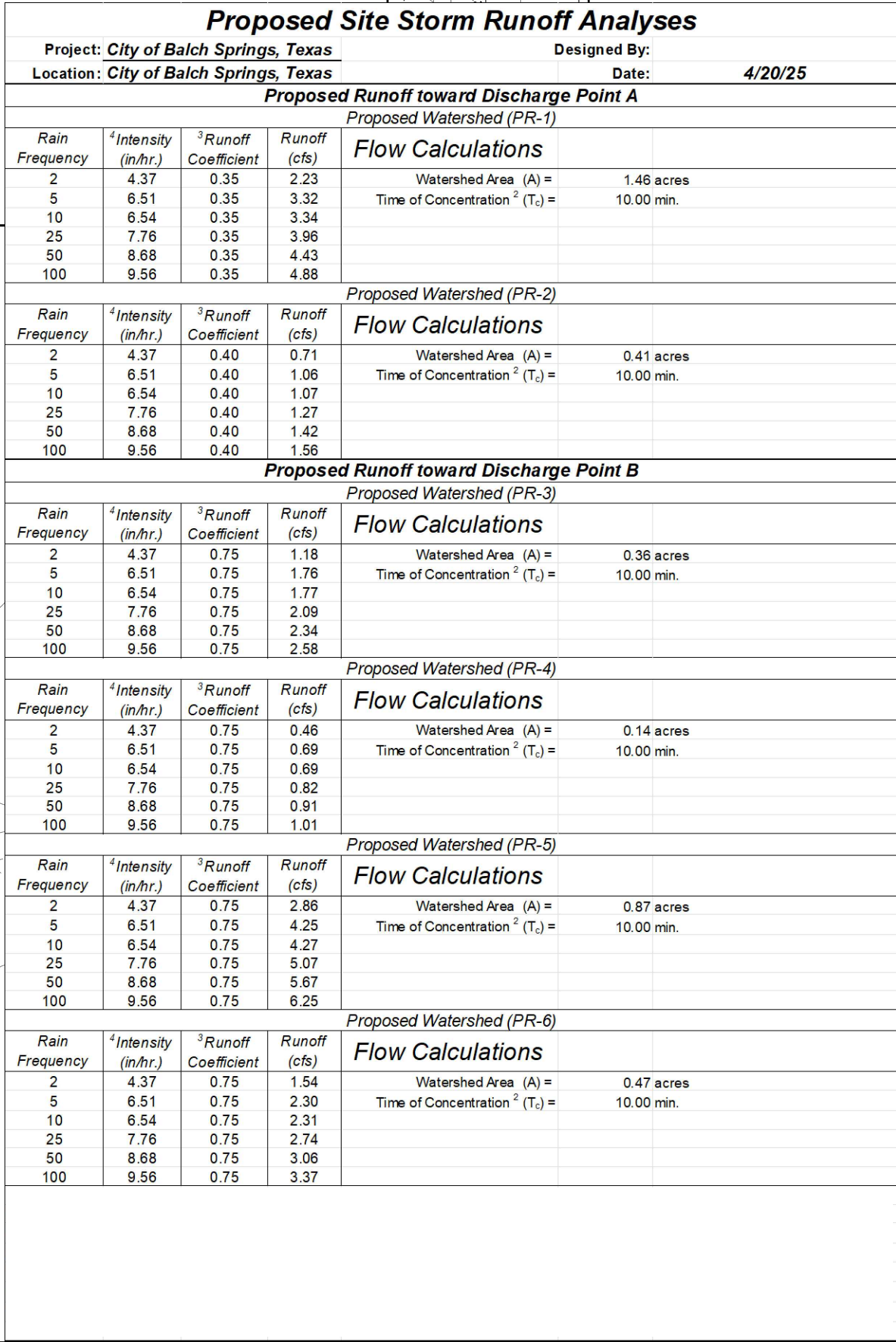
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Scale	1" = 10.0'
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A - DRAINAGE AREA DESIGNATION
B - BASIN AREA (ACRES)
C - RUNOFF (CFS)

--- 710.00 --- EXISTING CONTOUR LINE
 [711.00] PROPOSED CONTOUR LINE
 [A] DISCHARGE POINT


$$1'' = 50'$$

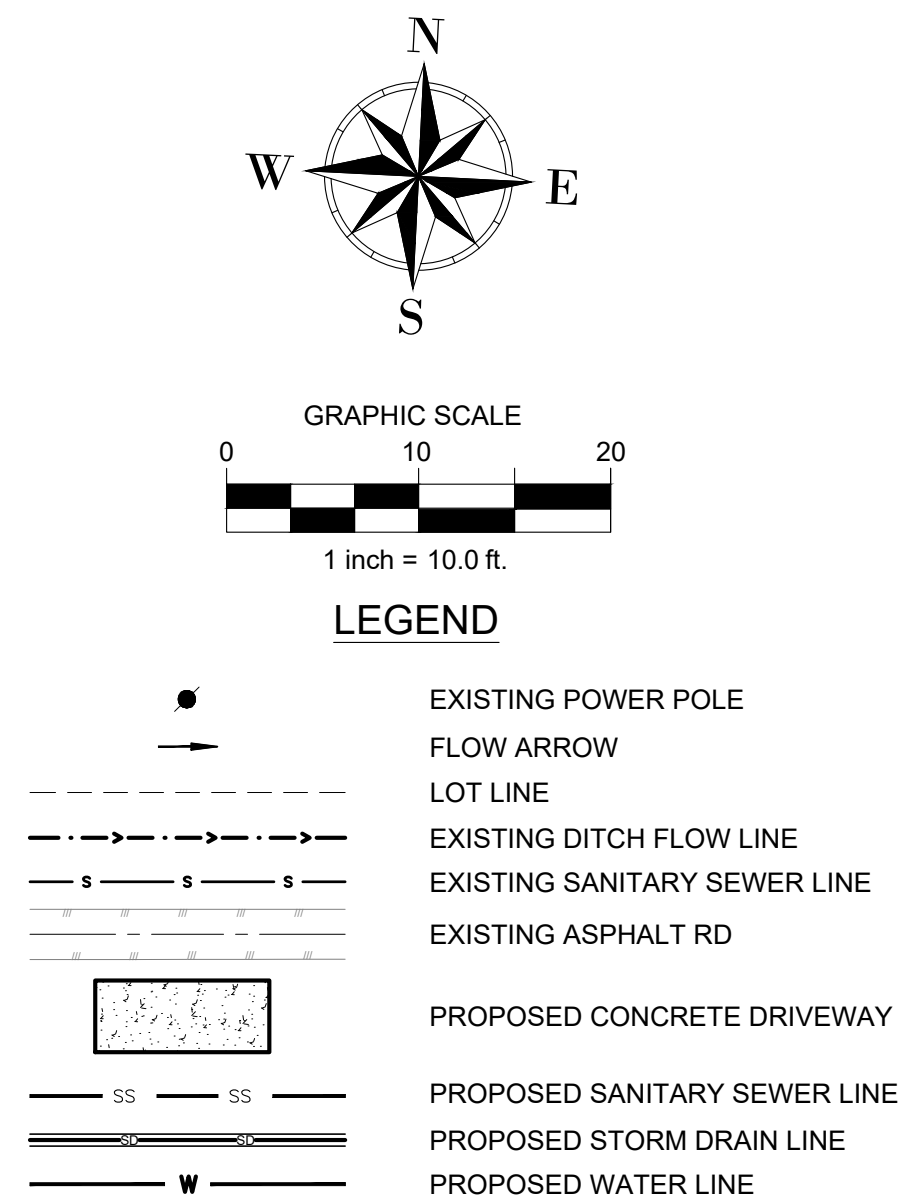
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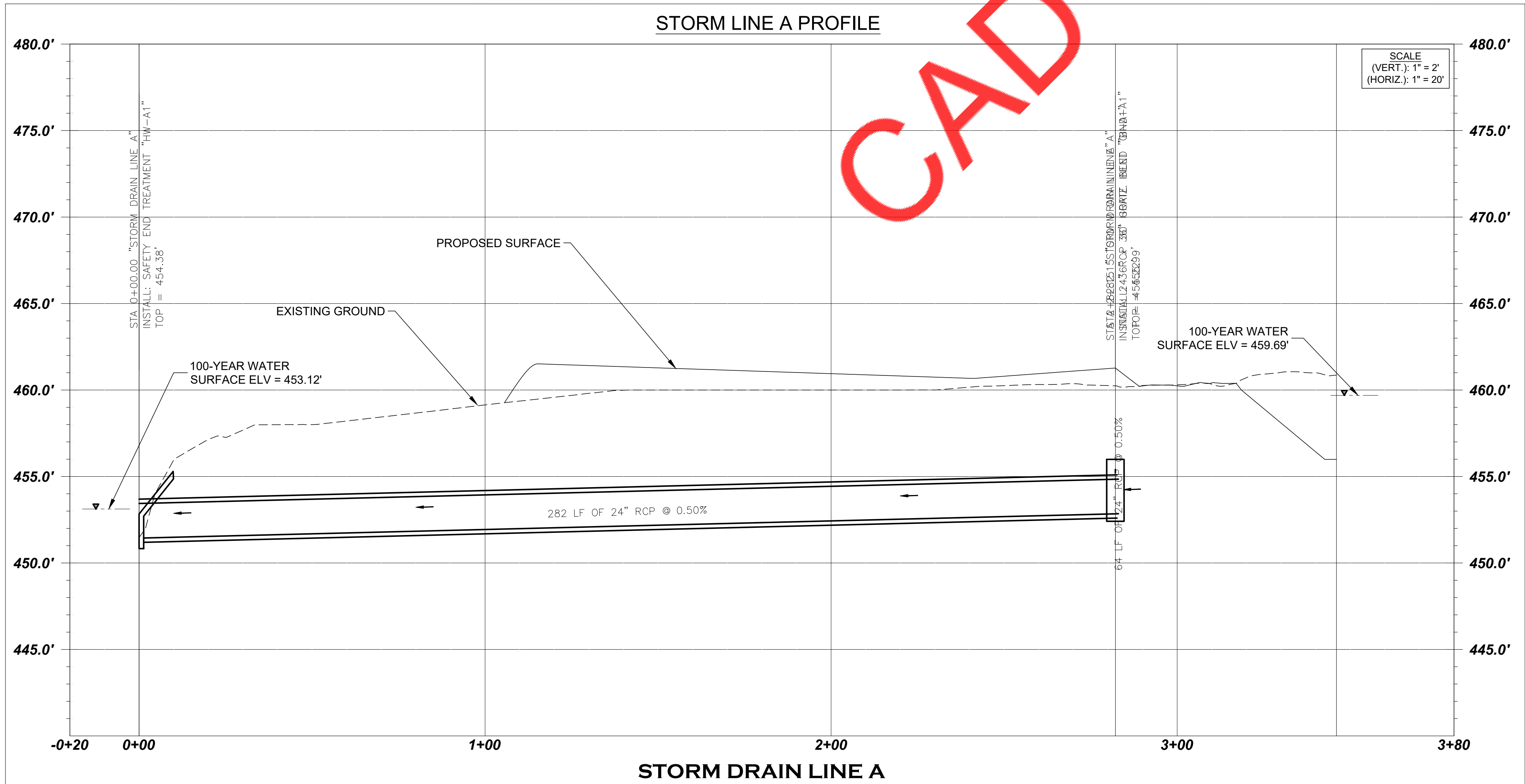
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Scale 1" = 10.0'



STORM LINE A (ORIFICE #01) <i>(Assume the pipe is in full flow)</i>			
Pipe diameter	=	2 ft	
Pipe radius, r	=	1 ft	
y	=	2 ft	
e = radians	=	6.28	
Pipe area, A	=	3.14 ft ²	
Parameter, P	=	6.28 ft	
Hydraulic radius, R	=	0.50 ft	
Manning "n"	=	0.012	
Invert Elevation	=	453.16 ft	
	=	451.44 ft	
Length	=	344.37 ft	
Assume S =0.50%	=	0.0050 ft/ft	
Design Flows, Q (full flow)	=	17.33 cfs	
Design Velocity, V (full flow)	=	5.52 ft/s	
Culvert Calculation (100-year storm)			
Actual Flows from PR-3, PR-4, PR-3 & PR-4 (Q100-year storm)	=	13.20 cfs	
Actual Velocity, V	=	3.5 ft/s	
Q/Q _{FULL}	=	0.76	
n/n _{FULL}	=	1.43	
n	=	0.017	
d/D Ratio (Fig 5-1)	=	0.395	
Depth of flow, d (d = h)	=	0.791	
θ	=	2.720	
A	=	1.155 ft ²	
P	=	2.720 ft	
R	=	0.425 ft	
Headwater Depth in Diameter, HWD (Fig 3.31a)	=	0.97	
Headwater Depth, HW	=	1.94 ft	
Total Head Loss	=	1.72 ft	
Critical Depth, d _c (d _c = y) - Fig 7-11	=	1.35 ft	
(d _c +D)/2	=	1.68 ft	
Tailwater Depth, TW [(V ² /2g)]	=	0.09 ft	
Time of Concentration	=	1.66 mins	
HW Elevation	=	459.69 ft	
TW Elevation	=	453.12 ft	
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> </div> <div style="flex: 1; margin-left: 20px;"> $r = \frac{D}{2} \quad h = y$ $\theta = 2 \arccos \left(\frac{r-h}{r} \right)$ $A = \frac{r^2(\theta - \sin \theta)}{2}$ $P = r\theta$ $R_h = A/P$ </div> </div>			
Figure 1. Partially Full Pipe Flow Parameters (Less than Half Full) <div style="display: flex; align-items: center; margin-top: 10px;"> <div style="flex: 1;"> $Q = \frac{1.486 A R_h^{2/3} S^{1/2}}{n}$ </div> <div style="flex: 1; margin-left: 20px;"> $1.2D = 2.4 \quad (HW > 1.2D)$ </div> </div>			
** Please refer to grading plan and this sheet for proposed RCP pipe location and details. ** Nomograph for partially full pipes been used as a reference for calculations.			


$$1'' = 20'$$

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN SOLELY DERIVED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION. THERE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWNERS RISK.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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NEW CHURCH

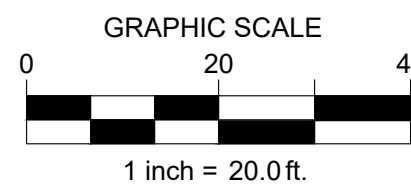
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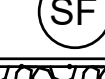
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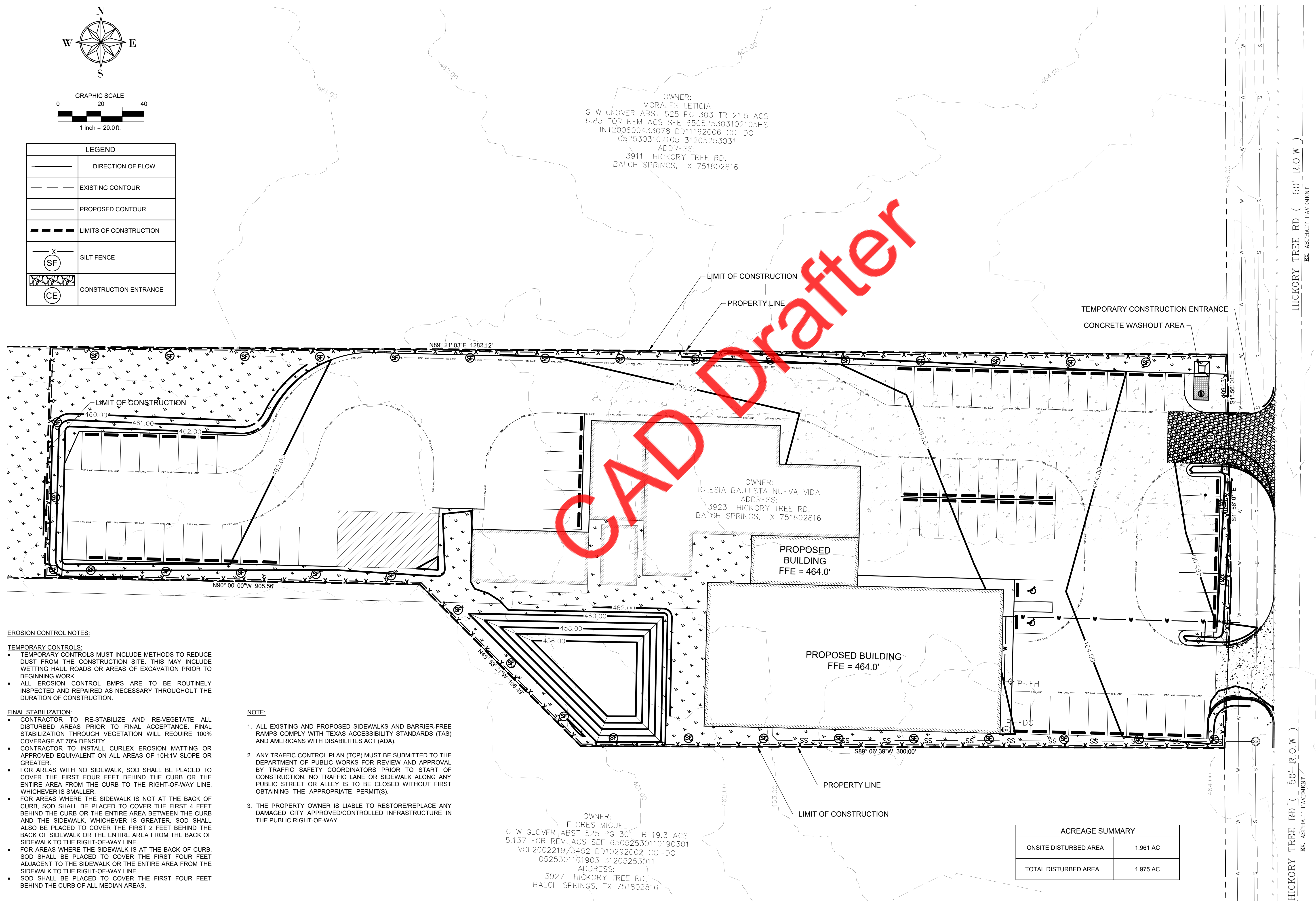
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Scale 1" = 10.0'



LEGEND	
	DIRECTION OF FLOW
	EXISTING CONTOUR
	PROPOSED CONTOUR
	LIMITS OF CONSTRUCTION
	SILT FENCE
	CONSTRUCTION ENTRANCE


$$1'' = 20'$$

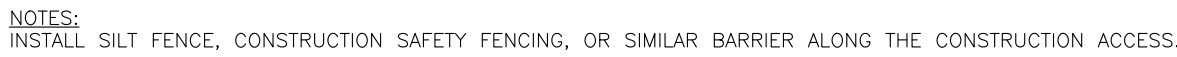
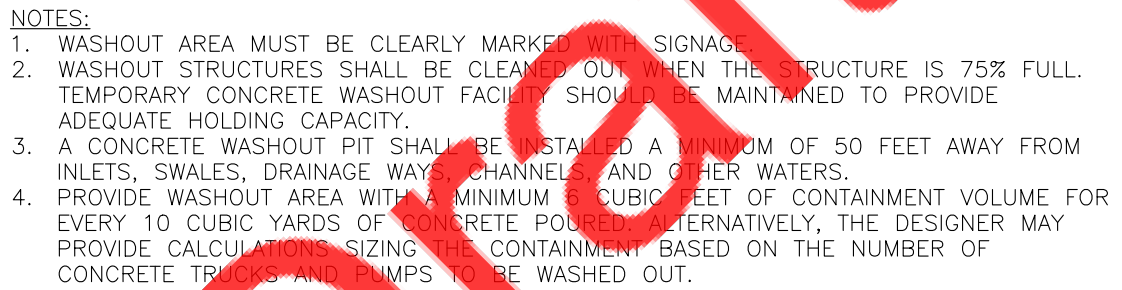
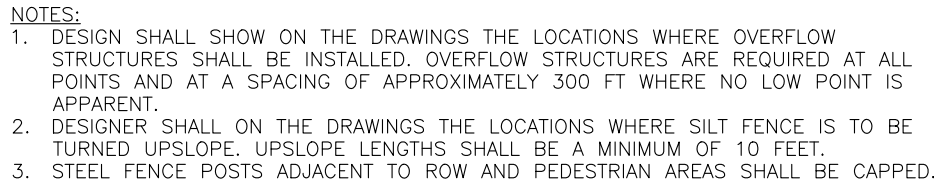
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Scale	1" = 10.0'

1. ALL EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATION FOR THE PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND THE **CITY OF BALCH SPRINGS**
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE BORROW OR SPOILS SITE ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. OFF-SITE BORROW AND SPOILS AREAS ARE CONSIDERED PART OF EROSION CONTROL REQUIREMENTS, THESE AREAS SHALL BE STABILIZED WITH GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY, WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
6. CONTRACTOR SHALL HAVE A COPY THE SWPPP ON SITE AT ALL TIMES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. STORM WATER POLLUTION PREVENTION REQUIREMENTS.



DISTURBED AREA	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
<1 ACRE	15 FEET	20 FEET
>1 ACRE BUT <5 ACRES	25 FEET	50 FEET
>5 ACRES	30 FEET	50 FEET

SILT FENCE GENERAL NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH (DOWN-STREAM) AND THE LINE OF FLOW, WHERE FENCE CANNOT BE TRENCHED (e.g., PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EVERY RAIN EVENT. REPAIR OR REPLACEMENT SHALL BE MADE WITHIN 24 HOURS AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STABILIZED CONSTRUCTION EXIT GENERAL NOTES:

1. STONE SHALL BE 2 TO 5 INCH DIAMETER CRUSHED ROCK.
2. IF RECYCLED CONCRETE IS USED, IT SHALL BE CLEAN GRADED CRUSHED CONCRETE FREE OF REINFORCING STEEL AND OTHER OBJECTIONABLE MATERIAL AND HAVE AT MOST 1.5% DELETERIOUS MATERIAL CONFORMING TO TxDOT'S RECYCLED MATERIAL SPECIFICATIONS.
3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ACCESS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ACCESS MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CONCRETE WASHOUT AREA GENERAL NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
2. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ACCESS, AT THE CONCRETE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.
5. INSPECT BMPs EACH WORKDAY, AND MAINTAIN IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM EVENT THAT CAUSES SURFACE EROSION AND PERFORM NECESSARY MAINTENANCE.
6. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
7. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
8. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2 FEET.
9. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A CONTAINER AND DISPOSED OF PROPERLY.
10. THE CONCRETE WASHOUT AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE AREA IS PLACED.
11. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF **BALCH SPRINGS**

THE PROJECT SHALL GENERALLY CONFROM TO THE FOLLOWING:

PHASE 1 – DEMOLITION/GRADING

- A. CONSTRUCTION TEMPORARY CONSTRUCTION ENTRANCE, SITE FENCE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION SHOWN ON GRADING AND EROSION CONTROL PLAN, NOTES, AND DETAIL SHEETS.
- B. BEGIN CLEARING AND GRADING OF SITE.
- C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 – UTILITIES

- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
B. KEEP STORM DRAINS AS SPECIFIED ON PLAN SHEETS.
C. INTALL INLET PROTECTION.

PHASE 3 – PAVING

- A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE REMOVE AS NEEDED TO PAVE.
- B. STABILIZE SUBGRADE.
- C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.
- D. REMOVE TEMPORARY CONSTRUCTION ENTRANCE.
- E. MAINTAIN INLET PROTECTION.

PHASE 4 – LANDSCAPING AND SOIL STABILIZATION

- A. REVEGETATE LOT AND PARKWAYS.
- B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
- C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

TEMPORARY STONE CONSTRUCTION ENTREANCE/EXIIN

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE FACILITY IS FUNCTIONING PROPERLY. AGGREGATE PAD SHALL BE WASHED DOWN OR REPLACED WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN THE STONES OR MUD IS BEING TRACKED ONTO THE PUBLIC ROADWAY. RUNOFF FROM WASH DOWN OPERATION SHALL BE FILTERED THROUGH ANOTHER B.M.P. PRIOR TO DRAINING OFF-SITE.

SITE FENCE:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS. SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE. FENCE SHALL BE INSPECTED FOR GAPS AT BASE. INSPECT SUPPORTING POSTS AND FILTER FABRIC, REPLACE IF REQUIRED.

INLET PROTECTION:

INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY. SEDIMENT SHALL BE REMOVED FROM THE STORAGE AREA WHEN SEDIMENT DEPTH HAS BUILT UP TO ONE-HALF THE STORAGE DEPTH. IF DE-WATERING OF THE STORAGE VOLUME IS NOT OCCURRING, CLEAN OR REPLACE THE FILTER STONE SURROUNDING THE INLET. CLEAN THE STONE SURFACE THE FIRST FEW TIMES BY RAKING. REPEATED SEDIMENT BUILD-UP WILL REQUIRE FILTER STONE REPLACEMENT.

$$1'' = 10'$$
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Project number	
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<i>C06.2</i>	
Scale	1" = 10.0'



IGLESIA BAUTISTA NUEVA VIDA
NEW CHURCH

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DETAILS

C07.0

N.T.S

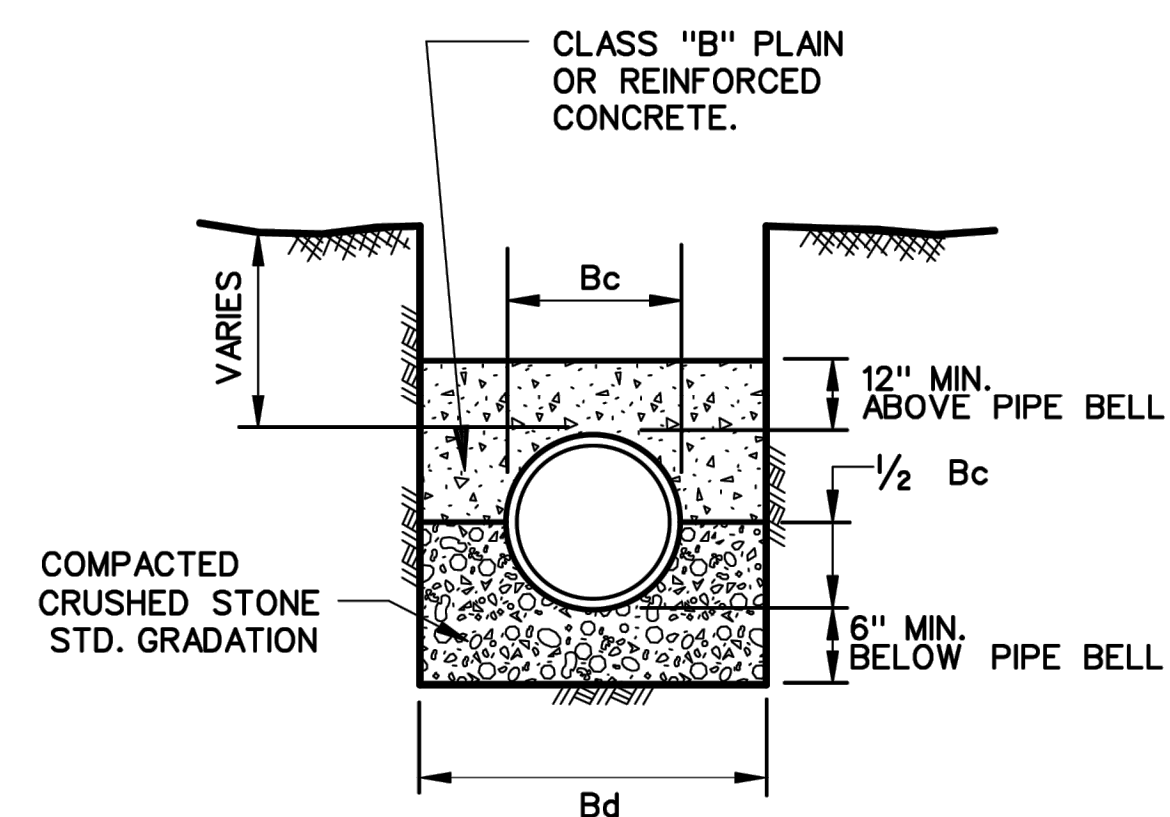


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FLATWORK DETAILS

C08.0

Scale 1" = 10.0'

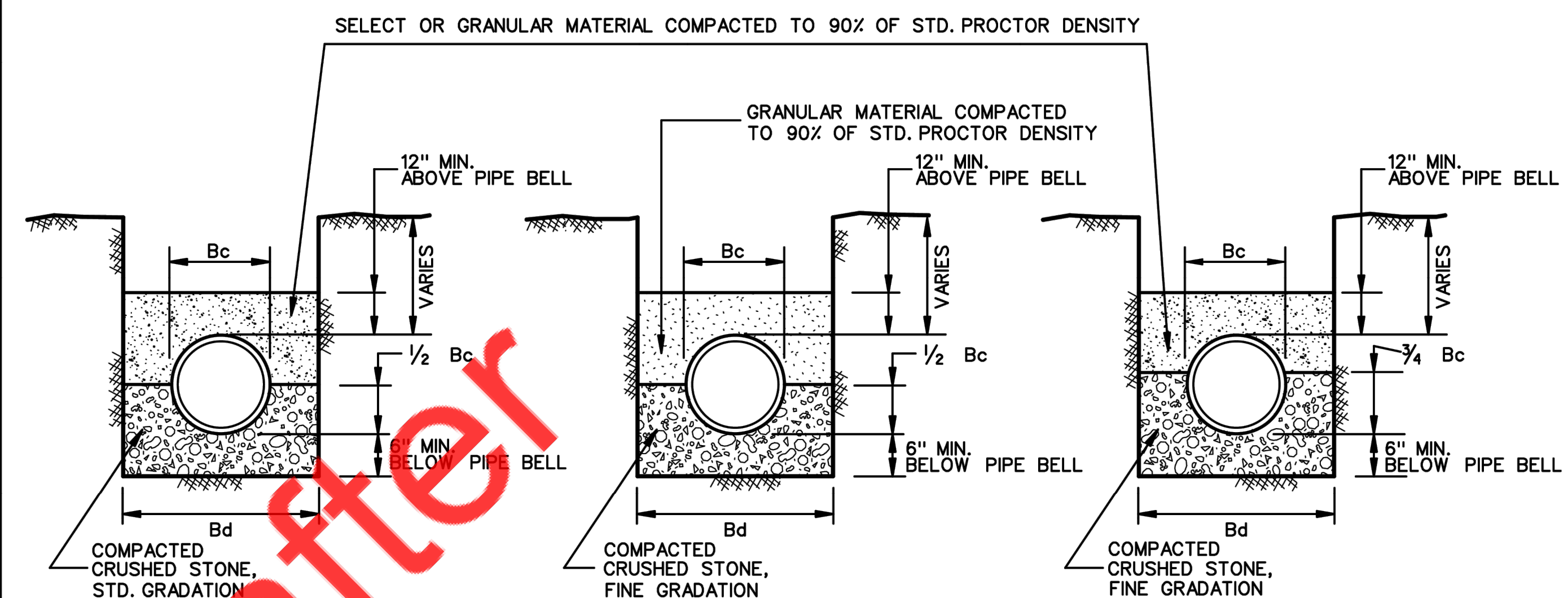


CLASS "A-1"

CLASS "B" CONCRETE CAP	N.T.S.
PLAIN CONC. LF 2.8	
REINF. CONC. LF 3.4 P=0.4%	
REINF. CONC. LF 4.8 P=1.0%	

1. LF. - LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
2. FREE-FALL OF CONCRETE NOT TO EXCEED 5 FT. MAXIMUM.
3. P = Rho FOR STEEL %
4. Bc - OUTSIDE DIAMETER OF PIPE
5. Bd - TRENCH WIDTH
6. MIN. EMBEDMENT PLACEMENT TO BE MEASURED FROM EDGE OF PIPE BELL

EMBEDMENT
CLASS "A" & "A-1"



CLASS "B-1"

N.T.S.

1. Bc = OUTSIDE DIAMETER OF PIPE
2. Bd = TRENCH WIDTH
3. LF. = LOAD FACTOR TO BE USED TO DETERMINE 3 EDGE BEARING BASED ON TYPE OF EMBEDMENT.
4. MIN. EMBEDMENT PLACEMENT TO BE MEASURED FROM EDGE OF PIPE BELL

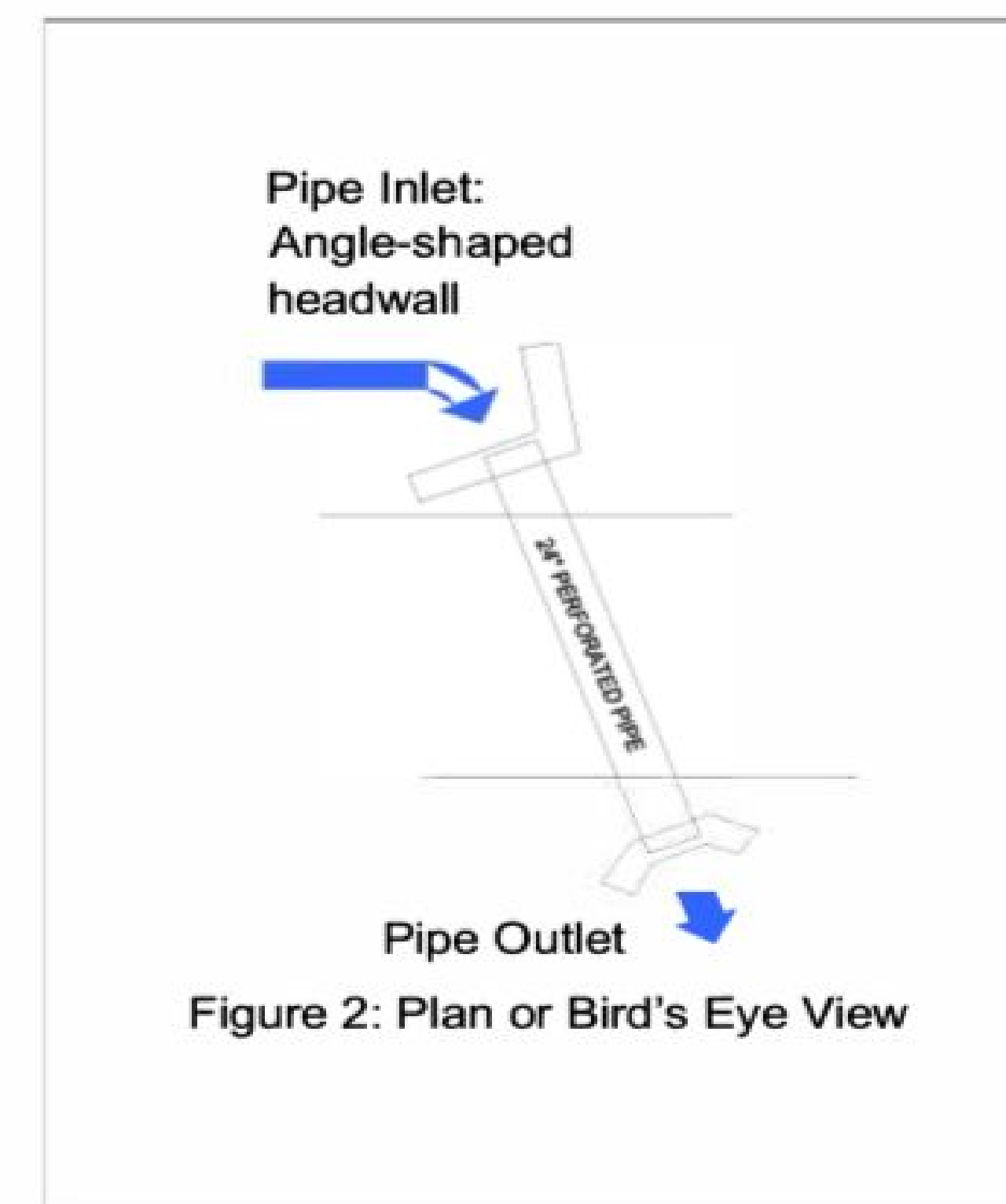
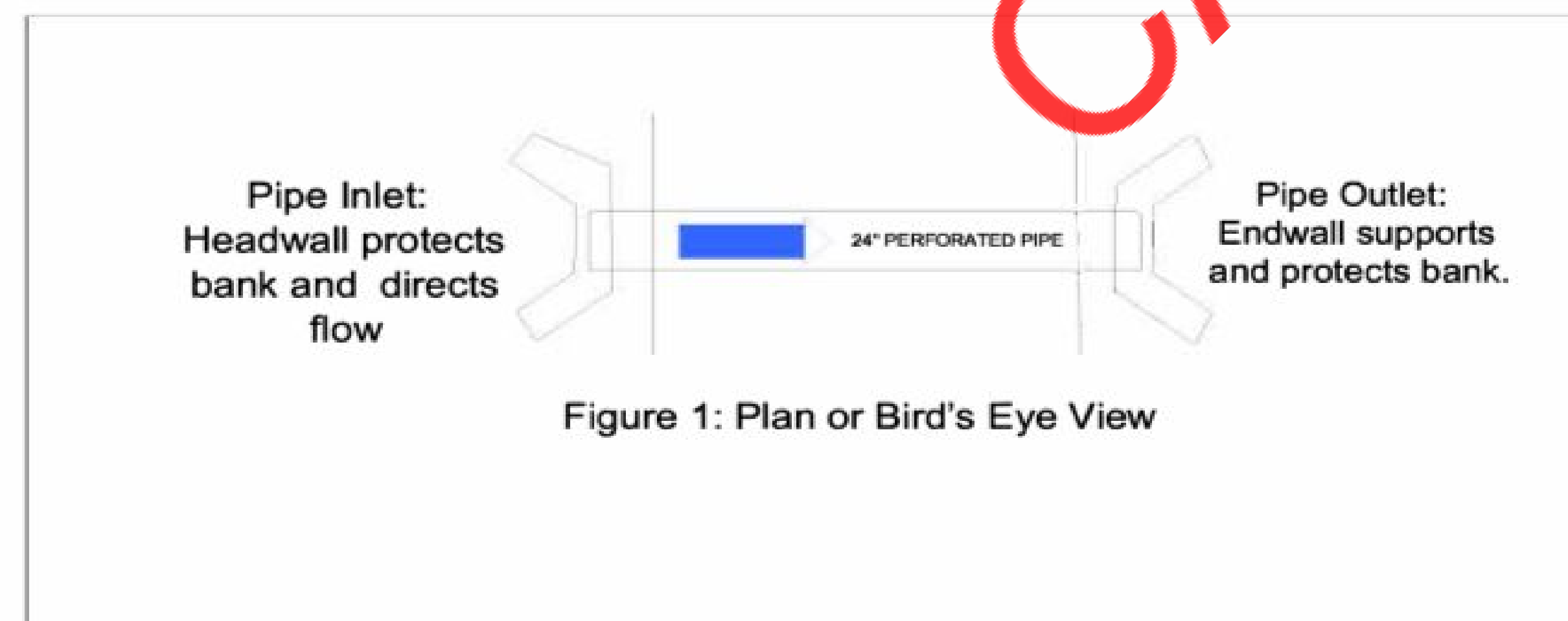
EMBEDMENT
CLASS "B", "B+", & "B-1"

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Scale	(N.T.S)
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NEW CHURCH
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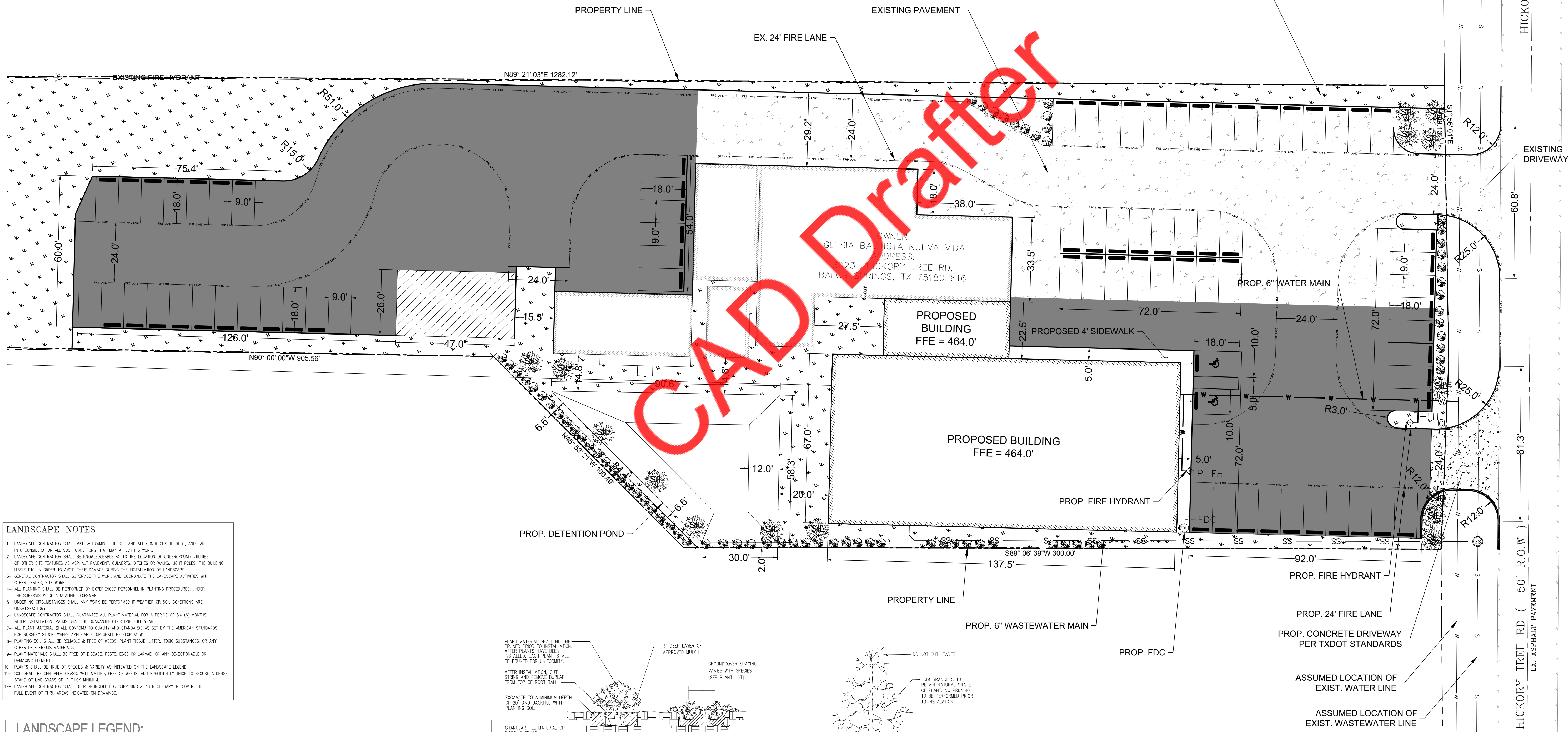
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CROSS- SECTION

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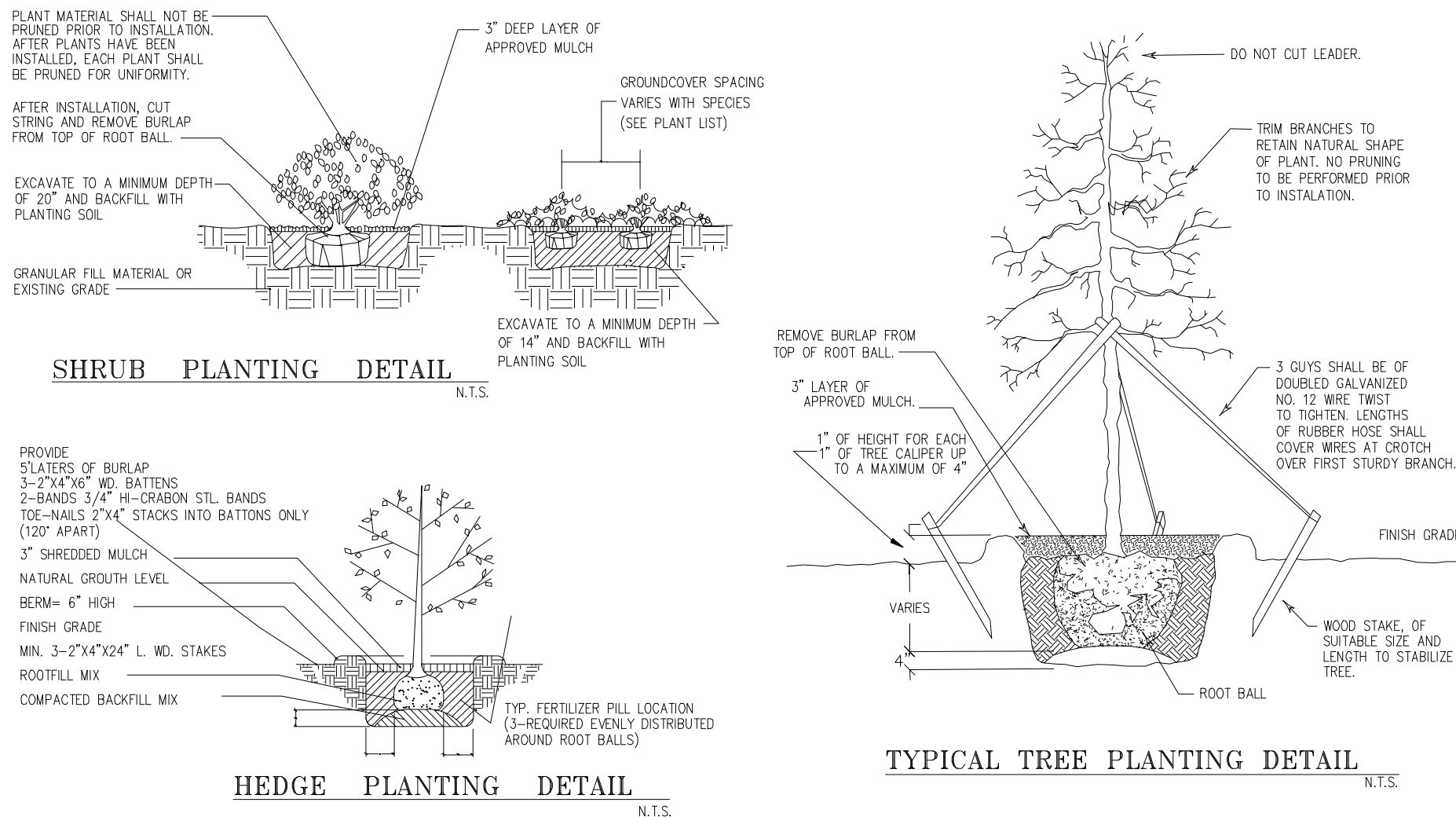
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Scale	1" = 10.0'
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- 1- LANDSCAPE CONTRACTOR SHALL SURVEY & EXAMINE THE SITE AND ALL CONDITIONS THEREON, AND TAKE INTO CONSIDERATION ALL SUCH CONDITIONS THAT MAY AFFECT HIS WORK.
- 2- LANDSCAPE CONTRACTOR SHALL BE KNOWLEDGEABLE AS TO THE LOCATION OF UNDERGROUND UTILITIES OR OTHER STRUCTURES THAT MAY BE ENCOUNTERED. UTILITIES LOCATIONS OF ANY NATURE, POLES, THE BUILDING ITSELF ETC. IN ORDER TO AVOID THEIR DAMAGE DURING THE INSTALLATION OF LANDSCAPE.
- 3- GENERAL CONTRACTOR SHALL SUPERVISE THE WORK AND COORDINATE THE LANDSCAPE ACTIVITIES WITH OTHER TRADES, SITE WORK.
- 4- ALL PLANTING SHALL BE PERFORMED BY EXPERIENCED PERSONNEL IN PLANTING PROCEDURES, UNDER THE SUPERVISION OF A QUALIFIED FORMAN.
- 5- UNDER NO CIRCUMSTANCES SHALL ANY WORK BE PERFORMED IF WEATHER OR SOIL CONDITIONS ARE UNDESIRABLE.
- 6- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING MATERIAL FOR A PERIOD OF SIX (6) MONTHS AFTER INSTALLATION. PAIAMS SHALL BE GUARANTEED FOR ONE FULL YEAR.
- 7- ALL PLANT MATERIAL SHALL CONFORM TO QUALITY AND STANDARDS AS SET BY THE AMERICAN STANDARD FOR NURSERY STOCK. THESE APPLIES TO ALL PLANTS, TREES, SHRUBS, AND PERENNIALS.
- 8- PLANNING SOIL SHALL BE FERTILE & FREE OF WEEDS, PLANTS, LITTER, TOXIC SUBSTANCES, OR ANY OTHER DETERIORATIVE MATERIALS.
- 9- PLANTING MATERIALS SHALL BE FREE OF DISEASE, PESTS, EGGS OR LARVAE, AND ANY OBJECTIVE OR DAMAGING INFECTIONS.
- 10- PLANTS SHALL BE TRUE TO SPECIES & VARIETIES AS INDICATED ON THE LANDSCAPE LAYOUT.
- 11- SOIL SHALL BE CENTRIFUGED GRAIN, WELL WATERED, FREE OF WEEDS, AND SUFFICIENTLY THICK TO SECURE A DEEP ROOT.
- 12- ALL PLANT GRASSES OR OTHER MINOR PLANTS SHALL BE PLANTED IN THE SAME MANNER.
- 13- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING & AS NECESSARY TO COVER THE FULL EVENT OF THEIR AREAS INDICATED ON DRAWINGS.

TREES							AT PLANTING	
AMOUNT	SYMBOL	NEW	EXIST.	SCIENTIFIC NAME		NATIVE SPECIES YES/NO	SIZE	REMARKS
15	SIL	X		SOTHERN MAGNOLIA		YES	10'-12X5'-6"	F.G. MULTI-STEM
SHRUBS								
64	BO	X		RED TIP PHOTINIA	RED	YES	16" 3 GAL.	24" O.C.
GROUNDCOVERS								
96	LI	X		LIRIOPE MUSCARI	EVERGREEN GIANT	NO	1 GAL.	12" O.C.



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