

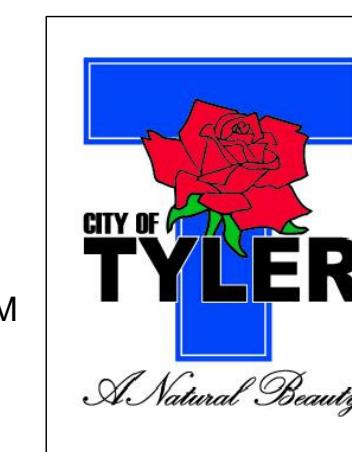
CONSTRUCTION PLANS FOR LINDSEY PARK GCAA IMPROVEMENTS

12557 TX-364 SPUR WEST
TYLER, TX. 75709

100% CONSTRUCTION DOCUMENTS

OWNER

CITY OF TYLER
212 N. BONNER AVE.
TYLER, TEXAS 75702
CONTACT: LEANNE ROBINETTE
EMAIL: LROBINETTE@TYLERTEXAS.COM
TEL: (903) 531-1370



MAYOR

MR. DON WARREN

COUNCIL MEMBERS

STUART HENE
BRODERICK MCGEE
SHIRLEY MCKELLAR
JAMES WYNNE
BOB WESTBROOK
BRAD CURTIS

CITY MANAGER

EDWARD BROUSSARD

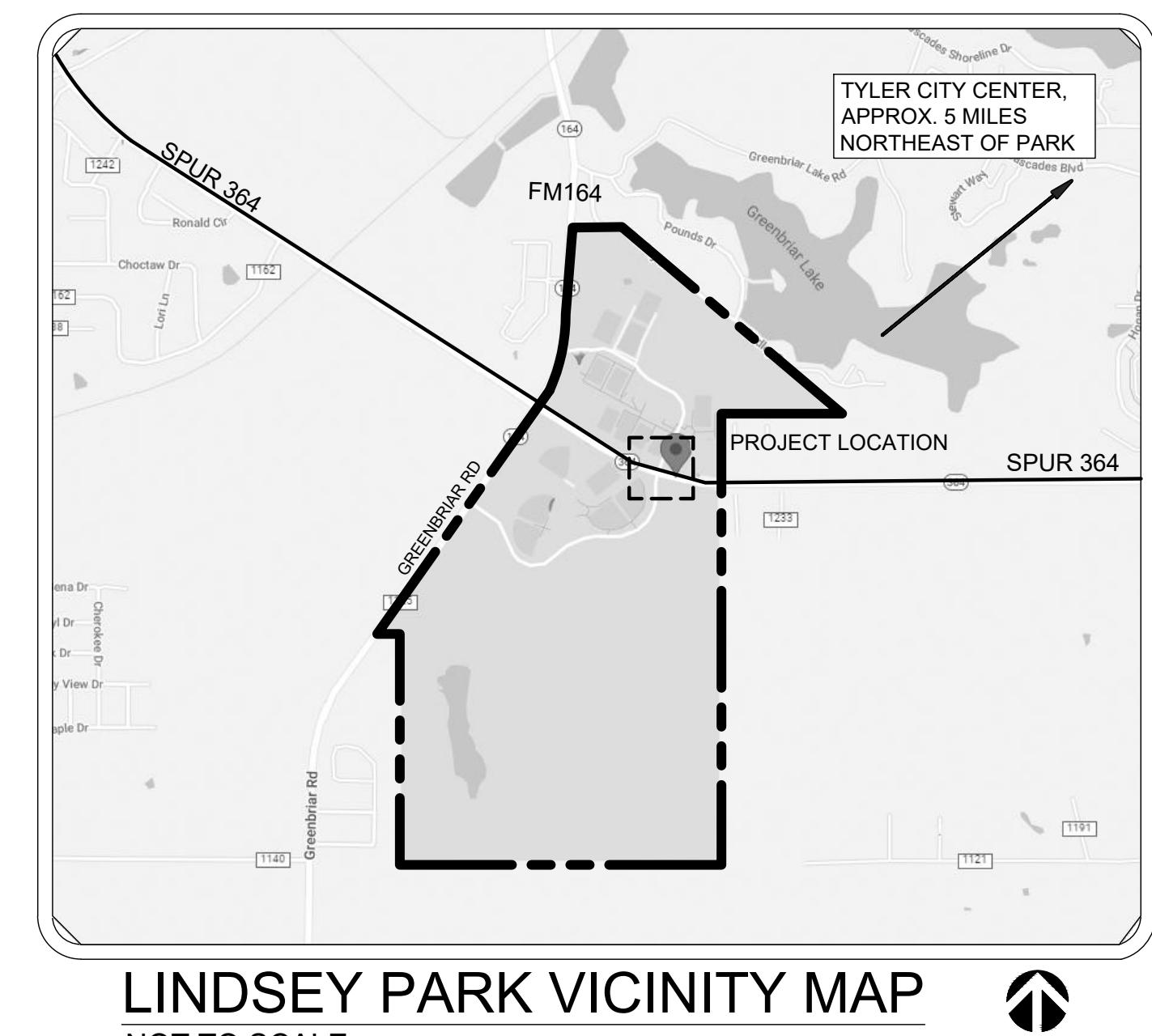
DIRECTOR OF PARKS AND RECREATION

LEANNE ROBINETTE

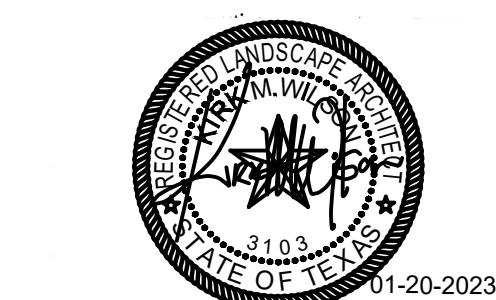
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THOMAS HUBACEK, R.L.A 2127

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TBPE FIRM #312



AVO: 47406 DATE: JANUARY 2023



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NOTIFICATION TO THE RESPONSIBLE LANDSCAPE ARCHITECT
FOR THIS DRAWING IS ON FILE AT THE OFFICES OF:
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DRAWING IS ON FILE AT THE OFFICES OF:
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1121 ESE LOOP 323, SUITE 117
TYLER, TEXAS 75701-9660
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ENGINEERING	LANDSCAPE ARCHITECTURE
HALFF ASSOCIATES 1121 ESE LOOP 323, SUITE 117 TYLER, TEXAS 75701-9660 CONTACT: MICHAEL MEDFORD EMAIL: mmmedford@halff.com TEL: 903-617-5361	HALFF ASSOCIATES, INC. 4000 FOSSIL CREEK BLVD. FORT WORTH, TX 76137-2720 CONTACT: KIRK WILSON EMAIL: KWilson@halff.com TEL: 817-764-7447

G0.00

Sheet Number

CONSTRUCTION GENERAL NOTES:

1. TOPOGRAPHICAL & EXISTING CONDITIONS INFORMATION ARE SHOWN ON PLANS BY HALFF ASSOCIATES. TOPOGRAPHICAL SURVEY IS BY SUMMIT SURVEYING, INC. OF TYLER, TX. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN TOPOGRAPHY AND THE CURRENT EXISTING CONDITIONS.
2. CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL & ALL EASEMENTS & ROW OF ALL UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTACT ALL AFFECTED UTILITY COMPANIES 48 HOURS PRIOR TO CONSTRUCTION, FOR UTILITY LOCATIONS AND TO OBTAIN A LIST OF KNOWN UTILITY COMPANIES, CONTRACTOR SHALL CONTACT "TEXAS 811" (PREVIOUSLY DIG TESS). CONTRACTOR TO COORDINATE UTILITY CONCERN AS MARKED ON PLAN WITH THE CITY OF TYLER REP.
3. CONTRACTOR TO NOTIFY THE CITY WHEN ANY DISCREPANCY IS FOUND BETWEEN PLANS AND EXISTING CONDITIONS. IN THE EVENT A DISCREPANCY IS FOUND THE CONTRACTOR WILL NOTIFY THE LANDSCAPING ARCHITECT AND MAKE FIELD ADJUSTMENTS TO CORRECT ANY PROBLEM.
4. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ACCESS TO THE CONSTRUCTION SITE, SUBJECT TO APPROVAL FROM THE CITY OF TYLER AND FOR SECURING THE CONSTRUCTION SITE FOR PUBLIC SAFETY.
5. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.
6. EXISTING UTILITIES SHOWN ARE TAKEN FROM AVAILABLE RECORDS PROVIDED BY THE UTILITY CITY AND FIELD LOCATIONS OF SURFACE APPURTENANCES. LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING FACILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING FACILITIES, WHETHER SHOWN OR NOT, IF DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL PAYMENT TO THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SIDEWALKS AND ROADS ADJACENT TO THE PROJECT SITE FREE FROM MUD AND DEBRIS FROM THE CONSTRUCTION SITE.
8. THE ACCESS AND WORK AREAS SHALL BE SECURED DURING NON-WORKING HOURS.
10. CONTRACTOR IS RESPONSIBLE FOR, AND MUST OBTAIN PRIOR TO CONSTRUCTION, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY THE CITY OF TYLER AND TX DOT.
11. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION USING THE APPROPRIATE EROSION CONTROL BMPs. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE AFFECTED AREAS TO ORIGINAL CONDITION OR BETTER.
12. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE LANDSCAPE ARCHITECT, TXDOT AND THE CITY OF TYLER.
13. BARRICADING AND TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO THE LATEST VERSION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". PART VI IN PARTICULAR, TRAFFIC FLOW AND ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF THE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC SAFETY MEASURES FOR WORK ON PROJECT.
14. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENTS WERE IN PRIOR TO THE DAMAGES. THIS RESTORATION SHALL BE SUBJECT TO THE CITY'S APPROVAL; MOREOVER, THIS RESTORATION SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION TO THE CONTRACTOR. RESTORATION SHALL INCLUDE, BUT NOT BE LIMITED TO, REGRASSING, REVEGETATION, REPLACING FENCES, REPLACING TREES, ETC.
15. CONSTRUCTION TRAFFIC ROUTES SHALL BE COORDINATED WITH THE CITY OF TYLER AND TX DOT PRIOR TO CONSTRUCTION. ALL DISTURBED & COMPACTED AREAS DUE TO CONSTRUCTION SHALL BE AERATED AND SEDED & MULCHED TO ORIGINAL CONDITION AT NO EXPENSE TO THE CLIENT.
16. PRIOR TO CONSTRUCTION, THE CITY OR CITY'S REPRESENTATIVE SHALL APPROVE THE LOCATION OF ALL EROSION CONTROL METHODS.
17. THE CONTRACTOR SHALL USE THE LIMITS OF SILT FENCE AS THE LIMITS OF DISTURBANCE AND ACCESS UNLESS OTHERWISE APPROVED BY THE CITY OR CITY'S REPRESENTATIVE.
18. CITY ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF AREAS TO BE DEMOLISHED.
19. CONTRACTOR SHALL PERFORM WORK IN A MANNER CONSISTENT WITH ALL REGULATIONS TO ELIMINATE HAZARDS TO PERSONS OR PROPERTY AND AVOID INTERFERENCE WITH ADJACENT AREAS, UTILITIES, AND STRUCTURES.
20. PARCELS AND LOT LINES SHOWN ON THE PLAN AND SHEET INDEXES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY.
21. BEFORE CONSTRUCTION, CONTRACTOR IS TO CONFIRM THE STAGING LOCATION AND COORDINATE WITH THE CITY. CONTRACTOR IS RESPONSIBLE FOR SECURING THESE LOCATIONS AND SHALL RETURN THE USED LOCATIONS TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE SPECIFIED OR AGREED TO BY THE PROPERTY CITY

EROSION CONTROL NOTES:

1. THE TOTAL DISTURBED AREA UNDER CONSTRUCTION IS LESS THAN 1 ACRES IN SIZE & THEREFORE NO STORM WATER POLLUTION PREVENTION PLAN (SW3P) IS REQUIRED, BUT THE CONTRACTOR SHALL INSTALL EROSION CONTROL BMPs TO PROTECT WATER QUALITY. THE DETAILS SHOWN ON THE SHEET REPRESENTS ONE TYPICAL METHOD FOR CONTROLLING EROSION DURING CONSTRUCTION AND IS INTENDED AS A SUGGESTION FOR THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL DURING CONSTRUCTION AND FOR OBTAINING ANY REQUIRED CONSTRUCTION RELATED DRAINAGE PERMITS, OR MAKING ANY CONSTRUCTION RELATED NOTIFICATIONS.
3. TEMPORARY STORM DRAINAGE AND/OR EROSION CONTROL MATERIAL SHALL BE SUITABLE FOR THIS APPLICATION AND SHALL BE INSTALLED WITH THE PROPER TECHNIQUES BY THE CONTRACTOR AS REQUIRED BY TX DOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. TEMPORARY STORM DRAINAGE AND/OR EROSION CONTROL MATERIAL SHALL BE REMOVED BY THE CONTRACTOR, IN ADDITION TO ANY EXCAVATIONS BACKFILLED BY THE CONTRACTOR, IN ACCORDANCE WITH TX DOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WHEN TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER NEEDED AS SPECIFIED IN THE PERMIT. MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES AT THE SITE WILL BE ASSUMED BY THE CITY AT CONTRACT CLOSE OUT AND ACCEPTANCE OF THE WORK.
4. THE CONTRACTOR SHALL INSPECT THE STABILIZATION AND EROSION CONTROL MEASURES AT A MINIMUM OF ONCE EVERY 14 DAYS, AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES, OR ONCE EVERY 7 DAYS. THE CONTRACTOR SHALL REPAIR INADEQUACIES REVEALED BY THE INSPECTION BEFORE THE NEXT STORM EVENT AND HE SHALL MODIFY HIS SWP3 WITHIN 7 DAYS OF THE INSPECTION.
5. THE CONTRACTOR SHALL ADOPT AND IMPLEMENT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES SHALL INCLUDE, BUT NOT BE LIMITED TO: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; COLLECTING WASTES PERIODICALLY; MAINTAINING CONVENIENTLY LOCATED WASTE RECEPTACLES, AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
6. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED BY THE CONTRACTOR IN A MANNER ACCEPTABLE TO THE CITY AND IN ACCORDANCE WITH PERMIT REQUIREMENTS.
7. ALL NON-PAVED AREAS SHALL BE SODDED FOR WITH EROSION PROTECTION. BY THE CONTRACTOR IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING, AND KEEP SEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY CITY.
8. THE CONTRACTOR SHALL CONSTRUCT A SILT FENCE AT LOCATIONS SUGGESTED ON PLANS AS APPROPRIATE TO FIT SITE CONDITIONS AT THE TIME OF PLACEMENT, AND ALL BORROW AND STOCK PILE AREAS. THE SILT FENCE SHALL BE CONSTRUCTED AS DETAILED SHT. L3.00, DET. 3. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN IT REACHES A DEPTH OF 1/3 THE HEIGHT OF THE SILT FENCE. THE CONTRACTOR SHALL DISPOSE OF THE REMOVED SILT IN A LOCATION APPROVED BY THE CITY AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO EROSION AND SEDIMENTATION. THE CONTRACTOR SHALL REMOVE THE SILT FENCE WHEN THE SITE IS COMPLETELY STABILIZED IN ACCORDANCE WITH THE PERMIT.
9. THE CONTRACTOR SHALL DESIGNATE MATERIAL AND EQUIPMENT STORAGE AREAS MUTUALLY AGREED TO BY THE CITY. THE STORAGE AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE, AND THE SURFACE STABILIZED WITH A MINIMUM OF 2 INCHES OF COMPAKTED FLEX BASE ON 6 INCHES OF SCARIFIED AND RECOMPACTED SUBGRADE BY THE CONTRACTOR. A SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR AROUND THE STORAGE AREAS TO PREVENT ERODED MATERIAL FROM LEAVING THE SITE. EROSION CONTROL SHOWN ON PLANS IS THE MINIMUM LEVEL OF PROTECTION AND SHALL BE ADJUSTED IF THE CITY OR SITE CONDITIONS WARRANT AT NO EXTRA COST. CONTRACTOR TO REESTABLISH VEGETATION UPON COMPLETION OF PROJECT.
10. ALL INLETS (ONSITE AND OFFSITE) RECEIVING DRAINAGE WATER FROM DISTURBED AREAS SHALL BE PROTECTED BY THE CONTRACTOR AS PER DETAILS SHOWN OR OTHER CITY APPROVED METHODS TO PREVENT ERODED MATERIAL FROM BEING TRANSPORTED INTO INLETS. THE INLET PROTECTION SHALL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL INSTALL AND PROPERLY MAINTAIN A CONCRETE WASHOUT PIT NEAR THE CONSTRUCTION EXITS. PLEASE REFER TO SHEET L3.00, DETAIL 4

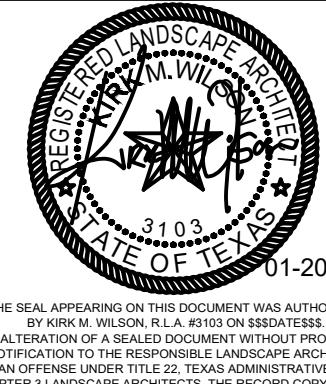
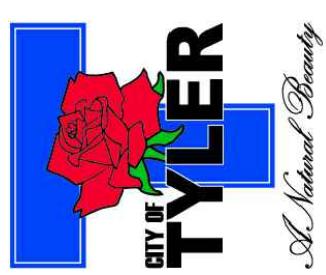
CITY OF TYLER: GENERAL PAVING AND DRIVEWAYS NOTES

1. ALL CONCRETE CURB AND GUTTER AND CONCRETE SIDEWALKS SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (MINIMUM). ALL CONCRETE VALLEY GUTTERS AND HEADERS SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS (MINIMUM). ALL CONCRETE PAVEMENT, UNLESS NOTED OTHERWISE, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS (MINIMUM).
2. ALL CONCRETE EDGES NOT CHAMFERED SHALL BE TOOLED.
3. PAVEMENT SHALL BE CURED ACCORDING TO TXDOT STANDARD SPECIFICATIONS AND MUST BE VERIFIED (MEMBRANE CURING, POLYETHYLENE, ETC.) AT THE TIME OF INSPECTION.
4. ALL CONTROL JOINTS ARE TO BE OPEN CUT TO A DEPTH OF 1/4 THICKNESS OF CONCRETE.
5. ALL DRIVEWAYS SHALL HAVE 1" EXPANSION JOINTS ON 40' CENTERS.
6. ON DRIVEWAYS 20' OR WIDER, A CONTROL JOINT SHALL BE PLACED IN THE CENTER OF THE DRIVEWAY AND SHALL EXTEND FROM THE TOE OF THE CURB TO THE RIGHT-OF-WAY.
7. ALL SIDEWALKS SHALL HAVE 1" EXPANSION JOINTS ON 40' CENTERS WITH CONTROL JOINTS ON 4' OR 5' CENTERS.
8. ALL CURB AND GUTTER SHALL HAVE 1/2" EXPANSION JOINTS ON 50' CENTERS WITH CONTROL JOINTS ON 10' CENTERS.
9. ALL REINFORCING STEEL SHALL BE SUPPORTED BY CHAIRS.
10. SUBGRADE SHALL BE COMPAKTED TO A DENSITY OF 95% STANDARD PROCTOR AT +/- 2% OPTIMUM MOISTURE (ASTM D698). STANDING WATER, MUDDY SUBGRADE, OIL DIRT, SUGAR SAND OR UNSTABLE MATERIAL WILL BE REJECTED.
11. STAMPED CONCRETE SURFACES ARE NOT ALLOWED ON ANY SIDEWALK SECTION OR DRIVEWAY APPROACH.
12. ANY STREET PAVEMENT DAMAGED DURING DRIVEWAY CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO THE CITY.
13. ALL ACCESSIBLE RAMPS SHALL HAVE A DETECTABLE WARNING IN ACCORDANCE WITH CURRENT TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) STANDARDS.
14. PEDESTRIAN RAMPS SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATIONS AND DETAILS, EXCEPT AS NOTED HEREIN, ADDITIONALLY, 4' SIDEWALKS ARE ALLOWED AND 1" EXPANSION JOINTS SHALL BE USED.

DEFINITIONS:

1. MINOR DRIVEWAY - A DRIVEWAY PROVIDING ACCESS TO PROPERTY USED FOR A ONE OR TWO FAMILY RESIDENTIAL DWELLING
2. MAJOR DRIVEWAY - A DRIVEWAY PROVIDING ACCESS TO PROPERTY USED FOR ANY PURPOSE OTHER THAN A ONE OR TWO FAMILY RESIDENTIAL DWELLING.
3. MAJOR STREET - ANY STREET DESIGNATED AS AN "ARTERIAL STREET" ON THE MASTER STREET PLAN, OR STREETS SERVING AS COLLECTORS FOR SUCH THOROUGHFARES. ALL OTHER STREETS ARE MINORS.

LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX



3/03/2023

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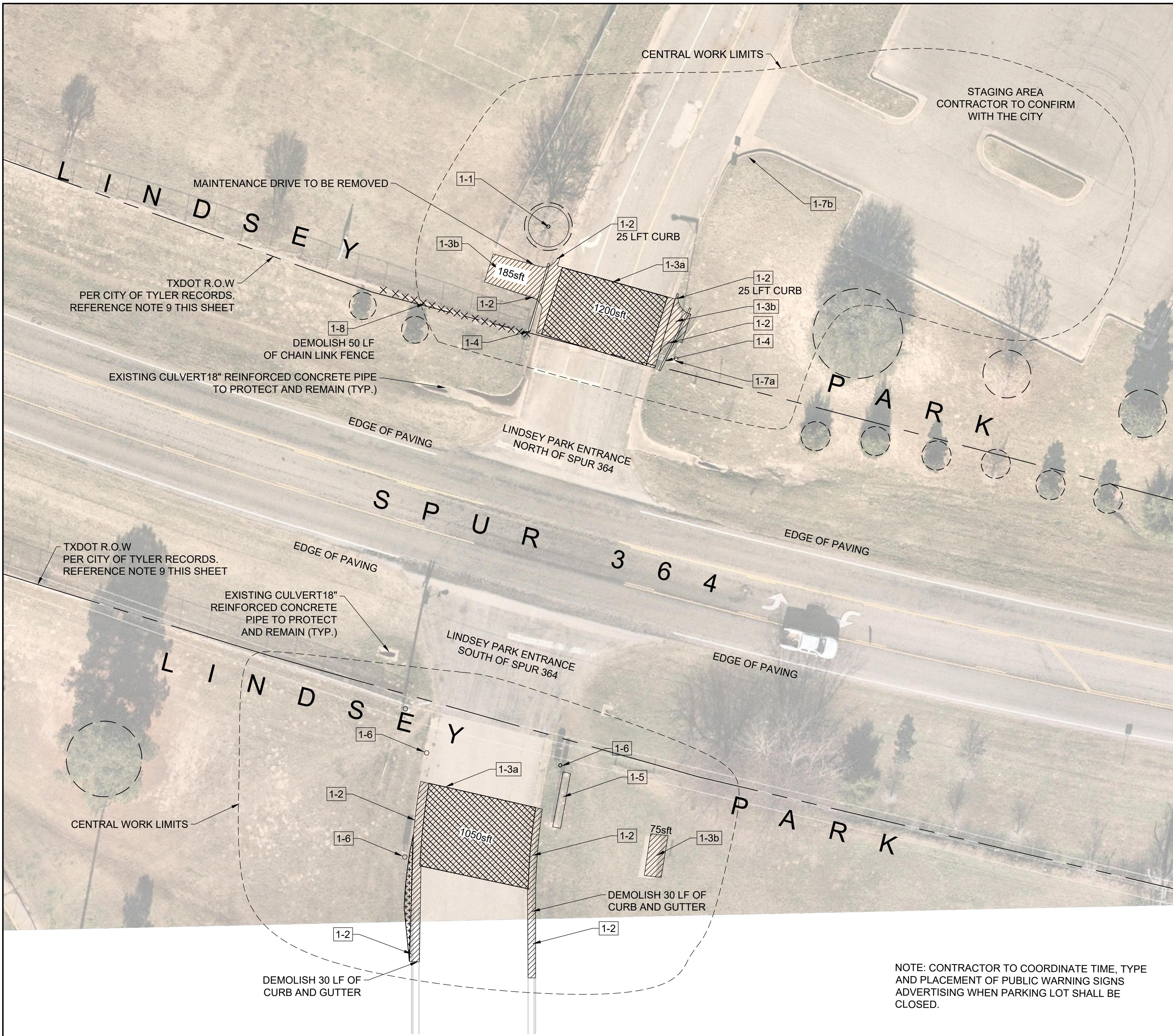
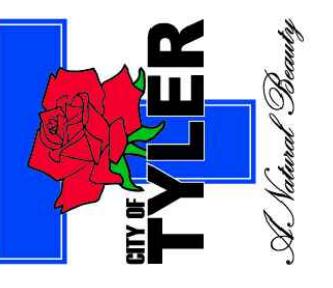
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Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE TEXAS "ONE CALL" SYSTEM AT 1-800-344-8377 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

**LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX**



1 EXISTING CONDITIONS AND DEMOLITION

SCALE: 1" = 20'-0"



DEMOLITION LEGEND

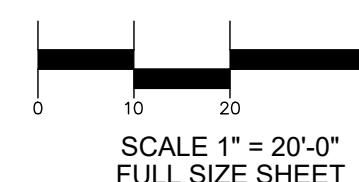
SYMBOL	DESCRIPTION
1-1	TREE TO REMAIN, AND PROTECTED
1-2	CURB & GUTTER TO BE SAW CUT, REMOVED AND LEGALLY DISPOSED OF OFF SITE
1-3a	FULL DEPTH REMOVAL OF ASPHALT (ALTERNATE 1)
1-3b	FULL DEPTH REMOVAL OF CONCRETE
1-4	DRIVE GATE TO BE REMOVED AND REUSED DURING CONSTRUCTION
1-5	EXISTING PARK MONUMENT SIGN; CITY TO REMOVE BEFORE CONSTRUCTION
1-6	ROAD SIGN TO BE REMOVED AND REUSED (TYPICAL)
1-7a	EXISTING LIGHT POLE TO BE RELOCATED BY OTHERS. NOT IN CONTRACT
1-7b	POTENTIAL LIGHT POLE RELOCATION. COORDINATE WITH CITY AND ELECTRIC COMPANY
1-8	REMOVE CHAIN LINK FENCE

EXISTING CONDITION LEGEND

SYMBOL	DESCRIPTION
○	TREE TO BE PROTECTED
▨	EXISTING PAVING TO BE REMOVED
▨▨	EXISTING ASPHALT TO BE REMOVED
▨▨▨	EXISTING TURF TO BE REMOVED
-----	CENTRAL WORK LIMITS
○○	TYP. EXISTING TREE
1-1	KEYNOTE REFERENCE
XXXXXX	EXISTING CHAIN LINK FENCE TO BE REMOVED

DEMOLITION NOTES:

1. INFORMATION PROVIDED ON THIS PLAN DOES NOT DELINATE ANY UNDERGROUND FOUNDATIONS OR OBJECTS THAT CURRENTLY MAYBE COVERED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF MATERIALS AS REQUIRED BY THE CITY OF TYLER.
3. CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL MEASURES PRIOR TO SITE WORK COMMENCEMENT.
4. IF QUANTITIES ARE SHOWN, THEY ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ACCURATELY GUARANTEE ALL QUANTITIES.
5. CONTRACTOR TO REMOVE PAVEMENT TO THE NEAREST JOINT. WHERE EXISTING CONCRETE AND PROPOSED CONCRETE MEET, THE CONTRACTOR IS TO PROVIDE AN EXPANSION JOINT UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO NOTIFY THE OWNER OF ANY SITE ELEMENTS SUCH AS TRASH RECEPTECLES, DRINKING FOUNTAINS, AND/OR SITE FURNISHINGS THAT MAY BE IN CONFLICT WITH CONSTRUCTION PRIOR TO BEGINNING ANY WORK.
7. CONTRACTOR'S WORK SHALL INCLUDE PAVEMENT REMOVAL AND PROPER LEGAL DISPOSAL OF DEBRIS REQUIRED FOR NEW WALKS, DRIVES, CURBS, GUTTERS AND OTHER PAVING AND CONCRETE FEATURES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION, INSPECTION AND TESTING REQUIRED BY THE OWNER AND/OR THE CITY OF TYLER.
8. CONTRACTOR TO LOGICALLY SEQUENCE THE DEMOLITION AND CONSTRUCTION PROGRESSION IN A WAY THAT IS LEAST DISRUPTIVE AND WITH PUBLIC SAFETY AS A PRIORITY. PROVIDE BARRICADES AND ALL MEANS AND METHODS TO PROTECT THE SAFETY OF THE PUBLIC.
9. CONTRACTOR TO PROVIDE SURVEY OF WORK AREA TO LEGALLY FIND ALL BOUNDARIES, RIGHT OF WAY, EASEMENTS, & OTHER RELATIVE FEATURES BEFORE CONSTRUCTION. (SEE BID ITEM 1)
10. PERIMETER EROSION CONTROL BMPs SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION.



SCALE 1" = 20'-0"
FULL SIZE SHEET



SCALE 1" = 40'-0"
HALF SIZE SHEET

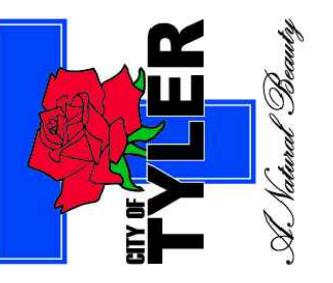
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EXISTING CONDITIONS AND DEMOLITION

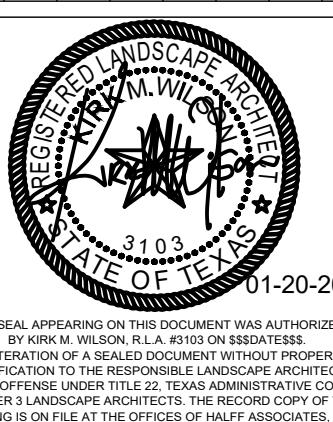
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LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX



Revision	No.	Date	Description

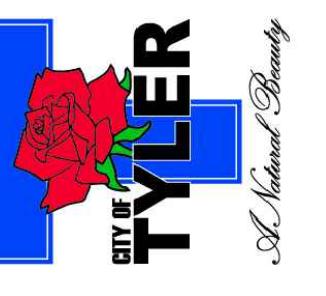


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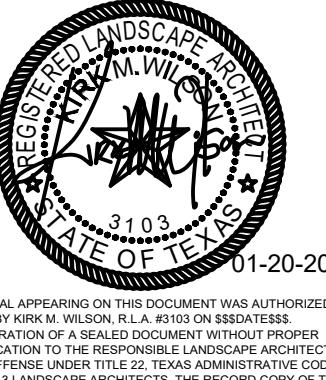
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1201 NORTH BROADWAY, AUSTIN, TEXAS 78701.
TELEPHONE (512) 477-1200. FAX (512) 477-1201.

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TELEPHONE (512) 477-1200



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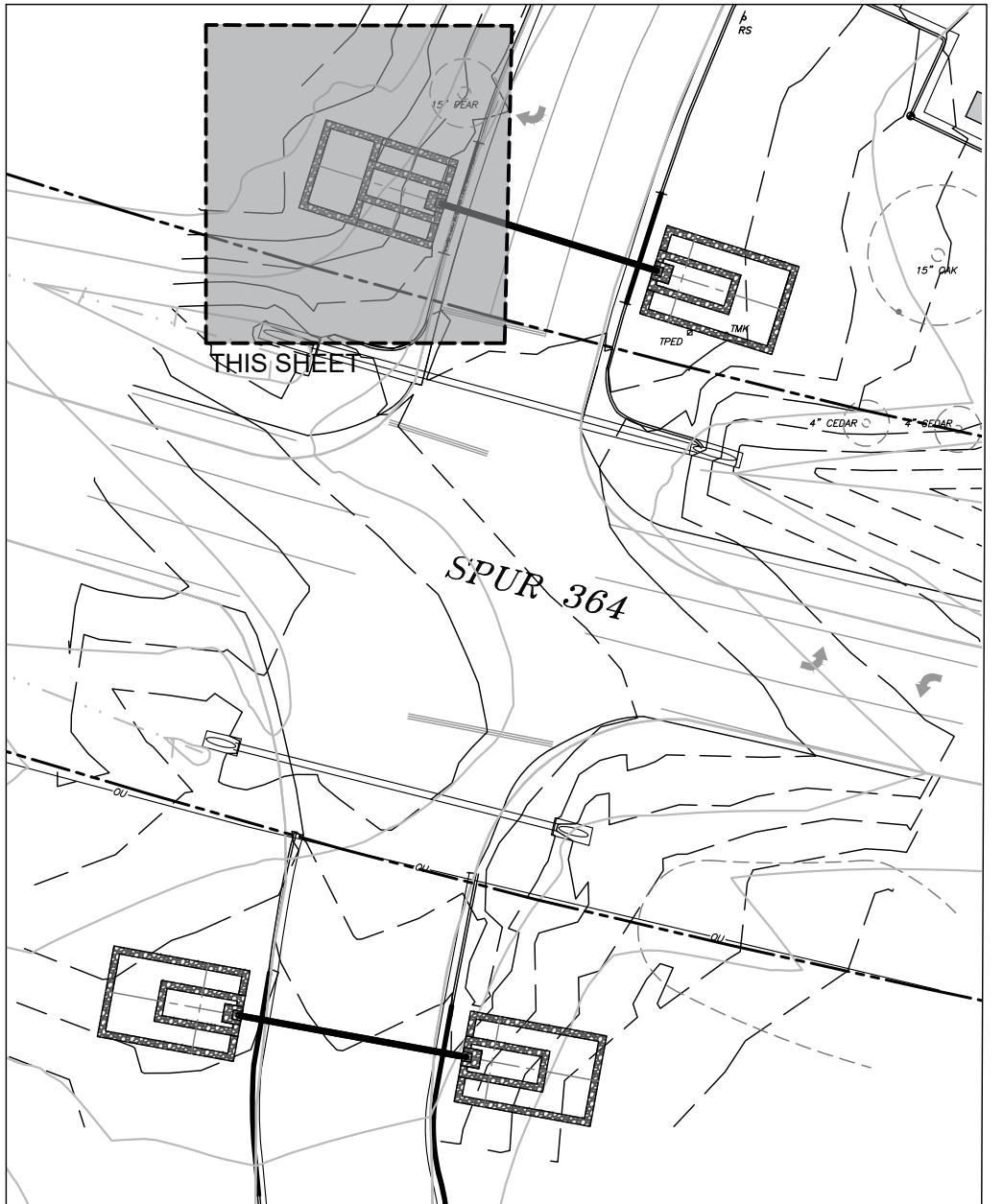


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Sheet Number:	L3.01

KEY MAP



GRADING AND DRAINAGE NOTES

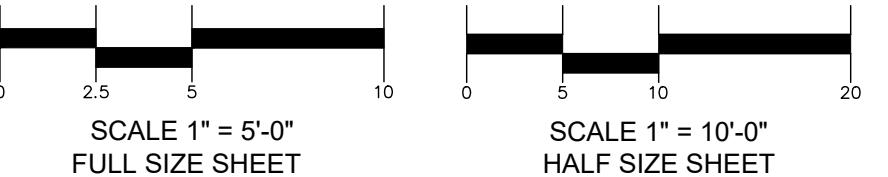
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INCLUDE EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF WORK.
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5. TURF AREAS SHALL HAVE MAXIMUM SLOPE OF 3:1. PLANTING BED AREAS SHALL HAVE MAXIMUM SLOPE OF 2:1.
6. ALL DISTURBED AREAS TO BE SODDED WHEN CONSTRUCTION HAS ENDED.

LEGEND

PROPOSED CONTOUR	-----
EXISTING CONTOUR	-----
X - Spot Elevation	
TC - Top of Curb	
BC - Bottom of Curb	
XTC - Existing Top of Curb	
XBC - Existing Bottom of Curb	
TW - Top of Wall	
BW - Bottom of Wall	
TA - Top of Asphalt	

1 NORTH WEST - GRADING PLAN

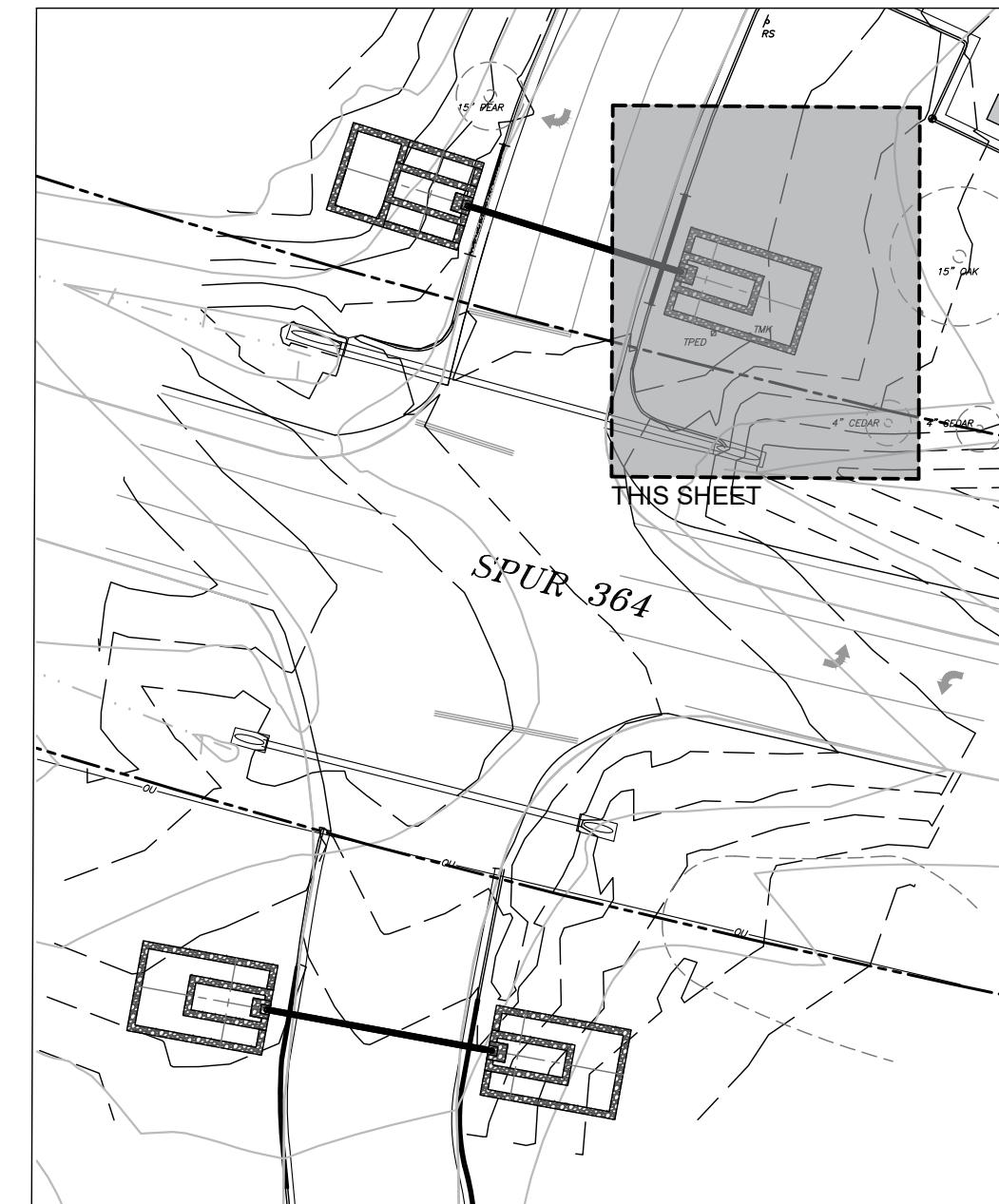
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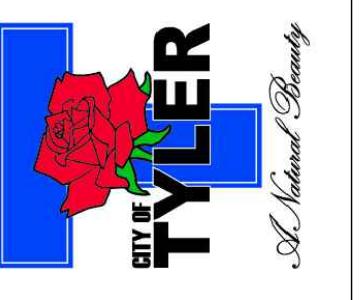
L3.01

Sheet Number

KEY MAP



LINDSEY PARK GCAA IMPROVEMENTS CONSTRUCTION DOCUMENTS TYLER, TX



Revision No.	Date	Description

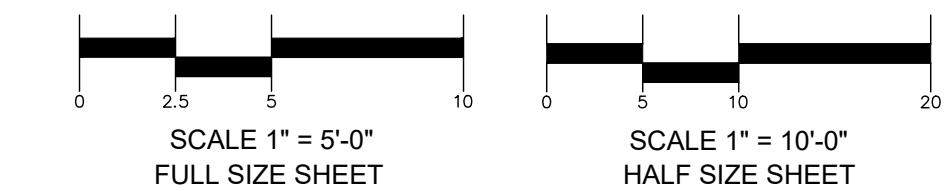
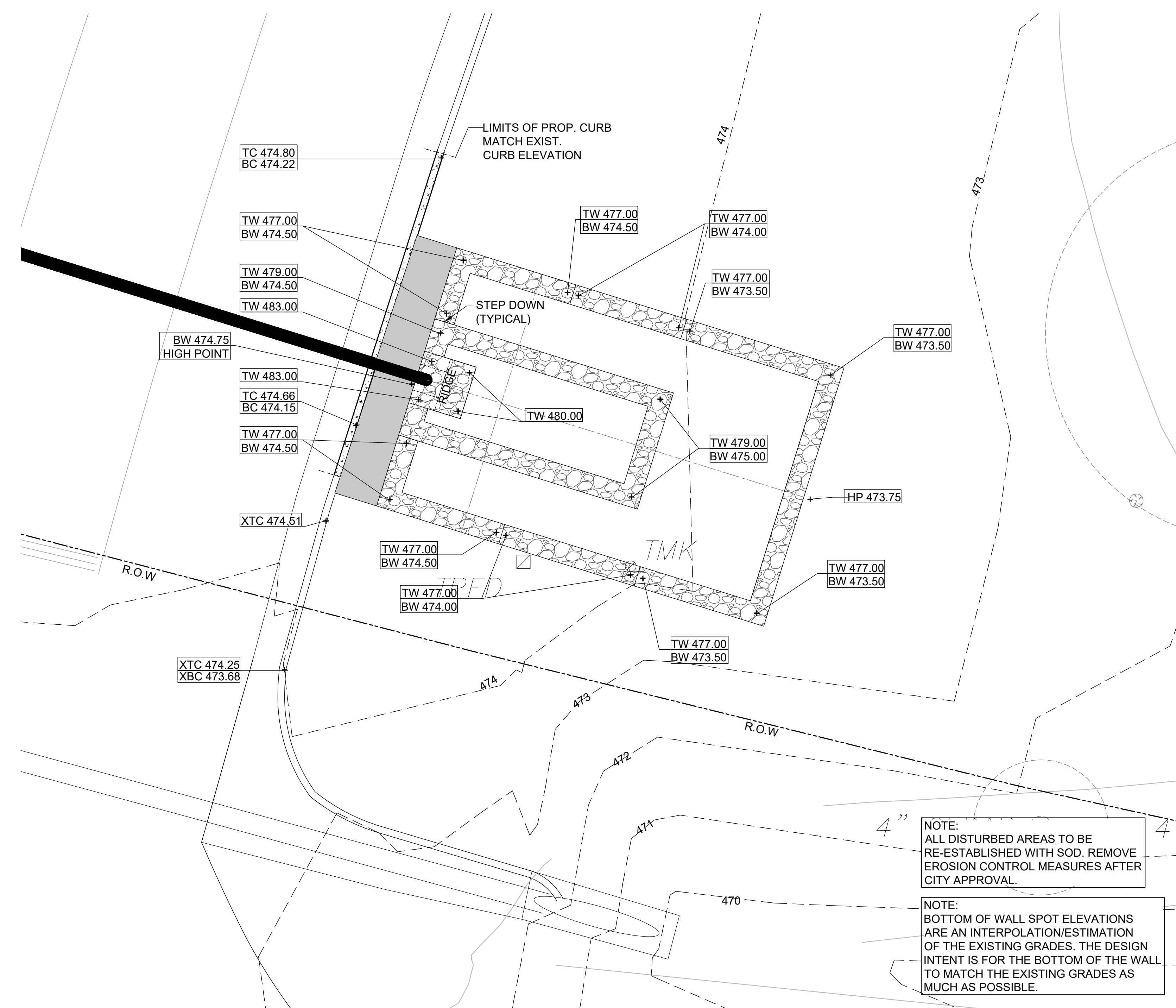


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Project No.:	47406
Issued:	JANUARY 2023
Drawn By:	CP
Checked By:	KMW
Scale:	AS SHOWN
Sheet Title:	GRADING PLAN
Sheet Number:	L3.02

1 NORTH EAST - GRADING PLAN

SCALE: 1" = 5'-0"

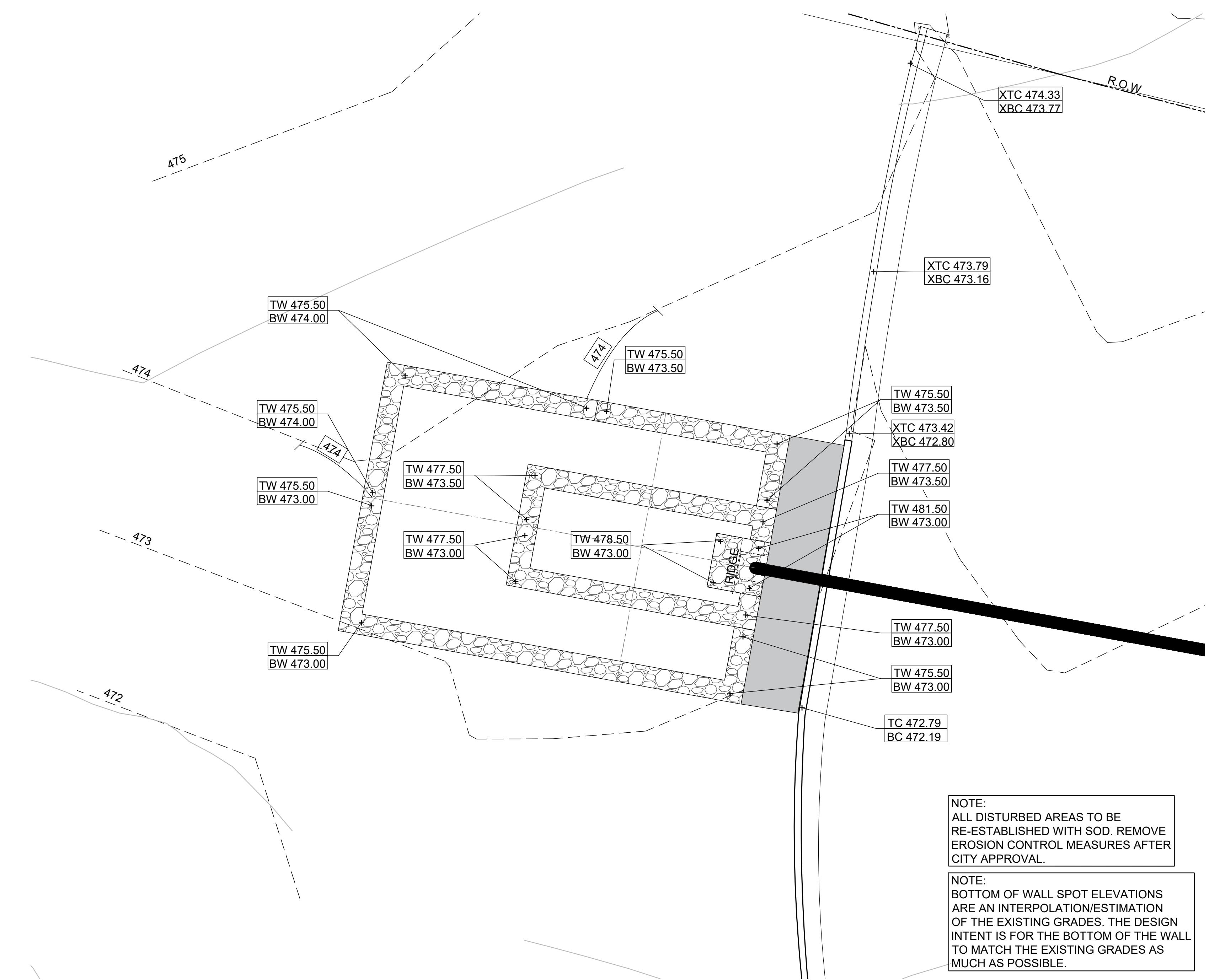


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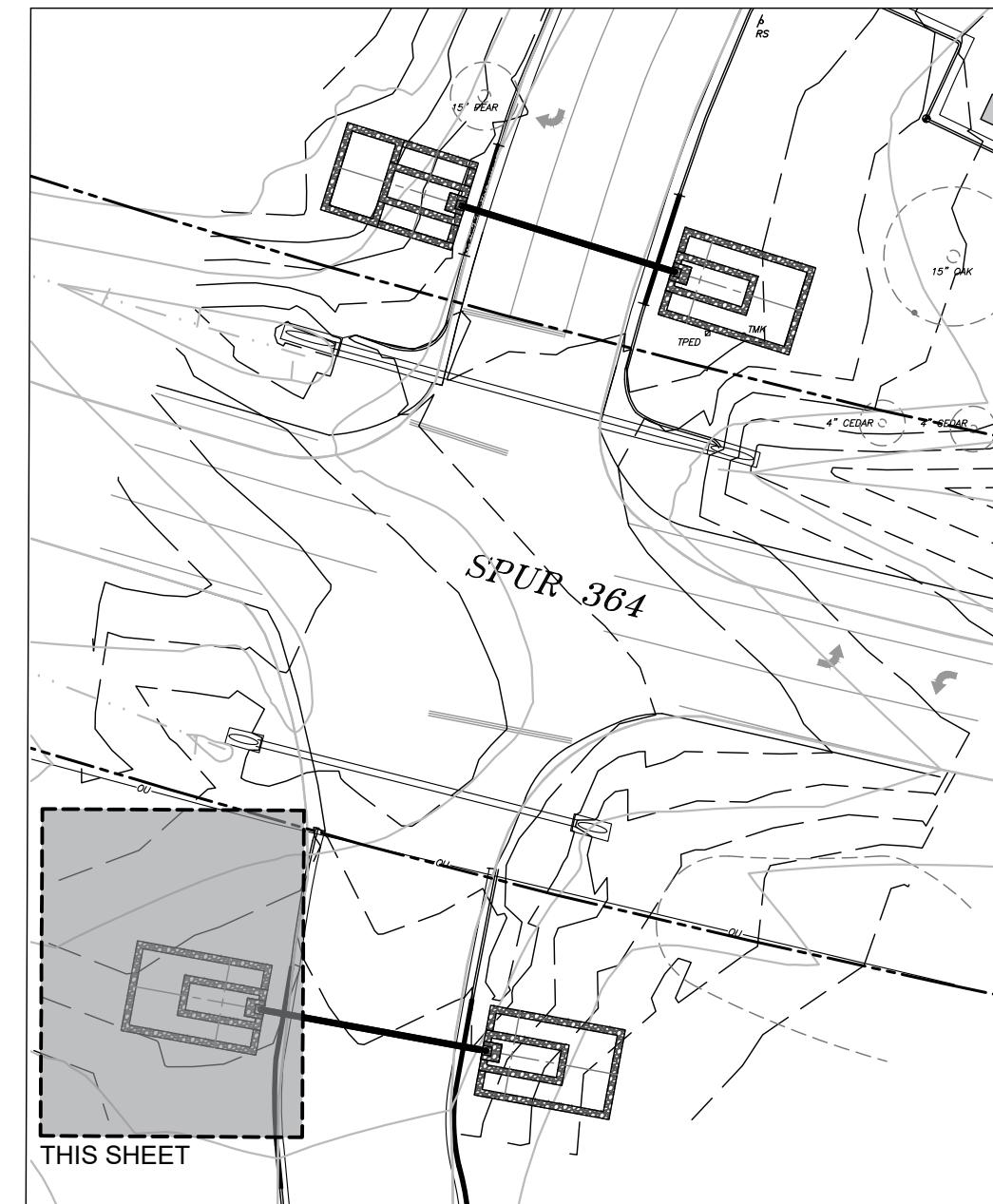
FULL SIZE SHEET

L3.02

Sheet Number



KEY MAP



GRADING AND DRAINAGE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS TO INCLUDE EXCAVATION, FILL, GRADING, AND WORK FROM PREVIOUS AND ONGOING CONTRACTS IN THE FIELD. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH THAT PORTION OF WORK.
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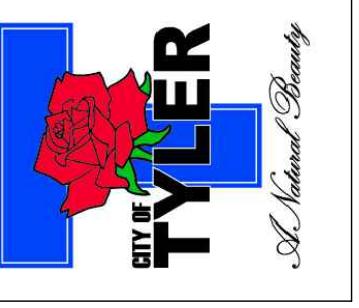
LEGEND

PROPOSED CONTOUR	—
EXISTING CONTOUR	-----
X - Spot Elevation	
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XBC - Existing Bottom of Curb	
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SCALE 1" = 5'-0"
FULL SIZE SHEET

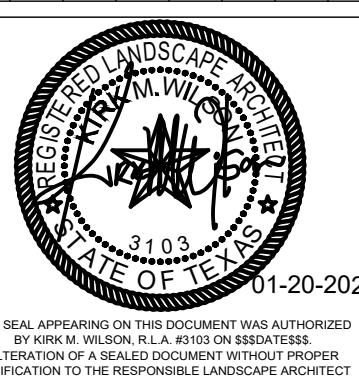
SCALE 1" = 10'-0"
HALF SIZE SHEET

LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX



HALFF
4000 COTSH CREEK BLVD
FORT WORTH, TX 76137-2720
TEL (817) 847-4422
FAX (214) 739-4056

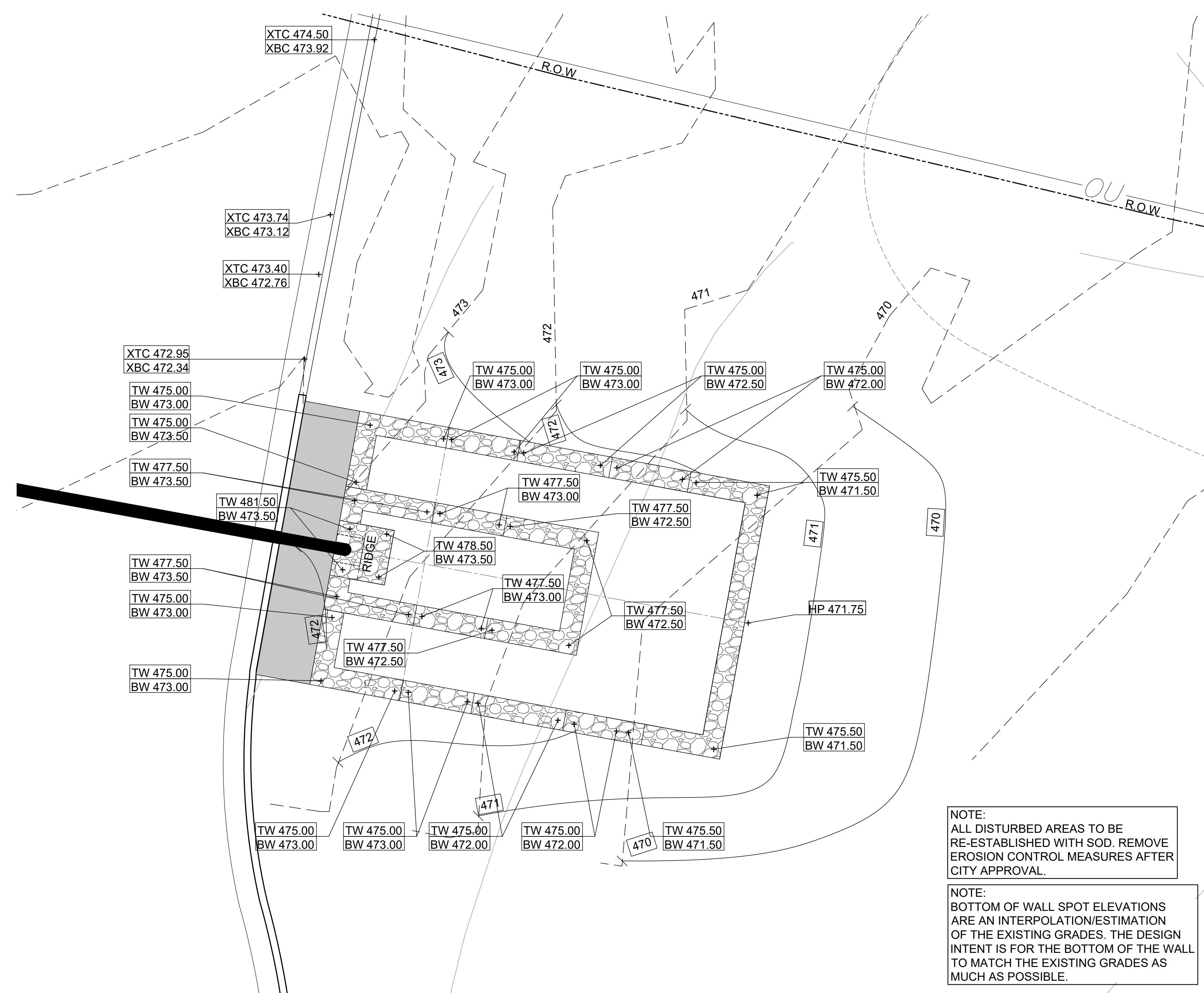
Revision No.	Date	Description



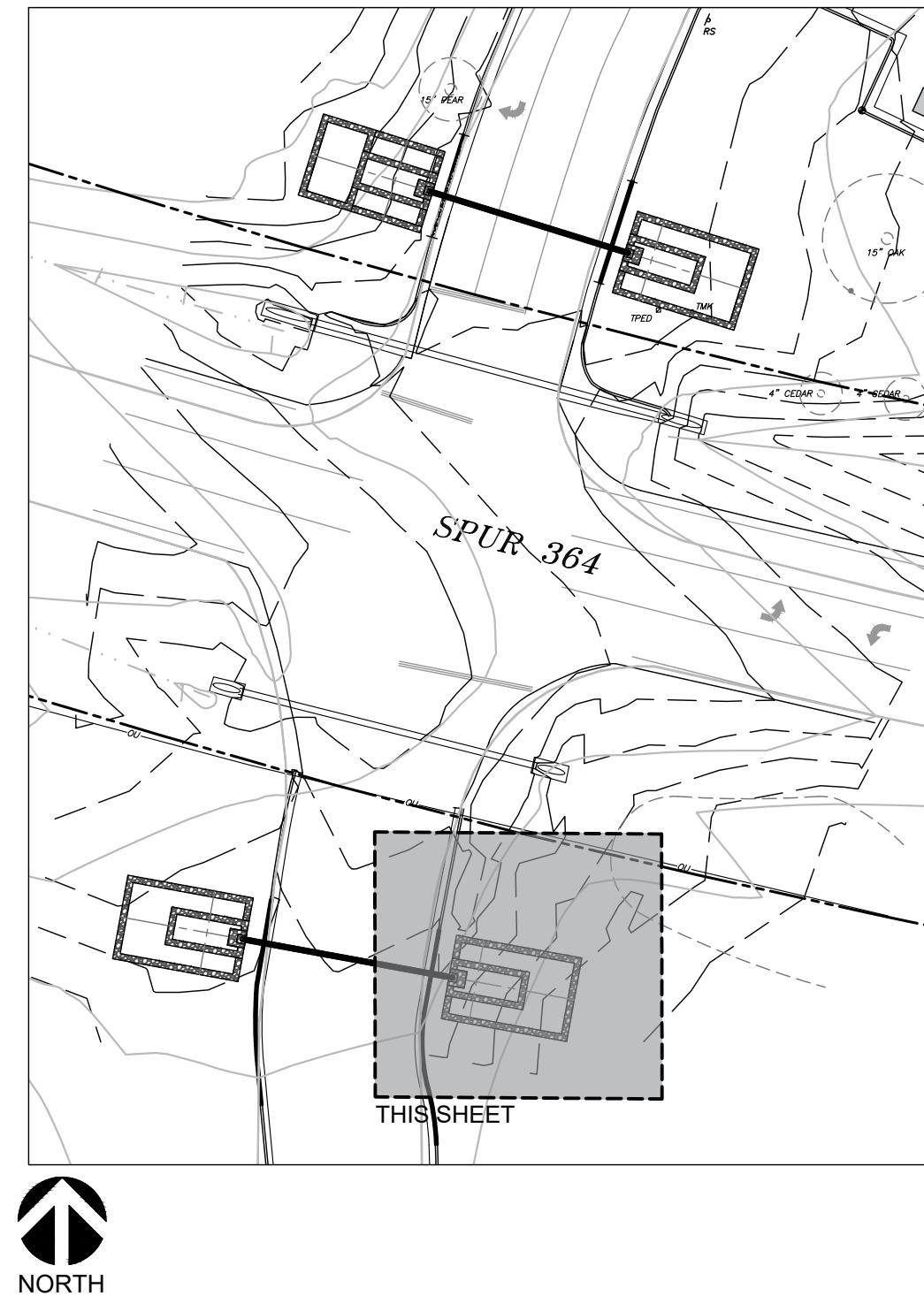
01-20-2023

Project No.: 47406
Issued: JANUARY 2023
Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title
GRADING PLAN

L3.03
Sheet Number



KEY MAP

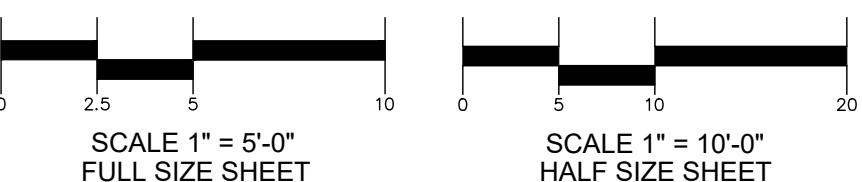


GRADING AND DRAINAGE NOTES

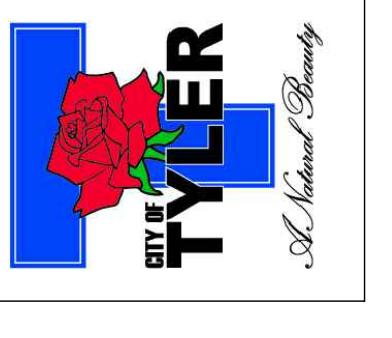
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LEGEND

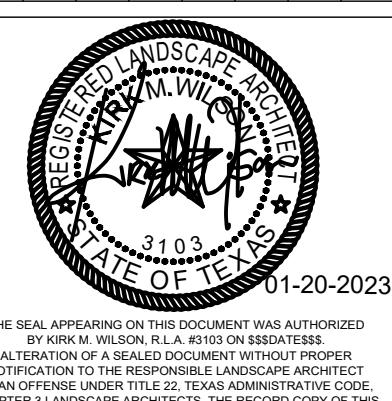
PROPOSED CONTOUR
 EXISTING CONTOUR
 X - Spot Elevation
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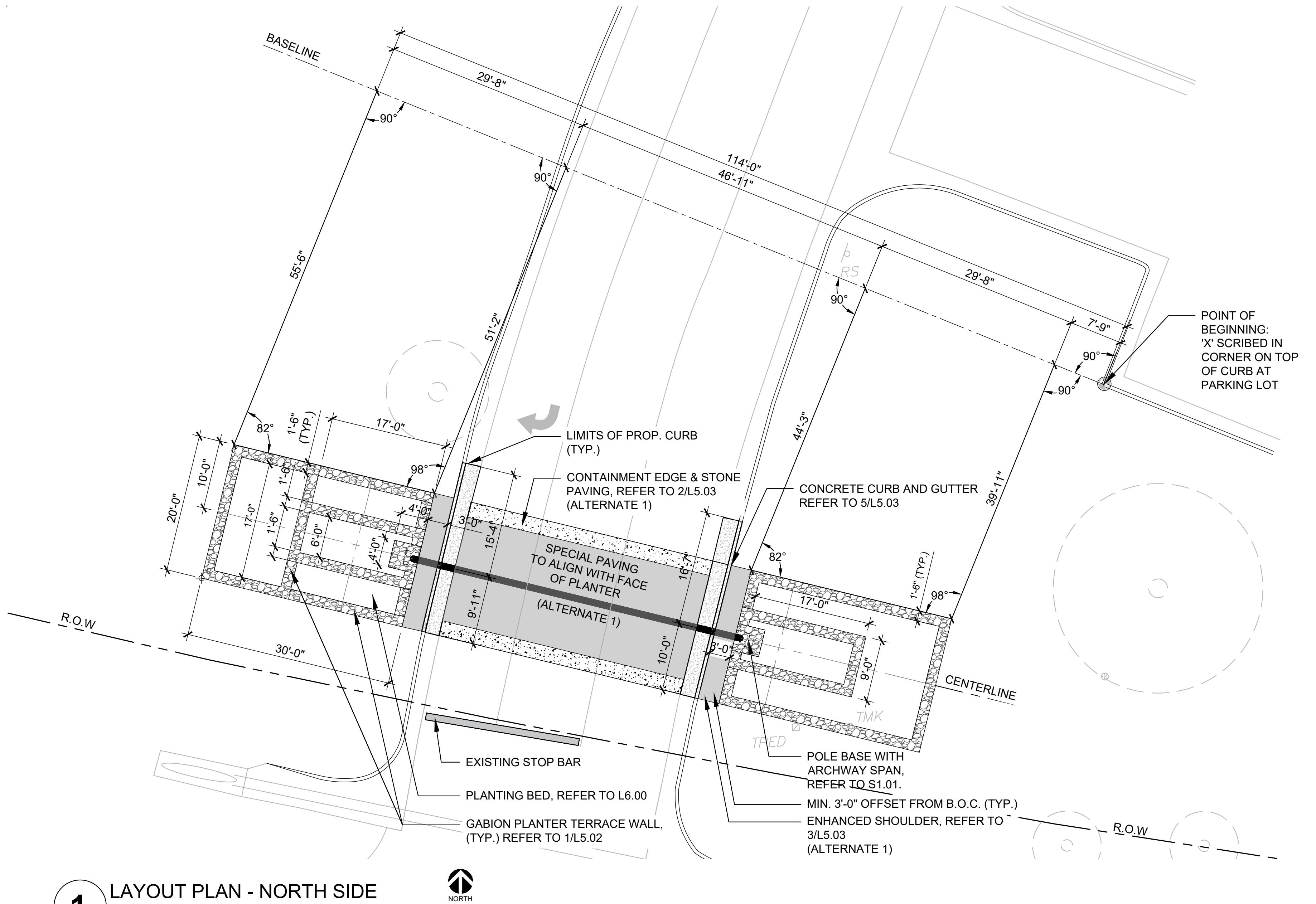
LINDSEY PARK
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Revision No.	Date	Description



Project No.:	47406
Issued:	JANUARY 2023
Drawn By:	CP
Checked By:	KMW
Scale:	AS SHOWN
Sheet Title:	GRADING PLAN
Sheet Number:	L3.04



1

SCALE: 1" = 10'-0"

The North logo, which consists of a stylized arrow pointing upwards and to the right, enclosed within a circle. Below the logo, the word "NORTH" is printed in a bold, sans-serif font.

LAYOUT NOTES

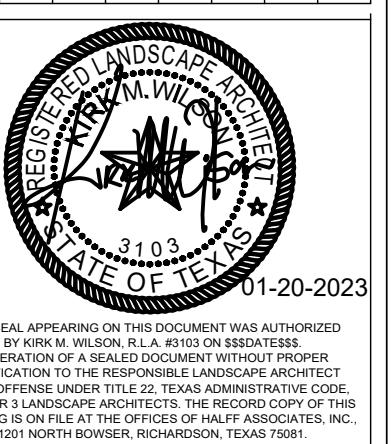
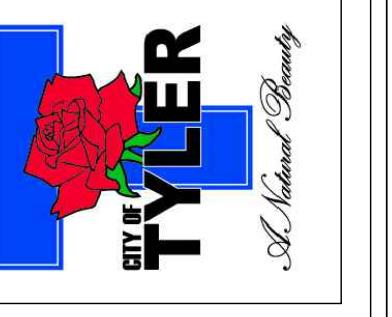
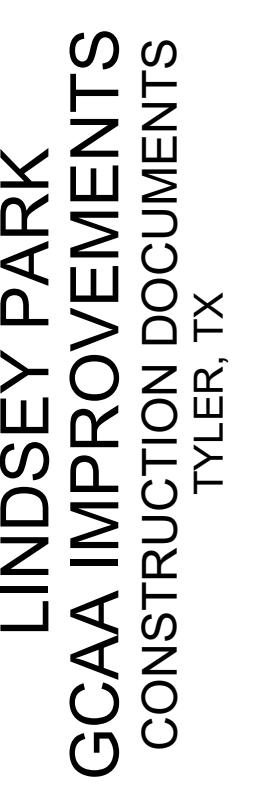
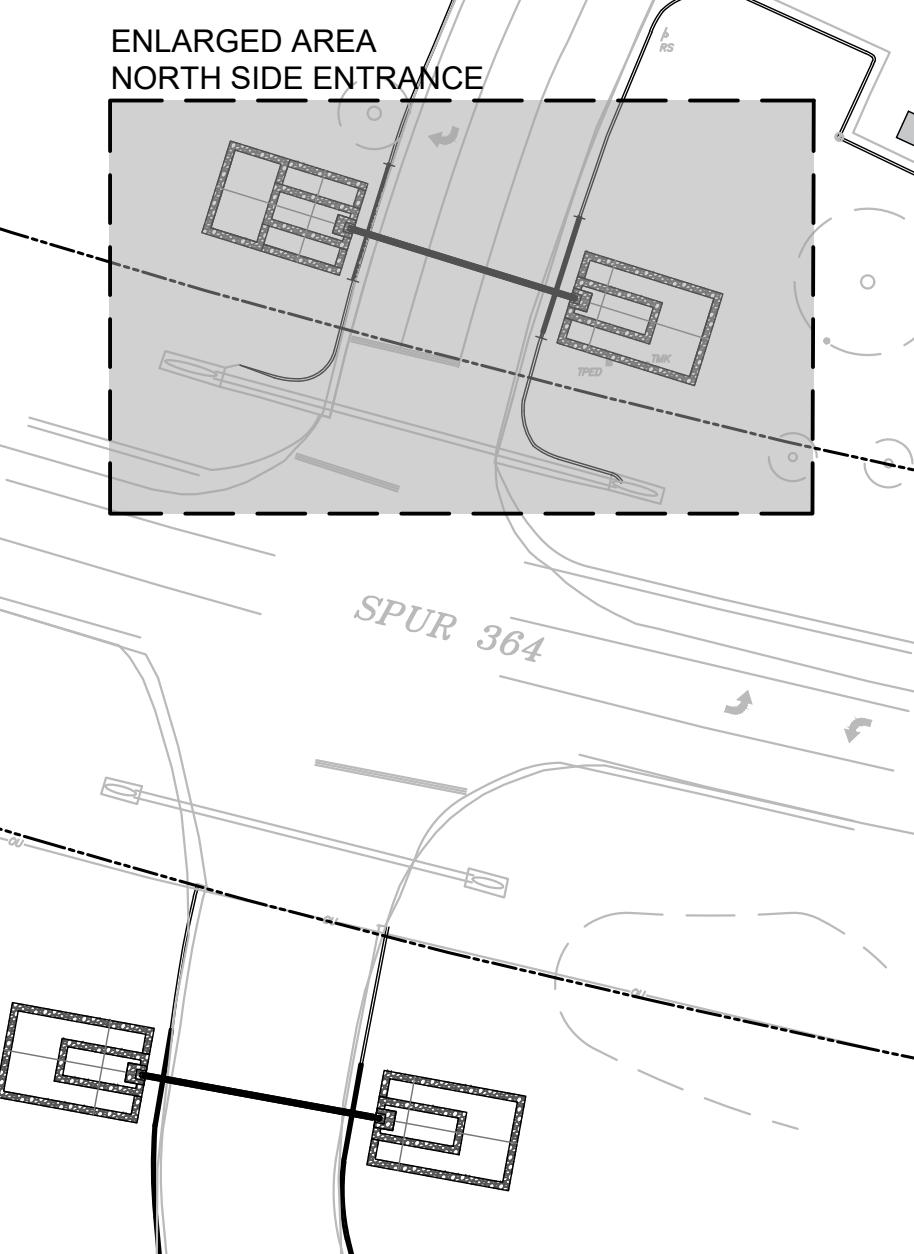
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3. CONTRACTOR SHALL REQUEST A FIELD REVIEW BY THE CITY REPRESENTATIVE OF ALL FORMWORK OR A TYPICAL PORTION OF FORMWORK REPRESENTING SIMILAR WORK. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY REPRESENTATIVE OF ALL FORMWORK FOR FLATWORK AND WALL WORK PRIOR TO CONCRETE POURING.
4. CONTRACTOR SHALL COORDINATE ALL LAYOUT WORK POINTS, MONUMENTS, GRID LINES, AND CONTROLS, AMONG ALL TRADES; SPECIFICALLY, BUT NOT LIMITED TO, SITE FORMATION, FLATWORK, AND WALL WORK.
5. CONTRACTOR SHALL REFER TO HARDSCAPE OR LAYOUT PLAN(S) FOR ALL FLATWORK AND WALL WORK JOINT LOCATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS VERIFYING JOINT LAYOUT PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE TRUE, STRAIGHT AND IN PROPER ALIGNMENT

NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR TO BASELINE UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO STAKE ALIGNMENT OF ALL HARDCAPES ELEMENTS APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FORM BOARD INSTALLATION.
3. CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE SURVEY, PLANS, AND EXISTING FIELD CONDITIONS.
4. CONTRACTOR TO REGRADE, REPAIR, AND REPLACE WITH SOD OF LIKE KIND ALL EXISTING TURF AREA DISTURBED BY CONSTRUCTION



KEY MAP



ect No.: 47406
ed: JANUARY 2023
wn By: CP
cked By: KMW
e: AS SHOWN
et Title
ORTH LAYOUT PLAN

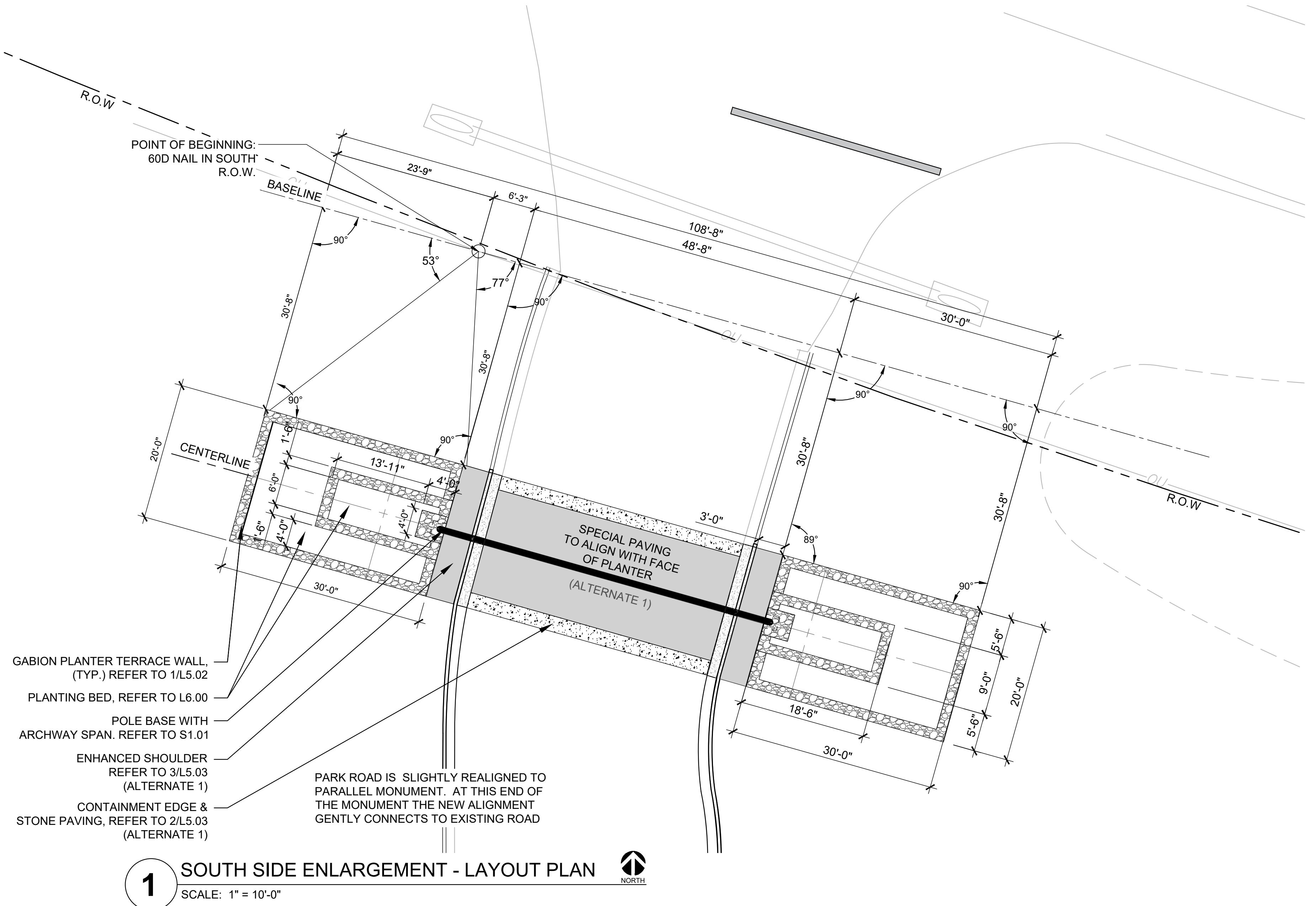
L4.00

The figure consists of two horizontal scale bars. The left bar, labeled 'FULL SIZE SHEET', has tick marks at 5, 10, and 20 inches. The right bar, labeled 'HALF SIZE SHEET', has tick marks at 0, 10, 20, and 40 inches. Below each bar is a text label: 'SCALE: 1" = 10'-0"' for the left bar and 'SCALE: 1" = 20'-0"' for the right bar.

20 40
SCALE: 1" = 20'-0"
F SIZE SHEET

4.00

Set Number



LAYOUT NOTES

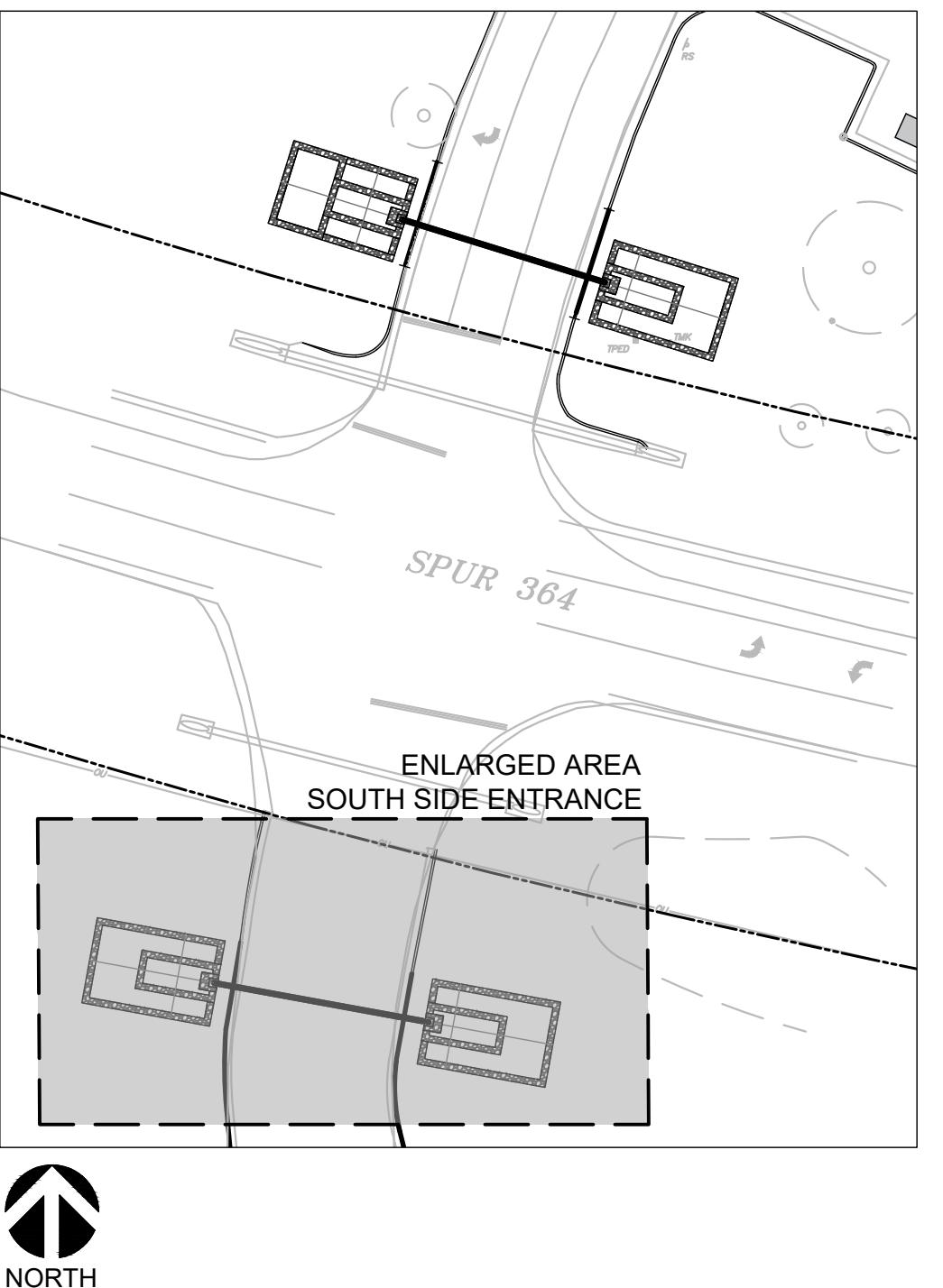
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- CONTRACTOR SHALL ERECT AND INSTALL ALL WORK LEVEL, PLUMB, SQUARE, TRUE, STRAIGHT, AND IN PROPER ALIGNMENT.

NOTES

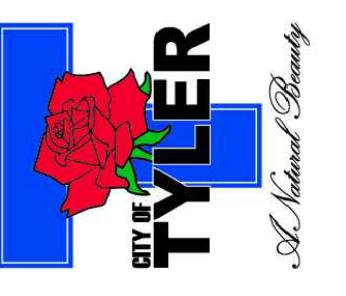
- NO DIMENSIONS ARE ADJUSTABLE WITHOUT THE REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT UNLESS NOTED [+/-] FV (FIELD VERIFY).
- ALIGN MEANS ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- ALL ANGLES ARE ASSUMED TO BE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALL CURVES FOR PAVING, BANDS, PATHS, EDGING, AND HEADER BOARDS SHALL BE ALIGNED IN A SMOOTH AND CONTINUOUS FASHION AND SHALL MEET ADJACENT SURFACES AT 90 DEGREES, UNLESS OTHERWISE INDICATED. ALL WALK RADII AND CURVES SHALL BE SMOOTH AND CONTINUOUS WITHOUT ABRUPT CHANGES OR BENDS UNLESS OTHERWISE SHOWN.

- ALL DIMENSIONS ARE SHOWN PERPENDICULAR TO BASELINE UNLESS NOTED OTHERWISE.
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KEY MAP

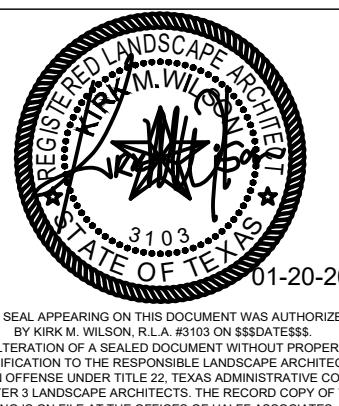


LINDSEY PARK
GCAA IMPROVEMENTS
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TYLER, TX



HALFF
4000 CREEK CREEK BLVD
FORT WORTH, TX 76137-2720
TEL (817) 847-4422
FAX (214) 739-4056

Revision No.	Date	Description



01-20-2023
THE SEAL APPLIED TO THIS DOCUMENT WAS AUTHORIZED
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Project No.:	47406
Issued:	JANUARY 2023
Drawn By:	CP
Checked By:	KMW
Scale:	AS SHOWN
Sheet Title:	SOUTH LAYOUT PLAN
	L4.01
Sheet Number:	

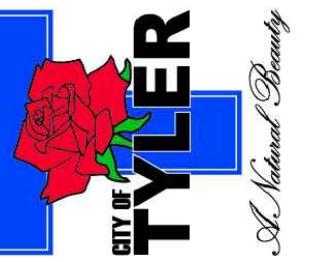
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FULL SIZE SHEET

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SCALE: 1" = 20'-0"
HALF SIZE SHEET

L4.01

Sheet Number

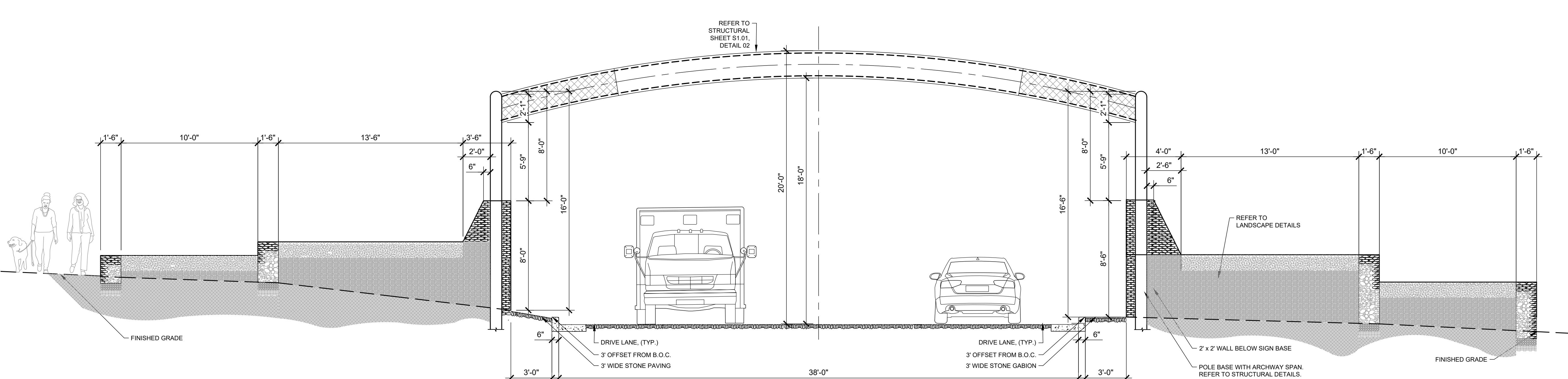
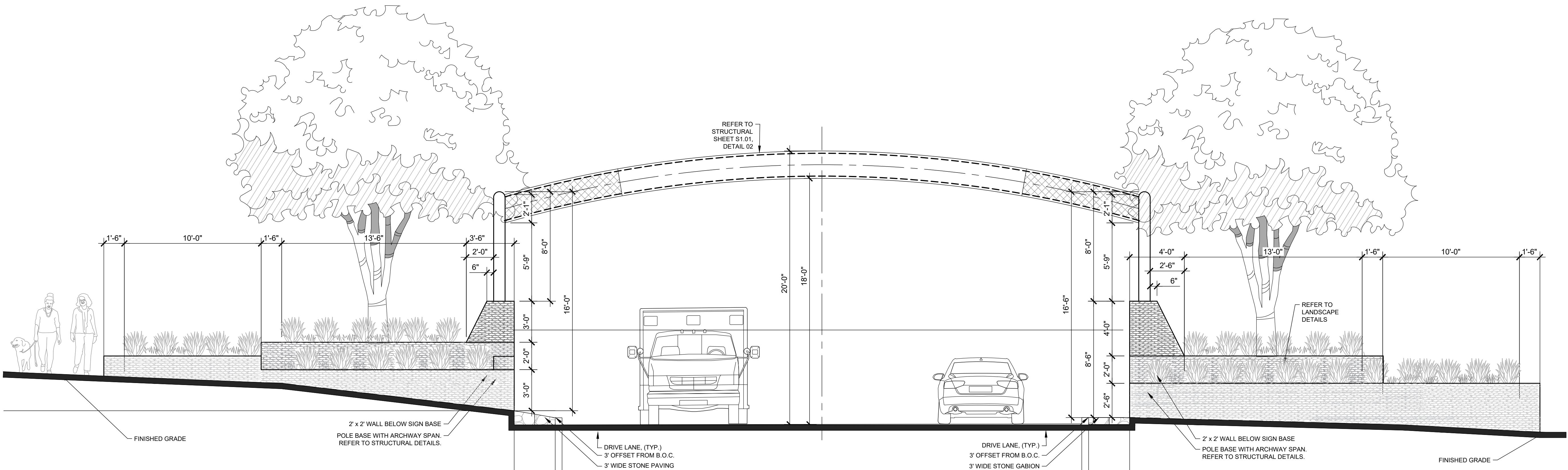
LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX



Project No.: 47406
Issued: JANUARY 2023
Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title
SITE IMPROVEMENT DETAILS

L5.00

Sheet Number



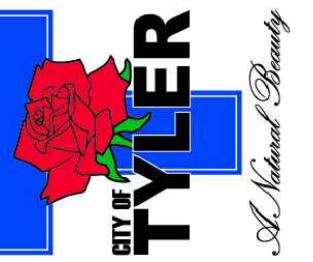
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HALFF ASSOCIATES, INC. FOR THE RESPONSIBLE ARCHITECT
IN AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE,
CHAPTER 13, SECTION 13.05. NO PRACTICE LICENSE IS REQUIRED FOR THIS
DRAWING AS IT IS THE OFFICES OF HALFF ASSOCIATES, INC.,
1201 NORTH BROADWAY, SUITE 200, AUSTIN, TEXAS 78701.
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Project No.: 47406
Issued: JANUARY 2023
Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title
SITE IMPROVEMENT DETAILS

L5.00

Sheet Number

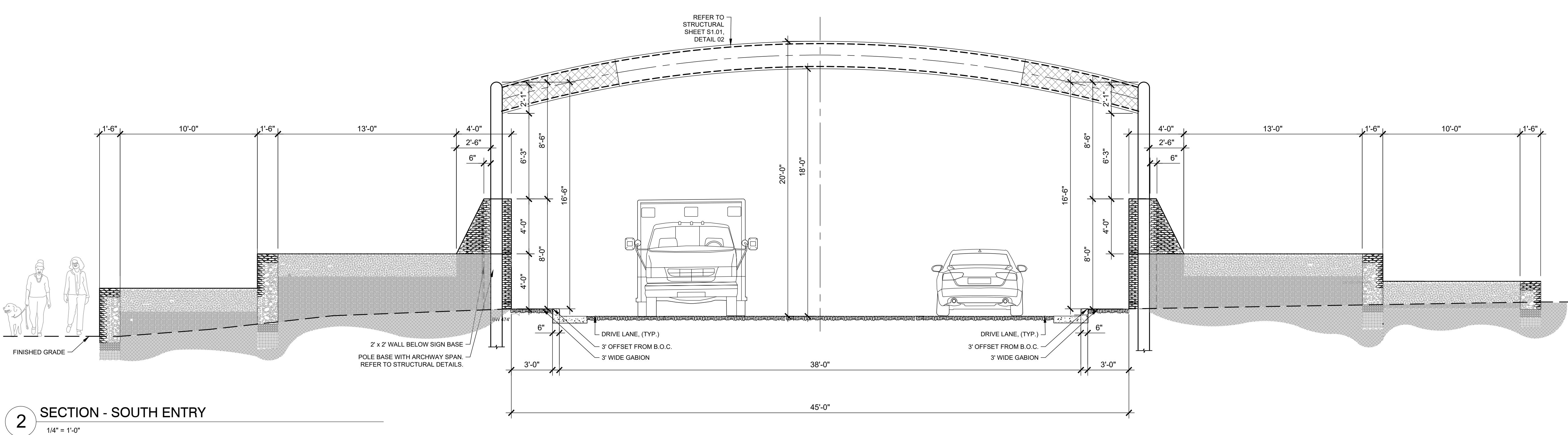
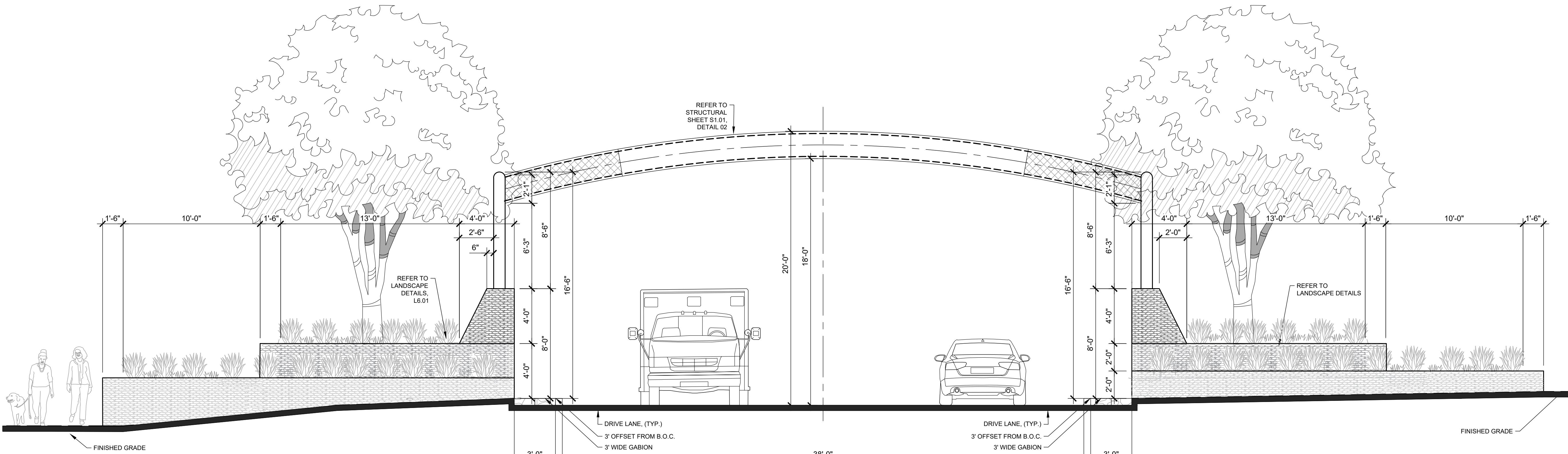
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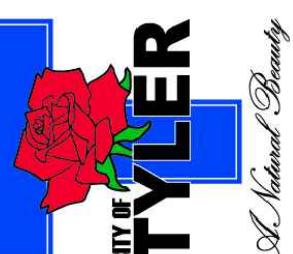
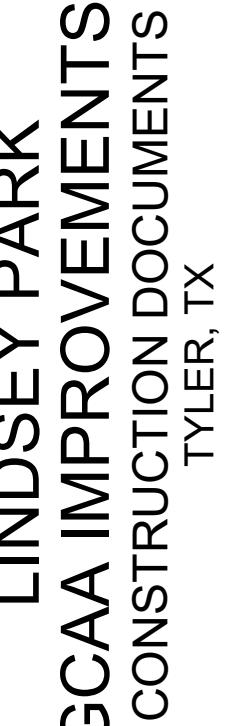
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Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title
SITE IMPROVEMENT DETAILS

L5.01

Sheet Number



3103
L5.01
101-2023
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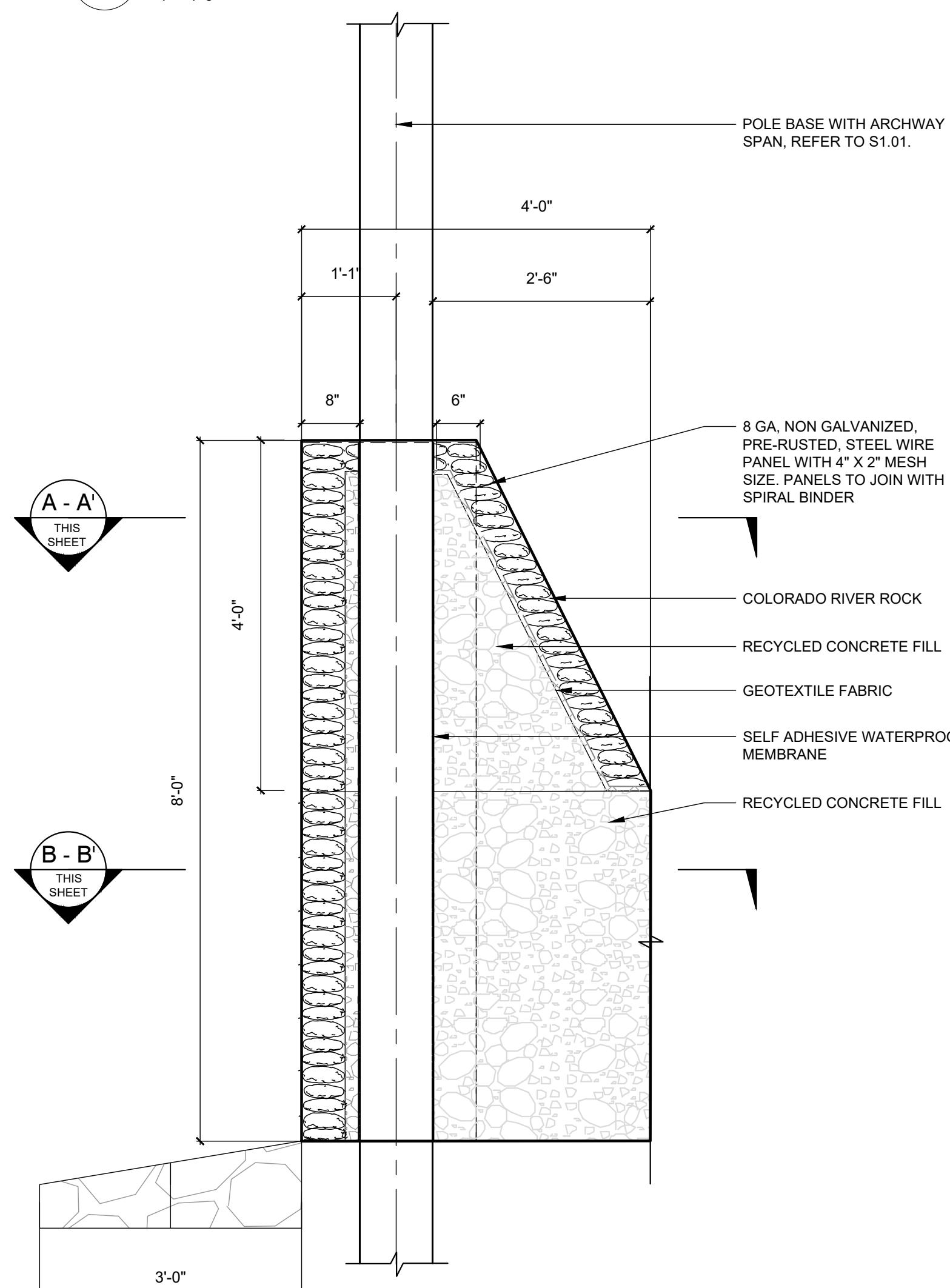


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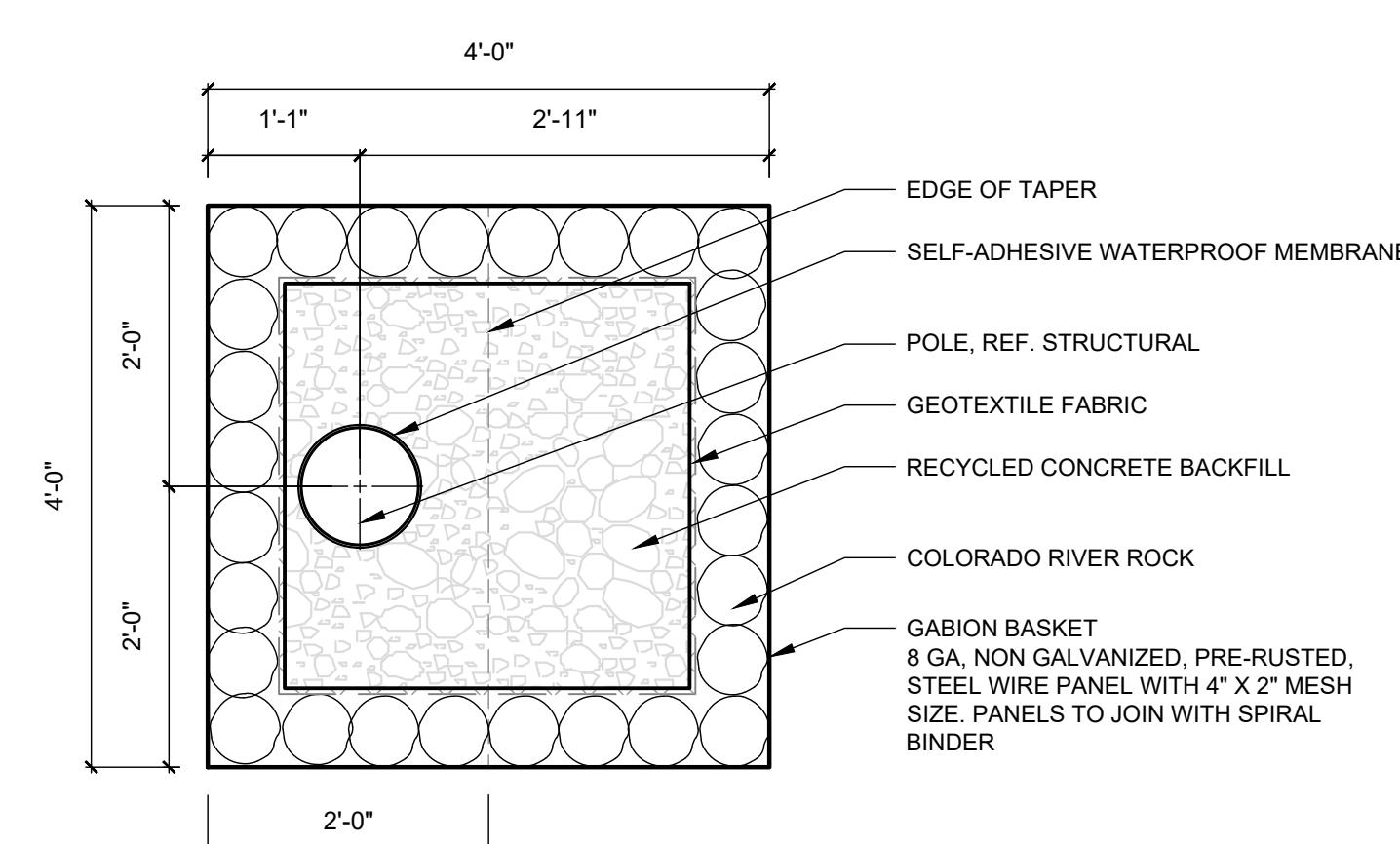
DOUG COOMER GREEN DEV.
1001 WORTWORTH, TX 76113-2720
TEL (817) 847-1422
FAX (214) 739-0095

1 GABION PLANTER WALLS



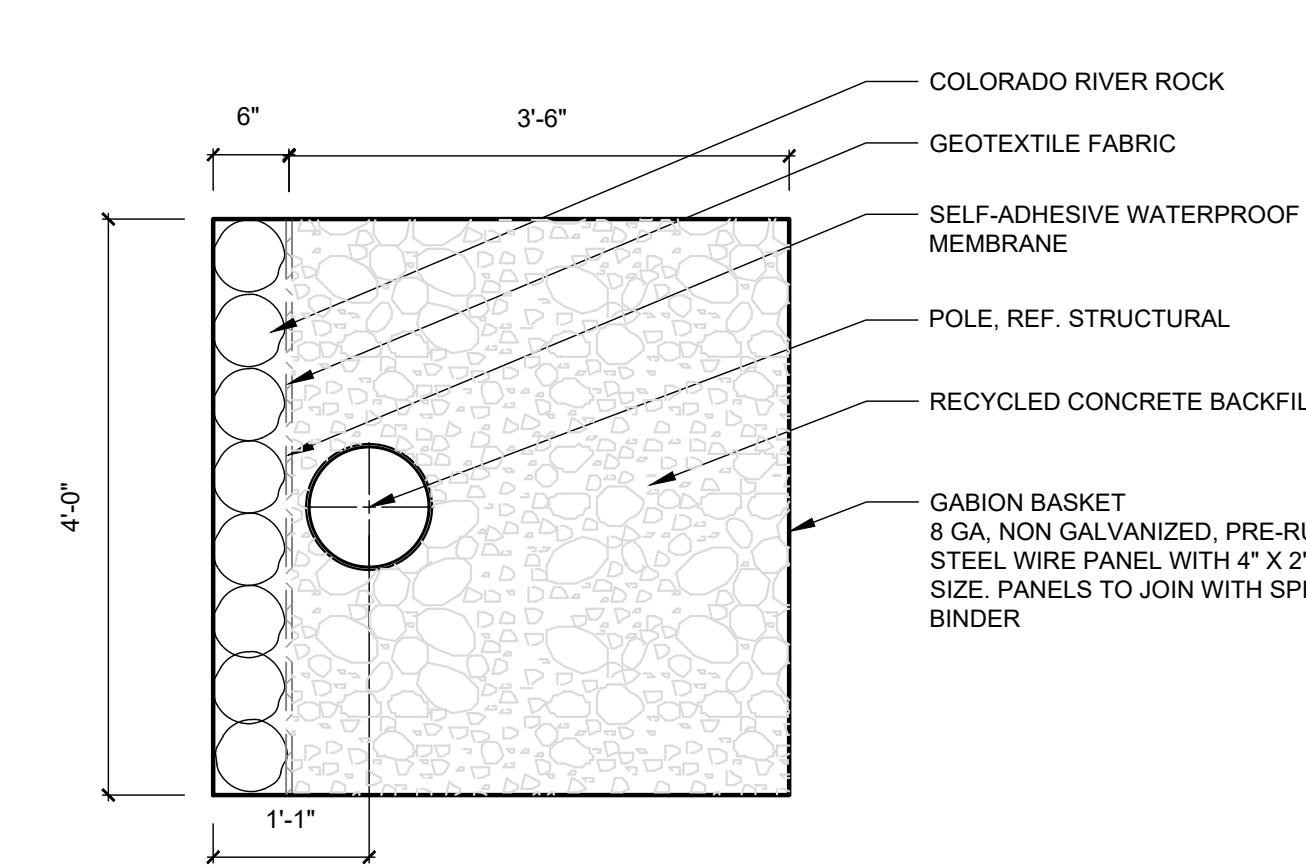
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1" = 1



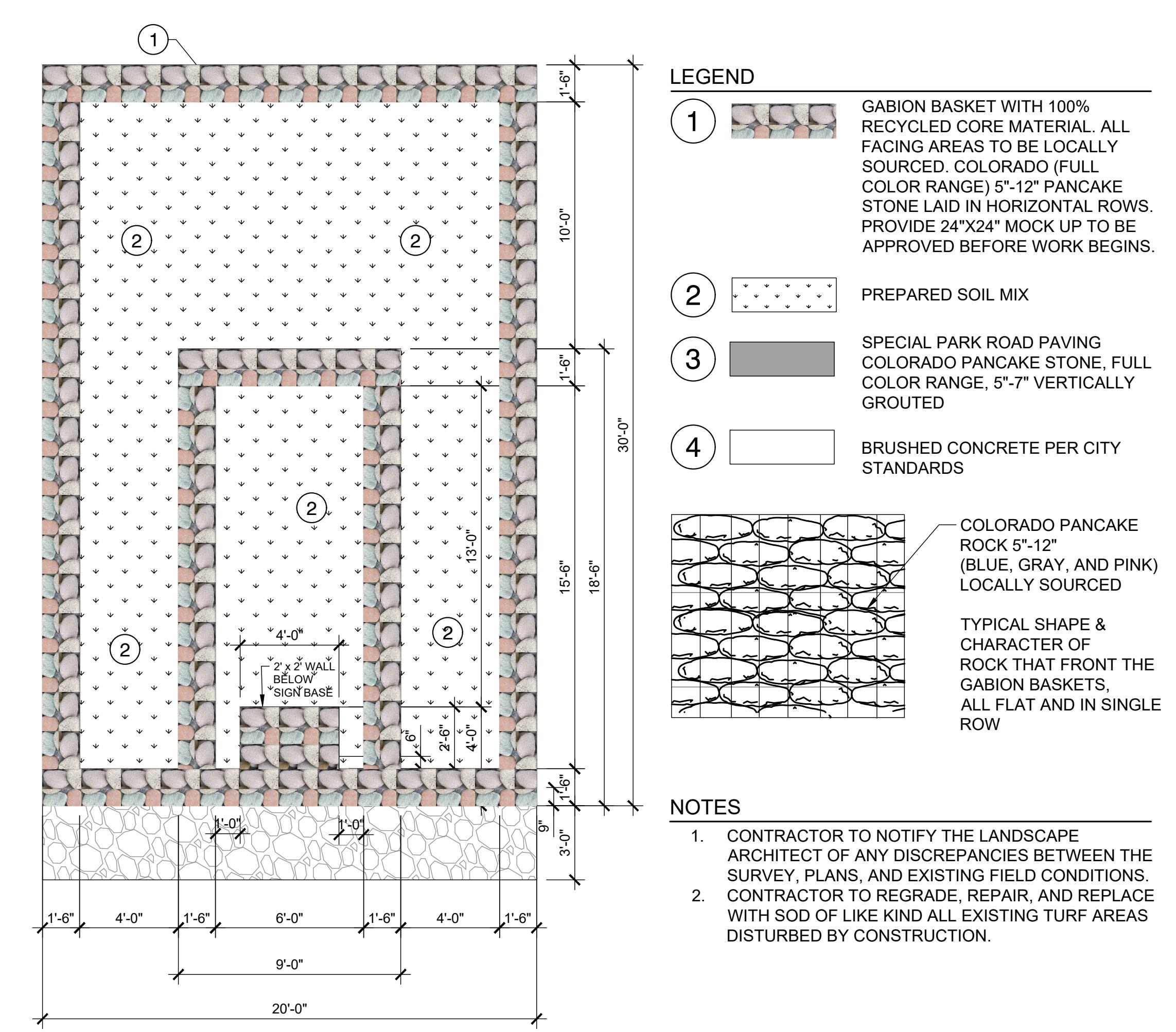
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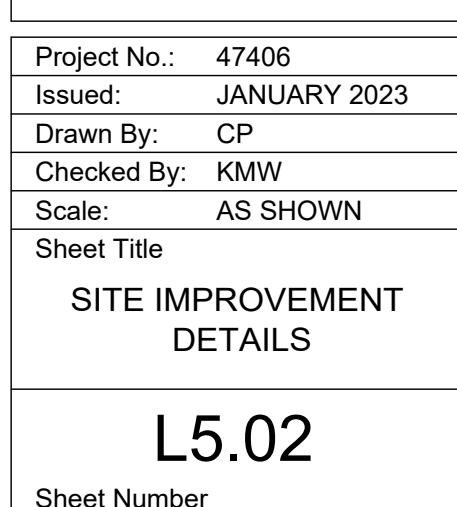
1 DECORATIVE COLUMN WRAP

3/4" = 1'-0"

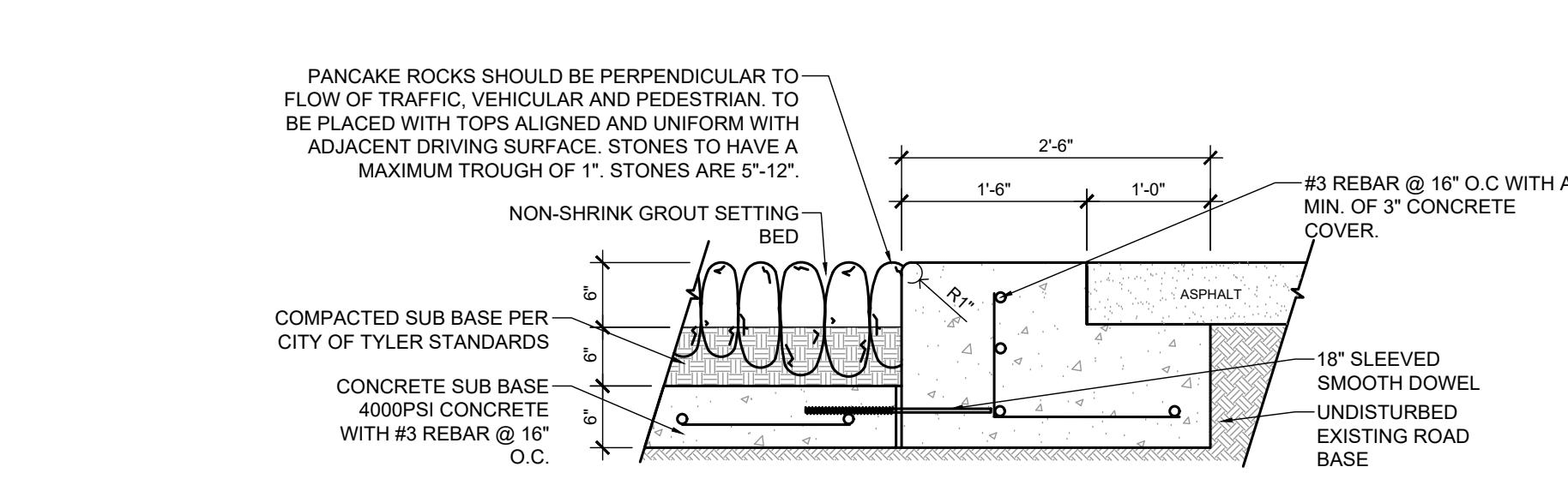
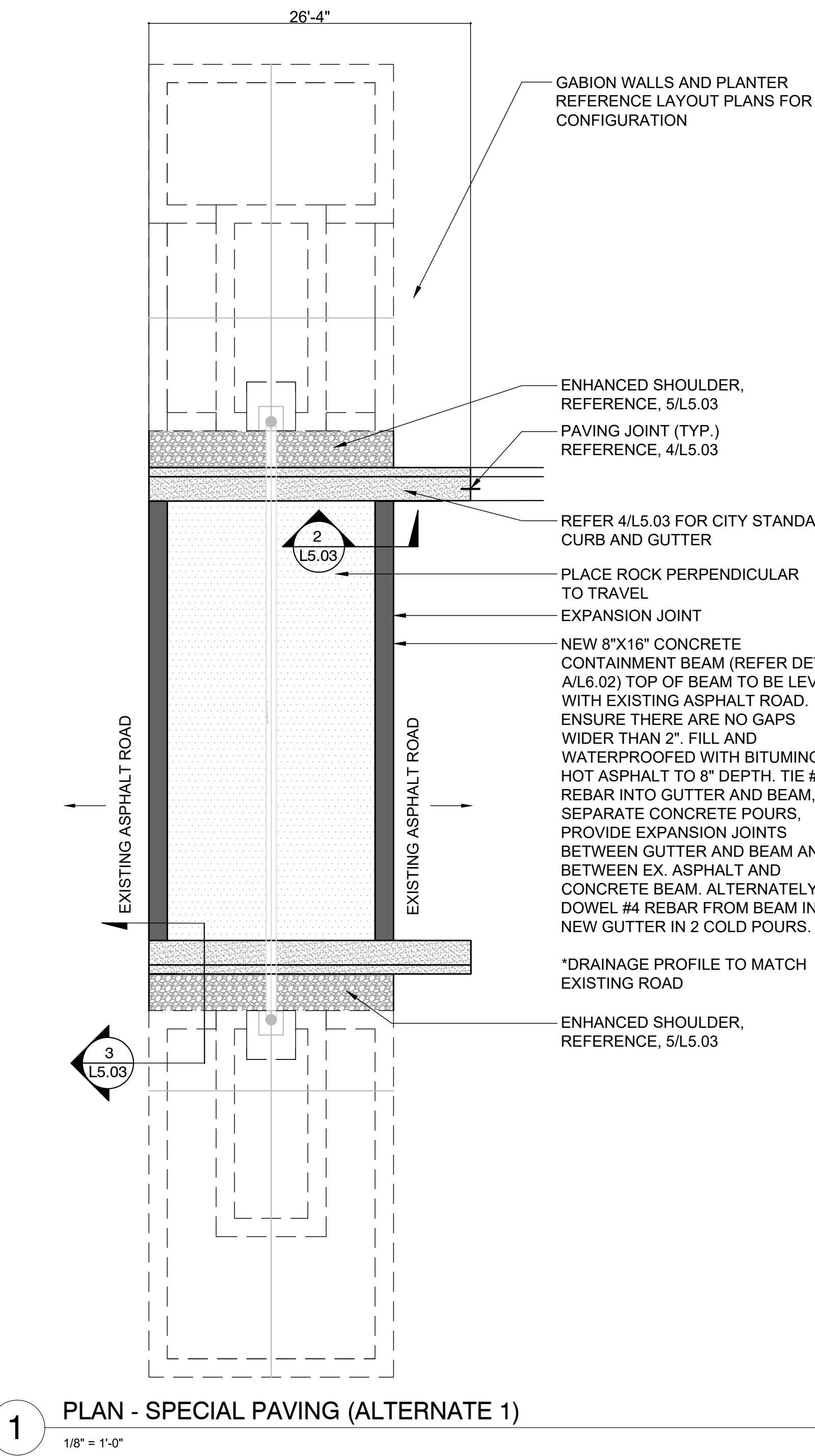
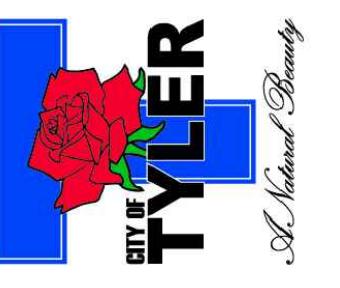


4 PLAN: GABION PLANTER

1/4" = 1



INTRODUCTION

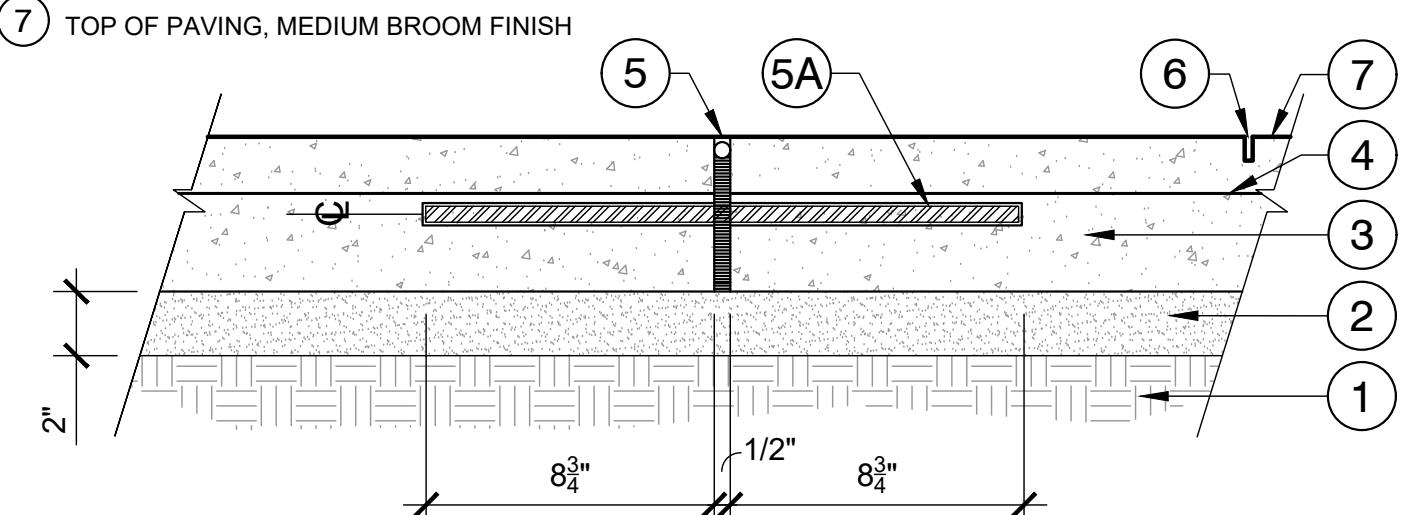


3 SECTION - ENHANCED SHOULDER (ALTERNATE 1)

SCALE 3/4" = 1'

KEY:

- ① COMPACTED SUBGRADE TO 95% MAX. DENSITY
- ② 2" THICK MINIMUM SAND OR DRY SCREENING LEVELING BED
- ③ 4"- 6" CONCRETE, 4000 PSI, MEDIUM BROOM FINISH, IN EAST/WEST DIRECTION
- ④ #4 HORIX BARS CONTINUES, TIE VERTICALLY WITH #3 BARS EVERY 18" MAX O.C.
- ⑤ EXPANSION JOINT - 3/4" CEDAR FULL DEPTH TO SUPPORT BACKER ROD/ZIP-STRIP, SEAL WITH SL-1 JOINT SEALANT (COLOR TO MATCH CONCRETE); 1/2" DIA. SMOOTH DOWEL 18" LENGTH AT 24" O.C. MIN., GREASE AND CAP FULL LENGTH OF EXPOSED DOWEL. REF. SITE PLAN FOR JOINT LOCATIONS.
- ⑥ 1/4" WIDE X 5/8" DEPTH CONTROL JOINT. REF. SITE PLAN FOR LOCATIONS.
- ⑦ TOP OF PAVING, MEDIUM BROOM FINISH



4 SECTION - CONCRETE SUB BASE (ALTERNATE 1)

SCALE 1 1/2" = 1'-0"

TESTING REQUIREMENTS FOR ASPHALT PAVING PER CITY

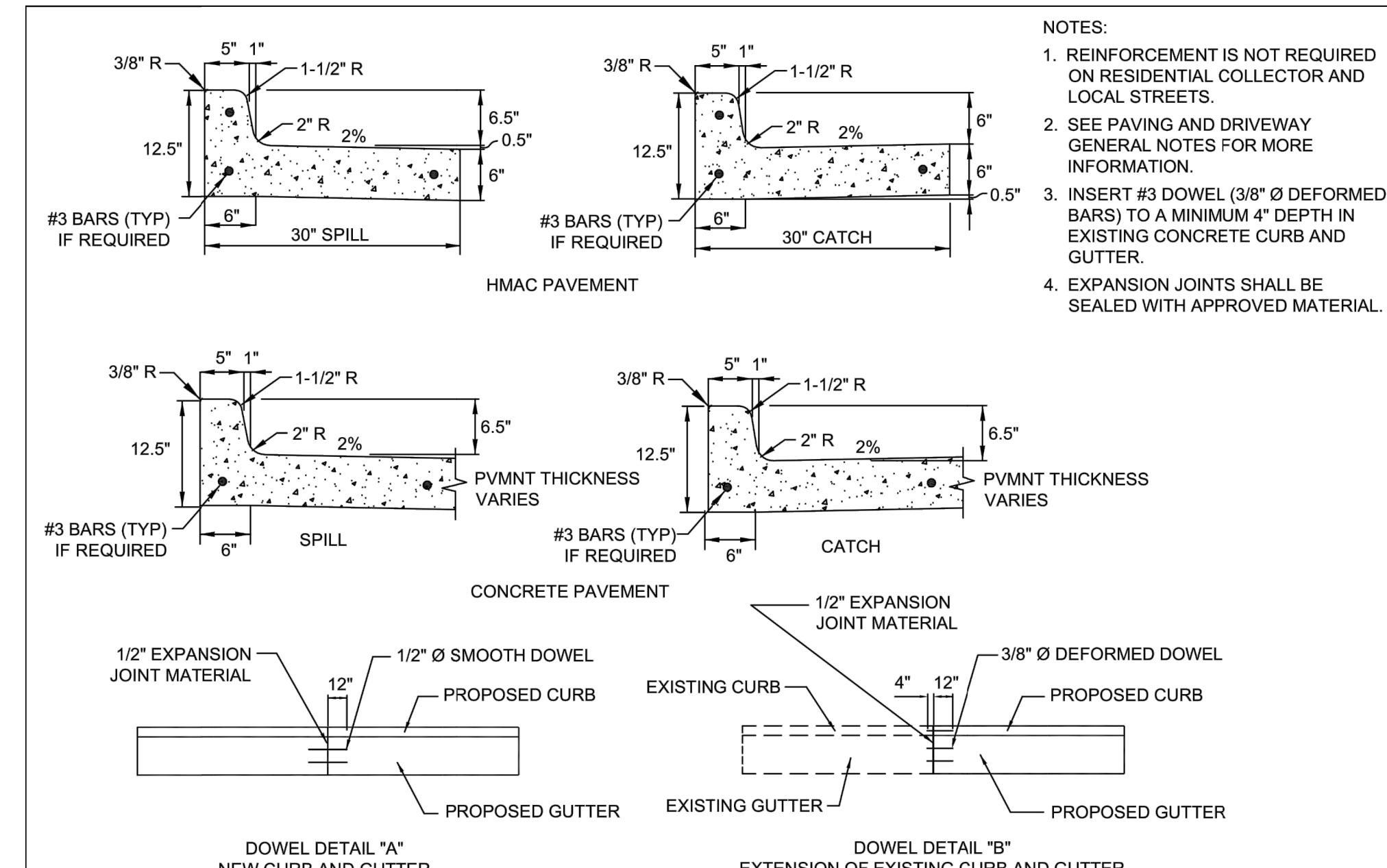
SOILS:

SUBGRADE: I. PROOF ROLL AND REPAIR AS NEEDED
II. COMPACT TO 95% PROCTOR AT +2% MOISTURE
III. PROCTORS AS NEEDED
IV. 1 DENSITY EVERY 10,000 SQUARE FEET

FILL: I. PROOF ROLL AND REPAIR AS NEEDED
II. SELECT FILL (AS RECOMMENDED BY CITY OF TYLER)
III. COMPACT TO 95% PROCTOR at +2% MOISTURE (OR AS RECOMMENDED BY CITY OF TYLER)
IV. PROCTORS AS NEEDED
V. 1 DENSITY EVERY 10,000 SQUARE FEET IN THE TOP 2 FEET OF FILL
VI. 1 DENSITY EVERY 20,000 SQUARE FEET IF BELOW TOP 2 FEET OF FILL

ASPHALT:

I. TESTING IS BASED ON - 600 TONS PER DAY OF PLACEMENT (I.E. 1 LOT = 600 TONS). SMALL DAYS PLACEMENT(UNDER 250 TONS) AS DIRECTED BY CITY OR ENGINEER.
II. TXDOT ITEM 340
V. 4 CORES PER DAY MUST BE 92%. QC PERFORMED BY CONTRACTOR. CORES TO BE CUT BY CONTRACTOR AND DELIVERED TO LAB FOR TESTING.
VI. 1 EXTRACTION/GRADATION PER DAY (MAY BE PROVIDED BY THE ASPHALT PLANT IF AGREEMENT IS MADE WITH CITY)
VII. 1 SET OF PATTIES PER DAY (MAY BE PROVIDED BY THE ASPHALT PLANT IF AGREEMENT IS MADE WITH CITY)
VIII. 1 RICE PER DAY (MAY BE PROVIDED BY THE ASPHALT PLANT IF AGREEMENT IS MADE WITH CITY)



**CITY OF TYLER
STANDARD DETAIL**

CURB AND GUTTER

REVISION DATE:
MAY 14, 2021

5 CITY OF TYLER - CURB AND GUTTER DETAIL

NOTE: DETAIL IS PROVIDED AS A CONVENIENCE TO THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH CITY OF TYLER FOR APPROVED MATERIALS, SPECIFICATIONS, AND TESTING

Project No.:	47406
Issued:	JANUARY 2023
Drawn By:	CP
Checked By:	KMW
Scale:	AS SHOWN
Sheet Title	SITE IMPROVEMENT DETAILS
L5.03	Sheet Number

LINDSEY PARK
GCAA IMPROVEMENTS
CONSTRUCTION DOCUMENTS
TYLER, TX



4000 CREEK BLVD
FORT WORTH, TX 76137-2720
TEL (817) 847-4422
FAX (214) 739-0056



3103
10-20-2023

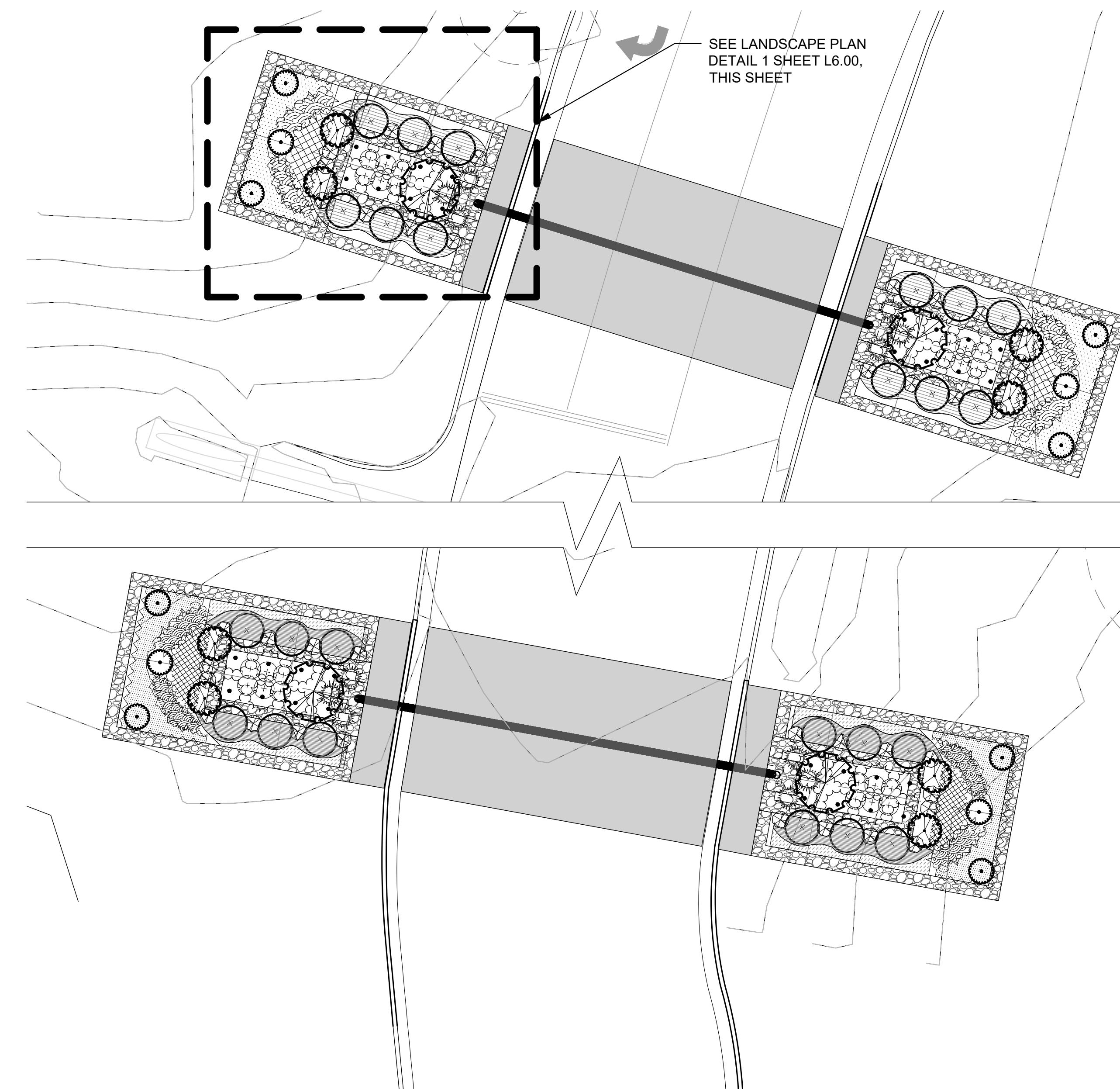
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED
BY KIRK L. WILSON, R.L.A. #1010 ON BEHALF OF
HALFF ASSOCIATES, INC. IT IS THE RESPONSIBILITY OF THE APPLICANT
TO MAKE AN OFFENSE UNDER TITLE 22, TEXAS ADMINISTRATIVE CODE.
CHAPTER 17, SECTION 17.15. THE ORIGINAL OF THIS
DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC.,
1201 NORTH BROADWAY, FORT WORTH, TEXAS 76101.
TELEPHONE (817) 847-4422.

Project No.: 47406
Issued: JANUARY 2023
Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title

PLANTING PLAN
& SCHEDULE

L6.00

Sheet Number



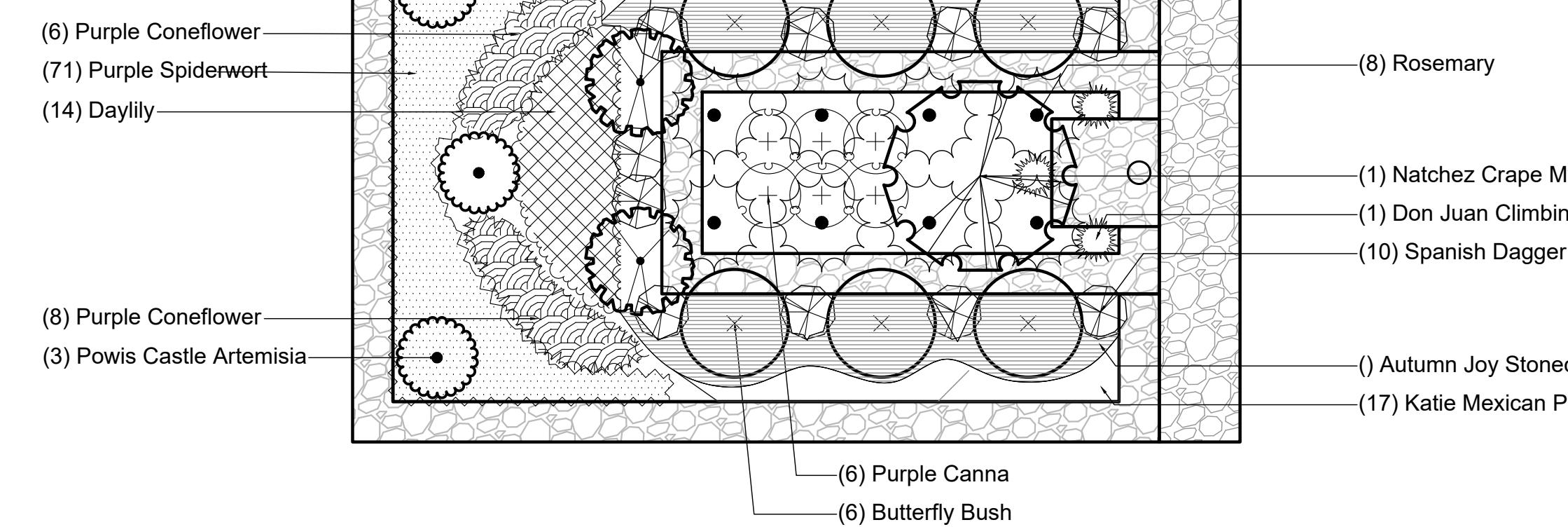
1 MASTER PLANTING PLAN



SCALE: 1" = 10'-0"

SCALE 1" = 10'-0"
FULL SIZE SHEET

SCALE 1" = 20'-0"
HALF SIZE SHEET



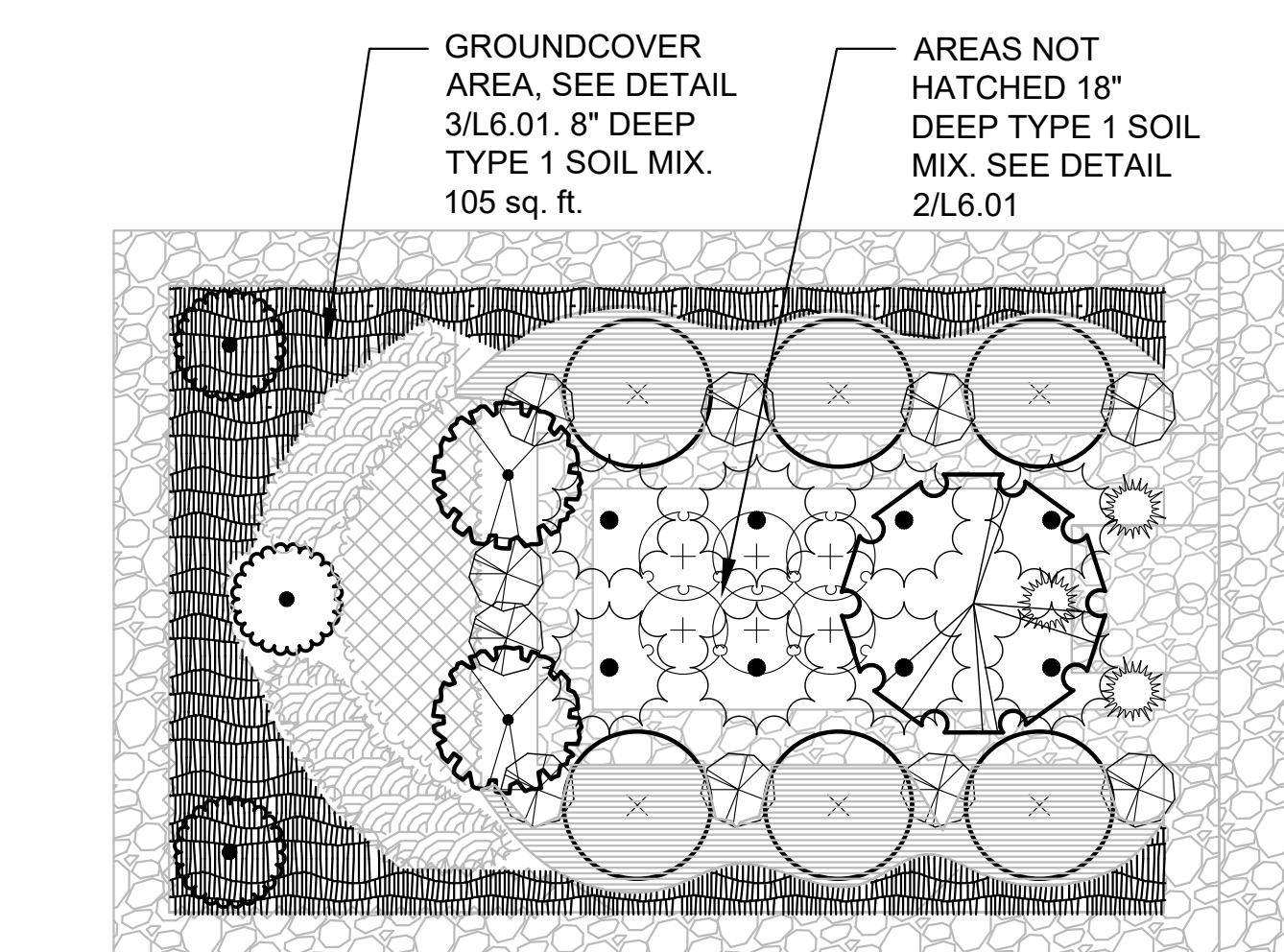
2 LANDSCAPE PLAN (1 QUADRANT SHOWN X4)

SCALE: 1" = 5'-0"

MASTER PLANT SCHEDULE					
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
●	12	<i>Artemisia x 'Powis Castle'</i> / Powis Castle Artemisia	3 gal.	As Shown	
○	24	<i>Buddleja davidii</i> / Butterfly Bush	5 gal.	48" o.c.	
○+	24	<i>Canna indica 'Purpurea'</i> / Purple Canna	1 gal.	18" o.c.	
○-	4	<i>Lagerstroemia indica x fauriei 'Natchez'</i> / Natchez Crape Myrtle	45 gal.	As Shown	Matching Specimens, 5 Canes Minimum, 8'-10' HT
○	12	<i>Rosa x 'Don Juan'</i> / Don Juan Climbing Rose	7 gal.	As Shown	Trellis And Train
○	32	<i>Rosmarinus officinalis</i> / Rosemary	5 gal.	48" o.c.	
○	8	<i>Spiraea prunifolia 'Bridalwreath'</i> / Bridal Wreath Spirea	5 gal.	As Shown	
○	40	<i>Yucca faxoniana</i> / Spanish Dagger	7 gal.	As Shown	
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
56		<i>Hemerocallis middendorffii</i> / Daylily	1 gal.	18" o.c.	
56		<i>Rudbeckia purpurea</i> / Purple Coneflower	1 gal.	18" o.c.	
284		<i>Tradescantia pallida 'Purpurea'</i> / Purple Spiderwort	4" Pot	12" o.c.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
156		<i>Ruellia brittoniana 'Katy'</i> / Dwarf Mexican Petunia 'Katy'	4" Pot	12" o.c.	
296		<i>Sedum spectabile 'Autumn Joy'</i> / Autumn Joy Stonecrop	1 gal.	14" o.c.	
15,700 sf		<i>Cynodon dactylon</i> / Bermudagrass	Sod	As Shown	LAY SOD PARALLEL TO CURB

NOTE:

1. PLANT QUANTITIES ARE GIVEN AS AN AID TO BIDDERS. THE BIDDER IS RESPONSIBLE FOR PROVIDING THE CORRECT NUMBER OF ITEMS.
2. PLANT BEDS TO RECEIVE DRIP IRRIGATION.
3. CONTRACTOR TO SUBMIT FOR CLIENT APPROVAL AN IRRIGATION PLAN. IRRIGATION PLAN TO BE SIGNED AND SEALED BY A TEXAS LICENSED IRRIGATOR.



3 LANDSCAPE PLAN TYPE 1 SOIL DEPTHS

SCALE: 1" = 5'-0"

SHRUBS		
○		
○+		
○-		
○		
SHRUB AREAS		
56		
284		
GROUND COVERS		
156		

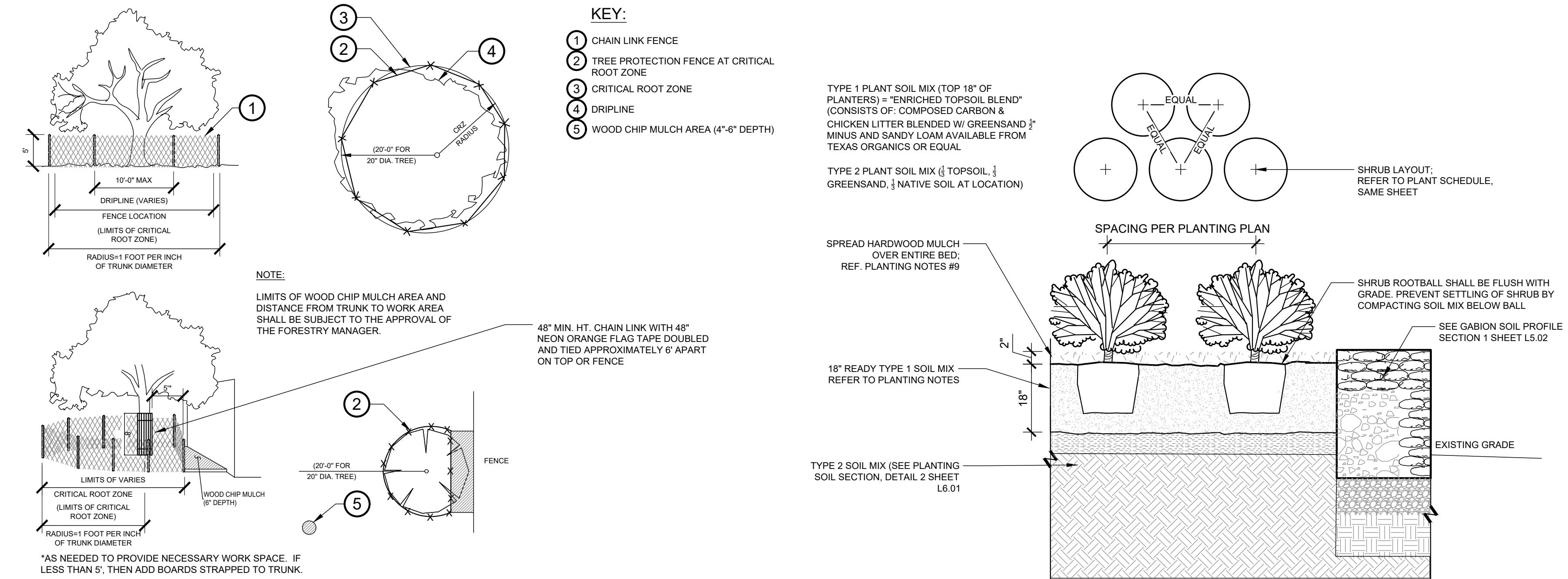
PLANTING NOTE

1. EXISTING CONDITIONS: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING BID PROPOSAL, TO BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK. THE LANDSCAPE CONTRACTOR SHALL IDENTIFY AND REVIEW ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCING WORK AND SHALL EXERCISE EXTREME CAUTION WHEN WORKING CLOSE TO UTILITIES, AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF APPARENT CONFLICTS WITH CONSTRUCTION AND UTILITIES SO THAT ADJUSTMENTS CAN BE PLANNED PRIOR TO INSTALLATION. CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION. THE LANDSCAPE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
2. ALL SITE FEATURES INCLUDING LIGHTS AND OTHER UTILITIES, ABOVE AND BELOW GRADE, TO BE VERIFIED ON SITE PRIOR TO PLANTING AND IRRIGATION INSTALLATION. NOTIFY OWNER'S REPRESENTATIVE TO MAKE ADJUSTMENTS PRIOR TO INSTALLATION.
3. LAYOUT AND GRADING: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY LAYING OUT PLANTS. PLACE CONTAINED PLANTS SPACED AS STATED IN SCHEDULE AND ARRANGED PER PLANS ON TOP OF PREPARED BEDS FOR REVIEW AND APPROVAL. ONLY AFTER THE OWNER'S REPRESENTATIVE HAS APPROVED THE PLANTING LAYOUT AND THE IRRIGATION SYSTEM HAS BEEN APPROVED

DISTURBED LAND AREAS THAT ARE NOT BEING PLANTED SHALL BE HYDROMULCHED. RAKE SMOOTH THE AREA, REMOVING AND DISPOSING OF STONES OVER 1" DIAMETER AND STICKS, ROOTS, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSING OF THEM OFF OWNER'S PROPERTY. ALL AREAS SHALL BE FINE GRADED TO ACHIEVE POSITIVE DRAINAGE WITHOUT PUDDLES OR STANDING WATER AND FEATHER INTO NATURAL GRADE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.

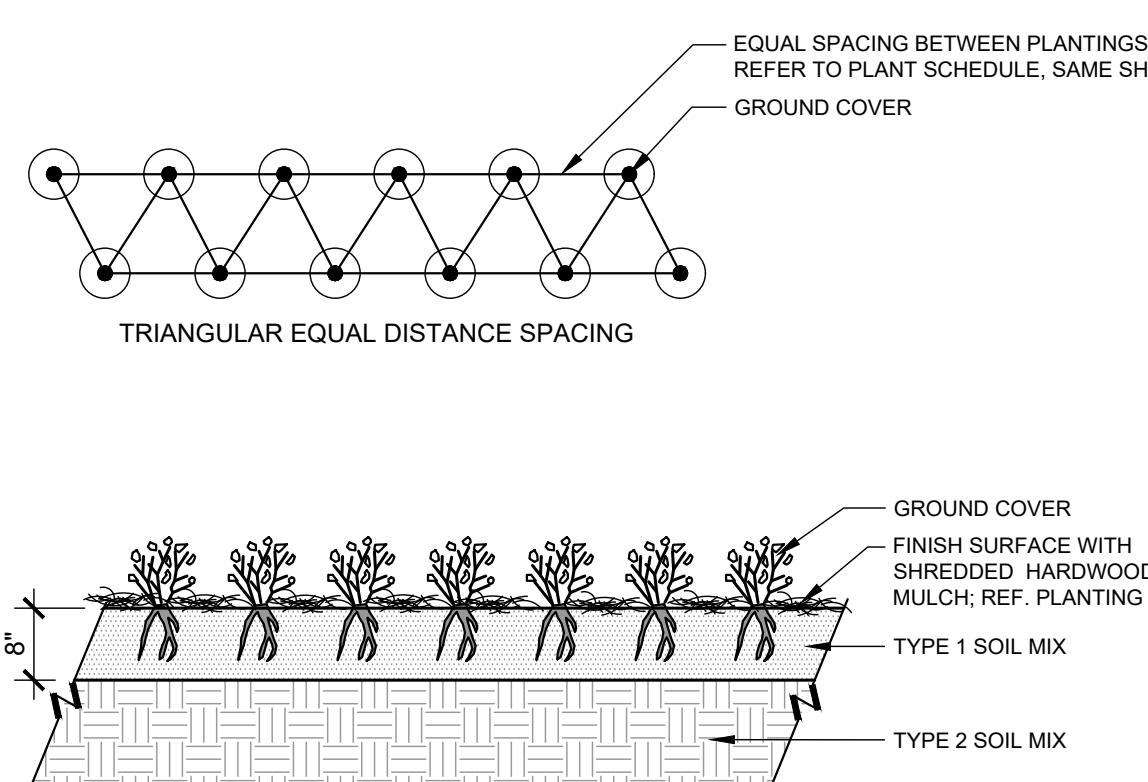
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROJECT AREA EROSION CONTROL. CONTRACTOR TO RESTORE TURF DISTURBED AFTER FINISH GRADING. CONTRACTOR TO PROTECT INLETS AS NEEDED AND COORDINATE WITH TOWN ENGINEER PRIOR TO FINAL INSTALLATION

4. HYDROMULCH: THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND PLACING HYDROMULCH TO PREPARE THE TURF AREAS FOR THE SPECIFIED GRASS SOD AND/OR SEEDING. TURF AREAS SHALL RECEIVE A 3" LAYER OF STOCKPILED TOPSOIL PLACED ON TOP OF THE SUBGRADE MATERIAL. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND OWNER SHALL REVIEW THE EXTENT OF THIS WORK PRIOR TO COMMENCEMENT OF INSTALLATION. DO NOT SPREAD TOPSOIL IF SOIL OR SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET. TOPSOIL SHALL BE A MIN. OF 2% ORGANIC WITH PH BETWEEN 6.0 - 7.0.
5. PLANTER BEDS: THE LANDSCAPE CONTRACTOR SHALL BACKFILL ALL AREAS BEHIND THE GABION WALLS WITH THE APPROPRIATE MATERIAL AND TO THE DEPTHS AS STATED ON THE PLANTING DETAIL (SEE DETAIL 2 SHEET L6.01) LEAVING THE FINISHED TOP OF BED 1" BELOW TOP OF WALLS. BACKFILL SHOULD BE INSTALLED IN 6" LIFTS AND ROTOTILLED AT EACH LIFT TO A 6" DEPTH.
6. PREPARED SOIL MIX SHALL CONSIST OF 6" IMPORTED TOPSOIL AND 2" COMPOST, THOROUGHLY BLENDED TOGETHER. FOLLOWING EXCAVATION, PLACE PREPARED SOIL MIX IN THESE PLANT BEDS. CREATE POSITIVE DRAINAGE IN LANDSCAPE AREAS AWAY FROM ALL BUILDINGS AND STRUCTURES. THIS MIX SHALL ALSO BE USED TO BACKFILL PLANTING PITS OF ALL PIT-PLANTED SHRUBS AND TREES. IN BID PROPOSAL, SUBMIT SAMPLE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
7. FINISH GRADES OF ALL BEDS SHALL BE 1" BELOW TOP OF GABIONS.
8. WEED CONTROL: FIRST HERBICIDE APPLICATION TO BE 4 WEEKS PRIOR TO PREPARING PLANT AREAS, AND SECOND HERBICIDE APPLICATION TO BE 2 WEEKS PRIOR TO PREPARING PLANT AREAS.
9. MULCH: APPLY A 2" LAYER OF (PRE-APPROVED) SHREDDED HARDWOOD MULCH AFTER PLANT INSTALLATION HAS BEEN COMPLETED AND APPROVED TO ALL PLANTING BED AREAS. TAPER MULCH AWAY FROM BASE OF PLANTS. PLACE DRIP LINES UNDER MULCH AFTER INSPECTION.
10. HYDROMULCH: LIMITS OF HYDROMULCH AREAS SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT TO BE CONSTRUED TO BE PRECISE. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR AND DESIGN BUILDER SHALL REVIEW THE LIMITS OF SEEDING AND SODDING PRIOR TO COMMENCING INSTALLATION. THE LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR SHALL REVIEW THE LIMITS OF SEEDING PRIOR TO COMMENCING INSTALLATION. LANDSCAPE CONTRACTOR SHALL PROVIDE A UNIFORM STAND OF GRASS BY WATERING AND MAINTAINING SEEDED AREAS UNTIL DATE OF SUBSTANTIAL COMPLETION. RESEED AREAS, WITH SPECIFIED MATERIALS, WHICH FAIL TO PROVIDE A UNIFORM STAND UNTIL OWNER'S REPRESENTATIVE REVIEWS ALL AFFECTED AREAS. REPLACE IMMEDIATELY UNLESS REQUIRED TO SEED IN THE SUCCEEDING PLANTING SEASON. RESTRICT TRAFFIC FROM SEEDED AREAS UNTIL ESTABLISHED. ERECT SIGNS FLAGGING AND BARRIERS AS REQUIRED. SOW GRASS SEED WHEN SOIL TEMPERATURE IS ABOVE 65 DEGREES F (IN EARLY SPRING THROUGH LATE SUMMER).



1 TREE PROTECTION FENCE

1

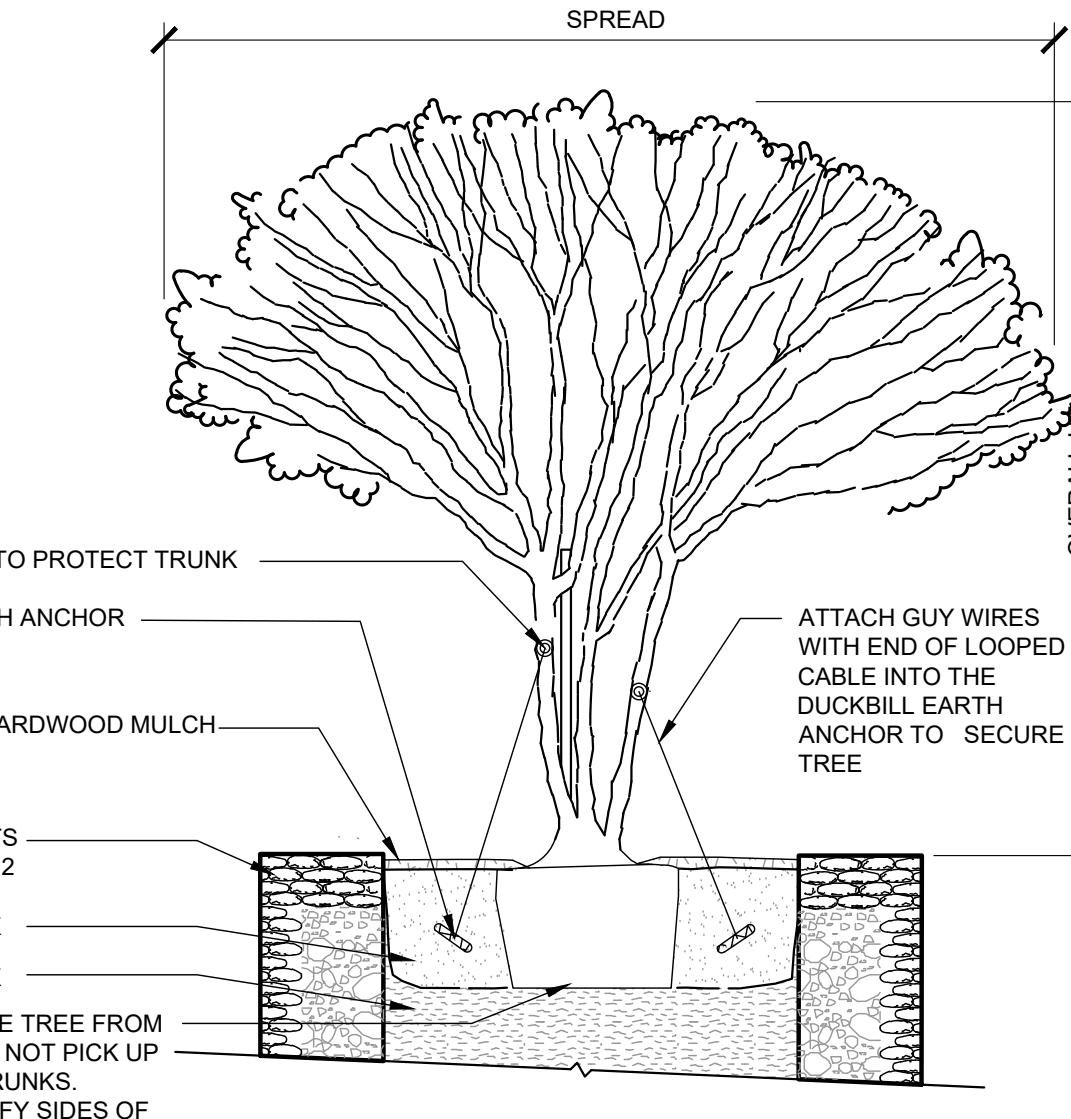


GROUND COVER

3

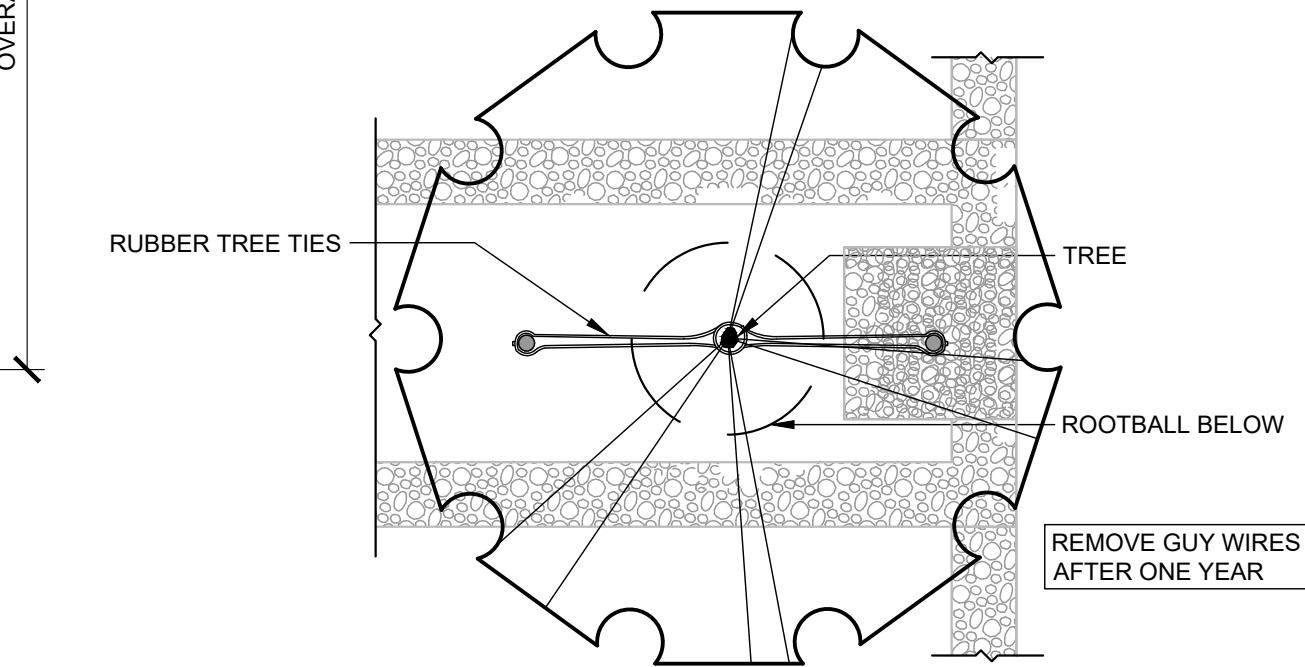


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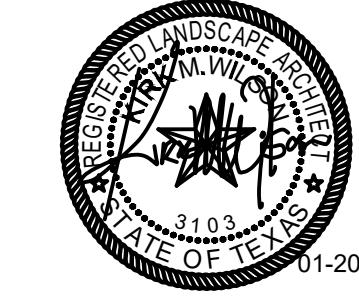
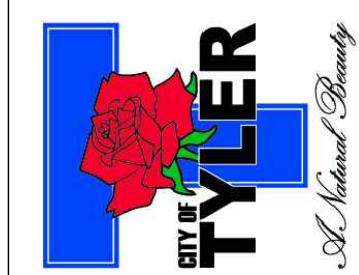
4. MULTI-TRUNK TREE PLANTING

1



TYPICAL TREE TIE-OFF - PLAN

5

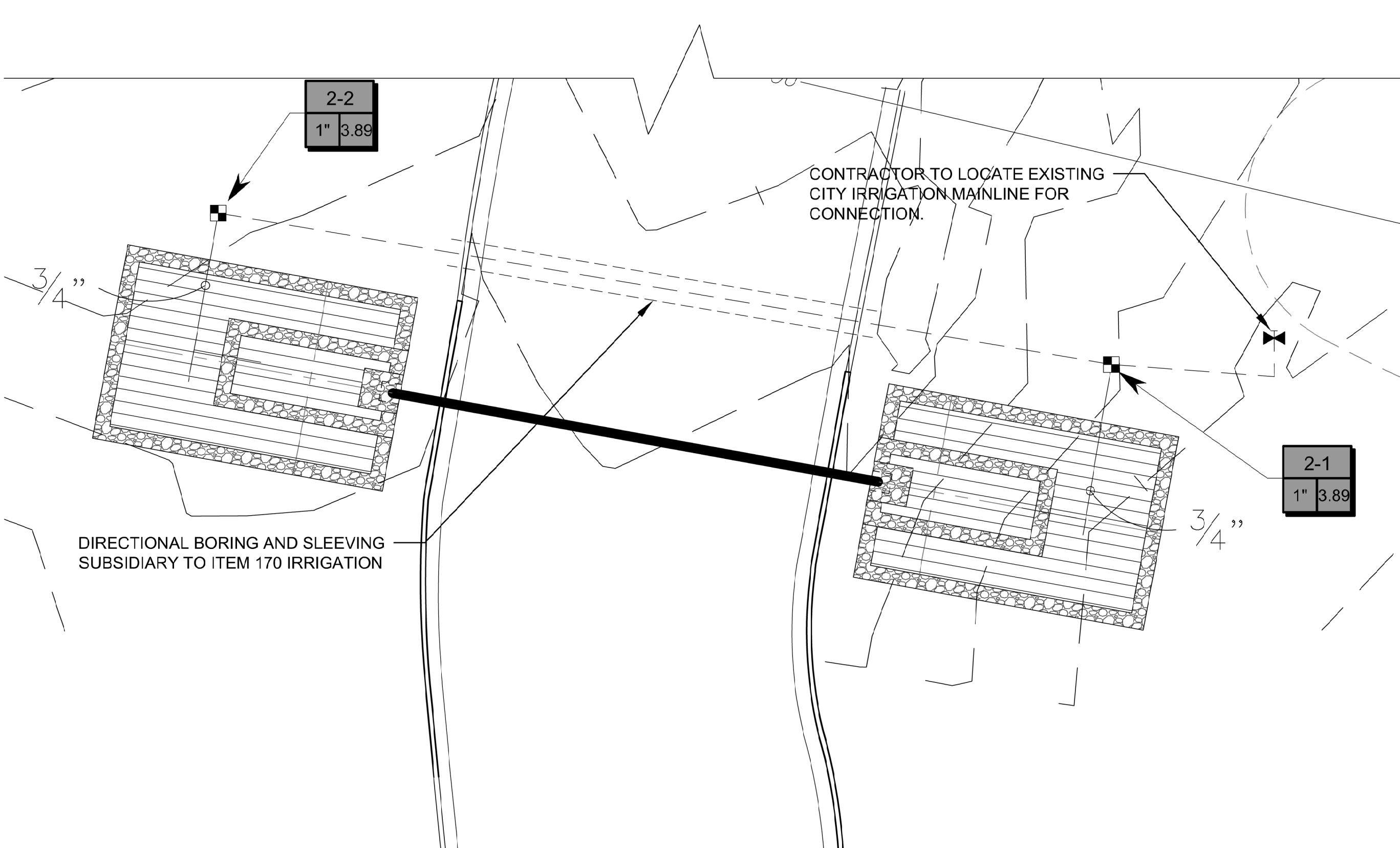
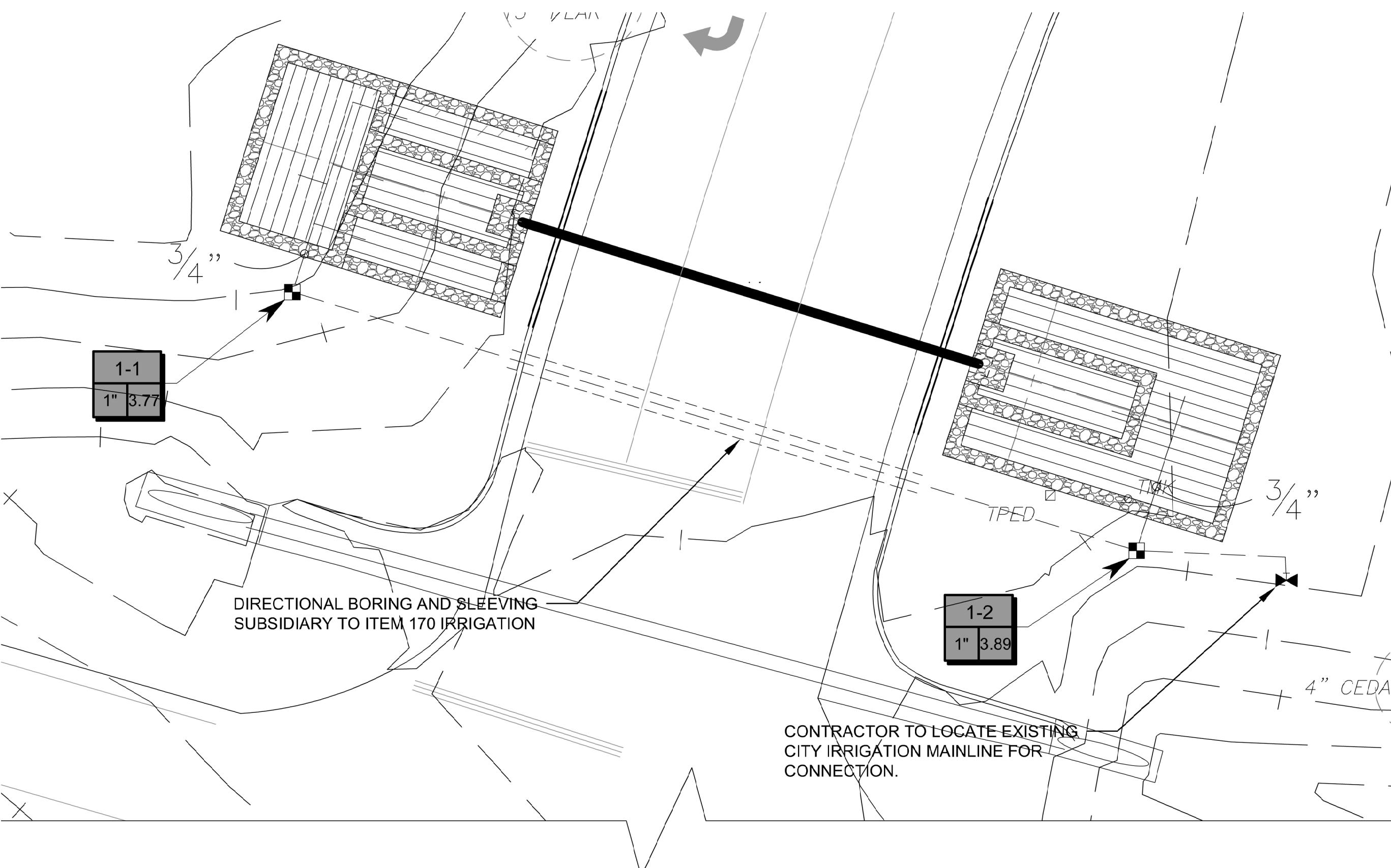


Project No.: 47406
Issued: JANUARY 2022
Drawn By: CP
Checked By: KMW
Scale: AS SHOWN
Sheet Title

LANDSCAPE DETAILS

11. PLANTS: ALL PLANTS SHALL BE NURSERY GROWN, GRADE 1 PLANTS MEETING NURSERYMAN ASSOCIATION STANDARDS, TYPICAL IN SHAPE AND SIZE FOR SPECIES. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS. PLANTS SHALL NOT BE ROOT-BOUND NOR LOOSE IN THEIR CONTAINERS. HANDLE ALL PLANTS WITH CARE IN TRANSPORTING, PLANTING AND MAINTENANCE UNTIL INSPECTION AND FINAL ACCEPTANCE. PLANTS SHALL BE INSTALLED TO PRESENT THEIR BEST SIDE FACING THE VIEWER. USE TOTAL QUANTITIES OF PLANTS INDICATED; ADJUST SPACING AS NEEDED TO EVENLY FILL BEDS. OWNER'S REPRESENTATIVE SHALL HAVE FINAL APPROVAL OF PLANT MATERIAL LAYOUT. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
12. REGULAR CLEAN UP AT THE JOB SITE AND ACCESS ROUTES SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED OR REQUIRED BY THE OWNER'S REPRESENTATIVE. DEMOLITION AND INSTALLATION SCHEDULING IS TO BE COORDINATED WITH OWNER'S REPRESENTATIVE. DAILY AND ANY BARRIERS/PROTECTIVE DEVICES ARE TO BE INSTALLED AS NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. SPECIAL CARE SHALL BE TAKEN TO KEEP ALL VEHICULAR ROUTES OPEN AND PEDESTRIAN ACCESS UNOBSTRUCTED FOR SAFE PASSAGE DURING DEMOLITION AND CONSTRUCTION.

13. WARRANTY: THE CONTRACTOR WILL PROVIDE A STANDARD ONE YEAR PLANT GUARANTEE, WARRANTY REPLACEMENT BEGINNING AT FINAL PROJECT ACCEPTANCE. ANY PLANT THAT HAS DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), WITHIN THE FIRST YEAR MUST BE REPLACED WITH A PLANT OF THE SAME VARIETY AND SIZE OF THE ORIGINAL. PLANTS THAT HAVE BEEN VANDALIZED, STOLEN, OR DIE FROM NATURAL CONDITIONS OR IMPROPER MAINTENANCE ARE EXCLUDED. PLANTS REPLACED UNDER WARRANTY WILL ALSO HAVE A YEAR WARRANTY FOLLOWING REPLACEMENT. IF THE PLANT DIES A SECOND TIME, THE LOCATION AND CONDITIONS SHOULD BE THOROUGHLY INVESTIGATED TO FIND THE CAUSE AND SOLUTION. THE CONTRACTOR IS NOT RESPONSIBLE FOR A THIRD REPLACEMENT, BUT THE OWNER CAN CHOOSE TO PAY FOR FUTURE REPLACEMENTS.



1 IRRIGATION PLAN

NORTH

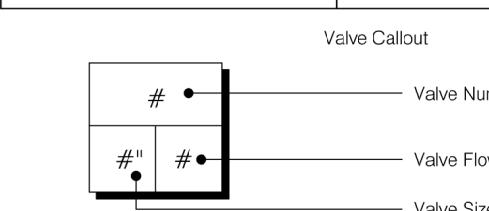
SCALE: 1" = 10'-0"

SCALE 1" = 10'-0"
FULL SIZE SHEET

SCALE 1" = 20'-0"
HALF SIZE SHEET

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
■	Hunter ICZ-101-40-LF 1" Drip Control Zone Kit, 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	4
■	Area to Receive Drip Line Hunter HDL-06-12-CV HDL-06-12-CV: Hunter DripLine w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. DripLine laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	1,544 s.f.
►	MANUFACTURER/MODEL/DESCRIPTION	
►	Nibco T-113-K Class 125 bronze gate shut off valve with cross handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in.	
—	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	
—	Irrigation Mainline: PVC Class 200 SDR 21 1"	
=====	Pipe Sleeve: PVC Schedule 40	



CRITICAL ANALYSIS

Generated: 2023-01-04
15:00

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 5/8"
Flow Available: 15 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/4"
Length of Service Line: 20 ft
Pressure Available: 77 PSI

DESIGN ANALYSIS
Maximum Station Flow: 3.89 GPM
Flow Available at POC: 15 GPM
Residual Flow Available: 11.11 GPM

Design Pressure:
Friction Loss: 0.09 PSI
Fittings Loss: 0.01 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3.00 PSI
Pressure Reg. at Critical Station: 19.0 PSI
Loss for Fittings: 0.03 PSI
Loss for Main Line: 0.28 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 5 PSI
Loss for Master Valve: 2.35 PSI
Loss for Water Meter: 0.55 PSI
Critical Station Pressure at POC: 27.2 PSI
Pressure Available: 77 PSI
Residual Pressure Available: 49.8 PSI

CRITICAL ANALYSIS

Generated: 2023-01-04
15:22

P.O.C. NUMBER: 02
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 5/8"
Flow Available: 15 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Elevation Change: 5.00 ft
Service Line Size: 1 1/4"
Length of Service Line: 20 ft
Pressure Available: 77 PSI

DESIGN ANALYSIS
Maximum Station Flow: 3.89 GPM
Flow Available at POC: 15 GPM
Residual Flow Available: 11.11 GPM

Design Pressure:
Friction Loss: 0.14 PSI
Fittings Loss: 0.01 PSI
Elevation Loss: 0 PSI
Loss through Valve: 4.01 PSI
Pressure Reg. at Critical Station: 19.2 PSI
Loss for Fittings: 0.03 PSI
Loss for Main Line: 0.31 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Loss for Master Valve: 2.36 PSI
Loss for Water Meter: 0.58 PSI
Critical Station Pressure at POC: 27.4 PSI
Pressure Available: 77 PSI
Residual Pressure Available: 49.6 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1-1	Hunter ICZ-101-40-LF	1"	Area for DripLine	3.77	19.0	27.2	0.96 in/h
1-2	Hunter ICZ-101-40-LF	1"	Area for DripLine	3.89	19.2	27.2	0.96 in/h
2-1	Hunter ICZ-101-40-LF	1"	Area for DripLine	3.89	19.2	27.2	0.96 in/h
2-2	Hunter ICZ-101-40-LF	1"	Area for DripLine	3.89	19.2	27.4	0.96 in/h

Notes:

1. Directional boring and sleeving is subsidiary to Item 170 - Irrigation.
2. Contractor to locate existing city irrigation mainline to tie in proposed irrigation.
3. Contractor to locate existing city irrigation controllers, and verify capacity for additional valve wires. If there is not enough capacity to add the additional valve wires, contractor to notify the Owner and Landscape Architect before proceeding with irrigation installation.

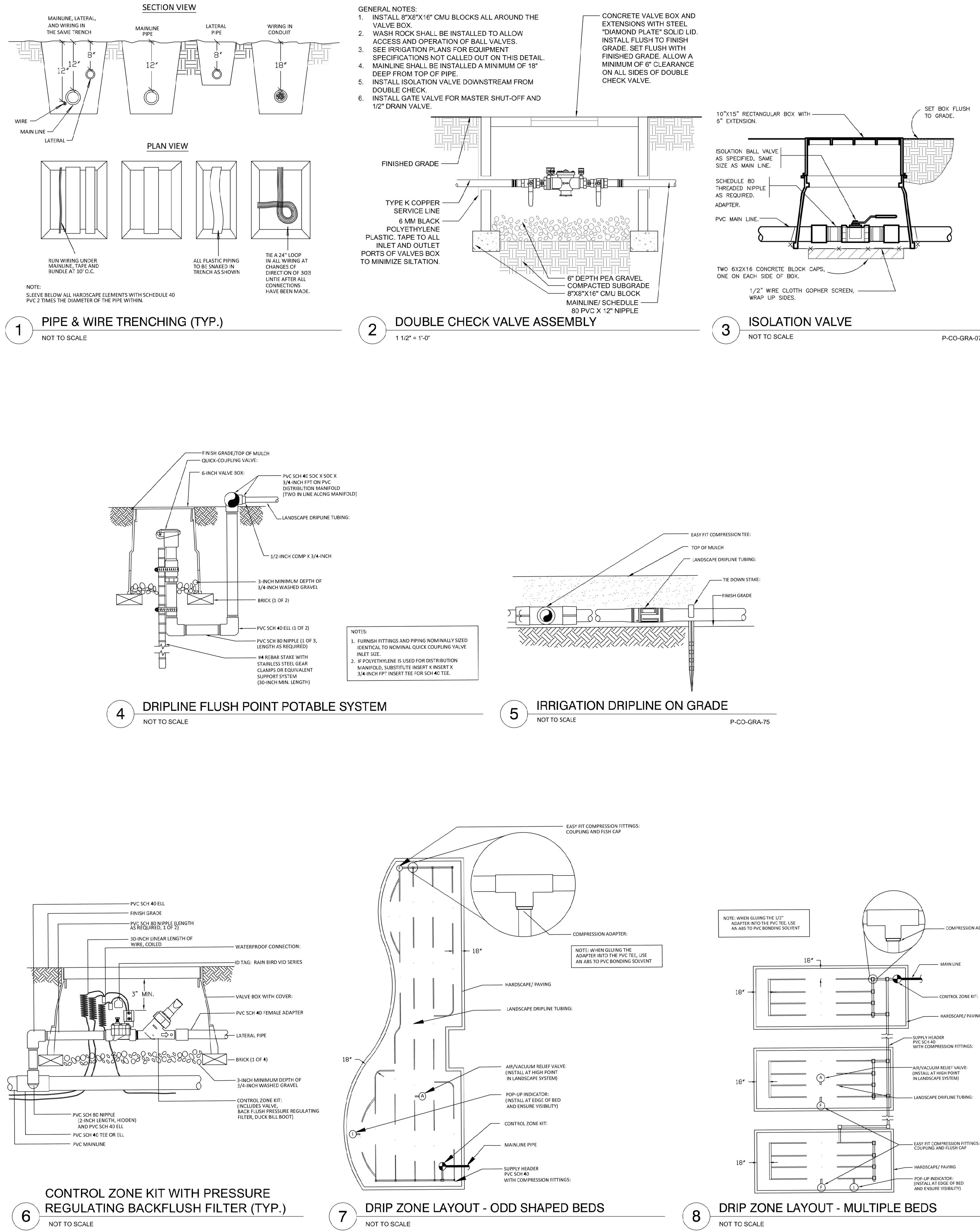
IRRIGATION GENERAL NOTES

- THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES AND EXISTING IRRIGATION SYSTEM PRIOR TO INITIATING WORK. THIS IRRIGATION SYSTEM IS TIED INTO THE EXISTING SYSTEM. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO ENSURE EXISTING IRRIGATION SYSTEM IS OPERATIONAL BEFORE BEGINNING WORK. NOTIFY OWNER OF ANY ISSUES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INTERRUPTION IN SERVICE CAUSED BY HIS EXCAVATIONS AND/OR WORK.
- IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. CONTRACTOR SHALL BE RESPONSIBLE FOR ACCOMPLISHING FULL COVERAGE IN ALL AREAS WITH SPECIFIED EQUIPMENT. ANY DISCREPANCIES IN THE PLAN SHOULD BE BROUGHT TO THE LICENSED IRRIGATOR'S ATTENTION BEFORE BID.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF PIPING AND Drip EMMITTERS THE IRRIGATION SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY.
- ALL FITTINGS AND NECESSARY EQUIPMENT REQUIRED TO MAKE THIS IRRIGATION SYSTEM OPERATE PROPERLY AND TO COMPLY WITH LOCAL AND STATE CODES ARE INCIDENTAL TO THESE PLANS AND ARE THE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO CONSTRUCT PROPOSED IRRIGATION SYSTEM IN ACCORDANCE WITH PLANS, WRITTEN SPECIFICATIONS, AND DETAILS.
- THIS IRRIGATION SYSTEM WAS DESIGNED FOR A MINIMUM STATIC PRESSURE AT THE POINT OF CONNECTION AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL VERIFY ACTUAL PSI AND DELIVER REPORTS TO THE LICENSED IRRIGATOR PRIOR TO CONSTRUCTION. IN THE EVENT THE ACTUAL PSI IS LESS THAN WHAT IS SPECIFIED ON THE PLANS THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE LICENSED IRRIGATOR REGARDING DESIGN MODIFICATIONS IF NECESSARY.
- CONTRACTOR WILL BE HELD LIABLE FOR GAINING ACCESS UNDER ALL PAVEMENTS. IF SLEEVES ARE INDICATED ON THE PLANS THEY SHOULD BE VERIFIED FOR ACCESSIBILITY AND PASSIBILITY BEFORE BID IS MADE, IF NOT, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVE PIPING WITH ALL TRADES TO INSURE THAT SLEEVES ARE INSTALLED PROPERLY PRIOR TO INSTALLATION OF CURB AND GUTTER, ASPHALT PAVING, SIDEWALKS, CONCRETE PADS, ETC. PROVIDE SLEEVES AS SHOWN TO COMPLETE THIS PROJECT. COORDINATE AND MARK ALL SLEEVE ENDS WITH SAW-CUT IN FIELD WITH THE GENERAL CONTRACTOR. ALL SLEEVES SHALL HAVE AN EXTRA SLEEVE OF EQUAL SIZE ADDED FOR POTENTIAL FUTURE EXPANSION AND ADDITION.
- THE CONTRACTOR SHALL LOCATE AND VERIFY WATER SUPPLY TO WHICH THE IRRIGATION SYSTEM WILL CONNECT. ALL EQUIPMENT AND INSTALLATION METHODS SHALL COMPLY WITH ALL LOCAL, REGIONAL, STATE, AND FEDERAL GUIDELINES.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS AND METERS REQUIRED FOR THE FULL IMPLEMENTATION OF THE SYSTEM.
- THE CONTRACTOR SHALL COORDINATE WATER "TAP-IN" LOCATIONS AND CONTROLLER CONNECTIONS WITH THE OWNER'S AGENT PRIOR TO INSTALLATION.
- ALL VALVES SHALL BE LOCATED IN PLANTING AREAS WHERE SHOWN AND ALL PIPING SHALL BE INSTALLED PRIOR TO LANDSCAPE PLANTING WORK.
- NO TEES, ELLS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING.
- CONTRACTOR SHALL SIZE VALVE BOXES TO HOUSE ENTIRE IRRIGATION ASSEMBLIES AS SHOWN. VALVE BOX EXTENSIONS AS MANUFACTURED BY THE VALVE BOX SUPPLIER SHALL BE INSTALLED TO MAINTAIN THE VALVE BOX COVER FLUSH WITH THE FINISHED GRADE AND THE VALVE BOX BASE A MINIMUM OF 2 INCHES BELOW THE BOTTOM OF ANY IRRIGATION ASSEMBLY.
- PIPE SIZES SHOWN AT POINTS OF CONNECTION AND WHERE CHANGES IN PIPE SIZE OCCUR. ALL PIPES SHALL BE THE SIZE OF THE LAST PRECEDING SIZE CALLED OUT UPSTREAM OF EACH SECTION OF PIPE UNLESS OTHERWISE NOTED. LATERAL LINES WITH FLOW OF 10 GPM OR LESS SHALL BE SIZE 3/4".
- EACH CONTROLLER WILL HAVE AN INDEPENDENT COMMON WIRE.
- SPlicing OF REMOTE CONTROL VALVE WIRES IS NOT ALLOWED BETWEEN CONTROLLER AND VALVE BOX. WIRES MUST BE CONTINUOUS FROM CONTROLLER TO REMOTE CONTROL VALVE WITHOUT SPlicing.
- CONTRACTOR TO FLUSH ALL LINES PRIOR TO INSTALLING HEADS AND EMMITTERS.
- ALL TRENCH BACKFILL SHALL BE CLEAN MATERIAL FROM EXCAVATION BACKFILL. TRENCH IS TO BE EVEN WITH EXISTING GRADES AFTER COMPACTION.
- TRENCH BACKFILL MATERIAL SHALL BE WATER SETTLED AND COMPACTION.
- ALL REMOTE CONTROL VALVE WIRES NEED TO BE LABELED AT THE VALVE W/ WEATHER (WATER) PROOF LABELS AND AT CONTROLLER WITH CORRESPONDING LABEL.
- CONTRACTOR SHALL PLACE ALL SPRAY AND ROTARY HEADS AT LEAST 4" INCHES FROM ANY CURBING, SIDEWALK, FENCING, OR BUILDING.
- ALL SLEEVES SHALL HAVE AN EXTRA SLEEVE OF EQUAL SIZE ADDED FOR POTENTIAL FUTURE EXPANSION AND ADDITION.
- ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES. A PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'S RECOMMENDED OPERATING RANGE.
- HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN THE CONTROL VALVE CIRCUIT, EITHER BY DESIGN OR MANUFACTURER'S PRODUCT.
- SERVICEABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE ADJACENT TO PAVING AREAS.
- ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING SET TO WATER EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUTOFF DEVICE LOCATED WHERE RAINFALL IS UNOBSTRUCTED AND ADJUSTED TO ONE-FOURTH INCH SETTING. CONTRACTOR TO COORDINATE AND PROVIDE ELECTRIC SERVICE FOR AUTOMATIC CONTROLLER(S).
- PROVIDE LAMINATED COPY OF THE RECOMMENDED SETTINGS AND A SCHEDULE TO INCLUDE:
 - ESTIMATED MONTHLY WATER USE (IN GALLONS PER APPLICATION)
 - PRECIPITATION RATE FOR THE VALVE CIRCUIT.
 - MONTHLY IRRIGATION SCHEDULE FOR THE PLANT ESTABLISHMENT PERIOD (FIRST THREE MONTHS) AND RECOMMENDED YEARLY WATERING SCHEDULE, INCLUDING SEASONAL ADJUSTMENTS.
- 2'-0" MIN. OFFSET OF MAINLINE FROM BACK OF CURB TYP.

Drip Irrigation Notes

- LATERAL LINES TO BE OFFSET 18" MIN. FROM Hardscape / Paved Areas.
- SPACING BETWEEN LATERAL LINES TO BE 12" MAX.
- EMITTERS TO BE SPACED 24", TYP. (MIN. 18", MAX. 30") TO INSURE OPTIMAL WETTING OF THE ROOT ZONE.
- ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING MDCF FITTINGS.
- PROVIDE EASY FIT COMPRESSION FLUSH CAPS AS REQUIRED.
- ALWAYS USE STAKES AND DIFFUSER BUG CAPS FOR LONGER RELIABILITY.
- REFER TO IRRIGATION NOTES FOR ADDITIONAL REQUIREMENTS.
- ALL DRIP ZONES TO HAVE DRIPLINE FLUSH POINT, AIR RELIEF VALVE, AND POP-UP INDICATOR. (REF. DETAILS FOR ADDITIONAL INFORMATION)

28. 2'-0" MIN. OFFSET OF MAINLINE FROM BACK OF CURB TYP.



GENERAL

- THE STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
- WIND LOADS:**
WIND PRESSURES IN ALL DIRECTIONS HAVE BEEN CALCULATED BASED ON A WIND SPEED OF 115 MPH.
WIND LOADS ARE CALCULATED IN ACCORDANCE WITH ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".
WIND IMPORTANCE FACTOR - I = 1.0 (CATEGORY 2)
WIND EXPOSURE CATEGORY - C
- COMPLETE SHOP DRAWINGS FOR THE STRUCTURAL WORK SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH THE SPECIFICATIONS. REVIEW OF SHOP DRAWINGS BY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR CORRECT FABRICATION AND CONSTRUCTION OF THE WORK.
- ANY DEVIATION FROM, ADDITION TO, SUBSTITUTION FOR, OR MODIFICATION TO THE STRUCTURE OR ANY PART OF THE STRUCTURE SHOWN ON THESE DRAWINGS SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR REVIEW. SHOP DRAWINGS THAT ARE SUBMITTED FOR REVIEW DO NOT CONSTITUTE "IN-WRITING" UNLESS IT IS CLEARLY NOTED THAT SPECIFIC CHANGES ARE BEING SUGGESTED.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS NOT SHOWN AND FOR EXACT LOCATIONS AND DIMENSIONS OF ALL ARCHITECTURAL DETAILS.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- PRINCIPAL OPENINGS ARE SHOWN ON THE STRUCTURAL DRAWINGS. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL, LANDSCAPE, MECHANICAL, ELECTRIC, AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS AND SIMILAR DETAILS NOT SHOWN. SIZE AND LOCATION OF ALL OPENINGS SHALL BE VERIFIED BY THE CONTRACTOR. ANY DEVIATION FROM OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR APPROVAL PRIOR TO CONSTRUCTION.
- THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.
- IF ANY INCONSISTENCIES OR DISCREPANCIES OCCUR WITHIN OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, THE GREATER QUANTITY OF ITEMS SHOWN, AND THE MOST COSTLY PRODUCT OR INSTALLATION METHOD SHALL BE PROVIDED. UNLESS INSTRUCTED OTHERWISE BY THE ENGINEER, IT SHALL BE DEEMED THAT THE CONTRACTOR BID AND INTENDS TO EXECUTE THE MORE STRINGENT OR HIGHER QUALITY REQUIREMENTS WITHOUT ANY INCREASE TO THE CONTRACT SUM OR CONTRACT TIME.

EARTHWORK AND FOUNDATIONS

- THE FOUNDATION DESIGN IS IN ACCORDANCE WITH A GEOTECHNICAL REPORT BY ETL ENGINEERS & CONSULTANTS, INC. DATED JULY 22, 2022 (ETL PROJECT NUMBER G 5950-22). EXCERPTS FROM THE ABOVE REFERENCED REPORT ARE PROVIDED FOR INFORMATIONAL PURPOSES. REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION REQUIREMENTS.
- ACCESS TO THE SITE SHALL BE GRANTED FOR THE GEOTECHNICAL ENGINEER TO OBSERVE ALL GRADING OPERATIONS AND THE REQUIRED TESTING FOR IMPLEMENTING THE RECOMMENDATIONS OF THE AFOREMENTIONED GEOTECHNICAL REPORT AND THE SPECIFICATIONS. THESE TESTS AND OBSERVATIONS SHOULD INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING:
 - OBSERVATION AND TESTING DURING SITE PREPARATION AND EARTHWORK
 - CONSULTATION AS REQUIRED DURING CONSTRUCTION
 - OBSERVATION OF THE PIER DRILLING OPERATION
- LOCATE ALL UTILITIES AND UNDERGROUND SERVICES PRIOR TO FOUNDATION EXCAVATION. THE ENGINEER SHALL BE NOTIFIED IN CASE OF CONFLICT.
- ALL PIERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACI 336.1 "STANDARD SPECIFICATION FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION. THE CONTRACTOR SHALL BE FAMILIAR AND COMPETENT IN THE IMPLEMENTATION OF THEIR DOCUMENT.
- THE CONTRACTOR SHALL ENGAGE A REGISTERED SURVEYOR TO PERFORM SURVEYS, LAYOUTS, AND MEASUREMENTS FOR PIER WORK. THIS INCLUDES LAYOUT WORK FOR EACH PIER TO LINES AND LEVELS REQUIRED BEFORE EXCAVATION, AND MEASUREMENTS OF EACH PIER'S ACTUAL FINAL LOCATION. PIERS SHALL BE CONSTRUCTED WITHIN THE FOLLOWING CENTERLINE TOLERANCES:
 - MAXIMUM PERMISSIBLE VARIATION OF LOCATION: NOT MORE THAN 1".
 - SHAFTS OUT OF PLUMB: NOT MORE THAN 1/8" OR 2".
 - CONCRETE CUT-OFF ELEVATION : PLUS 1" TO MINUS 2".
- THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL ENGINEER 24 HOURS PRIOR TO COMMENCEMENT OF DRILLING. EACH PIER EXCAVATION SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETING.
- CONCRETE AND REINFORCING STEEL SHALL BE PLACED IMMEDIATELY AFTER THE EXCAVATION HAS BEEN COMPLETED AND INSPECTED BY THE GEOTECHNICAL ENGINEER TO ASSURE COMPLIANCE WITH DESIGN ASSUMPTIONS AND TO VERIFY:
 - THE BEARING STRATUM
 - THE MINIMUM PENETRATION
 - THE REMOVAL OF ALL SMEAR ZONES AND CUTTINGS
 - THAT GROUNDWATER SEEPAGE IS CORRECTLY HANDLED
 - THE COMPETENCE OF THE BEARING STRATUM FOR THE FULL SECTION OF THE DESIGN PENETRATION
- PROVIDE PIER BOLSTERS AND CENTERING DEVICES FOR PIER REINFORCEMENT BY PIERSEARCH OR APPROVED EQUAL.
- "MUSHROOMING" AT THE TOP OF THE PIERS IS PROHIBITED.
- EXCAVATIONS FOR THE SHAFTS MUST BE MAINTAINED IN THE DRY. IT SHOULD BE ANTICIPATED THAT SEEPAGE WILL BE ENCOUNTERED DURING EXCAVATION OF THE SHAFT AND THAT CASING WILL BE REQUIRED. THE CASING SHALL BE SEATED IN THE TOP OF THE BEARING STRATUM WITH ALL SOIL, WATER AND LOOSE MATERIAL OR DETACHED ROCKS REMOVED PRIOR TO BEGINNING THE DESIGN PENETRATION. CARE MUST THEN BE TAKEN THAT A SUFFICIENT HEAD OF PLASTIC CONCRETE IS MAINTAINED WITHIN THE CASING DURING EXTRACTION.
- PIER EXCAVATIONS SHALL BE DRY AND FREE OF SOIL AND DELETERIOUS MATERIALS PRIOR TO CONCRETE PLACEMENT. THE PENETRATION OF INDIVIDUAL SHAFTS SHALL BE EXCAVATED IN A CONTINUOUS OPERATION AND CONCRETE PLACED AS SOON AS PRACTICAL AFTER COMPLETION OF THE DRILLING IN ORDER TO PREVENT DETERIORATION OF BEARING SURFACES AND TO REDUCE THE POSSIBILITY OF SEEPAGE PROBLEMS. NO SHAFT SHALL BE LEFT OPEN FOR MORE THAN 8 HOURS.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE NEW STEEL AND SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION LRFD 15TH EDITION.
- ANCHOR RODS SHALL BE IN ACCORDANCE WITH ASTM F1554. ANCHOR RODS SHALL BE HEADED, NOT HOOKED.
- ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIP GALVANIZED. ANGLES, ANCHOR BOLTS, NUTS AND WASHERS SHALL BE HOT-DIP GALVANIZED UNLESS PAINTING OF ELEMENT IS INDICATED ON ARCHITECTURAL DRAWINGS. DAMAGED FINISHES SHALL BE CORRECTED IN THE FIELD.
- WELDED CONSTRUCTION SHALL CONFORM TO THE AWS D-1.1 "STRUCTURAL WELDING CODE." WELDING PROCESSES AND OPERATOR SHALL BE QUALIFIED IN ACCORDANCE WITH AWS STANDARD QUALIFICATION PROCEDURE. ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE E70XX, UNLESS NOTED OTHERWISE. ALL WELDS SHALL BE INSPECTED PER AWS STANDARDS. DEFICIENCIES SHALL BE CORRECTED.
- WELDS AT ARCHITECTURALLY EXPOSED STEEL SHALL BE GROUND SMOOTH.
- W-SHAPES SHALL BE ASTM A992 WITH A MINIMUM YIELD STRENGTH (Fy) OF 50 KSI.
- ANGLES AND PLATES SHALL BE IN ACCORDANCE WITH ASTM A36.
- HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500 GR B OR ASTM A1085.
- STEEL PIPE SHALL CONFORM TO ASTM A53 GR B OR ASTM A1085.
- ALL STEEL BEAMS SHALL BE ERECTED WITH NATURAL CAMBER UP.
- HEADED ANCHORS SHALL CONFORM TO AWS-D-1.1, TYPE B.
- ALL STRUCTURAL STEEL CONNECTIONS AND DETAILS SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.
- ALL CONNECTIONS NOT FULLY DETAILED ON DRAWINGS SHALL BE DESIGNED BY THE FABRICATOR. CONNECTION DESIGNS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE AISC MANUAL, 15TH EDITION. CONNECTIONS SHALL BE DESIGNED FOR THE FACTORED LOADS SHOWN ON THE DRAWINGS. WHERE DESIGN LOADS ARE NOT SHOWN, THE CONNECTION SHALL BE DESIGNED FOR ONE-HALF OF THE TOTAL UNIFORM LOAD TABULATED IN THE FACTORED UNIFORM LOAD TABLES: IN PART 3 OF THE AISC MANUAL FOR THE GIVEN BEAM, SPAN, AND GRADE OF STEEL SPECIFIED. EACH CONNECTION SHALL BE SHOWN IN DETAIL ON THE SHOP DRAWINGS AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.
- BOLTED CONNECTIONS FOR PRIMARY MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF THE RCSC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION. UNLESS NOTED OTHERWISE, ALL PRIMARY CONNECTIONS WITH HIGH STRENGTH BOLTS SHALL USE ASTM A325 BOLTS AND HEAVY HEX NUTS TIGHTENED TO THE SNUG-TIGHT CONDITION.
- STEEL MEMBERS SHALL NOT BE SPLICED EXCEPT WHERE SHOWN ON THE DRAWINGS.

