



GENERAL NOTES

- 1. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL FURNISH THE DESIGN ENGINEER WITH A SET OF CLEAN PRINTS WITH THE AS-BUILT SEWER AND WATER LINES MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER WHEN LOT CORNERS ARE NEEDED...
3. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TOWARD THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE RESIDENTS ALONG THE PROPOSED CONSTRUCTION AREA.
4. BASE INFORMATION WAS TAKEN FROM AN ALTA / ACSM & LAND TITLE SURVEY PREPARED BY ENERGY LAND & INFRASTRUCTURE DATED 01/16/2016 AND FROM AN AERIAL TOPOGRAPHIC SURVEY PROVIDED BY THE CITY OF FRANKLIN.
5. THE PROJECT SITE IS SHOWN ON TAX MAP 89 PARCELS 48.01.
6. THE SITE LAYOUT IS BASED ON REFERENCE POINTS AS NOTED.
7. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, (IE. INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS) IN THE FIELD PRIOR TO COMMENCEMENT OF UTILITY WORK...
8. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND EXISTENCE OF ALL EXISTING UTILITIES...
9. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT...
11. DIMENSIONS ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. CONCRETE FOR CURBS AND SIDEWALKS SHALL BE 3500 PSI CONCRETE.
13. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE...
14. HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
15. CURBS SHALL BE PARALLEL TO THE CENTERLINE OF DRIVES...
16. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
17. ALL ROADWAY AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
18. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE CITY OF FRANKLIN REGULATIONS AND SPECIFICATIONS.
19. ALL PAVEMENT MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY OF FRANKLIN AND STATE OF TENNESSEE DOT AND SPECIFICATIONS.
20. ALL CURBING WILL BE REQUIRED TO ADJUST TO THE GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES, AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
21. CROSSWALKS & STRIPING SHALL BE THERMOPLASTIC.
22. CROSSWALKS SHALL BE WHITE WITH A MINIMUM WIDTH OF 6' X 24" WIDE CONTINENTAL STYLE BARS.

SITE GRADING & EROSION CONTROL NOTES

- 1. THE AREA OF LOCKWOOD GLEN, SECTION 10 IS 15.56 AND THE DISTURBED AREA IS APPROXIMATELY 15.26 ACRES.
2. A PORTION OF THE PROPERTY SHOWN IN SECTION 8 LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NUMBER 47187C0214F, DATED SEPTEMBER 29, 2006.
3. INSTALL SILT BARRIERS BEFORE GRADING OPERATIONS.
4. MULCH AND SEED ALL DISTURBED AREA AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED...
5. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY THE CITY OF FRANKLIN...
6. CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 33% FILLED WITH SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. REMOVE THE TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY AFTER A SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON GRADED AREAS...
8. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES...
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA.
10. THE CONTRACTOR SHALL CHECK ALL EXISTING GRADES AND DIMENSIONS IN THE FIELD PRIOR TO BEGINNING WORK...
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC.
12. PROPOSED CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF AN ENGINEERED GRADING DESIGN...
13. ALL CUT AND FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL OR FLATTER UNLESS OTHERWISE INDICATED ON THE PLANS.
14. MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 0.5%.
15. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE CODES AND OBTAIN APPROVAL AS NECESSARY BEFORE BEGINNING CONSTRUCTION.
16. ALL EARTHWORK, INCLUDING THE EXCAVATED SUBGRADE AND EACH LAYER OF FILL, SHALL BE MONITORED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER...
17. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION...
18. THE GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS...
19. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT AND FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC.
20. IN NO CASE SHALL SLOPE, HEIGHT, SLOPE INCLINATION, OR EXCAVATION DEPTH, INCLUDING TRENCH CONSTRUCTION, EXCEED THOSE SPECIFIED IN LOCAL, STATE AND FEDERAL REGULATIONS...
21. DO NOT DISTURB THE VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
22. STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING...
23. TOP OF GRATE ELEVATIONS AND LOCATION OF COORDINATES FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON DETAIL UNLESS NOTED OTHERWISE...
24. ALL DRAINAGE CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN.
25. RELOCATION OF EXISTING PLANT MATERIALS SHALL BE COORDINATED WITH THE OWNER AND RELOCATED TO A DESIGNATED AREA ON SITE.
26. POSITIVE DRAINAGE SHALL BE ESTABLISHED AS THE FIRST ORDER OF WORK...
27. REINFORCED CONCRETE STORM DRAINAGE PIPE SHALL BE CLASS III
28. THE LOCATION OF ALL DIVERSION SWALES AND DITCHES SHALL BE FIELD ADJUSTED TO AVOID TREES AS MUCH AS POSSIBLE...
29. SEDIMENT REMOVED FROM SEDIMENT CONTROL STRUCTURES IS TO BE PLACED AT A SITE APPROVED BY THE ENGINEER...
30. STOCKPILE TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS...
31. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT SURVEY OF THE DETENTION PONDS...
32. ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL SHALL BE PROPERLY PERMITTED...
33. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO WASTE EXCESS EARTH MATERIAL...
34. AFTER STRIPPING TOPSOIL, PROOF ROLL EXPOSED SUBGRADE WITH A LOADED TRUCK...
35. ALL FILL SHALL BE FREE OF ALL ORGANIC MATTER, TRASH AND OTHER DELETERIOUS MATERIALS...
36. STRUCTURAL SOIL FILL SHALL HAVE A STANDARD PROCTOR MAXIMUM DRY DENSITY...
37. PLACE FILL AND COMPACT IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
38. PLACE 4-INCH MINIMUM LAYER OF A COMPACTED CRUSHED STONE UNDER CONCRETE SLABS.
39. PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISH GRADE...
40. FORM AND SLOPE ALL EXISTING AND PROPOSED SIDEWALK(S) TO A SMOOTH TRANSITION...
41. BACK FILL ALL PIPES UNDER PAVEMENT TO TOP OF SUBGRADE WITH CRUSHED STONE.
42. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
43. EXISTING ELEVATIONS, CONTOURS, AND BENCHMARKS SHOWN ON PLANS ARE BASED NAVD83.
44. WHERE PROPOSED PAVEMENT ABUTS EXISTING PAVEMENT...
45. INSTALL STONE BEDDING AND BACK FILL IN STRICT COMPLIANCE WITH MANUFACTURER'S RECOMMENDATION...
46. SHAPE ALL DITCHES ACCORDING TO TYPICAL SECTION OR SPECIAL DITCH DETAIL.
47. ONLY MATERIAL MEETING CONTRACTOR'S GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR EMBANKMENT MAY BE USED.
48. ALL EXCAVATION IS UNCLASSIFIED WITHOUT REGARD TO MATERIALS ENCOUNTERED...
49. ASPHALT PAVEMENT, MINERAL AGGREGATE BASE AND CONCRETE MATERIALS AND CONSTRUCTION SHALL MEET REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION...
50. PROPOSED CONTOURS SHOWN AT 2 FOOT INTERVAL.
51. PROVIDE POSITIVE SLOPE (2% MINIMUM) TO DRAIN ALL BALCONIES, DECKS, PATIOS, WALL(S), DRIVEWAYS, GRADE ADJACENT TO BUILDINGS...
52. ANY AREA THAT IS DISTURBED OUTSIDE LIMITS OF CONSTRUCTION DURING

THE LIFE OF THIS PROJECT SHALL BE REPAIRED BY CONTRACTOR AT HIS EXPENSE.

- 53. THE CONTRACTOR SHALL NOT DISPOSE OF ANY MATERIAL EITHER ON OR OFF PROJECT SITE IN A REGULATORY FLOOD WAY...
54. ALL HEADWALLS FOR PIPES 24" AND LARGER SHALL HAVE SAFETY GRATING. SEE DRAINAGE STRUCTURE DETAIL SHEET.

SEWER AND WATER CONSTRUCTION NOTES

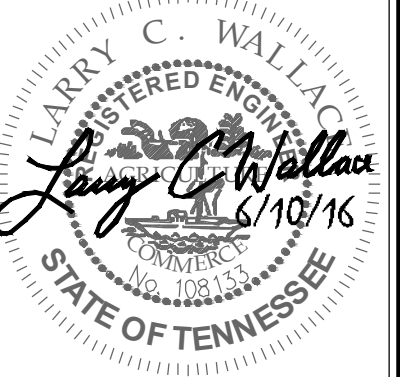
- 1. ALL SEWER CONSTRUCTION METHODS AND MATERIALS SHALL MEET THE CITY OF FRANKLIN STANDARD SPECIFICATIONS...
2. ALL WATER CONSTRUCTION METHODS AND MATERIALS SHALL MEET MILCROFTON UTILITY DISTRICT STANDARD SPECIFICATIONS...
3. ALL SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF FRANKLIN SEWER INSPECTOR...
4. ALL WATER CONSTRUCTION SHALL BE INSPECTED BY A MILCROFTON UTILITY DISTRICT INSPECTOR...
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY...
6. THE CONTRACTOR SHALL KEEP A SET OF THE STATE OF TENNESSEE AND CITY OF FRANKLIN APPROVED PLANS...
7. THE PROPOSED SEWER AND WATER LINE SHALL NOT BE TIED TO THE EXISTING SEWER OR WATER LINE...
8. AIR TEST SHALL BE REQUIRED ON THE SEWER LINE...
9. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION...
10. ALL SEWER MANHOLES SHALL BE SUBJECTED TO AND PASS A VACUUM TEST...
11. NO BLASTING IS ALLOWABLE WITHIN 25 FEET OF FINISHED SEWER OR WATER LINES.

SITE UTILITY NOTES

- 1. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE...
2. PRIOR TO COMMENCING WORK, CONTACT UTILITY OWNERS...
3. COOPERATE WITH EACH UTILITY COMPANY...
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES...
5. CONSTRUCTION OF ALL SANITARY SEWER, WATER MAIN AND RELATED APPURTENANCES...
6. INSTALL STONE BEDDING AND BACKFILL IN STRICT ACCORDANCE...
7. PIPE LENGTHS ARE APPROXIMATE FROM CENTER OF STRUCTURE...
8. CLEANOUTS SHALL BE SAME SIZE AS LATERAL LINES...
9. COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION...
10. BACKFILL PROPOSED UTILITIES IN PAVED AREAS...
11. LAY WASTEWATER LINES AT LEAST 10 FEET HORIZONTALLY...
12. WHERE A WASTEWATER LINE CROSSES UNDER WATER MAINS...
13. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION...
14. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL...
14. THE SANITARY SEWER SHALL BE OF THE MATERIAL INDICATED ON THE SEWER PLAN AND PROFILE SHEETS...

- 15. ALL SEWER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM TO THE CITY OF FRANKLIN SEWER AND WASTEWATER DEPARTMENT REQUIREMENTS...
16. ALL WATER LINES AND APPURTENANCES SHALL BE OF MATERIAL AND CONSTRUCTION THAT CONFORM WITH MILCROFTON UTILITY DISTRICT REQUIREMENTS...
17. PROVIDE A MINIMUM 36" OF COVER OVER ALL WATER LINES.
18. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING MANHOLES...
19. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES...
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION...
21. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY...
22. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES...
23. ALL TRENCHES CUT IN EXISTING ROADS OR DRIVES SHALL UTILIZE A CLEAN SAW CUT AND SHALL BE TO ALLOW WATER LINES TO PASS UNDER...
24. REPAIR ALL DAMAGE TO EXISTING FEATURES...
25. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS...
26. THE CONTRACTOR SHALL VERIFY REQUIRED PIPE LENGTHS...
27. REPAIR EXISTING PAVEMENT, CURBS, WALKS, LANDSCAPING...
28. THE PROPOSED GAS LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL GAS COMPANY...
29. THE PROPOSED ELECTRIC LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL ELECTRIC COMPANY...
30. THE PROPOSED TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE LOCAL TELEPHONE COMPANY...
31. WHERE DRAINAGE OR UTILITY LINES OCCUR IN PROPOSED FILL AREAS...
32. THE CONTRACTOR SHALL ADJUST THE ALIGNMENT OF THE WATERLINES...
33. EXISTING MANHOLES LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED...
34. WATER SERVICES SHALL BE 1/2" TYPE K COPPER AND SHALL INCLUDE CORPORATION STOPS...
35. THE OUTSIDE OF ALL MANHOLES SHALL BE COATED WITH BITUMINOUS PAINT.
36. ALL CONNECTION TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
37. FIRE HYDRANT ASSEMBLIES INCLUDE THE APPROPRIATE SIZED TEE...
38. THE CONCRETE ENCASUREMENTS ON WATER AND SEWER LINES SHALL BE A MINIMUM OF 6" THICK...
39. ALL PROPOSED LOT CORNERS SHALL BE FIELD STAKED...
40. ALL WATER LINES SERVICES SHALL TERMINATE AT A METER BOX...
41. 6" SANITARY SEWER SERVICE TO END AT PROPERTY LINE.
42. CONTRACTOR SHALL MARK THE LOCATION OF THE NEW PVC LINES...
43. THE HOMEBUILDER SHALL VERIFY THE SANITARY SEWER SERVICES...
44. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES...
45. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR CONTACTING OWNERS...
46. GEOTECH PROFESSIONAL MUST BE PRESENT ONSITE WHILE ANY COMPACTION IS BEING PERFORMED...

Table with 4 columns: Rev., Date, Revision Description, and a blank column. Contains 3 revision entries.



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