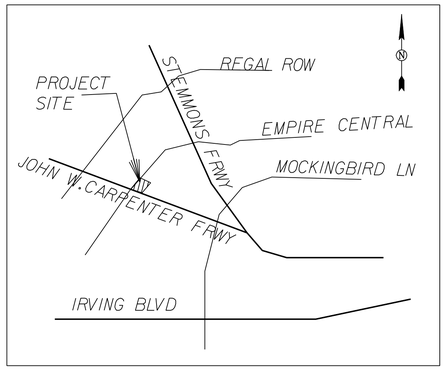
CIVIL ENGINEERING PLANS
FOR
LA QUINTA
INN AND SUITES
8300 JOHN W. CARPENTER FRWY
DALLAS, TX



LOCATION MAP (NTS)
MAPSCO 33-T

311T-7811

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS AND PLANS, INCLUDING ALL NOTES, THE CITY OF DALLAS 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 FAMILIARIZE HIMSELF WITH ALL STANDARDS OR 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.

2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC.

3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, DALLAS WATER UTILITIES, AND THE CITY OF DALLAS DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION ADDENDUM. FOLLOW TXDOT SPECCIFICATIONS WITHIN THEIR R-O-W.

4. IN THE EVENT AN ITEM IS NOT COVERED IN THE CITY OF DALLAS SPECIFICATIONS, THE CITY ENGINEER'S DECISION SHALL APPLY. IN CASE OF CONFLICT WITH CITY OF DALLAS SPECIFICATIONS, THE DESIGN ENGINEER SHALL BE NOTIFIED TO PROVIDE CLARIFICATION.

5. CONSTRUCTION INSPECTION WILL BE PERFORMED BY REPRESENTATIVES OF THE OWNER, ENGINEER, GEOTECHNICAL ENGINEER, AND REVIEWING AUTHORITIES AND AGENCIES. UNRESTRICTED ACCESS SHALL BE PROVIDED TO THEM AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR UNDERSTANDING AND SCHEDULING REQUIRED INSPECTIONS.

6. CERTAIN CONSTRUCTION STAKING MAY BE PERFORMED BY THE OWNER'S SURVEYOR. SEE THE CONTRACT DOCUMENTS FOR DETAILS OF THIS SERVICE.

7. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.

8. OTHER CONSTRUCTION WILL BE UNDERWAY AT THE SAME TIME AND IN THE SAME GENERAL AREA WHICH IS ENCOMPASSED BY THIS CONTRACT. THIS CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTORS TO ESTABLISH A CONSTRUCTION SEQUENCE WHICH WILL CAUSE THE LEAST HINDRANCE TO ALL.

9. 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 FOR LINE LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES

CITY OF DALLAS, PUBLIC WORKS INSPECTION 214-948-4290
DALLAS WATER UTILITIES, DISTRIBUTION DIVISION 214-670-5111
D.W.U., WASTEWATER COLLECTION DIVISION 214-670-5111
GERRY HENNIG, TXDOT 214-320-4418
TXU ELECTRIC 1-800-DIG-TESS
ATMOS ENERGY (TXU GAS COMPANY) 1-800-DIG-TESS
TCI CABLEVISION OF DALLAS 1-800-DIG-TESS
AT&T / SBC 1-800-DIG-TESS
MCI/WESTERN UNION 1-800-DIG-TESS

10. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO ADJACENT PROPERTIES WILL BE ALLOWED UNLESS SPECIFIED IN THE PLANS. ANY DAMAGE RESULTING THEREFROM SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.

11. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

12. USE OF FLY ASH OR ANY CHEMICAL ADMIXTURE IN CONCRETE WILL REQUIRE PRIOR APPROVAL FROM THE ENGINEER AND WILL BE SUBJECT TO SPECIAL MONITORING AND INSPECTION OF THE WORK AS PROVIDED IN THE CITY OF DALLAS ADDENDUM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS. FLY ASH SHALL NOT BE USED IN HAND FINISH CONCRETE.

13. FOR ADJUSTMENT OF DALLAS WATER UTILITIES APPURTENANCES OR TO VERIFY LOCATIONS OF EXISTING WATER AND WASTEWATER MAINS IN AREA, CALL (214) 670-1770 AT LEAST (3) THREE WORKING DAYS PRIOR TO CONSTRUCTION.

14. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 251D-1, LATEST EDITION.

15. ALL CONCRETE FOR PAVEMENT SHALL HAVE A 28 DAY CONCRETE COMPRESSIVE STRENGTH OF 4000 PSI WITH 4% TO 6% ENTRAINED AIR IF MACHINE FINISH AND 4500 PSI IF HAND FINISH.

16. CITY FORCES SHALL INSTALL ALL NEEDED SIGNS. CALL (214) 670-3773 TO RELEASE THE SIGN WORK ORDER FOR THE SIGN INSTALLATION SIX WEEKS PRIOR TO CONSTRUCTION COMPLETION. THE CITY SHALL BE REIMBURSED THE COST OF THE STREET SIGNS. THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS. PAVEMENT MARKINGS SHOULD BE THERMOPLASTIC PER PUBLIC WORKS

17. AND TRANSPORTATION STANDARD CONSTRUCTION DETAILS, FILE 251D-1, AND INSPECTED BY THE CITY FORCES. DURING THE CONSTRUCTION OF ANY PUBLIC INFRASTRUCTURE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS

18. FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND TRANSPORTATION OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.

PREPARED BY: **YG CONSULTANTS, LLC**

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FRISCO, TEXAS 75035
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FAX: (972) 390-9599

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311T-7811

DEVELOPER:

OWNER:
VICTOR ABRAHAM
2730 STEMMONS FREEWAY, SUITE 310
DALLAS, TEXAS 75207

La Quinta
Inn & Suites

8300 JOHN CARPENTER FRWY
DALLAS, TEXAS

YG
CONSULTANTS
15043 DANEWAY DR.
FRISCO, TX 75035
TEL: 972-890-8955
FAX: 972-390-9599

REVISIONS	DATE

SEAL

DWG. TITLE:

COVER SHEET

PROJECT #: 80508 JOB#
DESIGN BY: YG CONSULTANTS
PROJECT COORD:
CHECKED BY: YP
DRAWN BY: PP
DATE: 12/10/2008

1 OF 11
SHEET NUMBER