

Construction Notes for Subdivisions & Site Plans

City of Cedar Park

Revised July 8, 2014

General Notes:

1. All construction shall be in accordance with the latest City of Austin Standard Specifications. City of Austin standards shall be used unless otherwise noted.
2. Design procedures shall be in general compliance with the City of Austin Drainage Criteria Manual. All variances to the manual are listed below:
3. The contractor shall give the City a minimum of 48 hours notice before beginning each phase of construction. The phases of construction are as follows:
4. Benchmarks should be tied to the City of Cedar Park benchmarks and be correctly "geo-referenced" to state plane coordinates. A list of the City's benchmarks can be found at www.cedarparktexas.gov, click on city services; navigate to E services, GIS Mapping and GIS Maps and Monuments. List Benchmarks used for this project and give location and elevation.
5. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S. Prior to City acceptance of subdivision improvements all graded and disturbed areas are to be re-vegetated in accordance with the City of Austin Specification Item #604.
6. The Contractor shall provide the City of Cedar Park copies of all test results prior to acceptance of subdivision improvements.
7. City, owner, engineer, contractor, representatives of all utility companies, and a representative from the testing lab shall attend pre-construction conference prior to start of construction. The contractor shall schedule the meeting with the City of Cedar Park Engineering Department a minimum of 48 hours prior to this pre-construction meeting (512-401-5000). Final construction plans shall be delivered to Engineering a minimum of seven business days prior to requesting a pre-construction meeting.
8. Excess soil shall be removed at the contractor's expense. Notify the City of Cedar Park if the disposal site is inside the City's jurisdictional boundaries.
9. No burning is allowed.
10. Any changes or revisions to these plans must first be submitted to the City by the design engineer for review and written approval prior to construction of the revision.
11. Minimum setback requirements for existing and newly planted trees from the edge of pavement to conform to the requirements as shown in Table 6-1 of the City of Austin's Transportation Criteria Manual.
12. The Contractor will reimburse the City for all cost incurred as a result of any damage to any City utility or any infrastructure within the Right-of-Way by the Contractor, regardless of these plans.
13. An engineer's concurrence letter and 22"x34" record drawings (one Mylar copy and a digital copy on a CD ROM) shall be submitted to the Public Works Department prior to the issuance of certificate of occupancy or subdivision acceptance. The Engineer and Contractor shall verify that all final revisions and changes have been made to both the Mylar and digital copy prior to City submittal. Record construction drawings, including roadway and all utilities, shall be provided to the City in digital format as AutoCad ". dwg" files, ".PDF", and ".TIF" files on CD ROM. Line weights, line types and text size shall be such that if half-size prints (11"x 17") were produced, the plans would still be legible. All required digital files shall contain a minimum of two (2)

control points referenced to the State Plane Grid Coordinate System – Texas Central Zone (4203), in US feet and shall include rotation information and scale factor required to reduce surface coordinates to grid coordinates in US feet.

14. The City of Cedar Park has not reviewed these plans for compliance with the Americans With Disabilities Act. It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.

15. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF CEDAR PARK MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

16. No blasting is allowed on this project.

17. A traffic control plan, in accordance with the Texas Manual on Uniform Traffic Control Devices, shall be submitted to the City for review and approval prior to any partial or complete roadway closures. Traffic control plans shall be site specific and seal by a registered professional engineer.

18. The contractor shall keep the site clean and maintained at all times, to the satisfaction of the City. The subdivision will not be accepted (or Certificate of Occupancy issued) until the site has been cleaned to the satisfaction of the City.

19. Signs are not permitted in Public Utility Easements, Set Backs or Drainage Easements.

20. It shall be the responsibility of the Contractor to inspect temporary erosion controls on a daily basis. Adjust the controls and/or remove any sediment buildup as necessary.

21. A final certificate of occupancy will not be issued on commercial sites until all disturbed areas have been re-vegetated. Substantial grass cover, as determined by Public Works Department, must be achieved prior to the issuance of a final certificate of occupancy. All erosion controls must remain in place and maintained until all disturbed areas have been re-vegetated to the acceptance of the City of Cedar Park Public Works Department. Prior to issuance of a certificate of occupancy for a site development permit, the right of way between the property line and edge of pavement / back of curb shall be revegetated according to COA specification 602S and 606S.

22. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment and debris. Contractor will not remove soil, sediment or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.

23. All wet utilities shall be installed and all densities must have passed inspection(s) prior to the installation of dry utilities.

24. A minimum of seven days of cure time is required for HMAC prior to the introduction of vehicular traffic to any streets.

25. Prior to plan approval, the Engineer shall submit to the City of Cedar Park (COCP) documentation of subdivision/site registration with the Texas Department of Licensing and Regulations (TDLR) and provide documentation of review and compliance of the subdivision/site construction plans with Texas Architectural Barriers Act (TABAA).

26. Prior to subdivision/site acceptance, the engineer/developer-owner shall submit to the COCP documentation that the subdivision/site was inspected by TDLR or a registered accessibility specialist (RAS) and the subdivision/site is in compliance with the requirements of the TABAA.

27. All construction and construction related activities shall be performed Monday thru Friday from 7:00 A.M. to 6:00 P.M. However, construction activities within one hundred feet (100') of a dwelling or dwelling unit that is both occupied as a residence and also located within one hundred feet (100') of the Toll Road 183A right-of-way shall be performed between the hours of

8:00 a.m. and 6:00 p.m. Approval for construction activities performed on Saturday shall be obtained in writing 48 hours in advance, and inspection fees at 1.5 times the hourly inspection rate shall be billed directly to the contractor. There shall be no construction or construction related activities performed on Sunday. The City reserves the right to require the contractor to uncover all work performed without City inspection.

28. All poles to be approved by City and PEC, no conduit shall be installed down lot lines / between homes. All conduit shall be located in the public ROW or in an easement adjacent to and parallel to the public ROW.

29. Dry utilities shall be installed after subgrade is cut and before first course base. No trenching of compacted base. If necessary dry utilities installed after first course base shall be bored across the full width of the ROW.

30. No ponding of water shall be allowed to collect on or near the intersection of private driveway(s) and a public street. Reconstruction of the driveway approach shall be at the Contractor's expense.

31. All driveway approaches shall have a uniform two percent slope within the ROW unless approved in writing by the Engineering Department.

Street Notes:

1. No trenching of compacted base will be allowed. A penalty and/or fine may be imposed to the general contractor if trenching of compacted base occurs without City approval, regardless of who performed the trenching.

2. All sidewalks shall comply with the Americans With Disabilities Act. The City of Cedar Park has NOT reviewed these plans for compliance with the Americans With Disabilities Act, or any other accessibility legislation, and does not warranty or approve these plans for any accessibility standards.

3. Street barricades shall be installed on all dead end streets and as necessary during construction to maintain job safety.

4. Any damage caused to existing pavement, curbs, sidewalks, ramps, etc., shall be repaired by the contractor to the satisfaction of the City prior to acceptance of the subdivision.

5. At intersections, which have valley drainage, the crown to the intersecting street will be culminated at a distance of 40 ft. from the intersecting curb line unless otherwise noted.

6. The subgrade material was tested by (Name, Address & Phone Numbers) on (Date) the pavement sections were designed accordingly. The pavement sections are to be constructed as follows:

7. Density testing of compacted subgrade material, first course and second course compacted base, shall be made at 500 foot intervals.

8. All density testing is the responsibility of the owner or contractor and shall be witnessed by the City of Cedar Park representative. The contractor is to notify the City 48 hours prior to scheduled density testing.

9. Traffic control signs and pavement markings shall be in accordance with the Texas Manual on Uniform Traffic Control Devices and installed as directed by the City of Cedar Park prior to City acceptance of the Subdivision.

10. Slope of natural ground adjacent to the right-of-way shall not exceed 3:1. If a 3:1 slope is not possible, a retaining wall or some other form of slope protection approved by the City shall be placed in a location acceptable to the City.

11. The City, engineer, contractor, and a representative from the asphalt testing lab shall attend a pre-paving conference prior to the start of HMAC paving. The contractor shall give the City a minimum of 48 hours notice prior to this meeting (512-401-5000).

12. The Contractor or owner is responsible for conducting tests on asphalt pavement in accordance with the requirements set forth in the City of Austin Standard Specification No. 340. Any re-testing of the asphalt pavement shall be conducted under the supervision of the engineer and the City of Cedar Park. Re-testing of the asphalt pavement shall be limited to one retest per project.

13. All pavement markings and signage shall comply with MUTCD standards. Street name letter sizing shall be in accordance with MUTCD Table 2D-2. Pavement markings shall be thermoplastic unless otherwise noted.

14. All signs shall be high intensity retro grade.

15. No Fencing or Wall is allowed to be constructed so that it obstructs the sight lines of drivers from an intersecting public roadway or from an intersecting private driveway. Sight lines are to be maintained as described in City Code Section 14.05.007. Installing a fence or wall which does not comply with the City's Sight Distance Requirements or Fencing Regulations is a violation of the City's Ordinance and may be punishable pursuant to Section 1.01.009 of City Code.

16. Temporary rock crushing operations are not allowed. All sources for flexible base material are required to be approved by the City. Prior to base placement all current triaxial test reports for the proposed stockpiles are to be submitted to the City's project representative for review and approval.

Wastewater Notes:

1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with the City approval. All utility adjustments shall be completed prior to final paving construction.

2. The location of any existing utility lines shown on these plans may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor. The contractor shall locate all utilities prior to bidding the project.

3. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.

4. All water mains, wastewater mains and service lines shall meet City of Austin minimum cover specifications. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.

5. Where 48-inches of cover below subgrade cannot be achieved for wastewater service lines alternate materials may be used. A minimum of 36-inches of cover below subgrade shall be achieved. Any wastewater service line with cover between 36-inch and 48-inches shall be SDR-26 PVC pressure pipe.

6. Gasketed PVC sewer main fittings shall be used to connect SDR-35 PVC to SDR-26 PVC pressure pipe or C-900.

7. Pipe materials to be used for construction of utility lines:

Wastewater-

Force Main-

(Note: SDR-35 WW is not allowed in the ROW)

8. All sanitary sewers, excluding service lines, shall be mandrel tested per TCEQ (Texas Commission on Environmental Quality) criteria. A mandrel test will not be performed until backfill has been in place for a minimum of 30 days.

9. All wastewater lines 10" and larger shall be TV Video taped according to COA 510 at the Contractor's expense. The contractor shall supply two copies to the City's Field Representative. No separate pay unless noted on the bid form.

10. All sanitary sewers, including service lines, shall be air tested per City of Austin Standard Specifications.
11. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.
12. City shall be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.
13. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR-18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.
14. The allowable (maximum) adjustment for a manhole shall be 12" (inches) or less.
15. Where a sewer line crosses a water line, the sewer line shall be one 20 ft. joint of 150 psi rated PVC centered on crossing.
16. All manhole and inlet covers shall read "City of Cedar Park".
17. Contractor to notify, and obtain approval from, the City of Cedar Park 48 hours prior to connecting to existing City utilities.
18. All pipe bedding material shall conform to City of Austin Standard Specifications.
19. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.
20. All wastewater manholes to be coated with materials and procedures listed in City of Austin Qualified Products List No. WW-511 (WW-511A and WW-511B are not allowed). All manholes will be pre-coated or coated AFTER testing.
21. All manholes will be vacuum tested only.
22. Tracer tape AND marking tape shall be installed on all water and wastewater mains in accordance with City of Austin Standards, regardless of the type of pipe.
23. Polybird Coatings on wastewater manholes will not be allowed. Any other product appearing on the COA SPL WW-511 is acceptable.
24. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Water Notes:

1. The top of valve stems shall be at least 18", and no more than 36", below finished grade. Valve stem risers shall be welded on each end to the City's satisfaction.
2. Fire hydrant leads to be ductile iron, Class 350, and installed per City of Austin standard specifications and detail.
3. Prior to installation of fire hydrants, the engineer will provide the Contractor one (1) cut from a hub pin, establishing the elevation of the bury line.
4. The engineer shall provide cuts for all water lines at all storm sewer crossings to the City of Cedar Park.
5. Pipe materials to be used for construction of utility lines: Water - Copper pipe and fittings are not permitted within the Right-of-Way.
6. Approved 5 1/4" fire hydrants:
American Flow Control, B84B
Mueller Company, Super Centurion 250
Clow Medallion Hydrant

American AVK Company, Series 27 (Model 2780)

*All fire hydrants must meet City of Cedar Park thread specifications (National Thread)

*Blue reflector markers shall be located on the centerline of the pavement across from all fire hydrants. Pavement markers at intersections shall be four-sided.

7. All water lines, including service lines, shall be pressure and leak tested per City of Austin Standard Specifications and witnessed by the City of Cedar Park representative. All testing is to be the responsibility of the contractor, and the contractor may be required to re-test lines if the testing is not witnessed by the City. Contractor must notify the City of Cedar Park 48 hours prior to any testing.

8. All water lines shall be sterilized and bacteriologically tested in accordance with City of Austin Standards. The contractor is responsible for sterilization and the City of Cedar Park is responsible for submitting bacteriological samples to the State.

9. Density testing of compacted backfill shall be made at a rate of one test per two foot lifts per 500 feet of installed pipe.

10. Contractor to obtain a water meter from the City of Cedar Park for any water that may be required during construction. (512-401-5000)

11. ALL WATER METER BOXES SHALL BE FORD GULF METER BOX WITH LOCKING LID.

- A. SINGLE G-148-233
- B. DUAL DG-148-243
- C. 1" METER YL111 - 444
- D. 1 ½" – 2" METER 1730-R (LID) & 1730-12 (BOX)/ACCEPTABLE BOXES FOR THIS SIZE OF METER

12. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.

13. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.

14. All iron pipe and fittings shall be wrapped with at least 8 mil. Polyethylene wrap.

15. All water mains, wastewater mains and service lines shall meet City of Austin Specifications minimum cover requirements. All streets are to be cut to subgrade prior to installation of water mains or cuts will be issued by the engineer.

16. City to be given 48 hours notice prior to all testing of water and wastewater lines. City inspection is required for all testing of water and wastewater lines.

17. Where a water or wastewater line crosses above (or below) a storm sewer structure and the bottom (or top) of the pipe is within 18 inches of the top (or bottom) of the utility structure, the pipe shall be encased with concrete for a distance of at least 1 ft. on either side of the ditch line of the utility structure or the storm sewer. Concrete encasement will not be required for ductile iron (thickness Class 50), AWWA C-900 (SDR-18) 150 psi rated PVC in sizes to 12 inches or AWWA C-905 (SDR-25) 165 psi rated PVC in sizes larger than 12 inches. Concrete encasement shall conform to C.O.A. standard detail 505-1.

18. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.

19. All pipe bedding material shall conform to City of Austin Standard Specifications.

20. Tracer tape shall be installed on all water and wastewater mains in accordance with City of Austin Standards.

21. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.

22. All water valves will be operated by City personnel ONLY. The contractor may not operate any water valve. The general contractor may be fined if a water valve is operated, regardless of who operated the valve.

23. A double check backflow device in a vault shall be installed at the property line on all private fire lines.

24. All potable water system components installed after January 4, 2014, shall be "lead free" according to the United States Safe Drinking Water Act. The only components exempt from this requirement are fire hydrants. Components that are not clearly identified by the manufacturer as meeting this requirement by marking, or on the product packaging, or by pre-approved submittal, will be rejected for use. A NSF certification will be adequate if the certification has not expired as of January 4, 2014 and remains unexpired at the time of construction.

25. All pressure pipe shall have mechanical restraint and concrete thrust blocking at all valves, bends, tees, plugs, and other fittings.

Storm Sewer Notes:

1. Manhole frames and covers and water valve boxes shall be raised to finished pavement grade at the owner's expense by the contractor with City inspection. All utility adjustments shall be completed prior to final paving construction. Contractor shall backfill around manholes and junction boxes with Class A concrete.

2. All manhole lids shall be 32" or larger, unless expressly approved in writing by the Engineering Department.

3. The location of any existing utility lines shown on these plans is the best available and may not be accurate. Any damage to existing utility lines, both known and unknown, shall be repaired at the expense of the contractor.

4. Pipe materials to be used for construction of utility lines: Unless otherwise specified by the Engineer, all storm sewer RCP shall be Class III. Corrugated Metal Pipe is not permitted.

5. All manhole and inlet covers shall read "City of Cedar Park".

6. Contractor to notify the City of Cedar Park 48 hours prior to connecting to existing utilities.

7. All pipe bedding material shall conform to City of Austin Standard Specifications.

8. Unless otherwise specified by the Engineer all concrete is to be Class "A" (5 sack, 3000 psi ~ 28-days), and all reinforcing steel to be ASTM A615 60.

9. Contractor to install and maintain geo-textile fabric barrier (inlet protection) around storm sewer leads and inlets to prevent silt and other material from entering the storm sewer collection system.

10. Install concrete safety end treatments to all culverts and ends of drainage pipe.