



STANDARD NOTES FOR CONSTRUCTION PLANS CITY OF JENKS

GENERAL NOTES

1. Wherever the word "City" appears herein the same shall conclusively be deemed to mean the City of Jenks, Oklahoma unless the context clearly dictates otherwise.
2. All construction activities on private property will require property owner approval. Contractor, upon needing to do any construction activities on property other than the developers (i.e. other property owners, City of Jenks, City of Tulsa, Tulsa county, etc.) shall leave the property in the same or better conditions.
3. Contractor and all related construction activities will be required to maintain normal working hours if significant public request is made to the City in this regard.
4. A pre-construction meeting is required and can be coordinated with city staff at (918) 556-7467. Five (5) 11"x17" sets of final plans are to be provided at the time of the meeting.
5. Conditions set forth within the earth change permit remain valid throughout all construction activities and development sequences of this development.
6. No construction activities on the water and sanitary sewer systems are permitted until the City Engineer's Office has received a copy of the ODEQ "Permit to Construct" and authorization to proceed with the water system and sanitary systems has been provided by the City Engineer.
7. All construction shall be in strict accordance with the current City of Jenks, Department of Public Works, Engineering Department Standards and Specifications and the 2019 Edition of the Oklahoma Department of Transportation Standard Specifications for Highway Construction and as may be subsequently revised, updated and adopted.
8. Easements, building setbacks, rights-of-way, signs, lighting, landscaping and other appurtenances are designed to be in compliance with the conditions set forth by the City Planner, Planning Commission and City Council. All design plans for water distribution, sanitary sewer collection, roadway and storm water systems construction installation shall meet or exceed the City of Jenks construction standards and municipal policy and are in compliance with City of Jenks Standards.
9. All previous conditions set forth within the Earth Change Permit remain valid throughout all of the construction activities and development sequences of this Development.
10. The Contractor and any other subcontractors under separate contract is/are required to attend a pre-construction meeting with the City of Jenks staff. Such a meeting is required before any infrastructure construction is performed. The City of Jenks will not approve construction activities to proceed until such a meeting is held. Such meetings will also be mandatory, upon the City of Jenks' request, during the construction process should the City of Jenks determine it to be necessary.
11. Site grading shall be performed in a manner consistent with the Storm Water Pollution

Prevention Plan (SWP3) previously submitted for this project.

12. All excavated areas within the detention pond banks above the water line, rights-of-way, parks and drainage ways shall have ground cover (i.e., sod or hydro-mulch) installed immediately following final excavation work per ODEQ OKR10. All ground cover shall be maintained and watered until well established.

PAVING NOTES

1. All paving, drainage and erosion control is designed in accordance with the current city of Jenks land subdivision code and all construction installation shall meet or exceed the City of Jenks construction standards and municipal policy.
2. The project responsible contractor and any other sub-contractors under separate contract is/are required to have a pre-construction meeting with City staff. Such a meeting is required before any infrastructure construction is performed. Should the responsible contractor(s) representative fail to participate within a mutually scheduled pre-construction meeting, all construction activities shall be immediately, terminated indefinitely by the City.
3. All paving construction shall be inspected by the Engineering Department utility inspectors, in accordance with City policy.
4. The paving contractor shall notify the Engineering Department at least 48 hours prior to start of construction.
5. All utility construction (water, sewer, and storm water) shall be completed prior to subgrade preparation.
6. Subgrade shall be free of all organic matter, treated, and compacted according to the plans and specifications.
7. Subgrade stabilization shall be based upon city's review of geotechnical report. Geotechnical firm to contact City Engineer prior to testing.
8. Paving contractor shall be responsible for repair of unacceptable subgrade at all utility, cable or conduit crossings.
9. Paving contractor shall inspect subgrade prior to commencing work and shall repair areas where grade varies more than 0.1 feet, where density is less than 95% standard proctor or where subgrade drainage is inadequate, at the unit price bid for fine grading in the proposal subgrade modifications, where required, shall not commence until subgrade repairs have been accepted by the Engineer Department inspector.
10. Sequence of construction for stabilized subgrades shall be blue top and fine grade, fabric placement, aggregate base, and then final fine grading.
11. Compaction tests shall be taken a minimum of every 300 linear feet in alternating lanes for each eight (8) inch lift of material.
12. Subgrades shall be proof-rolled if the stability of the material is questioned. Also, the subgrade exposed after stripping and completing any cuts shall be proof-rolled according to the geotechnical report.

13. Portland cement concrete shall have a 28 day compressive strength of not less than 3,500 psi, a slump of not more than 3", and shall contain six (6) percent air + or -1% or per project geotechnical report.
14. Asphaltic concrete shall have density of not less than 94% and not more than 96%, and HVEEM stability of not less than 40% or per project geotechnical report.
15. The contractor shall furnish the following testing services by a reputable independent testing laboratory approved by the owner's representative:
 - 15.1 Field density test of embankment, subgrade, or base, at locations specified by the inspector.
 - 15.2 Plasticity tests of the subgrade at locations specified by the engineer.
 - 15.3 Moisture density curves for material to be used for embankment or subgrade construction.
 - 15.4 Mix designs for Portland cement concrete and asphaltic concrete.
 - 15.5 Aggregate gradation tests.
 - 15.6 Stability, density, bitumen content and gradation tests of asphaltic concrete every 200 tons or daily whichever is less.
 - 15.7 Compression test of concrete cylinders at seven (7) and twenty-eight (28) days with one (1) of each tests conducted for every 100 cubic yards placed.
 - 15.8 One core sample, at a location specified by the inspector for every 8,000 square feet of pavement.
16. The contractor shall furnish certification from the manufacturer that all materials meet applicable specifications. Copies of material certification shall be furnished to the Engineering Department prior to installation or incorporation of material in the work.
17. The paving contractor shall adjust all valve boxes to grade after paving has been completed.
18. The paving contractor shall place a concrete collar two (2) feet square and equivalent in thickness to the street being constructed, around each valve box not located in a paved area. The valve box shall be adjusted to grade prior to placing of the concrete collar.
19. The paving contractor shall mark all water line crossings by cutting a "W" ¼-inch deep in the face of the curb, over the crossing and painting the "W" blue. The paving contractor shall mark all water valve location by cutting a "V" ¼ inch deep in the face of the curb, over the valve and painting the "V" blue.
20. Road closures must be coordinated a minimum of forty-eight (48) hours in advance with Jenks Public Works Department and Jenks Police Department. Roads will not be closed for over eight (8) hours without written permission from the City Engineer.
21. All pavement striping material shall comply with 2019 ODOT Standards Specifications

for Highway Construction and placement will comply with the latest version of the Manual of Uniform Traffic Control Devices (MUTCD).

22. No excavation of existing asphalt for driveway modifications, roadway connections, etc. is permitted without prior saw-cutting asphalt at construction boundary.
23. The lot property owner/builder shall be responsible for constructing the sidewalk in front of the lot owner's property in accordance with the paving plans.
24. All handicap access ramps shall be the responsibility of the developer to construct as the curb and/or as roadway is being constructed.

GRADING AND EROSION CONTROL NOTES

1. All grading and erosion control shall be constructed in accordance with the current City Standard Construction Specifications.
2. All erosion control construction shall be inspected by the Engineering Department utility inspectors, in accordance with City policy.
3. The contractor shall verify utility locations before excavating.
4. Topsoil shall be stripped to a depth where soil is free of roots and vegetation.
5. Strippings shall be stockpiled or windrowed on site in areas designated by owner and re-spread as directed by owner after grading is complete. Topsoil shall be spread to a depth not exceeding six (6) inches.
6. Clearing and tree removal will be performed as part of the unit price for excavation and embankment and shall include grubbing roots and vegetation as may be necessary.
7. Stripping, proof-rolling, subgrade scarifications and compaction and fill construction in the building and paving areas shall be performed according to the subsurface geotechnical report. Embankment beneath building pads or for paving subgrade shall be placed in lifts not exceeding eight (8) inches and compacted to a minimum of 95% standard proctor density at optimum moisture content, unless otherwise specified therein.
8. All existing pavements, gravel and sand fill, concrete rubble or slabs or other surface and subsurface features from previous site use shall be removed full-depth throughout the building and pavement areas before completing subgrade preparation and placing any fill (refer to the geotechnical report for onsite observations).
9. Contractor shall provide water as required to obtain specified compaction.
10. Subgrade stabilization shall be at the direction of the engineer or as specified in subsurface geotechnical report.
11. Civil Engineer will not interpret soils reports or accept responsibility for alternative methods proposed by the contractor.
12. Density testing will be provided by the owner. Any failing test shall be re-tested at the

contractor's expense until passing tests are obtained.

13. Erosion control shall start prior to initial construction and be practiced throughout the project. For projects over 1 acre, erosion control shall be placed and maintained in accordance with the SWP3 for the site.
14. Erosion control wattles or silt fences shall be constructed adjacent to all drainage-ways and in all areas that will erode into the storm sewer system.
15. The contractor shall re-seed all areas disturbed during construction, and contractor shall be responsible for seeded areas until growth is established to a uniform height of two (2) inches. Final stabilization for erosion shall comply with ODEQ OKR10.
16. Undercutting of soft spots and placement of earthwork is governed first by the geotechnical report. Observation and testing shall be performed by the geotechnical engineer to verify that the soft spots are properly over excavated and replaced or stabilized.
17. Corrective measures directed by the engineer may include complete removal and replacement at no cost to owner in cases of poor workmanship or unsatisfactory in-place conditions.
18. The earthwork contractor is ultimately responsible to import or export material as necessary to achieve the grades shown on the civil engineer's documents.
19. Rough pad elevations and approximate pad outlines have been shown. Pad elevations were set based on a minimum elevation difference of one (1) foot above top of curb at pad corner nearest to highest row on adjacent curb.
20. Some approximate elevations between pads have been shown for drainage purposes. The earthwork contractor is responsible to provide and maintain during construction positive drainage away from and between all pads.

STORM SEWER NOTES

1. All storm sewer system construction installation shall meet or exceed the City of Jenks Construction Standards and municipal policy.
2. The project responsible contractor and any other sub-contractors under separate contract, is/are required to have a pre-construction meeting with City staff. Such a meeting is required before any infrastructure construction is performed. Should the responsible contractor(s) representative fail to participate within a mutually scheduled pre-construction meeting, all construction activities shall be immediately terminated indefinitely by the City. Such meetings will also be mandatory, upon City's request, during the construction process, if necessary.
3. All storm sewer and drainage construction shall be inspected by the Engineering Department utility inspectors in accordance with City policy.
4. The contractor shall verify utility locations before excavating.

5. The contractor shall notify the Engineering Department at least 48 hours prior to start of construction.
6. Manholes and appurtenance details shall be approved by the City Engineer before construction is started.
7. All storm sewer pipe under paving shall be HP Storm unless otherwise noted.
8. All HDPE storm sewer pipe shall be ADS-N-12, or equivalent, corrugated, smooth interior plastic pipe.
9. Storm sewer bedding, backfill and compaction shall be in accordance with City standard drawings or referenced ODOT drawings.
10. All storm sewer lines not under paving shall be laid in type A aggregate bedding to a depth of the spring line. The trench may be backfilled with compacted soil upon approval by the inspector.
11. Storm sewer lines located under paved streets shall be laid in type a aggregate bedding and the trench completely filled to subgrade with type A aggregate compacted to 95% standard proctor density.
12. Pipe backfill shall be placed in lifts not exceeding eight (8) inches and compacted by vibratory plate or other method approved by the engineer.
13. Paving subgrade shall be restored to proper grade (+ or - 0.1 ft) and density after pipe is backfilled.
14. All curb inlets shall have cast iron hoods.
15. All culverts shall be furnished with headwalls or end sections on both ends and an apron on the downstream side.
16. Construction of storm sewer structures should include a temporary drain hole at a point twelve (12) inches below paving subgrade to promote drainage during construction. Paving and storm sewer contractors shall coordinate the plugging of the temporary holes.
17. All precast manholes shall have adjustable top rims providing six (6) inches, plus or minus, for adjustment to final grades. Elevations shown on plans may be adjusted while the work is in progress to conform to final in-place paving and landscape grades.
18. The utility contractor assumes the risk of ordering precast concrete components prior to field staking and review of field conditions at the time of construction.
19. Vegetative cover shall be established on all disturbed areas as soon as the work is completed.
20. Road closures must be coordinated a minimum of forty-eight (48) hours in advance with Jenks Engineering Department and Jenks Police Department. Roads will not be closed for over eight (8) hours without written permission from the City Engineer.

WATER LINE NOTES

1. Wherever the word "City" appears herein the same shall conclusively be deemed to mean the City of Jenks, Oklahoma unless the context clearly dictates otherwise.
2. All construction activities on private property will require property owner approval. Contractor, upon needing to do any construction activities on property other than the developers (i.e. other property owners, City of Jenks, City of Tulsa, Tulsa County, etc.) shall leave the property in the same or better conditions.
3. Contractor and all related construction activities will be required to maintain normal working hours if significant public request is made to the City in this regard.
4. A pre-construction meeting is required and can be coordinated with City staff at (918) 556-7467. Five (5) 11"x17" sets of final plans are to be provided at the time of the meeting.
5. All water lines are typically 8" inside the Street Right-of-Way except at bends, tees or as noted.
6. All Water Line pipe under pavement section or at pavement section crossings shall be backfilled with "ODOT Type A Aggregate Base" as specified in Section 703.01 in the 2019 ODOT Standard Specifications and compacted to 99% Standard Proctor Density, or a flowable fill consisting of a sand-cement slurry of 2,970 pounds of sand, 100 pounds of cement and approximately 458 pounds of water per cubic yard. The slurry will be mixed to a pourable soupy mix in a ready mix truck. All proposed pavement crossings shall be backfilled 2.0 feet beyond the back of curb. The cost of this backfill shall be included in the priced bid for other items. No additional payment will be made.
7. All utility trench backfill material shall be compacted to at least 95 percent of the maximum dry density, as determined by the appropriate moisture-density rotation test or as directed by the City of Jenks.
8. All water distribution systems shall be designed in accordance with the current City Of Jenks land subdivision code and all construction installation shall meet or exceed the City Of Jenks construction standards and municipal policy.
9. The project responsible contractor and any other sub-contractors under separate contract, is/are required to have a pre-construction meeting with City staff. Such a meeting is required before any infrastructure construction is performed. Should the responsible contractor(s) representative fail to participate within a mutually scheduled pre-construction meeting, all construction activities shall be immediately terminated indefinitely by the City. Such meetings will also be mandatory, upon City's request, during the construction process, if necessary.
10. All water distribution system construction shall be inspected by the Engineering Department utility inspectors.
11. Dig through locator tape will be buried 2 feet above the line.
12. When C-900 PVC is used, a No. 8 bare copper wire shall be taped to the top surface of the pipe and connected to each fire hydrant by attaching to a bolt, just above ground level.
13. All iron pipe and fittings shall be poly-wrapped.

14. Street crossings for main lines twelve (12) inches and larger shall be placed in conduit.
15. All distribution lines in conduit and at drainage feature crossings shall be constructed with restrained joints.
16. All main lines shall have a minimum of three (3) feet and a maximum of eight (8) feet of cover, unless otherwise shown herein.
17. Bedding, backfill and compaction over water lines shall be in accordance with standard drawings. Backfill and compaction requirement for street crowning shall extend two (2) feet back of curb.
18. All water distribution system lines, except dead end for fire hydrants only, shall be looped to provide circulation.
19. Distribution lines smaller than four (4) inches shall not be installed.
20. All water system service lines at road crossings shall be encased within a minimum 4-inch diameter schedule 40 PVC pipe sleeve with a 3-foot bury depth. Each service line road crossing shall only be allowed from lot line intersecting point to lot line intersecting point. No water service roadway crossings will be allowed to be connected to the main waterline in any location other than at lot line intersection points, except where necessary. In side-lot situations, connection shall be located behind the curb point of curvature and will only be allowed to terminate across the street at intersecting lot line locations 3 linear feet behind back of curb. In no case shall the water service line be constructed under a driveway.
21. When working in or adjacent to existing subdivisions only one (1) day's worth of trench may be open at a given time. This requirement may be modified, in writing by the City Engineer, for a specific project.
22. Road closures must be coordinated a minimum of forty-eight (48) hours in advance. Roads will not be closed for over eight (8) hours without written permission from the City Engineer.
23. All fitting bends, tees and fire hydrants shall have mechanical joint restraints, with Midco grip rings.
24. No construction activities on the water system are permitted until the City Engineer's office has received a copy of the ODEQ "Permit to Construct" and authorization to proceed with the water system has been provided by the City Engineer.
25. The following minimum separation distances between water lines and other utilities should be maintained, should such utilities be unexpectedly encountered during construction:
 1. Ten feet horizontally and two feet vertically from sewer lines. When it is impossible to obtain such horizontal separation between the water and sewer lines, construct the sewer line of water pipe and pressure test it to assure water tightness.
 2. Five feet horizontally from existing or proposed storm sewers, raw water lines, petroleum product lines, natural gas lines and other buried utility lines.

3. Locate PVC water lines at least 50 feet horizontally from any gasoline storage tanks and lines.
 4. Fifteen feet from all parts of septic tanks, absorption fields or other sewage treatment and disposal systems.
26. Domestic water service tap shall be installed according to City of Jenks specifications by an approved water service installation contractor/plumber and inspected by Public Works Department.
27. FIRE HYDRANTS:
1. Fire hydrants shall be a minimum 5 ¼-inch nozzle type and of the Kennedy and Mueller brand name.
 2. Each hydrant shall be set with the streamer nozzle facing the street and with a minimum clearance of eighteen (18) inches above the finished grade.
 3. All exposed portions of fire hydrants shall be painted with a safety yellow enamel as manufactured by Glidden or DuPont.
 4. All fire hydrants must have a 6-inch diameter gate valve installed between the fire hydrant and the waterline main with restraints between the valve and hydrant.

SANITARY SEWER NOTES

1. Wherever the word "City" appears herein the same shall conclusively be deemed to mean the City of Jenks, Oklahoma unless the context clearly dictates otherwise.
2. All construction activities on private property will require property owner approval. Contractor, upon needing to do any construction activities on property other than the developers (i.e. other property owners, City of Jenks, City of Tulsa, Tulsa County, etc.) shall leave the property in the same or better conditions.
3. Contractor and all related construction activities will be required to maintain normal working hours if significant public request is made to the City in this regard.
4. A pre-construction meeting is required and can be coordinated with City staff at (918) 556-7467. Five (5) 11"x17" sets of final plans are to be provided at the time of the meeting.
5. All sanitary sewer collection systems shall be designed in accordance with the current City of Jenks Land Subdivision Code and construction installation shall meet or exceed the City of Jenks construction standards and municipal policy.
6. The project responsible contractor and any other sub-contractors under separate contract, is/are required to have a pre-construction meeting with City staff. Such a meeting is required before any infrastructure construction is performed. Should the responsible contractor(s) representative fail to participate within a mutually scheduled pre-construction meeting, all construction activities shall be immediately terminated indefinitely by the City. Such meetings will also be mandatory, upon City's request, during the construction process, if necessary.

7. All sanitary sewer collection system construction shall be inspected by the Engineering Department utility inspectors.
8. C900 PVC pipe shall be used under all street crossings manhole to manhole, at any point where concrete encasement is specified, or where a water main is within two (2) feet of the sewer.
9. Concrete encasement will be required at any point where centerline cut to original ground is 30 inches or less.
10. All taps shall be installed during main line construction.
11. Special risers shall be installed for each lot.
12. Bedding, backfill, and compaction shall be in accordance with standard drawing. When crossing the street, backfill and compaction requirements shall extend two (2) feet back of curb. When replacing a sewer in service 3/8 inch chips shall be used for bedding and initial backfill.
13. Taps on existing lines, that did not have taps installed during construction, shall be installed in accordance with City standard drawings and inspected by Public Works Department.
14. All force mains constructed of non-metallic pipe shall have a No. 8 bare copper conductor wire taped to the top surface of the pipe and bolted to lift station and manhole ring, if applicable.
15. When working in or adjacent to existing subdivisions only one (1) days worth of trench may be open at a given time. This requirement may be modified, in writing by the City Engineer, for a specific project.
16. Road closures must be coordinated a minimum of forty-eight (48) hours in advance. Roads will not be closed for over eight (8) hours without written permission from the City Engineer.
17. Dig through locator tape will be buried 2 feet above the sewer line.
18. All sanitary sewer piping under roadways shall have compacted backfill.
19. No construction activities on the sewer system are permitted until the City Engineer's office has received a copy of the ODEQ "Permit to Construct" and authorization to proceed with the sewer system has been provided by the City Engineer.
20. All sanitary sewer pipe under pavement section or at pavement section crossings shall be backfilled with "ODOT Type A Aggregate Base" as specified in Section 703.01 in the 2019 ODOT Standard Specifications and compacted to 95% Standard Proctor Density, or a flowable fill consisting of a sand-cement slurry of 2,970 pounds of sand, 100 pounds of cement and approximately 458 pounds of water per cubic yard. The slurry will be mixed to a pourable soupy mix in a ready-mix truck. All proposed pavement crossings shall be backfilled 2.0 feet beyond the back curb. The cost of this backfill shall be included in the priced bid for other items. No additional payment will be made.
21. All utility trench backfill material shall be compacted to at least 95 percent of the

maximum dry density, as determined by the appropriate moisture-density relation test or as directed by the City of Jenks.

22. All sanitary sewer manholes shall be constructed the top level, and further, they shall be constructed to allow for future adjustment to accommodate final grading and pavement construction. Top Rim of Manholes not in pavement shall be 2 inches above final grade.