



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS AUSTIN LANDS, LLC is the owner of a tract of land out of the C. Manchaca Survey, Abstract Number 790, in Denton County, Texas, said tract being conveyed by deed to Austin Lands, LLC as recorded under Document Number 2023-11966, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.) and being previously described as all of "Tract 1" and "Tract 2" of that tract of land described by deed to Ryan G. Williams and Amber N. Williams as recorded under Document Number 2017-151962, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83')):

BEGINNING at a 1/2 inch rebar with an illegible cap for the southernmost southwest corner of said "Tract 1" and the herein described tract;

THENCE with the perimeter and to the corners of said Tract 1, the following calls:

- North 01 degrees 23 minutes 13 seconds West, a distance of 2,154.80 feet to a 3 inch metal fence corner post found;
- North 89 degrees 48 minutes 23 seconds West, a distance of 547.06 feet to a 1/2 inch rebar found;
- South 88 degrees 52 minutes 40 seconds West, a distance of 91.01 feet to a 1/2 inch rebar with an illegible cap found;
- South 72 degrees 31 minutes 56 seconds West, a distance of 228.19 feet to a point from which an 11 inch hackberry serving as a corner for a wire fence bears South 25 degrees West, a distance of 0.70 feet;
- North 13 degrees 45 minutes 44 seconds West, a distance of 98.90 feet to a point from which a T-post fence corner found bears North 26 degrees West, a distance of 3.70 feet;
- North 88 degrees 41 minutes 53 seconds East, a distance of 666.82 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
- North 00 degrees 37 minutes 37 seconds West, a distance of 456.94 feet to a point from which a 3 inch metal fence corner post found bears South 01 degrees West, a distance of 1.50 feet;
- North 88 degrees 53 minutes 46 seconds East, a distance of 1,104.96 feet;
- North 88 degrees 56 minutes 51 seconds East, a distance of 706.65 feet to a point for the northeast corner of said "Tract 1", same being the northwest corner of said "Tract 2";

THENCE with the perimeter and to the corners of said "Tract 2", the following calls:

- North 88 degrees 20 minutes 48 seconds East, a distance of 650.68 feet to a United State Army Corp of Engineers concrete monument found;
- South 11 degrees 58 minutes 16 seconds East, a distance of 167.26 feet to point from which a 5 inch wood post found bears North 65 degrees East, a distance of 1.29 feet;
- South 61 degrees 06 minutes 38 seconds East, a distance of 201.89 feet to a 1/2 inch rebar with cap stamped, "METROPLEX" found;
- South 32 degrees 24 minutes 33 seconds East, a distance of 696.71 feet to a point from which a 7 inch wood post found bears North 47 degrees West, a distance of 0.54 feet;
- South 12 degrees 23 minutes 06 seconds West, a distance of 283.05 feet to a 1/2 inch rebar with cap stamped, "H&N" found;
- South 88 degrees 45 minutes 17 seconds West, a distance of 508.83 feet to a point from which a nail found in a 4 inch wood post bears South 03 degrees East, a distance of 0.86 feet;
- South 01 degrees 14 minutes 43 seconds East, a distance of 1,529.72 feet to a "PK" nail found in asphalt;
- South 88 degrees 40 minutes 15 seconds West, a distance of 60.05 feet to a "PK" nail found in asphalt;
- North 01 degrees 14 minutes 54 seconds West, a distance of 1,529.52 feet to a 1/2 inch rebar with an illegible cap found;
- South 88 degrees 41 minutes 03 seconds West, a distance of 579.63 feet to a 1/2 inch rebar with an illegible cap found for the westernmost southwest corner of said "Tract 2", same being a re-entrant corner of said "Tract 1";

THENCE with the perimeter and to the corners of said "Tract 1", the following calls:

- South 01 degrees 13 minutes 43 seconds East, a distance of 508.75 feet to a 1/2 inch rebar found;
- South 01 degrees 17 minutes 52 seconds East, a distance of 1,019.71 feet to a "PK" nail found in asphalt;
- South 88 degrees 08 minutes 46 seconds West, a distance of 60.00 feet to a "PK" nail found in asphalt;
- North 01 degrees 17 minutes 52 seconds West, a distance of 1,528.45 feet to a 1/2 inch rebar found;
- South 88 degrees 08 minutes 48 seconds West, a distance of 742.21 feet to a point from which a wood post found bears North 49 degrees East, a distance of 1.01 feet;
- North 01 degrees 17 minutes 52 seconds West, a distance of 557.90 feet to a point from which a 5 inch wood post found

FINAL PLAT
LAKESIDE ESTATES
LOTS 1-12 & LOT 13X, BLOCK 1;
LOTS 1-4 & LOT 5X, BLOCK B;
LOTS 1-78 & LOT 8X, BLOCK C
(3 TOTAL HOA/OPEN SPACE LOTS)
68.028 ACRES SITUATED IN THE
C. MANCHACA SURVEY, ABSTRACT #790
8.070 ACRES DEDICATED AS PUBLIC RIGHT-OF-WAY
CITY OF SANGER, EXTRATERRITORIAL JURISDICTION
DENTON COUNTY COUNTY, TEXAS
PREPARED FEBRUARY 13, 2024

ENGINEER/PREPARER



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Colleyville, TX 76034
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Contact: Jeremy Nelson

SURVEYOR

BARTON CHAPA SURVEYING

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OWNER

AUSTIN LANDS, LLC
803 WEST SOUTHLAKE
BOULEVARD, STE. 100
SOUTHLAKE, TX 76092
PH.:312.206.8673

JOB NO. 2022.001.293

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

SANGER 68

DENTON COUNTY
TEXAS

SHEET:

1 OF 1

FILE PATH: K:\Users\231202_jargm66\Drawings\New_Fire\063 - Projectwork\063-02-231202_jargm66\063-02-231202_jargm66\GENERAL NOTES_063-02-231202.dwg
DRAWN BY: J. NELSON
CHECKED BY: J. NELSON
DATE: 07/31/2024

GENERAL NOTES

- STANDARDS AND SPECIFICATIONS: ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT, SERVICES AND TESTING FOR ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST EDITIONS AND AMENDMENTS THEREOF. THE GOVERNING AUTHORITIES' ORDINANCES, REGULATIONS, REQUIREMENTS, STATUTES, SPECIFICATIONS AND DETAILS, LATEST EDITIONS AND AMENDMENTS THEREOF, SHALL TAKE PRECEDENCE FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
- TO EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE CONTRACT DOCUMENTS, CONSTRUCTION DOCUMENTS, AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE THEIR SELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL, IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING THEIR SELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THE BEARING UPON TRANSPORTATION, DISPOSAL, HANDLING AND STORAGE OF MATERIALS, AVAILABILITY OF LABOR, WATER, ELECTRIC POWER, ROADS AND UNCERTAINTIES OF WEATHER, OR SIMILAR PHYSICAL CONDITIONS AT THE SITE, CONDITIONS OF THE GROUND, THE CHARACTER OF EQUIPMENT AND FACILITIES BEING USED, AND DURING THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION NECESSARY TO AVOID FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
- ADEQUATE AREA TO PERFORM WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE AREA EXISTS ON-SITE TO PERFORM THE WORK SHOWN IN THESE CONSTRUCTION DOCUMENTS. IF ADDITIONAL AREA IS REQUIRED TO PERFORM THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION.
- SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT. THE SUBSURFACE INFORMATION WILL BE MADE AVAILABLE FOR THE CONTRACTOR'S USE. THE ENGINEER DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION OR EXTENT OF THE SOILS INFORMATION PREPARED BY OTHERS.
- TOPOGRAPHY SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMITS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ORDINANCES FOR CONSTRUCTION.
- PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. MATERIALS STORED ON THE WORK SITE SHALL BE PLACED, AND THE WORK SHALL, AT ALL TIMES, BE CONDUCTED IN SUCH A MANNER AS TO NOT PRESENT A HAZARD TO THE PUBLIC. THIS IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
- STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING THEIR ACTIVITIES ON THE PROJECT.
- PERMITS AND LICENSES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHENEVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM THE GOVERNING AUTHORITIES, THE CONTRACTOR SHALL FURNISH THE NECESSARY FEES TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS HAVE BEEN OBTAINED. COSTS ASSOCIATED WITH PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES. WORK PERFORMED WITHOUT THE USE OF APPROVED PLAN SETS IS NOT AUTHORIZED AND SHALL BE AT THE RISK OF THE CONTRACTOR.
- BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS MAY BE REQUIRED FROM THE CONTRACTOR FOR "PUBLIC" IMPROVEMENTS. IF REQUIRED, THE CONTRACTOR SHALL PROVIDE THE BONDS IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH PROVIDING THE BONDS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE CONTRACTOR. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE CAUSE OF THE FAILURE TO SHOW UP ON OR ALL OF THESE STRUCTURES OR THE PLANS, OR TO SHOW THEM IN THEIR EXACT LOCATION, SUCH FAILURE SHALL NOT BE CONSIDERED SUFFICIENT BASIS FOR CLAIMS FOR ADDITIONAL COMPENSATION FOR EXTRA WORK OR FOR INCREASING THE PAY QUANTITIES IN ANY MANNER WHATSOEVER, UNLESS THE OBSTRUCTION ENCOUNTERED IN SUCH AS TO REQUIRE CHANGES IN THE LINES OR GRADES, OR REQUIRE THE CONSTRUCTION OF SPECIAL WORK, FOR WHICH PROVISIONS ARE NOT MADE IN THE PLANS.
- PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO THE LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER THAT HE MAY NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES, STRUCTURES AND SURFACES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
- DAMAGE TO EXISTING UTILITIES: ALL DAMAGE DURING CONSTRUCTION OF THE PROJECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
- FIRE AND LIFE SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
- TRENCH SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR HAVING A TRENCH SAFETY PLAN PREPARED IN ACCORDANCE WITH OSHA REQUIREMENTS BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS FOR THE IMPLEMENTATION OF TRENCH SAFETY CONTROL MEASURES THAT WILL BE IN EFFECT DURING THE CONSTRUCTION OF THE PROJECT. THE COSTS FOR PREPARATION OF THE TRENCH SAFETY PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TRAFFIC CONTROL: THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ADEQUATE TRAFFIC CONTROL. THE COSTS ASSOCIATED WITH THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
- ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION AS GOOD AS OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCES WORK ON THE PROJECT.
- PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. DURING THE CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH THE PRESENT ZONING REQUIREMENTS OF THE GOVERNING AUTHORITIES IN THE USE OF VACANT PROPERTY FOR STORAGE PURPOSES. THE CONTRACTOR SHALL ALSO PROVIDE ADEQUATE BARRICADES, MARKERS AND LIGHTS TO PROTECT THE OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC AND THE OTHER WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
- WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. THE COST ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THE INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- FENCES: ALL FENCES ENCOUNTERED AND REMOVED DURING CONSTRUCTION, EXCEPT THOSE DESIGNATED TO BE REMOVED OR RELOCATED, SHALL BE RESTORED TO THE ORIGINAL, OR BETTER THAN CONDITION UPON COMPLETION OF THE PROJECT WHERE WIRE FENCING, EITHER WIRE MESH OR BARBED WIRE, IS NOT TO BE CROSSED. THE CONTRACTOR SHALL SET CROSS-BRACED POSTS ON EITHER SIDE OF THE CROSSING. TEMPORARY FENCING SHALL BE ERECTED IN PLACE OF THE FENCING REMOVED WHENEVER THE WORK IS NOT IN PROGRESS AND WHEN THE SITE IS VACATED OVERNIGHT AND/OR AT ALL TIMES TO PREVENT PERSONS AND/OR LIVESTOCK FROM ENTERING THE CONSTRUCTION AREA. THE COST OF FENCE REMOVAL, TEMPORARY CLOSURES AND REPLACEMENT SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- COORDINATION WITH OTHERS: IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THE PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
- CONDITION OF THE SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE. THE CONTRACTOR SHALL REMOVE MATERIAL, DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS AND RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
- EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS, COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- SITE RECONNAISSANCE: THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
- CONSULTANT COORDINATION: CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY SPRINKLING OF WATER, OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- CLEAN UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE E MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN THE CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE OWNER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED RETRAED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR OR REPLACE WORK SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF OF ANY MONIES DUE TO BE BECOME DUE TO THE CONTRACTOR.
- DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDED BUT NOT LIMITED TO EXCESS MATERIAL AND UNSUITABLE MATERIALS SUCH AS CONCRETE, ASPHALT, LARGE ROCKS, REFUSE, AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEM COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETE SET OF "RECORD DRAWINGS" MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.
- FRANCHISE UTILITIES: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
- SCOPE OF WORK: THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL/STRUCTURAL/MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
- SITE DRAINAGE: CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
- THE CONTRACTOR SHALL FULLY EXECUTE THE WORK DESCRIBED AS SHOWN IN THE CONSTRUCTION PLANS OR REASONABLY INFERRABLE THEREFROM OR ASCERTAINABLE IN THE EXERCISE OF PROFESSIONAL EFFORTS (AS HEREINAFTER DEFINED) AS NECESSARY TO PRODUCE THE RESULTS INTENDED BY THE CONSTRUCTION PLANS, EXCEPT AS SPECIFICALLY INDICATED IN THE CONSTRUCTION PLANS TO BE THE RESPONSIBILITY OF OTHERS. AS USED HEREIN, THE TERM "PROFESSIONAL EFFORTS" MEANS THAT LEVEL OF SKILL AND CARE ORDINARILY EXERCISED BY EXPERIENCED CONTRACTORS AND CONSTRUCTION MANAGERS OF COMPARABLE TO CONTRACTOR ENGAGING IN INSTITUTIONAL, AND COMMERCIAL PROJECTS SIMILAR IN SIZE AND COMPLEXITY TO THE PROJECT IN MAJOR UNITED STATES URBAN AREAS, WHEN PERFORMING DUTIES, RESPONSIBILITIES AND OBLIGATIONS COMPARABLE TO THOSE UNDER THE CONTRACT DOCUMENTS.

EROSION CONTROL NOTES:

- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES, PERMITS ARE OBTAINED, AND ALL EROSION CONTROL MEASURES ARE IN PLACE.
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT, AS WELL AS ALL THE TCQO REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE SWPPP PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- AND GREASE ABSORBING MATERIALS SHALL BE READILY AVAILABLE ON-SITE AND SHALL BE PROMPTLY USED TO CONTAIN AND/OR CLEAN UP ALL FUEL OR CHEMICAL SPILLS OR LEAKS.
- DUST CONTROL SHALL BE ACCOMPLISHED BY WATERING DRY, EXPOSED AREAS ON A REGULAR BASIS. SPRAYING OF PETROLEUM BASED OR TOXIC LIQUIDS FOR THIS IS PROHIBITED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDED OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- ALL VEHICLES SHALL BE CLEANED AT THE CONSTRUCTION EXIT POINT(S) BEFORE LEAVING THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED ONTO ADJACENT ROADWAYS BY ANY VEHICLES EXITING THE SITE SHALL BE CLEANED OR REMOVED IMMEDIATELY.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTION OF DEBRIS REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND ANY STOCKPILES USED ON THE SITE. STONE OVERFLOW POINTS SHALL BE ADDED AT ALL LOW POINTS ALONG SILT FENCING.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCQO'S TPDES GENERAL PERMIT GUIDELINES.
- ALL TEMPORARY EROSION CONTROL DEVICES (SILT FENCE, ETC.) SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF SITE WITHIN THIRTY DAYS AFTER THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND IN THE SWPPP.
- THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS AND AGREEMENTS. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.
- THE GENERAL CONTRACTOR, AS THE TCQO DEFINED "OPERATOR", SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT, AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP).
- IF DIRT OR ROCK IS EXPORTED FROM THIS SITE, OR IF DIRT OR ROCK IS IMPORTED FROM AN OFF SITE BORROW LOCATION, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL TCQO STORM WATER REQUIREMENTS FOR THE REMOTE SITE. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A COPY OF THE WRITTEN AGREEMENT WITH THE LANDOWNER OF THE REMOTE SITE INDICATING PERMITTING AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED THEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REESTABLISHING VEGETATION IN ALL DISTURBED AREAS WHETHER SHOWN IN THIS PLAN SET OR NOT. VEGETATION SHALL BE REESTABLISHED IN ACCORDANCE WITH THE STANDARDS OF THE GOVERNING MUNICIPALITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REESTABLISHING VEGETATION IN ALL DISTURBED AREAS WHETHER SHOWN IN THIS PLAN SET OR NOT. THE PROPOSED DRAINAGE INFRASTRUCTURE SHOWN IN THESE CONSTRUCTION PLANS IS INSTALLED AND OPERATIONAL.

PAVING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PASSING FIELD DENSITY TESTS ON THE STABILIZED SUBGRADE FOR SITE PAVING EQUAL TO THE RATIO OF 1 PER 5,000 SQUARE FEET OF PAVEMENT (AND ALL FALLING DENSITY TESTS AND REQUIRED MOISTURE DENSITY CURVES). ADDITIONAL FIELD DENSITY TESTS MAY BE REQUIRED FOR FOUNDATIONS. REFER TO STRUCTURAL PLANS AND SPECIFICATIONS. IN ADDITION, THE CONTRACTOR SHALL PROVIDE THE OWNER TEN (10) PASSING SITE PAVEMENT CORES FOR THE OWNERS USE IN THE OWNERS TESTING FOR THICKNESS AND COMPRESSIVE STRENGTH. CORE LOCATIONS SHALL BE DESIGNATED BY THE OWNER. CONTRACTOR SHALL PATCH CORE HOLES AND FINISH WITH LIKE AND MATCHING MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TESTING COSTS SHOULD THE ABOVE TESTS FAIL MINIMUM CRITERIA AS ESTABLISHED BY MCTCQS. ANY NON-CONFORMING PAVING SHALL BE REPLACED OR RESOLVED IN ACCORDANCE WITH MCTCQS SPECIFICATIONS AND THESE CONSTRUCTION PLANS.
- ALL EARTHWORK AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE GEOTECHNICAL INVESTIGATION AND REPORT FOR THIS PROJECT AND BUILDING PREP. THE REPORT REFERENCES AGENCY/INDUSTRY STANDARDS. IN THE EVENT THAT THERE IS A QUESTION OR DISPUTE BETWEEN GOVERNING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY SUCH THAT THE OWNER RECEIVES THE MOST ADVANTAGEOUS FINISHED PRODUCT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING ALL CONSTRUCTION LAYOUTS FROM THE SITE LAYOUT CONTROL POINTS AND FROM THE DIMENSIONS SHOWN. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN ADVANCE AND ALLOW FOR THE ENGINEER'S RESPONSE BEFORE PROCEEDING WITH THE WORK.
- ALL PAVING DIMENSIONS ARE TO FACE OF CURB, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY THE CITY AND THE ENGINEER WITH A CONCRETE MIX DESIGN AT THE PRE-CONSTRUCTION MEETING FOR REVIEW AND APPROVAL. THE COST OF THIS DESIGN SHALL BE INCLUDED IN THE UNIT PRICE OF PAVEMENT MATERIAL.
- THE CONTRACTOR SHALL PROTECT ANY EXISTING AND/OR PROPOSED UTILITIES, WHICH ARE IN THE PROPOSED SUBGRADE DURING THE SUBGRADE STABILIZATION PROCESS.
- THE CONTRACTOR SHALL ADJUST ALL UTILITIES (EXISTING AND PROPOSED) TO FINAL GRADE AT CONTRACTOR'S EXPENSE. ALL UTILITIES AND APPURTENANCES SHALL BE EXTENDED UP TO FINAL GRADE. UTILITY CLEAN-OUTS, VALVES, MANHOLES, ETC. LOCATED WITHIN PAVED AREAS SHALL BE PAVED PER DETAIL. IN NON-PAVED AREAS, SALT APPURTENANCES SHALL HAVE A 4" THICK CONCRETE PAD EXTENDING 12" BEYOND SALT APPURTENANCE (BLOCK OUT) POURED AT FINAL GRADE FOR PROTECTION AGAINST DAMAGE FROM MOWING AND MAINTENANCE EQUIPMENT.
- CONTRACTOR SHALL PLACE IRRIGATION, UTILITY CONDUITS, AND OTHER SLEEVES AS NECESSARY FOR CONSTRUCTION PRIOR TO ANY PAVING CONSTRUCTION, PER THE IRRIGATION AND ARCHITECTURAL/MEP PLANS, OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE WITH THE CURBS SCORED TO IDENTIFY THE SLEEVE LOCATIONS.
- UNLESS OTHERWISE NOTED, SUBGRADE SHALL BE STABILIZED TO 12" BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT PER GEOTECH RECOMMENDATIONS UNLESS STATED OTHERWISE. ALL CONCRETE STRENGTH AND REINFORCING STEEL SHALL BE PER PROJECT GEOTECHNICAL RECOMMENDATIONS.
- FIRE LANES, PARKING, AND ROADWAY STRIPING & MARKINGS SHALL CONFORM TO CITY STANDARDS.
- SIDEWALKS WITHIN LANDSCAPE AREAS SHALL BE MINIMUM 4" THICK. LARGE EXPANSES OF CONCRETE FLATWORK (SUCH AS MAJOR PEDESTRIAN AREAS, PLAZA AREAS BETWEEN BUILDINGS OR OTHER STRUCTURES) SHALL BE TREATED LIKE VEHICULAR CONCRETE PAVEMENT AND RECEIVE SAME SUBGRADE STABILIZATION AS VEHICULAR PAVEMENT (6" DEEP MINIMUM AND IN ACCORDANCE WITH A LIME SILENCE TEST) AND ALL JOINTS (CONTRACTION AND EXPANSION JOINTS) SHALL BE SEALED WITH SELF-LEVELING POLYURETHANE SEALANT.
- ALL PAVEMENT WITHIN 5' OF PROPOSED BUILDINGS SHALL ADHERE TO THE STRUCTURAL RECOMMENDATIONS AND OR ARCHITECTURAL REQUIREMENTS. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS AND RELATED TECHNICAL SPECIFICATIONS. CIVIL PAVEMENT LIMITS BEGIN 5' OUTSIDE THE BUILDING. IN THE EVENT OF A CONFLICT WITH THE STRUCTURAL AND OR ARCHITECTURAL, WITHIN THIS AREA, THE STRUCTURAL/ARCHITECT REQUIREMENTS SHALL GOVERN.
- FOR "CURB INLETS" SUBTRACT 0.5' (6 INCHES) FOR STANDARD THROAT RECESS AT INLETS PER STANDARD DETAILS. SURROUNDING PAVEMENT AND GUTTER SHALL BE WARPED TO DRAIN FOR INLETS ON GRADE, FLUMES, AND SAG INLETS. INLETS ON GRADE SHALL BE SET IN PLACE TO MATCH THE CURB GRADE LINE.
- ALL REINFORCED CONCRETE BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- CONNECTION OF THE PROPOSED SIDEWALK TO EXISTING PAVING, SIDEWALK, BUILDING, AND WHEELCHAIR RAMPS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE CONSTRUCTION OF THE SIDEWALK. ALL JOINTS (EXPANSION, ISOLATION, CONTRACTION & STRUCTURAL) FOR CONCRETE PAVING AND INCIDENTAL CRACKS SHALL BE SEALED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) RECOMMENDATIONS. CONTRACTOR SHALL OBSERVE THE ARCHITECTURAL AND STRUCTURAL JOINTING LAYOUTS. IN THE EVENT OF A DISCREPANCY OR CONFLICT FOR SITE PAVING, THE CONTRACTOR SHALL REFER TO ACPA PUBLICATION 15061.01P AND 15400.01P FOR THE JOINT SPECIFICATIONS AND THE LAYOUT OF PAVEMENT JOINTS (NON-PAY ITEM).
- THE CONTRACTOR SHALL USE CARE DURING SOIL STABILIZATION AND COMPACTION ACTIVITIES SO AS NOT TO ADVERSELY AFFECT LANDSCAPE AREAS OR UTILITY LINES WITH SOIL STABILIZATION TREATMENTS. AFTER COMPACTION AND PRIOR TO PLACING GRADES, THE UPPER 8 INCHES (8") OF ALL LANDSCAPED AREAS SHALL BE AERATED, TILLED, OR OTHERWISE PROCESSED SO AS TO PROMOTE HEALTHY ROOT GROWTH FOR TURF AND OTHER VEGETATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS, UNDERCUTTING, REMOVAL, DISPOSAL, AND BACKFILLING OF THESE AREAS IF STABILIZATION IS DISCOVERED (NON-PAY ITEM).
- THE CONTRACTOR SHALL SUBMIT A JOINT SPACING PLAN FOR ENGINEER APPROVAL PRIOR TO CONSTRUCTION.

RETAINING WALLS:

- RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
- RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
- RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
- RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
- RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

UTILITY PROVIDER INDEX

UTILITY	PROVIDER	CONTACT	PHONE NUMBER	EMAIL ADDRESS
GAS	COSERV	JENNIFER ELLIOT	940-321-7809	JELLIOT@COSERV.COM
ELECTRIC	COSERV	JENNIFER ELLIOT	940-321-7809	JELLIOT@COSERV.COM
TELEPHONE/FIBER				

DEMOLITION NOTES

- NO EARTH-DISTURBING ACTIVITIES SHALL COMMENCE UNTIL ALL PERMITS ARE OBTAINED AND PERIMETER EROSION CONTROL MEASURES ARE IN PLACE. ALL DEMOLITION SHALL BE CLOSELY COORDINATED WITH THE OWNERS REPRESENTATIVE REGARDING ITEMS TO BE SALVAGED, THOSE TO BE REMOVED, ETC. INCLUDING ANY AND ALL TREE PRESERVATION AND TRANSPLANTING ACTIVITIES, AS OUTLINED IN THE PERMITTING MEETING. RELOCATION AND/OR DISPOSAL OF ANY PRE-EXISTING ON-SITE TRASH, DEBRIS, OR STOCKPILES SHALL BE INCLUDED IN THE TOTAL COST OF DEMOLITION AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AT ALL TIMES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH ALL REGULATIONS GOVERNING AGENCIES REGARDING THE DEMOLITION, REMOVAL, TRANSPORTATION AND DISPOSAL OF ALL DEMOLITION DEBRIS.
- INGRESS AND EGRESS POINTS, PROPOSED DISPOSAL SITES, AND HAUL ROUTES MUST BE APPROVED BY CITY OFFICIALS PRIOR TO REMOVAL OF DEMOLITION DEBRIS OFF-SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DISCONNECTION OF ALL UTILITIES SERVING THE EXISTING SITE WITH THE APPROPRIATE UTILITY COMPANY, AND SHALL OBTAIN APPROVAL FROM SAME TO COMMENCE DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL PROPERTY CORNER MONUMENTS, BENCHMARKS, CONTROL POINTS, ETC. AND SHALL HAVE, AT HIS EXPENSE, ALL CORNER MONUMENTS REPLACED WHICH ARE DISTURBED BY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL INCUR ALL COSTS FOR MAINTENANCE AND REPAIR OF THE EXISTING FENCES TO REMAIN, IRRIGATION SYSTEMS TO REMAIN, UTILITY LINES, ETC. AS OUTLINED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL LOCATE, REMOVE, RELOCATE, AND LOWER ALL UNDERGROUND UTILITY CABLES (ELECTRIC, TELEPHONE, ETC.) UP TO A DEPTH OF 24 INCHES BELOW GRADE AS PART OF THE BASE BID.
- THE CONTRACTOR SHALL LOCATE AND REMOVE ALL UNDERGROUND UTILITY PIPING, CONDUIT, AND CABLES, REGARDLESS OF DEPTH, IN THE AREA OF THE PROPOSED BUILDING(S) FOUNDATIONS.
- NOTES SHOWN HEREON REGARDING SPECIFIC ITEMS OF DEMOLITION ARE GENERAL IN NATURE, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS TO THE SATISFACTION OF THE OWNER, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS, AND TO THE EXTENT AS NOTED IN THE SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLUGGING, CAPPING, OR OTHERWISE TERMINATING UTILITY SERVICE LINES AT EXISTING METER LOCATIONS, CLEAN-OUTS, ETC. A MIN. DISTANCE OF 1 FOOT OUTSIDE THE LIMITS OF THE TRACT SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
- KE DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL UTILITIES AND SHOWS ALL UTILITIES AS SHOWN WITHIN THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
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- CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN.
- ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.
- ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER.
- GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
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- CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED. AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
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