

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.

OVERALL:
 1. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
 2. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
 3. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
 4. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT THE WRITTEN APPROVAL OF THE CITY AND OWNER. NO CHANGES TO THE CITY AND OWNER WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
 5. THE 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 CONSTRUCTION.
 6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES TO LOCATE UTILITIES PRIOR TO CONSTRUCTION.
 7. THE CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
 8. THE CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
 9. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH AND/OR ADJUSTING EXISTING POLES AND COLUMNS THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
 10. THE CONTRACTOR SHALL MAKE ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER, AND UTILITY POLE ADJUSTMENTS NEEDED.
 11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
 12. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY FOLLOW THE PLANS, INCLUDING BUT NOT LIMITED TO, DAMAGE TO EXISTING UTILITIES OR STRUCTURES, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
 13. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
 14. THE CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES AND OTHER OBSTRUCTIONS THAT ARE NOT SHOWN ON THESE PLANS.
 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
 16. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING ALL NECESSARY PERMITS, APPROVALS, AND BONDS.
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EROSION CONTROL:
 1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
 2. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN A TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 1500007.
 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN AS NECESSARY.
 6. THE CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP21 EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET.
 8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
 9. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
 10. THE CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BERM TO CONSERVE EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
 12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER DRAINAGE. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION, SUCH AS COVERING OR ENCLOSING THE AREA WITH AN APPROPRIATE BARRIER.
 13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPs, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION. THE CONTRACTOR SHALL PROVIDE A SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
 14. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
 15. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL Silt AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
 17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
 18. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION AREAS THAT ARE GREATER THAN 1 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
 19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
 20. WHEN EROSION CONTROL DEVICES ARE LOGGED, THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO ROADWAY, THE CONCRETE PAD MUST BE WASHED DOWN OR REPLACED. RUFFLE FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
 21. TEMPORARY STABILIZATION OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OFF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
 23. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION AREAS THAT ARE GREATER THAN 1 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
 24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED, AND TO BE TO THE SAME CONDITION GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
STORM WATER DISCHARGE AUTHORIZATION:
 1. THE CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
 2. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
 3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF USING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION.
 4. THE CONTRACTOR SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ.
 6. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
 7. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE MADE AVAILABLE TO THE TCEQ AND EPA AT ALL TIMES DURING CONSTRUCTION.
 8. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, AND THE PROJECT HAS BEEN CLOSED.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
 10. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
DEMOLITION:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
 2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
 3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE PLAN IS TO PREVENT ALL CONSTRUCTION OF THE PROPOSED DEVELOPMENT FROM OCCURRING ON THE SUBJECT TRACT.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY 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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1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
 2. THE CONTRACTOR SHALL OBTAIN AND MAINTAIN A TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 1500007.
 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN AS NECESSARY.
 6. THE CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP21 EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET.
 8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
 9. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
 10. THE CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
 11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BERM TO CONSERVE EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPs FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
 12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER DRAINAGE. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION, SUCH AS COVERING OR ENCLOSING THE AREA WITH AN APPROPRIATE BARRIER.
 13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPs, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION. THE CONTRACTOR SHALL PROVIDE A SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
 14. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
 15. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL Silt AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
 17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
 18. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION AREAS THAT ARE GREATER THAN 1 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
 19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
 20. WHEN EROSION CONTROL DEVICES ARE LOGGED, THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO ROADWAY, THE CONCRETE PAD MUST BE WASHED DOWN OR REPLACED. RUFFLE FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
 21. TEMPORARY STABILIZATION OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OFF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
 22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
 23. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES TO PREVENT SEDIMENTATION AREAS THAT ARE GREATER THAN 1 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
 24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED, AND TO BE TO THE SAME CONDITION GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
RETAINING WALLS:
 1. 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.
 2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
 3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. MARKING SHALL BE PROVIDED BY OTHERS AND OTHER WALL SAFETY DEVICES SHALL BE PROVIDED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
 4. 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 CONSTRUCTION UTILITY NOTES.
 5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.
PAVING:
 1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
 2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
 3. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
 6. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING.
 7. THE CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNITS IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
 8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
 9. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
ACCESSIBLE PARKING SPACES:
 1. A PAVED ACCESSIBLE PARKING SPACE MUST INCLUDE:
 1.1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS WITH THE PAVEMENT.
 1.2. THE WORDS "NO PARKING" PAINTED ON ANY ACCESSIBLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
 1.2.1. IN ALL CAPITAL LETTERS,
 1.2.2. WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
 1.2.3. CENTERED WITH EACH ACCESSIBLE ASIDE ADJACENT TO THE PARKING SPACE; AND
 1.3. SIGN IDENTIFYING THE CONSEQUENCE OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
 1.3.1. AT A MINIMUM STATE "EACH ACCESSIBLE SIDE ADJACENT TO THE PARKING SPACE IS RESERVED FOR ACCESSIBLE PARKING SPACE. THE SIGN MUST:

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1. GENERAL NOTES FOR ALL CONSTRUCTION ACTIVITIES

- 1.1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS. IF NOT EXPLICITLY SPECIFIED IN TOWN DOCUMENTS, NCTCOG OR THE APPROPRIATE GOVERNING BODY'S, STANDARDS AND DETAILS SHALL REGULATE CONSTRUCTION, TESTING, AND MATERIALS.
- 1.2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT PUBLIC WORKS & ENGINEERING SERVICES DEPARTMENT FOR A PERMIT TO WORK WITHIN TOWN ROW.
- 1.3. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE TOWN, SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 21 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE TOWN.
- 1.4. CONTRACTOR SHALL PROVIDE TREE PROTECTION PER TOWN OF ADDISON LANDSCAPE STANDARDS PRIOR TO BEGINNING CONSTRUCTION.
- 1.5. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- 1.6. CONTRACTORS ARE ALLOWED TO MAKE CONNECTIONS TO THE TOWN WATER SYSTEM BY OPENING AN ACCOUNT THROUGH THE ADDISON FINANCE DEPARTMENT AND RENTING A FIRE HYDRANT METER. THE COMPANY OR INDIVIDUAL IS SOLELY RESPONSIBLE FOR THE COST, MAINTENANCE, PROPER USE, AND SECURITY OF THE RENTAL EQUIPMENT. THE COMPANY OR INDIVIDUAL IS ALSO RESPONSIBLE FOR THE COST OF THE WATER USED.
- 1.7. CONTRACTOR MUST KEEP AVAILABLE ONSITE, AT ALL TIMES, APPROVED CONSTRUCTION PLANS AND COPIES OF ANY/ALL REQUIRED PERMITS ALONG WITH THE APPROPRIATE VERSIONS OF THE FOLLOWING APPLICABLE REFERENCES:
 - 1.7.1. TOWN OF ADDISON ENGINEERING STANDARDS & DETAILS
 - 1.7.2. NCTCOG STANDARDS & SPECIFICATIONS
 - 1.7.3. TCEQ STANDARDS & SPECIFICATIONS
 - 1.7.4. TXDOT SPECIFICATIONS & STANDARD DRAWINGS, AS APPLICABLE.
- 1.8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- 1.9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE TOWN.
- 1.10. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY SPECIFIED BY OR APPROVED BY THE TOWN.

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CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS. COPIES OF TESTING REPORTS SHALL BE FURNISHED TO THE TOWN IMMEDIATELY UPON RECEIPT BY THE CONTRACTOR.

- 1.11. FOR PUBLIC PROJECTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE AND WEEKLY PROGRESS REPORTS.
- 1.12. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF DIRT, MUD, AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- 1.13. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE TOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- 1.14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- 1.15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND/OR THE TOWN, AS APPLICABLE.
- 1.16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE TOWN. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE TOWN.
- 1.17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- 1.18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE TOWN'S RECORDS.

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2. GENERAL NOTES FOR PAVING SYSTEMS

- 2.1. ALL PAVING CONSTRUCTION, TESTING, AND MATERIALS, INCLUDING CONCRETE, REINFORCEMENT, JOINTING, AND SUBGRADE PREPARATION AND TREATMENT SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND CONSTRUCTION SPECIFICATIONS UNLESS OTHERWISE NOTES.
- 2.2. NO EARTHWORK, LIME APPLICATION, OR OTHER PREPARATION OF THE SUBGRADE FOR PAVING OF STREETS, ALLEYS, OR FIRE LANES SHALL BE INITIATED WITHOUT AUTHORIZATION FROM THE TOWN. THE TOWN WILL AUTHORIZE THE SUBGRADE ENGINEERING STANDARDS WORK IN PREPARATION FOR PAVING AFTER UTILITY TRENCH BACKFILL TESTING HAS BEEN COMPLETED AND VERIFIED TO MEET THE TOWN REQUIREMENTS.
- 2.3. SUBGRADE
 - 2.3.1. SHALL EXTEND 12" MIN. BEHIND THE BACK OF CURB.
 - 2.3.2. SUBGRADE UNDER ALL PAVEMENT SHALL BE 6" THICK AND SHALL BE STABILIZED WITH AT LEAST 30 LBS. PER SQ. YD. HYDRATED LIME, COMPACTED TO A DENSITY NOT LESS THAN 95 PERCENT.
 - 2.3.3. LABORATORY TESTS MUST BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR APPROVAL TO DETERMINE AMOUNT OF LIME REQUIRED. LABORATORY TEST MAY BE WAIVED PROVIDED AT LEAST 36 LBS. OF LIME PER SQ. YD. IS USED. SEE NCTCOG ITEM 301.2 "LIME TREATMENT".
 - 2.3.4. FLEXIBLE BASE (CRUSHED STONE/CONCRETE) PER NCTCOG ITEM 301.5 MAY BE SUBSTITUTED FOR LIME TREATMENT WITH THE APPROVAL OF THE TOWN ENGINEER.
- 2.4. REINFORCING STEEL
 - 2.4.1. BAR LAPS SHALL BE THIRTY DIAMETERS.
 - 2.4.2. REINFORCING STEEL SHALL BE #3 REBAR (3/8") ON 18" CENTERS FOR 8" OR LESS PAVEMENT THICKNESS, #4 FOR 10" OR MORE PAVEMENT THICKNESS.
 - 2.4.3. REBAR SHALL BE SUPPORTED BY BAR CHAIRS OR OTHER DEVICES APPROVED BY TOWN ENGINEER.
 - 2.4.4. NO TRAFFIC ON FINISHED SUBGRADE SHALL BE PERMITTED AFTER REINFORCING STEEL IS INSTALLED ABOVE SUBGRADE. NO TRAFFIC SHALL BE PERMITTED BEFORE OR DURING THE PLACING OF CONCRETE.
- 2.5. CONCRETE PAVEMENT:
 - 2.5.1. ALL CONCRETE STRENGTH AND MIX DESIGN SHALL BE AS SHOWN IN LATEST EDITION OF NCTCOG SECTION 303.3
 - 2.5.2. CLASS P1 PAVEMENT : MACHINE FINISHED: A SLIP-FORM PAVING MACHINE SHALL BE USED FOR ALL PUBLIC STREETS AND ALLEYS UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS & ENGINEERING SERVICES. MIN. 4000 PSI 28-DAY COMPRESSIVE STRENGTH.

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- 2.5.3. CLASS P2 PAVEMENT : HAND FINISHED: HAND FINISHED PAVEMENT IS PERMITTED FOR TURN LANES, DECELERATION LANES, DRIVEWAY APPROACHES, OR PANEL REPLACEMENT OF PUBLIC STREETS OR ALLEYS. MIN. 4500 PSI 28-DAY COMPRESSIVE STRENGTH
- 2.5.4. MINIMUM PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 - 2.5.4.1. MAJOR ARTERIAL - 10" CLASS "P1" OR "P2"
 - 2.5.4.2. MINOR ARTERIAL - 8" CLASS "P1" OR "P2"
 - 2.5.4.3. COMMERCIAL/ INDUSTRIAL COLLECTOR - 8" CLASS "P1" OR "P2"
 - 2.5.4.4. RESIDENTIAL COLLECTOR - 8" CLASS "P1" OR "P2"
 - 2.5.4.5. RESIDENTIAL LOCAL - 8" CLASS "P1" OR "P2"
 - 2.5.4.6. SIDEWALK AND BFR'S - 4" - CLASS "A"
 - 2.5.4.7. DRIVE APPROACH 8" - CLASS "P2"
 - 2.5.4.8. ALLEY - 6" CLASS "P1" OR "P2"
 - 2.5.4.9. FIRE LANE - 6" CLASS "P1" OR "P2"
- 2.5.5. CONCRETE FOR ALLEY RETURNS AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS IDENTICAL TO THAT SPECIFIED FOR THE STREET PAVEMENT OR BASE WHEN BUILT AS COMPONENTS OF A CONCRETE PAVING PROJECTS. WHEN BUILT SEPARATELY, THE STRENGTH SHALL BE AS SPECIFIED ON THE CONSTRUCTION PLAN.
- 2.5.6. SPACING AND CONSTRUCTION OF JOINTS SHALL CONFORM TO TOWN OF ADDISON STANDARD CONSTRUCTION DETAILS.
- 2.5.7. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PEDESTRIAN WORK MEETS OR EXCEEDS THE CURRENT AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG), THE TEXAS ACCESSIBILITY STANDARDS (TAS), AND PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG). THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONSTRUCTED OR INSTALLED ITEMS NOT MEETING THE CURRENT ADAAG, TAS, & PROWAG REQUIREMENTS AT NO ADDITIONAL COST TO THE TOWN.
- 2.5.8. ALL MEDIANS AND PARKWAYS SHALL BE PROVIDED WITH GROUND COVER. TYPE OF GROUND COVER SHALL BE DETERMINED BY THE PARKS & RECREATION DEPARTMENT, OR SHALL BE RESTORED TO MATCH EXISTING PLANT MATERIALS IN EQUAL OR BETTER CONDITION. ALL TURF AREAS SHALL BE SOLID SOD, AND GROUND COVER SHALL BE MINIMUM ONE (1) GALLON PLANT MATERIAL.

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3. GENERAL NOTES FOR WATER AND WASTEWATER SYSTEMS

- 3.1. ALL WATER AND WASTEWATER CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MORE RESTRICTIVE OF THE CURRENT TCEQ REGULATIONS OR THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- 3.2. TRENCH SAFETY
 - 3.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - 3.2.2. PUBLIC PROJECTS: CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- 3.3. CONTRACTOR SHALL NOT OPERATE ANY WATER VALVES THAT ARE PART OF THE ACTIVE TOWN OF ADDISON WATER SYSTEM. CONTACT THE TOWN'S PUBLIC WORKS & ENGINEERING SERVICES TO REQUEST VALVE CHANGES.
- 3.4. ANY EXISTING FIRE HYDRANT THAT IS TO BE MODIFIED AND HAS A DATE THAT EXCEEDS 8 YEARS IN AGE SHALL BE REPLACED AND THE OLD FIRE HYDRANT RETURNED TO THE PUBLIC WORKS & ENGINEERING SERVICES BY THE CONTRACTOR AT HIS EXPENSE.
- 3.5. ANY EXISTING MANHOLE WITH AN OPENING SMALLER THAN 30" DIAMETER THAT IS MODIFIED SHALL HAVE THE CONE SECTION, RING, AND COVER REPLACED WITH A MINIMUM OF 30" DIAMETER CONE SECTION, RING, AND COVER BY THE CONTRACTOR AT HIS EXPENSE.
- 3.6. CONTRACTOR SHALL PROVIDE DOMESTIC, IRRIGATION, AND FIRE BACKFLOW DETECTION METERS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF METERS IN APPROVED BOXES AND CONNECTING PUBLIC TO PRIVATE WATER LINES.

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4. GENERAL NOTES FOR STORM DRAIN SYSTEMS

- 4.1. ALL STORM DRAIN CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NCTCOG'S SPECIFICATIONS AND DETAILS, AND THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- 4.2. TRENCH SAFETY
 - 4.2.1. PRIVATE DEVELOPMENT: CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN TO THE DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
 - 4.2.2. PUBLIC PROJECTS: CONTRACTOR AND/OR DESIGN ENGINEER SHALL SUBMIT A TRENCH SAFETY PLAN AS PART OF THE CIVIL CONSTRUCTION DOCUMENTS PACKAGE.
- 4.3. ALL CONCRETE DRAINAGE STRUCTURES SHALL BE MINIMUM CLASS C CONCRETE.
- 4.4. ALL CRUSHED STONE SHALL BE 3/4", PASSING #4 SIEVE (GRADE 4).
- 4.5. ALL FIELD JOINTS WILL BE APPROVED BY THE TOWN ENGINEER IF NECESSARY. FIELD JOINTS SHALL BE WIPED ON THE INSIDE AND OUTSIDE AND PROVIDE FOR SMOOTH FLOW OF WATER.
- 4.6. RAMNECK COMPOUND OR APPROVED EQUAL SHALL BE USED FOR JOINT SEALS.
- 4.7. CLEANING & INSPECTION
 - 4.7.1. ALL STORM SEWER PIPE SHALL BE CAMERA INSPECTED AFTER THE INSTALLATION OF ALL PAVING AND UTILITIES AND PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 - 4.7.2. CONTRACTOR SHOULD INSPECT ALL STORM DRAIN OUTFALLS NO EARLIER THAN ONE WEEK PRIOR TO FINAL INSPECTION AND REMOVE ALL SILT AND DEBRIS.

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DATE: 12/19/2025 BY: ANNAMARIE TAYLOR

KHA PROJECT 064629400		DATE 11/10/2025	SCALE AS SHOWN	DESIGNED BY AET	SCD	DPG
TOWN OF ADDISON GENERAL CONSTRUCTIONS NOTES (1 OF 2)		WESTWOOD MONTESSORI		TEXAS		
SHEET NUMBER C-102		ADDISON		11/10/2025		
Kimley-Horn & Associates, Inc. 2600 N. CENTRAL EXPRESSWAY, SUITE 400, RICHARDSON, TX 75080 PHONE: 214-817-0535 WWW.KIMLEY-HORN.COM TX F-928 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.		Professional Engineer ANNAMARIE E. TAYLOR 149688 Professional Seal STATE OF TEXAS EXPIRES 12/31/2026		REVISIONS		
DROP OFF LANE, TEMP. SHELTERS		12/12/24		DATE		

MADES: \\HORN\WORK\2025\PROJECTS\TOA\Drawings\2025\TOA_General_Construction_Notes_10_2024.dwg
LAST SAVED: 12/12/24 10:14 AM
DRAWN BY: ANNA MARIE TAYLOR
CHECKED BY: ANNA MARIE TAYLOR
DATE: 11/10/2025

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5. GENERAL NOTES FOR EROSION CONTROL

- 5.1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS & CONDITIONS OF THE TCEQ TPDES GENERAL PERMIT NO. 150000.
5.1.1. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON THE SITE AT ALL TIMES BY EACH OPERATOR.
5.1.2. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR, EPA, AND TCEQ.
5.1.3. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, THAT OPERATOR OR CONTRACTOR IN VIOLATION SHALL BE NOTIFIED AS WELL AS THE FACILITY OPERATOR.
5.2. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO ANY SOIL DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.
5.2.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE.
5.2.1.1. QUALIFIED OPERATOR PERSONNEL MUST INSPECT THE SITE WEEKLY, WITHIN 24 HRS (BEFORE AND AFTER) A STORM EVEN OF 0.5 INCHES OR GREATER.
5.2.1.2. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES THREE INCHES (3") OF 25% OF THE HEIGHT OF THE DEVICE (WHICHEVER IS LESS).
5.2.2. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR TOWN.
5.2.3. MODIFICATIONS TO THE SWPPP SHALL BE IMPLEMENTED AND IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
5.3. CONSTRUCTION ENTRANCES AND WASHOUTS
5.3.1. ASPHALT BAGS SHALL BE PLACED AT CONSTRUCTION ENTRANCES TO PREVENT CURB DAMAGE.
5.3.2. GEOTEXTILE FABRIC SHALL BE PLACED ON SUBGRADE PRIOR TO STONE PLACEMENT FOR CONSTRUCTION ENTRANCES.
5.3.3. NO EQUIPMENT SHALL BE CLEANED ON-SITE, OR OTHER LIQUIDS DEPOSITED AND ALLOWED TO FLOW OVERLAND OR SUBTERRANEAN WITHIN THE LIMITS OF

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- THE CRITICAL ROOT ZONE OF TREES THAT REMAIN ON SITE. THIS INCLUDES PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, CONCRETE EQUIPMENT WASH WATER, MORTAR OF SIMILAR MATERIALS.
5.4. WASTE DISPOSAL
5.4.1. CONTRACTOR SHALL PROVIDE WASTE DISPOSAL CONTAINERS ON THE SITE FOR DISPOSAL OF ALL NON-HAZARDOUS CONSTRUCTION WASTE MATERIALS.
5.4.2. ALL HAZARDOUS MATERIALS SHALL BE HANDLED AND DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
5.5. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING, AND GENERAL CLEANUP, THE CONTRACTOR SHALL ESTABLISH GRASS GROUND COVER IN ALL STREET PARKWAYS, LOTS, AND ALL OTHER DISTURBED AREAS.
5.6. SILT FENCE NOTES
5.6.1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
5.6.2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
5.6.2.1. THE TRENCH MUST BE A MINIMUM OF SIX INCHES (6") DEEP AND SIX INCHES (6") WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
5.6.2.2. WHERE THE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON THE UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
5.6.3. WIRE REINFORCEMENT SHALL BE USED ON ALL SILT FENCE USED FOR EROSION CONTROL.
5.6.4. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

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6. GENERAL NOTES FOR LANDSCAPING

- 6.1. ALL LANDSCAPING CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
6.2. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
6.3. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS.
6.4. EXCAVATION OR GRADE CHANGES BELOW THE DRIPLINE OF EXISTING TREES IS NOT ALLOWED UNLESS A TREE PROTECTION PLAN WHICH CONTAINS SPECIFIC INFORMATION ON THE ROOTS OF EACH TREE IS PROVIDED, AND APPROVED BY THE PARKS & RECREATION DEPARTMENT.
6.5. PRIOR TO OBTAINING A GRADING PERMIT OR SCHEDULING A PRE-CONSTRUCTION MEETING:
6.5.1. WHERE TRANSPLANTING OR TREE REMOVAL IS REQUIRED, CONTRACTOR MUST APPLY FOR A TREE REMOVAL PERMIT.
6.5.2. ALL TREE MARKINGS AND PROTECTIVE FENCING MUST BE INSTALLED BY THE CONTRACTOR PER THE TOWN STANDARD DETAIL AND BE INSPECTED BY THE TOWN'S LANDSCAPE ARCHITECT.
6.5.3. COORDINATE WITH PARKS DEPARTMENT ON ANY TREES THAT REQUIRE BEING TRANSPLANTED OR REMOVED FROM MEDIANS.
6.6. ANY TREE DESIGNATED "TO REMAIN" THAT IS WITHIN FIFTY FEET (50') OF PROPOSED CONSTRUCTION ACTIVITY, WHETHER ON-SITE OR OFF-SITE, SHALL HAVE TREE PROTECTION PER THE TOWN OF ADDISON STANDARD DETAIL.
6.7. TREES TO BE REMOVED MAY BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
6.8. PLANT MATERIALS SHALL NOT IMPEDE OR OBSTRUCT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC ALONG TOWN RIGHT-OF-WAY, VISIBILITY EASEMENTS, SIDEWALKS OR OTHER EASEMENTS.
6.9. NO SIGNS, WIRES, OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6.10. IF TOPSOIL IS TO BE ADDED TO A ROUGH GRADE, TILL 3 TO 4 INCHES DEEP, THEN ADD TOPSOIL FOR BETTER BINDING AND ELIMINATE LAYING.
6.11. SOD INSTALLATION

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7. GENERAL NOTES FOR IRRIGATION

- 7.1. ALL IRRIGATION CONSTRUCTION, INSTALLATION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
7.2. A PERMIT FROM THE BUILDING INSPECTION DIVISION IS REQUIRED FOR EACH IRRIGATION SYSTEM.
7.3. CONTRACTOR SHALL NOTIFY THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM.
7.4. CONTRACTOR SHALL CONTACT THE PARKS AND RECREATION DEPARTMENT TO COORDINATE WORK PRIOR TO COMMENCING WORK ON ANY EXISTING IRRIGATION AND PRIOR TO ANY INSTALLATION OF NEW IRRIGATION.
7.5. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS.
7.6. CONTRACTOR SHALL PROGRAM EACH CONTROLLER ZONE BASED ON SPRINKLER TYPE, PLANT VARIETY, SOIL CHARACTERISTIC, SLOPE AND SOLAR ORIENTATION AS DESIGNATED ON THE PLANS.
7.7. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FRANCHISE UTILITY PROVIDER TO PROVIDE POWER TO EACH IRRIGATION CONTROLLER.
7.8. CONTRACTOR SHALL SET TOWN-SPECIFIED/APPROVED CONTROLLER TO ESTABLISH LANDSCAPE.

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8. GENERAL NOTES FOR TRAFFIC CONTROL

- 8.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
8.2. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE PUBLIC WORKS & ENGINEERING SERVICES A MINIMUM OF 72 HOURS IN ADVANCE OF THE REQUESTED CLOSURE. CLOSURES WILL NOT BE ALLOWED PRIOR TO 9:00 A.M. OR AFTER 3:30 P.M., MONDAY THROUGH FRIDAY UNLESS OTHERWISE APPROVED BY THE TOWN.

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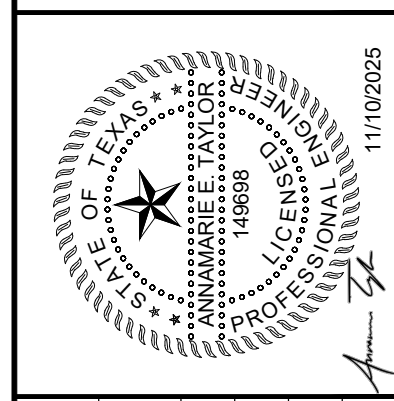
- 6.11.1. SPRAY EXISTING WEEDS WITH NON-SELECTIVE HERBICIDE PRIOR TO SOD INSTALLATION.
6.11.2. ON PUBLIC PROJECTS, THE TOWN'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT SOD FARM TO SELECT SOD TO BE HARVESTED.
6.11.3. NO MORE TURFGRASS SOD SHALL BE DELIVERED TO THE JOB SITE ON ANY DAY THAN CAN BE PLACED AND WATERED ON THAT DAY.
6.11.4. THE IRRIGATION SYSTEM SHOULD BE FULLY OPERATIONAL AT THE SITE PRIOR TO INSTALLATION OF THE TURFGRASS SOD.
6.11.5. ANY TURFGRASS SOD SO REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH ACCEPTED TURFGRASS SOD.
6.11.6. CONTRACTOR SHALL PROVIDE OPTIMUM INSTALLATION TIME PERIOD FOR SOD.
6.12. PLANTING TIME FOR MEDIANS IS MARCH TO SEPTEMBER.
6.13. ESCROW FOR THE REMOVAL OF TEMPORARY STABILIZATION AND INSTALLATION OF SOD PER SPEC.

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Table with columns: No., REVISIONS, DATE. Includes a note about drop-off lane temp shelters.

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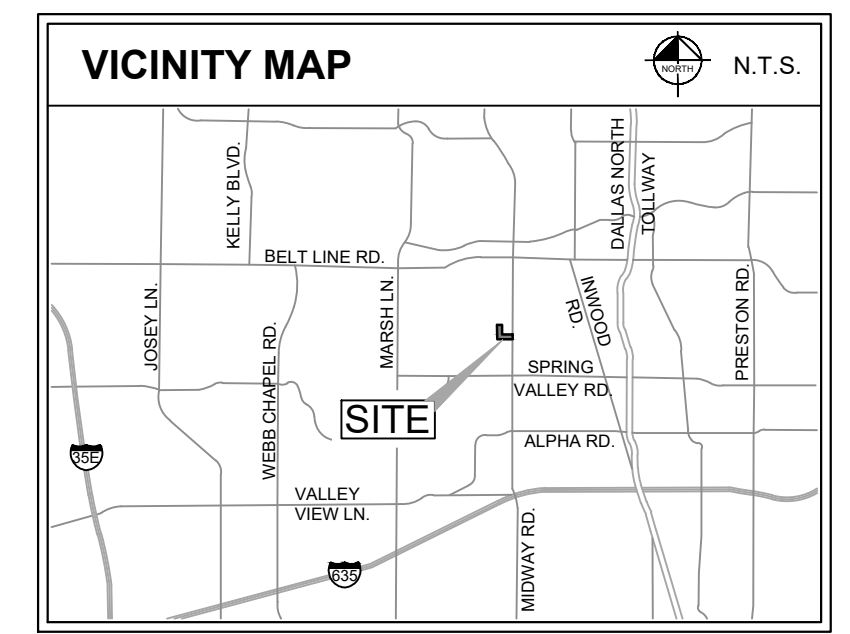
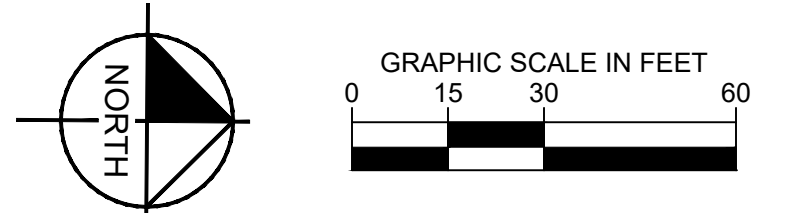
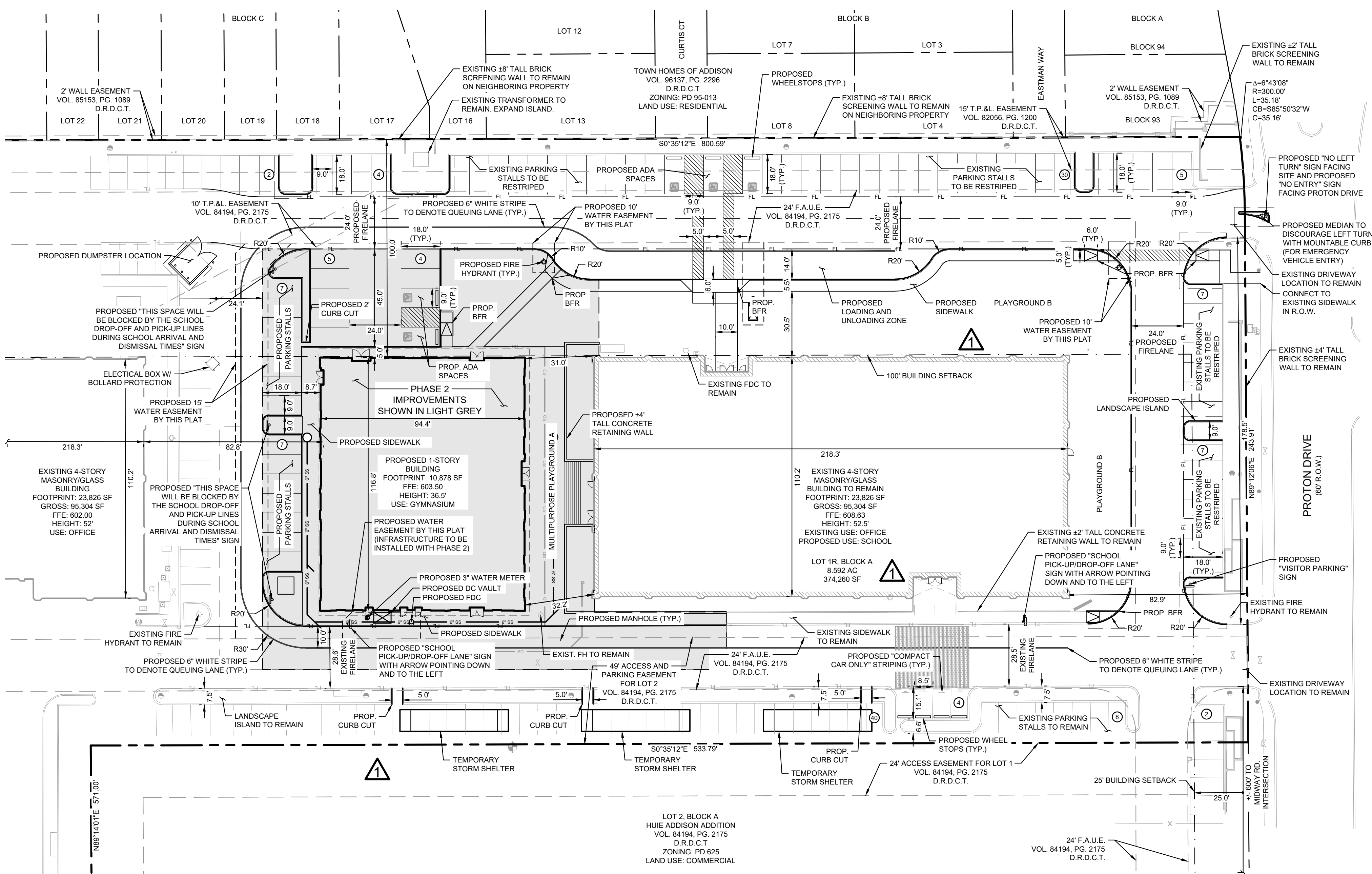
WESTWOOD MONTESSORI
TOWN OF ADDISON GENERAL CONSTRUCTIONS NOTES (2 OF 2)

TEXAS
ADDISON
SHEET NUMBER C-103

MADES: hnd20241120 AM 12/19/2025 11:20 AM
 LAST SAVED: 12/19/2025 11:20 AM
 DWG PATH: R:\PCH_Combined\2024\Westwood Montessori\Site Plan.dwg
 DWG NAME: C-SITE.dwg

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LEGEND	
PROPERTY LINE	---
EXISTING FIRE LANE	FL
EXISTING EASEMENT	---
EXISTING CURB TO REMAIN	---
PROPOSED CURB	---
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
EXISTING SANITARY SEWER CLEANOUT	⊕
EXISTING LIGHT POLE	⊕
PARKING COUNT	Ⓟ

SITE DATA TABLE	
ZONING	PD 625
PROPOSED USE	SCHOOL
TOTAL PROPERTY AREA	8.592 AC 374,260 SF

LOT DATA TABLE	
EXISTING OFFICE BUILDING AREA	95,304 GSF
EXISTING OFFICE BUILDING HEIGHT	52.5 FT
PROPOSED GYM BUILDING AREA	10,878 GSF
PROPOSED GYM BUILDING HEIGHT	36.5 FT
LOT COVERAGE	27.0%
PARKING REQUIRED	N/A
STANDARD SPACES PROVIDED	128
COMPACT SPACES PROVIDED	4
TOTAL PARKING PROVIDED	132
ADA PARKING REQUIRED*	5
ADA PARKING PROVIDED*	5
TOTAL PARKING PROVIDED DURING TEMPORARY PHASE	111
USABLE OPEN SPACE REQUIRED	20%
USABLE OPEN SPACE PROVIDED	21.9%
IMPERVIOUS SURFACE	106,710 SF

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

NOTES
 1. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

- TOWN OF ADDISON SITE PLAN NOTES**
- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
 - OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - BUILDINGS WITH AN AGGREGATE SUM OF 0 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
 - ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
 - ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

SITE PLAN
 OF
WESTWOOD MONTESSORI

LOT 1R, BLOCK A
HUIE ADDISON ADDITION
 8.592 ACRES

SITUATED IN THE THOMAS L. CHENOWETH SURVEY, ABSTRACT NO. 273
 TOWN OF ADDISON, DALLAS COUNTY, TEXAS
 DATE: OCTOBER 8TH, 2024
 TOWN PROJECT #: 1924-SUP

OWNER & DEVELOPER: VISTA HOLDINGS
 14841 N. DALLAS PARKWAY, SUITE 100
 DALLAS, TX 75254
 TEL. NO. 972-301-7081
 CONTACT: SARAH CATHERINE ALFORD

ARCHITECT: WARE MALCOMB
 3090 NOWITZKI WAY, SUITE 300
 DALLAS, TX 75219
 TEL. NO. 281-661-4793
 CONTACT: JACLYN THOMFORDE

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 2600 N. CENTRAL EXPRESSWAY, SUITE 400
 RICHARDSON, TX 75080
 TEL. NO. 469-917-1190
 CONTACT: ANNAMARIE TAYLOR, P.E.

Kimley-Horn
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 RICHARDSON, TX 75080
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WESTWOOD MONTESSORI
 ADDISON, TEXAS

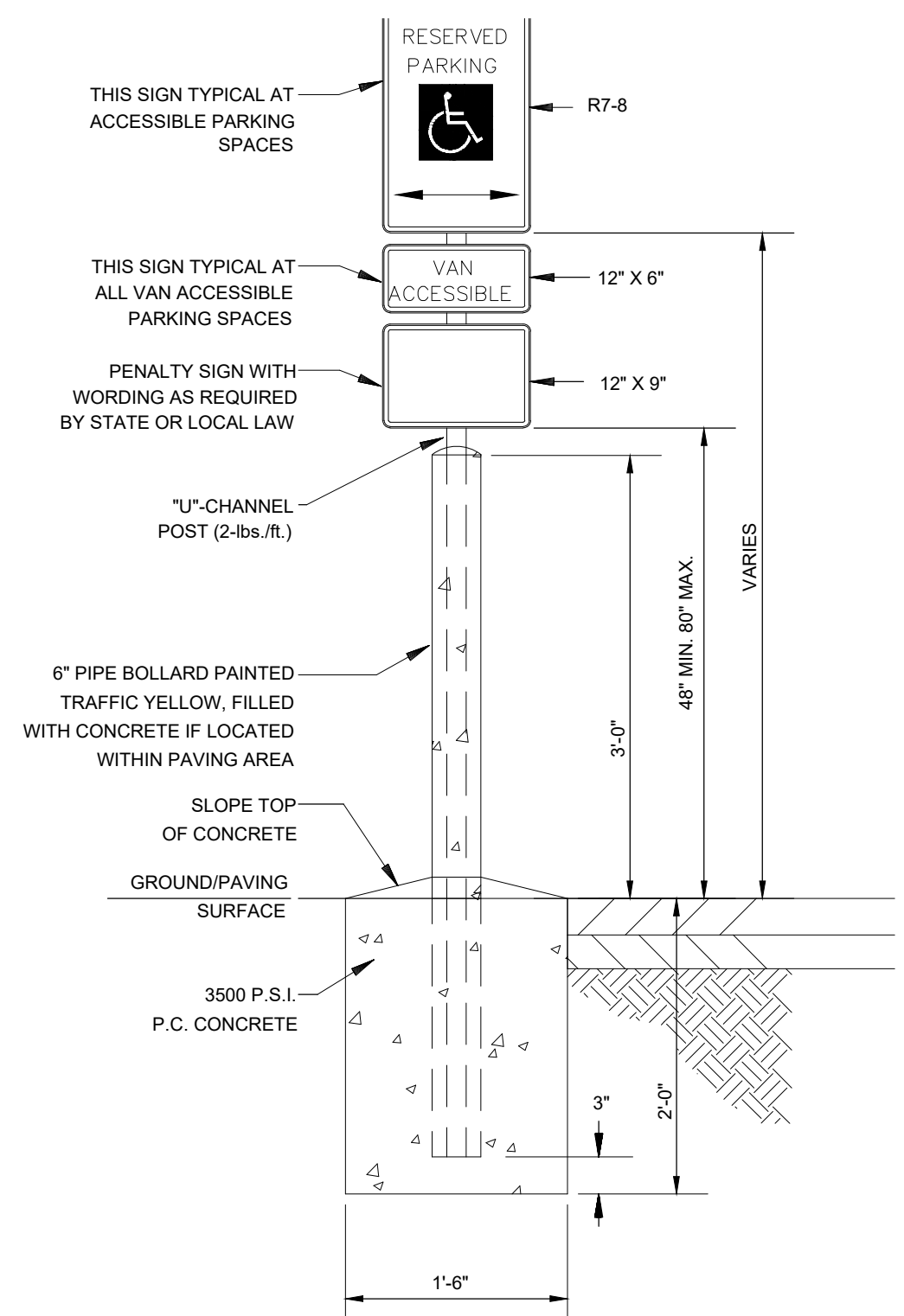
SITE PLAN

KHA PROJECT	064629400	DATE	OCT. 2024	SCALE	AS SHOWN	DESIGNED BY	AET	SCD	DPG
FILED IN	LIBRARY	NOT FOR CONSTRUCTION PURPOSES		Engineer	ANNAMARIE TAYLOR	P.E. No.	158588	Date	10/08/2024

REVISIONS

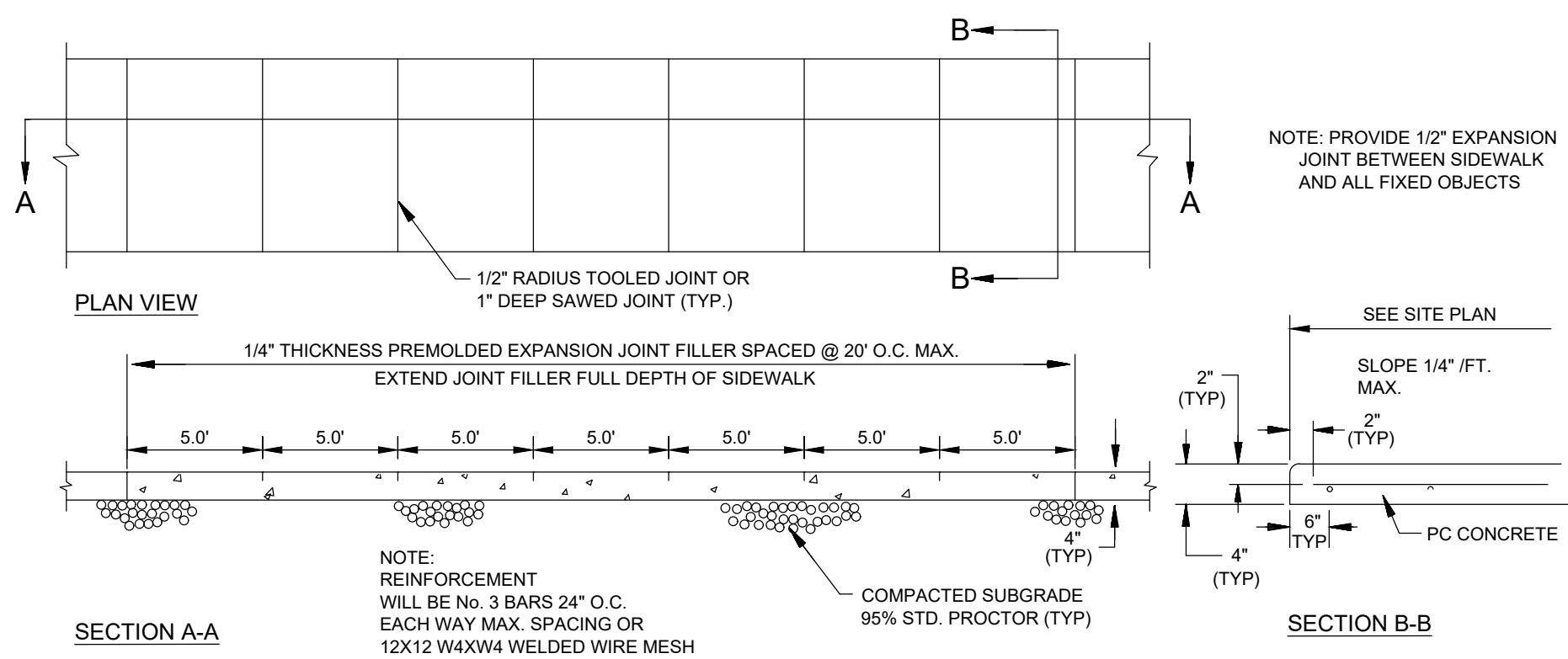
NO.	REVISIONS	DATE

SHEET NUMBER
C-300

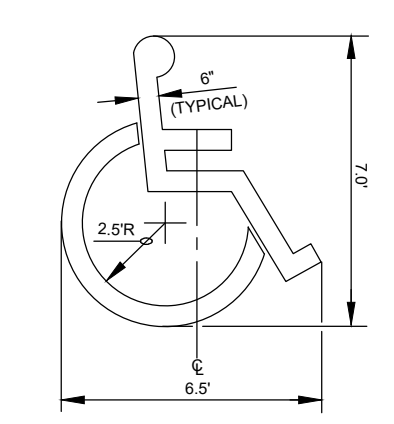


- NOTES:
- ALL LETTERS ARE 1" SERIES 'C' PER 2003 MUTCD.
 - TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 - FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER. CONTRACTOR SHALL VERIFY FINE AMOUNT AND ORDINANCE NUMBER.
 - ONE (1) SIGN REQUIRED FOR EACH ACCESSIBLE PARKING SPACE.
 - INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE PER ADA, TAS AND TDLR REQUIREMENTS.

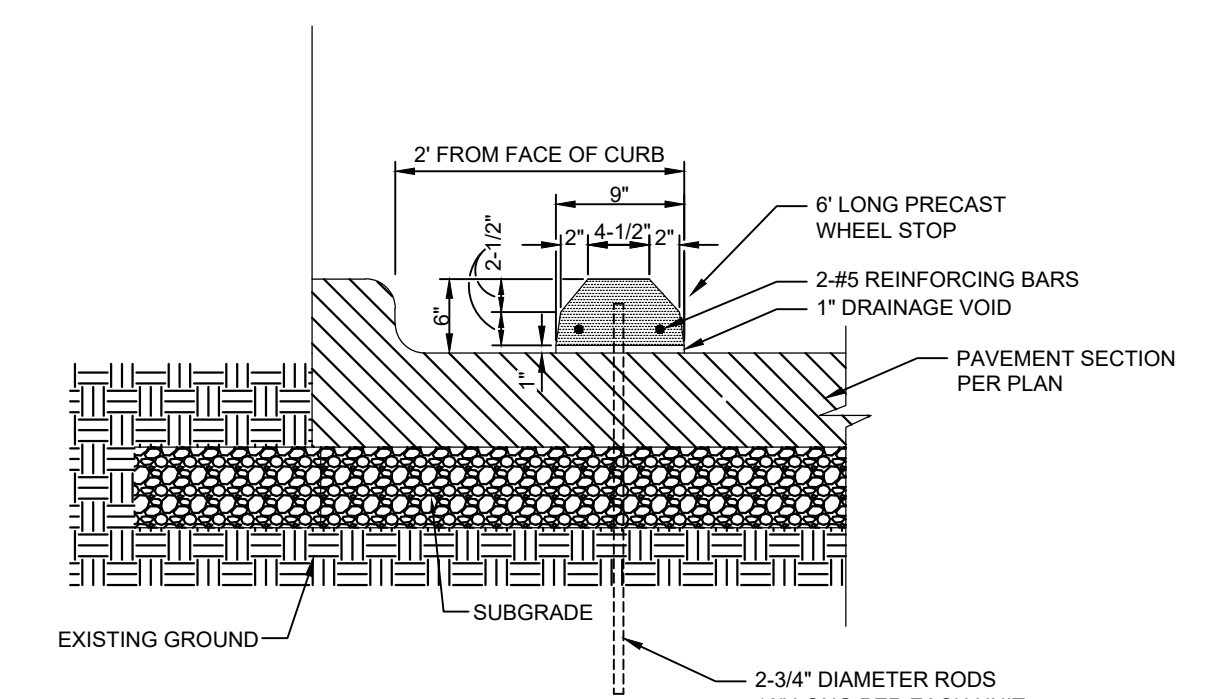
ACCESSIBLE PARKING SIGN (PRIVATE)
NOT TO SCALE



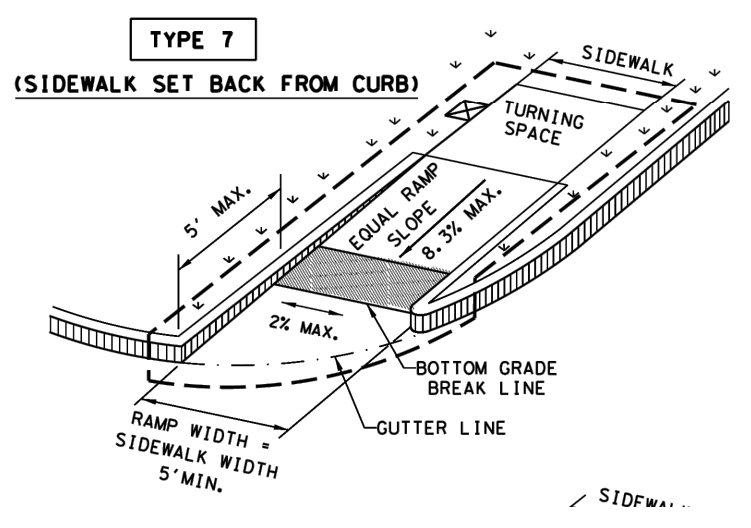
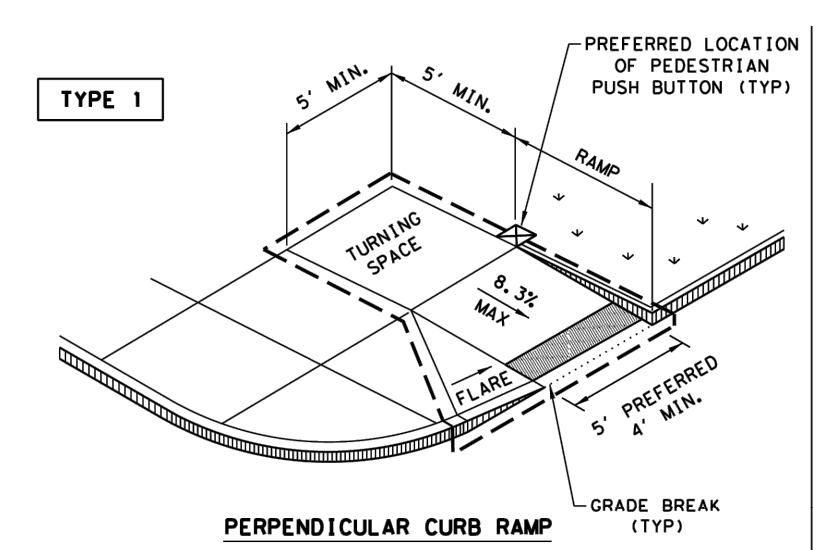
CONCRETE SIDEWALK (ON-SITE)
NOT TO SCALE



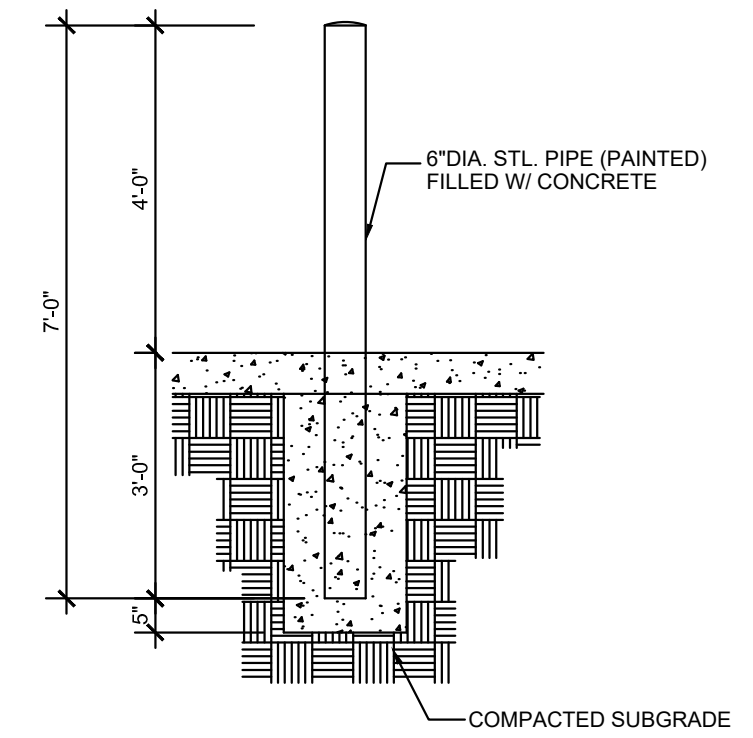
ACCESSIBLE PARKING SYMBOL DETAIL (PRIVATE)
NOT TO SCALE



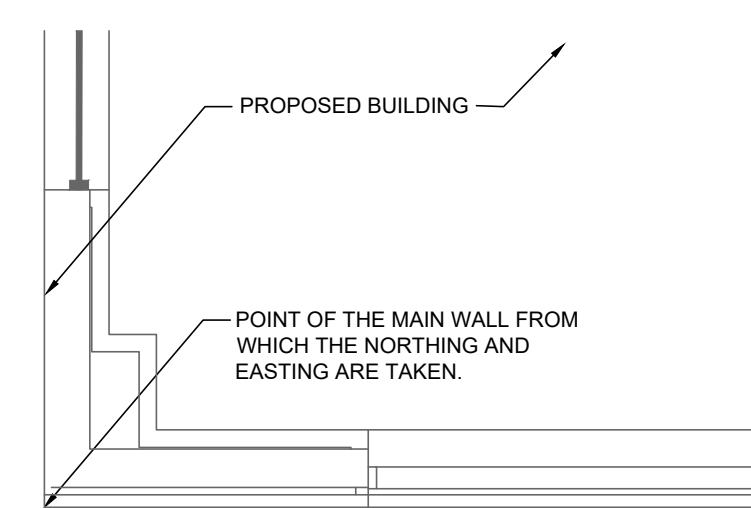
PRECAST CONCRETE WHEEL STOP (PRIVATE)
NOT TO SCALE



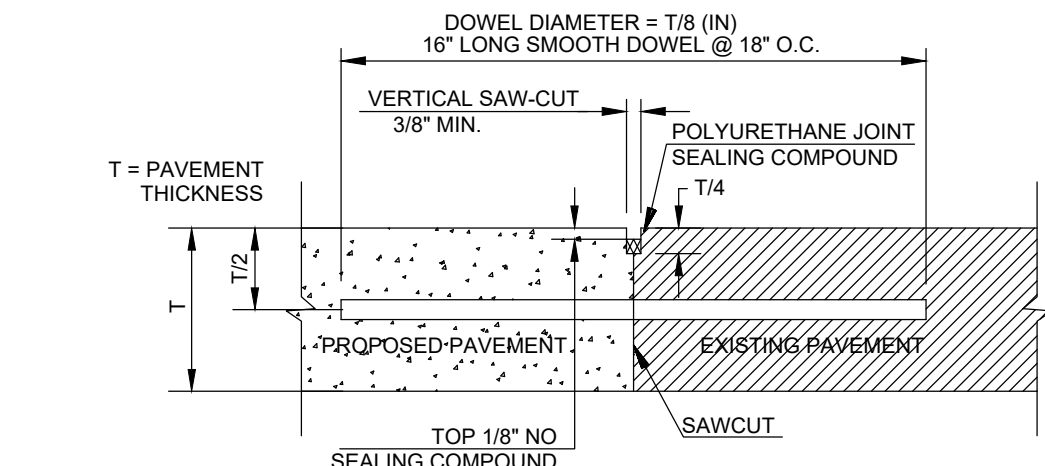
BARRIER FREE RAMPS (TXDOT STD PED-18)
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE

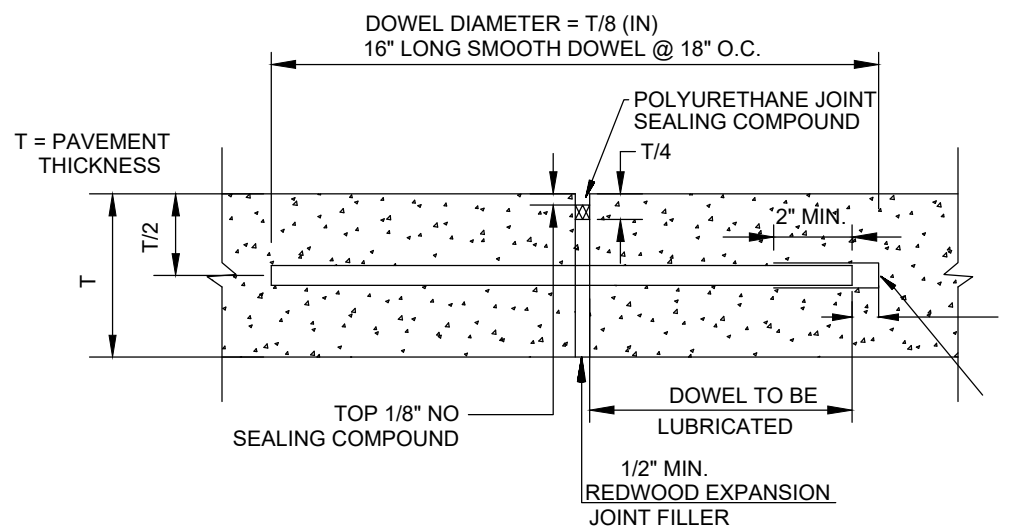


TYPICAL BUILDING CORNER (PRIVATE)
NOT TO SCALE



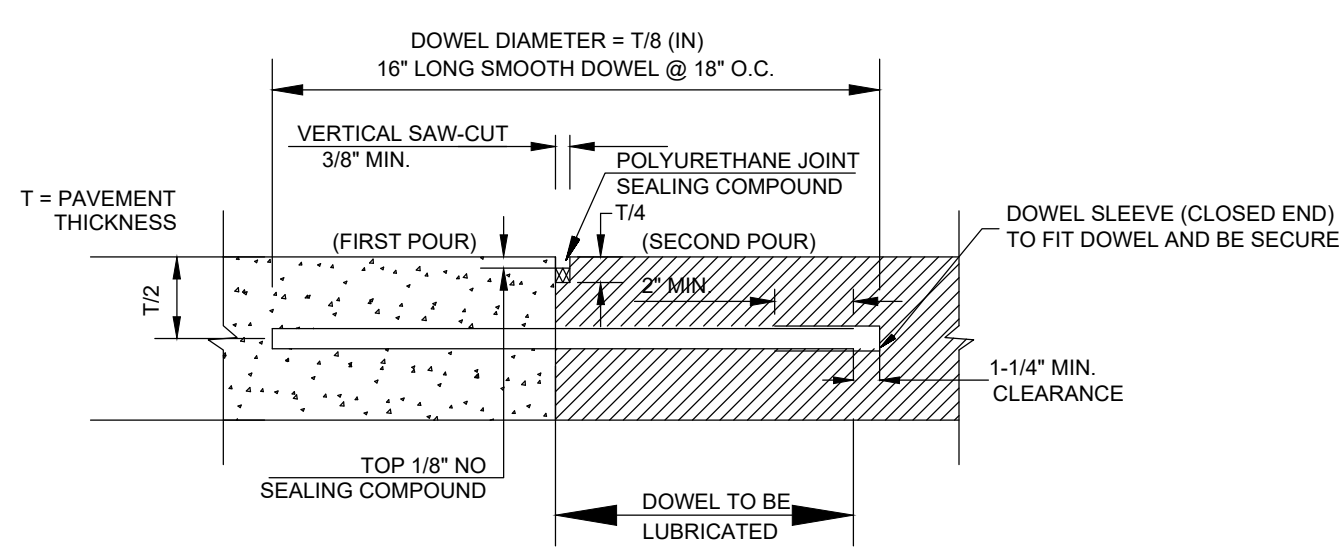
- NOTE:
- DOWEL BARS SHALL BE DRILLED AND GROUTED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 - DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT



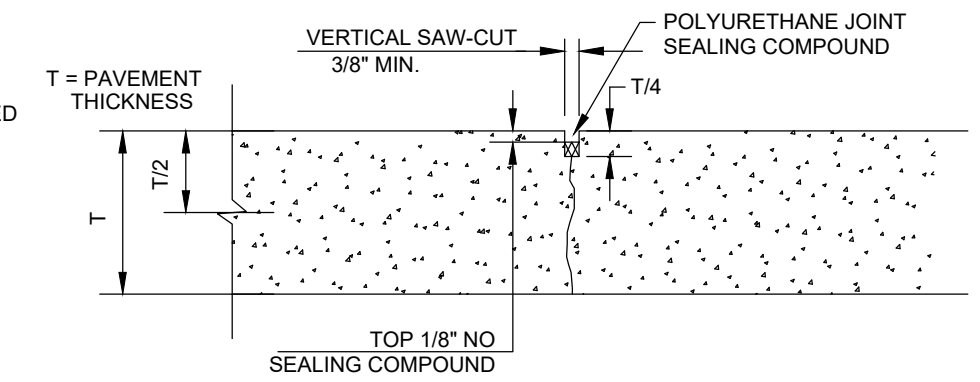
- NOTE:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



- NOTE:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT



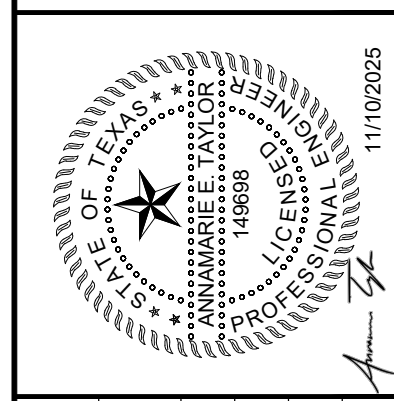
CONTRACTION JOINT

PRIVATE CONCRETE JOINT DETAILS
NOT TO SCALE

"RECORD DRAWING"
THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
DATE: 12/19/2025 BY: ANNAMARIE TAYLOR

NO.	REVISIONS	DATE

Kimley-Horn
2600 N. CENTRAL EXPRESSWAY, SUITE 400,
RICHARDSON, TX 75080
PHONE: 214-817-0535
WWW.KIMLEY-HORN.COM TX F-628
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KHA PROJECT	064629400
DATE	11/10/2025
SCALE	AS SHOWN
DESIGNED BY	AET
DRAWN BY	SCP
CHECKED BY	DPG

WESTWOOD MONTESSORI
TEXAS
ADDISON

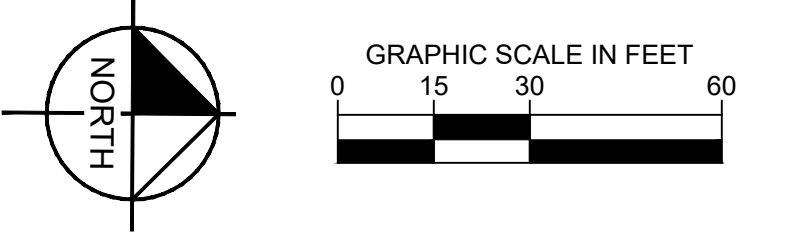
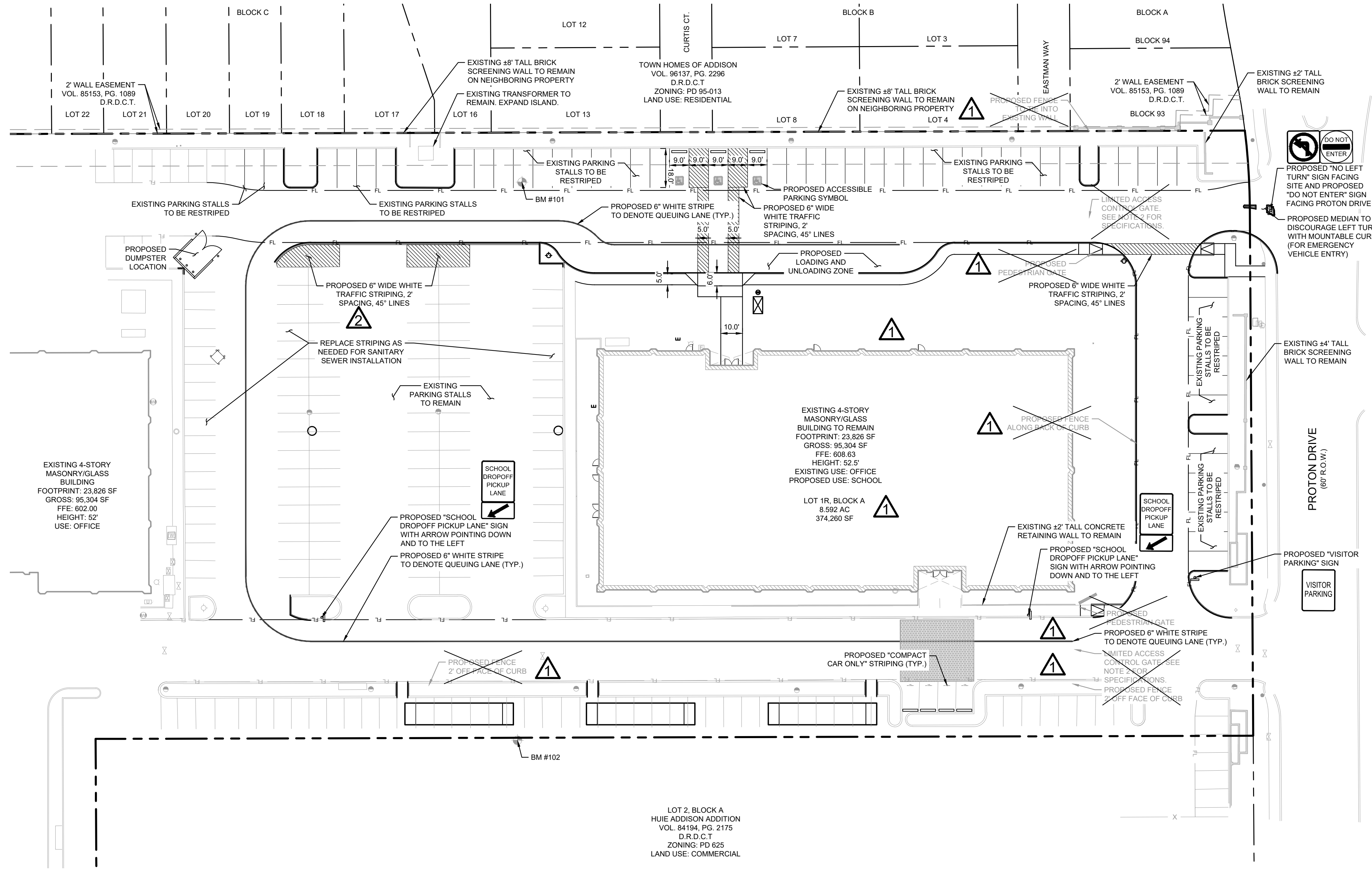
DIMENSION CONTROL DETAILS (PRIVATE ON-SITE)
SHEET NUMBER
C-302

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Results of and interpretations made on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
 KHA PROJECT: 064629400
 DATE: 11/10/2025
 SCALE: AS SHOWN
 DESIGNED BY: AET
 DRAWN BY: SCP
 CHECKED BY: DPG
 WESTWOOD MONTESSORI
 TEXAS
 ADDISON
 DIMENSION CONTROL DETAILS (PRIVATE ON-SITE)
 SHEET NUMBER
 C-302

W:\03\12192025\12192025-24-AM\12192025-24-AM.dwg
 DWG MADE BY: ANNAMARIE TAYLOR
 DATE: 12/19/2025

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 DATE: 12/19/2025 BY: ANNAMARIE TAYLOR



LEGEND	
PROPERTY LINE	---
EXISTING FIRE LANE	FL --- FL
EXISTING EASEMENT	---
EXISTING CURB TO REMAIN	---
PROPOSED CURB	---
PROPOSED FIRE HYDRANT	⊕
EXISTING FIRE HYDRANT	⊕
EXISTING SANITARY SEWER CLEANOUT	⊙
EXISTING LIGHT POLE	⊙

NOTES
 1. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

BENCHMARKS	
TOWN OF ADDISON BENCHMARKS	
BM #COA-11 2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, ±826'-FEET WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, ±70'-FEET EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD.	PUBLISHED ELEV.: 611.85'
BM #16 3.5" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, ±305'-FEET EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, ±661'-FEET WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD.	PUBLISHED ELEV.: 596.85'
SITE BENCHMARKS	
BM #102 CUT "X" ON CONCRETE DRIVEWAY LOCATED ±368'-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±510'-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±20'-FEET EAST OF CONCRETE CURB.	ELEV.: 602.44'
BM #104 CUT "X" ON CONCRETE SIDEWALK LOCATED ±24'-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±875'-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±21'-FEET NORTHEAST OF BRICK COLUMN.	ELEV.: 610.11'

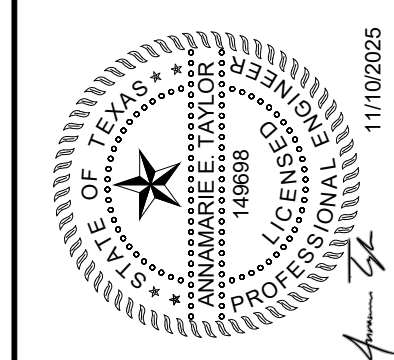


Know what's below.
 Call before you dig.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

12/12/24	03/17/25	DATE
12/12/24	03/17/25	REVISIONS
12/12/24	03/17/25	NO.

Kimley-Horn
 2600 N. CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
 PHONE: 214-817-0535
 WWW.KIMLEY-HORN.COM TX F-828
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

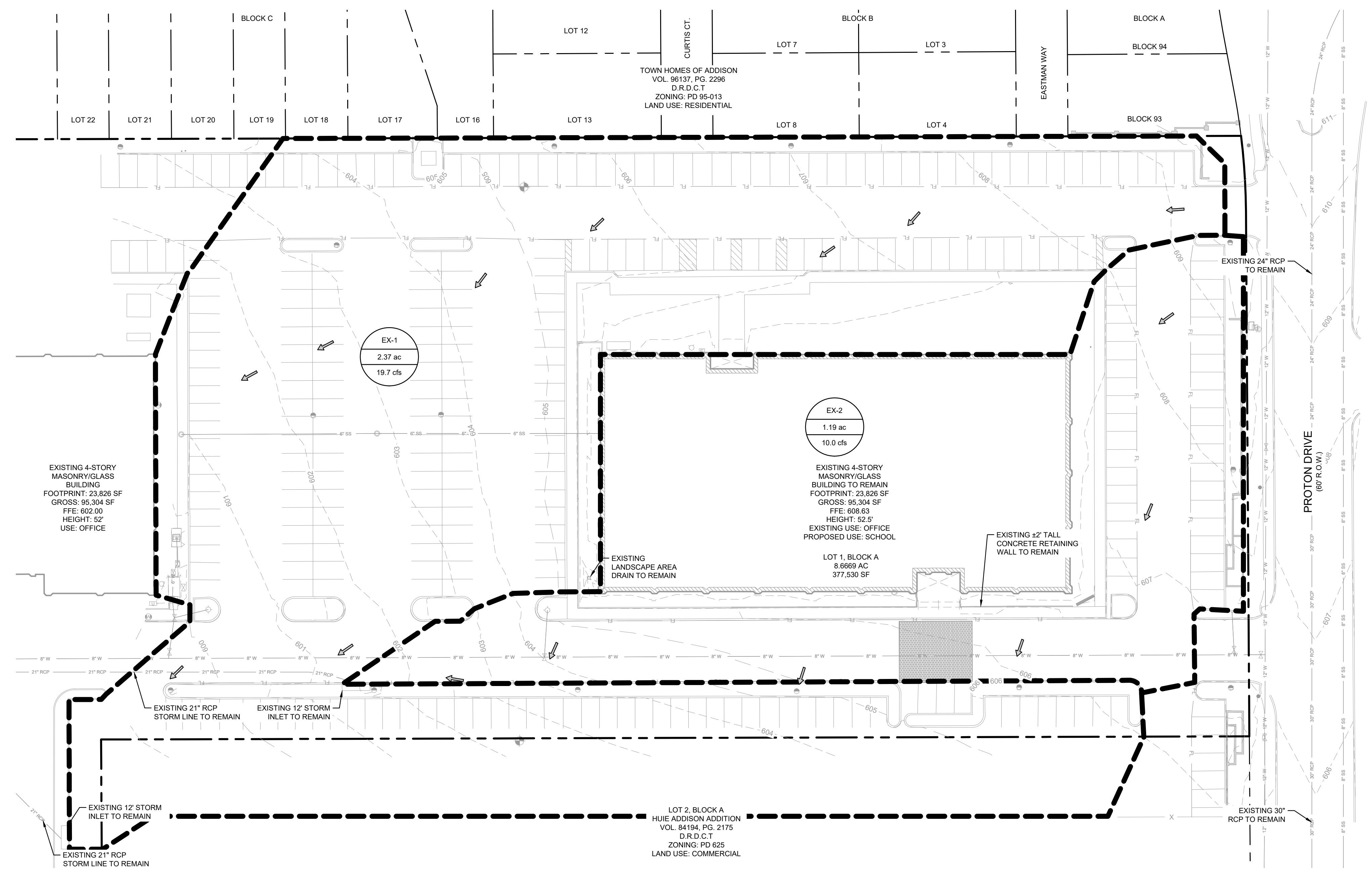
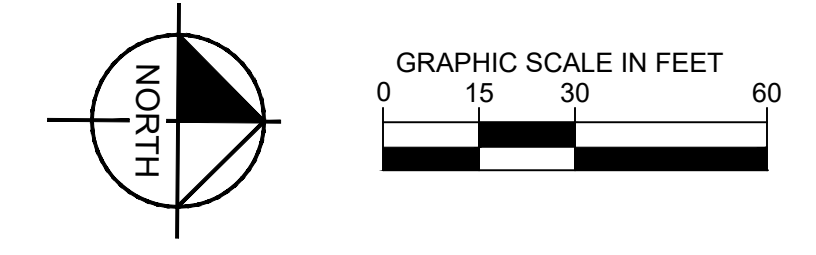


KHA PROJECT 064629400	DATE 11/10/2025	DESIGNED BY AET	SCALED BY SCP	CHECKED BY DPG
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WESTWOOD MONTESSORI
 TEXAS
 ADDISON

SIGNAGE & STRIPING PLAN
 SHEET NUMBER
 C-303

KIMLEY-HORN AND ASSOCIATES, INC. 11/10/2025
 PROJECT: WESTWOOD MONTESSORI
 SHEET: EXISTING DRAINAGE AREA MAP
 DATE: 12/19/2025
 BY: ANNAMARIE TAYLOR
 CHECKED BY: DPG
 DRAWN BY: SCP
 DESIGNED BY: AET
 SCALE: AS SHOWN
 DATE: 11/10/2025
 PROJECT: 064629400
 KHA PROJECT



LEGEND

- DRAINAGE AREA NUMBER
- DRAINAGE AREA
- 100-YEAR FLOW
- EXISTING CONTOURS
- PROPOSED DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- PROPERTY LINE

- NOTES**
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
 - THE DEVELOPMENT WILL CAUSE NO INCREASE IN FLOWS TO THE EXISTING STORM INFRASTRUCTURE.
 - NO FLOODPLAIN EXISTS ON THE SITE.

EXISTING RUNOFF CALCULATIONS (FULLY DEVELOPED CONDITIONS)

Drainage Area	Area (Acres)	Runoff Coeff. "c"	Time of Conc. (Min)	I ₁₀₀ (IN/HR.)	Q ₁₀₀ (cfs)	COMMENTS
SYSTEM A						
EX-1	2.37	0.9	10	9.27	19.7	DRAINS TO EXIST. 12' CURB INLET
EX-2	1.19	0.9	10	9.27	10.0	DRAINS TO EXIST. 12' CURB INLET

BENCHMARKS

TOWN OF ADDISON BENCHMARKS

BM #COA-11
2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, ±826-FEET WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, ±70-FEET EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD.
PUBLISHED ELEV: 611.85'

BM #16
3.5" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, ±305-FEET EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, ±681-FEET WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD.
PUBLISHED ELEV: 596.85'

SITE BENCHMARKS

BM #102
CUT "X" ON CONCRETE DRIVEWAY LOCATED ±368-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±510-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±20-FEET EAST OF CONCRETE CURB.
ELEV: 602.44'

BM #104
CUT "X" ON CONCRETE SIDEWALK LOCATED ±24-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±875-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±21-FEET NORTHEAST OF BRICK COLUMN.
ELEV: 610.11'

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 DATE: 12/19/2025 BY: ANNAMARIE TAYLOR



Know what's below.
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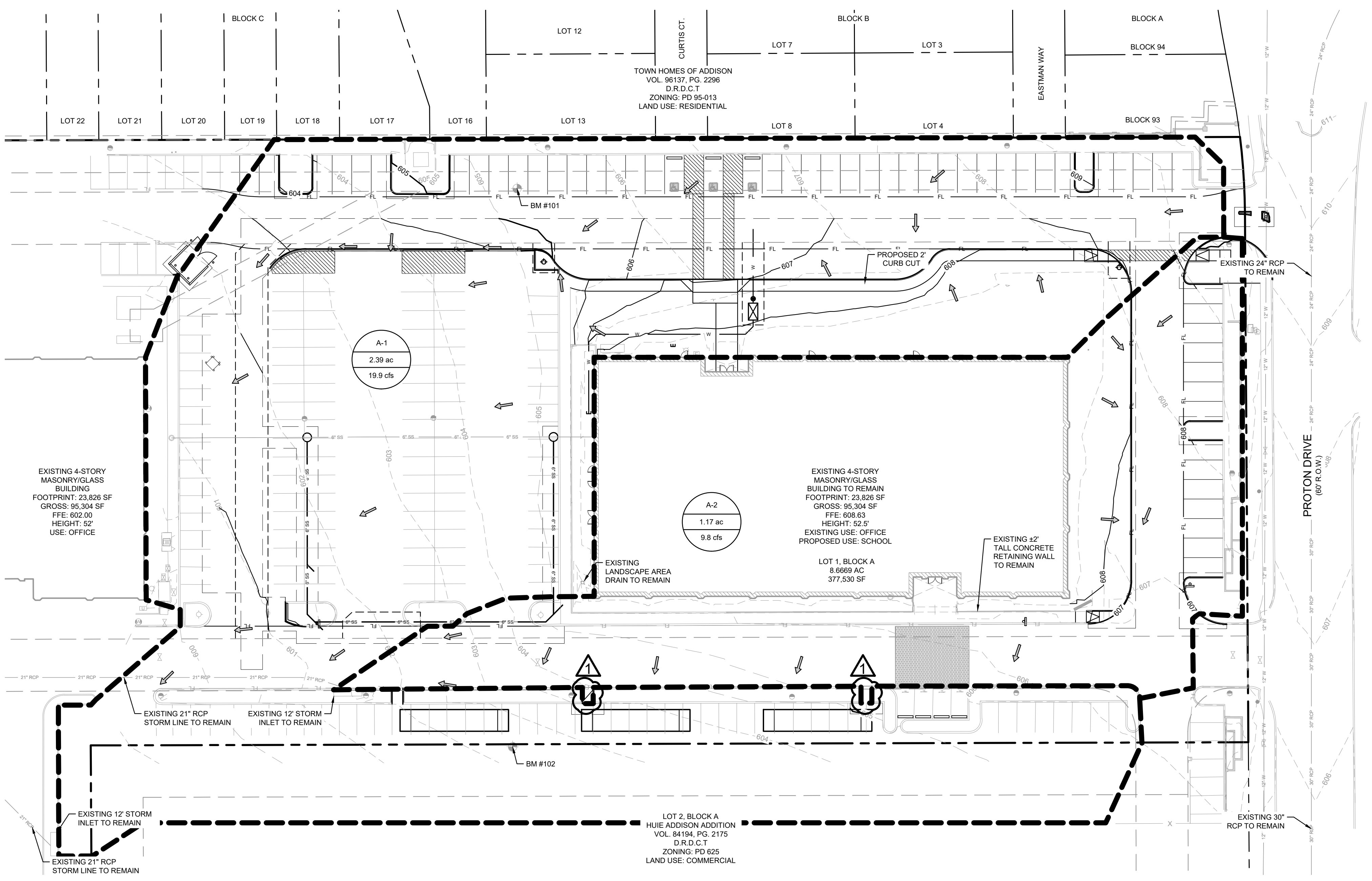
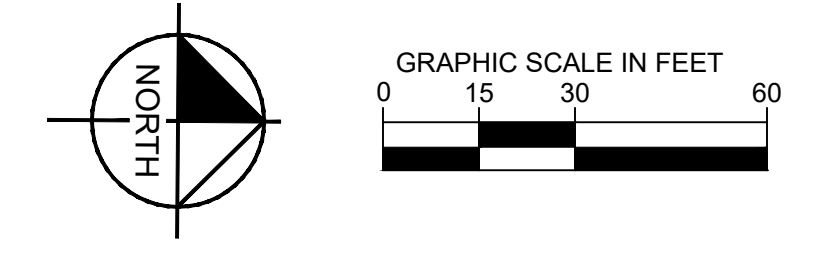
WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Kimley-Horn
 2600 N. CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
 PHONE: 214-817-0535
 WWW.KIMLEY-HORN.COM TX F-628
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WESTWOOD MONTESSORI
EXISTING DRAINAGE AREA MAP
 TEXAS
 ADDISON
 SHEET NUMBER
C-500

NO.	REVISIONS	DATE

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LEGEND

- DRAINAGE AREA NUMBER
- DRAINAGE AREA
- 100-YEAR FLOW
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED DRAINAGE AREA BOUNDARY
- FLOW DIRECTION
- PROPERTY LINE

- NOTES**
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
 - THE DEVELOPMENT WILL CAUSE NO INCREASE IN FLOWS TO THE EXISTING STORM INFRASTRUCTURE.
 - NO FLOODPLAIN EXISTS ON THE SITE.

PROPOSED RUNOFF CALCULATIONS (FULLY DEVELOPED CONDITIONS)

Drainage Area	Area (Acres)	Runoff Coeff. "C"	Time of Conc. (Min)	I ₁₀₀ (IN/HR.)	Q ₁₀₀ (cfs)	COMMENTS
SYSTEM A						
A-1	2.39	0.9	10	9.27	19.9	DRAINS TO EXIST. 12' CURB INLET
A-2	1.17	0.9	10	9.27	9.8	DRAINS TO EXIST. 12' CURB INLET

BENCHMARKS

TOWN OF ADDISON BENCHMARKS

BM #COA-11
2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, ±826-FEET WEST OF THE INTERSECTION OF MIDWAY ROAD AND BELT LINE ROAD, ±70-FEET EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD.
PUBLISHED ELEV.: 611.85'

BM #16
3.5" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, ±305-FEET EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, ±661-FEET WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD.
PUBLISHED ELEV.: 596.85'

SITE BENCHMARKS

BM #102
CUT "X" ON CONCRETE DRIVEWAY LOCATED ±368-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±510-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±20-FEET EAST OF CONCRETE CURB.
ELEV.: 602.44'

BM #104
CUT "X" ON CONCRETE SIDEWALK LOCATED ±24-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, ±875-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND ±21-FEET NORTHEAST OF BRICK COLUMN.
ELEV.: 610.11'

"RECORD DRAWING"
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DATE: 12/19/2025 BY: ANNAMARIE TAYLOR



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KHA PROJECT: 064629400
 DATE: 11/10/2025
 SCALE: AS SHOWN
 DESIGNED BY: AET
 DRAWN BY: SCP
 CHECKED BY: DPG
 TEXAS
 WESTWOOD MONTESSORI
 PROPOSED DRAINAGE AREA MAP
 SHEET NUMBER: C-501

Kimley-Horn
 2600 N. CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
 PHONE: 214-817-0535
 WWW.KIMLEY-HORN.COM TX F-628
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DRAINAGE AREA NUMBER
 DRAINAGE AREA
 100-YEAR FLOW
 EXISTING CONTOURS
 PROPOSED CONTOURS
 PROPOSED DRAINAGE AREA BOUNDARY
 FLOW DIRECTION
 PROPERTY LINE

NOTES
 1. THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
 2. THE DEVELOPMENT WILL CAUSE NO INCREASE IN FLOWS TO THE EXISTING STORM INFRASTRUCTURE.
 3. NO FLOODPLAIN EXISTS ON THE SITE.

PROPOSED RUNOFF CALCULATIONS (FULLY DEVELOPED CONDITIONS)
 Drainage Area, Area (Acres), Runoff Coeff. "C", Time of Conc. (Min), I₁₀₀ (IN/HR.), Q₁₀₀ (cfs), COMMENTS

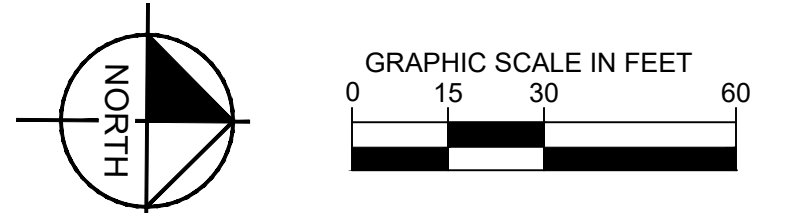
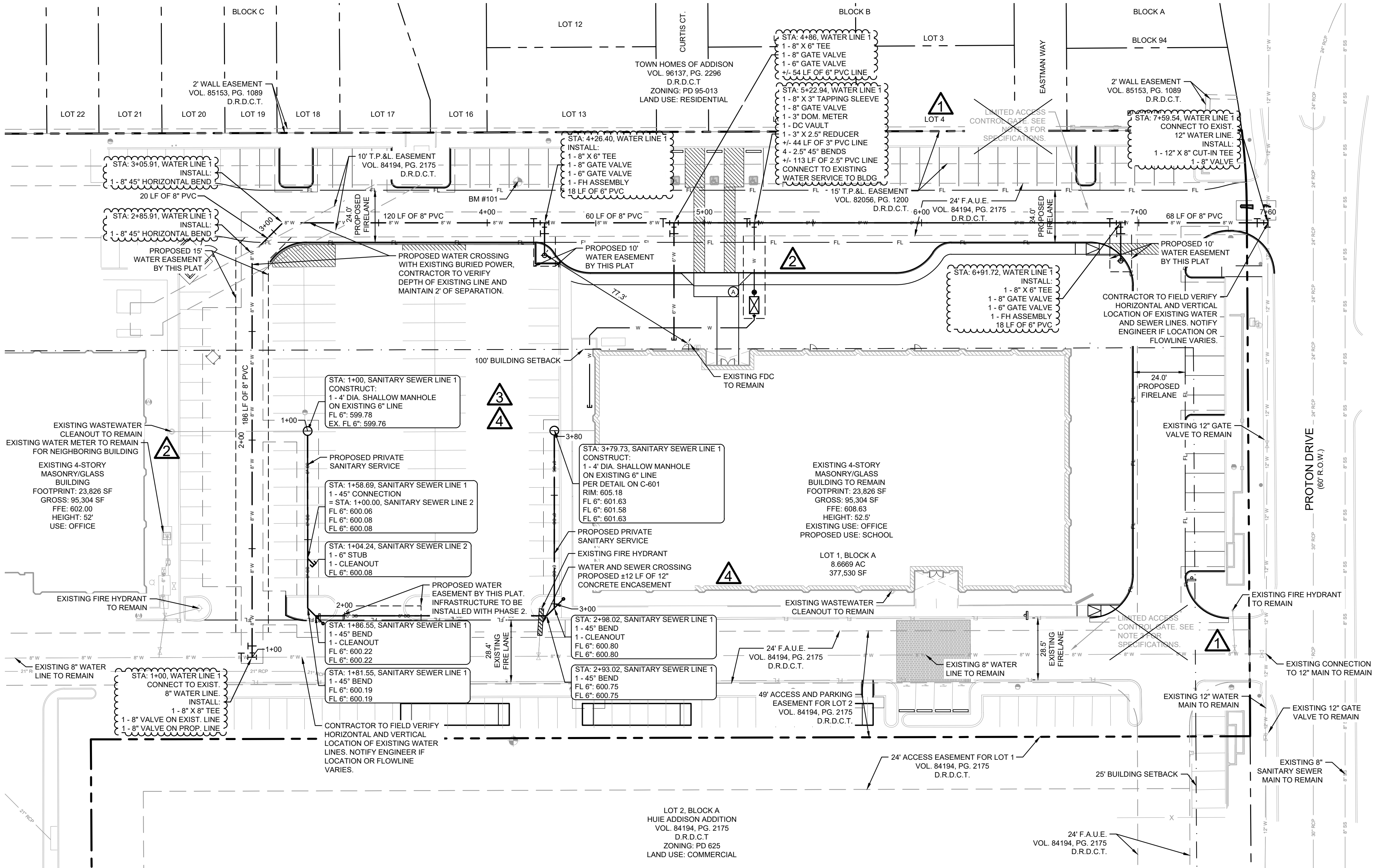
BENCHMARKS
 TOWN OF ADDISON BENCHMARKS
 BM #COA-11, BM #16
 SITE BENCHMARKS
 BM #102, BM #104

REVISIONS
 No. DATE

M:\05\12192025\12192025.dwg
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 DWG PLOT: 12/19/2025 10:58:11 AM
 DWG NAME: 12192025.dwg

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 DATE: 12/19/2025 BY: ANNAMARIE TAYLOR



LEGEND	
PROPERTY LINE	---
EXISTING FIRE LANE	FL
EXISTING EASEMENT	---
EXISTING CURB TO REMAIN	---
PROPOSED CURB	---
EXISTING WATER LINE	---
PROPOSED WATER LINE	---
EXISTING WASTEWATER LINE	---
PROPOSED WASTEWATER LINE	---
EXISTING STORM LINE	---
EXISTING FIRE HYDRANT	⊕
EXISTING WATER VALVE	⊗
PROPOSED WATER VALVE	⊗
EXISTING FIRE DEPARTMENT CONNECTION	⊕
PROPOSED FIRE DEPARTMENT CONNECTION	⊕
PROPOSED WATER METER	⊙
EXISTING WASTEWATER CLEANOUT	○
PROPOSED WASTEWATER MANHOLE	○
EXISTING LIGHT POLE	⊙

WATER METER SCHEDULE				
I.D.	TYPE	SIZE	NO.	NOTE
(A)	DOMESTIC	3"	1	PROPOSED

- NOTES**
- THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.
 - EXISTING AND PROPOSED SANITARY SEWER ONSITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - GATE MUST BE CONTROLLED VIA A KNOX RAPID ENTRY SYSTEM. AN APPROVED MANUAL RELEASING MECHANISM MUST BE INSTALLED SO THE GATE MAY BE OPENED IN THE EVENT OF A POWER FAILURE OR SYSTEM MALFUNCTION. ALL GATES WILL BE OPEN DURING PICK-UP AND DROP-OFF TIMES FOR THE SCHOOL, POSTS, FOUNDATIONS, AND ELECTRICAL EQUIPMENT CANNOT BE WITHIN UTILITY EASEMENT.
 - WATER PIPES SHALL HAVE NO LESS THAN 4 FEET OF COVER.

BENCHMARKS	
TOWN OF ADDISON BENCHMARKS	
BM #COA-11 2" BRASS DISK STAMPED "TXDOT COA-11 GPS" LOCATED AT THE SOUTHEAST CORNER OF A CONCRETE DRAIN INLET, #826-FEET WEST OF THE INTERSECTION OF MIDWAY ROAD, #170-FEET EAST OF THE INTERSECTION OF OAK STREET AND BELT LINE ROAD.	PUBLISHED ELEV: 611.85'
BM #16 3.5" ALUMINUM DISK STAMPED "TOWN OF ADDISON NO 16" LOCATED AT THE NORTHEAST CORNER OF A CONCRETE CURB INLET, #305-FEET EAST OF THE INTERSECTION OF SURVEYOR BOULEVARD AND BELT LINE ROAD, #661-FEET WEST OF THE INTERSECTION OF RUNYON ROAD AND BELT LINE ROAD.	PUBLISHED ELEV: 596.85'
SITE BENCHMARKS	
BM #102 CUT "X" ON CONCRETE DRIVEWAY LOCATED #368-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, #510-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND #20-FEET EAST OF CONCRETE CURB.	ELEV: 602.44'
BM #104 CUT "X" ON CONCRETE SIDEWALK LOCATED #24-FEET SOUTH OF THE CENTERLINE OF PROTON ROAD, #875-FEET WEST OF CENTERLINE OF MIDWAY ROAD AND #21-FEET NORTHEAST OF BRICK COLUMN.	ELEV: 610.11'

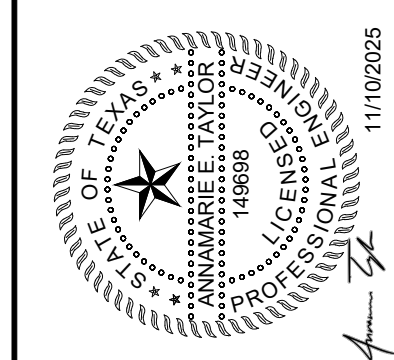


**Know what's below.
 Call before you dig.**

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE
1	DROP OFF LANE, TEMP. SHELTERS FIRE AND DOM. LINE TO EXIST. BLDG. REROUTE PRIVATE SEWER	12/12/24
2	REROUTE PRIVATE SEWER	03/17/25
3	REROUTE PRIVATE SEWER	04/23/25
4	REROUTE PRIVATE SEWER & MANHOLE LOCATIONS	11/10/25

Kimley-Horn
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 PHONE: 214-817-0535
 WWW.KIMLEY-HORN.COM TX F-528
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064629400	11/10/2025	AS SHOWN	AET	SCP	DPG

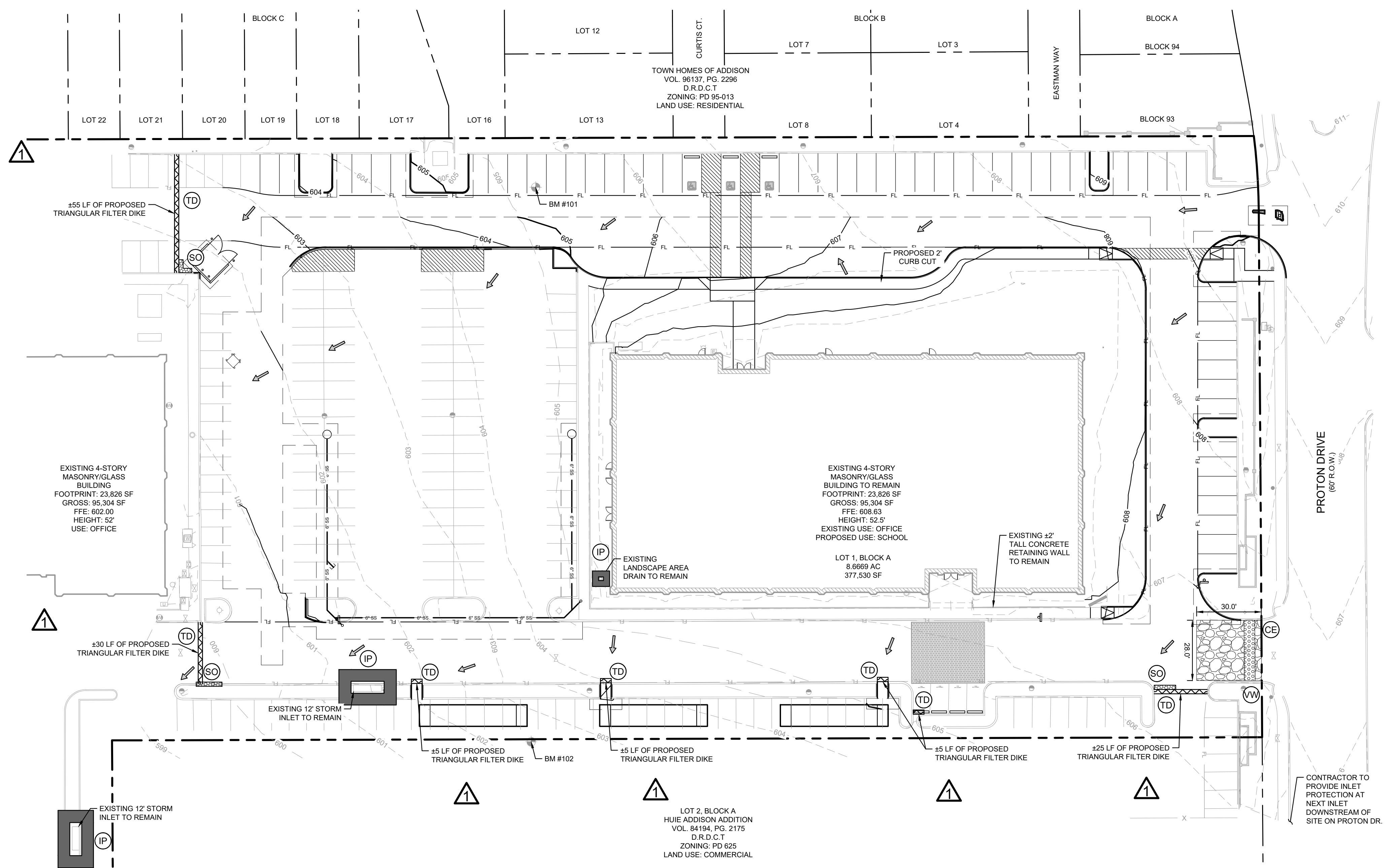
WESTWOOD MONTESSORI!
 UTILITY PLAN
 TEXAS
 ADDISON

SHEET NUMBER
C-600

MADES: \\horns\cadd\cadd\12192025\12192025.dwg
 LAST SAVED: 12/19/2025 9:22:44 AM
 DWG DATE: 12/19/2025
 DWG NAME: 12192025.dwg

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"RECORD DRAWING"
 THIS DRAWING HAS BEEN REVISED TO SHOW THOSE CHANGES DURING THE CONSTRUCTION PROCESS REPORTED BY THE CONTRACTOR TO KIMLEY-HORN AND ASSOCIATES, INC. AND CONSIDERED TO BE SIGNIFICANT. THIS DRAWING IS NOT GUARANTEED TO BE "AS BUILT" BUT IS BASED ON THE INFORMATION MADE AVAILABLE.
 DATE: 12/19/2025 BY: ANNAMARIE TAYLOR



LEGEND	
PROPOSED CONTOURS	560
EXISTING CONTOURS	560
PROPERTY LINE	- - - - -
INLET PROTECTION	(IP)
CONSTRUCTION ENTRANCE	(CE)
VEHICLE WASHOUT AREA	(VW)
STONE OVERFLOW	(SO)
TRIANGULAR SEDIMENT FILTER DIKE	(TD)
FLOW DIRECTION ARROW	→

GENERAL EROSION CONTROL IMPLEMENTATION SEQUENCE

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

PHASE 1 - GRADING
 A. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, AND SILT FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
 B. BEGIN CLEARING AND GRADING OF SITE.
 C. SEED AND REVEGETATE SLOPES WHERE SHOWN.

PHASE 2 - UTILITIES - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
 A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE.
 B. INSTALL STORM DRAINS, SANITARY SEWER, AND WATER AS SPECIFIED ON PLAN SHEETS.

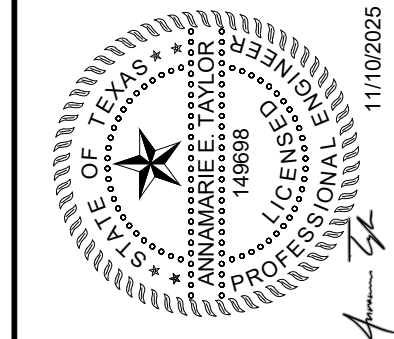
PHASE 3 - PAVING - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
 A. KEEP ALL STORM WATER POLLUTION PREVENTION MEASURES IN PLACE. REMOVE AS NEEDED TO PAVE.
 B. STABILIZE SUBGRADE.
 C. PAVE PARKING LOT AND SIDEWALKS AS SPECIFIED ON PLAN SHEETS.

PHASE 4 - LANDSCAPING AND SOIL STABILIZATION - REFERENCE EROSION CONTROL PLAN CONTAINED WITH CIVIL CONSTRUCTION PLANS.
 A. REVEGETATE LOT AND PARKWAYS
 B. LANDSCAPE CONTRACTOR SHALL REVEGETATE ALL AREAS RESERVED FOR LANDSCAPE VEGETATIVE COVERS.
 C. REMOVE EROSION CONTROL DEVICES WHEN GROUND COVER ESTABLISHED.

NOTES:
 1. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.
 2. CONTRACTOR RESPONSIBLE TO KEEP UP TO DATE SWPPP BOOK ON SITE AT ALL TIMES.
 3. REFERENCE LANDSCAPE PLANS FOR STABILIZATION.

NO.	REVISIONS	DATE
1	REVISE SILT FENCE TO DIKES, CE	02/04/25

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KHA PROJECT	064629400
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DESIGNED BY	AET
DRAWN BY	SCP
CHECKED BY	DPG

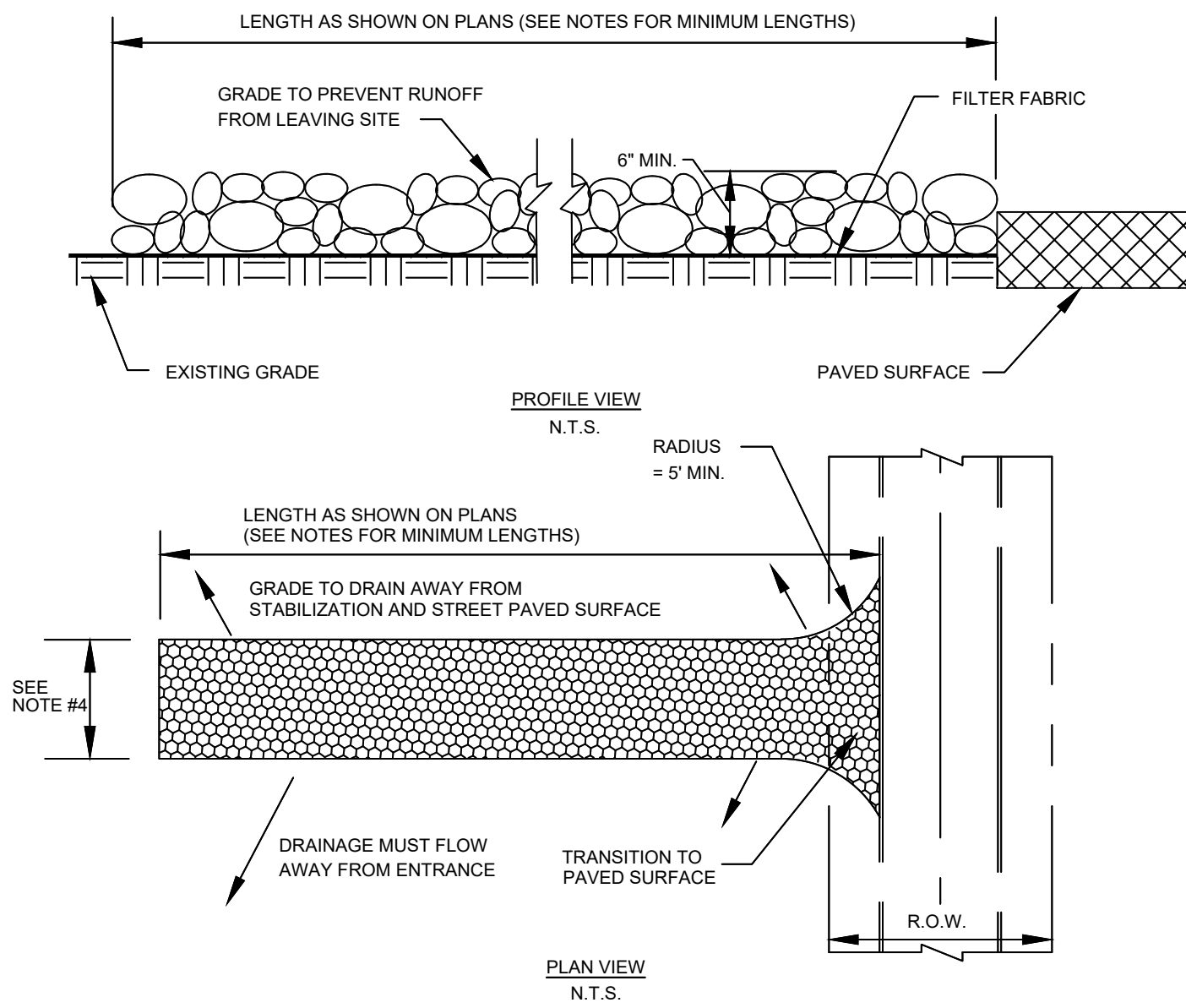
WESTWOOD MONTESSORI!
 TEXAS
 ADDISON

EROSION CONTROL PLAN
 SHEET NUMBER
C-700

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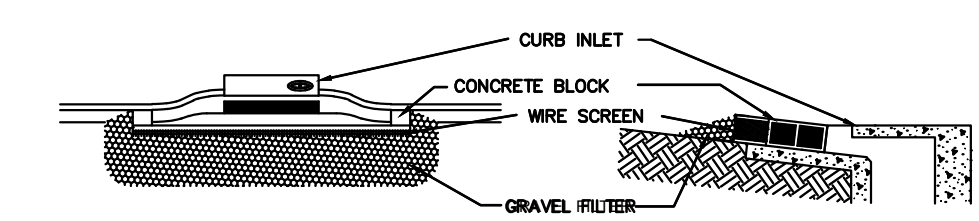
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KHA PROJECT 064629400 DATE 11/10/2025 SCALE AS SHOWN DESIGNED BY AET DRAWN BY SCP CHECKED BY DPG
 WESTWOOD MONTESSORI ADDISON TEXAS
 EROSION CONTROL DETAILS SHEET NUMBER C-701

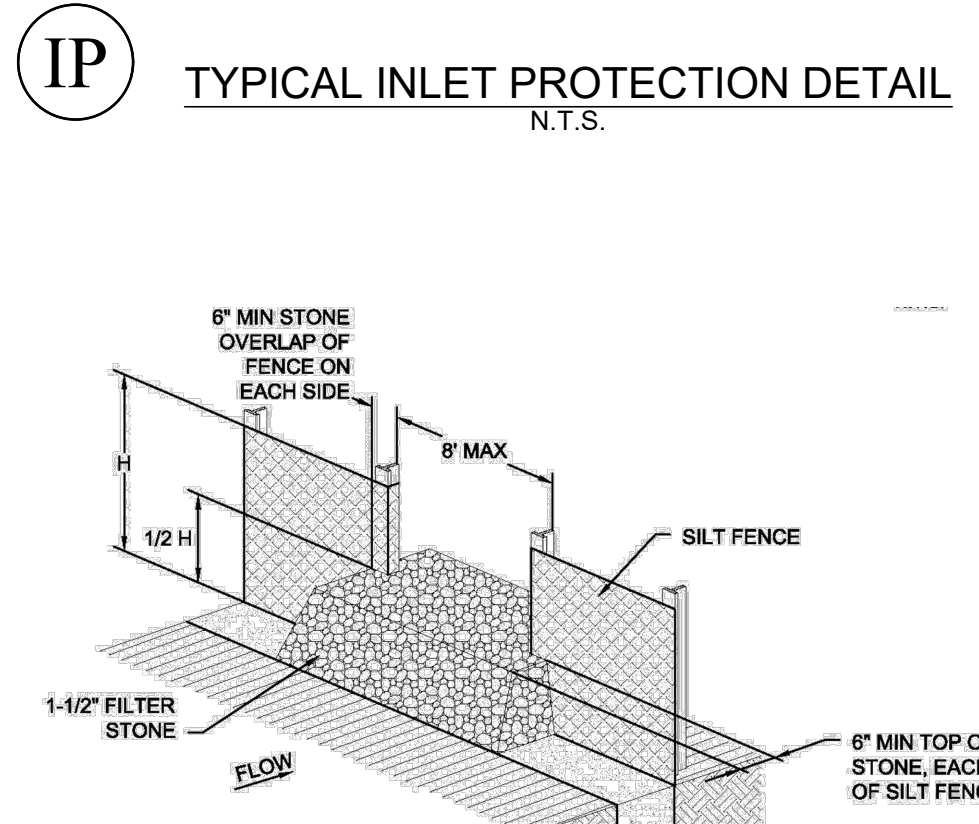


- STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:**
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
 - LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
 - STONE LAYER THICKNESS SHALL NOT BE LESS THAN 6
 - THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
 - THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

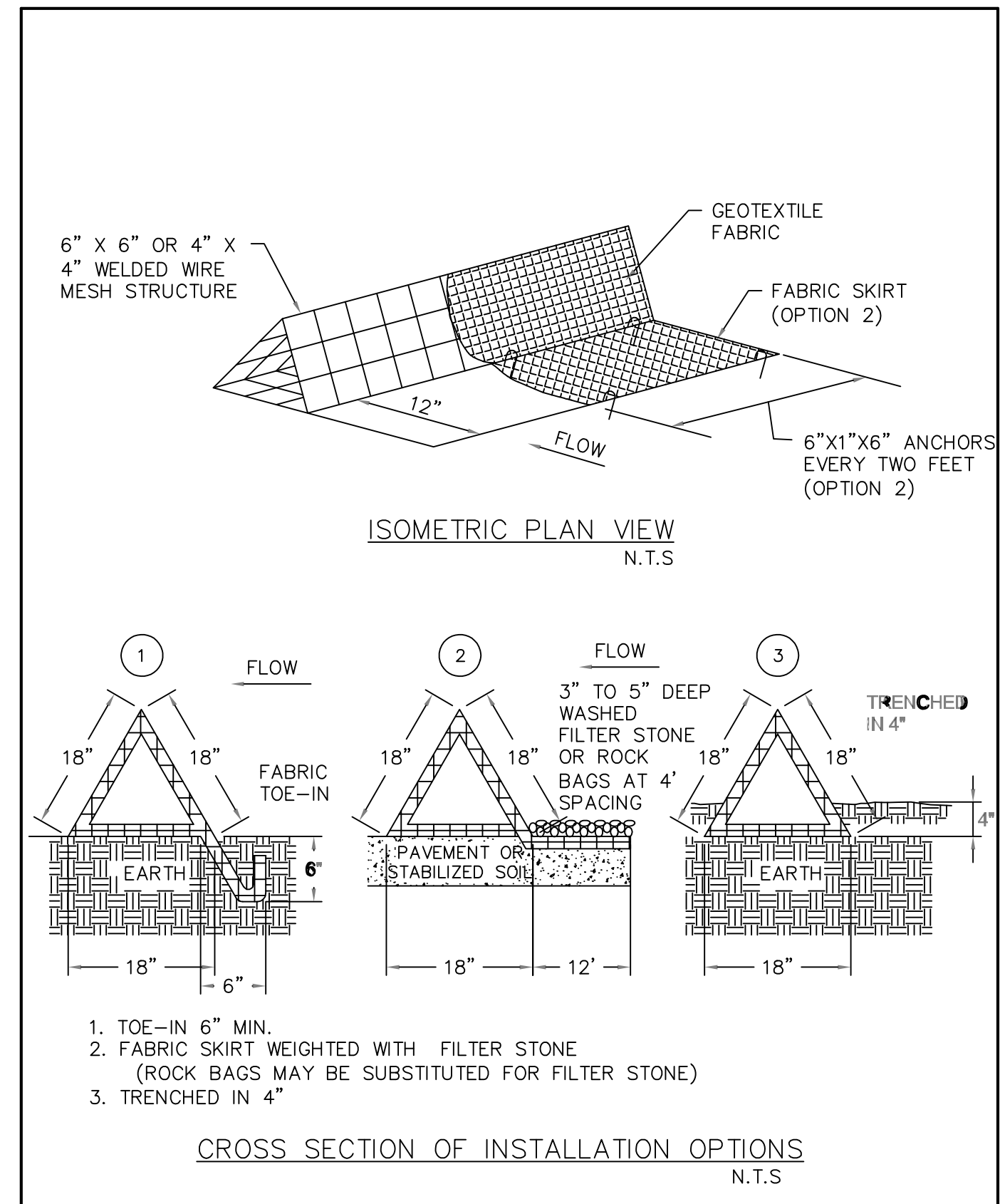
CE CONSTRUCTION ENTRANCE DETAIL
N.T.S.



- PLACE CONCRETE BLOCKS IN A SINGLE ROW IN FRONT OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
- HEIGHT OF BARRIER VARIES, USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
- PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS
- THE AGGREGATE SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.



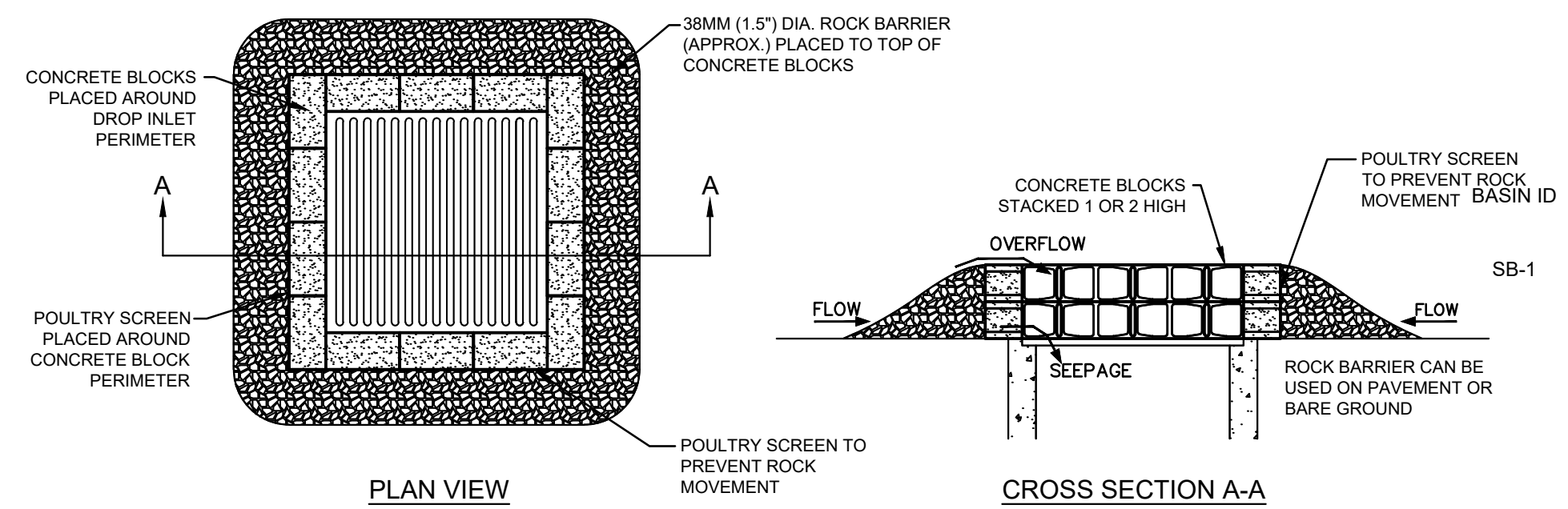
- NOTES:**
- DESIGNER SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
 - DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.



TD	TRIANGULAR SEDIMENT FILTER DIKE	North Central Texas Council of Governments 	STANDARD SPECIFICATION REFERENCE 202.8
		DATE AUG '23	STANDARD DRAWING NO. 1050A

- TRIANGULAR SEDIMENT FILTER DIKE GENERAL NOTES:**
- DIKES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT DIKE.
 - THE FABRIC COVER AND SKIRT SHALL BE A CONTINUOUS EXTENSION OF THE FABRIC ON THE UPSTREAM FACE, AND FABRIC SHALL BE OVERLAPPED A MINIMUM OF 12".
 - THE SKIRT SHALL BE WEIGHTED WITH A CONTINUOUS LAYER OF TYPE 'A' RIP RAP, OR TOE-IN 6" WITH MECHANICALLY COMPACTED MATERIAL. OTHERWISE, THE ENTIRE STRUCTURE SHALL BE TRENCHED TO A DEPTH OF 4 INCHES.
 - DIKES AND SKIRT SHALL BE SECURELY ANCHORED IN PLACE USING 6-INCH WIRE STAPLES ON 2-FOOT CENTERS ON BOTH EDGES AND SKIRTS.
 - FILTER MATERIAL SHALL BE LAPPED OVER ENDS 6" TO COVER DIKE TO DIKE JOINTS. JOINTS SHALL BE FASTENED WITH GALVANIZED SHOAT RINGS.
 - THE DIKE STRUCTURE SHALL BE W2.9-6" X 6" OR 4" X 4" WELDED WIRE MESH, 18" ON A SIDE.
 - INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
 - THE FILTER DIKE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES APPROXIMATELY 6-INCHES IN DEPTH. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

TRIANGULAR SEDIMENT FILTER DIKE	North Central Texas Council of Governments 	STANDARD SPECIFICATION REFERENCE 202.8
GENERAL NOTES		DATE AUG '23
		STANDARD DRAWING NO. 1050B



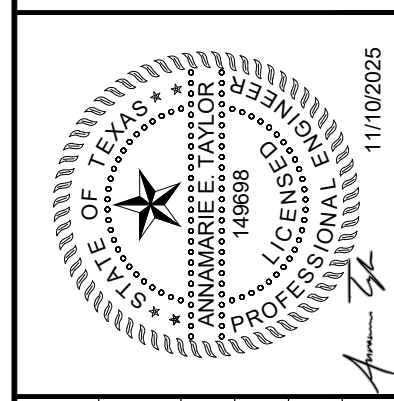
GP GRATED INLET PROTECTION DETAIL
N.T.S.

GP GRATED INLET PROTECTION DETAIL	North Central Texas Council of Governments 	STANDARD SPECIFICATION REFERENCE 202.8
		DATE AUG '23
		STANDARD DRAWING NO. 1050B

ADD TRIANGULAR FILTER DIKE S.D.	02/04/25
No.	REVISIONS
DATE	DATE

Kimley-Horn

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WESTWOOD MONTESSORI

ADDISON TEXAS

EROSION CONTROL DETAILS

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