

SITE PLAN GENERAL NOTES:

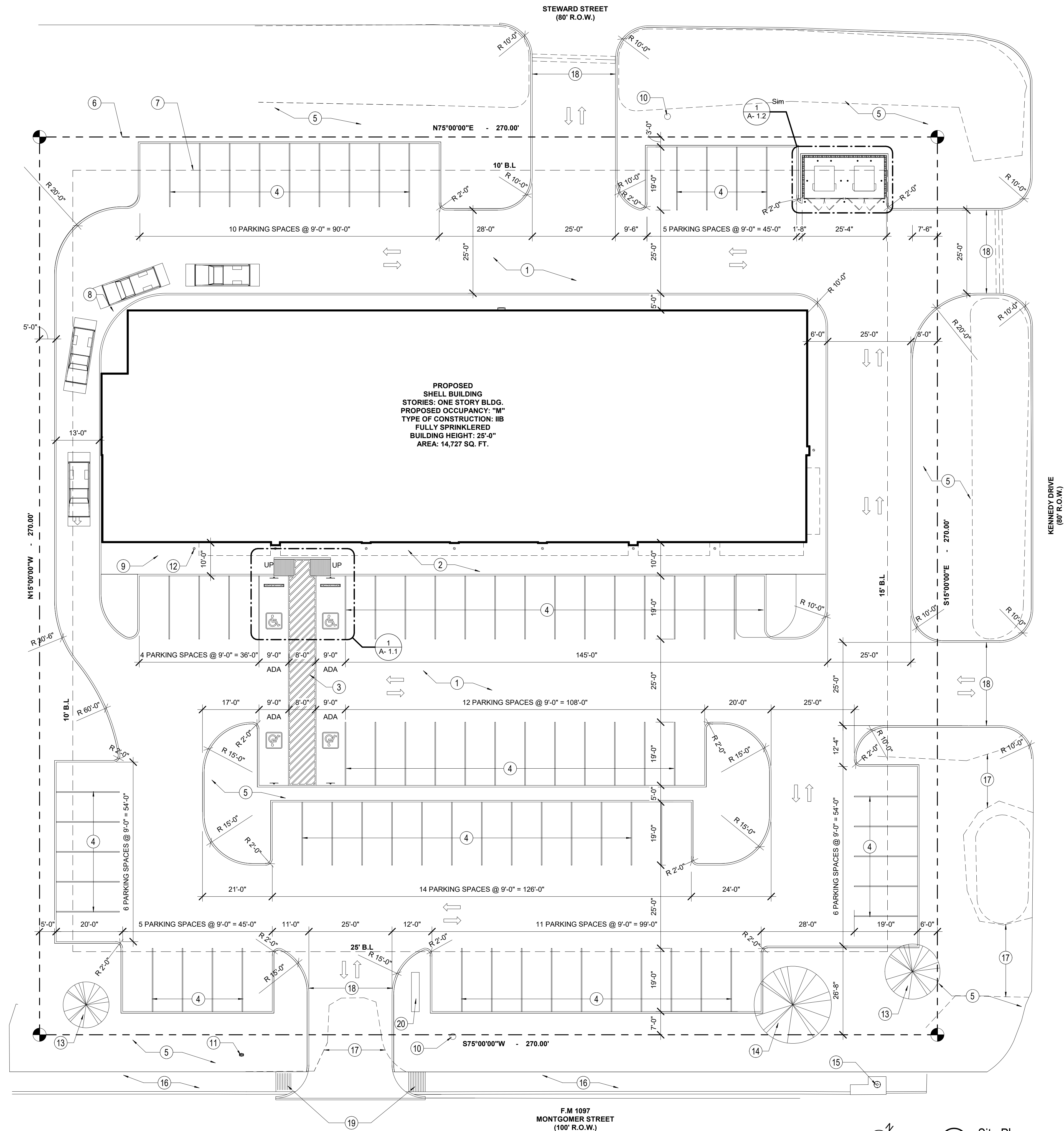
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET THE APPROVAL OF THE ARCHITECT AND THE OWNER.
- EXISTING UTILITY INFORMATION SHOWN IS NOT GUARANTEED TO BE ACCURATE AND ALL INCLUSIVE. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR IN ADVANCE OF HIS CONSTRUCTION. ANY CONFLICT OR DISCREPANCY DISCOVERED MUST IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION.
- THE CONTRACTOR ON BEHALF OF THE OWNER, SHALL OBTAIN ALL CONSTRUCTION PERMITS PRIOR TO THE COMMENCEMENT OF WORK.
- ANY DAMAGE TO EXISTING PUBLIC UTILITIES MUST BE REPAIRED IMMEDIATELY. THE CONTRACTOR MUST NOTIFY THE APPROPRIATE UTILITY OWNER, WHO WILL MAKE THE REPAIRS AT THE CONTRACTOR'S EXPENSE.
- THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIAL AND EQUIPMENT IN A SAFE AND WORKMAN LIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS UNTIL PROJECT COMPLETION. THERE SHALL BE NO PAYMENT MADE TO THE CONTRACTOR FOR STORED MATERIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING THE PARKING LOTS AND ROADWAYS, AND FINISH GRADE ELEVATIONS THROUGHOUT THE ENTIRE SITE.
- THE CONTRACTOR SHALL LOCATE AND STAKE THE LAYOUT IN THE FIELD FOR INSPECTION BY THE ARCHITECT. THE CONTRACTOR SHALL NOT PROCEED UNTIL HE RECEIVES WRITTEN APPROVAL FROM THE ARCHITECT.
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE/FACE OF CURB, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CHECK ALL GRADES AND FINAL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.
- FINISHED GRADES ADJACENT TO BUILDING SHALL HAVE A MINIMUM 2% SLOPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL. EXCESS MATERIAL SHALL BE SPREAD AND COMPACTED IN CONTROLLED FILL CONDITION, IF REQUIRED.
- PROVIDE SMOOTH AND UNIFORM TRANSITIONS BETWEEN GRADE CHANGES THROUGHOUT THE ROAD AND PARKING AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ANY TEMPORARY EROSION CONTROL THAT MAY BE REQUIRED BY STATE OR LOCAL AGENCIES.
- THE CONTRACTOR SHALL COORDINATE LOCATION, SIGNAGE AND STRIPPING OF FIRE LANES WITH LOCAL FIRE AUTHORITY. RE: CIVIL FOR FIRE LANE LAYOUT.
- ALL JOINTS, WHERE NEW SURFACING AND PAVING WORK (CONCRETE AND BITUMINOUS) MEETS EXISTING SURFACES, THE JOINT SHALL BE FLUSH AND SAWCUT.
- THE LOCATION OF EXISTING UTILITIES IN CONSTRUCTION AREAS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCING WORK. CARE SHALL BE TAKEN TO PROTECT UTILITIES THAT ARE TO REMAIN AND ALL CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ANY REPAIR OR RELOCATION SHALL BE ACCOMPLISHED PER LOCAL STANDARD AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING LEGAL PROPERTY CORNERS AND PROPERTY LINES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE AND POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION OF PROPOSED FACILITIES. NATURAL GROUND ADJACENT TO UTILITY TRENCH EXCAVATION TO BE GRUBBED PRIOR TO PLACEMENT OF EXCESS TRENCH MATERIAL. (NO SEPARATE PAY).
- ACCESS TO ALL EXISTING STREETS AND DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES.
- NO CONNECTIONS SHALL BE MADE TO THE EXISTING WATER LINES OR SANITARY SEWERS UNTIL ALL PROPOSED LINES OR SEWERS HAVE BEEN THOROUGHLY CLEANED, TESTED, AND APPROVED BY THE ENGINEER.
- FINAL ACCEPTANCE OF THE UTILITIES WILL NOT BE GIVEN TO THE CONTRACTOR UNTIL THEY ARE INSPECTED AND APPROVED BY THE CITY OF SHENANDOAH.
- CONTRACTOR SHALL PROTECT ALL TREES ADJACENT TO WORK AREA. NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF OWNER.
- ALL AREAS DISTURBED ALONG SIDE AND BACK-OF-LOT EASEMENTS OR OTHER UNNECESSARY DISTURBANCES AS A RESULT OF CONSTRUCTION WORK SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH SEEDING SPECIFICATIONS (NO SEPARATE PAY).
- ALL TESTING PROCEDURES USED ON THIS PROJECT SHALL CONFORM TO THE CITY OF HOUSTON CITY STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTS REQUIRED. IF ANY TEST RESULTS DO NOT MEET THE TESTING STANDARDS, SUCH MATERIAL SHALL BE REMOVED AND REPLACED SO THAT THE TESTING STANDARDS CAN BE MET. COST OF TEST AND LABORATORY SERVICES SHALL BE INCIDENTAL AND INCLUDED IN UNIT PRICE OF BID ITEM.
- ALL UNSATISFACTORY AND OR WASTE MATERIALS INCLUDING VEGETATION, ROOTS, CONCRETE AND DEBRIS SHALL BE DISPOSED OF OFFSITE BY THE CONTRACTOR. NO DIRECT PAYMENT WILL BE MADE, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE VARIOUS BID PROPOSAL ITEMS.

PARKING ANALYSIS

PARKING REQUIRED: 14,840 S.F. x (4/1000) B1:	80
PARKING PROVIDED:	88
ACCESSIBLE STALLS PROVIDED:	4
TOTAL	92

SITE PLAN KEY NOTES (X)

- CONCRETE PAVING, RE: CIVIL DRAWING, C103, FOR DETAILS
- CONCRETE SIDEWALK, RE: CIVIL DRAWINGS FOR DETAILS
- 4" WIDE PAINTED CROSS-STRIPING AT 24" O.C. WITH BORDER YELLOW TRAFFIC PAINT
- 4" WIDE PARKING STALL STRIPING, TRAFFIC YELLOW
- NATURAL GREEN
- PROPERTY LINE
- BUILDING LINE
- 6" CONCRETE CURB, RE: CIVIL DRAWINGS FOR DETAILS
- LINE OF CANOPY ABOVE
- POWER POLE
- EXISTING FIRE HYDRANT
- SITE LIGHTING, OUTDOOR FLOOR WALL WASHER, RE: ELECTRICAL DRAWINGS
- EXISTING TREE TO BE TRANSPLANTED PRELIMINARY LOCATION, RE: LANDSCAPE DRAWINGS TD-1
- EXISTING TREE TO REMAIN AND PROTECTED, RE: LANDSCAPE DRAWINGS TD-1
- EXISTING MANHOLE
- EXISTING SIDEWALK
- DEMO EXISTING DRIVEWAY APPROACH AND CONTINUE WITH NEW CURB AS NEEDED
- PROPOSED CONCRETE DRIVEWAY APPROACH, RE: CIVIL DRAWINGS
- CONTINUE SIDEWALK AND INSTALL ADA RAMP PER TXDOT DETAIL, RE: CIVIL DRAWINGS, C502
- MONUMENTAL SIGNAGE BY OWNER, CONTRACTOR TO PROVIDE POWER. PERMIT UNDER SEPARATE PERMIT BY LICENSED SIGN CONTRACTOR



1 Site Plan
1/16" = 1'-0"

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SITE PLAN

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