

CONSTRUCTION DOCUMENTS

60% PLAN REVIEW SET

FOR

FRISCO 45 - PH 1- INFRASTRUCTURE

NE CORNER 121/SPRING CREEK PKWY.

LOTS 2-40X
FRISCO, TEXAS

JUNE 2021

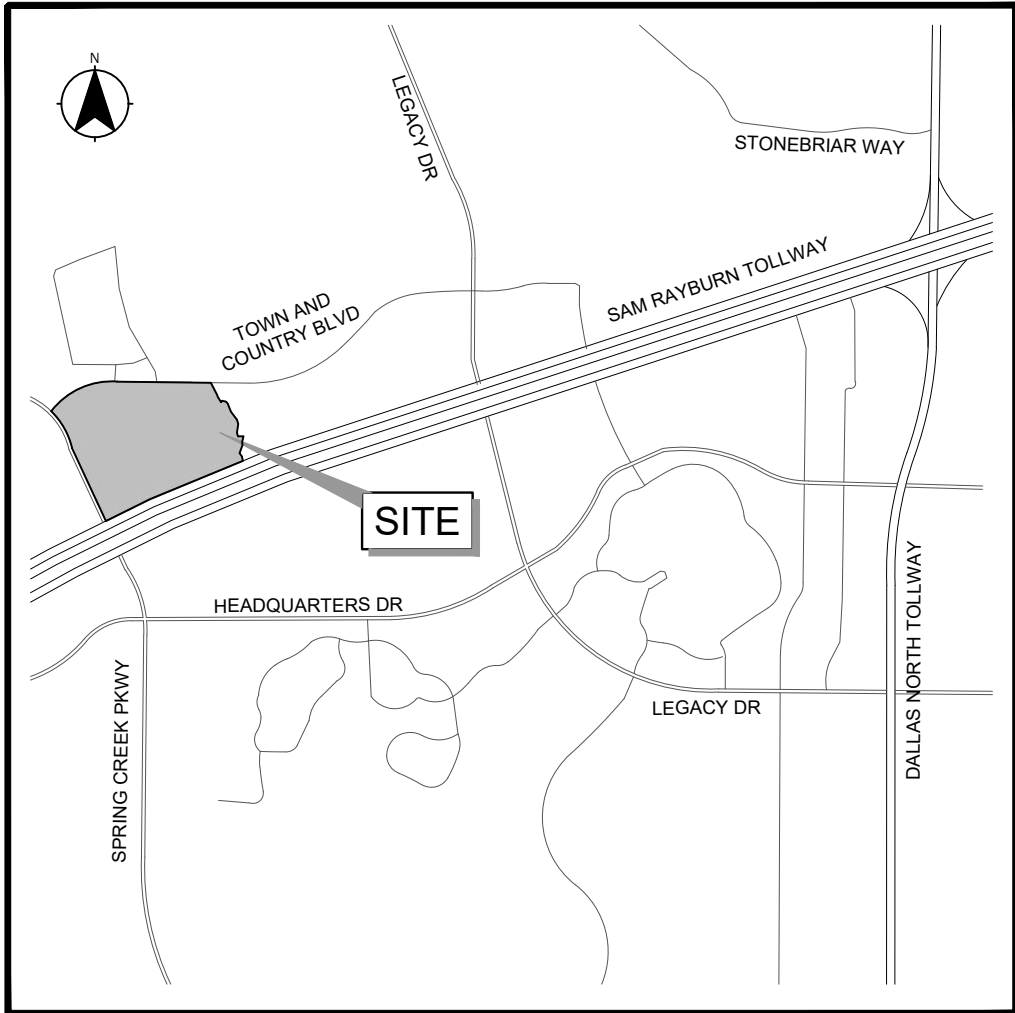
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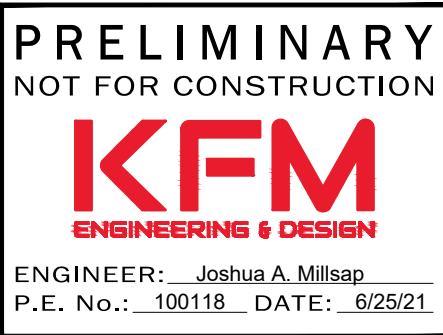


VICINITY MAP
NTS

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	CONVEYANCE PLAT
C0.02	CONVEYANCE PLAT
C0.03	GENERAL CONSTRUCTION NOTES
C1.00	DEMOLITION PLAN
C1.10	OVERALL DIMENSION CONTROL PLAN
C1.11	DIMENSION CONTROL PLAN
C1.12	DIMENSION CONTROL PLAN
C1.13	DIMENSION CONTROL PLAN
C2.00	OVERALL PAVING PLAN
C2.10	CIRRUS WAY - STA. 0+00.00 to 7+00.00
C2.11	CIRRUS WAY - STA. 7+00.00 to END
C2.12	CHALK WAY - STA. 0+00.00 to END
C2.13	STRATUS WAY - STA. 0+00.00 to END
C2.14	SUFFOLK LANE & ALLEY 'C' - STA. 0+00.00 to 4+00.00
C2.15	ALLEY 'A' - STA. 4+00.00 to END
C2.90	PRIVATE PAVING PLAN DETAILS
C3.00	OVERALL EROSION CONTROL PLAN
C3.01	EROSION CONTROL PLAN
C3.02	EROSION CONTROL PLAN
C3.03	EROSION CONTROL PLAN
C3.10	OVERALL GRADING PLAN
C3.11	GRADING PLAN
C3.12	GRADING PLAN
C3.13	GRADING PLAN
C3.90	EROSION CONTROL DETAILS
C4.00	EXISTING DRAINAGE AREA MAP
C4.01	PROPOSED DRAINAGE AREA MAP
C4.02	PROPOSED DRAINAGE AREA MAP - CATCHMENTS
C4.10	STORM DRAIN OVERALL PLAN
C4.11	STORM DRAIN PLAN
C4.12	STORM DRAIN PLAN
C4.13	STORM DRAIN PLAN
C4.14	STORM DRAIN PROFILE
C4.15	STORM DRAIN PROFILE
C4.16	STORM DRAIN PROFILE
C4.17	STORM DRAIN PROFILE
C4.18	STORM DRAIN PROFILE
C4.19	DETENTION POND 'A' PLAN
C4.20	DETENTION POND 'B' PLAN
C4.21	DRAINAGE CALCULATIONS
C4.90	DRAINAGE DETAILS
C4.91	DRAINAGE DETAILS
C4.92	DRAINAGE DETAILS
C5.00	OVERALL UTILITY PLAN
C5.01	WATER & WASTEWATER
C5.02	WATER & WASTEWATER
C5.03	WATER & WASTEWATER
C5.04	WATER & WASTEWATER
C5.05	WASTEWATER PROFILE
C5.06	WASTEWATER PROFILE
C5.07	WASTEWATER PROFILE



TBPE #: F-20821
KFM PROJECT: 010021003



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010021003 - FRISCO 45 - PH 1- INFRASTRUCTURE - FRISCO, TEXAS - LOTS 2-40X

CITY PROJECT NO. - CITY PROJECT NUMBER

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1.

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 PRINTING AND AMENDMENTS THERETO. THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENT 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 - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.
2.

EXAMINATION OF SITE: THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INVESTIGATED AND SATISFIED HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THOSE 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 NEEDED PRELIMINARY TO AND DURING PERFORMANCE OF THE WORK, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS INSPECTED THE SITE OF THE WORK AND IS FAMILIAR WITH THE SOIL CONDITIONS TO BE ENCOUNTERED. ANY FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM FROM RESPONSIBILITY FOR ESTIMATING PROPERLY THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK. THE DEVELOPER ASSUMES NO RESPONSIBILITY FOR ANY CONCLUSIONS OR INTERPRETATIONS MADE BY THE CONTRACTOR ON THE BASIS OF THE INFORMATION MADE AVAILABLE BY THE DEVELOPER.
3.

SUBSURFACE INVESTIGATION: SUBSURFACE EXPLORATION TO ASCERTAIN THE NATURE OF SOILS, INCLUDING THE AMOUNT OF ROCK, IF ANY, IS THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SUCH SUBSURFACE INVESTIGATIONS AS HE DEEMS NECESSARY TO DETERMINE THE NATURE OF THE MATERIAL TO BE ENCOUNTERED. SOME SUBSURFACE EXPLORATION HAS BEEN PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD ON THE PROJECT AND IS PROVIDED FOR INFORMATIONAL PURPOSES. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INFORMATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY THE CONTRACTOR, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.
4.

TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. 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. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.
5.

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, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.
6.

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 PERSONS 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 SO PLACED, AND THE WORK SHALL AT ALL TIMES BE SO CONDUCTED, AS TO CAUSE NO GREATER OBSTRUCTION TO THE TRAVELING PUBLIC THAN IS CONSIDERED ACCEPTABLE BY THE GOVERNING AUTHORITIES AND THE DEVELOPER. THE MATERIALS EXCAVATED SHALL BE PLACED SO AS NOT TO ENDANGER THE WORK OR PREVENT FREE ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES, AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.

THE DEVELOPER RESERVES THE RIGHT TO REMEDY ANY NEGLECT ON THE PART OF THE CONTRACTOR WITH REGARDS TO THE PUBLIC CONVENIENCE AND SAFETY WHICH MAY COME TO THE DEVELOPER'S ATTENTION, AFTER 24 HOURS NOTICE IN WRITING TO THE CONTRACTOR, SAVE IN CASES OF EMERGENCY, WHEN THE DEVELOPER SHALL HAVE THE RIGHT TO REMEDY ANY NEGLECT WITHOUT NOTICE; AND, IN EITHER CASE, THE COST OF SUCH WORK DONE BY THE DEVELOPER SHALL BE DEDUCTED FROM THE MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER AND THE GOVERNING AUTHORITIES WHEN ANY STREET IS TO BE CLOSED OR OBSTRUCTED. THE CONTRACTOR SHALL KEEP ANY STREET OR STREETS IN CONDITION FOR UNOBSERVED USE BY EMERGENCY SERVICES, WHERE THE CONTRACTOR IS REQUIRED TO CONSTRUCT TEMPORARY BRIDGES OR TO MAKE OTHER ARRANGEMENTS FOR CROSSING OVER DITCHES OR STREAMS, HIS RESPONSIBILITY FOR ACCIDENTS SHALL INCLUDE THE ROADWAY APPROACHES AS WELL AS THE STRUCTURES OF SUCH CROSSINGS.
7.

STORM WATER POLLUTION PREVENTION PLAN (SWP3): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWP3 INCLUDES CONFORMANCE TO CERTAIN PRACTICES AND PROCEDURES (IDENTIFIED IN THE SWP3) DURING PROJECT CONSTRUCTION.
8.

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 DUPLICATE COPIES OF SUCH PERMITS TO THE DEVELOPER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED.
9.

IMPACT FEES: THE DEVELOPER WILL PAY ALL IMPACT FEES APPLICABLE TO THE PROJECT.
10.

BONDS: PERFORMANCE, PAYMENT AND MAINTENANCE BONDS WILL BE REQUIRED FROM THE CONTRACTOR FOR ALL WORK CONSIDERED TO BE "PUBLIC" IMPROVEMENTS. BONDS SHALL BE IN THE FORM AND IN THE AMOUNTS AS REQUIRED BY THE GOVERNING AUTHORITIES.
11.

VENDOR'S CERTIFICATION: ALL MATERIALS USED IN CONSTRUCTION SHALL HAVE A VENDOR'S CERTIFIED TEST REPORT. TEST REPORTS SHALL BE DELIVERED TO THE ENGINEER BEFORE PERMISSION WILL BE GRANTED FOR USE OF THE MATERIAL. ALL VENDOR'S TEST REPORTS SHALL BE SUBJECT TO REVIEW BY THE ENGINEER AND SHALL BE SUBJECT TO VERIFICATION BY TESTING FROM SAMPLES OF MATERIALS AS RECEIVED FOR USE ON THE PROJECT. IN THE EVENT ADDITIONAL TESTS ARE REQUIRED, THEY SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND SHALL BE PAID FOR BY THE CONTRACTOR.
12.

TESTING: THE TESTING AND CONTROL OF ALL MATERIALS USED IN THE WORK SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE DEVELOPER. IN THE EVENT THE RESULTS OF INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE FURNISHED AND PAID BY THE CONTRACTOR AS DIRECTED BY THE DEVELOPER. PAYMENT WILL BE MADE BY DEDUCTION FROM PAYMENT DUE THE CONTRACTOR.
13.

INSPECTION: INSPECTION OF THE PROPOSED CONSTRUCTION WILL BE PROVIDED BY THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER. COSTS FOR INSPECTION SERVICES WILL BE PAID BY THE DEVELOPER. THE CONTRACTOR SHALL PROVIDE ASSISTANCE BY PROVIDING EXCAVATION, TRENCH SAFETY, OR OTHER WORK NECESSARY TO FACILITATE INSPECTION ACTIVITIES, AND SHALL GIVE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR DEVELOPER FOR SCHEDULING OF INSPECTION SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING, CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.
14.

SHOP DRAWINGS: THE CONTRACTOR SHALL PROVIDE, REVIEW, APPROVE AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS IN ACCORDANCE WITH ITEM 1.28 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, NORTH CENTRAL TEXAS - NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS.
15.

SURVEYING: ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
16.

PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
17.

EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES; HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON 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 IS 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.
18.

PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-344-8377) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

GENERAL CONSTRUCTION NOTES

- THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES 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 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 IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCE'S OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES, THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.
19.

DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.
20.

FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
21.

TRENCH SAFETY: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE CONTRACTOR IS DIRECTED TO BECOME KNOWLEDGEABLE AND FAMILIAR WITH THE STANDARDS AS SET BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. THE CONTRACTOR SHALL PROVIDE TRENCH SAFETY SYSTEM PLANS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, FOR THE IMPLEMENTATION OF SAFETY CONTROL MEASURES MEETING THE REQUIREMENTS OF THE GOVERNING AUTHORITIES THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
22.

SAFETY RESTRICTIONS - WORK NEAR HIGH VOLTAGE LINES: THE FOLLOWING PROCEDURES WILL BE FOLLOWED REGARDING THE SUBJECT ITEM ON THIS CONTRACT:

A. A WARNING SIGN NOT LESS THAN FIVE INCHES BY SEVEN INCHES PAINTED YELLOW WITH BLACK LETTERS THAT ARE LEGIBLE AT 12 FEET SHALL BE PLACED INSIDE AND OUTSIDE VEHICLES SUCH AS CRANES, DERRICKS, POWER SHOVELS, DRILLING RIGS, PILE DRIVER, HOISTING EQUIPMENT OR SIMILAR APPARATUS. THE WARNING SIGN SHALL READ AS FOLLOWS: "WARNING - UNLAWFUL TO OPERATE THIS EQUIPMENT WITHIN SIX FEET OF HIGH VOLTAGE LINES".

B. EQUIPMENT THAT MAY BE OPERATED WITHIN TEN FEET OF HIGH VOLTAGE LINES SHALL HAVE AN INSULATING CAGE-TYPE OF GUARD ABOUT THE BOOM OR ARM, EXCEPT BACKHOES OR DIPPERS, AND INSULATOR LINKS ON THE LIFT HOOK CONNECTIONS.

C. WHEN NECESSARY TO WORK WITHIN SIX FEET OF HIGH VOLTAGE ELECTRIC LINES, NOTIFY THE POWER COMPANY WHO WILL ERECT TEMPORARY MECHANICAL BARRIERS, DE-ENERGIZE THE LINE OR RAISE OR LOWER THE LINE. THE WORK DONE BY THE POWER COMPANY SHALL BE AT THE EXPENSE OF THE CONTRACTOR. THE NOTIFYING DEPARTMENT SHALL MAINTAIN AN ACCURATE LOG OF ALL SUCH CALLS TO THE POWER COMPANY AND SHALL RECORD ACTION TAKEN IN EACH CASE.

D. THE CONTRACTOR IS REQUIRED TO MAKE ARRANGEMENTS WITH THE POWER COMPANY FOR THE TEMPORARY RELOCATION OR RAISING OF HIGH VOLTAGE LINES AT THE CONTRACTOR'S SOLE COST AND EXPENSE.

E. NO PERSON SHALL WORK WITHIN SIX FEET OF A HIGH VOLTAGE LINE WITHOUT PROTECTION HAVING BEEN TAKEN AS OUTLINED IN PARAGRAPH C. ABOVE.
23.

TRAFFIC CONTROL: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DEVELOP AND SUBMIT FOR APPROVAL BY THE GOVERNING AUTHORITIES, A TRAFFIC CONTROL PLAN, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, OUTLINING TRAFFIC MANAGEMENT PROCEDURES TO BE PROVIDED DURING CONSTRUCTION. TRAFFIC CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

A. CONSTRUCTION OF SIGNING AND BARRICADES SHALL CONFORM WITH THE "2011 TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS CURRENTLY AMENDED, TEXAS DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION.

B. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH BARRICADES, FLARES, FLAGMEN, ETC., FOR THE PROTECTION OF THE PUBLIC, EMPLOYEES AND THE WORK.

C. THE CONTRACTOR SHALL PERFORM THEIR WORK IN SUCH A MANNER AS TO CREATE A MINIMUM OF INTERRUPTION TO TRAFFIC ALONG ADJACENT ROADWAYS. TWO WAY TRAFFIC MUST BE MAINTAINED ON ALL ROADWAYS AT ALL TIMES THROUGHOUT CONSTRUCTION UNLESS WRITTEN PERMISSION IS GRANTED BY THE GOVERNING AUTHORITIES.

D. ALL SIGNAGE, MARKINGS, LIGHTING, BARRICADES, FLAGMEN AND OTHER DEVICES AND PERSONNEL REQUIRED FOR TRAFFIC CONTROL DURING CONSTRUCTION OF THE PROJECT WILL BE INCLUDED IN THE CONTRACT AMOUNT.

E. ALL TRAFFIC CONTROL DEVICES USED DURING NIGHTTIME SHALL BE REFLECTORIZED, ILLUMINATED FROM WITHIN OR EXTERNALLY ILLUMINATED.

F. THE CONTRACTOR SHALL NOT REMOVE ANY REGULATORY SIGN, INSTRUCTIONAL SIGN, WARNING SIGN, STREET NAME SIGN OR ANY SIGNAL WHICH CURRENTLY EXISTS WITHOUT THE CONSENT OF THE GOVERNING AUTHORITIES.

G. THE CONTRACTOR SHALL MAINTAIN AND REPLACE, WHERE NECESSARY, ALL SIGNS, LIGHTS, MARKINGS AND TEMPORARY PAVEMENT THROUGHOUT THE CONSTRUCTION PERIOD.

H. THE CONTRACTOR SHALL REMOVE ALL TRAFFIC CONTROL MEASURES AT THE END OF CONSTRUCTION AND RESTORE UNIMPROVED PAVEMENT AND OTHER DISTURBED AREAS TO THEIR ORIGINAL CONDITION.
24.

ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR DEVELOPER.
25.

ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS, ACCESS ROUTES, STAGING AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER. 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 AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT AT THE TIME THE CONTRACTOR COMMENCED WORK ON THE PROJECT.
26.

PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL OTHER PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR THE CONSTRUCTION WORK, THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS APPROVED BY THE DEVELOPER. 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 DEVELOPER, THE GOVERNING AUTHORITIES, THE PUBLIC, ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
27.

WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28.

TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THESE SERVICES SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
29.

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 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.
30.

DRAINAGE CHANNELS: WHERE EXISTING DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, IT SHALL BE RESTORED TO THE ORIGINAL CONDITION, GRADE AND CROSS SECTION AFTER CONSTRUCTION IS COMPLETED.
31.

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.
32.

CONDITION OF SITE DURING CONSTRUCTION: DURING CONSTRUCTION OF THE WORK, THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS AND RUBBISH AS IS PRACTICABLE AND SHALL

- REMOVE SAME FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS OR RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE. IN CASE OF FAILURE ON THE PART OF THE CONTRACTOR UNDER HIS CONTRACT, OR WHERE SUFFICIENT CONTRACT FUNDS ARE UNAVAILABLE FOR THIS PURPOSE, THE CONTRACTOR OR HIS SURETY SHALL REIMBURSE THE DEVELOPER FOR ALL SUCH COSTS.
33.

EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. ALL COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
34.

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, AND SHALL PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED TO PREVENT DUST FROM BECOMING A NUISANCE TO THE ADJACENT PROPERTIES.
35.

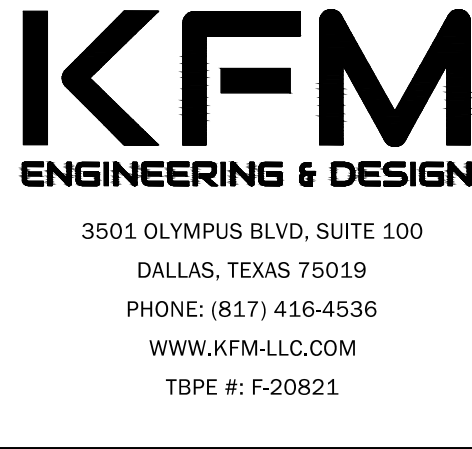
CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER. THIS CLEAN UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.
36.

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 CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT REQUIRED INSPECTION, OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT 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 DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER 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 FROM ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
37.

DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING 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 AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
38.

SEEDING: THE CONTRACTOR SHALL PROVIDE SEEDING, WATERING, FERTILIZING AND REQUIRED MAINTENANCE FOR THE GRASSING OF ALL UNPAVED AREAS OF DEDICATED RIGHT-OF-WAY, EASEMENTS, AND ALL OTHER DISTURBED AREAS OF CONSTRUCTION NOT COVERED BY THE LANDSCAPE PLAN FOR THE PROJECT. SEEDING SHALL ALSO BE PROVIDED IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN IN ORDER TO ESTABLISH A GRASS COVER ON DISTURBED AREAS SUBJECTED TO THE EROSION OF THE SOIL SURFACE.
39.

RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEMS COVERED BY THE PROJECT CONTRACT DOCUMENTS. THESE RECORD PRINTS WILL BE REVIEWED BY THE DEVELOPER EACH MONTH PRIOR TO THE PRELIMINARY REVIEW OF CONTRACTOR'S REQUEST FOR PAYMENT. IF THE DRAWINGS ARE NOT COMPLETE, ACCURATE AND UP-TO DATE, THE DEVELOPER WILL NOT ACCEPT THE PAYMENT REQUEST. THE COMPLETED SET OF "RECORD" DRAWINGS MUST BE DELIVERED TO THE DEVELOPER BEFORE REQUESTING FINAL PAYMENT.



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ISSUE:	ISSUE:	ISSUE:	ISSUE:	ISSUE:	ISSUE:

CLIENT	121 SPRING CREEK, LLC
PROJECT	FRISCO 45 INFRASTRUCTURE
SHEET TITLE	GENERAL CONSTRUCTION NOTES



PROJECT NUMBER: 010021003	DESIGNED BY: JDB/TT	CHECKED BY: JAM
DRAWN BY: GW/LL	DATE: 06/25/21	SHEET:

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121 SPRING CREEK, LLC

FRISCO 45 INFRASTRUCTURE

SHEET TITLE
DEMOLITION PLAN

KFM
ENGINEERING & DESIGN

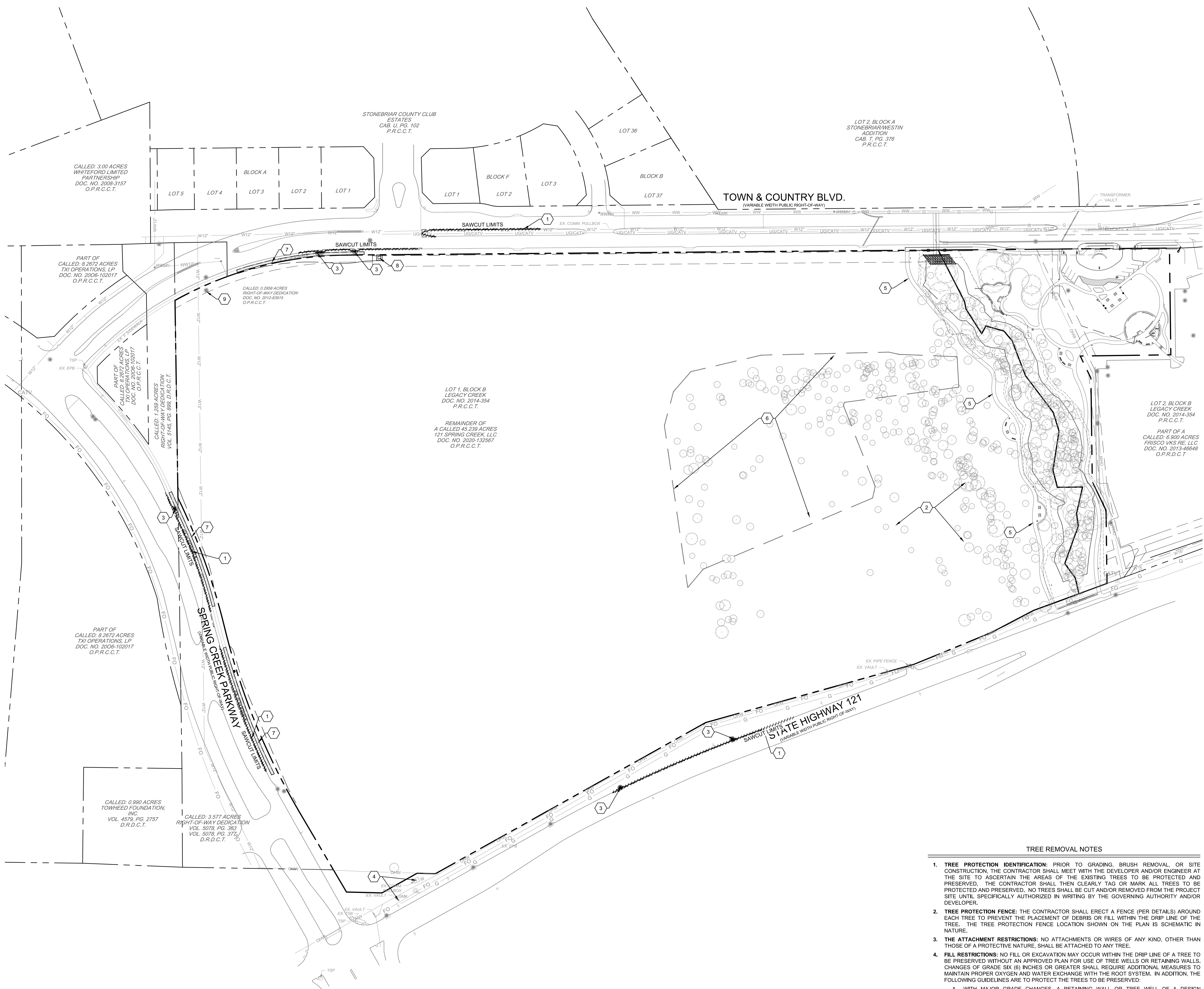
ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER:
010021003

DRAWN BY: GW/LL DESIGNED BY: JDB/TT CHECKED BY: JAM

DATE: 06/25/21



SHEET:



TREE REMOVAL NOTES

- 3. TREE PROTECTION IDENTIFICATION:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE PROJECT SITE TO ASSESS THE TREES THAT ARE TO BE PROTECTED AND PRESERVED. TO BE PRESERVED, THE CONTRACTOR SHALL THEN CLEARLY TAG OR MARK ALL TREES TO BE PROTECTED AND PRESERVED. NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE WITHOUT SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND DEVELOPER.
- 4. TREE PROTECTION FENCE:** THE CONTRACTOR SHALL ERECT A FENCE (PER DETAILS) AROUND EACH TREE TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE OF THE TREE. THE TREE PROTECTION FENCE LOCATION SHOWN ON THE PLAN IS SCHEMATIC IN NATURE.
- 5. THE ATTACHMENT RESTRICTIONS:** NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- 6. FILL RESTRICTIONS:** NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PROTECTED AND PRESERVED. NO EXCAVATION SHALL BE ALLOWED TO EXCEED THE CHANGES OF GRADE SIX (6) INCHES OR GREATER SHALL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOT SYSTEM. IN ADDITION, THE FOLLOWING GUIDELINES ARE TO PROTECT THE TREES TO BE PRESERVED:
- A. **THE MAJOR ROOT SYSTEM** OF EACH TREE, AS WELL AS A DESIGNATED PROTECTION ZONE APPROVED BY THE GOVERNING AUTHORITY SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES OF THE TREE TO THE TRUNK.
 - B. AT NO TIME SHALL A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED LESS THAN FIVE (5) FEET OR ONE (1) FOOT FOR EVERY TWO (2) INCHES IN CALIPER, WHICHEVER IS GREATER TO THE TRUNK OF THE TREE.
 - C. C. ROOT PRUNING WILL BE REQUIRED WHEN THE CRITICAL ROOT ZONE IS TO BE REMOVED, THEREBY, THE ROOTS PAVING OR THE BUILDING PAD EXTENDS TO OR BEYOND THE TRUNK OF THE TREE.

DEMOLITION LEGEND

- | | |
|---|--|
| | SAWCUT LIMITS |
|  | EXISTING CURB AND GUTTER TO BE REMOVED |
|  | EXISTING CONCRETE PAVEMENT TO BE REMOVED |

KEYNOTES

- | | |
|---|--|
| 1 | CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER. |
| 2 | CONTRACTOR SHALL PROTECT EXISTING TREES. REFER TO TREE PRESERVATION PLAN FOR TREES TO BE PROTECTED. |
| 3 | CONTRACTOR SHALL RELOCATE EXISTING INLETS. REFER TO SHEET C4.10 FOR DETAILS. |
| 4 | EXISTING FRANCHISE UTILITIES TO BE RELOCATED. CONTRACTOR SHALL COORDINATE WITH ONCOR AND AT&T FOR RELOCATION OF EXISTING FACILITIES. |
| 5 | CONTRACTOR SHALL PROTECT EXISTING SIDEWALK |
| 6 | APPROXIMATE LIMITS OF TREES TO BE REMOVED. REFER TO TREE PRESERVATION AND LANDSCAPE PLAN FOR TREES TO BE REMOVED. |
| 7 | CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING SIDEWALK. |
| 8 | CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING WYE INLET. PROPOSED STORM LINE TO BE CONNECTED TO EXISTING STORM PIPE. REFER TO SHEET C4.10 FOR DETAILS. |
| 9 | CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING WYE INLET TOP AND REPLACE WITH JUNCTION BOX TOP. REFER TO SHEET C4.10 FOR DETAILS. |

DEMOLITION PLAN NOTES

1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-0.03 - GENERAL CONSTRUCTION NOTES FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND ADJACENT PROPERTIES AT ALL TIMES AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESES.
3. **PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, AND ADJACENT PROPERTIES FROM TREATMENT AND LAUNCHING TO PREVENT MOVEMENT OR SETTLEMENT OF EXISTING STRUCTURE WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
4. **HAZARDOUS AND/OR CONTAMINATED MATERIALS:** THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENT AGENCIES AND THE DEVELOPER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
5. **STORAGE OF MATERIALS FOR REUSE:** CONTRACTOR SHALL REMOVE AND STORE ON SITE (WHERE DESIGNATED BY THE DEVELOPER), ALL MATERIALS TO BE SALVAGED OR RE-INSTALLED LATER IN CONSTRUCTION.
6. **FRANCHISE UTILITY COORDINATION:** THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE FRANCHISE UTILITY COMPANY FOR THE REMOVAL AND/OR RELOCATION OF THE RESPECTIVE UTILITY LINES AND APPARATUSSES USED BY EACH UTILITY. ALL WORK ASSOCIATED WITH FRANCHISE UTILITY REMOVAL, RELOCATION AND/OR MODIFICATIONS ARE TO BE COMPLETED ONLY AFTER THE FRANCHISE UTILITY COMPANY HAS BEEN NOTIFIED.
7. **TREE REMOVAL:** NO TREES SHALL BE CUT AND/OR REMOVED FROM THE PROJECT SITE UNTIL SPECIFICALLY AUTHORIZED IN WRITING BY THE GOVERNING AUTHORITY AND/OR DEVELOPER.
8. **SAW CUTTING OF EXISTING PAVEMENT:** SAW CUTTING, WHERE INDICATED ON THE DRAWINGS FOR REMOVAL OF EXISTING PAVEMENT, SHALL BE A FULL DEPTH CUT THAT IS NEAT AND TRUE IN ALL DIRECTIONS.
9. **REMOVAL OF UTILITIES:** THE CONTRACTOR SHALL DISCONNECT, REMOVE AND/OR CAP ALL UTILITIES WHERE INDICATED ON THE DRAWINGS AND SHALL DOCUMENT THE LOCATION OF CAPPED UTILITIES AND SUBSURFACE OBSTRUCTIONS THAT ARE ENCOUNTERED.
10. **BUILDINGS/STRUCTURE REMOVAL:** DEMOLITION AND REMOVAL OF DESIGNATED BUILDINGS AND STRUCTURES SHALL INCLUDE, IN ADDITION TO ALL ABOVE-GROUND MATERIALS, THE SLAB, FLOOR, AND ANY AND ALL MATERIALS AND DEBRIS THAT ARE AT LEAST 2 FEET DEPTH OF AT LEAST 5 FEET BELOW PROPOSED FINISHED GRADE, OR AT LEAST 2 FEET BELOW THE BOTTOM OF ANY PROPOSED IMPROVEMENTS IN THAT LOCATION, WHICHEVER IS GREATER.
11. **BACKFILLING:** THE CONTRACTOR SHALL BACKFILL ALL EXCAVATED AREAS CAUSED AS A RESULT OF REMOVAL OF UTILITIES AND PROVIDE POSITIVE DRAINAGE TO PREVENT PONDING OF WATER.
12. **REMOVAL OF MATERIALS FROM SITE:** ALL MATERIALS TO BE REMOVED FROM THE SITE (INCLUDING BUT NOT LIMITED TO CONCRETE CURB AND PAVEMENT, ASPHALT PAVEMENT, BUILDING MATERIALS, EXCESS OR UNSUITABLE EARTHEN MATERIAL, UTILITY PIPING, TREES, AND STRUCTURES) INCLUDING ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE AT THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE.
13. **REPLACEMENT OF DAMAGED FACILITIES:** ALL STRUCTURES, UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED, BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE ORIGINAL CONDITION PRIOR TO STARTING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REPLACING THE DAMAGED FACILITIES AND THE EXPENSE OF THE CONSTRUCTION.

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



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BENCHMARKS

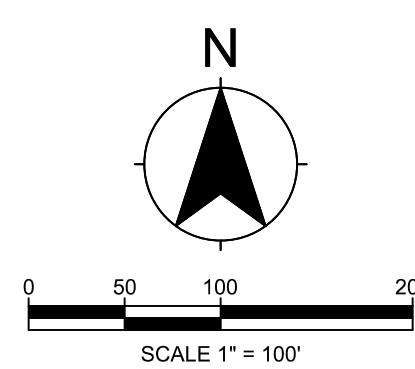
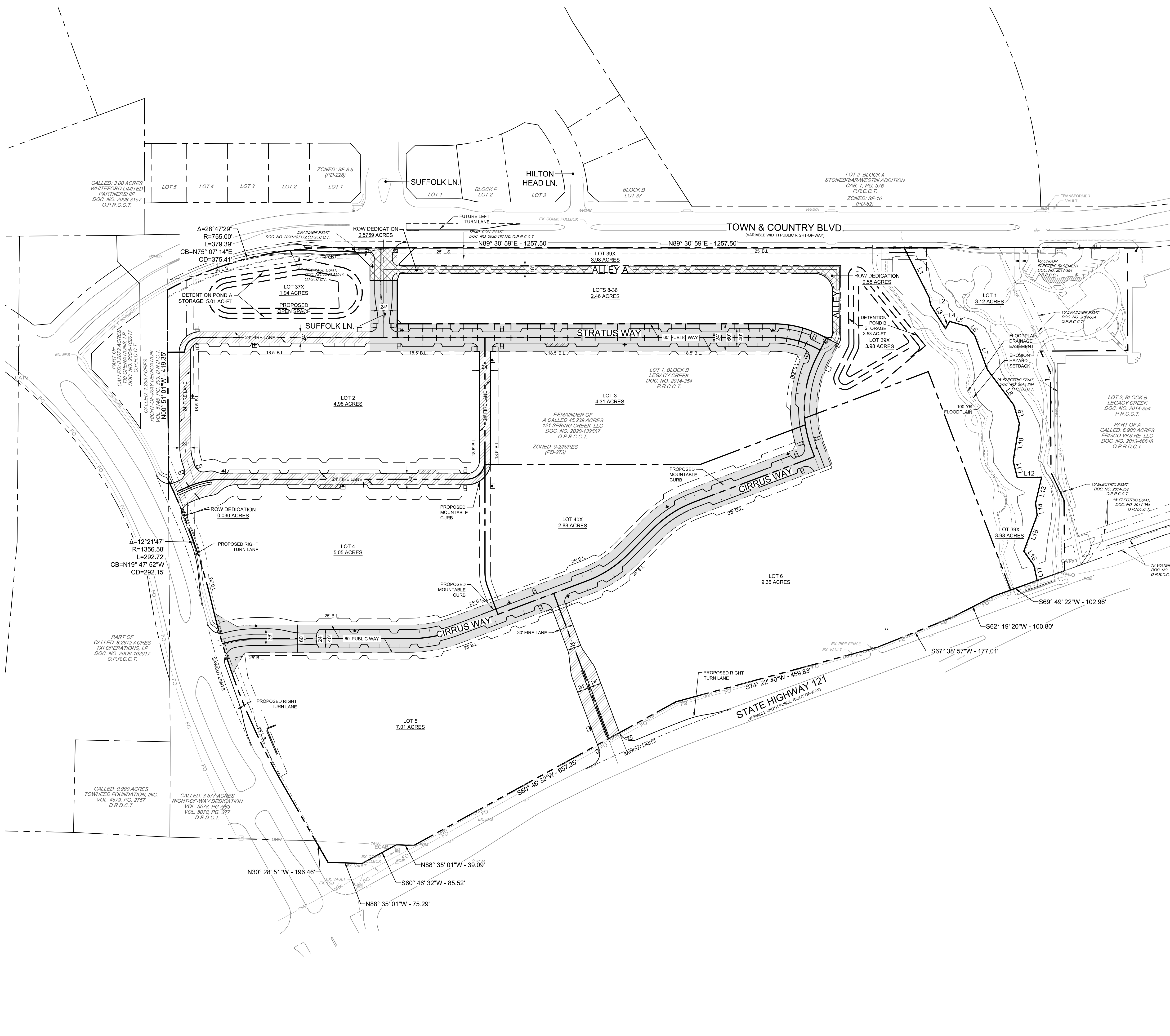
REFERENCE BENCHMARK

CITY OF FRISCO GEODETIC MONUMENT NUMBER 28.
REFERENCE ELEVATION = 623.36'

SITE BENCHMARK

CUT "X" SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.
ELEVATION = 614.03'

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LEGEND	
	PROPOSED FIRE LANE
	PROPOSED PUBLIC WAY
	BARRIER FREE RAMP
	FIRE HYDRANT

DIMENSIONAL CONTROL NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C1.10 "OVERALL DIMENSION CONTROL PLAN" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
- PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
- CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
- TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
BOHLER ENGINEERING
8017 MAIN STREET
FRISCO, TEXAS 75034
CONTACT: BILLY LOGSDON, RPLS
PHONE: (469) 458-7300
EMAIL: BLOGSDON@BOHLERENG.COM
- ACCESSIBLE PARKING:** ACCESSIBLE PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.
- FIRE LANE:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE SITE PLAN DETAILS.
- SIGNS:** CONTRACTOR TO PROVIDE ACCESSIBLE PARKING SIGNS AND POLES.

!CAUTION!

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BENCHMARKS		
REFERENCE BENCHMARK		
CITY OF FRISCO GEODETIC MONUMENT NUMBER 28.		
REFERENCE ELEVATION = 623.36'		
SITE BENCHMARK		
CUT "X" SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.		
ELEVATION = 614.03'		

KFM

ENGINEERING & DESIGN

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (817) 416-4536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:	
DESCRIPTION:	
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DESCRIPTION:	
ISSUE:	

CLIENT

121 SPRING CREEK, LLC

PROJECT

FRISCO 45 INFRASTRUCTURE

SHEET TITLE

OVERALL DIMENSION CONTROL PLAN

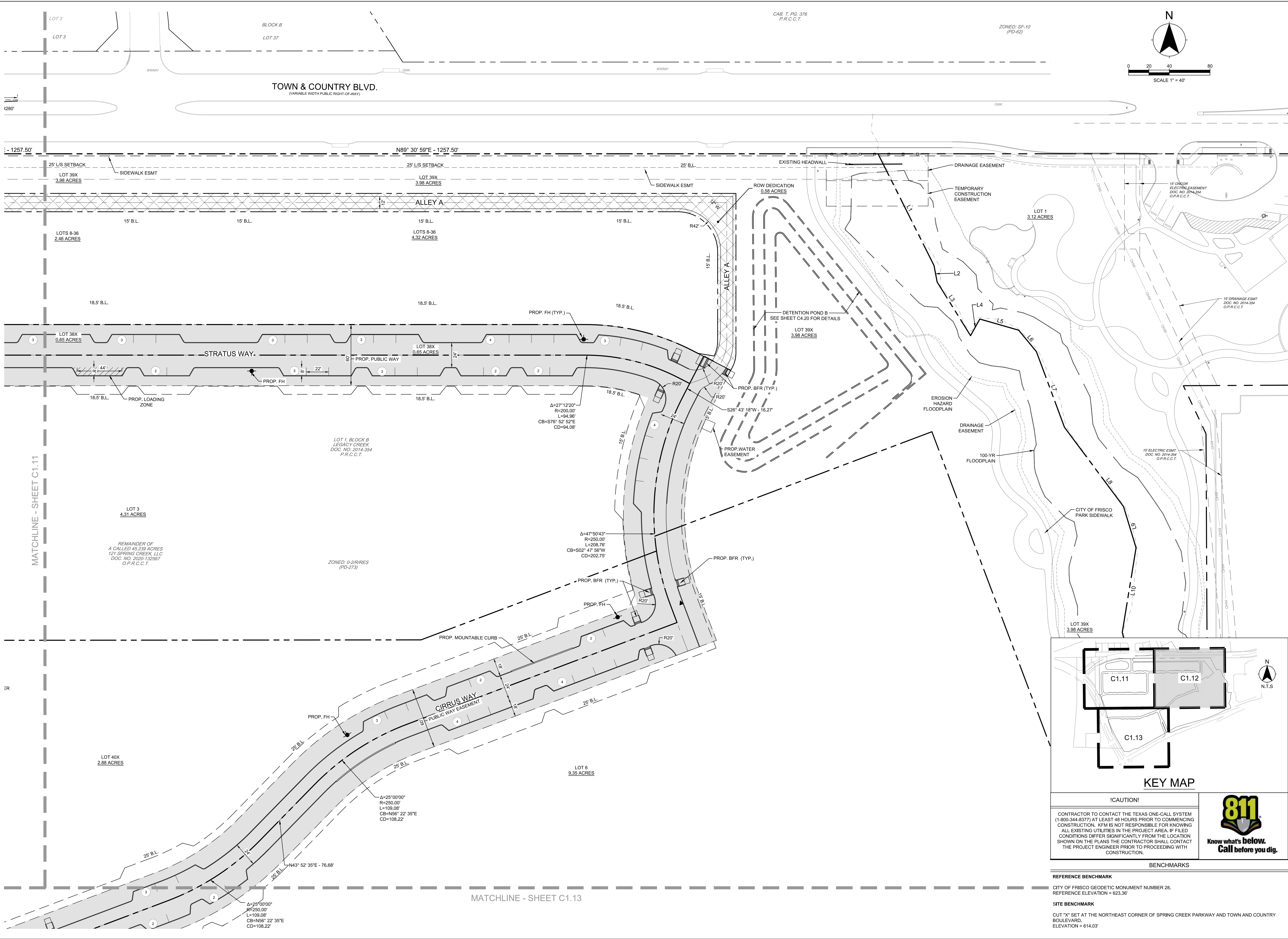
PRELIMINARY
NOT FOR CONSTRUCTION

KFM

ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER: 010021003		
DRAWN BY: GW/LL	DESIGNED BY: JDB/TT	CHECKED BY: JAM
DATE: 06/25/21		
SHEET:		



KEY MAP

!CAUTION!

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BENCHMARKS

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CLIENT
121 SPRING CREEK, LLC

PROJECT
FRISCO 45 INFRASTRUCTURE

SHEET TITLE
DIMENSION CONTROL PLAN

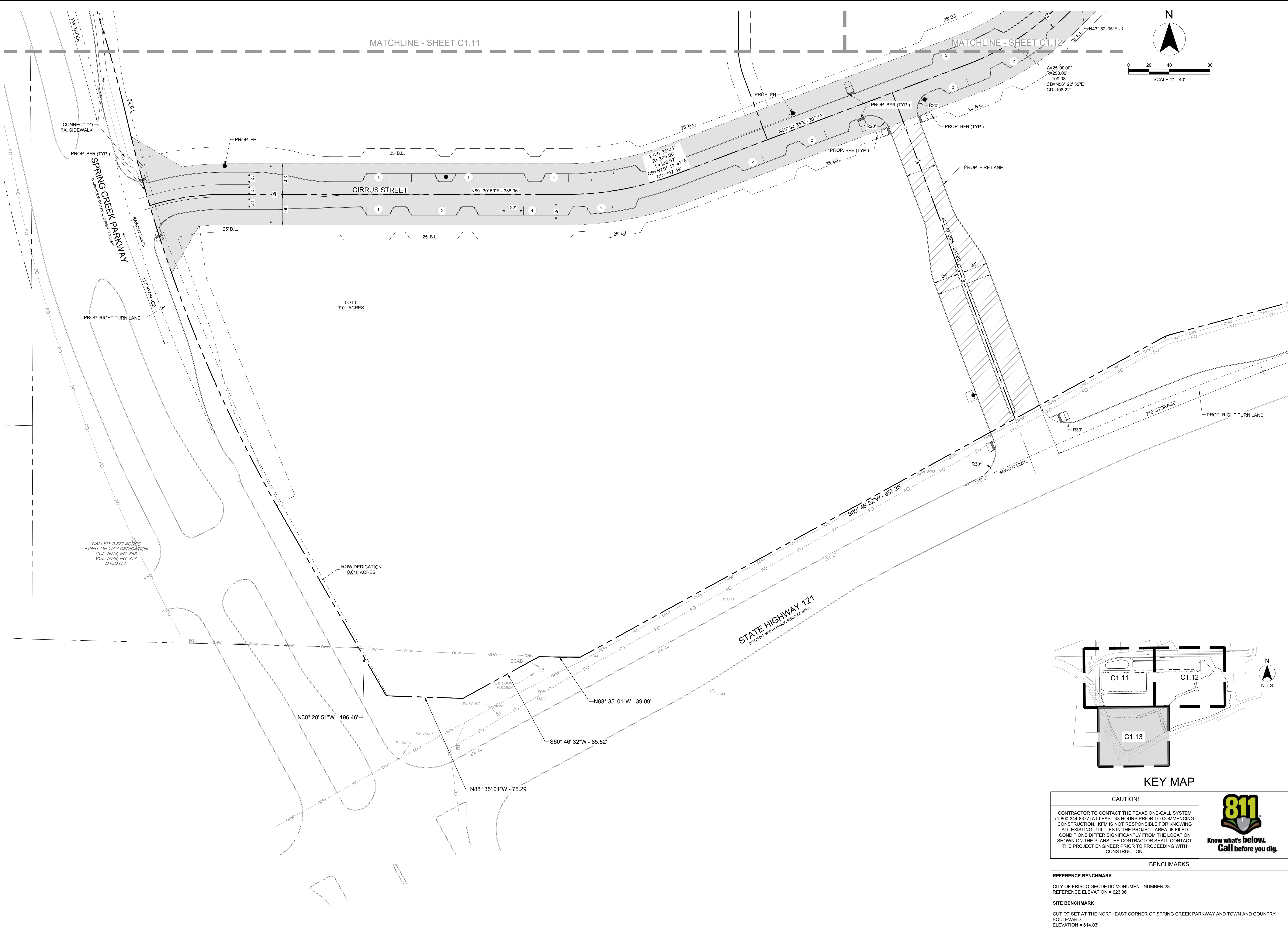
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PROJECT:	CLIENT:	SHEET TITLE:
FRISCO 45 INFRASTRUCTURE	121 SPRING CREEK, LLC	DIMENSION CONTROL PLAN

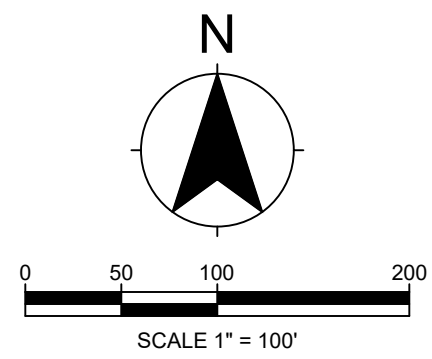
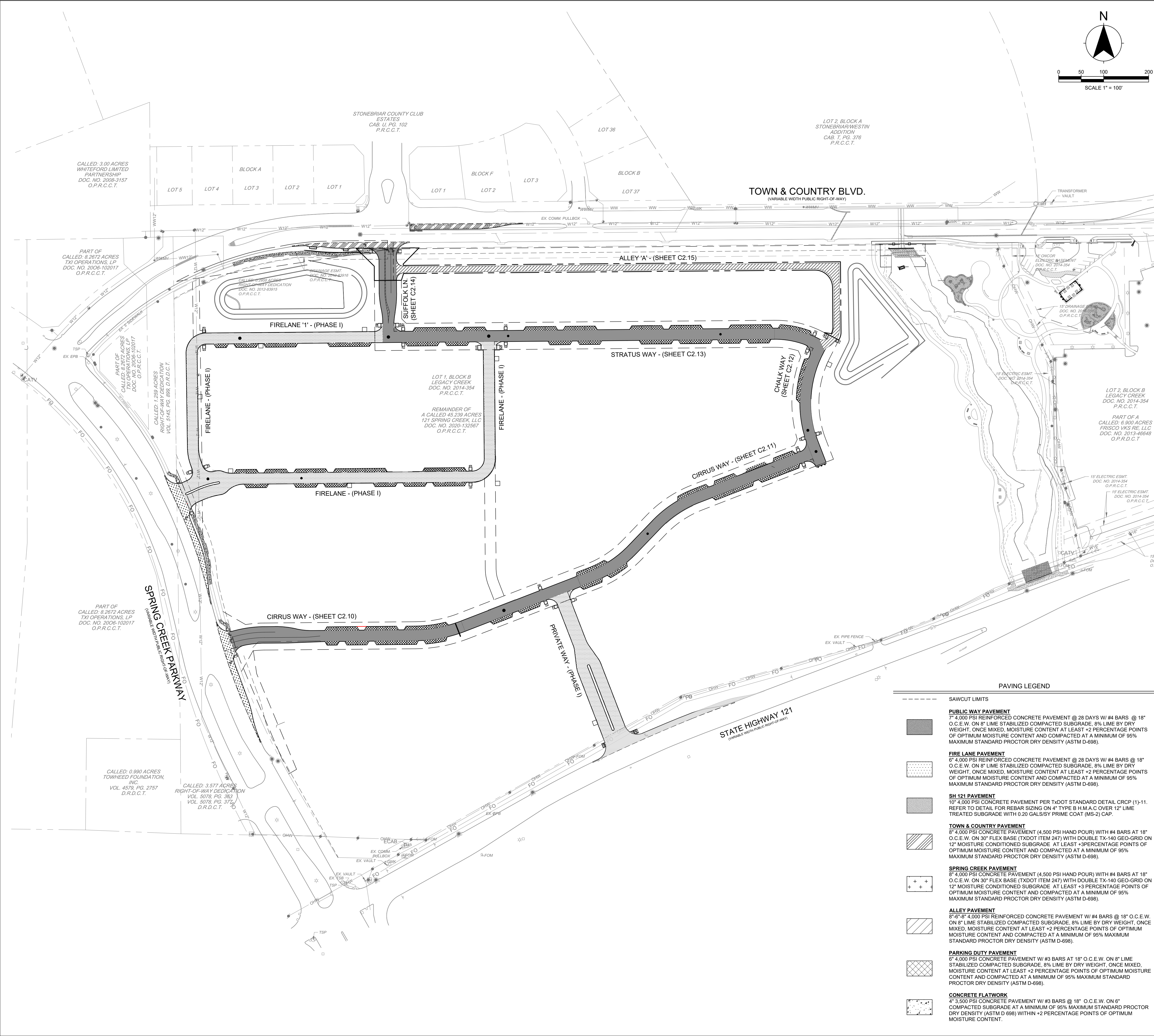
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GENERAL PAVING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C0.03 "GENERAL CONSTRUCTION NOTES" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- PAVEMENT DESIGN:** ALL ON SITE CONCRETE PAVING SHALL BE OF THE THICKNESS AND STRENGTH SHOWN ON THE PLAN. CONCRETE SHALL BE THE DESIRED STRENGTH AT 28 DAYS AND REINFORCED WITH #3 BARS @ 18 INCHES O.C.E.W.
- REINFORCING BARS:** ALL REINFORCING BARS SHALL BE GRADE 40 KSI DEFORMED REINFORCING STEEL. REINFORCING SHALL BE SUPPORTED BY CHAIRS AND SPACED AT 16 SF MAX. INTERVALS. REFERENCE LEGEND FOR REINFORCEMENT SIZE AND SPACING.
- BAR CHAIRS:** ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS OR OTHER APPROVED SUPPORT.
- TEMPERATURE CONDITIONS FOR CONCRETE PLACEMENT:** CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- CONCRETE PAVEMENT CURING:** CONCRETE TO BE FLOAT FINISHED AND CURED FOR A MINIMUM OF 72 HOURS. MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH SECTION THE TEXAS HIGHWAY STANDARD SPECIFICATIONS, ITEM 1526.
- SUBGRADE PREPARATION:** SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES AND SHALL BE RECOMPACTED TO A (MIN.) OF % OF THE STANDARD PROCTOR (ASTM -0698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT WITHIN % TO % ABOVE OPTIMUM MOISTURE CONTENT. REFER TO GEOTECHNICAL REPORT AND SUPPLEMENTS BY ECS TEXAS, LLP, REPORT NO. 19-6884-A, DATED JULY 05, 2016.
 - PREPARATION OF SUBGRADE UNDER PAVED AREAS SHALL BE PERFORMED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' SPECIFICATIONS OR THE GEOTECHNICAL REPORT. THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.
 - PREPARATION OF THE SUBGRADE FOR PAVING WITHIN RIGHT-OF-WAY, ACCESS EASEMENTS AND/OR FIRE LINES SHALL NOT BE INITIATED UNTIL ALL TESTING OF UNDERGROUND UTILITIES HAS BEEN COMPLETED AND VERIFIED TO MEET THE GOVERNING AUTHORITIES' SPECIFICATIONS AND AUTHORIZATION TO PROCEED HAS BEEN RECEIVED FROM THE INSPECTOR.
 - PAVEMENT SUBGRADE SHALL NOT BE ALLOWED TO RETAIN WATER. WET MATERIAL SHALL BE REMOVED TO DRY, SOUND MATERIAL AND APPROPRIATE DENSITY ACHIEVED PRIOR TO PAVING OPERATIONS.
- PROOF-ROLL SUBGRADE:** THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RE-COMPACTED IN CONFORMANCE WITH THE GEOTECHNICAL REPORT.
- LIME/CEMENT STABILIZED SUBGRADE:** IF REQUIRED FOR PAVEMENT SUBGRADE TREATMENT PER THE GEOTECHNICAL REPORT, HYDRATED LIME SHALL MEET THE REQUIREMENTS OF TXDOT ITEM 260, LIME TREATMENT USED AS SUBGRADE. LIME SHALL BE APPLIED AT THE MINIMUM RATE OF % BY WEIGHT, THOROUGHLY MIXED AND BLENDED WITH THE TOP INCHES OF SUBGRADE AND UNIFORMLY COMPACTED TO A MINIMUM OF % OF THE STANDARD PROCTOR (ASTM D698) DETERMINED BY THAT TEST. THE ACTUAL AMOUNT OF LIME REQUIRED SHOULD BE CONFIRMED BY ADDITIONAL LABORATORY TESTS PRIOR TO CONSTRUCTION. LIME STABILIZATION SHALL EXTEND AT LEAST 1' FOOT BEYOND THE PERIMETER OF THE PAVEMENT AREA. IT SHOULD BE PROTECTED AND MAINTAINED IN A MOIST CONDITION UNTIL THE PAVEMENT IS PLACED.
- SAND CUSHION PROHIBITED:** THE USE OF "LEVEL UP" SAND CUSHION UNDER PAVEMENT, INCLUDING SIDEWALKS, IS STRICTLY PROHIBITED.
- PAVEMENT REMOVAL:** BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY A FULL-DEPTH SAWCUT WHEN ADJACENT TO PROPOSED PAVING AND/OR CURBS.
- CONNECTION TO EXISTING PAVEMENT:** IN ALL INSTANCES WHERE THE CONTRACTOR CONNECTS PROPOSED CONCRETE PAVEMENT TO EXISTING CONCRETE PAVEMENT, AT LEAST 18-INCHES OF REINFORCING STEEL SHALL BE EXPOSED FROM THE EXISTING CONCRETE PAVEMENT, OR THE CONTRACTOR SHALL PROVIDE HORIZONTAL DOWEL BARS PER THE DETAILS. PROPOSED CONCRETE CURBS SHALL MATCH ELEVATIONS OF EXISTING CURBS.
- TESTING:** SAMPLES FOR STRENGTH TESTS OF THE CONCRETE PAVEMENT WILL BE TAKEN BY THE GEOTECHNICAL ENGINEER TO VERIFY DESIGN STRENGTH. PAVEMENT AREAS FOUND TO BE DEFICIENT IN STRENGTH SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO RANDOMLY CORE THE PAVEMENT TO VERIFY THE THICKNESS OF CONCRETE. ANY AREA FOUND TO BE DEFICIENT IN THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.
- SIDEWALKS AND RAMPS:** CONSTRUCTION OF SIDEWALKS, WHEELCHAIR RAMPS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE AMERICANS DISABILITY ACT (ADA) OR TAS.
 - SLOPED SIDEWALKS ADJACENT TO BUILDING SHALL NOT HAVE SLOPES GREATER THAN 5% OR 1:20 ALONG THE TRAVEL PATH AND A MAX 2% CROSS FALL. NO RAMPS SHALL BE USED ADJACENT TO BUILDING.
- PAVEMENT MARKINGS:** CONCRETE FOR HANDICAP RAMPS SHALL BE COLOR CONDITIONED "TILE RED" WITH A COLORING ADD MIXTURE SPECIFICALLY FOR USE IN CONCRETE. CONTRACTOR SHALL USE CHROMIX ADD MIXTURES OR EQUIVALENT. AS MANUFACTURED BY L.M. SCHOFIELD STAIN COMPANY AT ALL SIDEWALKS AS NOTED ON PLAN.
 - PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE 2011 TEXAS "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS". FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REQUIREMENTS. REFER TO THE DIMENSION CONTRACTOR PLAN FOR EXACT PLACEMENT. ALL HANDICAP SYMBOLS, SIGNAGE AND PAVEMENT MARKINGS SHALL COMPLY WITH ADA AND THE TAS STANDARDS. ALL PARKING SPACES SHOWN ON PROPOSED CONSTRUCTION SHALL BE MARKED WITH 4-INCH WIDE WHITE PAINTED PAVEMENT STRIPING.
 - IRRIGATION CONDUIT:** ALL IRRIGATION CONDUIT AND SLEEVES SHALL BE TWO 4-INCH SCHEDULE 40 PVC, INSTALLED WITH A MINIMUM OF 24-INCHES OF COVER. REFERENCE THE PAVING PLAN AND/OR LANDSCAPE PLANS FOR NUMBER OF CONDUITS, SIZE AND LOCATIONS OF PROPOSED IRRIGATION CONDUITS AND SLEEVES.
 - PAVEMENT WARRANTY:** CONTRACTOR WILL PROVIDE A 2-YEAR UNCONDITIONAL MAINTENANCE FREE WARRANTY ON ALL PAVEMENT SURFACES.
 - PAVEMENT WITHIN TXDOT RIGHT-OF-WAY:** ALL PAVEMENT CONSTRUCTION WITHIN TXDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF TXDOT STANDARDS AND SPECIFICATIONS. THE ABOVE NOTES PERTAIN TO ALL PAVEMENT LOCATED WITHIN THE PROPERTY BOUNDARY AND SHALL NOT PERTAIN TO CONSTRUCTION OF PAVEMENT WITHIN TXDOT RIGHT-OF-WAY.

PAVEMENT JOINTING NOTES

- PAVEMENT JOINT LAYOUT:** CONTROL JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 12 FEET O.C.E.W. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM SPACING OF 60 FEET. LEVEL UP SAND COURSE WILL NOT BE ALLOWED. IF A PROPOSED PAVEMENT JOINT LAYOUT PLAN HAS BEEN PROVIDED BY THE ENGINEER, THE CONTRACTOR SHALL IMPLEMENT THAT PLAN OR PROVIDE AN ALTERNATE JOINT LAYOUT TO THE ENGINEER FOR REVIEW. IF A PAVEMENT JOINT LAYOUT PLAN HAS NOT BEEN PROVIDED, THE CONTRACTOR WILL BE RESPONSIBLE FOR PREPARATION OF THE PLAN AND SUBMITTAL TO THE ENGINEER FOR REVIEW. THE CONTRACTORS' JOINT LAYOUT PLAN SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW A MINIMUM OF 2 WEEKS PRIOR TO BEGINNING PAVING CONSTRUCTION.
- SAW CUTTING:** SAW CUTTING SHALL BE DONE WITHIN EIGHT HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT. THE CONTRACTOR SHALL MARK JOINT LOCATIONS AT THE CENTERLINE OF THE DOWEL LENGTH DURING HIS PAVING OPERATIONS. ALL SAWED JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH THE CURB. RADIAL JOINTS SHALL BE NO SHORTER THAN 18 INCHES.
- JOINT SEALING:** ALL CONSTRUCTION & CONTROL JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. JOINT SEALING MATERIAL SHALL BE HOT POURED RUBBER SEALANT OR AN APPROVED EQUAL. SPECIFICATIONS TO BE SUBMITTED TO ENGINEER PRIOR TO PLACEMENT.
- ODD SHAPED PANELS:** ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18 INCHES O.C.E.W. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE NOR RECTANGULAR.
- EXPANSION JOINTS:** THE CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCKOUT IN THE CONCRETE PAVING.

- NOTES:
- REFER TO SHEET C0.03 FOR GENERAL CONSTRUCTION NOTES.
 - REFER TO SHEET C2.90 FOR PAVING DETAILS.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILLED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

BENCHMARKS

REFERENCE BENCHMARK
CITY OF FRISCO GEODETIC MONUMENT NUMBER 28.
REFERENCE ELEVATION = 623.36'

CUT BENCHMARK
CUT "X" SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.
ELEVATION = 614.03'

PAVING LEGEND	
---	SAWCUT LIMITS
[Pattern]	PUBLIC WAY PAVEMENT 7" 4,000 PSI REINFORCED CONCRETE PAVEMENT @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED COMPACTED SUBGRADE, 8% LIME BY DRY WEIGHT, ONCE MIXED, MOISTURE CONTENT AT LEAST +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	FIRE LANE PAVEMENT 6" 4,000 PSI REINFORCED CONCRETE PAVEMENT @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED COMPACTED SUBGRADE, 8% LIME BY DRY WEIGHT, ONCE MIXED, MOISTURE CONTENT AT LEAST +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	SH 121 PAVEMENT 10" 4,000 PSI CONCRETE PAVEMENT PER TXDOT STANDARD DETAIL CRCP (1)-11. REFER TO DETAIL FOR REBAR SIZING ON 4" TYPE B H.M.A.C OVER 12" LIME TREATED SUBGRADE WITH 0.20 GAL/SY PRIME COAT (MS-2) CAP.
[Pattern]	TOWN & COUNTRY PAVEMENT 8" 4,000 PSI CONCRETE PAVEMENT (4,500 PSI HAND POUR) WITH #4 BARS AT 18" O.C.E.W. ON 8" FLEX BASE (TXDOT ITEM 247) WITH DOUBLE TX-140 GEO-GRID ON 12" MOISTURE CONDITIONED SUBGRADE. AT LEAST +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	SPRING CREEK PAVEMENT 8" 4,000 PSI CONCRETE PAVEMENT (4,500 PSI HAND POUR) WITH #4 BARS AT 18" O.C.E.W. ON 8" FLEX BASE (TXDOT ITEM 247) WITH DOUBLE TX-140 GEO-GRID ON 12" MOISTURE CONDITIONED SUBGRADE. AT LEAST +3 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	ALLEY PAVEMENT 8" 4,000 PSI REINFORCED CONCRETE PAVEMENT W/ #4 BARS @ 18" O.C.E.W. ON 8" LIME STABILIZED COMPACTED SUBGRADE, 8% LIME BY DRY WEIGHT, ONCE MIXED, MOISTURE CONTENT AT LEAST +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	PARKING DUTY PAVEMENT 8" 4,000 PSI CONCRETE PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON 8" LIME STABILIZED COMPACTED SUBGRADE, 8% LIME BY DRY WEIGHT, ONCE MIXED, MOISTURE CONTENT AT LEAST +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT AND COMPACTED AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698).
[Pattern]	CONCRETE FLATWORK 4" 3,500 PSI CONCRETE PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" COMPACTED SUBGRADE AT A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D 698) WITHIN +2 PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT.

KFM

ENGINEERING & DESIGN

3501 OLYMPIUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (817) 416-4536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:	
DESCRIPTION:	
DELTA:	
DATE:	
DESCRIPTION:	
ISSUE:	

CLIENT
121 SPRING CREEK, LLC

PROJECT
FRISCO 45 INFRASTRUCTURE

PRELIMINARY
NOT FOR CONSTRUCTION

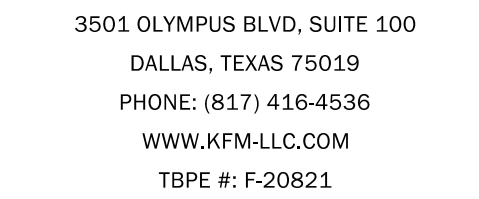
KFM

ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER: 010021003		
DRAWN BY: GW/LL	DESIGNED BY: JDB/TT	CHECKED BY: JAM
DATE: 06/25/21		
SHEET:		

SHEET TITLE
OVERALL PAVING PLAN

[illegible]

121 SPRING CREEK, LLC

FRISCO 45 INFRASTRUCTURE

SHEET IIIILE

OVERALL EROSION CONTROL PLAN

KFM
ENGINEERING & DESIGN

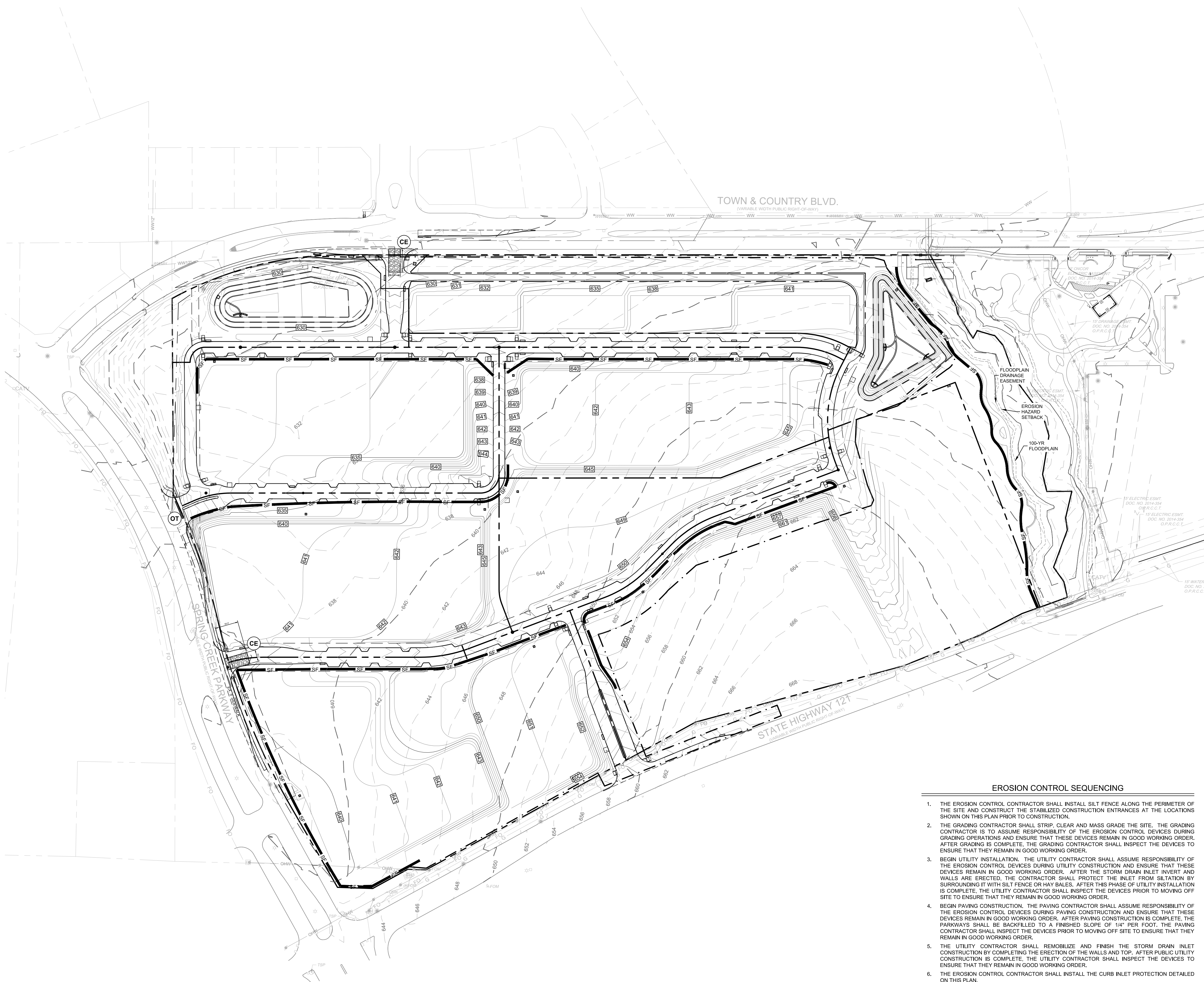
ENGINEER: Joshua A. Millsap
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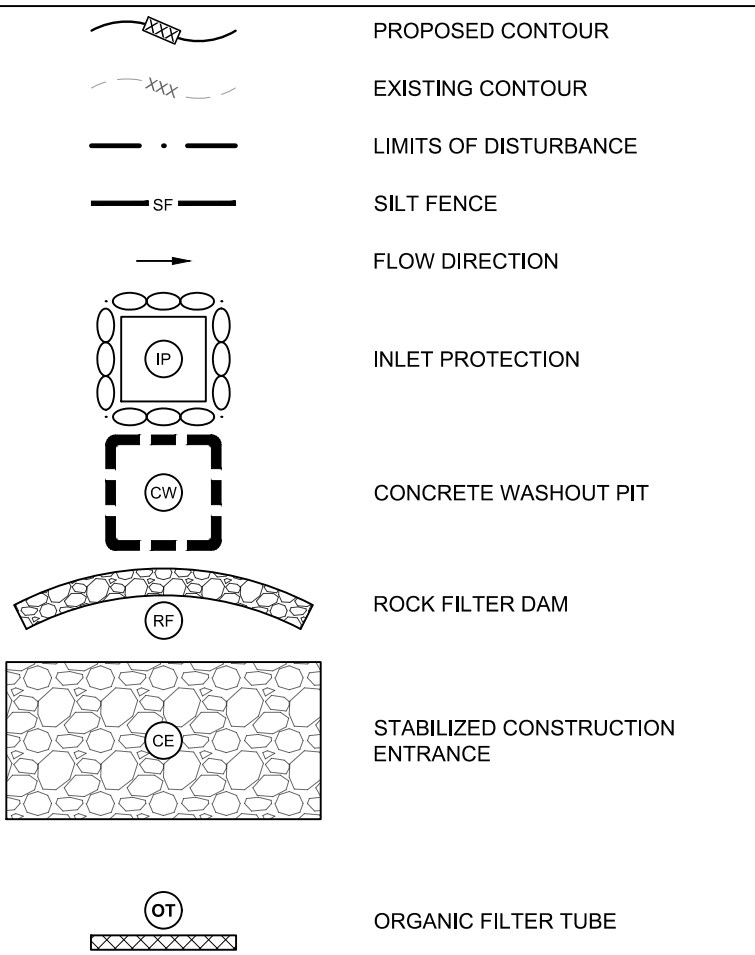
SHEET:



EROSION CONTROL SEQUENCING

1. THE EROSION CONTROL CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE AND CONSTRUCT THE STABILIZED CONSTRUCTION ENTRANCES AT THE LOCATIONS SHOWN ON THE ATTACHED EROSION CONTROL CONSTRUCTION PLAN.
2. THE GRADING CONTRACTOR SHALL STRIP TOPSOIL AND MASS GRADE THE SITE. THE GRADING CONTRACTOR IS TO ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING GRADING OPERATIONS AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER GRADING IS COMPLETE, THE GRADING CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
3. BEGIN UTILITY INSTALLATION. THE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER THE STORM DRAIN INLET INVERT AND THE WALLS ARE ERECTED, THE CONTRACTOR SHALL PROTECT THE INLET FROM SILTATION BY CONSTRUCTING IT WITH A FINISHED SLOPE OF 1/4" PER FOOT. AFTER UTILITY INSTALLATION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
4. BEGIN PAVING CONSTRUCTION. THE PAVING CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING PAVING CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER PAVING CONSTRUCTION IS COMPLETE, THE PARKWAYS SHALL BE BACKFILLED TO A FINISHED SLOPE OF 1/4" PER FOOT. THE PAVING CONTRACTOR SHALL INSPECT THE DEVICES PRIOR TO MOVING OFF SITE TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
5. THE UTILITY CONTRACTOR SHALL REMOVIDE AND FINISH THE STORM DRAIN INLET. AFTER PUBLIC UTILITY CONSTRUCTION IS COMPLETE, THE UTILITY CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
6. THE EROSION CONTROL CONTRACTOR SHALL INSTALL THE CURB INLET PROTECTION DETAILED ON THIS PLAN.
7. BEGIN FRANCHISE UTILITY CONSTRUCTION. EACH FRANCHISE UTILITY CONTRACTOR SHALL ASSUME RESPONSIBILITY OF THE EROSION CONTROL DEVICES DURING FRANCHISE UTILITY CONSTRUCTION AND ENSURE THAT THESE DEVICES REMAIN IN GOOD WORKING ORDER. AFTER FRANCHISE UTILITY CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL INSPECT THE DEVICES TO ENSURE THAT THEY REMAIN IN GOOD WORKING ORDER.
8. AFTER CONSTRUCTION IS COMPLETE, THE EROSION CONTROL CONTRACTOR SHALL REMOVE ALL SILT FENCE AND AREA WHERE SILT FENCE HAS BEEN ESTABLISHED. ALL SILT FENCE AND OTHER EROSION CONTROL DEVICES SHALL BE REMOVED FROM THE SITE.

EROSION CONTROL LEGEND



1. **GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C00.3 - GENERAL CONSTRUCTION NOTES FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
2. **INGRESS AND EGRESS:** THE CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS TO THE SITE AND TO ALL PROPERTIES AND ADJACENT AREAS AND CONDUCT HIS OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
3. **PROTECTION OF EXISTING FACILITIES:** CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS, FENCING, BRACING AND SHORING, AND SECURITY DEVICES TO PROTECT EXISTING STRUCTURES, UTILITIES, APPURTENANCES, TREES AND LANDSCAPING, AND TO PREVENT COLLAPSE OR SETTLEMENT OF EXISTING STRUCTURES WHICH ARE NOT TO BE DEMOLISHED AND/OR REMOVED.
4. **HAZARDOUS AND/OR CONTAMINATED MATERIALS:** THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNING AUTHORITIES AND OWNER IMMEDIATELY IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED.
5. **SWPPP COMPLIANCE:** THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHILE CONDUCTING HIS ACTIVITIES ON THIS PROJECT. IN ADDITION TO CONSTRUCTING THOSE ITEMS INDICATED ON THE PLAN SHEETS, COMPLIANCE WITH THE SWPPP INCLUDES CONFORMANCE TO THE SWPPP MANUAL AND THE SWPPP PLAN SHEETS. SWPPP MANUAL AND SWPPP PLAN SHEETS, IN CONSTRUCTION, THE SWPPP PLANS AND DOCUMENTS ARE PROVIDED FOR THE SOLE BENEFIT OF THE CONTRACTOR AS A PLANNING TOOL FOR COMPLYING WITH THE ENVIRONMENTAL REGULATIONS OF THIS PROJECT.
6. **BMP INSTALLATION:** CONTRACTOR COMMENCING GRADING OPERATIONS, THE CONTRACTOR SHALL INSTALL ALL SWPPP MEASURES AND DEVICES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PLAN, ALL SWPPP "BEST MANAGEMENT PRACTICES" (BMP) CONTROL MEASURES AND DEVICES SHALL BE IN ACCORDANCE WITH THE CONTROLLING FEDERAL, STATE, OR LOCAL AGENCIES.
7. **CLEANING, REPAIR AND MAINTENANCE:** THE CONTRACTOR SHALL REFER TO THE SWPPP FOR SEQUENCING OF CONSTRUCTION, INSTALLATION OF NEW EROSION CONTROL DEVICES AND CLEANING, REPAIR AND MAINTENANCE OF EXISTING EROSION CONTROL DEVICES. THE CONTRACTOR SHALL REVISE, RELOCATE AND/OR ADD DEVICES TO REFLECT ACTUAL SITE CONDITIONS AND AS NECESSARY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY STORAGE AREAS, FUELING AREAS, TOILETS, TRASH RECEPTACLES AND WASHOUT AREAS, ANY ACCIDENTAL RELEASE OF SEDIMENT OR POLLUTANTS FROM THE SITE SHALL BE CLEANED BY THE CONTRACTOR.
8. **SITE ENTRY/EXIT LOCATIONS:** SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAYS MUST BE REMOVED IMMEDIATELY, WHEN WASHING OF VEHICLES IS REQUIRED TO BE COMPLETED, THE CONTRACTOR SHALL BE REQUIRED TO CLEAN THE TRAILER, DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
9. **PROTECTION OF ADJACENT PROPERTY:** CONTRACTOR SHALL ASSUME FULL LIABILITY FOR ANY DAMAGE TO ADJACENT PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE RIGHT TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL METHODS AND PROCEDURES SHOWN AND NOTED IN THE PLANS AND SWPPP.
10. **RE-VEGETATION:** AT THE COMPLETION OF PAVING AND FINAL GRADING OPERATIONS, ALL DISTURBED AREAS SHALL BE VEGETATED IN ACCORDANCE WITH THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING HYDROMULCH SEEDING AND/OR SODDING FOR ALL DISTURBED AREAS (NOT DESIGNATED TO BE PAVED) IN ACCORDANCE WITH ALL GOVERNING AUTHORITIES' SPECIFICATIONS.
11. **BMP REMOVAL:** THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SEDIMENT BARRIERS AND ALL PROTECTIVE COVERINGS TO VEGETATION. THE BEMP COVERINGS SHALL BE REMOVED. SITE HAVE BEEN STABILIZED AND ACCEPTED BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.

CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



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

BENCHMARKS

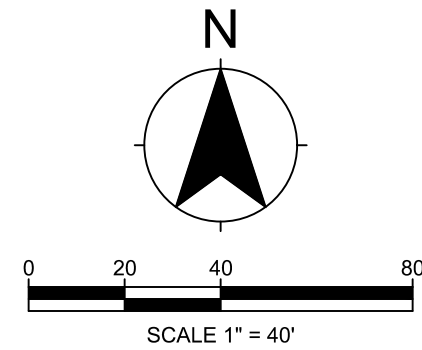
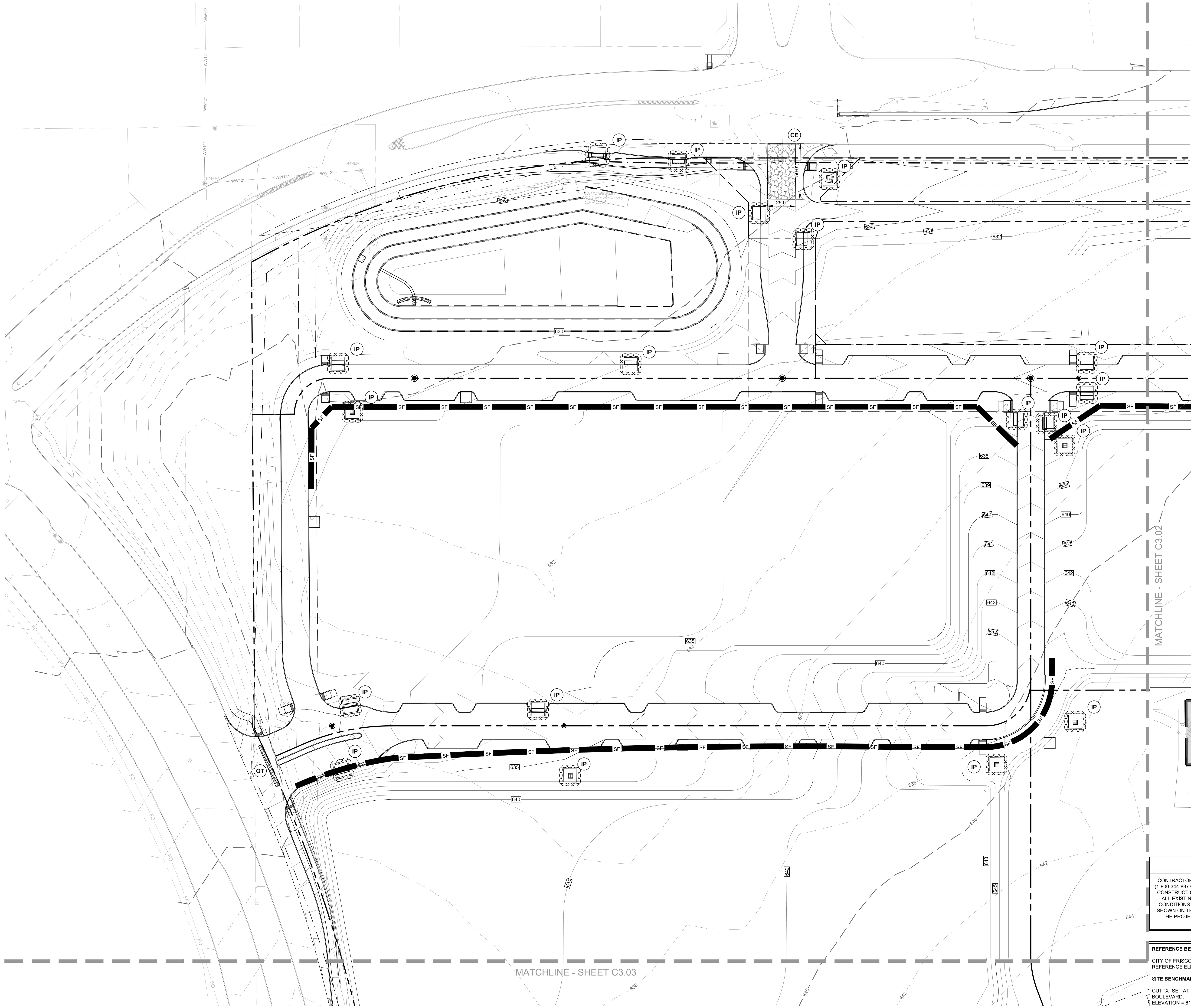
REFERENCE BENCHMARK

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REFERENCE ELEVATION = 623.36'

SITE BENCHMARK

CUT "X" SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.
ELEVATION = 614.03'

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MATCHLINE - SHEET C3.02

MATCHLINE - SHEET C3.03

KEY MAP

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIRED CONDITIONS OFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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Know what's below.
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ISSUE:	DESCRIPTION:	DATE:

CLIENT
121 SPRING CREEK, LLC

PROJECT
FRISCO 45 INFRASTRUCTURE

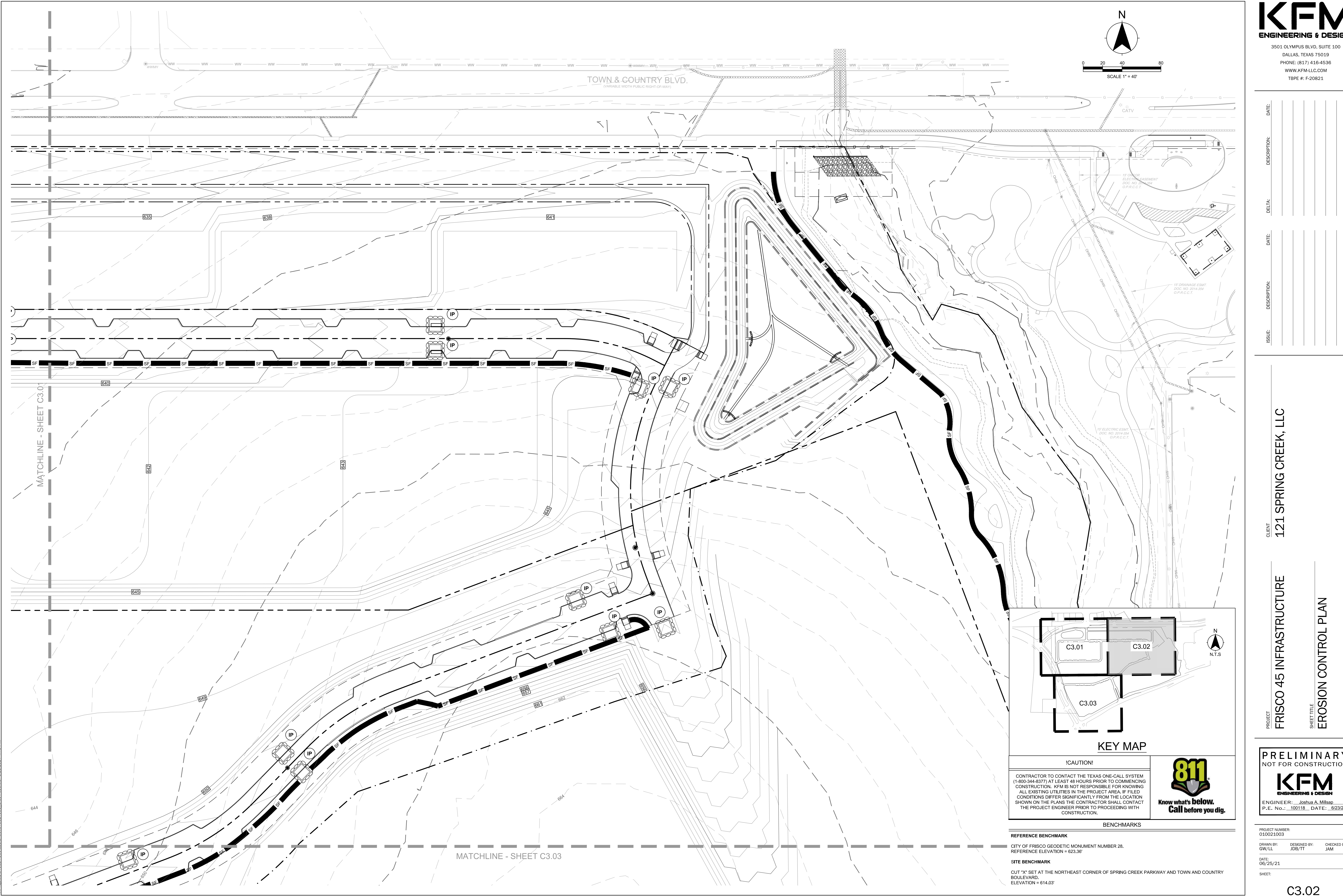
SHEET TITLE
EROSION CONTROL PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM
ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER: 010021003	DRAWN BY: GW/LL	DESIGNED BY: JDB/TT	CHECKED BY: JAM
DATE: 06/25/21	SHEET:		



ISSUE:	DESCRIPTION:	DATE:	DELTA:	DESCRIPTION:	DATE:

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121 SPRING CREEK, LLC

PROJECT
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SHEET TITLE
EROSION CONTROL PLAN

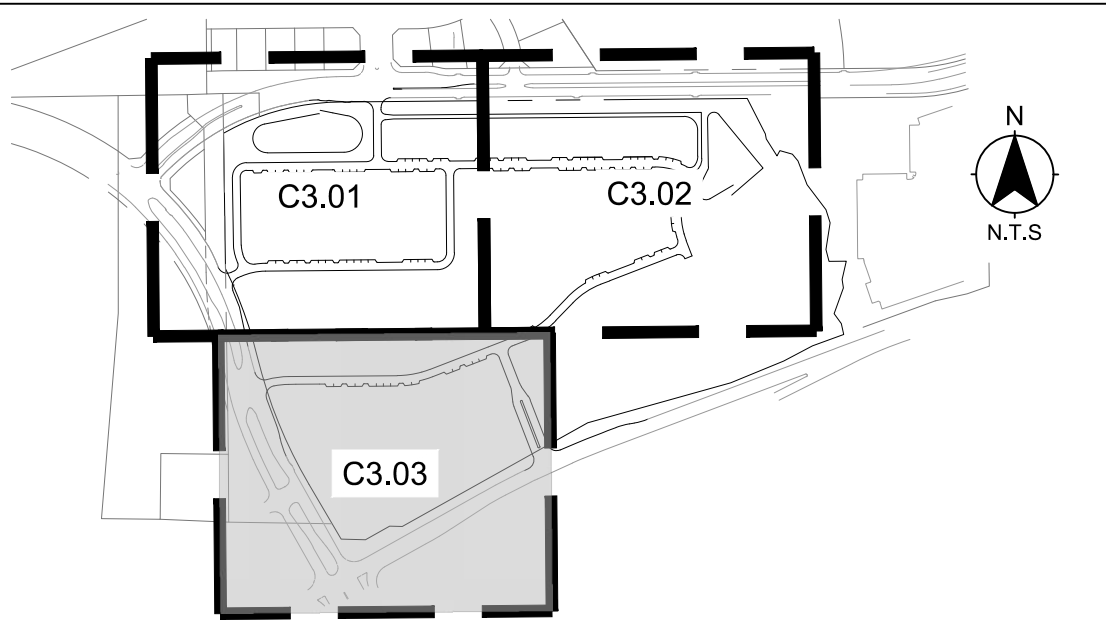
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ENGINEER: Joshua A. Millsap
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PRELIMINARY

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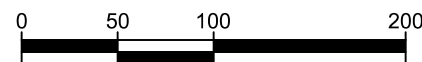
KFM

ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap

P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER: 010021003	DESIGNED BY: JDB/TT	CHECKED BY: JAM
DRAWN BY: GW/LL	DATE: 06/25/21	
SHEET:		



GRADING LEGEND



11.11 EXISTING SPOT ELEVATION

STORM DRAIN MANHOLE

 STORM DRAIN CURB INLET

STORM DRAIN GRATE INLET

STORM DRAIN JUNCTION B

STORM DRAIN AREA DRAIN

STORM DRAIN SLOPED
UPWARD

GRADING NOTES

GRADING NOTES

- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET CO-0.3 - GENERAL CONSTRUCTION NOTES FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
- UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL, OR SITE CONSTRUCTION, THE UNDISTURBED AREAS SHALL BE IDENTIFIED AND MARKED BY THE GEOTECHNICAL ENGINEER. THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED, REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
- TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY THE GEOTECHNICAL ENGINEER. THE TESTING SHALL BE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR GEOTECHNICAL SURVEY PREPARED BY ECOS TEXAS, LP, 19-68884-A, DATED, JULY 05, 2016, WHICH IS MADE A PART OF THESE CONSTRUCTION DOCUMENTS.
- STRIPPING AND DEBRIS REMOVAL:** THE BUILDING AND STRIPPED AREAS TO BE PAVED AND THE AREAS OF PROPOSED BUILDING PAD OR PAVED AREAS, SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE, ON THE ORDER OF 6 INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE STRIPPING AND STRIPPING DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND CARRIED OFF-SITE TO AN APPROPRIATE LOCATION. ALL APPLICABLE LAWS GOVERNING THE SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE, ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- PROOF ROLLING:** STRIPPED AREAS SHALL BE PROOF ROLLED BY THE PROJECT SITE UNIFORMITY BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
- PROOF ROLLING:** UPON COMPLETION OF STRIPPING OPERATIONS, AND PRIOR TO PLACEMENT OF ANY FILL MATERIALS, THE STRIPPED AREAS SHALL BE OBSERVED TO DETERMINE IF ADDITIONAL STRIPPING IS REQUIRED. IF ADDITIONAL STRIPPING IS REQUIRED, THE STRIPPED AREAS WOULD ADVERSELY AFFECT THE FILL PLACEMENT, THE SUBGRADE SHOULD BE FIRM AND ABLE TO SUPPORT CONSTRUCTION EQUIPMENT WITHOUT DISPLACEMENT, SOFT OR YIELDING SUBGRADE SHOULD BE CORRECTED. CORRECTED AREAS SHALL BE PROOF ROLLED. PROOF ROLLING SHOULD BE PERFORMED USING A HEAVY PNEUMATIC TIRE ROLLER, LOADED DUMP TRUCK, OR SIMILAR PIECE OF EQUIPMENT WEIGHING 25 TONS. THE PROOF ROLLING OPERATIONS SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER.
- UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND DETERMINE THE STABILITY OF THE MATERIAL. IF THE MATERIAL IS FOUND TO BE UNSTABLE, THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THE MATERIAL IS COMPACTED TO AT LEAST 95% OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D - 698 PRIOR TO PLACEMENT OF FILL MATERIALS.
- CONTROL FILL:** ALL SOLS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DETRIMENTAL OR UNDESIRABLE MATERIAL, ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE WITHIN 15 INCHES TO 15 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 2 INCHES IN SIZE FROM 15 INCHES TO 72 INCHES OF PROPOSED SUB GRADE ELEVATION, LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72 INCHES FROM SUBGRADE ELEVATION, WILL BE ACCEPTED. THE ACCEPTED MATERIAL SHALL BE IMPORTED FROM OFF-SITE FOR USE AS FILL. THE AMOUNT OF FINE MATERIAL TO PREVENT VOID, SOLS IMPORTED FROM OFF-SITE FOR USE AS FILL, SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN 6 INCHES TO 8 INCHES LAYER THICKNESS, WITH A MAXIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED, THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES, EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO THE REQUIRED DRY DENSITY.
- PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS, SPOE ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
- A TOLERANCE OF +/- 0.10 FEET OF THE FINISHED GRADE WILL ALLOWED FOR ALL AREAS UNDER PROPOSED BUILDING OR DRIVE, AND A TOLERANCE OF +/- 0.05 FEET OF FINISHED GRADE SHALL BE A TOLERANCE OF +/- 0.03 FEET OF THE FINISHED GRADE.
- ENTRANCE GRADERS:** REFER TO THE BUILDING PLANS FOR DETAILED SPOE GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND LOCAL STATE GOVERNING STANDARDS AND SPECIFICATIONS FOR GRADING AT THE BUILDING ENTRANCE AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.
- LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROJECT SHALL NOT BE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL DETERMINE THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN FOR LIMITS OF TOPSOIL PLACEMENT.
- UNCLASSIFIED EXCAVATION:** ALL UNCLASSIFIED EXCAVATION, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL, HAIL, OR OTHER EXCAVATION, SHALL BE CONSTRUCTED TO PAVEMENT TO FINAL GRADE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CAUTION

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FILED CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.



BENCHMARKS

REFERENCE BENCHMARK

CITY OF FRISCO GEODETIC MONUMENT NUMBER 28.
REFERENCE ELEVATION = 623.36'

SITE BENCHMARK

CUT "X" SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.
ELEVATION = 614.03'

3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (817) 416-4536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE: _____

DESCRIPTION:

DELTA:

DATE: _____

DESCRIPTION:

ISSUE:

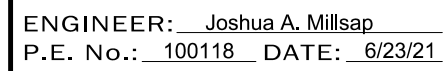
CLIENT
121 SPRING CREEK, LLC

PROJECT
FRISCO 45 INFRASTRUCTURE

SHEET TITLE

OVERALL GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



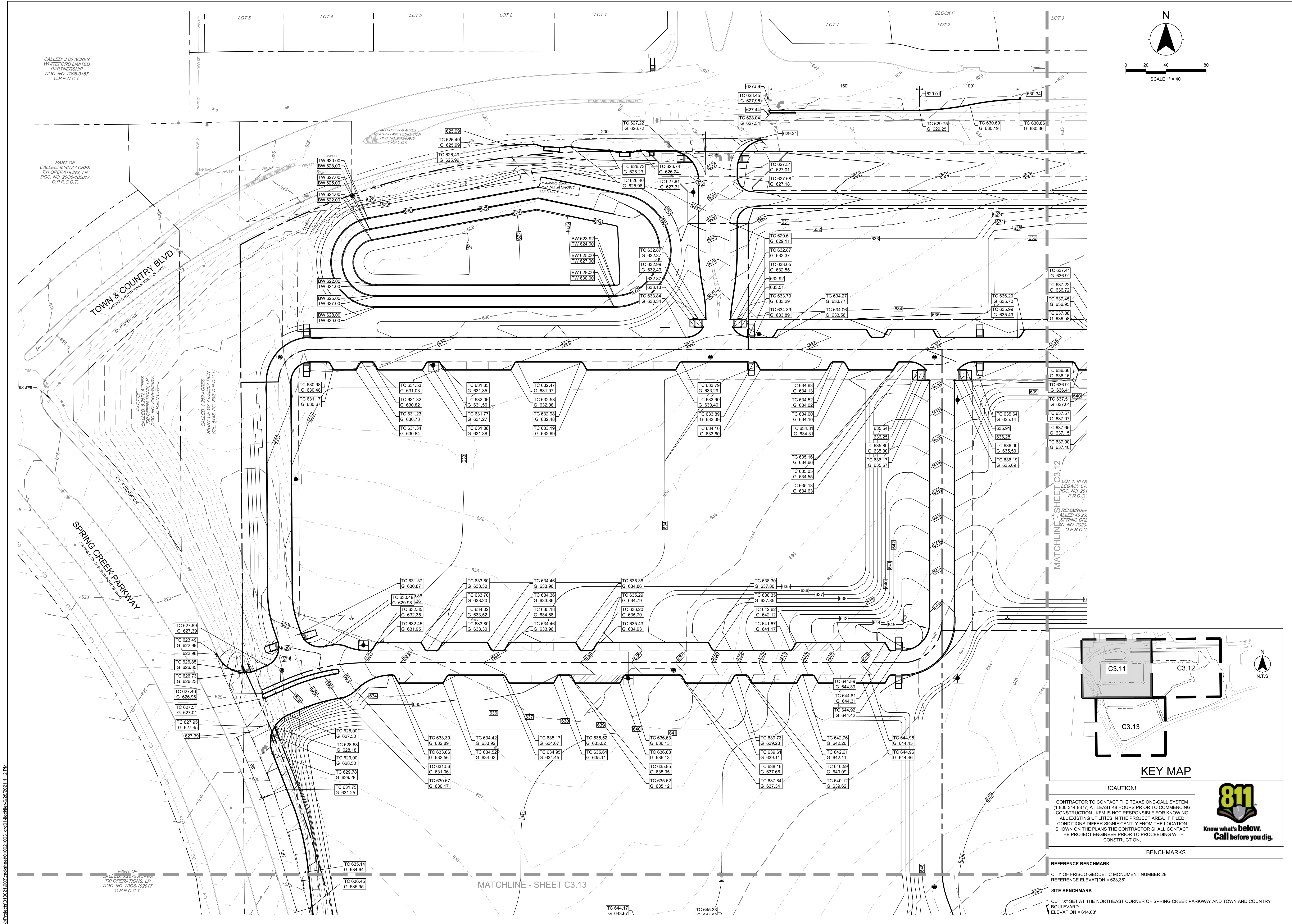
PROJECT NUMBER

DRAWN BY: GW/LL DESIGNED BY: JDB/TT CHECKED BY: JAM

DATE:
06/25/21

SHEET:

C3.10

[illegible]

121 SPRING CREEK, LLC

FRISCO 45 INFRASTRUCTURE

GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM
ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

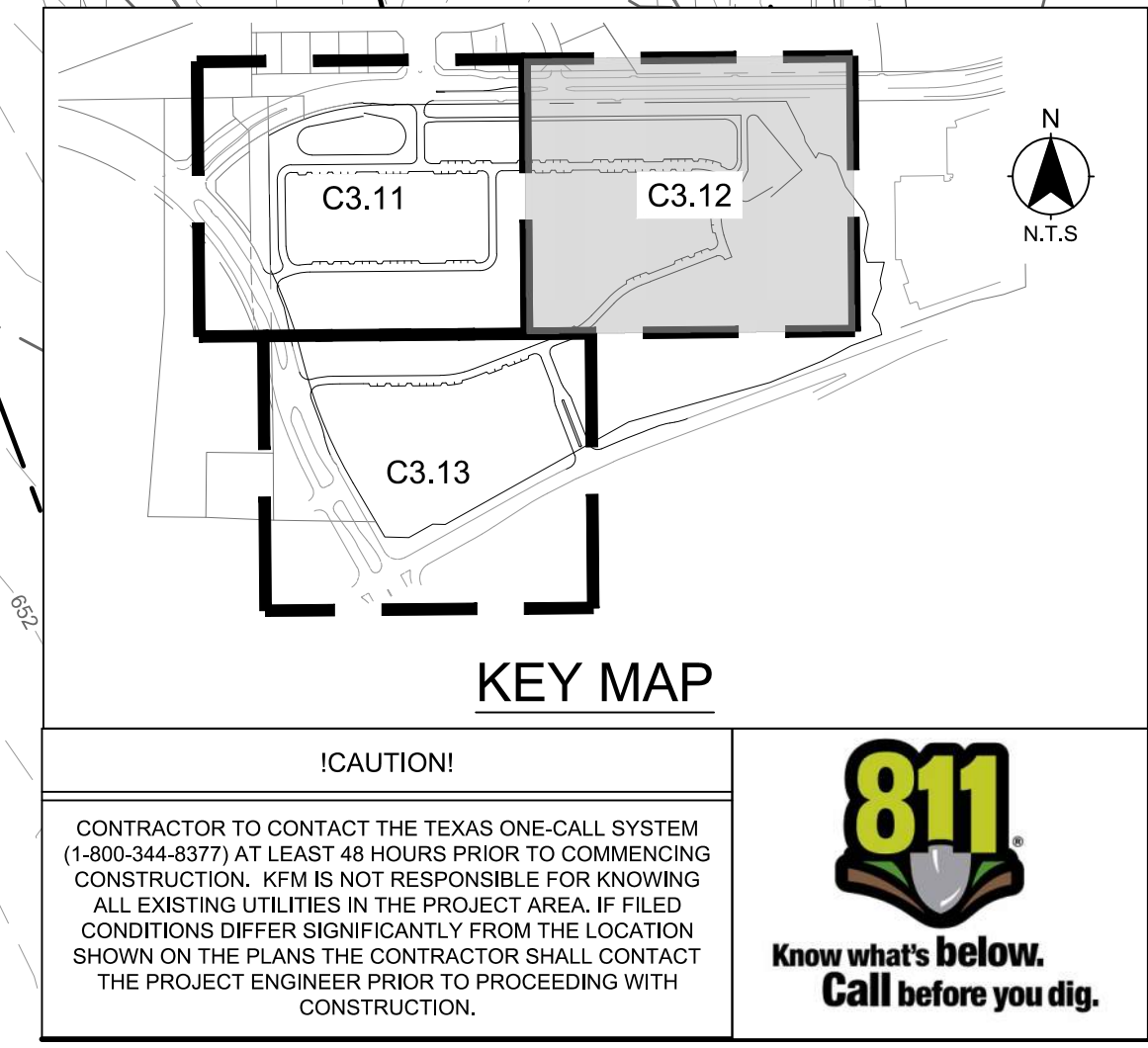
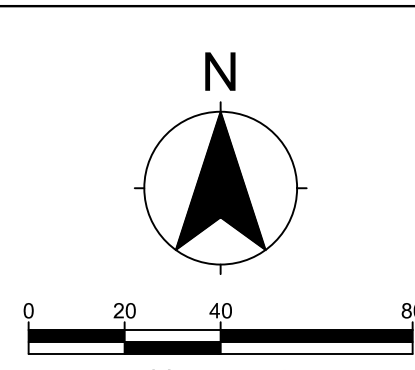
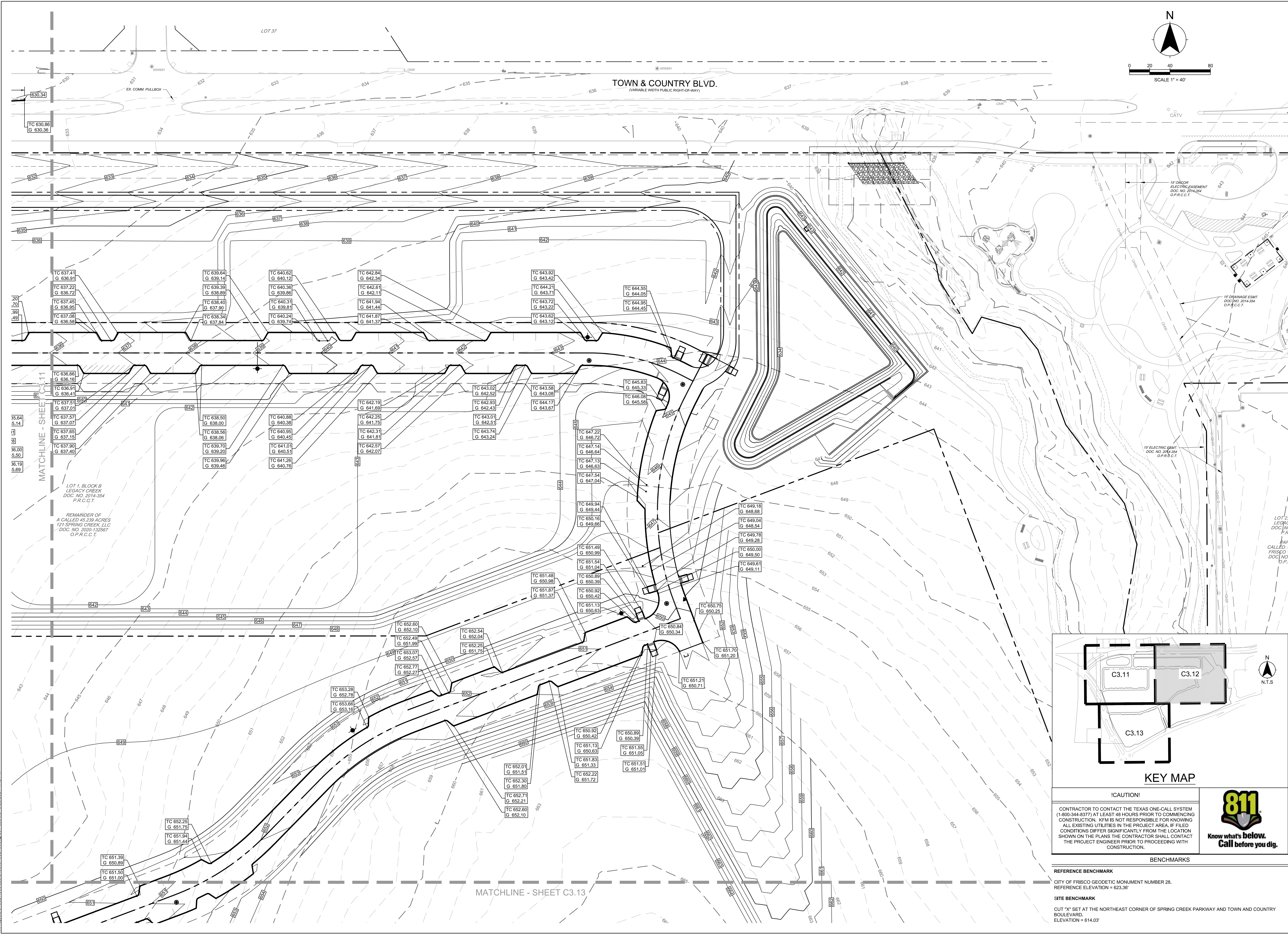
PROJECT NUMBER:
010021003

DRAWN BY: GW/LL DESIGNED BY: JDB/TT CHECKED BY: JAM

DATE:
06/25/21

SHEET:

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REFERENCE BENCHMARK
CITY OF FRISCO GEODETIC MONUMENT NUMBER 28.
REFERENCE ELEVATION = 623.36'

SITE BENCHMARK
CUT 'X' SET AT THE NORTHEAST CORNER OF SPRING CREEK PARKWAY AND TOWN AND COUNTRY BOULEVARD.
ELEVATION = 614.03'

ISSUE:	DESCRIPTION:	DATE:

CLIENT:	PROJECT:
121 SPRING CREEK, LLC	FRISCO 45 INFRASTRUCTURE

SHEET TITLE:
GRADING PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

KFM
ENGINEERING & DESIGN

ENGINEER: Joshua A. Millsap
P.E. No.: 100118 DATE: 6/23/21

PROJECT NUMBER: 010021003

DRAWN BY: GW/LL DESIGNED BY: JDB/TT CHECKED BY: JAM

DATE: 06/25/21

SHEET:

