

PROJECT BENCHMARK:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. FURTHERMORE, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANY REPRESENTATIVES A MINIMUM OF 48 HOURS IN ADVANCE OF ANY WORK.

- a. Contact Dig Tess @ 1-800-344-8377
- b. Contact Josh Norton @ ATMOS 229-4627
- c. Contact Dan Augsburger @ Suddenlink 595-2429
- d. Contact Richard Wallace @ Verizon 821-4752
- e. Contact Gilbert Martinez @ CS Electrical 764-3660
- f. Contact Butch Willis @ CS Utilities 764-3660
- g. Contact Ken Gray @ CS Fiber Optic 764-6330

2. THIS PLAN IS A GENERAL GUIDELINE FOR THE DEMOLITION REQUIRED FOR THIS PROJECT. THE BID ITEM "DEMOLITION" IS A LUMP SUM ITEM INTENDED TO COVER ALL DEMOLITION REQUIRED FOR THIS PROJECT REGARDLESS OF THE SPECIFIC MENTION OF THE ITEM(S) ON THIS SHEET.

3. DEMOLITION SHOWN ON THIS PLAN INCLUDES STRUCTURES THAT HAVE NOT BEEN CONFIRMED TO BE CLEAR OF ASBESTOS. ASBESTOS SURVEY WILL NEED TO BE PERFORMED TO THIS BUILDING AS WELL AS ANCILLARY EQUIPMENT/ITEMS ON THE LOT AND PAVEMENT.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL ITEMS DEMOLISHED WITH THIS WORK.

5. WHERE IMPERVIOUS COVER IS REMOVED, THE AREA SHALL BE GRADED TO DRAIN. NO PONDING OR STANDING WATER WILL BE ACCEPTABLE AT THE COMPLETION OF DEMOLITION.

6. CONTRACTOR SHALL PROTECT ALL ABOVE GROUND AND BELOW GROUND UTILITIES DURING DEMOLITION.

7. SITE SAFETY IS THE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL ASSURE THAT THE SITE IS IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS AT ALL TIMES.

8. THE CONTRACTOR SHALL WORK WITH ALL UTILITY COMPANIES TO PROPERLY DISCONNECT ALL SERVICES TO THE BUILDING. ALL SERVICE LINES SHALL BE CAPPED OR PLUGGED AT THE MAIN, UNLESS OTHERWISE SHOWN ON PLANS. UNDERGROUND SERVICE LINES MAY REMAIN IN PLACE ONCE DISCONNECTED FROM THE BUILDING AND THE MAIN UNLESS OTHERWISE SPECIFIED.

9. ALL SOIL EXPOSED BY CONSTRUCTION SHALL BE HYDROMULCHED UNLESS WORK ON SITE IMPROVEMENTS CONTINUE.

10. CONTRACTOR SHALL ENSURE THAT NO DIRT FROM THE PROJECT ACCUMULATES IN THE EXISTING STREETS. IF DIRT OR DEBRIS FROM THE PROJECT SITE ACCUMULATES ON ADJACENT STREETS, THE CONTRACTOR SHALL IMMEDIATELY CLEAN THOSE AREAS.

11. CONTRACTOR SHALL PLACE EROSION CONTROL PROTECTION AT APPROPRIATE DOWNSTREAM LOCATIONS TO MINIMIZE SILT AND DEBRIS FROM LEAVING THE CONSTRUCTION SITE AND ENTERING THE DRAINAGE SYSTEM.

12. ONCE VEGETATION IS WELL ESTABLISHED THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION CONTROL MEASURES (I.E. SILT FENCE, ROCK CHECK DAMS, ETC.) UNLESS OTHERWISE SHOWN ON PLANS.

13. STORM WATER STRUCTURAL CONTROLS SHALL BE INSTALLED AS SOON AS PRACTICAL AND MAINTAINED IN GOOD WORKING ORDER UNTIL THE SITE IS STABILIZED.

14. THE CONTRACTOR SHALL COMPLY WITH THE TCEQ STORM WATER DISCHARGE PROGRAM AND IS RESPONSIBLE FOR COMPLETING AND FILING THE APPROPRIATE FORMS.

15. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL MUST FOLLOW TMUTCD AND BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION. THIS IS NOT A SEPARATE PAY ITEM.

16. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ELECTRICAL AND WATER AS NEEDED FOR DEMOLITION.

17. SANITARY SEWER AND WATERLINE TO REMAIN SHALL BE CAPPED AND MARKED WITH SURFACE MARKER INDICATING CAP LOCATION FOR FUTURE USE.

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

- a. Contact Dig Tess @ 1-800-344-8377
- b. Contact Dan Augsburger @ Suddenlink 595-2429
- c. Contact Richard Wallace @ Verizon 821-4752
- d. Contact Sam Weida @ CSU (Electrical) 764-6255
- e. Contact Butch Willis @ CSU (Water/Wastewater) 764-3660
- f. Contact Luis Cisneros @ Atmos Gas (Gas) 229-4627

2. All construction shall be in accordance with the current City of College Station (C.S.) Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BOS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of C.S. All construction shall be coordinated with the City of C.S. City Engineer.

3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.

4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.

5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.

6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of C.S. Electrical Division.

7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.

8. The Contractor must provide construction staking from the information provide on these plans.

9. All soil exposed by construction shall receive cellulose fibermulch seeding.

10. Trenches may be left open overnight if properly barricaded.

11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.

12. The contractor shall coordinate with Suddenlink Communications, CSU, and Verizon to adjust the location of existing facilities, if necessary.

13. The contractor is responsible for traffic control in accordance with TMUTCD. This is not a separate pay item.

14. Temporary spoil areas will be identified on site by owner.

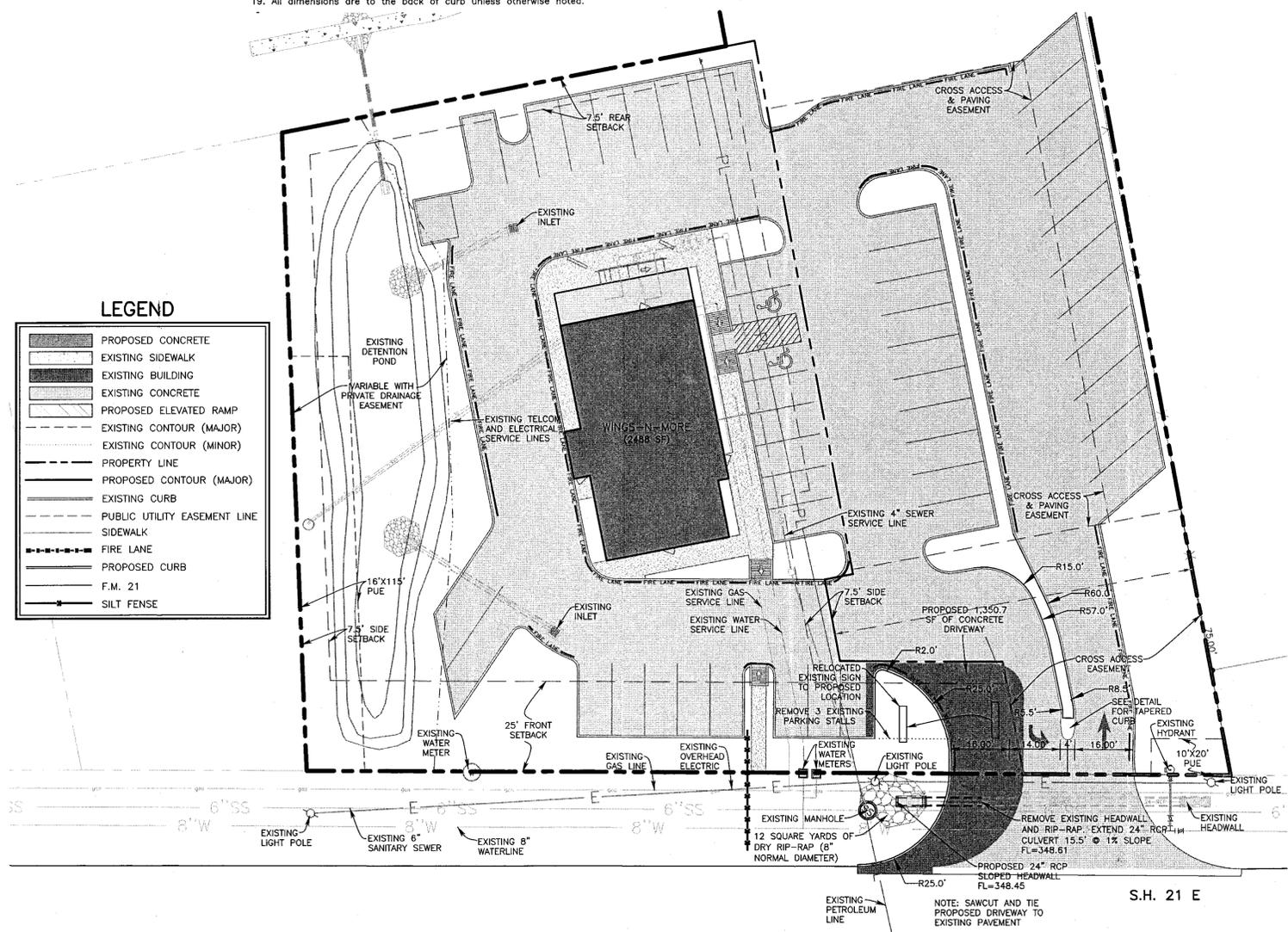
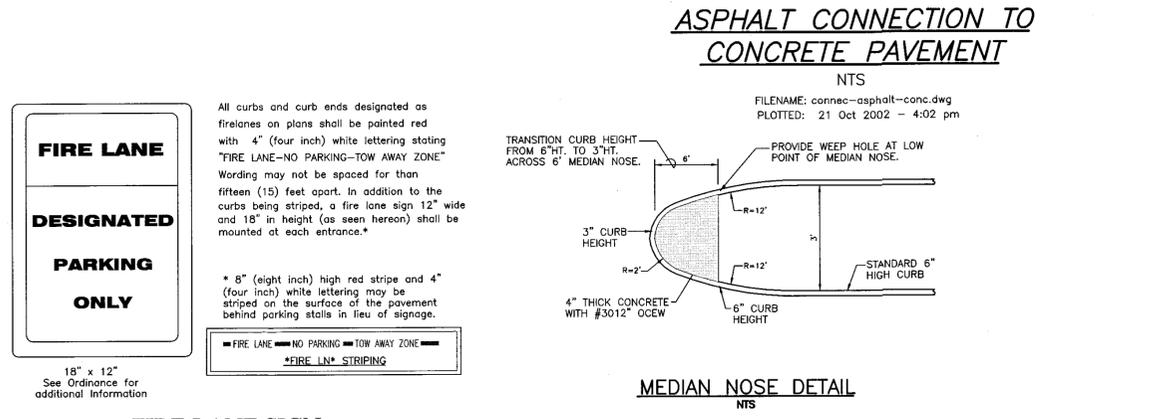
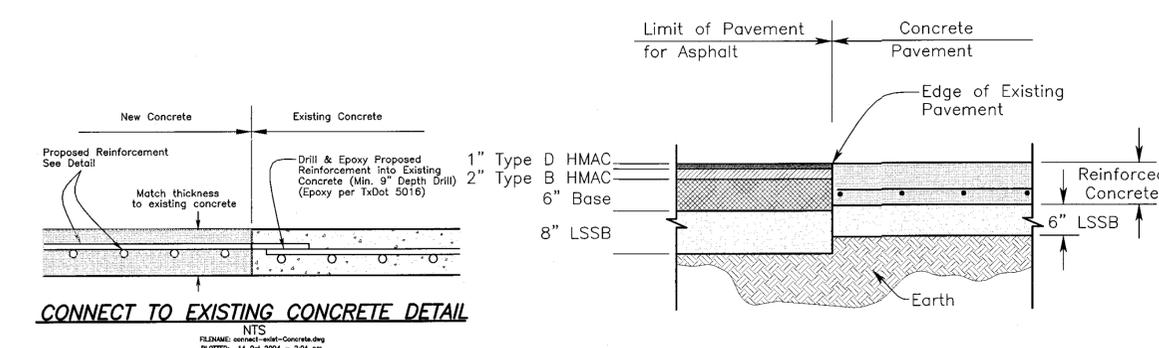
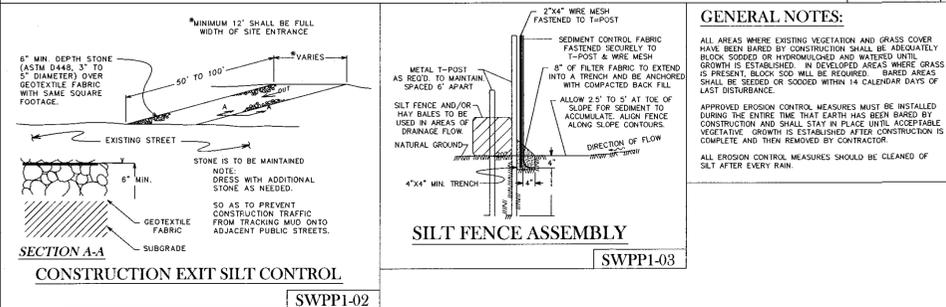
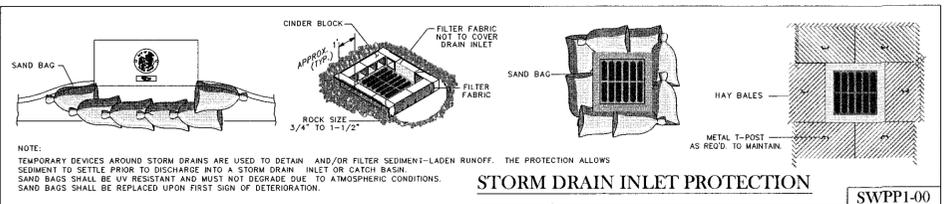
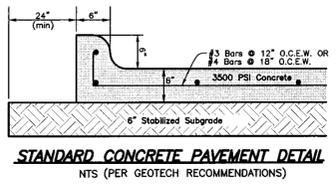
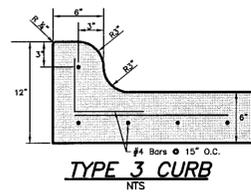
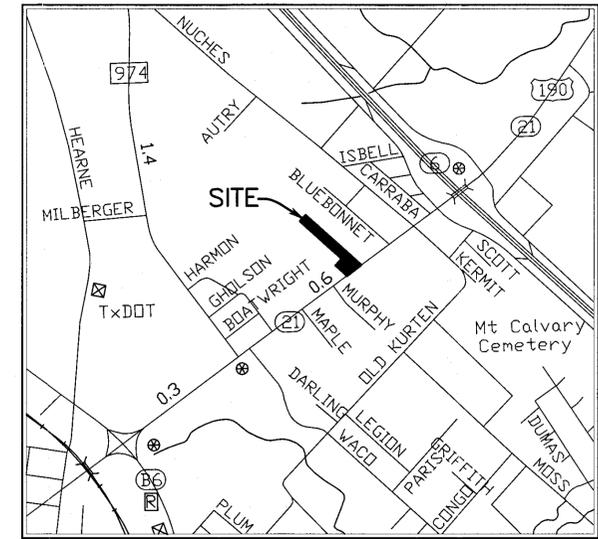
15. All roof and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.

16. Exterior Building and site lighting will meet the standards of Section 7.10 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.

17. Contractor shall provide parking lot striping in accordance with the layout shown on this plan.

18. All storm sewer and sanitary sewer being constructed with this site plan is private.

19. All dimensions are to the back of curb unless otherwise noted.



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TX. FIRM # F-1443

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AUGUST 2014  
Designed by: VJBM  
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Revisions

DRIVEWAY EXPANSION  
WINGS-N-MORE - SH 21  
Bryan, Texas

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