GENERAL SITE NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF McKINNEY SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
3. ALL WORK SHALL CONFORM TO THE CITY OF McKINNEY SPECIFICATIONS, STANDARDS AND DETAILS.
4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE CITY OF McKINNEY ENGINEERING DEPARTMENT FOR REVIEW.
8. STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH CITY OF McKINNEY REQUIREMENTS, TYP.
10. THE SANITATION CONTAINER SCREENING WALLS WILL BE THE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
11. TRASH PICK UP WILL BE CURB SIDE. TOTERS WILL BE USED AND STORED INSIDE THE GARAGES.
12. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF McKINNEY CODE OF ORDINANCES.
13. THE SITE SHALL CONFORM TO THE CITY OF McKINNEY STORM WATER MANAGEMENT ORDINANCE.
14. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
15. MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- 24' FIRE LANE, MUTUAL ACCESS ESMT. & WATER, STORM SEWER ESMT.
- 5' CONCRETE SIDEWALK

GLENN ENGINEERING
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STATE OF TEXAS
MIKE GLENN
35924
LICENSED PROFESSIONAL ENGINEER
The seal appearing on this document was authorized by Mike Glenn, P.E. on June 9, 2014.

EMERALD COTTAGES OF STONEBRIDGE

McKINNEY, TEXAS

PHASE 2 SITE PLAN

Revisions:

Issue Dates:
Review:
Permit:
Construction:

Scale:	1"=40'
Drawn By:	KKE
Checked By:	CMG
Project No.:	13-685.01

Sheet

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