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JAPANESE GARDEN UPDATES

3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

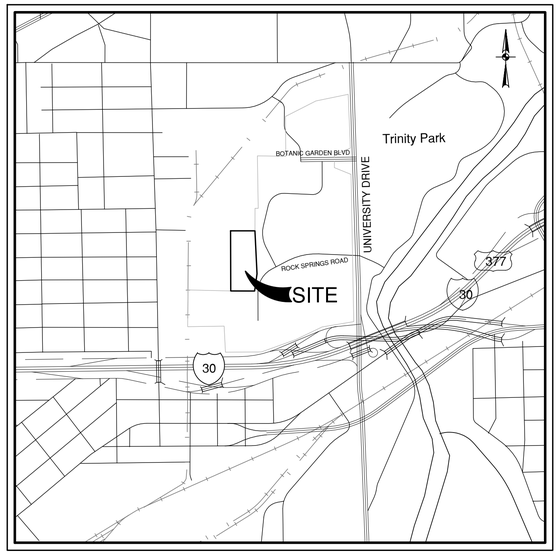
CIVIL CONSTRUCTION PLANS

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LOCATION MAP
NOT-TO-SCALE

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MAY 2026

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ISSUED FOR CONSTRUCTION

PD JOB NO. 61587-00 JAPANESE GARDEN UPDATES

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GENERAL NOTES

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 COUNCIL OF GOVERNMENTS, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED BY THE PROJECT CONTRACT DOCUMENTS.
2. EXAMINATION OF PLANS: PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS AND SPECIFICATIONS PERTAINING TO THE WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. EXAMINATION OF SITE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INVESTIGATING AND SATISFYING HIMSELF AS TO THE CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT RESTRICTED TO THE 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, AND THE EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PERFORMANCE OF THE WORK. FAILURE BY THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE AVAILABLE INFORMATION WILL NOT RELIEVE HIM OF RESPONSIBILITY FOR ESTIMATING THE DIFFICULTY OR COST OF SUCCESSFULLY PERFORMING THE WORK.
4. TOPOGRAPHY SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THE PLANS IS PROVIDED FOR INFORMATIONAL PURPOSES. 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.
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 OWNER 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 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 AND NOT TO PREVENT FREE UNINTERRUPTED ACCESS TO ALL FIRE HYDRANTS, WATER VALVES, GAS VALVES, MANHOLES AND FIRE ALARM OR POLICE CALL BOXES IN THE VICINITY.
7. STORM WATER POLLUTION PREVENTION PLAN (SWPPP): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWPPP WHILE CONDUCTING HIS ACTIVITIES ON THE PROJECT.
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 OBTAINING PERMITS FROM 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 HAVE BEEN OBTAINED. COSTS ASSOCIATED WITH PERMITS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
9. APPROVED PLANS: THE CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED PLANS ON-SITE AT ALL TIMES.
10. INSPECTION AND TESTING: THE GOVERNING AUTHORITIES AND/OR THE DEVELOPER WILL PROVIDE INSPECTION AND TESTING OF THE PROPOSED CONSTRUCTION AT THEIR EXPENSE. THE CONTRACTOR SHALL PROVIDE SUFFICIENT NOTICE WELL IN ADVANCE OF PENDING CONSTRUCTION ACTIVITIES TO THE GOVERNING AUTHORITIES AND/OR OWNER FOR SCHEDULING OF INSPECTION/TESTING SERVICES. IN THE EVENT THAT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND SPECIFICATIONS, SUBSEQUENT TESTS NECESSARY TO DETERMINE THE ACCEPTABILITY OF MATERIALS OR CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
11. SHOP DRAWINGS: THE CONTRACTOR SHALL PREPARE, REVIEW, AND SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA AND SAMPLES REQUIRED BY THE GOVERNING AUTHORITIES AND THE PROJECT CONTRACT DOCUMENTS.
12. PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS, MARKERS, AND BENCHMARKS. 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 PROFESSIONAL LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
13. EXISTING STRUCTURES: THE PLANS SHOW THE LOCATION OF ALL KNOWN SURFACE AND SUBSURFACE STRUCTURES. HOWEVER, THE DEVELOPER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE 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.
14. PROTECTION OF EXISTING UTILITIES: AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT", TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS 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 THE 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 ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS, AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY BECAUSE OF THE ABOVE.
15. DAMAGE TO EXISTING FACILITIES: ALL EXISTING UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
16. FIRE AND LIFE SAFETY SYSTEMS: THE CONTRACTOR SHALL NOT REMOVE, DISABLE, OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT RECEIVING PRIOR WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.
17. 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. THE COSTS ASSOCIATED WITH THE PREPARATION AND IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
18. ACCESS TO ADJACENT PROPERTIES: ACCESS TO ADJACENT PROPERTIES SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE DIRECTED BY THE GOVERNING AUTHORITIES AND/OR OWNER.
19. ACCESS ROUTES, STAGING AREAS AND STORAGE AREAS: ALL PRIVATE HAUL ROADS AND ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ROADS AND OTHER FACILITIES USED DURING CONSTRUCTION. UPON COMPLETION OF THE PROJECT, ALL HAUL ROADS, ACCESS ROADS, STAGING AREAS AND STORAGE AREAS SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK.
20. PARKING OF CONSTRUCTION EQUIPMENT: AT NIGHT AND DURING ALL PERIODS OF TIME WHEN EQUIPMENT IS NOT BEING ACTIVELY USED FOR CONSTRUCTION WORK. THE CONTRACTOR SHALL PARK THE EQUIPMENT AT LOCATIONS WHICH ARE APPROVED BY THE OWNER. 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 OWNER, THE GOVERNING AUTHORITIES, THE PUBLIC, AND THE WORK. ALL BARRICADES, LIGHTS, AND MARKERS MUST MEET THE REQUIREMENTS OF THE GOVERNING AUTHORITIES' REGULATIONS.
21. WATER FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR PURCHASING WATER FROM THE GOVERNING AUTHORITY FOR HIS USE ON THE PROJECT SITE. COST ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
22. TEMPORARY ELECTRIC AND COMMUNICATIONS FOR CONSTRUCTION: THE CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR THE INSTALLATION AND PURCHASING OF TEMPORARY ELECTRIC AND COMMUNICATIONS SERVICES FROM THE GOVERNING AUTHORITIES FOR HIS USE ON THE PROJECT SITE. COSTS ASSOCIATED WITH THIS SERVICE SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
23. 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 NOT 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 AMOUNT.
24. 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.
25. CONDITION OF THE SITE DURING CONSTRUCTION: THE CONTRACTOR SHALL KEEP THE SITE OF THE WORK AND ADJACENT PREMISES AS FREE FROM MATERIAL, DEBRIS, AND RUBBISH AS IS PRACTICAL. THE CONTRACTOR SHALL REMOVE MATERIAL DEBRIS AND RUBBISH FROM ANY PORTION OF THE SITE IF, IN THE OPINION OF THE DEVELOPER, SUCH MATERIAL, DEBRIS, AND RUBBISH CONSTITUTES A NUISANCE OR IS OBJECTIONABLE.
26. EXISTING ROADWAYS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF EXISTING PAVED ROADS. COSTS ASSOCIATED WITH MAINTAINING THE CLEANLINESS OF EXISTING ROADS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
27. DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO CONTROL DUST ON THE PROJECT SITE BY THE SPRINKLING OF WATER OR ANY OTHER METHODS APPROVED BY THE GOVERNING AUTHORITIES. COSTS ASSOCIATED WITH DUST CONTROL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
28. CLEAN UP: FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE OWNER. 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.
29. REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK, WHICH HAS BEEN REJECTED OR CONDEMNED, SHALL BE REPAIRED, OR IF IT CANNOT BE REPAIRED SATISFACTORILY, SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS 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 OWNER 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 THE DIRECTED, REJECTED, UNAUTHORIZED, OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE OWNER, THE OWNER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE UNAUTHORIZED WORK TO BE REMEDIED OR REMOVED AND REPLACED OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF ANY MONIES DUE OR TO BECOME DUE TO THE CONTRACTOR.
30. DISPOSITION AND DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS: ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDED 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. CONTRACTOR SHALL ALSO COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. COSTS ASSOCIATED WITH THE DISPOSAL OF EXCESS AND UNSUITABLE MATERIALS SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
31. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF ALL MATERIALS AND SYSTEM COVERED BY THE PROJECT CONTRACT DOCUMENTS. THE COMPLETE SET OF "RECORD DRAWINGS" MUST BE DELIVERED TO THE OWNER AND/OR ENGINEER BEFORE REQUESTING FINAL PAYMENT.

GRADING NOTES

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
2. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
3. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
4. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
5. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
6. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
7. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
8. IF ROCK IS ENCOUNTERED IN THE STREET SUBGRADE, THE ROCK SHALL BE EXCAVATED TO A DEPTH OF SIX INCHES, REMOVED FROM THE STREET, AND NON-ROCK MATERIAL SHALL BE REPLACED FOR THE STREET SUBGRADE. ROCK IN THE STREET PARKWAYS SHALL BE REMOVED AND REPLACED WITH SIX INCHES OF TOP SOIL. THIS SHALL BE ACCOMPLISHED BY THE EXCAVATION CONTRACTOR, SUBSIDIARY TO THIS CONTRACT.
9. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.

* APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

EROSION & SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
2. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
4. THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
6. ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
   a. EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
   b. UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
   c. OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
7. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
9. ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
10. USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – HAZARDOUS WASTE MANAGEMENT.
11. A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 – CONCRETE WASTE MANAGEMENT.
12. CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
13. CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
14. EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
15. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGE-WAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGE-WAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
16. ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
17. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
18. DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
19. PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER'S GUIDANCE.
20. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
21. SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
22. THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASH DOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

NO.	REVISION	DATE

STATE OF TEXAS
MICAL STEPHENSON
136539
LICENSED
PROFESSIONAL ENGINEER
5-4-26

PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

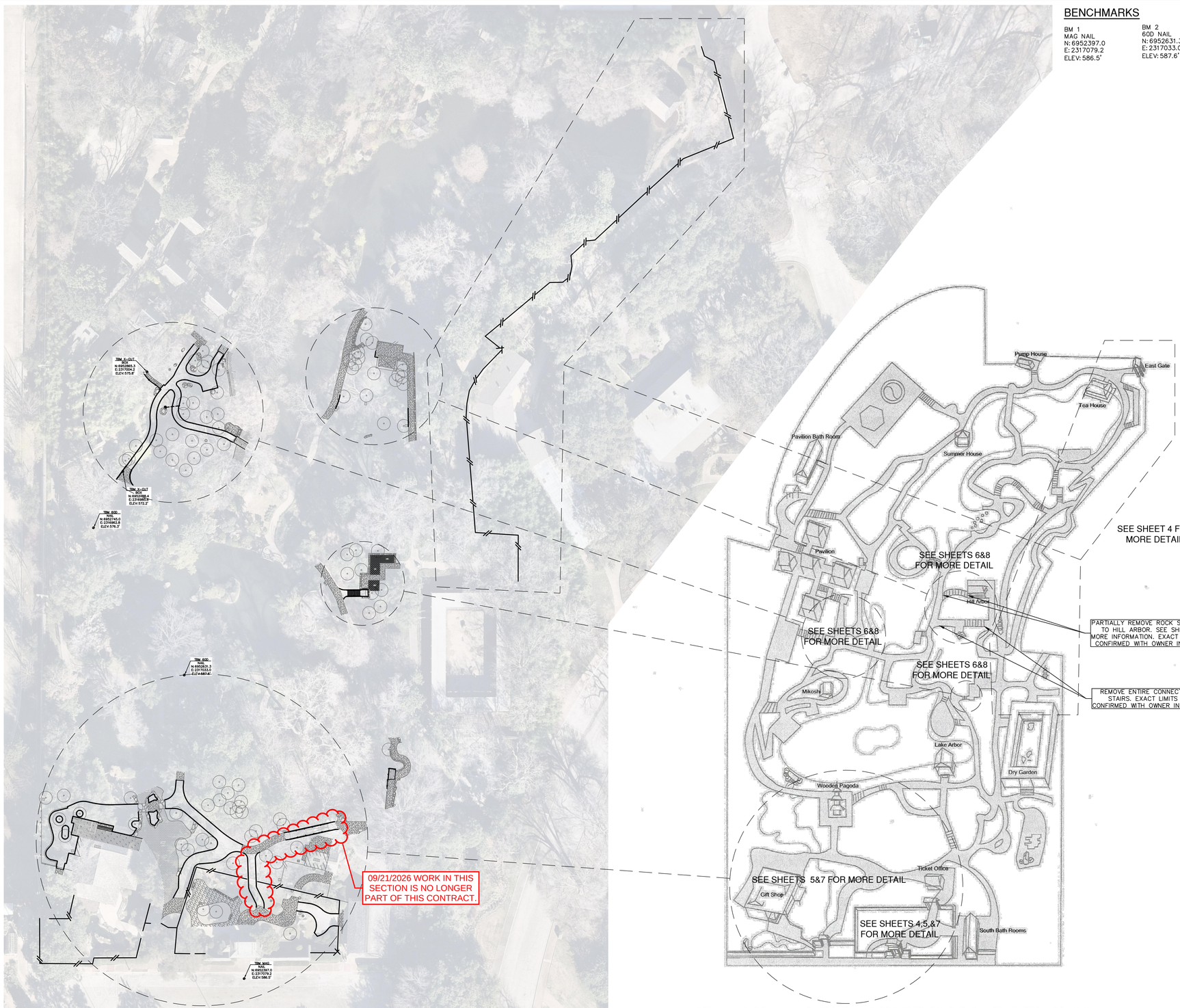
GENERAL CONSTRUCTION NOTES

PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER PD
CHECKED PD DRAWN PD
SHEET 2

Date: June 19, 2025, 3:26 PM - User ID: MStephenson
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NOTE: HAND DRAWN MAP ABOVE WAS PROVIDED BY THE OWNER. THERE ARE KNOWN INACCURACIES. IT IS BEING USED FOR GENERAL ORIENTATION PURPOSES ONLY. CIRCLED ITEMS ON THE LEFT ARE THE SURVEYED ITEMS RELATED TO THE SCOPE OF THESE PLANS. DETAILED INFORMATION TO FOLLOW ON NEXT SHEETS.

BENCHMARKS

BM_1	BM_2	BM_3
MAG NAIL	60D NAIL	X-CUT BOX
N: 6952397.0	N: 6952631.3	N: 6952788.4
E: 2317079.2	E: 2317033.0	E: 2316985.6
ELEV: 586.5'	ELEV: 587.6'	ELEV: 572.2'

NOT TO SCALE

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. COORDINATE WITH OWNER REPRESENTATIVE FOR FINAL DESIGN FEATURES.
2. COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO AND THROUGHOUT CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PHASE SURVEYING INCLUDING LOCATING AND VERIFYING PROJECT BENCHMARKS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORDS. THE CONTRACTOR SHALL PROVIDE CLEAN AND ACCURATE FULL-SIZE RECORD DRAWINGS WHICH CLEARLY DESCRIBE ANY DEVIATIONS FROM THE PLANS.
6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING, IN ORDER OF PRECEDENCE, (1) DETAILS SHOWN IN THESE PLANS AND SPECIFICATIONS, (2) CITY STANDARD DETAILS AND SPECIFICATIONS, (3) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG), (4) TEXAS DEPARTMENT OF TRANSPORTATION – "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAY, STREETS AND BRIDGES."
7. IN AREAS WHICH ARE TO REMAIN UNDISTURBED, THE CONTRACTOR SHALL PRESERVE, PROTECT AND/OR RESTORE ALL AREAS DISTURBED BY THE CONSTRUCTION TO ORIGINAL CONDITION OR BETTER AT CONTRACTOR'S SOLE EXPENSE.
8. IN THE EVENT THAT EXISTING PRIVATE UTILITY SERVICES SUCH AS WATER, GAS, TELEPHONE, ELECTRIC, ETC. MUST BE TAKEN OUT OF SERVICE TO FACILITATE CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY UTILITIES TO THE SATISFACTION OF THE OWNER.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
10. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY.
11. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE. ALL DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE.
12. THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS, AND IF DISTURBED, THEY SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR.
13. IN THE EVENT THAT OTHER CONTRACTORS ARE DOING WORK IN THE SAME AREA SIMULTANEOUSLY WITH THIS PROJECT, THE CONTRACTOR SHALL COORDINATE HIS PROPOSED CONSTRUCTION WITH THAT OF THE OTHER CONTRACTORS.
14. ALL MATERIALS TO BE REMOVED FROM THE SITE INCLUDING UNSUITABLE SPOIL MATERIAL, REFUSE AND OTHER DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY REMOVED & DISPOSED OF OUTSIDE THE LIMITS OF THE PROJECT.
15. THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK AND PREPARE THE SITE IN AN ORDERLY MANNER OF APPEARANCE BEFORE ACCEPTANCE BY THE DEVELOPER OR HIS REPRESENTATIVE.
16. HAUL ROADS, ACCESS ROUTES AND THE LOCATION OF ALL STAGING AREAS AND STORAGE AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

STATE OF TEXAS
MICAL STEPHENSON
136539
LICENSED PROFESSIONAL ENGINEER
5-1-26

PAPE–DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

SCHEMATIC SITE PLAN

PLAT NO. _____
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 3

ISSUED FOR CONSTRUCTION

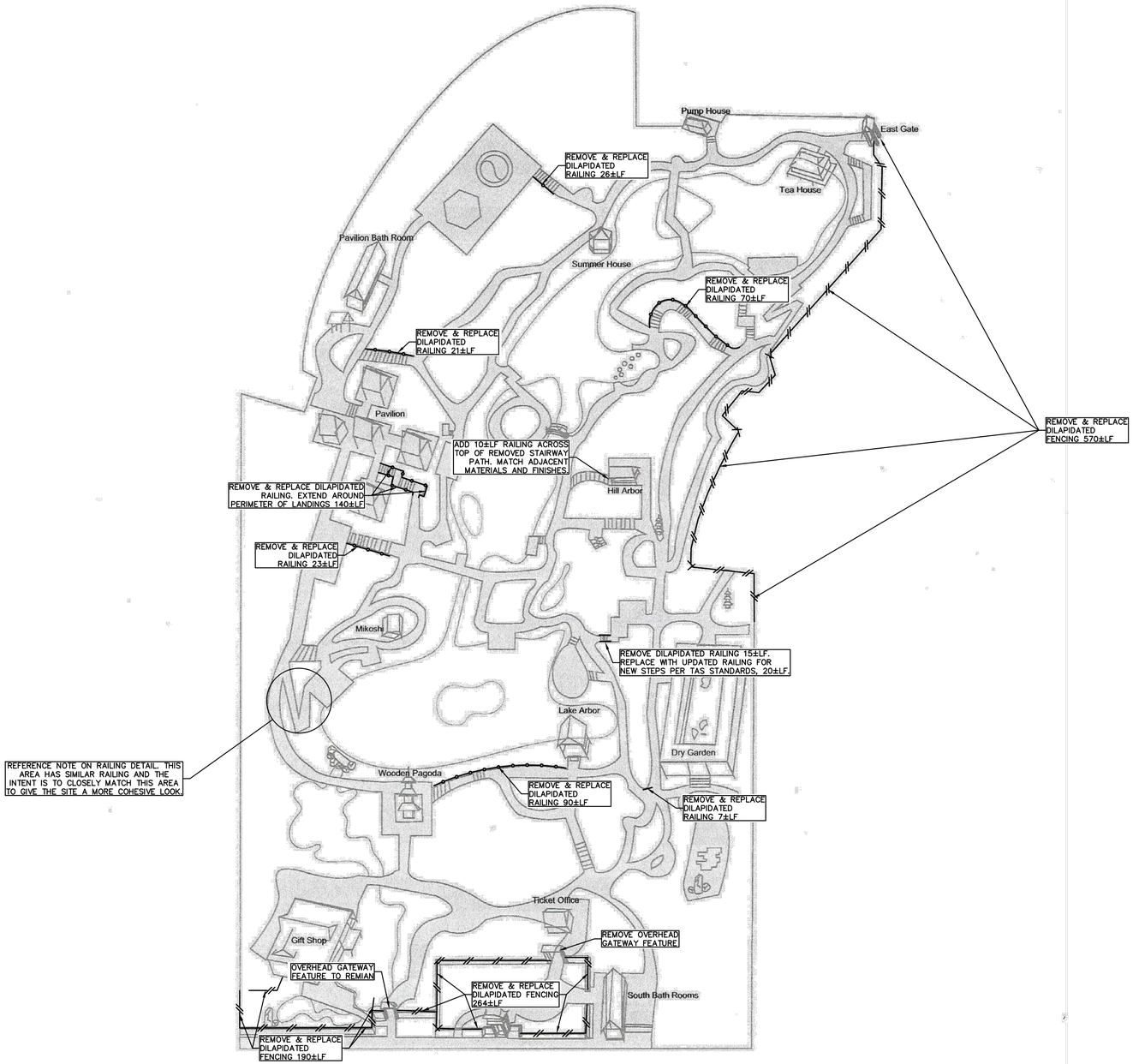
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BENCHMARKS

BM 1	BM 2	BM 3
MAG NAIL	60D NAIL	X-CUT BOX
N: 6952397.0	N: 6952631.3	N: 6952788.4
E: 2317079.2	E: 2317033.0	E: 2316985.6
ELEV: 586.5'	ELEV: 587.6'	ELEV: 572.2'

NOT TO SCALE



NOTE: HAND DRAWN MAP ABOVE WAS PROVIDED BY THE OWNER. THERE ARE KNOWN INACCURACIES. IT IS BEING USED FOR GENERAL ORIENTATION PURPOSES ONLY. MEASUREMENTS SHOWN ARE APPROXIMATE LINEAR FOOTAGE BASED ON FIELD MEASUREMENTS. CONTRACTOR TO CONFIRM EXACT LIMITS IN THE FIELD AND COORDINATE DIRECTLY WITH THE OWNER REPRESENTATIVE.

SITE LEGEND

PROPOSED HANDRAIL

PROPOSED WOOD FENCE

HANDRAIL AND FENCE NOTES

1. THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. COORDINATE WITH OWNER REPRESENTATIVE FOR FINAL DESIGN FEATURES.
2. IN AREAS WHERE EXISTING DILAPIDATED HANDRAILS ARE BEING REMOVED WITH NO OTHER IMPROVEMENTS, THIS IS A MAINTENANCE ITEM. MAINTENANCE WORK IS NOT EXPECTED TO REQUIRE TAS/ADA COMPLIANCE. CONTRACTOR SHALL CONFIRM EACH INSTANCE WITH A TAS/ADA REVIEWER BEFORE CONSTRUCTION. HOWEVER, CONTRACTOR SHALL PUT FORTH BEST EFFORT TO APPLY TAS/ADA STANDARDS TO THE NEW HANDRAILS WHERE POSSIBLE.
3. IN ALL AREAS WHERE PATH OR STAIR RECONSTRUCTION IS PROPOSED, CONTRACTOR MUST FOLLOW ALL TAS/ADA REQUIREMENTS FOR NEW CONSTRUCTION.
4. FOR TAS/ADA REQUIREMENTS, THIS PROJECT DESIGN HAS BEEN COORDINATED WITH KIM GOSS AT ACCESS BY DESIGN, KGOSS@ABYD.COM , (214)348-7758, EXT 101. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THIS GROUP FOR CONSISTENT INFORMATION AND FAMILIARITY ON THIS PROJECT.
5. CONTRACTOR SHALL COORDINATE THE FENCING REPLACEMENT CLOSELY WITH THE OWNER REPRESENTATIVE. LINEAR FOOTAGES ARE BASED ON FIELD SURVEY, HOWEVER, THESE PLANS ARE TO BE CONSIDERED SCHEMATIC AND FOR APPROXIMATE SCOPING PURPOSES. EXISTING FENCING IS GENERALLY WOOD CONSTRUCTION OF VARYING HEIGHTS BETWEEN 3FT AND 10FT. OWNER REPRESENTATIVE WILL PROVIDE GUIDANCE ON PROPOSED MATERIALS AND DESIGN.
6. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL REMOVED MATERIALS.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

NO.	REVISION	DATE

STATE OF TEXAS
MICAL STEPHENSON
136539
LICENSED PROFESSIONAL ENGINEER
5-4-26

PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

FENCE & HANDRAIL REPLACEMENT PLAN

PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 4

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ISSUED FOR CONSTRUCTION



DEMO & EX. COND. LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HANDRAIL
- EXISTING WOOD FENCE
- EXISTING TREE
- EXISTING BOULDERS
- EXISTING STONE PLAQUE
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING CONCRETE DECOR MONUMENT
- EXISTING STONE MONUMENT

NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. TREE/PLANT PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CONTRACTOR TO COORDINATE WITH OWNER ON BEST PRACTICES FOR EACH PROTECTED ITEM. CERTAIN ITEMS IN THE GARDEN ARE SPECIAL AND MAY TAKE EXTRA CARE TO PRESERVE.

KEY NOTES

1. EXISTING PAVERS TO BE REMOVED
2. EXISTING WALL TO REMAIN
3. SAWCUT AT END OF EXISTING PAVERS AS NEEDED DEPENDING ON ADJACENT MATERIALS AND HOW PAVERS TIE INTO THEM
4. SAWCUT EXISTING CONCRETE
5. REMOVE AND REPLACE WOOD FENCE (REF SHEET 4)
6. EXISTING WALL TO BE REMOVED
7. EXISTING BENCH TO BE REMOVED
8. EXISTING STEPS TO REMAIN
9. EXISTING STEPS TO BE REMOVED
10. EXISTING WOOD FENCE TO REMAIN
11. EXISTING GATEWAY FEATURE TO BE REMOVED
12. EXISTING SIGNAGE OR UTILITY TO BE REMOVED OR RELOCATED PER OWNERS GUIDANCE
13. EXISTING BOULDERS TO BE RELOCATED PER OWNER'S GUIDANCE
14. EXISTING HANDRAILS TO BE REMOVED
15. EXISTING CONCRETE TO BE REMOVED
16. EXISTING CONCRETE TO REMAIN
17. EXISTING ASPHALT TO BE REMOVED
18. EXISTING STONE TO REMAIN
19. EXISTING GATEWAY FEATURE TO REMAIN

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PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
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JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

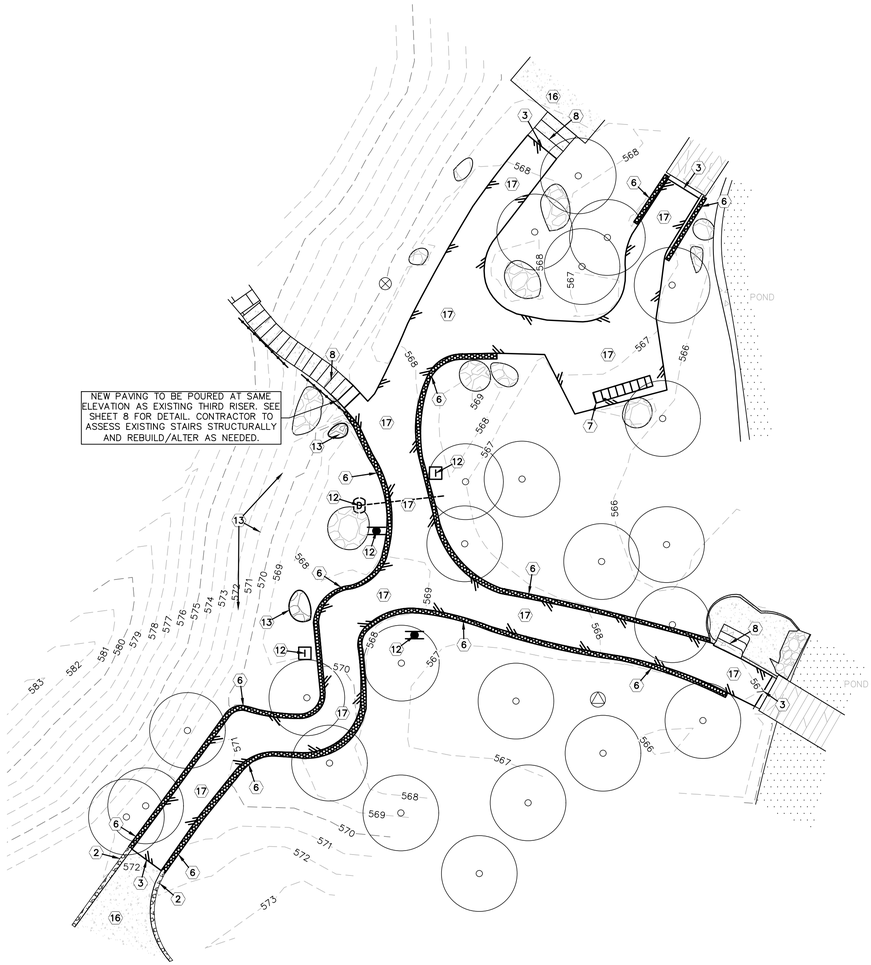
DEMOLITION & EXISTING CONDITIONS PLAN - 1

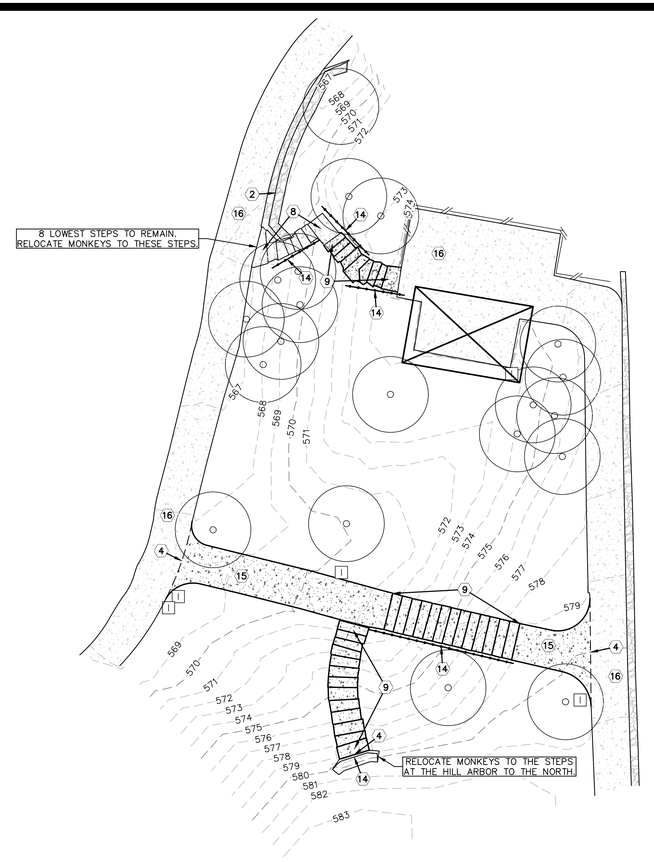
PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 5

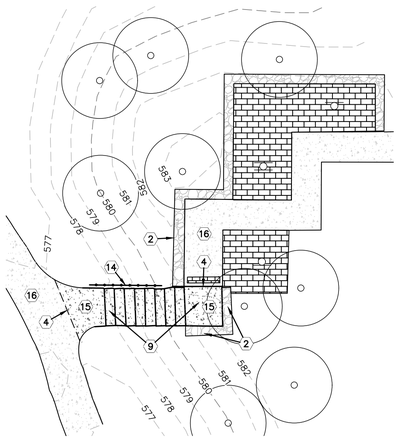
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SCALE: 1" = 10'

0' 10' 20' 30'

DEMO & EX. COND. LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING HANDRAIL
- EXISTING WOOD FENCE
- EXISTING TREE
- EXISTING BOULDERS
- EXISTING STONE PLAQUE
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING CONCRETE DECOR MONUMENT
- EXISTING STONE MONUMENT

NOTES

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2. TREE/PLANT PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CONTRACTOR TO COORDINATE WITH OWNER ON BEST PRACTICES FOR EACH PROTECTED ITEM. CERTAIN ITEMS IN THE GARDEN ARE SPECIAL AND MAY TAKE EXTRA CARE TO PRESERVE.

KEY NOTES

1. EXISTING PAVERS TO BE REMOVED
2. EXISTING WALL TO REMAIN
3. SAWCUT AT END OF EXISTING PAVERS AS NEEDED DEPENDING ON ADJACENT MATERIALS AND HOW PAVERS TIE INTO THEM
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UTILITY NOTE

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MICAL STEPHENSON
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5-4-26

PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

DEMOLITION & EXISTING CONDITIONS PLAN - 2

PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 6

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ISSUED FOR CONSTRUCTION

BENCHMARKS

BM_1
MAG NAIL
N: 6952397.0
E: 2317079.2
ELEV: 586.5'

BM_2
60D NAIL
N: 6952631.3
E: 2317033.0
ELEV: 587.6'

BM_3
X-CUT BOX
N: 6952788.4
E: 2316985.6
ELEV: 572.2'

SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- VALLEY LINE
- RIDGE LINE
- FLOW ARROW
- EXISTING TREE
- EXISTING BOULDERS
- EXISTING STONE/CONCRETE PLAQUE/MONUMENT
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- PROPOSED CONCRETE PER OWNER'S SPECIFICATIONS
- PROPOSED STONE/ROCK PAVERS PER OWNER'S SPECIFICATIONS

SPOT GRADING ABBREVIATIONS

BW	BOTTOM OF WALL
EW	END OF WALL
EX	EXISTING GROUND
FG	FINISHED GROUND
FL	FLOWLINE
TP	TOP OF PAVEMENT
TW	TOP OF WALL

EXISTING PAVE STONES TO BE REMOVED AND REPLACED WITH STONE/ROCK PER GUIDANCE FROM THE OWNER REPRESENTATIVE. EXISTING ADJACENT ROCKS/BOULDERS MAY CAUSE GRADING DIFFICULTIES. CONFIRM MEANS AND METHODS OF ADJUSTING AND BLENDING EXISTING AND PROPOSED MATERIALS WITH THE OWNER REPRESENTATIVE.

IN THIS AREA, THE PROPOSED PAVING LAYOUT IS INTENDED TO CLOSELY FOLLOW THE ORIGINAL PAVER LAYOUT.

CONFIRM MEANS AND METHODS OF ADJUSTING AND BLENDING EXISTING AND PROPOSED MATERIALS WITH THE OWNER REPRESENTATIVE.

IN THIS AREA, THE PROPOSED PAVING LAYOUT IS INTENDED TO CLOSELY FOLLOW THE ORIGINAL PAVER LAYOUT.

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09/21/2026 WORK IN THIS SECTION IS NO LONGER PART OF THIS CONTRACT.

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IN THIS AREA, THE PROPOSED PAVING LAYOUT IS INTENDED TO CLOSELY FOLLOW THE ORIGINAL PAVER LAYOUT.

TBM_MAG NAIL
N: 6952397.0
E: 2317079.2
ELEV: 586.5'

NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. RETAINING WALLS ARE TO BE DESIGNED (BY LICENSED STRUCTURAL ENGINEER) AND CONSTRUCTED BY AN APPROVED RETAINING WALL CONTRACTOR. WALL MATERIAL AND COLOR SHALL BE APPROVED BY THE OWNER AND PROJECT ARCHITECT, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
4. ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING SPACES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION AND PATHS/SIDEWALKS SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, OR LONGITUDINAL SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PLAN AND ANY SWPPP DOCUMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE ALL GROUND COVERINGS AND FINISHES WITH THE OWNER REPRESENTATIVE FOR COMPLIANCE WITH THE OVERALL GARDEN REQUIREMENTS AND PLANNING.

KEY NOTES

1. REPLACEMENT WOOD FENCE
2. DOWEL INTO EXISING CONCRETE
3. PROPOSED CONDUIT PER SCHEMATIC DETAIL
4. PROPOSED 5' DIAMETER TREE WELL
5. PROPOSED HANDRAIL
6. PROPOSED RAMP WITH HANDRAILS
7. PROPOSED EXPOSED GRADE BEAM SIDEWALK
8. PROPOSED CONDUIT CROSSING

UTILITY NOTE

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NO.	REVISION	DATE

STATE OF TEXAS
MICAL STEPHENSON
136539
LICENSED PROFESSIONAL ENGINEER
5-7-26

PAPE–DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

JAPANESE GARDEN UPDATES
3220 BOTANIC GARDEN BLVD, FORT WORTH, TX

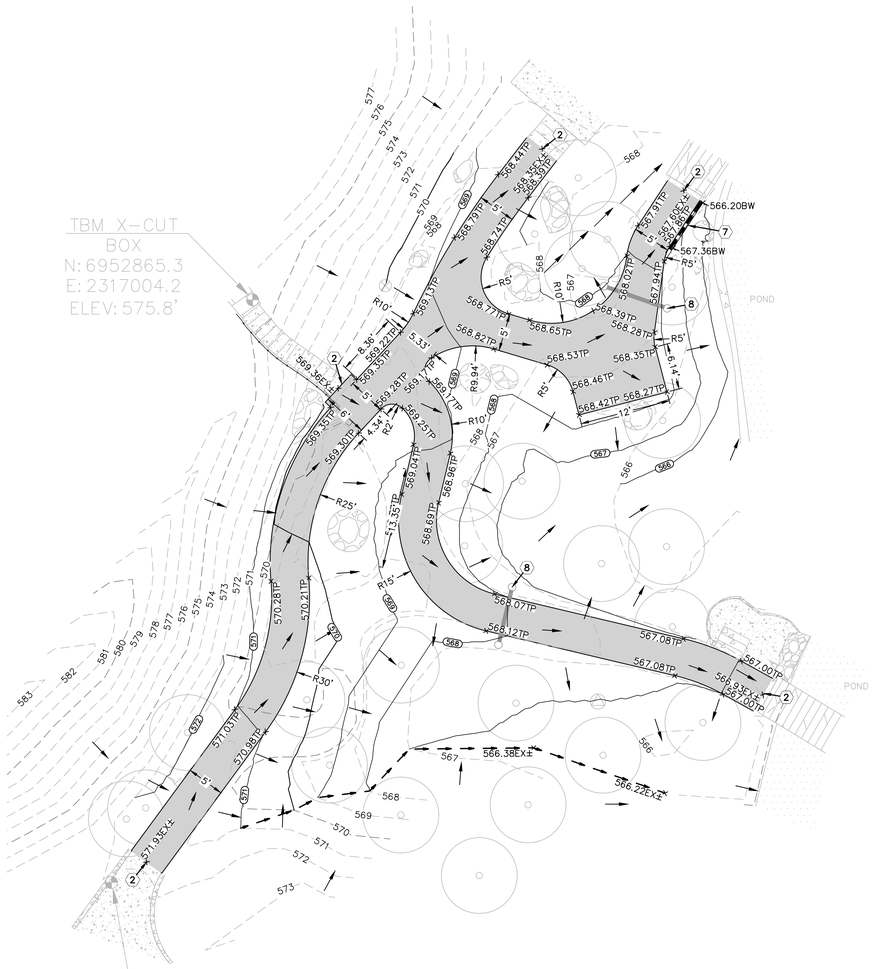
SITE LAYOUT & GRADING PLAN - 1

PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 7

Date: June 19, 2025, 3:26 PM – User ID: MStephenson
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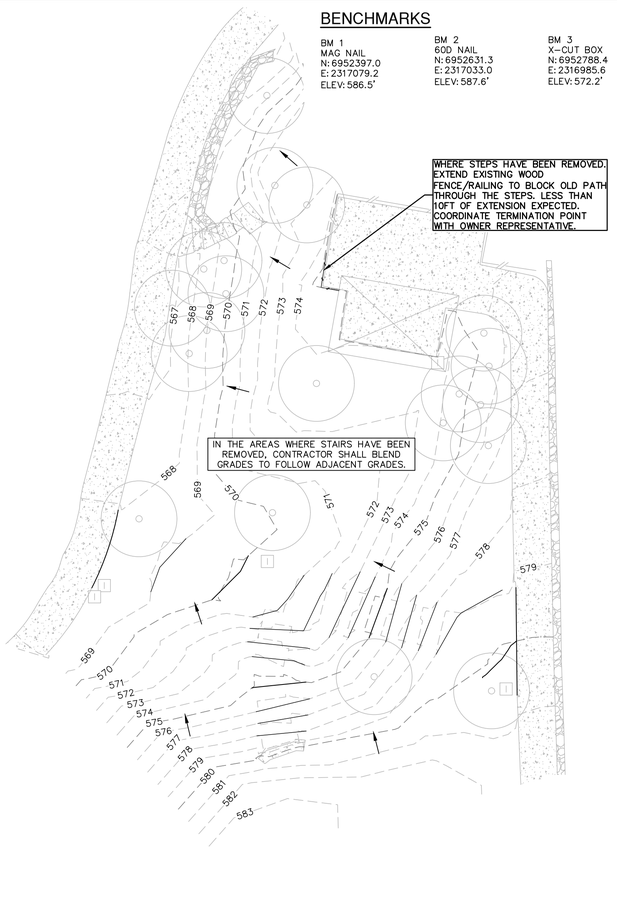
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ISSUED FOR CONSTRUCTION



BENCHMARKS

BM 1	BM 2	BM 3
MAG NAIL	60D NAIL	X-CUT BOX
N: 6952397.0	N: 6952631.3	N: 6952788.4
E: 2317079.2	E: 2317033.0	E: 2316985.6
ELEV: 586.5'	ELEV: 587.6'	ELEV: 572.2'



SCALE: 1" = 10'

0' 10' 20' 30'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- VALLEY LINE
- RIDGE LINE
- FLOW ARROW
- EXISTING TREE
- EXISTING BOULDERS
- EXISTING STONE/CONCRETE PLAQUE/MONUMENT
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- PROPOSED CONCRETE PER OWNER'S SPECIFICATIONS
- PROPOSED STONE/ROCK PAVERS PER OWNER'S SPECIFICATIONS

SPOT GRADING ABBREVIATIONS

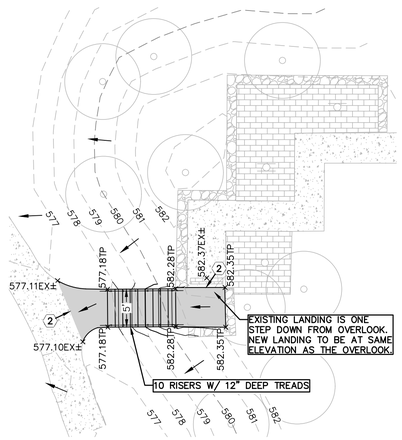
BW	BOTTOM OF WALL
EW	END OF WALL
EX	EXISTING GROUND
FG	FINISHED GROUND
FL	FLOWLINE
TP	TOP OF PAVEMENT
TW	TOP OF WALL

NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. RETAINING WALLS ARE TO BE DESIGNED (BY LICENSED STRUCTURAL ENGINEER) AND CONSTRUCTED BY AN APPROVED RETAINING WALL CONTRACTOR. WALL MATERIAL AND COLOR SHALL BE APPROVED BY THE OWNER AND PROJECT ARCHITECT, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
4. ALL SIDEWALKS, ACCESSIBLE PATHS AND PARKING SHALL CONFORM TO THE A.D.A. SPECIFICATIONS AS STATED IN THE TEXAS ACCESSIBILITY STANDARDS. ACCESSIBLE PARKING SPACES SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION AND PATHS/SIDEWALKS SHALL MAINTAIN A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM SLOPE OF 5% IN THE DIRECTION OF TRAVEL, OR LONGITUDINAL SLOPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY THE BOUNDARY MONUMENTATION AND THE PROJECT BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION. THE BOUNDARY MONUMENTATION SHALL BE USED AS HORIZONTAL PROJECT CONTROL AND SHALL BE PROTECTED BY THE CONTRACTOR DURING ALL PHASES OF CONSTRUCTION.
4. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PLAN AND ANY SWPPP DOCUMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL COORDINATE ALL GROUND COVERINGS AND FINISHES WITH THE OWNER REPRESENTATIVE FOR COMPLIANCE WITH THE OVERALL GARDEN REQUIREMENTS AND PLANNING.

KEY NOTES

1. REPLACEMENT WOOD FENCE
2. DOWEL INTO EXISING CONCRETE
3. PROPOSED CONDUIT PER SCHEMATIC DETAIL
4. PROPOSED 5' DIAMETER TREE WELL
5. PROPOSED HANDRAIL
6. PROPOSED RAMP WITH HANDRAILS
7. PROPOSED EXPOSED GRADE BEAM SIDEWALK
8. PROPOSED CONDUIT CROSSING



UTILITY NOTE

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JAPANESE GARDEN UPDATES
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SITE LAYOUT & GRADING PLAN - 2

PLAT NO.
JOB NO. 61587-00
DATE MAY 2026
DESIGNER MDS
CHECKED BWO DRAWN MDS
SHEET 8

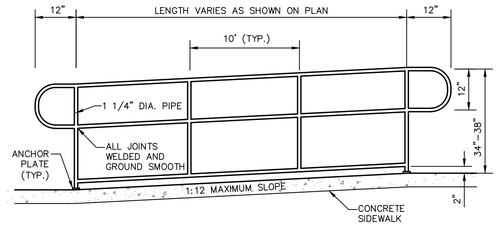
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CONTRACTOR TO USE THIS DETAIL AS A GUIDE. CONFIRM CONFORMANCE TO TAS/ADA STANDARDS WITH ACCESSIBILITY REVIEWER.

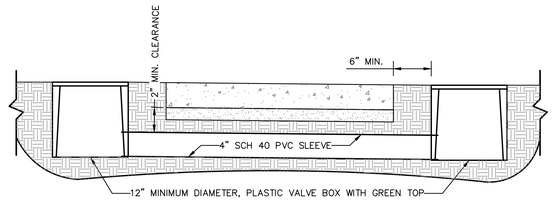
AESTHETICALLY, THE NEW RAILS SHOULD MATCH THE EXISTING RAILS IN THE AREA MARKED ON SHEET 4. OWNER WANTS SITE TO LOOK MORE COHESIVE.



ALL PIPE PAINTED WITH 1 COAT OF RED PRIMER, AND 2 COATS OF BLACK PAINT

TYPICAL PIPE RAILING DETAIL

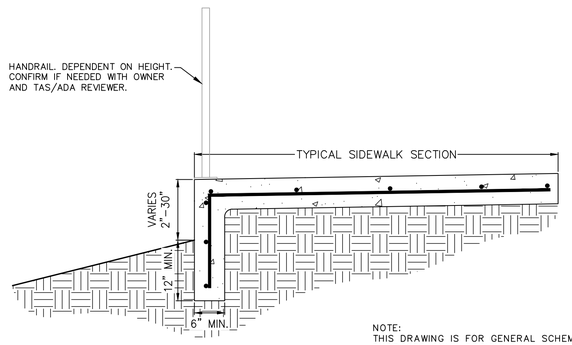
NOT–TO–SCALE



NOTE:
THIS DRAWING IS FOR GENERAL SCHEMATIC PURPOSES ONLY WITH BASIC LAYOUT GUIDANCE. CONTRACTOR MAY ADJUST TO FIELD CONDITIONS AS NEEDED.

CONDUIT CROSSING SCHEMATIC

NOT–TO–SCALE



NOTE:
THIS DRAWING IS FOR GENERAL SCHEMATIC PURPOSES ONLY. DESIGN–BUILD CONTRACTOR TO SPECIFY ALL CONCRETE AND REINFORCEMENT.

PRIVATE SIDEWALK WITH EXPOSED GRADE BEAM CROSS SECTION SCHEMATIC

NOT-TO-SCALE, DESIGN BY OTHERS

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CONSTRUCTION DETAILS

PLAT NO.
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DESIGNER XX
CHECKED XX DRAWN XX
SHEET 9

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