



General Notes:

- The Contractor will notify the owner's representative forty-eight hours in advance of beginning any construction in the Right of Way or easements.
- Contractor shall provide a "One Call" Center confirmation number before beginning any excavation per "One Call" phone number: 811.
- The information shown on these drawings indicating type and location of surface, subsurface, and aerial utilities is not guaranteed to be exact or complete. The Contractor is responsible for determining the exact type and location of all utilities affected by the construction in order to avoid damaging those utilities.
- The Contractor shall coordinate with other contractors and utilities in the vicinity of this project. This includes, but is not limited to: gas, water, wastewater, electric, telephone, cable television, petroleum pipelines, fiber optic, street, drainage, and any other work occurring in or near the project site. Once the Contractor becomes aware of a possible conflict, it is the Contractor's responsibility to notify the owner's representative immediately, but no later than 24 hours after discovery.
- Should the Contractor damage a utility during the course of the work, the Contractor shall immediately arrange for repair and restoration of the damaged utility. The expense for these repairs will be the Contractor's sole expense.
- All existing structures, facilities, and utilities damaged by construction shall be removed and restored with materials equal to or better than the original and to conditions equal to or better than the original. Unless otherwise noted in the plans, this will not be measured and paid for directly, but shall be at the Contractor's sole expense.
- Slopes of roadway cuts and embankments damaged by any operation of the Contractor during the execution of this project shall be repaired and restored to the original pre-construction condition. Backfill and fill placed during retaining grading shall be compacted to at least 95% compaction and to the satisfaction of the Landscape Architect and governing authorities.
- The site is located in the Edwards Aquifer recharge zone.

- The Contractor shall notify all residents within the construction area 48 hours prior to beginning construction of the project via door flyers. The flyer is to consist of, but not limited to:
 - Construction start date and estimated completion date.
 - Description of construction.
 - Time frame the roadway will be without water if temporary shutdowns are required, provided 48 hours in advance of work.
 - Contractor's contact information.
 - City's contact information.
- The Contractor shall be responsible for acquiring any necessary off-site locations for storage of all equipment and materials required for the construction of the project.
- The Contractor shall be responsible for removal of all waste materials during construction and upon completion. This work will be done in a timely manner as approved by the Landscape Architect. Backfill and fill placed during retaining grading shall be compacted to at least 95% compaction and to the satisfaction of the Landscape Architect and governing authorities.
- City's contact information.

- Blasting within the project area will not be allowed.
- The Contractor shall be prepared with rock excavation equipment capable of ripping through very hard limestone should it be encountered for the construction site.
- Contractor will minimize use of street parking by their employees and subcontractors in the vicinity of the construction area.
- All locations used for storing construction equipment, materials, and stockpiles of any type within the construction limits shall be approved in advance by the owner's representative. Use of the area within the construction limits for these purposes will be restricted to those locations where driver site distance to businesses and side street intersections is not obstructed and at other locations where an unlighted appearance as determined by the owner's representative will not be allowed.
- All site work must comply with environmental requirements including TECO, TPOES standards, Cleanwater Act, TPOES General Permit TXR50000 (MS4), and City of Rollwood requirements.
- If cultural resources are encountered during construction (archaeological finds unearthed) Contractor shall stop work in that area and immediately contact the Texas Historical Commission at (512) 403-1100.
- The Contractor shall uncover and verify the depth and horizontal location of all existing water, wastewater, and gas mains altered or subject to damage or inconvenience by this project prior to beginning construction. No separate pay item.
- Fences, gates, ground surfaces, curbs, driveways, mailboxes, etc. shall be left in a condition equal to or better than original.
- The Contractor shall furnish, install, and maintain barricades, warning signs, barriers and other devices of the type and size as described in the latest edition of the "Texas Manual of Uniform Traffic Control Devices".
- Landscape areas shall be left undisturbed as much as possible during construction. All areas that have been disturbed during construction shall be reseeded, revegetated, and restored to original or better conditions. All new vegetation must be of the same species as original conditions.
- The contractor shall ensure that adequate safety precautions are maintained at all times when construction is not in progress. The trench covering shall be capable of supporting traffic loads.
- All trench safety construction operations shall be accomplished in accordance with OSHA specifications and State of Texas requirements.
- The contractor shall arrange the operation in such a manner as to avoid unnecessary inconvenience to the public in construction areas.
- Access to all side streets and driveways shall be maintained at all times at the sole expense of the contractor unless otherwise directed by the owner's representative.
- Contractor to notify the City of Rollwood Police Department (512) 328-1900 and the Westlake Fire Department (512) 339-1400 of the construction schedule at least two weeks in advance of proposed construction operations. Contractor shall provide pertinent information about lane closures and detours and any other construction related activity which may interfere with normal services.
- Contractor shall maintain the jobsite in a safe, neat and workman-like manner at all times. Job site safety shall not be compromised. Any unattractive nuisance shall be removed or camouflaged by contractor when directed by the owner or engineer. Contractor shall remove or camouflage any child attractive nuisance.
- All construction equipment involved in roadway work shall be equipped with a permanently mounted 360 degree revolving or strobe warning light amber lens in working order. This light shall have a minimum lens height 5' and a diameter of 5". This light shall have a mounting height of not less than 6 feet above roadway surface and shall be visible from all sides. This equipment shall also have attached at each side of the rear end of the vehicle an approved orange warning flat mounted not less than 6 feet above the roadway surface.
- All damage caused directly or indirectly to the street surface, sidewalk, driveway, curb and gutter, or subsurface of the pavement cut area shall be repaired as a part of the street cut repair. This includes any scrapes, gouges, cuts, cracking, depressions, and/or any other damage caused by the contractor during the execution of the work. These areas will be included in the total area of repair. The areas of repair near utility trenches shall be saw cut in straight, neat lines parallel to the utility trench. All repairs shall be at the contractor's expense and shall meet all city testing requirements.
- Any excavation exceeding the standard planing detail shall have material onsite to backfill or contractor to provide structural engineered shoring plans to the City of Rollwood Public Works Department for approval prior to starting work.
- For overnight protection of work zone in City of Rollwood R.O.W. refer to City of Austin Standard Detail 804-S-4, 1 thru 4 of 9. If plating is needed, refer to Standard Detail 804-S, 7 of 9.
- Contractor shall perform work only during hours allowed per the current ordinances.

Street Construction Special Note:

All damage caused directly or indirectly to the street surface, sidewalk, driveway, curb and gutter, or subsurface of the pavement cut area shall be repaired as a part of the street cut repair. This includes any scrapes, gouges, cuts, cracking, depressions, and/or any other damage caused by the contractor during the execution of the work. These repair areas will be included in the total area of restoration. These areas shall be saw cut in straight, neat lines parallel to the excavation or utility trench and to the next existing joint for sidewalks and curb and gutter. All such repairs shall be at the contractor's expense and shall meet all standards and specifications.

Plan Notes:

- The Contractor shall be responsible for maintaining and inspecting, on a regular basis, all erosion and sediment control best management practices, including silt fences, construction entrances, rock filter dams, etc., during construction/ demolition and including the removal and proper disposal of any accumulated silt and debris.
- The contractor shall not begin any work until protection and the erosion and sediment control best management practices such as silt fence, construction entrances, rock filter dams, etc. have been installed.
- The contractor shall be responsible for keeping the streets free mud, dirt, debris and material at all times and shall clean/restore the streets on a regular basis and at the direction of the city.
- Increased stormwater peak flows during construction must be mitigated with temporary best management practices to prevent harm to neighboring properties.

Construction Access and Sequencing Notes:

- Erosion and control measures must be in place prior to commencing construction activities.
- No more than 10 working days shall pass between completion of demolition and commencement of construction of proposed chain activities.
- Care of water shall be provided at all times so as not to impede the flow of stormwater.
- Upon completion of work at staging areas shall be restored to the original lines, grades, cleared of all brush and debris, and revegetated per specification 609S unless otherwise specified in the plans.
- All trees, signs, walkways, utilities and other physical features (whether shown or not shown on the plans) shall be protected during construction unless otherwise directed by the city or in these plans.
- Contractor is responsible for protecting private property from damages. All private property damaged by construction activities is the responsibility of the contractor.
- Contractor is responsible for expenses due to negligence.
- Contractor shall obtain approval from the city to remove trees not identified for removal on the plans.
- No construction storage or staging shall occur within the FEMA floodplain.

Scheduling:

- Contractor to provide Landscape Architect with an updated schedule weekly. If no changes are made to the schedule from the last submit, the Contractor to notify the Landscape Architect of no changes.
- The Contractor shall submit a detailed schedule of construction which complies with the following sequence:
 - Set up temporary erosion and sedimentation controls immediately prior to construction.
 - Set up temporary traffic control areas.
 - Install utilities, structures, and perform grading as indicated on construction plans.
 - Repair curb and gutter, sidewalk, curb ramps and other features as noted.
 - Commence restoration and revegetation immediately upon completion of each phase of the project.

Utilities:

- At least 48 hours before beginning any construction in public R.O.W. or public easement, the contractor shall notify public utility.
- The contractor shall contact the Rollwood area "One Call" system at 1-800-344-8377 for existing utility locations prior to any excavation in advance of construction. Use of the area within the construction limits for these purposes will be restricted to those locations where driver site distance to businesses and side street intersections is not obstructed and at other locations where an unlighted appearance as determined by the owner's representative will not be allowed.
- All material used on this project must be listed on the City of Austin standard products listing.
- The Contractor shall be responsible for all coordination between themselves and other contractors and utilities in the vicinity of this project. This includes, but is not limited to gas, water, wastewater, electrical, telephone, communications networks, cable television, petroleum pipelines, and street and mobile contact. It is the Contractor's responsibility to notify the construction inspector within 24 hours.
- Contractor to acquire all required permits.

Construction Notes:

- Where removal of base and pavement is necessary for his project, all base and pavement shall be replaced in accordance with the construction documents, City of Austin, standard specifications and standard details for cut in public right-of-way. All government cuts shall be prior to placement of IMAC.
- It shall be the responsibility of the Contractor to remove, preserve, and reset street markers and traffic control signs that are within the construction limits, as necessary, to the line and height as described in the latest edition of the Texas Manual on Uniform Traffic Control Devices before and during all construction phases and upon the completion of construction. Signs shall not be laid on the ground. No payment will be made for this work, but it will be considered subsidiary to other bid items.
- The Contractor shall schedule his work to minimize exposure of subgrade to rain. If subgrade is exposed, contractor shall undertake extra measures to accelerate drying of the subgrade including pumping of excess water and reworking of the subgrade at his own expense to allow work to continue.
- All reconstruction preparation work and paving shall be completed in a manner so as to provide a smooth riding surface free of bumps, dips, and ripples and a smooth uniform appearance.
- Concrete shall be placed no later than 4 working days after excavation of the site.
- Expansion joints shall be provided at the 16-in of new curb and gutter to existing curb and gutter and at other locations as shown on the plans or instructed by the Landscape Architect.
- Contractor shall trim shrubs and trees to provide construction clearance. All pruning proposed to be approved in advance by City of Rollwood.
- Sodding for erosion control shall be applied as specified by the Landscape Architect. Sodding shall be watered until a uniform 1/2" growth is established, at which time the payment will be made, subject to approval by the General Permit Program Office. Watering is included in payment for sodding.
- Contractor's equipment shall not be left running when left unattended or left in one location for more than 5 minutes while attended.

Construction Phasing Notes:

- Contractor shall provide 48 hours notice to the City prior to beginning construction.
- Install erosion control measures prior to beginning any construction activities.
- Maintain 3:1 max. side slopes at the end of each work day for pavement drop-offs greater than 4".
- Contract final 2" lift of the Type D Hot Mix Asphaltic Pavement surface layer using TxDOT Traffic Control Details for Surfacing Operations Standard (P-1) and TxDOT TCM Mobile Operations Standard (P-1).
- Remove all temporary SWSP devices and tree protection, as directed.
- Perform final cleanup.

Pavement:

- Concrete pavement shall be furnished and installed in compliance with the construction documents standard specifications.
- The Contractor shall provide a 24 hour minimum notice to the Landscape Architect prior to all concrete pours to allow for visual observation of formwork and rebar placement.

Excavation and Backfill:

- All excavation for this project shall be unclassified.
- The Contractor must notify inspector at least 24 hours prior to beginning permanent backfill operations.
- The Contractor to obtain all necessary permits.



Landscape Development Plan for the
Rollingwood Park
Rollingwood, TX 78746
Rollingwood Drive

Date: 4/09/2026

Revised: