

31 1000 SITE PREPARATION

PART 1 - GENERAL

1.1 SUMMARY

- A. Selective removal and subsequent disposal of utilities, pavements, portions of buildings, and other items indicated to be removed. Extent of demolition work is indicated on Contract Drawings, and in Contract documents.
- B. Clearing and grubbing
- C. Top soil stripping and stockpiling

1.2 MATERIAL OWNERSHIP

- A. With the exception of stripped topsoil or other materials indicated to remain Owner's property, cleared materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

- A. Contractor shall visit the site and become familiar with the existing conditions of the site and make any verification to confirm them. Contractor is to accept the existing conditions of the site and perform the work without additional compensation for discrepancies regarding existing conditions.
- B. Contractor is to take all precautions to protect surrounding improvements, utilities and the like. The work shall not extend onto adjacent property unless specified on the drawings.
- C. All existing equipment or materials that are deemed salvable by the Owner shall be disconnected and removed by the Contractor and stored as directed by the Owner.
- D. The work shall not interrupt pedestrian and vehicular traffic flow to adjacent areas unless other written permission is obtained from those affected and furnished to the Owner or Architect.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. The Contractor is to furnish all tools, barriers, signage and other equipment necessary to execute the work in an accurate and non-hazardous manner.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Contractor is to secure the services of a registered land surveyor (registered in the state the work is being performed, hereinafter "the surveyor") to establish the limits of demolition, clearing and grubbing. Any discrepancies in the plans and actual field conditions are to be brought to the Architect's attention immediately and the work shall not continue until the Contractor has been advised by the Architect as to how to proceed.
- B. Existing benchmarks or property monumentation is to be marked by the surveyor and preserved by the contractor throughout construction.

### 3.2 EROSION AND SEDIMENT CONTROL

- A. Contractor is to provide all required erosion and sediment control as depicted on the plans. All requirements of the jurisdiction having authority over sediment control are to be met.
- B. In the event that phasing sequencing of site preparation requires a modification to the erosion and sediment control plan, the contractor is to notify the engineer and obtain approval of the proposed modification.
- C. Contractor is to control erosion and sedimentation throughout construction. The escape of sediment from the site is not permitted.
- D. All grassing and/or other stabilization measures shall be installed as soon as permitted by the progress of the work.
- E. Additional erosion and sediment control measures may be required by the inspector of the jurisdiction having authority over erosion control. Any additional measures required shall be installed at the contractor's expense.

### 3.3 TREE PROTECTION

- A. Tree protection fencing shall be installed around tree save areas as shown on the drawings or as directed by the authority having jurisdiction prior to beginning construction. Said fencing shall be maintained throughout the duration of the work.
- B. No construction vehicle traffic or storage of materials is permitted within the critical root zone of a tree to be protected.

### 3.4 UTILITIES

- A. Contractor is responsible for scheduling the removal and disconnection of utility services and is to coordinate all scheduling with the Owner.

- B. Interruption of existing utilities is to be coordinated with the Owner and the utility company. Interruption of utilities is to be kept to a minimum and for the shortest duration possible at no additional cost to the Owner.

3.5 DEMOLITION OF SITE IMPROVEMENTS

- A. Any structures, utilities, or other improvements to be removed are to be completely removed unless otherwise indicated on the drawings.
- B. All pavement, sidewalk, curb and gutter and other hardscape surfaces to be removed are to be neatly saw-cut and removed.

3.6 CLEARING AND GRUBBING

- A. Clearing shall include the removal of all trees, brush, and grassing within the limits of disturbance with the exception of trees shown to remain as shown on the plans to permit the construction of the proposed improvements.
- B. Stumps shall be completely removed and disposed of in a manner which is compliant with the jurisdiction having authority and the Owner.
- C. Only hand methods may be used for grubbing within tree save areas or critical root zones of trees to remain.

3.7 TOPSOIL STRIPPING

- A. Strip topsoil to whatever depths are encountered in such a manner as to prevent intermingling with the underlying subsoil.
- B. Topsoil stripping is to be performed immediately after clearing and grubbing or as soon as possible.
- C. Remove debris, subsoil, roots, vegetation, and any other material from topsoil.
- D. Topsoil is to be stockpiled for respreading in locations to be grassed or landscaped. Topsoil is not to be stockpiled in tree save areas.
- E. Excess topsoil is to be removed from the site in a legal manner.

3.8 BACKFILLING OF DEPRESSIONS

- A. Depressions caused by clearing and grubbing, demolition, or top soil stripping activity shall be filled with soil compacted as appropriate for the proposed use of the area. Fill shall be placed at a 6-inch loose depth and compacted.

3.9 DISPOSAL

- A. All demolished materials, excess soil, topsoil, vegetation, etc. is to be removed from the Owner's property in a manner that is in compliance with applicable laws and regulations.
- B. Any recyclable material is to be separated and from non-recyclable material and disposed of to an appropriate off-site recycling location, as necessary.

END OF SECTION 31 1000