# PIONEER VILLAGE PLANNING AREAS 1-4, 17 & 21 CONSTRUCTION DRAWINGS (FILINGS 1-6) LOCATED IN SECTIONS 7, 8, AND 9, TOWNSHIP 2 NORTH, RANGE 66 WEST,

| PROJECT TEAM         |   |
|----------------------|---|
| OWNER:               | PIONEER HOLDCO, LLC<br>9033 E. EASTER PLACE SUITE 112<br>CENTENNIAL, CO 80112-2105<br>ATTENTION: JOEL FARKAS OR TONI SERRA<br>(720) 362-5995                              |
|                      | PIONEER COMMUNITY AUTHORITY BOARD (CAB)<br>450 E. 17TH AVE. SUITE 400<br>DENVER, CO 80203-1254<br>ATTENTION: MARYANN MCGEADY, SAMANTHA LILLEHOFF<br>AND COURTNEY DIGUARDI |
|                      | RESOURCE COLORADO WATER AND SANITATION DISTRICT<br>450 E. 17TH AVE. SUITE 400<br>DENVER, CO 80203-1254  |
| ENGINEER:            | STRATEGIC SITE DESIGNS, LLC<br>88 INVERNESS CIRCLE EAST, SUITE E-101<br>ENGLEWOOD, CO 80112<br>ATTENTION: CHRISTOPHER PERDUE<br>(720) 206-6931                            |
| TRAFFIC:             | ALDRIDGE TRANSPORTATION ENGINEERING AND PLANNING<br>1082 CHIMNEY ROCK ROAD<br>HIGHLANDS RANCH, CO 80126<br>ATTENTION: JOHN ALDRIDGE<br>(303) 703-9112                     |
| LANDSCAPE ARCHITECT: | STACKLOT<br>5639 SOUTH CURTICE STREET<br>LITTLETON, CO 80120<br>ATTENTION: JUSTIN HAY<br>(303) 883-2735   |
| SURVEYOR:            | AZTEC CONSULTANTS INC.<br>300 EAST MINERAL AVE. SUITE 1<br>LITTLETON, CO 80122<br>ATTENTION: JIM LYNCH<br>(303) 713-1898  |
| LAND USE ATTORNEY:   | FOSTER GRAHAM MILSTEIN & CALISHER, LLP<br>360 SOUTH GARFIELD STREET SUITE 600<br>DENVER, CO 80209<br>ATTENTION: KRISTIN SULLIVAN AND DAVID FOSTER<br>(303) 333-9810       |
| AGENCY CONTAC        | CTS   |
| TOWN:                | TOWN OF KEENESBURG<br>91 W. BROADWAY AVENUE<br>KEENESBURG, CO 80643<br>ATTENTION: MARK GRAY AND DEBRA CHUMLEY<br>(303) 732-4281   |
| PLANER:              | TODD HODGES DESIGN, LLC<br>1269 CLEVELAND AVE<br>LOVELAND, CO 80537<br>ATTENTION: TODD HODGES<br>(970) 215-4311   |
| TOWN ENGINEER:       | PROFESSIONAL ENGINEERING CONSULTANTS<br>420 LINDEN STREET, SUITE 110<br>FORT COLLINS, CO 80524<br>ATTENTION: KENT BRUXVOORT<br>(970) 219-2832                             |
| TRAFFIC ENGINEER:    | FELSBURG HOLT & ULLEVIG INC<br>6400 S. FIDDLERS GREEN CIRCLE SUITE 1500<br>GREENWOOD VILLAGE, CO 80111<br>ATTENTION: CHARLES BUCK<br>(303) 721-1440                       |
| FIRE:                | SOUTHEAST WELD FIRE RESCUE<br>95 W. BROADWAY ST.<br>KEENESBURG, CO 80643<br>ATTENTION: TOM BEACH, FIRE CHIEF<br>(970) 539-0874  |
| NATURAL GAS:         | XCEL ENERGY<br>1123 WEST 3RD AVENUE<br>DENVER, CO 80223<br>ATTENTION: NATHAN TIPPIMANCHI<br>(720) 343-6684  |
| FIBER OPTIC:         | CENTURYLINK<br>5325 ZUNI STREET, FLOOR 7<br>DENVER, CO 80221<br>ATTENTION: DAN CALLAHAN<br>(303) 817-4613   |
| ELECTRICITY:         | UNITED POWER<br>500 COOPERATIVE WAY<br>BRIGHTON, CO 80603<br>ATTENTION: HECTOR AVENDANO   |

ENGINEERS CERTIFICATION (CONSTRUCTION DOCUMENTS) THESE CONSTRUCTION PLANS INCLUDED HEREIN WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF KEENESBURG, THE PIONEER COMMUNITY AUTHORITY BOARD, AND RESOURCE COLORADO WATER AND SANITATION METROPOLITAN DISTRICT.

CONSTRUCTION PLANS PREPARED BY:

CHRISTOPHER LEE PERDUE, P.E. W/ STRATEGIC SITE DESIGNS, LLC (COLORADO PE #50745)

(720) 685-5759



VICINITY MAP SCALE: 1" = 5000'

TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO

A PART OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 64 WEST, TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP SCALE: 1" = 1500'

APPROVAL BLOCK





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| C3.02        | EROSION AND SEDIMENT CONTROL PLAN - INITIAL       | C5.02   |
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| C3.28        | EROSION AND SEDIMENT CONTROL PLAN - INTERIM       | C5.17   |
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| C3.45        | EROSION AND SEDIMENT CONTROL PLAN - FINAL         | C5.23   |
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| C4.08        |   | C5.38   |
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| C5.49  | COLLECTOR X - PLAN AND PROFILE                  |
| C5.50  | COLLECTOR X - PLAN AND PROFILE                  |
| C5.51  | COLLECTOR X - PLAN AND PROFILE                  |
| C5.52  | COLLECTOR X - PLAN AND PROFILE                  |
| C5.53  | COLLECTOR X - PLAN AND PROFILE                  |
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| C5.56  | LOCAL 17 LOOP ROAD - PLAN AND PROFILE           |
| C5.57  | LOCAL 17 LOOP ROAD - PLAN AND PROFILE           |
| C5.58  | OMITTED   |
| C5.59  | OMITTED   |
| C5.60  | LOCAL ROAD 17-1 - PLAN AND PROFILE              |
| C5.61  | LOCAL ROAD 17-2 - PLAN AND PROFILE              |
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| C5.90  | COUNTY ROAD 22 - PLAN AND PROFILE               |
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| C5.92  | COUNTY ROAD 22 - PLAN AND PROFILE               |
| C5.93  | COUNTY ROAD 22 - PLAN AND PROFILE               |
| C5.94  |   |
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| CE 101 |   |
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| OVERLOT GRADING PLAN             |
|----------------------------------|
| OVERLOT GRADING PLAN             |
| OVERIOT GRADING PLAN             |
| OVERLOT GRADING PLAN             |
|                                  |
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|                                  |
|                                  |
| ROAD PLAN AND PROFILE - KEY MAP  |
| COLLECTOR A - PLAN AND PROFILE   |
| COLLECTOR A - PLAN AND PROFILE   |
| COLLECTOR A - PLAN AND PROFILE   |
|                                  |
| COLLECTOR A - PLAN AND PROFILE   |
|                                  |
|                                  |
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|                                  |
| LOCAL ROAD G - PLAN AND PROFILE  |
| COLLECTOR B - PLAN AND PROFILE   |
| COLLECTOR B - PLAN AND PROFILE   |
| COLLECTOR B - PLAN AND PROFILE   |
| COLLECTOR B - PLAN AND PROFILE   |
| LOCAL ROAD 1A - PLAN AND PROFILE |
| LOCAL ROAD 1A - PLAN AND PROFILE |
| LOCAL ROAD 1A - PLAN AND PROFILE |
| LOCAL ROAD 1B - PLAN AND PROFILE |
| LOCAL ROAD 1C - PLAN AND PROFILE |
| LOCAL ROAD 1D - PLAN AND PROFILE |
| LOCAL ROAD 1E - PLAN AND PROFILE |
| LOCAL ROAD 2A - PLAN AND PROFILE |
| LOCAL ROAD 2B - PLAN AND PROFILE |
| LOCAL ROAD 2B - PLAN AND PROFILE |
| LOCAL ROAD 2C - PLAN AND PROFILE |
| LOCAL ROAD 2C - PLAN AND PROFILE |
| LOCAL ROAD 2D - PLAN AND PROFILE |
| LOCAL ROAD 2D - PLAN AND PROFILE |
| LOCAL ROAD 2E - PLAN AND PROFILE |
| LOCAL ROAD E - PLAN AND PROFILE  |
| LOCAL ROAD 2F - PLAN AND PROFILE |
| LOCAL ROAD 2G - PLAN AND PROFILE |
| LOCAL ROAD 3A - PLAN AND PROFILE |
| LOCAL ROAD 3A - PLAN AND PROFILE |
| LOCAL ROAD 3B - PLAN AND PROFILE |
| LOCAL ROAD 3C - PLAN AND PROFILE |
| LOCAL ROAD 4B - PLAN AND PROFILE |
| LUCAL ROAD 4B - PLAN AND PROFILE |
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| C6.02 | OVERALL UTILITY PLAN                   |
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| C6.03 | OVERALL UTILITY PLAN                   |
| C6.04 | OVERALL UTILITY PLAN                   |
| C6.05 | OVERALL UTILITY PLAN                   |
| C6.06 | OVERALL UTILITY PLAN                   |
| C6.07 | OVERALL UTILITY PLAN                   |
| C6.08 | OVERALL UTILITY PLAN                   |
| C6.09 | OVERALL UTILITY PLAN                   |
| C6.10 | OVERALL UTILITY PLAN                   |
| C6.11 | OVERALL UTILITY PLAN                   |
| C6.12 | OVERALL UTILITY PLAN                   |
| C6.13 | OVERALL UTILITY PLAN                   |
| C6.14 | OVERALL UTILITY PLAN                   |
| C6.15 | OVERALL UTILITY PLAN                   |
| C6.16 | OVERALL UTILITY PLAN                   |
| C6.17 | OVERALL UTILITY PLAN                   |
| C6.18 | OVERALL UTILITY PLAN                   |
| C6.19 | OVERALL UTILITY PLAN                   |
| C6.20 | OVERALL UTILITY PLAN                   |
| C6.21 | OVERALL UTILITY PLAN                   |
| C6.22 | OVERALL UTILITY PLAN                   |
| C6.23 | OVERALL UTILITY PLAN                   |
| C6.24 | OVERALL UTILITY PLAN                   |
| C6.25 | OVERALL UTILITY PLAN                   |
| C6.26 | OVERALL UTILITY PLAN                   |
| C6.27 | STORM SEWER PROFILES                   |
| C6.28 | STORM SEWER PROFILES                   |
| C7.00 | POND A PLAN                            |
| C7.01 | POND B PLAN                            |
| C7.02 | POND C PLAN                            |
| C7.03 | POND DETAILS                           |
| C7.04 | POND DETAILS                           |
| C7.05 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.06 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.07 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.08 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.09 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.10 | TRIBUTARY AND LOW-FLOW CHANNEL PLAN    |
| C7.11 | TRIBUTARY PROFILE                      |
| C7.12 | LOW-FLOW CHANNEL PROFILE               |
| C7.13 | TRIBUTARY AND LOW-FLOW CHANNEL DETAILS |
| C8.00 | ROADWAY DETAILS                        |
| C8.01 | ROADWAY AND DRY UTILITY DETAILS        |
| C8.10 | STORM DETAILS                          |
| C8.11 | STORM DETAILS                          |
| C8.12 | STORM DETAILS                          |
| C8.20 | SANITARY SEWER DETAILS                 |
| C8.30 | POTABLE WATER DETAILS                  |
| C8.31 | POTABLE WATER DETAILS                  |
| C9.00 | SIGNAGE AND STRIPING PLAN - KEY PLAN   |
| C9.01 | SIGNAGE AND STRIPING PLAN              |
| C9.02 | SIGNAGE AND STRIPING PLAN              |
| C9.03 | SIGNAGE AND STRIPING PLAN              |
| C9.04 | SIGNAGE AND STRIPING PLAN              |
| C9.05 | SIGNAGE AND STRIPING PLAN              |
| C9.06 | SIGNAGE AND STRIPING PLAN              |
| C9.07 | SIGNAGE AND STRIPING PLAN              |
| C9.08 | SIGNAGE AND STRIPING PLAN              |



## **SCOPE OF PLANNING AREA CONSTRUCTION HEREIN**





Master Plan

STACK

November 3, 2020

| Average<br>Lot Size                      |
|--|
| 3,350<br>3,350<br>3,350                  |
| 3,350<br>3100<br>3,350                   |
| 3,350<br>3100                            |
| <b>3100</b><br><b>3100</b><br>lot A Part |
| 3100<br>3100                             |
| lot A Part<br>lot A Part<br><b>5.000</b> |
| 5,000<br>3,350                           |
| 5,000                                    |
| 5,000<br>-                               |
| oundary                                  |





#### **STRATEGIC SITE DESIGN 'S GENERAL NOTES**

- 1. UTILITY CONFLICTS: ALL EXISTING UTILITIES SHOWN WERE COMPILED USING THE BEST AVAILABLE INFORMATION AND FIELD OBSERVATION. BOWMAN CONSULTING INC. DOES NOT GUARANTEE THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTOR TO BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF AND PROTECTING ALL EXISTING UTILITIES, INCLUDING THOSE NOT SHOWN OR SHOWN INCORRECTLY ON THE PLANS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED IN A TIMELY FASHION TO THE SATISFACTION OF THE APPROPRIATE GOVERNING AGENCY AND THE OWNER OF THE IMPACTED UTILITY AT THE CONTRACTOR'S EXPENSE.
- 2. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS FOR THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT THE JOB SITE AT ALL TIMES THE APPROPRIATE GOVERNING AGENCY'S PUBLIC WORKS MANUAL, ALL APPROVED EASEMENT AGREEMENTS, AND ONE (1) SIGNED COPY OF THE PLANS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE APPROPRIATE GOVERNING AGENCY FOR ANY VARIANCE TO THE ABOVE DOCUMENTS.
- 3. CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- 4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND MUST COMPLY WITH OSHA REGULATIONS.
- 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND ENGINEER OF ANY PROBLEM CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- 6. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS/HER CONSTRUCTION.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED RIGHT-OF-WAY AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- 8. THE CONTRACTOR SHALL NOTIFY THE LOCAL JURISDICTION AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION. THE APPROPRIATE FIRE DEPARTMENT SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY STREET CLOSURES AND IN THE EVENT THAT ANY FIRE HYDRANTS ARE TO BE TEMPORARILY REMOVED FROM SERVICE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROVIDING AT LEAST 48 HOURS ADVANCED NOTICE OF ANY NEED TO SHUT DOWN ANY PORTION OF THE EXISTING WATER SYSTEM AND FOR OBSERVATIONS AND/OR INSPECTIONS REQUIRED.
- 9. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE APPROPRIATE GOVERNING AGENCY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR 52. EXCAVATION SUPPORT SYSTEMS SHALL CONFORM TO THE PROVISIONS OF OSHA CONSTRUCTION STANDARD 29 CFR PART 1926 WORK WITHIN THE RIGHT-OF-WAY.
- 10. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 AT LEAST 2 BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH ANY AFFECTED UTILITY COMPANY.
- 11. THE CONTRACTOR SHALL OBTAIN COPIES OF THE "SOILS AND INVESTIGATION" REPORT FROM GEOTECHNICAL ENGINEER ALONG WITH THE "PAVEMENT THICKNESS DESIGN REPORT". THE CONTRACTOR MUST HAVE COPIES OF SAME ON THE SITE AT ALL TIMES.
- 12. THE CONTRACTOR IS REQUIRED TO PROVIDE AS-CONSTRUCTED HORIZONTAL AND VERTICAL CONSTRUCTION INFORMATION, INCLUDING THE LOCATIONS OF ALL SANITARY LINES AND SERVICES, WATER LINES AND SERVICES, AND OTHER UTILITY LINES AND SERVICES TO THE ENGINEER FOR PREPARATION OF AS-BUILT DOCUMENTS.
- 13. LIMITS OF CONSTRUCTION EASEMENTS AND RIGHTS-OF-WAY SHALL BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR. SAFETY FENCING SHALL BE PER APPROPRIATE GOVERNING AGENCY.
- 14. WHERE EXCAVATION IS REQUIRED UNDER EXISTING ASPHALT OR CONCRETE PAVEMENT, THE EXISTING PAVEMENT SHALL BE SAW CUT IN A MANNER TO EFFECT A SMOOTH, STRAIGHT-CUT EDGE. ASPHALT PATCH SHALL BE PER APPROPRIATE GOVERNING AGENCY STANDARDS.
- 15. REFER TO FINAL RECORDED PLAT FOR ACTUAL LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF ALL MATERIALS WITHIN DEDICATED
- RIGHT-OF-WAYS AND ALL MATERIALS AND WORKMANSHIP SHALL MEET THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS OF THE APPROPRIATE GOVERNING AGENCY.
- 17. THE CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTY TO THE PROJECT WORK SITE (SEE THE EROSION CONTROL PLAN). THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY (IF APPLICABLE) TO COMPLETE THE CONSTRUCTION AND SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- 18. WATER WILL BE PROVIDED BY THE CONTRACTOR TO KEEP WIND EROSION IN CHECK. USE OF WATER AS A DUST PREVENTATIVE SHALL NOT BE PAID FOR SEPARATELY, BUT INCLUDED IN THE COST OF THE WORK.
- 19. ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- 20. ANY CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY THE DEVELOPMENT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CLEAN UP OR REPAIR IS COMPLETE.
- 21. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO GRADE STREET CORES, RIGHT-OF-WAY TEMPLATES, AND LOTS ACCORDING TO GRADING INSTRUCTIONS SHOWN ON PLANS.
- 22. STREET CONTOURS SHOWN AT PROPOSED STREET LOCATIONS REPRESENT FINISHED GRADE ELEVATION TO TOP OF ASPHALT. 23. COMPACTION FILL MATERIAL SHALL BE COMPACTED ACCORDING TO THE APPROPRIATE GOVERNING AGENCY REGULATIONS AND THE
- RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. 24. TOLERANCE ROUGH GRADING: TOLERANCE SHALL BE +/- 0.1 FEET.
- 25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE ALL APPROPRIATE PERMITS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY HAVE BEEN OBTAINED PRIOR TO GRADING. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL TEMPORARY WATER DIVERSION/CONTROL DEVICES AND EROSION CONTROL DEVICES NECESSARY TO PROTECT ADJACENT PROPERTIES, WATERWAYS AND PUBLIC RIGHT-OF-WAY. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF SAID DEVICES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMANENT PROTECTION NECESSARY HAS BEEN COMPLETED.
- 26. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL/ MECHANICAL/ELECTRICAL/PLUMBING/STRUCTURAL PLANS AND COORDINATE SAME WITH THE SITE PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- 27. WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE OWNER, APPROPRIATE GOVERNING AGENCY, AND/OR THE ARCHITECT/ENGINEER.
- 28. THE EXISTING UNDERGROUND UTILITIES SHOW HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- 29. ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS, PER LOCAL CODE.
- 30. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
- 31. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCH DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
- 32. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
- 33. AN AIR QUALITY PERMIT SHALL BE OBTAINED IF REQUIRED.
- 34. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. BOWMAN CONSULTING GROUP, LTD. HAS NOT PERFORMED THE LIGHTING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
- 35. THE CONTRACTOR WILL BE REQUIRED TO NOTIFY ALL RESIDENCES WITHIN VICINITY OF THE PROPERTY BOUNDARY TEN (10) DAYS PRIOR TO ANY BLASTING IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY REQUIREMENTS. 36. NO BLASTING SHALL BE PERMITTED WITHIN 25' OF EXISTING UTILITY LINES OR STRUCTURES. BLASTING TO BE EXTENDED 25' BEYOND
- PROPOSED STRUCTURES IF CONDITIONS WARRANT FUTURE EXTENSIONS.
- 37. ALL RETAINING WALLS 4' IN HEIGHT AND OVER (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL) REQUIRE A SEPARATE BUILDING 38. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE THE APPROVAL OF FUTURE WORK.
- 39. ALL HANDICAPPED SPACES SHALL HAVE AN ABOVE GRADE IDENTIFICATION SIGN MEETING APPROPRIATE GOVERNING AGENCY STANDARDS.
- 40. WHERE A PROPOSED PIPE CROSSES OR PARALLELS A STREET OR DRIVE AISLE, THE ASPHALT SHALL BE NEATLY SAWCUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE PATCHED IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AGENCY STANDARDS.

#### **BENCHMARK**

BENCHMARK USED IS ADAMS COUNTY BENCHMARK 95.0114, LOCATED APPROXIMATELY 28 FEET SOUTH OF THE CENTERLINE OF EAST 160TH AVENUE, AND 33 FEET EAST OF THE EAST 160TH AVENUE BRIDGE CROSSING INTERSTATE 76, BEING A 3-1/4 INCH CAP STAMPED "95.0114 1995 1S66W S11", REPORTED BY ADAMS COUNTY AS HAVING A NAVD88 ELEVATION OF 5075.19.

#### BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEARING SOUTH 01°12'37" EAST, AS MONUMENTED BY THE EAST QUARTER CORNER OF SAID SECTION 2. BEING A  $\frac{3}{4}$  INCH REBAR WITH NO CAP. AND BY THE SOUTHEAST CORNER OF SAID SECTION 2, BEING A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 86973".



### STRATEGIC SITE DESIGN'S GENERAL NOTES (CONT.)

41. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE AND MAKE ALL INSPECTIONS NECESSARY IN ORDER TO DETERMINE THE FULL EXTENT OF THE WORK REQUIRED TO MAKE THE PROPOSED WORK CONFORM TO THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, CONDITIONS, AND CONFIRMATION AND CONDITION OF EXISTING GROUND SURFACE AND THE CHARACTER OF THE EQUIPMENT AND FACILITIES NEEDED PRIOR TO AND DURING EXECUTION OF THE WORK. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CHARACTER. QUANTITY AND QUALITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. ANY INACCURACIES OR DISCREPANCIES BETWEEN THE DRAWINGS AND SPECIFICATIONS MUST BE BOUGHT TO THE OWNER'S ATTENTION IN ORDER TO CLARIFY THE EXACT NATURE OF THE WORK TO BE PERFORMED PRIOR TO THE COMMENCEMENT OF ANY WORK.

42. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.

43. ALL STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CITY, COUNTY, AND/OR APPROPRIATE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. 44. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE

PROPERTIES. 45. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

46. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.

47. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS

48. EMERGENCY VEHICLE ACCESS SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. 49. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.

50. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

51. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING OF ANY CONSTRUCTION ON THE PROJECT. IF CONFLICTS ARE DISCOVERED AS A RESULT OF TEST HOLE FINDINGS. NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.

SUBPART P, OR CURRENT EDITION. 53. AT LOCATIONS WHERE THE FINAL SURFACE COURSE OF ASPHALT PAVEMENT IS TO BE FEATHERED INTO THE EXISTING SURFACE

COURSE, THE EXISTING SURFACE COURSE IS TO BE SCABBLED TO A MINIMUM DEPTH OF 1" AND A TACK COAT APPLIED PRIOR TO FINAL PAVING TO INSURE A SMOOTH, WELL BONDED JOINT. 54. ANY NEW PAVEMENT OPENED TO TRAFFIC SHALL RECEIVE A TACK COAT PRIOR TO PLACEMENT OF ANY OVERLYING ASPHALT COURSE.

55. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.

56. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE APPROPRIATE GOVERNING AGENCY.

57. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION

58. ITEMS SHOWN TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.

59. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD ELECTRICAL, TELEPHONE AND CABLE TV LINES AND REMOVAL OF UTILITY POLES, PEDESTALS AND TRANSFORMERS WITH UTILITY COMPANIES AND WITH DEVELOPER PRIOR TO DEMOLITION.

60. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.

61. THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, MUST BE KEPT ON-SITE AT ALL TIMES.

62. ALL HANDICAP RAMPS SHALL BE BUILT IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE APPROPRIATE GOVERNING AGENCY STANDARDS, CDOT STANDARDS, AND CURRENT ADA REQUIREMENTS.

63. THE STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES MUST BE MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY ARE NOT ONLY 100% COMPLETE, BUT ALSO THAT 100% OF THE DRAINAGE AREA TO EACH FACILITY IS PERMANENTLY STABILIZED. SEED AND MULCH DOES NOT CONSTITUTE STABILIZATION IN TERMS OF THE CONTRACTOR MAINTENANCE OF THE STORM DRAIN, STORMWATER MANAGEMENT, AND WATER QUALITY FACILITIES. ALL STORM DRAIN, STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES SHALL BE TURNED OVER TO THE OWNER COMPLETELY CLEAN AND FREE FROM ANY CONSTRUCTION RELATED SEDIMENT OR DEBRIS.

64. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT ALL ADA ACCESSIBLE SIDEWALKS MAINTAIN SLOPES NOT TO EXCEED 5% LONGITUDINALLY AND 2% CROSS SLOPES. SLOPES AT ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL BE A MAXIMUM OF 2%, AND THE MANEUVERING CLEARANCE AT EXTERIOR ENTRANCES SHALL HAVE A MAXIMUM SLOPE OF 2%.

65. DURING CONSTRUCTION, NO TEMPORARY CONNECTIONS TO FIRE HYDRANTS MAY BE MADE WITHOUT THE EXPRESS AUTHORIZATION OF THE UTILITY

AND RE-APPROVA OUTAGES SHALL BE KEPT TO A MINIMUM IN COMPLIANCE WITH THESE STANDARDS.

SUPPLIED BY THE CITY

AT NO EXPENSE TO THE CITY.

WORKS INSPECTOR

THAT LOT/PARCE

WILL DISTURB 1 (ONE) OR MORE ACRES. MANUAL SUCH MATERIALS IF THIS OCCURS. EITHER SWEEPING BY HAND OR THE USE OF STREET SWEEPERS IS ACCEPTABLE. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED UNPAVED AREA INTO A PAVED ROAD. WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE, AS APPLICABLE. MATERIALS.

DISPOSED OF.

## COMMUNITY AUTHORITY BOARD GENERAL NOTES

DLLOWING FINAL APPROVAL OF THE PLANS, THE DEVELOPER MAY PROCEED WITH CONSTRUCTION. IN ADDITION TO ALL CONSTRUCTION REQUIREMENTS CONTAINED IN OTHER PORTIONS OF THESE STANDARDS, THE DEVELOPER AND HIS CONTRACTOR SHALL OBSERVE THE FOLLOWING:

A. PRIOR TO THE COMMENCEMENT OF WORK, A PRECONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN PERSONNEL REPRESENTING THE KEENESBURG DEPARTMENT OF PUBLIC WORKS AND THE CONTRACTOR WHO IS SCHEDULED TO PERFORM THE WORK. B. CONSTRUCTION SHALL COMMENCE WITHIN 6 MONTHS OF THE APPROVAL DATE SHOWN ON THE PLANS OR THE PLANS MUST BE RESUBMITTED FOR REVIEW

THE WORK SHALL BE SURVEYED AND STAKED UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR IN ACCORDANCE WITH THE APPROVED PLANS. THE KEENESBURG DEPARTMENT OF PUBLIC WORKS SHALL BE NOTIFIED AT LEAST FORTY 48 HOURS PRIOR TO START OF WORK. ADEQUATE PROVISIONS FOR NOTIFICATION OF CUSTOMERS WHO MAY EXPERIENCE A LOSS OF WATER OR SEWER SERVICES MUST BE DEVELOPED. SUCH

F. ALL WORK RELATING TO WATER AND SANITARY SEWER UTILITIES SHALL BE INSPECTED BY A DEPARTMENT OF PUBLIC WORKS INSPECTOR. MAINS WILL ONLY BE TAPPED AFTER HAVING BEEN INSTALLED TO THE SATISFACTION OF THE INSPECTOR, CHLORINATED, PRESSURE/CLEARWATER TESTED AND RELEASED BY THE DEPARTMENT OF PUBLIC WORKS. THE CONTRACTOR SHALL MAKE HIS OWN WATER TAPS ON NEW WATER MAINS INSTALLED BY THE CONTRACTOR PRIOR TO INTEGRATION WITH THE PRESENT CITY WATER SYSTEM, AND THE CITY SHALL NOT ASSESS ANY TAP CHARGE FOR THE SAME EXCEPT THAT THE OWNER SHALL PAY AN INSPECTION FEE AND THE COST OF THE WATER METER IN EFFECT AT THE TIME THE BUILDING PERMIT IS ISSUED, THE METER TO BE

G. NO WORK SHALL COMMENCE UNTIL THE INSTALLING CONTRACTOR HAS AN APPROVED SET OF PLANS FROM THE KEENESBURG DEPARTMENT OF PUBLIC WORKS AND CURRENT SPECIFICATIONS IN HIS POSSESSION. THE CITY'S APPROVAL WILL BE FOR GENERAL CONFORMITY TO THE PLANS AND WILL NOT CONSTITUTE BLANKET APPROVAL OF ALL DIMENSIONS, QUANTITIES AND DETAILS OF THE MATERIAL OR EQUIPMENT SHOWN. NOR SHALL SUCH APPROVAL RELIEVE THE CONTRACTOR OR CONSULTING ENGINEER OF THIS RESPONSIBILITY FOR ERRORS CONTAINED IN THE DRAWINGS. H. STREETS SHALL NOT BE PAVED UNTIL METER PIT LOCATIONS HAVE BEEN VERIFIED IN THE FIELD. NO PAVING PERMITS SHALL BE ISSUED UNTIL A RELEASE IS GIVEN BY THE KEENESBURG DEPARTMENT OF PUBLIC WORKS. APPROVAL BY THE CITY SHALL IN NO MANNER RELIEVE THE DEVELOPER/CONTRACTOR FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN THE PLANS. ANY ERRORS SHALL BE CORRECTED BY THE DEVELOPER/CONTRACTOR TO THE SATISFACTION OF THE KEENESBURG DEPARTMENT OF PUBLIC WORKS AND

J. WHERE A CONFLICT OCCURS BETWEEN OR WITHIN STANDARDS, SPECIFICATIONS, AND DRAWINGS, THE MORE STRINGENT OR HIGHER QUALITY REQUIREMENTS SHALL APPLY. K. INSTALLATION OF ALL NEW FACILITIES IN BRIGHTON S SERVICE AREA SHALL BE INSPECTED AND APPROVED BY A KEENESBURG DEPARTMENT OF PUBLIC

... THE INSPECTOR SHALL SEE THAT MATERIALS ARE FURNISHED AND THE WORK IS PERFORMED IN ACCORDANCE WITH CITY DEPARTMENT OF PUBLIC WORKS APPROVED PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL FURNISH ALL REASONABLE AID AND ASSISTANCE REQUIRED BY THE CITY OR INSPECTOR FOR THE PROPER EXAMINATION OF THE MATERIAL AND WORK, ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED WORKMANSHIP PRACTICES AND THESE ENGINEERING STANDARDS. ANY WORK NOT ACCEPTED BY THE INSPECTOR SHALL BE REDONE UNTIL COMPLIANCE WITH THESE STANDARDS IS ACHIEVED. INSTRUCTIONS GIVEN BY THE INSPECTOR RELATING TO QUALITY OF MATERIALS AND WORKMANSHIP MUST BE OBEYED AT ONCE BY THE CONTRACTOR. THE INSPECTOR SHALL NOT SUPERVISE NOR SET OUT WORK OR GIVE LINE AND GRADE STAKES. ALL MATERIALS USED SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE INSPECTOR AT ALL TIMES. THE INSPECTOR HAS THE RIGHT TO PERFORM ANY TESTING DEEMED NECESSARY TO ENSURE COMPLIANCE OF THE MATERIAL WITH THESE STANDARDS. NO MATERIAL SHALL BE USED BEFORE BEING INSPECTED AND APPROVED BY THE INSPECTOR, FAILURE OR NEGLECT ON THE PART OF THE INSPECTOR TO CONDEMN OR REJECT INFERIOR MATERIALS OR WORK SHALL NOT BE CONSTRUED TO IMPLY THEIR ACCEPTANCE SHOULD THEIR INFERIORITY BECOME EVIDENT AT ANY TIME PRIOR TO FINAL ACCEPTANCE OF THE WORK. INSPECTORS HAVE THE AUTHORITY TO REJECT DEFECTIVE OR INFERIOR MATERIALS AND/OR DEFECTIVE WORKMANSHIP AND TO SUSPEND WORK UNTIL SUCH TIME AS THE CONTRACTOR SHALL CORRECT THE DISCREPANCIES IN QUESTION. WHENEVER DEFECTIVE MATERIALS AND WORK ARE REJECTED, THE CONTRACTOR SHALL PROMPTLY REMOVE SUCH DEFECTIVE MATERIALS FROM THE JOB SITE AND REPLACE ALL DEFECTIVE PORTIONS TO THE SATISFACTION OF THE ENGINEER OR HIS REPRESENTATIVE. IN THE EVENT THE CONTRACTOR FAILS TO REMOVE REJECTED ITEMS FROM THE JOB SITE WITHIN A REASONABLE LENGTH OF TIME, THE ENGINEER MAY ARRANGE FOR SUCH REMOVAL AT THE EXPENSE OF THE CONTRACTOR. INSPECTION SHALL NOT RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK STRICTLY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS OR ANY APPROVED MODIFICATIONS THEREOF. WORK NOT SO CONSTRUCTED SHALL BE REMOVED AND CORRECTED BY THE CONTRACTOR AT HIS SOLE EXPENSE. WHENEVER SO ORDERED BY THE ENGINEER, WITHOUT REFERENCE TO ANY PREVIOUS ERROR OR OVERSIGHT IN INSPECTION. M. EXCEPT IN CASES OF EMERGENCY, AUTHORIZATION FROM THE CITY IN ADVANCE, MAINTENANCE OR PROTECTION OF WORK ALREADY DONE, NO WORK SHALL BE ALLOWED BETWEEN THE HOURS OF 5P.M. AND 8 A.M. NOR ON SATURDAY, SUNDAY OR LEGAL HOLIDAYS UNLESS APPROVED BY THE ENGINEER IN EACH CASE. WHEN INSPECTORS ARE REQUIRED TO WORK OVERTIME, IT SHALL BE AT THE CONTRACTOR SEXPENSE, PROVIDED, HOWEVER, SUCH INSPECTORS SHALL REMAIN EMPLOYEES OF THE CITY FOR ALL PURPOSES. FORTY-EIGHT HOURS NOTICE SHALL BE REQUIRED FOR REQUESTING ANY INSPECTION IN SERVICES OUTSIDE OF NORMAL BUSINESS HOURS. PAYMENT FOR SUCH OVERTIME WORK SHALL BE MADE BY CHECK TO THE CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL ACCEPTANCE.N. IN THE EVENT ONE OR MORE INSPECTORS REPRESENTING PRIVATE CONSULTING ENGINEERING FIRMS ARE ALSO INSPECTING A PROJECT, ALONG WITH CITY DEPARTMENT OF PUBLIC WORKS INSPECTORS, THE INSTRUCTIONS GIVEN BY THE DEPARTMENT OF PUBLIC WORKS SHALL PREVAIL IN THE EVENT OF CONFLICTING INSTRUCTIONS.

#### COMMUNITY AUTHORITY BOARD EROSION AND SEDIMENT CONTROL NOTES

LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING A PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE COLORADO DEPARTMENT OF HEALTH & ENVIRONMENT (CDPHE), AT LEAST TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION ACTIVITIES IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB 1 (ONE) OR MORE ACRES. IN THE EVENT THAT LOT/PARCEL, WHICH BELONGS A COMMON PLAN OF DEVELOPMENT THAT DISTURBED 1 (ONE) OR MORE ACRES, IS SOLD THEN THE NEW LANDOWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMIT COVERAGE FOR

LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR OBTAINING AN EROSION & SEDIMENT CONTROL (ESC) PERMIT FROM THE CITY OF BRIGHTON IF CONSTRUCTION ACTIVITIES WILL DISTURB 1 (ONE) OR MORE ACRES OF LAND, OR IF THE PROJECT BELONGS TO A COMMON PLAN OF DEVELOPMENT THAT THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST KEEP A COPY OF THE CDPHEI S STORMWATER DISCHARGE PERMIT, CITYI S ESC PERMIT, EROSION AND SEDIMENT CONTROL PLAN (ESCP) ALSO KNOWN AS STORMWATER MANAGEMENT PLAN (SWMP) AND EROSION AND SEDIMENT CONTROL INSPECTION LIST

(ESCIL) OR INSPECTION LOG AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL THREE (3) YEARS AFTER THE PERMIT INACTIVATION FORM IS FILED WITH THE STATE. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MAY INACTIVATE THE STATE AND CITY PERMIT WHEN FINAL STABILIZATION IS REACHED AS LONG AS ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT

LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT, PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED. 5. THE PERMITTED LANDOWNER AND/OR CONTRACTOR MUST PERFORM INSPECTIONS OF ALL BEST MANAGEMENT PRACTICES (BMPS) EVERY 14 DAYS AND ALSO AFTER ANY SIGNIFICANT STORM EVENT (RAIN OR SNOWMELT) THAT MAY CAUSE EROSION TO ENSURE THAT BMPS ARE FUNCTIONING PROPERLY. ESCIL (OR INSPECTION LOGS) MUST BE KEPT WITH THE ESCP/SWMP. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN IMMEDIATELY. ALL CONSTRUCTION PROJECTS (WHETHER THEY DISTURB LESS OR MORE THAN 1 (ONE) ACRE) SHALL INSTALL, MAINTAIN AND REPAIR EROSION AND SEDIMENT CONTROL BMPS ACCORDING TO THE ESCP/SWMP AND/OR EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS

ORIGINALLY INTENDED. BMPS MUST BE INSTALLED PRIOR TO GRADING OR LAND DISTURBING ACTIVITIES. ALL BMPS SHALL CONFORM TO THE URBAN DRAINAGE FLOOD CONTROL CRITERIA MANUAL VOLUME 3 AND CITY OF BRIGHTON STANDARD AND SPECIFICATION LANDOWNERS AND/OR CONTRACTORS MUST ENSURE THAT VEHICLES DO NOT TRACK EARTH MATERIALS ONTO STREETS AND MUST IMMEDIATELY REMOVE

9. ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW. 10. THE USE OF DIRT RAMPS IS PROHIBITED. A ROCK PAD ENTRANCE MUST BE INSTALLED WHERE CONSTRUCTION VEHICLES NEED TO ENTER OR EXIT FROM AN 11. LANDOWNERS AND/OR CONTRACTORS ARE RESPONSIBLE FOR CONTROLLING WASTE SUCH AS DISCARDING BUILDING MATERIALS, CONCRETE TRUCK

12. WASTE COLLECTION AREAS MUST BE LOCATED AWAY FROM THE STORM DRAINAGE SYSTEM. DUMPSTERS MUST BE COVERED TO CONTAIN WINDBLOWN 13. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS OCCUR MUST BE PROTECTED

14. WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. DRIED OUT CONCRETE WASTE SHALL BE REMOVED AND PROPERLY 15. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS. 16. SPILL PREVENTION AND CONTAINMENT BMP[] S FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS MUST BE PROVIDED. SPILLS THAT MAY REACH THE STORM SEWER SYSTEM MUST BE REPORTED ACCORDING TO FEDERAL, STATE AND CITY OF BRIGHTON REGULATIONS. 17. STORM INLETS WITHIN AND/OR ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

18. RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. 19. NATURAL VEGETATION SHALL BE PRESERVED AND PROTECTED WHENEVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS MUST BE STABILIZED WITHIN 14 DAYS. 20. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED.

21. ALL TEMPORARY BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. THE STORMWATER VOLUME CAPACITY OF PONDS MUST BE RESTORED, AND STORM SEWER LINES AND/OR DRAINAGE INFRASTRUCTURE SHALL BE CLEANED UPON COMPLETION OF PROJECT. 22. CONDITIONS IN THE FIELD MAY WARRANT OTHER EROSION AND SEDIMENT CONTROL MEASURES IN ADDITION TO THE ONES SHOWN ON THE ESCP/SWMP AND/OR EROSION CONTROL PLAN (CIVIL DRAWING). THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY.



