



“...Building affinity through design...”

ARCHITECT:

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1. THE CONTRACTOR WORK INCLUDES FURNISHING ALL MATERIAL, EQUIPMENT, TOOLS, LABOR AND SERVICES NECESSARY FOR COMPLETION OF THE PROJECT UNLESS NOTED OTHERWISE.

2. ALL WORK SHALL BE DONE AS SHOWN ON THE DRAWINGS & CALLED FOR IN THE SPECIFICATIONS & IN A MANNER AS DIRECTED BY THE ARCHITECT & GENERAL TRADE PRACTICES. THE SUPERVISION OF THE CONTRACT WORK SHALL BE DONE BY THE PERSON OR COMPANY LISTED IN THE CONTRACT AGREEMENT. IN CASE NO SUPERVISION BY AN ARCHITECT IS PROVIDED IN THE CONTRACT, THE FUNCTIONS OF THE ARCHITECT, WHEREVER CALLED FOR IN THE PLANS AND/OR SPECIFICATIONS, SHALL BE EXERCISED BY THE OWNER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED.

4. ALL DETAILS & SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

5. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE & SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.

6. DO NOT SCALE THESE DRAWINGS. DRAWING SCALES IN THESE DRAWINGS ARE FOR 24X36 PRINTS.

7. ANY DISCREPANCY BETWEEN THESE DRAWINGS & ACTUAL SITE/FIELD CONDITIONS SHALL BE REPORTED IN WRITING TO THE OWNER & THE ARCHITECT BEFORE COMMENCING ANY WORK.

1555 MOLINE TOWNHOMES

1555 N MOLINE St, AURORA, CO 80010

ISSUE	DATE	DESCRIPTION
01	3/10/23	SITE PLAN

DRAWN BY: JWA  
CHECKED BY: TBM



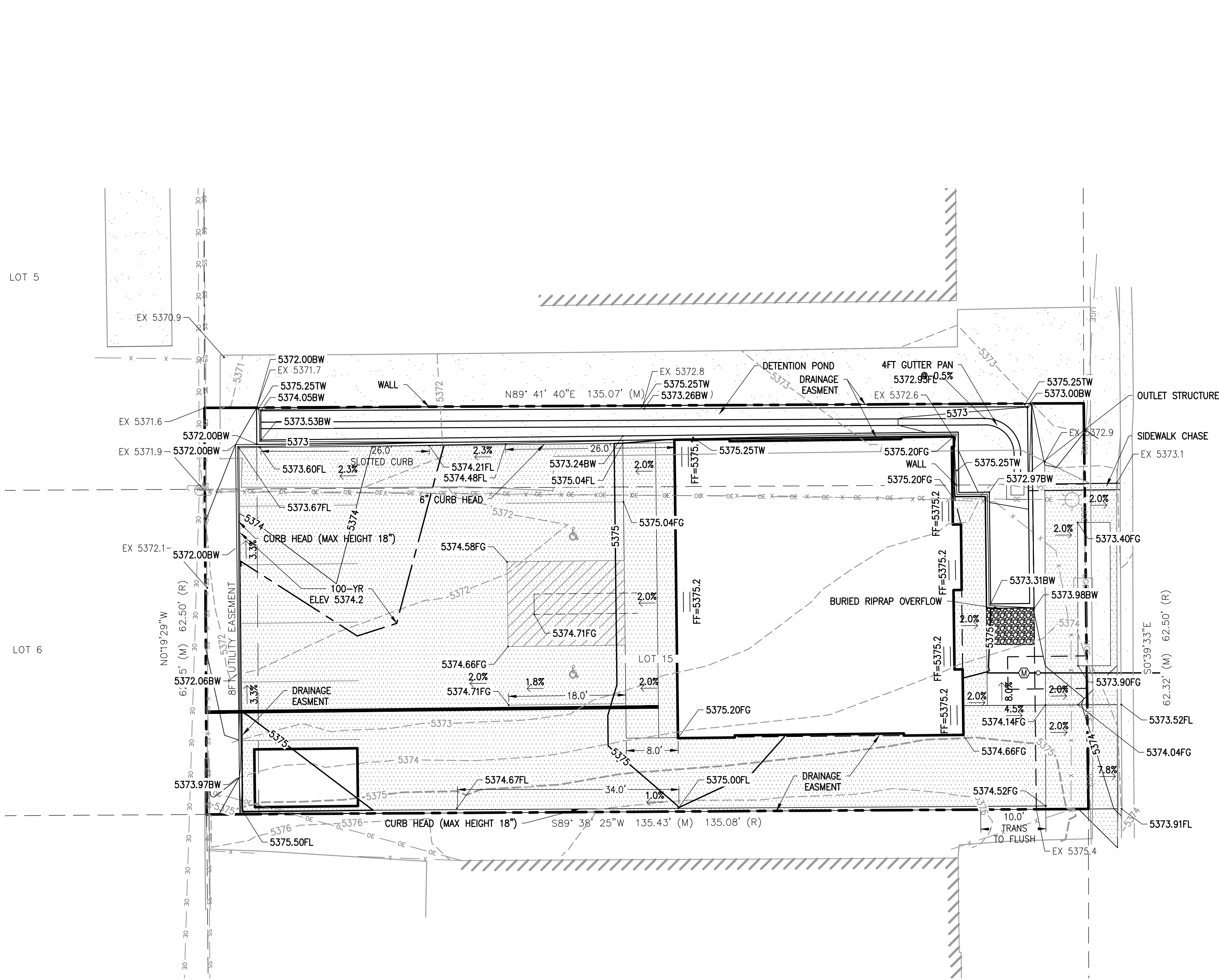
THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION

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SITE PLAN

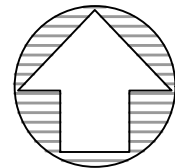
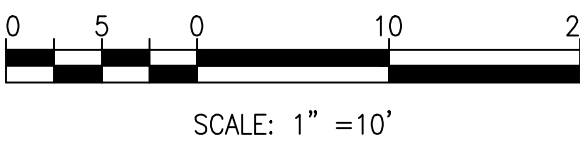
C-100

Scale 1" = 10'-0"



NORTH MOLINE STREET  
50' R.O.W.

PRELIMINARY GRADING PLAN



COORDINATE SYSTEM / BENCHMARK

BASIS OF BEARINGS: BEARINGS ARE BASED ON GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE EAST LINE OF BLOCK 193, RESUBDIVISION OF BLOCK 193, BOSTON HEIGHTS SECOND FILING, BETWEEN MONUMENTS AS SHOWN HEREON IS S00° 39' 33"E, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO.

ELEVATIONS ARE BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 10/26/2022 AND ARE BASED ON NAVD88 VERTICAL DATUM. SITE TBM IS THE 1" CAP IN CONCRETE STAMPED 26958 AT THE NORTHEAST CORNER OF THE SUBJECT LOT, HAVING AN ELEVATION OF 5372.9'.