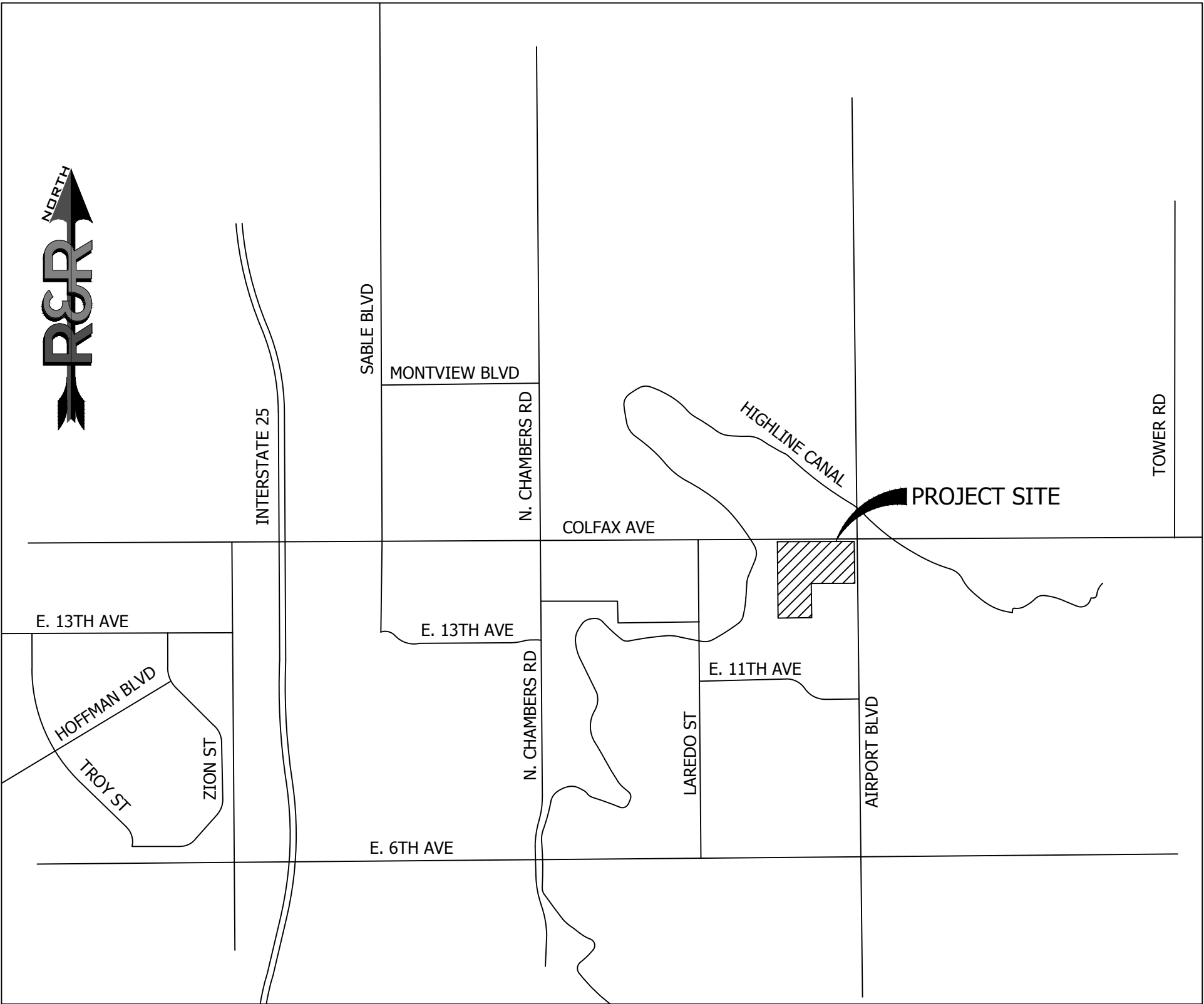


AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS

16800 E. COLFAX AVE., AURORA, CO 80220  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES

1. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36' AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2017.
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126-271 AND 126-278 - OF THE AURORA CITY CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS OR ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
8. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
9. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
13. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
16. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 65+LDN (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
17. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
18. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
20. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
21. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.



VICINITY MAP  
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
C-01	COVER SHEET
C-02	GENERAL NOTES & LEGEND
C-03	EXISTING & DEMOLITION PLAN
C-04	SITE PLAN
C-05	BLOCK 1 SITE PLAN (NORTH)
C-06	BLOCK 2 SITE PLAN (SOUTH)
C-07	UTILITY PLAN
C-08	BLOCK 1 UTILITY PLAN (NORTH)
C-09	BLOCK 2 UTILITY PLAN (SOUTH)
C-10	GRADING PLAN
L-01 - L-11	LANDSCAPE PLANS
L-12	LANDSCAPE NOTES & PLANT SCHEDULE
L-13 - L-15	LANDSCAPE PLANS
E-00	ELECTRICAL NOTES
E-01	OVERALL ELECTRICAL PLAN
E-02 - E-05	ELECTRICAL PLANS
E-06 - E-07	ELECTRICAL DETAILS

OWNER CERTIFICATE

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATIONS OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN, ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEROF \_\_\_\_\_ HAS CAUSED  
THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD. 20 \_\_\_\_.

\_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
STATE OF COLORADO ) SS  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_ AD 20 \_\_\_\_

BY \_\_\_\_\_  
WITNESS MY HAND AND OFFICIAL SEAL NOTARY  
\_\_\_\_\_  
(NOTARY PUBLIC)  
MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY BUSINESS ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
SEAL  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY BUSINESS ADDRESS: \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE  
PLANNING DIRECTOR: \_\_\_\_\_ DATE  
PLANNING COMMISSION: \_\_\_\_\_ DATE  
ATTEST: \_\_\_\_\_ DATE  
DATABASE APPROVAL DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY \_\_\_\_\_

LEGAL DESCRIPTION

PARCEL 1: TRACT NUMBERED THIRTEEN (13), ALTURA FARMS, NOW VACATED BEING LOCATED IN SECTION FIVE (5), TOWNSHIP FOUR (4) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH P.M., EXCEPT THAT PORTION THEREOF CONVEYED TO THE COUNTY OF ARAPAHOE IN QUITCLAIM DEED RECORDED DECEMBER 5, 1929 IN BOOK 292 AT PAGE 185, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL 2: BLOCK 2, EXCEPT THE SOUTH 82.50 FEET OF THE EAST 60.00 FEET OF BLOCK 2, APACHE MESA - FIFTH FILING, AS CONVEYED TO THE CITY OF AURORA IN DOCUMENTS RECORDED JANUARY 15, 1986 IN BOOK 3099 AT PAGE 491 (ADAMS COUNTY RECORDS) AND RECORDED APRIL 21, 1987 IN BOOK 5120 AT PAGE 215, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
PARCEL 3: BLOCKS 1 AND 3, AND OUTLOT A, APACHE MESA - FIFTH FILING, EXCEPT THAT PORTION THEREOF CONVEYED TO THE JOINT DISTRICT NO. 28J OF THE COUNTIES OF ADAMS AND ARAPAHOE IN WARRANTY DEED RECORDED SEPTEMBER 2, 2005 AT RECEPTION NO. B5132044, COUNTY OF ARAPAHOE, STATE OF COLORADO.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS: BENCHMARK NO. 456605NE004 / 11-032.5A BEING A 3" BRASS CAP STAMPED WITH SAID BENCHMARK IDENTIFICATION, LOCATED AT THE SOUTHWEST CORNER OF 13TH AVENUE AND AIRPORT BOULEVARD ON THE NORTHEAST CORNER OF A CONCRETE STORM WATER INLET.  
ELEVATION: 5462.85 FEET (NAVD 1988 DATUM)

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 5, SAID LINE BEARS NORTH 89°41'43" EAST, AND IS MONUMENTED AT THE NORTH QUARTER CORNER BY A 3" BRASS CAP STAMPED "LS 19614" 6" DEEP IN RANGE BOX AND IS MONUMENTED AT THE NORTHEAST CORNER OF SECTION 5 BY A 3" BRASS CAP STAMPED "CITY OF AURORA T35 32/33/5/4 T45 R66W 1991 LS 16419" IN 3" PIPE.

EMERGENCY INGRESS AND EGRESS NOTE

RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".

AMENDMENTS

CONTACT LIST			
OWNER	APPLICANT	TRAFFIC	ARCHITECT
SALUD FAMILY HEALTH CENTERS  203 S ROLLIE AVENUE FORT LUPTON, CO 80621 720-322-9400 CONTACT: JOHN SANTISTEVAN	SALUD FAMILY HEALTH CENTERS  203 S ROLLIE AVENUE FORT LUPTON, CO 80621 720-322-9400 CONTACT: JOHN SANTISTEVAN	LSC TRANSPORTATION CONSULTANTS  1889 YORK STREET DENVER, CO 80234 303-333-1105 CONTACT: CHRIS MCGRANAHAN, PE	TW BECK ARCHITECTS  215 PARK LANE PO BOX 57 ESTES PARK, CO 80517 970-586-3913 CONTACT: THOMAS W. BECK, AIA, NCARB
CIVIL ENGINEER	LANDSCAPE ARCHITECT	SURVEYOR	LIGHTING
R&R ENGINEERS-SURVEYORS, LLC  1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: TIM STACKHOUSE, P.E.	THK ASSOCIATES, INC.  2953 S PEORIA STREET, STE 101 AURORA, CO 80014 303-770-7201 CONTACT: JULIE GAMEC, AIA	R&R ENGINEERS-SURVEYORS, LLC  1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204 303-753-6730 CONTACT: KEVIN KUCHARCZYK, P.L.S.	     CONTACT:

BY

DATE

REVISION

NO.

ENGINEERS-SURVEYORS, INC.  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINEERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS

SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011

PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT LUPTON, CO 80621

INFRASTRUCTURE SITE PLAN

JOB NO. TW22177

ORG. SUBM. DATE 03/20/2024

DWN: LAO CHKD: TS

NAME

COVER SHEET

NO.

C-01

GENERAL CONSTRUCTION AND SURVEY NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES IF APPLICABLE.
- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ANY DISCREPANCY OR CONFLICT WITHIN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. DISCREPANCIES OR CONFLICTS NOT BROUGHT TO THE ENGINEER'S ATTENTION AND CLARIFIED DURING BIDDING OF THE PROJECT WILL BE DEEMED TO HAVE BEEN BID OR PROPOSED IN THE MORE COSTLY MANNER, AND THE BETTER QUALITY OR GREATER QUANTITY OF THE WORK SHALL BE PROVIDED BY THE CONTRACTOR IN ACCORDANCE WITH ENGINEER'S INTERPRETATION.
- LOCATIONS, ELEVATIONS, AND DIMENSION OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME THESE DRAWINGS WERE PREPARED, BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE INDICATED LOCATION OF UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES IS APPROXIMATE AND REFLECTS THE BEST INFORMATION AVAILABLE FROM SURVEYS AND RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT SIZE, LOCATION, DEPTH, HEIGHT, ELEVATION, DIMENSION, AND EXTENT OF ALL UNDERGROUND AND OVERHEAD FACILITIES AND OTHER FEATURES AFFECTING THEIR WORK PRIOR TO PROCEEDING WITH ANY CONSTRUCTION ACTIVITY THAT MAY AFFECT SUCH FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION 72 HOURS PRIOR TO STARTING CONSTRUCTION. ANY TIE-IN SHALL BE COORDINATED BY THE CONTRACTOR WITH THE PUBLIC WORKS DEPARTMENT, AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR'S SURVEYOR SHALL OBTAIN AN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARKS, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION, ANY DISCREPANCY MUST BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK. ALL BENCHMARKS OR MONUMENTS THAT NEED TO BE RELOCATED SHALL BE DONE SO BY A LICENSED SURVEYOR.
- IT IS 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 CONSTRUCTION.
- THE CONTRACTOR MUST HAVE THE APPROVED CONSTRUCTION DRAWINGS IN THEIR 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.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS SPECIFIC AUTHORIZATION HAS BEEN GRANTED BY ADJACENT PROPERTY OR RIGHT OF WAY OWNER.
- CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.
- ALL STATIONS AND OFFSETS REFER TO THE CONSTRUCTION REFERENCE LINE, WHICH SHALL BE THE CENTERLINE OF THE ROADWAY, UNLESS OTHERWISE NOTED.
- ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- THE CONSTRUCTION LENGTHS INDICATED IN THESE PLANS ARE APPROXIMATE. ACTUAL LIMITS MAY BE SET IN THE FIELD AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARDS, SPECIFICATIONS, PERMITS, BONDS, ETC. WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL HAVE A FOREMAN, OR RESPONSIBLE PARTY ON SITE AT ALL TIMES WHEN WORK IS BEING PERFORMED. ALL WORKERS ON THE JOB SITE WILL BE COURTEOUS TO THE PUBLIC AT ALL TIMES AND SHALL REFER ANY QUESTIONS OR CONCERNS TO THE CONTRACTOR'S FOREMAN OR MUNICIPALITY INSPECTOR.
- THE CONTRACTOR SHALL MAINTAIN DETAILED "RECORD" DRAWINGS THROUGH THE COURSE OF CONSTRUCTION THAT DETAIL ALL FIELD ADJUSTMENTS IN THE EVENT SURVEYED AS-BUILT INFORMATION CANNOT BE OBTAINED PRIOR TO UTILITY BURIAL. RECORD DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER ALONG WITH SURVEYED AS-BUILT DRAWINGS FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
- "AS-BUILT" DRAWINGS ARE TO BE PREPARED BY A LICENSED SURVEYOR PER JURISDICTIONAL PERMIT REQUIREMENTS AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE OF THE WORK BY OWNER. AS-BUILT DRAWINGS MUST DEPICT THE SIZE, TYPE OF MATERIAL, AND HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY, STORMWATER RELATED SITE IMPROVEMENTS. THIS INCLUDES BUT IS NOT LIMITED TO STORMWATER PIPES (INVERTS MUST BE SHOWN), INLETS, CURBS, SWALES, BERMS AND GRADE CHANGES IN PAVED AREAS. IN PARKING AND RETENTION AREAS THE AS-BUILT DRAWINGS MUST INCLUDE TOP-OF-BANK, TOE-OF-SLOPE, GRADE BREAKS, AND BOTTOM ELEVATIONS. PAVED, CONCRETE, AND LANDSCAPED AREAS MUST BE CLEARLY DEFINED. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE AS-BUILTS THAT MEET ALL OWNER, GOVERNMENTAL AGENCIES, AND ENGINEER OF RECORD'S REQUIREMENTS. AS-BUILTS MUST BE PERFORMED AND SIGNED AND SEALED BY A STATE LICENSED LAND SURVEYOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUALITY CONTROL MEASURES AND TESTING TO ENSURE THE WORK CONFORMS TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN COMPLIANCE SHALL BE CORRECTED BY THE ENGINEER AT THEIR OWN EXPENSE.
- CONSTRUCTION EASEMENTS, RIGHT-OF-WAY, AND OTHER CRITICAL EASEMENTS MUST BE DELINEATED WITH TEMPORARY STAKING BY THE CONTRACTOR.
- REFER TO FINAL RECORDED PLAT FOR LOT, TRACT, PARCEL, AND EASEMENT LOCATIONS AND DESIGNATIONS.
- ALL RETAINING WALLS OVER 4' IN HEIGHT REQUIRE A BUILDING PERMIT. (MEASURED FROM BOTTOM OF FOOTER TO TOP OF WALL)
- THE INFORMATION PROVIDED ON THESE PLANS DEPICT ONLY THE TOP OF WALL ELEVATION AND THE BOTTOM OF WALL ELEVATION WHERE THE FACE OF THE WALL MEETS THE FINISHED GRADE. DEPTH OF FOOTINGS OR ANY OTHER REQUIRED STRUCTURAL ELEMENTS ARE NOT INCLUDED. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.
- 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 THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- ALL TRENCH EXCAVATIONS SHALL BE PROPERLY SLOPED, SHORED, OR OTHERWISE SUPPORTED IN A MANNER REQUIRED BY OSHA AND AS REQUIRED BY STATE OR LOCAL LAWS.
- IF CONFLICTING INFORMATION IS NOTED WITHIN THESE PLANS, THE CONTRACTOR IS TO IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION.

EROSION AND SEDIMENT CONTROL NOTES

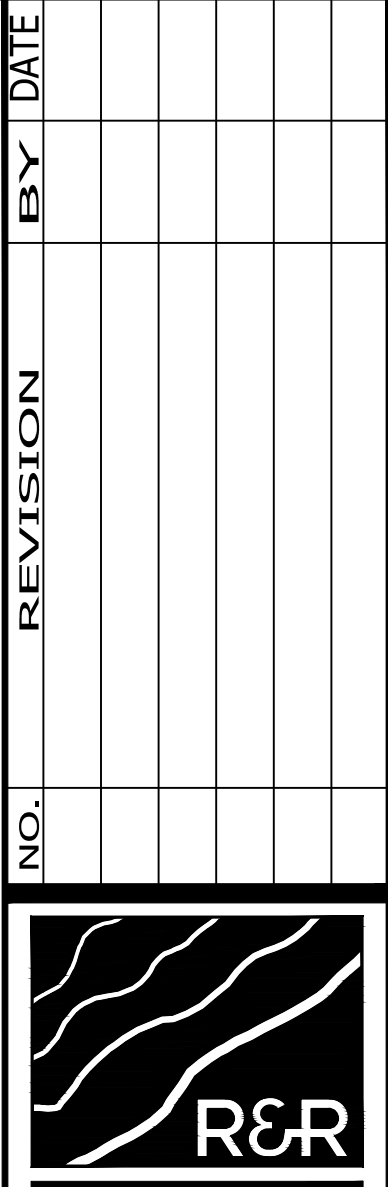
- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION PLANS AND STANDARD DETAILS IN THIS PLAN SET PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS. ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED IN THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERIC PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CONDITIONS DURING CONSTRUCTION UNTIL THE PROJECT IS ACCEPTED.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- BEST MANAGEMENT PRACTICES AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS SHALL ALWAYS BE RETAINED ON SITE.
- THE CONTRACTOR SHALL LIMIT CLEARING TO THE MINIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 (H:V) OR STEEPER.
- THE GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATION IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAN VARIETIES, STRAW/HAY, MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. CONTRACTOR SHALL ALSO REMOVE ALL SILT/SEDIMENT/DEBRIS PRIOR TO CERTIFICATION.
- ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
- THE GENERAL CONTRACTOR IS TO DESIGNATE/IDENTIFY AREAS ON THESE DRAWINGS, INSIDE THE LIMITS OF DISTURBANCE FOR WASTE DISPOSAL AND DELIVERY OF MATERIAL STORAGE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL MEASURES ON A WEEKLY BASIS AND FOLLOWING MAJOR STORM EVENTS. REPARATIVE ACTION SHALL BE TAKEN WITHIN 24 HOURS OF INSPECTION. EROSION CONTROL INSPECTORS SHALL KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES INCLUDING DATES OF INSPECTIONS, NAMES OF INSPECTORS, OBSERVATIONS, ACTIONS TAKEN, AND RAINFALL AMOUNTS.
- SEDIMENT SHALL BE REMOVED FROM BMP MEASURES ONCE SEDIMENT HAS REACHED ONE-HALF HEIGHT OF THE BARRIER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A DEWATERING PLAN TO REGULATORY AGENCIES IF NECESSITATED.

DEMOLITION NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- ALL EXISTING ABOVE AND BELOW GROUND STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE DEMOLISHED OR REMOVED UNLESS NOTED OTHERWISE WITHIN THIS CONSTRUCTION SET AND/OR PROJECT SPECIFICATIONS. ALL PAVEMENT, BASE COURSES, SIDEWALKS, CURBS, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE AREA TO BE DEMOLISHED SHALL BE REMOVED TO FULL DEPTH. THIS INCLUDES FOUNDATION SLABS, WALLS, AND FOOTINGS. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIALS AND COMPACTED PER THE PROJECT SPECIFICATIONS, AS DETERMINED BY THE ONSITE GEOTECHNICAL ENGINEER.
- 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.
- IF ELEMENTS ARE DISCOVERED THAT ARE NOT DEPICTED IN THIS SET OF PLANS OR SUPPORTING REPORTS, THEY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
- CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD.
- ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES AND STRUCTURES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND /OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY.
- ALL UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT IS NOT LIMITED TO: WELLS, ASBESTOS, UNDERGROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO: PHASE I ESA, PHASE II, AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
- EROSION AND SEDIMENTATION CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND SHALL FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES. ADDITIONALLY, THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL COORDINATE AN ASBESTOS INSPECTION/SURVEY PRIOR TO DEMOLITION OF ANY BUILDING, ASBESTOS OR HAZARDOUS MATERIALS, IF FOUND ON SITE, SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED. THE DEVELOPER AND OR OWNER SHALL PROVIDE THE PHASE I ESA TO THE CONTRACTOR.
- CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. REPAIR TO PRE-CONSTRUCTION CONDITION OR BETTER.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
- DAMAGE TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER OR MUNICIPALITY.
- ASPHALT/CONCRETE REMOVAL SHALL BE FULL DEPTH TO SUBGRADE PROVIDE NEAT, STRAIGHT, FULL DEPTH, SAW CUTS OF EXISTING PAVEMENT. LANDSCAPE AREAS SHALL BE BACKFILLED PER LANDSCAPE PLANS/GUIDELINES.
- NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT APPROPRIATE MEASURES ARE TAKEN IF PREVIOUSLY UNIDENTIFIED ENVIRONMENTAL IMPACTS ARE DISCOVERED ON THE DEVELOPMENT SITE.
- UPON DISCOVERY OF PREVIOUSLY UNIDENTIFIED CONTAMINATION, THE CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING WORKERS' HEALTH AND SAFETY. IF UNSAFE WORKING CONDITIONS PREVAIL, THE CONTRACTOR WILL BE RESPONSIBLE FOR STOPPING WORK WITHIN SAID AREA IMMEDIATELY. THE CONTRACTOR SHALL MAKE AN ATTEMPT TO DOCUMENT AND ASSESS THE NATURE AND DISPOSITION OF THE IDENTIFIED IMPACT. FOLLOWING THIS INITIAL DOCUMENTATION, THE CONTRACTOR WILL NOTIFY THE ENVIRONMENTAL CONSULTANT OF THE DISCOVERY.
- IF IT IS SAFE TO OPERATE WITHIN THE AFFECTED AREA, THE CONTRACTOR, UNDER THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT, WILL APPLY APPROPRIATE MEASURES TO PRECLUDE EXACERBATION OF THE IDENTIFIED IMPACT.
- UPON NOTIFICATION, THE ENVIRONMENTAL CONSULTANT SHALL CONDUCT A PRELIMINARY INVESTIGATION OF THE AFFECTED AREA(S) AND DETERMINE THE APPROPRIATE COURSE OF ACTION. FURTHERMORE, THE ENVIRONMENTAL CONSULTANT SHALL BE RESPONSIBLE FOR INITIATING THE REQUISITE NOTIFICATION PROCEDURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- WORK WILL RESUME WITHIN THE AFFECTED AREA AT THE DIRECTION OF THE ENVIRONMENTAL CONSULTANT.
- APPROVAL FROM THE PERMIT ISSUING JURISDICTION MUST BE OBTAINED PRIOR TO THE REMOVAL OF NATIVE VEGETATION.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY PROVIDERS PRIOR TO ANY MODIFICATION OR ANY INTERRUPTION IN SERVICE.
- ANY DISTURBANCE OR DAMAGE TO EXISTING FEATURES WITHIN RIGHTS-OF-WAYS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, AND THE RIGHT OF WAY OWNER SHALL BE NOTIFIED IMMEDIATELY.
- ANY DESTRUCTION OF PAVEMENT AS A RESULT OF UTILITY CONSTRUCTION SHALL BE REPLACED THE FULL LANE WIDTH PER APPLICABLE CONSTRUCTION STANDARDS.
- IF ANY HISTORICAL OR CULTURAL ARTIFACTS ARE DISCOVERED DURING DEMOLITION, THE CONTRACTOR SHALL IMMEDIATELY CEASE WORK IN THAT AREA AND NOTIFY THE OWNER AND APPROPRIATE AUTHORITIES.
- THE CONTRACTOR SHALL COMPLY WITH LOCAL NOISE ORDINANCES AND RESTRICT LOUD DEMOLITION ACTIVITIES TO THE HOURS SPECIFIED BY LOCAL REGULATIONS OR AS DIRECTED BY THE OWNER
- THE CONTRACTOR SHALL MONITOR AND CONTROL VIBRATIONS FROM DEMOLITION ACTIVITIES TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND UTILITIES.

TEMPORARY TRAFFIC CONTROL NOTES

- LOCAL JURISDICTIONAL REQUIREMENTS SHALL OVERRIDE THE SPECIFICATIONS ON THESE GENERAL NOTES PAGES, IF APPLICABLE.
- THE CONTRACTOR SHALL PROVIDE FOR THE SAFE MOVEMENT OF PEDESTRIANS AND VEHICLES THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING DELIVERIES AND DROP-OFFS IN WORK ZONES. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) AND MUTCD STANDARDS AS WELL AS ANY ADDITIONAL REQUIREMENTS IMPOSED BY THE STATE'S DOT.
- ALL TRAFFIC CONTROL MEASURES SHALL PRIORITIZE SAFETY ABOVE ALL ELSE.
- ACCESS TO ALL SIDE STREETS AND DRIVEWAYS SHALL BE CONTINUOUSLY MAINTAINED FOR THE DURATION OF THE PROJECT UNLESS PREVIOUSLY APPROVED BY THE LOCAL JURISDICTION.
- ANY LANE CLOSURE REQUIRES APPROVAL BY THE LOCAL JURISDICTION DEPARTMENT AS WELL AS ADVANCED NOTICE OF 72 HOURS WHEN THE LANE CLOSURE IS TO OCCUR. CONTRACTOR TO TAKE ADDITIONAL CONSIDERATION IN COMMUNICATION OF SPECIFIC HOMES AND BUSINESSES THAT ARE TO BE IMPACTED.
- ENSURE EMERGENCY VEHICLES CAN ACCESS AT ALL TIMES. ANY BLOCKAGES OR DIVERSIONS SHOULD BE COMMUNICATED TO LOCAL EMERGENCY SERVICES IN ADVANCE.
- DURING PERIODS OF LANE CLOSURES, THE CONTRACTOR IS TO PROVIDE A DOT CERTIFIED SITE TRAFFIC SUPERVISOR FOR THE INSTALLATION, MAINTENANCE, AND REMOVAL OF TRAFFIC CONTROL DEVICES (E.G. BARRICADES, SIGNS, ARROW PANELS, ETC.) AS OUTLINED IN THE STATE'S DEPARTMENT OF TRANSPORTATION STANDARDS.
- TRAFFIC CONTROL MEASURES ARE TO BE MONITORED, PARTICULARLY DURING PEAK HOURS, TO ENSURE THAT CONTROL MEASURES ARE EFFECTIVE AND THAT NO DANGEROUS SITUATIONS ARISE.
- BE PREPARED TO ADJUST TRAFFIC CONTROL MEASURES AS NEEDED. WHAT WORKS DURING ONE PHASE OF CONSTRUCTION MAY NOT BE SUITABLE FOR ANOTHER.
- IF WORK IS BEING PERFORMED AT NIGHT, ENSURE ALL TRAFFIC CONTROL DEVICES ARE CLEARLY VISIBLE. THIS MIGHT REQUIRE ADDITIONAL LIGHTING OR REFLECTIVE MATERIALS.
- MAINTAIN THOROUGH DOCUMENTATION OF ALL TRAFFIC CONTROL MEASURES, INCLUDING ADJUSTMENTS MADE DURING THE CONSTRUCTION PROCESS.



**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS  
SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011  
PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT Lupton, CO 80621

INFRASTRUCTURE SITE PLAN  
JOB NO. TW22177  
ORG. SUBM. DATE 03/20/2024  
DWN: LAO CHKD: TS  
NAME

GENERAL NOTES & LEGEND

NO.

C-02

MASTER LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	FLOOD PLAIN	
	FENCE LINE	
	EASEMENT	
	EDGE OF PAVEMENT	
	VERTICAL CURB AND GUTTER	
	MOUNTABLE CURB AND GUTTER	
	CONCRETE SIDEWALK	
	SIGN(S)	
	IRRIGATION CONTROL BOX	
	ELECTRICAL BOX/CABINET	
	TELECOMMUNICATION PEDESTAL	

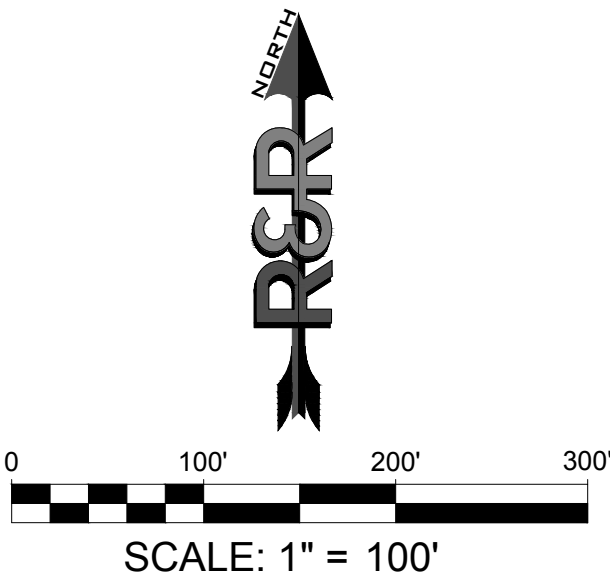
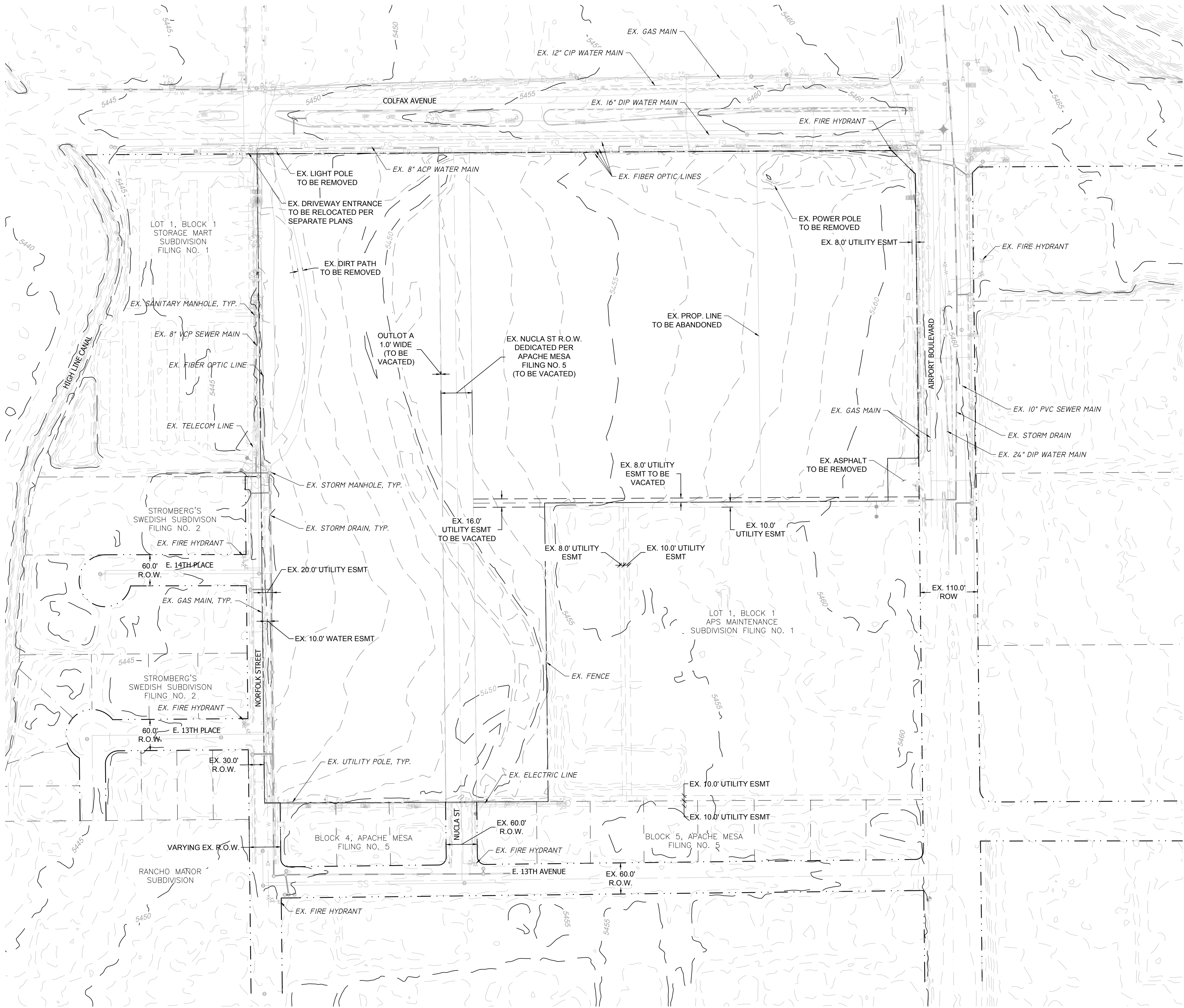
EXISTING	DESCRIPTION	PROPOSED
	WATER LINE	
	WATER METER	
	WATER VALVE	
	WATER FITTINGS	
	FIRE HYDRANT	
	SANITARY LINE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM SEWER PIPE	
	STORM SEWER MANHOLE	
	STORM SEWER INLET	
	STORM SEWER FLARED END SECTION	
	STORM SEWER HEADWALL	

EXISTING	DESCRIPTION	PROPOSED
	UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC	
	UTILITY POLE	
	STREET LIGHT	
	CABLE TV SERVICE	
	TELECOM SERVICE	
	FIBER OPTIC SERVICE	
	NATURAL GAS SERVICE	
	TREE	
	MAJOR CONTOUR	
	MINOR CONTOUR	





Know what's below.  
Call before you dig.



NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

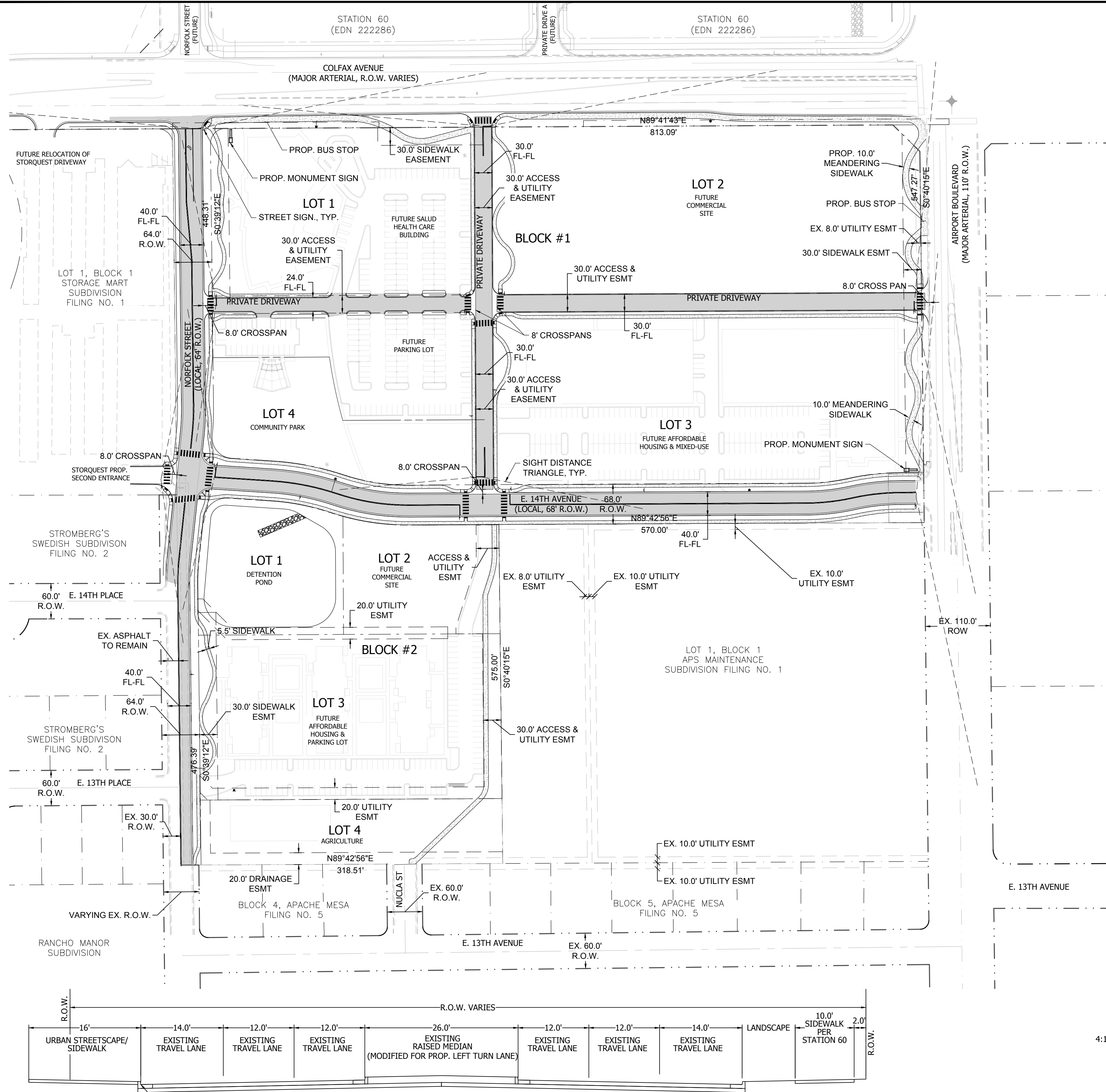
WWW.RRENGINEERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS  
SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011  
PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT LUTPON, CO 80621

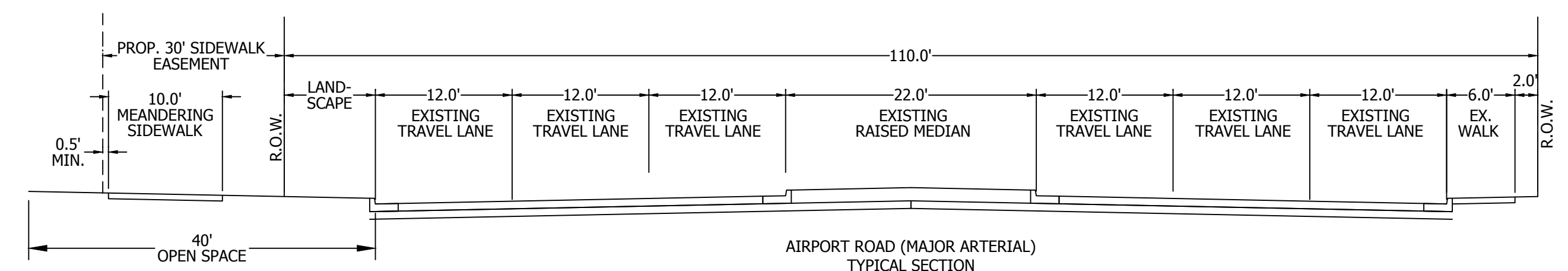
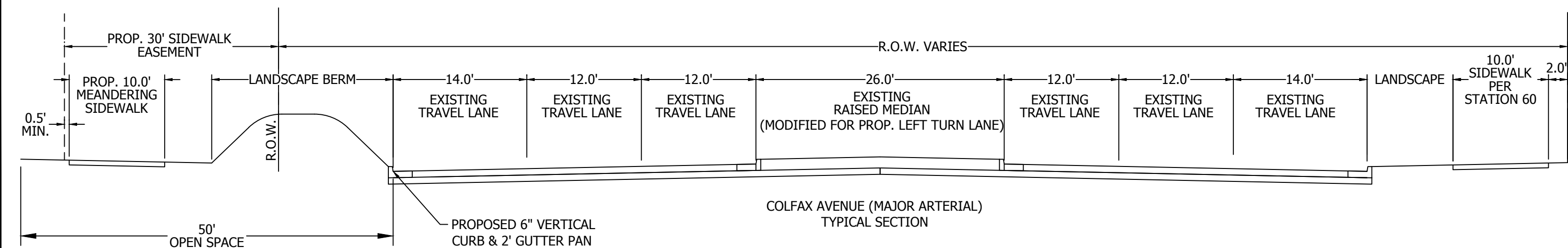
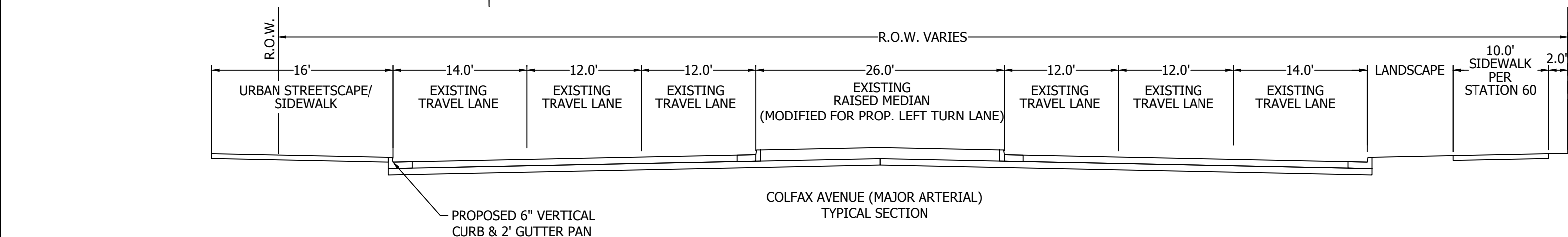
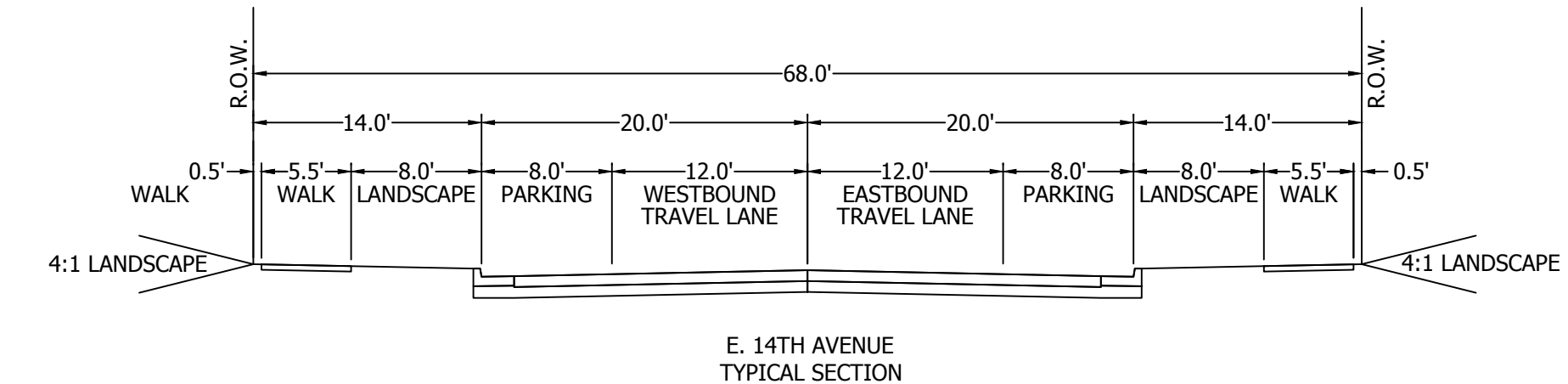
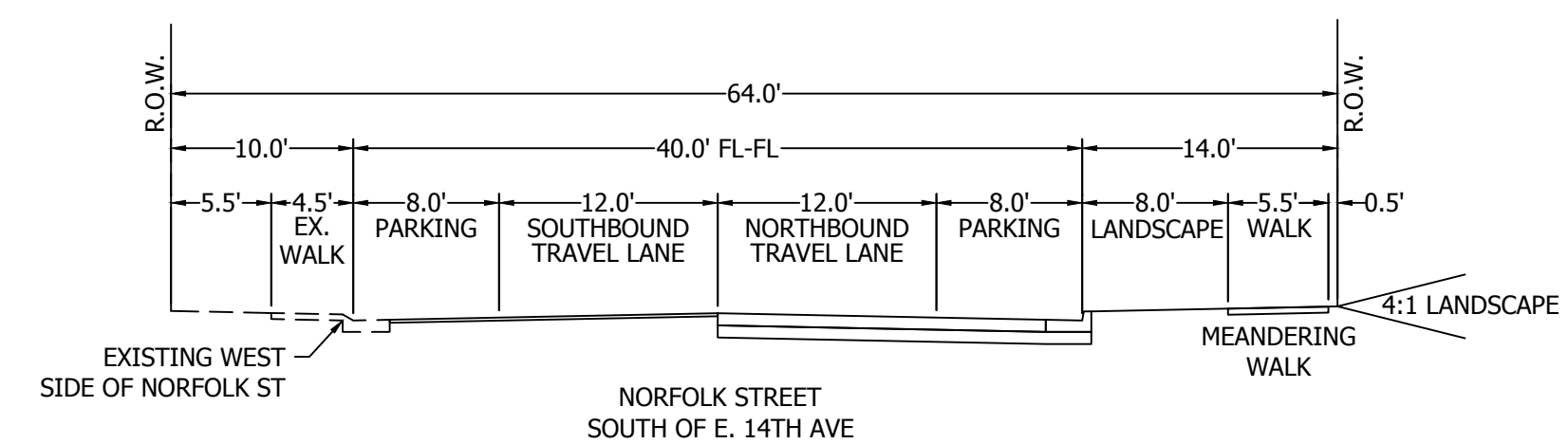
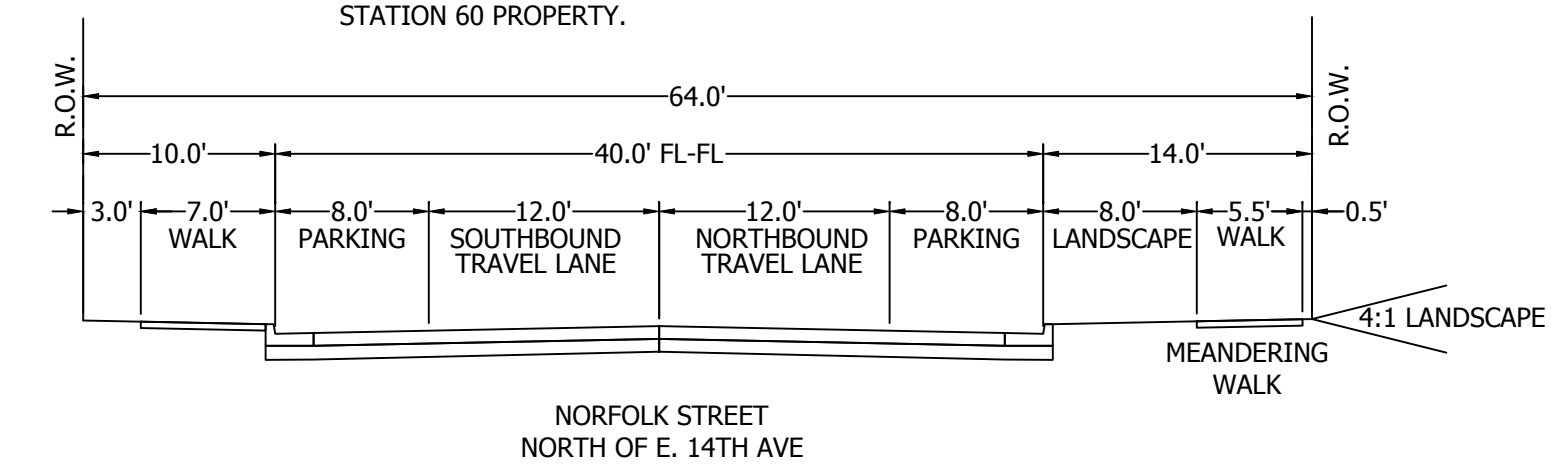
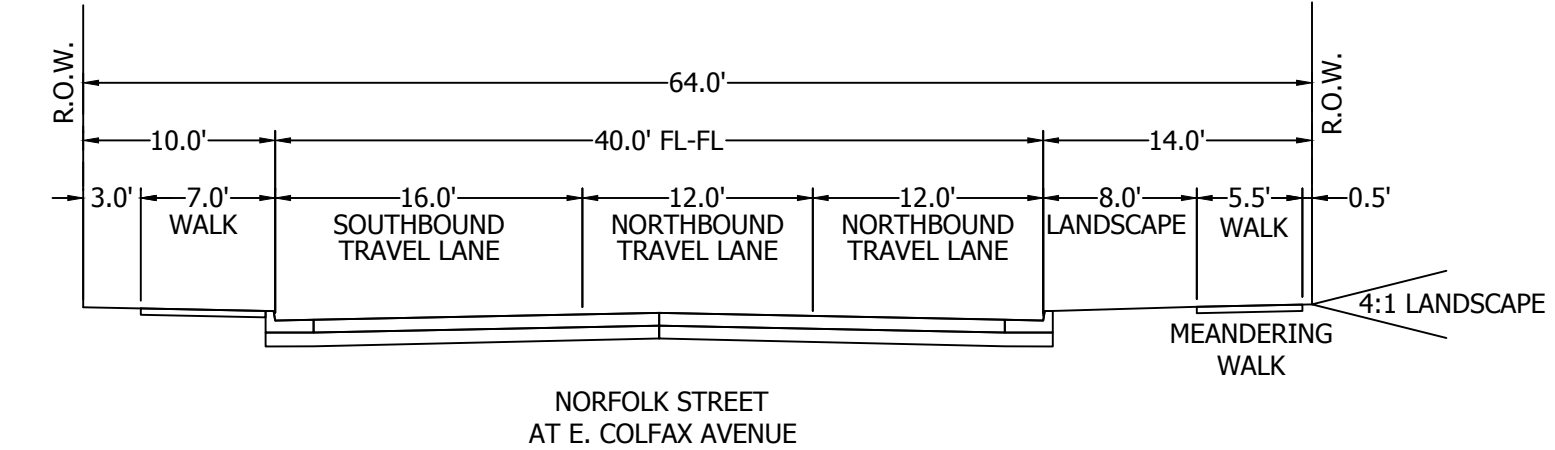
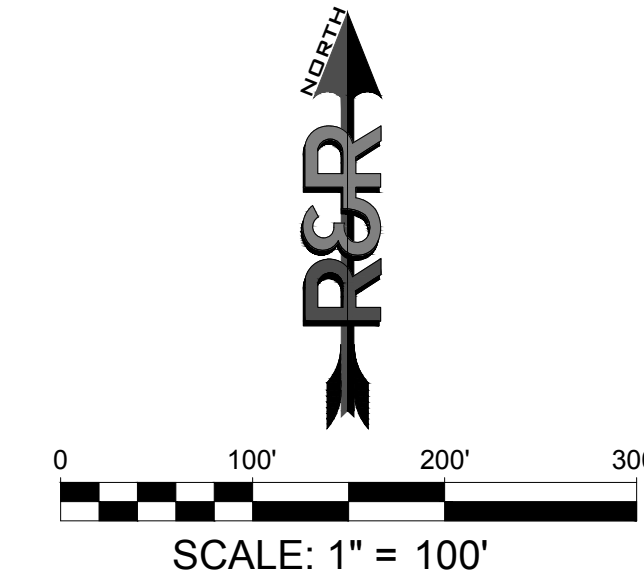
INFRASTRUCTURE SITE PLAN  
JOB NO. TW22177  
ORG. SUBM. DATE 03/20/2024  
DWN: LAO CHKD: TS  
NAME

EXISTING &  
DEMOLITION PLAN

NO.  
**C-03**

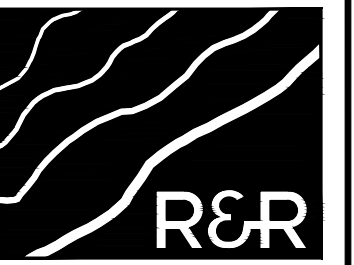


NOTE:  
SHADED LINEWORK INDICATES FUTURE IMPROVEMENTS WITHIN SUBJECT PROPERTY



Know what's below.  
Call before you dig.

NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS	16800 EAST COLFAX AVENUE	
	AURORA, CO 80011	
	SALUD FAMILY HEALTH CENTERS	
SITE ADDRESS:	203 S ROLLIE AVENUE	
PREPARED FOR:	FORT LUTPON, CO 80621	

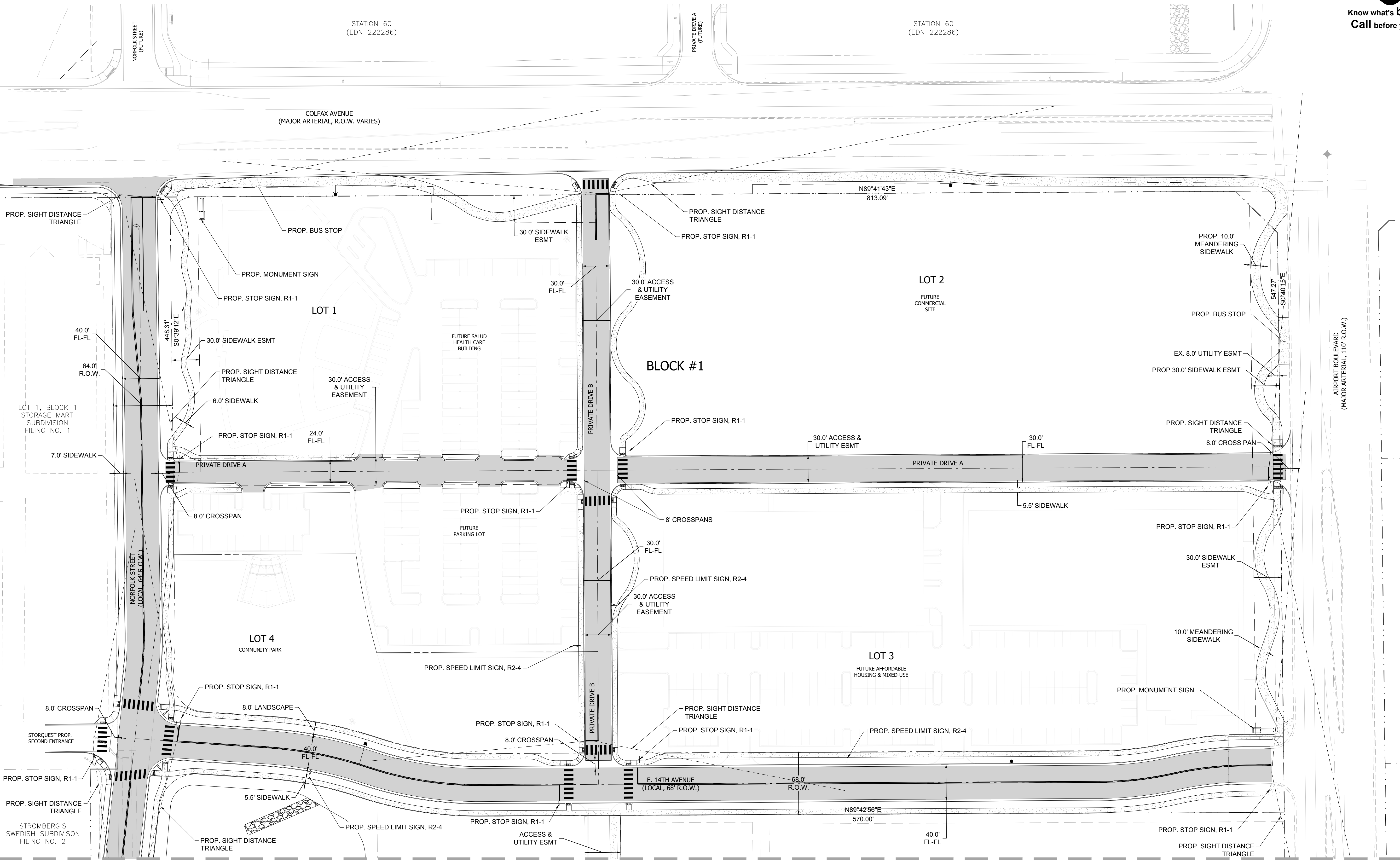
INFRASTRUCTURE SITE PLAN			
JOB NO.	TW22177	ORG. SUBM. DATE	03/20/2024
DWN:	LAO	CHKD:	TS
NAME			

SITE PLAN

NO.

C-04





NOTE:  
SHADED LINEWORK INDICATES FUTURE IMPROVEMENTS WITHIN SUBJECT PROPERTY



Know what's below.  
Call before you dig.

NO.	REVISION	BY	DATE



**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RRENGINERS.COM

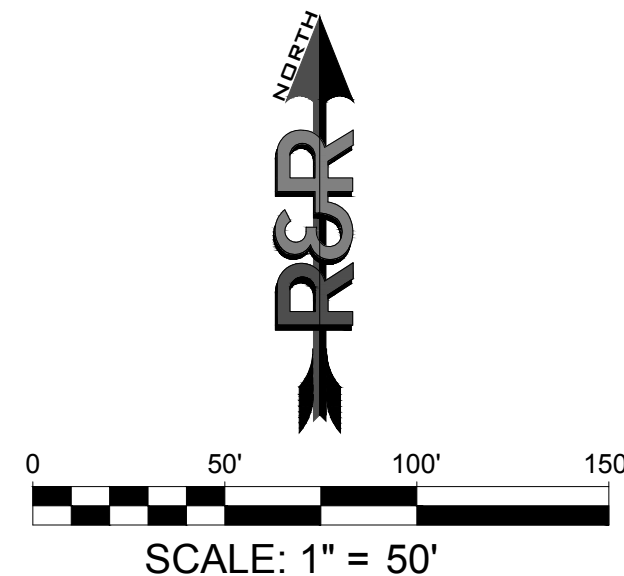
AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS  
SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011  
PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT LUTPON, CO 80621

INFRASTRUCTURE SITE PLAN			
JOB NO.	TW22177		
ORG. SUBM. DATE	03/20/2024		
DWN:	LAO	CHKD:	TS
NAME			

BLOCK 1 SITE PLAN  
(NORTH)

NO.  
**C-05**

SEE SHEET C-06

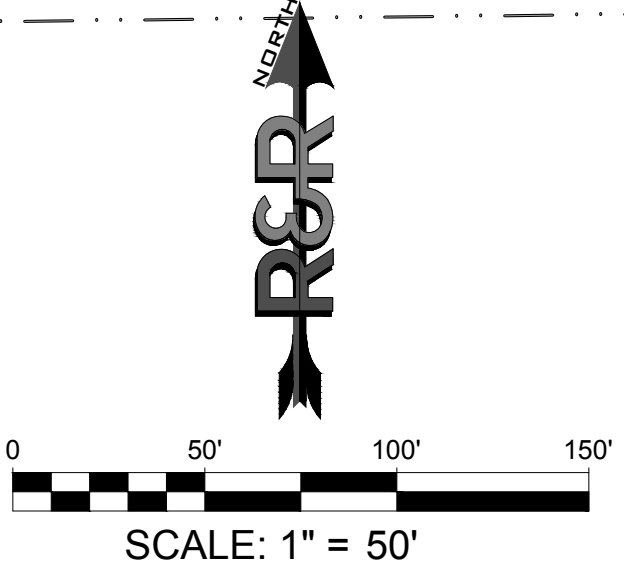
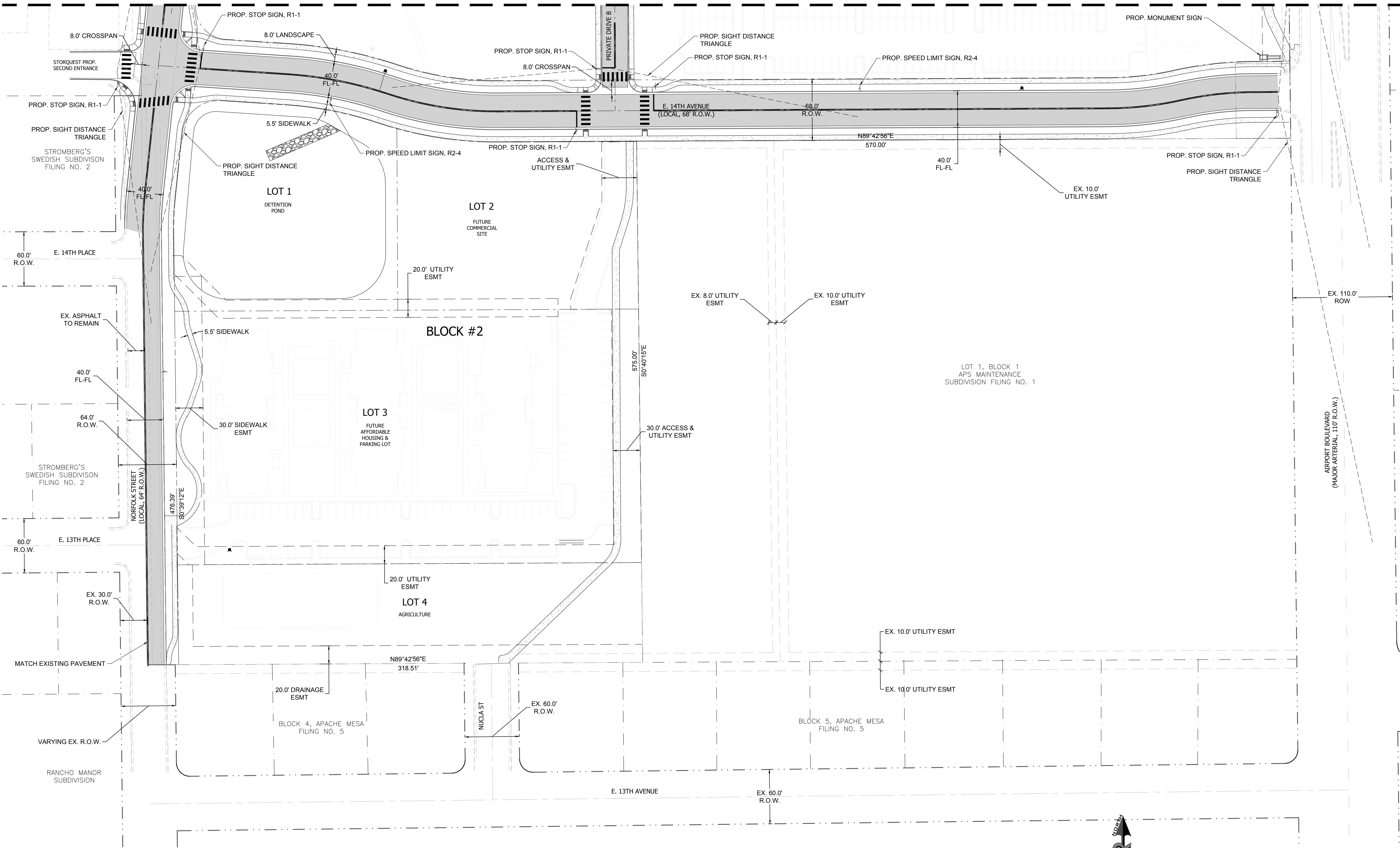


NOTE:  
SHADED LINEWORK INDICATES FUTURE IMPROVEMENTS WITHIN SUBJECT PROPERTY




Know what's below.  
Call before you dig.

SEE SHEET C-05



NO.	REVISION	BY	DATE



**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

ENGINEERS  
SURVEYORS

CON

WWW.RRENGINERS.COM

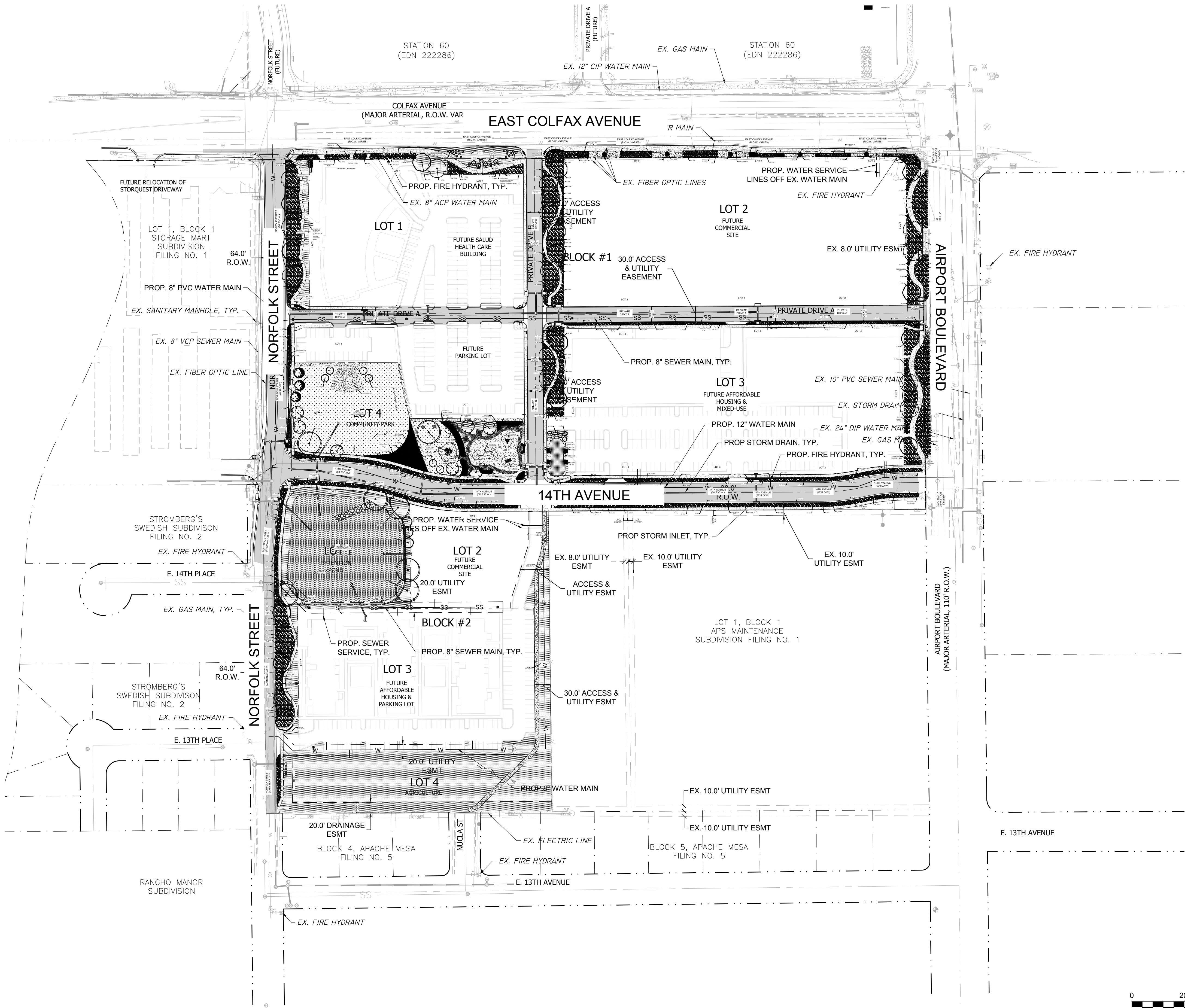
AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS	
SITE ADDRESS:	16800 EAST COLFAX AVENUE AURORA, CO 80011
PREPARED FOR:	SALUD FAMILY HEALTH CENTERS 203 S ROLLIE AVENUE FORT LUITON, CO 80621
INFRASTRUCTURE SITE PLAN	
JOB NO.	TW22177
ORG. SUBM. DATE	03/20/2024
DWN:	LAO
NAME	CHKD: TS
BLOCK 2 SITE PLAN (SOUTH)	
NO.	C-06





Know what's below.  
Call before you dig.

NOTE:  
SHADED LINEWORK INDICATES FUTURE IMPROVEMENTS WITHIN SUBJECT PROPERTY



NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

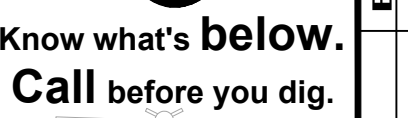
WWW.RRENGINERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS  
SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011  
PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT LUPTON, CO 80621

INFRASTRUCTURE SITE PLAN  
JOB NO. TW22177  
ORG. SUBM. DATE 03/20/2024  
DWN: LAO CHKD: TS  
NAME

UTILITY PLAN

NO.  
**C-07**




C-08

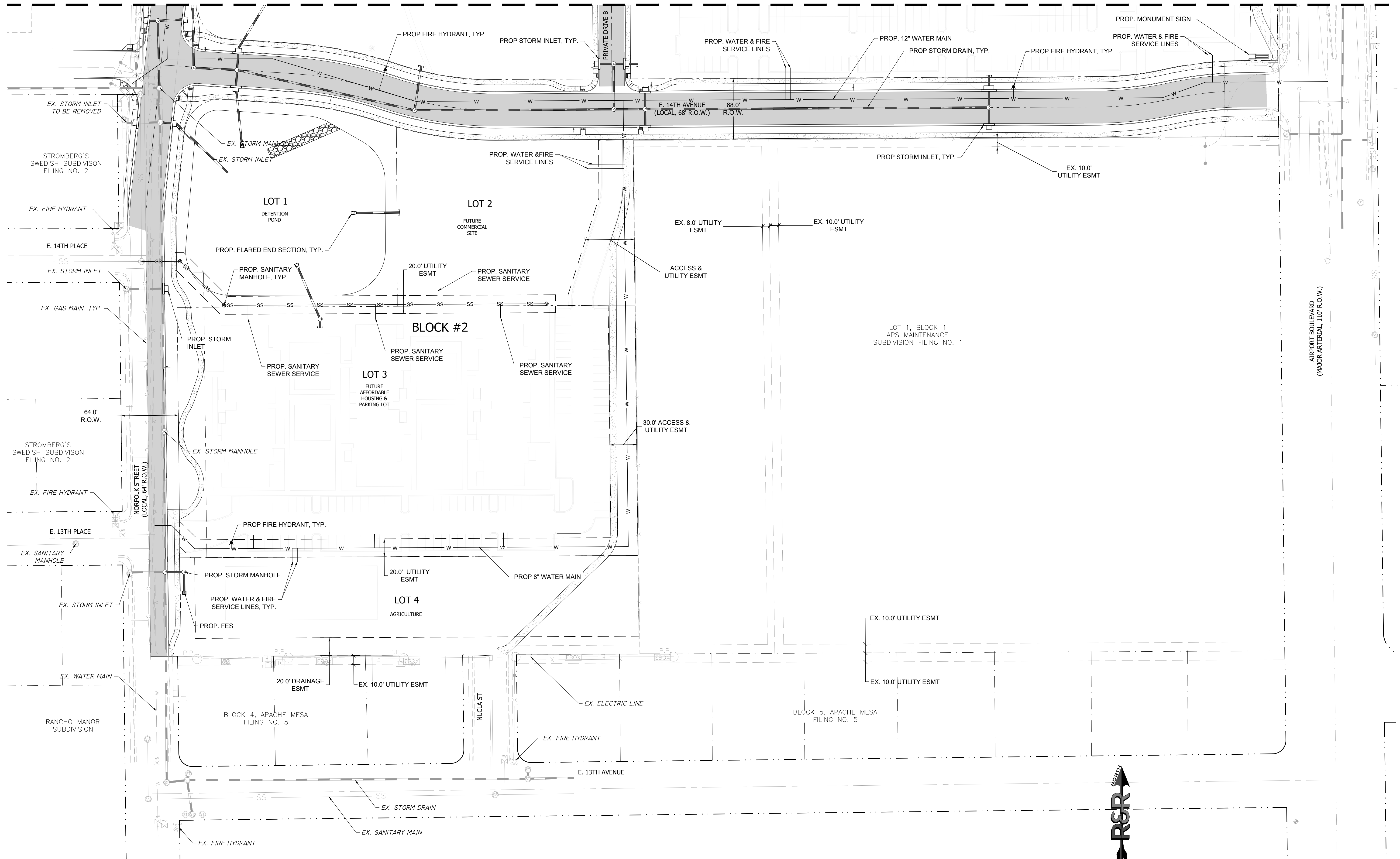




Know what's below.  
Call before you dig.

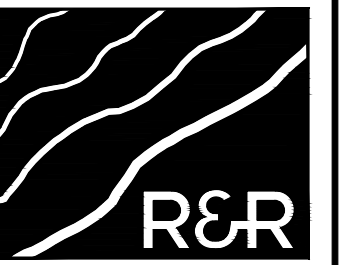
NOTE:  
SHADED LINEWORK INDICATES FUTURE IMPROVEMENTS WITHIN SUBJECT PROPERTY

SEE SHEET C-08



0 20' 40' 60'  
SCALE: 1" = 20'

NO.	REVISION	BY	DATE



ENGINEERS  
SURVEYORS

**R&R ENGINEERS-SURVEYORS, INC.**  
1635 WEST 13TH AVENUE, SUITE 310  
DENVER, COLORADO 80204  
PHONE: 303-753-6730

WWW.RENGINEERS.COM

AURORA CENTER FOR HEALTH, WEALTH, & WELLNESS  
SITE ADDRESS: 16800 EAST COLFAX AVENUE  
AURORA, CO 80011  
PREPARED FOR: SALUD FAMILY HEALTH CENTERS  
203 S ROLLIE AVENUE  
FORT LUTPON, CO 80621

INFRASTRUCTURE SITE PLAN  
JOB NO. TW22177  
ORG. SUBM. DATE 03/20/2024  
DWN: LAO CHKD: TS  
NAME

BLOCK 2 UTILITY  
PLAN (SOUTH)

NO.  
C-09



Know what's below.  
Call before you dig.

