

GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO THE START OF ANY CONSTRUCTION THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.
2. ALL HANDICAP PARKING STRIPING AND SYMBOLS TO BE PAINTED BLUE IN COLOR.
3. TOPOGRAPHIC SURVEY BY CLARK LAND SERVICES.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF AURORA, CO.
5. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING. EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
6. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
7. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF AURORA OR THE DEVELOPER.
8. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
9. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS. CONTRACTOR TO GRADE ALL AREAS TO REQUIRED SUBGRADE.
10. ALL FILL PAVED FOR PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, AND FOR DRAINAGE BERMS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
11. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM-WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF AURORA STANDARDS.
13. ALL STORM-WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
14. ALL PROPOSED UTILITIES ON THIS SITE MUST BE LOCATED UNDERGROUND.
15. THE GENERAL CONTRACTOR SHALL FLAG ALL SANITARY AND STORM SEWER STRUCTURES WITH A 2X4 PAINTED ORANGE AND MARKED TO READ "STORM SEWER STRUCTURE OR SANITARY SEWER STRUCTURE DO NOT BURY".
16. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
17. NO MONUMENT SIGNS OR THEIR PROPOSED LOCATIONS CAN BE APPROVED WITH THESE DOCUMENTS. A SEPARATE SIGN APPROVAL MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAZING AND REMOVAL OF THE EXISTING STRUCTURES, INCLUDING FOUNDATIONS, RELATED UTILITIES, PAVING, UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS.
19. CONTRACTOR IS TO REMOVE AND DISPOSE OF, OFF SITE, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
20. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF THIS DEMOLITION PLAN.
21. BURNING ON SITE WILL BE ALLOWED IF APPROVED BY EPA, AND THE CITY OF AURORA.

25. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33 PERCENT). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE A CONSTRUCTION SAFETY GUARDRAIL IDENTIFIED IN THE APPROPRIATE SECTIONS OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
26. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED ASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO T-99. A SOIL'S ENGINEER SHALL VERIFY ALL TESTS VERIFICATION SHALL BE GRADING AND BACKFILLING OPERATIONS. A FILED COPY OF THE TEST REPORTS SHALL BE GIVEN TO THE CITY OF AURORA CONSTRUCTION INSPECTOR.
27. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
28. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT SOD SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
29. WHEN GRADING OPERATIONS ARE SUSPENDED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS SEEDING SHALL BE ESTABLISHED TO PREVENT DIVERSITY LOSS AND PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
30. ALL FINISHED GRASSES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDING.
31. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED SITES, AND BUILDINGS) ABOVE THE AREA TO BE DEVELOPED SHALL BE COLLECTED BY A RETENTIVE GASTREN CONCRETE CURB OR CONCOURSE AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.

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29. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
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31. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED SITES, AND BUILDINGS) ABOVE THE AREA TO BE IMPROVED SHALL BE DIRECTED TO DIVERSIFIED DETENTION BASINS, CONCRETE OUTLETS AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.
32. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
33. ANY RETAINING WALLS REFERRED TO IN THESE PLANS ARE SHOWN FOR REFERENCE ONLY ARE NOT TO BE MAXIMIZED AS DESIGN OF THE WALL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING A WALL MANUFACTURE CAPABLE OF DESIGNING THE SITE SPECIFIC RETAINING WALLS, INCLUDING GLOBAL STABILITY ANALYSIS, INDEPENDENT OF THIS SET OF PLANS. A SEPARATE BUILDING PERMIT MAY BE REQUIRED FOR EACH WALL.
34. CONTRACTOR SHALL BID THESE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY (COMPLETE SETS).
35. ALL PEDESTRIAN FACILITIES SHALL CONFORM WITH THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS AND THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY.
36. CONTRACTOR TO REPLACE EXISTING POLE MOUNTED LIGHTING WITH NEW LED LIGHTING ON EXISTING POLES TO REMAIN.



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◀ 1" ACTUAL ▶

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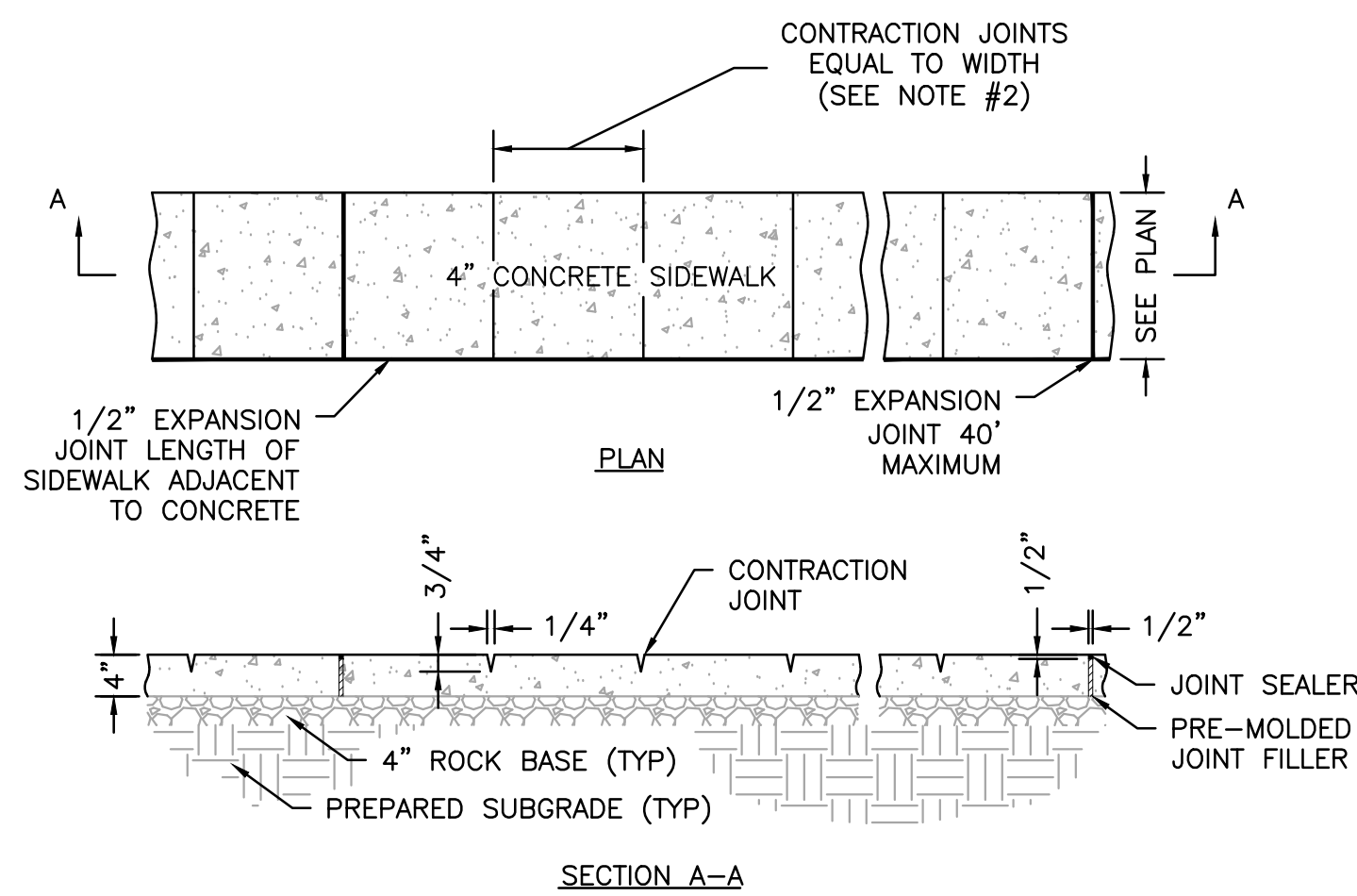
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ISSUE DATE:	04/25/2024
SCALE:	AS NOTED
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C2.0

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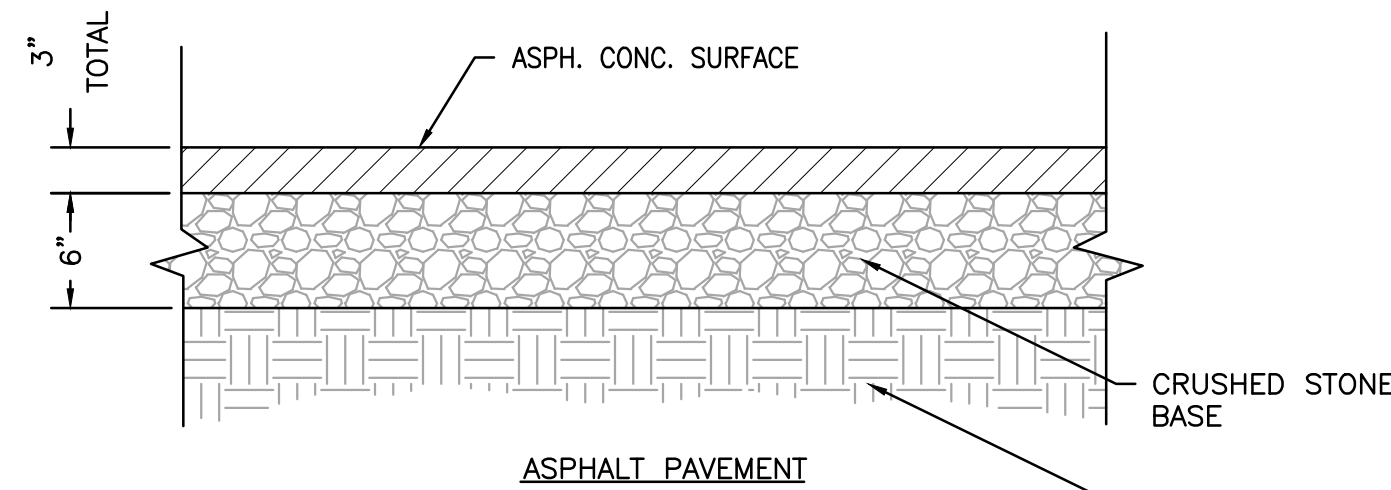
NOTES SHEET



- NOTES:**
1. CONTRACTOR TO COORDINATE WITH ARCHITECTURAL SITE PLANS FOR DETAILS OF ALL INTERIOR WALKS AND HARDSCAPE AREAS.
 2. DETAIL IS INTENDED FOR SIDEWALK WIDTHS OF 4 TO 6 FEET. CONTRACTOR SHALL COORDINATE WITH ARCHITECT OR ENGINEER FOR ANY SIDEWALK WIDTHS THAT EXCEED 6 FEET.

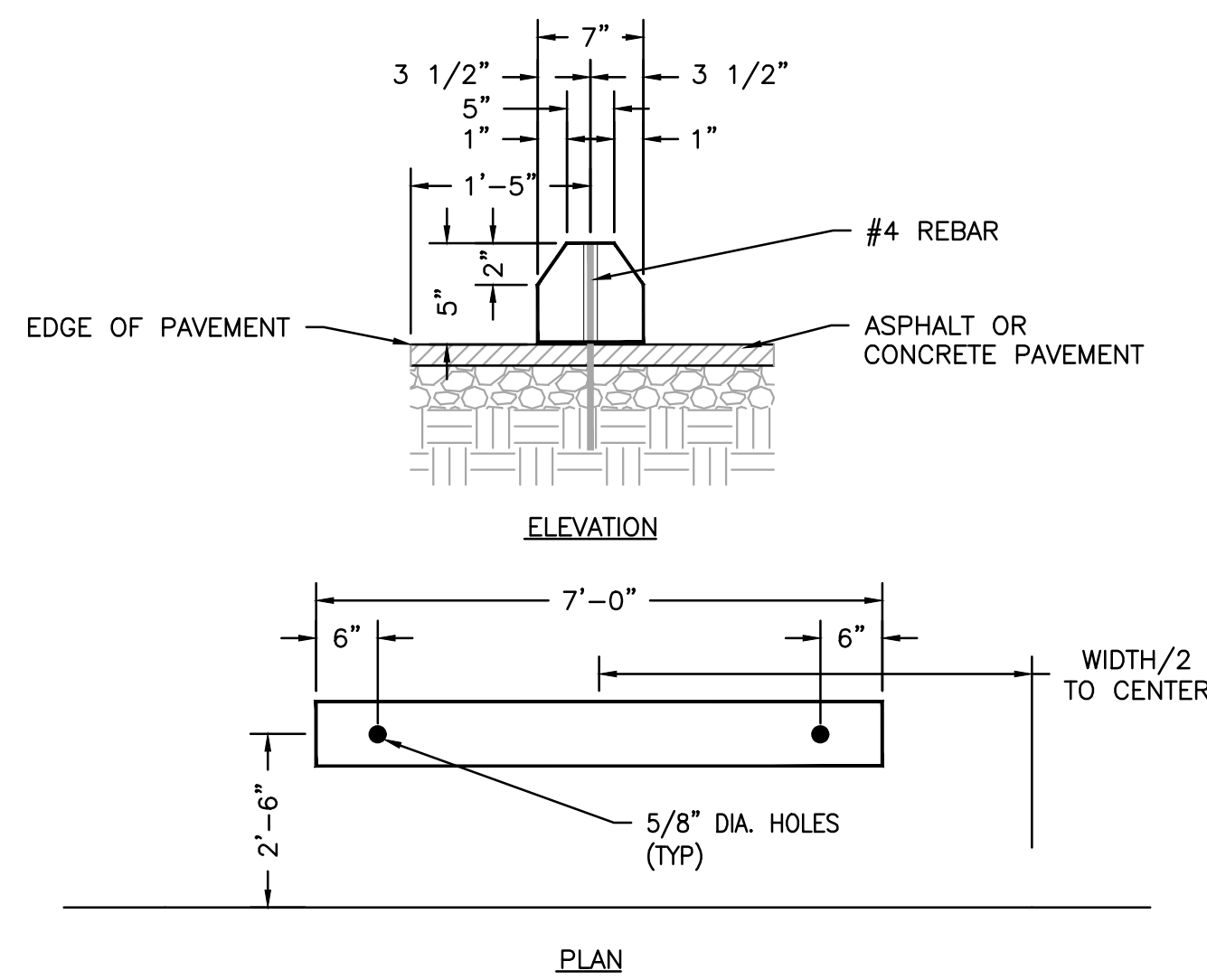
1 CONCRETE SIDEWALK DETAIL

SCALE: N.T.S. REF. DWG. C4.0



NOTE:
PAVEMENT SECTION TO MEET OR EXCEED COA STANDARDS

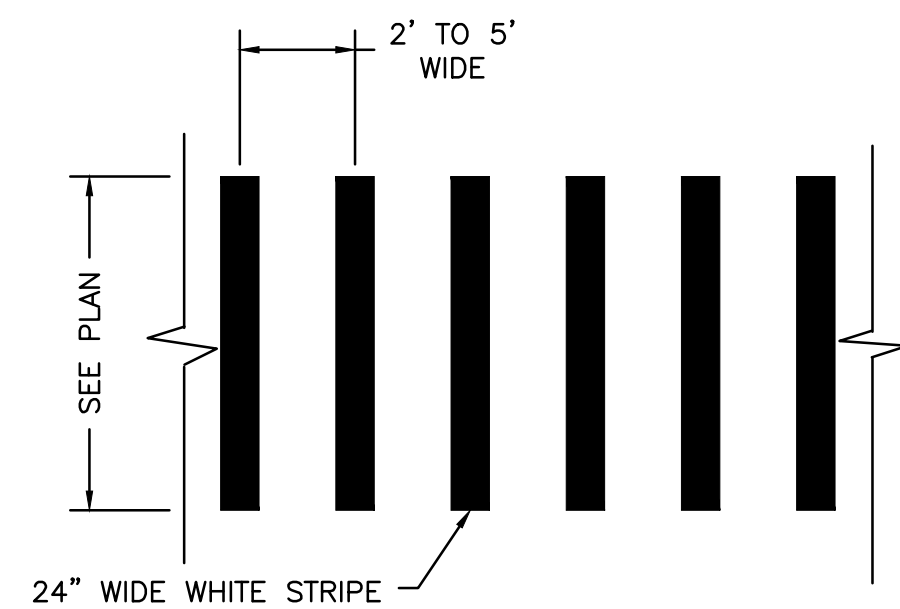
2 LIGHT DUTY ASPHALT PAVEMENT DETAIL(PARKING AREAS) CLASS C SOIL GROUP SCALE: N.T.S. REF. DWG. C4.0



- NOTES:
1. SIMILAR SHAPE MAY BE USED UPON APPROVAL OF ENGINEER.
 2. HOLD IN PLACE WITH 18" LONG #4 REBARS PLACED IN THE HOLES AT EACH END AND DRIVEN FLUSH WITH THE TOP.

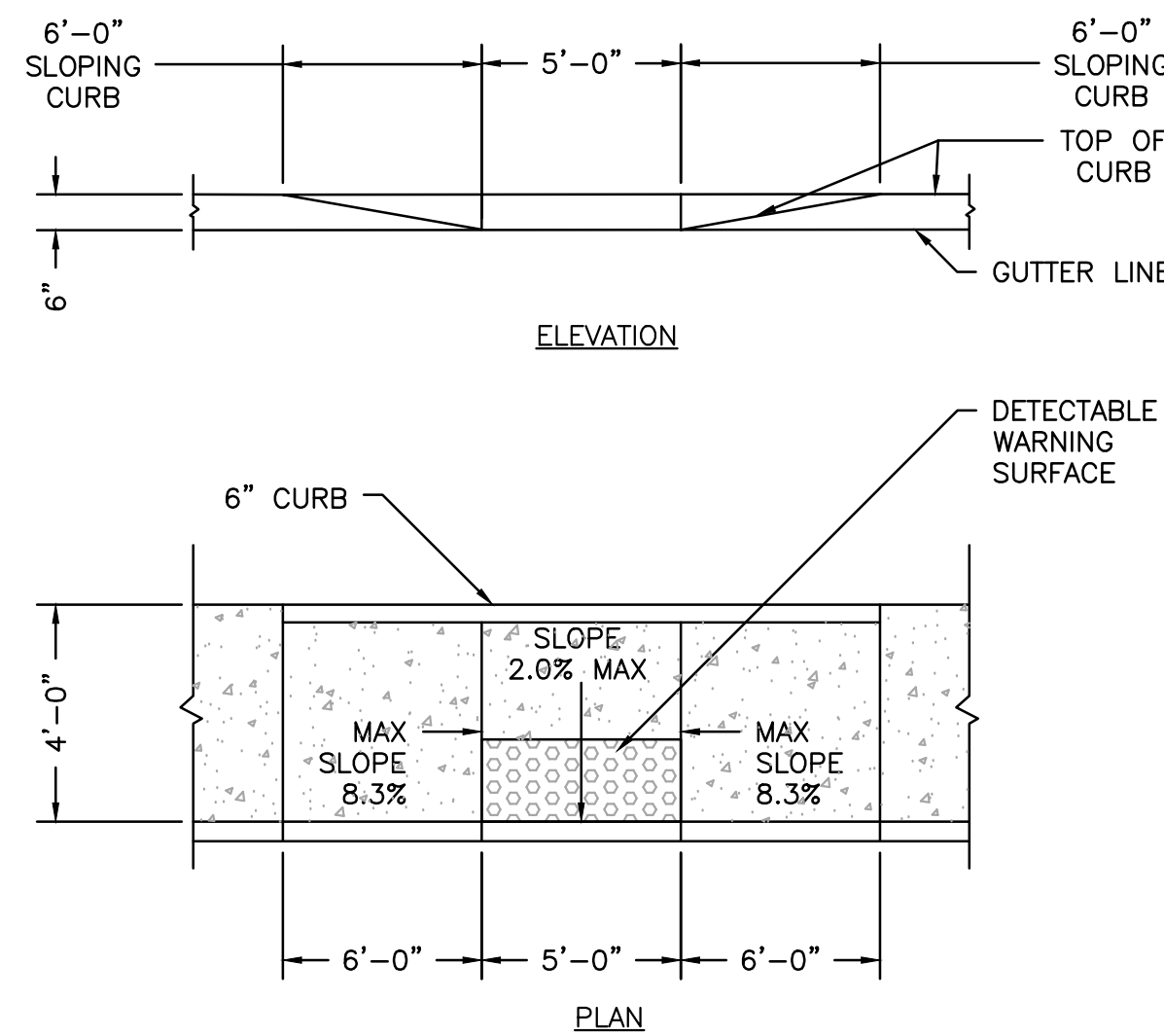
3 WHEEL STOP DETAIL

SCALE: N.T.S. REF. DWG. C4.0



4 CROSS WALK DETAIL

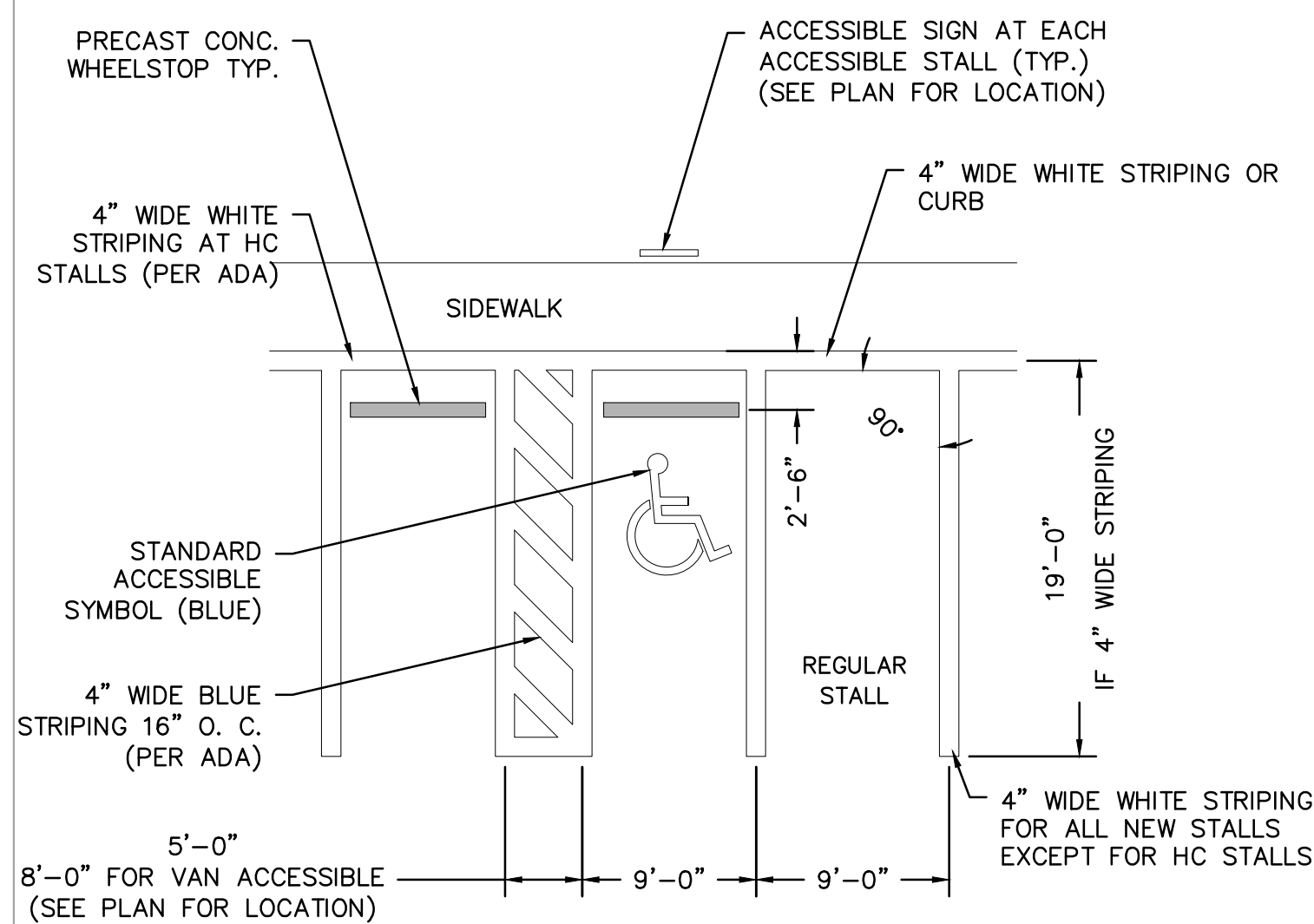
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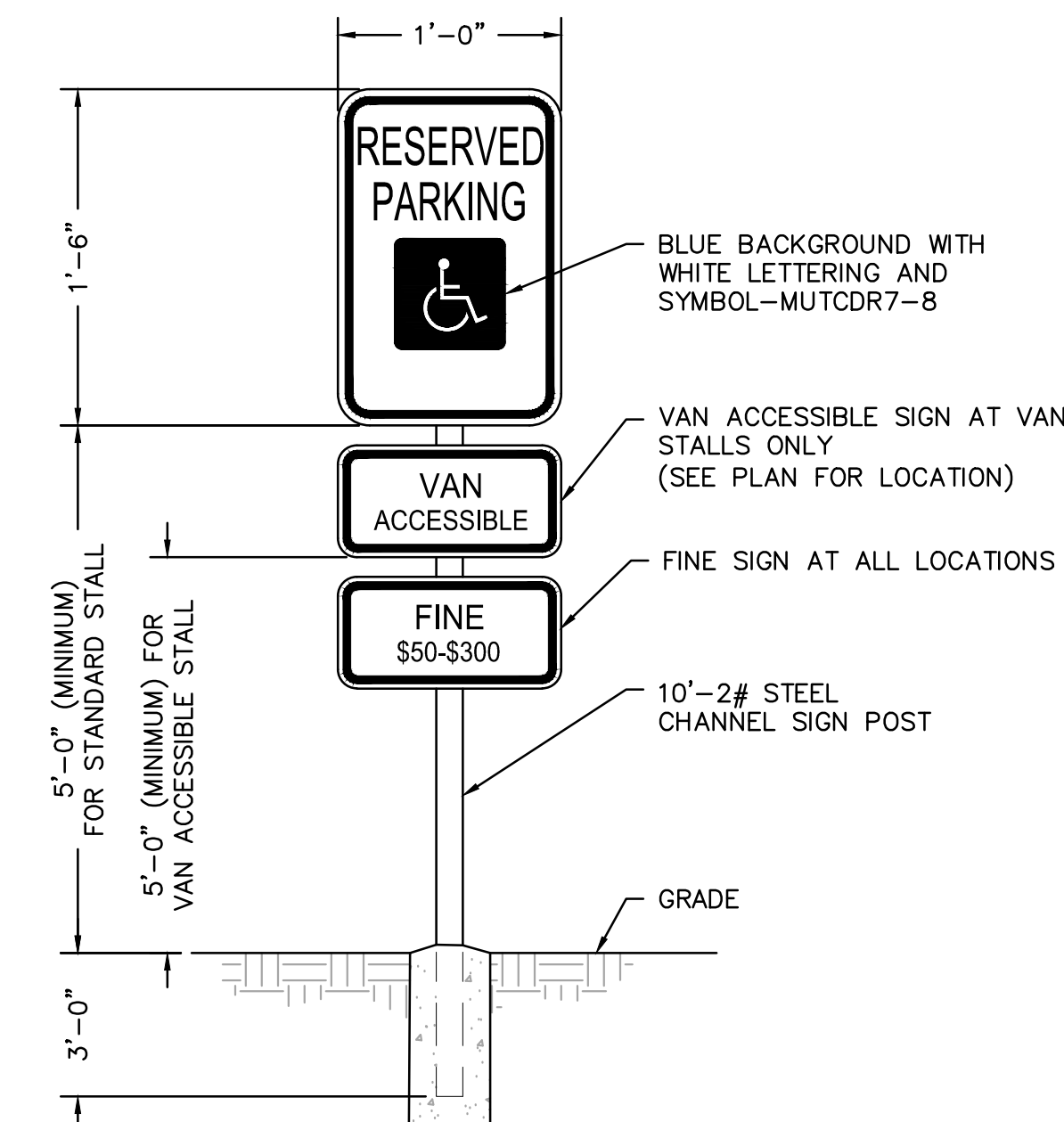
NOTE: MAINTAIN 4" SIDEWALK THICKNESS IN DEPRESSED AREA.

5 PARALLEL ACCESSIBLE RAMP DETAIL

SCALE: N.T.S. REF. DWG. C4.0

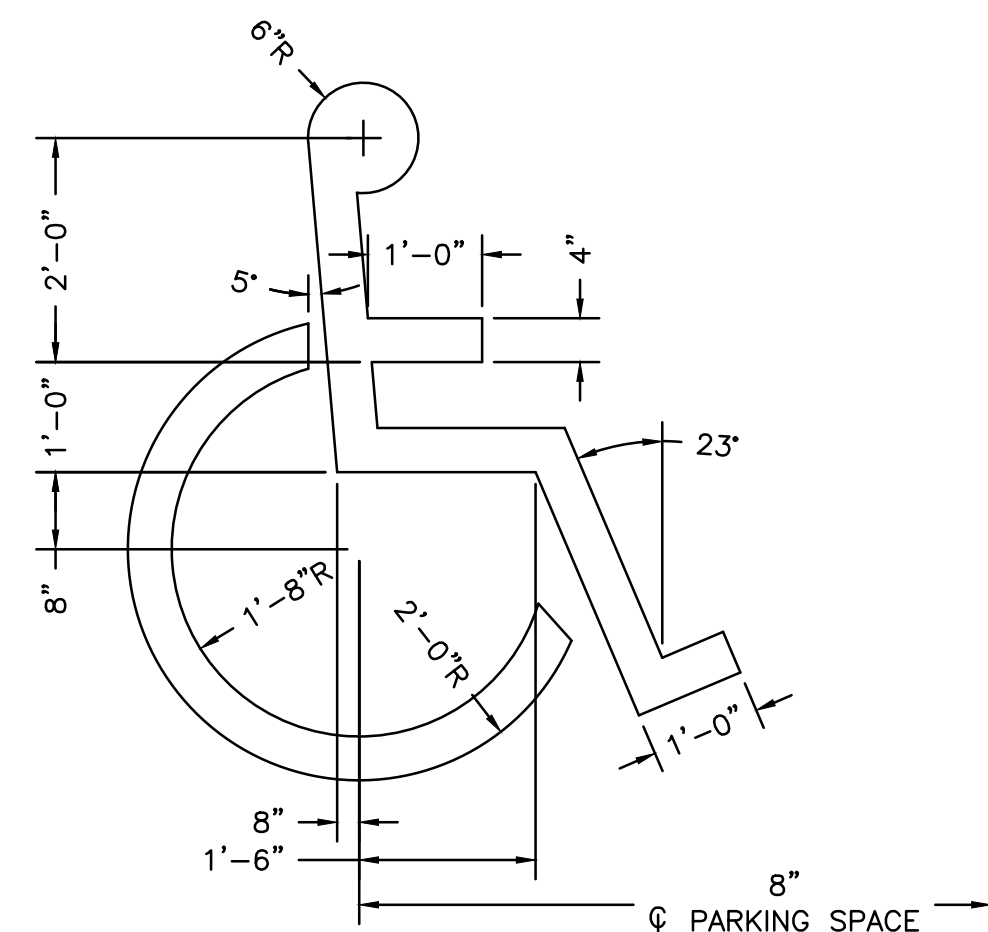


6 **90 DEGREE ACCESSIBLE PARKING DETAIL**
 SCALE: N.T.S. REF. DWG. C4.0

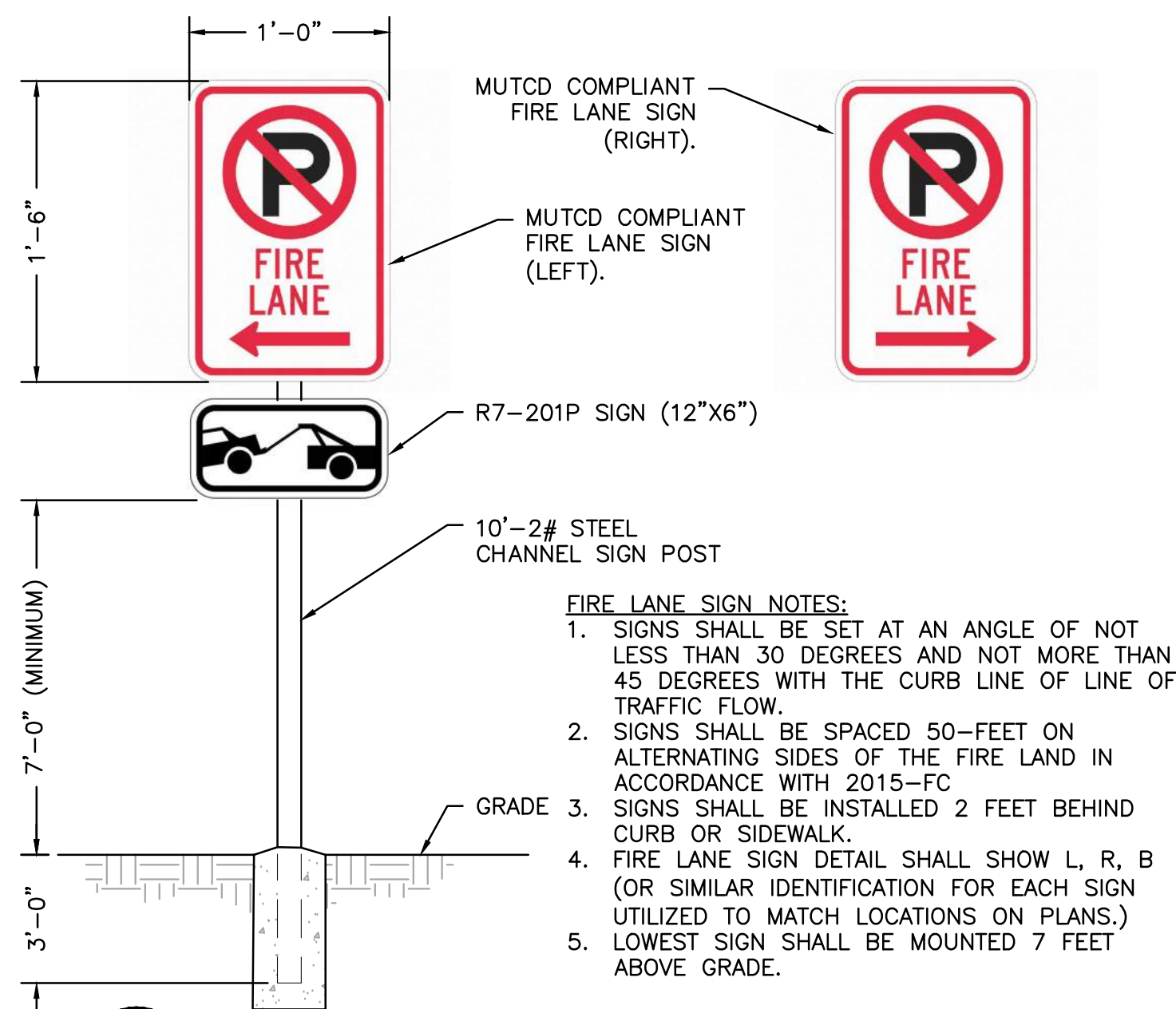


7 ACCESSIBLE SIGN DETAIL

SCALE: N.T.S. REF. DWG. C4.0



8 ACCESSIBLE SYMBOL DETAIL
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9 FIRE LANE SIGN DETAIL



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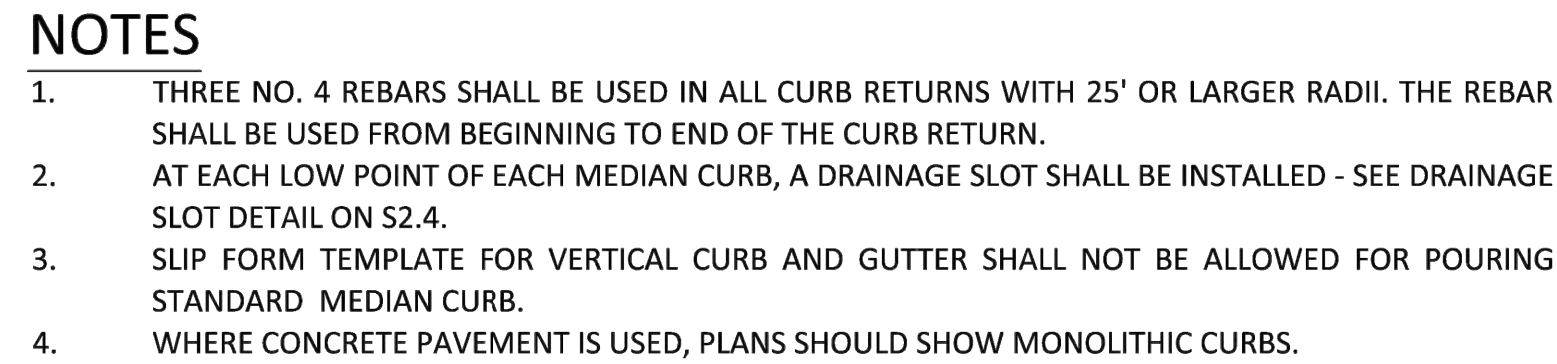
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PLOTTED ON: 04/25/2024

DETAILS SHEET



City of Aurora, Colorado		1 of 7
 CITY ENGINEER	01/31/2023 DATE	CURB AND GUTTER S7.1

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