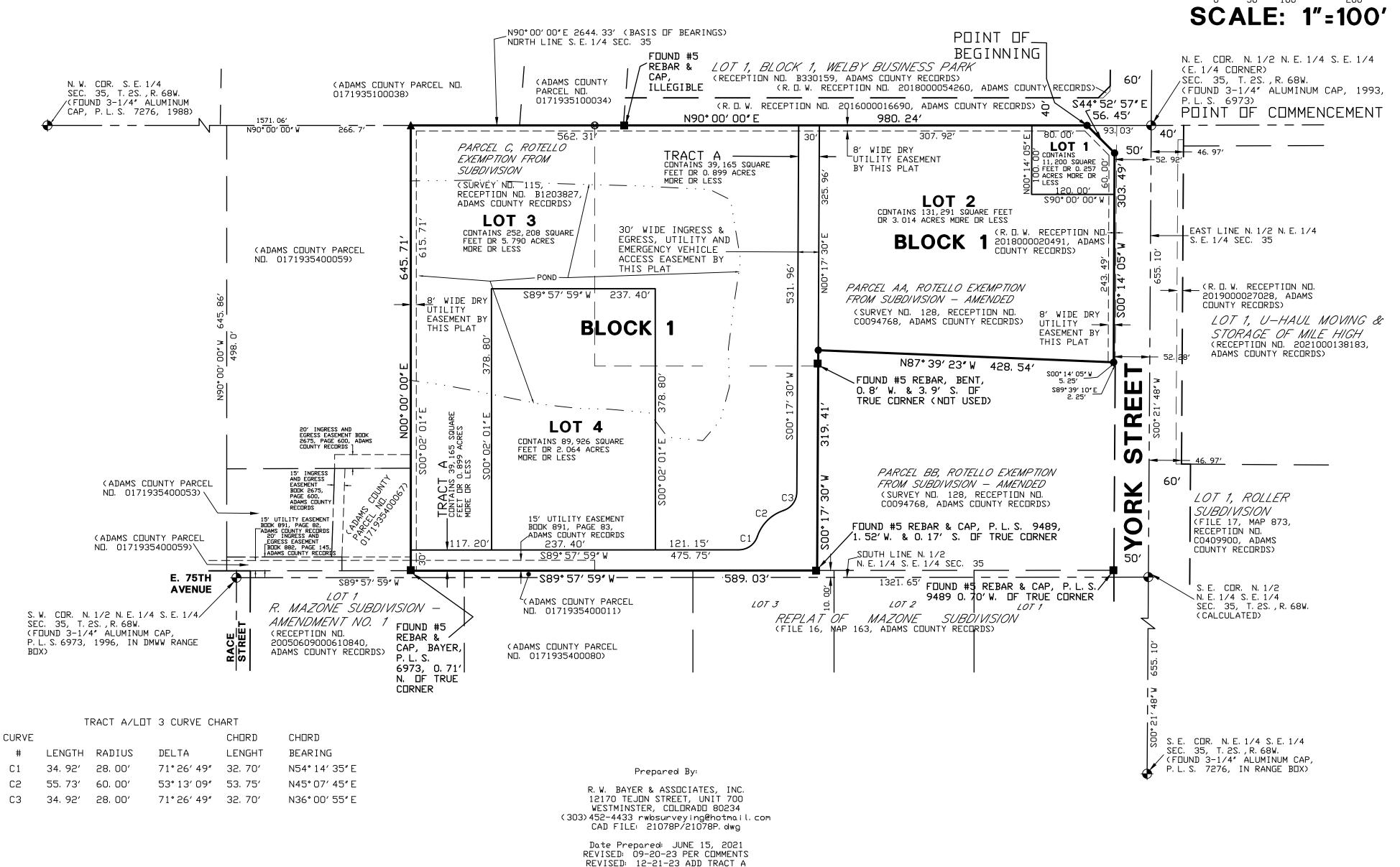
PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO CASE NO. PRC2023-00017 EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68

WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

LEGEND

- DENDTES: SET #5 REBAR & CAP, BAYER P.L.S. 6973, FLUSH W/GROUND
- ❷ DENUTES: FOUND #5 REBAR & CAP, P. L. S. 37971, FLUSH W/GROUND
- DENOTES: FOUND MONUMENT AS DESCRIBED HEREON
- ▲ DENUTES: FOUND #5 REBAR & CAP, P. L. S. 25379, FLUSH W/GROUND



PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO CASE NO. PRC2023-00017 EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST DNE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 DF 2

VICINITY MAP

SCALE: 1" =2000'

EAST 78TH AVENUE \$34

EAST 73RD AVENUE

303.49 FEET TO THE SOUTH LINE OF PARCEL AA SAID ROTELLO EXEMPTION FROM SUBDIVISION -AMENDED: THENCE NORTH 87°39'23" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 428.54 FEET TO THE EAST LINE OF SAID PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION; THENCE SOUTH 00°17'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 319.41 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL C; THENCE SOUTH 89° 57'59" WEST ALONG THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 589.03 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE NOO°00'00" EAST ALONG THE WEST LINE OF SAID PARCEL C, A DISTANCE OF 645.71 FEET TO THE NORTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID PARCEL C AND THE NORTH LINE OF SAID PARCEL AA, A DISTANCE OF 980.24 FEET TO THE POINT OF BEGINNING

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF PARCEL AA,

NO. 115, RECEPTION NO. B1203827, ADAMS COUNTY RECORDS, BEING A PART OF THE NORTH

ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35,

NORTH LINE OF SAID NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST

ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED AS RECORDED IN SURVEY NO. 128, RECEPTION

TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER

OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35; THENCE SOUTH 90°00'00" WEST ALONG THE

ONE-QUARTER, A DISTANCE OF 93.03 FEET TO THE NORTHWEST CORNER OF THE WEST RIGHT-OF-WAY

LINE DESCRIBED IN RECEPTION NO. 2018000020491, ADAMS COUNTY RECORDS AND THE POINT OF

THENCE SOUTH 44°52'57" EAST ALONG SAID WEST RIGHT-OF-WAY LINE. A DISTANCE OF 56.45

FEET; THENCE SOUTH 00°14'05" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF

NO. C0094768, AND PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION AS RECORDED IN SURVEY

CONTAINS 523,791 SQUARE FEET OR 12.025 ACRES MORE OR LESS.

OWNERSHIP AND DEDICATION CERTIFICATE:

OF COLORADO, DESCRIBED AS FOLLOWS:

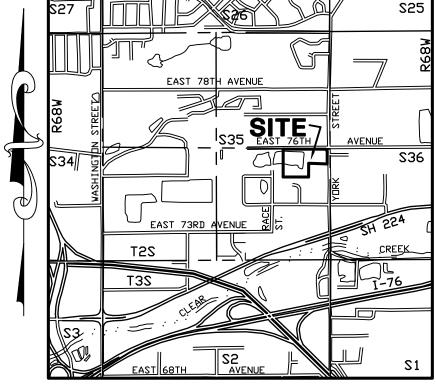
HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS, BLOCKS, TRACT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MENDOZA EAST LAKE SUBDIVISION. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACT AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS DAY OF	20
RAFAEL MENDOZA	FLORENCE MENDOZA
ACKNOWLEDGEMENT:	
STATE OF COLORADO) COUNTY OF ADAMS)	
	ON CERTIFICATE WAS ACKNOWLEDGED BY ME THIS BY RAFAEL MENDOZA AND FLORENCE MENDOZA.
NOTARY PUBLIC MY COMMISSION EXPIRES: MY ADDRESS IS:	

PLAT NOTES:

- 1. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 2. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO.

PLAT NOTES CONTINUED AT TOP RIGHT



NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

BASIS FOR BEARINGS:

THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (THE WEST END BEING A 3-1/4" ALUMINUM CAP, P.L.S. 7276, 1988 AND THE EAST END BEING A 3-1/4" ALUMINUM CAP, 1993, P.L.S. 6973) OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, NORTH 90°00'00" EAST.

SURVEY NOTES:

- 1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.
- 2 EXCEPT AS SHOWN OR SPECIFICALLY STATED. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.
- 3. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP. MAP NUMBER 08001C0604H. MAP REVISED MARCH 05, 2007.
- 4. THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED.

Prepared By:

R. W. BAYER & ASSOCIATES, INC. 12170 TEJON STREET, UNIT 700 WESTMINSTER, COLORADO 80234 (303)452-4433 rwbsurveying@hotmail.com CAD FILE: 21078P/21078P. dwg

Date Prepared: JUNE 15, 2021 REVISED: 09-20-23 PER COMMENTS REVISED: 12-21-23 ADD TRACT A

PLAT NOTES CONTINUED:

- 3. 8 FOOT WIDE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE GRANTED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- 4. TRACT A SHALL BE FOR UTILITY, INGRESS AND EGRESS, AND EMERGENCY VEHICLE ACCESS. TRACT A SHALLBE BE OWNED AND MAINTAINED BY THE HOA.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER, REG P.L.S. NO. 6973	
ADAMS COUNTY ATTORNEY'S OFFICE:	
APPROVED AS TO FORM	
PLANNING COMMISSION APPROVAL:	
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION OF, 20	THIS DAY
CHAIR	
BOARD OF COUNTY COMMISSIONERS APPROVAL:	
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _ OF, 20	DAY
CHAIR	
CERTIFICATE OF THE CLERK AND RECORDER:	
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY THE STATE OF COLORADO, ATM., ON THE, A.D., 20	
BY:	
DEPUTY COUNTY CLERK AND RE	CORDER

RECEPTION NO.:

Adams County Community and Economic Development Department Development Review – <u>RESPONSE TO</u> Engineering Comments

Case Number: EGR2023-00022	Case Name: Mendoza Subdivision
Applicant: Mark Molen	Date Initiated: 8/17/2023

Document #:

No.	Applicant Initials	Sheet No./ Page No./ Subject	Engineering Review Comments	Molen/Medoza Comment (date)
1	MAM	ENG1	Engineering Review EGR2023-00022 is currently under review.	AGREED
2	MAM	ENG2	All engineering documents shall analyze the entire subdivision as shown on the Subdivision documents. The Drainage Report discusses multiple single family lots, while the Trip Generation Analysis only addresses the existing residential structure. Please revise engineering documents accordingly.	Changes to the Drainage Report to OMIT the multiple single family lots is included. Trip Generator Analysis applies to the one single family lot.
3	MAM	ENG3	According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0604H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.	AGREED
4	MAM	ENG4	Property IS in Adams County MS4 Stormwater Permit area. If the proposed improvements disturb more than one (1) acre of land, OR are part of a larger development that disturbs over one (1) acre, a Stormwater Quality (SWQ) Permit WILL be required and the applicant would be required to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County SWQ Permit and a State Permit COR400000. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs.	AGREED
5	MAM	ENG5	In accordance with Chapter 9 of the Adams County Development Review Manual, drainage facilities required for this subdivision shall include onsite detention and an outfall to the public storm drainage system. Retention ponds are not acceptable.	Drainage to pond is historic and the water is the same groundwater in the Clear Creek drainage. No alternative drainage is economically available or reasonably achievable

Molen & Associates, LLC Page 1 of 3

Case Number: EGR2023-00022	Case Name: Mendoza Subdivision

6	MAM	ENG6	LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:	AGREED
			All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:	
			1. On-site structural and non-structural BMPs to promote infiltration,	
			evapo-transpiration or use of stormwater,	
			2. Minimization of Directly Connected Impervious Area (MDCIA),	
			3. Green Infrastructure (GI),	
			4. Preservation of natural drainage systems that result in the infiltration,	
			evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.	
			5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.	
			6. Management of stormwater as a resource rather than a waste product by	
			creating functional, attractive, and environmentally friendly developments.	
			7. Treatment of stormwater flows as close to the impervious area as	
			possible. LID shall be designed and maintained to meet the standards of	
			these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.	
7	MAM	ENG7	If the applicant proposes to import greater than 10 CY of soil to this site,	AGREED
	1111111	21,07	additional permitting is required. Per Section 4-04-02-02, of the Adams	1101.022
			County Development Standards and Regulations, a Temporary or Special	
			Use Permit is required to ensure that only clean, inert soil is imported into	
			any site within un-incorporated Adams County. A Conditional Use Permit	
0	MAM	ENG8	will be required if the importation exceeds 500,000 CY.	A second
8	MAM	ENG8	All proposed roadways internal to the subdivision are required to be public right-of-way.	A private road is applied for and would be administered with a homeowner's
			right-or-way.	association agreement on a TRACT shown
				on the revised plat.
9	MAM	ENG9	Access to proposed Lot 4 is via an Access Easement that appears to be a	The Fire District has been informed and did
			lengthy cul-de-sac. The Fire District shall be consulted on the emergency	not dissent to the proposal and will not give
			access implications of this condition.	written comments until Adams County
10	NANA	ENG10	The development are still the constant and development are described in the constant of the co	approval of the subdivision.
10	MAM	ENGIU	The developer is required to construct roadway improvements adjacent to the proposed site such as road widening, curb, gutter, and sidewalks.	The roadway improvement plans are included with this second submittal. They
			Roadway improvements will be determined based on the Traffic Impact	include the roadway improvements.
			Study and Adams County typical road sections.	merade the road way improvements.
11	MAM	ENG11	A Subdivision Improvements Agreement (SIA) will be required for public	AGREED
			improvements.	

Molen & Associates, LLC Page 2 of 3

Case Number: EGR2023-00022	Case Name: Mendoza Subdivision

12	MAM	ENG12	No building permits will be issued until all public improvements have been constructed, inspected, and preliminarily accepted by the Adams County Public Works Department.	AGREED
13	MAM	ENG13	The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.	AGREED
14	MAM	ENG14	All proposed drainage facilities with maintenance access shall be within dedicated easements.	AGREED

Molen & Associates, LLC Page 3 of 3

WATER AND SANITARY IMPROVEMENTS

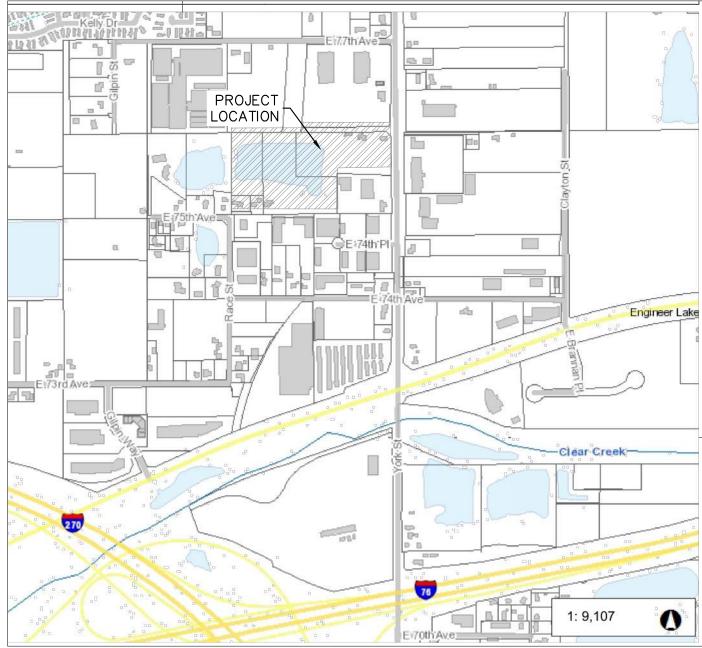
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CONTACTS

ENGINEER IMEG CORP. 7600 E. ORCHARD ROAD SUITE 250 S GREENWOOD VILLAGE, CO 80111 RICK ROME P.E. 303-796-6067

PLANNER **MOLEN & ASSOCIATES** 2090 E. 104TH STREET #101 THORNTON, CO 80233 MARK MOLEN

NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT 3172 EAST 78TH AVENUE DENVER, COLORADO 80229





OWNER/DEVELOPER

RAFAEL MENDOZA 1955 E. 75TH AVE. **DENVER, CO 80229** 303-910-5172

Kely Dr. Kel
LOCATION
E75th Ave
GE:74th PI
E-74th Ave
Clear Creek
70
1: 9,107

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SHEET INDEX

FUTURE WATER EXTENSION FUTURE WATER EXTENSION

SANITARY SEWRE PLAN & PROFILE

SANITARY SEWER PLAN & PROFILE

SANITARY SEWER DETAIL SHEET

WATER DETAIL SHEET

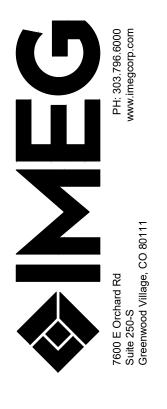
WATER DETAIL SHEET

WATER PLAN AND PROFILE 10+00 TO 17+50 WATER PLAN AND PROFILE 17+50 TO 24+64

SHEET NO. SHEET TITLE

COVER

UTILITY NOTES



SUBDIVISION MENDOZA

IMEG Project No: 22003209.00 File Name: WS Cover Sheet.dwg © COPYRIGHT 2022

ALL RIGHTS RESERVED Field Book No: Drawn By: DDD

Date: 8/1/2022

Checked By: RAR

Sheet 1 of 9

GENERAL NOTES

- 1. ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE ADAMS COUNTY DESIGN AND SPECIFICATIONS, LATEST EDITION.
- 2. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, REVIEW OF EXISTING PUBLIC RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
- 3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
- 4. ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
- 5. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.

GRADING NOTES

- 1. ALL ELEVATIONS SHOWN ARE TO FLOWLINE FINISHED GRADE OR TOP OF PAVEMENT UNLESS OTHERWISE STATED.
- 2. PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS, NOT ALLOWING WATER TO POND. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 3. PRIOR TO PLACEMENT OF ANY FILL, THE STRIPPED SITE SHALL BE SCARIFIED TO A DEPTH OF 9 INCHES AND RE-COMPACTED TO DENSITIES SPECIFIED BELOW. ANY UNSUITABLE SOILS FOUND AT THIS TIME SHALL BE DRIED AND RECOMPACTED OR REMOVED IF REQUIRED COMPACTION CANNOT BE OBTAINED.
- 4. ALL FILL MATERIAL SHALL CONSIST OF APPROVED, SUITABLE SOILS PLACED IN LOOSE LIFTS OF 9 INCHES OR LESS AND COMPACTED TO AT LEAST 95% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698). THE COMPACTION WILL BE FIELD TESTED BY A SOILS ENGINEERING CONSULTANT REPRESENTING THE OWNER.
- 5. SOIL AMENDED TO SOIL BELOW SURFACE. THE AMENDED SOIL SHALL BE: EXISTING TOPSOIL 20%, COMPOST MULCH 35%, CLEAN SAND 45%. MIX THOROUGHLY AND CLEAN AND CLEAN UN-COMPACTED. LEAVE 3"-6" HIGH TO ALLOW FOR NATURAL SETTLING.
- 6. PROJECT WILL BE COVERED BY A GENERAL PERMIT REGULATING RUNOFF FROM CONSTRUCTION SITES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE REQUIRED MONITORING, INSPECTION AND MAINTENANCE AS REQUIRED BY THE PERMIT.
- 7. ALL DISTURBED EMBANKMENTS GREATER THAN 3:1 SLOPES SHALL BE SEEDED ACCORDING TO A RECOMMENDED SEEDING MIX BY THE LANDSCAPER AND COVERED WITH EROSION CONTROL BLANKETS OR AS DIRECTED BY PLAN DOCUMENTS.
- 8. CONTRACTOR SHALL ADHERE TO THE CITY OF **[MUNICIPALITY]** EROSION AND SEDIMENT CONTROL REGULATIONS AND THE STATE OF **[____]** CONSTRUCTION SITE EROSION CONTROL MANUAL.

TILITY NOTES

- 1. THE PRIVATE FIREMAIN SHOULD BE PRESSURE TESTED IN ACCORDANCE WITH NFPA 24.
- 2. ALL GATE VALVES SHALL BE INSTALLED WITH VALVE BOX.
- 3. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, REVIEW OF EXISTING PUBLIC RECORDS, AND FIELD INVESTIGATION. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH PRESENTLY NOT KNOWN OR SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT EACH UTILITY COMPANY FOR THE FIELD LOCATION OF THEIR EXISTING LINES IN OR NEARBY THE CONSTRUCTION AREA PRIOR TO BEGINNING ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO.
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- 5. THE CONTRACTOR SHALL EXERCISE PROPER CAUTION TO PROTECT THE EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.

ADAMS COUNTY EROSION CONTROL PLAN GENERAL NOTES

1 ALL CONSTRUCTION PROJECTS, REGARDLESS OF THE SIZE, SHALL INSTALL, MAINTAIN, AND REPAIR STORMWATER POLLUTION CONTROL MEASURES (CMS) TO EFFECTIVELY MINIMIZE EROSION, SEDIMENT TRANSPORT, AND THE RELEASE OF POLLUTANTS RELATED TO CONSTRUCTION ACTIVITY. CMS EXAMPLE INCLUDE: SEDIMENT CONTROL LOGS (SCL), SILT FENCE (SF), DIKES/SWALES, SEDIMENT TRAPS (ST), INLET PROTECTION (IP), OUTLET PROTECTION (OP), CHECK DAMS (CD), SEDIMENT BASINS (SB), TEMPORARY/PERMANENT SEEDING AND MULCHING (MU), SOIL ROUGHENING, MAINTAINING EXISTING VEGETATION AND PROTECTION OF TREES. CMS MUST BE SELECTED, DESIGNED, ADEQUATELY SIZED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES. CMS/BMPS INSTALLATION AND MAINTENANCE DETAILS SHALL CONFORM TO URBAN DRAINAGE FLOOD CONTROL CRITERIA MANUAL VOLUME 3, OR THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ITEM CODE BOOK. CMS MUST FILTER, SETTLE, CONTAIN OR STRAIN POLLUTANTS FROM STORMWATER FLOWS IN ORDER TO PREVENT BYPASS OF FLOWS WITHOUT TREATMENT. CMS MUST BE APPROPRIATE TO TREAT THE RUNOFF FROM THE AMOUNT OF DISTURBED AREA, THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (I.E., SHEET OR CONCENTRATED FLOW). CMS/BMPS SHALL BE SPECIFIED IN THE SWMP (IF APPLICABLE), AND THE LOCATIONS SHOWN ON THE EC PLAN.

- 1) PRIOR TO CONSTRUCTION, PROJECTS DISTURBING 1 OR MORE ACRES OF LAND, OR ANY PROJECT BELONGING TO A COMMON PLAN OF DEVELOPMENT DISTURB 1 OR MORE ACRES, MUST OBTAIN:
- A GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AND
- AN ADAMS COUNTY STORMWATER QUALITY PERMIT WITHIN THE UNINCORPORATED ADAMS COUNTY MS4 AREA.
- 2) PERMITTED PROJECTS SHALL DEVELOP A STORMWATER MANAGEMENT PLAN (SWMP), AKA EROSION AND SEDIMENT CONTROL PLAN (ESCP), IN COMPLIANCE WITH CDPHE MINIMUM REQUIREMENTS. THE APPROVED SWMP, INCLUDING EROSION CONTROL (EC) PLAN (SITE MAP), SHALL BE KEPT ON SITE AND UPDATED AT ALL TIMES. THE QUALIFIED STORMWATER MANAGER IS RESPONSIBLE FOR IMPLEMENTING THE SWMP AND CMS (AKA BMPS) DURING CONSTRUCTION.
- 3) PERMITTED PROJECTS SHALL PERFORM REGULAR STORMWATER INSPECTIONS EVERY 7 CALENDAR DAYS; OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION. INSPECTION FREQUENCY CAN BE REDUCED FOR POST-STORM EVENT INSPECTIONS AT TEMPORARILY IDLE SITES AND ALSO FOR STORMWATER INSPECTIONS AT COMPLETED SITES WAITING FOR FINAL STABILIZATION. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- 4) TRACKING OF DIRT ONTO PAVED PUBLIC OR PRIVATE PAVED ROADS IS NOT ALLOWED. THE USE OF DIRT RAMPS TO ENTER/EXIT FROM AN UNPAVED INTO A PAVED AREA IS PROHIBITED. VEHICLE TRACKING CONTROLS SHALL BE IMPLEMENTED, OTHERWISE ENTRANCE AREA MUST DRAIN THRU A CM TOWARDS THE PRIVATE SITE
- 5) TRUCK LOADS OF FILL MATERIAL IMPORTED TO OR CUT MATERIAL EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW. HAUL ROUTES MUST BE PERMITTED BY THE COUNTY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT APPLICABLE PERMITS.
- 6) CONTROL MEASURES DESIGNED FOR CONCRETE WASHOUT WASTE MUST BE IMPLEMENTED. THIS INCLUDES WASHOUT WASTE DISCHARGED TO THE GROUND AND WASHOUT WASTE FROM CONCRETE TRUCKS AND MASONRY OPERATIONS.
- 7) TEMPORARY CMS/BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION.
- 8) DEWATERING OPERATIONS DISCHARGING OFF-SITE INTO ANY WATERS CONVEYANCE SYSTEMS INCLUDING WETLANDS, IRRIGATION DITCHES, CANALS, RIVERS, STREAMS OR STORM SEWER SYSTEMS, REQUIRE A STATE CONSTRUCTION DEWATERING PERMIT.
- 9) PERMITTED PROJECTS SHALL KEEP THE CDPHE'S STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOGS AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL 3 YEARS AFTER PERMIT CLOSE-OUT.
- 10) PERMITTED LANDOWNER AND/OR CONTRACTOR SHALL CLOSE THE STATE AND CITY/COUNTY PERMIT ONCE FINAL STABILIZATION IS REACHED. STORMWATER INSPECTIONS SHALL CONTINUE UNTIL INACTIVATION NOTICE IS FILED WITH CDPHE.

PERFORMANCE STANDARD NOTES

STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN OFF AT ITS SOURCE.

- 1. PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE).LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE-EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
- 2. SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
- 3. ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT.
- 4. DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
- 5. INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
- 6. CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
- 7. INSTALL CMS, SUCH AS CHECK DAMS, PERPENDICULAR TO THE CONCENTRATED FLOWS TO REDUCE FLOW VELOCITY.
- 8. STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
- 9. INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.
- 10. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
- 11. OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
- 12. TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14-DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE
- 13. 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. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
- 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. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL BE NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS

15. WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.

- 16. INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
- 17. IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
- 18. PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
- 19. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS.
- 20. REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
- 21. FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE-DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
- 22. PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS.
- 23. REPORT SPILLS OR RELEASES OF CHEMICAL, OIL, PETROLEUM PRODUCT, SEWAGE, ETC., WHICH MAY REACH THE STORM SEWER OR ENTER STATE WATERS WITHIN 24-HOURS FROM TIME OF DISCOVERY. GUIDANCE AVAILABLE AT WWW.CDPHE.STATE.CO.US/EMP/SPILLSANDRELEASED.HTM. STATE OF COLORADO SPILL-LINE: 1-877-518-5608. ADAMS COUNTY STORMWATER HOTLINE: 720-523-6400; PUBLIC WORKS 303-453-8787 AND THE TRI-COUNTY HEALTH DEPARTMENT AT 303-220-9200.

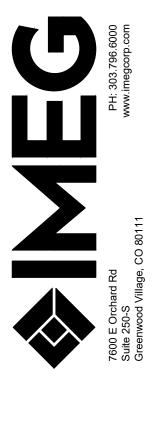
MAINTENANCE STANDARD NOTES

- 1. MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
- 2 CMS/BMPS REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.

 3 CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
- 4 SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD, IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE.
- 5 MAINTAIN VEHICLE TRACKING CONTROL (VTC), IF SEDIMENT TRACKING OCCURS, CLEAN-UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM). FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
- 6 CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES 3/4 OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON-SITE.

 7 CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
- 8 REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION.
- THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.

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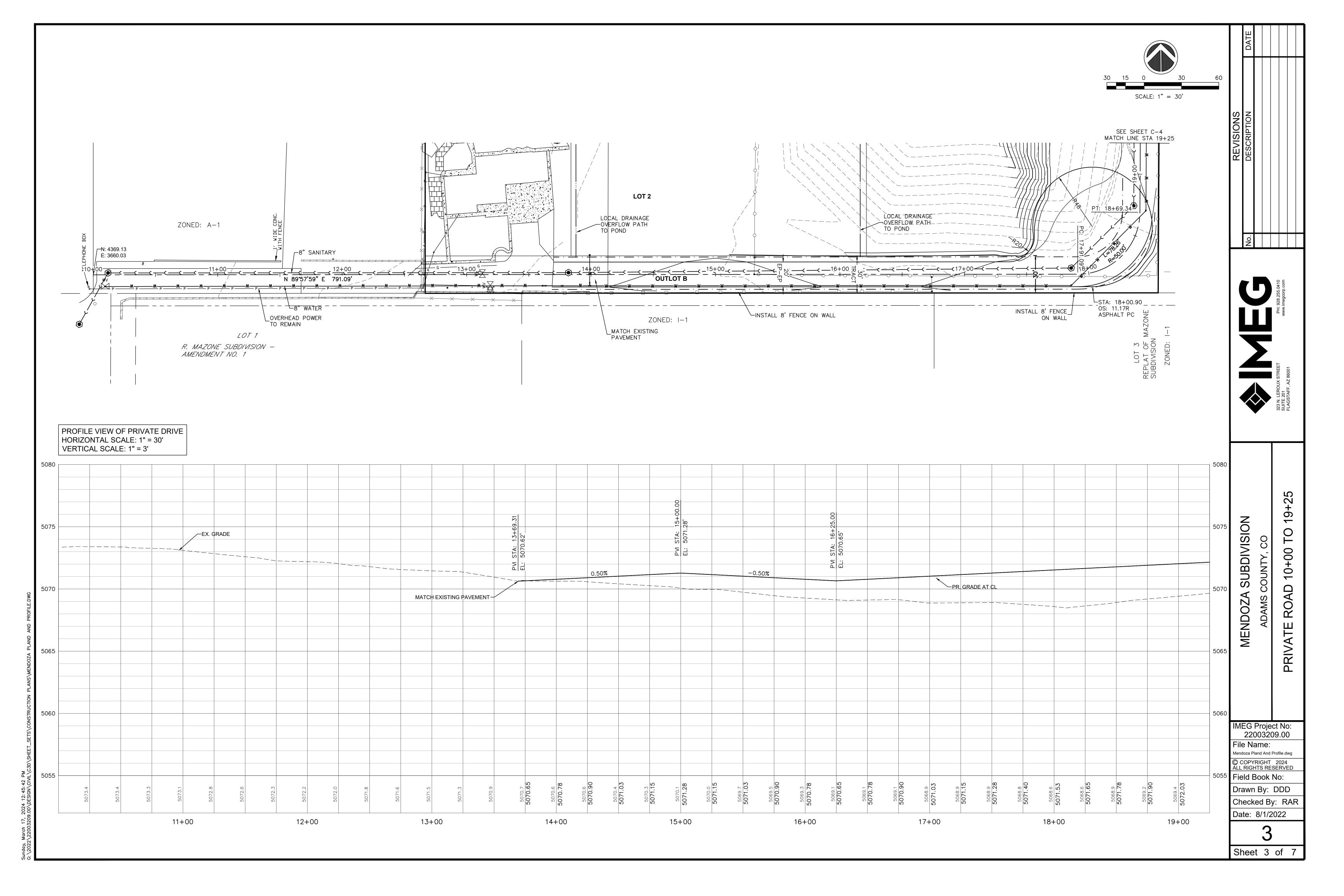
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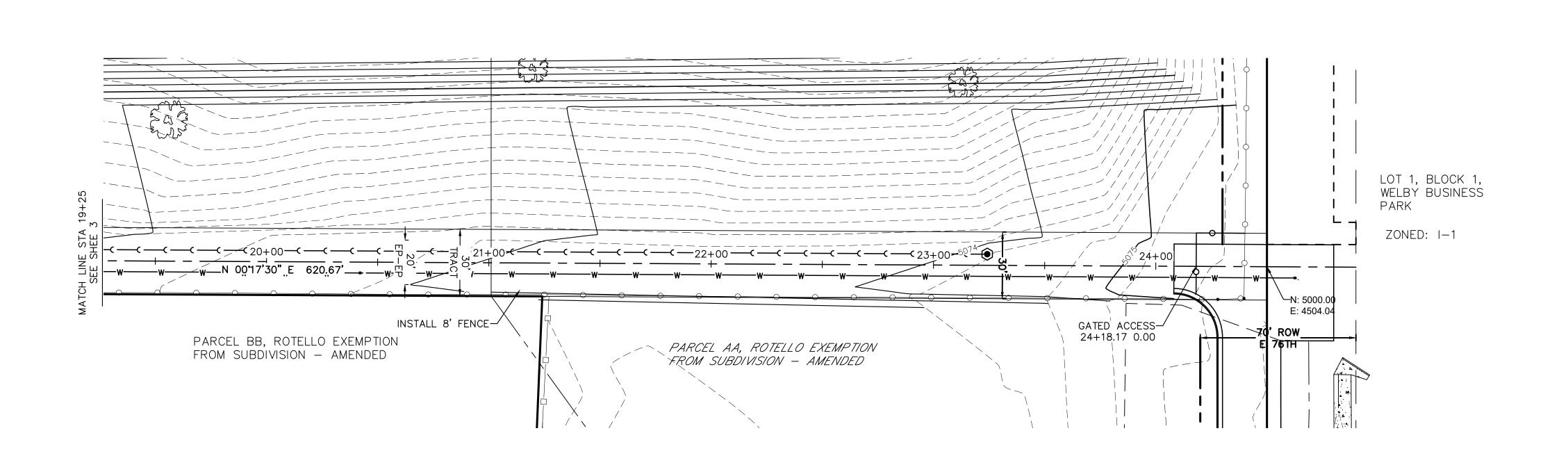
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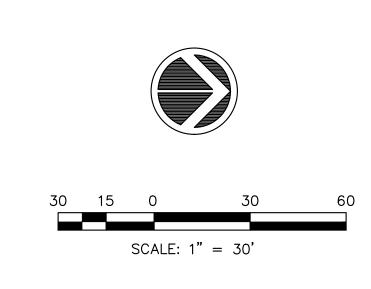
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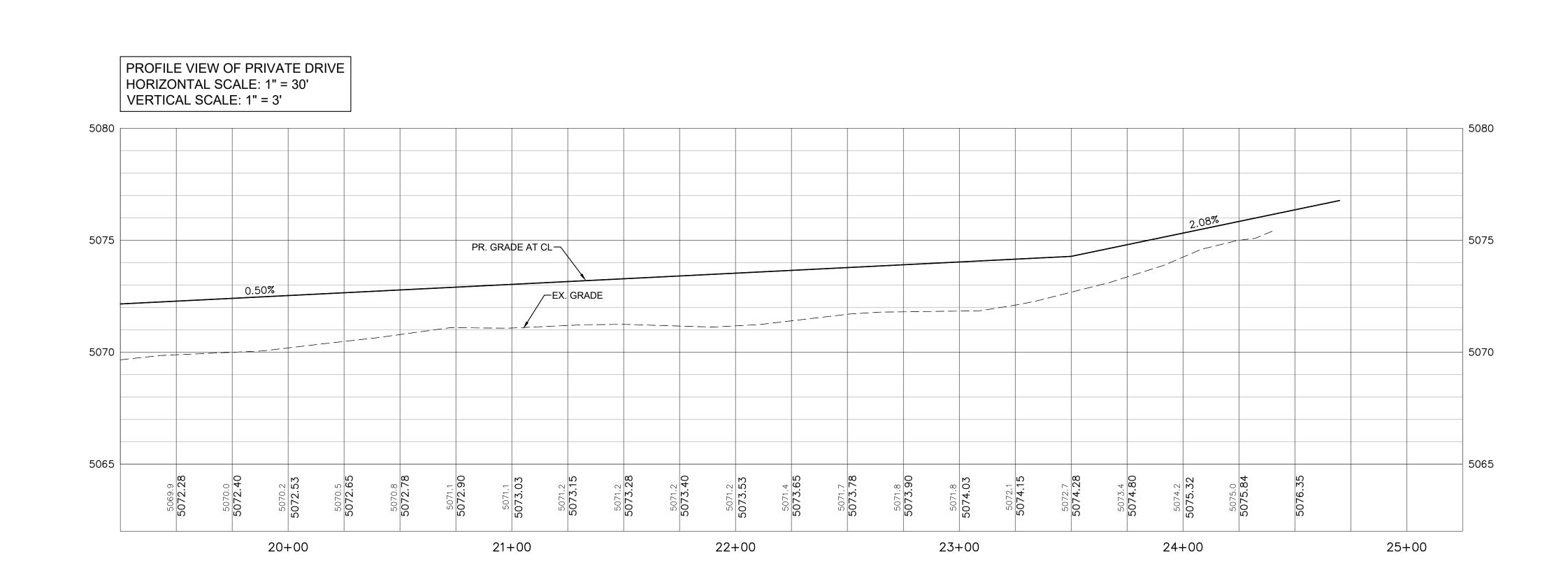
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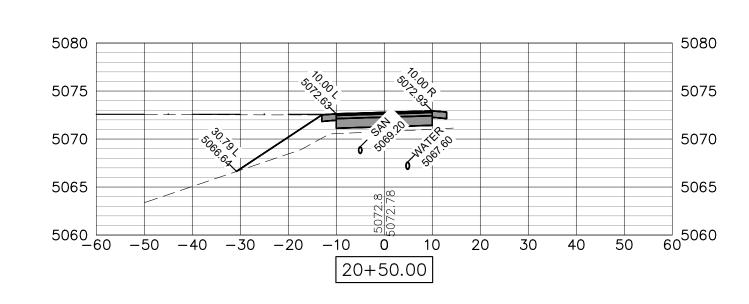
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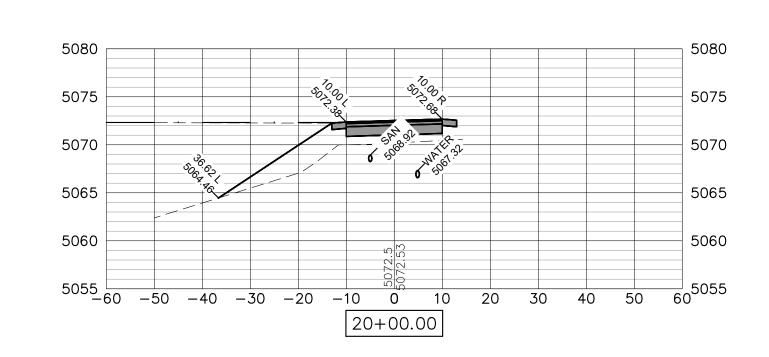
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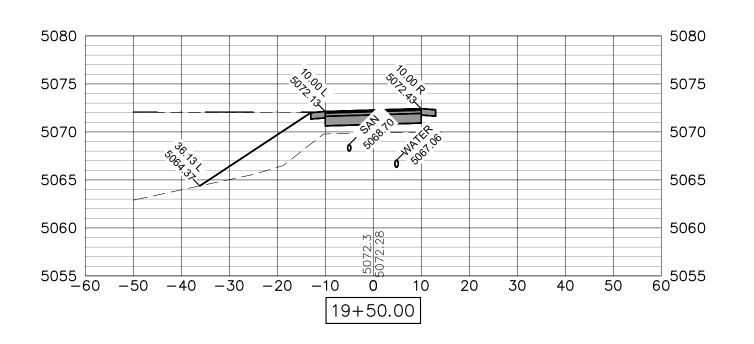
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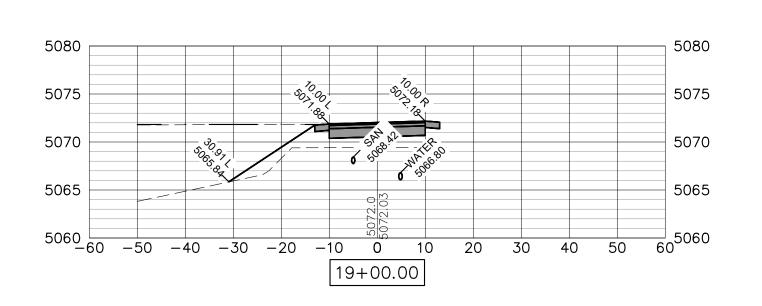
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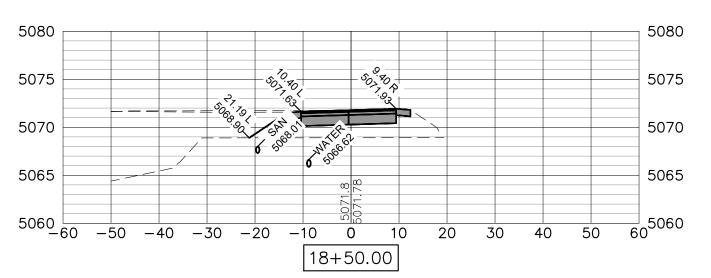


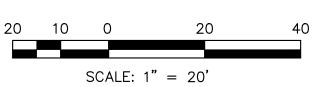


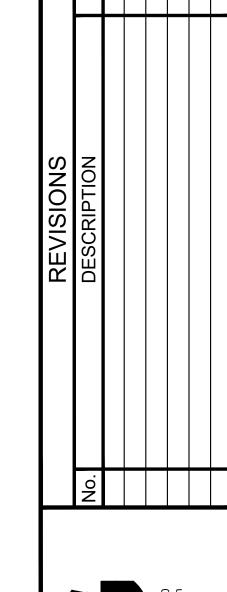


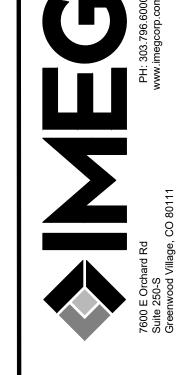












MENDOZA SUBDIVISION
ADAMS COUNTY, CO

20+50

13+50 TO

SECTIONS

ROAD

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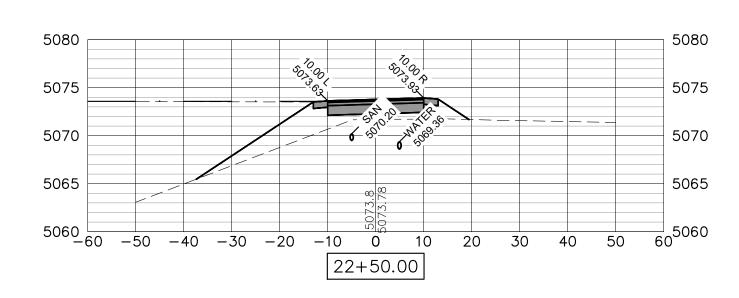
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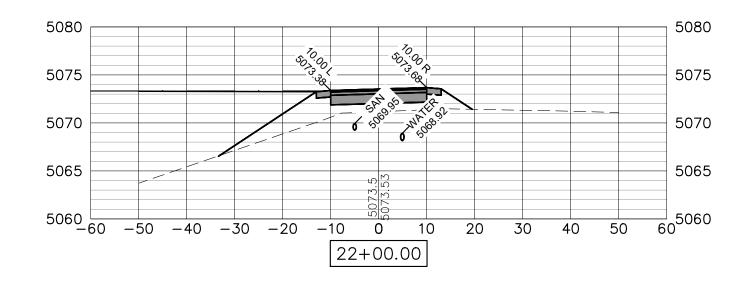
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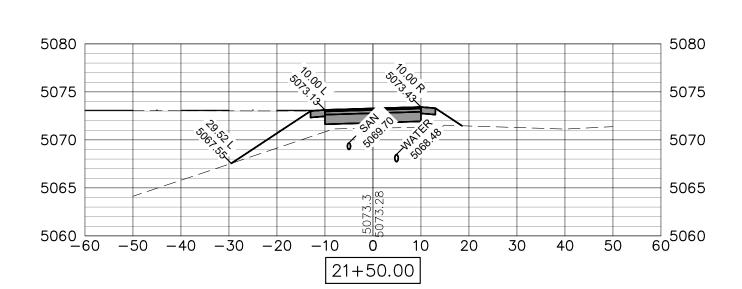
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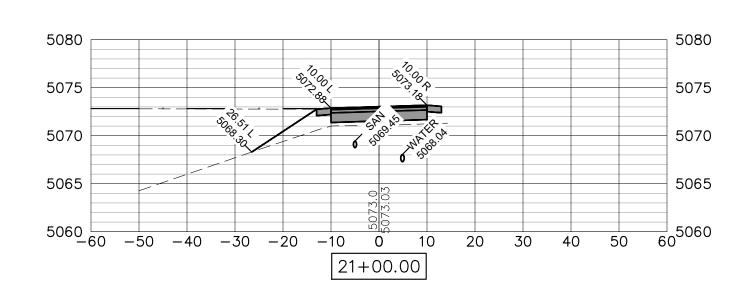
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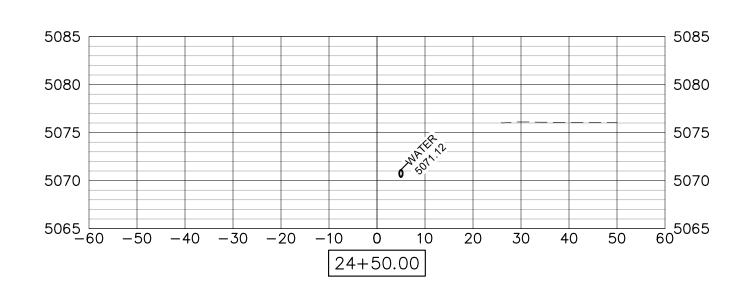
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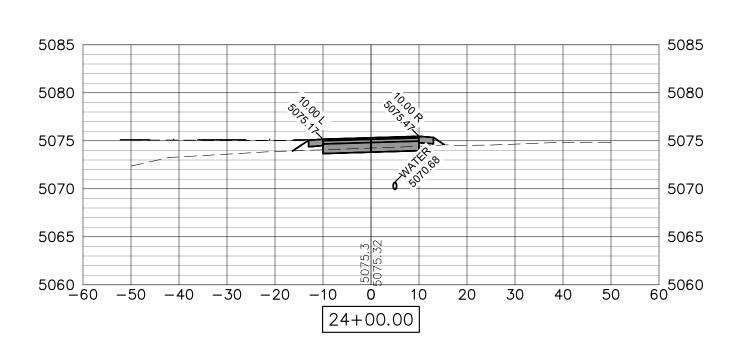


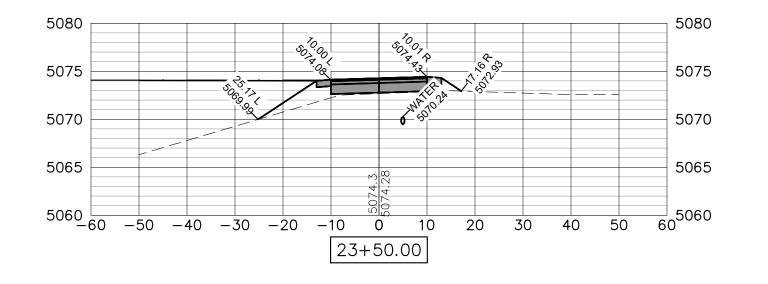












SCALE: 1" = 20'

24+50 SUBDIVISION MENDOZA

21+00 TO

SECTIONS

ROAD

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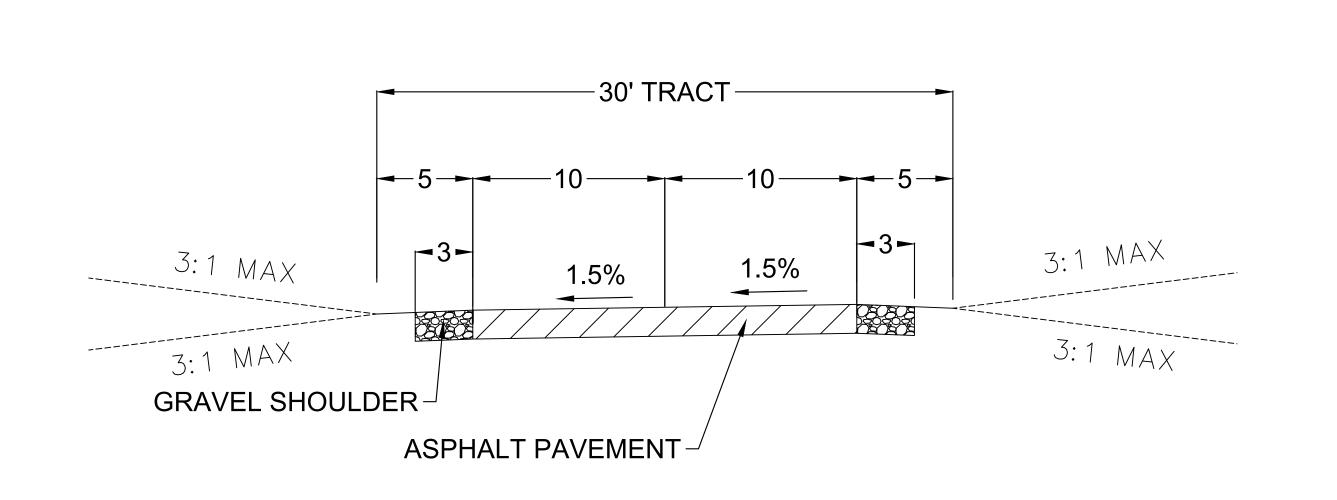
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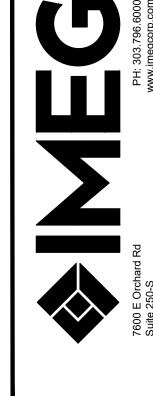
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GENERAL NOTES FOR WATER

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE DENVER WATER DEPARTMENT (DWD) ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND STANDARD DRAWINGS; AND THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT (NWSWSD) REQUIREMENTS WHICHEVER IS MORE STRINGENT.
- 2. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CONFORMING TO ANSI A21.51/AWWA C151, CLASS 52 THICKNESS. THE INTERIOR OF EACH LENGTH OF PIPE SHALL HAVE A CEMENT-MORTAR LINING CONFORMING TO THE REQUIREMENTS SET FORTH IN ANSI A21.4 OF STANDARD THICKNESS. THE EXTERIOR OF THE PIPE SHALL BE COATED WITH STANDARD BITUMINOUS COATING APPROXIMATELY ONE MIL THICK. POLYVINYL CHLORIDE PIPE (PVC) MAY BE ACCEPTED AS AN ALTERNATE TO DIP. PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C-900, 'POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, 6-INCH THROUGH 12-INCH, FOR WATER. MINIMUM PRESSURE CLASS SHALL BE 305 PSI, DR 14. ALL PVC PIPES SHALL HAVE INSTALLED 12-GAUGE SINGLE STRAND TRACER WIRE, TAPED TO PIPE WITH PVC TAPE. TRACER WIRE SHALL TERMINATE AT FIRE HYDRANTS OR AS DIRECTED BY THE DISTRICT. SIX INCH WIDE, ALUMINUM FOIL PLASTIC BACKED, DETECTABLE WARNING TAPE SHALL BE INSTALLED 12 TO 18-INCHES BELOW SURFACE GRADE. TAPE SHALL INDICATE BURIED WATER LINE BELOW AND SHALL BE BLUE IN COLOR AND BE MANUFACTURED BY THORTEC OR EQUAL. 16-INCH PIPE SHALL BE FUSIBLE PVC, DR 18 INSTALLED BY PIPE BURSTING TECHNIQUE. REFER TO TECHNICAL SPECIFICATIONS FOR MATERIAL AND INSTALLATION REQUIREMENTS.
- 3. ALL FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH AN 8-MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA C105.
- 4. THE DUCTILE-IRON PIPELINE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE FILM IN ACCORDANCE WITH THE REQUIREMENTS OF ANSI A21.5/AWWA C105.
- 5. FIRE HYDRANTS SHALL BE MUELLER, MODEL 423 FACTORY PAINTED RED. ALL BOLTS, NUTS AND WASHERS SHALL BE 316 STAINLESS STEEL.
- 6. ALL GATE VALVES SHALL BE IRON BOD RESILIENT SEAT VALVES MEETING THE DENVER WATER DEPARTMENT STANDARDS. ALL HEAD BOLTS, NUTS AND WASHERS SHALL BE 316 STAINLESS STEEL. GATE VALVES SHALL OPEN LEFT WHEN INSTALLED NORTH OF 78TH AVENUE AND SHALL OPEN RIGHT WHEN INSTALLED IN 78TH AVENUE OR SOUTH OF 78TH AVENUE. 16-INCH DIAMETER GATE VALVES SHALL BE AMERICAN FLOW CONTROL OR EQUAL WITH BEVEL GEAR ACTUATOR.
- 7. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CONTRACT 48 HOURS BEFORE BEGINNING CONSTRUCTION ON THE PROJECT. THE PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE NWSWSD OFFICES AND INCLUDE AT A MINIMUM THE DISTRICT AND THEIR ENGINEER, THE CONTRACTOR'S SUPERINTENDENT ON SITE, AND REPRESENTATIVE OF THE DENVER WATER DEPARTMENT.
- 8. RESIDENTIAL PROJECT SHALL BE ASSESSED FOR INDIVIDUAL WATER METER PER INDIVIDUAL ADDRESS. PRIOR TO DISTRICT FINAL APPROVAL OF PLANS, DEVELOPER SHALL SUBMIT TAP AND METER APPLICATION FOR EACH RESIDENTIAL PROPERTY WITH AN ADDRESS.
- 9. PROJECT WHICH INCLUDES RELOCATION OF METER PITS OR INSTALLATION OF NEW METER PITS SHALL REPLACE THE SERVICE LINE FROM THE MAIN TO THE PROPERTY LINE.
- 10. AFTER WATERLINE HAS BEEN BACKFILLED AND BEFORE PLACEMENT OF THE FINISHED SURFACE, CONTRACTOR MUST TEST TRACER WIRE FOR CONTINUITY AND ABILITY TO LOCATE WITH A DISTRICT REPRESENTATIVE PRESENT. SHOULD TEST RESULT IN A NON-CONTINUOUS TRACER WIRE, CONTRACTOR SHALL LOCATE FAILURE AND CORRECT. ANY PLACEMENT OF FINISHED SURFACE MATERIAL PRIOR TO TRACER WIRE PERFORMANCE CONFIRMATION WILL BE AT THE CONTRACTORS OWN RISK.
- 11. CONTRACTOR SHALL TAKE AS-BUILT SURVEY SHOTS ON ALL FITTINGS, VALVES, UTILITY CROSSINGS, CHANGES TO ALIGNMENT, AND VERTICAL CHANGES.

GENERAL NOTES FOR SEWER

- 1. ALL MATERIALS AND WORKMANSHIP TO BE IN CONFORMANCE WITH THE STANDARDS AND MATERIALS SPECIFICATIONS OF THE NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT (NWSWSD).
- 2. ALL LINES SHALL BE LAID UNDER FULL TIME CONSTRUCTION OBSERVATION OF THE NWSWSD. THE CONTRACTOR SHALL NOTIFY THE NWSWSD AT (303) 288-6664 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE DISTRICT, TO BE HELD AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- 3. SEWER PIPE AND FITTINGS SHALL BE POLYVINYL CHLORIDE PIPE (PVC), MEETING THE REQUIREMENTS OF ASTM D3034, AND THICKNESS REQUIREMENTS OF SDR-26. AS NOTED ON THE DRAWINGS. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING AND INTEGRAL THICKENED BELL AS PART OF EACH JOINT.
- 4. CONCRETE FOR MANHOLE BASES SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 ALL REINFORCEMENT REQUIRED SHALL BE STANDARD DEFORMED REINFORCEMENT CONFORMING TO THE REQUIREMENTS SET FORTH IN ASTM, GRADE 60.
- 5. SEWER SERVICE LINE SHALL CONNECT TO THE SEWER MAIN AT EITHER A TEE OR WYE.
- 6. A GASKET JOINT SHALL BE PROVIDED WITH 12 INCHES OF THE MANHOLE WALL, WHERE THE PIPE ENTERS/EXITS THE MANHOLE.
- 7. ALL PIPE SHALL BE BEDDED WITH NO. 67 COARSE AGGREGATE (AASHTO M 43). THE BEDDING ZONE SHALL EXTEND FROM 6 INCHES BELOW THE PIPE INVERT TO 12 INCHES ABOVE THE PIPE CROWN.
- RIGHT OF WAY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PAY ALL FEES AND ABIDE BY THE REQUIREMENTS OF THE COUNTY.

 9. ANY EXISTING SERVICE OUTAGE REQUIRED TO BE SCHEDULED WITH CUSTOMER AND NOT EXCEED 4 HOURS IN DURATION. EXCEPT FOR THE ABOVE SCHEDULED OUTAGES, THE

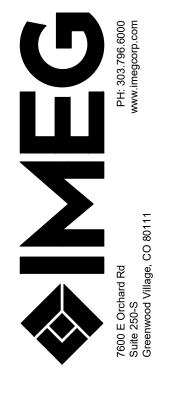
CONTRACTOR SHALL PROVIDE BYPASS PUMPING PIPE ISOLATION PLUGS AND REQUIRED PIPING

8. CONTRACTOR SHALL OBTAIN PERMIT FROM ADAMS COUNTY FOR WORK IN THE COUNTY

TO MAINTAIN EXISTING SANITARY SEWER SERVICE AT ALL TIMES.

10. CONTRACTOR SHALL INCLUDE COMPACTION TESTING IN HIS PIPE PRICES.

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NDOZA SUBDIVISION ADAMS COUNTY, CO

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IMEG Project No:
22003209.00

File Name:
2 GENERAL NOTES.dwg

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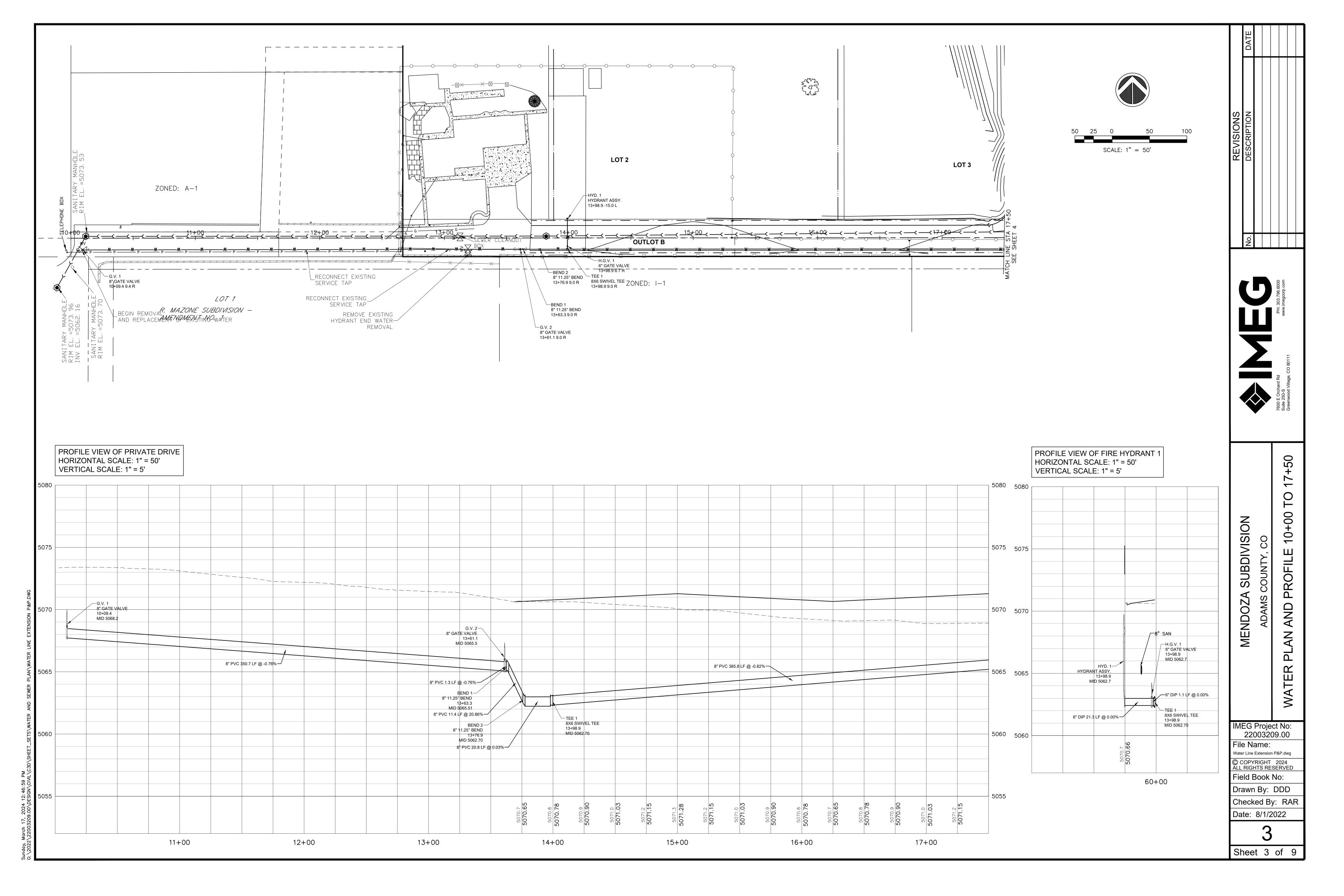
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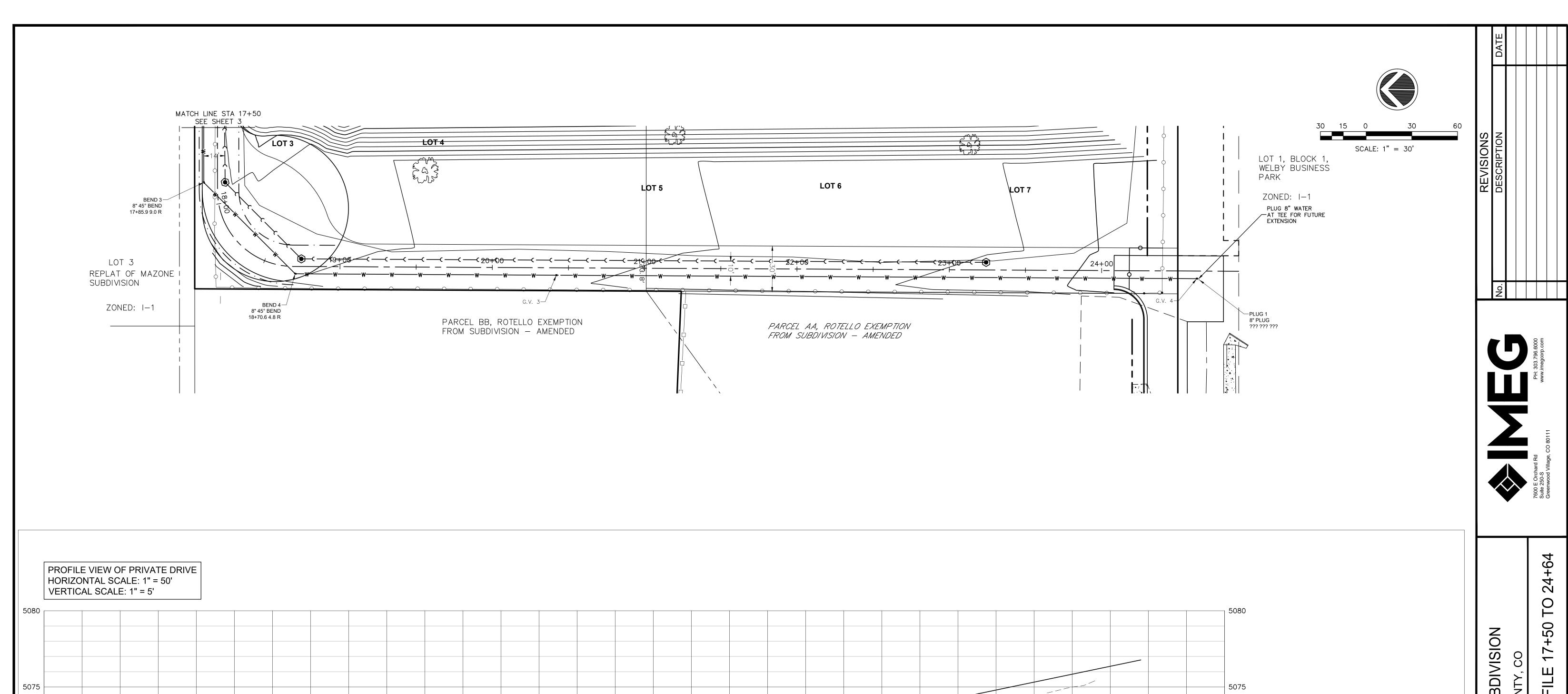
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Checked By: RAR
Date: 8/1/2022

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MENDOZA SUBDIVISION

IMEG Project No:
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File Name:
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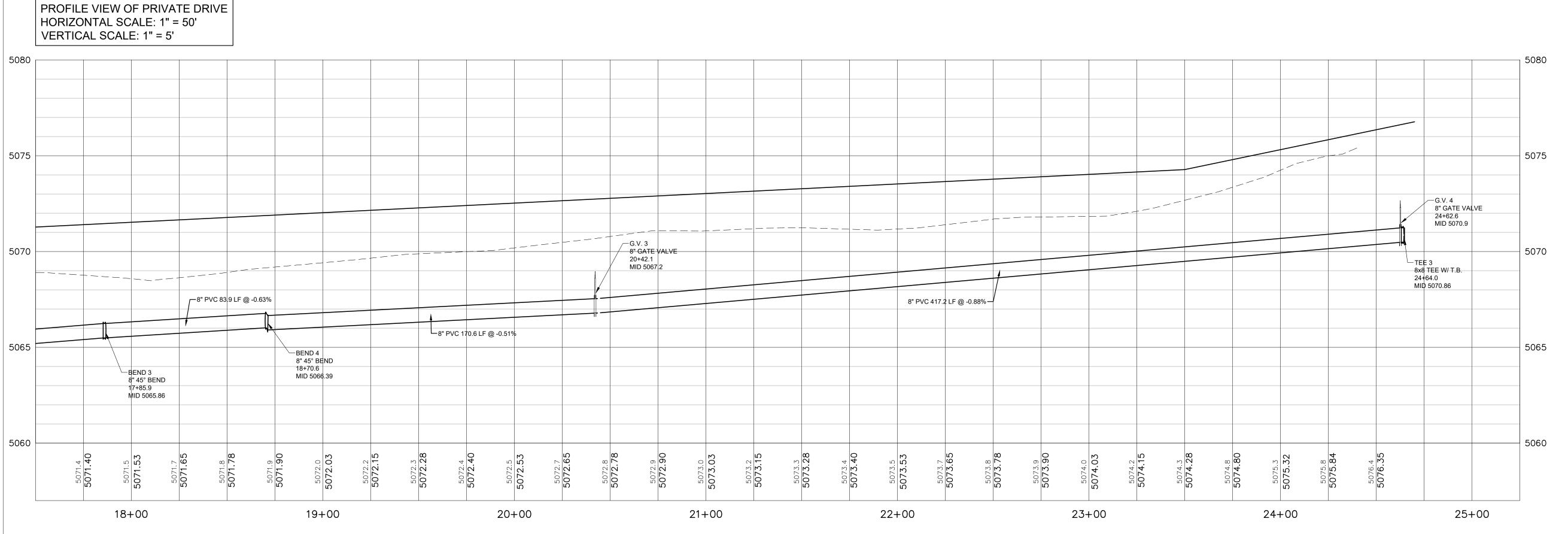
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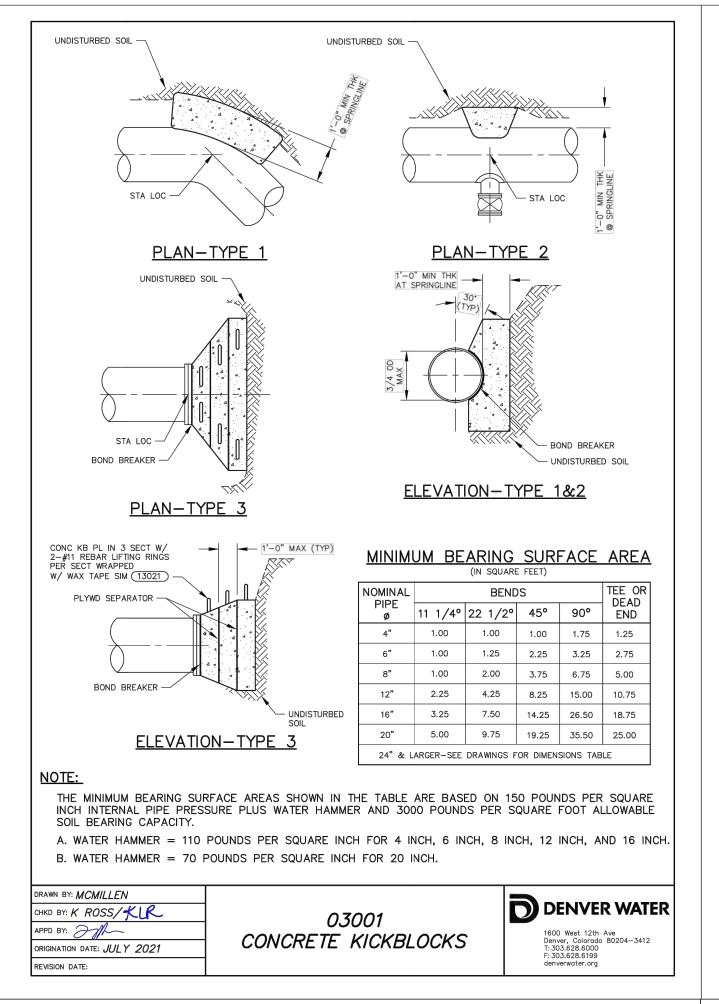
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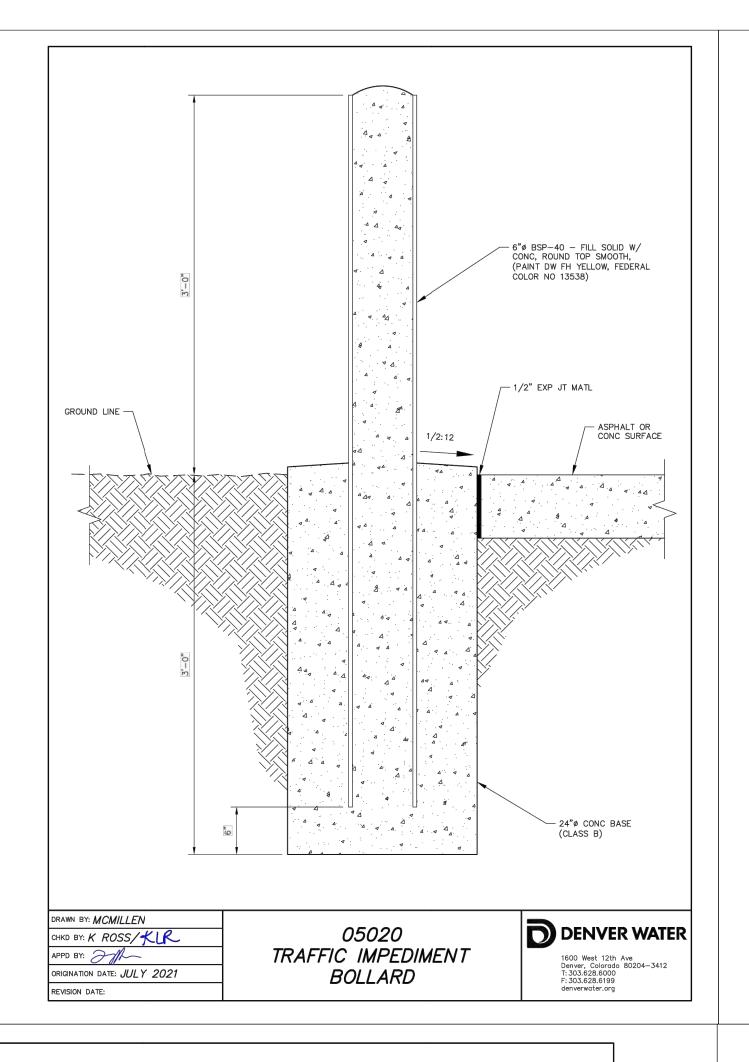
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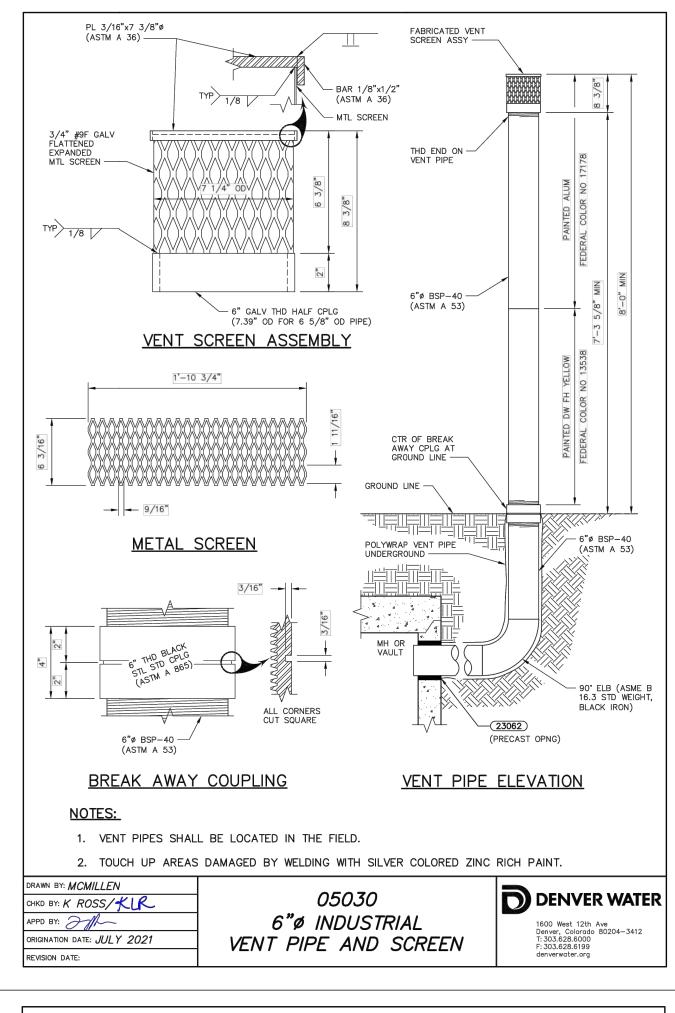
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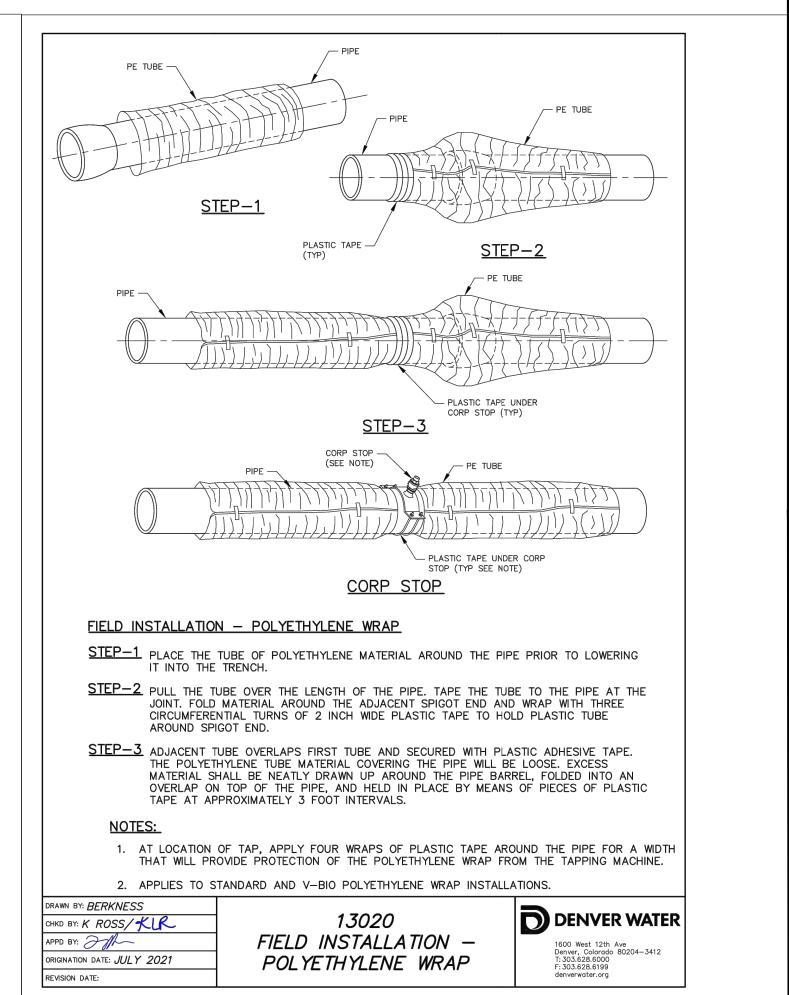
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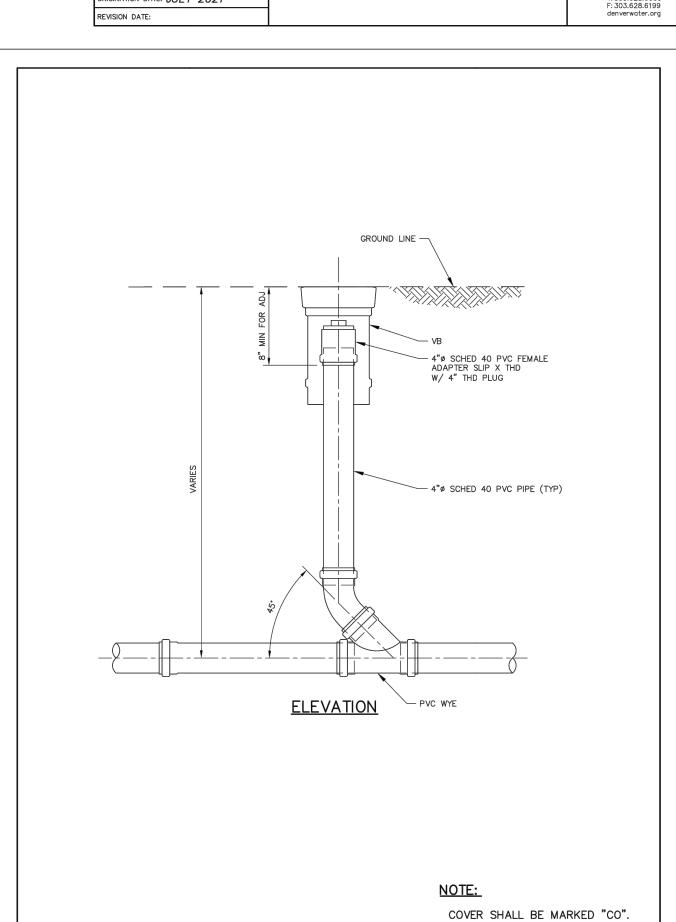












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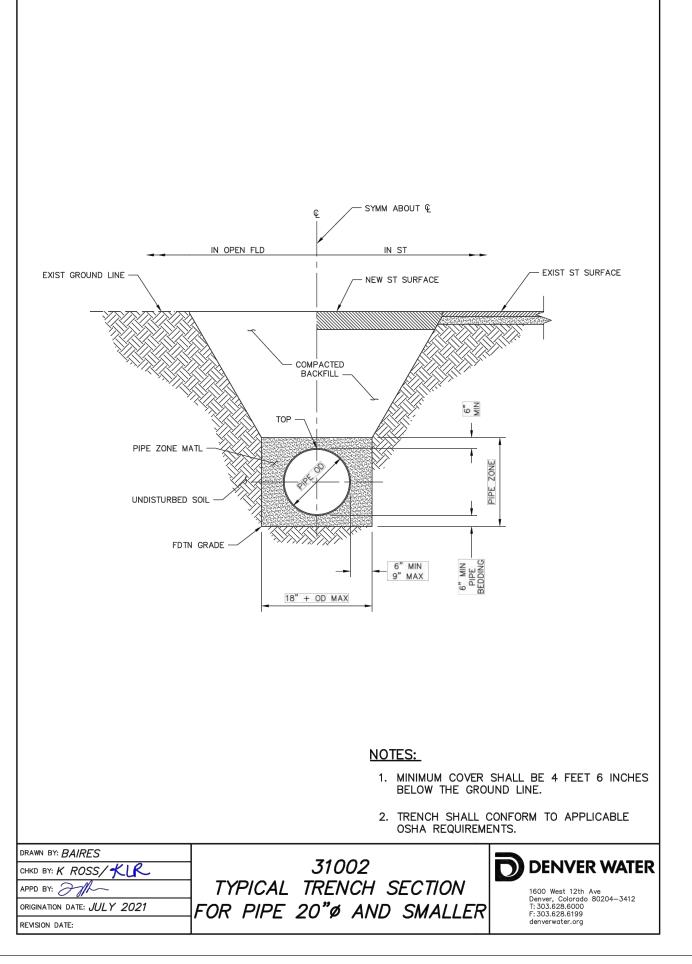
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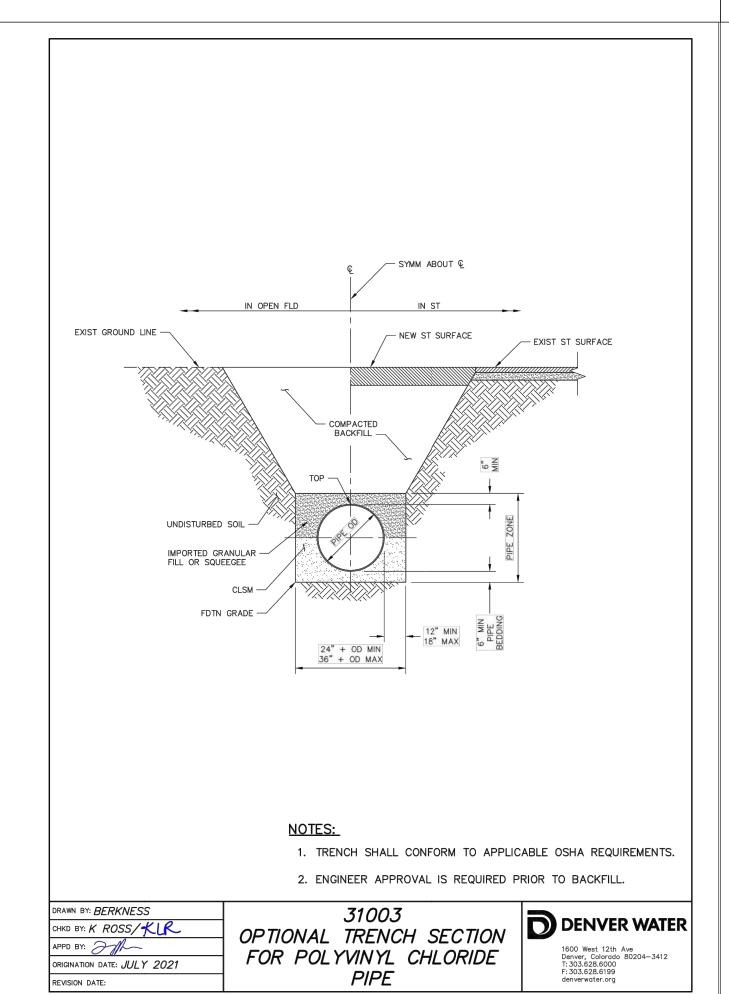
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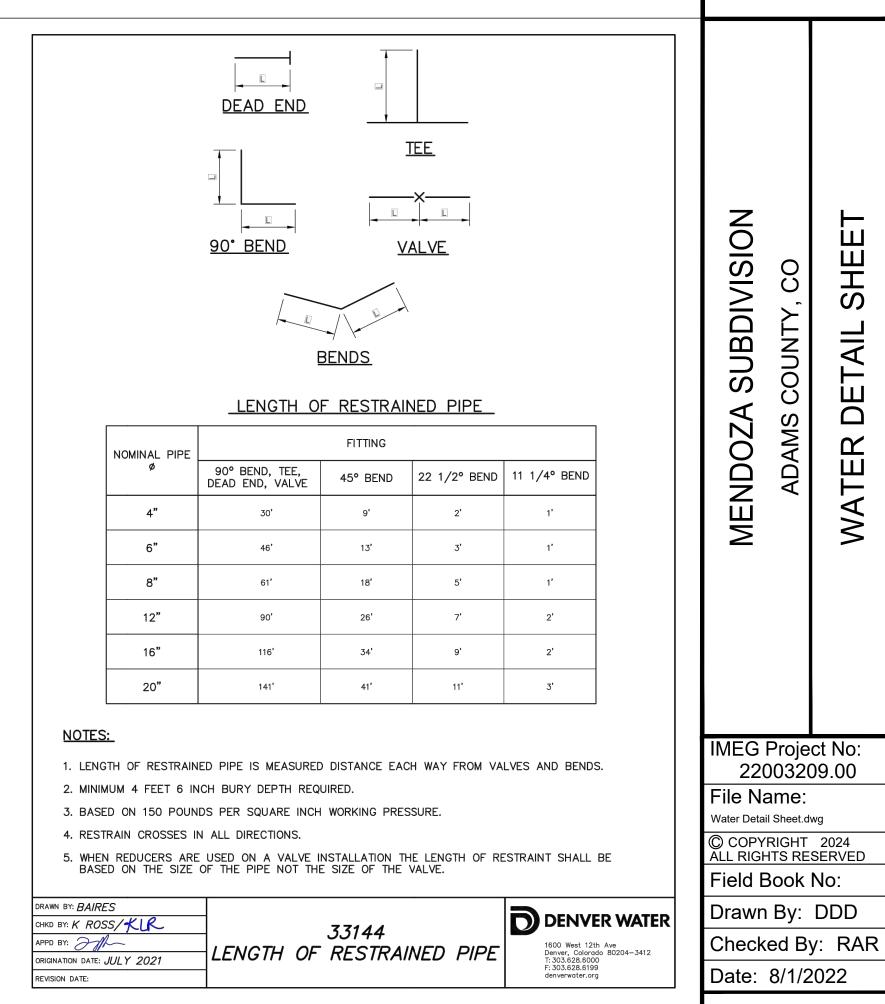
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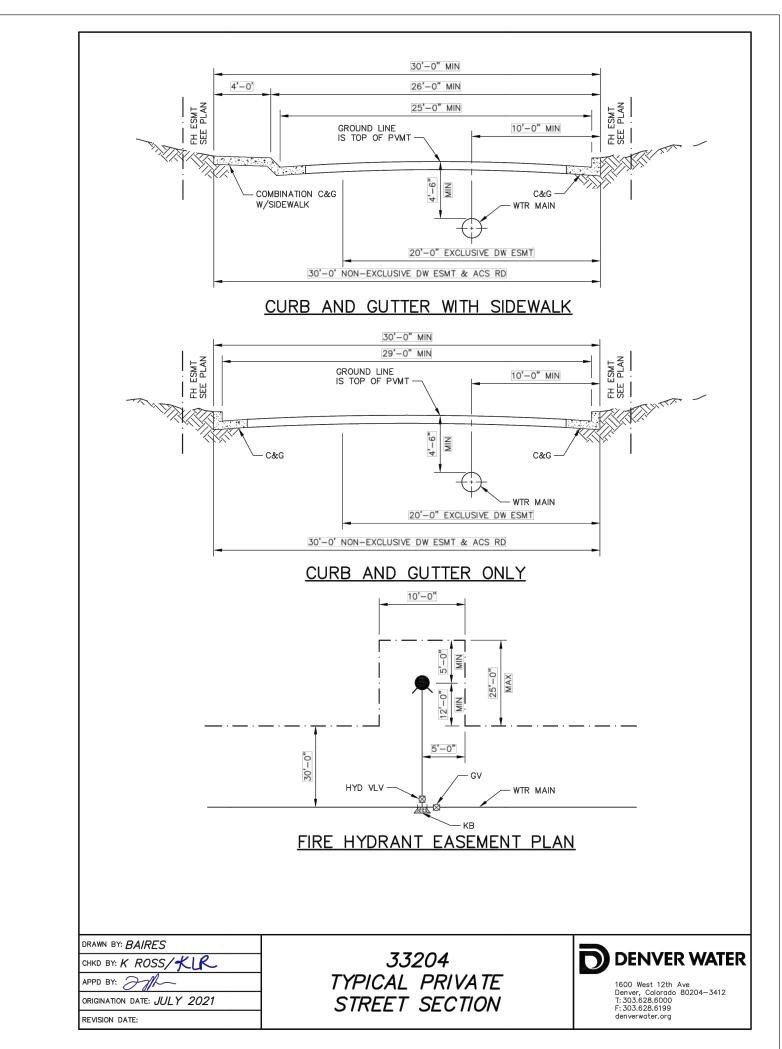
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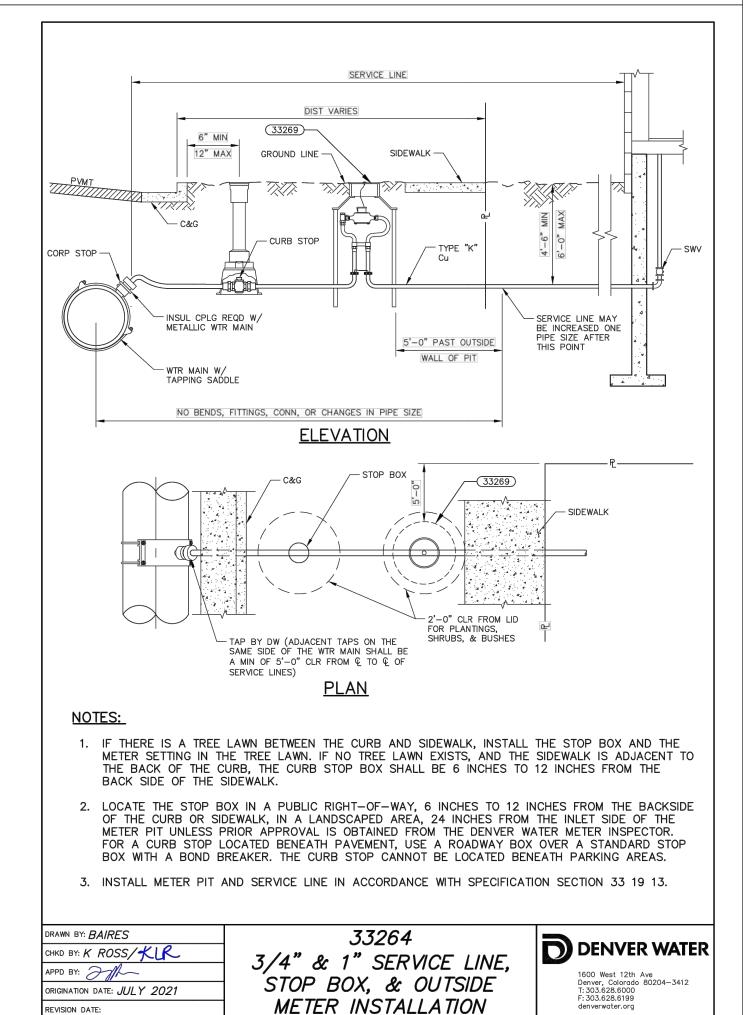


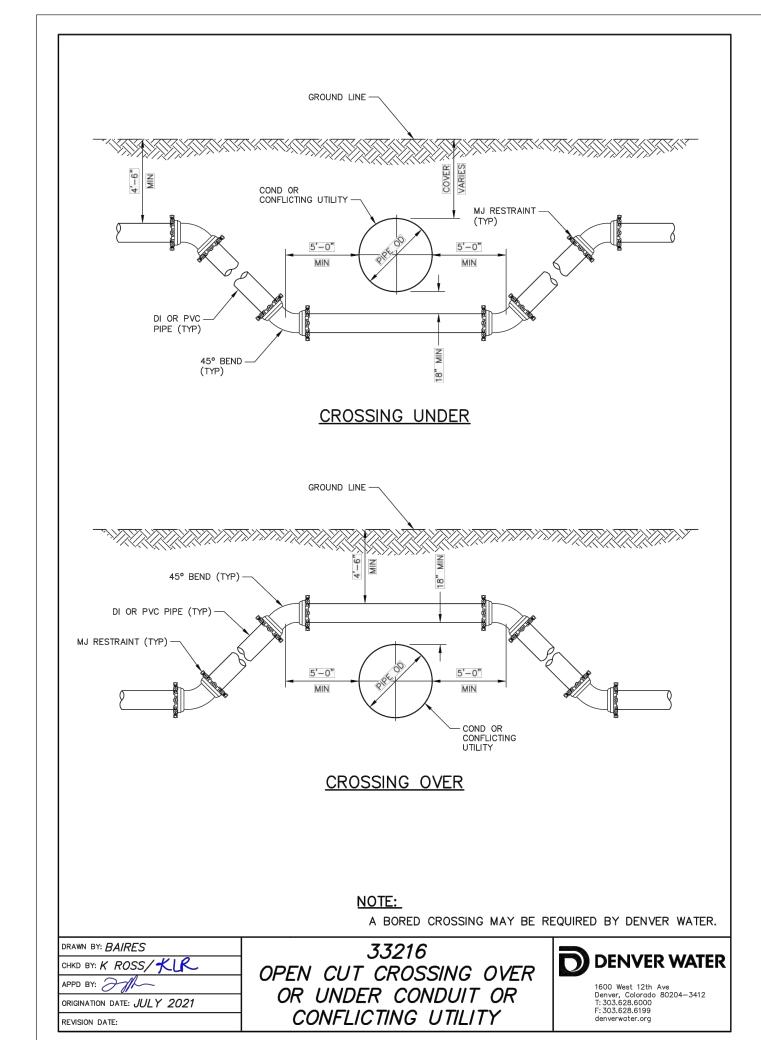


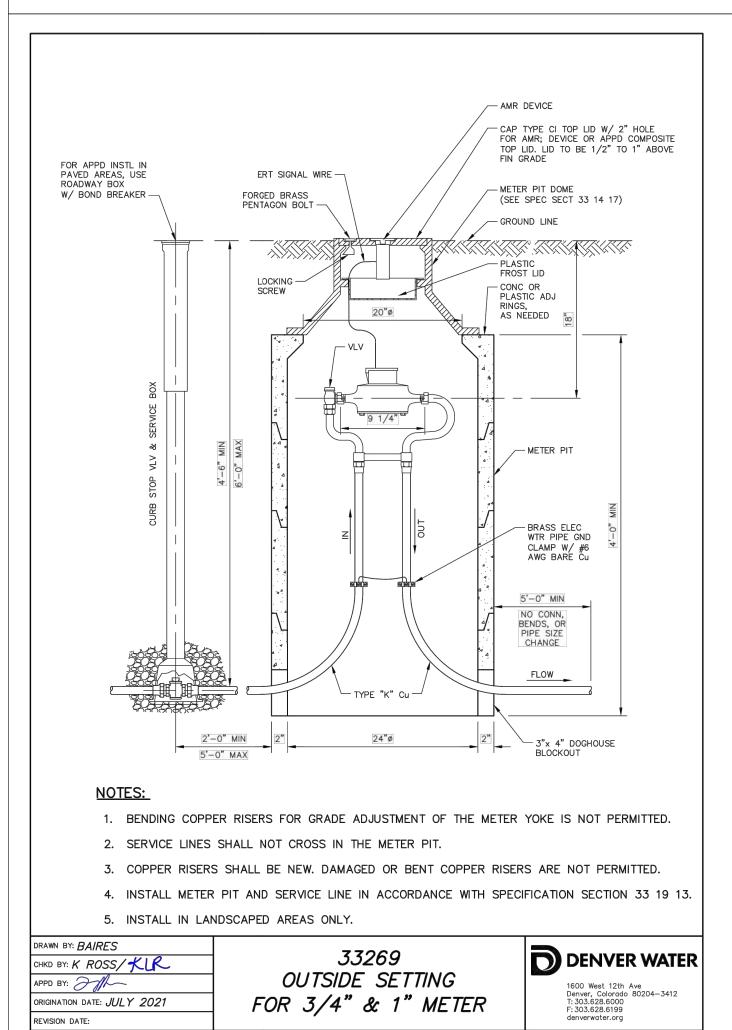


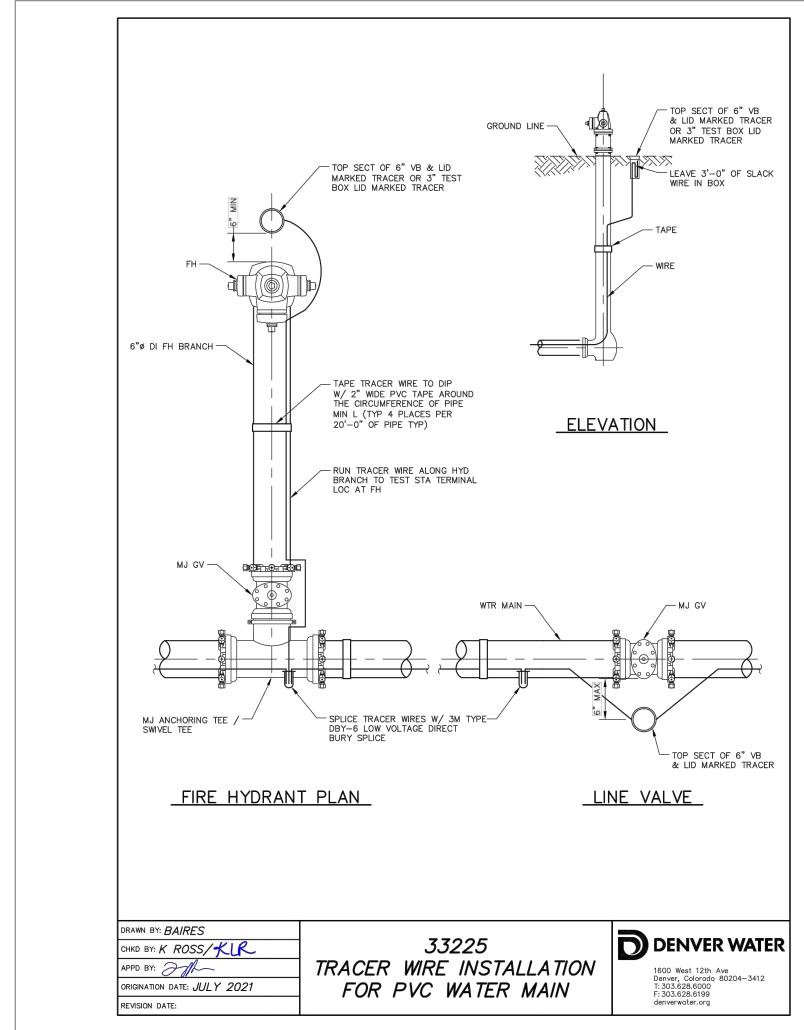
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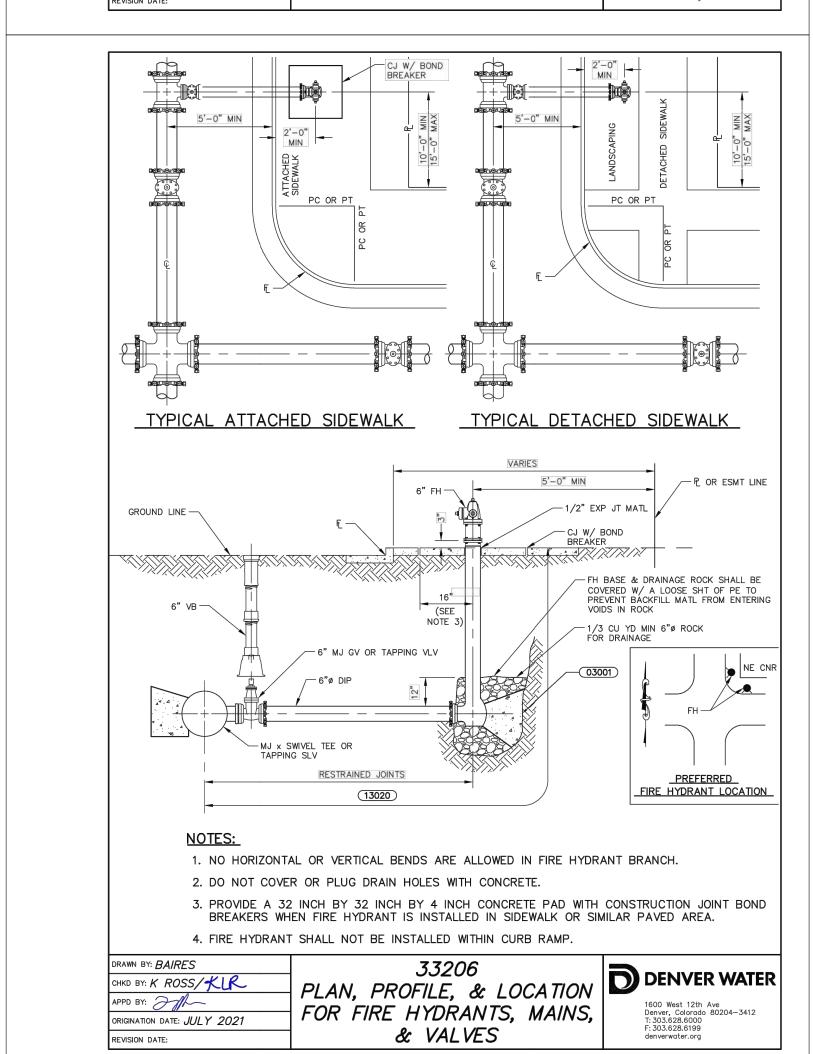


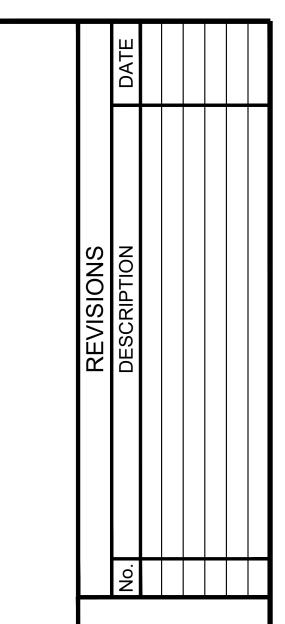


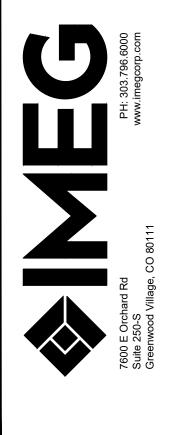












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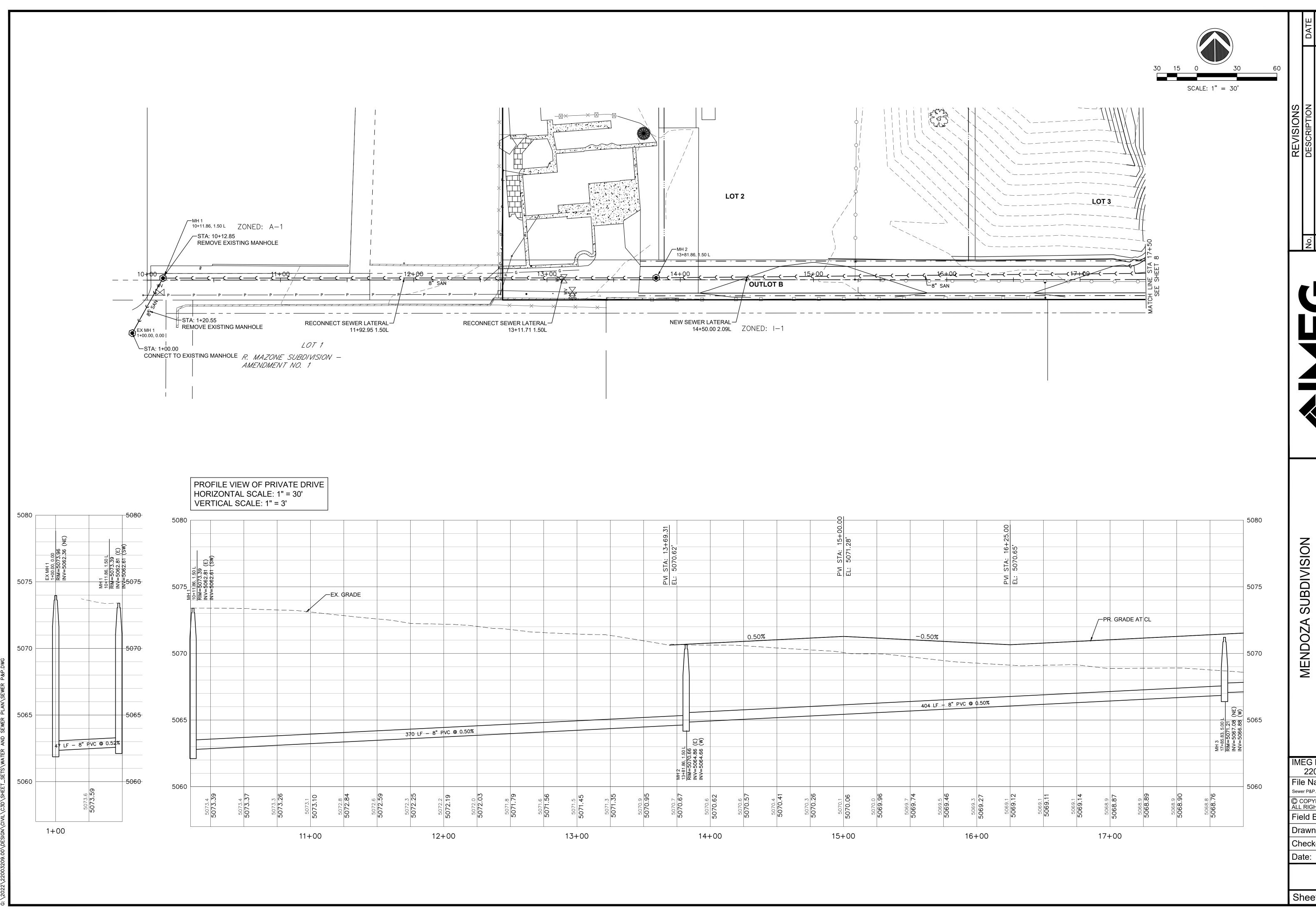
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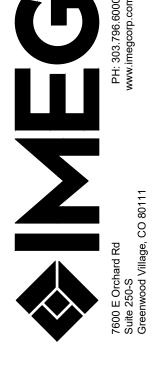
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Checked By: RAR Date: 8/1/2022

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DOZA SUBDIVISION
DAMS COUNTY, CO

SANITARY SEWER PLAN

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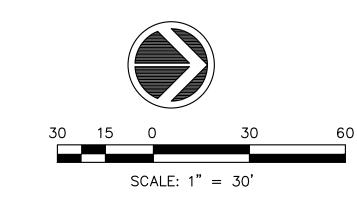
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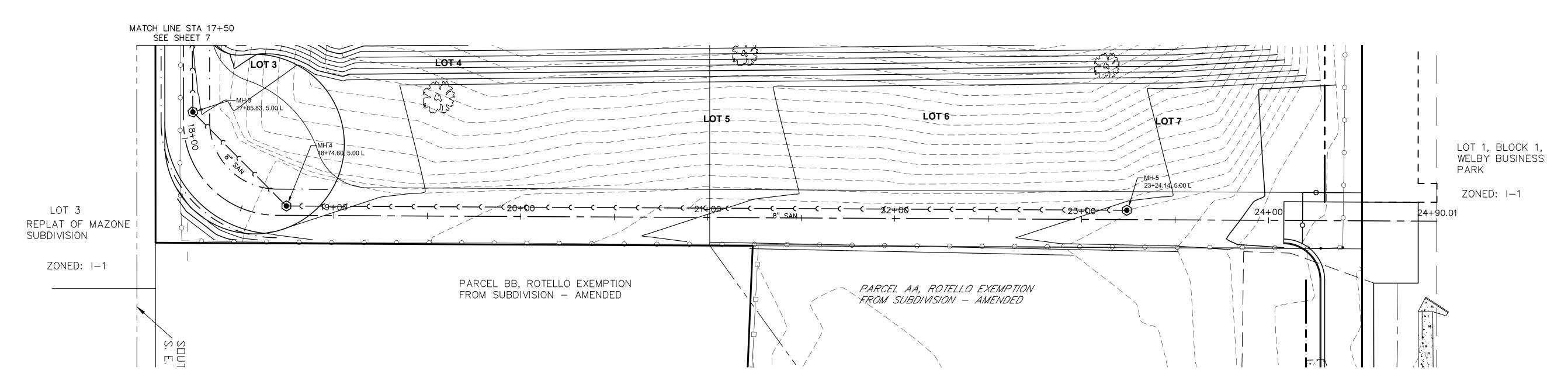
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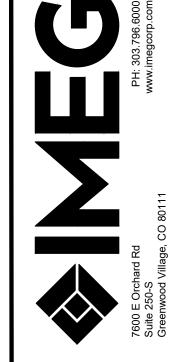
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MENDOZA SUBDIVISION
ADAMS COUNTY, CO
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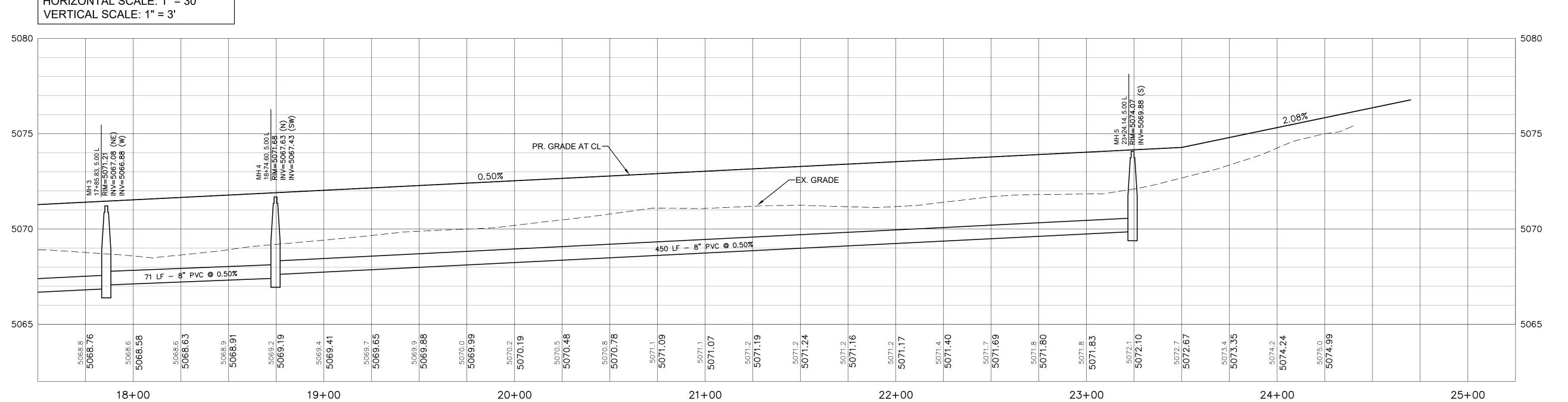
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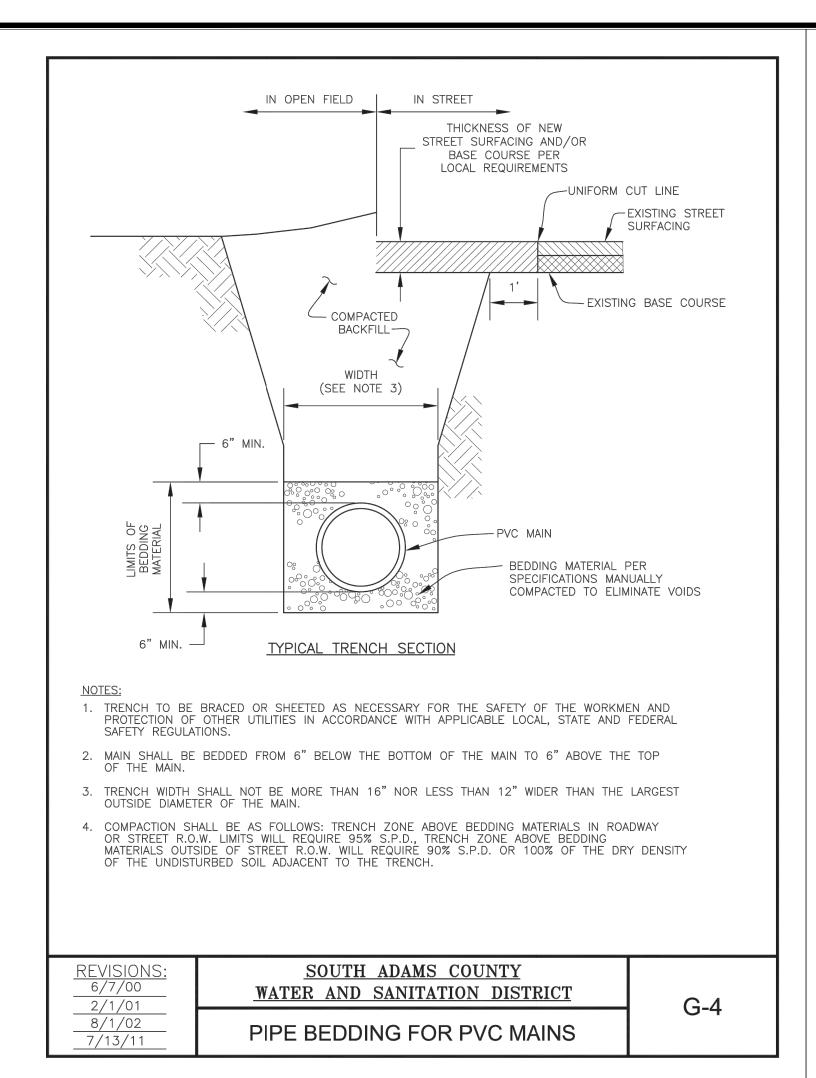
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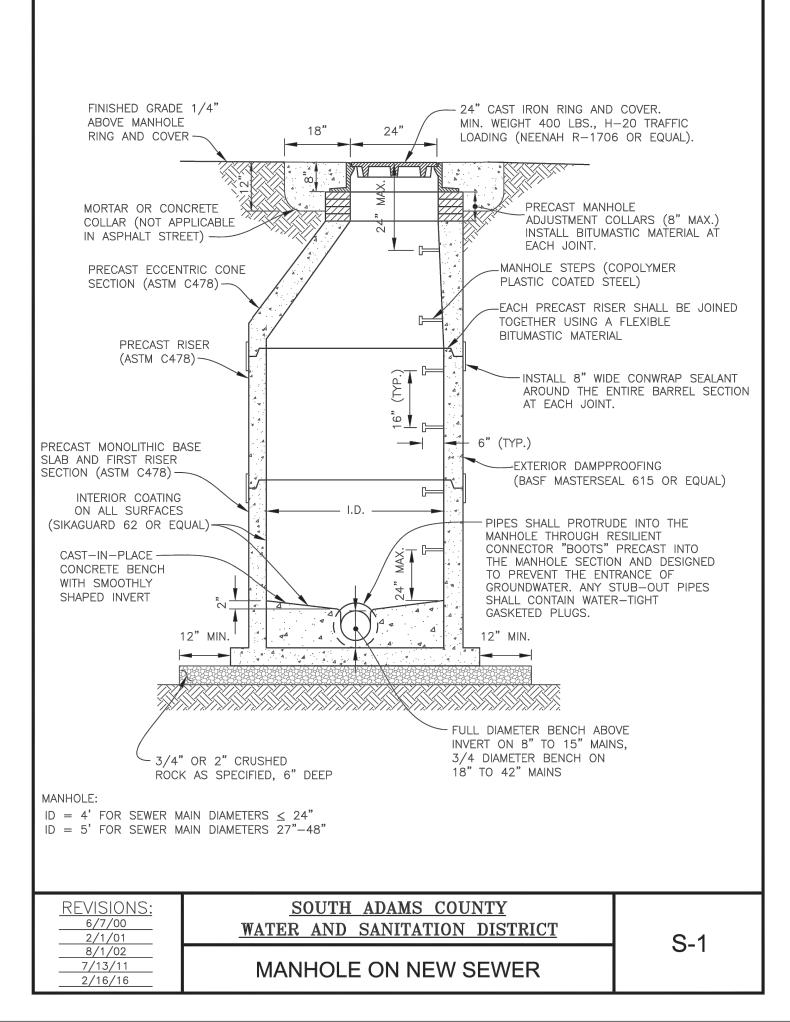
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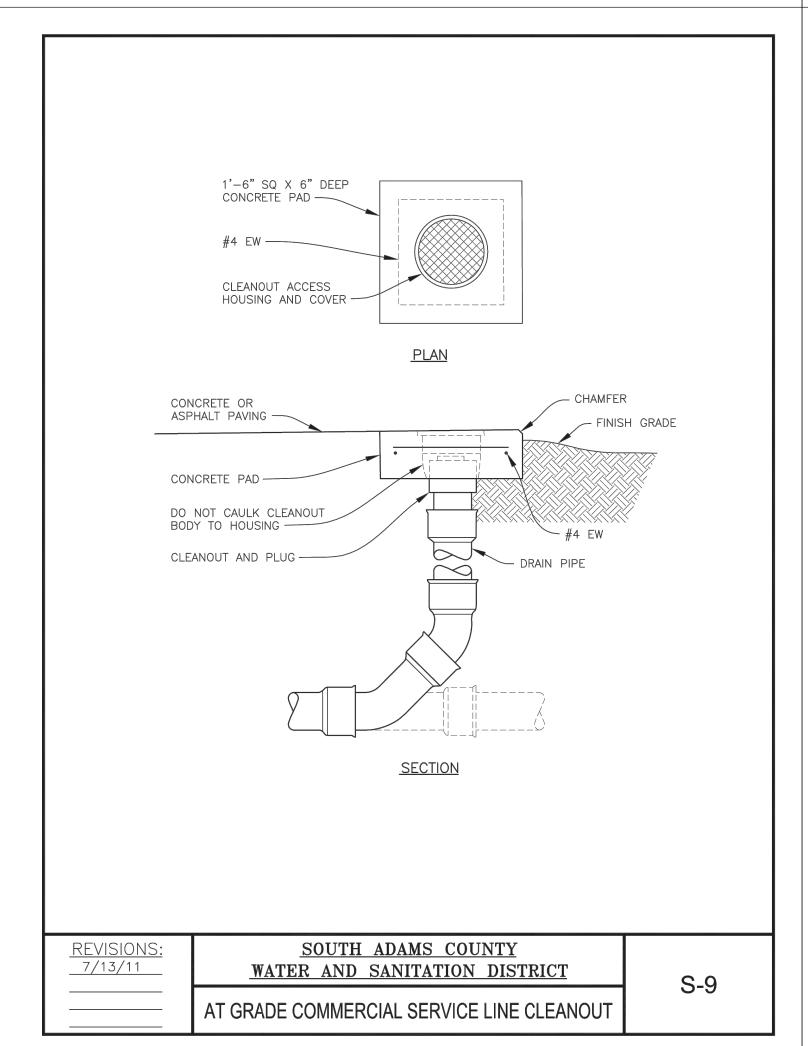
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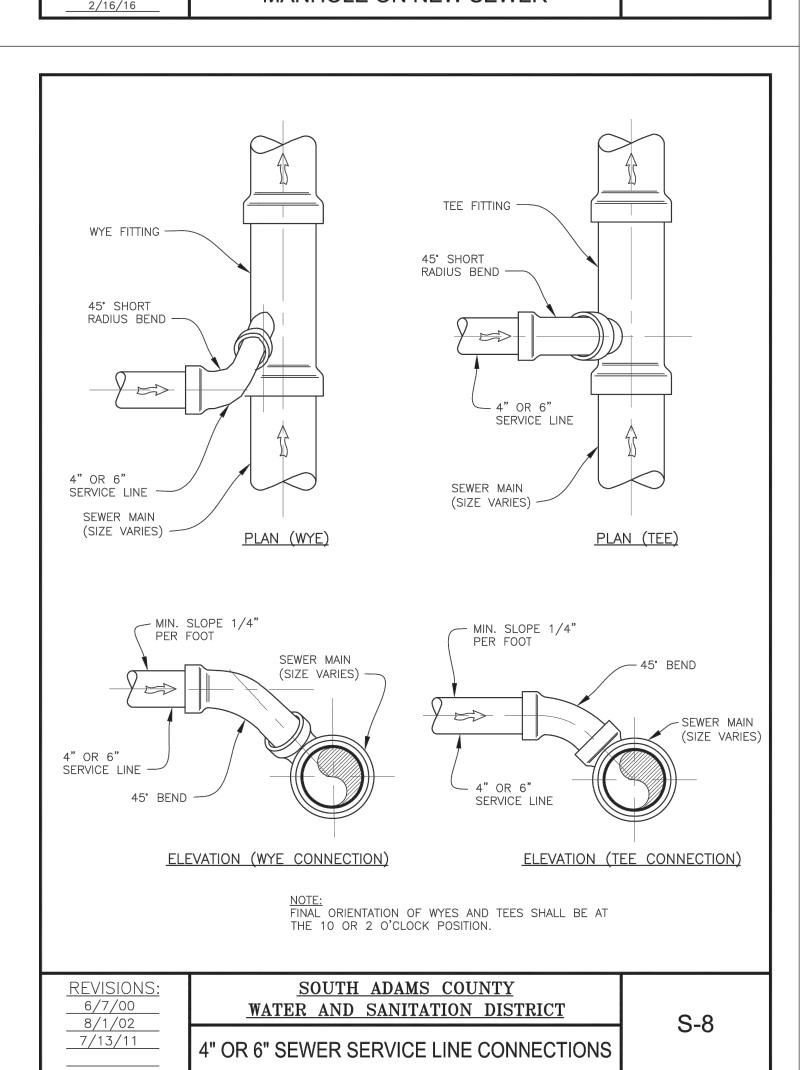
PROFILE VIEW OF PRIVATE DRIVE HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'













SUBDIVISION MENDOZA

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Sanitary Sewer Detail Sheet.dwg © COPYRIGHT 2024 ALL RIGHTS RESERVED Field Book No:

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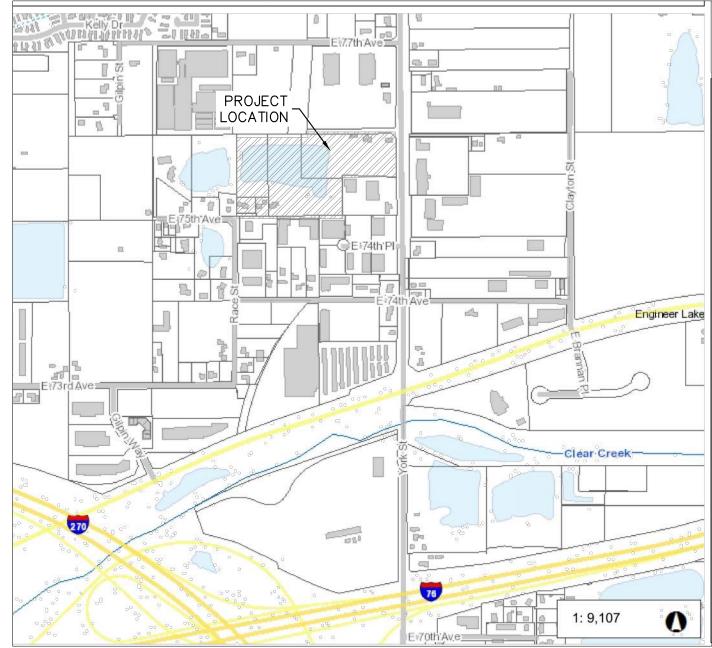
PUBLIC ROAD IMPROVEMENTS

PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CONTACTS

ENGINEER
IMEG CORP.
7600 E. ORCHARD ROAD SUITE 250 S
GREENWOOD VILLAGE, CO 80111
RICK ROME P.E.
303-796-6067

PLANNER MOLEN & ASSOCIATES 2090 E. 104TH STREET #101 THORNTON, CO 80233 MARK MOLEN





OWNER/DEVELOPER

RAFAEL MENDOZA 1955 E. 75TH AVE. DENVER, CO 80229 303-910-5172

SHEET INDEX

76TH AVE PLAN & PROFILE

PUBLIC ROAD DETAIL SHEET

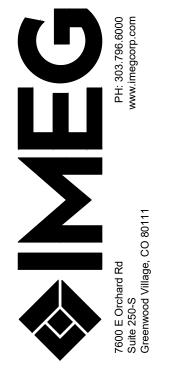
PUBLIC ROAD SECTIONS

COVER SHEET

GENERAL NOTES

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File Name:
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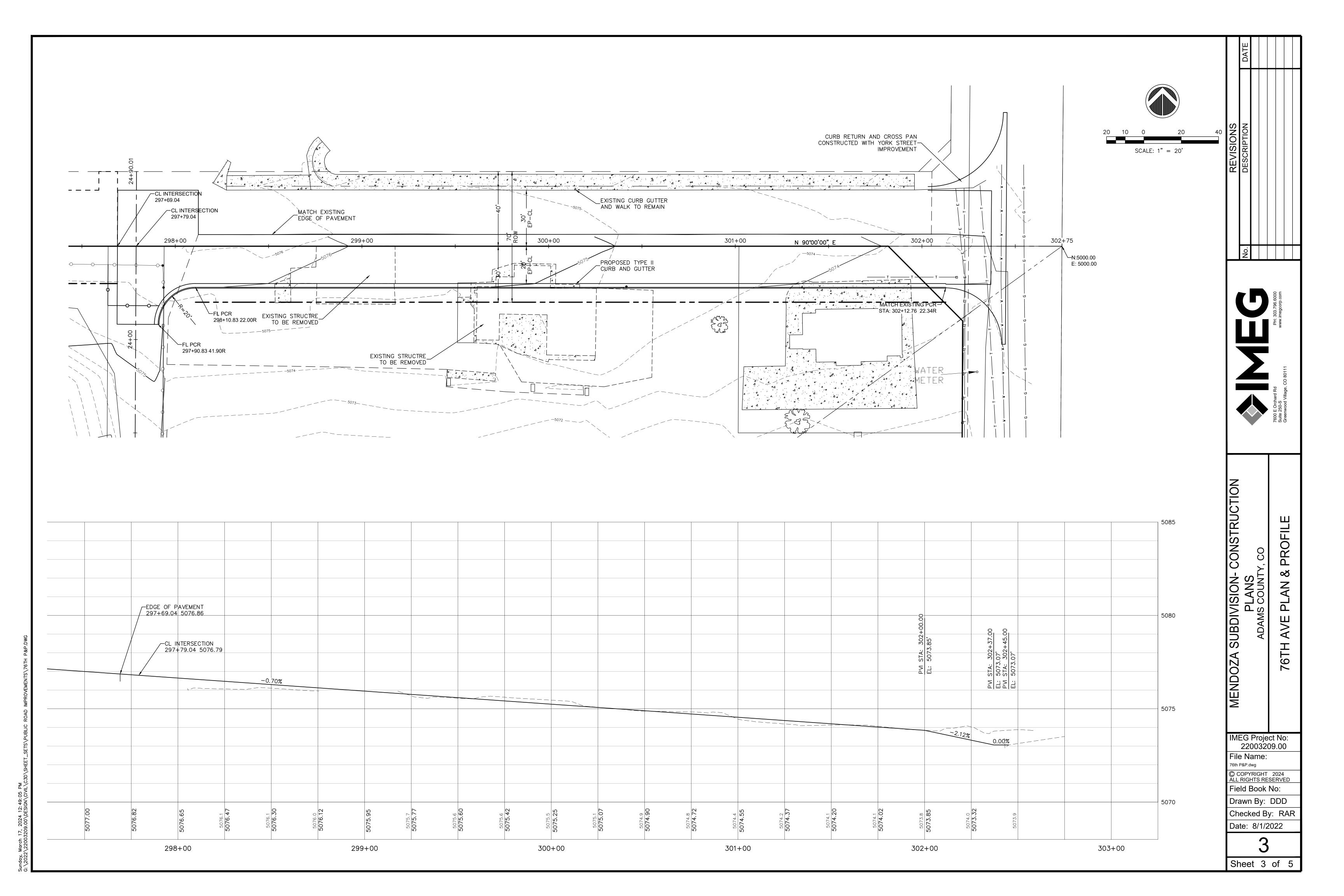
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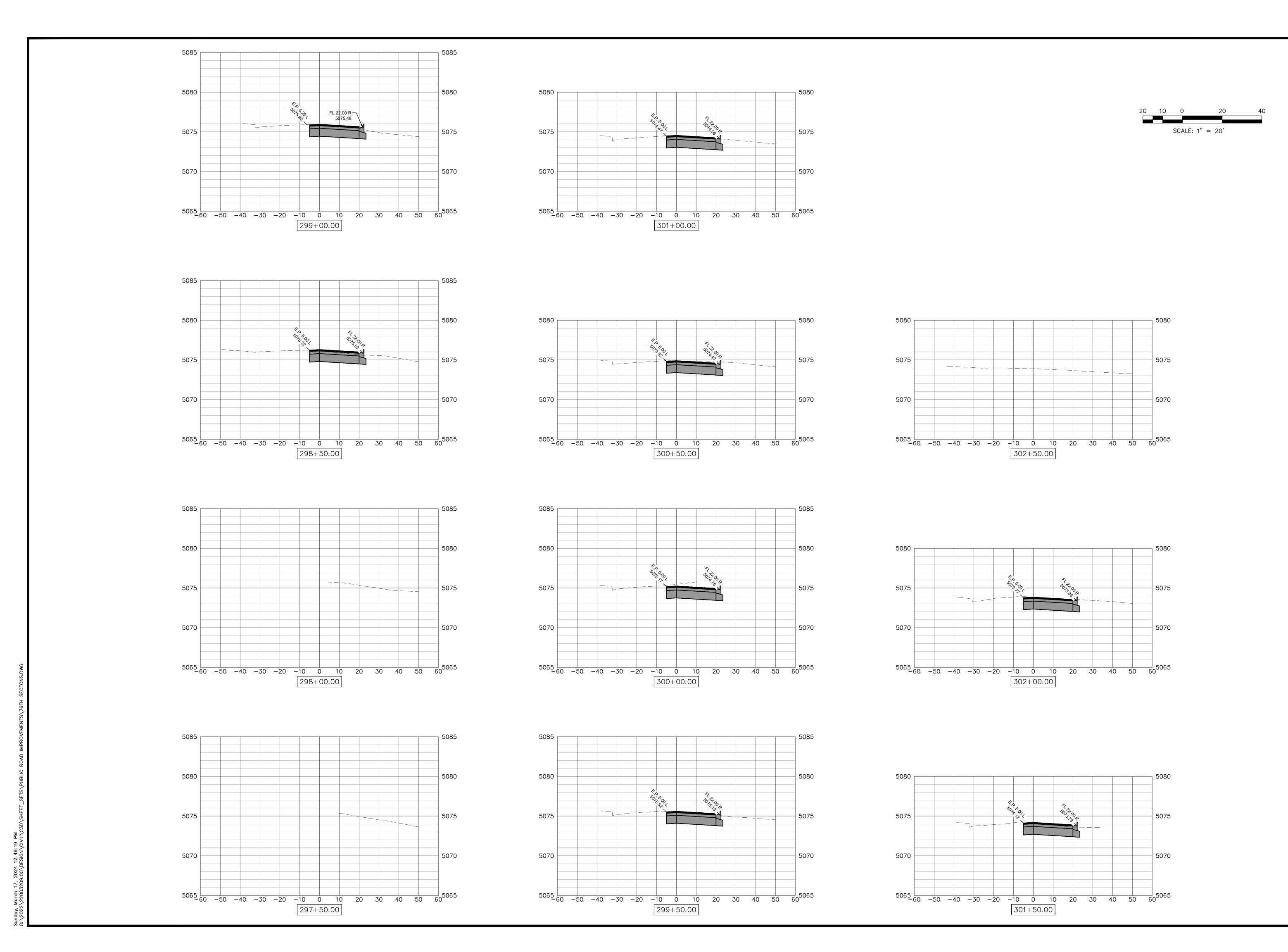
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MENDOZA SUBDIVISION- CONSTRUCTION PLANS
ADAMS COUNTY, CO

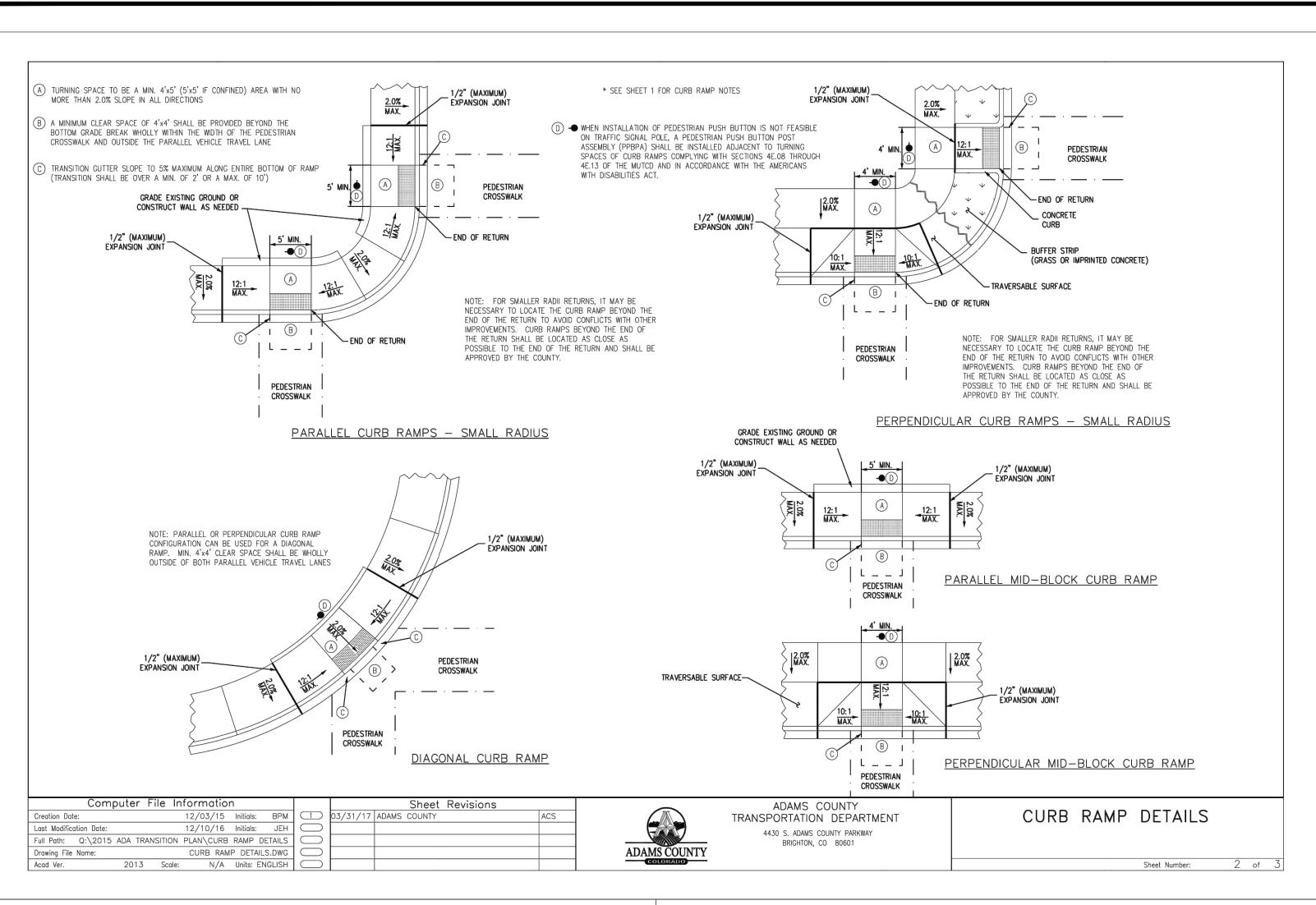
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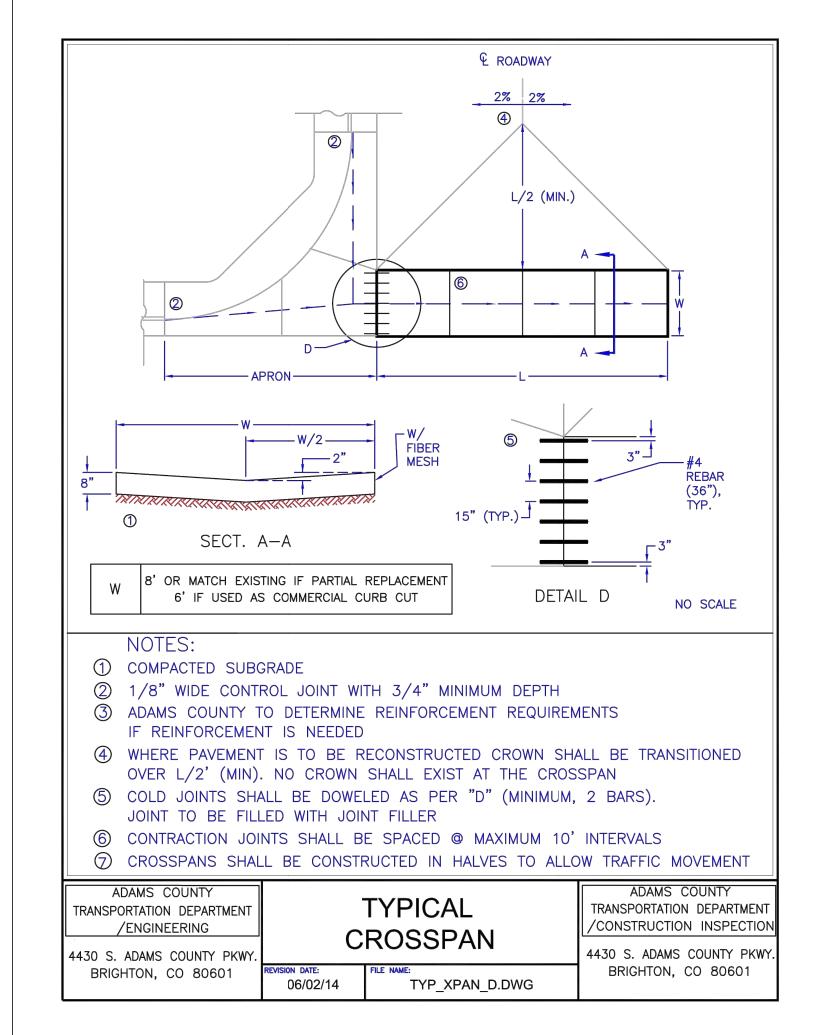
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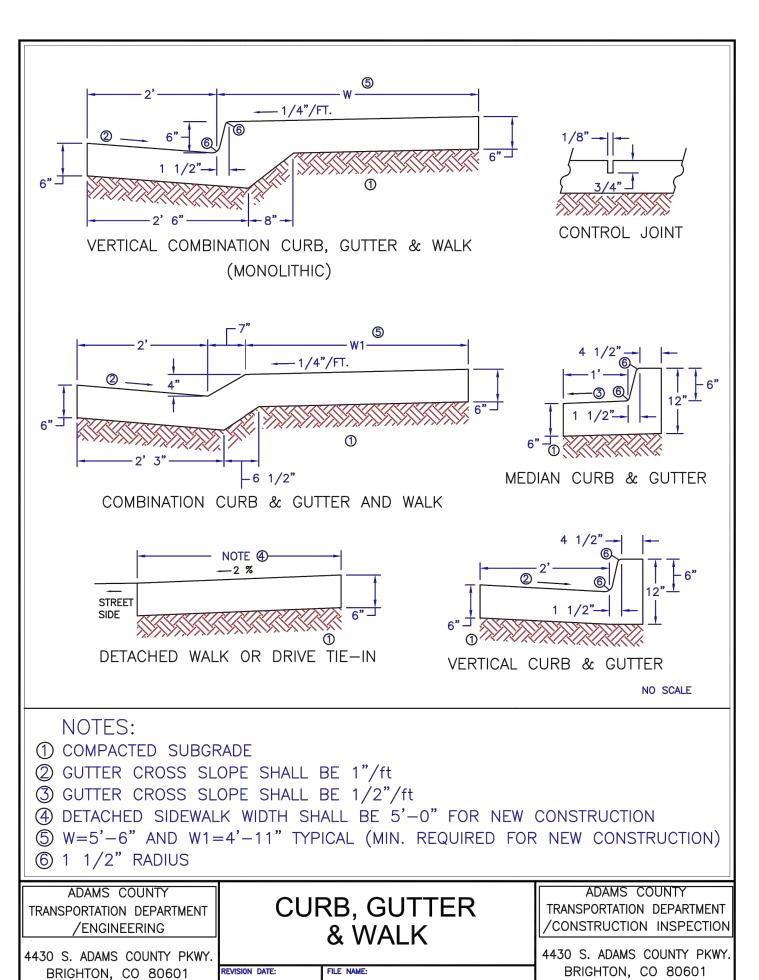
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Checked By: RAR Date: 8/1/2022

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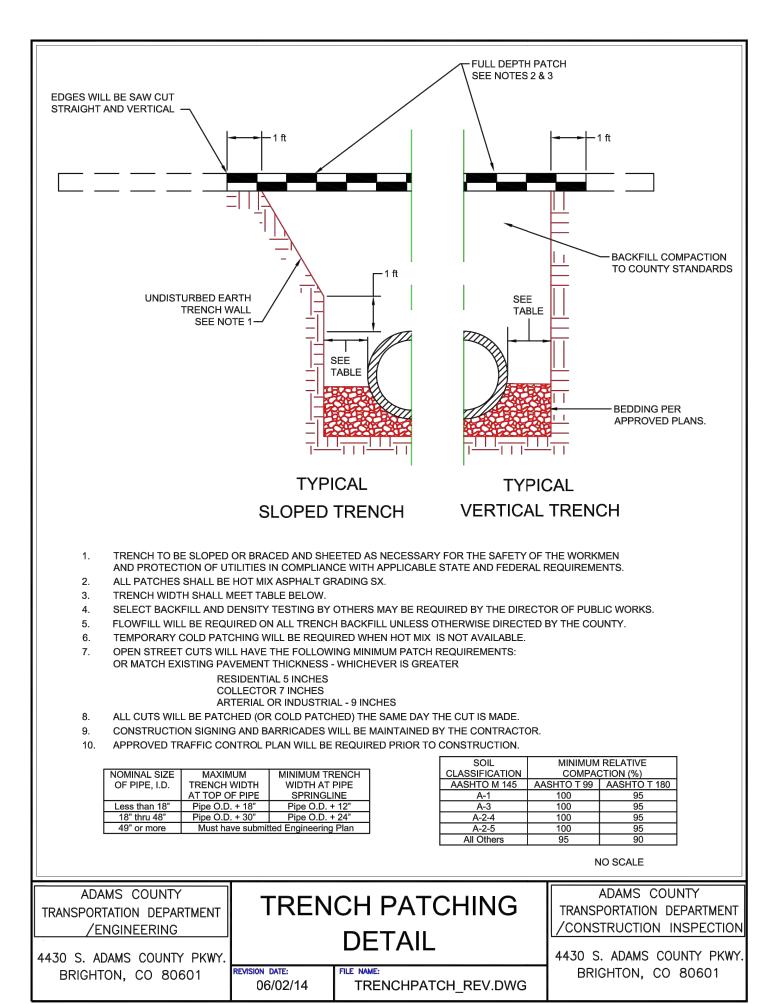


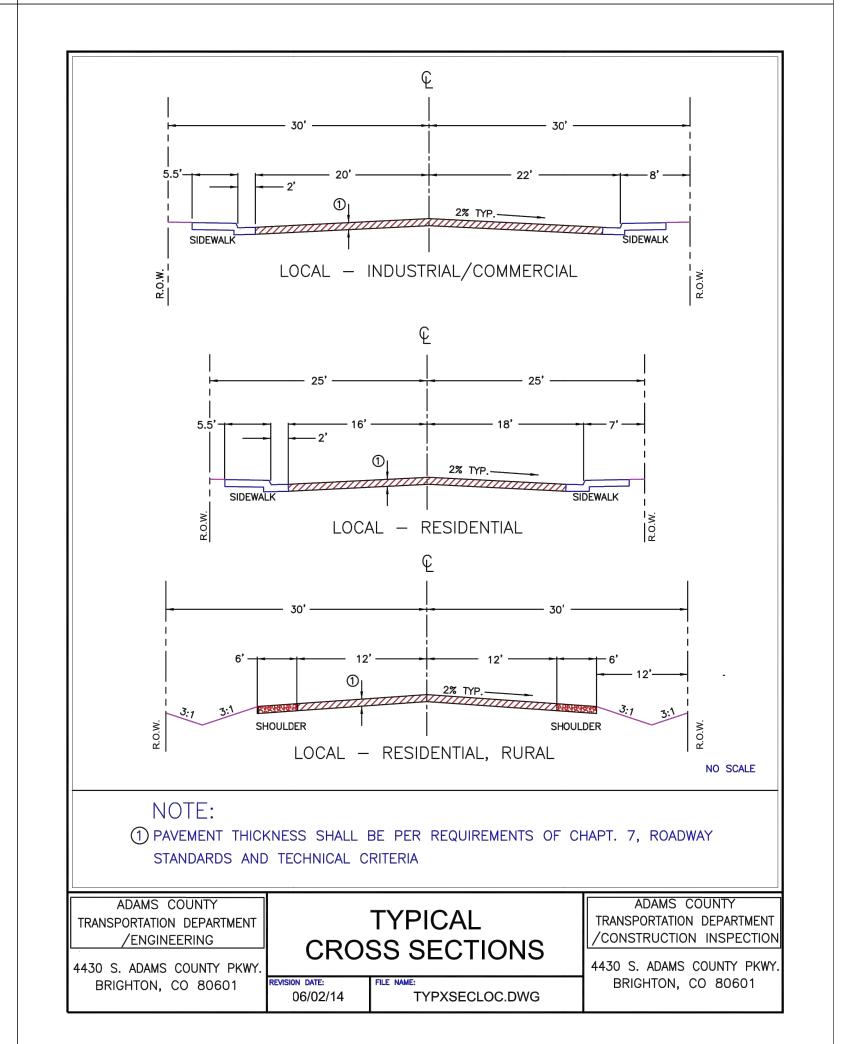


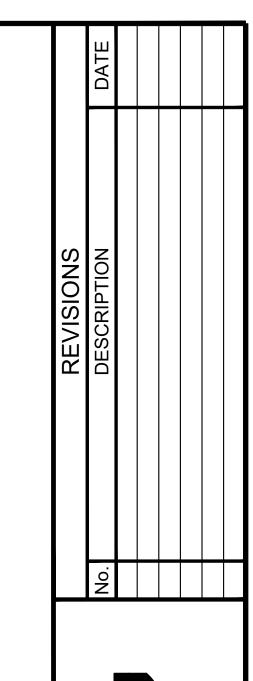


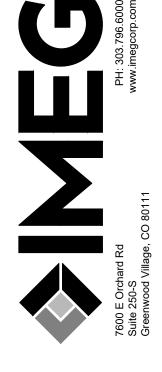
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MENDOZA SUBDIVISION
ADAMS COUNTY, CO

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GRADING PLAN

PARCEL AA, ROTELLO EXEMPTION FROM SUBDIVISION - AMENDED, PARCEL C, ROTELLO EXEMPTION FROM SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

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ENGINEER IMEG CORP. 7600 E. ORCHARD ROAD SUITE 250 S GREENWOOD VILLAGE, CO 80111 RICK ROME P.E. 303-796-6067

PLANNER **MOLEN & ASSOCIATES** 2090 E. 104TH STREET #101 THORNTON, CO 80233 MARK MOLEN

Rely Dr. Fiv.7th Ave	
E75th Ave	Clayton_St
Evi73rd Ave	Ave Engineer Lake
270	Clear Creek
	1: 9,107 (



DENVER, CO 80229 303-910-5172

OWNER/DEVELOPE
RAFAEL MENDOZA
1955 E. 75TH AVE.
DENI/ED CO 90220

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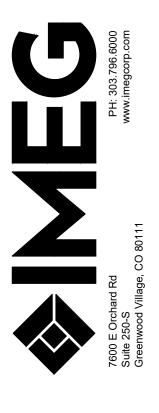


SHEET INDEX

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GRADING COVER GENERAL NOTES GRADING PLAN GRADING PLAN

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SUBDIVISION MENDOZA

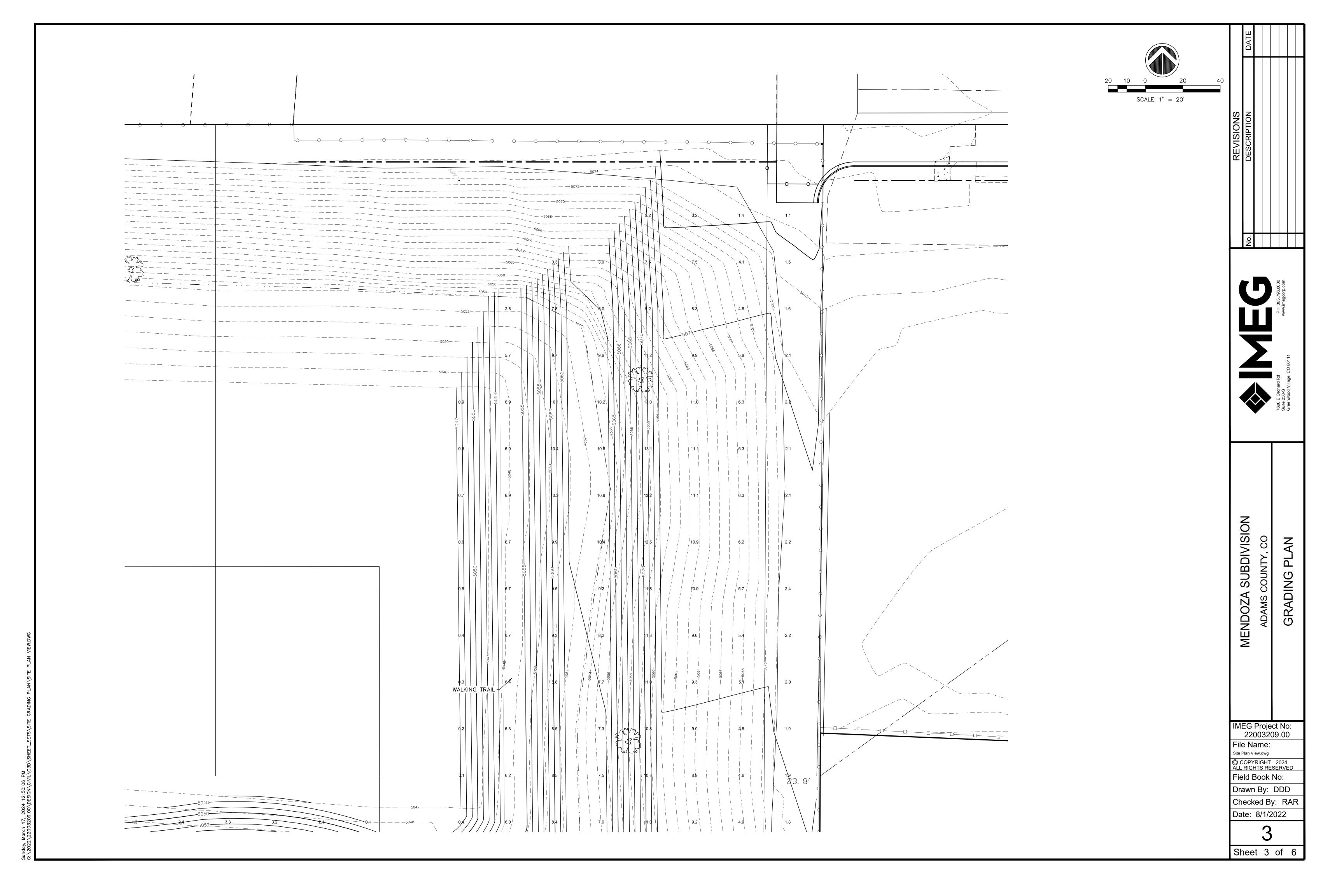
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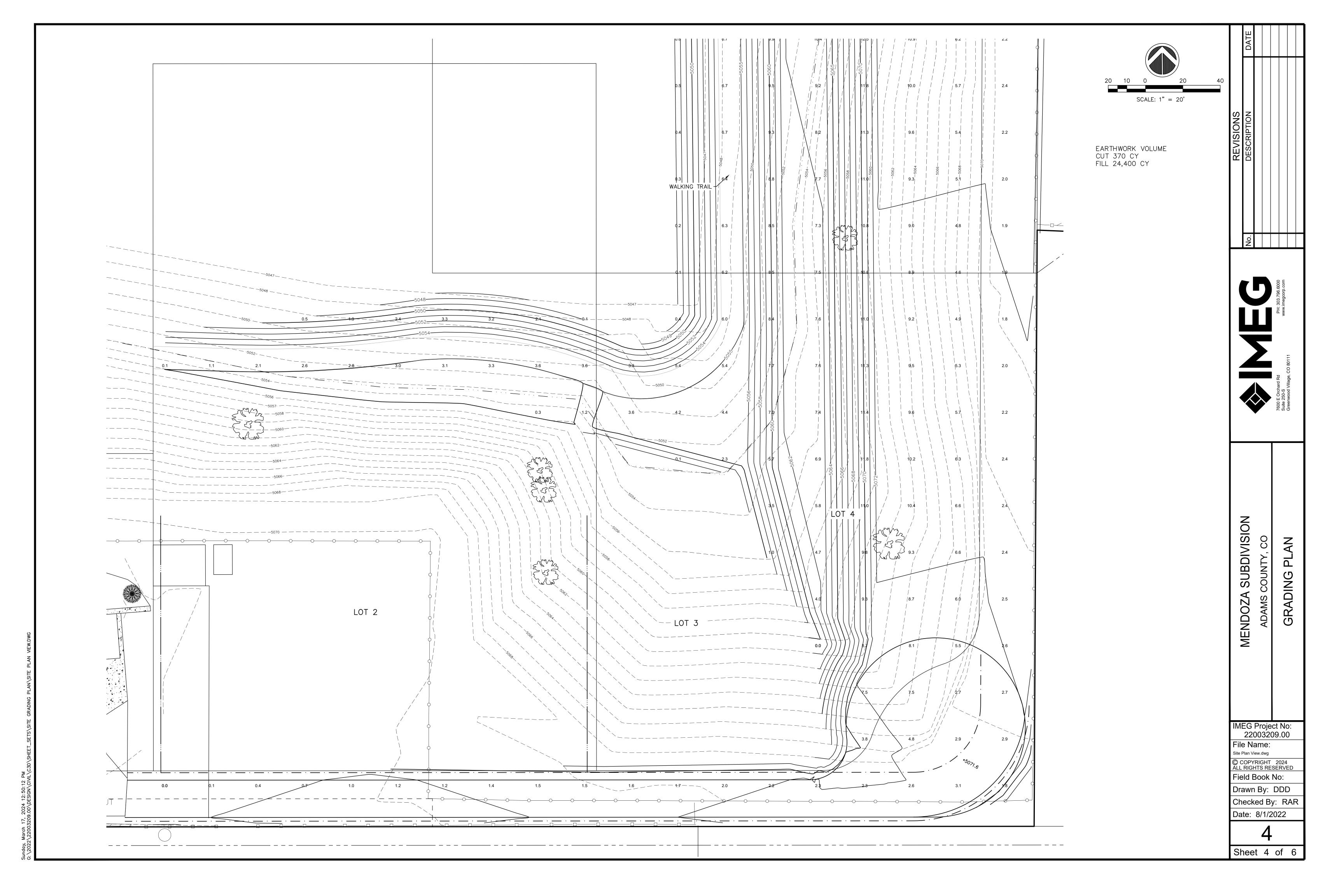
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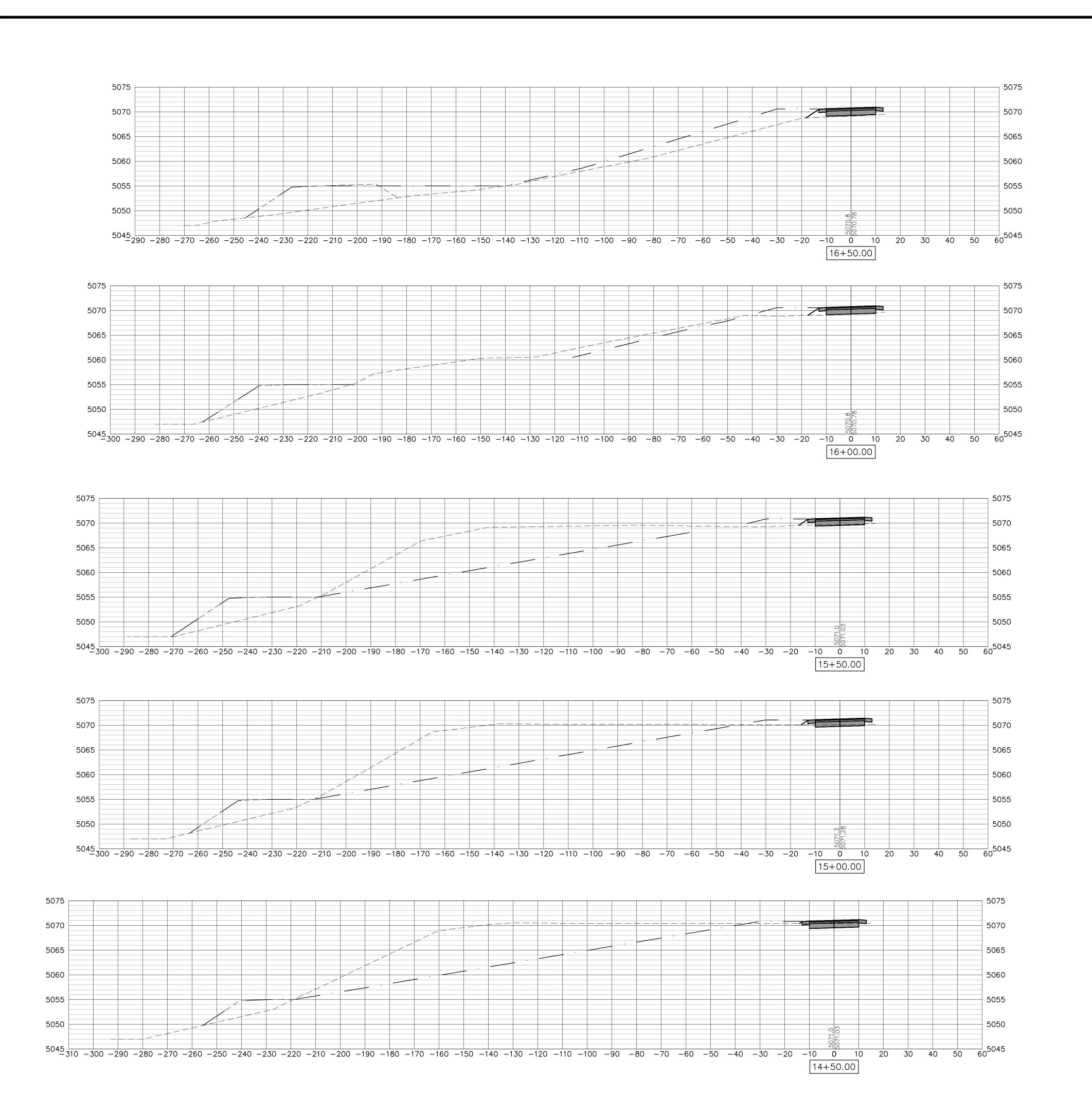
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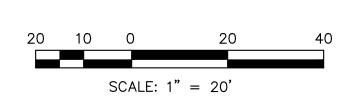
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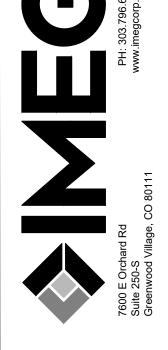








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SUBDIVISION **FRONTAGE** MENDOZA

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