

Revised 05/02/2019

STANDARD GENERAL NOTES FOR CONSTRUCTION PLANS

1. All street, sanitary sewer, storm sewer and waterline construction shall conform to the Town of Windsor Standards and Specifications current at the date of execution of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall require re-examination of the plans by the Town Engineer, who may require that they be made to conform to standards and specifications current at that time.
2. Street paving shall not begin until subgrade compaction tests are taken and the Town Engineer approves the results.
3. The contractor shall comply with all requirements of the soils report prepared for this project and approved by the Town Engineer.
4. The contractor shall be responsible for contacting the Utility Notification Center of Colorado (Call before you dig), 811. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.
5. 48 hours prior to any earth disturbance, the contractor shall notify the Town Engineer (970-674-2400).
6. 48 hours prior to any earth disturbance, the contractor shall notify the Stormwater Program Coordinator (970-674-2490) to set up the required Initial Grading, Erosion and Sediment Control inspection.
7. The contractor shall install temporary erosion and sediment control measures prior to construction and shall maintain the control measures during construction, as identified on the Grading, Erosion and Sediment Control Plan (GESCP). The Stormwater Program Coordinator shall approve any modification of a control measure identified on the GESCP prior to installation. Maintenance of onsite drainage and erosion control facilities during construction shall be the responsibility of the contractor.
8. Prior to commencement of any construction, the contractor shall contact all utilities to coordinate schedules.
9. Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town Engineer. Phone (970) 674-2400.
10. The contractor shall be responsible for all traffic control during construction:

- a. All signs, striping and traffic control device shall conform to, and placement shall be performed in accordance with, the *Manual on Uniform Traffic Control Devices (MUTCD)*, latest edition and *CDOT M&S Standards*, latest edition.
 - b. The contractor shall be responsible for maintenance and cleaning of traffic control devices.
 - c. The contractor shall maintain existing pavement markings during construction operations, in conformance with construction documents.
 - d. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the surface or texture of the pavement or existing surfacing. The pavement markings shall be removed to the extent that they are not visible under day or night conditions.
11. The contractor shall contact the Town of Windsor Construction Inspector prior to any street cut. The existing street condition shall be documented by the Town of Windsor Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Town of Windsor Construction Inspector. Patching shall be done in conformance with Town of Windsor Division I Streets Design Criteria and Construction Specifications (section 02595). All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street width, including the patched area, may be required. In accordance with the referenced specifications, the Town Engineer shall make the determination of the need for a complete overlay.
12. The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.
13. Prior to closeout of any Town issued Grading Erosion and Sediment Control Plan, all areas disturbed by construction activities will have a uniform vegetative cover established with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods.
14. The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restorations. Resetting of markers shall be performed under the direction of a Colorado licensed Professional Land Surveyor.

15. The contractor shall immediately remove any construction debris and mud tracked onto existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.
16. All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
17. The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible of any unknown underground utilities.
18. The contractor shall notify the Town of Windsor Public Works Department at (970) 674-5400 at least 48 hours prior to installing a new sewer service.
19. The contractor shall notify the Town of Windsor Public Works Department at (970) 674-5400 at least 48 hours prior to installing a new water service or abandoning an existing water service.
20. The Town of Windsor shall not be responsible for operation, maintenance or repair of storm drainage facilities located on private property.
21. The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.
22. The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a set of reproducible "Record Drawings" which shall be submitted to the Town within 30 days of construction acceptance of the project by the Town.
23. The Owner/Developer shall be responsible for providing all required lot staking and construction staking. The Contractor shall coordinate through the Owner's designated representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with

rescheduling the surveyor to accommodate the Contractor's requests for unscheduled staking.

24. The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.
25. The Contractor shall perform all work according to all Town, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operations shall comply with all current O.S.H.A. regulatory requirements.
26. All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information contact the Colorado Department of Health, Water Quality Control Division, WQCD-P-B2, 4300 Cherry Creek Drive South, Denver, Colorado, 80246-1530. Attention: Permits and Enforcement Section. Phone (303) 692-3500. A copy of the contractor's permit certification must be submitted to the Stormwater Program Coordinator.
27. When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State – including obtaining a Colorado Discharge Permit System permit for Construction Dewatering Wastewater Discharge, if applicable. The contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and /or deposition of debris resulting from any and all work.
28. The engineer who has prepared these plans, by execution and/or seal hereon, does hereby affirm responsibility to the Town of Windsor, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility.
29. The contractor shall have a registered land surveyor tie out and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor reestablish any property corners or section corners inadvertently disturbed during construction of this project.

GRADING, EROSION AND SEDIMENT CONTROL NOTES

1. Any land disturbance within the Limits of Disturbance noted on this plan by any owner, developer, builder, contractor, or other person shall comply with the Best Management Practices requirements and prohibitions noted in the USDCM: Vol. III Stormwater Quality, Chapter 7. NOTE: The use of Straw Bale Barriers (SBB), noted as SC-03 in the Urban Storm Drainage Criteria Manual, is discouraged in the Town. Specific approval from the Town's Storm Water Program Coordinator is required for use.
2. Non-Compliance and any Notice of Violation is the responsibility of the Owner signing these plans.
3. No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signoff and acceptance of the Grading, Erosion and Sediment Control Plan is received from TOW Engineering, and an initial inspection has been completed.
4. The installation of the first level of temporary sediment and erosion control facilities and BMPs shall be installed and inspected prior to any earth disturbance operations taking place. Call the Stormwater Program Coordinator, 970-674-2490, 48 hours prior to construction.
5. Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be removed and properly disposed of immediately. Power washing of pavement is not allowed.
6. Concrete wash water shall not be allowed to runoff to State Waters, including groundwater and any surface or subsurface storm drainage system or facilities. Concrete wash water, and waste water used in rinsing tools used for grout, mortar, saw cutting, and similar materials shall be collected in an approved wash out area, removed regularly, and disposed of appropriately.
7. Soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be completed within fourteen (14) calendar days after final grading or final earth disturbance has been completed. Disturbed areas and stockpiles which are not at final grade but will remain dormant for longer than thirty (30) days shall also be mulched within fourteen (14) days after interim grading. An area that is going to remain in an interim dormant state for more than sixty (60) days shall be seeded and mulched (conditions permitting), or an appropriate soil binder shall be applied if conditions do not permit seed germination, within fourteen (14) days after grading operations cease. All temporary soil erosion control measures and BMPs shall be maintained until permanent soil erosion control measures are implemented.
8. The grading, erosion and sediment control plan will be subject to re-review and re-acceptance by the Town of Windsor Engineering should any of the following occur: grading does not commence within twelve (12) months of

the Town Engineer's acceptance of the plan, a change in property ownership, proposed development changes, or proposed grading revisions.

9. Acceptance of this plan does not constitute approval to grade in any utility easement or right-of-way. Approvals to grade within utility easements must be obtained from the appropriate utility company. It is not permissible for any person to modify the grade of the earth on any Town of Windsor easement or Utility right-of-way without written approval from the ROW owner. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected utility owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access is the expense of the Owner signing these plans.
10. This plan contains Erosion and Sediment control methods and best management practices (BMPs) to be used during construction; additional measures and BMPs may be required as conditions change. It is the contractor's responsibility to ensure compliance with federal, state and Town of Windsor requirements, and the Stormwater Program Coordinator must be notified of any major changes.
11. All BMPs are to be maintained per the specifications noted in this plan. If any substantial deviation from installation/implementation specifications may better suit a particular application, contact the Stormwater Program Coordinator for approval before installation, or making a change to the BMP or its location.
12. Soils exposed by land disturbing activities on slopes shall be kept in a roughened condition by ripping/disking along contours to prevent erosion. Techniques such as surface roughening and/or dust suppression with water trucks shall be used to minimize wind erosion.
13. All temporary BMPs must be removed from the construction site and properly disposed of once final stabilization is achieved, except BMPs with specifications that allow the BMP to remain in place (i.e. bio-degradable BMPs).
14. Upon the request to close out the Grading, Erosion and Sediment Control permit, contractor shall ensure that all areas disturbed by construction activities, both on and off site, will have a uniform vegetative cover established, with acceptable plants, and with an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent physical erosion reduction methods.

Utility Plan Notes

1. All waterlines shall be C900, DR 18 PVC pipe with a minimum 12 gage insulated tracer wire.
2. All waterlines shall be buried a minimum of 5 feet below finished grade.
3. The contractor shall maintain a minimum of 10 feet of horizontal separation and 18 inches of vertical separation between all sewer and water lines.
4. All existing utilities are approximately shown and locations need to be verified by the contractor prior to construction.
5. No tree(s) shall be located within 10 feet of facilities.
6. All gate valves shall have valve boxes.
7. Fire sprinkler services shall be mechanically restrained PVC with valve boxes labeled "Fire".
8. Fire hydrant branch lines shall be 6 inch mechanically restrained PVC unless otherwise noted and approved. No horizontal bends or offsets shall be used when installing fire hydrant branch lines.
9. Water service shall be ¾ inch Type K copper unless otherwise noted.
10. All fittings shall be mechanically restrained along with thrust block installation.
11. Where non-potable irrigation lines cross above or below potable waterlines, the non-potable line shall be incased with a C900 sleeve per Town of Windsor standards.
12. All storm drains crossing above waterlines shall be encased per Town of Windsor standards.
13. Sanitary sewer services shall be 4" SDR 35 PVC unless otherwise noted.
14. Sanitary sewer manholes shall be 48" diameter unless otherwise noted.
15. All manholes shall be air tight and vacuum tested in accordance with Town requirements.

16. All sanitary sewer lines shall be SDR 35 PVC unless otherwise noted.

Additional Standard General Notes (as they pertain)

1. All waterline construction shall conform to the Fort Collins-Loveland Water District Standard Construction Specifications current at the date of construction.
2. All waterline construction shall conform to the North Weld County Water District Standards and Specifications current at the date of construction.
3. All waterline construction shall conform to the City of Greeley Department of Water & Sewer Design Criteria and Construction Specifications current at the date of construction.
4. All sanitary sewer construction shall conform to the South Fort Collins Sanitation District Standard Construction Specifications current at the date of construction.
5. All sanitary sewer construction shall conform to the Boxelder Sanitation District Standards and Specifications current at the date of construction.