MCKINLEY THATCHER LEARNING LANDSCAPE

PARENT PROJECT #8109
2800 West 7th Avenue
Denver, Colorado 80204-4117

VICINITY MAP
MCKINLEY THATCHER ELEMENTARY SCHOOL
1230 South Grant Street
Denver, Colorado 80210
Principal: Brette Scott
GENERAL NOTES:

1. The information shown on these drawings concerning type and location of all existing utilities, if not shown on the drawings, is not to be considered complete. The contractor is responsible for making his own determinations as to the type and location of utilities and other items as may be necessary to avoid damage. Further, the contractor shall verify the completion of all drawings prior to the start of construction. The contractor shall notify the designer of all existing utilities and any other items, in the event of any questions. The contractor shall notify the designer if any additions or changes are made to the existing utilities or other items.

2. The contractor shall verify the location of all existing utilities and any other items prior to the start of construction. The contractor shall verify the completion of all existing utilities and any other items, in the event of any questions. The contractor shall notify the designer if any additions or changes are made to the existing utilities or other items.

3. In accordance with the applicable codes, the contractor shall verify the completion of all existing utilities and any other items, in the event of any questions. The contractor shall notify the designer if any additions or changes are made to the existing utilities or other items.

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EROSION CONTROL NOTES

1. The Contractor and/or their authorized agents shall remove all erosion, sediment, construction debris, or other potential pollutants that may have been discharged or, accumulate in, the fillreads, storm drainage appurtenances, and public rights of ways of the City and County of Denver as a result of construction activities associated with this site development or construction project. Said removal shall be conducted in a timely manner.

2. This Construction Activities Stormwater Management Plan has been submitted as part of an application for a Construction Activities Stormwater Discharge Permit filed with the Wastewater Management Division of the City and County of Denver. I understand that additional erosion and sediment control measures may be required of the Contractor and/or his/her agents due to unforeseen erosion problems if the submitted plan does not function as intended. The requirements of this plan shall be the obligation of the Contractor and/or his/her successors or heirs, until such time as the plan is properly completed, modified, or voided.

3. The Contractor shall prevent sediment, debris, and all pollutants from entering the storm sewer system during all demolition, excavation, trenching, boring, grading, or other construction operations that are part of this project. The Contractor shall be held responsible for remediation of any adverse impacts to adjacent waterways, wetlands, etc., resulting from work done as part of this project.

4. A layer of suitable mulch shall be applied to all disturbed portions of the site within fourteen (14) days of the completion of over-grading. Said mulch shall be applied at a rate of two (2) tons per acre and shall be laid out or fertilized by an approved method suitable for the type of mulch used. Roughout streets shall be mulched unless a layer of aggregate, road base or asphalt paving is to be applied to rough-out streets within the 14 day period after completion of over-grading.

5. The Contractor shall install, maintain and ensure control and water quality Best Management Practices as included in the approved Construction Activities Stormwater Management Plan. (Chapter 10, City and County of Denver, Department of Public Works, Rules and Regulations, (Severance Charges and Fees and Management of Wastewater/Stormwater Management Plan).

6. The General Contractor and/or their authorized agents shall ensure that all buildout of all material reported to be or exported from this site shall be properly covered to prevent loss of the material during transportation or public rights of ways. [Sec. 15-502, Revised Municipal Code]

7. The use of roll, storied stakes, or steel fencing posts to stake off new or ray bales or to support fencing used as an erosion control measure is prohibited.

8. Sidewalks that will be constructed for more than ninety (90) days shall be protected from wind and water erosion within fourteen (14) days of sidewalk construction. Sidewalks and porches of the property shall be maintained and kept in good repair for the duration of this project.

9. Approved erosion and sediment control 'Trees Management Practices' shall be maintained and kept in good repair for the duration of this project.

10. Modification of an active Construction Activities Stormwater Discharge Permit by the Contractor or their authorized agents shall require timely notice to the Department of Public Works, Rules and Regulations, (Severance Charges and Fees and Management of Wastewater/Stormwater Management Plan).

11. Water used in the cleaning of cement truck delivery chute shall be diverted into a preformed, bermed containment area on the job site. The contained settlement area is to be bermed so that wash water is totally contained. Wash water discharged into the containment area shall be allowed to infiltrate or evaporate. Direct discharge of water is to be prevented from entering the containment area and properly disposed of. Should a productive bermed containment area not be available due to the project size or conditions of use or soil conditions, ground water shall be diverted to an approved method of treatment and disposal. [Sec. 15-502, Revised Municipal Code]

12. The Contractor shall protect all storm sewer facilities adjacent to any location where pavement cutting operations involving wheel cutting, saw cutting, or abrasive water jet cutting are to take place. The Contractor shall maintain and properly dispose of all waste products generated by said cutting operations at the job site.

13. Paved surfaces which are adjacent to construction sites shall be swept on a daily basis when sediment and other materials are tracked or discharged on to them. Either sweeping by hand or use of Street Sweepers is acceptable. Street Sweepers using water while sweeping is preferred in order to minimize dust. Brushing off paved surfaces with water is prohibited. [Sec. 15-502, Revised Municipal Code, City and County of Denver]
6' TEMPORARY CONSTRUCTION FENCE AND SITE EGRESS FENCE

CONCRETE WASHOUT AREA, INSTALLATION NOTES:

1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY TERMINAL FENCING ON SITE.
2. CONCRETE WASHOUT AREA SHOULD BE MAINTAINED DURING CONSTRUCTION TO DETECT ANY RUNOFF.
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GENERAL AREA MEASUREMENTS:

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INLET PROTECTION, INSTALLATION NOTES:

1. INLET PROTECTION SHALL BE INSTALLED PRIOR TO INSTALLATION OF CONCRETE WASHOUT AREA.
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LANDSCAPE NOTES:

1. All plant materials to be specified on the complete site plan of the property.
2. The contractor shall be responsible for the design of any changes to the proposed landscape plan, and the owner shall be responsible for the installation of such changes. All changes must be approved in writing by the owner.
3. The contractor shall be responsible for the installation of all materials included in the contract documents. All materials shall be installed in accordance with the manufacturer's instructions.
4. The contractor shall be responsible for the maintenance of all plant materials installed under this contract. Maintenance shall include but not be limited to regular watering, fertilizing, and pruning.
5. The contractor shall be responsible for the removal of all existing plant materials that are to be replaced under this contract. All existing plant materials shall be removed to the satisfaction of the owner.
6. The contractor shall be responsible for the installation of all new plant materials specified in the contract documents.
7. The contractor shall be responsible for the installation of all new plant materials specified in the contract documents.
8. All plant materials shall be installed in the same manner as specified on the site plan.
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ENHANCED IRRIGATED NATIVE SEED

1. Only plants listed above will be used in this project. All other plants listed on the plant list are optional.
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