## Mitchell Elementary School As-Built Construction Document Set for Playground Renovations - Phase One

**January 2004**

### General Notes (All Construction)

1. All materials and workmanship shall be in accordance with the latest standards and specifications of the appropriate governing agencies. The contractor shall have in his possession a complete copy of the specifications, drawings, and project documents. The contractor shall submit written approval for any variations to the above documents.

2. Contractors shall be responsible for all subcontractors, sub-contractors, and suppliers in accordance with the terms and conditions of the contract. The contractor shall ensure that all subcontractors and sub-contractors are licensed and qualified for the work to be performed.

3. The contractor shall be responsible for the timely and efficient performance of the work as specified in the contract documents. Any delay in the performance of the work shall be subject to liquidated damages as specified in the contract documents.

4. The contractor shall be responsible for all operations, including but not limited to, the installation and removal of all materials, equipment, and labor. The contractor shall provide all necessary labor, materials, and equipment for the performance of the work.

5. The contractor shall be responsible for all costs associated with the installation, operation, and maintenance of the work. The contractor shall be responsible for the proper disposal of all waste and debris generated during the performance of the work.

### Concrete Construction Notes

- **Concrete Mix Ratio**: 1:2:4 (cement:sand:aggregate) for all concrete work.
- **Concrete Placement**: All concrete placement must be done in accordance with the approved construction plans and specifications.
- **Concrete Curing**: All concrete surfaces shall be cured for a minimum of 7 days.

### Site Grading Construction Notes

1. **Earthwork Grading**: All earthwork grading shall be in accordance with the approved construction plans and specifications.
2. **Soil Compaction**: All soil compaction shall be done in accordance with the approved construction plans and specifications.
3. **Grading Inspection**: All grading shall be inspected by the owner's representative prior to the next work period.

### Erosion Control Notes

1. **Soil Stabilization**: All exposed soil areas shall be stabilized with soil stabilization materials.
2. **Temporary Fencing**: All temporary fencing shall be installed and maintained in accordance with the approved construction plans and specifications.

### Record Documents

- **Architectural Plans**: All architectural plans shall be submitted to the owner for review and approval.
- **Contractor's Plans**: All contractor's plans shall be submitted to the owner for review and approval.
- **Subcontractor's Plans**: All subcontractor's plans shall be submitted to the owner for review and approval.

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**Mitchell Elementary School**

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**January 2004**

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**Client**: Denver Public Schools  
**Address**: 909 Grant Street, Denver, CO 80205-2966  
**Design**: University of Colorado at Denver  
**Landscape Architecture**: Learning Landscape Alliance  
**Campus**: University Campus  
**Location**: Denver, CO 80217-3384  
**Architect**: OPD Land Design, LLC  
**Address**: 41 Covington Court, Englewood, CO 80110  
**Contact**: 303.788.9664  
**Irrigation Design**: Colorado Designscapes, Inc.  
**Address**: 2134 South Valdosta St., Denver, CO 80207  
**Contact**: 303.721.9003  
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PARCEL DESCRIPTION

ALL OF BLOCK 18, FORTS ADDITION TO THE CITY OF DENVER, TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 18 (DEED RECORD NO. 26, PAGE 594) AND TOGETHER WITH THE ALLEY WEST ALONG 50 FEET OF VACATED LAFAYETTE STREET (DEED RECORD NO. 271-1949), CITY AND COUNTY OF DENVER, STATE OF COLORADO.

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 18, THENCE N 75 DEG 00' 00" E, ALONG THE WEST LINE OF SAID BLOCK 18, A DISTANCE OF 65 FEET TO AN EASEMENT 50 FEET W OF LAFAYETTE STREET AND 20 FEET S OF 16TH AVENUE;
THENCE S 90 DEG 00' 00" E, ALONG THE SOUTH LINE OF SAID BLOCK 18 AND ITS DISTRICT EXTENSION, A DISTANCE OF 125 FEET TO THE NORTHWEST CORNER OF THE VACATED COUNTRY STREET;
THENCE S 75 DEG 00' 00" E, ALONG THE EAST LINE OF THE VACATED LAFAYETTE STREET, A DISTANCE OF 655 FEET TO A POINT ON THE EASTERN EXTENSION OF THE SOUTH LINE OF SAID BLOCK 18:
THENCE N 90 DEG 00' 00" W, ALONG THE WESTERN EXTENSION AND THE SOUTH LINE OF SAID BLOCK 18, A DISTANCE OF 760 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,805 SQUARE FEET OR 2.64 ACRES MORE OR LESS.

BORDERED BY BEARINGS N 75 DEG 00' 00" E (ASSUMED) WEST LINE OF BLOCK 18, FORTS ADDITION TO THE CITY OF DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

NOTES:

1. VISIBILITY SURFACE UTILITY APPURTENANCES WHICH HAVE BEEN LOCATED USING THE STANDARD OF PORTER, WATSON AND TAYLOR SURVEYING, GLENWOOD SPRINGS, COLORADO. NO OTHER REPRESENTATION OF UTILITY LOCATIONS ARE MADE ON MAPS, BEFORE OR AFTER CERTIFICATION OR DOCUMENTATION. THE LOCATIONS SHOULD BE FIELD CHECKED BY CALIBRATING UTILITIES LOCATED AT 1-800-922-1997.

2. SITE BENCHMARK (40377) – CORNER STREET AND MARTIN LUTHER KING BLVD

3. SITE BENCHMARK (40049) – CORNER STREET AND MARTIN LUTHER KING BLVD

4. SITE BENCHMARK (40009) – CORNER STREET AND MARTIN LUTHER KING BLVD

CERTIFICATION


NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON OR RELATED TO THE CONTENTS OF THIS SURVEY WITHIN THE TIME LIMITS PROVIDED IN LAW WHICH, IN NO CASE, SHALL EXCEED 10 YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN. (C.R.S. 38-30-108)

NOTICE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH OR TITLE EVIDENCE COMPANY TO DETERMINE THE LEGALITY OF THIS DESCRIPTIVE SURVEY AND ITS COMPLIANCE WITH THE LAWS OF THE STATE OF COLORADO. IT DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

RICHARD A. GOSSETT, R.P. 

SHEET 2 \ 14