



## SUBDIVISION PLAT GENERAL NOTES

*[Note: All italicized notes in brackets are intended as instructions and are for reference only and shall be removed from the Final Plat.]*

1. BASIS OF BEARINGS: BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE **[TO BE COMPLETED BY SURVEYOR]**.
2. DIMENSIONS SHOWN ON THIS PLAT ARE IN U.S. SURVEY FEET.
3. *[Note: Date of title commitment to be within 30 days of final plat recordation.]*  
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY **[SURVEYOR NAME]** TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, **[SURVEYOR NAME]** RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. **[XXXXXXXXXX]**, ISSUED BY **[TITLE COMPANY NAME]**, HAVING AN EFFECTIVE DATE OF AT **[TIME]**.
4. NOTICE: ACCORDING TO COLORADO LAW, C.R.S. 13-80-105, 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
5. ALL LAND USE APPROVALS AND BUILDING PERMITS FOR THE DEVELOPMENT DESCRIBED HEREIN SHALL BE SUBJECT TO LONGMONT MUNICIPAL CODE REQUIREMENTS INCLUDING BUT NOT LIMITED TO: COMPLIANCE WITH THE CITY OF LONGMONT RAW WATER REQUIREMENT POLICY, THE PAYMENT OF IMPACT FEES AND DEVELOPMENT CHARGES, CONCURRENCY MANAGEMENT REQUIREMENTS, MORATORIUMS, BUILDING PERMIT LIMITATIONS, DESIGN STANDARDS, AND ANY OTHER LAND USE AND DEVELOPMENT REQUIREMENTS IN EFFECT AT THE TIME THAT SUCH PROPOSED DEVELOPMENT APPLIES FOR A BUILDING PERMIT.
6. EASEMENT GENERAL NOTES (APPLICABLE TO ALL TYPES OF EASEMENTS)
  - 6.1 ALL EASEMENTS GRANTED TO THE CITY OF LONGMONT AND ALL NONEXCLUSIVE UTILITY EASEMENTS, AS SHOWN ON THIS PLAT, ARE FOR THE PURPOSES OF THE FOLLOWING:
    - 6.1.1 SURVEYING, LOCATING, INSTALLING, CONSTRUCTING, USING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, ALTERING, REMOVING AND REPLACING THE FACILITY, E.G. WATER LINE, ELECTRIC LINE, ETC., IN WHOLE OR IN PART, AND ALL NECESSARY SUBSURFACE AND SURFACE APPURTENANCES RELATED THERETO ("IMPROVEMENTS") REQUIRED IN CONNECTION WITH THE DEVELOPMENT, OPERATION, USE, AND MAINTENANCE OF THE EASEMENT PROPERTY.
    - 6.1.2 MARKING THE LOCATION OF THE EASEMENT, AND ANY IMPROVEMENTS, BY SUITABLE MARKERS SET AND MAINTAINED IN THE GROUND AT LOCATIONS WHICH SHALL NOT INTERFERE WITH SUCH REASONABLE USE AS THE PROPERTY OWNER SHALL MAKE OF THE EASEMENT.
    - 6.1.3 RIGHT OF INGRESS AND EGRESS AND ANY OTHER ACCESS TO, FROM, OVER, ACROSS, AND ON THE PROPERTY, AS IS REASONABLY NECESSARY, FROM TIME-TO-TIME, TO PERFORM THE ACTIVITIES LISTED HEREIN IN CONNECTION WITH THE ONGOING DEVELOPMENT, OPERATION, USE, AND MAINTENANCE OF THE EASEMENT PROPERTY AND ANY IMPROVEMENTS, AND TO ENFORCE THE RIGHTS GIVEN BY THIS EASEMENT.
    - 6.1.4 THE CITY OF LONGMONT SHALL HAVE AND EXERCISE THE RIGHT OF LATERAL AND SUBJACENT SUPPORT TO WHATEVER EXTENT IS NECESSARY OR DESIRABLE FOR THE FULL, COMPLETE,

AND UNMOLESTED ENJOYMENT OF THE EASEMENT PROPERTY FOR THE RIGHTS HEREIN DESCRIBED.

- 6.1.5 THE PROPERTY OWNER SHALL NOT CONSTRUCT OR ALLOW THE CONSTRUCTION OF ANY BUILDING, STRUCTURE, OR OTHER IMPROVEMENTS, SUCH AS ANY FENCE, GATE, HARD SURFACE, OR GROUND UTILITY CONNECTIONS OR APPURTENANCES ON, OVER, UNDER, OR ACROSS THE EASEMENT, OR TAKE ANY ACTION WHICH WOULD IMPAIR OR IN ANY WAY MODIFY THE IMPROVEMENTS OR LATERAL OR SUBJACENT SUPPORT FOR THE IMPROVEMENTS, WITHOUT OBTAINING THE SPECIFIC WRITTEN PERMISSION OF THE CITY OF LONGMONT. IN THE EVENT THAT THE CITY OF LONGMONT'S SPECIFIC WRITTEN PERMISSION IS NOT OBTAINED, THE CITY OF LONGMONT SHALL BE PERMITTED TO IMMEDIATELY REMOVE OR RELOCATE, WITHOUT ANY LIABILITY FOR DAMAGES, ANY OBSTRUCTION THAT INTERFERES WITH OR IMPAIRS THE CITY OF LONGMONT'S RIGHTS HEREUNDER.
- 6.1.6 NO PORTION OF ANY BUILDING OR STRUCTURE OR OTHER PERMANENT IMPROVEMENT SHALL ENCROACH INTO OR OVER AN EASEMENT WITHOUT WRITTEN PERMISSION OF THE CITY.
- 6.1.7 TREES, SHRUBS, NURSERY STOCK, AND OTHER CROPS ARE ALLOWED WITHIN EASEMENTS PROVIDED THEY DO NOT INTERFERE WITH THE USE OF, OBSTRUCT THE OPERATION OF, OR IMPEDE ACCESS TO THE EASEMENT. THE CITY OF LONGMONT MAY REMOVE ANY LANDSCAPING, OR OTHER IMPROVEMENT THAT OBSTRUCTS THE OPERATION OF OR ACCESS TO SAID EASEMENT WITHOUT LIABILITY FOR DAMAGES ARISING THEREFROM.
- 6.1.8 THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- 6.1.9 THE PROPERTY OWNER SHALL NOT GRANT ANY OTHER EASEMENT, GROUND LEASE, LEASE, LICENSE, OR OTHER SIMILAR INTEREST UPON, WITHIN, OR ADJACENT TO THE EASEMENT, OR GRANT ANY OTHER EASEMENT, GROUND LEASE, LEASE, LICENSE, OR OTHER SIMILAR INTEREST THAT MAY AFFECT OR INTERFERE WITH THE CITY OF LONGMONT'S USE OF THE EASEMENT WITHOUT FIRST PROVIDING NOTICE TO AND RECEIVING APPROVAL FROM THE CITY OF LONGMONT OF SAID PROPOSED GRANT.

## 7. UTILITY EASEMENTS:

*[Note: Choose only the appropriate utility easements for the subdivision, delete non-relevant sections.]*

NONEXCLUSIVE UTILITY EASEMENTS (UE) ARE FOR UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO: WATER AND SEWER FACILITIES, IRRIGATION LINES, ELECTRIC LINES, COMMUNICATION LINES, GAS LINES, AND CABLE TV; AND ARE HEREBY GRANTED TO THE PUBLIC, AS SHOWN ON THIS PLAT, FOR THE PURPOSES LISTED IN NOTE 6. EASEMENT GENERAL NOTES.

WATER AND SANITARY SEWER EASEMENTS ARE HEREBY GRANTED TO THE CITY OF LONGMONT, AS SHOWN ON THIS PLAT, FOR THE PURPOSES LISTED IN NOTE 6. EASEMENT GENERAL NOTES.

*[Note: Include any other utility easement notes.]*

8. LONGMONT POWER & COMMUNICATIONS (LPC)

8.1 LPC EASEMENTS ARE FOR SURVEYING, LOCATING, INSTALLING, CONSTRUCTING, USING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, ALTERING, REMOVING, AND REPLACING CABLE, CONDUIT, EQUIPMENT, AND ALL NECESSARY SURFACE/SUBSURFACE APPURTENANCES OR OTHER USES APPROVED BY LPC. TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF SUCH.

8.2 LPC/WATER EASEMENTS ARE LOCATED ON THE PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THESE EASEMENTS ARE FOR SURVEYING, LOCATING, INSTALLING, CONSTRUCTING, USING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, ALTERING, REMOVING, AND REPLACING CABLE, CONDUIT, EQUIPMENT, VALVES, WATER METERS, FIRE HYDRANTS, AND ALL NECESSARY SUBSURFACE AND SURFACE APPURTENANCES OR OTHER USES APPROVED BY THE CITY OF LONGMONT. TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF SUCH.

9. DRAINAGE EASEMENT(S):

*[Note: Choose appropriate easement(s) for the subdivision, delete non-relevant sections.]*

*[Note: Blanket easement typically utilized for developments that do not receive any runoff from public rights-of-way.]*

A BLANKET DRAINAGE EASEMENT, EXCLUDING BUILDING FOOTPRINTS, IS HEREBY GRANTED TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

*[Note: Specifically defined easement typically utilized for developments that do not receive any runoff from public rights-of-way.]*

DRAINAGE EASEMENTS ARE HEREBY GRANTED AS SHOWN ON THE PLAT TO AND BETWEEN ALL LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

*[Note: Typically utilized for detention ponds that do not detain for public right-of-way.]*

A STORM DRAINAGE EASEMENT IS HEREBY GRANTED TO THE CITY OF LONGMONT WITHIN [OUTLOT XX OF] THE SUBDIVISION, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF STORM WATER DETENTION AND WATER QUALITY FACILITIES. THE CITY HAS THE RIGHT TO ACCESS THE EASEMENT TO INSPECT THE IMPROVEMENTS AND/OR PERFORM MAINTENANCE IF NEEDED, IN THE CITY'S DETERMINATION. THE OWNER OF THE PROPERTY WILL BE RESPONSIBLE FOR REIMBURSING THE CITY FOR ANY EMERGENCY MAINTENANCE THAT MAY BE PERFORMED BY THE CITY. THE UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR ALL MAINTENANCE OF THE EASEMENT AREA.

*[Note: Typically utilized for areas that receives runoff from public rights-of-way, usually utilized for tracts of land that contain storm sewers, and for detention facilities.]*

DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE CITY OF LONGMONT AS SHOWN ON THE PLAT FOR THE PURPOSES OF CONVEYING SURFACE AND SUBSURFACE STORM WATER, AND FOR CONSTRUCTION, MAINTENANCE, REPAIR AND ACCESS TO ALL NECESSARY FACILITIES AND STRUCTURES SUPPORTIVE THERETO. THE UNDERLYING PROPERTY OWNER OR ASSIGNS WILL BE RESPONSIBLE FOR ALL

MAINTENANCE (I.E. MOWING, GRAFFITI REMOVAL, CLEANING OF WATER QUALITY STRUCTURES, TRASH, DEBRIS REMOVAL, AND OTHER SIMILAR MAINTENANCE) OF THE EASEMENT AREA AND STRUCTURAL MAINTENANCE (I.E. REPAIR AND REPLACEMENT OF DROP STRUCTURES, OUTLET STRUCTURES, RIP-RAP AREAS AND SUPPORTING PIPING) OF THE FACILITIES. IF THE PROPERTY OWNER OR ASSIGN FAILS TO MEET THE MAINTENANCE AND OPERATION REQUIREMENTS THE CITY OF LONGMONT SHALL HAVE THE RIGHT TO COMPLETE THE WORK AND BACK CHARGE THE PROPERTY OWNER.

#### 10. FLOODPLAIN NOTES:

*[Note: Choose appropriate note per the floodplain map information for the subject property, delete non-relevant sections.]*

*[Note: Utilized when portions of the plat are not encumbered by the 100-year floodplain; the Final Plat and Site Plan do not need to show any floodplain delineation.]*

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN A ZONE, AREA OF THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOODPLAIN), AS SHOWN ON FIRM PANEL [XXXX], WITH AN EFFECTIVE DATE OF [XXX XX, XXXX].

*[Note: Utilized when portions of the plat are encumbered by a 100-year floodplain; the Final Plat does not need to show a floodplain delineation, and the Site Plan shall include the floodplain delineation.]*

THE SUBJECT PROPERTY IS LOCATED WITHIN AN A ZONE, AREA OF THE 1% ANNUAL CHANCE FLOODPLAIN (100-YEAR FLOODPLAIN), AS SHOWN ON FIRM PANEL [XXXX], WITH AN EFFECTIVE DATE OF [XXX XX, XXXX].

*[Note: Utilized when portions of the plat are affected by a LOMR.]*

A LETTER OF MAP REVISION (LOMR), [FEMA CASE NO. XXXX] AFFECTS THIS PROPERTY.

NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN UNTIL A FLOODPLAIN DEVELOPMENT PERMIT HAS BEEN ISSUED FOR THE PROPERTY.

#### 11. ACCESS EASEMENT:

*[Note: Choose appropriate access easement(s), delete non-relevant sections.]*

*[Note: Typically utilized for multi-family and commercial subdivisions.]*

AN ACCESS EASEMENT, EXCLUDING CURRENT AND FUTURE BUILDING FOOTPRINTS, AND LANDSCAPING, IS HEREBY GRANTED TO THE CITY OF LONGMONT, OVER ALL PAVED AREAS, OUTLOTS, AND OTHER ACCESS ROUTES, FOR THE PURPOSES LISTED IN NOTE 6. EASEMENT GENERAL NOTES.

*[Note: Typically utilized for commercial subdivisions.]*

A CROSS LOT ACCESS EASEMENT, EXCLUDING CURRENT AND FUTURE BUILDING FOOTPRINTS, AND LANDSCAPING, IS HEREBY GRANTED TO THE PUBLIC BETWEEN ALL LOTS WITHIN THE SUBDIVISION. THE UNDRELYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMETN AREA.

*[Note: Utilize this note for all plats.]*

AN ACCESS EASEMENT EXCLUDING CURRENT AND FUTURE BUILDING FOOTPRINTS IS HEREBY GRANTED TO THE CITY OF LONGMONT FOR EMERGENCY VEHICLES.

*[Note: Typically utilized in instances where the Fire Department requires separate specifically defined easements that only emergency vehicles will utilize.]*

EMERGENCY ACCESS EASEMENTS ARE HEREBY GRANTED TO THE CITY, AS SHOWN ON THIS PLAT, FOR THE PURPOSES OF INGRESS AND EGRESS OF EMERGENCY VEHICLES. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE EASEMENT AREA.

12. LANDSCAPING:

THE RIGHT-OF-WAY LANDSCAPING ALONG COLLECTOR AND ARTERIAL STREETS IS TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER OR ASSIGNS. THE ADJACENT PROPERTY OWNER OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE AND CONCRETE PORTION, INCLUDING THE REMOVAL OF GRAFFITI, SNOW, ICE, SLEET, DEBRIS OR OTHER OBSTRUCTION FROM ALL SIDEWALKS LOCATED IN ADJACENT RIGHT-OF-WAY AND INTERNAL TO THE DEVELOPMENT. THE ADJACENT PROPERTY OWNER SHALL MAINTAIN ARTERIAL MEDIANS, UNLESS OTHERWISE SPECIFICALLY STATED ON THE PLAT.

13. TRANSPORTATION EASEMENT:

*[Note: Typically utilized adjacent to right-of-way where public improvements do not fit within the standard right-of-way dedication.]*

TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE CITY AS SHOWN ON THIS PLAT FOR THE PURPOSES OF TRANSPORTATION IMPROVEMENTS (I.E. SIDEWALKS, AND APPURTENANCES INCLUDING BUT NOT LIMITED TO BENCHES, LIGHTING, SIGNAGE, BUS FACILITIES, ETC.).

14. AVIGATION EASEMENT:

*[Note: Use if the property is within the Airport Influence Overlay Zone.]*

DUE TO THE PROXIMITY OF THE PROPERTY TO THE VANCE BRAND AIRPORT, THERE WILL BE AIRCRAFT PASSING ABOVE THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS ABOVE THE PROPERTY AT LOW ALTITUDE IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, AND SUCCESSORS AND ASSIGNS, SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE CITY OF LONGMONT FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS.

15. *[Note: The following note shall be utilized in instances where easements granted by the previous subdivision are still appropriate. All easements that can be depicted shall be shown on the plat.]*

ALL EASEMENTS WITHIN THE BOUNDARY OF THIS SUBDIVISION THAT WERE PREVIOUSLY GRANTED BY THE XXX SUBDIVISION REMAIN.



## GENERAL CONSTRUCTION NOTES

1. ALL WORK WITHIN AN EASEMENT OR THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF LONGMONT PUBLIC IMPROVEMENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF ANY WORK ON THE PROJECT.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER / DEVELOPER, AND THE CITY, OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE OWNER / DEVELOPER TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING ANY PORTION OF THE PROJECT. IF, IN THE OPINION OF THE CITY, THE MODIFICATIONS TO THE APPROVED PLANS PROPOSED BY THE OWNER / DEVELOPER INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE OWNER / DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING THE REVISED PLANS TO THE CITY OF LONGMONT FOR APPROVAL, AND OBTAINING SAID APPROVAL, PRIOR TO CONTINUING CONSTRUCTION. ANY CONSTRUCTION WORK PERFORMED IN ACCORDANCE WITH UNAPPROVED PLANS, OR IN FURTHER ACCORD WITH PLANS THAT HAVE BEEN REVISED AND REPLACED, SHALL BE REMOVED AND RECONSTRUCTED ACCORDING TO THE APPROVED PLANS.
5. THE GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING THE PLANS INTO CONFORMANCE WITH THE APPROVED FINAL DRAINAGE PLAN AND SITE PLAN.
6. IF CALLED FOR BY THE INSPECTOR, THE CONTRACTOR WILL PROVIDE A WATER TRUCK TO KEEP DUST IN CHECK.
7. THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION.
8. DELINEATED FLOOD HAZARD AREAS SHALL NOT BE GRADED IN ANY WAY UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
9. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS, MUD TRACKING, SEDIMENT, AND / OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHTS-OF-WAY OF THE CITY RESULTING FROM THE PROJECT. THE CONTRACTOR SHALL IMMEDIATELY FIX ANY EXCAVATION OR EXCESSIVE PAVEMENT FAILURE CAUSED BY THE PROJECT AND SHALL PROPERLY BARRICADE THE SITE UNTIL CONSTRUCTION IS COMPLETE. THE CONTRACTOR'S FAILURE TO CORRECT ANY OF THE ABOVE WITHIN 48 HOURS OF WRITTEN NOTICE BY THE CITY SHALL CAUSE THE CITY TO ISSUE A STOP WORK ORDER (RED TAG) AND / OR PERFORM THE WORK ITSELF, MAKING A CLAIM AGAINST THE PROJECT'S LETTER OF CREDIT FOR ANY COSTS INCURRED BY THE CITY.
10. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT, AND ADJACENT TO, THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE CITY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
12. ALL UTILITY POLES SHALL BE RELOCATED PRIOR TO THE PLACEMENT OF ANY CONCRETE.





## GENERAL CONSTRUCTION NOTES (CONTINUED)

13. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ADJUSTING ALL CLEANOUTS, MANHOLES, VALVES, BOXES, SURVEY MONUMENTS, AND ANY OTHER FIXTURES TO FINISHED GRADE PRIOR TO FINAL PAVING.
14. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGPERSONS, AND / OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE LONGMONT SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. THE CONTRACTOR SHALL PROVIDE INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE PROJECT THROUGHOUT THE PERIOD OF CONSTRUCTION. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN A WRITTEN AGREEMENT FROM THE PROPERTY OWNERS IMPACTED BY THIS ACCESS. THE CONTRACTOR SHALL PROVIDE A COPY OF THESE WRITTEN AGREEMENTS TO THE CITY UPON REQUEST.
16. WHEN ALLOWED BY THE UTILITY, AND PRIOR TO FINAL PLACEMENT OF SURFACE PAVEMENT, ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND CURB LINE. SERVICE FROM PUBLIC UTILITIES SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT IT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER, AND SIDEWALK WHEN CONNECTIONS ARE MADE.
17. REPRODUCIBLE COPIES OF RECORD DRAWINGS SHALL BE SUBMITTED TO THE CITY OF LONGMONT PRIOR TO CONSTRUCTION ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.
18. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR AT LEAST 24 HOURS PRIOR TO DESIRED INSPECTION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES.
20. CONSTRUCTION STAGING AREAS WILL BE REQUIRED TO STAY WITHIN THE LIMITS OF CONSTRUCTION AND AS APPROVED IN THE STORMWATER MANAGEMENT PLAN.
21. THE APPROVED STORMWATER MANAGEMENT PLAN WILL BE REQUIRED ON SITE AT ALL TIMES.
22. ANY RETAINING WALLS OR TIERED WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO AND MUST RECEIVE A BUILDING PERMIT FROM THE CITY OF LONGMONT.
23. ALL SIGNING AND STRIPING SHALL COMPLY WITH CITY STANDARDS AND APPROVED MATERIALS.
24. PER COLORADO REVISED STATUTES TITLE 18, CRIMINAL CODE 18-4-508 – DEFACING, DESTROYING, OR REMOVING LANDMARKS, MONUMENTS, OR ACCESSORIES, ITEM 2: “ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103(18), C.R.S., OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103(6), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103(1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.”.
25. ANY SURVEY MONUMENTS WITHIN OR NEAR THE PROJECT SITE SHALL BE SHOWN UPON THE PLANS. IF THERE IS ANY ANTICIPATION THAT THE MONUMENT WILL BE DISTURBED AT ANY POINT IN THE COURSE OF THE PROJECT, THE PLANS SHALL ALSO SHOW AND CALL OUT A MINIMUM OF TWO (2) WITNESS CORNERS OR REFERENCE MARKS, AS NOTED IN C.R.S. 18-4-508, ITEM 2. KNOWN CITY MONUMENTS CAN BE RESEARCHED ON THE CITY’S PUBLIC WEBSITE, LONGMONTCOLORADO.GOV, BY SEARCHING “GIS MAPS AND WEBCAMS”,



## GENERAL CONSTRUCTION NOTES (CONTINUED)

AND ACCESSING THE “INTERACTIVE VERTICAL AND HORIZONTAL MONUMENT MAP” FOUND THERE. BLOCK INTERSECTION MONUMENT SURVEY AND DOCUMENTATION IS ONGOING: EXERCISE REASONABLE CAUTION WHEN PERFORMING WORK IN INTERSECTIONS.





## RESERVED (IRRIGATION PLAN NOTES)



## RESERVED (CONCEPT LANDSCAPE PLAN NOTES)



## RESERVED (PRELIMINARY LANDSCAPE PLAN NOTES)



## RESERVED (LANDSCAPE PLAN NOTES)



## RESERVED (LANDSCAPE GENERAL CONSTRUCTION NOTES)



1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
2. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE SITE FOR LONGMONT POWER AND COMMUNICATIONS (LPC) PRIOR TO SCHEDULING LPC INFRASTRUCTURE INSTALLATION. ENGINEERING PROJECT DESIGNS AND COSTS FOR THE INSTALLATION OF LPC FACILITIES ARE BASED ON THE CONTRACTOR'S FULL AND COMPLETE COMPLIANCE WITH ALL OF THE FOLLOWING LISTED CONDITIONS. FAILURE TO COMPLY WITH ANY OF THESE SITE PREPARATION REQUIREMENTS MAY RESULT IN INSTALLATION DELAYS AND ADDITIONAL CHARGES. LPC IS NOT RESPONSIBLE FOR ANY DELAYS OR CHARGES INCURRED BY THE CONTRACTOR AS A RESULT OF FAILING TO ENSURE THE SITE IS PREPARED PROPERLY. A SITE SHALL BE CONSIDERED PROPERLY PREPARED WHEN IT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - a. A TEN (10) FOOT CORRIDOR ALONG LPC'S PATH MUST BE GRADED TO WITHIN TWO (2) TENTHS OF FINAL GRADE. THIS TRENCH PATH SHALL BE SUFFICIENTLY FLAT AND SMOOTH TO FACILITATE TRENCHER ACCESS AND CABLE INSTALLATION.
  - b. LPC'S CORRIDOR SHALL BE FREE OF CONSTRUCTION EQUIPMENT, MATERIALS, SCRAP, CONCRETE, AND/OR ANY OTHER OBJECTS OR OBSTACLES THAT MAY INHIBIT TRENCHING.
  - c. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ACCURATE SURVEY INFORMATION, INCLUDING ELEVATIONS, FOR THE CENTER OF LPC'S CORRIDOR. FIVE (5) FOOT OFFSETS FOR TWO CORNERS OF EACH OF LPC'S EQUIPMENT LOCATIONS SHALL ALSO BE PROVIDED.
  - d. CONCRETE SIDEWALKS, CURBS, GUTTERS, AND PAVEMENT SHALL BE INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SLEEVES FOR LPC'S USE BENEATH ANY ROADWAYS, CULVERTS, DITCHES, SIDEWALKS, AND EXISTING UTILITIES THAT LPC MUST CROSS DURING SUBSURFACE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND COORDINATION OF DITCH CROSSINGS. ALL SLEEVES SHALL BE INSTALLED PER SECTION 700 OF THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
  - e. SIDEWALKS SHALL BE FREE OF ALL DEBRIS, WITH THE FRONT PROPERTY LINES PAINTED ON SAID SIDEWALK, AND THE REAR PROPERTY LINES CLEARLY STAKED.
  - f. CONCRETE DRIVEWAYS, LANDSCAPING, AND IRRIGATION EQUIPMENT SHALL NOT BE INSTALLED PRIOR TO LPC'S FACILITIES.
  - g. THE CONTRACTOR SHALL COORDINATE ALL SUBSURFACE UTILITY INSTALLATION FROM DEEPEST TO SHALLOWEST. NO UTILITIES REQUIRING A SHALLOWER BURY DEPTH THAN LPC SHALL BE INSTALLED PRIOR TO LPC'S FACILITIES.
  - h. PROPERTY PINS SHALL NOT BE INSTALLED IN LPC'S CORRIDOR PRIOR TO LPC'S FACILITIES.
  - i. THE CONTRACTOR SHALL PROVIDE UTILITY LOCATES FOR UNDERGROUND INFRASTRUCTURE INSTALLED BUT NOT CURRENTLY OWNED AND MAINTAINED BY THE CITY, I.E., SEWER, WATER AND STORM DRAINAGE. ADDITIONALLY, ALL EMPTY CONDUITS USED AS SLEEVES FOR IRRIGATION AND DRY UTILITIES MUST BE LOCATED AND CLEARLY IDENTIFIED. THE MINIMUM REQUIRED ACCURACY OF LOCATE MARKS SHALL BE WITHIN 18" EITHER SIDE OF THE UNDERGROUND INFRASTRUCTURE TO BE CONSIDERED PROPERLY LOCATED. LPC SHALL NOT BE RESPONSIBLE FOR REPAIRS OR CHARGES RESULTING FROM DAMAGE TO UNDERGROUND UTILITY INFRASTRUCTURE THAT IS NOT PROPERLY LOCATED AND MARKED USING STANDARD UTILITY LOCATING MATERIALS PER TYPICAL LOCATING PROCEDURES, INCLUDING BUT NOT LIMITED TO PAINT, STAKES, AND LOCATING FLAGS.
  - j. CONTRACTOR INSTALLED FACILITIES SHALL BE PLACED AS SHOWN ON THE MASTER UTILITY PLAN, BACKFILLED, AND COMPACTED (I.E., SEWER, WATER, STORM DRAINAGE, ETC.).
3. LPC UNDERGROUND ELECTRIC CABLE THAT EXISTS NEAR THE PROJECT WORK AREA CANNOT BE DE-ENERGIZED FOR CROSSING PURPOSES. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO THE CABLES OR INJURY TO THE CONSTRUCTION CREW. SHOULD THE CONTRACTOR DAMAGE THESE



**LONGMONT POWER & COMMUNICATIONS (LPC)**  
**CONSTRUCTION NOTES (CONTINUED)**



FACILITIES, CONTACT LPC IMMEDIATELY AT 1-303-651-8386. LPC WILL REPAIR THE FACILITIES AND BILL THE CONTRACTOR FOR ALL ASSOCIATED COSTS.

4. WHERE LPC OVERHEAD FACILITIES EXIST IN THE DEVELOPMENT AREA, THE CONTRACTOR MUST KEEP ALL EQUIPMENT OPERATION A MINIMUM OF 10 FEET FROM EXISTING OVERHEAD ELECTRIC LINES. IF THIS IS NOT FEASIBLE, OR CONDITIONS WARRANT ADDITIONAL PROTECTION OR POLE STABILIZATION, THE CONTRACTOR SHALL CONTACT THE LPC OPERATIONS CONSTRUCTION COORDINATOR AT 1-303-651-8386. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE PROTECTIVE COVERING AND OR POLE STABILIZATION, 48 HOURS IN ADVANCE. SHOULD THE CONTRACTOR DAMAGE THESE FACILITIES, CONTACT LPC IMMEDIATELY AT 1-303-651-8386. LONGMONT POWER & COMMUNICATIONS WILL REPAIR THE FACILITIES AND BILL THE CONTRACTOR FOR ALL ASSOCIATED COSTS.
5. AN ELECTRIC COMMUNITY INVESTMENT FEE WILL BE CHARGED FOR ANY NEW OR UPGRADED SERVICES. THE FEE IS CALCULATED AND BASED ON THE PANEL RATING OF THE ELECTRIC SERVICE AND WILL BE COLLECTED WITH THE BUILDING PERMIT FEE.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF EXTENDING THE ELECTRIC UTILITY SYSTEM TO THE SITE, WITHIN THE SITE, RELOCATIONS, OR OTHER CHANGES.
7. ELECTRIC SERVICE LINES AND METERING EQUIPMENT ARE INSTALLED BY THE CONTRACTOR. REFER TO DETAIL 700-16 IN THE CITY OF LONGMONT'S METERING STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR FURTHER DETAILS.
8. THE COST TO REPAIR AND/OR REPLACE ANY ELECTRIC FACILITIES DAMAGED BY THE CONTRACTOR OR THEIR AGENTS DURING CONSTRUCTION ACTIVITIES SHALL BE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.





## LONGMONT POWER & COMMUNICATIONS (LPC) ONE-LINE DIAGRAM NOTES



1. THE ELECTRIC SERVICE LINES AND METERING EQUIPMENT ARE INSTALLED, OWNED, AND MAINTAINED BY THE CUSTOMER. (COMMERCIAL)
2. THE ELECTRIC SERVICE LINES AND METERING EQUIPMENT ARE INSTALLED BY THE CUSTOMER AND ARE REQUIRED TO MAINTAIN A DIRECT LINE OF SIGHT FROM THE UTILITY SOURCE TO THE METER. (RESIDENTIAL)
3. CONCRETE TRANSFORMER PADS ARE TO BE INSTALLED, OWNED, AND MAINTAINED BY THE CUSTOMER. REFER TO DETAIL 700-10 IN THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. THE TIMING OF THE CONSTRUCTION OF THE TRANSFORMER PAD MUST BE COORDINATED WITH LPC. (COMMERCIAL 3PH, MULTI-FAMILY 3PH)
4. METER HOUSINGS FOR ALL TYPES OF SERVICES SHALL BE LOCATED ON THE OUTSIDE OF THE BUILDING OR STRUCTURE AND ACCESSIBLE TO METER READERS AS REFERENCED IN LPC RATES AND REGULATIONS GOVERNING ELECTRIC SERVICE.
5. BADGING OF SINGLE, COMMERCIAL, AND MULTIPLE METER SOCKETS ARE THE CUSTOMER'S RESPONSIBILITY. EACH METER OF A MULTIPLE-METER SOCKET, AND ALL INDIVIDUAL METER SOCKETS, SHALL HAVE A PERMANENT PHENOLIC BADGE SHOWING WHICH HOME, APARTMENT, OFFICE, UNIT, OR ROOM IS TRACKED BY EACH METER.
6. AN ADDITIONAL 2" PVC CONDUIT (PROVIDED BY LPC) WILL BE INSTALLED BY THE CUSTOMER IN THE SERVICE LATERAL TRENCH FROM THE BROADBAND JBOX, LOCATED AT THE TRANSFORMER, TO THE TELECOM DEMARCATION POINT ON/IN THE BUILDING.
7. SECONDARY CABINETS ARE SUPPLIED, INSTALLED, OWNED, AND MAINTAINED BY THE CUSTOMER. SECONDARY CABINETS CAN BE INSTALLED A MINIMUM OF 5' AND A MAXIMUM OF 10' FROM THE SERVICING LPC TRANSFORMER.
8. THE CUSTOMER IS RESPONSIBLE FOR THE INSTALLATION OF (X)-4" PVC CONDUITS WITH 90 DEG, 48" RADIUS SWEEP, IN THE SECONDARY WINDOW OF THE TRANSFORMER PAD TO A DEPTH OF NO LESS THAN 36" TOP OF PIPE, AND THEN BROUGHT INTO THE CUSTOMER'S SECONDARY CABINET.
9. LPC WILL INSTALL, OWN, AND MAINTAIN THE CABLE(S) FROM THE TRANSFORMER TO THE SECONDARY CABINET. LPC WILL TERMINATE ALL CABLES WITHIN THE UTILITY TRANSFORMER. THE CUSTOMER WILL TERMINATE ALL CABLES WITHIN THE SECONDARY CABINET.



## RESERVED (NEIGHBORHOOD GRADING & DRAINAGE NOTES)



## SANITARY SEWER CONSTRUCTION NOTES

1. SEWER PIPE SHALL BE RIGID POLYVINYL CHLORIDE (PVC) ASTM D3034 (< 15") OR ASTM 679 (> 15") WITH WALL THICKNESS SDR 35. ALL SANITARY SEWER PIPES SHALL BE GREEN.
2. ALL LENGTHS OF SEWER LINE SHOWN ON THE MASTER UTILITY PLAN ARE FROM THE CENTER OF MANHOLE TO THE CENTER OF MANHOLE.
3. ALL SANITARY SEWER MANHOLES SHALL RECEIVE A WATERPROOF COATING.
4. ALL SANITARY SEWER MANHOLES SHALL BE 4 FEET IN DIAMETER UNLESS OTHERWISE NOTED.
5. THE CONTRACTOR SHALL INSTALL TEMPORARY PLUGS IN THE MANHOLES AT THE POINTS OF CONNECTION TO THE EXISTING SEWER SYSTEMS. PLUGS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION ACCEPTANCE IS ISSUED, AT WHICH TIME THE CONTRACTOR SHALL REMOVE THEM.
6. SEWER SERVICES SHALL BE EXTENDED 15 FEET INTO THE LOT AND MARKED WITH A 2X4. SERVICE LOCATIONS SHALL BE CHISELED INTO THE CONCRETE WALK.
7. ALL SANITARY SEWER INFRASTRUCTURE SHALL BE CLEANED PRIOR TO CONSTRUCTION ACCEPTANCE.
8. ALL SANITARY SEWER INFRASTRUCTURE SHALL BE INSPECTED VIA CAMERA PRIOR TO CONSTRUCTION ACCEPTANCE.



## STORM SEWER CONSTRUCTION NOTES

1. ALL STORM SEWER REINFORCED CONCRETE PIPE SHALL MEET ASTM C-76, CLASS III STANDARDS.
2. ALL STORM SEWER PIPE JOINTS SHALL BE RUBBER O-RING TYPE PER ASTM C361.
3. STORM SEWER MANHOLES SHALL BE FOUR (4) FEET IN DIAMETER FOR PIPES 36 INCHES IN DIAMETER OR LESS; FIVE (5) FEET IN DIAMETER FOR PIPES GREATER THAN 36 INCHES TO 48 INCHES IN DIAMETER; AND SIX (6) FEET IN DIAMETER FOR PIPES GREATER THAN 48 INCHES TO 60 INCHES IN DIAMETER.
4. ALL STORM SEWER INLETS SHALL BE CDOT TYPE R CURB INLETS UNLESS OTHERWISE NOTED.
5. ALL STORM SEWER MANHOLE AND INLET LIDS SHALL HAVE THE FOLLOWING CONFINED SPACE INFORMATION: "STORM SEWER CAUTION CONFINED SPACE ENTRY PERMIT REQUIRED".
6. MANHOLE AND INLET LID LOCATIONS SHALL BE COORDINATED WITH THE CITY OF LONGMONT CONSTRUCTION INSPECTOR.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM EROSION AND SEDIMENT CONTROL MEASURES, AND TO MAINTAIN CONSTRUCTED DRAINAGE FACILITIES, THROUGHOUT THE CONSTRUCTION PROCESS IN A MANNER THAT PRESERVES THE INTENDED FUNCTION AND LIFE OF THE DRAINAGE FACILITIES.
8. A TRASH RACK WITH A GALVANIZED COATING SHALL BE DESIGNED FOR ALL STORM SEWER OPENINGS THAT ARE: LARGER THAN 18 INCHES, SUBJECT TO AN UNAUTHORIZED ENTRANCE, OR TRASH ACCUMULATION. GRATES ARE NOT PERMITTED ON THE DOWNSTREAM END OF THE PIPE.
9. ALL STORM INFRASTRUCTURE SHALL BE CLEANED PRIOR TO CONSTRUCTION ACCEPTANCE.
10. ALL STORM INFRASTRUCTURE SHALL BE INSPECTED VIA CAMERA PRIOR TO CONSTRUCTION ACCEPTANCE.
11. OWNERSHIP AND MAINTENANCE RESPONSIBILITY:

*<OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR ALL PROPOSED DRAINAGE AND WATER QUALITY FACILITIES SHALL BE CLEARLY DESIGNATED UNDER STORM SEWER CONSTRUCTION NOTE 11 PRIOR TO RECEIVING FINAL ACCEPTANCE. ALL PRIVATE AND PUBLIC FACILITIES APPLICABLE TO THE PROJECT SHALL BE LISTED.>*



**RESERVED**  
**(STORMWATER POLLUTION CONTROL (SPC) GENERAL NOTES)**



## UNDERDRAIN CONSTRUCTION NOTES

1. THE UNDERDRAIN COLLECTION SYSTEM IS A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE PROPERTY OWNER(S)/HOA/PROPERTY OWNERS ASSOCIATION.
2. ANY UNDERDRAIN COLLECTION SYSTEM MAIN LINE LOCATED WITHIN CITY ROW SHALL BE MINIMUM SIX (6)-INCH DIAMETER, SOLID, RIGID- WALLED PIPE. A SIX (6)-INCH UNDERDRAIN MAIN CAN BE INSTALLED IN THE SAME TRENCH WITH SANITARY SEWER MAIN. UNDERDRAIN MAIN LARGER THAN SIX (6)-INCH MUST BE PLACED IN A SEPARATE TRENCH FROM ALL OTHER UNDERGROUND UTILITIES.
3. UNDERDRAIN SERVICE LINES SHALL BE MINIMUM FOUR (4)-INCH DIAMETER SOLID PVC AND WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER(S)/HOA/PROPERTY OWNERS ASSOCIATION (REFERENCE UNDERDRAIN AND SANITARY SEWER SERVICE DETAIL).
4. FOUNDATION PERIMETER DRAIN FOR BUILDINGS SHALL BE FOUR (4)-INCH PERFORATED PIPE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S)/HOA/PROPERTY OWNERS ASSOCIATION.
5. A MINIMUM SIX (6)-INCH DIAMETER CLEANOUT SHALL BE INSTALLED EVERY 200 FEET ON UNDERDRAIN MAIN LINE FOR STRAIGHT RUNS OF PIPE. UNDERDRAIN CLEANOUTS ARE REQUIRED AT EVERY CHANGE IN PIPE ALIGNMENT.
6. A 24-INCH INSIDE-DIAMETER UNDERDRAIN INSPECTION MANHOLE SHALL BE INSTALLED IN LOCATIONS WHERE THREE OR MORE UNDERDRAIN PIPES ARE CONNECTED (REFERENCE DETAIL).
7. THE DISTANCE BETWEEN ANY SANITARY SEWER MANHOLE AND UNDERDRAIN MANHOLE SHALL BE A MINIMUM OF THREE (3) FEET (AS MEASURED FROM THE EDGES OF THE MANHOLES) FOR UTILITIES AT A MAXIMUM DEPTH OF 10 FEET. FOR UTILITIES GREATER THAN 10 FEET DEEP, AN ENGINEERING DESIGN WILL BE REQUIRED.
8. THE LOWEST FLOOR ELEVATION (INCLUDING BASEMENTS) SHALL BE MINIMUM THREE (3) FEET ABOVE THE HIGHEST MEASURED GROUNDWATER LEVEL.
9. AN INFRASTRUCTURE PERMIT WILL BE REQUIRED FROM THE CITY TO INSTALL, OWN, MAINTAIN, AND OPERATE PRIVATE UTILITIES IN PUBLIC RIGHTS-OF-WAY.
10. UNDERDRAIN COLLECTION SYSTEM INSTALLATION (MAIN LINE AND SERVICE LINE) SHALL BE INSPECTED BY THE CITY.
11. THE UNDERDRAIN COLLECTION SYSTEM SHALL BE INSPECTED BY DYE TESTING AND VIDEO TESTING, AND THOSE RESULTS PROVIDED TO THE CITY, PRIOR TO CONSTRUCTION FINAL ACCEPTANCE.
12. AS-BUILT PLANS WILL BE REQUIRED FOR ALL UNDERDRAIN COLLECTION SYSTEMS.



## WATER DISTRIBUTION CONSTRUCTION NOTES

1. WATER MAIN PIPE SHALL BE RIGID POLYVINYL CHLORIDE (PVC) CONFORMING TO AWWA C900 CL 150. J-M (J-M MANUFACTURING CO.) IS NOT ALLOWED TO BE USED IN THE CITY OF LONGMONT. ALL WATER DISTRIBUTION PIPES SHALL BE BLUE.
2. ALL LENGTHS OF WATER LINE SHOWN ON THE MASTER UTILITY PLAN ARE FROM THE CENTER TO THE CENTER OF ALL VALVES OR FITTINGS.
3. LONGITUDINAL BENDING OF PVC IS NOT ALLOWED. ALL DEFLECTIONS SHALL BE OBTAINED THROUGH FITTINGS OR, IF ALLOWED BY THE MANUFACTURER'S WRITTEN LITERATURE, AT THE JOINTS. IF JOINT DEFLECTION IS ALLOWED, THE DEFLECTION SHALL BE NO MORE THAN ONE-HALF OF THE MANUFACTURER'S ALLOWABLE MAXIMUM.
4. THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS FOR TESTING AND FLUSHING OF THE WATER MAINS.
5. A PERMANENT BLOW-OFF OR FIRE HYDRANT IS REQUIRED FOR EACH DEAD-END LINE.
6. FIRE HYDRANT LINES SHALL BE 6-INCH DIAMETER AND SHALL MATCH THE TYPE OF MATERIAL USED FOR THE MAINLINE.





**RESERVED**  
**(WILDLIFE RESTRICTIONS CONSTRUCTION NOTES)**



## TRACER WIRE NOTES

### TRACER WIRE NOTES:

1. LOCATING MUST MEET REQUIREMENTS OF SENATE BILL 18-167 OR ANY UPDATE.
2. TRACER WIRE SHALL BE LOCATED ON TOP OF PIPE AND SHALL BE TAPED TO THE PIPE AT FROM THREE (3) TO NO GREATER THAN FOUR (4) FOOT INTERVALS AND AT EACH SIDE OF EVERY JOINT, FITTING, AND VALVE.
3. TRACER WIRE IS REQUIRED FOR ALL WATER SERVICE LATERALS, NON-POTABLE IRRIGATION SERVICE LATERALS, ALL SEWER LATERALS, ALL WATER MAINS, ALL SEWER MAINS, AND ALL NON-POTABLE IRRIGATION MAINS.
4. TWO UNDERGROUND WIRE SPLICES ARE ALLOWED PER SERVICE. SPLICES SHALL HAVE LOCKABLE CONNECTIONS SPECIFICALLY DESIGNED FOR DIRECT BURIAL AND DIELECTRIC SILICONE GEL FILLED OR APPROVED EQUIVALENT.
5. TRACER WIRE SYSTEMS SHALL BE INSTALLED AS A SINGLE CONTINUOUS WIRE, EXCEPT WHERE USING APPROVED CONNECTORS. NO LOOPING OR COILING OF WIRE AROUND THE PIPE SHALL BE ALLOWED.
6. ALL WATER SERVICE LATERAL TRACER WIRE SHALL BE CONNECTED TO MAINLINE TRACER WIRE USING AN APPROVED MAINLINE-TO-LATERAL LUG CONNECTOR WITHOUT CUTTING/SPLICING THE MAINLINE TRACER WIRE.
7. ALL MAINLINE TRACER WIRE BRANCHES SHALL BE MADE WITH AN APPROVED TO-MAINLINE LUG CONNECTOR.
8. REFER TO SECTION 100 AND THE APPROVED MATERIALS LIST FOR APPROVED MATERIALS AND ADDITIONAL REQUIREMENTS.

### TEST STATIONS:

1. TRACER WIRE SHALL BE ACCESSIBLE AT LEAST ONCE EVERY 1,000 FT MAX.
2. TEST STATIONS SHALL NOT BE FURTHER THAN 1,000 FT FROM AN APPROVED "FAR-END" GROUNDING ROD.
3. TEST STATIONS MAY EITHER BE IN THE FORM OF A CATHODE WIRE LOOP ACCESSIBLE FROM FINAL GRADE SURFACE OR AN APPROVED TEST STATION ACCESS BOX (SEE APPROVED MATERIALS LIST). EITHER TEST STATION FORM SHALL BE WITHIN THE FAR-END GROUNDING INTERVAL REQUIREMENT, AND MEET CITY OF LONGMONT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. THE GROUND SURROUNDING TEST STATION ACCESS BOXES SHALL SLOPE AWAY FROM THE LID AT 2% MINIMUM GRADE.

### GROUNDING NOTES:

1. ALL SANITARY SEWER SERVICE LATERAL TRACER WIRES SHALL TERMINATE WITHIN TWO (2) FEET OF THE MAIN WITH AN APPROVED DRIVE-IN MAGNESIUM DRIVE-IN ROD. SINGLE GROUNDING ROD MAY BE UTILIZED FOR UP TO THREE (3) SEWER SERVICES MAX.
2. MAINLINE TRACER WIRE SHALL BE GROUNDED AT EVERY DEAD END/STUB, AND ALONG CONTINUOUS RUNS AT A MAXIMUM OF 2,000 FT INTERVALS WITH A ONE-AND-A-HALF (1.5) LB DRIVE-IN MAGNESIUM GROUNDING ROD PER MANUFACTURER REQUIREMENTS. PLACEMENT OF GROUNDING ROD SHALL BE INSTALLED IN SUCH A WAY THAT ALLOWS FOR PROPER WIRE LOCATING WITHOUT A LOSS OR DETERIORATION OF LOW FREQUENCY SIGNAL (512 HZ) FOR DISTANCES IN EXCESS OF 1,000 FT.



## TRACER WIRE NOTES (*CONTINUED*)

3. IF GROUNDING ROD IS TOO CLOSE TO A TEST STATION THAT IT INTERFERES WITH PROPER LOCATING, THE GROUNDING ROD SHALL BE SWITCHABLE IN ORDER TO TEMPORARILY DEACTIVATE THE INTERFERING GROUND SIGNAL IN THE VICINITY. SUCH A TEST STATION SHALL BE IN THE FORM OF A TEST STATION ACCESS BOX (SEE APPROVED MATERIALS LIST.)