

CITY OF LONGMONT
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CITY OF LONGMONT
APPENDIX B-1

Final Subdivision Plat 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)

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:

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. 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.
- F. NO PORTION OF ANY BUILDING OR STRUCTURE OR OTHER PERMANENT IMPROVEMENT SHALL ENCROACH INTO OR OVER AN EASEMENT WITHOUT WRITTEN PERMISSION OF THE CITY.
- G. 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.
- H. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT AREA.
- I. 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)

- A. 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.
- B. 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 UNDERLYING PROPERTY OWNER OR ASSIGNS IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT 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.

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CITY OF LONGMONT

APPENDIX B-2

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.
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”, 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.

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CITY OF LONGMONT

APPENDIX B-3

Irrigation Plan Notes

1. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING FOR LANDSCAPE AND IRRIGATION INSTALLATION WITH THE CITY PROJECT MANAGER AND THE CITY INSPECTOR PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH THE PLANS AND CURRENT CITY STANDARDS. FIELD CHANGES TO THE PLANS SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE A COPY OF THE CURRENT CITY STANDARDS ON SITE AT ALL TIMES. ALL IMPROVEMENTS WITHIN PUBLICLY OWNED/MAINTAINED AREAS, REGULATED AREAS AS ADDRESSED IN THE CITY CODE, AREAS IDENTIFIED IN LANDSCAPE AND IRRIGATION PLAN NOTES, OR IN CITY STANDARD CHECKLISTS SHALL BE INSTALLED PER APPLICABLE CITY STANDARDS. THE CITY STANDARDS SHALL BE MADE AVAILABLE BY THE CONTRACTOR AT ALL SITE MEETINGS AND INSPECTIONS. ANY WORK WITHIN THE AREAS DEFINED ABOVE THAT DOES NOT ADHERE TO CURRENT CITY STANDARDS AND/OR OCCURRED WITHOUT THE APPROVAL OF THE CITY INSPECTOR SHALL BE CORRECTED IMMEDIATELY AT NO COST TO THE CITY.
4. PLANS ARE DIAGRAMMATIC AND MAY REQUIRE FIELD ADJUSTMENTS TO ACCOMMODATE OTHER UTILITIES, GRADES, PLANTINGS, OR OTHER SITE CONDITIONS AS DETERMINED BY THE CITY.
5. PLANS SHALL MEET THE GENERAL CRITERIA AND MINIMUM DESIGN CRITERIA FOUND IN THE CITY STANDARDS, SECTIONS 602.01 AND 602.02.
6. IRRIGATION SYSTEM SOURCE WATER IS (POTABLE/ NON POTABLE), IRRIGATION TAP SIZE(S) IS/ARE _____, BACKFLOW PREVENTION ASSEMBLY SIZE(S) IS/ARE _____, AND LOCATION(S) IS/ARE _____.
7. TAP IS/IS NOT ELIGIBLE FOR TAP FEE WAIVER.
8. IRRIGATION TAP (LABEL) SIZING CALCULATION: _____ SF / 8 = _____ X 7.48 / 5 / 7 / 60 = _____ GPM.
*TAP SIZING CALCULATION SHALL BE REQUIRED FOR EACH SEPARATE TAP. SEE CITY STANDARD SECTION 602.02 FOR TAP SIZING CALCULATION INFORMATION.
9. A _____ INCH TAP SHALL SERVE _____ (NAME OF AREA), AND A TAP FEE WAIVER IS/IS NOT REQUESTED.
10. ADD FOLLOWING CERTIFICATION STATEMENT:
I CERTIFY THIS IRRIGATION PLAN TO BE DESIGNED PER CURRENT CITY OF LONGMONT CITY STANDARDS, AND THAT IT WAS MADE UNDER MY SUPERVISION.

DESIGN COMPANY NAME / PHONE NUMBER

DESIGNER SIGNATURE /TITLE

DATE

NOTARY

11. CONTRACTOR SHALL SUPPLY SADDLE SPECIFIC TO WATER MAIN PIPE MATERIAL.
12. RPZ BACKFLOW PREVENTION ASSEMBLIES AND IRRIGATION METERS SHALL MEET REQUIREMENTS OUTLINED IN WATER DISTRIBUTION SECTION 506 BACKFLOW CONTROL OF THE CITY STANDARDS. ABOVE GROUND ENCLOSED RPZ BACKFLOW PREVENTION ASSEMBLIES ARE REQUIRED FOR ALL POTABLE SYSTEMS.
13. ALL MAINLINE AND LATERAL PIPING SHALL BE CLASS 200 RIGID POLYVINYL CHLORIDE (PVC).
14. MASTER VALVE SHALL BE SIZED TO MATCH SIZE OF IRRIGATION MAIN.
15. PIPE, INCLUDING MAINLINE, SHALL BE LOCATED WITHIN A TWO (2) FOOT OFFSET FROM WALKS OR CURBS TO MAXIMIZE TREE PLANTING ZONES FOR ALL CITY OWNED AREAS. FIELD ADJUSTMENT TO THIS STANDARD MUST BE APPROVED BY CITY INSPECTOR PRIOR TO CONSTRUCTION.
16. POLYETHYLENE DRIP PIPE SHALL BE WEATHER AND UV RESISTANT, NSF APPROVED, AND SDR PRESSURE RATED. SPAGHETTI TUBING IS PERMITTED FOR DRIPS ONLY WHEN THE EMITTER BEING INSERTED IS IN THE DRIP TUBING. SOAKER HOSE TUBING IS NOT PERMITTED.
17. ALL PIPING, EXCEPT DRIP PIPE, SHALL BE BURIED A MINIMUM OF 18 INCHES.
18. ALL PIPING SHALL BE SLEEVED WHERE LOCATED UNDER PAVED SURFACES. ELECTRIC WIRING SHALL BE SLEEVED SEPARATELY FROM PIPING. PIPE SLEEVE SIZES SHALL BE TWO (2) SIZES LARGER THAN DIAMETER OF PIPE BEING SLEEVED AND WIRE SLEEVES SHALL BE A MINIMUM OF TWO (2) INCHES IN DIAMETER. SLEEVES SHALL EXTEND TWO (2) FEET BEYOND ALL PAVED SURFACES. ALL SLEEVES SHALL BE MARKED WITH A "V" OR "X" CHISELED INTO THE PAVED SURFACE AT ALL CROSSING POINTS, DIRECTLY OVER THE SLEEVE, AT BOTH ENDS OF SLEEVE.
19. THREE (3) SPARE ELECTRICAL WIRES SHALL BE EXTENDED TO EACH END OF MAINLINE. THE WIRES SHALL BE LOOPED IN EACH VALVE BOX (18 INCH MINIMUM LOOP) FOR POSSIBLE FUTURE USE.
20. A WIRE DROP SHALL BE PROVIDED THAT INCLUDES THE NUMBER OF ZONE WIRES NEEDED FOR FUTURE WORK AS WELL AS THREE EXTRA WIRES FOR ALL AREAS THAT WILL BE EXPANDED IN FUTURE PHASES.
21. ALL HEADS SHALL INCLUDE A CHECK VALVE.

22. ALL VALVES SHALL HAVE THREE (3) EXTRA WIRES LOOPED PER **DETAIL** AND EXTEND TO THE FARTHEST VALVE OF EACH MAINLINE BRANCH.
23. CONCRETE THRUST BLOCKS SHALL NOT BE PERMITTED.
24. THE NUMBER OF STATIONS ON CONTROLLERS SHALL INCLUDE TWO EXTRA STATIONS, MINIMUM, FOR POSSIBLE FUTURE USE. THE CONTROLLER BOX SHALL BE WEATHER TIGHT AND VANDAL RESISTANT WITH LOCKING EXTERIOR DISCONNECT.
25. HEAD-TO-HEAD COVERAGE IS TO BE PROVIDED TO ALL SEEDED AND SODDED AREAS UNLESS SPECIFICALLY APPROVED BY THE CITY.
26. MATERIALS FOR RAW WATER SYSTEMS AND PUMP SYSTEMS SHALL MEET REQUIREMENTS IN CITY STANDARDS SECTION 602.03.
27. EXECUTION OF IRRIGATION MAIN CONSTRUCTION SHALL MEET ALL REQUIREMENTS FOUND IN CITY STANDARDS SECTION 602.04, SUB-SECTIONS: GENERAL, PIPE TRENCHING, SLEEVING, PIPE INSTALLATION, AND ELECTRICAL CONNECTIONS.
28. ALL ELECTRIC SERVICES FOR IRRIGATION CONTROLLERS SHALL BE INSTALLED, OWNED, AND MAINTAINED BY EITHER THE OWNER OR THE HOA.
29. METERED ELECTRIC SERVICES FOR IRRIGATION CONTROLLERS: SHALL BE BUILT ACCORDING TO THE NATIONAL ELECTRIC CODE (NEC), REQUIRE A BUILDING PERMIT, AND REQUIRE A ONE-LINE DIAGRAM. ONE-LINE DIAGRAMS SHALL BE SHOWN AS COLD SEQUENCED AND LABELED WITH SERVICE SIZE & VOLTAGE REQUIREMENTS.
30. FOR AREAS TO BE OWNED AND/OR MAINTAINED BY THE CITY UPON THE ISSUANCE OF FINAL ACCEPTANCE, THE IRRIGATION SYSETM MUST PASS A MAINLINE PRESSURE TEST AND OPERATIONS TEST PERFORMED BY PARKS AND NATURAL RESOURCES IN ORDER TO RECEIVE CONSTRUCTION ACCEPTANCE.
31. FOR AREAS TO BE OWNED AND/OR MAINTAINED BY THE CITY UPON THE ISSUANCE OF FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE COLOR CODED RECORD DRAWINGS FOR THE IRRIGATION SYSTEM THAT INCLUDE ZONE DESCRIPTIONS AT THE TIME OF FINAL ACCEPTANCE.

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CITY OF LONGMONT

APPENDIX B-4

Concept Landscape Plan Notes

1. PRIMARY GREENWAYS SHALL BE DEDICATED TO THE CITY AT THE TIME OF FINAL PLAT AND SHALL BE CONSTRUCTED BY THE DEVELOPER ACCORDING TO CITY CODE REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. AFTER FINAL ACCEPTANCE IS GRANTED BY THE CITY, THE CITY SHALL ASSUME MAINTENANCE OBLIGATIONS FOR THE PRIMARY GREENWAYS.
2. ARTERIAL RIGHTS-OF-WAY SHALL BE DEDICATED TO THE CITY AT TIME OF FINAL PLAT AND SHALL BE CONSTRUCTED BY THE DEVELOPER ACCORDING TO CITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. AFTER FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS IS GRANTED BY THE CITY, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ADJACENT PROPERTY OWNER, OR THE CITY, IF AND ONLY IF THE CITY AGREES TO MAINTAIN (SUCH AGREEMENT SHALL BE CLARIFIED ON PLANS).

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CITY OF LONGMONT

APPENDIX B-5

Preliminary Landscape Plan Notes

3. THE DEVELOPER SHALL INSTALL ALL LANDSCAPING AND IRRIGATION IN ACCORDANCE WITH CURRENT CITY STANDARDS.
4. THE DEVELOPER SHALL PRUNE EXISTING TREES WITHIN PROJECT LIMITS THAT ARE TO REMAIN ACCORDING TO CITY FORESTRY STANDARDS AND UNDER DIRECTION OF CITY FORESTER OR CITY-LICENSED TREE CONTRACTOR.
5. THE DEVELOPER SHALL PROVIDE A STATEMENT DESCRIBING ALL IRRIGATION TAP SIZES AND LOCATIONS AND WHETHER THE TAP IS ELIGIBLE FOR A TAP FEE.

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CITY OF LONGMONT

APPENDIX B-6

Landscape Plan Notes

1. THE CONTRACTOR SHALL SCHEDULE A LANDSCAPE AND IRRIGATION PRE-CONSTRUCTION MEETING WITH PROJECT MANAGER AND CITY INSPECTOR PRIOR TO ANY WORK COMMENCEMENT FOR LANDSCAPED AREAS.
2. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AND LANDSCAPE IN ACCORDANCE WITH THE PLANS AND CURRENT CITY STANDARDS. FIELD CHANGES TO THE PLANS SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL HAVE A COPY OF THE CURRENT CITY STANDARDS ON SITE AT ALL TIMES. ALL IMPROVEMENTS WITHIN PUBLICLY OWNED/MAINTAINED AREAS, REGULATED AREAS AS ADDRESSED IN THE CITY CODE, AREAS IDENTIFIED IN LANDSCAPE AND IRRIGATION PLAN NOTES, OR IN CITY STANDARD CHECKLISTS SHALL BE INSTALLED PER APPLICABLE CITY STANDARDS. THE CITY STANDARDS SHALL BE MADE AVAILABLE BY THE CONTRACTOR AT ALL SITE MEETINGS AND INSPECTIONS. ANY WORK WITHIN THE AREAS DEFINED ABOVE THAT DOES NOT ADHERE TO CURRENT CITY STANDARDS AND/OR OCCURRED WITHOUT THE APPROVAL OF THE CITY INSPECTOR SHALL BE CORRECTED IMMEDIATELY AT NO COST TO THE CITY.
4. THE CONTRACTOR SHALL BUILD THE PROJECT IN A TIME FRAME NECESSARY TO OBTAIN CONSTRUCTION ACCEPTANCE AND FINAL ACCEPTANCE DURING GROWING SEASON.
5. TO RECEIVE ACCEPTANCE, PROJECT SHALL MEET REQUIREMENTS IN THE WARRANTY SECTIONS 603.08, 604.08 AND 605.08 OF THE CITY STANDARDS.
6. LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INSTALLED AFTER ALL UTILITY AND BELOW-GROUND INFRASTRUCTURE CONSTRUCTION IS COMPLETE AND FINAL GRADES HAVE BEEN ESTABLISHED.
7. SEEDING SHALL NOT BE PERMITTED IN ANY AREAS WITH ESTABLISHED, LIVE WEEDS. WEED CONTROL EFFORTS SHALL BE SCHEDULED TO REMOVE WEED SEEDS AND PLANTS. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL THAT IS DAMAGED AND WAS NOT DESIGNATED FOR HERBICIDE APPLICATION. TIMING OF APPLICATION SHALL ALLOW COMPLETE WEED KILL PRIOR TO GRADING OPERATIONS AND AGAIN PRIOR TO FINAL GRADE IF RE-GROWTH HAS OCCURRED.
8. ONLY HAND GRADING, WITH CUT OR FILL NOT EXCEEDING (6) INCHES, SHALL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES IDENTIFIED TO REMAIN AS PART OF THE TREE PRESERVATION PLAN. TREE PROTECTION FENCING SHALL BE UTILIZED TO PROTECT EXISTING TREES PER INSTALLATION REQUIREMENTS IN DETAIL 600-27 "TREE PROTECTION".
9. INSTALL CONSTRUCTION FENCING, TREE PROTECTION FENCING, AND/OR EROSION CONTROL MEASURES AS NEEDED PRIOR TO ANY GRADING ACTIVITIES PER INSTALLATION REQUIREMENTS IN DETAIL 600-27 "TREE PROTECTION" AND SECTION 104 STORMWATER QUALITY OF THE CITY STANDARDS.
10. MATERIALS USED FOR TOPSOIL AND SOIL AMENDMENTS SHALL MEET REQUIREMENTS IN CITY STANDARDS SECTION 601.03.

11. SEEDING SHALL MEET GENERAL CRITERIA AND MINIMUM DESIGN CRITERIA OF CITY STANDARDS SECTIONS 603.01 AND 603.02.
12. SEED SHALL BE FRESH, CLEAN, NEW CROP SEED COMPOSED OF VARIETIES APPROVED BY THE CITY. VIABILITY TESTING SHALL BE REQUIRED. TETRAZOLIUM CHLORIDE TESTING OF SEED VIABILITY IS NOT AN ACCEPTABLE METHOD FOR GERMINATION TESTING. ALL SEED SHALL BE FREE OF POA ANNUAL AND ALL OBJECTIONABLE WEEDS WITH A MAXIMUM CROP OF 0.10%.
13. SEED BED SHALL BE FIRMED TO THE POINT THAT A FOOTPRINT DOES NOT SINK BETWEEN 1/4 TO 1/2 INCH INTO SOIL. NO RUTTING OF FINISH GRADE SHALL BE ALLOWED FROM SEEDING OPERATIONS.
14. SODDING SHALL MEET GENERAL CRITERIA AND MINIMUM DESIGN CRITERIA OF CITY STANDARDS SECTIONS 604.01 AND 604.02.
15. TREES, PLANTS, AND GROUNDCOVER SHALL MEET GENERAL CRITERIA AND MINIMUM DESIGN CRITERIA OF THE CITY STANDARDS SECTIONS 605.01 AND 605.02. TREES, PLANTS, AND GROUNDCOVER SHALL MEET GENERAL AND PLANT REQUIREMENTS OF CITY STANDARDS SECTIONS 605.04.
16. EXECUTION OF PLANTING INSTALLATIONS SHALL MEET REQUIREMENTS IN EXCAVATION OF PLANTING SITE, PLANTING, AND STAKING AND GUYING SUB-SECTIONS OF CITY STANDARDS SECTION 605.06.
17. INSTALLATION OF LANDSCAPING WITHIN RIGHTS-OF-WAY, ELECTRIC EASEMENTS, AND IN THE VICINITY OF ON-SITE ELECTRIC DISTRIBUTION SYSTEMS CANNOT BEGIN UNTIL INSTALLATION OF LONGMONT POWER & COMMUNICATIONS FACILITIES IS COMPLETE. EXPENSES FOR ANY REPAIRS OF LANDSCAPING DUE TO ELECTRIC INSTALLATION SHALL NOT BE THE RESPONSIBILITY OF THE CITY.
18. CONTRACTOR SHALL MAINTAIN THREE (3) FEET OF CLEARANCE ON SIDES AND BACK, AND TEN (10) FEET OF CLEARANCE IN FRONT OF, ALL OF LPC'S EQUIPMENT (TRANSFORMERS/SWITCHES/VAULTS). IN ADDITION, ANY DEEPROOTED TREES MUST MAINTAIN THREE (3) FEET OF CLEARANCE FROM ANY OF LPC'S UNDERGROUND INFRASTRUCTURE (CABLES/CONDUITS). LOCATION OF LANDSCAPE MATERIAL MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM FINAL LOCATION OF ELECTRIC DISTRIBUTION FACILITIES TO THE SATISFACTION OF LONGMONT POWER & COMMUNICATIONS. REFER TO DETAILS 700-01 "TRENCH CLEARANCES" AND 700-02 "EQUIPMENT CLEARANCES" OF THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
19. PROVIDE FOLLOWING ADDITIONAL NOTES AS APPLICABLE:
 - A. A PLAN NOTE IDENTIFYING MULCH TYPE AND DEPTH, AND TYPE OF PERMEABLE WEED BARRIER UNDERLAYMENT IF APPLICABLE.
 - B. A PLAN NOTE IDENTIFYING FENCE TYPE, HEIGHT, AND MATERIALS WHENEVER ADJACENT TO PRIMARY GREENWAYS, ARTERIAL RIGHTS-OF-WAY, OR OTHER CITY-OWNED PROPERTIES.
 - C. A PLAN NOTE IDENTIFYING THAT ALL FENCING AND/OR SIGNAGE THAT SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION, PROPERTY OWNER(S), OR INDIVIDUAL HOMEOWNER(S).
 - D. A PLAN NOTE IDENTIFYING AN EXCEPTION REQUEST FROM THE DIVERSITY REQUIREMENT.
 - E. A PLAN NOTE IDENTIFYING AN EXCEPTION REQUEST REGARDING UNDERGROUND OR OVERHEAD UTILITIES UNDULY RESTRICTING PLANTING AREAS WITHIN RIGHTS-OF-WAY.
 - F. FLOODGATES AND LIGHTING SHALL BE PROVIDED PER SECTION 200 OF CURRENT CITY STANDARDS.

- G. BRIDGES AND STREET UNDERPASSES SHALL BE CONSTRUCTED PER SECTION 200 AND ALL OTHER APPLICABLE SECTIONS OF CURRENT CITY STANDARDS.
- H. SIGNAGE AND SITE FURNISHINGS SHALL BE CONSTRUCTED PER SECTION 606 AND ALL OTHER APPLICABLE SECTIONS OF CURRENT CITY STANDARDS.

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CITY OF LONGMONT

APPENDIX B-7

Landscape General Construction Notes

1. ALL IRRIGATED TURF AREAS SHALL NOT EXCEED 4H:1V SLOPES. DRYLAND GRASS AND SHRUB BED AREAS SHALL NOT EXCEED 3H:1V SLOPES.
2. ALL EXISTING TREES SCHEDULED TO REMAIN SHALL BE PROTECTED BY AN ORANGE CONSTRUCTION FENCE FOUR (4) FEET HIGH SECURED WITH STEEL T-POSTS AT THE DRIP LINE OF EACH TREE. SUFFICIENT POSTS SHALL BE USED TO MAINTAIN FENCE IN ERECT CONDITION AT ALL TIMES. NO GRADING SHALL COMMENCE WITHOUT CONSTRUCTION FENCING IN PLACE. ONLY HAND GRADING WILL BE ALLOWED WITHIN THE LIMITS OF CONSTRUCTION FENCING. NO MORE THAN SIX (6) INCHES OF CUT OR FILL WILL BE ALLOWED WITHIN THE DRIP LINE OF ANY TREE SHOWN TO REMAIN ON THE CONSTRUCTION PLANS.
3. ALL TOPSOIL SHALL BE STRIPPED FROM THE SITE AND STOCKPILED FOR USE ON THIS PROJECT. NO TOPSOIL SHALL BE REMOVED FROM THE SITE. AFTER WEED CONTROL, AND CLEARING-AND-GRUBBING OPERATIONS ARE COMPLETE, AND PRIOR TO OTHER EARTHWORK ACTIVITIES, STRIP TOPSOIL TO MAXIMUM DEPTH POSSIBLE TO RECOVER TOPSOIL. TOPSOIL SHALL BE STRIPPED WHEN MOIST BUT NOT WET OR COMPLETELY DRY. NO SUBSOIL SHALL BE REMOVED AS PART OF THIS TOPSOIL STRIPPING OPERATION. PROTECT NEWLY GRADED AREAS FROM WEED ESTABLISHMENT AND EROSION WITH FABRIC OR BY OTHER APPROVED MEANS. SUBGRADE WORK TO LEAVE AN ALLOWANCE FOR REPLACEMENT OF TOPSOIL.
4. IN CITY-OWNED AREAS, TOPSOIL DEPTH IS TO BE SIX (6) INCH MINIMUM. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE ON-SITE, ADDITIONAL TOPSOIL SHALL BE IMPORTED TO ALLOW FOR SIX (6) INCH MINIMUM DEPTH OF TOPSOIL IN ALL LANDSCAPED AREAS. IMPORTED TOPSOIL SHALL COMPLY WITH CITY STANDARD SECTION 601.03.
5. SOIL AMENDMENTS, PER CITY STANDARD SECTION 601.03, SHALL BE USED IN ALL IRRIGATED LANDSCAPED AREAS AND IN DRYLAND AREAS AS RECOMMENDED BY SOIL FERTILITY TEST. WHERE REQUIRED, SOIL AMENDMENT SHALL BE APPLIED NO MORE THAN 30 DAYS BEFORE SEEDING. A MINIMUM OF FOUR (4) CUBIC YARDS SOIL AMENDMENT PER 1000 SQUARE FEET OF LANDSCAPED AREA SHALL BE INCORPORATED INTO THE TOP SIX (6) INCHES OF TOPSOIL BY TILLING. INCREASE AMENDMENT QUANTITIES AS NEEDED PER SOILS TEST RECOMMENDATIONS.
6. WEED CONTROL USING HERBICIDES SHALL BE MADE PRIOR TO GROUND DISTURBANCE AND GRADING OPERATIONS IN AN EFFORT TO REMOVE WEED SEEDS AND PLANTS. HERBICIDE APPLICATION RECORDS MUST BE SUBMITTED TO THE CITY. CONTRACTOR MUST NOTIFY RESIDENTS IN ADVANCE OF HERBICIDE APPLICATION PER THE CITY OF LONGMONT'S INTEGRATED WEED MANAGEMENT PLAN.
7. THE CONTRACTOR IS REQUIRED TO SCHEDULE A LANDSCAPE AND IRRIGATION PRE-CONSTRUCTION MEETING WITH THE CITY PROJECT MANAGER(S) AND CITY INSPECTOR(S) PRIOR TO ANY WORK COMMENCEMENT FOR LANDSCAPED AREAS.

8. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AND LANDSCAPE IN ACCORDANCE WITH THE PLANS AND CURRENT CITY STANDARDS. FIELD CHANGES TO THE PLANS SHALL BE APPROVED BY THE CITY INSPECTOR PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL HAVE A COPY OF THE CURRENT CITY STANDARDS ON SITE AT ALL TIMES. ALL IMPROVEMENTS WITHIN PUBLICLY OWNED/MAINTAINED AREAS, REGULATED AREAS AS ADDRESSED IN THE CITY CODE, AREAS IDENTIFIED IN LANDSCAPE AND IRRIGATION PLAN NOTES, OR IN CITY STANDARD CHECKLISTS SHALL BE INSTALLED PER APPLICABLE CITY STANDARDS. THE CITY STANDARDS SHALL BE MADE AVAILABLE BY THE CONTRACTOR AT ALL SITE MEETINGS AND INSPECTIONS. ANY WORK WITHIN THE AREAS DEFINED ABOVE THAT DOES NOT ADHERE TO CURRENT CITY STANDARDS AND/OR OCCURRED WITHOUT THE APPROVAL OF THE CITY INSPECTOR SHALL BE CORRECTED IMMEDIATELY AT NO COST TO THE CITY.
10. THE CONTRACTOR SHALL HAVE A COPY OF THE MOST CURRENT CITY STANDARDS ON SITE AT ALL TIMES. ALL IMPROVEMENTS WITHIN PUBLICLY OWNED AND/OR MAINTAINED AREAS AND COMMON AREAS SHALL BE INSTALLED PER APPLICABLE CITY STANDARDS. CITY STANDARDS SHALL BE AVAILABLE TO THE CONTRACTOR AT ALL SITE MEETINGS AND INSPECTION. ANY WORK THAT PROCEEDS WITHIN CITY OWNED AREAS THAT DOES NOT ADHERE TO CURRENT CITY STANDARDS AND/OR WITHOUT THE APPROVAL OF THE CITY INSPECTOR SHALL BE CORRECTED AT NO COST TO THE CITY.
11. THE CONTRACTOR SHALL BUILD THE PROJECT IN A TIME FRAME NECESSARY TO OBTAIN CONSTRUCTION ACCEPTANCE AND FINAL ACCEPTANCE DURING THE GROWING SEASON.

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CITY OF LONGMONT

APPENDIX B-8

LPC Construction Notes

16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING UTILITY LOCATES. CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
17. 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:
 1. 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.
 2. LPC'S CORRIDOR SHALL BE FREE OF CONSTRUCTION EQUIPMENT, MATERIALS, SCRAP, CONCRETE, AND/OR ANY OTHER OBJECTS OR OBSTACLES THAT MAY INHIBIT TRENCHING.
 3. 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.
 4. 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.
 5. SIDEWALKS SHALL BE FREE OF ALL DEBRIS, WITH THE FRONT PROPERTY LINES PAINTED ON SAID SIDEWALK, AND THE REAR PROPERTY LINES CLEARLY STAKED.
 6. CONCRETE DRIVEWAYS, LANDSCAPING, AND IRRIGATION EQUIPMENT SHALL NOT BE INSTALLED PRIOR TO LPC'S FACILITIES.
 7. 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.
 8. PROPERTY PINS SHALL NOT BE INSTALLED IN LPC'S CORRIDOR PRIOR TO LPC'S FACILITIES.
 9. 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.

10. CONTRACTOR INSTALLED FACILITIES SHALL BE PLACED AS SHOWN ON THE MASTER UTILITY PLAN, BACKFILLED, AND COMPACTED (I.E., SEWER, WATER, STORM DRAINAGE, ETC.).
18. 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 FACILITIES, CONTACT LPC IMMEDIATELY AT 1-303-651-8386. LPC WILL REPAIR THE FACILITIES AND BILL THE CONTRACTOR FOR ALL ASSOCIATED COSTS.
19. 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.
20. 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.
21. THE CONTRACTOR IS RESPONSIBLE FOR THE COST OF EXTENDING THE ELECTRIC UTILITY SYSTEM TO THE SITE, WITHIN THE SITE, RELOCATIONS, OR OTHER CHANGES.
22. 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.
23. 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.

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CITY OF LONGMONT

APPENDIX B-9

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.

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CITY OF LONGMONT

APPENDIX B-10

Neighborhood Grading Plan Notes

1. FOUNDATION EXPOSURE IS REQUIRED TO BE A MINIMUM OF 8-INCHES ABOVE FINISHED GRADE.
2. PER FEDERAL HOUSING AUTHORITY MINIMUM PROPERTY STANDARDS, FOUNDATIONS SHALL HAVE A MINIMUM 6-INCH FALL IN THE FIRST 10 FEET RADIATING OUTWARDS AND A MINIMUM 2 PERCENT SLOPE AT ALL OTHER GRADES AND SWALES.
3. ALL GRADING SHALL MEET THE REQUIREMENTS OF THE CURRENTLY ADOPTED INTERNATIONAL BUILDING CODE (IBC) AND SHALL COMPLY WITH ALL RECOMMENDATIONS INCLUDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROPERTY, INCLUDING SURFACE DRAINAGE IMPROVEMENTS.
4. THESE NEIGHBORHOOD GRADING PLANS SHOW THE MINIMUM TOP OF FOUNDATION ELEVATION. THE HOME BUILDER/ CONTRACTOR/PRIVATE OWNER IS RESPONSIBLE FOR:
 - A. VERIFYING ALL SEWER AND UNDERDRAIN SERVICE ELEVATIONS
 - B. PROVIDING NECESSARY GEOTECHNICAL REPORTS FOR BASEMENT CONSTRUCTION.
5. THE LOWEST FLOOR ELEVATION (INCLUDING BASEMENTS) SHALL BE A MINIMUM 3 FEET ABOVE THE GROUNDWATER LEVEL.

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CITY OF LONGMONT

APPENDIX B-11

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.

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CITY OF LONGMONT

APPENDIX B-12

Storm Sewer Construction Notes

9. ALL STORM SEWER REINFORCED CONCRETE PIPE SHALL MEET ASTM C-76, CLASS III STANDARDS.
10. ALL STORM SEWER PIPE JOINTS SHALL BE RUBBER O-RING TYPE PER ASTM C361.
11. 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.
12. ALL STORM SEWER INLETS SHALL BE CDOT TYPE R CURB INLETS UNLESS OTHERWISE NOTED.
13. ALL STORM SEWER MANHOLE AND INLET LIDS SHALL HAVE THE FOLLOWING CONFINED SPACE INFORMATION: "STORM SEWER CAUTION CONFINED SPACE ENTRY PERMIT REQUIRED".
14. MANHOLE AND INLET LID LOCATIONS SHALL BE COORDINATED WITH THE CITY OF LONGMONT CONSTRUCTION INSPECTOR.
15. 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.
16. 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.
17. ALL STORM INFRASTRUCTURE SHALL BE CLEANED PRIOR TO CONSTRUCTION ACCEPTANCE.
18. ALL STORM INFRASTRUCTURE SHALL BE INSPECTED VIA CAMERA PRIOR TO CONSTRUCTION ACCEPTANCE.
19. 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.>

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CITY OF LONGMONT

APPENDIX B-13

Stormwater Pollution Control (SPC) Construction Notes

1. THE STORMWATER POLLUTION CONTROL (SPC) DRAWINGS HAVE BEEN SUBMITTED AND APPROVED AS PART OF AN APPLICATION FOR A STORMWATER CONSTRUCTION ACTIVITY PERMIT (SCAP) FOR LAND DISTURBING ACTIVITIES WITHIN THE CITY OF LONGMONT. THE INSTALLATION AND MAINTENANCE OF THE STORMWATER POLLUTION CONTROLS SHALL BE THE OBLIGATION OF THE STORMWATER CONSTRUCTION ACTIVITY PERMIT HOLDER UNTIL SUCH TIME AS THE PERMIT IS RELEASED. ADDITIONAL STORMWATER POLLUTION CONTROL MEASURES MAY BE REQUIRED OF THE PERMITTEE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE STORMWATER POLLUTION CONTROLS OUTLINED IN THESE DRAWINGS DO NOT FUNCTION AS INTENDED.
2. THE PERMITTEE IS OBLIGATED TO INSTALL AND MAINTAIN ALL APPROVED STORMWATER POLLUTION CONTROL (SPC) MEASURES, AS SHOWN IN THE APPROVED SPC DRAWINGS. CONTROL MEASURES FROM MILE HIGH FLOOD DISTRICT'S URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3 SHALL BE USED UNLESS OTHERWISE APPROVED BY THE CITY'S STORMWATER QUALITY PROGRAM. STORMWATER CONTROL MEASURES MUST REMAIN INSTALLED AND MAINTAINED UNTIL SITE STABILIZATION IS ACHIEVED OR PERMIT TERMINATED.
3. THE PERMITTEE IS RESPONSIBLE FOR UPDATING AND REDLINING SPC DRAWINGS, WHICH MUST BE MADE AVAILABLE TO CITY STAFF UPON REQUEST. UPDATED SPC DRAWINGS MUST INCLUDE ALL STORMWATER CONTROL MEASURES AND POTENTIAL POLLUTANT SOURCES.
4. THE PERMITTEE SHALL PREVENT ALL POLLUTANTS, INCLUDING SEDIMENT, DEBRIS, TRASH, SPILLED MATERIALS, AND CONCRETE AND MORTAR WASTE FROM ENTERING STREETS, WATERWAYS, OR THE STORM SEWER SYSTEM (MS4). THE PERMITTEE MUST IMMEDIATELY REMOVE ALL POLLUTANTS AND REMEDIATE ANY WATERWAYS, RIGHTS-OF-WAYS, OR STORM SEWERS.
5. SPILL KIT MATERIALS MUST ALWAYS BE PRESENT ON SITE. SPILLS AND LEAKS, INCLUDING FROM VEHICLES, MUST IMMEDIATELY BE ADDRESSED. A RECORD OF SPILLS MUST BE KEPT ONSITE. ANY SPILLS THAT LEAVE THE SITE OR CANNOT BE IMMEDIATELY CLEANED UP MUST BE REPORTED TO THE STORMWATER QUALITY PROGRAM.
6. WORK MAY NOT OCCUR IN A WATERWAY UNLESS APPROPRIATE APPROVALS HAVE BEEN GRANTED. APPROVALS MAY BE REQUIRED FROM DITCH COMPANIES, FEDERAL AGENCIES, STATE AGENCIES, AND/OR LOCAL MUNICIPALITIES. WORK ADJACENT TO WATERWAYS MAY NOT RESULT IN DISTURBANCE TO THE WATERWAYS OR DISCHARGE OF ANY POLLUTANTS TO THE WATERWAYS.
7. VEHICLE TRACKING CONTROL MUST BE INSTALLED AND MAINTAINED AT ALL SITE ACCESS POINTS. ANY VEHICLE TRACKING MUST BE REMOVED IMMEDIATELY.
8. DUST CONTROL PRACTICES (WATERING, VEGETATION, STRIPPED TOPSOIL, ANY PLASTIC COVERS, ETC.) SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT. COVERS INSTALLED OVER STOCKPILES MUST BE INSTALLED SECURELY TO PROTECT FROM WIND AND RAIN.
9. ALL HAUL TRUCKS WHICH TRANSPORT MATERIAL TO OR FROM THE SITE MUST BE COVERED DURING TRANSIT.
10. ALL CONCRETE WASHOUTS MUST BE LINED IF LOCATED WITHIN 400' OF ANY WATER BODY. ANY CONCRETE WASHOUT LOCATED ON PAVED PUBLIC RIGHT OF WAY MUST PROVIDE SECONDARY CONTAINMENT.

11. CONTROL MEASURES MUST BE INSTALLED AT BACK OF CURB AFTER INITIAL PAVING OPERATIONS ARE COMPLETED TO PREVENT SEDIMENT FROM DISCHARGING TO NEW ROADWAYS.
12. STOCKPILES MUST BE PROTECTED USING CONTROL MEASURES, SUCH AS PERIMETER CONTROL, DUST CONTROL, AND COVERS. STOCKPILE LOCATION SHALL BE SETBACK FROM PROPERTY LINES, DRAINAGE WAYS, AND FLOODPLAIN BOUNDARIES A MINIMUM OF 50 FEET, UNLESS WRITTEN APPROVAL IS GRANTED BY THE CITY. LOCATION OF STOCKPILES SHALL BE SELECTED TO PROVIDE ACCESS TO ALL EXISTING UTILITIES. STOCKPILES MAY NOT EXCEED 8' IN HEIGHT AND HAVE MAXIMUM SIDE SLOPES OF 2:1 (H:V), UNLESS WRITTEN APPROVAL IS GRANTED BY THE CITY.
13. IF NO CONSTRUCTION ACTIVITIES TAKE PLACE OR ARE SCHEDULED TO TAKE PLACE ON-SITE OR ON A PORTION OF THE SITE FOR 30 DAYS OR MORE, THE PERMITTEE IS RESPONSIBLE FOR IMPLEMENTING TEMPORARY STABILIZATION OF THAT SITE OR PORTION OF THE SITE. THIS INCLUDES STABILIZATION OF INACTIVE STOCKPILES.
14. THE PERMITTEE SHALL OBTAIN A CDPS GROUNDWATER DEWATERING PERMIT PRIOR TO ANY GROUND WATER DISCHARGES. THE PERMITTEE MUST COORDINATE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) FOR ALL GROUNDWATER DISCHARGES. GROUNDWATER DISCHARGES ARE NOT ALLOWED FROM CONSTRUCTION SITES WITHOUT A STATE GROUNDWATER DEWATERING PERMIT.
15. ANY KNOWN WILDLIFE (E.G. PRAIRIE DOGS, GROUND NESTING BIRDS, OR RAPTORS) LOCATED ON THE SITE, OR IN THE VICINITY OF THE SITE, MUST BE IDENTIFIED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES. THE PERMITTEE MUST COMPLY WITH ALL MUNICIPAL, STATE, AND FEDERAL LAWS PERTAINING TO WILDLIFE.
16. IT IS THE PERMITTEE'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS PERTAINING TO THE PERMITTEE'S ACTIVITIES.

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CITY OF LONGMONT

APPENDIX B-14

Underdrain Construction Notes

12. THE UNDERDRAIN COLLECTION SYSTEM IS A PRIVATE SYSTEM OWNED AND MAINTAINED BY THE PROPERTY OWNER(S)/HOA/PROPERTY OWNERS ASSOCIATION.
13. 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.
14. 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).
15. FOUNDATION PERIMETER DRAIN FOR BUILDINGS SHALL BE FOUR (4)-INCH PERFORATED PIPE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S)/HOA/PROPERTY OWNERS ASSOCIATION.
16. 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.
17. A 24-INCH INSIDE-DIAMETER UNDERDRAIN INSPECTION MANHOLE SHALL BE INSTALLED IN LOCATIONS WHERE THREE OR MORE UNDERDRAIN PIPES ARE CONNECTED (REFERENCE DETAIL).
18. 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.
19. THE LOWEST FLOOR ELEVATION (INCLUDING BASEMENTS) SHALL BE MINIMUM THREE (3) FEET ABOVE THE HIGHEST MEASURED GROUNDWATER LEVEL.
20. AN INFRASTRUCTURE PERMIT WILL BE REQUIRED FROM THE CITY TO INSTALL, OWN, MAINTAIN, AND OPERATE PRIVATE UTILITIES IN PUBLIC RIGHTS-OF-WAY.

21. UNDERDRAIN COLLECTION SYSTEM INSTALLATION (MAIN LINE AND SERVICE LINE) SHALL BE INSPECTED BY THE CITY.
22. 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.
23. AS-BUILT PLANS WILL BE REQUIRED FOR ALL UNDERDRAIN COLLECTION SYSTEMS.

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CITY OF LONGMONT

APPENDIX B-15

Water Distribution Construction Notes

24. 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.
25. ALL LENGTHS OF WATER LINE SHOWN ON THE MASTER UTILITY PLAN ARE FROM THE CENTER TO THE CENTER OF ALL VALVES OR FITTINGS.
26. 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.
27. THE CONTRACTOR SHALL INSTALL TEMPORARY BLOW-OFFS FOR TESTING AND FLUSHING OF THE WATER MAINS.
28. A PERMANENT BLOW-OFF OR FIRE HYDRANT IS REQUIRED FOR EACH DEAD-END LINE.
29. FIRE HYDRANT LINES SHALL BE 6-INCH DIAMETER AND SHALL MATCH THE TYPE OF MATERIAL USED FOR THE MAINLINE.

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CITY OF LONGMONT

APPENDIX B-16

Wildlife Restrictions Construction Notes

(Use Only if Species & Habitat Report identifies Restrictions)

1. CERTAIN WILDLIFE HAS BEEN IDENTIFIED IN THE PROJECT AREA THROUGH THE WILDLIFE SPECIES AND HABITAT REPORT DATED _____ BY _____. ALL CONSTRUCTION ON THIS SITE SHALL CONFORM TO THE RESTRICTIONS AND RECOMMENDATIONS OF THE REPORT.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPLICABLE PERMISSIONS, INCLUDING THE PRAIRIE DOG PERMIT, THROUGH THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
3. NESTING RAPTORS HAVE BEEN IDENTIFIED WITHIN _____ MILE(S) OF THE SITE. IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SPECIES AND HABITAT REPORT, NO CONSTRUCTION SHALL TAKE PLACE WITHIN THE IDENTIFIED AREA DURING THE FOLLOWING TIME FRAME: _____ TO _____.
4. DUE TO _____ IN THE AREA, THE CONTRACTOR SHALL HIRE A QUALIFIED WILDLIFE BIOLOGIST TO MONITOR _____ DURING THE DURATION OF CONSTRUCTION. THE RECOMMENDATIONS OF THE WILDLIFE BIOLOGIST SHALL BE FOLLOWED TO MINIMIZE DISTURBANCE AS MUCH AS POSSIBLE.

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CITY OF LONGMONT

APPENDIX B-17

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.
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.)

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