

1. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT SHALL CONFORM TO THE CITY OF WHEAT RIDGE ("CITY") ENGINEERING REGULATIONS AND DESIGN STANDARDS. IF NO CITY STANDARD EXISTS, THE COLORADO DEPARTMENT OF TRANSPORTATION M-STANDARDS SHALL APPLY.
2. AN APPROVED RIGHT-OF-WAY CONSTRUCTION PERMIT AND A MUNICIPAL CONTRACTOR'S LICENSE ARE REQUIRED PRIOR TO ANY WORK COMMENCING WITHIN THE PUBLIC RIGHT-OF-WAY. ANY WORK PERFORMED WITHIN THE STATE RIGHT-OF-WAY SHALL REQUIRE AN APPROVED STATE CONSTRUCTION PERMIT PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/DEVELOPER AND CITY INSPECTOR OF ANY PROBLEM ENCOUNTERED WHICH WOULD ALTER THE ORIGINAL DESIGN OR CAUSE NON-CONFORMANCE WITH THE ORIGINAL APPROVED CONSTRUCTION PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER DURING CONSTRUCTION ACTIVITIES TO RESOLVE CONSTRUCTION PROBLEMS DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE OPINION OF THE CITY'S INSPECTOR, THE MODIFICATIONS PROPOSED BY THE DEVELOPER TO THE APPROVED PLANS INVOLVE SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK OR TO FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE CITY OF WHEAT RIDGE FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF WORK. ANY IMPROVEMENTS CONSTRUCTED NOT IN ACCORDANCE WITH THE ORIGINAL APPROVED PLANS OR APPROVED REVISED PLANS SHALL BE REMOVED AND THE IMPROVEMENTS SHALL BE RECONSTRUCTED PER THE APPROVED PLANS.
5. UTILITY NOTIFICATION CENTER- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR LOCATION ON UNDERGROUND GAS, ELECTRIC AND TELEPHONE UTILITIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CALL CO811 AT 1.800.922.1987.
6. ALL UTILITY POLES SHALL BE RELOCATED PRIOR TO THE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.
7. WITH NOTIFICATION OF THE RESPECTIVE OWNER, ADJUST RIMS OF ALL CLEANOUTS, MANHOLES, VALVE COVERS AND SURVEY MONUMENTS PRIOR TO THE FINAL PAVING LIFT.
8. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN INGRESS AND EGRESS TO PRIVATE PROPERTY ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL OBTAIN A WRITTEN AGREEMENT FROM THE AFFECTED PROPERTY OWNER(S) IMPACTED BY THIS ACCESS.
10. PRIOR TO THE FINAL LIFT OF SURFACE PAVEMENT ALL UNDERGROUND UTILITY MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT BEYOND THE BACK OF CURB/SIDEWALK LINE WHEN ALLOWED BY THE UTILITY. SERVICE FROM PUBLIC UTILITIES AND FROM SANITARY SEWERS SHALL BE MADE AVAILABLE FOR EACH LOT IN SUCH A MANNER THAT WILL NOT BE NECESSARY TO DISTURB THE STREET PAVEMENT, CURB, GUTTER AND SIDEWALK WHEN CONNECTIONS ARE MADE.
11. UPON COMPLETION OF THE PUBLIC IMPROVEMENTS THE CONTRACTOR SHALL FURNISH "AS-BUILT" PLANS (RECORD DRAWINGS) PRIOR TO FINAL ACCEPTANCE OF THE WORK AND ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY/COMPLETION. SUBMIT TO ENGINEERING DIVISION OF COMMUNITY DEVELOPMENT.
THE AS-BUILT PLANS SHALL BE AS FOLLOWS:
 - a. 1 SCANNED PDF OF THE SIGNED & SEALED HARDCOPY, AND
 - b. 1 ELECTRONIC AUTOCAD DWG FILE FORMAT. (ALL SHX AND EXTERNAL REFERENCE FILES MUST BE INCLUDED PRIOR TO ACCEPTANCE).
12. AS-BUILT PLANS SHALL INCLUDE ALL OF THE FOLLOWING ELEMENTS THAT APPLY TO THIS PROJECT:
 - a. STREETS: CROSS-SECTIONS AT REGULAR STATIONS AND OFFSETS AS ESTABLISHED BY THE DEPARTMENT OF PUBLIC WORKS SHALL BE PROVIDED.
 - b. DETENTION POND: SUFFICIENT SPOT ELEVATIONS FOR THE ENGINEER-OF-RECORD TO DETERMINE THE PROPER POND VOLUME.
 - c. STORM SEWER: ELEVATIONS ARE TO BE INCLUDED FOR, BUT NOT LIMITED TO, MANHOLES (PIPE INVERTS & RIM), DROP INLETS (FL GRATE AND INVERTS), OUTLET STRUCTURE(S), TRICKLE CHANNEL(S), FES, HEADWALLS AND OTHER DRAINAGE-RELATED STRUCTURES.
 - d. LIGHTING: THE LOCATION OF ALL STREETLIGHTS, PEDESTRIAN LIGHTS, PULL-BOXES, AND ELECTRIC METERS.
 - e. SIGNS: ALL REGULATORY SIGNAGE WITHIN THE PROJECT SHALL BE LOCATED ON THE PLANS.
 - f. IRRIGATION: THE LOCATION SHALL BE PROVIDED FOR ANY IRRIGATION CONTROLLER BOXES, SPRINKLER HEADS, AND SPRINKLER VALVES THAT ARE TO BE MAINTAINED BY THE CITY.
13. THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS INSPECTOR AT 303.205.7615 AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE DESIRED INSPECTION.
14. NO PORTION OF THE STREET MAY BE FINAL PAVED UNTIL ALL STREET LIGHTING IMPROVEMENTS, DESIGNED TO SERVE THE STREET AND/OR DEVELOPMENT HAVE BEEN COMPLETED.
15. STREET RIGHT-OF-WAY MONUMENTS SHALL BE SET PRIOR TO FINAL LIFT OF ASPHALT PAVEMENT. MONUMENT HARDWARE AND RANGE BOXES WILL BE PROVIDED BY THE CITY OF WHEAT RIDGE UPON REQUEST (303.205.7615).
16. SEEDING AND MULCHING SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF INITIAL EXPOSURE OR SEVEN (7) DAYS AFTER GRADING IS SUBSTANTIALLY COMPLETE IN A GIVEN AREA (AS DEFINED BY THE CITY). THIS MAY REQUIRE MULTIPLE MOBILIZATIONS FOR SEEDING AND MULCHING.
17. ANY DISTURBED AREA OR STOCKPILE NOT AT FINAL GRADE THAT IS TO BE LEFT EXPOSED FOR MORE THAN THIRTY (30) DAYS AND IS NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL BE TEMPORARILY SEEDED WITHIN SEVEN (7) DAYS OF PLACEMENT OR DISTURBANCE IN ACCORDANCE WITH THE CITY OF WHEAT RIDGE TEMPORARY SEEDING STANDARDS. IF THE SEASON OR STOCKPILE MATERIAL PROHIBITS TEMPORARY SEEDING, THE DISTURBED AREAS SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS OR STRAW MULCH AND TACKIFIER, AND ANCHORED IN ACCORDANCE WITH CITY OF WHEAT RIDGE SEEDING AND EROSION CONTROL REQUIREMENTS.
18. STOCKPILES OF ANY MATERIAL SHALL BE LOCATED FULLY WITHIN THE LIMITS OF CONSTRUCTION AND NO LESS THAN 100-FEET FROM THE BANKS OF THE NEAREST DRAINAGEWAY. STOCKPILE AREAS SHALL BE SIZED TO FULLY CONTAIN THE MATERIAL BASED ON MAXIMUM ALLOWABLE STOCKPILE SIDE SLOPES OF 3 (HORIZONTAL) TO 1 (VERTICAL) CONSTRUCTION.
19. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN THIRTY (30) DAYS AFTER FINAL GRADE IS ACHIEVED ON ANY PORTION OF THE SITE, OR TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT ARE TO BE LEFT DORMANT FOR A PERIOD OF TIME OF MORE THAN THIRTY (30) DAYS.
20. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION, AND SHALL BE INSTALLED IMMEDIATELY PER INSTRUCTIONS OF THE CITY INSPECTOR.
21. IF THE AREA OF DISTURBANCE FOR THE PROJECT IS GREATER THAN AN ACRE IN SIZE, EVEN IF THE PROJECT IS TO BE COMPLETED IN PHASES, REFER TO THE APPROVED STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.
22. THE CONTRACTOR SHALL OBTAIN THE PROPER ROW CONSTRUCTION PERMITS FROM THE CITY OF WHEAT RIDGE DEPARTMENT OF PUBLIC WORKS (303.205.7615) PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
23. NOTICE TO CONTRACTOR: IF MORE THAN THREE (3) STREET CUTS OCCUR WITHIN 250 LINEAR FEET, ADDITIONAL MILLING/OVERLAY REQUIREMENTS WILL APPLY. REFER TO THE TERMS OF THE CITY OF WHEAT RIDGE ROW CONSTRUCTION PERMIT (THAT MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS, 303.205.7615, PRIOR TO COMMENCEMENT OF WORK).
24. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WHEAT RIDGE PUBLIC WORKS AT 303.205.7615. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL APPLICABLE UTILITY DISTRICTS FOR THIS MEETING.
25. REQUIRED MAXIMUM ALLOWABLE SLOPES:
 - a. SIDEWALK CROSS-SLOPES SHALL BE BETWEEN 1.70% AND 2.00%.
 - b. GRADED & LANDSCAPED AREAS SHALL NOT EXCEED 4:1.
26. PEDESTRIAN AND STREET LIGHTING TO BE CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES TWO (2) SEPARATE AND DISTINCT PERMITS:
 - a. ROW CONSTRUCTION PERMIT. A ROW CONSTRUCTION PERMIT IS REQUIRED FOR CONSTRUCTION OF THE LIGHT BASES ONLY. THE ROW CONSTRUCTION PERMIT MAY BE OBTAINED THROUGH THE CONSTRUCTION DIVISION (303.205.7615). THE APPLICABLE SHEETS FROM THE APPROVED CIVIL CONSTRUCTION PLANS SHOWING PLACEMENT OF THE LIGHT BASES SHALL BE PROVIDED WITH THE ROW CONSTRUCTION PERMIT APPLICATION.
 - b. BUILDING PERMIT. A BUILDING PERMIT IS REQUIRED FOR THE ELECTRICAL COMPONENTS ONLY. THE (ELECTRICAL) BUILDING PERMIT REQUIRES A COMPLETE SET OF ELECTRICAL LIGHTING PLANS INCLUDING, BUT NOT LIMITED TO, ONE-LINE DIAGRAMS AND SPECIFIC COMPONENT INFORMATION THAT ARE TO BE SUBMITTED FOR REVIEW AND APPROVAL TO THE BUILDING DIVISION (303.235.2876). THE ELECTRICAL PLANS WILL BE REVIEWED BY BOTH THE BUILDING DIVISION AND PUBLIC WORKS OPERATIONS.
27. ALL NEW STREETS SHALL FULLY ADHERE TO THE CITY'S NEW ASPHALT STREET CONSTRUCTION POLICY FOR DEVELOPMENTS POLICY DATED DECEMBER 21, 2018 (THE "POLICY"). THE POLICY REQUIRES THAT FOR NEW ROADWAYS ONLY THE BOTTOM LIFT OF ASPHALT MAY BE PLACED AND MUST BE MAINTAINED BY THE DEVELOPER FOR A MINIMUM OF ONE WINTER CYCLE PRIOR TO PLACEMENT OF THE TOP FINAL LIFT OF ASPHALT. REFER TO THE POLICY HYPERLINK FOUND ON THE CITY OF WHEAT RIDGE PUBLIC WORKS/DEVELOPMENT REVIEW WEB PAGE FOR ALL REQUIREMENTS CONTAINED IN THE POLICY.