

**LEGEND**

- BOUNDARY
- - - EXIST. EASEMENT
- ==== PROP. CURB & GUTTER
- ==== EXIST. CURB & GUTTER
- ⊕ PROP. LIGHT POLE
- ▭ PROP. SIDEWALK
- ▭ PROP. HANDICAP PARKING
- ▭ PROP. HEAVY TRAFFIC CONCRETE PAVING
- ▭ PROP. GENERAL PARKING ASPHALT PAVING
- ▭ PROP. HEAVY TRAFFIC ASPHALT PAVING
- ▭ WIDENING UNDER SEPARATE COVER
- ⊕ PARKING COUNT

**SITE PLAN KEYED NOTES**

- 1 CONSTRUCT 5" THICK PUBLIC CONCRETE WALK. RE: DETAIL S-21 ON SHEET C352.
- 2 CONSTRUCT PROPOSED SWALE. RE: GRADING PLAN, SHEET C300.
- 3 INSTALL CURB AND GUTTER, TYPICAL WHERE SHOWN. RE: GRADING PLANS ON SHEET C300 FOR CURB TYPE.
- 4 CONSTRUCT PUBLIC ACCESSIBLE RAMP, TYPICAL WHERE SHOWN. RE: DETAIL S-14 ON SHEET C352.
- 5 PAINT HANDICAPPED PARKING SYMBOL, TYPICAL WHERE SHOWN. RE: DETAIL H ON SHEET C350.
- 6 CONSTRUCT TRASH/RECYCLING AREA AND DELIVERY PAD.
- 7 CONSTRUCT VALLEY PAN. RE: DETAIL I ON SHEET C351.
- 8 INSTALL "GENERAL PARKING AREA" ASPHALT PAVING SECTION. RE: "PAVING NOTE" THIS SHEET.
- 9 INSTALL "HEAVY TRAFFIC AREA" ASPHALT PAVING SECTION. RE: "PAVING NOTE" THIS SHEET.
- 10 INSTALL "HEAVY TRAFFIC AREA" CONCRETE PAVING SECTION. RE: "PAVING NOTE" THIS SHEET.
- 11 CONSTRUCT CROSS-PAN. RE: DETAIL S-22 ON SHEET C352.
- 12 SAWCUT EXISTING PAVEMENT AS SHOWN.
- 13 INSTALL LIGHT POLE BASE AND FIXTURE. RE: PHOTOMETRIC PLAN FOR DETAILS.
- 14 INSTALL "NO PARKING - FIRE LANE" SIGN. RE: DETAIL A ON SHEET C350.
- 15 INSTALL "STOP" SIGN. RE: DETAIL A ON SHEET C350.
- 16 INSTALL HANDICAP PARKING SIGN; INCLUDE "VAN" PLACARD WHERE "VAN" IS SHOWN. RE: DETAIL A ON SHEET C350.
- 17 PAINT 4-INCH WIDE WHITE DIAGONAL STRIPES 2-FEET ON-CENTER WITH 4-INCH WIDE, WHITE BORDER STRIPES AS SHOWN.
- 18 PAINT 18-INCH WIDE BY 6-FEET LONG PEDESTRIAN CROSSWALK STRIPES AT 6-FEET ON CENTER, TRAFFIC WHITE.
- 19 PROPOSED DETENTION POND AREA. RE: STORM SEWER AND POND PLAN, SHEET C700.
- 20 PROPOSED ROAD WIDENING UNDER SEPARATE COVER.
- 21 PROPOSED MONUMENT SIGNS. RE: ARCHITECTURAL PLANS FOR DETAIL.
- 22 CONSTRUCT PRIVATE CONCRETE WALK. RE: DETAIL N ON SHEET C351.
- 23 CONSTRUCT PRIVATE CURB RAMP. RE: DETAIL N ON SHEET C351.

**GENERAL NOTES**

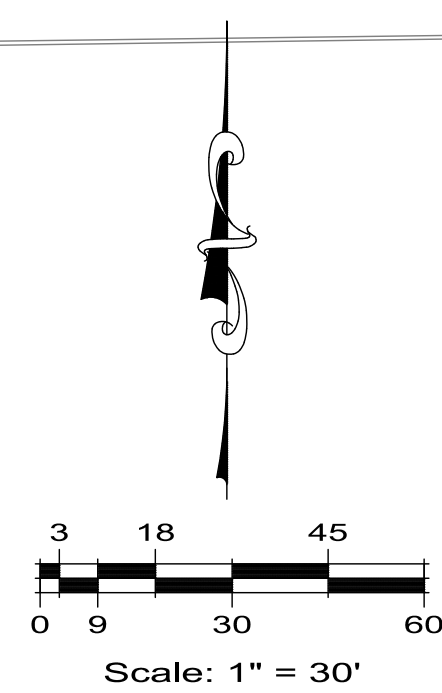
1. REFER TO SHEET 2 OF 25 (C101) FOR ADDITIONAL PROJECT GENERAL NOTES.
2. THE CONTRACTOR SHALL REFER TO THE GRADING PLAN FOR CURB TYPES AND FLOWLINE ELEVATIONS.
3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, STAIRS, PRECISE BUILDING DIMENSIONS, AND BUILDING ENTRANCES.
4. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING SIGNAGE LOCATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR SITE ELECTRICAL INSTALLATION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO LOCATION, TYPE, SIZE AND MATERIAL OF WIRING, CONDUIT, TRENCH, AND CONNECTION POINTS FOR SITE LIGHTING, SITE SIGNAGE, AND OTHER SITE IMPROVEMENTS.
7. CONTRACTOR SHALL COORDINATE SIGNAGE PERMIT, INSTALLATION, AND SPECIFICATIONS WITH OWNER'S CONSTRUCTION MANAGER.
8. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE WITH OWNER, AND PROVIDE SHOP DRAWINGS PRIOR TO FABRICATION TO OWNER FOR APPROVAL.

**CAUTION: NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, SIZE, NUMBER, AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON MEASUREMENTS TAKEN IN THE FIELD AND RECORDS OF THE VARIOUS UTILITY COMPANIES. THIS INFORMATION IS NOT TO BE RELIED ON TO BE COMPLETE OR EXACT. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST UTILITIES BE LOCATED AND MARKED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES AND SHALL REPAIR ANY DAMAGE AT HIS EXPENSE.

**PAVING NOTE**

ALL PAVING, INCLUDING CURB, GUTTER, AND SIDEWALK, TO BE INSTALLED OUTSIDE OF PUBLIC RIGHTS OF WAY SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SITE SPECIFIC "REPORT OF GEOTECHNICAL ENGINEERING EVALUATION - PROPOSED DOLLAR GENERAL" PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. AND DATED OCTOBER 22, 2018, OR AS MAY HAVE BEEN AMENDED HENCE. RECOMMENDATIONS TO BE FOLLOWED INCLUDE, BUT ARE NOT LIMITED TO, THE PAVEMENT SECTION, MATERIALS, AND SUBGRADE PREPARATION. THE CONTRACTOR SHALL COORDINATE APPROVAL FOR INSTALLATION OF ANY ALTERNATE RECOMMENDATIONS INCLUDED IN THE INVESTIGATION OR DESIRED MODIFICATIONS TO THE RECOMMENDATIONS WITH THE OWNER/DEVELOPER AND/OR THEIR CONSTRUCTION MANAGER PRIOR TO BID AND PRIOR TO CONSTRUCTION.



**LEGAL DESCRIPTION**

LOT 2, RED WILLOW SUBDIVISION, FILING NO. 1 SITUATED IN THE SE 1/4 OF SECTION 34, T.7N., R.67W., OF THE 6TH P.M., TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN.

**BENCHMARK**

TOWN OF SEVERANCE BM RKS1 BM-6 - 2.5" DIAMETER ALUMINUM CAP IN CONCRETE BASE OF TRANSMISSION LINE TOWER +/- 5011' EAST OF SITE ON THE SOUTH SIDE OF WELD COUNTY ROAD 74 (4TH STREET) AND +/- 48' SOUTH OF SECTION LINE. ELEVATION: 4881.04 FEET (NAVD 1988 DATUM).

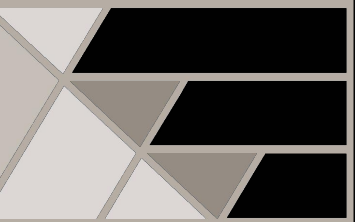
Know what's below.  
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CALL 811  
WWW.CALL811.COM  
1-800-922-1987

Date:	2019-03-08
Description:	INITIAL SUBMITTAL
No.:	

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Aurora, Colorado 80014  
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**OVERALL SITE PLAN**  
DOLLAR GENERAL - SITE PLAN  
LOT 2, RED WILLOW SUBDIVISION  
SITUATED IN THE SE 1/4 OF SECTION 34, T.7N., R.67W., OF THE 6TH P.M., TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Client:  
**DORSEY DEVELOPMENT COMPANIES, LLC**  
3636 NORTH CAUSEWAY BOULEVARD, SUITE 200  
METairie, LOUISIANA 70002-7215  
A/ITN: PAUL DORSEY

FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

Designed by:	Project No.:
Drawn by:	E-003-19
Checked by:	Date:
JVB	2019-03-08
Scale:	Horiz.: 1" = 30'
CMIA	Vert.: N/A
Sheet No.:	
<b>3 OF 25 (C200)</b>	