

GENERAL GRADING NOTES

1. NO GRADING SHALL COMMENCE WITHOUT OBTAINING PROPER PERMITS. A PRE-GRADE MEETING AT THE SITE IS REQUIRED BEFORE THE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, TOWN OF FREDERICK ENGINEERING STAFF, AND UTILITY COMPANY REPRESENTATIVES. A FORTY-EIGHT (48) HOUR NOTICE IS REQUIRED.

2. ALL CONSTRUCTION ACTIVITIES THAT DISTURBS ONE OR MORE ACRES OF LAND, AS WELL AS ACTIVITIES THAT DISTURB LESS THAN ONE ACRE OF LAND, BUT IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, MUST COMPLY WITH BOTH LOCAL AND STATE REGULATIONS REGARDING STORMWATER DRAINAGE ON CONSTRUCTION SITES. OWNERS OR CONTRACTORS MUST OBTAIN A COLORADO STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION ACTIVITIES, FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE TOWN OF FREDERICK DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR IMPLIMENTING OR FOLLOWING THE STORMWATER MANAGEMENT PLAN.
 - A. MAINTAIN A COPY OF THE SWMP ONSITE AT ALL TIMES. THE APPROVED SWMP MUST BE MAINTAINED AND MADE AVAILABLE TO ALL INSPECTORS UPON REQUEST.

 - B. INSTALL AND MAINTAIN EROSION, SEDIMENT, AND MATERIALS MANAGEMENT CONTROL BMPS AS SPECIFIED IN THE SWMP.

 - C. INSPECT ALL BMPS AT LEAST EVERY FOURTEEN (14) DAYS AND WITHIN TWENTY FOUR (24) HOURS AFTER ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE RUNOFF.

 - D. MAINTAIN INSPECTION AND MAINTENANCE RECORDS OF BMPS ONSITE WITH THE SWMP.

 - E. THE OPERATOR SHALL AMEND THE PLAN WHENEVER THERE IS A SIGNIFICANT CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR DISCHARGE OF POLLUTANTS TO THE RECEIVING WATERS, OR IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

 - F. INSTALLATION AND MAINTENANCE OF BMPS SHALL BE SUPERVISED BY PERSONNEL CERTIFIED IN EROSION AND SEDIMENT CONTROL.



3. ALL SITE GRADING (EXCAVATION, EMBANKMENT, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST SOILS INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF FREDERICK "DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS", LATEST EDITION.
4. ALL GRADING AND FILLING OPERATIONS SHALL BE OBSERVED, INSPECTED AND TESTED BY A LICENSED SOILS ENGINEER, ALL TEST RESULT SHALL BE SUBMITTED TO THE TOWN OF FREDERICK ENGINEERING STAFF.
5. CONTOURS AND SPOT ELEVATIONS SHOWN ARE ONLY CONTROLS AND THE PROFILES THEY FORM SHALL BE SMOOTH AND CONTINUOUS.
6. PROJECT DATUM SHALL BE AS FOLLOWS: GEODETIC COORDINATES BASED ON NAD 83 (1992); ORTHOMETRIC HEIGHTS BASED ON NAVD 88 VERTICAL DATUM; STATE PLANE COORDINATES BASED ON NAD 83 (HARN) COLORADO NORTH ZONE (0501).
7. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID ANY DAMAGE TO EXISTING FOLIAGE THAT LIES IN THE PROJECT AREA UNLESS DESIGNATED FOR REMOVAL AND SHALL BE LIABLE FOR SUCH DAMAGE AT THEIR EXPENSE.
8. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGATATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
9. TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR IMMEDIATE INSTALLATION. SEEDING WILL BE DONE ACROSS THE SLOPE FOLLOWING THE CONTOURS. VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION. SEEDED AREAS SHALL BE IRRIGATED IF CONDITIONS SO MERIT.
10. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE OWNER/DEVELOPER SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.



11. ANY SETTLEMENT OR SOIL ACCUMULATION BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED BY THE CONTRACTOR IMMEDIATELY.
12. NO GRADING SHALL TAKE PLACE IN DELINEATED FLOOD HAZARD AREAS UNTIL THE FINAL DRAINAGE PLAN HAS BEEN APPROVED AND ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED.
13. TEMPORARY SILT FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS AS SHOWN ON THE APPROVED EROSION CONTROL PLAN. IN ADDITION, THE TOWN OF FREDERICK MAY REQUIRE AN ADDITIONAL TEMPORARY SILT FENCE IF FIELD CONDITIONS SO MERIT THEM.
14. THE OWNER/DEVELOPER SHALL PROVIDE ANY ADDITIONAL DUST ABATEMENT AND EROSION CONTROL MEASURES DEEMED NECESSARY BY THE TOWN OF FREDERICK SHOULD CONDITIONS MERIT THEM.
15. DURING CONSTRUCTION THE FILL AREAS WILL BE WETTED FOR COMPACTION AND THE HAUL ROUTES AND CUT AREAS WILL BE MAINTAINED WITH WATER TO REDUCE WIND EROSION.
16. FILL SLOPES SHALL BE COMPACTED BY MEANS OF SHEEPSFOOT COMPACTOR OR OTHER SUITABLE EQUIPMENT. COMPACTING SHALL CONTINUE UNTIL SLOPES ARE STABLE AND THERE IS NOT AN APPRECIABLE AMOUNT OF LOOSE SOIL ON THE SLOPES.
17. TEMPORARY CUT/FILL SLOPES SHALL NOT BE STEEPER THAN 2:1 (2H:1V). PERMANENT SLOPES SHALL NOT BE STEEPER THAN 4:1 (4H:1V) IN AREAS TO BE SEEDED OR SODDED.
18. DEPTH OF MOISTURE-DENSITY CONTROL SHALL BE FULL DEPTH FOR ALL AREAS OF FILL AND SIX (6) INCHES FOR ALL OTHER AREAS, EXCEPT THAT IN AREAS WHERE STRUCTURES ARE TO BE BUILT, MOISTURE-DENSITY CONTROL SHALL BE TWELVE (12) INCHES OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
19. OUTLET SIDES OF ALL PIPES SHALL BE GRADED TO DRAIN AND SHALL HAVE SUFFICIENT EROSION PROTECTION.
20. THE PERMITTEE OR THEIR AGENT SHALL NOTIFY THE TOWN OF FREDERICK ENGINEERING STAFF WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS:



- A. INITIAL INSPECTION WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT NOT LESS THAN TWO (2) DAYS BEFORE ANY GRADING OR GRUBBING IS STARTED.
 - B. TOWN OF FREDERICK INSPECTION AFTER THE NATURAL GROUND OR BEDROCK IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE FILL IS PLACED.
 - C. EXCAVATION INSPECTION AFTER THE EXCAVATION IS STARTED BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN (10) FEET.
 - D. FILL INSPECTION AFTER THE FILL PLACEMENT IS STARTED, BUT BEFORE THE FILL EXCEEDS TEN (10) FEET.
 - E. DRAINAGE DEVICE INSPECTION AFTER FORMING OF TERRACE DRAINS, DOWNDRAINS, OR AFTER PLACEMENT OF PIPE BUT BEFORE ANY CONCRETE OR FILL MATERIAL IS PLACED.
 - F. FINAL INSPECTION WHEN ALL WORK INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES HAS BEEN COMPLETED AND THE AS-GRADED PLAN, PROFESSIONAL VERIFICATIONS AND REQUIRED REPORTS HAVE BEEN SUBMITTED.
21. SOILS IN THE AREA OF THE PROPOSED STRUCTURE SHALL BE CUT TO THE PROPOSED GRADE, AND THE SURFACE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF ONE (1) FOOT, MOISTURE CONDITIONED AND PROOF ROLLED TO A MINIMUM OF 95% RELATIVE COMPACTION, UNLESS OTHERWISE PROVIDED FOR IN THE SOILS REPORT.
22. AREAS OF CONTINUOUS FOOTINGS SHALL BE UNDERCUT AND COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION AT A DEPTH EQUAL TO THE WIDTH OF THE FOOTING, UNLESS OTHERWISE PROVIDED FOR IN THE SOILS REPORT.

