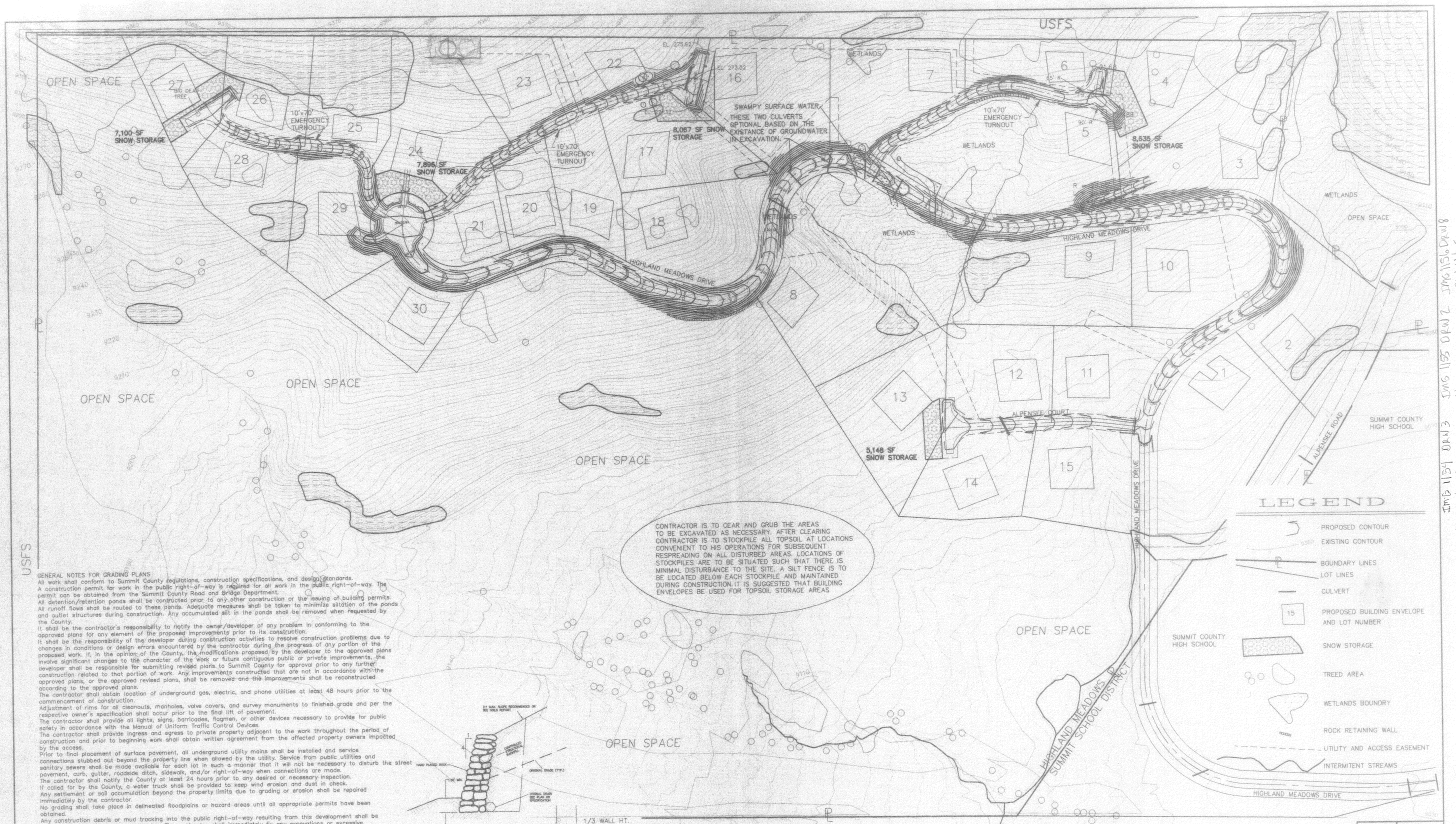

GENERAL NOTES FOR GRADING PLANS

All work shall conform to Summit County regulations, construction specifications, and design standards.
A construction permit for work in the public right-of-way is required for all work in the public right-of-way. The permit can be obtained from the Summit County Road and Bridge Department.
All detention/retention ponds shall be constructed prior to any other construction or the issuing of building permits.
All runoff flows shall be routed to these ponds. Adequate measures shall be taken to minimize siltation of the ponds and outlet structures during construction. Any accumulated silt in the ponds shall be removed when requested by the County.
It shall be the contractor's responsibility to notify the owner/developer of any problem in conforming to the approved plans for any element of the proposed improvements prior to its construction.
It shall be the responsibility of the developer during construction activities to resolve construction problems due to changes in conditions or design errors encountered by the contractor during the progress of any portion of the proposed work. If, in the opinion of the County, the modifications proposed by the developer to the approved plans involve significant changes to the character of the work or future contiguous public or private improvements, the developer shall be required for submitting revised plans to Summit County for approval prior to any further construction related to that portion of work. Any improvements constructed that are not in accordance with the approved plans, or the approved revised plans, shall be removed and the improvements shall be reconstructed according to the approved plans.
The contractor shall obtain location of underground gas, electric, and phone utilities at least 48 hours prior to the commencement of construction.
Adjustment of rims for all cleanouts, manholes, valve covers, and survey monuments to finished grade and per the respective owner's specification shall occur prior to the final lift of pavement.
The contractor shall provide all lights, signs, barricades, flagmen, or other devices necessary to provide for public safety in accordance with the Manual of Uniform Traffic Control Devices.
The contractor shall provide ingress and egress to private property adjacent to the work throughout the period of construction and prior to beginning work shall obtain written agreement from the affected property owners impacted by the access.
Prior to final placement of surface pavement, all underground utility mains shall be installed and service connections stubbed out beyond the property line when allowed by the utility. Service from public utilities and sanitary sewers shall be made available for each lot in such a manner that it will not be necessary to disturb the street pavement, curb, gutter, roadside ditch, sidewalk, and/or right-of-way when connections are made.
The contractor shall notify the County at least 24 hours prior to any desired or necessary inspection.
If called for by the County, a water truck shall be provided to keep wind erosion and dust in check.
Any settlement or subsidence beyond the property limits due to grading or erosion shall be repaired immediately by the contractor.
Grading shall take place in delineated floodplains or hazard areas until all appropriate permits have been obtained.
Any construction debris or mud tracking into the public right-of-way resulting from this development shall be removed immediately by the contractor. The contractor shall immediately fix any expansions or excessive pavement failures as determined by the County and caused by the development. The contractor shall properly barricade the site until construction is completed.
Disturbed areas shall be reseeded with native vegetation or as approved on the development plan.
The contractor shall be safely and completely responsible for conditions at and adjacent to the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.
The duty of the County to conduct construction inspections and 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.
The owner, developer, contractor, and/or their authorized agents shall remove all sediment, mud, and construction debris that may accumulate in the finished public right-of-way of Summit County as a result of this development. Removal shall be completed within 72 hours of notification by the County.
Any significant changes to the approved grading plan, as determined by the County, shall be reviewed by the developer's design engineer and approved by Summit County prior to construction.
Upon completion of all improvements, the design engineer shall provide a letter to the County that all improvements have been constructed per the approved grading and site plan. A set of as built drawings shall also be provided. The letter and the as built drawings shall be provided prior to any final inspections and any release of any remaining financial guarantees.
The owner, developer, contractor, and/or their authorized agents agree to comply with all of the above requirements during construction. The owner, developer, contractor, and/or their authorized agents agree that failure to comply with any of the above requirements shall result in an immediate stop work order by Summit County. The stop work order shall remain in effect until appropriate corrections are made to the satisfaction of Summit County.

LATEST REVISION	11-25-08
GRADING PLAN, SNOW STORAGE AND 30% SLOPE ANALYSIS	
HIGHLAND MEADOWS PUD	
DRAWING # 3500103	By FARMER'S KORNER, INC.
DRAWN BY CLAY	SUMMIT COUNTY, COLORADO
FIELD BOOK N/A	
DATE 08-03-03	SCALE 1 inch = 100'
SHEET 2	

PEARSON ENGINEERING, INC.
P.O. BOX 1808, FRISCO, CO 80443
970 668 5087