





**BASIS OF BEARING:**  
 BEARINGS ARE BASED ON THE COLORADO STATE PLANE CENTRAL ZONE NAD83 BEARING OF N89°11'31"E ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, T15S, R65W OF THE 6TH P.M. BEING MONUMENTED BY A FOUND 3-3/4" ALUMINUM CAP AT THE NORTHWEST CORNER AND A FOUND 3-3/4" ALUMINUM CAP PLS 17502 AT THE NORTH QUARTER CORNER.

**BENCHMARK**  
 ELEVATIONS ARE BASED NGS POINT HOWELLS. A NGS BRASS DISK SET IN CONCRETE ON THE SOUTH SIDE OF POWERS ROAD APPROXIMATELY 950 WEST OF THE INTERSECTION WITH PEAK INNOVATION PARKWAY

ELEVATION = 5934.60 (NAVD1988) DATUM.

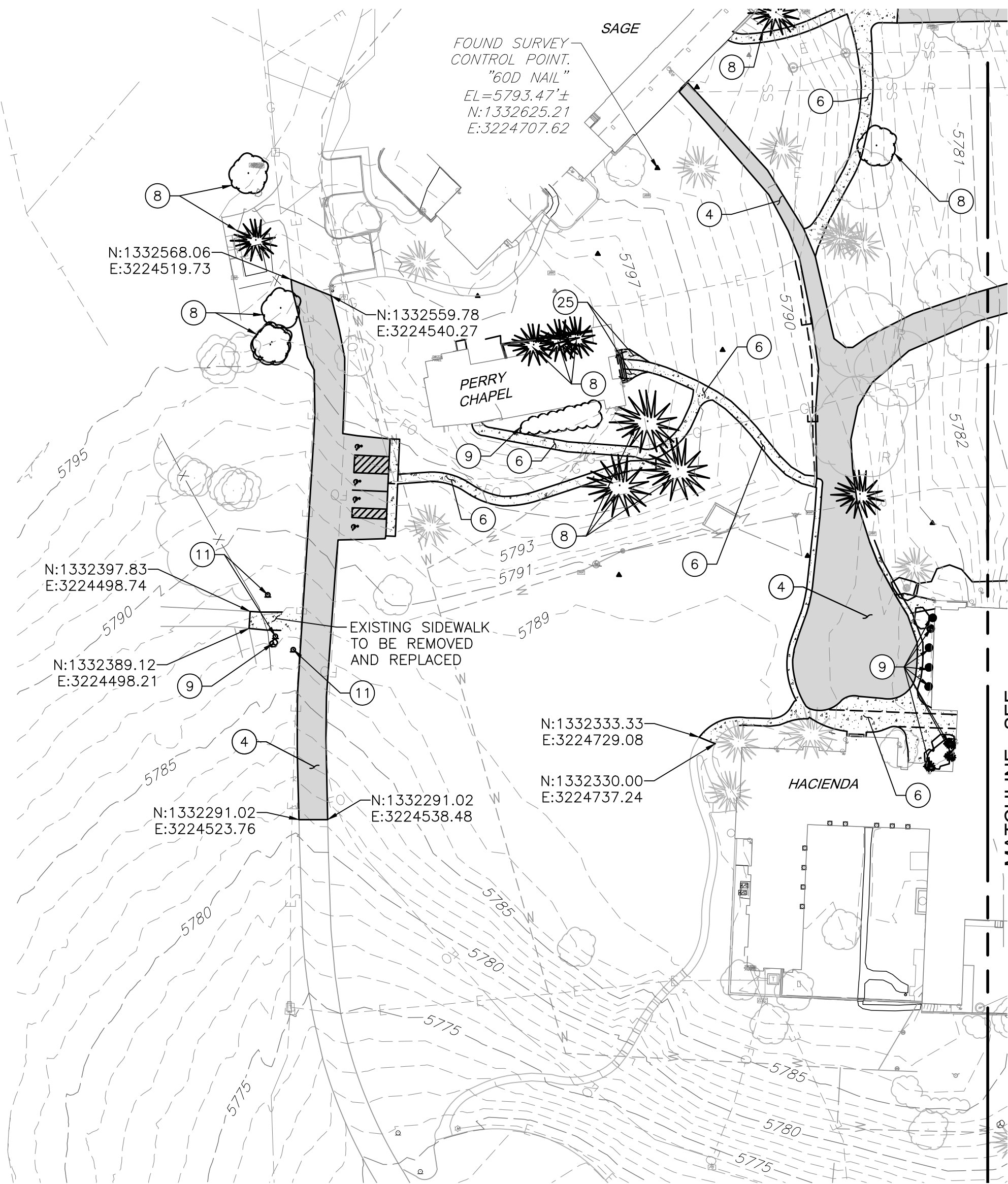
**UTILITY NOTE:**  
 UTILITIES DEPICTED HEREON, DO NOT COMPLY WITH ASCE 38 UTILITY LOCATE STANDARD QUALITY LEVEL A OR B, UNLESS A SEPARATE PLAN SHEET ENTITLED "ASCE 38 UTILITY QUALITY LEVEL B PLAN (A&B)", STAMPED BY A COLORADO PE, IS INCLUDED IN THE PLAN SET. THE UTILITY LOCATES SHOWN HEREON REPRESENT ASCE QUALITY LEVEL D. THUS THE CONTRACTOR IS REQUIRED TO VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL THE PROVISIONS OF SENATE BILL 18-167 THAT REQUIRE NOTIFICATION OF THE NOTIFICATION ASSOCIATION AND COMPLIANCE WITH CURRENT 811 PROGRAM REQUIREMENTS.

FOR UNDERGROUND UTILITIES MARTIN / MARTIN INC. RELIED UPON LOCATIONS AND MARKINGS PROVIDED BY UNDERGROUND CONSULTING SOLUTIONS.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



MATCHLINE - SEE SHEET C-102

**DEMOLITION NOTES:**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- LIMITS OF CONSTRUCTION ARE TO BE COORDINATED WITH PROPOSED IMPROVEMENTS. REFER TO APPROVED LAYOUT, GRADING, WATER, STORM, AND SANITARY PLANS.
- THE CONTRACTOR SHALL COORDINATE ADDITIONAL DEMOLITION REQUIREMENTS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING.
- THE CONTRACTOR SHALL COORDINATE ADDITIONAL DEMOLITION REQUIREMENTS AS SHOWN IN THE ARCHITECTURAL, STRUCTURAL, MEP, IT AND LANDSCAPE PLANS AND SPECIFICATIONS AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
- BARRIERS/FENCING SHALL BE PROVIDED PRIOR TO SITE DEMOLITION TO PROVIDE FOR THE SAFETY OF WORKERS AND PASSERSBY. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN EGRESS/ACCESS TO ADJACENT BUILDINGS DURING CONSTRUCTION AND SHALL PROVIDE A BARRIER/FENCING PLAN AND SITE LOGISTICS PLAN TO THE OWNER FOR REVIEW PRIOR TO CONSTRUCTION.
- PUBLIC ELECTRIC, GAS LINES, AND COMMUNICATION LINES TO BE RELOCATED BY UTILITY PROVIDER. COORDINATE RELOCATION OF PRIVATE UTILITY LINES WITH OWNER.
- EXISTING UTILITIES NOT SHOWN TO BE REMOVED/RELOCATED ARE TO REMAIN PROTECTED THROUGH OUT CONSTRUCTION. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES. ANY REQUIRED UTILITY OUTAGES SHALL BE COORDINATED WITH THE UTILITY PROVIDER AND OWNER(S) OF AFFECTED PROPERTIES.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, RIMS, VALVE BOXES, ELECTRIC VAULT/BOXES, TELECOM VAULT/BOXES, ETC. TO MATCH FINAL GRADE. ALL MANHOLES COVERS, ELECTRICAL BOX COVERS, TELECOM BOX COVERS, ETC. SHALL BE REPLACED WITH NEW COVERS IF DAMAGED.
- REFER TO SITE ELECTRICAL PLANS FOR LIGHTPOLES TO BE PROTECTED IN PLACE OR RELOCATED.
- THE CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION TO INCLUDE COVERING OF ALL TRUCKS HAULING DEBRIS OFFSITE, SWEEPING ADJACENT STREETS, AND APPLYING AN APPROVED DUST PALLIATIVE AS NECESSARY.
- THE CONTRACTOR SHALL SWEEP ALL SEDIMENT, DIRT, MUD & DEBRIS TRACKED OR DEPOSITED ON PUBLIC OR PRIVATE STREETS IMMEDIATELY AND REMEDY THE SOURCE OF TRACKING.
- CONTRACTOR SHALL STRAIGHT SAWCUT EXISTING ASPHALT PAVEMENT AT DEMOLITION LIMITS. APPLY TACKCOAT AT EDGE PRIOR TO PLACING NEW ASPHALT. ALL NEW CURB AND GUTTER OR CONCRETE PAVEMENT ABUTTING EXISTING
- EXISTING CONCRETE PAVEMENT, SIDEWALKS AND CURB AND GUTTER AT DEMOLITION LIMITS SHALL BE CUT AT EXISTING JOINTS WHERE POSSIBLE. ALL CONCRETE PANELS DAMAGED OR PARTIALLY REMOVED FOR CONSTRUCTION SHALL INCLUDE FULL PANEL REPLACEMENT.
- THE CONTRACTOR SHALL COORDINATE LANDSCAPE DEMOLITION WITH THE OWNER AND LANDSCAPE ARCHITECT AND SALVAGE ITEMS AS DIRECTED BY OWNER. SEE LANDSCAPES PLANS FOR TREE, PLANT, AND IRRIGATION SYSTEM DEMOLITION/RELOCATIONS. CONTRACTOR SHALL COORDINATE REMOVAL OR RELOCATION OF EXISTING IRRIGATION SYSTEM WITH OWNER.
- TREES, LANDSCAPING AND STRUCTURES NOT DESIGNATED FOR DEMOLITION ARE TO REMAIN PROTECTED THROUGH OUT CONSTRUCTION. CONTRACTOR SHALL FOLLOW TREE PROTECTION SPECIFICATION. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR SHALL COORDINATE SALVAGE OR RELOCATION OF DEMOLITION ITEMS (LIGHTPOLES, SIGNS, FENCES, GATES, ETC.) WITH THE OWNER AND OTHER DESIGN CONSULTANTS.
- SEE NOTES SHEET FOR ADDITIONAL NOTES.
- EXISTING CONDITIONS BASED ON SURVEY DATED OCTOBER 2023, JULY 2025, AND NOVEMBER 2025 BY MARTIN/MARTIN SURVEY.
- APPROXIMATE AREA OF DEMOLITION SHOWN ON THIS PLAN = 10.39+/- ACRES.

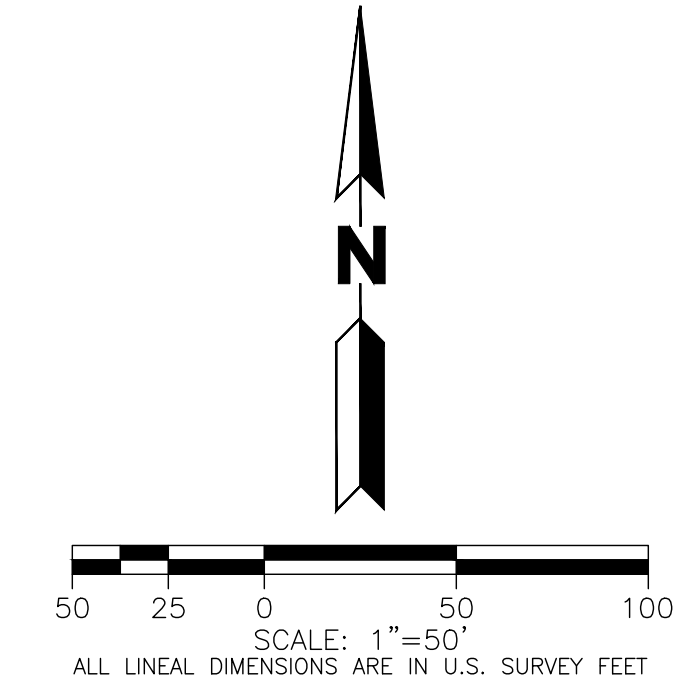
**DEMOLITION KEY NOTES:**

- SAWCUT EXISTING ASPHALT PAVEMENT.
- SAWCUT EXISTING CONCRETE PAVEMENT TO NEAREST JOINT.
- REMOVE EXISTING CURB AND GUTTER. SAWCUT TO NEAREST JOINT.
- REMOVE EXISTING ASPHALT PAVEMENT.
- REMOVE EXISTING CONCRETE PAVEMENT.
- REMOVE EXISTING SIDEWALK. SAWCUT TO NEAREST JOINT.
- REMOVE EXISTING CURB RAMP. SAWCUT TO NEAREST JOINTS.
- REMOVE EXISTING TREE. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED OR RELOCATED. THE CONTRACTOR SHALL FLAG AND MARK ALL TREES TO BE REMOVED. THE CONTRACTOR SHALL COORDINATE A PRE-DEMOLITION SITE WALK WITH THE OWNER TO CONFIRM TREES TO BE REMOVED SUFFICIENTLY IN ADVANCE OF TREE REMOVAL ACTIVITIES.
- REMOVE EXISTING LANDSCAPING. REFER TO LANDSCAPE PLANS FOR REMOVAL, RELOCATION AND OR SALVAGE DETAILS.
- REMOVE OR RELOCATE EXISTING LANDSCAPE IRRIGATION BOX. REFER TO LANDSCAPE PLANS FOR REMOVAL, RELOCATION AND OR SALVAGE DETAILS.
- SIGN TO BE REMOVED. COORDINATE SALVAGE WITH OWNER.
- FENCE TO BE REMOVED.
- WALL INCLUDING FOUNDATION TO BE REMOVED. REFER TO ARCHITECTURAL AND STRUCTURAL DEMOLITION PLANS FOR DETAILS ON WALL REMOVAL NEAR BUILDINGS.
- BUILDING TO BE DEMOLISHED. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP DEMOLITION PLANS FOR BUILDING DEMOLITION SCOPE AND DETAILS INCLUDING UTILITY DISCONNECTIONS AND FOUNDATION REMOVAL.
- STORM SEWER, STORM MANHOLES, STORM INLETS, ETC. TO BE REMOVED. SEE STORM PLAN(S) FOR DETAILS.
- SANITARY SEWER, SANITARY MANHOLES, ETC. TO BE REMOVED. SEE SANITARY PLAN(S) FOR DETAILS.
- WATER MAIN OR WATER LINE TO BE REMOVED. SEE WATER PLAN(S) FOR DETAILS.
- FIRE HYDRANT TO BE REMOVED. SEE WATER PLAN(S) FOR DETAILS.
- LIGHTPOLE TO BE REMOVED OR RELOCATED. SEE ELECTRICAL SITE PLAN FOR REMOVAL OR RELOCATION DETAILS. COORDINATE SALVAGE OF LIGHTPOLES WITH ELECTRICAL ENGINEER AND OWNER.
- ELECTRIC LINE TO BE REMOVED. SEE ELECTRICAL SITE PLAN FOR DETAILS.
- ELECTRIC TRANSFORMER, BOX, SWITCH GEAR, ETC TO BE REMOVED. SEE ELECTRICAL SITE PLAN FOR DETAILS.
- FIBER OPTIC LINE TO BE REMOVED.
- NATURAL GAS LINE TO BE REMOVED.
- GRAVEL PAVEMENT TO BE REMOVED.
- BRICK PAVERS TO BE REMOVED.

SUBJECT TO CHANGE  
 PENDING JURISDICTIONAL APPROVAL

**LEGEND**

EXISTING		DEMOLITION
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	ASPHALT	---
---	CONCRETE/SIDEWALK	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	IRRIGATION LINE	---
---	IRRIGATION CONTROL	---
---	OVERHEAD ELECTRIC	---
---	ELECTRIC LINE	---
---	LIGHT POLE	---
---	POWER POLE	---
---	ELECTRIC METER	---
---	TELEPHONE LINE	---
---	TELEPHONE PEDESTAL	---
---	SIGN	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	GAS LINE	---
---	DRIVE	---



FOUNTAIN VALLEY SCHOOL  
 ACADEMIC CENTER

No.	Issue / Revision	Date	Name
1	1ST SDP SUBMITTAL	03/13/26	NIK
2	2ND SDP SUBMITTAL	05/15/26	NIK

Job Number: 23-0895  
 Project Manager: N. KONTOUR  
 Design By: A. GUEVARA  
 Drawn By: J. DIAZ  
 Principal In Charge: P. BUCKLEY

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NOT FOR CONSTRUCTION

EXISTING CONDITIONS & DEMOLITION PLAN

PLANNING AND COMMUNITY DEVELOPMENT  
 DIRECTOR APPROVAL:  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR  
 PCD FILE NO.: PPR2610

Sheet Number: