

FINAL ENGINEERING PLANS
FOR
SUMMIT HOUSING GROUP - PUBLIC IMPROVEMENTS
LOTS 24 TO 42 AND TRACT A, BLOCK 3
LYONS VALLEY PARK FILING NO. 8
LOCATED IN THE NW 1/4 OF SECTION 20
TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M.
TOWN OF LYONS, COUNTY OF BOULDER, STATE OF COLORADO

GENERAL NOTES

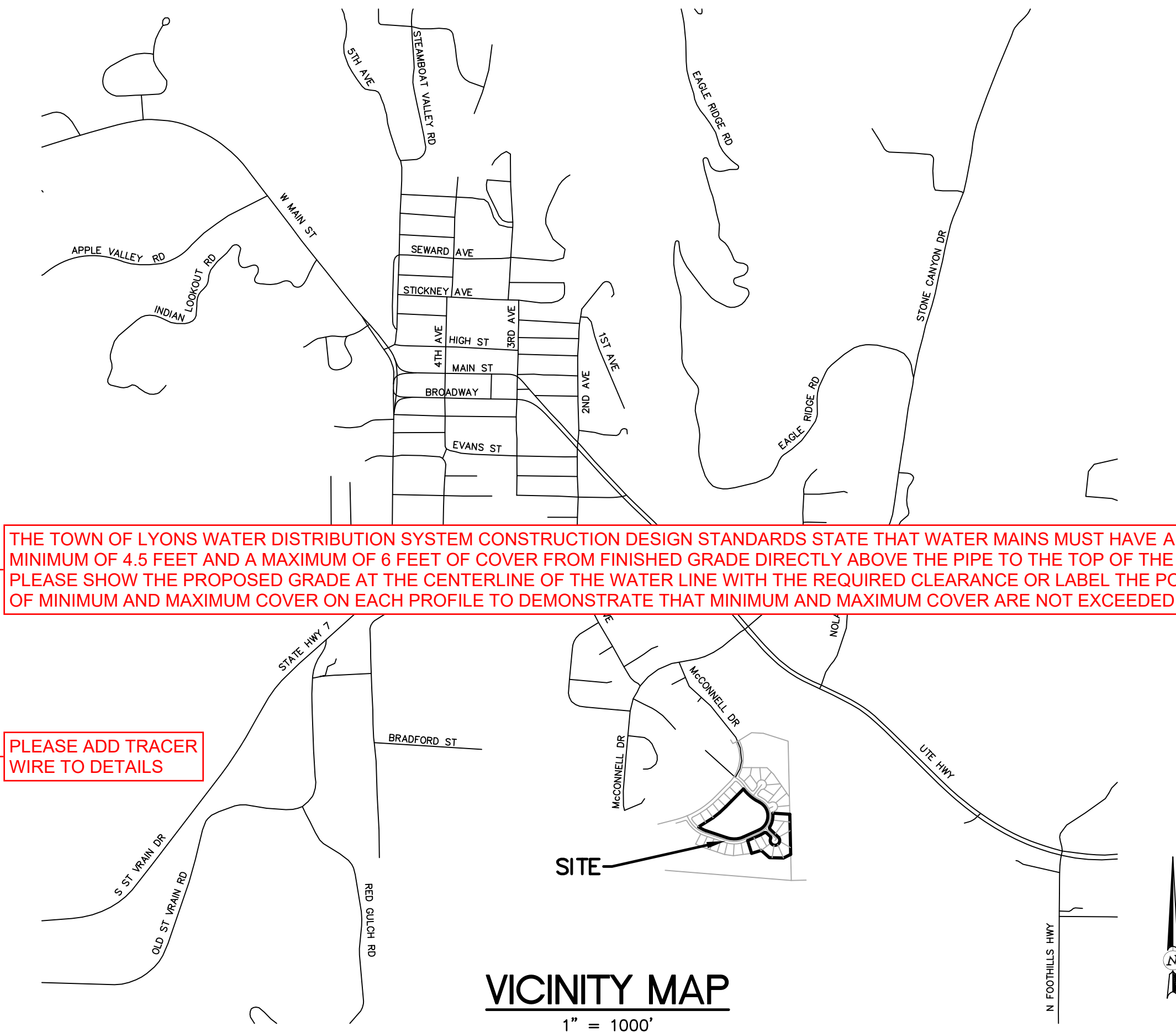
(APPLIES TO ALL SHEETS)

1. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO FIELD LOCATE THEIR UTILITIES.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SATISFY HIMSELF THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
3. IN ADVANCE OF NEW UTILITY CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO POTHOLE ALL UTILITIES TO WHICH THE NEW UTILITIES ARE TO BE CONNECTED, AND ALL UTILITIES WHICH ARE GOING TO BE CROSSED. ONCE EXPOSED, THE CONTRACTOR SHALL VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DIFFERENCES BETWEEN ACTUAL LOCATIONS AND LOCATIONS GIVEN ON THESE PLANS. NO CONTRACTOR CLAIMS FOR EXTRA COMPENSATION WILL BE GRANTED FOR PROJECT DELAYS ASSOCIATED WITH REDESIGN NECESSITATED BY CHANGES IN ACTUAL LOCATIONS BASED ON FIELD VERIFICATION. IF THE CONTRACTOR HAS TO REDO CONSTRUCTION TO AVOID UTILITY CONFLICTS DUE TO HIS FAILURE TO POTHOLE EXISTING STRUCTURES IN ADVANCE OF NEW UTILITY CONSTRUCTION, NO EXTRA COMPENSATION WILL BE GRANTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL SURFACES AND RELATED STRUCTURES SUCH AS DRIVEWAYS, CURBS, GUTTERS, WALKS, AND BITUMINOUS PAVEMENTS TO ORIGINAL CONDITIONS (OR BETTER) AND GRADES, UNLESS DESIGNATED OTHERWISE ON THE DRAWINGS. THE OWNER OR OWNER'S REPRESENTATIVE AND THE CONTRACTOR SHALL TOGETHER COORDINATE THE DOCUMENTATION OF EXISTING GRADES AND OTHER INFORMATION PRIOR TO ALL CONSTRUCTION ACTIVITIES.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (PHONE 1-800-922-1987) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.
6. THE OWNER-DEVELOPER SHALL PROVIDE THE CONTRACTOR WITH A COMPLETE AND UPDATED SET OF ENGINEERING CONSTRUCTION DRAWINGS. THESE DRAWINGS, AND ANY REQUIRED PERMITS, SHALL BE AT THE PROJECT SITE AT ALL TIMES. IF NO PLANS APPEAR ON THE PROJECT SITE, CONSTRUCTION ACTIVITIES MAY BE HALTED AT THE DISCRETION OF THE OWNER.
7. BEFORE WORK BEGINS, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND MUST NOTIFY THE REQUIRED PARTIES AT LEAST 24 HOURS IN ADVANCE OF COMMENCING CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF THE ATSSA GUIDE FOR WORK AREA TRAFFIC CONTROL AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION SIGNAGE.
9. ALL SURPLUS MATERIAL, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF INSTALLATION BETWEEN ALL UTILITIES, INCLUDING BUT NOT LIMITED TO WATER LINES, SPRINKLER LINES, UNDERDRAIN, STORM SEWER, SANITARY SEWER, TELEPHONE, ELECTRIC, SPRINKLER CONTROL WIRING, GAS, FIRE LINES, AND WATER AND SEWER SERVICE LINES. COORDINATION INCLUDES DETERMINING THE SCHEDULING OF WHICH UTILITIES ARE INSTALLED WHEN CONTRACTOR SHOULD NOTE COORDINATION IS NEEDED BETWEEN PLACEMENT OF FILL AND UTILITY INSTALLATION.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "DESIGN CRITERIA AND STANDARD SPECIFICATIONS" OF THE TOWN OF LYONS.
12. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698.
13. ~~ALL WATER MAINS TO HAVE A MINIMUM OF 5'-0" OF COVER.~~ 8 GAUGE TRACER WIRE SHALL BE INSTALLED ON ALL WATER MAINS.
14. ALL WATER MAIN DEFLECTIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
15. EXISTING AND PROPOSED MANHOLE RIM ELEVATIONS AND VALVE BOXES SHALL BE ADJUSTED TO FINAL GRADE AS REQUIRED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
17. WATER, FIRE, AND SEWER TAPS, METER PITS, AND SERVICE LINE SIZES, MUST BE APPROVED BY THE TOWN OF LYONS AS PART OF THE BUILDING PERMIT APPLICATION PROCESS. SIZES SHOWN ON THE PLANS MAY CHANGE AS A RESULT OF THIS APPROVAL PROCESS.
18. ALL PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF MANHOLES, INLETS, AND FITTINGS OR END TO END OF FLARED END SECTIONS.
19. ALL NEW SANITARY SEWER MAINS SHALL BE PVC ASTM D-3034 SDR 35 PIPE. AS SHOWN ON PLANS, SANITARY SEWERS IN AREAS OF SHALLOW COVER SHALL BE CLASS 50 DIP. POLYETHYLENE ENCASEMENT FOR ALL DIP AND FITTINGS WILL BE REQUIRED. SANITARY SERVICE LINES SHALL BE PVC ASTM D-3034 SDR 35 PIPE.
20. ALL NEW WATER LINES SHALL BE CLASS 200 AWWA C-900 PVC PIPE. POLYETHYLENE ENCASEMENT FOR ALL PIPE AND FITTINGS WILL BE REQUIRED. ALL NEW WATER SERVICE LINES SHALL BE TYPE K COPPER.
21. ALL NEW 18" AND LARGER STORM SEWERS AND FLARED END SECTIONS SHALL BE SMOOTH WALL CORRUGATED POLYETHYLENE PIPE AASHTO M252 OR CLASS III REINFORCED CONCRETE PIPE. ALL NEW 12" AND 15" STORM SEWERS AND FLARED END SECTIONS SHALL BE SMOOTH WALL CORRUGATED POLYETHYLENE PIPE AASHTO M252, PVC SDR 35 PIPE OR CLASS V REINFORCED CONCRETE PIPE. ALL NEW 6" AND 8" STORM SEWERS SHALL BE SMOOTH WALL CORRUGATED POLYETHYLENE PIPE AASHTO M252 OR PVC SDR 35 PIPE. ALL NEW ELLIPTICAL STORM SEWERS AND FLARED END SECTIONS SHALL BE HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE ASTM C-507.
22. ORIGIN BENCH MARK: NGS POINT 7, PID LLO639. FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88. SITE BENCH MARK AS SHOWN. SITE BENCH MARK AS SHOWN. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
23. HORIZONTAL CONTROL FOR THE UTILITY IMPROVEMENTS IS BASED ON STREET CENTERLINE STATIONING AS SHOWN ON THE PLANS.
24. THESE CIVIL DRAWINGS ARE BASED ON THE TOPOGRAPHIC SURVEY BY SCOTT, COX & ASSOCIATES, INC. DATED 04/01/19.
25. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL LAYOUT AND DIMENSIONS OF ON-SITE PRIVATE IMPROVEMENTS.
26. ALL SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY, AS DETERMINED BY ASTM D698. EXISTING IN PLACE SOILS THAT ARE TO BE USED FOR SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF 6" (INCHES) AND THEN SHALL BE RECOMPACTED TO THE ABOVE REFERENCED DENSITY. ALL EXISTING VEGETATION AND TOPSOIL MUST BE STRIPPED PRIOR TO SUBGRADE SCARIFICATION AND RECOMPACTATION.

ADD THE FOLLOWING NOTE:

FOR PVC PIPE, THE CURVATURE OF THE PIPE SHALL BE ACCOMPLISHED THROUGH LONGITUDINAL BENDING OF THE PIPE BARREL. DEFLECTION OF THE JOINT IS NOT ALLOWED AND MAY CAUSE LEAKAGE. CONFIRM THE MINIMUM RADIUS IS MET PER MANUFACTURER'S REQUIREMENTS.

Please provide documentation on how the water quality capture volume is being achieved; how water quality treatment standards and requirements from CDPHE and/or MHFD (UDFCD) are being met utilizing the existing porous landscape detention area. This water quality/detention facility that was designed and documented in a drainage report 13 years ago, please confirm that the water quality BMPs using current MHFD standards are being met.



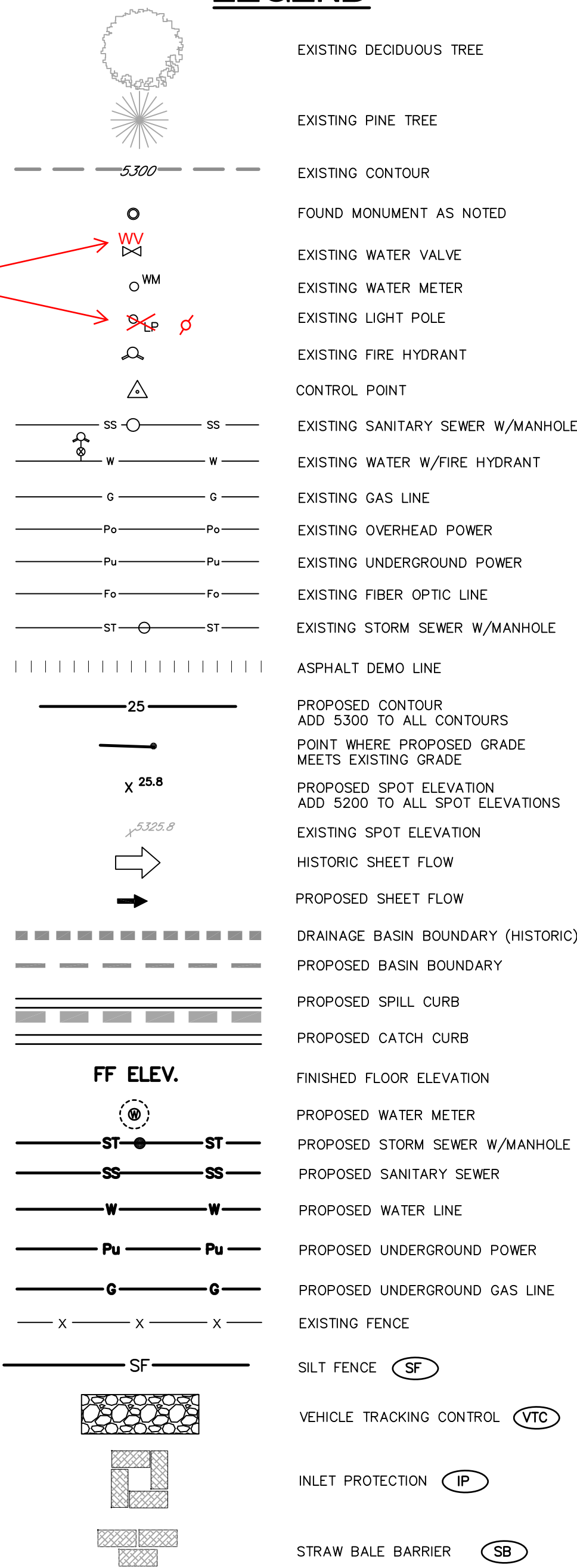
VICINITY MAP

1" = 1000'

SHEET INDEX

C1.01	COVER SHEET	C5.02	STORM SEWER PLAN AND PROFILE
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C2.04	OVERALL UTILITY PLAN	C6.04	CARTER DRIVE PLAN AND PROFILE
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C3.01	SANITARY SEWER PLAN AND PROFILE	C6.05	CARTER DRIVE ROAD PLAN AND PROFILE
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C3.06	SANITARY SEWER PLAN AND PROFILE	C7.04	CIVIL DETAILS
C4.01	WATER PLAN AND PROFILE	C7.05	CIVIL DETAILS
C4.02	WATER PLAN AND PROFILE	C7.06	CIVIL DETAILS
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C4.04	WATER PLAN AND PROFILE	C7.08	CIVIL DETAILS
C4.05	WATER PLAN AND PROFILE	C7.09	CIVIL DETAILS
C4.06	WATER PLAN AND PROFILE	C7.10	CIVIL DETAILS
C5.01	STORM SEWER PLAN AND PROFILE		

LEGEND



ADD/DEFINE THE FOLLOWING SYMBOLS:


S D T

ADD APPROVAL BLOCK

ADD SIGNATURE (TYP.)



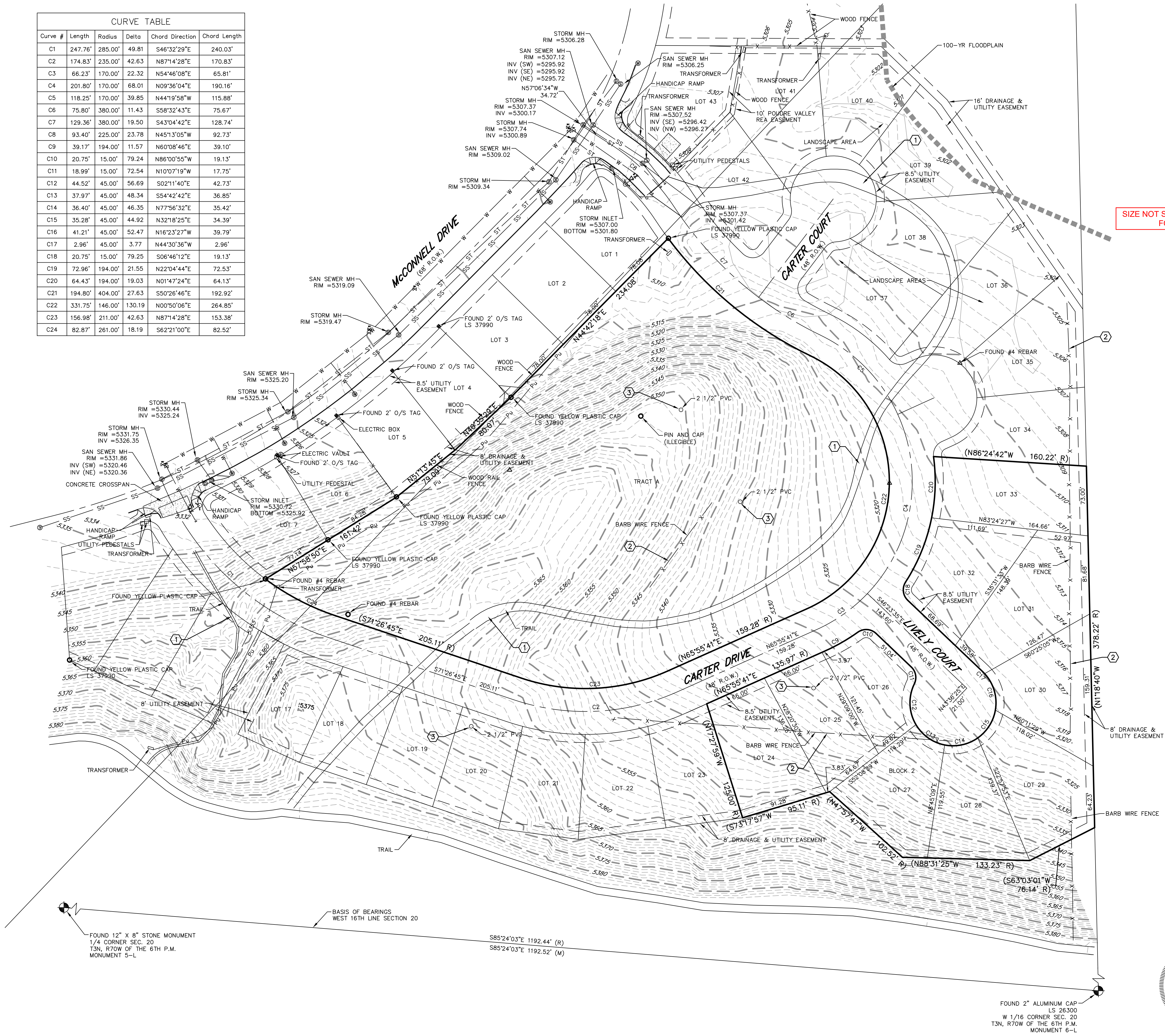
COVER SHEET
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
 (303) 444 - 3051

Designed by	DPA	Date	06/28/19	Scale	AS SHOWN	Drawing no.	19165B-1 C1	Sheet	C1.01
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2	REVISED SITE PLAN				01/31/20		

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	247.76'	285.00'	49.81	S46°32'29"E	240.03'
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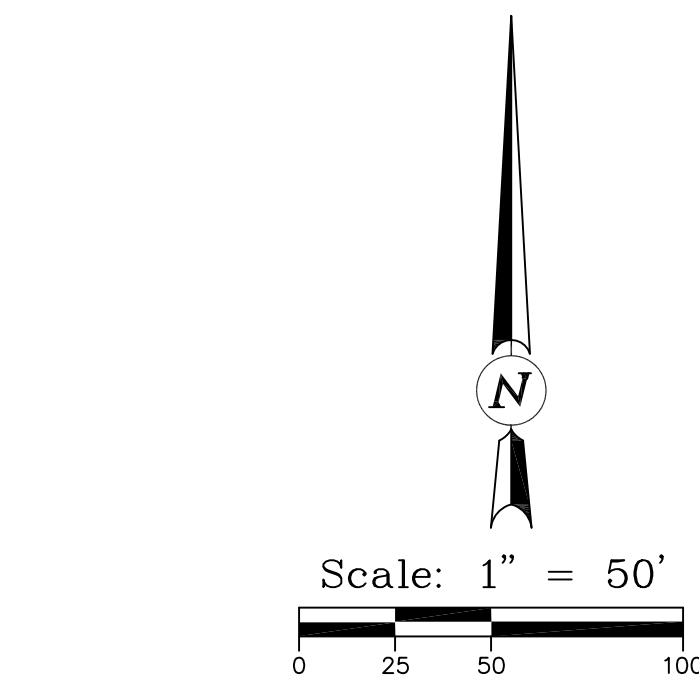


KEYED NOTES


- EXISTING TRAIL TO BE REMOVED.
- EXISTING FENCE TO BE REMOVED.
- EXISTING PVC PIPES TO BE REMOVED.

SURVEY NOTES

- THE BASIS OF BEARINGS IS THE WEST 16TH LINE OF SECTION 20, T3N, R70W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN HEREON AND BEARS S85°24'03"E, PER THE PLAT.
- ORIGIN BENCH MARK: NGS POINT 7, PID LLO639. FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.
- THE **SIZE** AND TYPE OF MONUMENTS FOUND ARE SHOWN HEREON.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. CRS-13-80-105 (3)(a)
- FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 08013C0234-J, MAP REVISED DECEMBER 18, 2012 IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
- PLATS AND LAND SURVEY PLATS DEPOSITED AT BOULDER LAND USE DEPARTMENT, REFERENCED OR USED FOR THIS SURVEY: LYONS VALLEY PARK FILING NO. 8, RECEPTION NO. 2970292.
- ALL ADJOINING STREETS ARE PUBLIC.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO OBSERVED EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES. NO RECORD OF OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY.



EXISTING CONDITIONS PLAN SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO



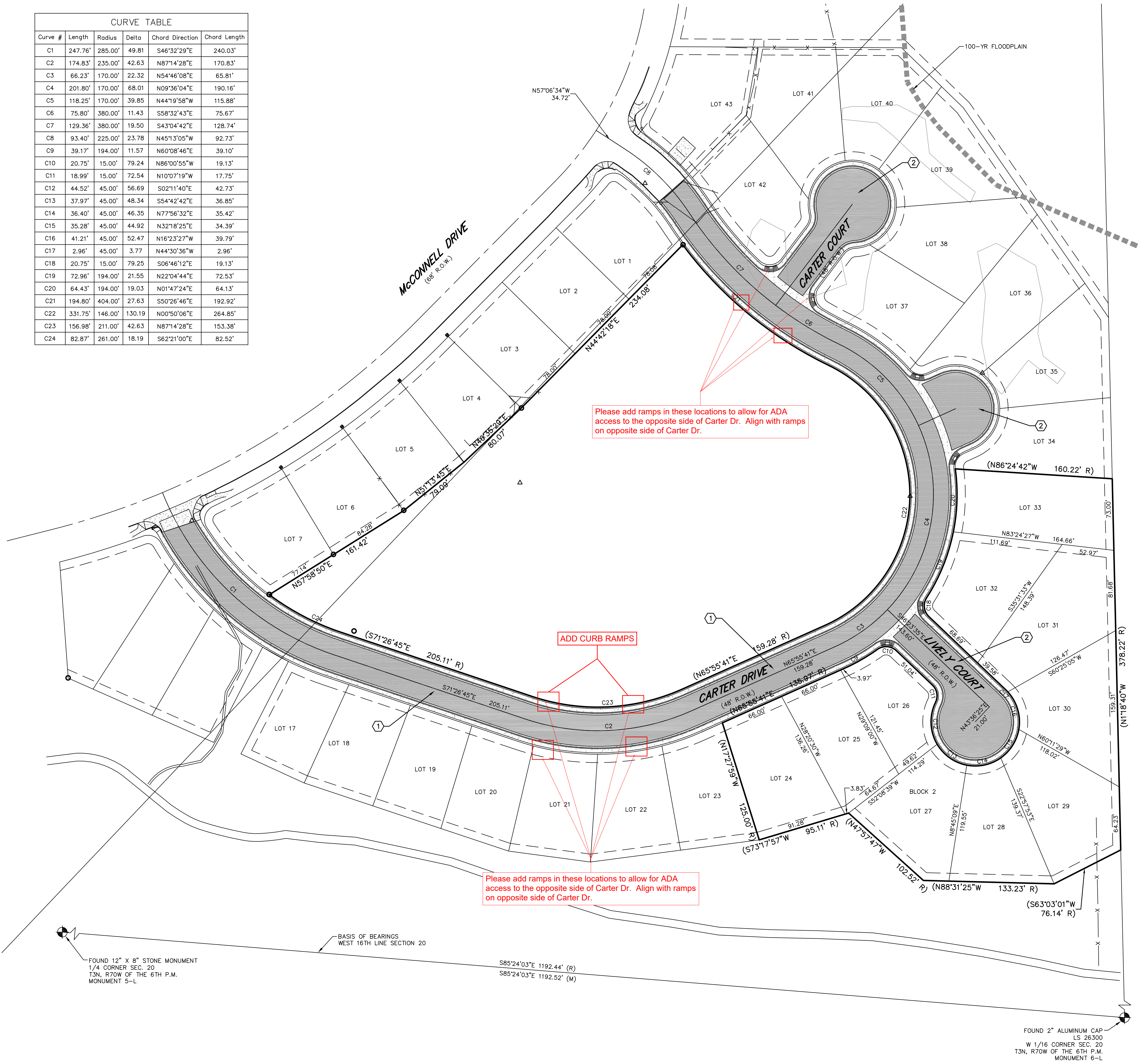
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Designed by	DPA	Date	06/28/19	Scale	1"=50'	Drawing no.	19165B-1 C2	Sheet	C2.01
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2	REVISED SITE PLAN			01/31/20			

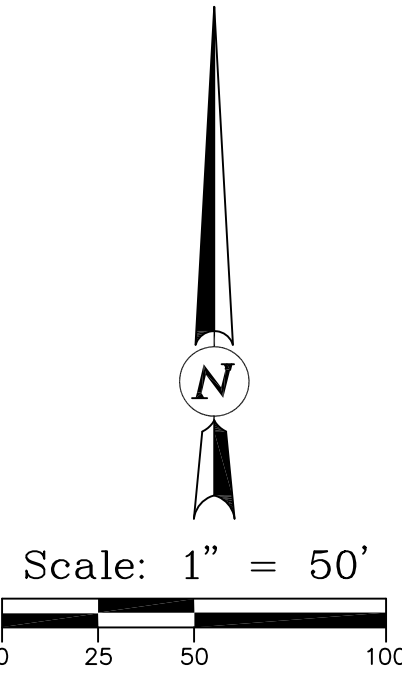
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KEYED NOTES ①


1. PROPOSED STREET SECTION WITH ASPHALT PAVEMENT, CONCRETE CURB, GUTTER AND SIDEWALK. SEE DETAILS.
2. PROPOSED CUL-DE-SAC TO BE COMPLETED WITH THIS PHASE.



DEFINE ROADWAY
HATCHING

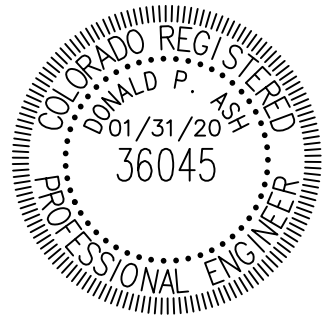


CIVIL SITE PLAN
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



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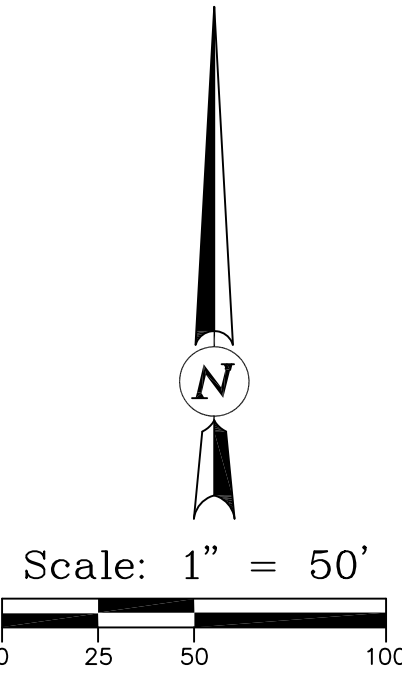
1. SAWCUT AND MATCH GRADE AT EXISTING ASPHALT.
2. PROPOSED STORM SEWER.
3. CONNECT TO EXISTING STORM SEWER STUB.

GRADING NOTES

1. GRADE AWAY FROM BUILDINGS AT A MINIMUM 10% SLOPE IN THE FIRST 10 FEET AT LANDSCAPE AREAS AND AT A MINIMUM 2% SLOPE IN THE FIRST 10 FEET AT IMPERVIOUS AREAS, EXCEPT AS NOTED.
2. TOP OF FOUNDATION ELEVATION SHALL BE SET AT LEAST 8" ABOVE THE PROPOSED GRADING AT THE EXTERIOR OF THE FOUNDATION AT LANDSCAPE AREAS.
3. FLOOD PLAIN DESIGNATION OF THE SURVEYED PROPERTY PER FIRM MAP NUMBER 0801300234J, MAP REVISED DECEMBER 18, 2012 IS ZONE X, BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. ALL TOWN UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF LYONS MANUAL OF DESIGN CRITERIA AND STANDARD SPECIFICATION FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY UNCC, XCEL AND QWEST MAPPING. SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. ORIGIN BENCH MARK: NGS POINT 7, PID LL0639. FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88.
7. IF REQUIRED, ALL APPLICABLE TOWN AND/OR STATE PERMITS PERTAINING TO THE DISCHARGE OF GROUNDWATER MUST BE OBTAINED PRIOR TO PREPARATION OF BUILDING PERMIT PLANS.

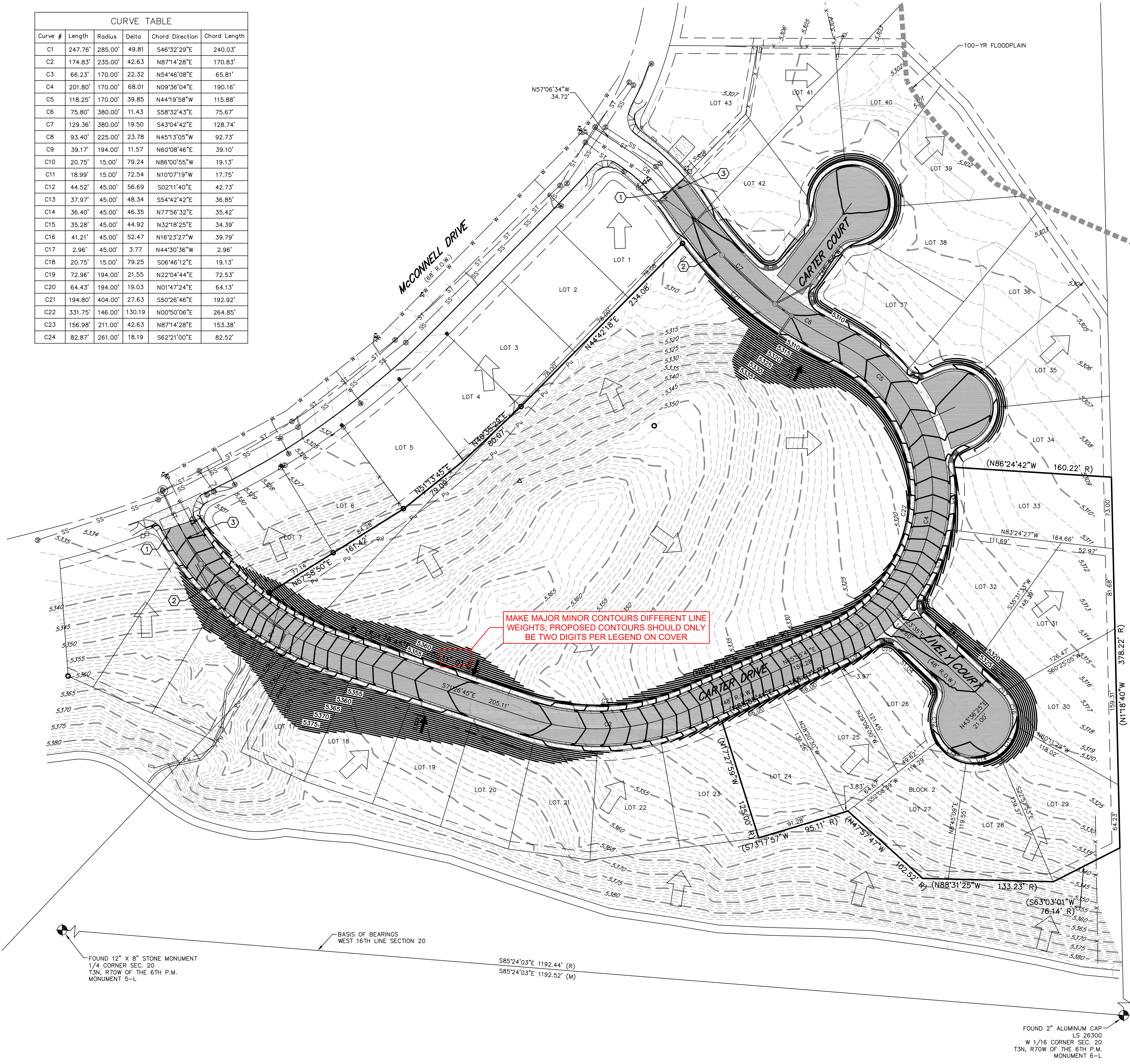
MASK ALL TEXT, KEYED NOTES, SLOPE
ARROWS/LABELS (TYP. ALL SHEETS)

MAKE MAJOR MINOR CONTOURS DIFFERENT LINE
WEIGHTS; PROPOSED CONTOURS SHOULD ONLY
BE TWO DIGITS PER LEGEND ON COVER

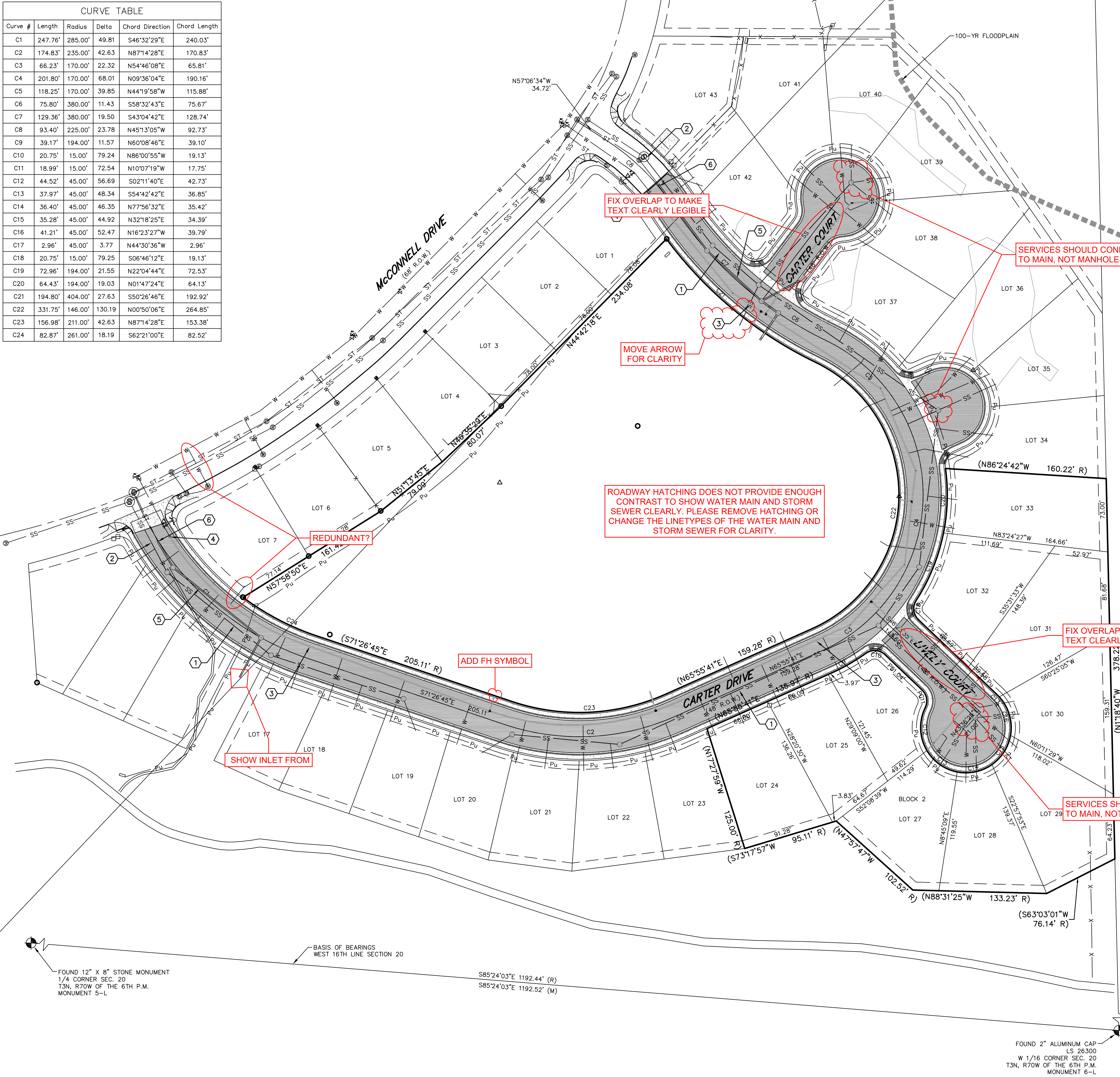


OVERLOT GRADING PLAN SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051	
Designed by	DPA	Date	06/28/19
Drawn by	JAS	Scale	1"=50'
Checked by	DPA	Drawing no.	19165B-1 C2
		Revision	1
		Description	TOWN COMMENTS
		Date	11/12/19
		Project no.	19165B



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	247.76'	285.00'	49.81	S46°32'29"E	240.03'
C2	174.83'	235.00'	42.63	N87°14'28"E	170.83'
C3	66.23'	170.00'	22.32	N54°46'08"E	65.81'
C4	201.80'	170.00'	68.01	N09°36'04"E	190.16'
C5	118.25'	170.00'	39.85	N44°19'58"W	115.88'
C6	75.80'	380.00'	11.43	S58°32'43"E	75.67'
C7	129.36'	380.00'	19.50	S43°04'42"E	128.74'
C8	93.40'	225.00'	23.78	N45°13'05"W	92.73'
C9	39.17'	194.00'	11.57	N60°08'46"E	39.10'
C10	20.75'	15.00'	79.24	N86°00'55"W	19.13'
C11	18.99'	15.00'	72.54	N10°07'19"W	17.75'
C12	44.52'	45.00'	56.69	S02°11'40"E	42.73'
C13	37.97'	45.00'	48.34	S54°42'42"E	36.85'
C14	36.40'	45.00'	46.35	N77°56'32"E	35.42'
C15	35.28'	45.00'	44.92	N32°18'25"E	34.39'
C16	41.21'	45.00'	52.47	N16°23'27"W	39.79'
C17	2.96'	45.00'	3.77	N44°30'36"W	2.96'
C18	20.75'	15.00'	79.25	S06°46'12"E	19.13'
C19	72.96'	194.00'	21.55	N22°04'44"E	72.53'
C20	64.43'	194.00'	19.03	N01°47'24"E	64.13'
C21	194.80'	404.00'	27.63	S50°26'46"E	192.92'
C22	331.75'	146.00'	130.19	N00°50'06"E	264.85'
C23	156.98'	211.00'	42.63	N87°14'28"E	153.38'
C24	82.87'	261.00'	18.19	S62°21'00"E	82.52'

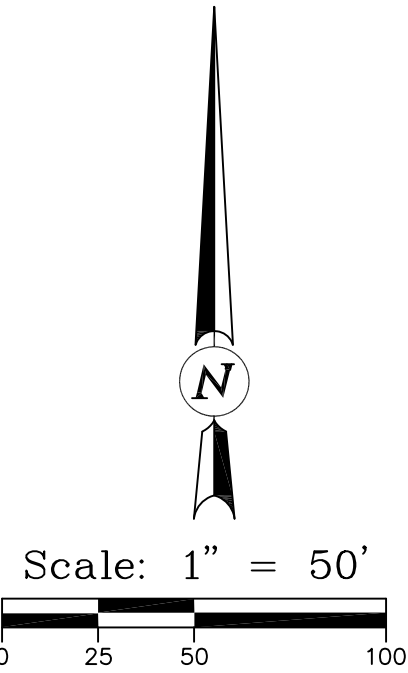


KEYED NOTES


1. PROPOSED 8" SANITARY SEWER MAIN.
2. CONNECT TO EXISTING SANITARY SEWER STUB OR MANHOLE.
3. PROPOSED 8" WATER MAIN.
4. CONNECT TO EXISTING 8" WATER STUB.
5. PROPOSED 15" STORM SEWER.
6. CONNECT TO EXISTING 18" STORM STUB.

UTILITY NOTES

1. ALL TOWN UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF LYONS MANUAL OF DESIGN CRITERIA AND STANDARD SPECIFICATION FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.
2. WATER, FIRELINE, SEWER TAPS, AND SERVICE LINE SIZES SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
3. ALL NEW WATER AND SANITARY SEWER SERVICE TAPS TO EXISTING MAINS SHALL BE MADE BY TOWN CREWS AT THE DEVELOPER'S EXPENSE.
4. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN A WAY SO AS TO MINIMIZE DISRUPTION IN SERVICE TO EXISTING USERS.
5. THE LOCATION OF THE ABOVE GROUND UTILITIES SHOWN HEREON ARE BASED ON THE FIELD SURVEY BY SCOTT, COX & ASSOCIATES, INC. THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SAID SURVEY AND INFORMATION PROVIDED BY OTHERS (WHICH MAY INCLUDE THE UTILITY OWNER OR UTILITY LOCATING SERVICES). SCOTT, COX & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. SCOTT, COX & ASSOCIATES, INC. RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING ON, OR ADJACENT TO THE SUBJECT PROPERTY.
6. ORIGIN BENCH MARK: NGS POINT 7, PID LL0639, FOUND BRASS CAP SET IN THE TOP OF THE SOUTHEAST END OF THE WINGWALL OF A HEADGATE OF AN IRRIGATION CANAL. ELEVATION= 5308.61' NAVD88. CONTOURS SHOWN ARE FROM A GROUND SURVEY.



OVERALL UTILITY PLAN SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO



SCOTT, COX & ASSOCIATES, INC.

consulting engineers • surveyors

1530 55th Street • Boulder, Colorado 80303

(303) 444 - 3051

Designed by	DPA	Date	06/28/19	Scale	1"=50'	Drawing no.	19165B-1 C2	Sheet	C2.04
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2	REVISED SITE PLAN				01/31/20		

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	247.76'	285.00'	49.81	S46°32'29"E	240.03'
C2	174.83'	235.00'	42.63	N87°14'28"E	170.83'
C3	66.23'	170.00'	22.32	N54°46'08"E	65.81'
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C5	118.25'	170.00'	39.85	N44°19'58"W	115.88'
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C11	18.99'	15.00'	72.54	N10°07'19"W	17.75'
C12	44.52'	45.00'	56.69	S02°11'40"E	42.73'
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C23	156.98'	211.00'	42.63	N87°14'28"E	153.38'
C24	82.87'	261.00'	18.19	S62°21'00"E	82.52'

HATCHING DOES NOT PROVIDE ENOUGH CONTRAST TO CLEARLY SHOW WATER MAIN, STORM SEWER, OR EROSION CONTROL MEASURES. PLEASE REVISE HATCHING OR LINE TYPES FOR CLARITY.

FIX OVERLAP TO MAKE TEXT CLEARLY LEGIBLE

FIX OVERLAP TO MAKE TEXT CLEARLY LEGIBLE

PLEASE MOVE SILT FENCE TO FOLLOW CONSTRUCTION ACTIVITIES AT DOWNHILL SIDE OF FILL SLOPE

FOUND 12" X 8" STONE MONUMENT
1/4 CORNER SEC. 20
T3N, R70W OF THE 6TH P.M.
MONUMENT 5-L

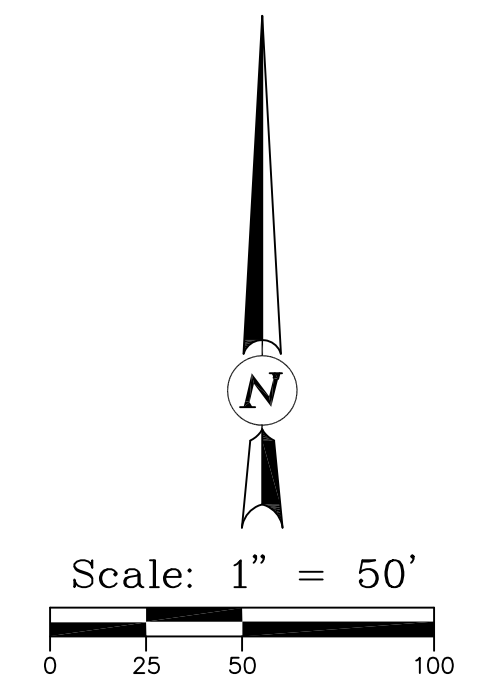
BASIS OF BEARINGS
WEST 16TH LINE SECTION 20

S85°24'03"E 1192.44' (R)
S85°24'03"E 1192.52' (M)

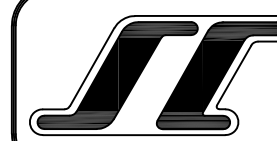
FOUND 2" ALUMINUM CAP
LS 26300
W 1/16 CORNER SEC. 20
T3N, R70W OF THE 6TH P.M.
MONUMENT 6-L

NARRATIVE SITE DESCRIPTION

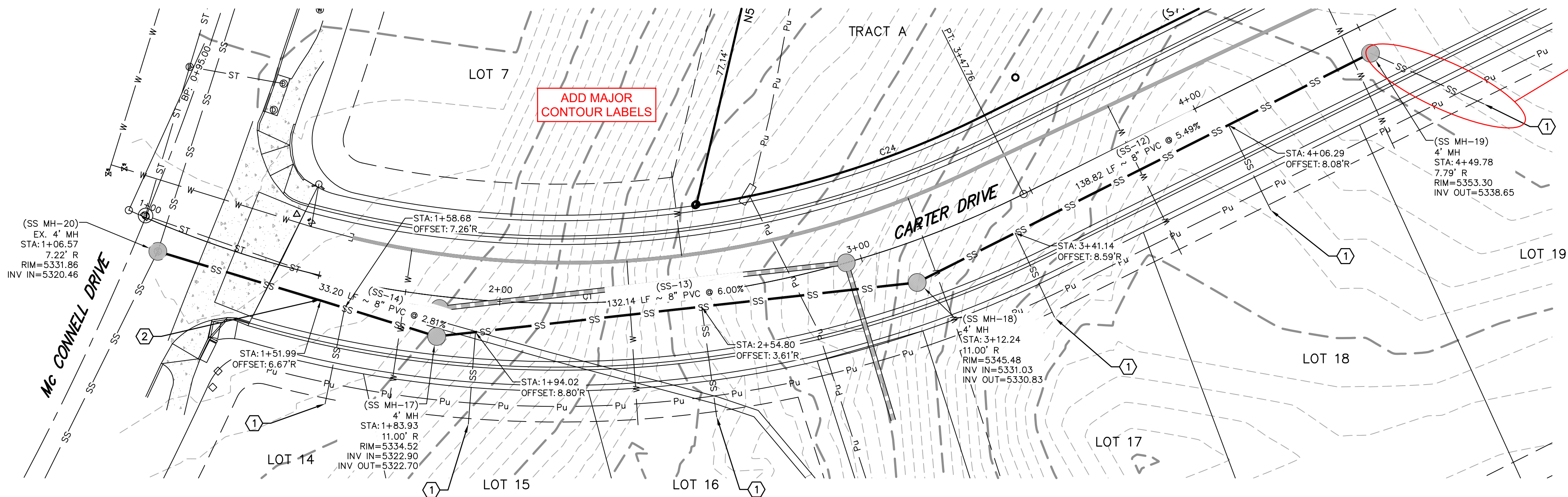
- CONSTRUCTION ACTIVITIES SHALL INCLUDE DRAINAGE FACILITIES; OVERLOT GRADING; INSTALLATION OF WATER AND SANITARY SERVICES, STORM AND DRY UTILITIES; PAVEMENT; BUILDING; AND LANDSCAPE CONSTRUCTION;
- SEQUENCE OF CONSTRUCTION WILL BE AS FOLLOWS: 1.) OVERLOT GRADING; 2.) INSTALLATION OF WATER AND SANITARY SERVICES, STORM DRAINAGE FACILITIES AND DRY UTILITIES; 3.) BUILDING CONSTRUCTION; AND 4.) CONSTRUCTION OF PARKING, DRIVES, WALKS, AND LANDSCAPING.
- THE TOTAL PROJECT AREA IS 2.14 ACRES, OF WHICH APPROXIMATELY 100% WILL UNDERGO CONSTRUCTION ACTIVITIES.
- THE 10-YEAR RUNOFF COEFFICIENT BEFORE CONSTRUCTION IS 0.25; THE RUNOFF COEFFICIENT AFTER CONSTRUCTION IS 0.25.
- THE SITE IS CURRENTLY UNDEVELOPED.
- THERE ARE NO KNOWN POLLUTION SOURCES CURRENTLY ON THIS SITE OR PROPOSED FOR THIS PROJECT.
- THE ONLY PROPOSED NON-STORMWATER COMPONENTS OF DISCHARGE ARE LANDSCAPE IRRIGATION RETURN FLOWS.



STORMWATER MANAGEMENT PLAN SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

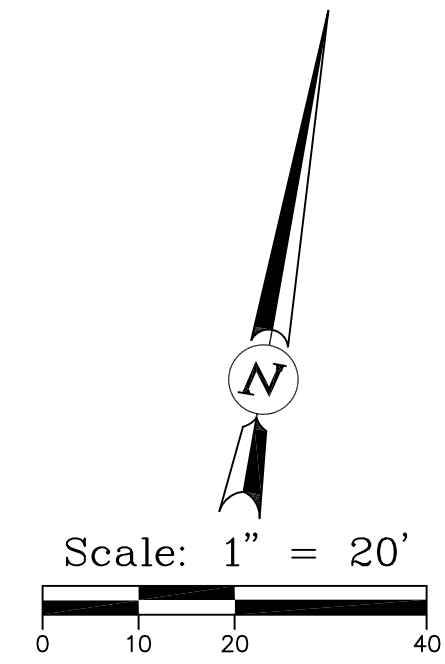
		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051	
Designed by	DPA	Date	06/28/19
Drawn by	JAS	Scale	1"=50'
Checked by	DPA	Drawing no.	19165B-1 C2
		Revision	1
		Description	TOWN COMMENTS
		Date	11/12/19
		Project no.	19165B





ADD MAJOR
CONTOUR LABELS

REVISE SO THAT SERVICE CONNECTS
TO SEWER MAIN INSTEAD OF MANHOLE
PER TOWN STANDARDS.

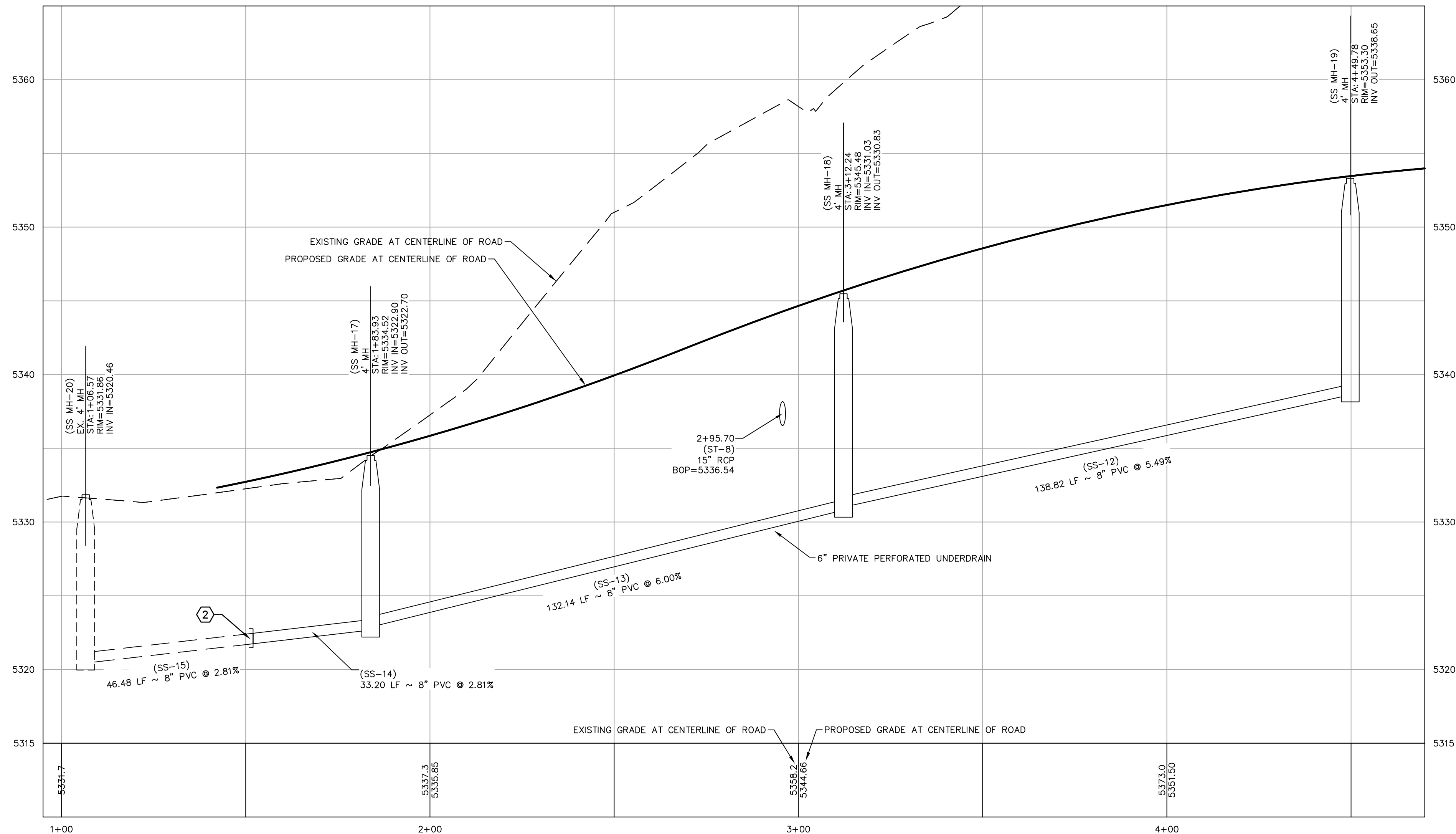


KEYED NOTES ①

- 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- CONNECT TO EXISTING 8" SANITARY SEWER STUB. POTHOLE AND VERIFY ALIGNMENT AND INVERT PRIOR TO CONSTRUCTION. REMOVE CAP AND CONNECT TO EXISTING PIPE.

1 PLAN

SCALE: 1"=20'

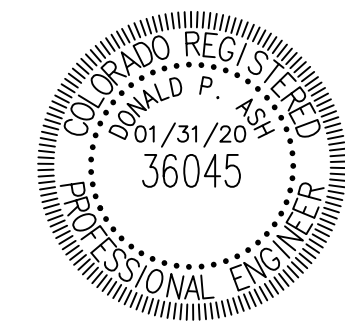


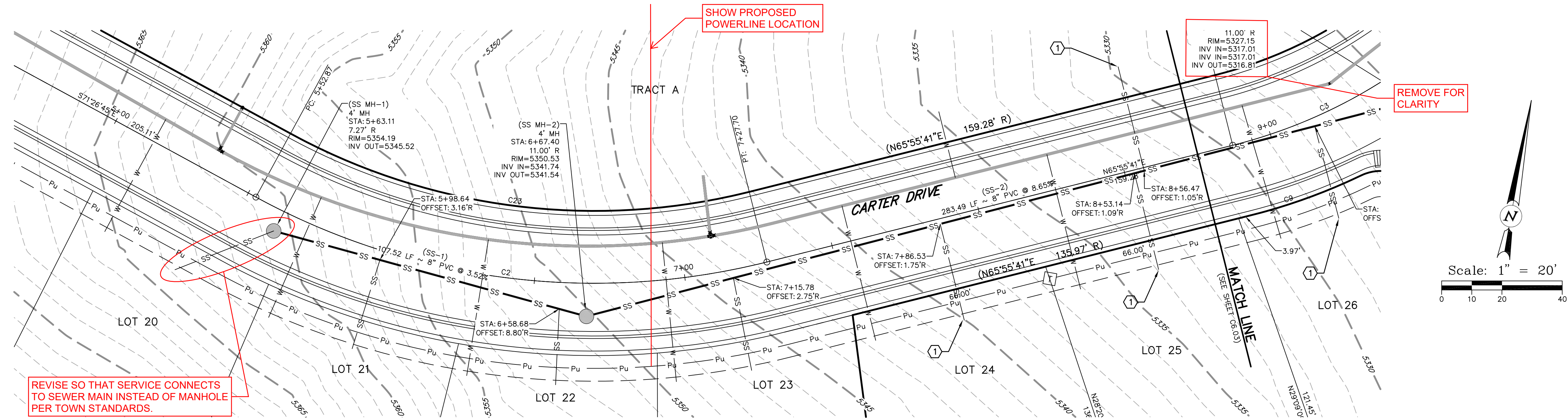
2 PROFILE

SCALE: HORIZ: 1"=20'
VERT: 1"=5'

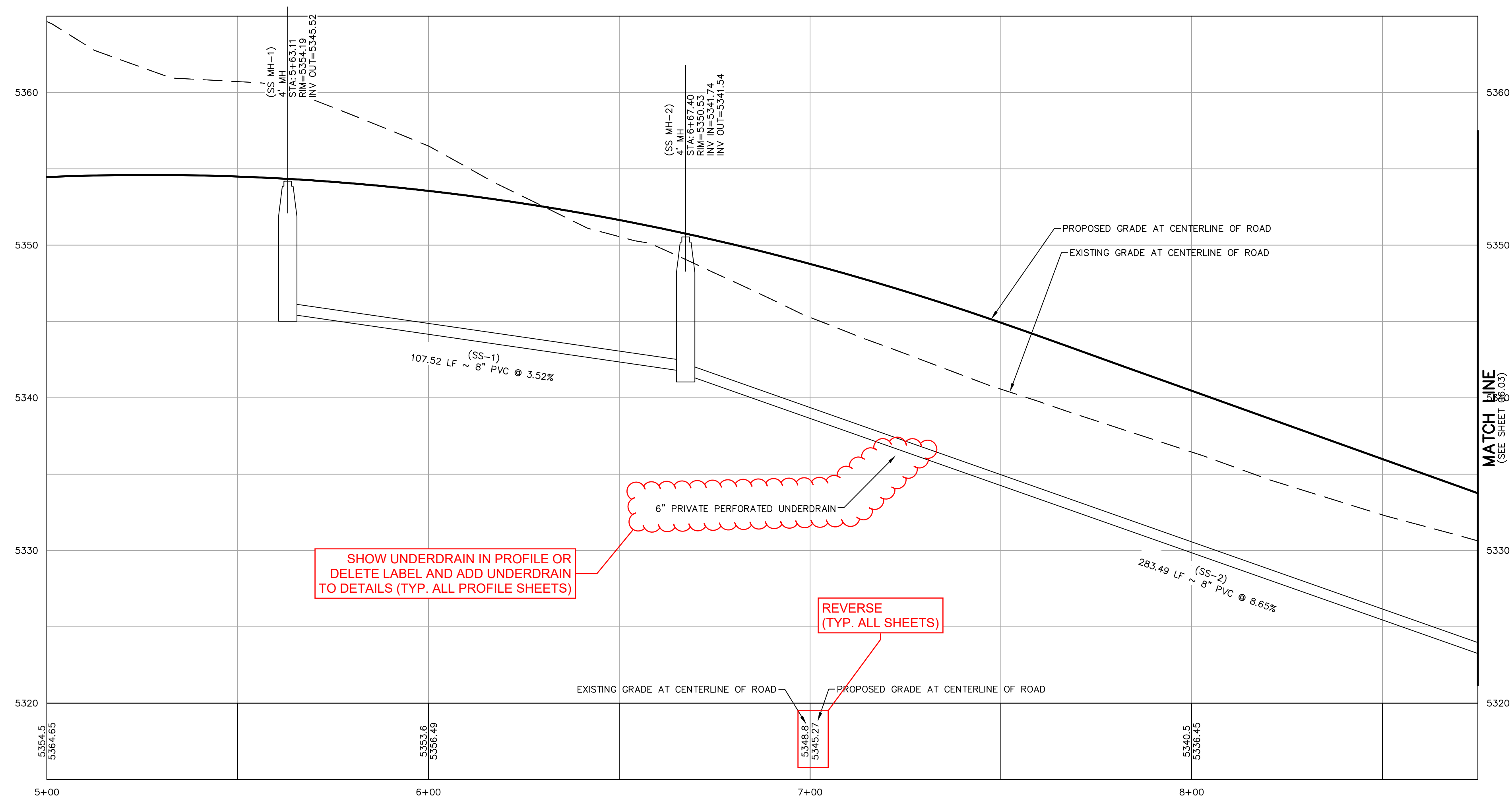
SANITARY SEWER PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051		Designed by DPA		Date 06/28/19	Scale 1"=20'	Drawing no. 19165B-1 C3	Sheet C3.01
Drawn by JAS		Checked by DPA		Revision 1	Description TOWN COMMENTS	Date 11/12/19	Project no. 19165B
				Revision 2	REVISED SITE PLAN	Date 01/31/20	






1 PLAN
SCALE: 1"=20'



2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'

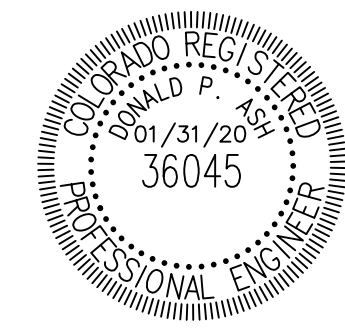
- KEYED NOTES ①
- 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).

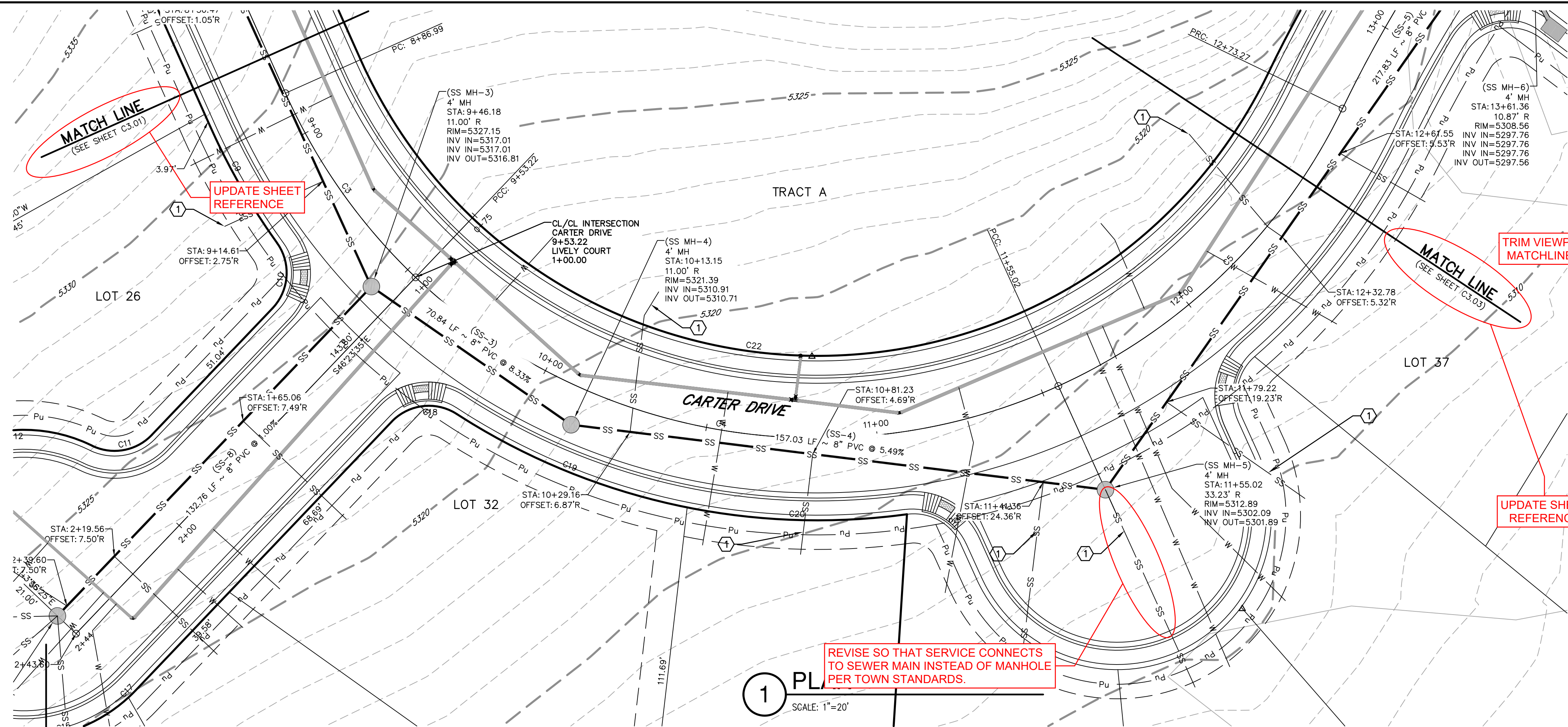
SANITARY SEWER
PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



SCOTT, COX & ASSOCIATES, INC.
 consulting engineers • surveyors
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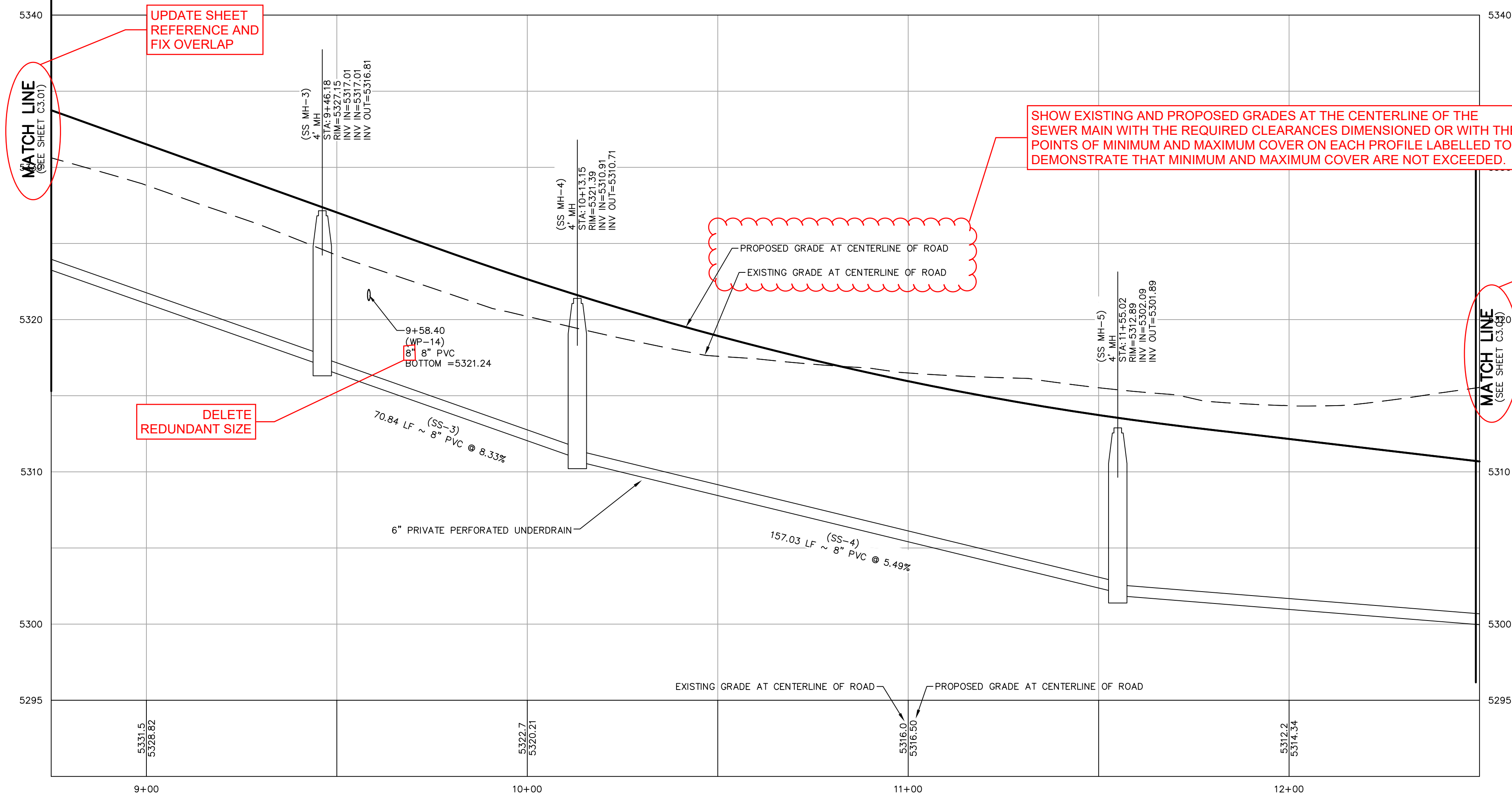
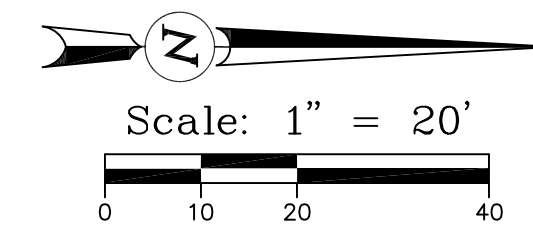
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Drawn by	JAS								
		Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2		REVISED SITE PLAN		Date	01/31/20		






KEYED NOTES ①

1. 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12" PAST R.O.W. (TYP.).



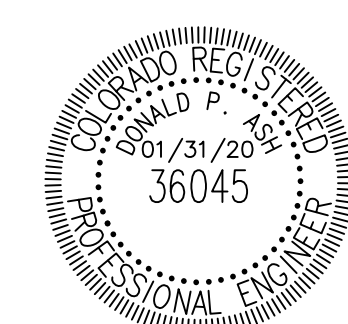
2 PROFILE
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VERT: 1"=5'

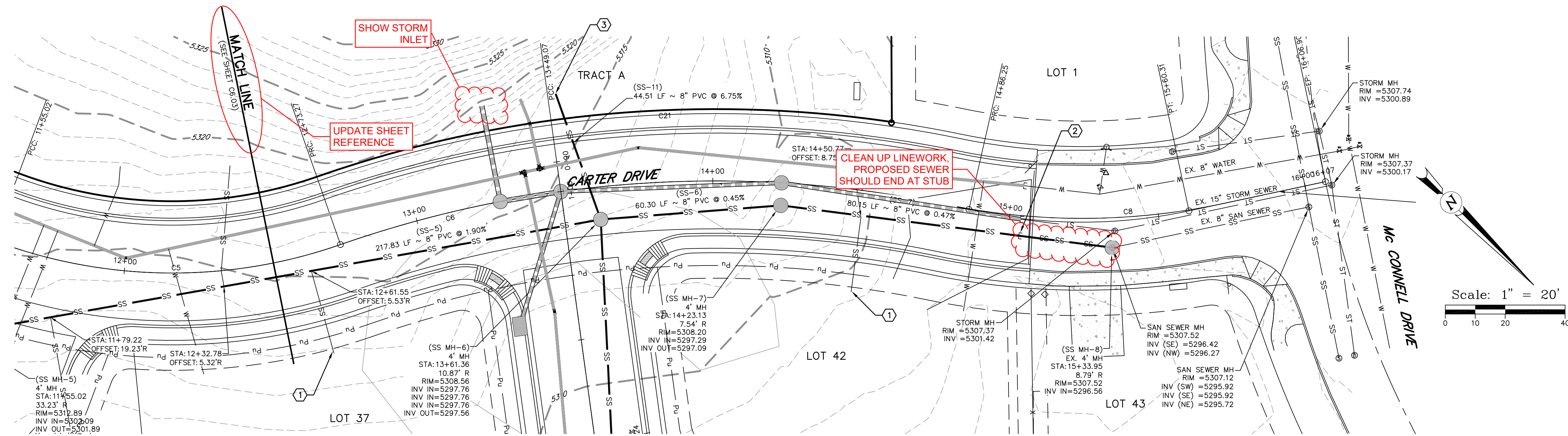
SANITARY SEWER
PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



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 consulting engineers • surveyors
 1530 55th Street • Boulder, Colorado 80303
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Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C3	Sheet	C3.03
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Checked by	DPA	2	REVISED SITE PLAN			01/31/20			

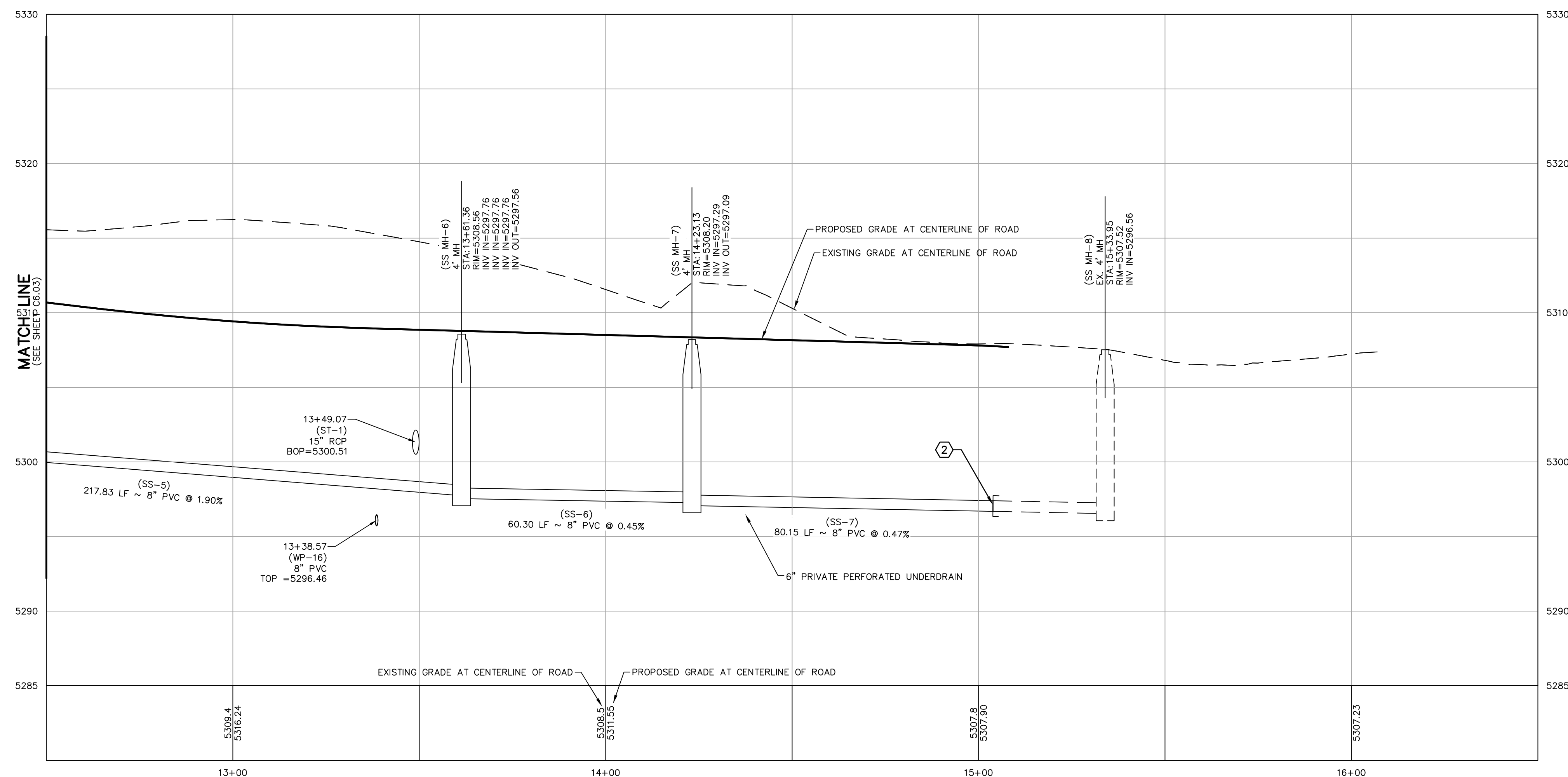




KEYED NOTES ①

- 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12" PAST R.O.W. (TYP.).
- CONNECT TO EXISTING 8" SANITARY SEWER STUB. POTHOLE AND VERIFY ALIGNMENT AND INVERT PRIOR TO CONSTRUCTION. REMOVE CAP AND CONNECT TO EXISTING PIPE.
- PROPOSED 8" SEWER FOR FUTURE MAIN EXTENSION.

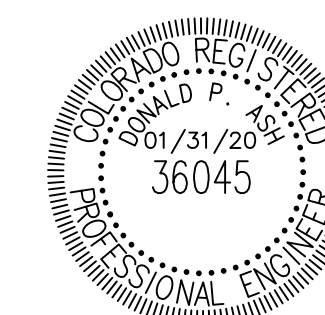
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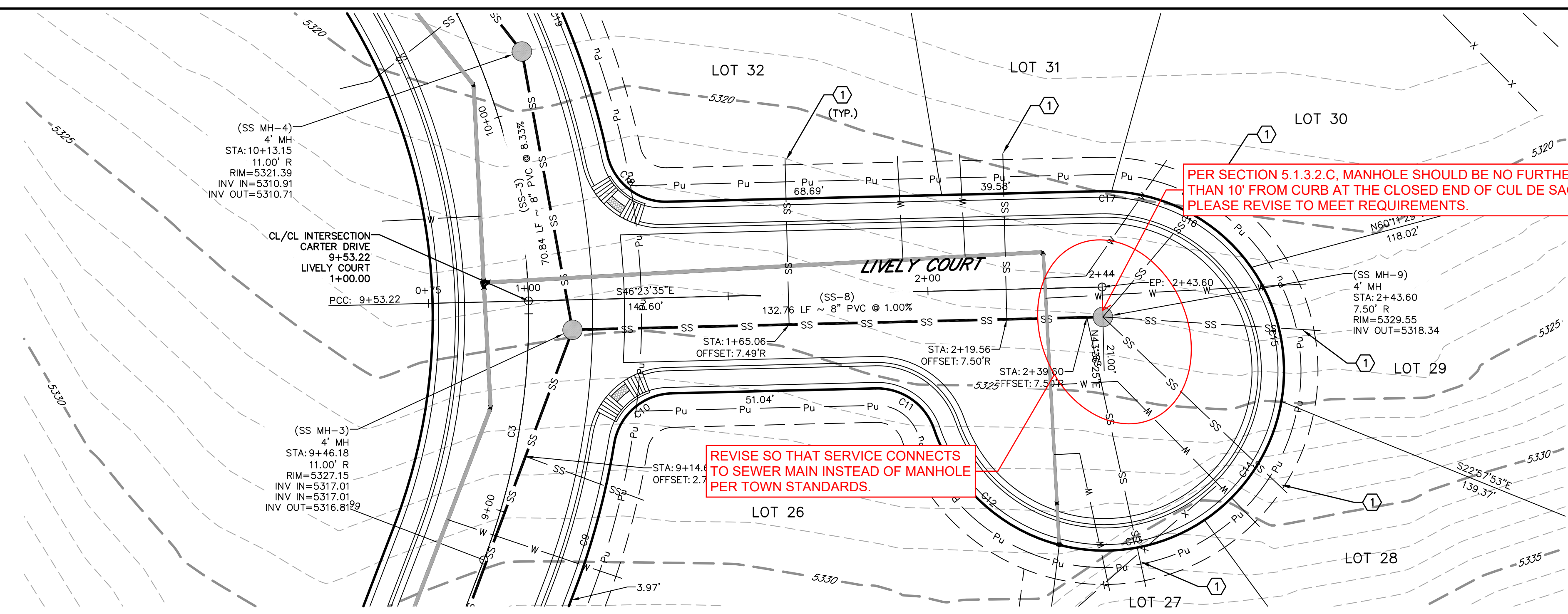


SANITARY SEWER PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

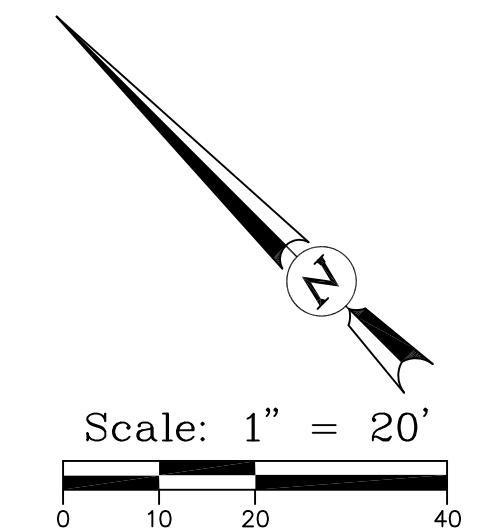
SCOTT, COX & ASSOCIATES, INC.
consulting engineers • surveyors
1530 55th Street • Boulder, Colorado 80303
(303) 444 - 3051

Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C3	Sheet	C3.04
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		



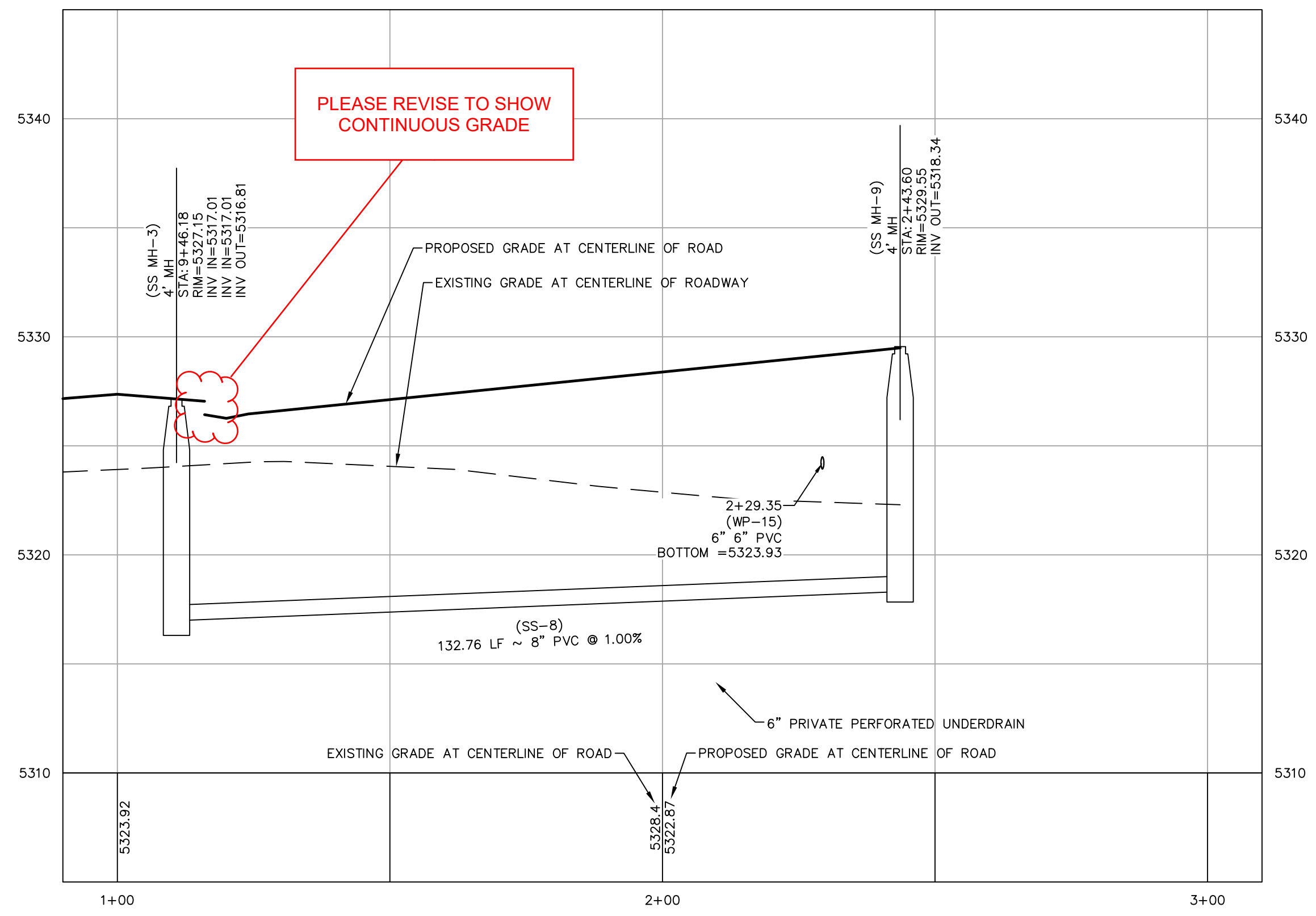


1 PLAN
SCALE: 1"=20'




KEYED NOTES ①

1. 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).



2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'

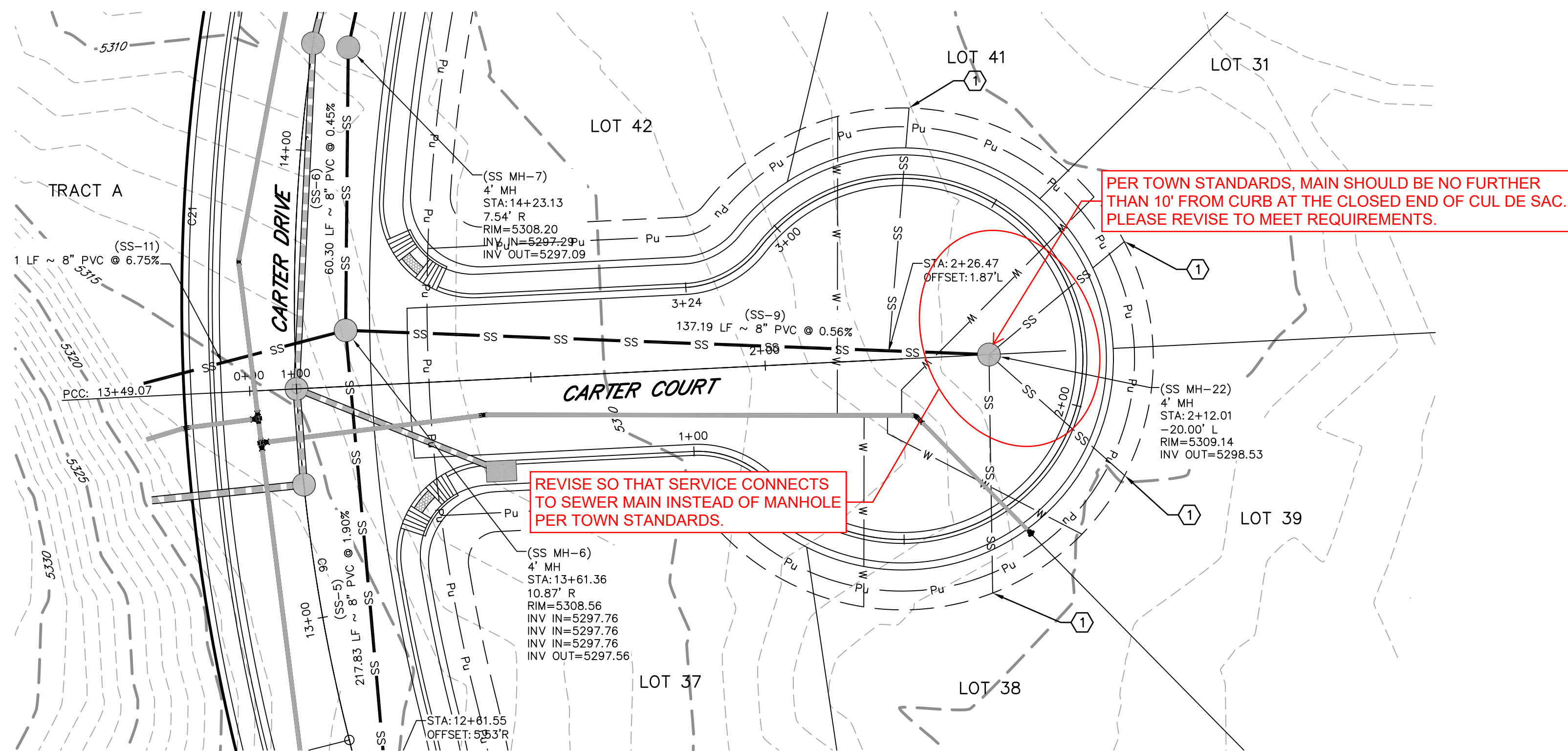
LIVELY COURT
PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



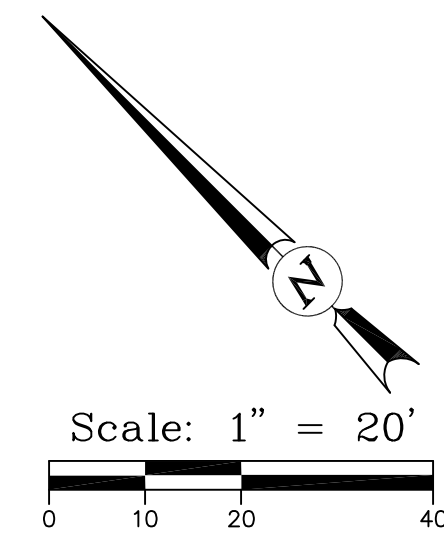
SCOTT, COX & ASSOCIATES, INC.
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 (303) 444 - 3051

Designed by <u> DPA </u>	Date 06/28/19	Scale 1"=20'	Drawing no. 19165B-1 C3	Sheet <div style="font-size: 1.5em; font-weight: bold;">C3.05</div>
Drawn by <u> JAS </u>	Revision <div style="display: flex; justify-content: space-between; width: 100%;"> 1 TOWN COMMENTS 11/12/19 </div>	Description	Date	Project no. 19165B
Checked by <u> DPA </u>	2	REVISED SITE PLAN	01/31/20	



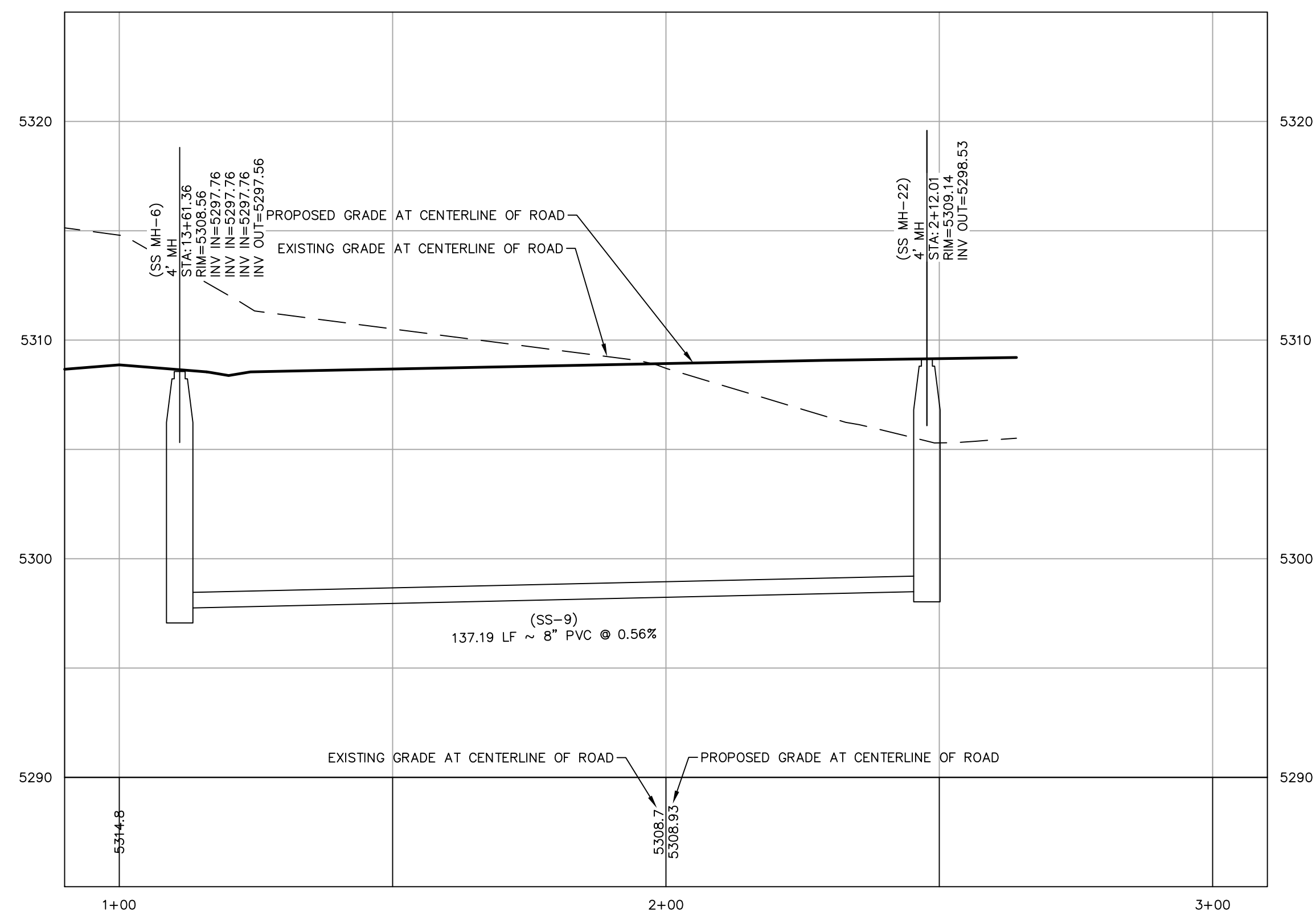


1 PLAN
SCALE: 1"=20'



KEYED NOTES ①

- 4" PVC SANITARY SEWER STUB AT 2.0% SLOPE. PROVIDE GREEN INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12" PAST R.O.W. (TYP.).

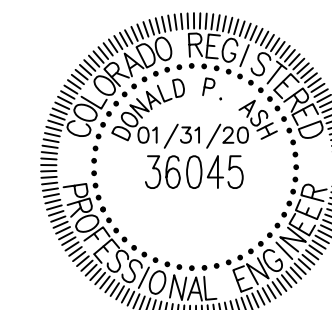


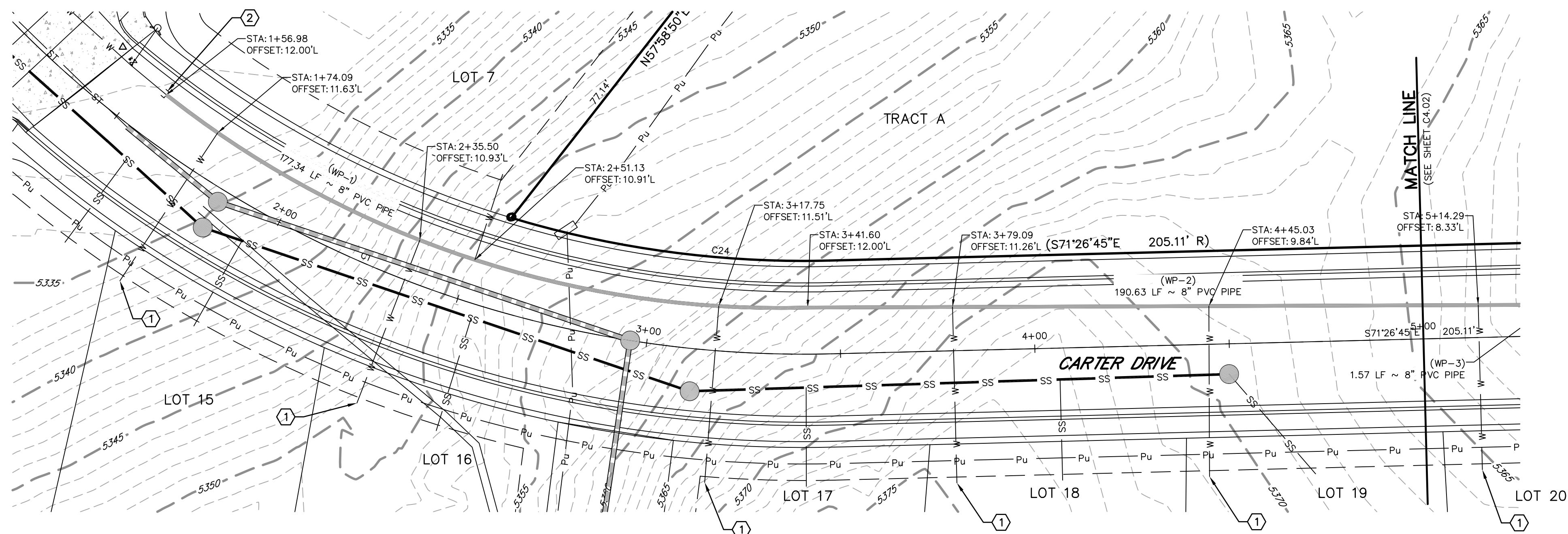
2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'

CARTER COURT PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

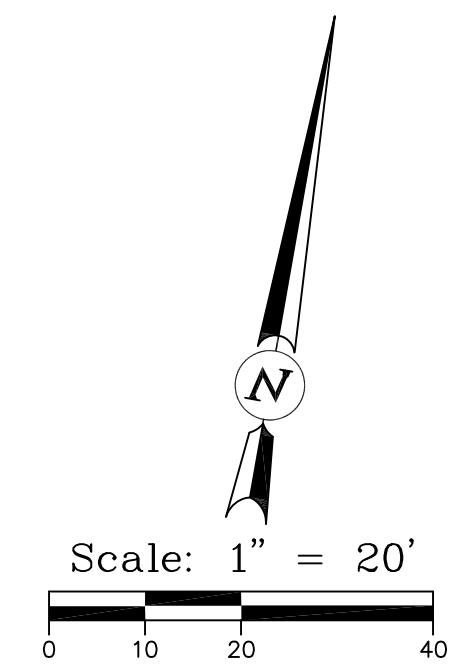


Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C3	Sheet	C3.06
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		



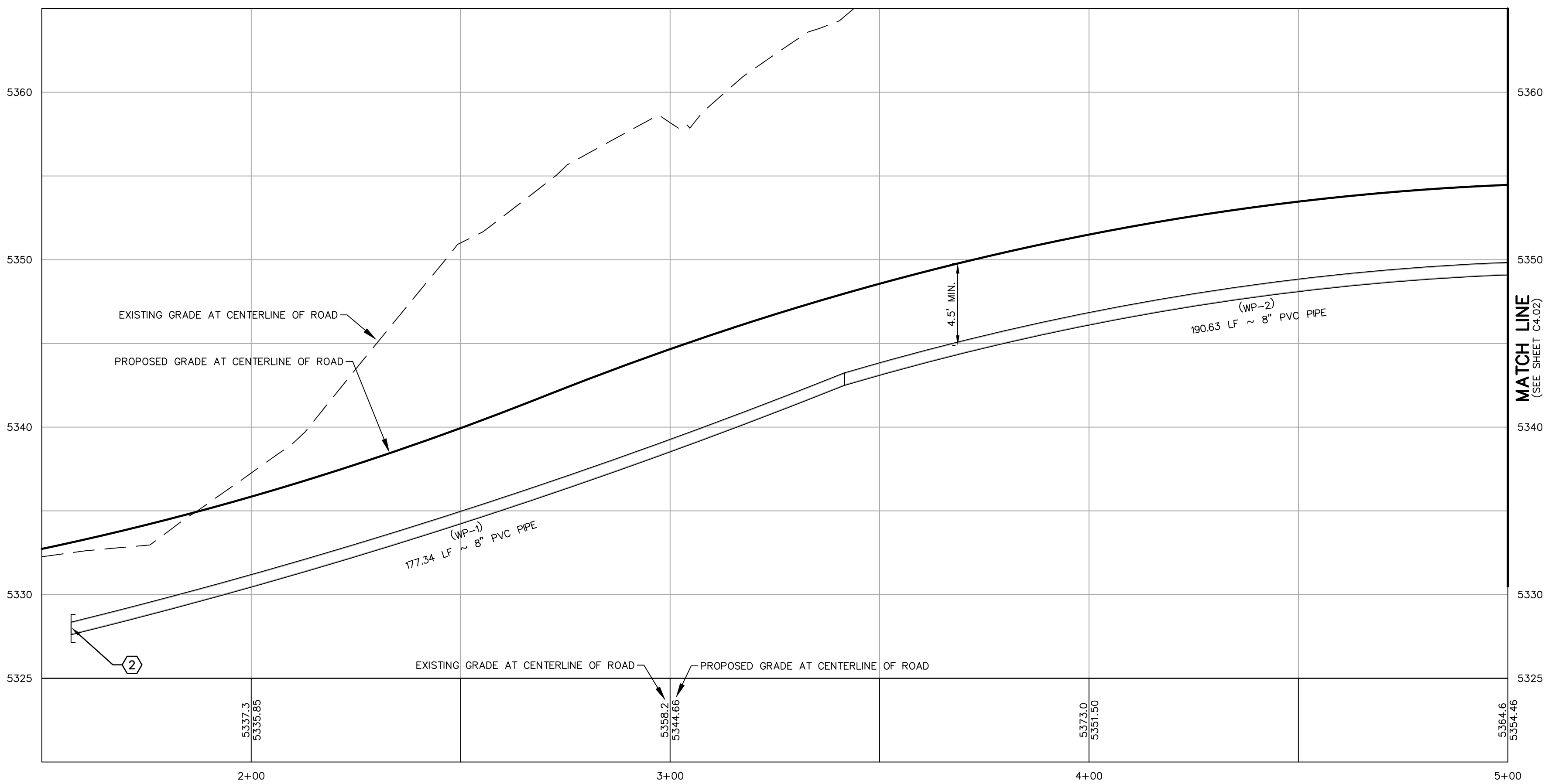


1 PLAN
SCALE: 1"=20'




KEYED NOTES ①

- 3/4" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- CONNECT TO EXISTING 8" WATER STUB. POTHOLE AND VERIFY ALIGNMENT AND INVERT PRIOR TO CONSTRUCTION. REMOVE PLUG AND CONNECT TO EXISTING PIPE.



2 PROFILE
SCALE: HORZ: 1"=20'
VERT: 1"=5'

WATER PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



SCOTT, COX & ASSOCIATES, INC.

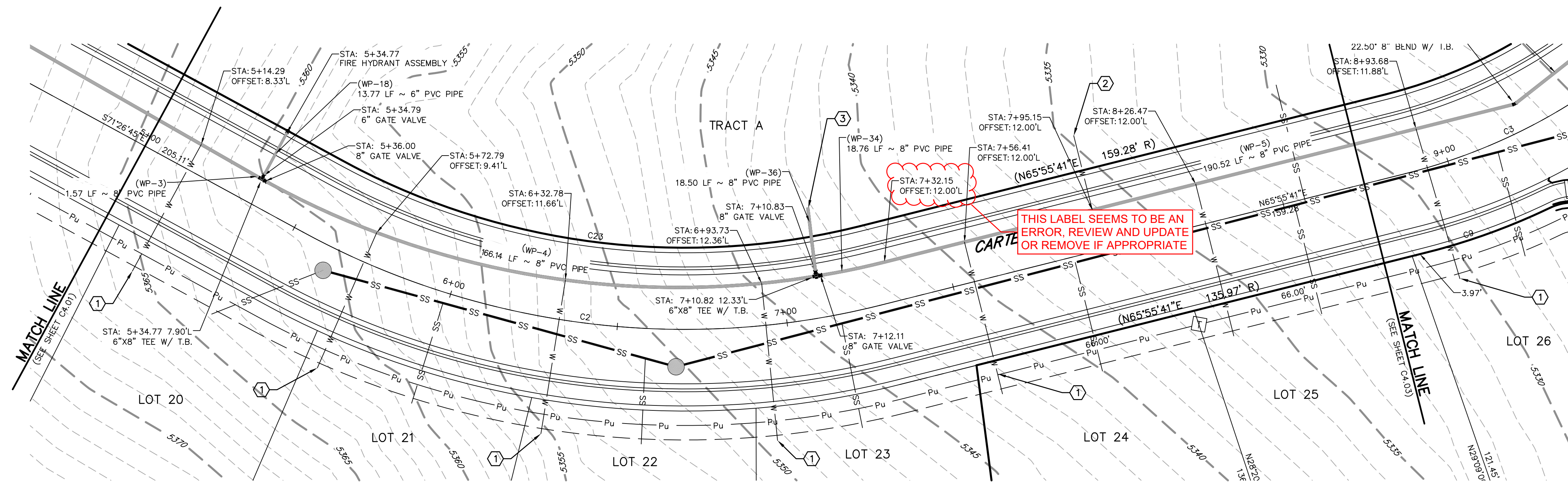
consulting engineers • surveyors

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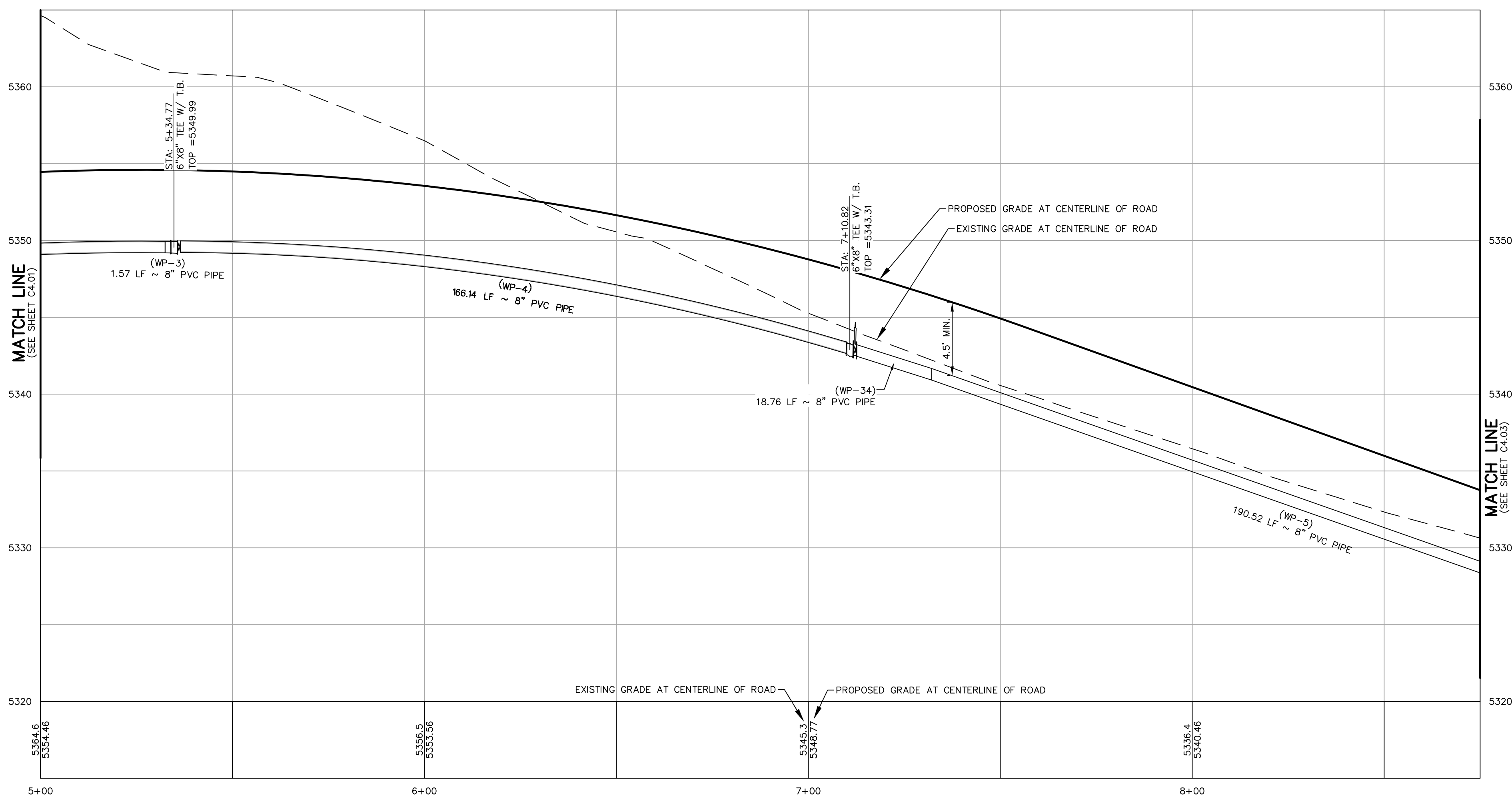
(303) 444 - 3051

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Drawn by	JAS	Revision	Description	Date	Project no.
		2	TOWN COMMENTS	11/12/19	19165B
Checked by	DPA		REVISED SITE PLAN	01/31/20	





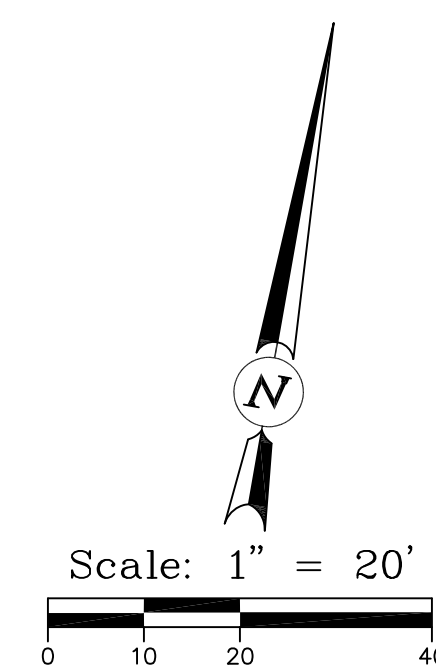
1 PLAN
SCALE: 1"=20'



2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'

KEYED NOTES ①

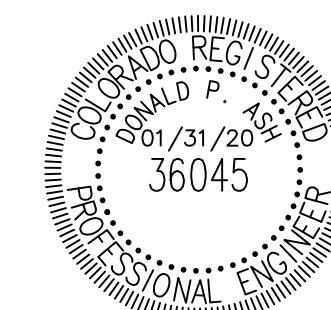
- 3/4" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- 1" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- PROPOSED 8" WATER STUB FOR FUTURE MAIN EXTENSION. INSTALL 8" BLIND FLANGE AND THRUST BLOCK A MINIMUM AT 12' PAST THE R.O.W.

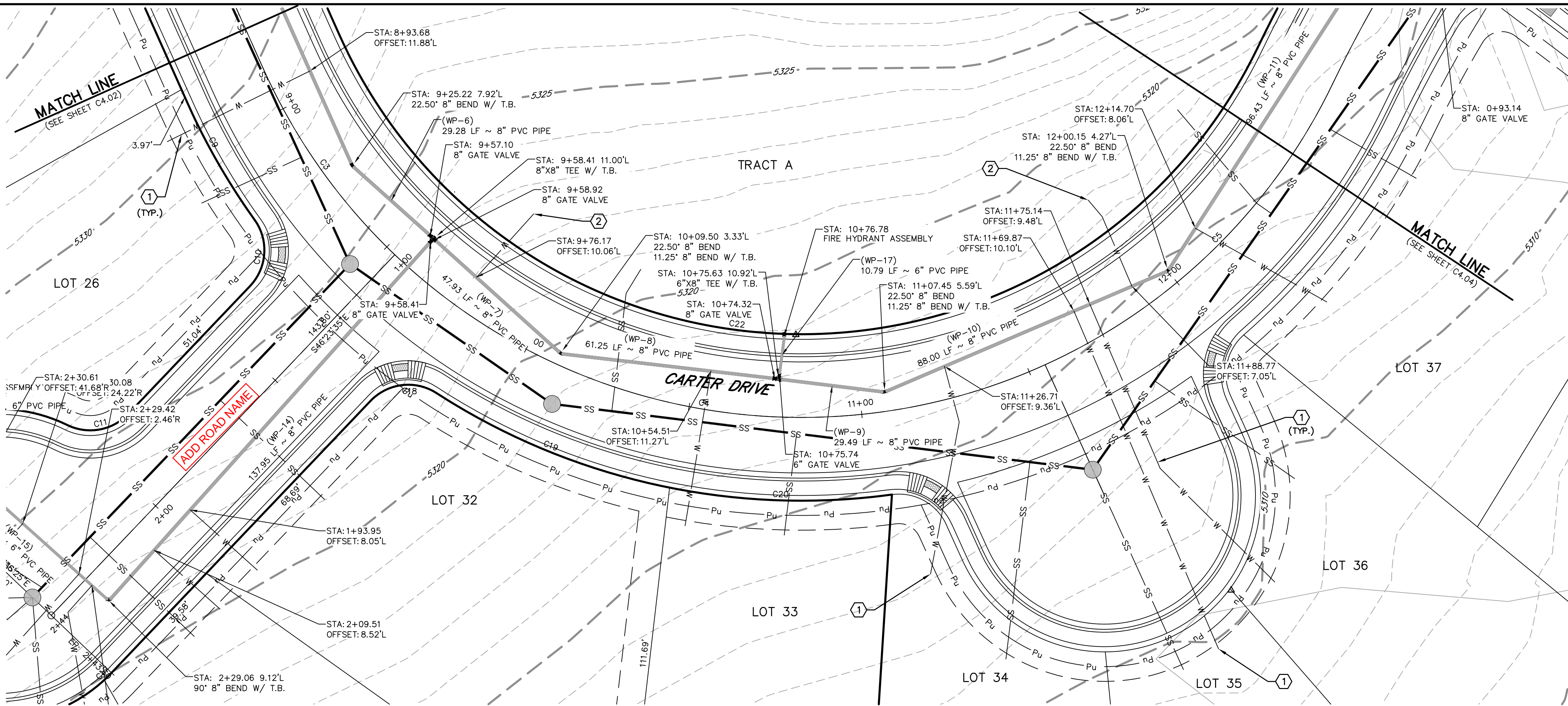


WATER PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

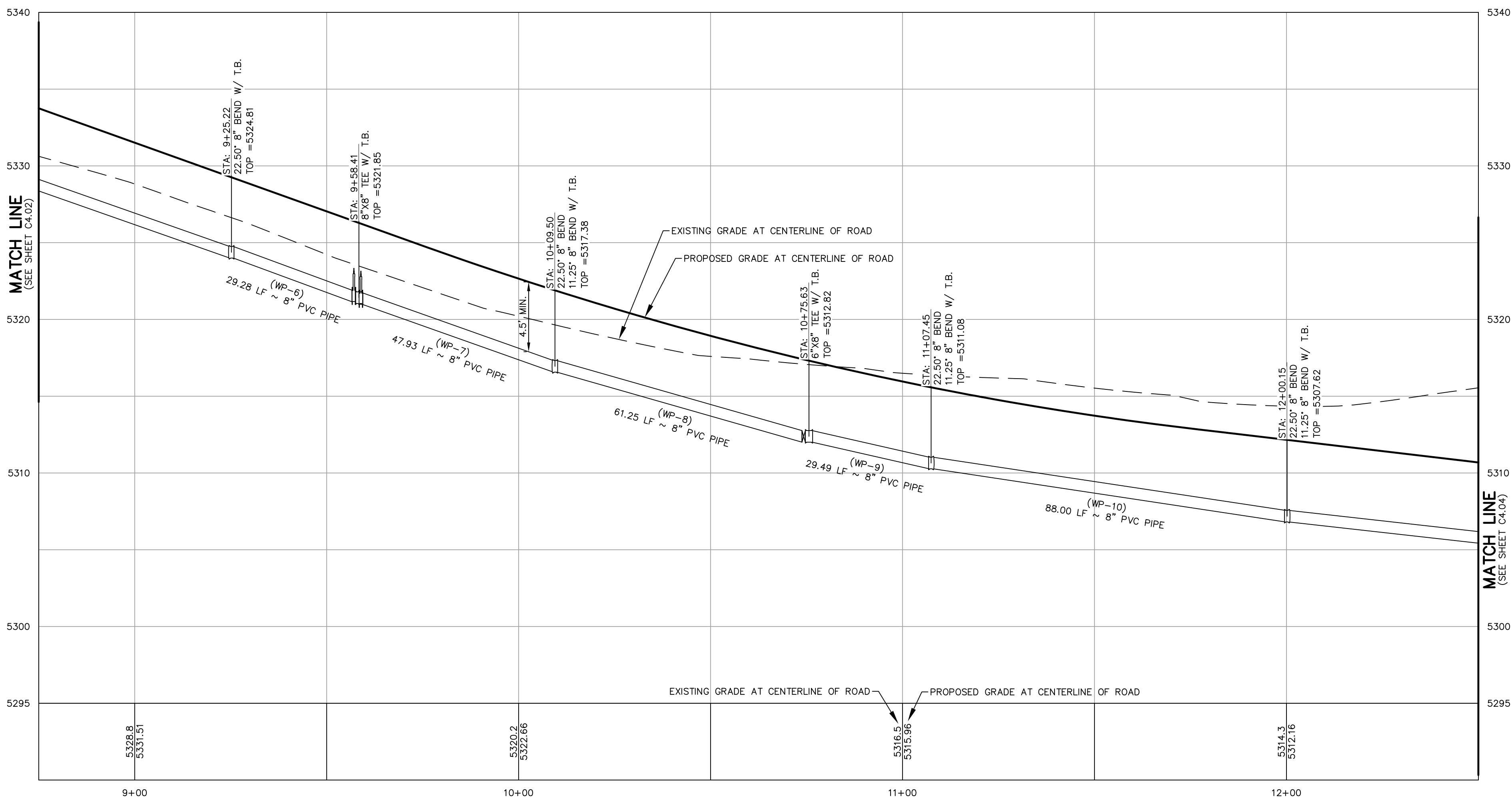
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(303) 444 - 3051

Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C4	Sheet	C4.02
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		

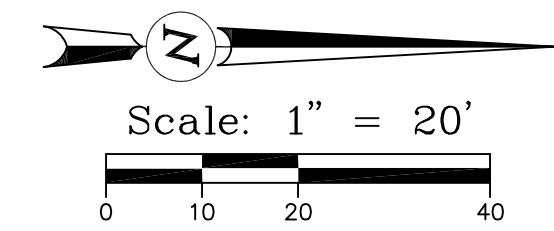




1 PLAN
SCALE: 1"=20'




2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'



KEYED NOTES ①

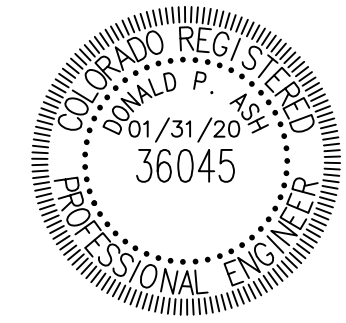
- 3/4" DOMESTIC WATER SERVICE, PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- 1" DOMESTIC WATER SERVICE, PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).

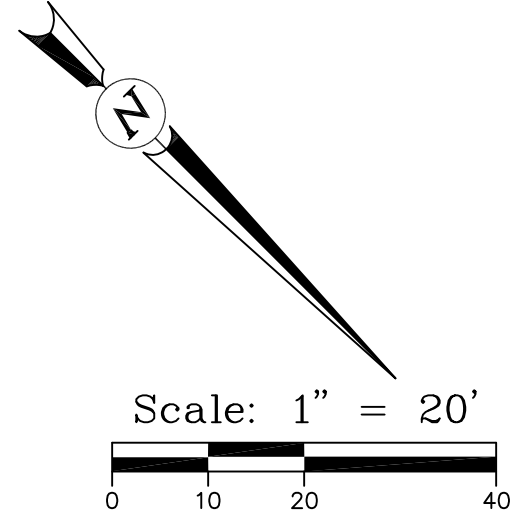
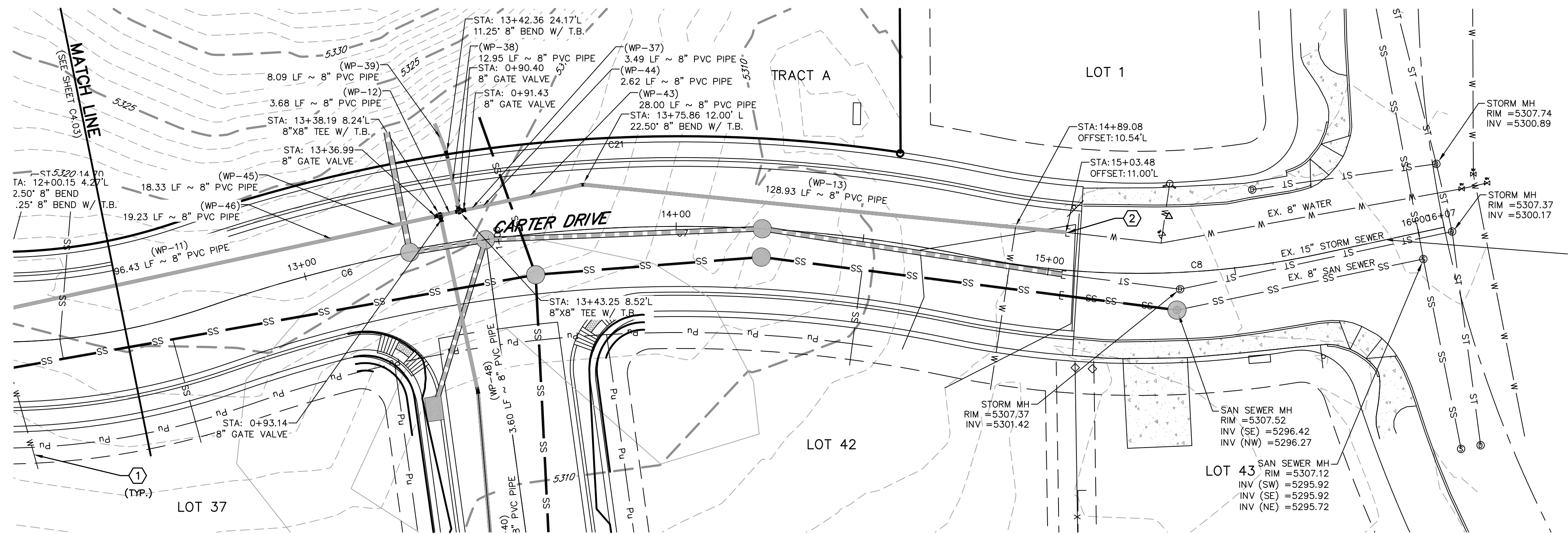
WATER PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



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Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C4	Sheet	C4.03
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2	REVISED SITE PLAN			01/31/20			



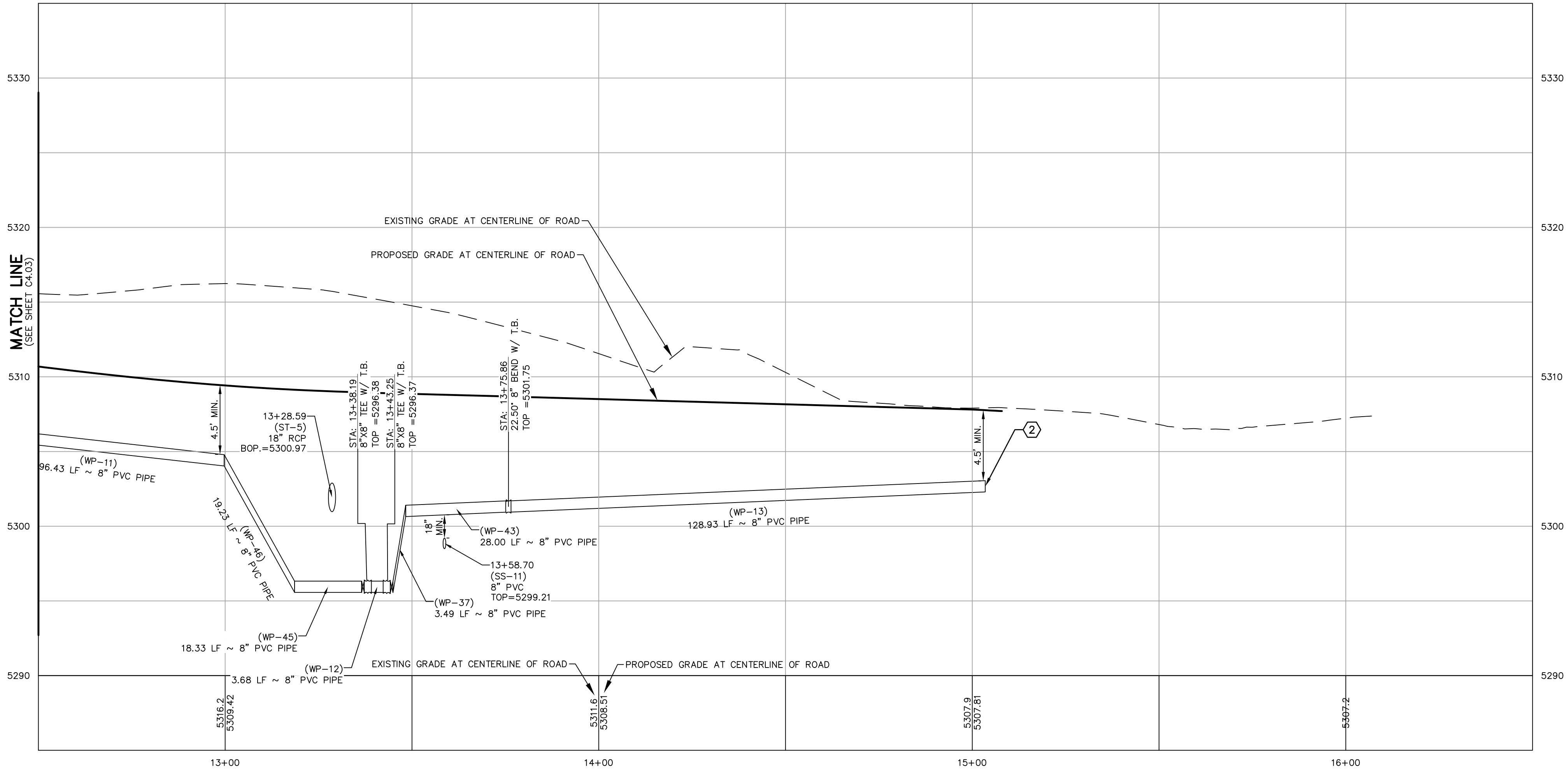


KEYED NOTES ①

- 3/4" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).
- CONNECT TO EXISTING 8" WATER STUB. POTHOLE AND VERIFY ALIGNMENT AND INVERT PRIOR TO CONSTRUCTION. REMOVE PLUG AND CONNECT TO EXISTING PIPE.


1 PLAN
SCALE: 1"=20'

ADD STREET NAMES



2 PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=5'

**WATER PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO**



SCOTT, COX & ASSOCIATES, INC.

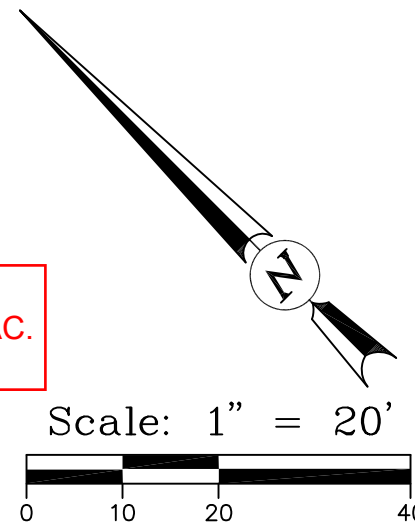
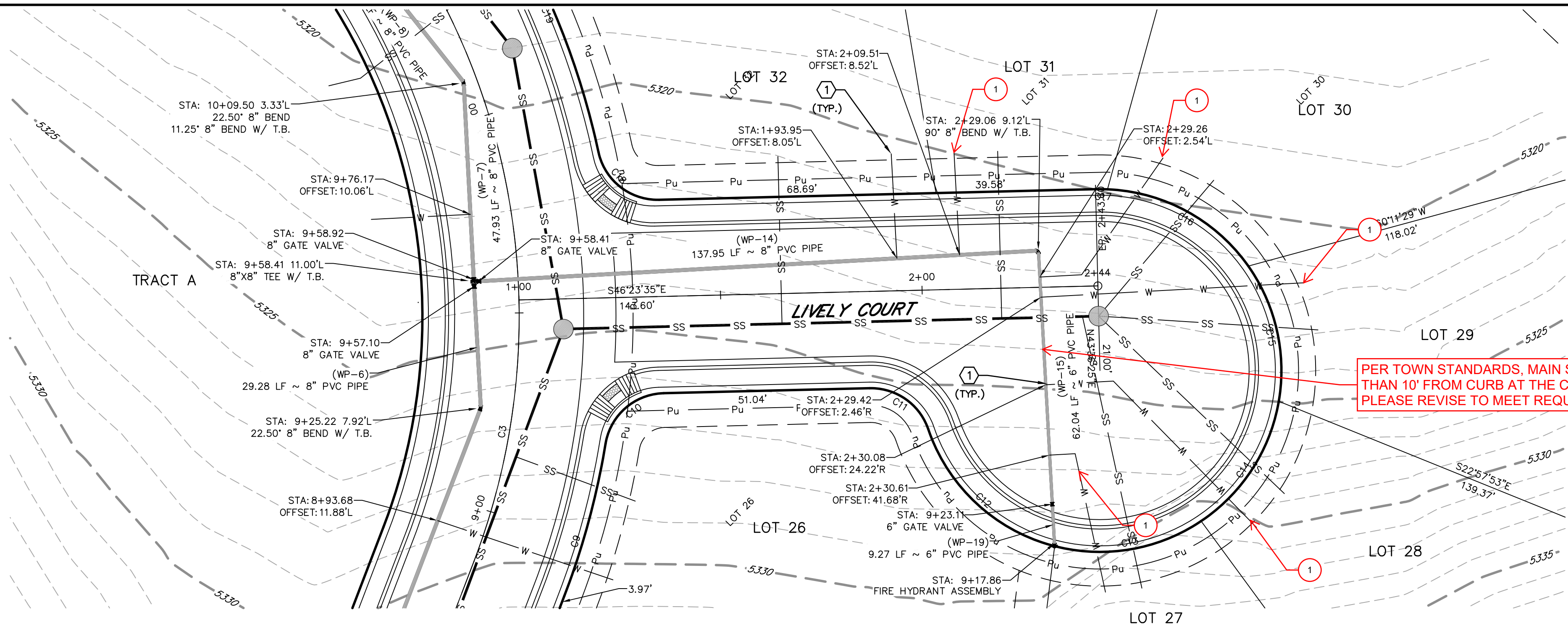
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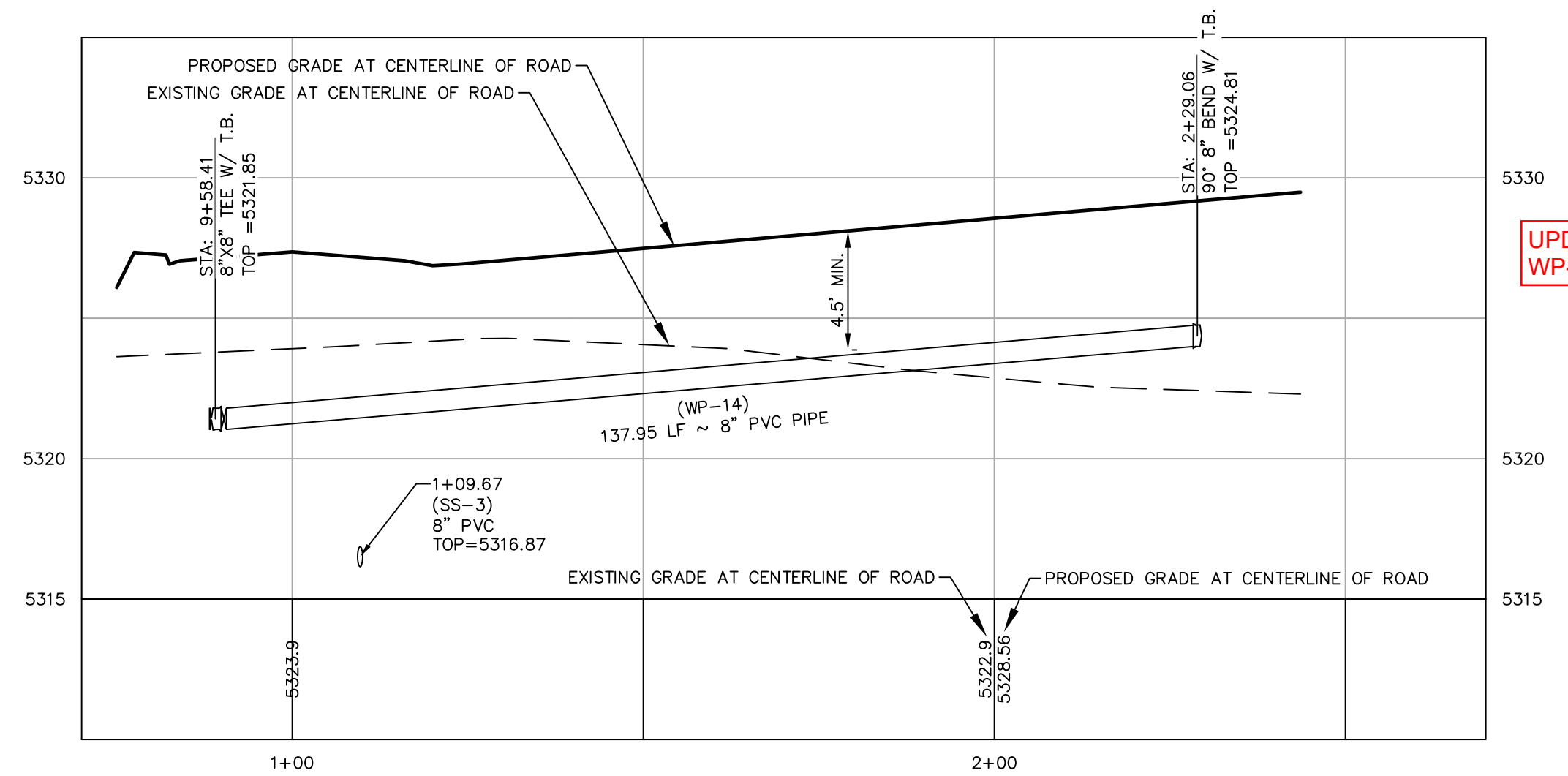
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Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2		REVISED SITE PLAN		01/31/20			






1 PLAN
SCALE: 1"=20'

- KEYED NOTES** ①
- 3/4" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12" PAST R.O.W. (TYP.).



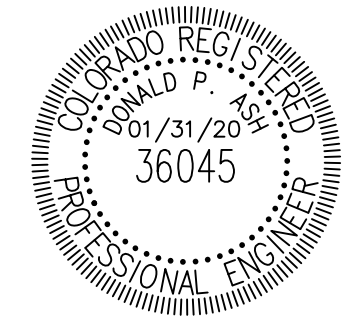
2 PROFILE
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VERT: 1"=5'

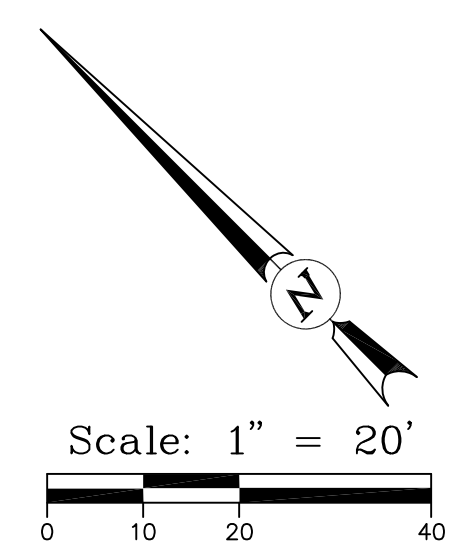
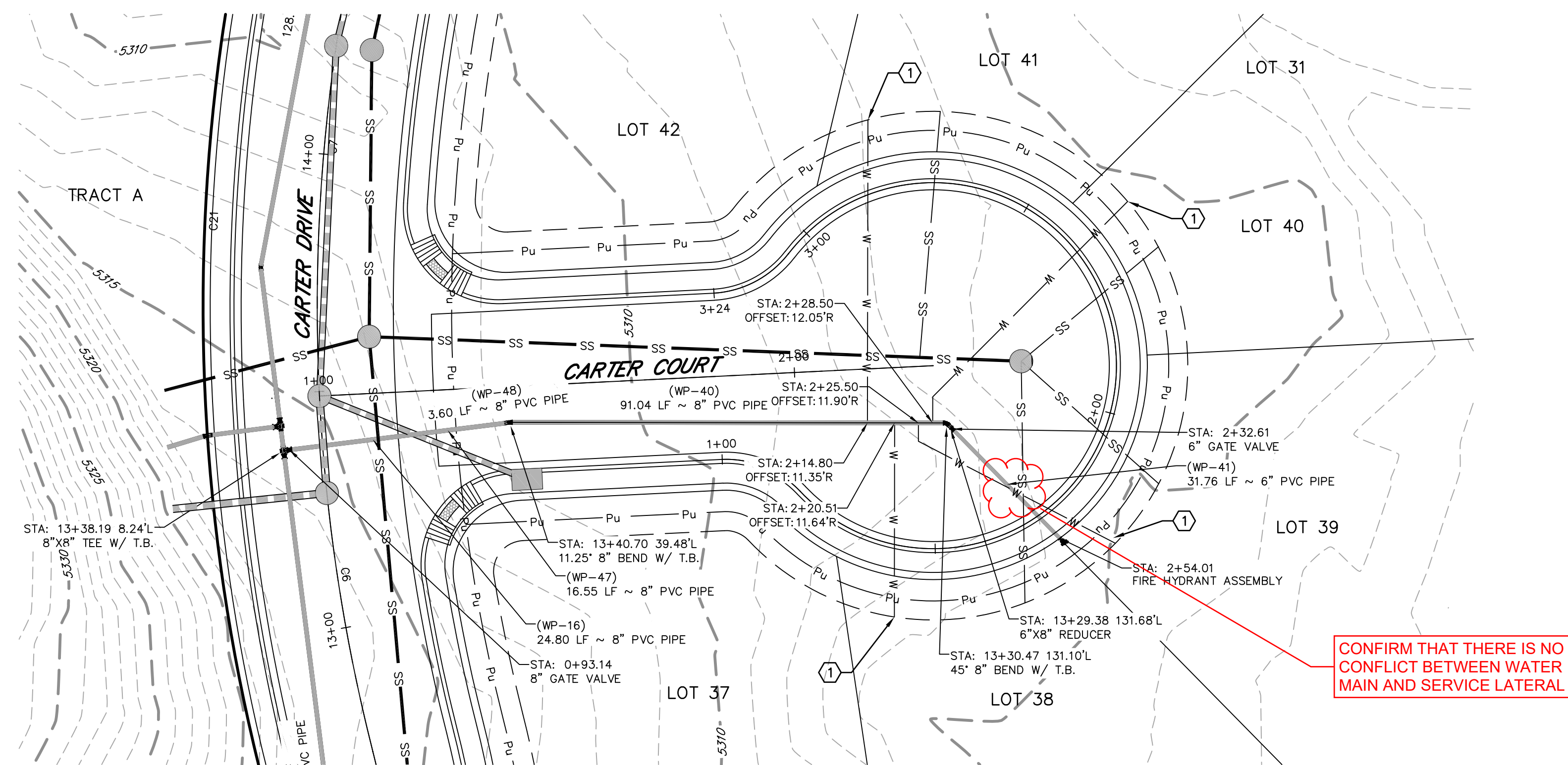
WATER PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



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Designed by	DPA	Date	Scale	Drawing no.	Sheet
		06/28/19	1"=20'	19165B-1 C4	C4.05
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Checked by	DPA	2	REVISED SITE PLAN	01/31/20	

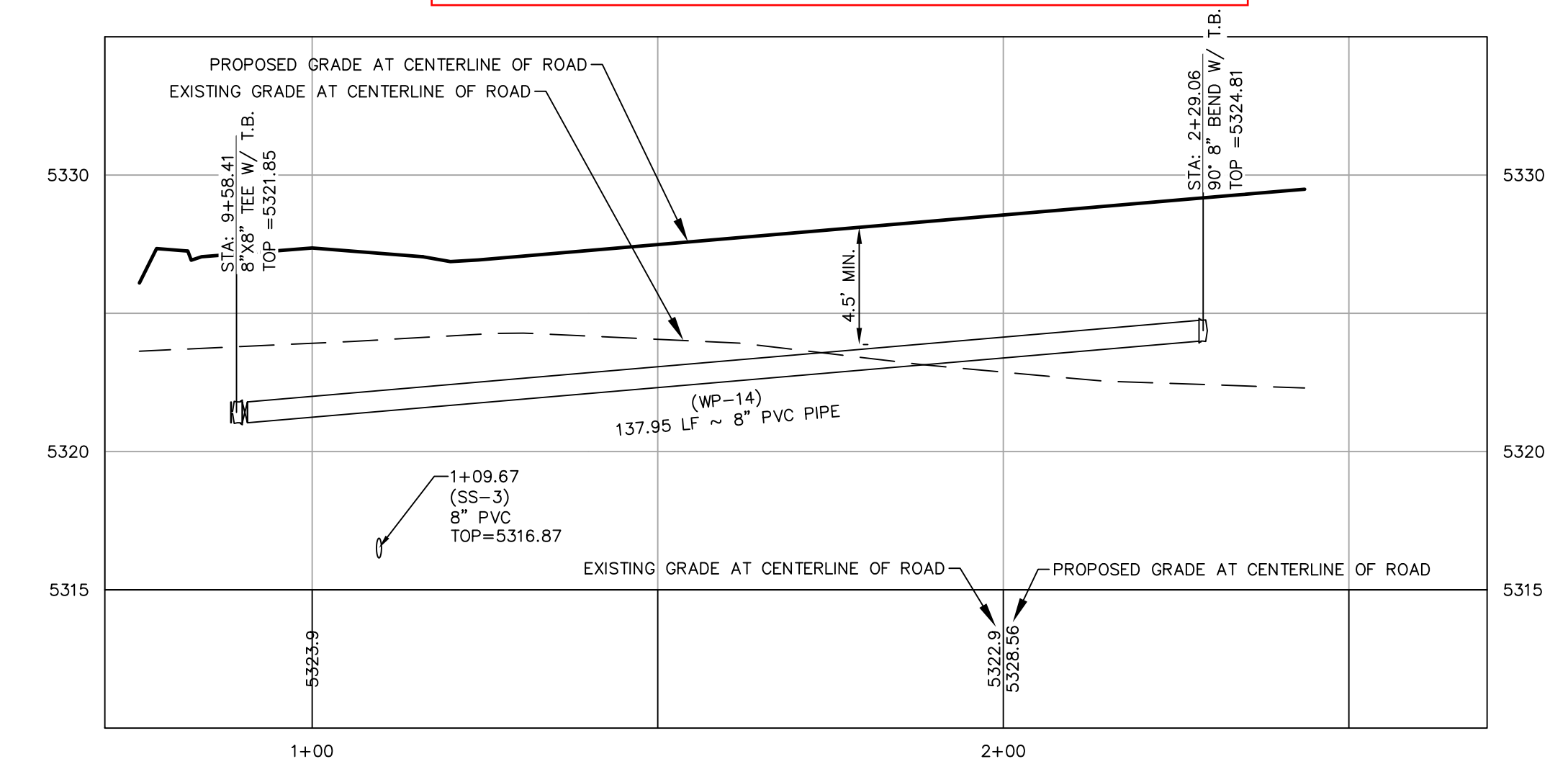




- KEYED NOTES** ①
- 3/4" DOMESTIC WATER SERVICE. PROVIDE BLUE INDICATOR POST AND SAWCUT INTO CONCRETE SIDEWALK. INSTALL A MINIMUM 12' PAST R.O.W. (TYP.).


1 PLAN
SCALE: 1"=20'

THIS IS THE WRONG PROFILE FOR THE PLAN VIEW ON THIS SHEET. PLEASE UPDATE TO INCLUDE PROFILE OF PIPES WP-16, WP-48, WP-40, AND WP-41. PROFILE SHOULD INCLUDE THREE UTILITY CROSSINGS.



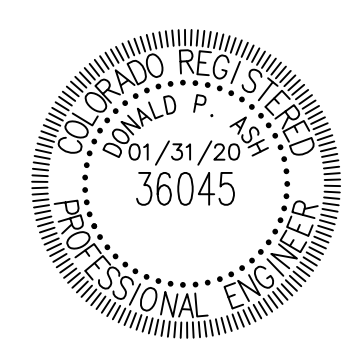
2 PROFILE
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VERT: 1"=5'

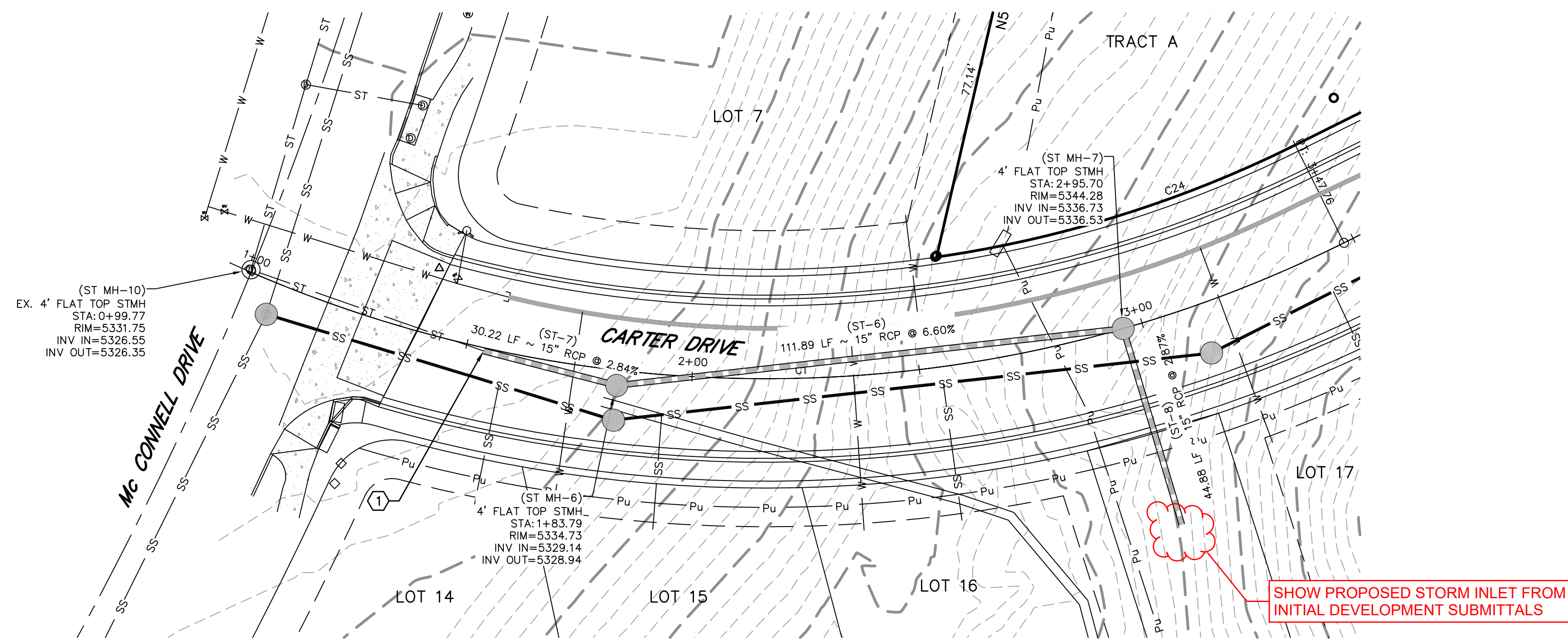
WATER PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



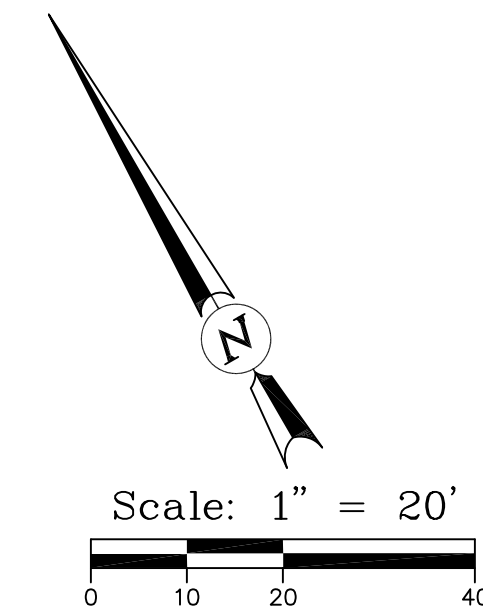
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Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C4	Sheet	C4.06
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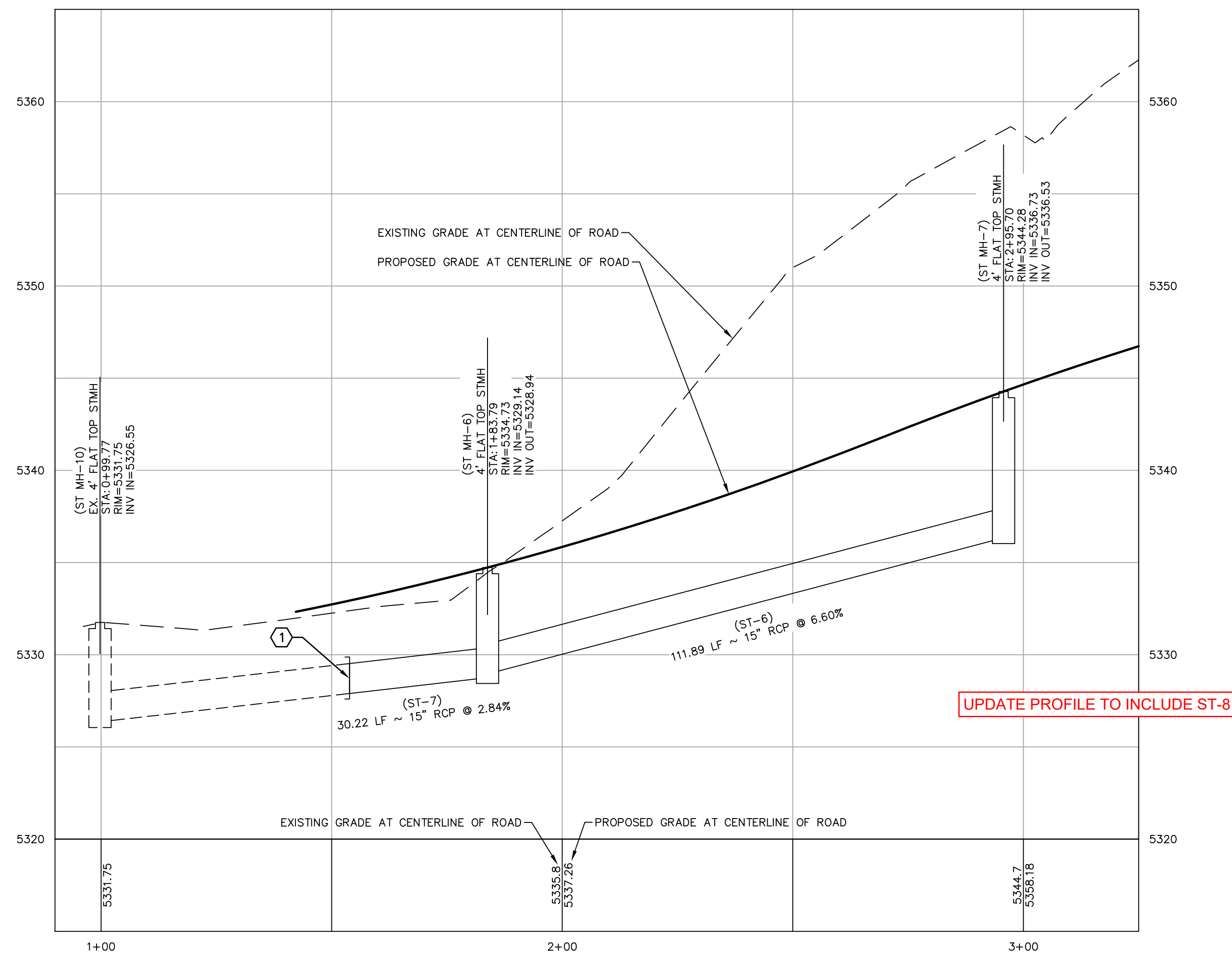


1 STORM PLAN
SCALE: 1"=20'




KEYED NOTES ①

1. CONNECT TO EXISTING 15" STORM STUB, POTHOLE AND VERIFY ALIGNMENT AND INVERT PRIOR TO CONSTRUCTION. REMOVE PLUG AND CONNECT TO EXISTING PIPE.



2 STORM PROFILE
SCALE: HORZ: 1"=20'
VERT: 1"=5'

STORM SEWER PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO



SCOTT, COX & ASSOCIATES, INC.

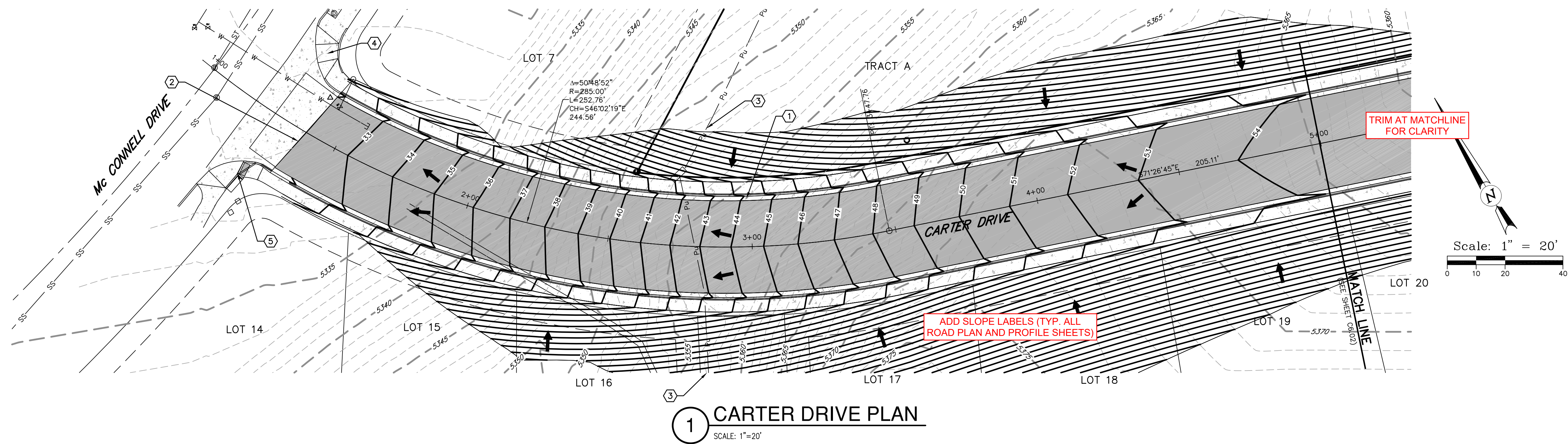
consulting engineers • surveyors

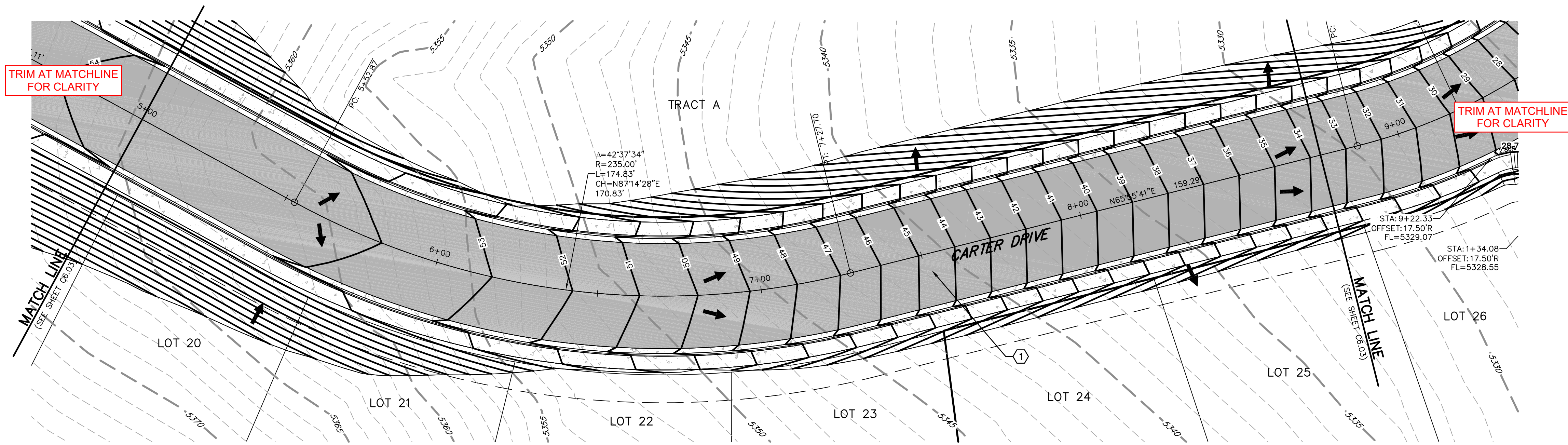
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Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C5	Sheet	C5.01
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Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		

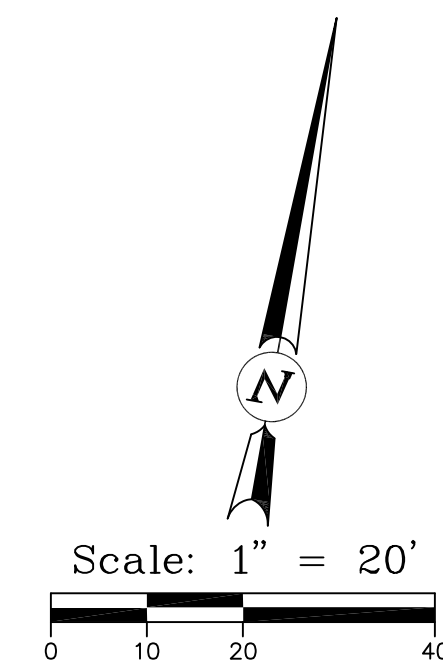






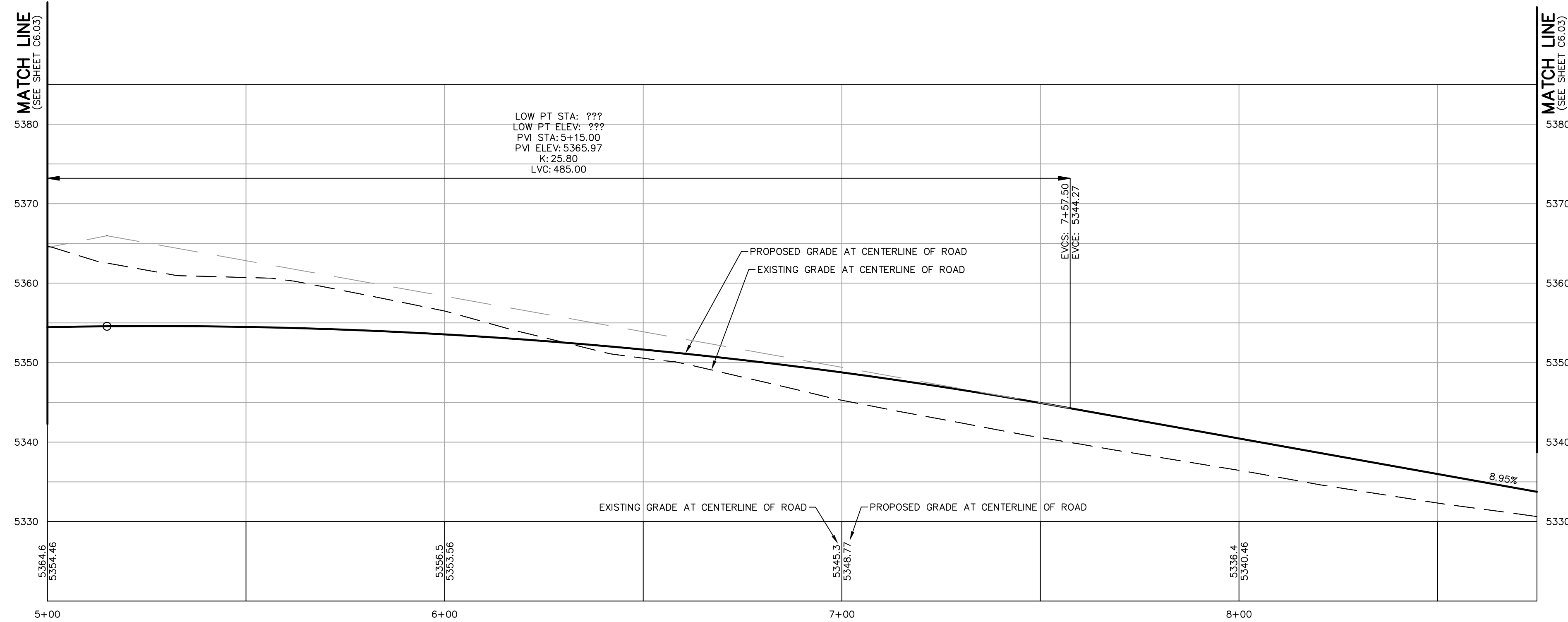
1 CARTER DRIVE PLAN
SCALE: 1"=20'

SHOW PRIVATE DRIVE/DRIVEWAY LOCATIONS TO BE CONSTRUCTED FOR TRACT A AT A MINIMUM TO PREVENT NEWLY CONSTRUCTED SIDEWALK FROM BEING REPLACED TO CONSTRUCT THICKER DRIVEWAY SECTIONS.




KEYED NOTES ①

1. PROPOSED 24" WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, GUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.



1 CARTER DRIVE PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=10'

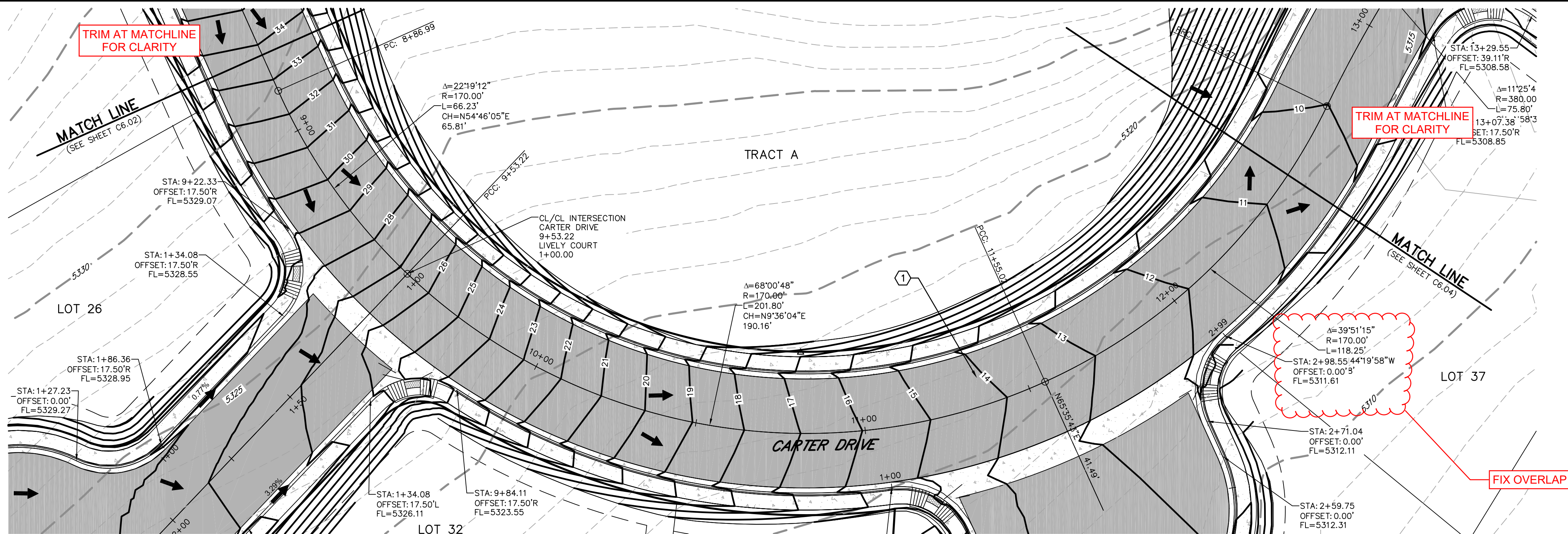
CARTER DRIVE
ROAD PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



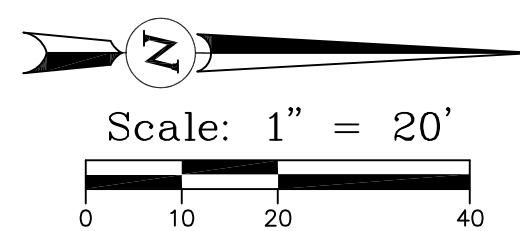
SCOTT, COX & ASSOCIATES, INC.
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 (303) 444 - 3051

Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C6	Sheet	C6.02
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		



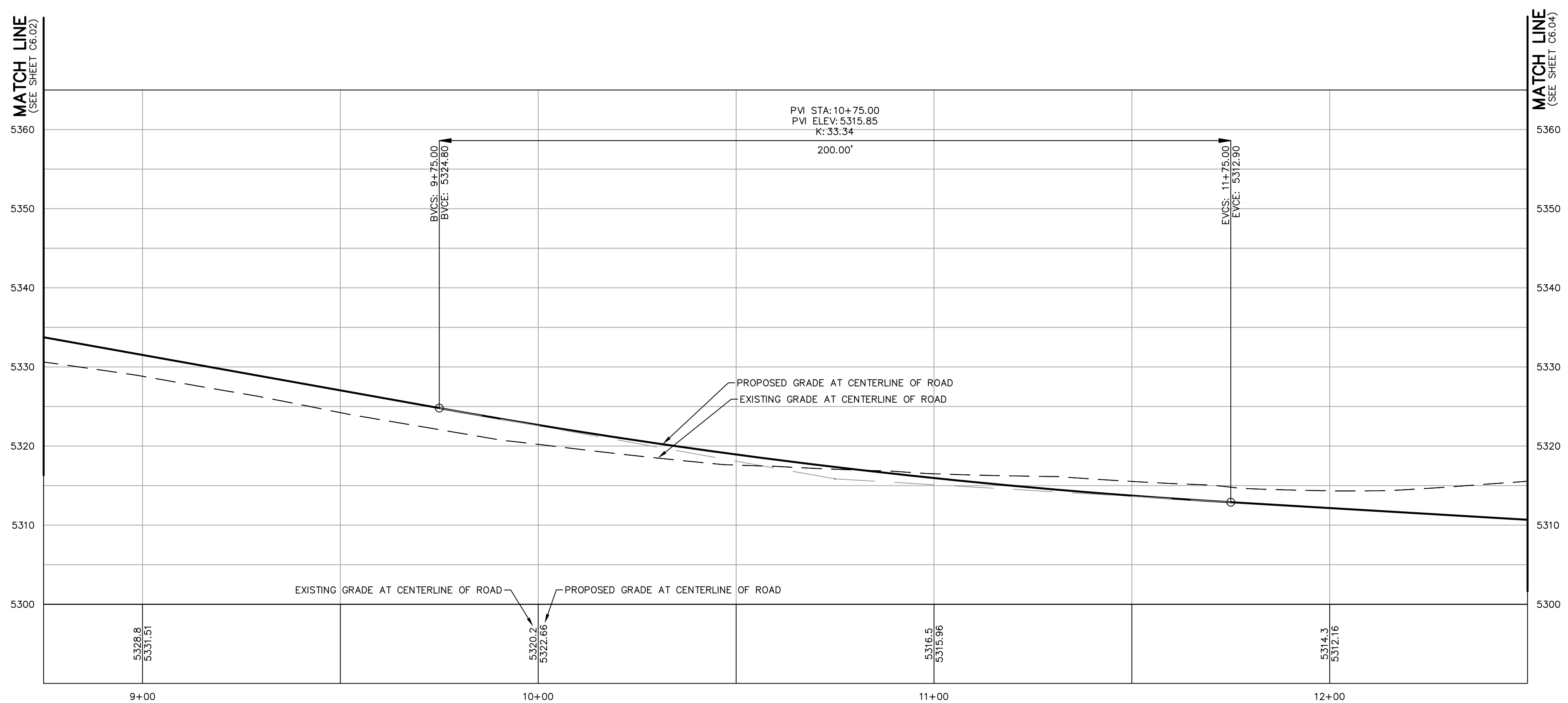


1 CARTER DRIVE PLAN
SCALE: 1"=20'




KEYED NOTES ①

1. PROPOSED 24' WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, CUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.



1 CARTER DRIVE PROFILE
SCALE: HORIZ: 1"=20'
VERT: 1"=10'

CARTER DRIVE
ROAD PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



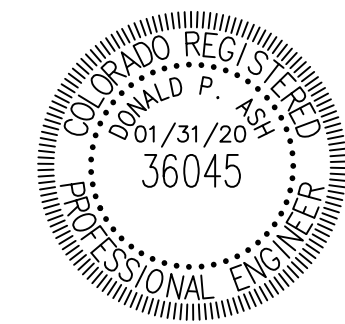
SCOTT, COX & ASSOCIATES, INC.

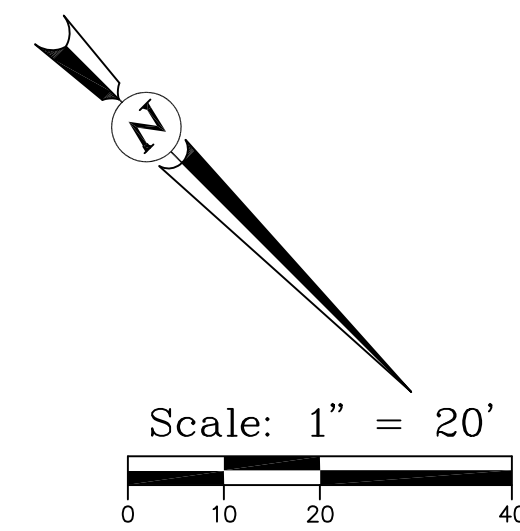
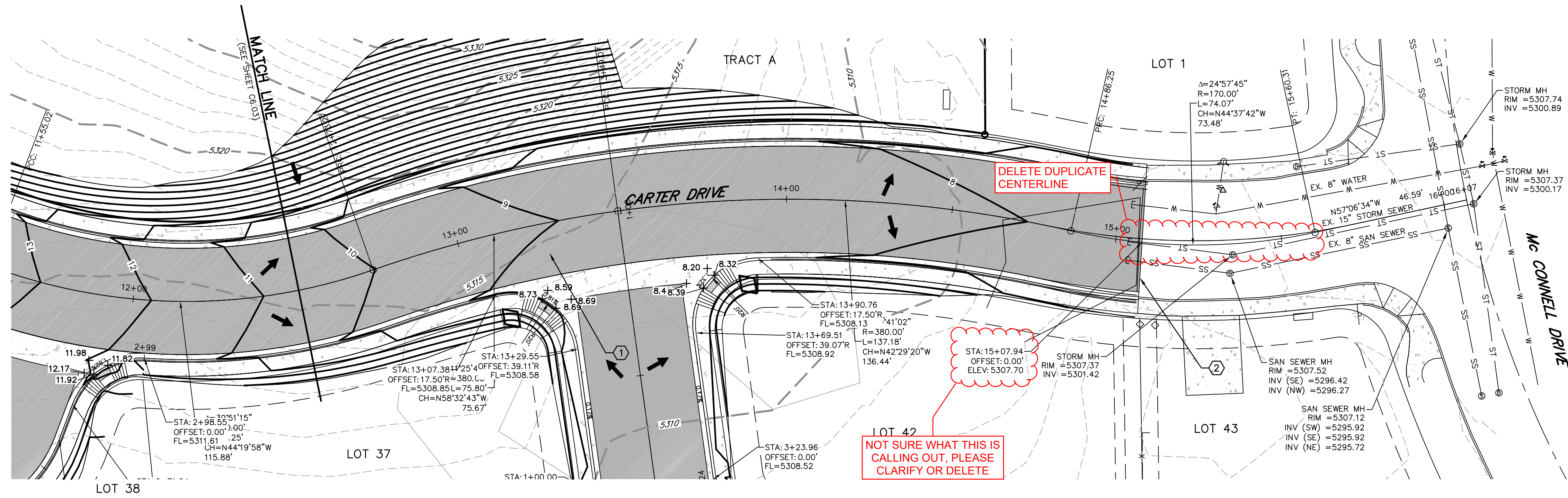
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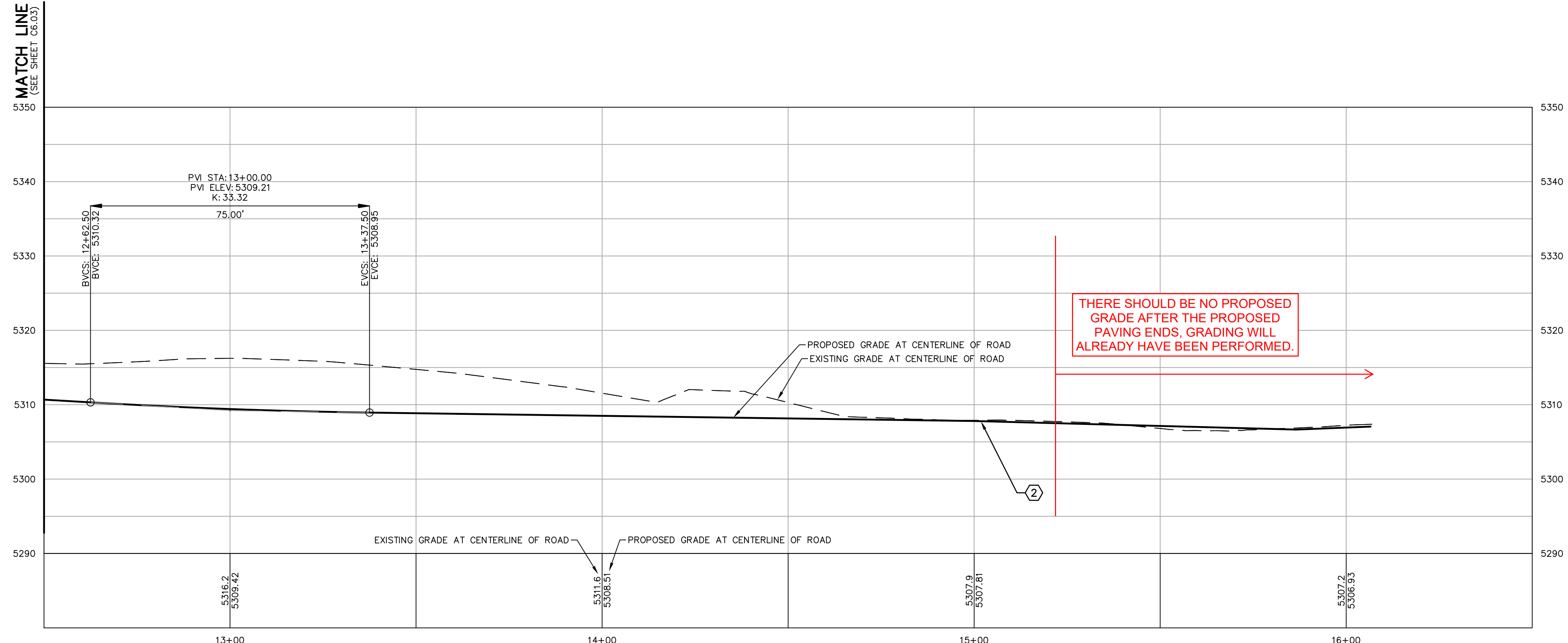
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		Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2		REVISED SITE PLAN		01/31/20			





- KEYED NOTES** ①
1. PROPOSED 24' WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, CUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.
 2. MATCH EDGE OF EXISTING ASPHALT.

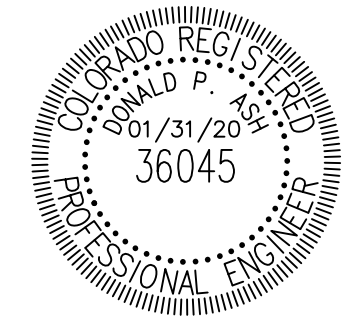
1 CARTER DRIVE PLAN
SCALE: 1"=20'

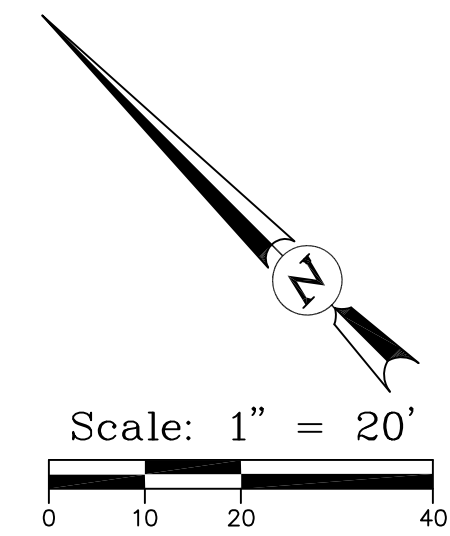
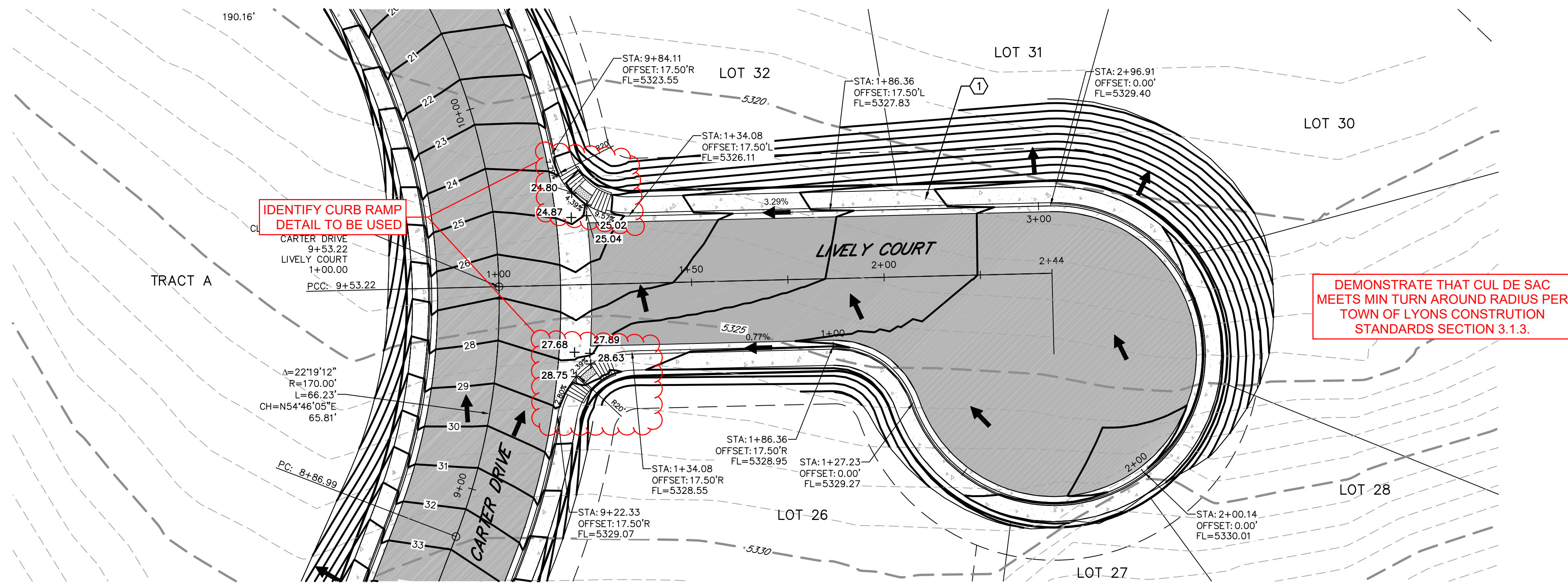


1 CARTER DRIVE PROFILE
SCALE: HORZ: 1"=20'
VERT: 1"=10'

**CARTER DRIVE
ROAD PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO**

SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051		Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C6	Sheet	C6.04
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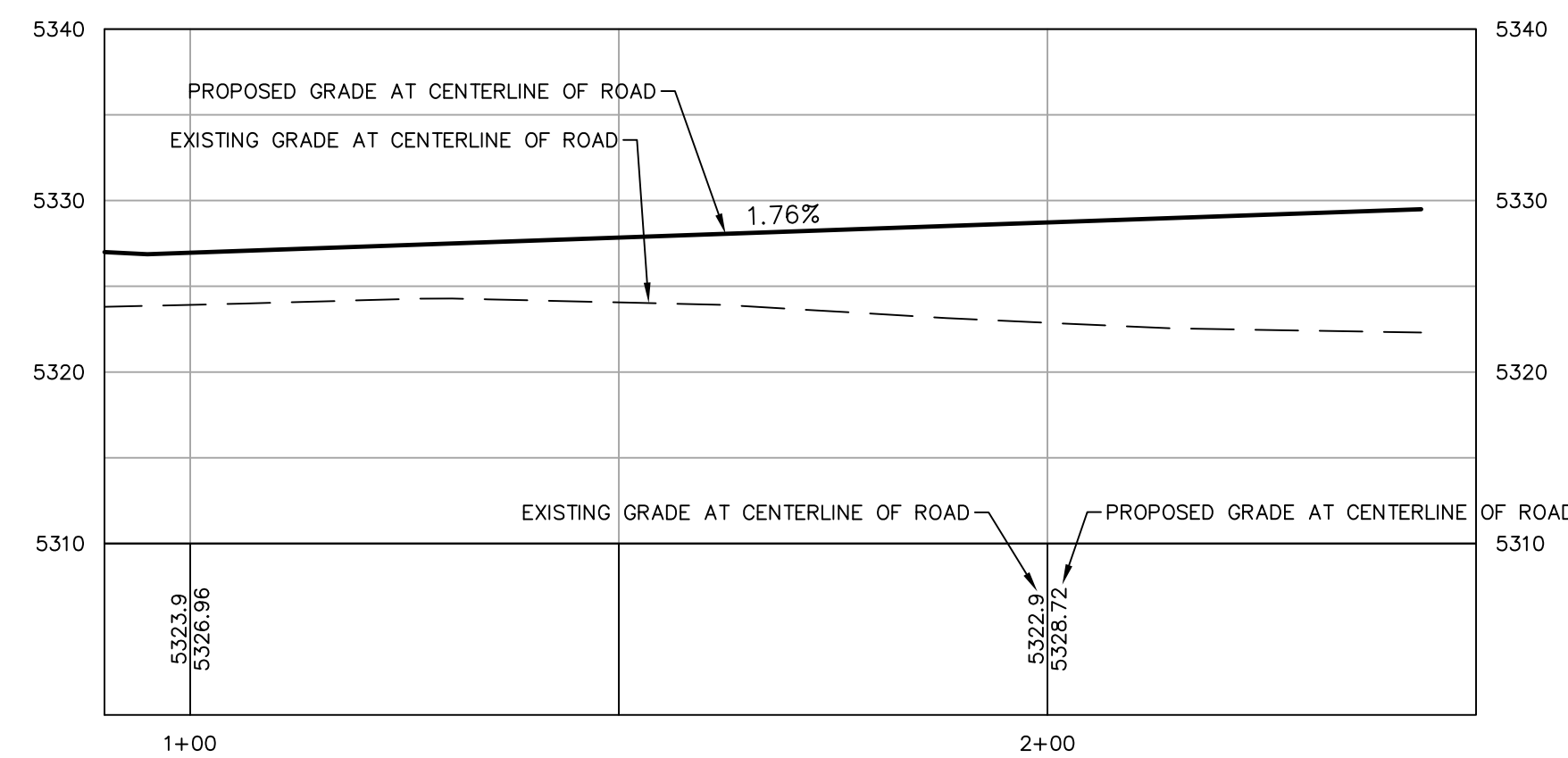




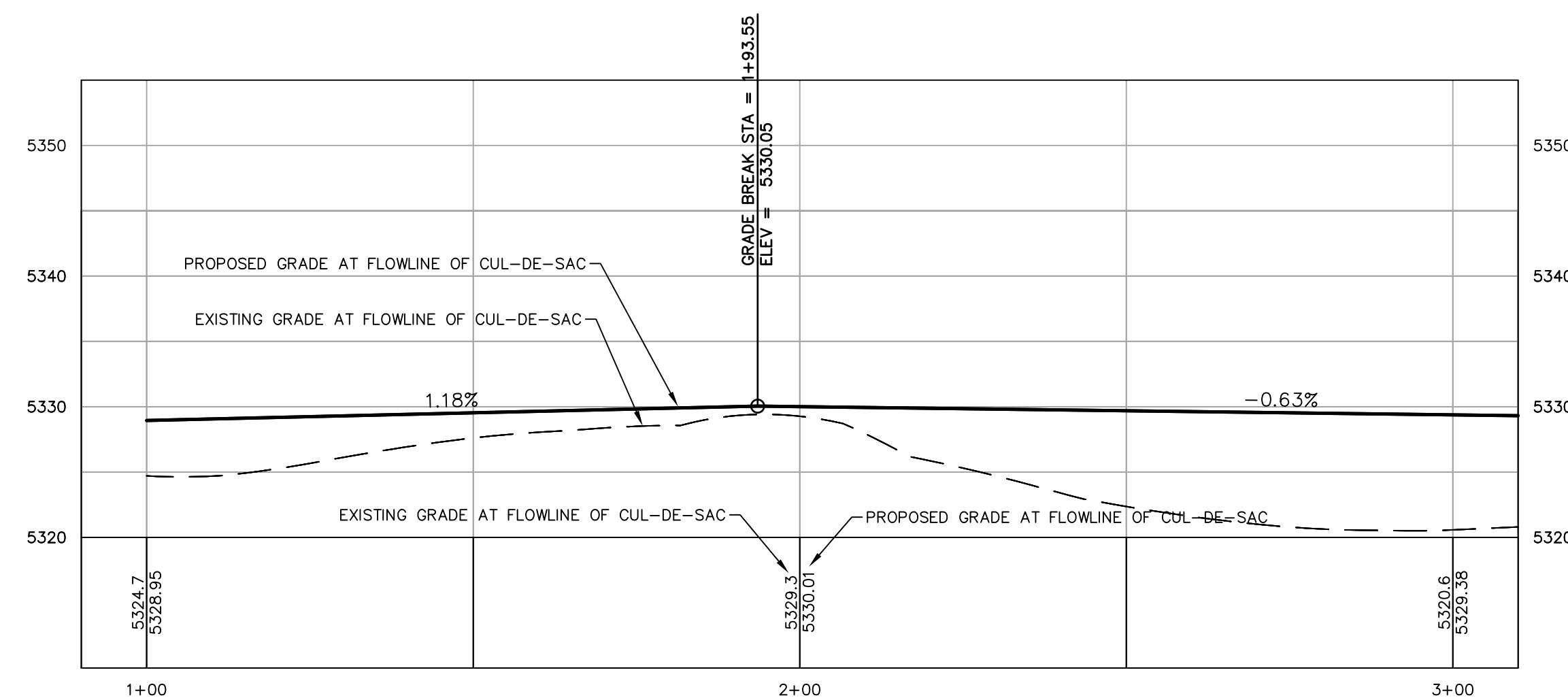
KEYED NOTES ①

1. PROPOSED 24' WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, CUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.

① **LIVELY COURT PLAN**
SCALE: 1"=20'

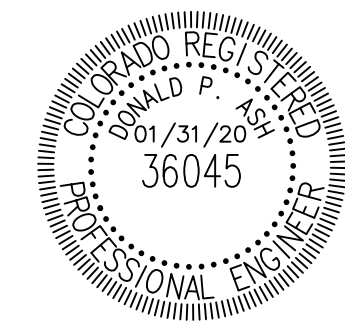


① **LIVELY COURT PROFILE**
SCALE: HORZ: 1"=20'
VERT: 1"=10'

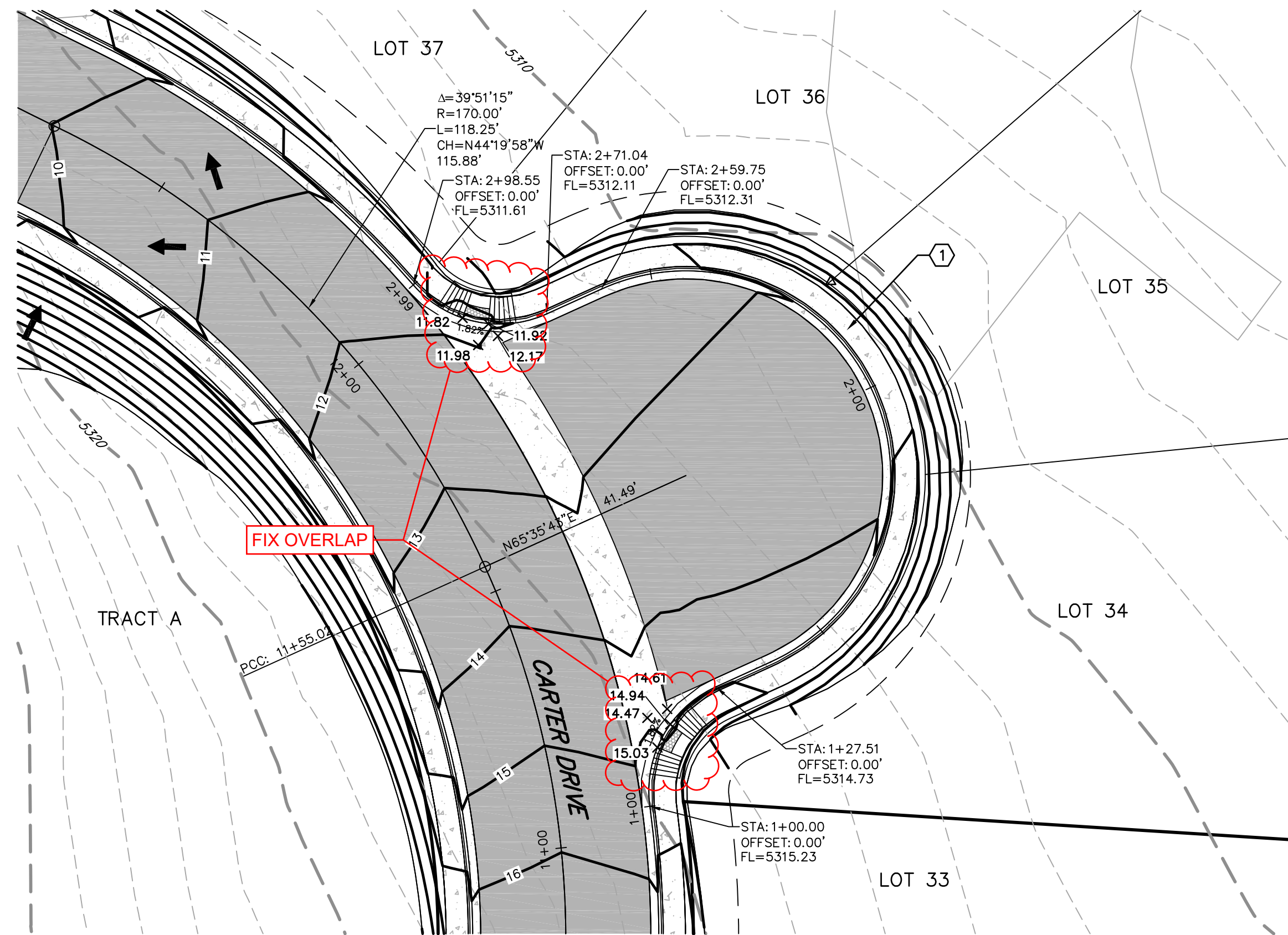


① **LIVELY COURT FLOWLINE PROFILE**
SCALE: HORZ: 1"=20'
VERT: 1"=10'

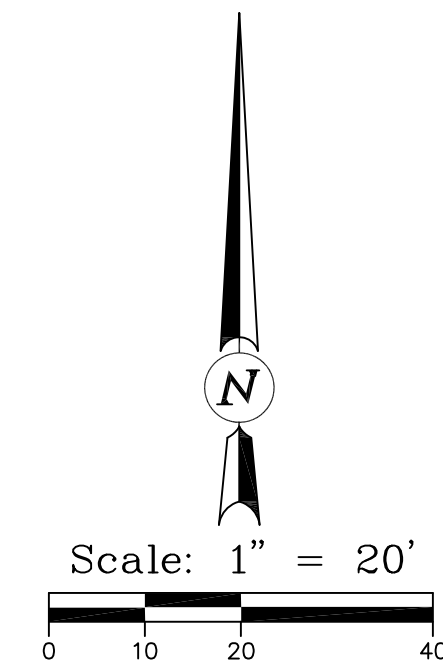
LIVELY COURT ROAD PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO



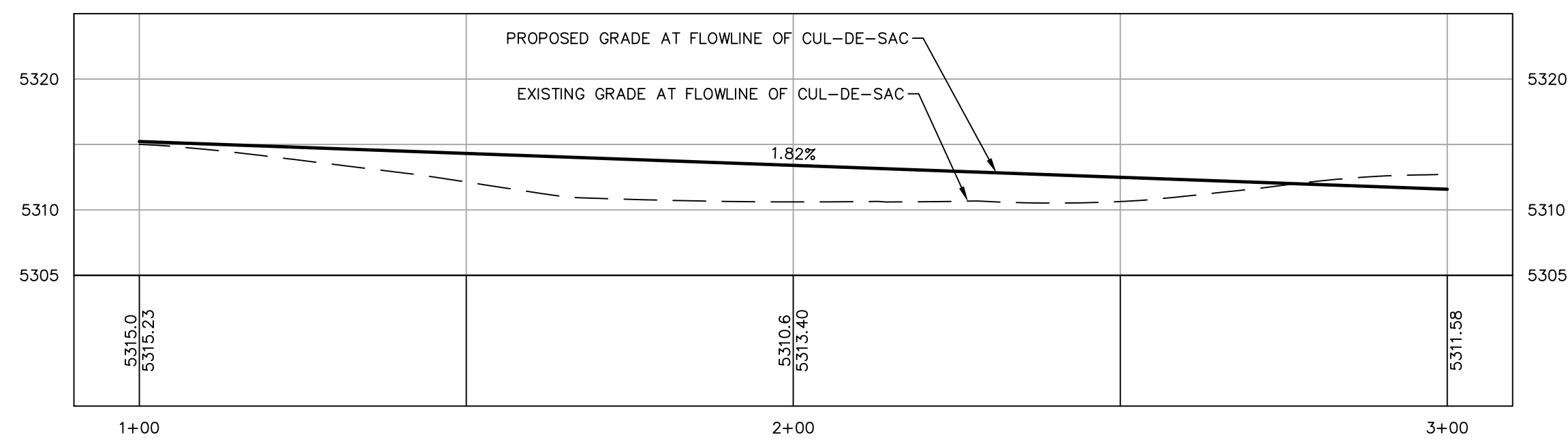
SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051		Designed by DPA		Date 06/28/19	Scale 1"=20'	Drawing no. 19165B-1 C6	Sheet C6.05
Drawn by JAS		Checked by DPA		Revision 1	Description TOWN COMMENTS	Date 11/12/19	Project no. 19165B
				Revision 2	REVISED SITE PLAN	Date 01/31/20	



1 **CARTER DRIVE PLAN**
SCALE: 1"=20'




- KEYED NOTES** ①
1. PROPOSED 24' WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, CUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.



1 **CARTER DRIVE FLOWLINE PROFILE**
SCALE: HORZ: 1"=20'
VERT: 1"=10'

**CARTER DRIVE
ROAD PLAN AND PROFILE
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO**





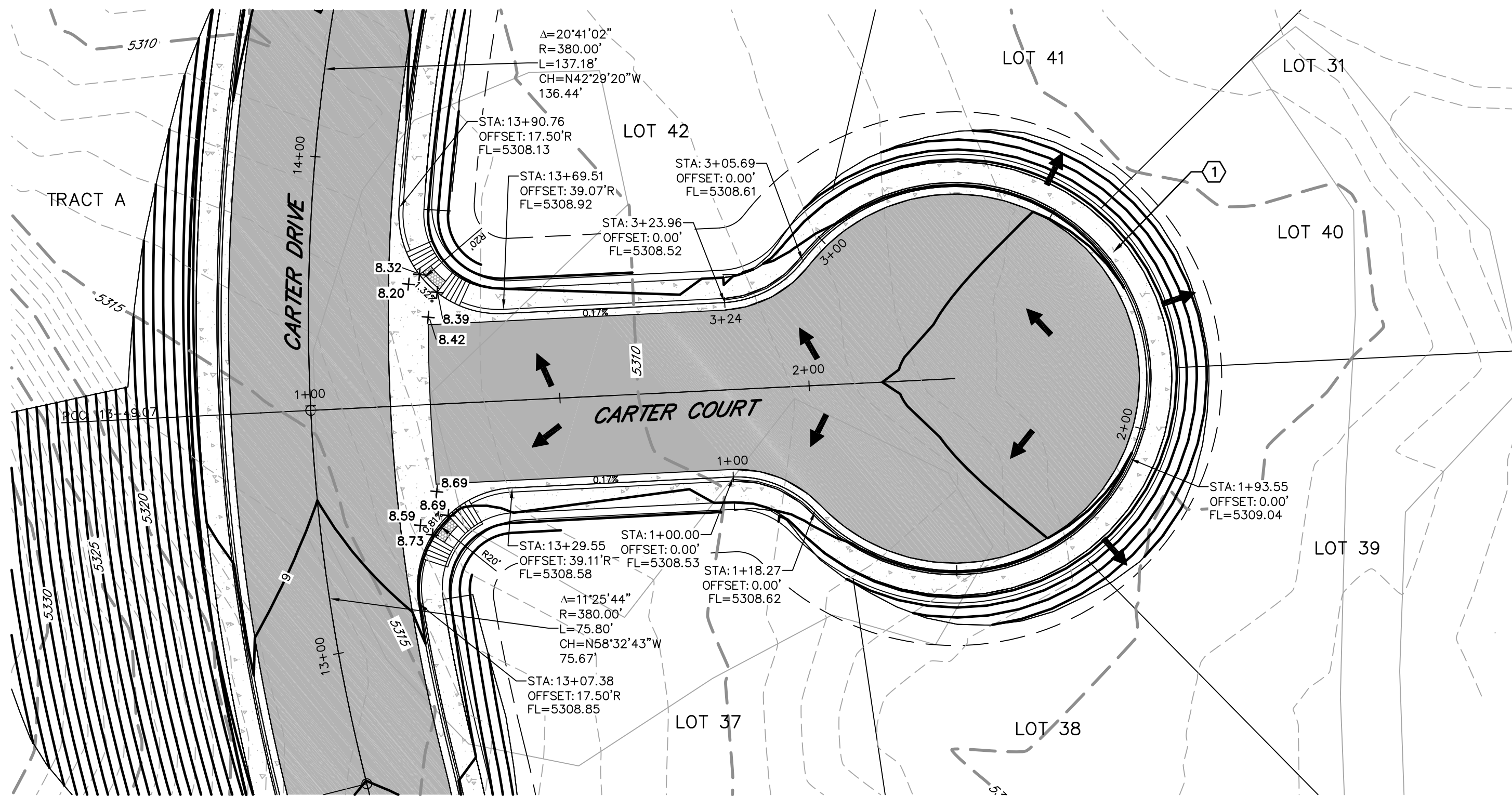
SCOTT, COX & ASSOCIATES, INC.

consulting engineers • surveyors

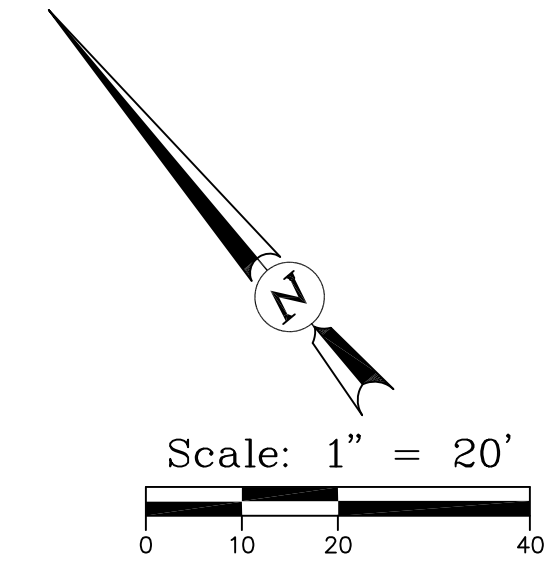
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Designed by	DPA	Date	06/28/19	Scale	1"=20'	Drawing no.	19165B-1 C6	Sheet	C6.06
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		

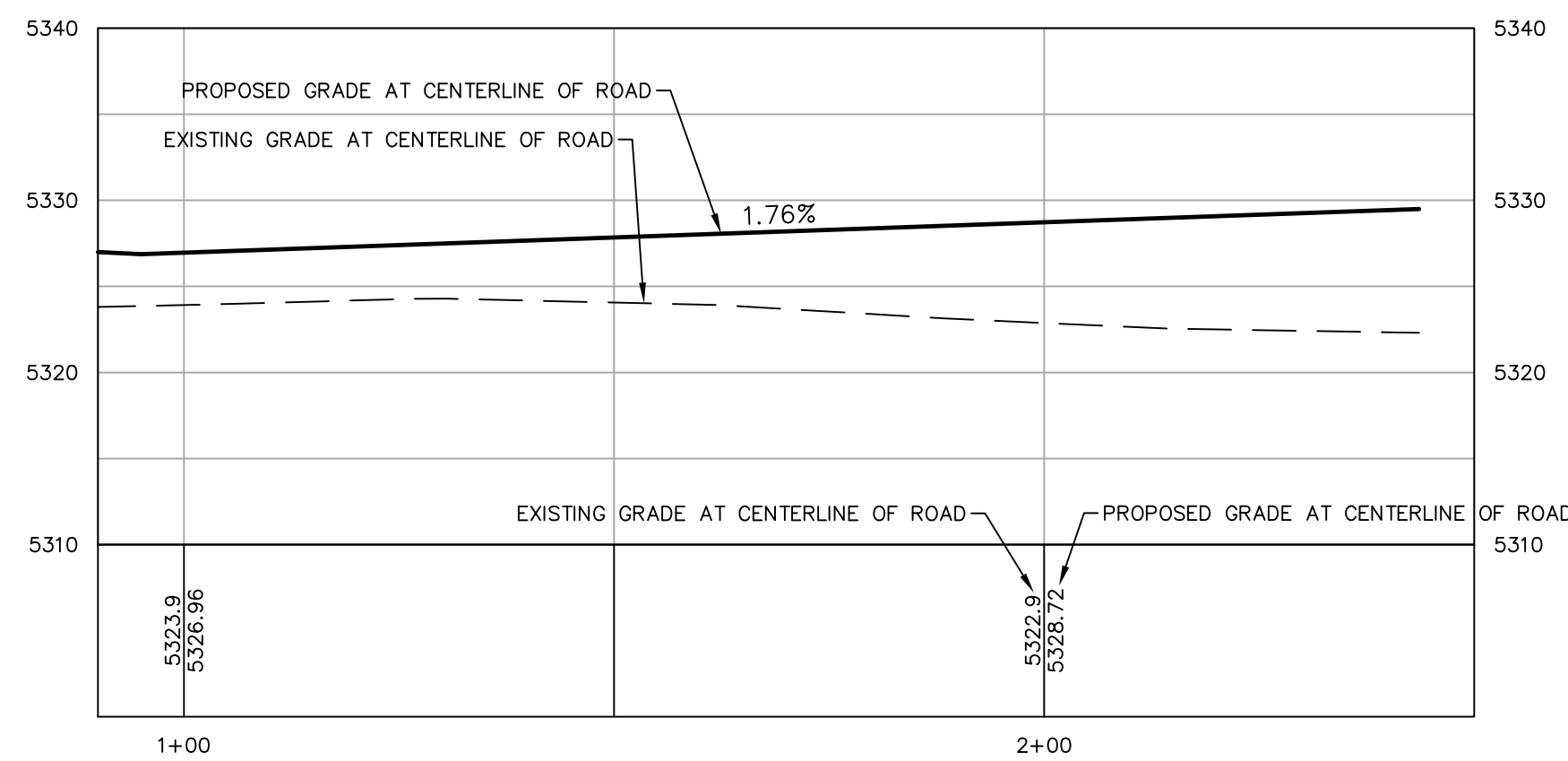


1 CARTER COURT PLAN
SCALE: 1"=20'

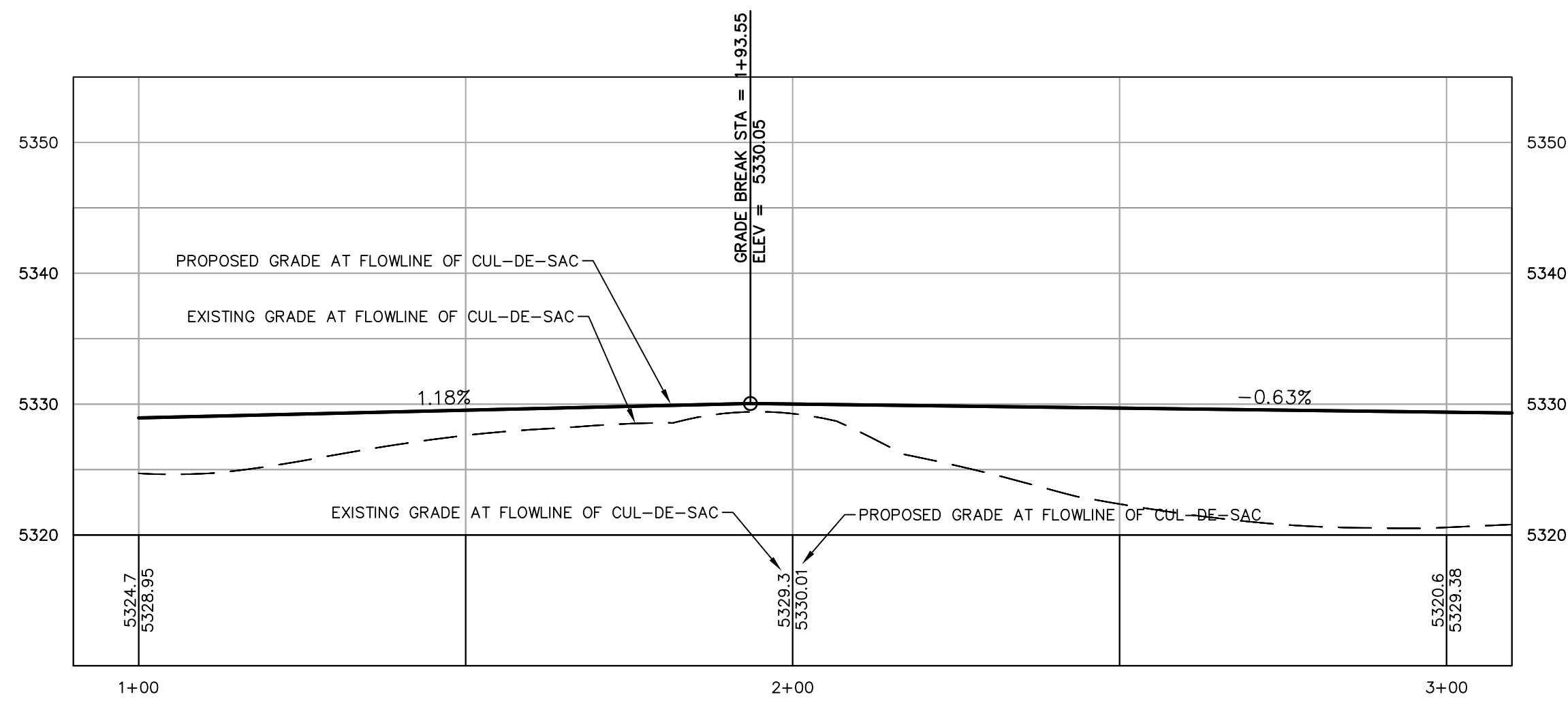


KEYED NOTES ①

1. PROPOSED 24' WIDE ASPHALT ROADWAY WITH ROLLOVER CURB, CUTTER AND SIDEWALK PER TOWN OF LYONS STANDARDS. SEE DETAILS.

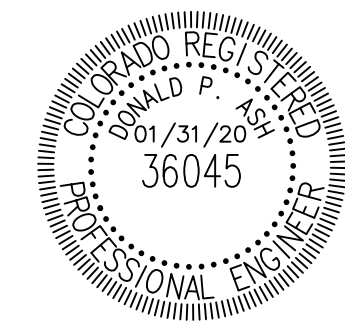


1 CARTER COURT PROFILE
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VERT: 1"=10'

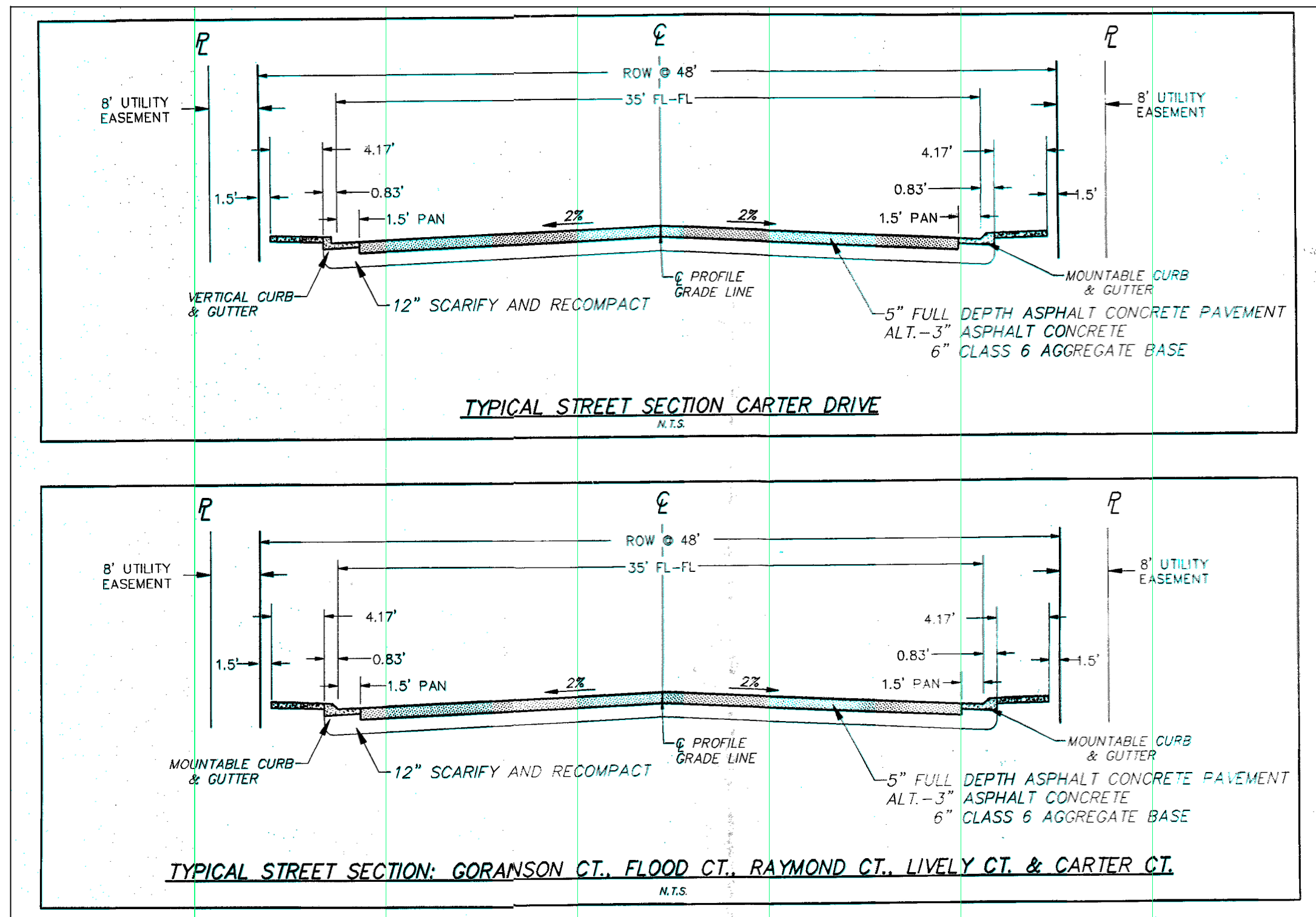


1 CARTER COURT
CUL-DE-SAC FLOWLINE PROFILE
SCALE: HORZ: 1"=20'
VERT: 1"=10'

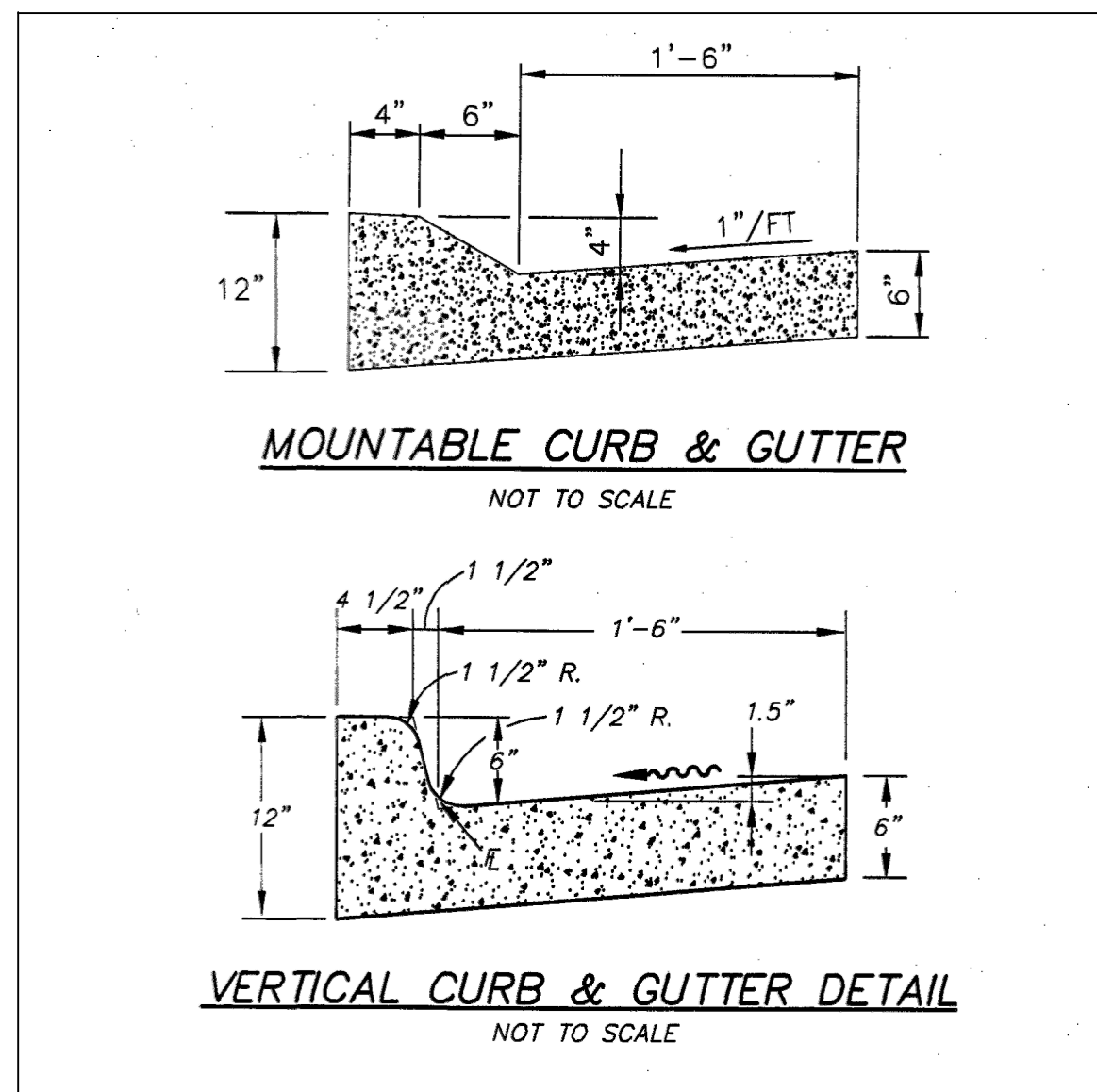
CARTER COURT ROAD PLAN AND PROFILE SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO



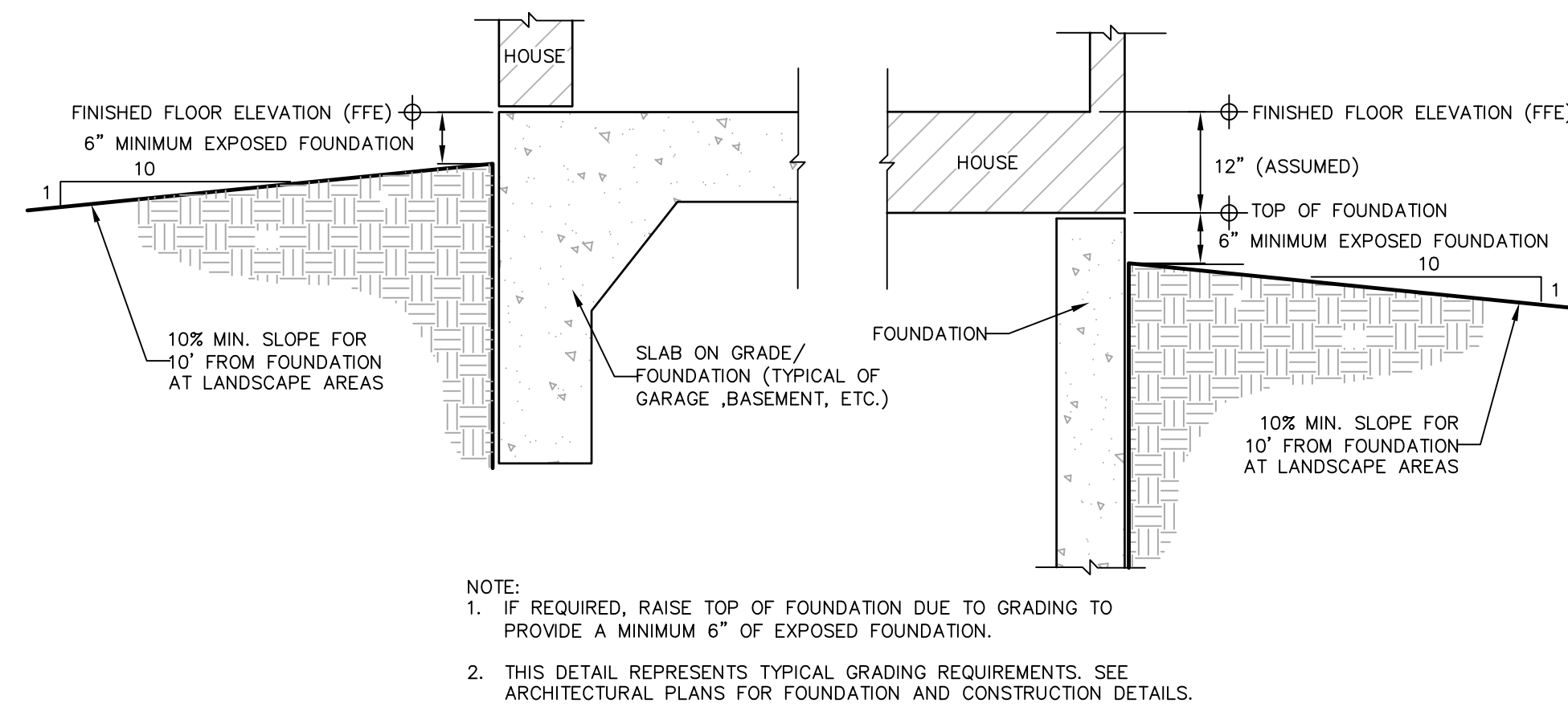
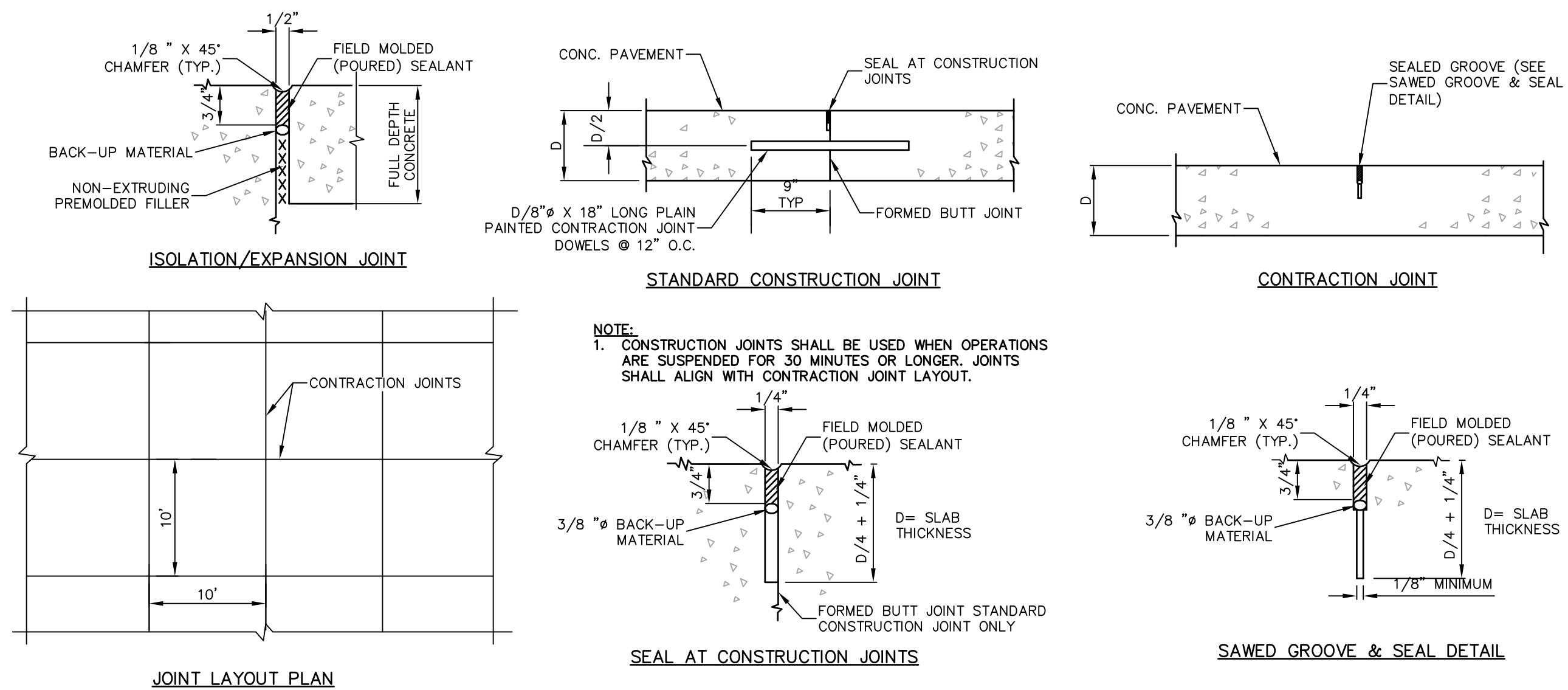
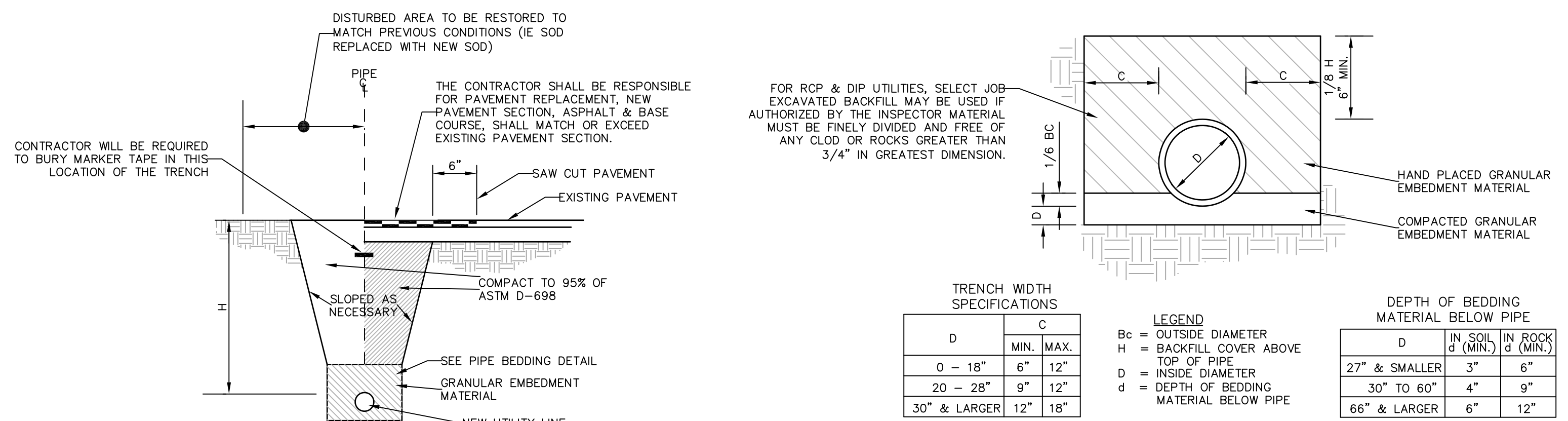
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Drawn by JAS		Revision 1		Description TOWN COMMENTS	Date 11/12/19	Project no. 19165B	
Checked by DPA		Revision 2		Description REVISED SITE PLAN	Date 01/31/20		



1 TYPICAL STREET SECTIONS
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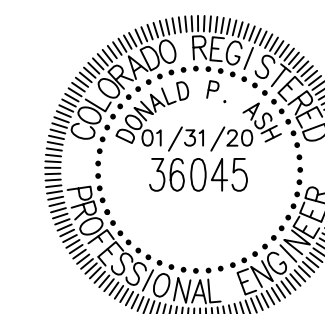


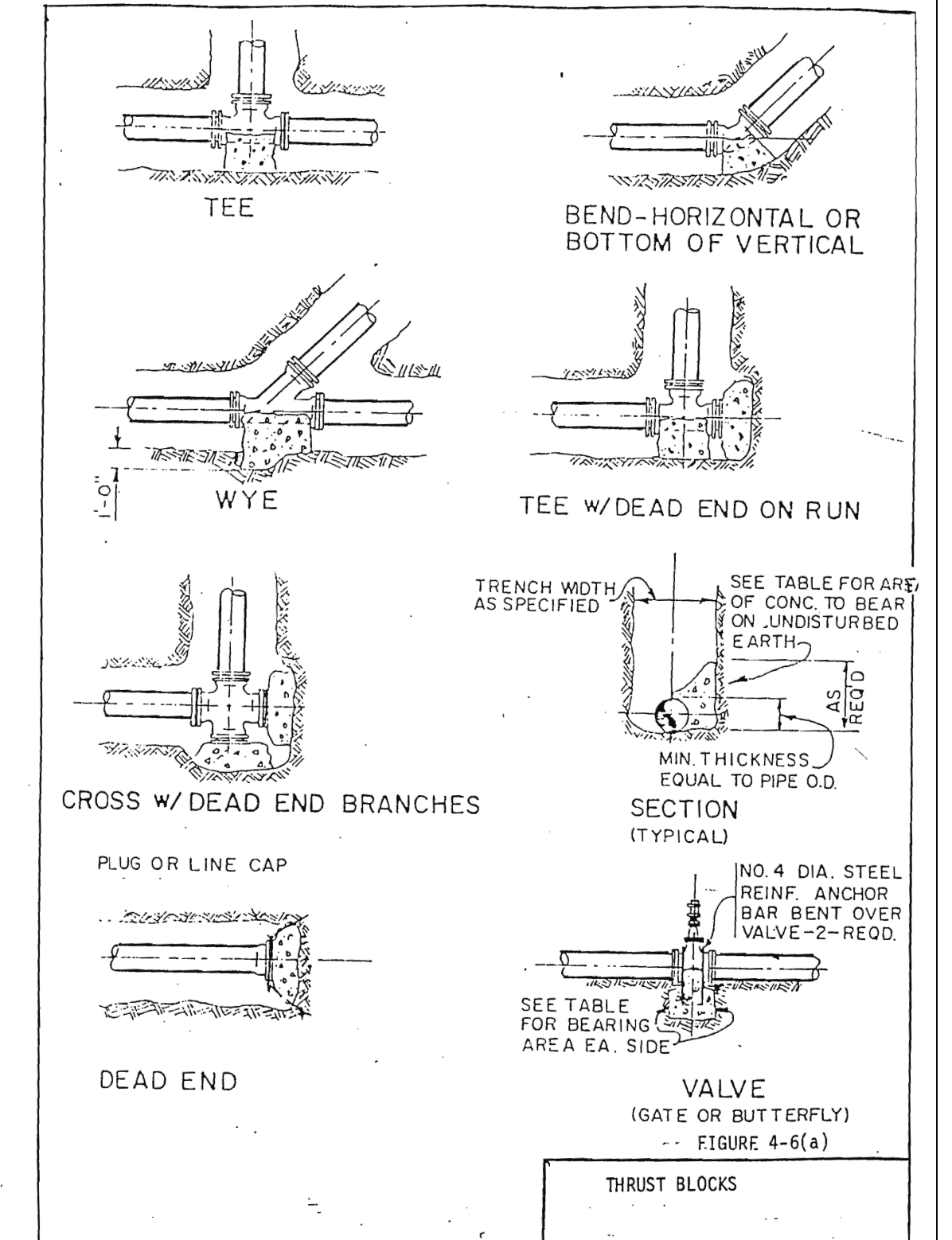
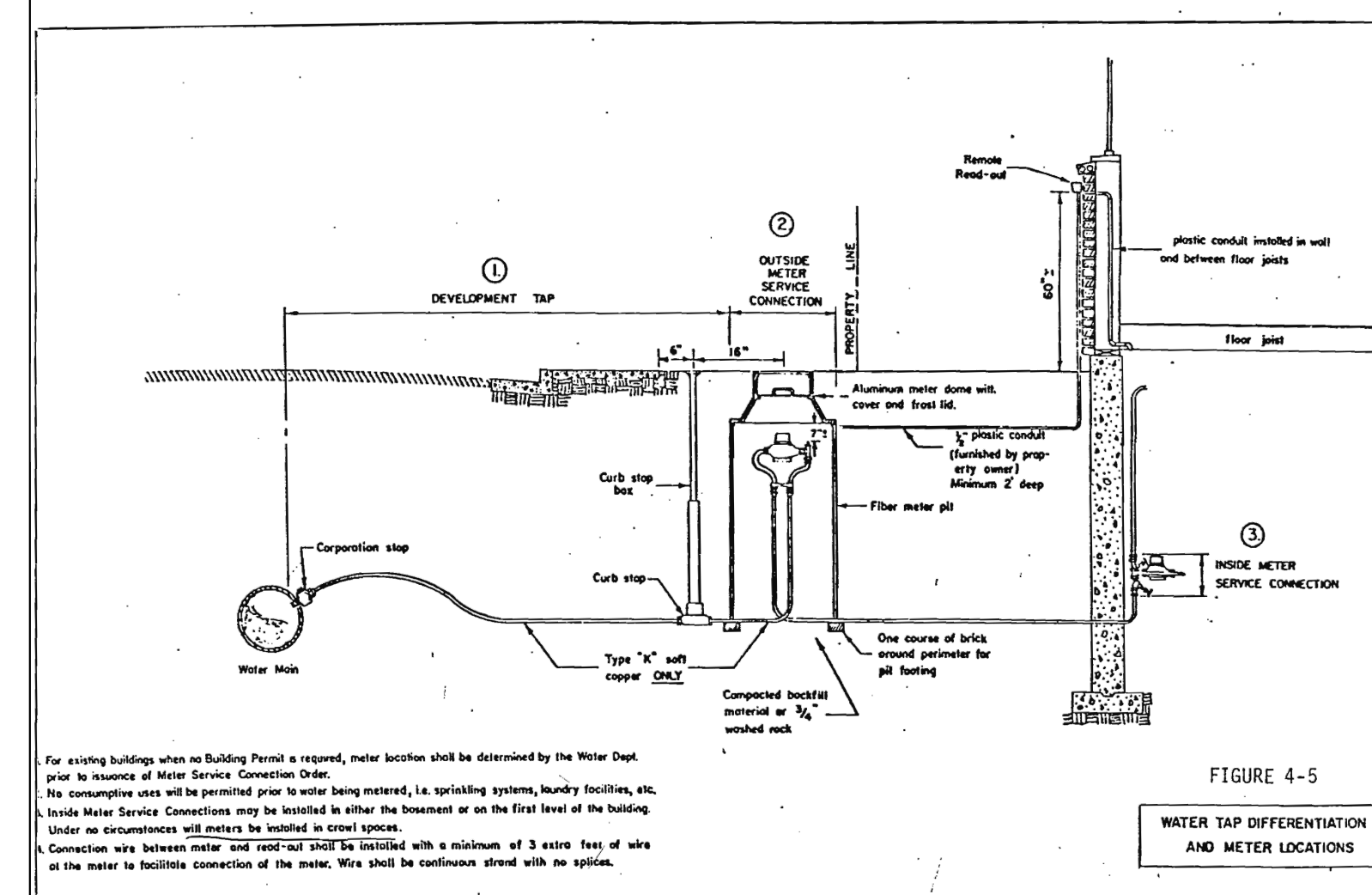
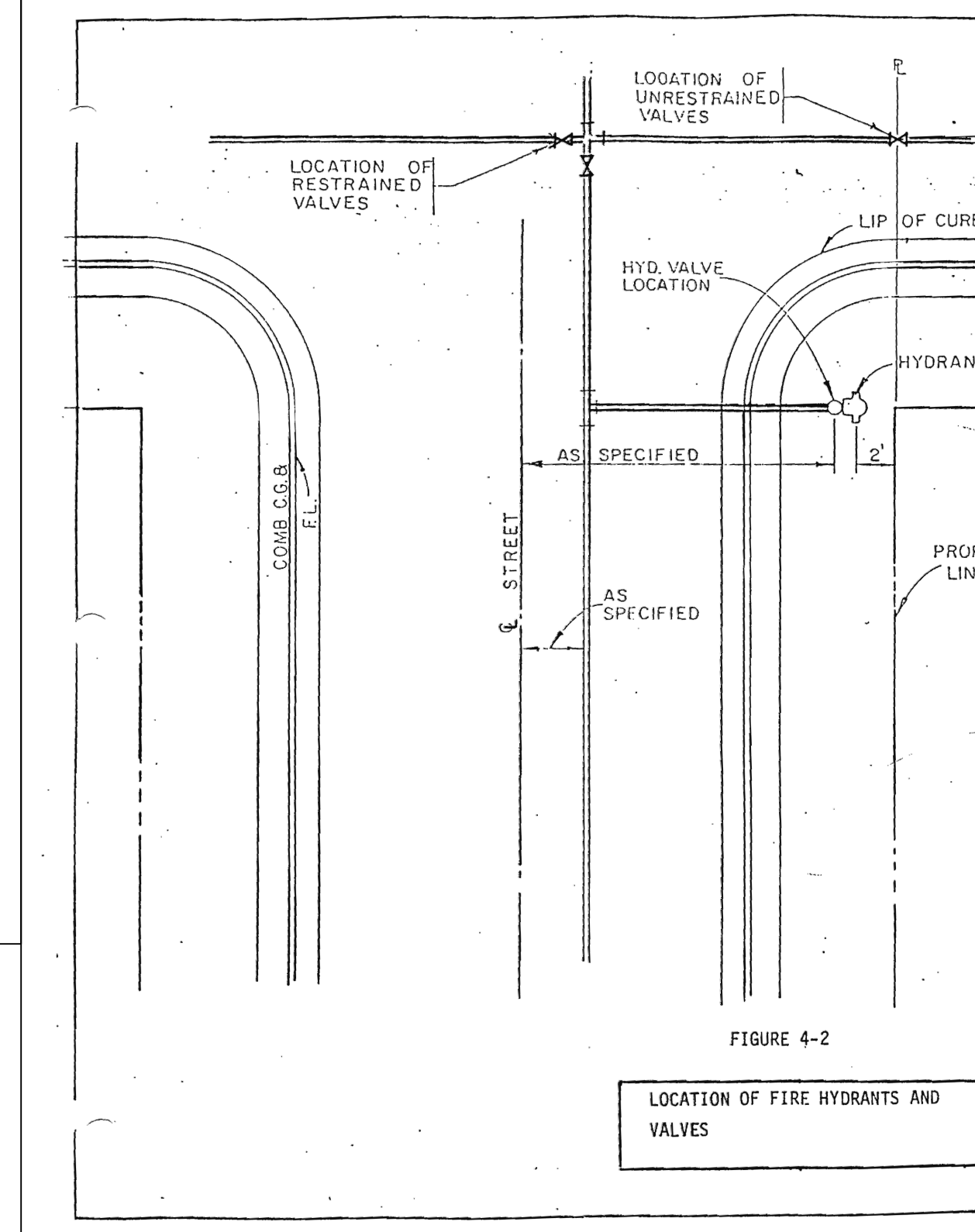
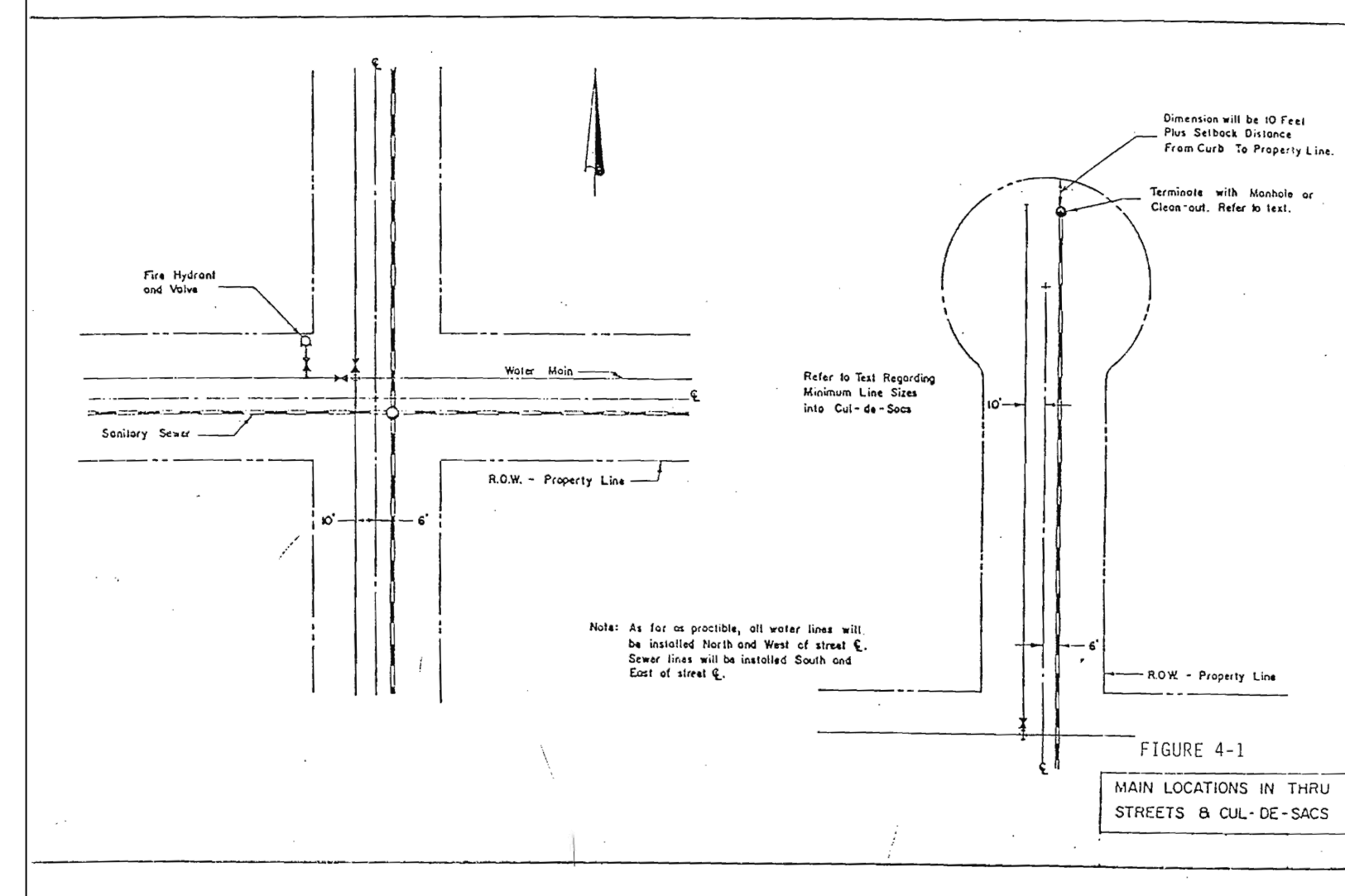
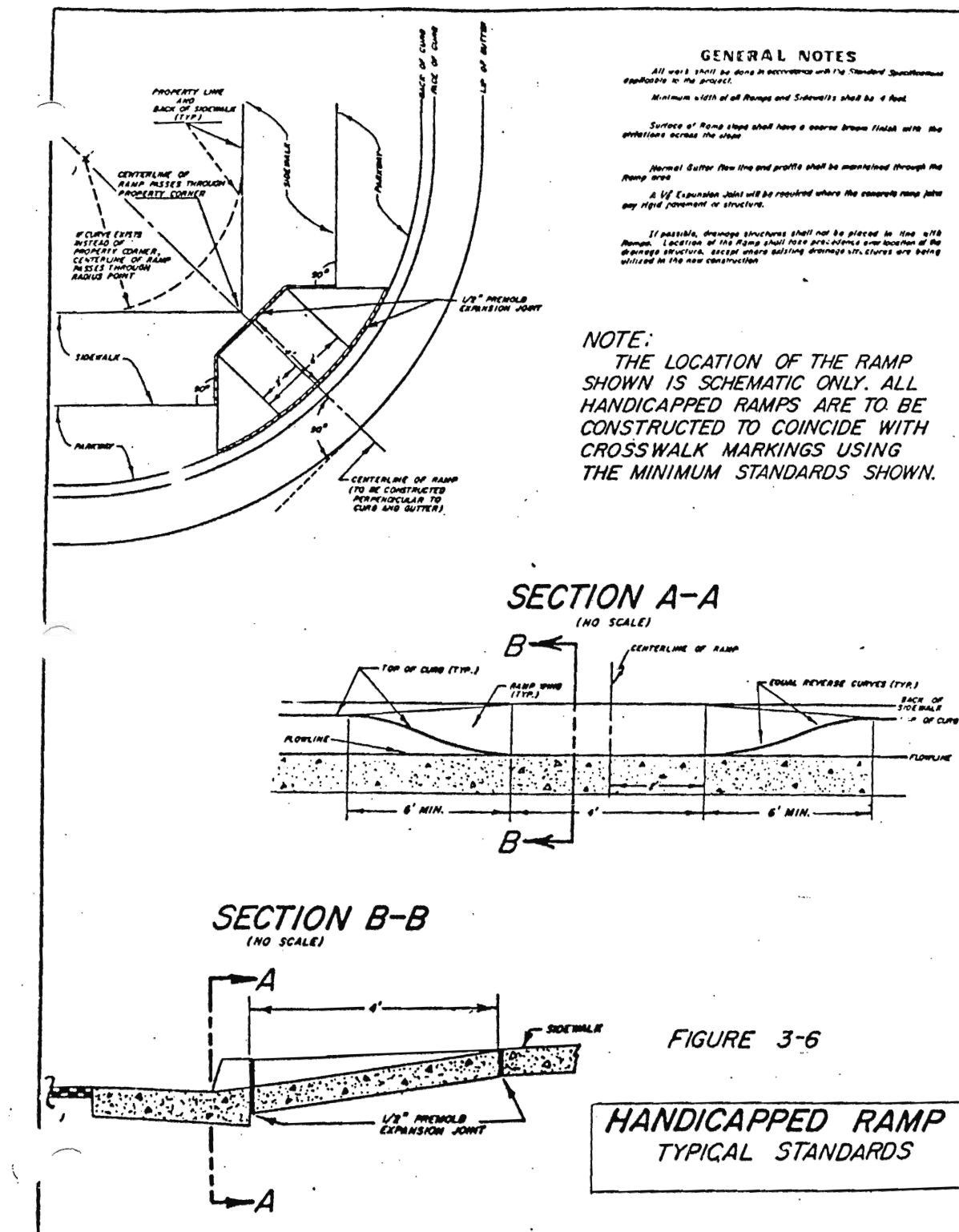
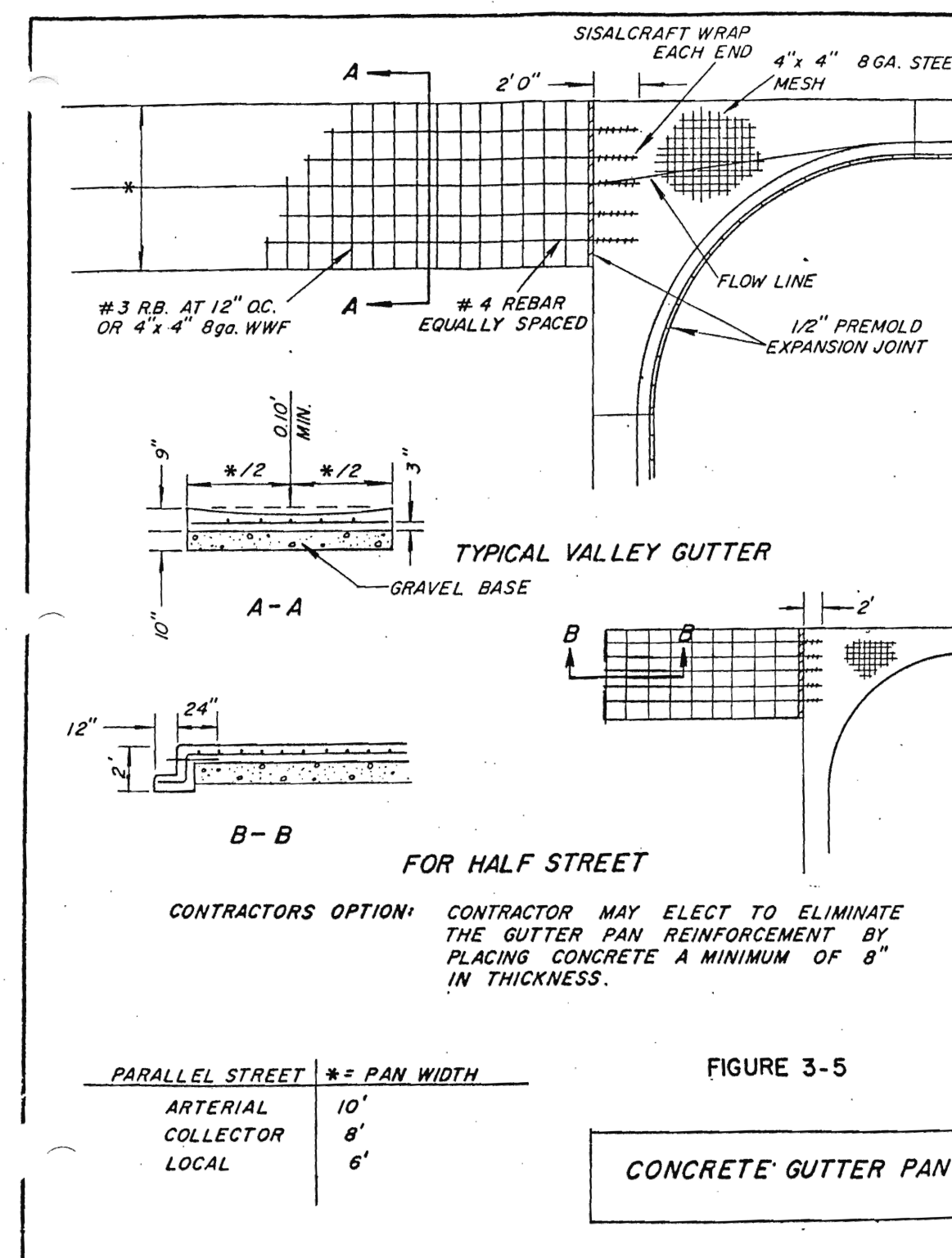
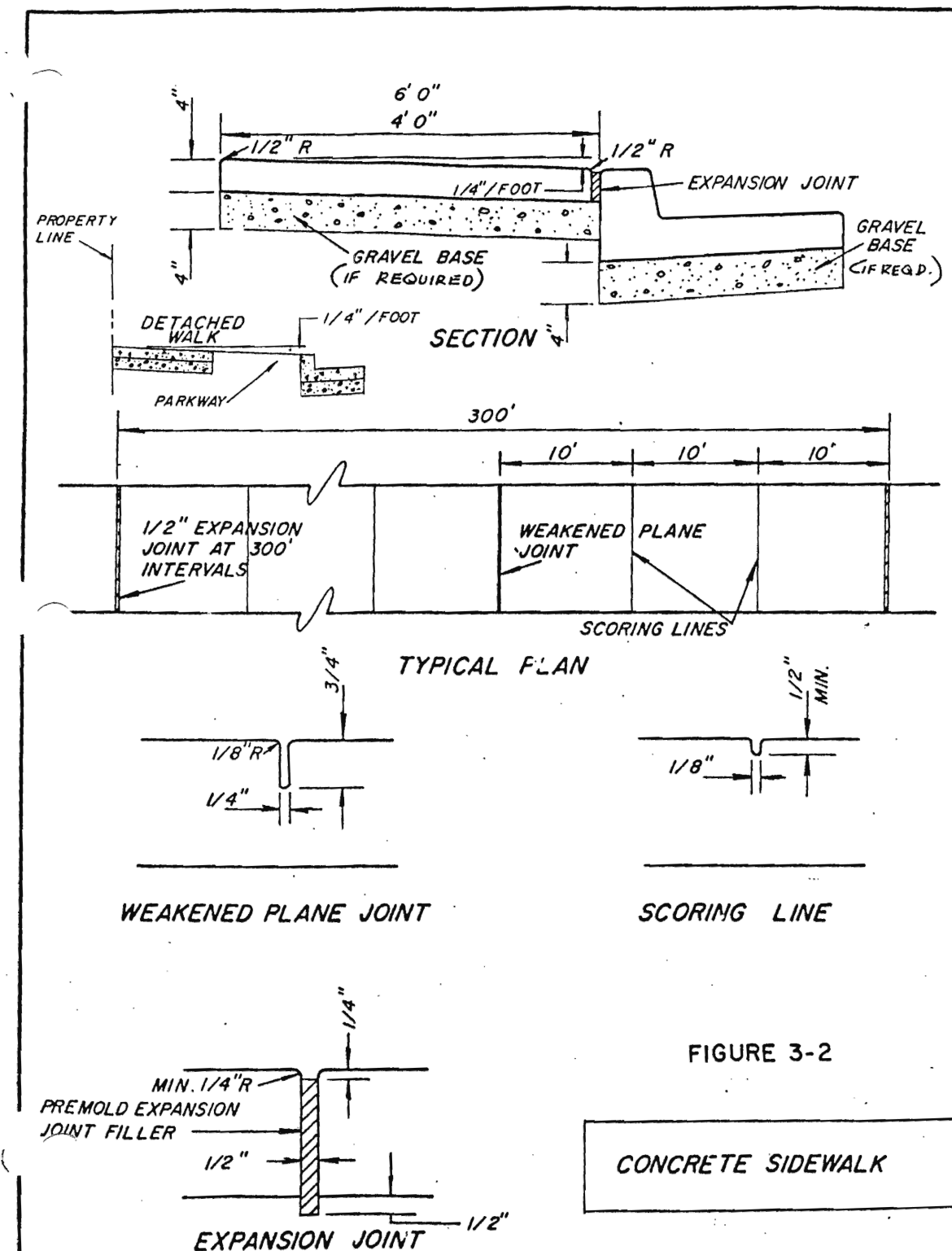
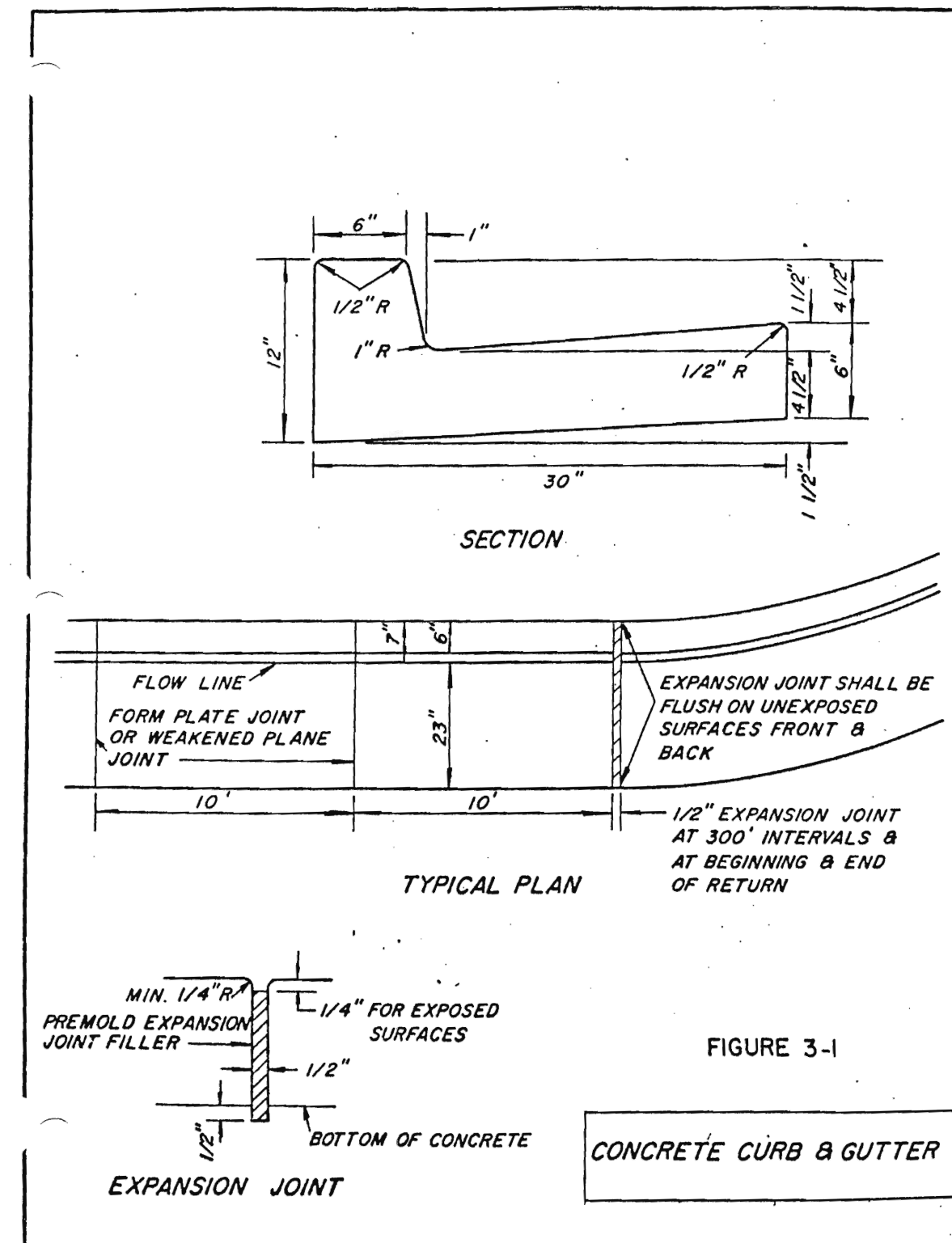
4 TYPICAL CURB DETAILS
SCALE: N.T.S.



CIVIL DETAILS
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO

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Drawn by JAS		Checked by DPA		Revision 1	Description TOWN COMMENTS	Date 11/12/19	Project no. 19165B
				Revision 2	Description REVISED SITE PLAN	Date 01/31/20	





CIVIL DETAILS SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

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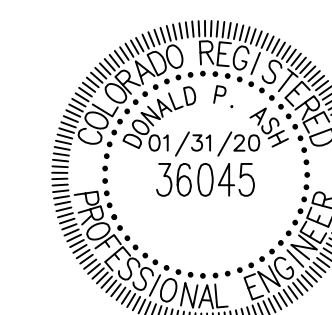


TABLE OF BEARING AREAS IN SQ. FT. FOR CONCRETE THRUST BLOCKING

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY.

SIZE	BENDS				TEES	GATE VALVES	DEAD ENDS	CROSS W/CROSS (BRANCHES) PLUGGED PLUGS		
	90°	45°	22 1/2°	11 1/4°				1/2"	3/4"	1"
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0	102.0

SIZE IS BRANCH SIZE.
AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

F = ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS./SQ. IN.
F = ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.

FIGURE 4-6(b)

THRUST BLOCKS

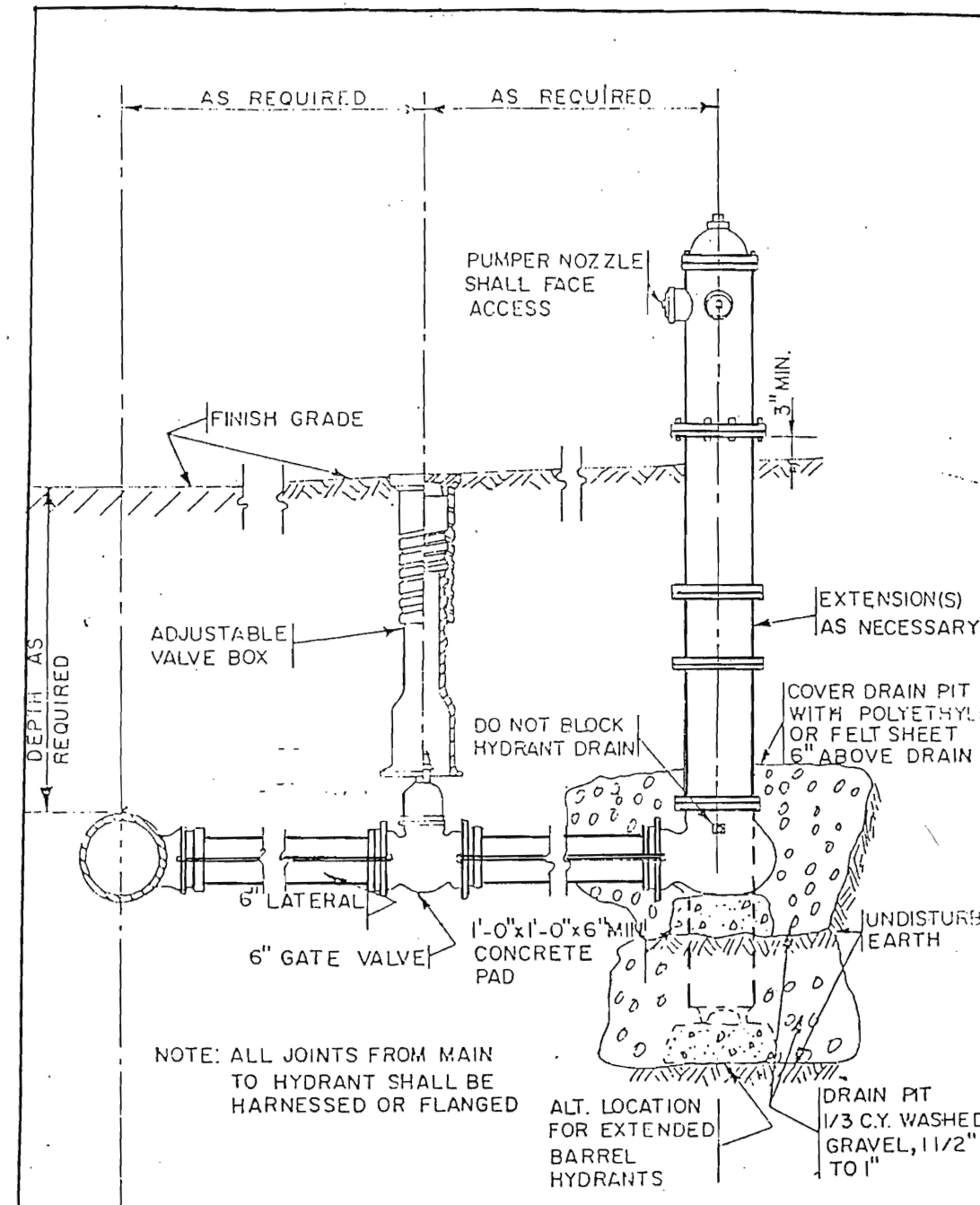


FIGURE 4-7

FIRE HYDRANT ASSEMBLY

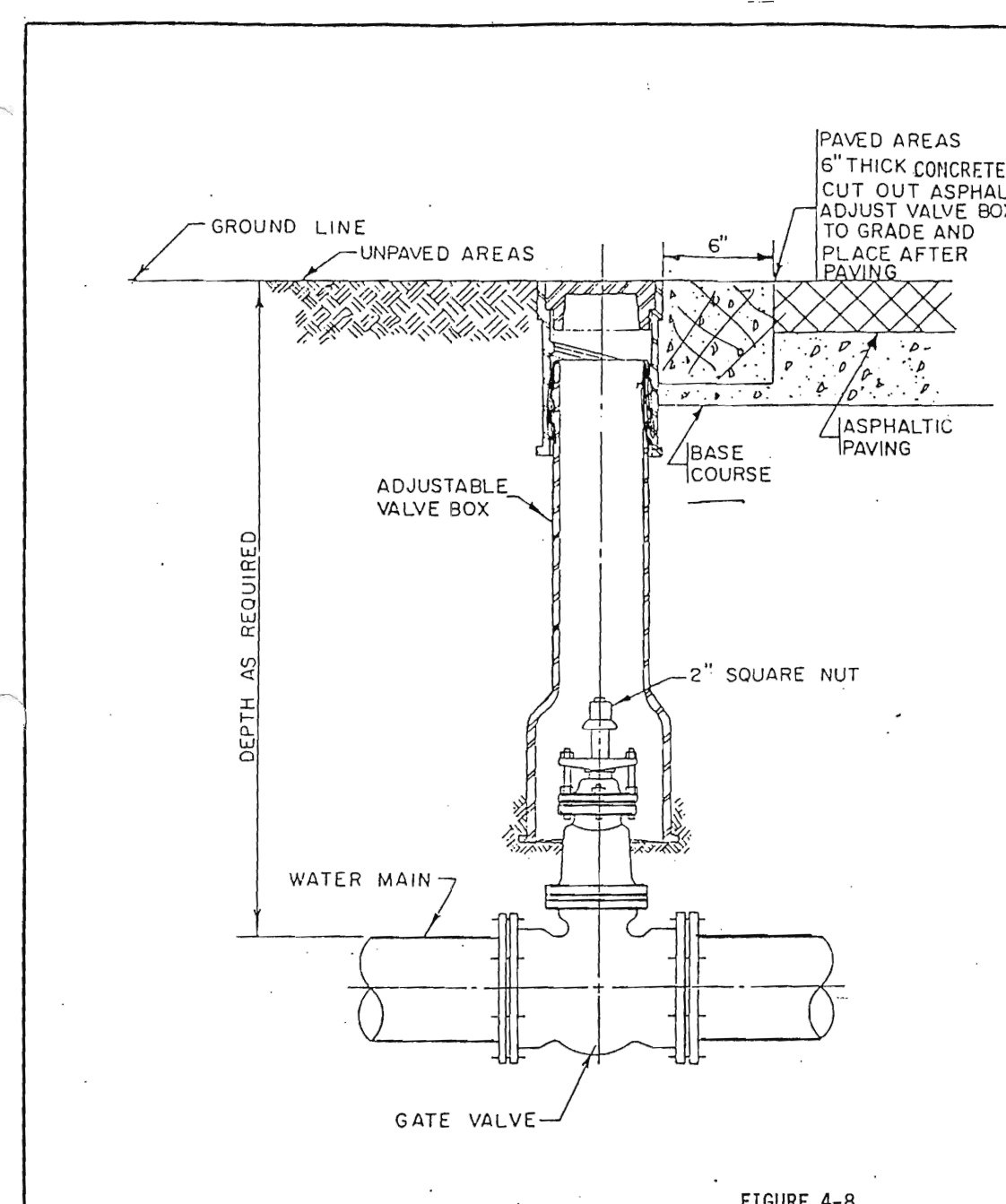


FIGURE 4-8

GATE VALVE AND VALVE BOX DETAILS

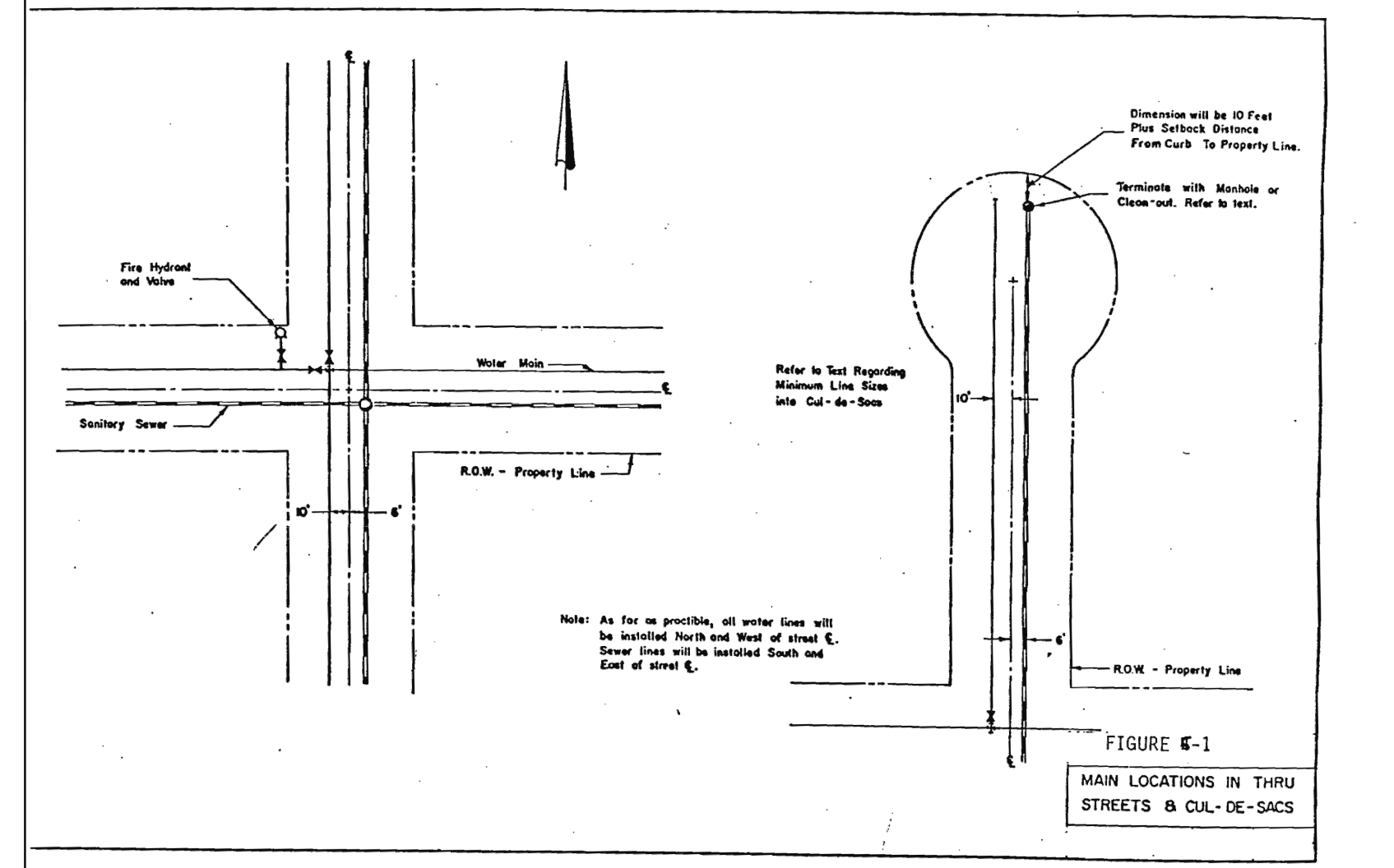
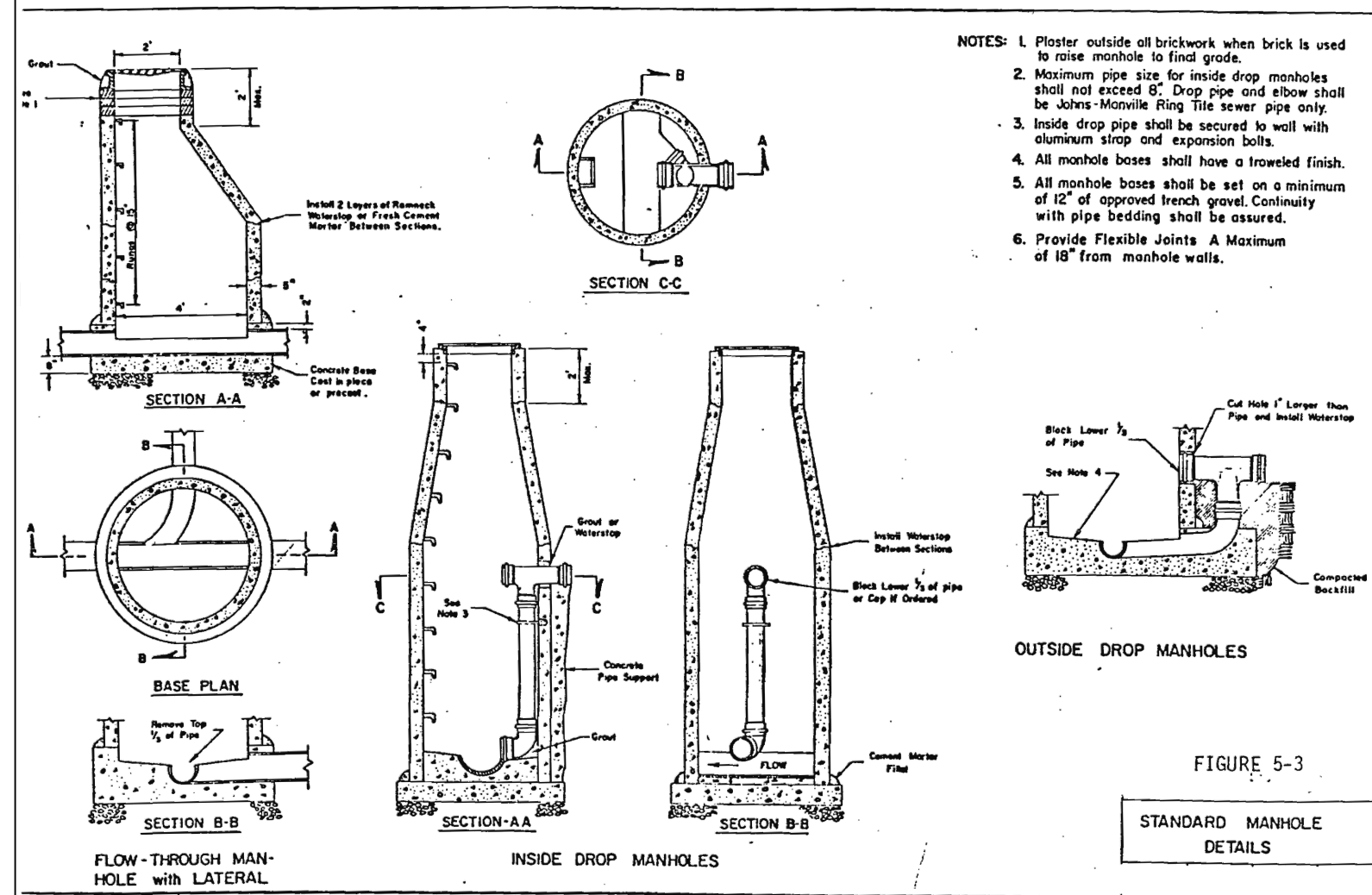


FIGURE 4-1
MAIN LOCATIONS IN THRU STREETS & CUL-DE-SACS



NOTES: 1. Plaster outside all brickwork when brick is used to close manhole to final grade.
2. Maximum pipe size for inside drop manholes shall not exceed 18". Drop pipe and elbow shall be John-Manville Ring-Tite sewer pipe only.
3. Inside drop pipe shall be secured to wall with aluminum straps and expansion bolts.
4. All manhole boxes shall have a finished finish.
5. All manhole boxes shall be set on a minimum of 12" of approved trench gravel. Continuity with pipe bedding shall be assured.
6. Provide flexible joints. A Maximum of 18" from manhole walls.

FIGURE 5-3

STANDARD MANHOLE DETAILS

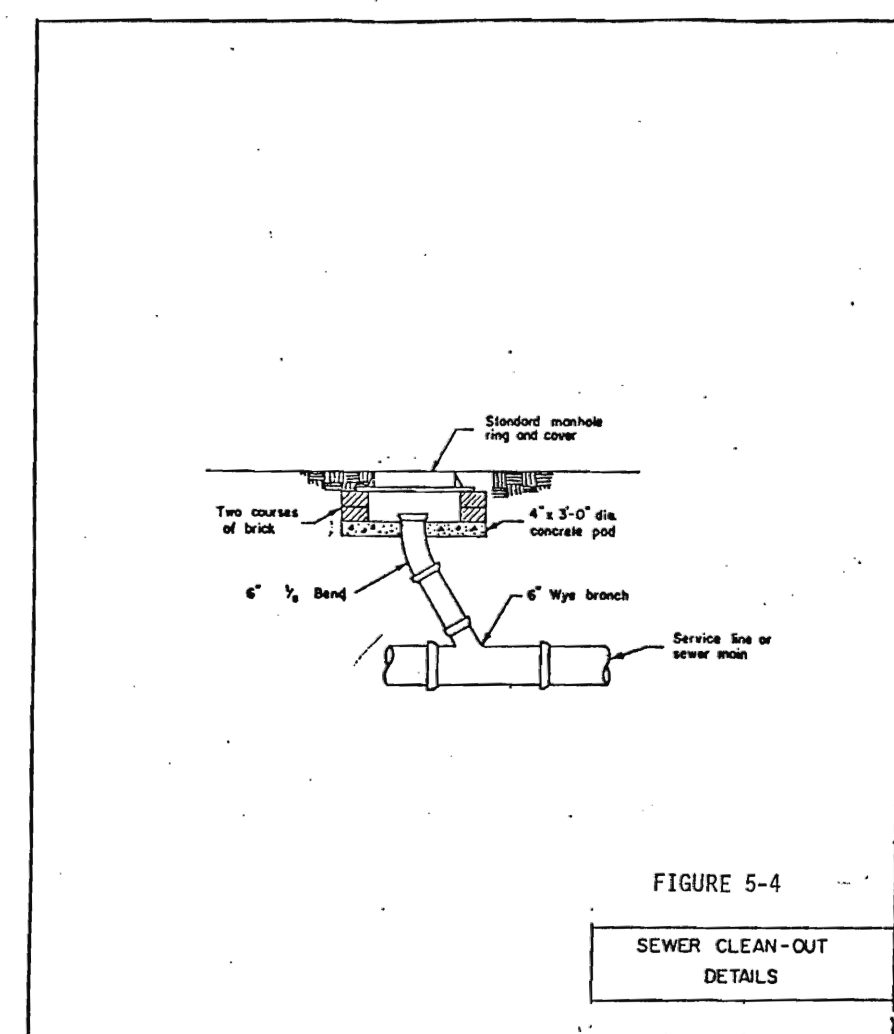


FIGURE 5-4

SEWER CLEAN-OUT DETAILS

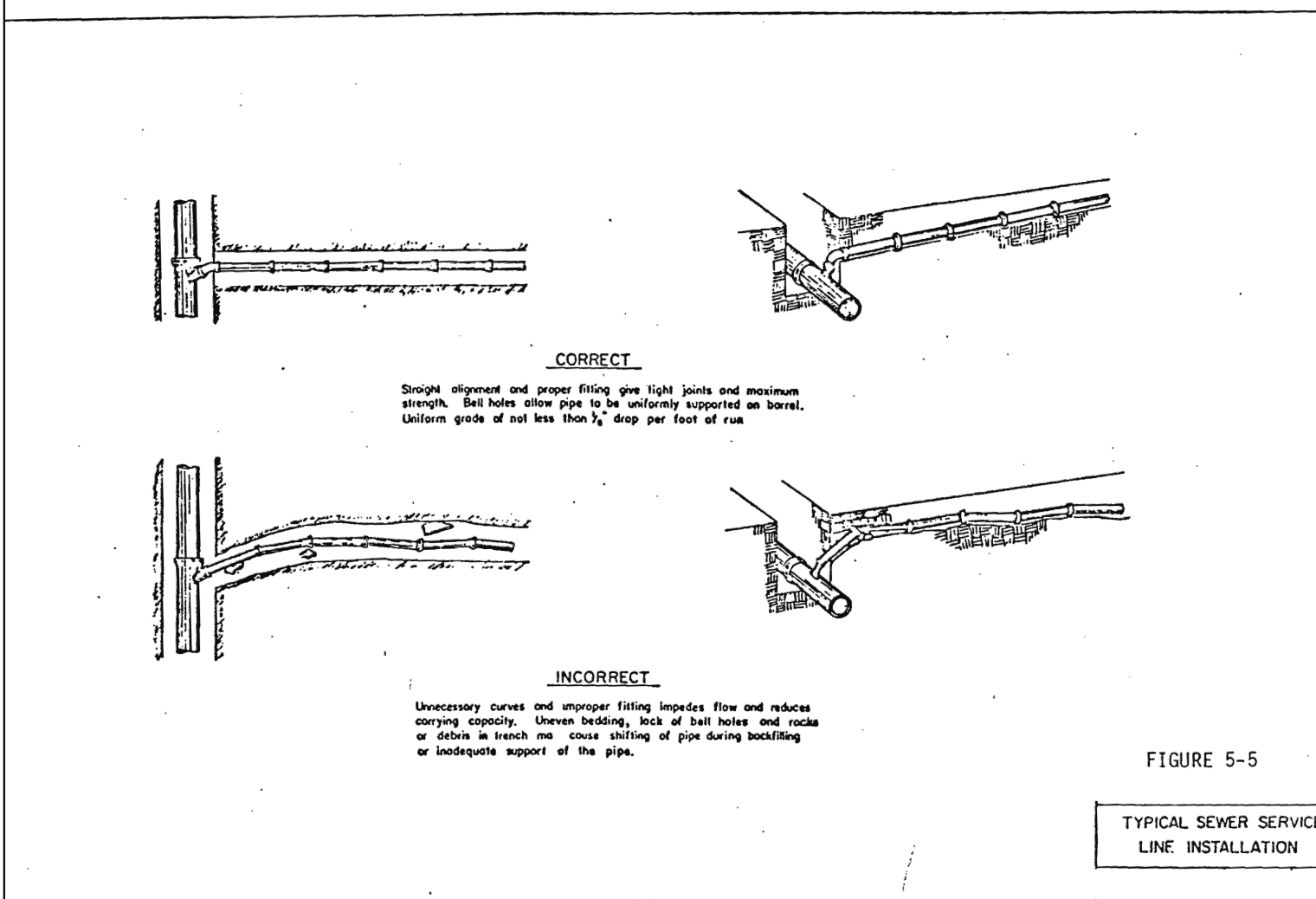


FIGURE 5-5

TYPICAL SEWER SERVICE LINE INSTALLATION

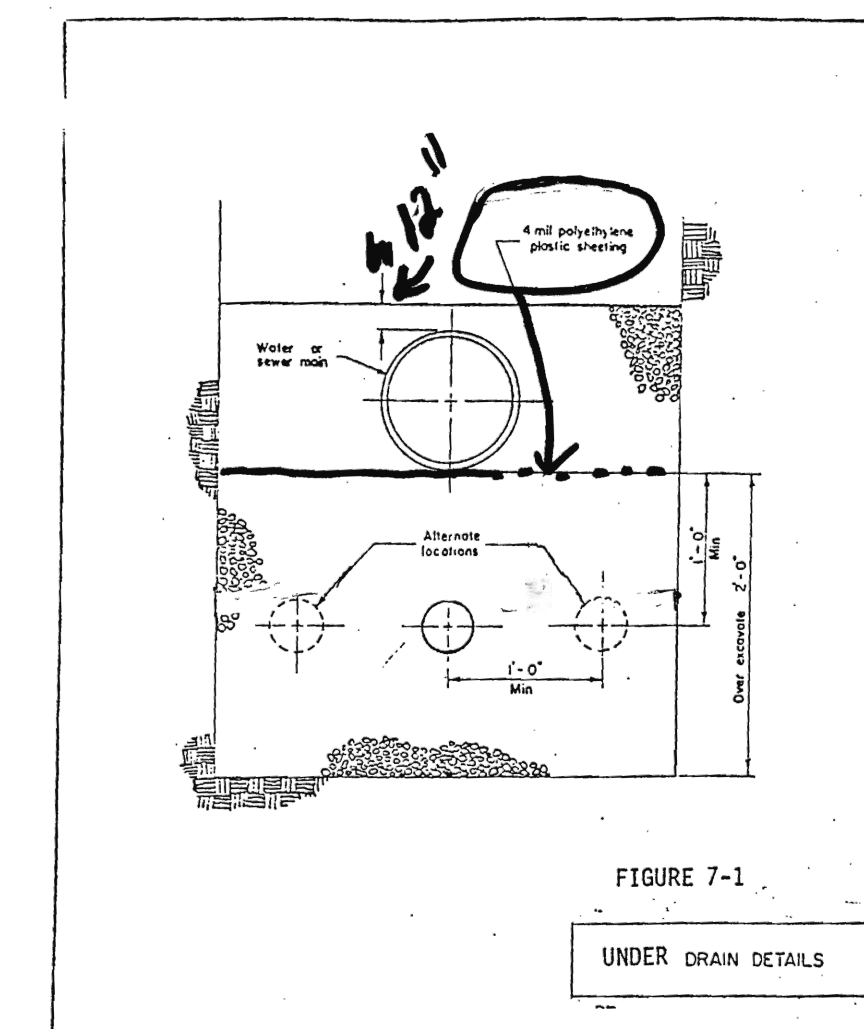


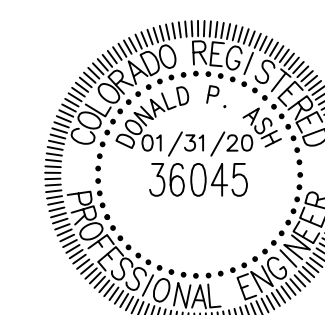
FIGURE 7-1

UNDER DRAIN DETAILS

CIVIL DETAILS
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO

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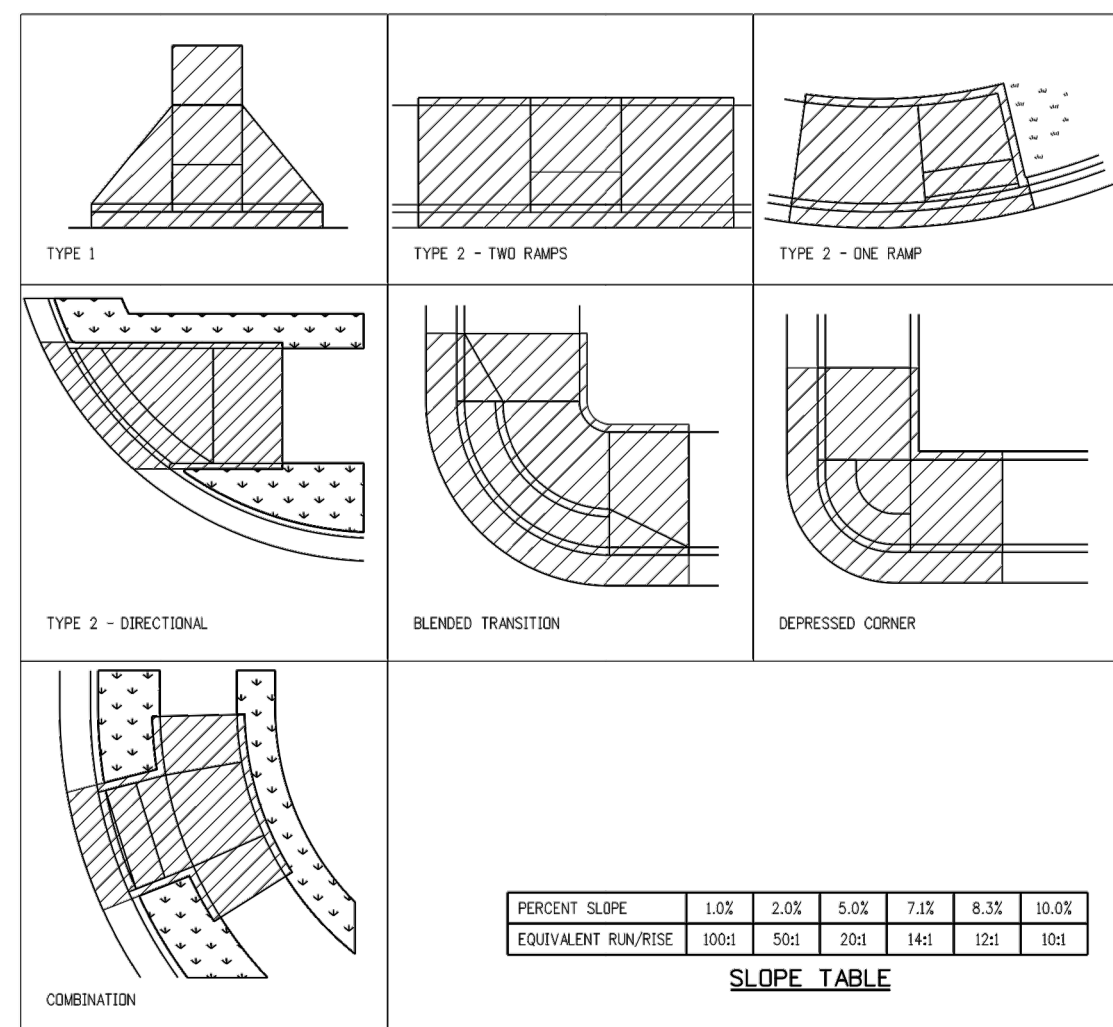


CURB RAMP GENERAL NOTES:

- IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMP SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REINFORCEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISLEADINGLY TRAVERSED BY A USER AND IS VISUALLY UNMARKED.
- IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP ON THE APPEX SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMP ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- DETECTABLE WARNING SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RAMPING THAN CROSS CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WARNING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 - CURB RAMP, BLENDED TRANSITION, AND DEPRESS CORNERS AT PEDESTRIAN STREET CROSSINGS;
 - PEDESTRIAN WALKWAY ISLANDS (6 FEET IN WIDTH OR GREATER);
 - BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND
 - BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- IN ALTERATIONS, TO AVOID CHANGING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMP LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
- IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VALVE LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GREATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE REVEALED WITH A SLOPE NOT STEEPER THAN 1:20. THE REVEAL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0"-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
- THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONSTRUCTION.
- FLARED SIDE SLOPES MAY EXCEED 0.02 ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
- THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33% TO THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP. TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5:1:1.
- GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL NOT BE FLUSH.
- A BROAD FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST BE TIED INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARDENED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SMOOTH AND GRADUAL. THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARDENING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 1/2 PER HUNDRED FEET.
- DESIGN AND CONSTRUCT CURB RAMP, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:
 - RAMP RUNNING SLOPE 7.5%
 - RAMP CROSS SLOPE 1.5%
 - TURNING SPACE RUNNING SLOPE 1.5%
 - TURNING SPACE CROSS SLOPE 1.5%
 - FLARE SLOPE 5.0%-10.0%

GENERAL NOTES & PAY AREAS

CURB RAMP PAY AREAS

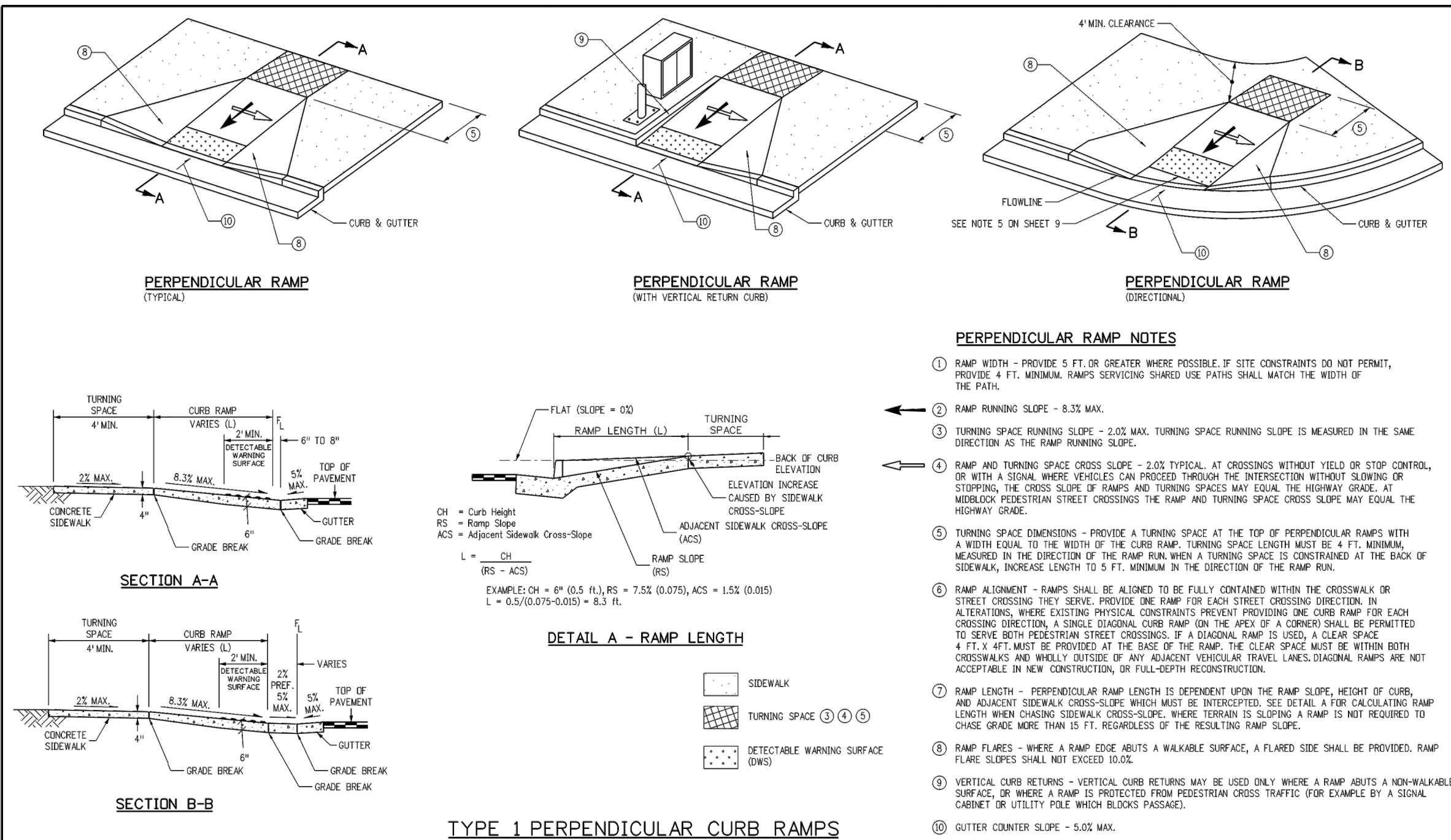


CURB RAMP

STANDARD PLAN NO.

M-608-1

Sheet No. 1 of 10

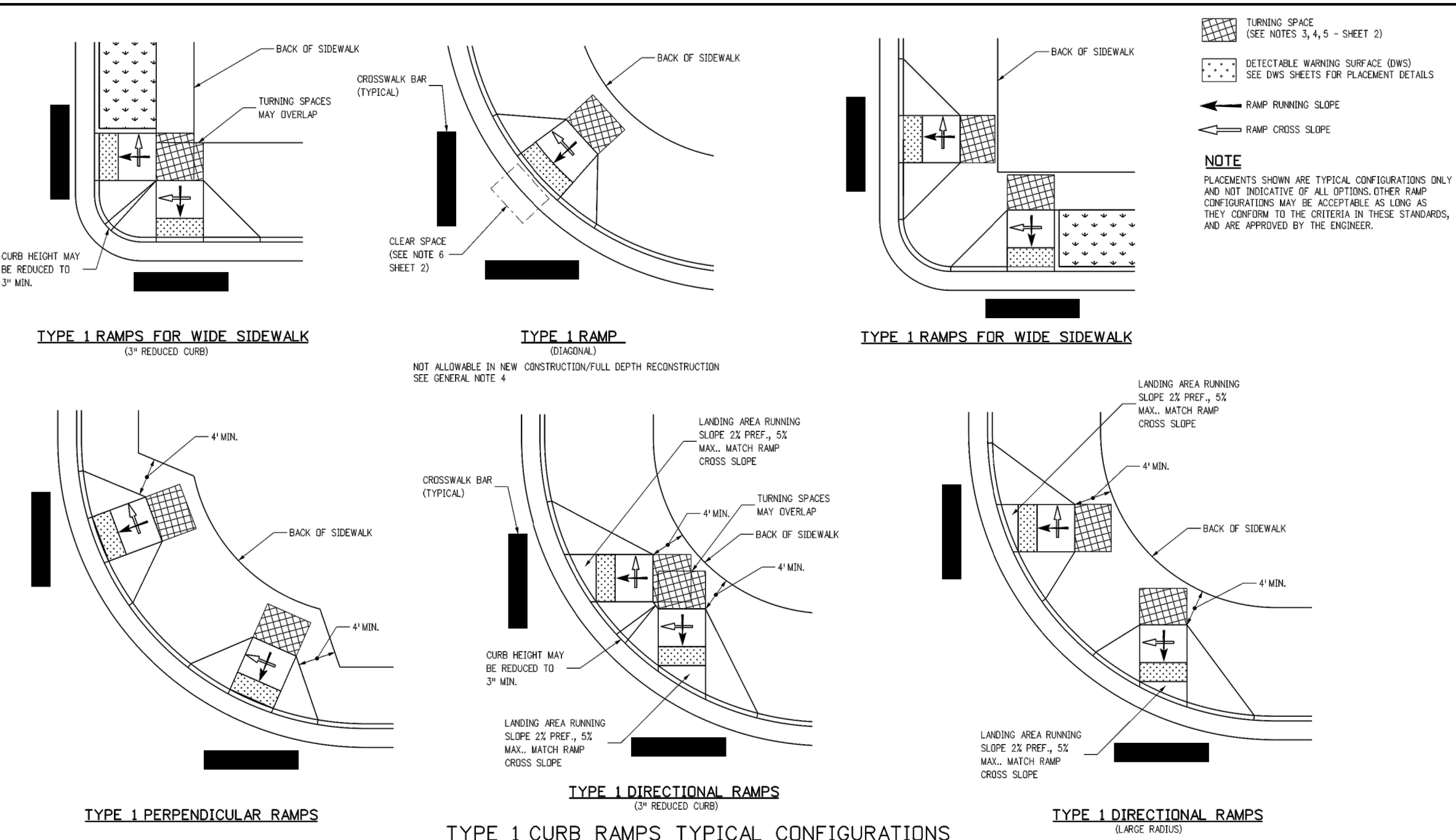


CURB RAMP

STANDARD PLAN NO.

M-608-1

Sheet No. 2 of 10

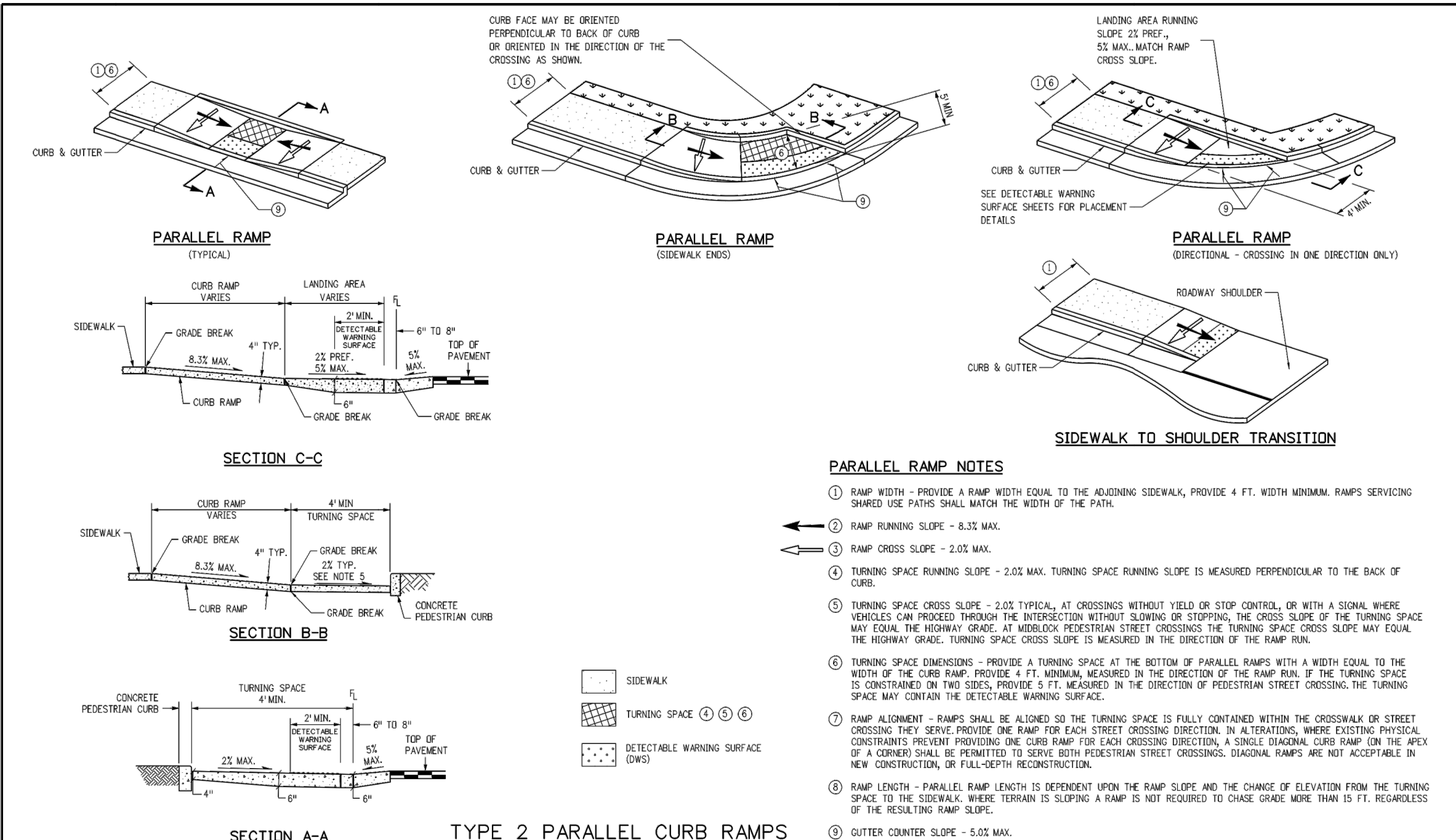


CURB RAMP

STANDARD PLAN NO.

M-608-1

Sheet No. 3 of 10



CURB RAMP

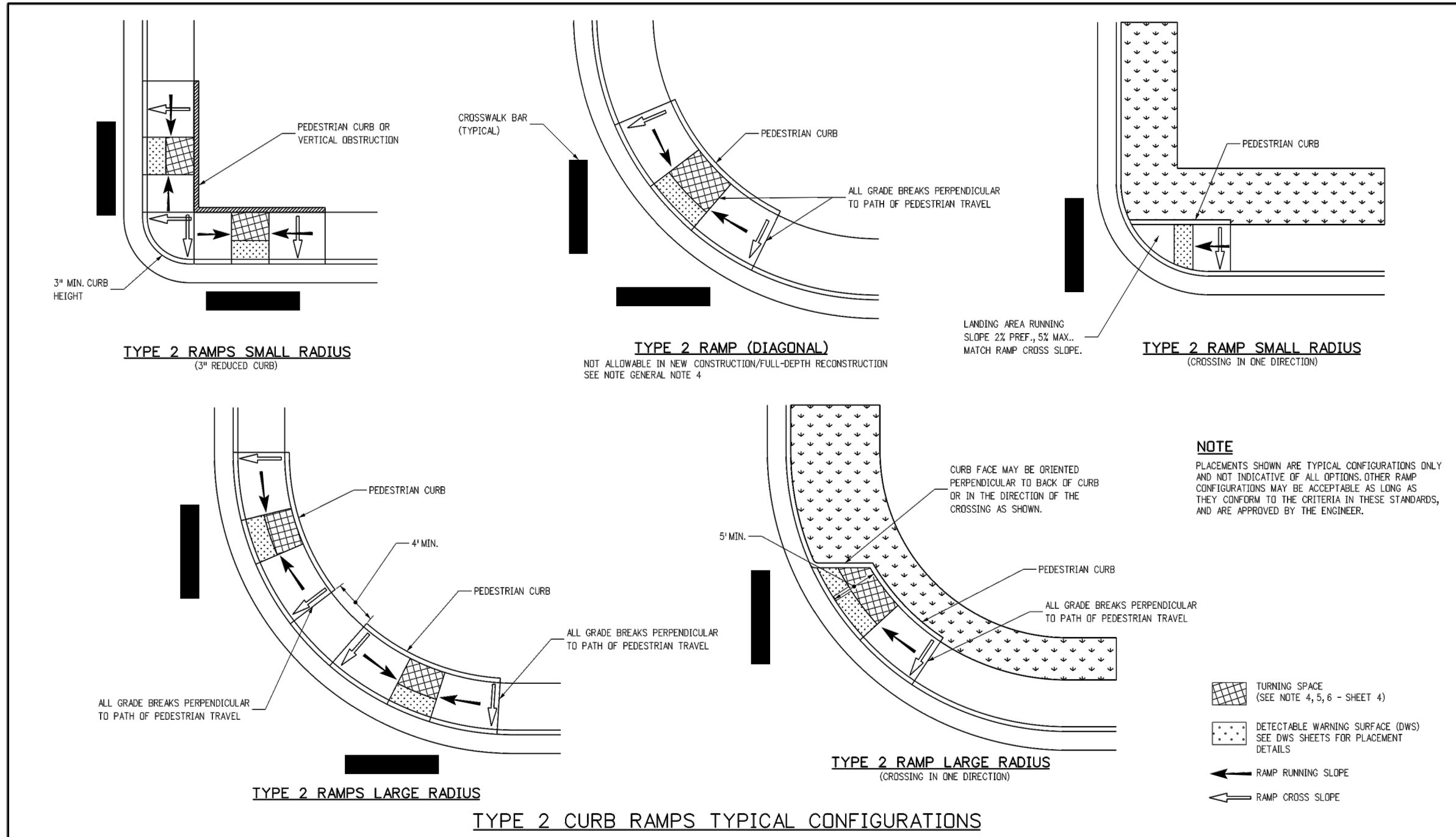
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M-608-1

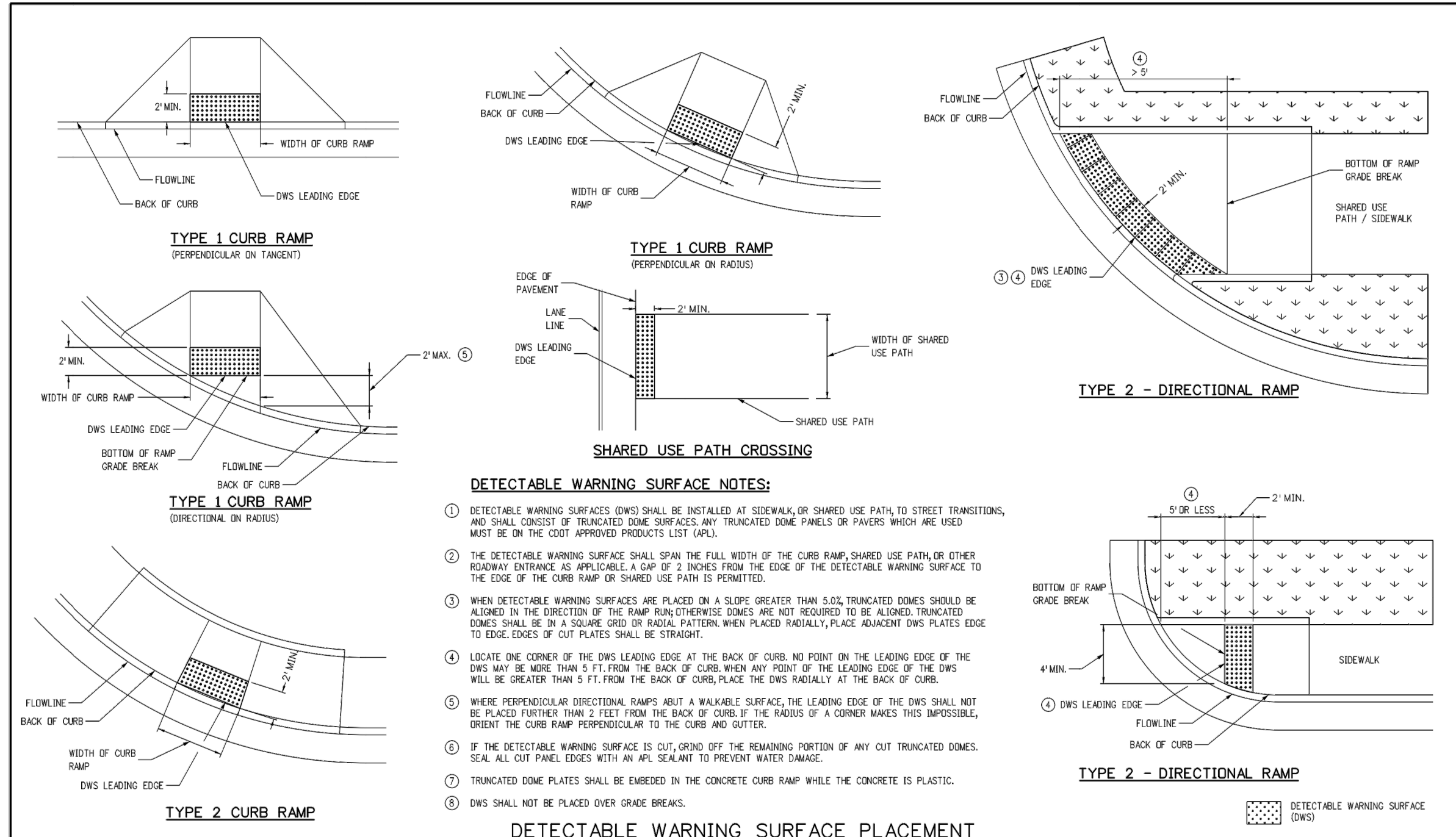
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CIVIL DETAILS SUMMIT HOUSING GROUP LYONS VALLEY PARK FILING NO. 8 LYONS, COLORADO

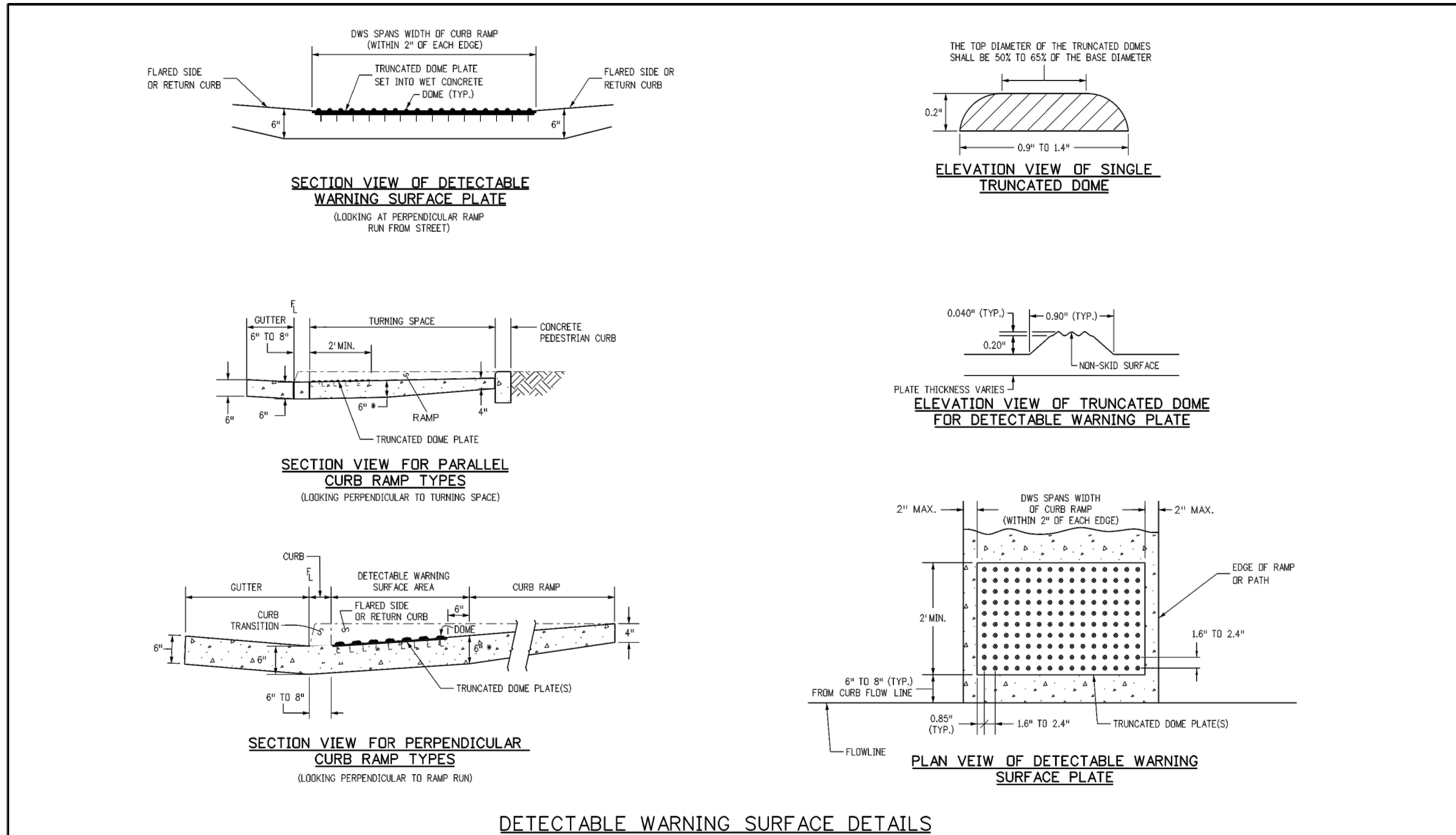
		SCOTT, COX & ASSOCIATES, INC. consulting engineers • surveyors 1530 55th Street • Boulder, Colorado 80303 (303) 444 - 3051	
Designed by	DPA	Date	Scale
Drawn by	JAS	06/28/19	N.T.S.
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		2	REVISED SITE PLAN
Sheet	19165B-1 C7		
Project no.	19165B		



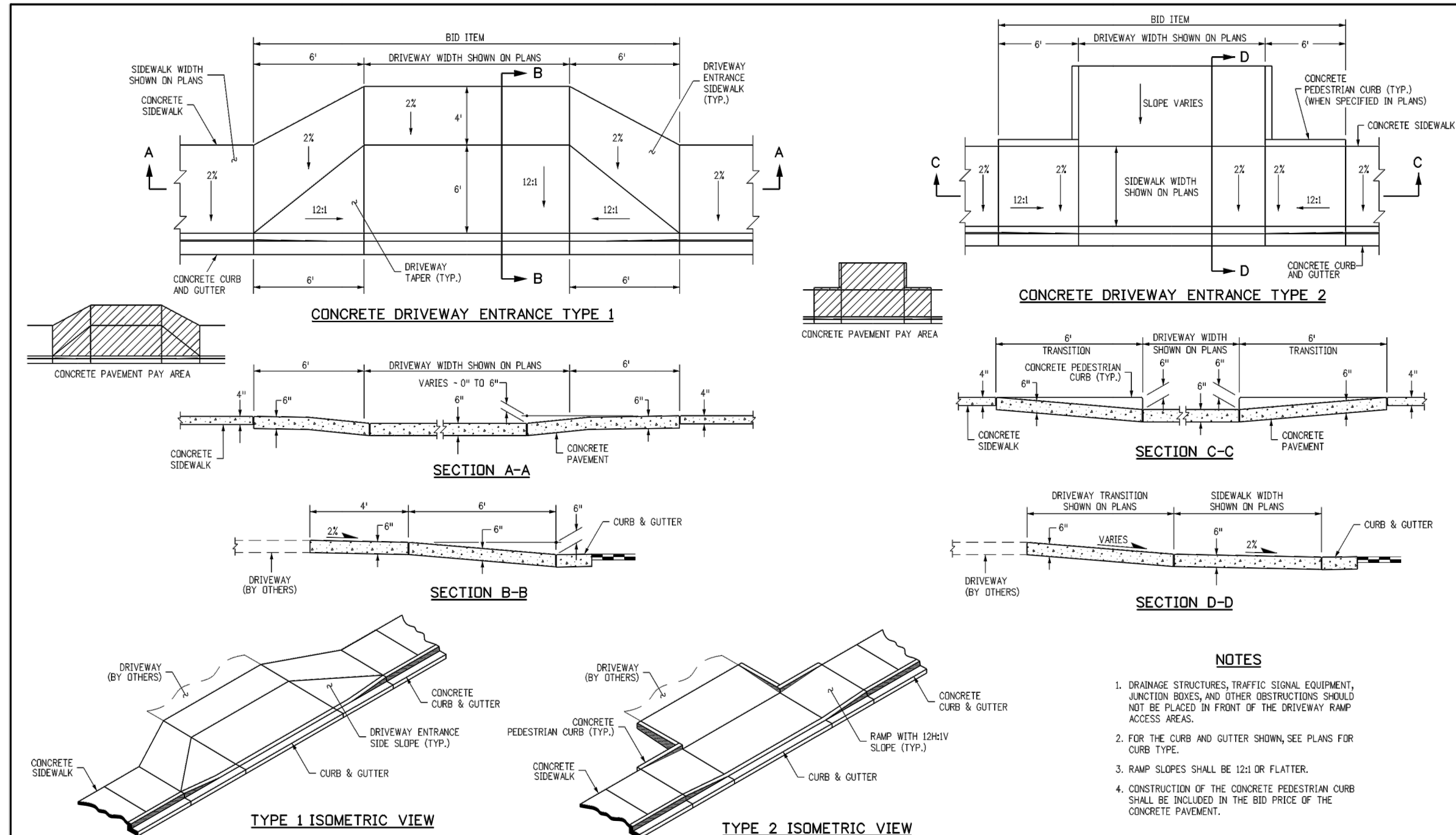
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Last Modification Date: 05/03/19	Initiated: LTA	05/03/19	Completely revised every sheet.	2829 West Howard Place COOT 3rd Floor Denver, CO 80204 Phone: 303-757-8868 FAX: 303-757-8868			
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CIVIL DETAILS
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO

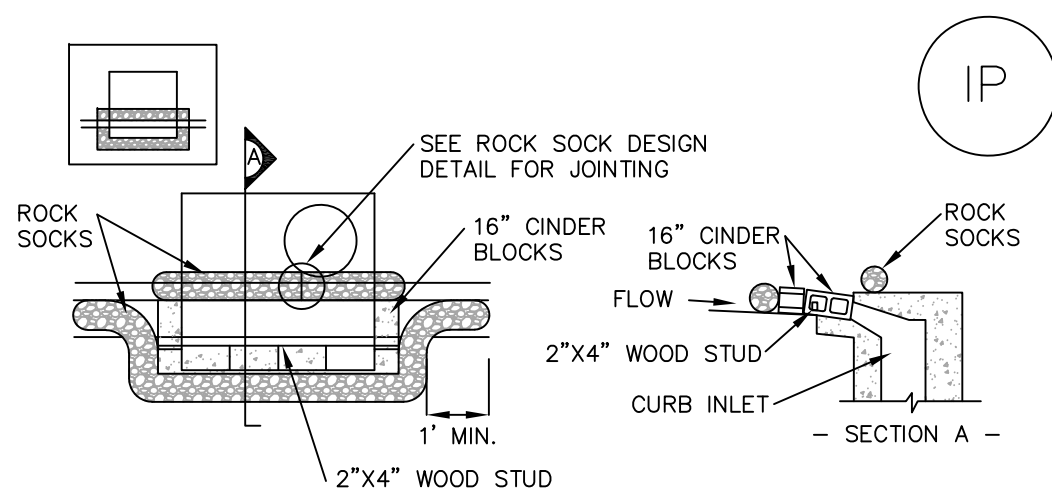
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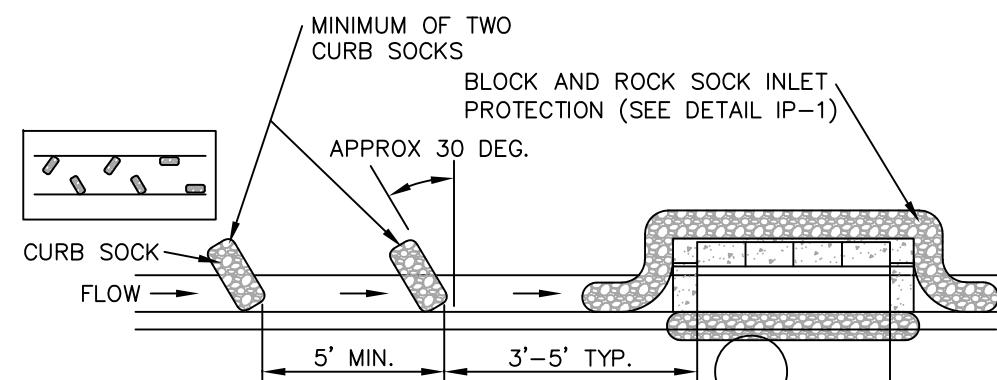
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Checked by	DPA	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Revision</th> <th style="width: 40%;">Description</th> <th style="width: 50%;">Date</th> </tr> <tr> <td>1</td> <td>TOWN COMMENTS</td> <td>11/12/19</td> </tr> <tr> <td>2</td> <td>REVISED SITE PLAN</td> <td>01/31/20</td> </tr> </table>				Revision	Description	Date	1	TOWN COMMENTS	11/12/19	2	REVISED SITE PLAN	01/31/20
Revision	Description	Date												
1	TOWN COMMENTS	11/12/19												
2	REVISED SITE PLAN	01/31/20												
					Project no. 19165B									



IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

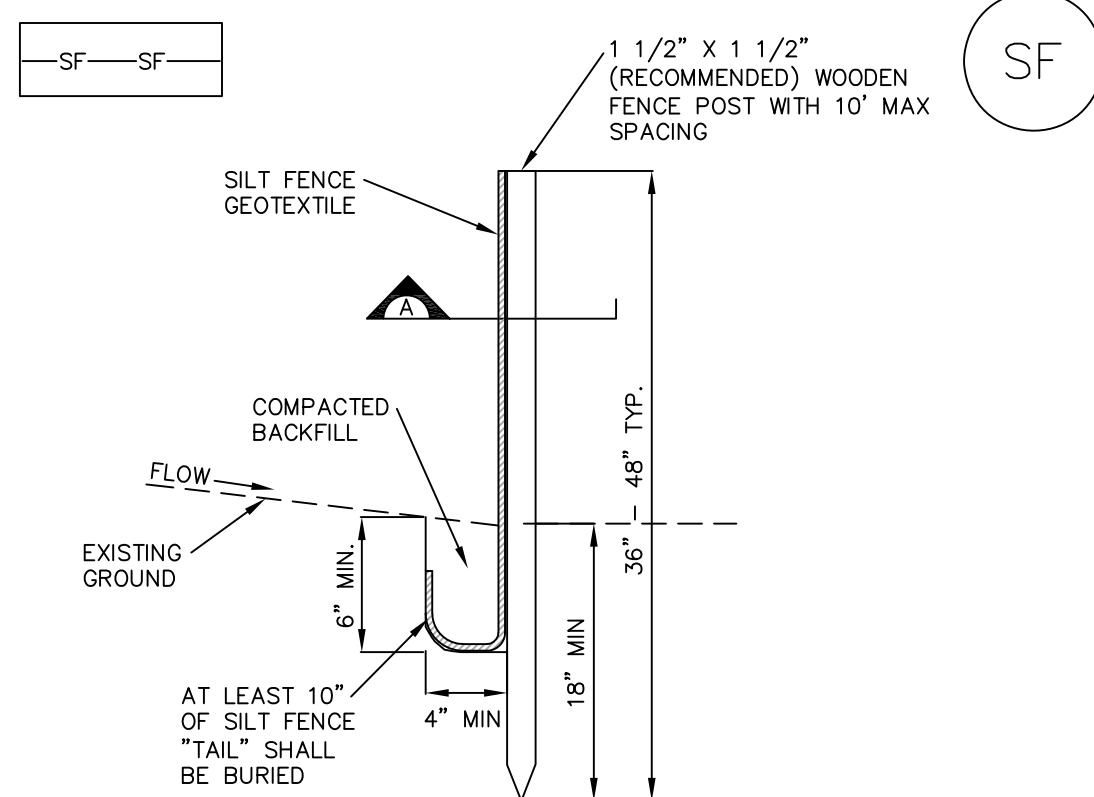
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



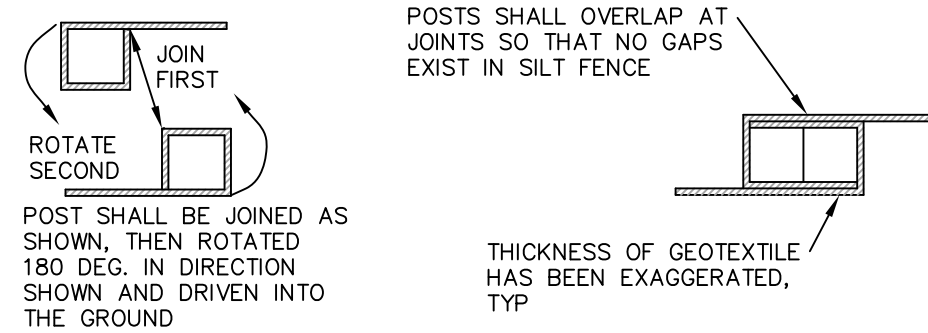
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.



SILT FENCE



SECTION A

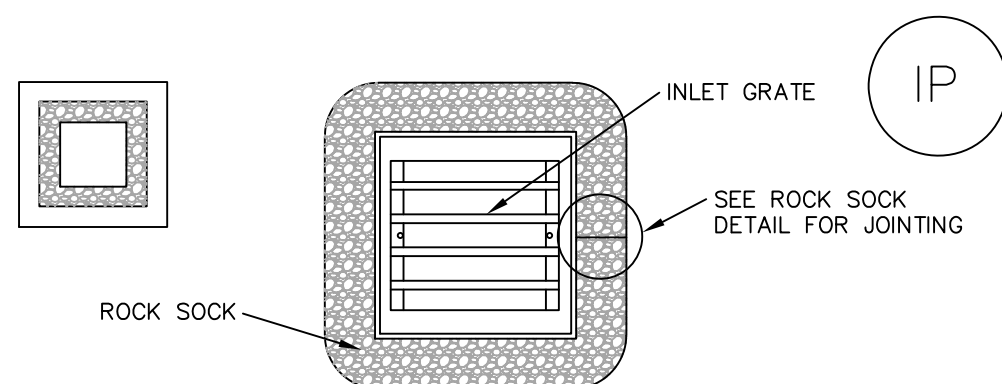
SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

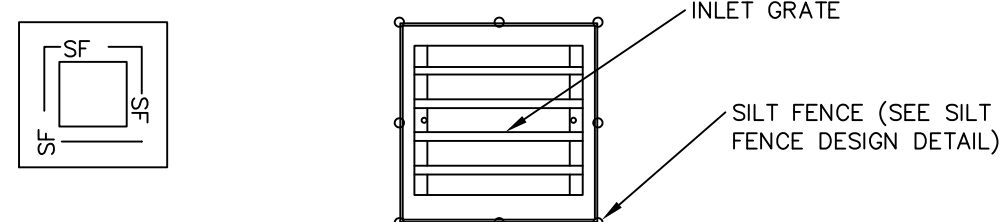
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

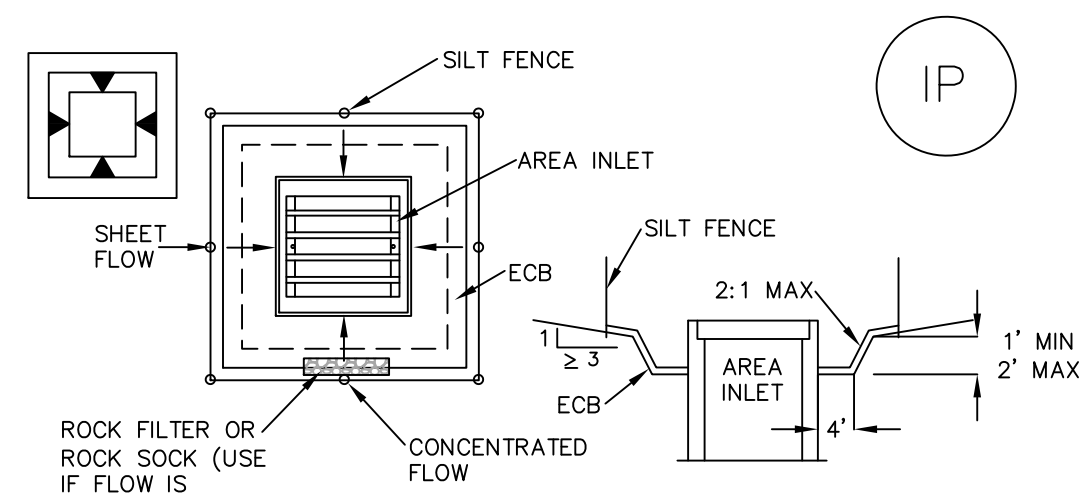
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

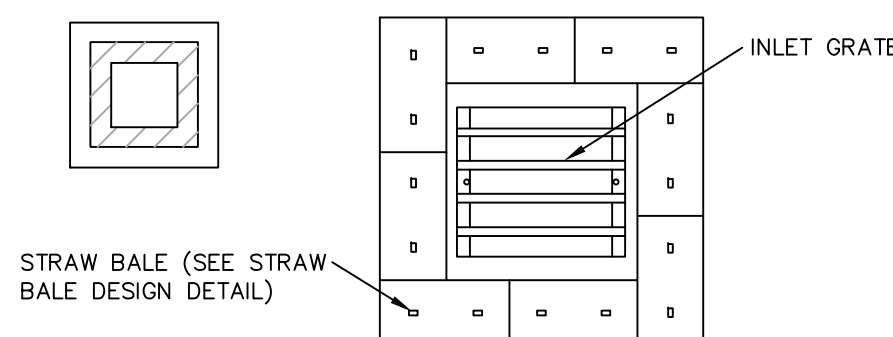
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
3. SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



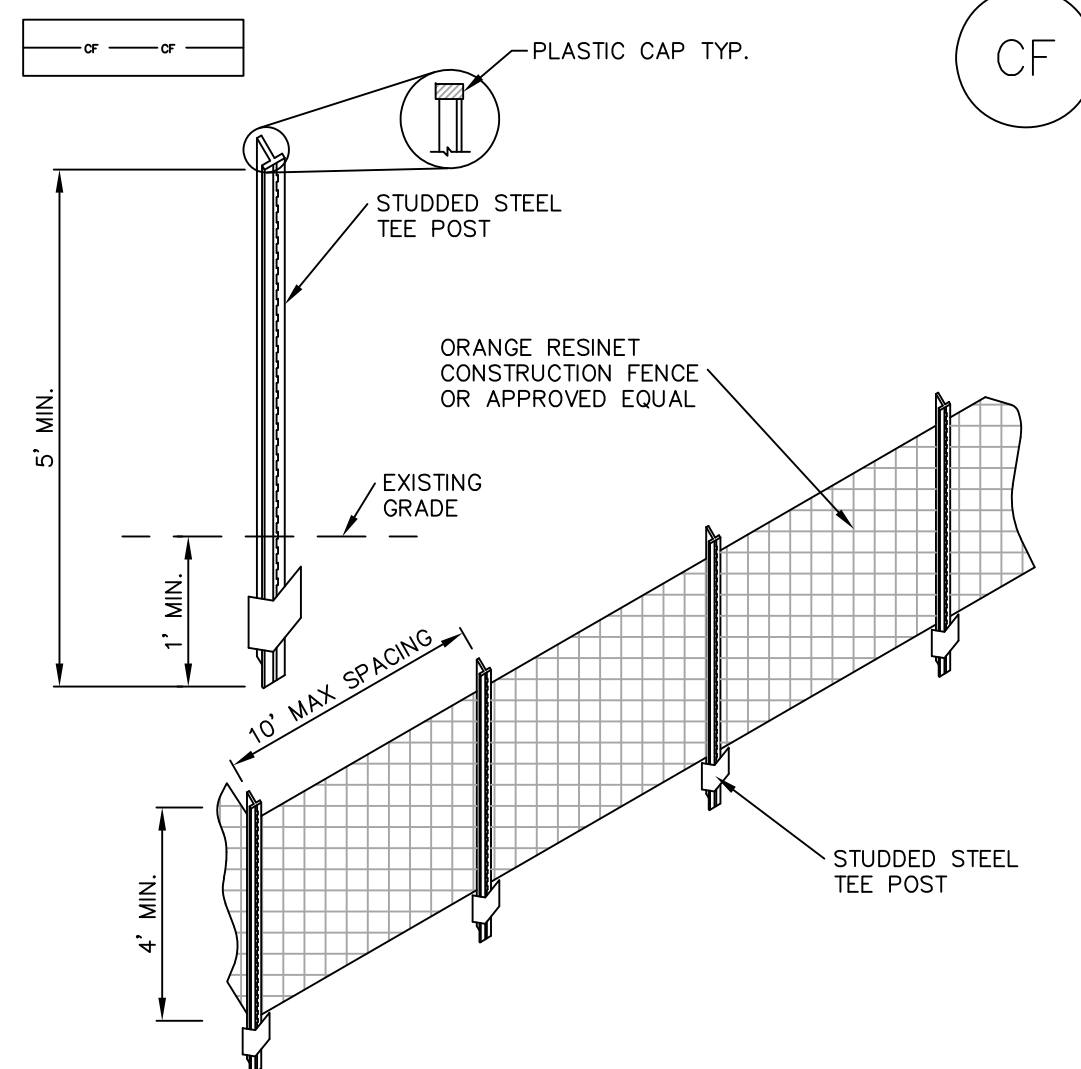
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

1. SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ABUTTING ONE ANOTHER.

CONSTRUCTION FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. CONSTRUCTION FENCE SHALL BE REPAIRED OR REPLACED WHEN THERE ARE SIGNS OF DAMAGE SUCH AS RIPS OR SAGS. CONSTRUCTION FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
5. WHEN CONSTRUCTION FENCES ARE REMOVED, ALL DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE FENCE SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.




CF-1. PLASTIC MESH CONSTRUCTION FENCE

CONSTRUCTION FENCE INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION OF CONSTRUCTION FENCE.
2. CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
3. CONSTRUCTION FENCE SHALL BE COMPOSED OF ORANGE, CONTRACTOR-GRADE MATERIAL THAT IS AT LEAST 4' HIGH. METAL POSTS SHOULD HAVE A PLASTIC CAP FOR SAFETY.
4. STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
5. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

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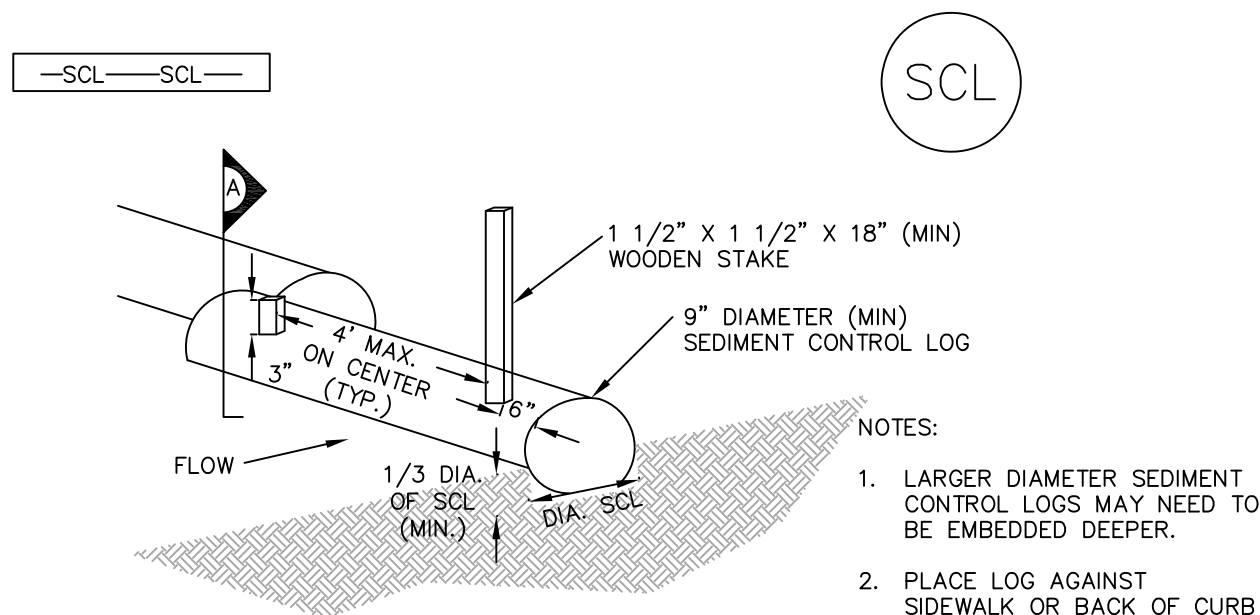
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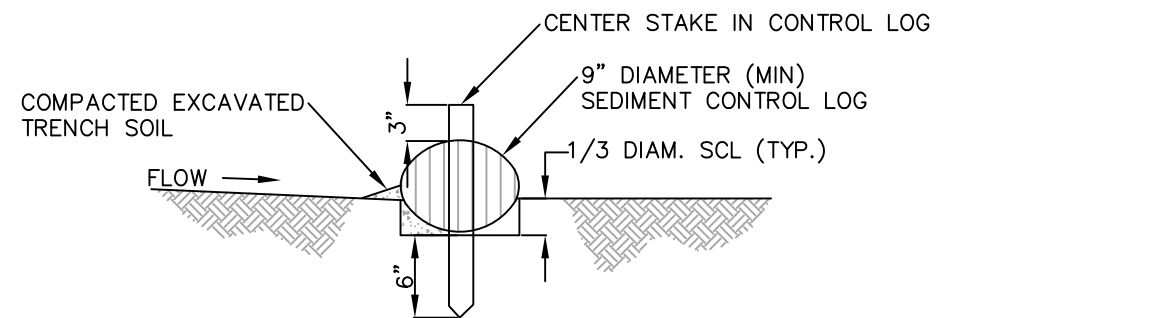
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Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		

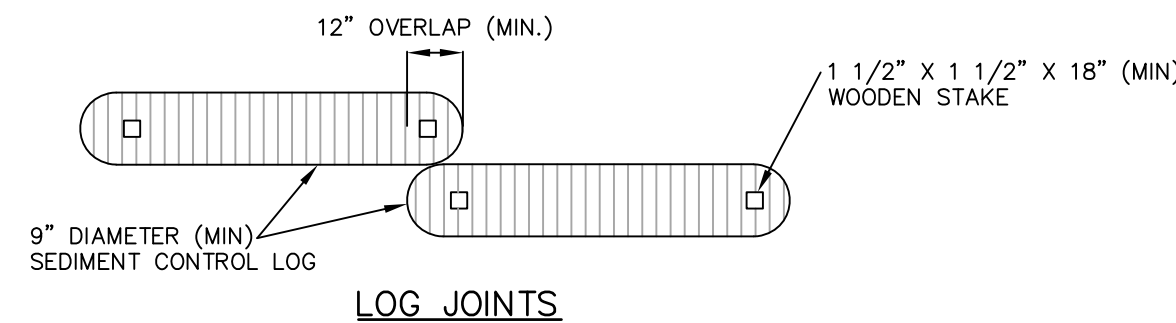




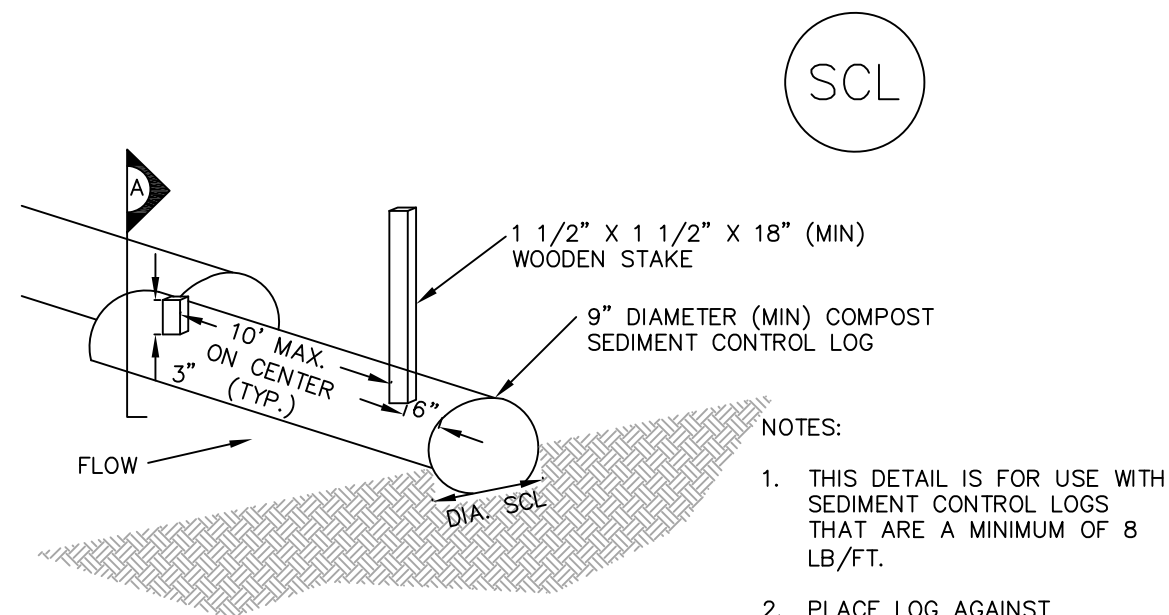
TRENCHED SEDIMENT CONTROL LOG



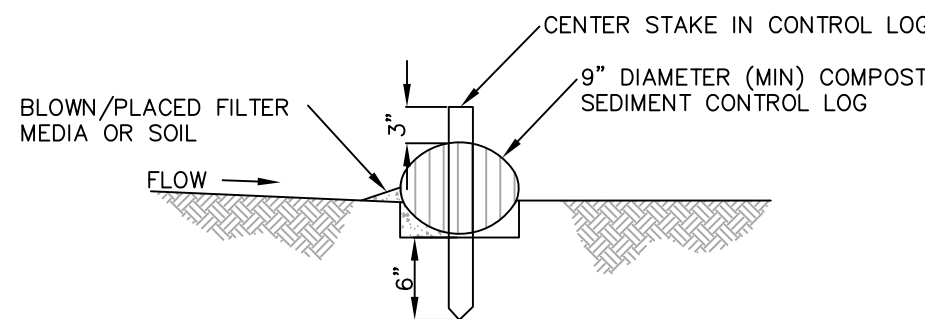
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TRENCHED SEDIMENT CONTROL LOG



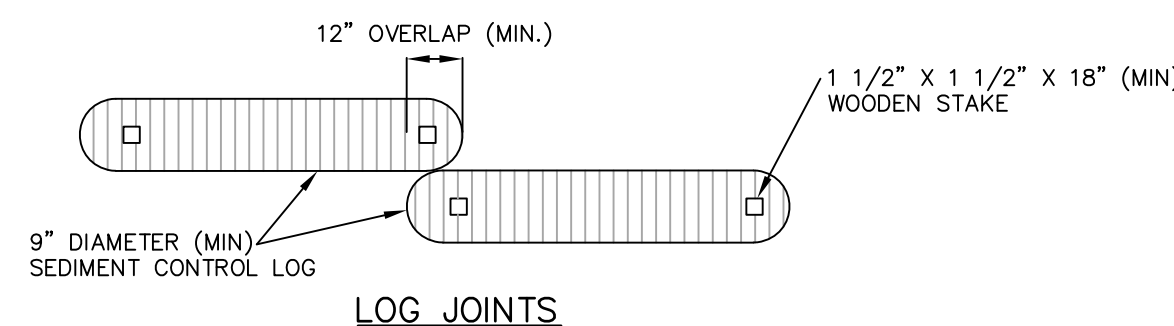
SCL-1. TRENCHED SEDIMENT CONTROL LOG



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SECTION A
COMPOST SEDIMENT CONTROL LOG



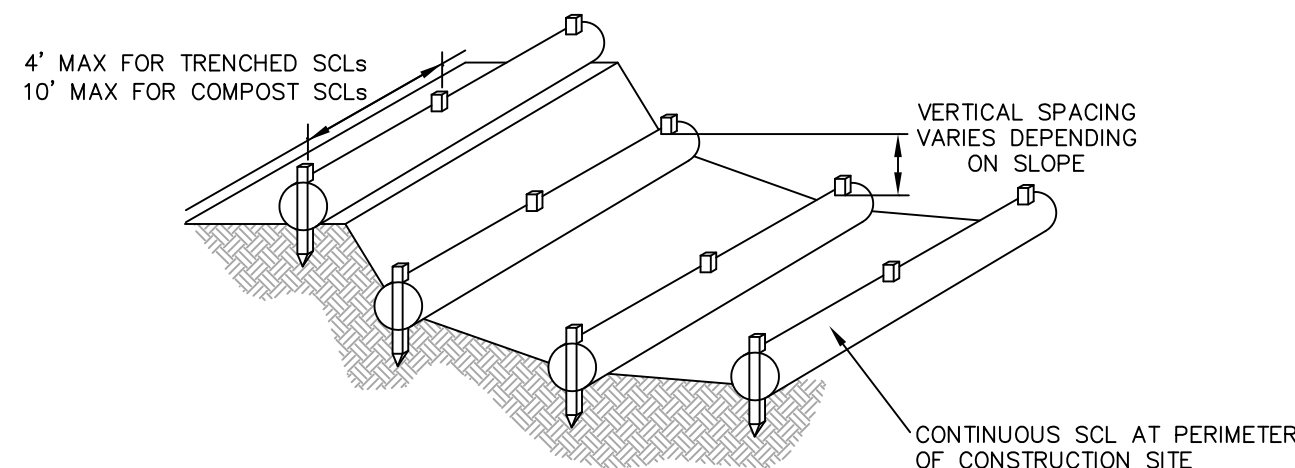
SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SEDIMENT CONTROL LOG INSTALLATION NOTES

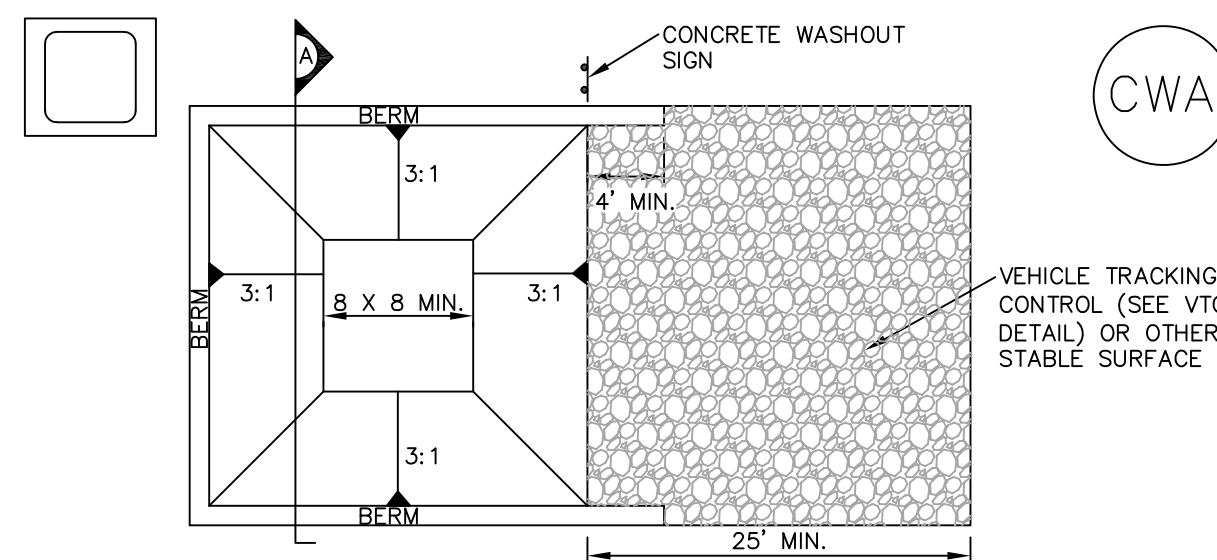
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

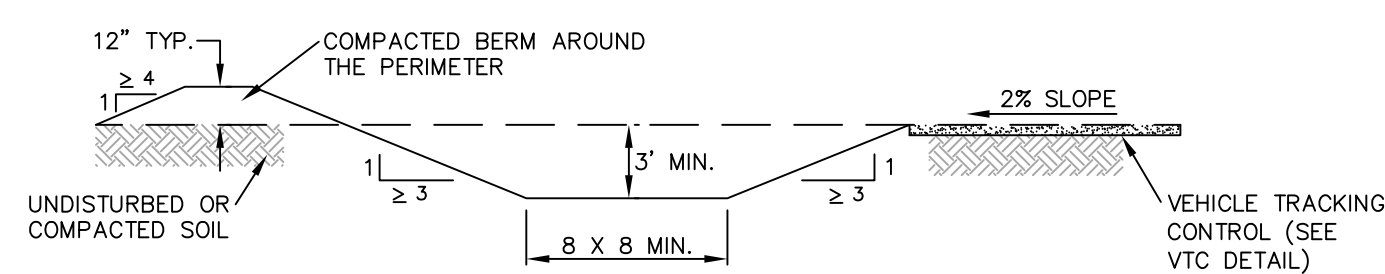
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH



CONCRETE WASHOUT AREA PLAN



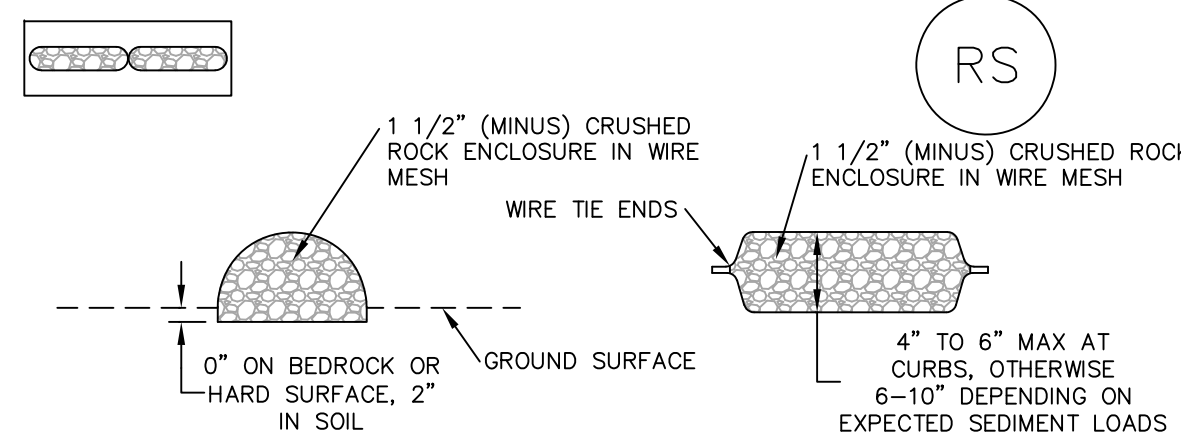
CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

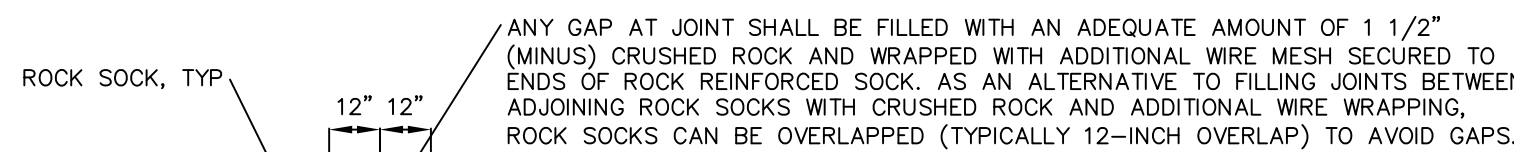
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES


1. SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
2. CRUSHED ROCK SHALL BE 1 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1 1/2" MINUS).
3. WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2". RECOMMENDED MINIMUM ROLL WIDTH OF 48".
4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS-1. ROCK SOCK PERIMETER CONTROL

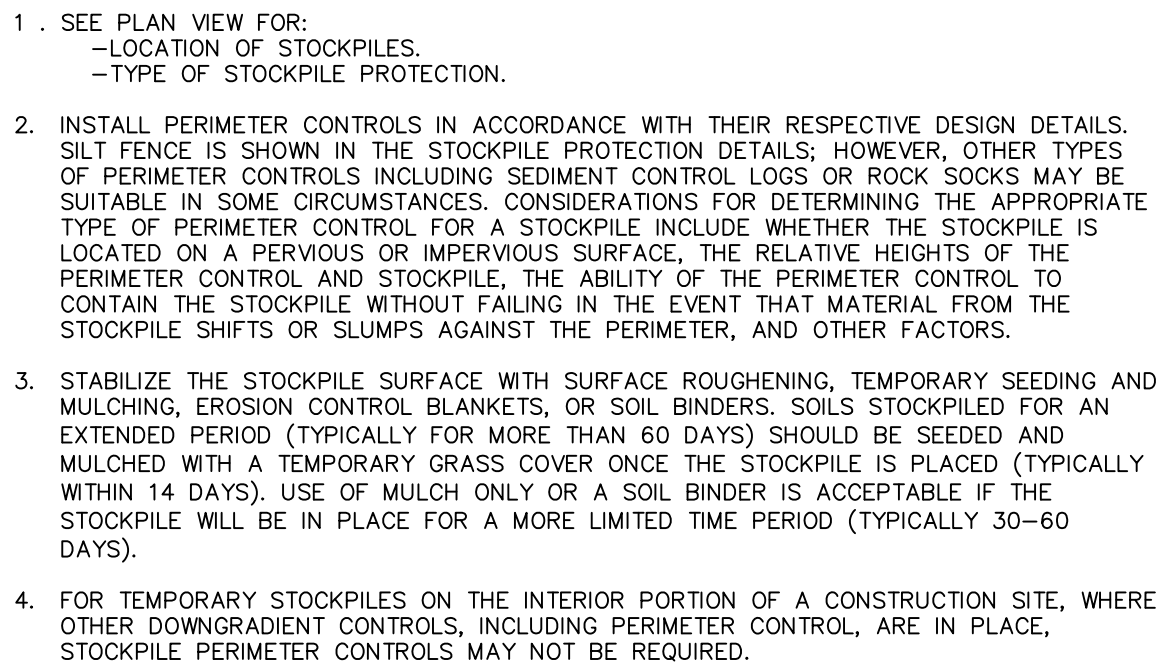
ROCK SOCK INSTALLATION NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
6. ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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Designed by	DPA	Date	06/28/19	Scale	N.T.S.	Drawing no.	19165B-1 C7	Sheet	C7.08
Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	Revision	2	Description	REVISED SITE PLAN	Date	01/31/20		





1. SEE PLAN VIEW FOR
 --LOCATION OF MATERIAL STAGING AREA(S).
 --CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
3. MATERIALS MUST BE STATIONED ON THE POLY LINER, ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
4. POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
5. SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
6. FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
7. THIS FEATURE CAN BE USED FOR:
 --UTILITY REPAIRS.
 --WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
 --OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHEN BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.



- ## STRAW BALE INSTALLATION NOTES


1. SEE PLAN VIEW FOR:
-LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN STRAW BALES ARE USED IN SERIES AS A BARRIER, THE END OF EACH BALE SHALL BE TIGHTLY ABUTTING ONE ANOTHER.
5. STRAW BALE DIMENSIONS SHALL BE APPROXIMATELY 36"x18"x18".
6. A UNIFORM ANCHOR TRENCH SHALL BE EXCAVATED TO A DEPTH OF 4". STRAW BALES SHALL BE PLACED SO THAT BINDING TWINE IS ENCOMPASSING THE VERTICAL SIDES OF THE BALE(S). ALL EXCAVATED SOIL SHALL BE PLACED ON THE UPHILL SIDE OF THE STRAW BALE(S) AND COMPACTED.
7. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE 2"x2"x24". WOODEN STAKES SHALL BE DRIVEN 6" INTO THE GROUND.

STRAW BALE INSTALLATION NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL SEEDING AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

CIVIL DETAILS
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



	<p style="text-align: center; margin: 0;">SCOTT, COX & ASSOCIATES, INC.</p> <p style="text-align: center; margin: 0;">consulting engineers • surveyors</p> <p style="text-align: center; margin: 0;">1530 55th Street • Boulder, Colorado 80303</p> <p style="text-align: center; margin: 0;">(303) 444 - 3051</p>
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Designed by <u> DPA </u>	Date <u> 06/28/19 </u>	Scale <u> N.T.S. </u>	Drawing no. <u> 19165B-1 C7 </u>	Sheet C7.09
Drawn by <u> JAS </u>	Revision <u> </u>	Description <u> </u>	Date <u> </u>	Project no. <u> 19165B </u>
Checked by <u> DPA </u>	<u> 2 </u>	<u> REVISED SITE PLAN </u>	<u> 01/31/20 </u>	

REVEGETATION NOTES

1. TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES.
2. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY EARTHWORK OPERATIONS.
3. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION OF RECEIVING WATER.
4. PERMANENT SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

TEMPORARY SOIL STABILIZATION SHALL CONSIST OF SEEDING WITH ANNUAL RYEGRASS AT 40 LBS PLS/ACRE AND SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.

PERMANENT SOIL STABILIZATION CONSISTING OF THE MIX NOTED BELOW SHALL BE BROADCAST SEEDED AT THE SEEDING RATES SHOWN BELOW.

BOULDER COUNTY PLAINS SEED MIX

COMMON NAME	SPECIES NAME	VARIETY	% OF MIX	# PLS/AC
SIDE OATS GRAMA BLUE GRAMA	BOUTELOUA CURTIPENDULA BOUTELOUA GRACILIS	VAUGHN	15%	2.74
		NATIVE ALMA, OR HACHITA	20%	0.84
BUFFALOGRASS WESTERN WHEATGRASS WESTERN WHEATGRASS LITTLE BLUESTEM	BUCHLOE DACTYLOIDES PASCOPYRUM SMITHII PASCOPYRUM SMITHII SCHIZACHYRIUM SCOPARIUM	NATIVE	15%	9.33
		ARRIBA	12.5%	3.96
		NATIVE	12.5%	3.96
		CIMARRON OR PASTURA	13%	1.74
GREEN NEEDLEGRASS	STIPA VIRIDULA	LODORM OR NATIVE	12%	2.31
		TOTALS:	100%	24.88

THE SEEDED AREA SHALL THEN BE LIGHTLY RAKED TO DEPOSIT THE SEEDS APPROXIMATELY 1/4" - 1/2" BELOW THE SURFACE. IMMEDIATELY FOLLOWING SEEDING, ALL SEEDED AREAS SHALL BE MULCHED WITH 1 - 1/2 TONS OF WEED-FREE STRAW PER ACRE, MECHANICALLY OR HAND CRIMPED INTO TOPSOIL.

FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY AS DEFINED BY THE COLORADO DEPARTMENT OF HEALTH AT THE TIME OF GRADING.

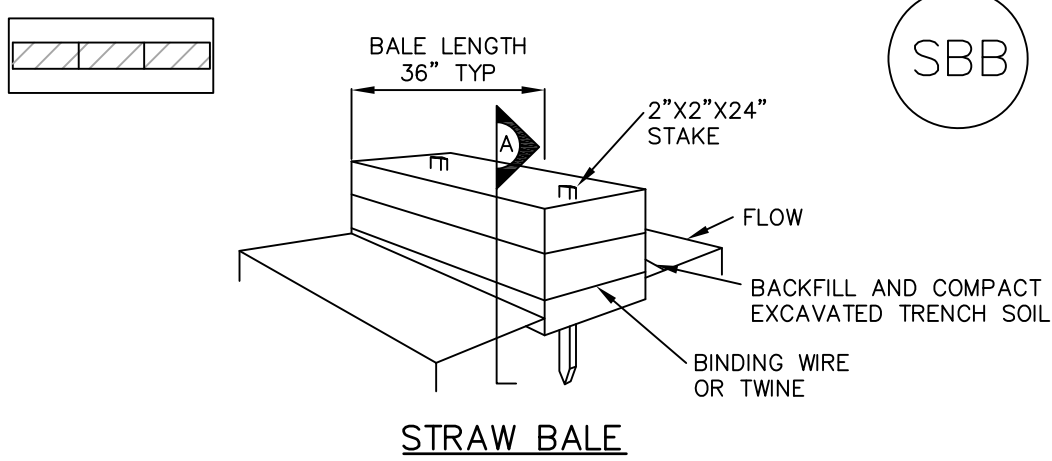
5. MINIMIZE THE AREA OF DISTURBANCE TO PROTECT EXISTING VEGETATION.
6. ALL CUT SLOPES SHALL BE A MAXIMUM OF 3:1. ALL FILL SLOPES SHALL BE A MAXIMUM OF 3:1.
7. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION, INCLUDING BUT NOT LIMITED TO SILT FENCE AND POSTS, STRAW BALES, AND REGRADED TEMPORARY SEDIMENT BASINS.

STRAW BALE INSTALLATION NOTES

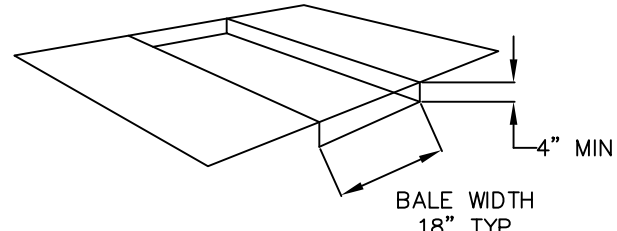
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STRAW BALE INSTALLATION NOTES

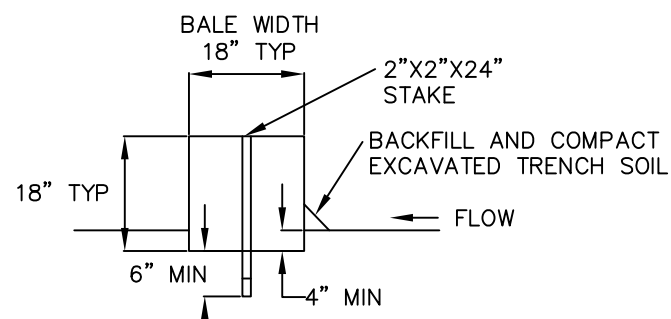
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STRAW BALE

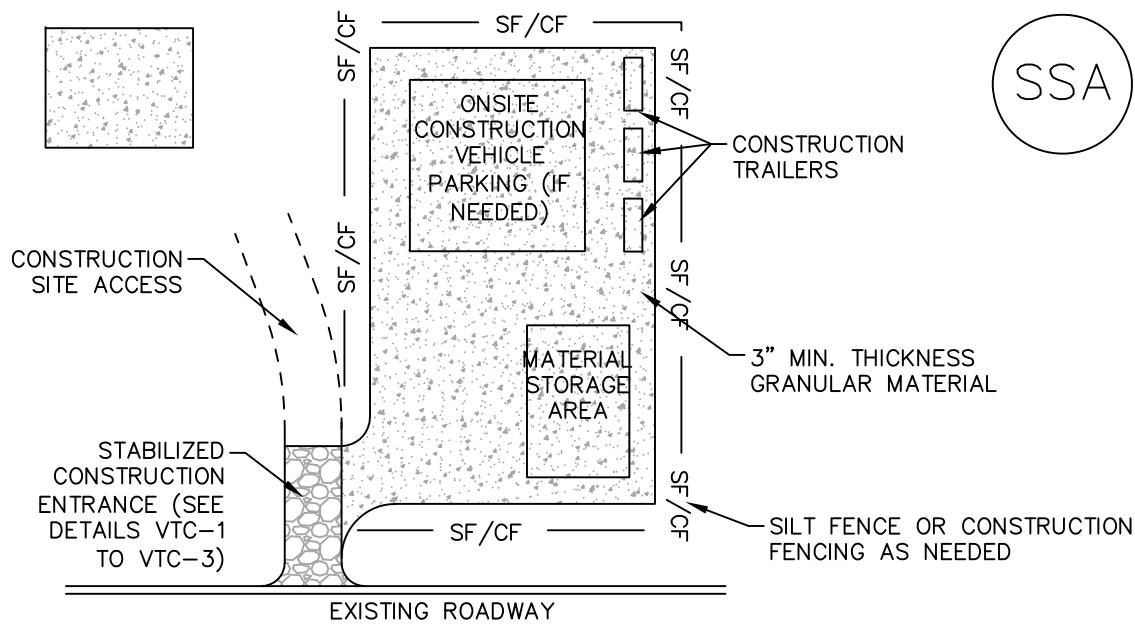


TRENCH FOR STRAW BALE



SECTION A

SBB-1. STRAW BALE



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING ARE INSTALLATION NOTES

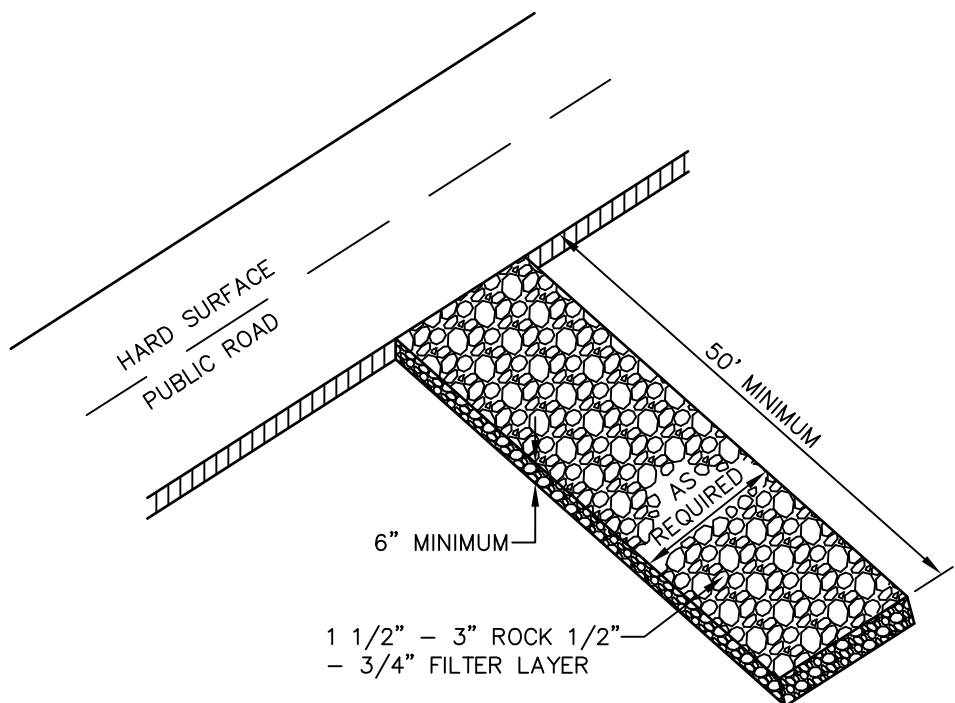
1. SEE PLAN VIEW FOR:
-LOCATION OF STAGING AREA(S).
-CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES


5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION, THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.



(INSTALL AT ALL CONSTRUCTION ACCESS POINTS)

VEHICLE TRACKING CONTROL
N.T.S.

CIVIL DETAILS
SUMMIT HOUSING GROUP
LYONS VALLEY PARK FILING NO. 8
LYONS, COLORADO



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Drawn by	JAS	Revision	1	Description	TOWN COMMENTS	Date	11/12/19	Project no.	19165B
Checked by	DPA	2	REVISED SITE PLAN				01/31/20		

