

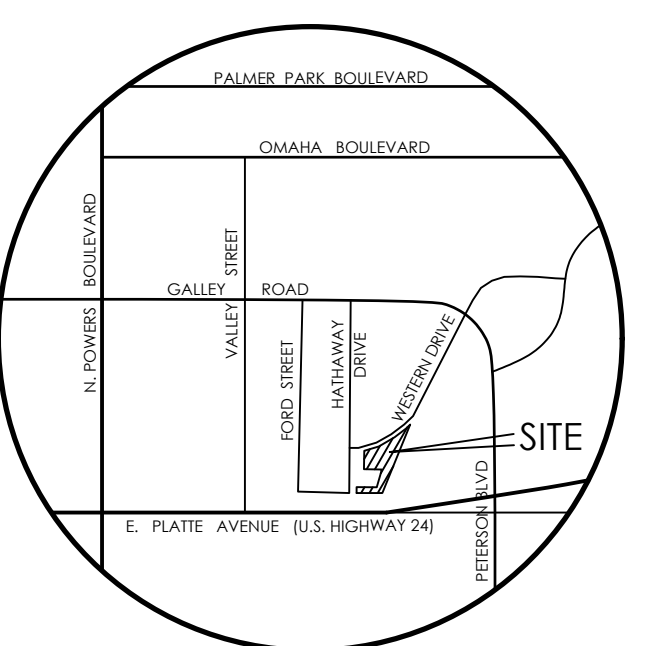
SITE PLAN SPECIFIC NOTES

- 1 INSTALL 6' CROSS PAN (EPC DET SD_2-26)
- 2 INSTALL PEDESTRIAN CURB RAMP (EPC DET SD_2-41)
- 3 INSTALL 5' WIDE SIDEWALK (SEE DETAIL)
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- 18 INSTALL STORM INLET / MANHOLE (PRIVATE) (SEE CONSTRUCTION PLANS)
- 19 4' CURB OPENING (SEE DETAIL)
- 20 INSTALL 3' WIDE x 0' TO 6' DEEP CONCRETE SWALE (SEE DETAIL)

NOTE: SEE CONSTRUCTION PLANS FOR NON-EROSION CONTROL DETAILS

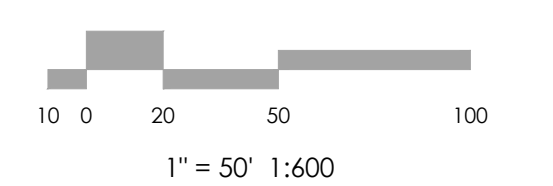
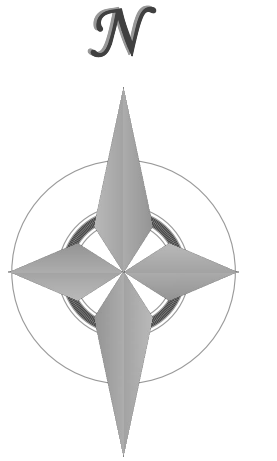
LEGEND

<p>PROPERTY LINE</p> <p>EASEMENT LINE - PUBLIC UTILITY & DRAINAGE 10' FRONT, 5' SIDE, 7' REAR (TYP)</p> <p>LOT LINE</p> <p>BUILDING SETBACK LINE</p> <p>ADJACENT PROPERTY LINE</p> <p>EXISTING</p> <p>INDEX CONTOUR</p> <p>INTERMEDIATE CONTOUR</p> <p>CONCRETE AREA</p> <p>ASPHALT AREA</p> <p>CURB AND GUTTER</p> <p>BUILDING/ BUILDING OVERHANG</p> <p>DECK</p> <p>RETAINING WALL - SOLID/ ROCK</p> <p>SIGN</p> <p>BOLLARD</p> <p>WOOD FENCE</p> <p>CHAIN LINK FENCE</p> <p>BARBED WIRE FENCE</p> <p>TREE (EVERGREEN/DECIDUOUS)</p> <p>SHRUB</p> <p>ROCK</p> <p>P.B., PG. (PLAT BOOK, PAGE)</p>	<p>PROPOSED</p> <p>INDEX CONTOUR</p> <p>INTERMEDIATE CONTOUR</p> <p>CONCRETE AREA</p> <p>ASPHALT AREA</p> <p>CURB AND GUTTER</p> <p>BUILDING/ BUILDING OVERHANG</p> <p>DECK</p> <p>RETAINING WALL - SOLID/ ROCK</p> <p>SIGN</p> <p>BOLLARD</p> <p>TOP OF WALL/GRADE AT BOTTOM OF WALL</p> <p>TOP OF CURB/FLOWLINE</p> <p>SPOT ELEVATION</p> <p>FF = FLOWLINE</p> <p>TSW = TOP OF SIDEWALK</p> <p>FINISHED FLOOR ELEVATION</p> <p>FLOW DIRECTION</p>
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VICINITY MAP
NOT TO SCALE

BENCHMARK
1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE WEST LINE OF LOT 1, CIMARRON SOUTHEAST FILING NO. 2C, ASSUMED TO BEAR N00°44'42"E.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO NAVD88.



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REVISIONS

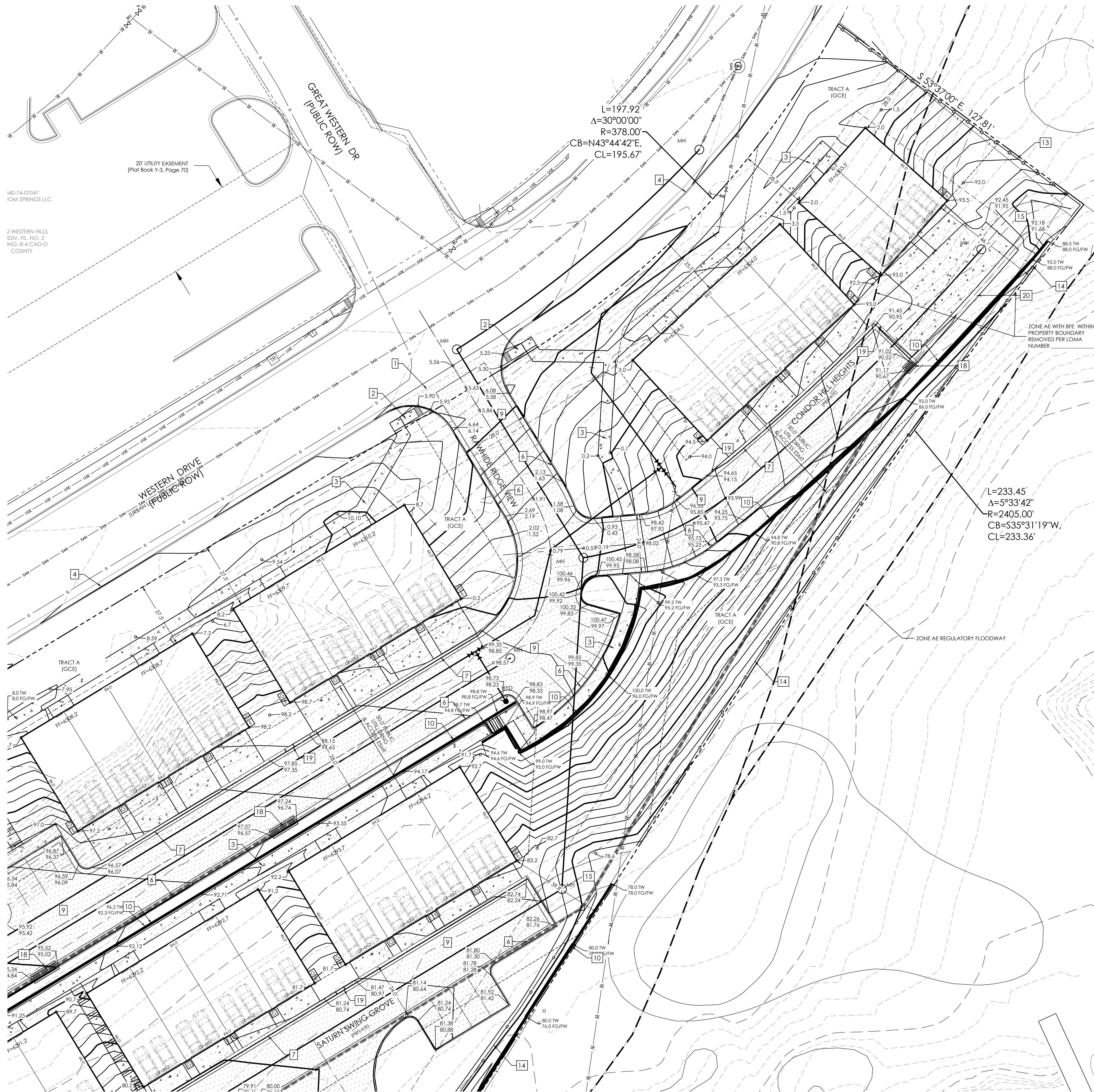
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TOWNHOMES AT WESTERN
LOT I, CIMARRON SOUTHEAST FILLING NO - 2C

GRADING & EROSION CONTROL PLAN
GRADING PLAN

C1.2 MVE PROJECT 61203
MVE DRAWING DEV-GP

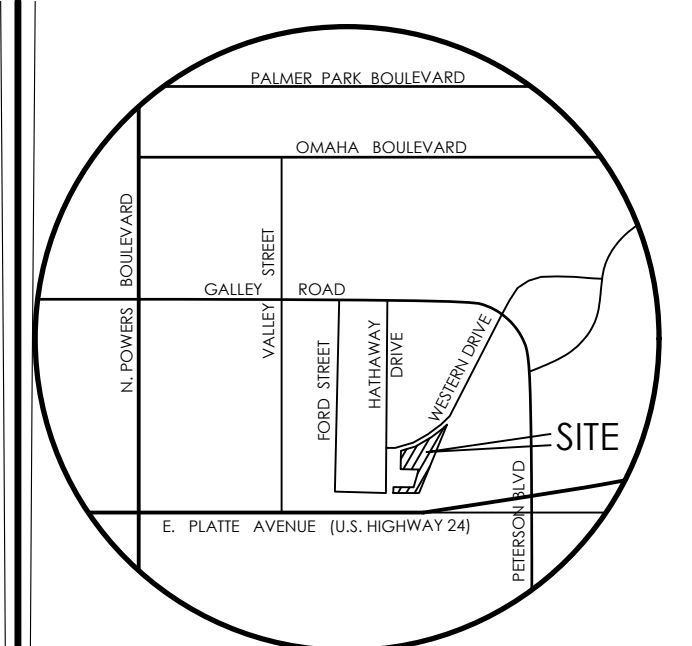
JUNE 7, 2024
SHEET 2 OF 8



SITE PLAN SPECIFIC NOTES

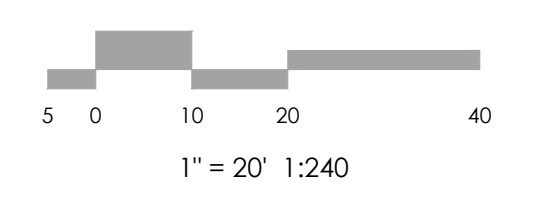
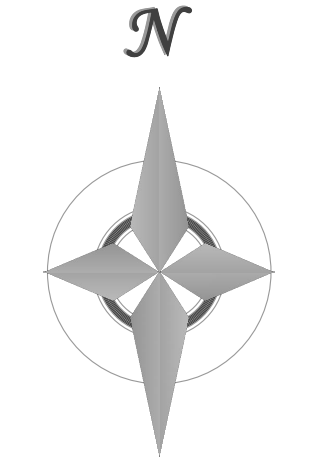
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NOTE: SEE CONSTRUCTION PLANS FOR NON-EROSION CONTROL DETAILS



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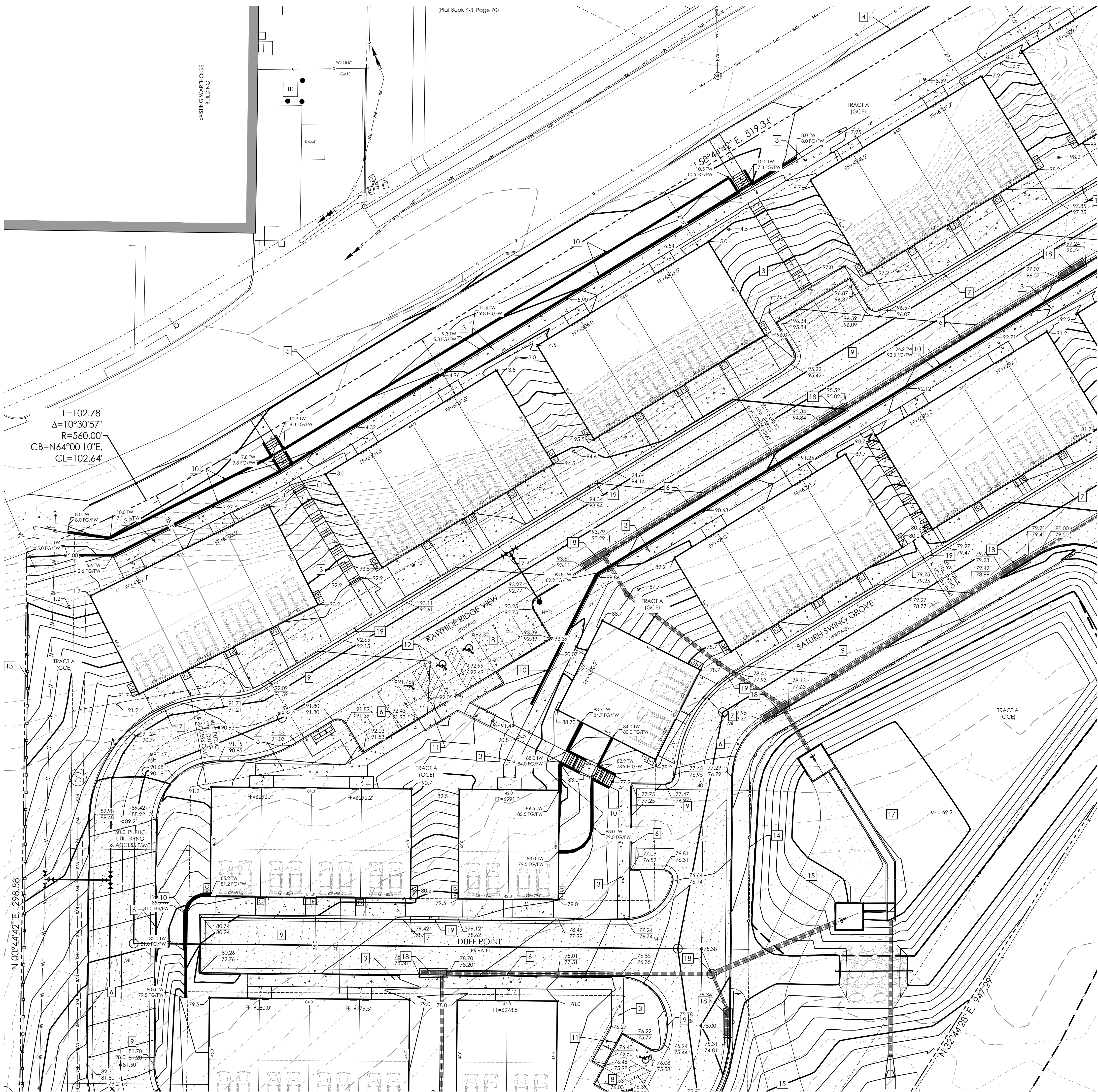
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TOWNHOMES AT WESTERN
LOT I, CIMARRON SOUTHEAST
FILLING NO - 2C

**GRADING & EROSION
CONTROL PLAN
GRADING PLAN**

C1.3 MVE PROJECT 61203
MVE DRAWING DEV-GP

JUNE 7, 2024
SHEET 3 OF 8

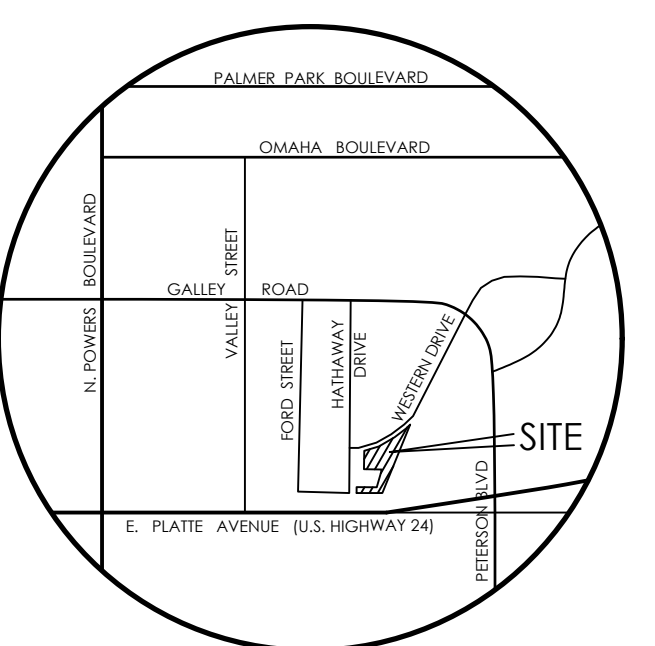


L=102.78
Δ=10°30'57"
R=560.00'
CB=N64°00'10"E,
CL=102.64'

SITE PLAN SPECIFIC NOTES

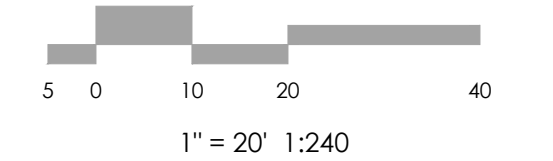
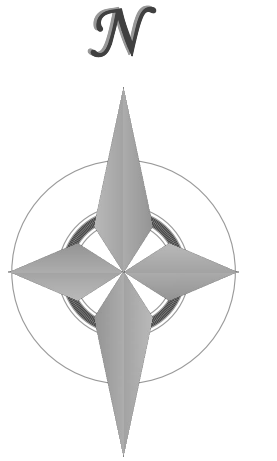
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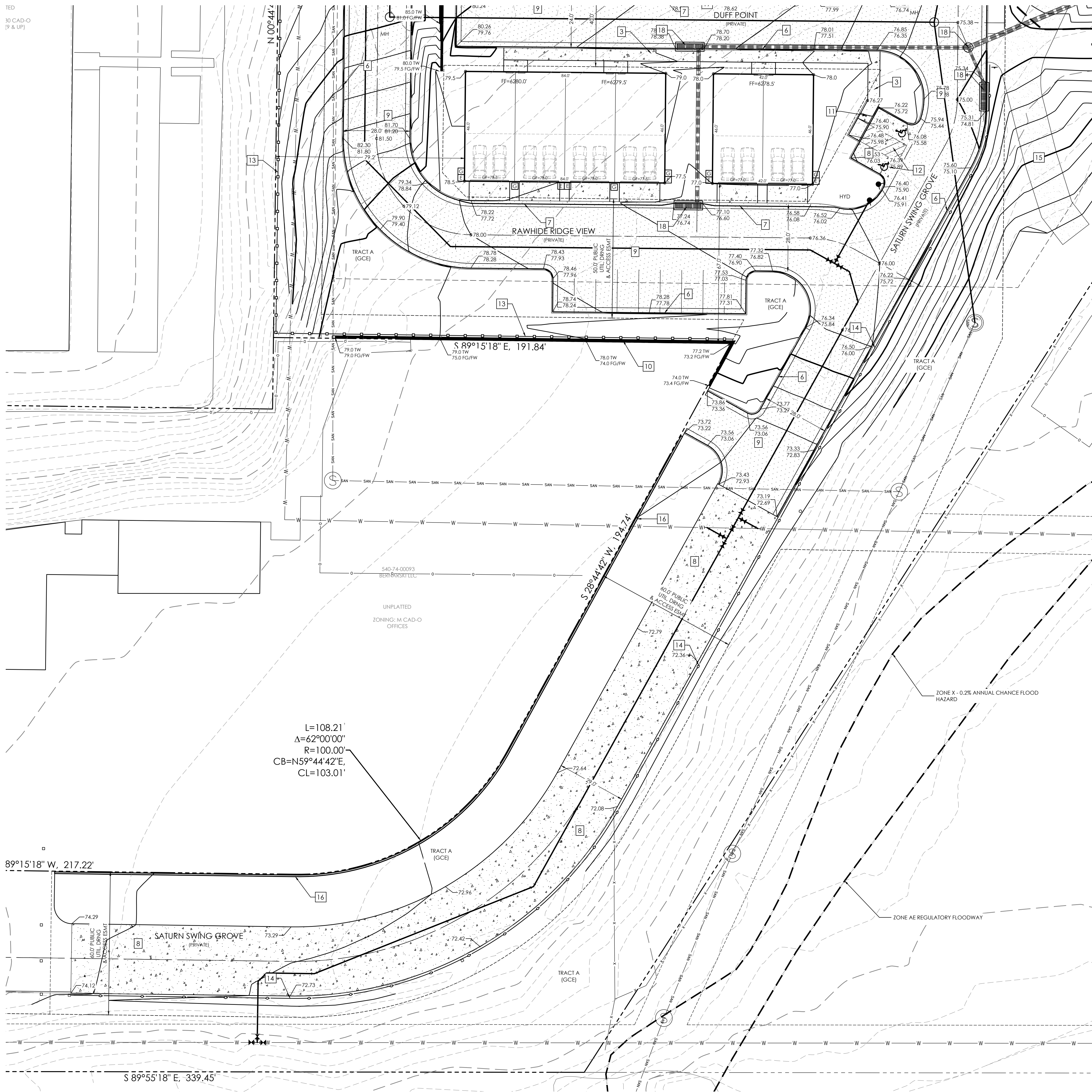
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TOWNHOMES AT WESTERN
LOT I, CIMARRON SOUTHEAST
FILLING NO - 2C

**GRADING & EROSION
CONTROL PLAN
GRADING PLAN**

C1.4 MVE PROJECT 61203
MVE DRAWING DEV-GP

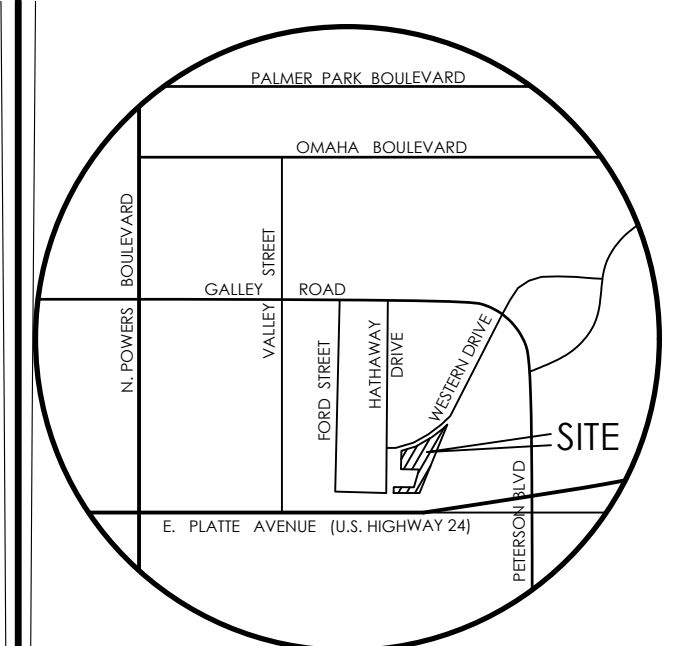
JUNE 7, 2024
SHEET 4 OF 8



SITE PLAN SPECIFIC NOTES

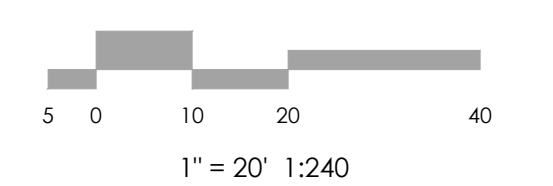
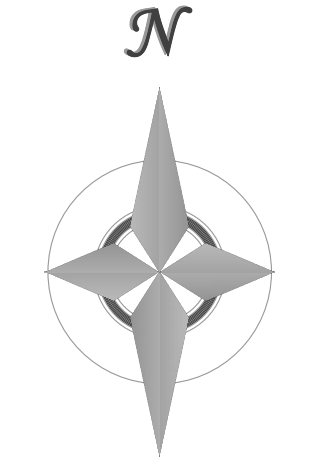
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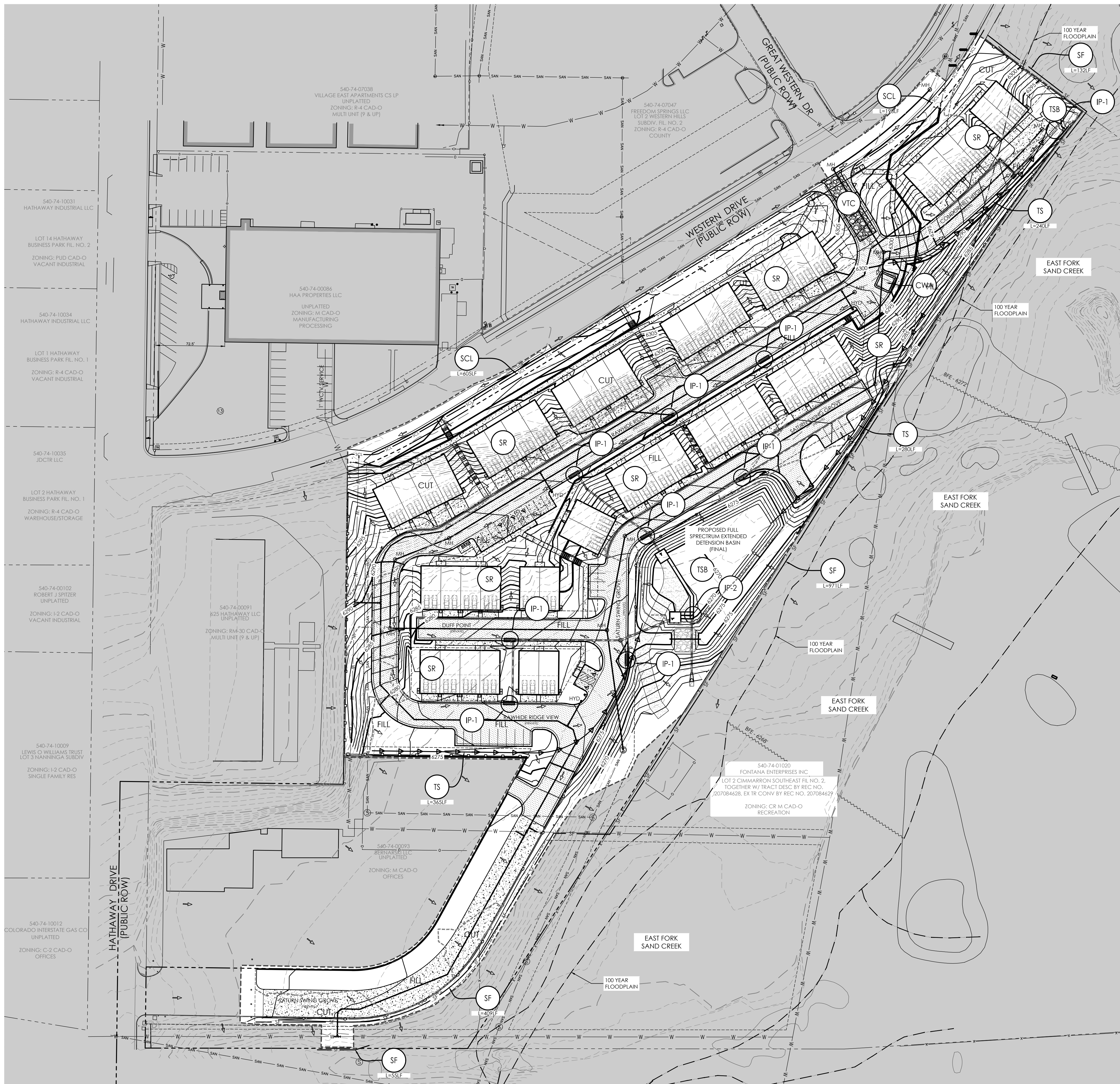
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TOWNHOMES AT WESTERN
LOT I, CIMARRON SOUTHEAST
FILLING NO - 2C

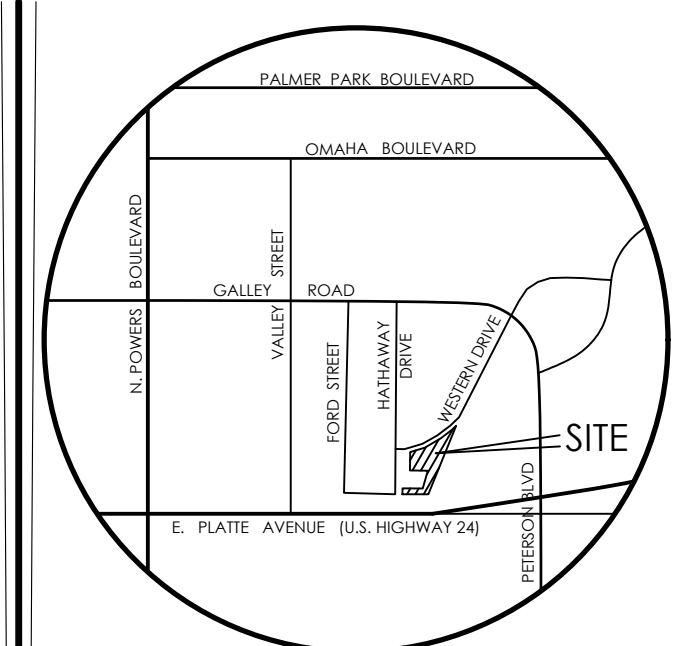
**GRADING & EROSION
CONTROL PLAN
GRADING PLAN**

C1.5 MVE PROJECT 61203
MVE DRAWING DEV-GP

JUNE 7, 2024
SHEET 5 OF 8



HYDROLOGIC SOIL GROUP		EROSION CONTROL DATA	
MAP UNIT NUMBER	DESCRIPTION	TIMING	
8	BLAKELAND LOAMY SAND, 1 TO 9 PERCENT SLOPES	ANTICIPATED START & COMPLETION TIME PERIOD OF SITE GRADING	FALL 2024 TO SPRING 2025
		EXPECTED DATE ON WHICH FINAL STABILIZATION WILL BE COMPLETED	SUMMER 2025
AREAS			
	TOTAL AREA OF SITE		7.12
	AREA OF THE SITE TO BE CLEARED, EXCAVATED OR GRADED		6.81 ACRES
RECEIVING WATERS			
NAME OF RECEIVING WATERS			
SOIL DATA			
	PRIMARY SOIL DESCRIPTION	SEE TABLE	
	PERMEABILITY	RAPID	
	SURFACE RUNOFF	SLOW	
	HAZARD OF EROSION	MODERATE	
	HYDROLOGIC SOIL GROUP	A	
	EXISTING PERCENT IMPERVIOUS	14.0%	
	DEVELOPED PERCENT IMPERVIOUS	50.2%	

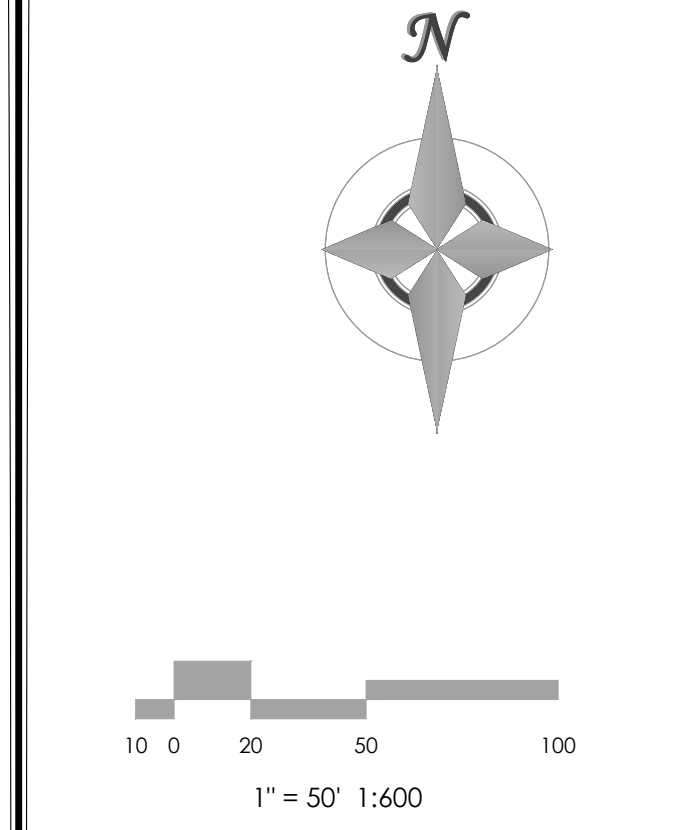


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BMP LEGEND

MAP SYMBOL	KEY	DESCRIPTION
INITIAL BMPs		
	SSA	STABILIZED STAGING AREA (Initial BMP)
	SF	SILT FENCE (Initial BMP)
	SCL	SEDIMENT CONTROL LOG (Initial BMP)
	VTC	VEHICLE TRACKING CONTROL (Initial BMP)
	CWA	CONCRETE WASHOUT AREA (INITIAL BMP)
INTERIM BMPs		
	SR	SURFACE ROUGHENING (INTERIM BMP)
	IP	INLET PROTECTION (INTERIM BMP)
	TSB	TEMPORARY SEDIMENT BASIN (INTERIM BMP)
	TS	TEMPORARY BERM/SWALE (INTERIM BMP)
FINAL BMPs		
	MU	MULCHING (Final BMP)
	PS	PERMANENT SEEDING (Final BMP)
	1.50%	SLOPE DIRECTION AND GRADE
		DRAINAGE FLOW ARROW
		LIMITS OF CONSTRUCTION/DISTURBANCE
		AREAS OF CUT / FILL



GENERAL NOTES

VEGETATION TO INCLUDE TREES AND SCRUBS WITH THE AREA OF DISTURBANCE IS TO BE REMOVED. SEE LANDSCAPE PLANS FOR PROPOSED VEGETATION, RESEEDING AND EROSION CONTROL BLANKET.

THERE ARE NOT ANY NO-BUILD AREAS INDICATED ON THIS PLAN.

STOCKPILE AND STAGING AREA WILL RELOCATE AS THE PROJECT MOVES FROM INITIAL TO FINAL STAGES. THE LOCATIONS FOR THESE AREAS SHALL BE ANNOTATED ON THIS PLAN BY THE SWMP ADMINISTRATOR.

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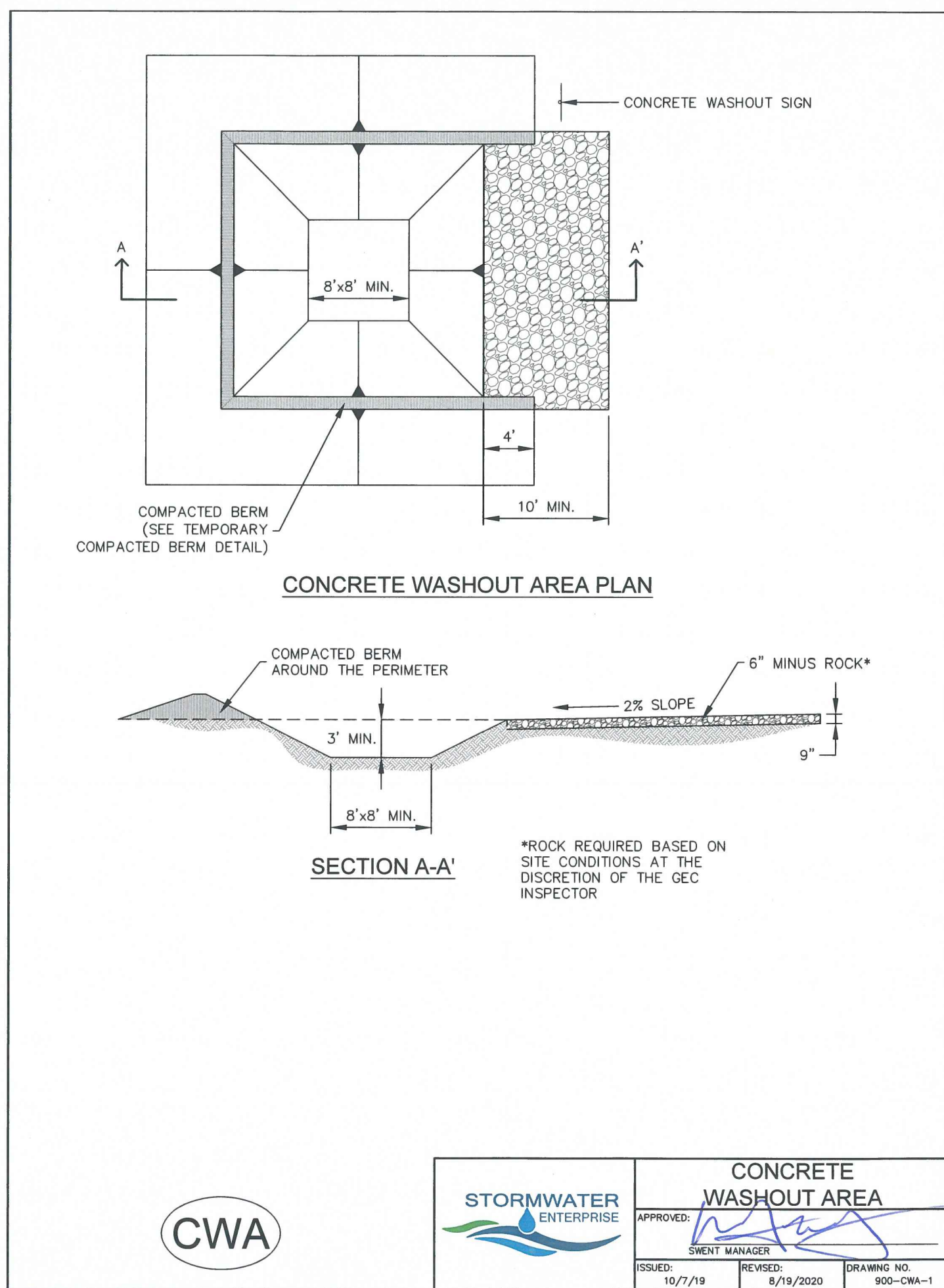
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TOWNHOMES AT WESTERN
LOT 1, CIMARRON SOUTHEAST FILLING NO - 2C

GRADING & EROSION CONTROL PLAN
EROSION CONTROL

C1.6 MVE PROJECT 61203
MVE DRAWING GEC-EC

JUNE 7, 2024
SHEET 6 OF 8



CONCRETE WASHOUT AREA		
APPROVED:	[Signature]	
SHEET MANAGER:	[Signature]	
ISSUED:	REVISION:	DRAWING NO.
10/7/19	8/19/2020	900-398-1

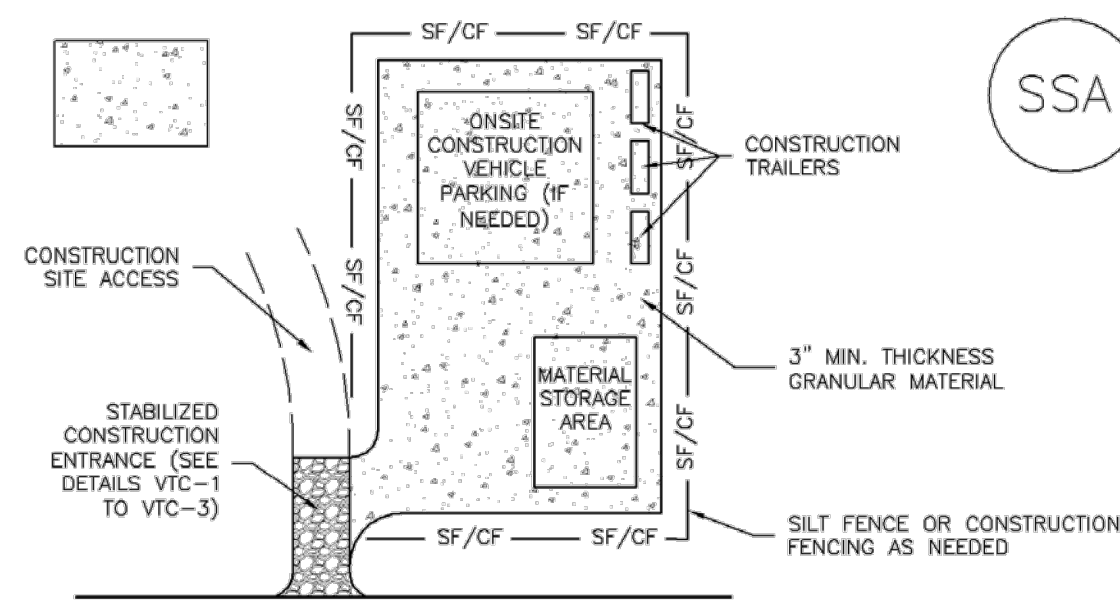
INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONCRETE WASHOUT AREA
 - LOCATE AT LEAST 50' AWAY FROM STATE WATERS MEASURED HORIZONTALLY.
- AN IMPERMEABLE LINER (16 MIL. MINIMUM THICKNESS) IS REQUIRED IF CONCRETE WASH AREA IS LOCATED WITHIN 400' OF STATE WATERS OR 1000' OF WELLS OR DRINKING WATER SOURCES.
- DO NOT LOCATE IN AREAS WHERE SHALLOW GROUNDWATER MAY BE PRESENT.
- THE CONCRETE WASH AREA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CONCRETE WASH AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8".
- BERM SURROUNDING SIDES AND BACK OF CONCRETE WASH AREA SHALL HAVE A MINIMUM HEIGHT OF 2 FEET.
- CONCRETE WASH AREA ENTRANCE SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASH AREA.
- SIGNS SHALL BE PLACED AT THE CONCRETE WASH AREA.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES

- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- THE CONCRETE WASH AREA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN THE PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 3/4 THE HEIGHT OF THE CONCRETE WASH AREA.
- 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.
- THE CONCRETE WASH AREA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- PERMANENTLY STABILIZE AREA AFTER CONCRETE WASH AREA IS REMOVED.

SM-6 Stabilized Staging Area (SSA)



STABILIZED STAGING AREA INSTALLATION NOTES

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

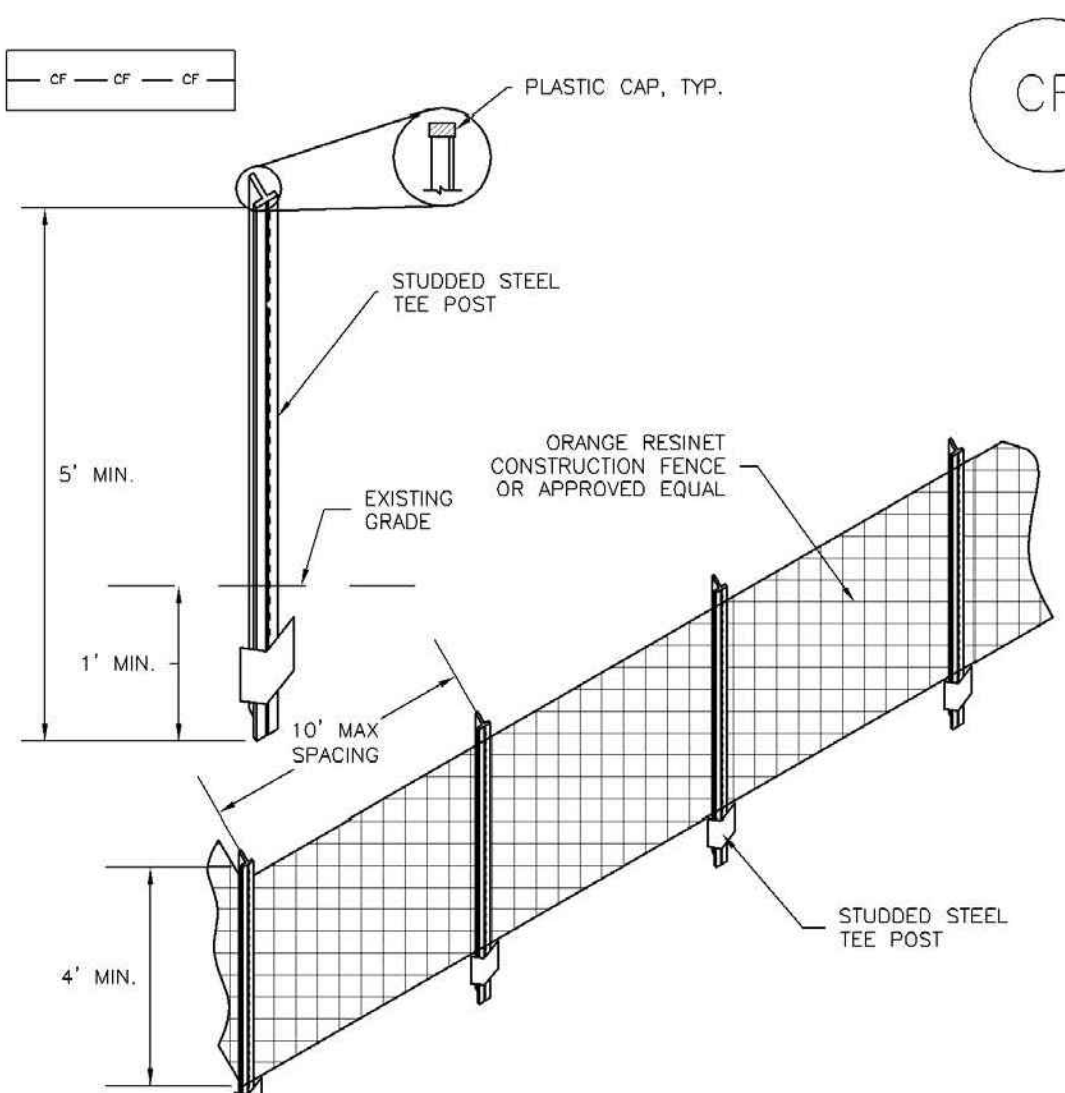
STABILIZED STAGING AREA MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District SSA-3
Urban Storm Drainage Criteria Manual Volume 3

SM-6 Stabilized Staging Area (SSA)

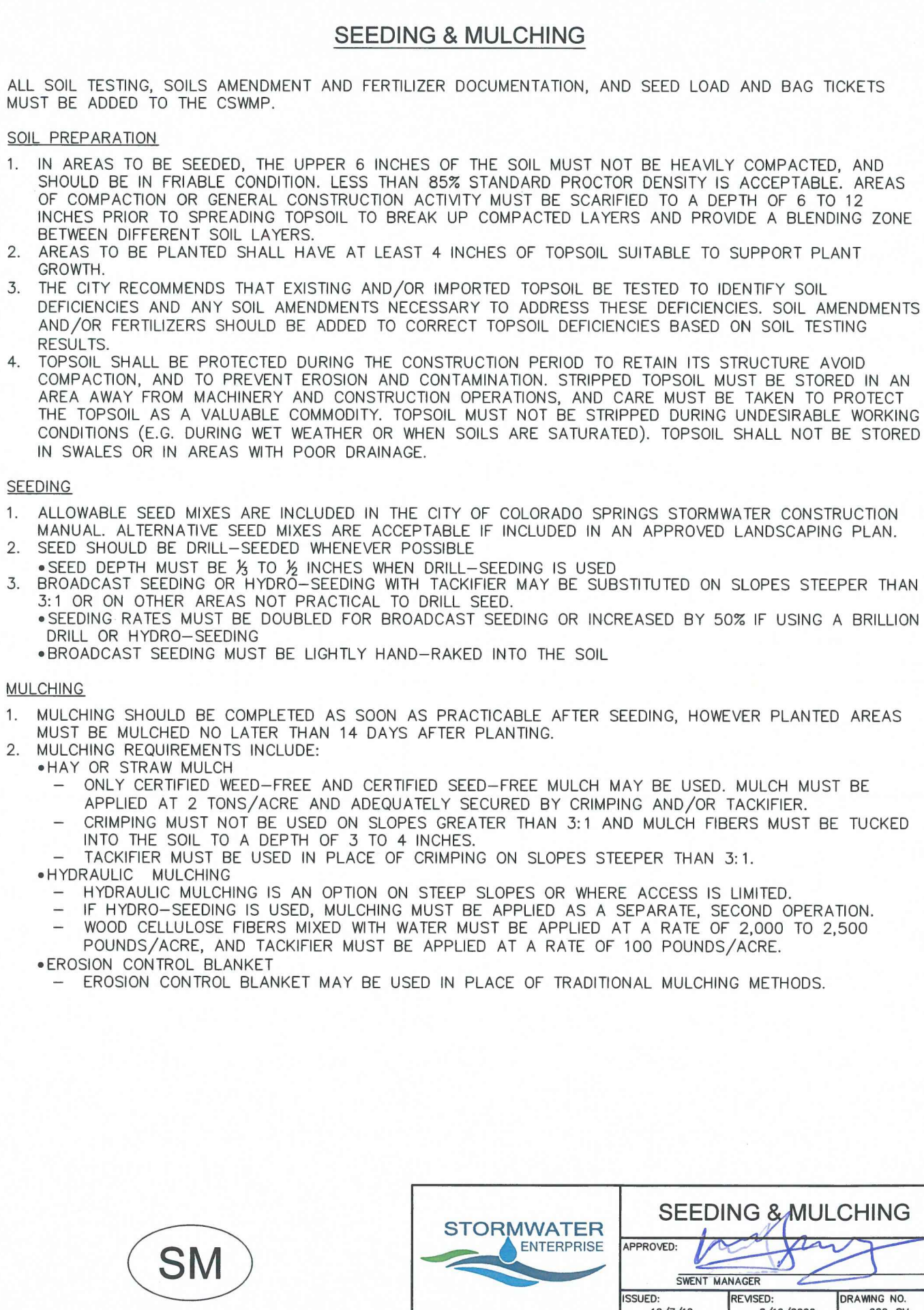
SM-3 Construction Fence (CF)



CONSTRUCTION FENCE INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION FENCE.
- CONSTRUCTION FENCE SHOWN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- 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.
- STUDDED STEEL TEE POSTS SHALL BE UTILIZED TO SUPPORT THE CONSTRUCTION FENCE. MAXIMUM SPACING FOR STEEL TEE POSTS SHALL BE 10'.
- CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.

CF-2 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3



SEEDING & MULCHING		
APPROVED:	[Signature]	
SHEET MANAGER:	[Signature]	
ISSUED:	REVISION:	DRAWING NO.
10/7/19	8/19/2020	900-SM

SM-3 Construction Fence (CF)

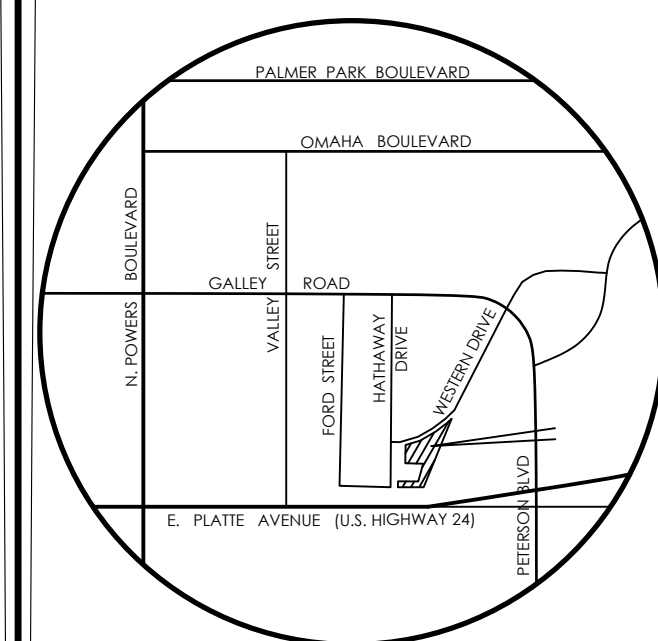
CONSTRUCTION FENCE MAINTENANCE NOTES

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- 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.
- 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.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

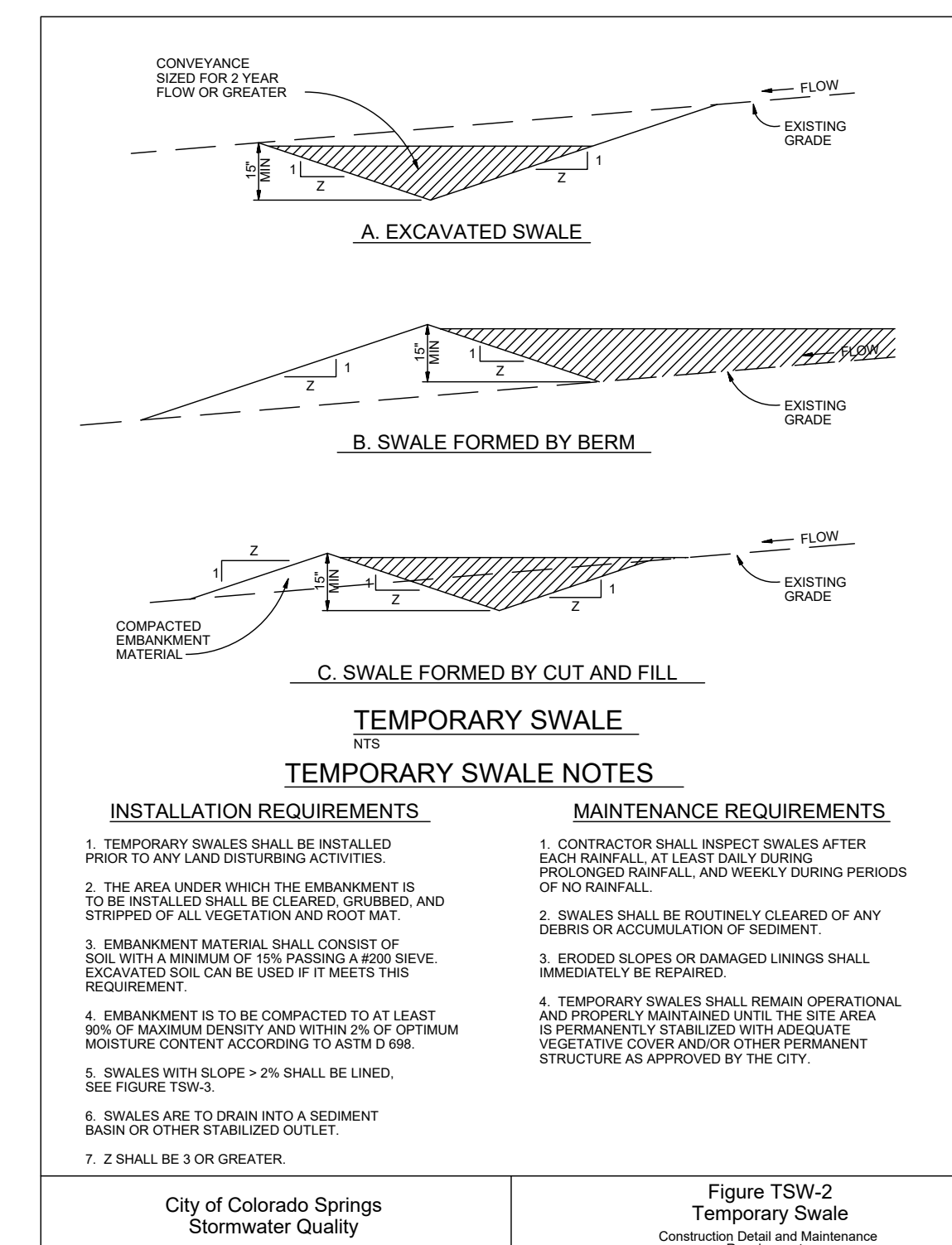
SM-3



VICINITY MAP

NOT TO SCALE

BENCHMARK
THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 88.



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

TOWNHOMES AT WESTERN

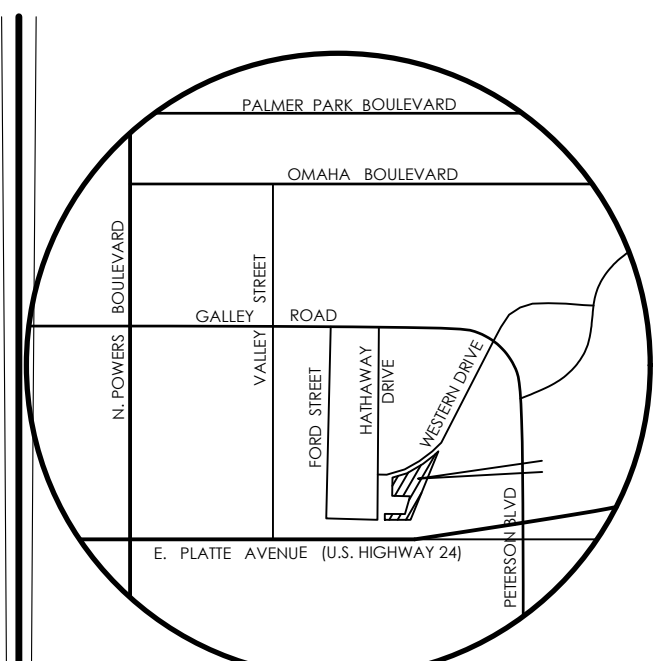
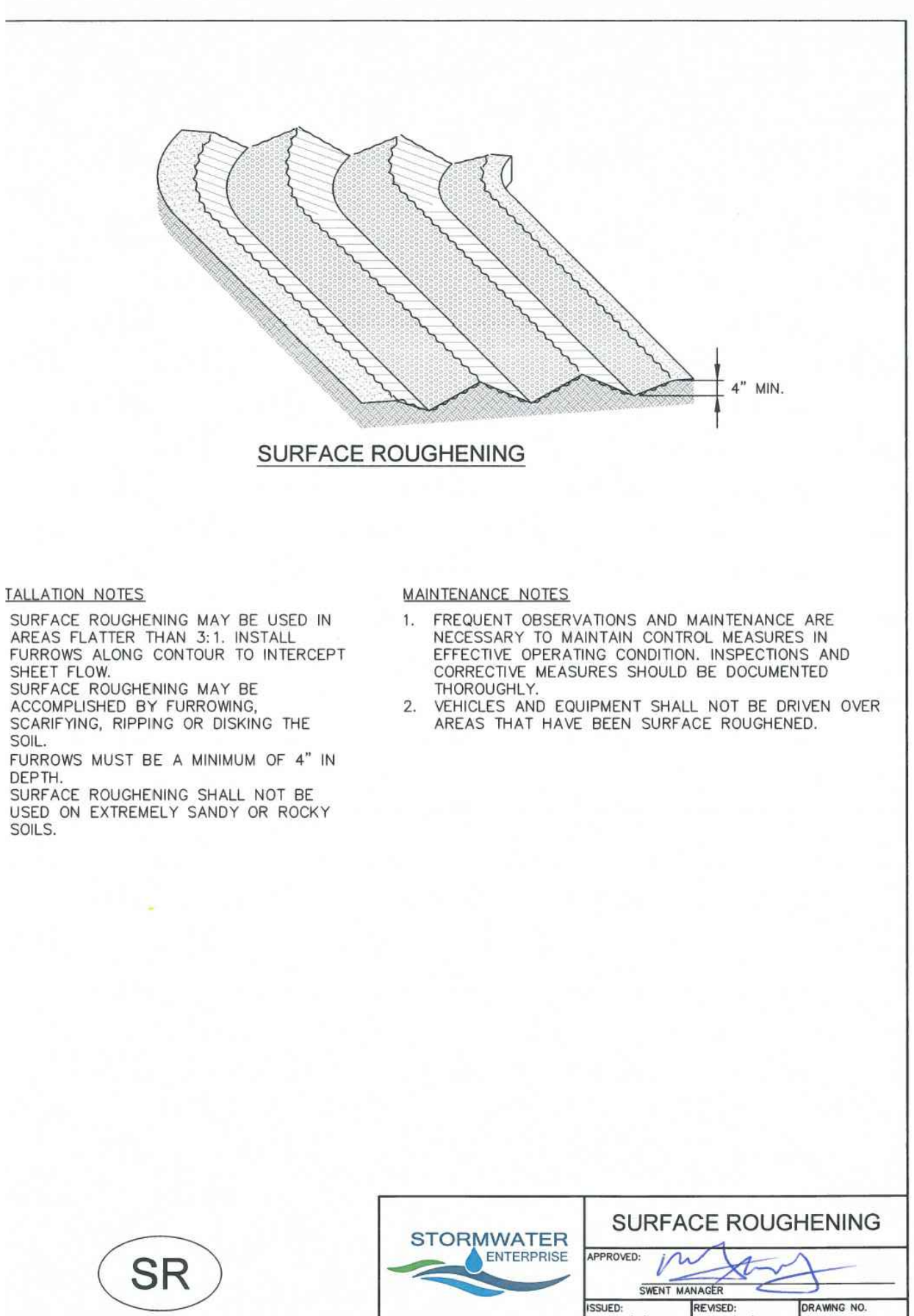
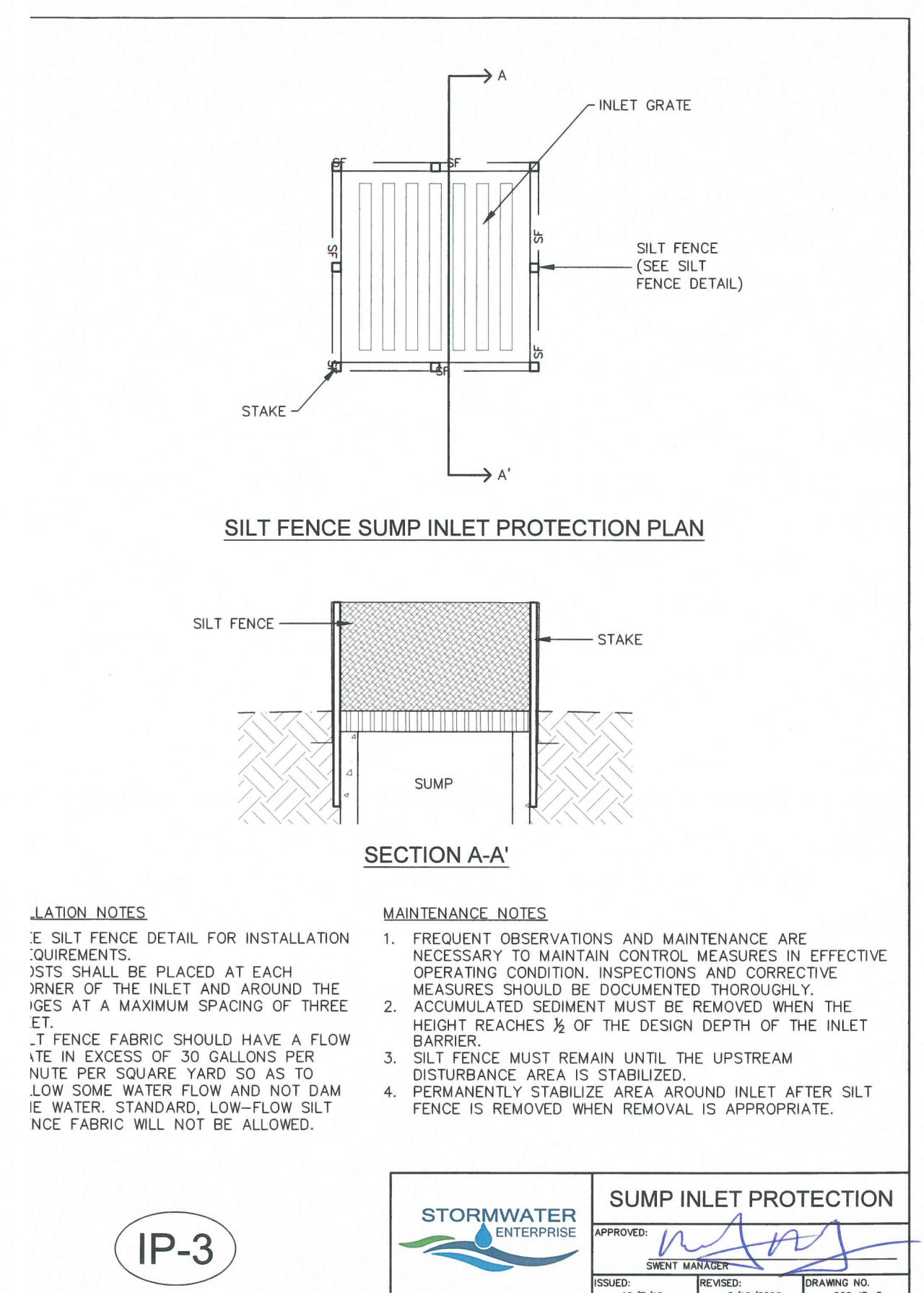
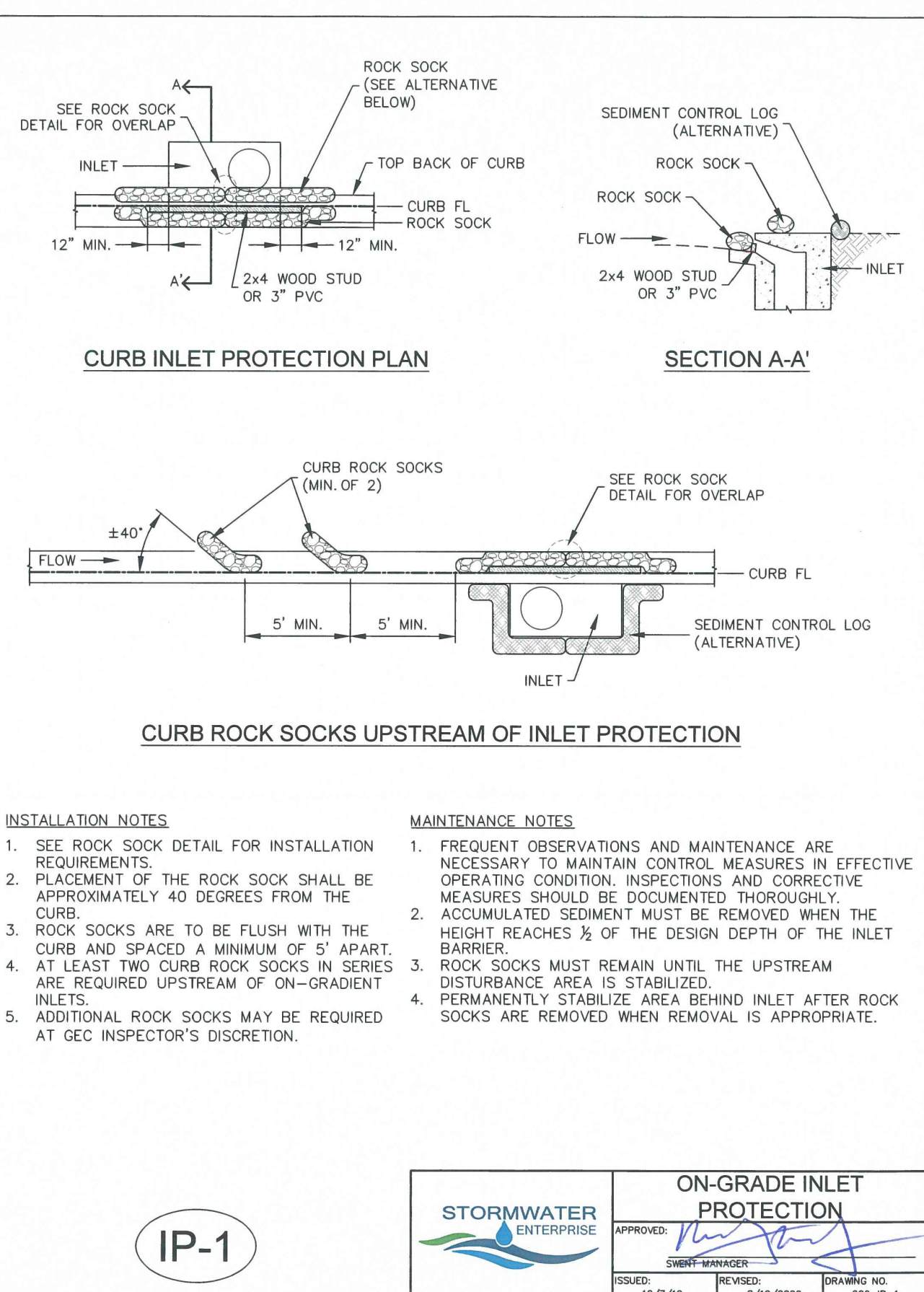
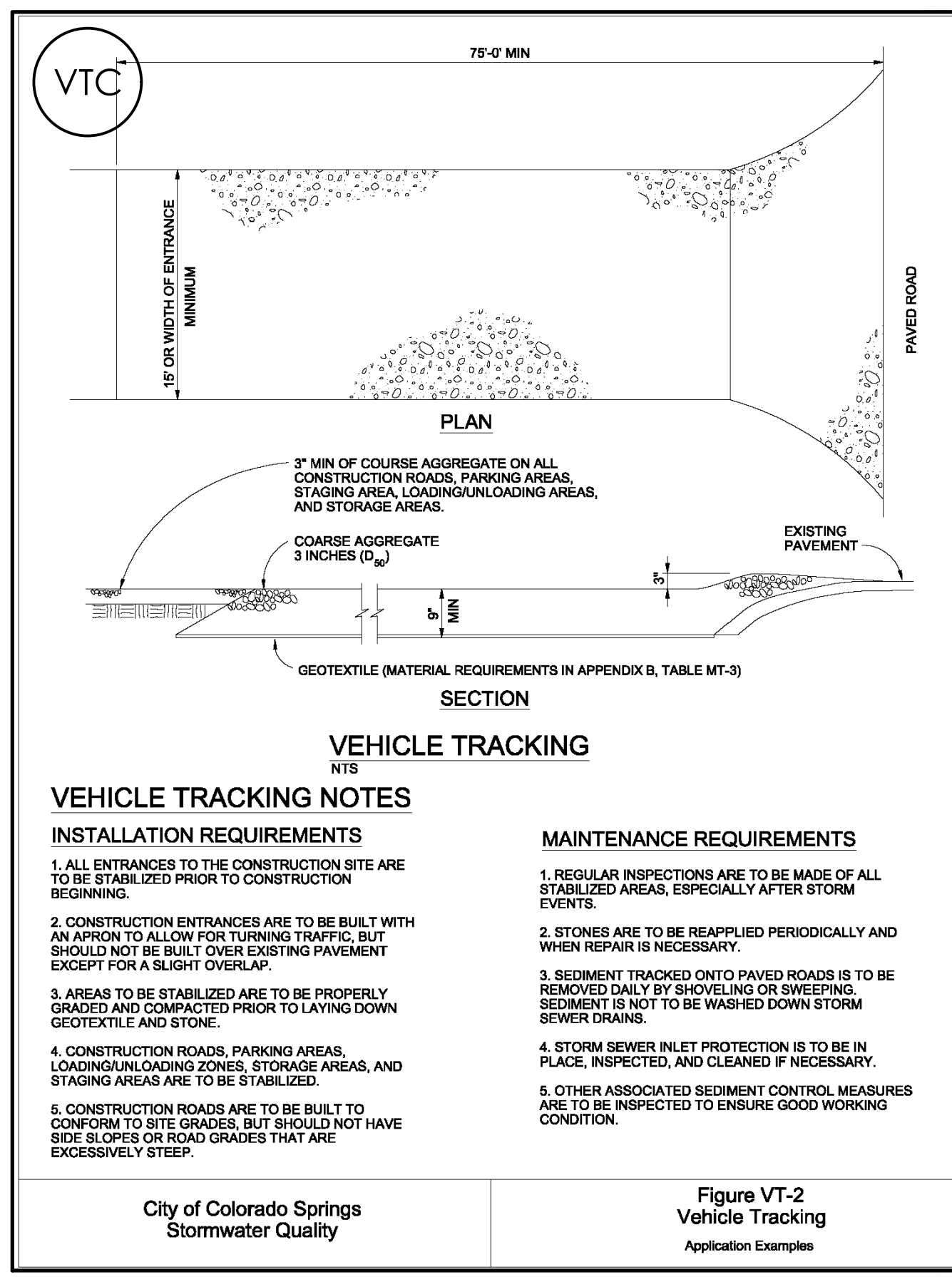
LOT 1, CIMARRON SOUTHEAST
FILLING NO - 2C

GRADING & EROSION
CONTROL PLAN
EROSION DETAILS 1

C1.7 MVE PROJECT 61203

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SHEET 7 OF 8



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ENGINEERS / SURVEYORS

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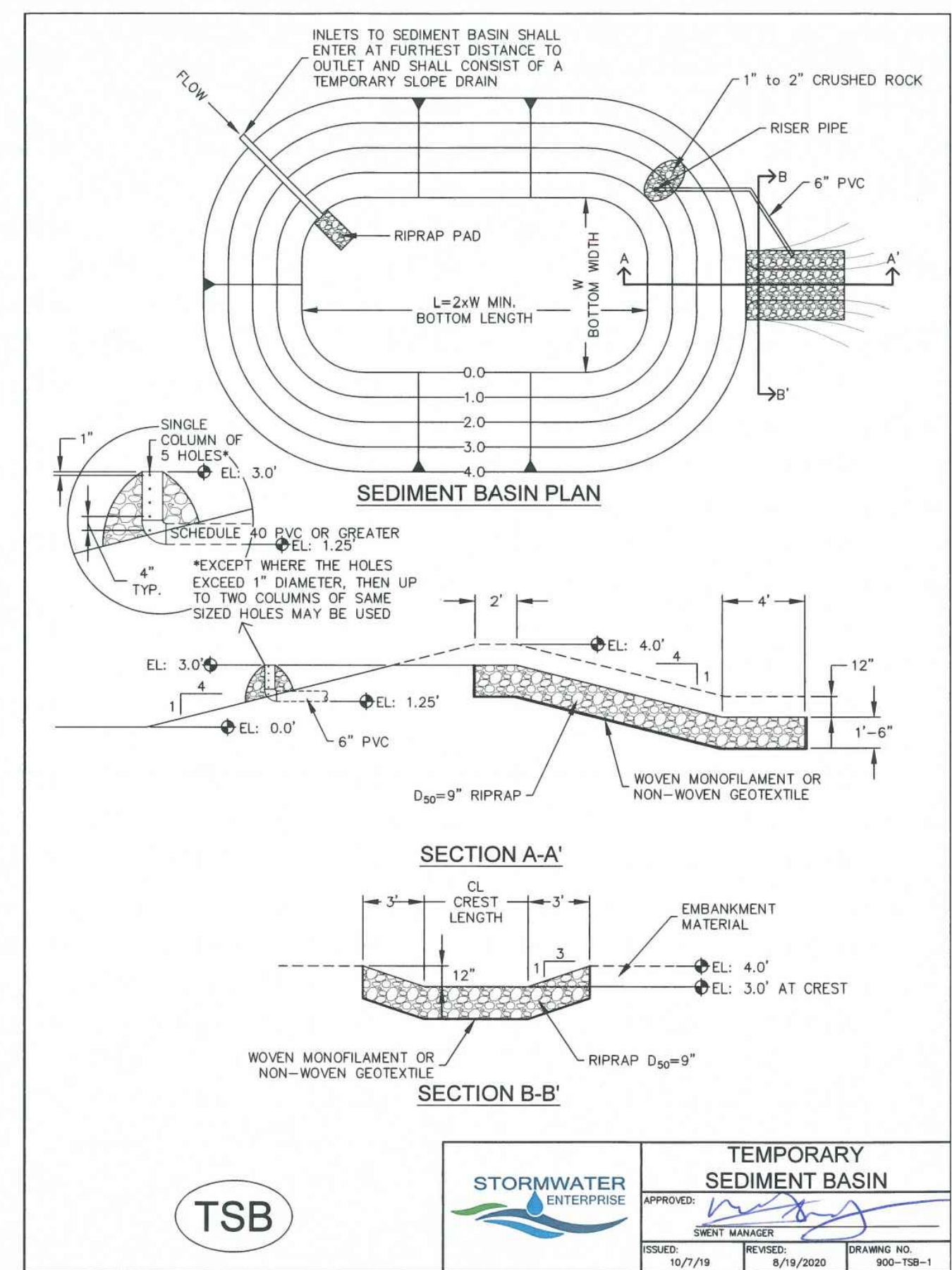
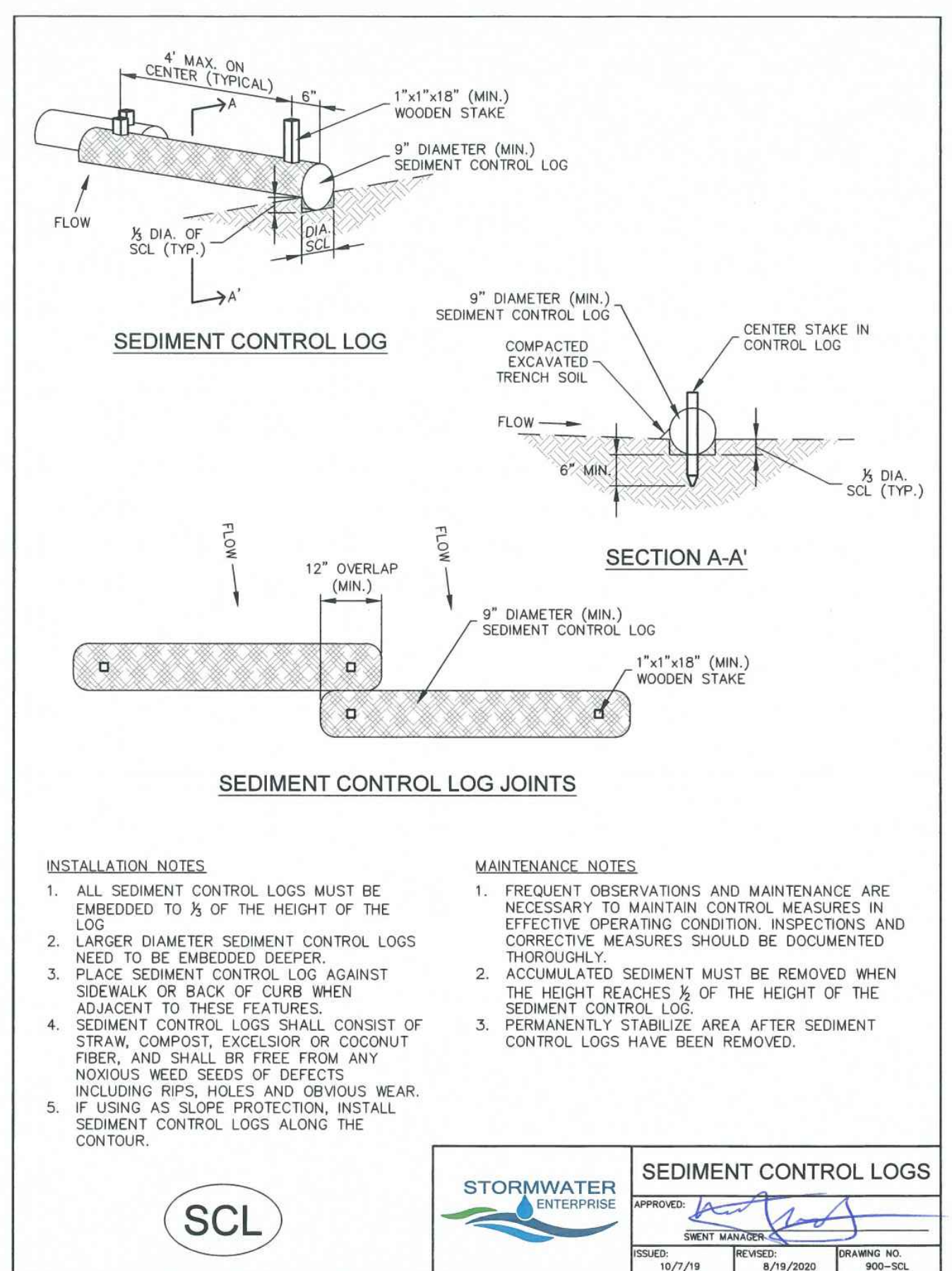
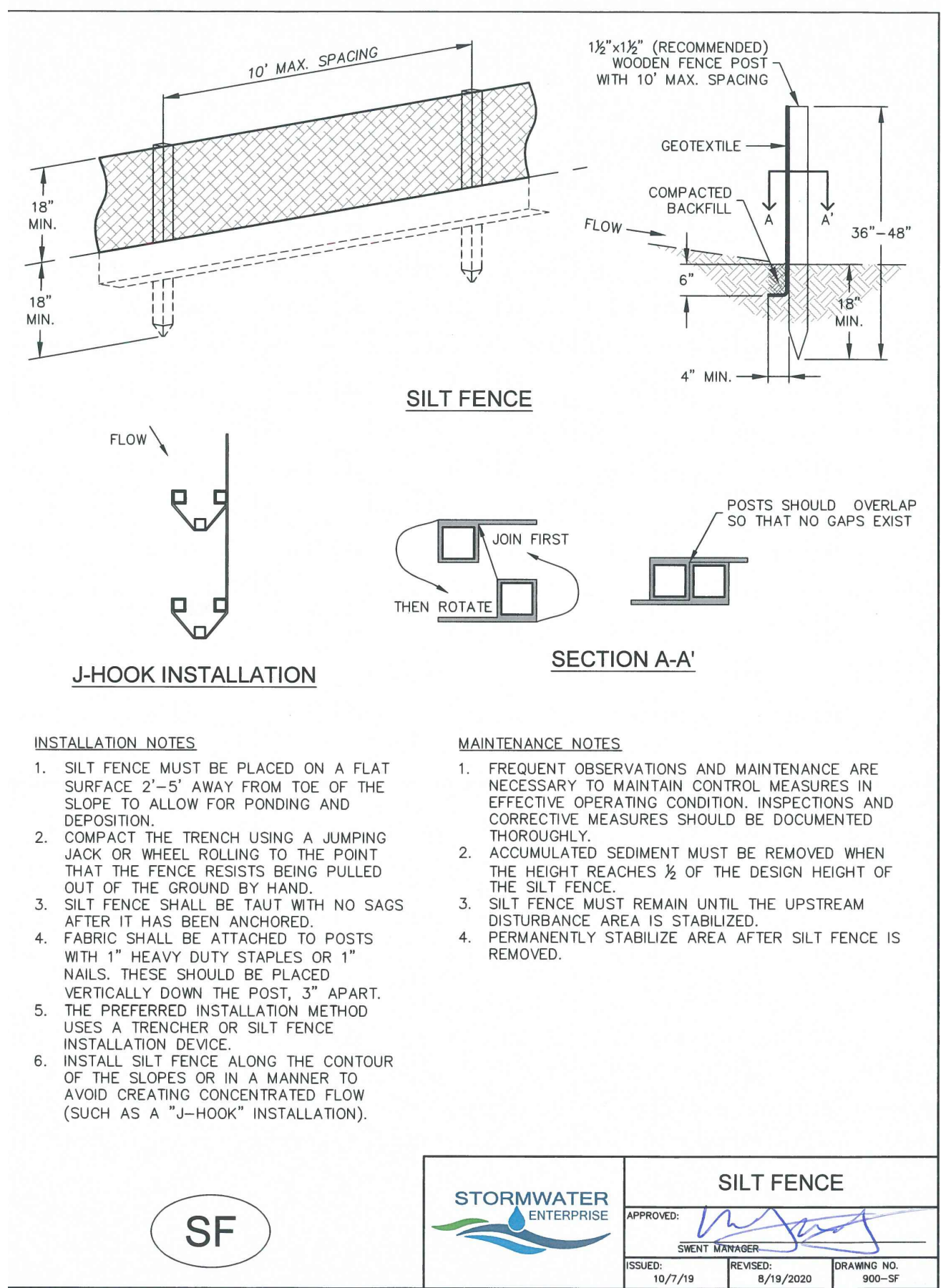


TABLE SB-1, SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

UPSTREAM DRAINAGE AREA (ROUNDED TO NEAREST ACRE), (AC)	BASIN BOTTOM WIDTH (W), (FT)	SPILLWAY CREST LENGTH (CL), (FT)	HOLE DIAMETER (HD), (IN)
EAST TSB 1	12 1/2	2	3/4
2	21	3	1 1/4
3	28	5	1 3/4
4	33 1/2	6	2
5	38 1/2	8	2 1/4
6	43	9	2 1/2
7	47 1/2	11	2 3/4
8	51	12	2 3/4
9	55	13	3
10	58 1/2	15	3 1/4
11	61	16	3 1/2
12	64	18	3 3/4
13	67 1/2	19	4
14	70 1/2	21	4 1/4
15	73 1/2	22	4 1/2

TEMPORARY SEDIMENT BASIN



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TOWNHOMES AT WESTERN
LOT 1, CIMARRON SOUTHEAST
FILLING NO - 2C

GRADING & EROSION
CONTROL PLAN
EROSION DETAILS 2
C1.8

MVE PROJECT 61203
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