

PARCEL NO.
5311101004

PARCEL NO.
5311101005

PARCEL NO.
5311101006

PARCEL NO.
5311101007

GESC LEGEND:

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- ROADWAY CENTERLINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED EPC TYPE A CURB
- PROPOSED EPC TYPE B CURB
- PROPOSED SPILL CURB & LEVEL SPREADER
- PROPOSED RETAINING WALL (MAX HEIGHT 1.5')
- DRAINAGE CHANNEL FLOW LINE
- PROPOSED DOWNSPOUT & PVC STORM DRAIN
- PROPOSED CONCRETE DRAINAGE CHANNEL
- PROPOSED SIDEWALK CHASE
- PROPOSED CONCRETE CURB STOP
- PROPOSED REINFORCED CONCRETE
- PROPOSED SAW CUT
- EROSION CONTROL BLANKET (4,400 SF) (FINAL)
- TEMPORARY/PERMANENT SEEDING (12,420 SF) (FINAL)
- CONCRETE WASHOUT AREA (INITIAL, FINAL)
- STABILIZED STAGING AREA (625 SF) (INITIAL, FINAL)
- VEHICLE TRACKING CONTROL (INITIAL, FINAL)
- SILT FENCE (655 LF) (INITIAL, FINAL)
- ROCK SOCK (FINAL)
- LIMITS OF CONSTRUCTION

NOTES:

1. THERE IS NO EXISTING NOTABLE VEGETATION. ONLY NATIVE GRASSES/WEEDS.

ABBREVIATIONS:

- | | |
|------|----------------|
| EX | EXISTING |
| PROP | PROPOSED |
| FF | FINISHED FLOOR |
| TC | TOP OF CURB |
| FL | FLOW LINE |
| TW | TOP OF WALL |
| BW | BOTTOM OF WALL |

LOT 11
ROLLING THUNDER
BUSINESS PARK
PARCEL NO. 5311101011

LOT 12
ROLLING THUNDER
BUSINESS PARK
PARCEL NO.
5311101012

LOT 13
ROLLING THUNDER
BUSINESS PARK
PARCEL NO. 5311101013

**PROPOSED
BUILDING
±8,950 SF
FF=6900.00**

Please provide a name/number to the PBMP and then update all submitted text and drawings accordingly with consistent labeling throughout (example: "Pond A" or "Pond 1").

The infiltration basin will require an O&M manual, see EDARP comment. In that manual discuss 3:1 side slopes and document if that will pose any issue to performing maintenance.

Provide emergency spillway, riprap, and details. Since this pond is only for WQCV storage and infiltration, large storms are going to overtop and we would be looking to see a localized location for bypass flows to release at.

Provide riprap or other erosion protection at concentrated inflow points.

Note: all sheets will need to be stamped/signed prior to approval as will the cover sheet.

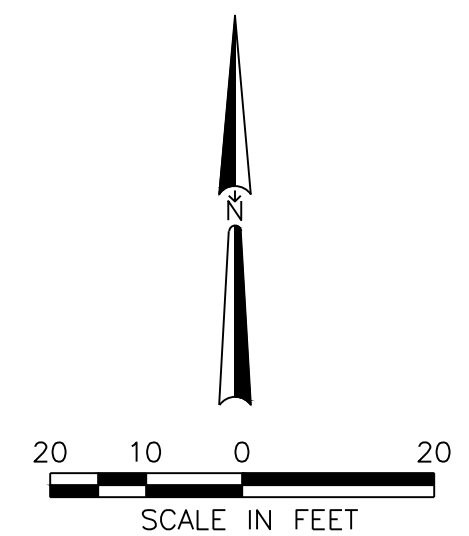
ROLLING THUNDER BUSINESS
PARK - LOT 12
10707 MALTESE PT. PEYTON, CO

SK
SK Design Group, Inc.
333 Perry St.
Suite 209
Castle Rock, Colorado 80104
Phone: 913-451-1818
Fax: 913-451-7599

SK JOB NUMBER:	24-105	DESIGNED:	AM	CHECKED:	SM	APPROVED:	
DATE:	02-22-2024	DETAILED:	EP				

GESC PLAN

SHEET
2 OF 3



Concrete Washout Area (CWA) MM-1

CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES:

- SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 100' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR DRINKING WATER SOURCES. THE CONDITIONS MAKE THIS REQUISITE OR IF SUCH PERMISSIBLE SILE DIST ON SITE, SURFACE STORAGE ALTERNATIVE USING PREPARED/COMPACTED CONCRETE SERVICES OR A LINED ABOVE GROUND STORAGE AND COLLECTION SYSTEMS.
- CWA SHALL BE INSTALLED PER CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE FIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 2:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PND SHALL BE SLOPED 2% TOWARDS THE CWA.
- SOIL SHALL BE PLACED BY 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 TRUCKS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

Vehicle Tracking Control (VTC) SM-4

VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

VTC INSTALLATION NOTES:

- SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
- CONSTRUCTION MAT OR TIM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #700, APPROX 3/8" COARSE AGGREGATE OR 6" (MIN) ROCK.
- INSPECT BERMS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BERMS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BERMS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
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- ROCK SHALL BE REAPPLIED OR REHORED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEGMENT TRUCKS OVER WASHED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOULDER OR SLEEPING. SEGMENT MAY NOT BE WASHED DOWN SOON AFTER DRAINING.

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

Vehicle Tracking Control (VTC) SM-4

VTC-6. AGGREGATE VEHICLE TRACKING CONTROL

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Silt Fence (SF) SC-1

SF-1. SILT FENCE

SILT FENCE INSTALLATION NOTES:

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November 2010 Urban Drainage and Flood Control District SF-3
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Silt Fence (SF) SC-1

SF-4. SILT FENCE

SILT FENCE INSTALLATION NOTES:

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Rolled Erosion Control Products (RECP) EC-6

Product Description	Slope Application*	Channel Application*	Minimum Tensile Strength	Expected Longevity
Mulch Control Mats	5:1 (H/V) ≤ 0.10 @ 5:1	0.25 lbs/ft ² (12 Pa)	5 lbs/ft (0.073 kN/m)	Up to 12 months
Needle-Rolled Erosion Control Blankets	4:1 (H/V) ≤ 0.10 @ 4:1	0.5 lbs/ft ² (24 Pa)	5 lbs/ft (0.073 kN/m)	
Single-Net Erosion Control Blankets & Open Weave Textiles	3:1 (H/V) ≤ 0.15 @ 3:1	1.5 lbs/ft ² (72 Pa)	50 lbs/ft (0.73 kN/m)	24 months
Double-Net Erosion Control Blankets	2:1 (H/V) ≤ 0.20 @ 2:1	1.75 lbs/ft ² (84 Pa)	75 lbs/ft (1.09 kN/m)	
Mulch Control Mats	5:1 (H/V) ≤ 0.10 @ 5:1	0.25 lbs/ft ² (12 Pa)	25 lbs/ft (0.36 kN/m)	24 months
Erosion Control Blankets & Open Weave Textiles (slowly degrading)	1.5:1 (H/V) ≤ 0.25 @ 1.5:1	2.00 lbs/ft ² (90 Pa)	100 lbs/ft (1.45 kN/m)	
Erosion Control Blankets & Open Weave Textiles	1:1 (H/V) ≤ 0.25 @ 1:1	2.25 lbs/ft ² (108 Pa)	125 lbs/ft (1.82 kN/m)	36 months

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Rolled Erosion Control Products (RECP) EC-6

RECP-1. PIPE OUTLET TO DRAINAGEWAY

RECP-2. SMALL DITCH OR DRAINAGEWAY

RECP-3. OUTSIDE OF DRAINAGEWAY

RECP INSTALLATION NOTES:

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Rolled Erosion Control Products (RECP) EC-6

RECP-8. STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

RECP INSTALLATION NOTES:

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Rolled Erosion Control Products (RECP) EC-6

RECP-9. STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

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Rolled Erosion Control Products (RECP) EC-6

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Rock Sock (RS) SC-5

RS-1. ROCK SOCK PERIMETER CONTROL

RS INSTALLATION NOTES:

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November 2010 Urban Drainage and Flood Control District RS-2
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Rock Sock (RS) SC-5

RS-3. ROCK SOCK PERIMETER CONTROL

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- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SPEC. #700, APPROX 3/8" COARSE AGGREGATE OR 6" (MIN) ROCK.
- INSPECT BERMS EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BERMS SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BERMS 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 BERMS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BERMS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REHORED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEGMENT TRUCKS OVER WASHED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOULDER OR SLEEPING. SEGMENT MAY NOT BE WASHED DOWN SOON AFTER DRAINING.

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

Temporary and Permanent Seeding (TS/PS) EC-2

Species* (Common name)	Growth Season*	Pounds of Live Seed (PLS)/acre ²	Planting Depth (inches)
1. Oats	Cool	35-50	1-2
2. Spring wheat	Cool	25-35	1-2
3. Spring barley	Cool	25-35	1-2
4. Annual ryegrass	Cool	10-15	1/2
5. Millet	Warm	3-15	1/2-1
6. Winter wheat	Cool	20-35	1-2
7. Winter barley	Cool	20-35	1-2
8. Winter rye	Cool	20-35	1-2
9. Trifolium	Cool	25-40	1-2

January 2021 Urban Drainage and Flood Control District TS/PS-4
Urban Storm Drainage Criteria Manual Volume 3

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
January 1-March 15			✓	✓
March 16-April 30		1,2,3	✓	✓
May 1-May 15			✓	✓
May 16-June 30	5			
July 1-July 15	5			
July 16-August 31				
September 1-September 30		6, 7, 8, 9		
October 1-December 31			✓	✓

January 2021 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

GESC DETAILS

GESC-1. GESC PERIMETER CONTROL

GESC INSTALLATION NOTES:

- SEE PLAN VIEW FOR LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
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6/23/20 Typical Curb and Gutter Details Standard Drawing
Jennifer E. Irvine
6/23/20 SD_2-20

ROLLING THUNDER BUSINESS
PARK - LOT 12
10707 MALTESE PT. PEYTON, CO

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SK JOB NUMBER: 24-105
DATE: 02-22-2024
DESIGNED: AM
CHECKED: SM
DETAILED: EP
APPROVED:

GESC DETAILS

SHEET 3 OF 3