

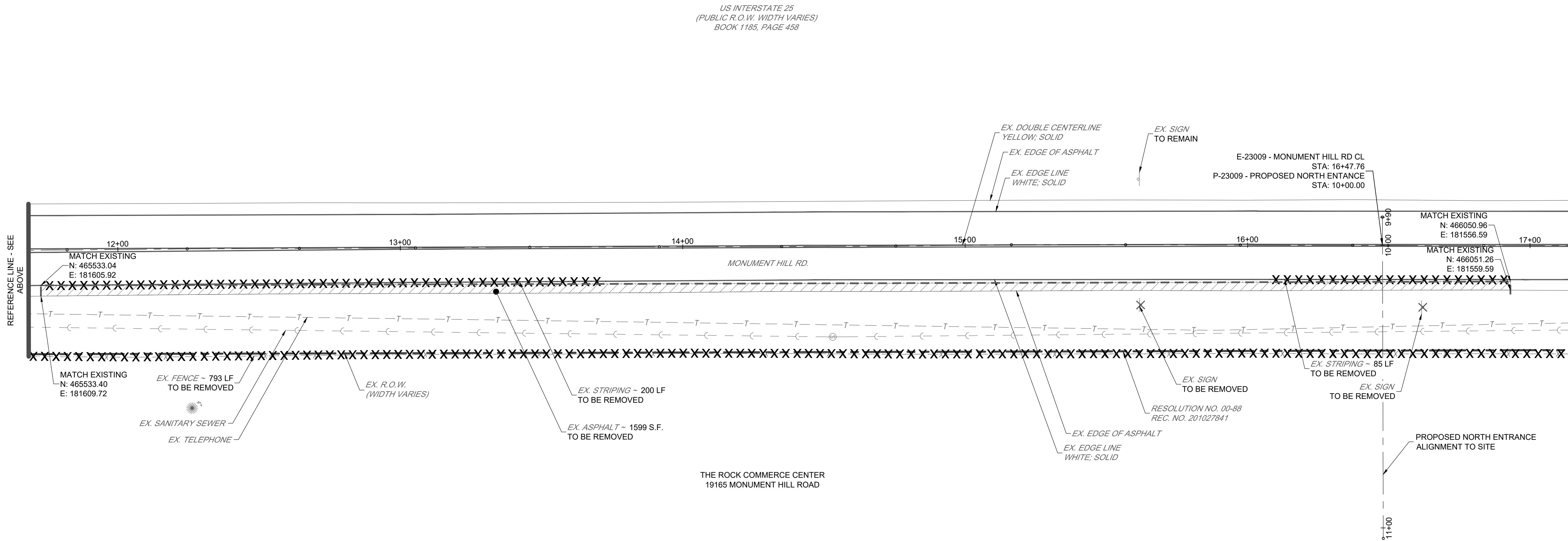
13. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR THE LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (CALL 811 OR 1-800-922-1987). THE CONTRACTOR SHALL ALSO NOTIFY OTHER APPLICABLE UTILITY COMPANIES TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO

	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER (CATCH)
	CURB AND GUTTER (SPILL)
	SIDEWALK
	STORM SEWER
	SANITARY SEWER
	TRENCH DRAIN
	WATER LINE
	IRRIGATION LINE
	NONPOTABLE WATER LINE
	RAW WATER LINE
	MANHOLE w/ DIA. (FT.)
	INLET
	FLARED END SECTION
	WATER BEND
	WATER CROSS
	WATER TEE
	WATER REDUCER
	WATER VALVE
	FIRE HYDRANT
	PLUGCAP
	SANITARY SEWER SERVICE (* INDICATES NON-TYPICAL LOCATION)
	WATER SERVICE (* INDICATES NON-TYPICAL LOCATION)
	UTILITY CROSSING
	UNDERDRAIN w/ SIZE (IN.)
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	SLOPE ARROW (4:1 MAX UNLESS NOTED OTHERWISE)
	LIMITS OF CONSTRUCTION / SAWCUT
	PEDESTRIAN ACCESSIBLE ROUTE
	LOT TYPE
	LINE OF SIGHT
	OVER FLOW ARROW
	DEMOLITION

ABC	AGGREGATE BASE COARSE
ARV	AIR RELEASE VALVE
BB MH	BOX BASE MANHOLE
BC	BUILDING CORNER
BFE	BASEMENT FLOOR ELEVATION
B.O.P.	BOTTOM OF PIPE (ELEVATION)
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D.E.	DRAINAGE EASEMENT
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
E	EAST
EC	END CURVE RETURN
EG	EXISTING GRADE/GROUND
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FM	FORCE MAIN
FO	FIBER OPTIC
G.E.	GAS EASEMENT
GB	GRADE BREAK
GFE	GARAGE FINISH FLOOR
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IBV	INLINE BUTTERFLY VALVE
INV	INVERT (ELEVATION)
IRR	IRRIGATION
L	LEFT
LF	LINEAR FEET/FOOT
LP	LOW POINT
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N	NORTH
PC	POINT ON CURVE
PCC	POINT OF COMPOUND CURVE
PCR	POINT OF CURVE RETURN
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OR RIGHT
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
S.D.M.E.	SIDEWALK, DRAINAGE, AND MAINTENANCE EASEMENT
S.M.E.	SIDEWALK AND MAINTENANCE EASEMENT
S.W.E.	SIDEWALK EASEMENT
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STM	STORMWATER
STM MH	STORMWATER MANHOLE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
T.O.P.	TOP OF PIPE (ELEVATION)
TW	TOP OF WALL
TYP	TYPICAL
U.E.	UTILITY EASEMENT
VC	VERTICAL CURVE
W	WEST
WL	WATERLINE
WM	WATER METER
WV	WATER VALVE

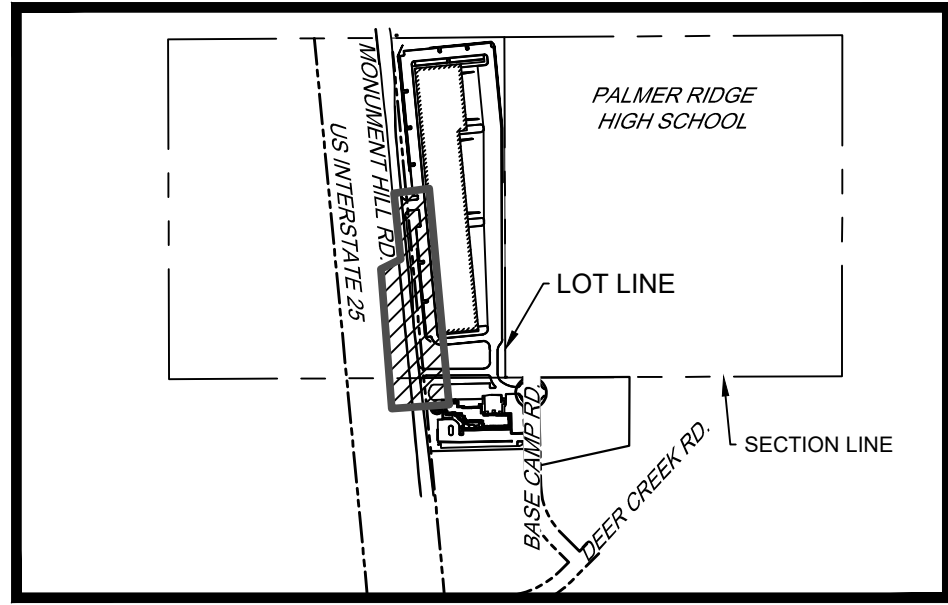
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REFERENCE LINE - SEE ABOVE

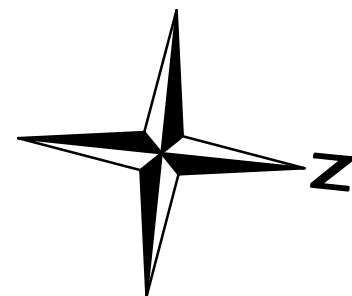
REFERENCE LINE - SEE BELOW



KEYMAP
SCALE = 1" = 750'



Know what's below.
Call before you dig.



0 10 20 40
SCALE: 1" = 20'

THE ROCK COMMERCE CENTER
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DODUMENTS
DEMOLITION PLAN

SHEET

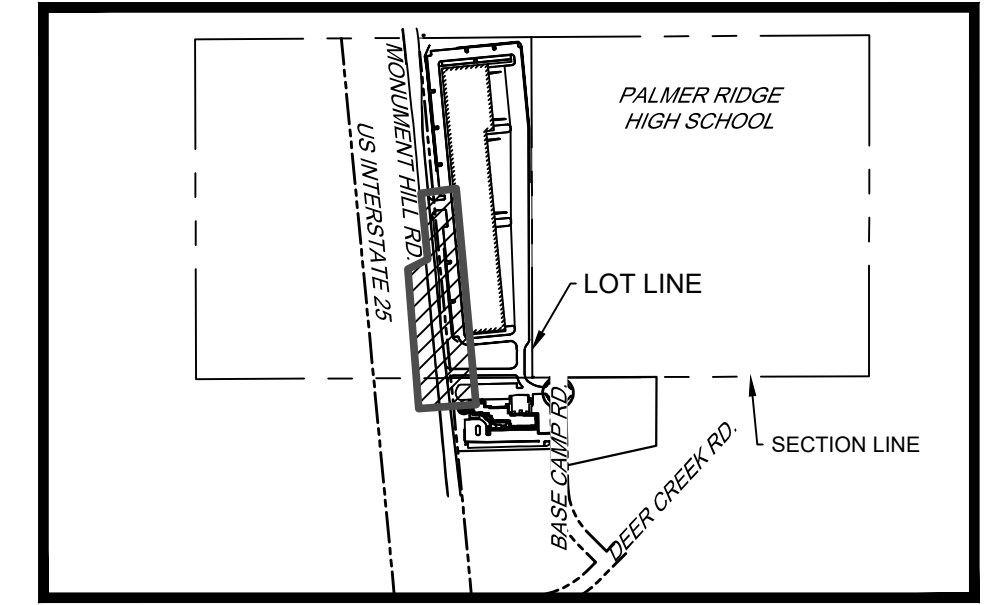
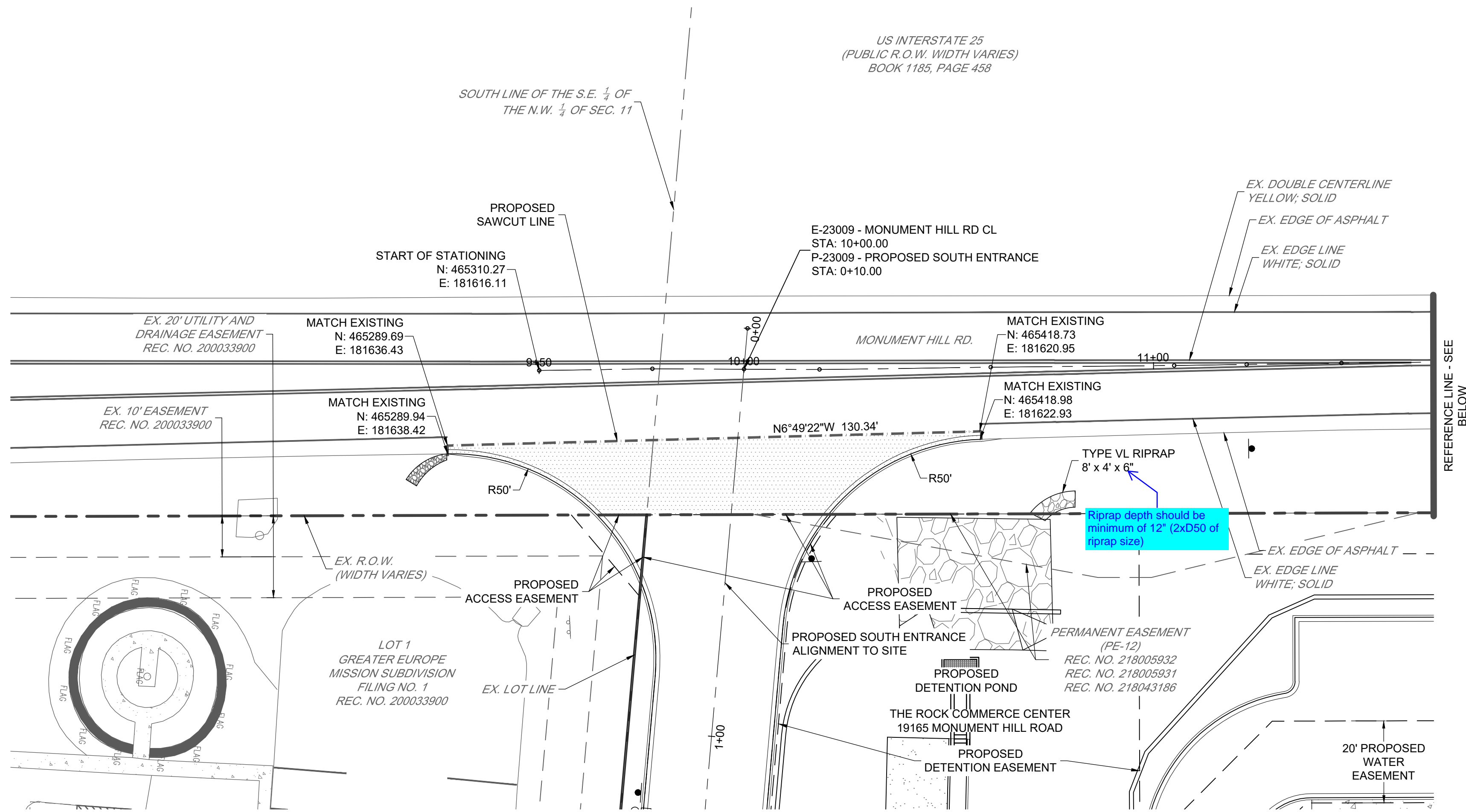
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PROJECT NO.	23009	DATE	NO.	NOTES
DATE	NO.	NOTES		
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
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NOT FOR
CONSTRUCTION

15 Redland YEARS
WHERE GREAT PLACES BEGIN
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KEYMAP
SCALE = 1" = 750'

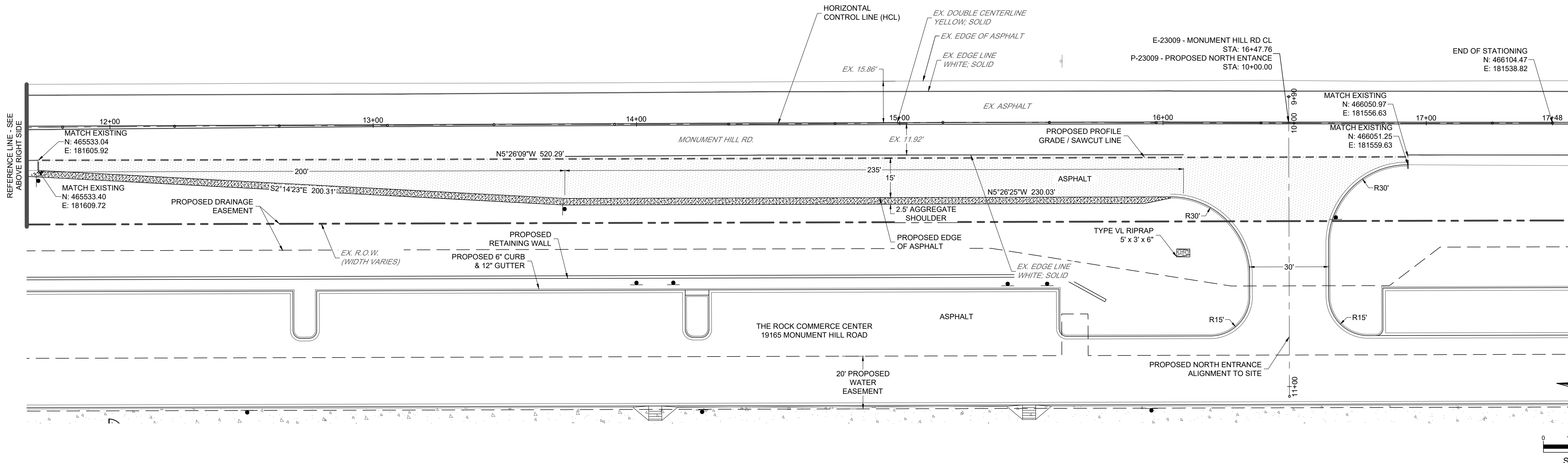


Know what's below.
Call before you dig.

PAVING LEGEND

- PROPOSED ASPHALT PAVEMENT
7.5-INCHES ASPHALT OVER 10-INCHES COMPACTED
CLASS 6 AGGREGATE BASE COURSE.
- PROPOSED SHOULDER
MATCH EXISTING

US INTERSTATE 25
(PUBLIC R.O.W. WIDTH VARIES)
BOOK 1185, PAGE 458



15 YEARS
Redland
WHERE GREAT PLACES BEGIN

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• Construction Management

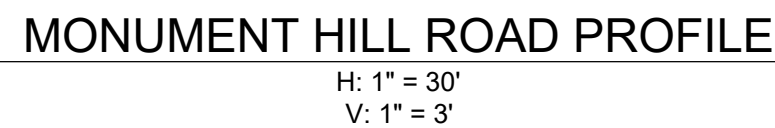
**NOT FOR
CONSTRUCTION**

PROJECT NO.	23009	DATE	NO.	NOTES
DATE	NO.	NOTES		
07/28/2023	1	1ST SUBMITTAL		
10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		

THE ROCK COMMERCE CENTER
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DODUMENTS
HORIZONTAL CONTROL PLAN


SHEET


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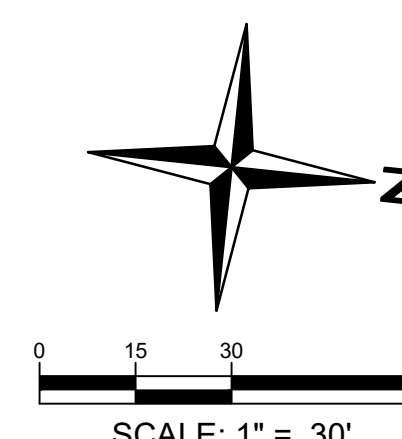
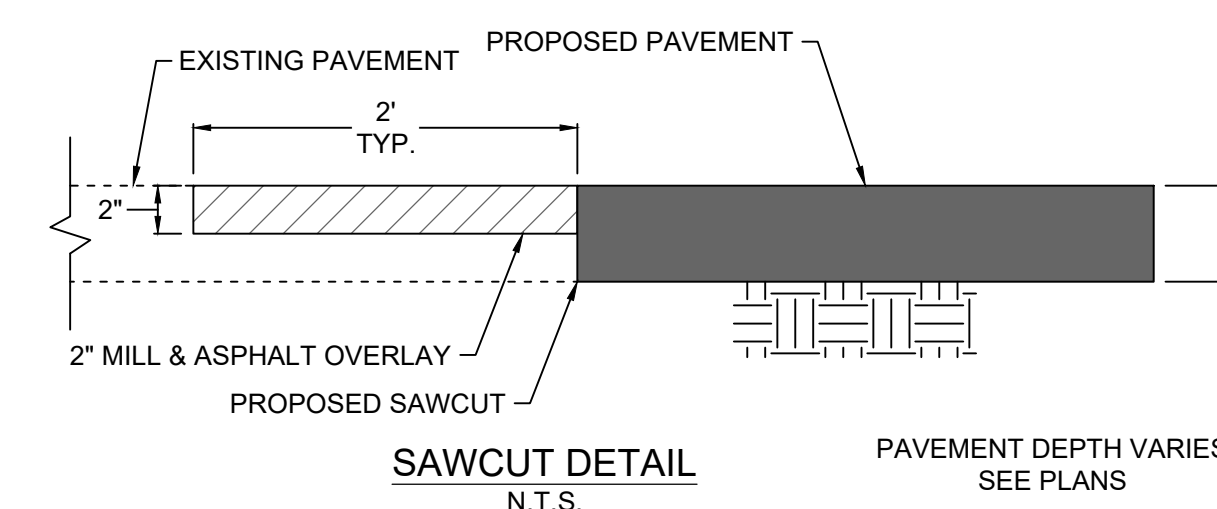


The diagram illustrates a cross-section of a road profile. The vertical axis represents elevation in feet, ranging from 7145 to 7170. The horizontal axis represents stationing, with labels at 9+901.0+00, 11+001+00, and 11+001+08. The profile shows the existing ground surface (dashed line) and the proposed road grade (solid line). Key features include:

- EXISTING GRADE @ CENTERLINE**: Indicated by a dashed line.
- PROPOSED GRADE @ CENTERLINE**: Indicated by a solid line.
- Vertical Curves**: Two vertical curves are shown, each with a length of 66.3 LF and a radius of 18" RCP. The first curve has a grade of 3.84% and a vertical intersection (V.I.) at station 11+001.08. The second curve has a grade of -5.62% and a vertical intersection (V.I.) at station 11+001.08.
- SDFES 1-1, 18" FES INV. IN (18") = 7155.64**: A point on the proposed grade.
- SDFES 1-2, 18" FES INV. OUT (18") = 7153.09 (N)**: A point on the existing grade.
- TYPE VL RIPRAP**: A section of the road profile shown in cross-hatch, indicating a riprap area.
- Grades**: The existing grade is -0.96% and the proposed grade is -5.62%.

 **PROPOSED ASPHALT PAVEMENT**
7.5-INCHES ASPHALT OVER 10-INCHES COMPACTED
CLASS 6 AGGREGATE BASE COURSE.
*THIS MAY BE USED FOR BIDDING PURPOSES ONLY.
HOWEVER, THE ACTUAL PAVEMENT DESIGN IS
SUBJECT TO CHANGE PENDING PAVEMENT DESIGN
REPORT SUBMITTAL.

 **PROPOSED SHOULDER**
MATCH EXISTING



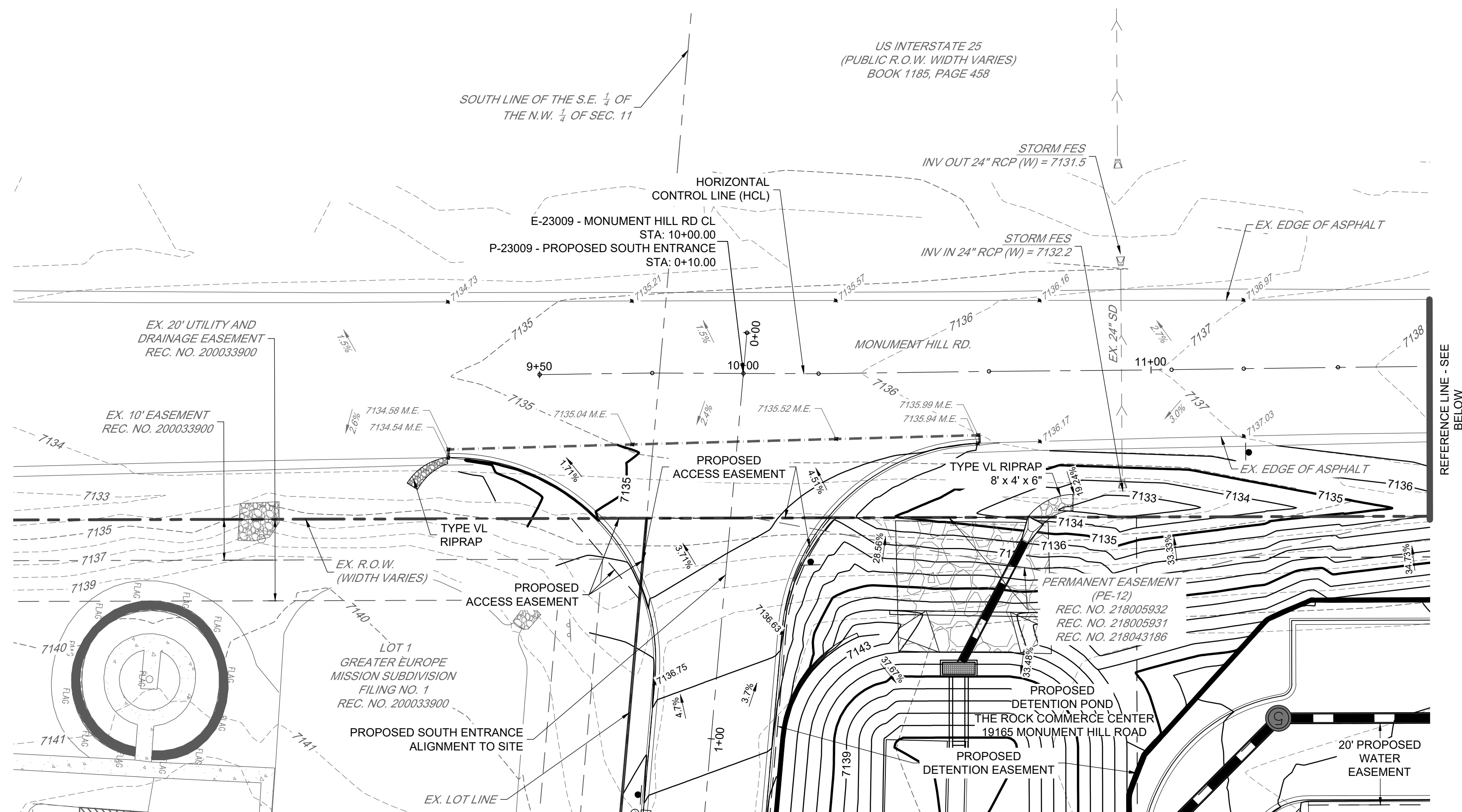
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THE ROCK COMMERCE CENTER
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
PLAN AND PROFILE

SHEE

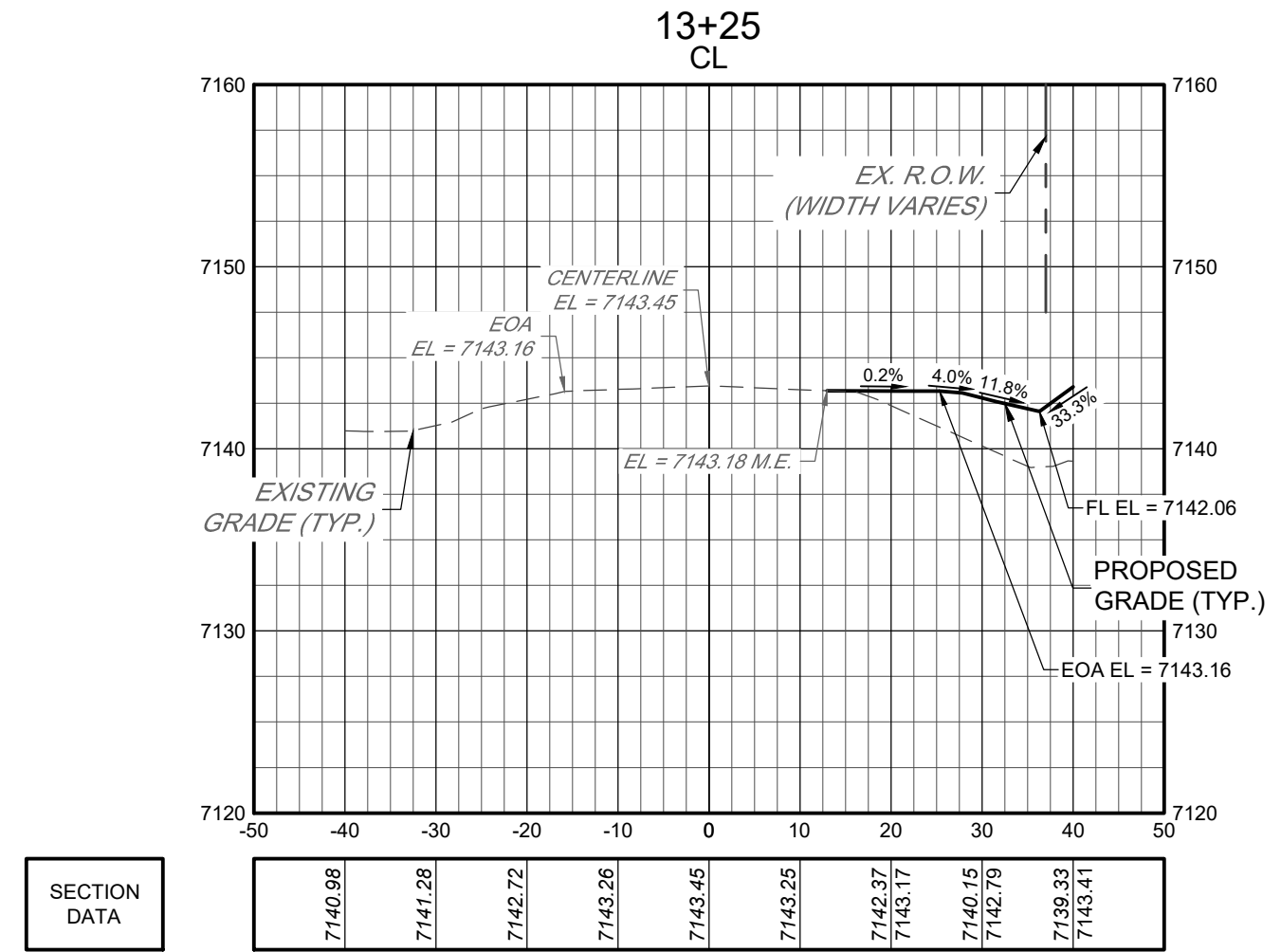
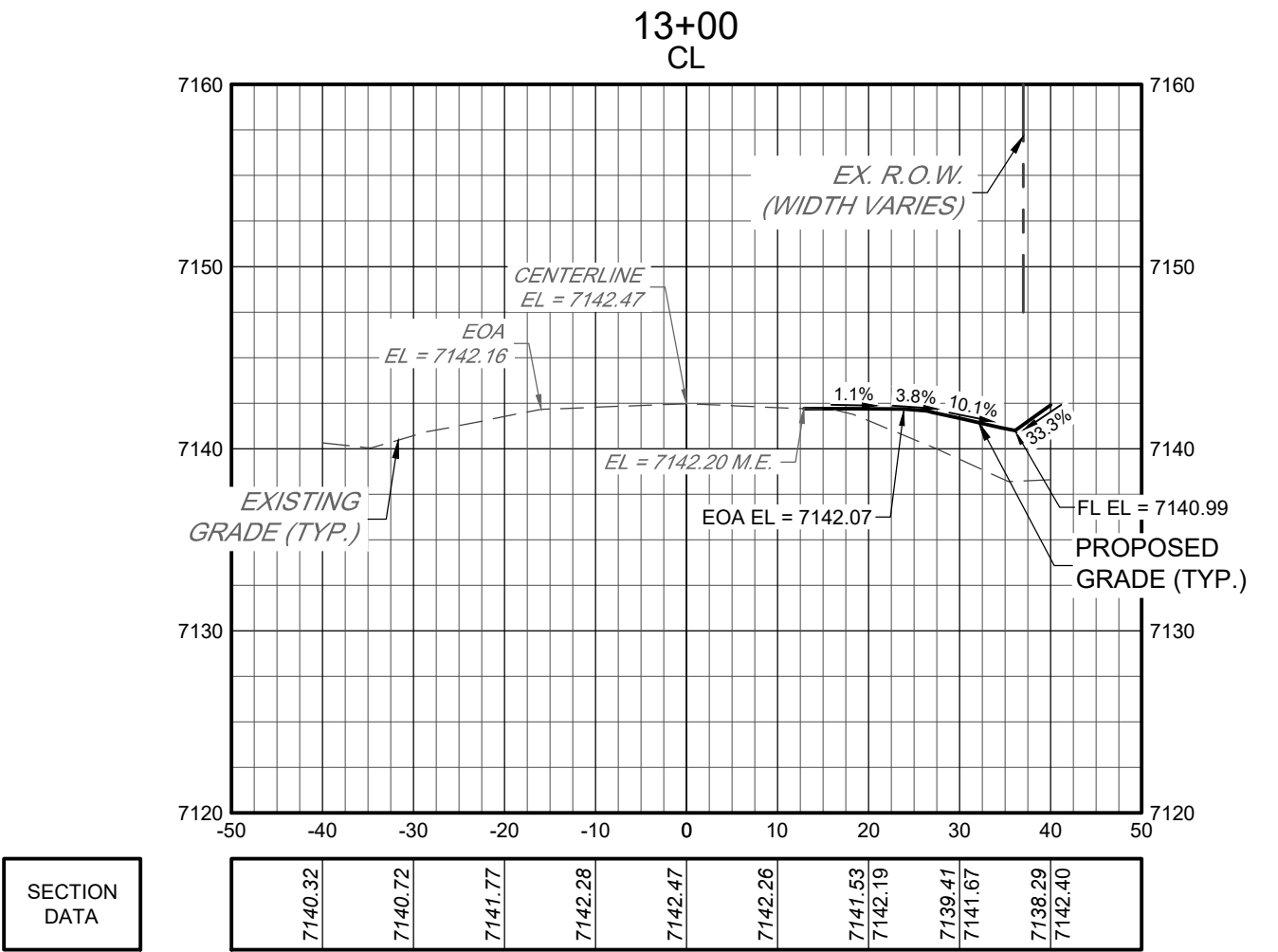
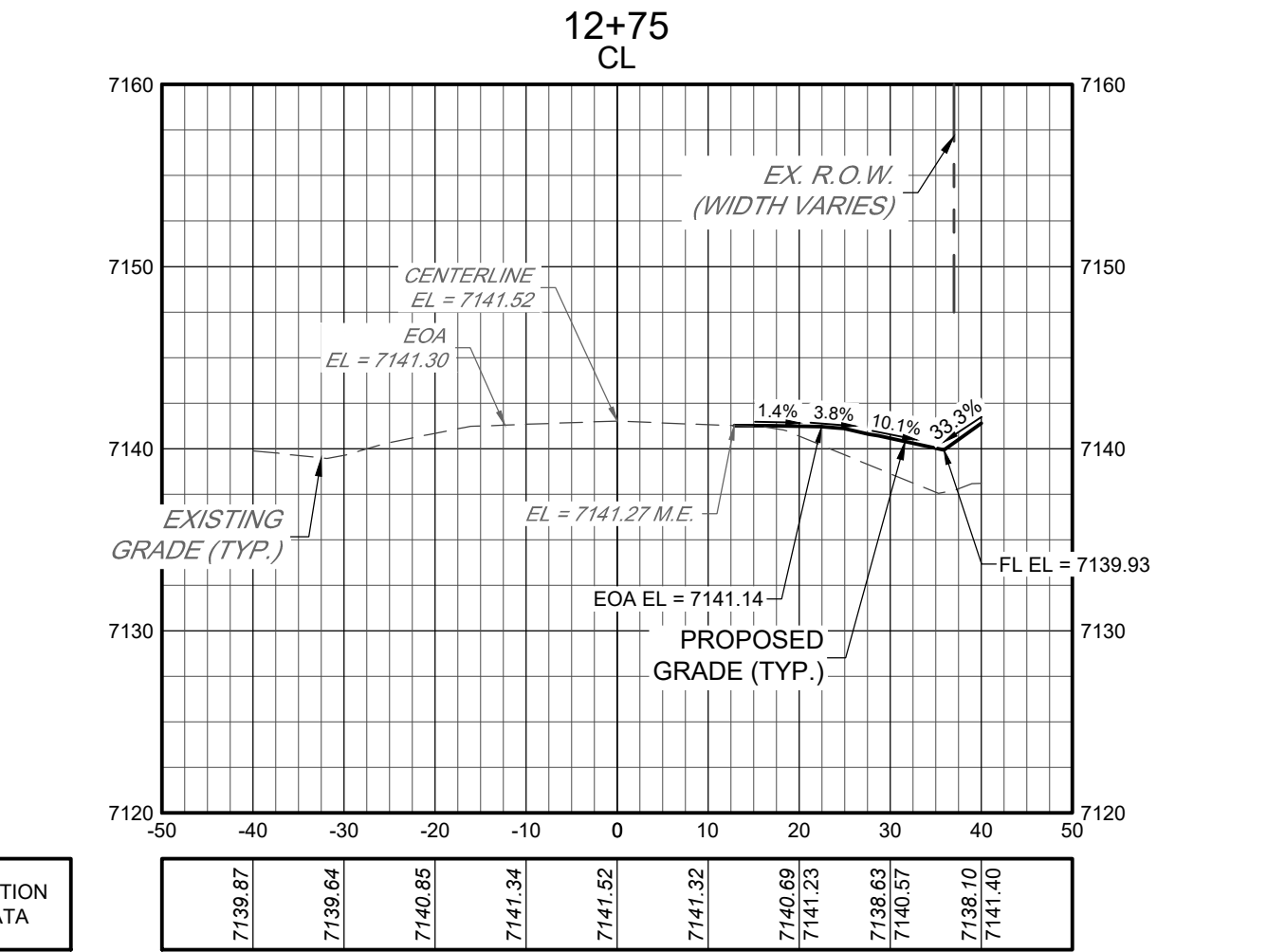
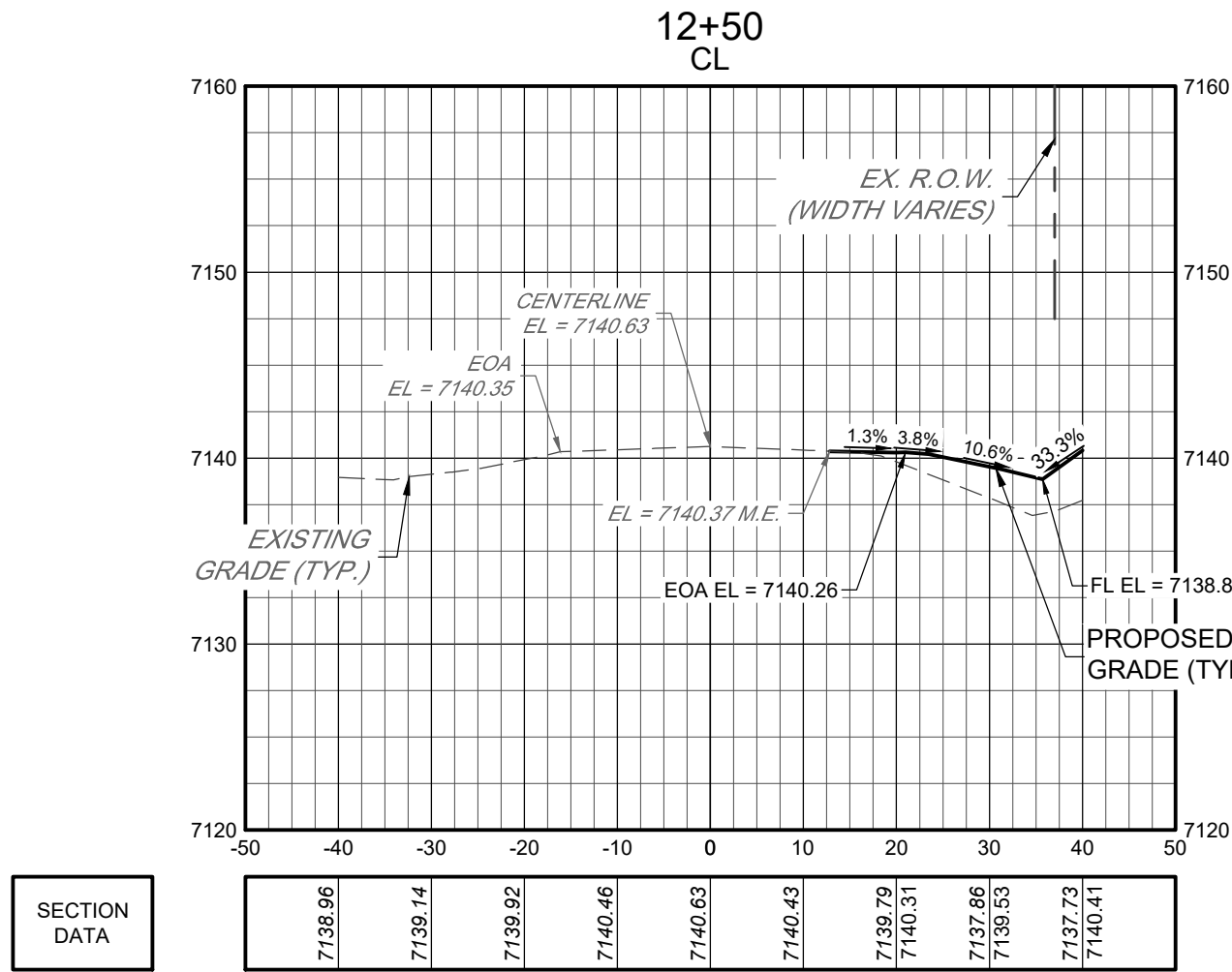
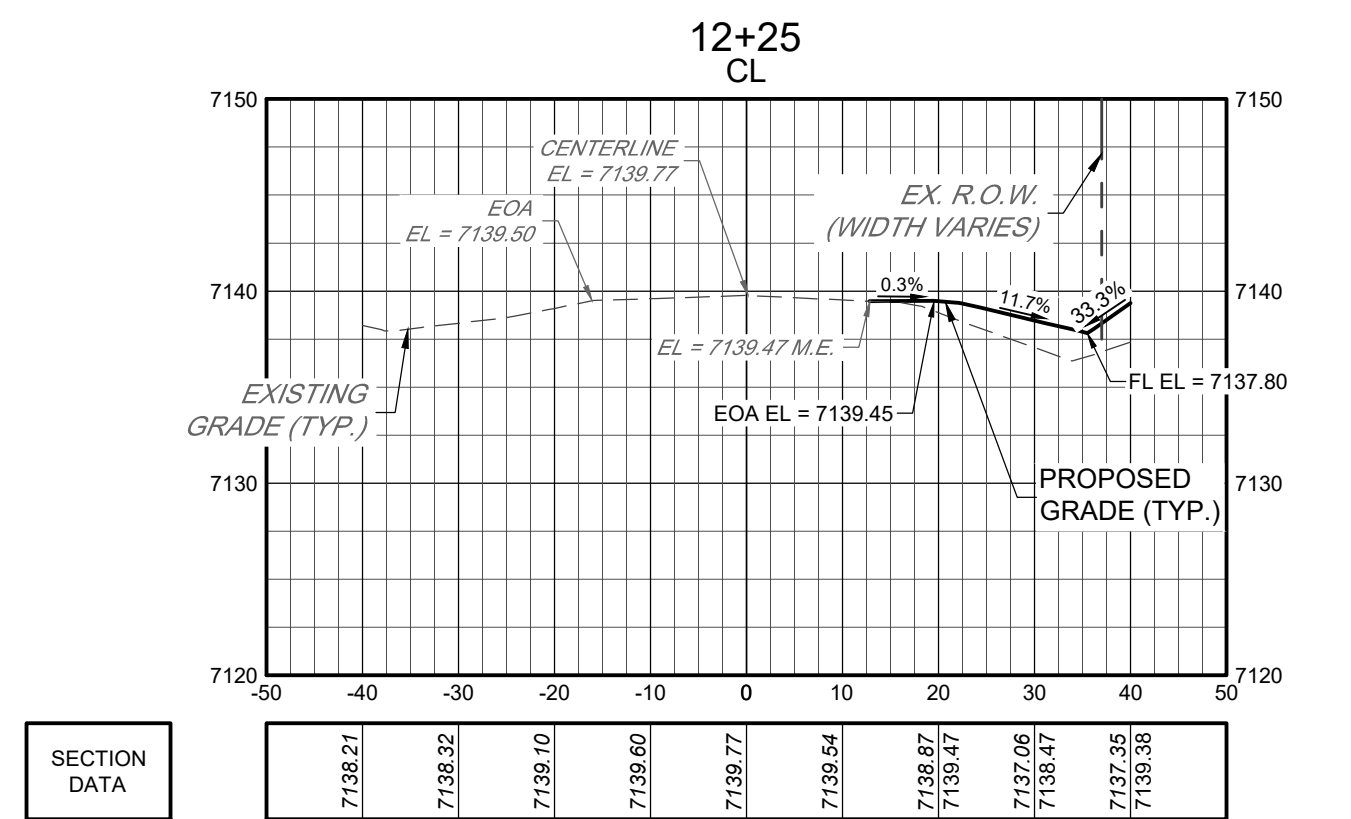
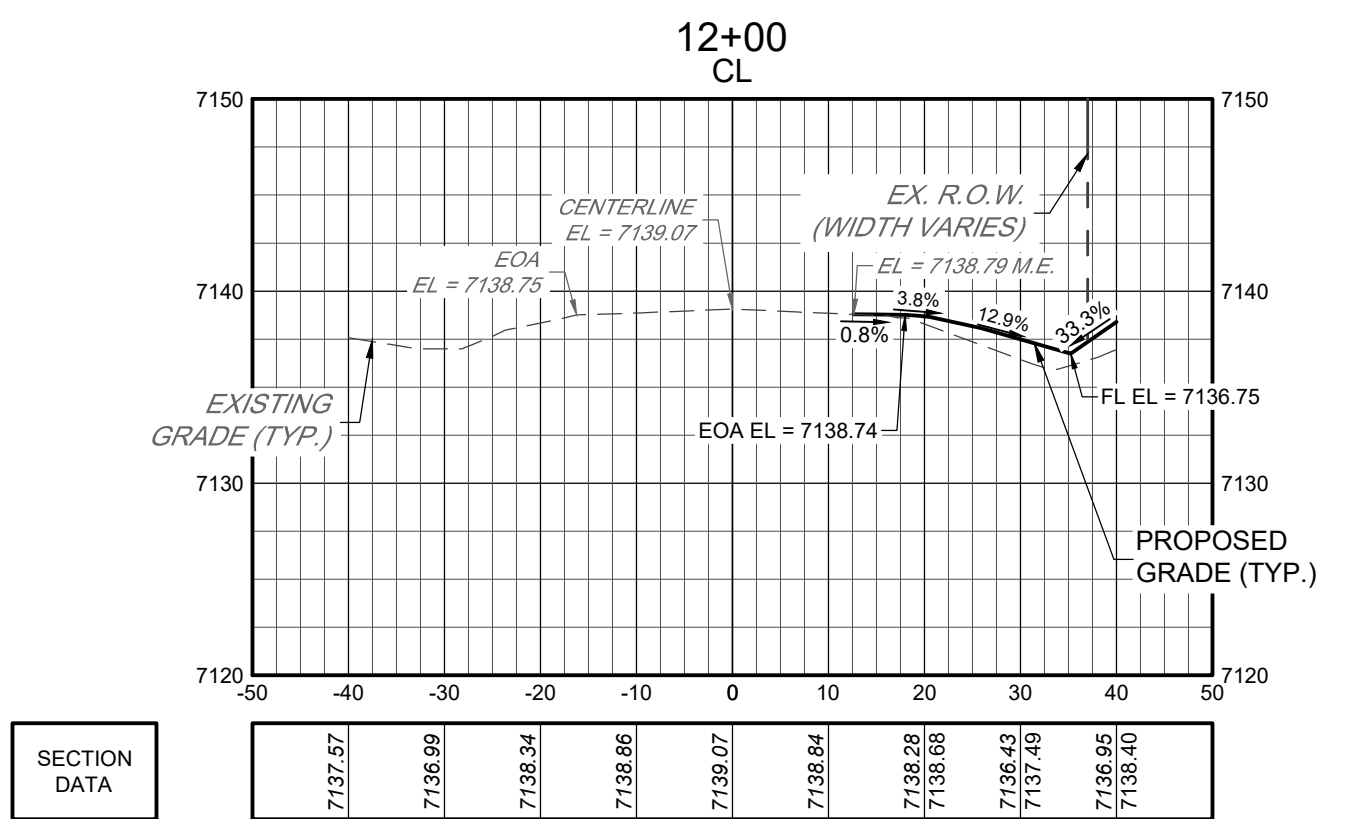
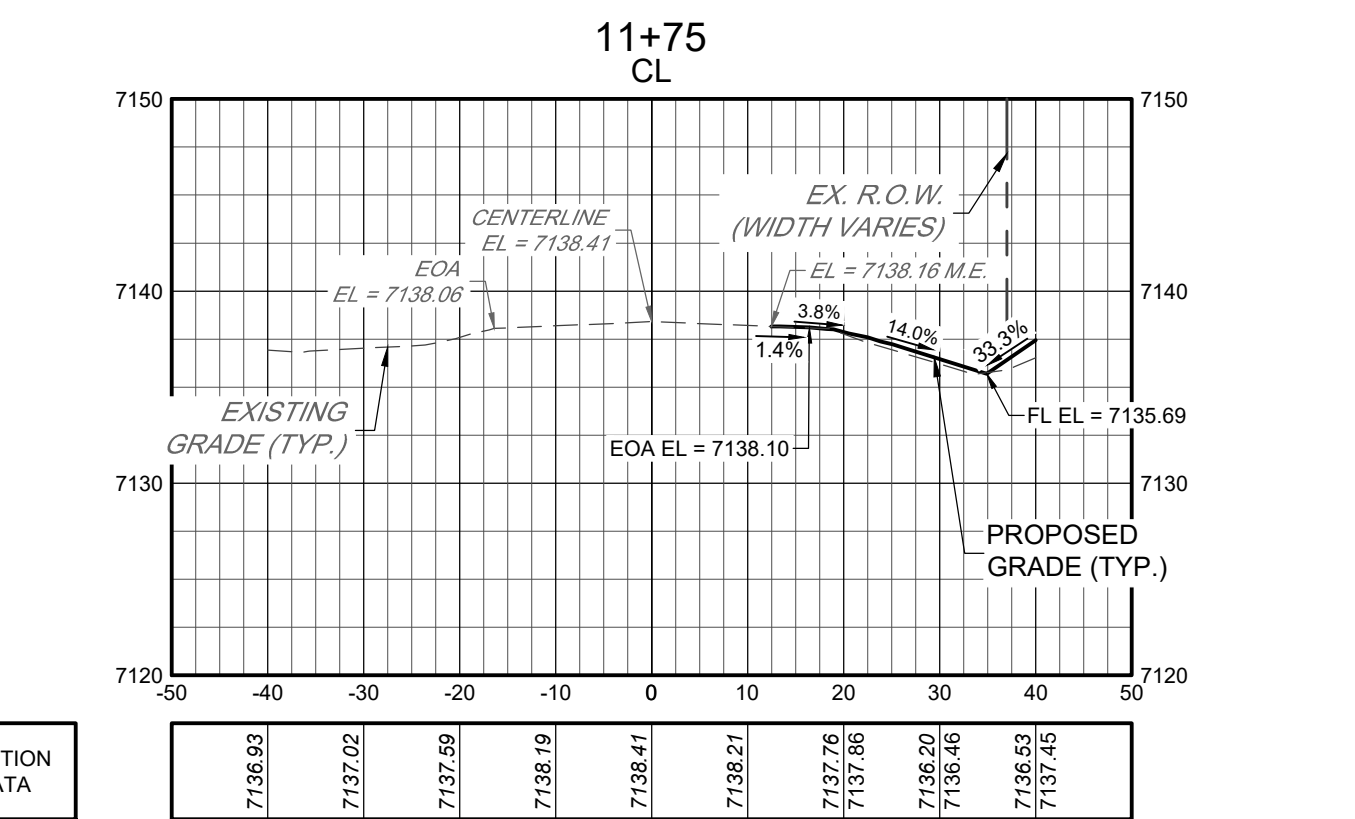
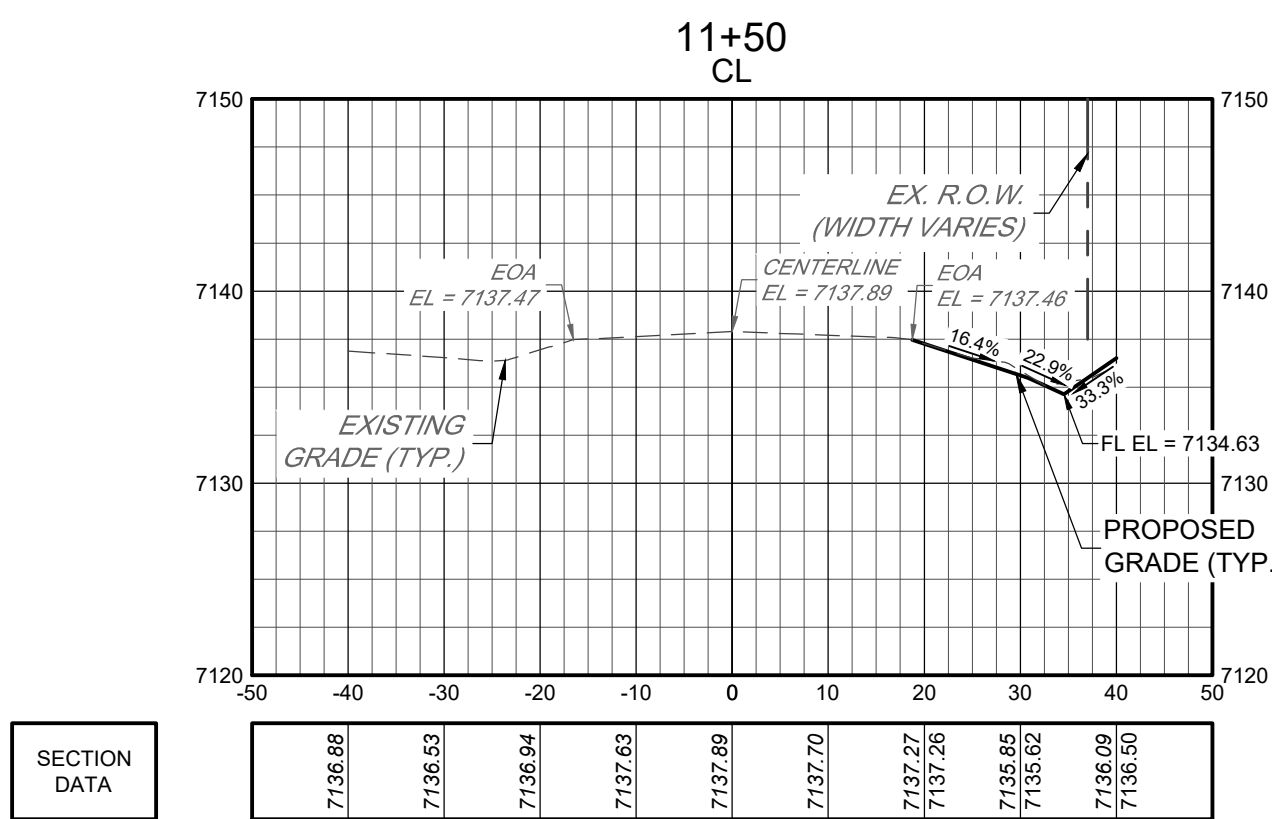
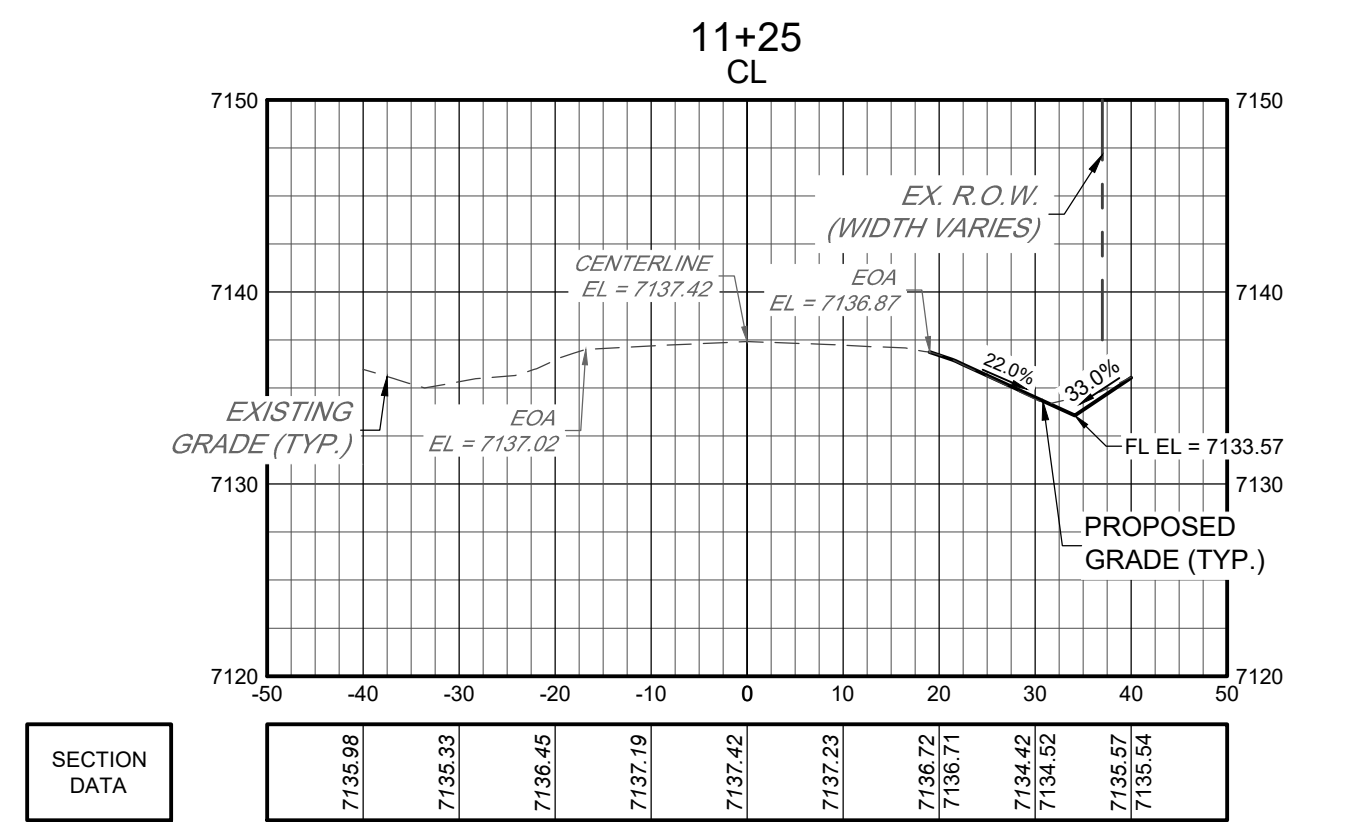
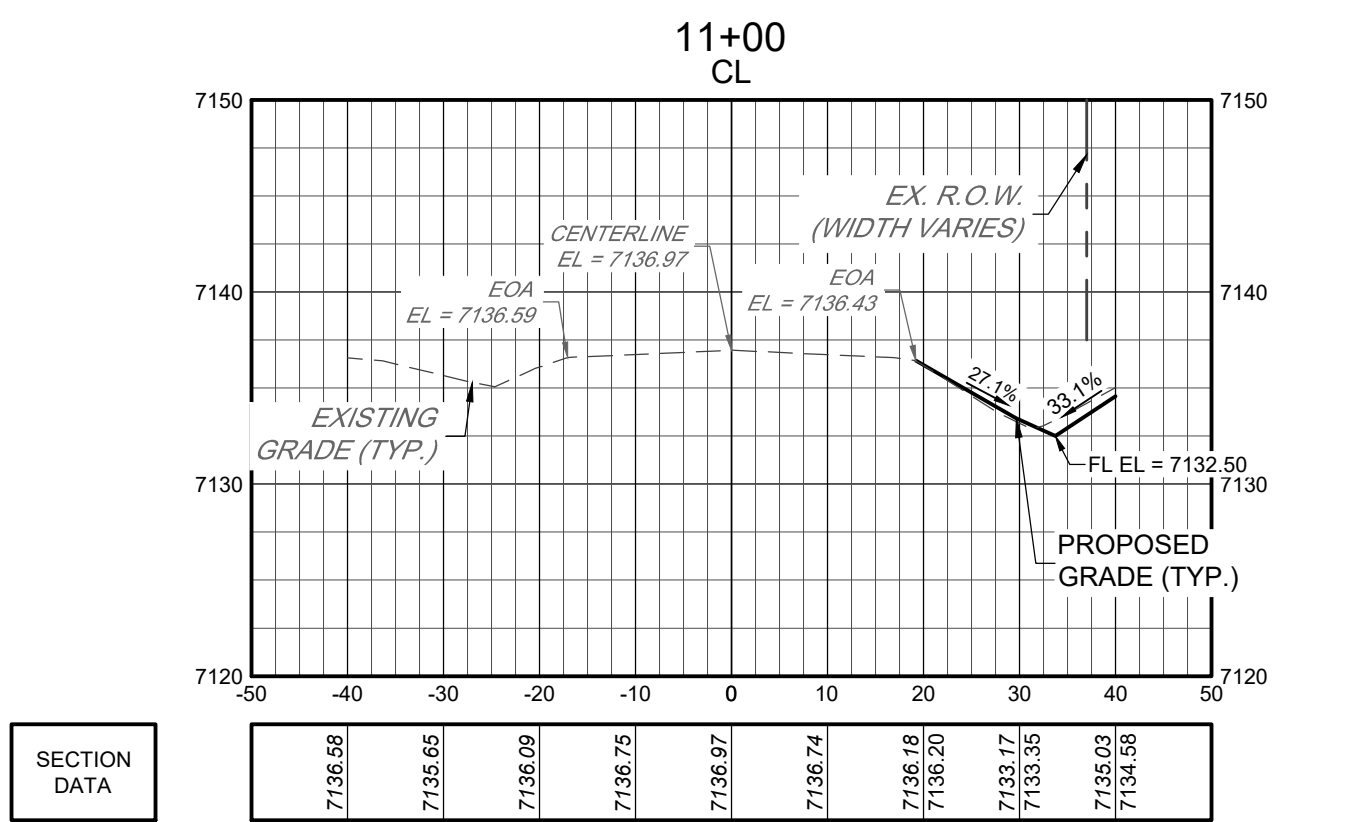
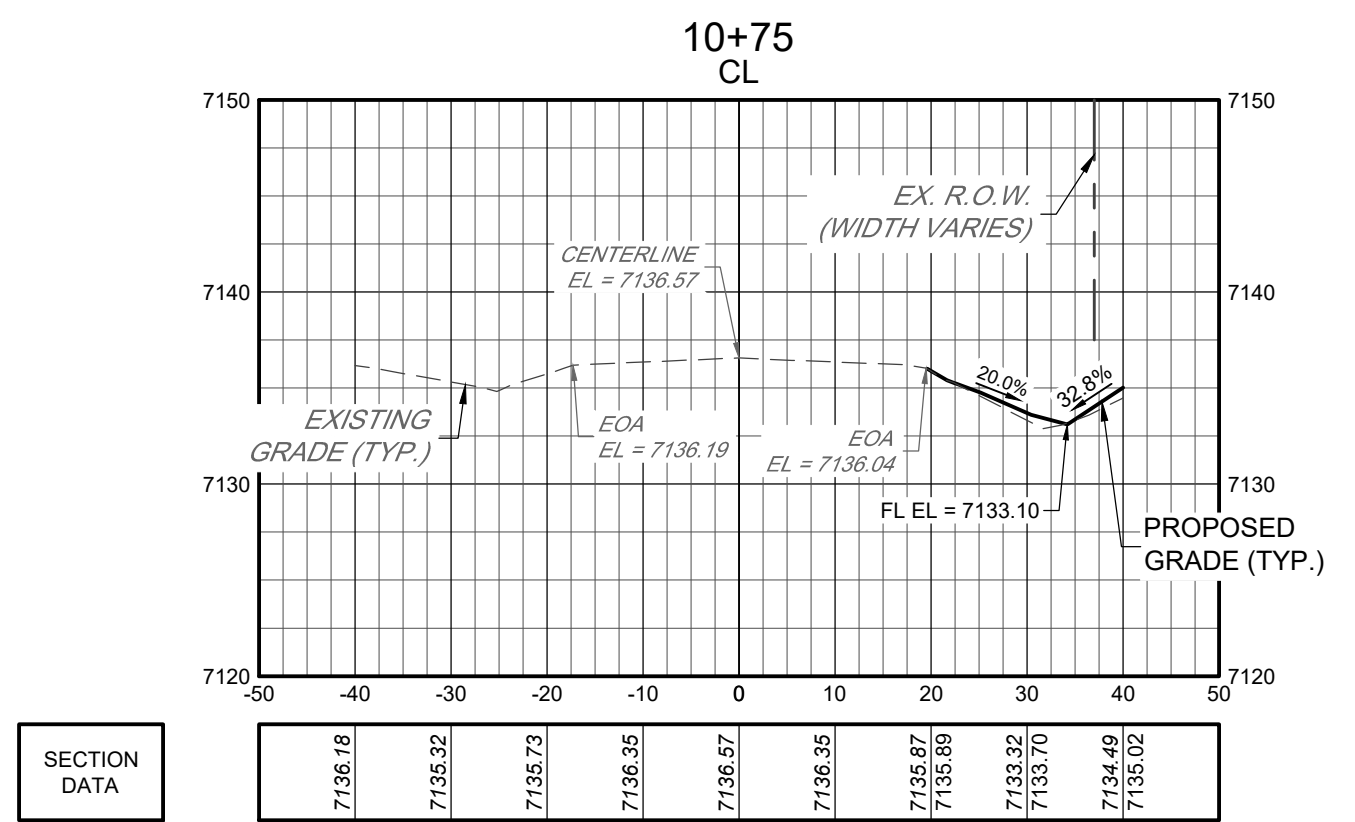
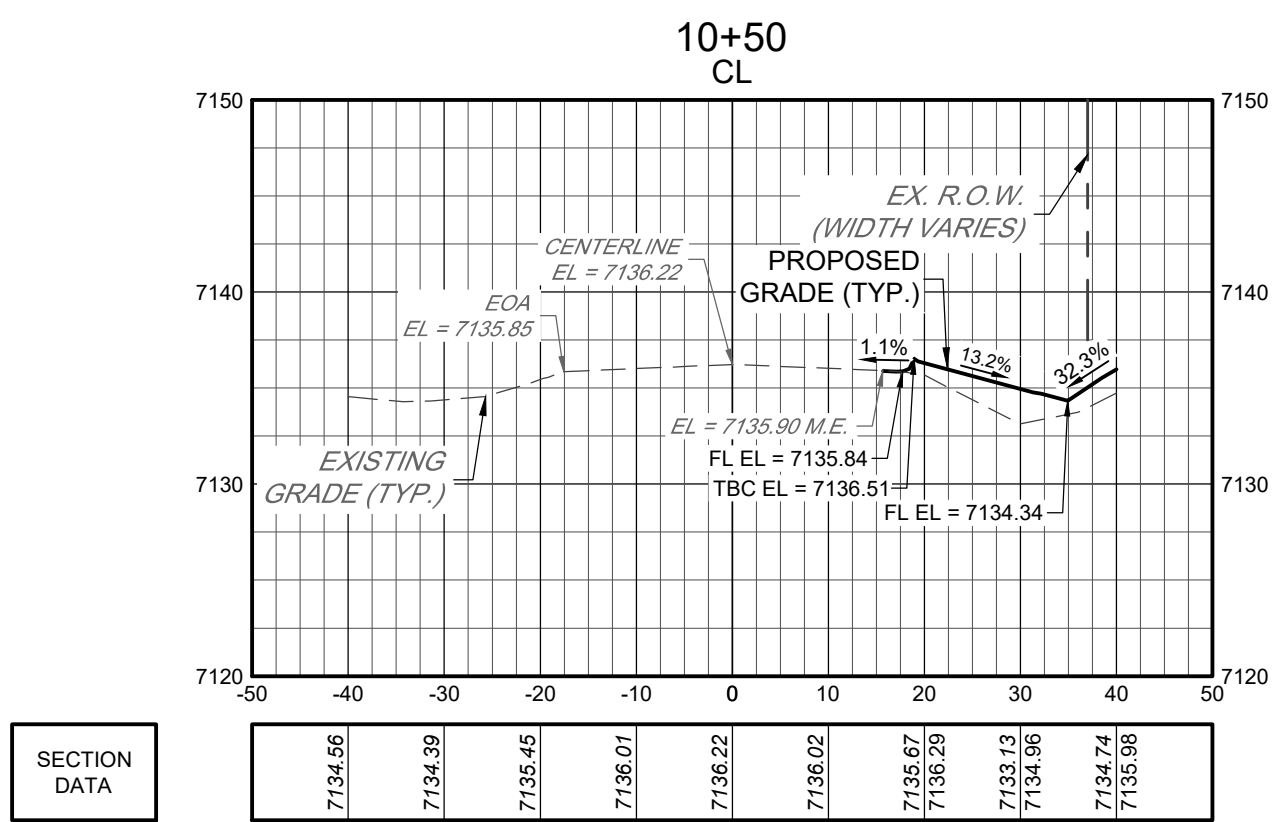
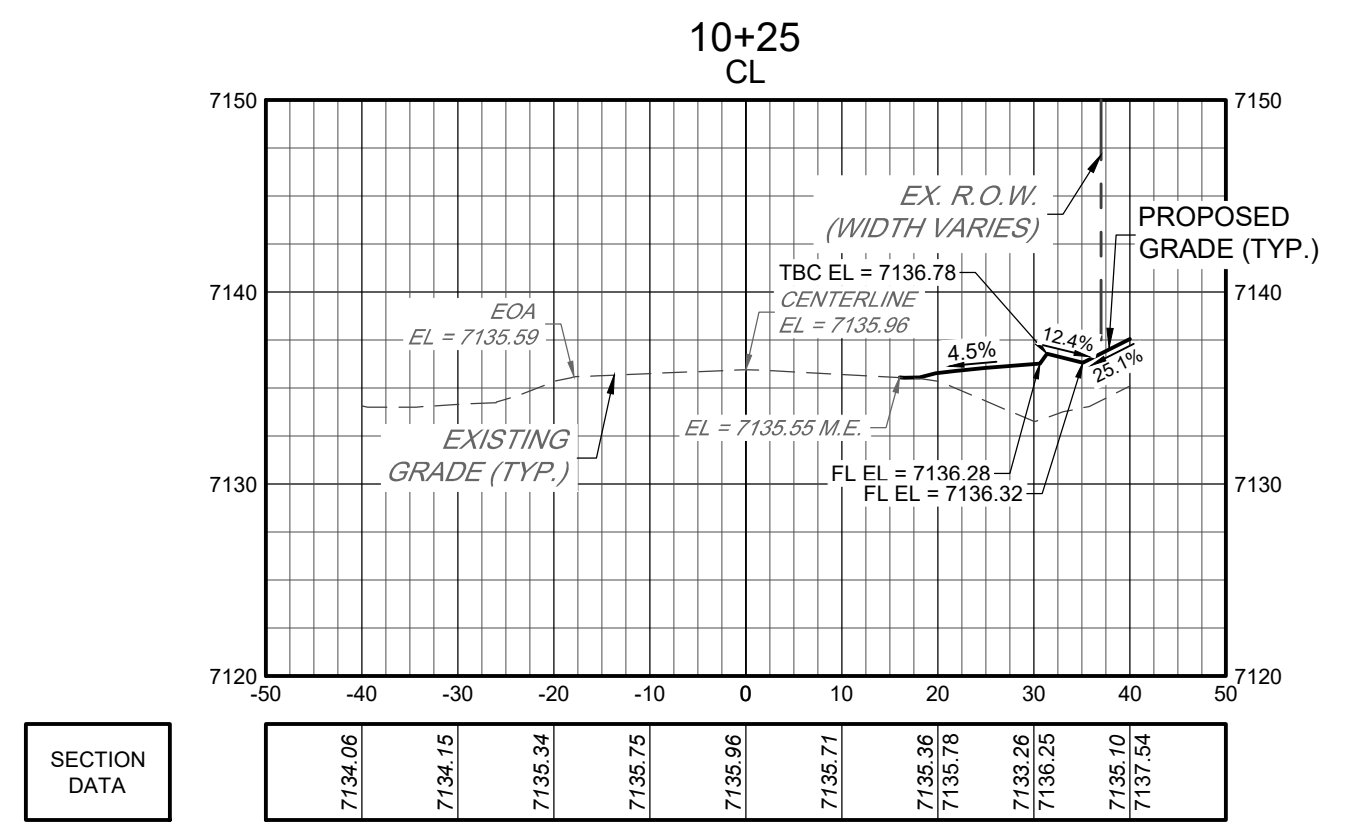
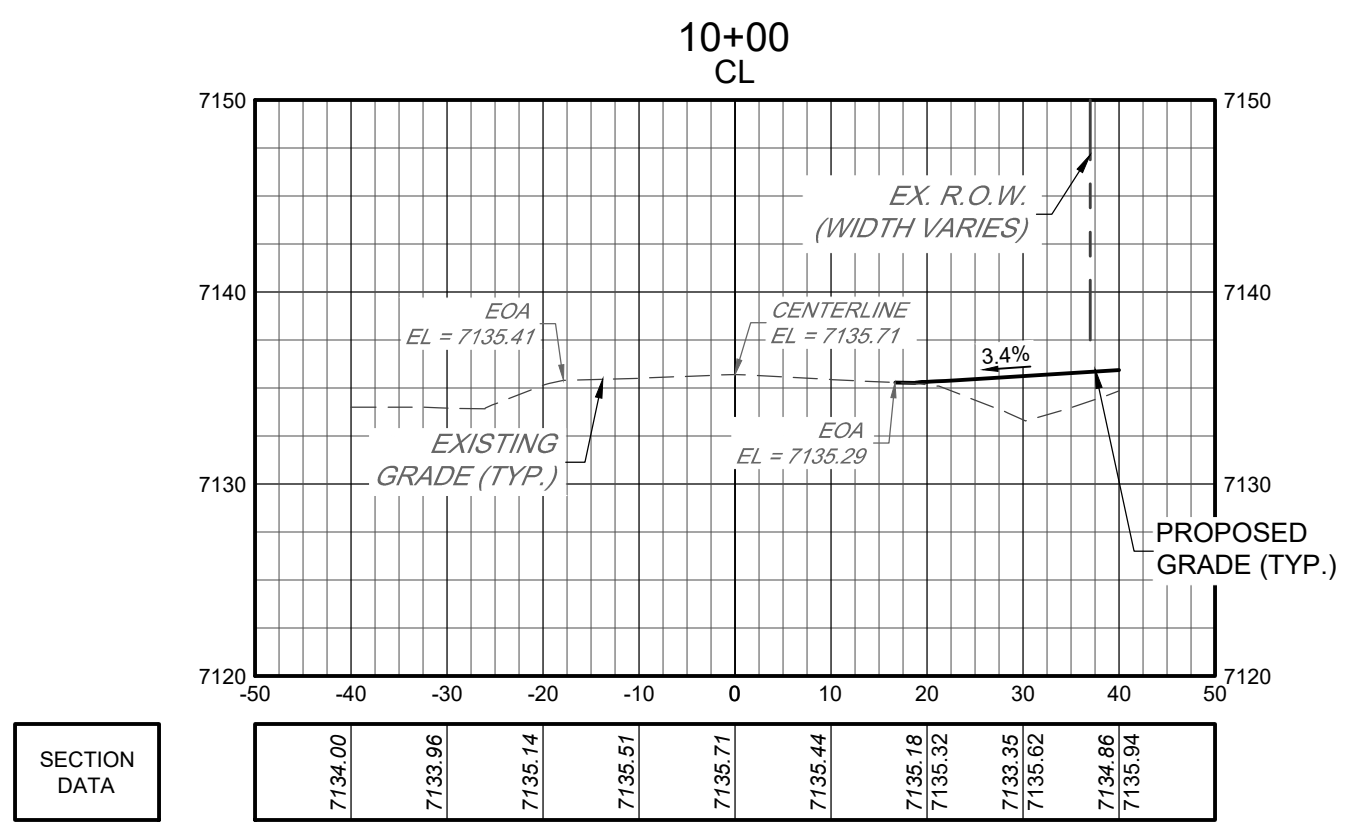
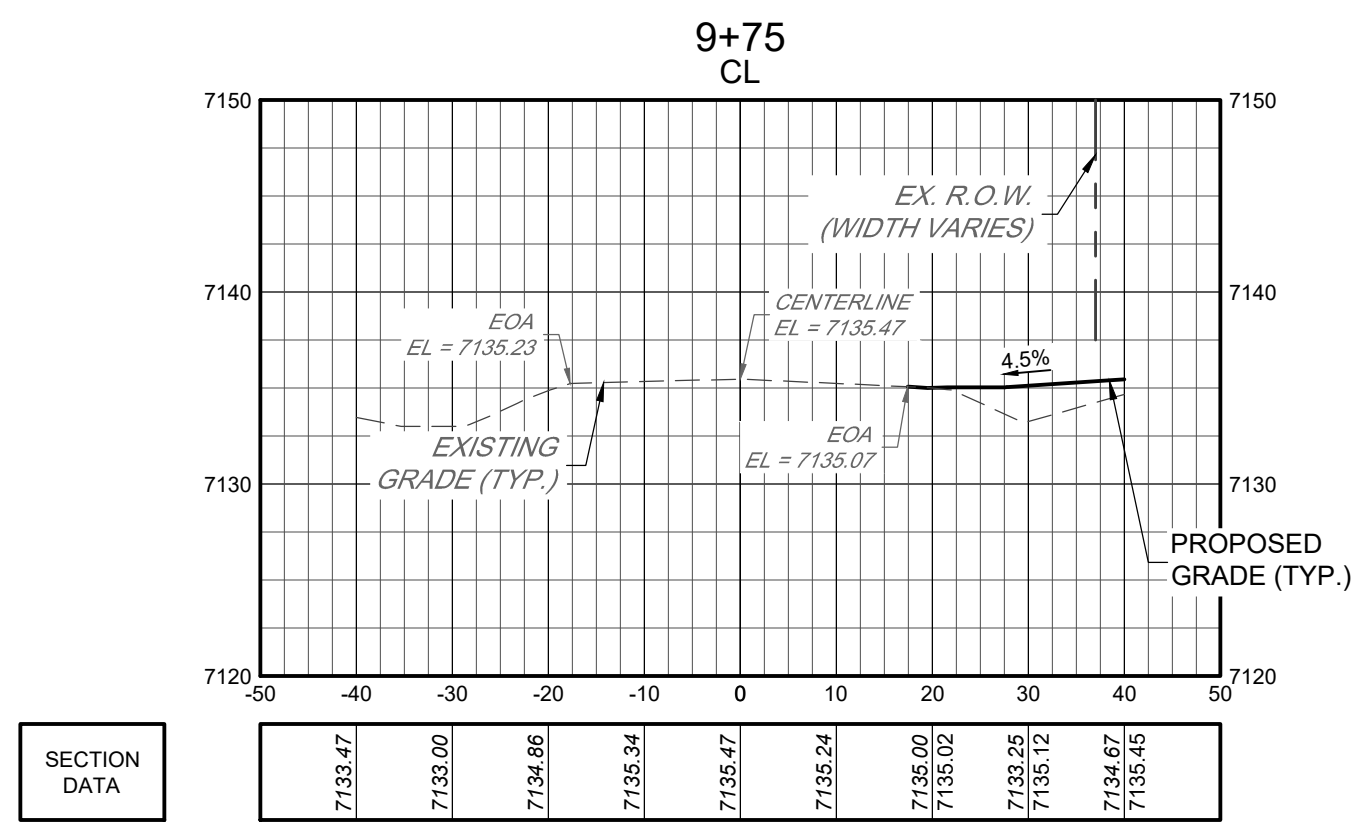
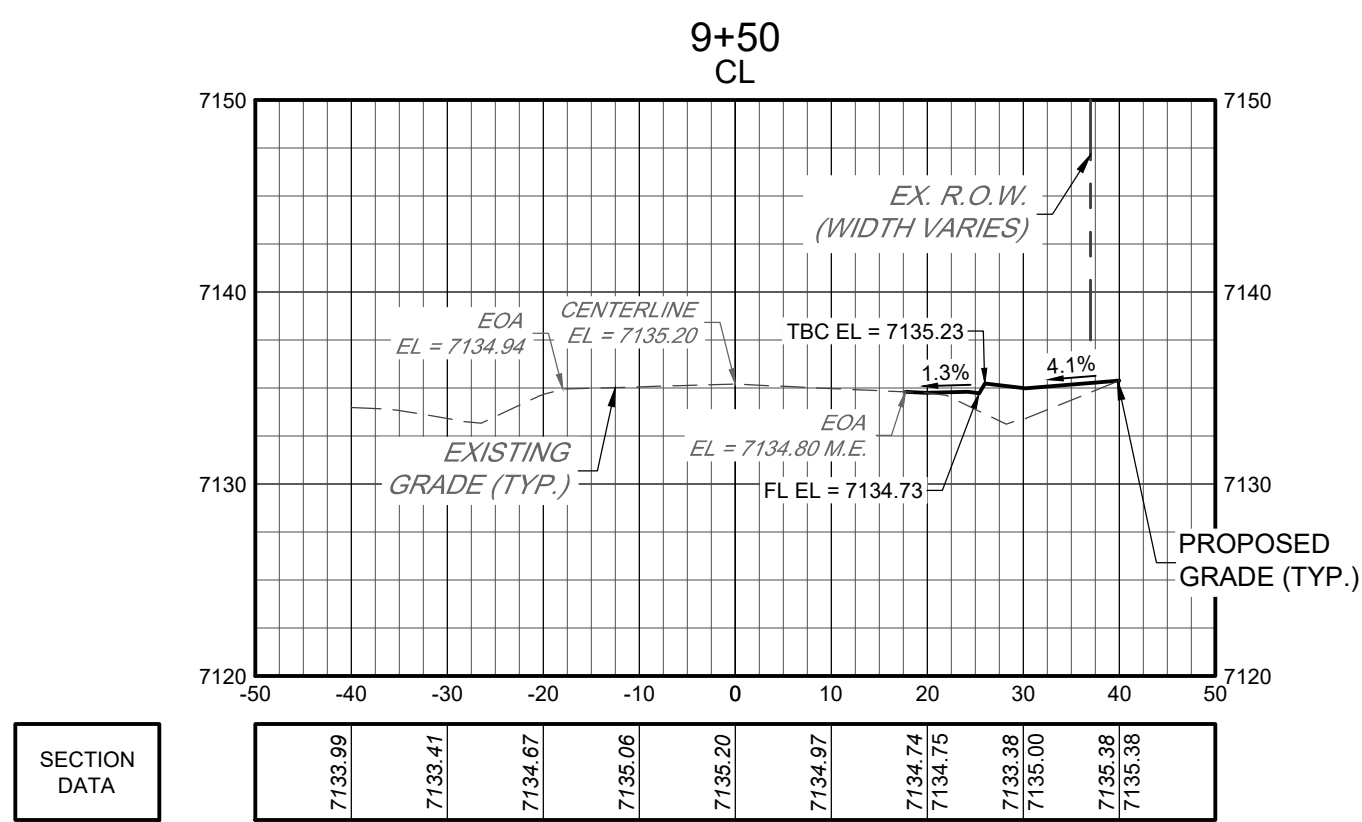
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C6.0

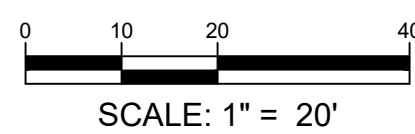
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SECTION VIEWS

H: 1" = 20'

V: 1" = 10'



THE ROCK COMMERCE CENTER
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DOCUMENTS
ROAD CROSS SECTIONS

SHEET

C7.1

NOT FOR
CONSTRUCTION

DATE	NO.	NOTES
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10/20/2023	2	2ND SUBMITTAL
11/17/2023	3	3RD SUBMITTAL

DATE

NO.

NOTES

PROJECT NO: 23009

DATE

NO.

NOTES

07/28/2023

1

1ST SUBMITTAL

10/20/2023

2

2ND SUBMITTAL

11/17/2023

3

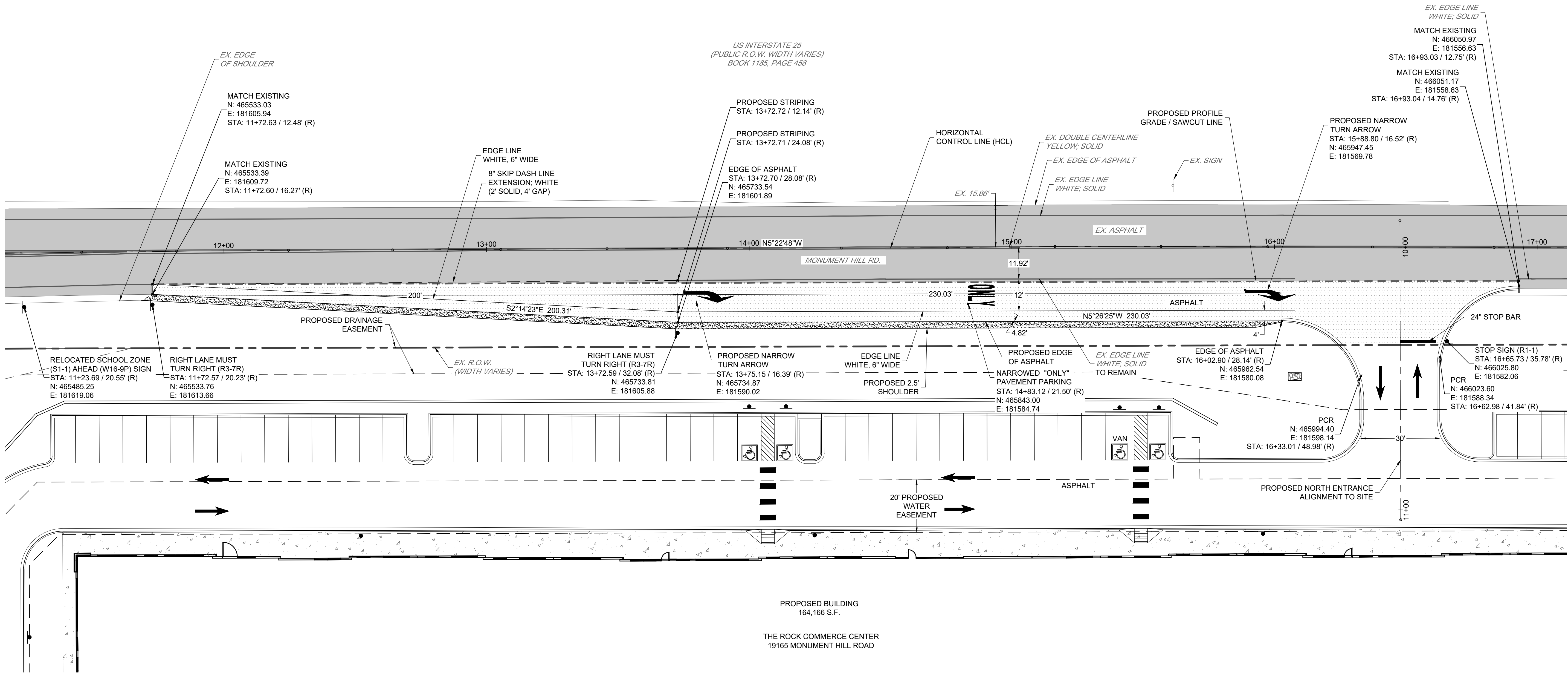
3RD SUBMITTAL

SHEET

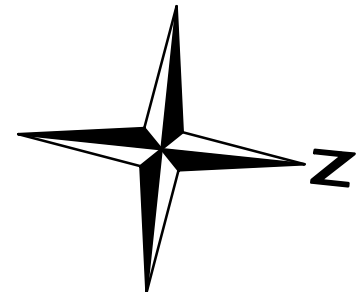
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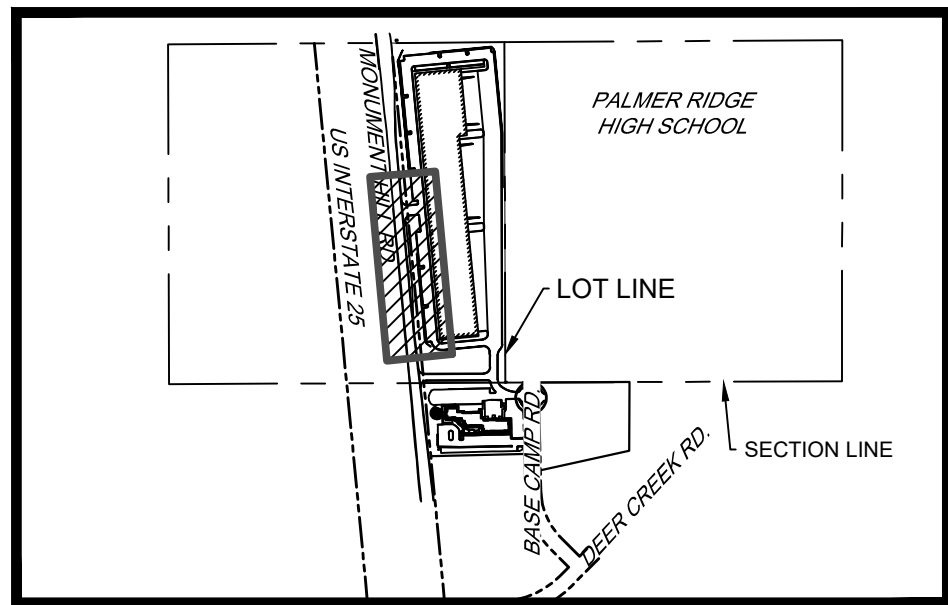
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Know what's below.
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0 10 20 40
SCALE: 1" = 20'



KEYMAP
SCALE = 1" = 750'

15 YEARS
Redland
WHERE GREAT PLACES BEGIN

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• Land Planning
• Landscape Architecture
• Civil Engineering
• Construction Management

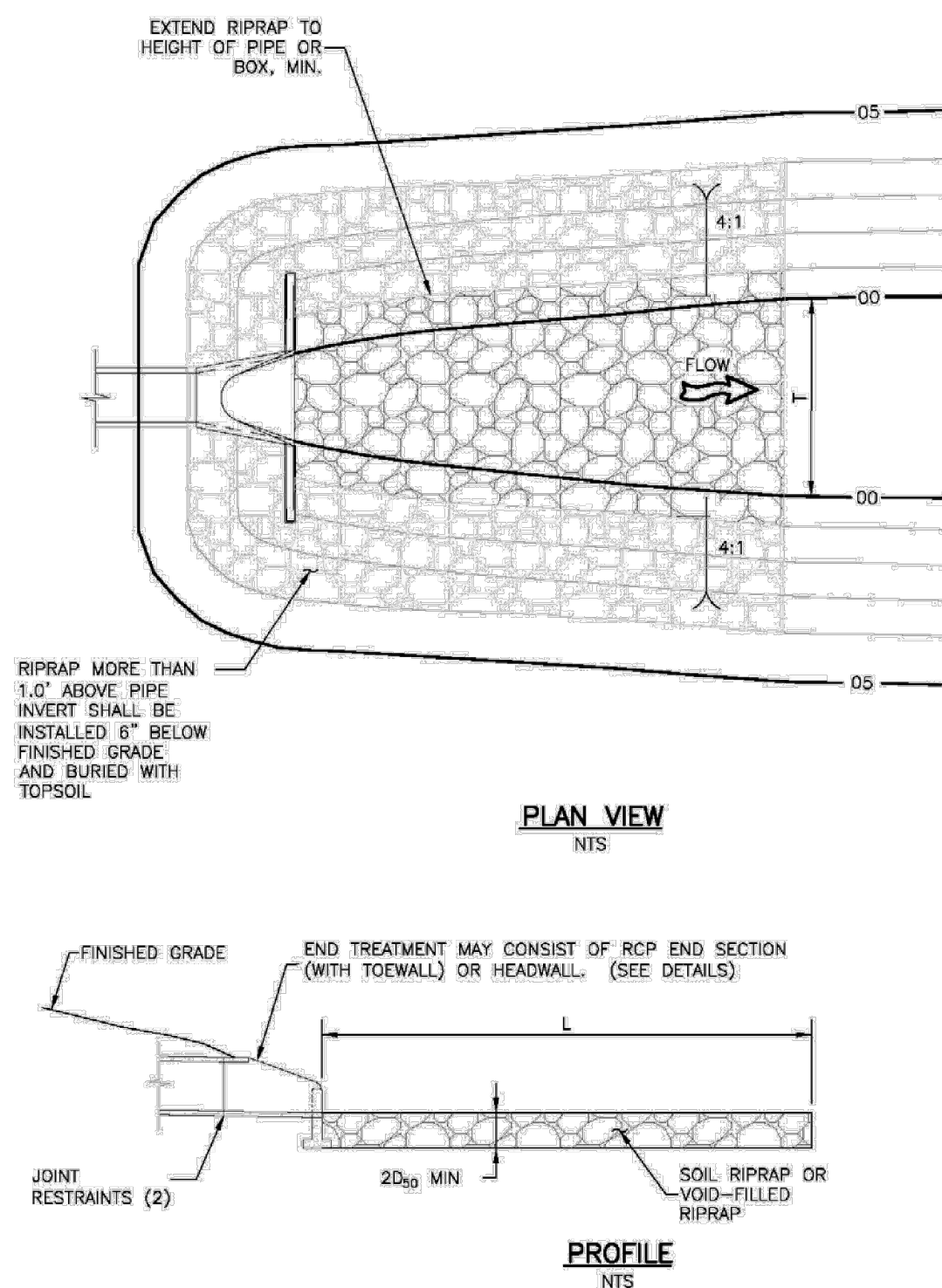
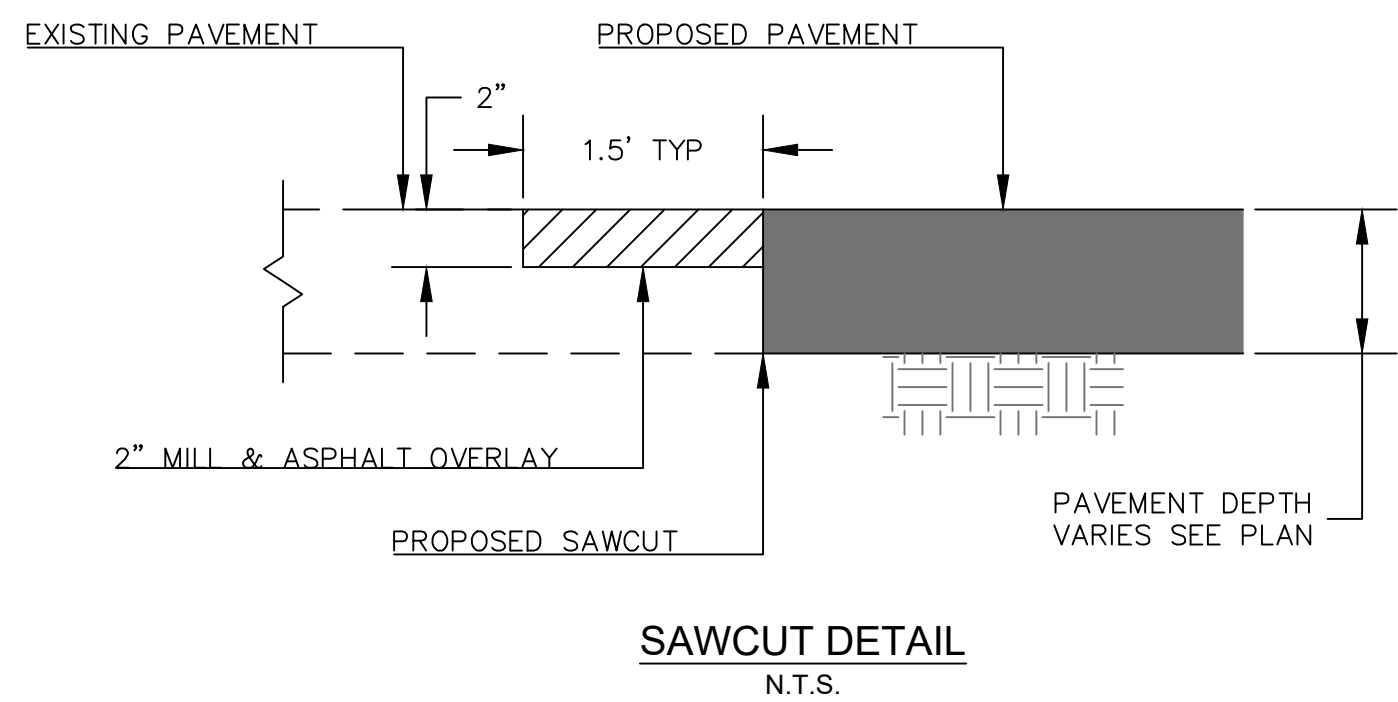
**NOT FOR
CONSTRUCTION**

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DATE	NO.	NOTES		
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10/20/2023	2	2ND SUBMITTAL		
11/17/2023	3	3RD SUBMITTAL		

THE ROCK COMMERCE CENTER
PUBLIC IMPROVEMENTS PLAN
CONSTRUCTION DODUMENTS
SIGNAGE AND STRIPING PLAN

SHEET

C8.0



9-68
Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2
September 2017

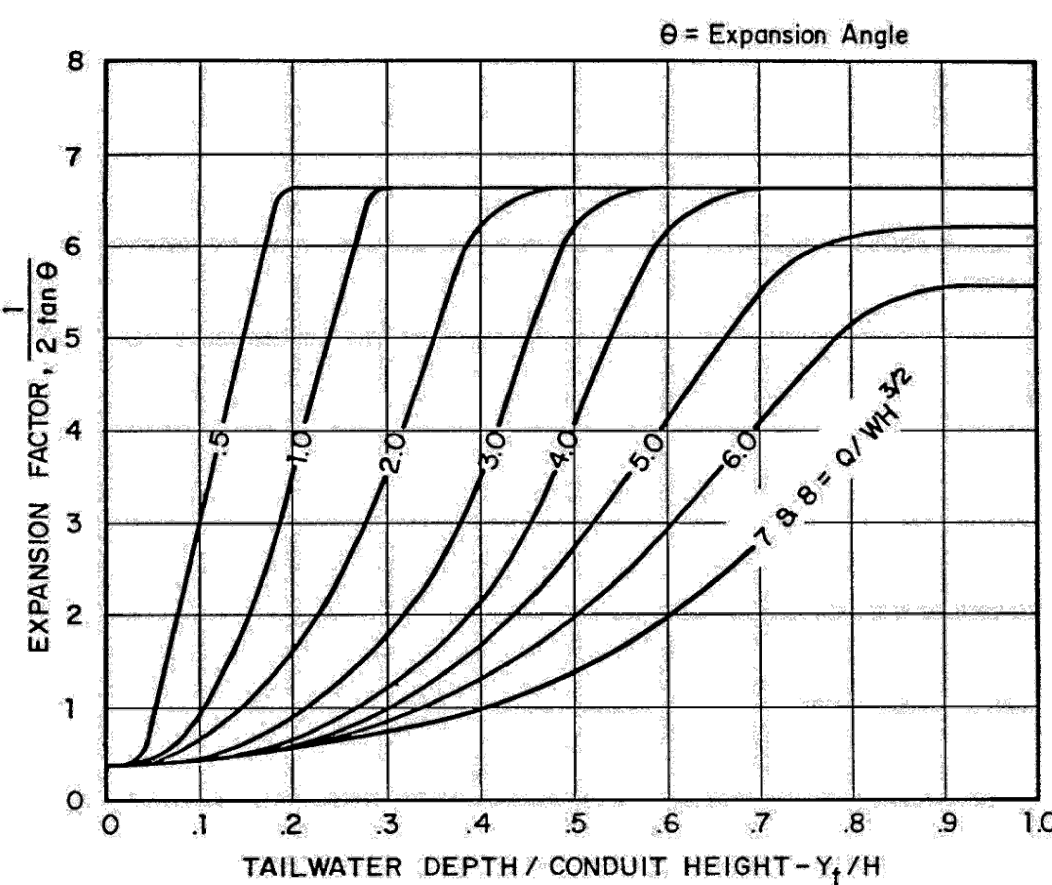
Chapter 9 Hydraulic Structures Hydraulic Structures Chapter 9

Figure 9-36. Expansion factor for rectangular conduits

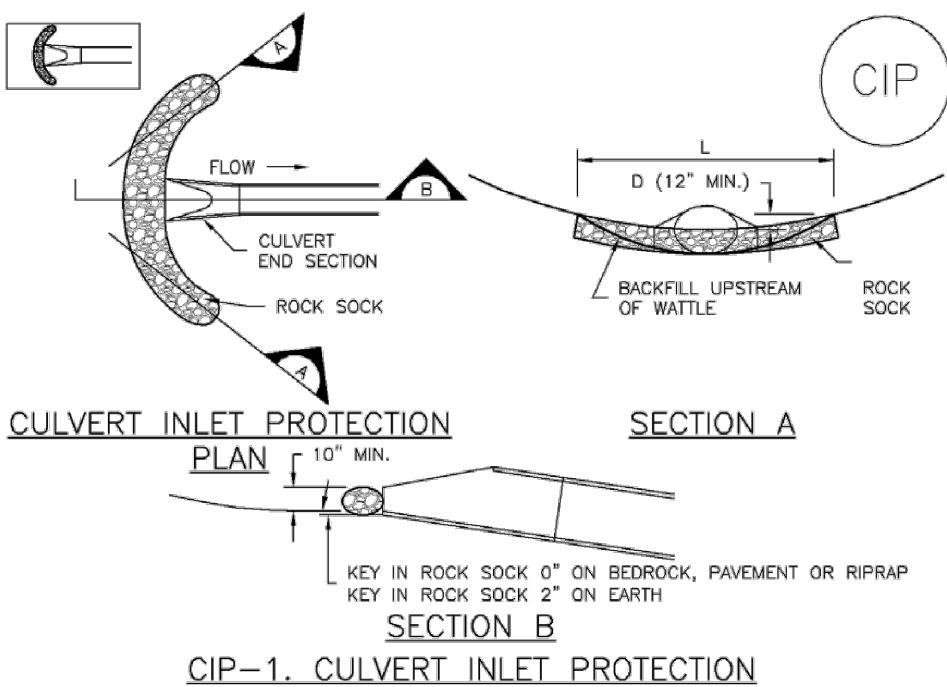
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Inlet Protection (IP)

SC-6

SC-6

Inlet Protection (IP)



CULVERT INLET PROTECTION

CIP-1. CULVERT INLET PROTECTION

1. SEE PLAN VIEW FOR

LOCATION OF INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION 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 CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

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.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR

LOCATION OF INLET PROTECTION.

TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. 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.

INLET PROTECTION 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 INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES SIZE OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/2 OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

Temporary Outlet Protection (TOP)

EC-8

Description

Outlet protection helps to reduce erosion immediately downstream of a pipe, culvert, slope drain, runoff or other conveyance with concentrated, high-velocity flows. Typical outlet protection consists of riprap or rock aprons at the conveyance outlet.

Appropriate Uses

Outlet protection should be used when a conveyance discharges onto a disturbed area where there is potential for accelerated erosion due to concentrated flow. Outlet protection should be provided where the velocity at the culvert outlet exceeds the maximum permissible velocity of the material in the receiving channel.

Note: This Fact Sheet and detail are for temporary outlet protection, outlets that are intended to be used for less than 2 years. For permanent, long-term outlet protection, see the *Major Drainage* chapter of Volume 1.

Design and Installation

Design outlet protection to handle runoff from the largest drainage area that may be contributing runoff during construction (the drainage area may change as a result of grading). Key in rock, around the entire perimeter of the apron, to a minimum depth of 6 inches for stability. Extend riprap to the height of the culvert or the normal flow depth of the downstream channel, whichever is less. Additional erosion control measures such as vegetative lining, turf reinforcement mat and/or other channel lining methods may be required downstream of the outlet protection if the channel is susceptible to erosion. See Design Detail OP-1 for additional information.

Maintenance and Removal

Inspect apron for damage and displaced rocks. If rocks are missing or significantly displaced, repair or replace as necessary. If rocks are continuously missing or displaced, consider increasing the size of the riprap or deeper keying of the perimeter.

Remove sediment accumulated at the outlet before the outlet protection becomes buried and ineffective. When sediment accumulation is noted, check that upgradient BMPs, including inlet protection, are in effective operating condition.

Outlet protection may be removed once the pipe is no longer draining an upstream area, or once the downstream area has been sufficiently stabilized. If the drainage pipe is permanent, outlet protection can be left in place; however, permanent outlet protection should be designed and constructed in accordance with the requirements of the *Major Drainage* chapter of Volume 2.

Outlet Protection

Functions

Erosion Control

Sediment Control

Site/Material Management

Yes

Moderate

No

NO. 4

2"

1 1/2"

3/4"

1/2"

MASS PERCENT PASSING

SIEVE SIZE

NO. 4

100

90 - 100

20 - 55

0 - 15

0 - 5

MATCHES SPECIFICATIONS FOR NO. 4

COARSE AGGREGATE FOR CONCRETE

PER ASTM MAX. ALL ROCK SHALL BE

FRACTURED FACE, ALL SIDES.

ROCK SOCK PERIMETER CONTROL

RS-1. ROCK SOCK PERIMETER CONTROL

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 GAGE 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.

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 1 1/2" (MINUS) CRUSHED ROCK AND WRAPPED WITH ADDITIONAL WIRE MESH SECURED TO ENDS OF ROCK REINFORCED SOCK, AS AN ALTERNATIVE TO FILLING JOINTS BETWEEN ADJOINING ROCK SOCKS WITH CRUSHED ROCK AND ADDITIONAL WIRE WRAPPING, ROCK SOCKS CAN BE OVERLAPPED (TYPICALLY 12-INCH OVERLAP) TO AVOID GAPS.

ROCK SOCK JOINTING

ROCK SOCK TYP

12" 12"

ROCK SOCK SECTION

ROCK SOCK PLAN

1 1/2" (MINUS) CRUSHED ROCK ENCLOSED IN WIRE MESH

WIRE TIE ENDS

0" ON BEDROCK OR HARD SURFACE, 2" IN SOIL

GROUND SURFACE

4" TO 6" MAX AT CURBS, OTHERWISE 6"-10" DEPENDING ON EXPECTED SEDIMENT LOADS

1 1/2" (MINUS) CRUSHED ROCK ENCLOSED IN WIRE MESH

ROCK SOCK

RS

NO. 4

100

90 - 100

20 - 55

0 - 15

0 - 5

MATCHES SPECIFICATIONS FOR NO. 4

COARSE AGGREGATE FOR CONCRETE

PER ASTM MAX. ALL ROCK SHALL BE

FRACTURED FACE, ALL SIDES.

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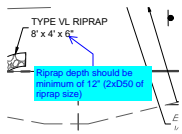
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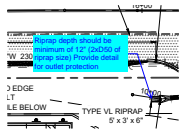
V3_Public Improvement Plan Comments.pdf Markup Summary

CDurham (5)



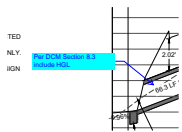
Subject: Callout
Page Label: [4] C3.0 HORIZONTAL CONTROL PLAN
Author: CDurham
Date: 12/5/2023 9:26:17 AM
Color: ■

Riprap depth should be minimum of 12" (2xD50 of riprap size)



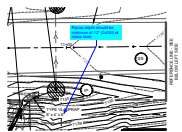
Subject: Callout
Page Label: [5] C4.0 PLAN AND PROFILE
Author: CDurham
Date: 12/5/2023 4:20:55 PM
Color: ■

Riprap depth should be minimum of 12" (2xD50 of riprap size) Provide detail for outlet protection



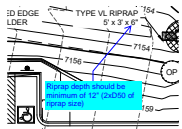
Subject: Callout
Page Label: [5] C4.0 PLAN AND PROFILE
Author: CDurham
Date: 12/5/2023 10:53:03 AM
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Per DCM Section 8.3 include HGL



Subject: Callout
Page Label: [7] C6.0 EROSION CONTROL PLAN
Author: CDurham
Date: 12/5/2023 10:54:12 AM
Color: ■

Riprap depth should be minimum of 12" (2xD50 of riprap size)



Subject: Callout
Page Label: [7] C6.0 EROSION CONTROL PLAN
Author: CDurham
Date: 12/5/2023 10:54:35 AM
Color: ■

Riprap depth should be minimum of 12" (2xD50 of riprap size)