RESERVE AT HOCKETT GULCH
PHASE 2 CIVIL CONSTRUCTION DOCUMENTS
SECTION 5, TOWNSHIP 5 SOUTH
RANGE 84 WEST 6TH PRINCIPAL MERIDIAN
TOWN OF EAGLE, COUNTY OF EAGLE
STATE OF COLORADO



VICINITY MAP
N.T.S

ABBREVIATIONS:

APPROX	APPROXIMATE
ARCH	ARCHITECT
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTOUR
COR	CORNER
CU	COPPER
DEMO	DEMOLITION
DIA OR ⌀	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DTL.	DETAIL
EL	ELEVATION
ELEC	ELECTRICAL
ESMT	EASEMENT
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FGW	FINISHED GRADE AT WALL
FHY	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GB	GRADE BREAK
GR	GRATE (AREA OR VALLEY INLETS)
GV	GATE VALVE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LF	LINEAL FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL AND PLUMBING
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
PT	POINT OF HORIZONTAL TANGENCY
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI	POINT OF HORIZONTAL INTERSECTION
PIV	PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PLBG	PLUMBING
POC	POINT OF CURVE
POT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PRKG	PARKING
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
R.O.W.	RIGHT OF WAY
RT	RIGHT
SSWR	SANITARY SEWER
SF	SQUARE FOOT
STA	STATION
STRM	STORM SEWER
STRC	STRUCTURAL
SWLK	SIDEWALK
SY	SQUARE YARD
TELE	TELEPHONE
TB	THRUST BLOCK
TEMP	TEMPORARY
TOC	TOP OF CURB
TOW	TOP OF WALL (RE: NOTE BELOW)
TYP.	TYPICAL
UD	UNDER DRAIN
UG	UNDERGROUND
VERT	VERTICAL
VC	VERTICAL CURVE

NOTE: TOW SHALL BE TOP OF WATER ON UTILITY SHEETS ONLY AND TOP OF WALL ON ALL OTHER SHEETS.

SHEET LIST TABLE

SHEET #	SHEET TITLE
C000	COVER SHEET
C001	NOTES
C002	NOTES
C010	EXISTING CONDITIONS
C050	DEMOLITION PLAN
C100	LOT 2 PAVING PLAN
C101	LOT 3 PAVING PLAN
C102	LOT 2 HORIZONTAL CONTROL PLAN
C103	LOT 3 HORIZONTAL CONTROL PLAN
C104	LINE & CURVE TABLES
C105	LINE & CURVE TABLES
C106	LINE & CURVE TABLES
C107	LINE & CURVE TABLES
C108	LINE & CURVE TABLES
C109	SIGNAGE & STRIPING PLAN
C110	SIGNAGE & STRIPING PLAN
C120	LOT 2 MT. EVE ALIGNMENT PLAN
C121	LOT 2 MT. EVE ROAD ALIGNMENT PLAN
C122	LOT 2 MT. THOMAS ROAD ALIGNMENT PLAN
C123	LOT 3 ROAD ALIGNMENT PLANS
C124	LOT 2 TYPICAL ROADWAY SECTIONS
C125	LOT 2 TYPICAL ROADWAY SECTIONS
C126	LOT 3 TYPICAL ROADWAY SECTIONS
C127	LOT 3 TYPCIAL ROADWAY SECTIONS
C140	SITE DETAILS
C141	SITE DETAILS
C142	SITE DETAILS
C143	SITE DETAILS
C200	OVERALL GRADING PLAN
C201	LOT 2 MT. EVE ROAD PLAN & PROFILE
C202	LOT 2 MT. EVE ROAD PLAN & PROFILE
C203	LOT 2 MT. THOMAS ROAD PLAN & PROFILE
C204	LOT 3 WINTER RIDGE ROAD PLAN & PROFILE
C205	LOT 3 MIDDLE MOUNTAIN ROAD PLAN & PROFILE
C206	LOT 3 WINTER RIDGE SPUR PLAN & PROFILE
C211	LOT 2 BUILDING 7 WALL PLAN & PROFILE SHEET
C212	LOT 2 BUILDING 9 WALL PLAN & PROFILE SHEET
C220	LOT 2 DETAILED GRADING PLAN
C221	LOT 2 DETAILED GRADING PLAN
C222	LOT 2 DETAILED GRADING PLAN
C223	LOT 2 DETAILED GRADING PLAN
C224	LOT 2 DETAILED GRADING PLAN
C225	LOT 2 DETAILED GRADING PLAN
C226	LOT 2 DETAILED GRADING PLAN
C227	LOT 2 DETAILED GRADING PLAN
C228	LOT 2 DETAILED GRADING PLAN
C229	LOT 3 DETAILED GRADING PLAN
C230	LOT 3 DETAILED GRADING PLAN
C231	LOT 3 DETAILED GRADING PLAN
C232	LOT 3 DETAILED GRADING PLAN
C233	LOT 3 DETAILED GRADING PLAN
C234	LOT 3 DETAILED GRADING PLAN
C235	LOT 3 DETAILED GRADING PLAN
C236	LOT 3 DETAILED GRADING PLAN
C237	LOT 3 DETAILED GRADING PLAN
C300	OVERALL UTILITY PLAN
C301	SHALLOW DRY UTILITY PLAN
C302	SHALLOW DRY UTILITY PLAN
C310	LOT 2 WATER MAIN A PLAN & PROFILE
C311	LOT 2 WATER MAIN A PLAN & PROFILE
C312	LOT 2 WATER MAIN A PLAN & PROFILE
C313	LOT 2 WATER MAIN B PLAN & PROFILE
C314	LOT 2 BUILDING SERVICES PLAN & PROFILE
C315	LOT 2 FIRE HYDRANT LATERALS PLAN & PROFILE
C316	LOT 2 & 3 WATER MAIN CONNECTION PLAN & PROFILE
C317	LOT 3 WATER MAIN C PLAN & PROFILE
C318	LOT 3 WATER MAIN C PLAN & PROFILE
C319	LOT 3 WATER MAIN D PLAN & PROFILE
C320	LOT 3 WATER MAIN D PLAN & PROFILE
C321	LOT 3 BUILDINGS 10 & 11 SERVICE PLAN & PROFILE
C322	LOT 3 HYDRANT LATERALS PLAN & PROFILE
C323	LOT 3 BUILDINGS 12–15 WATER SERVIC PLAN
C324	WATER DETAILS
C325	WATER DETAILS
C326	WATER DETAILS
C330	LOT 2 STORM SEWER MAIN A PLAN & PROFILE
C331	LOT 2 STORM SEWER MAIN A PLAN & PROFILE
C332	LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE
C333	LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE
C334	LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE
C335	LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE
C336	LOT 3 STORM SEWER MAIN B PLAN & PROFILE
C337	LOT 3 STORM SEWER MAIN C PLAN & PROFILE
C338	LOT 3 STORM SEWER MAIN C PLAN & PROFILE
C339	LOT 3 STORM MAIN D & OS4 PLAN & PROFILE
C340	POND 2 & 3 STORM SEWER CONNECTION PLAN & PROFILE
C341	BUILDINGS 7 & 9 ROOF DRAIN COLLECTION SYSTEM PLAN
C342	BUILDING 11 ROOF DRAIN COLLECTION SYSTEM PLAN
C343	STORM DETAILS
C344	STORM DETAILS
C345	STORM DETAILS
C350	LOT 2 SANITARY SEWER MAIN A PLAN & PROFILE
C351	LOT 2 SANITARY SEWER SERVICE PLAN & PROFILE
C352	LOT 3 SANITARY SEWER MAIN B PLAN & PROFILE
C353	LOT 3 SANITARY SEWER MAIN C PLAN & PROFILE
C354	LOT 3 SANITARY SEWER SERVICE PLAN & PROFILE
C355	LOT 3 BUILDINGS 12–15 SANITARY SEWER SERVICE PLAN
C356	SANITARY DETAILS
C357	SANITARY DETAILS
C400	LOT 2 EROSION CONTROL PLAN
C401	LOT 3 EROSION CONTROL PLAN
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C404	EROSION CONTROL DETAILS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	ASPHALT PAVING	
	CONCRETE/ SIDEWALK	
–5750–	CONTOURS	5750
	UTILITY CROSSING	#
–ST–	STORM SEWER	ST
ST	STORM MANHOLE	ST
–RD–	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
–SS–	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
	CLEAN OUT	
–W–	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
–IR–	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	
–OHE–	OVERHEAD ELECTRIC	
–E–	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
–T–	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
–CT–	CABLE TV	CT
–G–	GAS LINE	G
–FO–	FIBER OPTIC	FO
O.W.	MONITOR WELL	
	SIGN	
	DIRECTION OF FLOW	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
ELEV.	SPOT ELEVATIONS	ELEV.
DRIVE	DESCRIPTIONS	DRIVE
	JOINT UTILITY TRENCH	

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

MARTIN/MARTIN
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
COVER SHEET

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & SHALL NOT BE DISCLOSED, COPIED, USED OR ASSIGNED TO ANY PERSON IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:

C000

PLOT DATE: Saturday, November 2, 2024 5:22 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\COVER & NOTES.dwg

GRADING NOTES:

1. ALL SITE GRADING EXCAVATION, EMBANKMENT, AND COMPACTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF EAGLE'S "STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS," LATEST EDITION.

2. THE GRADING DESIGN SHOWN HEREON HAS BEEN PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF FHA AND HUD CRITERIA AND TO THE GREATEST EXTENT POSSIBLE, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR THIS PROJECT. VARIOUS CONFLICTING DESIGN CRITERIA MAKE TOTAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS DIFFICULT [ADA, SITE PLAN LAYOUT, ETC.]. THUS, THESE PLANS HAVE BEEN PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND COMMENT RELATIVE TO COMPLIANCE WITH THEIR RECOMMENDATIONS. IF THE GEOTECHNICAL ENGINEER DETERMINES THE DESIGN MAY COMPROMISE THE ACCEPTABLE PERFORMANCE OF THE STRUCTURES AND/OR PAVEMENTS, UPON RECEIPT OF THE WRITTEN COMMENTS FROM THE GEOTECHNICAL ENGINEER, COMMENTS WILL BE DISCUSSED AND RESOLVED WITH THE OWNER AND THE GEOTECHNICAL ENGINEER, AND WILL BE ADDRESSED IN A MANNER AS DIRECTED BY THE OWNER.

3. ALL NEWLY CONSTRUCTED OR ALTERATIONS OF ACCESSIBILITY ROUTES (WALKS, RAMPS, ENTRANCES, ETC.) SHALL COMPLY WITH THE RULES AND REGULATIONS SET FORTH BY ADA, ADAAG, CITY, STATE, FEDERAL OR JURISDICTION HAVING AUTHORITY, INCLUDING BUT NOT LIMITED TO: 5% MAXIMUM GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM GRADE ON WALKS WITH HANDRAILS AND LEVEL LANDINGS (MAXIMUM 2% COMPOSITE SLOPE), 2% MAXIMUM CROSS SLOPE ON WALKS AND 2% MAXIMUM COMPOSITE SLOPE IN ACCESSIBLE PARKING/LOADING AREAS. NO TOLERANCE REGARDING MAXIMUM SLOPES WILL BE ALLOWED. DURING CONSTRUCTION, CONTRACTOR SHALL COORDINATE AS NECESSARY WITH OWNER, DEVELOPER, ENGINEER, ARCHITECT, OR DESIGNATED OFFICIAL IF RULES AND REGULATIONS OF ACCESSIBILITY ROUTES CAN NOT BE MET. IN ADDITION, OWNER IS ADVISED THAT REGULAR MAINTENANCE PROGRAMS SHOULD BE IMPLEMENTED AFTER CONSTRUCTION TO KEEP EXISTING ROUTES SAFE, USABLE, AND ADA COMPLIANT.

4. IT IS THE INTENTION OF THE PROJECT GRADING PLANS TO BE IN STRICT COMPLIANCE WITH, AND OR EXCEED, THE PROJECT'S GEOTECHNICAL ENGINEER'S GRADING RECOMMENDATIONS. IF THE CONTRACTOR BELIEVES A DEVIATION EXISTS BETWEEN THE PLANS AND THE GEOTECHNICAL RECOMMENDATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH WORK. THE GENERAL CONSTRUCTION SPECIFICATION IS THAT THE MOST RESTRICTIVE REQUIREMENT/RECOMMENDATION GOVERNS THE CONSTRUCTION OF THE PROJECT.

5. IF THE OWNER ELECTS TO UTILIZE FOUNDATION SYSTEMS AND/OR PAVEMENT DESIGNS THAT REQUIRE SPECIAL CONSIDERATION FOR CONTROL OF SUBGRADE MOISTURE, SPECIAL PRECAUTIONS AND EXTRAORDINARY DESIGN PARAMETERS SHALL BE THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER IN CONCERT WITH THE FOUNDATION/PAVEMENT DESIGN. IT IS ACKNOWLEDGED THAT VARIOUS FOUNDATION SYSTEMS REQUIRE DIFFERENT LEVELS OF SUBGRADE PREPARATION, DRAINAGE DESIGNS, AND/OR SUBSURFACE DRAINAGE CRITERIA THAT ARE BEYOND THE PURVIEW AND RESPONSIBILITY OF MARTIN/MARTIN, AND THE GRADING PLANS SHOWN HEREON. THE INCORPORATION AND EXECUTION OF THESE SPECIAL PRECAUTIONS SHALL OCCUR IN CLOSE COORDINATION WITH THE GEOTECHNICAL ENGINEER'S DESIGN AND CONSTRUCTION OBSERVATIONS.

6. GRADING SHOWN HEREON IS DESIGNED TO ADDRESS PROPER DRAINAGE CONSIDERATIONS FOR THE PROTECTION OF THE STRUCTURES AND IMPROVEMENTS WITHIN THE PROJECT. THE COORDINATION OF THIS DESIGN AND COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION WITH THE LANDSCAPE ARCHITECT'S DESIGN, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER. MARTIN/MARTIN HIGHLY RECOMMENDS THAT THE LANDSCAPE IMPROVEMENTS BE REVIEWED AND APPROVED FOR COMPLIANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

7. EXISTING ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN DEPICTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED STRUCTURES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE ENGINEERS INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

8. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL, SOD AND LANDSCAPE MATERIALS.

   ALL SPOTS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. FG = FINISHED GRADE, FF = FINISH FLOOR, TOF = TOP OF FOUNDATION, HP = HIGH POINT, LP = LOW POINT, TOW = TOP OF WALL [FINISHED GRADE AT BACK OF WALL], BOW = BOTTOM OF WALL [FINISHED GRADE AT FACE OF WALL], GB = GRADE BREAK, FL = FLOWLINE, TOC = TOP OF CURB.

9. ALL ISLANDS ARE TO BE GRADED SUCH THAT THERE IS A POSITIVE DRAINAGE TO ADJACENT CURB AND GUTTER.

10. COMMERCIAL BUILDING FINISHED FLOOR [OR TOP OF FOUNDATION] ELEVATIONS MUST BE A MINIMUM 1.0 FEET ABOVE THE 100-YEAR WATER SURFACE ELEVATION AND RESIDENTIAL MUST BE A MINIMUM 2.0 FEET ABOVE THE 100-YR WATER SURFACE.

11. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1:1] (H:V). PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) UNLESS NOTED OTHERWISE IN AREAS TO BE SEEDED OR SODDED.

12. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.

13. REFER TO FINAL DRAINAGE STUDY DATED MARCH 21, 2024 PREPARED BY MARTIN/MARTIN, INC. FOR DRAINAGE BASINS, FLOWS, AND INTENDED DRAINAGE PATTERNS.

14. MARTIN/MARTIN IS PROVIDING LINE AND GRADE FOR THE RETAINING WALLS SHOWN HEREON. THE WALL LAYOUT/GRADING SHOWN IS PROVIDED TO THE WALL DESIGNER/CONTRACTOR AS A COURTESY. THE WALL DESIGNER SHALL TAKE INTO CONSIDERATION ALL JURISDICTIONAL REQUIREMENTS, GEOTECHNICAL INFORMATION AND REQUIREMENTS, AND GRADING/DRAINAGE PATTERNS IN THE DESIGN OF THE WALLS. THE RETAINING WALL DESIGN NEEDS TO ACCOMMODATE THE EFFECTS OF UNCONTROLLED RUNOFF FROM UP-GRADIENT OF THE WALLS, INCLUDING HYDROSTATIC PRESSURE AND EROSION. REFER TO GRADING PLANS DATED MARCH 21, 2024 PREPARED BY MARTIN/MARTIN FOR PROPOSED GRADING AND TO THE FINAL DRAINAGE REPORT DATED MARCH 21, 2024 PREPARED BY MARTIN/MARTIN FOR DRAINAGE BASINS AND PATTERNS.

15. THESE CONSTRUCTION DOCUMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION OF THE DEVELOPMENT DEPICTED HEREIN. PERIODIC, SYSTEMATIC MAINTENANCE IS NECESSARY FOR THE OWNER TO REALIZE THE DESIGN LIFE AND PERFORMANCE OF THE FACILITIES OF THIS PROJECT. INSPECTION, MAINTENANCE AND REPAIR ARE THE SOLE RESPONSIBILITY OF THE OWNER. THE DESIGN RELIES UPON A RESPONSIBLE EFFORT BY THE OWNER TO MAINTAIN THE FACILITIES, THUS, ANY DAMAGES ARISING OUT OF THE OWNER'S FAILURE TO PERFORM SAID MAINTENANCE ARE BEYOND THE DESIGNERS CONTROL. MARTIN/MARTIN EMPHASIZES THE IMPORTANCE OF A MAINTENANCE PROGRAM AND IF REQUESTED WOULD BE AVAILABLE TO SUBMIT A PROPOSAL FOR ASSISTING THE OWNER IN THE DEVELOPMENT OF A COMPREHENSIVE, SYSTEMATIC MAINTENANCE PROGRAM TO MAINTAIN THE MAJOR INFRASTRUCTURE COMPONENTS OF THIS PROJECT. OWNER SHOULD BE COGNIZANT OF THE IMPORTANCE OF MAINTAINING DRAINAGE PATTERNS AND TO AVOID EXCESSIVE IRRIGATION. THE SOILS TYPICALLY FOUND IN COLORADO ARE SENSITIVE TO EXCESS MOISTURE. THIS COULD POTENTIALLY RESULT IN PAVEMENT/STRUCTURE MOVEMENTS WHICH MAY BE UNACCEPTABLE AND COMPROMISE THE DESIGN INTENT AND FUNCTIONALITY OF THE PROJECT. MARTIN/MARTIN RECOMMENDS THE OWNER MAINTAIN A COMPLETE SET OF SOILS/DRAINAGE REPORTS AND DESIGN PLANS OF THE PROJECT FOR FUTURE REFERENCE.

16. THE PLANS HAVE BEEN PREPARED BY MARTIN/MARTIN IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PER GEOTECHNICAL REPORT. MARTIN/MARTIN HAS NO RESPONSIBILITY FOR THE FOUNDATION SYSTEMS USED WITHIN THIS DEVELOPMENT. MARTIN/MARTIN SUGGESTS THAT ALL OWNERS, PRESENT AND FUTURE, BECOME AWARE OF THE RISK ASSOCIATED WITH IMPROPER MAINTENANCE OF SLOPES AND DRAINAGE AWAY FROM THE STRUCTURES. MARTIN/MARTIN RECOMMENDS THE FOLLOWING REFERENCE AS A WAY TO BECOME MORE AWARE OF THE UNIQUE SOILS CONDITIONS FOUND WITHIN THIS PROJECT AND WITHIN MUCH OF THE FRONT RANGE AREA.

    "A GUIDE TO SWELLING SOIL FOR HOMEBUYERS AND HOMEOWNERS: PUBLISHED BY THE COLORADO GEOLOGICAL SURVEY, SPECIAL PUBLICATION NO. 43.

17. THE FOLLOWING LIMITED SCOPE OF RESPONSIBILITY NOTE MUST BE LOCATED, OR REFERENCED TO A GENERAL NOTE, ADJACENT TO THE P.E. SEAL PER 5.1.5 OF THE COLORADO BYLAWS AND RULES.

18. THE DESIGN PLANS SHOWN HEREIN WERE DEVELOPED BASED UPON THE GEOTECHNICAL INVESTIGATIONS/ANALYSIS/ENGINEERING CRITERIA DEVELOPED BY KUMAR & ASSOCIATES, INC., AS PRESENTED IN THE GEOTECHNICAL REPORT ENTITLED "SUBSOIL STUDY FOR FOUNDATION DESIGN PROPOSED APARTMENT COMPLEX HOCKETT GULCH, PHASES I AND II SYLVAN LAKE ROAD EAGLE, COLORADO", DATED JULY 12 2021, SIGNED AND SEALED BY STEVEN L. PAWLAK, P.E. ADDITIONALLY, THE DESIGN PLANS SHOWN HEREIN WERE DEVELOPED BASED UPON THE GEOTECHNICAL INVESTIGATIONS/ANALYSIS/ENGINEERING CRITERIA DEVELOPED BY WISS, JANNEY, ELSTNER ASSOCIATES, INC., AS PRESENTED IN THE GEOTECHNICAL REPORTS ENTITLED "THE RESERVE AT HOCKETT GULCH, PROPOSED PHASE II – DEBRIS FLOW ANALYSIS AND POTENTIAL MITIGATION", DATED JULY 26 2019, AND "RESERVE AT HOCKETT GULCH, PHASE III – DEBRIS FLOW ANALYSIS AND POTENTIAL MITIGATION", SIGNED AND SEALED BY FRANCIS E. HARRISON, P.E. MARTIN/MARTIN, INC. RELIED UPON THE ENGINEERING ANALYSIS AND CONCLUSIONS OF THIS REPORT IN THE PREPARATION OF THESE CIVIL ENGINEERING PLANS AND DOCUMENTS. NO INDEPENDENT INVESTIGATIONS AND/OR ANALYSIS WAS CONDUCTED BY MARTIN/MARTIN, INC. THESE PLANS WERE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND VERIFICATION THAT THESE PLANS DEVELOPED BY MARTIN/MARTIN PROPERLY INTERPRETED AND APPLIED THE CRITERIA AND RECOMMENDATIONS ESTABLISHED BY THEIR GEOTECHNICAL REPORT FOR THIS PROJECT.

ACCESSIBLE ROUTES:

1. ALL CONSTRUCTION AND VERIFICATION/TESTING SHALL BE IN ACCORDANCE WITH RULES AND REGULATIONS OF LOCAL, STATE AND FEDERAL JURISDICTIONS, AND THE MOST CURRENT REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT ("ADA"); ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD – ABAAS AS PROVIDED FOR IN THE REGULATIONS OF THE UNITED STATES ACCESS BOARD, UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) – ANSI A117.1 . ADDITIONALLY, MEET REQUIREMENTS BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION AND FEDERAL HIGHWAY ADMINISTRATION WHICH REQUIREMENTS ARE PRINCIPALLY LISTED IN 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, PROPOSED GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES ("PROWAG") AND LOCAL STANDARDS, FOR ANY ACCESSIBLE ROUTE.

2. NOTES AND REQUIREMENTS WITHIN THE CONSTRUCTION DOCUMENTS ARE A SUPPLEMENT TO, AND NOT A REPLACEMENT FOR THE REFERENCED REGULATIONS.

3. CONTRACTORS ARE TO BE AWARE WHEN REFERRING TO THE ABOVE STANDARDS, RULES AND REGULATIONS THAT PUBLISHED VALUES FOR DIMENSION AND SLOPE ARE FOR FINISHED CONSTRUCTION, NO TOLERANCE IS PERMITTED BELOW MINIMUM AS SHOWN ON DRAWINGS OR ABOVE MAXIMUM VALUES AS INDICATED IN THE APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS.

4. THE REGULATIONS EXPECT THE CONTRACTORS TO BE KNOWLEDGEABLE OF CONSTRUCTION PRACTICES, AND TO USE APPROPRIATE MEANS AND METHODS TO MEET TOLERANCES AND ENSURE CONSTRUCTION COMPLIES WITH REGULATIONS. ALL CONSTRUCTION OR ALTERATIONS OF ACCESSIBILITY ROUTES (WALKS, RAMPS, ENTRANCES, ETC.) SHALL COMPLY WITH STANDARDS, RULES AND REGULATIONS SET FORTH ABOVE, INCLUDING BUT NOT LIMITED TO 5% MAXIMUM LONGITUDINAL GRADE ON WALKS WITHOUT HANDRAILS, 8.33% MAXIMUM LONGITUDINAL GRADE ON WALKS WITH HANDRAILS, AND LANDINGS 2% MAXIMUM COMPOSITE SLOPE. 2% MAXIMUM CROSS SLOPE ON WALKS, AND 2% MAXIMUM COMPOSITE SLOPE IN ACCESSIBLE PARKING/LOADING AREAS. NO TOLERANCE REGARDING MAXIMUM SLOPE WILL BE ALLOWED.

5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH OWNER/DEVELOPER, ENGINEER, ARCHITECT OR DESIGNATED OFFICIAL IF RULES AND REGULATIONS OF ACCESSIBILITY ROUTES CANNOT BE MET OR A DISCREPANCY OF REQUIREMENTS ARE INDICATED ON DRAWINGS. IN ADDITION, OWNER/DEVELOPER IS ADVISED THAT REGULAR MAINTENANCE PROGRAMS SHOULD BE IMPLEMENTED AFTER CONSTRUCTION TO KEEP EXISTING ROUTES SAFE, USABLE, AND ACCESSIBLE COMPLIANT.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS [LATEST REVISION]. ALL SANITARY SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY TOWN OF EAGLE.

2. SANITARY SEWER LINES TO BE PVC C900-16, GREEN PIPE, AND TO BE RESTRAINED WITH EBAA IRON SERIES 1500 SPLIT SERRATED RESTRAINT HARNESS.

3. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED SEWER.

4. ALL SANITARY SEWER MAIN TESTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF EAGLE STANDARDS AND SPECIFICATIONS [LATEST REVISION].

5. ALL SANITARY SEWER MAIN CONSTRUCTION SHALL BE DONE BY A CONTRACTOR LICENSED BY THE TOWN OF EAGLE. THE ENGINEER, OWNER AND TOWN OF EAGLE SHALL BE NOTIFIED [48] HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.

6. MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS AND SERVICES.

7. DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE WIDTHS.

8. MANHOLES, BARRELS AND CONES SHALL BE CONSTRUCTED OF PRECAST CONCRETE, CAST- IN-PLACE MANHOLES SHALL NOT BE ALLOWED.

9. PRECAST MANHOLES AND RISERS SHALL BE MANUFACTURED IN CONFORMITY WITH ASTM DESIGNATION C-478. ALL CONES SHALL BE [ECCENTRIC], EXCEPT FOR MANHOLE DEPTHS SIX FEET (6') OR LESS WHEN A FLAT TOP SECTION SHALL BE USED.

10. THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK" RUBBERNECK OR APPROVED EQUAL.

11. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. PIPELINE CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN INCHES (18") FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.

12. MANHOLE CONES SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE FEET [3'] CLEARANCE BETWEEN THE MANHOLE RING AND THE LIP OF GUTTER.

13. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

14. ALL SEWER PIPES SHALL BE INSTALLED WITH CDOT CLASS 6 BEDDING AS A MINIMUM.

15. ALL JOINTS BETWEEN BARREL SECTIONS SHALL BE GROUTED INSIDE AND OUTSIDE WITH A NON-SHRINK GROUT PRIOR TO BACKFILLING.

16. BACKFILL IN PUBLIC RIGHT OF WAY MUST MEET THE REQUIREMENTS OF TOWN OF EAGLE. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT AND NOTIFY THE TOWN OF EAGLE, 48-HOURS PRIOR TO START OF JOB.

17. NO BACKFILL MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF EAGLE REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE TOWN OF EAGLE FORTY EIGHT [48] HOURS IN ADVANCE OF PROPOSED BACKFILL OPERATIONS SO A TOWN OF EAGLE REPRESENTATIVE MAY INSPECT THE PIPE AND THE BEDDING PRIOR TO BACKFILLING.

18. THE CONNECTION OF A NEW SANITARY SEWER LINE TO AN EXISTING MANHOLE MAY REQUIRE CHANGES IN ELEVATIONS OR MODIFICATION TO EXISTING STRUCTURE. USE OF A PRE-CAST CONCRETE STRUCTURE OR MANHOLE RECONSTRUCTION IS AT THE DISCRETION OF TOWN OF EAGLE.

19. CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.

20. NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, OR PIPES.

21. UNLESS NOTED OTHERWISE ON PLANS, INSTALL FOUR INCH (4") SANITARY SEWER SERVICE LINES AT 0.0208-FT/FT MINIMUM, 0.0800-FT/FT MAXIMUM SLOPE. INSTALL SIX INCH (6") SERVICE LINES AT 0.0104 FT/FT MINIMUM, 0.0600 FT/FT MAXIMUM SLOPE.

STORM SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE ENGINEERING STANDARDS, MATERIAL SPECIFICATIONS, AND DRAWINGS [LATEST REVISION]. ALL STORM SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY TOWN OF EAGLE.

2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING STORM SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED STORM SEWER.

3. ALL STORM SEWER LINES SHALL BE ADS HP HDPE UNLESS DISTANCE BETWEEN PIPE CROWN AND BOTTOM OF PAVEMENT IS LESS THAN 18", IN WHICH CASE CLASS IV RCP WILL BE REQUIRED.

4. ALL JOINTS AND JOINTING MATERIAL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS. (REFER TO MHFD SPECIFICATION 33 41 00 FOR ADDITIONAL INFORMATION):
   A. RUBBER GASKET JOINTS FOR TONGUE AND GROOVE OR BELL AND SPIGOT PIPE USING A CONFINED GASKET JOINT SHALL CONSIST OF AN O-RING RUBBER GASKET OR OTHER APPROVED GASKET CONFIGURATION AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM 361, ASTM C443, ASTM C1619, OR ASTM C1628 FOR THE PIPE DESIGNATED. UNLESS OTHERWISE APPROVED BY ENGINEER, THE STANDARD JOINT CONFIGURATION SHALL BE AS NOTED IN MHFD SUBSECTION 3.04.F.
   B. RUBBER GASKET JOINTS FOR TONGUE AND GROOVE OR BELL AND SPIGOT PIPE USING A SINGLE OFFSET JOINT SHALL CONSIST OF A NON-CIRCULAR RUBBER GASKET OR OTHER APPROVED GASKET CONFIGURATION AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM C76 OR ASTM 361 FOR THE PIPE DESIGNATED. UNLESS OTHERWISE APPROVED BY ENGINEER, THE STANDARD JOINT CONFIGURATION SHALL BE AS NOTED IN SUBSECTION MHFD 3.04.F.
   C. GASKETS MAY BE NATURAL RUBBER, ISOPRENE OR NEOPRENE CONFORMING TO ASTM C1619.

5. DISTANCES FOR STORM SEWER PIPE ARE THE HORIZONTAL DISTANCES FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE WIDTHS.

6. MANHOLES, BARRELS AND CONES SHALL BE CONSTRUCTED OF PRECAST CONCRETE. CAST-IN-PLACE MANHOLES SHALL NOT BE ALLOWED.

7. PRECAST MANHOLES AND RISERS SHALL BE MANUFACTURED IN CONFORMITY WITH ASTM DESIGNATION C-478. ALL CONES SHALL BE [ECCENTRIC] AND SHALL BE ROTATED AWAY FROM ADJACENT CURB AND GUTTER.

8. ALL STORM SEWERS SHALL HAVE CDOT CLASS 6 BEDDING UNLESS OTHERWISE SHOWN. BEDDING MATERIAL SHALL CONFORM TO ASTM C-33 OR D-448, GRADATION NO. 67.

9. THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND SHALL BE "RAMNEK," RUBBERNECK OR APPROVED EQUAL.

10. THE CONNECTION OF A NEW STORM SEWER TO AN EXISTING MANHOLE/INLET MAY REQUIRE CHANGES IN ELEVATIONS OR MODIFICATION TO EXISTING STRUCTURES. USE OF A PRE-CAST CONCRETE STRUCTURE OR MANHOLE/INLET RECONSTRUCTION IS AT THE DISCRETION OF TOWN OF EAGLE.

11. CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.

12. NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.

13. RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN [18] INCHES FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.

14. MANHOLE COVERS SHALL BE ALIGNED TO PROVIDE A MINIMUM OF THREE [3] FEET CLEARANCE BETWEEN THE MANHOLE RING AND THE LIP OF GUTTER.

15. STATIONING/COORDINATES SHOWN FOR TYPE 'R' INLETS IS ON FLOWLINE AT CENTER OF INLET. STATIONING/COORDINATES FOR AREA INLETS ARE AT CENTER OF INLET. STATIONING/COORDINATES FOR FLARED END SECTIONS ARE AT CENTER OF FLARED END.

16. SLOPE OF INLET FLOW LINE OR GRATE TO MATCH STREET GRADE UNLESS INLET IS AT A SUMP LOCATION.

17. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF ROOF DRAIN SERVICES AND DOWNSPOUTS WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

INSPECTION AND MAINTENANCE OF HOCKETT GULCH AND STORMWATER FACILITIES INTERCEPTING OFFSITE FLOWS:

1. HOCKETT GULCH AND THE PROPOSED STORMWATER FACILITIES INTERCEPTING OFFSITE FLOWS SHALL BE INSPECTED AND MAINTAINED AFTER EACH RAIN EVENT OR AT LEAST ONCE PER MONTH. IT IS CRITICAL THAT THESE STORMWATER FACILITIES BE MAINTAINED AND THAT THEY FUNCTION AS DESIGNED GIVEN THE RISK OF LANDSLIDES AND DEBRIS FLOW. IMPROPER MAINTENANCE COULD RESULT IN ADVERSE IMPACTS TO THE SITE IN THE EVENT OF A DEBRIS FLOW.

2. INSPECTION AND MAINTENANCE OF HOCKETT GULCH AND THE PROPOSED STORMWATER FACILITIES INTERCEPTING OFFSITE FLOWS SHALL BE THE RESPONSIBILITY OF THE OWNER.

3. INSPECTION AND MAINTENANCE PROCEDURES SHALL ADHERE TO TOWN OF EAGLE REQUIREMENTS.

4. AT A MINIMUM, MAINTENANCE ACTIVITIES SHALL INCLUDE:
   - ROUTINE SEDIMENT, TRASH, DEBRIS, AND OVERGROWN VEGETATION REMOVAL FROM THE GULCH, SWALES, INLETS, AND PIPES.
   - EROSION REPAIR OF THE GULCH, SWALES, AND EMBANKMENTS WHEN NEEDED.
   - STRUCTURAL REPAIR OF THE INLETS AND PIPES WHEN NEEDED.

5. IN THE EVENT OF A DISTURBANCE TO THE UPLSOPE HILLSIDES, EITHER ON OR OFF PROPERTY, THE DEBRIS FLOW MITIGATION MEASURES IMPLEMENTED WITHIN THIS DESIGN SHOULD BE RE-EVALUATED BY AN ENGINEER.

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MARK LUNA
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11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
NOTES

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY AND SHALL NOT BE USED BY ANY PERSON FOR ANY PURPOSE, IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:
C001

PLOT DATE: Saturday, November 2, 2024 5:22 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\COVER & NOTES.dwg

WATER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE ENGINEERING STANDARDS, MATERIALS SPECIFICATIONS AND DRAWINGS. ALL MAIN INSTALLATIONS/SYSTEM MODIFICATIONS SHALL BE APPROVED AND INSPECTED BY TOWN OF EAGLE.

2. ALL WATER MAIN CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE TOWN OF EAGLE. THE ENGINEER, OWNER AND TOWN OF EAGLE SHALL BE NOTIFIED [48] HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.

3. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE (DIP), MANUFACTURED IN ACCORDANCE WITH ANSI SPECIFICATIONS A21.51–71, CEMENT LINED IN ACCORDNACE WITH ANSI SPECIFICATIONS A21.4–1971, WITH PUSH ON OR MECHANICAL JOINST IN ACCORDNACE WITH ANSI SPECIFICATIONS A21.11–1972. ALL DIAMETERS UP TO AND INCLUDING 12–INCH DIAMETER PIPE SHALL HAVE A CLASS 50 WALL THICKNESS. ALL PIPE 14 INCHES AND LARGER IN DIAMETER SHALL HAVE A CLASS 52 WALL THICKNESS. ALL DIP WITH PUSH–ON JOINST SHALL BE CONNECTED BY ELECTRODES TO PERMIT ELECTRICAL CONDUCTIVITY. ALL FITTINGS SHALL BE MADE FROM GRAY–IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL BE AT A PRESSURE RATING OF 350 PSI AND SHALL BE WRAPPED WITH EIGHT MILLIMETER MINIMUM THICKNESS POLYETHYLENE MATERIAL IN ACCORDANCE WITH AWWA STANDARD C105.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ALL WATER VALVE BOXES TO THE REQUIRED FINAL GRADE. IN ADDITION, VALVE EXTENSIONS SHALL BE INSTALLED SUCH THAT A SIX FOOT VALVE KEY CAN OPERATE THE VALVE.

5. NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE TOWN OF EAGLE.

6. THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TESTS AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENT OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF EAGLE UPON REQUEST.

7. DISTANCES FOR WATER ARE THE HORIZONTAL DISTANCE BETWEEN CENTER OF FITTING TO CENTER OF VALVE, METER, ETC. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.

8. MAINTAIN A MINIMUM OF TEN FEET [10'] HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND WATER MAINS AND SERVICES.

9. FOR ALL PIPE INSTALLATIONS, THE DEPTH OF COVER OVER THE PIPE MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE SHALL BE A MINIMUM OF 6 FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE. IF DIFFICULTIES ARISE WHEN CROSSING INTERFERENCE AND WHERE SPECIFICALLY APPROVED BY TOWN OF EAGLE, DEVIATIONS FROM 6 FEET OF COVER WILL BE PERMITTED. COVER OVER THE PIPE SHALL BE A MINIMUM OF 6 FEET AND A MAXIMUM OF 10 FEET.

10. FIRE HYDRANTS SHALL CONFORM TO TOWN OF EAGLE MATERIALS AND SPECIFICATIONS. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, THRUST BLOCKS, RESTRAINTS, AND MATERIALS NECESSARY TO INSTALL THE HYDRANT.

11. INSTALL THRUST BLOCKS AT ALL BENDS, STUBS AND TEES IN WATER LINES. ALL BLOW–OFFS, VALVES AND BENDS SHALL BE RODDED OR MECHANICALLY RESTRAINED PER TOWN OF EAGLE DETAILS AS NOTED OR IF SOIL CONDITIONS ARE UNSTABLE OR AS DIRECTED BY THE TOWN OF EAGLE.

12. ALL PIPING SHALL BE DISINFECTED AFTER INSTALLATION IS COMPLETE IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN AWWA C601–68. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED AND CHLORINATED PER T.O.E. ENGINEERING STANDARDS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA B300 AND AWWA C–651 "DISINFECTING WATER MAINS." THE PREFERRED METHOD IS TO USE CALCIUM HYPOCHLORITE GRANULES PER T.O.E. STANDARDS. CALCIUM HYPOCHLORITE TABLETS ARE NOT ALLOWED. THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE COMPLETED PRIOR TO HYDROSTATIC TESTING. WHEN INSTALLATION HAS BEEN COMPLETED, THE MAIN SHALL BE FILLED WITH WATER AT A VELOCITY OF LESS THAN ONE FOOT PER SECOND. THIS WATER SHALL REMAIN IN THE PIPE FOR AT LEAST 24 HOURS. AFTER THE APPLICABLE RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM OR LESS THAN ONE PPM. THE TOWN ENGINEER SHALL MAKE FINAL TESTS TO DETERMINE THE CHLORINE LEVEL BEFORE THE SYSTEM IS APPROVED FOR DOMESTIC USE.

13. ALL VALVES ARE TO BE LOCATED ON THE PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS MAY BE REQUIRED AS SHOWN ON THE PLANS.

14. WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE [1] FOOT SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF PIPES.

15. PRIOR TO INSTALLATION OF WATER MAINS, ROAD CONSTRUCTION MUST HAVE PROGRESSED TO AT LEAST THE "SUB–GRADE" STATE.

16. BEFORE ANY TAPS ARE MADE FROM MAINS, APPLICATION[S] FOR THE TAPS MUST BE RECEIVED AND APPROVED BY THE TOWN OF EAGLE.

17. INDIVIDUAL SERVICE LINE PRV'S ARE REQUIRED.

18. ALL COMBINATION FIRE LINE AND DOMESTIC TAPS MUST BE INSPECTED AND APPROVED BY TOWN OF EAGLE PRIOR TO THE RELEASE OF THE WATER MAINS.

19. THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT [CDPHE] REQUIRES ALL WATER LINE CONTRACTORS TO POSSESS A CURRENT DISCHARGE PERMIT FOR DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS OR CONDUITS. CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT 303–692–3517 FOR INFORMATION ON OBTAINING THE REQUIRED PERMIT.

20. CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

21. CONTRACTOR TO INSTALL WATER MAINS AS SHOWN ON PLANS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATION FOR JOINT INSERTION, VERTICAL AND HORIZONTAL DEFLECTIONS. IF DESIGN ALIGNMENT REQUIRES A HORIZONTAL OR VERTICAL DEFLECTION IN EXCESS OF PIPE MANUFACTURES ALLOWANCES, CONTRACTOR TO SUBMIT TO ENGINEER OF RECORD (EOR) AND AUTHORITIES HAVING JURISDICTION (AHJ) PROPOSED ALTERNATIVE SOLUTIONS TO ACHIEVE THE INTENT OF THE DESIGN ALIGNMENT.

MARTIN/MARTIN, INC. GENERAL NOTES:

IN ADDITION TO THE TOWN OF EAGLE STANDARD NOTES, THE FOLLOWING SHALL APPLY:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE STANDARDS AND SPECIFICATIONS [LATEST REVISION]. ALL STREETS, WATER MAIN, STORM SEWER AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO TOWN OF EAGLE INSPECTION.

2. THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE TOWN OF EAGLE AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.

3. CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER AND THE TOWN OF EAGLE 48–HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE–CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN OF EAGLE ENGINEERING INSPECTOR 24–HOURS PRIOR TO START OF WORK.

4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

5. THE TOWN OF EAGLE/OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.

6. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION [OSHA] "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, OR TO ANY EXISTING SITE IMPROVEMENTS OR STRUCTURES. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.

7. CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITY INTERRUPTIONS AND TRAFFIC CONTROL. ANY CONSTRUCTION WITHIN THE COLORADO DEPARTMENT OF TRANSPORTATION [CDOT] RIGHT–OF–WAY WILL REQUIRE A CDOT CONSTRUCTION PERMIT PRIOR TO ANY WORK IN THEIR RIGHT–OF–WAY.

8. AT LEAST FIVE [5] WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO TOWN OF EAGLE. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR AND SHALL BE IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC CONTROL DEVICES FOR THE ENTIRE DURATION OF THE PROJECT OR UNTIL THE ROADWAY HAS BEEN OPENED AND THE PERMANENT TRAFFIC CONTROL DEVICES HAVE BEEN INSTALLED.

9. ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH TOWN OF EAGLE STANDARDS AND SHALL BE TESTED AT TOWN OF EAGLE REQUIRED FREQUENCIES BY A TOWN OF EAGLE APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE TOWN OF EAGLE ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT TOWN OF EAGLE REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH TOWN OF EAGLE REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE TOWN OF EAGLE ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH TOWN OF EAGLE MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF EAGLE ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED [2] YEAR WARRANTY PERIOD.

10. CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.

12. EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHO'S DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK. AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS.

14. OWNER/DEVELOPER SHALL OBTAIN A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PRIOR TO CLEARING, GRADING, OR EXCAVATING A SITE OF ONE–HALF ACRE OR MORE, OR LESS THAN ONE–HALF ACRE AND PART OF A LARGER DEVELOPMENT. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE TOWN OF EAGLE ENGINEERING DIVISION PRIOR TO THE START OF CLEARING, GRADING OR EXCAVATING OF THE SITE. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

15. CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED FROM AN EXCAVATION AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE TOWN OF EAGLE ENGINEERING DIVISION PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF EAGLE, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.

17. THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINT OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.

18. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.

19. CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT–OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER HOURS CALLS. ALL SHUT OFFS MUST BE APPROVED BY THE TOWN OF EAGLE UTILITY DIVISION, AND TOWN OF EAGLE VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN OF EAGLE PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.

20. ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN OF EAGLE REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO. THE TOWN OF EAGLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS ENGINEERING CODE OF STANDARDS AND SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.

21. THE CONTRACTOR SHALL NOT OPERATE ANY CONSTRUCTION VEHICLES NOR PERFORM ANY CONSTRUCTION OPERATIONS BEFORE 7 AM OR AFTER 6 PM, MONDAY THROUGH FRIDAY OR BEFORE 8 AM AND AFTER 5 PM ON SATURDAYS. NO WORK WILL BE ALLOWED ON SUNDAYS OR HOLIDAYS. THE TOWN OF EAGLE RESERVES THE RIGHT TO FURTHER RESTRICT OR MODIFY THESE HOURS OF OPERATION IF CONDITIONS WARRANT.

22. REFER TO LANDSCAPE PLANS PREPARED BY NORRIS DESIGN FOR FINAL LANDSCAPE, SPECIALTY LANDSCAPE FEATURES AND TRAIL LAYOUT/DETAILS/MATERIALS. TRAILS SHOWN ON LANDSCAPE CONSTRUCTION PLANS SHALL BE FIELD FIT TO ATTAIN 4.8% MAX SLOPE AND 2% CROSS SLOPE PER ADA REQUIREMENTS, UNLESS OTHERWISE NOTED.

23. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF EAGLE PRIOR TO FINAL ACCEPTANCE.

24. RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO INITIATION OF THE REQUIRED 2–YEAR WARRANTY PERIOD. THE RECORD DRAWINGS WILL CONSIST OF A MARKED–UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:
    - ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, MANHOLES, AND ANY OTHER IMPROVEMENT.
    - HORIZONTAL LOCATIONS EITHER BY STATION AND OFFSET, OR BY NORTHING AND EASTING COORDINATES OF ALL MANHOLES, BENDS, CLEANOUTS, VALVES, TAPS, WYES, STUBS, PLUGS, TEES, ETC.
    - INVERT ELEVATIONS OF STORM SEWER AND SANITARY SEWER MANHOLES, INLETS, OUTLETS, STUB ENDS, TOP OF PIPE ELEVATIONS OF EACH UTILITY CROSSING, ETC.
    - CONSTRUCTED SLOPE OF STORM AND SANITARY PIPES BETWEEN MANHOLES AND STRUCTURES.
    - TOP OF PIPE ELEVATION AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES.
    - ELEVATIONS AT FLOWLINE OF CURB AND GUTTER AT DESIGN LOCATIONS AND GRADE BREAKS. ELEVATION OF INLET AND TRENCH DRAIN GRATES. TOP OF CURB AT CURB INLETS.
    - ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE PLANS.
    - AS–BUILT FIELD NOTES, FROM WHICH THE AS–BUILT DRAWINGS ARE PREPARED, ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.

25. THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 2–YEARS FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS AGREEMENT WITH THE TOWN OF EAGLE.

26. DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.

27. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT TITLED SUBSOIL STUDY FOR FOUNDATION DESIGN PROPOSED APARTMENT COMPLEX HOCKETT GULCH, PHASES I AND II SYLVAN LAKE ROAD EAGLE, COLORADO, DATED JULY 12, 2021, AND PREPARED BY KUMAR & ASSOCIATES, INC. FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING [EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER SUBGRADE IS COMPLETE. CONTRACTOR TO COORDINATE THIS WORK]. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.

28. ALL CIVIL ENGINEERING DESIGNS ARE BASED UPON THE ELECTRONIC SITE PLAN FURNISHED BY FK ARCHITECTURE ON 5/29/2024

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. REFER TO SEDIMENT AND EROSION CONTROL PLANS AND STORM WATER MANAGEMENT PLAN. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.

2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSIVE ELEMENTS.

4. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND–CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.

5. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. UNLESS SPECIFIED OTHERWISE, TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. TEMPORARY VEGETATION SHALL BE A VIGOROUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS MERIT. REFER TO THE LANDSCAPE PLAN FOR FINAL LANDSCAPING.

6. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE OWNER/DEVELOPER. IN ADDITION, THE TOWN OF EAGLE MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS WARRANT.

7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, ROADWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.

8. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN INADVERTENTLY DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHT–OF–WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.

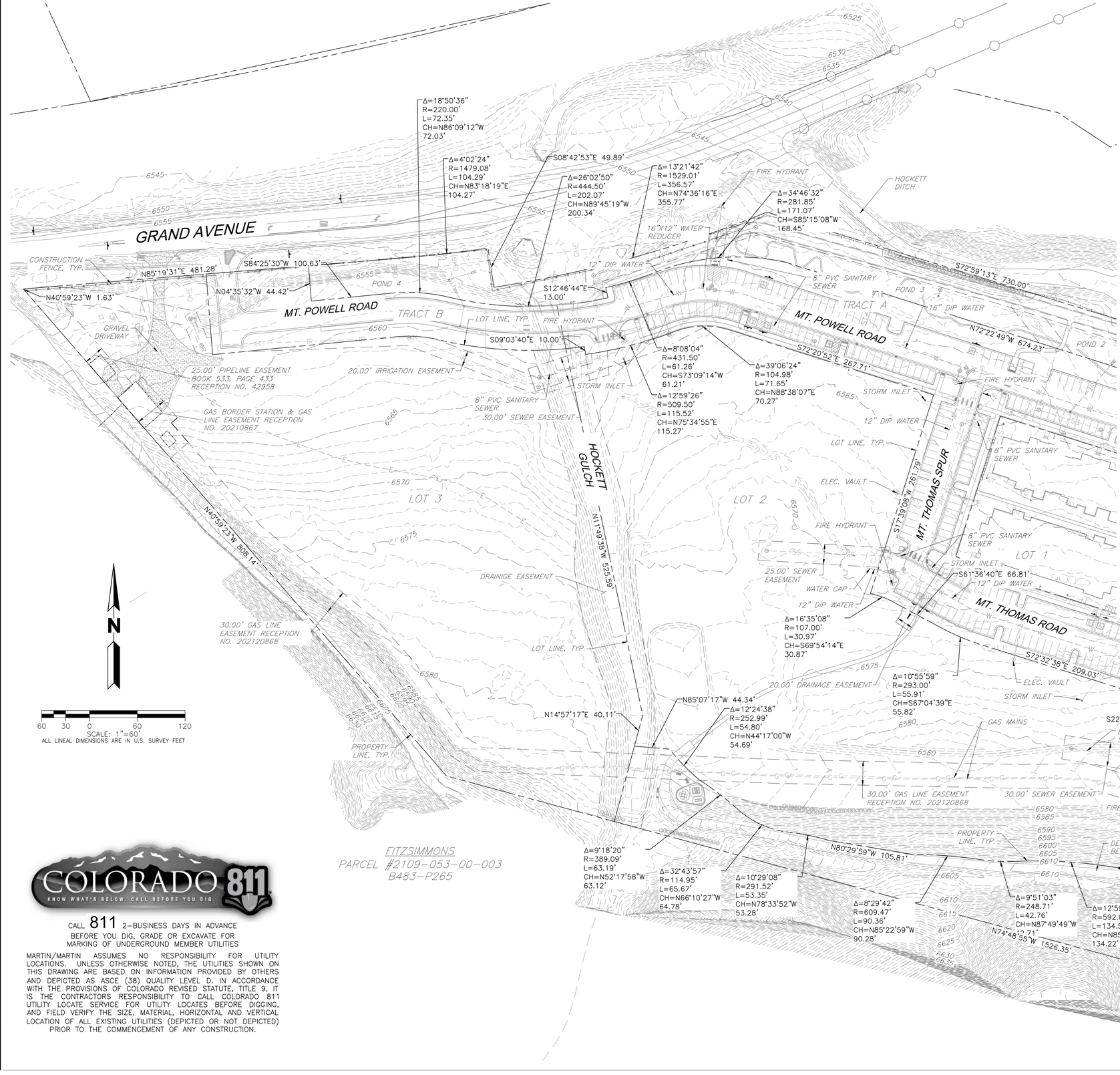
9. THE GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC ROADWAYS.

10. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" [BMP] SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.

11. WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CONCRETE WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PREDEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222–1530, 303–692–3555

12. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.

13. PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEPT IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS AR



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT
- RETAINING WALL
- CURB & GUTTER
- 5750 CONTOURS
- ST STORM SEWER
- RD ROOF DRAIN
- ST STORM MANHOLE
- STORM INLET
- FLARED END SECTION
- SS SANITARY SEWER
- SS SANITARY MANHOLE
- CLEAN OUT
- W WATER LINE
- WATER VALVE
- FIRE HYDRANT
- WM IRR WATER METER
- IRRIGATION CONTROL
- OHE OVERHEAD ELECTRIC
- E ELECTRIC LINE
- LIGHT POLE
- POWER POLE
- ELEC ELECTRIC METER
- T TELEPHONE LINE
- TEL TELEPHONE PEDESTAL
- CT CABLE TV
- G GAS LINE
- M.W. MONITOR WELL
- SIGN
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH/SHRUB
- HANDICAP RAMPS
- DESCRIPTIONS

DRIVE

SURVEY NOTES:

ALL PROPOSED DESIGN IS BASED ON SITE SURVEY INFORMATION PROVIDED BY ALPINE ENGINEERS, INC. ON 8/8/2023. SUPPLEMENTARY SURVEY INFORMATION HAS BEEN PROVIDED BY ARCHIBEQU LAND CONSULTING, LTD., ON 9/18/2015, QUENON ENGINEERING AND SURVEYING, LLC., DATED 11/7/2022, PEAK LAND CONSULTANTS INC., DATED 11/30/23. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

N

60 30 0 60 120

SCALE: 1"=60'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
EXISTING CONDITIONS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

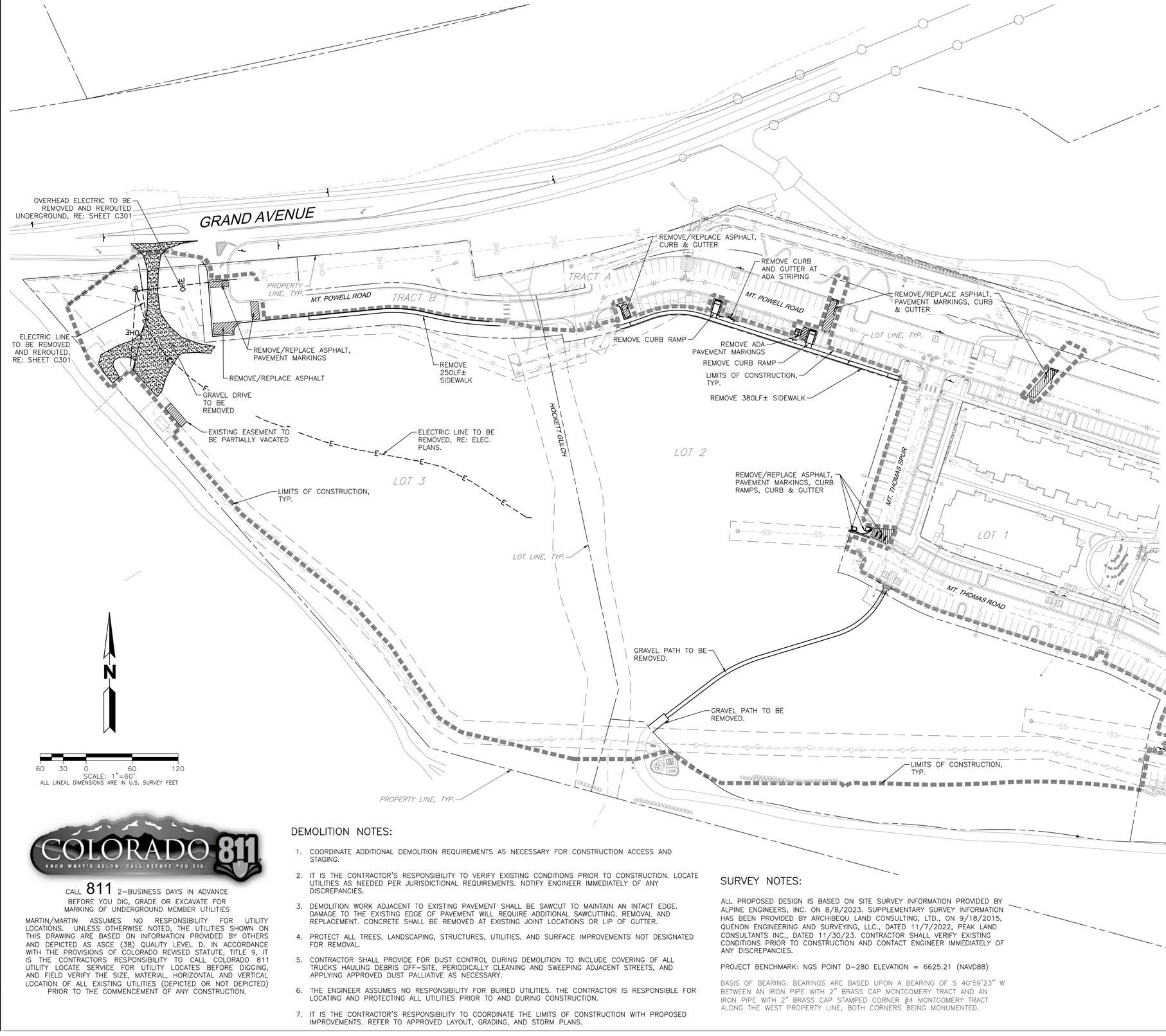
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

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PLOT DATE: Saturday, November 2, 2024 5:23 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\EXISTING CONDITIONS.dwg



LEGEND

EXISTING		DEMOLITION
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	ASPHALT	
	CONCRETE/ SIDEWALK	
5750	CONTOURS	
ST	STORM SEWER	ST
ST	STORM MANHOLE	ST
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	SS
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	OHE
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	ELEC
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
	SIGN	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
G	GAS LINE	G
DRIVE	DESCRIPTIONS	DRIVE
	LIMITS OF CONSTRUCTION	

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DEMOLITION NOTES:

1. COORDINATE ADDITIONAL DEMOLITION REQUIREMENTS AS NECESSARY FOR CONSTRUCTION ACCESS AND STAGING.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. LOCATE UTILITIES AS NEEDED PER JURISDICTIONAL REQUIREMENTS. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. DEMOLITION WORK ADJACENT TO EXISTING PAVEMENT SHALL BE SAWCUT TO MAINTAIN AN INTACT EDGE. DAMAGE TO THE EXISTING EDGE OF PAVEMENT WILL REQUIRE ADDITIONAL SAWCUTTING, REMOVAL AND REPLACEMENT. CONCRETE SHALL BE REMOVED AT EXISTING JOINT LOCATIONS OR LIP OF GUTTER.
4. PROTECT ALL TREES, LANDSCAPING, STRUCTURES, UTILITIES, AND SURFACE IMPROVEMENTS NOT DESIGNATED FOR REMOVAL.
5. CONTRACTOR SHALL PROVIDE FOR DUST CONTROL DURING DEMOLITION TO INCLUDE COVERING OF ALL TRUCKS HAULING DEBRIS OFF–SITE, PERIODICALLY CLEANING AND SWEEPING ADJACENT STREETS, AND APPLYING APPROVED DUST PALLIATIVE AS NECESSARY.
6. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR BURIED UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO AND DURING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE LIMITS OF CONSTRUCTION WITH PROPOSED IMPROVEMENTS. REFER TO APPROVED LAYOUT, GRADING, AND STORM PLANS.

SURVEY NOTES:

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
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DEMOLITION PLAN

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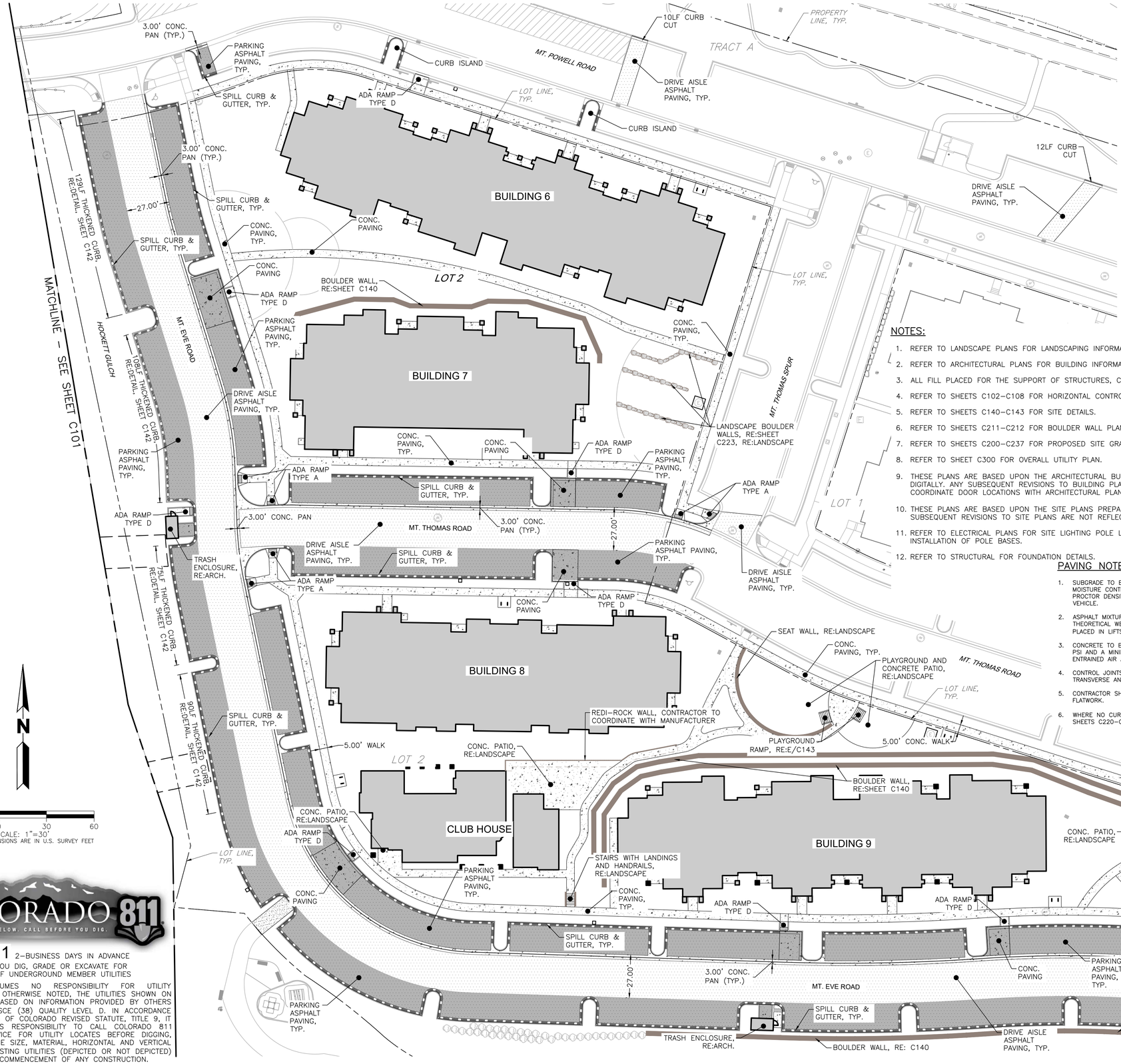
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LEGEND

EXISTING		PROPOSED
	LOT LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

PAVING LEGEND

- ASPHALT, DRIVE AISLES — 4" HMA WITH 10" BASE COURSE
- ASPHALT, PARKING — 3" HMA WITH 8" BASE COURSE
- CONCRETE SIDEWALK 5" PCC ON 4" BASE COURSE
- CONCRETE PAVING — 6" PCC WITH 4" BASE COURSE

NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING INFORMATION.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
3. ALL FILL PLACED FOR THE SUPPORT OF STRUCTURES, CONCRETE FLATWORK, OR PAVEMETNS SHOULD CONSIST OF STRUCTURAL FILL.
4. REFER TO SHEETS C102–C108 FOR HORIZONTAL CONTROL.
5. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
6. REFER TO SHEETS C211–C212 FOR BOULDER WALL PLANS.
7. REFER TO SHEETS C200–C237 FOR PROPOSED SITE GRADING INFORMATION.
8. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
9. THESE PLANS ARE BASED UPON THE ARCHITECTURAL BUILDING PLANS PREPARED BY FK ARCHITECTURE ON 6/5/2024 AS PROVIDED DIGITALLY. ANY SUBSEQUENT REVISIONS TO BUILDING PLANS ARE NOT REFLECTED IN THIS PLAN SET. CONTRACTOR TO VERIFY AND COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THESE PLANS ARE BASED UPON THE SITE PLANS PREPARED BY NORRIS DESIGN ON 7/9/2024 AS PROVIDED DIGITALLY. ANY SUBSEQUENT REVISIONS TO SITE PLANS ARE NOT REFLECTED IN THIS PLAN SET.
11. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
12. REFER TO STRUCTURAL FOR FOUNDATION DETAILS.

PAVING NOTES:

1. SUBGRADE TO BE STRIPPED OF VEGETATION AND TOPSOIL, SCARIFIED TO A DEPTH OF 8", ADJUSTED TO A MOISTURE CONTENT NEAR OPTIMUM AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY. CONTRACTOR TO PROOF ROLL SUBGRADE WITH A HEAVILY LOADED PNEUMATIC-TIRED VEHICLE.
2. ASPHALT MIXTURE TO BE SX GRADING COMPACTED TO A DENSITY OF 92% TO 96% OF THE MAXIMUM THEORETICAL WET DENSITY, DETERMINED ACCORDING TO COLORADO PROCEDURE 51. ASPHALT TO BE PLACED IN LIFTS NOT EXCEEDING 3" AND NOT LESS THAN 1.5".
3. CONCRETE TO BE CDOT CLASS P MIX WITH A MODULUS OF RUPTURE OF THIRD POINT LOADING OF 650 PSI AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI. CONCRETE TO CONTAIN 4%-8% ENTRAINED AIR AND A SLUMP WITHIN ±2 INCHES OF THE MIXTURE DESIGN SLUMP.
4. CONTROL JOINTS TO BE SPACED AT A MAXIMUM OF 10 FEET WITH MINIMUM ONE CONTROL JOINT TRANSVERSE AND LONGITUDINAL TO EACH APPROACH.
5. CONTRACTOR SHALL SUBMIT A JOINTING PLAN FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF FLATWORK.
6. WHERE NO CURB AND GUTTER IS SHOWN, CONCRETE/ASPHALT INTERFACE IS IN FLUSH CONDITION. SEE SHEETS C220–C237 FOR DETAILED GRADING PLANS.

COLORADO 811 — KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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PLOT DATE: Saturday, November 2, 2024 5:26 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\PAVING PLAN.dwg

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 PAVING PLAN

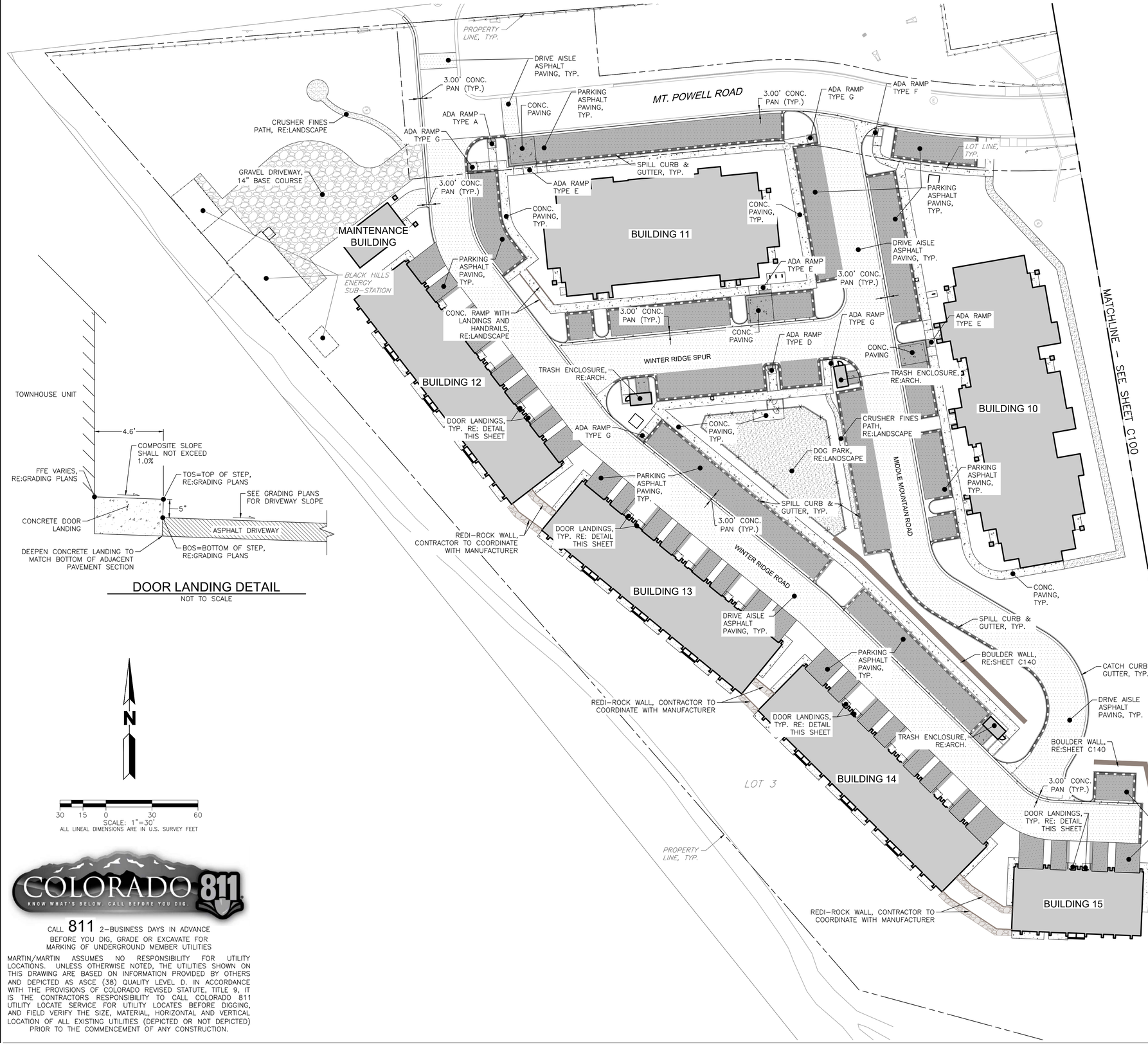
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

C100



DOOR LANDING DETAIL

NOT TO SCALE

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LEGEND

EXISTING		PROPOSED
	LOT LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

PAVING LEGEND

- ASPHALT, DRIVE AISLES 4" HMA WITH 10" BASE COURSE
- ASPHALT, PARKING 3" HMA WITH 8" BASE COURSE
- CONCRETE SIDEWALK 5" PCC ON 4" BASE COURSE
- CONCRETE PAVING 6" PCC WITH 4" BASE COURSE

NOTES:

1. REFER TO LANDSCAPE PLANS FOR LANDSCAPING INFORMATION.
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4. REFER TO SHEETS C102–C108 FOR HORIZONTAL CONTROL.
5. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
6. REFER TO SHEETS C211–C212 FOR BOULDER WALL PLANS.
7. REFER TO SHEETS C200–C237 FOR PROPOSED SITE GRADING INFORMATION.
8. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
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11. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
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PAVING NOTES:

1. SUBGRADE TO BE STRIPPED OF VEGETATION AND TOPSOIL, SCARIFIED TO A DEPTH OF 8", ADJUSTED TO A MOISTURE CONTENT NEAR OPTIMUM AND COMPACTED TO AT LEAST 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY. CONTRACTOR TO PROOF ROLL SUBGRADE WITH A HEAVILY LOADED PNEUMATIC-TIRED VEHICLE.
2. ASPHALT MIXTURE TO BE SX GRADING COMPACTED TO A DENSITY OF 92% TO 96% OF THE MAXIMUM THEORETICAL WET DENSITY, DETERMINED ACCORDING TO COLORADO PROCEDURE 51. ASPHALT TO BE PLACED IN LIFTS NOT EXCEEDING 3" AND NOT LESS THAN 1.5".
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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 PAVING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

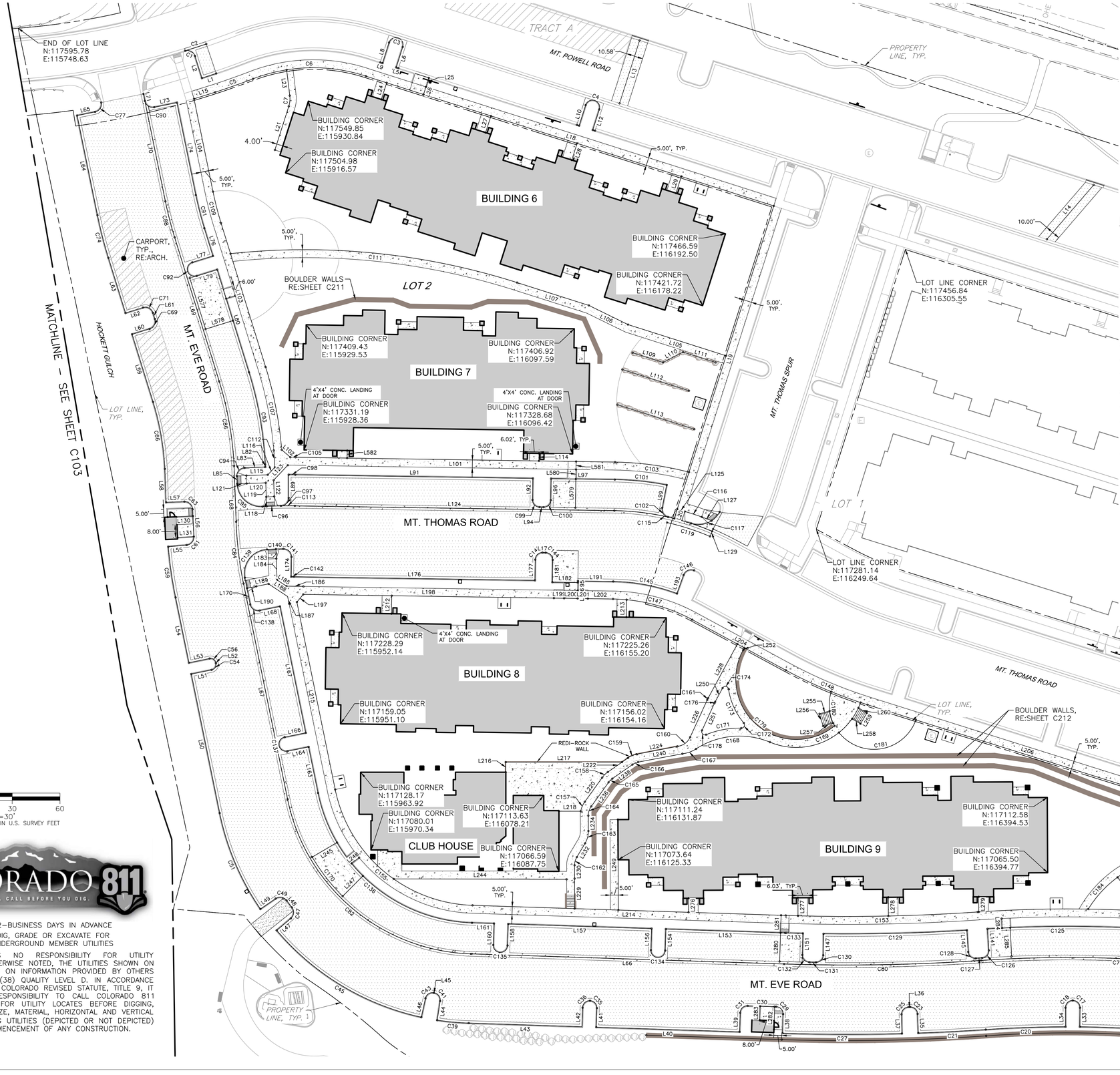
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

C101

PLOT DATE: Saturday, November 2, 2024 5:26 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\PAVING PLAN.dwg



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

NOTES:

1. BUILDING CORNER NORTHING AND EASTING SET TO CORNER OF OUTSIDE STUD.
2. ALL DIMENSIONS, CURVE DATA, AND LINE DATA ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
3. ALL CURB AND GUTTER IS SIX INCHES (6") VERTICAL WITH 1.5' (18") PAN UNLESS OTHERWISE NOTED.
4. REFER TO SHALLOW UTILITY AND ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
5. REFER TO SHEETS C120-C123 FOR ROAD ALIGNMENT PLANS.
6. REFER TO SHEETS C124-C125 FOR TYPICAL ROAD SECTIONS.
7. REFER TO SHEETS C140-C143 SITE DETAILS.
8. REFER TO SHEETS C201-C203 FOR ROAD PLAN AND PROFILE.
9. REFER TO SHEETS C211-C212 FOR WALL PLANS AND PROFILES.
10. REFER TO SHEETS C220-C237 FOR DETAILED GRADING PLANS.
11. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
10. REFER TO SHEETS C400-C404 FOR EROSION CONTROL PLANS.

SURVEY NOTES:

ALL PROPOSED DESIGN IS BASED ON SITE SURVEY INFORMATION PROVIDED BY ALPINE ENGINEERS, INC. ON 8/8/2023. SUPPLEMENTARY SURVEY INFORMATION HAS BEEN PROVIDED BY ARCHIBEQU LAND CONSULTING, LTD., ON 9/18/2015, QUENON ENGINEERING AND SURVEYING, LLC., DATED 11/7/2022, PEAK LAND CONSULTANTS INC. DATED 11/30/23. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

N

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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

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PLOT DATE: Saturday, November 2, 2024 5:31 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\HORIZONTAL CONTROL PLAN.dwg

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 HORIZONTAL CONTROL PLAN

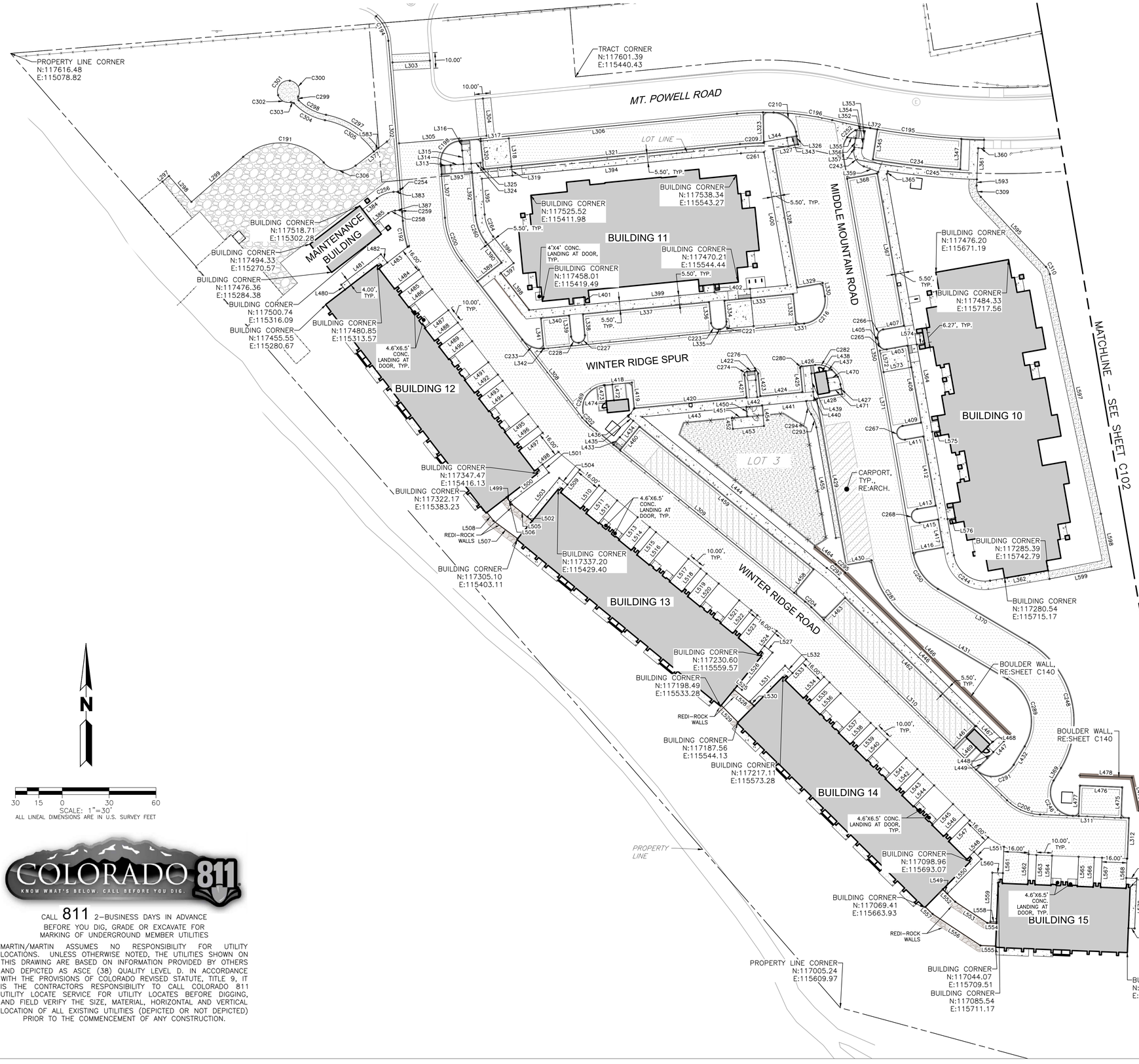
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C102



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

NOTES:

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PROJECT BENCHMARK: NGS POINT D–280 ELEVATION = 6625.21 (NAVD88)

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N

30 15 0 30 60

SCALE: 1"=30'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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PLOT DATE: Saturday, November 2, 2024 5:33 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\HORIZONTAL CONTROL PLAN.dwg

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED 32753 11/06/24 MARK LUNA PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 HORIZONTAL CONTROL PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C103

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	S71°58'15"W	9.40'	N:117567.37	E:115872.91	N:117564.46	E:115863.97
L2	N17°29'17"W	14.53'	N:117564.46	E:115863.97	N:117578.32	E:115859.61
L5	N72°20'52"W	1.50'	N:117570.70	E:115987.34	N:117571.15	E:115985.92
L6	N17°39'08"E	13.50'	N:117571.15	E:115985.92	N:117584.02	E:115990.01
L8	S17°39'08"W	13.50'	N:117586.75	E:115981.43	N:117573.88	E:115977.34
L9	N72°20'52"W	1.50'	N:117573.88	E:115977.34	N:117574.34	E:115975.91
L10	N17°39'08"E	13.50'	N:117534.61	E:116100.74	N:117547.48	E:116104.83
L12	S17°39'08"W	13.50'	N:117544.75	E:116113.41	N:117531.89	E:116109.32
L13	S17°39'08"W	41.50'	N:117588.12	E:116138.71	N:117548.58	E:116126.12
L14	N40°43'32"E	45.06'	N:117463.22	E:116394.35	N:117497.37	E:116423.76
L15	N72°41'58"E	13.99'	N:117551.44	E:115859.00	N:117555.60	E:115872.35
L18	S72°20'55"E	268.70'	N:117565.66	E:115966.90	N:117484.18	E:116222.95
L19	S17°39'08"W	199.81'	N:117484.18	E:116222.95	N:117293.78	E:116162.36
L20	S17°39'08"W	6.23'	N:117293.78	E:116162.36	N:117287.84	E:116160.47
L21	N17°39'08"E	28.72'	N:117519.32	E:115909.76	N:117546.69	E:115918.47
L23	N06°53'05"W	16.29'	N:117553.46	E:115919.11	N:117569.63	E:115917.15
L24	N17°39'08"E	11.00'	N:117551.03	E:115976.62	N:117561.51	E:115979.96
L25	S17°39'08"W	6.00'	N:117564.64	E:116006.40	N:117558.92	E:116004.58
L26	S17°39'08"W	5.00'	N:117558.92	E:116004.58	N:117554.15	E:116003.06
L27	N17°39'08"E	11.00'	N:117530.20	E:116042.05	N:117540.68	E:116045.39

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L28	S17°39'08"W	11.00'	N:117523.48	E:116099.47	N:117512.99	E:116096.13
L29	N17°39'08"E	11.00'	N:117492.17	E:116161.56	N:117502.65	E:116164.90
L30	N08°42'10"E	12.97'	N:116959.01	E:116521.65	N:116971.83	E:116523.62
L31	N81°38'21"W	0.16'	N:116976.97	E:116519.82	N:116976.99	E:116519.67
L32	S08°01'07"W	11.97'	N:116973.16	E:116514.56	N:116961.31	E:116512.89
L33	N00°34'15"E	11.99'	N:116968.65	E:116415.10	N:116980.64	E:116415.22
L34	S00°06'48"E	11.99'	N:116980.67	E:116406.06	N:116968.69	E:116406.09
L35	N02°00'18"W	12.01'	N:116964.74	E:116313.66	N:116976.74	E:116313.24
L36	S88°13'29"W	1.09'	N:116981.08	E:116308.60	N:116981.04	E:116307.51
L37	S01°05'27"E	12.04'	N:116976.46	E:116303.15	N:116964.42	E:116303.38
L38	N01°50'01"E	12.00'	N:116964.61	E:116228.47	N:116976.60	E:116228.85
L39	S01°51'10"W	12.00'	N:116977.47	E:116201.86	N:116965.48	E:116201.47
L40	N88°08'50"W	90.00'	N:116965.48	E:116201.47	N:116968.39	E:116111.52
L41	N01°51'10"E	12.00'	N:116968.39	E:116111.52	N:116980.38	E:116111.91
L42	S01°51'10"W	12.00'	N:116980.67	E:116102.91	N:116968.68	E:116102.53
L43	N88°08'50"W	71.11'	N:116968.68	E:116102.53	N:116970.98	E:116031.45
L44	N08°46'01"E	12.14'	N:116972.82	E:116011.64	N:116984.82	E:116013.49
L45	N79°28'41"W	0.37'	N:116989.93	E:116009.86	N:116989.99	E:116009.50
L46	S12°16'37"W	12.14'	N:116986.53	E:116004.28	N:116974.67	E:116001.70
L47	N49°43'17"E	11.58'	N:117029.22	E:115910.91	N:117036.71	E:115919.74

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L48	N37°21'01"W	5.48'	N:117043.64	E:115920.42	N:117048.00	E:115917.10
L49	S55°34'41"W	11.58'	N:117049.17	E:115910.23	N:117042.62	E:115900.68
L50	N11°32'54"W	89.12'	N:117102.86	E:115875.13	N:117190.18	E:115857.29
L51	N78°27'06"E	13.00'	N:117190.18	E:115857.29	N:117192.78	E:115870.02
L52	N11°32'54"W	0.50'	N:117196.91	E:115872.75	N:117197.40	E:115872.65
L53	S78°27'06"W	13.25'	N:117199.94	E:115868.82	N:117197.28	E:115855.83
L54	N11°32'54"W	41.86'	N:117197.28	E:115855.83	N:117238.29	E:115847.46
L55	N85°02'42"E	11.55'	N:117270.16	E:115842.83	N:117271.16	E:115854.34
L56	N02°30'43"W	17.15'	N:117276.50	E:115858.89	N:117293.63	E:115858.14
L57	S87°55'43"W	11.51'	N:117298.45	E:115852.96	N:117298.04	E:115841.47
L58	N02°05'37"W	21.04'	N:117298.04	E:115841.47	N:117319.07	E:115840.70
L59	N17°12'12"W	44.49'	N:117361.06	E:115833.29	N:117403.56	E:115820.13
L60	N72°47'48"E	11.50'	N:117403.56	E:115820.13	N:117406.96	E:115831.12
L61	N17°12'12"W	4.00'	N:117413.21	E:115834.42	N:117417.04	E:115833.23
L62	S72°47'48"W	11.50'	N:117420.33	E:115826.98	N:117416.93	E:115815.99
L63	N17°12'12"W	36.27'	N:117416.93	E:115815.99	N:117451.58	E:115805.26
L64	N11°32'54"W	63.87'	N:117478.34	E:115798.41	N:117540.92	E:115785.62
L65	N78°27'06"E	11.50'	N:117540.92	E:115785.62	N:117543.22	E:115796.89
L66	N88°08'50"W	196.69'	N:117008.10	E:116229.45	N:117014.46	E:116032.86
L67	N11°32'54"W	138.23'	N:117111.57	E:115917.75	N:117247.00	E:115890.07

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L68	N02°05'37"W	35.13'	N:117285.80	E:115885.44	N:117320.91	E:115884.16
L69	N17°12'12"W	94.77'	N:117373.92	E:115874.85	N:117464.45	E:115846.82
L70	N11°32'54"W	68.87'	N:117487.05	E:115841.03	N:117554.53	E:115827.24
L71	S11°32'54"E	4.78'	N:117554.74	E:115827.19	N:117550.06	E:115828.15
L73	N78°27'06"E	14.50'	N:117546.16	E:115834.05	N:117549.06	E:115848.26
L74	S11°32'54"E	59.31'	N:117549.06	E:115848.26	N:117490.95	E:115860.13
L76	S17°12'12"E	18.27'	N:117470.22	E:115865.45	N:117452.76	E:115870.85
L77	S72°47'48"W	13.50'	N:117452.76	E:115870.85	N:117448.77	E:115857.95
L79	N72°47'48"E	13.50'	N:117440.17	E:115860.62	N:117444.16	E:115873.51
L80	S17°12'12"E	67.49'	N:117444.16	E:115873.51	N:117379.69	E:115893.47
L82	S02°05'37"E	1.51'	N:117321.72	E:115903.64	N:117320.22	E:115903.70
L83	S87°40'39"W	13.02'	N:117320.22	E:115903.70	N:117319.69	E:115890.69
L85	S02°05'37"E	4.77'	N:117314.51	E:115885.89	N:117309.74	E:115886.07
L89	N00°01'04"E	14.55'	N:117300.78	E:115918.44	N:117315.33	E:115918.45
L91	S89°08'38"E	149.12'	N:117315.30	E:115922.59	N:117313.07	E:116071.69
L92	S00°51'22"W	13.50'	N:117313.07	E:116071.69	N:117299.57	E:116071.49
L94	S89°08'38"E	2.50'	N:117295.01	E:116075.93	N:117294.97	E:116078.43
L96	N00°51'22"E	13.50'	N:117299.40	E:116082.99	N:117312.90	E:116083.19
L97	S89°08'38"E	39.96'	N:117312.90	E:116083.19	N:117312.30	E:116123.15
L99	S11°07'02"W	14.57'	N:117308.89	E:116155.70	N:117294.59	E:116152.89

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L101	N89°08'38"W	200.59'	N:117323.30	E:116123.32	N:117326.30	E:115922.75
L102	N49°00'03"W	7.19'	N:117326.33	E:115919.48	N:117331.04	E:115914.06
L103	N17°12'12"W	94.77'	N:117382.94	E:115903.98	N:117473.47	E:115875.95
L104	N11°32'54"W	59.49'	N:117493.16	E:115870.91	N:117551.44	E:115859.00
L105	N72°20'52"W	64.60'	N:117390.08	E:116193.00	N:117409.67	E:116131.45
L106	N63°55'56"W	27.33'	N:117409.67	E:116131.45	N:117421.68	E:116106.90
L107	N72°20'52"W	47.32'	N:117421.68	E:116106.90	N:117436.03	E:116061.80
L109	S72°20'52"E	20.02'	N:117391.95	E:116134.37	N:117385.88	E:116153.45
L110	N62°39'08"E	14.14'	N:117385.88	E:116153.45	N:117392.37	E:116166.01
L111	S72°20'52"E	21.41'	N:117392.37	E:116166.01	N:117385.88	E:116186.42
L112	S72°20'52"E	43.88'	N:117381.42	E:116127.87	N:117368.12	E:116169.69
L113	S72°20'52"E	50.71'	N:117359.33	E:116124.75	N:117343.95	E:116173.08
L114	S00°43'48"W	4.73'	N:117328.74	E:116075.59	N:117324.01	E:116075.53
L115	N87°55'43"E	13.42'	N:117314.82	E:115891.89	N:117315.31	E:115905.30
L116	N43°24'28"E	6.43'	N:117315.31	E:115905.30	N:117319.98	E:115909.72
L118	N01°56'07"W	6.00'	N:117295.47	E:115904.55	N:117301.47	E:115904.35
L119	N01°56'07"W	8.80'	N:117301.47	E:115904.35	N:117310.26	E:115904.05
L120	S87°55'43"W	11.99'	N:117310.26	E:115904.05	N:117309.83	E:115892.07
L121	S87°55'43"W	6.00'	N:117309.83	E:115892.07	N:117309.61	E:115886.07
L122	N01°56'07"W	10.26'	N:117301.68	E:115909.35	N:117311.94	E:115909.00

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L123	N43°24'28"E	12.93'	N:117311.94	E:115909.00	N:117321.33	E:115917.88
L124	S89°08'38"E	200.59'	N:117295.80	E:115922.30	N:117292.80	E:116122.86
L125	S72°20'52"E	5.00'	N:117293.78	E:116162.36	N:117292.26	E:116167.12
L127	S69°07'21"E	6.65'	N:117288.85	E:116177.71	N:117286.48	E:116183.92
L129	N22°58'59"E	5.00'	N:117276.62	E:116182.89	N:117281.22	E:116184.84
L130	S87°29'17"W	15.83'	N:117289.42	E:115858.33	N:117288.72	E:115842.51
L131	S87°13'29"W	10.26'	N:117276.50	E:115858.89	N:117276.00	E:115848.64
L132	N79°54'29"W	0.44'	N:116999.80	E:116547.70	N:116999.87	E:116547.27
L134	N10°47'22"E	14.42'	N:117005.73	E:116543.23	N:117019.90	E:116545.93
L137	S03°54'46"W	13.55'	N:117030.35	E:116454.41	N:117016.83	E:116453.48
L139	N02°37'24"E	13.50'	N:117017.35	E:116444.40	N:117030.83	E:116445.01
L141	S03°32'13"E	13.51'	N:117030.13	E:116357.12	N:117016.64	E:116357.95
L145	N03°33'21"W	13.59'	N:117015.72	E:116344.98	N:117029.28	E:116344.14
L147	S00°42'36"W	13.50'	N:117027.05	E:116254.18	N:117013.55	E:116254.02
L151	N01°19'35"E	13.49'	N:117013.79	E:116240.87	N:117027.28	E:116241.18
L153	N88°08'50"W	74.89'	N:117027.59	E:116230.08	N:117030.01	E:116155.23
L154	S01°51'10"W	13.50'	N:117030.01	E:116155.23	N:117016.52	E:116154.79
L156	N01°51'10"E	13.50'	N:117016.81	E:116145.80	N:117030.30	E:116146.23
L157	N88°08'50"W	90.00'	N:117030.30	E:116146.23	N:117033.21	E:116056.28
L158	S01°51'10"W	13.50'	N:117033.21	E:116056.28	N:117019.72	E:116055.84

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L160	N01°51'10"E	13.50'	N:117020.01	E:116046.85	N:117033.50	E:116047.28
L161	N88°08'50"W	13.80'	N:117033.50	E:116047.28	N:117033.95	E:116033.49
L163	N11°32'54"W	29.57'	N:117115.48	E:115936.85	N:117144.45	E:115930.93
L164	S78°27'06"W	13.50'	N:117144.45	E:115930.93	N:117141.75	E:115917.71
L166	N78°27'06"E	13.50'	N:117150.56	E:115915.90	N:117153.27	E:115929.13
L167	N11°32'54"W	81.00'	N:117153.27	E:115929.13	N:117232.63	E:115912.91
L168	S78°27'06"W	13.00'	N:117232.63	E:115912.91	N:117230.02	E:115900.18
L170	N11°27'50"W	17.10'	N:117233.92	E:115894.28	N:117250.68	E:115890.88
L174	S00°49'27"W	12.41'	N:117263.73	E:115920.19	N:117251.32	E:115920.01
L176	S89°08'38"E	151.38'	N:117251.31	E:115921.63	N:117249.04	E:116072.99
L177	N00°51'22"E	13.00'	N:117249.04	E:116072.99	N:117262.04	E:116073.19
L179	S89°08'38"E	2.00'	N:117266.47	E:116077.75	N:117266.44	E:116079.75
L181	S00°51'22"W	14.00'	N:117261.88	E:116084.19	N:117247.88	E:116083.98
L182	S89°08'38"E	16.00'	N:117247.88	E:116083.98	N:117247.64	E:116099.98
L183	S01°56'07"E	6.06'	N:117268.70	E:115910.46	N:117262.64	E:115910.66
L184	S01°56'07"E	13.37'	N:117262.64	E:115910.66	N:117249.27	E:115911.12
L185	S56°32'30"E	7.07'	N:117249.27	E:115911.12	N:117245.37	E:115917.02
L186	S89°08'38"E	10.63'	N:117245.37	E:115917.02	N:117245.22	E:115927.65
L187	N11°32'54"W	4.59'	N:117234.39	E:115918.68	N:117238.89	E:115917.76
L188	N56°32'30"W	14.36'	N:117238.89	E:115917.76	N:117246.81	E:115905.78

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L189	S78°25'12"W	7.86'	N:117246.81	E:115905.78	N:117245.23	E:115898.08
L190	S78°31'11"W	5.97'	N:117245.23	E:115898.08	N:117244.04	E:115892.23
L191	S89°08'38"E	22.21'	N:117248.64	E:116099.99	N:117248.31	E:116122.20
L193	N19°48'03"E	12.35'	N:117240.77	E:116162.14	N:117252.39	E:116166.32
L195	S00°51'22"W	5.00'	N:117247.64	E:116099.98	N:117242.64	E:116099.90
L196	S00°51'22"W	5.00'	N:117242.64	E:116099.90	N:117237.64	E:116099.83
L197	N39°39'14"E	6.27'	N:117235.39	E:115923.58	N:117240.22	E:115927.58
L198	S89°08'38"E	157.37'	N:117240.22	E:115927.58	N:117237.86	E:116084.93
L199	S89°08'38"E	6.40'	N:117237.86	E:116084.93	N:117237.77	E:116091.33
L200	S89°08'38"E	8.50'	N:117237.77	E:116091.33	N:117237.64	E:116099.83
L201	S89°08'38"E	6.40'	N:117237.64	E:116099.83	N:117237.55	E:116106.22
L202	S89°08'38"E	15.81'	N:117237.55	E:116106.22	N:117237.31	E:116122.03
L204	S61°36'40"E	66.81'	N:117224.33	E:116171.77	N:117192.57	E:116230.55
L206	S72°32'38"E	209.03'	N:117170.90	E:116281.79	N:117108.19	E:116481.19
L208	S62°57'24"E	62.41'	N:117098.20	E:116505.64	N:117069.82	E:116561.22
L209	S20°05'45"E	5.00'	N:117069.82	E:116561.22	N:117065.12	E:116562.94
L210	S22°45'54"W	16.06'	N:117065.12	E:116562.94	N:117050.32	E:116556.73
L212	N00°51'22"E	11.30'	N:117228.08	E:115982.94	N:117239.39	E:115983.11
L213	N00°51'22"E	10.96'	N:117225.88	E:116130.43	N:117236.84	E:116130.59
L214	N88°08'50"W	196.69'	N:117038.58	E:116230.43	N:117044.94	E:116033.84

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L215	N11°32'54"W	120.15'	N:117117.68	E:115947.63	N:117235.39	E:115923.58
L216	N00°04'33"E	6.36'	N:117128.50	E:116054.68	N:117134.87	E:116054.69
L217	N90°00'00"E	73.00'	N:117134.87	E:116054.69	N:117134.87	E:116127.69
L218	N90°00'00"E	13.68'	N:117104.00	E:116088.09	N:117104.00	E:116101.77
L220	N35°40'02"E	18.57'	N:117109.98	E:116104.33	N:117125.06	E:116115.16
L222	N55°02'14"E	15.38'	N:117128.61	E:116118.75	N:117137.42	E:116131.35
L224	N79°01'39"E	26.26'	N:117139.78	E:116136.73	N:117144.78	E:116162.51
L226	N24°36'05"E	25.72'	N:117150.55	E:116170.46	N:117173.94	E:116181.17
L228	N28°23'20"E	38.55'	N:117175.12	E:116181.76	N:117209.03	E:116200.08
L229	N00°00'30"W	18.84'	N:117042.87	E:116097.93	N:117061.71	E:116097.92
L230	N00°00'30"W	8.38'	N:117061.71	E:116097.92	N:117070.10	E:116097.92
L232	N30°41'42"E	10.08'	N:117075.20	E:116099.32	N:117083.87	E:116104.47
L234	N00°19'47"W	9.62'	N:117091.61	E:116106.57	N:117101.23	E:116106.51
L236	N35°40'02"E	18.57'	N:117107.06	E:116108.39	N:117122.15	E:116119.22
L238	N55°02'14"E	15.38'	N:117124.51	E:116121.61	N:117133.32	E:116134.21
L240	N79°23'36"E	28.26'	N:117134.90	E:116137.80	N:117140.10	E:116165.58
L244	S89°52'05"E	108.55'	N:117061.51	E:115984.37	N:117061.26	E:116092.92
L245	S59°39'06"W	18.00'	N:117084.36	E:115948.76	N:117075.26	E:115933.23
L247	N44°44'18"E	18.00'	N:117050.66	E:115952.32	N:117063.44	E:115964.99
L248	N52°03'30"E	6.00'	N:117071.23	E:115957.91	N:117074.92	E:115962.64

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L249	N00°17'35"W	56.80'	N:117041.98	E:116125.39	N:117098.79	E:116125.10
L250	S28°23'20"W	9.83'	N:117181.39	E:116190.83	N:117172.74	E:116186.15
L251	S24°36'05"W	18.77'	N:117171.85	E:116185.71	N:117154.78	E:116177.90
L252	S28°46'27"W	1.72'	N:117206.65	E:116204.49	N:117205.14	E:116203.67
L255	S73°51'14"W	6.63'	N:117167.02	E:116258.05	N:117165.17	E:116251.68
L256	S16°09'47"E	8.00'	N:117165.17	E:116251.68	N:117157.49	E:116253.90
L257	N73°49'11"E	6.63'	N:117157.49	E:116253.90	N:117159.34	E:116260.28
L258	S59°43'10"E	6.19'	N:117162.04	E:116272.05	N:117158.92	E:116277.40
L259	N30°16'50"E	7.99'	N:117158.92	E:116277.40	N:117165.82	E:116281.43
L260	N59°43'10"W	6.19'	N:117165.82	E:116281.43	N:117168.94	E:116276.08
L261	S17°27'22"W	17.00'	N:117128.56	E:116489.72	N:117112.34	E:116484.62
L262	S18°10'06"W	5.00'	N:117112.34	E:116484.62	N:117107.59	E:116483.06
L263	S27°02'36"W	1.23'	N:117084.20	E:116582.54	N:117083.10	E:116581.99
L265	S69°54'15"W	3.64'	N:117073.41	E:116571.04	N:117072.16	E:116567.63
L266	N62°57'24"W	4.64'	N:117072.16	E:116567.63	N:117074.27	E:116563.49
L267	S27°02'36"W	1.23'	N:117081.92	E:116587.00	N:117080.83	E:116586.44
L269	S69°54'15"W	3.64'	N:117068.72	E:116572.76	N:117067.47	E:116569.35
L270	S22°45'54"W	4.64'	N:117067.47	E:116569.35	N:117063.19	E:116567.55
L271	N10°47'22"E	10.66'	N:117005.34	E:116550.79	N:117015.81	E:116552.79
L272	N21°58'39"W	10.43'	N:117015.81	E:116552.79	N:117025.48	E:116548.88

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L273	N10°47'22"E	12.10'	N:117004.43	E:116555.71	N:117016.32	E:116557.97
L274	N21°58'39"W	10.33'	N:117016.32	E:116557.97	N:117025.90	E:116554.11
L275	N13°34'08"E	3.32'	N:117025.90	E:116554.11	N:117029.12	E:116554.89
L276	S00°17'35"E	8.79'	N:117049.34	E:116169.41	N:117040.56	E:116169.45
L277	S00°17'35"E	11.34'	N:117049.70	E:116238.08	N:117038.36	E:116238.14
L278	S00°17'35"E	11.75'	N:117049.99	E:116294.83	N:117038.23	E:116294.89
L279	S00°17'35"E	9.48'	N:117050.28	E:116351.58	N:117040.80	E:116351.63
L280	N01°51'10"E	18.00'	N:117009.69	E:116226.61	N:117027.68	E:116227.19
L281	N01°51'10"E	11.00'	N:117027.68	E:116227.19	N:117038.68	E:116227.55
L282	N01°50'01"E	14.33'	N:116966.96	E:116223.04	N:116981.28	E:116223.50
L283	N01°34'13"E	8.76'	N:116972.81	E:116214.20	N:116981.57	E:116214.44
L284	N02°53'33"W	6.00'	N:117030.65	E:116366.31	N:117036.64	E:116366.00
L285	N02°32'03"W	18.00'	N:117012.91	E:116372.21	N:117030.89	E:116371.41
L286	N79°12'38"W	10.32'	N:117005.93	E:116566.51	N:117007.87	E:116556.36
L297	N49°00'30"E	5.50'	N:117534.35	E:115176.04	N:117537.96	E:115180.19
L298	S40°59'30"E	21.95'	N:117537.96	E:115180.19	N:117521.39	E:115194.59
L299	N49°00'30"E	43.94'	N:117521.39	E:115194.59	N:117550.21	E:115227.75
L302	N04°36'57"W	115.70'	N:117509.21	E:115329.98	N:117624.53	E:115320.67
L303	S87°13'55"W	24.01'	N:117611.83	E:115347.28	N:117610.67	E:115323.29
L304	S05°34'30"E	24.00'	N:117587.57	E:115381.20	N:117563.68	E:115383.53

LINE TABLE

NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L305	N85°23'03"E	38.75'	N:117558.86	E:115327.47	N:117561.98	E:115366.10
L306	S84°25'30"W	178.45'	N:117577.82	E:115543.85	N:117560.49	E:115366.24
L307	S04°36'57"E	34.89'	N:117545.97	E:115354.10	N:117511.19	E:115356.91
L308	S37°33'23"E	126.74'	N:117483.68	E:115367.51	N:117383.21	E:115444.77
L309	S50°41'01"E	177.78'	N:117377.95	E:115449.86	N:117265.31	E:115587.41
L310	S45°23'47"E	175.94'	N:117261.73	E:115591.38	N:117138.19	E:115716.65
L311	S87°42'23"E	56.82'	N:117129.00	E:115737.84	N:117126.72	E:115794.61
L312	S02°17'37"W	26.00'	N:117126.72	E:115794.61	N:117100.74	E:115793.57
L313	N85°23'03"E	6.40'	N:117544.39	E:115354.23	N:117544.90	E:115360.61
L314	N85°23'03"E	8.10'	N:117544.90	E:115360.61	N:117545.55	E:115368.68
L315	N04°36'57"W	8.70'	N:117545.55	E:115368.68	N:117554.23	E:115367.98
L316	N04°36'57"W	6.40'	N:117554.23	E:115367.98	N:117560.61	E:115367.46
L317	N84°24'21"E	17.99'	N:117560.30	E:115379.86	N:117562.06	E:115397.76
L318	S05°34'30"E	18.00'	N:117562.06	E:115397.76	N:117544.14	E:115399.51
L319	S05°34'30"E	6.00'	N:117544.14	E:115399.51	N:117538.17	E:115400.09
L320	S05°35'39"E	19.50'	N:117561.80	E:115379.72	N:117542.40	E:115381.62
L321	N84°25'30"E	164.90'	N:117542.40	E:115381.62	N:117558.42	E:115545.74
L323	N00°54'29"W	19.50'	N:117559.20	E:115560.79	N:117578.70	E:115560.48
L324	N85°23'03"E	6.00'	N:117545.96	E:115373.66	N:117546.44	E:115379.64
L325	S05°34'30"E	4.72'	N:117546.44	E:115379.64	N:117541.75	E:115380.10

PLOT DATE: Saturday, November 2, 2024 5:34 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\HORIZONTAL CONTROL PLAN.dwg

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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LINE & CURVE TABLES

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C104

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L326	S09°59'09"E	8.29'	N:117566.24	E:115581.61	N:117558.07	E:115583.05
L327	S80°00'51"W	16.50'	N:117558.07	E:115583.05	N:117555.21	E:115566.80
L328	S09°59'09"E	90.00'	N:117555.21	E:115566.80	N:117466.58	E:115582.41
L329	N80°00'50"E	16.50'	N:117466.58	E:115582.41	N:117469.44	E:115598.66
L330	S09°59'09"E	8.64'	N:117469.44	E:115598.66	N:117460.93	E:115600.15
L331	S84°30'41"W	5.33'	N:117443.40	E:115586.81	N:117442.89	E:115581.51
L332	N05°29'19"W	19.50'	N:117442.89	E:115581.51	N:117462.30	E:115579.65
L333	S84°30'41"W	44.00'	N:117462.30	E:115579.65	N:117458.09	E:115535.85
L334	S05°29'19"E	13.50'	N:117458.09	E:115535.85	N:117444.66	E:115537.14
L335	S84°30'41"W	1.00'	N:117439.75	E:115533.09	N:117439.65	E:115532.10
L336	N05°29'19"W	13.50'	N:117443.70	E:115527.19	N:117457.14	E:115525.89
L337	S84°30'41"W	81.00'	N:117457.14	E:115525.89	N:117449.39	E:115445.27
L338	S05°29'19"E	13.50'	N:117449.39	E:115445.27	N:117435.95	E:115446.56
L339	N05°29'19"W	13.50'	N:117435.09	E:115437.60	N:117448.53	E:115436.31
L340	S84°30'41"W	18.00'	N:117448.53	E:115436.31	N:117446.81	E:115418.39
L341	S05°29'19"E	19.50'	N:117446.81	E:115418.39	N:117427.40	E:115420.26
L342	S84°30'41"W	0.55'	N:117427.40	E:115420.26	N:117427.34	E:115419.71
L343	S80°00'51"W	6.40'	N:117563.49	E:115582.10	N:117562.38	E:115575.79
L344	S80°00'51"W	14.73'	N:117562.38	E:115575.79	N:117559.83	E:115561.28
L345	S08°39'46"W	19.50'	N:117567.83	E:115633.78	N:117548.55	E:115630.85

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L347	N02°11'49"E	19.50'	N:117542.25	E:115686.63	N:117561.74	E:115687.38
L348	N30°43'23"E	9.31'	N:117150.81	E:115746.46	N:117158.82	E:115751.22
L349	N59°25'35"W	67.61'	N:117239.07	E:115730.68	N:117273.46	E:115672.48
L350	N09°59'09"W	258.72'	N:117296.49	E:115656.52	N:117551.29	E:115611.66
L351	S79°59'50"E	4.75'	N:117568.65	E:115629.11	N:117567.83	E:115633.78
L352	S84°19'15"E	5.98'	N:117567.26	E:115619.62	N:117566.67	E:115625.58
L353	S08°39'46"W	5.01'	N:117566.67	E:115625.58	N:117561.72	E:115624.82
L354	S08°39'46"W	6.01'	N:117561.72	E:115624.82	N:117555.78	E:115623.92
L355	S84°19'15"E	5.53'	N:117562.76	E:115614.33	N:117562.21	E:115619.84
L356	S08°39'46"W	6.01'	N:117562.21	E:115619.84	N:117556.27	E:115618.93
L357	S08°39'46"W	1.35'	N:117556.27	E:115618.93	N:117554.94	E:115618.73
L359	S68°53'07"E	9.94'	N:117544.11	E:115625.01	N:117540.53	E:115634.29
L360	N88°17'05"W	3.68'	N:117555.63	E:115701.84	N:117555.74	E:115698.16
L361	S02°14'31"W	20.00'	N:117555.74	E:115698.16	N:117535.76	E:115697.38
L362	S80°03'06"W	37.65'	N:117285.30	E:115742.91	N:117278.80	E:115705.83
L364	N09°59'12"W	247.94'	N:117295.03	E:115682.67	N:117539.22	E:115639.68
L365	N21°06'53"E	1.86'	N:117539.22	E:115639.68	N:117540.95	E:115640.35
L367	N09°59'09"W	99.00'	N:117442.05	E:115650.69	N:117539.55	E:115633.53
L368	S80°00'51"W	19.50'	N:117539.55	E:115633.53	N:117536.17	E:115614.32
L369	N30°43'23"E	9.31'	N:117150.81	E:115746.46	N:117158.82	E:115751.22

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L370	N59°25'35"W	67.61'	N:117239.07	E:115730.68	N:117273.46	E:115672.48
L371	N09°59'09"W	258.72'	N:117296.49	E:115656.52	N:117551.29	E:115611.66
L372	S79°59'50"E	4.75'	N:117568.65	E:115629.11	N:117567.83	E:115633.78
L377	N52°26'37"E	25.32'	N:117544.60	E:115299.72	N:117560.03	E:115319.79
L383	S85°23'03"W	3.02'	N:117527.99	E:115326.96	N:117527.74	E:115323.95
L384	S52°26'37"W	11.73'	N:117523.66	E:115313.37	N:117516.51	E:115304.07
L385	N52°26'37"E	11.73'	N:117507.00	E:115311.39	N:117514.15	E:115320.68
L387	N85°23'03"E	3.02'	N:117515.78	E:115324.92	N:117516.02	E:115327.92
L389	N52°26'37"E	19.50'	N:117470.55	E:115377.61	N:117482.43	E:115393.07
L390	N37°33'23"W	16.57'	N:117482.43	E:115393.07	N:117495.57	E:115382.97
L392	N04°36'57"W	27.80'	N:117512.76	E:115376.34	N:117540.47	E:115374.11
L393	S85°23'03"W	19.50'	N:117540.47	E:115374.11	N:117538.91	E:115354.67
L394	S84°25'30"W	166.65'	N:117552.44	E:115546.32	N:117536.25	E:115380.47
L395	S04°36'57"E	23.09'	N:117536.25	E:115380.47	N:117513.24	E:115382.32
L396	S37°33'23"E	21.57'	N:117499.22	E:115387.73	N:117482.13	E:115400.87
L397	S52°26'37"W	10.50'	N:117482.13	E:115400.87	N:117475.73	E:115392.55
L398	S37°33'23"E	29.81'	N:117475.73	E:115392.55	N:117452.10	E:115410.72
L399	N84°30'41"E	166.11'	N:117452.10	E:115410.72	N:117467.99	E:115576.07
L400	N09°59'09"W	86.53'	N:117467.99	E:115576.07	N:117553.20	E:115561.06
L401	S05°29'19"E	4.84'	N:117460.33	E:115445.75	N:117455.51	E:115446.21

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L402	S05°29'19"E	4.97'	N:117468.45	E:115528.94	N:117463.50	E:115529.41
L403	S80°00'51"W	13.50'	N:117429.24	E:115652.95	N:117426.90	E:115639.65
L405	N09°59'09"W	4.00'	N:117430.55	E:115634.44	N:117434.49	E:115633.75
L407	N80°00'51"E	13.50'	N:117439.71	E:115637.40	N:117442.05	E:115650.69
L408	N09°59'09"W	50.00'	N:117380.00	E:115661.62	N:117429.24	E:115652.95
L409	S80°00'51"W	12.00'	N:117380.00	E:115661.62	N:117377.92	E:115649.80
L411	N80°00'51"E	12.00'	N:117369.06	E:115651.36	N:117371.14	E:115663.18
L412	N09°59'09"W	45.00'	N:117326.82	E:115670.98	N:117371.14	E:115663.18
L413	S80°00'51"W	12.00'	N:117326.82	E:115670.98	N:117324.74	E:115659.16
L415	N80°00'51"E	12.00'	N:117315.87	E:115660.72	N:117317.96	E:115672.54
L416	N80°00'48"E	19.50'	N:117296.85	E:115656.46	N:117300.23	E:115675.66
L417	N09°59'09"W	18.00'	N:117300.23	E:115675.66	N:117317.96	E:115672.54
L418	N84°30'41"E	18.09'	N:117403.96	E:115458.58	N:117405.69	E:115476.59
L419	S05°29'19"E	16.50'	N:117405.69	E:115476.59	N:117389.26	E:115478.17
L420	N84°30'41"E	72.00'	N:117389.26	E:115478.17	N:117396.15	E:115549.84
L421	N05°29'19"W	14.50'	N:117396.15	E:115549.84	N:117410.58	E:115548.45
L422	N84°30'41"E	5.00'	N:117412.76	E:115550.25	N:117413.24	E:115555.23
L423	S05°29'19"E	14.50'	N:117411.44	E:115557.41	N:117397.01	E:115558.80
L424	N84°30'41"E	27.00'	N:117397.01	E:115558.80	N:117399.59	E:115585.67
L425	N05°29'19"W	15.50'	N:117399.59	E:115585.67	N:117415.02	E:115584.19

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L426	N84°30'41"E	8.81'	N:117416.11	E:115585.09	N:117416.95	E:115593.86
L427	S09°59'09"E	6.55'	N:117404.62	E:115610.07	N:117398.17	E:115611.20
L428	S80°00'51"W	16.50'	N:117398.17	E:115611.20	N:117395.31	E:115594.95
L429	S09°59'09"E	108.00'	N:117395.31	E:115594.95	N:117288.95	E:115613.68
L430	N80°00'50"E	16.50'	N:117288.95	E:115613.68	N:117291.81	E:115629.93
L431	S59°25'35"E	67.61'	N:117250.21	E:115658.74	N:117215.82	E:115716.95
L432	S30°43'23"W	13.66'	N:117172.61	E:115728.01	N:117160.87	E:115721.03
L433	N39°18'59"E	6.40'	N:117365.73	E:115464.78	N:117370.69	E:115468.84
L434	N39°18'59"E	13.60'	N:117370.69	E:115468.84	N:117381.21	E:115477.45
L435	N50°41'01"W	4.04'	N:117381.21	E:115477.45	N:117383.77	E:115474.33
L436	N34°26'26"E	6.00'	N:117383.77	E:115474.33	N:117388.72	E:115477.72
L437	S76°48'57"W	3.85'	N:117413.95	E:115604.40	N:117413.07	E:115600.64
L438	S80°00'51"W	9.32'	N:117413.07	E:115600.64	N:117411.45	E:115591.46
L439	S05°29'19"E	11.75'	N:117411.45	E:115591.46	N:117399.75	E:115592.58
L440	S05°29'19"E	5.50'	N:117399.75	E:115592.58	N:117394.28	E:115593.11
L441	S84°30'27"W	33.41'	N:117394.28	E:115593.11	N:117391.08	E:115559.86
L442	S84°32'10"W	10.00'	N:117391.08	E:115559.86	N:117390.13	E:115549.90
L443	S84°30'34"W	67.13'	N:117390.13	E:115549.90	N:117383.71	E:115483.08
L444	S50°41'01"E	152.83'	N:117383.71	E:115483.08	N:117286.87	E:115601.32
L446	S45°23'47"E	148.02'	N:117279.89	E:115609.29	N:117175.94	E:115714.68

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L447	S44°28'23"W	9.63'	N:117175.94	E:115714.68	N:117169.07	E:115707.94
L448	S44°28'23"W	5.57'	N:117169.07	E:115707.94	N:117165.10	E:115704.04
L449	S44°28'22"W	10.30'	N:117165.10	E:115704.04	N:117157.75	E:115696.82
L450	S05°21'54"E	6.15'	N:117390.13	E:115549.90	N:117384.01	E:115550.48
L451	S84°32'10"W	10.00'	N:117384.01	E:115550.48	N:117383.06	E:115540.52
L452	S05°21'54"E	7.15'	N:117383.06	E:115540.52	N:117375.94	E:115541.19
L453	N84°38'06"E	20.00'	N:117375.94	E:115541.19	N:117377.81	E:115561.10
L454	N05°21'54"W	13.33'	N:117377.81	E:115561.10	N:117391.08	E:115559.86
L455	N09°59'09"W	72.00'	N:117306.07	E:115607.11	N:117376.98	E:115594.63
L458	N39°18'59"E	19.50'	N:117271.01	E:115580.44	N:117286.10	E:115592.80
L459	N50°41'01"W	144.00'	N:117286.10	E:115592.80	N:117377.34	E:115481.39
L460	S39°18'59"W	19.50'	N:117377.34	E:115481.39	N:117362.25	E:115469.04
L461	N44°36'13"E	19.50'	N:117171.75	E:115682.62	N:117185.63	E:115696.31
L462	N45°23'47"W	117.00'	N:117185.63	E:115696.31	N:117267.79	E:115613.01
L463	S44°36'13"W	19.50'	N:117267.79	E:115613.01	N:117253.91	E:115599.32
L464	S50°41'01"E	17.49'	N:117300.38	E:115593.51	N:117289.29	E:115607.05
L466	S45°23'47"E	148.02'	N:117283.80	E:115613.15	N:117179.86	E:115718.54
L467	S45°22'21"E	14.40'	N:117185.64	E:115697.03	N:117175.53	E:115707.27
L468	S44°28'23"W	4.14'	N:117175.53	E:115707.27	N:117172.58	E:115704.37
L469	S44°12'35"W	10.28'	N:117172.09	E:115696.91	N:117164.72	E:115689.75

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L470	N80°00'51"E	6.98'	N:117408.14	E:115601.51	N:117409.35	E:115608.38
L471	N80°00'51"E	7.82'	N:117400.26	E:115602.90	N:117401.62	E:115610.60
L472	S05°45'08"E	10.28'	N:117404.50	E:115464.10	N:117394.28	E:115465.13
L473	S05°29'19"E	10.26'	N:117404.01	E:115459.20	N:117393.80	E:115460.18
L474	S05°29'19"E	5.57'	N:117393.80	E:115460.18	N:117388.26	E:115460.71
L475	N02°17'37"E	19.50'	N:117126.92	E:115789.59	N:117146.41	E:115790.37
L476	N87°42'23"W	27.00'	N:117146.41	E:115790.37	N:117147.49	E:115763.39
L477	S02°17'37"W	19.50'	N:117147.49	E:115763.39	N:117128.01	E:115762.61
L478	S87°42'23"E	33.55'	N:117154.00	E:115763.15	N:117152.66	E:115796.67
L479	S12°10'10"E	21.84'	N:117152.66	E:115796.67	N:117131.32	E:115801.27
L480	N37°33'23"W	4.00'	N:117465.14	E:115292.90	N:117468.31	E:115290.46
L481	N52°26'37"E	32.04'	N:117468.31	E:115290.46	N:117487.85	E:115315.87
L482	S37°33'23"E	6.77'	N:117487.85	E:115315.87	N:117482.48	E:115319.99
L483	N52°26'37"E	24.07'	N:117478.46	E:115314.77	N:117493.13	E:115333.85
L484	N52°26'37"E	19.83'	N:117465.77	E:115324.52	N:117477.86	E:115340.24
L485	N52°26'37"E	19.25'	N:117461.81	E:115327.57	N:117473.54	E:115342.82
L486	N52°26'35"E	19.00'	N:117453.88	E:115333.66	N:117465.46	E:115348.72
L487	N52°26'35"E	19.00'	N:117440.41	E:115344.02	N:117451.99	E:115359.09
L488	N52°26'37"E	19.00'	N:117432.48	E:115350.12	N:117444.06	E:115365.18
L489	N52°26'37"E	19.00'	N:117428.51	E:115353.17	N:117440.10	E:115368.23

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L490	N52°26'35"E	19.00'	N:117420.59	E:115359.26	N:117432.17	E:115374.32
L491	N52°26'35"E	19.00'	N:117407.11	E:115369.62	N:117418.69	E:115384.69
L492	N52°26'37"E	19.00'	N:117399.18	E:115375.72	N:117410.76	E:115390.78
L493	N52°26'37"E	19.00'	N:117395.22	E:115378.77	N:117406.80	E:115393.83
L494	N52°26'37"E	19.00'	N:117387.29	E:115384.86	N:117398.87	E:115399.92
L495	N52°26'37"E	19.00'	N:117373.81	E:115395.22	N:117385.40	E:115410.29
L496	N52°26'37"E	19.00'	N:117365.89	E:115401.32	N:117377.47	E:115416.38
L497	N52°26'35"E	18.99'	N:117361.92	E:115404.37	N:117373.50	E:115419.42
L498	N52°26'35"E	19.59'	N:117349.24	E:115414.12	N:117361.18	E:115429.65
L499	S37°33'23"E	4.00'	N:117332.27	E:115396.49	N:117329.10	E:115398.93
L500	N52°26'37"E	30.92'	N:117329.10	E:115398.93	N:117347.94	E:115423.44
L501	N37°33'23"W	6.71'	N:117347.94	E:115423.44	N:117353.26	E:115419.35
L502	N50°41'01"W	4.00'	N:117317.21	E:115412.84	N:117319.75	E:115409.75
L503	N39°18'59"E	32.04'	N:117319.75	E:115409.75	N:117344.54	E:115430.05
L504	S50°41'01"E	6.77'	N:117344.54	E:115430.05	N:117340.25	E:115435.29
L505	N50°41'01"W	16.71'	N:117317.02	E:115412.68	N:117327.61	E:115399.76
L506	N37°33'23"W	5.69'	N:117327.61	E:115399.76	N:117332.11	E:115396.29
L507	N53°40'20"W	19.11'	N:117305.70	E:115403.43	N:117317.02	E:115388.03
L508	N37°33'50"W	6.93'	N:117317.02	E:115388.03	N:117322.51	E:115383.81
L509	N39°18'55"E	19.00'	N:117335.14	E:115431.11	N:117349.85	E:115443.15

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L510	N39°18'55"E	19.00'	N:117325.01	E:115443.49	N:117339.71	E:115455.53
L511	N39°18'55"E	19.00'	N:117321.84	E:115447.35	N:117336.54	E:115459.39
L512	N39°18'57"E	19.00'	N:117315.50	E:115455.09	N:117330.20	E:115467.13
L513	N39°18'57"E	19.00'	N:117304.73	E:115468.24	N:117319.43	E:115480.28
L514	N39°18'55"E	19.00'	N:117298.40	E:115475.98	N:117313.10	E:115488.02
L515	N39°18'55"E	19.00'	N:117295.23	E:115479.85	N:117309.93	E:115491.89
L516	N39°18'57"E	19.00'	N:117288.89	E:115487.59	N:117303.59	E:115499.62
L517	N39°18'57"E	19.00'	N:117278.12	E:115500.74	N:117292.82	E:115512.78
L518	N39°18'55"E	19.00'	N:117271.78	E:115508.47	N:117286.48	E:115520.51
L519	N39°18'55"E	19.00'	N:117268.62	E:115512.34	N:117283.32	E:115524.38
L520	N39°18'59"E	19.00'	N:117262.28	E:115520.08	N:117276.98	E:115532.12
L521	N39°18'59"E	19.00'	N:117251.51	E:115533.23	N:117266.21	E:115545.27
L522	N39°18'55"E	18.84'	N:117245.30	E:115541.07	N:117259.87	E:115553.01
L523	N39°18'53"E	18.84'	N:117242.13	E:115544.94	N:117256.71	E:115556.88
L524	N39°18'53"E	18.84'	N:117231.99	E:115557.31	N:117246.57	E:115569.25
L525	S50°41'01"E	4.00'	N:117211.34	E:115543.90	N:117208.80	E:115546.99
L526	N39°18'59"E	30.92'	N:117208.80	E:115546.99	N:117232.72	E:115566.58
L527	N50°41'01"W	6.71'	N:117232.72	E:115566.58	N:117236.97	E:115561.39
L528	N50°41'01"W	16.51'	N:117198.55	E:115554.77	N:117209.01	E:115541.99
L529	N44°46'40"W	15.24'	N:117188.14	E:115544.50	N:117198.96	E:115533.76

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L530	N45°23'47"W	4.00'	N:117198.73	E:115554.94	N:117201.53	E:115552.10
L531	N44°36'13"E	32.04'	N:117201.53	E:115552.10	N:117224.35	E:115574.60
L532	S45°23'47"E	6.77'	N:117224.35	E:115574.60	N:117219.59	E:115579.42
L533	N44°36'13"E	19.00'	N:117214.90	E:115574.79	N:117228.43	E:115588.13
L534	N44°36'13"E	19.00'	N:117203.66	E:115586.18	N:117217.19	E:115599.52
L535	N44°36'13"E	19.00'	N:117200.15	E:115589.74	N:117213.68	E:115603.08
L536	N44°36'11"E	19.00'	N:117193.13	E:115596.86	N:117206.66	E:115610.20
L537	N44°36'11"E	19.00'	N:117181.19	E:115608.96	N:117194.72	E:115622.30
L538	N44°36'13"E	19.00'	N:117174.17	E:115616.08	N:117187.70	E:115629.42
L539	N44°36'13"E	19.00'	N:117170.66	E:115619.64	N:117184.19	E:115632.98
L540	N44°36'11"E	19.00'	N:117163.64	E:115626.76	N:117177.17	E:115640.10
L541	N44°36'11"E	19.00'	N:117151.70	E:115638.86	N:117165.23	E:115652.21
L542	N44°36'13"E	19.00'	N:117144.68	E:115645.98	N:117158.21	E:115659.33
L543	N44°36'13"E	19.00'	N:117141.17	E:115649.54	N:117154.70	E:115662.89
L544	N44°36'13"E	19.00'	N:117134.15	E:115656.66	N:117147.67	E:115670.01
L545	N44°36'13"E	19.00'	N:117122.21	E:115668.77	N:117135.74	E:115682.11
L546	N44°36'13"E	19.00'	N:117115.19	E:115675.89	N:117128.71	E:115689.23
L547	N44°36'11"E	19.00'	N:117111.68	E:115679.45	N:117125.20	E:115692.79
L548	N44°36'11"E	19.57'	N:117100.44	E:115690.84	N:117114.38	E:115704.58
L549	S45°23'47"E	4.00'	N:117081.22	E:115675.69	N:117078.41	E:115678.54

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L550	N44°36'13"E	30.92'	N:117078.41	E:115678.54	N:117100.42	E:115700.25
L551	N45°23'47"W	6.71'	N:117100.42	E:115700.25	N:117105.14	E:115695.47
L552	S45°23'47"E	11.22'	N:117081.04	E:115675.51	N:117073.16	E:115683.50
L553	S56°37'27"E	24.66'	N:117073.16	E:115683.50	N:117059.59	E:115704.10
L554	S87°42'23"E	5.88'	N:117059.59	E:115704.10	N:117059.36	E:115709.97
L555	N87°42'22"W	9.71'	N:117044.75	E:115709.39	N:117045.13	E:115699.68
L556	N56°37'27"W	36.76'	N:117045.13	E:115699.68	N:117065.36	E:115668.99
L557	N45°23'47"W	6.37'	N:117065.36	E:115668.99	N:117069.83	E:115664.45
L558	N87°42'23"W	4.00'	N:117060.23	E:115710.01	N:117060.39	E:115706.01
L559	N02°17'37"E	31.42'	N:117060.39	E:115706.01	N:117091.78	E:115707.27
L560	S87°42'23"E	6.77'	N:117091.78	E:115707.27	N:117091.51	E:115714.03
L561	N02°17'37"E	23.45'	N:117084.93	E:115713.77	N:117108.36	E:115714.71
L562	N02°17'37"E	19.34'	N:117084.29	E:115729.76	N:117103.61	E:115730.53
L563	N02°17'37"E	19.01'	N:117084.09	E:115734.75	N:117103.08	E:115735.51
L564	N02°17'37"E	19.00'	N:117083.68	E:115744.74	N:117102.67	E:115745.50
L565	N02°17'37"E	19.00'	N:117083.00	E:115761.73	N:117101.99	E:115762.49
L566	N02°17'37"E	19.00'	N:117082.60	E:115771.72	N:117101.59	E:115772.48
L567	N02°17'37"E	19.00'	N:117082.40	E:115776.72	N:117101.39	E:115777.48
L568	N02°17'37"E	19.00'	N:117081.76	E:115792.71	N:117100.75	E:115793.47
L569	S87°42'23"E	4.00'	N:117056.23	E:115794.39	N:117056.07	E:115798.39

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L570	N02°17'37"E	32.04'	N:117056.07	E:115798.39	N:117088.08	E:115799.67
L571	N87°42'23"W	6.71'	N:117088.08	E:115799.67	N:117088.35	E:115792.97
L572	S09°59'09"E	14.00'	N:117426.12	E:115635.22	N:117412.33	E:115637.65
L573	N80°00'51"E	18.00'	N:117412.33	E:115637.65	N:117415.46	E:115655.38
L574	N80°00'48"E	5.07'	N:117430.02	E:115658.90	N:117430.90	E:115663.90
L575	N80°00'51"E	5.04'	N:117374.13	E:115668.75	N:117375.00	E:115673.71
L576	N80°00'48"E	5.00'	N:117318.24	E:115678.59	N:117319.11	E:115683.51
L577	S17°12'12"E	33.54'	N:117438.84	E:115856.32	N:117406.80	E:115866.24
L578	N72°47'48"E	18.00'	N:117406.80	E:115866.24	N:117412.12	E:115883.43
L579	N00°51'22"E	18.00'	N:117294.67	E:116098.42	N:117312.67	E:116098.69
L580	N00°51'22"E	6.00'	N:117312.67	E:116098.69	N:117318.67	E:116098.78
L581	N00°51'22"E	5.00'	N:117318.67	E:116098.78	N:117323.67	E:116098.86
L582	S00°51'22"W	4.73'	N:117330.54	E:115955.20	N:117325.81	E:115955.13
L583	N52°26'37"E	3.50'	N:117553.59	E:115311.41	N:117555.72	E:115314.18
L593	S02°14'31"W	3.93'	N:117535.76	E:115697.38	N:117531.83	E:115697.22
L595	S42°55'20"E	61.20'	N:117524.59	E:115699.89	N:117479.78	E:115741.57
L597	S12°02'52"E	156.91'	N:117475.05	E:115744.02	N:117321.60	E:115776.78
L598	S11°08'55"E	34.57'	N:117321.60	E:115776.78	N:117287.69	E:115783.46
L599	S78°51'05"W	40.36'	N:117287.69	E:115783.46	N:117279.89	E:115743.86

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LINE & CURVE TABLES

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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C105

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Sheet Number:
C106

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

RESERVE AT HOCKETT GULCH

PHASES 1B & 2

CIVIL CONSTRUCTION PLANS

LINE & CURVE TABLES



FOR REVIEW

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CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C1	89°24'25"	5.00'	7.80'	N62°11'29"W	7.03'	N:117578.32	E:115859.61	N:117581.60	E:115853.39
C2	1°40'31"	478.00'	13.98'	N72°16'03"E	13.98'	N:117581.60	E:115853.39	N:117585.86	E:115866.70
C3	180°00'00"	4.50'	14.14'	N72°20'52"W	9.00'	N:117584.02	E:115990.01	N:117586.75	E:115981.43
C4	180°00'00"	4.50'	14.14'	S72°20'52"E	9.00'	N:117547.48	E:116104.83	N:117544.75	E:116113.41
C5	3°07'49"	458.89'	25.07'	N70°29'57"E	25.07'	N:117555.60	E:115872.35	N:117563.97	E:115895.98
C6	39°05'50"	106.00'	72.33'	N88°38'07"E	70.94'	N:117563.97	E:115895.98	N:117565.66	E:115966.90
C7	24°32'14"	16.00'	6.85'	N05°23'01"E	6.80'	N:117546.69	E:115918.47	N:117553.46	E:115919.11
C8	0°27'49"	753.92'	6.10'	N80°09'38"W	6.10'	N:116956.07	E:116539.42	N:116957.11	E:116533.41
C9	0°54'17"	753.92'	11.91'	N80°50'42"W	11.91'	N:116957.11	E:116533.41	N:116959.01	E:116521.65
C11	90°20'31"	4.50'	7.10'	N36°28'06"W	6.38'	N:116971.83	E:116523.62	N:116976.97	E:116519.82
C13	90°20'31"	4.50'	7.10'	S53°11'23"W	6.38'	N:116976.99	E:116519.67	N:116973.16	E:116514.56
C15	7°26'53"	754.92'	98.13'	N85°42'19"W	98.06'	N:116961.31	E:116512.89	N:116968.65	E:116415.10
C17	92°01'40"	4.50'	7.23'	N45°27'22"W	6.48'	N:116980.64	E:116415.22	N:116985.18	E:116410.60
C18	90°34'41"	4.50'	7.11'	S45°10'33"W	6.40'	N:116985.18	E:116410.60	N:116980.67	E:116406.06
C20	3°48'10"	754.92'	50.10'	S87°59'07"W	50.10'	N:116968.69	E:116406.09	N:116966.93	E:116356.02
C21	1°54'40"	1271.83'	42.42'	S87°02'22"W	42.42'	N:116966.93	E:116356.02	N:116964.74	E:116313.66
C23	89°47'43"	4.50'	7.05'	N46°54'24"W	6.35'	N:116976.74	E:116313.24	N:116981.08	E:116308.60
C25	89°20'26"	4.50'	7.02'	S43°34'46"W	6.33'	N:116981.04	E:116307.51	N:116976.46	E:116303.15
C27	3°22'31"	1271.83'	74.92'	N89°51'14"W	74.91'	N:116964.42	E:116303.38	N:116964.61	E:116228.47
C29	89°58'51"	4.50'	7.07'	N43°09'24"W	6.36'	N:116976.60	E:116228.85	N:116981.25	E:116224.50

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C30	0°02'17"	27154.91'	18.00'	N88°09'23"W	18.00'	N:116981.25	E:116224.50	N:116981.82	E:116206.51
C31	90°00'00"	4.50'	7.07'	S46°51'10"W	6.36'	N:116981.82	E:116206.51	N:116977.47	E:116201.86
C35	90°00'00"	4.50'	7.07'	N43°08'50"W	6.36'	N:116980.38	E:116111.91	N:116985.03	E:116107.56
C36	90°00'00"	4.50'	7.07'	S46°51'10"W	6.36'	N:116985.03	E:116107.56	N:116980.67	E:116102.91
C39	6°54'50"	165.00'	19.91'	N84°41'24"W	19.90'	N:116970.98	E:116031.45	N:116972.82	E:116011.64
C41	88°14'42"	4.50'	6.93'	N35°21'20"W	6.27'	N:116984.82	E:116013.49	N:116989.93	E:116009.86
C43	88°14'42"	4.50'	6.93'	S56°23'58"W	6.27'	N:116989.99	E:116009.50	N:116986.53	E:116004.28
C45	37°26'40"	165.00'	107.83'	N59°00'03"W	105.92'	N:116974.67	E:116001.70	N:117029.22	E:115910.91
C47	88°16'56"	5.00'	7.70'	N05°34'49"E	6.96'	N:117036.71	E:115919.74	N:117043.64	E:115920.42
C49	88°16'56"	5.00'	7.70'	N80°16'51"W	6.96'	N:117048.00	E:115917.10	N:117049.17	E:115910.23
C51	22°52'25"	165.00'	65.87'	N22°59'06"W	65.43'	N:117042.62	E:115900.68	N:117102.86	E:115875.13
C54	90°00'00"	3.50'	5.50'	N33°27'06"E	4.95'	N:117192.78	E:115870.02	N:117196.91	E:115872.75
C56	90°00'00"	3.25'	5.11'	N56°32'54"W	4.60'	N:117197.40	E:115872.65	N:117199.94	E:115868.82
C59	6°35'36"	280.00'	32.22'	N08°15'06"W	32.20'	N:117238.29	E:115847.46	N:117270.16	E:115842.83
C61	89°07'33"	5.00'	7.78'	N40°28'56"E	7.02'	N:117271.16	E:115854.34	N:117276.50	E:115858.89
C63	90°03'42"	5.00'	7.86'	N47°02'26"W	7.07'	N:117293.63	E:115858.14	N:117298.45	E:115852.96
C66	14°24'29"	170.00'	42.75'	N09°59'58"W	42.64'	N:117319.07	E:115840.70	N:117361.06	E:115833.29
C69	90°00'00"	5.00'	7.85'	N27°47'48"E	7.07'	N:117406.96	E:115831.12	N:117413.21	E:115834.42
C71	90°00'00"	5.00'	7.85'	N62°12'12"W	7.07'	N:117417.04	E:115833.23	N:117420.33	E:115826.98
C74	5°39'18"	280.00'	27.64'	N14°22'33"W	27.62'	N:117451.58	E:115805.26	N:117478.34	E:115798.41

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C102	88°17'58"	5.00'	7.71'	S33°01'58"E	6.97'	N:117294.59	E:116152.89	N:117288.75	E:116156.69
C103	13°52'12"	194.00'	46.96'	N82°12'32"W	46.85'	N:117316.95	E:116169.73	N:117323.30	E:116123.32
C105	0°38'16"	294.00'	3.27'	N89°27'46"W	3.27'	N:117326.30	E:115922.75	N:117326.33	E:115919.48
C107	12°26'19"	244.00'	52.97'	N10°59'02"W	52.87'	N:117331.04	E:115914.06	N:117382.94	E:115903.98
C109	5°39'18"	206.00'	20.33'	N14°22'33"W	20.32'	N:117473.47	E:115875.95	N:117493.16	E:115870.91
C111	23°46'19"	438.90'	182.10'	N84°14'01"W	180.80'	N:117436.03	E:116061.80	N:117454.19	E:115881.92
C112	2°33'29"	239.00'	10.67'	N03°29'08"W	10.67'	N:117319.98	E:115909.72	N:117330.63	E:115909.07
C113	1°54'19"	263.50'	8.76'	N89°54'12"E	8.76'	N:117295.79	E:115913.54	N:117295.80	E:115922.30
C115	22°07'37"	163.50'	63.14'	S78°04'49"E	62.75'	N:117292.80	E:116122.86	N:117279.84	E:116184.26
C116	3°45'35"	169.50'	11.12'	S72°07'33"E	11.12'	N:117292.26	E:116167.12	N:117288.85	E:116177.71
C117	81°04'03"	15.00'	21.22'	N67°30'49"E	19.50'	N:117284.78	E:116171.07	N:117292.23	E:116189.09
C119	10°09'56"	160.00'	28.39'	S72°05'59"E	28.35'	N:117285.34	E:116155.91	N:117276.62	E:116182.89
C121	90°42'47"	5.00'	7.92'	N34°34'02"W	7.11'	N:116999.87	E:116547.27	N:117005.73	E:116543.23
C122	0°07'52"	817.92'	1.87'	N80°19'37"W	1.87'	N:117019.90	E:116545.93	N:117020.22	E:116544.09
C123	6°19'31"	817.92'	90.30'	N83°33'18"W	90.25'	N:117020.22	E:116544.09	N:117030.35	E:116454.41
C124	177°48'54"	4.55'	14.13'	N86°44'21"W	9.10'	N:117016.83	E:116453.48	N:117017.35	E:116444.40
C125	6°09'37"	817.92'	87.94'	S89°32'35"W	87.90'	N:117030.83	E:116445.01	N:117030.13	E:116357.12
C126	89°40'46"	4.50'	7.04'	S41°18'10"W	6.35'	N:117016.64	E:116357.95	N:117011.88	E:116353.76
C127	0°08'52"	1553.84'	4.01'	S86°08'58"W	4.01'	N:117011.88	E:116353.76	N:117011.61	E:116349.76
C128	88°52'31"	4.50'	6.98'	N49°19'20"W	6.30'	N:117011.61	E:116349.76	N:117015.72	E:116344.98

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C129	4°15'57"	1208.83'	90.00'	S88°34'38"W	89.98'	N:117029.28	E:116344.14	N:117027.05	E:116254.18
C130	90°00'44"	4.50'	7.07'	S45°42'59"W	6.36'	N:117013.55	E:116254.02	N:117009.11	E:116249.46
C131	0°14'56"	961.90'	4.18'	N88°52'08"W	4.18'	N:117009.11	E:116249.46	N:117009.19	E:116245.28
C132	90°12'39"	4.50'	7.09'	N43°46'45"W	6.38'	N:117009.19	E:116245.28	N:117013.79	E:116240.87
C133	0°31'36"	1208.83'	11.11'	N88°24'37"W	11.11'	N:117027.28	E:116241.18	N:117027.59	E:116230.08
C134	180°00'00"	4.50'	14.14'	N88°08'50"W	9.00'	N:117016.52	E:116154.79	N:117016.81	E:116145.80
C135	180°00'00"	4.50'	14.14'	N88°08'50"W	9.00'	N:117019.72	E:116055.84	N:117020.01	E:116046.85
C136	76°35'56"	102.00'	136.36'	N49°50'52"W	126.43'	N:117033.95	E:116033.49	N:117115.48	E:115936.85
C137	180°00'00"	4.50'	14.14'	N11°32'54"W	9.00'	N:117141.75	E:115917.71	N:117150.56	E:115915.90
C138	90°00'00"	5.00'	7.85'	N56°32'54"W	7.07'	N:117230.02	E:115900.18	N:117233.92	E:115894.28
C139	97°26'36"	15.00'	25.51'	N38°00'43"E	22.55'	N:117250.68	E:115890.88	N:117268.44	E:115904.76
C140	2°30'37"	236.56'	10.36'	N87°57'36"E	10.36'	N:117268.44	E:115904.76	N:117268.81	E:115915.12
C141	91°42'35"	5.00'	8.00'	S44°55'47"E	7.18'	N:117268.81	E:115915.12	N:117263.73	E:115920.19
C142	0°25'27"	219.00'	1.62'	S89°21'22"E	1.62'	N:117251.32	E:115920.01	N:117251.31	E:115921.63
C143	90°00'00"	4.50'	7.07'	N45°51'22"E	6.36'	N:117262.04	E:116073.19	N:117266.47	E:116077.75
C144	90°00'00"	4.50'	7.07'	S44°08'38"E	6.36'	N:117266.44	E:116079.75	N:117261.88	E:116084.19
C145	19°40'01"	119.00'	40.85'	S79°18'38"E	40.65'	N:117248.31	E:116122.20	N:117240.77	E:116162.14
C146	92°50'00"	5.00'	8.10'	N66°13'02"E	7.24'	N:117252.39	E:116166.32	N:117255.31	E:116172.95
C147	27°31'58"	108.00'	51.90'	S75°22'39"E	51.40'	N:117237.31	E:116122.03	N:117224.33	E:116171.77
C148	10°55'59"	292.00'	55.72'	S67°04'39"E	55.63'	N:117192.57	E:116230.55	N:117170.90	E:116281.79

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C171	23°32'29"	55.00'	22.60'	N79°27'36"E	22.44'	N:117152.10	E:116180.47	N:117156.21	E:116202.53
C172	131°08'22"	2.00'	4.58'	N25°39'40"E	3.64'	N:117156.21	E:116202.53	N:117159.49	E:116204.11
C173	31°25'40"	43.00'	23.59'	N24°11'41"W	23.29'	N:117159.49	E:116204.11	N:117180.73	E:116194.57
C174	143°07'49"	2.00'	5.00'	N80°02'46"W	3.79'	N:117180.73	E:116194.57	N:117181.39	E:116190.83
C176	3°47'15"	15.00'	0.99'	S26°29'43"W	0.99'	N:117172.74	E:116186.15	N:117171.85	E:116185.71
C178	136°54'44"	2.00'	4.78'	S43°51'16"E	3.72'	N:117154.78	E:116177.90	N:117152.10	E:116180.47
C179	157°36'13"	38.00'	104.53'	S50°24'46"E	74.55'	N:117205.14	E:116203.67	N:117157.63	E:116261.12
C180	45°17'17"	28.03'	22.16'	N05°36'40"W	21.58'	N:117157.63	E:116261.12	N:117179.11	E:116259.01
C181	121°31'55"	28.03'	59.46'	N80°41'52"E	48.92'	N:117153.44	E:116263.88	N:117161.35	E:116312.16
C182	42°51'39"	20.00'	14.96'	S48°28'25"W	14.61'	N:117083.10	E:116581.99	N:117073.41	E:116571.04
C183	42°51'39"	25.00'	18.70'	S48°28'25"W	18.27'	N:117080.83	E:116586.44	N:117068.72	E:116572.76
C184	22°00'24"	71.04'	27.29'	N42°36'43"E	27.12'	N:117042.59	E:116420.37	N:117062.55	E:116438.73
C185	36°23'22"	71.04'	45.12'	N71°48'36"E	44.37'	N:117062.55	E:116438.73	N:117076.40	E:116480.88
C186	68°58'02"	71.04'	85.51'	S55°30'42"E	80.44'	N:117076.40	E:116480.88	N:117030.85	E:116547.19
C187	146°13'21"	23.18'	59.16'	N71°48'36"E	44.37'	N:117062.55	E:116438.73	N:117076.40	E:116480.88
C191	89°55'27"	36.54'	57.34'	S86°01'46"E	51.63'	N:117550.21	E:115227.75	N:117546.63	E:115279.26
C192	12°49'32"	76.12'	17.04'	N10°14'23"W	17.00'	N:117492.48	E:115333.00	N:117509.21	E:115329.98
C194	43°57'56"	23.50'	18.03'	N26°35'55"W	17.59'	N:117624.53	E:115320.67	N:117640.27	E:115312.79
C195	11°46'16"	478.00'	98.20'	N82°37'02"W	98.03'	N:117561.13	E:115701.98	N:117573.73	E:115604.77
C196	18°50'36"	186.50'	61.34'	N86°09'12"W	61.06'	N:117573.73	E:115604.77	N:117577.82	E:115543.85

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C198	89°02'26"	13.50'	20.98'	S39°54'16"W	18.93'	N:117560.49	E:115366.24	N:117545.97	E:115354.10
C200	34°55'53"	49.12'	29.95'	S21°05'10"E	29.49'	N:117511.19	E:115356.91	N:117483.68	E:115367.51
C202	13°07'38"	32.00'	7.33'	S44°07'12"E	7.32'	N:117383.21	E:115444.77	N:117377.95	E:115449.86
C204	5°17'14"	58.00'	5.35'	S48°02'24"E	5.35'	N:117265.31	E:115587.41	N:117261.73	E:115591.38
C206	42°18'36"	32.00'	23.63'	S66°33'05"E	23.10'	N:117138.19	E:115716.65	N:117129.00	E:115737.84
C209	5°10'24"	167.00'	15.08'	N87°00'42"E	15.07'	N:117558.42	E:115545.74	N:117559.20	E:115560.79
C210	78°23'06"	15.00'	20.52'	S49°10'42"E	18.96'	N:117578.63	E:115567.27	N:117566.24	E:115581.61
C216	94°29'50"	15.00'	24.74'	S37°15'46"W	22.03'	N:117460.93	E:115600.15	N:117443.40	E:115586.81
C221	90°00'00"	4.50'	7.07'	S39°30'41"W	6.36'	N:117444.66	E:115537.14	N:117439.75	E:115533.09
C223	90°00'00"	4.50'	7.07'	N50°29'19"W	6.36'	N:117439.65	E:115532.10	N:117443.70	E:115527.19
C227	90°00'00"	4.50'	7.07'	S39°30'41"W	6.36'	N:117435.95	E:115446.56	N:117431.04	E:115442.51
C228	90°00'00"	4.50'	7.07'	N50°29'19"W	6.36'	N:117431.04	E:115442.51	N:117435.09	E:115437.60
C233	57°55'56"	15.00'	15.17'	N66°31'21"W	14.53'	N:117427.34	E:115419.71	N:117433.13	E:115406.38
C234	6°28'10"	497.50'	56.17'	S83°33'27"E	56.14'	N:117548.55	E:115630.85	N:117542.25	E:115686.63
C235	118°25'46"	15.00'	31.00'	N28°29'30"W	25.77'	N:117128.16	E:115758.75	N:117150.81	E:115746.46
C237	90°08'57"	58.50'	92.04'	N14°21'06"W	82.84'	N:117158.82	E:115751.22	N:117239.07	E:115730.68
C239	49°26'26"	33.50'	28.91'	N34°42'22"W	28.02'	N:117273.46	E:115672.48	N:117296.49	E:115656.52
C241	110°16'23"	15.00'	28.87'	N45°09'03"E	24.62'	N:117551.29	E:115611.66	N:117568.65	E:115629.11
C243	77°32'53"	10.00'	13.53'	S30°06'40"E	12.53'	N:117554.94	E:115618.73	N:117544.11	E:115625.01
C244	89°57'43"	20.00'	31.40'	N54°58'03"W	28.27'	N:117278.80	E:115705.83	N:117295.03	E:115682.67

PLOT DATE: Saturday, November 2, 2024 5:34 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\HORIZONTAL CONTROL PLAN.dwg

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LINE & CURVE TABLES

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY AND MAY NOT BE COPIED, ALTERED, OR UTILIZED IN ANY MANNER, IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:

C107

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
C282	85°30'10"	15.00'	22.38'	S52°44'14"E	20.36'	N:117416.95	E:115593.86	N:117404.62	E:115610.07
C287	49°26'26"	60.50'	52.21'	S34°42'22"E	50.60'	N:117291.81	E:115629.93	N:117250.21	E:115658.74
C289	90°08'57"	31.50'	49.56'	S14°21'06"E	44.61'	N:117215.82	E:115716.95	N:117172.61	E:115728.01
C291	103°52'50"	15.50'	28.10'	S82°39'48"W	24.41'	N:117160.87	E:115721.03	N:117157.75	E:115696.82
C292	6°22'20"	95.30'	10.60'	S48°45'43"E	10.59'	N:117286.87	E:115601.32	N:117279.89	E:115609.29
C293	22°30'52"	23.09'	9.07'	N21°06'31"W	9.02'	N:117376.98	E:115594.63	N:117385.39	E:115591.38
C294	31°17'45"	16.71'	9.13'	N21°06'31"W	9.02'	N:117385.39	E:115591.38	N:117393.80	E:115588.13
C295	5°17'14"	89.00'	8.21'	S48°02'24"E	8.21'	N:117289.29	E:115607.05	N:117283.80	E:115613.15
C297	43°58'20"	53.02'	40.69'	N57°22'01"W	39.70'	N:117555.72	E:115314.18	N:117577.13	E:115280.75
C298	34°33'55"	33.32'	20.10'	N62°04'14"W	19.80'	N:117577.13	E:115280.75	N:117586.40	E:115263.26
C299	72°39'57"	2.00'	2.54'	N08°27'18"W	2.37'	N:117586.40	E:115263.26	N:117588.75	E:115262.91
C300	110°43'45"	7.00'	13.53'	N27°29'11"W	11.52'	N:117588.75	E:115262.91	N:117598.97	E:115257.59
C301	116°36'14"	7.00'	14.25'	S38°50'49"W	11.91'	N:117598.97	E:115257.59	N:117589.69	E:115250.12
C302	83°03'22"	7.00'	10.15'	S60°58'59"E	9.28'	N:117589.69	E:115250.12	N:117585.19	E:115258.24
C303	59°10'21"	2.00'	2.07'	S72°55'29"E	1.97'	N:117585.19	E:115258.24	N:117584.61	E:115260.13
C304	36°00'52"	36.82'	23.15'	S61°20'45"E	22.77'	N:117584.61	E:115260.13	N:117573.69	E:115280.10
C305	44°07'34"	49.52'	38.14'	S57°17'24"E	37.20'	N:117573.69	E:115280.10	N:117553.59	E:115311.41
C306	86°29'21"	15.00'	22.64'	N84°18'43"W	20.55'	N:117544.60	E:115299.72	N:117546.63	E:115279.26
C309	45°23'35"	10.00'	7.92'	S20°13'32"E	7.72'	N:117531.83	E:115697.22	N:117524.59	E:115699.89
C310	30°53'31"	9.99'	5.39'	S27°29'06"E	5.32'	N:117479.78	E:115741.57	N:117475.05	E:115744.02

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LINE & CURVE TABLES

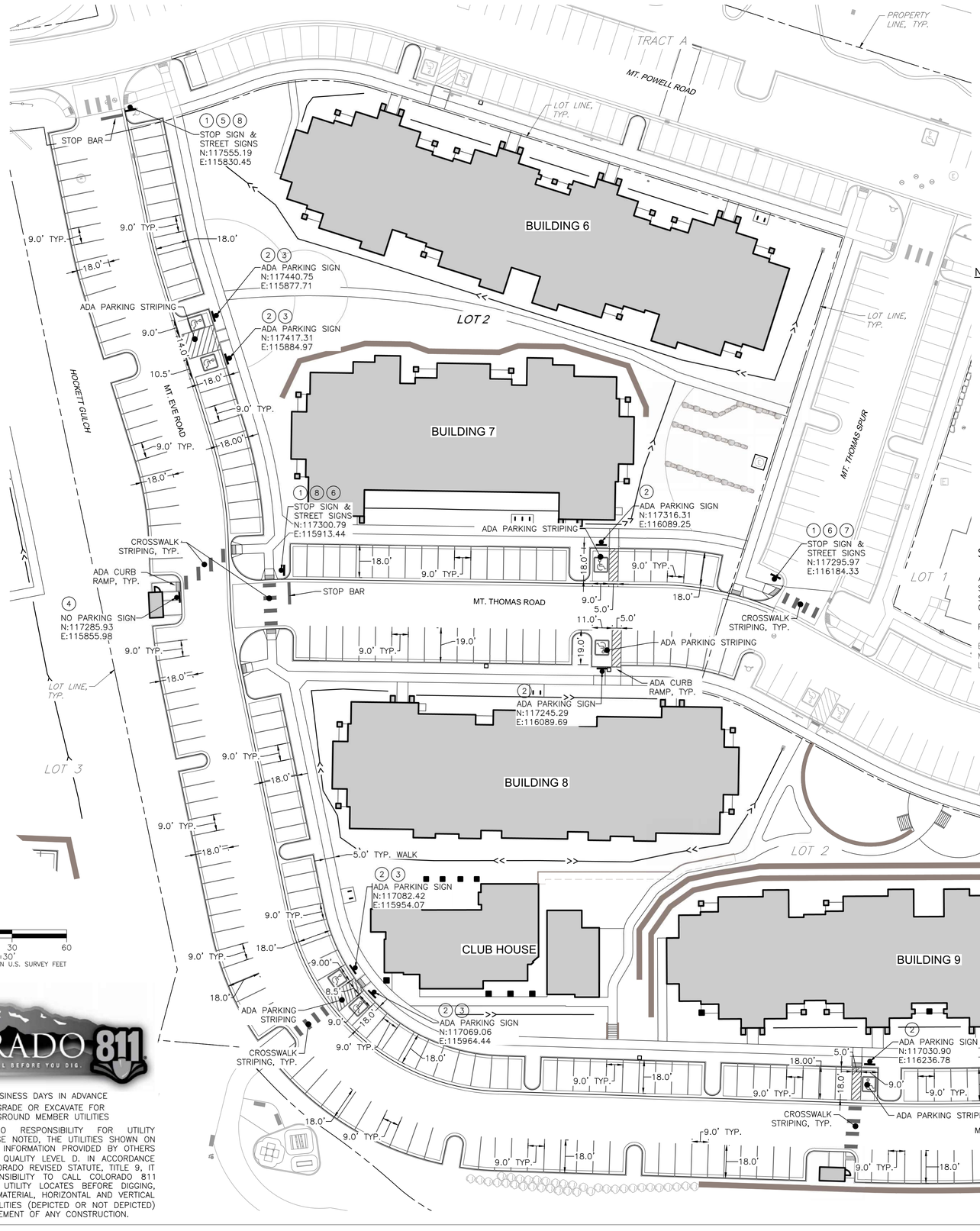
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

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Sheet Number:
C108

PLOT DATE: Saturday, November 2, 2024 5:34 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\HORIZONTAL CONTROL PLAN.dwg



STOP
R1-1
30 X 30
(1)

RESERVED PARKING
R7-8
12 X 18
(2)

VAN ACCESSIBLE
R7-8A
18 X 9
(3)

R8-3A
24 X 24
(4)

MT POWELL RD
D3-1
VARIES X 6
(5)

MT THOMAS RD
D3-1
VARIES X 6
(6)

MT THOMAS SPUR
D3-1
VARIES X 6
(7)

MT EVE RD
D3-1
VARIES X 6
(8)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

NOTES:

1. ALL SIGNING AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD AND TOWN OF EAGLE STANDARDS, LATEST ADDITION.
2. ALL PRIVATE STRIPING SHOWN SHALL MATCH EXISTING STRIPING TRAFFIC MARKING PAINT UNLESS OTHERWISE SPECIFIED.
3. ALL SIGNS SHALL BE MOUNTED AT A MINIMUM HEIGHT OF 7' FROM GROUND TO BOTTOM OF SIGN.
4. STREET NAME SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS IN THE SUBDIVISION, ACCORDING TO THE STREET NAMES APPROVED ON THE FINAL PLAT.
   - 4.1. COLOR SHALL BE REFLECTIVE WHITE HIGH INTENSITY REFLECTIVE SHEETING BACKGROUND 3M 1170 BLUE OVERLAY. FONT SHALL BE HIGHWAY GOTHIC. STREET SIGNS SHALL BE DOUBLE SIDED.
   - 4.2. STREET SIGN SHALL BE 6" IN HEIGHT AND LETTER SIZE SHALL BE 4" IN HEIGHT.
   - 4.3. ALL STOP SIGNS WITH STREET SIGNS SHALL BE INSTALLED ON YELLOW STEEL POSTS.
5. MATERIAL:REFLECTIVE ALUMINUM.
6. REFER TO LANDSCAPE PLANS FOR LANDSCAPING INFORMATION.
7. REFER TO ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
8. REFER TO SHEET C143 FOR SITE SIGNAGE AND STRIPING DETAILS.
9. REFER TO SHEET C102 FOR HORIZONTAL CONTROL.
10. REFER TO SHEETS C220 – C228 FOR PROPOSED SITE GRADING INFORMATION.
11. REFER TO SHEET C300 FOR PROPOSED UTILITY INFORMATION.
12. THESE PLANS ARE BASED UPON THE ARCHITECTURAL BUILDING PLANS PREPARED BY FK ARCHITECTURE ON 6/5/2024 AS PROVIDED DIGITALLY. ANY SUBSEQUENT REVISIONS TO BUILDING PLANS ARE NOT REFLECTED IN THIS PLAN SET. CONTRACTOR TO VERIFY AND COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
13. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
14. REFER TO STRUCTURAL FOR FOUNDATION DETAILS.

SURVEY NOTES:

ALL PROPOSED DESIGN IS BASED ON SITE SURVEY INFORMATION PROVIDED BY ALPINE ENGINEERS, INC. ON 8/8/2023. SUPPLEMENTARY SURVEY INFORMATION HAS BEEN PROVIDED BY ARCHIBEQU LAND CONSULTING, LTD., ON 9/18/2015, QUENON ENGINEERING AND SURVEYING, LLC., DATED 11/7/2022, PEAK LAND CONSULTANTS INC. DATED 11/30/23. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SIGNAGE & STRIPING PLAN

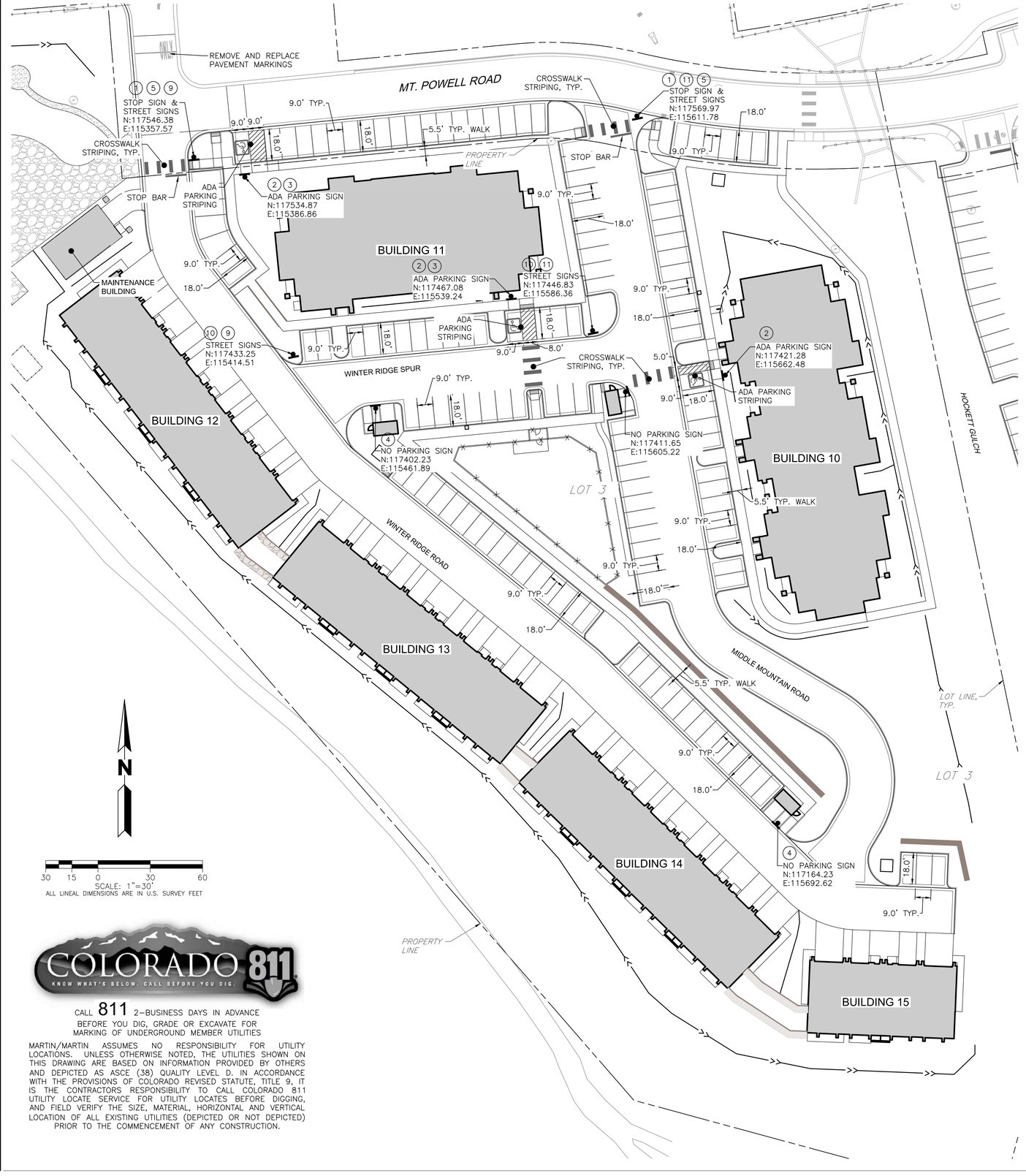
No.	Issue / Revision	Date	Name
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2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C109

PLOT DATE: Saturday, November 2, 2024 5:36 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\ROAD SIGN & STRIPING PLAN.dwg



N

30 15 0 30 60

SCALE: 1"=30'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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STOP R1-1 30 X 30 (1)

RESERVED PARKING R7-8 12 X 18 (2)

VAN ACCESSIBLE R7-8A 18 X 9 (3)

R8-3A 24 X 24 (4)

MT POWELL RD D3-1 VARIES X 6 (5)

WINTER RIDGE RD D3-1 VARIES X 6 (9)

WINTER RIDGE SPUR D3-1 VARIES X 6 (10)

MIDDLE MOUNTAIN RD D3-1 VARIES X 6 (11)

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	CURB & GUTTER (SPILL)	
	CURB & GUTTER (CATCH)	
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

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10. REFER TO SHEETS C220 – C228 FOR PROPOSED SITE GRADING INFORMATION.
11. REFER TO SHEET C300 FOR PROPOSED UTILITY INFORMATION.
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13. REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SIGNAGE & STRIPING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

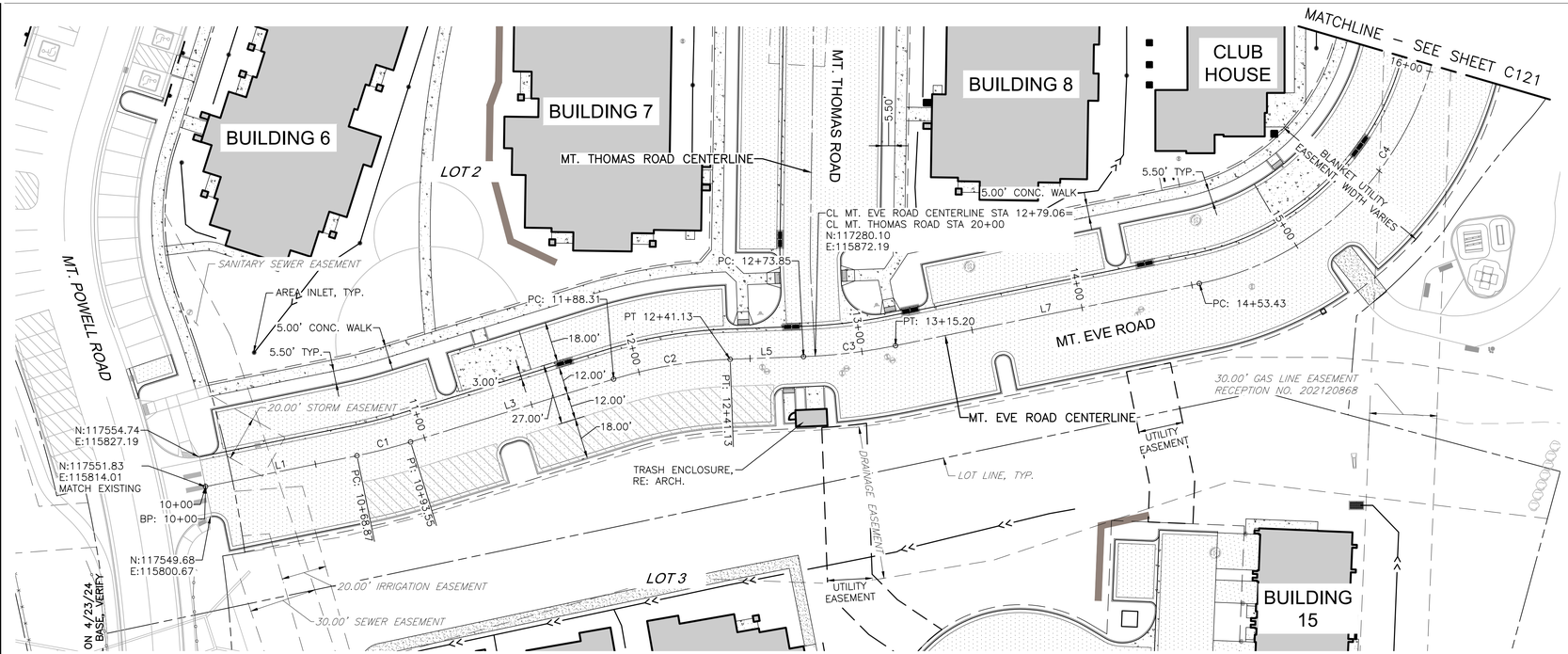
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

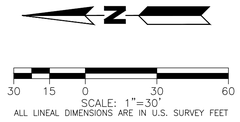
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Sheet Number:

C110

PLOT DATE: Saturday, November 2, 2024 5:36 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\ROAD SIGN & STRIPING PLAN.dwg





LEGEND

EXISTING		PROPOSED
	LOT LINE	
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
L1	S11°32'54"E	68.87'	117551.8263	117484.3480	115814.0108	115827.7987
L3	S17°12'12"E	94.77'	117460.4554	117369.9293	115833.9225	115861.9509
L5	S02°04'17"E	32.72'	117318.0054	117285.3106	115870.7680	115871.9505
L7	S11°32'54"E	138.23'	117244.2984	117108.8696	115876.8481	115904.5202
L9	S88°08'50"E	196.69'	117000.9664	116994.6066	116032.4223	116229.0115

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
C1	5°39'18"	250.00'	24.67'	S14°22'33"E	24.66'	117484.3480	117460.4554	115827.7987	115833.9225
C2	15°07'55"	200.00'	52.82'	S09°38'15"E	52.67'	117369.9293	117318.0054	115861.9509	115870.7680
C3	9°28'37"	250.00'	41.35'	S06°48'35"E	41.30'	117285.3106	117244.2984	115871.9505	115876.8481
C4	76°35'56"	135.00'	180.48'	S49°50'52"E	167.34'	117108.8696	117000.9664	115904.5202	116032.4223
C5	5°46'08"	1241.83'	125.04'	N88°58'06"E	124.98'	116994.6066	116996.8566	116229.0115	116353.9738
C6	14°00'16"	784.92'	191.85'	S86°54'50"E	191.38'	116996.8566	116986.5533	116353.9738	116545.0713

SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D–280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

NOTES:

1. ALL DIMENSIONS, CURVE DATA, AND LINE DATA ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS SIZE INCHES (6") VERTICAL WITH 1.5' (18") PAN UNLESS OTHERWISE NOTED.
3. REFER TO SHALLOW UTILITY AND ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
4. REFER TO LANDSCAPE PLANS FOR WALKS, RAILS, FENCE, LANDSCAPE STRUCTURES, LANDSCAPING, ETC.
5. REFER TO SHEETS C001–C002 FOR ADDITIONAL NOTES.
6. REFER TO SHEET C100 FOR PAVING PLAN.
7. REFER TO SHEET C109 FOR SIGNAGE AND STRIPING PLAN.
8. REFER TO SHEET C124–C125 FOR TYPICAL ROAD SECTIONS.
9. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
10. REFER TO SHEET C201–C203 FOR ROAD PLAN AND PROFILES.
11. REFER TO SHEETS C220–C228 FOR DETAILED GRADING PLANS.
12. REFER TO SHEETS C211 – C212 FOR WALL PLANS AND PROFILES.
13. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
14. REFER TO SHEETS C400 – C404 FOR EROSION CONTROL PLANS.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 MT. EVE ALIGNMENT PLAN

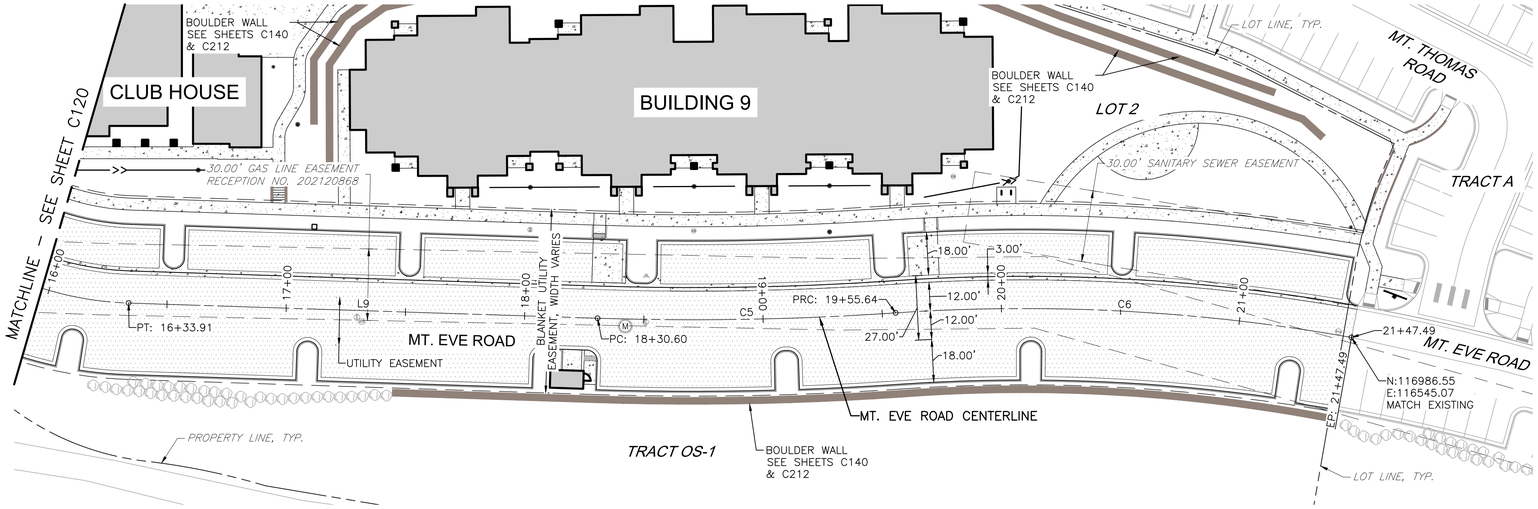
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

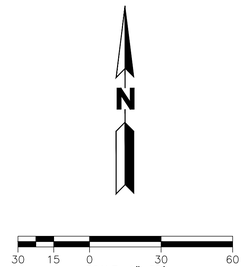
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C120

PLOT DATE: Saturday, November 2, 2024 5:43 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\ROAD ALIGNMENT PLAN.dwg





LEGEND

EXISTING		PROPOSED
	LOT LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE

ASPHALT PAVEMENT, RE: PAVING PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
L1	S11°32'54"E	68.87'	117551.8263	117484.3480	115814.0108	115827.7987
L3	S17°12'12"E	94.77'	117460.4554	117369.9293	115833.9225	115861.9509
L5	S02°04'17"E	32.72'	117318.0054	117285.3106	115870.7680	115871.9505
L7	S11°32'54"E	138.23'	117244.2984	117108.8696	115876.8481	115904.5202
L9	S88°08'50"E	196.69'	117000.9664	116994.6066	116032.4223	116229.0115

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
C1	5°39'18"	250.00'	24.67'	S14°22'33"E	24.66'	117484.3480	117460.4554	115827.7987	115833.9225
C2	15°07'55"	200.00'	52.82'	S09°38'15"E	52.67'	117369.9293	117318.0054	115861.9509	115870.7680
C3	9°28'37"	250.00'	41.35'	S06°48'35"E	41.30'	117285.3106	117244.2984	115871.9505	115876.8481
C4	76°35'56"	135.00'	180.48'	S49°50'52"E	167.34'	117108.8696	117000.9664	115904.5202	116032.4223
C5	5°46'08"	1241.83'	125.04'	N88°58'06"E	124.98'	116994.6066	116996.8566	116229.0115	116353.9738
C6	14°00'16"	784.92'	191.85'	S86°54'50"E	191.38'	116996.8566	116986.5533	116353.9738	116545.0713

SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

NOTES:

1. ALL DIMENSIONS, CURVE DATA, AND LINE DATA ARE AT FLOWLINE UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER IS SIZE INCHES (6") VERTICAL WITH 1.5' (18") PAN UNLESS OTHERWISE NOTED.
3. REFER TO SHALLOW UTILITY AND ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS. COORDINATE ANY DISCREPANCIES WITH ENGINEER PRIOR TO INSTALLATION OF POLE BASES.
4. REFER TO LANDSCAPE PLANS FOR WALKS, RAILS, FENCE, LANDSCAPE STRUCTURES, LANDSCAPING, ETC.
5. REFER TO SHEETS C001-C002 FOR ADDITIONAL NOTES.
6. REFER TO SHEET C100 FOR PAVING PLAN.
7. REFER TO SHEET C109 FOR SIGNAGE AND STRIPING PLAN.
8. REFER TO SHEET C124-C125 FOR TYPICAL ROAD SECTIONS.
9. REFER TO SHEETS C140-C143 FOR SITE DETAILS.
10. REFER TO SHEET C201-C203 FOR ROAD PLAN AND PROFILES.
11. REFER TO SHEETS C220-C228 FOR DETAILED GRADING PLANS.
12. REFER TO SHEETS C211 - C212 FOR WALL PLANS AND PROFILES.
13. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
14. REFER TO SHEETS C400 - C404 FOR EROSION CONTROL PLANS.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 MT. EVE ROAD ALIGNMENT PLAN

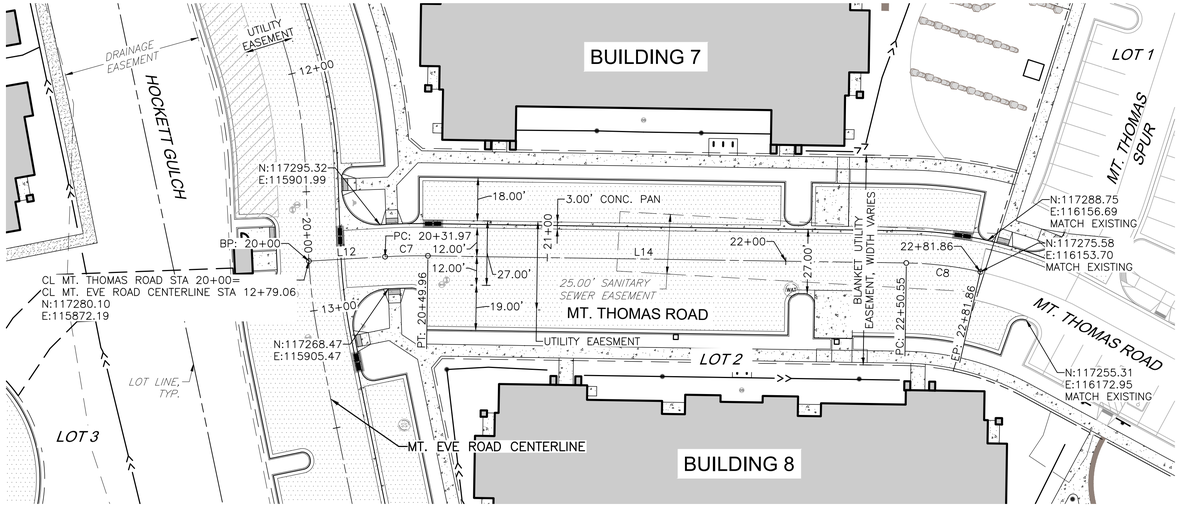
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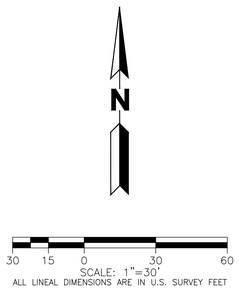
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Sheet Number:
C121

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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\ROAD ALIGNMENT PLAN.dwg





LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
L12	N86°44'01"E	31.97'	117280.1023	117281.9241	115872.1933	115904.1156
L14	S89°08'38"E	200.59'	117282.3024	117279.3053	115922.0955	116122.6600

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
C7	4°07'21"	250.00'	17.99'	N88°47'42"E	17.98'	117281.9241	117282.3024	115904.1156	115922.0955
C8	11°57'41"	150.00'	31.31'	S83°09'47"E	31.26'	117279.3053	117275.5843	116122.6600	116153.6958

SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

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12. REFER TO SHEETS C211 - C212 FOR WALL PLANS AND PROFILES.
13. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
14. REFER TO SHEETS C400 - C404 FOR EROSION CONTROL PLANS.

LEGEND

EXISTING		PROPOSED
	LOT LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH PHASES 1B & 2

CIVIL CONSTRUCTION PLANS

LOT 2 MT. THOMAS ROAD ALIGNMENT PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

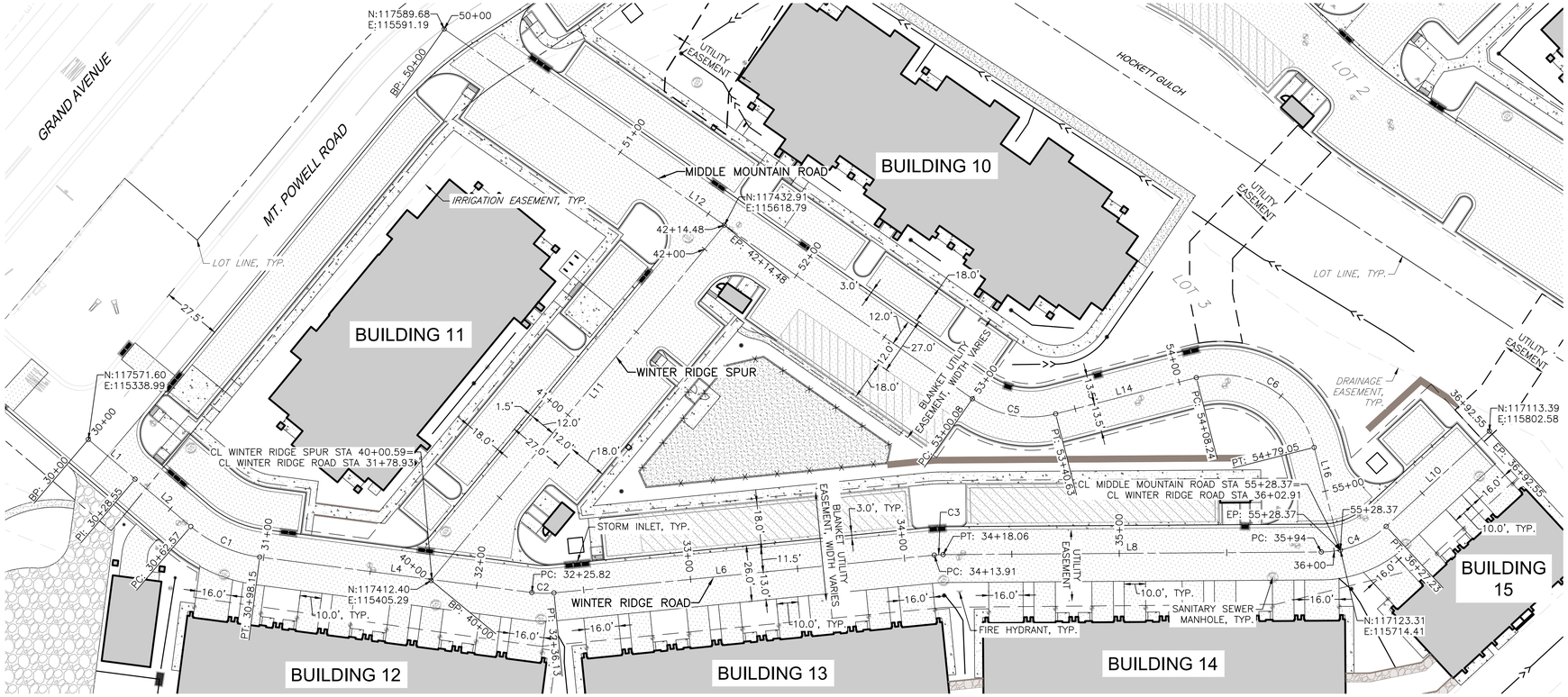
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
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Sheet Number:

C122

PLOT DATE: Saturday, November 2, 2024 5:47 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\ROAD ALIGNMENT PLAN.dwg



LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
L1	S04°36'57"E	28.55'	N:117571.60	117543.1406	E:115338.99	115341.2844
L2	S04°36'57"E	34.02'	N:117543.14	117509.2287	E:115341.28	115344.0222
L4	S37°33'23"E	127.66'	N:117476.49	117375.2812	E:115356.65	115434.4631
L6	S50°41'01"E	177.78'	N:117367.90	117255.2513	E:115441.62	115579.1694
L8	S45°23'47"E	175.94'	N:117252.48	117128.9326	E:115582.26	115707.5211
L10	S87°42'23"E	65.32'	N:117116.01	117113.3939	E:115737.32	115802.5838
L11	S84°30'41"W	214.48'	N:117432.91	117412.3970	E:115618.79	115405.2943
L12	S09°59'09"E	300.08'	N:117589.68	117294.1498	E:115591.19	115643.2267
L14	S59°25'35"E	67.60'	N:117261.83	117227.4472	E:115665.61	115723.8142
L16	S30°43'23"W	49.32'	N:117165.71	117123.3094	E:115739.61	115714.4108

CURVE TABLE									
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING
C1	32°56'27"	61.89'	35.58'	S21°05'10"E	35.09'	117509.2287	117476.4855	115344.0222	115356.6477
C2	13°07'38"	45.00'	10.31'	S44°07'12"E	10.29'	117375.2812	117367.8960	115434.4631	115441.6249
C3	5°17'14"	45.00'	4.15'	S48°02'24"E	4.15'	117255.2513	117252.4758	115579.1694	115582.2562
C4	42°18'36"	45.00'	33.23'	S66°33'05"E	32.48'	117128.9326	117116.0079	115707.5211	115737.3191
C5	49°26'26"	47.00'	40.56'	S34°42'22"E	39.31'	117294.1498	117261.8340	115643.2267	115665.6083
C6	90°08'57"	45.00'	70.81'	S14°21'06"E	63.72'	117227.4472	117165.7110	115723.8142	115739.6099

SURVEY NOTES:

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6. REFER TO SHEET C101 FOR PAVING PLAN.
7. REFER TO SHEET C110 FOR SIGNAGE AND STRIPING PLAN.
8. REFER TO SHEETS C126-C127 FOR TYPICAL ROAD SECTIONS.
9. REFER TO SHEETS C140-C143 FOR SITE DETAILS.
10. REFER TO SHEET C204-C206 FOR ROAD PLAN AND PROFILES.
11. REFER TO SHEETS C229-C237 FOR DETAILED GRADING PLANS.
12. REFER TO SHEETS C211 - C212 FOR WALL PLANS AND PROFILES.
13. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
14. REFER TO SHEETS C400 - C404 FOR EROSION CONTROL PLANS.

SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV	SPOT ELEVATIONS	ELEV
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

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PHASES 1B & 2
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LOT 3 ROAD ALIGNMENT PLANS

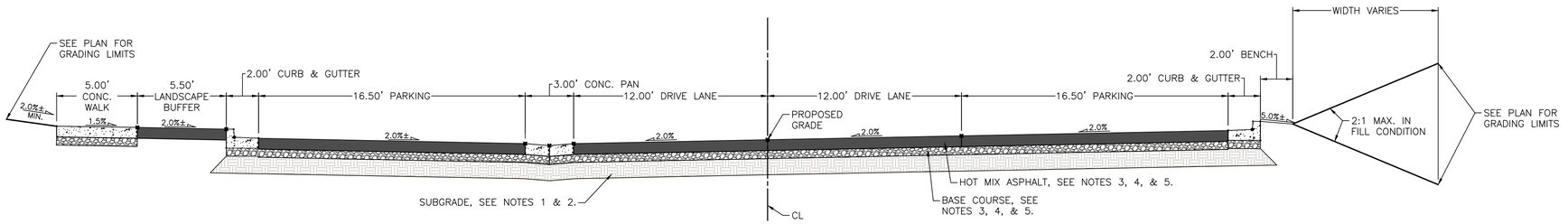
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C123

PLOT DATE: Saturday, November 2, 2024 5:53 PM LAST SAVED BY: DVERRATTI
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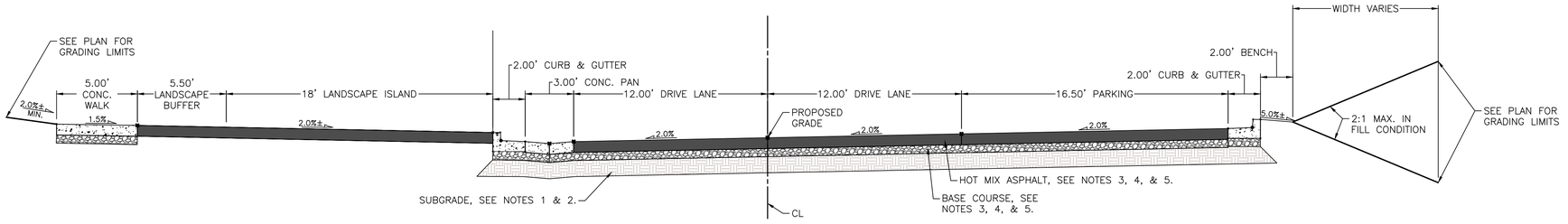


MT. EVE ROAD
TYPICAL ROADWAY SECTION A

STA: 10+05 TO 11+12	STA: 17+14 TO 17+47
STA: 11+54 TO 12+40	STA: 17+56 TO 18+04
STA: 13+34 TO 13+57	STA: 18+68 TO 19+04
STA: 13+64 TO 14+15	STA: 19+14 TO 19+48
STA: 14+24 TO 14+98	STA: 19+75 TO 20+08
STA: 15+33 TO 16+08	STA: 20+17 TO 20+45
STA: 16+19 TO 16+48	STA: 20+54 TO 21+19
STA: 16+57 TO 17+05	STA: 20+29 TO 21+42

*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT AND COMPACTION RECOMMENDATIONS.

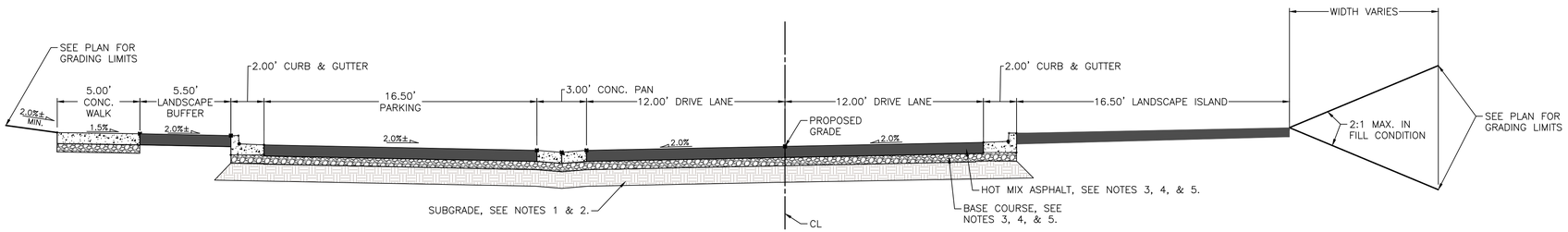
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MT. EVE ROAD
TYPICAL ROADWAY SECTION B
AT LANDSCAPE ISLANDS LEFT
STA: 11+12 TO 11+21
STA: 14+14 TO 14+24
STA: 16+48 TO 16+57
STA: 17+47 TO 17+56
STA: 18+55 TO 18+68
STA: 19+48 TO 19+61
STA: 20+45 TO 20+54

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MT. EVE ROAD
TYPICAL ROADWAY SECTION C
AT LANDSCAPE ISLANDS RIGHT
STA: 11+30 TO 11+44
STA: 13+57 TO 13+64
STA: 16+08 TO 16+19
STA: 17+05 TO 17+14
STA: 19+04 TO 19+14
STA: 20+08 TO 10+17
STA: 21+19 TO 21+29

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 TYPICAL ROADWAY SECTIONS

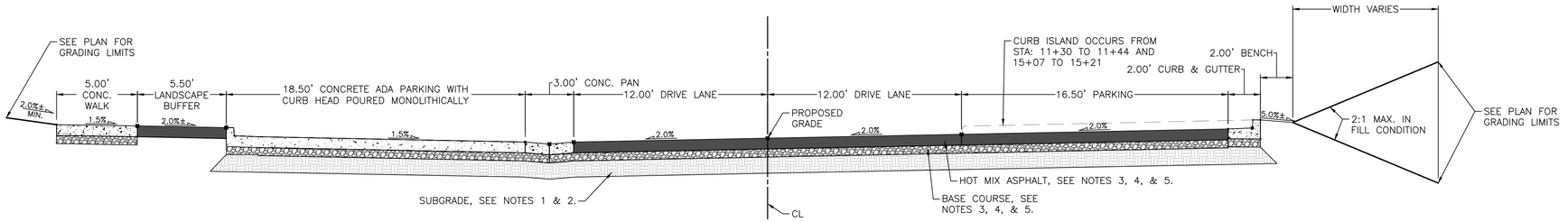
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Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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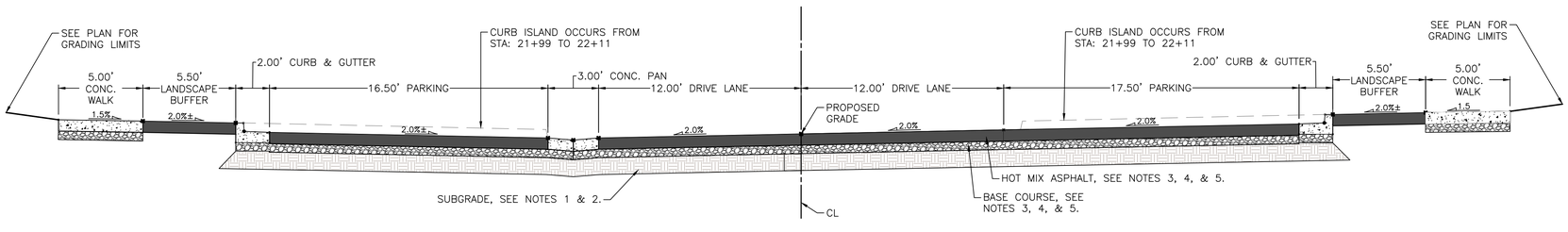
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\COVER & NOTES.dwg



MT. EVE ROAD
TYPICAL ROADWAY SECTION D
AT ADA PARKING
STA: 11+21 TO 11+54
STA: 14+98 TO 15+33
STA: 19+61 TO 19+75

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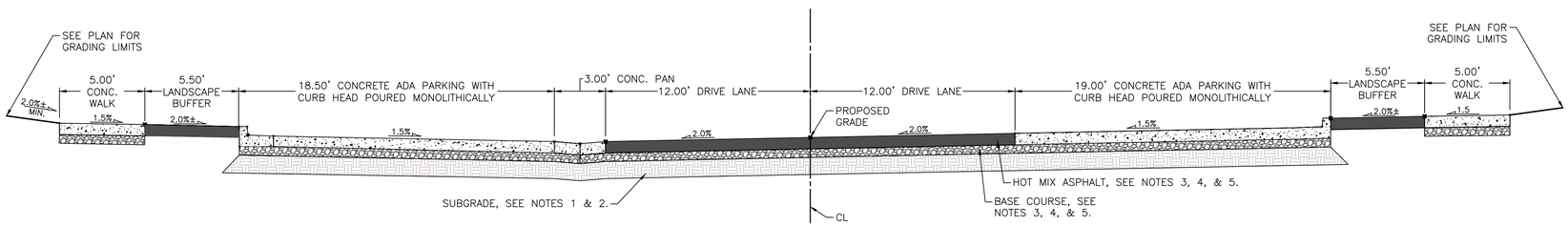
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MT. THOMAS ROAD
TYPICAL ROADWAY SECTION A
STA: 20+46 TO 22+11
STA: 22+26 TO 22+77

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MT. THOMAS ROAD
TYPICAL ROADWAY SECTION C
AT ADA PARKING
STA: 22+11 TO 22+26

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

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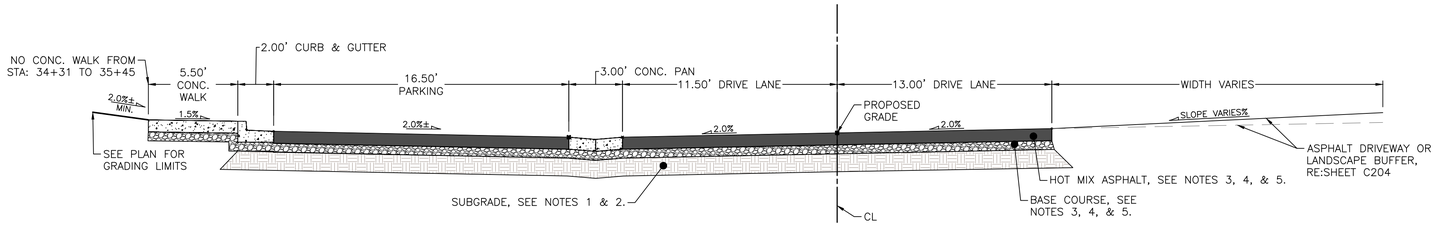
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Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
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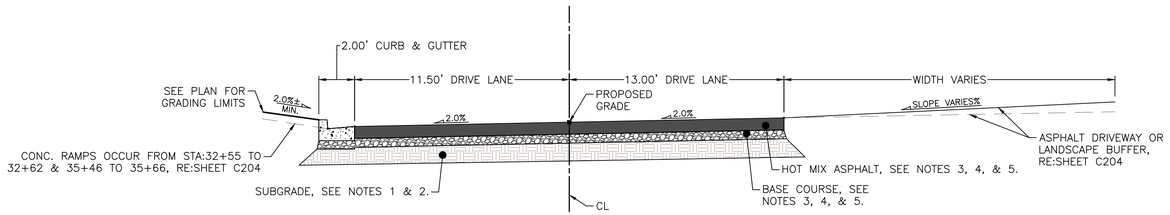
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\COVER & NOTES.dwg



LOT 3 WEST ROAD TYPICAL ROADWAY
SECTION A
STA: 30+34 TO 31+16
STA: 32+62 TO 34+05
STA: 34+29 TO 35+46
STA: 36+52 TO 36+79

*REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL PAVEMENT AND COMPACTION RECOMMENDATIONS.

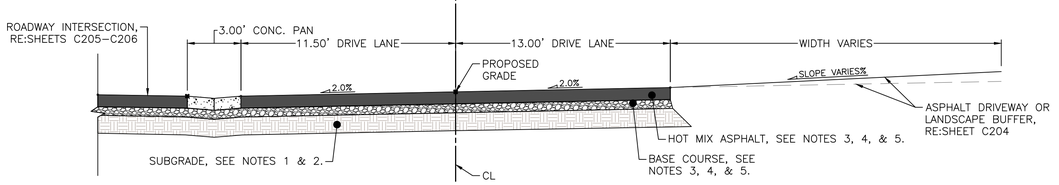
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LOT 3 WEST ROAD TYPICAL ROADWAY
SECTION B
STA: 31+16 TO 31+63
STA: 32+36 TO 32+62
STA: 34+05 TO 34+29
STA: 35+46 TO 35+66
STA: 36+48 TO 36+52
STA: 36+79 TO 36+85

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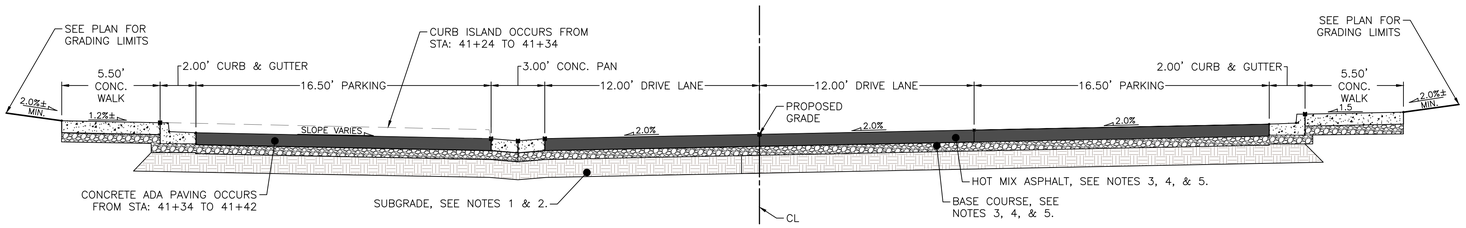
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LOT 3 WEST ROAD TYPICAL ROADWAY
SECTION C
STA: 31+63 TO 32+36
STA: 35+66 TO 36+48

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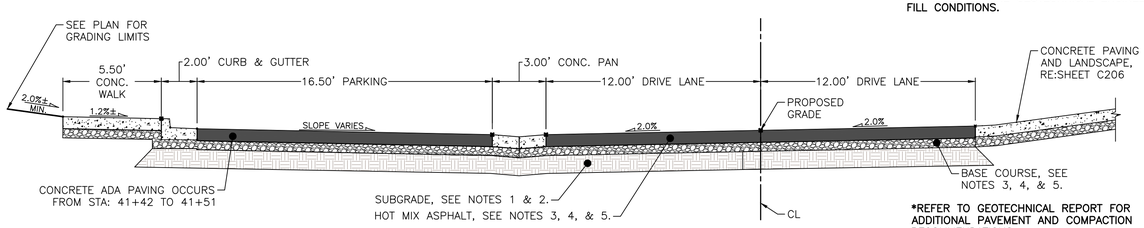
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LOT 3 CONNECTOR ROAD
TYPICAL ROADWAY SECTION A
STA: 40+70 TO 41+42
STA: 41+51 TO 41+78

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LOT 3 CONNECTOR ROAD
TYPICAL ROADWAY SECTION B
STA: 40+43 TO 40+70
STA: 41+42 TO 41+51

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 TYPICAL ROADWAY SECTIONS

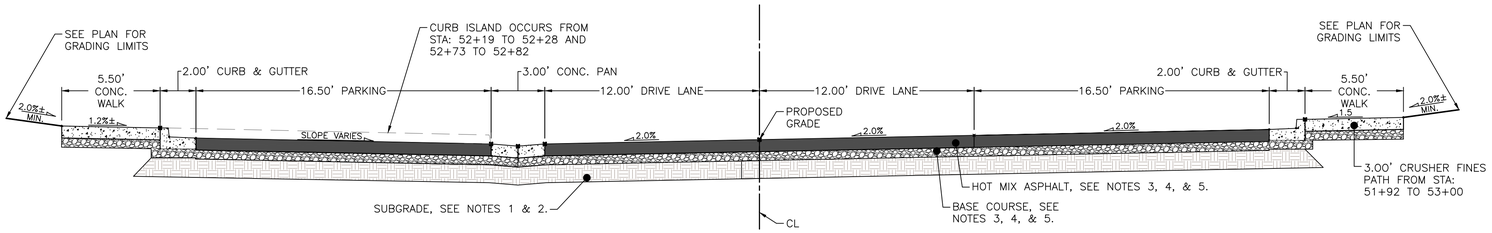
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Job Number 23.1012
Project Manager DREW VERRATTI
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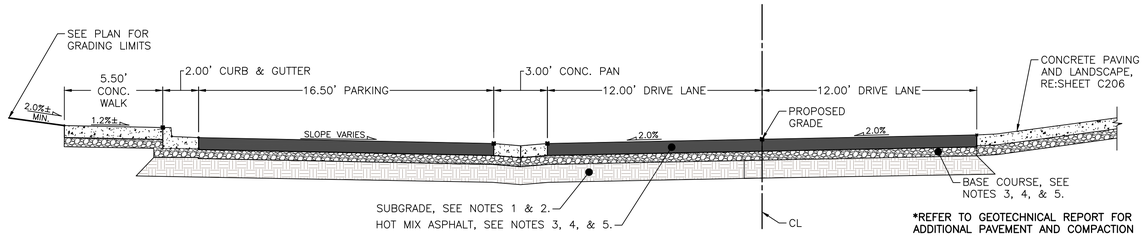
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LOT 3 EAST ROAD
TYPICAL ROADWAY SECTION A
STA: 50+57 TO 51+20
STA: 51+92 TO 53+00

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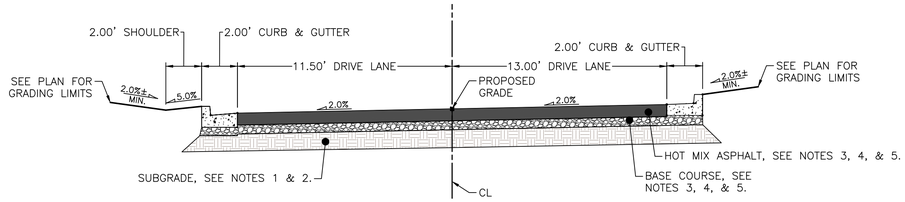
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LOT 3 EAST ROAD
TYPICAL ROADWAY SECTION B
STA: 51+86 51+92

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LOT 3 EAST ROAD
TYPICAL ROADWAY SECTION C
STA: 53+00 TO 54+93

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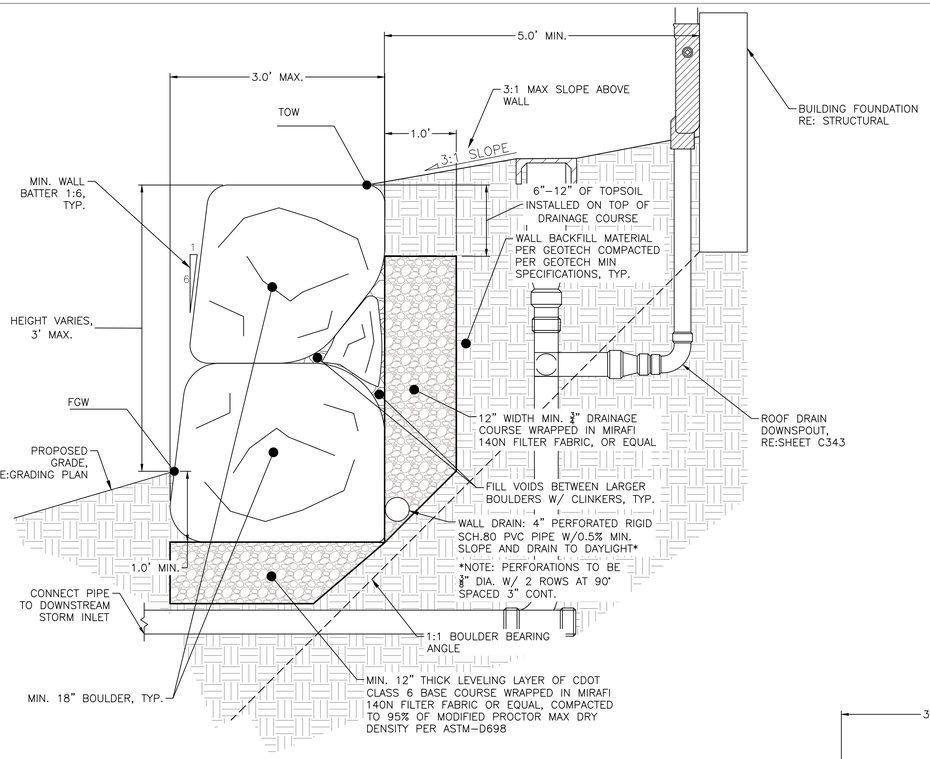
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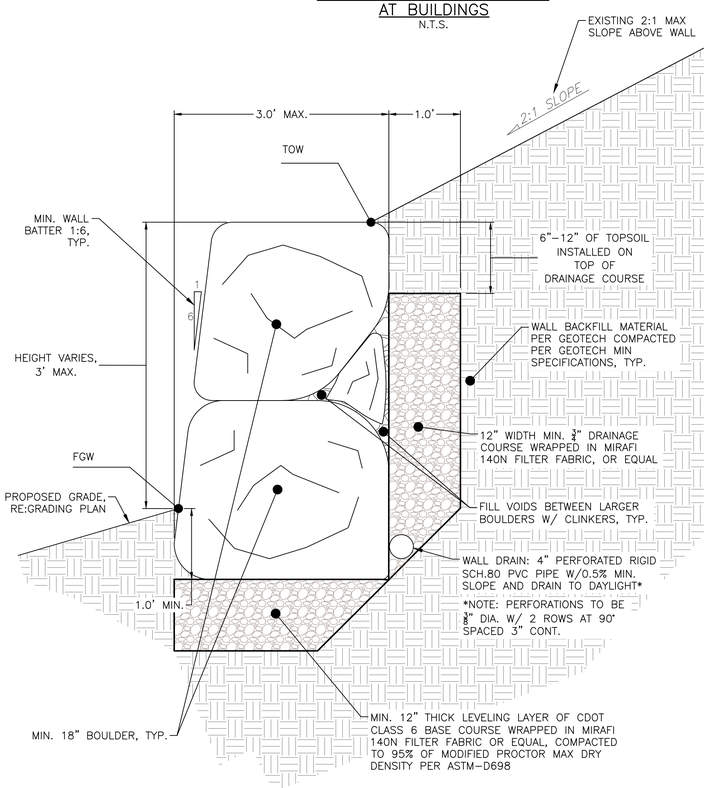
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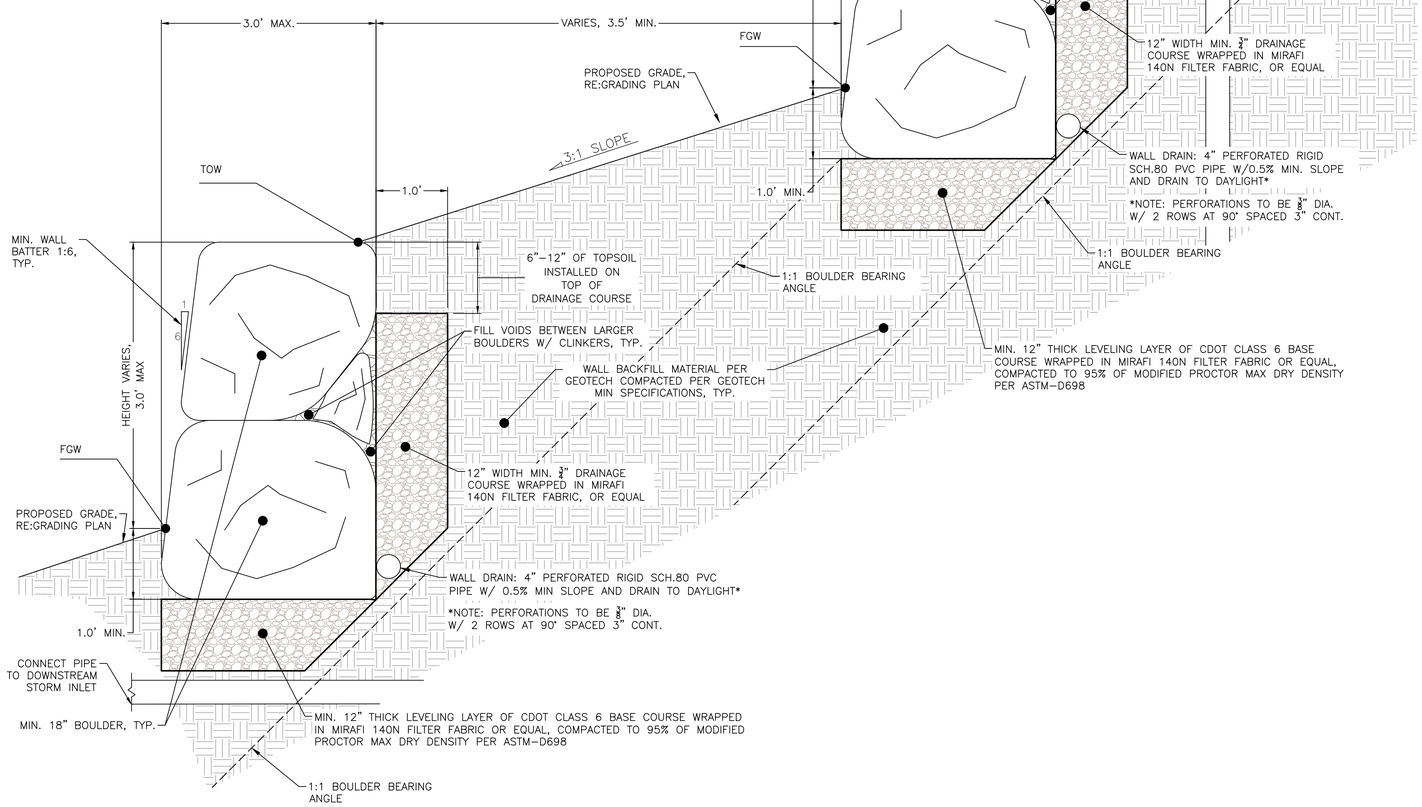
PLOT DATE: Saturday, November 2, 2024 5:55 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\COVER & NOTES.dwg



SINGLE TIER BOULDER WALL AT BUILDINGS
N.T.S.



SINGLE TIER BOULDER WALL AT HILLSIDES
N.T.S.



TWO TIER BOULDER WALL
N.T.S.

A BOULDER WALL DETAIL
NOT TO SCALE

PLOT DATE: Saturday, November 2, 2024 5:55 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SITE DETAILS.dwg

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SITE DETAILS

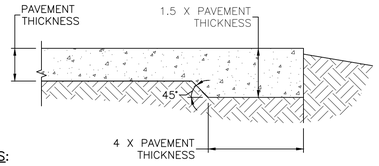
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

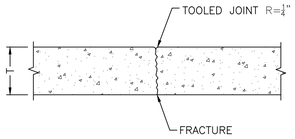
C140



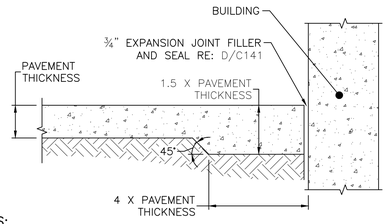
NOTES:

1. THICKEN EDGES ONLY WHERE SPECIFIED ON PLANS.

A THICKENED CONCRETE EDGE
NOT TO SCALE



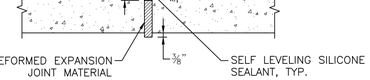
B TOOLED CONCRETE JOINT
NOT TO SCALE



NOTES:

1. THICKEN EDGES AT ALL LOCATIONS WHERE PAVEMENT ABUTS BUILDING.

C THICKENED CONCRETE EDGE AT BUILDING
NOT TO SCALE

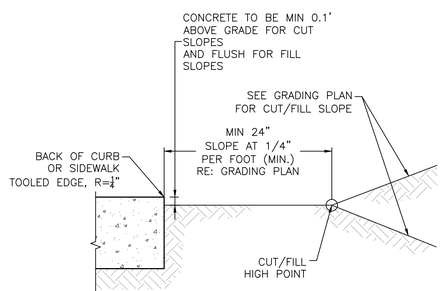


NOTES:

STANDARD EXPANSION JOINT

1. VERIFY JOINT DEPTH TO WIDTH RATIO WITH JOINT SEALANT MANUFACTURER FOR FILLER MATERIAL REQUIREMENTS.
2. JOINT TO BE FREE AND CLEAN OF ALL DEBRIS PRIOR TO SEALING.
3. JOINT SEALER TO BE SIKASIL 728 SL OR APPROVED EQUAL. JOINT SEALER TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
4. EXCESS SEALANT TO BE REMOVED FROM SURFACE.

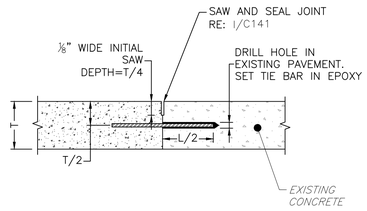
D CONCRETE EXPANSION JOINT
NOT TO SCALE



NOTES:

1. ENSURE GRADING DOES NOT ALLOW FOR DRAINAGE TO CROSS OVER SIDEWALK.
2. SEE LANDSCAPING FOR LANDSCAPING PLAN.
3. COORDINATE WITH LANDSCAPING PLAN FOR SPECIALTY CONCRETE FINISHES.

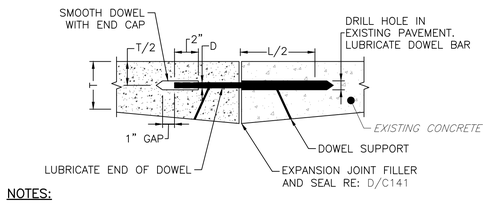
E CUT/FILL SLOPE AT CURB OR SIDEWALK
NOT TO SCALE



NOTES:

1. TIE BAR TO BE #4 [EPOXY COATED] REBAR.
2. TIE BAR L=24" SPACING=18" O.C.

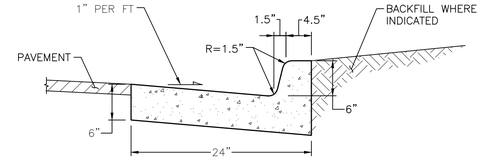
F TIED AND SAWN TO EXISTING CONCRETE JOINT
NOT TO SCALE



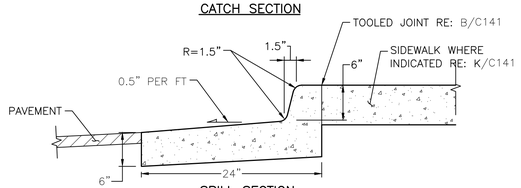
NOTES:

1. VERIFY EXISTING DOWEL DIAMETER, LENGTH, AND SPACING.
2. FOR T < 8" DOWEL D=3/4" L=16" SPACING=12" O.C.
3. FOR 11.5" < T >= 8" DOWEL D=1" L=16" SPACING=12" O.C.
4. DOWEL TO BE SMOOTH COATED STEEL AND LIGHTLY GREASED.

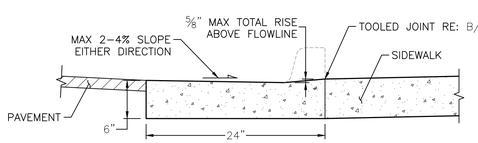
G DOWELED EXPANSION TO EXISTING CONCRETE JOINT
NOT TO SCALE



CATCH SECTION



SPILL SECTION

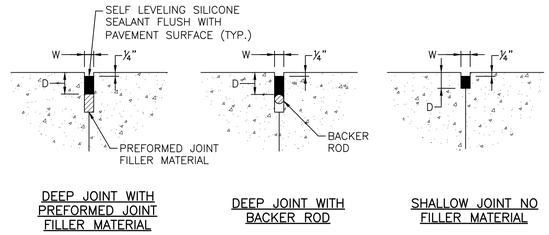


MODIFIED CURB AT ADA RAMP

NOTES:

1. PROVIDE LONGITUDINAL AND TRANSVERSE CONTRACTION AND EXPANSION JOINTS AT SPACING AND FREQUENCY PER K/C141 AND AS INDICATED ON PLANS.
2. CURB BASE AND SUBGRADE REQUIREMENTS TO BE SIMILAR TO ADJACENT PAVEMENT.
3. ENSURE ALL EDGES, CORNERS, AND SURFACES ARE SMOOTH TO FACILITATE WHEELCHAIR MOVEMENTS.
4. REFER TO SIDEWALK RAMP DETAILS SHEET C142 FOR ADDITIONAL DETAILS.
5. CURB MODIFICATION FOR ADA PURPOSES APPLIES TO BOTH CATCH AND SPILL TYPES.
6. CURB TEXTURE TO BE MEDIUM-TO-COARSE.

H 6" VERTICAL "TYPE A" CURB
NOT TO SCALE

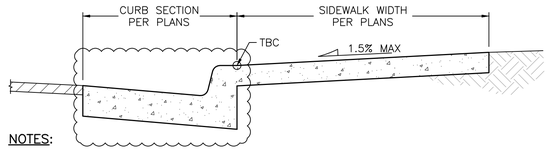


DEEP JOINT WITH PREFORMED JOINT FILLER MATERIAL | DEEP JOINT WITH BACKER ROD | SHALLOW JOINT NO FILLER MATERIAL

NOTES:

1. VERIFY JOINT DEPTH TO WIDTH RATIO WITH JOINT SEALANT MANUFACTURER FOR FILLER MATERIAL REQUIREMENTS.
2. JOINT TO BE FREE AND CLEAN OF ALL DEBRIS PRIOR TO SEALING.
3. EXCESS SEALANT TO BE REMOVED FROM SURFACE.

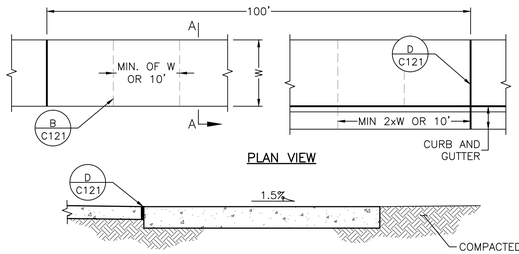
I SAWN CONCRETE LEVELING JOINT SEAL
NOT TO SCALE



NOTES:

1. CONSTRUCT 100' MONOLITHIC SECTIONS WITH EXPANSION JOINTS EVERY 100'.
2. CONTRACTION JOINTS ARE TO BE SPACED IN A MANNER THAN CREATED SQUARE SECTIONS, OR AS SPECIFIED ON PLANS.
3. INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW SIDEWALKS AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE.

J TYPICAL ATTACHED SIDEWALK
NOT TO SCALE



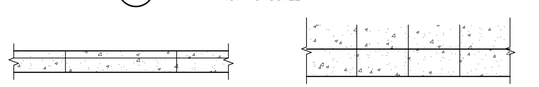
PLAN VIEW

SECTION A–A

NOTES:

1. CONSTRUCT SIDEWALK IN 100' MONOLITHIC SECTIONS WITH EXPANSION JOINTS EVERY 100'.
2. CONTRACTION JOINTS ARE TO BE SPACED IN A MANNER THAN CREATED SQUARE SECTIONS, OR AS SPECIFIED ON PLANS.
3. INSTALL EXPANSION JOINT MATERIAL BETWEEN NEW SIDEWALKS AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE.
4. THICKNESS SHALL BE 6" MINIMUM FOR COMBINATION CURB, GUTTER AND SIDEWALK AND 4" MINIMUM FOR NON-MONOLITHIC SIDEWALK.
5. COORDINATE WITH LANDSCAPING PLAN FOR SPECIALTY CONCRETE FINISHES.

K TYPICAL SIDEWALK
NOT TO SCALE



TOOLED CONCRETE JOINTS: 10' RE: B/C141
EXPANSION JOINTS: 100' RE: D/C141

CURB AND GUTTER JOINT SPACING

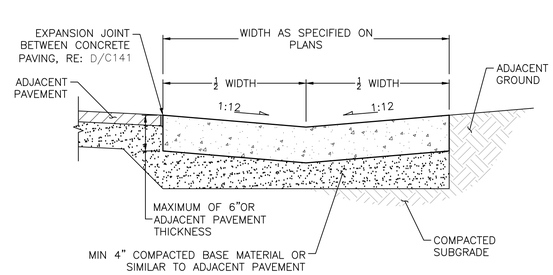
TOOLED CONCRETE JOINTS: 10' OR FORMING UNIFORM SQUARES. RE: J/C141
EXPANSION JOINTS: 100' RE: D/C141

SIDEWALK JOINT SPACING

NOTES:

1. REFER TO PLANS FOR SPECIFIED JOINTING LOCATIONS OR LAYOUT, SPECIFICALLY LANDSCAPE DRAWING FOR PLAZA AND COURTYARD AREAS.
2. RE: F/C141 FOR CONSTRUCTION OR COLD JOINTING.
3. CONSTRUCT SIDEWALK IN 100' MONOLITHIC SECTIONS. PROVIDE EXPANSION JOINTS EVERY 100'.
4. INSTALL EXPANSION JOINT (D/C141) MATERIAL BETWEEN NEW SIDEWALK AND EXISTING CONCRETE SLABS, POLES, FIRE HYDRANTS, BUILDINGS, ETC. SET EXPANSION JOINT MATERIAL VERTICAL AND WITH THE TOP EDGE BELOW FINISHED SURFACE OF CONCRETE.

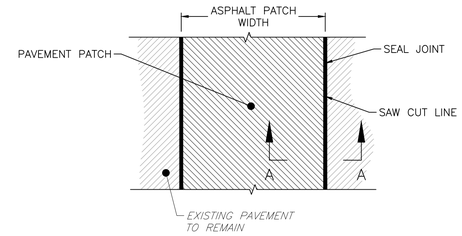
L SIDEWALK AND CURB AND GUTTER JOINT
NOT TO SCALE



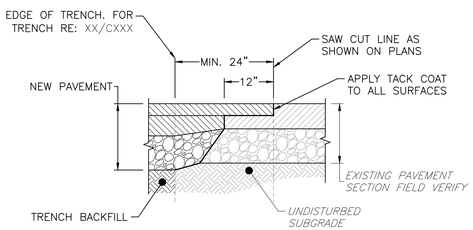
NOTES:

1. CONTRACTION JOINT (B/C141) TO BE SPACED MAXIMUM OF 10' AND EXPANSION JOINTS ARE TO BE EVERY 100' (D/C141).
2. PAN THICKNESS TO BE MAXIMUM OF EITHER 8" OR ADJACENT PAVEMENT THICKNESS.
3. IF THE CONCRETE PAN CROSSES AN ADA ACCESSIBLE ROUTE, THE SIDE SLOPES SHALL NOT EXCEED 5%.

M CONCRETE VALLEY PAN
NOT TO SCALE



TRENCHING PLAN VIEW



SECTION A

NOTES:

1. WHERE EXISTING PAVEMENT IS LESS THAN 1.5" DO NOT OVERLAP NEW PAVEMENT.
2. NEW PAVEMENT TO OVERLAP MINIMUM OF 12" OVER EXISTING MILLED PAVEMENT.
3. LIMIT SUBGRADE DISTURBANCE UNLESS EXISTING SUBGRADE IS DAMAGED.
4. WHERE NEW PAVEMENT IS TO BE PLACED IN A SINGLE LIFT, MILL EXISTING PAVEMENT TO ½ THE THICKNESS OF THE ORIGINAL PAVEMENT.
5. STEP EXCAVATION OF EXISTING BASE AND SUBGRADE MATERIALS TO AVOID UNDERMINING OF EXISTING PAVEMENT.

N ASPHALT PAVEMENT PATCHING FOR UTILITY TRENCHING
NOT TO SCALE

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SITE DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

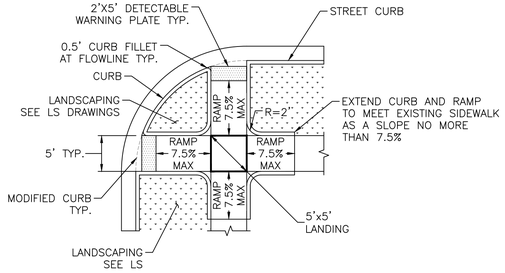
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C141

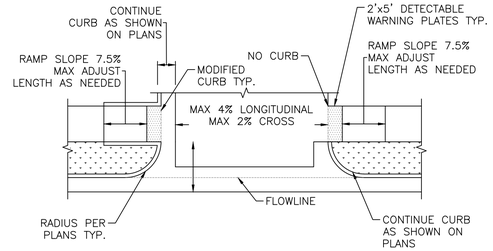
PLOT DATE: Saturday, November 2, 2024 5:55 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SITE DETAILS.dwg



NOTES:

1. LANDSCAPING PER LANDSCAPE ARCHITECT.
2. LANDSCAPING SLOPES SHALL NOT EXCEED 10%.
3. SIDEWALK CURBING RADII SHALL MATCH STREET CURB RADII.
4. CONCRETE GRINDING FOR NEW PAVEMENTS IS NOT A ACCEPTABLE METHOD TO CREATE TAPER OR SLOPE.
5. FIELD ADJUST RAMP LENGTH SUCH THAT SLOPE DOES NOT EXCEED 7.5%.

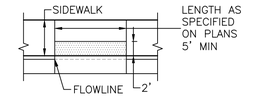
A ADA RAMP "TYPE A"
NOT TO SCALE



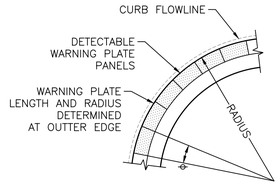
NOTES:

1. LANDSCAPING PER LANDSCAPE ARCHITECT.
2. LANDSCAPING SLOPES SHALL NOT EXCEED 10%.
3. SIDEWALK CURBING RADII SHALL MATCH STREET CURB RADII.
4. CONCRETE GRINDING FOR NEW PAVEMENTS IS NOT A ACCEPTABLE METHOD TO CREATE TAPER OR SLOPE.
5. FIELD ADJUST RAMP LENGTH SUCH THAT SLOPE DOES NOT EXCEED 7.5%.

D ADA RAMP "TYPE F"
NOT TO SCALE



STANDARD



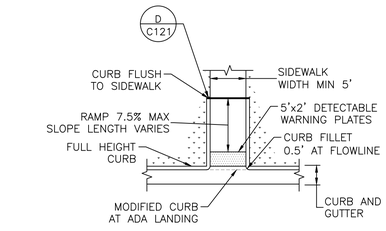
INDIVIDUAL PANEL ANGLES	
RADIUS	ϕ
10'	11.25°
15'	6°
17.5'	5°
20'	4.5°
25'	3.91°
30'	3.6°
35'	3°

CURVED ARRANGMENT

NOTES:

1. WARNING PLATES TO MIN 2' DEEP.
2. WARNING PLATES TO BE EAST JORDAN IRON WORKS 'DURALAST' OR APPROVED EQUAL.
3. REFER TO SIDEWALK AND RAMP DETAILS FOR JOINTING REQUIREMENTS.

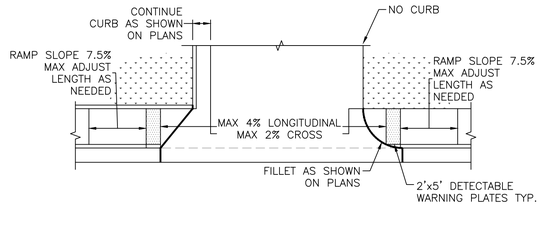
G DETECTABLE WARNING PLATES
NOT TO SCALE



NOTES:

1. LANDSCAPING PER LANDSCAPE ARCHITECT.
2. LANDSCAPING SLOPES SHALL NOT EXCEED 10%.
3. SIDEWALK CURBING RADII SHALL MATCH STREET CURB RADII.
4. CONCRETE GRINDING FOR NEW PAVEMENTS IS NOT A ACCEPTABLE METHOD TO CREATE TAPER OR SLOPE.
5. FIELD ADJUST RAMP LENGTH SUCH THAT SLOPE DOES NOT EXCEED 7.5%.

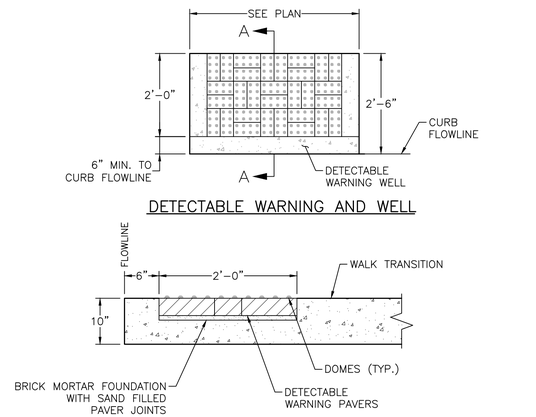
B ADA RAMP "TYPE D"
NOT TO SCALE



NOTES:

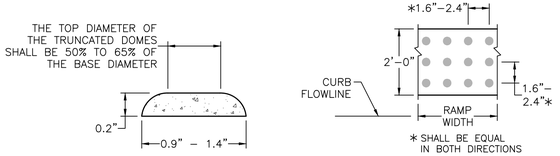
1. LANDSCAPING PER LANDSCAPE ARCHITECT.
2. LANDSCAPING SLOPES SHALL NOT EXCEED 10%.
3. SIDEWALK CURBING RADII SHALL MATCH STREET CURB RADII.
4. CONCRETE GRINDING FOR NEW PAVEMENTS IS NOT A ACCEPTABLE METHOD TO CREATE TAPER OR SLOPE.
5. FIELD ADJUST RAMP LENGTH SUCH THAT SLOPE DOES NOT EXCEED 7.5%.

E ADA RAMP "TYPE G"
NOT TO SCALE



DETECTABLE WARNING AND WELL

SECTION A–A



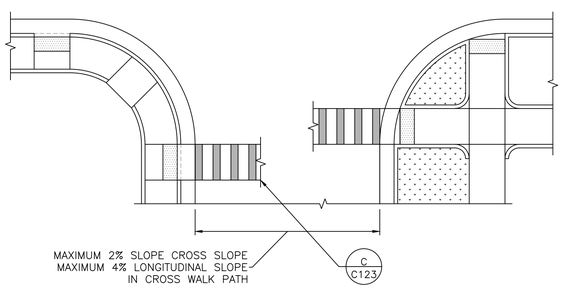
ELEVATION VIEW

PLAN VIEW

NOTES:

1. PROVIDE DETECTABLE WARNINGS AT ALL CURB RAMPS.
2. COORDINATE PAVER COLOR WITH LANDSCAPE ARCHITECT.
3. PROVIDE ALTERNATE BID FOR REPLACEABLE CAST–IN–PLACE DETECTABLE WARNING PANELS BY ACCESS TILE, OR APPROVED EQUAL.

H RECESSED DETECTABLE WARNING PANEL
NOT TO SCALE



NOTES:

1. REFER TO PLANS FOR ADA RAMP TYPES AND DETAILS.
2. SLOPES IN CROSS WALK AREA SHALL NOT EXCEED 2% CROSSING OR 4% LONGITUDINALLY.
3. CROSSING LANE AND MARKINGS SHOULD NOT BE IN CROSSING STREET VALLEY PAN.

C ADA RAMP "TYPE E"
NOT TO SCALE

F ADA CROSSING AT INTERSECTION
NOT TO SCALE

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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SITE DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

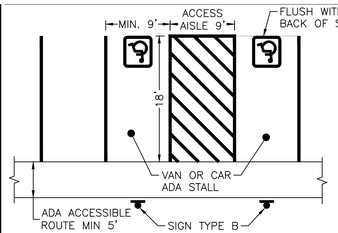
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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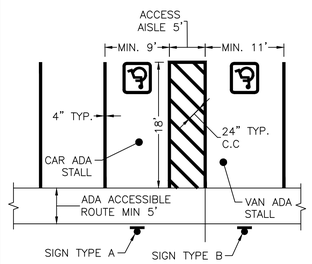
Sheet Number:

C142

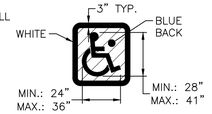
PLOT DATE: Saturday, November 2, 2024 5:55 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\SITE DETAILS.dwg



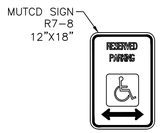
9' ACCESS AISLE



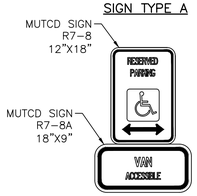
5' ACCESS AISLE



PAVEMENT SYMBOL



SIGN TYPE A

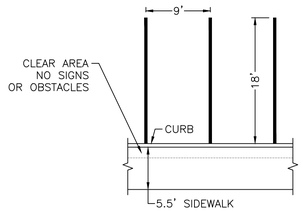


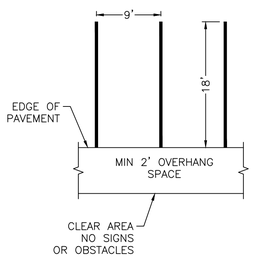
SIGN TYPE B

NOTES:

1. ADA CAR PARKING SHALL BE MINIMUM OF 9' (108") WIDE.
2. ADA VAN PARKING SPACES ARE TO BE 11' (132") WIDE.
   2.1. VAN PARKING SPACES CAN BE REDUCED TO 9' (108") WIDE WHERE ADJACENT ACCESS AISLE IS 9' (108") WIDE.
3. ALL ADA ACCESSIBLE PARKING STALLS MUST BE ADJACENT TO ACCESS AISLE.
4. ACCESS AISLES MUST HAVE MINIMUM WIDTH OF 5' (60").
5. NO OBSTACLES, SIGNS, CURBS, OR PARKING BLOCKS CAN BE IN ACCESS AISLE.
6. THE MAXIMUM SLOPE ACROSS ALL ADA PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
6. ALL PARKING STALL STRIPING SHALL BE MIN 4".
7. ADA PAVEMENT MARKING SYMBOL SHALL BE COMPLIANT WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY".
8. ALL PARKING STALLS SHALL BE IN COMPLIANCE WITH THE MOST RECENT VERSION OF THE ADA STANDARDS.

A ADA PARKING STALLS
NOT TO SCALE

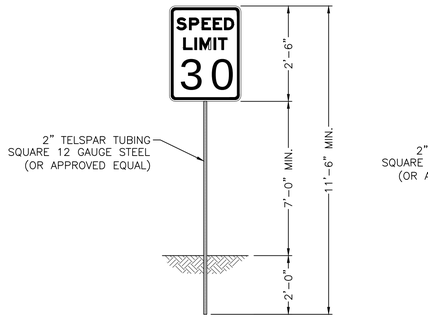




NOTES:

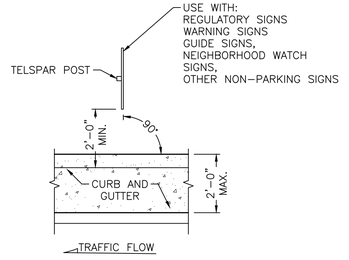
1. PARKING STALLS ARE TO BE 18' DEEP INCLUDING THE CURB PAN.
2. CLEAR AREA MAY NOT REDUCE THE WALKING AREA TO LESS THAN 4'.
3. CLEAR AREAS SHALL BE FREE OF OBSTACLES THAT MAY IMPEDE PEDESTRIAN TRAFFIC OR OBJECTS TALLER THAN 6" ABOVE THE PARKING PAVEMENT SURFACE.
4. CURBING OR PARKING BLOCKS LESS THAN 6" MAY BE IN THE CLEAR SPACE.
3. ALL PARKING STALL STRIPING TO BE 4".
4. PARKING STRIPING SHALL BE WHITE.

B STANDARD PARKING STALL
NOT TO SCALE



NOTE:

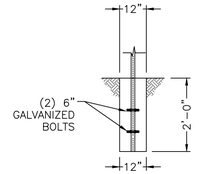
SIGNS: ALL SIGNS SHALL BE FABRICATED FROM ASTM TYPE XI, 4000 SERIES SIGN FACE SHEETING MATERIAL. ALL SIGNS ARE 0.080 GAUGE, 6061-T6 OR 5052-H38 ALUMINUM ALLOY, TREATED WITH ALONDINE 1200 CONVERSION COATING, 3/8 INCH DIAMETER HOLES PUNCHED, CENTERED ON TOP AND BOTTOM, HORIZONTAL AXIS WITH STANDARD 1-1/2 INCH RADIUS CORNERS. ALL IMAGING SHALL BE ACCOMPLISHED WITH A MATCH COMPONENT SYSTEM WITH ACRYLIC FILM THAT MATCHES THE WARRANTY OF THE BASE REFLECTIVE SHEETING. INKS SHALL NOT BE PERMITTED FOR IMAGING.



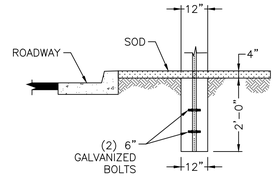
NOTE:

POSTS SHOULD BE INSTALLED TO PROVIDE 4' MINIMUM CLEARANCE WIDTH ALONG EXISTING SIDEWALK PATH FOR ADA COMPLIANCE.

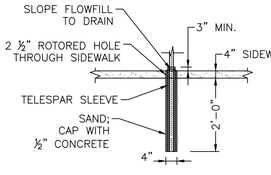
NOTE:
MOUNTING IN SOD OR DIRT REQUIRES APPROXIMATELY 2.0 CU. FT. OF CONCRETE OR AS APPROVED.



DETAIL 1
MOUNTED IN

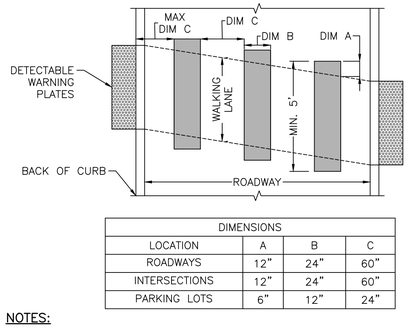


DETAIL 1
MOUNTED IN SOD/VEGETATION



DETAIL 3
MOUNTED IN SIDEWALK/HARDSCAPE

D SINGLE SIGN POST MOUNTING DETAIL
NOT TO SCALE

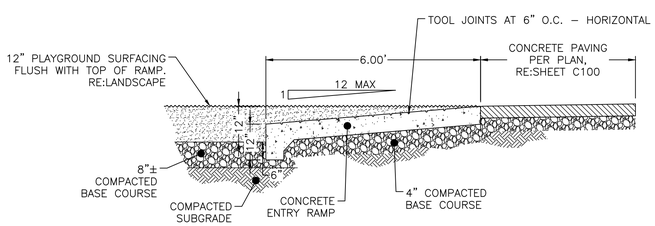


DIMENSIONS			
LOCATION	A	B	C
ROADWAYS	12"	24"	60"
INTERSECTIONS	12"	24"	60"
PARKING LOTS	6"	12"	24"

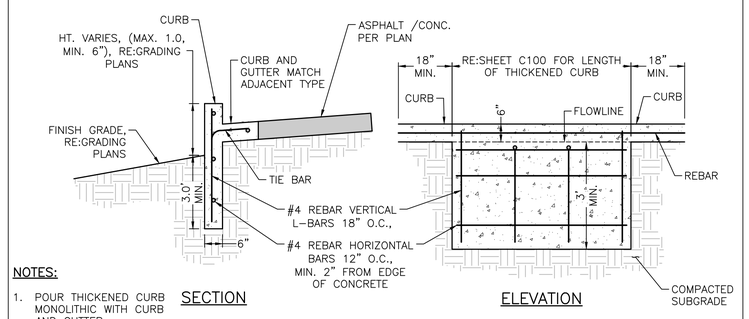
NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE WHITE.
2. BARS TO BE ORIENTED IN DIRECTION OF TRAFFIC FLOW.
3. WALKING LANE DEFINED BY THE OUTTER EDGES OF THE DETECTABLE WARNING PLATES.

C CROSSWALK PAVEMENT MARKINGS
NOT TO SCALE



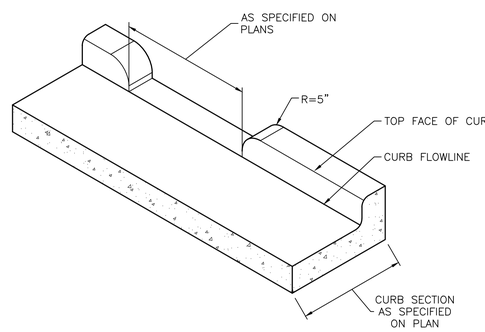
E PLAYGROUND ACCESSIBLE ENTRY RAMP
NOT TO SCALE



NOTES:

1. POUR THICKENED CURB MONOLITHIC WITH CURB AND GUTTER.
2. REFER TO STANDARD CURB DETAIL FOR DIMENSIONS OF CURB HEIGHT AND PAN WIDTH/LENGTH.

F THICKENED CURB
NOT TO SCALE



NOTES:

1. FORM CURB CUT INTO SECTION OF STANDARD CURB & GUTTER AT LOCATION DRAWN ON PLANS.
2. SLOPE FOR DRAINAGE.

G CURB CUT
NOT TO SCALE

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED PROFESSIONAL ENGINEER
MARK LUNA
32753
11/06/24

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SITE DETAILS

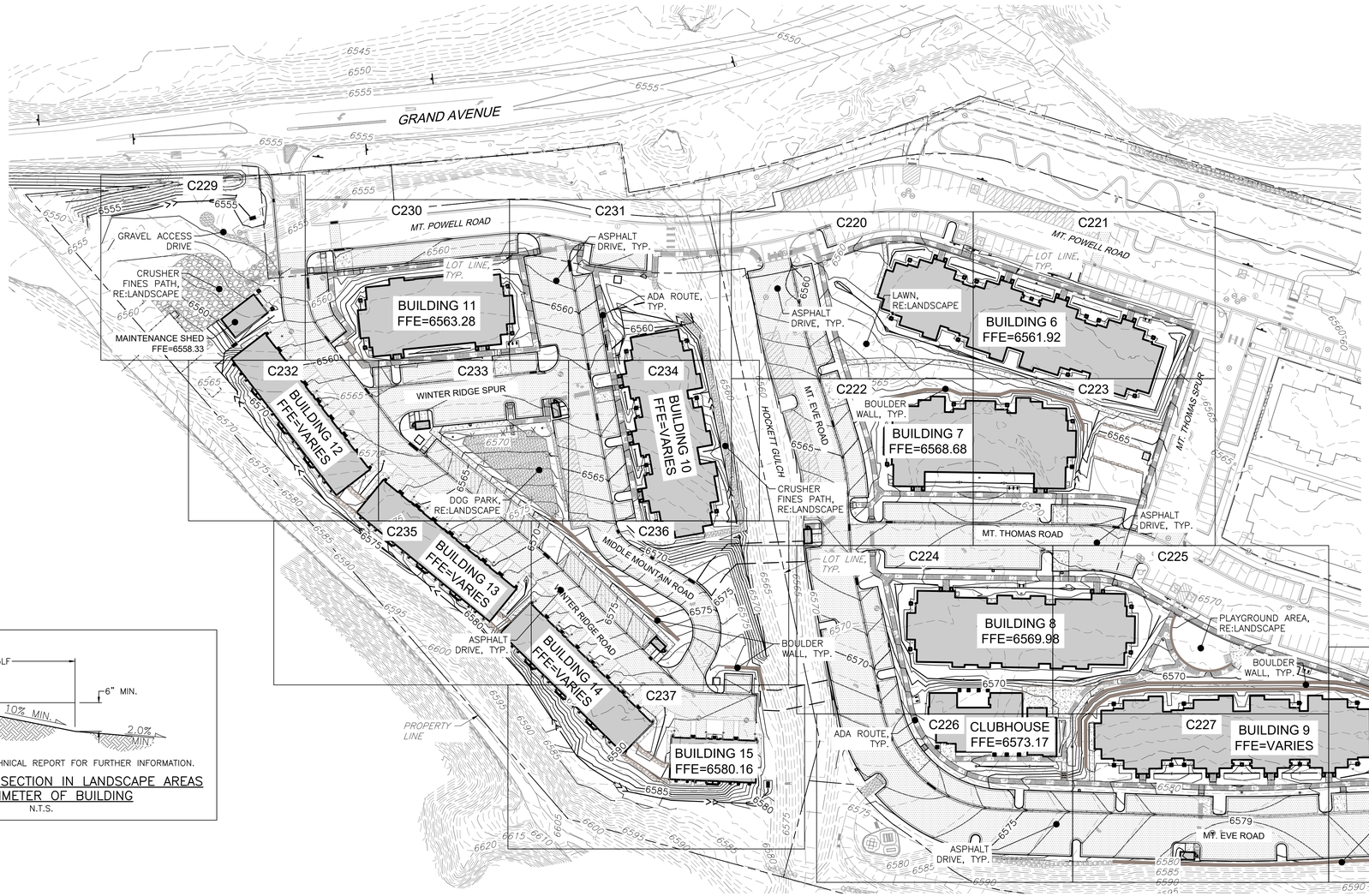
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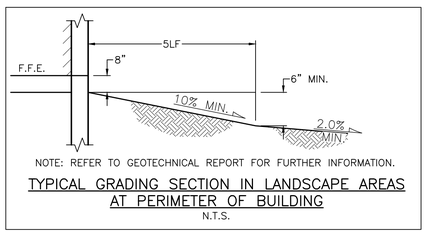
Job Number 23.1012
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Sheet Number:
C143

PLOT DATE: Saturday, November 2, 2024 5:56 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SITE DETAILS.dwg





NOTE: REFER TO GEOTECHNICAL REPORT FOR FURTHER INFORMATION.

TYPICAL GRADING SECTION IN LANDSCAPE AREAS AT PERIMETER OF BUILDING

N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV	SPOT ELEVATIONS	ELEV
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

NOTES:

1. REFER TO SHEET C001 FOR ADDITIONAL GRADING AND ACCESSIBLE ROUTE NOTES.
2. SPOT ELEVATION ABBREVIATIONS: TOS = TOP OF STEP, BOS = BOTTOM OF STEP, TOW = TOP OF WALL, FGW= FINISHED GRADE WALL, LP = LOW POINT, HP = HIGH POINT, GB = GRADE BREAK
3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
4. ALL SPOT ELEVATIONS ALONG CURB ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
5. REFER TO SHEETS C100–C101 FOR PAVING PLANS.
6. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
7. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
8. REFER TO SHEETS C336–C339 FOR STORM PLANS.
9. REFER TO SHEETS C343–C345 FOR STORM DETAILS.
10. REFER TO SHEETS C120–C123 FOR ROAD ALIGNMENT PLANS.
11. REFER TO SHEETS C124–C127 FOR TYPICAL ROADWAY SECTION PLANS.
12. REFER TO SHEETS C201–C206 FOR ROAD PLAN AND PROFILE PLANS.
13. REFER TO SHEET C401 FOR EROSION CONTROL PLAN.
14. SITE GRADING FOR THIS PROJECT IS BASED OFF OF THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL COMPACTION AND SUBGRADE PREPARATION RECOMMENDATIONS.
15. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN.
16. MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION AND AS NOTED. REPORT ANY DISCREPANCIES TO OWNER, ARCHITECT, AND ENGINEER PRIOR TO CONSTRUCTION.
17. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. CROSS SLOPE ON ALL WALKS SHALL NOT TO EXCEED 2.0%. ALL WALKS SHALL NOT EXCEED 5.0% LONGITUDINAL SLOPE, UNLESS OTHERWISE NOTED AS A RAMP WITH HANDRAILS AND LANDINGS. CURB RAMPS SHALL NOT EXCEED 8.3%. ALL ADA ACCESSIBLE PLAZA AREAS INCLUDING THE COMMON PARK AREAS, CLUBHOUSE, AND POOL AREAS SHALL NOTE EXCEED 2.0% SLOPE IN ANY DIRECTION.
18. CURB PANS AND CONCRETE V–PANS SHALL NOT EXCEED 5% CROSS SLOPE ALONG THE DESIGNATED ADA ROUTE. ALL OTHER LOCATIONS TO BE PER CURB DETAILS.
19. WALKS DIRECTLY ADJACENT TO THE BUILDING SHALL BE SLOPED AT 1.5% AWAY FROM THE BUILDING.
20. SPOT ELEVATIONS FOR LIGHT POLES ARE MEASURED AT FINISH GRADE AT CENTER OF POLE. TOP OF FOUNDATION SHALL BE SET SUFFICIENTLY ABOVE FINISH GRADE.
21. SPOT ELEVATIONS FOR TRANSFORMER BOXES/PAD ARE MEASURED AT FINISH LANDSCAPE GRADE AT CENTER OF BOX/PAD. CONTRACTOR SHALL SET BOX/PAD SUFFICIENTLY ABOVE ELEVATION SHOWN ON THESE PLANS IN ORDER TO MAINTAIN THE DRAINAGE AROUND AND AWAY FROM THE BOX/PAD AS SHOWN ON THE DRAWING
22. ALL TRASH AND RECYCLING ENCLOSURES ARE TO BE ADA ACCESSIBLE AND MUST COMPLY WITH THE MAXIMUM ALLOWABLE SLOPES OF SIDEWALKS AS OUTLINED ABOVE.
23. LANDSCAPE GRADE ADJACENT TO EACH BUILDING SHALL BE TYPICALLY 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED.
24. A MINIMUM SLOPE OF 10% IN THE FIRST 5 FEET AWAY FROM THE BUILDING SHALL BE PROVIDED IN LANDSCAPE AREAS ADJACENT TO THE BUILDING PER THE GEOTECHNICAL RECOMMENDATIONS. SEE GRADING DETAIL, THIS SHEET
25. ROOF GUTTER DOWNSPOUTS SHALL DISCHARGE AT GRADE MINIMUM 5' HORIZONTALLY FROM THE EDGE OF FOUNDATION.
26. SPOT ELEVATIONS AT BUILDINGS INCLUDING STOOPS, PATIOS, AND APRONS ARE TO FINISH LANDSCAPE OR SITE PAVING GRADES. REFER TO ARCHITECTURAL OR STRUCTURAL PLANS FOR BUILDING SLAB ELEVATIONS.
27. CONTRACTOR SHALL VERIFY INLET AND MANHOLE ELEVATIONS SHOWN HEREON WITH THE APPROVED STORM PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
28. AREA DRAINS SHALL BE NYLOPLAST 12" AREA INLETS OR APPROVED EQUAL.
29. BOULDER WALL CONSTRUCTION TO CONSIST OF EXISTING ON–SITE BOULDERS. CONTRACTOR SHALL PREPARE SUBGRADE PER GEOTECHNCIAL RECOMMENDATIONS UNDERNEATH AND BEHIND WALL AND INSTALL WALL DRAIN AS SHOWN PER BOULDER WALL DETAIL. REFER TO SHEET C140 FOR BOULDER WALL DETAILS. WALL DRAIN PIPE TO DISCHARGE TO DAYLIGHT.

CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS–SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

N

60 30 0 60 120

SCALE: 1"=60'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK T. MARTIN 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
OVERALL GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
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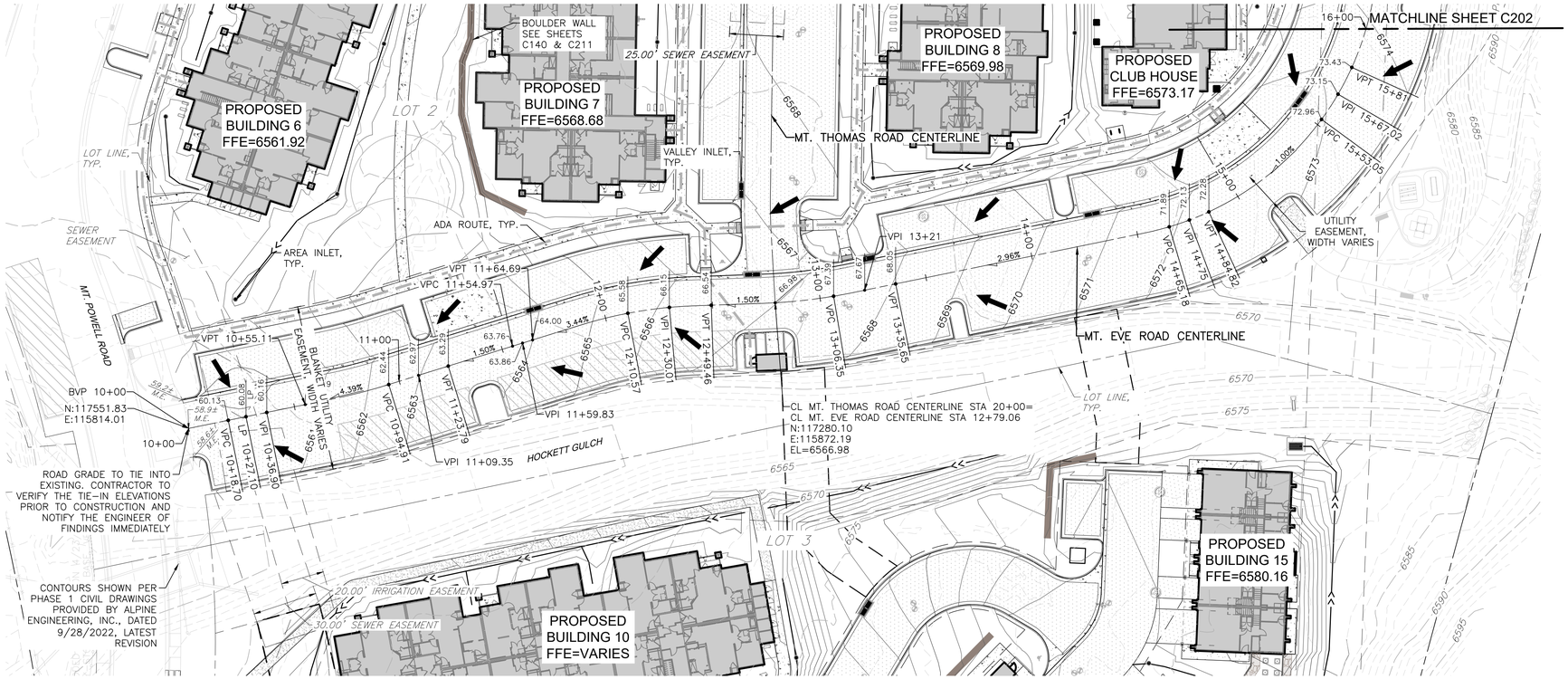
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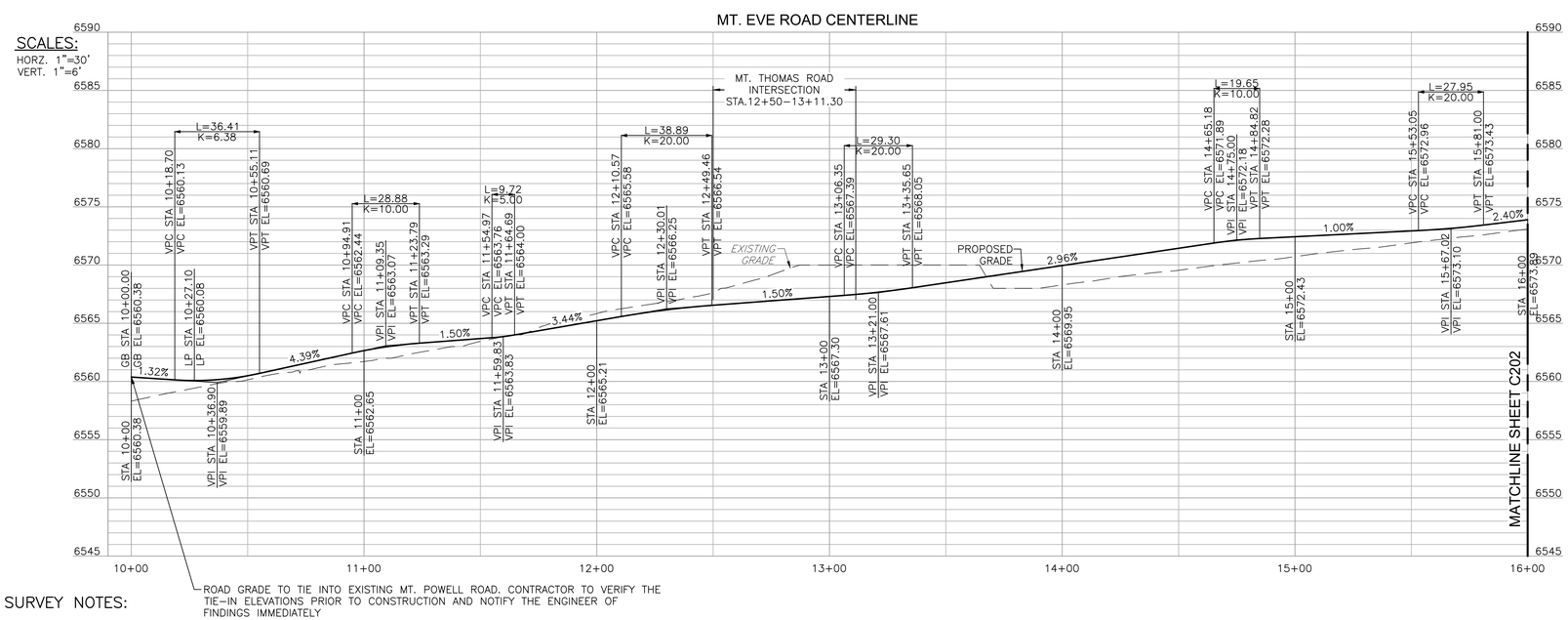
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Sheet Number:

C200

PLOT DATE: Sunday, November 3, 2024 9:47 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\OVERALL GRADING PLAN.dwg





SURVEY NOTES:

ALL PROPOSED DESIGN IS BASED ON SITE SURVEY INFORMATION PROVIDED BY ALPINE ENGINEERS, INC. ON 8/8/2023. SUPPLEMENTARY SURVEY INFORMATION HAS BEEN PROVIDED BY ARHICBEQU LAND CONSULTING, LTD., ON 9/18/2015, QUENON ENGINEERING AND SURVEYING, LLC., DATED 11/7/2022, PEAK LAND CONSULTANTS INC. DATED 11/30/23. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

ASPHALT PAVEMENT, RE: PAVING PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140-C143 SITE DETAILS.
3. REFER TO SHEETS C120-C123 FOR ROAD ALIGNMENT PLANS.
4. REFER TO SHEETS C124-C127 FOR TYPICAL ROAD SECTIONS.
5. REFER TO SHEETS C220-C228 FOR DETAILED GRADING PLANS.
6. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
7. REFER TO SHEETS C400-C404 FOR EROSION CONTROL PLANS.
8. SITE GRADING FOR THIS PROJECT IS BASED OFF OF THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL COMPACTION AND SUBGRADE PREPARATION RECOMMENDATIONS.
9. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.

30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK T. MARTIN 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 MT. EVE ROAD PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

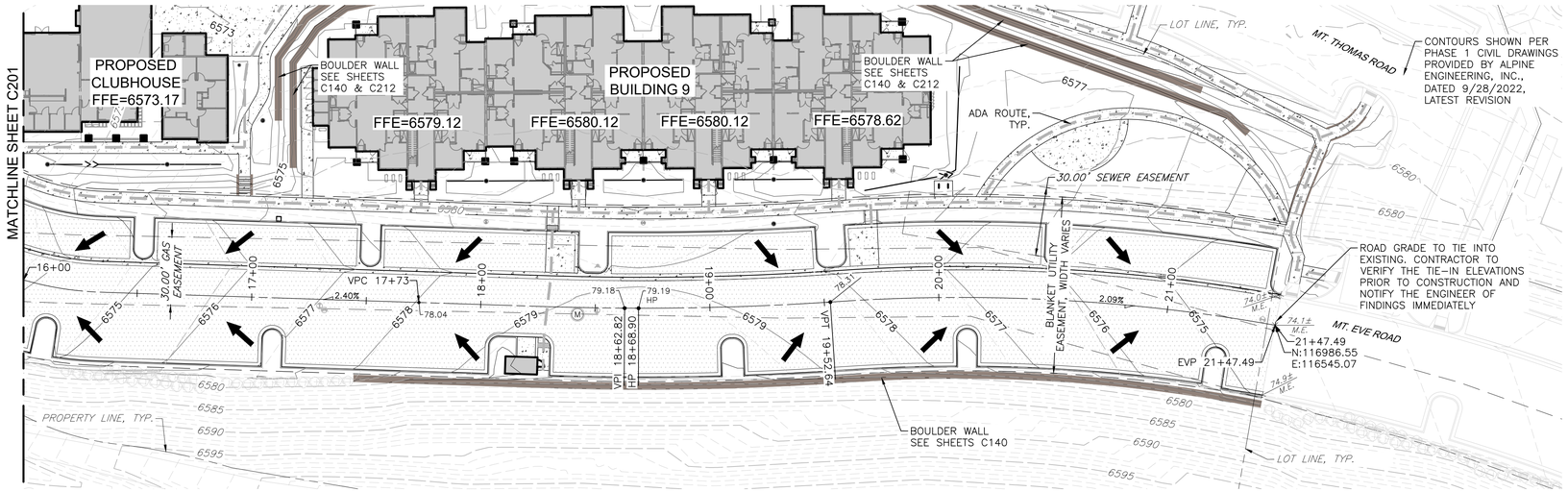
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

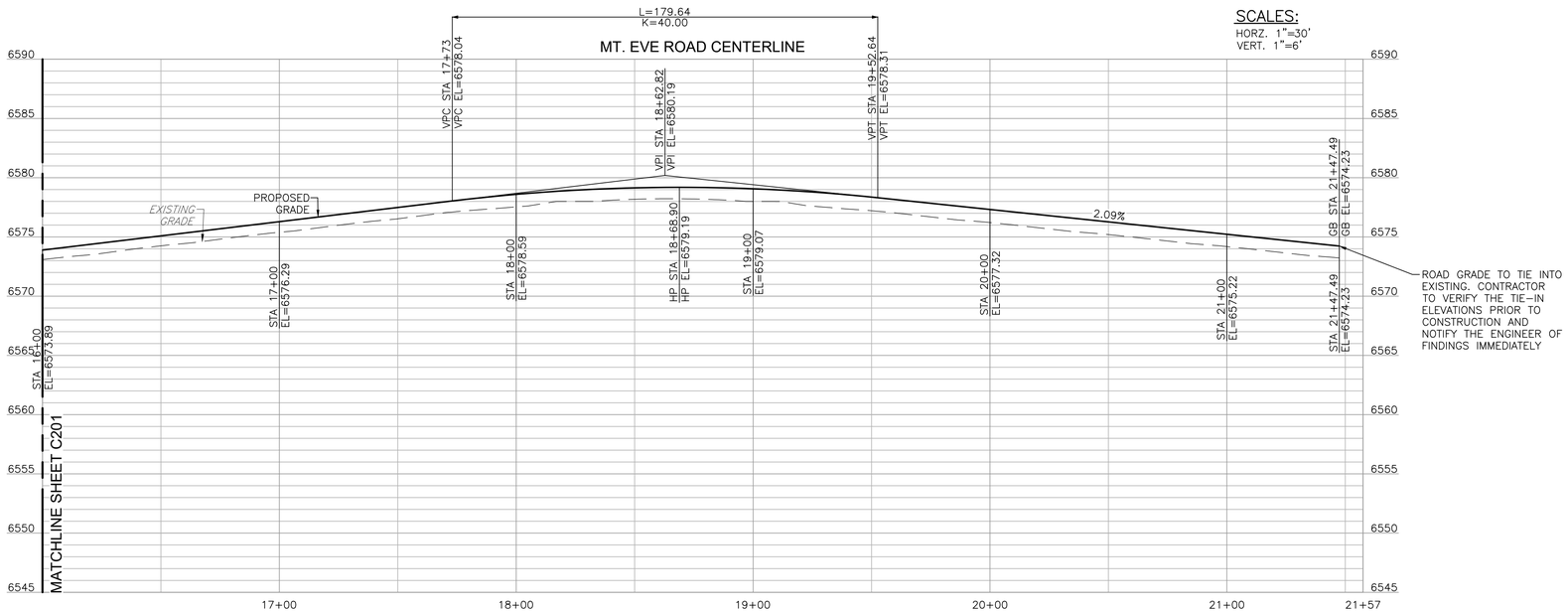
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Sheet Number:

C201

PLOT DATE: Sunday, November 3, 2024 9:55 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\Road P&P.dwg





SCALES:
HORZ. 1"=30'
VERT. 1"=6'

LEGEND

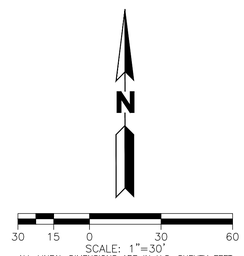
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

ASPHALT PAVEMENT, RE: PAVING PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140–C143 SITE DETAILS.
3. REFER TO SHEETS C120–C123 FOR ROAD ALIGNMENT PLANS.
4. REFER TO SHEETS C124–C127 FOR TYPICAL ROAD SECTIONS.
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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 MT. EVE ROAD PLAN & PROFILE

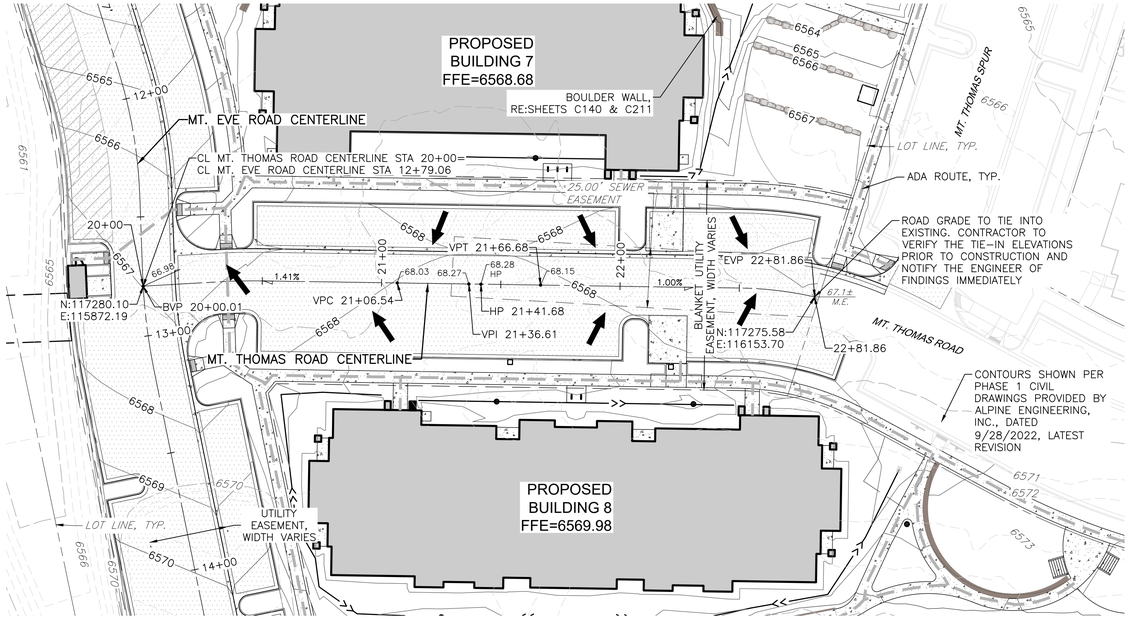
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

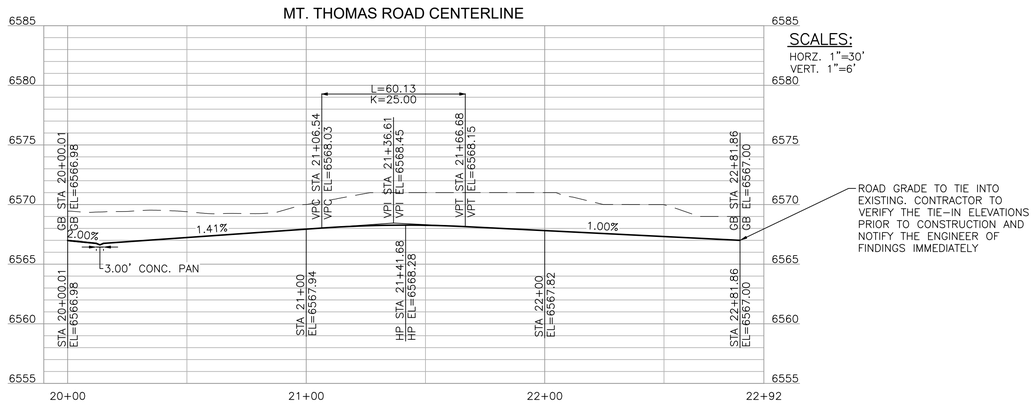
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C202

PLOT DATE: Sunday, November 3, 2024 9:57 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\Road P&P.dwg





SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

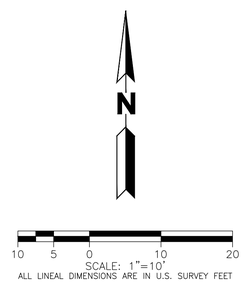
BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140–C143 SITE DETAILS.
3. REFER TO SHEETS C120–C123 FOR ROAD ALIGNMENT PLANS.
4. REFER TO SHEETS C124–C127 FOR TYPICAL ROAD SECTIONS.
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 MT. THOMAS ROAD PLAN & PROFILE

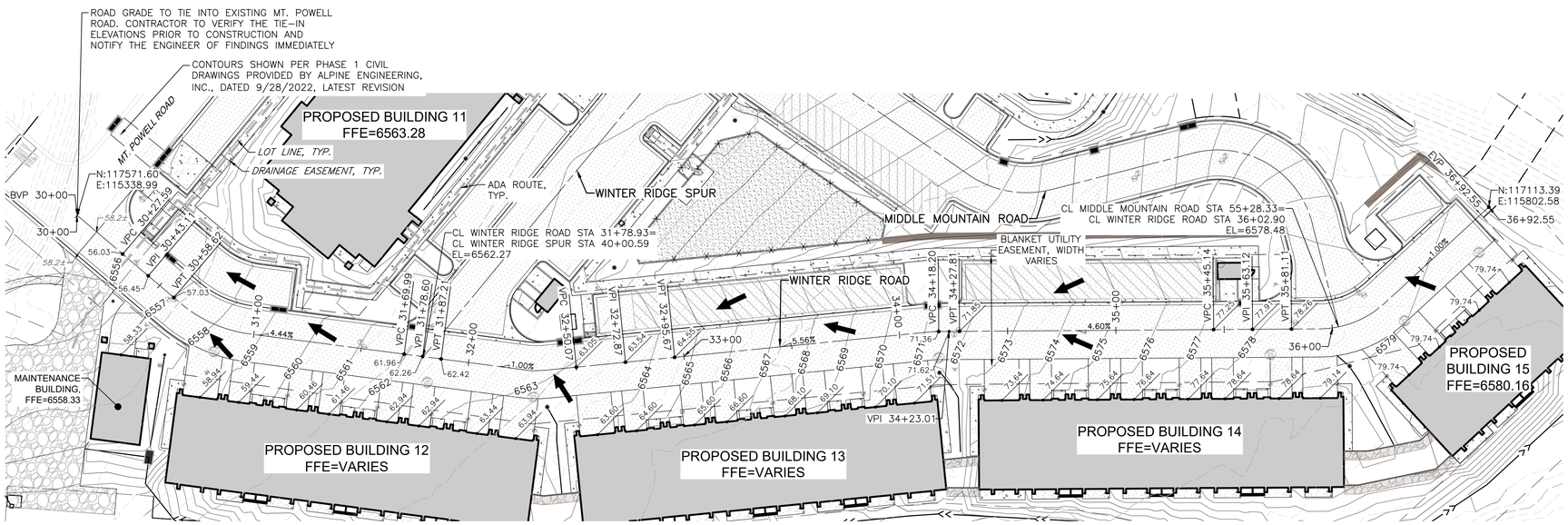
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C203

PLOT DATE: Sunday, November 3, 2024 10:04 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\Connector Road P&P.dwg

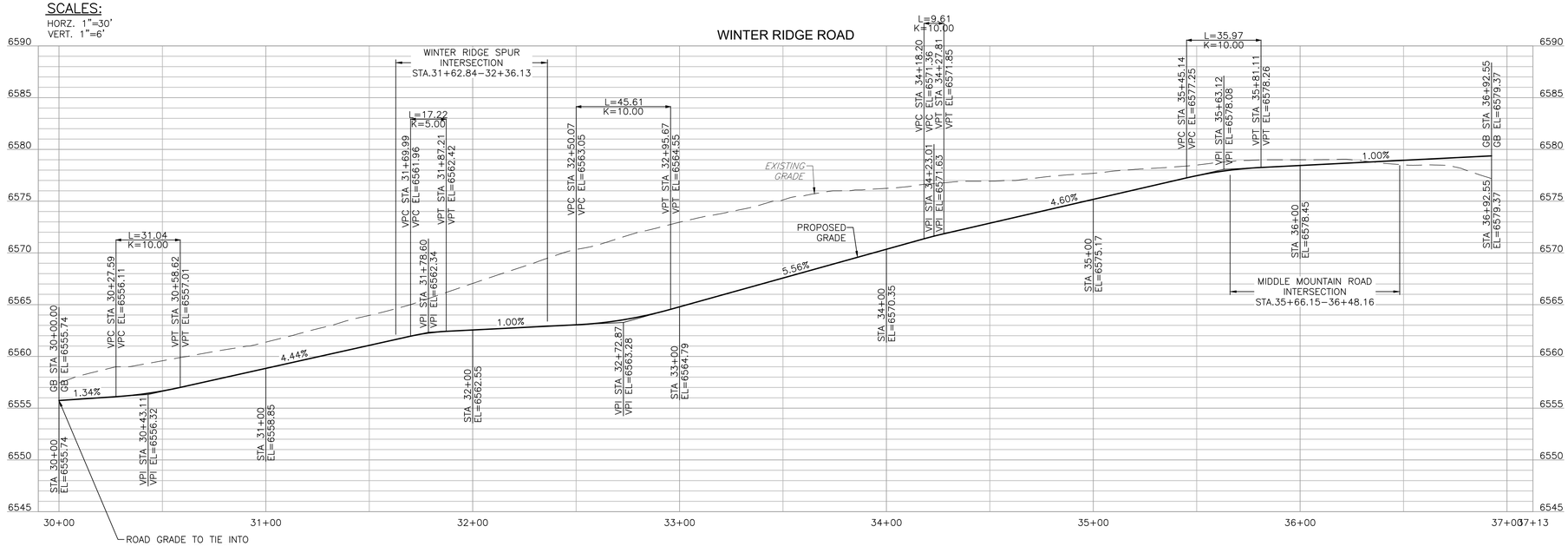


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

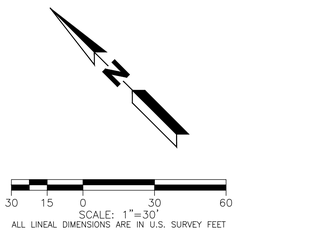
SCALES:

HORZ. 1"=30'
VERT. 1"=6'



NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140-C143 SITE DETAILS.
3. REFER TO SHEETS C120-C123 FOR ROAD ALIGNMENT PLANS.
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6. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
7. REFER TO SHEETS C400-C404 FOR EROSION CONTROL PLANS.
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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 WINTER RIDGE ROAD PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

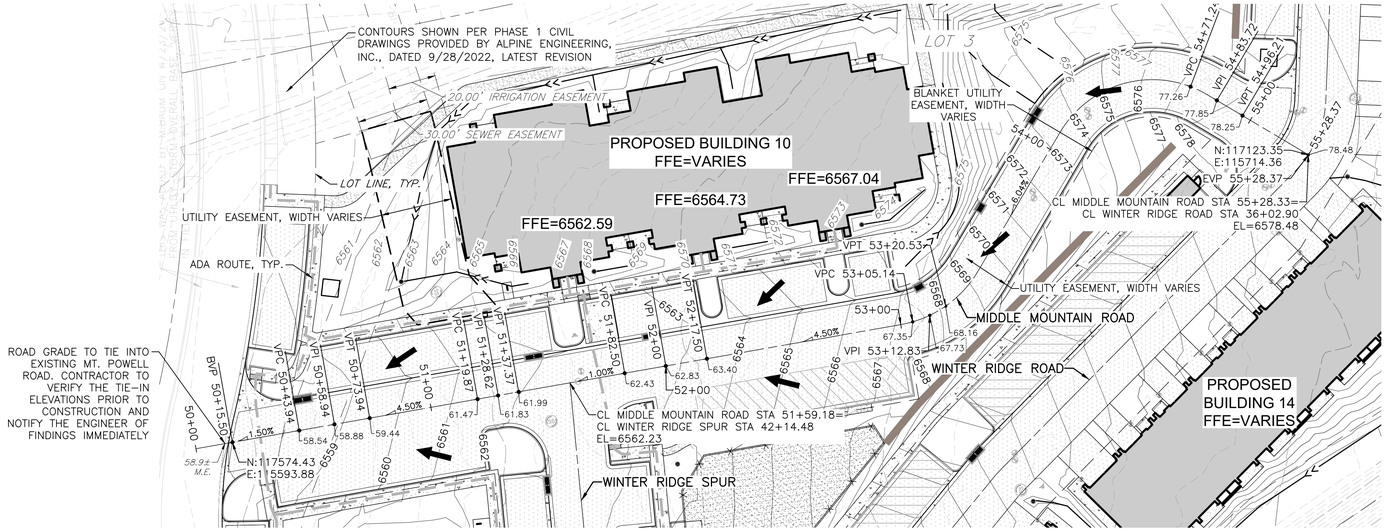
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

C204

PLOT DATE: Sunday, November 3, 2024 10:10 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 West Road P&P.dwg



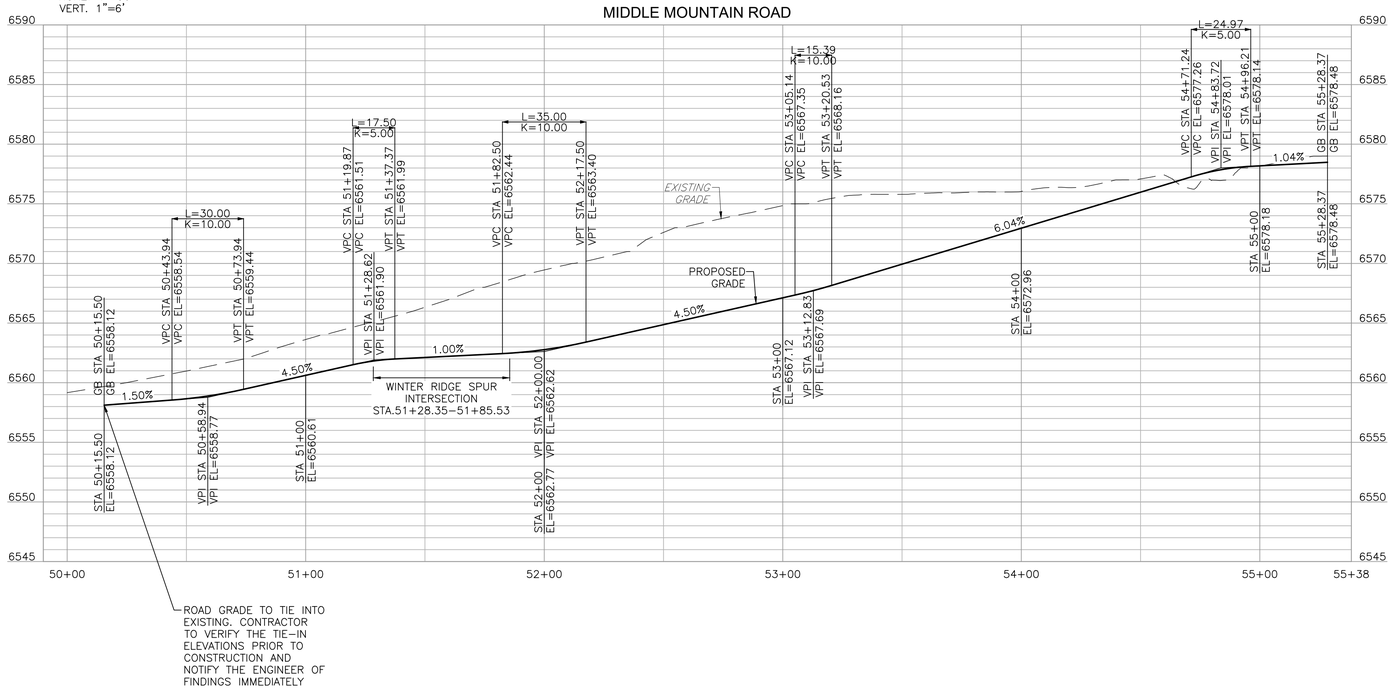


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
+ ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

SCALES:

HORZ. 1"=30'
VERT. 1"=6'



NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

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BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 MIDDLE MOUNTAIN ROAD PLAN & PROFILE

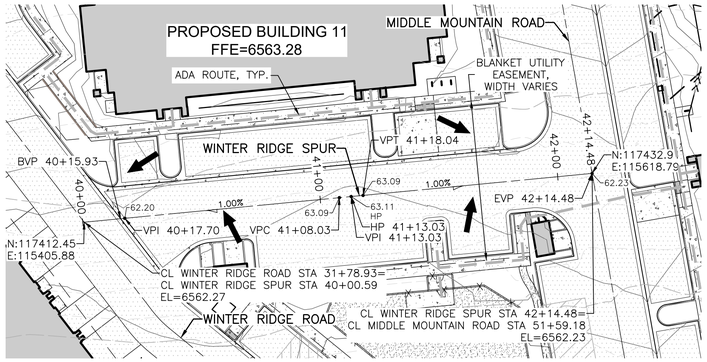
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

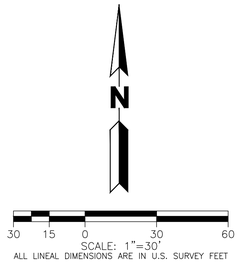
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & SHALL NOT BE USED, DISCLOSED OR REPRODUCED WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:
C205

PLOT DATE: Sunday, November 3, 2024 10:18 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 East Road P&P.dwg



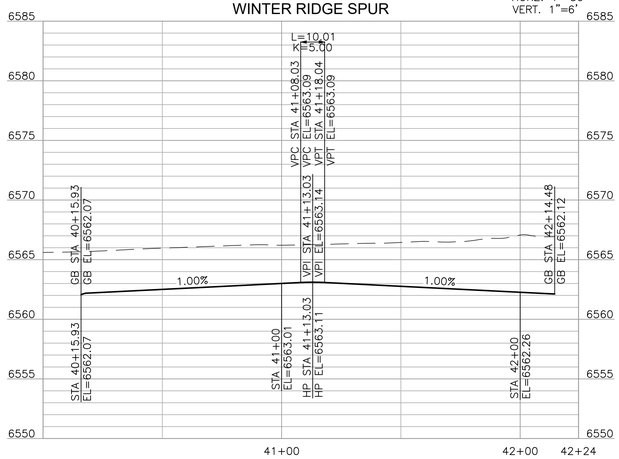


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

SCALES:

HORZ. 1"=30'
VERT. 1"=6'



NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140-C143 SITE DETAILS.
3. REFER TO SHEETS C120-C123 FOR ROAD ALIGNMENT PLANS.
4. REFER TO SHEETS C124-C127 FOR TYPICAL ROAD SECTIONS.
5. REFER TO SHEETS C220-C228 FOR DETAILED GRADING PLANS.
6. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
7. REFER TO SHEETS C400-C404 FOR EROSION CONTROL PLANS.
8. SITE GRADING FOR THIS PROJECT IS BASED OFF OF THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL COMPACTION AND SUBGRADE PREPARATION RECOMMENDATIONS.
9. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.

SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.

COLORADO 811
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CALL 811 2-BUSINESS DAYS IN ADVANCE
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 WINTER RIDGE SPUR PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

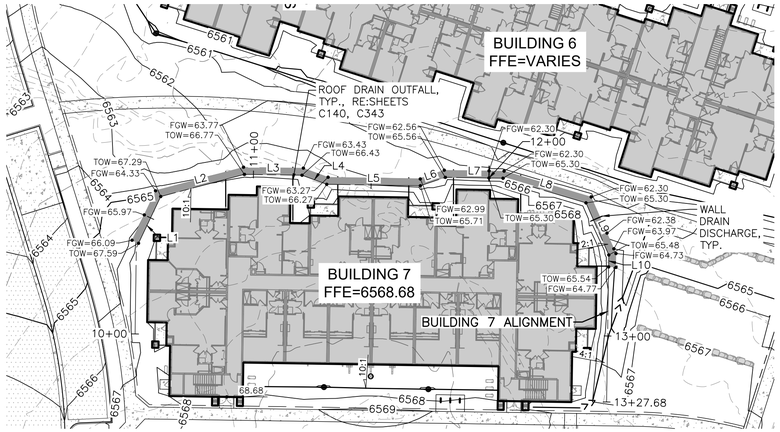
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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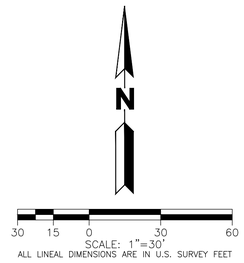
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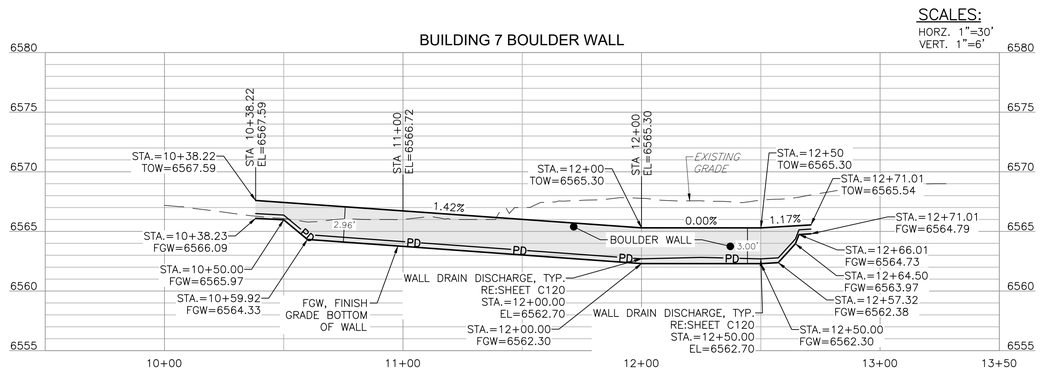
C206

PLOT DATE: Sunday, November 3, 2024 10:23 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 Connector Road P&P.dwg



LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	N25°22'59"E	21.71'	N:117395.00	E:115915.20	N:117414.61	E:115924.50
L2	N75°10'06"E	36.29'	N:117414.61	E:115924.50	N:117423.90	E:115959.58
L3	S89°08'38"E	24.17'	N:117423.90	E:115959.58	N:117423.54	E:115983.74
L4	S69°45'07"E	11.04'	N:117423.54	E:115983.74	N:117419.72	E:115994.10
L5	S89°08'38"E	39.25'	N:117419.72	E:115994.10	N:117419.13	E:116033.35
L6	N71°27'51"E	11.04'	N:117419.13	E:116033.35	N:117422.65	E:116043.82
L7	S89°08'38"E	24.17'	N:117422.65	E:116043.82	N:117422.28	E:116067.98
L8	S73°27'22"E	36.29'	N:117422.28	E:116067.98	N:117411.95	E:116102.77
L9	S23°40'15"E	23.84'	N:117411.95	E:116102.77	N:117390.12	E:116112.34
L10	S00°51'22"W	5.00'	N:117390.12	E:116112.34	N:117385.12	E:116112.27





SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

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NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140-C143 SITE DETAILS.
3. REFER TO SHEETS C220-C228 FOR DETAILED GRADING PLANS.
4. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
5. REFER TO SHEETS C400-C404 FOR EROSION CONTROL PLANS.
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7. WALL DRAIN PIPE TO DISCHARGE TO DAYLIGHT. BOULDER WALL CONSTRUCTION TO CONSIST OF EXISTING ON-SITE BOULDERS. CONTRACTOR SHALL PREPARE SUBGRADE PER GEOTECHNCIAL RECOMMENDATIONS UNDERNEATH AND BEHIND WALL AND INSTALL WALL DRAIN AS SHOWN PER BOULDER WALL DETAIL. REFER TO SHEET C140 FOR BOULDER WALL DETAILS.
8. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
9. SPOT ELEVATION ABBREVIATIONS: TOW = TOP OF WALL, FGW = FINISH GRADE AT WALL
10. ROOF DRAINS ADJACENT TO BOULDER WALLS TO DISCHARGE TO DOWNSPOUT AND OUTFALL AT BOTTOM OF BOULDER WALLS. RE:SHEETS C140 AND C343.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
+ ELEV.	SPOT ELEVATIONS	ELEV.

ASPHALT PAVEMENT, RE: PAVING PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 BUILDING 7 WALL PLAN & PROFILE SHEET

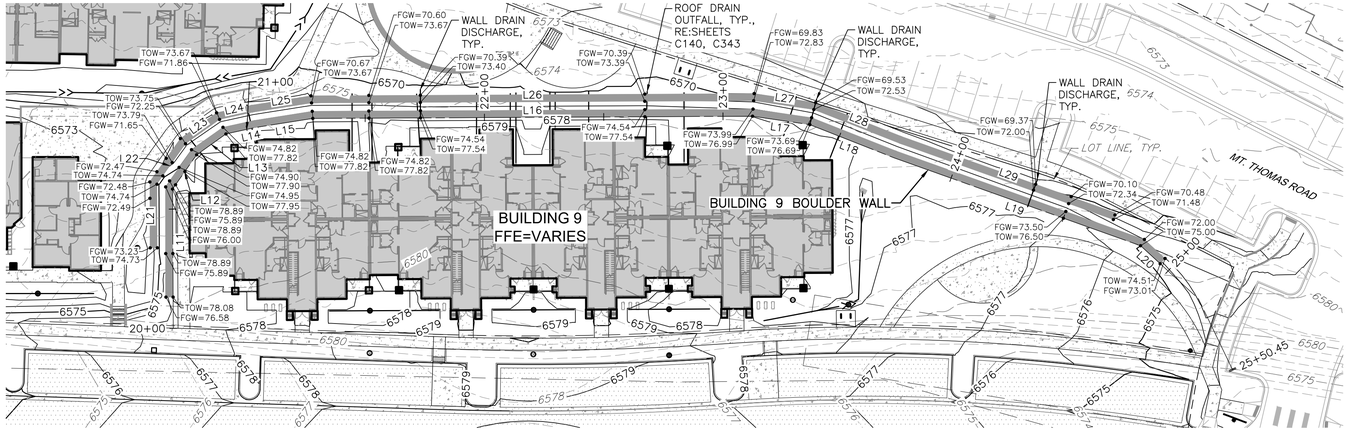
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C211

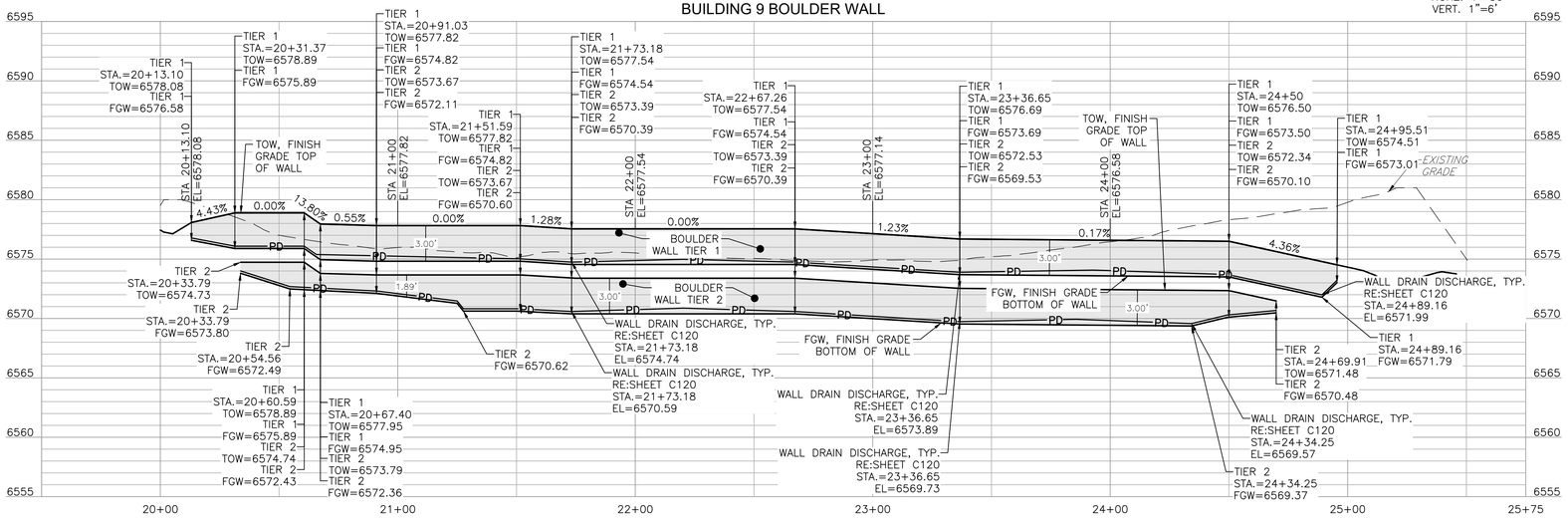
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\WALLS P&P.dwg



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVEMENT, RE: PAVING PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

SCALES:
HORZ. 1"=30'
VERT. 1"=6'



NOTES:

1. REFER TO SHEETS C001 AND C200 FOR ADDITIONAL GRADING NOTES.
2. REFER TO SHEETS C140–C143 SITE DETAILS.
3. REFER TO SHEETS C220–C228 FOR DETAILED GRADING PLANS.
4. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
5. REFER TO SHEETS C400–C404 FOR EROSION CONTROL PLANS.
6. SITE GRADING FOR THIS PROJECT IS BASED OFF OF THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL COMPACTION AND SUBGRADE PREPARATION RECOMMENDATIONS.
7. WALL DRAIN PIPE TO DISCHARGE TO DAYLIGHT. BOULDER WALL CONSTRUCTION TO CONSIST OF EXISTING ON-SITE BOULDERS. CONTRACTOR SHALL PREPARE SUBGRADE PER GEOTECHNCIAL RECOMMENDATIONS UNDERNEATH AND BEHIND WALL AND INSTALL WALL DRAIN AS SHOWN PER BOULDER WALL DETAIL. REFER TO SHEET C140 FOR BOULDER WALL DETAILS.
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LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L11	N00°17'35"W	45.30'	N:117055.23	E:116118.32	N:117100.53	E:116118.09
L12	N35°06'06"E	17.56'	N:117100.53	E:116118.09	N:117114.90	E:116128.18
L13	N54°32'15"E	15.07'	N:117114.90	E:116128.18	N:117123.64	E:116140.46
L14	N77°41'12"E	12.68'	N:117123.64	E:116140.46	N:117126.34	E:116152.85
L15	N81°02'23"E	24.33'	N:117126.34	E:116152.85	N:117130.13	E:116176.88
L16	N89°42'38"E	184.36'	N:117130.13	E:116176.88	N:117131.06	E:116361.24
L17	S81°37'41"E	24.25'	N:117131.06	E:116361.24	N:117127.53	E:116385.23
L18	S68°30'18"E	37.86'	N:117127.53	E:116385.23	N:117113.66	E:116420.45
L19	S70°22'32"E	109.84'	N:117113.66	E:116420.45	N:117076.77	E:116523.91
L20	S47°26'56"E	11.16'	N:117076.77	E:116523.91	N:117069.22	E:116532.14

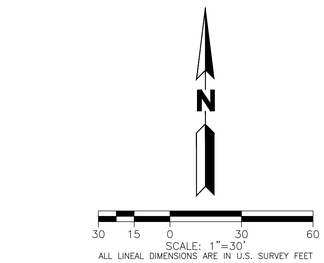
LINE TABLE						
NUMBER	DIRECTION	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L21	N00°17'35"W	26.68'	N:117075.89	E:116111.71	N:117102.57	E:116111.58
L22	N35°06'06"E	20.75'	N:117102.57	E:116111.58	N:117119.54	E:116123.51
L23	N54°32'15"E	17.52'	N:117119.54	E:116123.51	N:117129.71	E:116137.77
L24	N77°41'12"E	14.20'	N:117129.71	E:116137.77	N:117132.74	E:116151.64
L25	N81°02'23"E	25.02'	N:117132.74	E:116151.64	N:117136.63	E:116176.35
L26	N89°42'38"E	185.34'	N:117136.63	E:116176.35	N:117137.57	E:116361.70
L27	S81°37'41"E	25.49'	N:117137.57	E:116361.70	N:117133.86	E:116386.92
L28	S68°30'18"E	38.50'	N:117133.86	E:116386.92	N:117119.75	E:116422.74
L29	S70°22'29"E	95.30'	N:117119.75	E:116422.74	N:117087.74	E:116512.50

SURVEY NOTES:

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PROJECT BENCHMARK: NGS POINT D-280 ELEVATION = 6625.21 (NAVD88)

BASIS OF BEARING: BEARINGS ARE BASED UPON A BEARING OF S 40°59'23" W BETWEEN AN IRON PIPE WITH 2" BRASS CAP MONTGOMERY TRACT AND AN IRON PIPE WITH 2" BRASS CAP STAMPED CORNER #4 MONTGOMERY TRACT ALONG THE WEST PROPERTY LINE, BOTH CORNERS BEING MONUMENTED.



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COLORADO REGISTERED MARK T. LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 BUILDING 9 WALL PLAN & PROFILE SHEET

No.	Issue / Revision	Date	Name
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2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

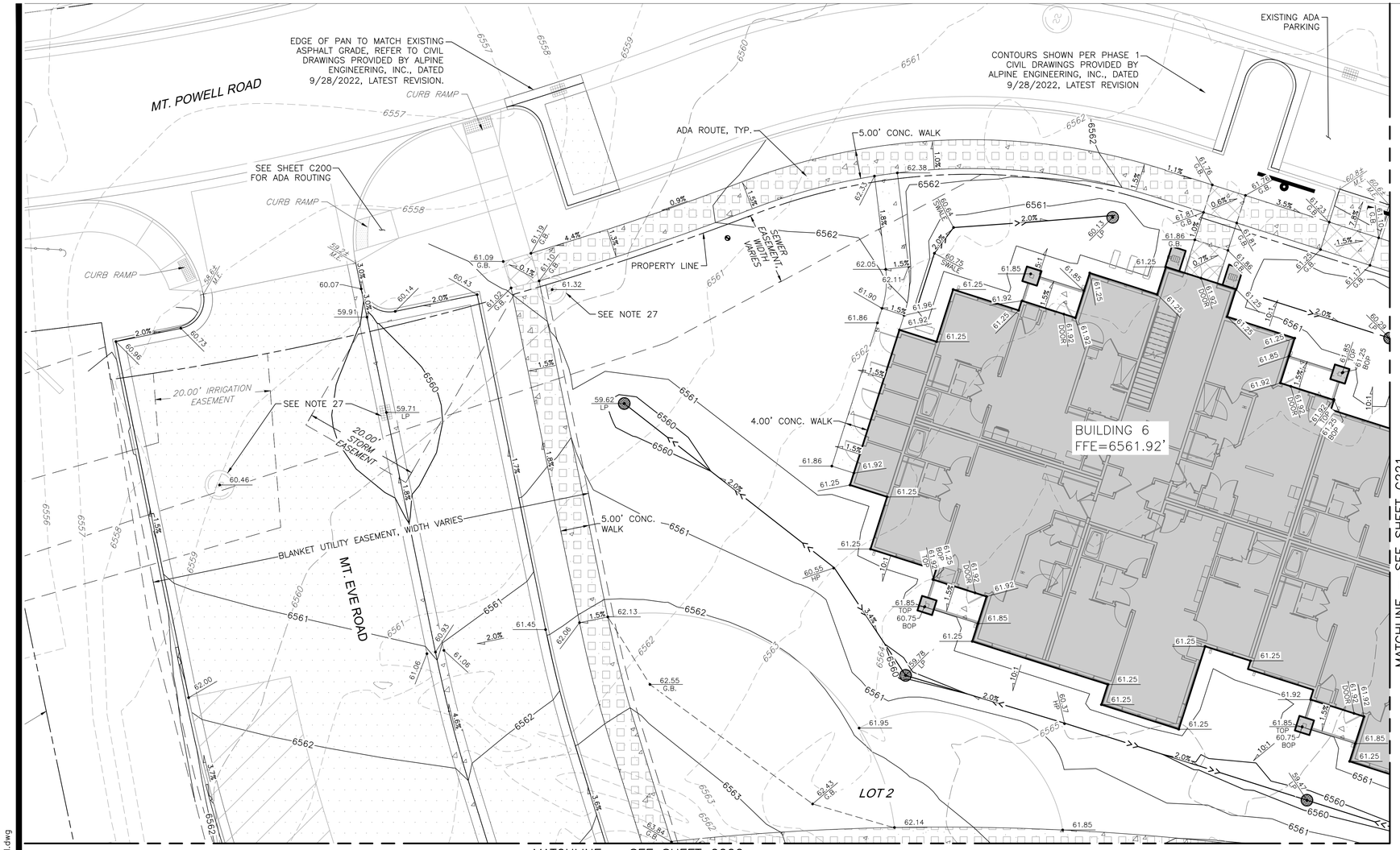
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

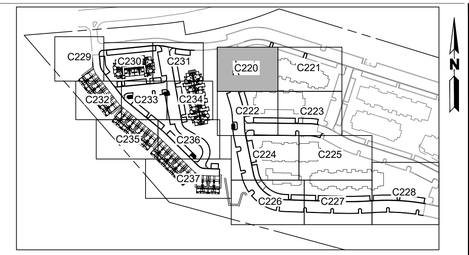
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Sheet Number:

C212

PLOT DATE: Sunday, November 3, 2024 10:33 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\WALLS P&P.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

ADA ACCESSIBILITY AREA LEGEND

ADA ACCESSIBLE ROUTE. LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%, EXCEPT AT CURB RAMPS, AND CROSS–SLOPE SHALL NOT EXCEED 2.0% AT ANY TIME WITHIN THIS AREA.

ADA ACCESSIBLE LANDING AREA. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION AT ANY TIME WITHIN THIS AREA. NOTIFY ENGINEER OF ANY DISCREPANCIES.

N

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOTES:

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COLORADO 811
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

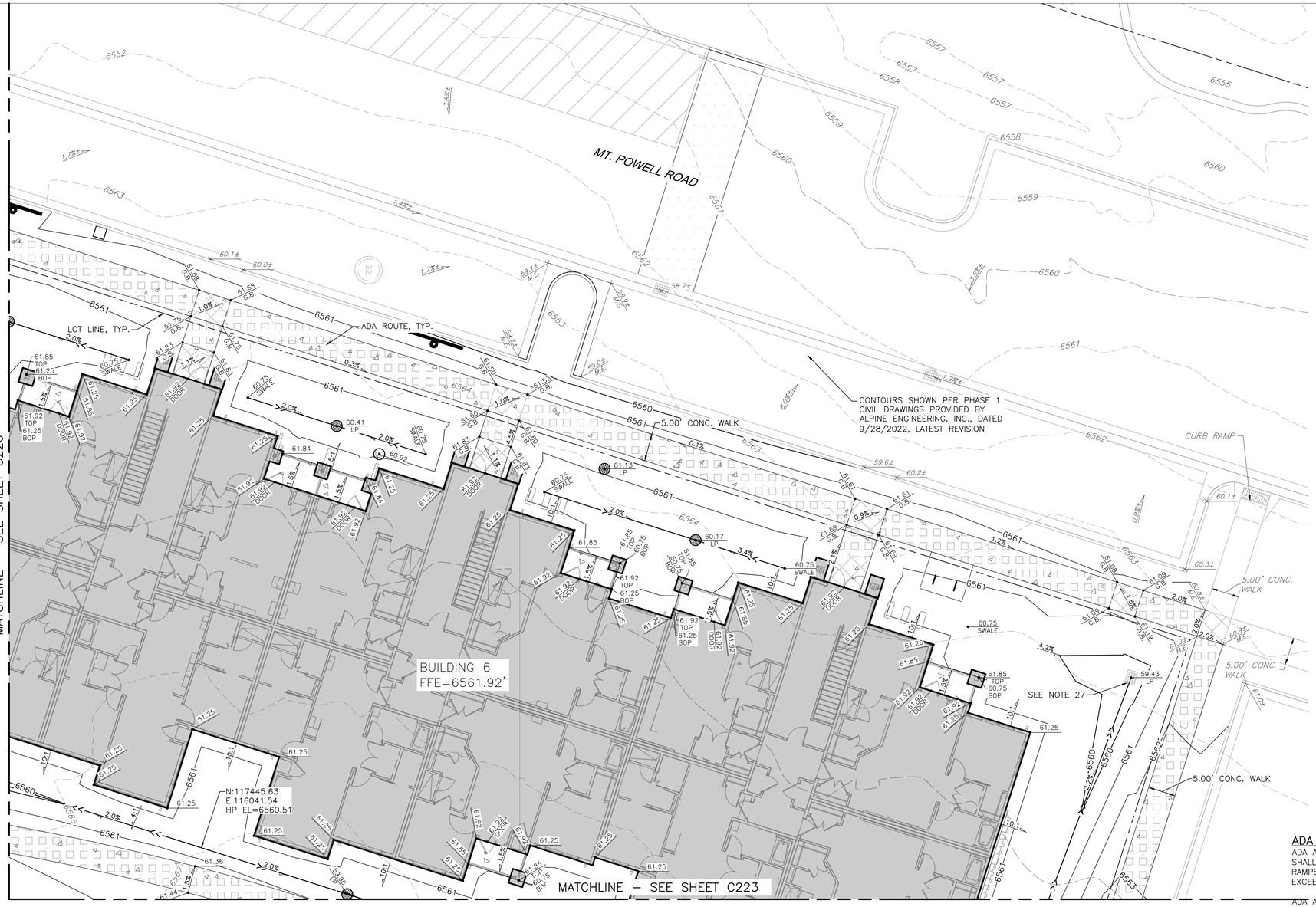
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

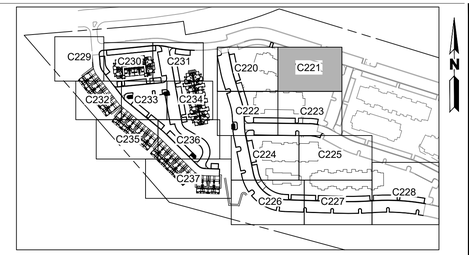
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C220

PLOT DATE: Sunday, November 3, 2024 10:42 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS–NORTH.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
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N

10 5 0 10 20
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

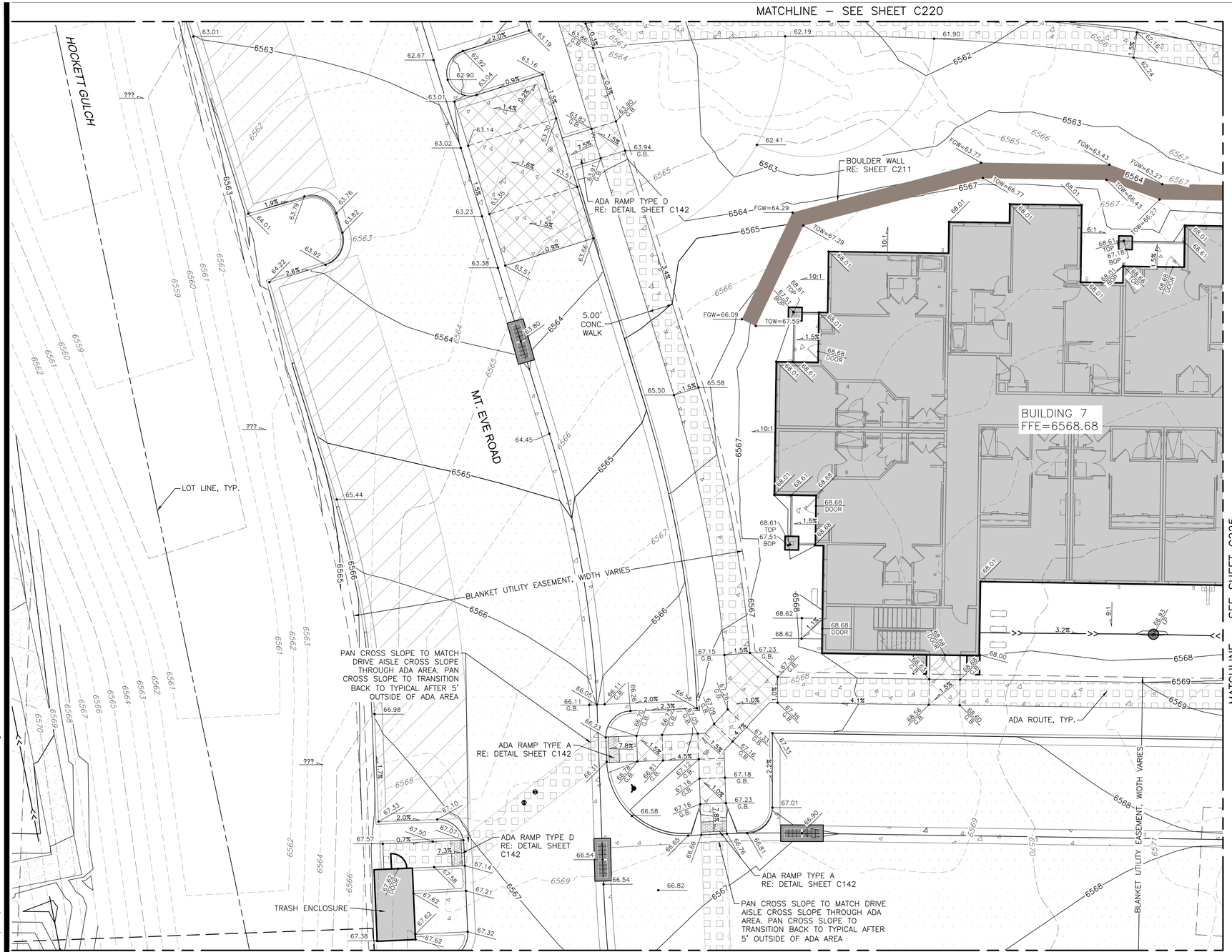
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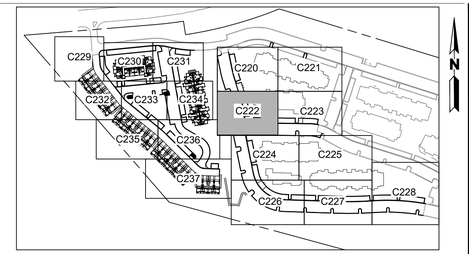
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
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Sheet Number:
C221

PLOT DATE: Sunday, November 3, 2024 10:45 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS–NORTH.dwg





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CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS–SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

ASPHALT PAVING, RE: PAVEMENT PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

ADA ACCESSIBILITY AREA LEGEND

ADA ACCESSIBLE ROUTE. LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%, EXCEPT AT CURB RAMPS, AND CROSS–SLOPE SHALL NOT EXCEED 2.0% AT ANY TIME WITHIN THIS AREA.

ADA ACCESSIBLE LANDING AREA. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION AT ANY TIME WITHIN THIS AREA. NOTIFY ENGINEER OF ANY DISCREPANCIES.

N

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

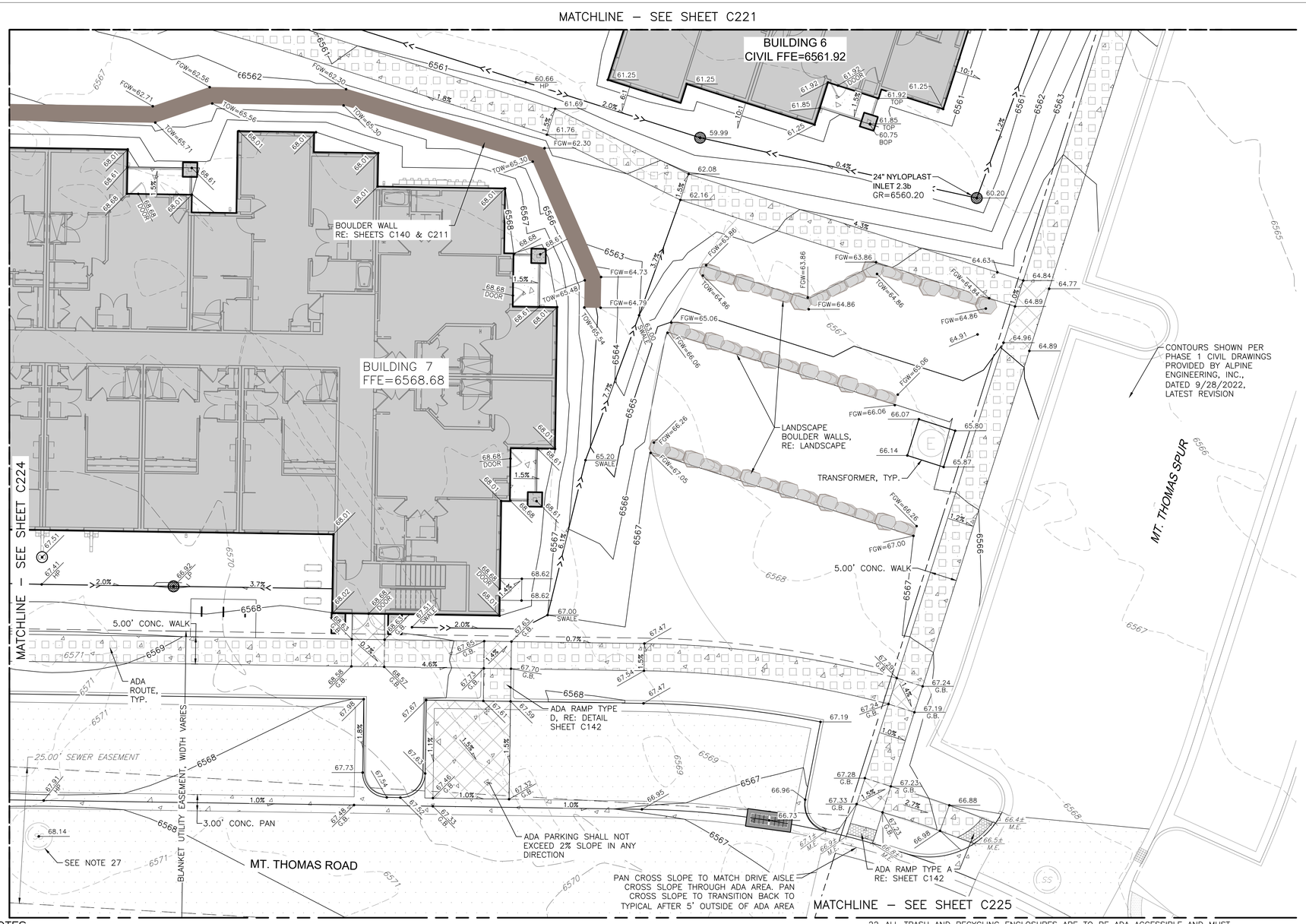
No.	Issue / Revision	Date	Name
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2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

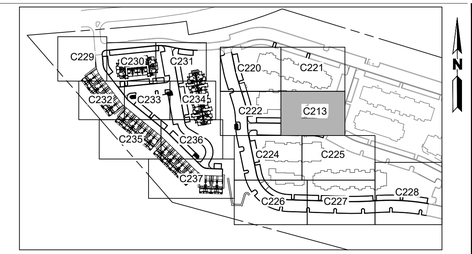
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C222

PLOT DATE: Sunday, November 3, 2024 10:48 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS–NORTH.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

ADA ACCESSIBILITY AREA LEGEND

ADA ACCESSIBLE ROUTE. LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%, EXCEPT AT CURB RAMPS, AND CROSS–SLOPE SHALL NOT EXCEED 2.0% AT ANY TIME WITHIN THIS AREA.

ADA ACCESSIBLE LANDING AREA. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION AT ANY TIME WITHIN THIS AREA. NOTIFY ENGINEER OF ANY DISCREPANCIES.

SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

NOTES:

1. REFER TO SHEET C001 FOR ADDITIONAL GRADING AND ACCESSIBLE ROUTE NOTES.
2. SPOT ELEVATION ABBREVIATIONS: TOS = TOP OF STEP, BOS = BOTTOM OF STEP, TOW = TOP OF WALL, TOP = TOP OF PATIO, BOP = BOTTOM OF PATIO, FGW= FINISHED GRADE WALL, LP = LOW POINT, HP = HIGH POINT, GB = GRADE BREAK.
3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
4. ALL SPOT ELEVATIONS ALONG CURB ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
5. REFER TO SHEETS C100–C101 FOR PAVING PLANS.
6. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
7. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
8. REFER TO SHEETS C336–C339 FOR STORM PLANS.
9. REFER TO SHEETS C343–C345 FOR STORM DETAILS.
10. REFER TO SHEETS C120–C123 FOR ROAD ALIGNMENT PLANS.
11. REFER TO SHEETS C124–C127 FOR TYPICAL ROADWAY SECTION PLANS.
12. REFER TO SHEETS C201–C206 FOR ROAD PLAN AND PROFILE PLANS.
13. REFER TO SHEET C401 FOR EROSION CONTROL PLAN.
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16. MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION AND AS NOTED. REPORT ANY DISCREPANCIES TO OWNER, ARCHITECT, AND ENGINEER PRIOR TO CONSTRUCTION.
17. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. CROSS SLOPE ON ALL WALKS SHALL NOT TO EXCEED 2.0%. ALL WALKS SHALL NOT EXCEED 5.0% LONGITUDINAL SLOPE, UNLESS OTHERWISE NOTED AS A RAMP WITH HANDRAILS AND LANDINGS. CURB RAMPS SHALL NOT EXCEED 8.3%. ALL ADA ACCESSIBLE PLAZA AREAS INCLUDING THE COMMON PARK AREAS, CLUBHOUSE, AND POOL AREAS SHALL NOTE EXCEED 2.0% SLOPE IN ANY DIRECTION.
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22. ALL TRASH AND RECYCLING ENCLOSURES ARE TO BE ADA ACCESSIBLE AND MUST COMPLY WITH THE MAXIMUM ALLOWABLE SLOPES OF SIDEWALKS AS OUTLINED ABOVE.
23. LANDSCAPE GRADE ADJACENT TO EACH BUILDING SHALL BE TYPICALLY 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED.
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25. SPOT ELEVATIONS AT BUILDINGS INCLUDING STOOPS, PATIOS, AND APRONS ARE TO FINISH LANDSCAPE OR SITE PAVING GRADES. REFER TO ARCHITECTURAL OR STRUCTURAL PLANS FOR BUILDING SLAB ELEVATIONS.
26. CONTRACTOR SHALL VERIFY INLET AND MANHOLE ELEVATIONS SHOWN HEREON WITH THE APPROVED STORM PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
27. CONTRACTOR SHALL ADJUST RIM AND GRATE ELEVATIONS OF ALL EXISTING UTILITY STRUCTURES TO FINISHED GRADE.
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

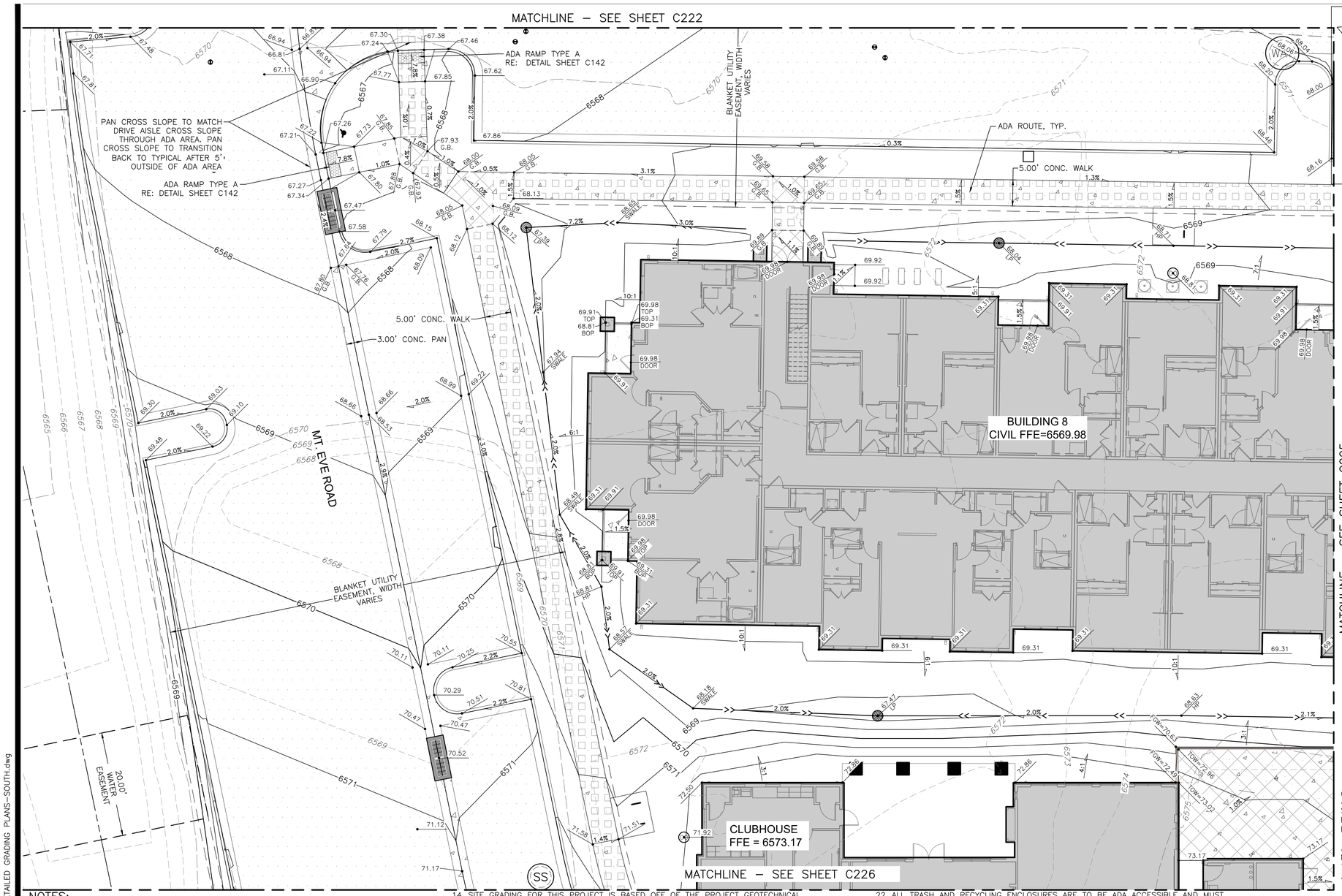
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
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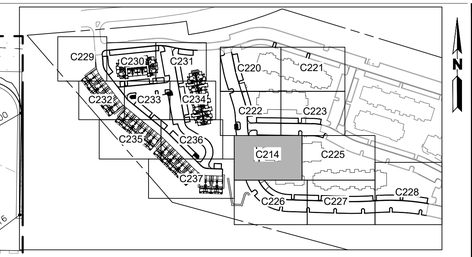
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C223

PLOT DATE: Sunday, November 3, 2024 10:51 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS-NORTH.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
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	ASPHALT PAVING, RE: PAVEMENT PLAN	
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N

10 5 0 10 20
SCALE: 1"=10'
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK T. LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

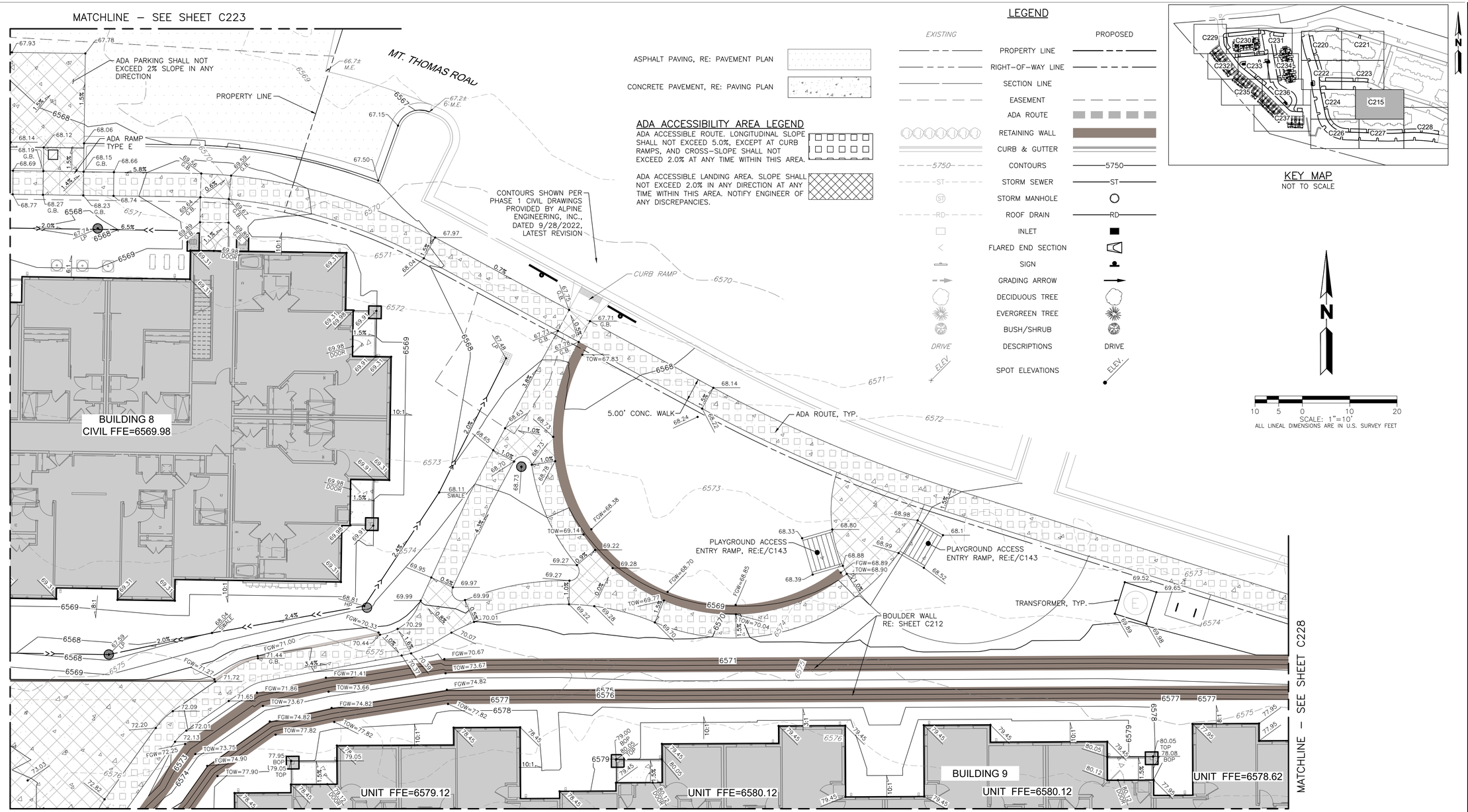
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Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C224

PLOT DATE: Sunday, November 3, 2024 10:59 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS–SOUTH.dwg



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
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DRIVE	DESCRIPTIONS	DRIVE
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KEY MAP
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CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS-SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

NOTES:

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3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
4. ALL SPOT ELEVATIONS ALONG CURB ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
5. REFER TO SHEETS C100-C101 FOR PAVING PLANS.
6. REFER TO SHEETS C140-C143 FOR SITE DETAILS.
7. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
8. REFER TO SHEETS C336-C339 FOR STORM PLANS.
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11. REFER TO SHEETS C124-C127 FOR TYPICAL ROADWAY SECTION PLANS.
12. REFER TO SHEETS C201-C206 FOR ROAD PLAN AND PROFILE PLANS.
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CONSULTING ENGINEERS
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK T. LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

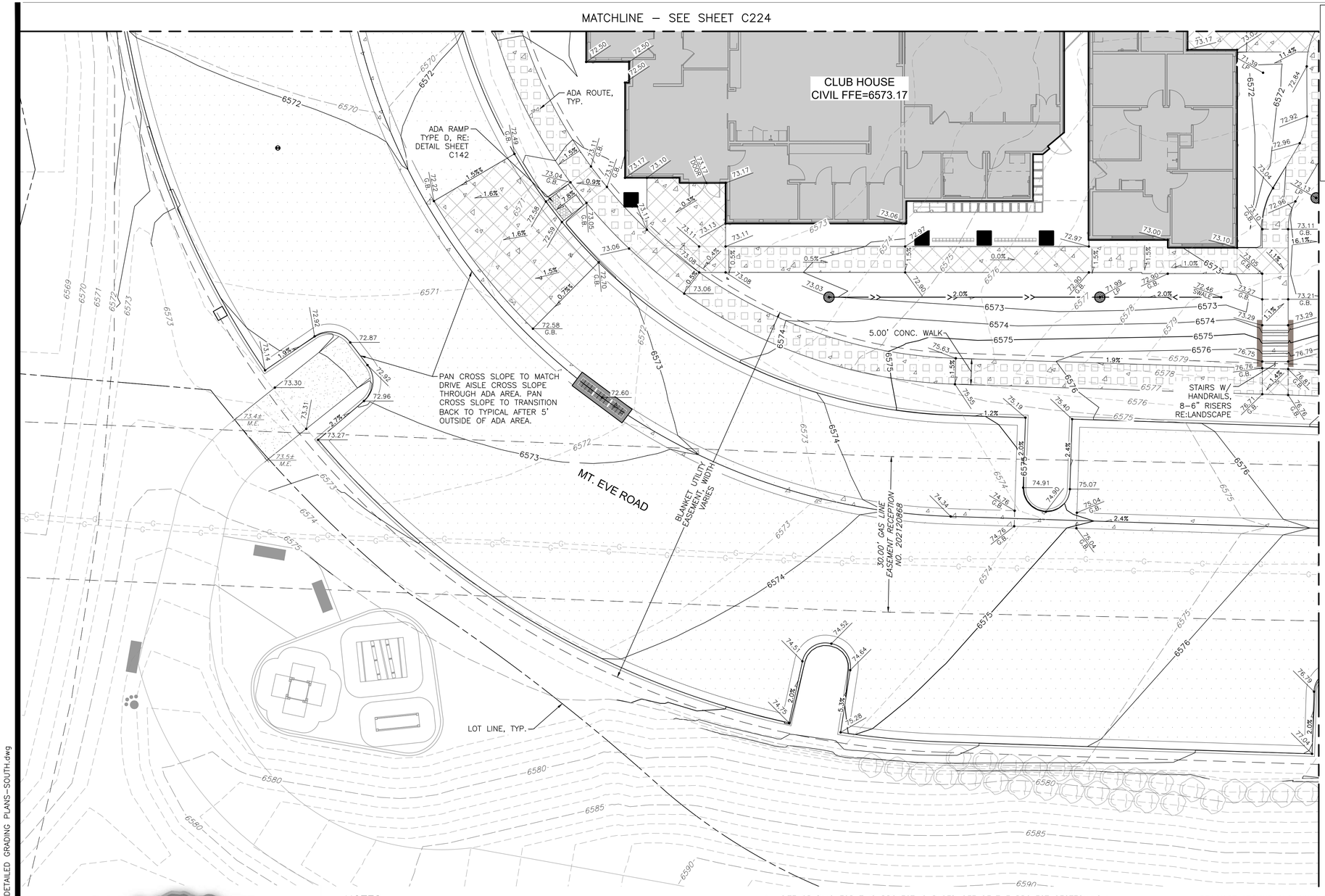
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

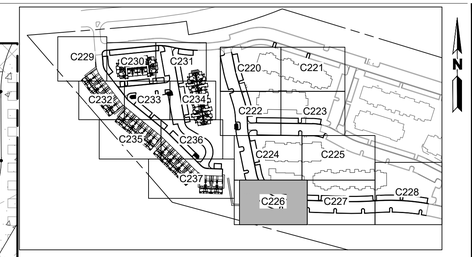
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Sheet Number:

C225

PLOT DATE: Sunday, November 3, 2024 11:02 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS-SOUTH.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
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	DECIDUOUS TREE	
	EVERGREEN TREE	
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DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

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COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

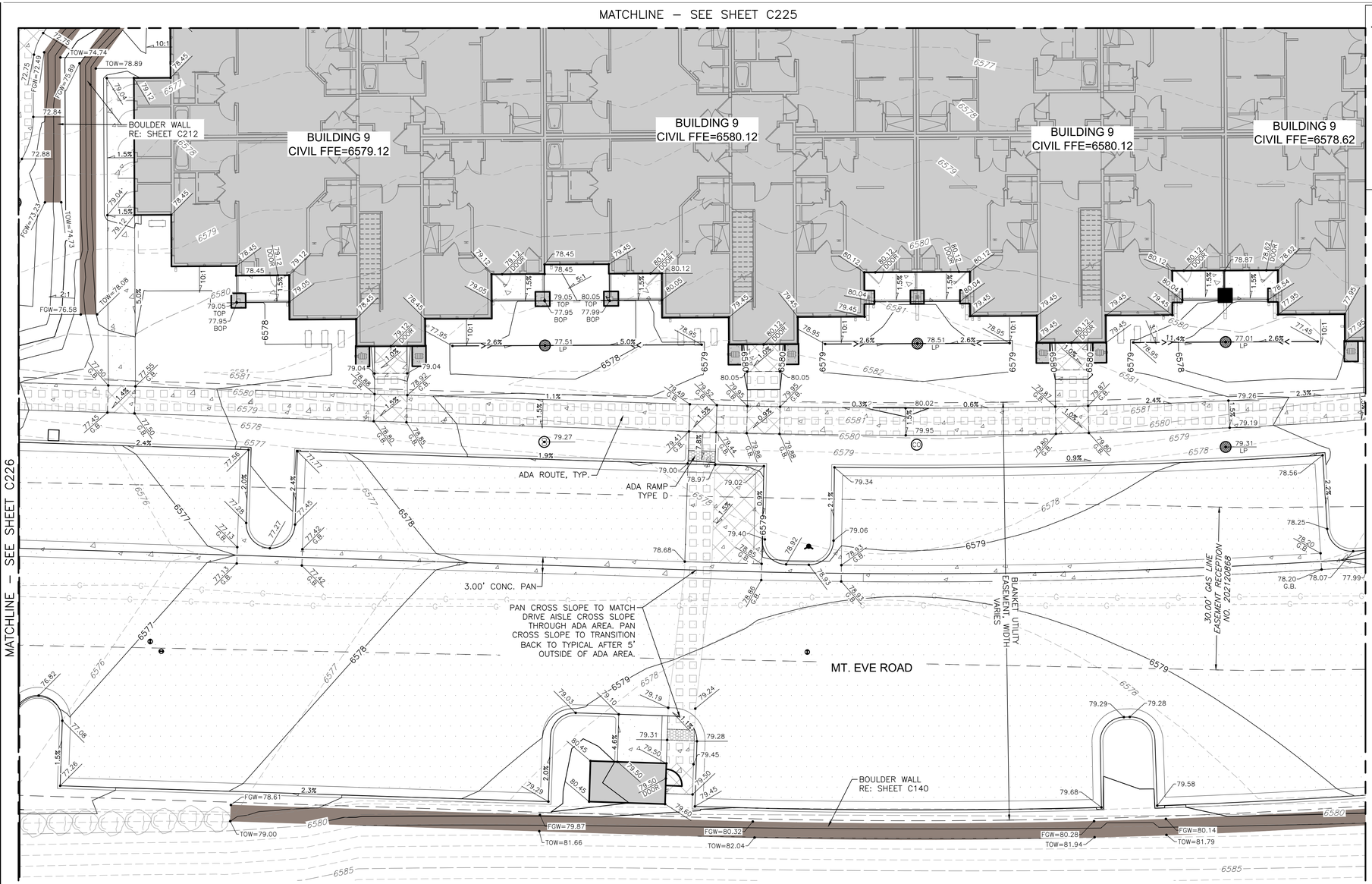
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
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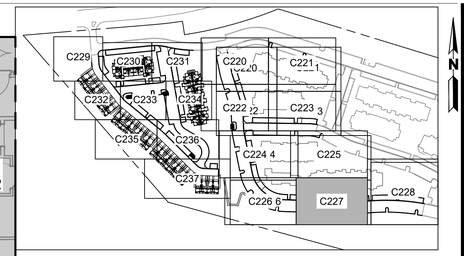
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C226

PLOT DATE: Sunday, November 3, 2024 11:04 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS–SOUTH.dwg





KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
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DRIVE	DESCRIPTIONS	DRIVE
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	ASPHALT PAVING, RE: PAVEMENT PLAN	
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10 5 0 10 20
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No.	Issue / Revision	Date	Name
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2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY AND SHALL BE CONSIDERED AN INSTRUMENT OF SERVICE. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:
C227

PLOT DATE: Sunday, November 3, 2024 11:08 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 DETAILED GRADING PLANS-SOUTH.dwg

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED	EXISTING		PROPOSED
	PROPERTY LINE		5750	CONTOURS	5750		GRADING ARROW	
	RIGHT-OF-WAY LINE		ST	STORM SEWER	ST		DECIDUOUS TREE	
	SECTION LINE		ST	STORM MANHOLE			EVERGREEN TREE	
	EASEMENT		RD	ROOF DRAIN	RD		BUSH/SHRUB	
	ADA ROUTE			INLET		DRIVE	DESCRIPTIONS	DRIVE
	RETAINING WALL			FLARED END SECTION		ELEV.	SPOT ELEVATIONS	ELEV.
	CURB & GUTTER			SIGN				

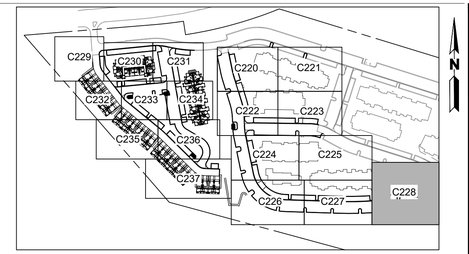
ASPHALT PAVING, RE: PAVEMENT PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

ADA ACCESSIBILITY AREA LEGEND

ADA ACCESSIBLE ROUTE. LONGITUDINAL SLOPE SHALL NOT EXCEED 5.0%, EXCEPT AT CURB RAMPS, AND CROSS-SLOPE SHALL NOT EXCEED 2.0% AT ANY TIME WITHIN THIS AREA.

ADA ACCESSIBLE LANDING AREA. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION AT ANY TIME WITHIN THIS AREA. NOTIFY ENGINEER OF ANY DISCREPANCIES.



KEY MAP
NOT TO SCALE

NOTES:

1. REFER TO SHEET C001 FOR ADDITIONAL GRADING AND ACCESSIBLE ROUTE NOTES.
2. SPOT ELEVATION ABBREVIATIONS: TOS = TOP OF STEP, BOS = BOTTOM OF STEP, TOW = TOP OF WALL, TOP = TOP OF PATIO, BOP = BOTTOM OF PATIO, FGW= FINISHED GRADE WALL, LP = LOW POINT, HP = HIGH POINT, GB = GRADE BREAK.
3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
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5. REFER TO SHEETS C100–C101 FOR PAVING PLANS.
6. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
7. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
8. REFER TO SHEETS C336–C339 FOR STORM PLANS.
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16. MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION AND AS NOTED. REPORT ANY DISCREPANCIES TO OWNER, ARCHITECT, AND ENGINEER PRIOR TO CONSTRUCTION.
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SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE PROPOSED ELEVATIONS SHOWN IN THESE PLANS. ENGINEER WILL NOT BE LIABLE FOR ANY COST ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
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3	3RD MDP SUBMITTAL	11/06/2024	M/M

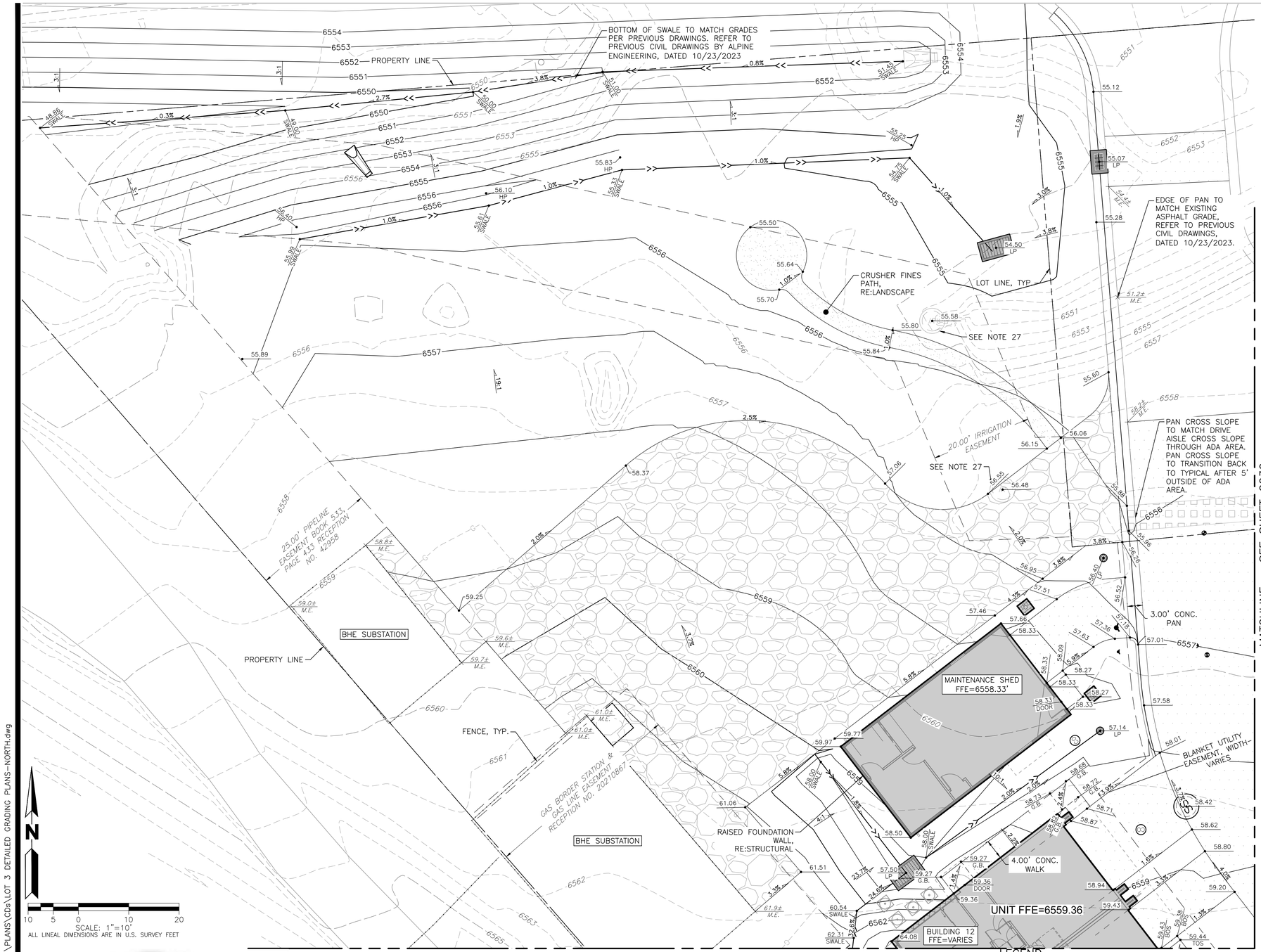
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

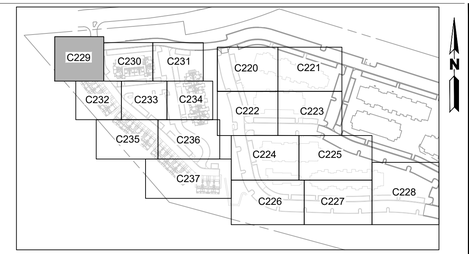
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Sheet Number:

C228

PLOT DATE: Sunday, November 3, 2024 11:10 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\Cds\LOT 2 DETAILED GRADING PLANS-SOUTH.dwg





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SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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

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ADA ACCESSIBLE LANDING AREA. SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION AT ANY TIME WITHIN THIS AREA. NOTIFY ENGINEER OF ANY DISCREPANCIES.

CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS–SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

LEGEND

	EXISTING	PROPOSED
ASPHALT PAVING RE: PAVEMENT PLAN		
CONCRETE PAVEMENT RE: PAVING PLAN		
PROPERTY LINE		
RIGHT–OF–WAY LINE		
SECTION LINE		
EASEMENT		
ADA ROUTE		
RETAINING WALL		
CURB & GUTTER		
CONTOURS	5750	5750
STORM SEWER	ST	ST
STORM MANHOLE	ST	
ROOF DRAIN	RD	RD
INLET		
FLARED END SECTION		
SIGN		
GRADING ARROW		
DECIDUOUS TREE		
EVERGREEN TREE		
BUSH/SHRUB		
DESCRIPTIONS	DRIVE	DRIVE
SPOT ELEVATIONS	ELEV.	ELEV.

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CONSULTING ENGINEERS
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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

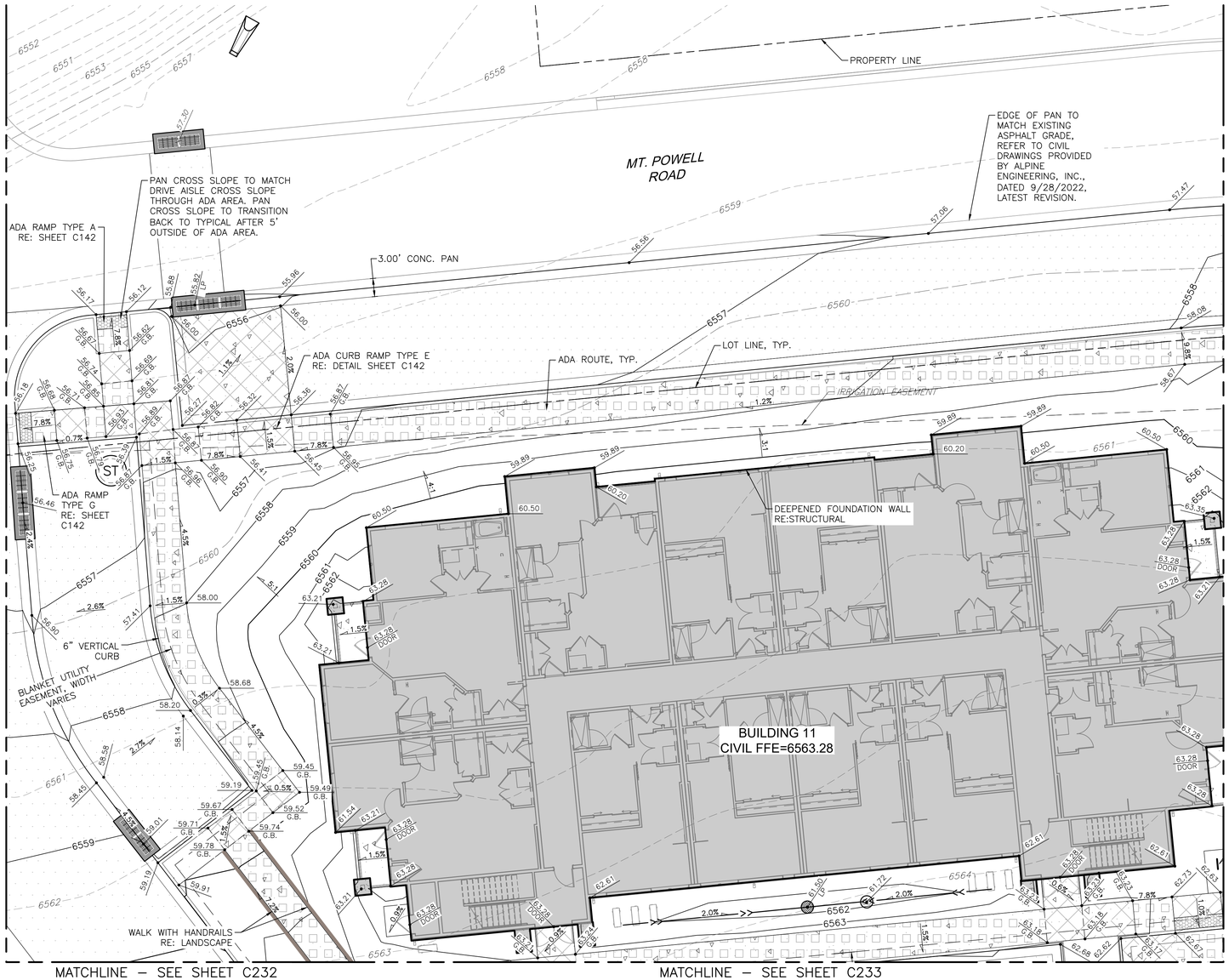
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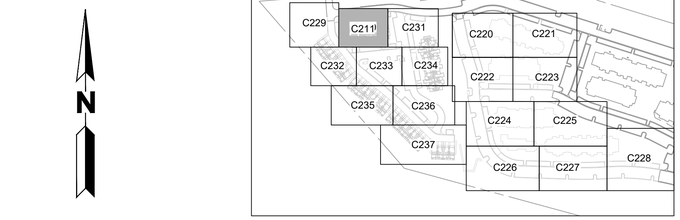
Job Number 23.1012
Project Manager DREW VERRATTI
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Sheet Number:
C229

PLOT DATE: Tuesday, November 5, 2024 3:07 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–NORTH.dwg





KEY MAP
NOT TO SCALE

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
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	EVERGREEN TREE	
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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

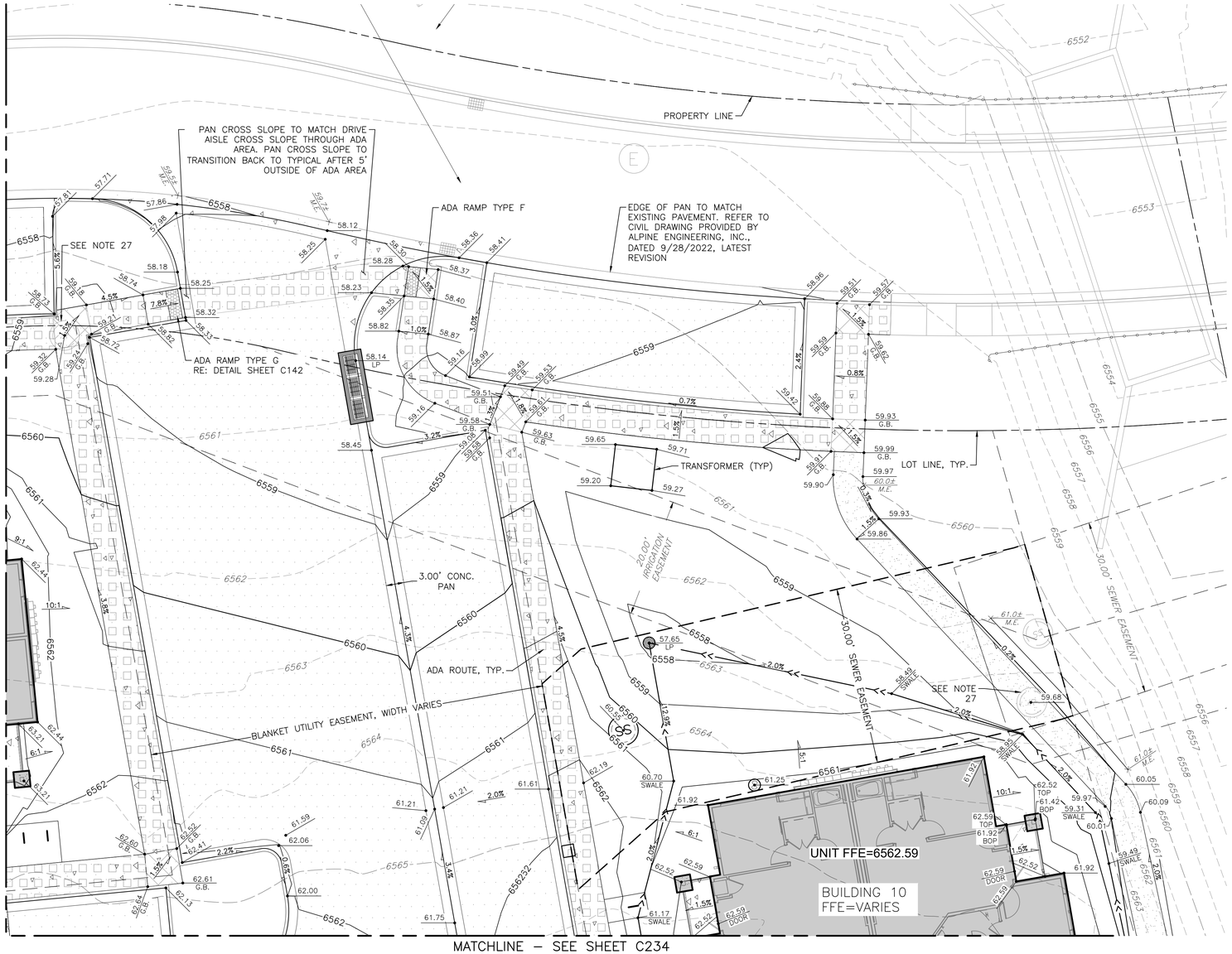
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

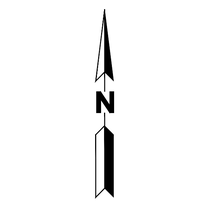
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

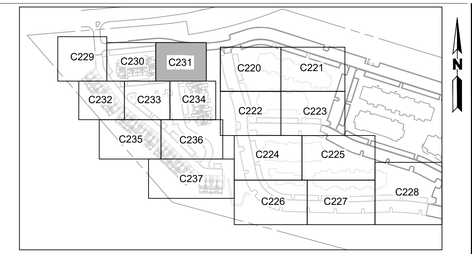
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Sheet Number:
C230

PLOT DATE: Sunday, November 3, 2024 11:21 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–NORTH.dwg







KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

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NOTES:

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3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

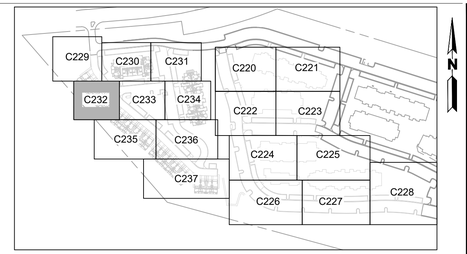
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:
C231

PLOT DATE: Sunday, November 3, 2024 11:24 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS-NORTH.dwg





KEY MAP
NOT TO SCALE

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	ADA ROUTE	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

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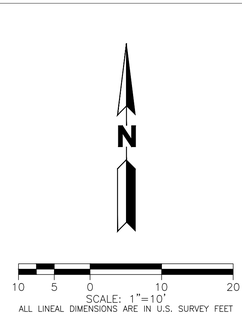
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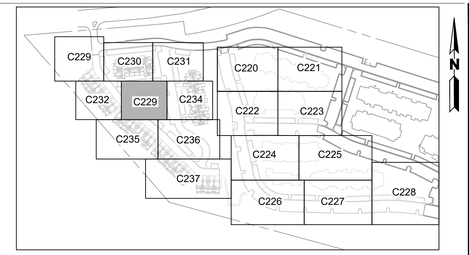
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Sheet Number:
C232

PLOT DATE: Tuesday, November 5, 2024 4:03 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS-NORTH.dwg







KEY MAP
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ASPHALT PAVING, RE: PAVEMENT PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

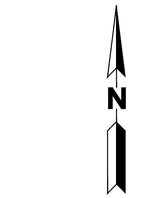
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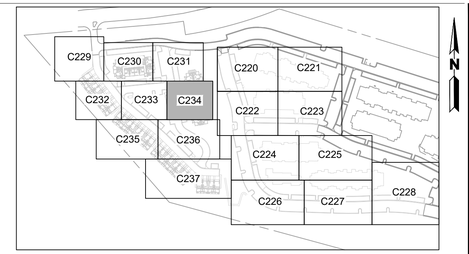
Sheet Number:

C233

PLOT DATE: Tuesday, November 5, 2024 4:06 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–NORTH.dwg







KEY MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
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	ASPHALT PAVING, RE: PAVEMENT PLAN	
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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

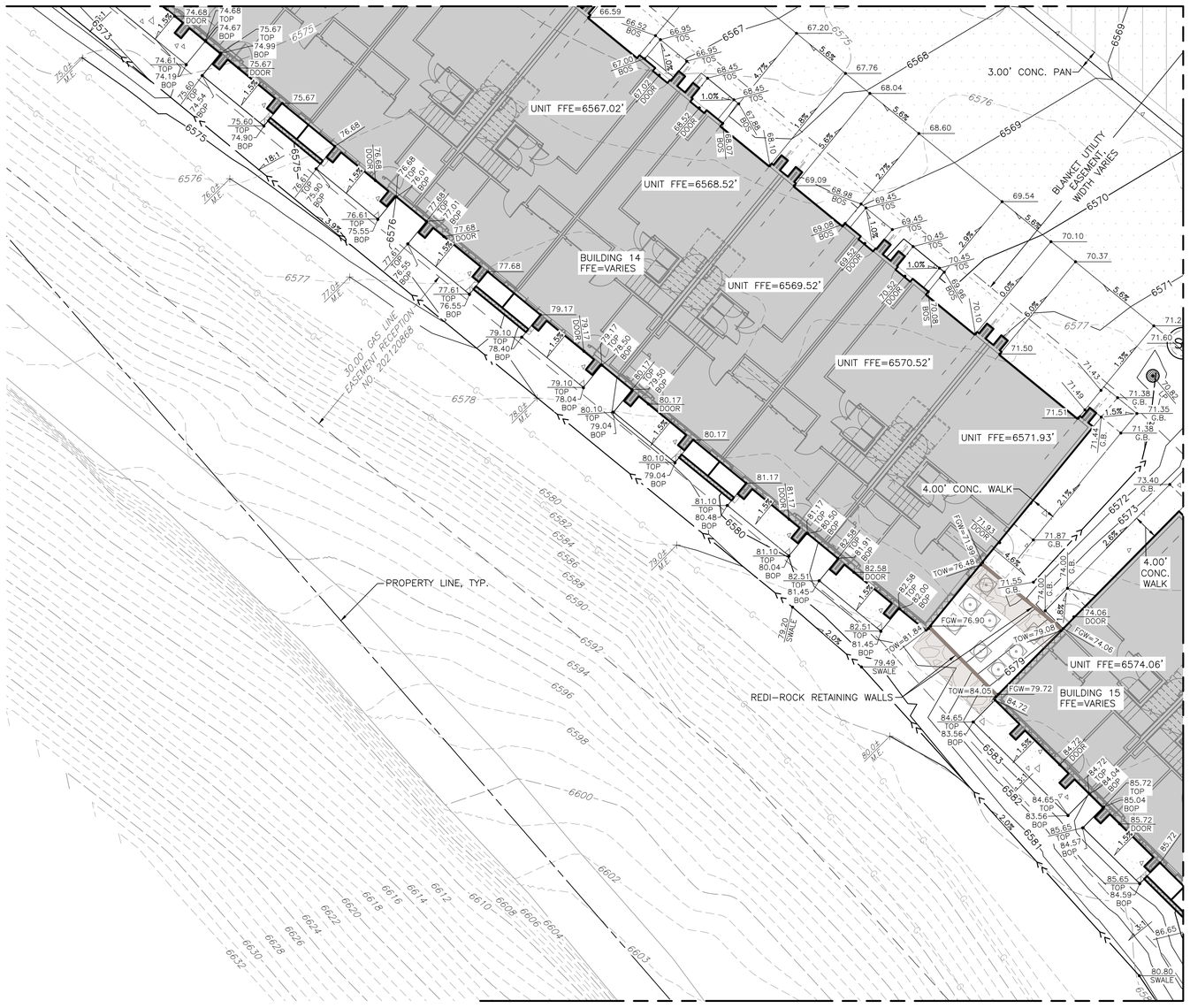
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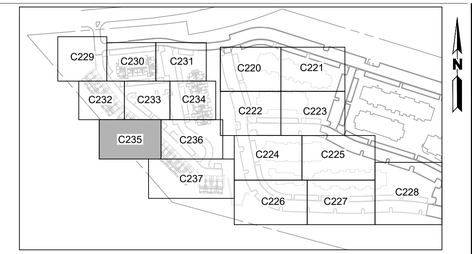
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C234

PLOT DATE: Sunday, November 3, 2024 11:39 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–SOUTH.dwg





KEY MAP
NOT TO SCALE

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

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LOT 3 DETAILED GRADING PLAN

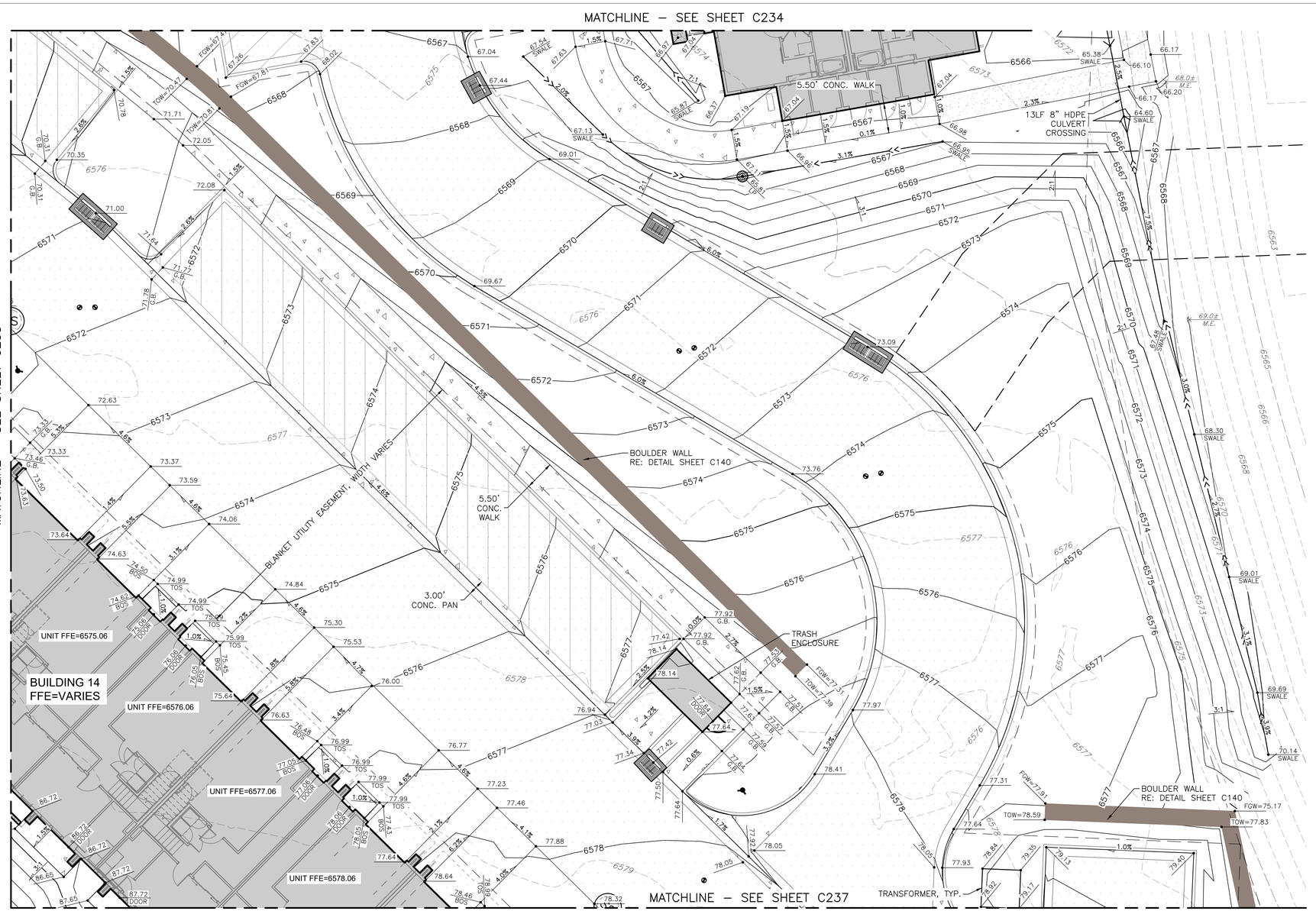
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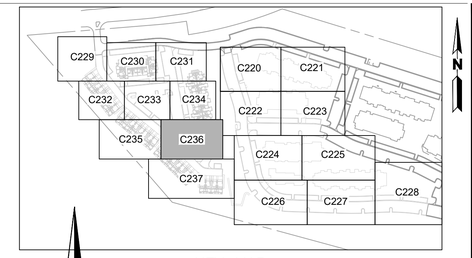
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Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & NOT TO BE COPIED, ALTERED, OR CONSTRUCTED WITHOUT THE AUTHORIZATION IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MARTIN/MARTIN, INC.

Sheet Number:
C235

PLOT DATE: Sunday, November 3, 2024 11:42 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS-SOUTH.dwg





KEY MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE: 1"=10'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
5750	CONTOURS	5750
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.
	ASPHALT PAVING, RE: PAVEMENT PLAN	
	CONCRETE PAVEMENT, RE: PAVING PLAN	

NOTES:

1. REFER TO SHEET C001 FOR ADDITIONAL GRADING AND ACCESSIBLE ROUTE NOTES.
2. SPOT ELEVATION ABBREVIATIONS: TOS = TOP OF STEP, BOS = BOTTOM OF STEP, TOW = TOP OF WALL, TOP = TOP OF PATIO, BOP = BOTTOM OF PATIO, FGW= FINISHED GRADE WALL, LP = LOW POINT, HP = HIGH POINT, GB = GRADE BREAK
3. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED TOP OF GRADE ELEVATIONS. TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF [1.5:1] (H:V) WITHOUT SHORING. PERMANENT SLOPES SHALL NOT EXCEED 2:1 (H:V) IN AREAS TO BE SEEDED OR SODDED.
4. ALL SPOT ELEVATIONS ALONG CURB ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
5. REFER TO SHEETS C100–C101 FOR PAVING PLANS.
6. REFER TO SHEETS C140–C143 FOR SITE DETAILS.
7. REFER TO SHEET C300 FOR OVERALL UTILITY PLAN.
8. REFER TO SHEETS C336–C339 FOR STORM PLANS.
9. REFER TO SHEETS C343–C345 FOR STORM DETAILS.
10. REFER TO SHEETS C120–C123 FOR ROAD ALIGNMENT PLANS.
11. REFER TO SHEETS C124–C127 FOR TYPICAL ROADWAY SECTION PLANS.
12. REFER TO SHEETS C201–C206 FOR ROAD PLAN AND PROFILE PLANS.
13. REFER TO SHEET C401 FOR EROSION CONTROL PLAN.
14. SITE GRADING FOR THIS PROJECT IS BASED OFF OF THE PROJECT GEOTECHNICAL REPORT RECOMMENDATIONS. CONTRACTOR MAY REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL COMPACTION AND SUBGRADE PREPARATION RECOMMENDATIONS.
15. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS AND MAXIMUM AND MINIMUM SLOPES AS SHOWN ON THE PLAN.
16. MATCH EXISTING GRADE AT LIMITS OF CONSTRUCTION AND AS NOTED. REPORT ANY DISCREPANCIES TO OWNER, ARCHITECT, AND ENGINEER PRIOR TO CONSTRUCTION.
17. ALL ADA ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION. CROSS SLOPE ON ALL WALKS SHALL NOT TO EXCEED 2.0%. ALL WALKS SHALL NOT EXCEED 5.0% LONGITUDINAL SLOPE, UNLESS OTHERWISE NOTED AS A RAMP WITH HANDRAILS AND LANDINGS. CURB RAMPS SHALL NOT EXCEED 8.3%. ALL ADA ACCESSIBLE PLAZA AREAS INCLUDING THE COMMON PARK AREAS, CLUBHOUSE, AND POOL AREAS SHALL NOTE EXCEED 2.0% SLOPE IN ANY DIRECTION.
18. CURB PANS AND CONCRETE V–PANS SHALL NOT EXCEED 5% CROSS SLOPE ALONG THE DESIGNATED ADA ROUTE. ALL OTHER LOCATIONS TO BE PER CURB DETAILS.
19. WALKS DIRECTLY ADJACENT TO THE BUILDING SHALL BE SLOPED AT 1.5% AWAY FROM THE BUILDING.
20. SPOT ELEVATIONS FOR LIGHT POLES ARE MEASURED AT FINISH GRADE AT CENTER OF POLE. TOP OF FOUNDATION SHALL BE SET SUFFICIENTLY ABOVE FINISH GRADE.
21. SPOT ELEVATIONS FOR TRANSFORMER BOXES/PAD ARE MEASURED AT FINISH LANDSCAPE GRADE AT CENTER OF BOX/PAD. CONTRACTOR SHALL SET BOX/PAD SUFFICIENTLY ABOVE ELEVATION SHOWN ON THESE PLANS IN ORDER TO MAINTAIN THE DRAINAGE AROUND AND AWAY FROM THE BOX/PAD AS SHOWN ON THE DRAWING
22. ALL TRASH AND RECYCLING ENCLOSURES ARE TO BE ADA ACCESSIBLE AND MUST COMPLY WITH THE MAXIMUM ALLOWABLE SLOPES OF SIDEWALKS AS OUTLINED ABOVE.
23. LANDSCAPE GRADE ADJACENT TO EACH BUILDING SHALL BE TYPICALLY 8" BELOW FINISH FLOOR ELEVATION UNLESS OTHERWISE NOTED.
24. A MINIMUM SLOPE OF 10% IN THE FIRST 5 FEET AWAY FROM THE BUILDING SHALL BE PROVIDED IN LANDSCAPE AREAS ADJACENT TO THE BUILDING PER THE GEOTECHNICAL RECOMMENDATIONS. SEE GRADING DETAIL, THIS SHEET
25. SPOT ELEVATIONS AT BUILDINGS INCLUDING STOOPS, PATIOS, AND APRONS ARE TO FINISH LANDSCAPE OR SITE PAVING GRADES. REFER TO ARCHITECTURAL OR STRUCTURAL PLANS FOR BUILDING SLAB ELEVATIONS.
26. CONTRACTOR SHALL VERIFY INLET AND MANHOLE ELEVATIONS SHOWN HEREON WITH THE APPROVED STORM PLANS. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
27. CONTRACTOR SHALL ADJUST RIM AND GRATE ELEVATIONS OF ALL EXISTING UTILITY STRUCTURES TO FINISHED GRADE.
28. AREA DRAINS SHALL BE NYLOPLAST 12" AREA INLETS OR APPROVED EQUAL.
29. BOULDER WALL CONSTRUCTION TO CONSIST OF EXISTING ON–SITE BOULDERS. CONTRACTOR SHALL PREPARE SUBGRADE PER GEOTECHNCIAL RECOMMENDATIONS UNDERNEATH AND BEHIND WALL AND INSTALL WALL DRAIN AS SHOWN PER BOULDER WALL DETAIL. REFER TO SHEET C140 FOR BOULDER WALL DETAILS. WALL DRAIN PIPE TO DISCHARGE TO DAYLIGHT.

CONSTRUCTION SURVEY NOTE:

ALL SIDEWALKS DESIGNED WITH A LONGITUDINAL SLOPE OF 4.50% OR GREATER SHALL HAVE THE CONCRETE FORMWORK SURVEYED PRIOR TO POURING CONCRETE TO ENSURE THAT THE SIDEWALK DOES NOT EXCEED THE MAXIMUM ALLOWABLE LONGITUDINAL SLOPE OF 5.0%. THE CROSS–SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 2.0%.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

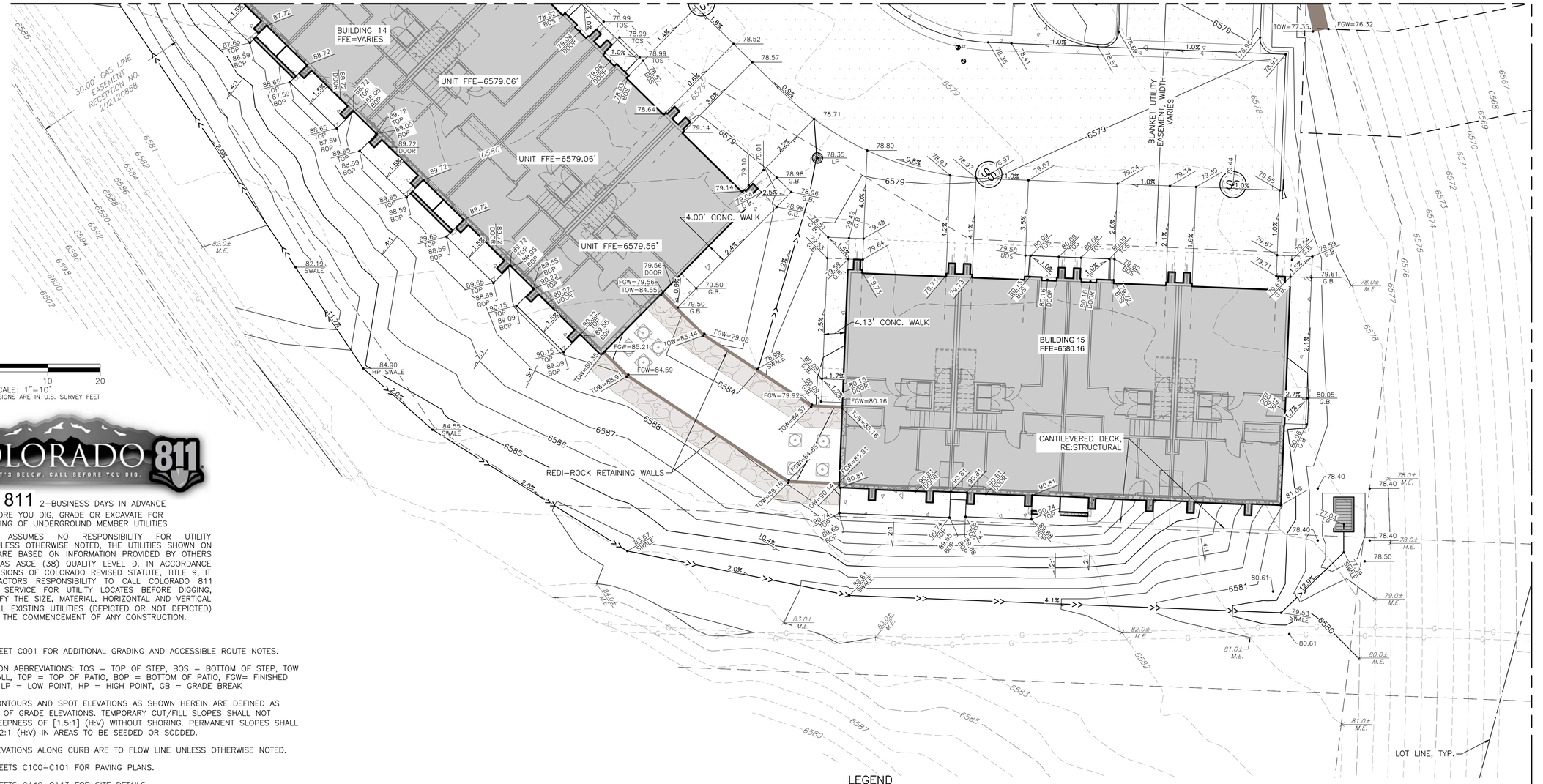
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C236

PLOT DATE: Sunday, November 3, 2024 11:45 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–SOUTH.dwg

MATCHLINE – SEE SHEET C236



MATCHLINE – SEE SHEET C224

MATCHLINE – SEE SHEET C226

N

10 5 0 10 20

SCALE: 1"=10'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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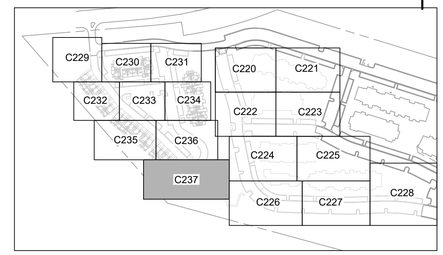
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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
–5750–	CONTOURS	5750
–ST–	STORM SEWER	ST
ST	STORM MANHOLE	
–RD–	ROOF DRAIN	RD
	INLET	
	FLARED END SECTION	
	SIGN	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
DRIVE	DESCRIPTIONS	DRIVE
ELEV.	SPOT ELEVATIONS	ELEV.

ASPHALT PAVING, RE: PAVEMENT PLAN

CONCRETE PAVEMENT, RE: PAVING PLAN



KEY MAP
NOT TO SCALE

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 DETAILED GRADING PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	W/M
2	2ND MDP SUBMITTAL	7/17/2024	W/M
3	3RD MDP SUBMITTAL	11/06/2024	W/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C237

PLOT DATE: Sunday, November 3, 2024 11:48 AM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 DETAILED GRADING PLANS–SOUTH.dwg

NOTES:

1. REFER TO SHEETS C001–C002 FOR ADDITIONAL UTILITY NOTES.
2. REFER TO SHEET C301 FOR SHALLOW UTILITY PLAN. LAYOUT DESIGN TO BE PROVIDED BY RESPECTIVE UTILITY PROVIDERS. CONTRACTOR TO COORDINATE WITH BLACK HILLS ENERGY AND HOLY CROSS ENERGY FOR CONSTRUCTION TIMING OF GAS AND ELECTRICAL.
3. REFER TO SHEETS C310–C326 FOR WATER PLANS.
4. REFER TO SHEETS C330–C345 FOR STORM PLANS.
5. REFER TO SHEETS C350–C357 FOR SANITARY PLANS.
6. WHERE THE STORM OR SANITARY LINE CROSSES OVER THE WATER LINE WITH LESS THAN 6' OF SEPARATION BETWEEN PIPES, OR WHERE THE STORM OR SANITARY LINE IS LESS THAN 10' HORIZONTALLY FORM THE WATER LINE, THEN THE STORM OR SANITARY LINE WILL BE ENCASED IN FLOWFILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS REACHED.
7. WHERE STORM CROSSES OVER/UNDER WITH LESS THAN 4.5' OF SEPARATION FROM SANITARY SEWER OR LESS HAN 6' SEPARATION FROM WATER, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE WILL BE REQUIRED TO BE INSTALLED ALONG WATER OR SEWER LINE.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

BUILDING 11 ROOF DRAIN COLLECTION SYSTEM A, RE:SHEET C342
POND 4
STORM MAIN D, RE:SHEETS C339
WATER MAIN D, RE:SHEETS C319–C320
HYDRANT LATERAL C–1, RE:SHEET C322
HYDRANT LATERAL C–2, RE:SHEET C322
PROPOSED BUILDING 11
SANITARY SERVICE BUILDING 11, RE:SHEET C354
PROPOSED MAINTENANCE BUILDING
BUILDING 11 WATER SERVICE, RE:SHEET C321
PROPOSED BUILDING 12
WINTER RIDGE SPUR
SANITARY SERVICE BUILDING 10, RE:SHEET C354
SANITARY SEWER MAIN B, RE:SHEET C352
STORM MAIN A, RE:SHEETS C330–C331
STORM MAIN B, RE:SHEETS C336
PROPOSED BUILDING 10
WATER MAIN D, RE:SHEETS C319–C320
BUILDING 10 WATER SERVICE, RE:SHEET C321
MIDDLE MOUNTAIN ROAD
MT. EVE ROAD
WINTER RIDGE ROAD
STORM MAIN C, RE:SHEETS C337–C338
SANITARY SEWER MAIN B, RE:SHEET C353
PROPOSED BUILDING 13
HYDRANT LATERAL C–3, RE:SHEET C322
WATER MAIN C, RE:SHEETS C317–C318
BLANKET UTILITY EASEMENT, WIDTH VARIES, TYP.
HYDRANT LATERAL C–4, RE:SHEET C322
PROPOSED BUILDING 14
PROPOSED BUILDING 15
STORM LINE OS4, RE:SHEETS C339
WATER MAIN A, RE:SHEETS C310–C312
LOT 2 & 3 WATER MAIN CONNECTION NORTH, RE:SHEETS C316
HYDRANT LATERAL A–2, RE:SHEET C315
CLUB HOUSE WATER SERVICE, RE:SHEET C314
UTILITY ESMT., TYP. WIDTH VARIES
POND 3
POND 3 STORM SEWER CONNECTION, RE:SHEET C340
POND 2
POND 2 STORM SEWER CONNECTION, RE:SHEET C340
BUILDING 6 WATER SERVICE, RE:SHEET C314
BUILDING 6 STORM BRANCH 2, RE:SHEET C332
PROPOSED BUILDING 6
BUILDING 6 STORM BRANCH 3, RE:SHEET C335
SANITARY SERVICE BUILDING 6, RE:SHEET C351
BUILDING 7 ROOF DRAIN COLLECTION SYSTEM A, RE:SHEET C341
BUILDING 7 ROOF DRAIN COLLECTION SYSTEM B, RE:SHEET C341
BUILDING 6 STORM BRANCH 1, RE:SHEET C332
HYDRANT LATERAL A–1, RE:SHEET C315
PROPOSED BUILDING 7
BUILDING 7 STORM BRANCH 1, RE:SHEET C333
BUILDING 7 WATER SERVICE, RE:SHEET C314
SANITARY SERVICE BUILDING 7, RE:SHEET C351
WATER MAIN B, RE:SHEET C313
BUILDING 8 STORM BRANCH 1, RE:SHEET C333
MT. THOMAS ROAD
BUILDING 8 WATER SERVICE, RE:SHEET C314
SANITARY SERVICE BUILDING 8, RE:SHEET C351
SANITARY MAIN A, RE:SHEETS C350
PROPOSED BUILDING 8
BUILDING 8 STORM BRANCH 2, RE:SHEET C334
BUILDING 9 ROOF DRAIN COLLECTION SYSTEM B, RE:SHEET C341
BUILDING 9 ROOF DRAIN COLLECTION SYSTEM C, RE:SHEET C341
PROPOSED CLUB HOUSE
BUILDING 9 ROOF DRAIN COLLECTION SYSTEM A, RE:SHEET C341
PROPOSED BUILDING 9
BUILDING 9 STORM BRANCH 1, RE:SHEET C335
BUILDING 9 WATER SERVICE, RE:SHEET C314
SANITARY SERVICE BUILDING 9, RE:SHEET C351
MT. EVE ROAD
HYDRANT LATERAL A–3, RE:SHEET C315
WATER MAIN A, RE:SHEETS C310–C312

N

50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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PLOT DATE: Tuesday, November 5, 2024 4:28 PM LAST SAVED BY: DPETER
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\OVERALL UTILITY PLAN.dwg

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
OVERALL UTILITY PLAN

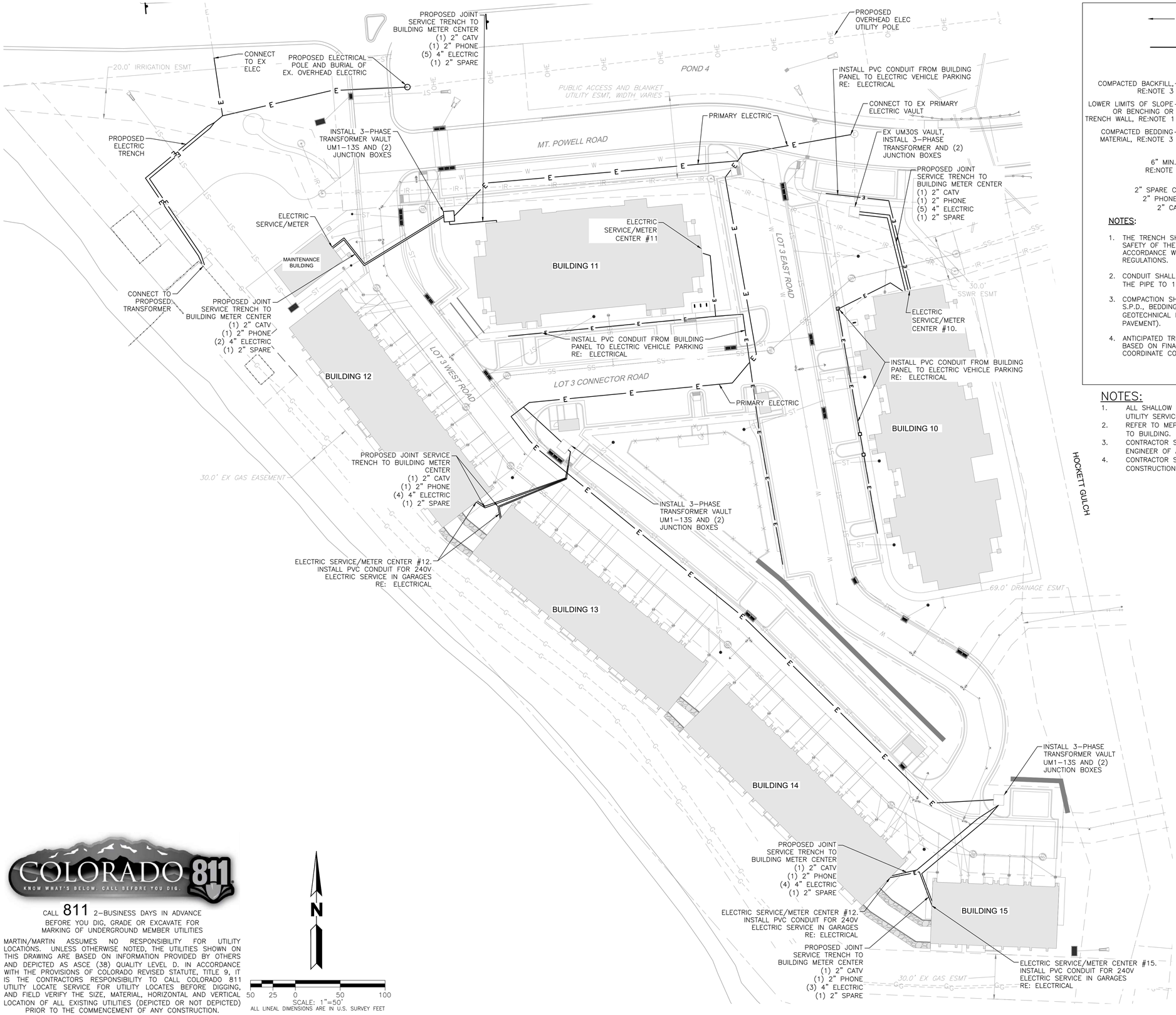
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

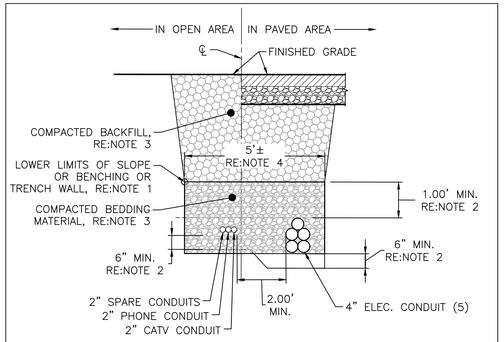
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C300





NOTES:

1. THE TRENCH SHALL BE BRACED OR SHORED AS NECESSARY FOR THE SAFETY OF THE WORKMAN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, OSHA, AND FEDERAL REGULATIONS.
2. CONDUIT SHALL BE BEDDED FROM 6" MIN. BELOW THE BOTTOM OF THE PIPE TO 12" ABOVE THE TOP OF THE PIPE.
3. COMPACTION SHALL BE AS FOLLOWS: TRENCH ZONE SHALL BE 95% S.P.D., BEDDING ZONE SHALL BE WELL COMPACTED. VERIFY WITH THE GEOTECHNICAL REPORT (APPLICABLE IN STREET R.O.W. AND UNDER PAVEMENT).
4. ANTICIPATED TRENCH WIDTH SHOWN ABOVE. TRENCH WIDTH MAY VARY BASED ON FINAL NUMBER AND SIZE OF INSTALLED CONDUITS. COORDINATE CONDUIT SHOWN ABOVE WITH UTILITY PROVIDER.

JOINT TRENCH DETAIL
NOT TO SCALE

NOTES:

1. ALL SHALLOW UTILITY LINES SHALL MEET THE REQUIREMENTS OF THE UTILITY SERVICE PROVIDERS.
2. REFER TO MEP PLANS FOR SIZING OF SERVICE LINES AND CONNECTIONS TO BUILDING.
3. CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES SHOWN AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR SHALL COORDINATE WITH HOLY CROSS ENERGY FOR CONSTRUCTION OF HOLY CROSS ELECTRICAL MAIN, SERVICES, AND VAULTS.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

N

50 25 0 50 100
SCALE: 1"=50'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SHALLOW DRY UTILITY PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
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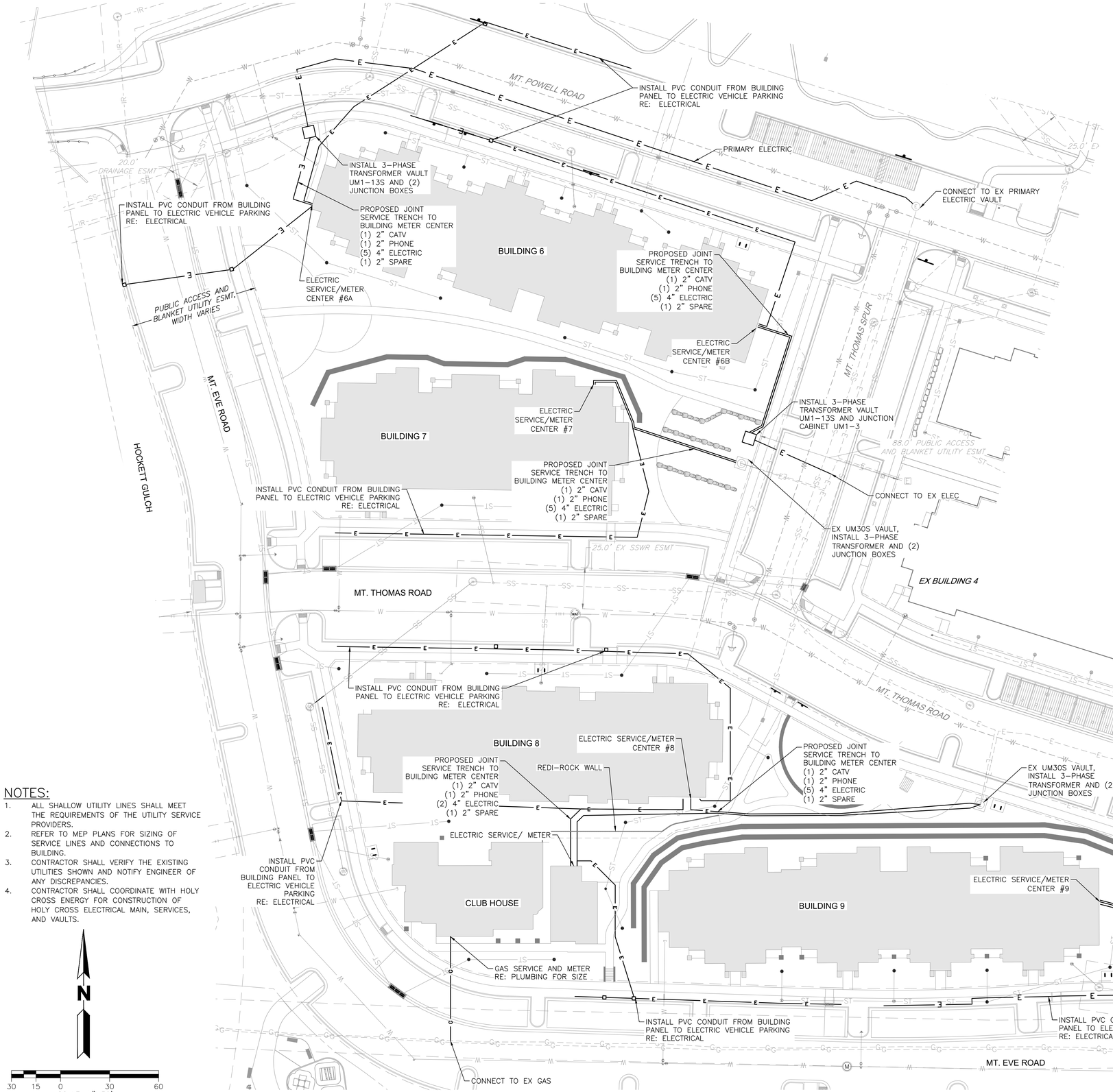
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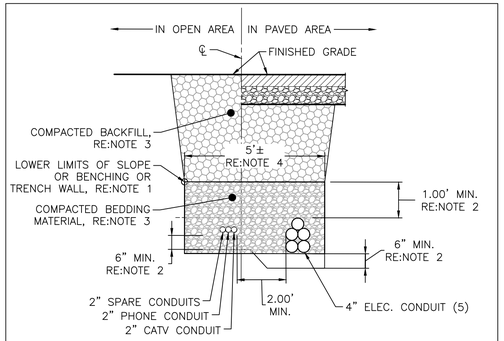
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Sheet Number:

C301

PLOT DATE: Tuesday, November 5, 2024 4:33 PM LAST SAVED BY: MBAUM
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SHALLOW DRY UTILITY PLAN.dwg





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NOT TO SCALE

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SHALLOW DRY UTILITY PLAN

No.	Issue / Revision	Date	Name
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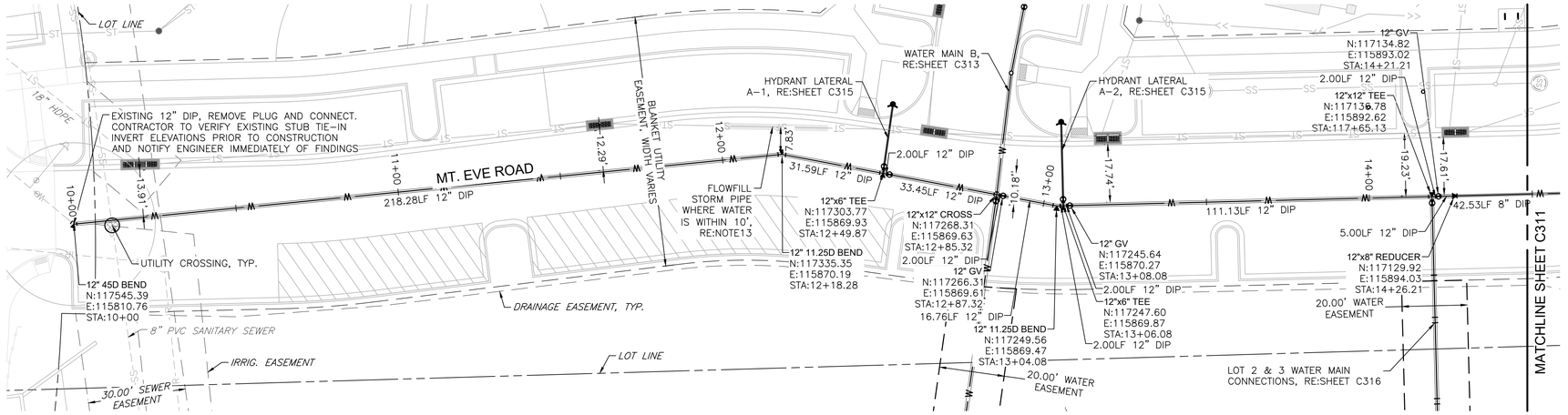
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Design By DREW VERRATTI
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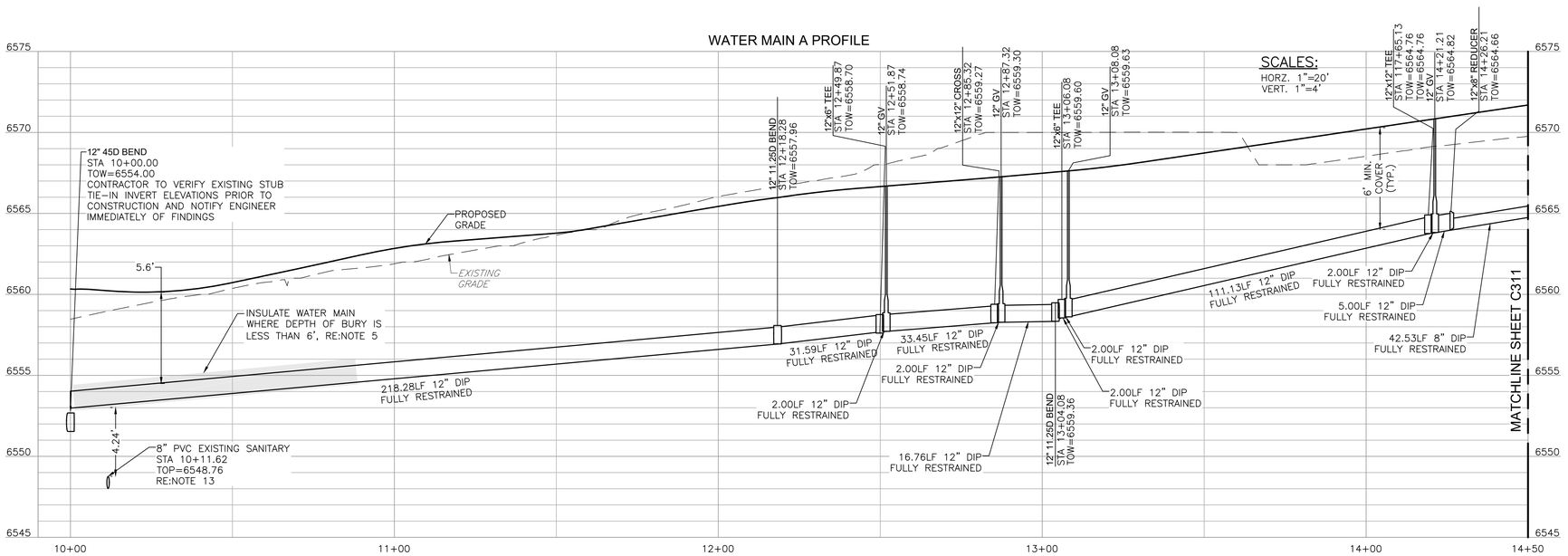
Sheet Number:
C302

PLOT DATE: Tuesday, November 5, 2024 4:33 PM LAST SAVED BY: MBAUM
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SHALLOW DRY UTILITY PLAN.dwg

WATER MAIN A PLAN



WATER MAIN A PROFILE



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

WATER NOTES:

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2. REFER TO SHEETS C002 FOR ADDITIONAL WATER CONSTRUCTION NOTES.
3. REFER TO SHEET C324 – C326 FOR WATER DETAILS.
4. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE TOWN OF EAGLE DESIGN CRITERIA, LATEST EDITION.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 6 FEET OF COVER TO TOP OF PIPE AND A MAXIMUM OF 9.5 FEET OF COVER TO TOP OF PIPE. WHERE DEPTH OF BURY IS LESS THAN 6', 1" OF INSULATION FOR EVERY FOOT OF MISSING COVER TO BE INSTALLED ALONG THE WATER LINE PER TOWN OF EAGLE DETAILS.
6. PIPE DEFLECTIONS SHALL NOT EXCEED PIPE MANUFACTURERS MAXIMUM ALLOWABLE DEFLECTION OR EXCEED THE VALUES IN THE TOWN OF EAGLE REQUIREMENTS.
7. ALL DIP WATER MAINS MUST BE ENCASED IN POLYETHYLENE WRAP.
8. TRACER WIRE TO BE INSTALLED ALONG ALL WATER UTILITIES AND SHALL MEET TOWN OF EAGLE REQUIREMENTS.
9. WATER SPECIFIC MARKING TAPE SHALL BE INSTALLED 24" ABOVE WATER MAIN.
10. ALL WATER UTILITIES SHALL BE BEDDED PER TOWN OF EAGLE REQUIREMENTS.
11. ALL WATER LINES THAT RUN PARALLEL TO SANITARY OR STORM SEWER SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY AWAY FROM WATER OR SECONDARY CONTAINMENT MUST BE USED.
12. ALL WATER UTILITIES MUST BE TESTED IN ACCORDANCE WITH THE TOWN OF EAGLE REQUIREMENTS.
13. WHERE STORM/SANITARY CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM/SANITARY LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR UNTIL THE 10' HORIZONTAL SEPARATION IS ACHIEVED.
14. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE, 10' EACH SIDE OF CROSSING. MINIMUM 2" THICKNESS REQUIRED.
15. VALVES OVER 6' DEEP SHALL HAVE OPERATING EXTENSION.
16. FIRE HYDRANT LATERALS TO BE INSTALLED PLUMB WITH MECHANICAL JOINT RESTRAINTS.
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19. ALL WATER MAINS, LATERALS, AND SERVICES 4" AND OVER TO BE MECHANICALLY JOINT RESTRAINED.

N

20 10 0 20 40
SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
CO	CLEAN OUT	CO
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

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COLORADO REGISTERED MARK T. LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 WATER MAIN A PLAN & PROFILE

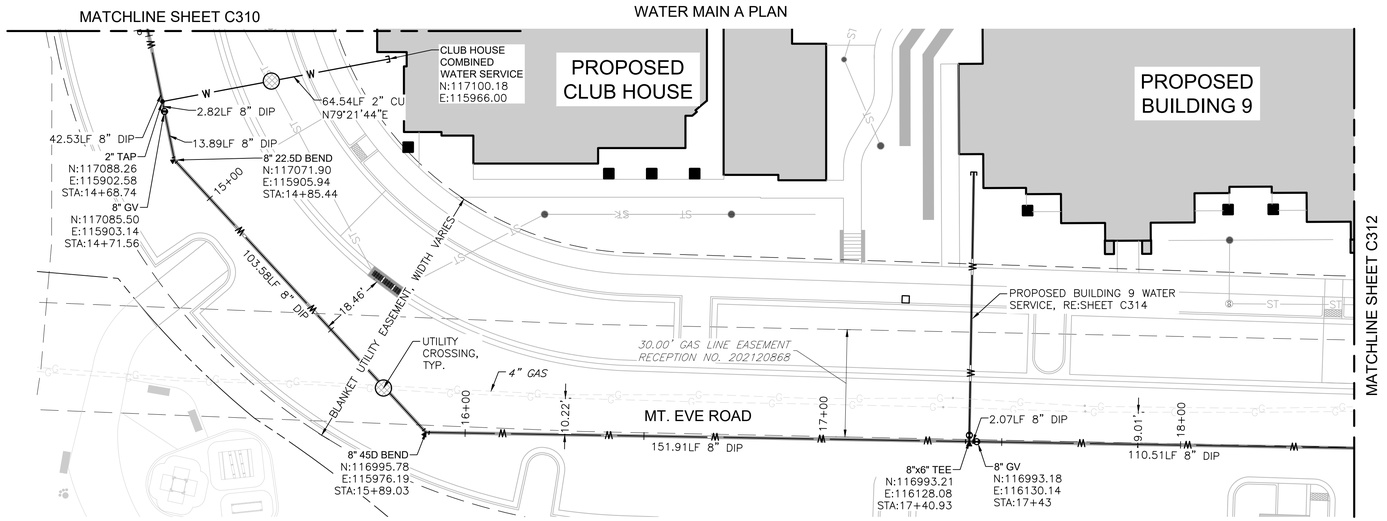
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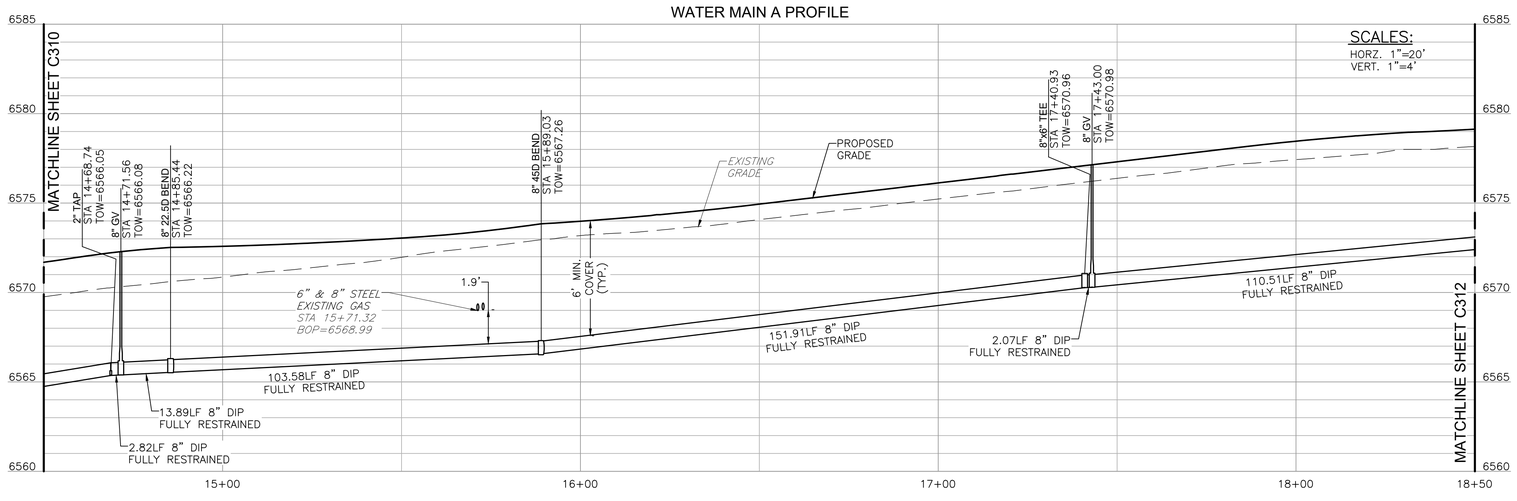
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C310

PLOT DATE: Sunday, November 3, 2024 12:20 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\WATER PLAN A.dwg



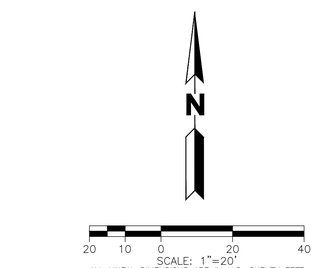


WATER NOTES:

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	CURB & GUTTER	
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ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE



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COLORADO REGISTERED L. MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 WATER MAIN A PLAN & PROFILE

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Design By	DREW VERRATTI
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Principal In Charge	MARK LUNA

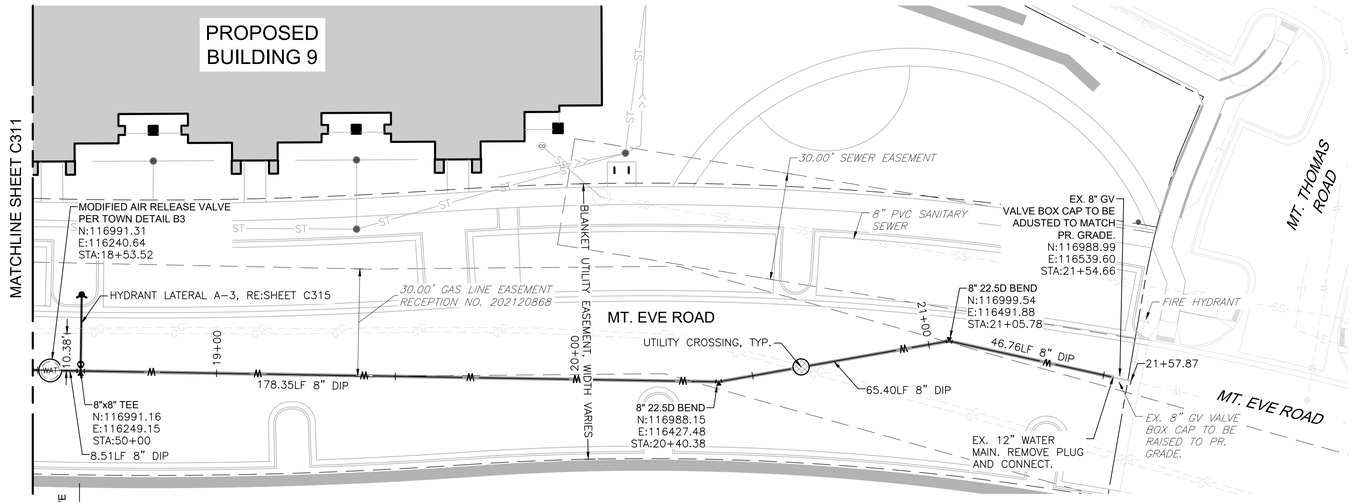
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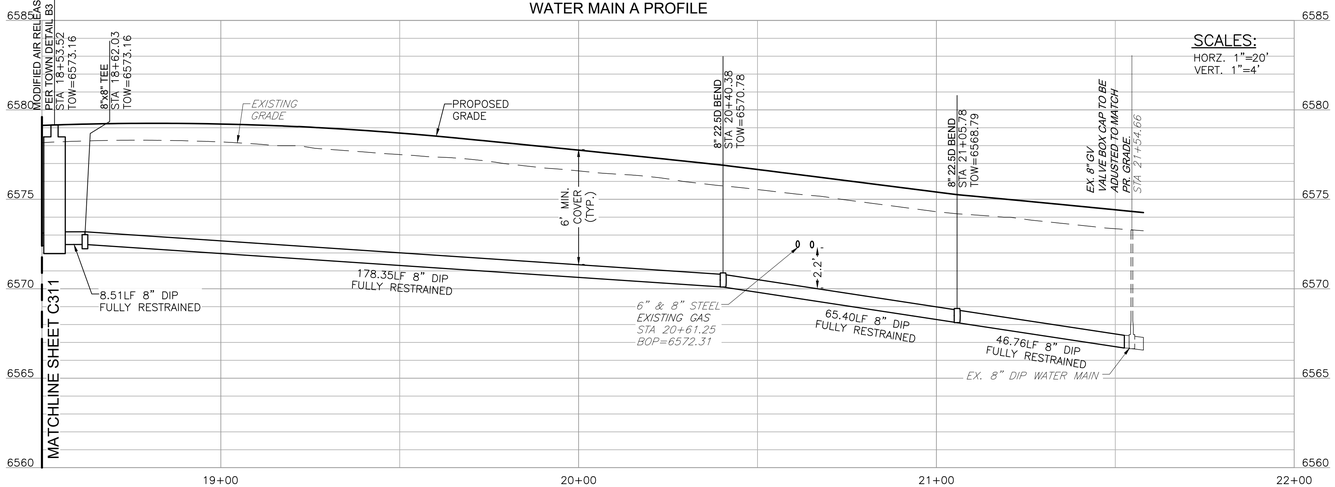
C311

PLOT DATE: Sunday, November 3, 2024 12:20 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\WATER PLAN A.dwg

WATER MAIN A PLAN



WATER MAIN A PROFILE



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

WATER NOTES:

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
M.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

20 10 0 20 40
SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 WATER MAIN A PLAN & PROFILE

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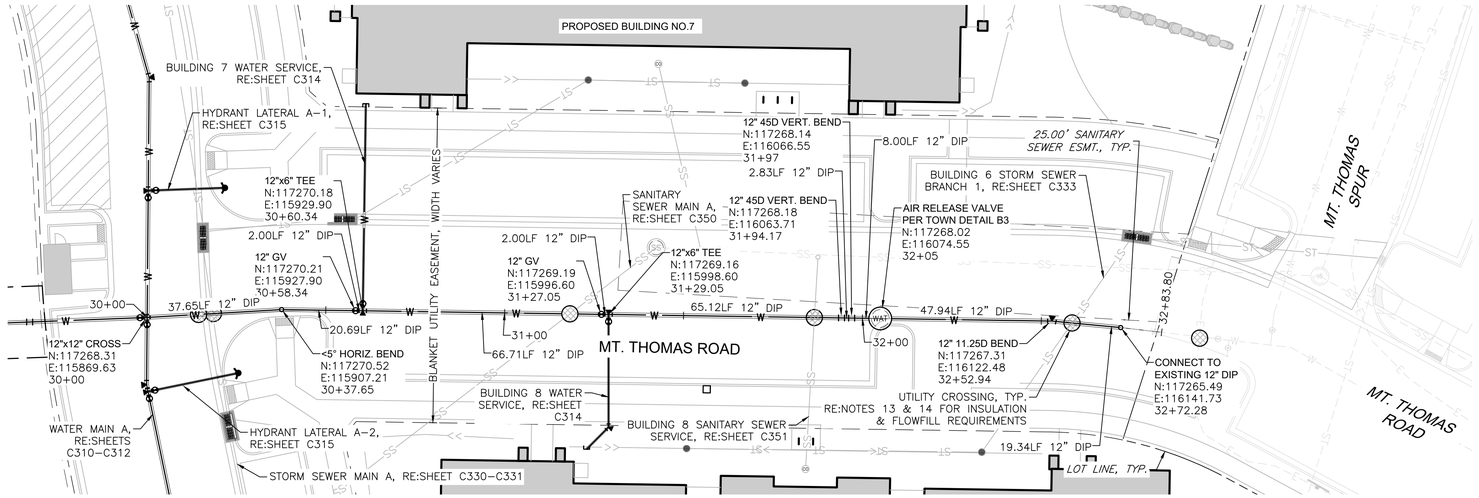
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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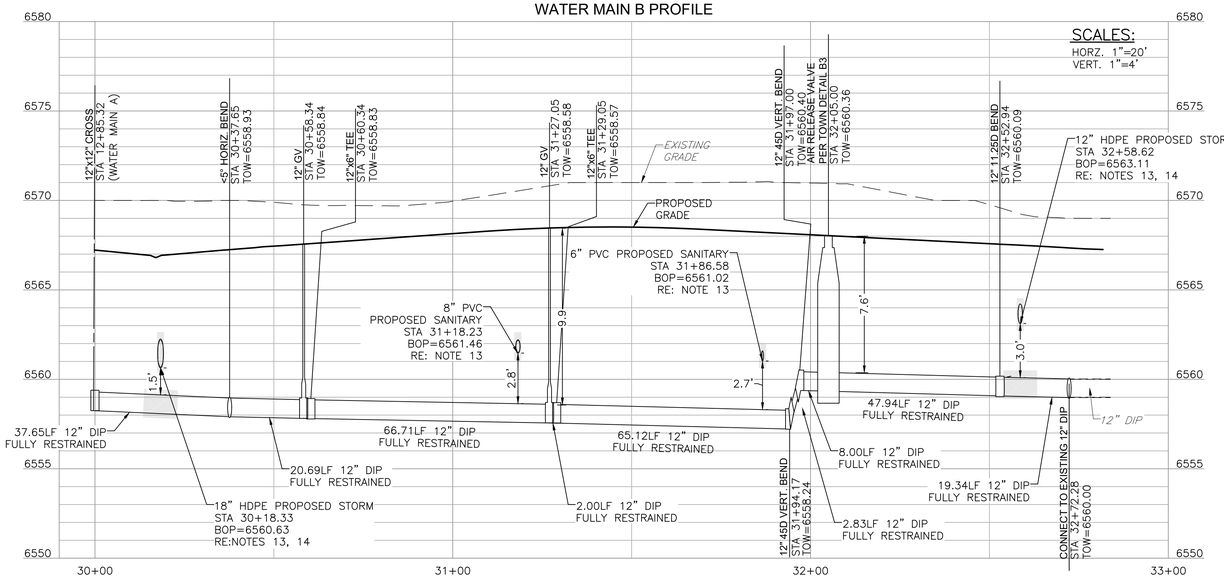
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WATER MAIN B PLAN



WATER MAIN B PROFILE

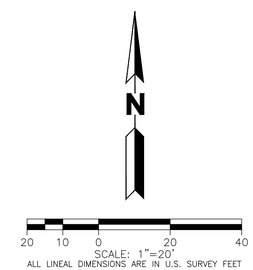


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	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
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ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

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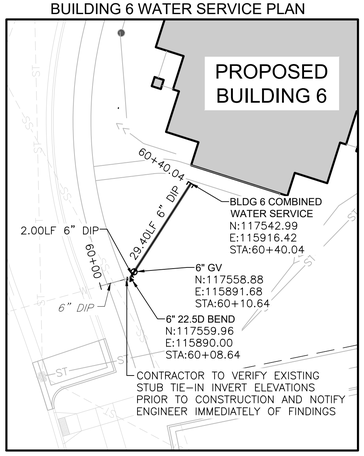
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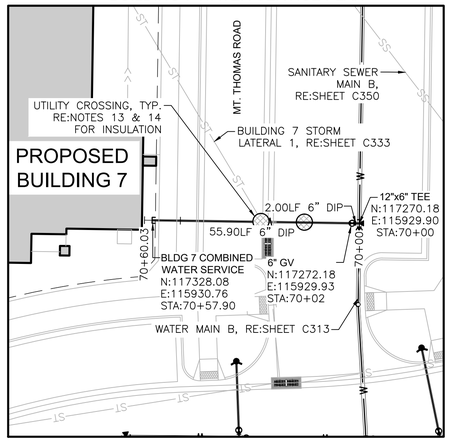
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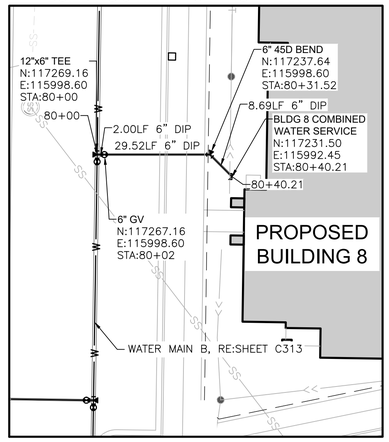
BUILDING 6 WATER SERVICE PLAN



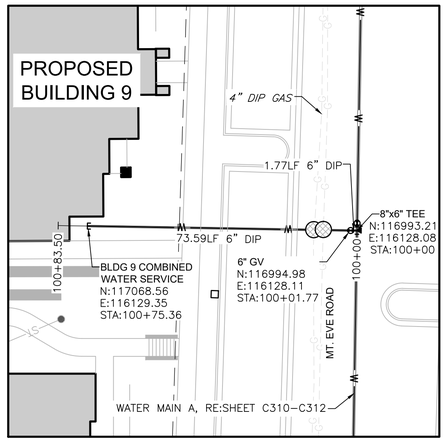
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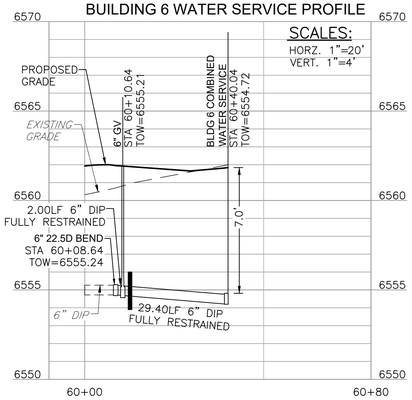
BUILDING 8 WATER SERVICE PLAN



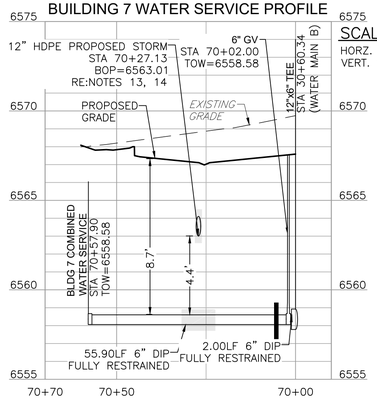
BUILDING 9 WATER SERVICE PLAN



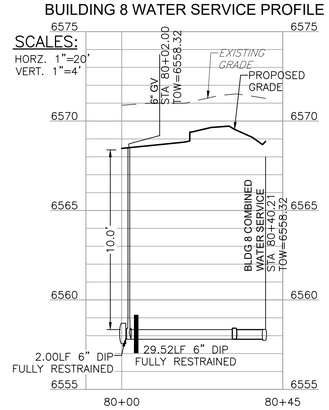
BUILDING 6 WATER SERVICE PROFILE



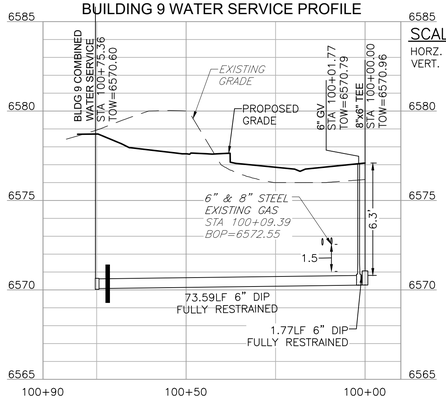
BUILDING 7 WATER SERVICE PROFILE



BUILDING 8 WATER SERVICE PROFILE



BUILDING 9 WATER SERVICE PROFILE



WATER NOTES:

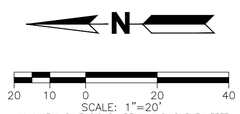
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CLAY CUT-OFF WALL NOTE:

TO INHIBIT THE MOVEMENT OF GROUNDWATER THROUGH SEWER/WATER BEDDING AND HAUNCHING MATERIAL, CLAY CUTOFF WALLS OF IMPERVIOUS CLAY SOIL ARE TO BE CONSTRUCTED APPROXIMATELY 10 FEET UPSTREAM FROM EACH BUILDING CONNECTION. THE CUT-OFF WALL SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE GRANULAR BACK FILL MATERIAL AND SHALL BE 2 FEET WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
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ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
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	FIRE HYDRANT	
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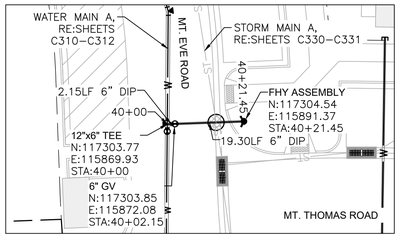
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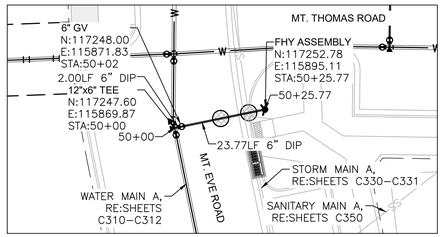
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PLOT DATE: Sunday, November 3, 2024 12:29 PM LAST SAVED BY: DVERRATTI
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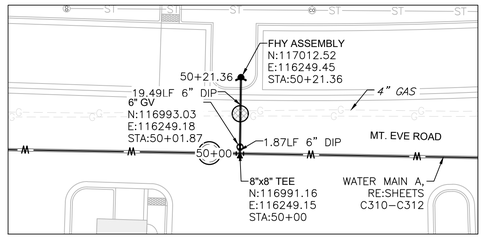
HYDRANT LATERAL A-1 PLAN

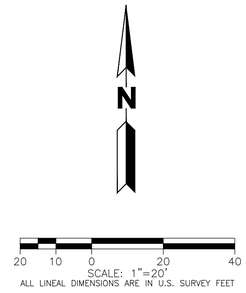


HYDRANT LATERAL A-2 PLAN

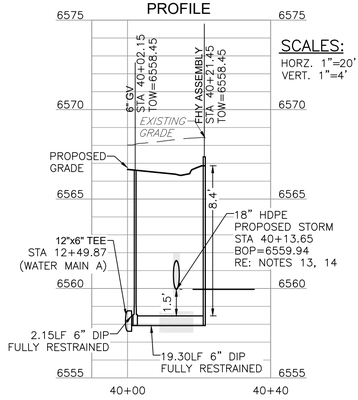


HYDRANT LATERAL A-3 PLAN

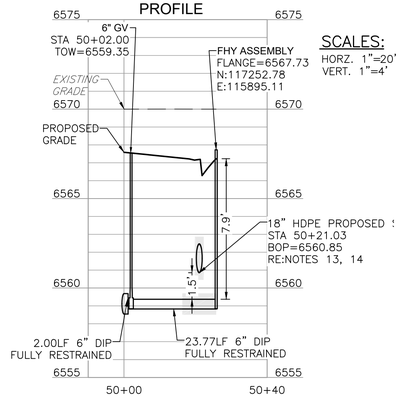




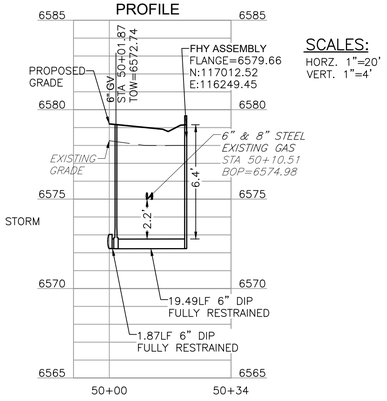
HYDRANT LATERAL A-1 PROFILE



HYDRANT LATERAL A-2 PROFILE



HYDRANT LATERAL A-3 PROFILE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
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	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
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	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 FIRE HYDRANT LATERALS PLAN & PROFILE

No.	Issue / Revision	Date	Name
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3	3RD MDP SUBMITTAL	11/06/2024	M/M

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Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

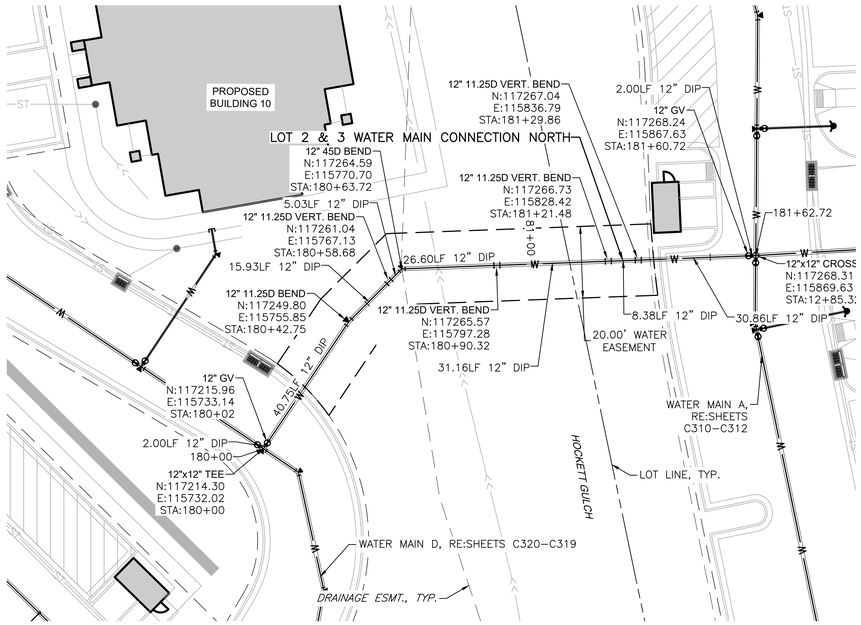
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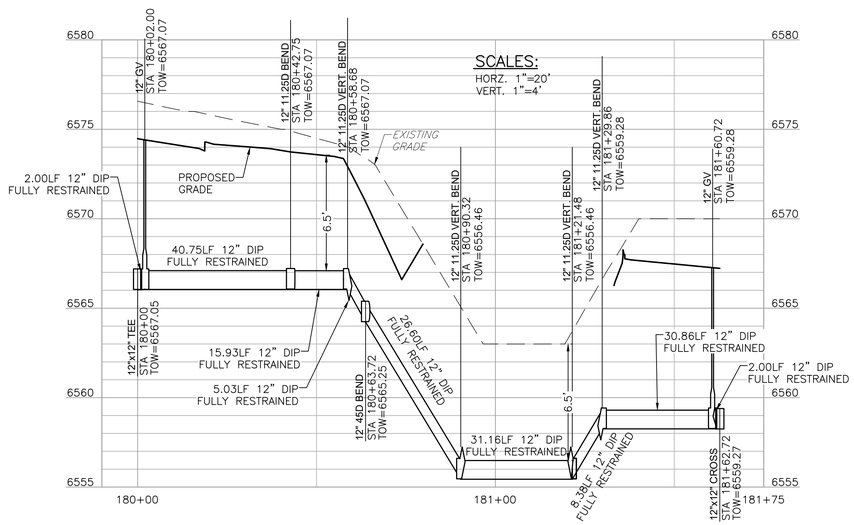
C315

PLOT DATE: Sunday, November 3, 2024 12:32 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\FIRE HYDRANT PLAN.dwg

LOT 2 & 3 WATER MAIN CONNECTION NORTH PLAN



LOT 2 & 3 WATER MAIN CONNECTION NORTH PROFILE

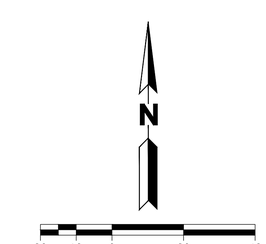


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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

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LOT 2 & 3 WATER MAIN CONNECTION PLAN & PROFILE

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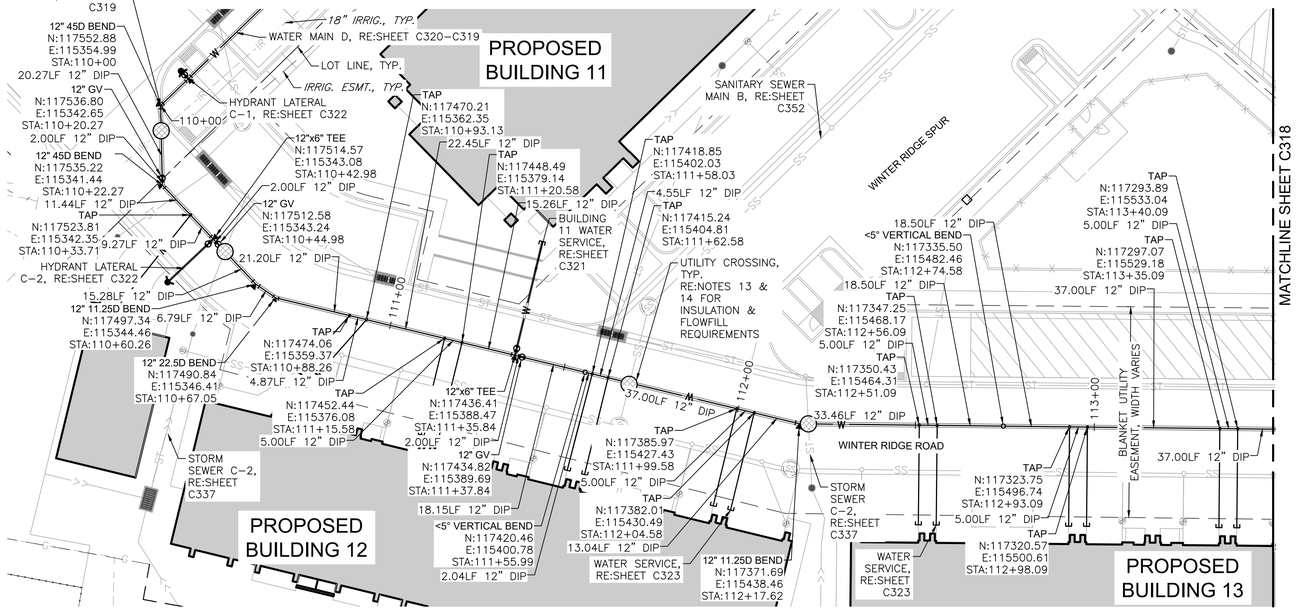
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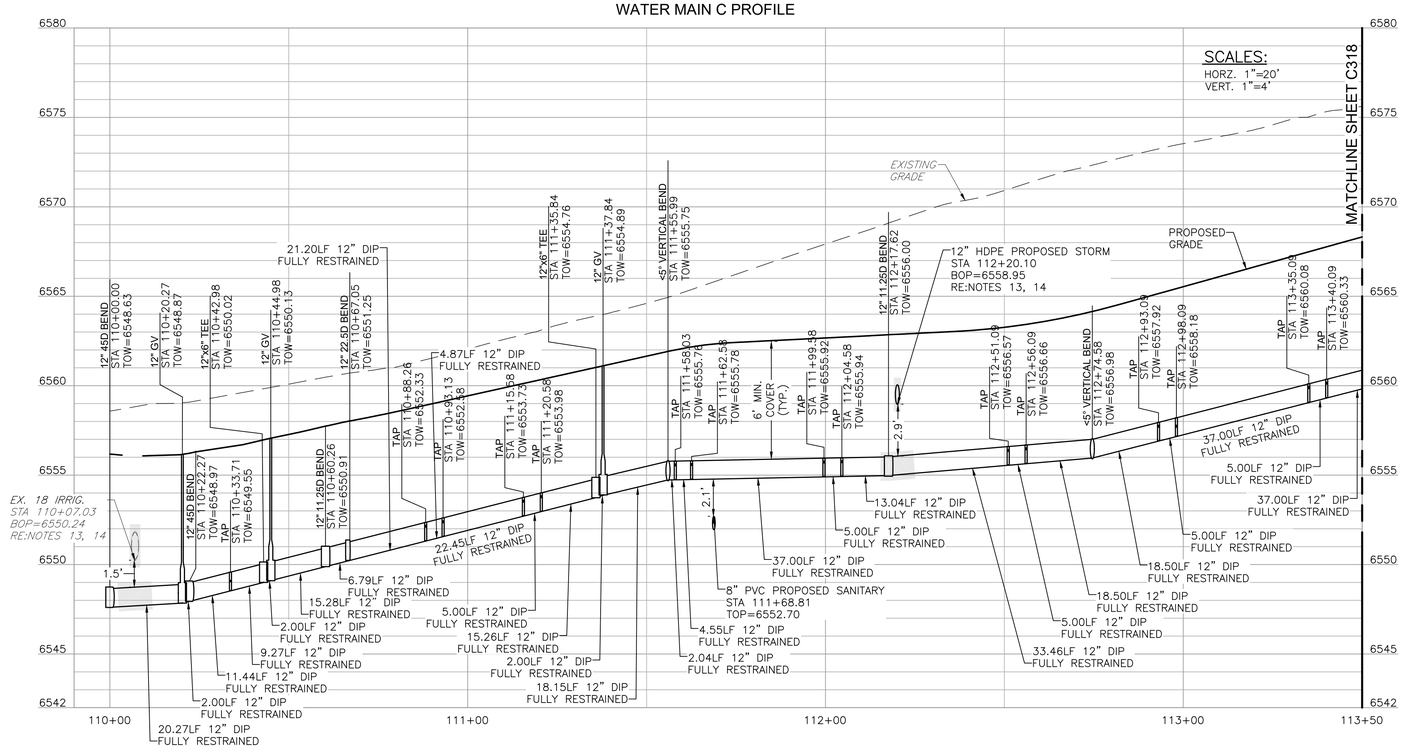
C316

PLOT DATE: Sunday, November 3, 2024 12:36 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 WATER PLANS.dwg

WATER MAIN C PLAN



WATER MAIN C PROFILE

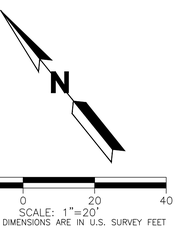


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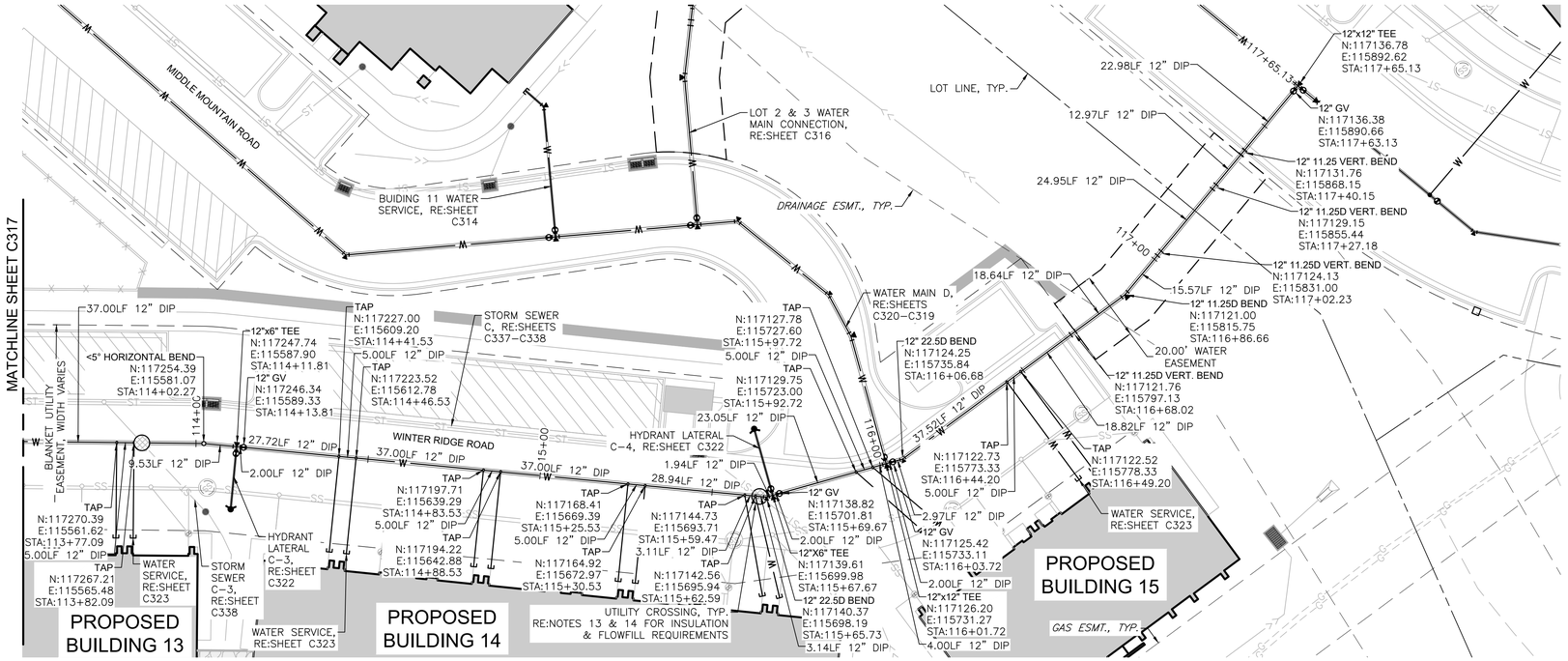
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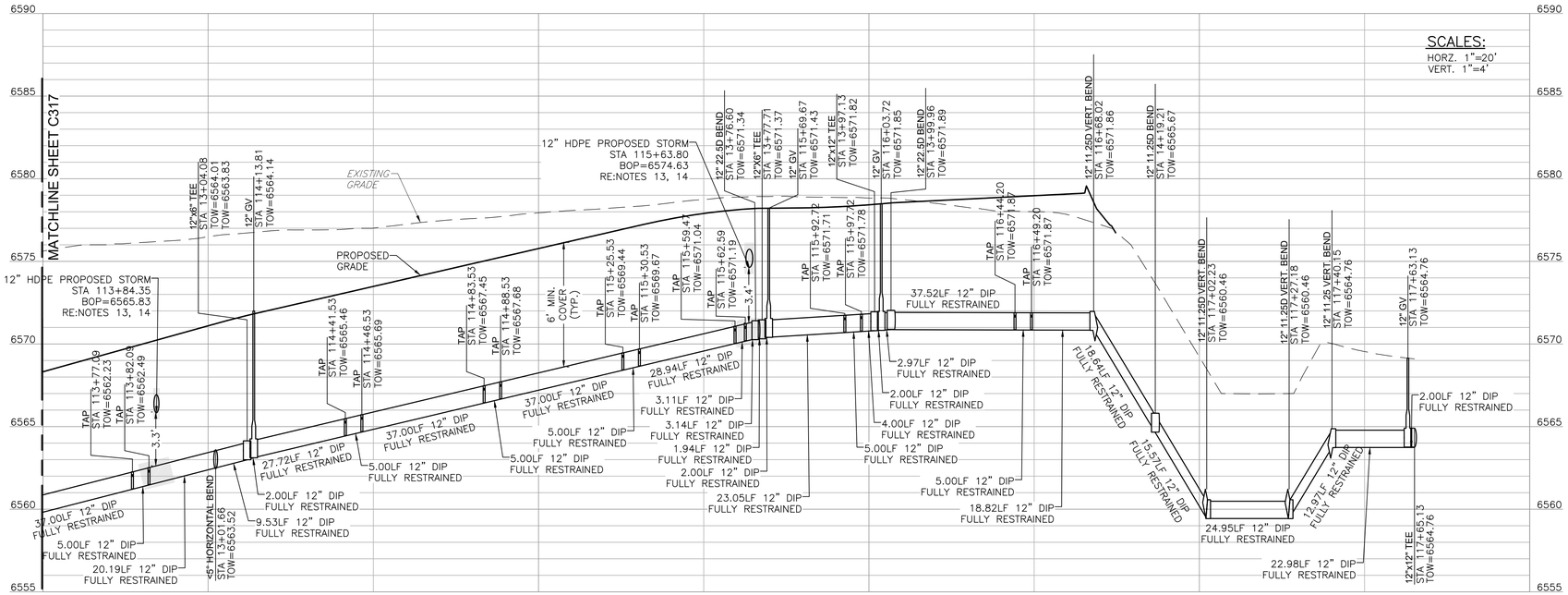
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WATER MAIN C PLAN



WATER MAIN C PROFILE



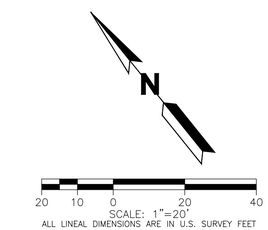
SCALES:
HORZ. 1"=20'
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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	W
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE



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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 WATER MAIN C PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
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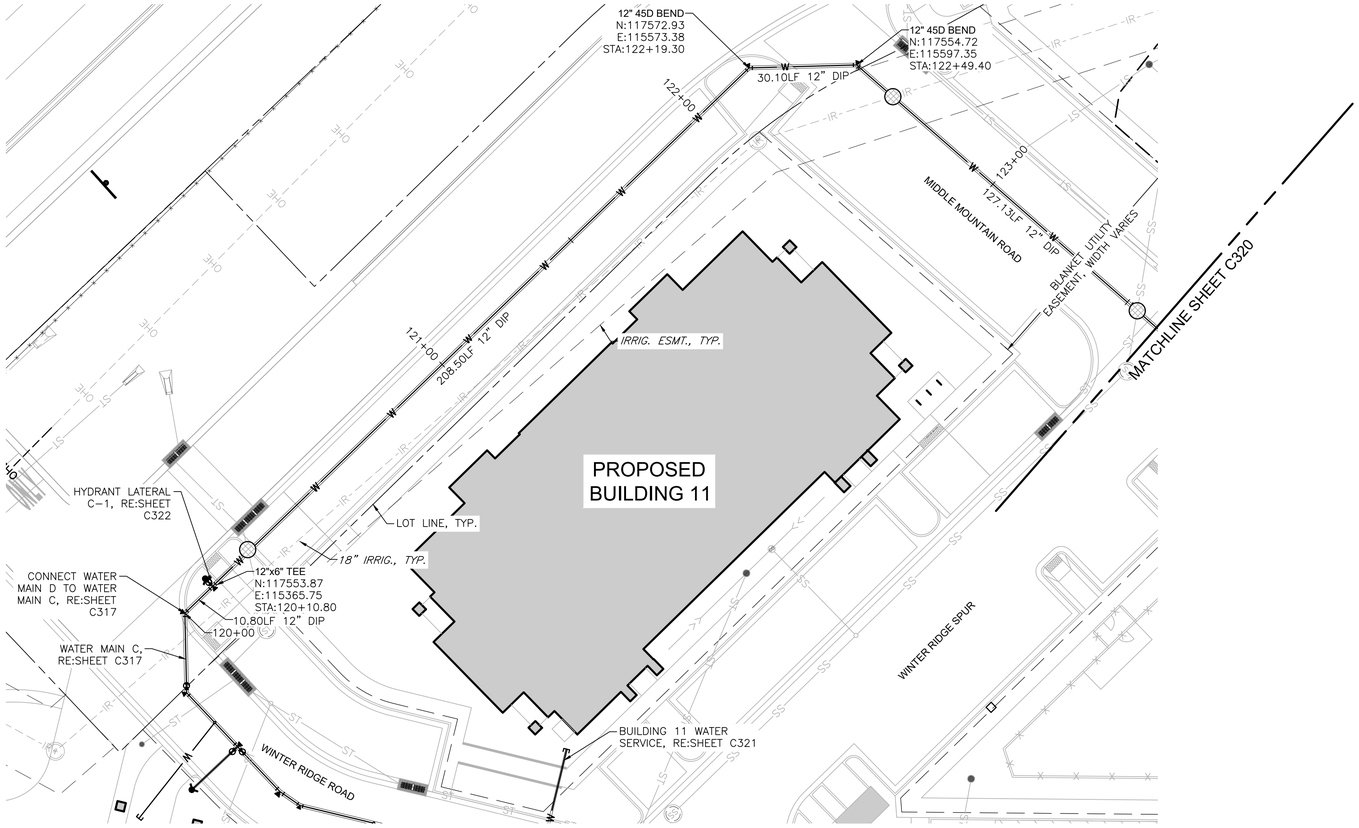
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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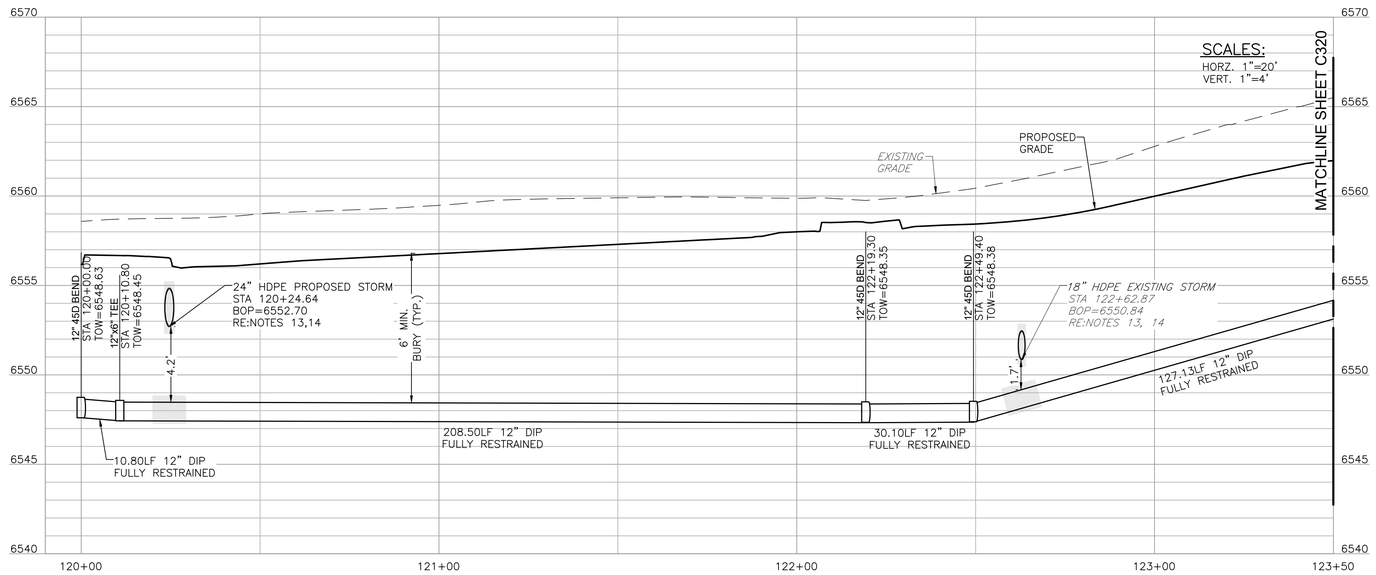
Sheet Number:
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PLOT DATE: Sunday, November 3, 2024 12:37 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 WATER PLANS.dwg

WATER MAIN D PLAN



WATER MAIN D PROFILE

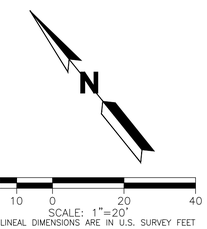


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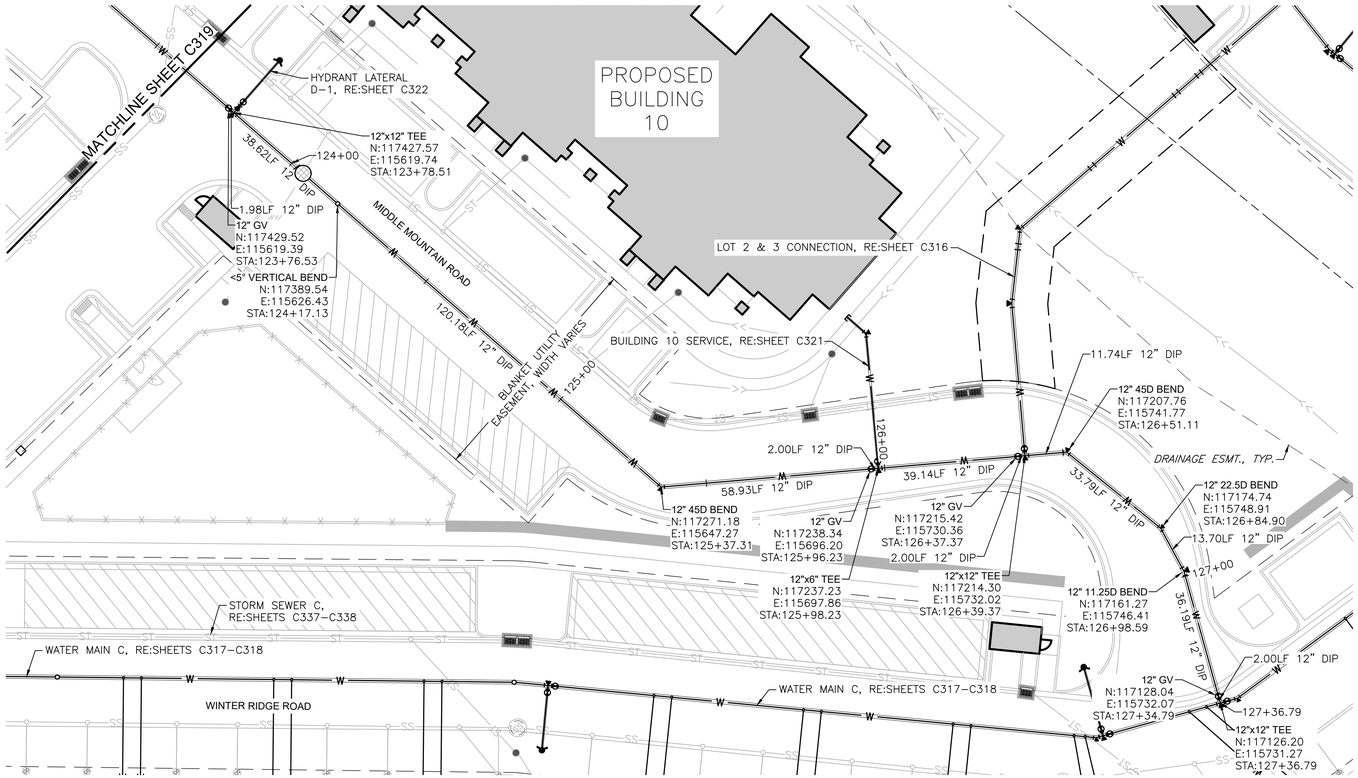
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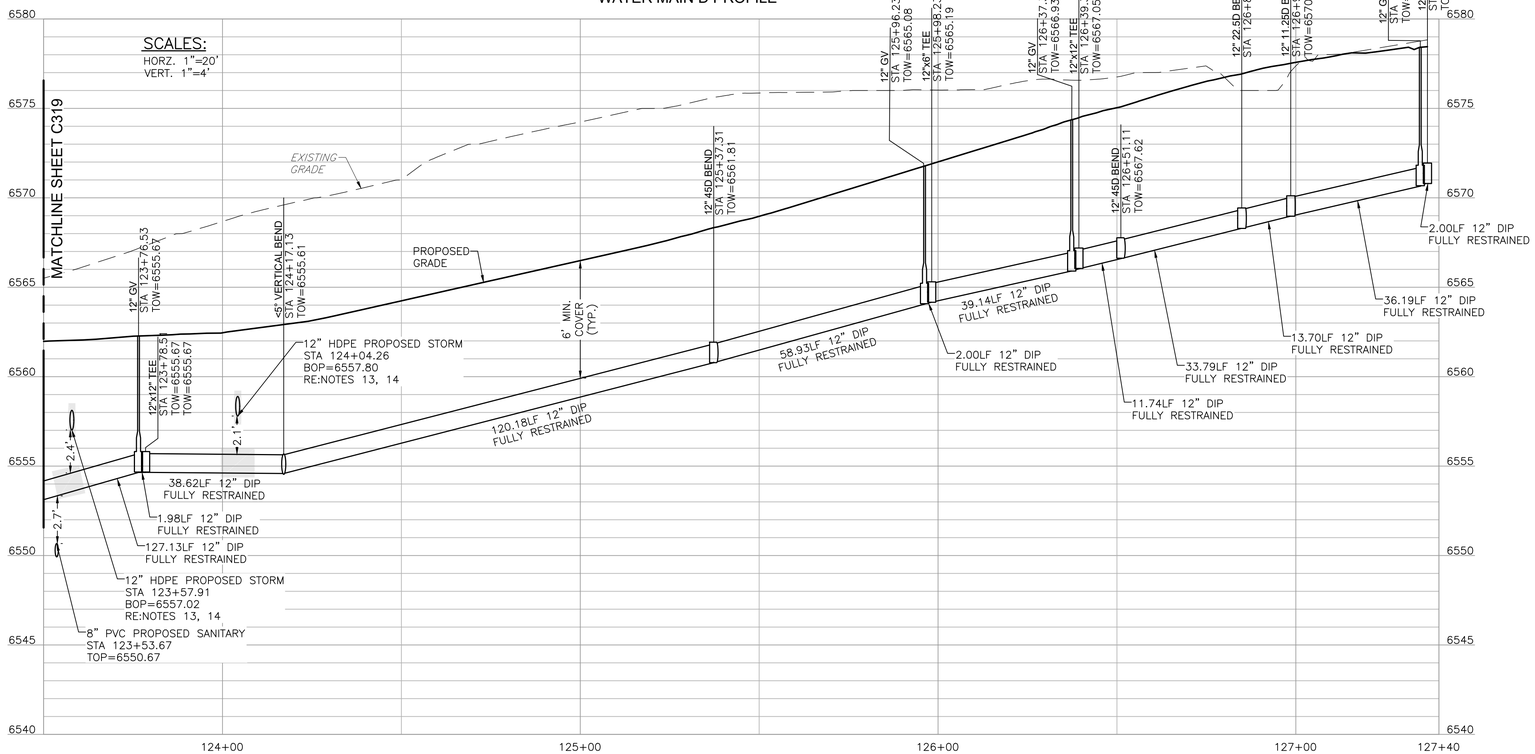
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WATER MAIN D PLAN



WATER MAIN D PROFILE

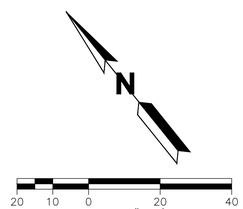


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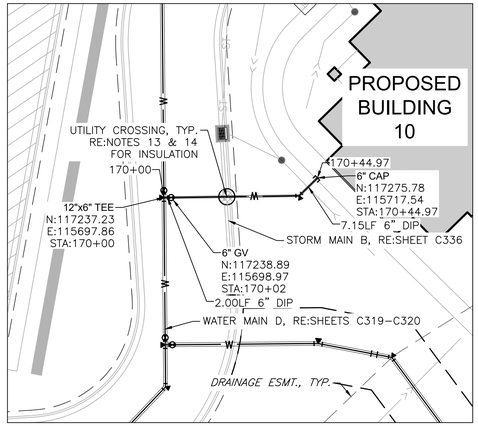
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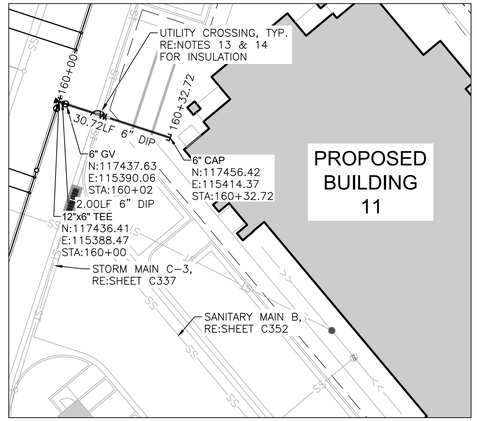
C320

PLOT DATE: Sunday, November 3, 2024 12:38 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 WATER PLANS.dwg

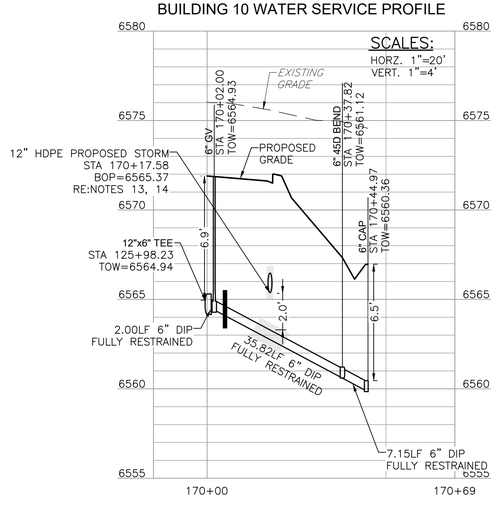
BUILDING 10 WATER SERVICE PLAN



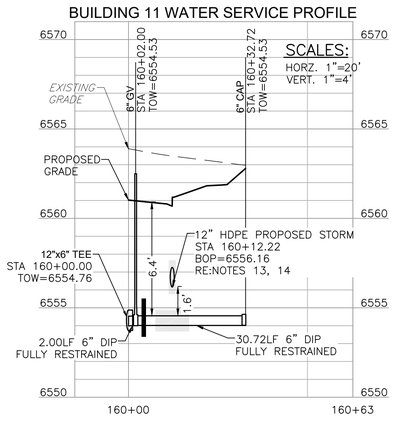
BUILDING 11 WATER SERVICE PLAN



BUILDING 10 WATER SERVICE PROFILE



BUILDING 11 WATER SERVICE PROFILE



CLAY CUT–OFF WALL NOTE:

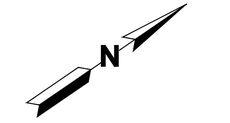
TO INHIBIT THE MOVEMENT OF GROUNDWATER THROUGH SEWER/WATER BEDDING AND HAUNCHING MATERIAL, CLAY CUTOFF WALLS OF IMPERVIOUS CLAY SOIL ARE TO BE CONSTRUCTED APPROXIMATELY 10 FEET UPSTREAM FROM EACH BUILDING CONNECTION. THE CUT–OFF WALL SHALL EXTEND FROM 6 INCHES BELOW TO 6 INCHES ABOVE GRANULAR BACK FILL MATERIAL AND SHALL BE 2 FEET WIDE. IF NATIVE MATERIAL IS NOT SUITABLE, THE CONTRACTOR SHALL IMPORT MATERIAL APPROVED BY THE ENGINEER.

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20 10 0 20 40
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MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 BUILDINGS 10 & 11 SERVICE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

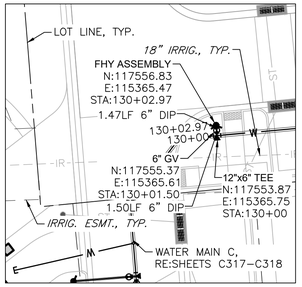
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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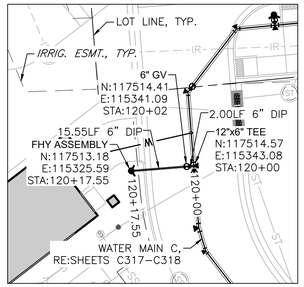
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C321

PLOT DATE: Sunday, November 3, 2024 12:39 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 WATER PLANS.dwg

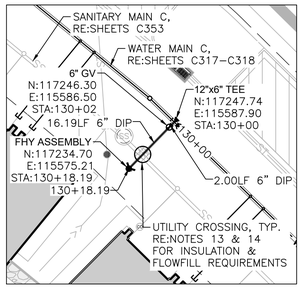
HYDRANT LATERAL C-1 PLAN



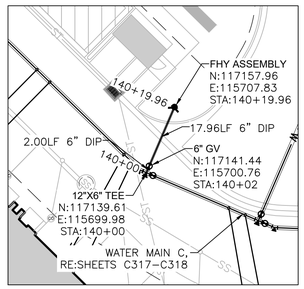
HYDRANT LATERAL C-2 PLAN



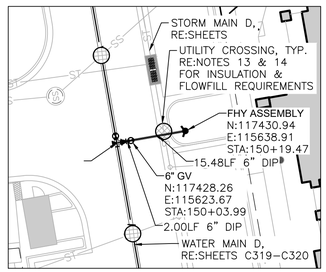
HYDRANT LATERAL C-3 PLAN



HYDRANT LATERAL C-4 PLAN



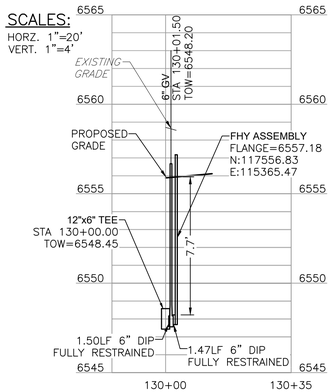
HYDRANT LATERAL D-1 PLAN



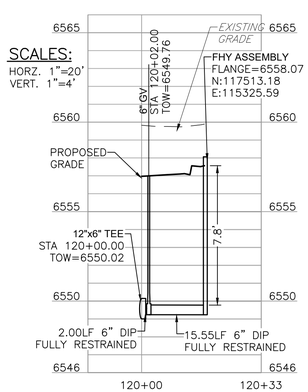
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
W.M.	WATER METER	W
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

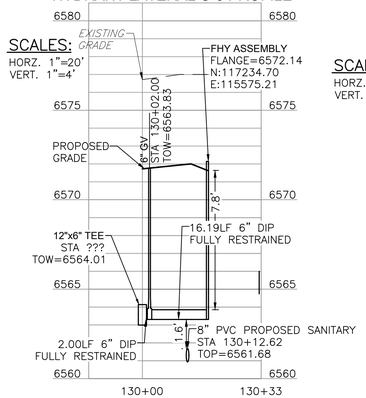
HYDRANT LATERAL C-1 PROFILE



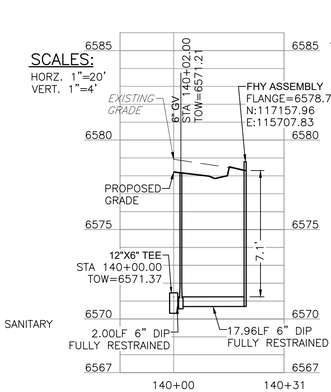
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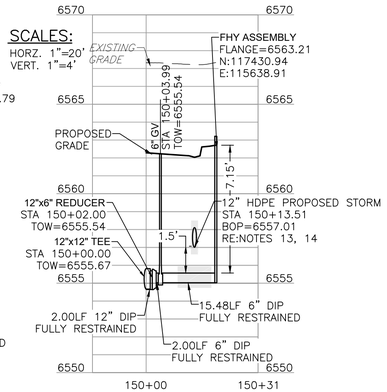
HYDRANT LATERAL C-3 PROFILE



HYDRANT LATERAL C-4 PROFILE

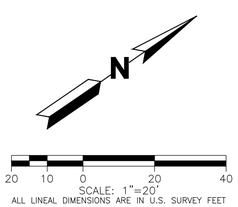


HYDRANT LATERAL D-1 PROFILE



WATER NOTES:

1. ALL WATER LINE CONSTRUCTION IS SUBJECT TO THE MOST RECENTLY ADOPTED TOWN OF EAGLE REQUIREMENTS.
2. REFER TO SHEETS C002 FOR ADDITIONAL WATER CONSTRUCTION NOTES.
3. REFER TO SHEET C324 – C326 FOR WATER DETAILS.
4. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE TOWN OF EAGLE DESIGN CRITERIA, LATEST EDITION.
5. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 6 FEET OF COVER TO TOP OF PIPE AND A MAXIMUM OF 9.5 FEET OF COVER TO TOP OF PIPE. WHERE DEPTH OF BURY IS LESS THAN 6', 1" OF INSULATION FOR EVERY FOOT OF MISSING COVER TO BE INSTALLED ALONG THE WATER LINE PER TOWN OF EAGLE DETAILS.
6. PIPE DEFLECTIONS SHALL NOT EXCEED PIPE MANUFACTURERS MAXIMUM ALLOWABLE DEFLECTION OR EXCEED THE VALUES IN THE TOWN OF EAGLE REQUIREMENTS.
7. ALL DIP WATER MAINS MUST BE ENCASED IN POLYETHYLENE WRAP.
8. TRACER WIRE TO BE INSTALLED ALONG ALL WATER UTILITIES AND SHALL MEET TOWN OF EAGLE REQUIREMENTS.
9. WATER SPECIFIC MARKING TAPE SHALL BE INSTALLED 24" ABOVE WATER MAIN.
10. ALL WATER UTILITIES SHALL BE BEDDED PER TOWN OF EAGLE REQUIREMENTS.
11. ALL WATER LINES THAT RUN PARALLEL TO SANITARY OR STORM SEWER SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY AWAY FROM WATER OR SECONDARY CONTAINMENT MUST BE USED.
12. ALL WATER UTILITIES MUST BE TESTED IN ACCORDANCE WITH THE TOWN OF EAGLE REQUIREMENTS.
13. WHERE STORM/SANITARY CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM/SANITARY LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR UNTIL THE 10' HORIZONTAL SEPARATION IS ACHIEVED.
14. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE, 10' EACH SIDE OF CROSSING. MINIMUM 2" THICKNESS REQUIRED.
15. VALVES OVER 6' DEEP SHALL HAVE OPERATING EXTENSION.
16. FIRE HYDRANT LATERALS TO BE INSTALLED PLUMB WITH MECHANICAL JOINT RESTRAINTS.
17. BUILDING FIRE LINES TO BE DIP PIPE AND FULLY RESTRAINED FROM MAIN TO THE BUILDING.
18. ALL WATER MAIN BENDS TO BE INSTALLED WITH THRUST BLOCKS PER TOWN OF EAGLE DETAILS.
19. ALL WATER MAINS, LATERALS, AND SERVICES 4" AND OVER TO BE MECHANICALLY JOINT RESTRAINED.



ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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MARK LUNA
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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 HYDRANT LATERALS PLAN & PROFILE

No.	Issue / Revision	Date	Name
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2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

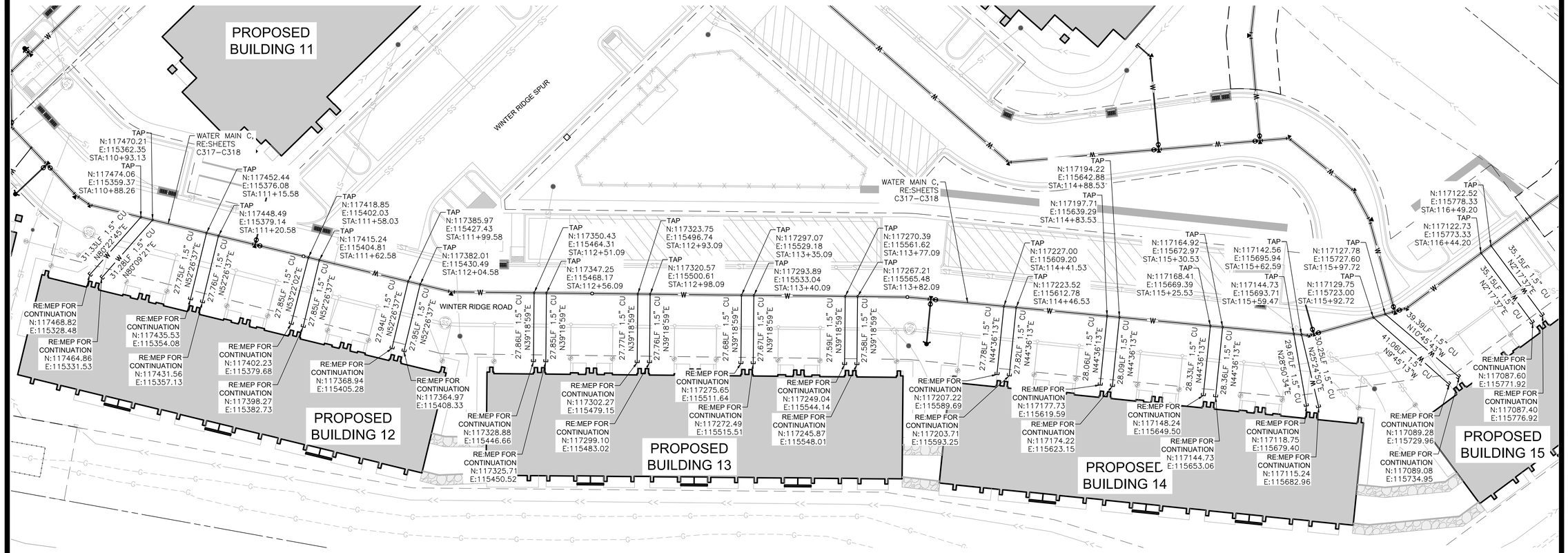
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

C322

PLOT DATE: Sunday, November 3, 2024 12:40 PM LAST SAVED BY: DVERRATTI
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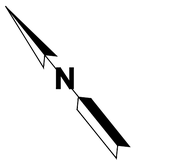


WATER SERVICE NOTES:

1. ALL SERVICE LINE TAPS SHALL BE MADE AFTER THE MAIN LINE HAS BEEN FULLY TESTED. THE TOWN OF EAGLE MUST INSPECT ALL SERVICE LINE TAPS BEFORE THE SERVICE LINE IS ACCEPTED.
2. CURB STOPS SHALL BE LOCATED AT THE EDGE OF EASEMENT.
3. SERVICE LINE CORPORATION STOP TO BE TAPPED ABOVE SPRING LINE OF WATER MAIN.
4. THE TOWN OF EAGLE SHALL DETERMINE METER TYPE AND MANUFACTURER FOR EACH INSTALLATION.

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	
ST	STORM SEWER	ST
ST	STORM MANHOLE	
	STORM INLET	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W

EXISTING		PROPOSED
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
DRIVE	DESCRIPTIONS	DRIVE

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED 32753 11/06/24 MARK LUNA PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 BUILDINGS 12-15 WATER SERVIC PLAN

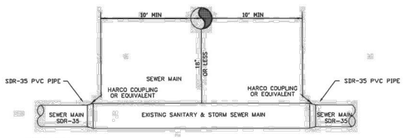
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Job Number 23.1012
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Sheet Number:
C323

PLOT DATE: Sunday, November 3, 2024 12:41 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 WATER PLANS.dwg



SIDE VIEW

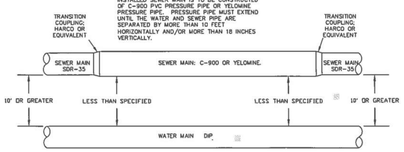
FOR CROSSING MAINS IN 10' BUFFER

IF WATER MAIN OR SERVICE IS 18 INCHES OR LESS ABOVE SEWER OR IF WATER MAIN OR SERVICE IS ANY DISTANCE BELOW THE SEWER MAIN OR SERVICE, INSTALL C-900 PVC PRESSURE PIPE OR YELOMINE PIPE FOR A DISTANCE EXTENDING 10' EACH SIDE. THE LINES ACROSS THE REQUIRED SEPARATION AS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL, OR THE JOINTS OF THE SEWER MAIN OR SERVICE ARE OFFSET BY 10' HORIZONTALLY FROM THE CENTER OF THE WATER MAIN OR SERVICE.

TOP VIEW

FOR PARALLEL LINES

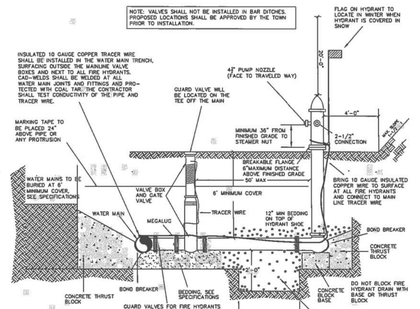
IF WATER MAIN IS 18 INCHES OR LESS ABOVE SEWER MAIN OR IF WATER MAIN AND SEWER MAIN COME WITHIN 10 FEET HORIZONTALLY, THEN THE INSTALLED SEWER MAIN IS TO BE CONSTRUCTED OF C-900 PVC PRESSURE PIPE OR YELOMINE PIPE FOR A DISTANCE OF 10' EACH SIDE OF WHERE THE WATER AND SEWER ARE AT LEAST VERTICALLY SEPARATED BY MORE THAN 18 INCHES VERTICALLY.



Title: DETAIL – Water Main Sewer Crossing/ Parrallel
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: TOE Water Crossing Detail

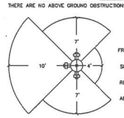
B1

NOTE: VALVES SHALL NOT BE INSTALLED IN BAR DITCHES. PROPOSED LOCATIONS SHALL BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.



HYDRANT CLEARANCE DIAGRAM

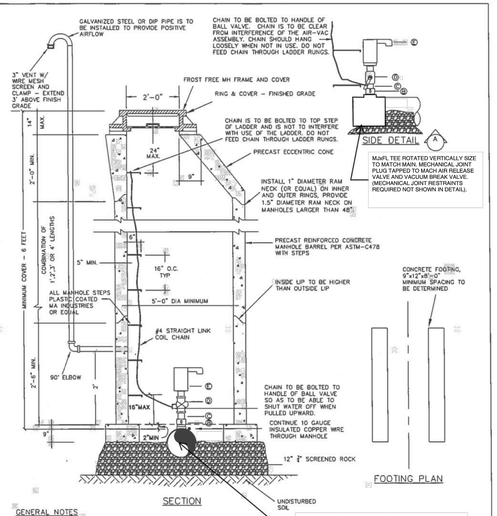
THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THESE AREAS



NOTE:MUELLER SUPER CENTERION A423 5 1/2" MAIN VALVE OPENING.
FIRE HYDRANTS WILL NOT BE DEEPER THAN 9' 6".
EXTENSIONS WILL NOT BE ALLOWED. BENDS WILL BE UTILIZED TO ADJUST THE HYDRANT TO GRADE. RESTRAINED JOINTS ARE REQUIRED FROM GUARD VALVE TO HYDRANT.

Title: DETAIL – Fire Hydrant Detail
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/2018
Sheet: TOE Fire Hydrant.dwg

B2



GENERAL NOTES

1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-318 SPECIFICATIONS.
2. AIR VALVE ASSEMBLY LARGER THAN 2" SIZE SHALL BE SPECIALLY DESIGNED AND MEET TOWN REQUIREMENTS.
3. THE INSTALLATION OF THE CHAIN SHALL ENABLE ISOLATING A DEFECTIVE AIR&VAC WITHOUT SHUTTING OFF THE MAIN.
4. AN INSULATION BLANKET IS REQUIRED TO BE INSTALLED AT THE DIRECTION OF THE DISTRICT INSPECTORS.
5. ALL HARDWARE SHALL BE WEATHERING STEEL OR STAINLESS STEEL.

LEGEND

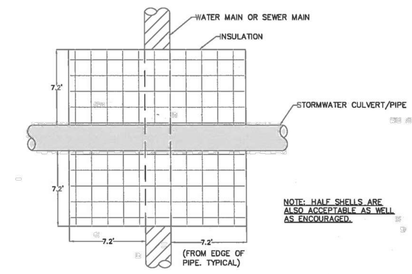
B. 2" CORPORATION STOP MUELLER B-25008
C. 2" THREADED BRASS NIPPLE
D. 2" FEMALE-FEMALE THREADED BRASS BALL VALVE
E. 2" THREADED AIR D-040 ST 2"

MODIFIED

Title: DETAIL – Air Release Valve
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/2/18
Sheet: TOE Air Release Valve Detail.dwg

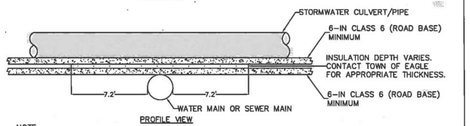
B3

TOWN OF EAGLE
INSULATION DETAIL



NOTE: HALF SHELLS ARE ALSO ACCEPTABLE AS WELL AS ENCOURAGED.

PLAN VIEW

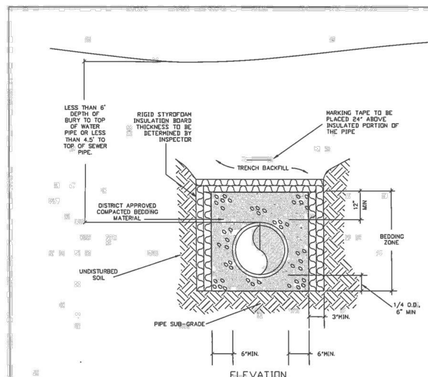


PROFILE VIEW

NOTE:
1. INSULATION CAN NOT BE BROKEN. NEEDS PROTECTED TOP AND BOTTOM. NO GAPS. FITTED TOGETHER AND DUCT TAPE.
2. INSULATION NEEDS TO BE 6-FT MINIMUM FROM EDGE OF PIPE

Title: DETAIL – Water Line Insulation
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/4/18
Sheet: TOE Water Line Insulation.dwg

B4



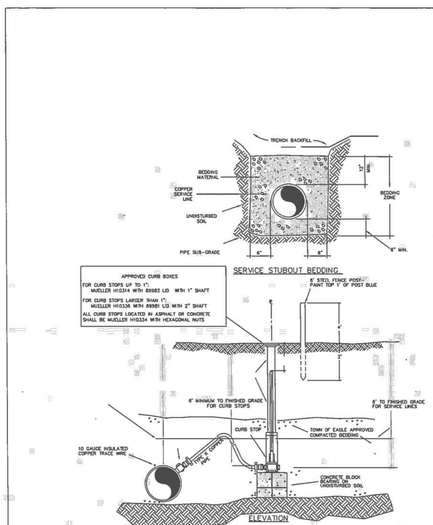
ELEVATION

GENERAL NOTES

1. CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
2. SEE SEWER AND WATER PIPE BEDDING DETAIL FOR BACKFILL MATERIAL AND COMPACTION SPECS.
3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN THE MINIMUM BURY OF ANY DRAINAGE CULVERT. THIS APPLIES TO THE BOTTOM OF THE PIPE IF IT CROSSES OVER TOP OF THE CULVERT.

Title: DETAIL – Water Line Insulation Alternate
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/18
Sheet: TOE Water Line Insulation Alternate.dwg

B5



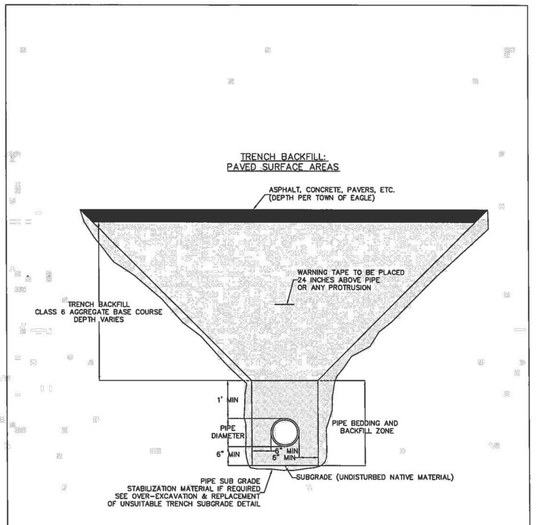
GENERAL NOTES

1. CURB STOP TO BE LOCATED AT THE PROPERTY LINE ON AT THE EDGE OF EASEMENT—WHICHEVER IS CLOSER TO THE MAIN.
2. SERVICE LINE CORP. STOP TO BE TAPPED ABOVE SPRING LINE OF WATER MAIN.

Title: DETAIL – Water Service Tap
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/2018
Sheet: Water Service Tap.dwg

B6

TRENCH BACKFILL:
PAVED SURFACE AREAS



Title: DETAIL – PAVED SURFACE TRENCH BACKFILL
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: DETAIL-BACKFILL.DWG

A1

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32753
11/06/24

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
WATER DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

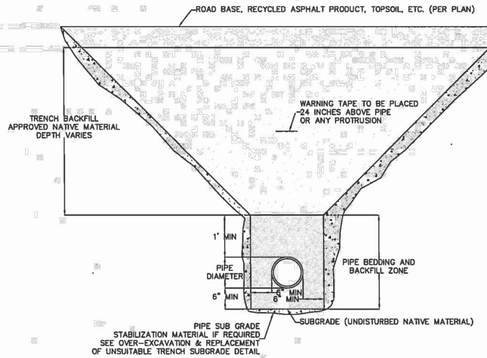
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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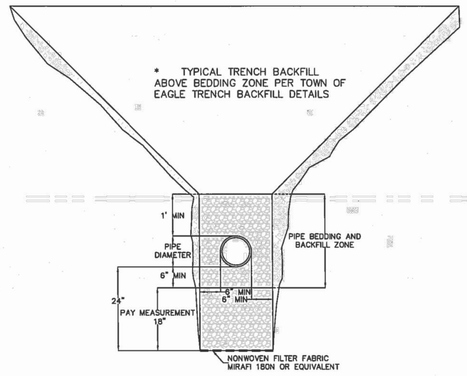
TRENCH BACKFILL: UNPAVED SURFACE AREAS



Title: DETAIL – TRENCH BACKFILL
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A2

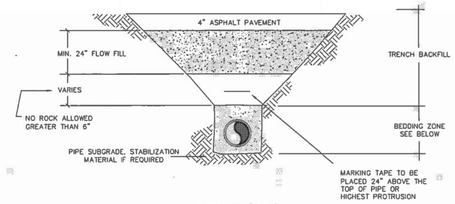
OVER-EXCAVATION & REPLACEMENT OF UNSUITABLE TRENCH SUBGRADE



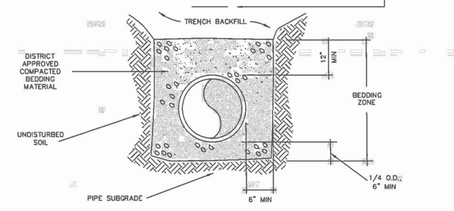
* NOTE: MAXIMUM PAY WIDTH SHALL BE 4-FEET. MAXIMUM PAY DEPTH WILL BE 1.5-FEET.

Title: DETAIL – TRENCH BACKFILL
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A3



TRENCH ZONES
NTS



PIPE BEDDING ZONE
NTS

BEDING AND BACKFILL FOR SEWER MAIN WITHIN CDOT R/W

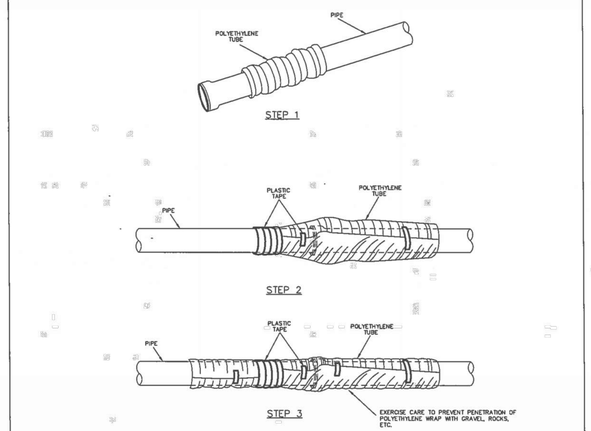
NOTES:

FLOW FILL BACKFILL MUST EXTEND TO FULL WIDTH OF TRENCH.

CONTRACTOR MAY USE A TRENCH BOX WITH VERTICAL TRENCH WALLS IN ORDER TO MINIMIZE FLOW FILL QUANTITY.

Title: DETAIL – Flow Fill
Project: Flow Fill Backfill
Drawn: JB
Checked:
Sheet: TOE Flow Fill
Date: 1/4/18

B10



FIELD INSTALLATION – POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

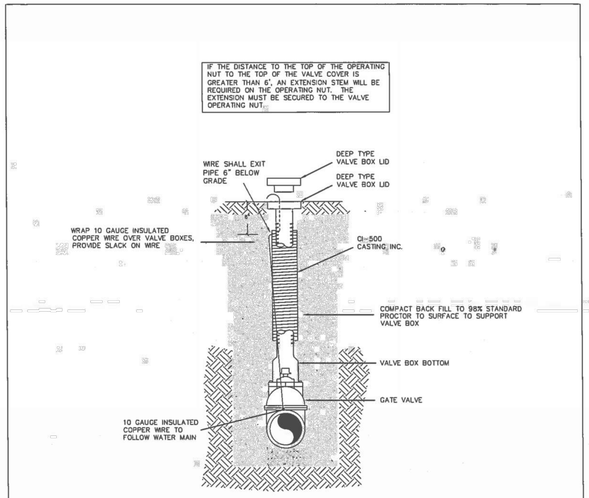
STEP 1 – PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE.

STEP 2 – PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 – OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

Title: DETAIL – Poly Wrap
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standards Drawing
Date: 1/8/2018

B11

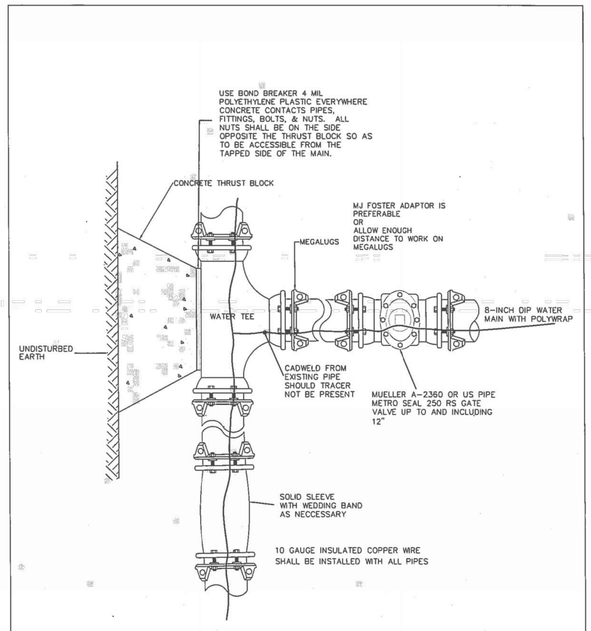


GENERAL NOTE

1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT

Title: DETAIL – Valve Box
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Valve Box.dwg
Date: 1/11/2018

B14



Title: DETAIL – Cut In Tee
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Cut In Tee.dwg
Date: 1/8/2018

B17

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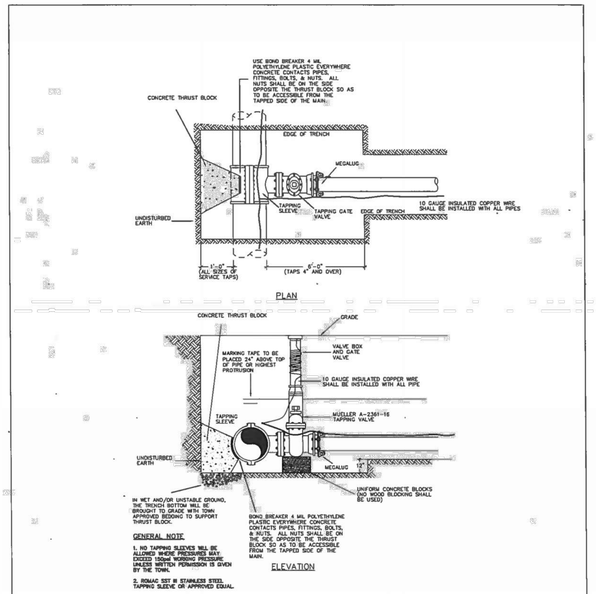
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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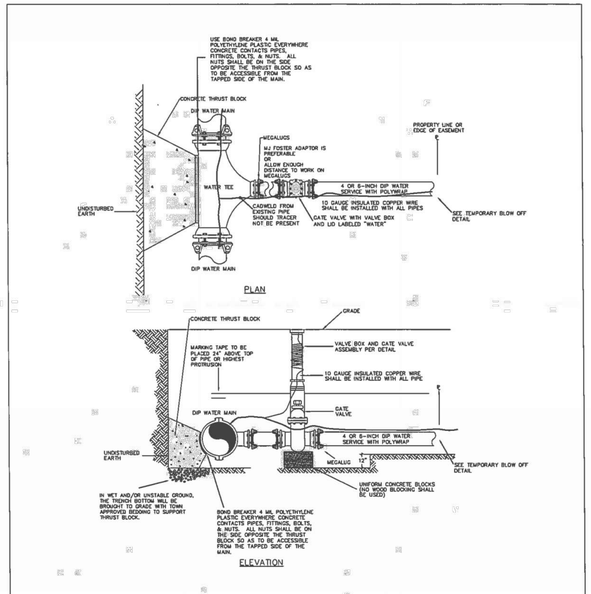
C325

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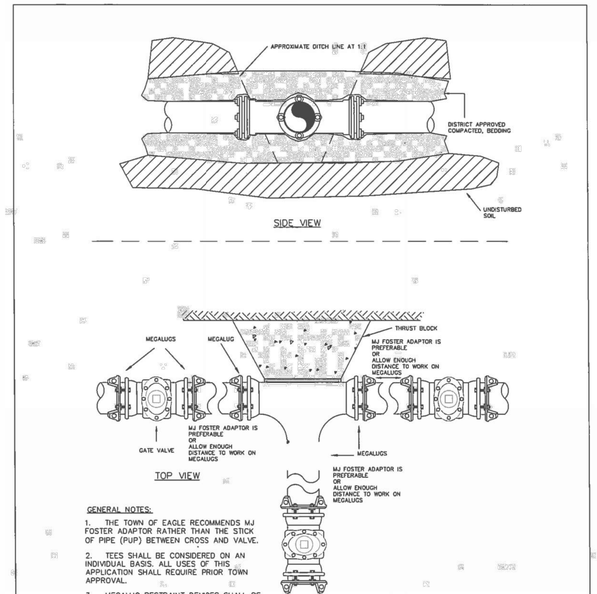
Title: DETAIL – Tapping Sleeve
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Tapping Sleeve.dwg
Date: 1/12/2018

B18



Title: DETAIL – Tee Detail 4" or 6" Service
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE 4" 6" Tee Detail.dwg
Date: 1/12/2018

B19

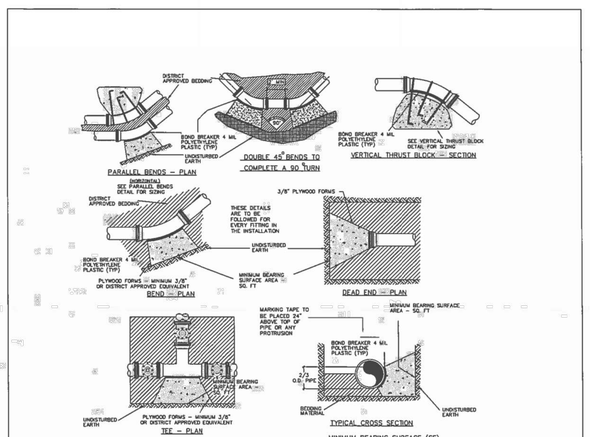


GENERAL NOTES:

1. THE TOWN OF EAGLE RECOMMENDS MJ FOSTER ADAPTOR RATHER THAN THE STICK OF PIPE (PUP) BETWEEN CROSS AND VALVE.
2. TEES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR TOWN APPROVAL.
3. MEGALUG RESTRAINT DEVICES SHALL BE REQUIRED ON ALL TEE APPLICATIONS.
4. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.

Title: DETAIL – Tee Detail
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Tee Detail.dwg
Date: 1/21/2018

B20



MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.3	2.5	2.5	4	8.4
6"	1.3	2.5	5.0	8.0	8.4
8"	1.3	2.5	8.0	8.0	8.4
10"	1.9	3.8	7.4	13.2	8.7
12"	2.7	5.4	10.5	18.3	13.7
16"	4.7	9.3	19.1	33.6	23.8
20"	7.2	14.3	28.6	51.6	36.8

MINIMUM BEARING SURFACE (SF) FOR 201 TO 250 PSI

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°	TEE OR DEAD END
4"	1.8	3.1	6	4	8.0
6"	1.8	3.1	6.2	11.4	8.0
8"	1.8	3.1	6.2	11.4	8.0
12"	2.4	4.7	9.25	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1
16"	5.8	11.8	23.7	43.0	29.7
20"	9.0	17.8	35.5	64.8	45.8

GENERAL NOTES

1. MEGALUG RESTRAINTS SHALL BE USED IN CONJUNCTION WITH THRUSTBLOCKS.
2. MINIMUM AREA REQUIRED WILL BE THAT OF AN 8 INCH MAIN
3. ALL THRUST BLOCKS SHALL BE FORMED. THE MINIMUM THICKNESS FORM MATERIAL SHALL BE 3/8" PLYWOOD OR DISTRICT APPROVED EQUIVALENT.
4. BEARING AREA BASED ON 500L BEARING PRESSURE OF 2000 LB/SF.

Title: DETAIL – General Thrust Blocks
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE General Thrust Blocks.dwg
Date: 1/12/2018

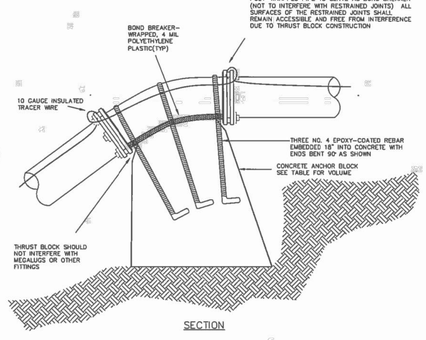
B21

MINIMUM CUBIC YARDS OF CONCRETE

SIZE OF PIPE	BENDS 11-1/4°	22-1/2°	45°	90°
4"	0.2	0.4	1.3	N/A
6"	0.2	0.5	1.8	N/A
8"	0.2	0.5	1.8	N/A
10"	0.2	0.8	2.7	N/A
12"	0.3	1.0	3.8	N/A

NA = NOT ALLOWED

NOTE: PIPE LARGER THAN 12" TO BE SPECIFICALLY DESIGNED BY ENGINEER. FORMS SHALL BE 3/8" PLYWOOD



Title: DETAIL – Vertical Thrust Block
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Vertical Thrust Block.dwg
Date: 1/12/2018

B22

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Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
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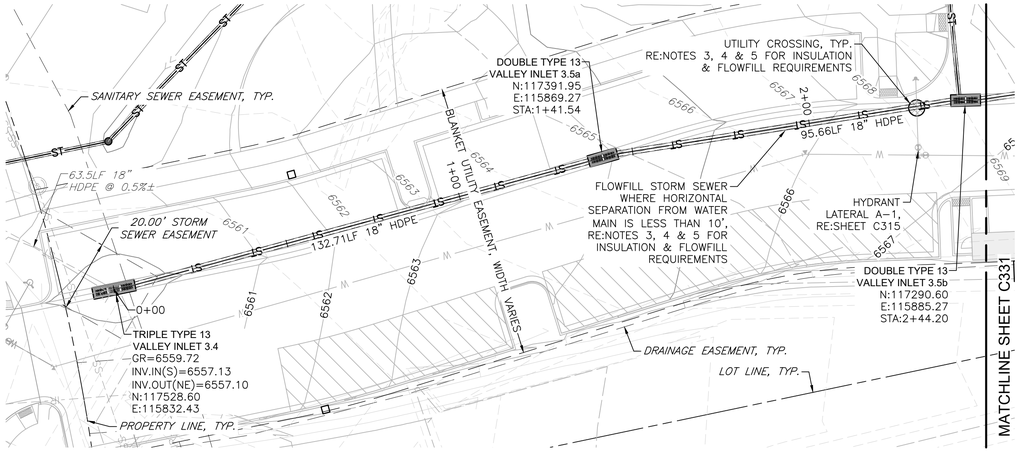
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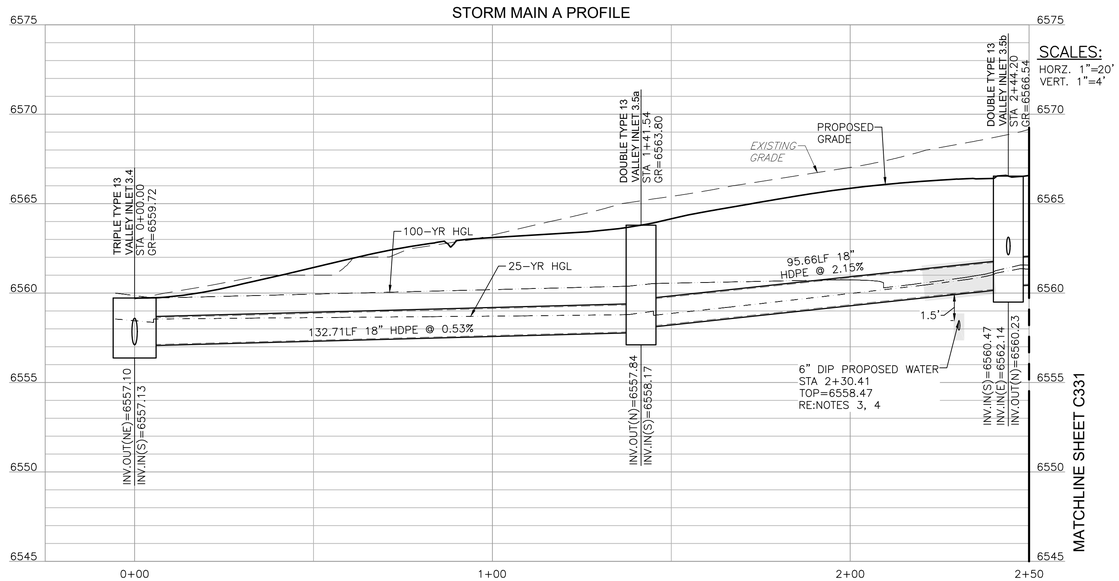
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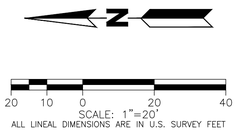
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STORM MAIN A PLAN



STORM MAIN A PROFILE





LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

STORM NOTES:

1. REFER TO SHEETS C001 – C002 FOR STORM NOTES
2. REFER TO SHEETS C343 – C345 FOR STORM DETAILS
3. WHERE STORM CROSSES OVER WATER/SANITARY UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS ACHEIVED IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
4. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 6' SEPARATION, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
5. WHERE THE FACE OF STORM STRUCTURE IS WITHIN 6' FROM OUTSIDE OF WATER MAIN OR SERVICE, CONTRACTOR TO PLACE 5' TALL BY 5' WIDE BY 2" THICK RIGID FOAM INSULATION AT BASE OF STORM STRUCTURE.
6. ALL STORM STRUCTURES TO HAVE AN 18" SUMP BELOW LOWEST INVERT.
7. ALL STORM INLETS WITHIN LANDSCAPING TO HAVE A DUCTILE IRON DOME GRATE.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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

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11/06/24
PROFESSIONAL ENGINEER

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LOT 2 STORM SEWER MAIN A PLAN & PROFILE

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Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

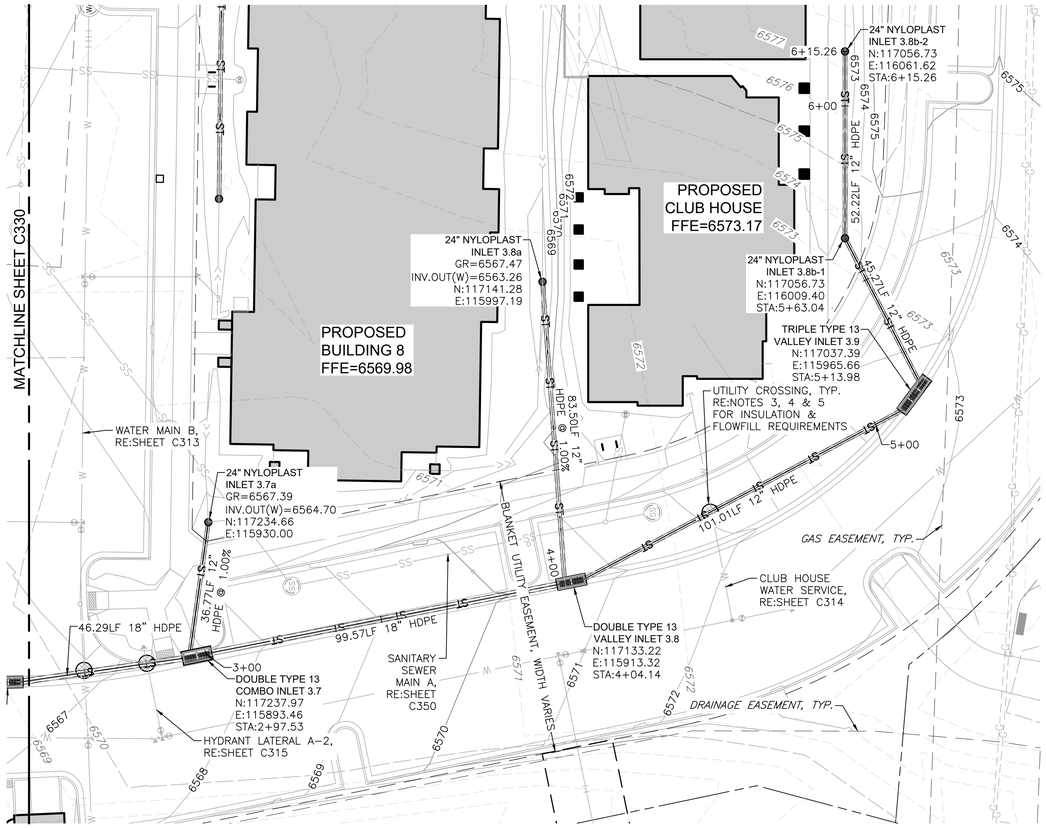
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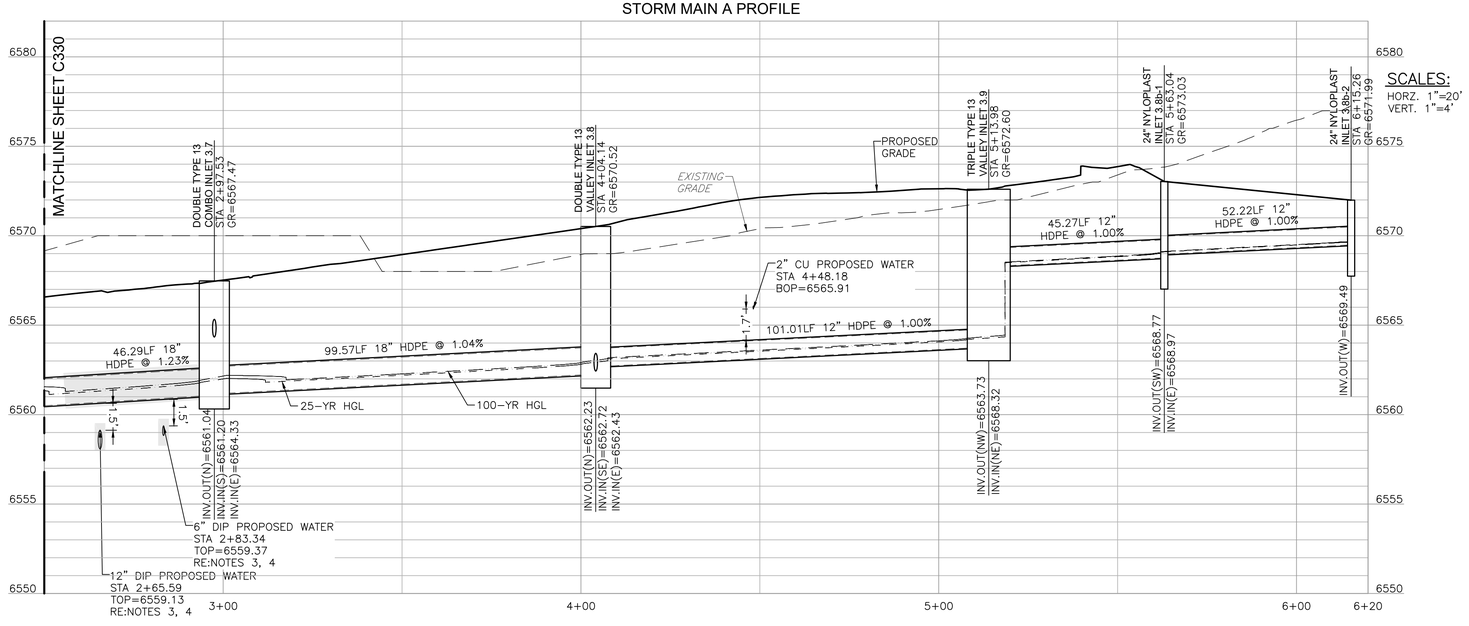
C330

PLOT DATE: Tuesday, November 5, 2024 5:38 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 STORM PLAN.dwg

STORM MAIN A PLAN



STORM MAIN A PROFILE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	W
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

N

20 10 0 20 40
SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

STORM NOTES:

1. REFER TO SHEETS C001 – C002 FOR STORM NOTES
2. REFER TO SHEETS C343 – C345 FOR STORM DETAILS
3. WHERE STORM CROSSES OVER WATER/SANITARY UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS ACHEIVED IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
4. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 6' SEPARATION, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
5. WHERE THE FACE OF STORM STRUCTURE IS WITHIN 6' FROM OUTSIDE OF WATER MAIN OR SERVICE, CONTRACTOR TO PLACE 5' TALL BY 5' WIDE BY 2" THICK RIGID FOAM INSULATION AT BASE OF STORM STRUCTURE.
6. ALL STORM STRUCTURES TO HAVE AN 18" SUMP BELOW LOWEST INVERT.
7. ALL STORM INLETS WITHIN LANDSCAPING TO HAVE A DUCTILE IRON DOME GRATE.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 STORM SEWER MAIN A PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

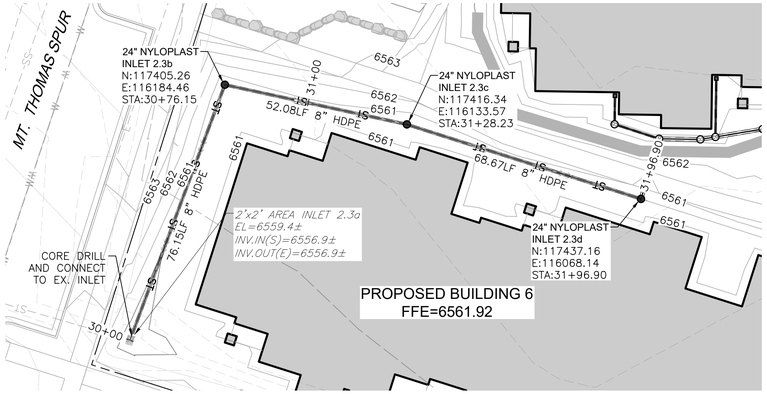
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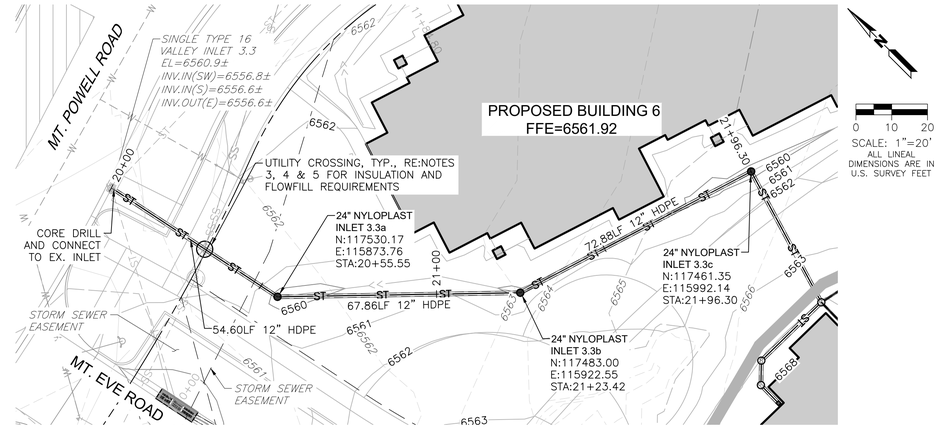
C331

PLOT DATE: Tuesday, November 5, 2024 5:39 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 STORM PLAN.dwg

BUILDING 6 STORM BRANCH 1 PLAN

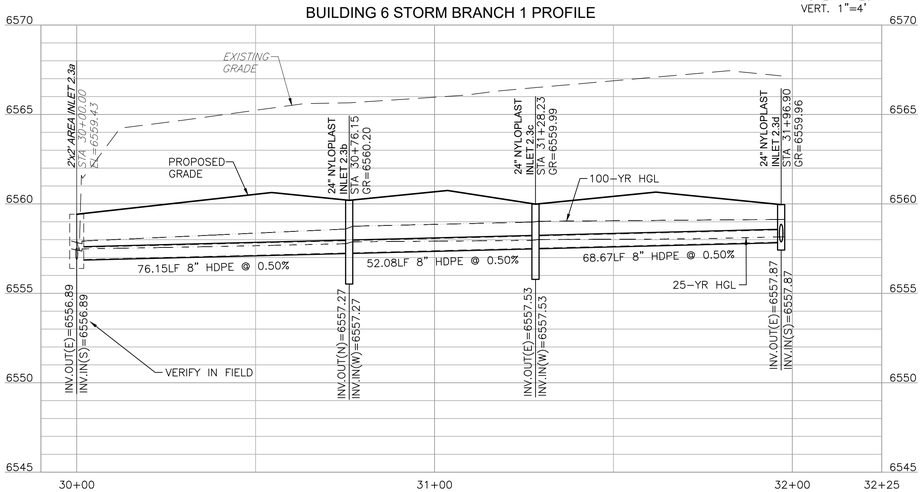


BUILDING 6 STORM BRANCH 2 PLAN



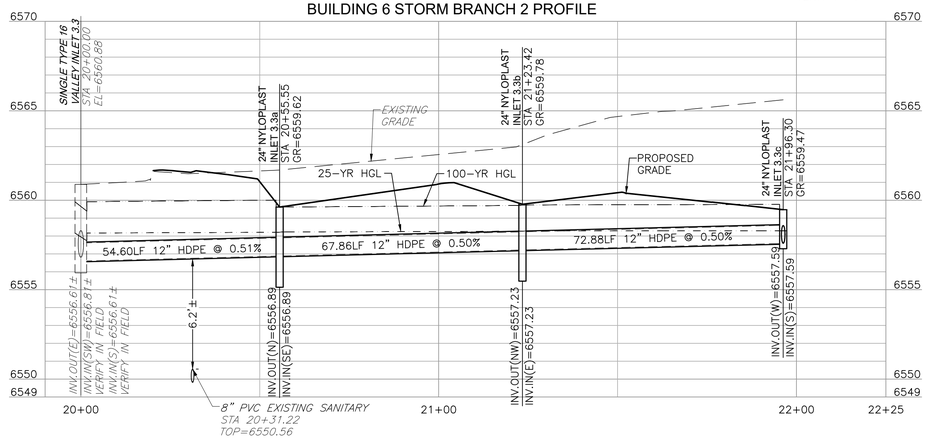
SCALES:
HORZ. 1"=20'
VERT. 1"=4'

BUILDING 6 STORM BRANCH 1 PROFILE



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

BUILDING 6 STORM BRANCH 2 PROFILE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
S	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
S	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W

EXISTING		PROPOSED
	WATER VALVE	
	FIRE HYDRANT	
W	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
DRIVE	SIGN	
	DESCRIPTIONS	DRIVE

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

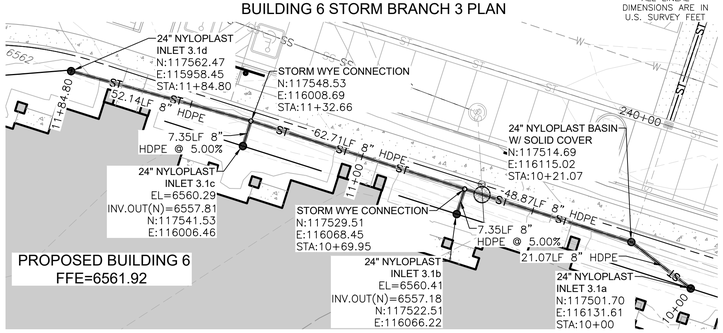
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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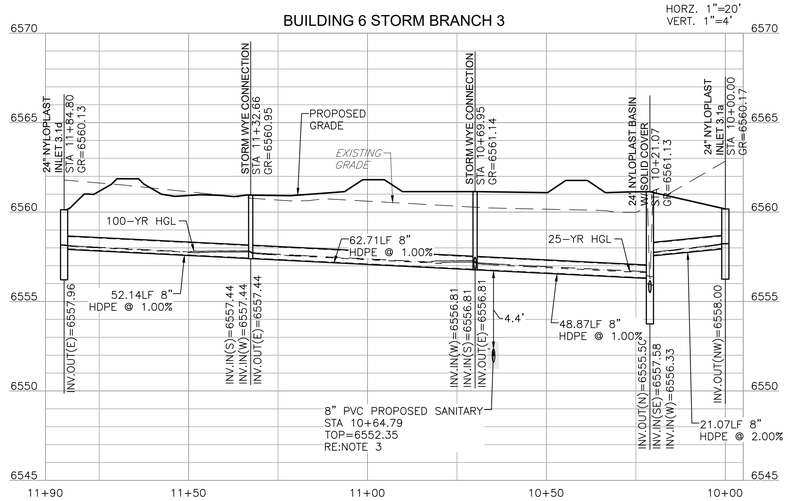
PLOT DATE: Tuesday, November 5, 2024 5:44 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\Cds\STORM PLAN BUILDINGS.dwg

BUILDING 6 STORM BRANCH 3 PLAN

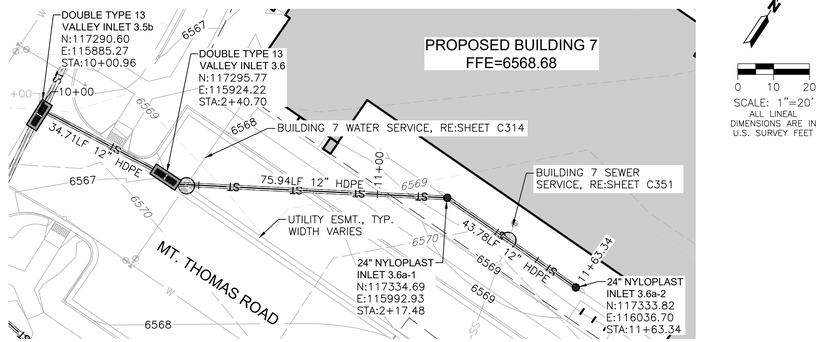


SCALES:
HORZ. 1"=20'
VERT. 1"=4'

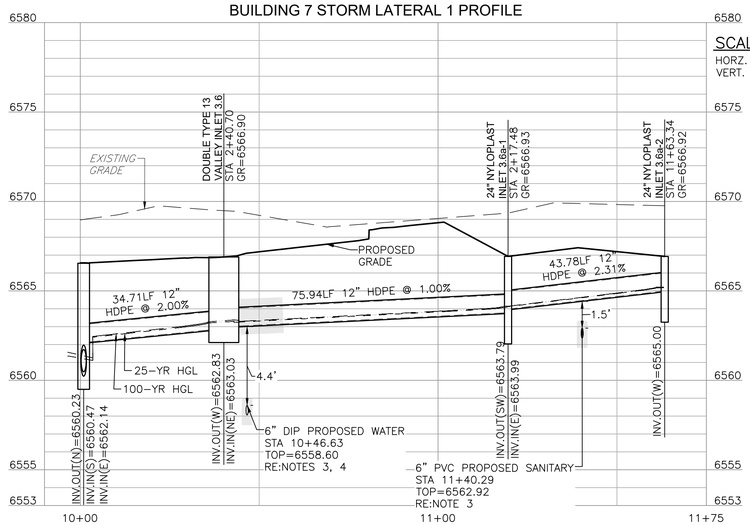
BUILDING 6 STORM BRANCH 3



BUILDING 7 STORM BRANCH 1 PLAN



BUILDING 7 STORM LATERAL 1 PROFILE



LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	PROPERTY LINE			WATER VALVE	
	RIGHT-OF-WAY LINE			FIRE HYDRANT	
	SECTION LINE			WATER METER	
	EASEMENT		IR	IRRIGATION LINE	IR
	RETAINING WALL		IRR	IRRIGATION CONTROL	IRR
	CURB & GUTTER		OHE	OVERHEAD ELECTRIC	
	UTILITY CROSSING		E	ELECTRIC LINE	E
ST	STORM SEWER	ST		LIGHT POLE	
ST	STORM MANHOLE			POWER POLE	
RD	ROOF DRAIN	RD	ELEC	ELECTRIC METER	
	STORM INLET		T	TELEPHONE LINE	T
	FLARED END SECTION		TEL	TELEPHONE PEDESTAL	T
SS	SANITARY SEWER	SS	CT	CABLE TV	CT
SS	SANITARY MANHOLE		G	GAS LINE	G
	CLEAN OUT			SIGN	
W	WATER LINE	W	DRIVE	DESCRIPTIONS	DRIVE

STORM NOTES:

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 STORM SEWER BRANCH
LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

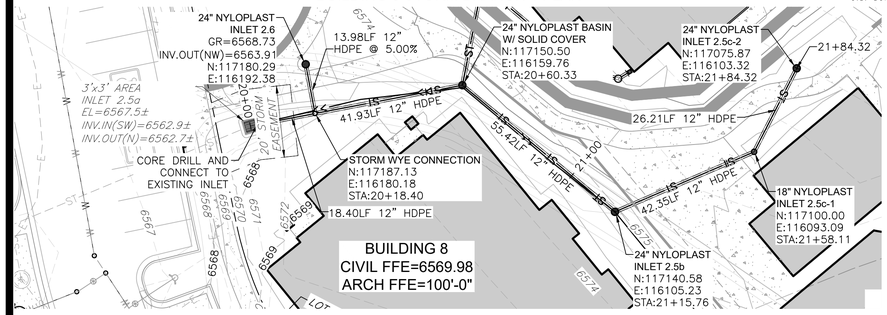
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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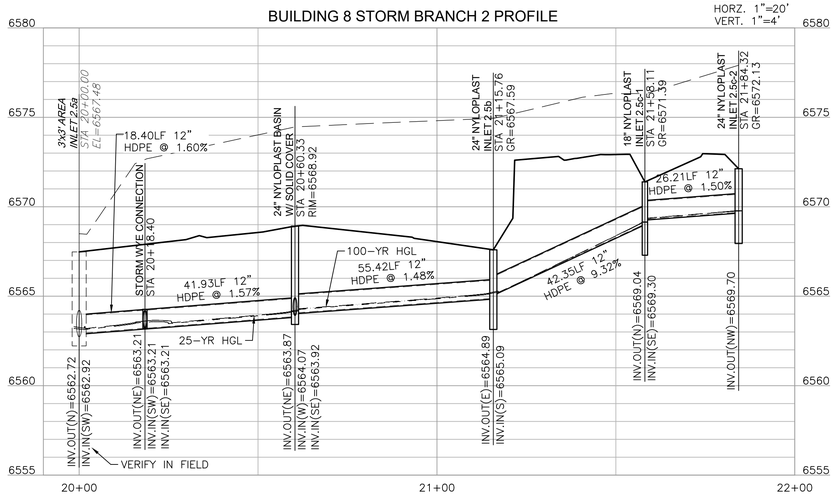
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\STORM PLAN BUILDINGS.dwg

BUILDING 8 STORM BRANCH 1 PLAN

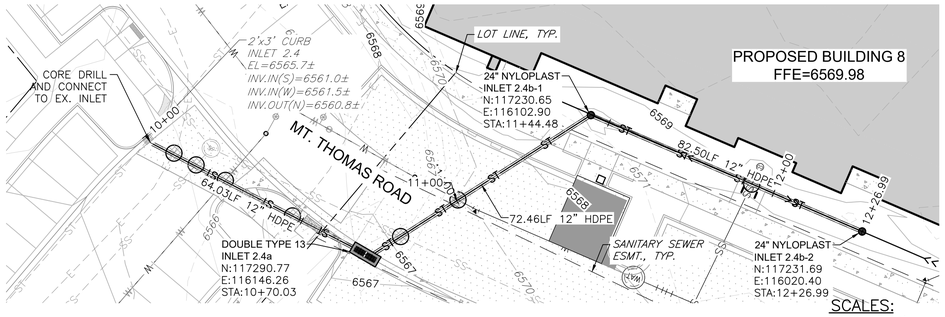


BUILDING 8 STORM BRANCH 2 PROFILE

SCALES:
HORZ. 1"=20'
VERT. 1"=4'

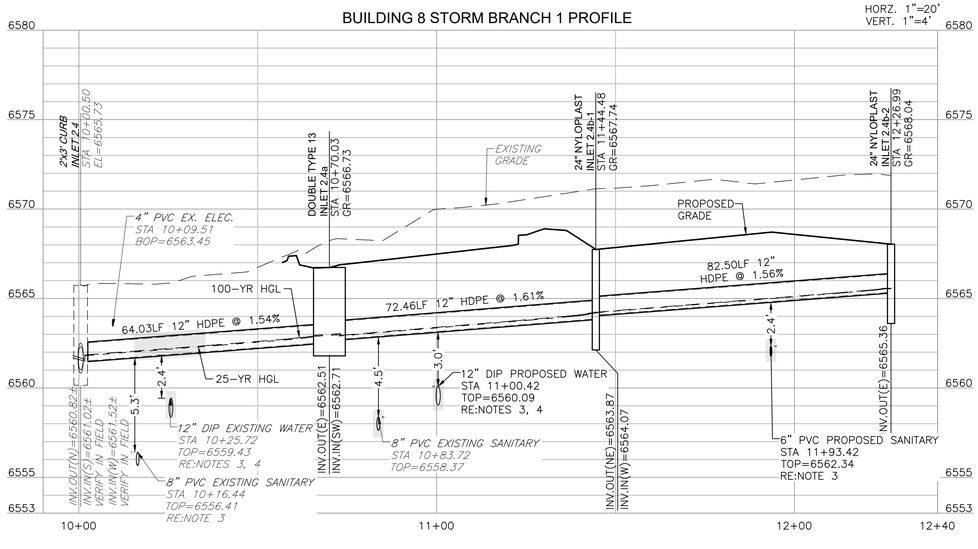


BUILDING 8 STORM BRANCH 1 PLAN



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

BUILDING 8 STORM BRANCH 1 PROFILE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
G.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
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3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

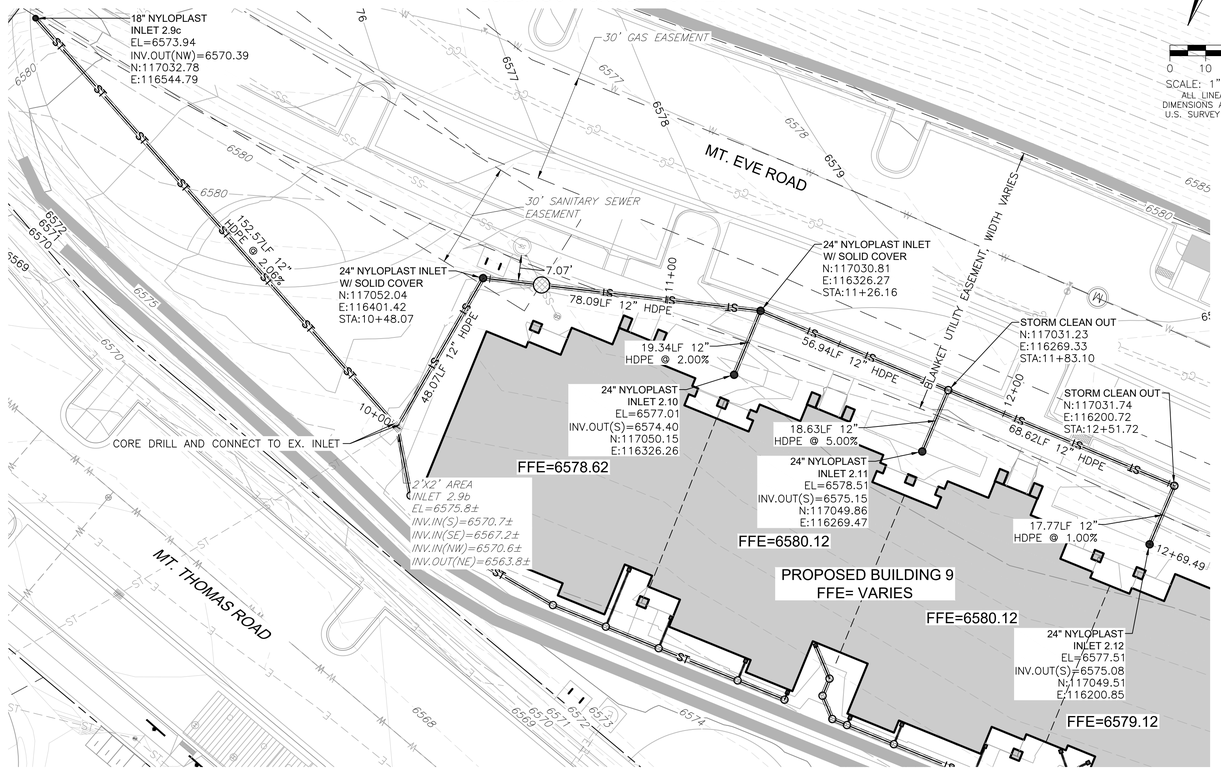
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Sheet Number:

C334

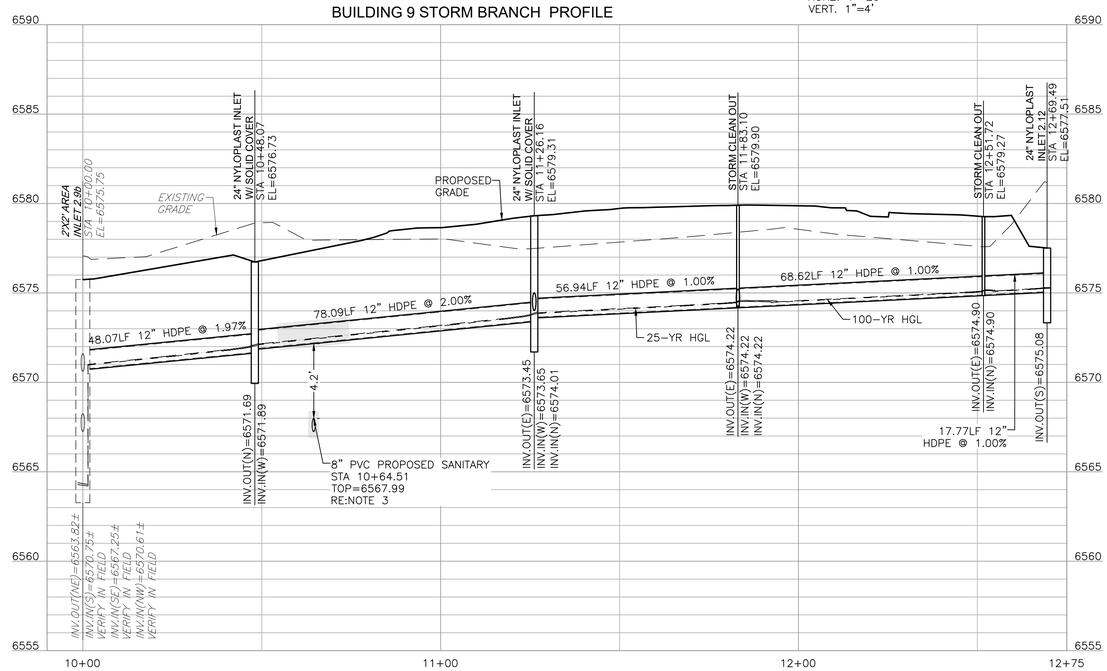
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\STORM PLAN BUILDINGS.dwg

BUILDING 9 STORM BRANCH PLAN



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

BUILDING 9 STORM BRANCH PROFILE



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
G.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

STORM NOTES:

1. REFER TO SHEETS C001 – C002 FOR STORM NOTES
2. REFER TO SHEETS C343 – C345 FOR STORM DETAILS
3. WHERE STORM CROSSES OVER WATER/SANITARY UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS ACHEIVED IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
4. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 6' SEPARATION, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
5. WHERE THE FACE OF STORM STRUCTURE IS WITHIN 6' FROM OUTSIDE OF WATER MAIN OR SERVICE, CONTRACTOR TO PLACE 5' TALL BY 5' WIDE BY 2" THICK RIGID FOAM INSULATION AT BASE OF STORM STRUCTURE.
6. ALL STORM STRUCTURES TO HAVE AN 18" SUMP BELOW LOWEST INVERT.
7. ALL STORM INLETS WITHIN LANDSCAPING TO HAVE A DUCTILE IRON DOME GRATE.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 STORM SEWER BRANCH LINE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

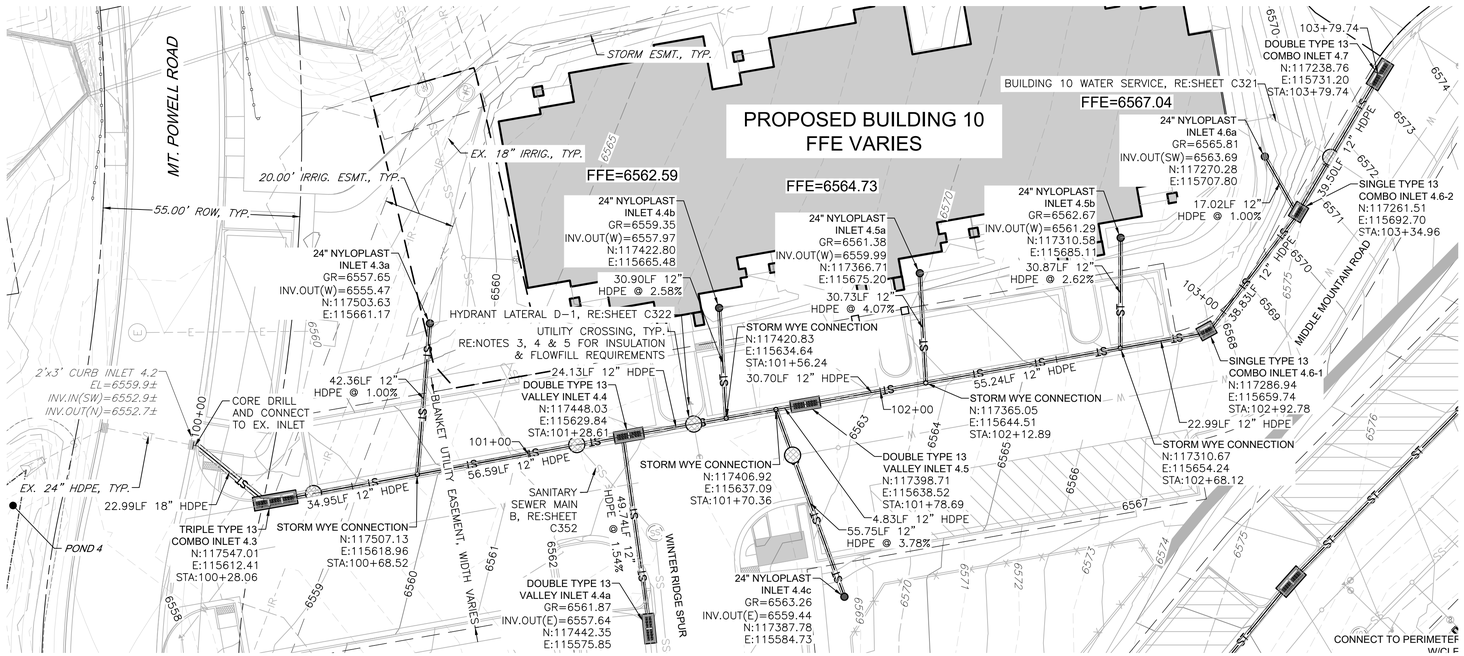
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Sheet Number:

C335

PLOT DATE: Tuesday, November 5, 2024 5:46 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\STORM PLAN BUILDINGS.dwg

STORM MAIN B PLAN

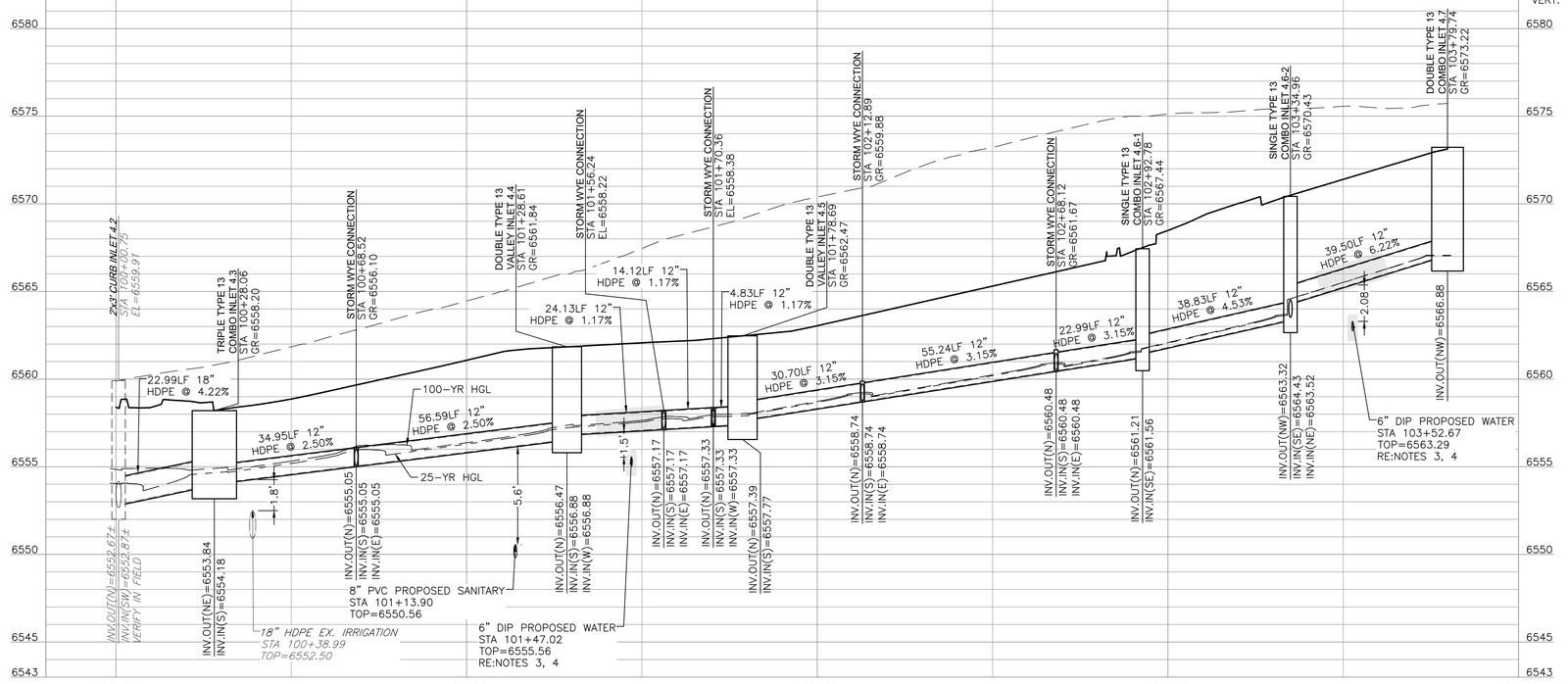


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

STORM MAIN B PROFILE



SCALES:
HORZ. 1"=20'
VERT. 1"=4'

STORM NOTES:

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 STORM SEWER MAIN B PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

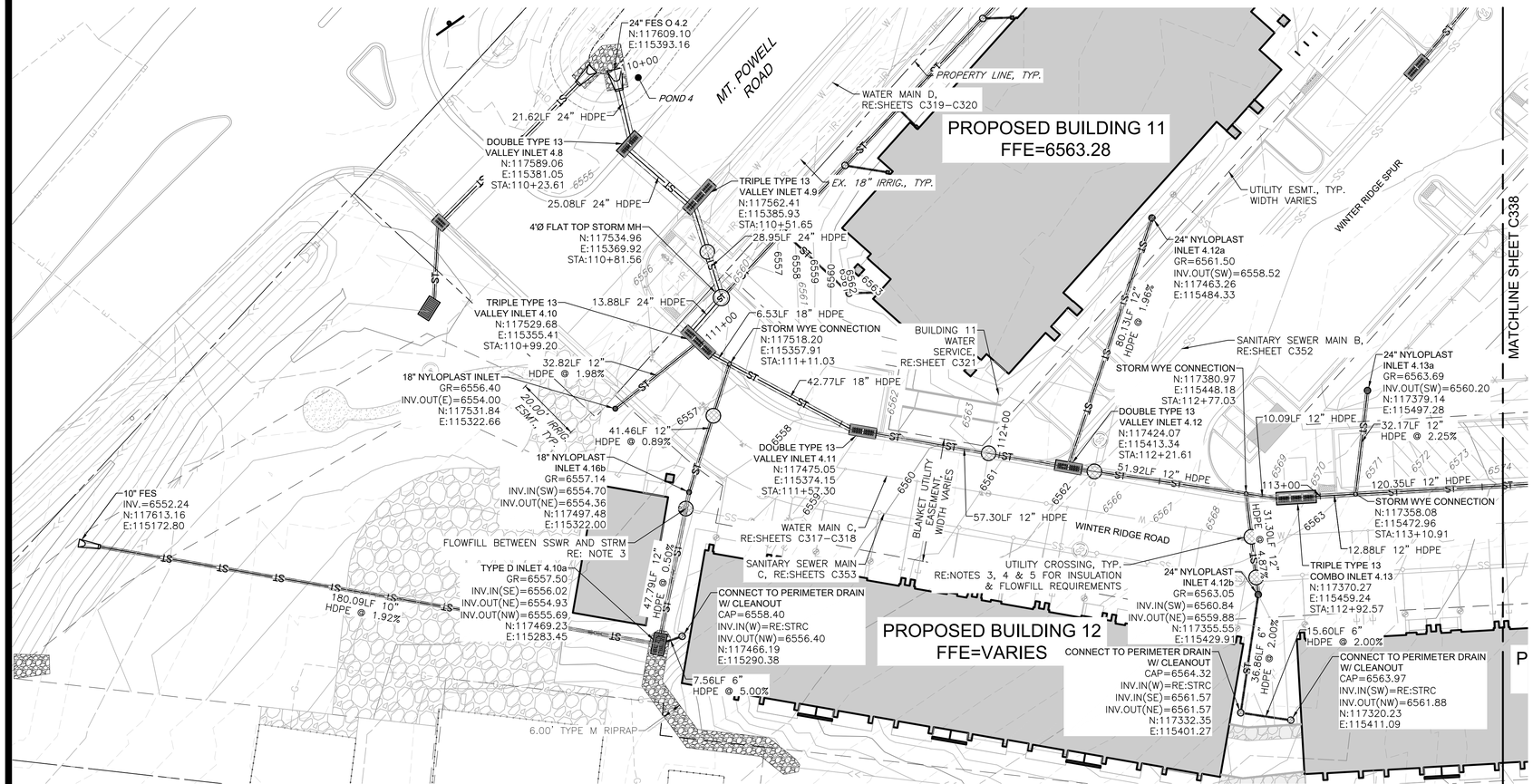
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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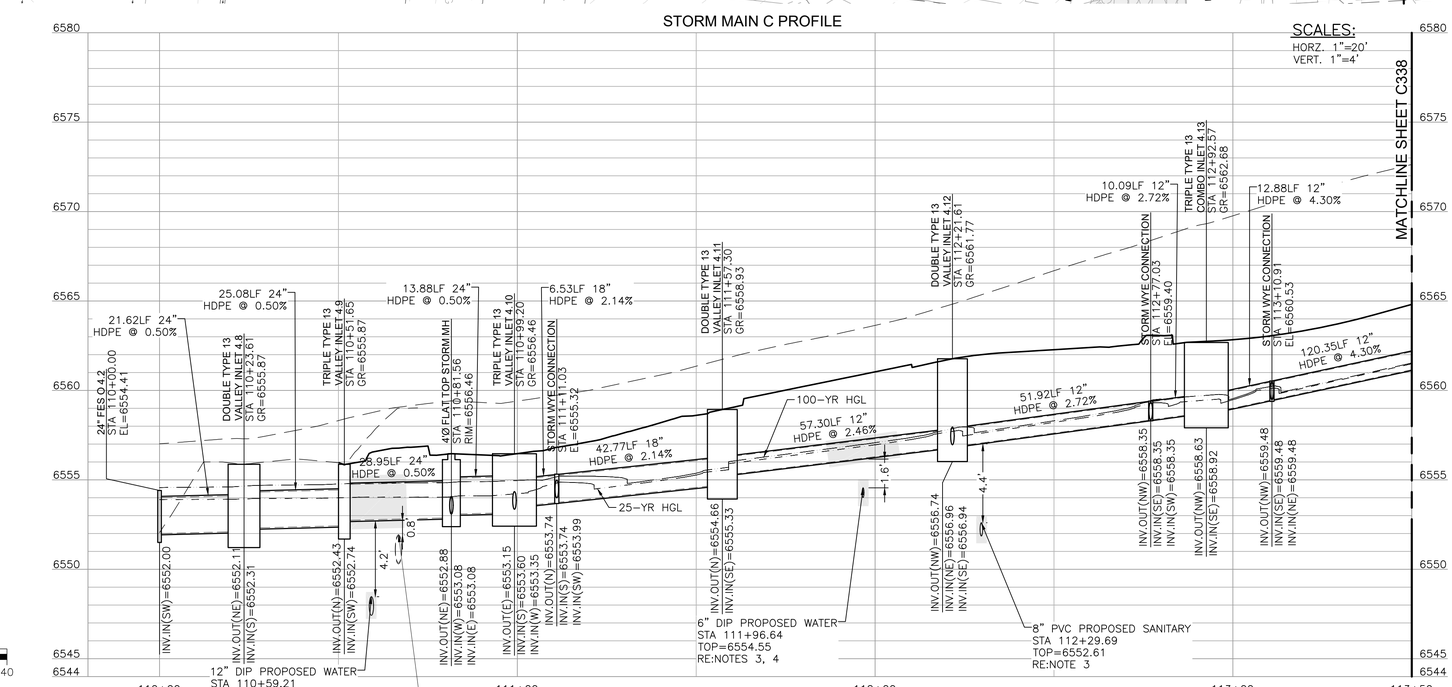
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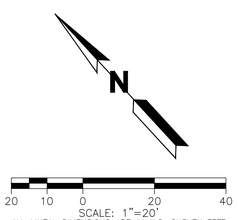
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 STORM PLANS.dwg

STORM MAIN C PLAN



STORM MAIN C PROFILE





LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

STORM NOTES:

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 STORM SEWER MAIN C PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

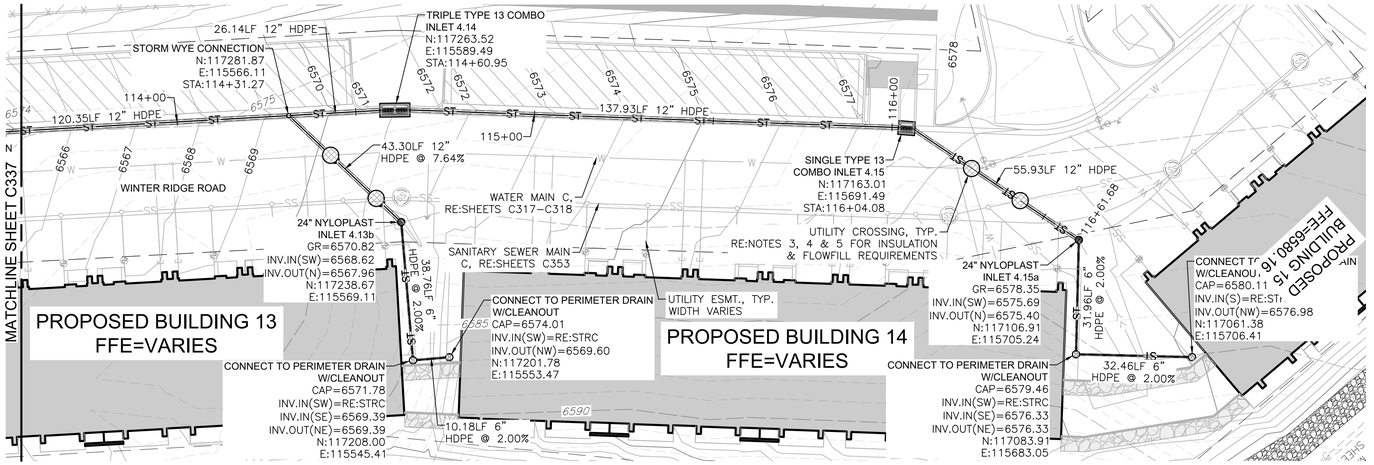
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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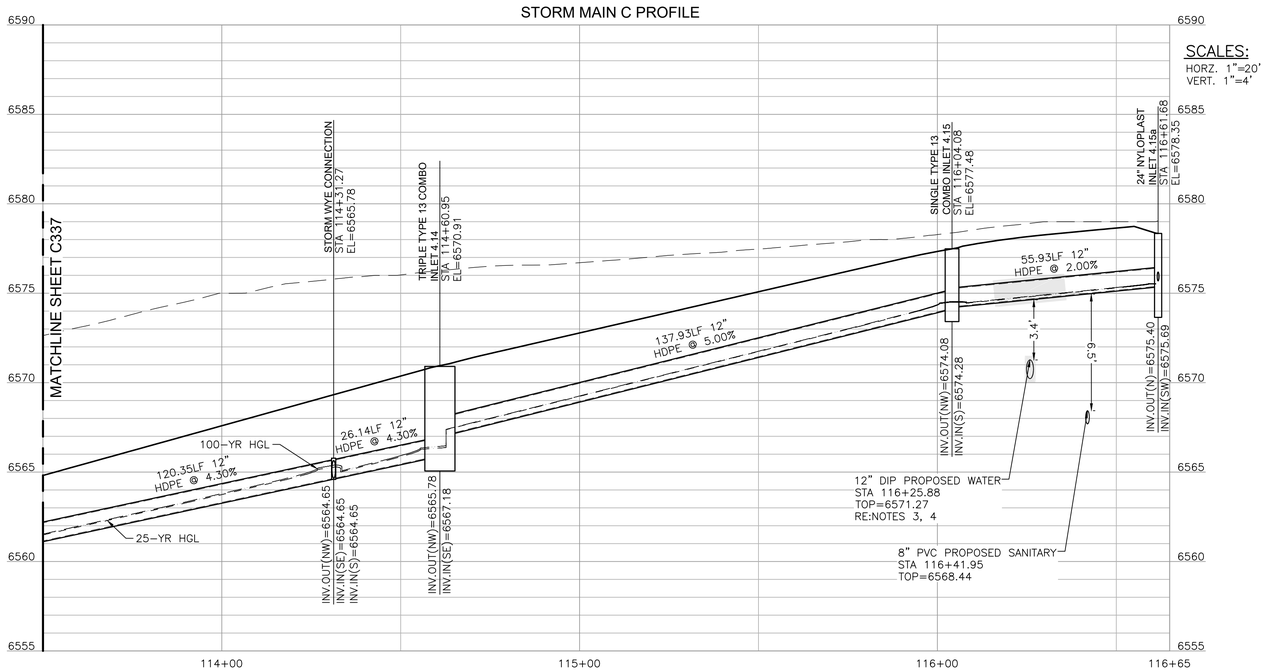
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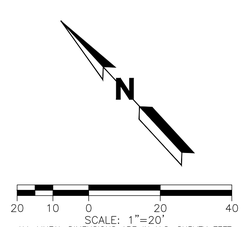
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DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\LOT 3 STORM PLANS.dwg

STORM MAIN C PLAN



STORM MAIN C PROFILE





LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
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	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 STORM SEWER MAIN C PLAN & PROFILE

No.	Issue / Revision	Date	Name
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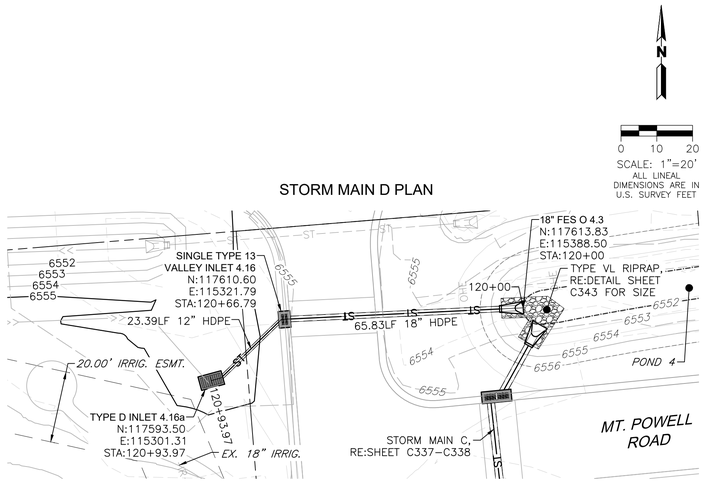
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

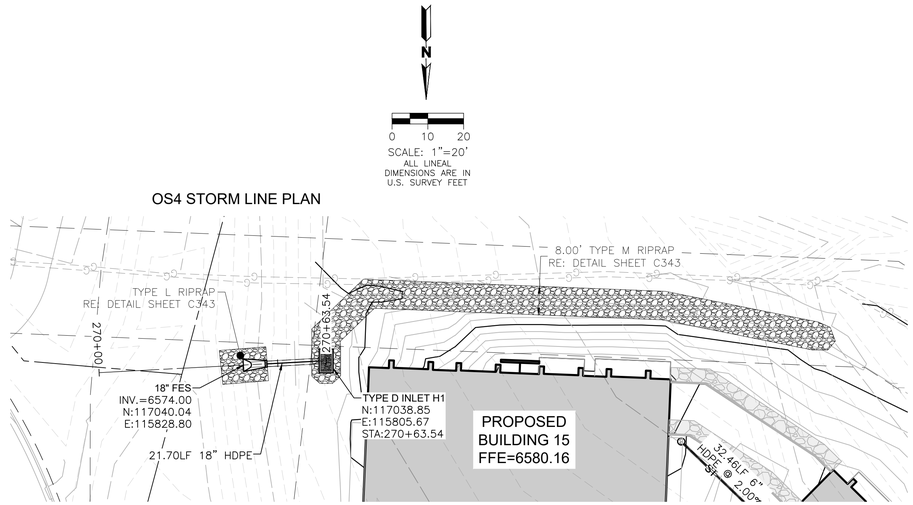
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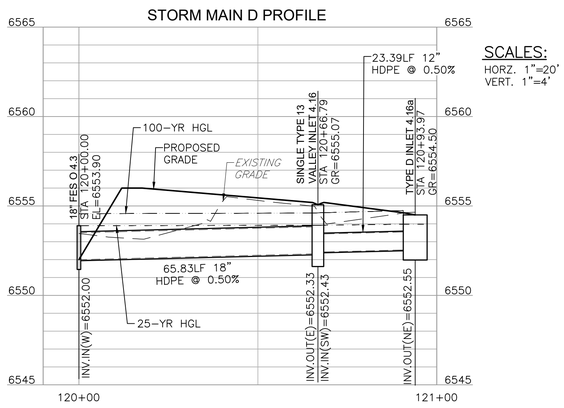
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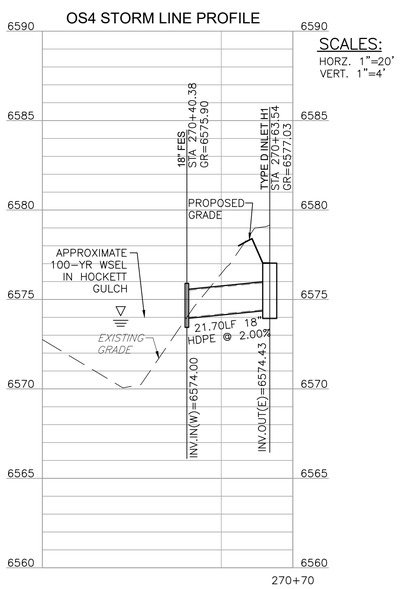
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PLOT DATE: Tuesday, November 5, 2024 5:51 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 STORM PLANS.dwg









LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
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	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
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	UTILITY CROSSING	#
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	WATER VALVE	
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WM	WATER METER	WM
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2. REFER TO SHEETS C343 – C345 FOR STORM DETAILS
3. WHERE STORM CROSSES OVER WATER/SANITARY UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE STORM LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE STORM LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS ACHEIVED IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
4. WHERE STORM CROSSES OVER/UNDER WATER UTILITIES WITH LESS THAN 6' SEPARATION, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
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6. ALL STORM STRUCTURES TO HAVE AN 18" SUMP BELOW LOWEST INVERT.
7. ALL STORM INLETS WITHIN LANDSCAPING TO HAVE A DUCTILE IRON DOME GRATE.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 STORM MAIN D & OS4 PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

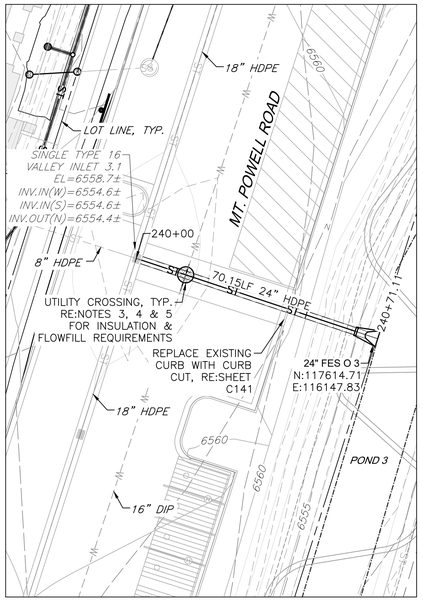
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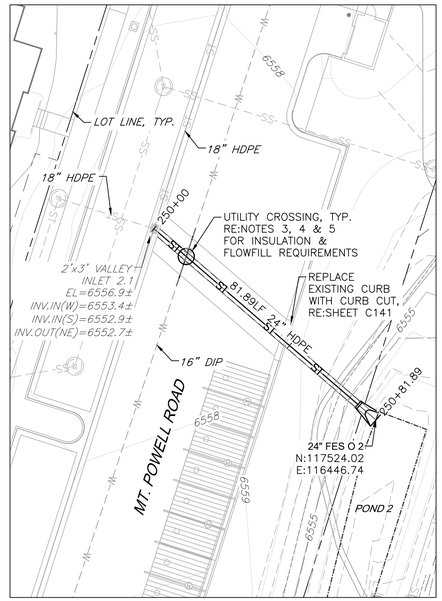
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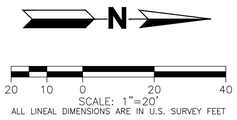
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 3 STORM PLANS.dwg

POND 3 STORM SEWER CONNECTION PLAN



POND 2 STORM SEWER CONNECTION PLAN

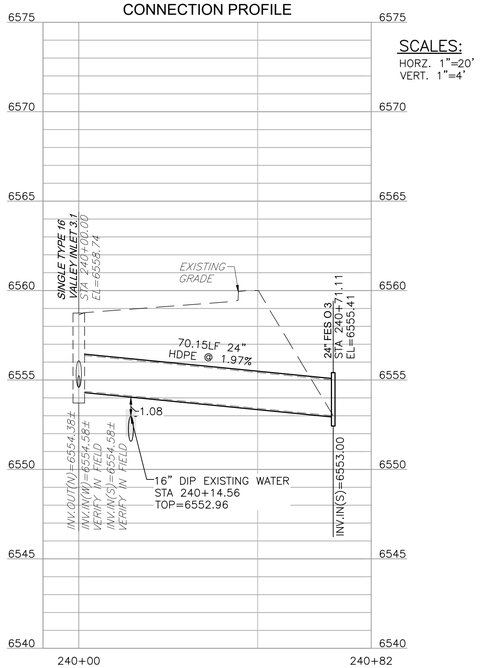




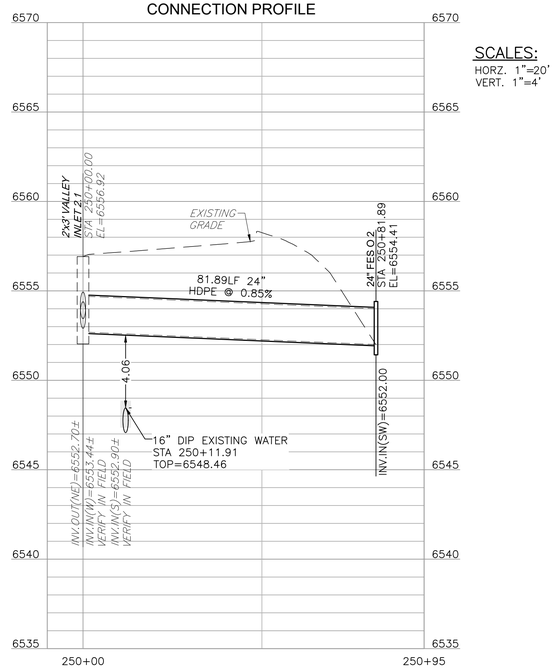
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	M
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
D.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

POND 3 STORM SEWER CONNECTION PROFILE



POND 2 STORM SEWER CONNECTION PROFILE



STORM NOTES:

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED L. MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
POND 2 & 3 STORM SEWER CONNECTION PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

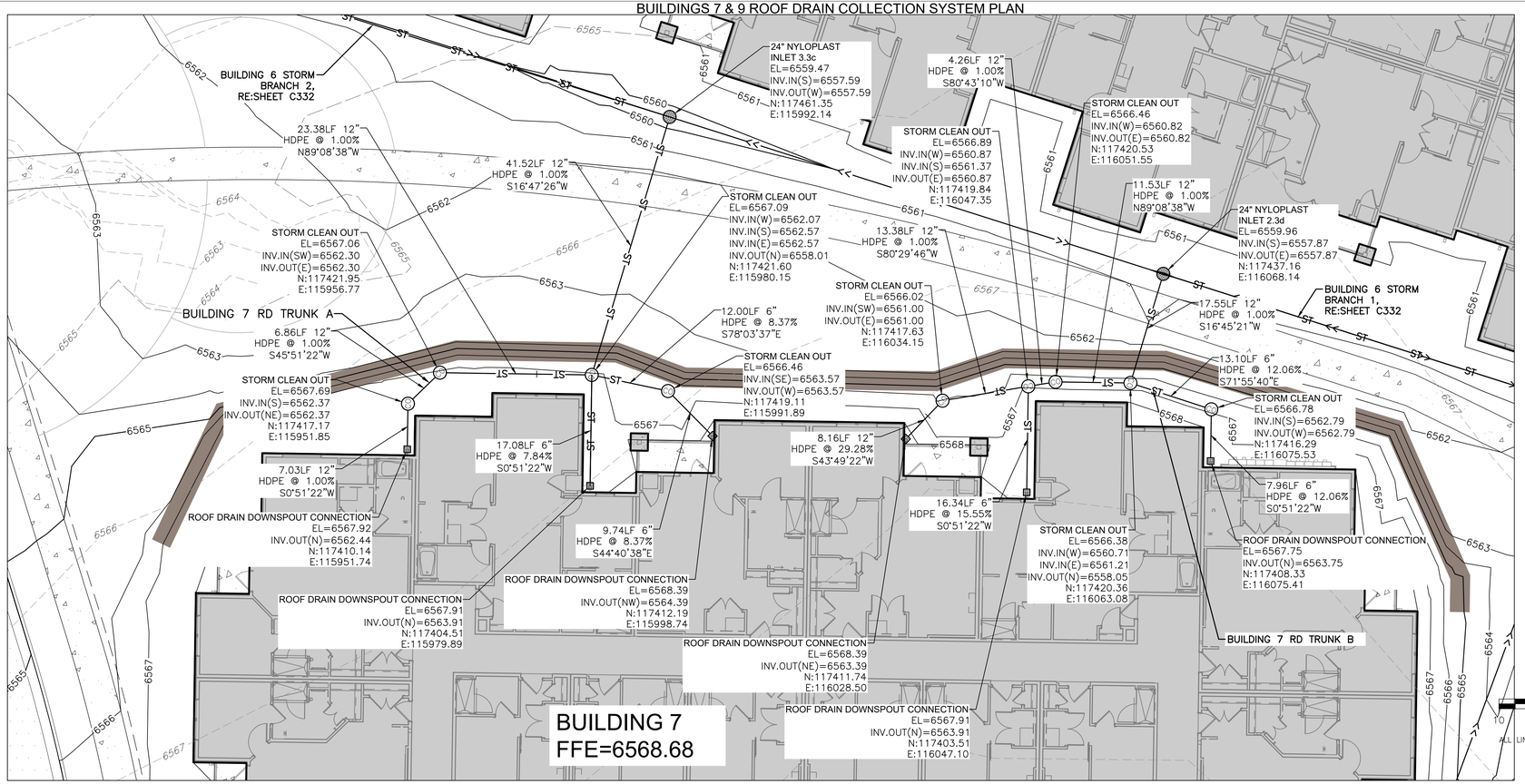
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PLOT DATE: Tuesday, November 5, 2024 5:57 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\LOT 2 STORM PLAN.dwg

BUILDINGS 7 & 9 ROOF DRAIN COLLECTION SYSTEM PLAN



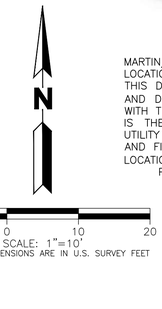
STORM NOTES:

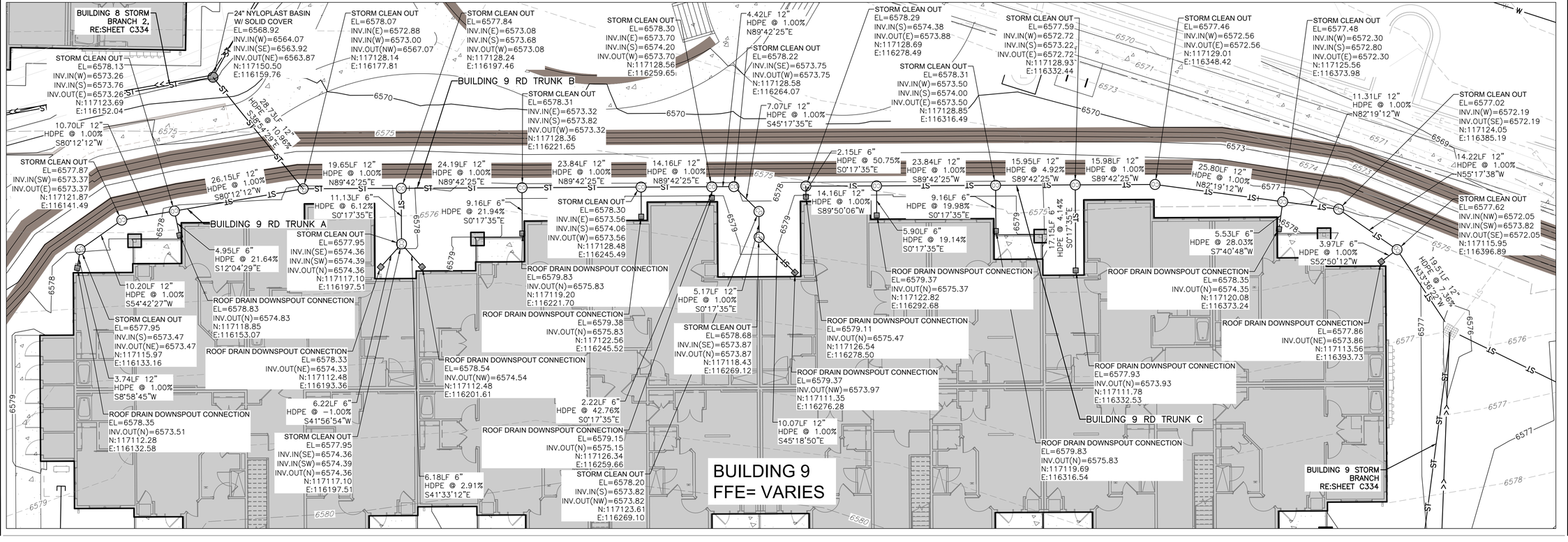
1. REFER TO SHEETS C001 – C002 FOR STORM NOTES.
2. REFER TO SHEET C342 FOR ROOF DRAIN DETAILS.
3. REFER TO SHEETS C343 – C345 FOR STORM DETAILS.
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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
BUILDINGS 7 & 9 ROOF DRAIN COLLECTION SYSTEM PLAN

FOR REVIEW

COLORADO REGISTERED PROFESSIONAL ENGINEER MARK T. LUNA 32753 11/06/24

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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No.	Issue / Revision	Date	Name
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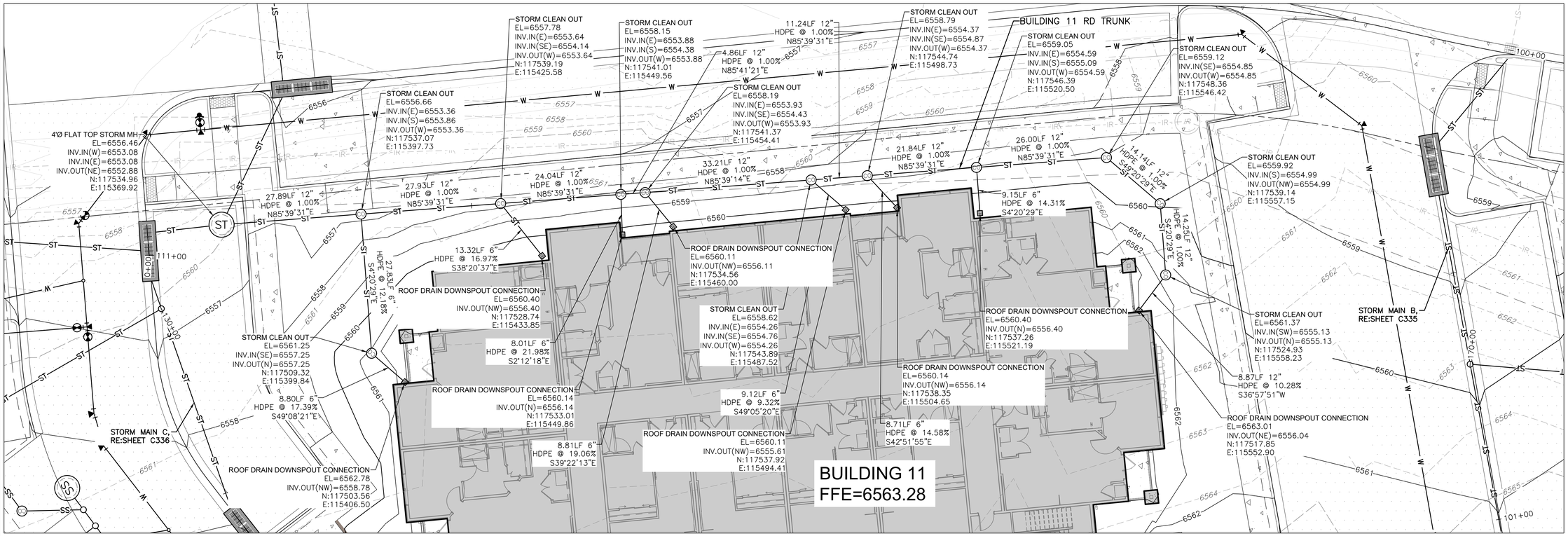
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

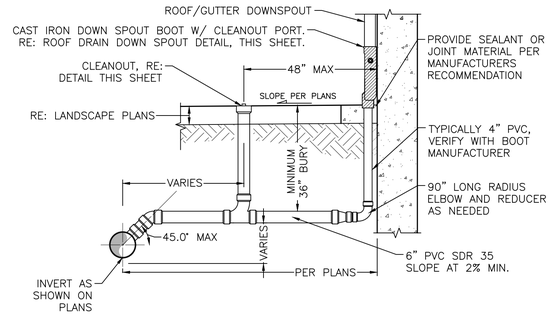
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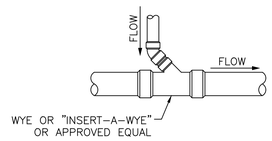
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DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\BUILDING ROOF DRAIN COLLECTION PLAN.dwg

BUILDING 11 ROOF DRAIN COLLECTION SYSTEM PLAN





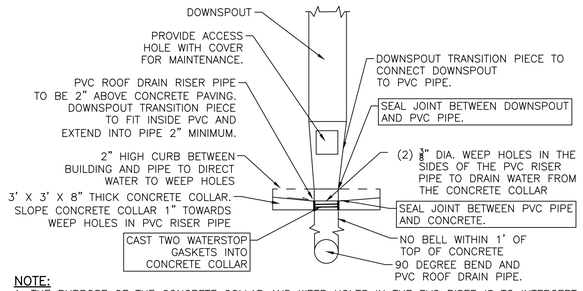


MAINLINE CONNECTION PLAN VIEW

NOTES:

1. ALL PVC SHALL BE SDR35 GASKETED OR SOLVENT WELDED.
2. DOWNSPOUT BOOT TO BE COATED FOR RUST PROTECTION. ALL HARDWARE SHALL BE GALVANIZED.
3. CONTRACTOR SHALL VERIFY EXISTING GUTTER DOWNSPOUT TO VERIFY SIZE PRIOR TO ORDERING DOWNSPOUT BOOT. NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. PIPING SHALL SLOPE MINIMUM OF 2%.
5. REFER TO SITE PLAN AND PAVING PLAN FOR PAVEMENT THICKNESS AND JOINTING DETAILS.

A ROOF DRAIN LATERAL DETAIL
NOT TO SCALE



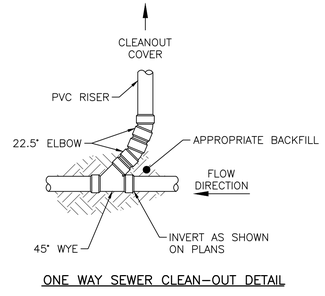
NOTE:

1. THE PURPOSE OF THE CONCRETE COLLAR AND WEEP HOLES IN THE PVC RISER IS TO INTERCEPT WATER THAT IS RUNNING ON THE OUTSIDE OF THE DOWNSPOUT AND TO DRAIN IT INTO THE ROOF DRAIN PIPE.
2. IN LOCATIONS WHERE PLAZA OR SIDEWALK PAVING ABUTS TO ROOF DRAIN RISER PIPE, THE DEPRESSION AROUND THE RISER PIPE SHALL DROP 1" VERTICALLY IN 2" HORIZONTALLY.

B ROOF DRAIN DOWNSPOUT CONNECTION DETAIL
NOT TO SCALE

STORM NOTES:

1. REFER TO SHEETS C001 – C002 FOR STORM NOTES
2. REFER TO ROOF DRAIN DETAILS, THIS SHEET.
3. REFER TO SHEETS C343 – C345 FOR STORM DETAILS
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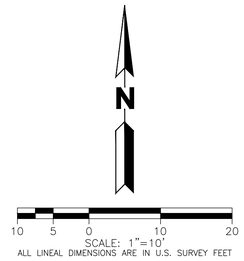


ONE WAY SEWER CLEAN-OUT DETAIL

NOTES:

1. CLEANOUT RISERS TO BE SAME DIAMETER AS STORM PIPE.
2. ALL PIPING AND FITTINGS TO BE GASKETED PVC, SDR 35 OR APPROVED EQUAL.

C STORM CLEAN-OUT DETAIL
NOT TO SCALE



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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
BUILDING 11 ROOF DRAIN COLLECTION SYSTEM PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

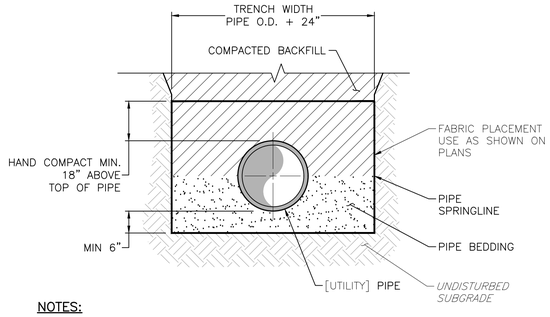
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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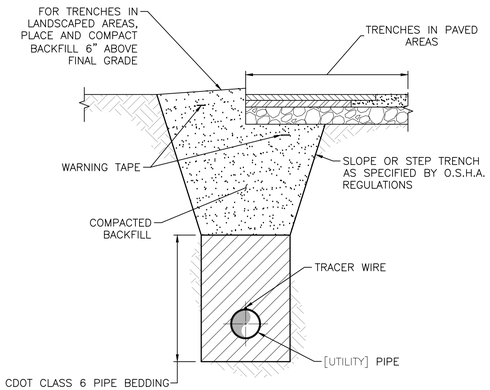
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DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\BUILDING ROOF DRAIN COLLECTION PLAN.dwg



NOTES:

1. PIPE BEDDING MATERIAL SHALL BE CDOT CLASS 6.
2. ALL BEDDING AND BACKFILL MATERIAL BESIDE AND ABOVE PIPE SHALL BE HAND–TAMPED IN MAX. 6" LIFTS UP TO 18" ABOVE TOP OF PIPE.
3. GEOTEXTILE FABRIC TO BE MIRAFI '140N' OR APPROVED EQUAL.
4. ALL GEOTEXTILE FABRIC SHOULD BE OVERLAPPED MIN. 18".

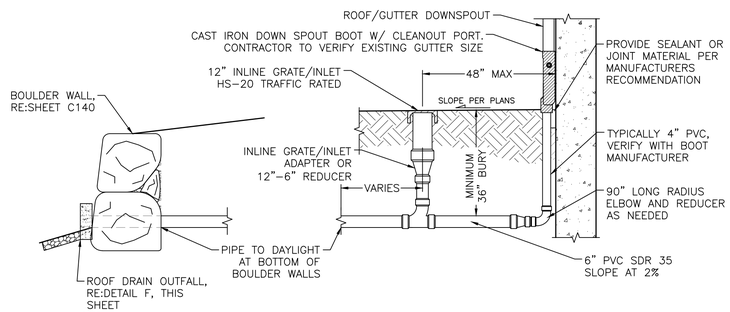
A BEDDING TYPICAL RIGID PIPE
NOT TO SCALE



NOTES:

1. THE TRENCH SHALL BE BRACED OR SHORED AS NECESSARY FOR THE SAFETY OF THE WORKMAN AND PROTECTION OF OTHER UTILITIES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, OSHA, AND FEDERAL REGULATIONS.
2. REFER TO PIPE BEDDING DETAILS FOR MATERIALS, DIMENSIONS, AND ADDITIONAL REQUIREMENTS.

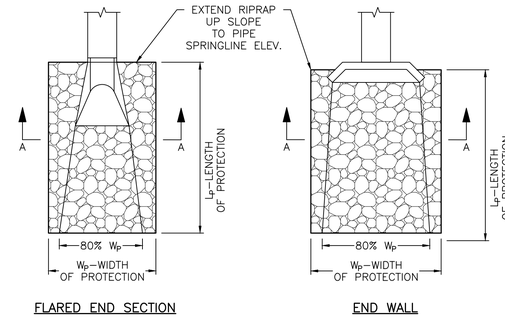
B UTILITY TRENCHING DETAILS
NOT TO SCALE



NOTES:

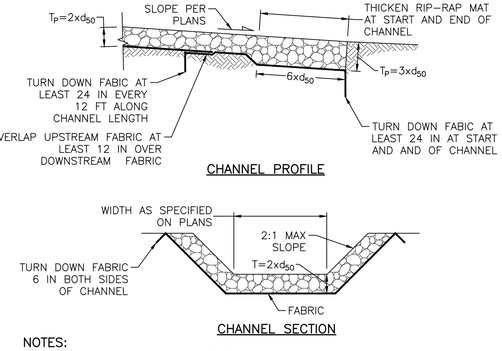
1. ALL PVC SHALL BE SDR35 GASKETED OR SOLVENT WELDED.
2. DOWNSPOUT BOOT TO BE COATED FOR RUST PROTECTION. ALL HARDWARE SHALL BE GALVANIZED.
3. CONTRACTOR SHALL VERIFY EXISTING GUTTER DOWNSPOUT TO VERIFY SIZE PRIOR TO ORDERING DOWNSPOUT BOOT. NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. PIPING SHALL SLOPE MINIMUM OF 2%.

C DOWNSPOUT BOOT CONNECTION
NOT TO SCALE



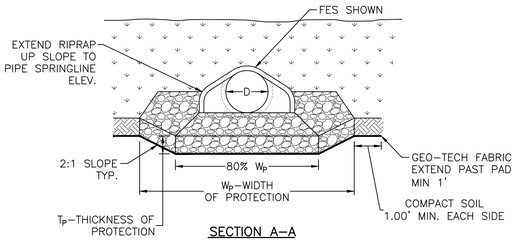
FLARED END SECTION

END WALL



CHANNEL PROFILE

CHANNEL SECTION



SECTION A–A

NOTES:

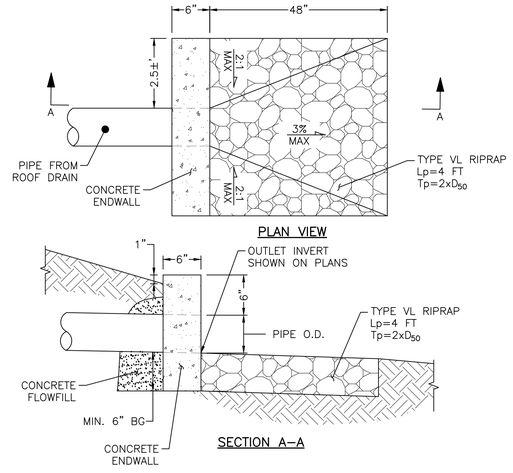
1. RIPRAP TO BE TYPE VL.
2. L_P, T_P, AND W_P ARE TO BE SPECIFIED ON PLANS.
3. IF L_P, T_P, AND W_P ARE NOT SPECIFIED ON PLANS
   3.1. L_P = 6 x PIPE DIAMETER
   3.2. T_P = 2 x RIP–RAP D50
   3.3. W_P = 3 x PIPE DIAMETER

D RIP-RAP OUTFALL AT FES
NOT TO SCALE

NOTES:

1. RIP RAP MAT THICKNESS MUST BE AT LEAST 2xd_{50}.
2. GROUTING AS SPECIFIED ON PLANS.
3. THICKENED RIP–RAP EDGE AT START AND END OF CHANNEL TO BE 3xd_{50} THICK FOR A DISTANCE OF 6xd_{50}.
4. FILTER MAT TO BE PLACED UNDER ENTIRE CHANNEL.
5. STONES TO BE HAND PLACED AFTER FABRIC IS PLACED.
6. FABRIC TO BE MIRAFI 140N FABRIC OR SIMILAR.
7. FABRIC TO BE CONTINUOUS ACROSS CROSS SECTION OF CHANNEL.

E RIP-RAP LINED CHANNEL
NOT TO SCALE



PLAN VIEW

SECTION A–A

F ROOF DRAIN OUTFALL
NOT TO SCALE

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CONSULTING ENGINEERS
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COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
STORM DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C343

PLOT DATE: Sunday, November 3, 2024 8:24 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\DRAINAGE DETAILS.dwg

NYLOPLAST 18" DRAIN BASIN: 2818AG _ _ X

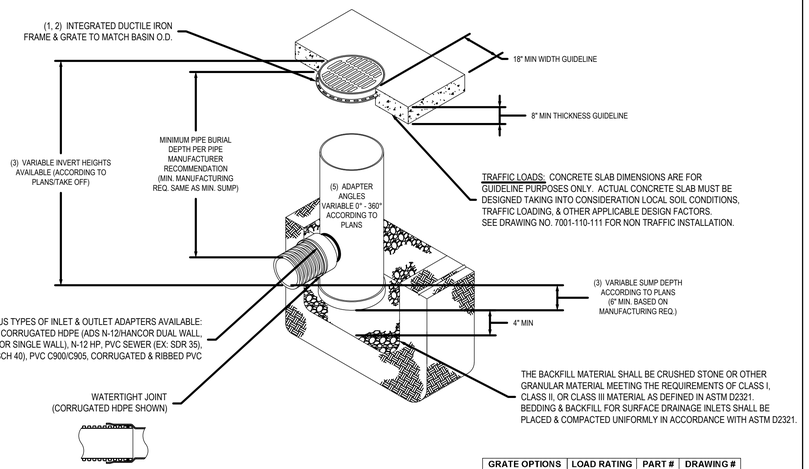
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1899CGP	7001-110-212
STANDARD	MEETS H-20	1899CGS	7001-110-213
SOLID COVER	MEETS H-20	1899CGC	7001-110-214
DOME	N/A	1899CGD	7001-110-215
DROP IN GRATE	LIGHT DUTY	1801DI	7001-110-074

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	18 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:30 SHEET 1 OF 1	DWG NO.	7001-110-191 REV E

NYLOPLAST 24" DRAIN BASIN: 2824AG _ _X



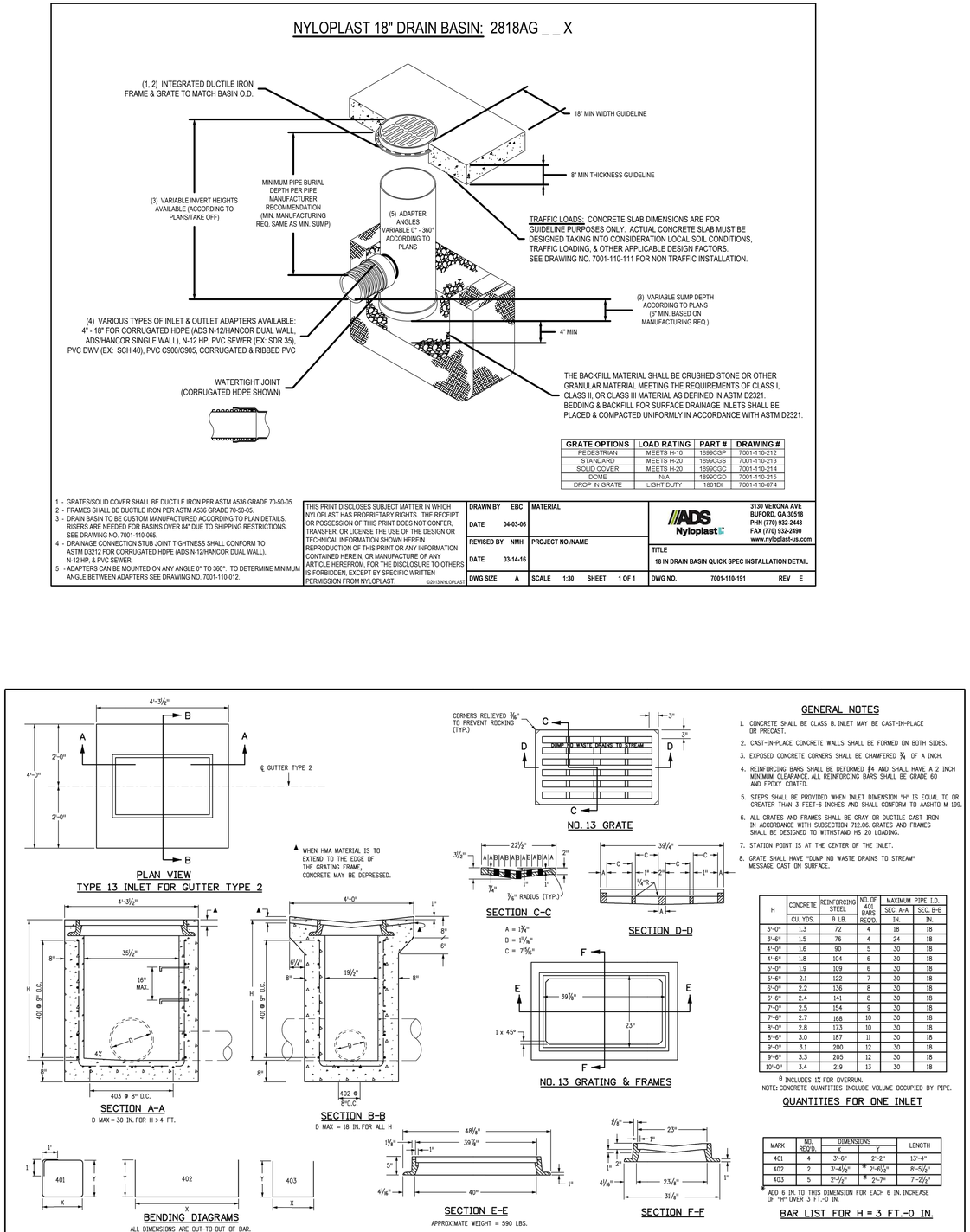
GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	2499CGP	7001-110-216
STANDARD	MEETS H-20	2499CGS	7001-110-217
SOLID COVER	MEETS H-20	2499CGC	7001-110-218
DOME	N/A	2499CGD	7001-110-219
DROP IN GRATE	LIGHT DUTY	2401DI	7001-110-075

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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DATE 04-03-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	24 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-14-16			
DWG SIZE A	SCALE 1:40 SHEET 1 OF 1	DWG NO.	7001-110-192 REV E

TYPE 13 INLET FOR GUTTER TYPE 2



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET-6 INCHES AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.

H	CONCRETE	REINFORCING STEEL	NO. OF 402 BARS	MAXIMUM PIPE I.D.	
				SEC. A-A	SEC. B-B
	CU. YDS.	@ LB.	REQ'D.	IN.	IN.
3'-0"	1.3	72	4	18	18
3'-6"	1.5	76	4	24	18
4'-0"	1.6	90	5	30	18
4'-6"	1.8	104	6	30	18
5'-0"	1.9	109	6	30	18
5'-6"	2.1	122	7	30	18
6'-0"	2.2	136	8	30	18
6'-6"	2.4	141	8	30	18
7'-0"	2.5	154	9	30	18
7'-6"	2.7	168	10	30	18
8'-0"	2.8	173	10	30	18
8'-6"	3.0	187	11	30	18
9'-0"	3.1	200	12	30	18
9'-6"	3.3	205	12	30	18
10'-0"	3.4	219	13	30	18

@ INCLUDES 1% FOR OVERRUN.
NOTE: CONCRETE QUANTITIES INCLUDE VOLUME OCCUPIED BY PIPE.

QUANTITIES FOR ONE INLET

MARK	NO. REQ'D.	DIMENSIONS X	DIMENSIONS Y	LENGTH
401	4	3'-6"	2'-2"	13'-4"
402	2	3'-4½"	* 2'-6½"	8'-5½"
403	5	2'-½"	* 2'-7"	7'-2½"

* ADD 6 IN. TO THIS DIMENSION FOR EACH 6 IN. INCREASE OF "H" OVER 3 FT.-0 IN.

BAR LIST FOR H = 3 FT.-0 IN.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	RCX		
Last Modification Date: 07/31/19	RCX		
Detailer Initials: LTA	RCX		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	RCX		

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2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
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Project Development Branch JBK

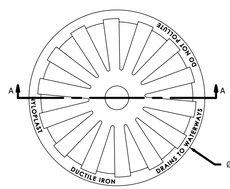
CONCRETE INLET TYPE 13

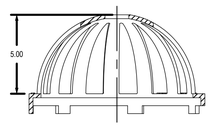
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-13
Standard Sheet No. 1 of 1
Project Sheet Number:

1099CGDF

APPROX. DRAIN AREA = 84.32 SQ IN
APPROX. WEIGHT = 8.85 LBS





SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DATE 6-25-18			
REVISED BY NMH	PROJECT NO./NAME	TITLE	10 IN DOME GRATE ASSEMBLY - TYPE B
DATE 6-25-18			
DWG SIZE A	SCALE NTS SHEET 1 OF 1	DWG NO.	7001-110-542 REV A

MARTIN/MARTIN CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
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COLORADO REGISTERED L. MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS

STORM DETAILS

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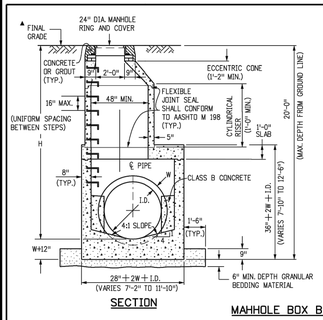
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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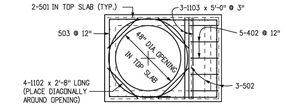
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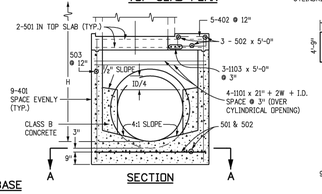
PLOT DATE: Sunday, November 3, 2024 8:24 PM LAST SAVED BY: MBONILLA
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\DRAINAGE DETAILS.dwg



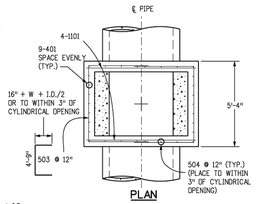
SECTION



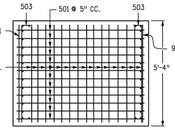
TOP SLAB PLAN



SECTION



PLAN



SECTION A-A
(STEEL IN BOTTOM OF BASE)

MAHHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. / LENGTH / WEIGHT *)	18 / 8'-1" / 97.2	18 / 8'-8" / 104.2	18 / 9'-3" / 111.2	18 / 9'-10" / 118.2	18 / 11'-0" / 132.3	18 / 12'-2" / 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. / LENGTH / WEIGHT *)	5 / 5'-5" / 18.1	5 / 6'-0" / 20.0	5 / 6'-7" / 22.0	5 / 7'-2" / 23.9	5 / 8'-4" / 27.8	5 / 9'-6" / 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	17 / 7'-5" / 131.5	17 / 8'-0" / 141.8	17 / 8'-7" / 152.2	17 / 9'-2" / 162.5	17 / 10'-4" / 183.2	17 / 11'-6" / 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	22 / 5'-0" / 114.7	23 / 5'-0" / 119.9	24 / 5'-0" / 130.4	26 / 5'-0" / 135.6	29 / 5'-0" / 151.2	32 / 5'-0" / 166.9	502 NUMBER BARS REQ'D. = 3 + ((24+I.D.+2W)/@12" +1)
503	5	II	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	16 / 12'-10" / 214.2	16 / 13'-5" / 223.9	18 / 14'-0" / 262.8	18 / 14'-7" / 273.8	20 / 15'-9" / 328.5	24 / 16'-11" / 423.5	503 NUMBER BARS REQ'D. = 2 (134+I.D.+2W/@12" +1) BAR LENGTH = 4'-9"+2(6+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. / LENGTH / WEIGHT *)	8 / 9'-1" / 101.2	8 / 9'-8" / 126.6	14 / 9'-3" / 135.1	16 / 9'-10" / 164.1	18 / 11'-0" / 206.5	20 / 12'-2" / 253.8	504 NUMBER BARS REQ'D. = 2 (2W+I.D.+4/@12" +1) BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	4 / 7'-3" / 152.3	4 / 7'-9" / 164.7	4 / 8'-4" / 177.1	4 / 8'-11" / 189.5	4 / 10'-1" / 214.3	4 / 11'-3" / 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 2'-8" / 56.7	4 / 56.7 / 2'-8"	BENDING: TYPE I STRAIGHT; TYPE II 4'-9" / 16"+W+I.D./2
1103	11	I	5.313	(NO. REQ'D. / LENGTH / WEIGHT *)	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	3 / 5'-0" / 79.7	TYPE III 12" / 12" / 7" / I.D.+2W-38"
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

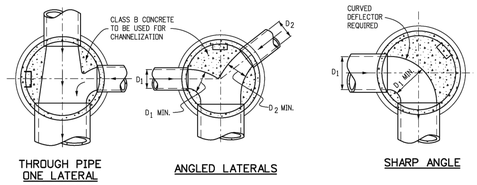
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

GENERAL NOTES

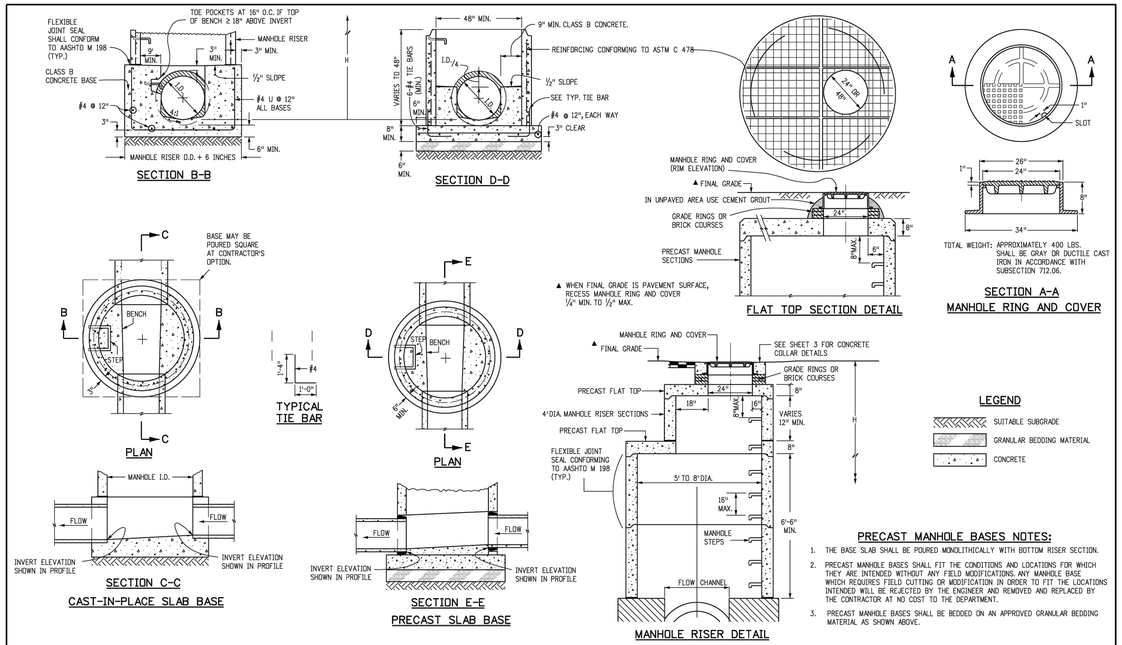
1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.



THROUGH PIPE ONE LATERAL | ANGLED LATERALS | SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS



LEGEND

SUITABLE SUBGRADE
GRANULAR BEDDING MATERIAL
CONCRETE

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

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Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
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MANHOLES

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

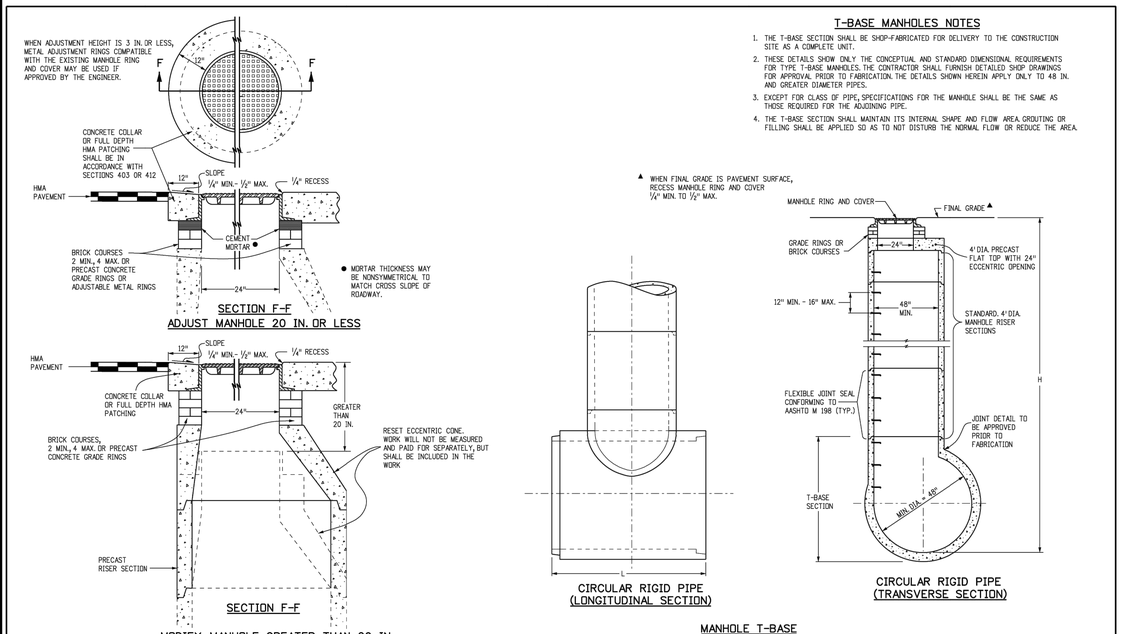
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MANHOLES

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 2 of 3
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

MANHOLE T-BASE

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MANHOLES

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 3 of 3
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

PLOT DATE: Sunday, November 3, 2024 8:24 PM LAST SAVED BY: MBONILLA
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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
STORM DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

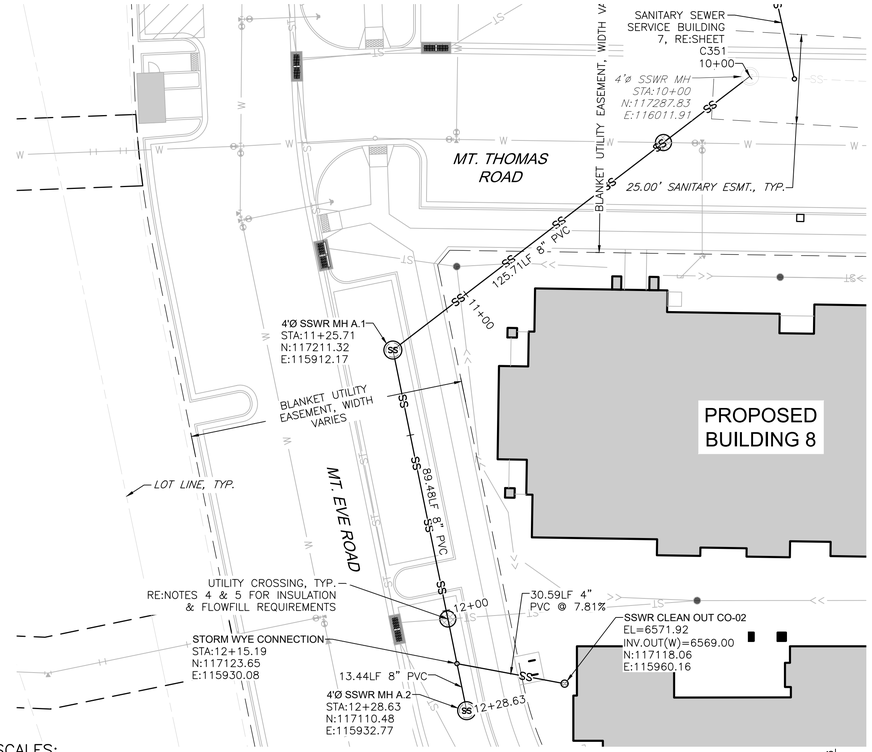
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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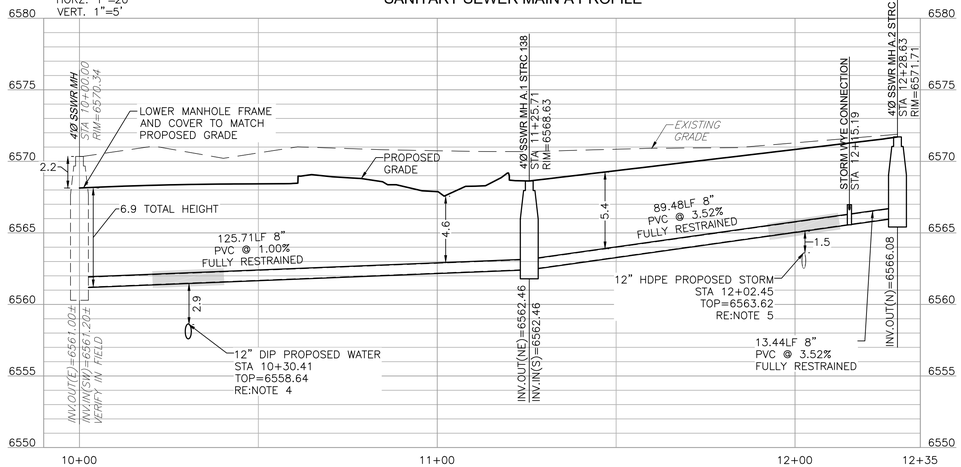
C345

SANITARY SEWER MAIN A PLAN



SANITARY SEWER MAIN A PROFILE

SCALES:
HORZ. 1"=20'
VERT. 1"=5'

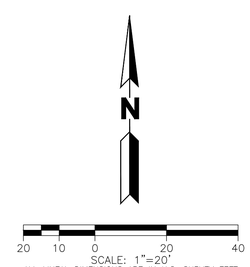


LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	PROPERTY LINE			WATER VALVE	
	RIGHT-OF-WAY LINE			FIRE HYDRANT	
	SECTION LINE			WATER METER	
	EASEMENT		IR	IRRIGATION LINE	IR
	RETAINING WALL		IRR	IRRIGATION CONTROL	
	CURB & GUTTER		OHE	OVERHEAD ELECTRIC	
	UTILITY CROSSING		E	ELECTRIC LINE	E
ST	STORM SEWER	ST		LIGHT POLE	
ST	STORM MANHOLE			POWER POLE	
RD	ROOF DRAIN	RD	ELEC	ELECTRIC METER	
	STORM INLET		T	TELEPHONE LINE	T
	FLARED END SECTION		TEL	TELEPHONE PEDESTAL	T
SS	SANITARY SEWER	SS	CT	CABLE TV	CT
SS	SANITARY MANHOLE		G	GAS LINE	G
	CLEAN OUT			SIGN	
W	WATER LINE	W	DRIVE	DESCRIPTIONS	DRIVE

SANITARY SEWER NOTES:

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2. REFER TO SHEET C356–C357 FOR SANITARY SEWER DETAILS DETAILS
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PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 SANITARY SEWER MAIN A PLAN & PROFILE

No.	Issue / Revision	Date	Name
	MDP SUBMITTAL	3/21/2024	M/M
1	2ND MDP SUBMITTAL	7/17/2024	M/M
2	3RD MDP SUBMITTAL	11/06/2024	M/M
3			

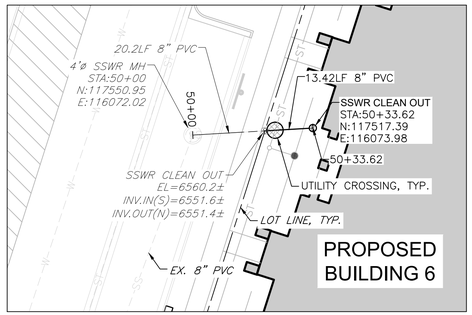
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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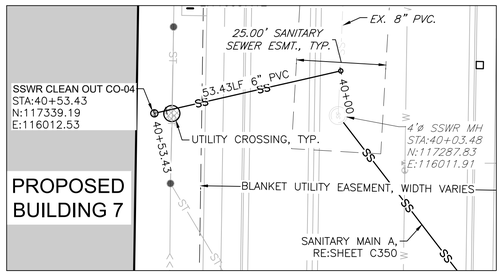
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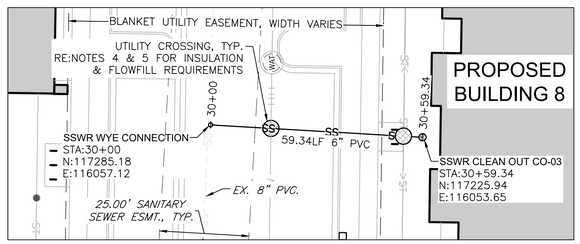
SANITARY SEWER SERVICE BUILDING 6 PLAN



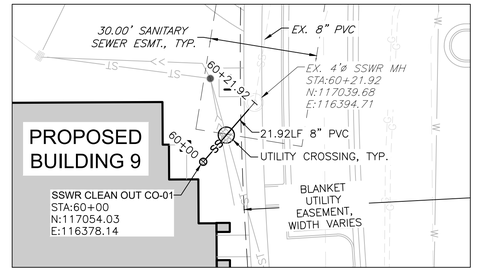
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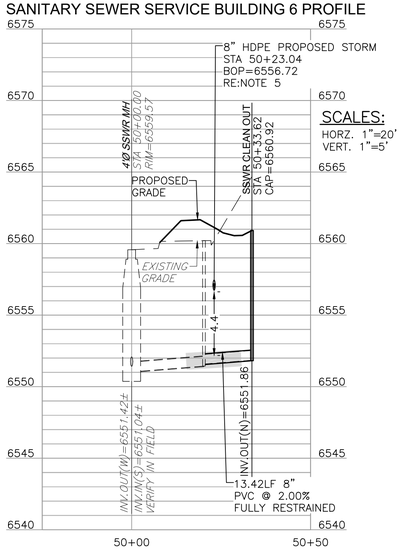
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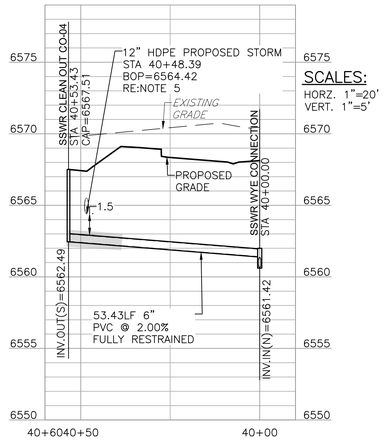
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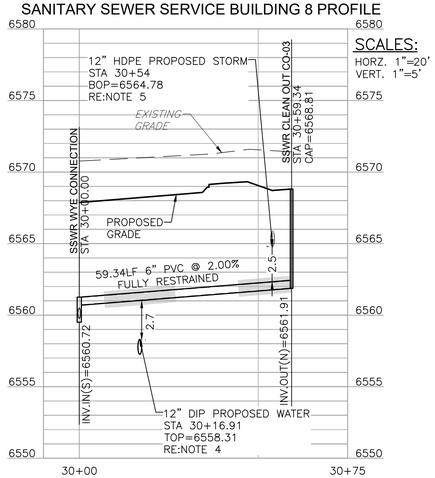
SANITARY SEWER SERVICE BUILDING 6 PROFILE



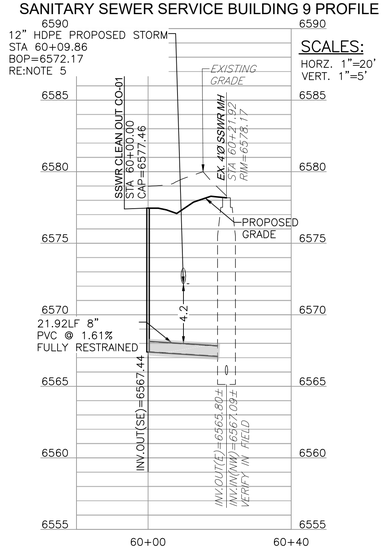
SANITARY SEWER SERVICE BUILDING 7 PROFILE



SANITARY SEWER SERVICE BUILDING 8 PROFILE



SANITARY SEWER SERVICE BUILDING 9 PROFILE

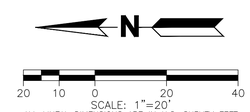


LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
	PROPERTY LINE			WATER VALVE	
	RIGHT-OF-WAY LINE			FIRE HYDRANT	
	SECTION LINE		WM	WATER METER	
	EASEMENT		IR	IRRIGATION LINE	IR
	RETAINING WALL		IRR	IRRIGATION CONTROL	IRR
	CURB & GUTTER		OHE	OVERHEAD ELECTRIC	
	UTILITY CROSSING		E	ELECTRIC LINE	E
ST	STORM SEWER	ST		LIGHT POLE	
ST	STORM MANHOLE			POWER POLE	
RD	ROOF DRAIN	RD	ELEC	ELECTRIC METER	
	STORM INLET		T	TELEPHONE LINE	T
	FLARED END SECTION		TEL	TELEPHONE PEDESTAL	T
SS	SANITARY SEWER	SS	CT	CABLE TV	CT
SS	SANITARY MANHOLE		G	GAS LINE	G
	CLEAN OUT			SIGN	
W	WATER LINE	W	DRIVE	DESCRIPTIONS	DRIVE

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MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 2 SANITARY SEWER SERVICE PLAN & PROFILE

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Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

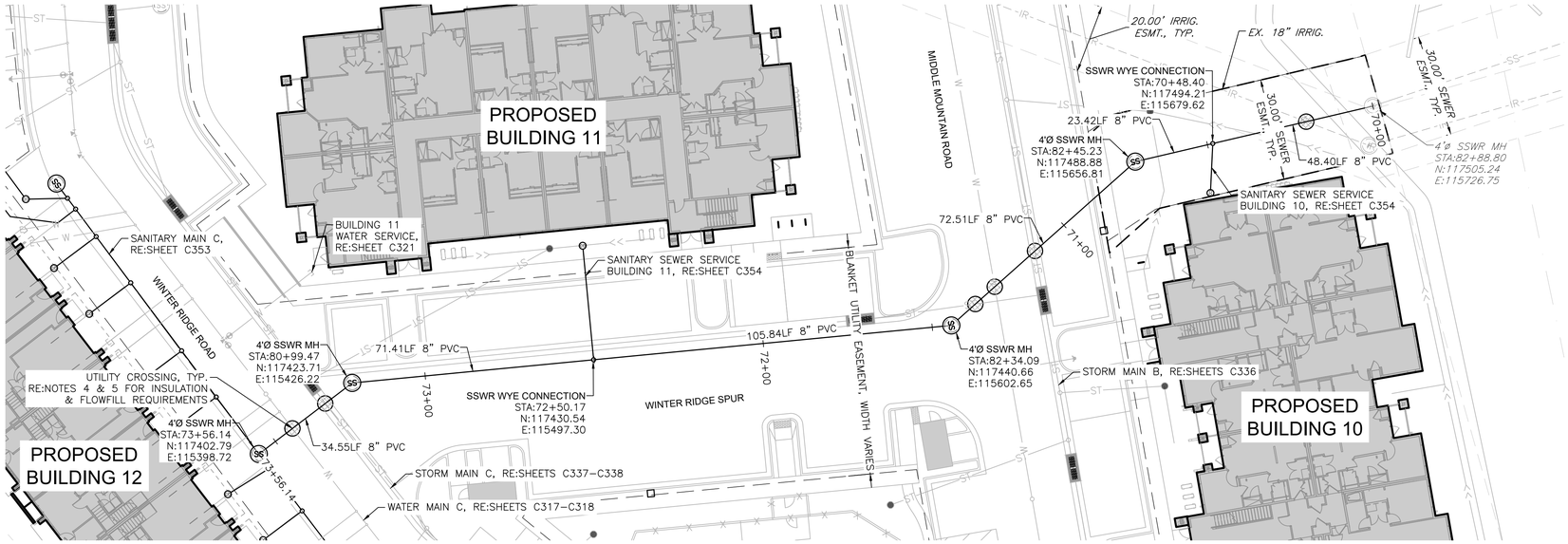
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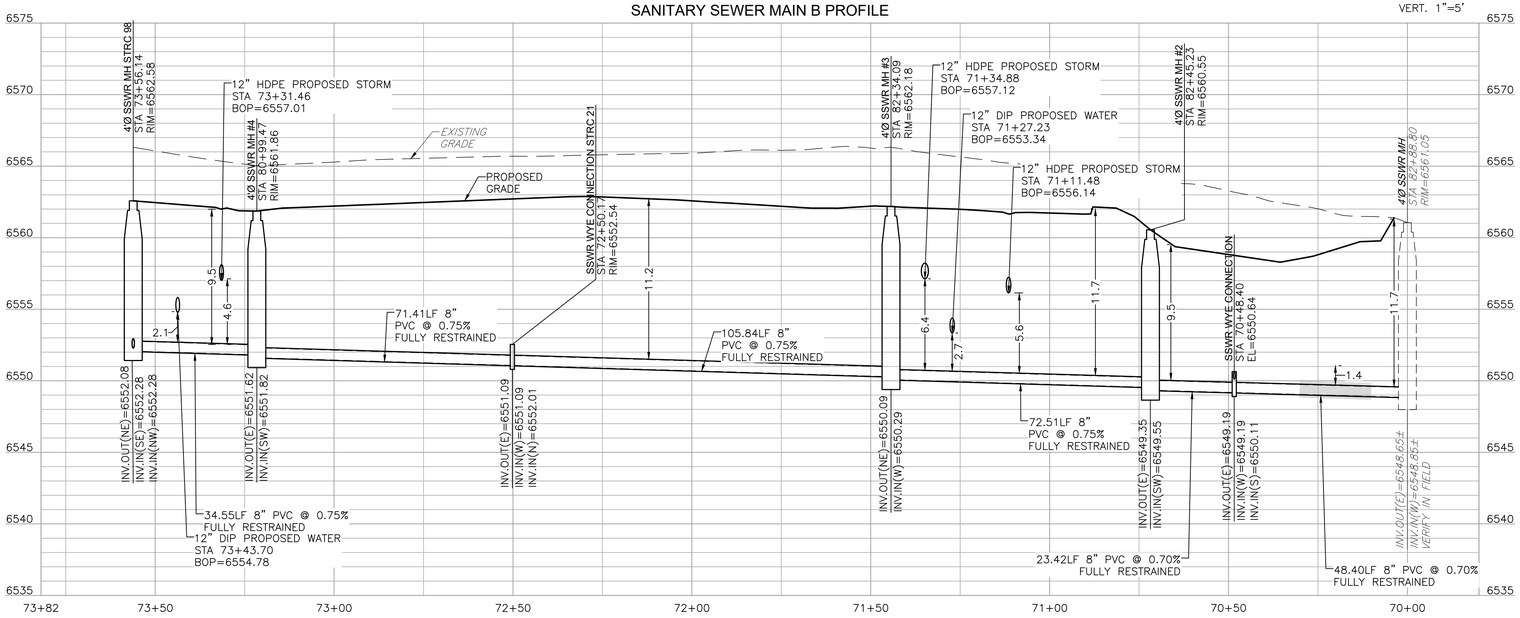
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DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\SANITARY PLAN.dwg

SANITARY SEWER MAIN B PLAN



SANITARY SEWER MAIN B PROFILE

SCALES:
HORZ. 1"=20'
VERT. 1"=5'



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT–OF–WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
ST	STORM SEWER	ST
ST	STORM MANHOLE	
RD	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
SS	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
W	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	WM
IR	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
CT	CABLE TV	CT
G	GAS LINE	G
	SIGN	
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

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N

20 10 0 20 40
SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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CIVIL CONSTRUCTION PLANS
LOT 3 SANITARY SEWER MAIN B PLAN & PROFILE

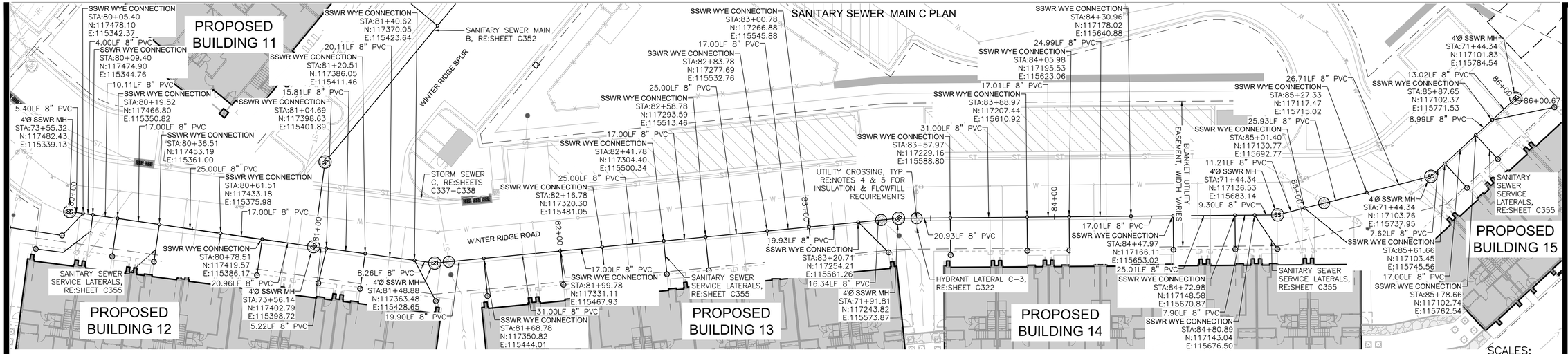
No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

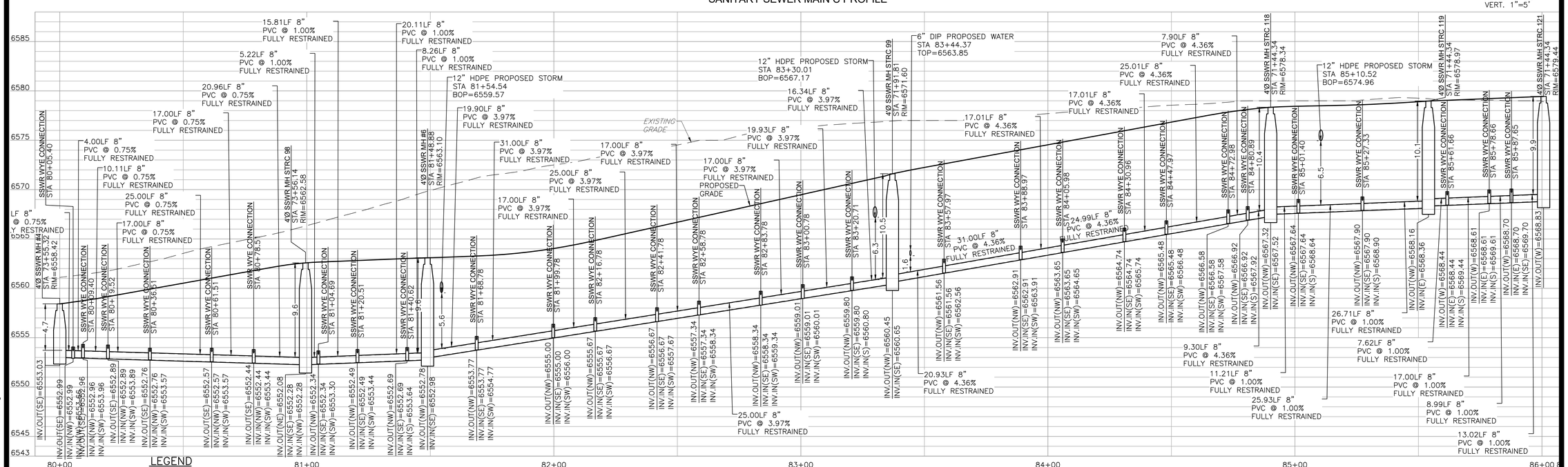
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:
C352

PLOT DATE: Monday, November 4, 2024 12:55 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\SANITARY PLAN & PROFILE.dwg





SCALES:
HORZ. 1"=20'
VERT. 1"=5'

LEGEND

EXISTING		PROPOSED			
	PROPERTY LINE			WATER VALVE	
	RIGHT–OF–WAY LINE			FIRE HYDRANT	
	SECTION LINE		WM	WATER METER	
	EASEMENT		IR	IRRIGATION LINE	IR
	RETAINING WALL		IRR	IRRIGATION CONTROL	IRR
	CURB & GUTTER		OHE	OVERHEAD ELECTRIC	
	UTILITY CROSSING	#	E	ELECTRIC LINE	E
ST	STORM SEWER	ST		LIGHT POLE	
ST	STORM MANHOLE			POWER POLE	
RD	ROOF DRAIN	RD	ELEC	ELECTRIC METER	
	STORM INLET		T	TELEPHONE LINE	T
	FLARED END SECTION		TEL	TELEPHONE PEDESTAL	T
SS	SANITARY SEWER	SS	CT	CABLE TV	CT
SS	SANITARY MANHOLE		G	GAS LINE	G
	CLEAN OUT			SIGN	
W	WATER LINE	W	O.W	MONITOR WELL	
			DRIVE	DESCRIPTIONS	DRIVE

SANITARY SEWER NOTES:

1. REFER TO SHEET C001 FOR SANITARY SEWER NOTES
2. REFER TO SHEET C356–C357 FOR SANITARY SEWER DETAILS DETAILS
3. ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE TOWN OF EAGLE'S DESIGN CRITERIA, LATEST EDITION.
4. WHERE SANITARY SEWER CROSSES OVER WATER UTILITIES WITH LESS THAN 5' OF VERTICAL SEPARATION BETWEEN PIPES, OR WHERE THE SEWER LINE IS LESS THAN 10' HORIZONTALLY FROM THE WATER UTILITY, THEN THE SEWER LINE WILL BE ENCASED IN FLOW FILL FOR 10' ON EACH SIDE OF PERPENDICULAR CROSSING OR ONCE THE 10' HORIZONTAL SEPARATION IS ACHEIVED IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
5. WHERE STORM CROSSES OVER/UNDER SANITARY UTILITIES WITH LESS THAN 6' SEPARATION, 1" OF INSULATION FOR EVERY FOOT OF MISSING CLEARANCE TO BE INSTALLED ALONG THE STORM LINE IN ACCORDANCE WITH THE TOWN OF EAGLE RULES AND REGULATIONS, LATEST EDITION.
6. SANITARY SEWER MANHOLE SHALL CONSIST OF PRECAST CONCRETE 4' DIAMETER MANHOLE WITH ECCENTRIC CONE PER TOWN OF EAGLE STANDARDS.
7. SANITARY SEWER MAIN TO BE 8" PVC C900–16, GREEN PIPE, AND TO BE RESTRAINED WITH EBAA IRON SERIES 1500 SPLIT SERRATED RESTRAINT HARNESS. PIPE TO BE LAID AT A MINIMUM SLOPE OF 0.7%.

20 10 0 20 40
SCALE: 1"=20'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED 32753 11/06/24 MARK LUNA PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 SANITARY SEWER MAIN C PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

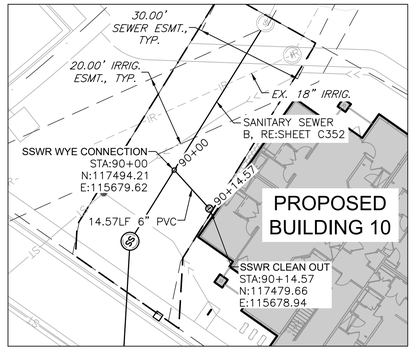
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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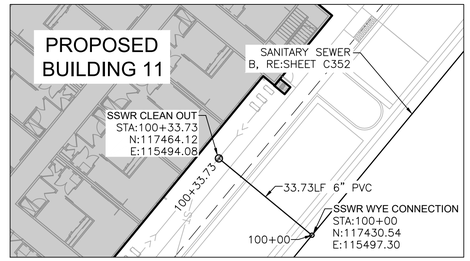
Sheet Number:
C353

PLOT DATE: Monday, November 4, 2024 12:55 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\SANITARY PLAN & PROFILE.dwg

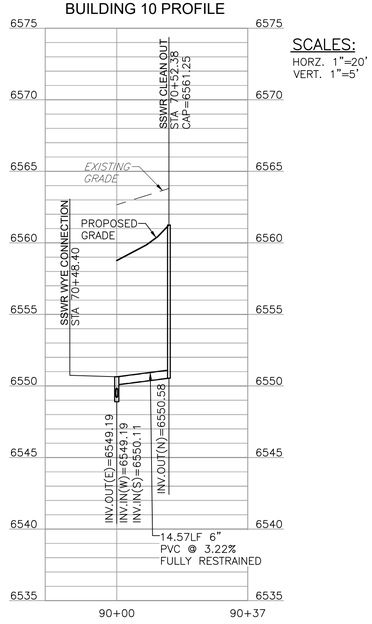
SANITARY SEWER SERVICE BUILDING 10 PLAN



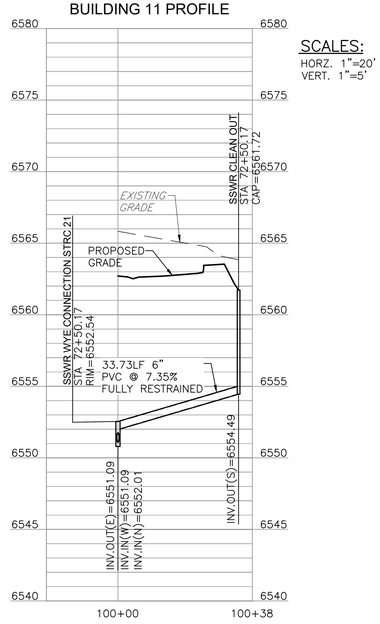
SANITARY SEWER SERVICE BUILDING 11 PLAN



SANITARY SEWER SERVICE BUILDING 10 PROFILE



SANITARY SEWER SERVICE BUILDING 11 PROFILE

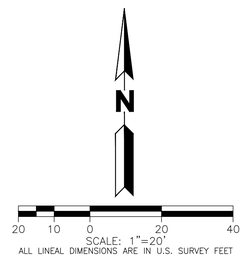


LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
-ST-	STORM SEWER	ST
ST	STORM MANHOLE	
-RD-	ROOF DRAIN	RD
	STORM INLET	
	FLARED END SECTION	
-SS-	SANITARY SEWER	SS
SS	SANITARY MANHOLE	
	CLEAN OUT	
-W-	WATER LINE	W
	WATER VALVE	
	FIRE HYDRANT	
WM	WATER METER	
-IR-	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
-OHE-	OVERHEAD ELECTRIC	
-E-	ELECTRIC LINE	E
	LIGHT POLE	
	POWER POLE	
ELEC	ELECTRIC METER	
-T-	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
-CT-	CABLE TV	CT
-G-	GAS LINE	G
	SIGN	
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE

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12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 SANITARY SEWER SERVICE PLAN & PROFILE

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
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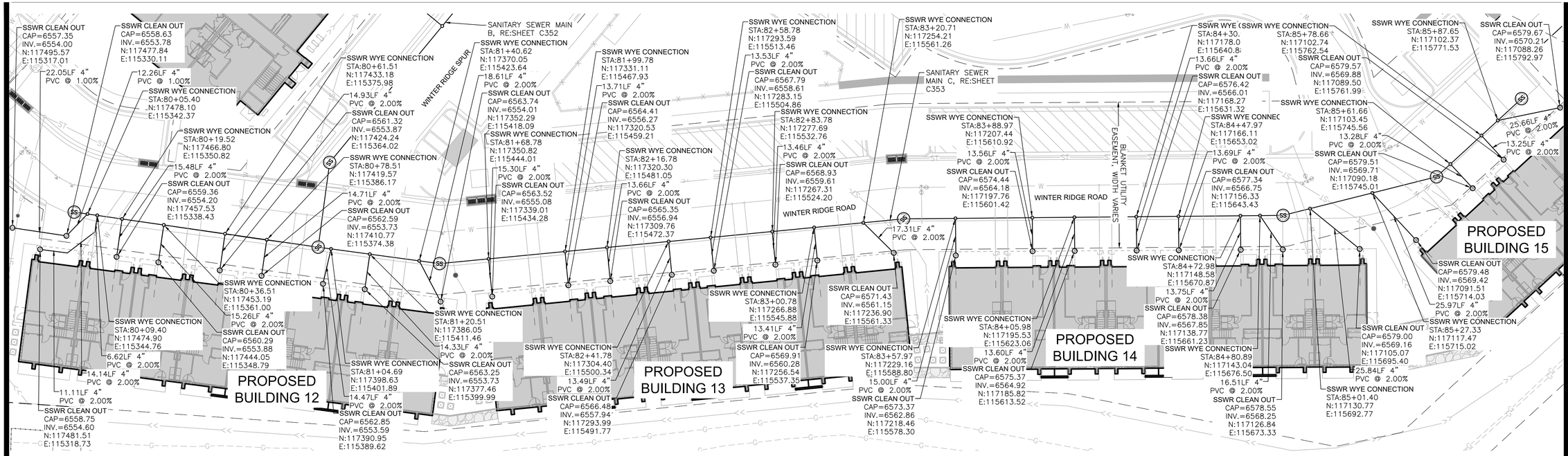
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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Sheet Number:

C354

PLOT DATE: Monday, November 4, 2024 12:56 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SANITARY PLAN & PROFILE.dwg

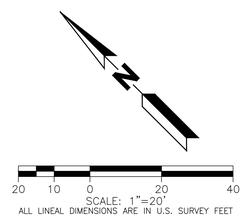


LEGEND

EXISTING		PROPOSED			
	PROPERTY LINE			WATER VALVE	
	RIGHT-OF-WAY LINE			FIRE HYDRANT	
	SECTION LINE		WM	WATER METER	
	EASEMENT		IR	IRRIGATION LINE	IR
	RETAINING WALL		IRR	IRRIGATION CONTROL	IRR
	CURB & GUTTER		OHE	OVERHEAD ELECTRIC	
	UTILITY CROSSING	#	E	ELECTRIC LINE	E
ST	STORM SEWER	ST		LIGHT POLE	
ST	STORM MANHOLE			POWER POLE	
RD	ROOF DRAIN	RD	ELEC	ELECTRIC METER	
	STORM INLET		T	TELEPHONE LINE	T
	FLARED END SECTION		TEL	TELEPHONE PEDESTAL	T
SS	SANITARY SEWER	SS	CT	CABLE TV	CT
SS	SANITARY MANHOLE		G	GAS LINE	G
	CLEAN OUT			SIGN	
W	WATER LINE	W	O.W	MONITOR WELL	
			DRIVE	DESCRIPTIONS	DRIVE

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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 BUILDINGS 12-15 SANITARY SEWER SERVICE PLAN

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

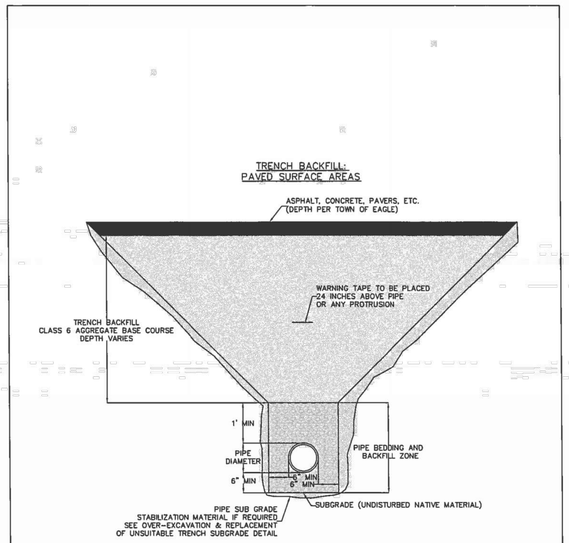
Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal In Charge	MARK LUNA

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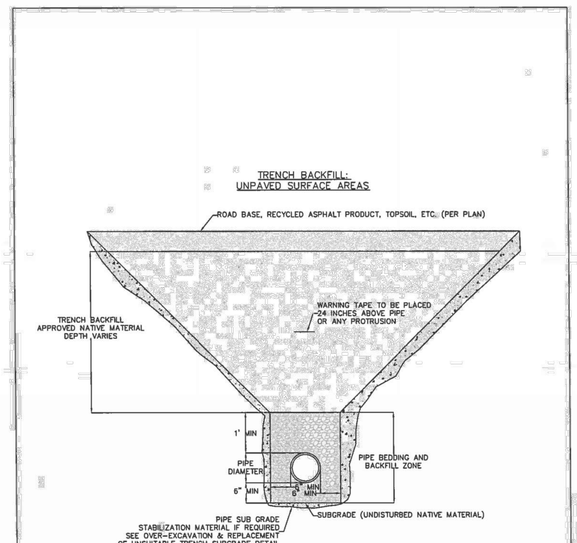
C355

PLOT DATE: Monday, November 4, 2024 12:57 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SANITARY PLAN & PROFILE.dwg



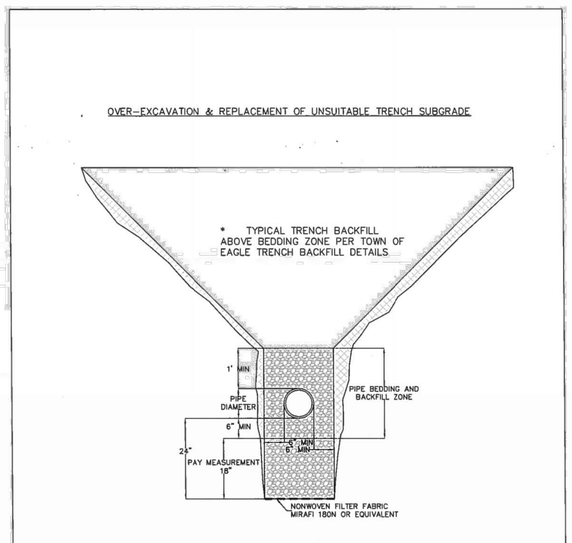
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Project: Public Works Manual
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A1



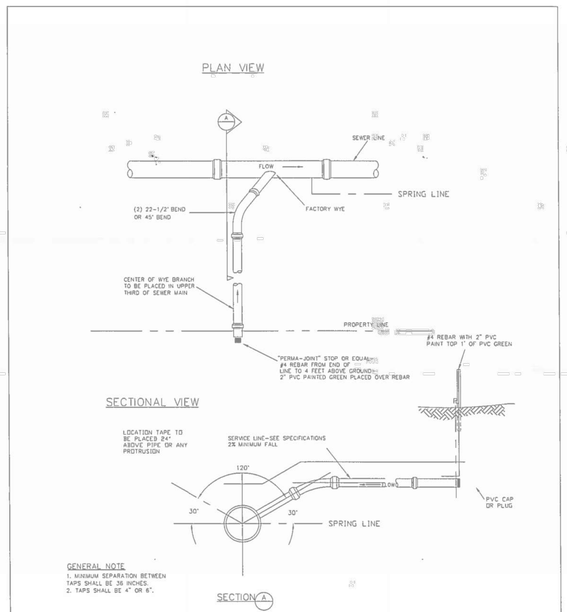
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Project: Public Works Manual
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A2



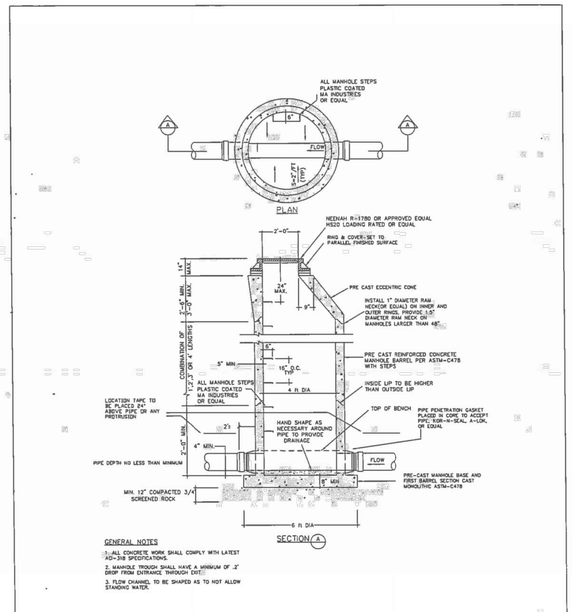
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Project: Public Works Manual
Drawn: JB
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Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A3



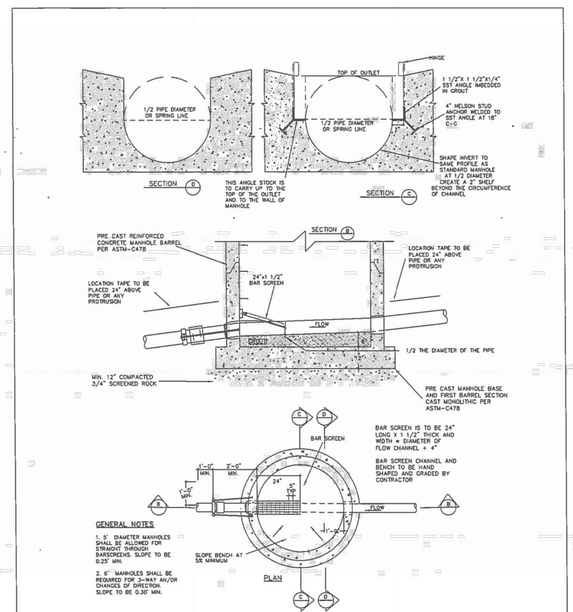
Title: DETAIL – SEWER SERVICE FROM MAIN
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: SEWER SERVICE AT MAIN.DWG
Date: 1/8/2018

A4



Title: DETAIL –Standard Manhole
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standard Manhole.dwg
Date: 1/8/2018

A5



Title: DETAIL – Bar Screen Manhole
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standards Drawing
Date: 1/8/2018

A8

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303.431.6100 MARTINMARTIN.COM

COLORADO REGISTERED
MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SANITARY DETAILS

No.	Issue / Revision	Date	Name
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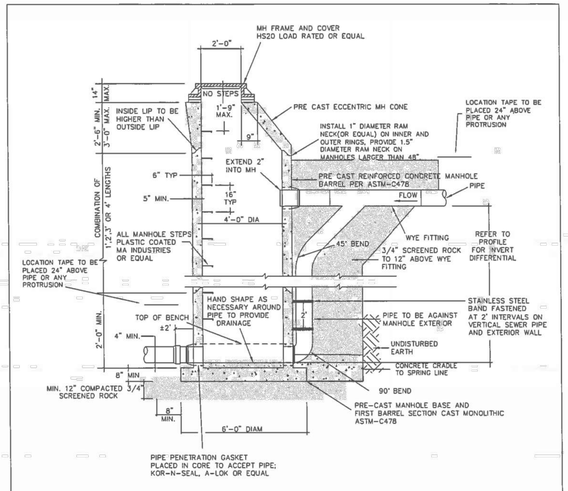
Job Number 23.1012
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Sheet Number:

C356

PLOT DATE: Monday, November 4, 2024 12:58 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012-Hockett Gulch\PLANS\CDs\SANITARY DETAILS.dwg



ELEVATION

GENERAL NOTES

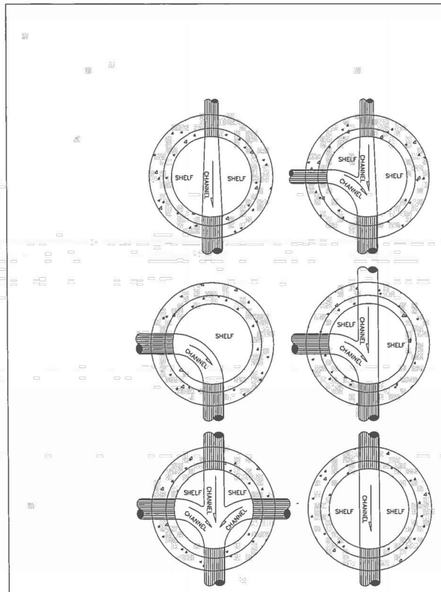
1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ADOT SPECIFICATIONS.

2. MANHOLE TROUGH SHALL HAVE A MINIMUM OF .20' DROP FROM ENTRANCE THROUGH EXIT.

3. NO STEPS ARE TO BE CONSTRUCTED IN THE MANHOLE CHIMNEY.

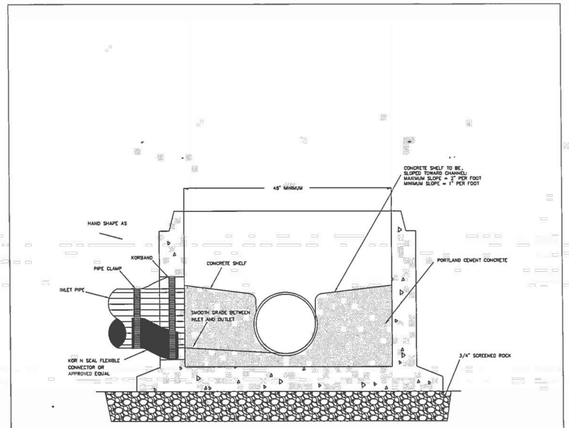
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Drawn: JB
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Date: 1/4/18
Sheet: TOE Drop Manhole.dwg

A10



Title: DETAIL –Channels
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: TOE Standard Channels.dwg

A11



Title: DETAIL – Standard Channels Section
Project: Public Works Manual
Drawn: JB
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Sheet: Standard Channel Section.dwg

A12

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FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
SANITARY DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

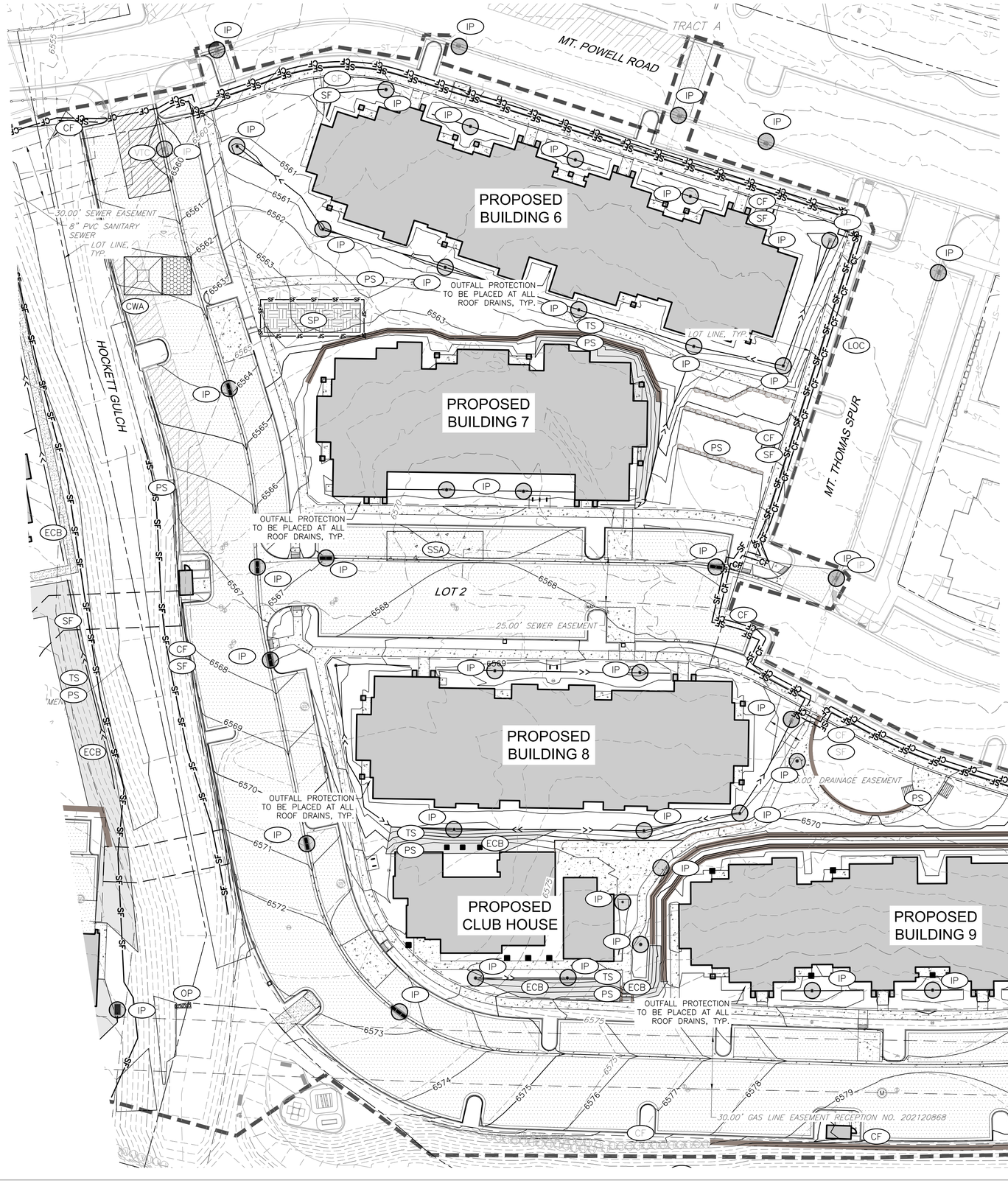
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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30 15 0 30 60

SCALE: 1"=30'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

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

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LEGEND

SF—SF	SILT FENCE	SF
	VEHICLE TRACKING CONTROL	VTC
	INLET PROTECTION	IP
	OUTLET PROTECTION	OP
	CULVERT INLET PROTECTION	CIP
	STABILIZED CONSTRUCTION ROADWAY	SCR
	STABILIZED STAGING AREA	SSA
	STOCKPILE MANAGEMENT W/ PROTECTION	SP
	CONCRETE WASHOUT AREA	CWA
CF—CF	CONSTRUCTION FENCE	CF
	TEMPORARY SEEDING	TS
	PERMANENT SEEDING	PS
	EROSION CONTROL BLANKET	ECB
	LIMITS OF CONSTRUCTION	LOC

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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
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LOT 2 EROSION CONTROL PLAN

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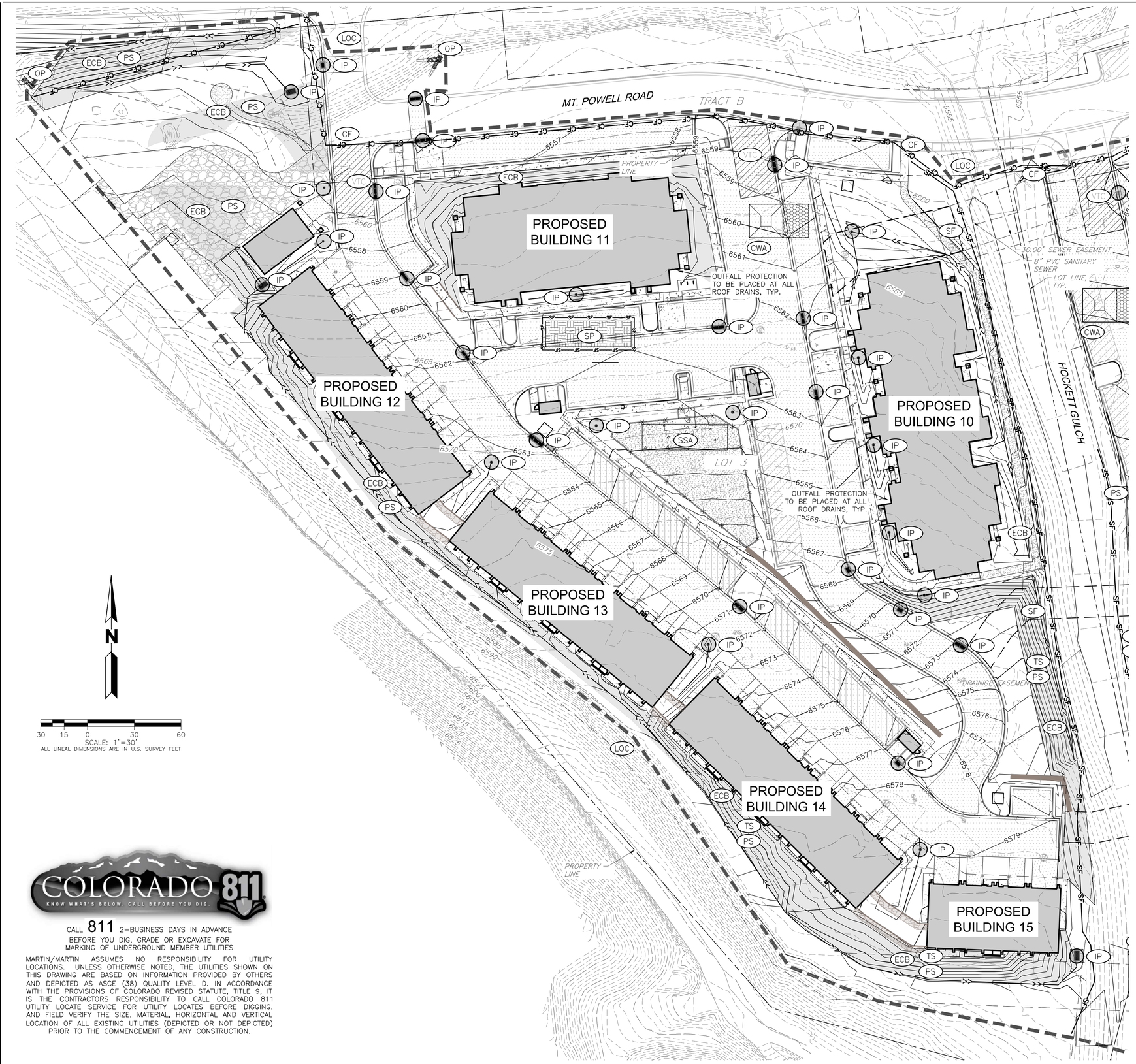
Job Number 23.1012
Project Manager DREW VERRATTI
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Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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LEGEND

SF—SF	SILT FENCE	SF
	VEHICLE TRACKING CONTROL	VTC
	INLET PROTECTION	IP
	OUTLET PROTECTION	OP
	CULVERT INLET PROTECTION	CIP
	STABILIZED CONSTRUCTION ROADWAY	SCR
	STABILIZED STAGING AREA	SSA
	STOCKPILE MANAGEMENT W/ PROTECTION	SP
	CONCRETE WASHOUT AREA	CWA
CF—CF	CONSTRUCTION FENCE	CF
	TEMPORARY SEEDING	TS
	PERMANENT SEEDING	PS
	EROSION CONTROL BLANKET	ECB
	LIMITS OF CONSTRUCTION	LOC

N

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SCALE: 1"=30'
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MARK LUNA
32753
11/06/24
PROFESSIONAL ENGINEER

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RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
LOT 3 EROSION CONTROL PLAN

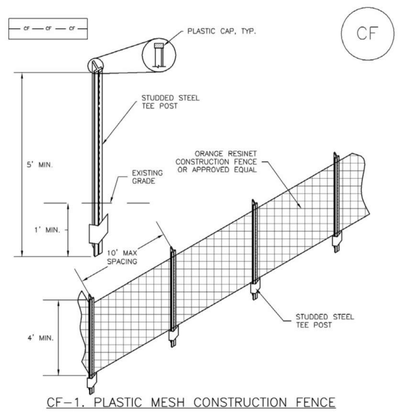
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CF-1. PLASTIC MESH CONSTRUCTION FENCE

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.

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.

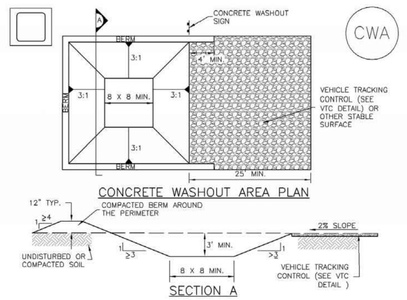
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

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.

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)



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 ARE 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'.

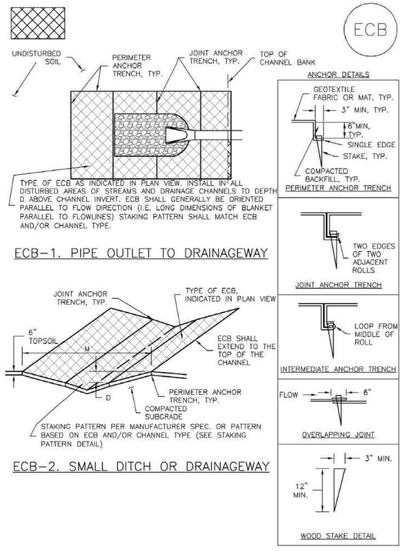
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

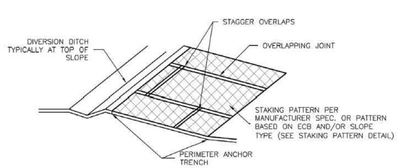
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

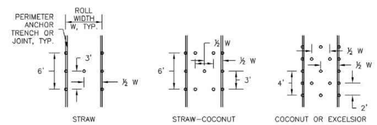
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

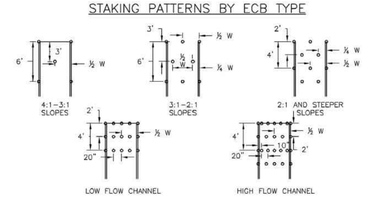
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STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -LOCATION OF ECB.
   -TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR).
   -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

5. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

6. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

7. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.

8. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.

9. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

10. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW-COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COCONUT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS

EROSION CONTROL BLANKET 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. ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

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.

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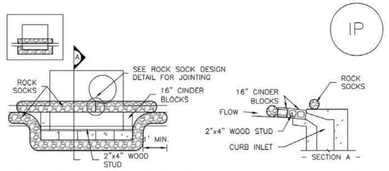
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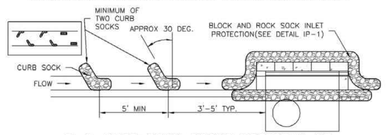
IP–1, BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

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 JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2, CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

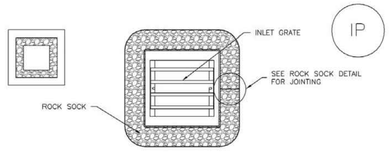
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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.

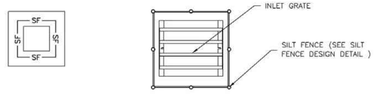
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



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.

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 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ¼ 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.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF 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.

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.

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species[a] (Common name)	Growth Season[b]	Pounds of Pure Live Seed (PLS)/acre[c]	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	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5–10	½ - ¾
7. Sorghum	Warm	5–10	½ - ¾
8. Winter wheat	Cool	20–35	1 - 2
9. Winter barley	Cool	20–35	1 - 2
10. Winter rye	Cool	20–35	1 - 2
11. Triticale	Cool	25–40	1 - 2

[a] Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

[b] See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

[c] Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common[a] Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alakali Soil Seed Mix					
Alkali sacaton	*Sporobolus airoides*	Cool	Bunch	1,750,000	0.25
Basin wildrye	*Elymus cinereus*	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Jose tall wheatgrass	*Agropyron elongatum 'Jose'*	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.75**
Fertile Loamy Soil Seed Mix					
Ephriam crested wheatgrass	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	2.0
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	*Agropyron riparium 'Sodar'*	Cool	Sod	170,000	2.5
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	7.0
Total					**15.5**
High Water Table Soil Seed Mix					
Meadow foxtail	*Alopecurus pratensis*	Cool	Sod	900,000	0.5
Redtop	*Agrostis alba*	Warm	Open sod	5.000,000	0.25
Reed canarygrass	*Phalaris arundinacea*	Cool	Sod	68,000	0.5
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Pathfinder switchgrass	*Panicum virgatum 'Pathfinder'*	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	*Agropyron elongatum 'Alkar'*	Cool	Bunch	79,000	5.5
Total					**10.75**
Transition Turf Seed Mix[e]					
Ruebens Canadian bluegrass	*Poa compressa 'Ruebens'*	Cool	Sod	2,500,000	0.5
Dural hard fescue	*Festuca ovina 'duriuscula'*	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	*Lolium perenne 'Citation'*	Cool	Sod	247,000	3.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Total					**7.5**

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season[b]	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	*Bouteloua gracilis*	Warm	Sod-forming bunchgrass	825,000	0.5
Camper little bluestem	*Schizachyrium scoparium 'Camper'*	Warm	Bunch	240,000	1.0
Prairie sandreed	*Calamovilfa longifolia*	Warm	Open sod	274,000	1.0
Sand dropseed	*Sporobolus cryptandrus*	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**10.25**
Heavy Clay, Rocky Foothill Seed Mix					
Ephriam crested wheatgrass[d]	*Agropyron cristatum 'Ephriam'*	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	*Agropyron intermedium 'Oahe'*	Cool	Sod	115,000	5.5
Vaughn sideoats grama[f]	*Bouteloua curtipendula 'Vaughn'*	Warm	Sod	191,000	2.0
Lincoln smooth brome	*Bromus inermis leyss 'Lincoln'*	Cool	Sod	130,000	3.0
Arriba western wheatgrass	*Agropyron smithii 'Arriba'*	Cool	Sod	110,000	5.5
Total					**17.5**

[a] All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.

[b] See Table TS/PS-3 for seeding dates.

[c] If site is to be irrigated, the transition turf seed rates should be doubled.

[d] Crested wheatgrass should not be used on slopes steeper than 6H to 1V.

[e] Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
Seeding Dates	**Warm**	**Cool**	**Warm**	**Cool**
January 1–March 15			✓	✓
March 16–April 30	4	1,2,3	✓	✓
May 1–May 15	4		✓	
May 16–June 30	4,5,6,7			
July 1–July 15	5,6,7			
July 16–August 31				
September 1–September 30		8,9,10,11		
October 1–December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

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COLORADO REGISTERED MARK T. LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
EROSION CONTROL DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

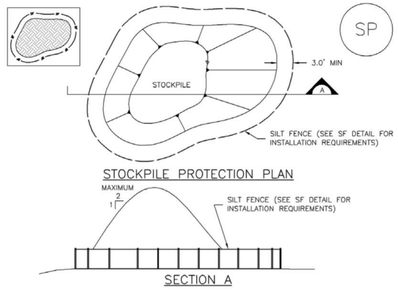
Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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Sheet Number:

C403

PLOT DATE: Monday, November 4, 2024 1:10 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23.1012–Hockett Gulch\PLANS\CDs\EROSION CONTROL PLAN.dwg



SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE 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.

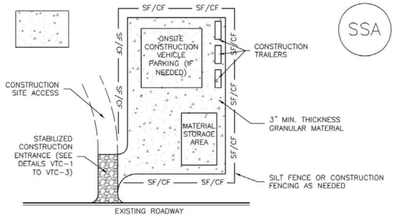
STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, 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.



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA 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

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 SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

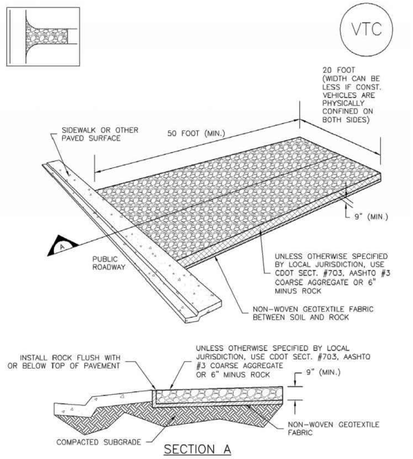
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

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.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM 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.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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.

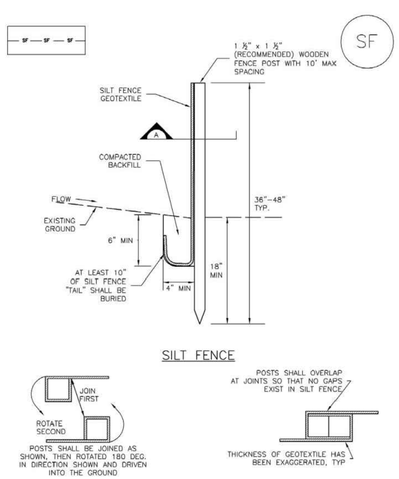
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

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.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)



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.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, 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.

MARTIN/MARTIN
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COLORADO REGISTERED MARK LUNA 32753 11/06/24 PROFESSIONAL ENGINEER

FOR REVIEW

RESERVE AT HOCKETT GULCH
PHASES 1B & 2
CIVIL CONSTRUCTION PLANS
EROSION CONTROL DETAILS

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M

Job Number 23.1012
Project Manager DREW VERRATTI
Design By DREW VERRATTI
Drawn By MICHAEL BRENNAN
Principal In Charge MARK LUNA

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