



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor, Mayor Pro Tem, and Board of Trustees
FROM: Patrick Davidson, Town Administrator
DATED: January 28, 2025
SUBJECT: Land Exchange for The Depot Downtown Parking Facility in Elizabeth

BACKGROUND

In 2009 the Town had prepared a *Community Revitalization Report*. The details of the report indicated that parking in and around Main Street was a substantial concern for both merchants as well as residents of the community. In 2015, and in conjunction with the Town's Main Street application process, a *Downtown Strategic Plan* was developed which, likewise, indicated the need for parking in and around Main Street. This Plan was not only the focus for the design of the Main Street Streetscape Project, but also the basis for an area parking facility in downtown.

In 2022, the Board of Trustees began to seek additional parking in the Downtown/Main Street area due to a stark increase in both the number of and the participation in Town events. These events included increased participation in the Friday Night Markets; the Historic Walk and Talk; the Elizabeth 5k and Family Fun Run; and "Elizabash" / Stampede Rodeo events. In keeping with this approach, in 2023, the Town acquired 444 South Main Street for construction and development of a parking facility.

In 2024, the adjacent property owner to 444 South Main proposed a land-swap to both expand the potential parking lot, but to better configure the lots to ensure the Main Street frontage of 444 South Main would remain for development purposes (its highest and best use). The matter before the Board now takes into consideration the prior planning, design, electrical reconfiguration, engineering, and zoning required to bring The Depot to fruition.

In summary, the Town will exchange the West half of 444 South Main Street [approximately 17,157.10 sq. ft.] for those lands generally behind the property commonly known as The Carriage Shoppes. The total acreage to be acquired by the Town is approximately 32,273.50 sq. ft. for a net increase of approximately 15,116.40 sq. ft. The Town would also be responsible for the net payment of one hundred sixty thousand, six hundred eighty-seven dollars and thirty-four cents (\$160,687.34) to equalize the transaction.

ANALYSIS

Parking on Main Street and within Downtown has been a topic for consideration for at least the past sixteen (16) years and has been specifically called out in both the *Community Revitalization Report* as well as the *Downtown Strategic Plan*. Additionally, the Board of Trustees has made this item a priority since 2022. With the Town now in ownership of 444 South Main Street, funding has been allocated for the purchase and land trade; and with construction funding available within the 2025 approved budget, this matter is now ripe for final action by the Board of Trustees.

STAFF RECOMMENDATION

Staff recommends the approval of the transaction.

BUDGET CONSIDERATIONS

The Town's 2025 Adopted Budget anticipated the expenditures detailed above. Specifically, the *Capital Improvement Fund*, Account 31-80-0100 allocated \$250,000.00 for land acquisition, with the above transaction leaving approximately \$89,312.66 unspent after the transaction. Consequently, all financial obligations for the acquisition of the property are met.

Additionally, the Town's 2025 Adopted Budget for the *Capital Improvement Fund* called out \$85,000 in Account 31-80-5525 for the Main Street Monument Sign¹; \$770,000 in Account 31-80-6510 for the 444 S. Main/Spruce Project; and \$300,000 in Account 31-80-6530 for The Depot parking lot. The total of these line items within the *Capital Improvement Fund* and directly associated with The Depot and the completion of the adjacent Spruce Street project is \$1,155,000.

Likewise, the *Street Capital Fund Account Fund* for 2025 provided \$630,000 in Account 32-49-0115 for the 444 S. Main/Spruce Project; and \$300,000 in Account Number 32-49-9125 for The Depot parking lot. With these accounts combined, the *Street Capital Account Fund* provides \$930,000 in available funds for the completion of The Depot.

ATTACHMENTS

Resolution 25R07 - A Resolution Authorizing the Mayor of Elizabeth to Execute a Land Exchange Agreement with Bulmer; Authorizing the Payment of Funds Under the Agreement; and Authorizing the Mayor to Execute Deeds and Other Documents Necessary to Effectuate the Agreement.

¹ The Main Street Monument Sign project came in well above estimates for the project.

RESOLUTION 25R07

A RESOLUTION AUTHORIZING THE MAYOR OF ELIZABETH TO EXECUTE A LAND EXCHANGE AGREEMENT WITH DON AND LINDA BULMER; AUTHORIZING THE PAYMENT OF FUNDS UNDER THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE DEEDS AND OTHER DOCUMENTS NECESSARY TO EFFECTUATE THE AGREEMENT.

WHEREAS the Board of Trustees for the Town of Elizabeth find it advisable to enter into the attached Agreement with Don and Linda Bulmer for purposes of exchanging certain real property (attached "Exhibit A"); and

WHEREAS the Agreement requires the Town of Elizabeth to tender the sum of one hundred sixty thousand six hundred eighty-seven dollars and thirty-three cents (\$160,687.33) to Don and Linda Bulmer to account for the difference in property square footage between the exchanged properties; and

WHEREAS the Town of Elizabeth is required to execute deeds and complete a replat of the properties to effectuate the transaction contemplated in the Agreement.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

SECTION 1. The Board of Trustees hereby authorizes the Mayor of the Town of Elizabeth to enter into the agreement identified as attached Exhibit A; and further authorizes the expenditure of one hundred sixty thousand six hundred eighty-seven dollars and thirty-three cents (\$160,687.33) to be paid to Bulmer in furtherance of this Agreement; and authorizing the Mayor to execute deeds and any other documents required to effectuate the Agreement.

PASSED, APPROVED, and ADOPTED this 11th day of February 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk

LAND EXCHANGE/PURCHASE AND SALE AGREEMENT

THIS LAND EXCHANGE/PURCHASE AND SALE AGREEMENT (the "Agreement" or the "Land Exchange") is made and entered into as of this ___ day of _____, 2025 (the "Effective Date"), by and between the TOWN OF ELIZABETH, COLORADO, a Colorado municipal corporation with an address of 151 South Banner Street, Elizabeth, CO 80107, (the "Town"), and DON S. BULMER AND LINDA M. BULMER, as Joint Tenants with an address of 7814 Lost Lake Dr, Franktown, CO, 80116, ("Bulmer") (each a "Party" and collectively the "Parties").

WHEREAS, the Town owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Town Property");

WHEREAS, Bulmer owns the real property more particularly described in **Exhibit B**, attached hereto and incorporated herein by this reference (the "Bulmer Property");

WHEREAS, Bulmer wishes to transfer a portion of the Bulmer Property to the Town, on the terms set forth in this Agreement;

WHEREAS, the Town wishes to transfer a portion of the Town Property to Bulmer, on the terms set forth in this Agreement; and

WHEREAS, as a condition to accomplishment of the Land Exchange, the Town and Bulmer shall submit an application to replat the properties that are the subject of this Agreement to create the necessary platted properties to be exchanged herein according to the terms set forth in this Agreement.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Replat. Prior to conveyance by the Town to Bulmer or by Bulmer to the Town, the Parties shall apply to replat the various properties necessary to accomplish the Land Exchange, as generally depicted in **Exhibit C**, attached hereto and incorporated herein by this reference (the "Replat"). The Replat shall be a condition precedent to any conveyance of property by the Town to Bulmer or by Bulmer to the Town.

2. Conveyance.

a. *Town's Conveyance*. The Town agrees to convey, sell, transfer and assign to Bulmer, and Bulmer agrees to purchase from the Town, on the terms and conditions of this Agreement, the Town Property also shown as Bulmer Filing No. 1 Lot 3 as depicted on **Exhibit C**, including all improvements thereon and any appurtenant rights now owned by the Town, such conveyance to be by Bargain and Sale Deed as more particularly described hereinbelow.

b. *Bulmer's Conveyance*. Bulmer agrees to convey, sell, transfer and assign to the Town, and the Town agrees to purchase from Bulmer, on the terms and conditions of this Agreement, the Bulmer Property, also shown as Bulmer Filing No. 1 Lot 1 as depicted on **Exhibit**

C, including all improvements thereon and any appurtenant rights now owned by Bulmer, such conveyance to be by Special Warranty Deed as more particularly described hereinbelow.

c. *Easements.* The conveyances set forth herein shall include and be subject to those easements shown on Exhibit C.

3. Property Transfer Price. The Town Property is 18,355 square feet, more or less, and the Bulmer Property is 32,931 square feet, more or less. Therefore, the Town shall pay \$160,687.33 to Bulmer (the "Property Transfer Price"), which represents the square foot difference in the size of the Town and Bulmer Properties, at a rate of \$10.63 per square foot, taking into account the easements reserved within **Exhibit C**. The Town and Bulmer, both having reasonable knowledge of all the necessary facts, and neither being under any compulsion to buy or sell, and bargaining at arms-length with each other, agree that both lots are closely located and comparable on Main Street, have the same per square foot fair market value of \$10.63. The Property Transfer Price shall be paid by the Town at closing in good funds which comply with applicable Colorado law.

4. Evaluation Period. The Town and Bulmer shall have the period commencing on the Effective Date and continuing for sixty (60) days thereafter (the "Evaluation Period") in which to determine whether the Town and Bulmer Properties are satisfactory for either Party's proposed use, in either Party's sole and absolute discretion.

a. Within ten days after the Effective Date, the Town and Bulmer shall deliver to each other a commitment (the "Title Commitment") for title insurance policy on each Party's respective Property, issued by the Title Company, in the amount of the Property Transfer Price, together with copies of all items referred to therein, covering title to each Property on or after the Effective Date.

b. Within ten days after the Effective Date, the Town and Bulmer shall make available to each other for inspection and copying all reports and other documents in either Party's possession or under either Party's control which affect the value of either Property or otherwise relate to either Property, except any such document which is confidential or proprietary to a third party including without limitation environmental reports, soil reports, engineering drawings, utility plans, road plans easements, rights of way, signage licenses and easements.

c. If, after review of the matters submitted pursuant to this Section 4 and inspection of each Property through both the Evaluation and Entitlement Periods, either the Town or Bulmer determines in its sole discretion that the Property it intends to acquire is unsatisfactory for its desired purposes in any respect, either Party may terminate this Agreement by written notice delivered to the other Party and the Title Company within the Entitlement Period. Upon delivery of such notice, this Agreement shall terminate, and the Parties shall be released from all further obligations hereunder.

5. Entitlement Period. The Town and Bulmer shall have 120 days from the Effective Date to obtain all necessary approvals for the Replat. If the Parties are unable to obtain the replat, either Party shall have the right to terminate this Agreement.

6. Title Matters.

a. The Town and Bulmer shall be entitled to object to any matters shown in the Title Commitment or the Survey by a written notice of objections delivered to the other Party within 30 days of each Party's receipt of the Title Commitment, the Survey and related documents. Either Party may, but is not required to, respond to the other Party's objections in writing within 30 days, proposing to take action to satisfy any or all such objections or declining to take action to satisfy any of such objections.

b. The Town or Bulmer may waive or approve a title objection by providing written notice of the waiver or approval prior to the end of the Evaluation Period. If either Party fails to deliver a notice of objections to the other Party prior to the end of the Evaluation Period, then that Party shall be deemed to have waived objection to all matters shown or noted on the Survey or appearing as exceptions to title on the Title Commitment, and all such matters shall be deemed to be "Permitted Exceptions."

c. If the Town or Bulmer declines to satisfy any of the other Party's stated objections and that Party does not terminate this Agreement at the end of the Evaluation Period, any matters previously listed in a notice of objections to title hereunder and not removed or otherwise eliminated shall also be deemed to be Permitted Exceptions.

7. Inspection. The Town, Bulmer, and their employees, designated agents, representatives, consultants, prospective lenders and tenants, and independent contractors will have the right to enter the Town and Bulmer Properties and the other common areas of that Property for the purposes of preparing, conducting and performing surveys, site plans, inspections, environmental reports, studies, testing and other similar matters. Either Party shall be responsible for all costs of such investigations and inspection of the Property it intends to receive and shall not allow any mechanic's liens to be placed against that Property as a result of that Party's access, entry or inspections.

8. Closing. The closing will occur at the office of the Title Company, or at such other mutually agreeable location. Subject to Section 14 herein, the date of closing shall be 30 days after both the Town and Bulmer waive their rights under the Entitlement Period, or by mutual agreement, at a later or earlier date. The Town and Bulmer shall pay their respective closing costs and all other items required to be paid at closing, except as otherwise provided herein. The Town and Bulmer shall sign and complete all customary or required documents at or before closing.

9. Possession. Possession of the Town Property shall be delivered to Bulmer and possession of the Bulmer Property shall be delivered to the Town at closing.

10. Town's Deliverables.

a. *Bargain and Sale Deed.* On or prior to closing, the Town shall deliver to Bulmer a bargain and sale deed duly executed and acknowledged by the Town, conveying title to the Town Property to Bulmer, and such other instruments of transfer, certificates and additional documents as may be required hereunder or reasonably required by Bulmer or the Title Company, subject only to the Permitted Exceptions.

b. *Property Transfer Price.* On or prior to closing, the Town shall deliver to Bulmer the Property Transfer Price and other funds required to be paid or provided by the Town under this Agreement, and such other documents as may be required hereunder or reasonably required by Bulmer or the Title Company.

11. Bulmer's Deliverables. On or prior to closing, Bulmer shall deliver to the Town a special warranty deed duly executed and acknowledged by Bulmer, conveying title to the Bulmer Property to the Town, and such other instruments of transfer, certificates and additional documents as may be required hereunder or reasonably required by the Town or the Title Company, subject only to the Permitted Exceptions.

12. Town's Representations and Warranties. The Town hereby represents and warrants that the following statements are now, and will be as of the closing date, true and correct, to the best of the Town's knowledge.

a. There is no action, suit or proceeding pending, or to the best of the Town's knowledge threatened, against or otherwise affecting the Town or the Town Property in any court of law or equity, or before any governmental authority, in which an adverse decision might materially impair the Town's ability to perform its obligations under this Agreement.

b. There is no pending or threatened condemnation or similar proceeding affecting the Town Property.

c. The Town Property is being sold free and clear of all service contracts, agreements, leases and other occupancy rights.

d. The Town has not received any notice of any violations of any applicable law related to the Town Property.

e. The Town is not aware of any special assessments to be levied against the Town Property after its acquisition by Bulmer.

f. The Town shall give Bulmer prompt written notice if any of the representations or warranties made by the Town in this Agreement are no longer true or correct in any material manner.

13. Bulmer's Representations and Warranties. Bulmer hereby represents and warrants that the following statements are now, and will be as of the closing date, true and correct, to the best of Bulmer's knowledge.

a. There is no action, suit or proceeding pending, or to the best of Bulmer's knowledge threatened, against or otherwise affecting Bulmer or the Bulmer Property in any court of law or equity, or before any governmental authority, in which an adverse decision might materially impair Bulmer's ability to perform its obligations under this Agreement.

b. There is no pending or threatened condemnation or similar proceeding affecting the Bulmer Property.

c. The Bulmer Property is being sold free and clear of all service contracts, agreements, leases and other occupancy rights.

d. Bulmer has not received any notice of any violations of any applicable law related to the Bulmer Property.

e. Bulmer is not aware of any special assessments to be levied against the Bulmer Property after its acquisition by the Town.

f. Bulmer shall give the Town prompt written notice if any of the representations or warranties made by Bulmer in this Agreement are no longer true or correct in any material manner.

14. Condition of the Town and Bulmer Properties. Except as provided herein, the Town and Bulmer understand that they are purchasing their respective Properties in their existing condition, "as is." Except for those warranties expressly set forth herein, the Town and Bulmer make no warranties, representations or guarantees, either express or implied, of any kind, nature or type whatsoever. Without limiting the generality of the preceding sentence, both Parties acknowledge and agree that neither the Town, Bulmer, nor anyone acting for or on behalf of either Party make or have made any statements, promises, warranties or representations, either express or implied, with respect to the absence or presence of any hazardous substance, material or condition affecting either Property, the soil condition, geologic condition or other physical aspect of either Property or the accuracy or completeness of any reports or information pertaining to such matters.

15. Remedies.

a. *Bulmer's Remedies.* If the closing does not occur by reason of a breach of the Town, neither Party shall have any further obligation hereunder. Bulmer shall have all remedies available at law or equity for such breach, excluding, unless specifically provided by applicable laws, the remedy of specific performance.

b. *Town's Remedies.* If the closing does not occur by reason of a breach of Bulmer, and the Town has complied with the terms of this Agreement, the Town may terminate this Agreement by written notice to Bulmer and the Title Company. The Town shall have all remedies available at law or equity for such breach, excluding, unless specifically provided by applicable laws, the remedy of specific performance.

16. Miscellaneous.

a. *Entire Agreement.* This Agreement contains the entire agreement of the Parties. There are no other agreements, oral or written, and this Agreement can be amended only by written agreement signed by the Parties.

b. *Agreement Binding; Assignment.* This Agreement, and the terms, covenants, and conditions herein contained, shall inure to the benefit of and be binding upon the heirs, personal representatives, successors, and assigns of the Parties. Bulmer shall have the right to assign this Agreement without the Town's consent to an entity affiliated with or formed by one or more principals of Bulmer.

c. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent pre-paid, first-class United States Mail to the party at the address set forth on the first page of this Agreement.

d. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Elbert County, Colorado.

e. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

f. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

g. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

h. *Governmental Immunity.* The Town and its officers, attorneys and employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

IN WITNESS WHEREOF, the Town and Purchaser have executed this Agreement as of the Effective Date.

TOWN OF ELIZABETH, COLORADO

Angela Ternus, Mayor

ATTEST:

Michelle Oeser, Town Clerk

EXHIBIT A
LEGAL DESCRIPTION OF THE TOWN PROPERTY

DESCRIPTION NO. 1

LOTS 2,3,4,5 AND 6,
BLOCK 13,
PHILLIPS ADDITION TO ELIZABETH,
COUNTY OF ELBERT,
STATE OF COLORADO

AND

DESCRIPTION NO. 2

TRACT OF LAND SITUATED IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH P.M., TOWN OF ELIZABETH, ELBERT COUNTY COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 13, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH;
THENCE N 09°03'56" W ALONG THE EAST BOUNDARY OF PHILLIPS ADDITION A DISTANCE OF 166.70 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 13;
THENCE N 80°55'54" E A DISTANCE OF 125.97 FEET TO THE EAST LINE OF THE FORMER COLORADO AND SOUTHERN RAILROAD RIGHT OF WAY;
THENCE S 04°45'51" E ALONG SAID EAST LINE A DISTANCE OF 167.17 FEET TO THE NORTH LINE OF SPRUCE STREET;
THENCE S 80°56'04" W ALONG SAID NORTH LINE A DISTANCE OF 113.43 FEET TO THE POINT OF BEGINNING; EXCEPTING THAT PORTION OF DEEDED TO THE TOWN OF ELIZABETH BY DEED RECORDED APRIL 22, 1998 AT RECEPTION NO. 364740;

COUNTY OF ELBERT,
STATE OF COLORADO

EXHIBIT B
LEGAL DESCRIPTION OF THE BULMER PROPERTY

PARCEL I:

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH P.M., AND BEING A PORTION OF THE AMENDED PLAT OF ELIZABETH AND PHILLIPS' ADDITION TO THE TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE WEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY AND ASSUMED TO BEAR SOUTH 09°03'56" EAST;

BEGINNING AT THE SW CORNER OF LOT 6, BLOCK 3 IN THE AMENDED PLAT OF ELIZABETH;
THENCE N09°03'56" W FOR 33.18 FEET TO THE NW CORNER OF SAID LOT 6;
THENCE N80°56'04" E FOR 100.06 FEET TO THE NE CORNER OF SAID LOT 6, BEING A POINT ON THE WEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY;
THENCE S09°03'56" E, AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR 125.58 FEET TO THE SE CORNER OF LOT 1, BLOCK 13 IN PHILLIPS' ADDITION TO THE TOWN OF ELIZABETH;
THENCE S80°55'37" W FOR 100.00 FEET TO THE SW CORNER OF SAID LOT 1;
THENCE N09°05'13" W FOR 92.41 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH P.M., BEING LOT 5, BLOCK 3 OF THE AMENDED PLAT OF ELIZABETH AND PART OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY, COUNTY OF ELBERT, STATE OF COLORADO, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR THE PURPOSES OF THIS DESCRIPTION, BEARINGS ARE BASED ON THE WEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY AND ASSUMED TO BEAR SOUTH 09°03'56" EAST;

BEGINNING AT THE NW CORNER OF LOT 6, BLOCK 3, IN THE AMENDED PLAT OF ELIZABETH;
THENCE N09°03'56" W FOR 33.18 FEET TO THE NW CORNER OF SAID LOT 5;
THENCE N80°56'04" E FOR 100.06 FEET TO THE NE CORNER OF SAID LOT 5, BEING A POINT ON THE WEST LINE OF THE COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY;
THENCE N09°03'56" W, AND ALONG SAID WEST RIGHT-OF-WAY LINE FOR 132.06 FEET TO THE NE CORNER OF LOT 1, BLOCK 3 OF THE AMENDED PLAT OF ELIZABETH;
THENCE N80°57'56" E, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 FOR 130.00 FEET TO A POINT OF THE EAST LINE OF SAID RAILROAD RIGHT-OF-WAY AS ACQUIRED MAY 1, 1893 IN BOOK 22 AT PAGE 123 OF THE ELBERT COUNTY RECORDS;
THENCE S09°03'56" E, ALONG SAID EAST RIGHT-OF-WAY LINE FOR 237.99 FEET;
THENCE S04°45'52" E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE FOR 52.89 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, BLOCK 13 IN PHILLIPS' ADDITION TO THE TOWN OF ELIZABETH;
THENCE S80°55'37" W AND ALONG SAID LOT LINE EXTENSION TO THE SE CORNER OF SAID LOT 1, BLOCK 13 IN PHILLIPS' ADDITION;
THENCE N09°03'58" W, ALONG THE WEST RIGHT-OF-WAY LINE FOR 125.80 FEET TO THE NE CORNER OF LOT 6, BLOCK 3, IN ELIZABETH AMENDED;
THENCE S80°56'04" W FOR 100.06 FEET TO THE POINT OF BEGINNING.

**EXHIBIT C
DEPICTION OF THE REPLAT OF THE BULMER AND TOWN PROPERTIES**

**BULMER FILING NO. 1
A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13,
AND A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8
SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO**

**LOT 1
BULMER FILING NO. 1
TOWN OF ELIZABETH
COUNTY OF ELBERT
STATE OF COLORADO
ALSO KNOWN AS (ADDRESS TO BE ASSIGNED)**

**LOT 2
BULMER FILING NO. 1
TOWN OF ELIZABETH
COUNTY OF ELBERT
STATE OF COLORADO
ALSO KNOWN AS 392 S MAIN STREET, ELIZABETH, CO 80107**

**LOT 3
BULMER FILING NO. 1
TOWN OF ELIZABETH
COUNTY OF ELBERT
STATE OF COLORADO
ALSO KNOWN AS 444 S MAIN STREET, ELIZABETH, CO 80107**

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING LOTS 5 AND 6, BLOCK 3 TOWN OF ELIZABETH, LOTS 1 THROUGH 6 INCLUSIVE BLOCK 13, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH, A PORTION OF THE COLORADO AND SOUTHERN RAILWAY RIGHT-OF-WAY AND VACATED POPLAR STREET, ALL IN THE TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO, LOCATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY, AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 18, WHENCE THE NORTH LINE OF SAID NORTHEAST QUARTER BEARS NORTH 89°12'42" EAST, A DISTANCE OF 2642.37 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°12'42" EAST, A DISTANCE OF 1140.98 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°47'18" EAST, A DISTANCE OF 572.03 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 3 AS SHOWN ON SAID TOWN OF ELIZABETH AND THE **POINT OF BEGINNING**;

THENCE NORTH 80°23'06" EAST, A DISTANCE OF 130.14 FEET TO THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE DEED RECORDED IN BOOK 22 AT PAGE 123, IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG SAID EASTERLY LIEN THE FOLLOWING 3 COURSES;

1. SOUTH 09°26'52" EAST, A DISTANCE OF 237.96 FEET;
2. SOUTH 05°06'01" EAST, A DISTANCE OF 53.08 FEET;
3. SOUTH 05°09'41" EAST, A DISTANCE OF 167.82 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 6, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH;

THENCE ALONG SAID EASTERLY PROLONGATION AND SAID SOUTHERLY LINE, SOUTH 80°30'04" WEST, A DISTANCE OF 213.19 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 13;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 1-6, PHILLIPS ADDITION TO THE TOWN OF ELIZABETH, THE WESTERLY LINE OF SAID VACATED POPLAR STREET AND THE WESTERLY LINE OF SAID LOTS 5 AND 6, TOWN OF ELIZABETH, NORTH 09°27'48" WEST, A DISTANCE OF 326.06 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 3, TOWN OF ELIZABETH;

THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 4, NORTH 80°34'41" EAST, A DISTANCE OF 99.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 3;

THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 3, NORTH 09°30'20" WEST, A DISTANCE OF 132.04 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 2.072 ACRES, (90,267 SQUARE FEET), MORE OR LESS.

OWNERSHIP AND DEDICATION STATEMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF BULMER FILING NO. 1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS OF WAY, SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF ELIZABETH, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES.

SIGNATURE _____

(OWNER)

BY: _____

TITLE: _____

ATTEST

SECRETARY SIGNATURE _____

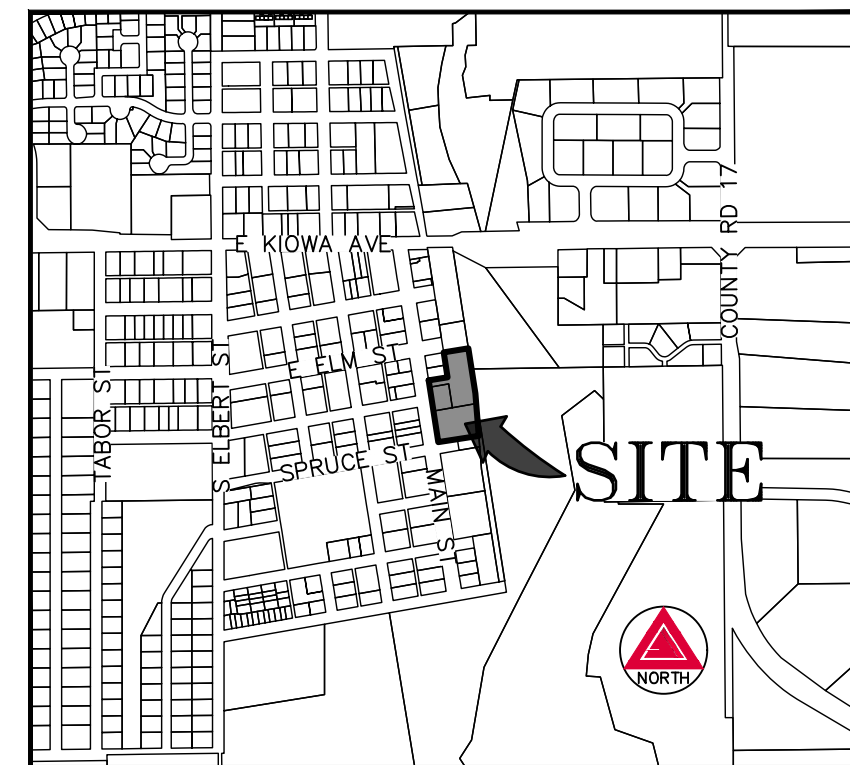
SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____

WITNESS MY HAND AN OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE 1" = 1000'

TITLE VERIFICATION

I/WE _____
OF _____ DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE O SUCH LAND IS IN DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

(NOTARIZED SIGNATURE)

DATE _____

COMPANY NAME

PLANNING COMMISSION

THIS FINAL PLATT WAS REVIEWED BY THE ELBERT COUNTY PLANNING COMMISSION ON THE

_____ DAY OF _____, 20____, A.D.

CHAIR, PLANNING COMMISSION

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JULY 16, 2024
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. THE SURVEYED PARCEL CONTAINS A TOTAL OF 2.072 ACRES OR 90,267 SQUARE FEET, MORE OR LESS.
4. _____ TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. _____ WITH AN EFFECTIVE DATE OF _____, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS--ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08039C0480C, MAP REVISED MARCH 17, 2011.
7. NO LOT WITHIN THIS SUBDIVISION SHALL BE BUILT UPON OR ANY IMPROVEMENTS CONSTRUCTED WITHIN A LOT, UNTIL A SITE PLAN IS REVIEWED AND APPROVED BY THE TOWN OF ELIZABETH.

BOARD OF TRUSTEES

THIS PLAT WAS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF ELIZABETH. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE, GEOLOGY, GROUNDWATER CONDITIONS OF FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF ELIZABETH

ATTEST:
TOWN CLERK

SIGNATURE

SURVEYOR'S CERTIFICATION

I, MICHAEL J. NOFFSINGER, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____, 2024, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR

PRINTED NAME

**FOR REVIEW
DO NOT RECORD**

ELBERT COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF


ELBERT COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____.

RECEPTION NO. _____

ELBERT COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	FINAL PLAT BULMER FILING NO. 1		DATE OF PREPARATION:	11/01/2024
	NE 1/4 SEC. 18, T8S, R64W, 6TH P.M. TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO		SCALE:	N/A
AzTec Proj. No.: 81324-01	Drawn By: RBA	SHEET 1 OF 3		

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF ELIZABETH, COUNTY OF ELBERT, STATE OF COLORADO.

POINT OF COMMENCEMENT
NORTH QUARTER CORNER SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0207
PLS 31548 2001"

(BASIS OF BEARINGS)
NORTH LINE OF THE NE 1/4 SEC. 18
N89°12'42"E 2642.37'

NORTHEAST CORNER SECTION 18
T8S, R64W, 6TH P.M.
FOUND 3-1/4" ALUMINUM CAP STAMPED "0207
LS31548 2001"

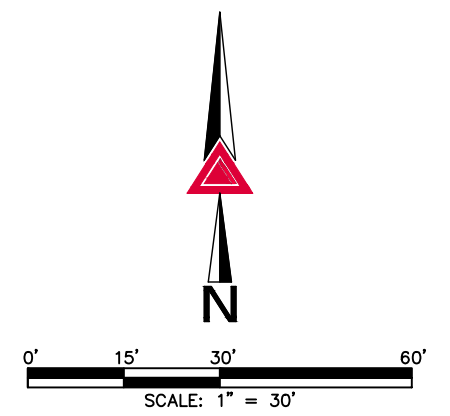


EXISTING LOT CONFIGURATION

SEE SHEET 3 FOR FINAL LOT CONFIGURATION

MONUMENT SYMBOL LEGEND

- 1 ○ SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38367"
- 1 ● FOUND NO. 5 REBAR WITH NO CAP
- 2 ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 36570"
- 3 ● FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "ARCHER LS 6935"
- 4 ● FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "HIGH PLAINS PLS 30127"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON



**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	FINAL PLAT BULMER FILING NO. 1		DATE OF PREPARATION:	11/01/2024
	NE 1/4 SEC. 18, T8S, R64W, 6TH P.M. TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO		SCALE:	1" = 30'
AzTec Proj. No.: 81324-01	Drawn By: RBA	SHEET 2 OF 3		

BULMER FILING NO. 1

A REPLAT OF LOTS 5 AND 6, BLOCK 3 AND LOTS 1-6, INCLUSIVE, BLOCK 13, AND
A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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**FINAL LOT
CONFIGURATION**

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**FOR REVIEW
DO NOT RECORD**

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<p>300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com</p>	FINAL PLAT BULMER FILING NO. 1		DATE OF PREPARATION:	11/01/2024
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AzTec Proj. No.: 81324-01	Drawn By: RBA	SHEET 3 OF 3		

RESOLUTION 25R09

**A RESOLUTION APPROVING THE SITE DEVELOPMENT PLAN FOR
THE MAIN STREET OFF-STREET PARKING LOT**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Site Development Plan for the Main Street Off-Street Parking Lot, attached hereto as **Exhibit A**, is hereby approved pursuant to Section 16-2-40 of the Town of Elizabeth Municipal Code.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2025, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

MAIN STREET OFF-STREET PARKING LOT

LOTS 2-6 OF BLOCK 13
 WITHIN THE NE QUARTER OF SECTION 18, T8S, R64W, 6TH P.M.,
 TOWN OF ELIZABETH, ELBERT COUNTY, COLORADO

DATE	BY
11/01/2024	MM
01/17/2025	MM

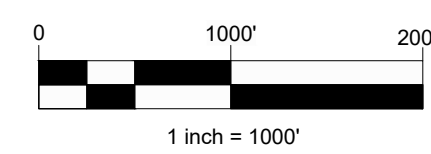
#	REVISION DESCRIPTION
1	1ST SUBMITTAL
2	2ND SUBMITTAL

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 COVER SHEET



VICINITY MAP



OWNER

TOWN OF ELIZABETH
 151 S BANNER ST
 P.O. BOX 159
 ELIZABETH, CO 80107
 CONTACT: ZACH HIGGINS
 ZHIGGINS@TOWNOFELIZABETH.ORG

ENGINEER

TERRACINA DESIGN
 10200 E. GIRARD AVE., SUITE A-314
 DENVER, CO 80231
 CONTACT: MARTIN METSKER
 303.632.8867
 MMETSKER@TERRACINADESIGN.COM

SURVEYOR

AZTEC CONSULTANTS
 300 EAST MINERAL AVE, SUITE 1,
 LITTLETON, CO 80122
 (303) 713-1898
 CONTACT: MIKE NOFFSINGER

UTILITY PROVIDERS

CORE ELECTRIC
 168 CTC BLVD SUITE A
 LOUISVILLE, CO 80027
 (303) 887-3877

SHEET INDEX

NO	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING SITE & DEMO PLAN
4	OVERALL SITE PLAN
5	OVERALL UTILITY PLAN
6	OVERALL GRADING PLAN
7	HORIZONTAL CONTROL & GRADING PLAN (1 OF 4)
8	HORIZONTAL CONTROL & GRADING PLAN (2 OF 4)
9	HORIZONTAL CONTROL & GRADING PLAN (3 OF 4)
10	HORIZONTAL CONTROL & GRADING PLAN (4 OF 4)
11	STORM P&P - STORM F
12	STORM - POND F
13	STORM - OUTLET STRUCTURE - POND F
14	SANITARY P&P - RESTROOM SANITARY SERVICE
15	WATER P&P - RESTROOM WATER SERVICE
16	GESC - INITIAL PLAN
17	GESC - INTERIM PLAN
18	GESC - INTERIM PLAN
19	GESC - INTERIM PLAN
20	GESC - FINAL PLAN
21	GESC - FINAL PLAN
22	DETAILS
23	DETAILS
24	DETAILS
25	DETAILS
26	DETAILS
27	DETAILS
28	DETAILS
29	DETAILS
30	DETAILS
31	DETAILS

PROFESSIONAL ENGINEER CERTIFICATION

THESE CONSTRUCTION PLANS FOR THE MAIN STREET OFF-STREET PARKING LOT WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF ELIZABETH DESIGN REVIEW STANDARDS AND GUIDELINES, WATER AND SEWER STANDARDS, STORM DRAINAGE DESIGN AND TECHNICAL CRITERIA, AND THE GRADING, EROSION AND SEDIMENT CONTROL MANUAL.

MARTIN METSKER, PE #41743 _____ DATE _____
 TERRACINA DESIGN
 10200 E. GIRARD AVE., SUITE A-314
 DENVER, CO 80231
 PHONE (303) 632-8867 EXT.110

THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE TOWN'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY THE TOWN OF ELIZABETH, OR THE TOWN ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATION. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE TOWN FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES.

BY: _____ DATE _____
 TOWN ENGINEER
 BY: _____ DATE _____
 TOWN OF ELIZABETH-PUBLIC WORKS DIRECTOR
 BY: _____ DATE _____
 TOWN OF ELIZABETH-TOWN ADMINISTRATOR
 BY: _____ DATE _____
 ELIZABETH FIRE DEPARTMENT

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 89°12'42" WEST, A DISTANCE OF 2642.37 FEET.

BENCHMARK

PROJECT BENCHMARK (AZTEC #400):
 PROJECT BENCHMARK IS A NGS MONUMENT DESIGNATION H 53 (POINT ID KK0312). SAID MONUMENT IS AN NGS STANDARD DISK SET ON THE TOP OF A CONCRETE PORCH, STAMPED "H 53 1934." MONUMENT IS LOCATED ON 188 S. MAIN ST., NORTH EAST SIDE OF THE FORMER BANK, 4 FT EAST OF THE CENTERLINE OF SIDEWALK AND 5 INCHES NORTH OF A BRICK PILLAR.
 NGS PUBLISHED ELEVATION = 6451.58 FT (NAVD 88)

GENERAL NOTES:

- UNLESS OTHERWISE MODIFIED HEREIN, ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH BY THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY. IF THE GOVERNING MUNICIPALITY, DISTRICT, AGENCY OR ENTITY DOES NOT HAVE A STANDARD, AN APPLICABLE STANDARD FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS (M & S STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION) SHALL BE ADHERED TO. FURTHER ALL OTHER APPLICABLE STATE AND FEDERAL REGULATIONS ARE TO BE FOLLOWED, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS OR REGULATIONS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED UPON THE BEST INFORMATION AVAILABLE AS SUPPLIED BY SURFACE EVIDENCE AND UTILITY COMPANY MAPS. UTILITIES THAT EXIST MAY NOT BE SHOWN HEREIN. THE SIZE, LOCATION, TYPE AND NUMBER OF UTILITY SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND NOTIFICATION OF ANY DISCREPANCY SHALL BE MADE TO THE OWNER AND ENGINEER BEFORE ANY OTHER WORK IS PERFORMED.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 811, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THESE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.
- A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY.
- DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.
- IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE LOCAL ENTITY ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL REFER TO AN APPROVED GEOTECHNICAL STUDY FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE CONSTRUCTION, MATERIALS AND PAVEMENTS.
- CONTRACTOR SHALL REFER TO THE APPROVED EROSION CONTROL MANAGEMENT PLAN FOR IMPLEMENTATION OF BEST MANAGEMENT PRACTICES TO MINIMIZE OR ELIMINATE EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

GRADING NOTES:

- REFER TO THE ROADWAY PLANS FOR GRADING AND CONSTRUCTION DETAIL IN THE PUBLIC RIGHT OF WAY.
- REFER TO APPROVED GEOTECHNICAL REPORT FOR ADDITIONAL CONSTRUCTION AND GRADING REQUIREMENTS.
- STOCKPILE ONSITE TOPSOIL FOR REUSE ONSITE. LOCATIONS OF TOPSOIL REUSE SHALL BE IN LANDSCAPE AREAS, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT ARE IN CONTACT WITH EXTERIOR FOUNDATION WALLS AND ARE LESS THAN EIGHT (8) INCHES FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
- FOR ALL AREAS ADJACENT TO STRUCTURES THAT ARE HARD SURFACE, THE FINAL FINISH GRADE SHALL FALL AWAY FROM THE BUILDING AT A GRADE OF 1.5% (MIN) FOR PEDESTRIAN PATHS OR 3% FOR NON-PEDESTRIAN AREAS.
- FOR ALL AREAS ADJACENT TO STRUCTURES THAT ARE NOT HARD SURFACE, THE FINAL FINISH GRADE SHALL FALL AWAY FROM THE BUILDING AT A GRADE OF 10% (MIN) FOR 10-FT (MIN.), UNLESS MODIFIED BY AN APPROVED GEOTECHNICAL STUDY.
- STEPS AND GRADES SHOWN INSIDE BUILDING ENVELOPES AND GARAGES ARE FOR INFORMATION ONLY. REFER TO ARCHITECTURAL PLANS FOR CONSTRUCTION DETAILS.
- REFER TO THE ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR THE LOCATION AND EXTENT OF FOUNDATION STEM WALLS AND/ OR EXPOSED FOUNDATION.
- REFER TO THE LANDSCAPE PLANS FOR RETAINING WALL MATERIALS AND CONSTRUCTION DETAILS.
- SPOT ELEVATIONS TAKE PRECEDENCE OVER CONTOURS.
- SPOT ELEVATIONS ARE FLOWLINE OR FINISH GRADE UNLESS OTHERWISE INDICATED.
- SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF FIVE PERCENT (5%).
- RAMP AND SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 2%.
- RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 12:1 (8.33%) AND SHALL NOT EXCEED THIRTY FEET IN LENGTH OR THIRTY INCHES IN HEIGHT, WITHOUT INTERMEDIATE LANDINGS.
- RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HAND RAILS ON BOTH SIDES.
- ALL SITE STEP TREADS ARE 11-INCHES DEEP UNLESS OTHERWISE NOTED.
- STAIRWAY AND RAMP LANDINGS SHALL HAVE A MAXIMUM SLOPE, IN ANY DIRECTION, OF TWO PERCENT AND SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRS AND 5-FT LONG, UNLESS OTHERWISE INDICATED ON THE PLAN.
- ALL RAMPS AND STAIRS SHALL BE CONSTRUCTED, INCLUDING THE USE OF RAILINGS, IN ACCORDANCE WITH APPLICABLE ADA (ADAAG), FAIR HOUSING STANDARDS, AND BUILDING CODE STANDARDS.
- EDGE PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE CODES AT ALL LOCATIONS WHICH REQUIRE HANDRAILS.
- RE: LANDSCAPE PLANS AND/OR ARCHITECTURAL PLANS FOR HANDRAIL DETAIL.
- RETAINING WALL ELEVATIONS ARE SHOWN TO THE EXPOSED FACE OF WALL AT THE TOE AND THE TOP OF WALL.
- RETAINING WALLS ARE TO BE DESIGNED BY OTHERS.
- THE CONTRACTOR SHALL REVIEW ALL ELEVATIONS WITH THEIR SURVEYOR PRIOR TO STAKING AND CONSTRUCTION OF THE BUILDINGS.
- REFER TO LANDSCAPE PLANS FOR PLANTER DESIGN INCLUDING HEIGHT ABOVE FINISH GRADE.
- ALL ROOF DOWNSPOUTS MUST CONNECT TO THE ROOF DRAIN PIPING SYSTEM OR DOWNSPOUTS THAT DISCHARGE TO THE SURFACE SHALL SPILL ONTO THE SPLASH BLOCKS THAT EXTEND A MINIMUM OF FIVE (5) FEET AWAY FROM THE FOUNDATION.

PAVING, SIGNING & STRIPING NOTES:

- PAVING OF PUBLIC STREETS AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY CRITERIA.
- ALL ONSITE CURB AND GUTTER IS 6-IN VERTICAL WITH 1-FT SPILL PAN UNLESS OTHERWISE INDICATED.
- ON SITE SIDEWALK SHALL BE 4-IN THICK MIN. AND 6-IN THICK (MIN) IF IT CROSSES A DRIVING SURFACE).
- CONCRETE PAVING JOINTS SHALL BE IN CONFORMANCE WITH GOVERNING AGENCY ROADWAY STANDARDS OR, IN THE ABSENCE OF A STANDARD, THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M & S STANDARDS, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- UNLESS SPECIFICALLY DETAILED ON THESE PLANS AND REFERENCED TO AN APPROVED GEOTECHNICAL STUDY, THESE PLANS DO NOT DETAIL THE REQUIRED PAVING SECTIONS.
- SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH CDOT CRITERIA AND COMPACTED TO 95% OPTIMUM DENSITY IN ACCORDANCE WITH AASHTO T-99, UNLESS FURTHER RESTRICTED BY THE APPROVED PAVING DESIGN.
- ALL PAVEMENT IS ASPHALT UNLESS OTHERWISE INDICATED. NO CONTRACTION OR EXPANSION JOINTS SHALL BE LOCATED WITHIN TWELVE INCHES (LONGITUDINALLY) OF THE FLOWLINE.
- CONCRETE FOR DRIVING SURFACES SHALL BE CDOT CLASS P UNLESS OTHERWISE INDICATED OR APPROVED BY THE ENGINEER.
- TOOLED OR SAWED CONTRACTION JOINTS AT 8-FT ON CENTER (MAX) OR AS SHOWN ON PLAN.
- ALL CONCRETE JOINTS PER CDOT STANDARDS.
- ALL EXPANSION JOINTS SHALL BE SEALED PER CDOT STANDARDS.
- ALL NEW OR RELOCATED STREET/TRAFFIC SIGNS SHALL BE INSTALLED PER CURRENT GOVERNING MUNICIPALITY STANDARDS.
- SIGNAGE AND STRIPING SHALL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS. IN THE ABSENCE OF A STANDARD IT SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION.
- STRIPING OUTSIDE OF THE RIGHT-OF-WAY SHALL BE EPOXY PAINT. SYMBOLS SHALL BE METHYL METHACRYLATE, HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL) OR INLAYED TAPE (STAMARK), OR APPROVED EQUAL.

DEMOLITION NOTES:

- THE WORK GENERALLY INCLUDES REMOVAL/DEMOLITION OF INDICATED EXISTING SURFACE FEATURES (I.E. STRUCTURES, CURB, GUTTER, DRAINAGE STRUCTURES, ASPHALT, LIGHTS, VEGETATION, ETC.) AND UNDERGROUND UTILITIES (I.E. ELECTRIC LINES, GAS LINES, FIBER OPTIC LINES, DRAINAGE LINES, ETC.) WITHIN THE PROPERTY BOUNDARY. NO WORK UNLESS SPECIFICALLY NOTED SHALL BE OUTSIDE OF THE SUBJECT PROPERTY. SEE PLANS FOR LIMITS OF REMOVAL/DEMOLITION.
- LIMITS OF REMOVAL SHOWN ARE APPROXIMATE.
- CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS INCLUDING SITE SAFETY FOR ALL ASPECTS OF DEMOLITION INCLUDING OPERATION WITHIN THE REGULATIONS OF GOVERNING AGENCIES.
- ALL UNDERGROUND STORM SEWER, WATER, SANITARY SEWER, GAS, ELECTRIC, OTHER UTILITY LOCATIONS, AND EXISTING SITE APPURTENANCES ARE BASED ON THE ALTA SURVEY PREPARED FOR THE SITE AND ARE TO BE CONSIDERED APPROXIMATE ONLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- ALL ITEMS NOTED AS "REMOVE" SHALL BE DEMOLISHED/REMOVED FROM THE SITE. ALL ITEMS NOTED "VERIFY/REMOVE" SHALL BE REMOVED ONLY AFTER VERIFICATION THAT THE UTILITY IS NO LONGER NEEDED TO PROVIDE SERVICE TO ANY ADJACENT PROPERTIES OR USERS. COORDINATE WITH LOCAL UTILITY PROVIDER. ALL ITEMS NOTED FOR REUSE SHALL BE REPLACED AS DIRECTED. HOWEVER, THE GOVERNING AGENCY (IN THE INSTANCE OF PUBLIC INFRASTRUCTURE) OR THE ENGINEER SHALL DETERMINE IF THE ITEM IS IN ADEQUATE CONDITION TO BE REUSED.
- ITEMS TO BE REUSED SHALL BE REMOVED AND SAFELY STORED AS NECESSARY PRIOR TO REPLACEMENT.
- UNLESS SPECIFICALLY DIRECTED, THE CONTRACTOR SHALL DISPOSE OF CONCRETE, ASPHALT RUBBLE AND ANY OTHER DEMOLISHED/ REMOVED MATERIALS OFFSITE.
- CONTRACTOR SHALL DISPOSE OF AND TRANSPORT DEBRIS TO OFFSITE IN A SAFE AND LEGAL MANNER AND SHALL NOT STORE OR BURN MATERIALS ONSITE. CONTRACTOR SHALL HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO AN APPROVED LANDFILL OR OTHER APPROVED FACILITY.
- CONCRETE SHALL BE REMOVED TO THE NEAREST JOINT.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES HAVE BEEN DISCONNECTED AS REQUIRED FOR THE WORK.
- CONTRACTOR SHALL ERECT BARRIERS, FENCES, GUARDRAILS, ENCLOSURES, ETC. TO PROTECT THE SITE AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL (SIGNS, BARRICADES, FLAGMEN, LIGHTS, ETC) IN ACCORDANCE WITH THE MUTCD, CURRENT EDITION, AS REQUIRED FOR THE WORK.
- CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED FOR DEMOLITION OF WORK SHOWN.
- CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION AND BENCHMARK(S). CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THE CONTRACTORS COST.

DEMOLITION NOTES (CONT.):

- CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, FEATURES, IMPROVEMENTS, AND UTILITIES (OVERHEAD OR UNDERGROUND) AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION NOT INTENDED TO BE REMOVED OR DEMOLISHED. CONTRACTOR WILL BE RESPONSIBLE FOR ALL RESULTANT COSTS DUE TO SUCH DAMAGES.
- REFER TO SHEET C3.10 FOR DEMOLITIONS IN THE RIGHT OF WAY.

GENERAL UTILITY NOTES:

- DESIGN OF UTILITIES WITHIN FIVE (5) FEET OF THE BUILDING ARE EXCLUDED FROM THESE PLANS. UTILITIES, INCLUDING DOWNSPOUT CONNECTIONS, CLEAN-OUTS, ETC WITHIN FIVE (5) FEET OF THE BUILDING SHALL BE DETAILED BY THE ARCHITECT OR MECHANICAL ENGINEER.

SANITARY NOTES:

- CONCRETE USED IN SANITARY SEWER STRUCTURES SHALL BE AS SPECIFIED BY THE GOVERNING AGENCY OR CLASS B AS DEFINED BY CDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN THE ABSENCE OF AN AGENCY SPECIFICATION.
- SEWER SERVICE CONNECTIONS WITH THE MAIN LINE SHALL BE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS. IF NO STANDARD EXISTS, WYE OR TEE (AS NOTED ON PLANS) SHALL BE CUT INTO THE MAIN LINE AND INSTALLED WITH FLEXIBLE NON-SHEAR REINFORCED COUPLINGS ON THE MAIN.
- IF NOT SPECIFIED BY THE UTILITY DISTRICT, SANITARY SEWER SERVICE CONNECTIONS TO THE MAINLINE SHALL CONNECT AT 2:00 OR 10:00 ON THE MAIN.
- MINIMUM DROP FROM THE SERVICE LINE BEND TO THE MAIN SHALL BE EQUAL TO THE SIZE OF THE MAINLINE.
- SLOPE OF SERVICE LINES SHALL BE AS NOTED ON PLANS.
- PIPE AND FITTINGS SHALL BE PER GOVERNING AGENCY STANDARD AN IN THE ABSENCE OF A STANDARD SHALL BE PVC SDR 35, MEETING ASTM D3034.
- BEDDING SHALL BE PROVIDED AND PLACED IN ACCORDANCE WITH GOVERNING AGENCY STANDARD OR APPROVED EQUAL.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ALL PIPE LENGTHS ARE MEASURED TO CENTER OF MANHOLES.
- COORDINATES FOR MANHOLES ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE INDICATED.

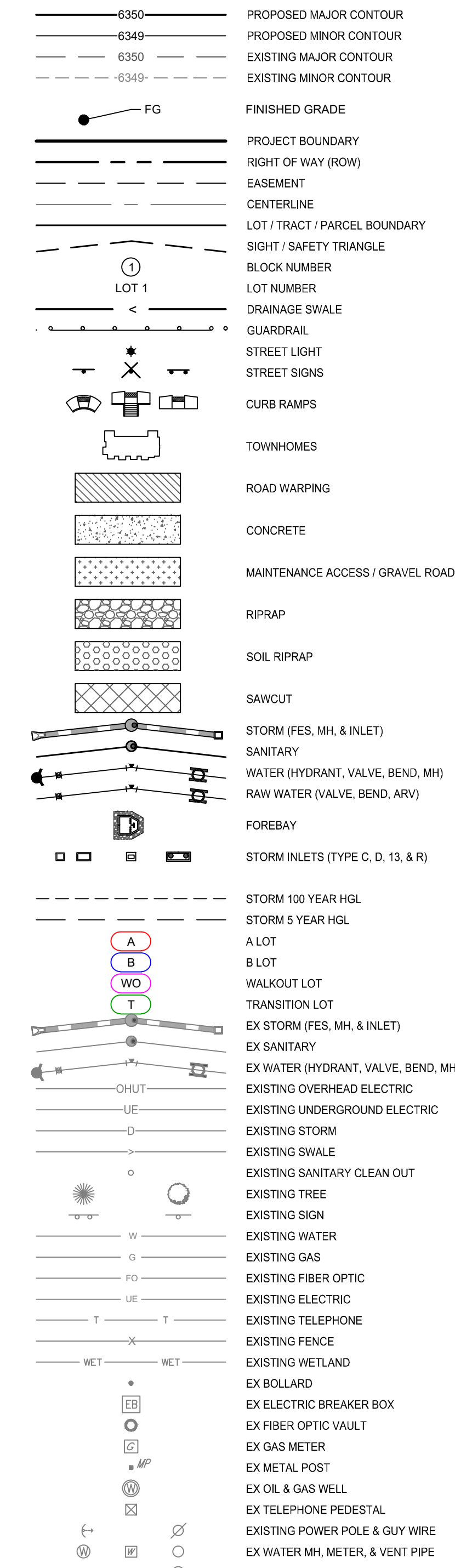
STORM NOTES:

- CONCRETE USED IN STORM SEWER STRUCTURES SHALL BE AS SPECIFIED BY THE GOVERNING AGENCY OR CLASS B AS DEFINED BY CDOT STANDARDS AND SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN THE ABSENCE OF AN AGENCY SPECIFICATION.
- REFER TO STORM SEWER PLANS FOR LANDSCAPE/ ROOF DRAINS AND DETENTION POND FACILITIES, INCLUDING OUTFALLS.
- IF CONNECTED TO AN UNDERGROUND SYSTEM, DOWNSPOUTS SHALL HAVE AN OVERFLOW PROTECTION. REFER TO ARCHITECTURAL PLANS.
- ALL PVC PIPE SHALL BE PVC SCHEDULE 40, OR APPROVED EQUAL.
- ALL CONCRETE PIPE SHALL BE REINFORCED AND CLASS II (MIN).
- SLOPE OF SERVICE LINES SHALL BE AS NOTED ON PLANS.
- BEDDING SHALL BE PROVIDED AND PLACED IN ACCORDANCE WITH GOVERNING AGENCY STANDARD OR APPROVED EQUAL.
- PIPE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.
- ALL PIPE LENGTHS ARE MEASURED TO CENTER OF MANHOLES AND LANDSCAPE INLETS, AND INSIDE FACE OF OTHER STRUCTURES.
- COORDINATES FOR TYPE R INLETS ARE TO FLOWLINE AT MIDPOINT OF INLET.
- COORDINATES FOR ALL OTHER STRUCTURES ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE INDICATED.
- LANDSCAPE DRAINS (18" SQUARE OR SMALLER) SHALL BE NDS CATCH BASINS WITH ADA COMPLIANT GRATES THAT MEET HS-20 LOADING OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
B.O.P.	BOTTOM OF PIPE
CC	CONCRETE
CL	ROADWAY CENTERLINE
CMP	CORRUGATED METAL PIPE
CR	CURB RAMP
DE / DEMO	DEMOLITION
DIA	DIAMETER
DWG	DRAWING
DRNG	DRAINAGE
ESMT	EASEMENT
E / ELEC	ELECTRICAL
E	EAST
EC	EDGE OF CONCRETE
EG	EXISTING GRADE
EL / ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EX / EXIST	EXISTING
FES	FLARED END SECTION
FG	FINISHED GRADE
FL	FLOWLINE
FH	FIRE HYDRANT
FO	FIBER OPTIC
G	GAS
GND	GROUND
GRV	GRAVEL
HGL	HYDRAULIC GRADE LINE
HORIZ	HORIZONTAL
HP	HIGH POINT
INT	INTERSECTION
INV	INVERT
LP	LOW POINT
LF	LEFT
LN	LANE
LS	LIFT STATIO
MAT	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NO.	NUMBER
NTS	NOT TO SCALE
OH	OVERHEAD
OHEL	OVERHEAD ELECTRICAL
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURVATURE, REVERSE
PE	PROFESSIONAL ENGINEER
PI	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PR	PROPOSED
PT	POINT OF TANGENCY / POINT
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS / RIGHT
REC	RECORDING
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT-OF-WAY
RD	ROAD / ROADWAY
RT	RIGHT
S	SOUTH
SD	STORM DRAIN
SEC	SECTION
SHT	SHEET
SI	SIGNING & STRIPING
SS	SANITARY SEWER
ST	STREET
STA	STATION
STD	STANDARD
SW	SIDEWALK
T / TELE	TELEPHONE
TBC	TOP BACK OF CURB
TC	TOP OF CURB / TRAFFIC CONTROL
TOE	TOE OF SLOPE
TOW	TOP OF WALL
T.O.P.	TOP OF PIPE
TYP	TYPICAL
TV	TELEVISION
UE	UTILITY EASEMENT
VERT	VERTICAL
VC	VERTICAL CURVE
W	WEST / WATER
WT	WATER
XC	CROSS-SECTION
Y1	SINGLE YELLOW STRIPE
Y2	DOUBLE YELLOW STRIPE

LEGEND



13/02/2025 11:23 AM - X:TOWN OF ELIZABETH:CD:PLANS:01 - MAIN ST PARKING:PRELIMINARY:CD3 GENERAL NOTES:DWG 1



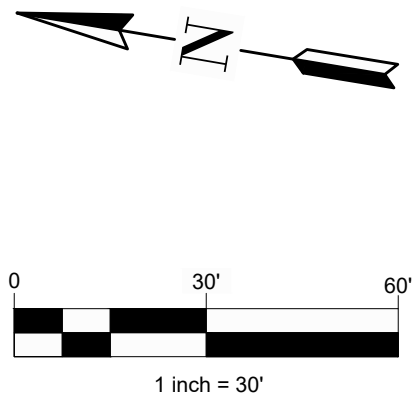
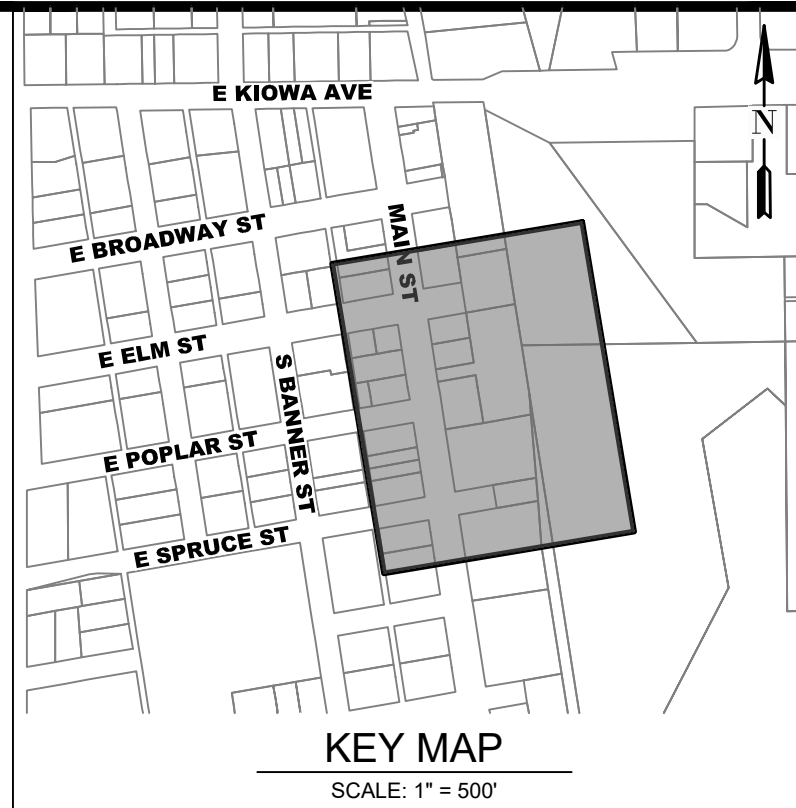
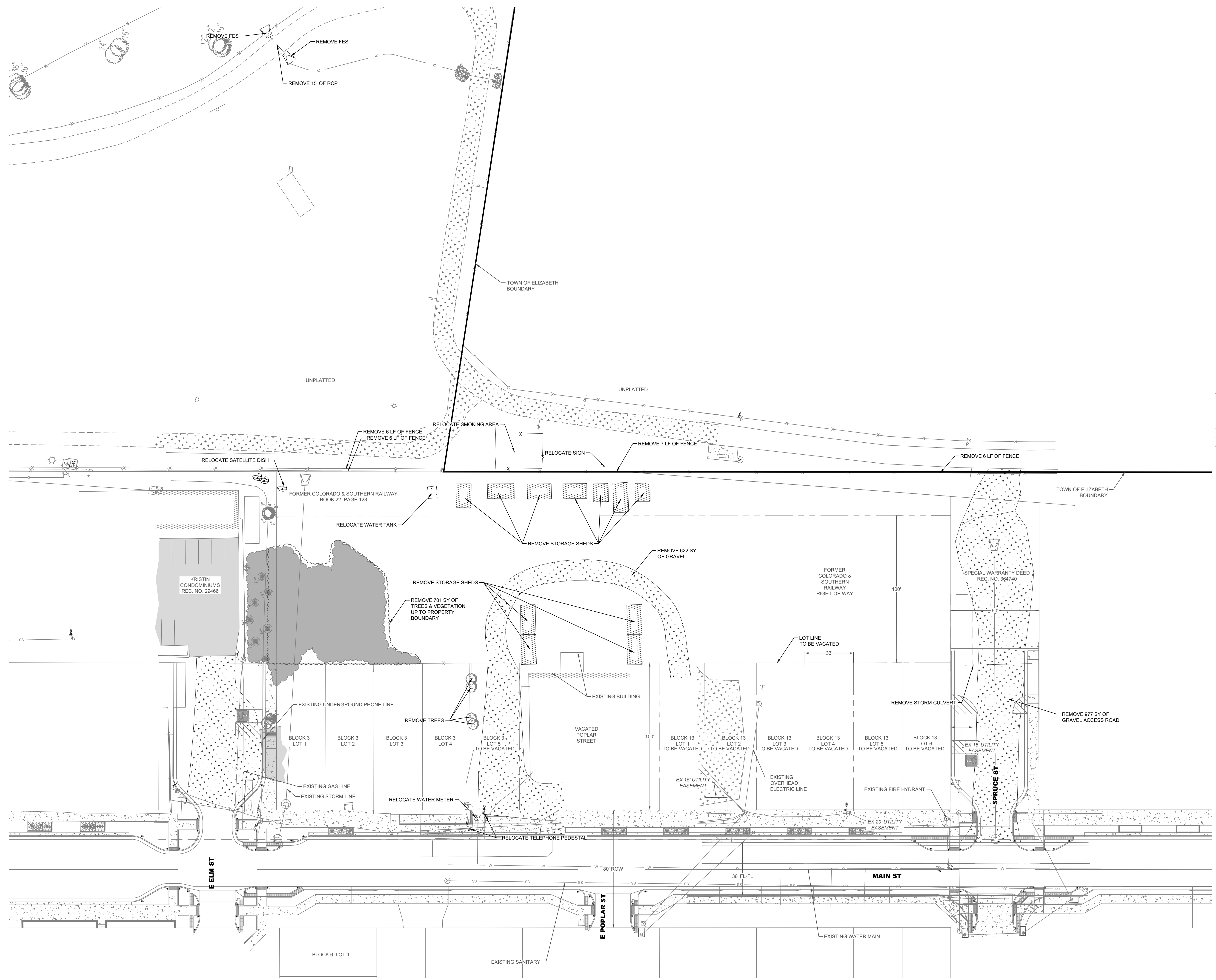
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2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GENERAL NOTES



13/02/2025 11:23 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIMINARY\CD\ EXISTING&DEMO.DWG 1



LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	LOT BOUNDARY TO BE VACATED
	TOWN OF ELIZABETH BOUNDARY
	STREET SIGNS
	CURB RAMPS
	EXISTING TREE
	EXISTING SIGN
	CONCRETE
	MAINTENANCE ACCESS / GRAVEL ROAD
	EXISTING FENCE

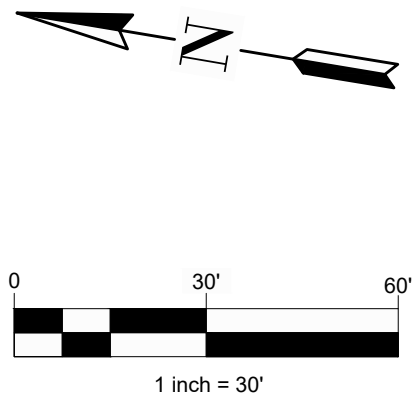
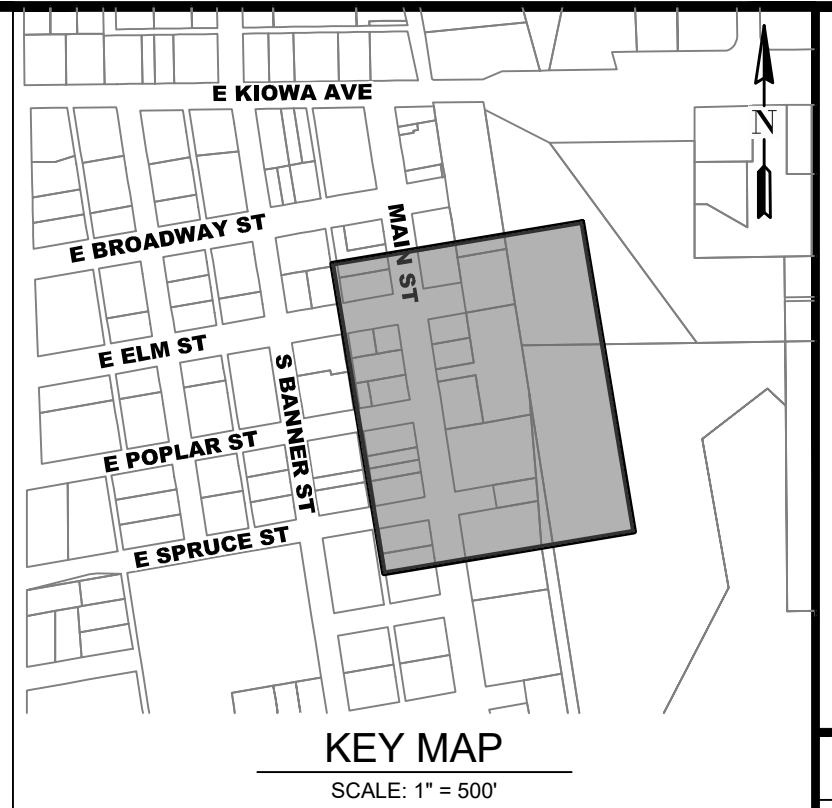
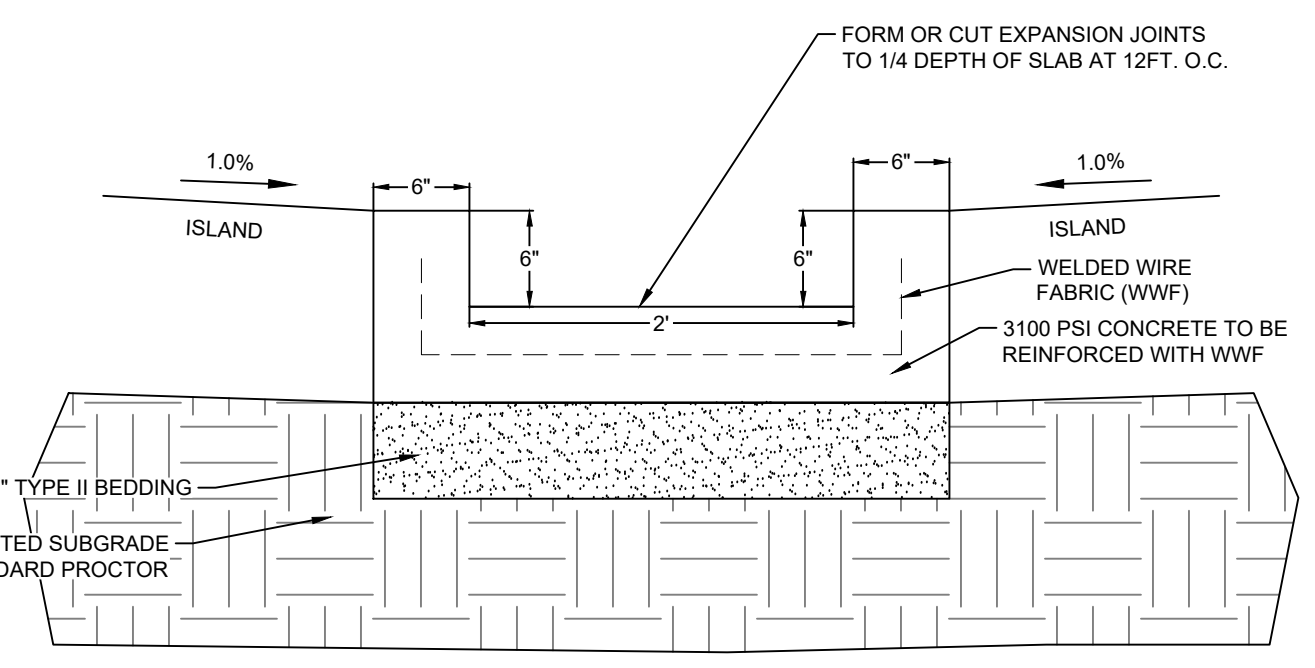
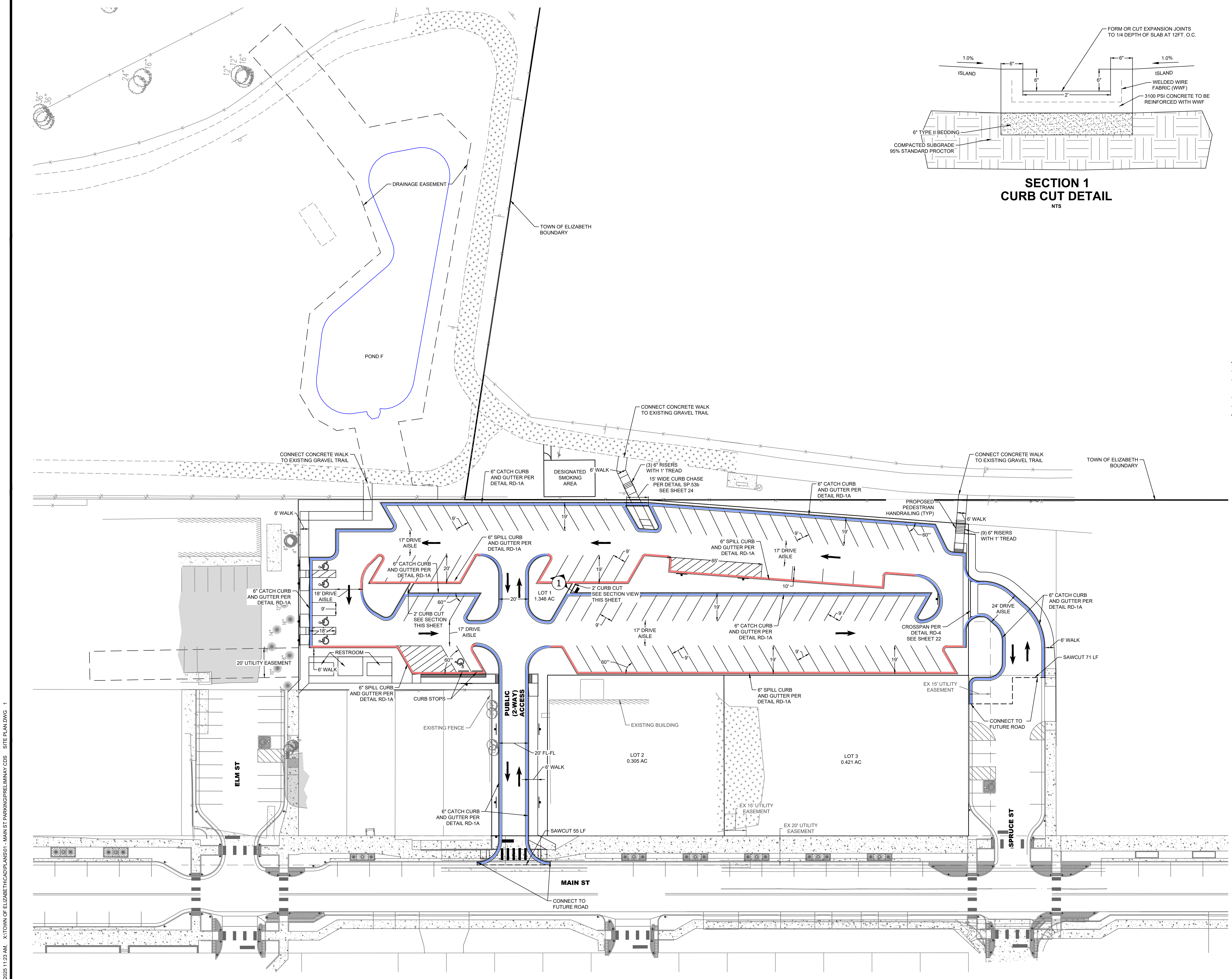
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MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
EXISTING SITE & DEMO PLAN



DATE	BY
11/01/2024	MM
01/17/2025	MM



LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	CENTERLINE
	LOT / TRACT / PARCEL BOUNDARY
	LOT BOUNDARY TO BE VACATED
	TOWN OF ELIZABETH BOUNDARY
	STREET SIGNS
	CURB RAMP
	EXISTING TREE
	EXISTING SIGN
	CONCRETE
	MAINTENANCE ACCESS / GRAVEL ROAD
	EXISTING FENCE

LEGEND:
 SPILL CURB -
 CATCH CURB -

PARKING LOT COUNT:
 STANDARD - 111
 HANDICAP - 5

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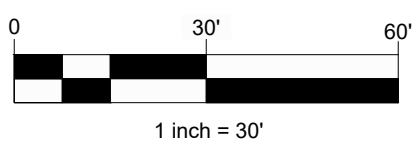
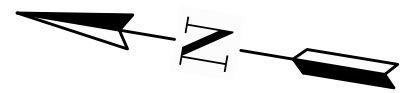
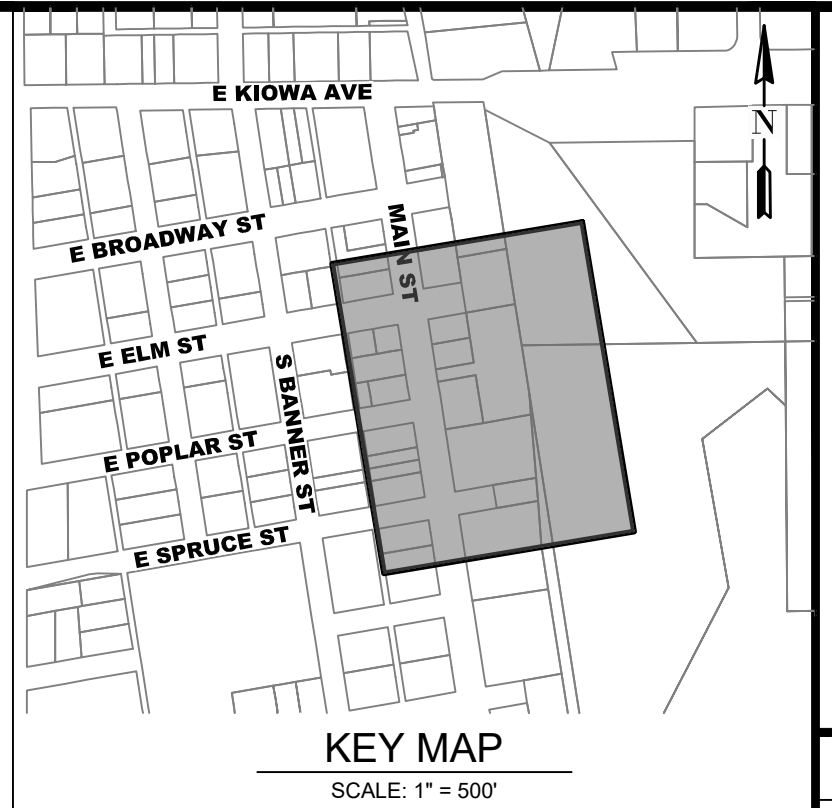
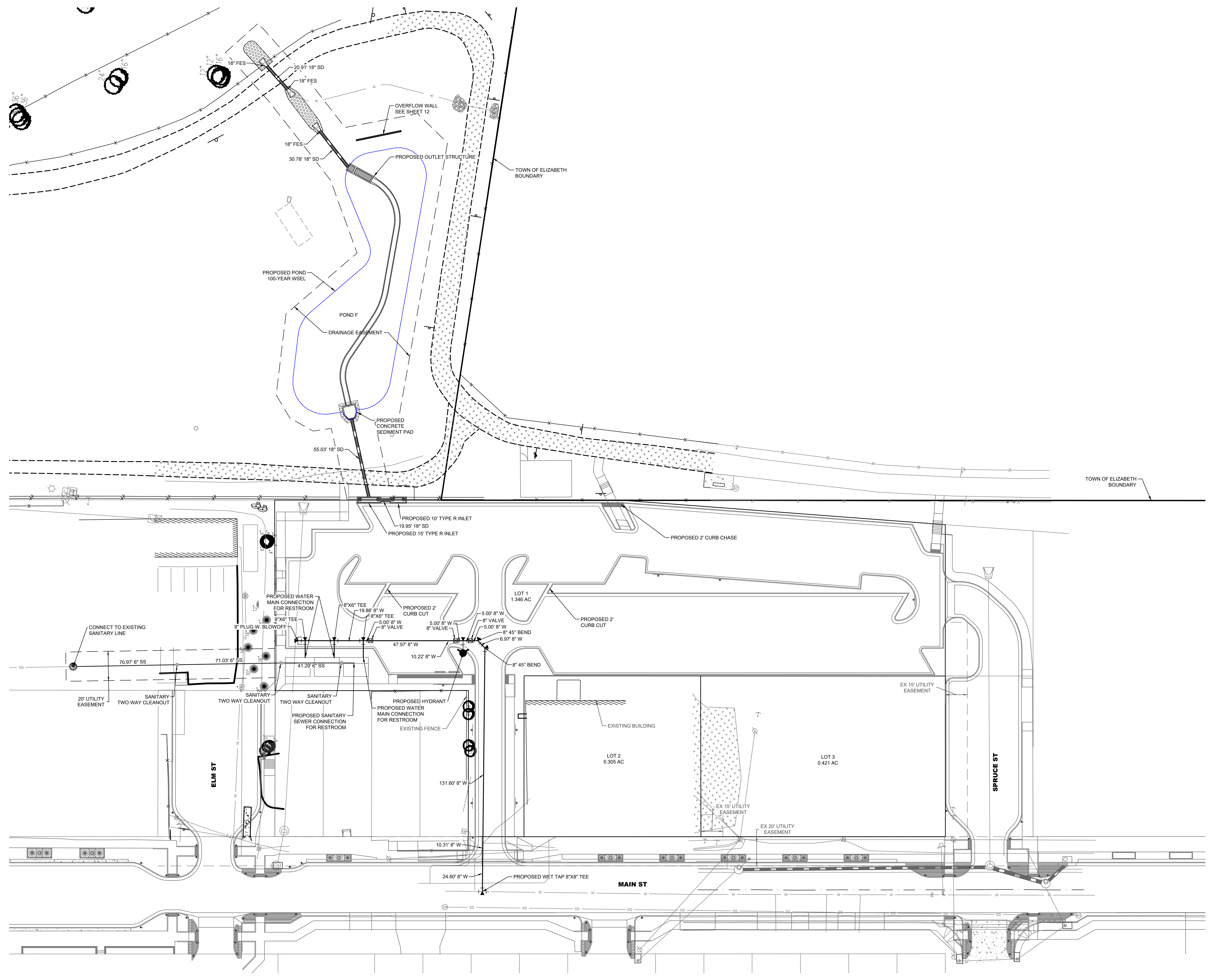
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MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 OVERALL SITE PLAN



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13020225 11:23 AM X:TOWN OF ELIZABETH:CD:PLANS:01 - MAIN ST PARKING PRELIMINARY CDS UTILITY PLAN DWG. 1



LEGEND

- STORM (FES, MH, & INLET)
- STORM INLETS (TYPE C, D, 13, & R)
- SANITARY
- WATER (HYDRANT, VALVE, BEND, MH)
- 100-YR WSEL
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING FIBER OPTIC
- EXISTING GAS
- EXISTING STORM
- EXISTING TELEPHONE
- EXISTING WATER
- EXISTING SWALE
- EXISTING SANITARY CLEAN OUT
- EXISTING WATER MANHOLE
- MAINTENANCE ACCESS / GRAVEL TRAIL
- RIPRAP
- CONCRETE

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2	2ND SUBMITTAL

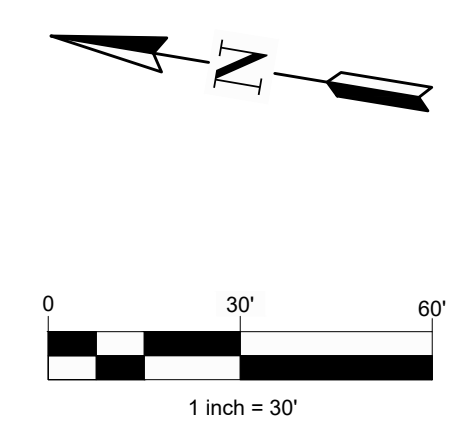
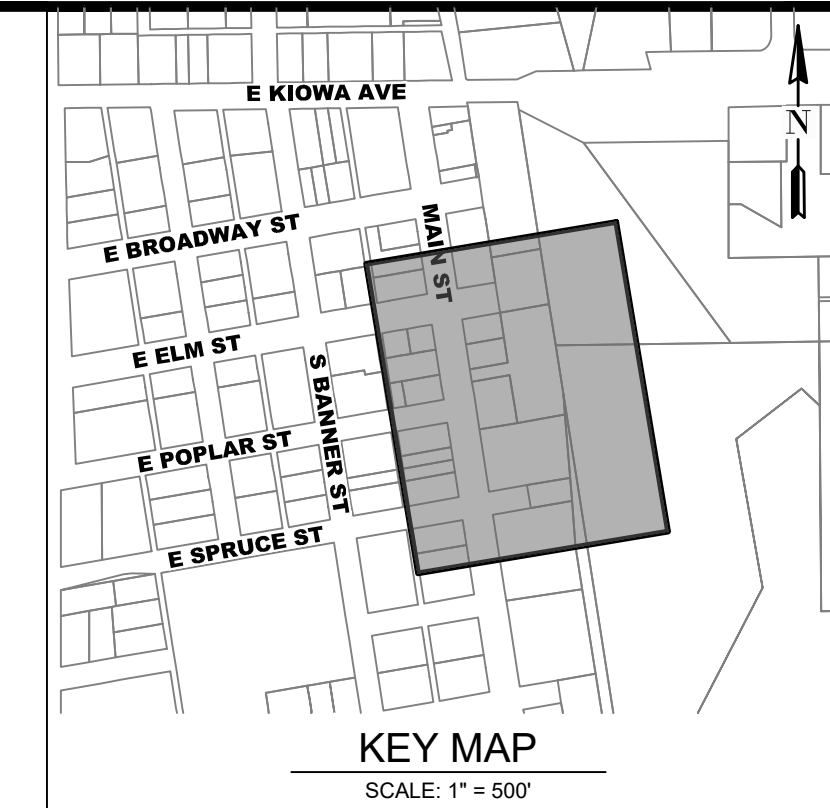
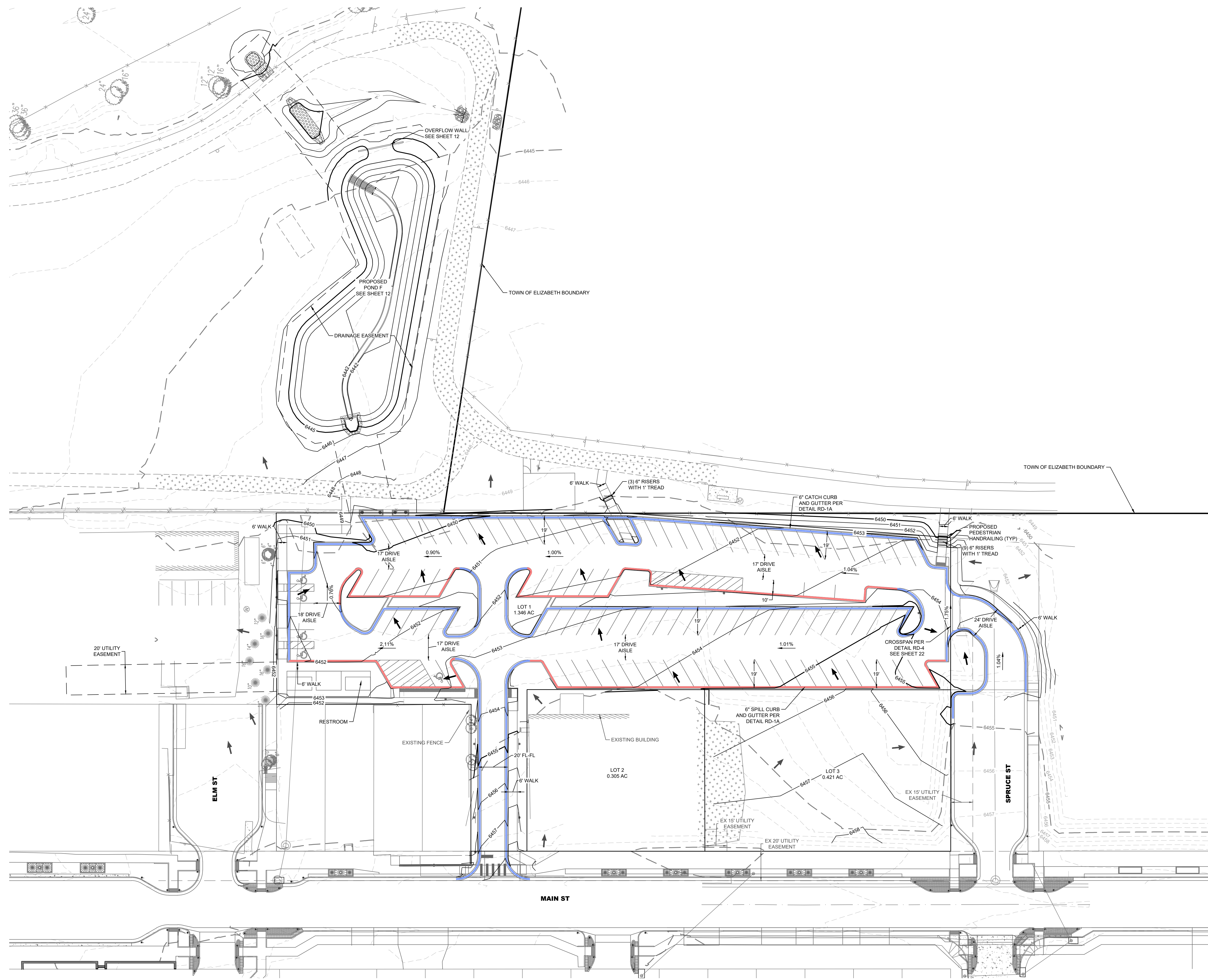
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MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL UTILITY PLAN



DATE	BY
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LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	LOT / TRACT / PARCEL BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR (1 FT)
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR (1 FT)
	STREET SIGNS
	CURB RAMPS
	EXISTING TREE
	EXISTING SIGN
	CONCRETE
	MAINTENANCE ACCESS / GRAVEL ROAD
	EXISTING FENCE

LEGEND:

	SPILL CURB -
	CATCH CURB -

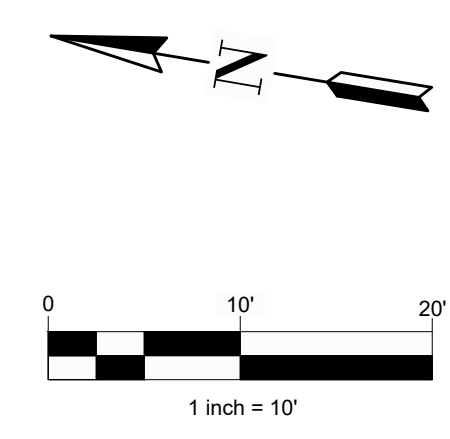
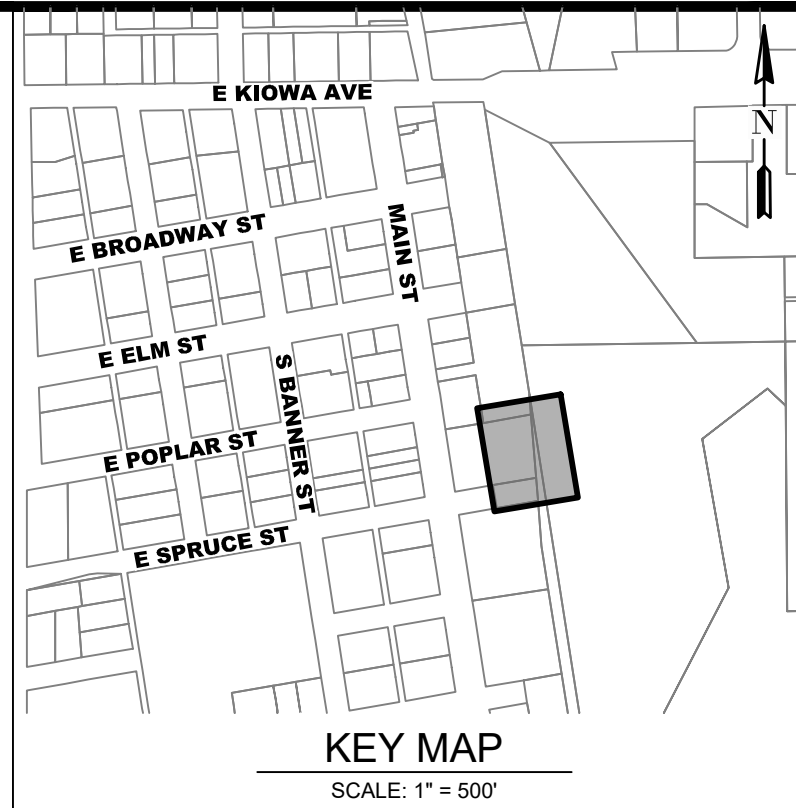
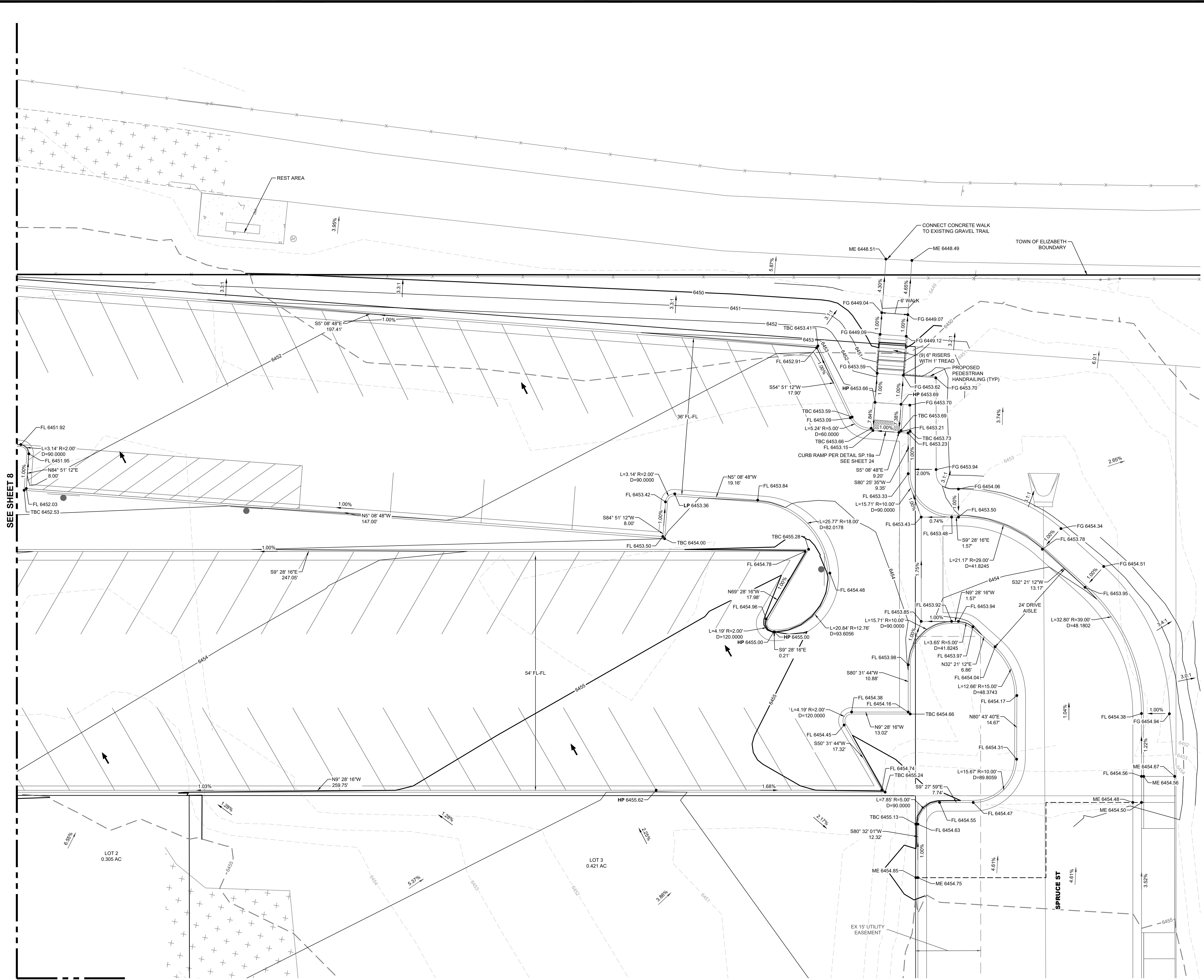
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td design
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 Denver, CO 80231
 PH: 303.652.8607

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MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 OVERALL GRADING PLAN





- LEGEND**
- PROJECT BOUNDARY
 - RIGHT OF WAY (ROW)
 - EASEMENT
 - LOT / TRACT / PARCEL BOUNDARY
 - PROPOSED MAJOR CONTOUR (1 FT)
 - PROPOSED MINOR CONTOUR (1 FT)
 - STREET SIGNS
 - CURBS RAMP
 - EXISTING TREE
 - EXISTING SIGN
 - CONCRETE
 - MAINTENANCE ACCESS / GRAVEL ROAD
 - EXISTING FENCE

- LEGEND:**
- ADA ACCESS -

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MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 HORIZONTAL CONTROL & GRADING PLAN (1 OF 4)

Know what's below.
 Call before you dig.

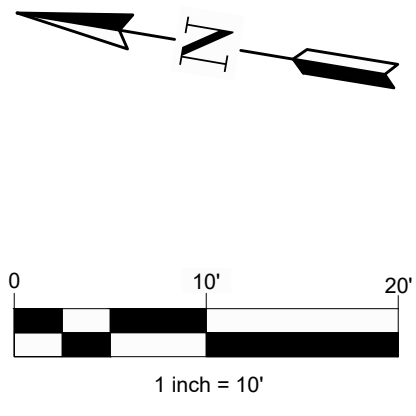
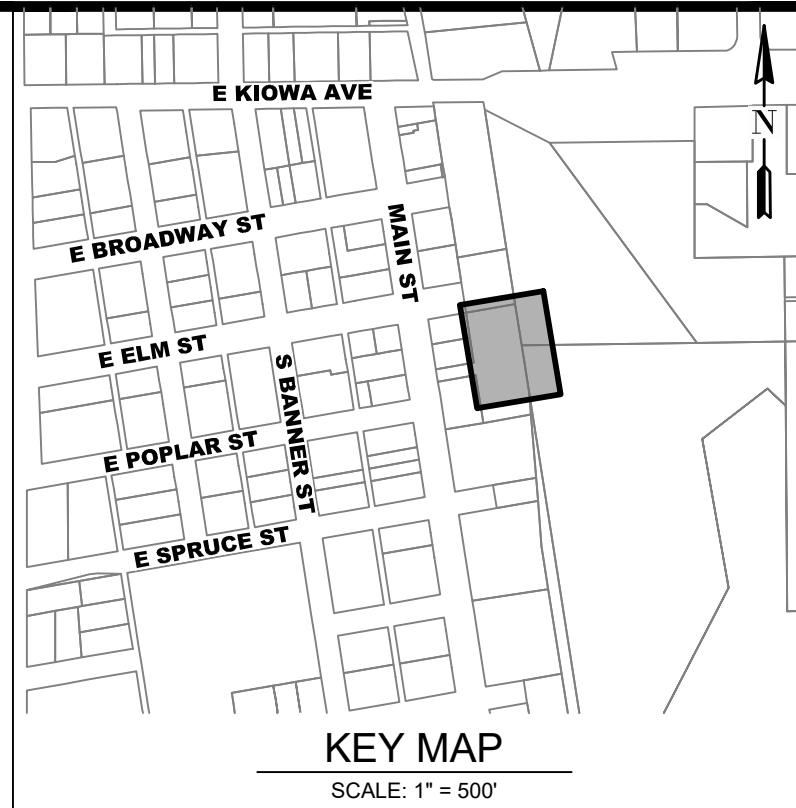
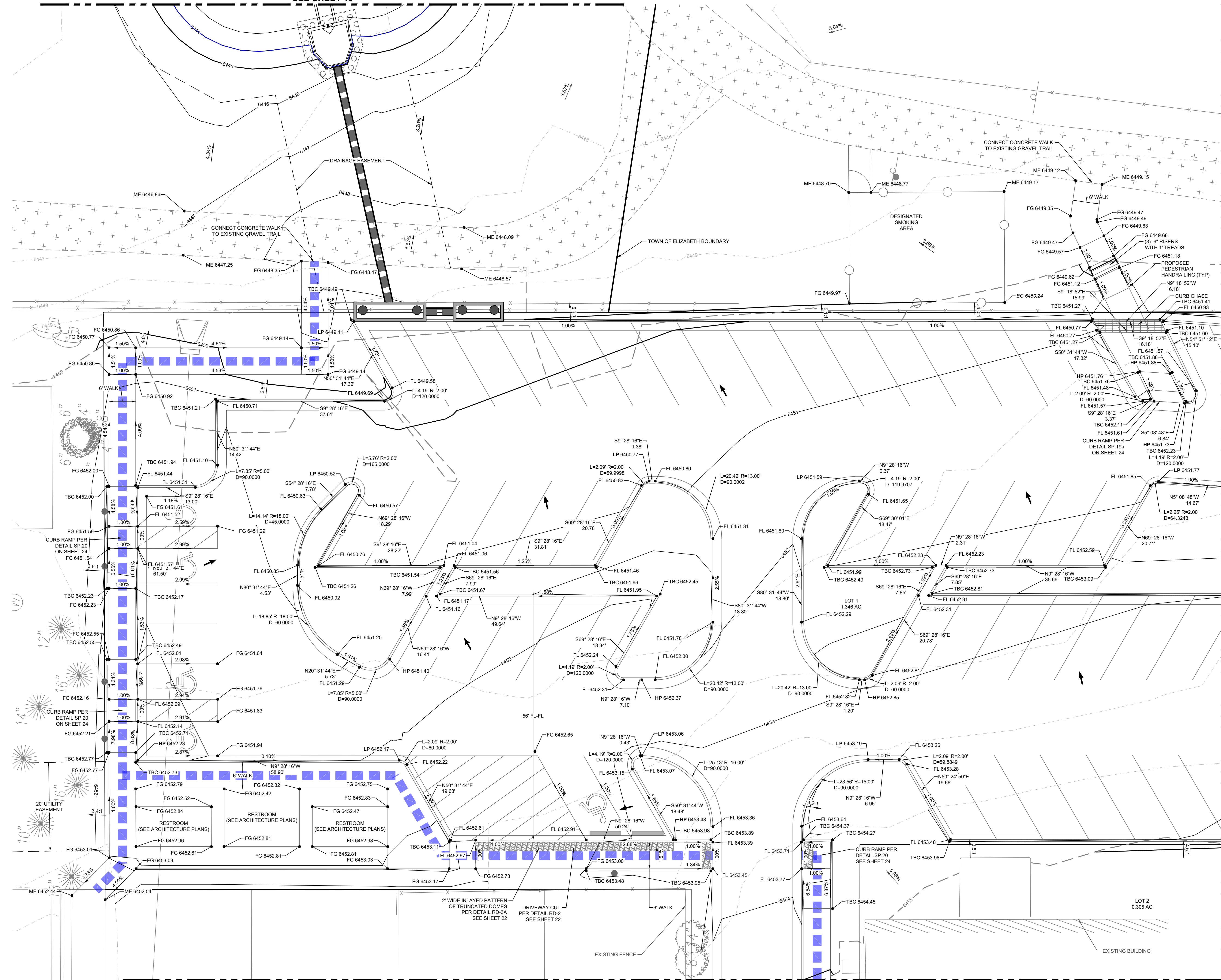
 SHEET
 7 OF 31

SEE SHEET 8

SEE SHEET 9

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SEE SHEET 10



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- LOT / TRACT / PARCEL BOUNDARY
- PROPOSED MAJOR CONTOUR (1 FT)
- PROPOSED MINOR CONTOUR (1 FT)
- PROPOSED MAJOR CONTOUR (1 FT)
- PROPOSED MINOR CONTOUR (1 FT)
- STREET SIGNS
- CURB RAMP PER DETAIL SP.19A ON SHEET 24
- EXISTING TREE
- EXISTING SIGN
- CONCRETE
- MAINTENANCE ACCESS / GRAVEL ROAD
- EXISTING FENCE

LEGEND:

ADA ACCESS -

SEE SHEET 7

SEE SHEET 9



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#	REVISION DESCRIPTION	DATE	BY
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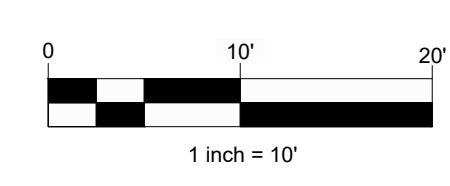
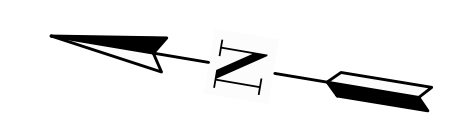
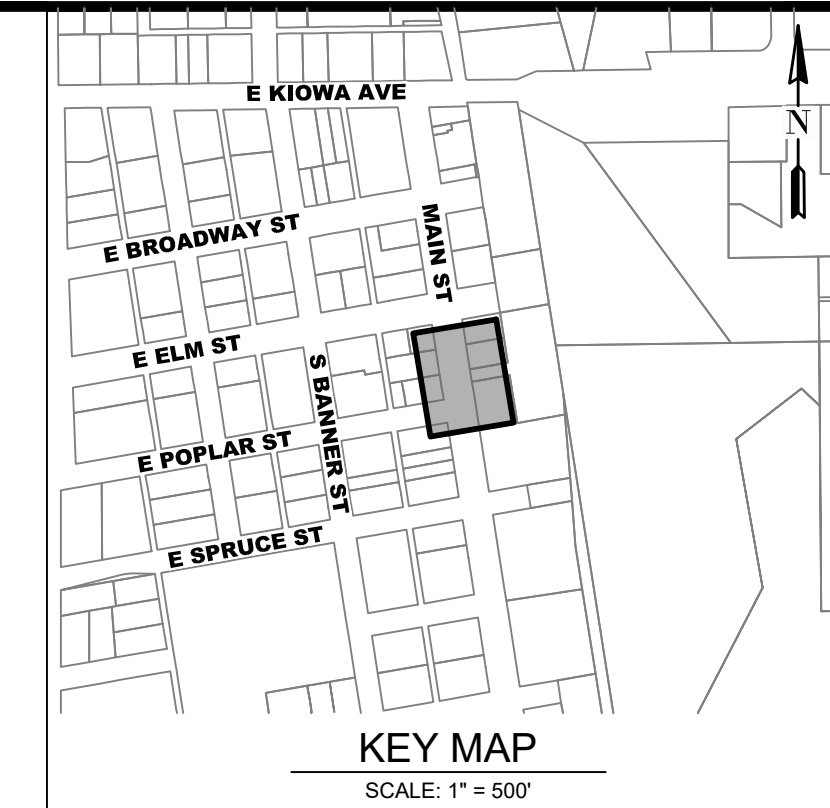
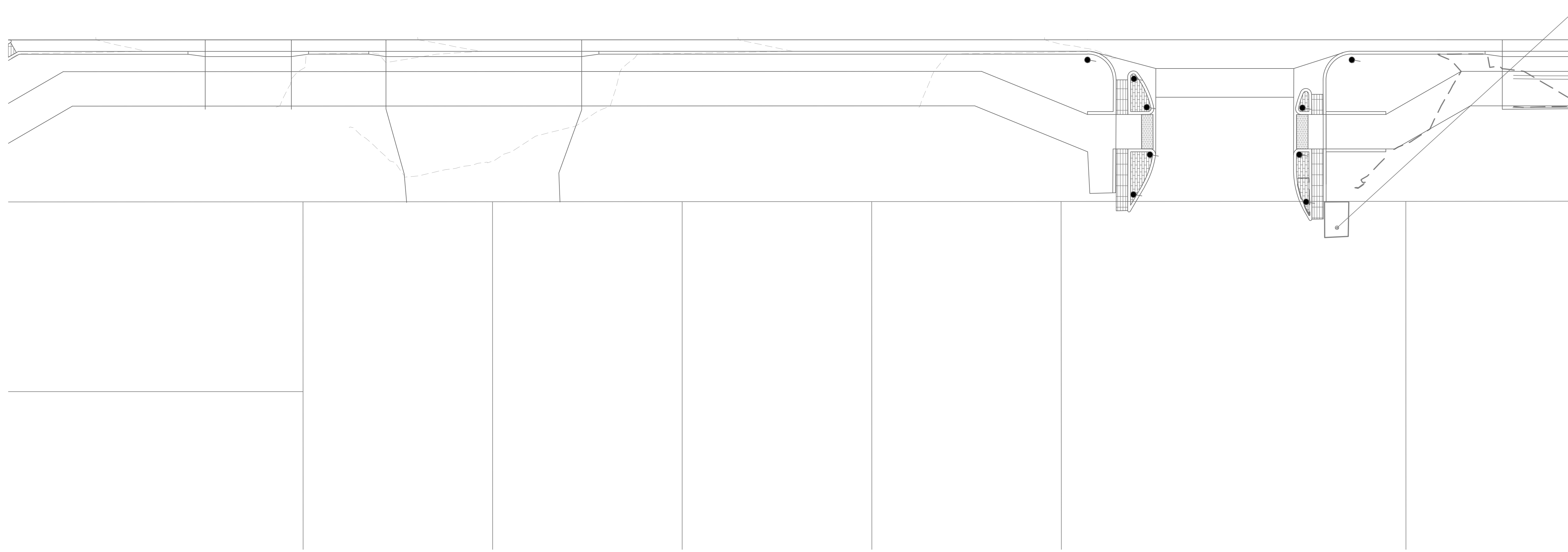
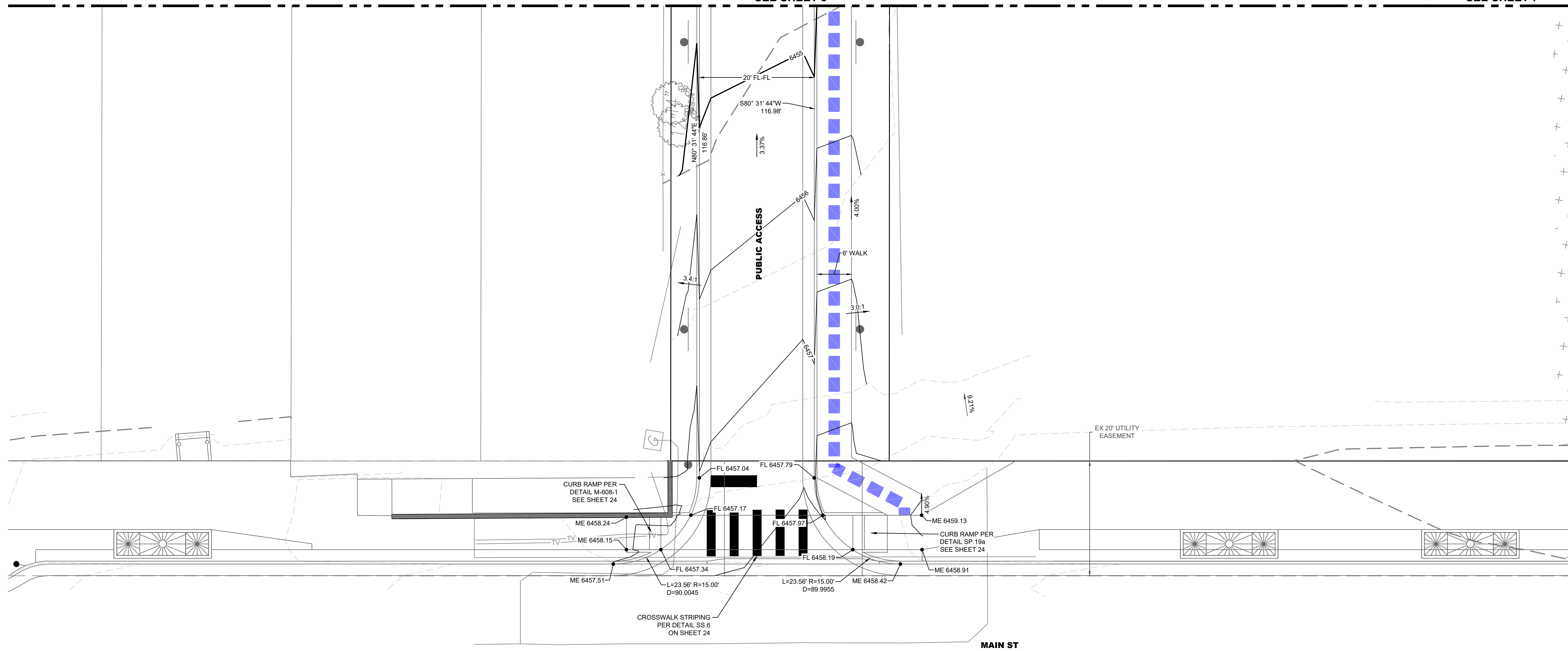
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MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 HORIZONTAL CONTROL & GRADING PLAN (2 OF 4)



SEE SHEET 8

SEE SHEET 7



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY (ROW)
- EASEMENT
- LOT / TRACT / PARCEL BOUNDARY
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR (1 FT)
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR (1 FT)
- STREET SIGNS
- CURB RAMPS
- EXISTING TREE
- EXISTING SIGN
- CONCRETE
- MAINTENANCE ACCESS / GRAVEL ROAD
- EXISTING FENCE

LEGEND:

- ADA ACCESS -

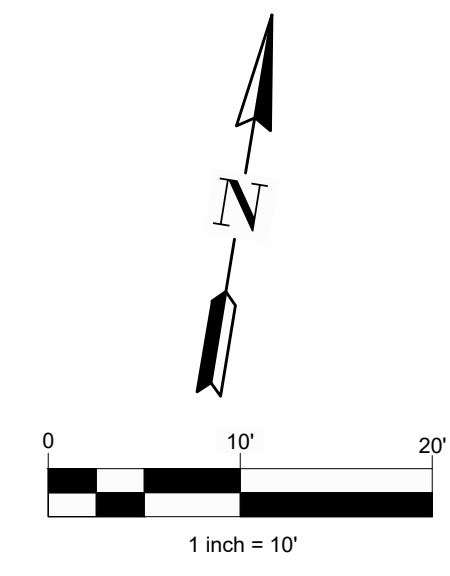
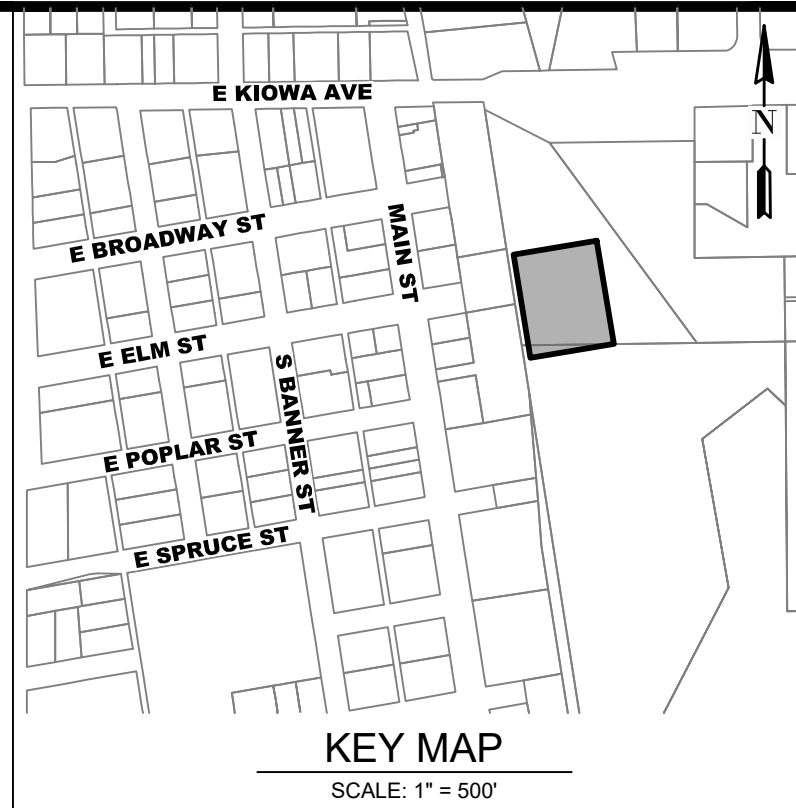
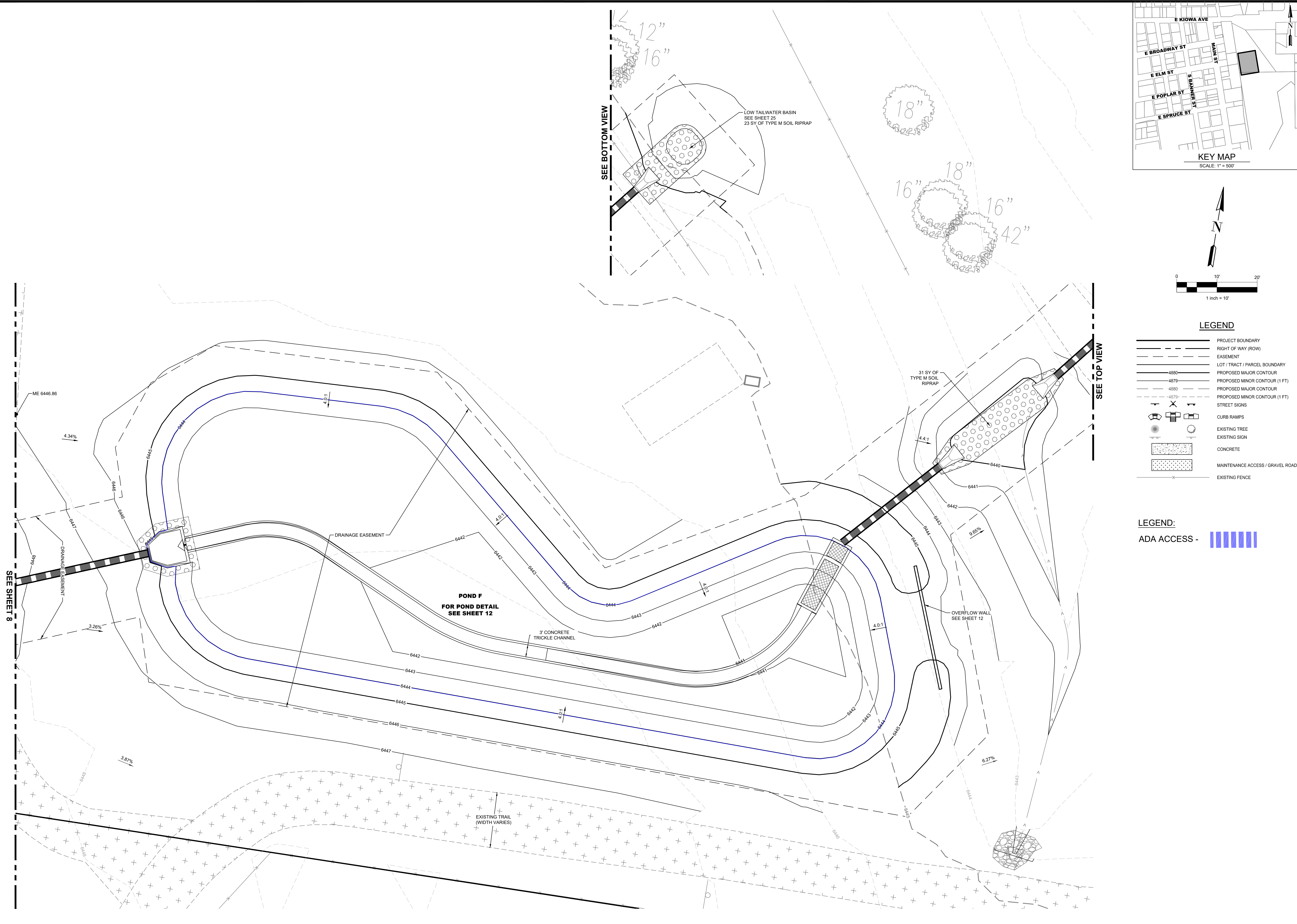
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MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 HORIZONTAL CONTROL & GRADING PLAN (3 OF 4)

Know what's below.
 Call before you dig.



LEGEND

	PROJECT BOUNDARY
	RIGHT OF WAY (ROW)
	EASEMENT
	LOT / TRACT / PARCEL BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR (1 FT)
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR (1 FT)
	STREET SIGNS
	CURB RAMPS
	EXISTING TREE
	EXISTING SIGN
	CONCRETE
	MAINTENANCE ACCESS / GRAVEL ROAD
	EXISTING FENCE

LEGEND:
ADA ACCESS -

terraccina
td design
10200 E Grand Ave, A-314
Denver, CO 80231
PH: 303.652.8607

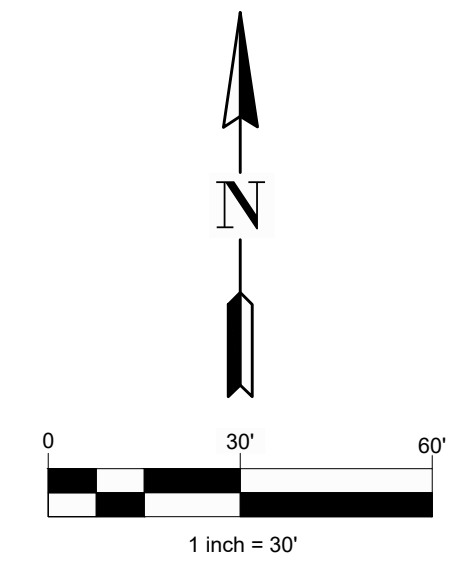
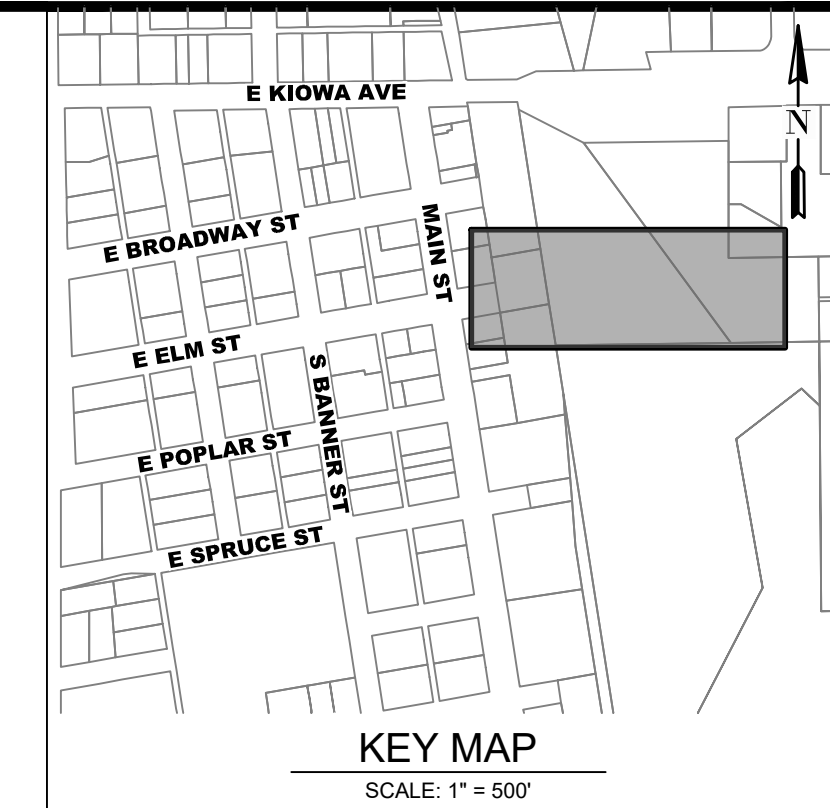
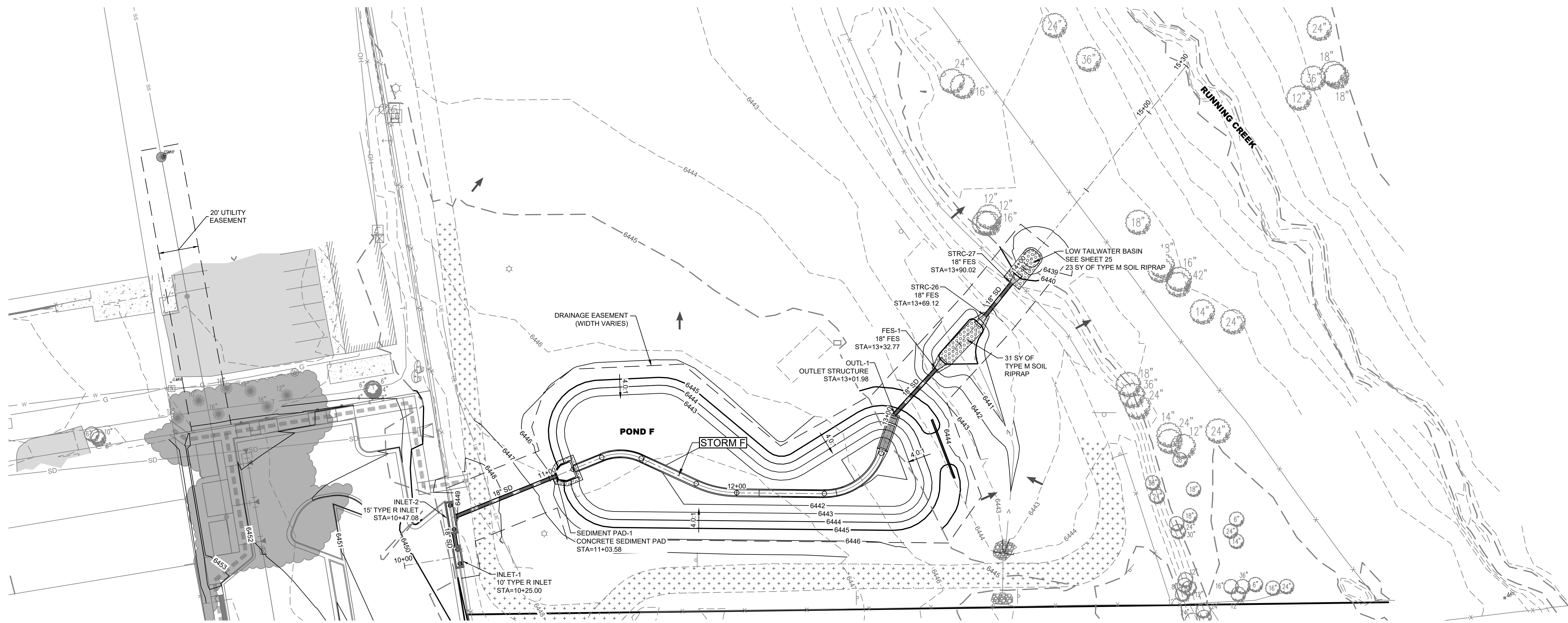
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL & GRADING PLAN (4 OF 4)

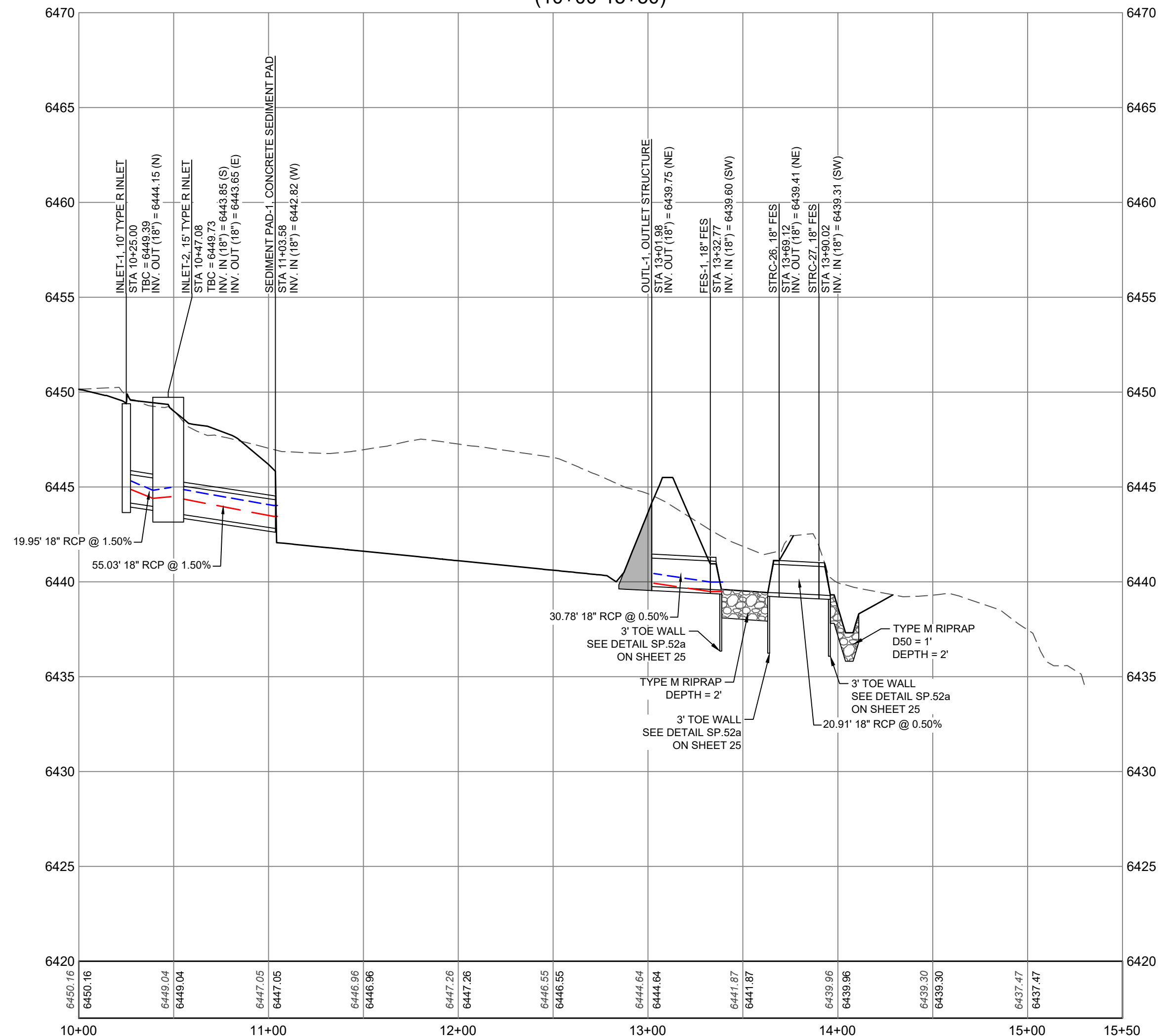
Know what's below.
Call before you dig.
811
SHEET
10 OF 31

13/02/2025 11:24 AM X:\TOWN OF ELIZABETH\CADD\PLANS\01 - MAIN ST PARKING\PRELIM\NAV.CDS STORM P&P.DWG 1



PROFILE LEGEND
 --- EXIST GRADE
 - - - PROP GRADE
 1"=50' (HORZ) 1"=5' (VERT)

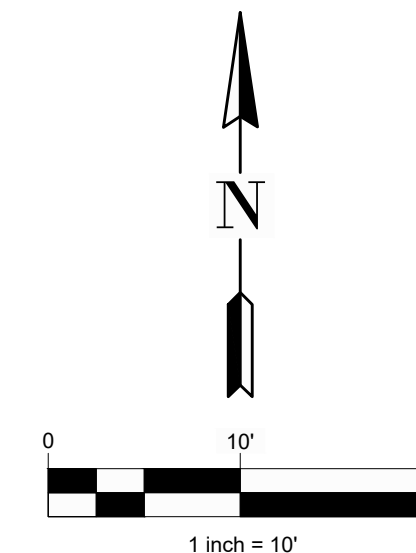
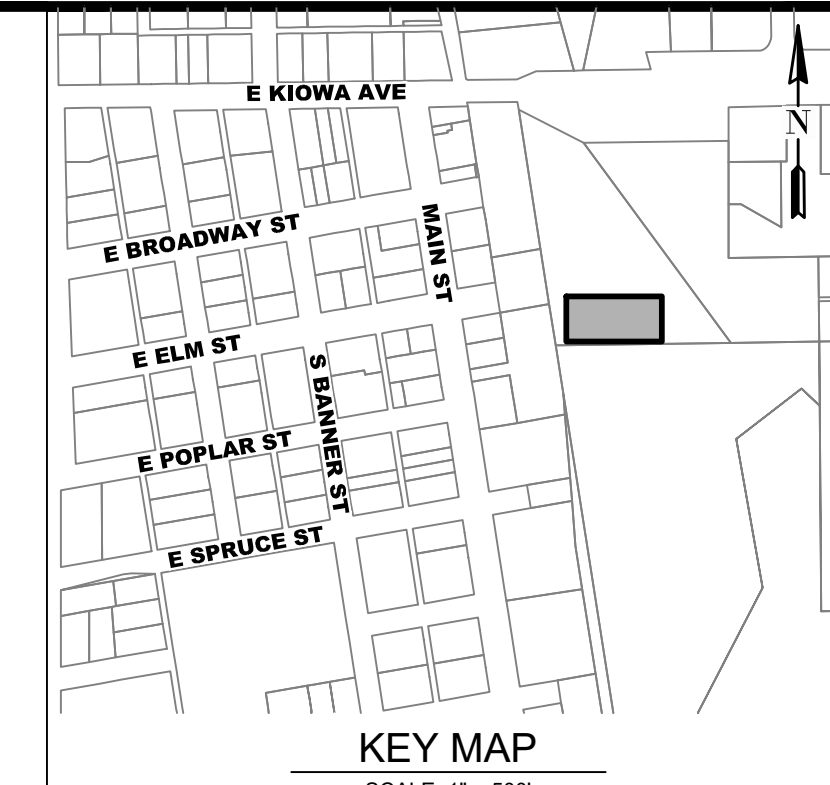
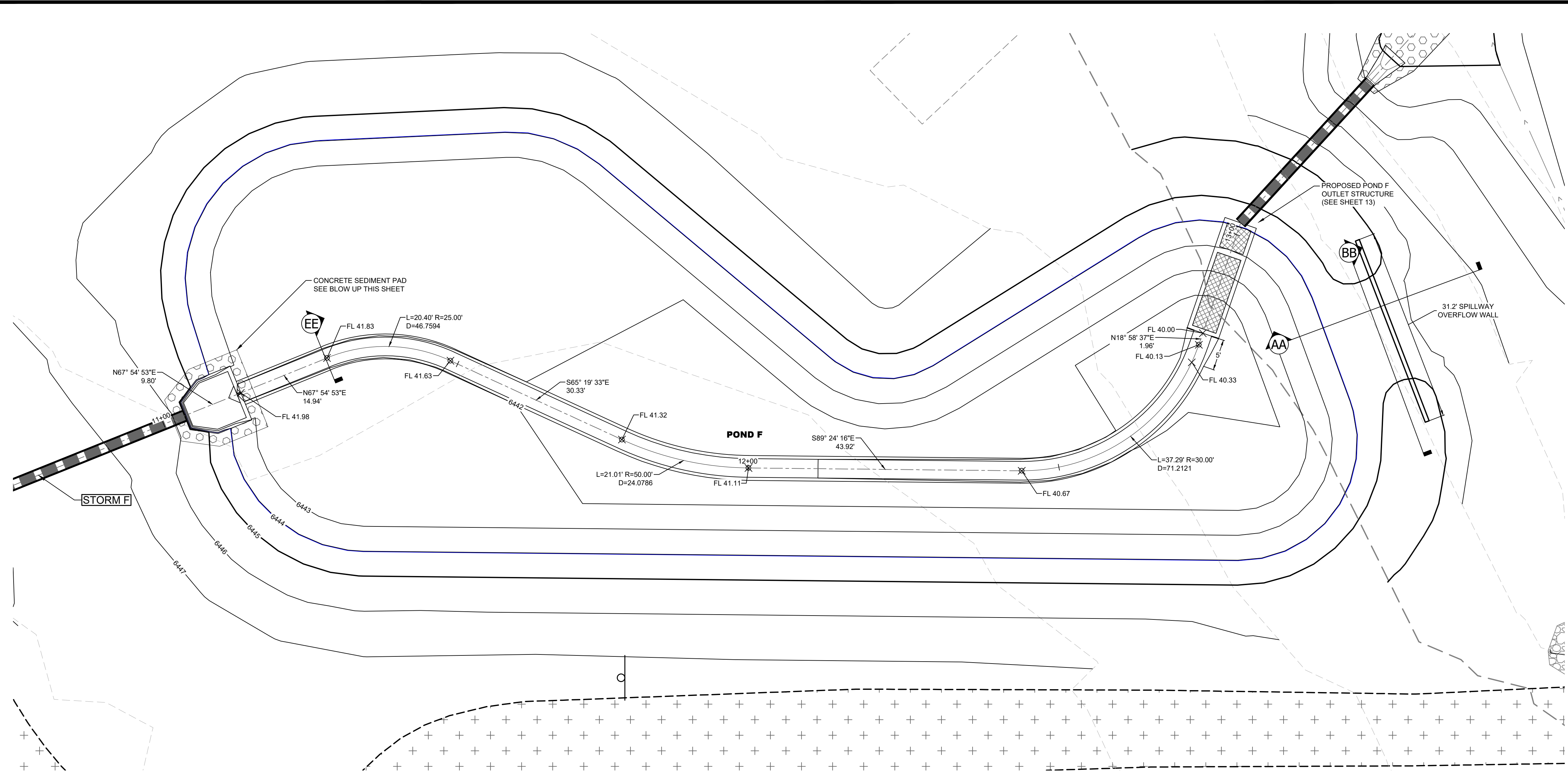
STORM F
(10+00-15+50)



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

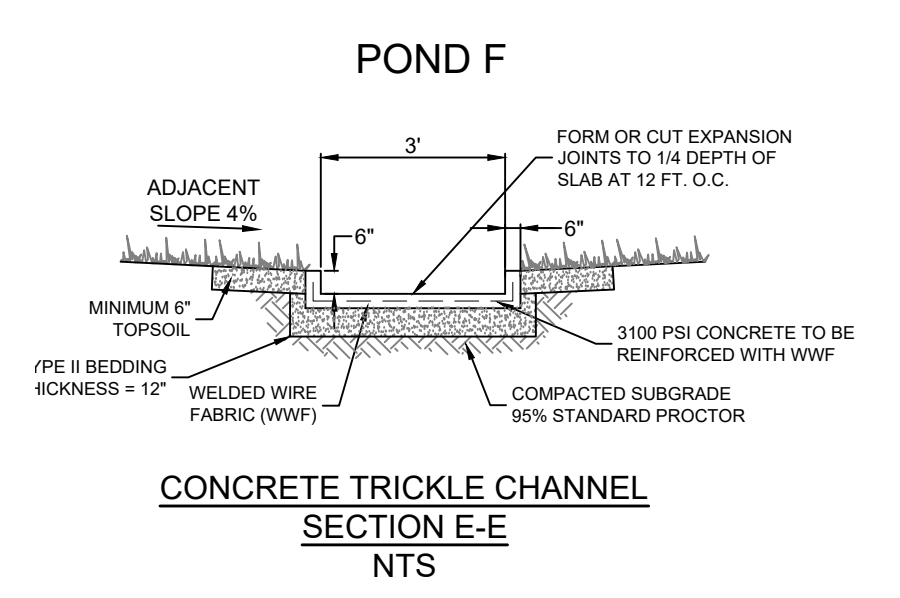
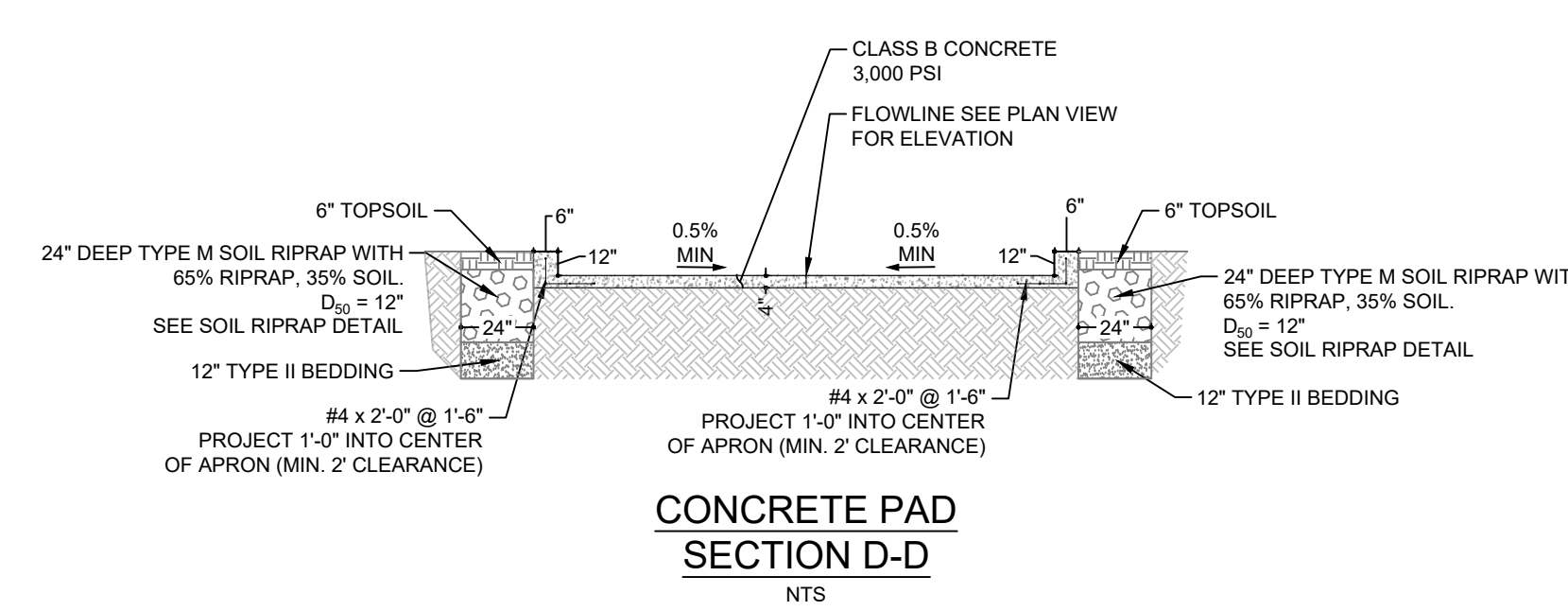
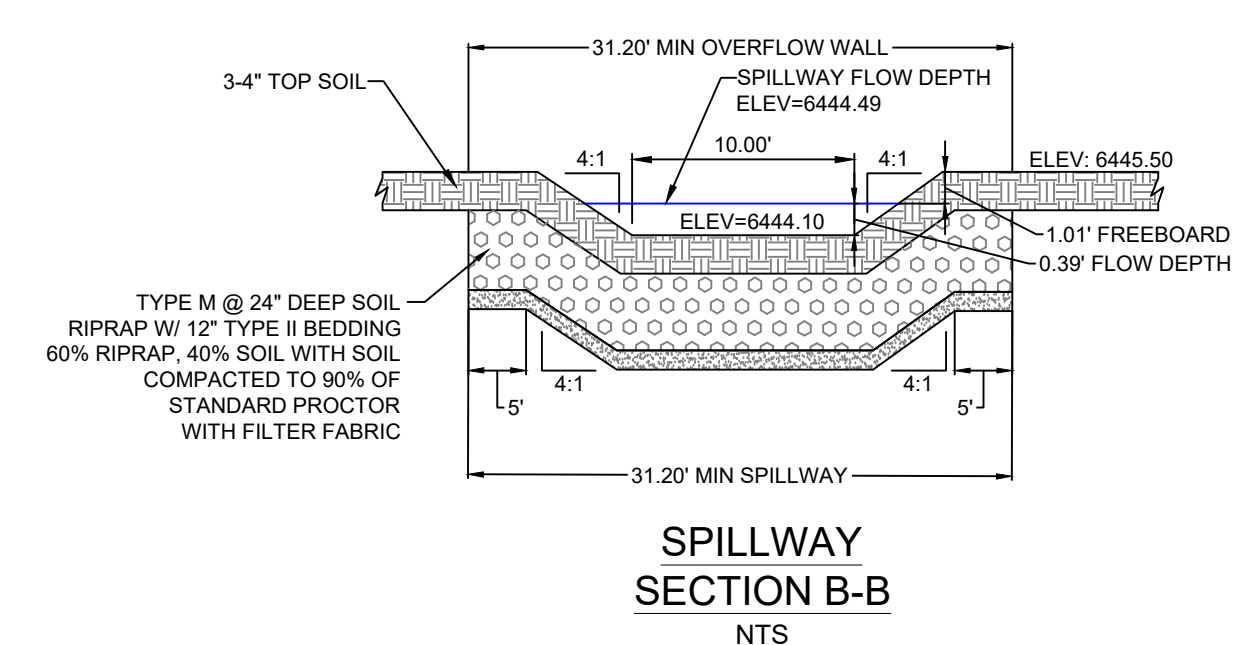
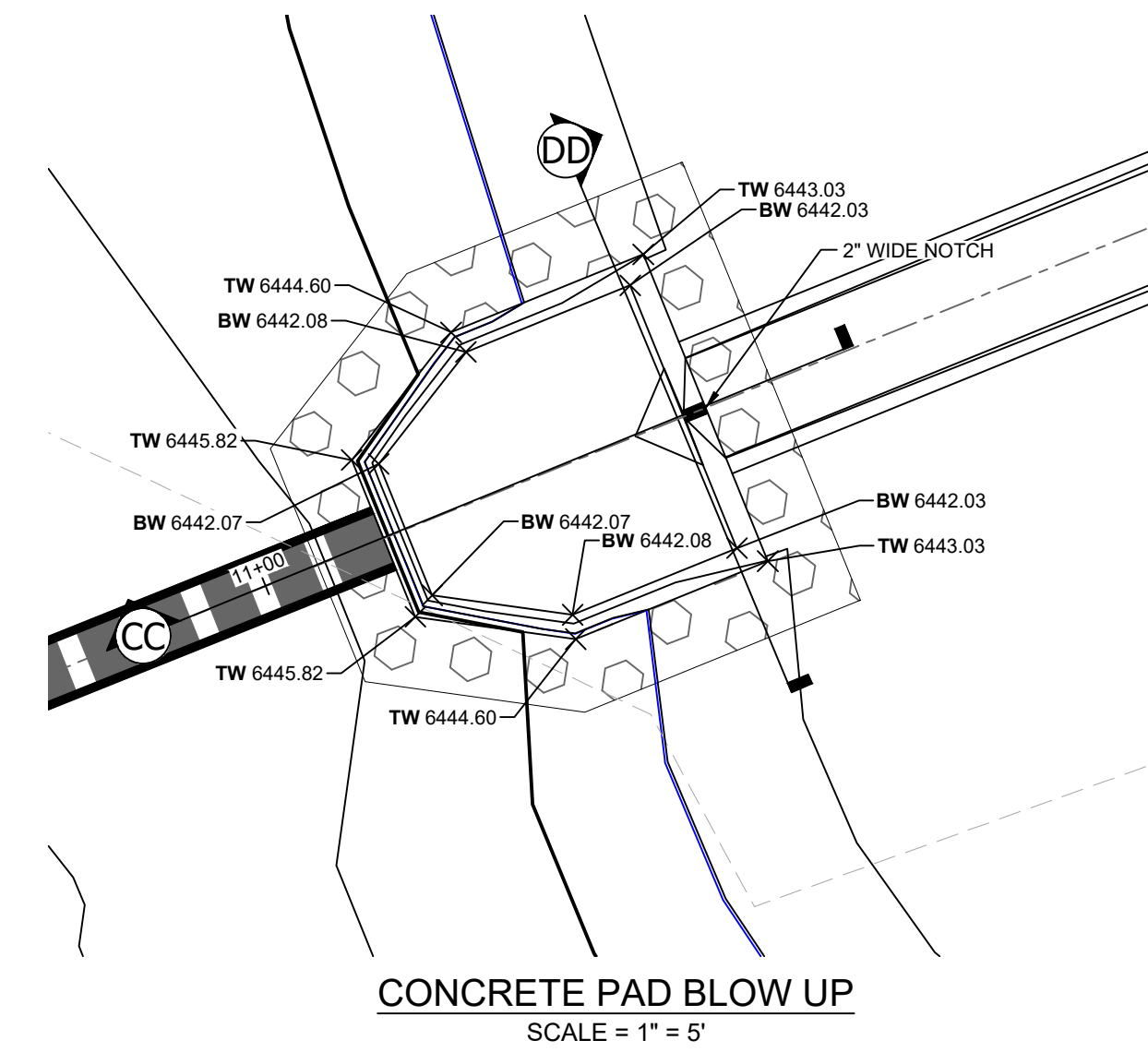
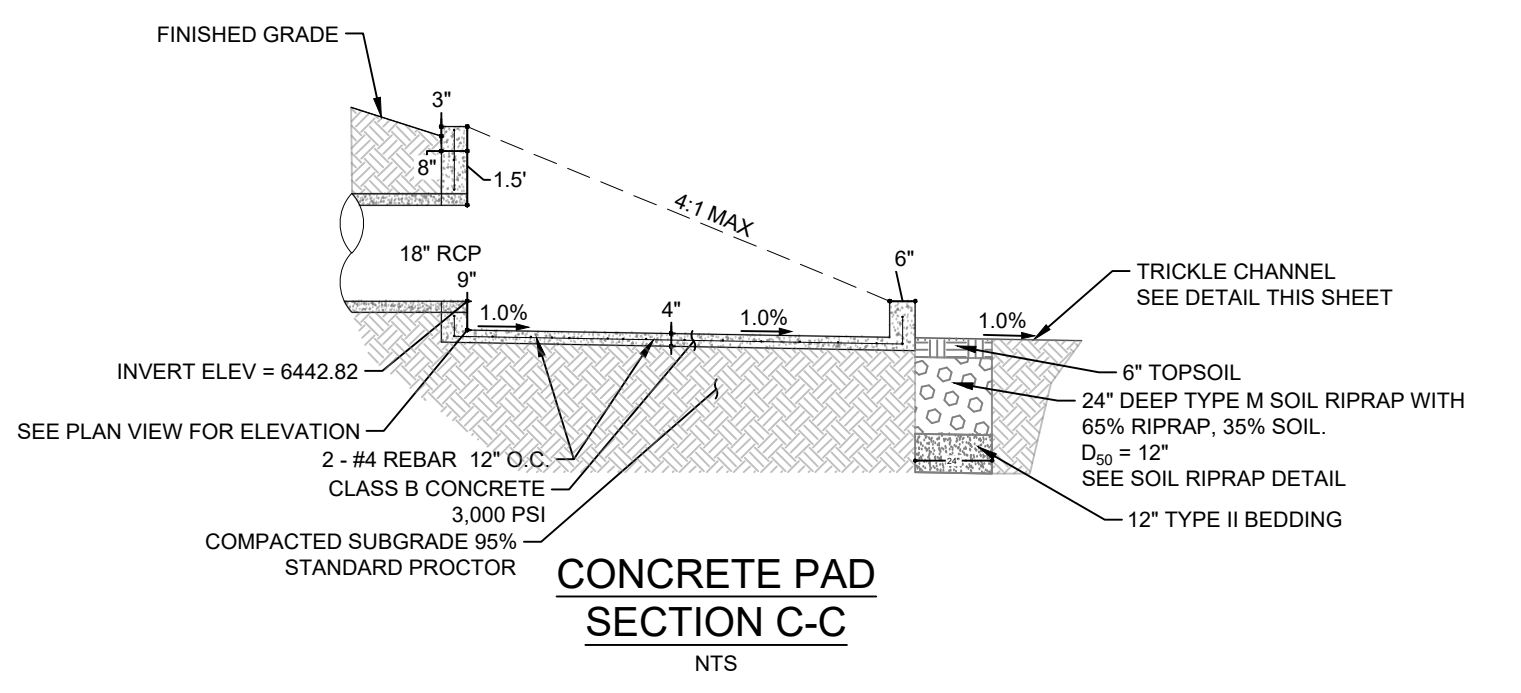
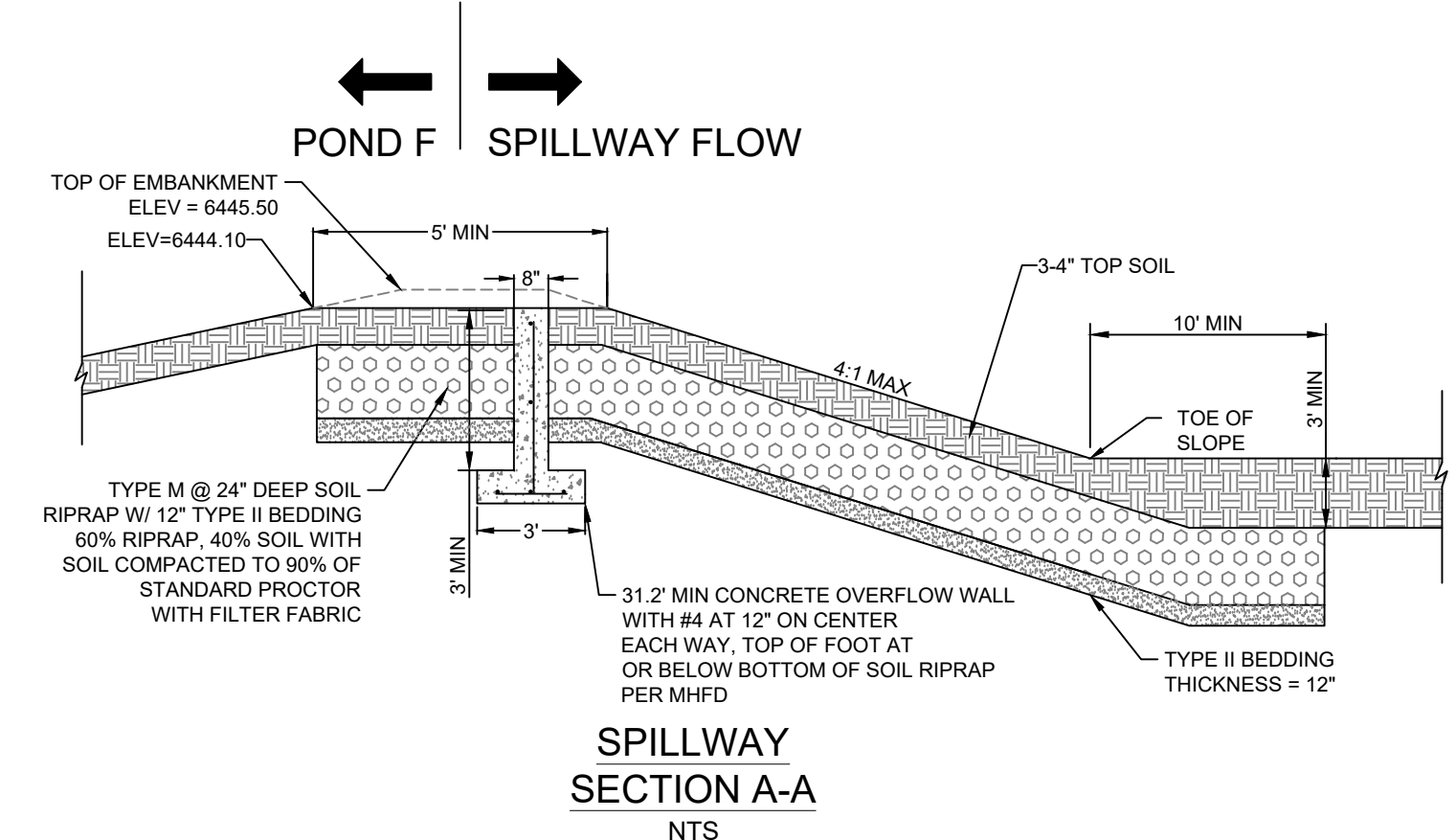
NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 STORM P&P - STORM F



LEGEND

	6350	PROPOSED MAJOR CONTOUR
	6349	PROPOSED MINOR CONTOUR
	6350	EXISTING MAJOR CONTOUR
	6349	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		RIGHT OF WAY (ROW)
		EASEMENT
		LOT BOUNDARY
		CONCRETE
		MAINTENANCE ACCESS / GRAVEL ROAD
		RIPRAP
		SOIL RIPRAP
		STORM (FES, MH, & INLET)
		SANITARY
		WATER (HYDRANT, VALVE, BEND, MH)
		FOREBAY
		STORM INLETS (TYPE C, D, 13, & R)
		STORM 100 YEAR HGL
		STORM 5 YEAR HGL
		EX STORM (FES, MH, & INLET)
		EXISTING UTILITY
		EXISTING SWALE
		EXISTING SIGN
		EXISTING WATER
		EXISTING FENCE
		EXISTING POWER POLE & GUY WIRE
		EX WATER MH, METER, & VENT PIPE
		EX WATER VALVE & HYDRANT



13/02/2025 11:24 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIM\MAIN\Y_CDS - POND SHEETS.DWG POND

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Denver, CO 80231
PH: 303.652.8607

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1	1ST SUBMITTAL	11/01/2024	MM
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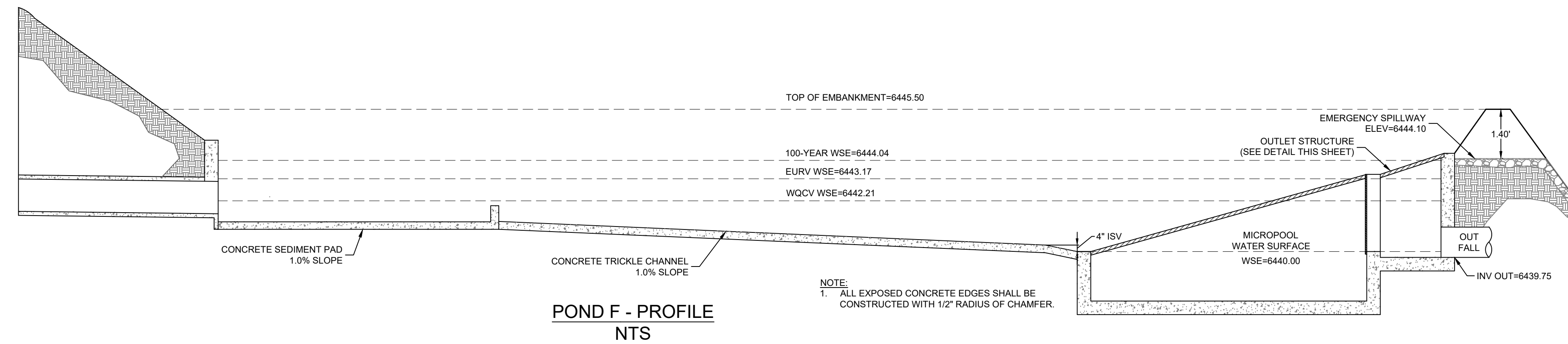
NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
STORM - POND F

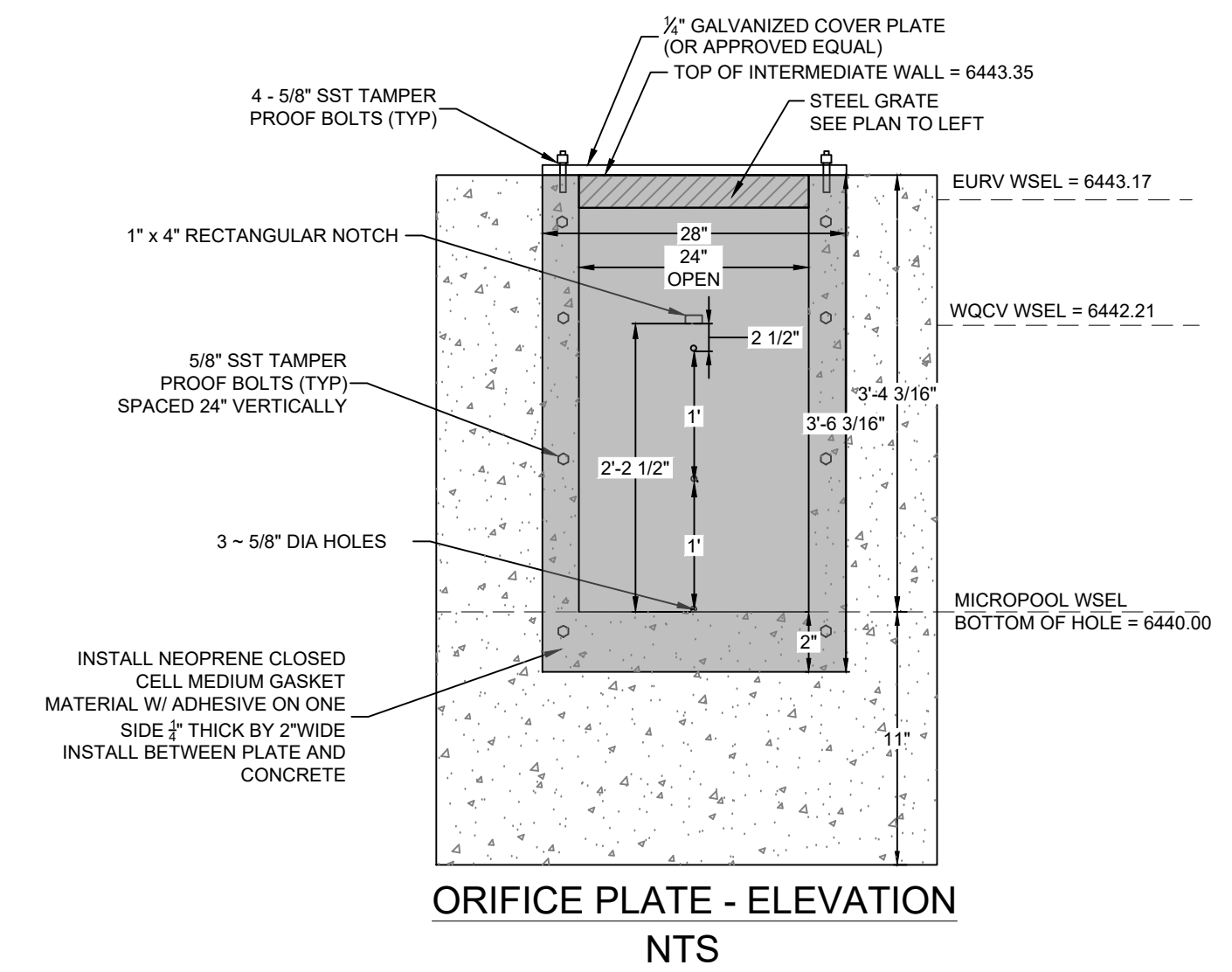
Know what's below.
Call before you dig.

SHEET

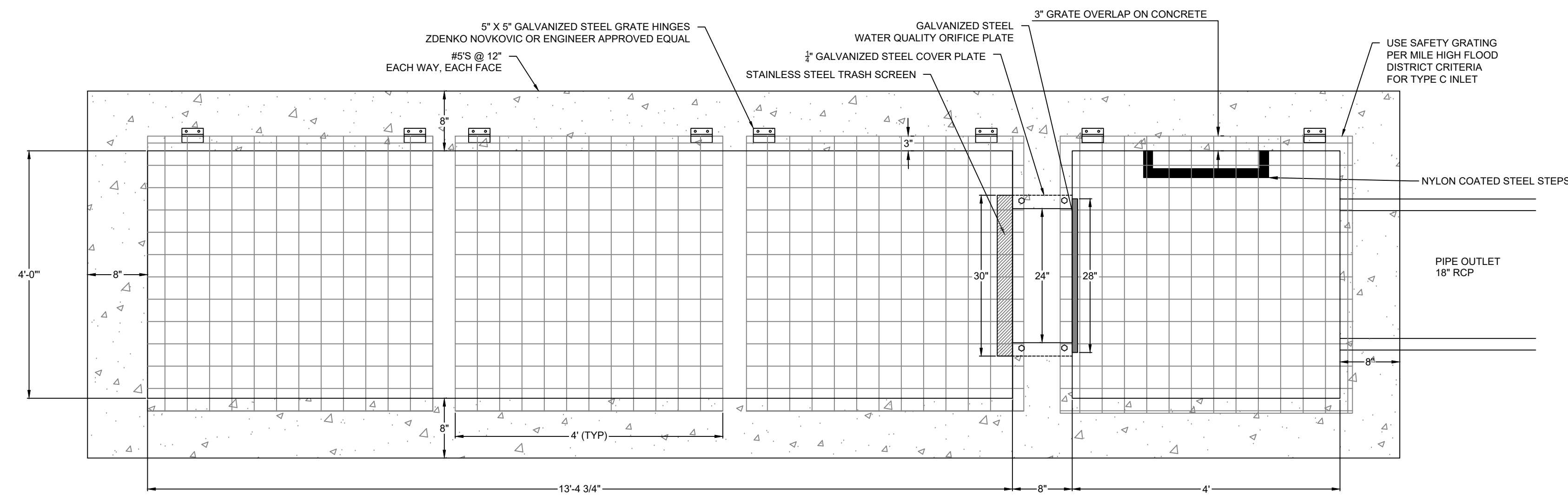
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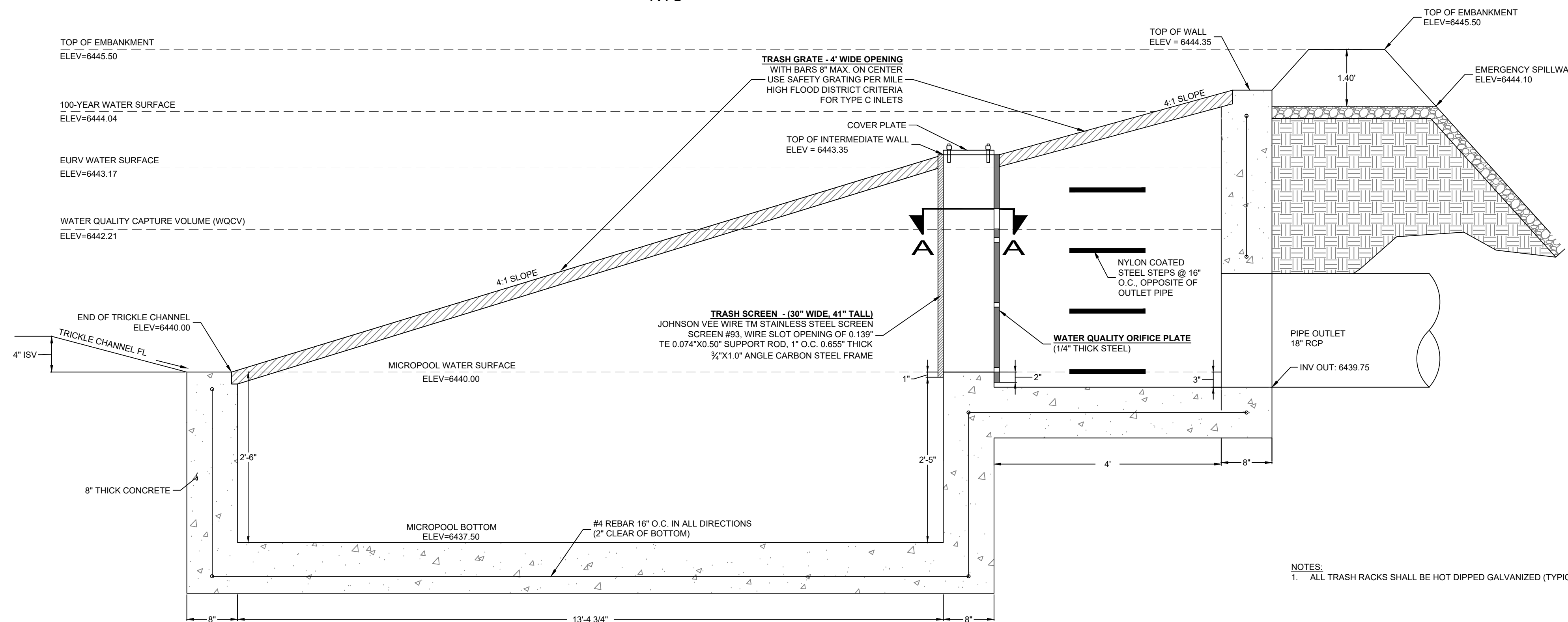
**POND F - PROFILE
NTS**



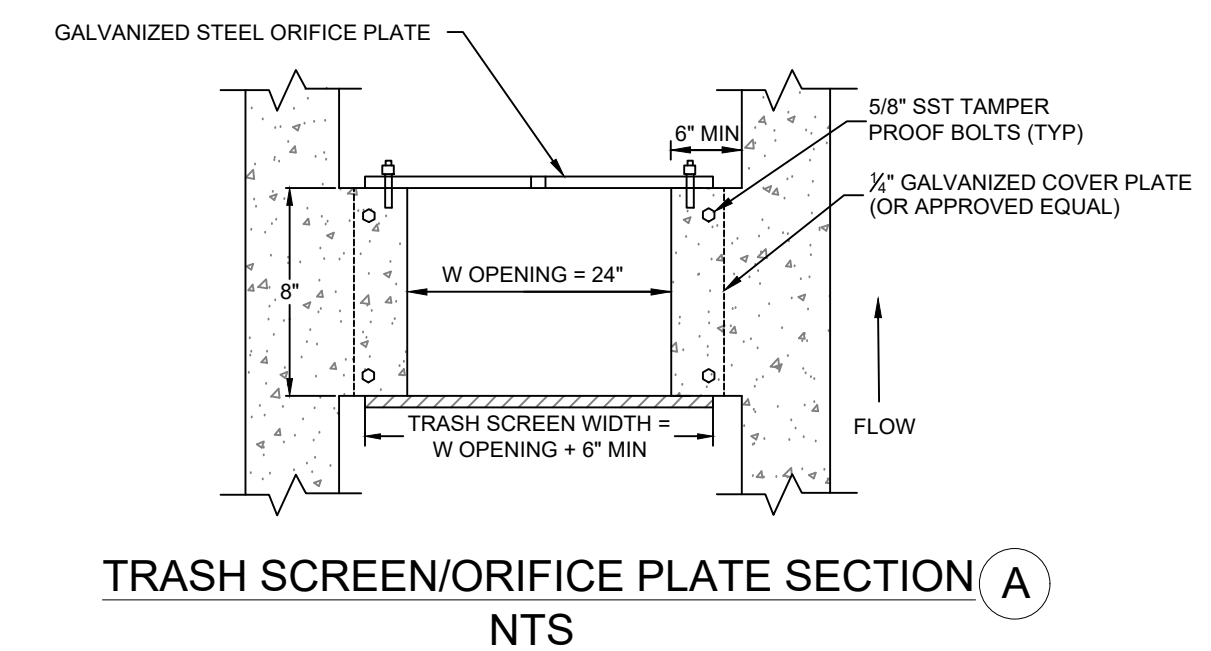
**ORIFICE PLATE - ELEVATION
NTS**



**POND F - OUTLET STRUCTURE PLAN
NTS**



**POND F - OUTLET STRUCTURE SECTION
NTS**



**TRASH SCREEN/ORIFICE PLATE SECTION A
NTS**

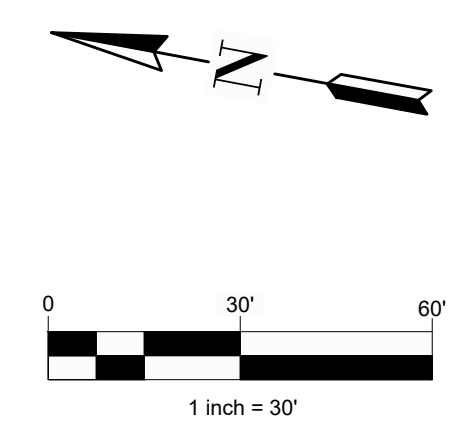
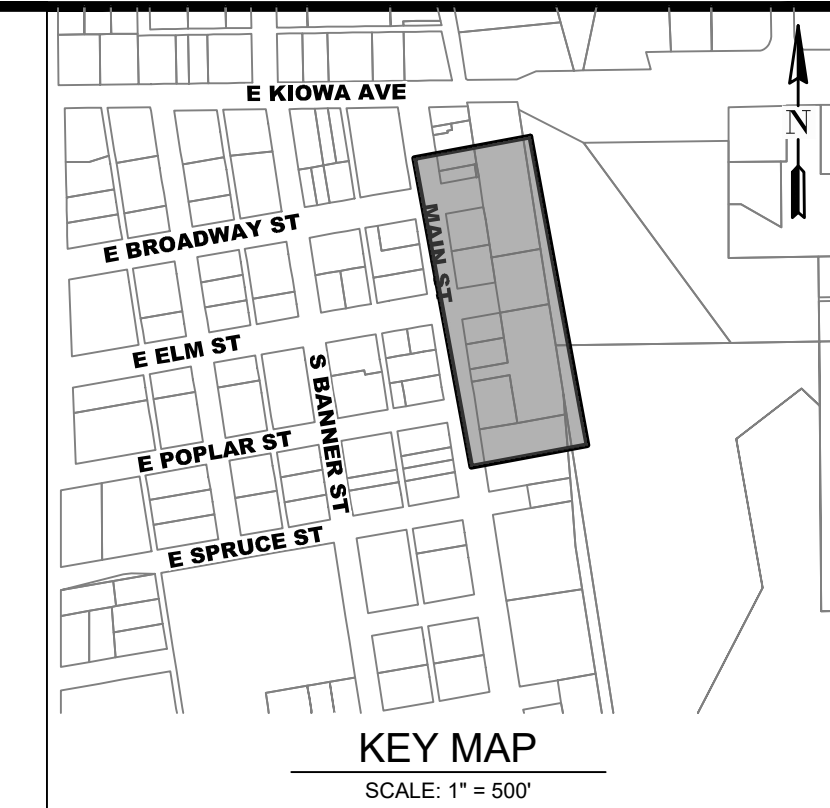
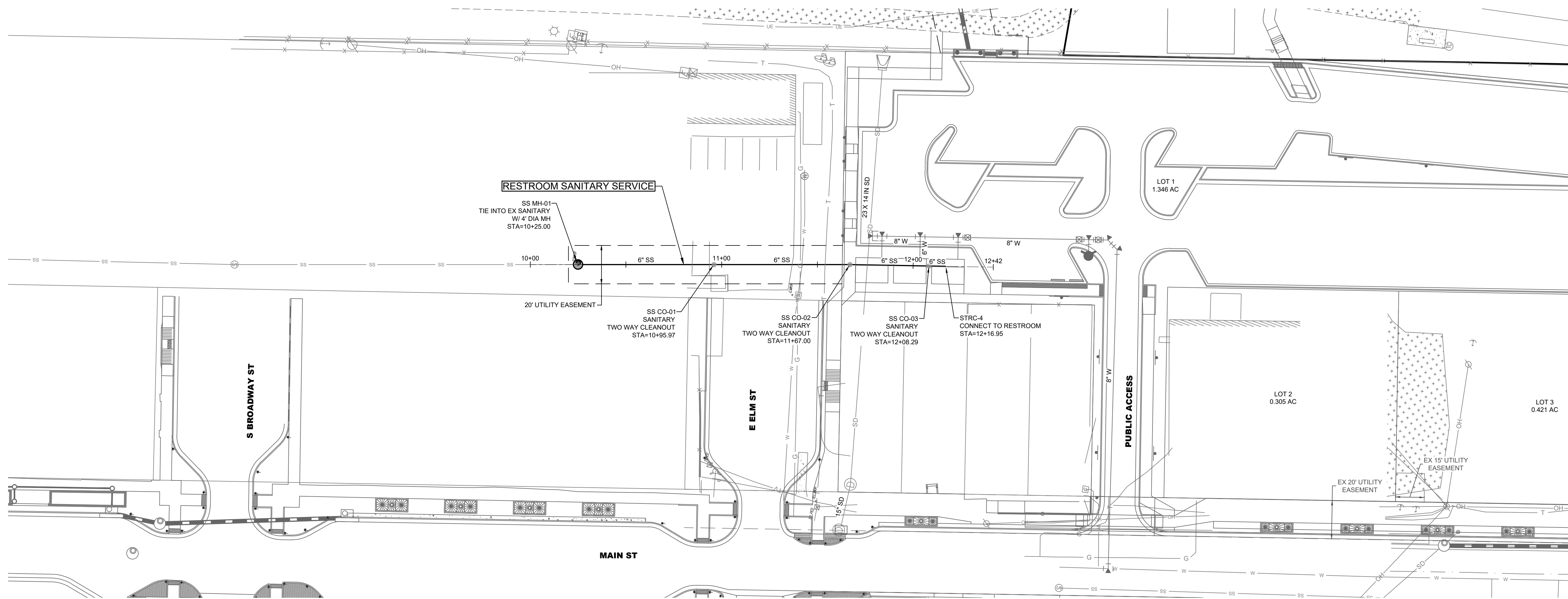
NOTES:
1. ALL TRASH RACKS SHALL BE HOT DIPPED GALVANIZED (TYPICAL).

13/02/2025 11:24 AM X:TOWN OF ELIZABETH\CADD\PLANS\01 - MAIN ST PARKING\PRELIM\DWG - POND SHEETS.DWG OUTLET STRUCTURE

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

**NOT FOR
CONSTRUCTION**

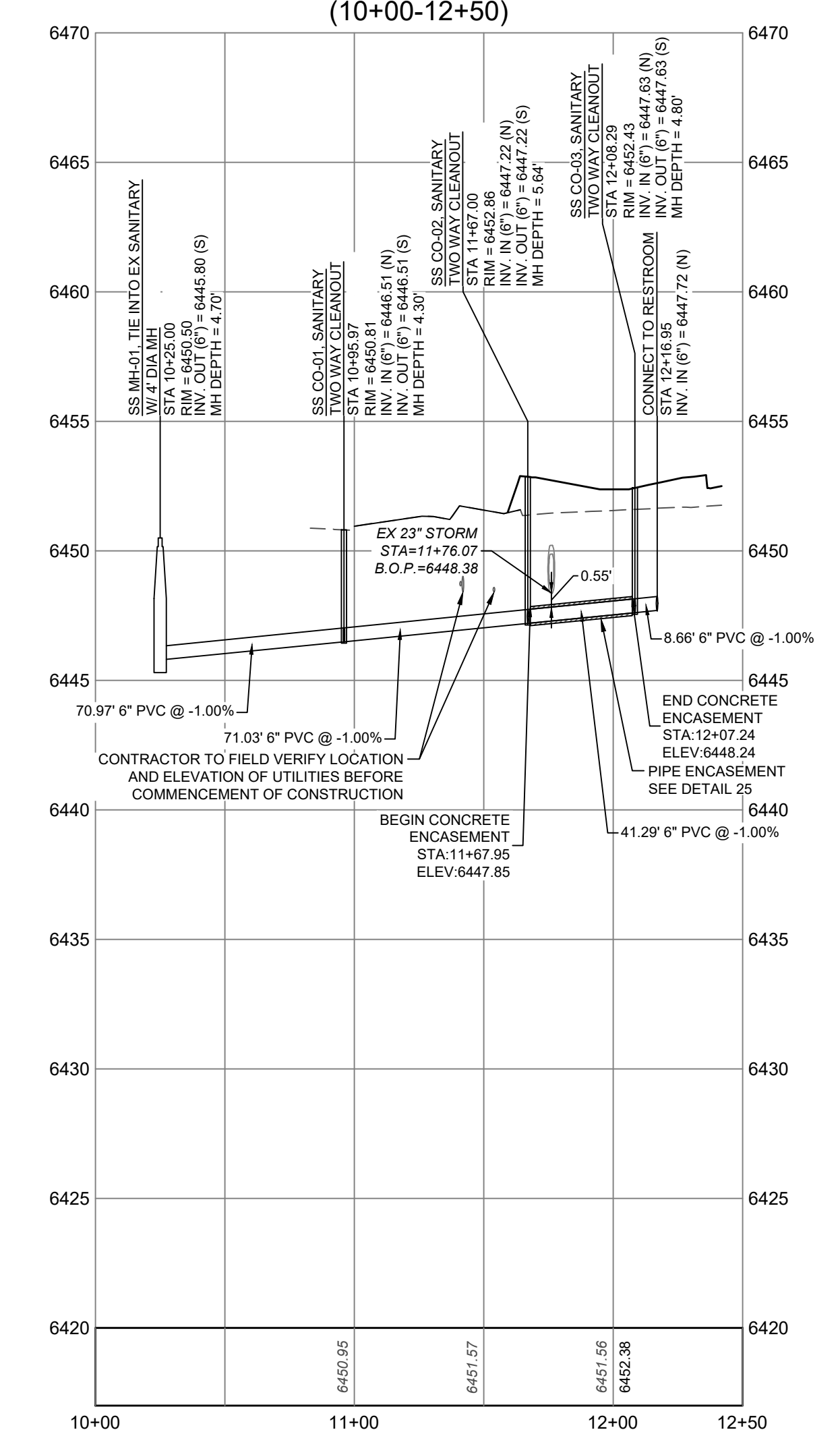
MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
STORM - OUTLET STRUCTURE - POND F



PROFILE LEGEND

---	EXIST GRADE
---	PROP GRADE
1"=50' (HORZ)	1"=5' (VERT)

RESTROOM SANITARY SERVICE

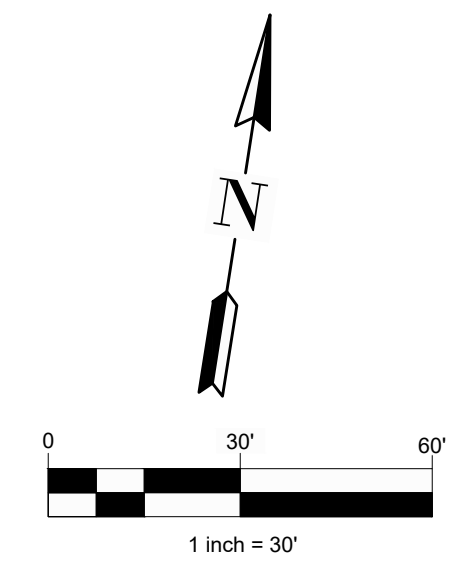
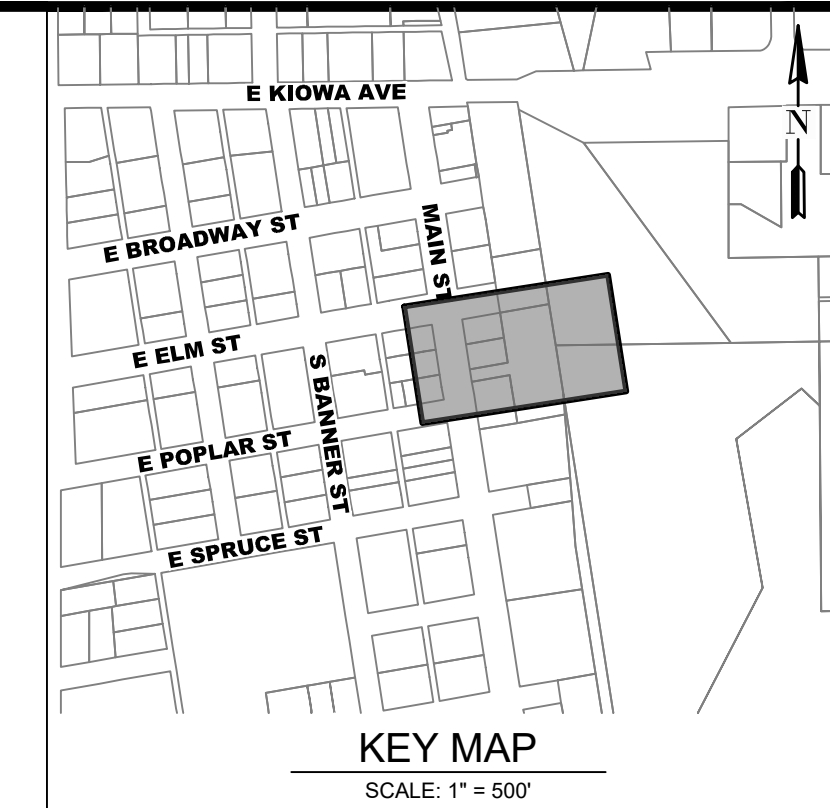
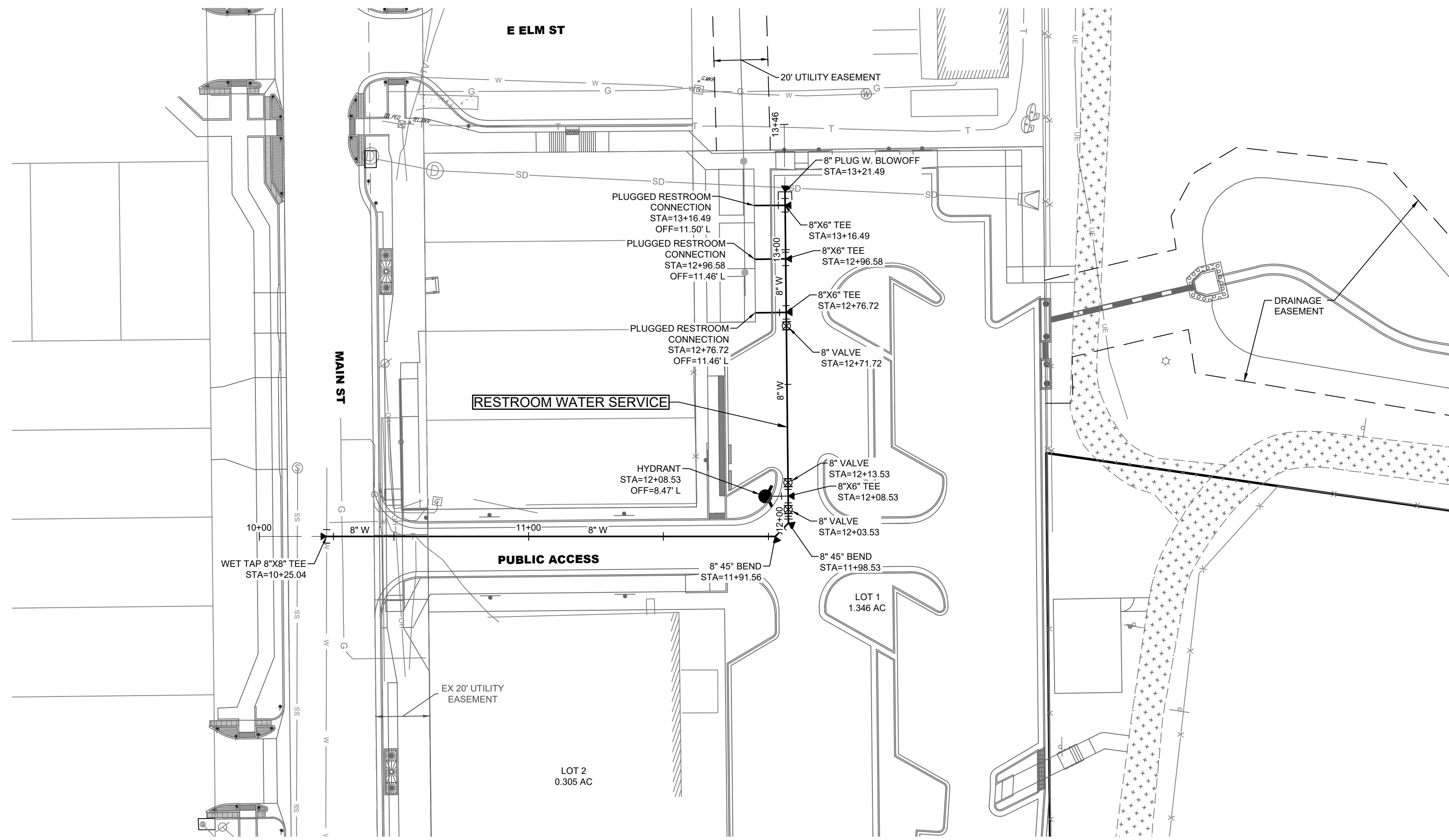


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2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
SANITARY P&P - RESTROOM SANITARY SERVICE

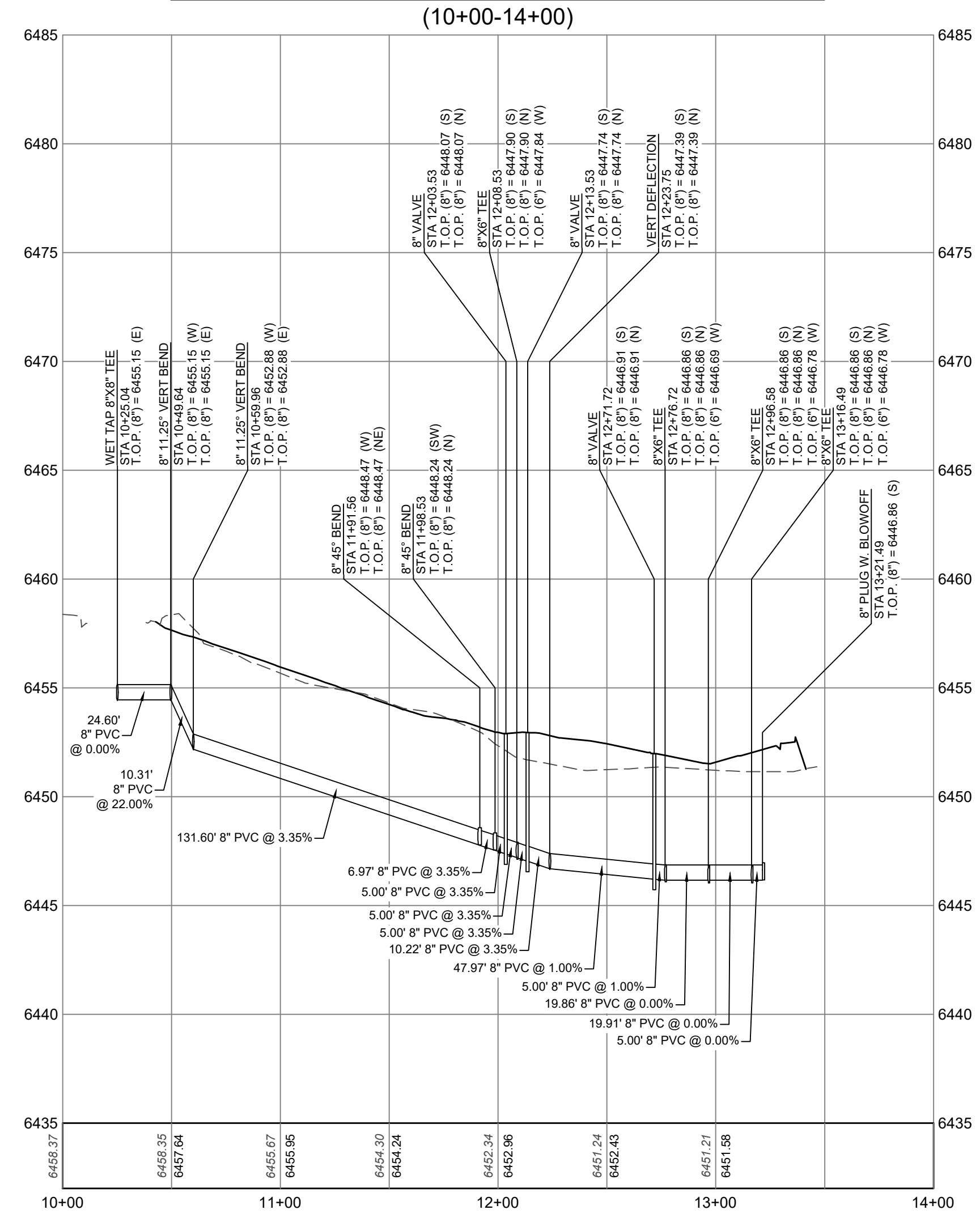




PROFILE LEGEND

---	EXIST GRADE
---	PROP GRADE
1"=50' (HORZ)	1"=5' (VERT)

RESTROOM WATER SERVICE

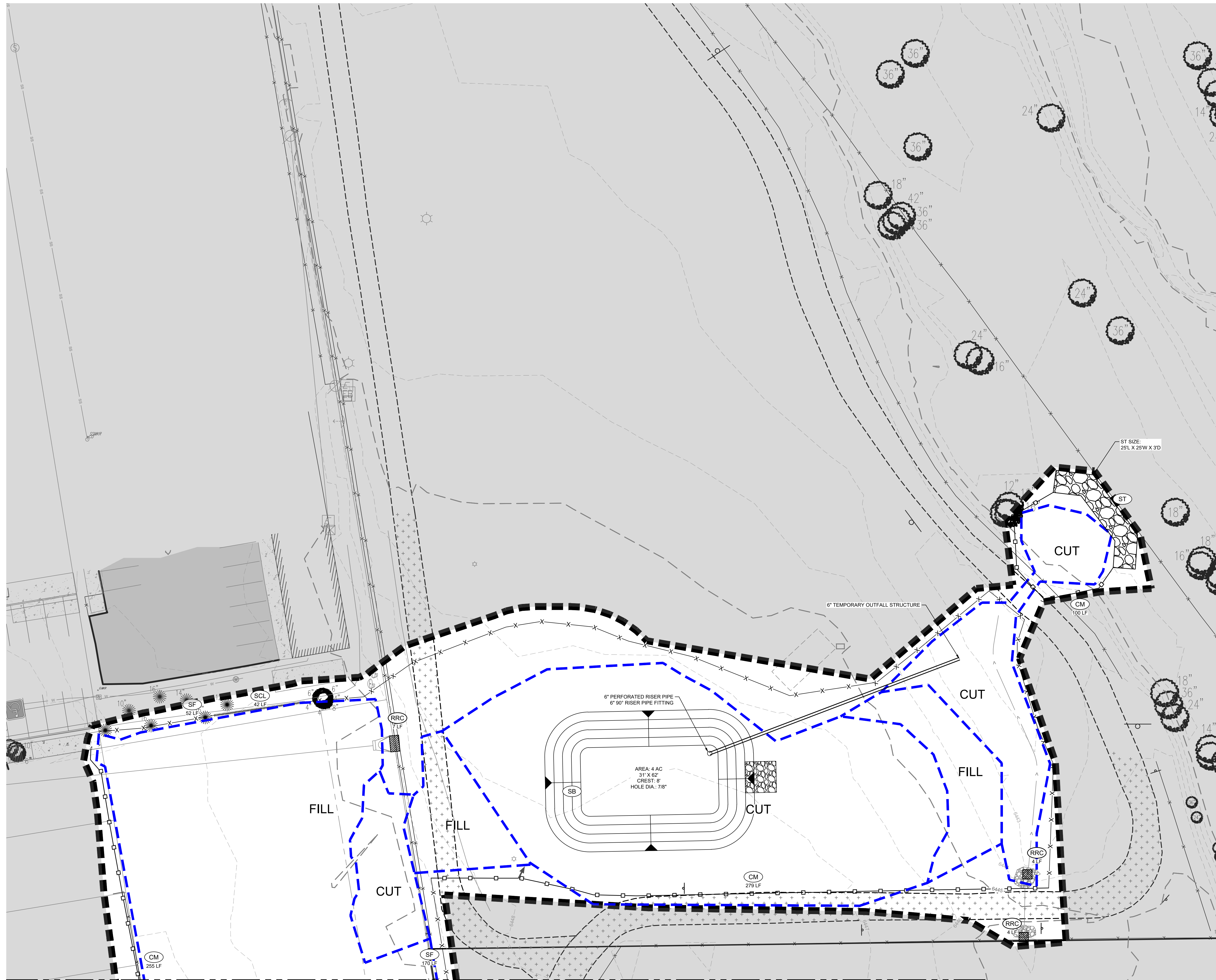


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2	2ND SUBMITTAL	01/17/2025	MM

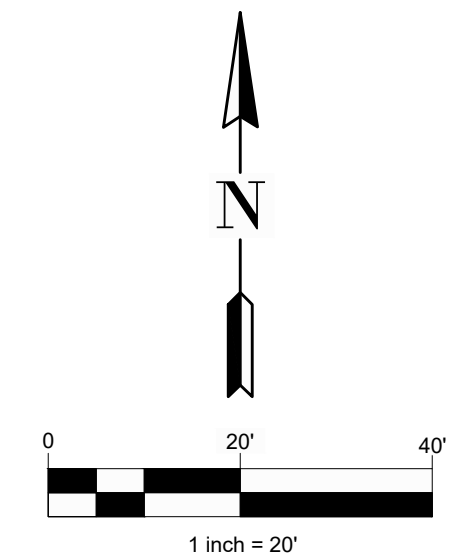
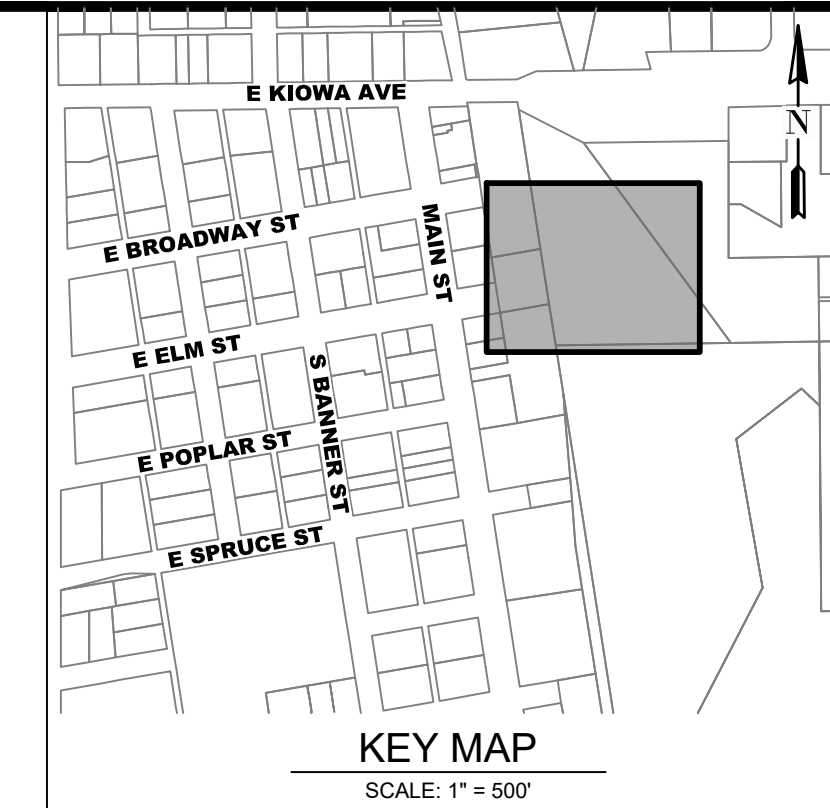
NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
WATER P&P - RESTROOM WATER SERVICE

13020225 11:24 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIM\DWG 1 GESC - INITIAL DWG 1



SEE SHEET 17



LEGEND

	OUTSIDE LIMITS OF CONSTRUCTION
	CD CHECK DAM
	CWA CONCRETE WASHOUT AREA
	CM CONSTRUCTION MARKER
	CS CURB SOCK / ROCK SOCK
	DD DIVERSION DITCH
	ECB EROSION CONTROL BLANKET
	IP INLET PROTECTION
	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	ST SEDIMENT TRAP
	SM SEEDING AND MULCHING
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	VTC VEHICLE TRACKING CONTROL
	LOC LIMITS OF CONSTRUCTION

- NOTES:**
- SEE SHEETS 24-31 FOR GESC DETAILS.
 - THE SITE EARTHWORK:
1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL



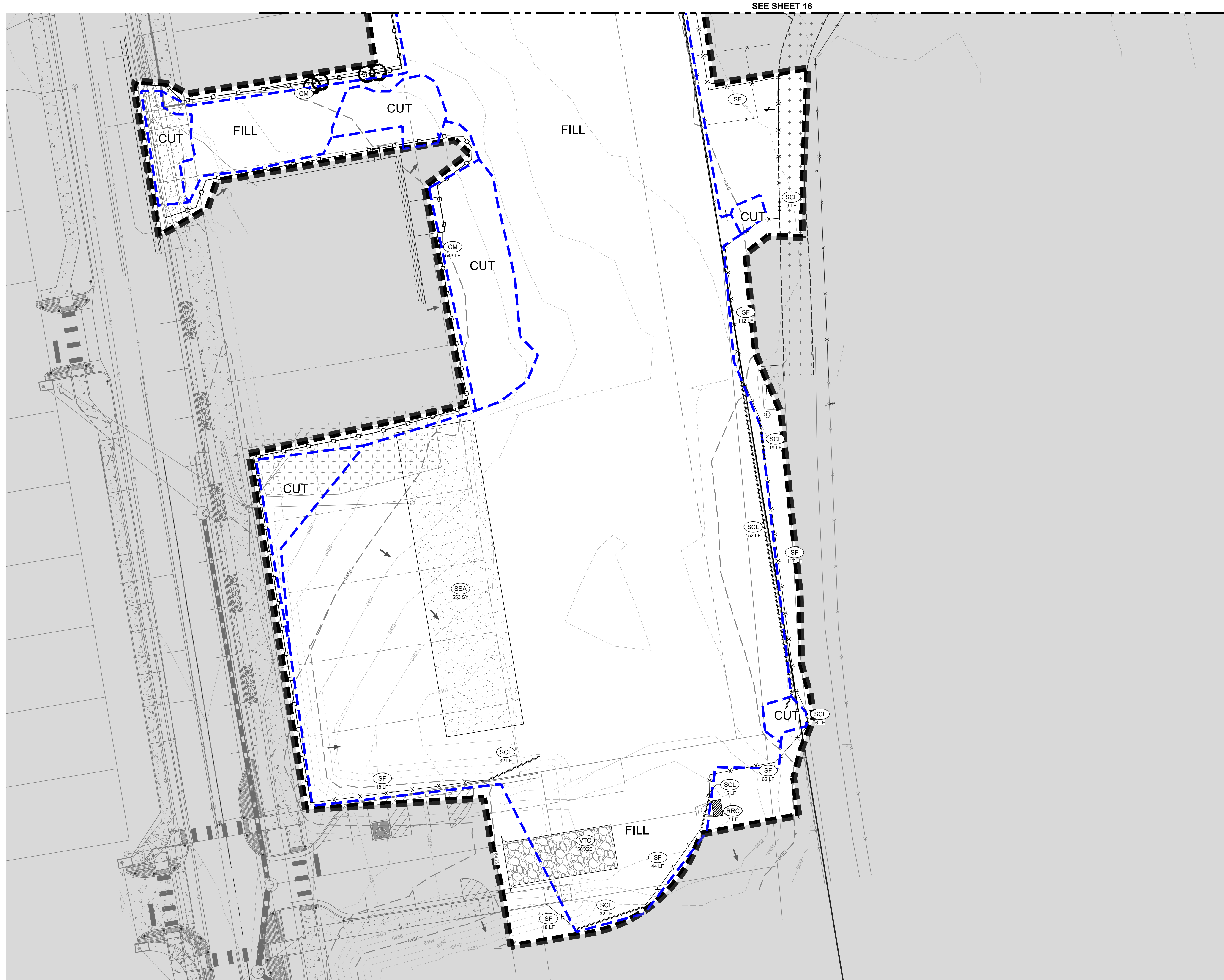
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

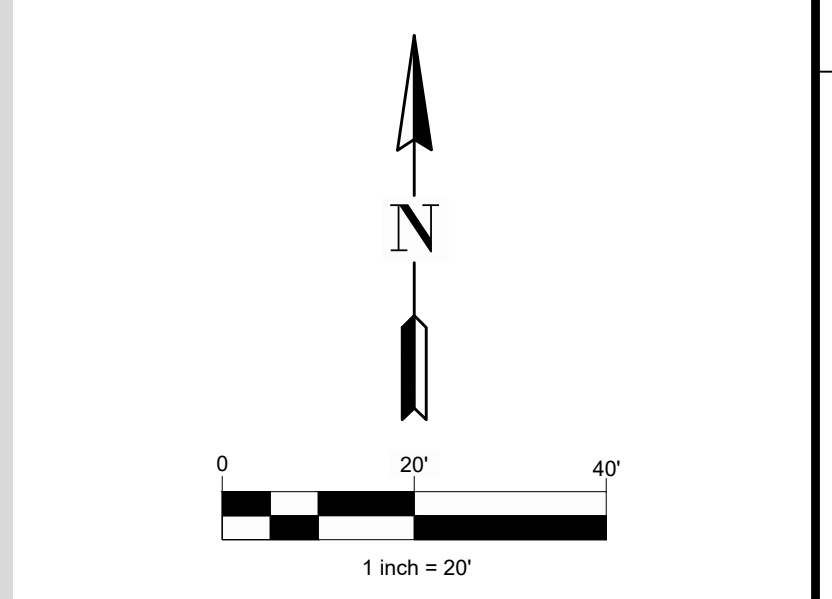
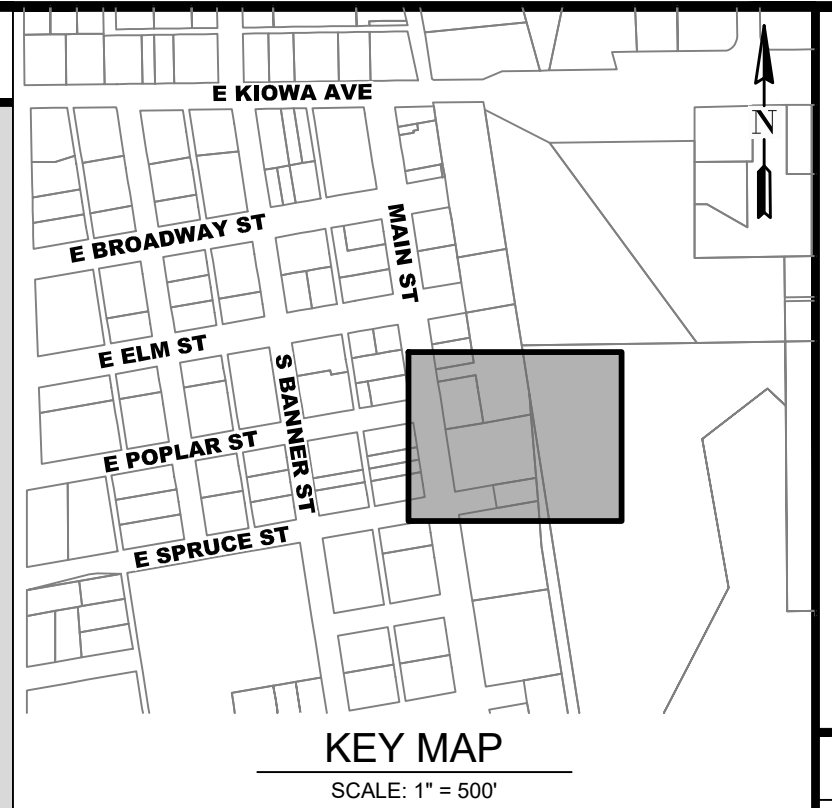
MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GESC - INITIAL PLAN



13/02/2025 11:24 AM X:TOWN OF ELIZABETH\CAD\PLANS\01 - MAIN ST PARKING\PRELIM\DWG 2 GESC - INITIAL.DWG 2



SEE SHEET 16



LEGEND

[Symbol]	OUTSIDE LIMITS OF CONSTRUCTION
[Symbol]	CD CHECK DAM
[Symbol]	CWA CONCRETE WASHOUT AREA
[Symbol]	CM CONSTRUCTION MARKER
[Symbol]	CS CURB SOCK / ROCK SOCK
[Symbol]	DD DIVERSION DITCH
[Symbol]	ECB EROSION CONTROL BLANKET
[Symbol]	IP INLET PROTECTION
[Symbol]	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
[Symbol]	SB TEMPORARY SEDIMENT BASIN
[Symbol]	SCL SEDIMENT CONTROL LOG
[Symbol]	SF SILT FENCE
[Symbol]	ST SEDIMENT TRAP
[Symbol]	SM SEEDING AND MULCHING
[Symbol]	SSA STABILIZED STAGING AREA
[Symbol]	SR SURFACE ROUGHENING
[Symbol]	VTC VEHICLE TRACKING CONTROL
[Symbol]	LOC LIMITS OF CONSTRUCTION

NOTES:
 1. SEE SHEETS 24-31 FOR GESC DETAILS.
 2. THE SITE EARTHWORK:
 1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL

terraccina
 design
 10200 E Grand Ave, A-314
 Denver, CO 80231
 PH: 303.652.8687

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 GESC - INITIAL PLAN

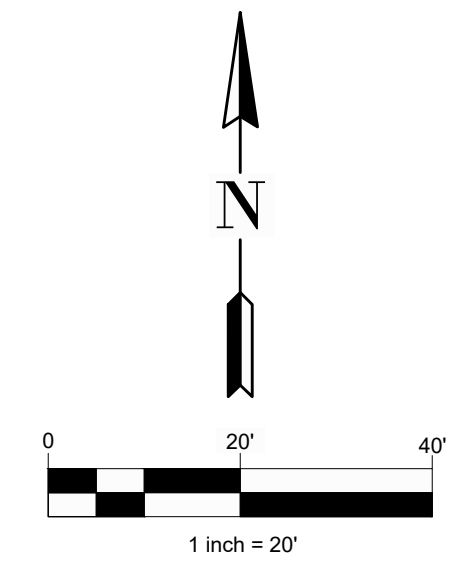
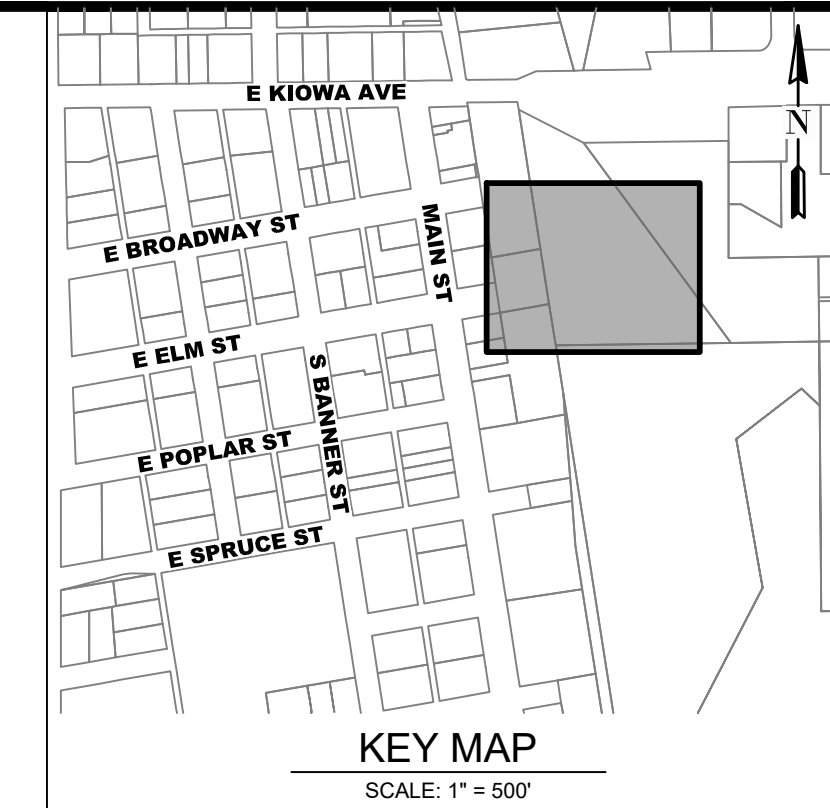
Know what's below.
 Call before you dig.

 SHEET
 17 OF 31

13020225 11:24 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIM\DWG 1 GESC - INTERIM\DWG 1



SEE SHEET 19



LEGEND

	OUTSIDE LIMITS OF CONSTRUCTION
	CD CHECK DAM
	CWA CONCRETE WASHOUT AREA
	CM CONSTRUCTION MARKER
	CS CURB SOCK / ROCK SOCK
	DD DIVERSION DITCH
	ECB EROSION CONTROL BLANKET
	IP INLET PROTECTION
	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	ST SEDIMENT TRAP
	SM SEEDING AND MULCHING
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	VTC VEHICLE TRACKING CONTROL
	LOC LIMITS OF CONSTRUCTION

NOTES:

- SEE SHEETS 24-31 FOR GESC DETAILS.
- THE SITE EARTHWORK:
1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

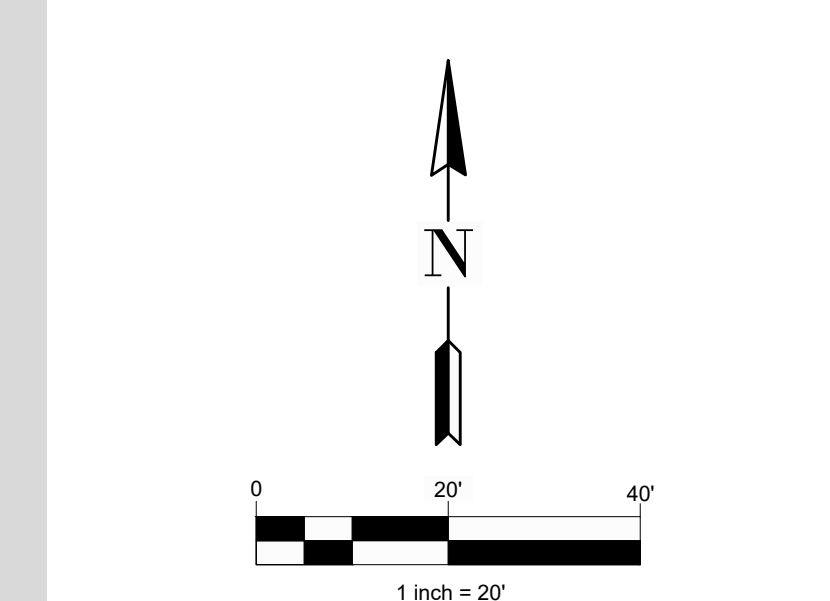
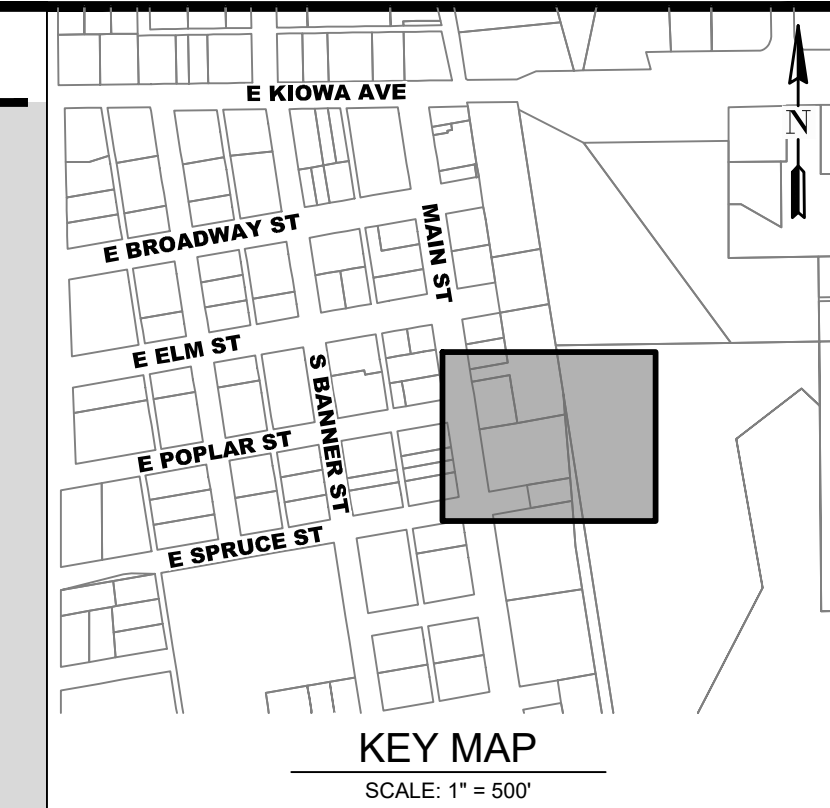
MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GESC - INTERIM PLAN

Know what's below.
Call before you dig.

SHEET
18 OF 31

1/30/2025 11:24 AM X:TOWN OF ELIZABETH\CAD\PLANS\01 - MAIN ST PARKING\PRELIM\DWG 2 GESC - INTERIM.DWG 2

SEE SHEET 18



LEGEND

	OUTSIDE LIMITS OF CONSTRUCTION
	CD CHECK DAM
	CWA CONCRETE WASHOUT AREA
	CM CONSTRUCTION MARKER
	CS CURB SOCK / ROCK SOCK
	DD DIVERSION DITCH
	ECB EROSION CONTROL BLANKET
	IP INLET PROTECTION
	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	ST SEDIMENT TRAP
	SM SEEDING AND MULCHING
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	VTC VEHICLE TRACKING CONTROL
	LOC LIMITS OF CONSTRUCTION

NOTES:

- SEE SHEETS 24-31 FOR GESC DETAILS.
- THE SITE EARTHWORK:
1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL

terraccina
design
td
10200 E Grand Ave, A-314
Denver, CO 80231
PH: 303.632.8607

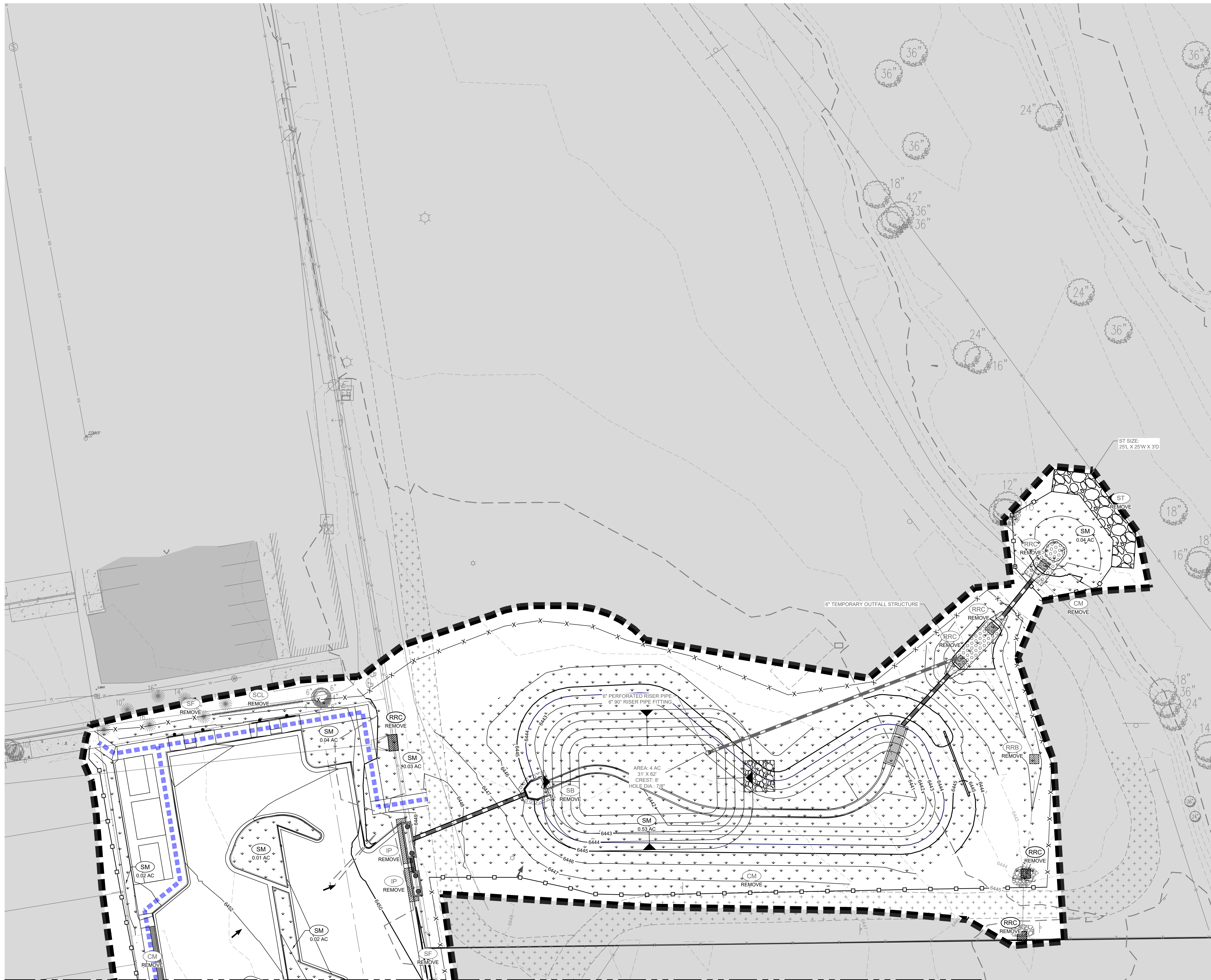
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2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

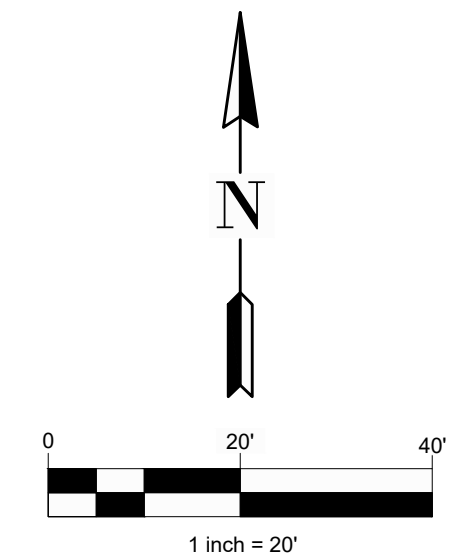
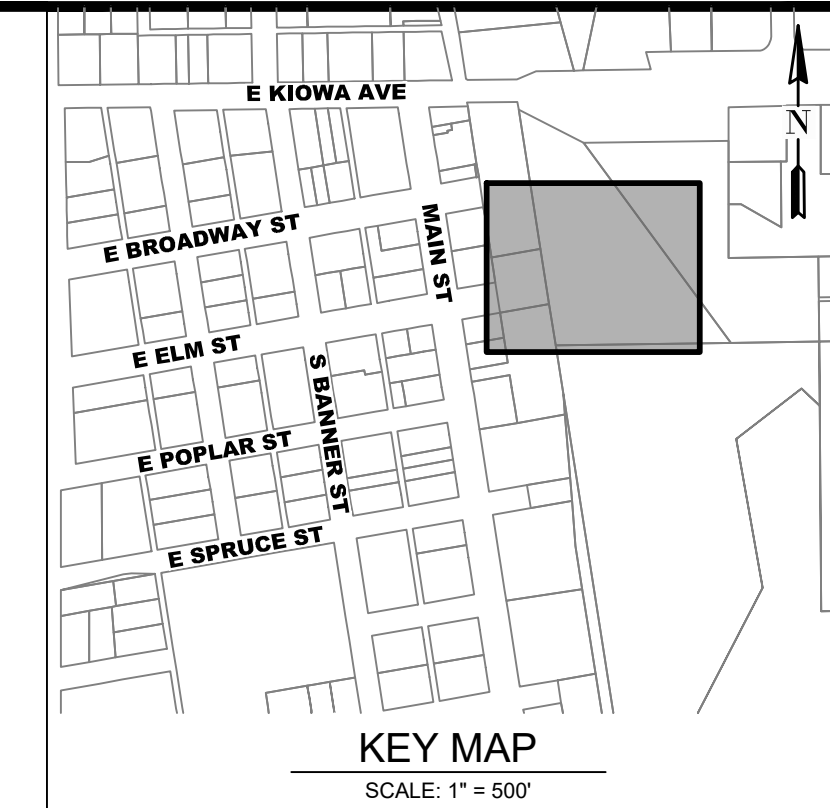
MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GESC - INTERIM PLAN

Know what's below.
Call before you dig.
811

13/02/2025 11:25 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIMINARY\GSC - FINAL.DWG 1



SEE SHEET 21



LEGEND

	OUTSIDE LIMITS OF CONSTRUCTION
	CD CHECK DAM
	CWA CONCRETE WASHOUT AREA
	CM CONSTRUCTION MARKER
	CS CURB SOCK / ROCK SOCK
	DD DIVERSION DITCH
	ECB EROSION CONTROL BLANKET
	IP INLET PROTECTION
	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	ST SEDIMENT TRAP
	SM SEEDING AND MULCHING
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	VTC VEHICLE TRACKING CONTROL
	LOC LIMITS OF CONSTRUCTION

NOTES:

- SEE SHEETS 24-31 FOR GESC DETAILS.
- THE SITE EARTHWORK:
1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL



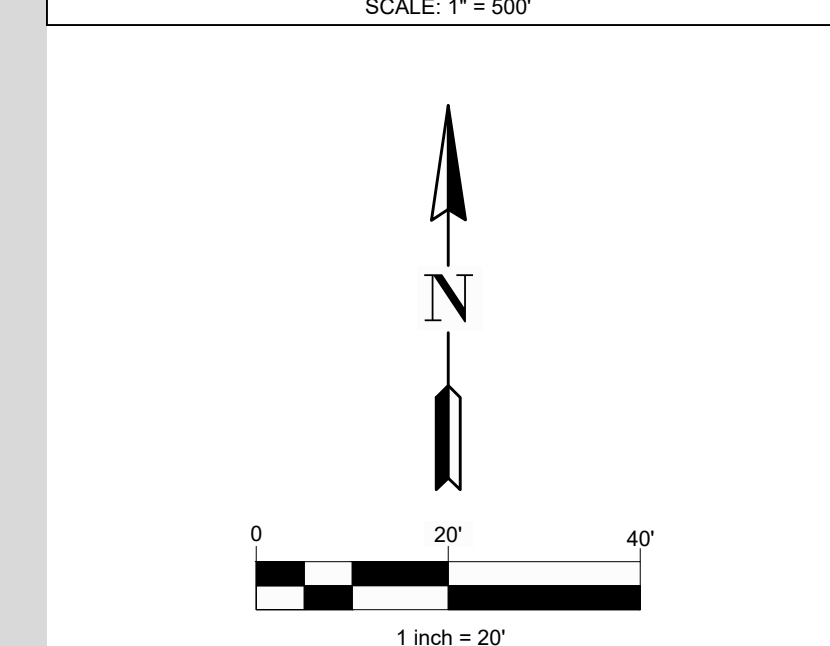
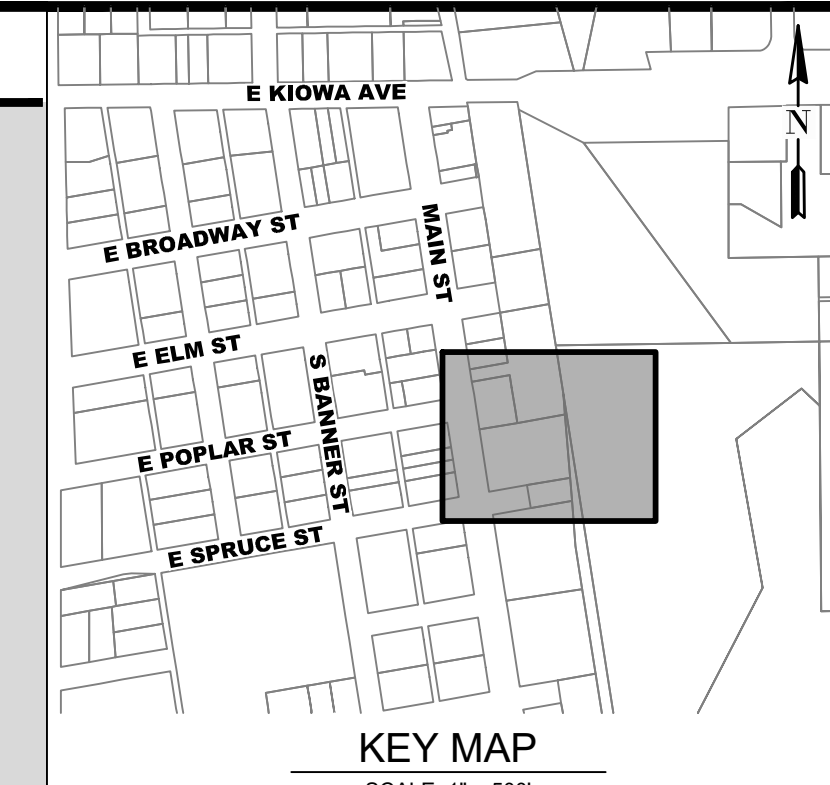
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1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GESC - FINAL PLAN



SEE SHEET 20



LEGEND

	OUTSIDE LIMITS OF CONSTRUCTION
	CD CHECK DAM
	CWA CONCRETE WASHOUT AREA
	CM CONSTRUCTION MARKER
	CS CURB SOCK / ROCK SOCK
	DD DIVERSION DITCH
	ECB EROSION CONTROL BLANKET
	IP INLET PROTECTION
	RRC REINFORCED ROCK BERM FOR CULVERT PROTECTION
	SB TEMPORARY SEDIMENT BASIN
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	ST SEDIMENT TRAP
	SM SEEDING AND MULCHING
	SSA STABILIZED STAGING AREA
	SR SURFACE ROUGHENING
	VTC VEHICLE TRACKING CONTROL
	LOC LIMITS OF CONSTRUCTION

NOTES:

- SEE SHEETS 24-31 FOR GESC DETAILS.
- THE SITE EARTHWORK:
1966 CY CUT, 4779 CY FILL, 2814 CY NET FILL

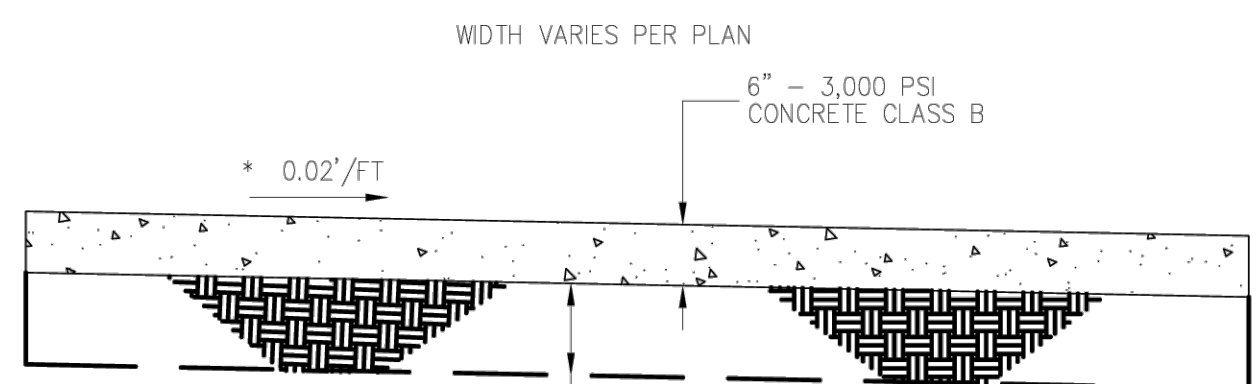
terraccina
design
10200 E Grand Ave, A-314
Denver, CO 80231
PH: 303.652.8607

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1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

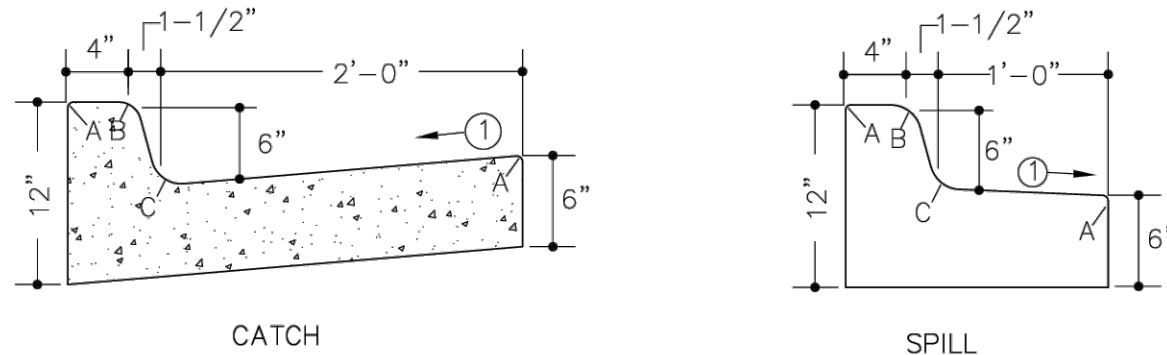
NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
GESC - FINAL PLAN

Know what's below.
Call before you dig.
811
SHEET
21 OF 31



SIDEWALK DETAIL

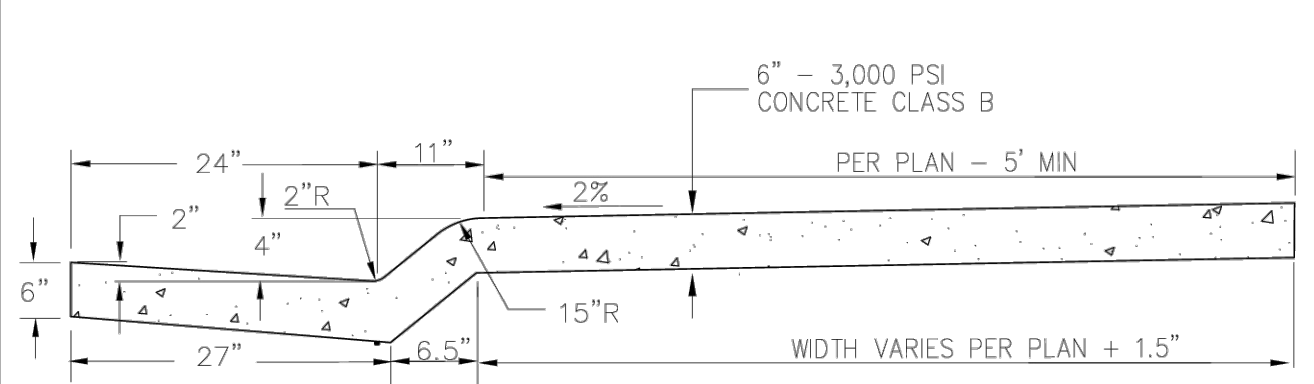


CURB DETAIL LEGEND

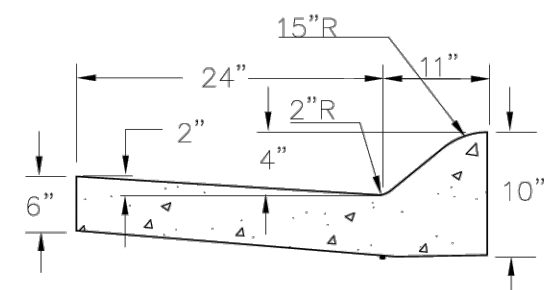
A	RADIUS = 1/8"
B	RADIUS = 1-1/2"
C	RADIUS = 1-1/2" - 2"
1	CROSS SLOPE SHALL BE 1/2" PER FOOT WHEN DRAINING AWAY FROM CURB, AND 1" PER FOOT WHEN DRAINING TOWARD THE CURB

CURB DETAIL

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CURB, GUTTER, & SIDEWALK DETAILS	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-1A
TOWN ENGINEER	



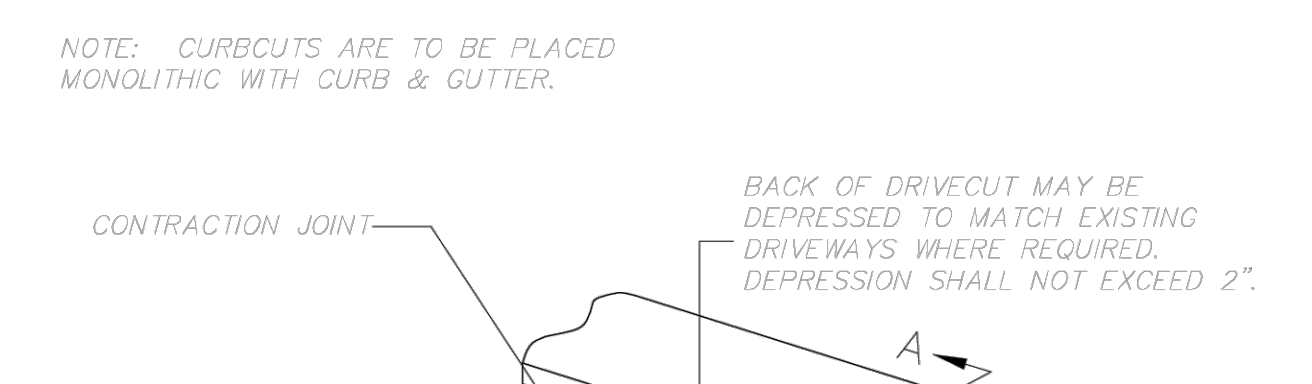
COMBINATION CURB, GUTTER & SIDEWALK



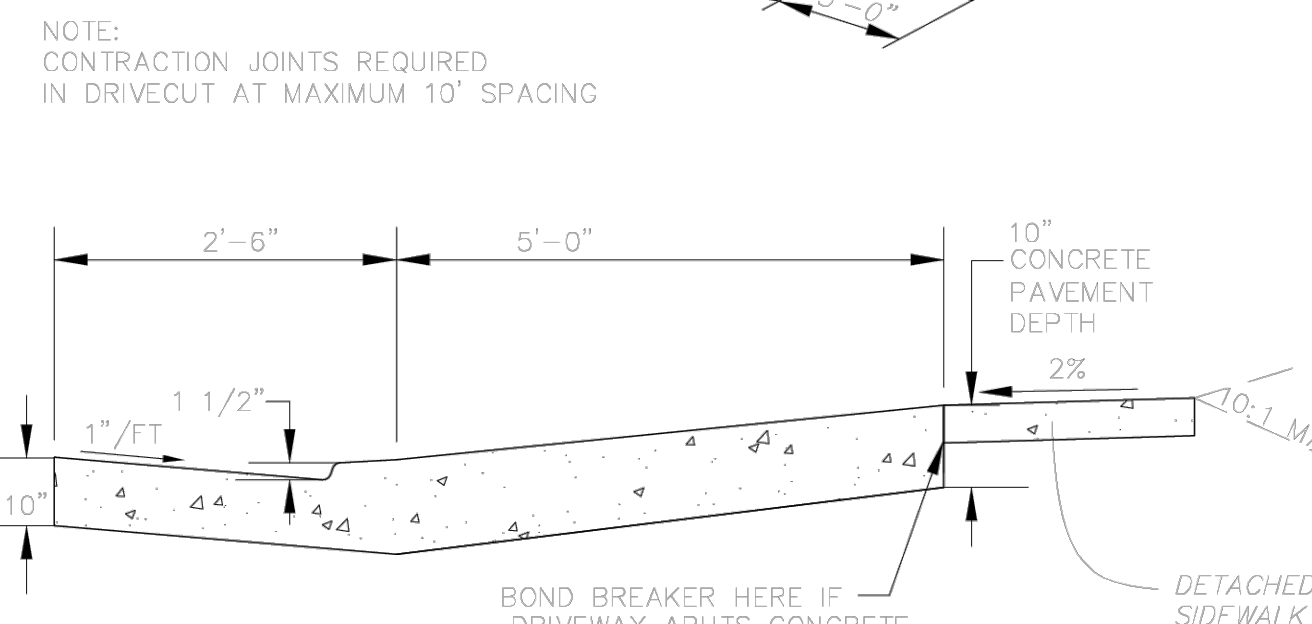
LOCAL MOUNTABLE CURB & GUTTER

NOTES:
 1) IF A SIDEWALK IS PLACED BEHIND THE CURB BUT IS NOT PLACED MONOLITHICALLY, EXPANSION JOINT MATERIAL AND A SILICONE BASE SEALER MUST BE APPLIED BETWEEN THE SIDEWALK AND CURB.

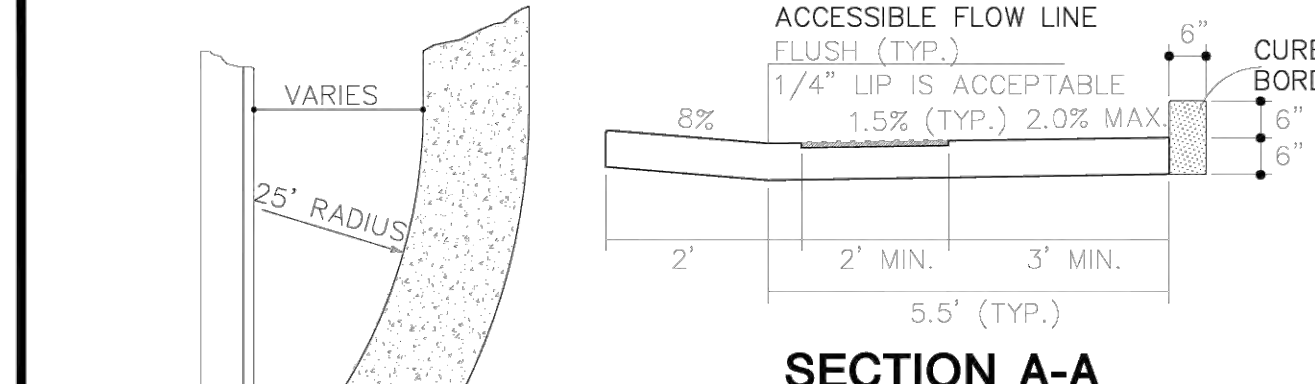
TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CURB, GUTTER, & SIDEWALK DETAILS	
SCALE: NOT TO SCALE	DATE: 08/08/17
APPROVED:	
CORE CONSULTANTS INC.	RD-1B
TOWN ENGINEER	



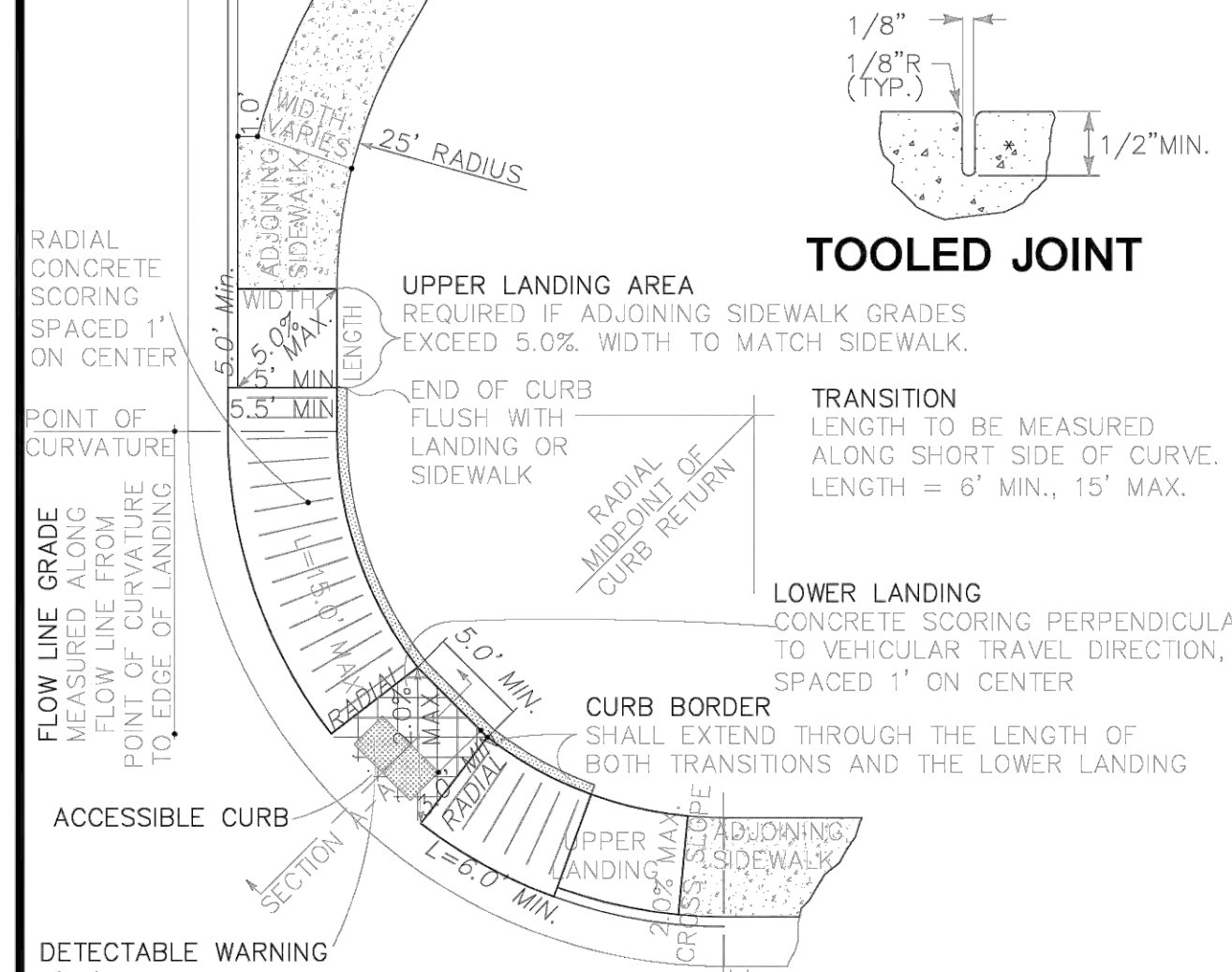
SECTION A-A



TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
DRIVEWAY CUT DETAIL	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-2
TOWN ENGINEER	



SECTION A-A



TOOLED JOINT

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
HANDICAP RAMP DETAIL	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-3A
TOWN ENGINEER	

NOTES

SLOPED TRANSITIONS SHALL COMPLY WITH ALL APPLICABLE RULES AND GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.

SLOPED TRANSITIONS SHALL BE CONSISTENT WITH THE CURRENT PUBLICATION OF FEDERAL GUIDELINES FOR ACCESSIBLE RIGHTS OF WAY.

LONGITUDINAL SLOPES WITHIN THE TRANSITION SHALL NOT EXCEED 1:12 (8.33%).

CROSS SLOPES, OR SLOPES PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:50 (2.0%).

THE LOWER LANDING AREA IS A REQUIRED ELEMENT. SLOPED TRANSITIONS ARE A REQUIRED ELEMENT AND SHALL:

A. NOT EXCEED 1:12 (8.33%) LONGITUDINAL SLOPE ALONG THE SHORTEST SIDE UNLESS TRANSITION LENGTH EXCEEDS 15.0'

B. NOT EXCEED 1:50 (2.0%) SLOPE PERPENDICULAR TO THE TRAVELED DIRECTION.

C. NOT EXCEED 15.0' IN LENGTH AS MEASURED ALONG THE SHORTEST SIDE. MAXIMUM LONGITUDINAL SLOPE SHALL BE ADJUSTED TO ACCOMMODATE THE LENGTH.

D. NOT BE LESS THAN 6.0' IN LENGTH.

THE UPPER LANDING AREA IS REQUIRED IF:

A. THE ADJOINING SIDEWALK HAS A LONGITUDINAL GRADE (DIRECTION OF TRAVEL) IN EXCESS OF 1:20 (5.0%). SAID LANDING SHALL NOT EXCEED A 1:20 (5.0%) SLOPE IN ANY DIRECTION.

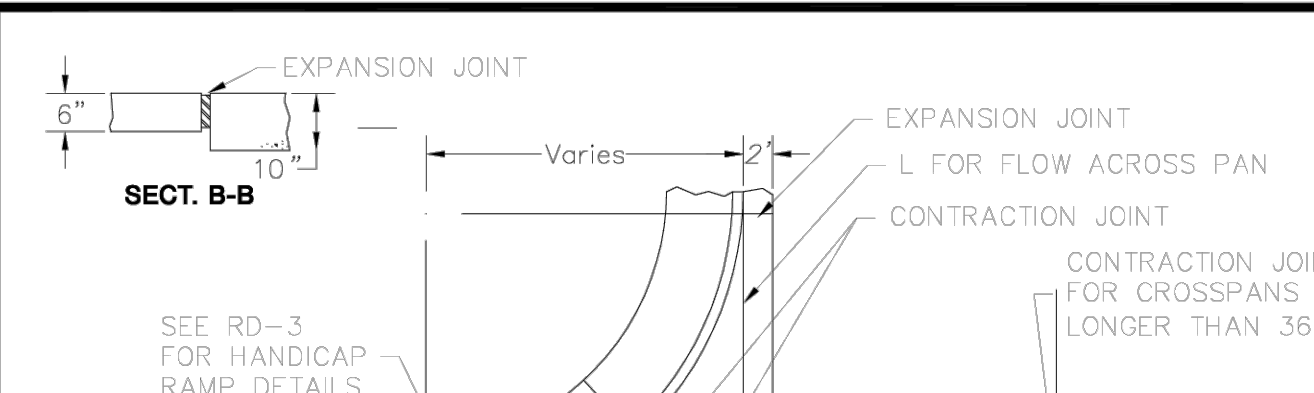
B. A CHANGE IN DIRECTION IS REQUIRED TO ENTER OR EXIT THE SLOPED TRANSITION. SAID LANDING SHALL NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION.

LANDINGS AND SLOPED TRANSITIONS SHALL MATCH THE WIDTH OF THE ADJOINING SIDEWALK, 3.0' MINIMUM.

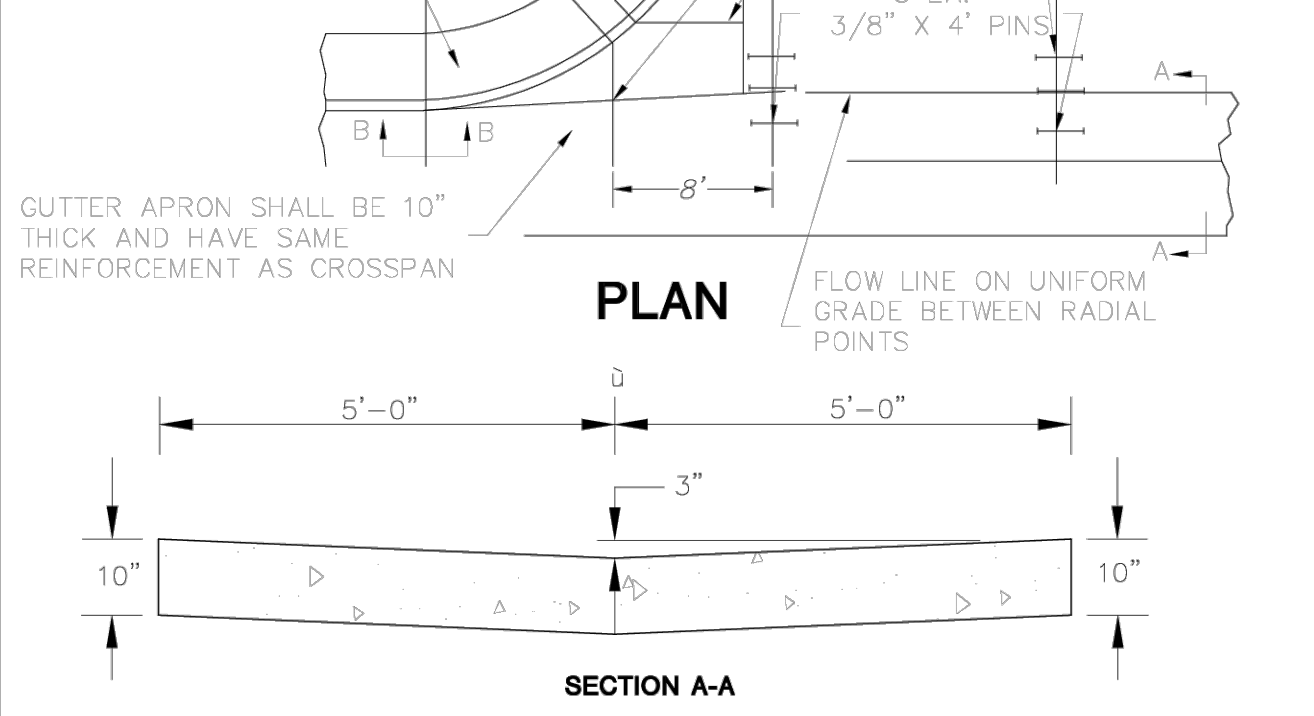
ALL TOOLED JOINTS WITHIN THE SLOPED TRANSITIONS SHALL RUN PERPENDICULAR TO THE DIRECTION OF TRAVEL.

ALL TOOLED JOINTS WITHIN THE LOWER LANDING AREA SHALL RUN PARALLEL TO AND/OR PERPENDICULAR TO THE DIRECTION OF VEHICULAR TRAVEL WITHIN THE TRAVELED WAY.

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
HANDICAP RAMP DETAIL NOTES	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-3B
TOWN ENGINEER	



PLAN



SECTION A-A

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CROSSSPAN	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-4
TOWN ENGINEER	

ADDITIONAL MANHOLE, RING AND COVER REQUIRED WHEN L=10' OR MORE. CUT REINFORCEMENT BAR ACCORDINGLY.

FOR LENGTH GREATER THEN 5 FT. PROVIDE ACCESS AT BOTH ENDS.

A 2" DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

ENDS OF BEAM 8" 3" CLR.

FACE OF CURB

FACE OF CURB

TRANSITION GUTTER

TRANSITION GUTTER

INLET PAY LENGTH

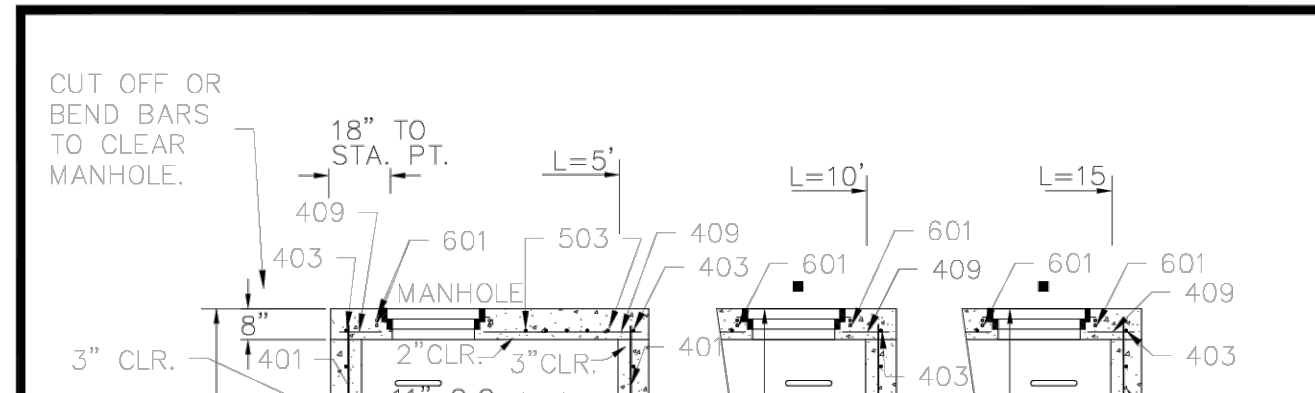
DIRECTION OF FLOW

ONE 1/4" DIA. ROD IN 5' INLET

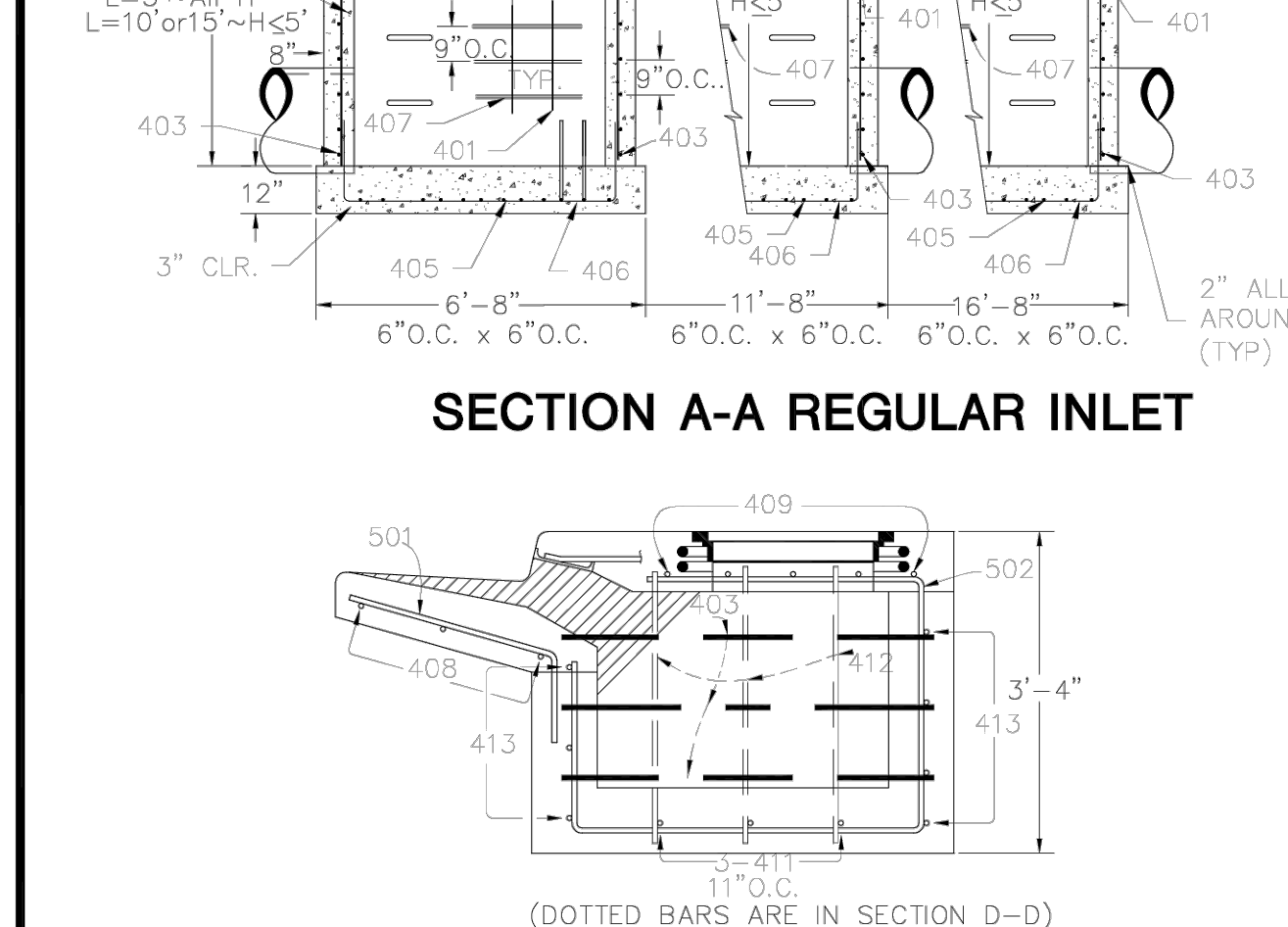
3" EACH END

TYPICAL PLAN VIEW

TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CURB INLET - TYPE R	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-5A
TOWN ENGINEER	



SECTION A-A REGULAR INLET



SECTIONS C-C & D-D

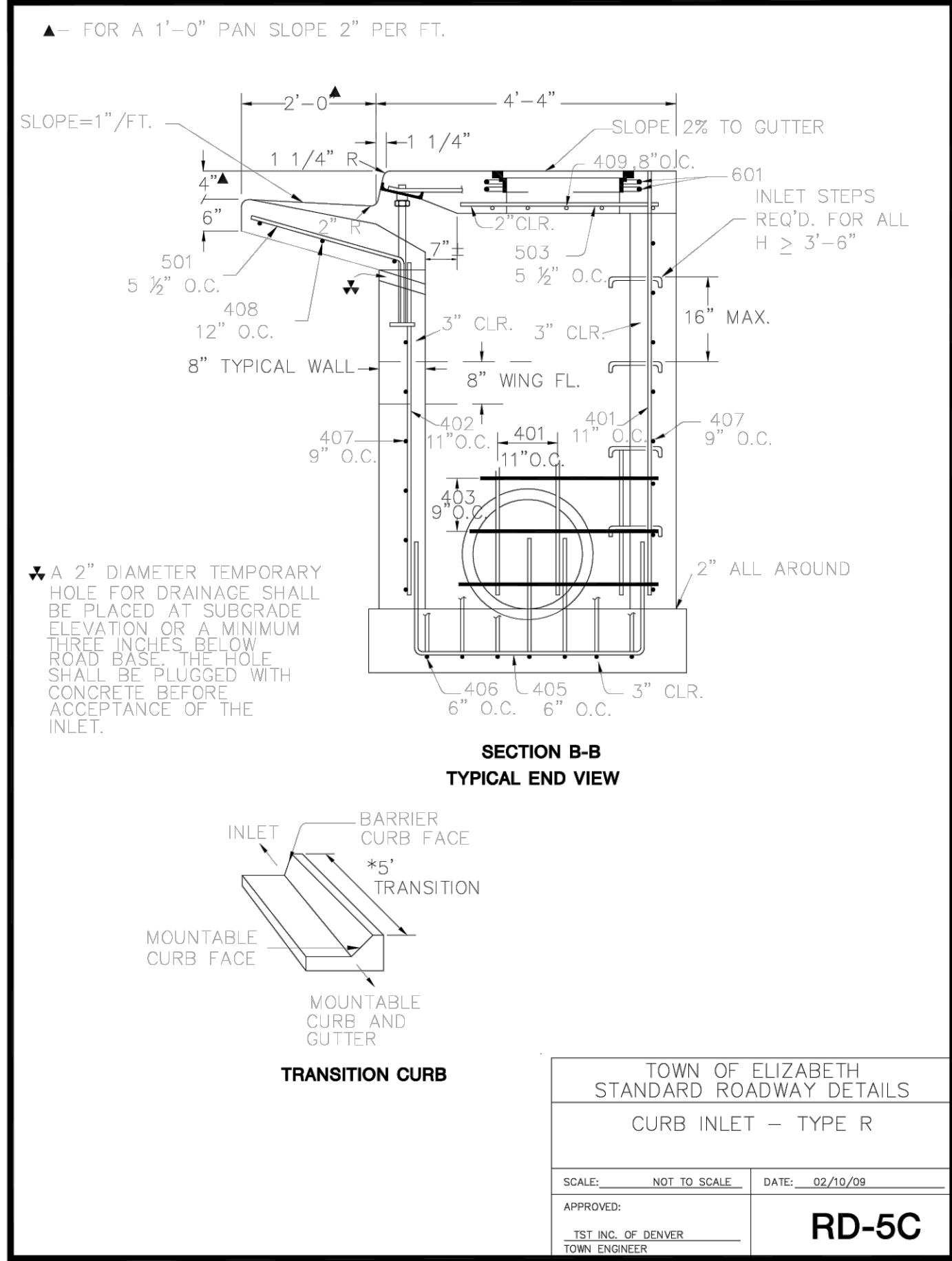
TOWN OF ELIZABETH STANDARD ROADWAY DETAILS	
CURB INLET - TYPE R	
SCALE: NOT TO SCALE	DATE: 02/15/09
APPROVED:	
TST INC. OF DENVER	RD-5B
TOWN ENGINEER	

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

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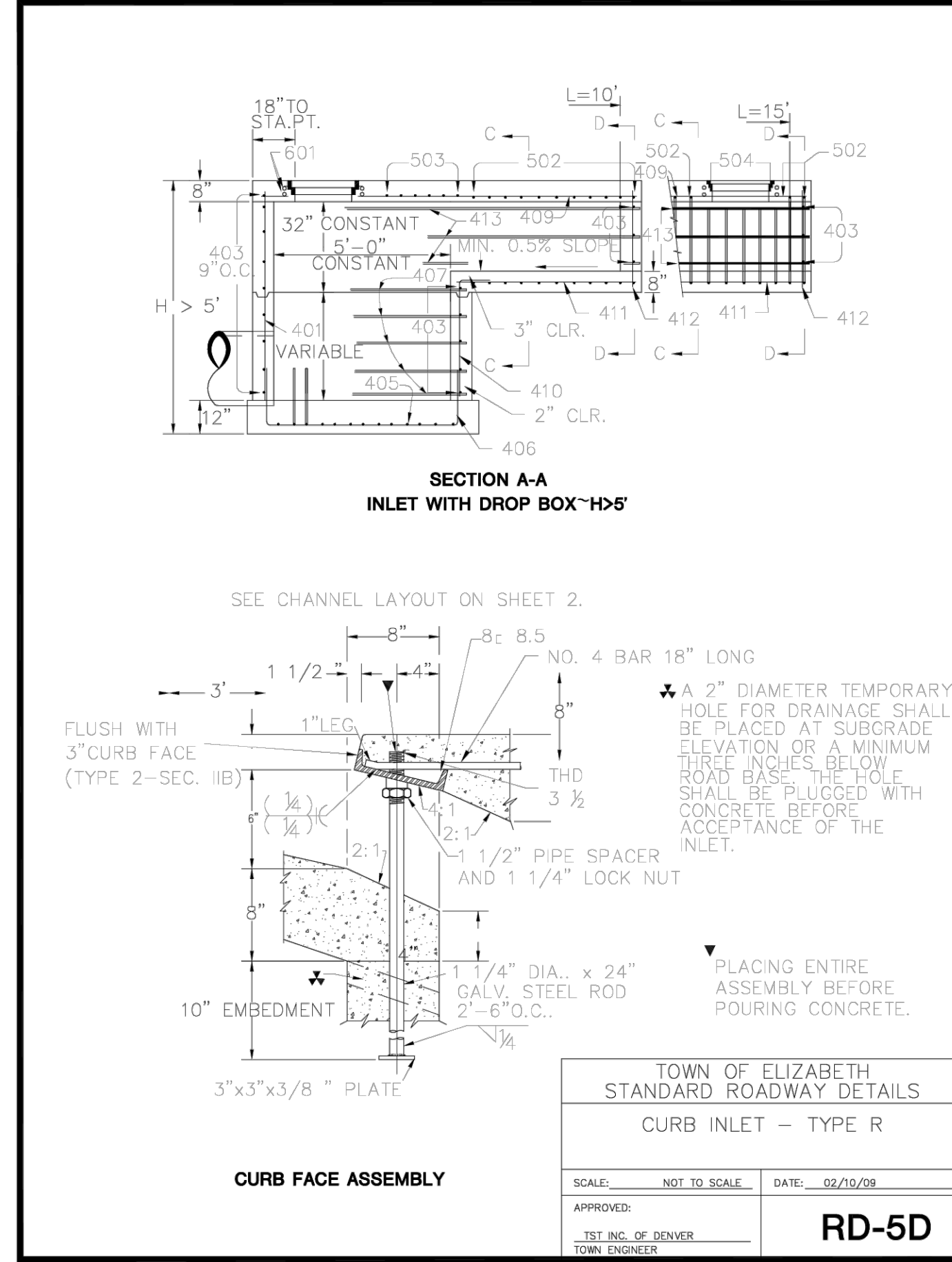
MAIN STREET OFF-STREET PARKING LOT
 TOWN OF ELIZABETH, COLORADO
 CONSTRUCTION DOCUMENTS
 DETAILS



TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
CURB INLET - TYPE R

SCALE: NOT TO SCALE DATE: 02/15/09

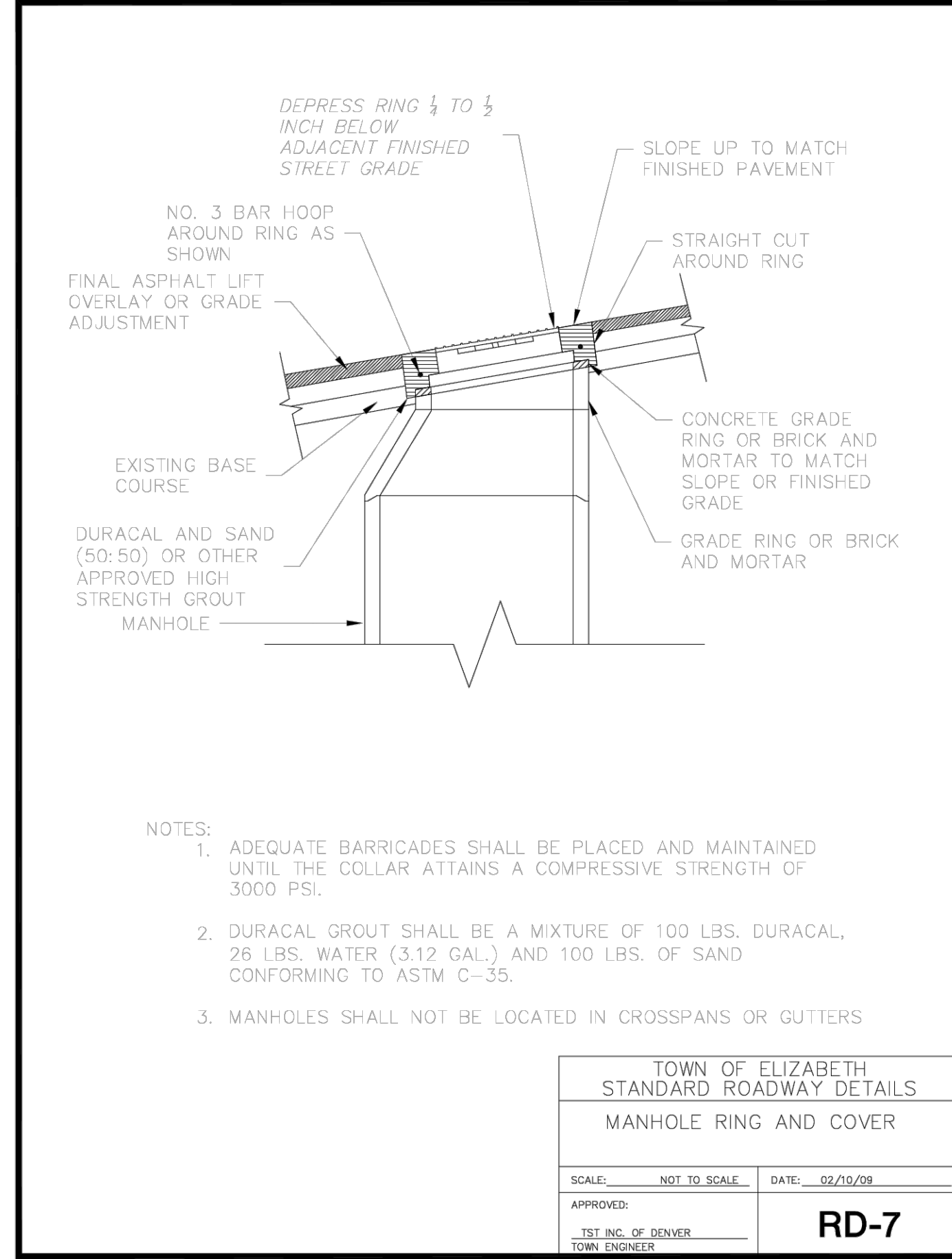
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TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
CURB INLET - TYPE R

SCALE: NOT TO SCALE DATE: 02/15/09

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TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
MANHOLE RING AND COVER

SCALE: NOT TO SCALE DATE: 02/15/09

APPROVED: TST INC. OF DENVER TOWN ENGINEER **RD-7**

THE FOLLOWING NOTES ARE APPLICABLE TO ALL ROADWAY SECTIONS IDENTIFIED ON THE FOLLOWING PAGES (LOCAL, MINOR COLLECTOR, MAJOR COLLECTOR, MINOR ARTERIAL AND MAJOR ARTERIAL), UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY THE DIRECTOR OF PUBLIC WORKS.

NOTES:

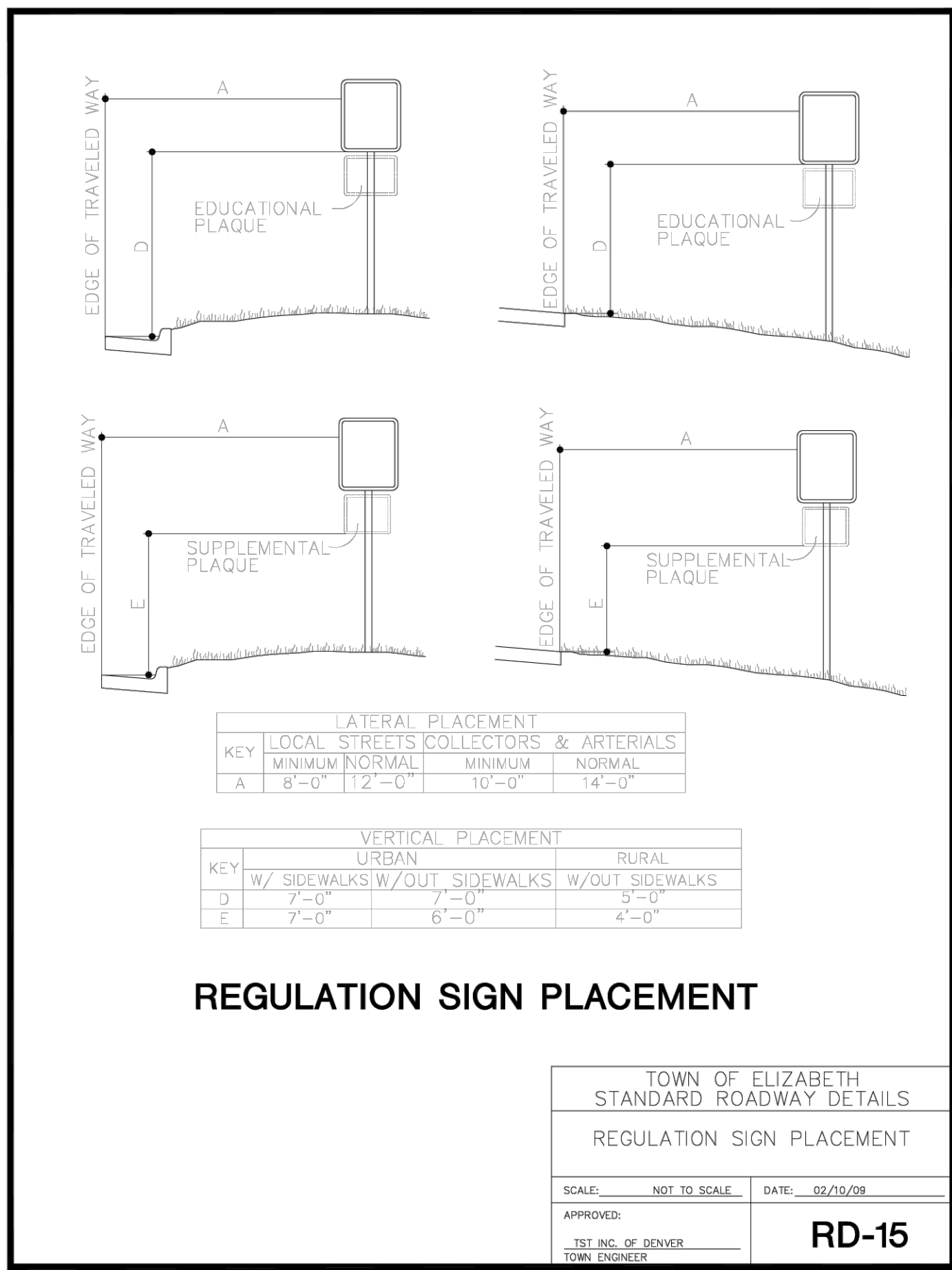
- GUTTERS SHALL BE AT LEAST 6" THICK.
- ALL COMBINATION CURB, GUTTER, AND SIDEWALKS TO BE 6" THICK (MIN.). SIDEWALKS WITH VERTICAL CURB AND GUTTER MAY BE 4" THICK.
- TOTAL PAVEMENT THICKNESS TO BE DETERMINED BY PAVEMENT DESIGN PROCEDURES IN SECTION 5.4.
- PLACEMENT, MOISTURE AND DENSITY CONTROL FOR SUBGRADE, SUBBASE AND SURFACING MATERIALS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 8 OF THE ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- NON-LANDSCAPED MEDIAN ISLANDS SHALL BE COVERED WITH AN ACCEPTABLE IMPERMEABLE SURFACE.
- LEGEND

P = PARKING ALLOWED
N/P = NO PARKING ALLOWED
▲ = LANEAGE

TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
STREET CROSS SECTIONS NOTES

SCALE: NOT TO SCALE DATE: 02/15/09

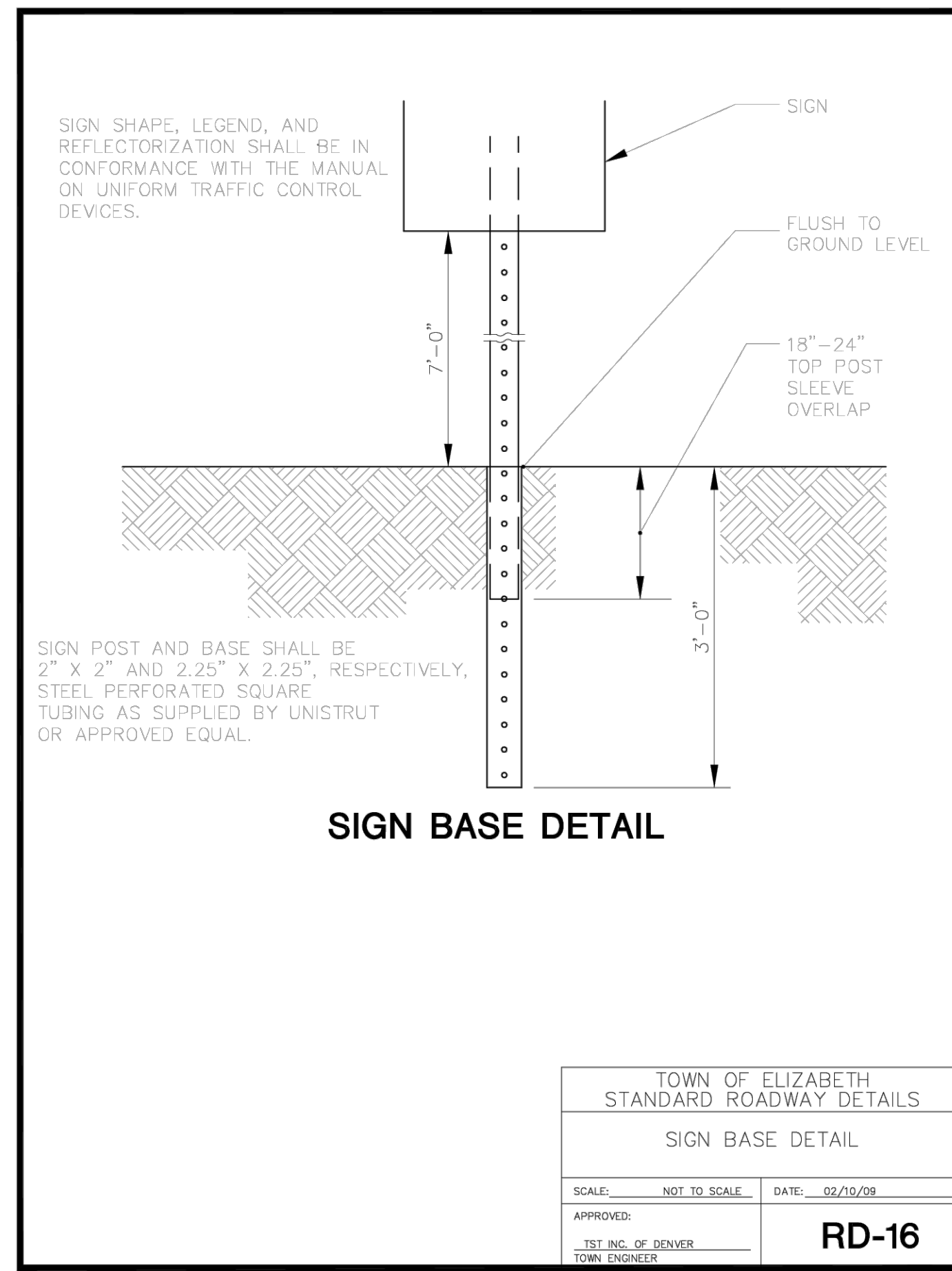
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TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
REGULATION SIGN PLACEMENT

SCALE: NOT TO SCALE DATE: 02/15/09

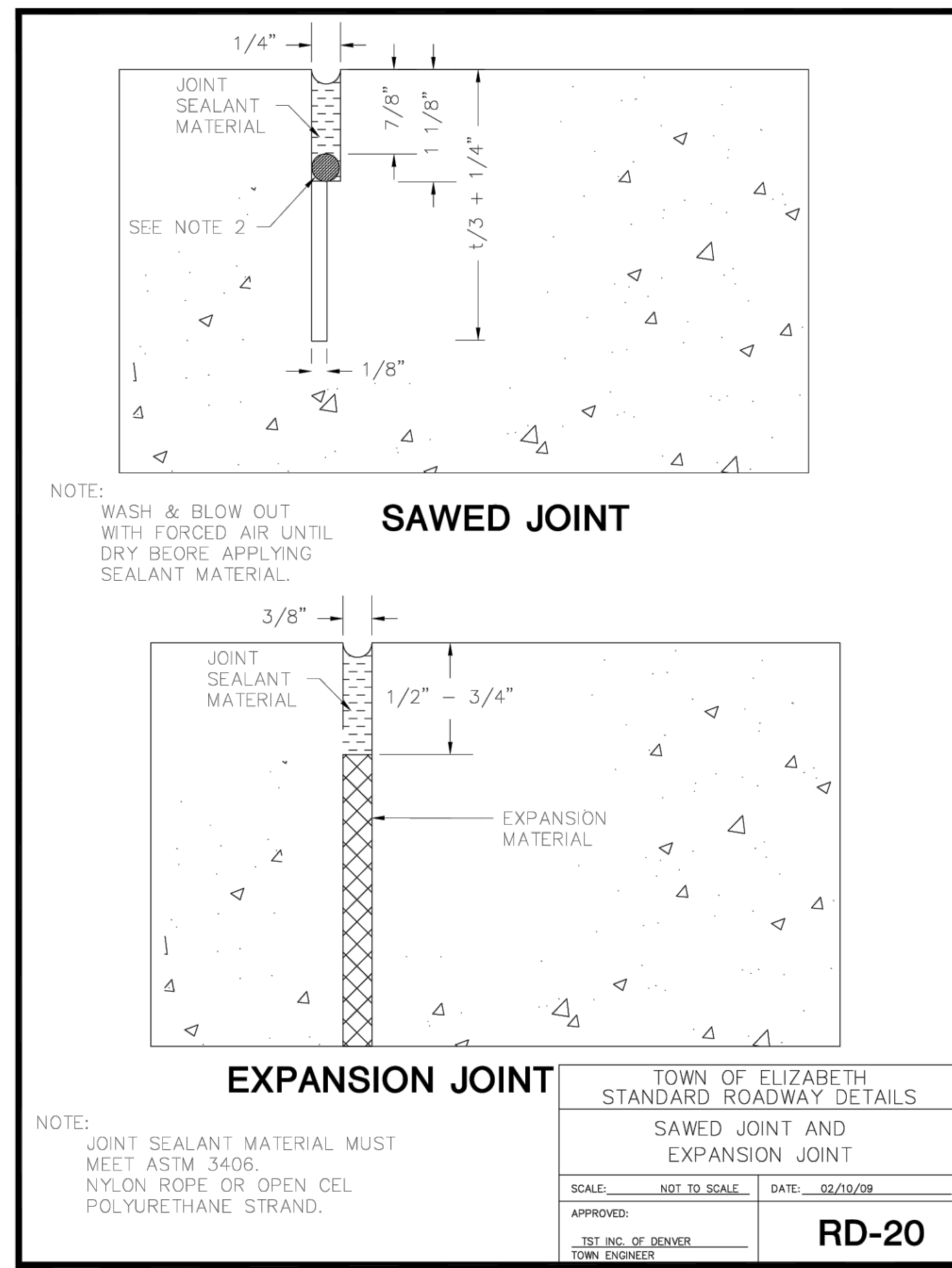
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TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
SIGN BASE DETAIL

SCALE: NOT TO SCALE DATE: 02/15/09

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TOWN OF ELIZABETH
STANDARD ROADWAY DETAILS
SAWED JOINT AND EXPANSION JOINT

SCALE: NOT TO SCALE DATE: 02/15/09

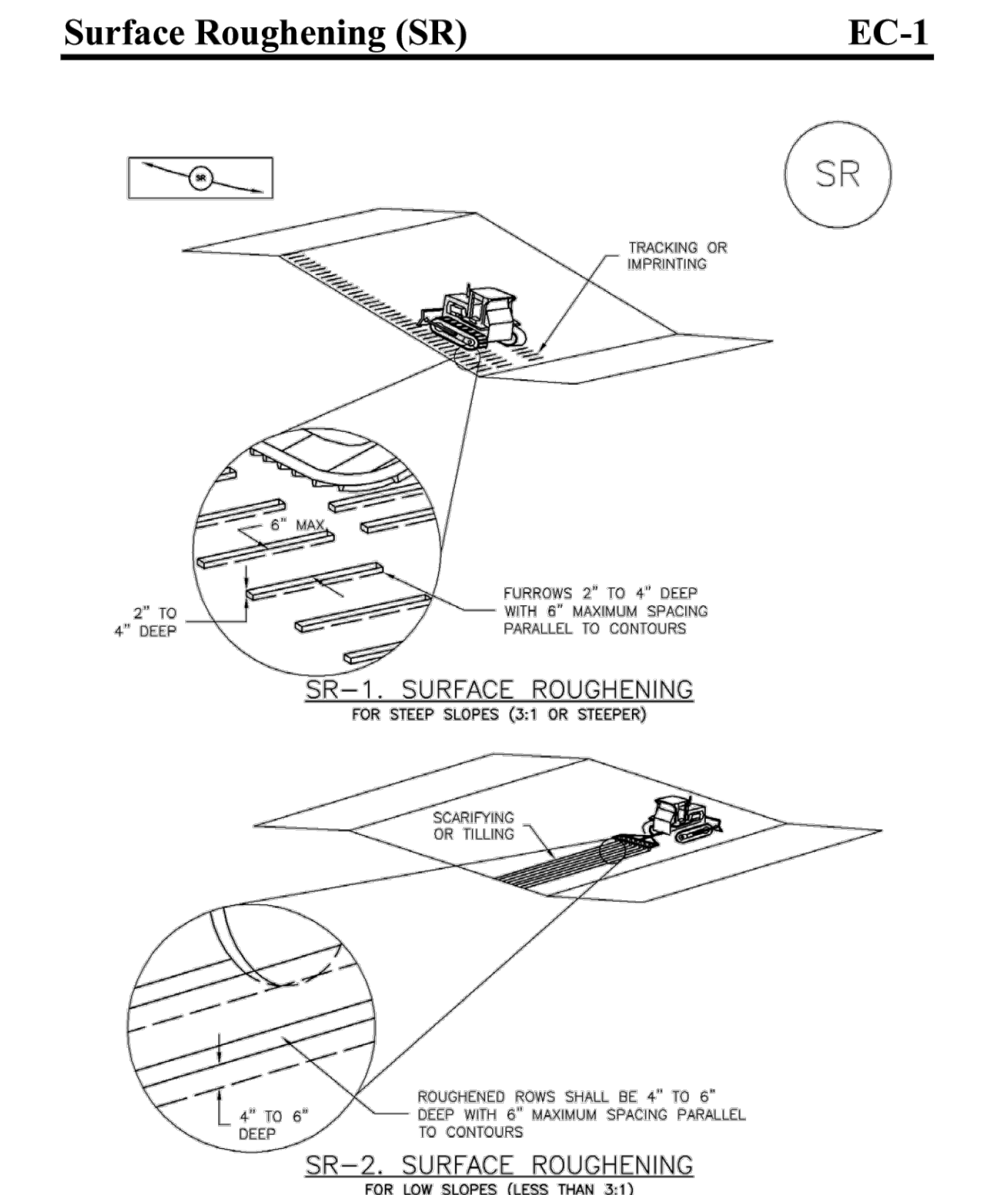
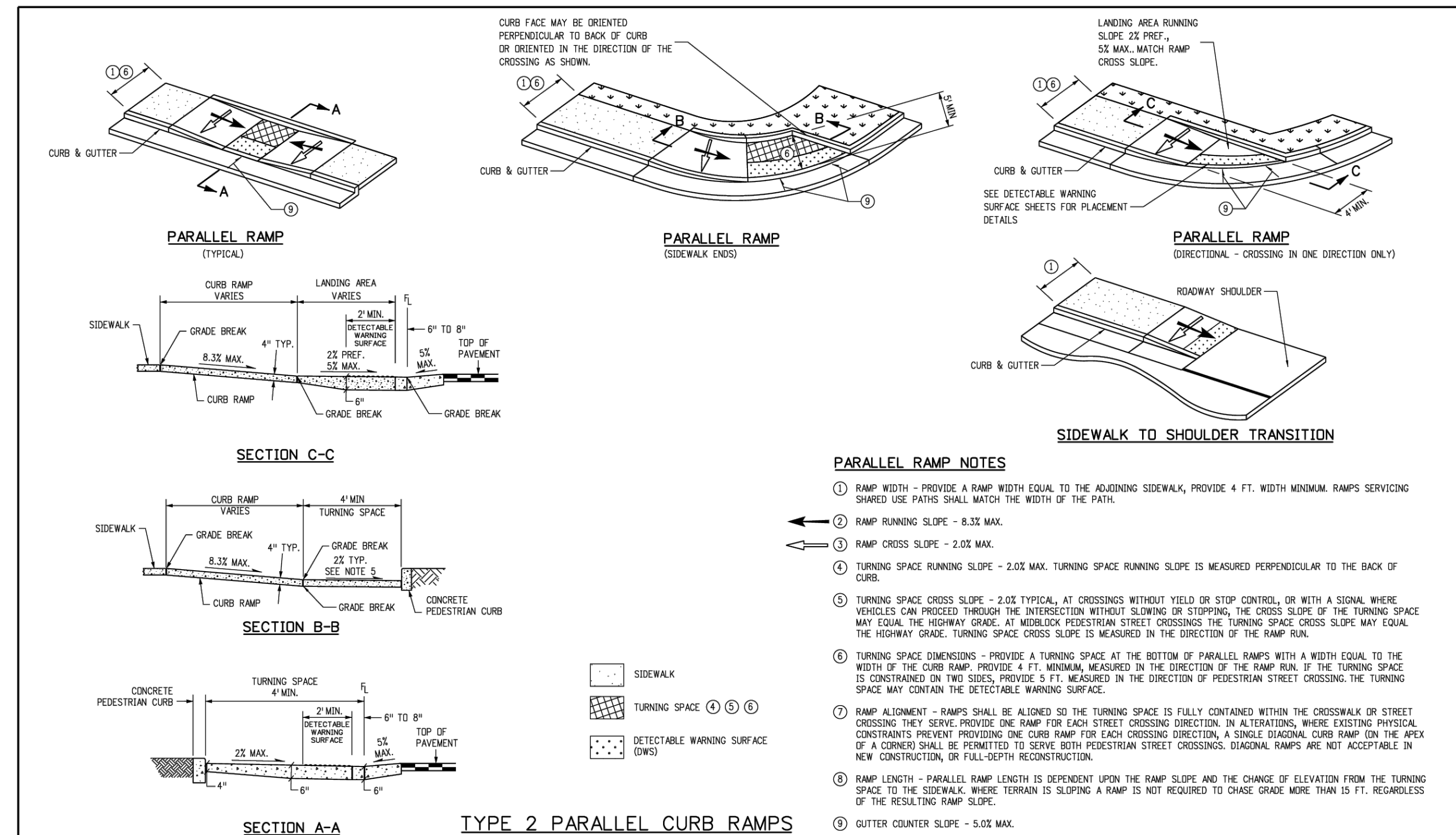
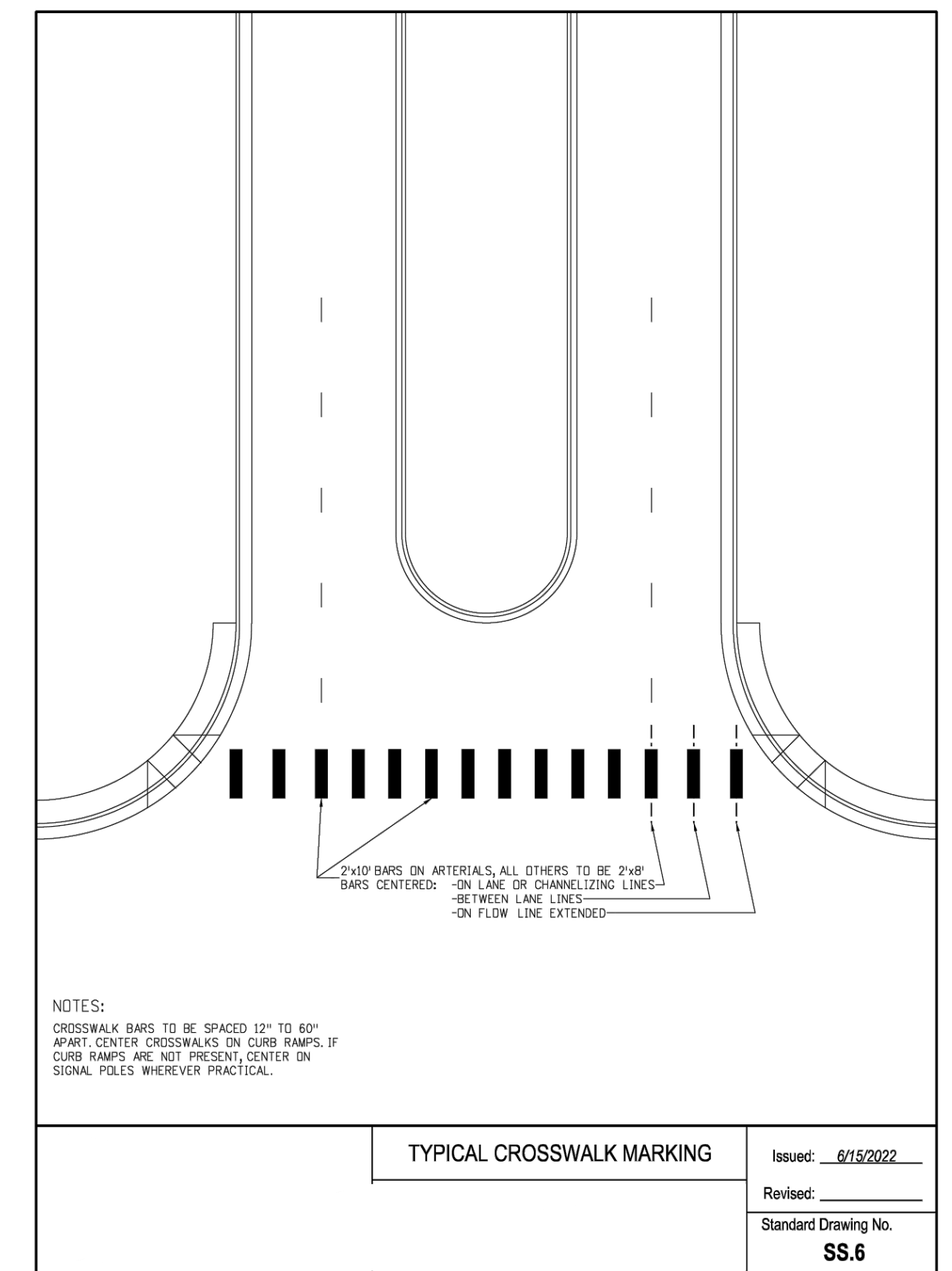
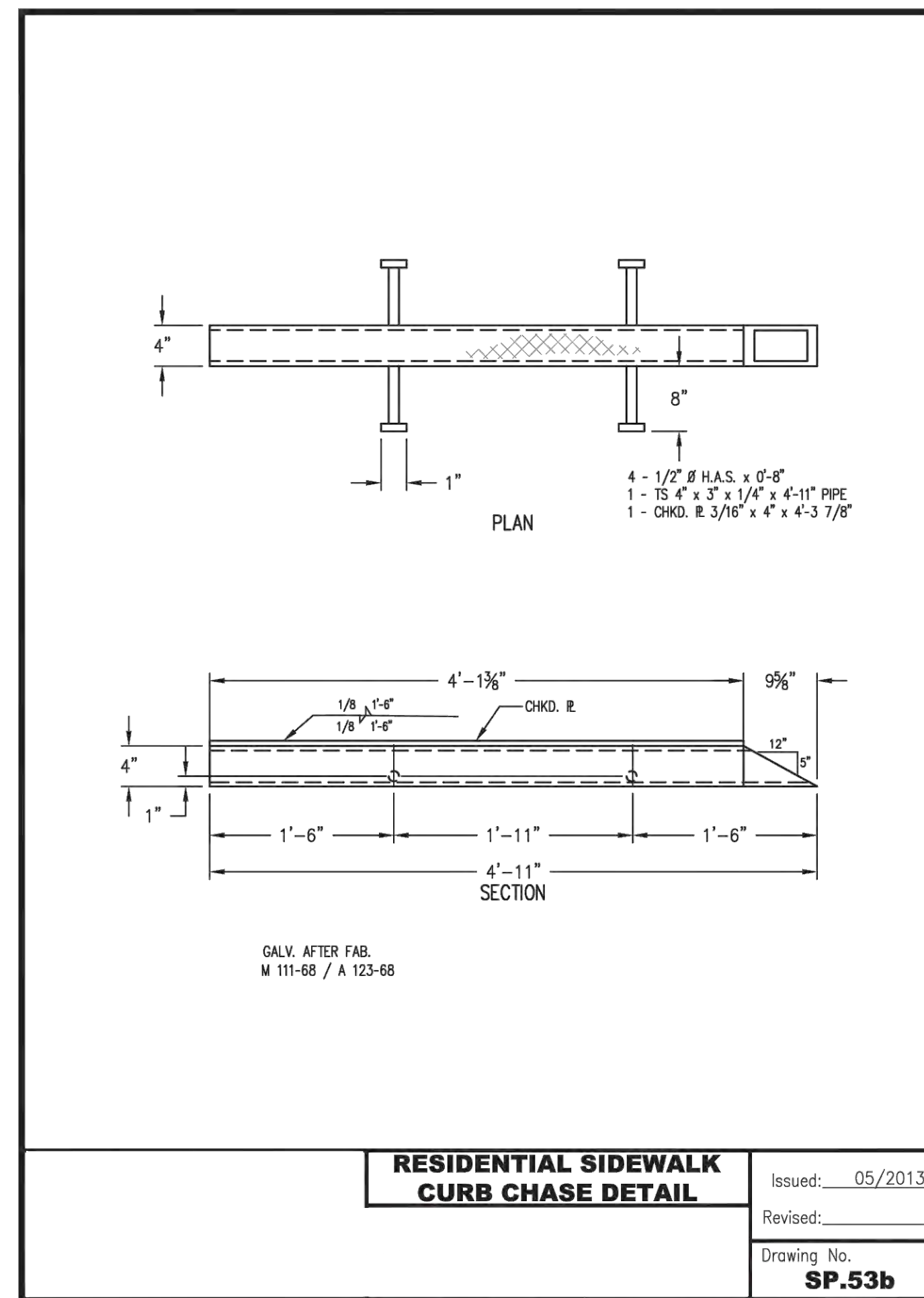
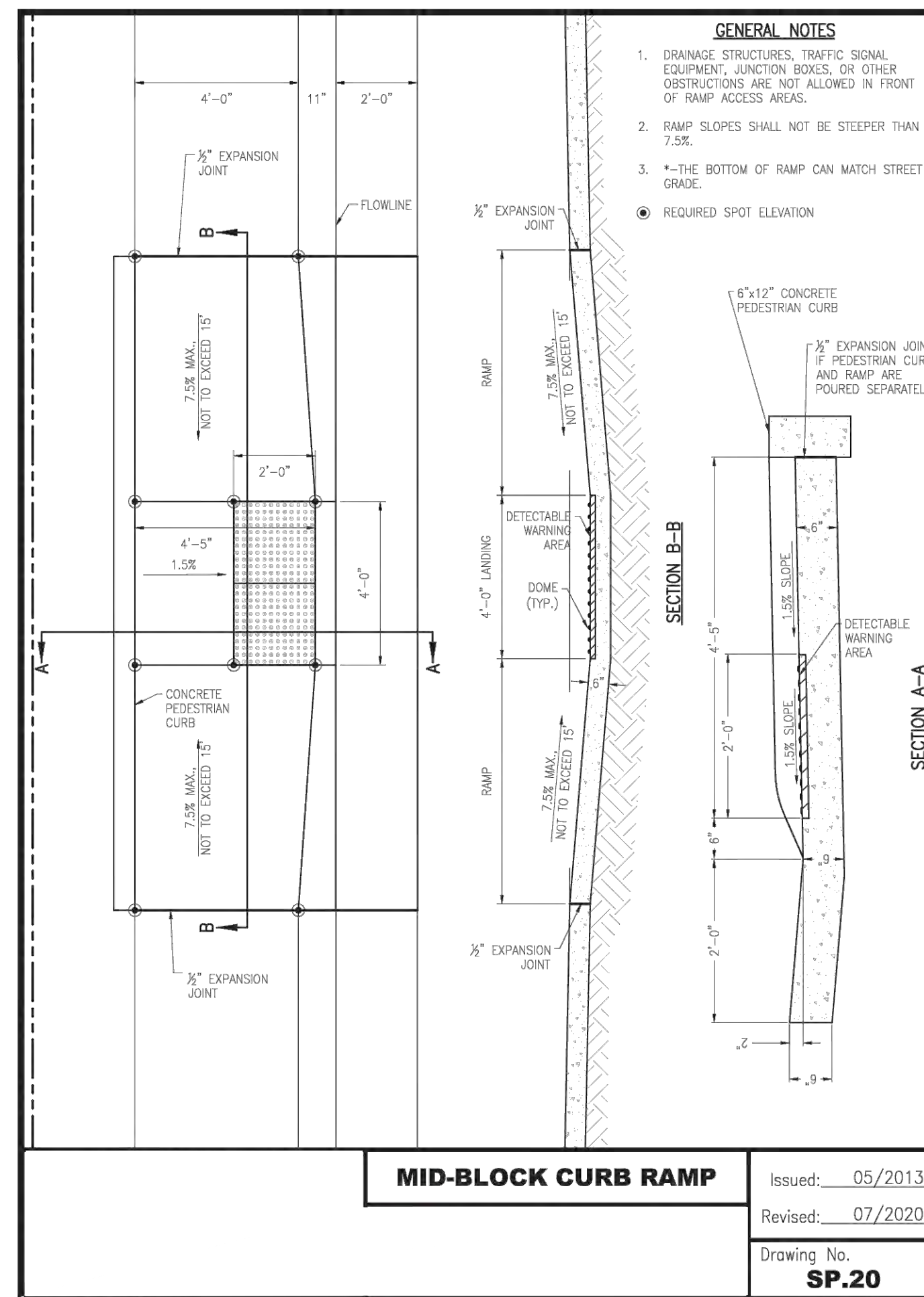
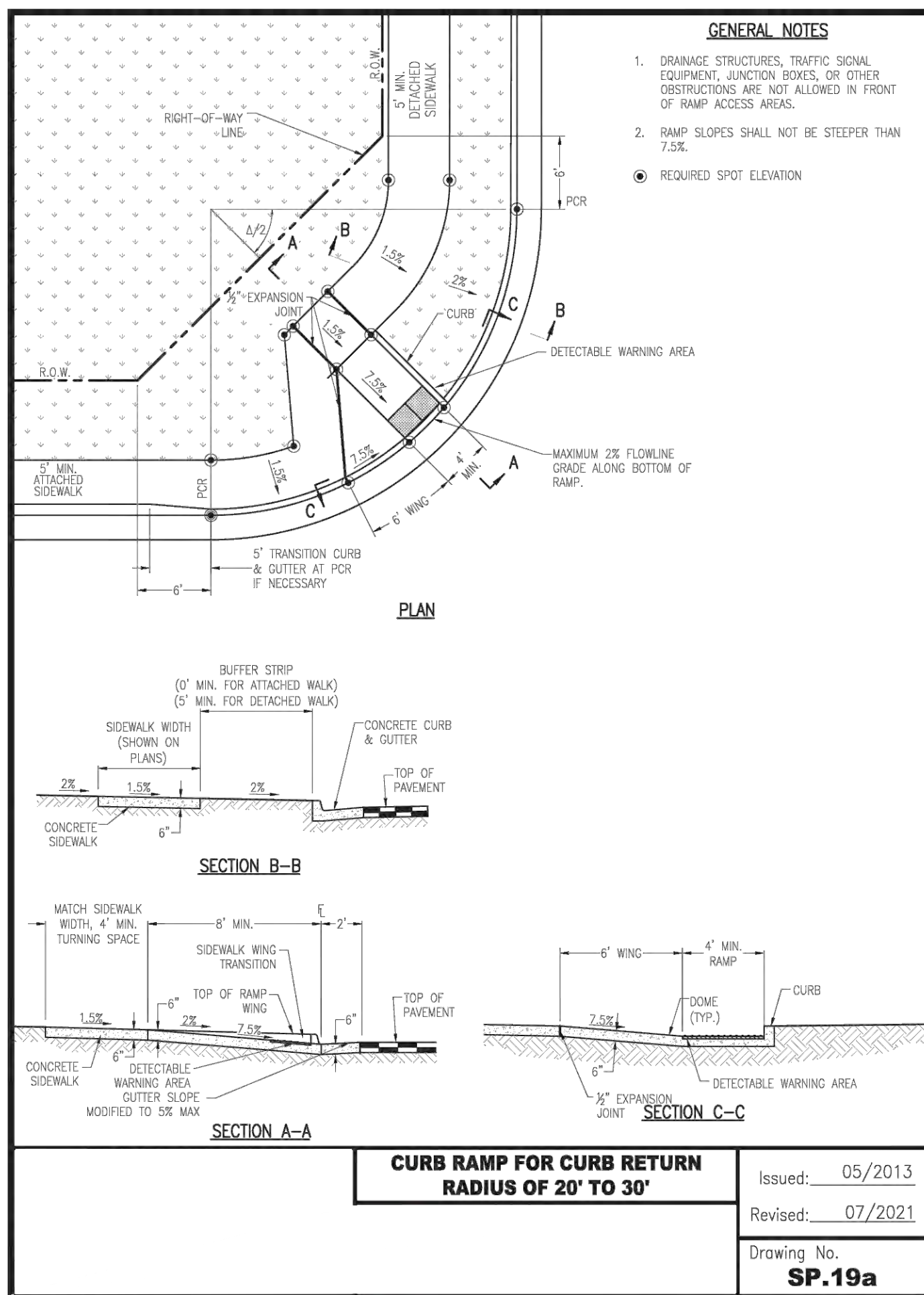
APPROVED: TST INC. OF DENVER TOWN ENGINEER **RD-20**

13/02/2025 11:25 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIM\NAVY_CDS - DETAILS.DWG 2

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

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MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer: LSK	Date:	Comments:	2829 West Howard Place	CDOT HQ, 3rd Floor	M-608-1	
Last Modification Date: 07/31/19	Detailer: LTA			Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868	Standard Sheet No. 4 of 10	
CAD Ver: MicroStation V8	Scale: Not to Scale			Project Development Branch	JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

terraccina design
10200 E. Grand Ave. A-314
Denver, CO 80231
PH: 303.652.8607

#	REVISION DESCRIPTION	DATE	BY
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2	2ND SUBMITTAL	01/17/2025	MM

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MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

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

Know what's below. Call before you dig. **811**

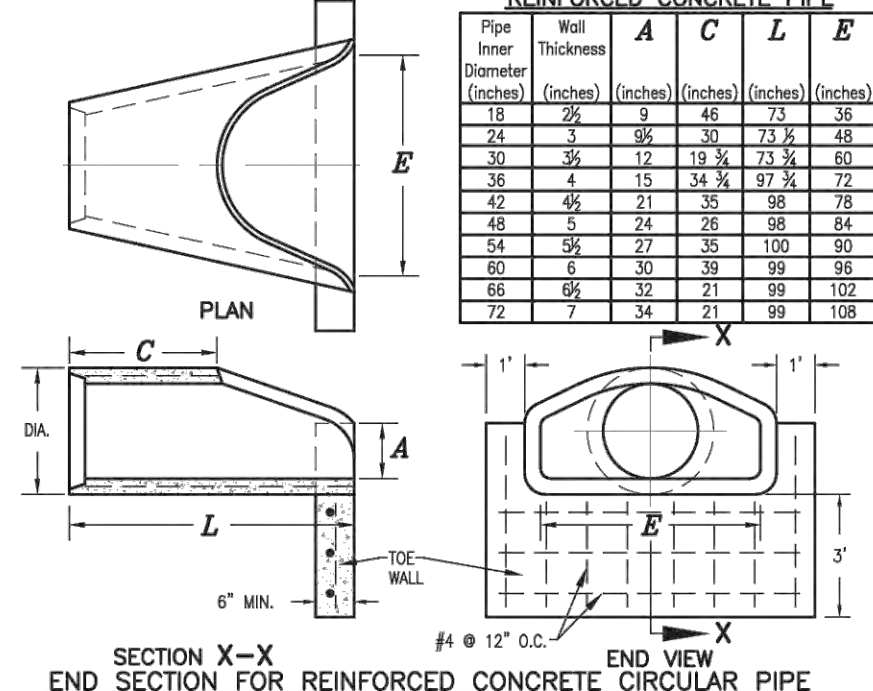
SHEET 24 OF 31

GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURER'S WORKINGS.
- CONCRETE END SECTIONS ARE TO BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF CULVERT OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- INSIDE CONFIGURATION AND JOINT OF CONCRETE END SECTION PIPE SHALL MATCH.
- END SECTIONS FOR CUP ARCH CULVERT SHALL MATCH THE DIMENSIONS OF THE CULVERT SHOWN ON THE PLANS.
- DALYMATIZED TOE PLATE AS SHOWN WILL BE REQUIRED ON END SECTIONS FOR CORRODED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS FOR RIPRAP. THIS SHALL BE FIELD-BOLTED TO END SECTION WITH 3/4" GALVANIZED BOLTS, NUTS AND WASHERS.
- DALYMATIZED STEEL SHALL BE IN CONFORMANCE WITH ASTM A 111, A 218 OR A 232.
- FOR TYPE SD END SECTIONS, BARS SHALL BE FABRICATED FROM WSP-1 GALVANIZED STEEL SCHEDULE 40 PIPE WHICH SHALL BE IN CONFORMANCE WITH ASTM A 53.
- FOR A TYPE SD END SECTION, THE INSTALLATION OF ALTERNATIVE 1 OR ALTERNATIVE 2 END SECTION SHALL BE THE CONTRACTOR'S OPTION.
- CONCRETE PIPE JOINT FASTENERS SHALL BE INSTALLED AT THE FLARED END SECTION AND LAST TWO PIPE JOINTS OF ALL RCP OUTFALLS.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER.
- CLASS D CONCRETE TOE WALLS ARE REQUIRED AT THE ENDS OF ALL FLARED END SECTIONS.

REINFORCED CONCRETE PIPE

PIPE INNER DIAMETER (INCHES)	WALL THICKNESS (INCHES)	A (INCHES)	C (INCHES)	L (INCHES)	E (INCHES)
18	2 1/2	9	46	73	35
24	3	10	50	73 1/2	45
30	3 1/2	12	54 1/2	73 1/2	60
36	4	13	58 1/2	73 1/2	72
42	4 1/2	15	63 1/2	73 1/2	84
48	5	16	67 1/2	73 1/2	96
54	5 1/2	17 1/2	71 1/2	73 1/2	108
60	6	18 1/2	75 1/2	73 1/2	120
66	6 1/2	19 1/2	79 1/2	73 1/2	132
72	7	21	83 1/2	73 1/2	144



**SECTION X-X
END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE**

3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS: MILD STEEL, ASTM A 307. ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

PIPE DIAMETER (INCHES)	F
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	8



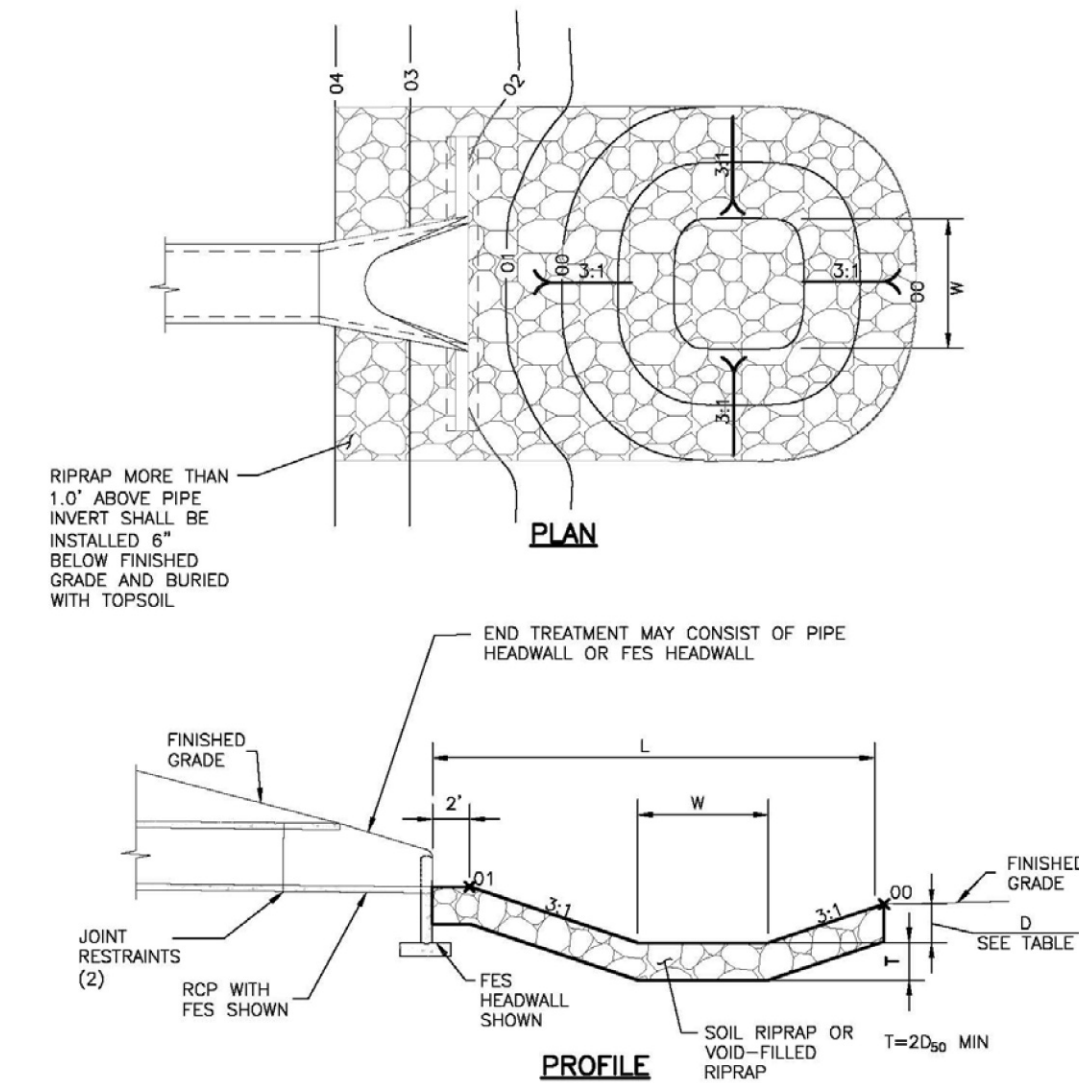
CONCRETE JOINT FASTENER (TWO PER JOINT)

CONCRETE OR METAL END SECTIONS

Issued: 05/2013

Revised: 09/2017

Drawing No. **SP.52a**



PIPE SIZE OR BOX HEIGHT	D	WC	L
18" - 24"	1'-0"	4"	15'
30" - 36"	1'-6"	6"	20'
42" - 48"	2'-0"	7"	24'
54" - 60"	2'-6"	8"	28'
66" - 72"	3'-0"	9"	32'

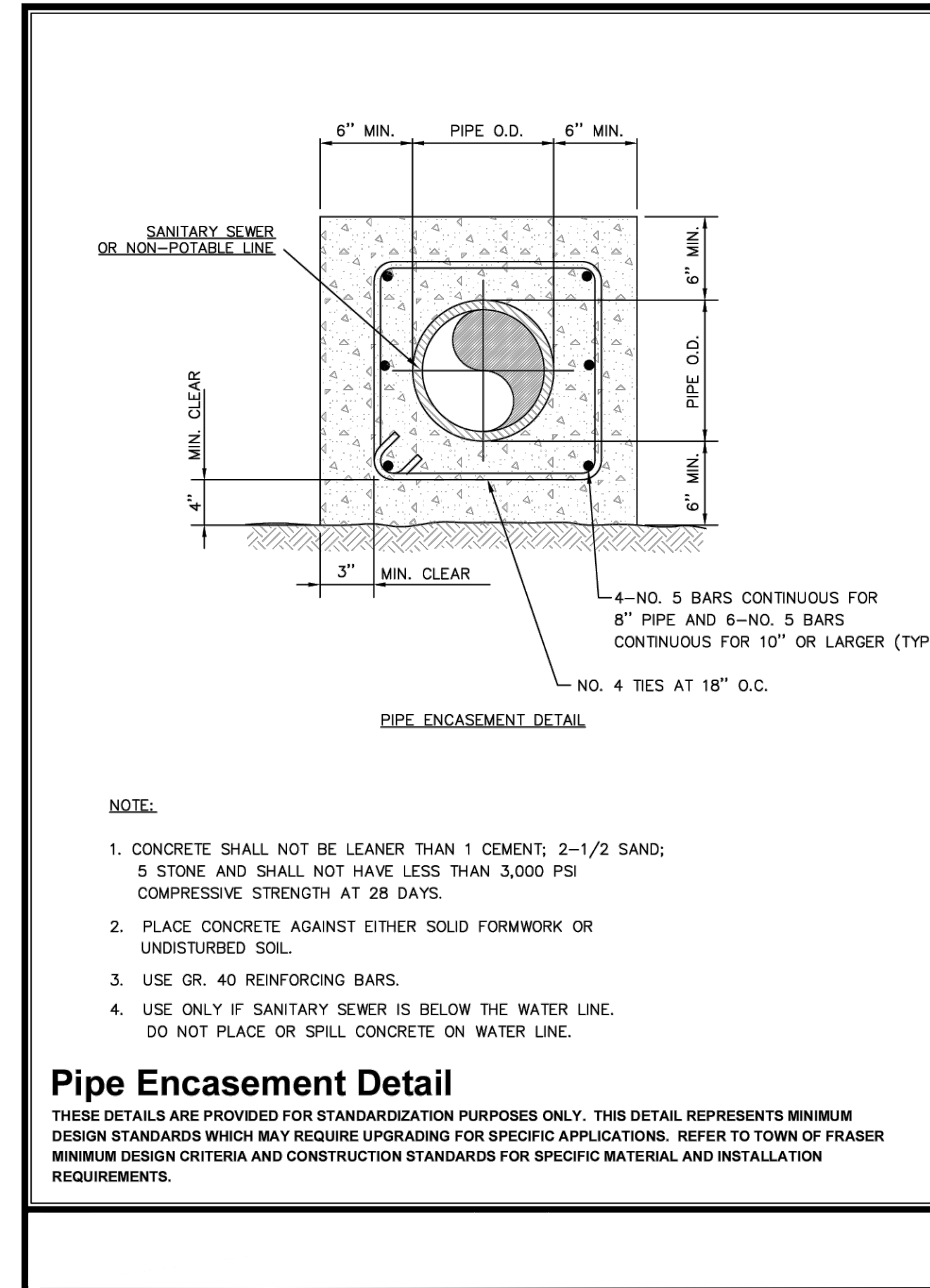
* IF OUTLET PIPE IS A BOX CULVERT WITH A WIDTH GREATER THAN W, THEN W = CULVERT WIDTH

Figure 9-37. Low tailwater riprap basin

9-72

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 2

September 2017



NOTE:

- CONCRETE SHALL NOT BE LEANER THAN 1 CEMENT; 2-1/2 SAND; 5 STONE AND SHALL NOT HAVE LESS THAN 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- PLACE CONCRETE AGAINST EITHER SOLID FORMWORK OR UNDISTURBED SOIL.
- USE GR. 40 REINFORCING BARS.
- USE ONLY IF SANITARY SEWER IS BELOW THE WATER LINE. DO NOT PLACE OR SPILL CONCRETE ON WATER LINE.

Pipe Encasement Detail

THESE DETAILS ARE PROVIDED FOR STANDARDIZATION PURPOSES ONLY. THIS DETAIL REPRESENTS MINIMUM DESIGN STANDARDS WHICH MAY REQUIRE UPGRADING FOR SPECIFIC APPLICATIONS. REFER TO TOWN OF FRASER MINIMUM DESIGN CRITERIA AND CONSTRUCTION STANDARDS FOR SPECIFIC MATERIAL AND INSTALLATION REQUIREMENTS.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

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

Description

Temporary seeding can be used to stabilize disturbed areas that will be inactive for an extended period. Permanent seeding should be used to stabilize areas at final grade that will not be otherwise stabilized. Effective seeding includes preparing a seedbed, selecting an appropriate seed mixture, using proper planting techniques, and protecting the seeded area with mulch, geotextiles, or other appropriate measures.



Photograph TS/PS-1. Equipment used to drill seed. Photo courtesy of Douglas County.

Appropriate Uses

When the soil surface is disturbed and will remain inactive for an extended period (typically determined by local government requirements), proactive stabilization measures, including planting a temporary seed mix, should be implemented. If the inactive period is short-lived (on the order of two weeks), techniques such as surface roughening may be appropriate. For longer periods of inactivity of up to one year, temporary seeding and mulching can provide effective erosion control. Permanent seeding should be used on finished areas that have not been otherwise stabilized.

The USDCM Volume 2 *Revegetation* Chapter contains suggested annual grains and native seed mixes to use for temporary seeding. Alternatively, local governments may have their own seed mixes and timelines for seeding. Check jurisdictional requirements for seeding and temporary stabilization.

Design and Installation

Effective seeding requires proper seedbed preparation, selecting an appropriate seed mixture, using appropriate seeding equipment to ensure proper coverage and density, and protecting seeded areas with mulch or fabric until plants are established.

The USDCM Volume 2 *Revegetation* Chapter contains detailed seed mixes, soil preparation practices, and seeding and mulching recommendations that should be referenced to supplement this Fact Sheet.

Drill seeding is the preferred seeding method. Hydroseeding is not recommended except in areas where steep slopes prevent use of drill seeding equipment, and even in these instances it is preferable to hand seed and mulch. Some jurisdictions do not allow hydroseeding or hydromulching.

Seedbed Preparation

Prior to seeding, ensure that areas to be revegetated have soil conditions capable of supporting vegetation. Overlot grading can result in loss of topsoil and compaction, resulting in poor quality subsoils at the ground surface that

Temporary and Permanent Seeding	
Functions	
Erosion Control	Yes
Sediment Control	No
Site/Material Management	No

January 2021 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 TS/PS-1

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

Table TS/PS-2. Seeding Dates for Annual and Perennial Grasses

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

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 USDCM Volume 2 *Revegetation* Chapter and Volume 3 Mulching BMP Fact Sheet (EC-04) 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.

If a temporary annual seed was planted, the area should be reseeded with the desired perennial mix when there will be no further work in the area. To minimize competition between annual and perennial species, the annual mix needs time to mature and die before seeding the perennial mix. To increase success of the perennial mix, it should be seeded during the appropriate seeding dates the second year after the temporary annual mix was seeded. Alternatively, if this timeline is not feasible, the annual mix seed heads should be removed and then the area seeded with the perennial mix.

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

have low nutrient value, little organic matter content, few soil microorganisms, rooting restrictions, and conditions less conducive to infiltration of precipitation. As a result, it is typically necessary to provide stockpiled topsoil, compost, or other soil amendments and rototill them into the soil to a depth of 6 inches or more.

Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. If present, at a minimum of the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the upper 12 inches of the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placing a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth. Topsoil should not be placed when either the salvaged topsoil or receiving ground are frozen or snow covered.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Refer to MHFD's Topsoil Management Guidance for detailed information on topsoil assessment, design, and construction.

Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Temporary grain seed mixes suitable for the Denver metropolitan area are listed in Table TS/PS-1. Native temporary seed mixes are provided in USDCM Volume 2, Chapter 13, Appendix A. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in seed mix tables in the USDCM Volume 2 *Revegetation* Chapter can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment. These are to be considered only as general

TS/PS-2 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 January 2021

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeded. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

June 2012 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 MU-1

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

recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seed mixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Salix spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

Timing of seeding is an important aspect of the revegetation process. For upland and riparian areas on the Colorado Front Range, the suitable timing for seeding is from October through May. The most favorable time to plant non-irrigated areas is during the fall, so that seed can take advantage of winter and spring moisture. Seed should not be planted if the soil is frozen, snow covered, or wet.

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-2 for appropriate seeding dates.

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EC-4 Mulching (MU)

Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.

Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).

On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.

Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.

Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)

Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)

Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

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

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	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. Winter wheat	Cool	20-35	1 - 2
7. Winter barley	Cool	20-35	1 - 2
8. Winter rye	Cool	20-35	1 - 2
9. Triticale	Cool	25-40	1 - 2

* 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.

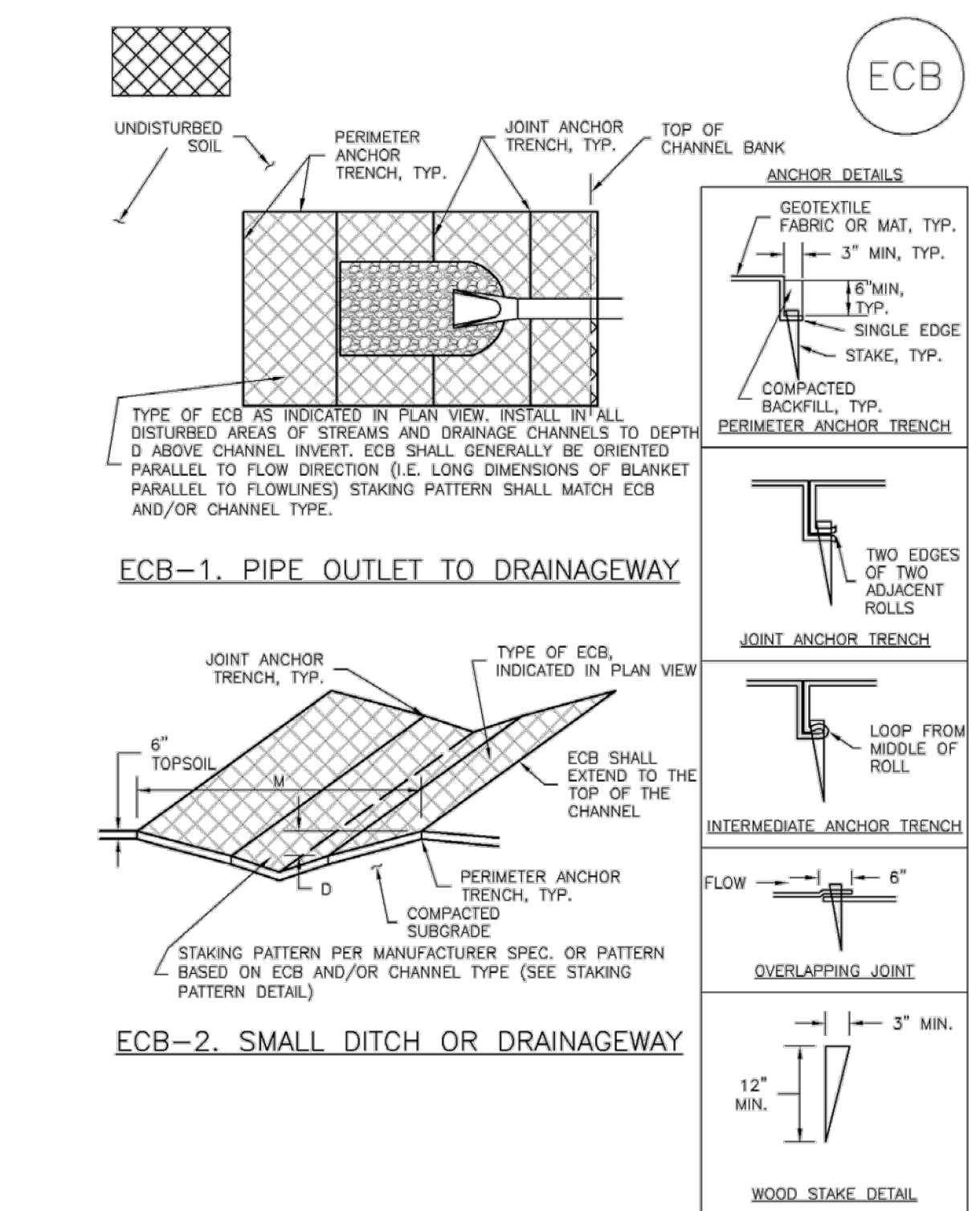
Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

^b See Table TS/PS-2 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.

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EC-6 Rolled Erosion Control Products (RECP)

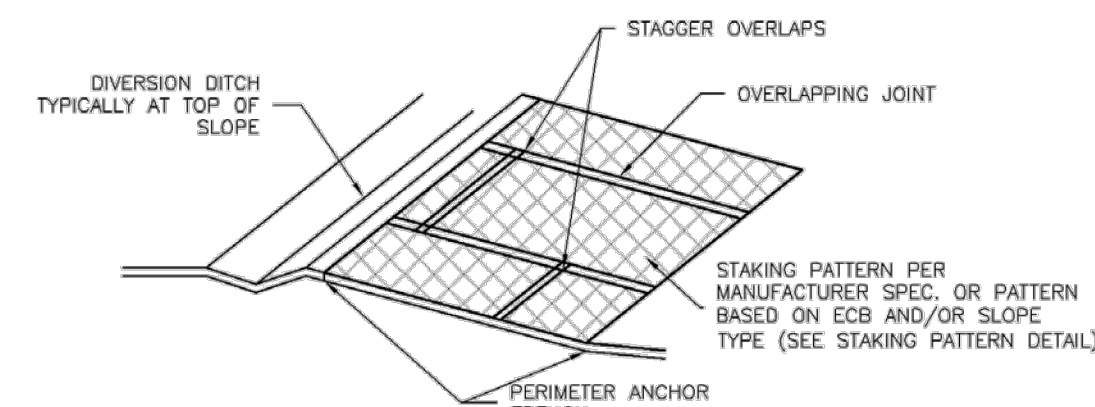


RECP-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

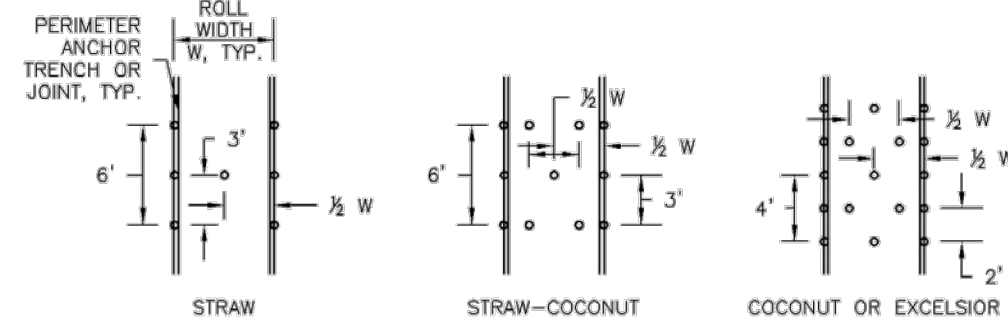
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1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	07/17/2025	MM

NOT FOR CONSTRUCTION

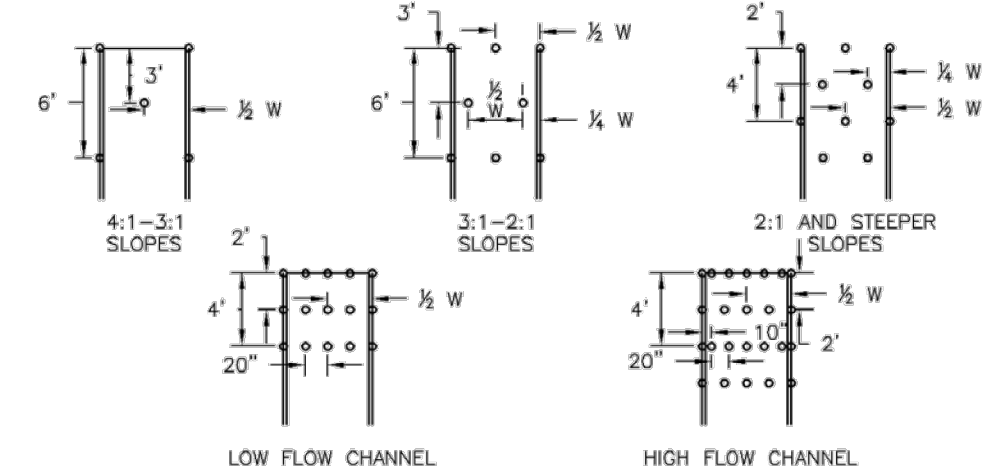
MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS



ECB-3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

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EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF ECB
 - TYPE OF ECB (STRAW, STRAW-COCOONUT, COCONUT, OR EXCELSIOR).
 - AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- 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.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- 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.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCOONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREETS AND DRAINAGE CHANNELS.
**ALTERNATE NETTING MAY BE ACCEPTABLE IN SOME JURISDICTIONS.

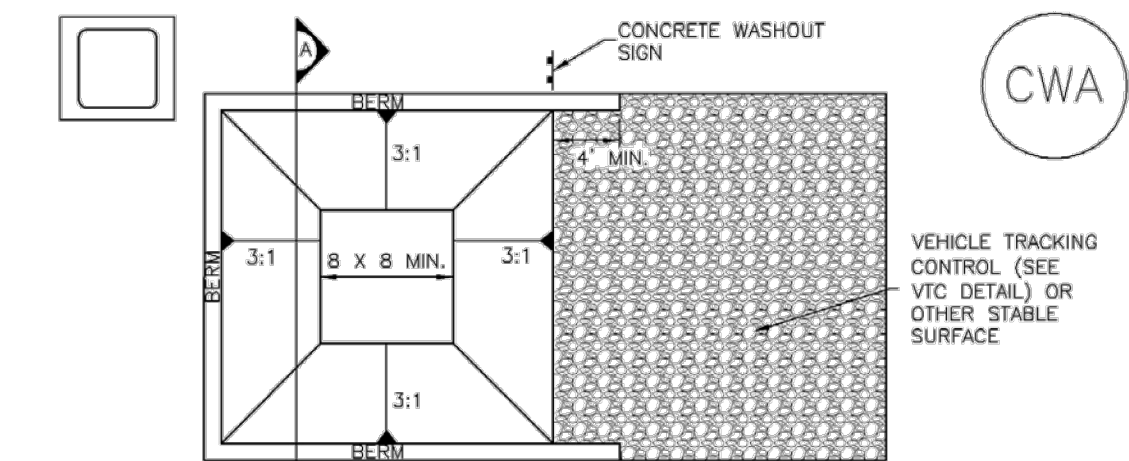
RECP-8 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

EROSION CONTROL BLANKET MAINTENANCE NOTES

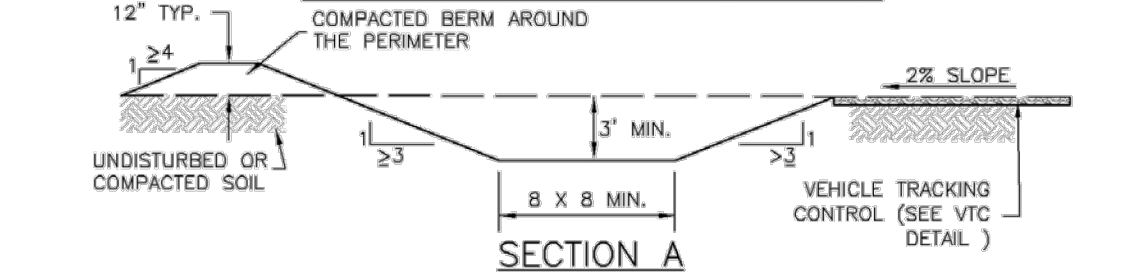
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- 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.
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

RECP-9 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



CONCRETE WASHOUT AREA PLAN



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
- 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 (18 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- 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.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- 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.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

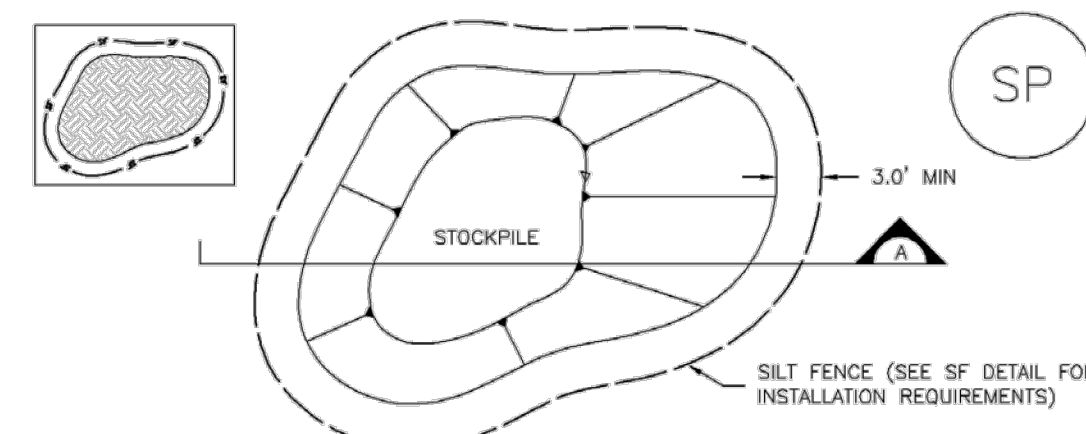
CWA-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

CWA MAINTENANCE NOTES

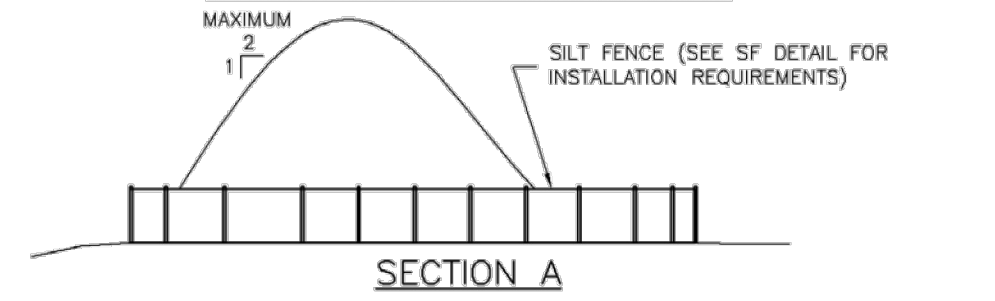
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- 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'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- 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).
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.

CWA-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



STOCKPILE PROTECTION PLAN



SECTION A

SP-1. STOCKPILE PROTECTION

- SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
- 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 PEROUS 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.
- 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 SEED 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).
- 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.

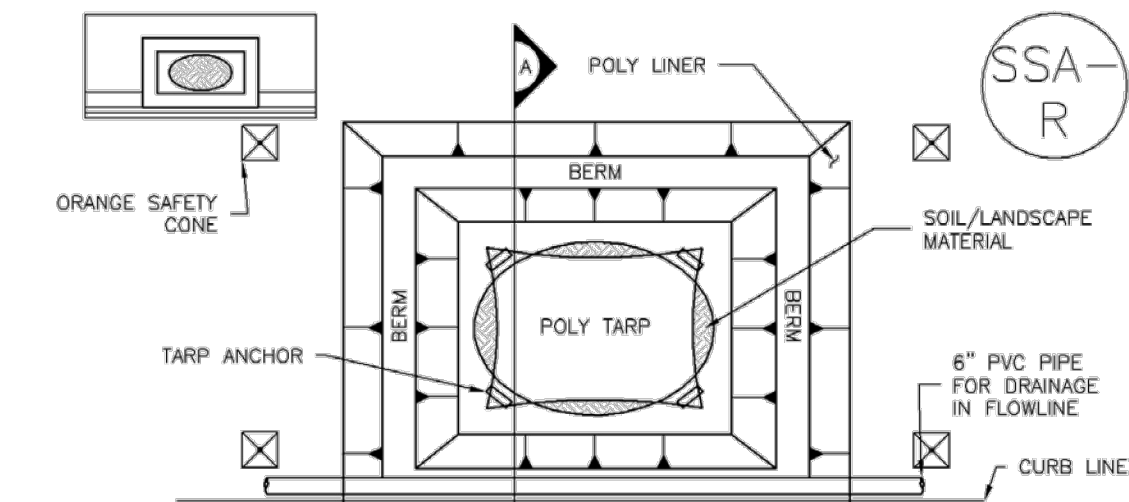
SP-3 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

STOCKPILE PROTECTION MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
- 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.

SP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010



SP-2. MATERIALS STAGING IN ROADWAY

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

SP-5 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

13/02/2025 11:25 AM X:TOWN OF ELIZABETH\CD\PLANS\01 - MAIN ST PARKING\PRELIM\MM-1.DWG 5



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/07/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

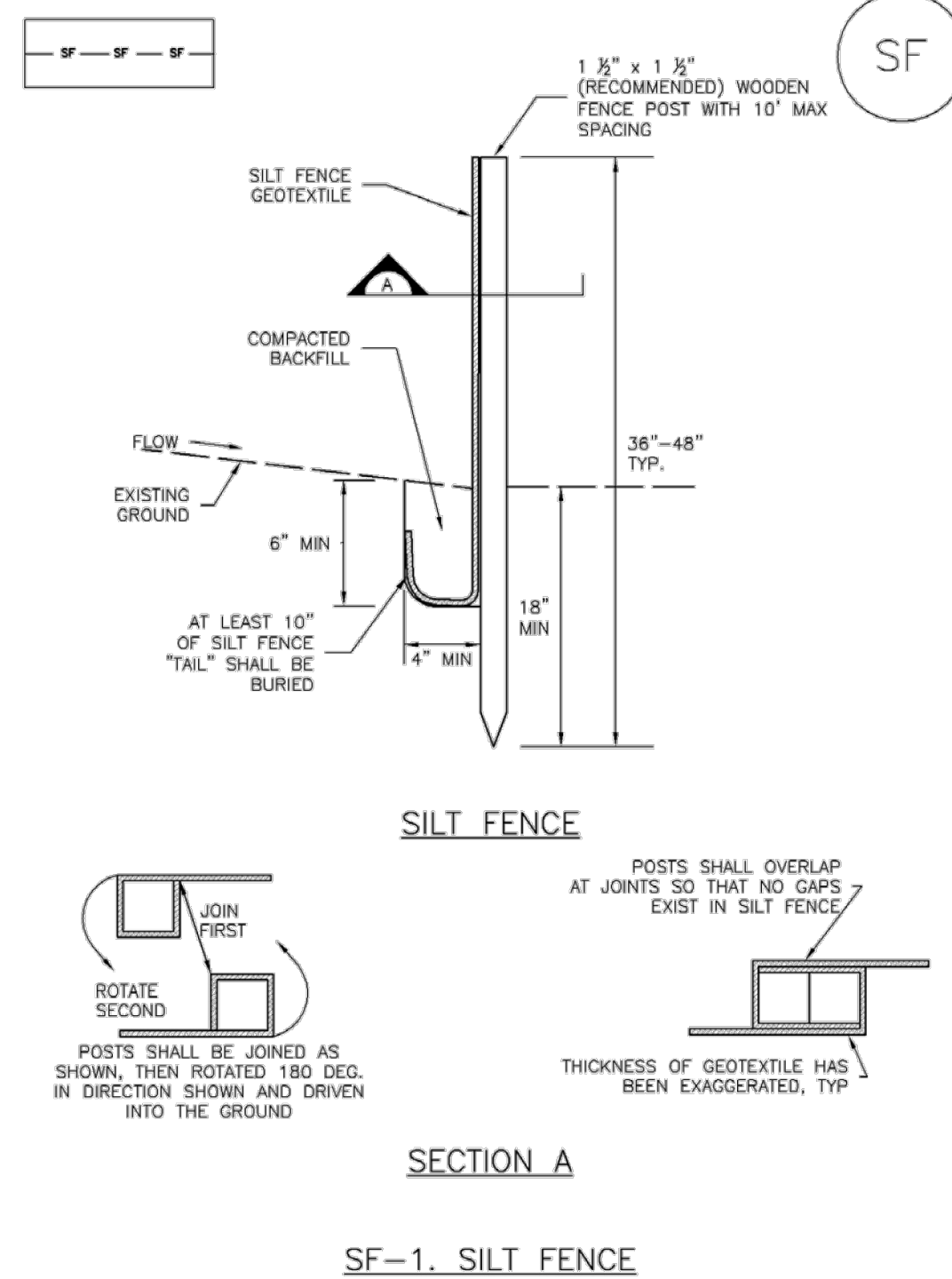
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS 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. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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 AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Silt Fence (SF) SC-1



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

SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

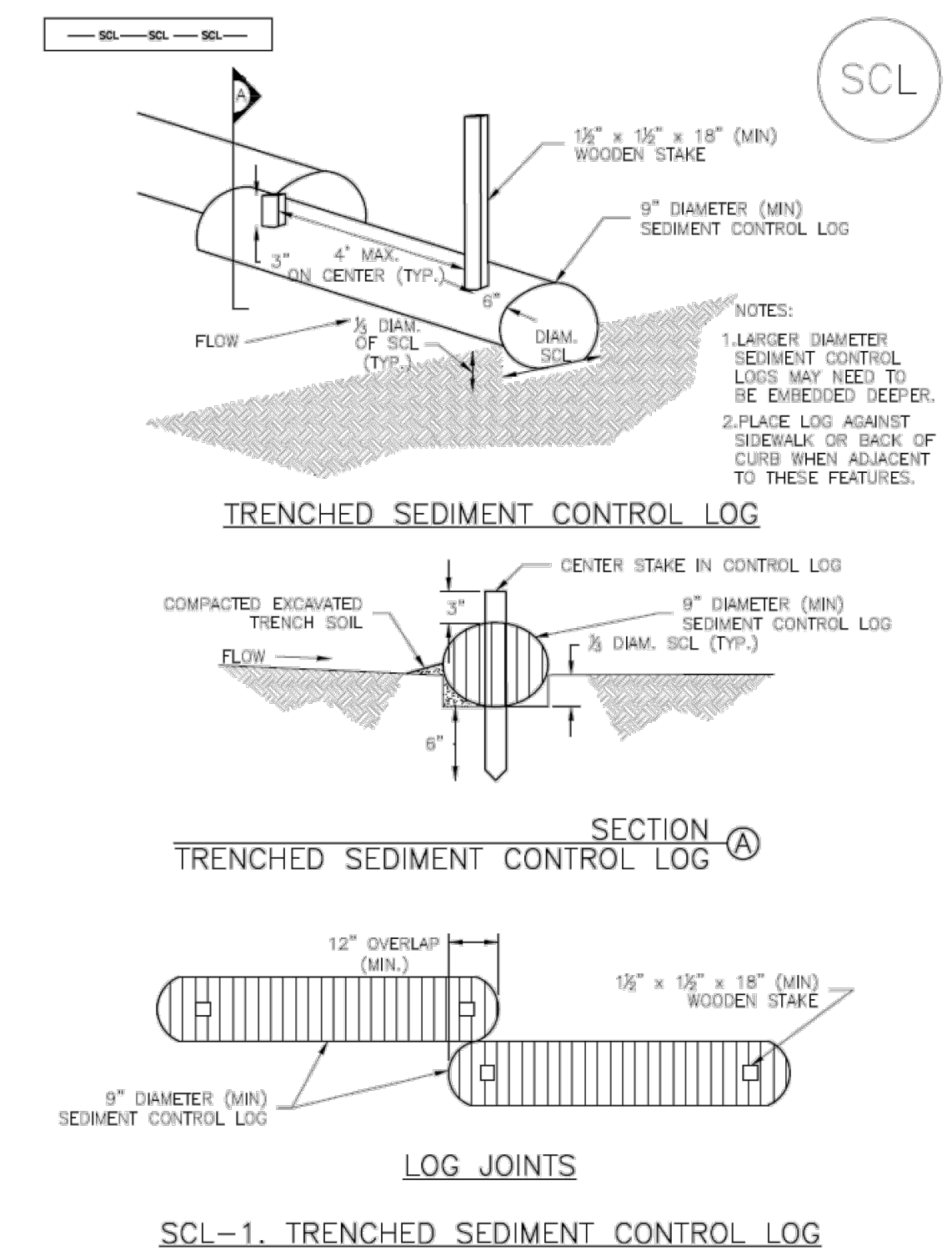
1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE 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.
- (DETAILS 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.

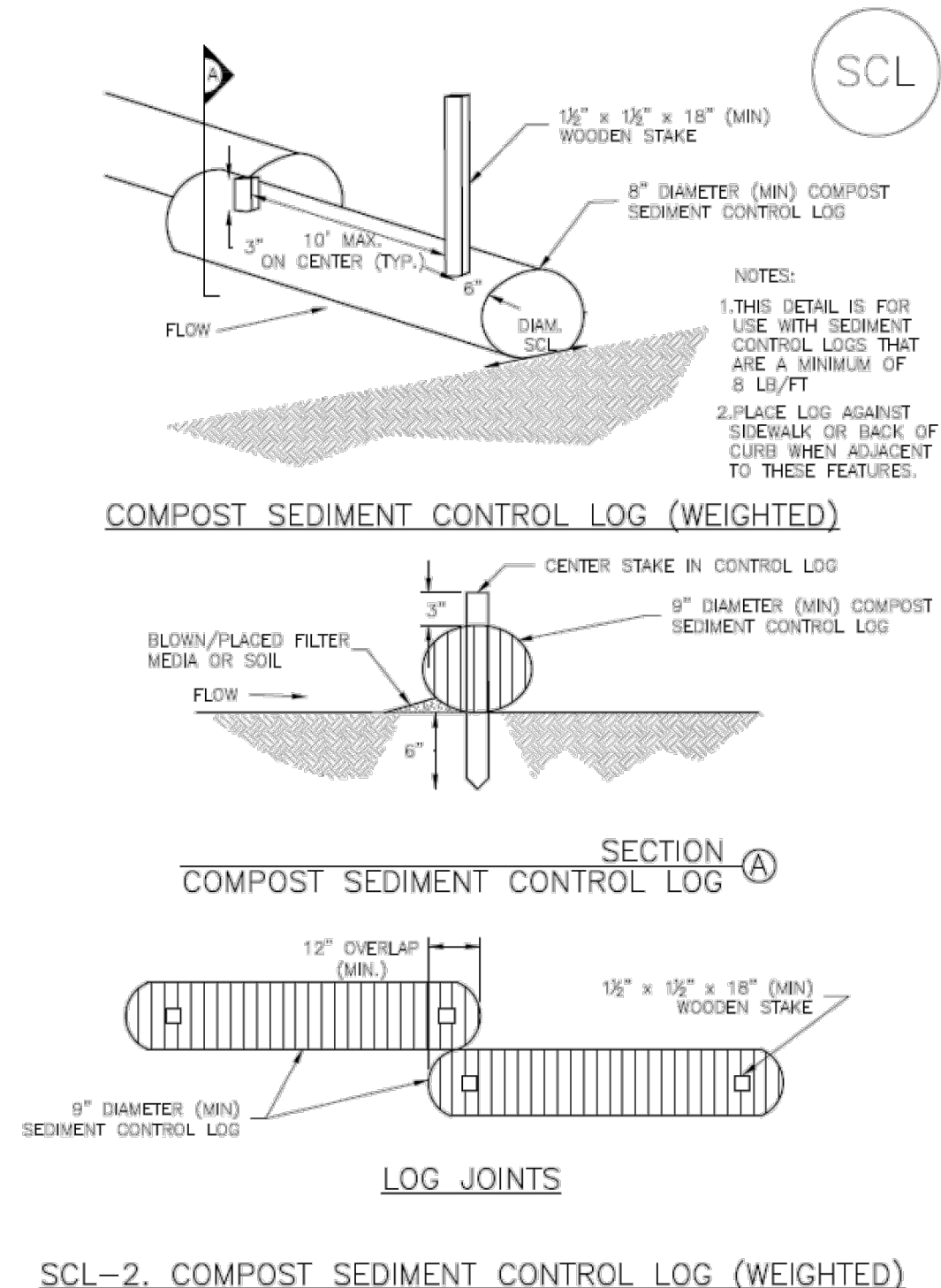
SF-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2010

Sediment Control Log (SCL) SC-2



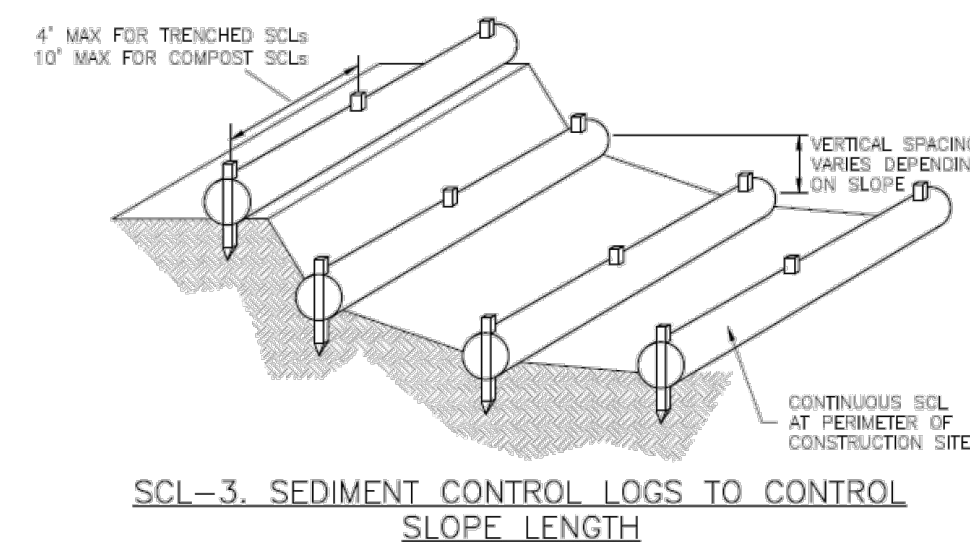
November 2015 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SCL-3

SC-2 Sediment Control Log (SCL)



SCL-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

Sediment Control Log (SCL) SC-2



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Urban Storm Drainage Criteria Manual Volume 3 SCL-5

SC-2 Sediment Control Log (SCL)

SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG MAINTENANCE NOTES

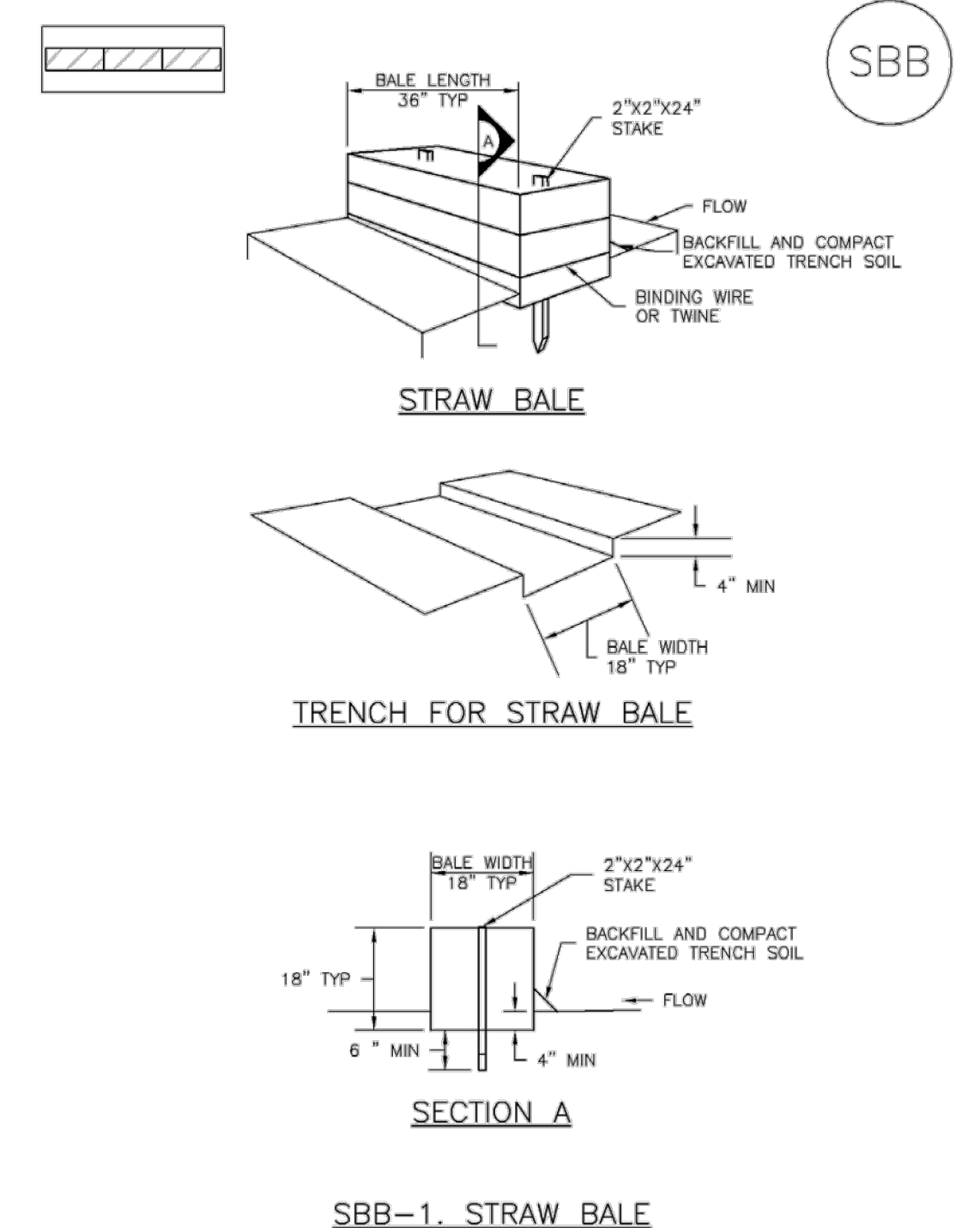
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS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

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, 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.

SCL-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 November 2015

SBB-3 Straw Bale Barrier (SBB)



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

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

STRAW BALE INSTALLATION NOTES

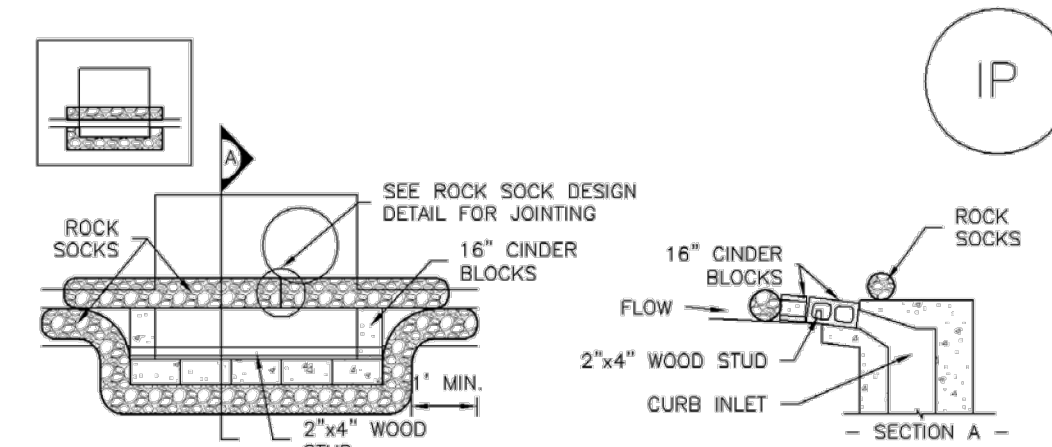
1. SEE PLAN VIEW FOR:
 - LOCATION(S) OF STRAW BALES.
2. STRAW BALES SHALL CONSIST OF CERTIFIED WEED FREE STRAW OR HAY. LOCAL JURISDICTIONS MAY REQUIRE PROOF THAT BALES ARE WEED FREE.
3. STRAW BALES SHALL CONSIST OF APPROXIMATELY 5 CUBIC FEET OF STRAW OR HAY AND WEIGH NOT LESS THAN 35 POUNDS.
4. WHEN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

STRAW BALE 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. STRAW BALES SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR DAMAGED BEYOND REPAIR.
5. SEDIMENT ACCUMULATED UPSTREAM OF STRAW BALE BARRIER SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/4 OF THE HEIGHT OF THE STRAW BALE BARRIER.
6. STRAW BALES ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
7. WHEN STRAW BALES ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

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

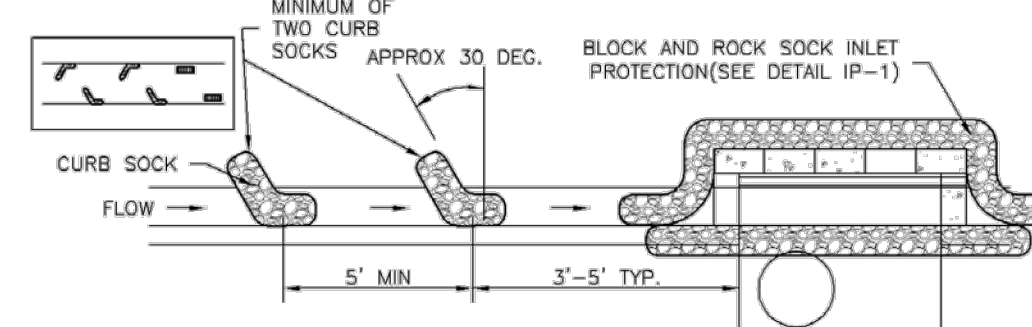
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

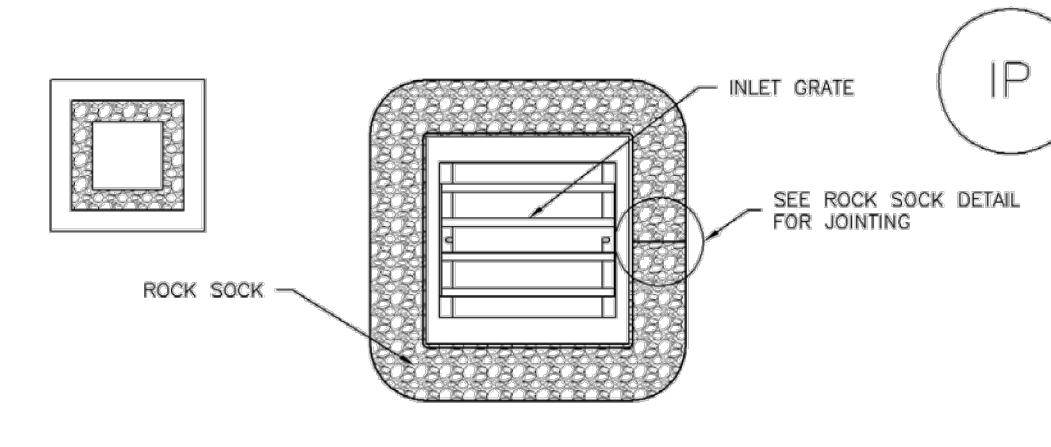
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER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



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

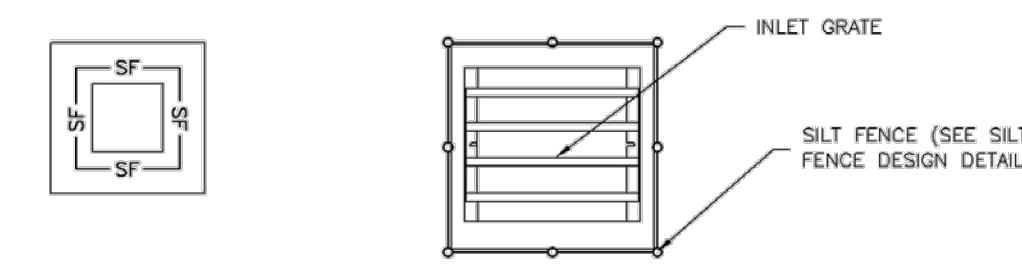
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED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



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

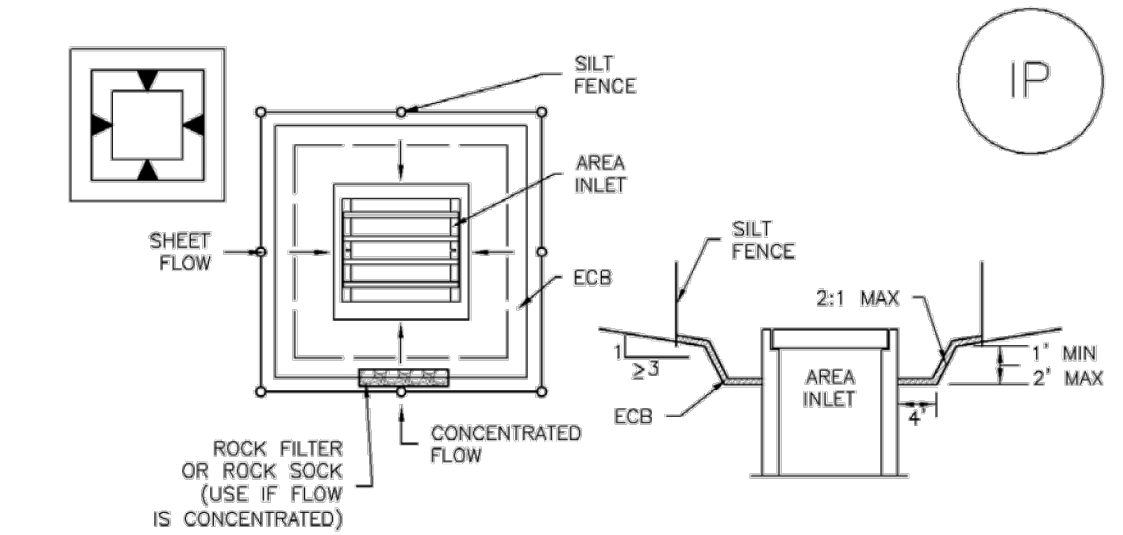
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

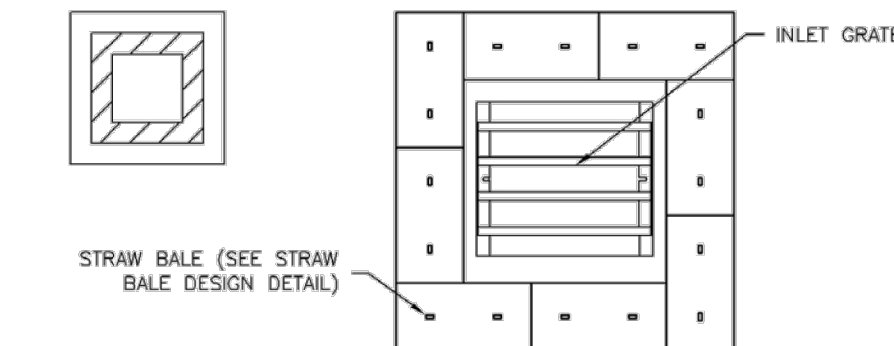
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL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



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

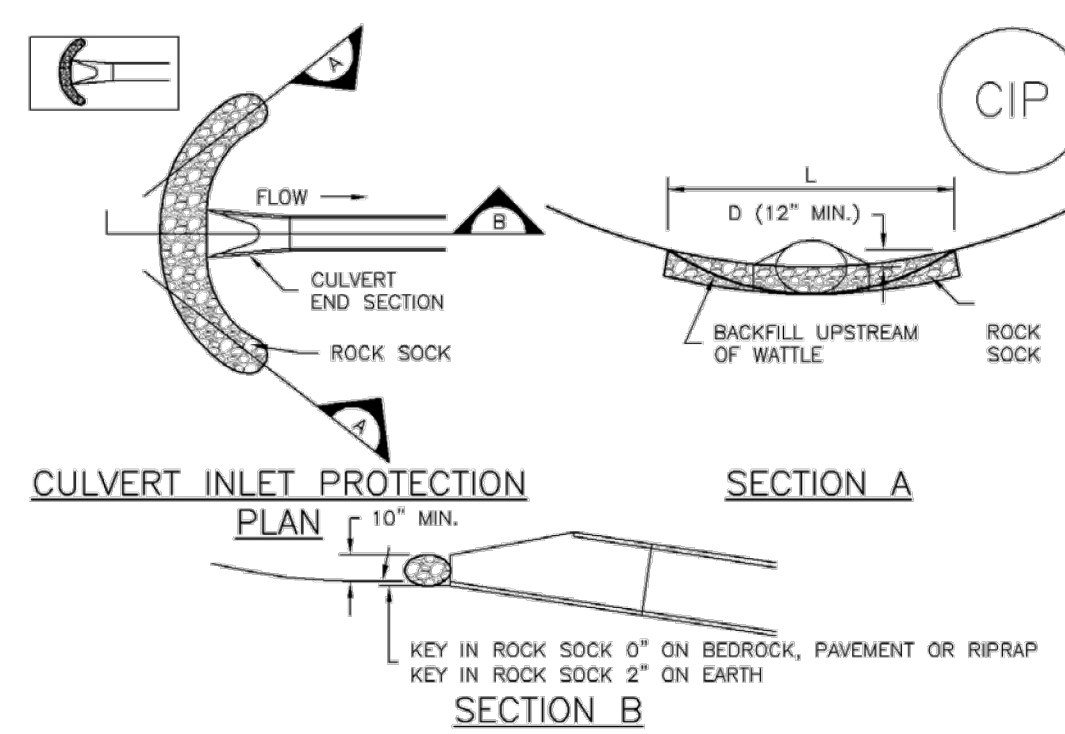
1. THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
2. WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.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



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

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



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF CULVERT INLET PROTECTION.
2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

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

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

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - TYPE OF INLET PROTECTION.
 - TYPE OF INLET PROTECTION (P.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.

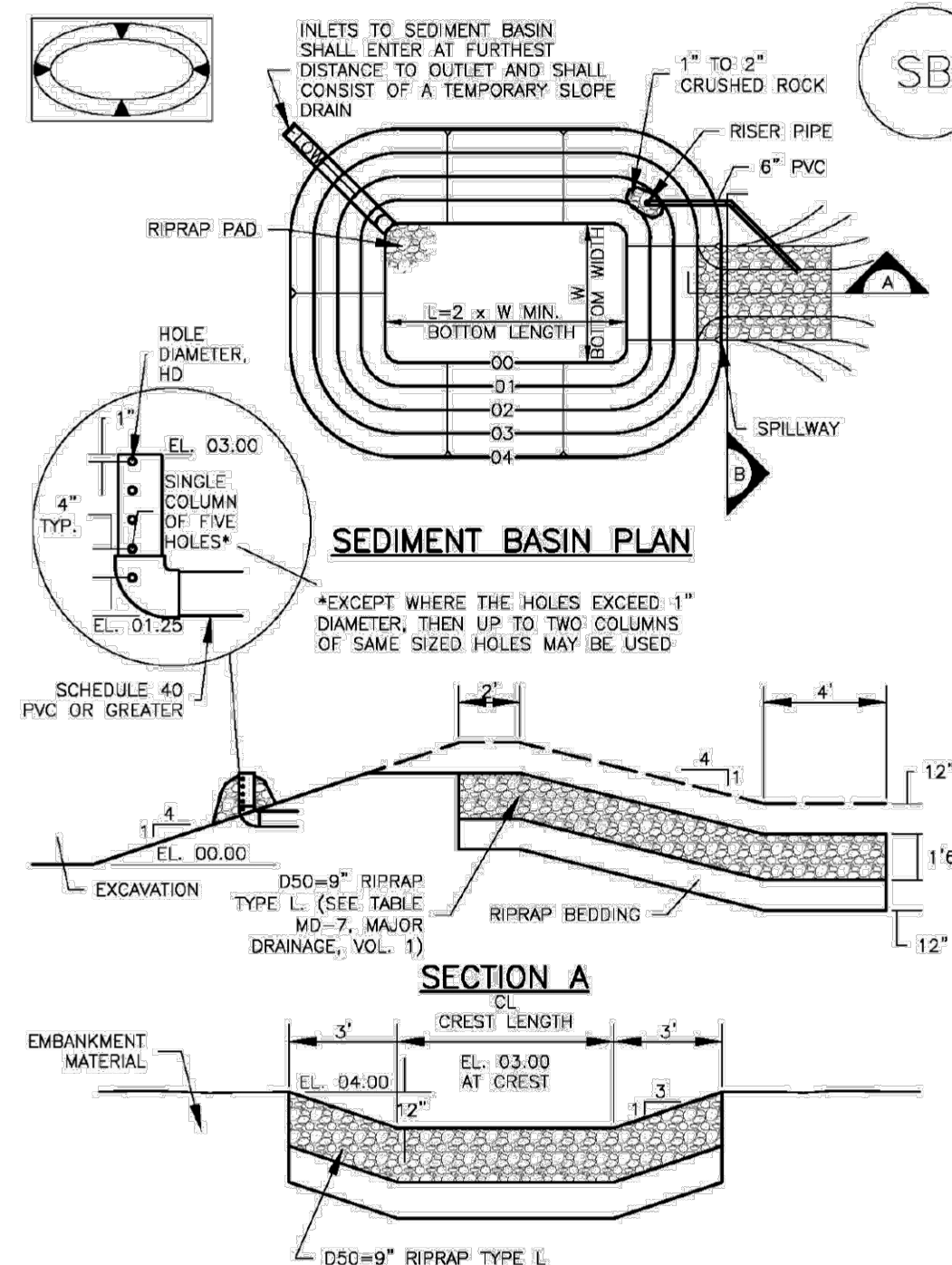
4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY. A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

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

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER SHALL 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.



SEDIMENT BASIN PLAN

SECTION A

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN			
Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/8
2	21	3	1/2
3	28	5	5/8
4	33 1/2	6	3/4
5	38 1/2	8	1
6	43	9	1 1/8
7	47 1/2	11	1 1/4
8	51	12	1 1/2
9	55	13	1 5/8
10	58 1/2	15	1 3/4
11	61	16	1 7/8
12	64	18	2
13	67 1/2	19	2 1/8
14	70 1/2	21	2 1/4
15	73 1/2	22	2 1/2

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/07/2024	MM
2	2ND SUBMITTAL	07/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS



Sediment Basin (SB)

SC-7

SEDIMENT BASIN 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 IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

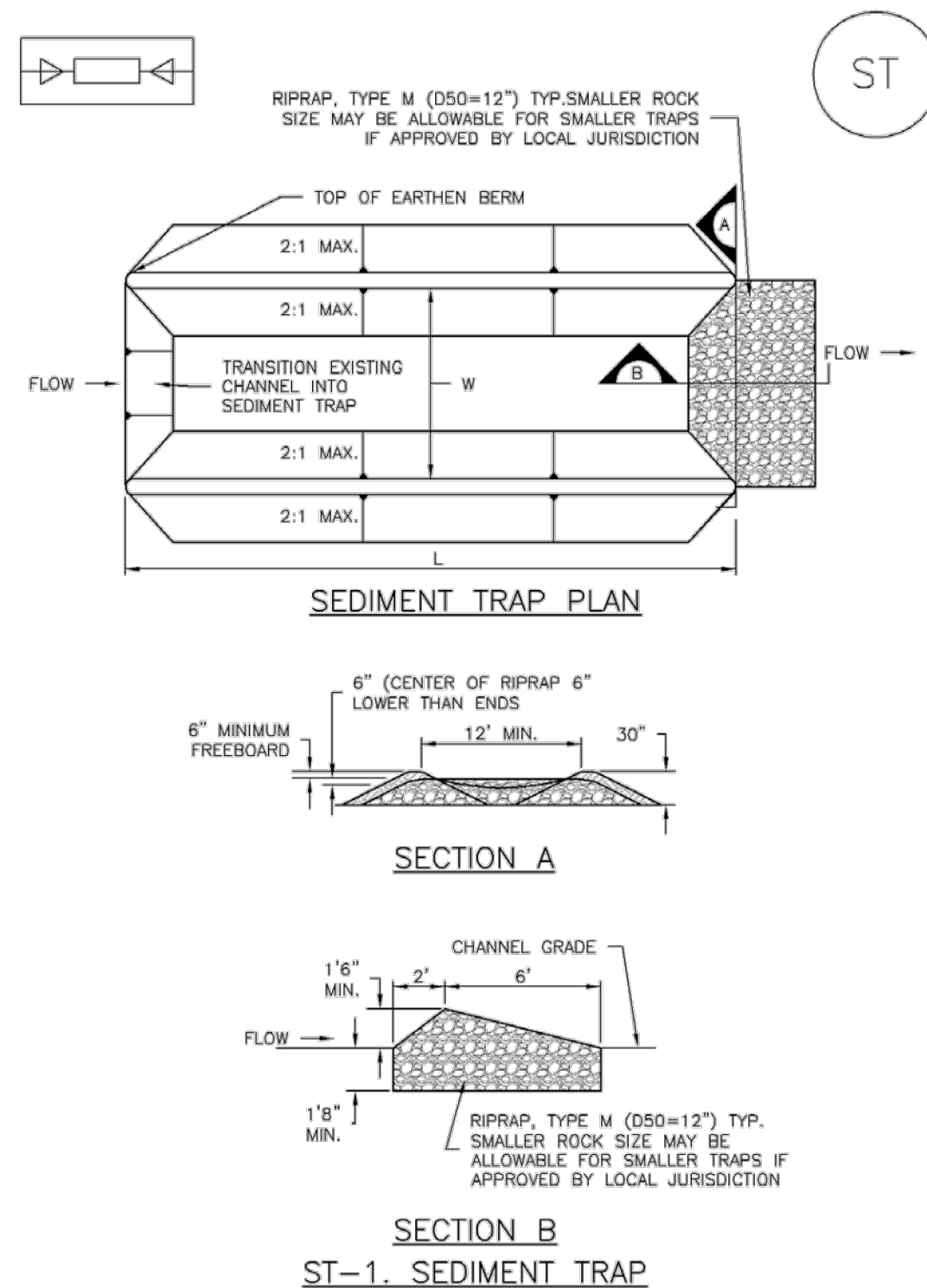
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

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.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

SC-8

Sediment Trap (ST)



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

Sediment Trap (ST)

SC-8

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR: -LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP.
2. ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND-DISTURBING ACTIVITIES.
4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RIPRAP, TYPE M (D50=12") TYP. SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
6. THE TOP OF THE EARTHEN BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE RIPRAP OUTLET STRUCTURE.
7. THE ENDS OF THE RIPRAP OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP 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. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE RIPRAP OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, 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.

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

Construction Phasing/Sequencing (CP)

SM-1

Table CP-1. Typical Phased BMP Installation for Construction Projects

Project Phase	BMPs
Pre-disturbance, Site Access	<ul style="list-style-type: none"> Install sediment controls downgradient of access point (on paved streets this may consist of inlet protection). Establish vehicle tracking control at entrances to paved streets. Fence as needed. Use construction fencing to define the boundaries of the project and limit access to areas of the site that are not to be disturbed. <p>Note: it may be necessary to protect inlets in the general vicinity of the site, even if not downgradient, if there is a possibility that sediment tracked from the site could contribute to the inlets.</p>
Site Clearing and Grubbing	<ul style="list-style-type: none"> Install perimeter controls as needed on downgradient perimeter of site (silt fence, wattles, etc.). Limit disturbance to those areas planned for disturbance and protect undisturbed areas within the site (construction fence, flagging, etc.). Preserve vegetative buffer at site perimeter. Create stabilized staging area. Locate portable toilets on flat surfaces away from drainage paths. Stake in areas susceptible to high winds. Construct concrete washout area and provide signage. Establish waste disposal areas. Install sediment basins. Create dirt perimeter berms and/or brush barriers during grubbing and clearing. Separate and stockpile topsoil, leave roughened and/or cover. Protect stockpiles with perimeter control BMPs. Stockpiles should be located away from drainage paths and should be accessed from the upgradient side so that perimeter controls can remain in place on the downgradient side. Use erosion control blankets, temporary seeding, and/or mulch for stockpiles that will be inactive for an extended period. Leave disturbed area of site in a roughened condition to limit erosion. Consider temporary revegetation for areas of the site that have been disturbed but that will be inactive for an extended period. Water to minimize dust but not to the point that watering creates runoff.

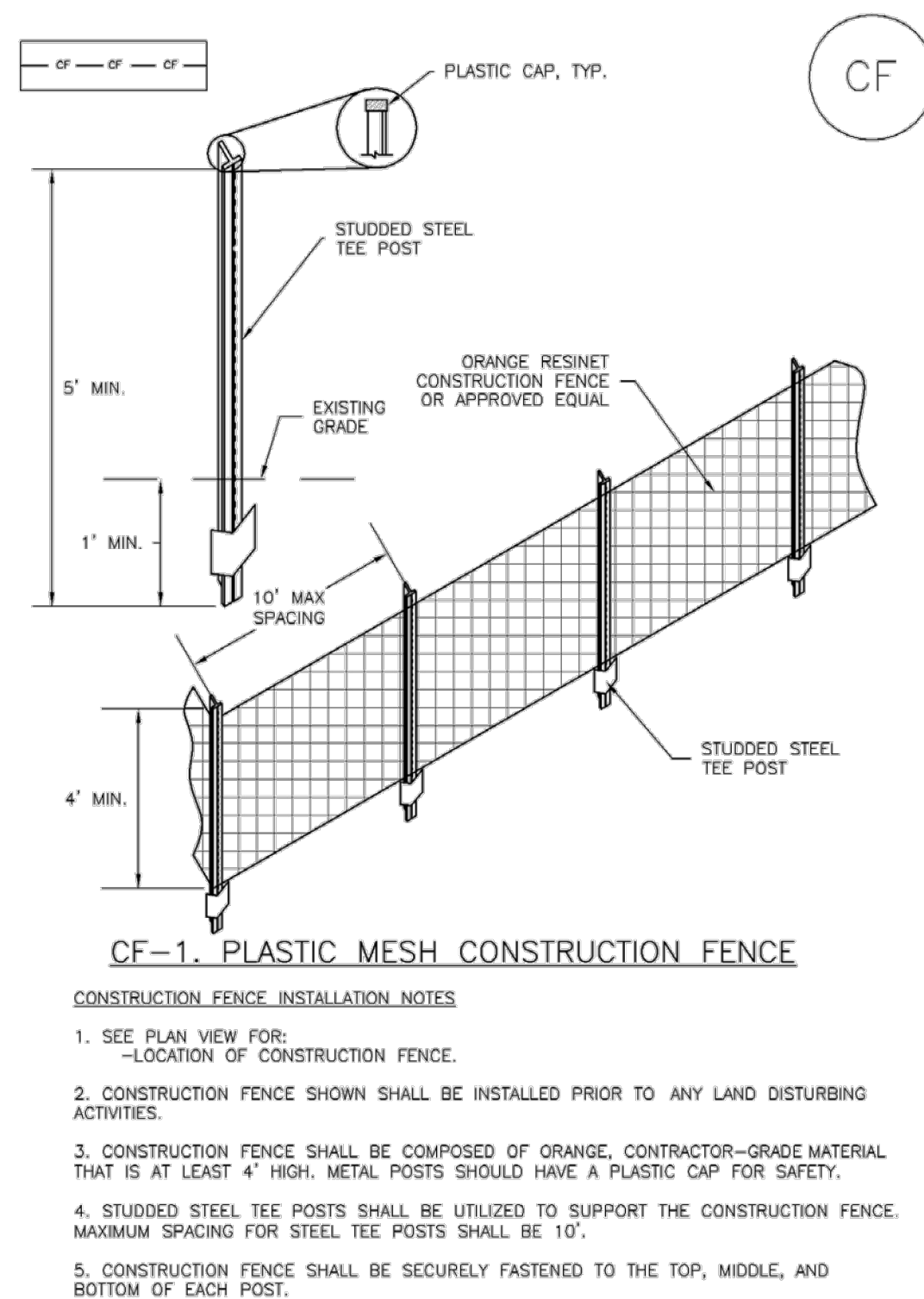
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 CP-3

SM-1 Construction Phasing/Sequencing (CP)

Project Phase	BMPs
Utility And Infrastructure Installation	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> Close trench as soon as possible (generally at the end of the day). Use rough-cut street control or apply road base for streets that will not be promptly paved. Provide inlet protection as streets are paved and inlets are constructed. Protect and repair BMPs, as necessary. Perform street sweeping as needed.
Building Construction	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> Implement materials management and good housekeeping practices for home building activities. Use perimeter controls for temporary stockpiles from foundation excavations. For lots adjacent to streets, lot-line perimeter controls may be necessary at the back of curb.
Final Grading	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> Remove excess or waste materials. Remove stored materials.
Final Stabilization	<p>In Addition to the Above BMPs:</p> <ul style="list-style-type: none"> Seed and mulch/tackify. Seed and install blankets on steep slopes. Remove all temporary BMPs when site has reached final stabilization.

CP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2010

SM-3 Construction Fence (CF)



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

Construction Fence (CF)

SM-3

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.

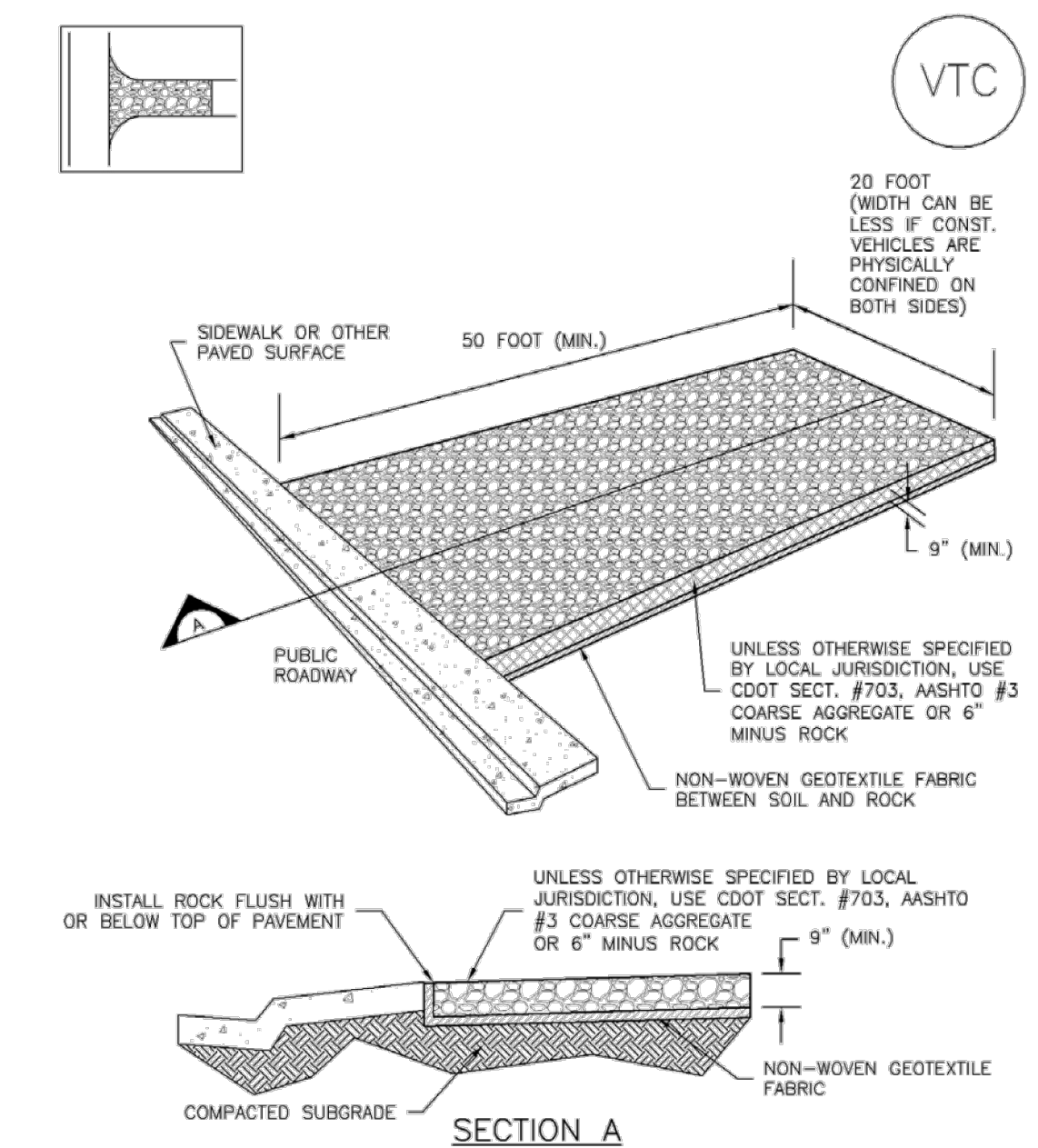
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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

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

Vehicle Tracking Control (VTC)

SM-4



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

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

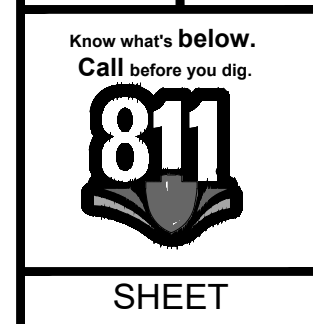
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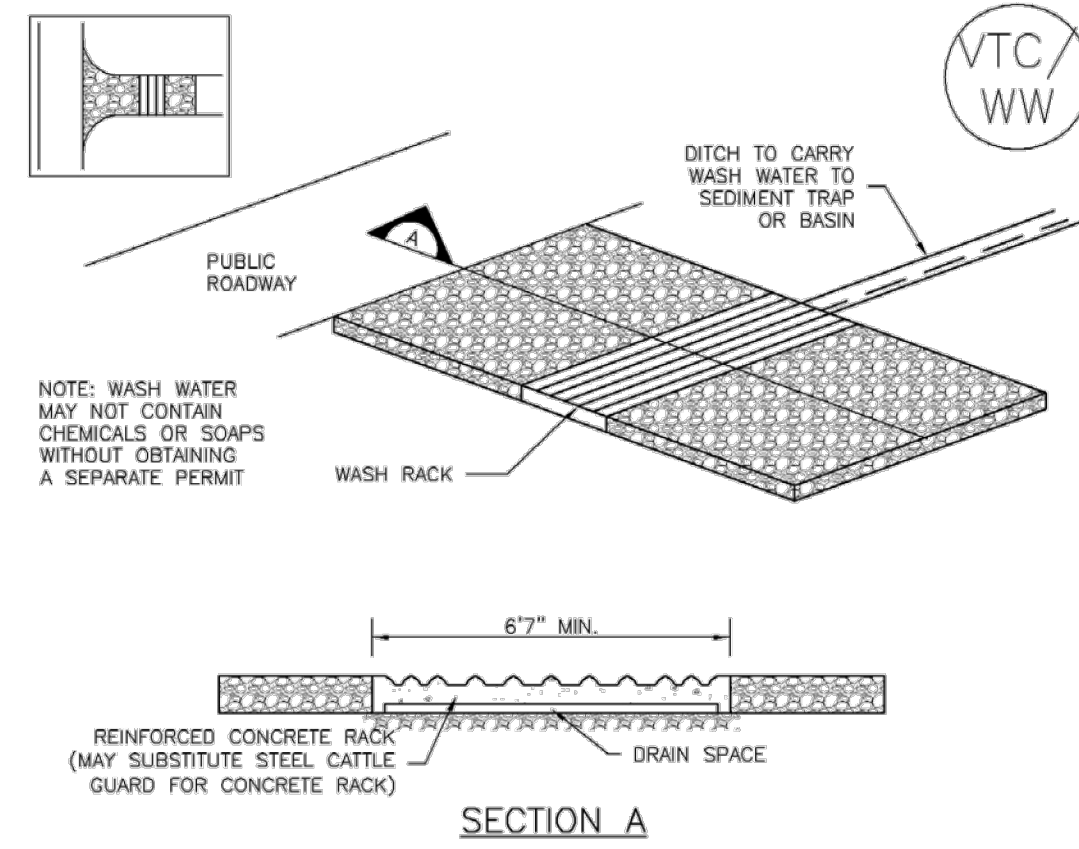
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS



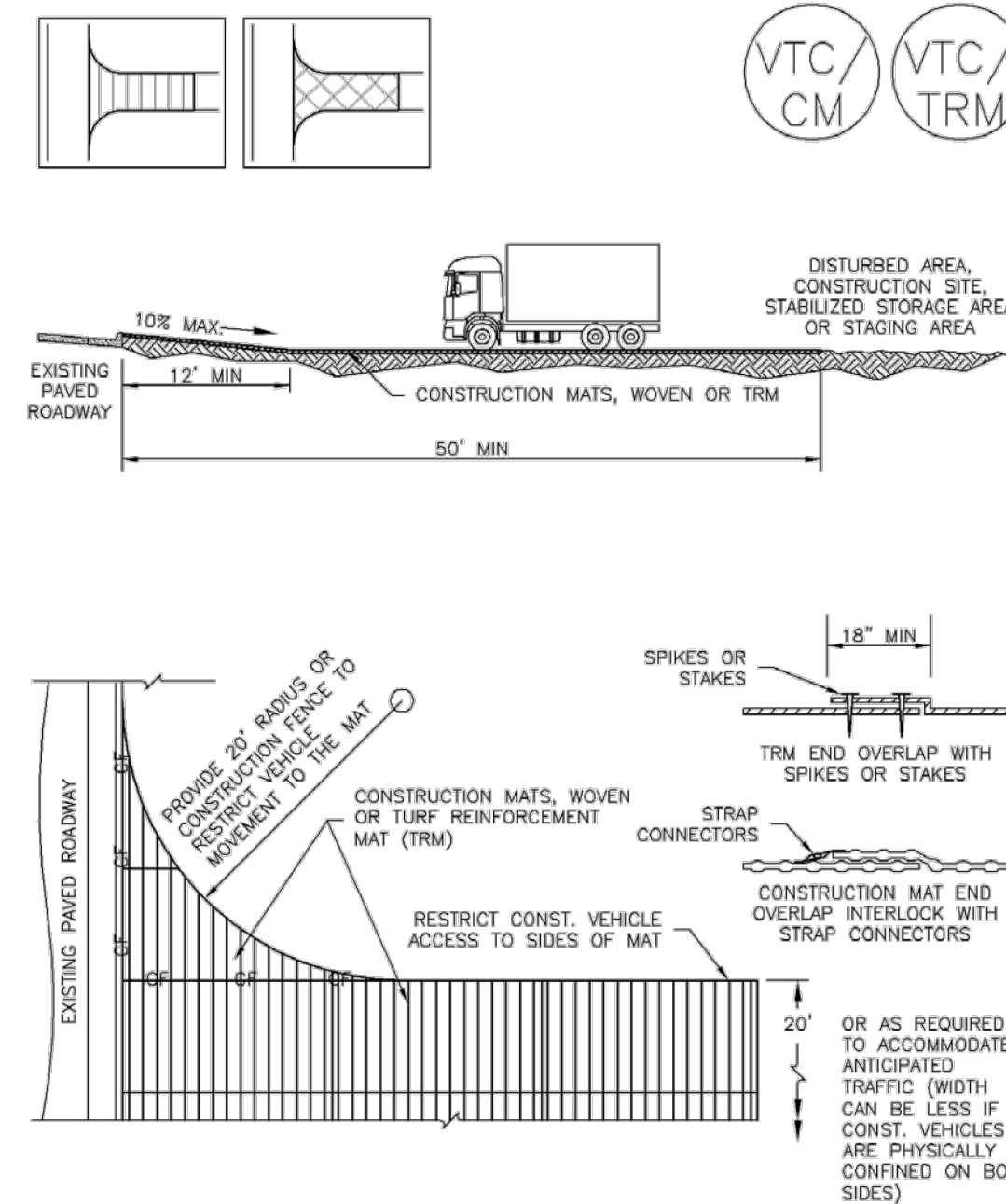
SM-4 Vehicle Tracking Control (VTC)



VTC-2. AGGREGATE VEHICLE TRACKING CONTROL WITH WASH RACK

VTC-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Vehicle Tracking Control (VTC) SM-4



VTC-3. VEHICLE TRACKING CONTROL W/ CONSTRUCTION MAT OR TURF REINFORCEMENT MAT (TRM)

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Urban Storm Drainage Criteria Manual Volume 3 VTC-5

SM-4 Vehicle Tracking Control (VTC)

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR:
 - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
 - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- 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.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- 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 UDFCO 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 AUTODAS)

VTC-6 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Stabilized Construction Roadway (SCR) SM-5

Description
A stabilized construction roadway is a temporary method to control sediment runoff, vehicle tracking, and dust from roads during construction activities.

Appropriate Uses
Use on high traffic construction roads to minimize dust and erosion.

Stabilized construction roadways are used instead of rough-cut street controls on roadways with frequent construction traffic.



Photograph SCR-1. Stabilized construction roadway.

Design and Installation
Stabilized construction roadways typically involve two key components: 1) stabilizing the road surface with an aggregate base course of 3-inch-diameter granular material and 2) stabilizing roadside ditches, if applicable. Early application of road base is generally suitable where a layer of coarse aggregate is specified for final road construction.

Maintenance and Removal
Apply additional gravel as necessary to ensure roadway integrity.

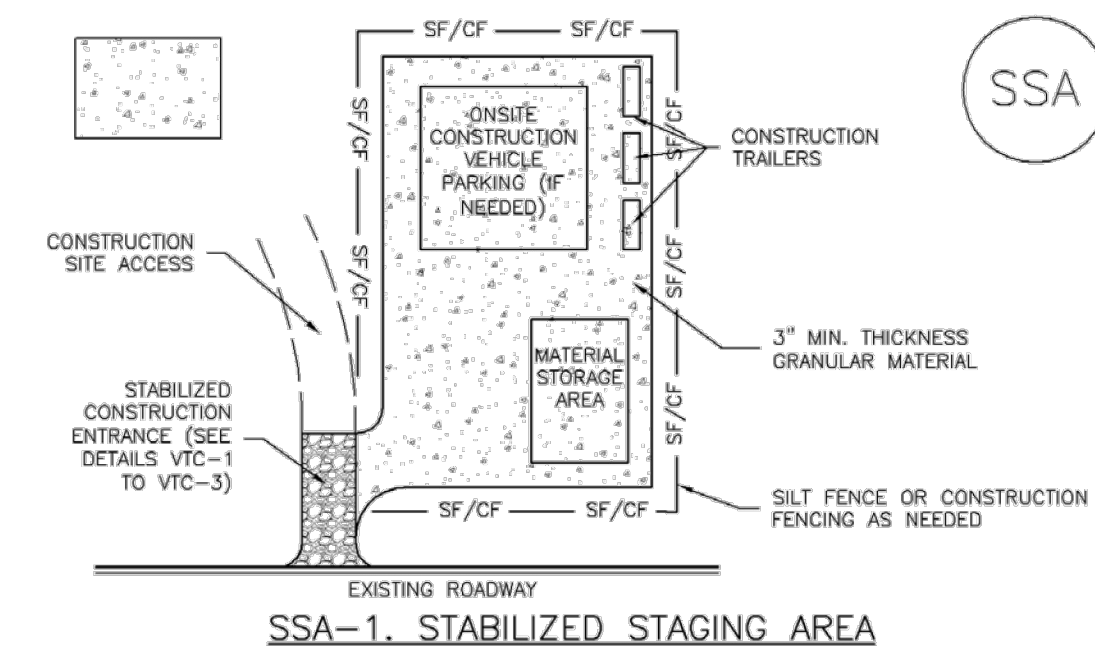
Inspect drainage ditches along the roadway for erosion and stabilize, as needed, through the use of check dams or rolled erosion control products.

Gravel may be removed once the road is ready to be paved. Prior to paving, the road should be inspected for grade changes and damage. Regrade and repair as necessary.

Stabilized Construction Roadway	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	Yes

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Urban Storm Drainage Criteria Manual Volume 3 SCR-1

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

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

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- 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 UDFCO 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 AUTODAS)

SSA-4 Urban Drainage and Flood Control District November 2010
Urban Storm Drainage Criteria Manual Volume 3

Street Sweeping and Vacuuming (SS) SM-7

Description
Street sweeping and vacuuming remove sediment that has been tracked onto roadways to reduce sediment transport into storm drain systems or a surface waterway.

Appropriate Uses
Use this practice at construction sites where vehicles may track sediment offsite onto paved roadways.

Design and Installation
Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances, vehicle tracking controls and tire wash facilities can help reduce the necessary frequency of street sweeping and vacuuming.

On smaller construction sites, street sweeping can be conducted manually using a shovel and broom. Never wash accumulated sediment on roadways into storm drains.

Maintenance and Removal

- Inspect paved roads around the perimeter of the construction site on a daily basis and more frequently, as needed. Remove accumulated sediment, as needed.
- Following street sweeping, check inlet protection that may have been displaced during street sweeping.
- Inspect area to be swept for materials that may be hazardous prior to beginning sweeping operations.



Photograph SS-1. A street sweeper removes sediment and potential pollutants along the curb line at a construction site. Photo courtesy of Tom Gore.

Street sweeping or vacuuming should be conducted when there is noticeable sediment accumulation on roadways adjacent to the construction site. Typically, this will be concentrated at the entrance/exit to the construction site. Well-maintained stabilized construction entrances, vehicle tracking controls and tire wash facilities can help reduce the necessary frequency of street sweeping and vacuuming.

On smaller construction sites, street sweeping can be conducted manually using a shovel and broom. Never wash accumulated sediment on roadways into storm drains.

Street Sweeping/ Vacuuming	
Functions	
Erosion Control	No
Sediment Control	Yes
Site/Material Management	Yes

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Urban Storm Drainage Criteria Manual Volume 3 SS-1

Paving and Grinding Operations (PGO) SM-12

Description
Manage runoff from paving and grinding operations to reduce pollutants entering storm drainage systems and natural drainageways.

Appropriate Uses
Use runoff management practices during all paving and grinding operations such as surfacing, resurfacing, and saw cutting.

Design and Installation
There are a variety of management strategies that can be used to manage runoff from paving and grinding operations:

- Establish inlet protection for all inlets that could potentially receive runoff.
- Schedule paving operations when dry weather is forecasted.
- Keep spill kits onsite for equipment spills and keep drip pans onsite for stored equipment.
- Install perimeter controls when asphalt material is used on embankments or shoulders near waterways, drainages, or inlets.
- Do not wash any paved surface into receiving storm drain inlets or natural drainageways. Instead, loose material should be swept or vacuumed following paving and grinding operations.
- Store materials away from drainages or waterways.
- Recycle asphalt and pavement material when feasible. Material that cannot be recycled must be disposed of in accordance with applicable regulations.

See BMP Fact Sheets for Inlet Protection, Silt Fence and other perimeter controls selected for use during paving and grinding operations.

Maintenance and Removal
Perform maintenance and removal of inlet protection and perimeter controls in accordance with their respective fact sheets.

Promptly respond to spills in accordance with the spill prevention and control plan.



Photograph PGO-1. Paving operations on a Colorado highway. Photo courtesy of CDOT.

There are a variety of management strategies that can be used to manage runoff from paving and grinding operations:

- Establish inlet protection for all inlets that could potentially receive runoff.
- Schedule paving operations when dry weather is forecasted.
- Keep spill kits onsite for equipment spills and keep drip pans onsite for stored equipment.
- Install perimeter controls when asphalt material is used on embankments or shoulders near waterways, drainages, or inlets.
- Do not wash any paved surface into receiving storm drain inlets or natural drainageways. Instead, loose material should be swept or vacuumed following paving and grinding operations.
- Store materials away from drainages or waterways.
- Recycle asphalt and pavement material when feasible. Material that cannot be recycled must be disposed of in accordance with applicable regulations.

See BMP Fact Sheets for Inlet Protection, Silt Fence and other perimeter controls selected for use during paving and grinding operations.

Paving and Grinding Operations	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

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terraccina design
10200 E. Grand Ave. A-314
Denver, CO 80231
PH: 303.652.8607

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/01/2024	MM
2	2ND SUBMITTAL	01/17/2025	MM

NOT FOR CONSTRUCTION

MAIN STREET OFF-STREET PARKING LOT
TOWN OF ELIZABETH, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

Know what's below.
Call before you dig.
811
SHEET
31 OF 31