



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION &
TOWN COUNCIL
PRELIMINARY PLAT AND MAJOR SITE PLAN**

Applicant: Michael Dire, Design Practice

Property Owner: Gondola Townhomes, LLC

Case Number: PLN24-005 (Preliminary Plat) AND PLN23-095 (Major Site Plan)

Physical Address of Property for Which the Application Approval is Requested: 185 Vasquez Road, Winter Park, CO

Legal Description & Vicinity Map of Property for Which the Application Approval is Requested: See Exhibit A attached.

Description of Request: An application for a preliminary plat and major site plan for a proposed 19 unit townhome development on approximately 1.25 acres.

Applicable Provision(s) of the Unified Development Code (UDC): § 5-E-1 G. Major Site Plan and § 5-D-4 Preliminary Plat

Additional information is available at this link: <https://wpgov.com/current-development-projects/>

Public Hearings at Winter Park Town Hall, 50 Vasquez Road and online via Zoom are scheduled for:

Planning Commission, Tuesday, August 27, 2024 at 8:00 A.M.
Town Council, Tuesday, September 3, 2024 at 5:30 PM

Members of the public wishing to make comment regarding the application may do so at the scheduled hearings, or write to Shelia Booth, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or send comments by email to sbooth@planstrategize.com. For comments to be included within the digital packet, they must be submitted by 5:00 P.M. on the Wednesday before the hearing.

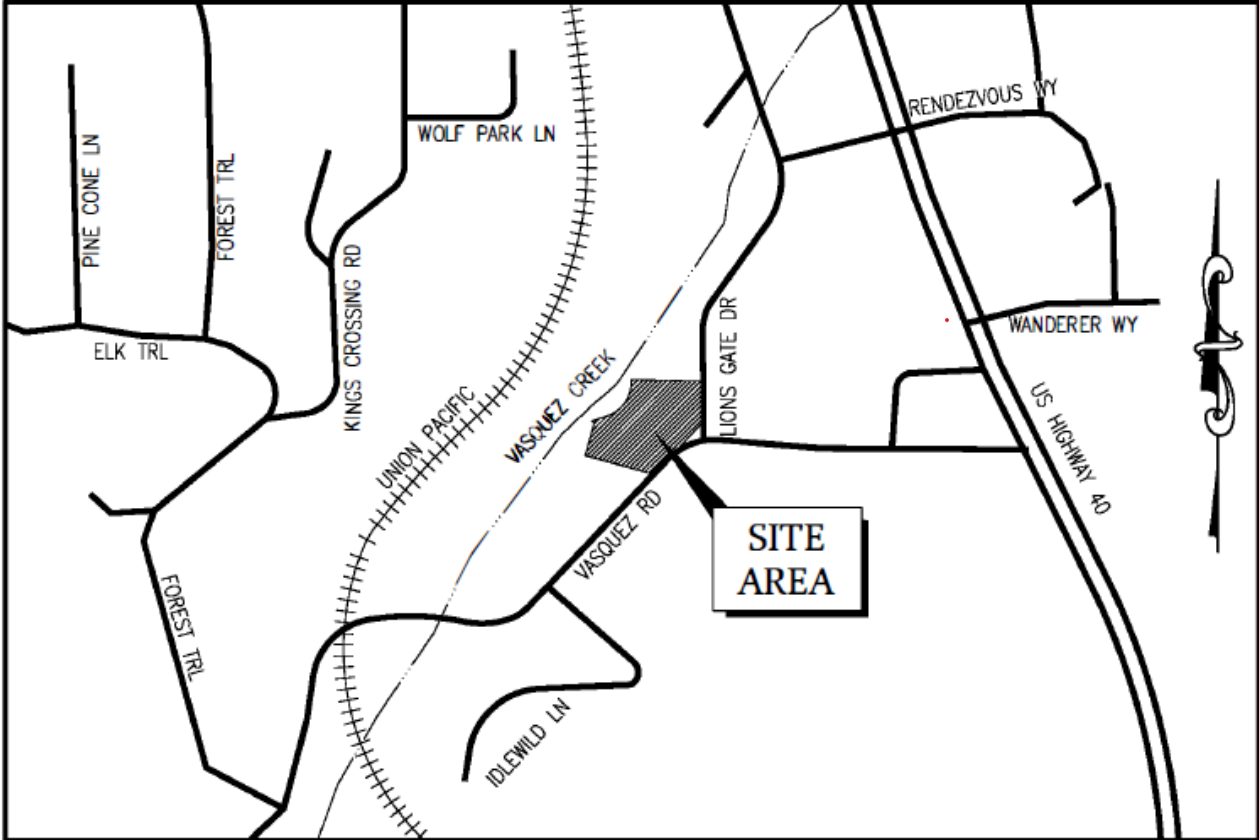
The Zoom link will be made available in the Planning Commission and Town Council full agendas, which will be published by end of day the Friday before each hearing at:

<https://wpgov.com/our-government/agendas-minutes/>

The meeting will be broadcast via Zoom and public comment can be made by those attending. If there are technical difficulties with Zoom, public comment via Zoom will not be available and the meeting will continue in person.

Exhibit A – Legal Description and Location Map

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK AND COUNTY OF GRAND, STATE OF COLORADO



THE LANDING - TOWNHOMES MAJOR SITE PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

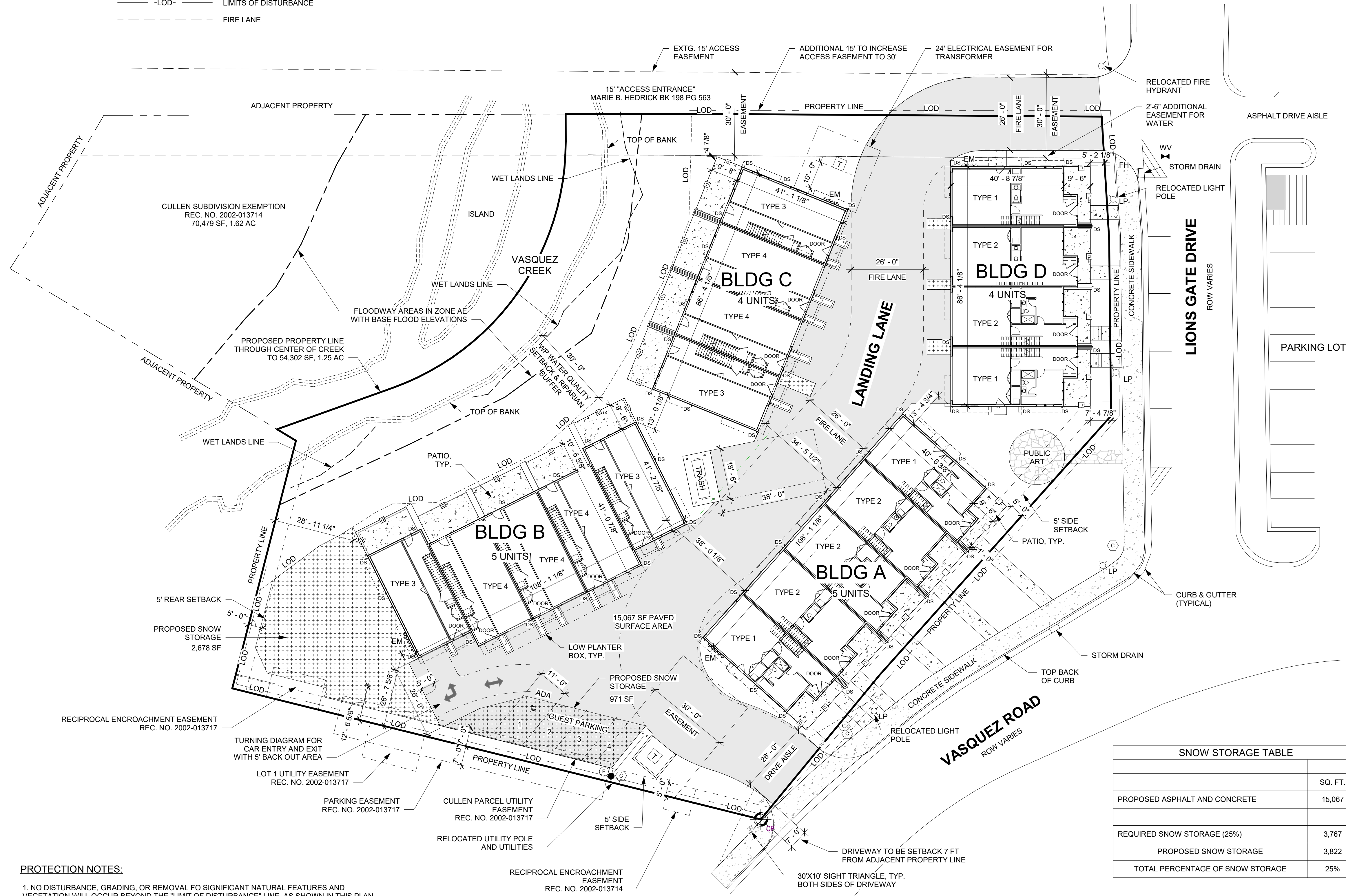
185 VASQUEZ ROAD

HATCH LEGEND

	EXISTING CONCRETE
	PROPOSED CONCRETE/ASPHALT PAVING
	PROPOSED CONCRETE
	PROPOSED STONE STEPS / WALKWAY
	PROPOSED SNOW STORAGE

LINE LEGEND

	PROPERTY LINE
	REQUIRED BUILDING SETBACK
	EASEMENT
	LIMITS OF DISTURBANCE
	FIRE LANE



PROTECTION NOTES:

- NO DISTURBANCE, GRADING, OR REMOVAL OF SIGNIFICANT NATURAL FEATURES AND VEGETATION WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN IN THIS PLAN.
- THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED PRIOR TO CONSTRUCTION WITH FLAGS, ROPING, FOUR FOOT (4) TALL ORANGE CONSTRUCTION FENCING, OR OTHER ACCEPTABLE MEANS.

BUILDING UNIT CALCULATIONS

BLDG A - UNIT TYPE '1' - AREA CALCS		BLDG A - UNIT TYPE '2' - AREA CALCS	
LEVEL 1:	FINISHED 469 SF	LEVEL 1:	FINISHED 476 SF
	GARAGE 451 SF		GARAGE 459 SF
	PATIO 142 SF		PATIO 164 SF
LEVEL 2:	FINISHED 997 SF	LEVEL 2:	FINISHED 960 SF
	DECKS 103 SF		DECKS 95 SF
LEVEL 3:	FINISHED 1010 SF	LEVEL 3:	FINISHED 981 SF
	DECKS 73 SF		DECKS 54 SF
TOTAL BLDG A - TYPE '1' UNITS = 2	GROSS FINISHED 2,476 SF X 2 = 4952 SF	TOTAL BLDG A - TYPE '2' UNITS = 3	GROSS FINISHED 2,417 SF X 3 = 7251 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 313 SF X 3 = 939 SF
	GARAGE 451 SF X 2 = 902 SF		GARAGE 459 SF X 3 = 1377 SF
BLDG B - UNIT TYPE '3' - AREA CALCS		BLDG B - UNIT TYPE '4' - AREA CALCS	
LEVEL 1:	FINISHED 337 SF	LEVEL 1:	FINISHED 335 SF
	GARAGE 543 SF		GARAGE 557 SF
	PATIO 193 SF		PATIO 206 SF
LEVEL 2:	FINISHED 1014 SF	LEVEL 2:	FINISHED 978 SF
	DECKS 156 SF		DECKS 163 SF
LEVEL 3:	FINISHED 1019 SF	LEVEL 3:	FINISHED 1001 SF
	DECKS 69 SF		DECKS 52 SF
TOTAL BLDG B - TYPE '3' UNITS = 2	GROSS FINISHED 2,476 SF X 2 = 4952 SF	TOTAL BLDG B - TYPE '4' UNITS = 3	GROSS FINISHED 2,314 SF X 3 = 6942 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 421 SF X 3 = 1263 SF
	GARAGE 543 SF X 2 = 1086 SF		GARAGE 557 SF X 3 = 1671 SF
BLDG C - UNIT TYPE '3' - AREA CALCS		BLDG C - UNIT TYPE '4' - AREA CALCS	
LEVEL 1:	FINISHED 335 SF	LEVEL 1:	FINISHED 335 SF
	GARAGE 541 SF		GARAGE 557 SF
	PATIO 196 SF		PATIO 189 SF
LEVEL 2:	FINISHED 989 SF	LEVEL 2:	FINISHED 962 SF
	DECKS 157 SF		DECKS 149 SF
LEVEL 3:	FINISHED 1004 SF	LEVEL 3:	FINISHED 976 SF
	DECKS 65 SF		DECKS 54 SF
TOTAL BLDG C - TYPE '3' UNITS = 2	GROSS FINISHED 2,328 SF X 2 = 4656 SF	TOTAL BLDG C - TYPE '4' UNITS = 2	GROSS FINISHED 2,273 SF X 2 = 4546 SF
	DECKS/PATIO 418 SF X 2 = 836 SF		DECKS/PATIO 392 SF X 2 = 784 SF
	GARAGE 541 SF X 2 = 1082 SF		GARAGE 557 SF X 2 = 1114 SF
BLDG D - UNIT TYPE '1' - AREA CALCS		BLDG D - UNIT TYPE '2' - AREA CALCS	
LEVEL 1:	FINISHED 467 SF	LEVEL 1:	FINISHED 473 SF
	GARAGE 458 SF		GARAGE 466 SF
	PATIO 142 SF		PATIO 136 SF
LEVEL 2:	FINISHED 999 SF	LEVEL 2:	FINISHED 964 SF
	DECKS 103 SF		DECKS 95 SF
LEVEL 3:	FINISHED 1014 SF	LEVEL 3:	FINISHED 986 SF
	DECKS 73 SF		DECKS 54 SF
TOTAL BLDG D - TYPE '1' UNITS = 2	GROSS FINISHED 2,480 SF X 2 = 4960 SF	TOTAL BLDG D - TYPE '2' UNITS = 2	GROSS FINISHED 2,423 SF X 2 = 4846 SF
	DECKS/PATIO 318 SF X 2 = 636 SF		DECKS/PATIO 285 SF X 2 = 570 SF
	GARAGE 458 SF X 2 = 916 SF		GARAGE 466 SF X 2 = 932 SF
TOTAL UNITS = 18	GROSS FINISHED AREA = 43,105 SF		
	DECK AREA = 6,300 SF		
	GARAGE AREA = 9,078 SF		

BUILDING COVERAGE RATIO TABLE

	SQ. FT.	ACRES	% OF SITE
TOTAL PARCEL SIZE	54,313	1.25	100.00%
EXISTING IMPERVIOUS AREA			
EXISTING GRAVEL PAVING	9,225	0.21	17%
EXISTING CONCRETE	290	0.01	1%
EXISTING BUILDINGS	5,124	0.12	9%
TOTAL TOTAL EXISTING IMPERVIOUS AREA	14,639	0.34	27%

	SQ. FT.	ACRES	% OF SITE
EXISTING IMPERVIOUS AREA TO BE REMOVED			
EXISTING BUILDINGS TO BE REMOVED	5,124	0.12	9%
TOTAL IMPERVIOUS AREA TO BE REMOVED	9,515	0.22	18%

	SQ. FT.	ACRES	% OF SITE
PROPOSED IMPERVIOUS AREA			
PROPOSED BUILDINGS	19,690	0.45	36%
PROPOSED ASPHALT PAVING	15,067	0.35	28%
PROPOSED CONCRETE SIDEWALK	301	0.01	0.01%
PROPOSED CONCRETE - PUBLIC ART	314	0.01	0.01%
TOTAL PROPOSED IMPERVIOUS AREA	35,208	0.81	65%

NUMBER OF PROPOSED TOWNHOUSE UNITS = 18
TYPE 1: 5 BED, 4 BATH; TYPE 2: 5 BED, 4 BATH;
TYPE 3: 4 BED, 3 BATH; TYPE 4: 4 BED, 3 BATH

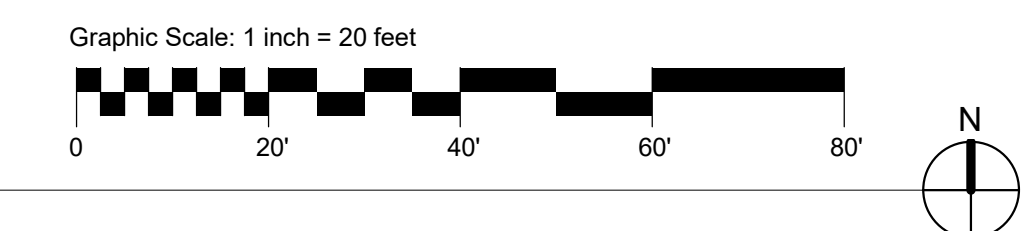
PARKING:
36 PROPOSED PARKING SPACES
18 UNITS WITH 2 OR MORE BEDROOMS X 2 = 36 SPACES
ALL 36 SPACES ARE ENCLOSED

2 SPACES PER 2 BEDROOM OR MORE UNIT PER UDC SEC. 3-H-3 TABLE 3-H-3-1
OPTION FOR 4 SURFACE GUEST PARKING SPACES

1 ADA VAN ACCESSIBLE SPACE PROVIDED PER SEC. 208.2.3.2 & 502 OF THE 2010 ADA STANDARDS

SNOW STORAGE TABLE

	SQ. FT.
PROPOSED ASPHALT AND CONCRETE	15,067
REQUIRED SNOW STORAGE (25%)	3,767
PROPOSED SNOW STORAGE	3,822
TOTAL PERCENTAGE OF SNOW STORAGE	25%



1 SITE PLAN
1" = 20'-0"

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE

08/12/2024

SITE PLAN



DESIGN PRACTICE INC
 Architecture
 2842 W 44th
 Denver CO 80211
 www.designpracticedenver.com
 info@designpracticedenver.com
 PHONE_303 561 3000

THE LANDING TOWNHOMES

185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING
 SUBMITTAL

ISSUE DATE
 07/02/2024

BLDG B - 3D
 RENDERINGS



DESIGN PRACTICE INC
Architecture

DESIGN PRACTICE INC
2842 W 44th
Denver CO 80211
www.designpracticedenver.com
info@designpracticedenver.com
PHONE_303 561 3000

THE LANDING TOWNHOMES

185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING SUBMITTAL
ISSUE DATE
07/02/2024
BLDG D - 3D RENDERINGS

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE
08/12/2024

BLDG A
ELEVATIONS

PREFINISHED BOARD AND BATTEN SIDING WITH 2.5" BATTENS
MFR: NUCEDAR
FINISH COLOR: NATURAL CLAY

ASPHALT SHINGLES
MFR: OWENS CORNING
COLOR: DRIFTWOOD

3 PART HARD COAT STUCCO
FINISH COLOR: BEIGE/TAN

2x6 COMPOSITE DECKING
MFR: TIMBERTECH
COLOR: PECAN

PREFINISHED FIBERCEMENT SIDING
MFR: NICHHA VANTAGEWOOD VERTICAL 1X6 T&G
FINISH COLOR: CEDAR

DARK BROWN TIMBER BEAMS,
FASCIA AND TRIM COLOR

THE QUARRY MILL - STONE VENEER
ROYAL DUSK - DOLOMITIC LIMESTONE

1X6 WOOD T&G CEILING AND SOFFIT
@ BALCONIES AND ROOF
COLOR: LIGHT BROWN STAIN

STEEL GARAGE DOOR
COLOR: WARM GRAY

WEATHER SHIELD DOORS
ALUMINUM CLAD FRENCH SLIDERS
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

WEATHER SHIELD WINDOWS
ALUMINUM CLAD WOOD CASEMENT
WITH LOW E GLAZING
CRAFTSMAN BRONZE FINISH
5/8" GRILLES

FARMHOUSE ENTRY DOOR
MFR: KROSSWOOD DOORS
KNOTTY ALDER
FINISH COLOR: PECAN

EXTERIOR MATERIALS LEGEND

- PREFINISHED FIBERCEMENT 1X6 T&G VERTICAL SIDING
COLOR: CEDAR
- 3 PART HARD COAT STUCCO
COLOR: BEIGE / TAN
- PREFINISHED FIBERCEMENT BOARD AND BATTEN SIDING WITH 2.5" VERTICAL BATTENS
COLOR: NATURAL CLAY
- STONE VENEER
MFR: THE QUARRY MILL
TYPE: ROYAL DUSK

KEYNOTE LEGEND

Key Value	Keynote Text
05.01	1X8 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.02	1X12 PREFINISHED FIBERCEMENT FASCIA, TYP.
05.03	PREFINISHED METAL GUTTER AND DOWNSPOUTS
05.04	SNOW FENCE
05.05	PREFINISHED FIBERCEMENT TRIM, TYP.
05.06	TIMBER BRACKET, STD.
05.07	10X10 TIMBER COLUMN, TYP.
05.08	EXTERIOR WALL SCONCE, TYP.
05.09	TIMBER BEAM, TYP.
05.11	STEEL GUARDRAIL WITH STEEL MESH PANEL, PTD.
05.12	ASPHALT ROOF SHINGLES, TYP.
05.13	SOLATUBE SKYLIGHT, TYP.
05.14	ELECTRIC METER
05.15	STONE VENEER BASE WITH STONE CAP
05.16	ALUMINUM CLAD WOOD WINDOWS WITH GRILLES
05.17	STONE CAP
05.18	ENTRY ROOF WITH ASPHALT SHINGLES
05.19	ALUMINUM CLAD WOOD SLIDER WITH GRILLES
05.20	TIMBER HEADER OVER GARAGE DOORS, TYP.
05.21	STEEL GARAGE DOOR, PTD.
05.22	GARAGE LIGHT, TYP.

5" x 3/8" PLATE STEEL TOP RAIL

3 1/2" x 3/8" PLATE STEEL RAIL

3 1/2" x 1/2" PLATE STEEL VERTICAL POSTS, TYP.

1" x 1/8" STEEL FRAME FOR MESH PANELS

3" x 3" GALV. STEEL MESH PANELS

6" x 6" x 3/8" PLATE STEEL POST BASE, TYP.

ALL STEEL EXCEPT GALV. PANELS TO BE PAINTED BRONZE COLOR

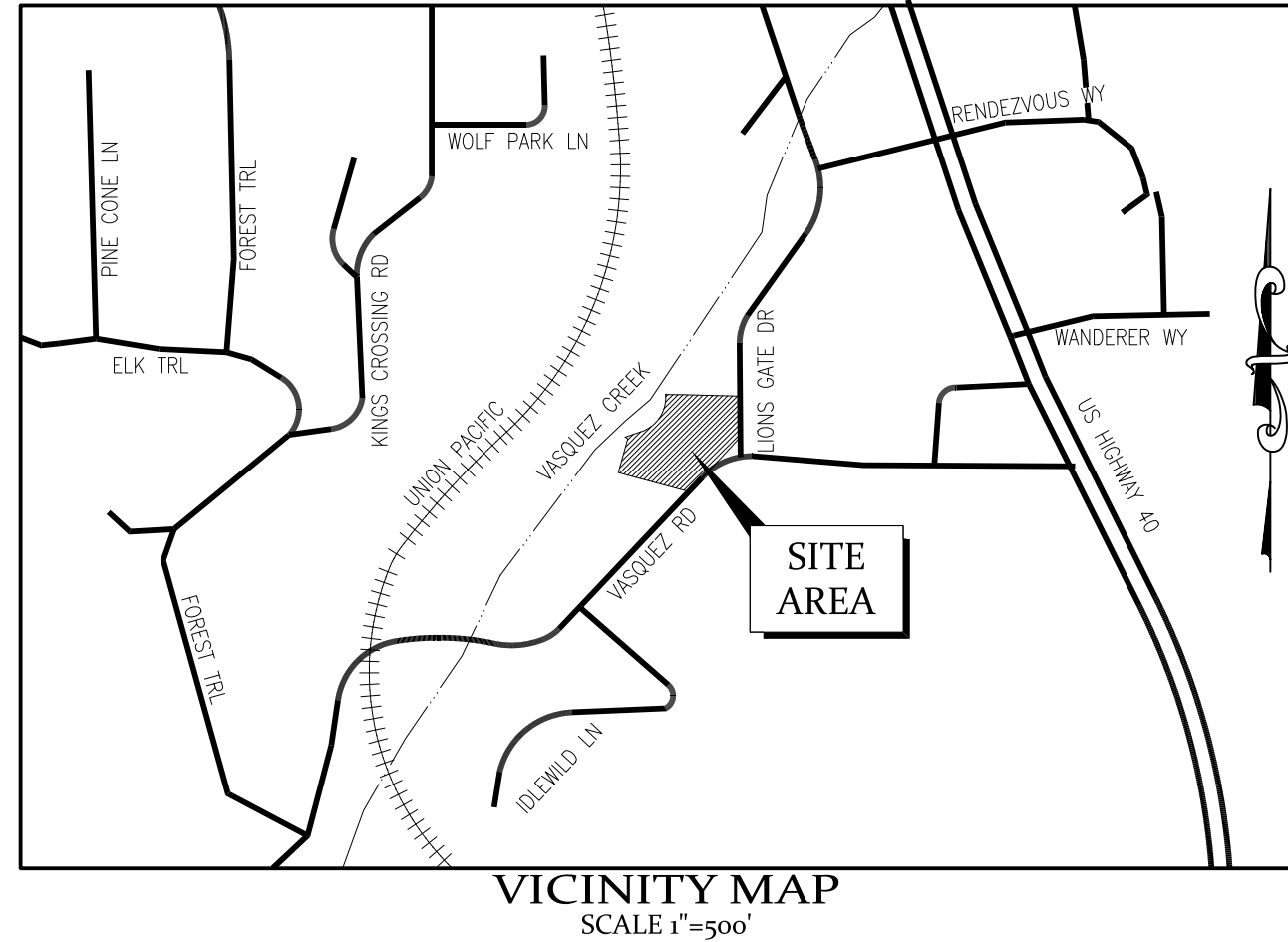
3 STEEL GUARDRAIL AT UNIT BALCONIES
3/4" = 1'-0"



PRELIMINARY PLAT THE LANDING - TOWNHOMES

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WINTER PARK AND COUNTY OF GRAND, STATE OF COLORADO

SHEET 1 OF 2



SUBDIVIDER: GONDOLA TOWNHOMES, LLC
9557 PARADISE LN.
BROOMFIELD, CO 80020

LAND SURVEYOR: POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
(303)-702-1617

DESIGNER/ENGINEER: FABRE ENGINEERING INC.
2063 PINON PL.
ERIE, CO 80516
(720)-903-0048

PLANNER'S CERTIFICATE:

I, _____ BEING A QUALIFIED PROFESSIONAL ENGINEER OR PLANNER, CERTIFY THAT THIS PLAT OF THE LANDING - TOWNHOMES HAS BEEN ENGINEERED, DESIGNED AND PLANNED IN ACCORDANCE WITH ALL APPLICABLE DESIGN STANDARDS AND OTHER REQUIREMENTS OF THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS.

MAYOR'S CERTIFICATE:

APPROVED AND ALL PUBLIC DEDICATIONS ACCEPTED THIS DAY OF _____, 20____ BY THE TOWN COUNCIL OF THE TOWN OF WINTER PARK SITUATED IN GRAND COUNTY, COLORADO. ACCEPTANCE OF THIS PLATTED SUBDIVISION BY THE TOWN OF WINTER PARK DOES NOT CONSTITUTE AN ACCEPTANCE OF THE ROADS AND RIGHTS-OF-WAY REFLECTED HEREON FOR MAINTENANCE BY SAID TOWN, UNTIL SUCH ROADS AND RIGHTS OF WAY MEET TOWN SPECIFICATIONS AND ARE SPECIFICALLY ACCEPTED FOR MAINTENANCE BY RESOLUTION OF THE TOWN COUNCIL, THE MAINTENANCE, CONSTRUCTION, AND ALL OTHER MATTERS PERTAINING TO OR AFFECTING SAID ROADS AND RIGHTS-OF-WAY ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE LAND EMBRACED WITHIN THE SUBDIVISION. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE OR SOIL CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT MAY BE ISSUED.

NICK KUTRUMBOS, MAYOR

ATTEST:

DANIELLE JARDEE, TOWN CLERK

PLANNING COMMISSION CERTIFICATE:

APPROVED THIS _____ DAY OF _____, 20____ BY THE TOWN OF WINTER PARK PLANNING COMMISSION, WINTER PARK, COLORADO.

DAVID BARKER, CHAIRPERSON

OUTLOT TABLE

NAME	AREA	OWNERSHIP	MAINTENANCE
OUTLOT A	±9,108	H.O.A.	H.O.A.
OUTLOT B	±23,197	H.O.A.	H.O.A.

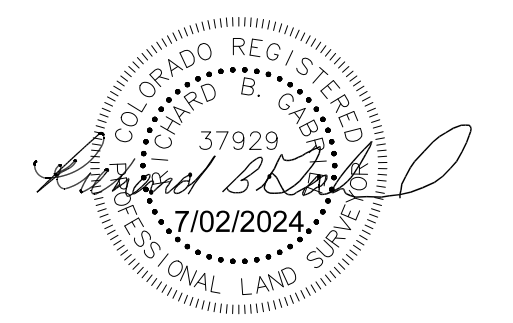
NOTES:

- THE FOLLOWING IS A PARTIAL LIST OF DOCUMENTS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - GRAND COUNTY RECORDS, SECOND AMENDED FINAL PLAT, LOT 1, TEVERBAUGH-HEATON MINOR SUBDIVISION AND CULLEN SUBDIVISION EXEMPTION, RECEPTION NO. 2002-13714.
 - AMENDED FINAL PLAT LOTS 1 AND 2, TEVERBAUGH-HEATON MINOR SUBDIVISION, RECEPTION NO. 2001012302.
 - GRAND COUNTY SURVEYOR RECORDS, UNTITLED RAILROAD MAP.
- POWER SURVEYING COMPANY, INC. RELIED UPON TITLE COMMITMENT FROM OLD REPUBLIC NATIONAL TITLE COMPANY ORDER NO. J60018033 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2023 AT 2:47 P.M. FOR THE LEGAL DESCRIPTION, RIGHTS OF WAY AND EASEMENTS.
- BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF LOT 2, CULLEN MINOR PLAT IS ASSUMED TO BEAR SOUTH 41°45'47" WEST, A DISTANCE OF 125.01 FEET BETWEEN A FOUND #6 REBAR WITH 1.75" SQUARE COLLAR AT THE SOUTHWESTERLY END, AND A FOUND 1.5" ILLEGIBLE ALUMINUM CAP AT THE NORTHEASTERLY END AS MEASURED AND SHOWN HEREON.
- SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF WINTER PARK "DESTINATION CENTER / D-C".
- WET LANDS DELINEATION FLAGS WERE FOUND ON THE SUBJECT PROPERTY AND ARE SHOWN HEREON AND PER THE WET LAND DELINEATION REPORT FOR 185 VAXQUEZ DATED JULY 18, 2023 FROM APPLIED ECHOHYDRO PROVIDED BY THE CLIENT.
- IMPROVEMENTS EXIST IN THE SUBJECT PROPERTY WHICH ARE NOT DEPICTED HEREIN PER TOWN OF WINTER PARK REQUEST.
- FLOODPLAIN INFORMATION DEPICTED HEREIN WAS OBTAINED FROM FLOOD INSURANCE RATE MAP (FIRM) NO. 08046C0991C, EFFECTIVE DATE OF 01-02-2008, TOGETHER WITH THE ACCOMPANYING FIRMETTE.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- PROJECT BENCHMARK: NGS BENCHMARK "N 139" IS A BENCHMARK DISK IN A CONCRETE POST LOCATED 51' WEST OF THE CENTERLINE OF U.S. HIGHWAY 40, 98' EAST OF THE CENTERLINE OF THE RAILROAD TRACKS, STAMPED "N 139 1934" PUBLISHED NAVD 88 ELEVATION = 8438.43 U.S. SURVEY FEET
 - SITE BENCHMARK #1 - A FOUND 2" ALUMINUM CAP STAMPED PLS 11415 FOUND AT THE NORTHEASTERLY CORNER OF OUTLOT B - NAVD88 ELEVATION IS 8814.78.
 - SITE BENCHMARK #2 - FOUND 1.5" ALUMINUM CAP STAMPED PLS 31942 LOCATED AT THE MOST SOUTHEASTERLY CORNER OF OUTLOT B - NAVD88 ELEVATION IS 8822.01.
- DRY UTILITY EASEMENTS ("DUE") ARE HEREBY DEDICATED TO THE TOWN OF WINTER PARK AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, TELECOMMUNICATIONS FACILITIES AND ALL SIMILAR PURPOSES. NO STRUCTURE SHALL BE PLACED OR CONSTRUCTED WITHIN ANY DUE EXCEPT AS NECESSARY FOR UTILITY OPERATIONS WHEN EXPLICITLY APPROVED BY THE TOWN.
- TO ALLOW FOR ADEQUATE SNOW REMOVAL, NO STRUCTURE, INCLUDING UTILITY FACILITIES, SHALL BE PLACED WITHIN FIVE FEET OF A PUBLIC ROW UNLESS SPECIFICALLY EXEMPTED BY THE TOWN.
- THE SUBJECT PROPERTY IS SUBJECT TO AN ENCROACHMENT LICENSE RECORDED AT REC. NO. _____ REQUIRING MAINTENANCE AND SNOW REMOVAL FOR THE CONCRETE WALKS WITHIN THE VASQUEZ ROAD RIGHT OF WAY AS SHOWN HEREON.
- THE 15 FOOT WIDE STRIP OF LAND ALONG THE NORTH LINE OF THIS SUBDIVISION WAS LISTED ON LOT 2, CULLEN MINOR PLAT ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 2023 UNDER RECEPTION NO. 2023-005301 AS A 15.00 FOOT STRIP, WINTER PARK AND IS SHOWN AS BOOK 89 PAGE 140. BOOK 89 PAGE 140 IS NOT THE CORRECT DOCUMENT FOR THIS RIGHT OF WAY DEDICATION. THE ASSESSOR OFFICE WAS CONSULTED IN THIS MATTER AND THEY STATED THEY DO NOT KEEP TRACK OF THOSE DOCUMENTS. THIS SURVEYOR IS UNABLE TO DETERMINE WHAT RIGHTS THE PUBLIC HAS IN AND TOO THIS RIGHT OF WAY.
- ON SITE ELECTRIC UTILITY EASEMENTS ARE HEREBY DEDICATED BY THIS PLAT IN THE LOCATIONS SHOWN HEREON AND ARE ESTABLISHED FOR INGRESS TO AND EGRESS FROM, THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING ELECTRIC LINES AND EQUIPMENT. NO PART OF A STRUCTURE (INCLUDING DECKS, OVERHANGS, FOOTERS, ETC) SHALL BE ALLOWED IN THE UTILITY EASEMENT OR CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT. NO GAS LINE WILL BE PERMITTED CLOSER THAN FIVE FEET (5') TO ANY PRIMARY VOLTAGE LINES OR EQUIPMENT. NOTWITHSTANDING THE FOREGOING, UNDERGROUND COMMUNICATION FACILITIES SHALL NOT BE ALLOWED CLOSER THAN ONE FOOT (1') TO ANY POWER LINES AND ABOVE GROUND COMMUNICATION FACILITIES SHALL NOT BE CLOSER THAN TWO FEET (2') TO ANY ABOVE GROUND ELECTRIC FACILITIES. NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN THE UTILITY EASEMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC. NO TREES OR BOULDERS MAY BE PLANTED OR PLACED WITHIN FIVE FEET (5') OF ANY POWER LINE OR ELECTRIC EQUIPMENT. ALL EQUIPMENT WILL HAVE A MINIMUM OF TEN FEET (10') OF CLEARANCE IN FRONT OF ANY OPENINGS OR EQUIPMENT DOORS.
- ALL MULTI-USE BUILDINGS WITHIN THIS SUBDIVISION THAT HAVE ELECTRIC METERS ON ONE UNIT (GANG METERING) WILL BE INSTALLED UNDER A PERMANENT STRUCTURAL ELEMENT THAT PROTECTS THE METERS AND WILL HAVE A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND OPERATING THE ELECTRIC SUPPLY FOR DISTRIBUTION. ALL WIRES AND OTHER FACILITIES SUCH AS CONDUIT, SWITCHES AND METER BOXES BUT NOT INDIVIDUAL METERS, INSTALLED ON THE ABOVE-DESCRIBED LANDS SHALL BE THE PROPERTY OF THE LANDINGS TOWNHOMES HOA. ALL METERS SHALL BE THE PROPERTY OF MOUNTAIN PARKS ELECTRIC, INC.
- INDIVIDUAL WATER, SEWER, AND FIRE SUPPRESSION LINES/SERVICE WILL BE REQUIRED FOR EACH TOWNHOME.
- THIS PLAT IS SUBJECT TO THE 2020 WINTER PARK/DOWNTOWN MASTER PLAN [DESIGN GUIDELINES, 3.2.4 STREETScape DESIGN: CONFLUENCE DISTRICT], AS A REFERENCE DOCUMENT FOR FUTURE OWNERS. THE DOWNTOWN MASTER PLAN INDICATES THE TOWN'S INTENT FOR A FUTURE ROUNDABOUT AT VASQUEZ ROAD AND LION'S GATE DRIVE WHEREBY RESIDENTS OF THIS PROJECT MAY LOSE USE OF FRONT YARD AREAS AND SIDEWALKS.
- THE LANDING TOWNHOMES HOA WILL BE RESPONSIBLE FOR CLEARING AND MAINTAINING THE WALKS INDIVIDUAL TOWNHOMES WITHIN THE RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATION:

I, RICHARD B GABRIEL, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF THE LANDING - TOWNHOMES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT SAID PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, AND THAT THE MONUMENTS REQUIRED BY SAID STATUTE AND BY THE TOWN OF WINTER PARK SUBDIVISION REGULATIONS HAVE BEEN PLACED ON THE GROUND. THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY.

RICHARD B. GABRIEL, COLORADO P.L.S. #37929
ON BEHALF OF POWER SURVEYING COMPANY, INC.



SHEET INDEX:

SHEET 1 - COVER SHEET, CERTIFICATES, AND NOTES
SHEET 2 - PRELIMINARY PLAT MAP

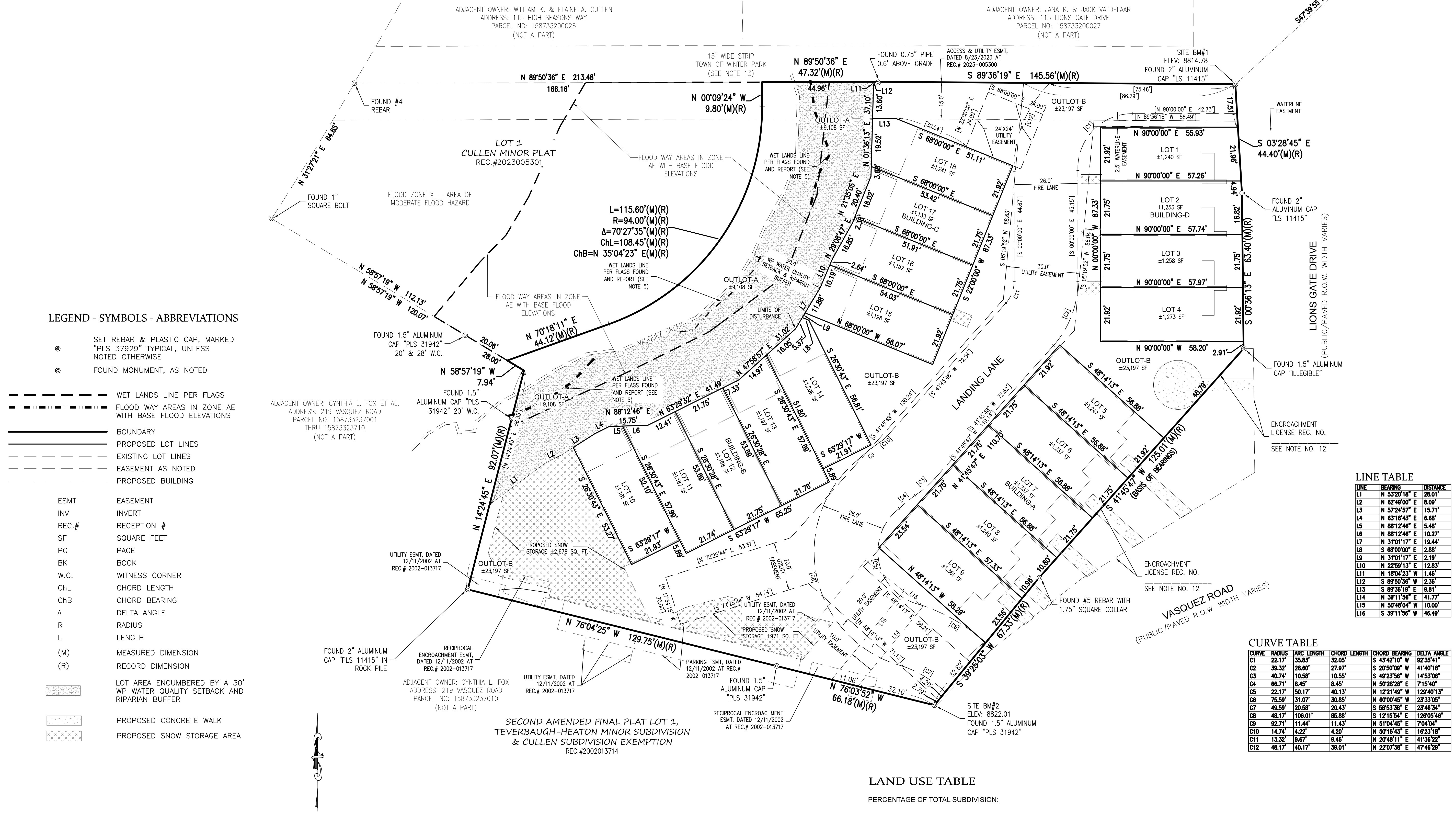
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	JANUARY 5, 2024
REVISION DATE:	MAY 1, 2024
REVISION DATE:	JULY 2, 2024
DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 23-174	DWG: 23-174 PP.dwg
SHEET 1 OF 2	

PRELIMINARY PLAT THE LANDING - TOWNHOMES

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WINTER PARK AND COUNTY OF GRAND, STATE OF COLORADO

SHEET 2 OF 2

C-N 1/16TH SECTION 33
FOUND 2-1/2" DIAMETER
BRASS CAP SET IN
CONCRETE STAMPED: T15
R75W N 1/16TH C-C S33,
2022 PLS 34592



LEGEND - SYMBOLS - ABBREVIATIONS

- SET REBAR & PLASTIC CAP, MARKED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
- FOUND MONUMENT, AS NOTED
- WET LANDS LINE PER FLAGS
- FLOOD WAY AREAS IN ZONE AE WITH BASE FLOOD ELEVATIONS
- BOUNDARY
- PROPOSED LOT LINES
- EXISTING LOT LINES
- EASEMENT AS NOTED
- PROPOSED BUILDING
- ESMT EASEMENT
- INV INVERT
- REC.# RECEPTION #
- SF SQUARE FEET
- PG PAGE
- BK BOOK
- W.C. WITNESS CORNER
- ChL CHORD LENGTH
- ChB CHORD BEARING
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION
- LOT AREA ENCUMBERED BY A 30' WP WATER QUALITY SETBACK AND RIPARIAN BUFFER
- PROPOSED CONCRETE WALK
- PROPOSED SNOW STORAGE AREA

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°20'18" E	28.01'
L2	N 52°40'00" E	6.09'
L3	N 57°24'57" E	15.71'
L4	N 31°16'43" E	6.68'
L5	N 88°12'46" E	5.48'
L6	N 88°12'46" E	10.27'
L7	N 31°01'17" E	18.44'
L8	S 68°00'00" E	2.88'
L9	N 31°01'17" E	2.19'
L10	N 22°59'13" E	12.83'
L11	N 18°04'23" W	1.46'
L12	S 89°50'36" W	2.36'
L13	S 89°36'19" E	9.81'
L14	N 39°11'56" E	41.77'
L15	N 50°48'04" W	10.00'
L16	S 39°11'56" W	48.48'

CURVE TABLE

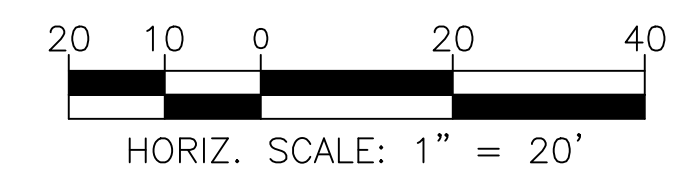
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	22.17'	35.83'	32.05'	S 43°42'10" W	92°35'41"
C2	38.32'	28.60'	27.97'	S 20°50'09" W	41°40'18"
C3	40.74'	10.58'	10.58'	S 49°23'58" E	143°30'6"
C4	66.71'	8.45'	8.45'	N 50°28'28" E	71°5'40"
C5	22.17'	50.17'	40.13'	N 12°21'49" W	128°40'13"
C6	75.59'	31.07'	30.85'	N 60°00'45" W	23°33'05"
C7	48.59'	20.58'	20.43'	S 58°53'38" E	23°46'34"
C8	48.17'	106.01'	85.88'	S 12°15'54" E	128°05'46"
C9	92.71'	11.44'	11.43'	N 51°04'45" E	70°4'04"
C10	14.74'	4.22'	4.20'	N 50°18'45" E	182°31'8"
C11	13.32'	9.67'	9.46'	N 20°48'11" E	41°36'22"
C12	48.17'	40.17'	39.01'	N 22°07'38" E	47°46'29"

LAND USE TABLE

PERCENTAGE OF TOTAL SUBDIVISION:

41% PLATTED LOTS
59% OPEN SPACE

	SQUARE FEET	ACRES
LOT AVERAGE:	±1,223	±0.028
LOT SIZE RANGE:	±1,133 - 1,361	±0.026 - 0.031
TOTAL LOT AREA:	±22,009	±0.505
TOTAL OUTLOT:	±32,305	±0.742
SUBDIVISION TOTAL AREA:	±54,314	±1.247



POWER
Surveying Company, Inc.
Established 1948
PH. 303-702-1617
FAX. 303-702-1488
WWW.POWERSURVEYING.COM

TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	JANUARY 5, 2024
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DRAWN BY: JRY	REVIEWED BY: RBG
JOB NO. 23-174	DWG: 23-174 PP.dwg

THE LANDING TOWNHOMES
 185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
 Checked By: DP

ZONING SUBMITTAL

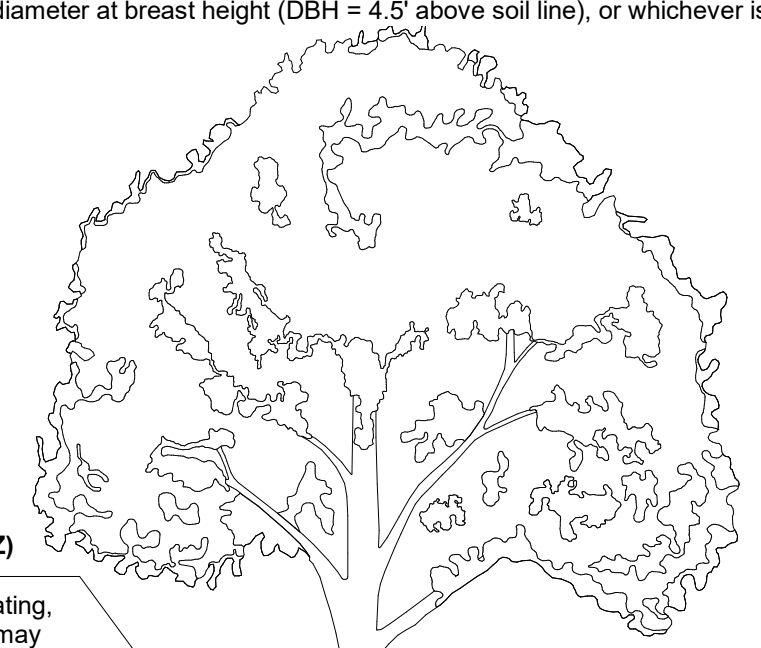
ISSUE DATE
 08/12/2024

TREE PROTECTION PLAN

HATCH LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE/ASPHALT DRIVEWAY PAVING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STONE STEPS / WALKWAY
- PROPOSED PROPOSED AREA FOR TREE REMOVAL

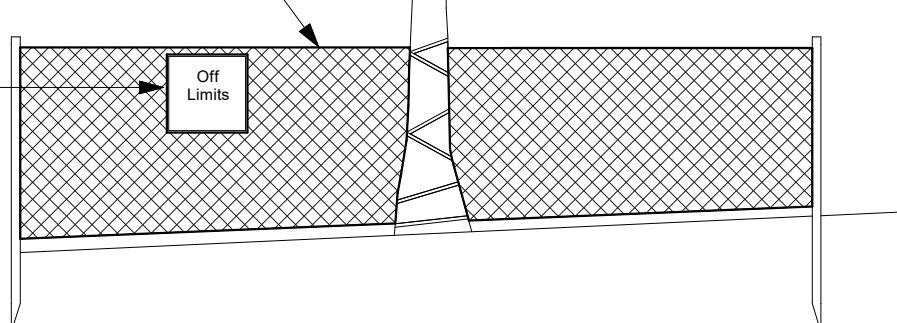
TREE PROTECTION ZONE
 The area inside a perimeter established at the Critical Root Zone (CRZ). The CRZ is equal to the dripline, furthest extent of tree canopy, or is equal to one foot radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line), or whichever is greater.



TREE PROTECTION

Denotes perimeter of Tree Protection Zone (TPZ)
 Tree protection zone must be in place prior to commencement of work. Digging, grubbing, excavating, trenching, changing of grade, or other actions that may potentially impact the rooting environment is strictly prohibited.

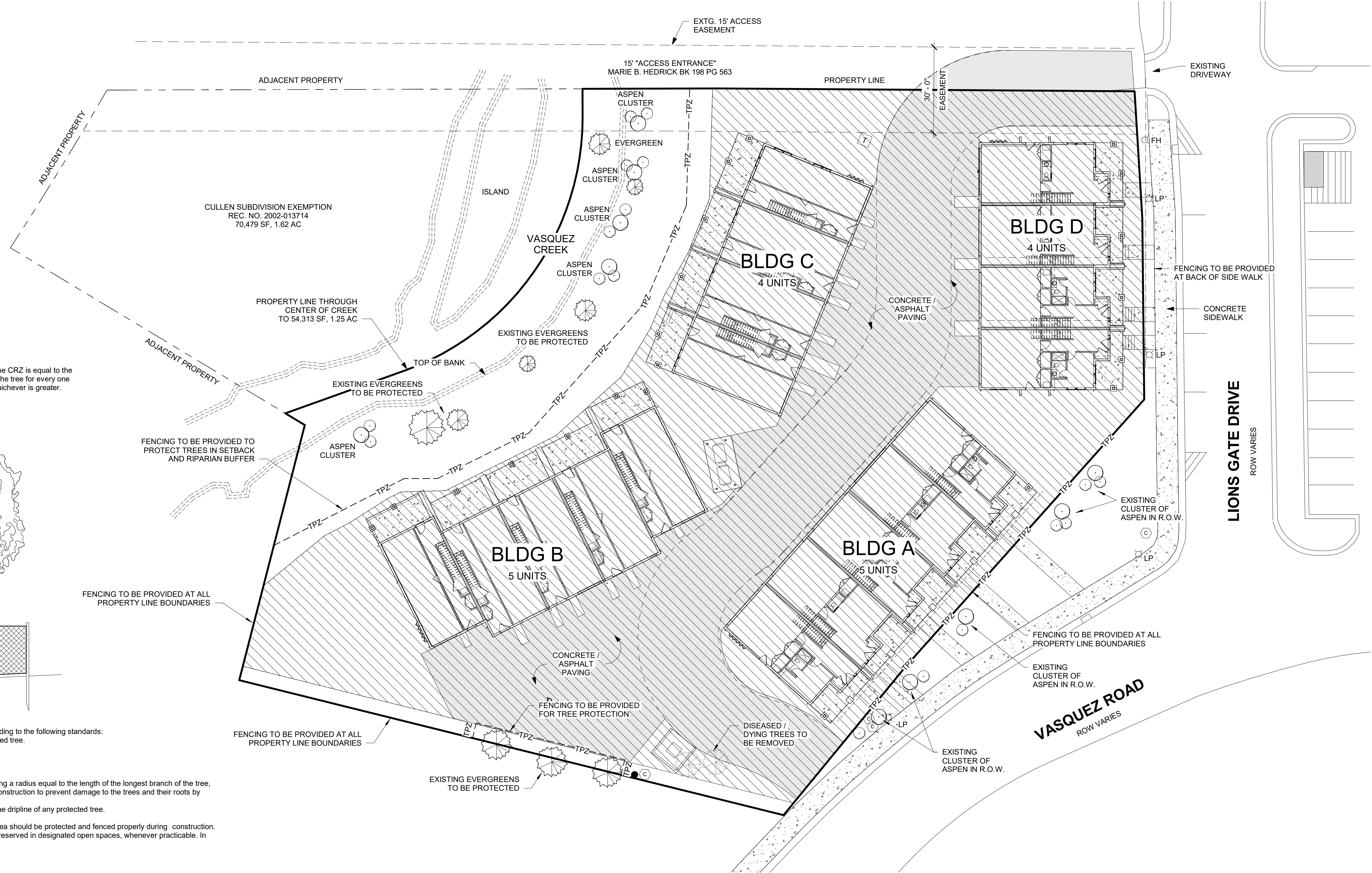
Sign posted "Off Limits".



NOTES

- A. Protected Individual Trees. The following trees are protected and shall be preserved and maintained according to the following standards:
 1. For trees over four inches (4") in caliper, the protected root zone shall extend to the drip line of the selected tree.
 2. Any tree that is shown on an approved landscape plan that is necessary to meet:
 - a. The planting requirements of this UDC; or
 - b. A condition of approval of the development to which the landscape plan applies.
- B. Protected Root Zone (Dripline) Requirements.
 1. The dripline is the cylinder extending from grade level down to a depth of ten feet (10') below grade, having a radius equal to the length of the longest branch of the tree, with the center of the cylinder located at the center of the tree trunk. This dripline shall be barricaded during construction to prevent damage to the trees and their roots by construction equipment or soil compaction. The barricades shall be posted "Off Limits."
 2. No cutting or filling, storage of building materials or debris, or disposal of wastes shall take place within the dripline of any protected tree.
 3. No impervious paving shall be placed within the dripline of any protected tree.
- C. Protection During Construction. All existing trees and vegetation outside of the site specific construction area should be protected and fenced properly during construction.
- D. Protection of Stands of Trees. Development shall be designed so that existing stands of native trees are preserved in designated open spaces, whenever practicable. In general, alternative development options are available to facilitate such designs.

TREE PROTECTION DETAIL - NOT TO SCALE



1 TREE PROTECTION PLAN
 1" = 20'-0"

THE LANDING - TOWNHOMES MAJOR SITE PLAN

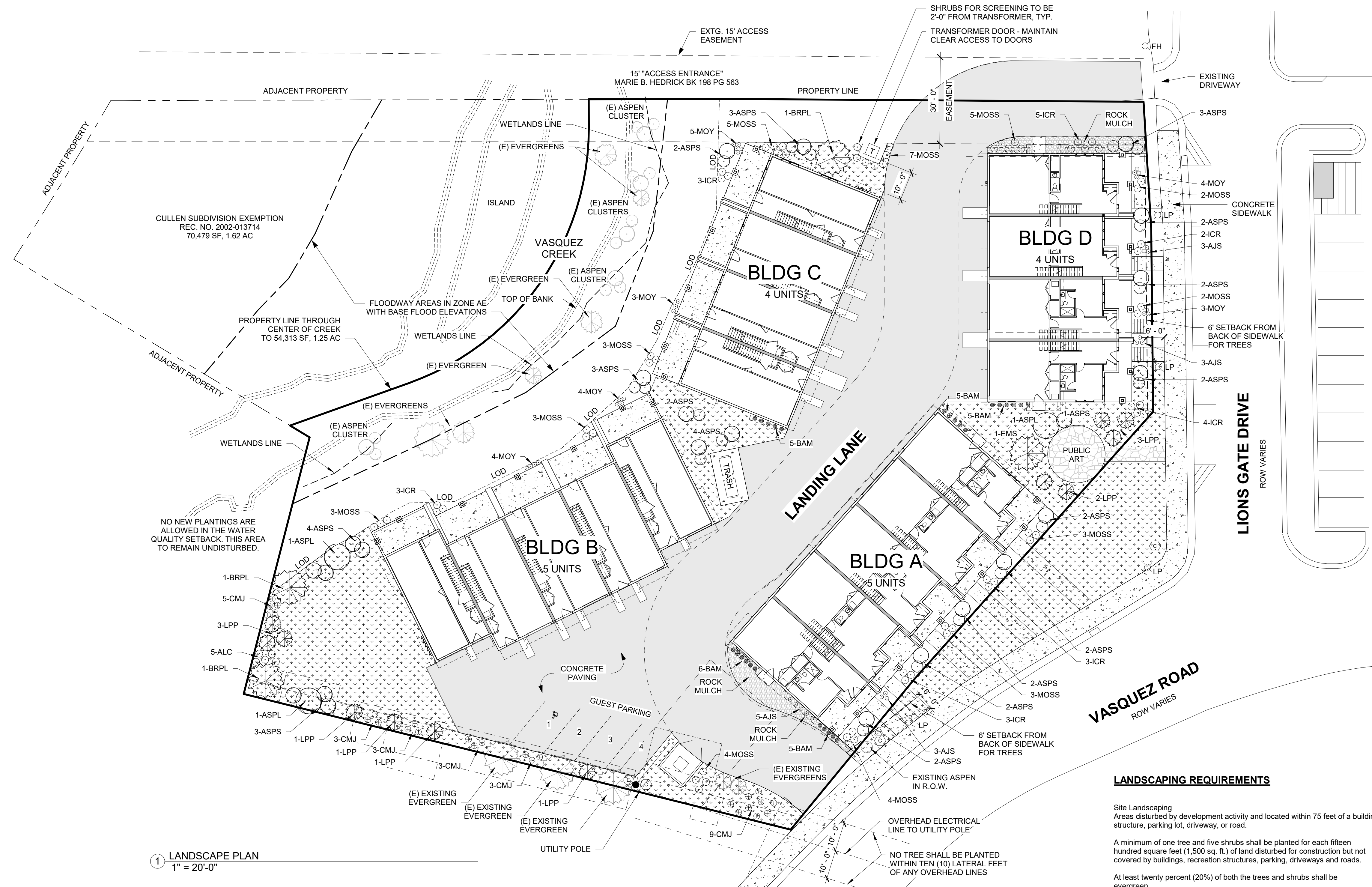
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185 VASQUEZ ROAD



LANDSCAPE LEGEND

- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- CONCRETE
- DRYLAND NATIVE SEED
- ROCK MULCH



LANDSCAPING REQUIREMENTS

Site Landscaping
Areas disturbed by development activity and located within 75 feet of a building, recreational structure, parking lot, driveway, or road.

A minimum of one tree and five shrubs shall be planted for each fifteen hundred square feet (1,500 sq. ft.) of land disturbed for construction but not covered by buildings, recreation structures, parking, driveways and roads.

At least twenty percent (20%) of both the trees and shrubs shall be evergreen.

6,356 sf of disturbance = 5 trees and 25 shrubs

① LANDSCAPE PLAN
1" = 20'-0"

THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE
08/12/2024

LANDSCAPE
PLAN

THE LANDING - TOWNHOMES MAJOR SITE PLAN

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

185 VASQUEZ ROAD

LANDSCAPE PLANT LIST

ORNAMENTAL TREES

ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
ASPS	QUAKING ASPEN	POPULUS TREMULOIDES	20'-50'	20'-30'	SUN	1" CAL., B&B	38
ASPL	QUAKING ASPEN	POPULUS TREMULOIDES	20'-50'	20'-30'	SUN	2" CAL., B&B	3

EVERGREEN TREES

ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
BRPL	BRISTLECONE PINE	PINUS ARISTATA	20'-40'	10'-20'	SUN/PART SHADE	6' HT. B&B	3
LPP	LODGEPOLE PINE	PINUS CONTORTA LATIFOLIA	50'-70'	10'-15'	SUN	6' HT. B&B	12
EMS	ENGLEMANN SPRUCE	PICEA ENGELMANNII	40'-60'	20'-30'	SUN	6' HT. B&B	1

DECIDUOUS SHRUBS

ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
MOSS	MOUNTAIN SNOWBERRY	SYMPHORICARPOS OREOPHILUS	2'-4'	2'-4'	SUN/PART SHADE	1 GAL CONT	44
ICR	ICEBERG ROSE	ROSA ICEBERG	2-3'	18"-24"	SUN	5 GAL CONT	23
ALC	ALPINE CURRANT	RIBES ALPINUM	3-6'	3'-6"	SUN/PART SHADE	5 GAL CONT	5

EVERGREEN SHRUBS

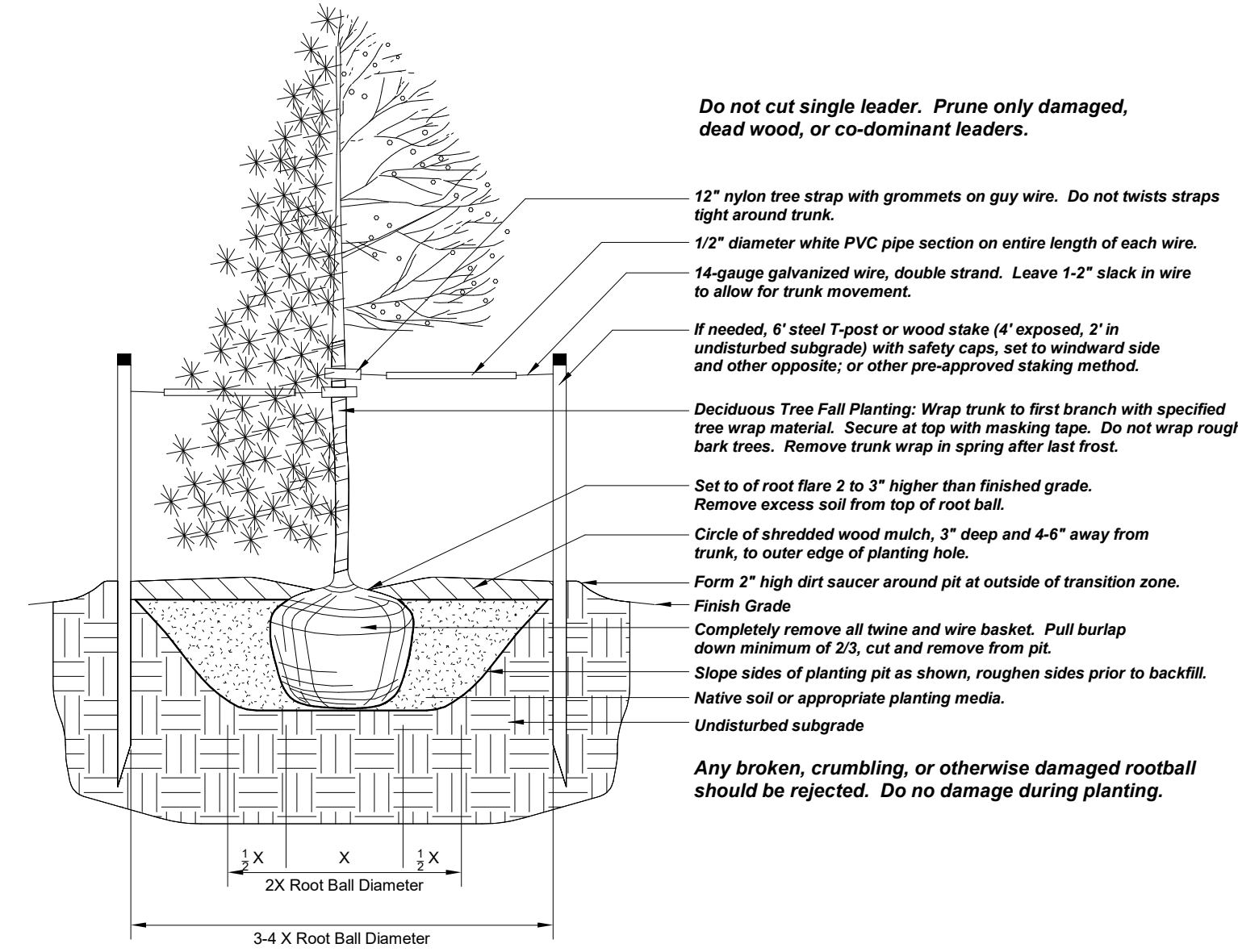
ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
CMJ	COMMON JUNIPER	JUNIPERUS COMMUNIS	1-3'	3'-6"	SUN	5 GAL	26

ORNAMENTAL GRASSES

ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
BAM	BLONDE AMBITION GAMMA GRASS	BOUTELOUA GRACILLIS 'BLONDE AMBITION'	2-3'	20"-30"	SUN	1 GAL CONT	26

PERENNIALS

ITEM	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE WIDTH	SUN/SHADE	SIZE AND CONDITION	QTY
MOY	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	24-30"	18"-24"	SUN	4" POT/24" O.C.	23
AJS	AUTUMN JOY STONECROP	SEDUM 'AUTUMN JOY'	18-24"	12"-18"	SUN	4" POT/24" O.C.	14



Trees planted upon park land, public property, or within the Public Right of Way (PRW) are subject to the following restrictions:

- An approved planting permit from the Office of the City Forester (OCF), regardless of approved plans, is required prior to planting.
- Administrative citations up to \$999 shall be issued for trees planted without an OCF issued permit.
- Only tree species approved by or listed on the OCF's approved street tree list shall be planted in the PRW.
- For a list of prohibited or suspended PRW trees, contact or visit the OCF website.
- If overhead utility wires exist in the PRW, only ornamental or trees maturing at 20 (twenty) feet maximum height shall be planted.
- Trees shall be centered in tree lawns and/or planting areas.
- Trees shall not be planted in tree lawns less than five feet wide unless authorized by the OCF.
- Where sidewalks are not present, trees shall be located as designated by Office of the City Forester.
- Planting in corner triangle formed by the first 30 (thirty) feet along the PRW in each direction from the corner is not permitted.
- Planting within 10 (ten) feet of alleys, driveways, or fire hydrants is not permitted.
- Planting within 20 (twenty) feet of stop signs is not permitted.
- Planting within 25 (twenty-five) feet of street lights is not permitted.
- Planting within five feet of water meters or pits is not permitted.
- Large shade trees shall be spaced 35 (thirty-five) feet o.c. and ornamental trees 25 (twenty-five) feet o.c. or as designated by OCF.
- Trees shall be pruned to maintain a clearance of 13'-6" over streets and alleys and 6'-6" over remaining portions of PRW, including sidewalk.

Prior to digging, the Utility Notification Center of Colorado shall be contacted at 811 to locate underground utilities.

TREE PLANTING DETAIL - NOT TO SCALE

LANDSCAPE AREA		
ITEM	REQUIRED	PROVIDED
TOTAL AREA: 54,313 SF		
DISTURBED LANDSCAPED AREA: 6,356 SF		
1 TREE / 1,500 SF (6,356 / 1,500)	5 TREES	4 DEC. + 1 EVG. TREES
5 SHRUBS / 1,500 SF (6,356 / 1,500 x 25)	25 SHRUBS	20 DEC. + 5 EVG. SHRUBS

LANDSCAPE BUFFER		
PROPERTY LINE	# PLANTS REQUIRED	# PLANTS PROVIDED
SOUTH - 196 LF TYPE B	(4 DEC. TREES / 100 LF) = 8 DEC TREES	4 DEC. TREES
	(4 EVG. TREES / 100 LF) = 8 EVG TREES	5 EVG. TREES
	SHRUBS - 20	25 SHRUBS
WEST - 92 LF TYPE B	(4 DEC. TREES / 100 LF) = 4 DEC TREES	0 DEC. TREES
	(4 EVG. TREES / 100 LF) = 4 EVG TREES	4 EVG. TREES
	SHRUBS - 10	10 SHRUBS
NORTHWEST - 170 LF VASQUEZ CREEK TYPE B	(4 DEC. TREES / 100 LF) = 8 DEC TREES	8 DEC. TREES
	(4 EVG. TREES / 100 LF) = 8 EVG TREES	1 EVG. TREES
	SHRUBS - 20	26 SHRUBS
NORTH - 193 LF TYPE B	(4 DEC. TREES / 100 LF) = 8 DEC TREES	8 DEC. TREES
	(4 EVG. TREES / 100 LF) = 8 EVG TREES	1 EVG. TREES
	SHRUBS - 20	27 SHRUBS
EAST - 93 LF TYPE B	(4 DEC. TREES / 100 LF) = 4 DEC TREES	8 DEC. TREES
	(4 EVG. TREES / 100 LF) = 4 EVG TREES	3 EVG. TREES
	SHRUBS - 10	24 SHRUBS
SOUTHEAST - 192 LF TYPE B	(4 DEC. TREES / 100 LF) = 8 DEC TREES	10 DEC. TREES
	(4 EVG. TREES / 100 LF) = 8 EVG TREES	3 EVG. TREES
	SHRUBS - 20	25 SHRUBS

GENERAL LANDSCAPE NOTES

- ALL PLANTING BED AREAS SHALL BE MULCHED WITH 1-1/2" GRAY ROSE MULTI-COLORED RIVER ROCK, AT A DEPTH OF 3". INSTALLED OVER PERMEABLE WEED BARRIER FABRIC. DO NOT INSTALL EDGING BETWEEN WOOD MULCH AND ROCK MULCH AREAS.
- SOD EDGER SHALL BE 14 GAUGE ROLLED TOP STEEL EDGING (DARK GREEN COLOR) IN THE LOCATIONS SHOWN ON THE PLANS. EDGER IS NOT REQUIRED WHERE SOD ABUTS CONCRETE.
- ALL AREAS TO BE LANDSCAPED SHALL HAVE ORGANIC AMENDMENTS THOROUGHLY INCORPORATED INTO THE SOIL AT A RATE OF 5 CUBIC YARDS PER 1,000 SQUARE FEET, AND TILLED TO A DEPTH OF 6 INCHES.
- ALL SOD AREAS, BED AREAS, AND LANDSCAPE AREAS SHALL BE FINE GRADED PRIOR TO INSTALLATION OF NEW PLANT MATERIAL. ROCKS, WOOD, AND ANY MATERIAL LARGER THAN 1" IN DIAMETER SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO SODDING AND PLANTING NEW MATERIALS.
- EXISTING TURF, SHRUBS, TREES, AND PLANT MATERIAL TO BE REMOVED SHALL BE FULLY REMOVED FROM THE SITE, INCLUDING ALL ROOTS.
- ALL LANDSCAPED AREAS SHALL BE WATERED BY A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SOD AREAS SHALL BE ZONED SEPARATELY THAN BEDS, AND SHALL BE IRRIGATED VIA POP-UP SPRAY HEADS PROVIDING FULL (HEAD TO HEAD) COVERAGE. HEADS SHALL BE COMMERCIAL GRADE WITH REPLACEABLE NOZZLES, PRESSURE REGULATORS, AND CHECK VALVES.
- BED AREAS SHALL BE ZONED SEPARATELY THAN SOD AREAS, AND SHALL BE IRRIGATED BY INDIVIDUAL DRIP EMITTERS TO EACH PLANT. DRIP COMPONENTS SHALL BE COMMERCIAL GRADE RAIN-BIRD OR EQUAL POINT SOURCE EMITTERS, WITH ALL PLANTS RECEIVING IRRIGATION.



DESIGN PRACTICE INC
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THE LANDING TOWNHOMES
185 VASQUEZ RD, WINTER PARK, CO 80482

No.	Desc.	Date

Drawn By: MD
Checked By: DP

ZONING
SUBMITTAL

ISSUE DATE
08/12/2024

LANDSCAPE
PLANT LIST

TOWN OF WINTER PARK GENERAL NOTES:

- THE TOWN SIGNATURE AFFIXED TO THIS DOCUMENT INDICATES THE TOWN HAS REVIEWED THE DOCUMENT AND FOUND IT IN GENERAL CONFORMANCE WITH THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OR APPROVED VARIANCES TO THOSE REGULATIONS. THE TOWN, THROUGH ACCEPTANCE OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY, OTHER THAN STATED ABOVE, FOR THE COMPLETENESS AND/OR ACCURACY OF THESE DOCUMENTS. THE OWNER AND ENGINEER UNDERSTAND THAT THE RESPONSIBILITY FOR THE ENGINEERING ADEQUACY OF THE FACILITIES DEPICTED IN THIS DOCUMENT LIES SOLELY WITH THE LICENSED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE IS AFFIXED TO THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS. THIS MAY RESULT IN A "STOP WORK ORDER" THAT WILL REMAIN IN EFFECT UNTIL APPROPRIATE CORRECTIONS ARE MADE TO THE SATISFACTION OF THE TOWN OF WINTER PARK.
- THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR THE SAFETY IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE TOWN TO CONDUCT CONSTRUCTION INSPECTIONS AND REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER/APPLICANT OF ANY PROBLEM IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
- IF CONSTRUCTION HAS NOT COMMENCED WITHIN TWO (2) YEARS OF APPROVAL, THE CONSTRUCTION PLANS MAY BE CONSIDERED INVALID. THESE PLANS MAY BE SUBJECT TO REREVIEW AND RE-APPROVAL BY THE TOWN.
- PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE TOWN AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE GEOTECHNICAL ENGINEER.
- IF DEWATERING IS USED TO INSTALL UTILITIES, CULVERTS, ETC., THEN A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED FOR DISCHARGE INTO A STORM SEWER, CHANNEL IRRIGATION DITCH, OR ANY WATER OF THE UNITED STATES. A COPY OF THE PERMIT SHALL BE KEPT ON SITE AND FILED WITH THE TOWN PLANNING DEPARTMENT.

GENERAL NOTES:

- CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARDS FOR THE CONSTRUCTION OF ROADWAY, UTILITIES AND EROSION CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF ANY PROBLEMS OR POTENTIAL PROBLEMS IN CONFORMING TO THE DESIGN LINE AND GRADE FOR ANY ELEMENT OF THE CONSTRUCTION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROMPTLY NOTIFYING THE ENGINEER OF SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE APPROVED PLANS.
- IN THE EVENT THE CONTRACTOR ALLOWS, AUTHORIZES, APPROVES OR CONSTRUCTS ITEMS THAT DIFFER FROM THE APPROVED PLANS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, WITHOUT WRITTEN APPROVAL BY THE ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LIABILITY ARISING FROM SUCH CHANGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, AND ANY OTHER NEEDED ACTION TO PROTECT THE LIFE, HEALTH AND SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE, PASSABLE ACCESS TO PRIVATE PROPERTIES ADJACENT TO THE WORK THROUGHOUT THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO FOR LOCATION OF UNDERGROUND GAS, ELECTRIC AND COMMUNICATION UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION (811). THE CONTRACTOR SHALL NOTIFY OTHER APPLICABLE UTILITY COMPANIES AS WELL TO OBTAIN FIELD LOCATES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THE PLANS WERE TAKEN FROM THE RECORDS OF THE CONTROLLING AGENCIES OR FROM AGENCY MARKINGS IN THE FIELD. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR COMPLETENESS OR ACCURACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES AND PARTICIPATE IN THE RESOLUTION OF ANY CONFLICTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS THROUGHOUT THE DURATION OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROTECTION OF PROPERTY. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED ONLY TO WORKING HOURS. THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE GOVERNING JURISDICTION HARMLESS FOR ANY AND ALL LIABILITY, IN CONNECTION WITH THE PERFORMANCE OF WORK, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR THE GOVERNING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING NEARBY PUBLIC OR PRIVATE STREETS OF MUD AND DEBRIS, DUE TO CONSTRUCTION ACTIVITIES, ON A DAILY BASIS OR AS DIRECTED BY GOVERNING JURISDICTION PERSONNEL.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES THE APPROPRIATE EDITION OF THE GOVERNING JURISDICTION DESIGN AND CONSTRUCTION STANDARDS, ONE SET OF APPROVED CONSTRUCTION PLANS, THE STORM WATER MANAGEMENT PLAN, AND ALL REQUIRED PERMITS.
- ALL CONSTRUCTION SHALL CONFORM TO INDUSTRY STANDARDS AS APPLICABLE TO ELEMENTS OF WORK NOT COVERED BY LOCAL AGENCY STANDARDS AND SPECIFICATIONS. REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, THE ENVIRONMENTAL PROTECTION AGENCY, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE U.S. ARMY CORPS OF ENGINEERS, SHALL ALSO BE FOLLOWED AS THEY RELATE TO THE WORK.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL STATIONING IS ALONG THE CENTERLINE UNLESS OTHERWISE NOTED.
- THE PROFILE GRADE ON THE PLANS IS THE CENTERLINE UNLESS OTHERWISE NOTED.
- ALL WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE DEVELOPER, THE GOVERNING JURISDICTION, OR THEIR REPRESENTATIVES. ONE OR ALL OF THE PARTIES HAS THE RIGHT TO REJECT MATERIALS AND WORKMANSHIP WHICH DO NOT CONFORM TO SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY REPRESENTATIVES FROM ALL GOVERNING JURISDICTIONS, AND THE PUBLIC UTILITY COMPANIES PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- CONTRACTOR SHALL GIVE 72 HOUR NOTICE TO TOWN PERSONNEL TO PERFORM REQUIRED INSPECTIONS AND PRIOR TO ANY CONSTRUCTION ON THIS SITE.
- LIMITS OF WORK: NO AREAS SHALL BE DISTURBED OUTSIDE OF THE TEMPORARY CONSTRUCTION EASEMENTS AND THE ROADWAY DISTURBANCE LIMITS.

ROADWAY CONSTRUCTION:

- CONTRACTOR SHALL ADHERE TO TOWN OF WINTER PARK STANDARDS SPECIFICATIONS FOR ROADWAY CONSTRUCTION WITH NO EXCEPTION, UNLESS APPROVED IN WRITING BY FABRE ENGINEERING.
- LIFTS IN FILL AREAS SHALL NOT EXCEED 8 INCHES IN COMPACTED DEPTH. MAXIMUM SLOPES OF ALL CUTS & FILLS SHALL BE 3:1 UNLESS OTHERWISE NOTED. FILL SHALL NOT BE PLACED ON EXISTING TOPSOIL OR ORGANIC MATERIAL. TOPSOIL AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM THE FILL AREA AND NOT USED IN THE FILL. FILL SHALL ONLY BE PLACED ON SUITABLE EXISTING SUBGRADE FREE OF ANY TOPSOIL AND/OR ORGANIC MATERIAL.
- THE CONTRACTOR SHALL SAW-CUT ALL EXISTING PAVEMENT WHERE MATCH LINES WITH EXISTING EDGE OF PAVEMENT OCCUR.
- PORTLAND CEMENT CONCRETE SHALL BE CONSTRUCTED IN ACCORDANCE WITH CDOT STANDARD 600.
- ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE SOIL'S ENGINEER'S REPORT.
- RETAINING WALL LOCATIONS AND HEIGHTS HAVE BEEN ESTABLISHED AS PART OF THESE PLANS. STRUCTURAL, GEOTECHNICAL, AND DRAINAGE ENGINEERING FOR THE WALLS IS BY OTHERS (SEE SEPARATE DESIGN DOCUMENT).

EROSION CONTROL:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND DISPLAYING THE STORMWATER MANAGEMENT PERMIT. ADDITIONALLY A FIELD COPY OF THE STORMWATER MANAGEMENT PLAN SHALL BE LOCATED ON SITE AND MODIFIED AS FIELD CONDITIONS CHANGE.
- AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT, EROSION CONTROL AND SEDIMENTATION CONTROL SHALL BE MAINTAINED TO PREVENT ERODED SOIL FROM LEAVING THE PROPERTY AND/OR DISTURBING WETLANDS.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- A WATER TRUCK SHALL BE UTILIZED DURING EARTHWORK OPERATIONS AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- A LAYER OF SUITABLE MULCH SHALL BE APPLIED TO ALL RE-SEEDED PORTIONS OF THE SITE WITHIN FOURTEEN DAYS OF THE COMPLETION OF RE-SEEDING. SAID MULCH SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE AND SHALL BE TACKED OR FASTENED BY AN APPROVED METHOD SUITABLE FOR THE TYPE OF MULCH USED.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN DAYS OF STOCKPILE CONSTRUCTION. IF STOCKPILES ARE LOCATED WITHIN 100 FEET OF A DRAINAGE WAY, ADDITIONAL SEDIMENT CONTROLS SUCH AS TEMPORARY DIKES OR SILT FENCES SHALL BE REQUIRED.
- APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT AT MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPs WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
- THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING TRENCH BACKFILL MATERIALS, OIL, GREASE, ETC. FROM WASHING INTO THE STORM SEWER SYSTEM OR WATERWAYS.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE DRAINAGE WAYS AND PUBLIC RIGHTS-OF-WAY AS A RESULT OF THIS SITE DEVELOPMENT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER BY THE PROJECT OWNER.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- THE GENERAL CONTRACTOR, GRADING CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS-OF-WAY. THE PROJECT OWNER SHALL BE CONTACTED IF NECESSARY TO ENFORCE THIS REQUIREMENT.
- THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING OR OTHER PERIMETER CONTROL DEVICES IS PROHIBITED.
- THE EROSION CONTROL MEASURES MAY BE MODIFIED AS SITE CONDITIONS GOVERN. THIS MAY INCLUDE ELIMINATING CERTAIN EROSION CONTROL MEASURES IF THOSE MEASURES BECOME UNNECESSARY.
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES INTO WATERWAYS IS PROHIBITED ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE EROSION CONTROL SYSTEM SHALL REMAIN OPERATIONAL UNTIL PAVING OF ROADWAYS IS COMPLETED AND VEGETATION IS RE-ESTABLISHED.
- ANY DISTURBED AREAS WHICH ARE NOT TO BE LANDSCAPED OR CONSTRUCTED UPON SHALL BE MULCHED AND RE-SEEDED USING SEED MIXTURES AS SPECIFIED IN THE STORMWATER MANAGEMENT PLAN (SWMP).

DEEP UTILITIES:

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO GRAND COUNTY WATER & SANITATION DISTRICT #1 (GCWSD) STANDARDS.

STORM SEWER NOTES:

- LOCATION OF EXISTING STORM SEWER (INCLUDING CULVERTS) SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- STORM SEWER SHALL BE RCP IN ACCORDANCE WITH CDOT STANDARDS M-603-2.
- ALL CULVERTS SHALL HAVE END SECTIONS ON BOTH THE UPSTREAM AND DOWNSTREAM ENDS OF THE PIPE UNLESS OTHERWISE NOTED ON THE PLANS.
- STORM SEWER RCP SHALL HAVE BEDDING AND BACKFILL IN ACCORDANCE WITH CDOT STANDARD M-603-2 AND TOWN OF WINTER PARK STANDARDS.
- PIPE LENGTHS FOR STORM SEWER ARE APPROXIMATE HORIZONTAL DISTANCES FROM END SECTION TO END SECTION. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND COULD VARY. END SECTIONS ARE INCLUDED IN THE PIPE LENGTH SHOWN ON THE PLANS. FINAL LENGTH OF STORM SEWER SHALL BE SUFFICIENT TO PROVIDE THE ROAD SHOULDERS AND SIDE SLOPES TO NOT BE STEEPER THAN SHOWN ON THE TYPICAL ROAD SECTION.
- DRIVEWAYS FOR ADJACENT PARCELS AND CULVERTS UNDER THE DRIVEWAYS SHALL BE DESIGNED IN THE FUTURE IN CONJUNCTION WITH DESIGNS FOR THE ADJACENT PARCELS.
- RIPRAP TO BE ANGULAR.

NOT TO SCALE

GRAND COUNTY WATER AND SANITATION DISTRICT #1	
WATER MAIN NOTES	
DATE: OCT 6, 2021	No: W-1

PREPARED FOR
Design Practice Inc
2842 W. 44th Ave
Denver CO 80211

COLORADO REGISTERED PROFESSIONAL ENGINEER
8/5/24
34357
Noel C. Fabre

No.	Revision	By	Chk
Date			

Checked By: CCF
Designed By: CCF

WATER MAIN NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE GRAND COUNTY WATER AND SANITATION DISTRICT #1 ENGINEERING AND CONSTRUCTION STANDARDS AND TOWN OF WINTER PARK STANDARDS AND/OR OTHER GOVERNING AGENCIES. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE DISTRICT'S STANDARDS AND DRAWINGS TO ASSURE THAT ALL FACILITIES ARE PROTECTED FROM DEEP FROST PENETRATION.
- ALL WATER MAINS SHALL BE DUCTILE IRON PIPE CLASS 52 WATER PIPE WITH PUSH-ON SINGLE GASKET TYPE JOINTS (AWWA C111). ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS OF POLYETHYLENE MATERIAL PER AWWA STANDARD C105. VALVES SHALL BE RESILIENT SEAT GATE VALVES-LEFT OPEN.
- ALL FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT RESTRAINT. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS OF POLYETHYLENE MATERIAL PER AWWA STANDARD C105.
- ALL FITTINGS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINT.
- THERE SHALL BE A MINIMUM COVER OF 9 FEET OVER ALL WATER MAINS AND SERVICE LINES.
- FIRE HYDRANTS SHALL BE MUELLER MOUNTAIN TYPE, OPEN LEFT, WITH DIRECTION OF OPENING CAST IN TOP OF HYDRANT. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, VALVE BOXES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. FIRE HYDRANT VALVES SHALL BE RESILIENT SEAT GATE VALVES-LEFT OPEN.
- ALL BENDS, TEES, FIRE HYDRANT ASSEMBLIES, BLOW-OFFS AND PLUGS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS.
- THE EXISTING WATER MAINS AND THE EXISTING FIRE HYDRANTS SHALL REMAIN IN SERVICE DURING CONSTRUCTION OF NEW MAINS.
- ALL WORK COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE TOWN OF WINTER PARK STANDARDS OR OTHER GOVERNING AGENCY.
- CHLORINATION TESTING, HYDROSTATIC TESTING AND FLUSHING OF MAINS SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT STANDARDS BY THE CONTRACTOR.
- TRACER WIRE REQUIRED ON ALL WATER MAINS AND SERVICE LINES.

NOT TO SCALE

GRAND COUNTY WATER AND SANITATION DISTRICT #1	
SANITARY SEWER NOTES	
DATE: OCT 6, 2021	No: S-1

FABRE ENGINEERING Inc.
civil, municipal, urban, land development
2063 Pinon Place
Erie, CO 80516
720-903-0048

COLORADO REGISTERED PROFESSIONAL ENGINEER
8/5/24
34357
Noel C. Fabre

No.	Revision	By	Chk
Date			

Checked By: CCF
Designed By: CCF

SANITARY SEWER NOTES:

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH GRAND COUNTY WATER & SANITATION DISTRICT NO. 1 ENGINEERING CONSTRUCTION STANDARDS AND TOWN OF WINTER PARK STANDARDS. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE DISTRICT'S STANDARDS AND DRAWINGS TO ASSURE THAT ALL FACILITIES ARE PROTECTED FROM DEEP FROST PENETRATION.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL.
- SEWER LINES ABOVE OR LESS THAN 1.5 FEET BELOW A WATER MAIN SHALL BE ENCASED IN CONCRETE OR SHALL BE CONSTRUCTED WITH DUCTILE IRON PIPE FOR NINE TEN FEET EITHER SIDE OF THE WATER MAIN WITH NO JOINTS IN BETWEEN.
- PIPE BEDDING SHALL BE DISTRICT STANDARD BEDDING.
- ALL MANHOLES SHALL BE PRECAST AND SHALL HAVE SHAPED INVERTS. MANHOLE BASES SHALL BE PLACED ON 12" OF COMPACTED 1-1/2" CRUSHED ANGULAR ROCK BEDDING MATERIAL TO PREVENT SETTLEMENT.
- ALL SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- SERVICE LINES INTO MANHOLES ARE NOT ACCEPTABLE, UNLESS APPROVED BY THE DISTRICT.
- ALL WORK COMPLETED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE TOWN OF WINTER PARK STANDARDS.
- TRACER WIRE REQUIRED ON ALL WATER AND SANITATION SEWER MAINS AND SERVICE LINES.

THE LANDINGS

GENERAL NOTES

Scale: NONE
Date: 8/5/24
Job No. WPTH-01
File No.
Sheet **C-1.1**

CERTIFICATION

I HEREBY CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING IN THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

REPRESENTATIVE DATE

THIS CERTIFICATION SHALL BE SIGNED UPON REQUEST FOR SUBMITTAL BY THE STATE OF COLORADO OR THE ENVIRONMENTAL PROTECTION AGENCY IN ACCORDANCE WITH THE FOLLOWING CRITERIA FROM THE GENERAL PERMIT SECTION I.F.1. 1. IN THE CASE OF CORPORATIONS BY A PRINCIPAL EXECUTIVE OFFICER OF AT LEAST THE LEVEL OF VICE-PRESIDENT OR HIS OR HER FULLY AUTHORIZED REPRESENTATIVE, IF SUCH REPRESENTATIVE IS RESPONSIBLE FOR THE OVERALL OPERATION OF THE FACILITY FROM WHICH THE DISCHARGE DESCRIBED IN THE FORM ORIGINATES; 2. IN THE CASE OF PARTNERSHIPS BY A GENERAL PARTNER; 3. IN THE CASE OF A SOLE PROPRIETORSHIP BY THE PROPRIETOR; 4. IN THE CASE OF A MUNICIPAL, STATE, OR OTHER PUBLIC FACILITY, BY EITHER A PRINCIPAL EXECUTIVE OFFICER, RANKING ELECTED OFFICIAL, OR OTHER FULLY AUTHORIZED EMPLOYEE.

SUMMARY OF STORMWATER MANAGEMENT PLAN

THIS STORMWATER MANAGEMENT PLAN (SWMP) COVERS CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE LANDING TOWNHOUSES. CONSTRUCTION ACTIVITIES WILL INCLUDE CLEARING AND GRUBBING OF THE SITE AS WELL AS GRADING ASSOCIATED WITH PROPOSED BUILDING SITES. THIS SWMP IDENTIFIES POTENTIAL SOURCES OF POLLUTION WHICH MAY REASONABLY BE EXPECTED TO AFFECT THE QUALITY OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, DESCRIBES THE PRACTICES TO BE USED TO REDUCE THE POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, AND ENSURES THE PRACTICES ARE SELECTED, INSTALLED, IMPLEMENTED, AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

PROJECT LOCATION

THIS PROJECT IS LOCATED IN: THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINTER PARK, COUNTY OF GRAND, STATE OF COLORADO

OWNERS NAME AND ADDRESS

[NAME] [STREET ADDRESS] [CITY, STATE, ZIP CODE]

STORMWATER MANAGEMENT ADMINISTRATOR

NAME (PRINTED)

ADDRESS

PHONE

PERMIT

THIS CERTIFICATION IS CERTIFIED TO DISCHARGE UNDER COPIS GENERAL PERMIT COR-03000 STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION. CERTIFICATION NUMBER COR-... THIS CERTIFICATION TO DISCHARGE AUTORIZES ... DURING CONSTRUCTION OF ROADWAYS, TO DISCHARGE STORMWATER FROM THE FACILITY IDENTIFIED AS THE VILLAGE TOWNHOUSES, ON 1.19 ACRES DISTRIBUTES. CERTIFICATION IS EFFECTIVE ON ... AND EXPIRES ON ... THE ANTICIPATED CONSTRUCTION START DATE IS [MONTH][YEAR] WITH FINAL STABILIZATION OCCURRING BY [MONTH][YEAR].

SITE DESCRIPTION

1. CONSTRUCTION ACTIVITIES. THIS PROJECT WILL CONSIST OF SITE GRADING, UTILITY CONSTRUCTION OVER APPROXIMATELY 1.19 ACRES, WITH ASSOCIATED LANDSCAPING. SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING AND GRUBBING, INSTALLING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS. DRIVE ASLE GRADING; CONSTRUCTION OF TEMPORARY SEEDING, CLEARING AND GRUBBING WILL BE NECESSARY TO ALLOW FOR GRADING AND UTILITY CONSTRUCTION. STORM CULVERTS WILL THEN FOLLOW. PERMANENT EROSION CONTROL WILL BE CONSTRUCTED ON THE SITE. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS TYPE OF DEVELOPMENT TYPICALLY REQUIRE THE USE OF HEAVY EARTH MOVING EQUIPMENT, DUMP TRUCKS, GENERATORS, AND OTHER ASSORTED EQUIPMENT.

PHASE I -- PROJECT IMPLEMENTATION

- 1. APPOINT SWMP ADMINISTRATOR.
2. INSTALL/CONSTRUCT TEMPORARY OR PERMANENT EROSION CONTROL BMPs FROM AN APPROVED PLAN SET, INCLUDING: PERMANENT SEEDING, TEMPORARY SEEDING, SURFACE ROUGHENING, MULCHING, CONCRETE WASHOUT, SILT FENCE, VEHICLE TRACKING CONTROL, INLET PROTECTION, OUTLET PROTECTION, AND EROSION CONTROL MATTING.
3. GRADE THE CONSTRUCTION SITE FROM AN APPROVED PLAN SET, INCLUDING: DRIVE ASLES AND TURNAROUNDS, ETC.
4. AREAS WHERE CONCRETE DRIVE ASLE INSTALLATION WILL NOT BECOME IMMEDIATELY WILL BE TEMPORARILY RESEDED AND SURFACE ROUGHENED. PHASES THAT ARE PROCEEDING WITH THE CONCRETE DRIVE CONSTRUCTION SEQUENCE WILL NOT BE SEDED AT THIS TIME BECAUSE THEY WILL BE ACTIVE CONSTRUCTION AREAS THAT WILL NOT BE DORMANT FOR MORE THAN 14 DAYS.
5. IMPLEMENT CONSTRUCTION SEQUENCE FOR CONCRETE DRIVE CONSTRUCTION:
5.1. STORM SEWER INSTALLATION, WITH CULVERT INLET PROTECTION INSTALLED AS STORM SEWER ARE INSTALLED.
5.2. PREPARATION OF ROAD SUB-BASE.
5.3. CONSTRUCTION OF WATER, SANITARY SEWER, AND STORM SEWER AND STORM LOTS.
5.4. PREPARATION OF ROAD SUB BASE.
5.5. POURING OF CONCRETE DRIVE IS POURED, INLET PROTECTION WILL BE INSTALLED AROUND STORM LOTS.
5.6. INSTALLATION OF DRY UTILITIES (GAS, POWER, CABLE, PHONE) FOR LOTS.

- 6. IMPLEMENT CONSTRUCTION ACTIVITIES RELATED TO THE CONSTRUCTION OF INDIVIDUAL HOMES INCLUDING DEBRIS MANAGEMENT, SOIL PILE, AND SOIL STOCKPILES. INSTALL SPECIFIC BMPs AS SHOWN ON THE APPROVED PLAN SET AND IN ACCORDANCE WITH THE SWMP SHEETS, INCLUDED IN APPENDIX C, TO PREVENT EROSION PROTECTION PRIOR TO LANDSCAPING AND RE-VEGETATION.
7. CONDUCT FINAL SITE GRADING INCLUDING REPLACING STOCKPILED TOPSOIL, IN ADDITION CLEAN CUT AND RE-GRADE (AS NECESSARY) DETENTION AND SEDIMENTATION POUNDS USED FOR WATER QUALITY CAPTURE PURPOSES DURING CONSTRUCTION TO CONFORM TO THE DESIGN OF THE PERMANENT SITE DRAINAGE SYSTEM.
8. IMPLEMENT (PERMANENT) SEEDING, SOODING, PLANTING, AND LANDSCAPING, OF THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER. SOME TEMPORARY STORMWATER CONTROLS, SUCH AS INLET PROTECTION FOR THE STORM SEWERS, SHOULD REMAIN IN PLACE DURING THIS PHASE.
9. REMOVE TEMPORARY CONTROL MEASURES.

SEQUENCING OF CONSTRUCTION ACTIVITIES WILL PROGRESS AS RAPIDLY AS PRACTICAL TO MINIMIZE THE AMOUNT OF TIME THAT PORTIONS OF THE SITE ARE DISTURBED. AREAS THAT WILL BE INACTIVE FOR MORE THAN 14 DAYS WILL BE SURFACE ROUGHENED TO REDUCE EROSION, SLOW RUNOFF VELOCITY, AND PROMOTE INFILTRATION. TEMPORARY SEEDING SHALL OCCUR ON ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT COMPLETED WITHIN THE CALENDAR YEAR. INACTIVE AREAS WILL BE SEDED WITH AN APPROVED TEMPORARY NATIVE SEED MIX WHEN THE WEATHER CONDITIONS ARE SUCH THAT GROWTH OF NATIVE GRASSES FROM SEED IS POSSIBLE (SEE APPROVED EROSION CONTROL REPORT).

PHASE II -- POST-CONSTRUCTION SITE INSPECTION

- 1. FOLLOWING COMPLETION OF THE PROJECT, INCLUDING FINAL RE-VEGETATION AND LANDSCAPING, THE SWMP ADMINISTRATOR WILL INSPECT AREAS THAT HAVE BEEN SEDED AND LANDSCAPED TO ASSURE THAT THE RE-VEGETATION AND FINAL RE-VEGETATION HAVE BEEN SUCCESSFUL. IN ESTABLISHING UNIFORM GROUND COVER (70% OF PRE-DISTURBED COVER CRITERIA FOR RE-VEGETATION), IF RE-VEGETATION HAS NOT BEEN SUCCESSFUL, SPOT RE-VEGETATION OR OTHER REMEDIAL ACTIONS SHOULD BE IMPLEMENTED TO ASSURE COMPLIANCE WITH THE STORMWATER DISCHARGE PERMIT AND OTHER APPLICABLE REGULATIONS. THE SWMP ADMINISTRATOR WILL CARRY OUT THE INSPECTION.
2. SITE AREA. THE PROPOSED SITE CONSISTS OF APPROXIMATELY 1.62 ACRES, MORE OR LESS. THE CURRENT PLAN IS TO DEVELOP THE LAND, IN ONE PHASE, THE TOTAL DISTURBED AREA IS 1.19 ACRES.
3. SOILS. ACCORDING TO USDA NRCS CUSTOM SOIL RESOURCE WEBSITE, THE SITE CONSISTS OF THE FOLLOWING: 7.2% MAP UNIT SYMBOL NUMBER 31, FRISCO-PEDLER GRAVELLY SANDY LOAMS ON 2-8 PERCENT SLOPES; 29.8% MAP UNIT SYMBOL NUMBER 32, FRISCO-PEDLER GRAVELLY SAND LOAMS ON 6-25 PERCENT SLOPES; 15.9% MAP UNIT SYMBOL NUMBER 33, FRISCO-PEDLER GRAVELLY SANDY LOAMS ON 25-45 PERCENT SLOPES; 47% MAP UNIT SYMBOL NUMBER 86, UNITA SANDY LOAM ON 2-15 PERCENT SLOPES. THE SITE CONSISTS OF 100% HYDROLOGIC SOIL GROUP TYPE B.

THE SITE CURRENTLY HAS NOT BEEN DEVELOPED AND IS IN ITS HISTORIC CONDITION. CURRENTLY ANY STORMWATER DISCHARGE IS CARRYING POLLUTANTS AT A HISTORIC RATE.

- 4. EXISTING VEGETATION. A PORTION OF THE PROPERTY SLOPES AT 3% NORTHEAST TOWARDS VASQUEZ RD AND LIONS GATE DR AND THE OTHER PORTION SLOPES AT 10% EAST TOWARDS VASQUEZ CREEK.

F. POTENTIAL POLLUTION SOURCES AT THE PROJECT SITE INCLUDE: SEDIMENT, EQUIPMENT/VEHICLE WASHING, VEHICLE MAINTENANCE AND FUELING, PAINT, SOLVENTS, WOOD TREATED PRODUCTS, ASPHALT (BITUMINOUS) PAVING, CONCRETE, METAL, PETROLEUM PRODUCTS, WASTE STORAGE AND DISPOSAL, PORTABLE TOILETS, DUST OR PARTICULATE GENERATING PROCESSES, AND OFFSITE SEDIMENT TRANSPORT FROM VEHICLE TRACKING. MANY CHEMICALS TYPICALLY ASSOCIATED WITH CONSTRUCTION ACTIVITIES ARE CONSIDERED POTENTIAL POLLUTANTS. ONSITE STORAGE OF POTENTIAL POLLUTION SOURCES WILL BE AT THE STABILIZED STORAGE AREA, EXCEPT FOR SOILS STOCKPILES (WHOSE LOCATION(S)) WILL NOT BE ON THE SWMP PLAN. THE SWMP PLAN SHALL BE CONTINUALLY UPDATED SHOULD THE STORAGE LOCATION(S) BE MOVED.

CAREFUL HANDLING, STORAGE, AND APPLICATION OF THESE MATERIALS REDUCE THE LIKELIHOOD THAT THESE CHEMICALS WILL CONTRIBUTE TO POLLUTION OF THE ENVIRONMENT. PREVENTATIVE PRACTICES ARE DISCUSSED IN GREATER DETAIL IN THE MATERIALS HANDLING AND SPILL PREVENTION SECTION.

THE FOLLOWING TABLE PROVIDES A BROAD LIST OF POTENTIAL POLLUTANTS FROM A RANGE OF CONSTRUCTION-RELATED ACTIVITIES. INCLUSION OF A CHEMICAL IN THE TABLE DOES NOT NECESSARILY IMPLY THAT THE CHEMICAL WILL BE USED AS A PART OF THE DEVELOPMENT CONSTRUCTION ACTIVITIES.

CHEMICALS POTENTIALLY ASSOCIATED WITH CONSTRUCTION ACTIVITIES

POTENTIAL POLLUTANT, SOURCES, AND LOCATION

Table with 3 columns: Chemical Name, Sources, and Location. Includes items like Gasoline, Diesel Fuel, Heavy Construction Equipment, Solvents, Paints, Stains, and Waxes, and various construction materials and equipment.

STABILIZED STORAGE AREAS

- G. NON-STORMWATER DISCHARGES. POTABLE WATER IS ANTICIPATED AS A NON-STORMWATER DISCHARGE. POTABLE WATER MAY BE USED FOR GRADING, DUST CONTROL, AND IRRIGATION OF EROSION CONTROL AND PERMANENT LANDSCAPING. CREATING RETURN FLOW AN EFFORT SHALL BE MADE TO USE ONLY THE AMOUNT OF POTABLE WATER REQUIRED FOR THESE OPERATIONS. DISCHARGE TO THE GROUND OF CONCRETE WASHOUT WATER FROM WASHING OF TOOLS AND CONCRETE MIXER CHUTES IS AN ANTICIPATED NON-STORMWATER DISCHARGE. THESE ACTIVITIES WILL BE CARRIED OUT PER THE REQUIREMENTS DESCRIBED IN SECTION I.I.C.(b)
DISCHARGE TO THE GROUND OF CONSTRUCTION DEWATERING MAY BE IMPROVED. LAND APPLICATION OF CONSTRUCTION WATER WILL BE AN ALLOWED NON-STORMWATER DISCHARGE AND MUST BE CARRIED OUT PER THE REQUIREMENTS DESCRIBED IN SECTION I.I.C.
H. OUTFALLS AND RECEIVING WATERS. DEVELOPED STORMWATER RUNOFF FROM THIS SITE WILL BE CONVEYED TO PROPOSED DETENTION BASINS OR DISCHARGED OFF THE SITE AS SHEET FLOW. THESE FLOWS WILL TRAVEL OVER THE SURFACE (E.G., STREETS AND SVALES). THE EXISTING DRAINAGE ULTIMATELY FLOWS INTO VASQUEZ CREEK, LOCATED WEST OF THE SITE.

SITE MAP

THE VONITY MAP LOCATED ON THE COVER SHEET SHOWS THE DEVELOPMENT SITE. A DETAILED SITE PLAN WITH PROPOSED TEMPORARY AND PERMANENT BMPs IS PROVIDED ON SHEET C-2.1. THE ONSITE SWMP FOLDER WILL CONTAIN THE UP-TO-DATE BMP MAP TO PROVIDE TRACKING OF PROGRESS. CONSTRUCTION SITE BOUNDARIES ARE INDICATED ON THESE DRAWINGS. (FOR THE CONSTRUCTION ACTIVITIES COVERED BY THE SWMP, THE PERMITTED AREA IS EQUIVALENT TO THE AREA INDICATED BY THE SITE PROPERTY BOUNDARIES.)

STORMWATER MANAGEMENT CONTROLS

- A. SWMP ADMINISTRATOR. THE INDIVIDUAL(S), POSITION, OR TITLE THAT IS RESPONSIBLE FOR DEVELOPING, IMPLEMENTING, MAINTAINING, AND REVISING THE SWMP IS ... THE SWMP ADMINISTRATOR WILL SERVE AS THE COMPREHENSIVE POINT OF CONTACT FOR ALL ASPECTS OF THE FACILITY'S SWMP.
1. SWMP AMENDMENTS. THE SWMP ADMINISTRATOR SHALL AMEND THE SWMP:
1.1. WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE, WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED BMPs; OR
1.2. IF THE SWMP PROVES TO BE INEFFECTIVE IN ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY; OR
1.3. WHEN BMPs ARE NO LONGER NECESSARY AND ARE REMOVED.

SWMP CHANGES SHALL BE MADE PRIOR TO CHANGES IN THE SITE CONDITIONS, EXCEPT THOSE ADDRESSING BMP INSTALLATION AND/OR IMPLEMENTATION THAT ARE MADE RESPONSIVE TO CHANGING CONDITIONS. WHEN CURRENT BMPs ARE DETERMINED INEFFECTIVE, CHANGES TO THE SWMP SHALL BE MADE AS SOON AS PRACTICABLE, BUT IN NO CASE MORE THAN 72 HOURS AFTER THE CHANGES IN BMP INSTALLATION AND/OR IMPLEMENTATION OCCUR AT THE SITE.

THE SWMP ADMINISTRATOR MUST KEEP THE SWMP CURRENT BY REDLINING AND MARKING OTHER NOTES ON DRAWINGS AND IN THE TEXT OF THE SWMP TO ACCURATELY PORTRAY THE ACTUAL EROSION AND SEDIMENT CONTROLS USED ON THE SITE. NOTATION SHOULD INCLUDE THE TIME AND DATE OF THE CHANGES IN THE FIELD, AND IDENTIFICATION OF THE BMPs REMOVED OR ADDED, AND THE LOCATION OF THOSE BMPs.

- 2. NOTICE OF TRANSFER. WHEN RESPONSIBILITY FOR STORMWATER DISCHARGES AT A CONSTRUCTION SITE CHANGES FROM ONE INDIVIDUAL TO ANOTHER, THE PERMITTEE SHALL SUBMIT A COMPLETED NOTICE OF TRANSFER AND ACCEPTANCE OF TERMS FORM. IF THE NEW RESPONSIBLE PARTY WILL NOT COMPLETE THE TRANSFER FORM, AND IF THE PERMITTEE HAS NO LEGAL RESPONSIBILITY, THROUGH OWNERSHIP OR CONTRACT, FOR THE CONSTRUCTION ACTIVITIES AT THE SITE, THE PERMIT MAY BE INACTIVATED UPON WRITTEN REQUEST TO THE DIVISION BY COMPLETION OF THE INACTIVATION NOTICE.
B. IDENTIFICATION OF POTENTIAL POLLUTANT SOURCES. SEE SECTION I.F.

- C. BEST MANAGEMENT PRACTICES (BMPs) FOR STORMWATER POLLUTION PREVENTION. BMPs FOR STORMWATER POLLUTION PREVENTION INCLUDE STRUCTURAL AND NON-STRUCTURAL PRACTICES INTENDED TO REDUCE THE AMOUNT OF POLLUTANTS ENTERING STORMWATER RUNOFF AND LEAVING THE JOB SITE. ALL PERSONNEL RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF BMPs SHOULD REVIEW AND UNDERSTAND THE BMPs IDENTIFIED HEREIN AND ON THE PLAN.

- FOUR BASIC APPROACHES USED FOR MITIGATING EROSION AND SEDIMENT LOSS FROM STORMWATER RUNOFF IN CONSTRUCTION AREAS ARE AS FOLLOWS:
- MINIMIZE ONSITE EROSION FROM OCCURRING AT THE OUSTLET. INSTALL BMPs UP-GRADEMENT OF SIGNIFICANT SURFACE DISTURBANCES TO REDUCE THE VOLUME AND VELOCITY OF RUN-ON LEAVING DISTURBED AREAS TO MINIMIZE THE AMOUNT OF THE WHICH SOIL IS LEFT BARE. SURFACE ROUGHEN, TEMPORARILY SEED, AND MULCH AREAS WHEN PRACTICAL, TO PRETECT OPEN DISTURBANCES. THESE PRACTICES HELP REDUCE THE AREA OF LAND SUSCEPTIBLE TO EROSION.
- REDUCE SEDIMENT FROM STORMWATER RUNOFF. USE A COMBINATION OF TEMPORARY STRUCTURAL SEDIMENT CONTROLS TO MANAGE RUNOFF, ONSITE SUCH AS ROCK SOCKS, SILT FENCE, AND INLET PROTECTION. THESE MEASURES REDUCE SEDIMENT IN STORMWATER RUNOFF TO DEPOSIT AND ACCUMULATE, REDUCING THE TOTAL AMOUNT OF SEDIMENT IN RUNOFF.
- DETAIN STORMWATER RUNOFF FOR FREQUENTLY OCCURRING. USE TEMPORARY SEDIMENT BASINS TO DETAIN RUNOFF, ENCOURAGE FURTHER SEDIMENTATION, AND PROTECT AGAINST RELEASE STORMWATER RUNOFF IN A CONTROLLED MANNER. RISER PIPES IN TEMPORARY SEDIMENT BASINS WILL SLOWLY RELEASE STORMWATER AND REDUCE THE EROSION POTENTIAL OF DOWNSTREAM AREAS.

THE EROSION AND SEDIMENT CONTROL STRATEGY FOR A CONSTRUCTION PROJECT IS DYNAMIC, AS PHASES OF CONSTRUCTION PROCESS, THE STRATEGY AND MEASURES IMPLEMENTED MUST EVOLVE TO REMAIN EFFECTIVE.

- 1. STRUCTURAL PRACTICES FOR EROSION AND SEDIMENT CONTROL. STRUCTURAL BMPs ARE MEASURES TO REDUCE RUNOFF AND/OR REMOVE POLLUTANTS FROM RUNOFF. THOSE DESIGNATED FOR USE DURING CONSTRUCTION ACTIVITIES AND ARE TO BE REMOVED AFTER FINAL STABILIZATION ARE TEMPORARY MEASURES. THOSE DESIGNATED FOR USE AFTER CONSTRUCTION AS AN INTEGRAL PART OF THE FINAL STABILIZATION STRATEGY ARE PERMANENT MEASURES.

- TEMPORARY STRUCTURAL BMPs IDENTIFIED FOR THIS SITE INCLUDE:
- TEMPORARY SEDIMENTATION
- SURFACE ROUGHENING
- MULCHING
- SILT FENCE
- VEHICLE TRACKING CONTROL
- INLET PROTECTION
- OUTLET PROTECTION
- STRAW WATTLE

- PERMANENT STRUCTURAL BMPs IDENTIFIED FOR THIS SITE INCLUDE:
- PERMANENT SEDIMENTATION
- WATER QUALITY BASINS
- FLAT RIPRAP PADS
- PERMANENT SEEDING

LOCATIONS FOR EACH BMP ARE IDENTIFIED ON THE SWMP PLAN

DISTURBED AREAS MUST BE PROPERLY MULCHED, OR SEDED AND MULCHED, WITHIN 14 DAYS AFTER FINAL GRADING IS COMPLETED ON ANY PORTION OF THE SITE NOT OTHERWISE PERMANENTLY STABILIZED. SOIL SURFACE STABILIZATION SHOULD ALSO BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN INACTIVE FOR MORE THAN 30 DAYS.

SOIL STOCKPILES AT THE SITE PERIMETER, OR WITHIN 100 FEET OF A DRAINAGEWAY, SHALL HAVE PERIMETER SEDIMENT CONTROLS INSTALLED AS SOON AS POSSIBLE. STOCKPILES EXPECTED TO BE IN PLACE LONGER THAN 60 DAYS SHOULD BE TEMPORARILY SEDED AND MULCHED WITHIN 14 DAYS AFTER STOCKPILE CONSTRUCTION.

- 2. NON-STRUCTURAL PRACTICES FOR EROSION AND SEDIMENT CONTROL. NON-STRUCTURAL BMPs ARE PRACTICES AIMED AT PREVENTING AND REDUCING THE AMOUNT OF POLLUTANTS FROM EROSION AND RUNOFF. THESE MEASURES INCLUDE: HOUSEKEEPING, MATERIALS HANDLING AND SPILL PREVENTION, AND WASTE MANAGEMENT AND DISPOSAL. PLEASE SEE SECTION I.I.C.4 FOR MATERIALS HANDLING AND SPILL PREVENTION PRACTICES. PLEASE SEE SECTION I.I.C.7 FOR WASTE MANAGEMENT AND DISPOSAL PRACTICES.

GOOD HOUSEKEEPING. THE MOST EFFECTIVE FIRST STEPS TOWARDS PREVENTING POLLUTION IN STORMWATER FROM WORKSITES SIMPLY INVOLVE USING GOOD SENSE TO IMPROVE THE FACILITY'S BASIC HOUSEKEEPING METHODS. POOR HOUSEKEEPING PRACTICES RESULT IN MORE WASTE BEING GENERATED THAN NECESSARY AND AN INCREASED POTENTIAL FOR STORMWATER CONTAMINATION. THESE A CLEAN AND ORDERLY WORKSITE REDUCES THE POSSIBILITY OF STORMWATER MIXING WITH POLLUTANTS. GOOD HOUSEKEEPING PRACTICES INCLUDE THE FOLLOWING:
- PREVENTATIVE MAINTENANCE OF EQUIPMENT
- PROPER MATERIALS STORAGE AND INVENTORY
- REGULAR CLEANUP SCHEDULES
- MAINTAINING WELL ORGANIZED WORK AREAS
- PROPER STORAGE

- 3. PHASED BMP IMPLEMENTATION. EROSION AND SEDIMENT CONTROLS FOR CONSTRUCTION SHALL BE PHASED TO BE FULLY EFFECTIVE. A VEHICULAR TRACKING CONTROL DEVICE SHALL BE INSTALLED PRIOR TO THE MOBILIZATION OF CONSTRUCTION EQUIPMENT ONSITE. PRIOR TO THE CLEARING AND GRUBBING OF THE CONSTRUCTION AREA, LOCALIZED CLEARING SHALL BE PERFORMED FOR THE PLACEMENT OF NECESSARY PERIMETER SEDIMENT CONTROL MEASURES (SILT FENCE, ETC.). SITE CLEARING SHALL COMMENCE ONLY AFTER PERIMETER EROSION CONTROL MEASURES ARE IN PLACE. PROPOSED SEDIMENT BASINS IN CUT AREAS SHALL BE CONSTRUCTED PRIOR TO GRADING OPERATIONS. THE PROPOSED DETENTION POUNDS WILL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE STORM SEWER SYSTEM. STORM SEWER PROTECTION (I.E., INLET PROTECTION, CULVERT PROTECTION, OUTLET STRUCTURE PROTECTION) WILL BE INSTALLED AS EACH ELEMENT IS CONSTRUCTED AND ALSO WHENEVER SOIL EROSION FROM THE EXCAVATED MATERIAL HAS THE POTENTIAL FOR ENTERING A STORM DRAINAGE SYSTEM.

- 4. MATERIALS HANDLING AND SPILL PREVENTION. AREAS WHERE POTENTIAL SPILLS CAN OCCUR, E.G., STABILIZED STORAGE AREAS, SHALL HAVE THE FOLLOWING PREVENTION AND RESPONSE PROCEDURES IN PLACE:
1. MATERIALS HANDLING AND SPILL PREVENTION PRACTICES. MATERIALS USED AT CONSTRUCTION SITES CAN PRESENT A POTENTIAL FOR CONTAMINATION OF STORMWATER RUNOFF. THESE INCLUDE FUEL, OIL, LUBRICANTS, PAINTS, SOLVENTS, CONCRETE-CURING COMPOUNDS, AND OTHER LOGS CHEMICALS SUCH AS FERTILIZERS, HERBICIDES, AND PESTICIDES. PRACTICES THAT CAN BE USED TO PREVENT OR MINIMIZE TOXIC MATERIALS IN RUNOFF FROM A CONSTRUCTION SITE ARE DESCRIBED IN THIS SECTION.

A LIST OF ALL POTENTIALLY TOXIC OR HAZARDOUS CHEMICALS USED SHALL BE MAINTAINED IN THE SITE. WARNING LABELS MUST BE ATTACHED TO ALL POTENTIALLY TOXIC OR HAZARDOUS CHEMICALS. MATERIAL SAFETY DATA SHEETS (MSDS) AND OTHER SAFETY INFORMATION FOR A POTENTIALLY TOXIC OR HAZARDOUS SUBSTANCES WILL BE ON FILE AND ACCESSIBLE (ON THE SITE) DURING ALL PERIODS IN WHICH THE SUBSTANCE IS USED OR STORED.

IN ADDITION TO MAINTAINING AN INVENTORY OR POTENTIALLY TOXIC AND/OR HAZARDOUS MATERIALS AND ASSOCIATED SAFETY INFORMATION, THE FOLLOWING MATERIALS MANAGEMENT PRACTICES MUST BE FOLLOWED:

- MATERIALS WILL BE HANDLED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS AND MANUFACTURER'S INSTRUCTIONS.
- CHEMICALS REGULATED UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATIONS AND LIABILITY ACT (CERCLA) WILL BE REPORTED AND HANDLED IN ACCORDANCE WITH RELEVANT REGULATIONS.
- MATERIALS STORED AT THE CONSTRUCTION SITE WILL BE COVERED OR OTHERWISE PROTECTED FROM THE ELEMENTS.
- THE QUANTITY OF FUEL AND LUBRICANTS STORED AT THE CONSTRUCTION SITE WILL BE LIMITED TO THE AMOUNT THAT IS RESPONSIBLE TO SUPPORT THE SPECIFIC CONSTRUCTION OR MAINTENANCE ACTIVITY. OFFSITE STORAGE OF FUEL, HYDRAULIC OIL, AND FORM OIL ARE PREFERABLE.
- BULK STORAGE AREAS FOR MATERIALS NOT CONSUMED ON A DAILY BASIS WILL BE ENCLOSED AND PROTECTED FROM THE ELEMENTS AND CONTAINED IN A MANNER TO PREVENT RELEASE TO THE ENVIRONMENT.
- PETROLEUM PRODUCTS AND FERTILIZERS WILL BE STORED AT SEPARATE FACILITIES OR ISOLATED BY IMPERMEABLE BARRIERS.
- HYPOCHLORITE AND OTHER CHLORINE COMPOUNDS WILL BE STORED SEPARATELY FROM OTHER MATERIALS AND KEPT DRY.
- AREAS AT THE CONSTRUCTION SITE THAT ARE USED FOR STORAGE OF TOXIC MATERIALS AND PETROLEUM PRODUCTS SHALL BE DESIGNED WITH AN ENCLOSURE, CONTAINER, OR DIKE LOCATED AROUND THE PERIMETER OF THE STORAGE AREA TO PREVENT DISCHARGE OF THESE MATERIALS IN RUNOFF FROM THE CONSTRUCTION SITE. THESE BARRIERS WILL ALSO FUNCTION TO CONTAIN SPILLED MATERIALS FROM CONTACT WITH SURFACE RUNOFF.
- MEASURES TO PREVENT SPILLS OR LEAKS OF FUEL, OIL, LUBRICANTS, ANTIREFREEZE, AND OTHER FLUIDS FROM CONSTRUCTION VEHICLES AND HEAVY EQUIPMENT SHALL BE CONSIDERED TO PROTECT GROUNDWATER AND RUNOFF QUALITY. ALL EQUIPMENT MAINTENANCE SHALL BE PERFORMED IN A DESIGNATED AREA AND MEASURES, SUCH AS DRIP PANS, SHALL BE USED TO CONTAIN PETROLEUM PRODUCTS, SPILLS OF CONSTRUCTION-RELATED MATERIALS, SUCH AS PAINTS, SOLVENTS, OR OTHER FLUIDS AND CHEMICALS, SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY.
- CONCRETE TRUCKS AND OTHER CONCRETE COATED EQUIPMENT SHALL BE CLEANED ONLY IN DESIGNATED CONCRETE WASHOUT AREAS.
- HAZARDOUS MATERIALS AND WASTES SHALL BE STORED IN COVERED, LEAK-PROOF CONTAINERS.
- WHEN FUELING MUST TAKE PLACE ONSITE, DESIGNATE AN AREA AWAY FROM DRAINAGE COURSES TO BE USED. DEDICATED FUELING AREAS SHALL BE PROTECTED FROM STORMWATER RUN-ON AND RUNOFF, AND SHALL BE A MINIMUM OF 30 FEET AWAY FROM DRAINAGE COURSES. THE AREA IS TO BE PROTECTED WITH SECONDARY CONTAINMENT SUCH AS BERMS AND DIKES. DROP CLOTHS OR DRAIN PANS CAN BE USED TO CATCH OILS IF NECESSARY. IF A SMALL SPILL DOES OCCUR, THE OPERATOR WILL USE ABSORBENT MATERIALS TO REMOVE AS MUCH OF THE SPILL AS POSSIBLE. THE SPENT ABSORBENT MATERIAL WILL BE DISPOSED OF PROPERLY AND PROMPTLY. THERE WILL BE NO BULK STORAGE OF FUEL ONSITE.
- FUELING TOOLS WILL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER INLETS. THEY WILL BE LOCATED IN LEVEL LOCATIONS, BUT NOT IN DRAINAGE PATHS, CURB AND GUTTER, OR ON SIDEWALKS OR DRIVES. THE SHALL ALSO BE STABILIZED TO MINIMIZE THE RISK OF TIPPING OVER. DOWNSTREAM PERIMETER CONTROLS SHALL BE INSTALLED TO PREVENT LEAKS FROM ENTERING THE STORM SEWER SYSTEM.
4.2. SPILL CONTROL PRACTICES. ALL EMPLOYEES MUST BE TRAINED TO RECOGNIZE "SIGNIFICANT SPILLS" BASED ON THE RELATIVE TOXICITY OF THE MATERIAL. SPILLS SHOULD BE CLEANED UP IMMEDIATELY, USING AS LITTLE WATER AS POSSIBLE TO AVOID SPREADING. STOCKPILES OF CLEANUP MATERIALS SHOULD BE STORED IN AN EASILY ACCESSIBLE AREA. ALL EMPLOYEES SHOULD BE NOTIFIED OF THE LOCATION OF THE MSDS AND THE STORAGE LOCATION OF CLEANUP MATERIAL, AND SHOULD BE TRAINED TO CLEAN UP SPILLS. ALL CONSTRUCTION SITE PERSONNEL MUST FOLLOW SPILL PREVENTION AND CONTROL PRACTICES AS FOLLOWS:
- DESIGNATED INDIVIDUALS ON THE SITE WILL RECEIVE TRAINING ON CLEANUP PROCEDURES FOR VARIOUS TYPES OF CHEMICALS AND THE LOCATION OF INFORMATION AND CLEANUP SUPPLIES. THE MSDS FOR A CHEMICAL PROVIDES INFORMATION ABOUT HEALTH HAZARDS, SAFE HANDLING, USE, AND CONTROL MEASURES. THE MSDS FOR ALL CHEMICALS USED ON THE SITE WILL BE ON FILE ON THE SITE.
- SPILLS WILL BE CLEANED UP PROMPTLY AFTER DISCOVERY, AND MATERIALS USED FOR SPILL CLEANUP MUST BE DISPOSED OF OFFSITE AT AN APPROVED FACILITY.
- THE DESIGNATED COORDINATOR AND THE SWMP ADMINISTRATOR WILL BE NOTIFIED IMMEDIATELY OF ANY SPILL OF A TOXIC OR HAZARDOUS MATERIAL THAT THREATENS HUMAN HEALTH OR THE ENVIRONMENT. THE SWMP ADMINISTRATOR (OR DESIGNEE) MUST IN TURN REPORT THE SPILL TO THE APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCIES IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- IF A SPILL OCCURS, THIS PLAN WILL BE REVISED AND APPROPRIATELY REVISED TO INCORPORATE MEASURES TO REDUCE THE LIKELIHOOD OF A SPILL RECURRING AND TO IMPROVE RESPONSE TIME AND CLEANUP EFFECTIVENESS.
- FOR ANY CONSTRUCTION ACTIVITIES COVERED BY THIS PLAN THAT INVOLVE THE USE OF TOXIC OR HAZARDOUS SUBSTANCES, ONSITE SPILL PREVENTION AND CLEANUP COORDINATION, IN THE EVENT OF A SPILL, WILL BE THE RESPONSIBILITY OF THE SITE SUPERINTENDENT.

- 5. DEDICATED CONCRETE OR ASPHALT BATCH PLANTS. THE USE OF A CONCRETE OR ASPHALT BATCH PLANTS ARE NOT ANTICIPATED; ITS USE WILL NOT BE PERMITTED UNDER THIS APPLICATIONS.

- 6. VEHICLE TRACKING CONTROL. PRACTICES IMPLEMENTED AT THE SITE TO CONTROL POTENTIAL SEDIMENT DISCHARGES FROM VEHICLE TRACKING INCLUDE:
- VEHICLE TRACKING CONTROL (VTC)
- MINIMIZING SITE ACCESS
- GRAVELLED PARKING AREAS

VEHICLE ACCESS TO THE SITE WILL BE MINIMIZED THROUGH THE USE OF CONSTRUCTION AND SILT FENCE. ACCESS WILL ONLY BE ALLOWED AT THE ENTRANCES FROM VASQUEZ RD, WHERE VEHICLE TRACKING CONTROL (VTC) WILL BE INSTALLED. A VTC WILL BE PROVIDED AT THE CONSTRUCTION TRAILER FOR THE SITE AND AT THE DESIGNATED CONCRETE WASHOUT, IF CONSTRUCTION TRAILERS ARE ESTABLISHED ON LOTS BY PRODUCTION STAFF DURING THE COURSE OF HOME CONSTRUCTION, A VTC WILL BE PROVIDED.
STREETS WILL BE SCRAPED, SWEEP, OR BOTH, AND GUTTERS WILL BE CLEANED AS NECESSARY AND FOLLOWING:
- COMPLETION OF FOUNDATION EXCAVATION AND BACKFILLING.
- COMPLETION WATER AND SEWER CONNECTION, OR
- COMPLETION OF FLAT WORK.
PARKING FOR PRODUCTION STAFF AND SUB-CONTRACTORS WILL BE ALLOWED ONLY ON PAVED OR OTHERWISE STABILIZED AREAS. DURING WET WEATHER, VEHICLE ACCESS TO LOTS WILL BE MINIMIZED TO THE EXTENT PRACTICAL.

- 7. WASTE MANAGEMENT AND DISPOSAL. THE SITE SHALL IMPLEMENT BMPs TO CONTROL STORMWATER POLLUTION FROM SITE WASTES SUCH AS BUILDING WASTER (LIQUID AND SOLID) AND

CONCRETE WASH OUT ACTIVITIES.

- A. CONSTRUCTION WASTE. ADDITIONAL PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN RELATING TO WASTE DISPOSAL ARE AS FOLLOWS:
- THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHTS-OF-WAY AS A RESULT OF THE SITE.
- CONSTRUCTION DEBRIS SHALL BE REMOVED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF STORMWATER DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL CONTROL SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM AS A RESULT OF CONSTRUCTION OPERATIONS.
- THE OWNER AND DESIGNATED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL, IMPORTED OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS-OF-WAY.
- BLOW TRASH WILL BE PICKED UP AND DISPOSED OF ON BUILDING SITES AS NECESSARY.
- WHERE POSSIBLE, TRASH BINS WILL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER INLETS. THEY WILL BE LOCATED IN LEVEL LOCATIONS, BUT NOT IN DRAINAGE PATHS, CURB AND GUTTER, OR ON SIDEWALKS OR DRIVES. DOWNSTREAM PERIMETER CONTROLS SHALL BE INSTALLED TO PREVENT CONTAMINANTS IN STORMWATER FROM ENTERING THE STORM SEWER SYSTEM.

GROUNDWATER AND STORMWATER DEWATERING. THE DEWATERING OF STORMWATER TO SURFACE WATERS FROM EXCAVATIONS IS ALLOWED UNDER THE GENERAL PERMIT (DRPC, 10). THE DEWATERING OF GROUNDWATER OR GROUNDWATER MIXED WITH STORMWATER FROM EXCAVATIONS WILL BE A ALLOWED NON-STORMWATER DISCHARGE. PROTECTING THE FOLLOWING CONDITIONS ARE MET: THE SOURCE WATER SHALL NOT CONTAIN POLLUTANTS IN CONCENTRATIONS EXCEEDING THE STATE GROUNDWATER STANDARDS IN REGULATIONS 5 COR 1002-41 AND 42. PROPER BMPs ARE IMPLEMENTED, AND THESE DISCHARGES ARE TO THE GROUND AND DO NOT LEAVE THE SITE AS SURFACE RUNOFF OR TO SURFACE WATERS.

THE CONTRACTOR SHALL USE AND APPROPRIATE FILTER WHEN PUMPING WATER FROM THE EXCAVATION AND DISCHARGE IN A MANNER THAT DOES NOT CAUSE EROSION OR SURFACE RUNOFF. THIS LAND APPLICATION CAN BE ACCOMPLISHED THROUGH USING AN ENERGY DISSIPATOR SUCH AS SPRAYING OVER A LARGE PORTION OF LAND, OR DISCHARGING INTO RAPWHICH DRAINS INTO A SEDIMENT BASIN OR SEDIMENT TRAP. THE SWMP MUST BE UPDATED TO INDICATE LOCATIONS OF DEWATERING LAND APPLICATIONS, IN NO CASE WILL THIS WATER BE ALLOWED INTO FLOW LINES OR OTHERWISE ENTER A STORM SEWER SYSTEM.

THE PERMITTEE MUST APPLY FOR COVERAGE UNDER A SEPARATE COPIS DISCHARGE PERMIT, SUCH AS THE CONSTRUCTION DEWATERING GENERAL PERMIT, IF THERE IS A POTENTIAL FOR DISCHARGES TO SURFACE WATERS.

- 9. BMP SPECIFICATIONS. BMPs SHALL BE IMPLEMENTED, INSTALLED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. FUGITIVE DUST AND WIND EROSION CONTROLS. EROSION CONTROL MEASURES WILL BE USED TO MITIGATE EROSION CAUSED BY WIND. WATERING DEWATERED, UN-VEGETATED AREAS WITH POTABLE WATER WILL CONTROL FUGITIVE DUST DURING DRY AND WINDY CONDITIONS. SURFACE ROUGHENING, THE USE OF WATERING TRUCKS, AND THE APPLICATION OF BONDED FIBER MATRIX TO DISTURBED AREAS CAN HELP REDUCE FUGITIVE DUST AND WIND EROSION WHILE PERIMETER SILT FENCE WILL HELP CATCH WINDBLOWN SAND AND SOIL.

FINAL STABILIZATION AND LONG-TERM STORMWATER MANAGEMENT

FINAL STABILIZATION OF THE SITE WILL OCCUR WHEN ALL STREETS, WALKS, AND DRIVES ARE PAVED, WHEN ALL GROUND SURFACE DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND WHEN A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE-DISTURBANCE LEVELS OR EQUIVALENT PERMANENT PHYSICAL EROSION REDUCTION METHODS HAVE BEEN EMPLOYED.

FINAL STABILIZATION PRACTICES FOR OBTAINING A VEGETATIVE COVER SHOULD INCLUDE USING AN APPROVED SEED MIX. SOME TEMPORARY STORMWATER CONTROLS, SUCH ASS SILT PROTECTION, SHOULD REMAIN IN PLACE DURING THIS PHASE.

PLANNED STRUCTURAL PRACTICES TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED AT THE SITE WILL INCLUDE FINAL LANDSCAPING PER THE LANDSCAPE PLAN, RIPRAP AT DESIGNATED LOCATIONS, AND PERMANENT EROSION CONTROL BLANKETS ALONG VASQUEZ RD AND LIONS GATE DR.

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED, OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, WHICHEVER OCCURS EARLIER, OR AS AUTHORIZED BY THE LOCAL GOVERNING JURISDICTION. TRAPPED SEDIMENT AND DISTURBED SOIL AREAS RESULTING FROM THE DISPOSAL OF TEMPORARY MEASURES MUST BE RETURNED TO FINAL PLAN GRADES AND PERMANENTLY STABILIZED TO PREVENT FURTHER SOILS EROSION.

INSPECTION AND MAINTENANCE

ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASES AS NEEDED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL DISTURBED SURFACE AREAS ARE TO BE STABILIZED IN ACCORDANCE WITH THE APPROVED SWMP/EROSION CONTROL PLAN OR APPROVED AMENDMENTS AND SHALL BE REVIEWED ONSITE BY THE SWMP ADMINISTRATOR.

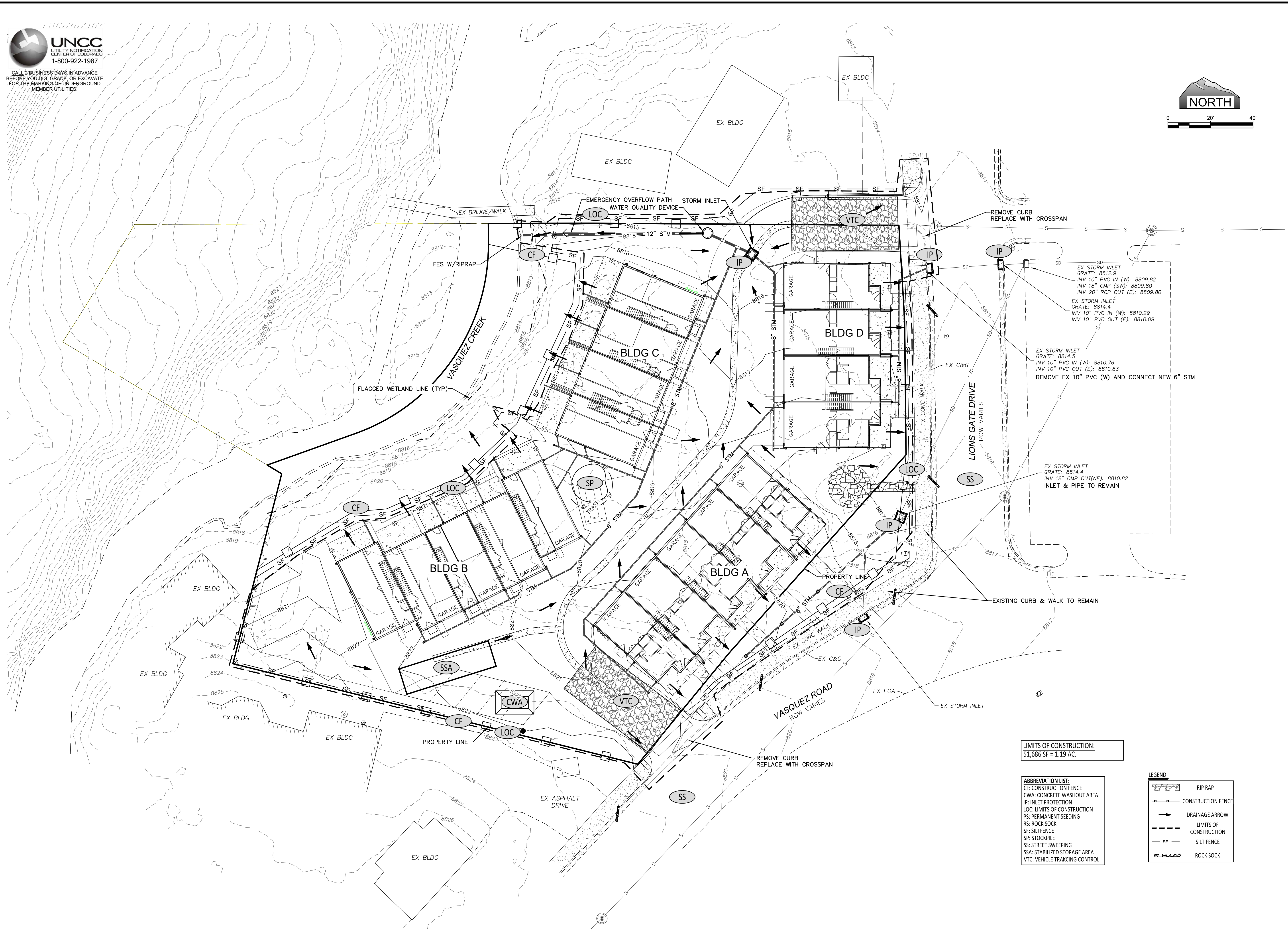
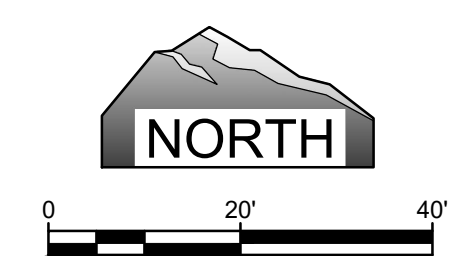
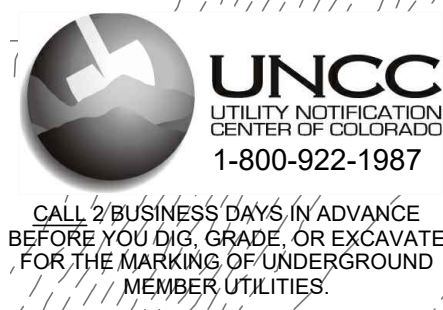
THE SWMP ADMINISTRATOR, OR THEIR REPRESENTATIVE, SHALL OBSERVE EACH BMP THAT IS SHOWN ON THE APPROVED SWMP/EROSION CONTROL PLAN OR APPROVED AMENDMENTS. THIS REVIEW SHALL INCLUDE COMPLETING AND SIGNING THE "OBSERVATION REPORT" (SEE APPENDIX B) FOR EACH REVIEW DATE. ANY DEVIATIONS FROM THE APPROVED PLAN SHALL BE NOTED ON THE REPORT. THE REVIEWER SHALL ESPECIALLY NOTE ANY BMP THAT IS NOT IN COMPLIANCE WITH THE APPROVED PLAN/AMENDMENTS. DEFICIENCIES THAT ARE NOT IMMEDIATELY REPAIRABLE SHOULD BE REPORTED TO THE CONSTRUCTION SUPERINTENDENT, THE OWNER, OR THEIR DESIGNEE FOR INSTRUCTIONS ON HOW TO PROCEED. THE REVIEW SHALL ALSO INCLUDE RECOMMENDED COURSES OF ACTION BASED ON THE FIELD REVIEW. BMPs SHALL BE REVIEWED IN ACCORDANCE WITH THE BMP SPECIFICATIONS AND CRITERIA.

THE COPIS GENERAL PERMIT REQUIRES A THOROUGH STORMWATER MANAGEMENT INSPECTION BE PERFORMED AT LEAST EVERY 14 CALENDAR DAYS, AND WITHIN 24 HOURS AFTER THE END OF ANY PRECIPITATION OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION WITH THE FOLLOWING EXCEPTIONS:

WHERE NO CONSTRUCTION ACTIVITIES WILL OCCUR FOLLOWING A STORM EVENT, POST STORM EVENT INSPECTIONS SHALL BE CONDUCTED PRIOR TO RE-COMMENCING CONSTRUCTION ACTIVITIES, BUT NO LATER THAN 72 HOURS FOLLOWING THE STORM EVENT, WHERE SUCH COVER EXISTS OVER THE ENTIRE SITE FOR AN EXTENDED PERIOD OF TIME, AND MELTING CONDITIONS DO NOT POSE A RISK OF SURFACE EROSION, THE 14-DAY, MONTHLY, AND POST-STORM EVENT INSPECTIONS ARE NOT REQUIRED. FOR SITES, OR PORTIONS OF SITES, WHERE ALL CONSTRUCTION ACTIVITIES THAT WILL RESULT IN SURFACE GROUND DISTURBANCE ARE COMPLETED AND ALL ACTIVITIES REQUIRED FOR FINAL STABILIZATION, IN ACCORDANCE WITH THIS SWMP, HAVE BEEN COMPLETED, WITH THE EXCEPTION OF SEED THAT HAS NOT OCCURRED DUE TO SEASONAL CONDITIONS OR THE NECESSITY FOR ADDITIONAL SEED APPLICATION TO AUGMENT PREVIOUS EFFORTS, INSPECTIONS WILL BE CONDUCTED AT LEAST ONCE EVERY MONTH AND POST-STORM EVENT INSPECTIONS WILL NOT BE REQUIRED.

FOLLOWING COMPLETION OF THE PROJECT, INCLUDING FINAL RE-VEGETATION AND LANDSCAPING, THE SWMP ADMINISTRATOR WILL INSPECT AREAS THAT HAVE BEEN SEDED AND LANDSCAPED TO ENSURE THAT THE RE-VEGETATION AND LANDSCAPING HAVE BEEN SUCCESSFUL. IN ESTABLISHING UNIFORM GROUND COVER (70% OF PRE-DISTURBANCE COVER CRITERIA FOR RE-VEGETATION), IF RE-VEGETATION HAS NOT BEEN SUCCESSFUL, SPOT RE-VEGETATION OR OTHER REMEDIAL ACTIONS SHOULD BE IMPLEMENTED TO ENSURE COMPLIANCE WITH THE STORMWATER DISCHARGE PERMIT AND OTHER APPLICABLE REGULATIONS. THE SWMP ADMINISTRATOR WILL CARRY OUT THE INSPECTION.

THE FOLLOWING INSPECTION GUIDELINES AND MAINTENANCE PRACTICES SHOULD BE USED TO CONDUCT WALK AROUND FIELD INSPECTIONS AND TO MAINTAIN EROSION AND SEDIMENT CONTROL BMPs:
- BMPs SHALL MATCH THE SWMP
- BMPs DETAILED ON THE SWMP SHALL BE INSTALLED
- BMPs SHALL BE APPROPRIATELY APPLIED
- BMPs SHALL BE INSTALLED CORRECTLY
- WORK PRACTICES SHALL BE EXECUTED TO PRESERVE BMP INSTALLATIONS
- INSPECT FOR ANY RELEASES OR EVIDENCE OF POSSIBLE PAST OFFSITE RELEASES
- ALL



LIMITS OF CONSTRUCTION:
51,686 SF = 1.19 AC.

ABBREVIATION LIST:
 CF: CONSTRUCTION FENCE
 CWA: CONCRETE WASHOUT AREA
 IP: INLET PROTECTION
 LOC: LIMITS OF CONSTRUCTION
 PS: PERMANENT SEEDING
 RS: ROCK SOCK
 SF: SILT FENCE
 SP: STOCKPILE
 SS: STREET SWEEPING
 SSA: STABILIZED STORAGE AREA
 VTC: VEHICLE TRACKING CONTROL

LEGEND:

	RIP RAP
	CONSTRUCTION FENCE
	DRAINAGE ARROW
	LIMITS OF CONSTRUCTION
	SILT FENCE
	ROCK SOCK

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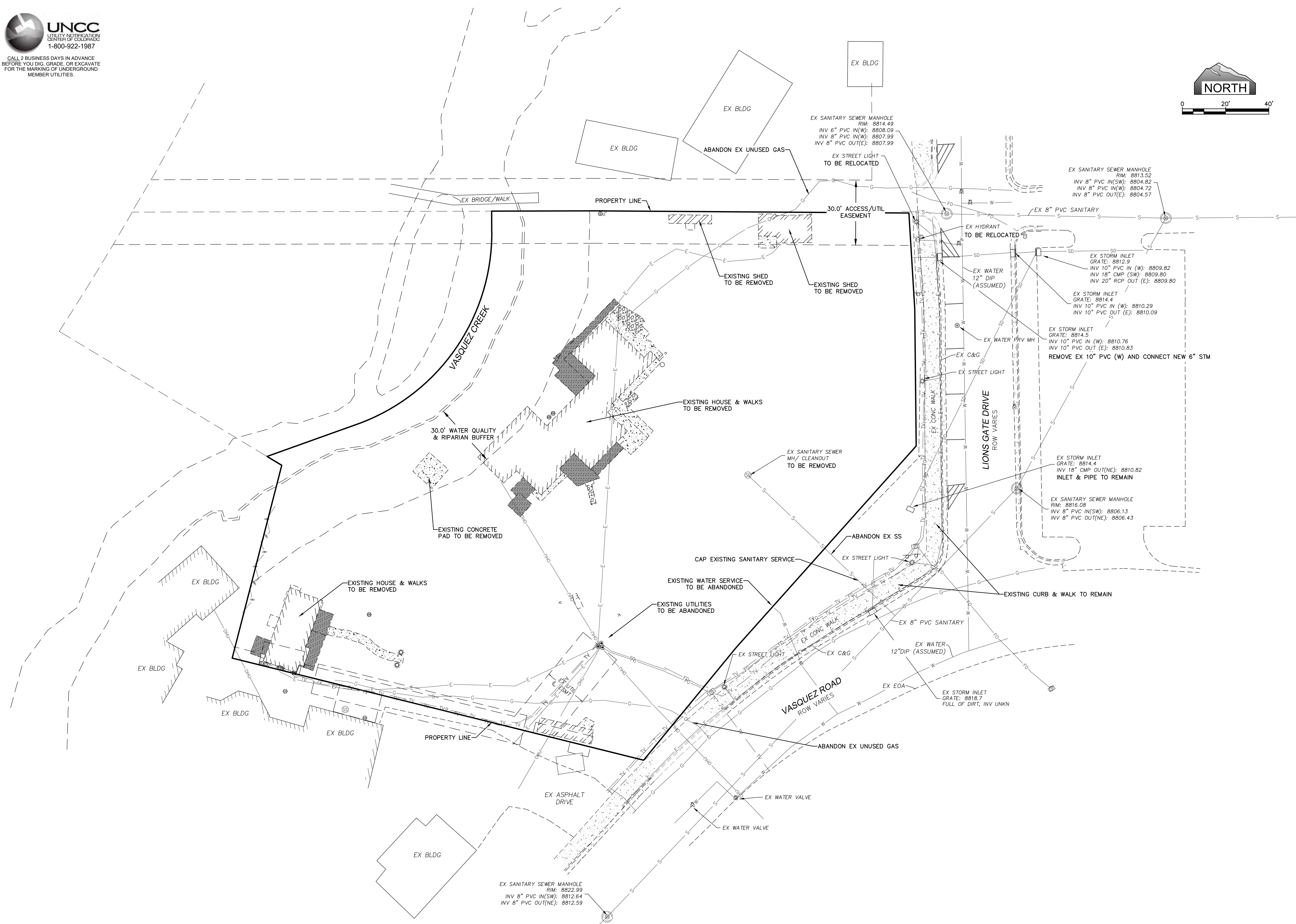
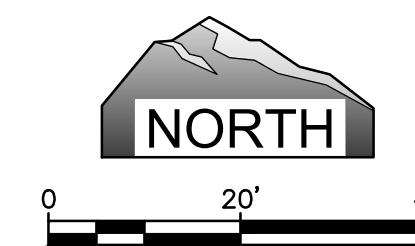
No.	Revision	Date	By	Chk

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 Checked By: CCF



THE LANDINGS EROSION CONTROL PLAN

Scale: AS NOTED
 Date: 8/5/24
 Job No. WPTH-01
 File No.
 Sheet C-2.1



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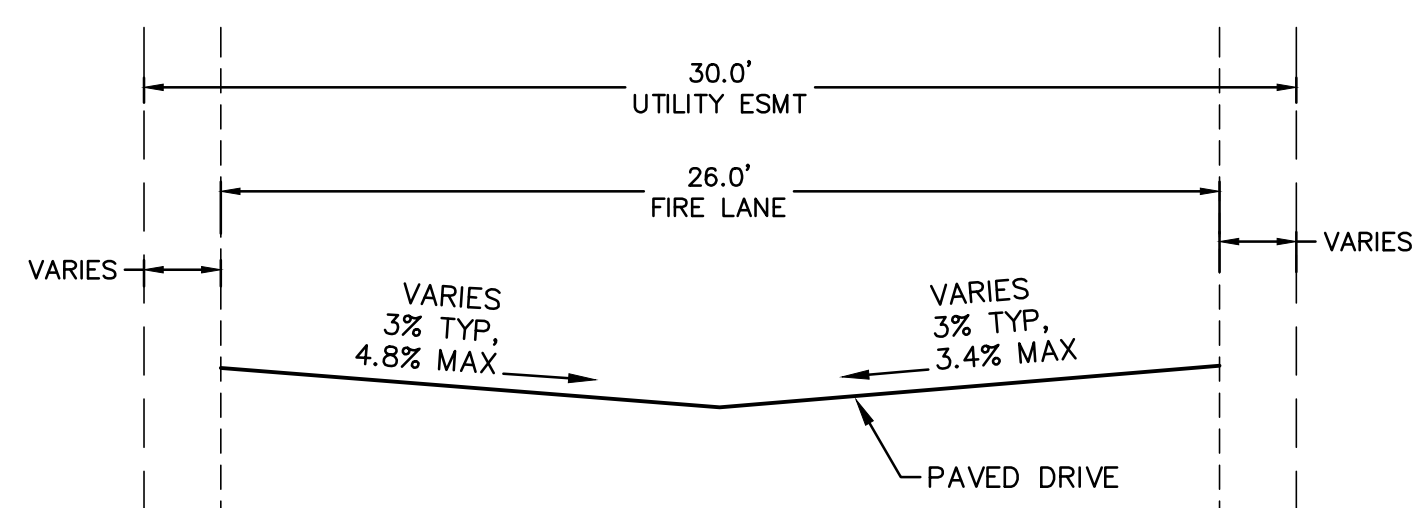
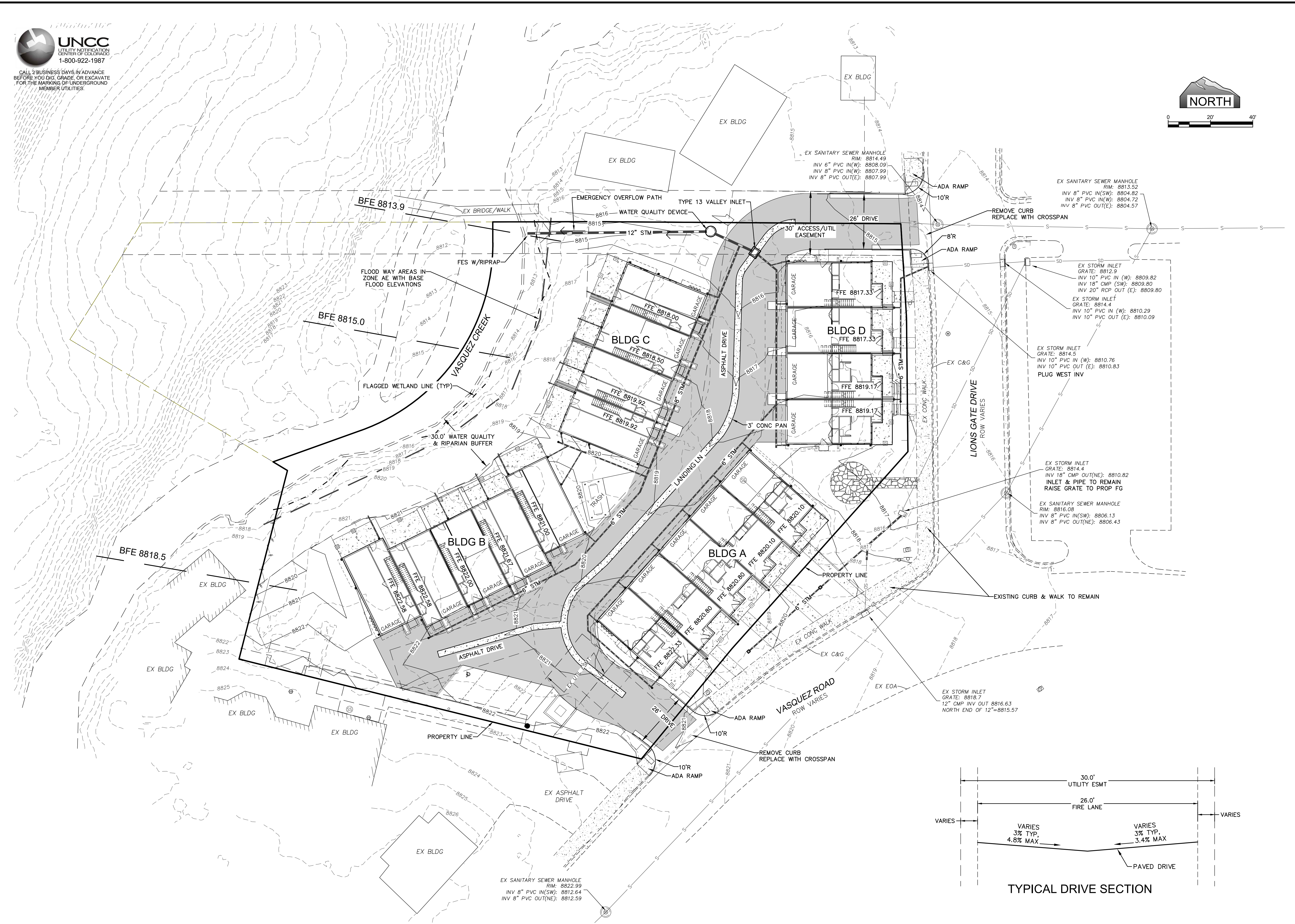
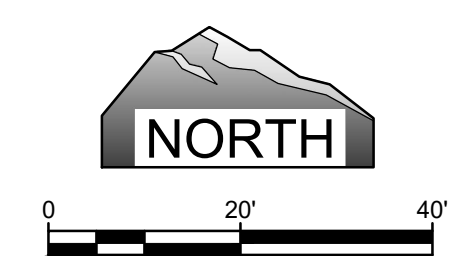
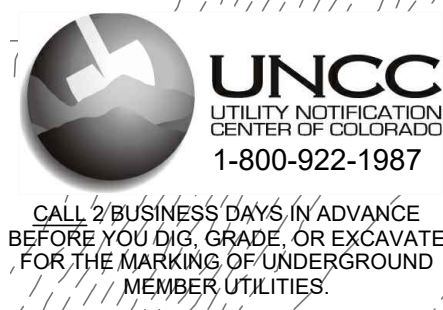
No.	Revision	Date	By	Chk

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THE LANDINGS
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Date: 8/5/24
Job No. WPTH-01
File No.
Sheet **C-2.2**



TYPICAL DRIVE SECTION

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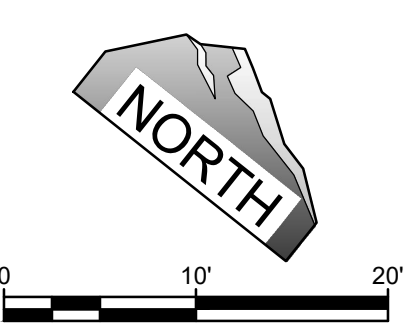
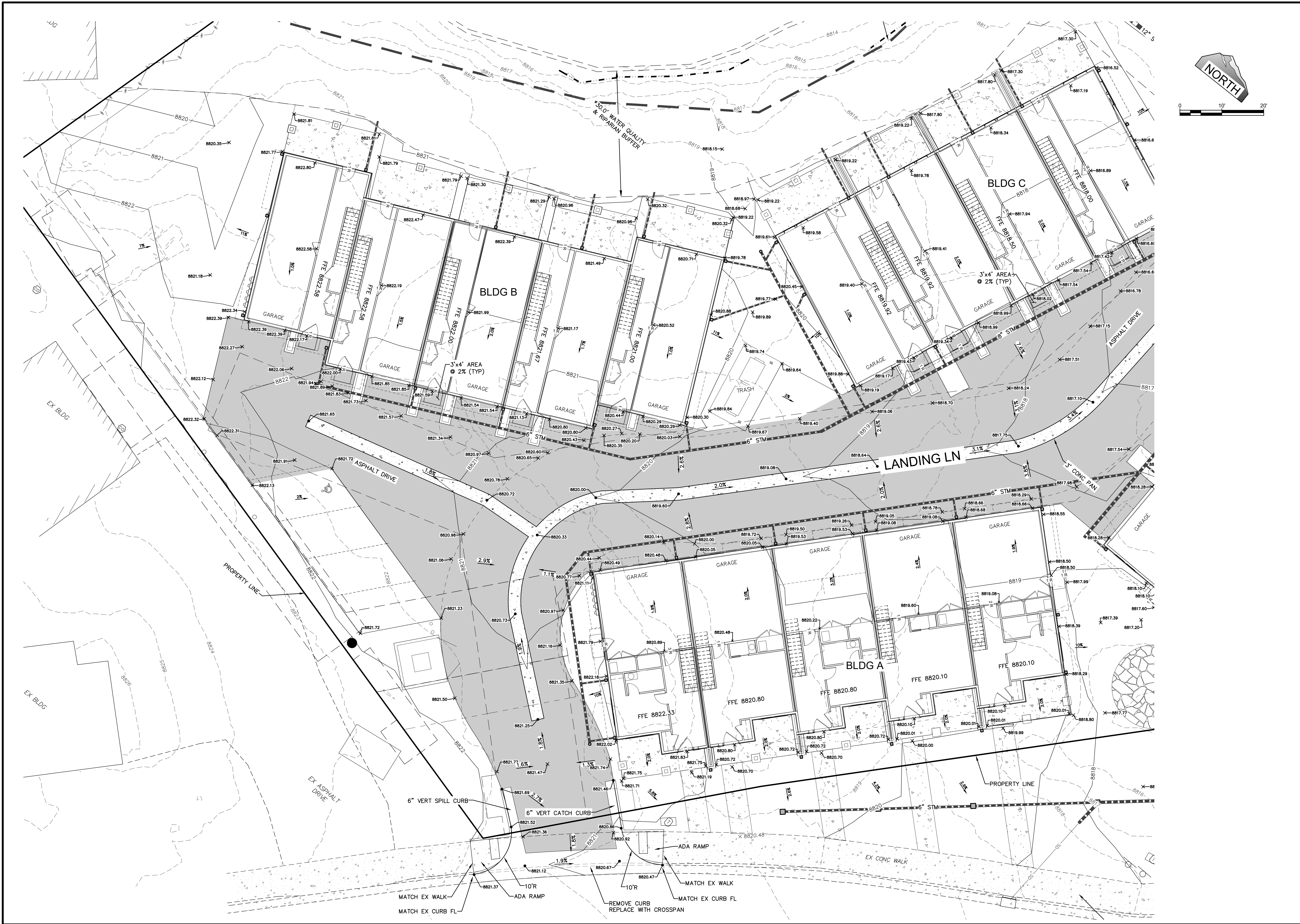


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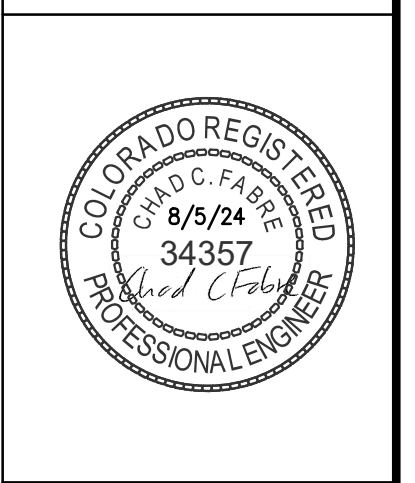


THE LANDINGS
OVERALL GRADING & DRAINAGE PLAN

Scale: AS NOTED
 Date: 8/5/24
 Job No. WPTH-01
 File No.
 Sheet C-3.0



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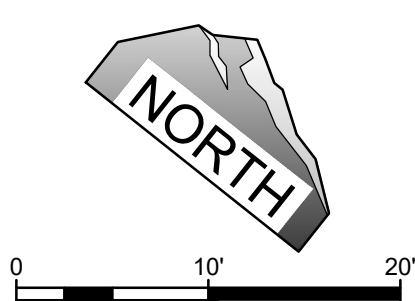
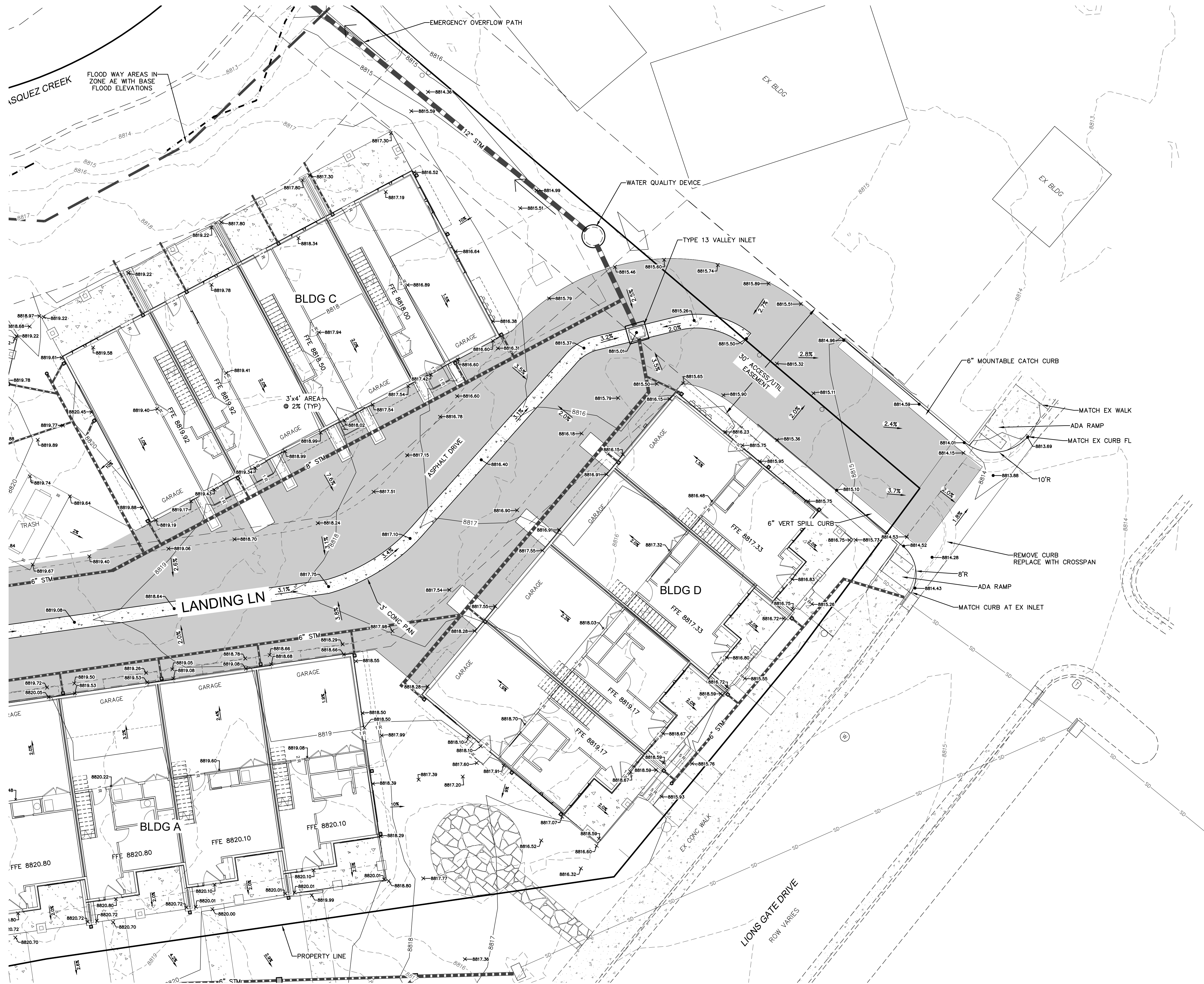
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THE LANDINGS
DETAILED GRADING PLAN

Scale: AS NOTED
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 Job No. WPTH-01
 File No.
 Sheet C-3.1





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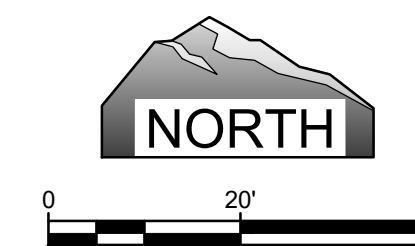
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THE LANDINGS
DETAILED GRADING PLAN

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 Job No. WPTH-01
 File No.
 Sheet C-3.2

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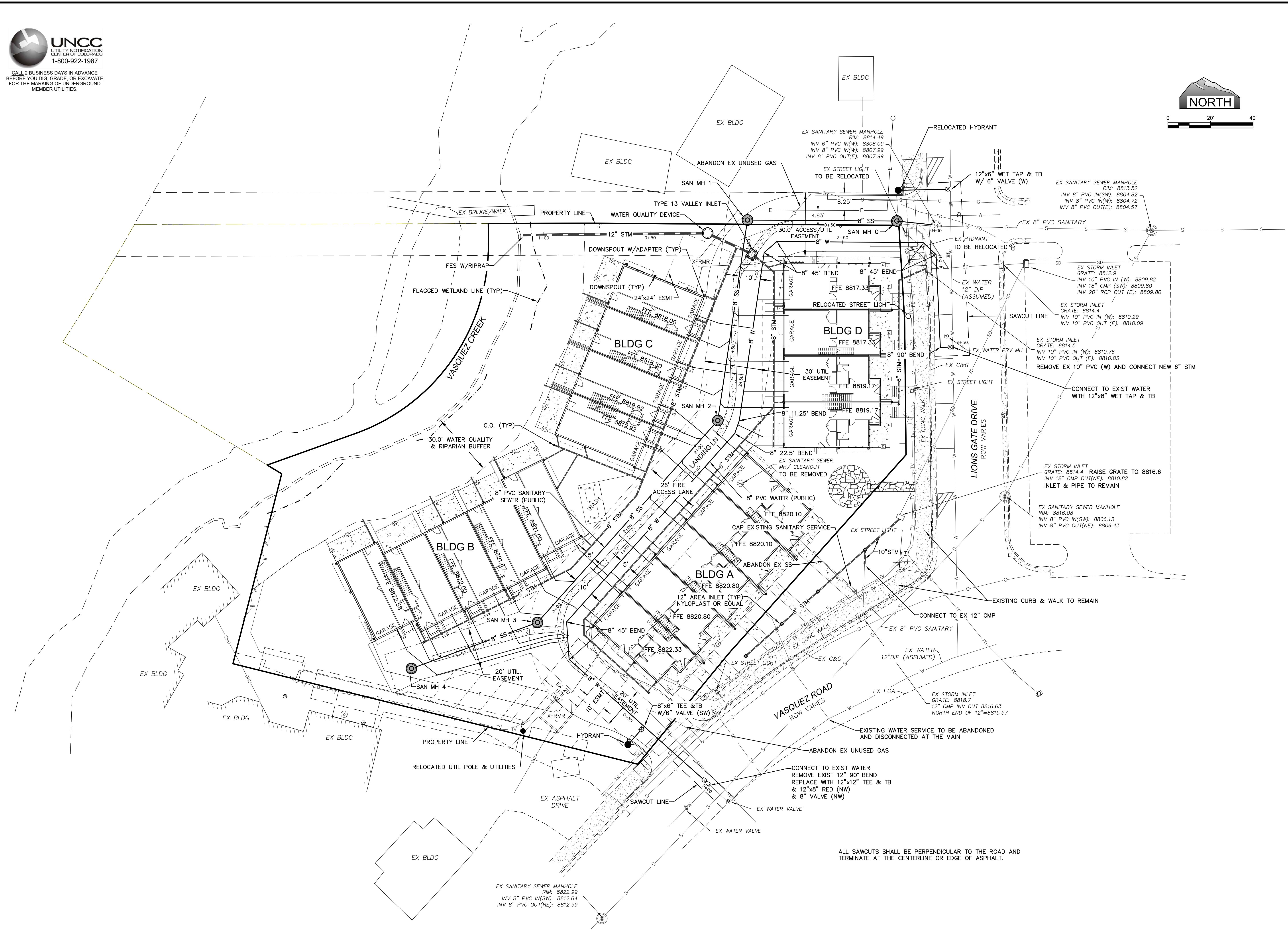


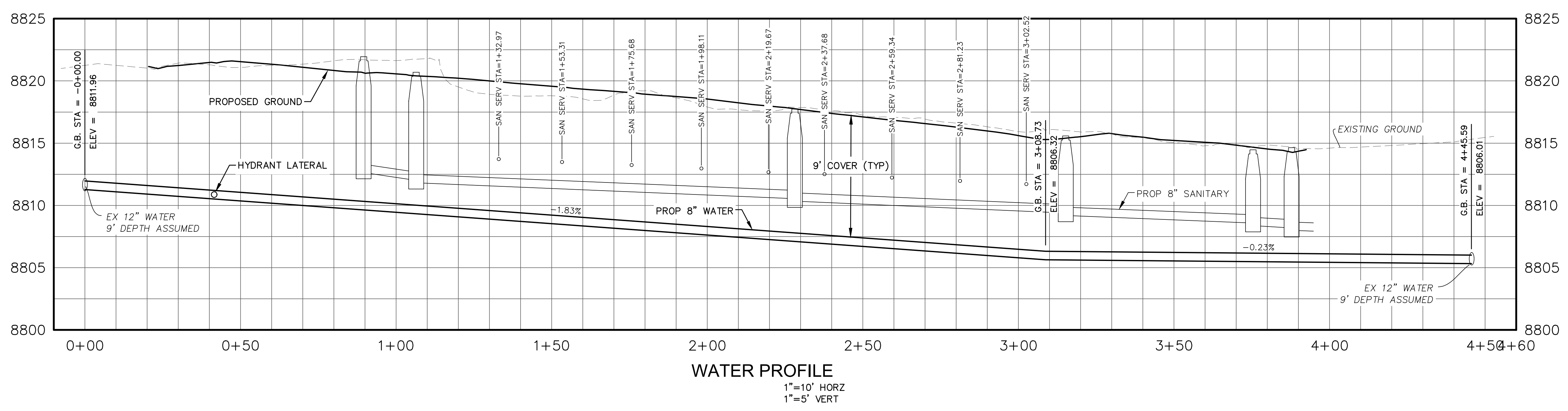
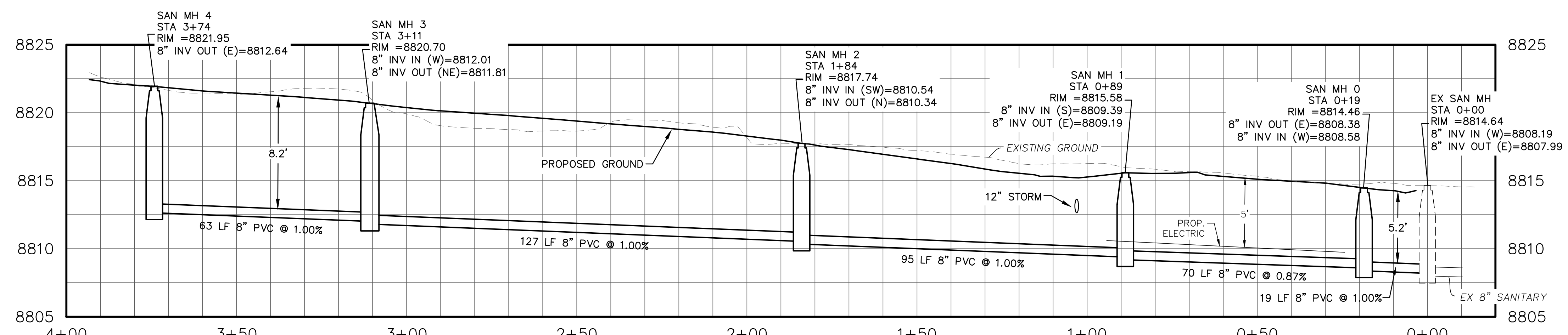
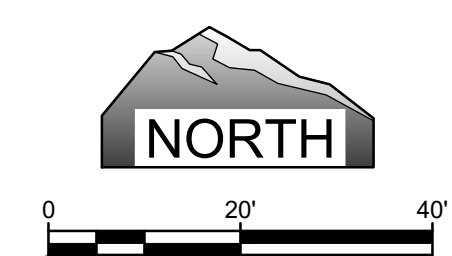
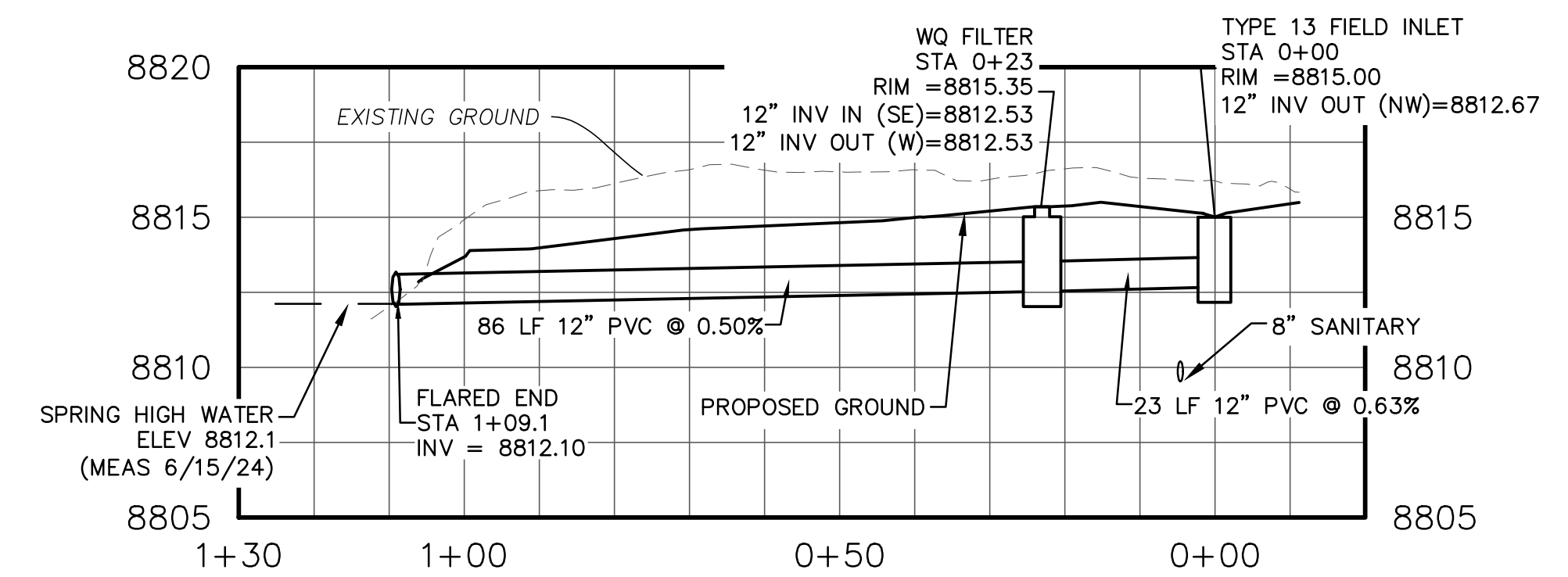
No.	Revision	Date	By	Chk

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THE LANDINGS
UTILITY PLAN

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Date: 8/5/24
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File No.
Sheet **C-4.0**





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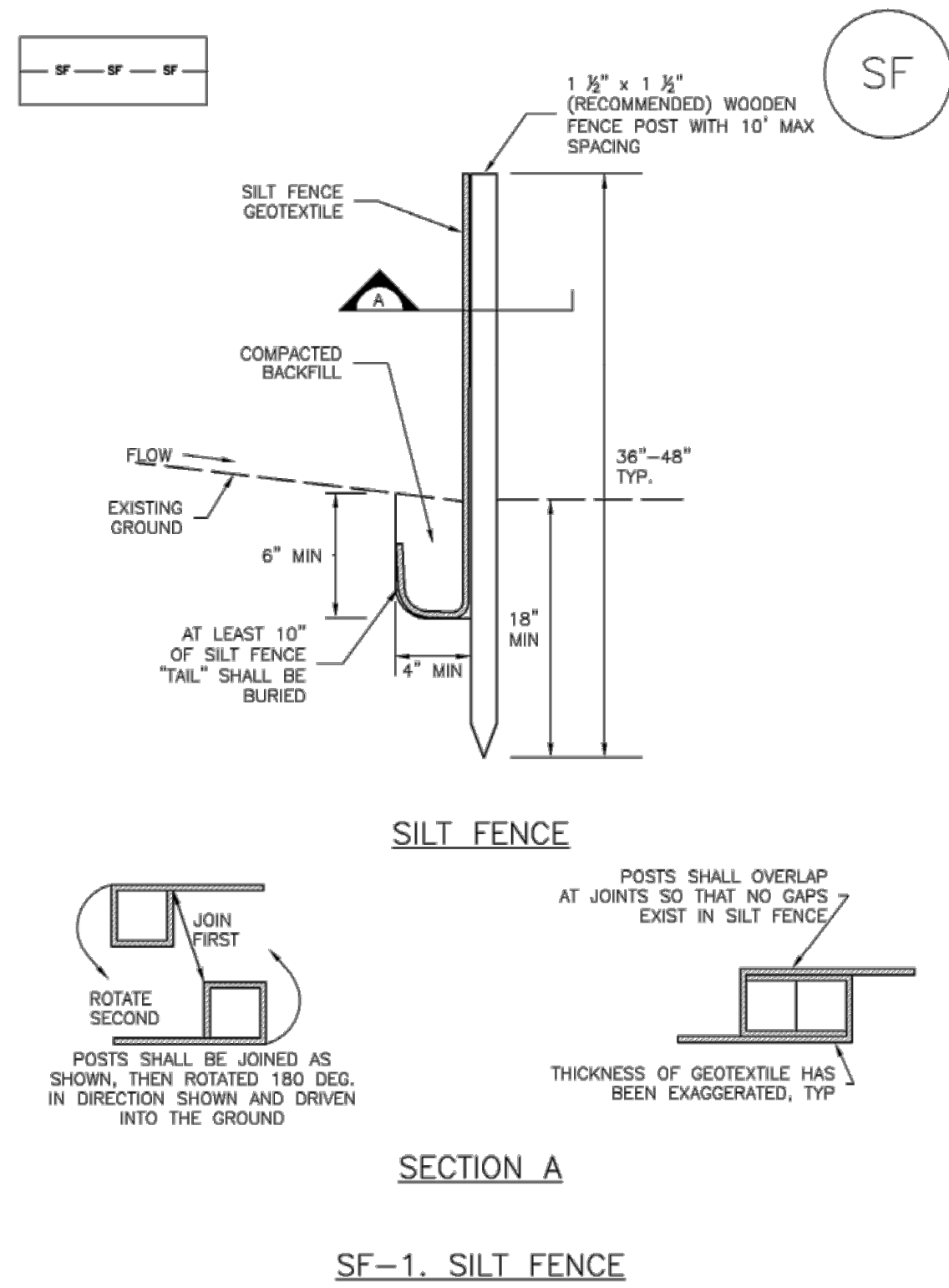
No.	Revision	Date	By	Chk

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Checked By: CCF

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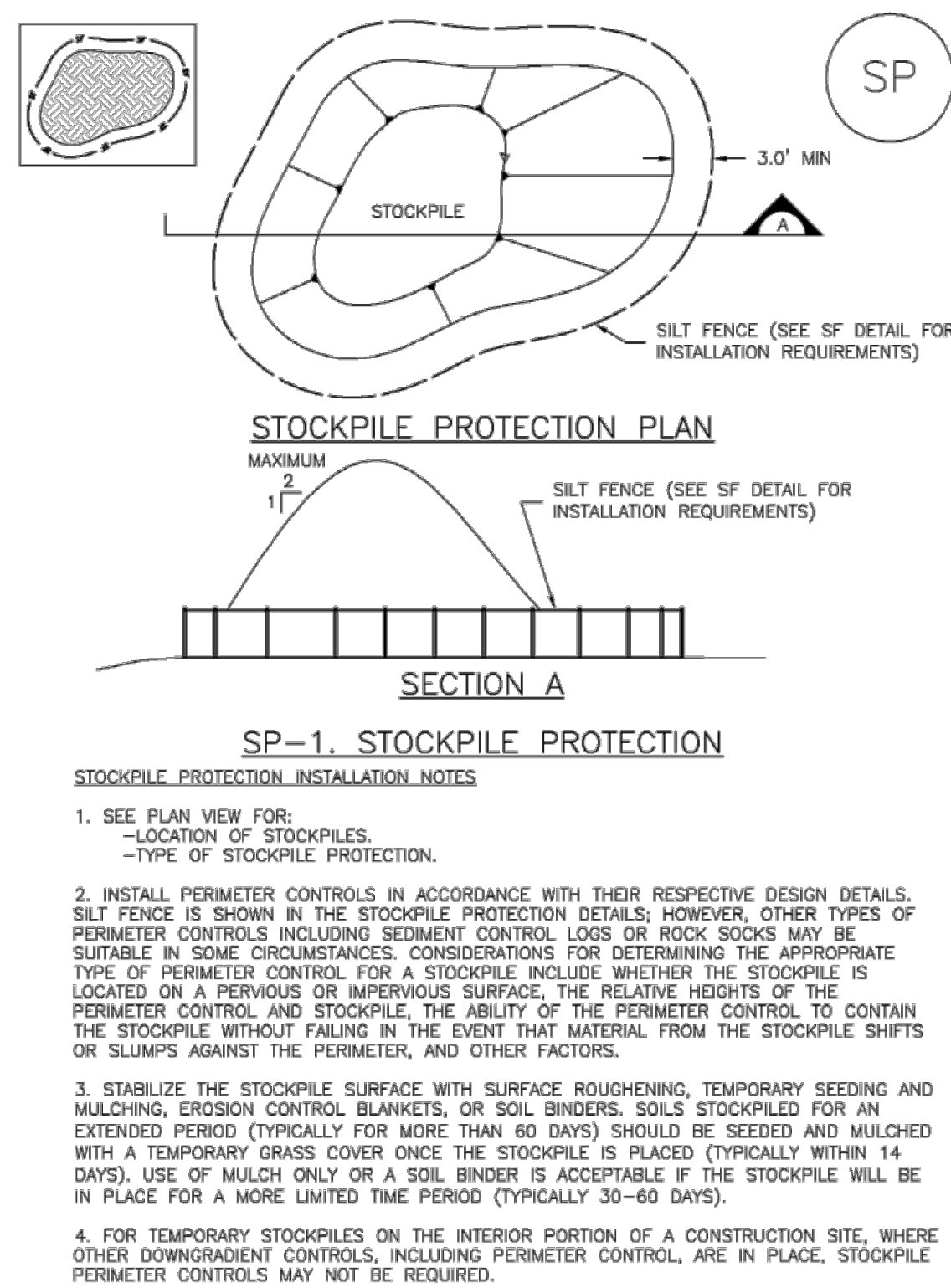
THE LANDINGS
UTILITY PROFILES

Silt Fence (SF) SC-1



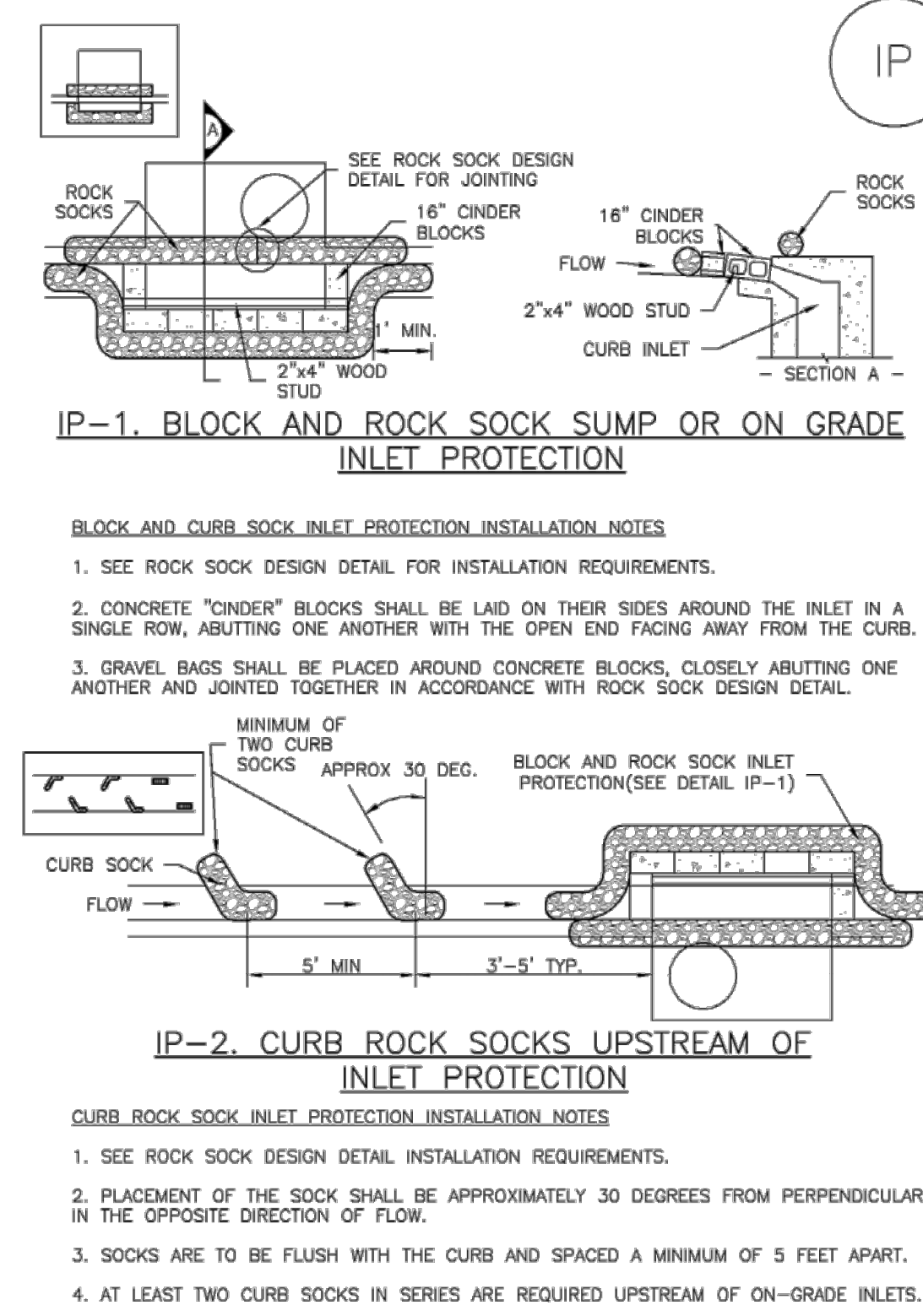
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Stockpile Management (SP) MM-2



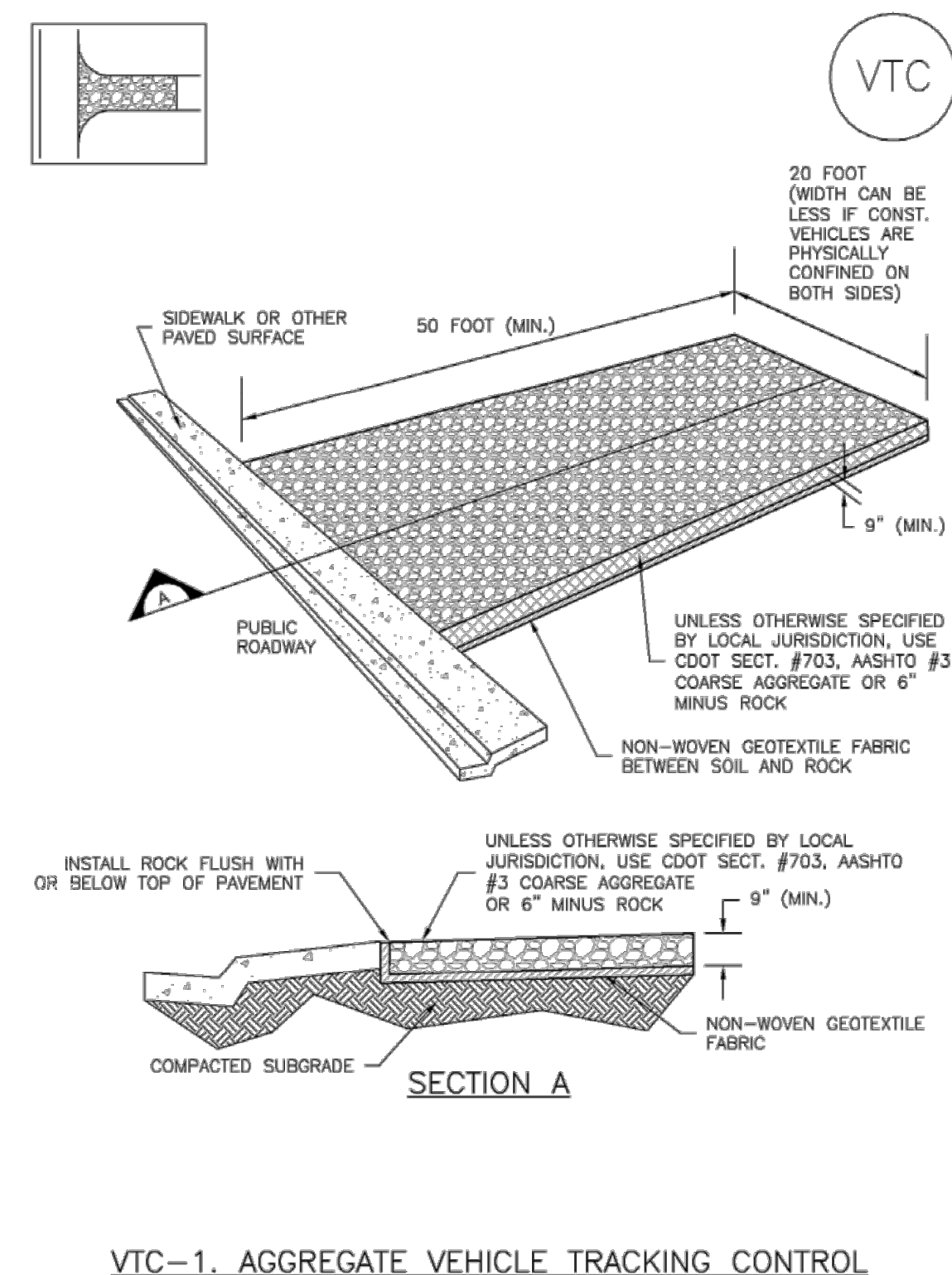
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SP-3

SC-6 Inlet Protection (IP)



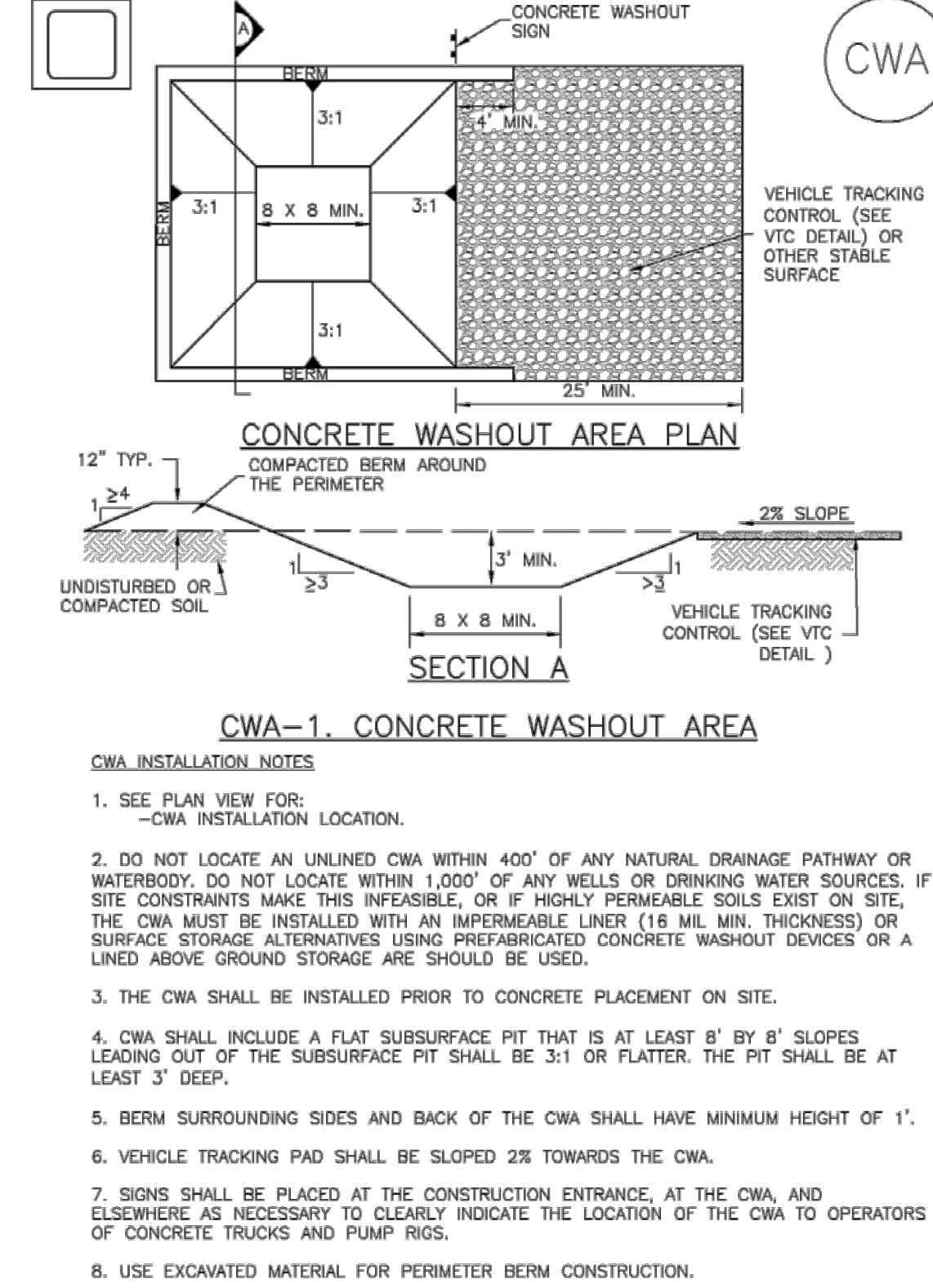
IP-4 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Vehicle Tracking Control (VTC) SM-4



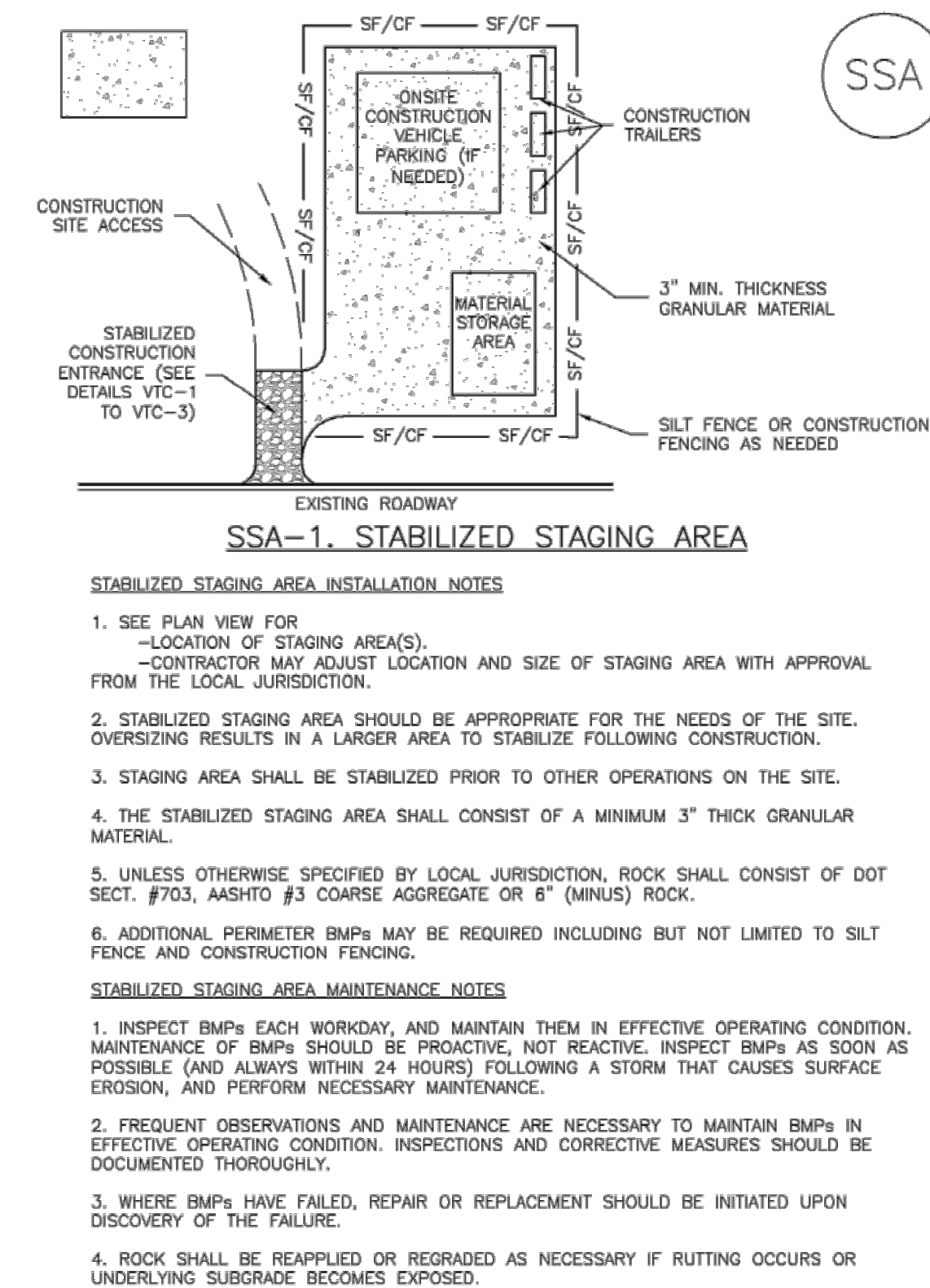
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Concrete Washout Area (CWA) MM-1



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

Stabilized Staging Area (SSA) SM-6



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

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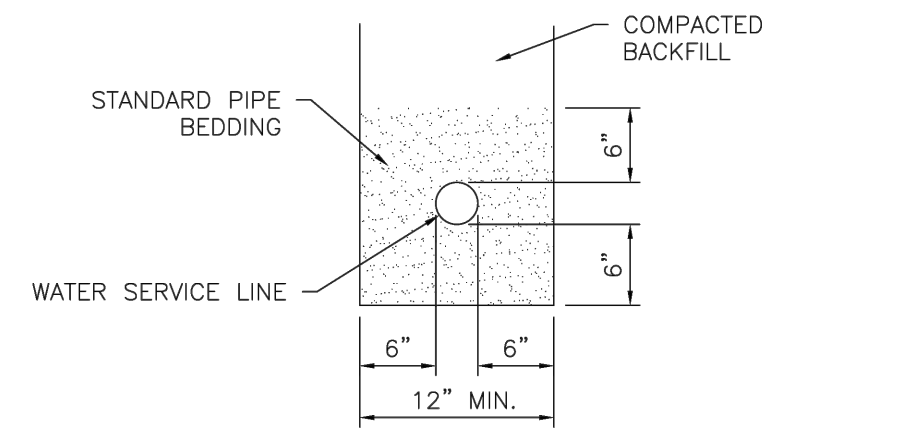
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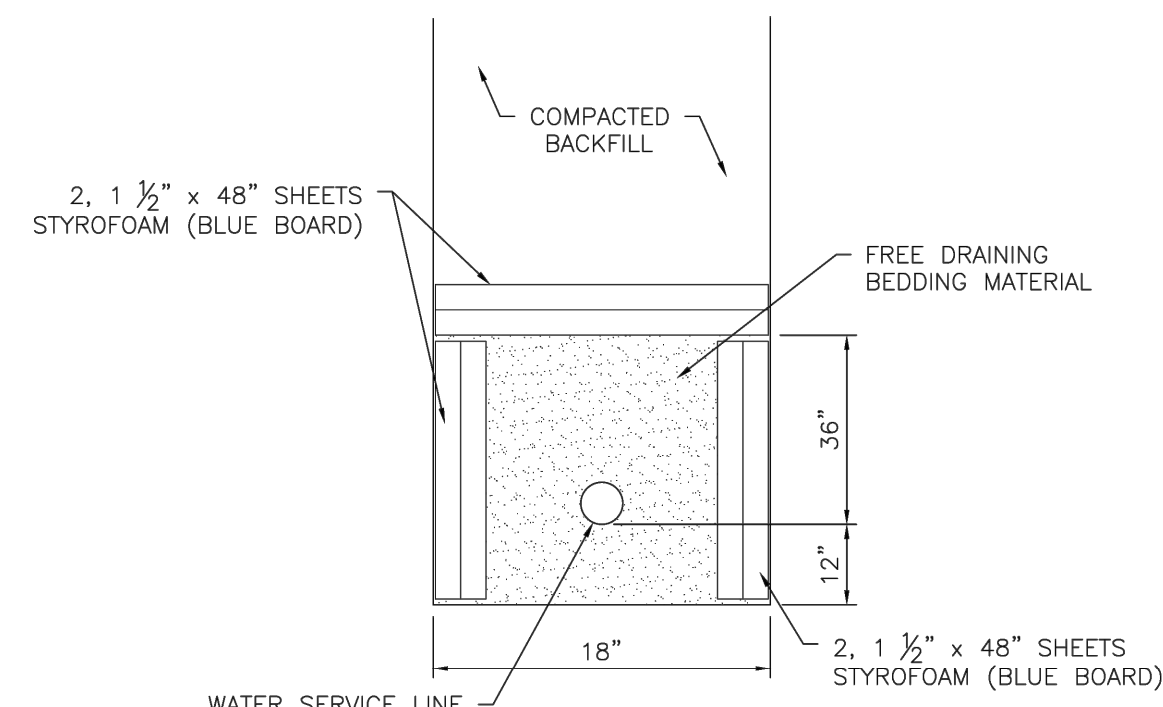
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THE LANDINGS
DETAILS

Scale: NONE
Date: 8/5/24
Job No. WPTH-01
File No.
Sheet C-5.0



NON-INSULATED SERVICE LINE TRENCH

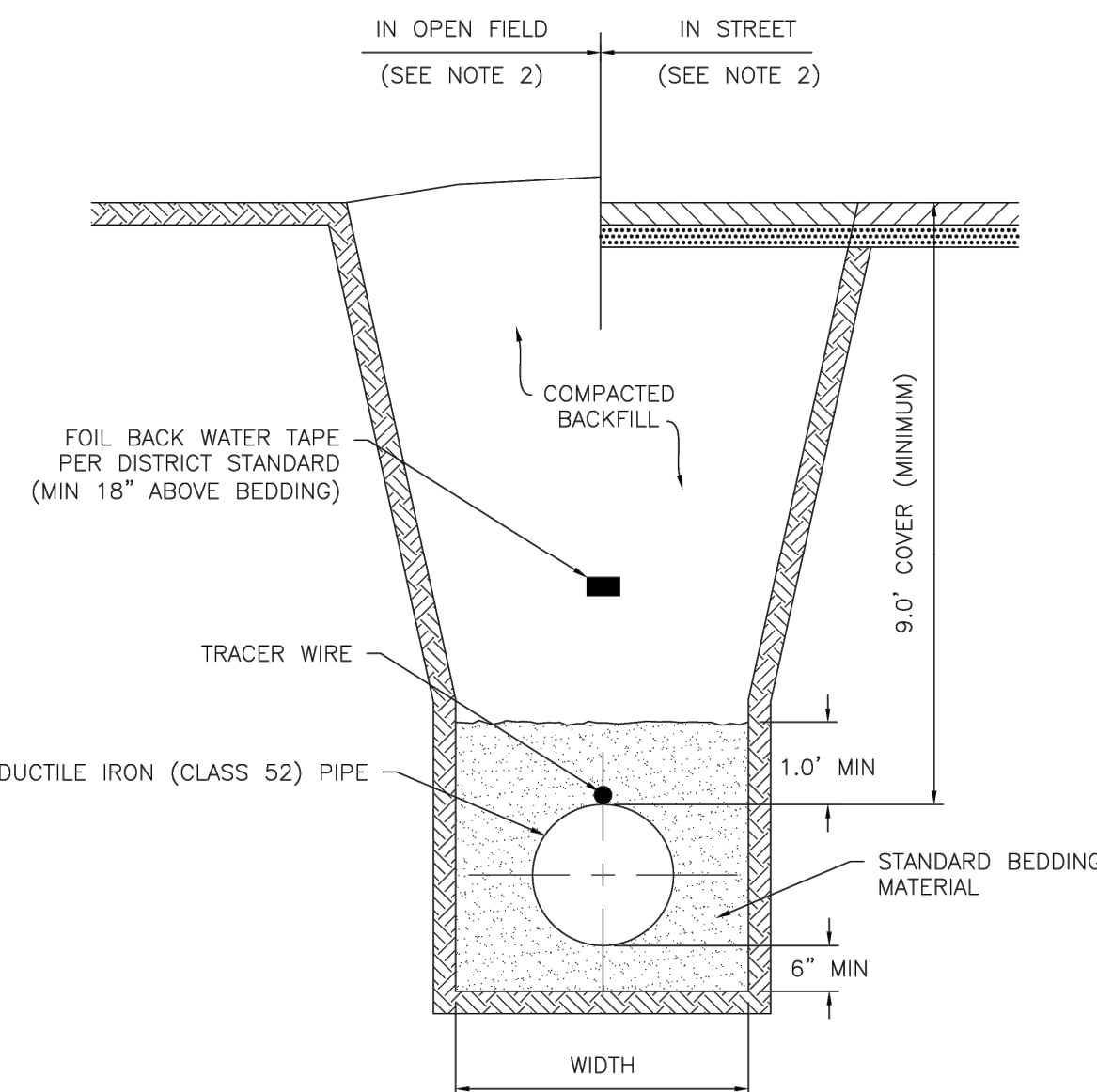


INSULATED SERVICE LINE TRENCH

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
TYPICAL SERVICE LINE TRENCH DETAIL
DATE: OCT 11, 2021 No: W-9

S:\VARDESTEY\ENGINEERING\DWG\3D\PROJECTS\GCPDS\STANDARD DETAILS\W-9 TYPICAL SERVICE LINE TRENCH.DWG



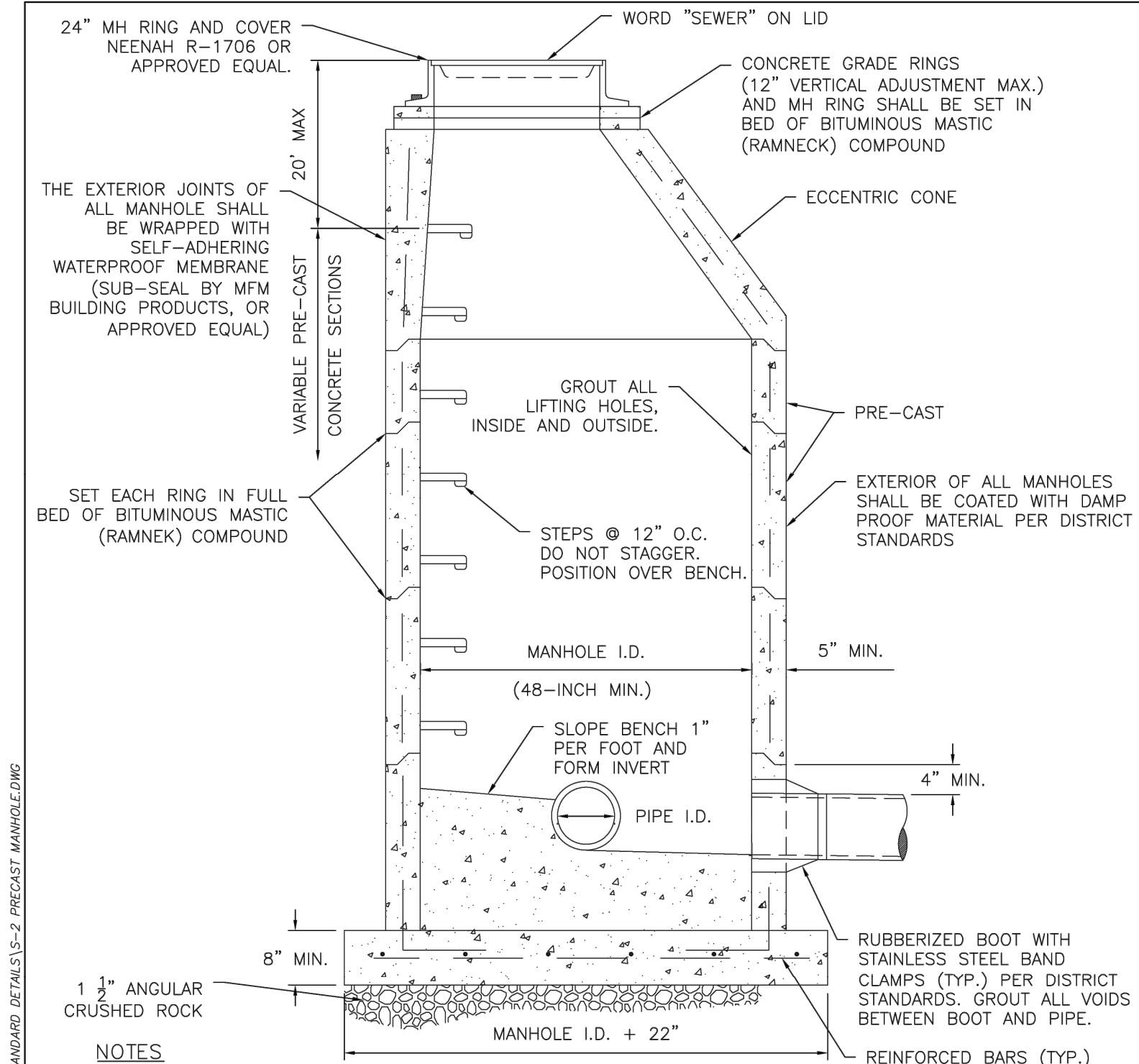
NOTES:

1. MINIMUM 9'-0" COVER SHALL BE MEASURED FROM FINAL SURFACE GRADE. MAXIMUM COVER SHALL BE 15'-0" UNLESS OTHERWISE APPROVED BY THE DISTRICT.
2. COMPACTION AND SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARD SPECIFICATIONS, AND OTHER JURISDICTIONS HAVING AUTHORITY.
3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND PROTECTION OF OTHER UTILITIES.
4. TRACER WIRE PRO-TRACE HF-CCS OR COPPERHEAD #12 HIGH STRENGTH, HDPE INSULATED, COPPER CLAD STEEL, OR APPROVED EQUAL. ALL SPLICES AND TESTING TEES CONNECTED BY LOCKABLE/SEALABLE CONNECTORS TO MANUFACTURERS SPECIFICATIONS.

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
TYPICAL WATER MAIN TRENCH DETAIL
DATE: OCT 6, 2021 No: W-10

S:\VARDESTEY\ENGINEERING\DWG\3D\PROJECTS\GCPDS\STANDARD DETAILS\W-10 TYPICAL WATER MAIN TRENCH DETAIL.DWG



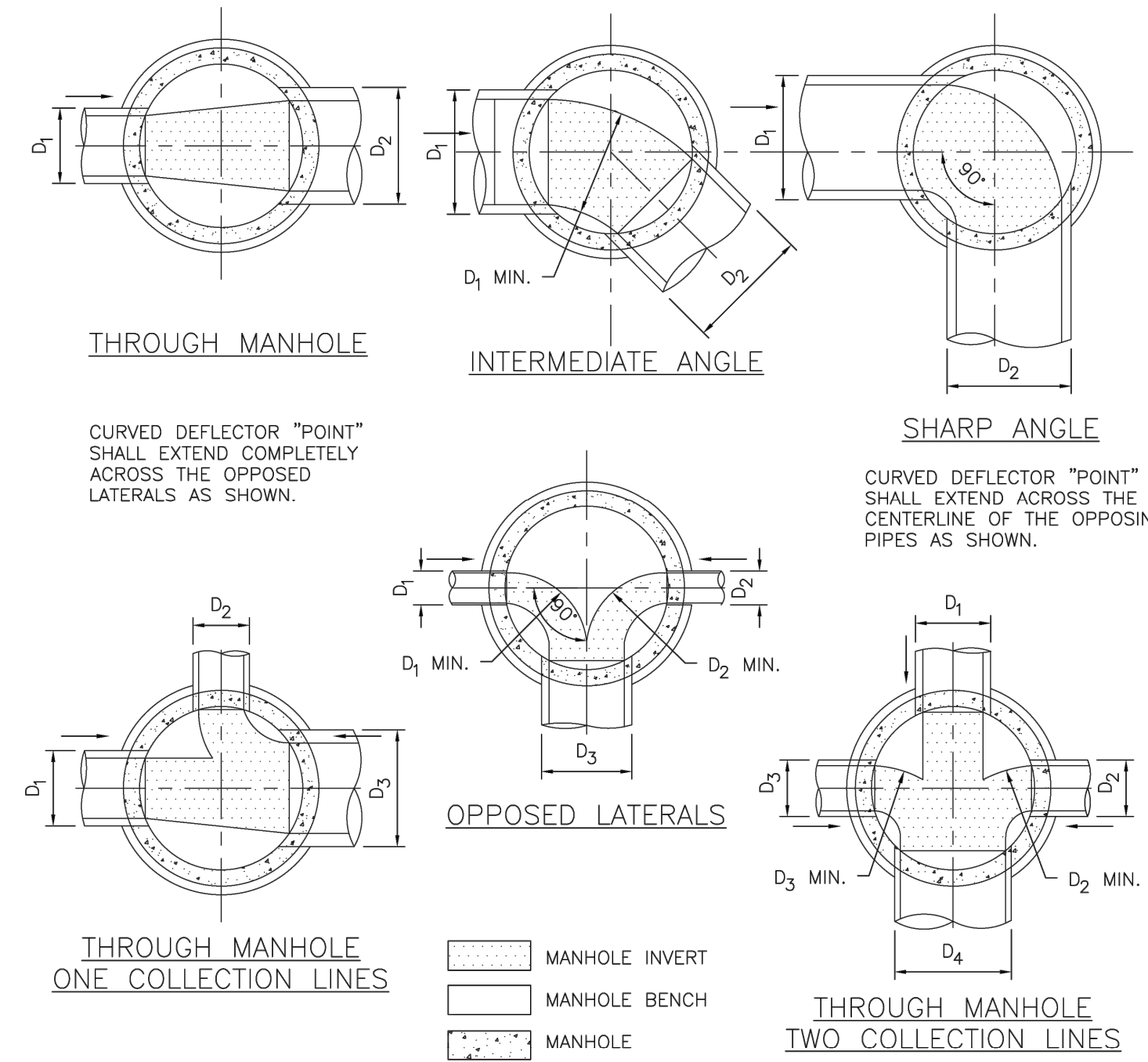
NOTES:

1. RING AND COVER ELEVATION SHALL BE IN ACCORDANCE WITH THE TOWN OF WINTER PARK STANDARDS, OR PER DISTRICT DIRECTION.
2. MANHOLE BARREL MIN. INSIDE DIAMETER SHALL BE 48-INCHES.
3. MANHOLE INVERTS SHALL BE SHAPED.
4. MANHOLE STEPS SHALL BE POLYPROPYLENE REINFORCED TYPE.
5. PRECAST CONCRETE SECTIONS SHALL CONFORM TO ASTM C-478.
6. STUB-OUTS, WHEN APPROVED, SHALL EXTEND A MIN. OF 12" PAST MANHOLE O.D. AND BE SATISFACTORILY PLUGGED AND SEALED.
7. BENCH MUST HAVE A BRUSHED, NON-SKID FINISH.
8. PRECAST MANHOLE BASE SHALL BE SET ON A MIN. OF 12" OF COMPACTED 1 1/2" ANGULAR CRUSHED ROCK.

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
PRECAST MANHOLE
DATE: OCT 12, 2021 No: S-2

S:\VARDESTEY\ENGINEERING\DWG\3D\PROJECTS\GCPDS\STANDARD DETAILS\S-2 PRECAST MANHOLE.DWG



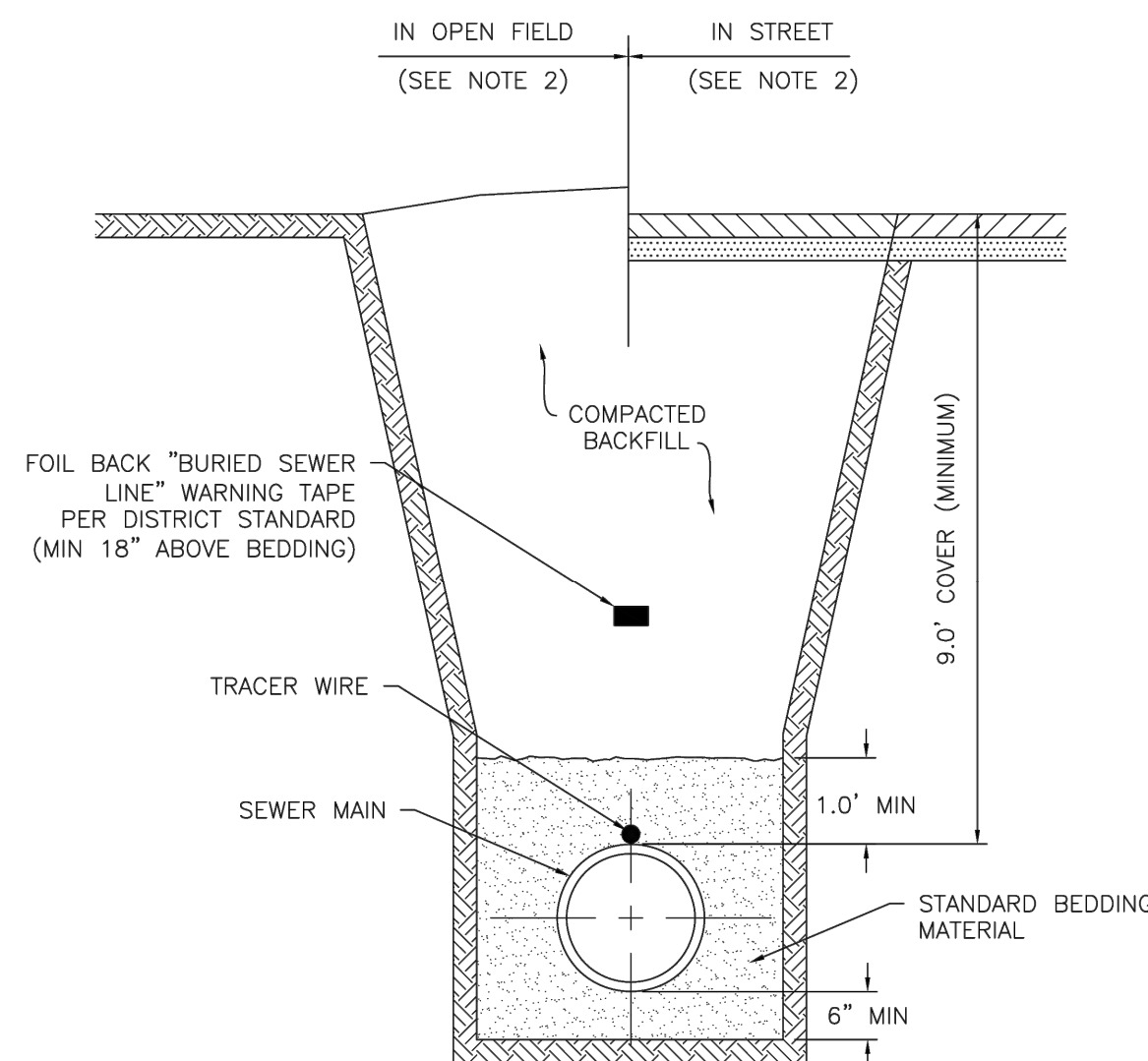
NOTES:

1. PIPE INVERT ELEVATIONS AND DROP THROUGH MANHOLES SHALL BE IN CONFORMANCE WITH THE REVIEWED AND SIGNED CONSTRUCTION PLANS. THE INTENTION IS TO PROMOTE SMOOTH, NON-TURBULENT FLOW THROUGH THE MANHOLES BY KEEPING THE LARGER LOWER IN THE MANHOLE AND BRINGING THE SMALLER LINES SLIGHTLY HIGHER.
2. MAXIMUM INSIDE DROP THROUGH ANY MANHOLE SHALL BE 12 INCHES.
3. MINIMUM DROP THROUGH ANY MANHOLE SHALL BE 0.2 FT.
4. ALL INVERT DEFLECTORS SHALL BE CURVED IN SHAPE TO PROVIDE SMOOTH FLOW TRANSITIONS AS SHOWN ON THIS DETAIL.
5. MINIMUM ANGLE BETWEEN THE CENTERLINE OF ANY INCOMING PIPE AND THE CENTERLINE OF THE OUTGOING PIPE SHALL BE 90 DEGREE.

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
MANHOLE BASE
SHAPED INVERTS
DATE: OCT 12, 2021 No: S-3

S:\VARDESTEY\ENGINEERING\DWG\3D\PROJECTS\GCPDS\STANDARD DETAILS\S-3 MANHOLE BASE SHAPED INVERTS.DWG



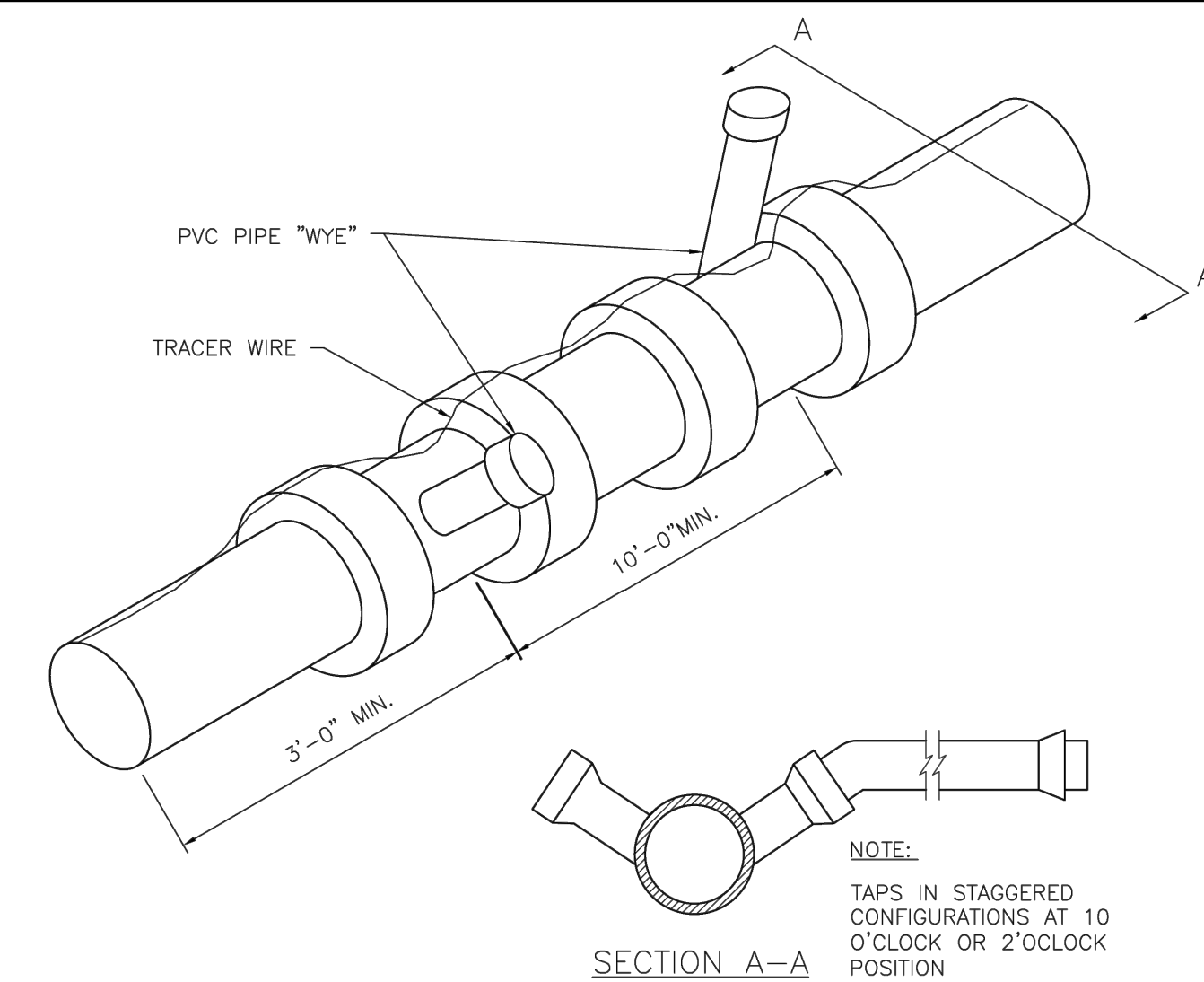
NOTES:

1. TRENCH WIDTH SHALL BE PIPE DIAMETER PLUS 24 INCHES MAXIMUM.
2. COMPACTION AND SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARD SPECIFICATIONS, AND OTHER JURISDICTIONS HAVING AUTHORITY.
3. TRENCH TO BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND PROTECTION OF OTHER UTILITIES.
4. TRACER WIRE PRO-TRACE HF-CCS OR COPPERHEAD #12 HIGH STRENGTH, HDPE INSULATED, COPPER CLAD STEEL, OR APPROVED EQUAL. ALL SPLICES AND TESTING TEES CONNECTED BY LOCKABLE/SEALABLE CONNECTORS TO MANUFACTURERS SPECIFICATIONS.
5. MINIMUM 4'-0" COVER SHALL BE MEASURED FROM FINAL SURFACE GRADE. MAXIMUM COVER SHALL BE 15'-0" UNLESS OTHERWISE APPROVED BY THE DISTRICT.

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
TYPICAL SEWER MAIN TRENCH DETAIL
DATE: OCT 12, 2021 No: S-4

S:\VARDESTEY\ENGINEERING\DWG\3D\PROJECTS\GCPDS\STANDARD DETAILS\S-4 TYPICAL SEWER MAIN TRENCH DETAIL.DWG



NOTES:

1. SERVICE CONNECTIONS - SEWER SERVICE CONNECTIONS SHALL BE POSITIONED AT EITHER THE 2 O'CLOCK OR THE 10 O'CLOCK POSITION OF THE CIRCUMFERENCE OF THE SEWER MAIN. ON NEW INSTALLATIONS, ONLY WYE FITTINGS SHALL BE USED.
2. THE MINIMUM DISTANCE BETWEEN SERVICE CONNECTIONS MADE ALONG THE PIPE SHALL BE 10- FEET. THE MINIMUM DISTANCE FROM EITHER THE BELL OR SPIGOT END OF THE PIPE SHALL BE 3- FEET. THE MINIMUM DISTANCE FROM THE OUTSIDE OF A MANHOLE TO A SERVICE CONNECTION SHALL BE 5- FEET.
3. A MINIMUM COVER OF 4- FEET SHALL BE MAINTAINED ABOVE SANITARY SEWER SERVICE LINES.

NOT TO SCALE

GRAND COUNTY WATER
AND SANITATION DISTRICT #1
SERVICE CONNECTION TO NEW
CONSTRUCTION (PVC PIPE)
DATE: OCT 12, 2021 No: S-5

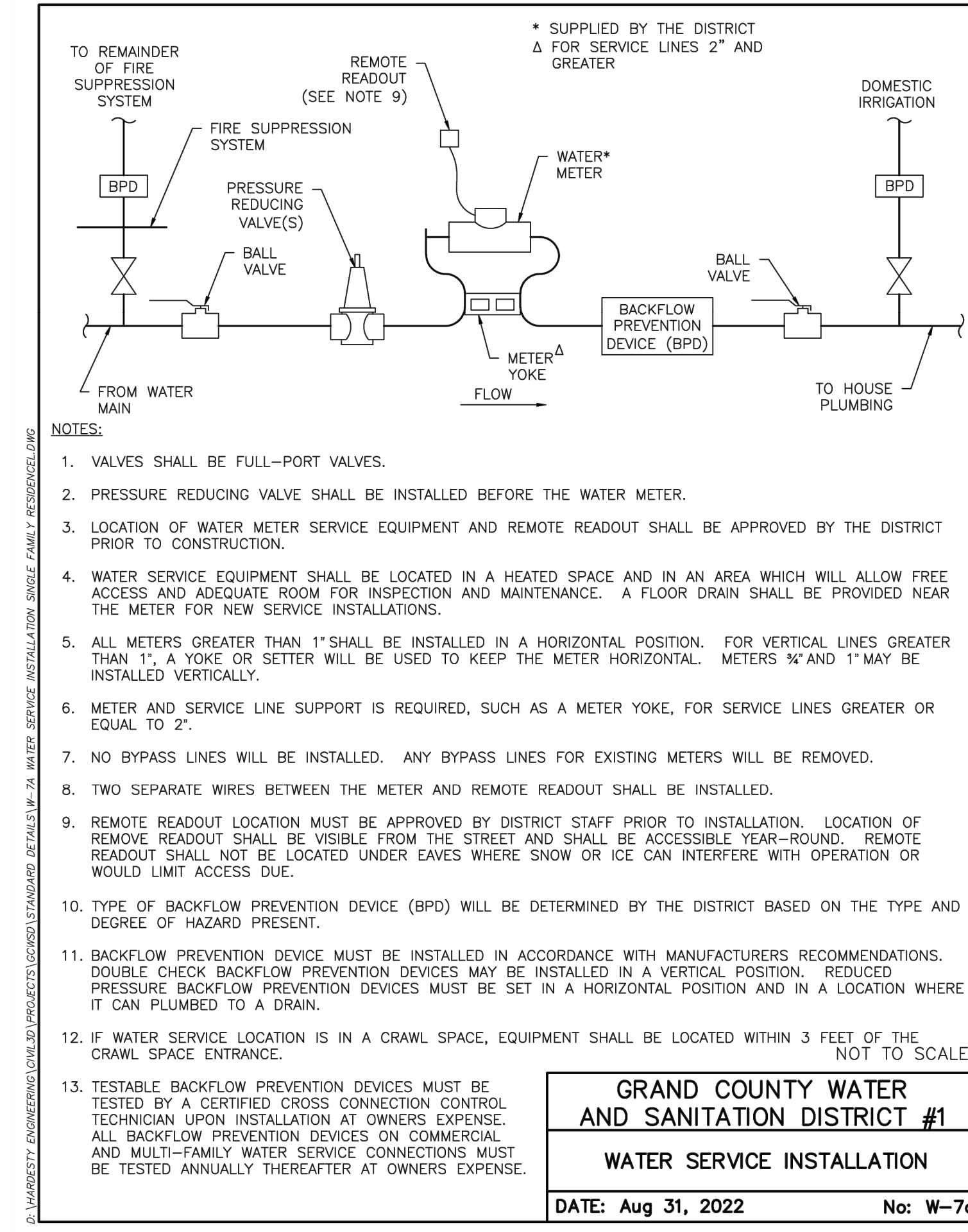
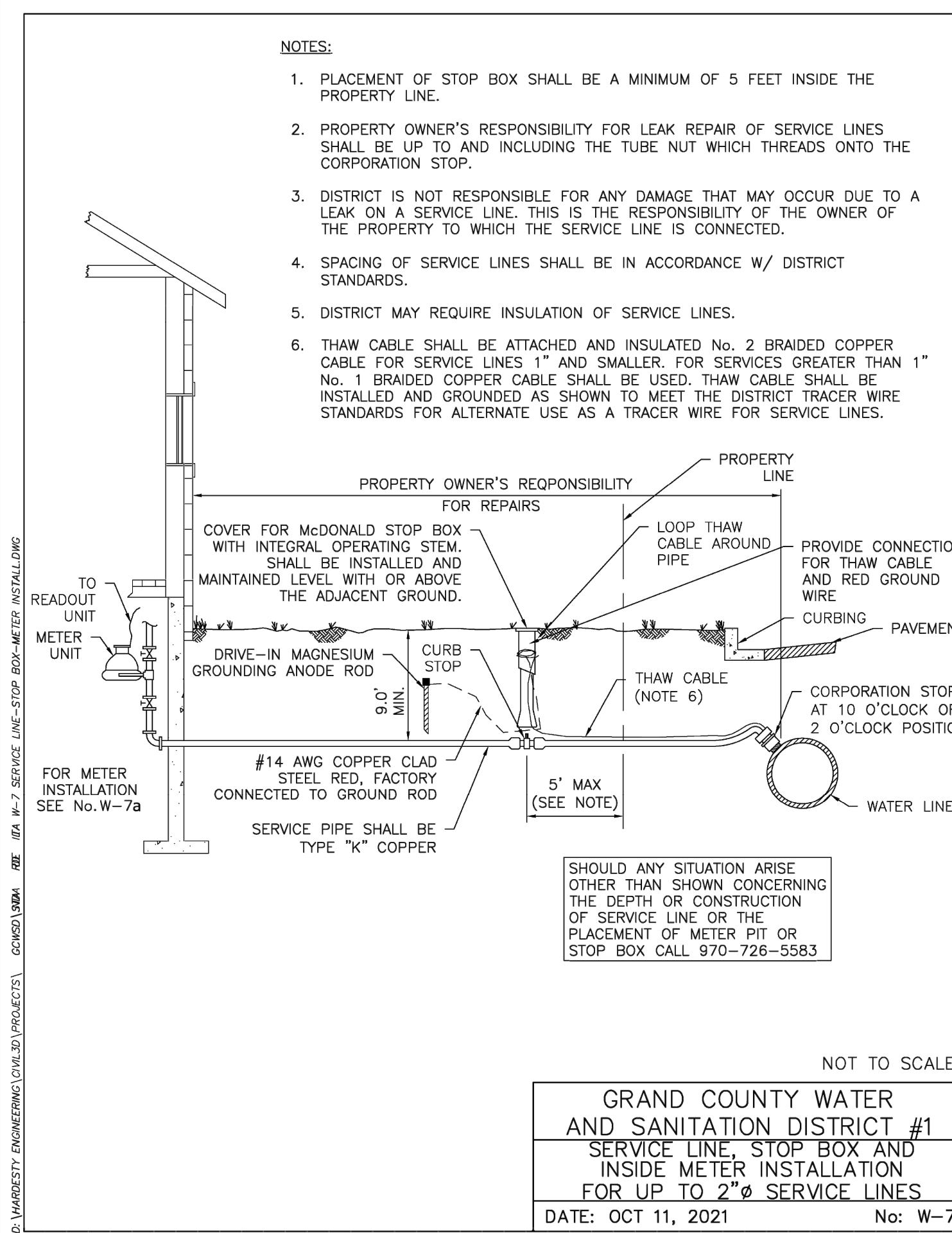
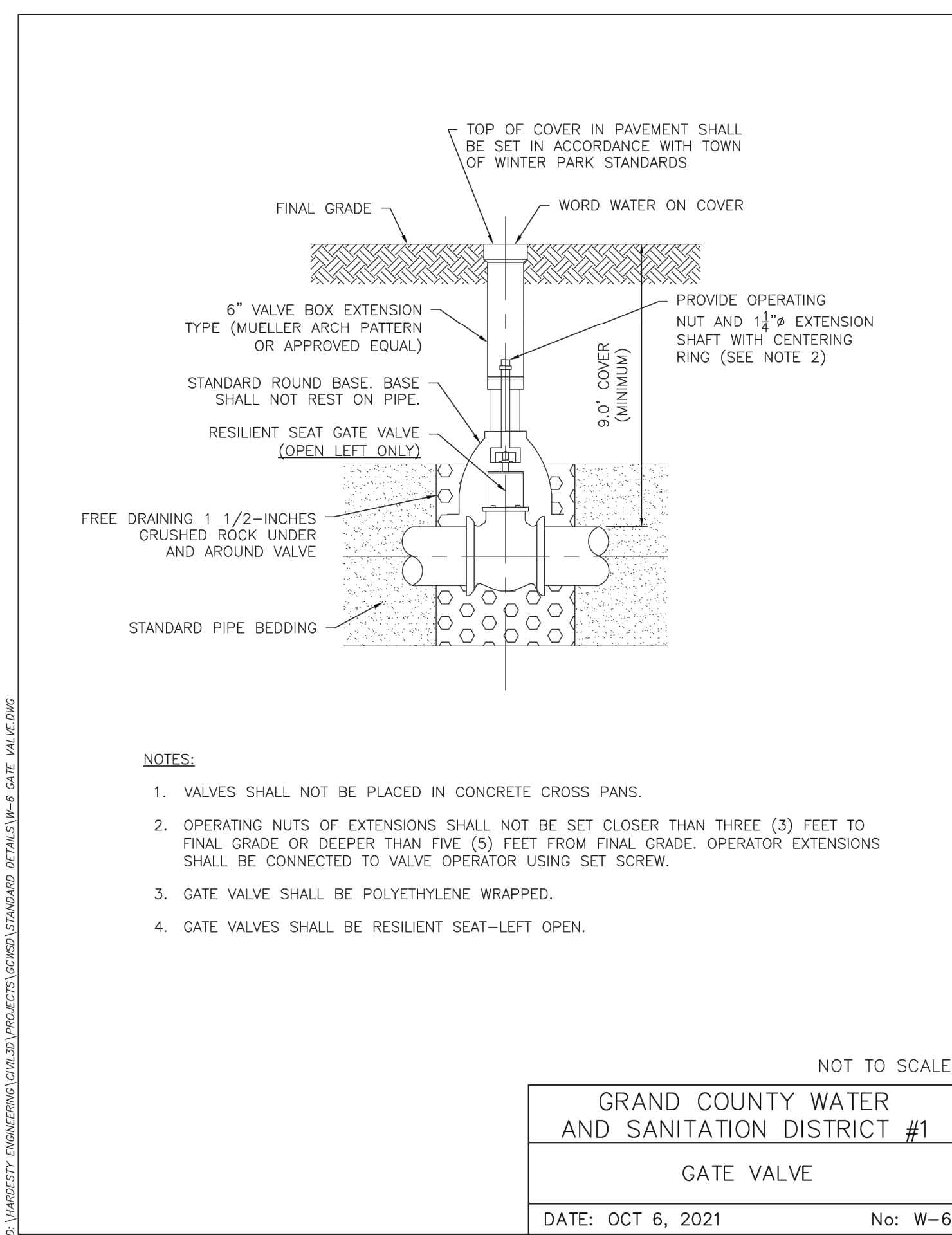
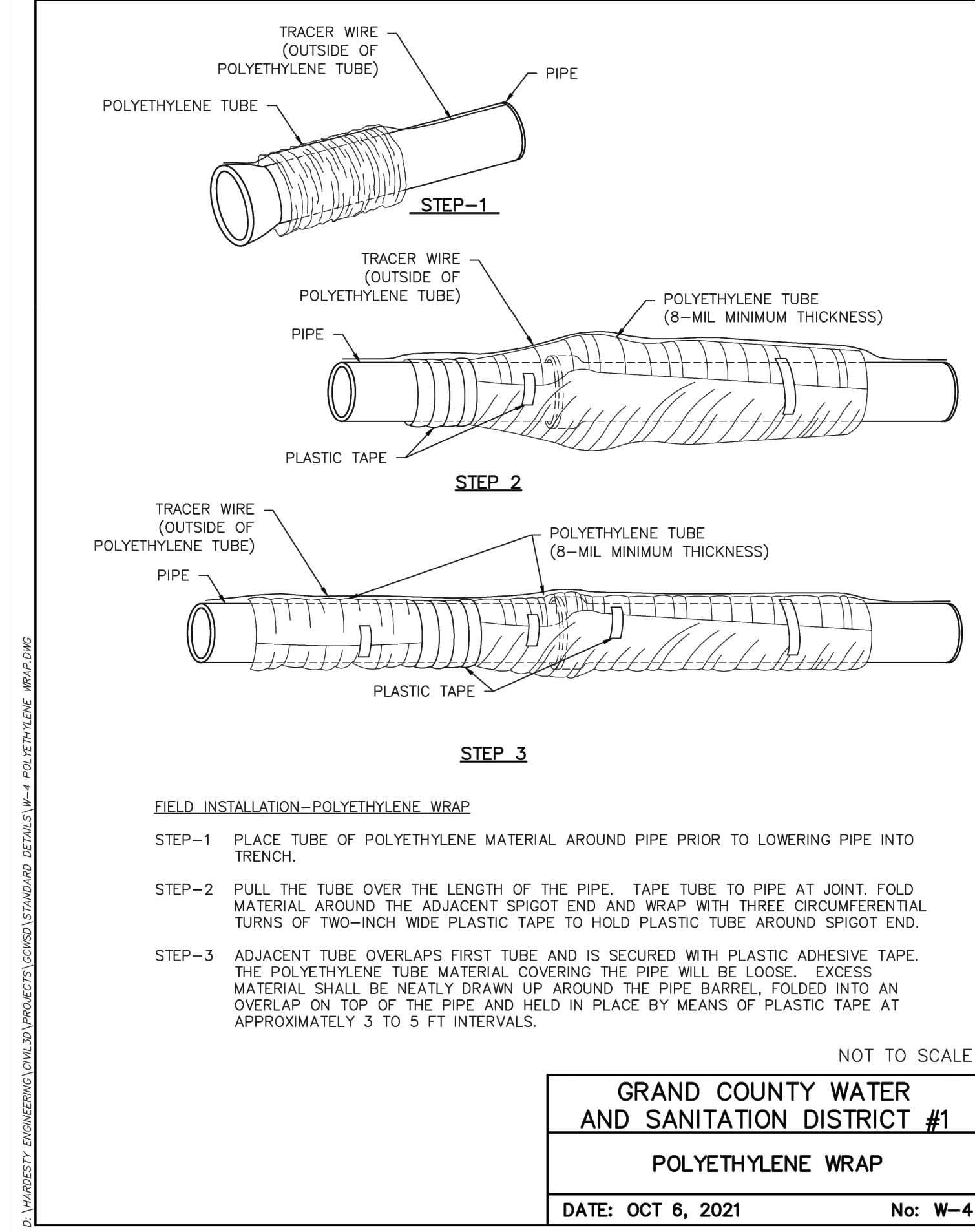
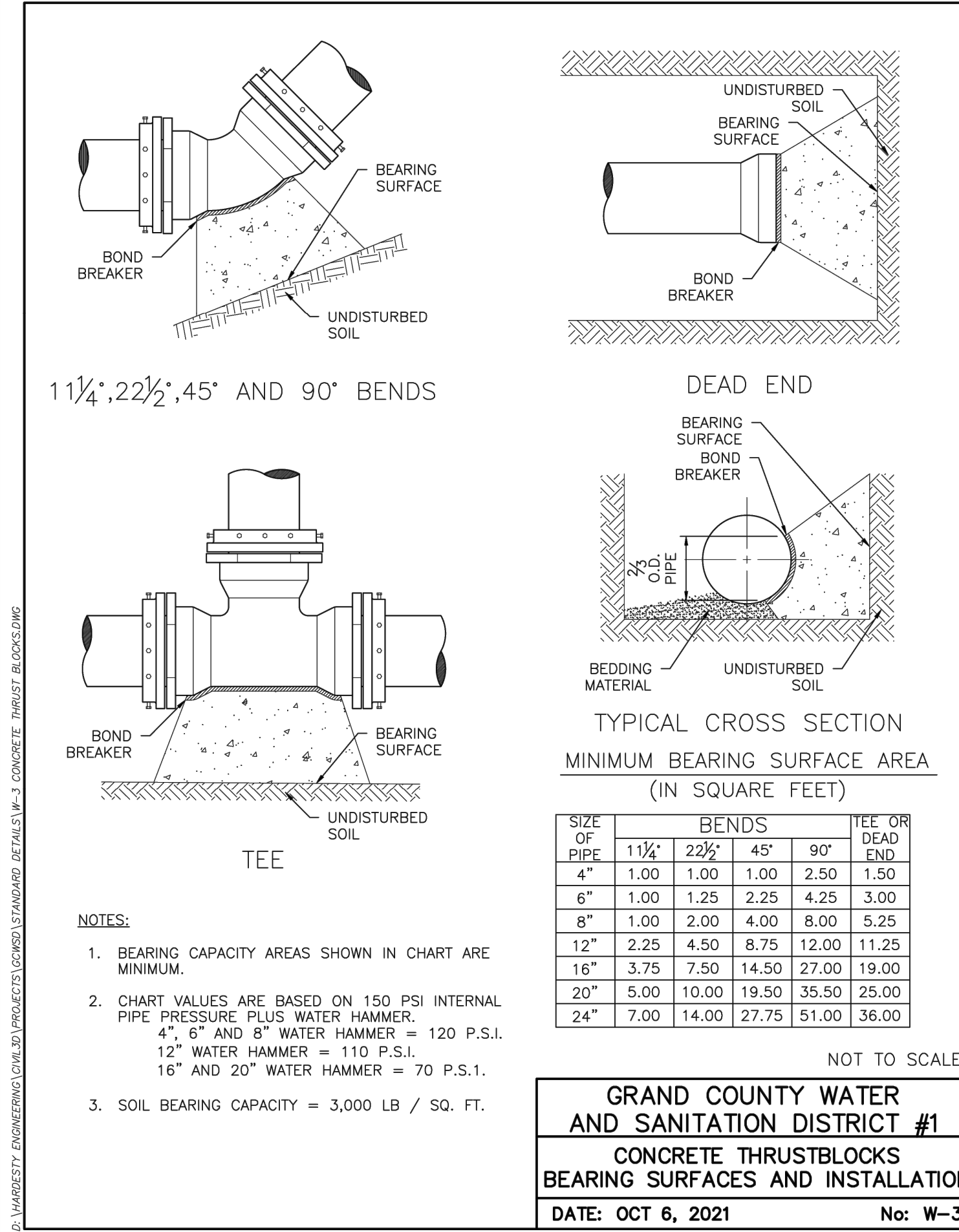
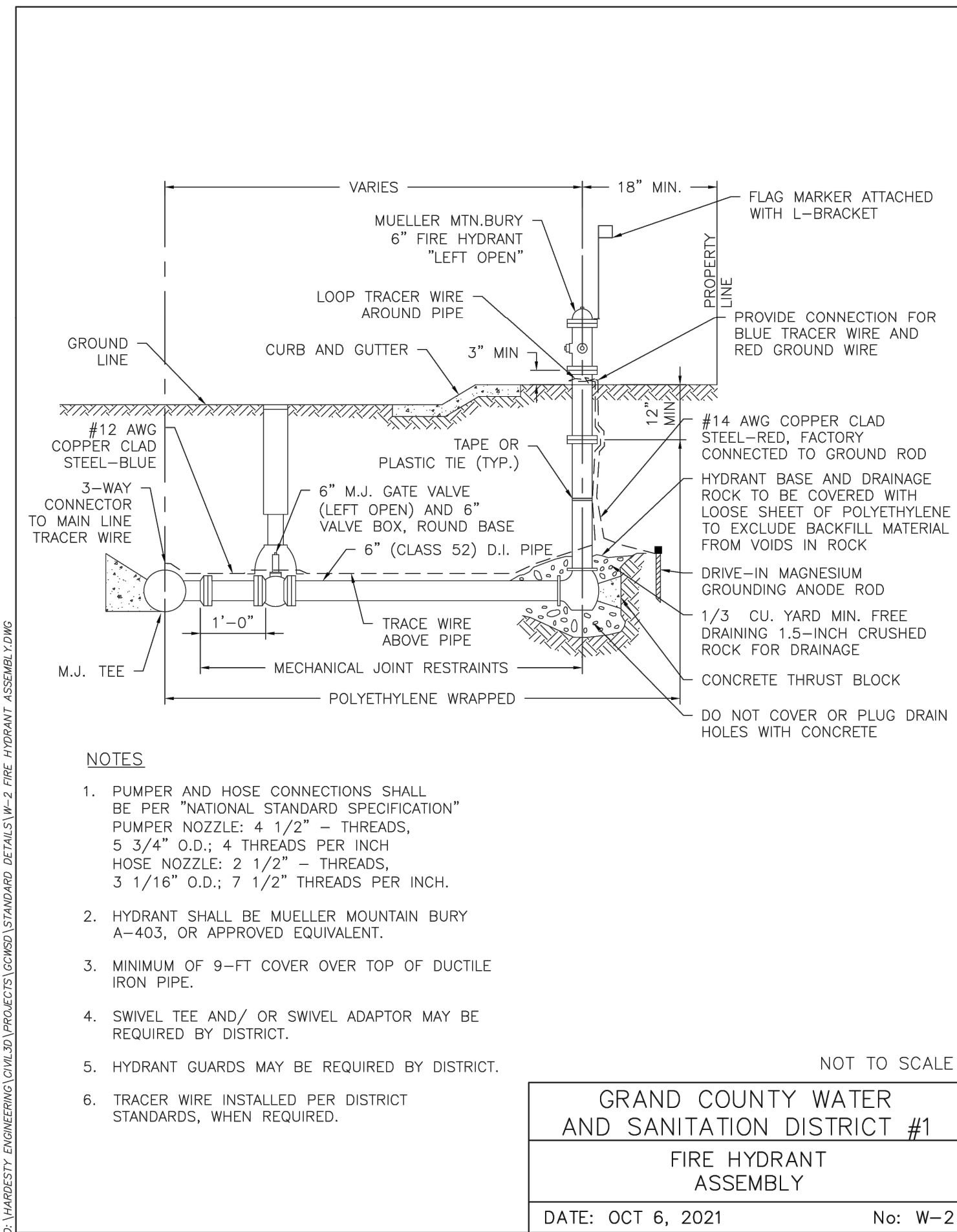
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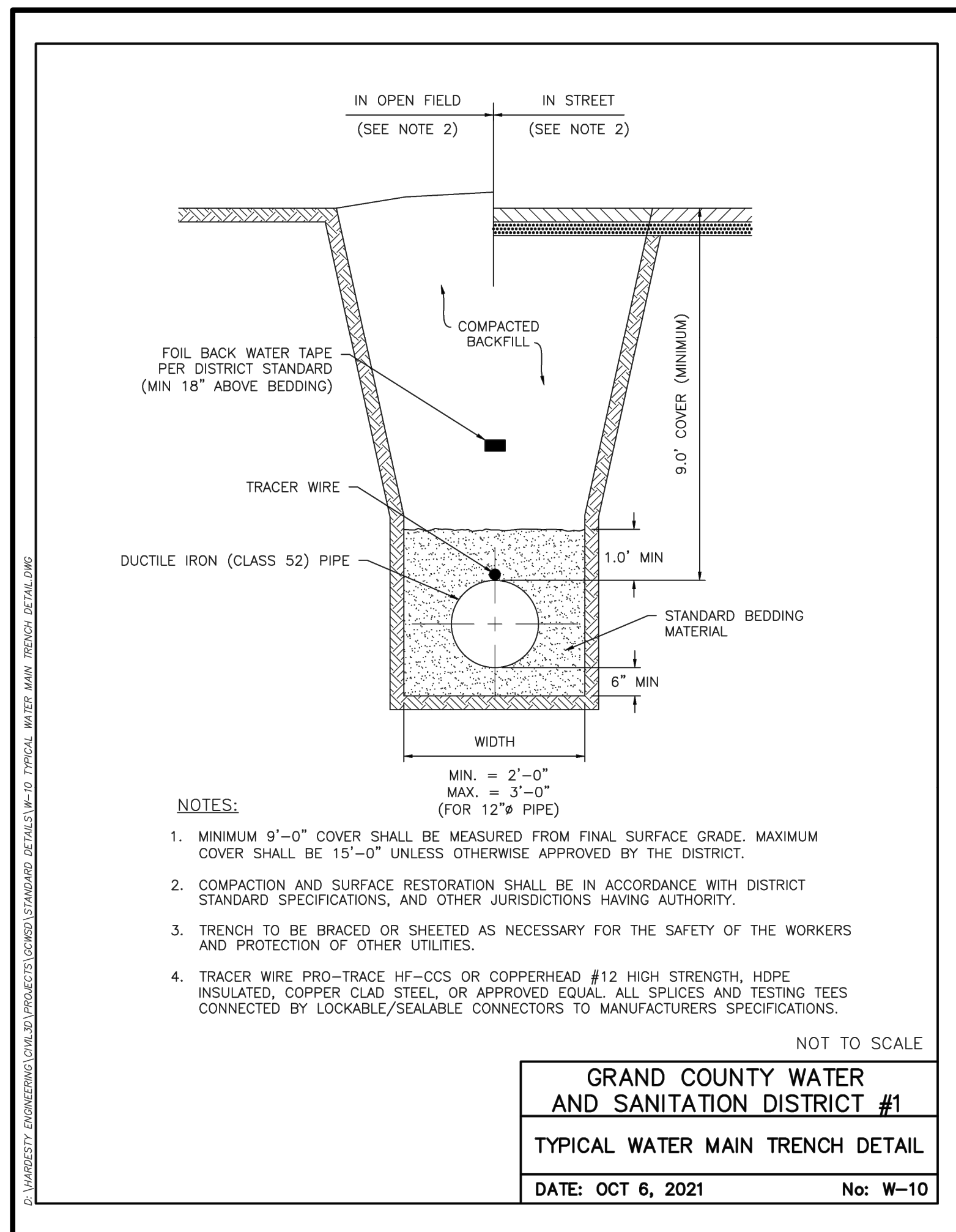
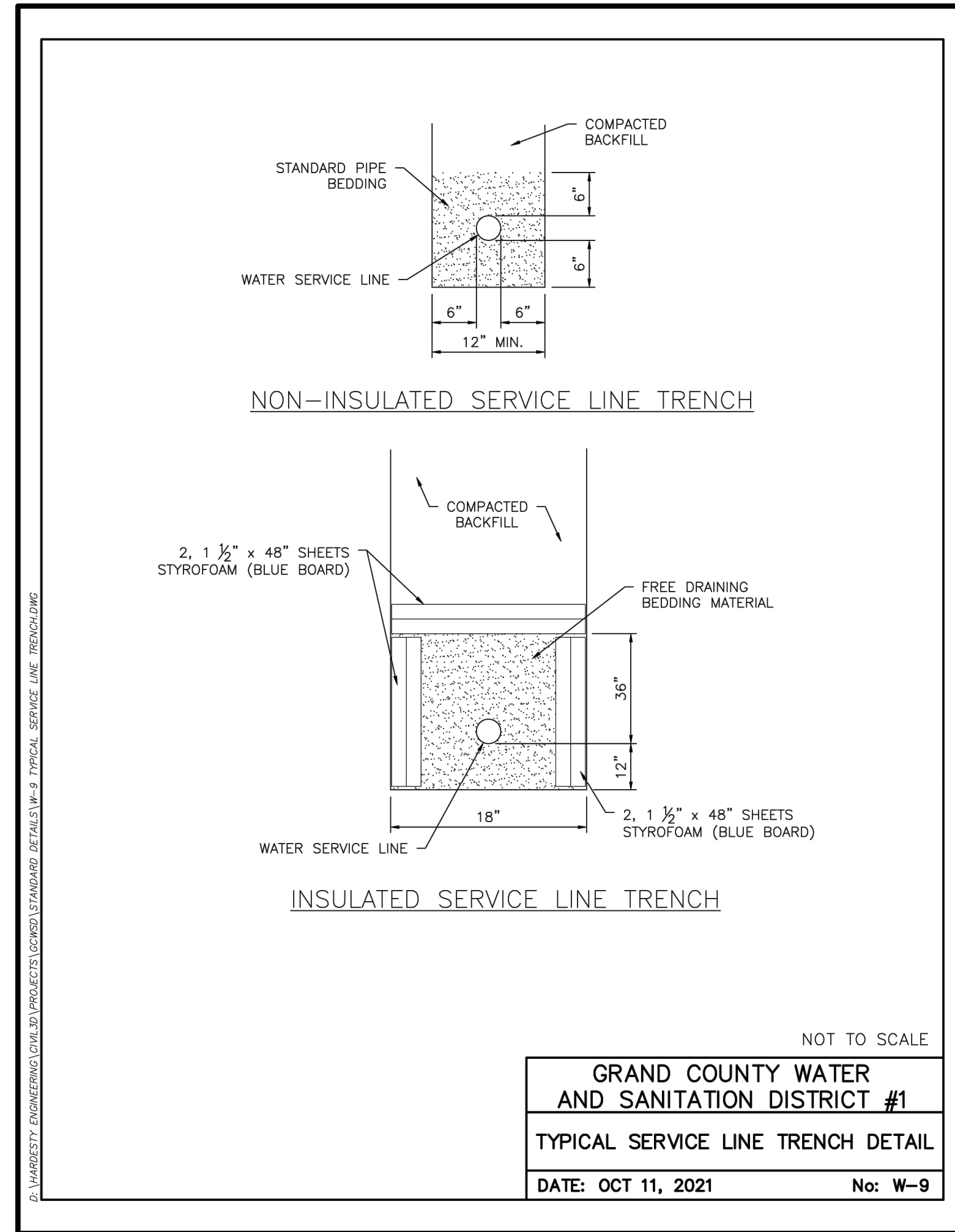
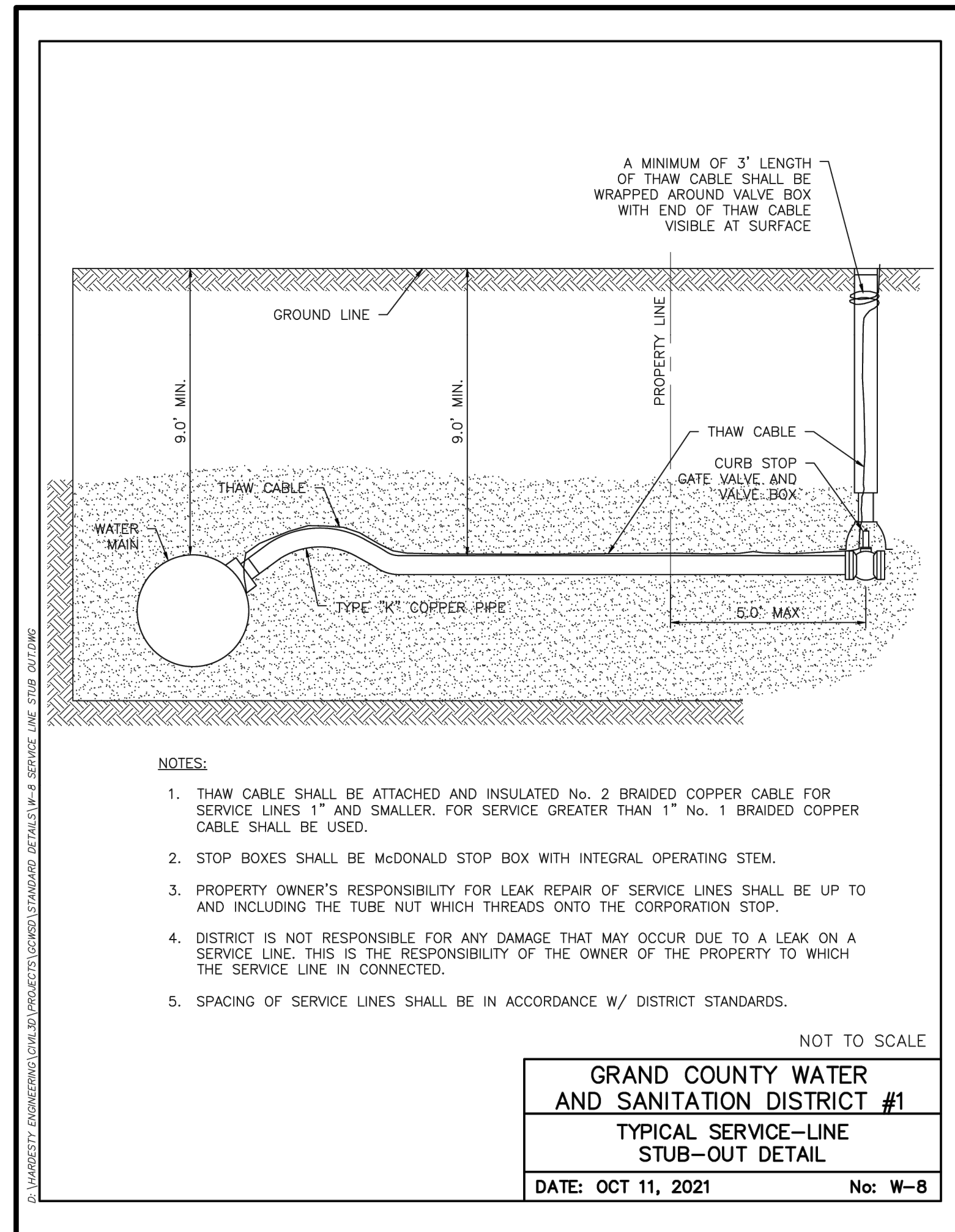
**THE LANDINGS
DETAILS**



No.	Revision	Date	By	Chk

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THE LANDINGS
DETAILS



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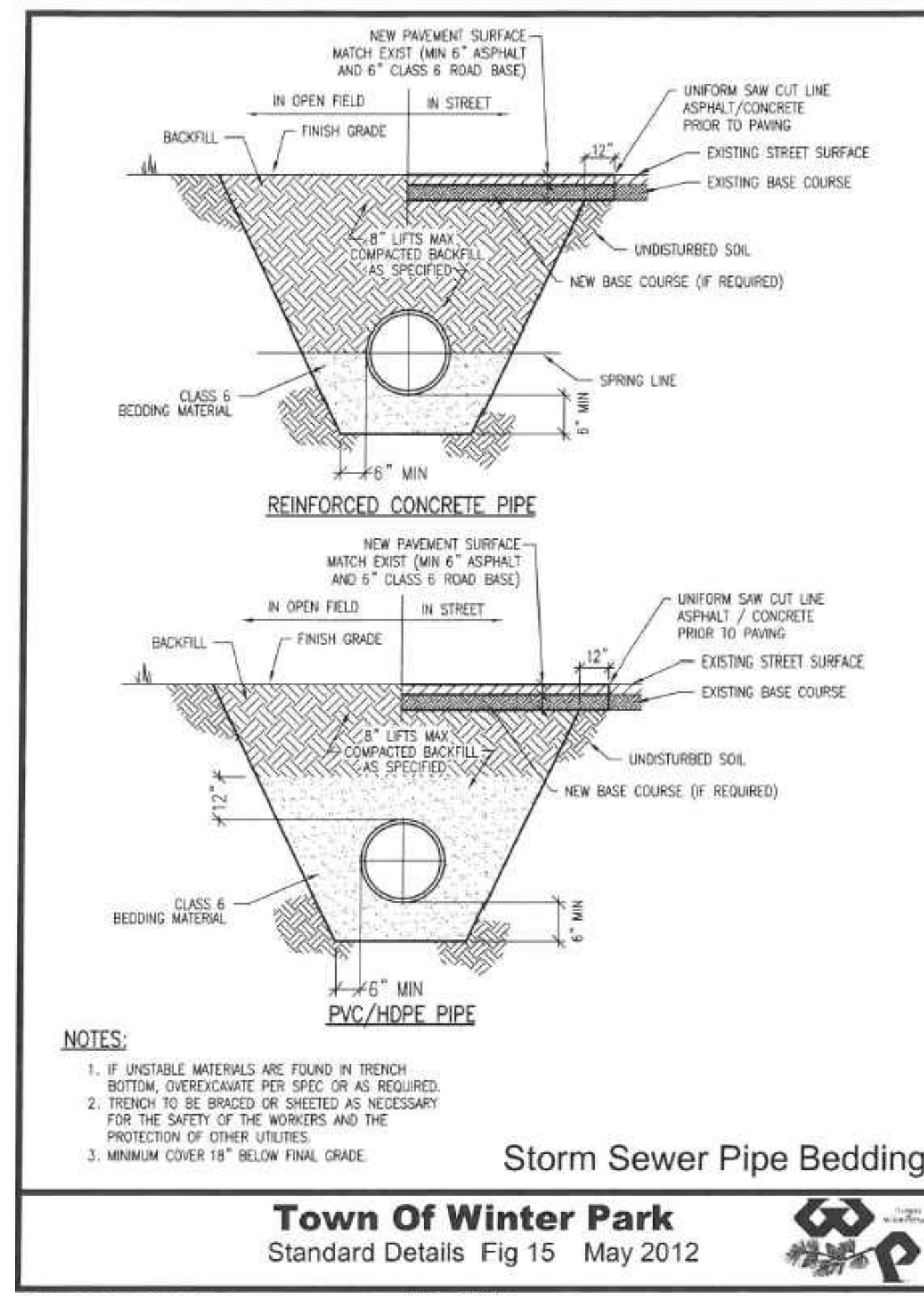
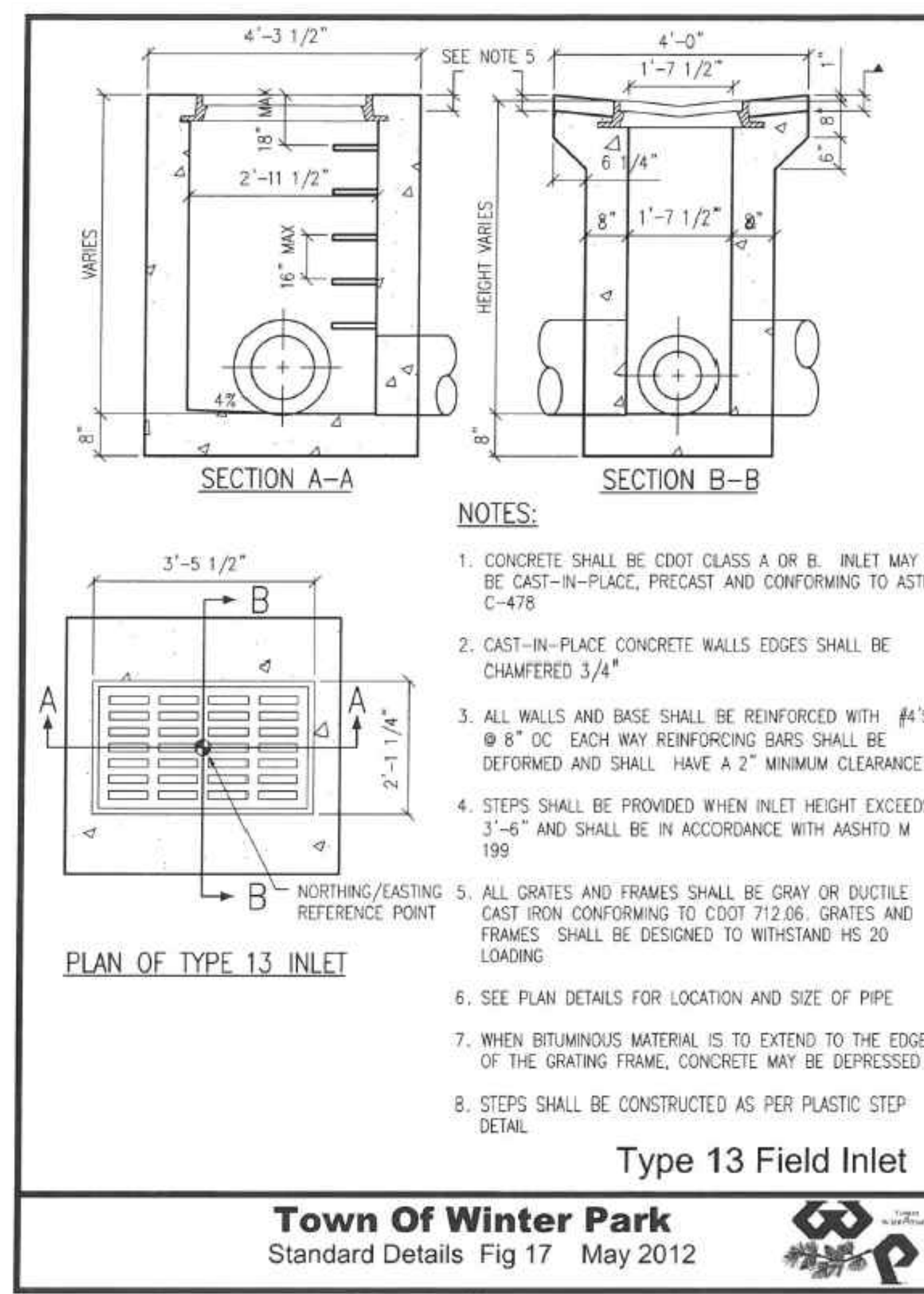
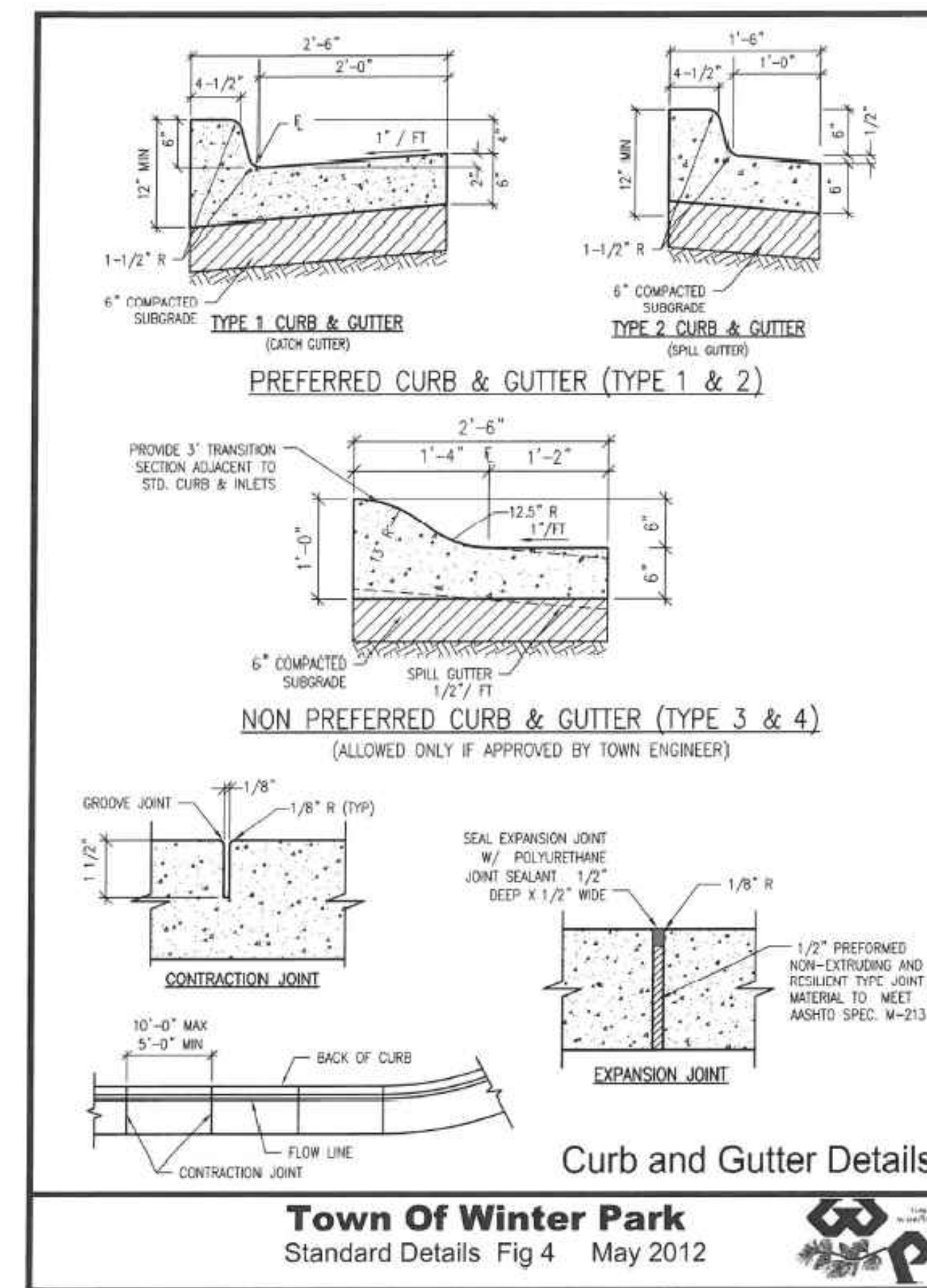
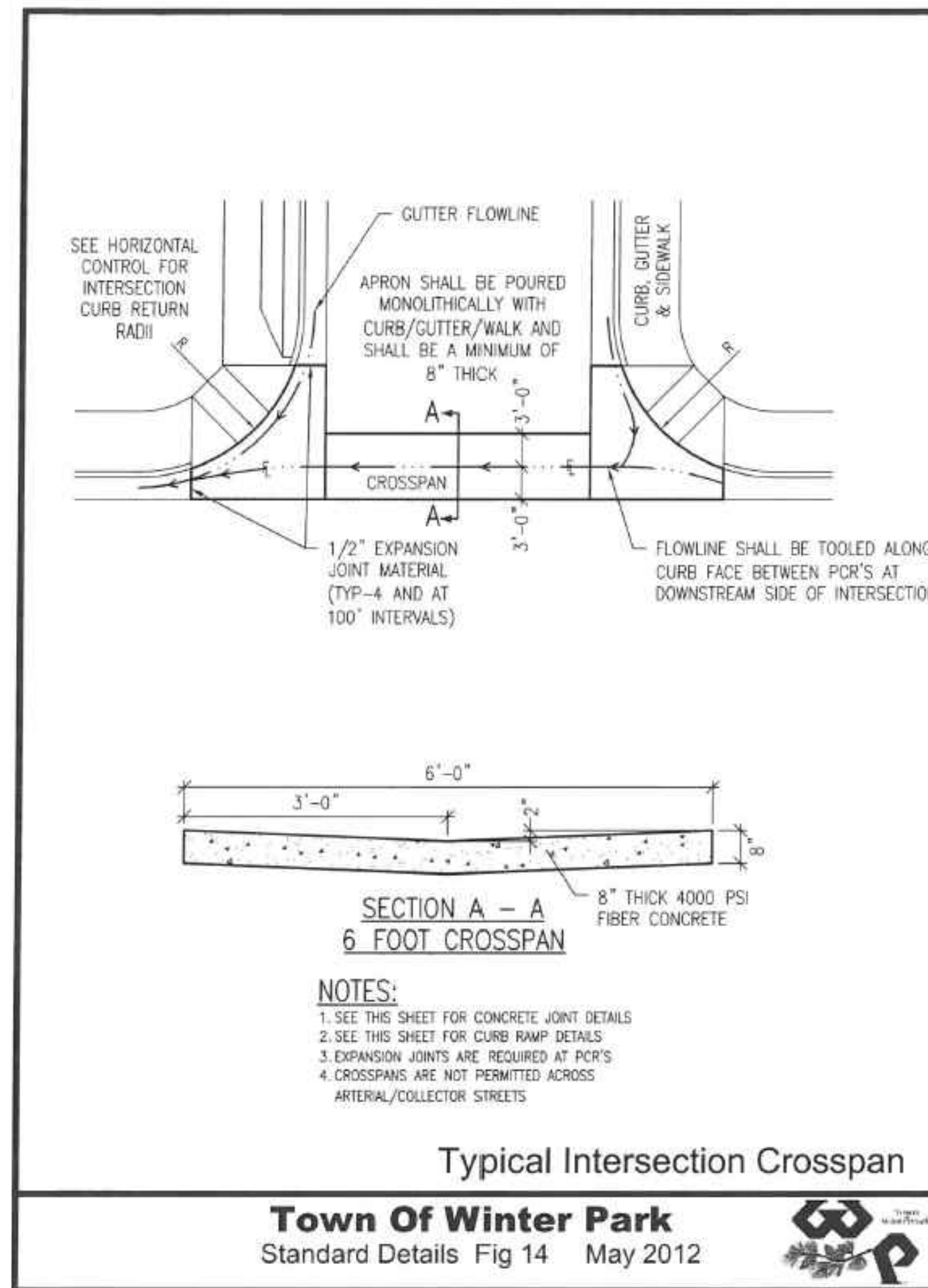


No.	Revision	Date	By	Chk

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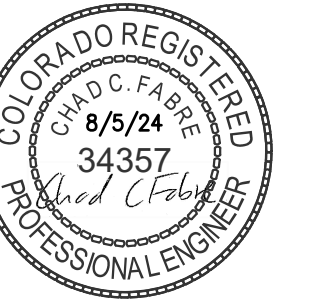
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 Erie, CO 80516
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THE LANDINGS
DETAILS



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Denver CO 80211

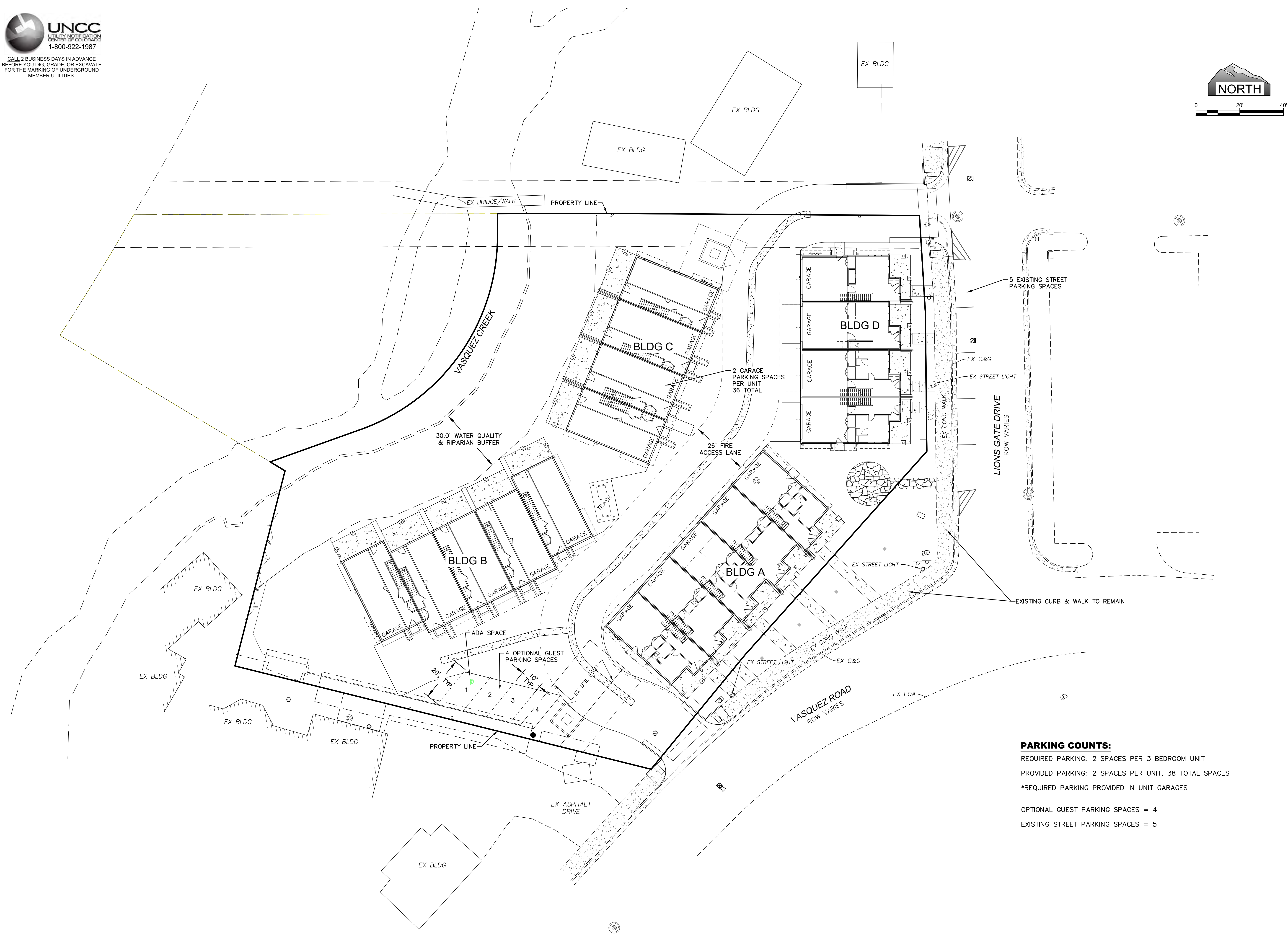
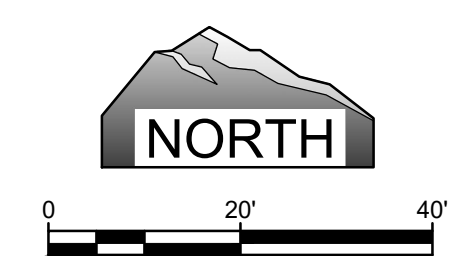


No.	Revision	Date	By	Chk

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Erie, CO 80516
720-903-0048

THE LANDINGS
DETAILS



PARKING COUNTS:
 REQUIRED PARKING: 2 SPACES PER 3 BEDROOM UNIT
 PROVIDED PARKING: 2 SPACES PER UNIT, 38 TOTAL SPACES
 *REQUIRED PARKING PROVIDED IN UNIT GARAGES
 OPTIONAL GUEST PARKING SPACES = 4
 EXISTING STREET PARKING SPACES = 5

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THE LANDINGS
PARKING PLAN

Scale: AS NOTED
 Date: 8/5/24
 Job No. WPTH-01
 File No.
 Sheet C-6.0

A.L.T.A./N.S.P.S. Land Title Survey

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF WINTER PARK AND COUNTY OF GRAND, STATE OF COLORADO

SHEET 2 OF 2

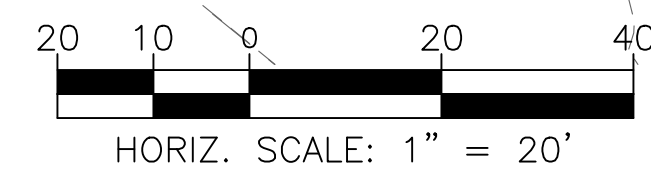
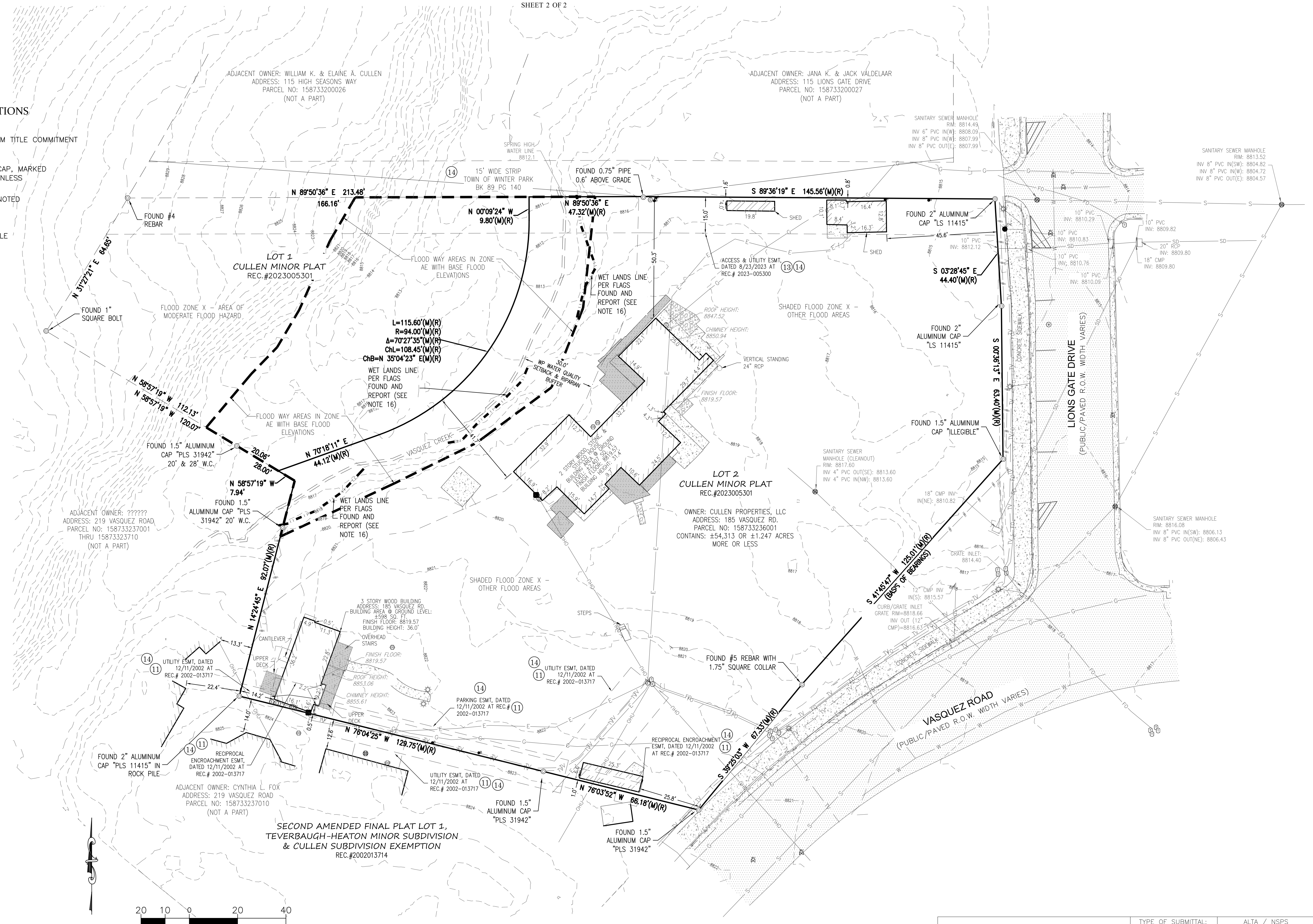
LEGEND - SYMBOLS - ABBREVIATIONS

- ① EXCEPTION NUMBER FROM TITLE COMMITMENT
- ◊ AREA OF CONCERN
- SET REBAR & PLASTIC CAP, MARKED "PLS 37929" TYPICAL, UNLESS NOTED OTHERWISE
- ⊙ FOUND MONUMENT, AS NOTED
- ⊕ GAS METER
- ⊖ ELECTRIC BOX
- ⊗ SANITARY SEWER MANHOLE
- ⊘ ELECTRIC METER
- ⊙ TELEPHONE PEDESTAL
- ⊙ BOLLARD
- ⊙ TELEPHONE BOX
- ⊙ LIGHT POLE
- ⊙ UTILITY GUY WIRE
- ⊙ SIGN
- ⊙ CLEANOUT
- ⊙ WATER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT

- BOUNDARY
- LOT LINES
- EASEMENT AS NOTED
- BOH BUILDING OVERHANG
- TV TELEVISION LINE
- TV PARKING PAINT STRIPING
- FLOW LINE
- E ELECTRIC LINE
- # # # SPLIT RAIL FENCE
- FO FO FIBER OPTIC
- G G GAS LINE
- OHU ELECTRIC OVERHEAD
- S S SANITARY SEWER LINE
- SD SD STORM SEWER LINE
- T T TELEPHONE LINE
- W W WATER LINE

- ESMT EASEMENT
- INV INVERT
- REC.# RECEPTION #
- SQ. FT. SQUARE FEET
- PG PAGE
- BK BOOK
- W.C. WITNESS CORNER
- ChL CHORD LENGTH
- ChB CHORD BEARING
- Δ DELTA ANGLE
- R RADIUS
- L LENGTH
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

- ▨ BUILDING
- ▨ SHED
- ▨ CONCRETE
- ▨ GRAVEL
- ▨ PAVEMENT
- ▨ PAVING STONE
- ▨ WOOD DECK



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