



**PUBLIC NOTICE
TOWN OF WINTER PARK
PLANNING COMMISSION & TOWN COUNCIL
PRELIMINARY PLAT**

Applicant: Jeff Marck, Terracina Design

Property Owner: Ken Boenish, Lakota Pointe Development LLC

Case Number: PLN25-084

Physical Address of Property for Which the Final Plat Approval is Requested: 2800 Lakota Trail, Winter Park, CO

Legal Description of Property for Which the Final Plat Approval is Requested: See "Exhibit A"

Description of Request: Request to plat the addition of Lakota Pointe Way, a modification to Vista Ridge Road, eleven (11) multifamily lots, twenty (20) single family attached lots, and tracts for community facilities.

Applicable Provision(s) of the Unified Development Code (UDC):
§ 5-D-4, PRELIMINARY PLAT

The Planning Commission and Town Council will review the Preliminary Plat and render a decision under § 5-D-4 of the UDC.

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

A Public Hearing at Winter Park Town Hall, 50 Vasquez Road and online via Zoom is scheduled for:

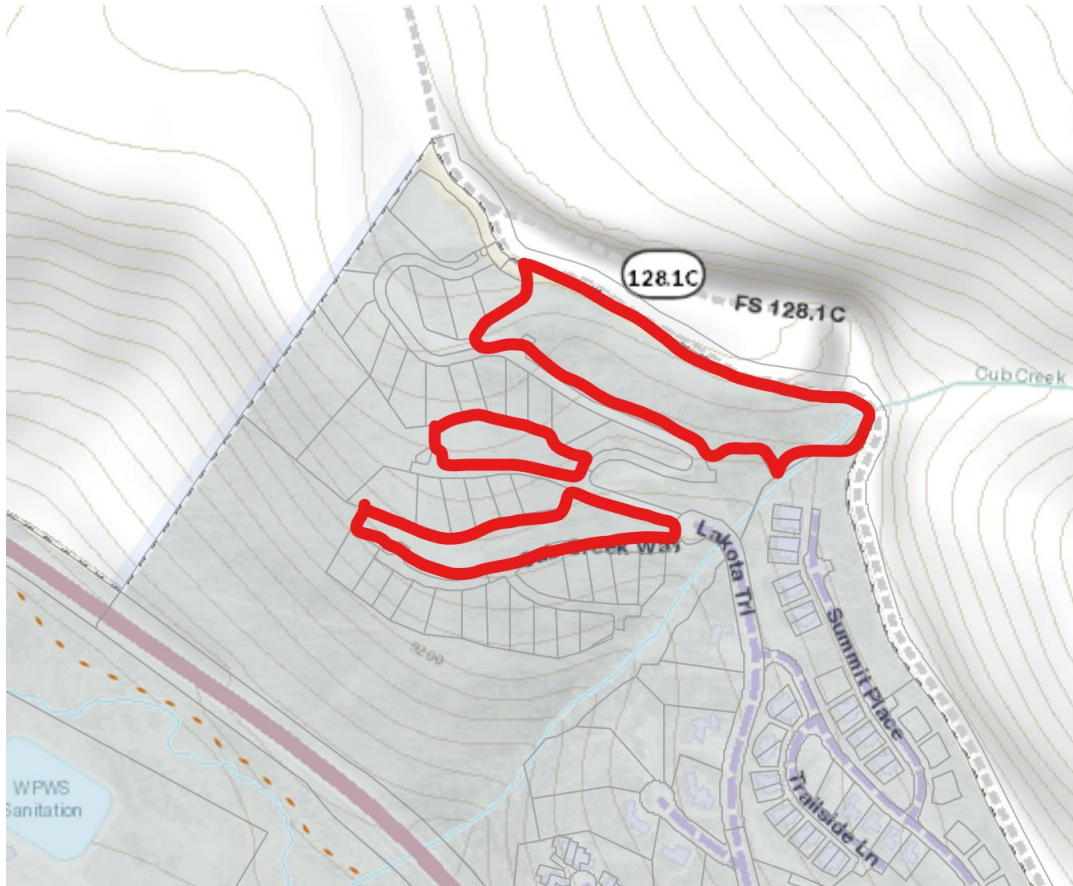
Planning Commission, Tuesday, February 24, 2026 at 8:00 A.M.
Town Council, Tuesday, March 3, 2026 at 5:30 P.M.

Members of the public wishing to make comment regarding the final plat may do so at the scheduled meeting, or write to Max Garcia, Contracted Planner, Town of Winter Park, P.O. Box 3327, Winter Park, CO 80482, or mgarcia@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 full agenda, which will be published by end of day the Friday before the 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 REPLAT OF TRACT A, TRACT B, TRACT C, AND VISTA RIDGE WAY, LAKOTA POINTE FILING NO. 2 TOWNSHIP 2 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF WINTER PARK, GRAND COUNTY, COLORADO



**Project Description Letter
Lakota Pointe Filing 3 - Preliminary Plat**

The purpose for this submittal is to provide a preliminary plat for 11.674 acres of the 56.089 acres of Lakota Pointe. The preliminary plat for Lakota Pointe was approved on October 17, 2023. This plat follows the preliminary plat design and associated conditions of approval. The focus of this plat is on the final step in construction. The proposed plat includes the addition of Lakota Pointe Way, the modification of Vista Ridge Road, 21 multi family lots, 21 single family attached lots, a tract for community facilities, connection to FS 128, and defines 2.467 acres of open space bringing the total to 24.222 acres for Lakota Pointe. The rest of the remaining 6.298 acres of open space is to be provided on lot at time of plot plans.

Team:

Owner/Applicant:

LP Vertical LLC, A Colorado Limited Liability Company
Contact: Ken Boenish
PO Box 840
Winter Park, Co 80482
970-426-5500

Surveyor:

Topographic
Contact: Eric Purcell
520 Stacy Court Unit B
Lafayette, Co 80026
303-666-0379

Planner:

Terracina Design
Contact: Jeff Marck
10200 E Girard Ave. Suite A-314
Denver, Co 80231
303-632-8867

HOA:

Lakota Pointe HOA
Contact: Adam Dowling
Not Formed Yet

Civil Engineer:

Terracina Design
Contact: Boston Blake
10200 E Girard Ave. Suite A-314
Denver, Co 80231
303-703-4444

Legal Description:

Tract A, Tract B, Tract C, and Vista ridge Way, Lakota Pointe Filing No. 2, filed May 13, 2025 at Reception No. 2025003578 in the office of the Grand County Clerk and Recorder.

Containing 11.674 acres more or less.

Existing Conditions:

Lakota Pointe consists of 56.089 acres bordered by USFS land to the east; Forest Service Rd 128 to the north; US-40 to the south; and Cub Creek/existing Lakota to the east.

Infrastructure:

A Winter Park water tank exists in the far north corner of the site with an existing service line running through the site. Water and wastewater service will be provided by Winter Park Water and Sanitation District. An existing access is located to the site via Lakota Trail which connects to US-40 at a signalized intersection.

Natural Features:

Cub Creek along the easternmost boundary is a natural drainage with undisturbed vegetation and trees. Much of the site was covered in lodgepole and aspen trees, beetle kill impacted much of the site and mitigation matters have been occurring over the past 10 years. Much of the site has consistent slopes of 20 to 30 percent with greater slopes on the south / southwest half of the site.

Views:

Panoramic views from most of the site exist with primary views across US-40 at Winter Park Ski Resort with views to the south of James Peak and the Berthoud Pass vicinity.

Zoning:

Pursuant to the Lakota FDP and the Lakota Ordinance Lakota Tracts F and H are zoned "P-D" (Planned Development District), with an underlying "R-2" (Multiple- Family Residential District) zoning designation. The site has a maximum of 143 residential units. This proposed development currently has an approved preliminary plat which this plan complies with.

Comprehensive Plan Conformance:

1. Character and Culture: The plan protects the natural features within the site such as Cub Creek and preserves as much of the existing vegetation and trees as possible. The plan aims to take advantage of the beautiful views Winter Park has to offer, bringing much-needed housing to the area.
2. Global and Local connectivity: With quick access to US-40, it gives the residents the ease to live, work, and recreate in Winter Park and the Fraser corridor. The local roads offer a hiking and biking path giving the residents the option to leave the car behind.
3. World Class Outdoor Recreation: Providing residents with ease of access to the surrounding National Forest, its many trails, ski resort, and the beautiful narrow valley Winter Park has to offer.
4. A Healthy and Thriving Environment: As said above we are protecting as many of the natural features on site as much as possible, providing access to the natural forest and valley, giving those who spend time there lasting memories.

Preliminary Plat:

The proposed plat provides utility service and access infrastructure to 11 multi family lots, 21 single family attached lots, connection to FS128, 1 tract for community facilities, and 4 outlots for open space. This will be the remaining development for Lakota Pointe Preliminary Plat. The proposed plan has utilized the existing water line location while providing access to the line. Access for the proposed lots will come from the existing Lakota Trail. The proposed Filing 3 plat will include access and utility easements for the Lakota Pointe Way with modifications to Vista Ridge Road at the intersection of the 2.

The streets within Lakota Pointe will be finished with asphalt over base course. The runoff from the streets and lots will be conveyed to roadside swale which are then conveyed to a water quality pond located on the south side of property. The pond will store the water quality and release anything over the water quality storage volume into Cub Creek. Water will be looped off an existing water main which is in Lakota Trail. The sanitary will gravity feed down Cub Creek Way to Sunnyside Place where it will then be conveyed to the south below Cub Creek and connect to an existing sanitary manhole on the adjacent property.

Additional Reports:

- Traffic Impact study for improvements to the intersection of US40 and Lakota Trail.
- Wildlife impact Study for the crossing of Cub Creek with a sewer line.
- Updated Wetland Report.

Please feel free to contact me with any questions or comments you may have.

303-632-8867

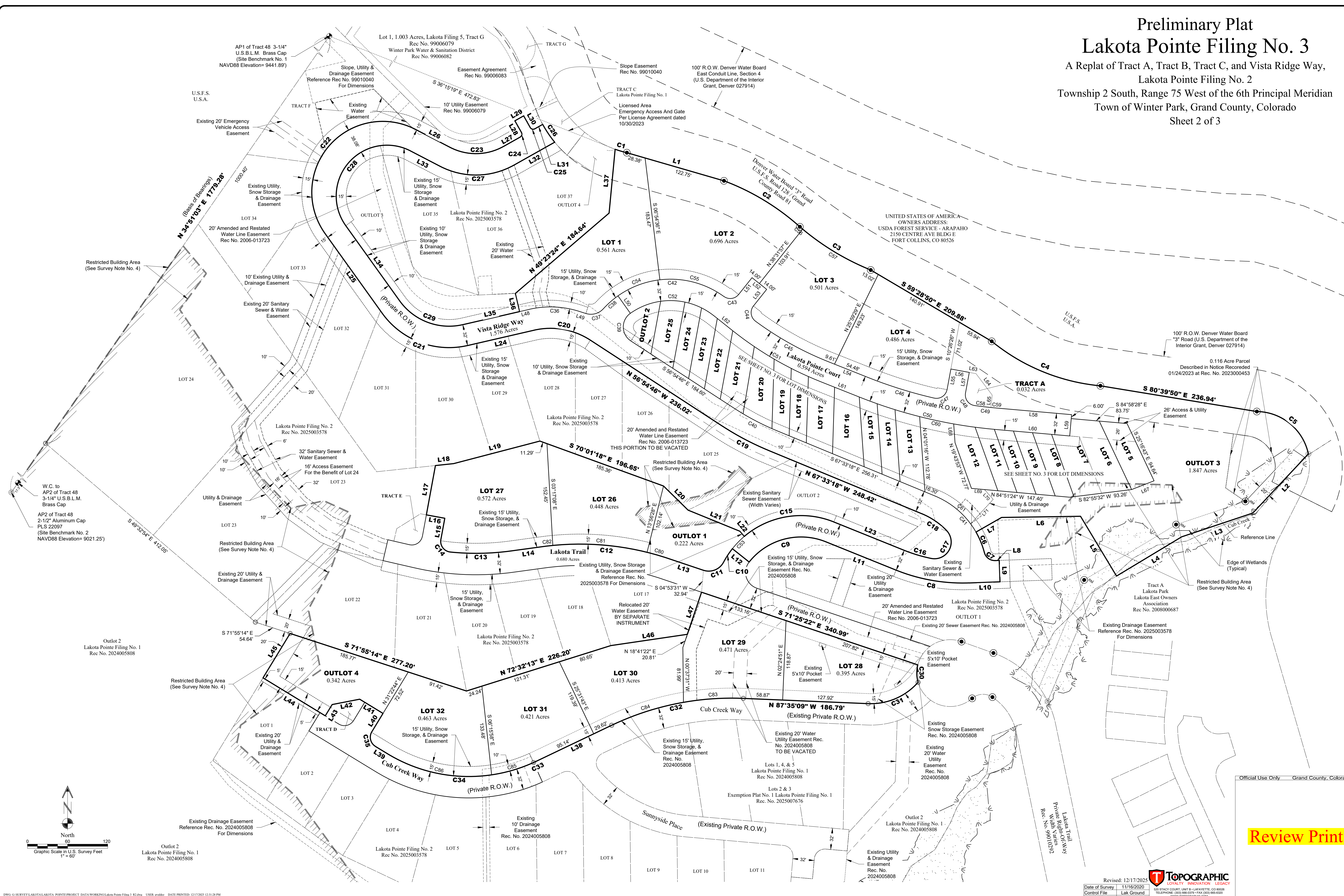
Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Marck', with a long horizontal flourish extending to the right.

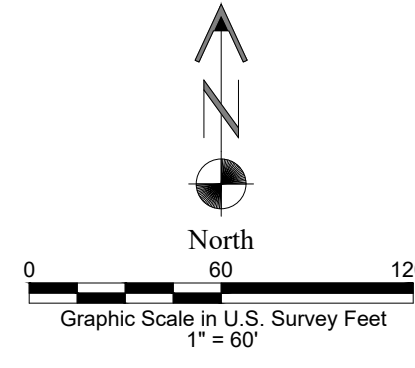
Jeff Marck

Preliminary Plat Lakota Pointe Filing No. 3

A Replat of Tract A, Tract B, Tract C, and Vista Ridge Way,
Lakota Pointe Filing No. 2
Township 2 South, Range 75 West of the 6th Principal Meridian
Town of Winter Park, Grand County, Colorado
Sheet 2 of 3



Review Print

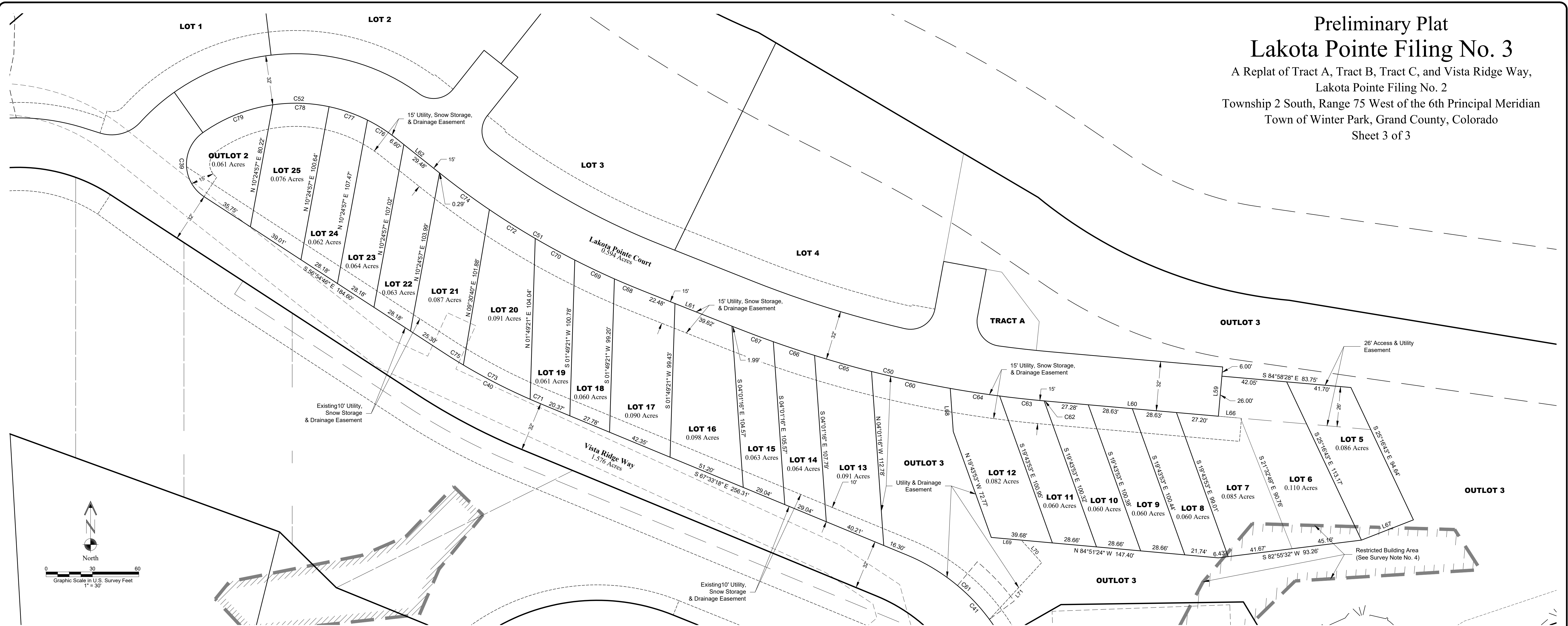


Revised: 12/17/2025
Date of Survey: 11/16/2020
Control File: Lak Ground
Job Number: 1001344

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY
2025 PACE COUNTY, 187 N. HAVENITE, CO 80506
TELEPHONE: (970) 966-0219 • FAX: (970) 966-6320
WWW.TOPOGRAPHIC.COM

Preliminary Plat Lakota Pointe Filing No. 3

A Replat of Tract A, Tract B, Tract C, and Vista Ridge Way,
Lakota Pointe Filing No. 2
Township 2 South, Range 75 West of the 6th Principal Meridian
Town of Winter Park, Grand County, Colorado
Sheet 3 of 3



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	18.24'	158.40'	16°35'52"	18.23'	S 73°30'17" E
C2	133.42'	359.03'	21°17'32"	132.66'	S 58°46'50" E
C3	124.63'	382.13'	18°41'11"	124.08'	S 58°36'50" E
C4	178.15'	300.95'	33°54'56"	175.56'	S 67°42'50" E
C5	107.78'	79.86'	77°19'34"	99.78'	S 50°31'51" E
C6	33.24'	126.00'	15°06'50"	33.14'	S 22°12'38" E
C7	21.62'	16.00'	77°26'16"	20.02'	S 53°22'21" E
C8	111.75'	266.00'	24°04'11"	110.93'	N 80°03'23" W
C9	127.04'	99.00'	73°31'18"	118.50'	S 75°13'04" W
C10	35.22'	25.00'	80°43'03"	32.38'	S 68°13'07" W
C11	191.51'	416.00'	15°06'50"	189.83'	N 84°36'41" W
C12	90.86'	384.00'	13°33'23"	90.64'	S 88°58'42" W
C13	26.44'	16.00'	94°40'34"	23.53'	N 36°54'20" W
C14	142.44'	131.00'	62°17'59"	135.53'	N 80°49'43" E
C15	42.27'	234.00'	10°21'00"	42.21'	S 73°11'47" E
C16	63.59'	25.00'	145°43'52"	47.78'	N 28°45'47" E
C17	44.62'	109.00'	23°27'09"	44.31'	N 55°49'44" W
C18	77.27'	416.00'	10°38'32"	77.16'	N 62°14'02" W
C19	87.64'	109.00'	46°04'06"	85.30'	N 79°56'49" W
C20	144.58'	123.00'	67°20'52"	136.40'	N 69°18'28" W
C21	283.24'	106.00'	145°43'52"	206.19'	N 40°54'58" E
C22	83.35'	84.00'	56°50'58"	79.97'	N 89°02'28" E
C23	32.15'	171.91'	10°42'55"	32.10'	S 33°59'17" E
C24	115.10'	116.00'	56°50'58"	110.43'	S 89°02'28" W
C25	203.08'	76.00'	153°05'56"	147.83'	S 40°54'58" W
C26	109.97'	91.00'	67°20'52"	100.91'	S 69°18'28" W
C27	26.35'	50.00'	30°11'24"	26.04'	S 00°53'16" E
C28	83.90'	94.00'	51°08'16"	81.14'	S 66°50'44" W
C29	202.88'	416.00'	27°56'34"	200.88'	S 78°26'34" W
C30	4.53'	234.00'	1°06'29"	4.53'	S 85°01'32" W
C31	227.89'	234.00'	218.99'	218.99'	N 86°31'15" W
C32	25.13'	16.00'	90°00'00"	22.63'	N 13°37'16" E
C33	75.32'	141.00'	30°36'20"	74.43'	S 87°40'42" E
C34	28.47'	25.00'	65°15'15"	26.98'	N 74°59'51" E
C35	29.37'	136.00'	12°22'23"	29.31'	N 48°33'25" E
C36	48.72'	25.00'	111°39'23"	41.37'	S 01°05'05" E
C37	71.33'	384.00'	10°38'32"	71.22'	S 62°14'02" E
C38	116.34'	126.00'	52°54'06"	112.25'	S 41°06'16" E
C39	189.05'	136.00'	71°13'10"	158.38'	S 89°38'48" E
C40	24.42'	16.00'	87°25'50"	22.11'	N 82°14'52" E
C41	25.71'	16.00'	92°03'31"	23.03'	S 07°29'48" E
C42	125.26'	484.00'	14°49'41"	124.91'	S 60°56'24" E
C43	103.04'	684.00'	8°37'53"	102.94'	S 72°40'11" E
C44	25.85'	16.00'	92°34'22"	23.13'	S 56°43'40" E
C45	25.85'	16.00'	92°34'22"	23.13'	S 35°50'47" E
C46	33.92'	684.00'	2°50'27"	33.91'	S 83°33'14" E
C47	207.70'	716.00'	16°37'13"	206.97'	N 76°39'51" W
C48	152.08'	516.00'	16°53'12"	151.53'	N 59°54'39" W
C49	133.94'	104.00'	73°47'21"	124.87'	N 88°21'43" W
C50	25.66'	131.00'	11°13'19"	25.62'	S 44°04'04" E
C51	67.72'	136.00'	28°31'46"	67.02'	N 69°00'30" E
C52	101.33'	136.00'	42°41'24"	99.00'	S 75°22'55" E

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C56	5.44'	382.13'	0°48'55"	5.44'	S 49°40'41" E
C57	119.19'	382.13'	17°52'16"	118.71'	S 83°09'58" E
C58	24.66'	684.00'	2°03'56"	24.66'	S 83°09'58" E
C59	9.26'	684.00'	0°46'32"	9.26'	S 84°35'12" E
C60	52.06'	716.00'	4°09'58"	52.05'	N 77°52'46" W
C61	83.10'	126.00'	37°47'15"	81.60'	S 48°39'41" E
C62	1.35'	716.00'	0°06'29"	1.35'	N 84°55'13" W
C63	28.94'	716.00'	2°18'56"	28.93'	N 83°42'31" W
C64	32.35'	716.00'	2°35'18"	32.34'	N 81°15'24" W
C65	38.26'	716.00'	3°03'41"	38.25'	N 74°15'56" W
C66	28.13'	716.00'	2°15'03"	28.12'	N 71°38'35" W
C67	26.62'	716.00'	2°07'49"	26.62'	N 69°25'09" W
C68	19.80'	516.00'	2°11'54"	19.80'	N 67°15'17" W
C69	28.38'	516.00'	3°09'03"	28.37'	N 64°34'49" W
C70	29.13'	516.00'	3°14'04"	29.13'	N 61°23'15" W
C71	7.44'	384.00'	1°06'34"	7.44'	S 87°00'01" E
C72	35.04'	516.00'	3°53'26"	35.03'	N 57°49'30" W
C73	48.57'	384.00'	7°14'48"	48.53'	S 62°49'21" E
C74	39.74'	516.00'	4°24'45"	39.73'	N 53°40'25" W
C75	15.32'	384.00'	2°17'11"	15.32'	S 88°03'21" E
C76	21.82'	104.00'	12°01'11"	21.78'	N 57°28'38" W
C77	26.38'	104.00'	14°32'05"	26.31'	N 70°45'16" W
C78	36.59'	104.00'	20°09'29"	36.40'	N 88°06'03" W
C79	49.15'	104.00'	27°04'36"	48.89'	S 68°16'55" W
C80	33.68'	416.00'	4°38'10"	33.65'	N 73°44'27" W
C81	141.92'	416.00'	19°32'48"	141.23'	N 85°49'55" W
C82	15.93'	416.00'	2°11'40"	15.93'	S 83°17'50" W
C83	89.82'	416.00'	12°22'16"	89.65'	S 86°13'43" W
C84	113.06'	416.00'	15°34'18"	112.71'	S 72°15'26" W
C85	65.82'	234.00'	16°02'36"	65.31'	S 73°38'04" W
C86	162.37'	234.00'	39°45'22"	159.13'	N 78°29'57" W

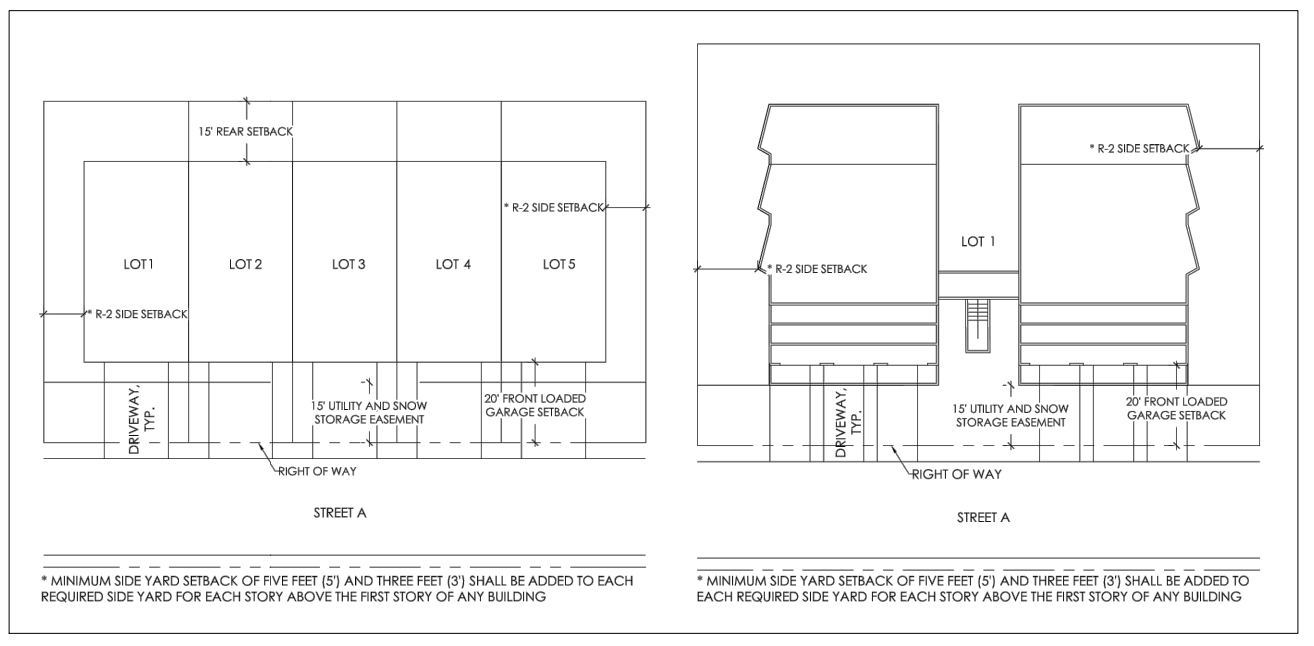
LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1	S 73°50'50" E 151.14'	L58	S 84°58'28" E 111.75'
L2	S 43°13'25" W 121.19'	L59	S 05°01'32" W 32.00'
L3	S 71°29'29" W 112.10'	L60	N 84°58'28" W 111.75'
L4	S 58°55'56" W 113.71'	L61	N 68°21'14" W 18.74'
L5	N 31°04'04" W 104.34'	L62	N 51°28'03" W 36.37'
L6	S 89°09'52" W 117.96'	L63	S 79°33'34" E 10.18'
L7	S 60°13'57" W 44.07'	L64	S 37°08'19" E 40.14'
L8	S 02°05'28" E 32.00'	L65	S 05°48'04" W 18.74'
L9	S 87°54'32" W 46.12'	L66	S 84°58'28" E 14.40'
L10	N 10°25'57" W 113.20'	L67	S 68°42'38" W 36.09'
L11	N 68°01'17" W 113.20'	L68	N 04°01'16" W 27.96'
L12	N 51°32'55" W 32.00'	L69	S 84°51'24" E 19.55'
L13	N 71°25'22" W 54.81'	L70	S 41°59'54" E 19.59'
L14	S 82°12'00" W 47.16'	L71	S 42°39'16" W 49.87'
L15	N 10°25'57" W 113.20'		
L16	N 78°34'03" W 26.00'		
L17	N 10°25'57" W 113.20'		
L18	N 83°58'09" E 27.36'		
L19	N 75°20'36" E 133.20'		
L20	S 45°29'56" E 51.45'		
L21	S 67°48'12" E 83.83'		
L22	S 40°18'27" E 9.98'		
L23	S 68°01'17" E 113.20'		
L24	S 77°01'08" W 102.09'		
L25	N 35°38'08" W 146.67'		
L26	S 62°32'04" E 58.29'		
L27	N 60°36'59" E 28.64'		
L28	N 29°23'01" W 20.07'		
L29	N 60°36'59" E 15.00'		
L30	S 92°30'11" W 20.07'		
L31	S 60°36'59" E 69.77'		
L32	N 62°32'04" W 49.92'		
L33	S 35°38'00" E 138.31'		
L34	N 77°01'08" W 102.09'		
L35	N 77°01'08" W 102.09'		
L36	N 12°22'44" E 32.00'		
L37	N 05°24'48" E 95.88'		
L38	S 64°28'17" W 124.76'		
L39	N 58°37'16" W 20.80'		
L40	N 31°22'44" E 32.00'		
L41	N 58°37'16" W 40.89'		
L42	S 78°56'19" W 41.90'		
L43	S 31°22'44" W 19.73'		
L44	N 31°22'44" W 108.99'		
L45	N 31°22'44" E 77.78'		
L46	N 81°36'28" E 115.61'		
L47	N 18°41'22" E 66.41'		
L48	N 77°01'08" E 15.13'		
L49	S 72°22'32" E 10.60'		
L50	S 38°15'24" E 32.00'		
L51	N 38°31'57" E 32.15'		
L52	S 51°28'03" E 28.00'		
L53	S 38°31'57" W 31.70'		
L54	S 68°21'14" E 64.09'		
L55	N 10°26'26" E 31.33'		
L56	S 79°33'34" E 28.00'		
L57	S 10°26'26" W 31.33'		

Area Tabulations:

Lot	Acres	% of Total	Use
LOT 1	0.561	4.806%	Residential
LOT 2	0.696	5.962%	Residential
LOT 3	0.501	4.292%	Residential
LOT 4	0.486	4.163%	Residential
LOT 5	0.086	0.737%	Residential
LOT 6	0.110	0.942%	Residential
LOT 7	0.085	0.728%	Residential
LOT 8	0.060	0.514%	Residential
LOT 9	0.060	0.514%	Residential
LOT 10	0.060	0.514%	Residential
LOT 11	0.060	0.514%	Residential
LOT 12	0.082	0.702%	Residential
LOT 13	0.091	0.780%	Residential
LOT 14	0.064	0.548%	Residential
LOT 15	0.063	0.540%	Residential
LOT 16	0.098	0.839%	Residential
LOT 17	0.090	0.771%	Residential
LOT 18	0.060	0.514%	Residential
LOT 19	0.061	0.523%	Residential
LOT 20	0.091	0.780%	Residential
LOT 21	0.087	0.745%	Residential
LOT 22	0.063	0.540%	Residential
LOT 23	0.064	0.548%	Residential
LOT 24	0.062	0.531%	Residential
LOT 25	0.076	0.651%	Residential
LOT 26	0.488	4.388%	Residential
LOT 27	0.572	4.900%	Residential
LOT 28	0.395	3.384%	Residential
LOT 29	0.471	4.035%	Residential
LOT 30	0.413	3.538%	Residential
LOT 31	0.423	3.666%	Residential
LOT 32	0.463	3.966%	Residential
OUTLOT 1	0.222	1.902%	Private Open Space
OUTLOT 2	0.061	0.523%	Private Open Space
OUTLOT 3	1.847	15.821%	Private Open Space
OUTLOT 4	0.342	2.930%	Private Open Space
TRACT A	0.032	0.274%	Community Facilities
VISTA RIDGE WAY	1.576	13.500%	Private R.O.W.
LAKOTA PONTE WAY	0.594	5.088%	Private R.O.W.
Grand Total	11.674	100.00%	

(Average Lot size is 0.219 Acres (Lots 1-32 only))

- Legend**
- Orange Plastic Cap PLS 22097
 - Orange Plastic Cap PLS 22097 Reference Monument
 - #5 Rebar & 1.25" Blue Plastic Cap PLS 38850
 - BLM Brass Cap as Described
 - 1.5" Aluminum Cap PLS 25936
 - 1.5" Aluminum Cap PLS 25936 Reference Monument
 - Subdivision Boundary
 - Lot Line
 - Existing Lot Line
 - Proposed Easement
 - Existing Easement
 - Restricted Building Area
 - Wetlands



Lot Typical Layout
Not To Scale
(Details provide by Terracina Design LLC)

OPEN SPACE TRACKING:

SITE DATA	AREA (AC)	%
TOTAL OPEN SPACE REQUIRED	30.520	100%
FILING 1 (OUTLOTS 1)	19.052	62.4%
FILING 2 (OUTLOTS 1-4)	2.703	8.9%
FILING 3 (OUTLOTS 1-4)	2.467	8.1%
Filing 1 (Lots)	TBD AT TIME OF SITE PLAN	TBD
Filing 2 (Lots)	TBD AT TIME OF SITE PLAN	TBD
Filing 3 (Lots)	TBD AT TIME OF SITE PLAN	TBD
REMAINING	6.298	20.6%

Official Use Only - Grand County, Colorado

Review Print

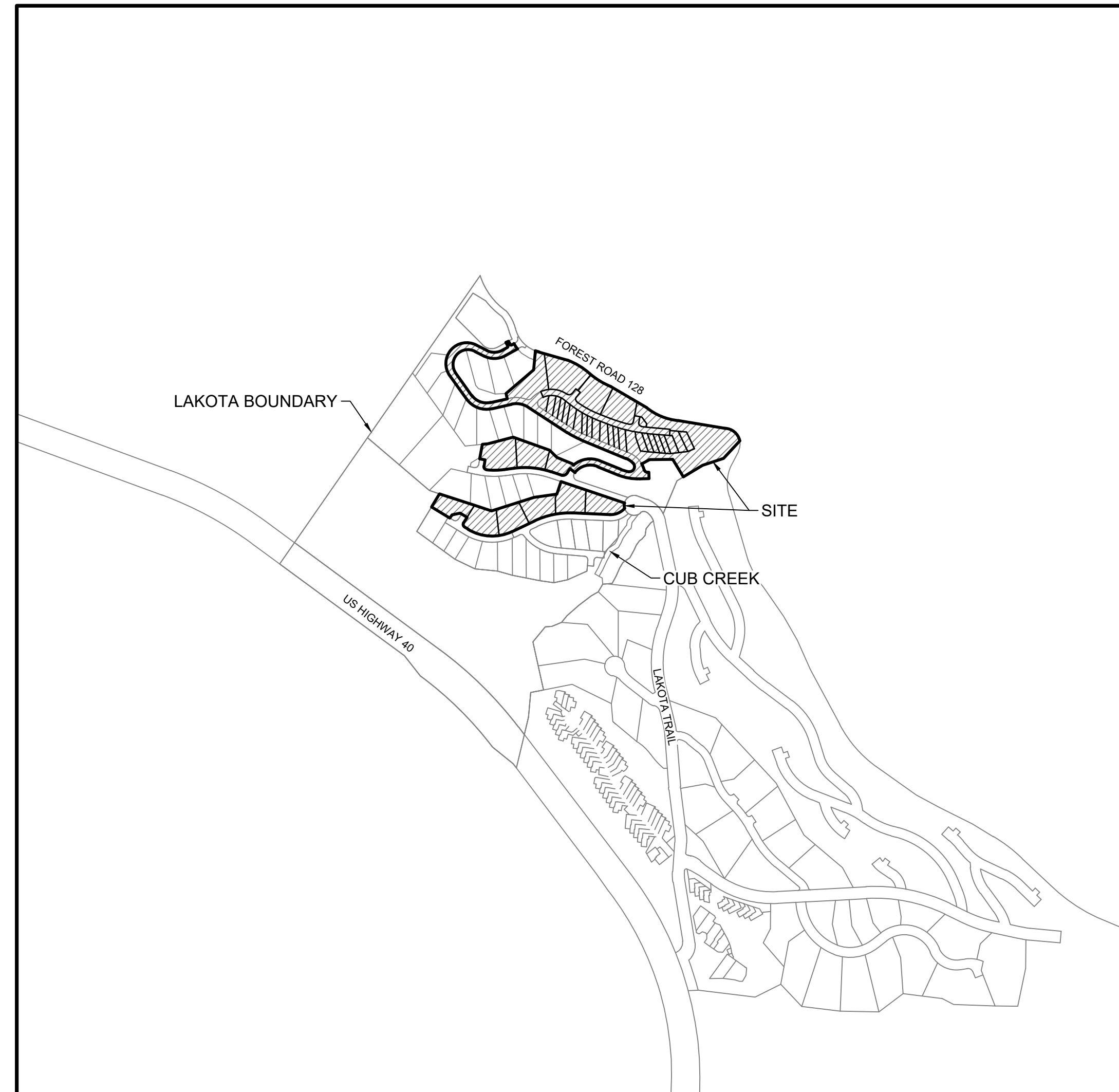
FINAL CONSTRUCTION DOCUMENTS FOR LAKOTA POINTE - FILING 3

TOWN OF WINTER PARK, COLORADO

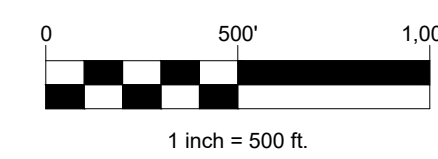
DATE	BY	DESCRIPTION
09/29/2025	BAB	1 1ST SUBMITTAL

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VICINITY MAP



CONTACT LIST

CURRENT LAND OWNER

LP VERTICAL LLC, A COLORADO
LIMITED LIABILITY COMPANY
PO BOX 840
WINTER PARK, COLORADO 80482
PHONE: 970-426-5500
CONTACT: KEN BOENISH

TOWN OF WINTER PARK

50 VASQUEZ ROAD
P.O. BOX 3327
WINTER, CO 80482
PHONE: 970-726-8081
CONTACT: JAMES SHOCKEY

MOUNTAIN PARKS ELECTRIC

321 WEST AGATE AVE
P.O. BOX 170
GRANBY, CO 80446
PHONE: 970-281-0344
CONTACT: NICK CURRAN

UTILITY NOTIFICATION CENTER OF COLORADO

2801 S YOUNGFIELD ST, SUITE 301
GOLDEN, CO 80401
PHONE: 811

ENGINEER

TERRACINA DESIGN
10200 E. GIRARD AVE., SUITE A-314
DENVER, CO 80231
303-703-4444
CONTACT: BOSTON BLAKE

EAST GRAND FIRE PROTECTION DISTRICT #4

POB 2967
WINTER PARK, COLORADO 80482
PHONE: 970-726-5824
CONTACT: TODD HOLZWARTH

XCEL ENERGY

583 EAST JASPER COURT
P.O. BOX 528
GRANBY, CO 80446-0528
PHONE: 970-262-4014
CONTACT: JULIE GITTINS

SURVEYOR

TOPOGRAPHIC
520 STACY COURT, UNIT B
LAFAYETTE, CO 80026
PHONE: 303-666-0379
CONTACT: ERIC PURCELL

WINTER PARK WATER & SANITATION DISTRICT

P.O. BOX 7
WINTER PARK, CO 80482
PHONE: 970-726-5041
CONTACT: KENT BOSSHARD

CENTURY LINK

PHONE: 970-879-3661
CONTACT: ANATASIA KENNER

GEOTECH

KUMAR & ASSOCIATES, INC.
240 ANNIE ROAD
P.O. BOX 1887
SILVERTHORNE, CO 80498
PHONE: 970-468-1989
CONTACT: JAMES A. PARKER

COMCAST

POB 785
GRANBY, CO 80446
PHONE: 970-887-2676
CONTACT: TONY HILDRET

BASIS OF BEARING

BEARINGS ARE BASED ON A LINE BETWEEN AP1 AND AP2 OF TRACT 48, AS MONUMENTED WITH A USBLM BRASS CAP AT AP1 AND USBLM BRASS CAP WITNESS CORNER AT AP2 WITH A BEARING OF N 34°51'03" E.

BENCHMARK STATEMENT

SITE BENCHMARK IS A 3.25" USBLM BRASS CAP STAMPED TRACT 48 AP1 LOCATED AT THE NORTHERN MOST CORNER OF LOT 2, FILING NO. 5, TRACT G, AS SHOWN ON THE PRELIMINARY PLAT OF LAKOTA POINTE FILING NO. 1, WITH A NAVD88 ELEVATION OF 9441.9'. ALL DIRECTIONS, DISTANCES AND DIMENSIONS ARE BASED ON A LOCAL COORDINATE SYSTEM.

PROFESSIONAL ENGINEER CERTIFICATION

THESE CONSTRUCTION PLANS FOR LAKOTA - FILING 3 WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF WINTER PARK STANDARDS AND SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.

BOSTON BLAKE, PE #55963 DATE
TERRACINA DESIGN

TOWN OF WINTER PARK APPROVAL BLOCK

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

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE

BY: _____ TOWN OF WINTER PARK DATE _____

BY: _____ TOWN OF WINTER PARK DATE _____

BY: _____ EAST GRAND F.P.D.#4 DATE _____

**NOT FOR
CONSTRUCTION**

LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
COVER



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 RE-REVIEW 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.
- FOR SLOPES GREATER THAN 3:1, GROUNDWATER MITIGATION, AND UNDERDRAIN RECOMMENDATION, PLEASE REFER TO SLOPE STABILITY ANALYSIS IN "GEOTECHNICAL ENGINEERING STUDY PAVEMENT SECTION DESIGN, GEOLOGICAL HAZARDS ASSESSMENT, AND SLOPE STABILITY PROPOSED LAKOTA POINTE DEVELOPMENT" PER KUMAR & ASSOCIATES GEOTECH REPORT DATED 03/28/2023.

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 STANDARD 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.
- 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.
- ALL STORM DRAINAGE PIPES SHALL HAVE A MINIMUM COVER OF 24" UNLESS LOAD CALCULATIONS ARE PROVIDED. UNDER NO CIRCUMSTANCES WILL ANY PIPE HAVE LESS THAN 18" COVER FROM THE FINISH SURFACE TO THE OUTSIDE WALL OF THE PIPE.
- ALL STORM DRAINAGE TRENCHES SHALL BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKERS AND THE PROTECTION OF OTHER UTILITIES AND IN COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL REQUIREMENTS. ALL EXCAVATION OPERATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MANHOLE RIM ELEVATIONS GIVEN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL SET THE FINAL RIM ELEVATION BASED ON THE COMPLETED FINISH SURFACE.

STREET CONSTRUCTION NOTES:

- 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.
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE TOWN OF WINTER ROADWAY DESIGN CRITERIA AND CONSTRUCTION STANDARDS DATED MAY 2012.
- ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET CONSTRUCTION NOTES LISTED HERE.
- WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT A MINIMUM DISTANCE OF 12" FROM THE EXISTING EDGE TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE.
- STREET SUBGRADES SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND RE-COMPACTED PRIOR TO SUB-BASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE CONSTRUCTION INSPECTOR.
- VALVE BOXES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.
- ALL STREET CUTS FOR UTILITY CONNECTIONS SHALL BE BACKFILLED WITH FLOWABLE FILL. PERIMETER SHALL BE SAW CUT AND EDGE MILLED PER CDOT REQUIREMENTS.
- LIFTS IN FILL AREAS SHALL NOT EXCEED 8 INCHES IN COMPACTED DEPTH. MAXIMUM SLOPES OF ALL CUTS & FILLS SHALL BE 2:1 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.
- PAVING SHALL NOT START UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN MEETING THE REQUIREMENTS OF THE PLANS AND SPECS AND FINAL PAVEMENT DESIGN. THE PAVEMENT SECTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THIS PROJECT. THE MINIMUM DEPTH OF ASPHALT SHALL BE 5-INCHES.
- ASPHALT PAVING SHALL BE IN ACCORDANCE WITH THE TOWN OF WINTER PARK ROAD STANDARDS FINAL ASPHALT THICKNESS AND BASE COURSE THICKNESS SHALL BE IN ACCORDANCE WITH THE SOIL'S ENGINEER'S REPORT.
- ROADWAY BASE COURSE AND FILL AREA COMPACTION SHALL CONFORM TO THE TOWN OF WINTER PARK ROAD STANDARDS. THE BASE COURSE AND COMPACTION SHALL ALSO CONFORM TO THE GENERAL NOTES.
- AT COMPLETION OF CONSTRUCTION, AS PART OF THE PRELIMINARY ACCEPTANCE, THE TOWN WILL SELECT REPRESENTATIVE LOCATIONS TO TAKE ASPHALT BORINGS AS CONFIRMATION OF ASPHALT DEPTH AND CONSISTENCY OF THE ASPHALT SECTION. THE TOWN WILL CONTRACT DIRECTLY WITH A COMPANY TO PERFORM THIS WORK AND WILL BACK CHARGE THE DEVELOPER FOR THE COST.

SIGNAGE AND STRIPING NOTES:

- ALL SIGNAGE AND STRIPING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE SIGNAGE AND STRIPING NOTES LISTED HERE.
- ALL PAINT SHALL BE 15 MIL THICK UPON INSTALLATION AND 8 MIL THICK WHEN DRY.
- ALL PERMANENT LONGITUDINAL PAVEMENT STRIPING ON ASPHALT SURFACES (CENTERLINES, LANE LINES, BAY LINES, ETC.) SHALL BE INSTALLED USING AN APPROVED REFLECTIVE TRAFFIC PAINT OR PAVEMENT MARKING TAPE. REFLECTIVE BEADS SHALL BE APPLIED IN ACCORDANCE WITH CDOT'S STANDARD SPECIFICATIONS FOR SUNNYSIDE PLIND BRIDGE CONSTRUCTION AND THE MANUFACTURER'S REQUIREMENTS. WHEN TAPE IS USED ON AN ASPHALT STREET, IT SHALL BE "ROLLED" INTO THE FINAL LIFT. ON CONCRETE SURFACES TAPE SHALL BE UTILIZED WITH A CONTRASTING BLACK EDGE AND GROOVED INTO THE PAVEMENT.
- THERMO-PLASTIC APPLICATIONS SHALL BE AS SPECIFIED IN THE PLANS AND/OR PER TOWN CRITERIA.
- ALL SURFACES THAT ACCEPT PAINT/THERMO-PLASTIC STRIPING OR PRE-FORMED MARKINGS SHALL BE FIRST SANDBLASTED AND THOROUGHLY CLEANED PRIOR TO INSTALLATION OF STRIPING OR MARKINGS.
- ALL ARROW MARKINGS SHALL BE PRE-FORMED TAPE, THERMO-PLASTIC OR EPOXY-PAINTED.
- STOP BARS SHALL BE 90 MIL THERMO-PLASTIC.
- ALL ROADWAY SIGNAGE SHALL CONFORM TO THE MUTCD AND/OR THE TOWN'S CRITERIA.
- ALL SIGNPOSTS SHALL UTILIZE BREAK AWAY ASSEMBLIES AND FASTENERS.

FIRE NOTES:

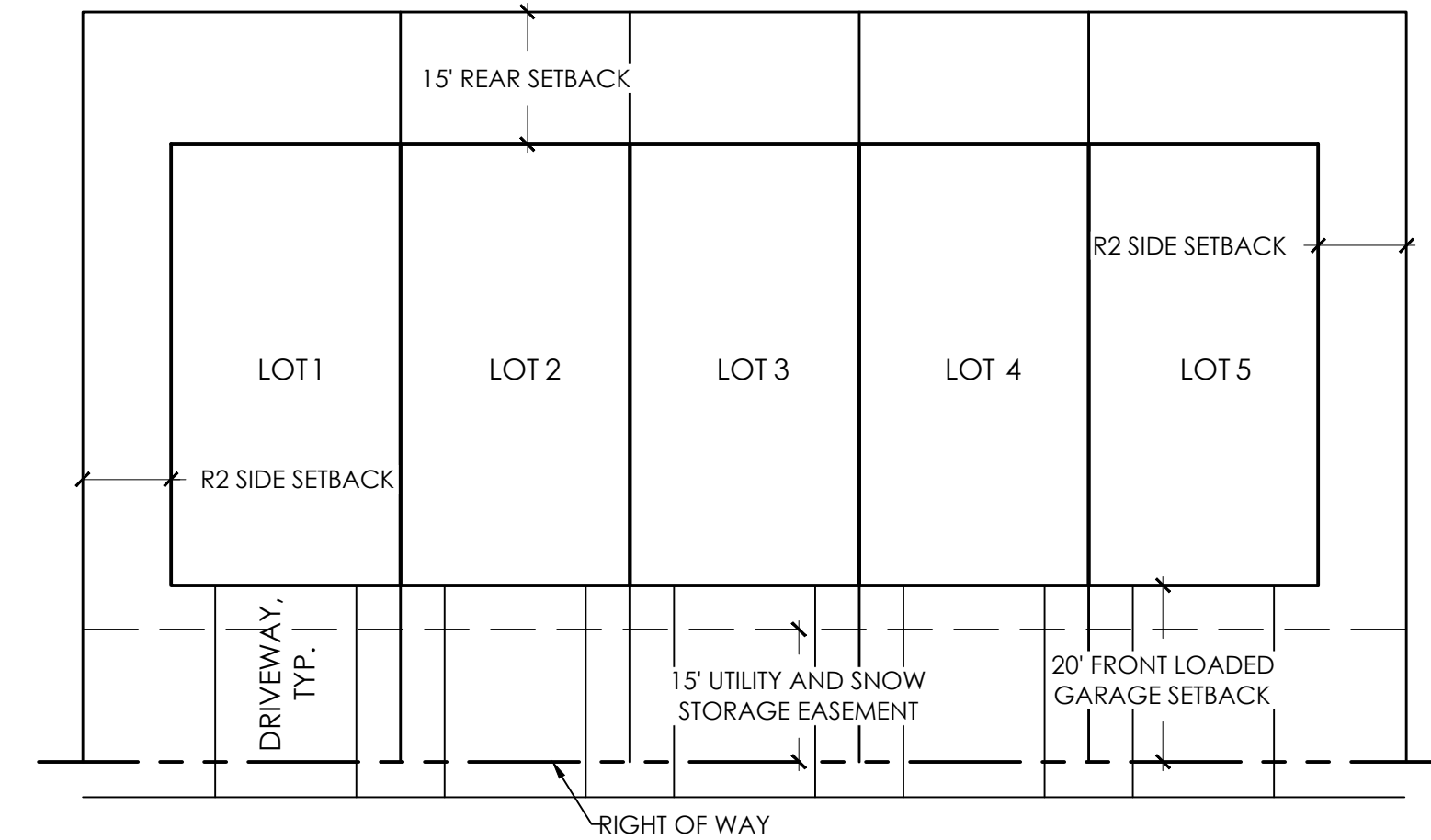
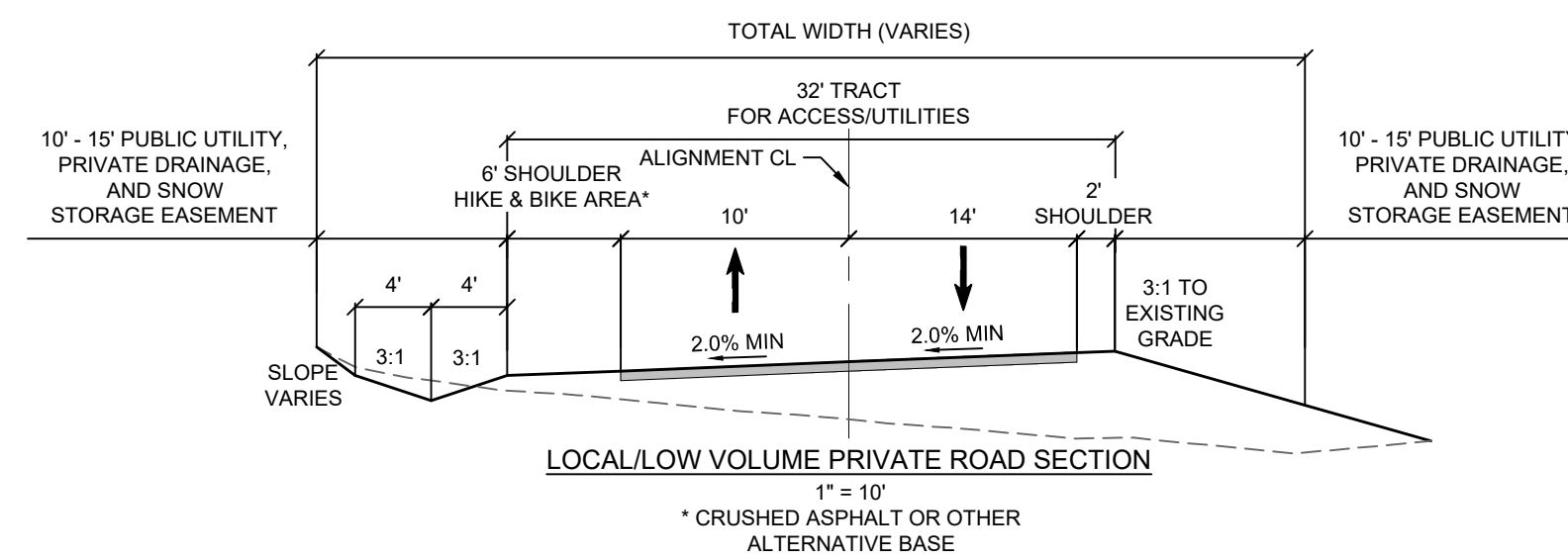
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
- EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRES APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL SUPPORT A 75,000 POUND IMPOSED LOAD.
- FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND DURING THE TIME OF VERTICAL CONSTRUCTION.
- "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS AND DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ONTO THE SITE AND THE BUILDING CONSTRUCTION GOING VERTICAL.

SANITARY CONSTRUCTION NOTES:

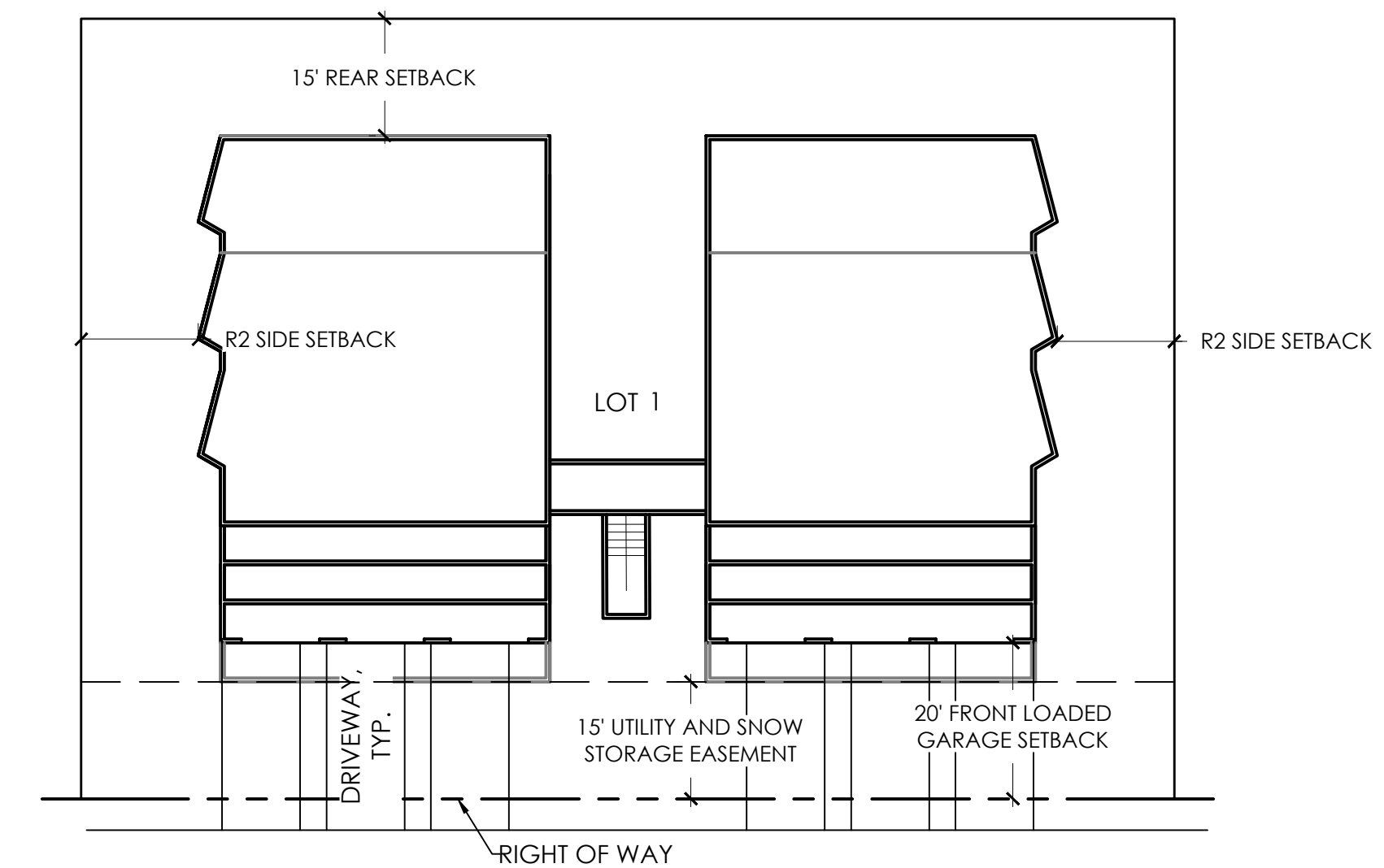
- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS, CURRENT EDITION, AVAILABLE ON THE TOWN OF WINTER PARK WEBSITE.
- ALL INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILL. ANY WORK BURIED PRIOR TO INSPECTION BY THE DISTRICT WILL BE RE-EXPOSED, AT THE EXPENSE OF THE CONTRACTOR, TO PERMIT INSPECTION BY THE DISTRICT.

WATER CONSTRUCTION NOTES:

- ALL MATERIALS AND WORKMANSHIP WITH THE WINTER PARK WATER AND SANITATION DISTRICT RULES AND REGULATIONS, CURRENT EDITION, AVAILABLE ON THE TOWN OF WINTER PARK WEBSITE.
- ONLY DISTRICT PERSONNEL ARE PERMITTED TO OPERATE VALVES AND HYDRANTS.
- CONSTRUCTION WATER CONSTRUCTION WATER USE - CONSTRUCTION WATER MAY BE DRAWN FROM THE BUILDING SERVICE LINE AFTER TAP FEES HAVE BEEN PAID. SUCH USE MUST BE THROUGH A METER, PRESSURE-REDUCING VALVE (PRV) AND REDUCED PRESSURE ZONE (RPZ)-TYPE BACKFLOW PREVENTOR. ONLY IN EXCEPTIONAL CASES, AND WITH PRIOR DISTRICT APPROVAL, WILL CONSTRUCTION WATER BE PROVIDED FROM A FIRE HYDRANT AND, EVEN IN THESE CASES, THE ABOVE COMPONENTS MUST BE USED. CONSTRUCTION WATER MAY BE OBTAINED FROM THE DISTRICT'S CONSTRUCTION WATER TRUCK FILL STATION LOCATED AT THE WASTEWATER TREATMENT PLANT SITE. WATER WILL BE METERED ON SITE AND THE CONTRACTOR CHARGED CURRENT RATES. CONTRACTOR SHALL SETUP AN ACCOUNT WITH THE DISTRICT PRIOR TO CONSTRUCTION.
- THE DISTRICT SHALL BE CONTACTED AND APPROVAL OF LOCATION GRANTED PRIOR TO INSTALLATION OF WATER METERS AND READOUTS.
- ALL INSPECTIONS SHALL BE COMPLETED PRIOR TO BACKFILL. ANY WORK BURIED PRIOR TO INSPECTION BY THE DISTRICT WILL BE RE-EXPOSED, AT THE EXPENSE OF THE CONTRACTOR, TO PERMIT INSPECTION BY THE DISTRICT.
- WATER STORAGE TANK OWNERSHIP BELONGS TO THE WINTER PARK WATER AND SANITATION DISTRICT.

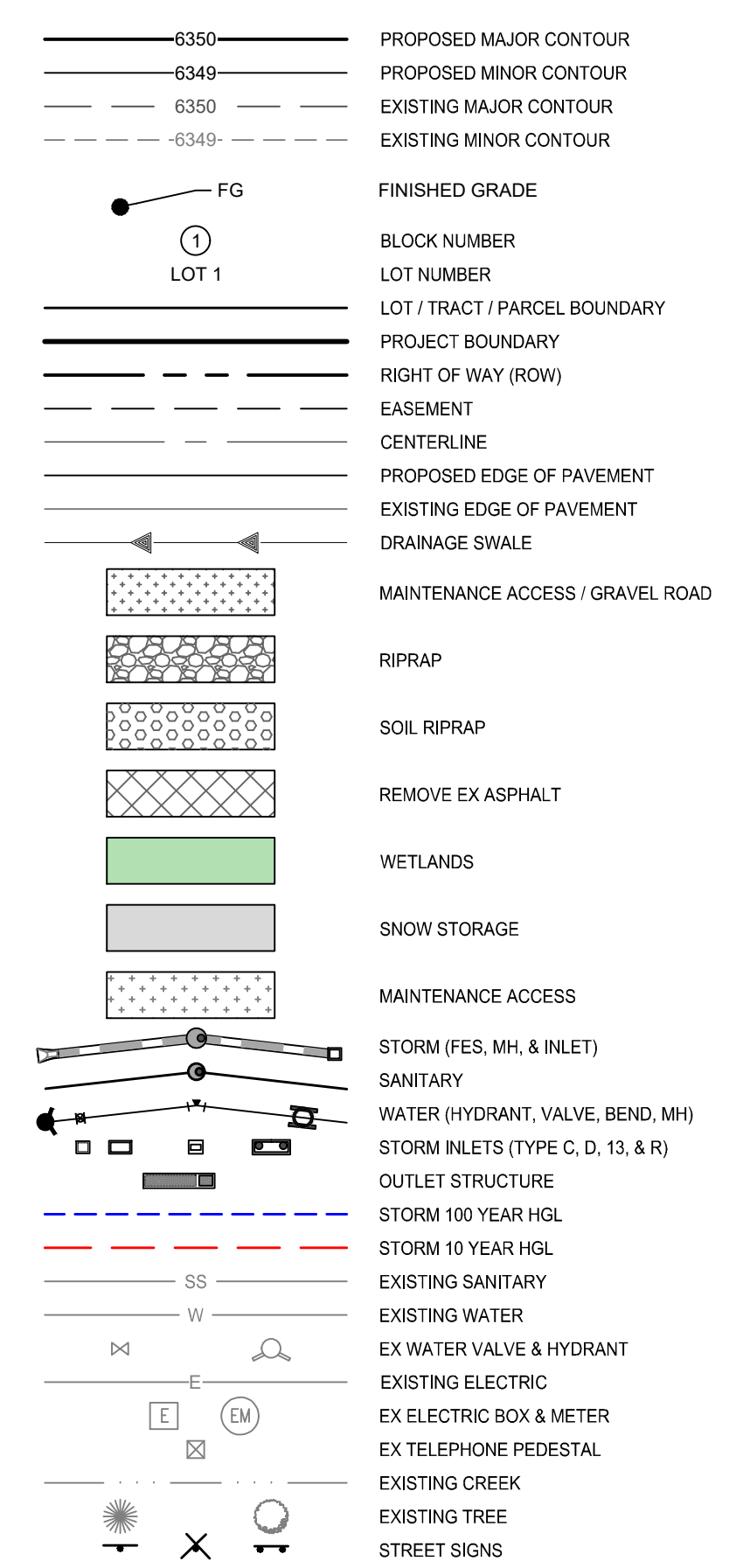


TYPICAL LOT DETAIL



TYPICAL LOT DETAIL

LEGEND



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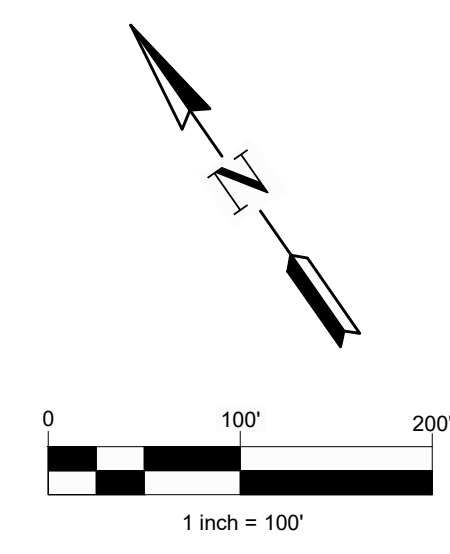


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1	1ST SUBMITTAL	09/29/2025	BAB

NOT FOR CONSTRUCTION

LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
GENERAL NOTES





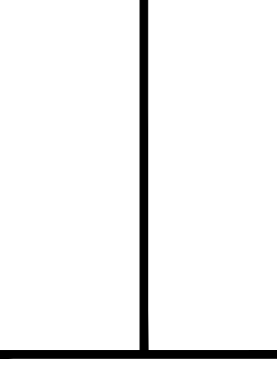
LEGEND

	PHASE 1
	PHASE 2
	PHASE 3

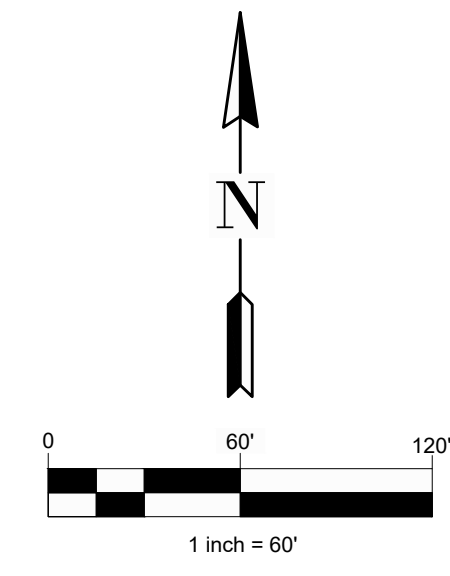
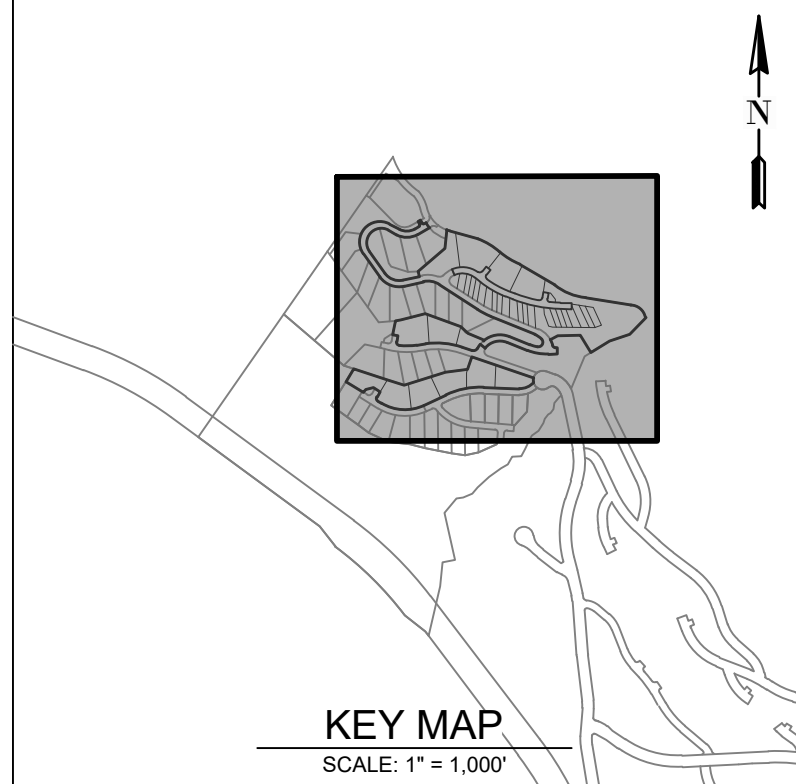
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LAKOTA POINTE - FILING 3
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 FINAL CONSTRUCTION DOCUMENTS
 PHASING PLAN



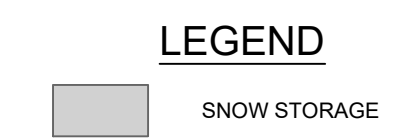
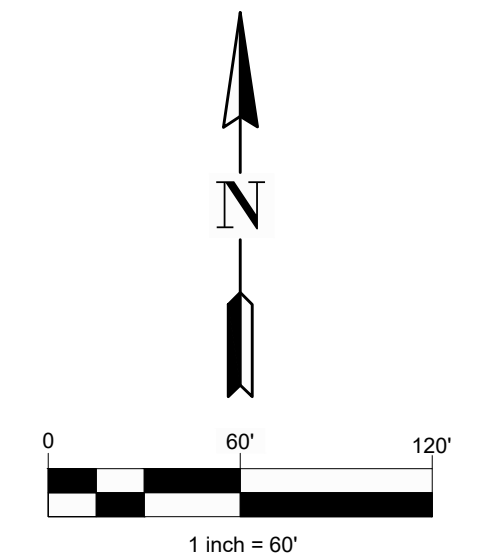
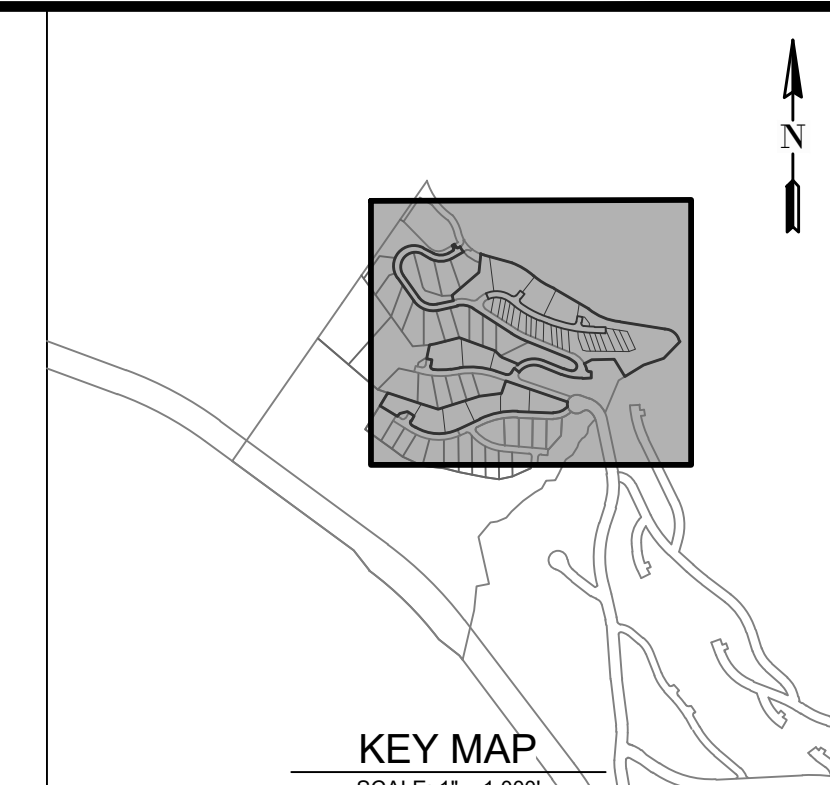
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SITE PLAN

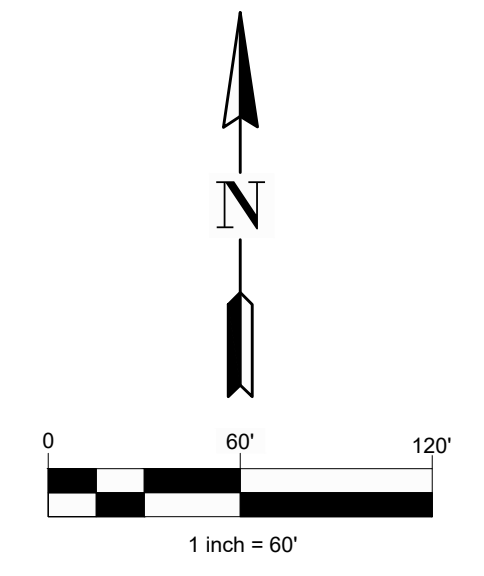
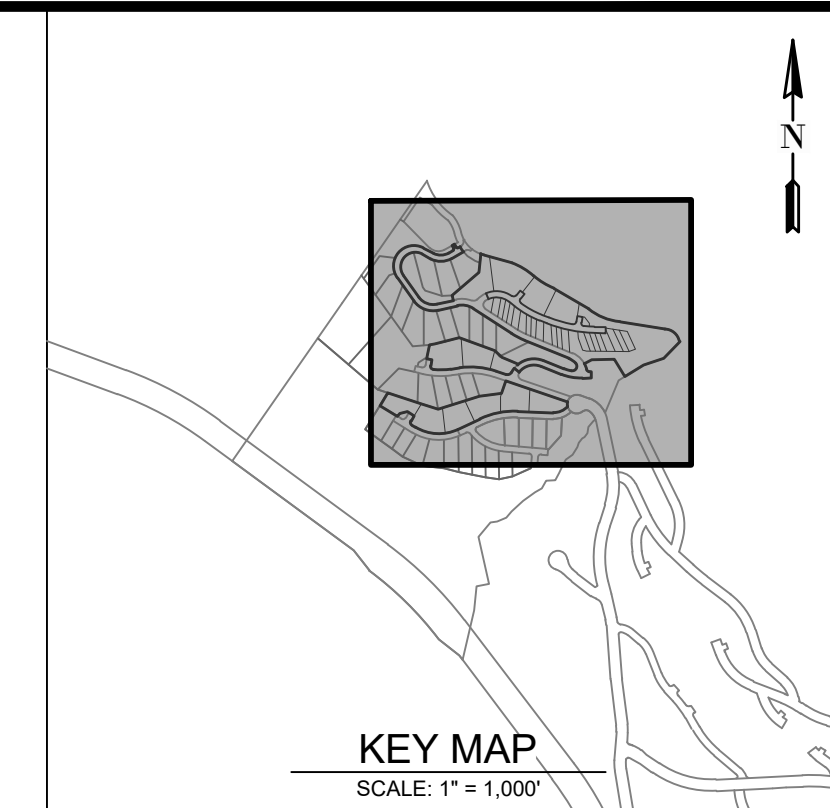


NOTES:
1. SEE SHEET 15 FOR SOIL RIPRAP DETAIL.

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WINTER PARK, COLORADO
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UTILITY PLAN



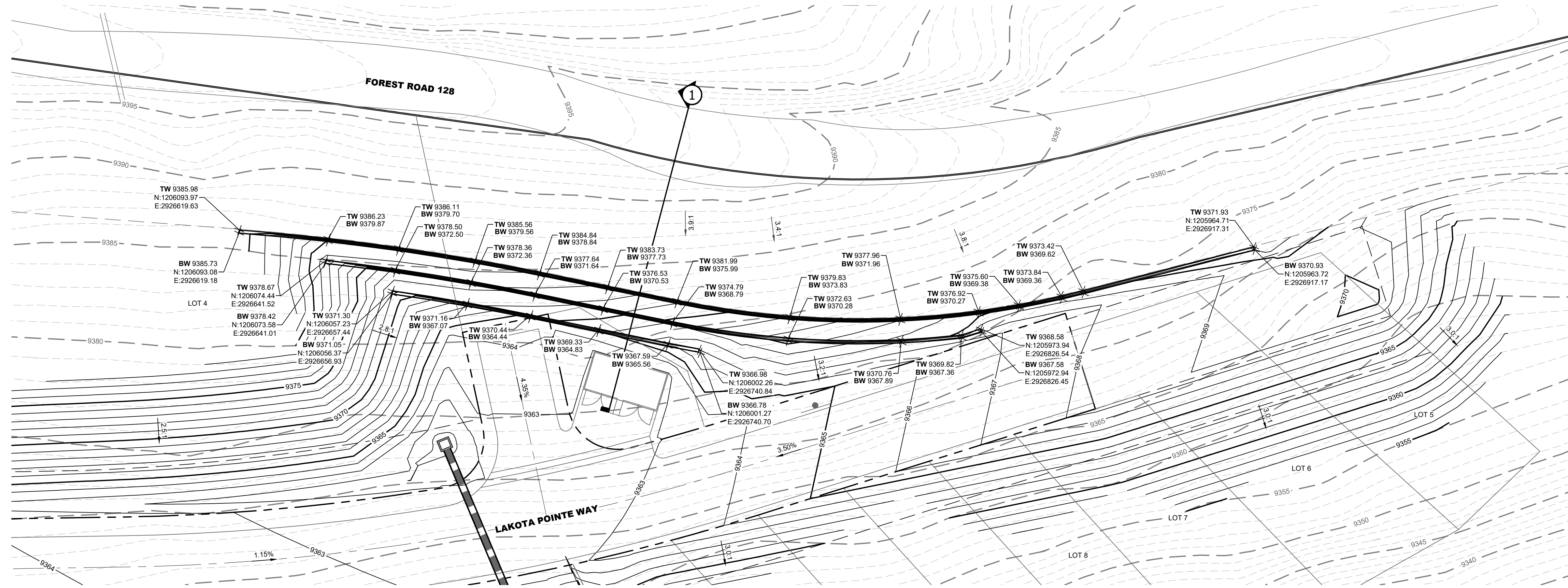
NOTES:

- FOR SLOPES GREATER THAN 3:1, GROUNDWATER MITIGATION, AND UNDERDRAIN RECOMMENDATION, PLEASE REFER TO SLOPE STABILITY ANALYSIS IN "GEOTECHNICAL ENGINEERING STUDY PAVEMENT SECTION DESIGN, GEOLOGICAL HAZARDS ASSESSMENT, AND SLOPE STABILITY PROPOSED LAKOTA POINTE DEVELOPMENT" PER KUMAR & ASSOCIATES GEOTECH REPORT DATED 03/28/2023.
- CONTOURS DISPLAYED ARE TWO (2) AND TEN (10) FOOT CONTOURS.
- SEE SHEET 15 FOR SOIL RIPRAP DETAIL.

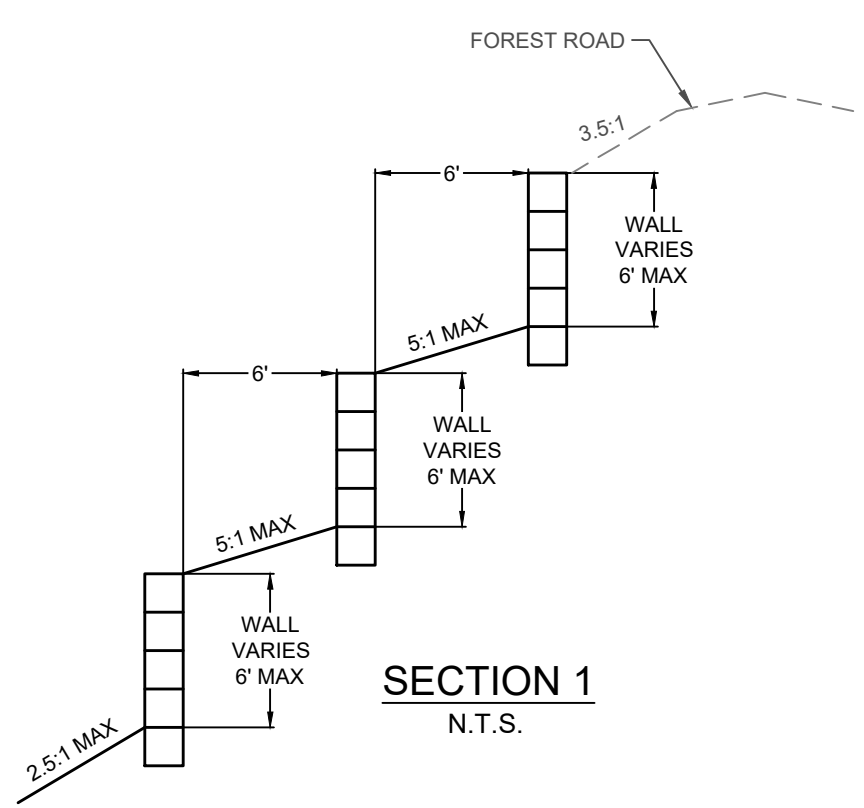
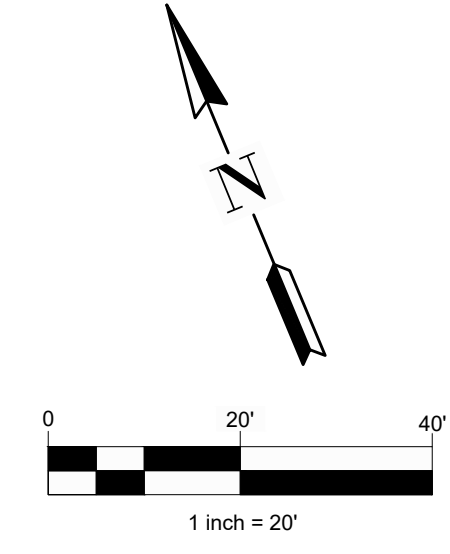
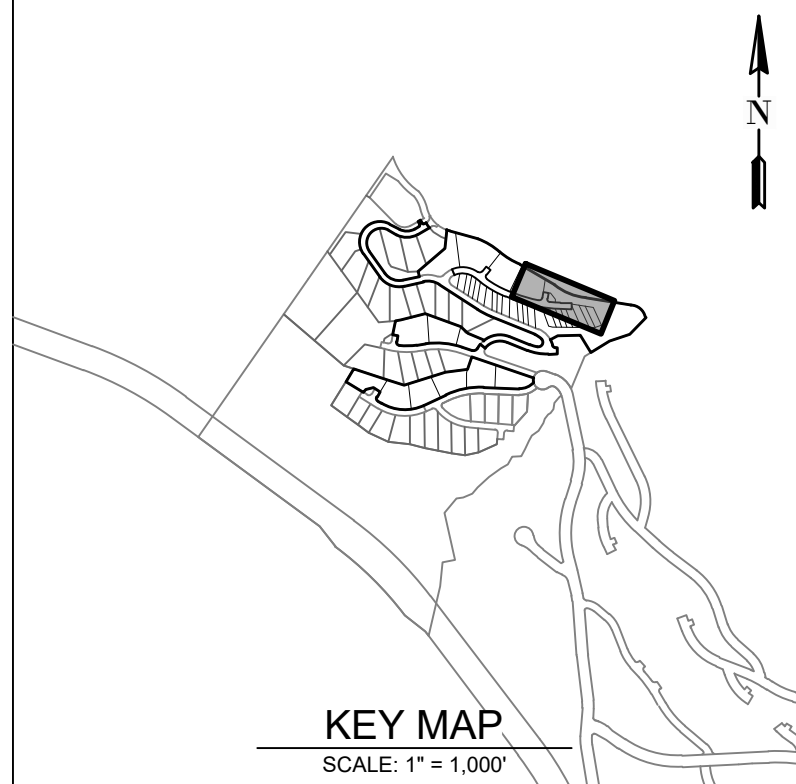
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 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 GRADING PLAN



WALL 1

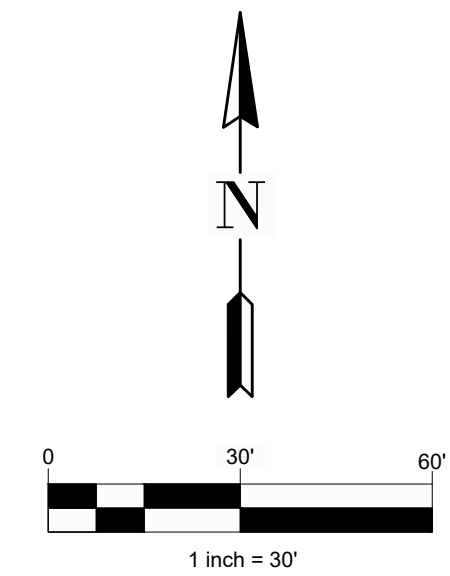
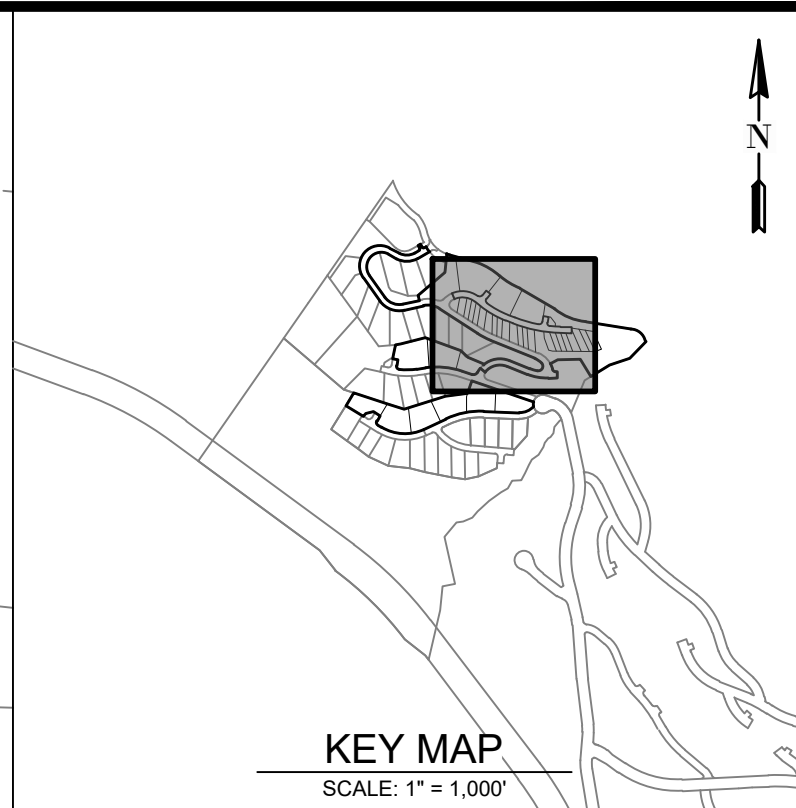


DATE	BY	REVISION DESCRIPTION
09/20/2025	BAB	1 1ST SUBMITTAL

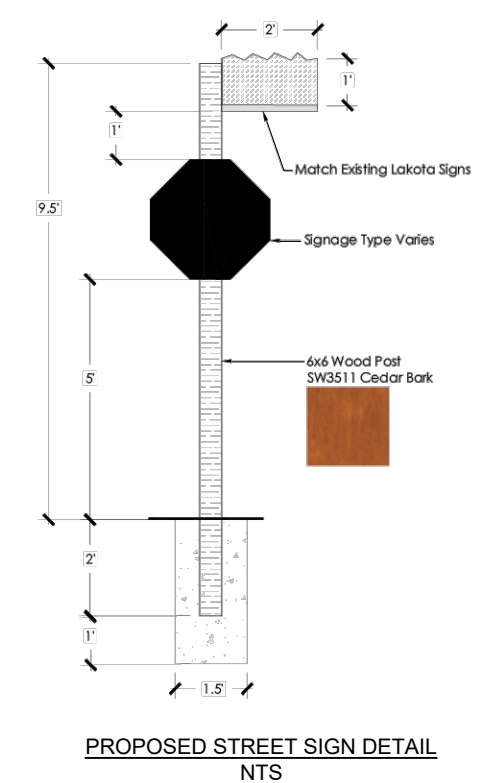
NOT FOR CONSTRUCTION

LAKOTA POINTE - FILING 3
 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 RETAINING WALL PLAN





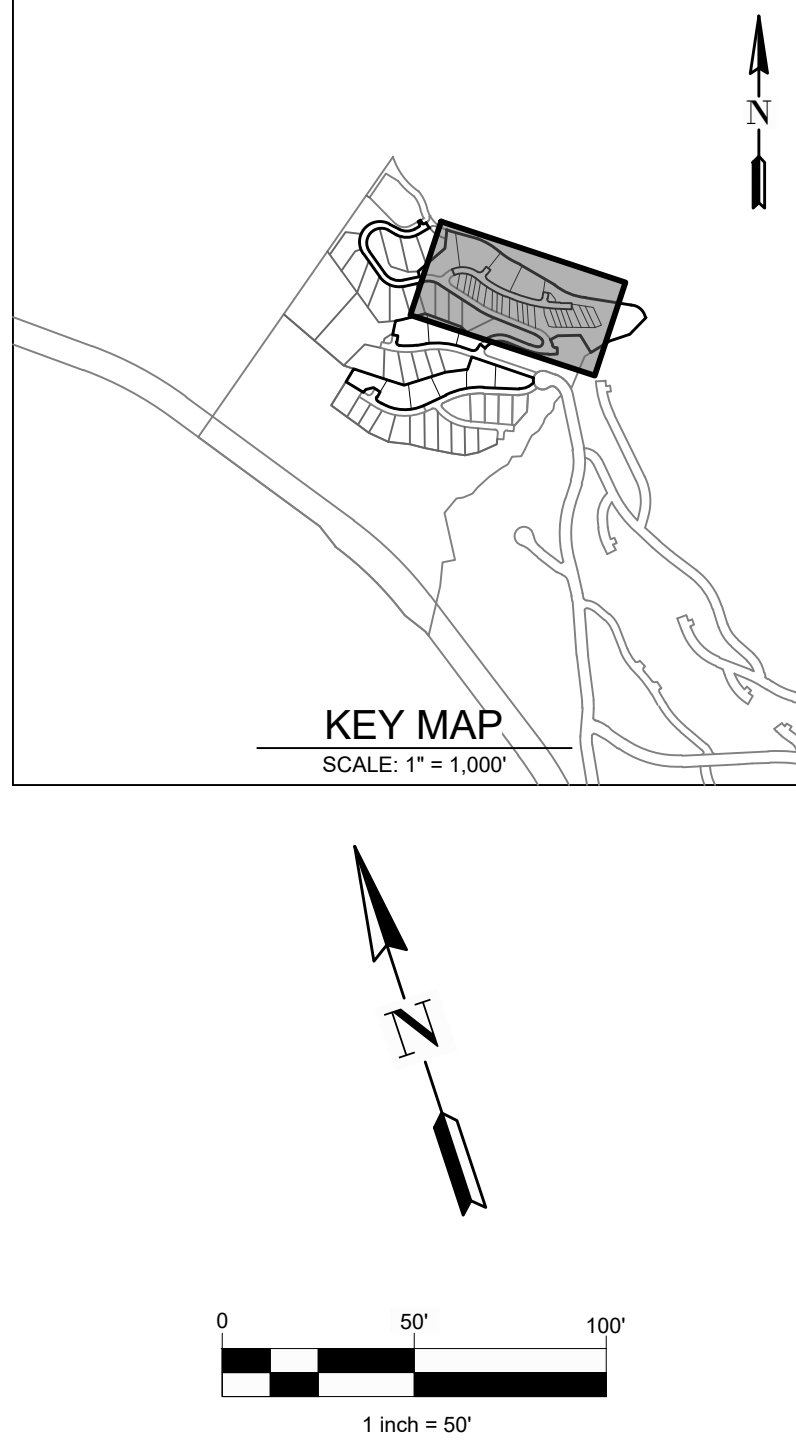
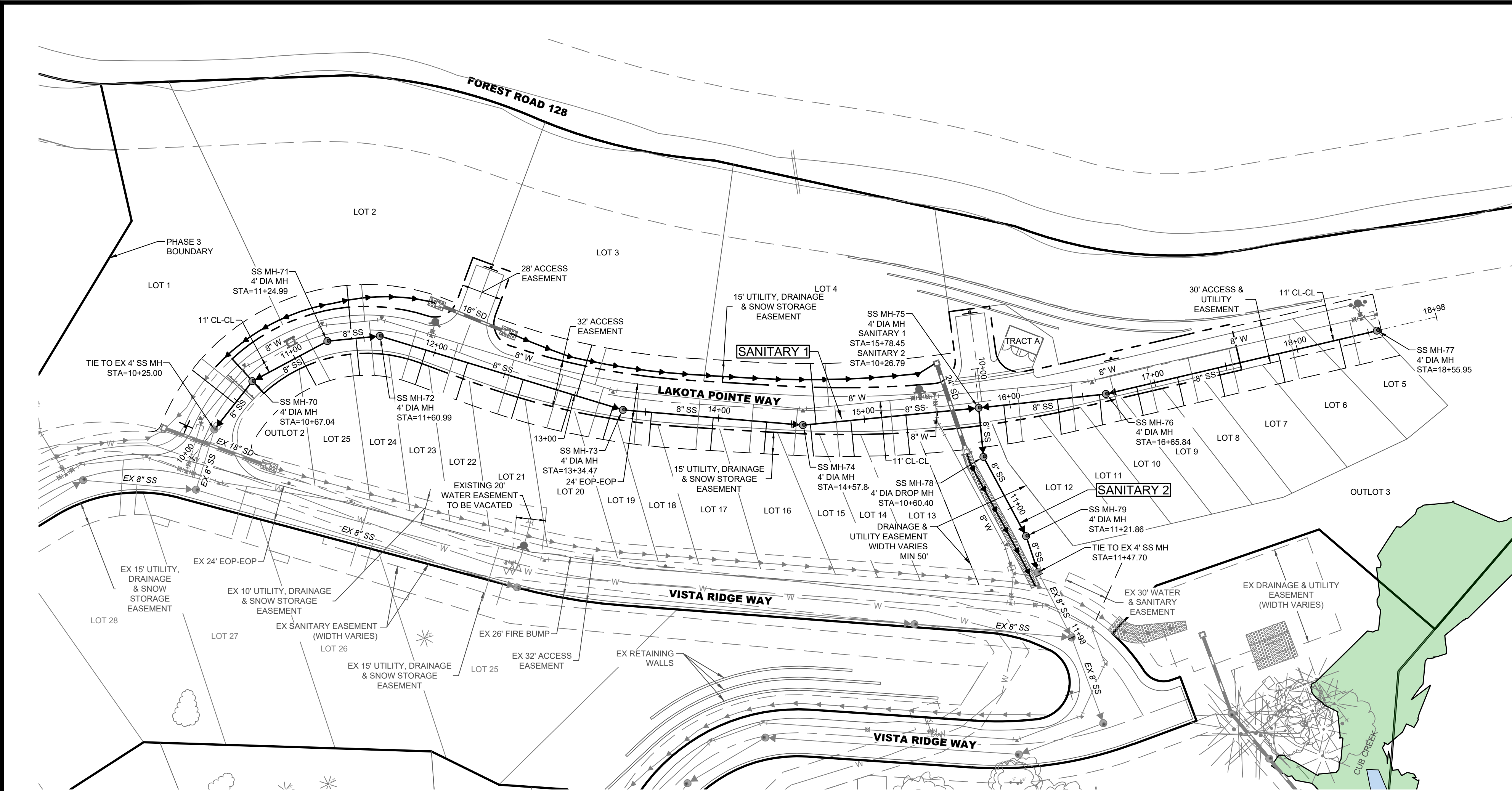
- LEGEND**
- 1 PROPOSED STOP SIGN
 - 2 PROPOSED STREET NAME SIGN
 - 3 PROPOSED NO PARKING SIGN
 - 4 PROPOSED TYPE III BARRICADE



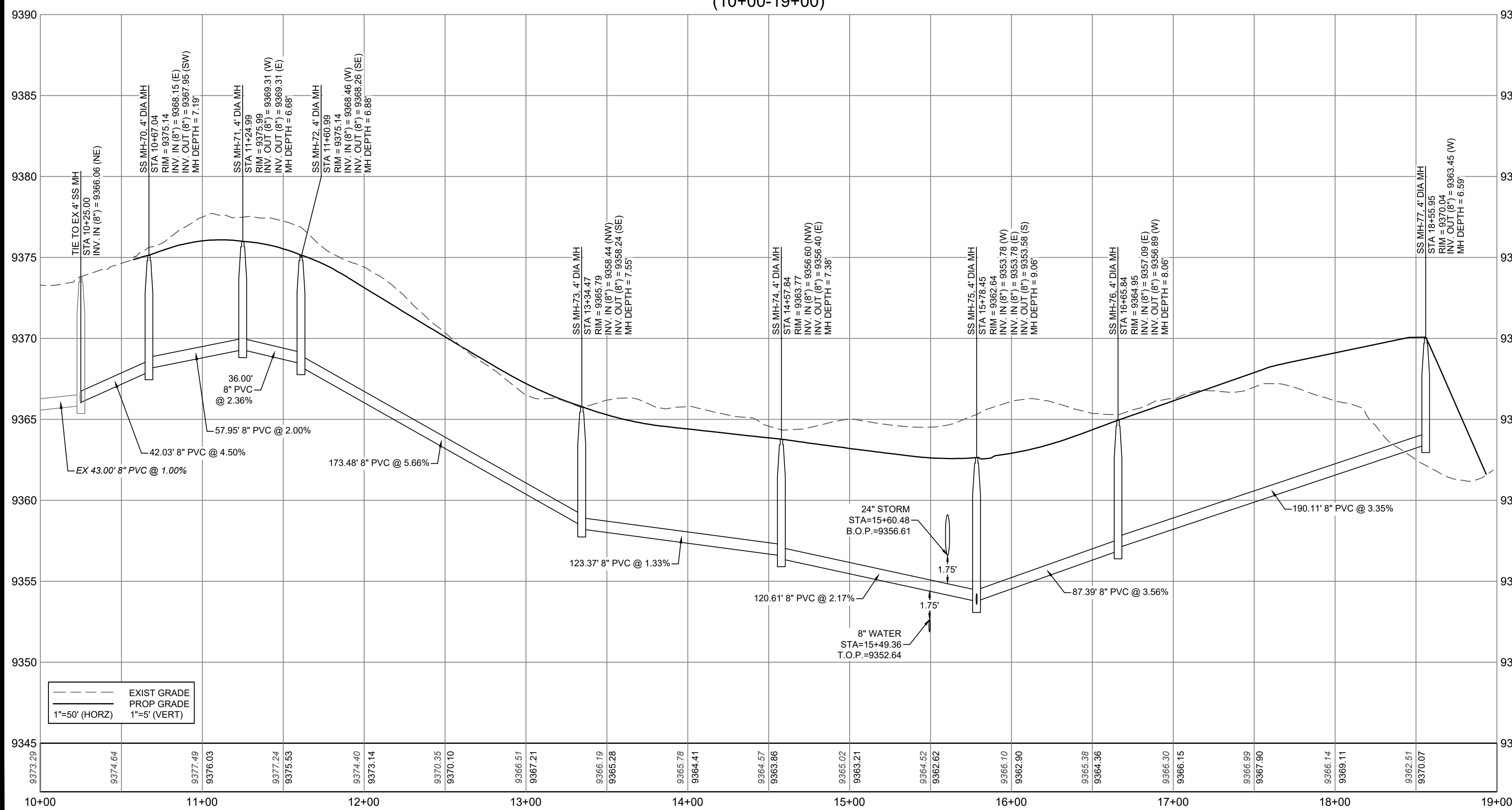
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	09/29/2025	BAB

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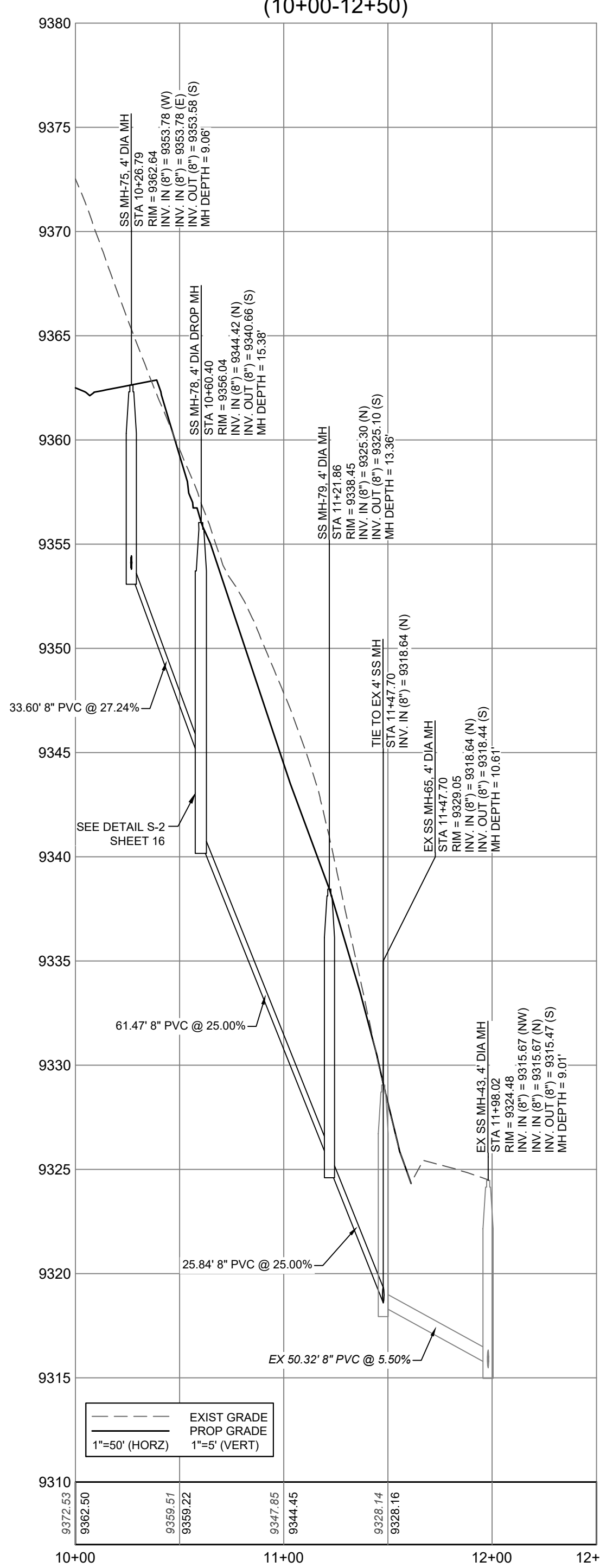
LAKOTA POINTE - FILING 3
 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 SIGNAGE & STRIPING



SANITARY 1 (10+00-19+00)



SANITARY 2 (10+00-12+50)



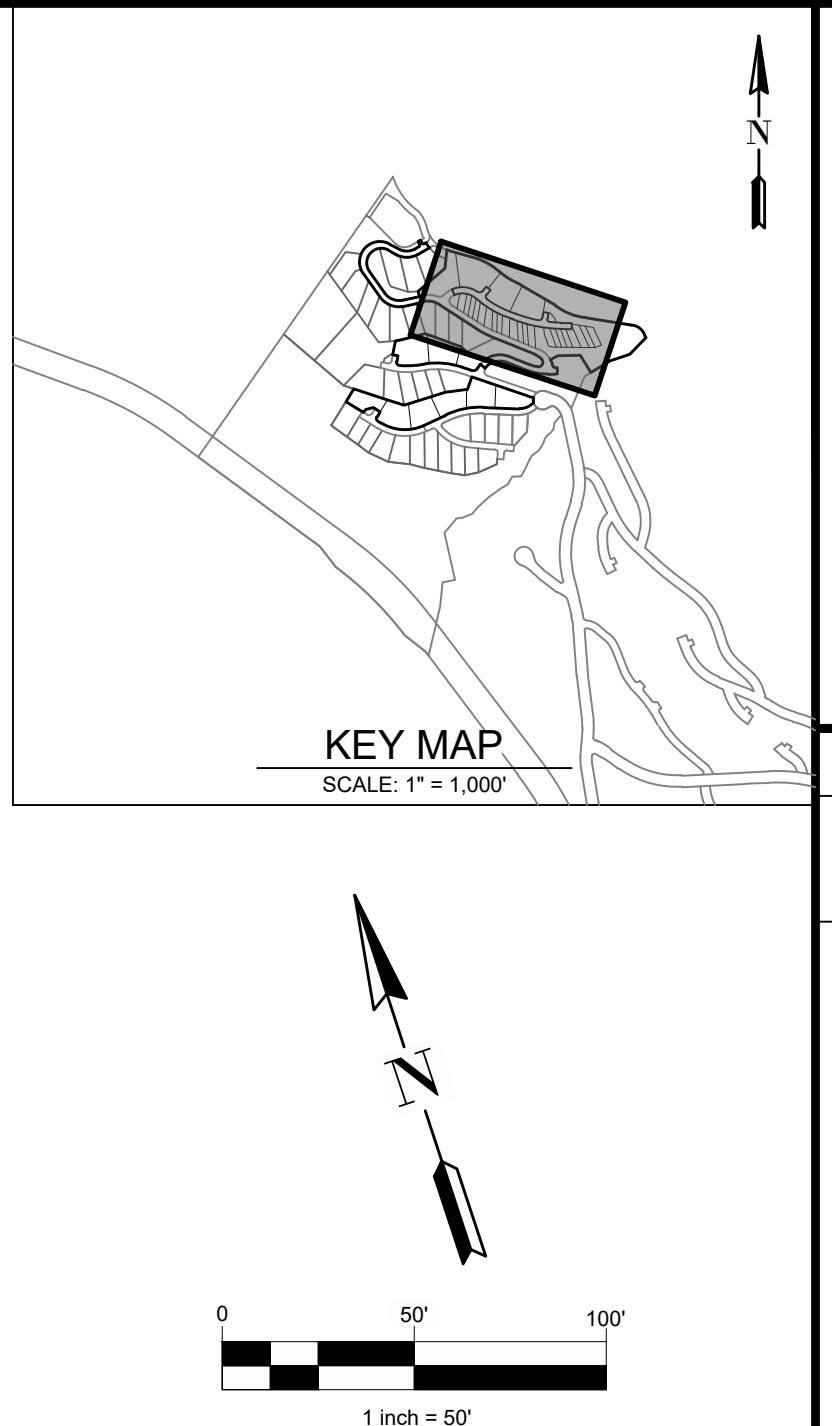
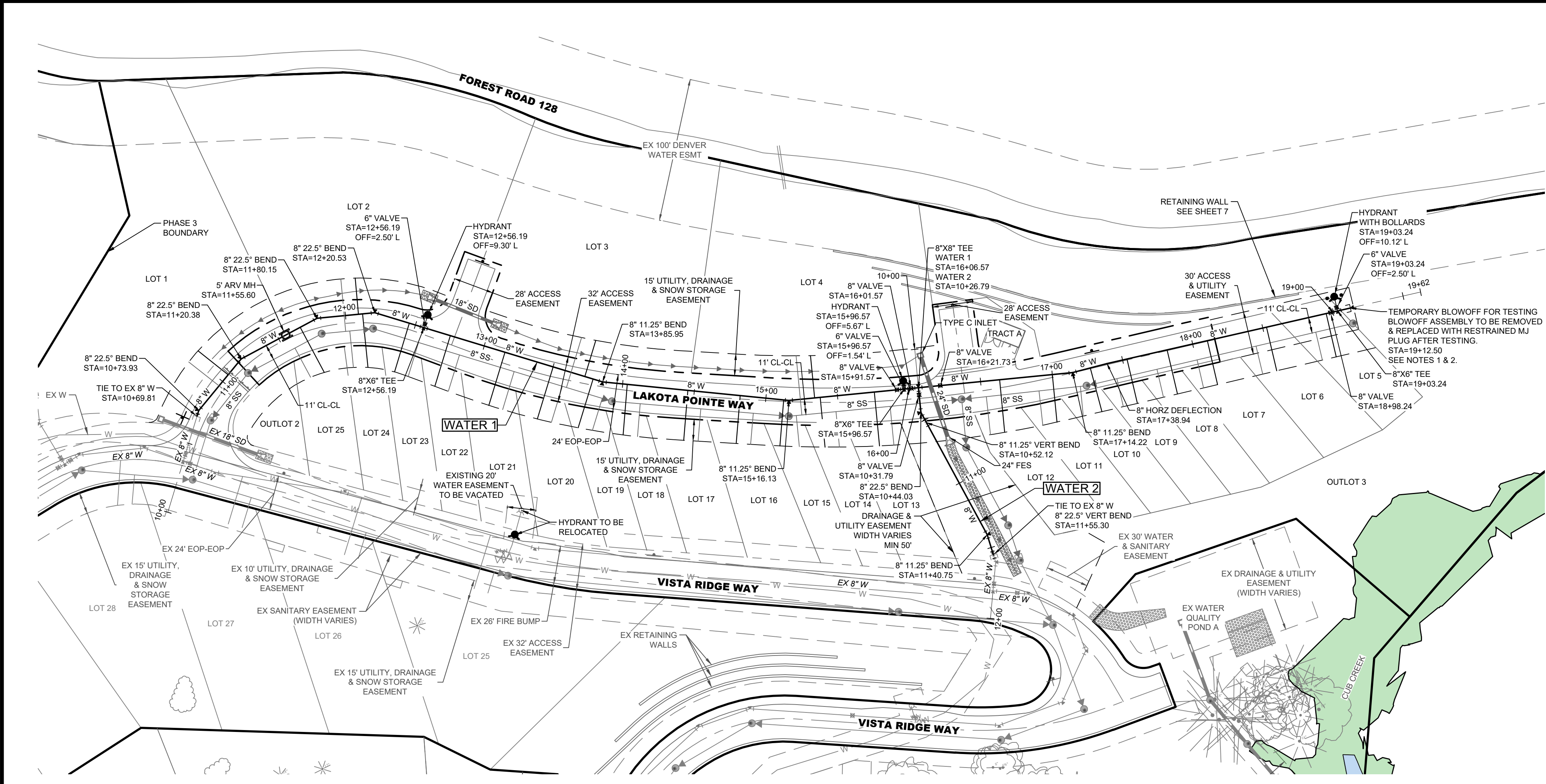
- NOTES:**
1. ALL NEW MANHOLES SHALL BE PRECAST CONCRETE WITH PRECAST BASES AND CHANNELS. NO EXCEPTIONS.
 2. A TRACER WIRE ACCESS POINT SHALL BE INSTALLED AT THE END OF PIPE LINE STUB.
 3. MANHOLES WITH SLOPES STEEPER THAN 10% ENTERING OR EXITING THEM REQUIRE CHANNEL BOTTOMS TO BE 1.5X THE PIPES ENTERING OR EXITING.

SANITARY SEWER SERVICE TABLE				
SERVICE	LENGTH	MAIN STA	MAIN INV	LOT INV
LOT 1	37.18'	10+47.56	9367.07	9369.02
LOT 2	36.70'	11+41.67	9368.91	9370.85
LOT 3	36.24'	13+01.32	9360.32	9362.24
LOT 4	41.35'	14+66.90	9356.20	9358.23
LOT 5	20.00'	18+29.41	9362.56	9364.16
LOT 6	20.00'	17+86.83	9361.14	9362.74
LOT 7	20.00'	17+44.64	9359.73	9361.33
LOT 8	20.00'	17+16.01	9358.77	9360.37
LOT 9	20.00'	16+87.38	9357.81	9359.41
LOT 10	20.71'	16+61.44	9356.73	9358.35
LOT 11	23.95'	16+32.58	9355.71	9357.39
LOT 12	26.56'	15+95.73	9354.39	9356.13
LOT 13	27.05'	15+28.51	9354.86	9356.61
LOT 14	24.72'	14+90.69	9355.68	9357.38
LOT 15	21.75'	14+63.01	9356.29	9357.92
LOT 16	21.65'	14+32.93	9356.93	9358.56
LOT 17	22.53'	13+96.34	9357.42	9359.07
LOT 18	22.94'	13+54.07	9357.98	9359.64
LOT 19	23.28'	13+27.29	9358.85	9360.51
LOT 20	26.20'	12+98.32	9360.49	9362.21
LOT 21	27.61'	12+63.32	9362.47	9364.22
LOT 22	26.42'	12+23.61	9364.71	9366.44
LOT 23	24.64'	11+93.90	9366.40	9368.09
LOT 24	25.38'	11+44.67	9368.84	9370.55
LOT 25	23.01'	11+03.96	9368.89	9370.55

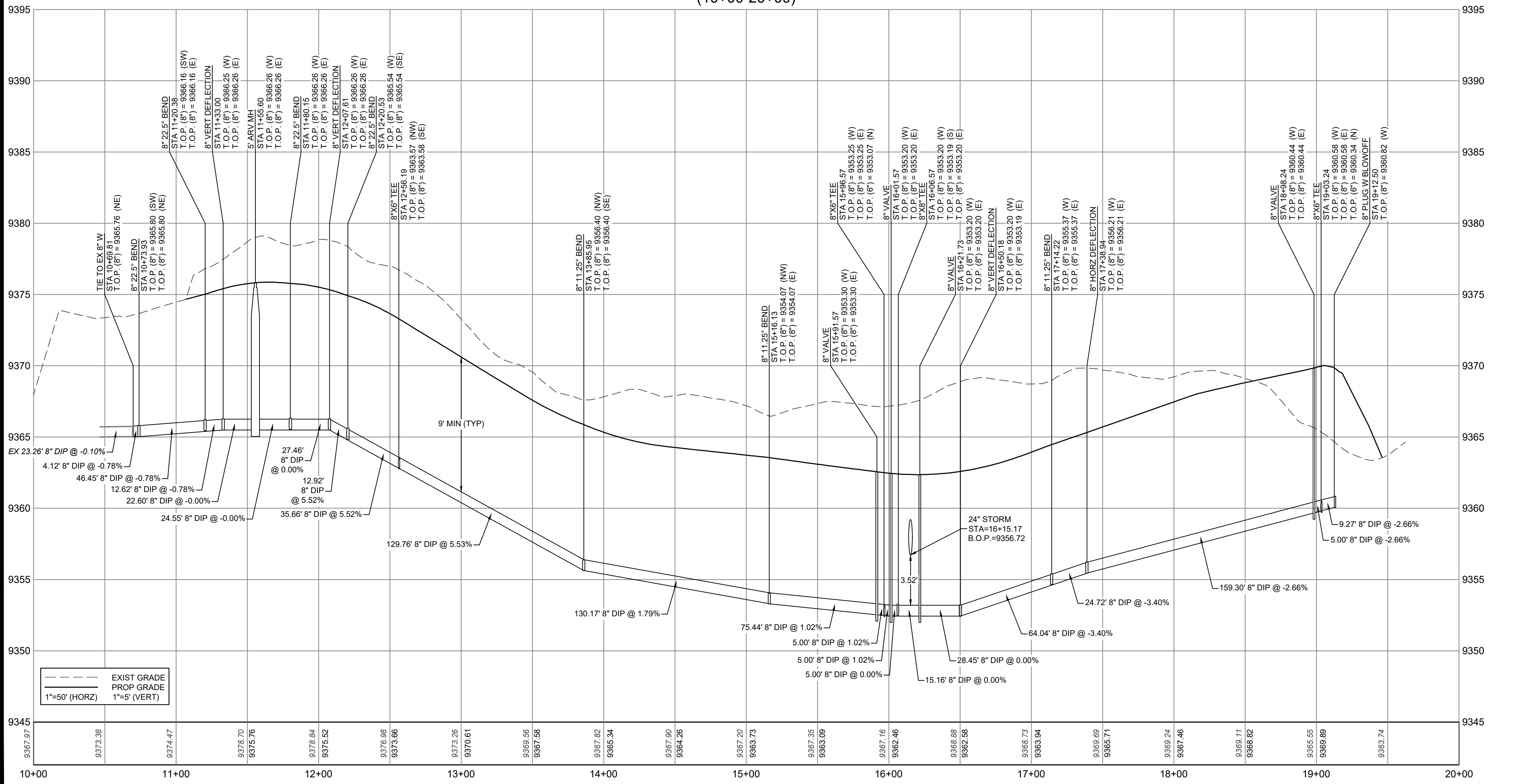
#	REVISION DESCRIPTION	DATE	BY	APP
1	1ST SUBMITTAL	09/30/2025	BAB	

NOT FOR CONSTRUCTION

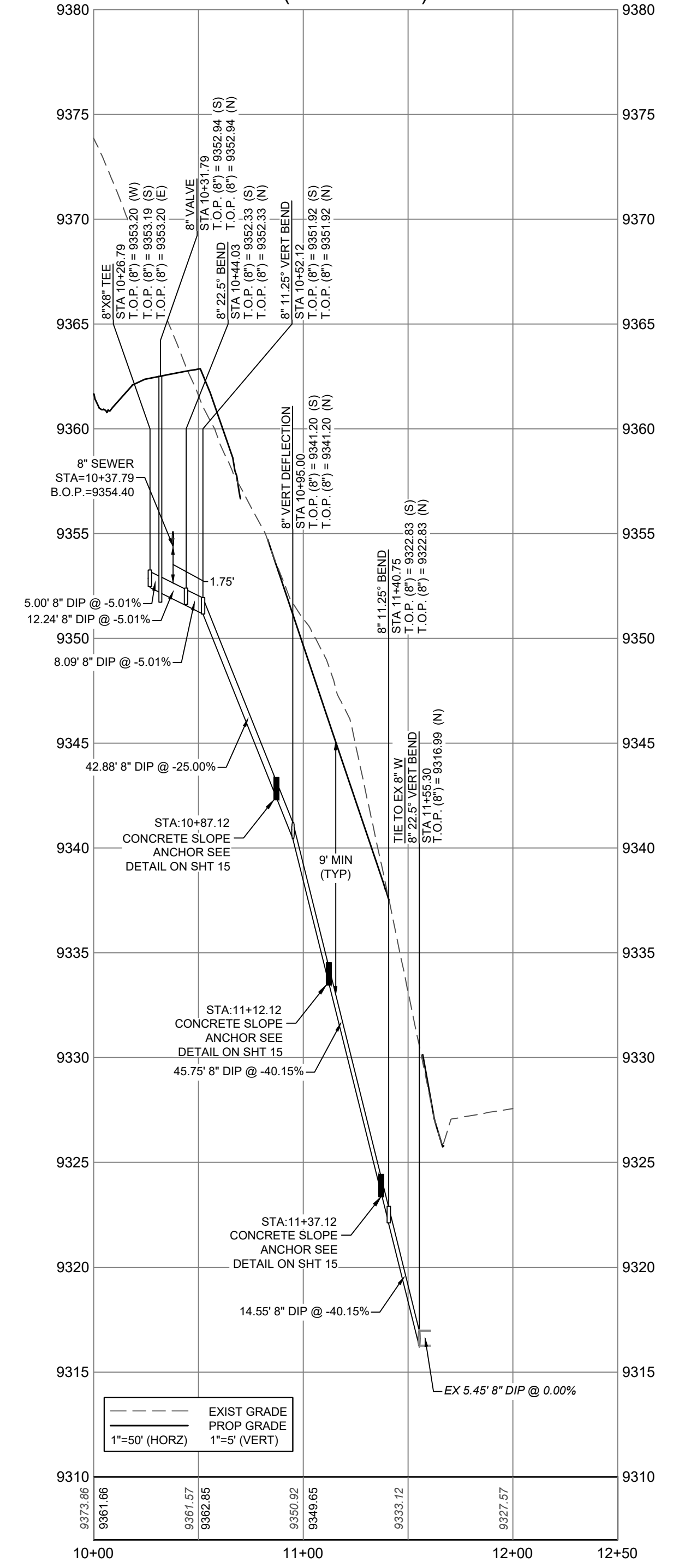
LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
SANITARY P&P - LINE 1 & 2



WATER 1
(10+00-20+00)

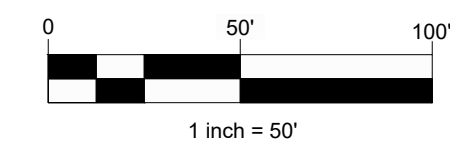
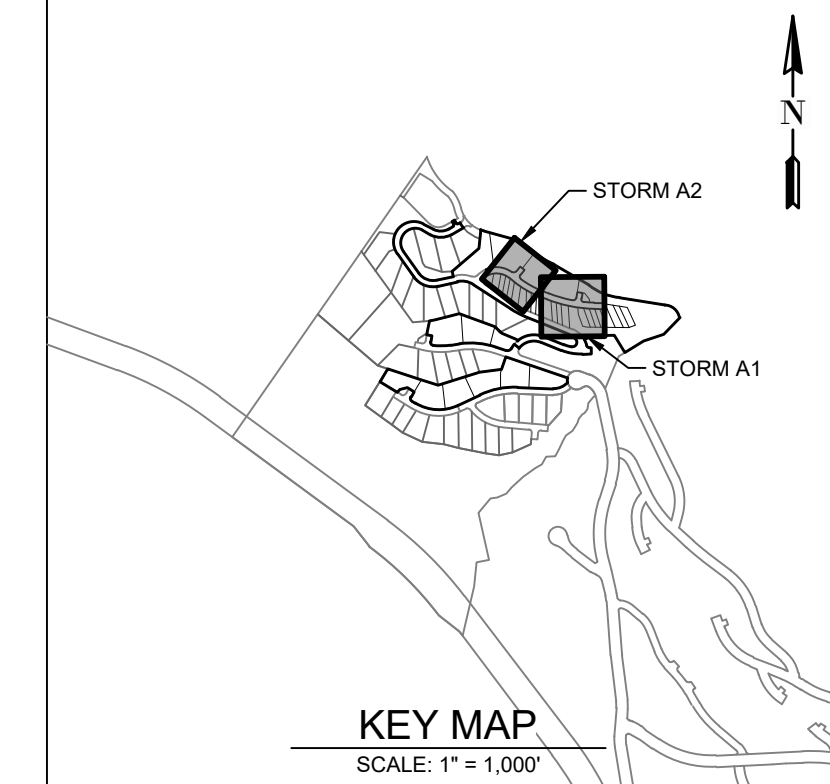
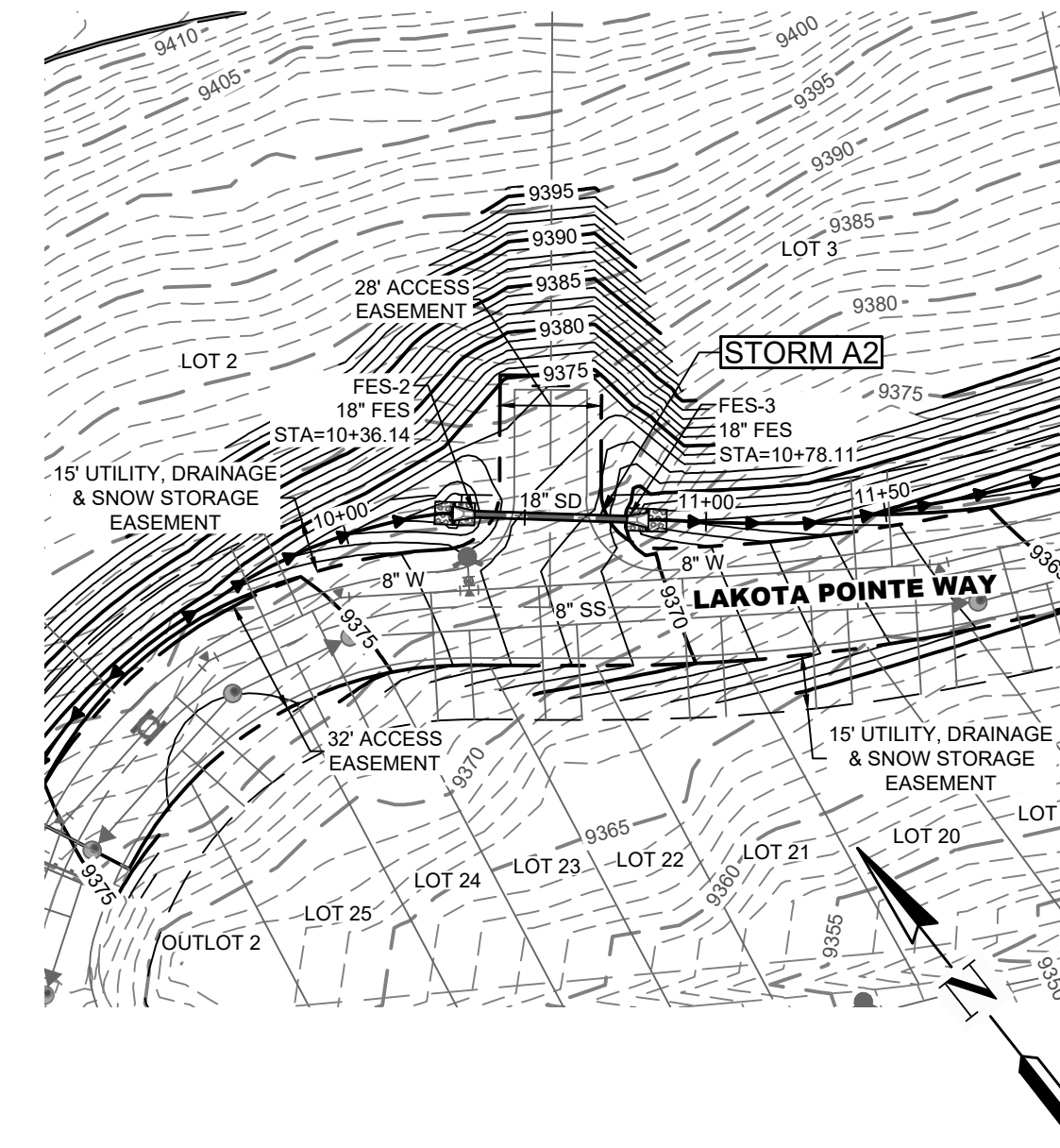
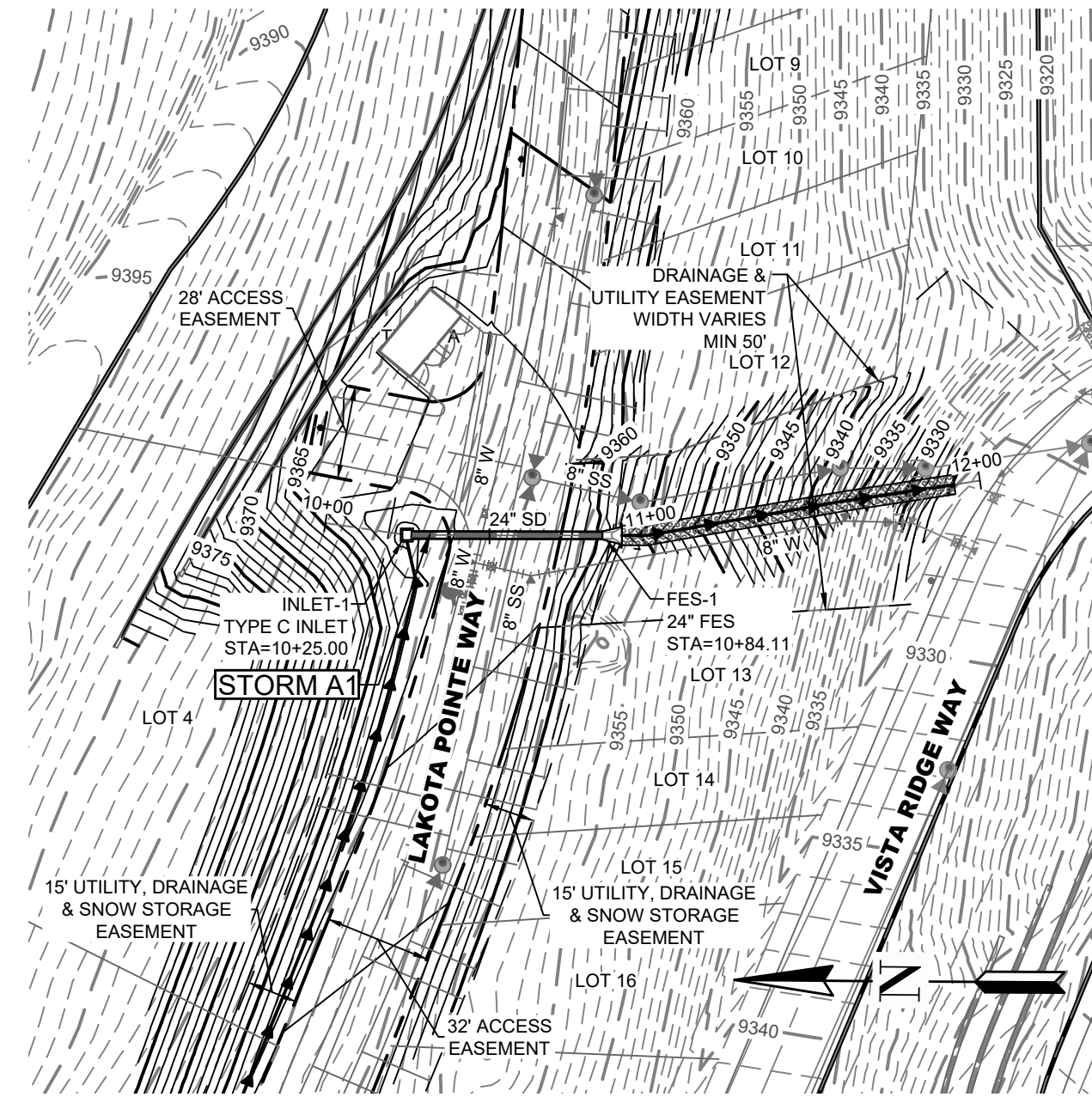


WATER 2
(10+00-12+50)



- NOTES:**
1. A 4"x4" WOODEN MARKER POST SHALL BE INSTALLED AT THE END OF THE WATERLINE PIPE TO FACILITATE LOCATING THIS PIPE IN THE FUTURE.
 2. A TRACER WIRE ACCESS POINT SHALL BE INSTALLED AT THE END OF PIPE LINE STUB.
 3. ALL WATERLINE JOINTS ARE TO BE RESTRAINED.

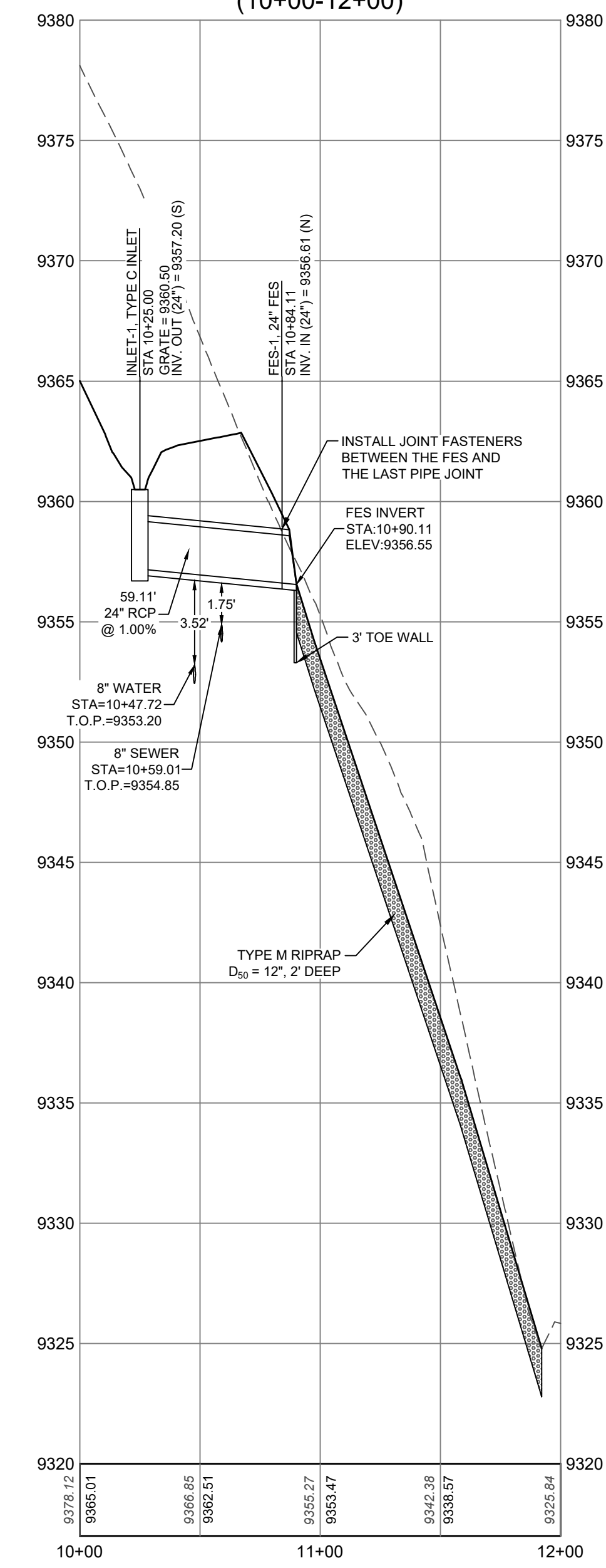
WATER SERVICE TABLE			
SERVICE	METER STATION	METER OFFSET	SERVICE SIZE
LOT 1	11+05.60	26.70' L	3/4" W
LOT 2	12+09.30	25.29' L	3/4" W
LOT 3	13+73.05	26.24' L	3/4" W
LOT 4	15+34.11	29.47' L	3/4" W
LOT 5	18+95.40	30.93' R	3/4" W
LOT 6	18+52.82	31.16' R	3/4" W
LOT 7	18+10.63	31.40' R	3/4" W
LOT 8	17+82.00	31.56' R	3/4" W
LOT 9	17+53.37	31.68' R	3/4" W
LOT 10	17+26.97	31.48' R	3/4" W
LOT 11	17+00.05	33.18' R	3/4" W
LOT 12	16+63.23	36.72' R	3/4" W
LOT 13	15+75.72	37.63' R	3/4" W
LOT 14	15+37.90	34.77' R	3/4" W
LOT 15	15+12.98	32.16' R	3/4" W
LOT 16	14+82.65	33.27' R	3/4" W
LOT 17	14+46.07	34.80' R	3/4" W
LOT 18	14+03.81	35.60' R	3/4" W
LOT 19	13+79.02	35.47' R	3/4" W
LOT 20	13+50.05	37.84' R	3/4" W
LOT 21	13+15.05	38.61' R	3/4" W
LOT 22	12+75.34	36.82' R	3/4" W
LOT 23	12+45.62	35.35' R	3/4" W
LOT 24	12+12.02	37.38' R	3/4" W
LOT 25	11+66.94	35.50' R	3/4" W



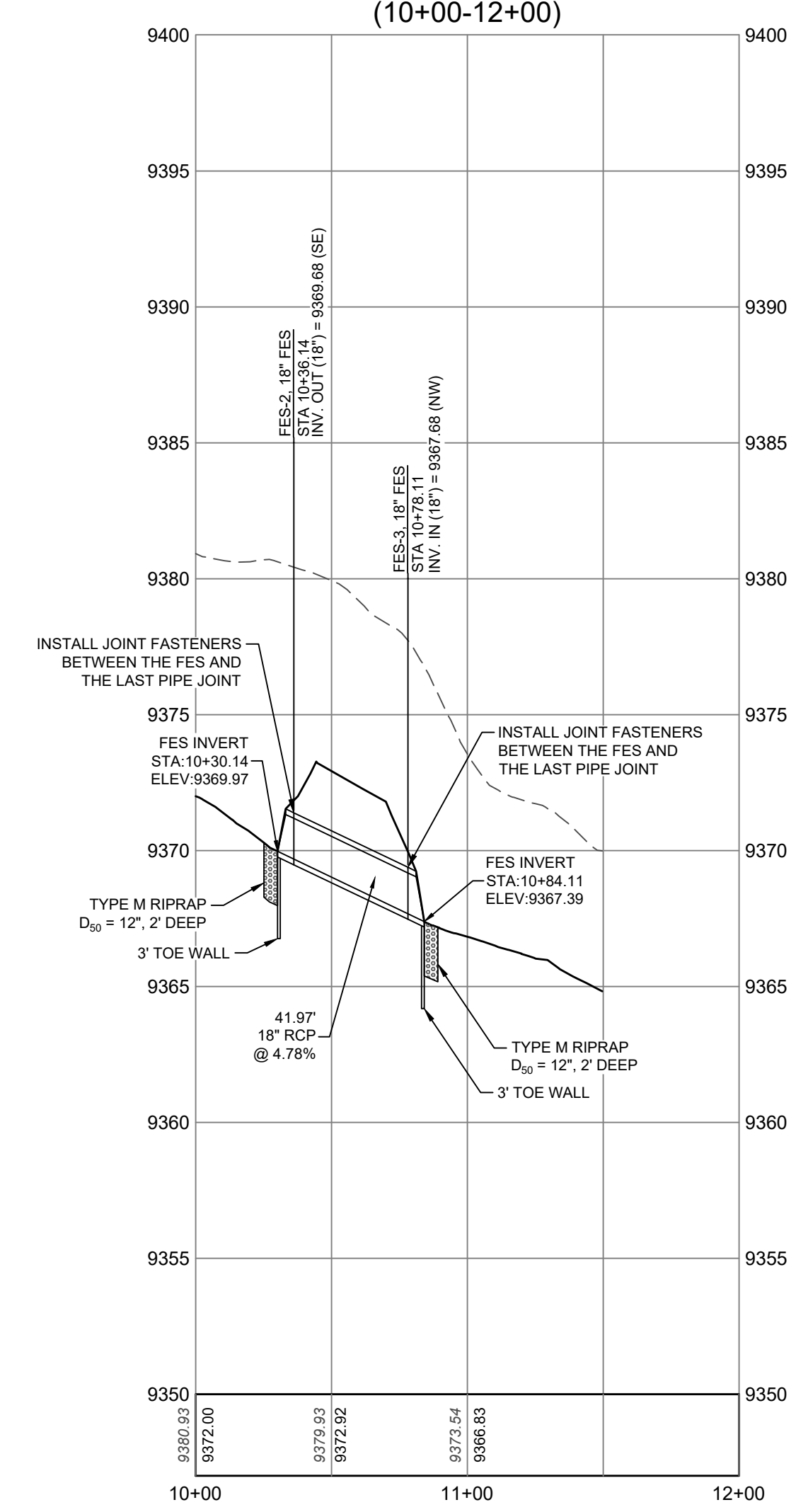
PROFILE LEGEND

—	100-YR HGL
- - -	5-YR HGL
---	EXIST GRADE
---	PROP GRADE
---	1"=50' (HORZ)
---	1"=5' (VERT)

STORM A1
(10+00-12+00)



STORM A2
(10+00-12+00)

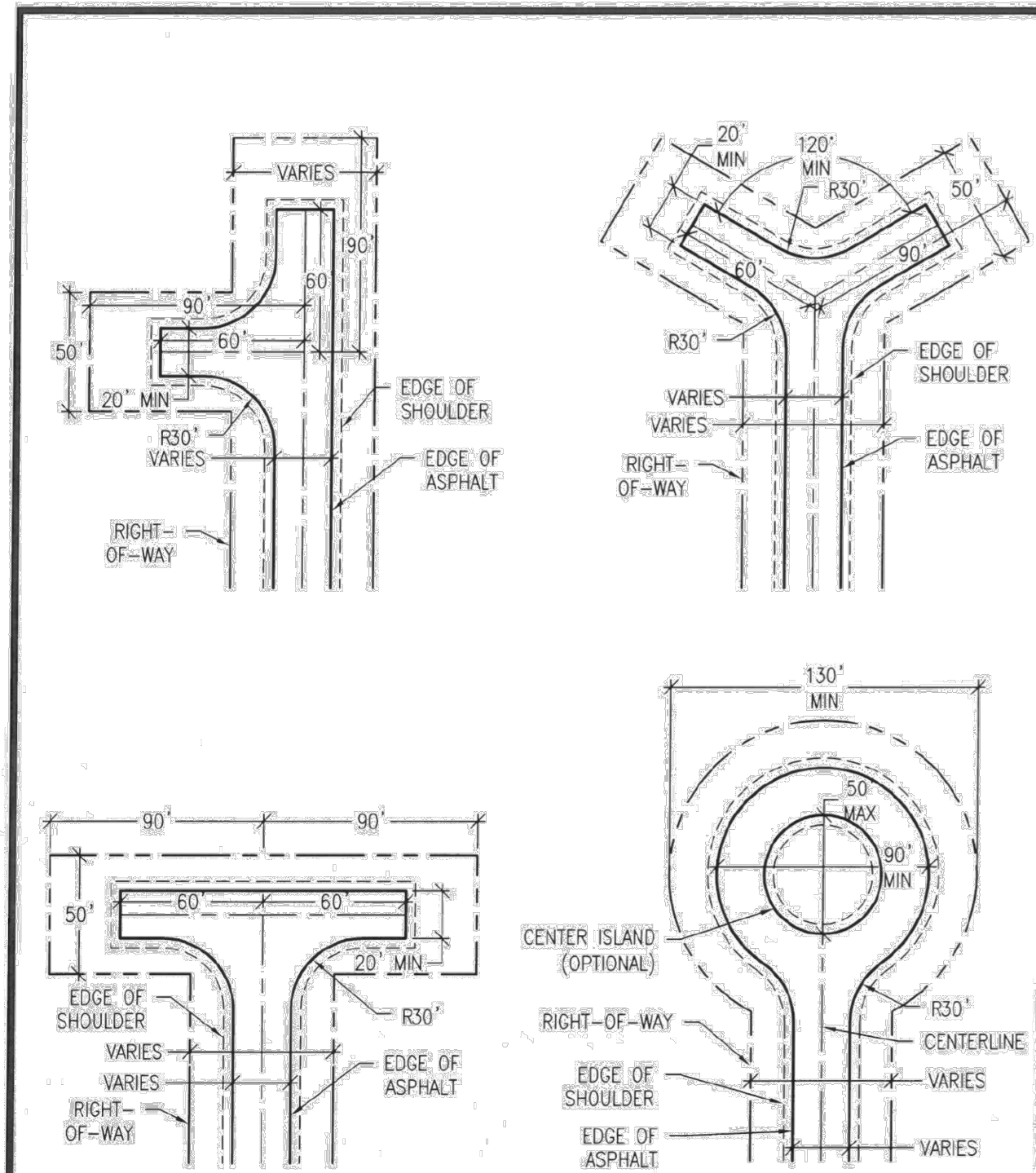


NOTES:
1. SEE SHEET 15 FOR SOIL RIPRAP DETAIL.

DATE	BY	DESCRIPTION
09/20/2025	BAB	1ST SUBMITTAL

NOT FOR CONSTRUCTION

LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
STORM P&P



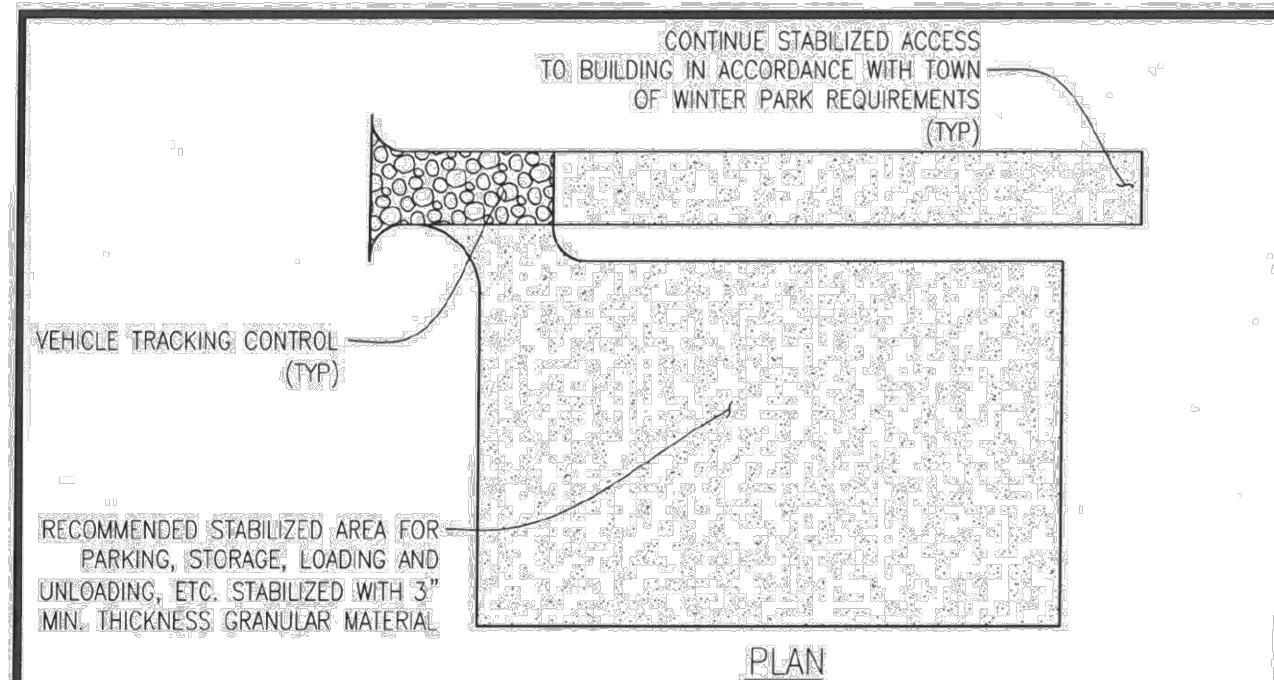
CUL-DE-SAC AND TURNAROUNDS FOR ROADWAYS

Town Of Winter Park
Standard Details Fig 5 May 2012



FILENAME: FIG 5 - CUL-DE-SAC.DWG

DATE: 5/7/2012



Construction Stabilized Access

- INSTALLATION NOTES**
1. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF CONSTRUCTION STABILIZED AREA BASED ON FIELD CONDITIONS.
 2. CONSTRUCTION STABILIZED ACCESS AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
 3. AREA SHALL BE STABILIZED PRIOR TO ANY OTHER MAJOR OPERATIONS ON THE SITE.
 4. THE CONSTRUCTION STABILIZED AREA SHALL CONSIST OF A MINIMUM OF 3" OF GRANULAR MATERIAL.
- MAINTENANCE NOTES**
1. THE CONTRACTOR SHALL INSPECT THE STABILIZED ACCESS AREA WEEKLY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
 2. THE CONTRACTOR SHALL PROVIDE ADDITIONAL THICKNESS OF GRANULAR MATERIAL IF ANY RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
 3. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING AND LOADING OPERATIONS.
 4. ANY ACCUMULATED DIRT OR MUD SHALL BE REMOVED FROM THE SURFACE OF THE STABILIZED STAGING AREA.
 5. THE STABILIZED STAGING AREA SHALL BE REMOVED AND REVEGETATED OR INCORPORATED INTO THE FINAL DRIVEWAY DESIGN AT THE END OF CONSTRUCTION.

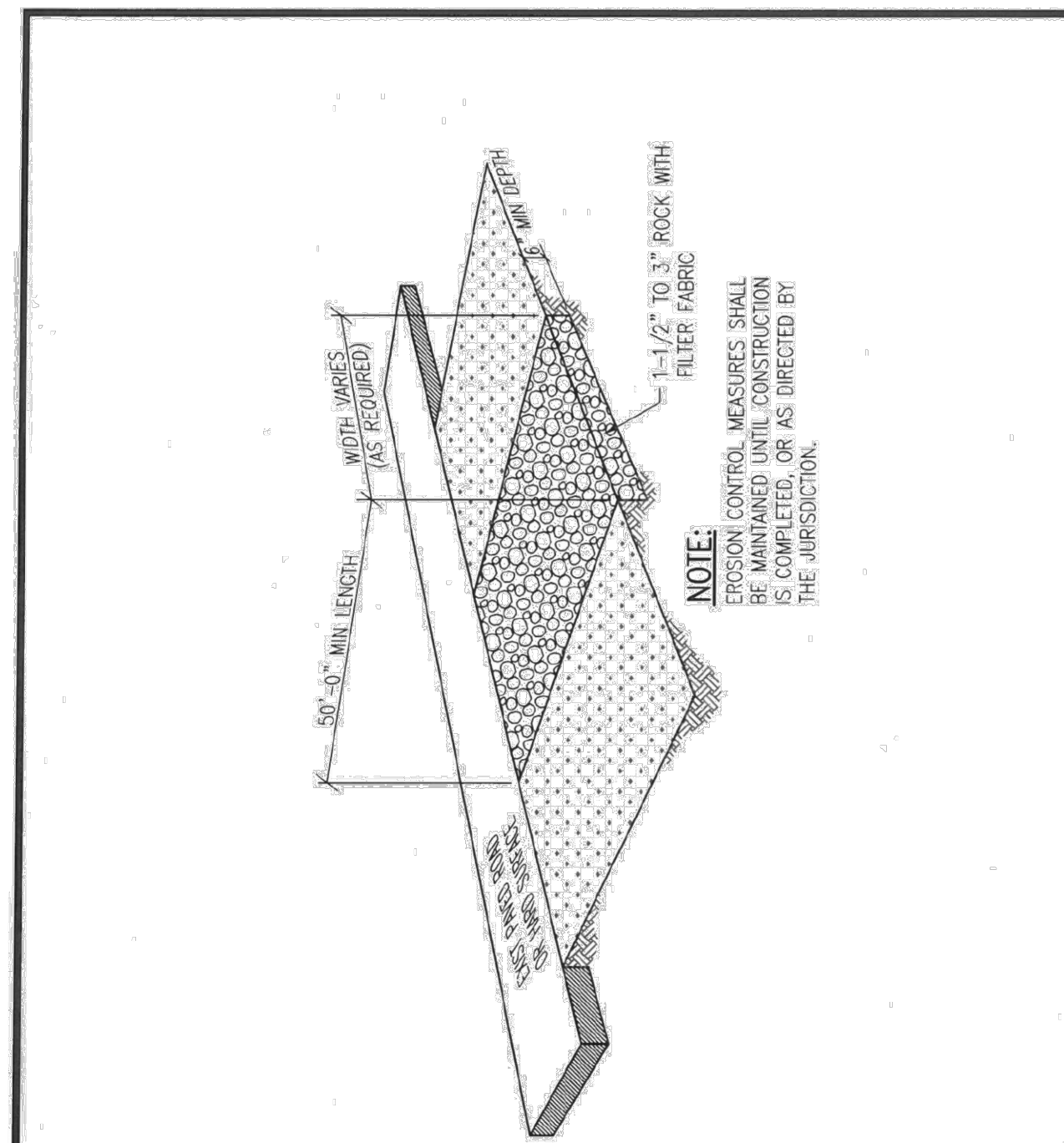
Construction Stabilized Access

Town Of Winter Park
Standard Details Fig 10 May 2012



FILENAME: FIG 10 - STABILIZED STAGING.DWG

DATE: 5/7/2012



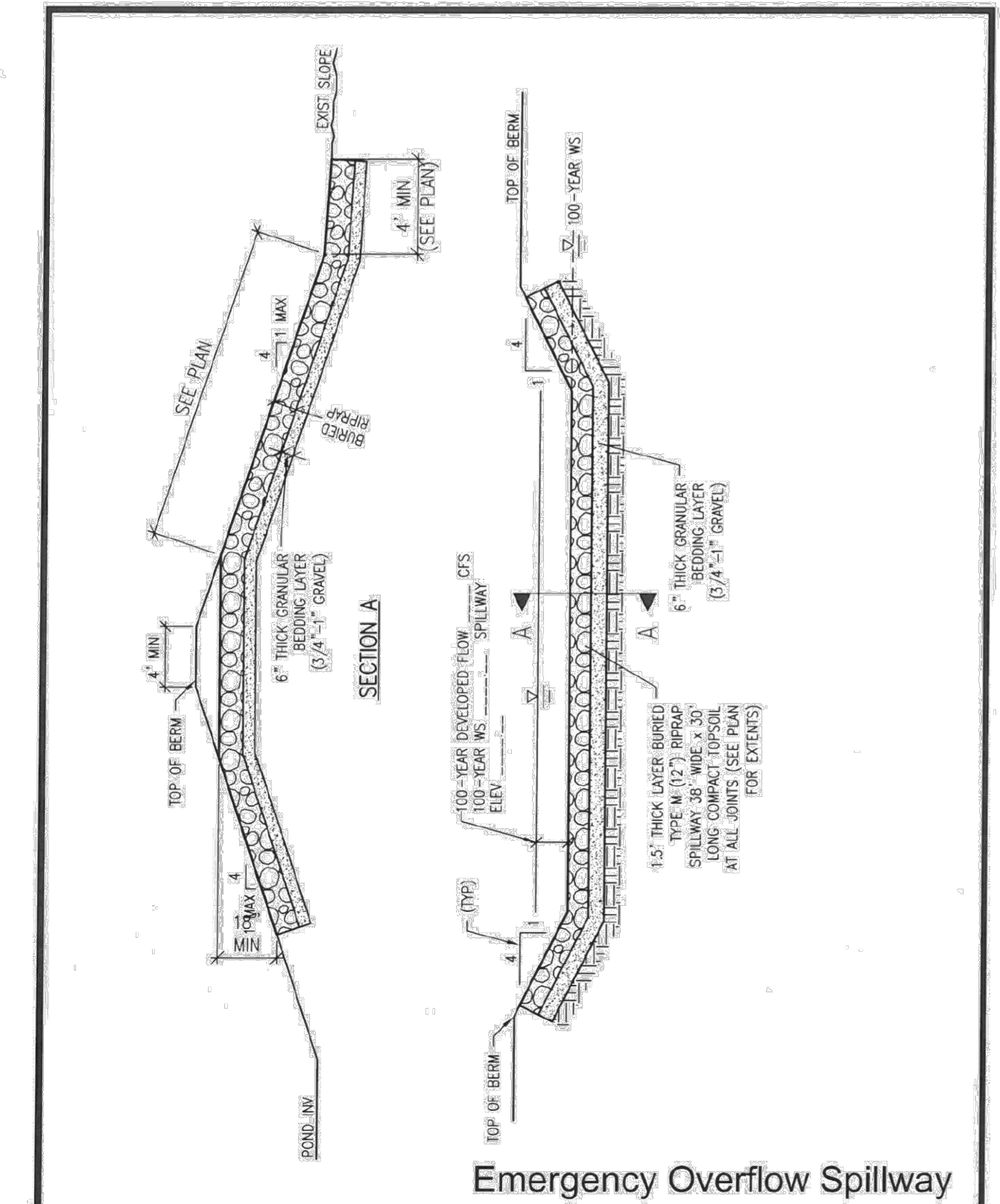
Vehicle Tracking Control

Town Of Winter Park
Standard Details Fig 20 May 2012



FILENAME: FIG 20 - VEHICLE TRACKING CONTROL.DWG

DATE: 5/7/2012

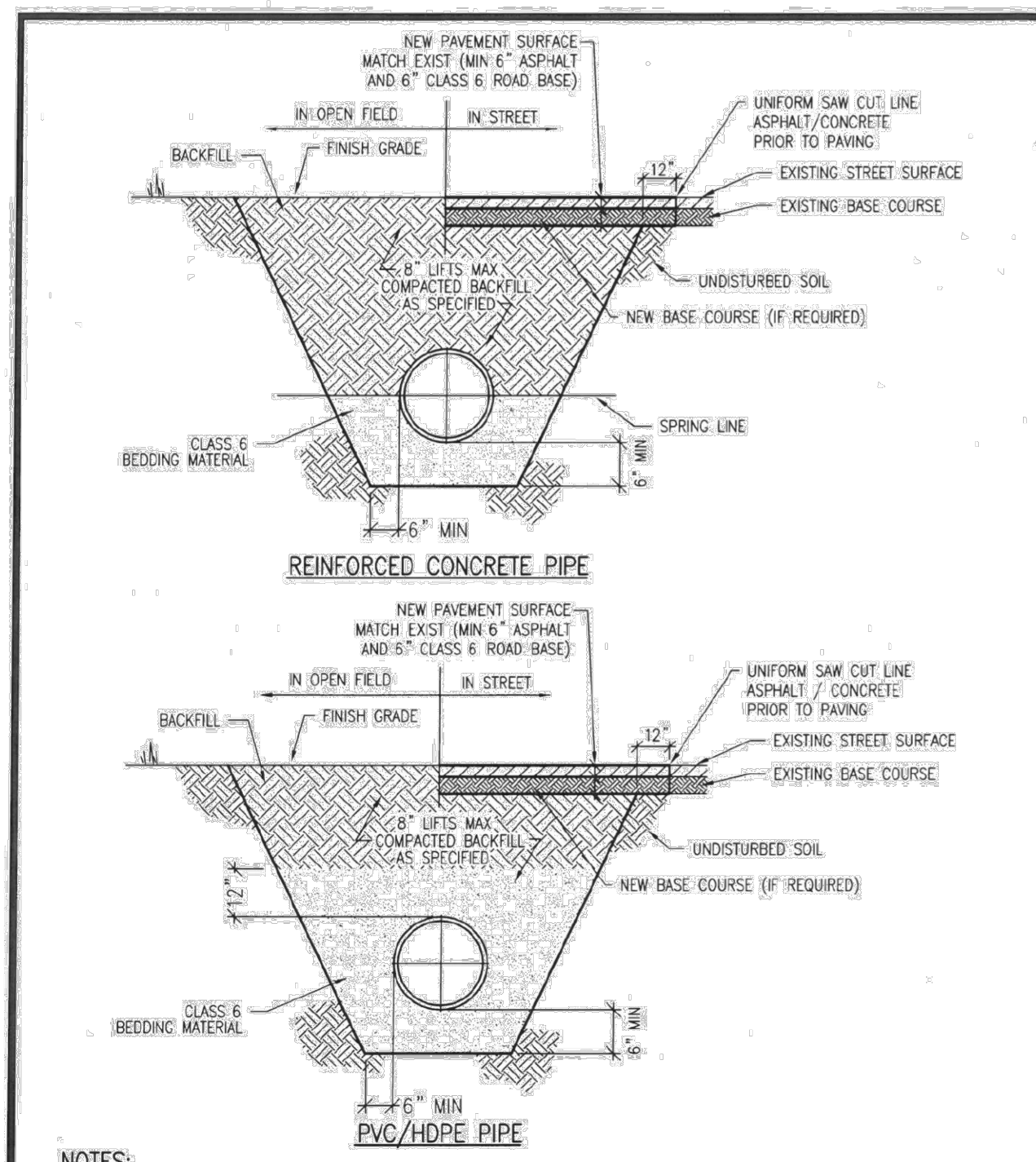


Town Of Winter Park
Standard Details Fig 19 May 2012



FILENAME: FIG 19 - ROAD WIER.DWG

DATE: 5/7/2012



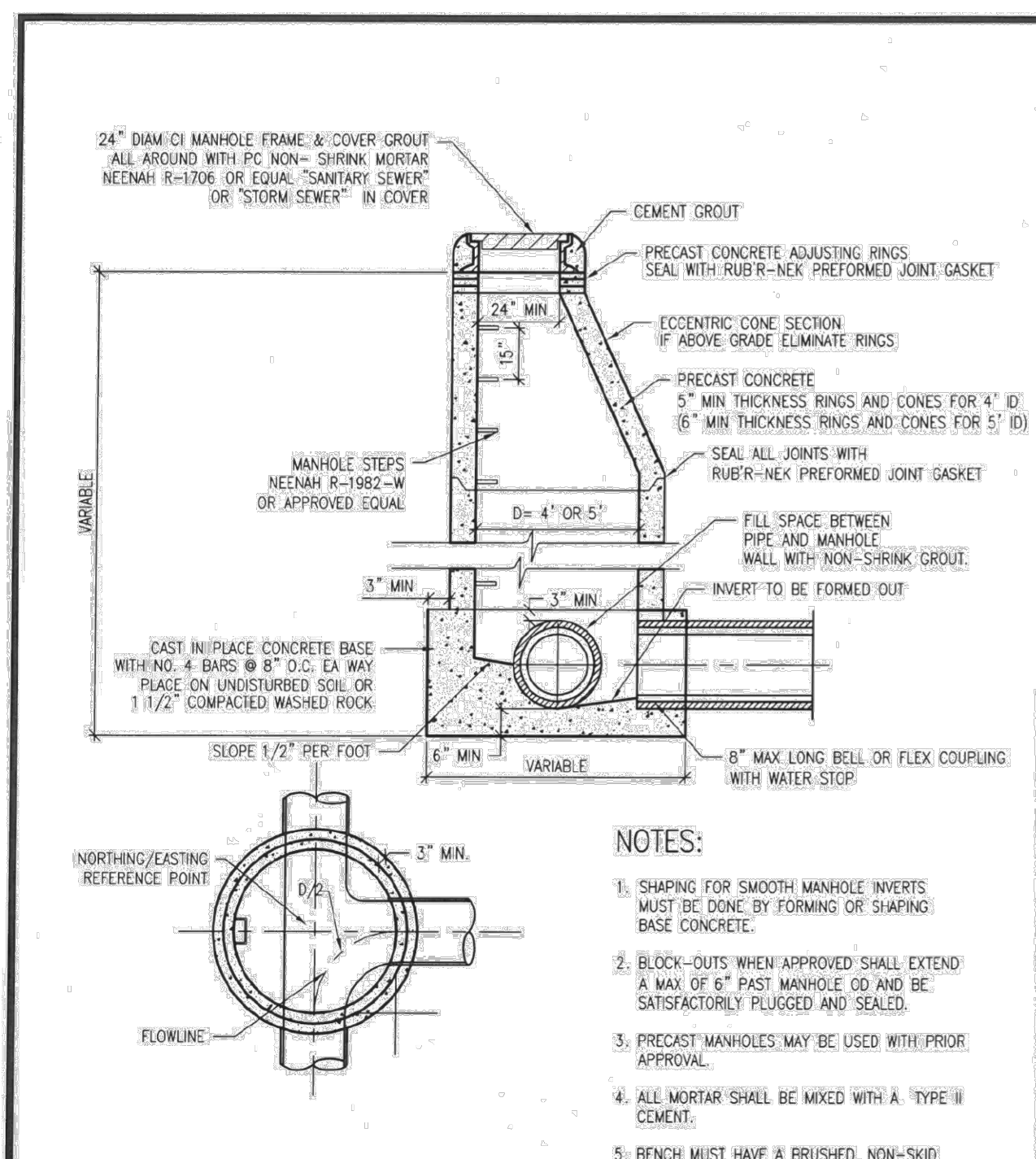
Storm Sewer Pipe Bedding

Town Of Winter Park
Standard Details Fig 15 May 2012



FILENAME: FIG 15 - PIPE BEDDING.DWG

DATE: 5/7/2012



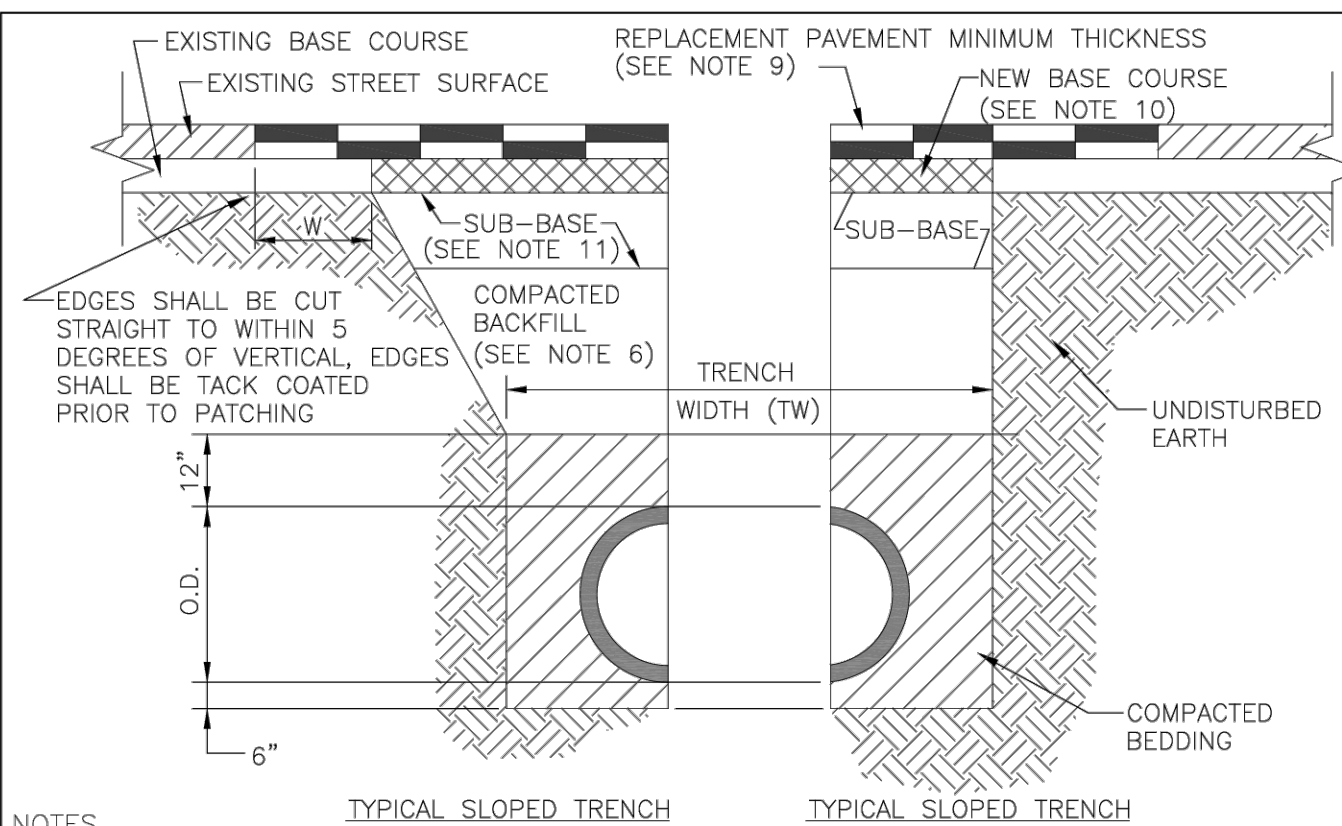
Typical Storm Sewer Manhole

Town Of Winter Park
Standard Details Fig 16 May 2012



FILENAME: FIG 16 - STORM MH.DWG

DATE: 5/7/2012



TRENCH DETAIL

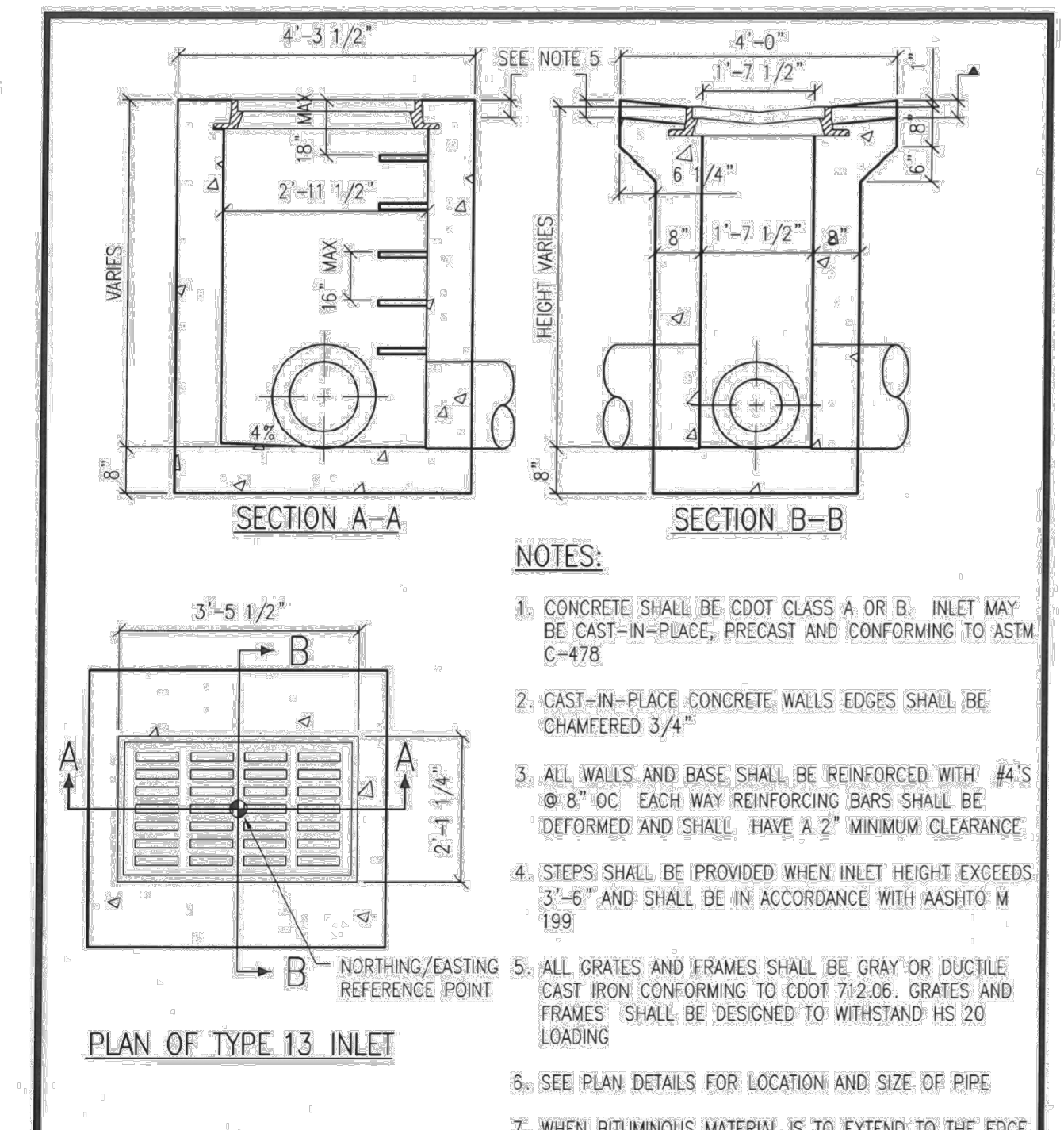
- NOTES:**
1. THIS TRENCH PATCHING DETAIL SPECIFIES REQUIREMENTS IN ADDITION TO THOSE SPECIFIED IN THE LATEST EDITION OF THE C.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICH ALSO APPLIES.
 2. A CONSTRUCTION TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS IN THE TOWN RIGHT-OF-WAY.
 3. TRENCH SHALL BE BRACED OR SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND PROTECTION OF OTHER UTILITIES OR STRUCTURES IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS.
 4. THE TRENCH WIDTH SHALL BE CONFINED TO THOSE MINIMUM DIMENSIONS, WHICH WILL PERMIT PROPER INSTALLATION AND ACCEPTABLE PIPE LOADING, AS ESTABLISHED BY CURRENT ACCEPTABLE ENGINEERING PRACTICES.
 5. EXISTING ASPHALT OR PAVEMENT SHALL BE CUT BACK TO MINIMUM OF W (SEE ABOVE) BEYOND THE TRENCH LIMITS OR TO SOUND PAVEMENT, WHICHEVER IS GREATER.
 6. BACKFILL COMPACTION REQUIREMENTS: MINIMUM DENSITY WILL BE DETERMINED IN ACCORDANCE WITH AASHTO DESIGNATION T-99 OR T-180 AS DEFINED BY C.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 7. FULL DEPTH ASPHALT CAN BE USED AS AN ALTERNATIVE TO BASE COURSE, A RATIO OF 3 INCHES BASE COURSE TO 1 INCH OF ASPHALT SHALL BE USED IN THE SUBSTITUTION.
 8. A TEMPORARY COLD-MIX ASPHALT PATCH, 4" IN DEPTH, WILL BE REQUIRED FOR ALL STREETS CUTS IF A PERMANENT HOT-MIX ASPHALT PATCH CANNOT BE APPLIED FOR ANY REASON, AFTER CONSTRUCTION IS COMPLETED.
 9. HOT MIX ASPHALT CONCRETE: GRADING SX. MATCH EXISTING PAVEMENT OR 3" THICKNESS WHICHEVER IS GREATER.
 10. GRAVEL ROAD SURFACE: A MINIMUM OF 6" CLASS C AGGREGATE BASE COURSE MEETING C.D.O.T. STANDARDS.
 11. BASE COURSE MATERIAL SHALL BE C.D.O.T. CLASS C MATERIAL.
 12. SUB BASE MATERIAL SHALL BE TO C.D.O.T. CLASS 1 OR CLASS 2 MATERIAL. NO MATERIALS LARGER THAN 2-1/2" ARE PERMITTED IN THE SUBBASE ZONE.
 13. ALL TRENCH BACKFILL, COMPACTION AND RESURFACING SHALL BE IN ACCORDANCE WITH WINTER PARK STANDARDS.
 14. PIPE BEDDING AND BACKFILL MATERIAL SHALL BE PER THESE RULES AND REGULATIONS.

TW	W
LESS THAN 12"	6"
12"-24"	9"
OVER 24"	12"

TOWN OF WINTER PARK WATER AND SANITATION DISTRICT

DATE: 5/6/2015

G-2



PLAN OF TYPE 13 INLET

Town Of Winter Park
Standard Details Fig 17 May 2012



FILENAME: FIG 17 - TYP13.DWG

DATE: 5/7/2012

Type 13 Field Inlet

- NOTES:**
1. CONCRETE SHALL BE CDOT CLASS A OR B. INLET MAY BE CAST-IN-PLACE, PRECAST AND CONFORMING TO ASTM C-478.
 2. CAST-IN-PLACE CONCRETE WALLS EDGES SHALL BE CHAMFERED 3/4".
 3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 8" OC EACH WAY REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2" MINIMUM CLEARANCE.
 4. STEPS SHALL BE PROVIDED WHEN INLET HEIGHT EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 5. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
 6. SEE PLAN DETAILS FOR LOCATION AND SIZE OF PIPE.
 7. WHEN BITUMINOUS MATERIAL IS TO EXTEND TO THE EDGE OF THE GRATING FRAME, CONCRETE MAY BE DEPRESSURED.
 8. STEPS SHALL BE CONSTRUCTED AS PER PLASTIC STEP DETAIL.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	09/20/2025	BAB

NOT FOR CONSTRUCTION

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

The following section describes the requirements for trace wire to be installed along water lines, sewer lines, and water and sanitary sewer services as described in the regulations.

MATERIALS

Trace wire

- **Open Trench Installation** Trace wire shall be #12 AWG Copper Clad Steel, High Strength with minimum 450 lb. break load, with minimum 30 mil HDPE insulation thickness.
- **Directional Drilling/Boring** Trace wire shall be #12 AWG Copper Clad Steel, Extra High Strength with minimum 1,150 lb. break load, with minimum 30 mil HDPE insulation thickness.

Connectors

- All mainline trace wires must be interconnected in intersections, at mainline tees and mainline crosses.
- All tracer wire splices, taps or connections shall be soldered and appropriately water proofed.
- Non locking friction fit, twist on or taped connectors are prohibited.

Termination/Access

- All trace wire termination points must utilize an approved trace wire access box (above ground access box or grade level/in-ground access box as applicable), specifically manufactured for this purpose.
- All grade level/in-ground access boxes shall be appropriately identified with "water" cast into the cap and be blue in color.
- A minimum of 2 ft. of excess/slack wire is required in all trace wire access boxes after meeting final elevation.
- All trace wire access boxes must include a manually interruptible conductive/connective link between the terminal(s) for the trace wire connection and the terminal for the grounding anode wire connection.
- Grounding anode wire shall be connected to the identified (or bottom) terminal on all access boxes.
- Service Laterals on public property Trace wire must terminate with an approved grounding anode as near as possible to the curb stop. Where indicated on the plan, trace wire must terminate at an approved above-ground trace wire access box installed as near as possible to the curb stop box.

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

- Hydrants – Trace wire must terminate at an approved above-ground trace wire access box (Copperhead Cobra T2 access box or equal), properly affixed to the hydrant grade flange. (affixing with tape or plastic ties shall not be acceptable). Schedule 80 PVC shall be used as a conduit extending to 24" below grade.

Grounding

- Trace wire must be properly grounded at all dead ends/stubs
- Grounding of trace wire shall be achieved by use of a drive-in magnesium grounding anode rod with a minimum of 20ft of #12 red HDPE insulated copper clad steel wire connected to anode (minimum 1.5 lb.) Specifically manufactured for this purpose, and buried at the same elevation as the utility.
- When grounding the trace wire at dead ends/stubs, the grounding anode shall be installed in a direction 180 degrees opposite of the trace wire, at the maximum possible distance.
- When grounding the trace wire in areas where the trace wire is continuous and neither the mainline trace wire or the grounding anode wire will be terminated at/above grade, install grounding anode directly beneath and in-line with the trace wire. Do not coil excess wire from grounding anode. In this installation method, the grounding anode wire shall be trimmed to an appropriate length before connecting to trace wire with a mainline to lateral lug connector.
- Where the anode wire will be connected to a trace wire access box, a minimum of 2 ft. of excess/slack wire is required after meeting final elevation.

INSTALLATION

General

- Trace wire installation shall be performed in such a manner that allows proper access for connection of line tracing equipment, proper locating of wire without loss or deterioration of low frequency (512Hz) signal for distances in excess of 1,000 linear feet, and without distortion of signal caused by multiple wires being installed in close proximity to one another.
- Trace wire systems must be installed as a single continuous wire, except where using approved connectors. No looping or coiling of wire is allowed.
- Any damage occurring during installation of the trace wire must be immediately repaired by removing the damaged wire, and installing a new section of wire with approved connectors. Taping and/or spray coating shall not be allowed.
- Trace wire shall be installed at the bottom half of the pipe and secured (taped/tied) at 5' intervals.
- Lay mainline trace wire continuously, by-passing around the outside of valves and

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

- fittings on the North or East side.
- Trace wire must be properly grounded as specified.
- Trace wire on all service laterals/stubs must terminate at an approved grounding anode/trace wire

- access box located directly above the utility, at the edge of the road right-of-way, but out of the roadway. (See Trace wire Termination/Access)
- A mainline trace wire must be installed, with all service lateral trace wires properly connected to the mainline trace wire, to ensure full tracing/locating capabilities from a single connection point.
- At all mainline dead-ends, trace wire shall go to ground using an approved connection to a drive-in magnesium grounding anode rod, buried at the same depth as the trace wire. (See Grounding)
- Mainline trace wire shall not be connected to existing conductive pipes. Treat as a mainline dead-end, ground using an approved waterproof connection to a grounding anode buried at the same depth as the trace wire.
- All service lateral trace wires shall be a single wire, connected to the mainline trace wire using a mainline to lateral lug connector, installed without cutting/splicing the mainline trace wire.
- In occurrences where an existing trace wire is encountered on an existing utility that is being extended or tied into, the new trace wire and existing trace wire shall be connected using approved splice connectors, and shall be properly grounded at the splice location as specified.

PROHIBITED PRODUCTS AND METHODS

The following products and methods shall not be allowed or acceptable

- Uninsulated trace wire
- Trace wire insulations other than HDPE
- Trace wires not domestically manufactured
- Non locking, friction fit, twist on or taped connectors
- Brass or copper ground rods
- Wire connections utilizing taping or spray-on waterproofing
- Looped wire or continuous wire installations, that has multiple wires laid side-by-side or in close proximity to one another
- Trace wire wrapped around the corresponding utility
- Brass fittings with trace wire connection lugs
- Wire terminations within the roadway, i.e. in valve boxes, cleanouts, manholes, etc.
- Connecting trace wire to existing conductive utilities

**Winter Park Water and Sanitation District
Standard Detail G-4
Trace Wire**

TESTING

All new trace wire installations shall be located using typical low frequency (512Hz) line tracing equipment, witnessed by the contractor, engineer and facility owner as applicable, prior to acceptance of ownership.

This verification shall be performed upon completion of rough grading and again prior to final acceptance of the project.

Continuity testing in lieu of actual line tracing shall not be accepted.

FIGURES

Figures showing trace wire requirements are shown on the following pages.

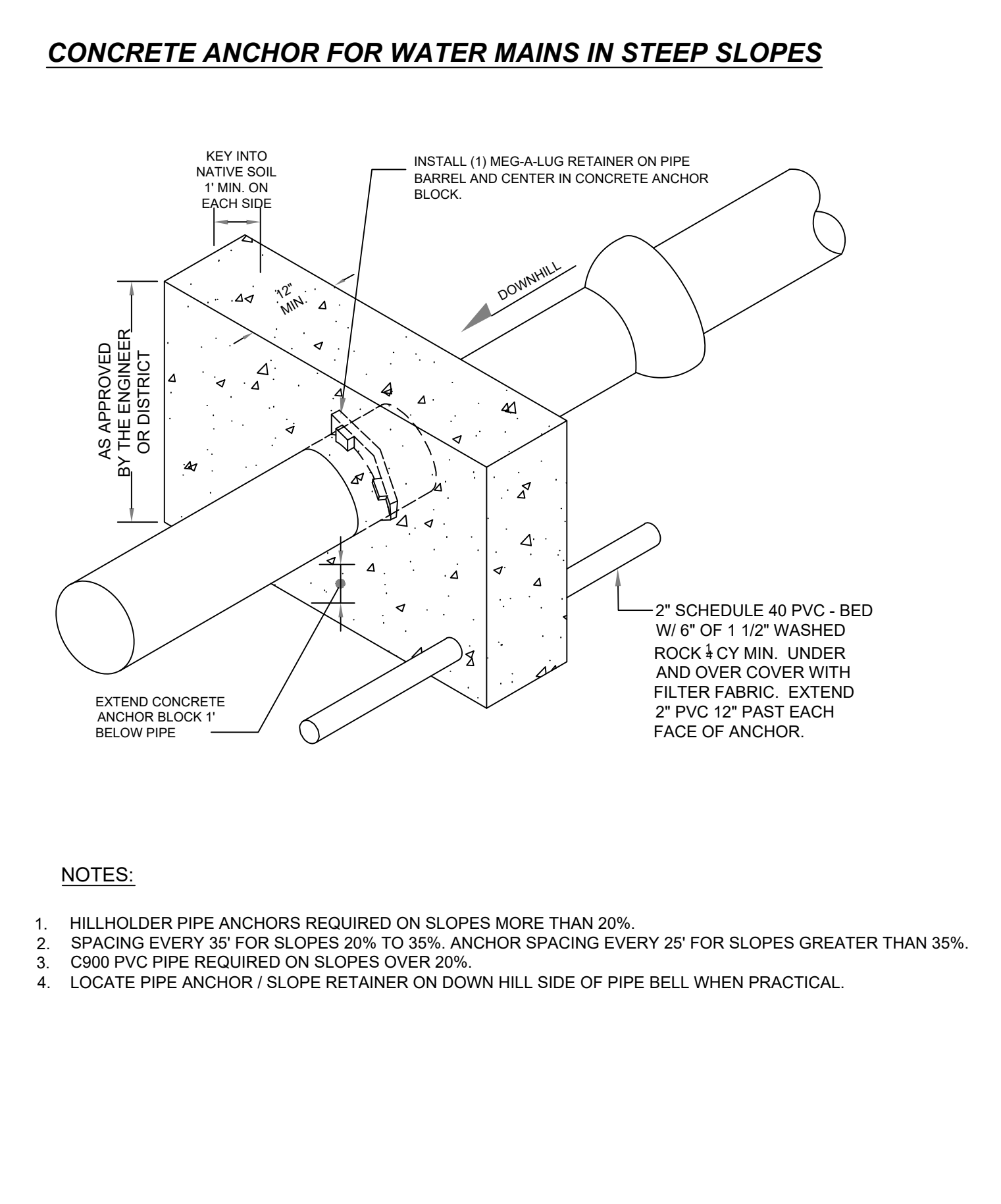
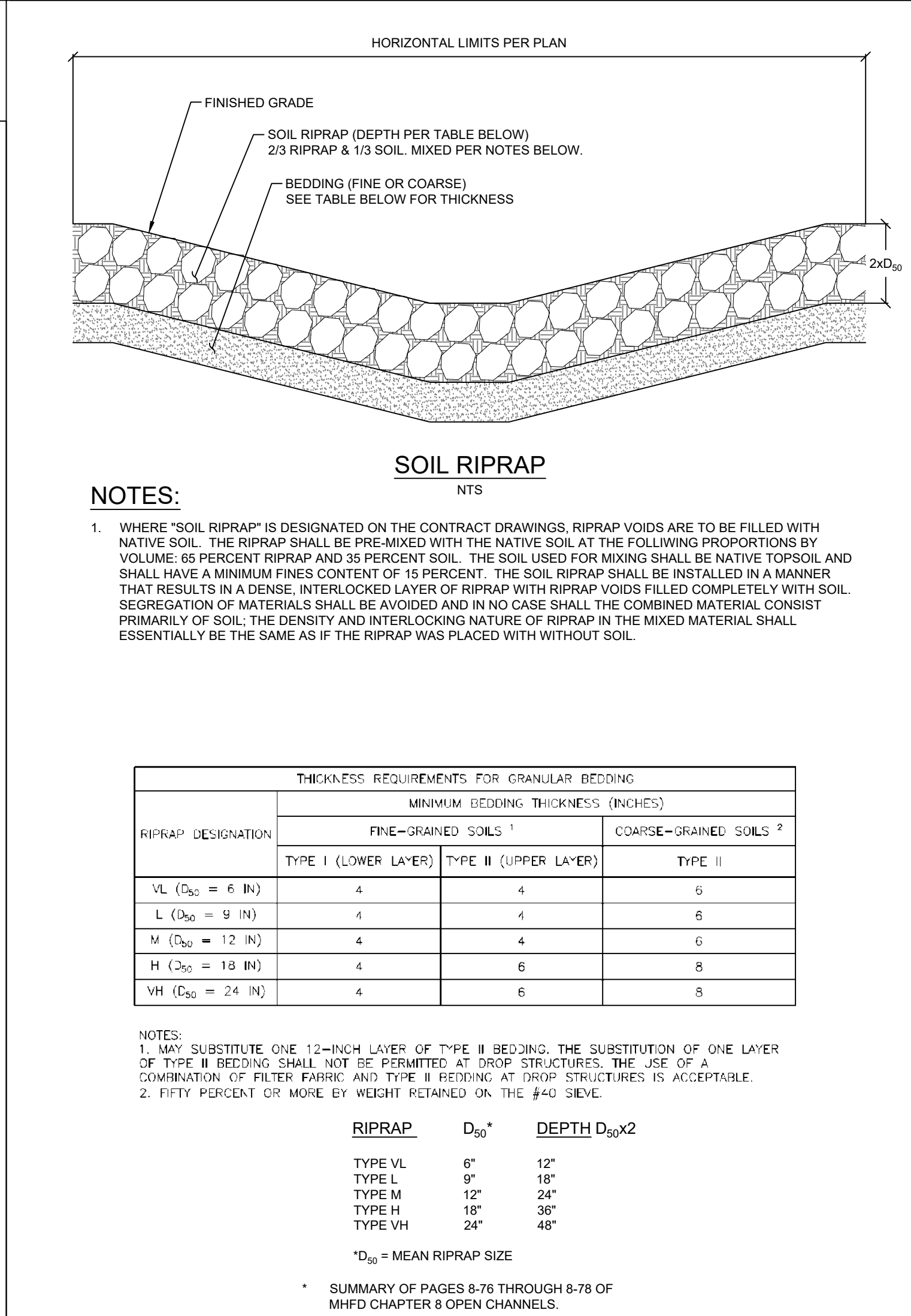
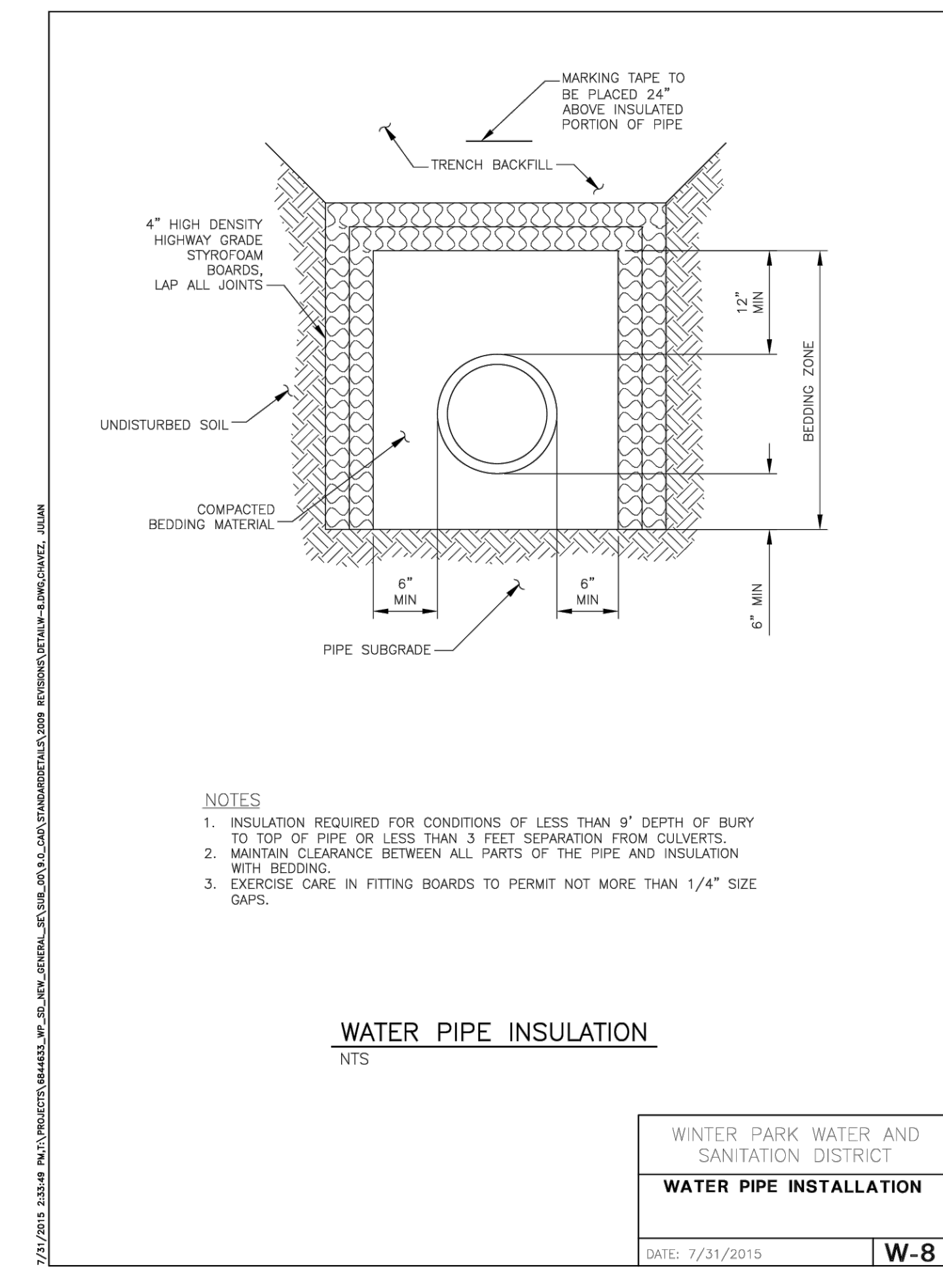
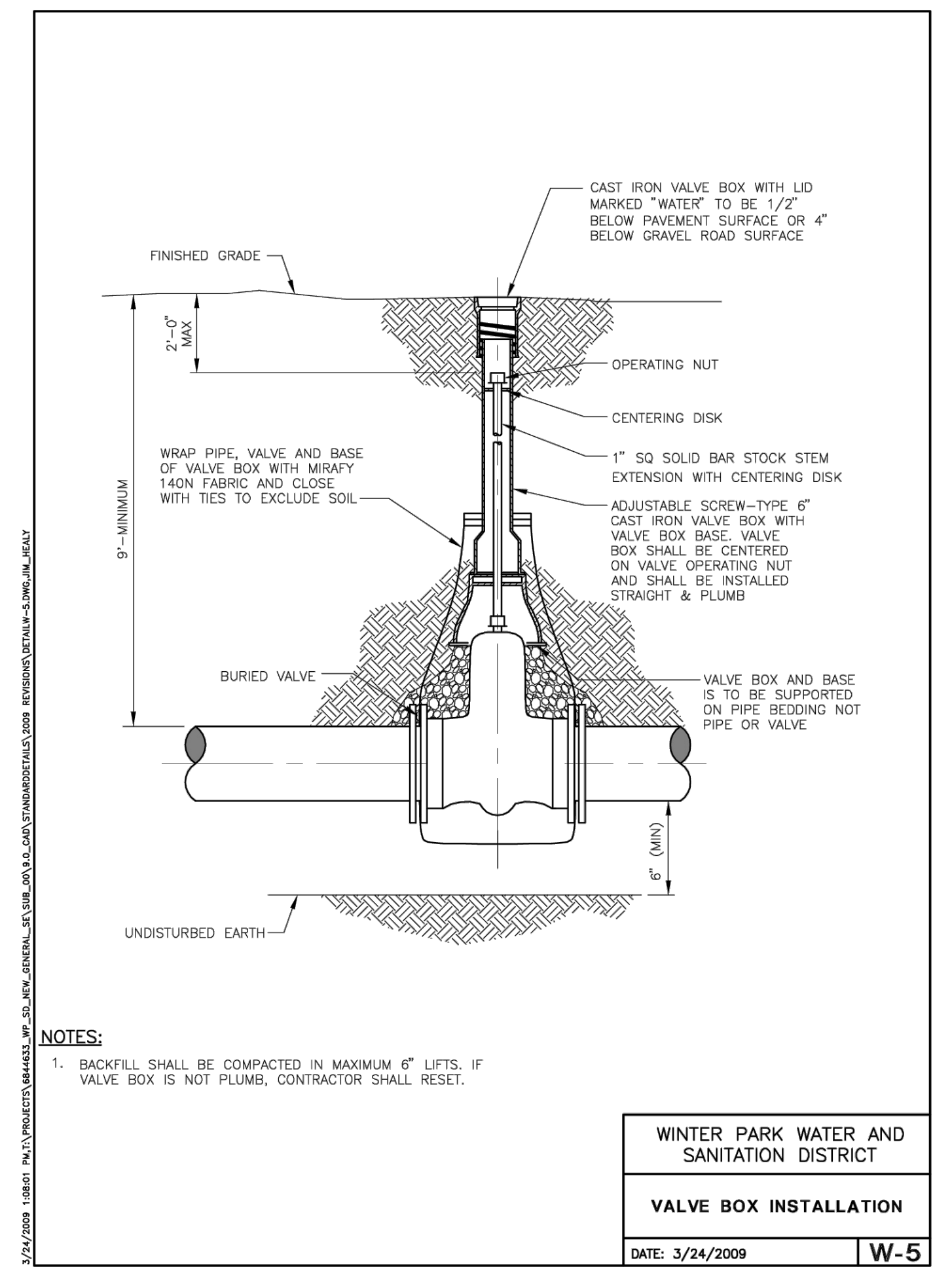
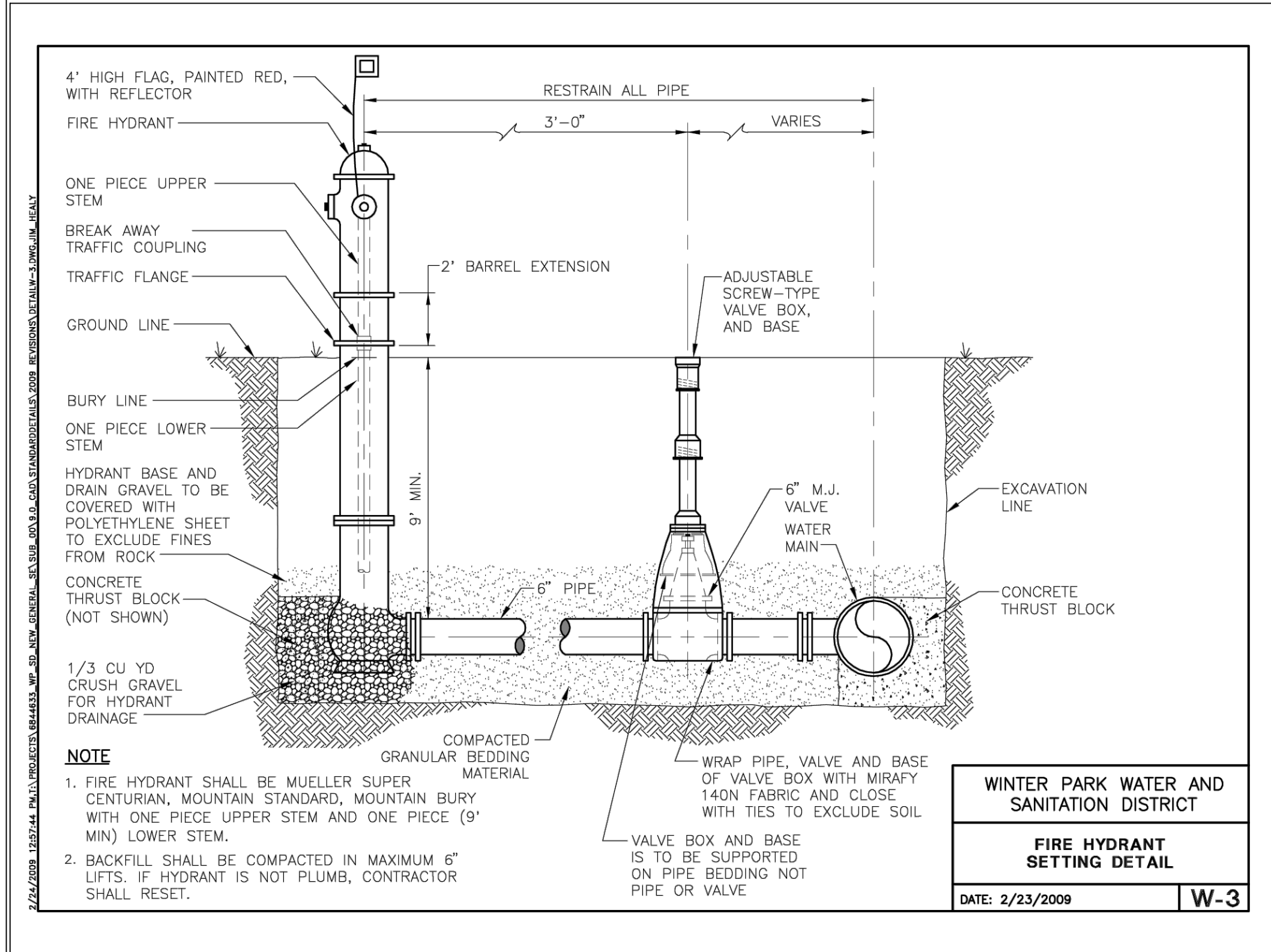
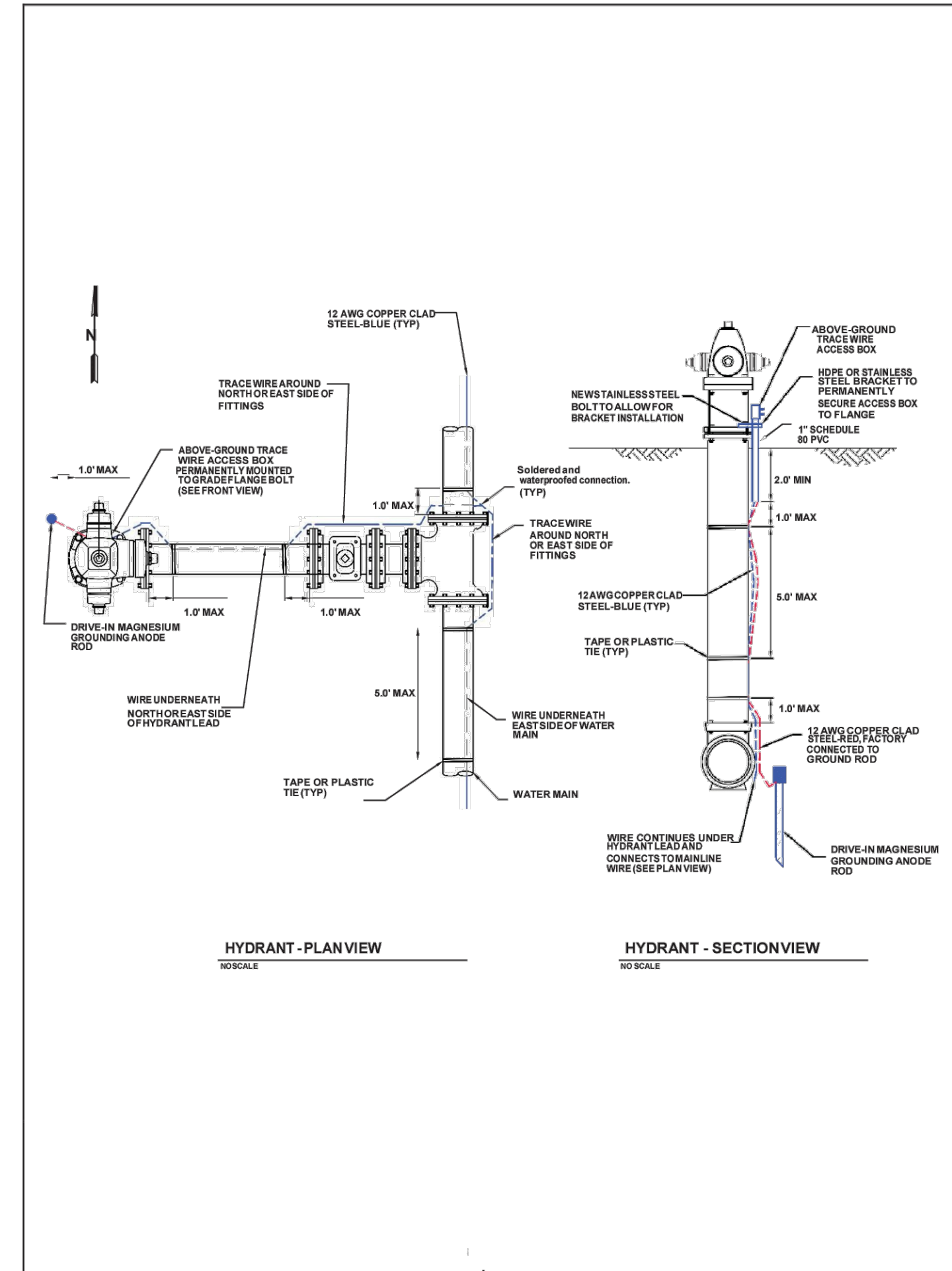
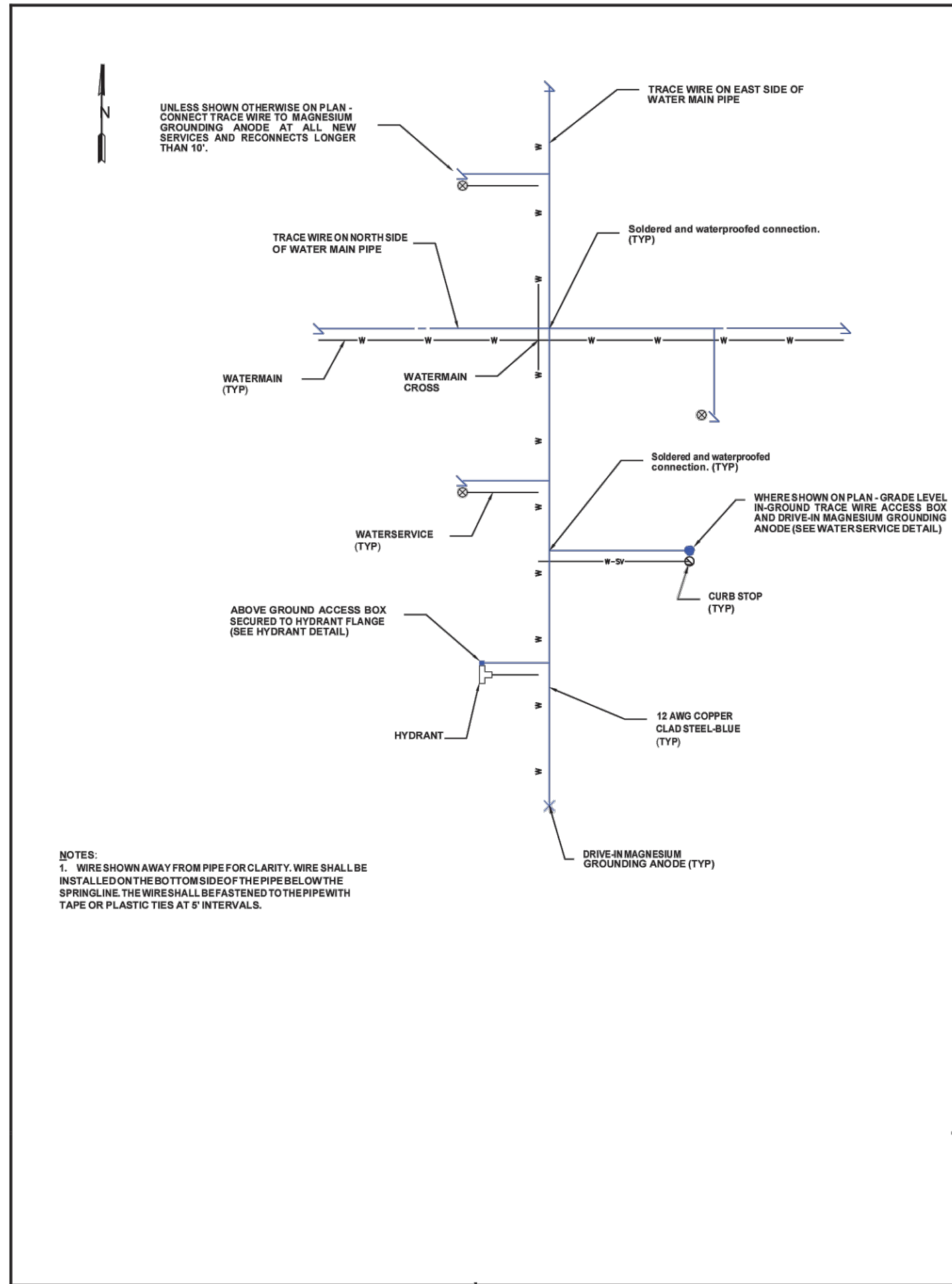


#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	09/20/2025	BAB

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**LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
DETAILS**





11 1/4°, 22 1/2°, 45° AND 90° BENDS

DEAD END

TEE

TYPICAL CROSS SECTION

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	1	2	5	9	13
8"	2	4	8	15	22
12"	5	9	18	33	46

SIZE OF PIPE	BENDS				TEE OR DEAD END
	11 1/4°	22 1/2°	45°	90°	
6"	2	4	8	15	21
8"	4	7	14	26	36
12"	8	15	29	54	77

NOTES

- BEARING SURFACES SHOWN IN CHART ARE MINIMUMS BASED ON ANWA M41.
- BASED ON 150 AND 250 PSI INTERNAL PIPE PRESSURE.
- BASED ON 2000 PSF SOIL BEARING CAPACITY. VERIFY ACTUAL FIELD CONDITIONS.
- SAFETY FACTOR = 1.5.
- CONCRETE MUST HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000psi AFTER 28 DAYS. CONCRETE MUST BE COMPLETELY BATCHED BEFORE PLACING CONCRETE INTO THE THRUST BLOCK FORMS.
- ALL THRUST BLOCKS MUST MEET MINIMUM CONCRETE CURE TIMES BEFORE BACKFILL AND PRESSURIZATION OF THE PIPE. SEE WATER MAIN SPECIFICATION FOR DETAILED REQUIREMENTS.
- ALL JOINTS SHALL BE RESTRAINED WITH MEGALUG AND THRUST BLOCKS.
- VERIFY DESIGN PRESSURE FOR TABLE REPRESENTS ACTUAL CONDITIONS.

WINTER PARK WATER AND SANITATION DISTRICT
CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION
 DATE: 2/23/2009 **W-6**

OUTSIDE DROP MANHOLE

NOTES

- CONCRETE ENCASEMENT SHALL BE CLASS II TYPE III MIN. 6" THICK ALL AROUND DROP.
- DIAMETER OF DROP SHALL MATCH LINE PIPE DIAMETER.

WINTER PARK WATER AND SANITATION DISTRICT
OUTSIDE DROP MANHOLE
 DATE: 2/23/2009 **S-2**

PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

SEWER MANHOLE

NOTES

- BARREL DIAMETER SHALL CONFORM TO THE TABLE ABOVE.
- FLAT CONCRETE MANHOLE TOPS MAY BE USED INSTEAD OF CONE SECTIONS WHERE RIM TO INVERT IS 7'-0" OR LESS.
- SET EACH ADJUSTING RING IN A FULL BED OF BITUMINOUS MASTIC (RAMNECK).
- MANHOLE STEPS SHALL BE POSITIONED OVER THE BENCH IN A VERTICAL LINE.
- 12-INCH BITUMINOUS SHEETING (CONWRAP OR EQUAL) SHALL BE INSTALLED ON EXTERIOR OF ALL MANHOLE JOINTS, OVER BITUMINOUS TACK COAT.
- MANHOLE LID SHALL BE 1/2" BELOW ASPHALT FRAME AND LID SHALL BE SLOPED TO MATCH PAVEMENT USING THE WHIRLYGIG MANHOLE RISER-COLLAR CAST-IN-PLACE SYSTEM, OR EQUAL. (MANHOLE LIDS NOT CONFORMING TO THIS REQUIREMENT SHALL BE RESET AS NECESSARY) WITH ROAD OVERLAY PROJECTS, MANHOLE RIM ADJUSTMENT RINGS MAY BE USED TO ADJUST MH RIM TO 1/2" BELOW THE REVISED ROADWAY GRADE.

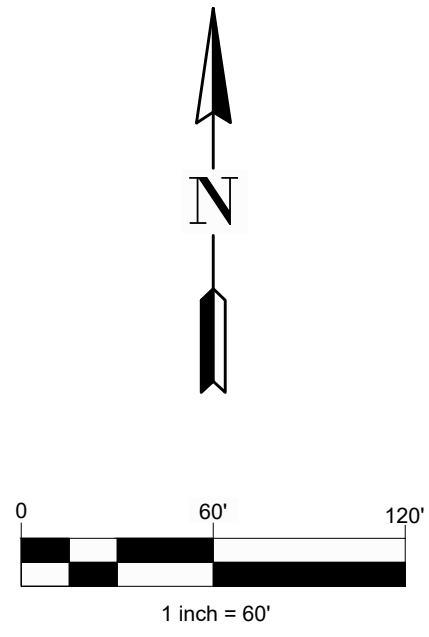
WINTER PARK WATER AND SANITATION DISTRICT
SEWER MANHOLE
 DATE: 3/24/2009 **S-3**

24" MANHOLE RING AND COVER

NOTES

- CASTING SPECIFICATIONS: ASTM A-48 WITH A MINIMUM TENSILE STRENGTH OF 30,000 PSI (CLASS 30). (NEENAH TYPE R-1706 RING & COVER OR EQUIVALENT).
- TOTAL MINIMUM WEIGHT APPROXIMATELY 410 LBS.
- DO NOT USE IN APPLICATIONS WHERE MANHOLES ARE SUBJECT TO DRAINAGE WAYS.

WINTER PARK WATER AND SANITATION DISTRICT
24" MANHOLE RING AND COVER
 DATE: 2/23/2009 **S-4**



LEGEND

- OUTSIDE LIMITS OF CONSTRUCTION
- WETLANDS
- CWA CONCRETE WASHOUT AREA
- CM CONSTRUCTION MARKER
- DD DIVERSION DITCH
- ECB EROSION CONTROL BLANKET
- IP INLET PROTECTION
- IP INLET PROTECTION FOR CULVERTS
- RRB REINFORCED ROCK BERM
- SB TEMPORARY SEDIMENT BASIN
- SCL SEDIMENT CONTROL LOG
- SF SILT FENCE
- SM SEEDING AND MULCHING
- SR SURFACE ROUGHENING
- VTC VEHICLE TRACKING CONTROL
- LOC LIMITS OF CONSTRUCTION

NOTES:

1. FOR SLOPES GREATER THAN 3:1, PLEASE REFER TO "PRELIMINARY GEOTECHNICAL ENGINEERING STUDY/PAVEMENT SECTION DESIGN, GEOLOGIC HAZARDS ASSESSMENT, AND SLOP STABILITY ANALYSES PROPOSED LAKOTA POINTE DEVELOPMENT" DATED MARCH 28, 2023.

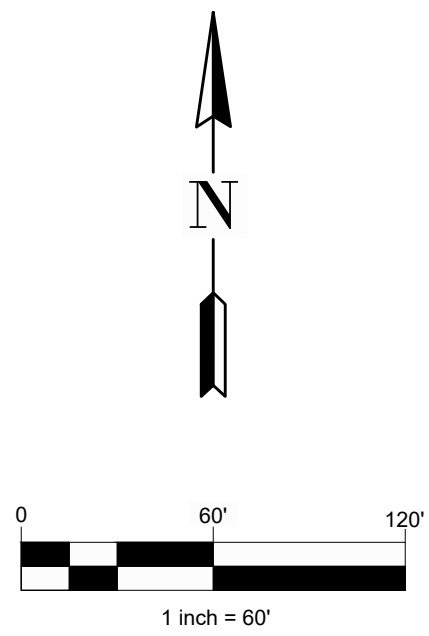
DATE	BY
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#	REVISION DESCRIPTION
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LAKOTA POINTE - FILING 3
 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 SWMP - INTERIM





LEGEND

-  OUTSIDE LIMITS OF CONSTRUCTION
-  WETLANDS
-  CWA CONCRETE WASHOUT AREA
-  CM CONSTRUCTION MARKER
-  DD DIVERSION DITCH
-  ECB EROSION CONTROL BLANKET
-  IP INLET PROTECTION
-  IP INLET PROTECTION FOR CULVERTS
-  RRB REINFORCED ROCK BERM
-  SB TEMPORARY SEDIMENT BASIN
-  SCL SEDIMENT CONTROL LOG
-  SF SILT FENCE
-  SM SEEDING AND MULCHING
-  SR SURFACE ROUGHENING
-  VTC VEHICLE TRACKING CONTROL
-  LOC LIMITS OF CONSTRUCTION

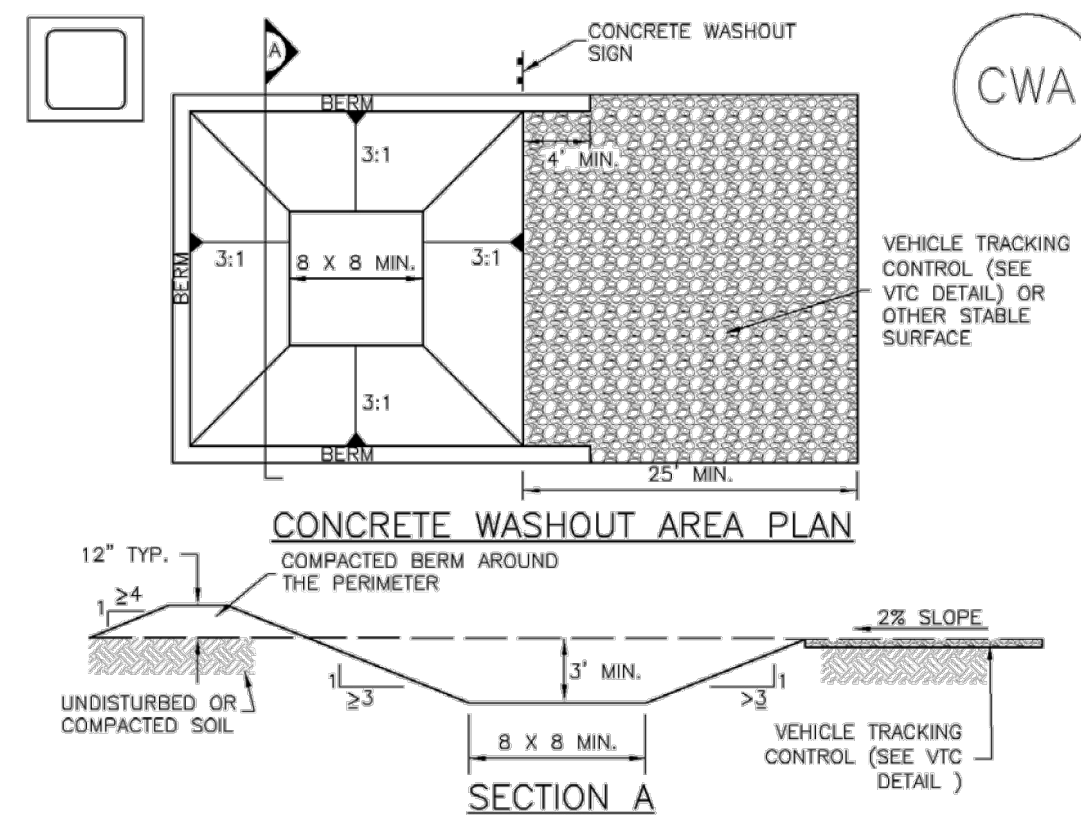
- NOTES:**
- FOR SLOPES GREATER THAN 3:1, PLEASE REFER TO "PRELIMINARY GEOTECHNICAL ENGINEERING STUDY/PAVEMENT SECTION DESIGN, GEOLOGIC HAZARDS ASSESSMENT, AND SLOP STABILITY ANALYSES PROPOSED LAKOTA POINTE DEVELOPMENT" DATED MARCH 28, 2023.

DATE	BY
09/20/2025	BAB
# REVISION DESCRIPTION	
1	1ST SUBMITTAL

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LAKOTA POINTE - FILING 3
 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 SWMP - FINAL

Concrete Washout Area (CWA) MM-1



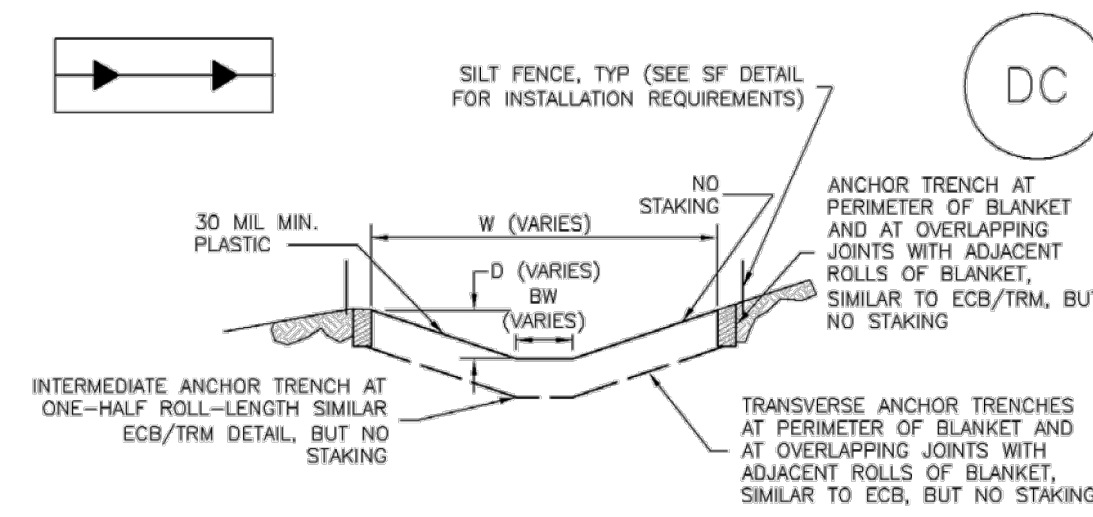
CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

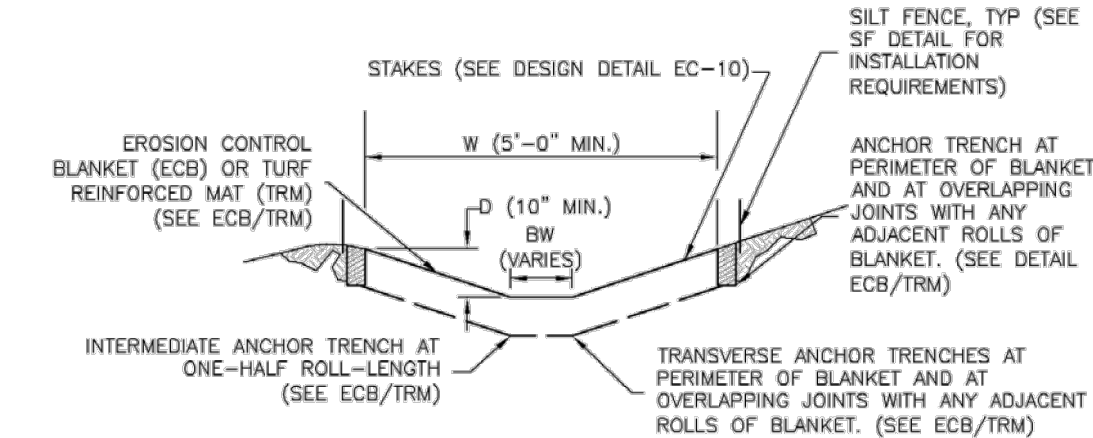
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

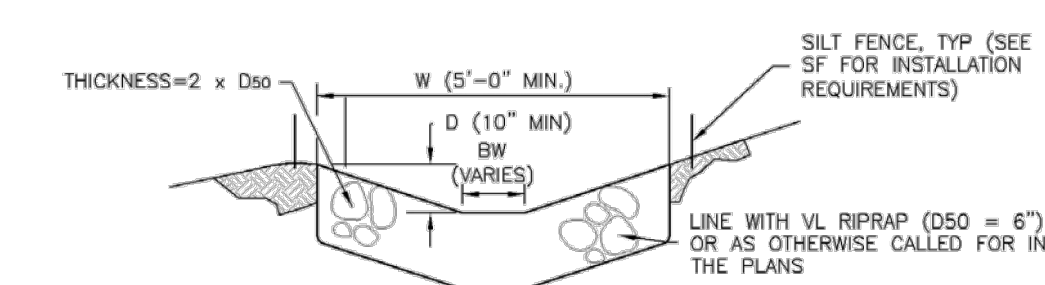
SM-8 Temporary Diversion Methods (TDM) DC



DC-1. PLASTIC LINED DIVERSION CHANNEL



DC-2. GEOTEXTILE OR MAT LINED DIVERSION CHANNEL



DC-3. RIPRAP LINED DIVERSION CHANNEL

TDM-12 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Temporary Diversion Methods (TDM) SM-8

CHANNEL DIVERSION INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION OF DIVERSION CHANNEL -TYPE OF CHANNEL (UNLINED, GEOTEXTILE OR MAT LINED, PLASTIC LINE, OR RIPRAP LINED) -LENGTH OF EACH TYPE OF CHANNEL -DEPTH, D, WIDTH, W, AND BOTTOM WIDTH, BW -FOR RIPRAP LINED CHANNEL, SIZE OF RIPRAP, D50, SHALL BE SHOWN ON PLANS.
- SEE DRAINAGE PLANS FOR DETAILS OF PERMANENT CONVEYANCE FACILITIES.
- DIVERSION CHANNELS INDICATED ON THE SWMP PLAN SHALL BE INSTALLED PRIOR TO WORK IN DOWNGRADIENT AREAS OR NATURAL CHANNELS.
- FOR GEOTEXTILE OR MAT LINED CHANNELS, INSTALLATION OF GEOTEXTILE OR MAT SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB. FOR PLASTIC LINED CHANNELS, INSTALLATION OF ANCHOR TRENCHES SHALL CONFORM TO THE REQUIREMENTS OF DETAIL ECB.
- WHERE CONSTRUCTION TRAFFIC MUST CROSS A DIVERSION CHANNEL, THE PERMITTEE SHALL INSTALL A TEMPORARY STREAM CROSSING CONFORMING TO THE REQUIREMENTS OF DETAIL TSC.

DIVERSION CHANNEL MAINTENANCE NOTES

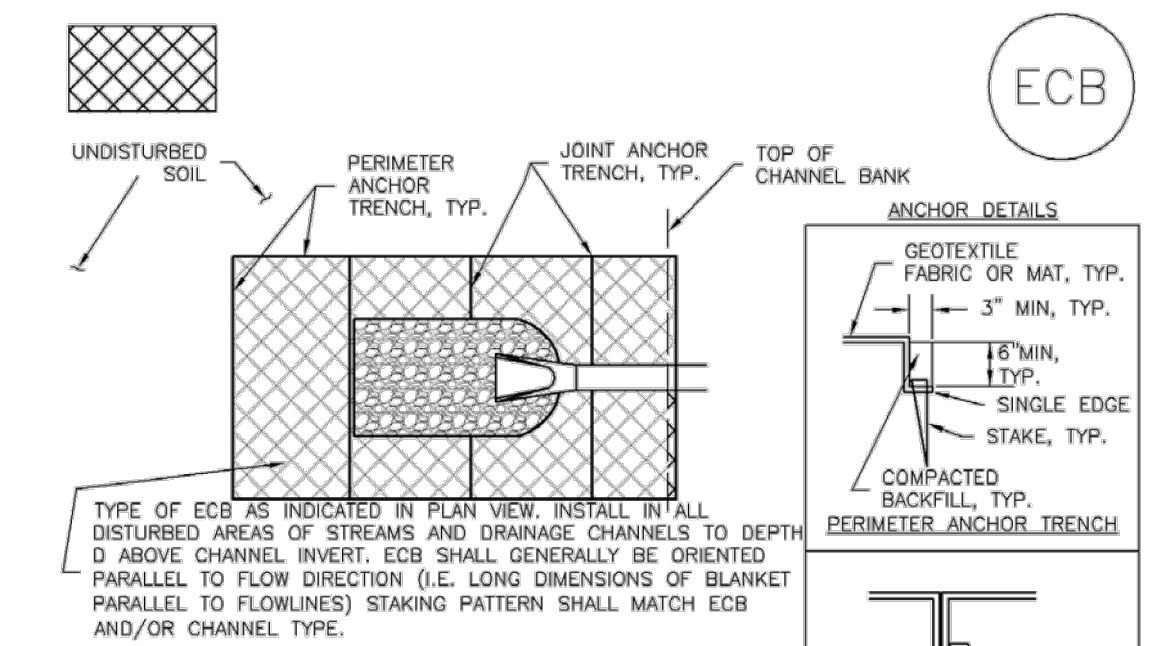
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- DIVERSION CHANNELS ARE TO REMAIN IN PLACE UNTIL WORK IN THE DOWNGRADIENT AREA OR NATURAL CHANNEL IS NO LONGER REQUIRED. IF APPROVED BY LOCAL JURISDICTION DIVERSION CHANNEL MAY BE LEFT IN PLACE.
- IF DIVERSION CHANNELS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

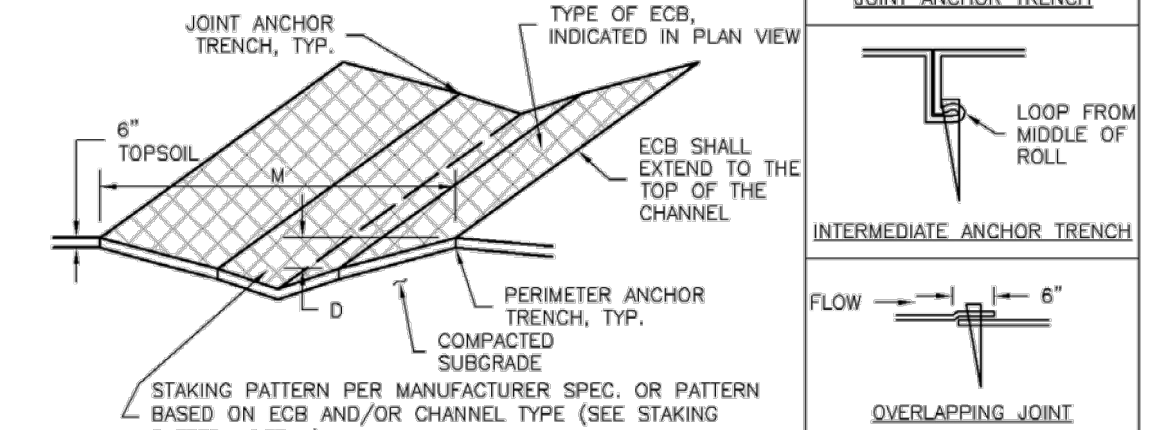
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

June 2012 Urban Drainage and Flood Control District TDM-13
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP) ECB



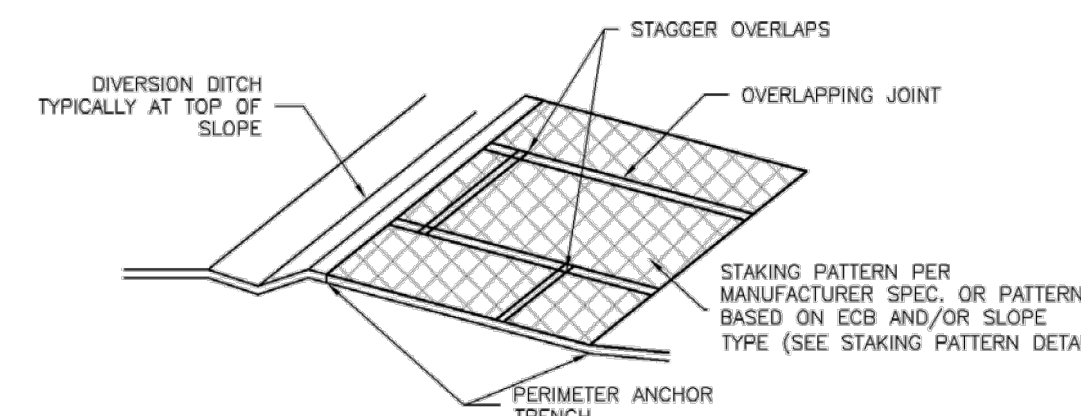
ECB-1. PIPE OUTLET TO DRAINAGEWAY



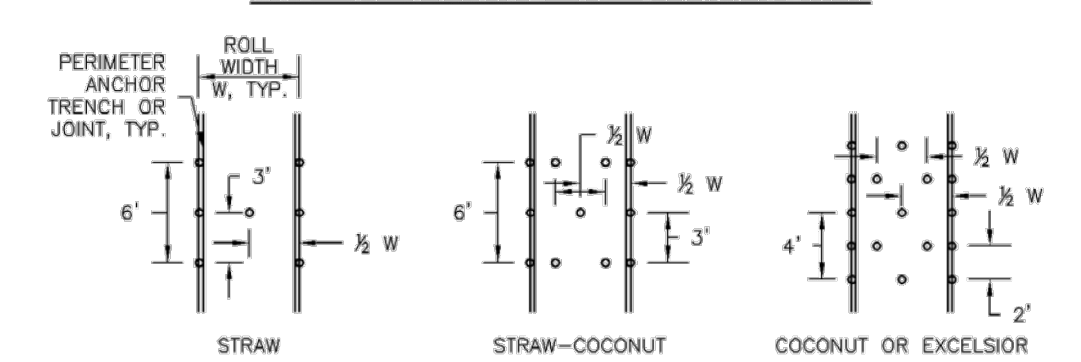
ECB-2. SMALL DITCH OR DRAINAGEWAY

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

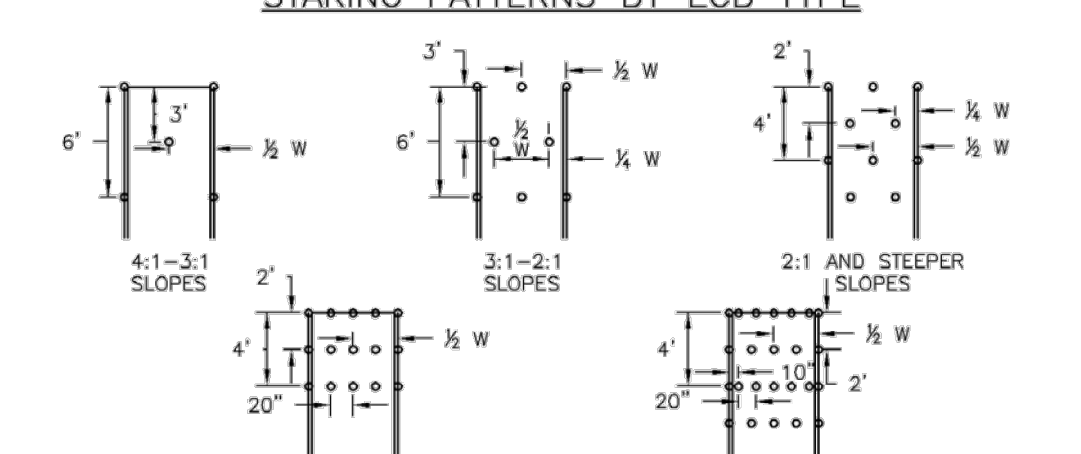
EC-6 Rolled Erosion Control Products (RECP) ECB-3



ECB-3. OUTSIDE OF DRAINAGEWAY



STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE

November 2010 Urban Drainage and Flood Control District RECP-7
Urban Storm Drainage Criteria Manual Volume 3

EC-6 Rolled Erosion Control Products (RECP) ECB-1

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATION OF ECB. -TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCELSIOR). -AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR RECPs, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.
- DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

TABLE ECB-1. ECB MATERIAL SPECIFICATIONS				
TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	-	100%	-	DOUBLE/NATURAL
STRAW-COCONUT	30% MIN	70% MAX	-	DOUBLE/NATURAL
COCONUT	100%	-	-	DOUBLE/NATURAL
EXCELSIOR	-	-	100%	DOUBLE/NATURAL

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

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

EC-6 Rolled Erosion Control Products (RECP) ECB-2

EROSION CONTROL BLANKET MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

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

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

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

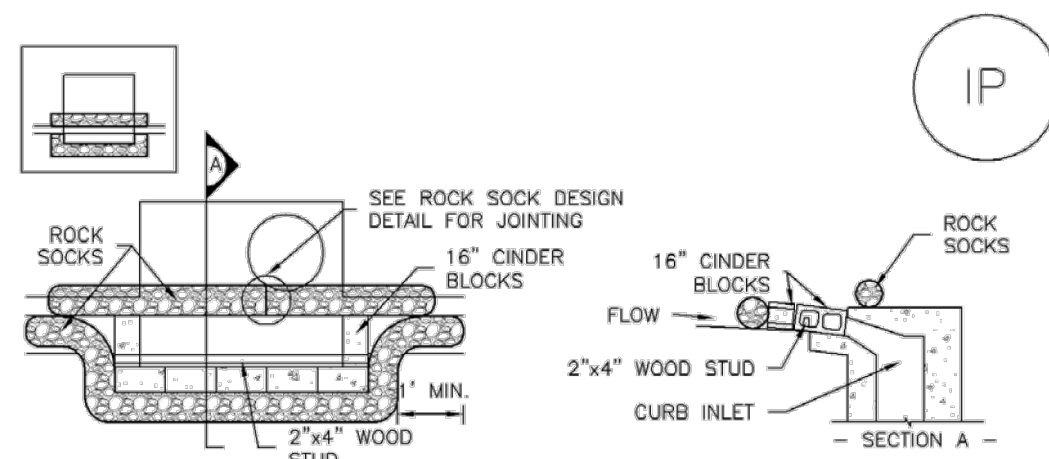
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1	1ST SUBMITTAL	09/20/2025	BAB

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LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
SWMP - DETAILS

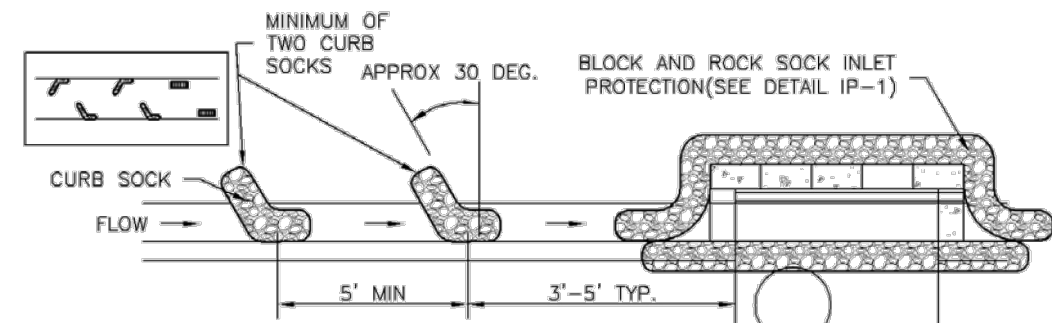
SC-6 Inlet Protection (IP)



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

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

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



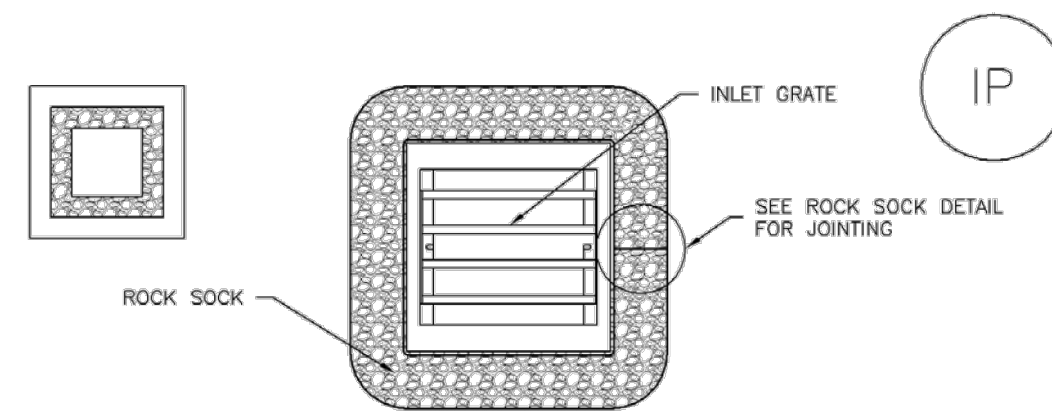
IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

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

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

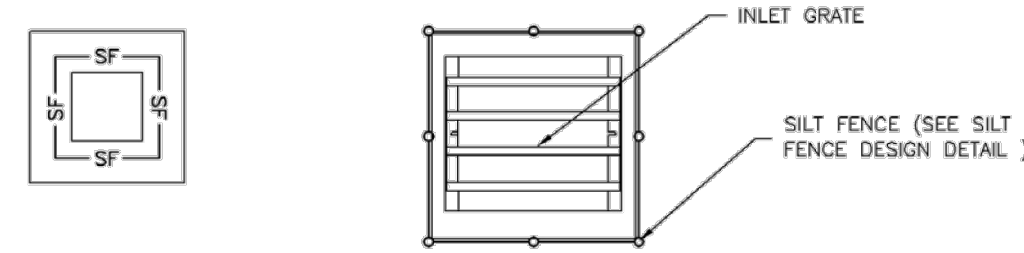
Inlet Protection (IP) SC-6



IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES

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



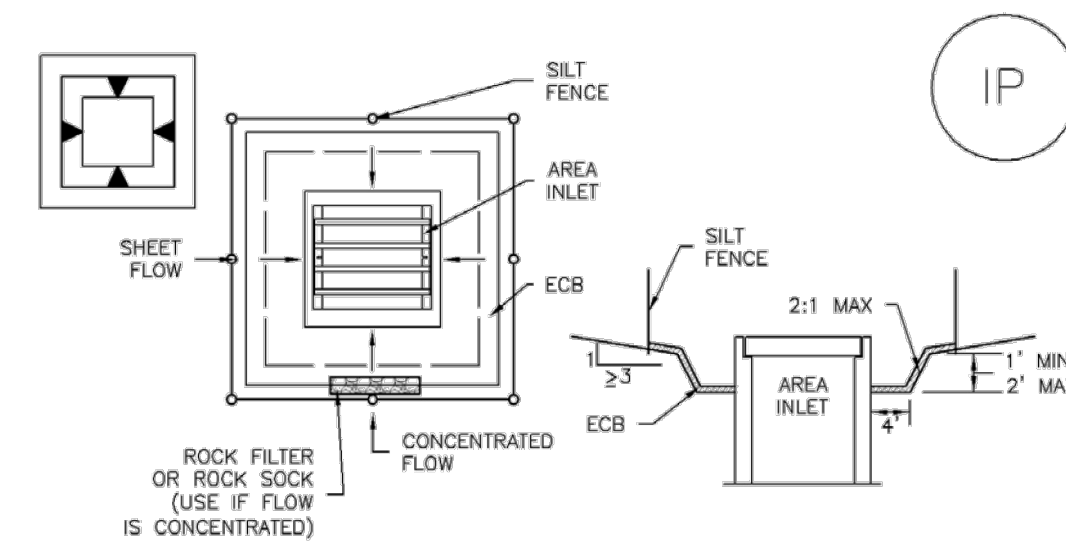
IP-4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

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

August 2013 Urban Drainage and Flood Control District IP-5
Urban Storm Drainage Criteria Manual Volume 3

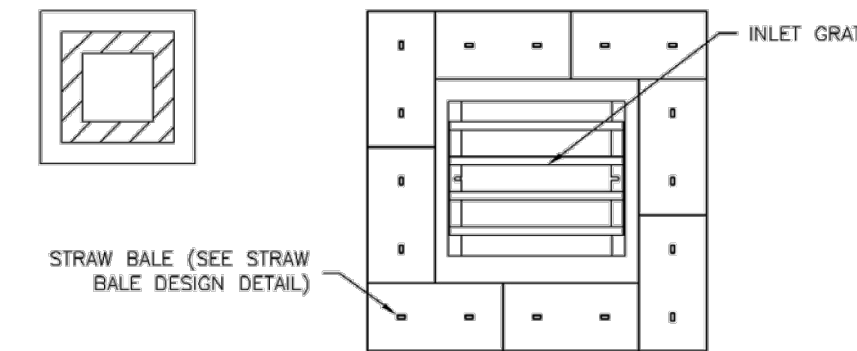
SC-6 Inlet Protection (IP)



IP-5. OVEREXCAVATION INLET PROTECTION

OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES

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



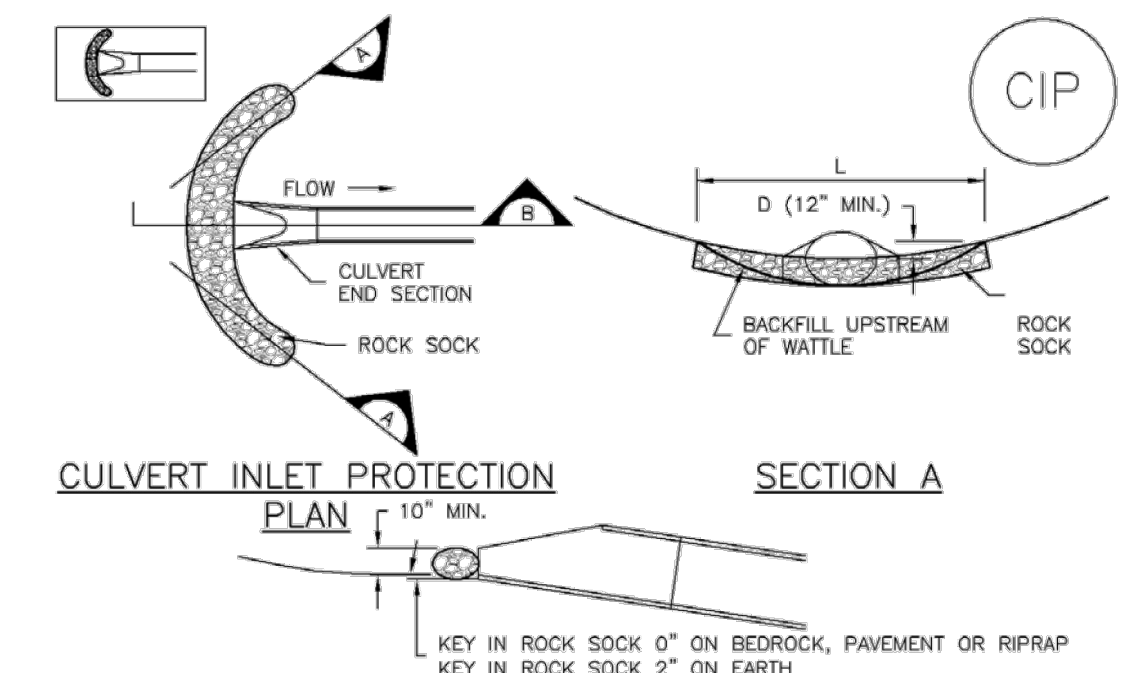
IP-6. STRAW BALE FOR SUMP INLET PROTECTION

STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES

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

IP-6 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3

Inlet Protection (IP) SC-6



CIP-1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

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

CULVERT INLET PROTECTION MAINTENANCE NOTES

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

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

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

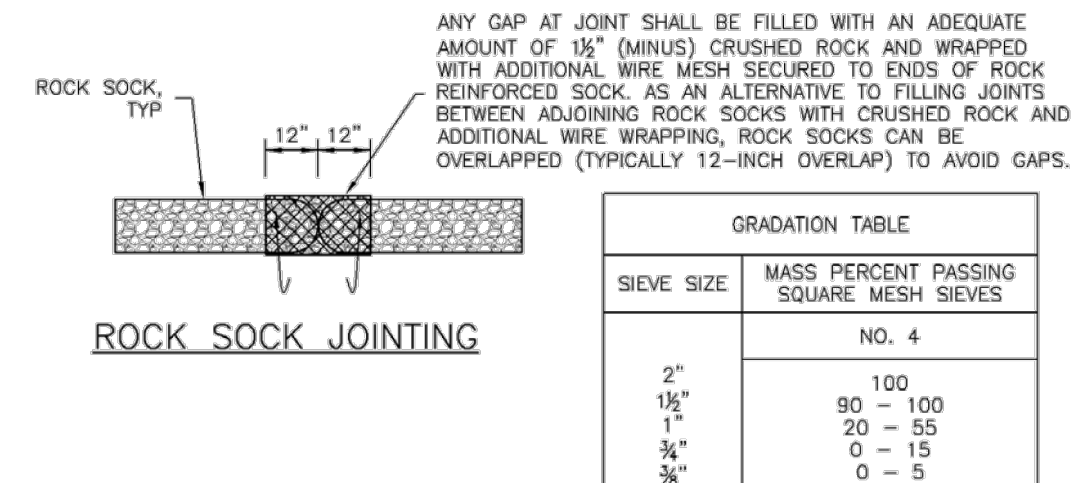
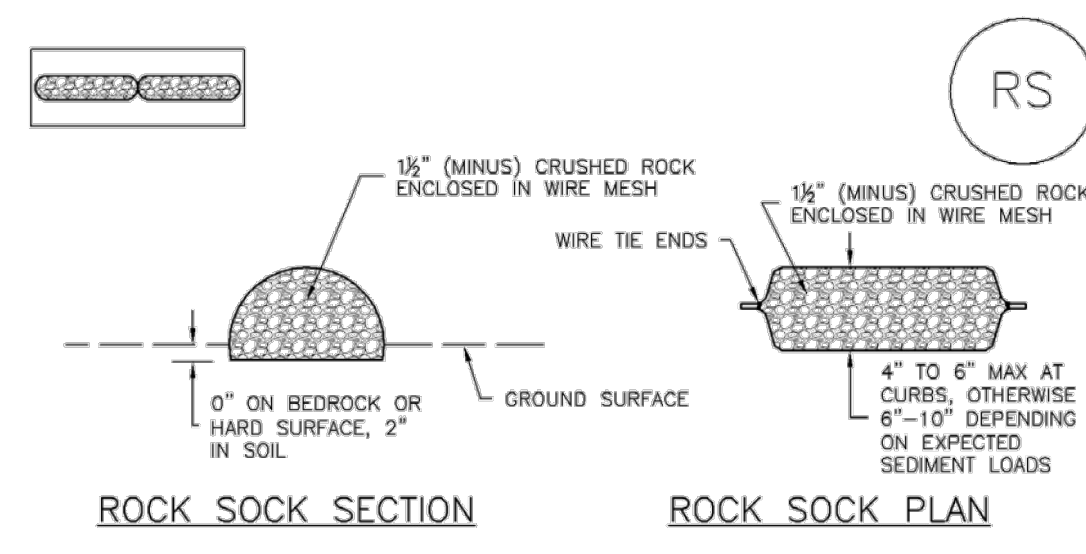
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	09/30/2025	BAB

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LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
SWMP - DETAILS

SC-5 Rock Sock (RS)



GRADATION TABLE

SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
NO. 4	
2"	100
1 1/2"	90 - 100
1"	20 - 55
3/4"	0 - 15
3/8"	0 - 5

MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.

- ROCK SOCK INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -LOCATION(S) OF ROCK SOCKS.
 - CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
 - WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
 - WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
 - SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.
- RS-1. ROCK SOCK PERIMETER CONTROL**

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

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/2 OF THE HEIGHT OF THE ROCK SOCK.
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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Sediment Basin (SB) SC-7

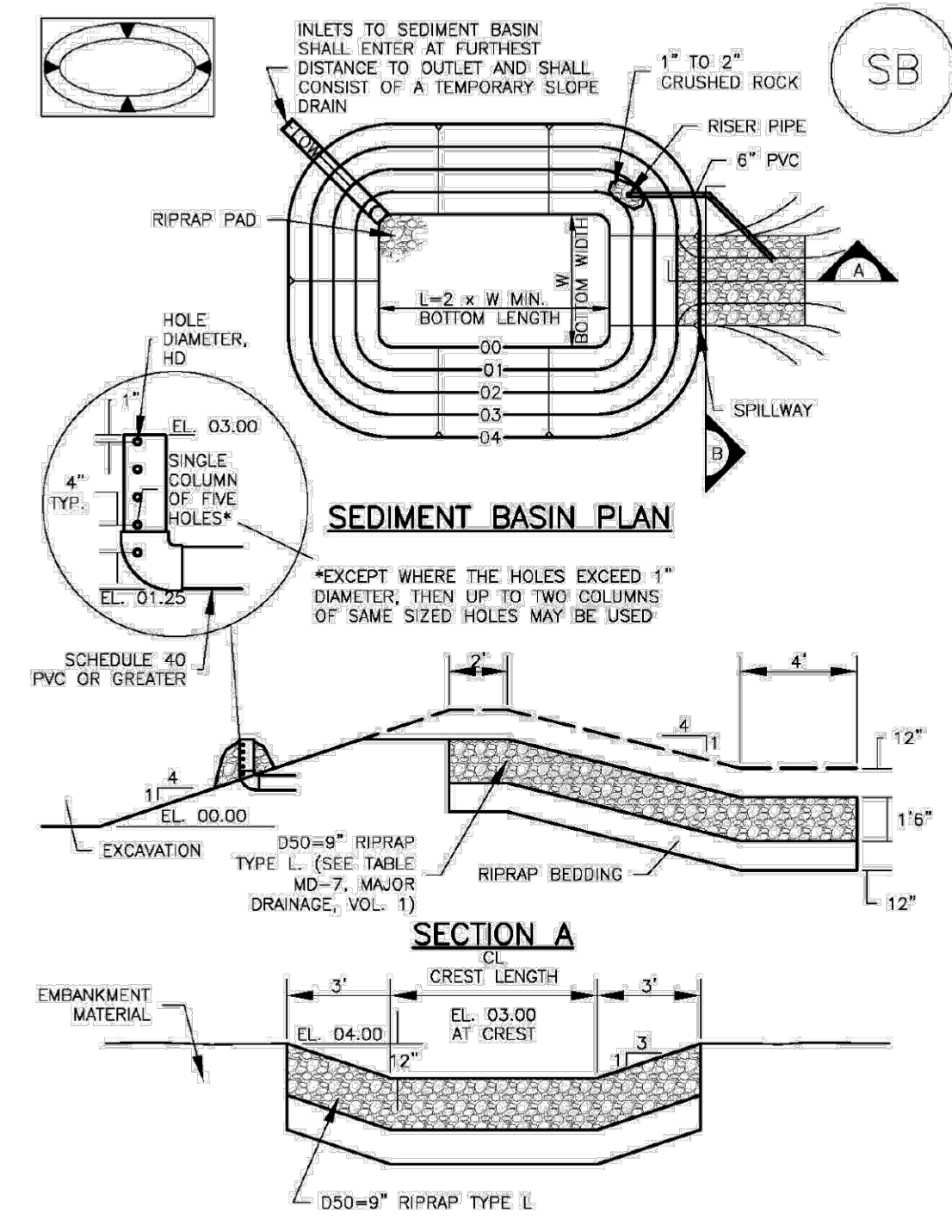


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

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

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

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SC-7 Sediment Basin (SB)

SB-6 Urban Drainage and Flood Control District
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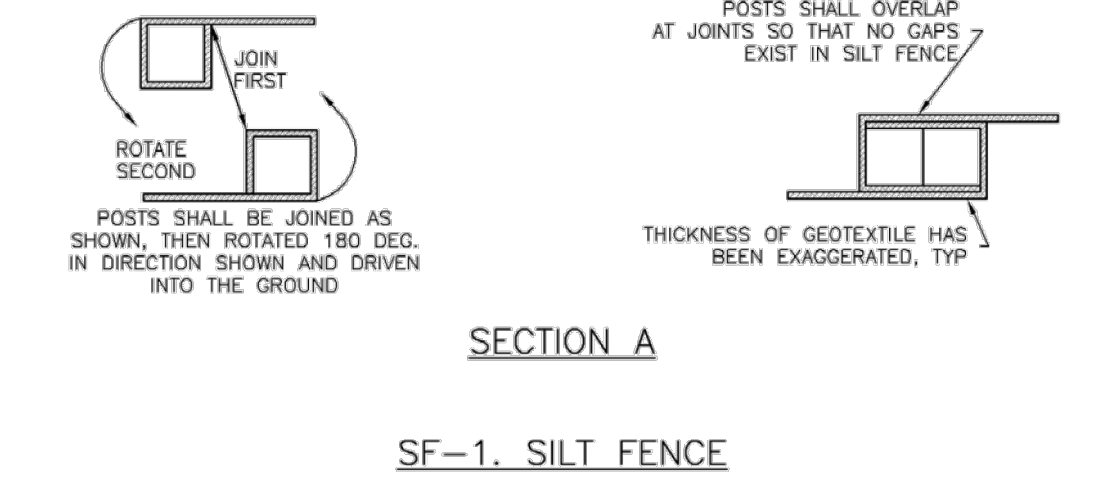
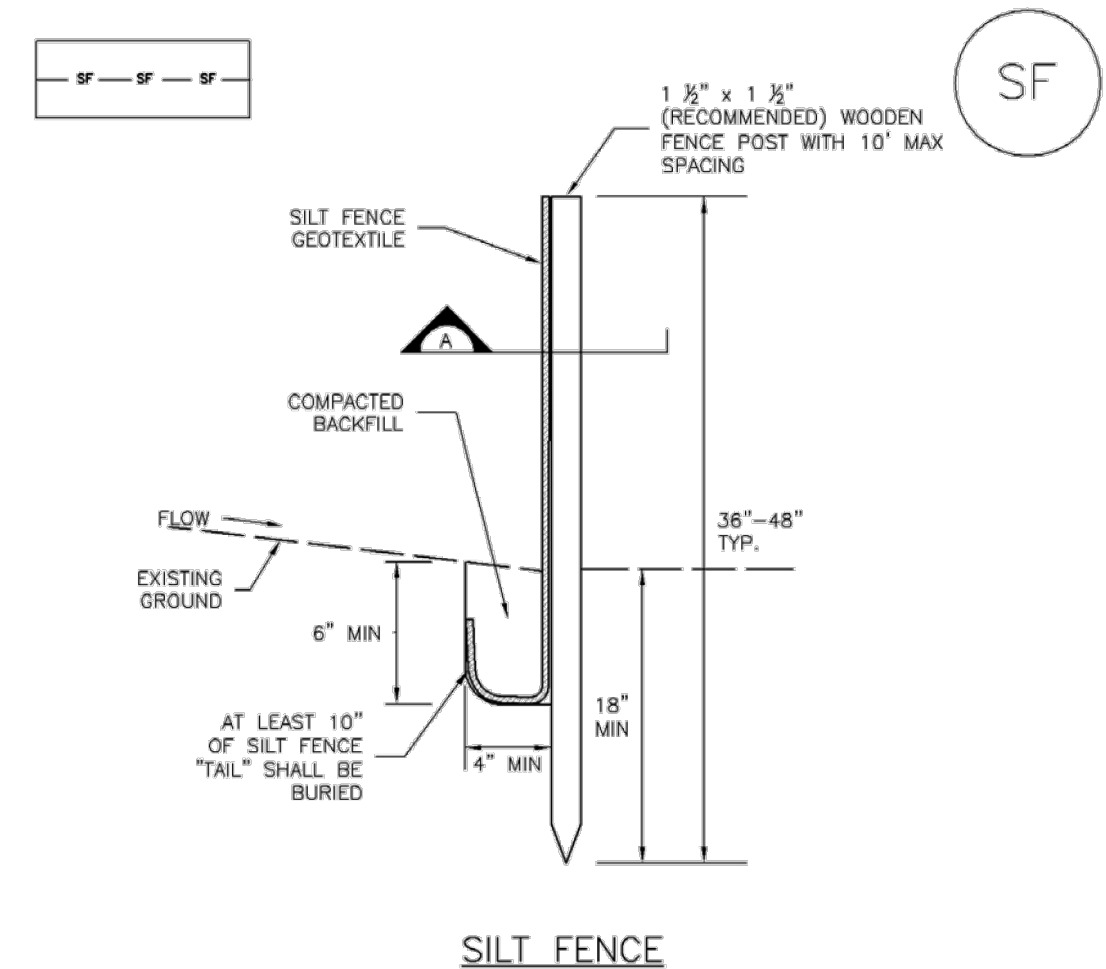
Sediment Basin (SB) SC-7

SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
 - SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 - WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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Silt Fence (SF) SC-1



SILT FENCE INSTALLATION NOTES

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTATION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES, THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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SC-1 Silt Fence (SF)

SF-4 Urban Drainage and Flood Control District
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2025-12-18 X:\LAKOTA\CAD\PIANS\04 - FINAL CDS - PHASE 3 DETAILS GESC.DWG

#	REVISION DESCRIPTION	DATE	BY	APP
1	1ST SUBMITTAL	09/20/2025	BAB	

NOT FOR CONSTRUCTION

LAKOTA POINTE - FILING 3
WINTER PARK, COLORADO
FINAL CONSTRUCTION DOCUMENTS
SWMP - DETAILS

2025-12-18 X:\LAKOTA\CAD\PIANS\04 - FINAL CDS - PHASE 3 - DETAILS GESC.DWG

MM-2 Stockpile Management (SM)

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

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

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

SP-4 Urban Drainage and Flood Control District November 2010
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MM-2 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

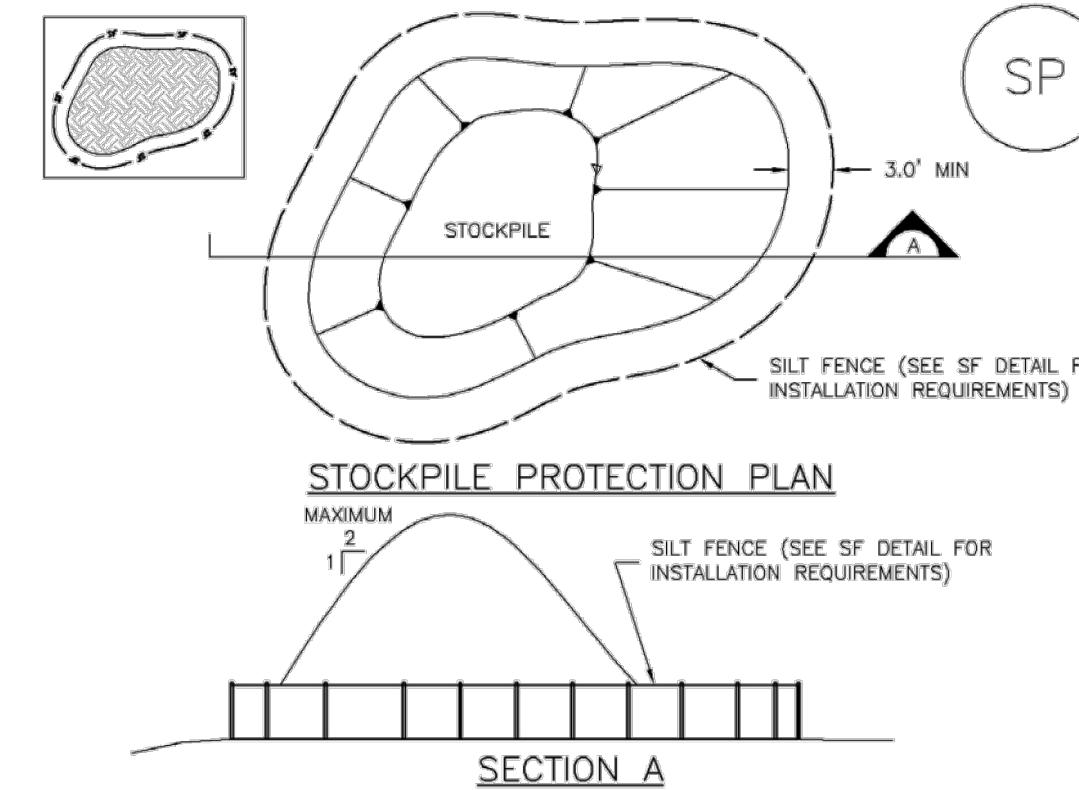
4. INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
5. CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.

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

(DETAILS ADAPTED FROM AURORA, COLORADO)

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Stockpile Management (SP) MM-2



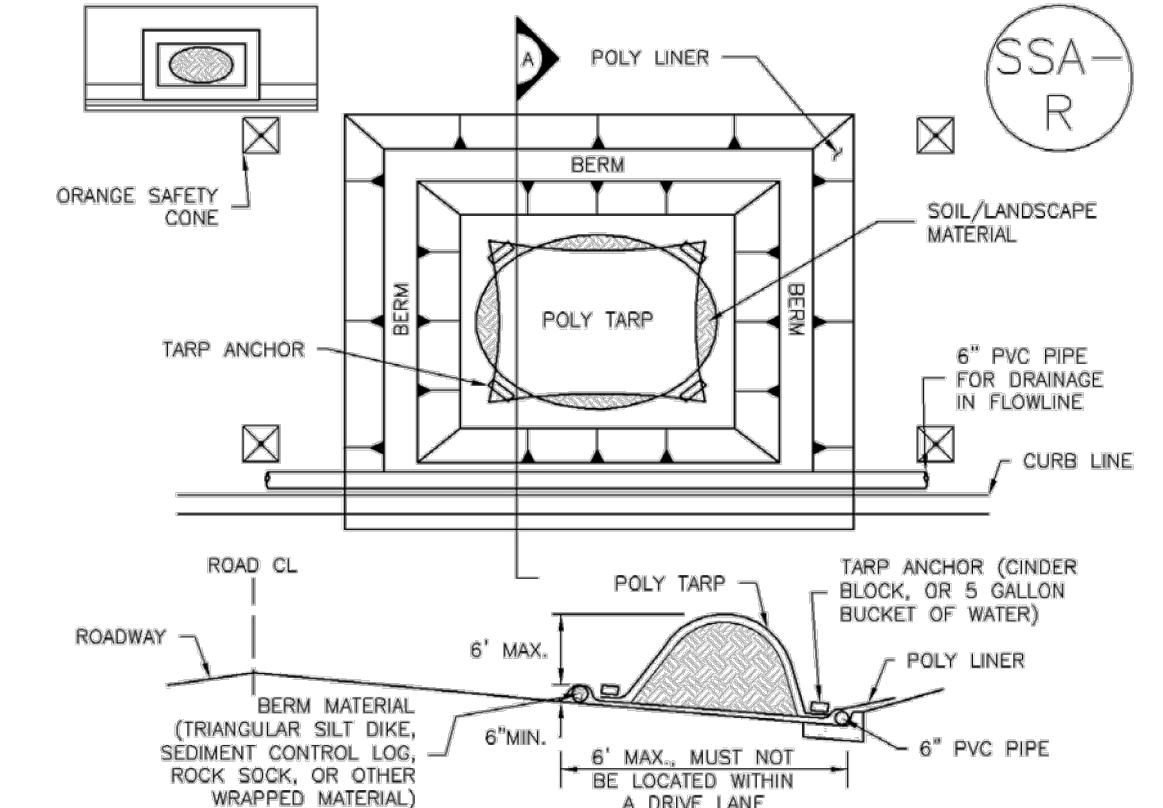
SP-1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STOCKPILES.
 - TYPE OF STOCKPILE PROTECTION.
2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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Stockpile Management (SP) MM-2

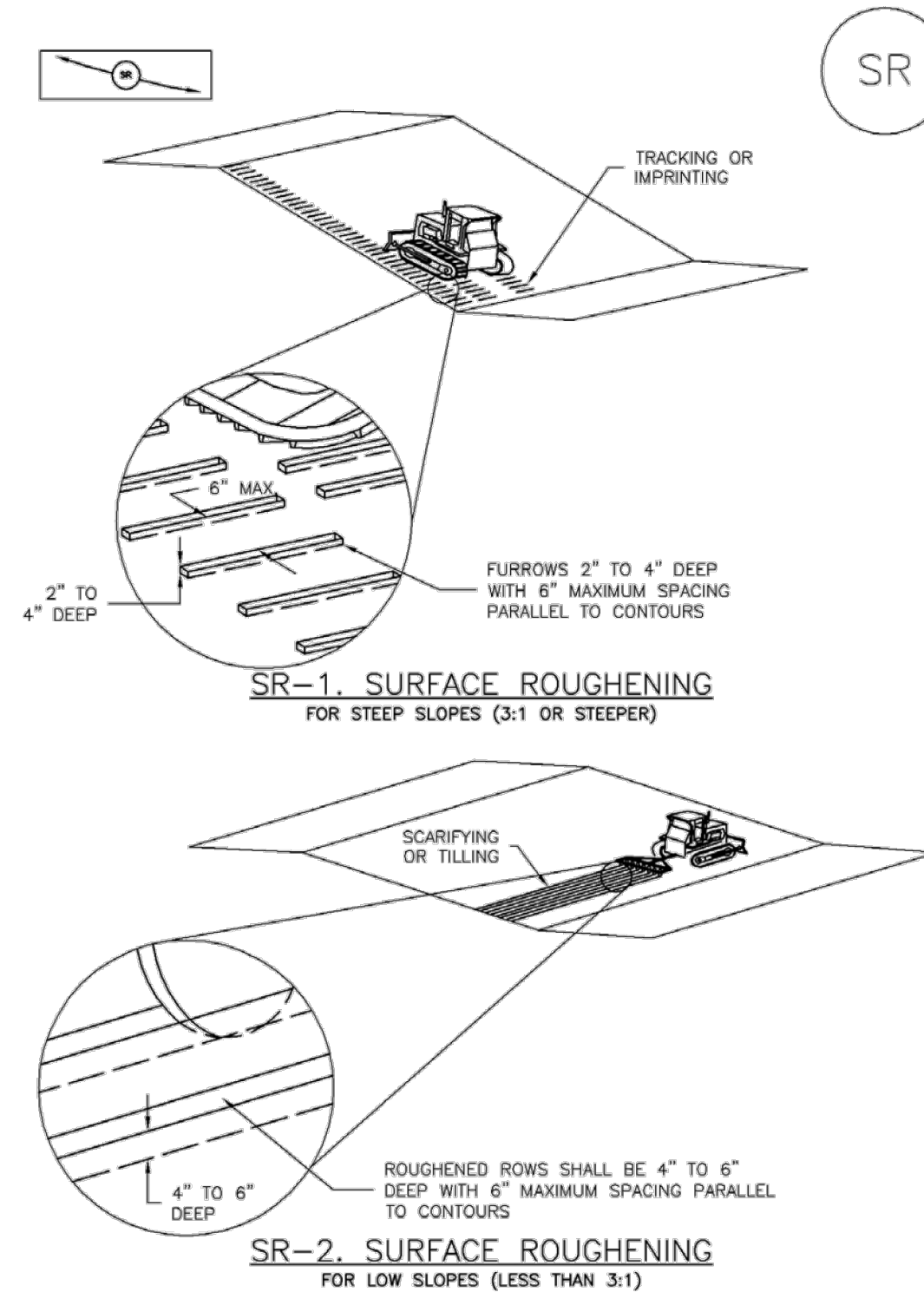


MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES

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

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Surface Roughening (SR) EC-1



EC-1 Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION(S) OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

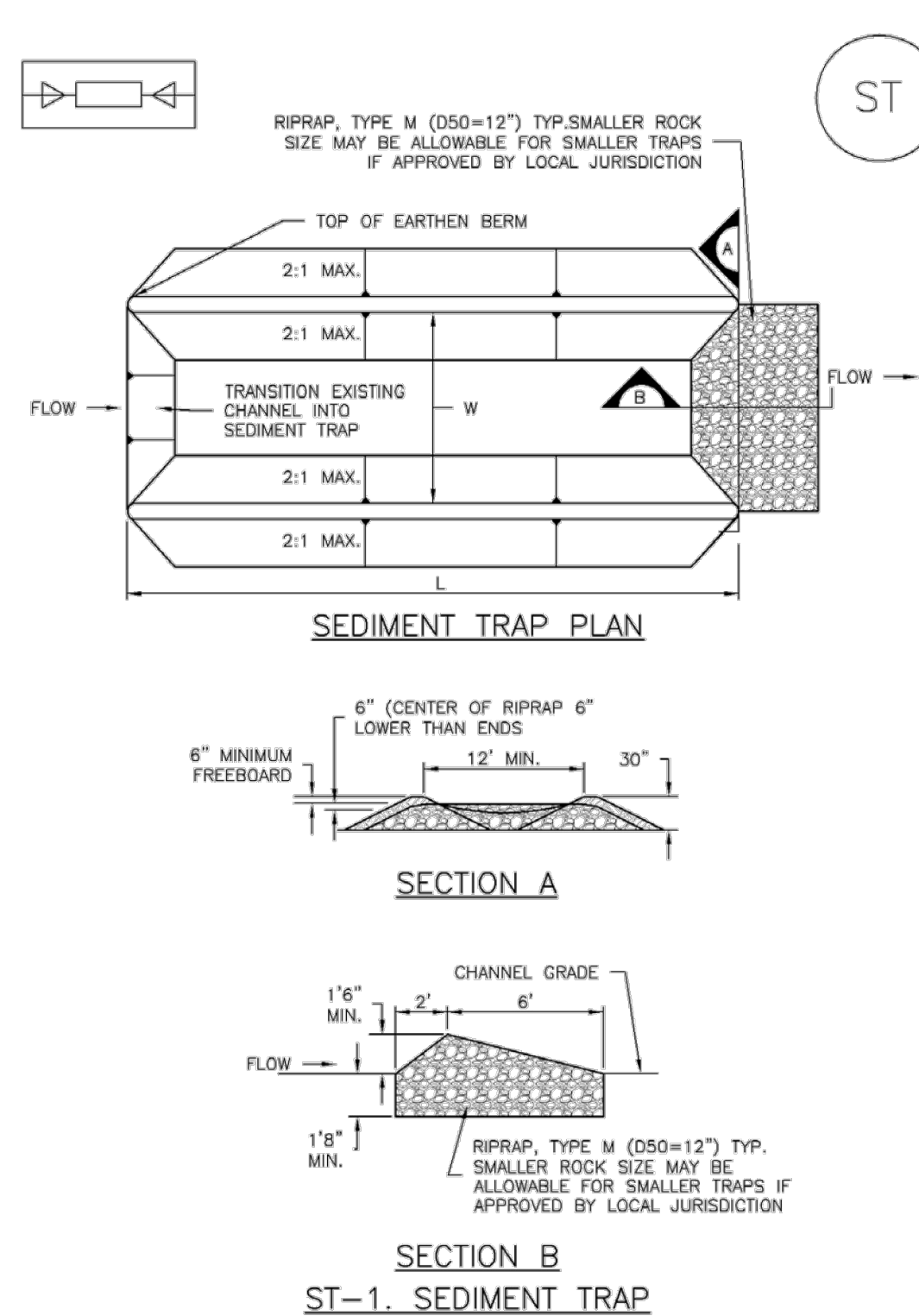
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
5. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

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

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

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SC-8 Sediment Trap (ST)



SC-8 Sediment Trap (ST)

SEDIMENT TRAP INSTALLATION NOTES

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

SEDIMENT TRAP MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 1/2 THE HEIGHT OF THE RIPRAP OUTLET.
5. SEDIMENT TRAPS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

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

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

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

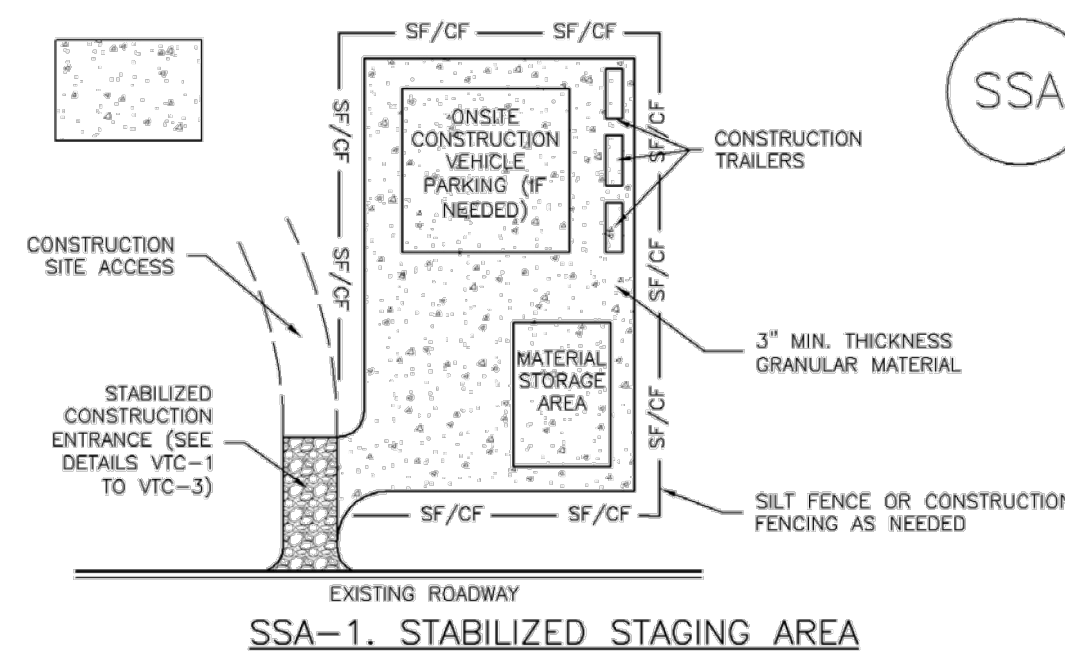
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LAKOTA POINTE - FILING 3
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FINAL CONSTRUCTION DOCUMENTS
SWMP - DETAILS

Stabilized Staging Area (SSA)

SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR -LOCATION OF STAGING AREA(S). -CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

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

SM-6

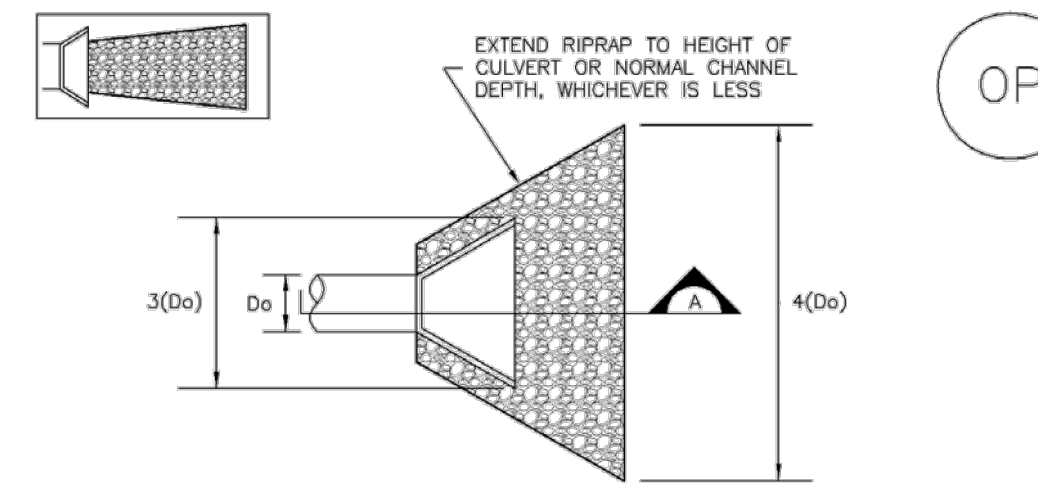
Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

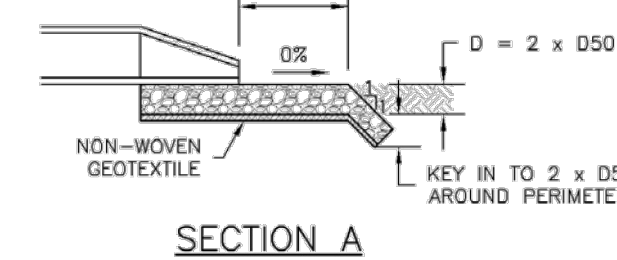
- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 - THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

EC-8

Temporary Outlet Protection (TOP)



TEMPORARY OUTLET PROTECTION PLAN



SECTION A

TABLE OP-1. TEMPORARY OUTLET PROTECTION SIZING TABLE

PIPE DIAMETER, D _o (INCHES)	DISCHARGE, Q (CFS)	APRON LENGTH, L _a (FT)	RIPRAP D50 DIAMETER MIN (INCHES)
8	2.5	5	4
	5	10	6
12	5	10	4
	10	13	6
18	10	10	6
	20	16	9
	30	23	12
	40	26	16
24	30	16	9
	40	26	9
	50	26	12
	60	30	16

OP-1. TEMPORARY OUTLET PROTECTION

Temporary Outlet Protection (TOP)

EC-8

TEMPORARY OUTLET PROTECTION INSTALLATION NOTES

- SEE PLAN VIEW FOR -LOCATION OF OUTLET PROTECTION. -DIMENSIONS OF OUTLET PROTECTION.
- DETAIL IS INTENDED FOR PIPES WITH SLOPE ≤ 10%. ADDITIONAL EVALUATION OF RIPRAP SIZING AND OUTLET PROTECTION DIMENSIONS REQUIRED FOR STEEPER SLOPES.
- TEMPORARY OUTLET PROTECTION INFORMATION IS FOR OUTLETS INTENDED TO BE UTILIZED LESS THAN 2 YEARS.

TEMPORARY OUTLET PROTECTION INSPECTION AND MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM AURORA, COLORADO AND PREVIOUS VERSION OF VOLUME 3, NOT AVAILABLE IN AUTOCAD)

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

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

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre ²	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Winter wheat	Cool	20-35	1 - 2
7. Winter barley	Cool	20-35	1 - 2
8. Winter rye	Cool	20-35	1 - 2
9. Triticale	Cool	25-40	1 - 2

¹ Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or mowed closer than 8 inches.

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

² See Table TS/PS-2 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

³ Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

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

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

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

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the USDCM Volume 2 *Revegetation* Chapter and Volume 3 *Mulching BMP Fact Sheet (EC-04)* for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

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

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

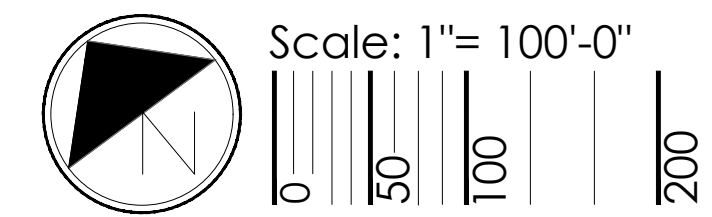
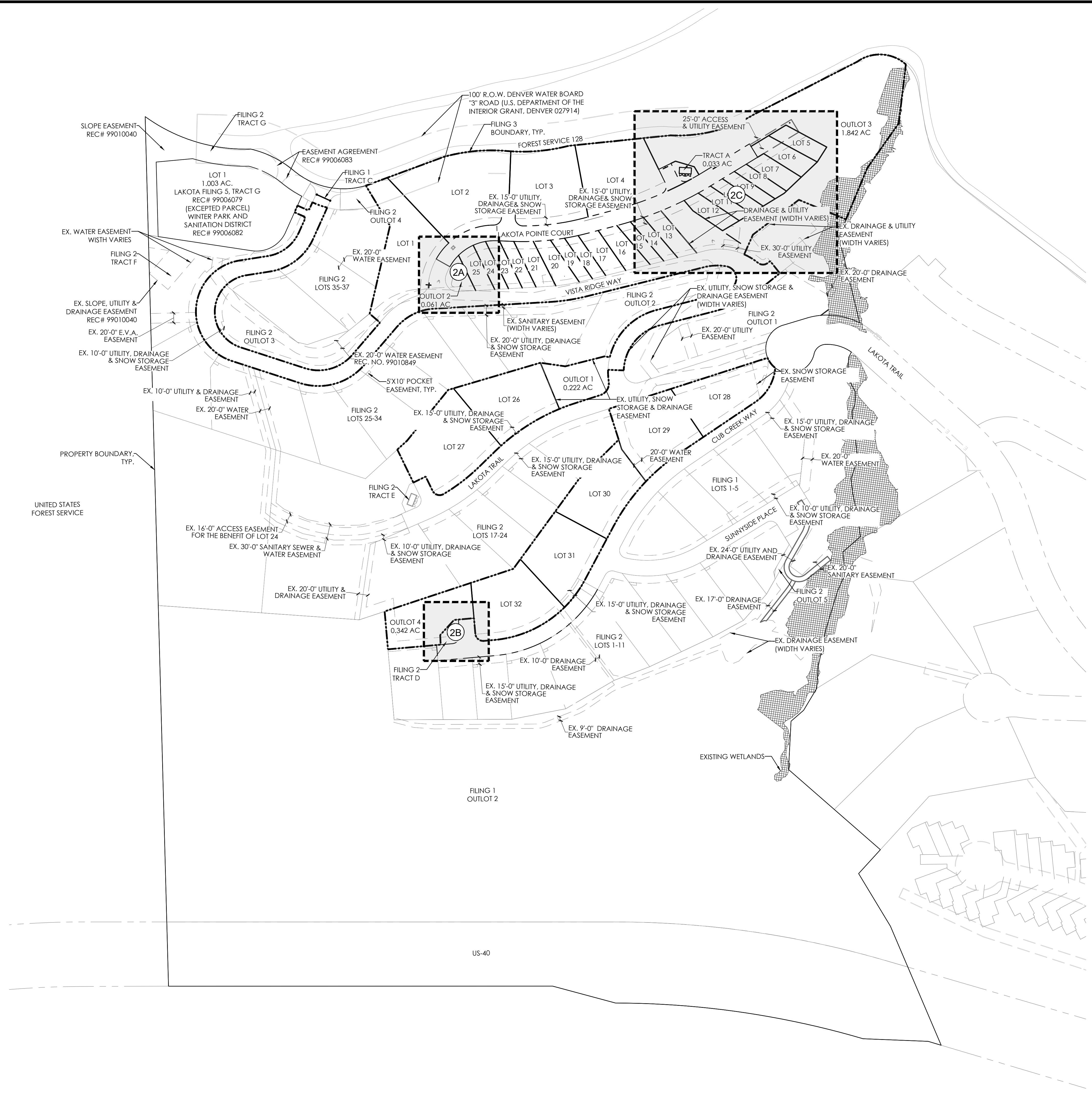
Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

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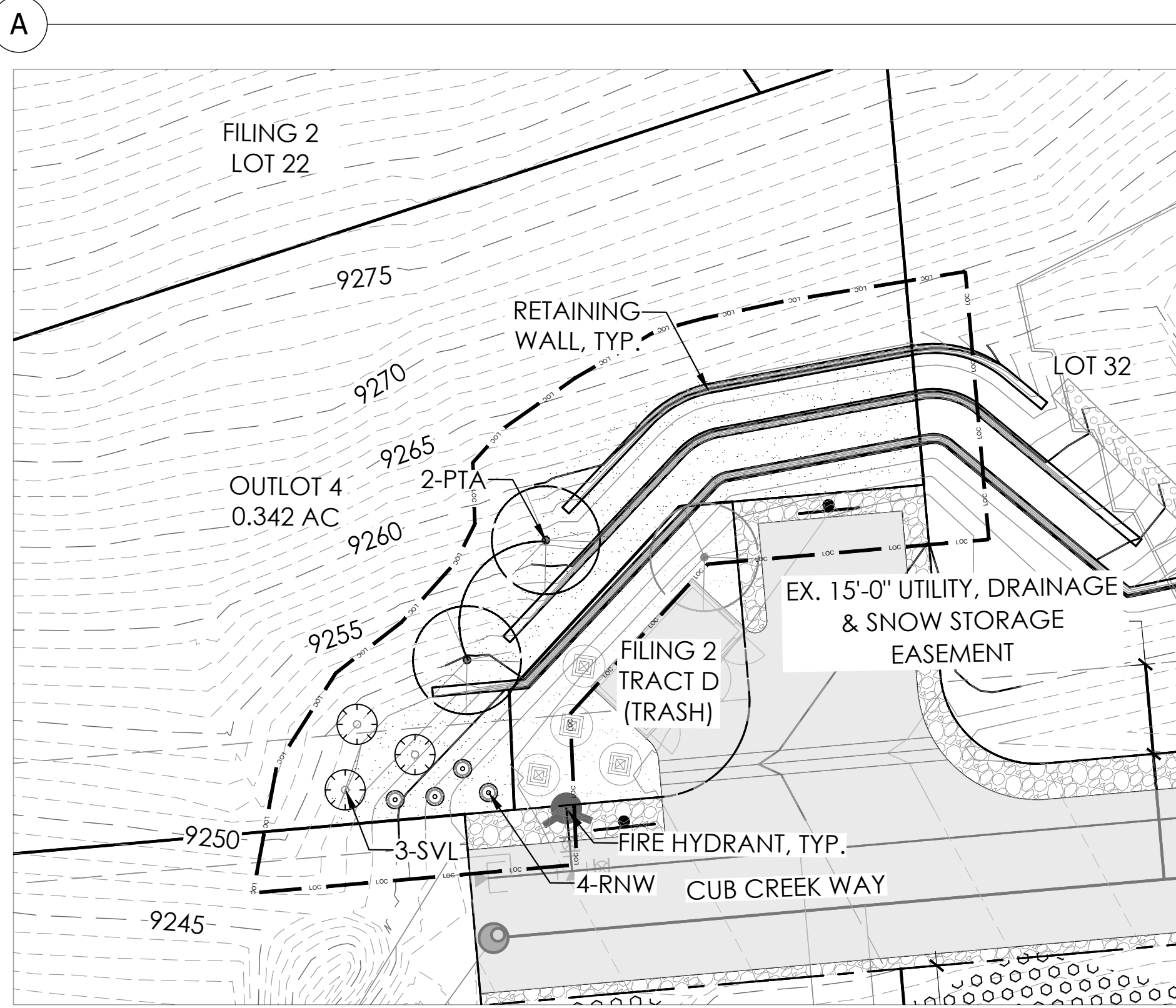
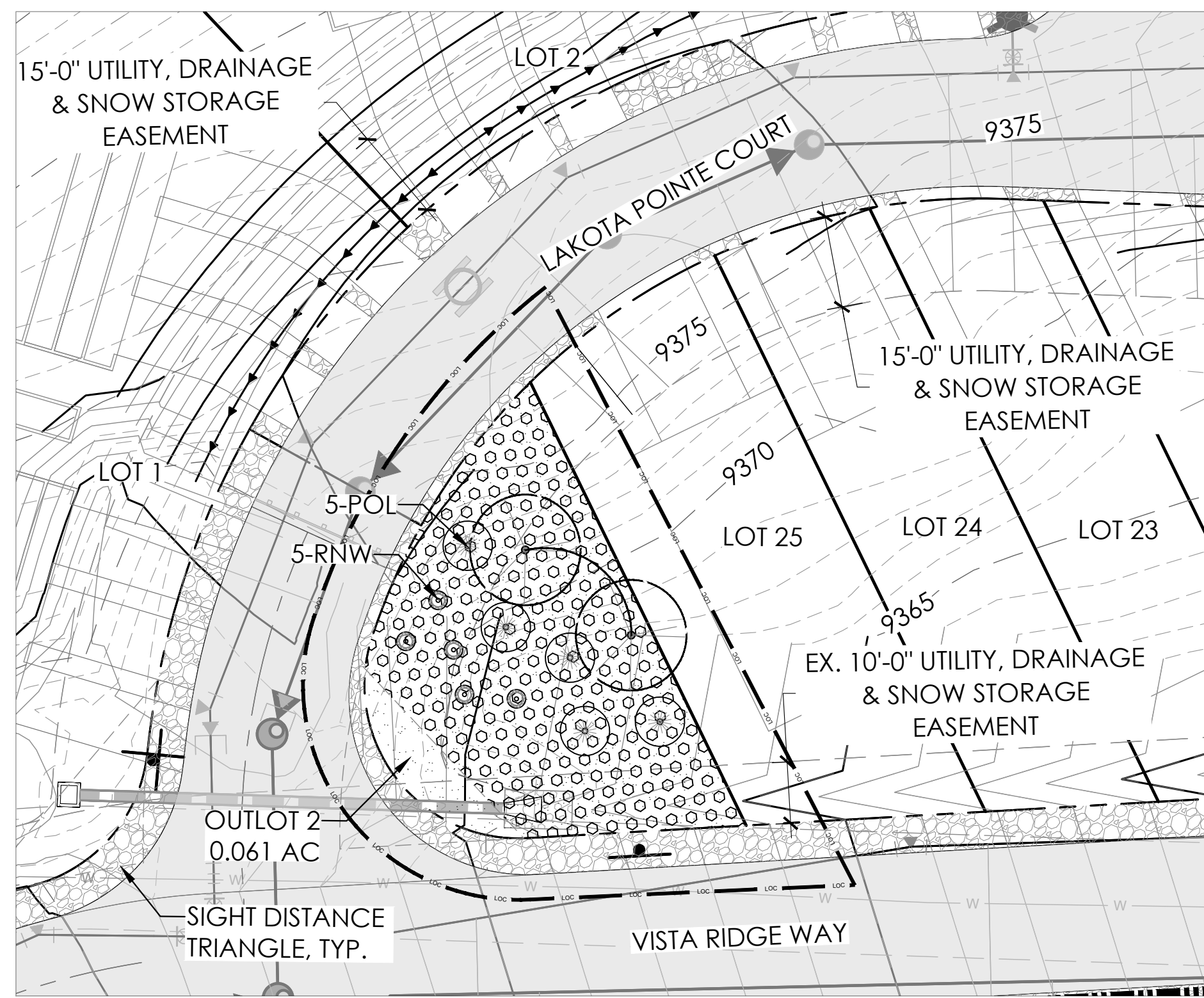
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FINAL CONSTRUCTION DOCUMENTS
SWMP - DETAILS



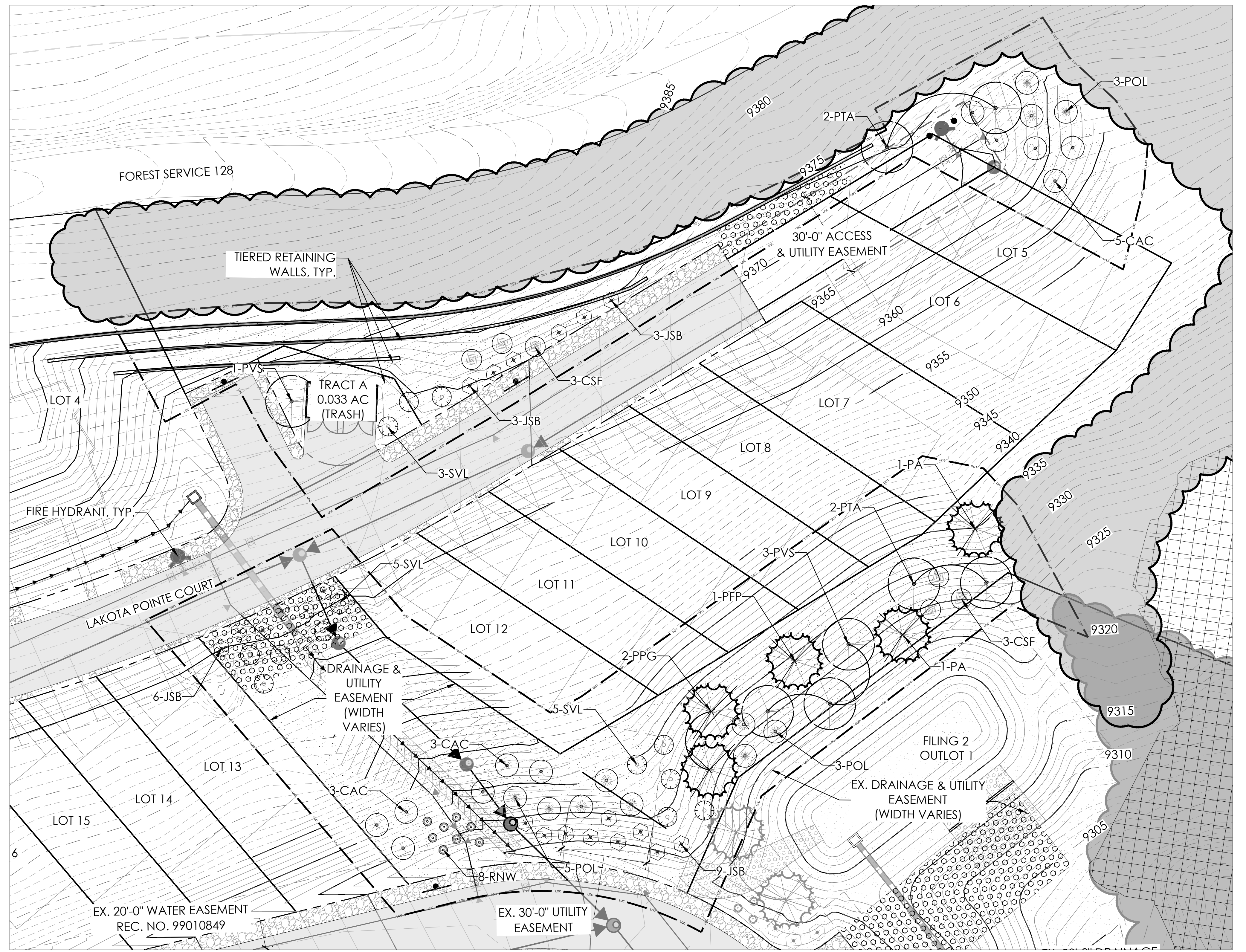
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OVERALL SITE

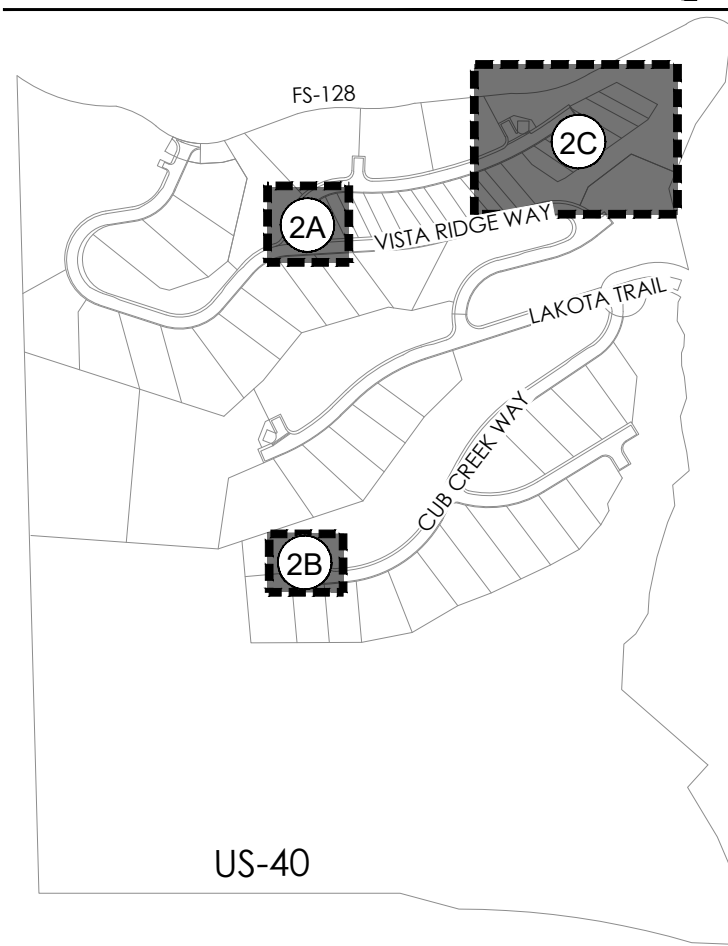


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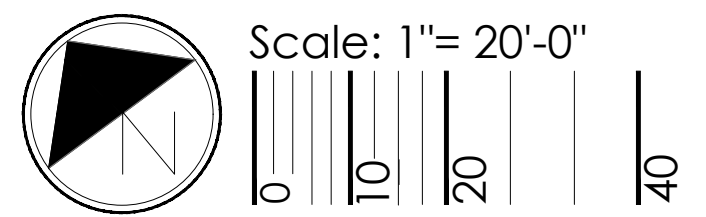
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KEY MAP



LEGEND

- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- NATIVE SEED MIX
- EXISTING WETLANDS
- SNOW STORAGE
- ASPHALT
- CRUSHED ASPHALT OR OTHER ALTERNATIVE BASE
- TREES TO BE PRESERVED
- LIMITS OF CONSTRUCTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FIRE HYDRANT



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LAKOTA POINTE - FILING 3
 WINTER PARK, COLORADO
 FINAL CONSTRUCTION DOCUMENTS
 LANDSCAPE PLAN

GENERAL NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT HE AND HIS ASSOCIATES ARE WORKING FROM THE MOST CURRENT PLAN SET AT ONSET OF CONSTRUCTION. DO NOT CONSTRUCT ANY PORTION OF THE LANDSCAPE AND IRRIGATION SCOPE FROM PLANS STATING NOT FOR CONSTRUCTION. FAILURE TO ENSURE PLANS ARE CURRENT MAY RESULT IN RECONSTRUCTION MEASURES AT THE CONTRACTOR'S OWN EXPENSE.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO PRIOR TO DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING AND SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR AT LOCATIONS OF PROPOSED SHRUBS OR TREES, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER'S REPRESENTATIVE. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE AT NO ADDITIONAL COST TO THE OWNER AND SHALL BE REPAIRED BY THE CONTRACTOR AS HIS OWN EXPENSE.
 - PROPOSED TREE LOCATIONS SHALL BE FIELD VERIFIED TO ACCOMMODATE THE FOLLOWING:
 - ALL TREES SHALL BE LOCATED A MINIMUM OF 10 FEET CLEAR OF WATER AND SEWER MAIN LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF SIX (6) FEET CLEAR OF WATER AND SEWER SERVICE LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL GAS LINES.
 - ALL TREES SHALL BE LOCATED A MINIMUM OF FOUR (4) FEET CLEAR OF ALL FIBER OPTIC LINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR REPLACEMENT OF ANY EXISTING MATERIALS AND/OR CONDITIONS DAMAGED DURING LANDSCAPE CONSTRUCTION OPERATIONS. EXISTING CONDITIONS INCLUDE BUT ARE NOT LIMITED TO UTILITIES, DRAINAGE FACILITIES, CURB AND GUTTER, WALLS, WALKWAYS, EXISTING LANDSCAPE AND IRRIGATION AND OTHER SUCH EXISTING STRUCTURES, THE REPAIR OF SUCH DAMAGE WILL BE AT NO ADDITIONAL COST TO THE OWNER BUT SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- A MINIMUM OF THREE-FOOT SIX-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- PRIOR TO COMMENCING WORK, THE LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONSTRUCTION BARRICADES, SIGNS AND WARNING DEVICES NECESSARY FOR LANDSCAPE CONSTRUCTION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE AND SCHEDULE A PRE-CONSTRUCTION MEETING BEFORE BEGINNING ANY CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON SITE AT ALL TIMES DURING CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR SHALL HAVE ONE (1) APPROVED COPY OF PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND SPECIFICATIONS.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONSTRUCTION HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- ROUGH GRADE TO TWO TENTHS (0.2) OF ONE FOOT SHALL BE CONDUCTED BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADES WHILE MAINTAINING POSITIVE DRAINAGE. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED OR ERODED AREAS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND WALKWAYS. HAVE ALL FINE GRADING APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION OPERATIONS.
- THE LANDSCAPE CONTRACTOR SHALL FINE GRADE ALL LANDSCAPE AREAS. THESE AREAS MAY REQUIRE THE CONTRACTOR TO REMOVE SOIL IN ORDER TO ALLOW FOR APPROPRIATE CLEARANCES FOR SEEDING AND MULCH INSTALLATION. THE REMOVED SOIL SHALL NOT REMAIN ON SITE BUT SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND DISPOSAL SHALL BE HIS RESPONSIBILITY AND SHALL NOT BE AN ADDITIONAL COST TO THE OWNER BUT SHALL BE INCLUDED WITHIN THE WORK.

LANDSCAPE NOTES

- ALL LANDSCAPE CONSTRUCTION OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY OF WINTER PARK RULES AND REGULATIONS.
- THIS DEVELOPMENT IS COMPLIANT WITH THE UDC, SECTION 3-I-5, FOR PROVIDING TYPE B BUFFERYARD PLANTINGS ON TRACT F AND FOR AREAS OUTSIDE OF SINGLE-FAMILY UNITS. THE USE OF EXISTING TREES, NOT REMOVED, AROUND THE PERIMETER OF FILING 2, ARE APPLICABLE FOR ENHANCED SCREENING TO ADJACENT ZONED PROPERTIES. AN ADDITIONAL REVIEW OF BUFFERYARD WILL OCCUR WITH FUTURE BUILDING PERMIT SITE PLAN REVIEWS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL ACQUIRE A SOILS ANALYSIS FOR THE SITE AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO BEGINNING SOIL PREPARATION WORK. THE SOILS TEST SHALL DETERMINE THE NECESSARY AMENDMENTS AND METHODS OF APPLICATION REQUIRED TO SUPPORT TREES, SHRUBS, GROUNDCOVERS, AND SEED INSTALLATION. THESE AMENDMENTS SHALL BE IN ADDITION TO THE REQUIRED ORGANIC AMENDMENTS.
- THE CONTRACTOR SHALL SUBMIT THE RESULTS OF THE SOILS ANALYSIS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE FOR REVIEW AND CONCURRENCE OF REQUIRED AMENDMENTS.
- ORGANIC AMENDMENTS SHALL CONSIST OF CLASS 1, PLANT BASED, COMPOST; AND AT RATES PER THE SPECIFICATIONS.
 - PLANT PIT BACK FILL SHALL CONSIST OF ONE (1) PART ORGANIC AMENDMENT AND TWO (2) PARTS NATIVE SOIL.
- ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED WITH EROSION CONTROL BLANKET. SEE MILE HIGH FLOOD DISTRICT DETAIL AND SPECIFICATION: EC-6.
- PLANT QUANTITIES ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL FINAL PLANT QUANTITIES.
- ALL PLANT MATERIALS SHALL MEET OR EXCEED CURRENT AMERICAN STANDARDS FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
- ALL TREES OF THE SAME SPECIES AND SIZE SHALL HAVE MATCHING HEIGHT AND FORM UNLESS OTHERWISE NOTED ON THE PLANS OR TAGGED BY THE OWNER'S REPRESENTATIVE AT THE NURSERY.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL BEFORE OR POST PLANTING INSTALLATION.
- PRIOR TO SEEDING OR OTHER PLANTING OPERATIONS; THE CONTRACTOR SHALL APPLY HERBICIDE TO ELIMINATE ALL WEED GROWTH WITHIN THE LANDSCAPE AREAS. HERBICIDE SHALL BE ACCEPTABLE UNDER THE TOWN OF WINTER PARK ENVIRONMENTAL RULES AND REGULATIONS.
- ALL INSPECTIONS OF LANDSCAPE MATERIALS, HARDSCAPE AND AMENITIES ARE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE.
- ALL ORNAMENTAL TREES AND SHRUBS SHALL BE WATERED BY AN AUTOMATED IRRIGATION SYSTEM.
- IRRIGATION SYSTEM SHALL BE DESIGN BUILD BY THE CONTRACTOR.

PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	WATER USE*
ORNAMENTAL SHADE TREES					
PTA	POPULUS TREMULOIDES	ASPEN, QUAKING	8-10' MULTI-STEM	B&B	
PVS	PRUNUS VIRGINIANA 'SHUBERT'	CHOKECHERRY, CANADA RED	8-10' MULTI-STEM	B&B	
EVERGREEN TREES					
PA	PINUS ARISTATA	PINE, BRISTLEcone	6' HT.	B&B	L
PPF	PINUS FLEXILLIS	PINE, LIMBER	6' HT.	B&B	L
PPG	PICEA PUNGENS	SPRUCE, COLORADO	6' HT.	B&B	L
EVERGREEN SHRUBS					
JSB	JUNIPERUS SABINA 'BROADMOOR'	JUNIPER, BROADMOOR	#5	CONT.	L
DECIDUOUS SHRUBS					
CAC	COTONEASTER ACUTIFOLIA	COTONEASTER, PEKING	#5	CONT.	
CSF	CORNUS SERICEA	DOGWOOD, REDTWIG	#5	CONT.	
PAF	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	POTENTILLA, WHITE	#5	CONT.	
POL	PHYSOCARPUS OPUULIFOLIUS NANUS	NINEBARK, DWARF	#5	CONT.	
RNW	ROSA 'NEARLY WILD'	ROSE, NEARLY WILD SHRUB	#5	CONT.	
SVL	SYRINGA VULGARIS	LILAC, COMMON	#5	CONT.	

** WATER USE TABLE BASED OF OF CSU FRONT RANGE TREE RECOMMENDATION LIST & CITY OF AURORA XERISCAPE AND NO-WATER PLANT LIST. WATER USE SYMBOLS REPRESENT THE FOLLOWING WATER NEEDS. L=LOW, M=MEDIUM, H=HIGH

NATIVE GRASS MIX

% OF MIX	BOTANICAL NAME	
80 %	Festuca arundinacea	(Tall Fescue)
10 %	Bromus ciliatus	(Fringed Brome)
10 %	Bouteloua gracilis	(Blue Grama)

MONTANE GRASS MIX (20"-24" max Height)

**seeding rate: 2 lbs per 1,000 sq.ft. or 25 lbs per acre

SNOW STORAGE

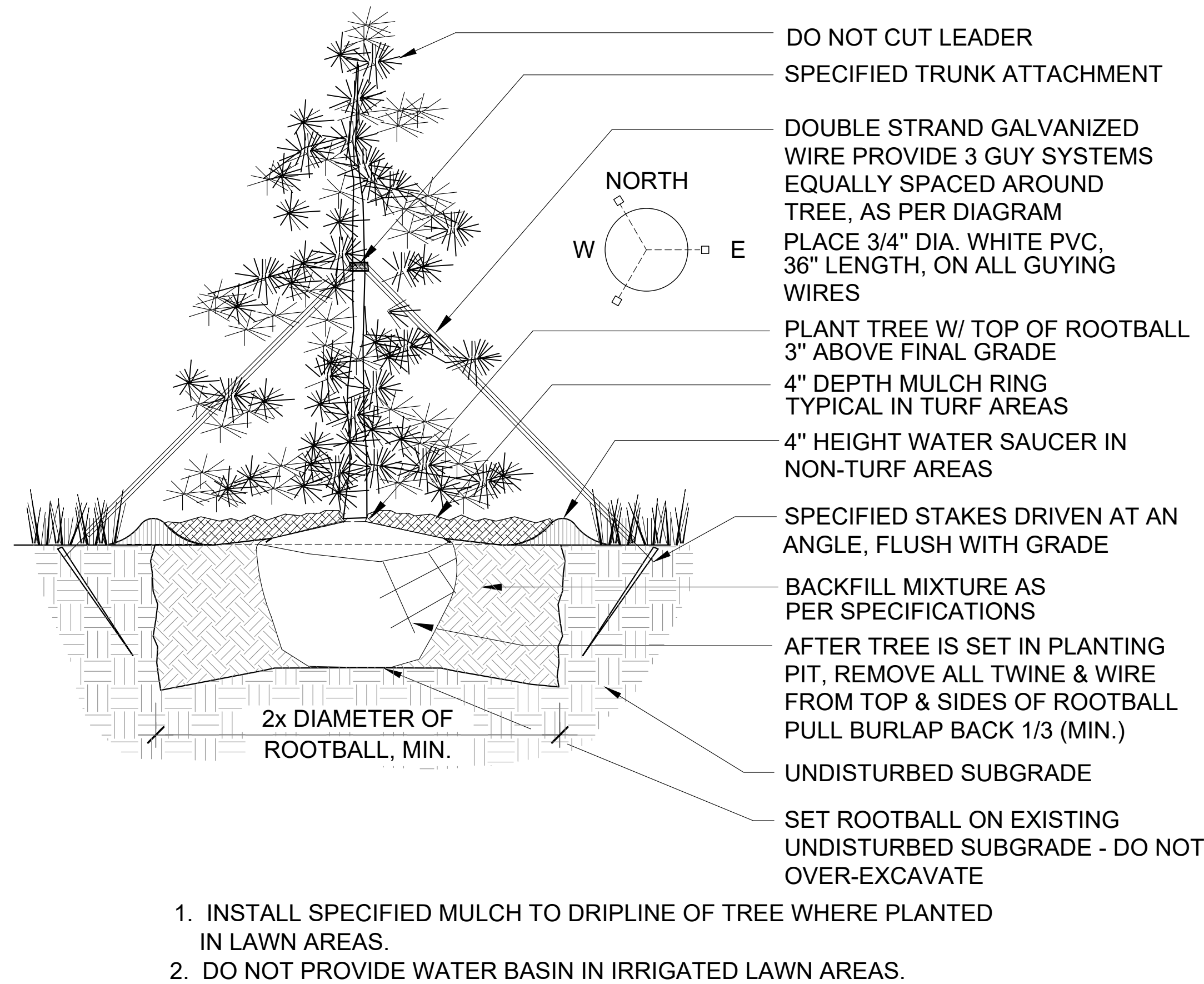
SNOW STORAGE CALCULATIONS		
DRIVING SURFACES/ PARKING AREAS/ PEDESTRIAN WALKWAYS (SF)	25% OF TOTAL HARDSCAPE AREA (SF)	TOTAL SNOW STORAGE AREA PROVIDED (SF)
18,922	4,731	4,787

LANDSCAPED AREA	TOTAL AREA (SF)	TREES REQUIRED (1 TREE / 1,500 SF)	TREES PROVIDED	SHRUBS REQUIRED (5 SHRUB / 1,500 SF)	SHRUBS PROVIDED
DEVELOPMENT ACTIVITY LOCATED WITHIN 75 FT OF BUILDINGS/LOTS/ROADS	26,074	17	17	87	87

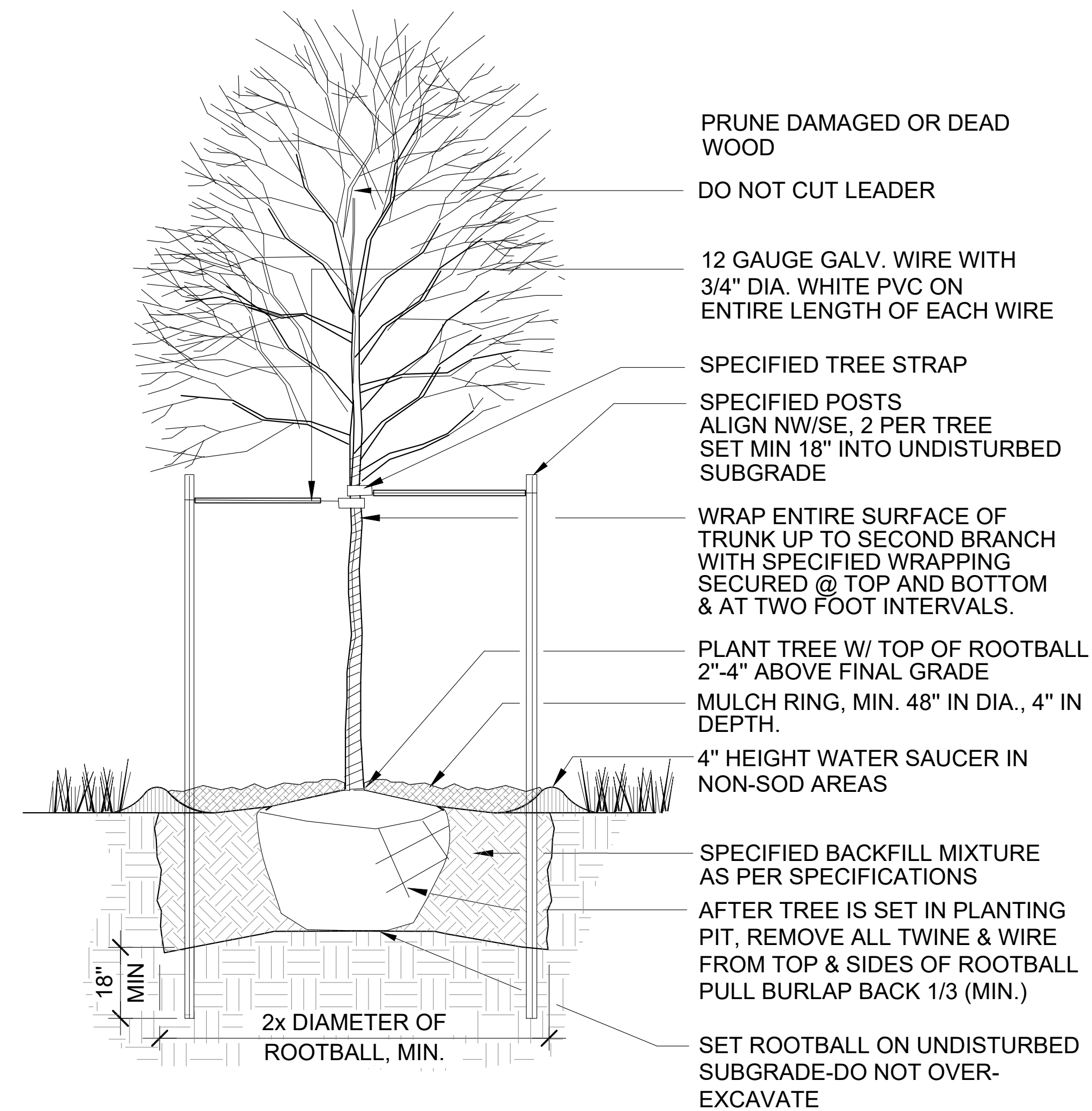
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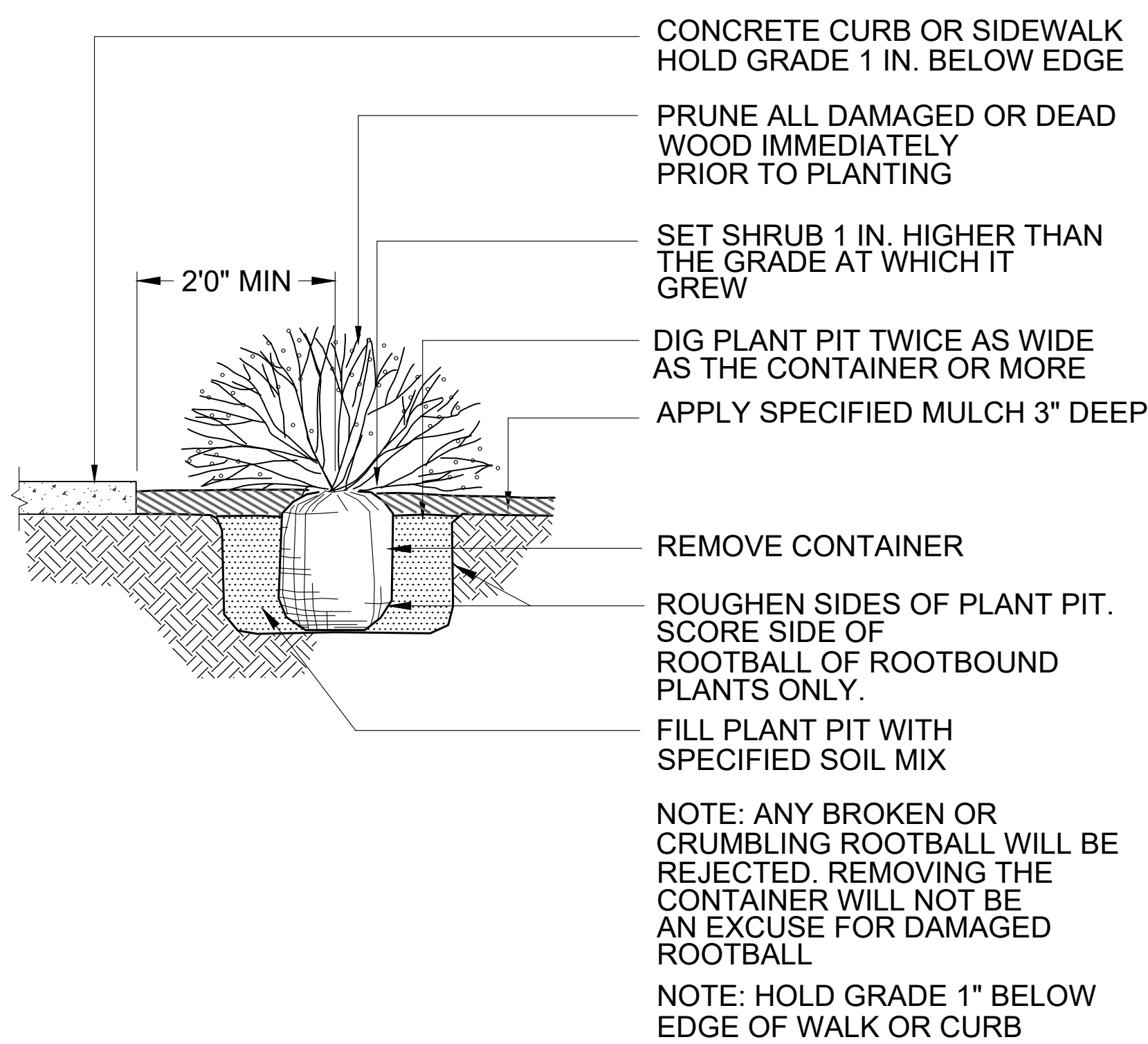
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 LANDSCAPE NOTES AND DETAILS



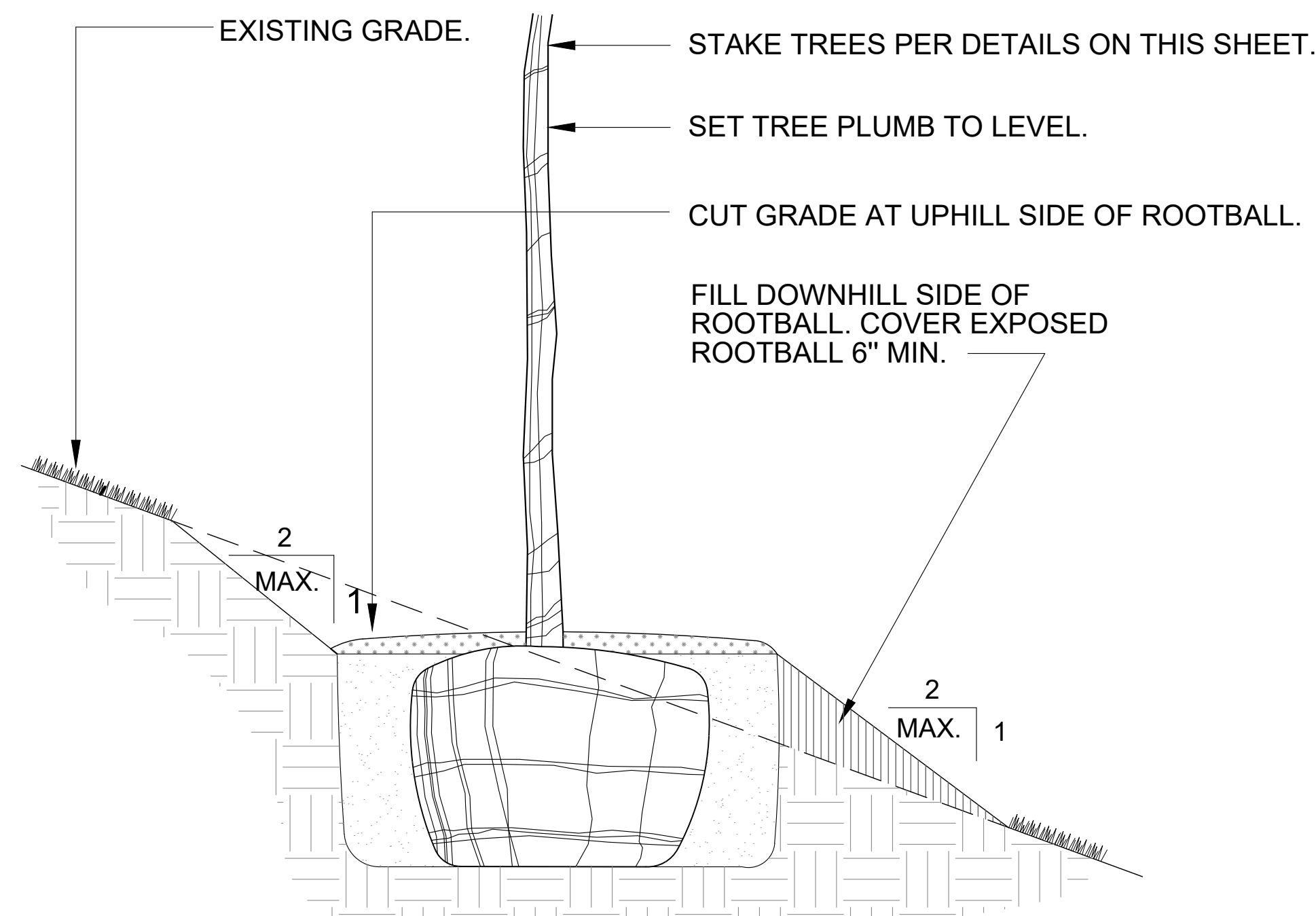
1 EVERGREEN TREE PLANTING DETAIL
NTS



2 DECIDUOUS TREE PLANTING DETAIL
NTS

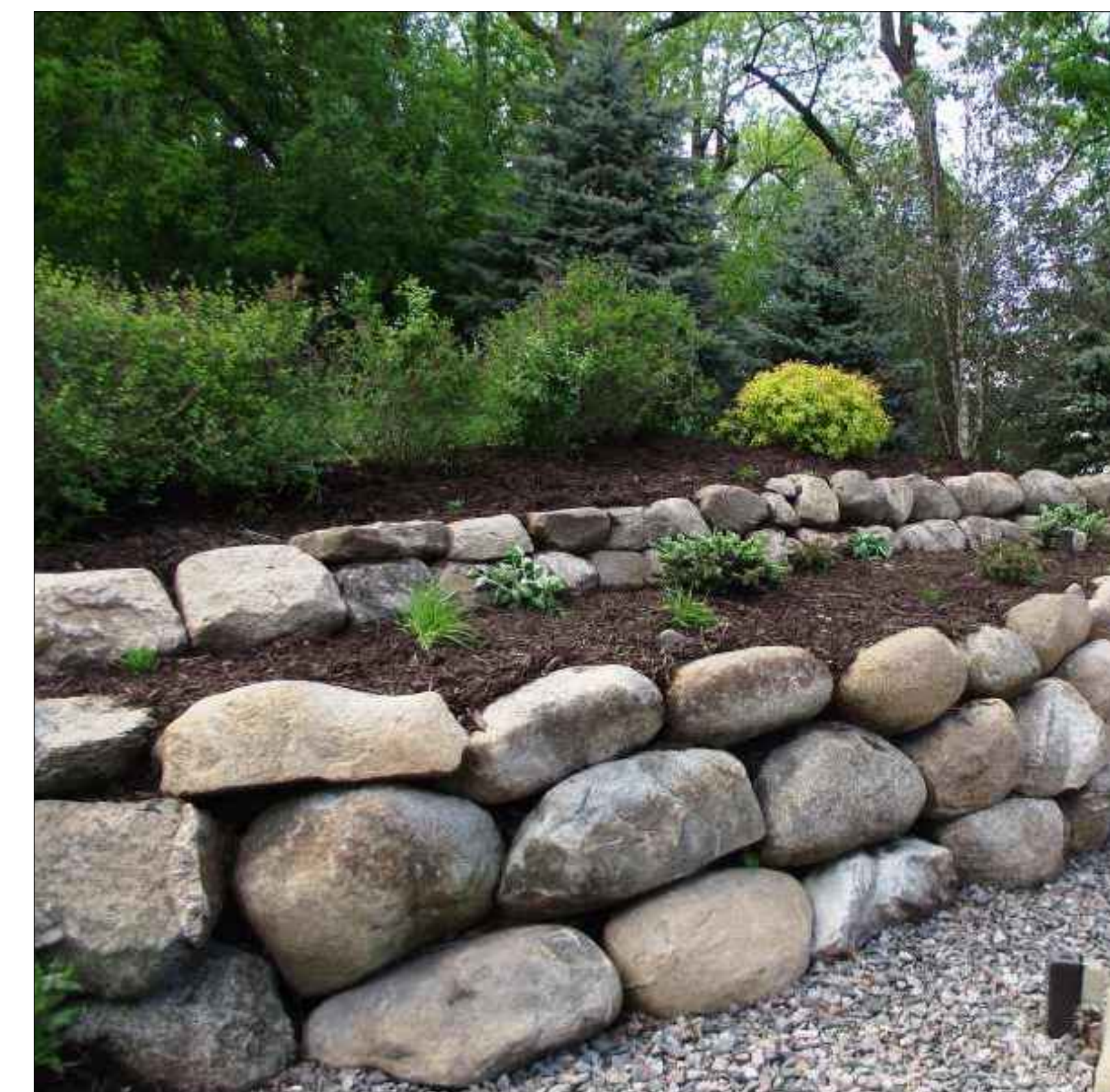


3 SHRUB PLANTING DETAIL
NTS



NOTES:
1. REFER TO SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING, MULCHING, ETC.
2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES LESS THAN 2:1.

4 TREE PLANTING ON A SLOPE
NTS



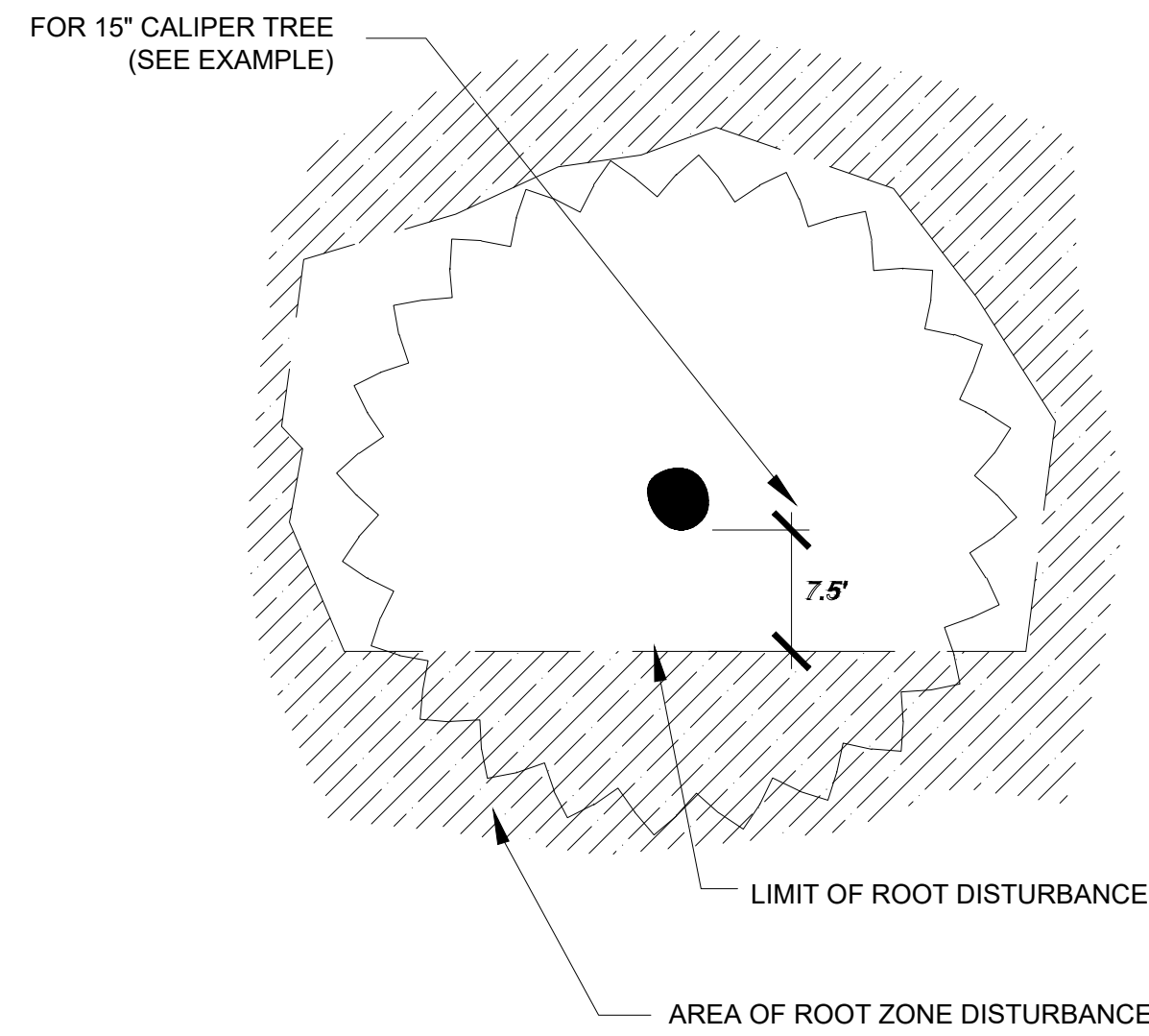
5 RETAINING WALL
NTS

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	07/23/2024	

NOT FOR CONSTRUCTION

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.



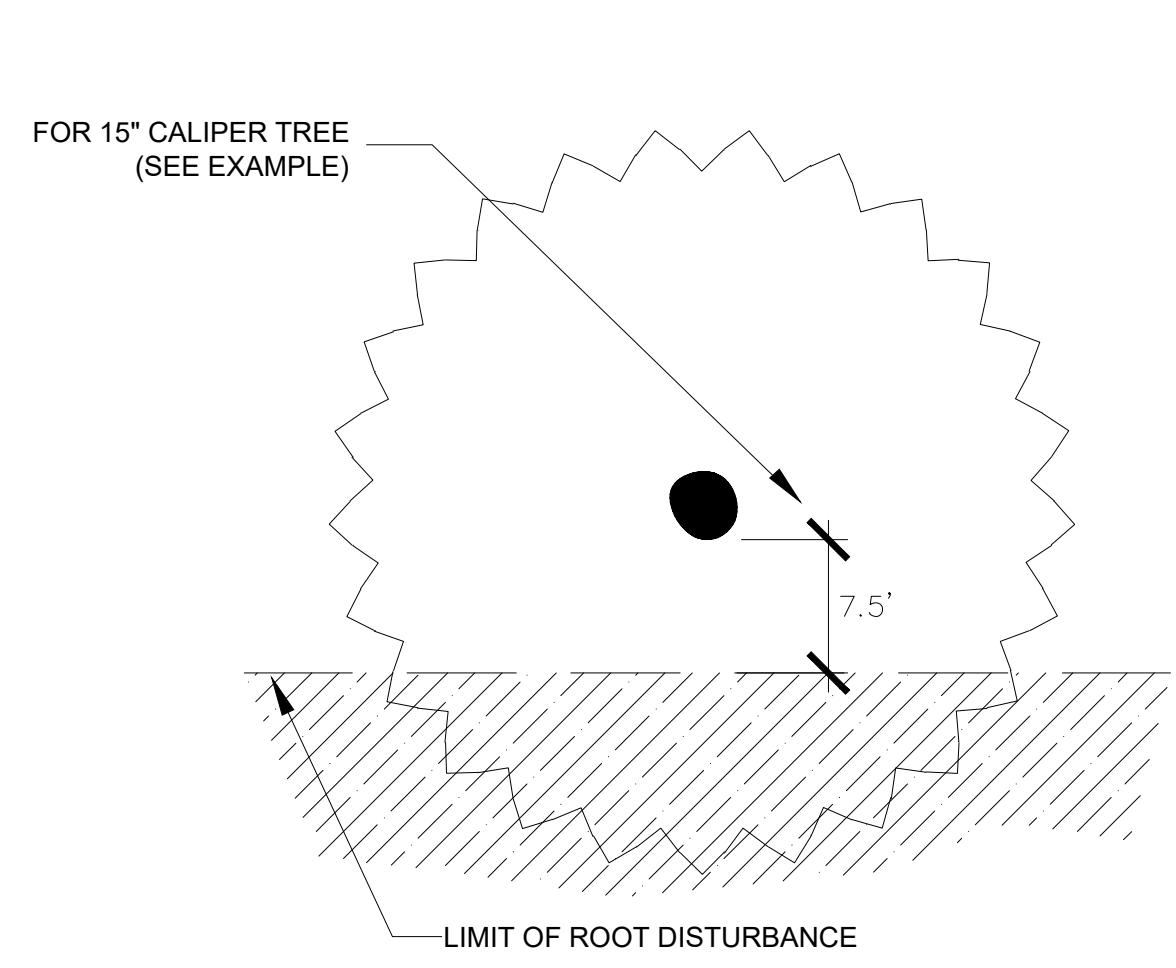
LIMITATIONS OF ROOT ZONE DISTURBANCE:

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREES DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 1.5" DIAMETER TRUNK, THE DISTURBANCE CANNOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

- APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN AND SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
- IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.
- APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
- EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
- PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
- REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/LEAVES ARE AFFECTED BY ROOT LOSS.
- INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
- INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

1 TREE PROTECTION - MORE THAN ONE SIDE



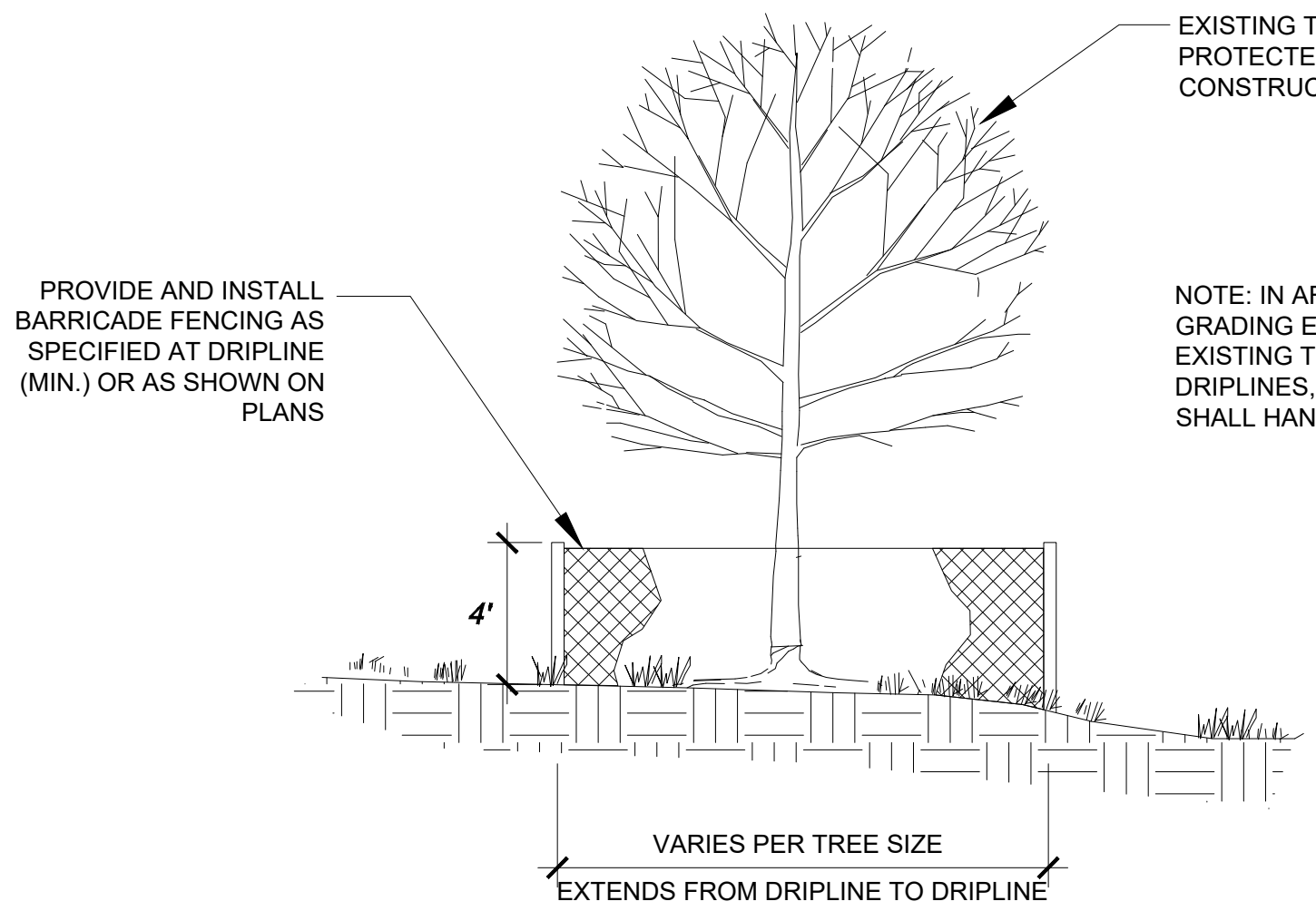
FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREES DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CANNOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

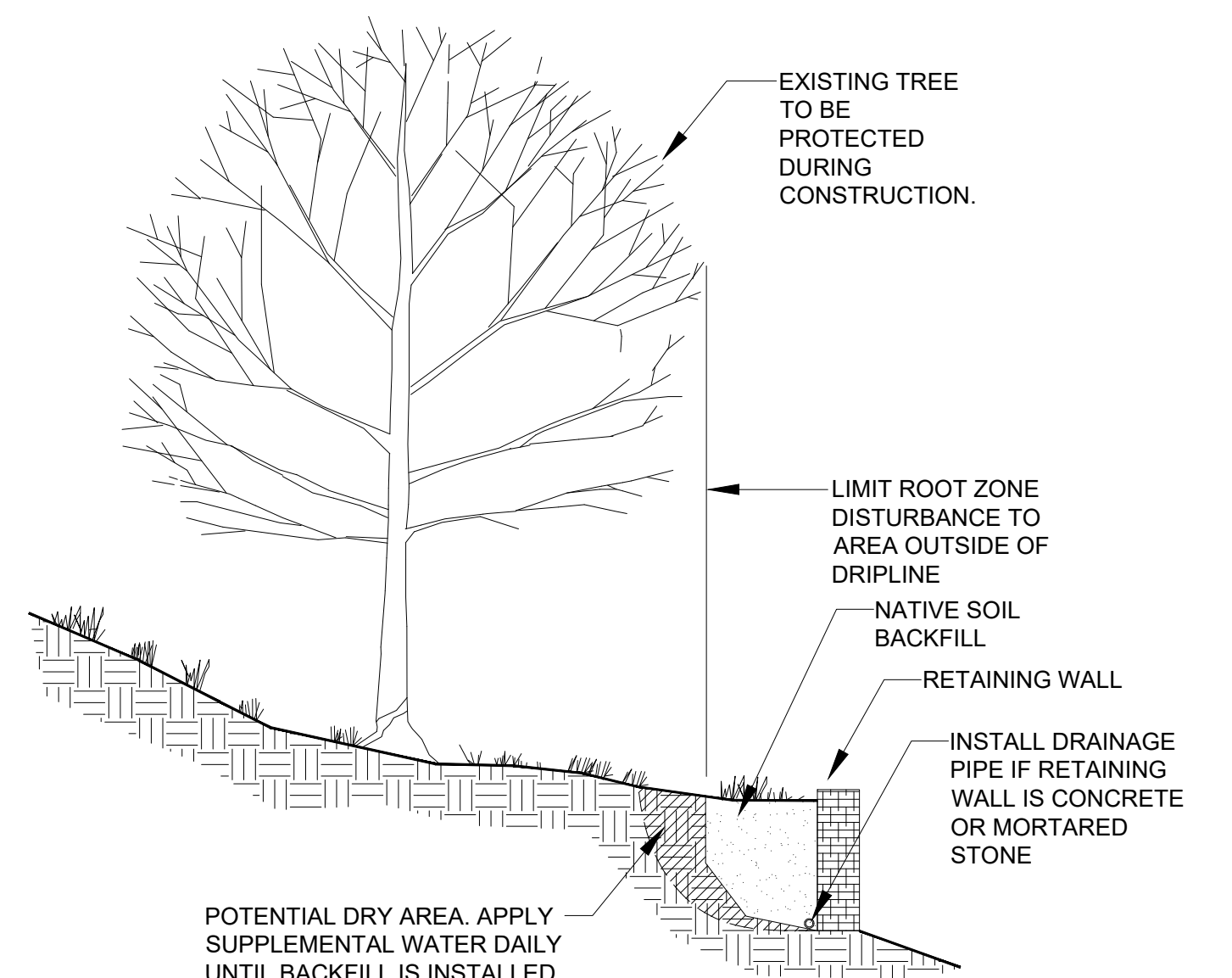
REQUIRED TREATMENTS:

- APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
- IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
- ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES/LEAVES ARE AFFECTED BY ROOT LOSS.
- DO NOT FERTILIZE.
- INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
- PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

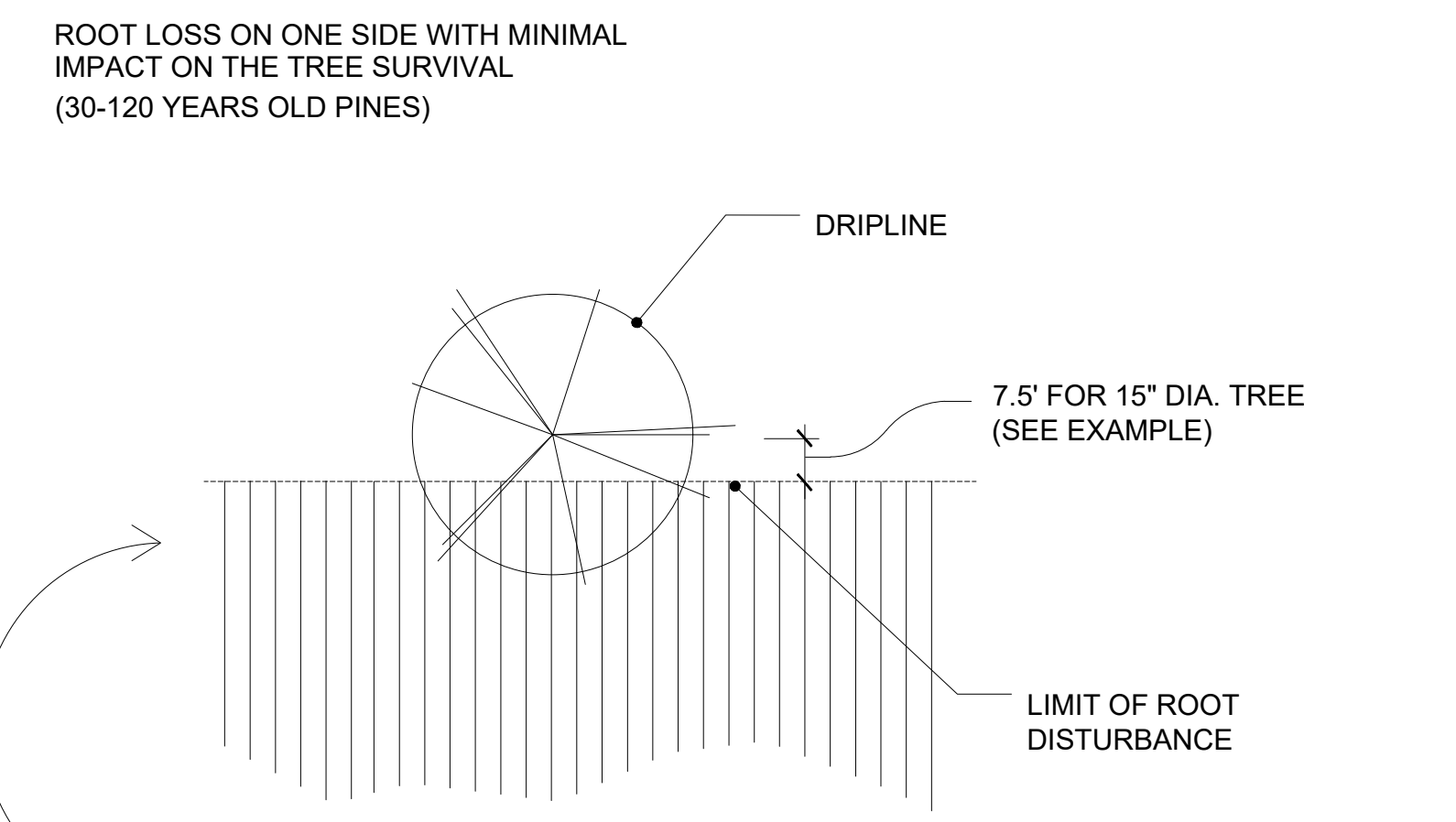
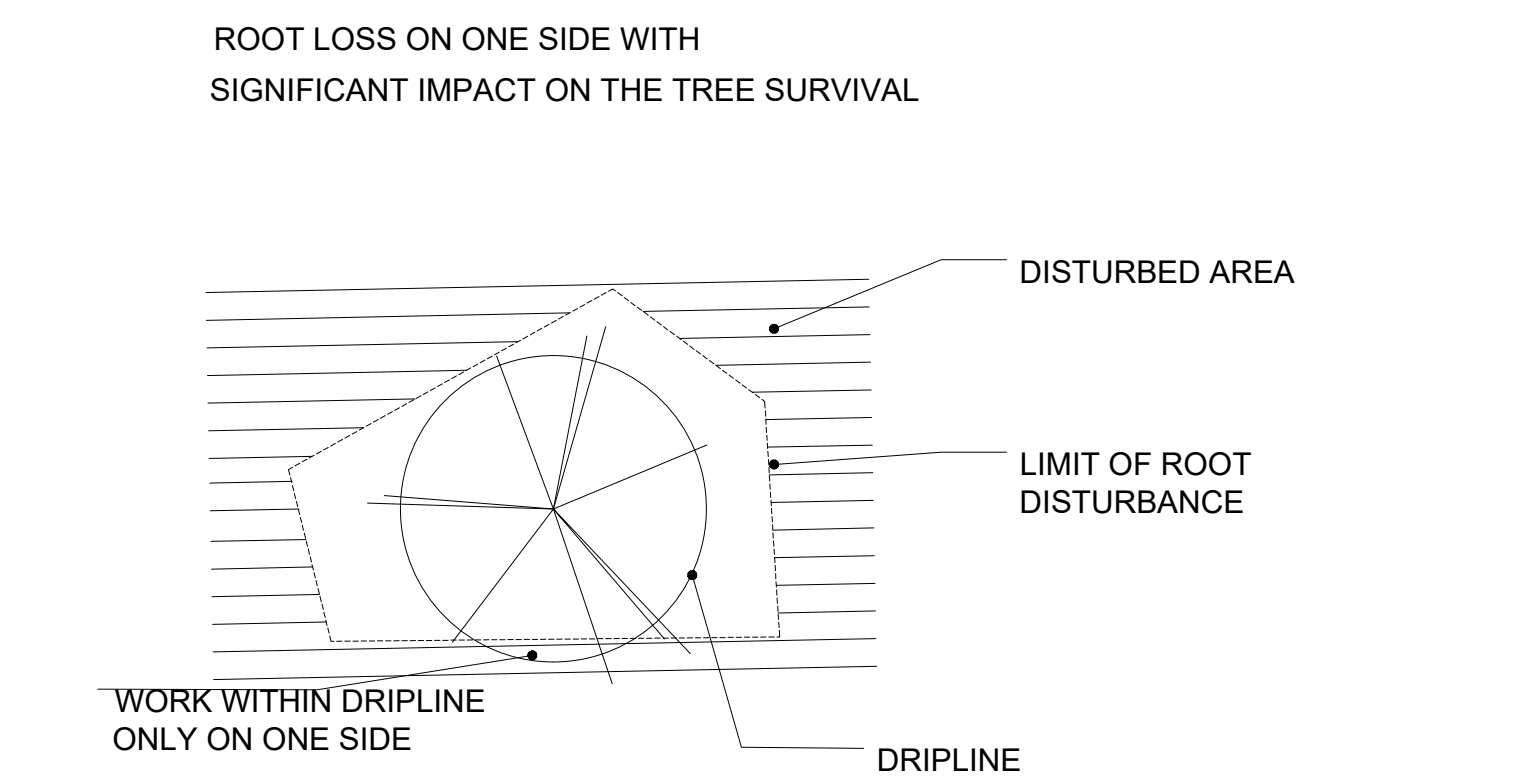
3 TREE PROTECTION - ELEVATION



4 TREE PROTECTION - NEW RETAINING WALL



2 TREE PROTECTION - ONE SIDE



WHEN WORKING COMPLETELY AROUND A TREE, DO NOT WORK WITHIN THE DRIPLINE ON MORE THAN ONE SIDE.

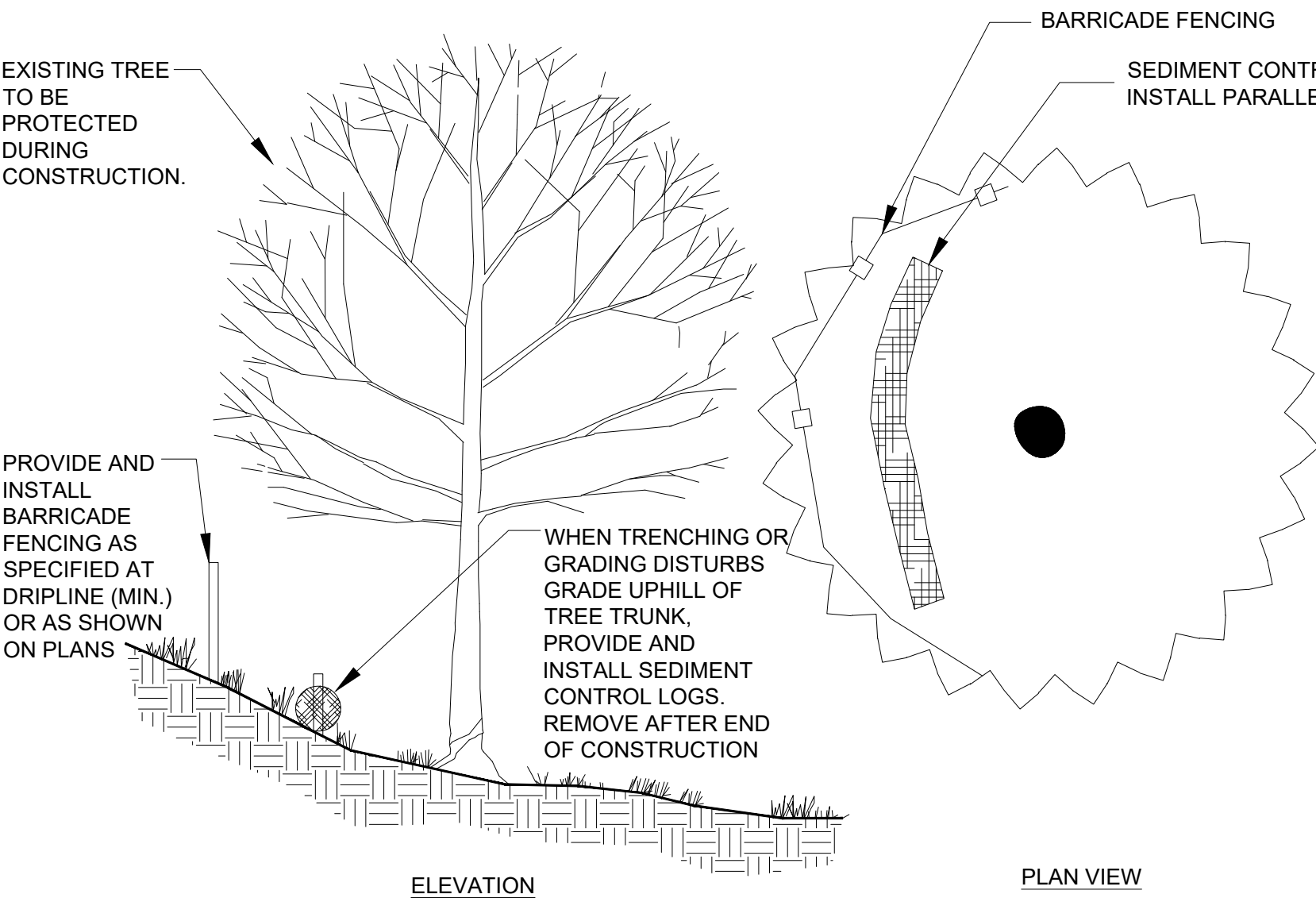
APPLIES TO TRANSPLANTED AND INTRODUCED PINES AS WELL AS CONSTRUCTION IMPACTED TREES.

- TREATMENT:**
- USE 3"-5" OF MULCH EXTENDING TO DRIPLINE.
 - PREVENTATIVE SPRAY FOR MPB AND IPS.
 - ALL BARK SURFACES TO BE TREATED INCLUDING TOP AND BRANCHES
 - SUPPLEMENTAL WATERING, 50-100 GALLONS, APPLIED EVERY 1-2 WEEKS.
 - WINTER WATER FOR 1-3 WINTERS.
 - EVALUATE FOR LEAN OR DEFECT.
 - INSPECT 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
 - STAKING / SUPPORT ON SMALLER PINES.

EXAMPLE: 15" DIAMETER PINE
15" CONVERTS TO 15'
15' X 1/2 = 7.5'

- TREATMENT:**
- PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB).
 - ALL BARK SURFACES TO BE TREATED INCLUDING TOP BRANCHES.
 - MULCH EDGE OF CUT AREA AND WATER IN.
 - EVALUATE FOR LEAN OR DEFECT.
 - DO NOT FERTILIZE.

NOTE: THIS IS INTENDED AS A GUIDELINE ONLY AND IT IS NOT INTENDED TO BE A HARD AND FAST RULE. TREE AGE, HEALTH AND PROXIMITY TO IMPROVEMENTS CAN AFFECT WORKING DISTANCES.



5 TREE PROTECTION - ON A SLOPE

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1	1ST SUBMITTAL	07/23/2024	

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NOTE:
 THE LINE DELINEATED ON THIS PLAN REPRESENTS THE 12-14-2021 AGREEMENT WITH THE TOWN OF AREAS ON THE PROPERTY THAT ARE PRIMARILY TOO STEEP FOR BUILDING CONSTRUCTION.

LEGEND	
	30% -32%+ SLOPE
	32% -34%+ SLOPE
	34% -36%+ SLOPE
	36%+ SLOPE

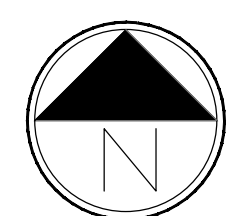
September 25, 2025

HILLSIDE AND RIDGELINE EXHIBIT

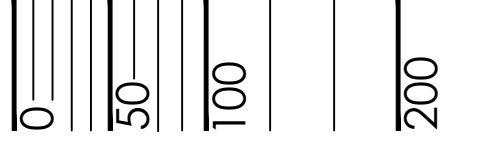
LAKOTA POINTE

WINTER PARK, CO

td terracina design
 10200 E. Girard Ave., Ste A-314
 Denver, CO 80231
 ph: 303.632.8867



Scale: 1"= 100'-0"

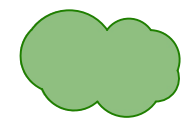


9/25/2025 9:01 AM 9:01 AM P:\LAKOTA POINTE\CADD\G LAKOTA F2 HILLSIDE AND RIDGELINE EXHIBIT.DWG 24X36 EXHIBIT



9/26/2025 8:26 AM 8:26 AM P:\LAKOTA POINT\CADD\DWG LAKOTA F2 TREE PROTECTION EXHIBIT.DWG 24X36 EXHIBIT

LEGEND

 TREES TO REMAIN

September 26, 2025

TREE REMOVAL AND PROTECTION EXHIBIT

LAKOTA POINTE

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