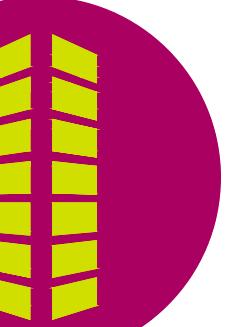


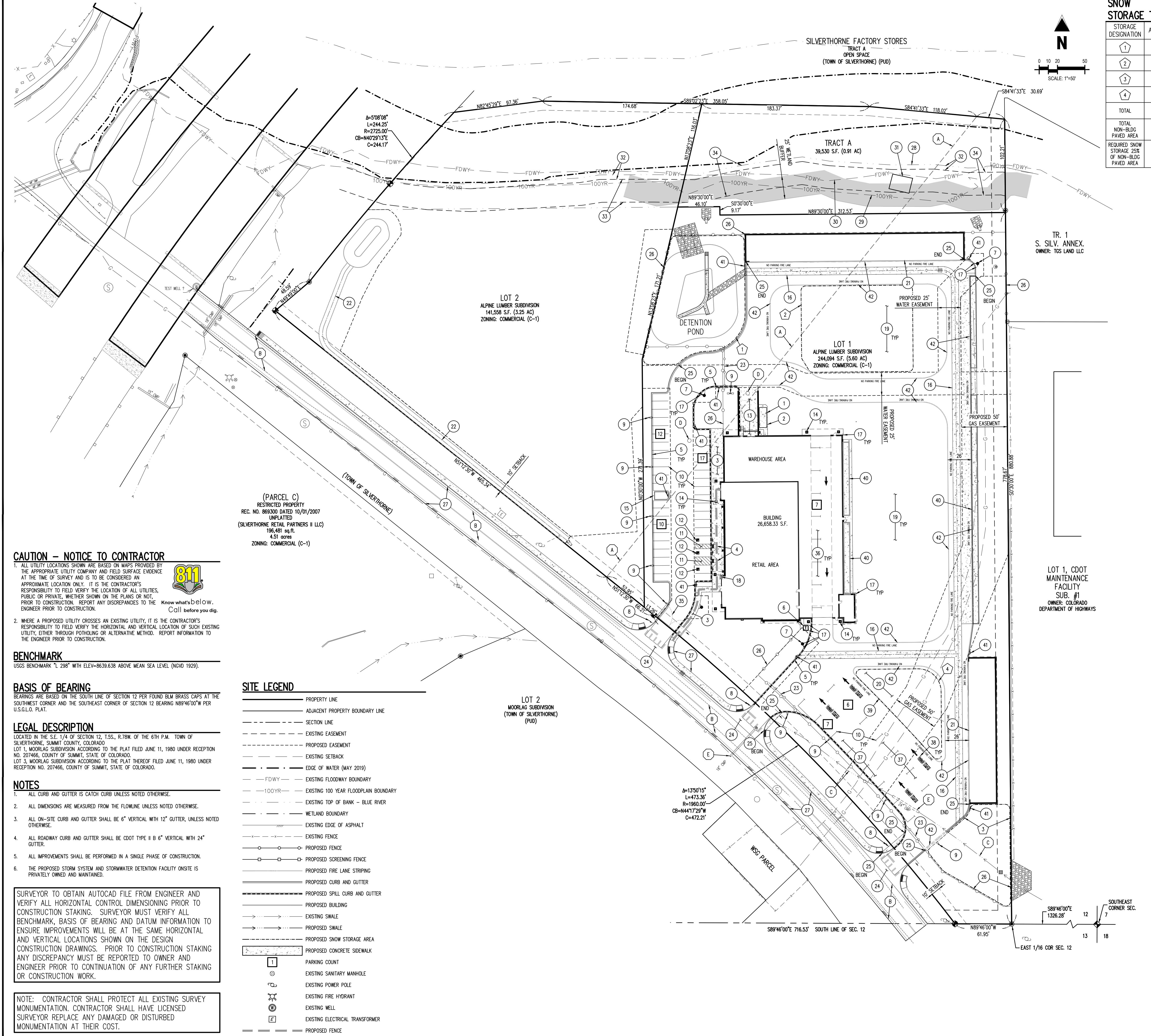


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ALPINE LUMBER LOTS 1 AND 2, MOORLAG SUBDIVISION FINAL PLAN

S.E. 1/4 OF SECTION 12, T.5S., R.78W. OF THE 6TH P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



#	Date	Issue / Description	Init.
	11/6/19	1ST FP SUBMITTAL	JKG
	1/2/20	2ND FP SUBMITTAL	JKG
	2/6/20	3RD FP SUBMITTAL	JKG

DEMOLITION SCHEDULE

- EXISTING PROPERTY LINE TO BE VACATED BY SEPARATE DOCUMENT
- EXISTING ASPHALT TO BE REMOVED AND DISPOSED OF PER TOWN OF SILVERTHORNE REQUIREMENTS
- EXISTING SWALE TO BE REMOVED
- EXISTING PVC PIPE TO BE REMOVED
- EXISTING STORM SEWER CULVERT TO BE REMOVED

DEMOLITION NOTES

- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN SHALL BE REPORTED TO THE ENGINEER OF RECORD.
- DEBRIS AND OTHER MATERIALS SHALL NOT BE DISPOSED OF ON-SITE.
- REMOVE ALL ASPHALT, TREES, POSTS, AND OTHER IMPROVEMENTS ON SITE UNLESS THE ITEM IS SPECIFIED AS TO REMOVE.
- ALL UNDERGROUND UTILITY LOCATIONS ARE BASED ON UTILITY LOCATES AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED APPROXIMATE LOCATIONS ONLY.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.

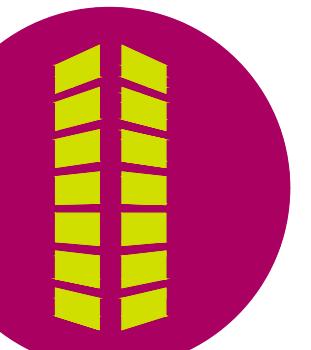
Project No: ALP000001
Drawn By: EVR
Checked By: JKG
Date: JANUARY 2020

SITE PLAN

C1.0



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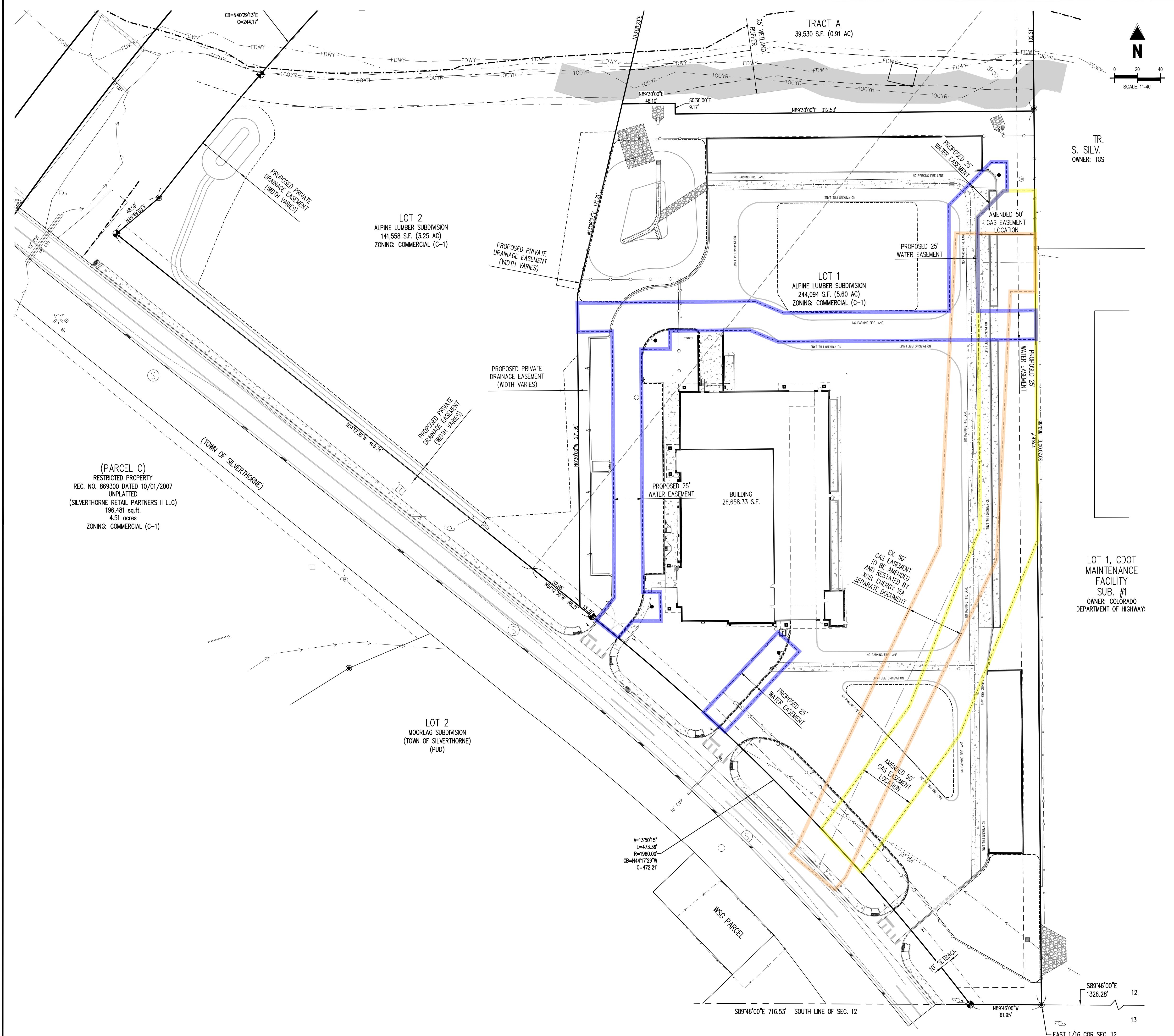
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TOWN OF SILVERTHORNE, COLORADO

SITE LEGEND

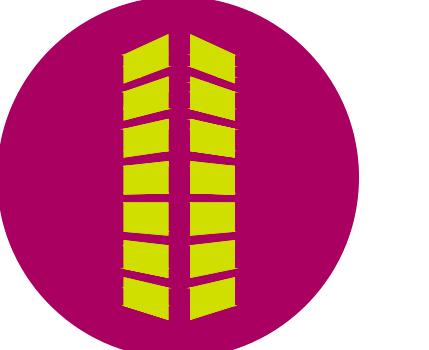
PROPERTY LINE
ADJACENT PROPERTY BOUNDARY LINE
SECTION LINE
EXISTING EASEMENT
PROPOSED EASEMENT
EXISTING SETBACK
EDGE OF SETBACK
FDWY
EXISTING FLOODWAY
100YR
EXISTING 100 YEAR FLOODPLAIN BOUNDARY
TOP OF BANK - BLUE RIVER
WETLAND BOUNDARY
EXISTING EDGE OF ASPHALT
EXISTING FENCE
PROPOSED FENCE
PROPOSED SCREENING FENCE
PROPOSED CURB AND GUTTER
PROPOSED SPILL CURB AND GUTTER
PROPOSED BUILDING
EXISTING SWALE
PROPOSED SWALE
PROPOSED SNOW STORAGE AREA
PROPOSED CONCRETE SIDEWALK
PARKING COUNT
EXISTING SANITARY MANHOLE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WELL
EXISTING ELECTRICAL TRANSFORMER
PROPOSED FENCE

0 20 40
SCALE: 1=40'



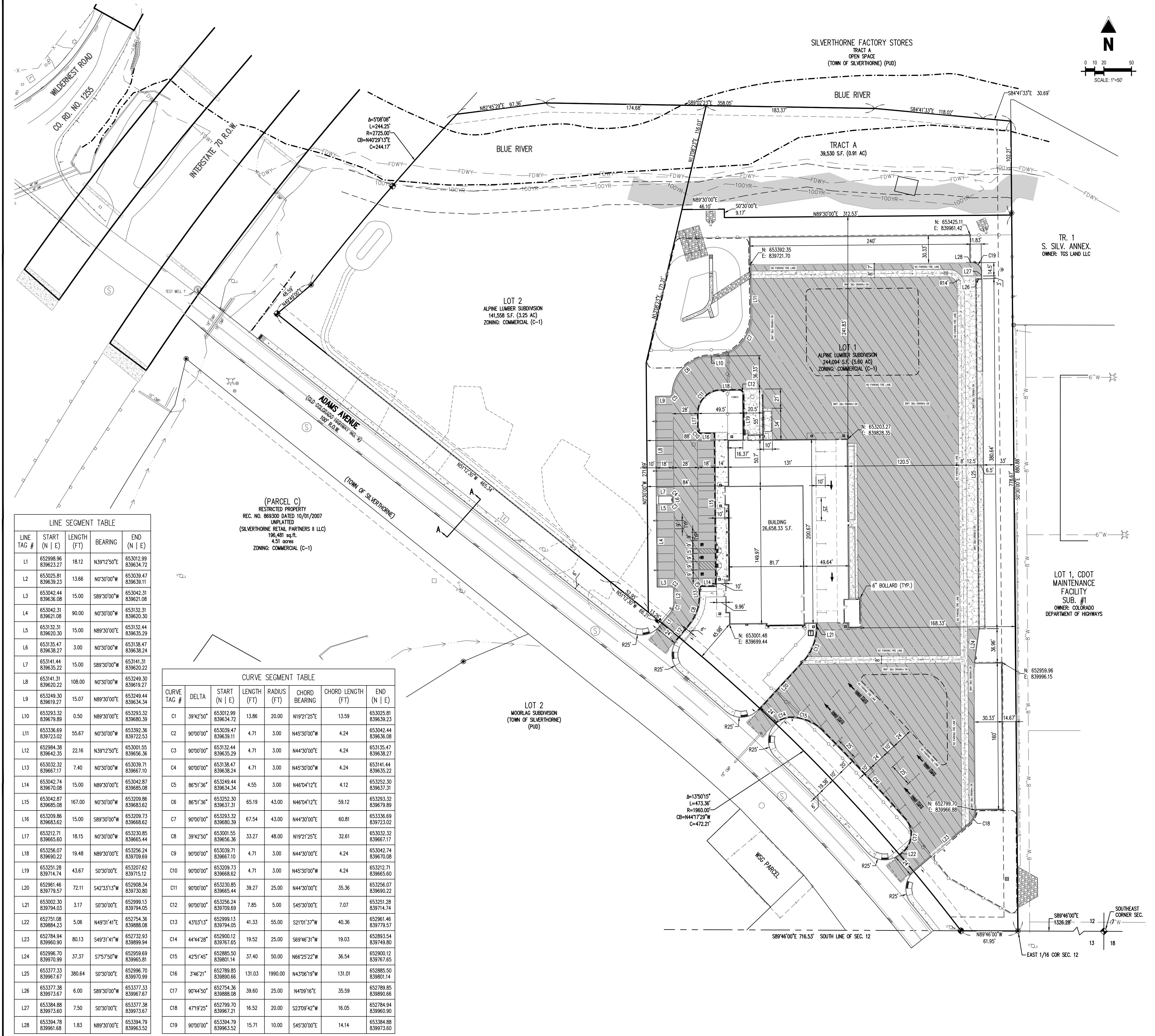


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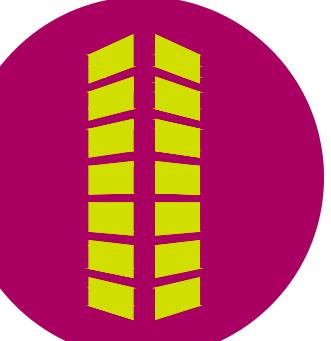




GRADING LEGEND

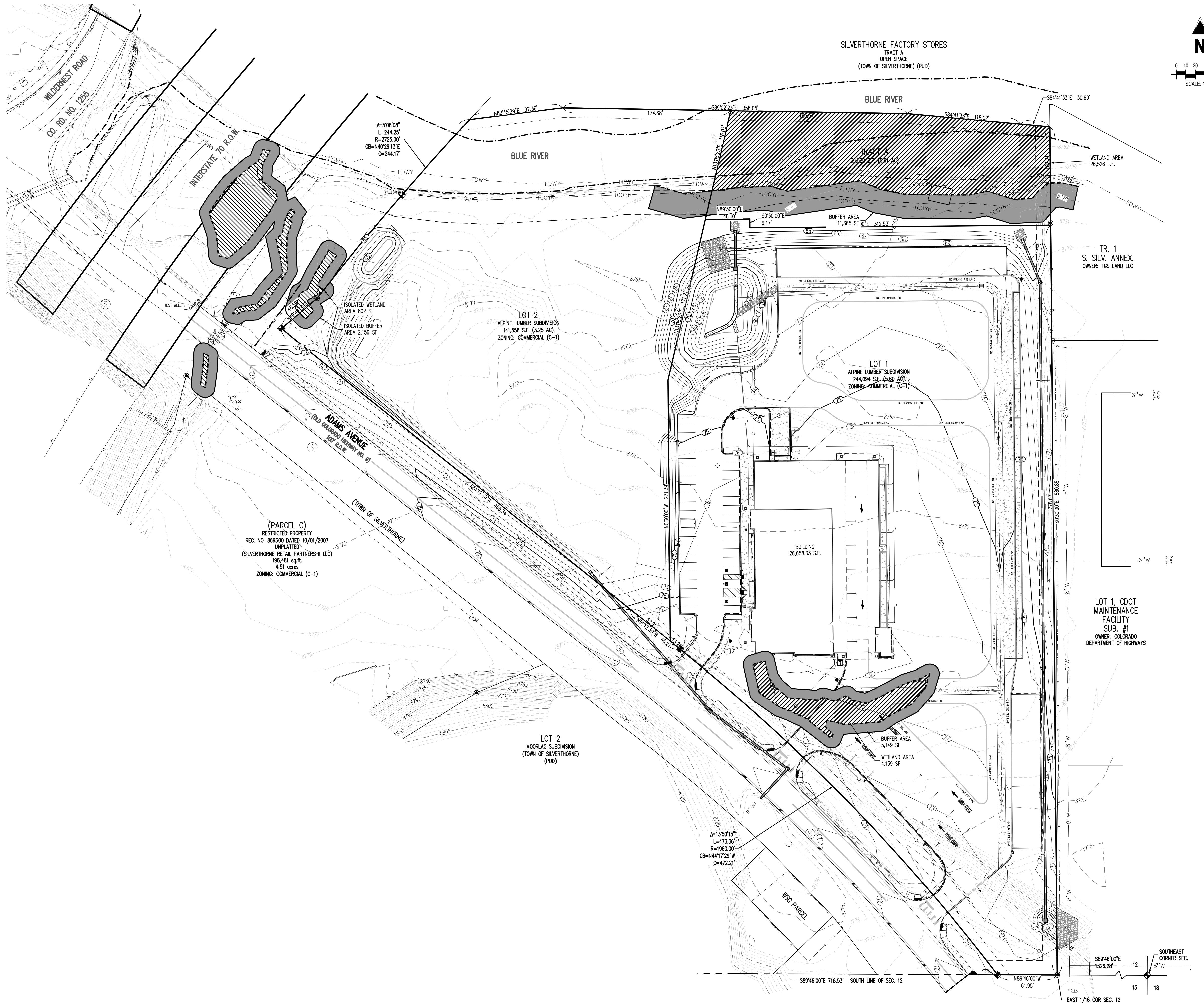
- PROPERTY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- SECTION LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- - - EXISTING SETBACK
- - - EDGE OF WATER (MAY 2019)
- - - FDWY — EXISTING FLOODWAY BOUNDARY
- - - 100YR — EXISTING 100 YEAR FLOODPLAIN BOUNDARY
- - - EXISTING TOP OF BANK - BLUE RIVER
- - - WETLAND BOUNDARY
- - - 18' OMP
- - - EXISTING STORM SEWER
- - - STM — PROPOSED STORM SEWER
- - - 8752 — EXISTING MINOR CONTOUR
- - - 8760 — EXISTING MAJOR CONTOUR
- - - 8650 — PROPOSED MINOR CONTOUR
- - - 8530 — PROPOSED MAJOR CONTOUR
- - - 8538 — PROPOSED SPOT ELEVATION
- FF — FINISHED FLOOR
- FL — FLOW LINE
- LP — LOW POINT
- FG — FINISHED GRADE

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Project No: ALP000001
Drawn By: EVR
Checked By: JKG
Date: JANUARY 2020

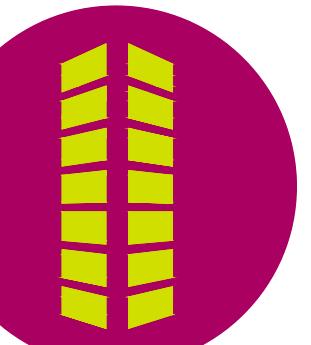
WETLAND DISTURBANCE PLAN



C1.4

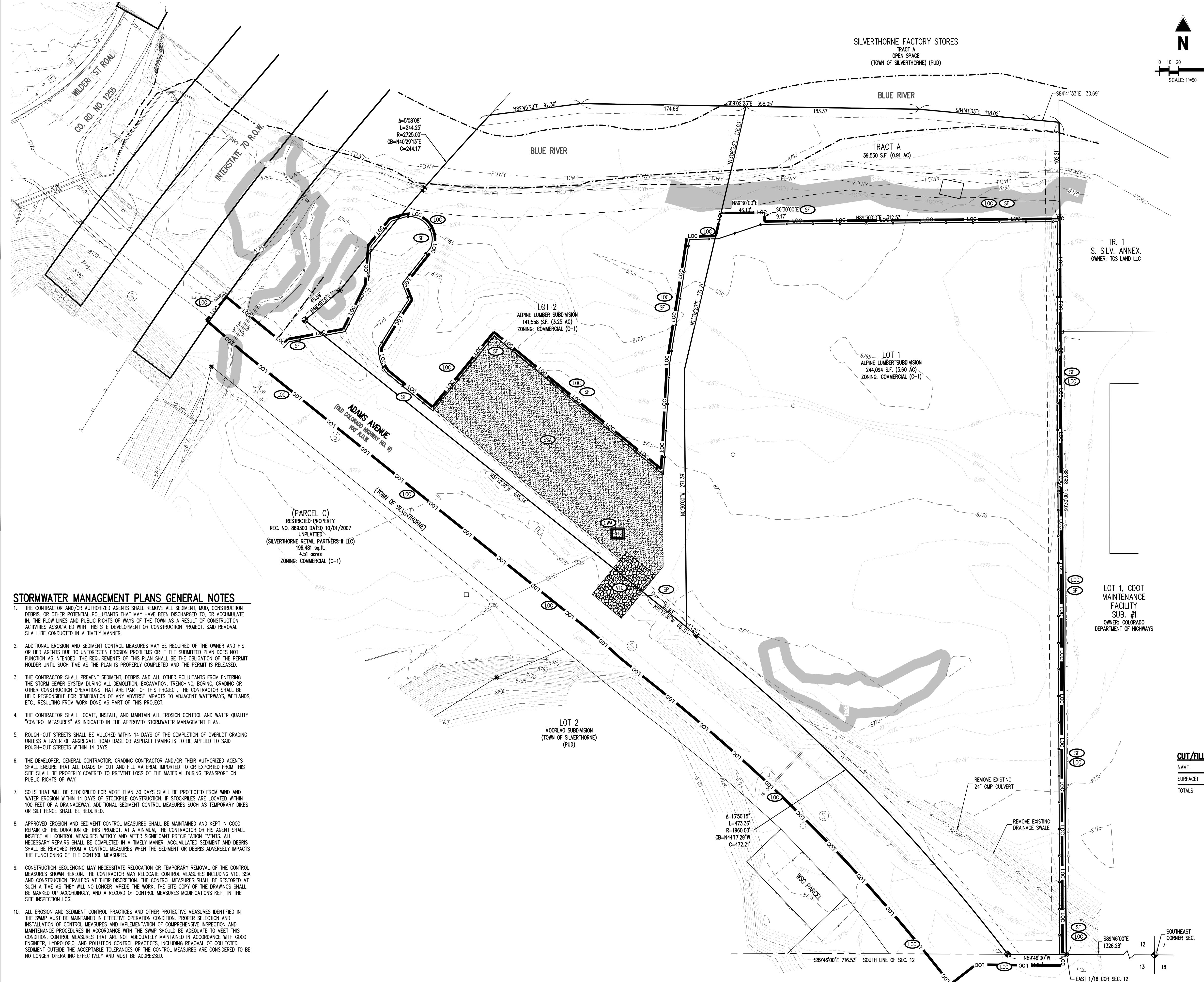


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TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



GRADING LEGEND

PROPERTY LINE
EXISTING METALANDS BOUNDARY
WETLANDS BUFFER AREA (TOWN REQUIRED)
FDWY - EXISTING FLOODWAY BOUNDARY
— 100YR — EXISTING 100 YEAR FLOODPLAIN BOUNDARY
- - - 18" CMP - - - EXISTING 18" CHANNEL FLOOR LEVEL
— EXISTING STORM SEWER
STM — PROPOSED STORM SEWER
- - - 8752 - - - EXISTING MINOR CONTOUR
- - - 8760 - - - EXISTING MAJOR CONTOUR
(LOC) — PROPOSED MINOR CONTOUR
(LOC) — PROPOSED MAJOR CONTOUR

BMP LEGEND

(CD)	CHECK DAM
(CWF)	CONCRETE WASHOUT AREA
(SF)	CONSTRUCTION FENCE
(SP)	SIGN POSTING
(DB)	DIVERSION DITCH
(ECB)	EROSION CONTROL BLANKET
(IP)	INLET PROTECTION
(RRCD)	REINFORCED ROCK CHECK DAM
(SB)	SEDIMENT BASIN
(SCL)	SEDIMENT CONTROL LOG
(SM)	SEEDING AND MULCHING
(SF)	SILT FENCE
(SSA)	STABILIZED STAGING AREA
(TSD)	TEMPORARY SLOPE DRAIN
(VTC)	VEHICLE TRACKING CONTROL
(LOC)	LIMITS OF CONSTRUCTION
(LS)	PERMANENT LANDSCAPING
(ECB)	EROSION CONTROL BLANKET
(PS)	PERMANENT SEEDING (REF LANDSCAPE PLAN)
(SM)	SEEDING & MULCHING
PVMT	PAVEMENT

INITIAL EROSION CONTROL:

- INSTALL THE SWMP INFORMATION SIGN AND POST REQUIRED DOCUMENTS NEAR THE PLANNED CONSTRUCTION EXIT, AND WITHIN EASY ACCESS TO THE GENERAL PUBLIC WITHOUT ENTERING THE SITE.
- STAKE/FLAG/Paint THE LOC (WHERE STAKING IS NOT PRACTICAL, THE LOC MUST BE CONSPICUOUSLY AND PROMINENTLY MARKED TO DENOTE THE BOUNDARY). LOC MUST REMAIN CONSPICUOUSLY MARKED THROUGHOUT THE ENTIRE CONSTRUCTION PROJECT.
- INSTALL INLET PROTECTION ON EXISTING INLETS WITHIN LOC.
- INSTALL TEMPORARY ROCK SOCK DOWN GRADIENT FROM ROAD CONSTRUCTION ACTIVITIES.
- BLACK OUT STRIPPING THAT CONFLICTS WITH TEMPORARY STRIPPING, PAINT TEMPORARY STRIPPING AND INSTALL CONSTRUCTION FENCE.
- INSTALL PERIMETER SEDIMENT CONTROL MEASURES IN THE VICINITY OF, AND DOWN GRADIENT FROM, THE LOCATION OF THE PLANNED CONSTRUCTION EXIT, CONSTRUCTION OFFICE TRAILER, AND TEMPORARY PARKING AND STORAGE AREAS. CLEAR ONLY THE MINIMUM AREA ABSOLUTELY NECESSARY TO INSTALL THESE PERIMETER CONTROL MEASURES.
- INSTALL STABILIZED CONSTRUCTION AND SET THE PROJECT OFFICE TRAILER.
- INSTALL REMAINING PERIMETER SEDIMENT CONTROL MEASURES, AS SHOWN ON THE SITE MAPS. CLEAR ONLY THE MINIMUM AREA NECESSARY TO INSTALL PERIMETER CONTROL MEASURES DO NOT ENTRAO INTO ANY OFFSITE WETLAND BUFFER.
- PREPARE TEMPORARY PARKING AND STORAGE AREA.

DISTURBED AREA TABLE

LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF CONSTRUCTION	363,309	8.34

CUT/FILL SUMMARY

NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
SURFACE1	1.000	1.000	284072.47 SQ. FT.	549.62 CU. YD.	54353.10 CU. YD.	53803.48 CU. YD.-FILL
TOTALS				284072.47 SQ. FT.	549.62 CU. YD.	54353.10 CU. YD.-FILL

BENCHMARK

USGS BENCHMARK "L 298" WITH ELEV=8639.638 ABOVE MEAN SEA LEVEL (NGVD 1929).

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 12 PER FLOW BLM BRASS CAPS AT THE SOUTHWEST CORNER AND THE SOUTHEAST CORNER OF SECTION 12 BEARING N89°46'00"W PER U.S.G.L.O. PLAT.

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: PROFESSIONAL SERVICE INDUSTRIES, INC.

PROJECT NO: 05321800 DATE: JULY 8, 2019

THE CONTRACTOR MUST FULLY REVIEW THE REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPersedes ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

CAUTION - NOTICE TO CONTRACTOR

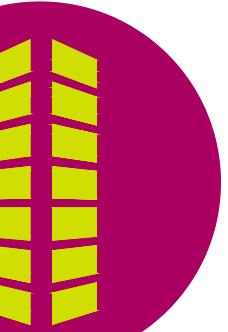
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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTholing OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



know what's below.
Call before you dig.

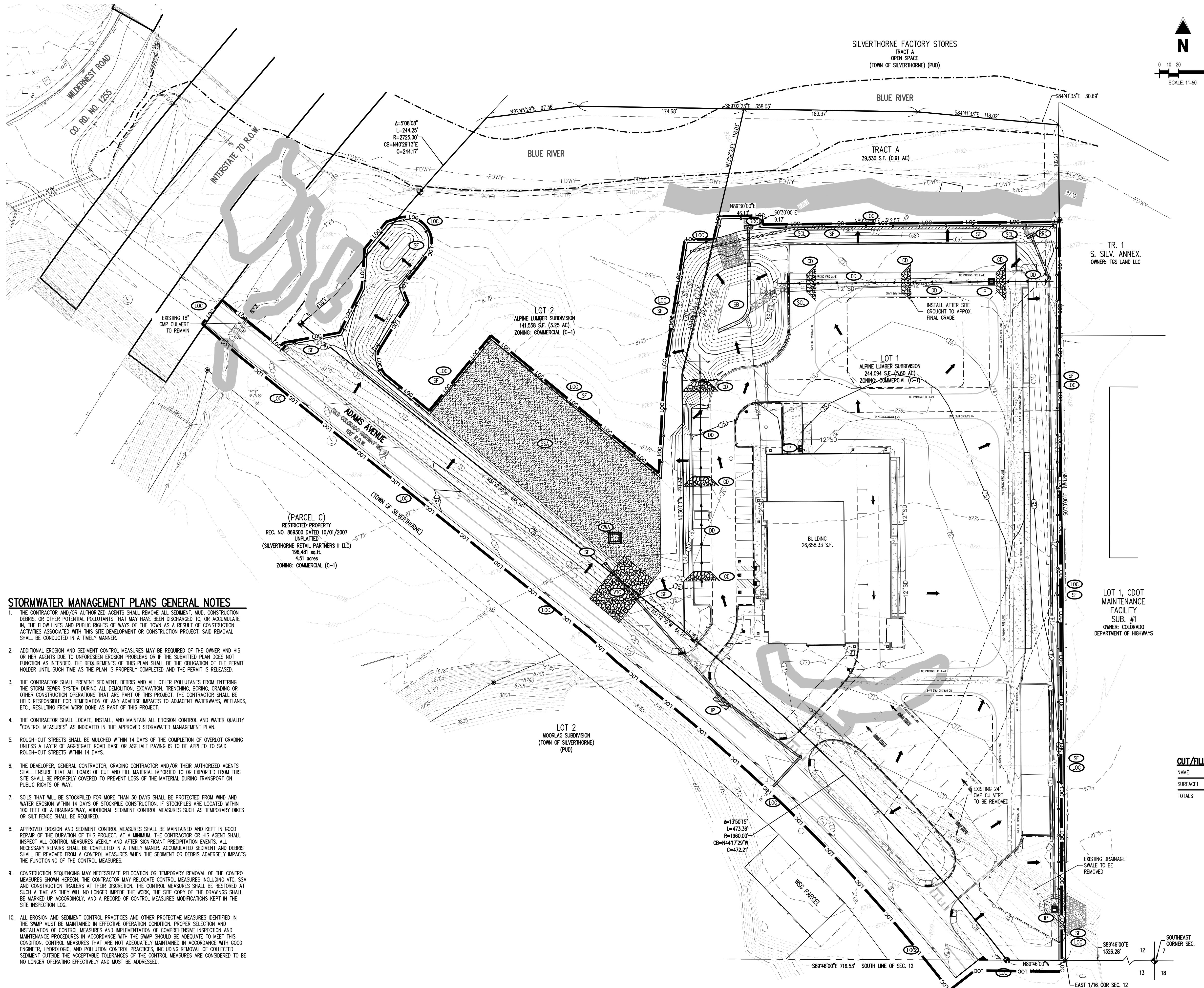


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S.E. 1/4 OF SECTION 12, T.5S., R.78W. OF THE 6TH P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



GRADING LEGEND

PROPERTY LINE
EXISTING METLANDS BOUNDARY
WETLANDS BUFFER AREA (TOWN REQUIRED)
FDWY - EXISTING FLOODWAY BOUNDARY
100YR - EXISTING 100 YEAR FLOODPLAIN BOUNDARY
18' CMP - EXISTING BLUE RIVER BOUNDARY
EXISTING STORM SEWER
STM - PROPOSED STORM SEWER
8752 - EXISTING MINOR CONTOUR
8760 - EXISTING MAJOR CONTOUR
8760 - PROPOSED MINOR CONTOUR
850 - PROPOSED MAJOR CONTOUR

BMP LEGEND

CD - CHECK DAM	CWA - CONCRETE WASHOUT AREA
CF - CONSTRUCTION FENCE	SP - SIGN POSTING
DD - DIVERSION DITCH	ECP - EROSION CONTROL BLANKET
ECR - REINFORCED ROCK CHECK DAM	IP - INLET PROTECTION
SB - SEDIMENT BASIN	SD - SEDIMENT AND MULCHING
SC - SEDIMENT CONTROL LOG	SSA - STABILIZED STAGING AREA
SM - SEEDING AND MULCHING	TSD - TEMPORARY SLOPE DRAIN
TF - SILT FENCE	VTD - VEHICLE TRACKING CONTROL
LOC - LIMITS OF CONSTRUCTION	LOC - PERMANENT LANDSCAPING
LS - EROSION CONTROL BLANKET	PS - PERMANENT SEDDING (REF LANDSCAPE PLAN)
ECB - EROSION CONTROL BLANKET	SM - SEEDING & MULCHING
PMT - PAVEMENT	

INTERIM EROSION CONTROL:

- BEGIN EXCAVATION AND INSTALLATION OF WATER AND SEWER LINES AND STUB WITHIN CONSTRUCTION FENCE.
- BEGIN DEMOLITION OF ASPHALT. (PHASE DEMOLITION TO THE EXTENT PRACTICAL TO MINIMIZE THE AMOUNT OF AREA DISTURBED AT ANY POINT IN TIME)
- EXCAVATE AND SET TANKS AND USE SPOILS TO BUILD KIOSK PAD.
- TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING/GRADING ACTIVITY, ANY DISTURBED AREAS, INCLUDING MATERIAL STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 14 DAYS OR MORE.
- INSTALL UTILITIES, STORM SEWERS, CURBS AND GUTTERS.
- INSTALL CONTROL MEASURES WITHIN OFF-SITE WORK AREAS PRIOR TO BEGINNING WORK IN THESE AREAS.
- IMMEDIATELY PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO GRADE.
- PREPARE SUBGRADE AS NECESSARY.
- PREPARE SITE FOR PAVING.
- PAVE SITE.
- Maintain appropriate inlet protection devices for paved areas as work progresses, per control measures details.
- COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE FROM QSM AND THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED.

DISTURBED AREA TABLE

LIMITS	AREA (S.F.)	AREA (AC)
LIMITS OF CONSTRUCTION	363,309	8.34

CUT/FILL SUMMARY

NAME	CUT FACTOR	FILL FACTOR	2D AREA	CUT	FILL	NET
SURFACE1	1.000	1.000	284072.47 SQ. FT.	549.62 CU. YD.	54353.10 CU. YD.	53803.48 CU. YD.-FILL
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SOIL PREPARATION AND PAVEMENT DESIGN NOTE

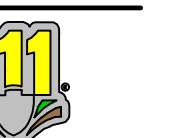
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GEOTECHNICAL ENGINEER: PROFESSIONAL SERVICE INDUSTRIES, INC.
PROJECT NO: 05321800 DATE: JULY 8, 2019

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#	Date	Issue / Description	Init.
11/6/19	1ST FP SUBMITTAL	JKG	
1/2/20	2ND FP SUBMITTAL	JKG	
2/6/20	3RD FP SUBMITTAL	JKG	

Project No:	ALP000001
Drawn By:	EVR
Checked By:	JKG
Date:	JANUARY 2020

Erosion Control Plan - Interim

C3.2



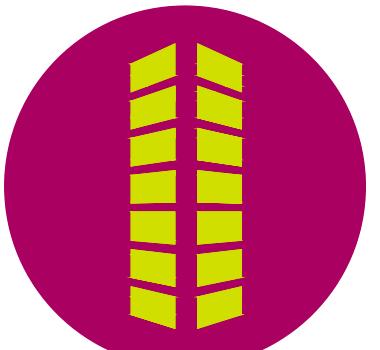
GRADING LEGEND

PROPERTY LINE	
—	EXISTING METALANDS BOUNDARY
—	WETLANDS BUFFER AREA (TOWN REQUIRED)
—	FDWY — EXISTING FLOWWAY BOUNDARY
—	100YR — EXISTING 100 YEAR FLOODPLAIN BOUNDARY
—	18' CWP — EXISTING BLUE RIVER BOUNDARY
—	EXISTING STORM SEWER
—	STM — PROPOSED STORM SEWER
—	8752 — EXISTING MINOR CONTOUR
—	8760 — EXISTING MAJOR CONTOUR
—	8760 — PROPOSED MINOR CONTOUR
—	850 — PROPOSED MAJOR CONTOUR

BMP LEGEND

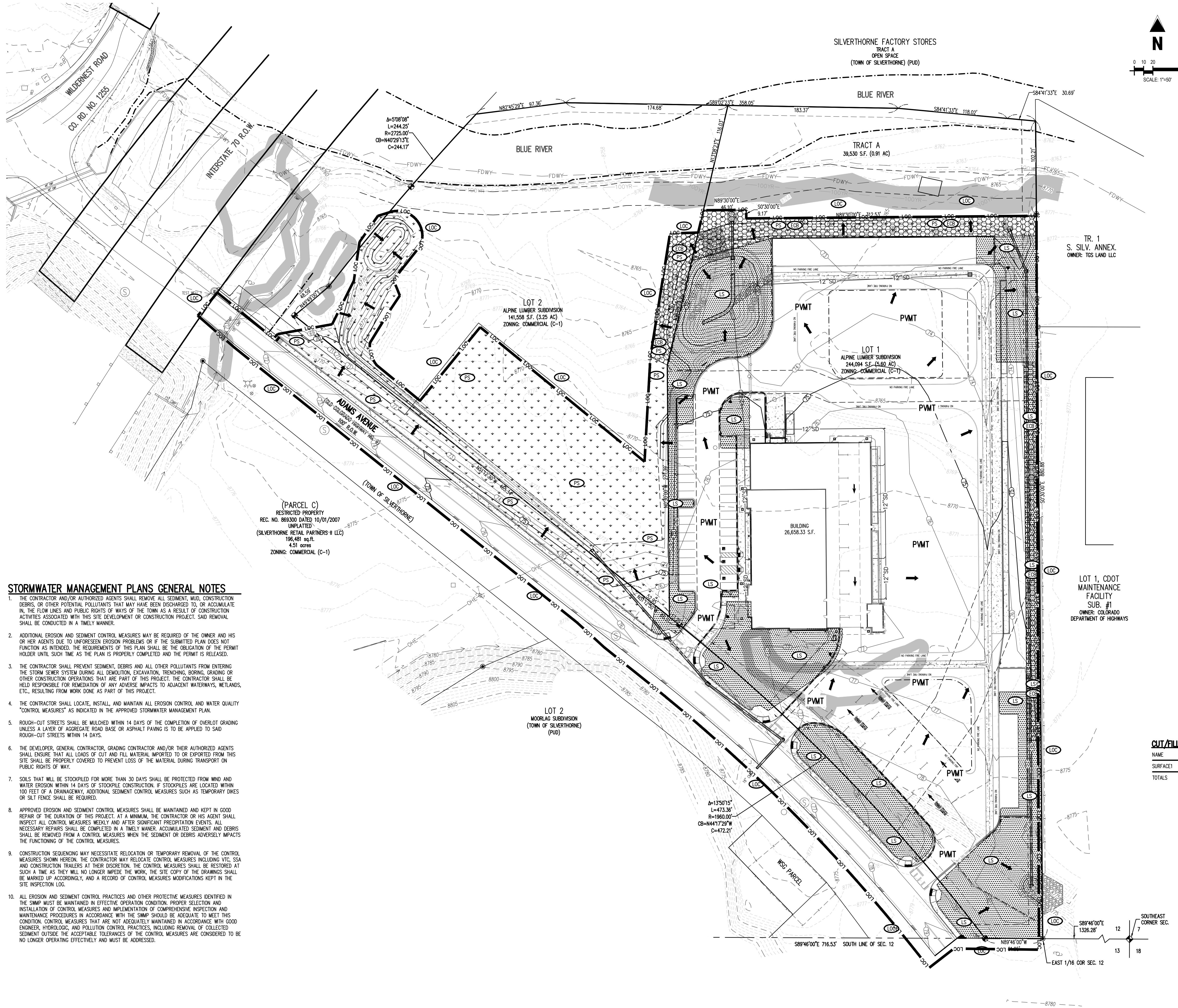
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CWA	CONCRETE WASHOUT AREA
SP	SIGN POSTING
DD	DIVERSION DITCH
EBC	EROSION CONTROL BLANKET
IP	INLET PROTECTION
RRC	REINFORCED ROCK CHECK DAM
SB	SEDIMENT BASIN
SC	SEDIMENT CONTROL LOG
SM	SEEDING AND MULCHING
SF	SILT FENCE
SSA	STABILIZED STAGING AREA
TSD	TEMPORARY SLOPE DRAIN
VTC	VEHICLE TRACKING CONTROL
LOC	LIMITS OF CONSTRUCTION
LS	PERMANENT LANDSCAPING
EBC	EROSION CONTROL BLANKET
PS	PERMANENT SEEDING (REF LANDSCAPE PLAN)
SM	SEEDING & MULCHING
PVMT	PAVEMENT

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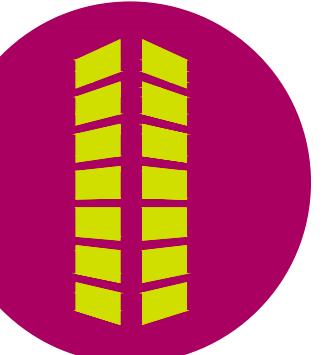


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EROSION CONTROL PLAN - FINAL



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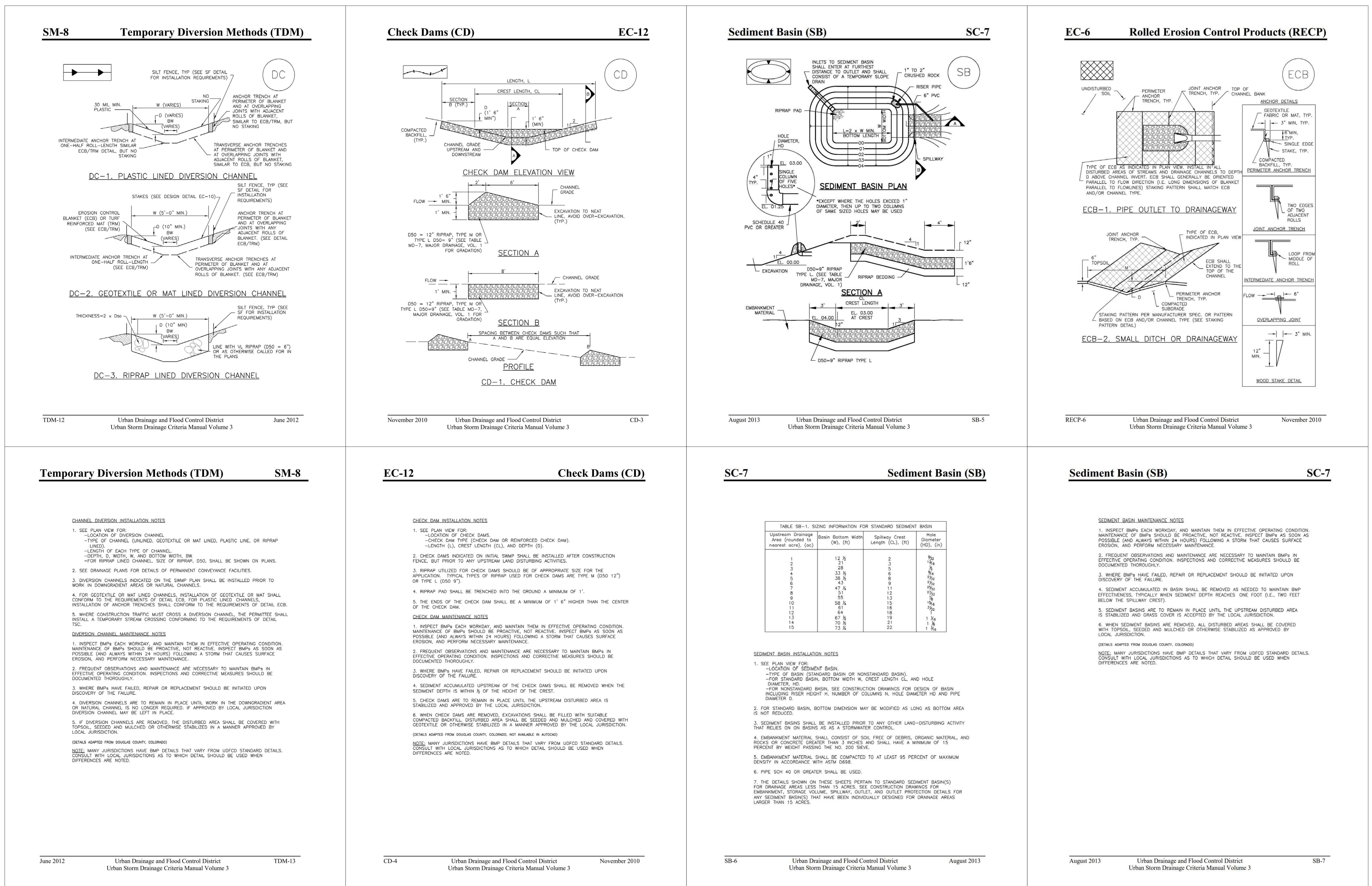
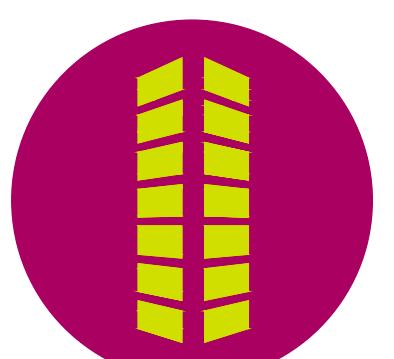
<p>Silt Fence (SF)</p> <p>SC-1</p> <p>SF-1. SILT FENCE</p> <p>November 2010 Urban Drainage and Flood Control District SF-3 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Inlet Protection (IP)</p> <p>SC-6</p> <p>IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION</p> <p>IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION</p> <p>August 2013 Urban Drainage and Flood Control District IP-4 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Stockpile Management (SP)</p> <p>MM-2</p> <p>SP-1. STOCKPILE PROTECTION</p> <p>November 2010 Urban Drainage and Flood Control District SP-3 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Surface Roughening (SR)</p> <p>EC-1</p> <p>SR-1. SURFACE ROUGHENING FOR STEEP SLOPES (3:1 OR STEEPER)</p> <p>SR-2. SURFACE ROUGHENING FOR LOW SLOPES (LESS THAN 3:1)</p> <p>November 2010 Urban Drainage and Flood Control District SR-3 Urban Storm Drainage Criteria Manual Volume 3</p>
<p>SC-1</p> <p>Silt Fence (SF)</p> <p>SILT FENCE INSTALLATION NOTES</p> <p>1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.</p> <p>2. A 6" X 1" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.</p> <p>3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHOULD BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.</p> <p>4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.</p> <p>5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.</p> <p>6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK". THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10'-20').</p> <p>7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.</p> <p>SILT FENCE MAINTENANCE NOTES</p> <p>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.</p> <p>2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.</p> <p>3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.</p> <p>4. SEDIMENT ACCUMULATION UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/3 OF THE HEIGHT FOR STRAW BALES.</p> <p>5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREET.</p> <p>6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH 1" OF TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.</p> <p>(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>4. SEDIMENT ACCUMULATES UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6".</p> <p>5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.</p> <p>6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.</p> <p>7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.</p> <p>(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>SF-4 Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Inlet Protection (IP)</p> <p>SC-6</p> <p>GENERAL INLET PROTECTION INSTALLATION NOTES</p> <p>1. SEE PLAN VIEW FOR: -LOCATION OF INLET PROTECTION -TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)</p> <p>2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALLATION SHOULD BE INITIATED PRIOR TO THE EVENT.</p> <p>3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>INLET PROTECTION MAINTENANCE NOTES</p> <p>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.</p> <p>2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.</p> <p>3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.</p> <p>4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.</p> <p>5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.</p> <p>(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>4. SEDIMENT ACCUMULATES UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/3 OF THE HEIGHT FOR STRAW BALES.</p> <p>5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREET.</p> <p>6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH 1" OF TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.</p> <p>(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>IP-8 Urban Drainage and Flood Control District August 2013 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Stockpile Management (SM)</p> <p>MM-2</p> <p>STOCKPILE PROTECTION MAINTENANCE NOTES</p> <p>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.</p> <p>2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.</p> <p>3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.</p> <p>4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.</p> <p>5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.</p> <p>(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>4. SEDIMENT ACCUMULATES UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/3 OF THE HEIGHT FOR STRAW BALES.</p> <p>5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREET.</p> <p>6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH 1" OF TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.</p> <p>(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>SP-4 Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3</p>	<p>Surface Roughening (SR)</p> <p>EC-1</p> <p>SURFACE ROUGHENING INSTALLATION NOTES</p> <p>1. SEE PLAN VIEW FOR: -LOCATION OF SURFACE ROUGHENING.</p> <p>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.</p> <p>3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.</p> <p>4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.</p> <p>5. A FARMING DISH SHALL NOT BE USED FOR SURFACE ROUGHENING.</p> <p>SURFACE ROUGHENING MAINTENANCE NOTES</p> <p>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.</p> <p>2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.</p> <p>3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.</p> <p>4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.</p> <p>5. IN NON-TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.</p> <p>6. IN AREAS NOT SEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE-ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.</p> <p>(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)</p> <p>NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPC STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.</p> <p>SR-4 Urban Drainage and Flood Control District November 2010 Urban Storm Drainage Criteria Manual Volume 3</p>

Project No: ALP00001
Drawn By: EVR
Checked By: JKG
Date: JANUARY 2020

EROSION CONTROL DETAILS



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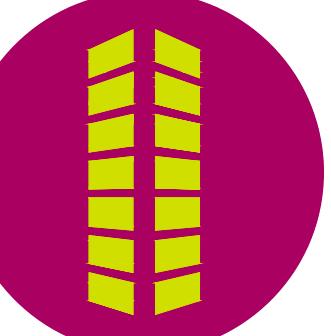


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EROSION CONTROL DETAILS

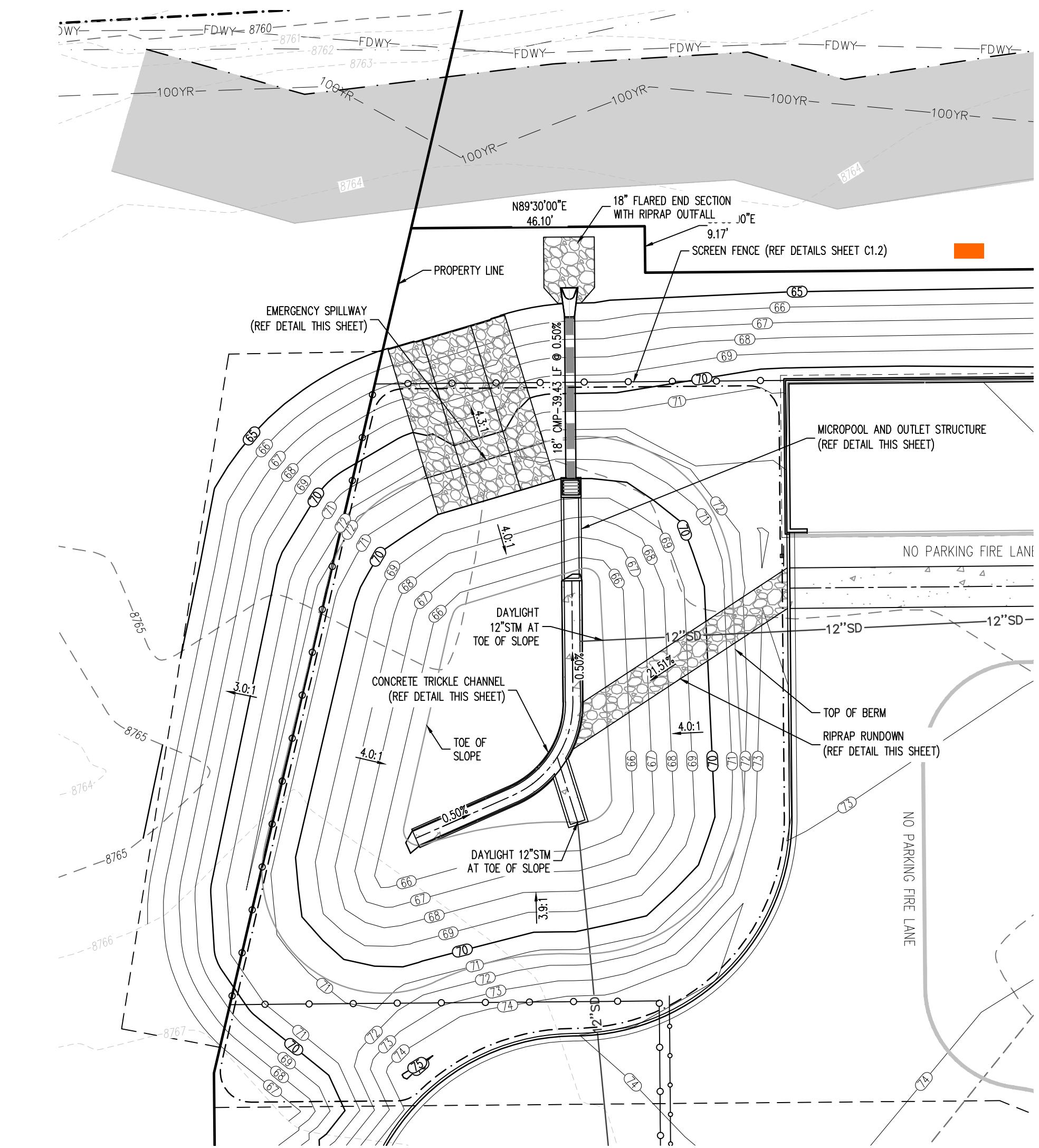


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**ALPINE LUMBER
LOTS 1 AND 2, MOORLAG SUBDIVISION
FINAL PLAN**

S.E. 1/4 OF SECTION 12, T.5S., R.78W. OF THE 6TH P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO



GRADING LEGEND

- PROPERTY LINE
- EXISTING WETLANDS BOUNDARY
- EXISTING WETLANDS BUFFER
- FDWY
- EXISTING 100 YEAR FLOODPLAIN BOUNDARY
- STM
- PROPOSED STORM SEWER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

RIPRAP GRADATION

RIPRAP DESIGNATION	% SMALLER THAN GIVEN SIZE BY WEIGHT	INTERMEDIATE ROCK DIMENSION (INCHES)	D50* (INCHES)
TYPE VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	6**
TYPE L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	9**
TYPE M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	12**
TYPE H	70 - 100 50 - 70 35 - 50 2 - 10	30 24 18 6	18
TYPE VH	70 - 100 50 - 70 35 - 50 2 - 10	41 33 24 9	24

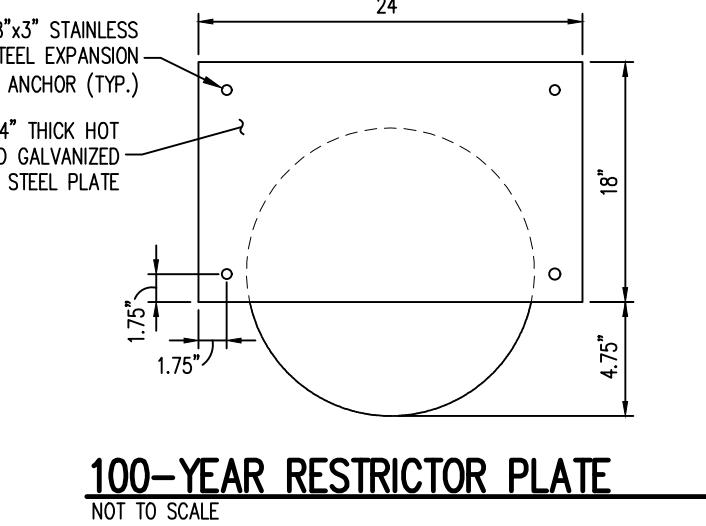
*D50 = MEAN PARTICLE SIZE

**MIX V, L AND M RIPRAP WITH .35% TOPSOIL (BY VOLUME) AND BURY IT WITH 4 TO 6

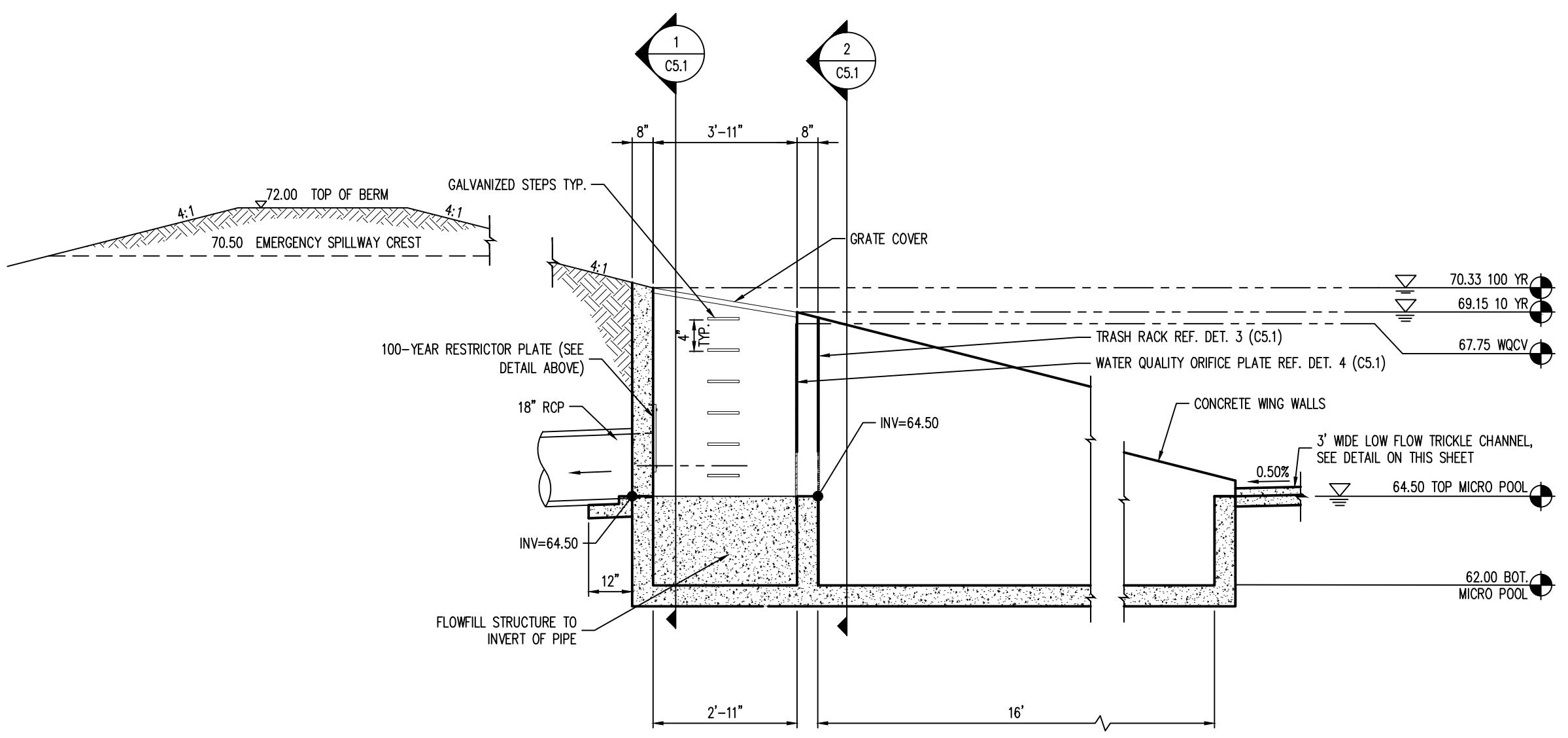
INCHES OF TOPSOIL, ALL VIBRATION COMPAKTED, AND REVETEATATE.

POND ENLARGEMENT

SCALE: 1" = 10'



100-YEAR RESTRICTOR PLATE
NOT TO SCALE



PROFILE AT CENTERLINE
NOT TO SCALE

BASIN 1 OUTLET STRUCTURE DETAILS

NOT TO SCALE

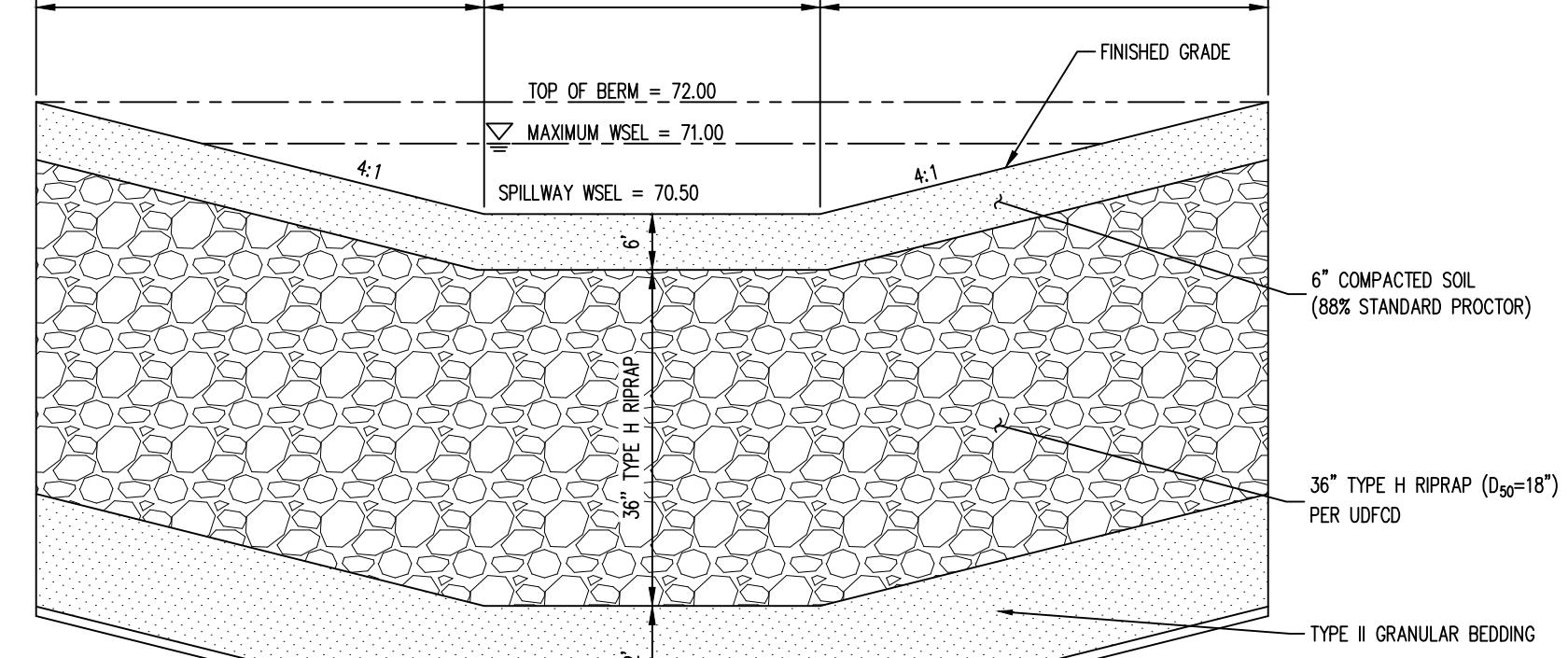
① SECTION @ OUTLET PIPE

② SECTION @ TRASH RACK

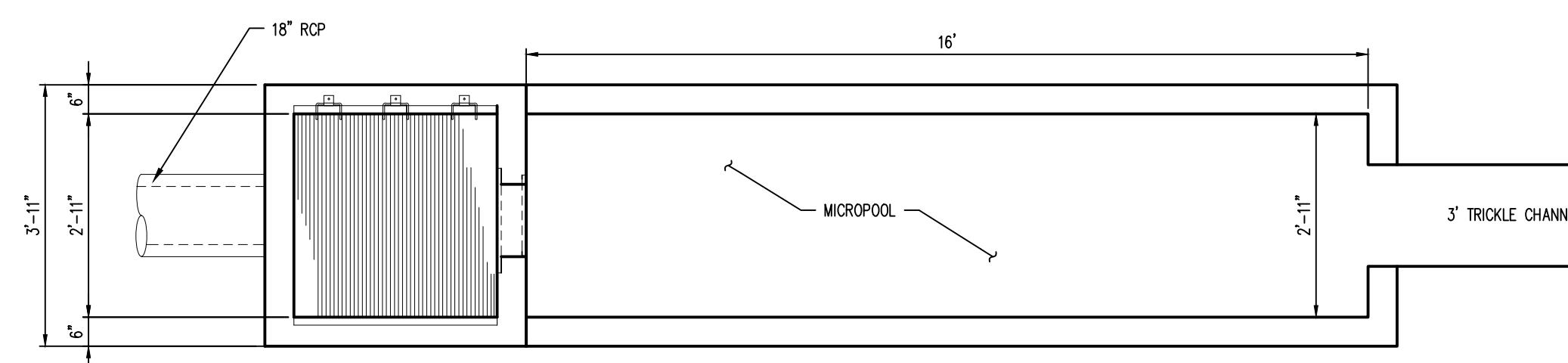
③ TRASH RACK DETAIL

④ WATER QUALITY ORIFICE PLATE DETAIL

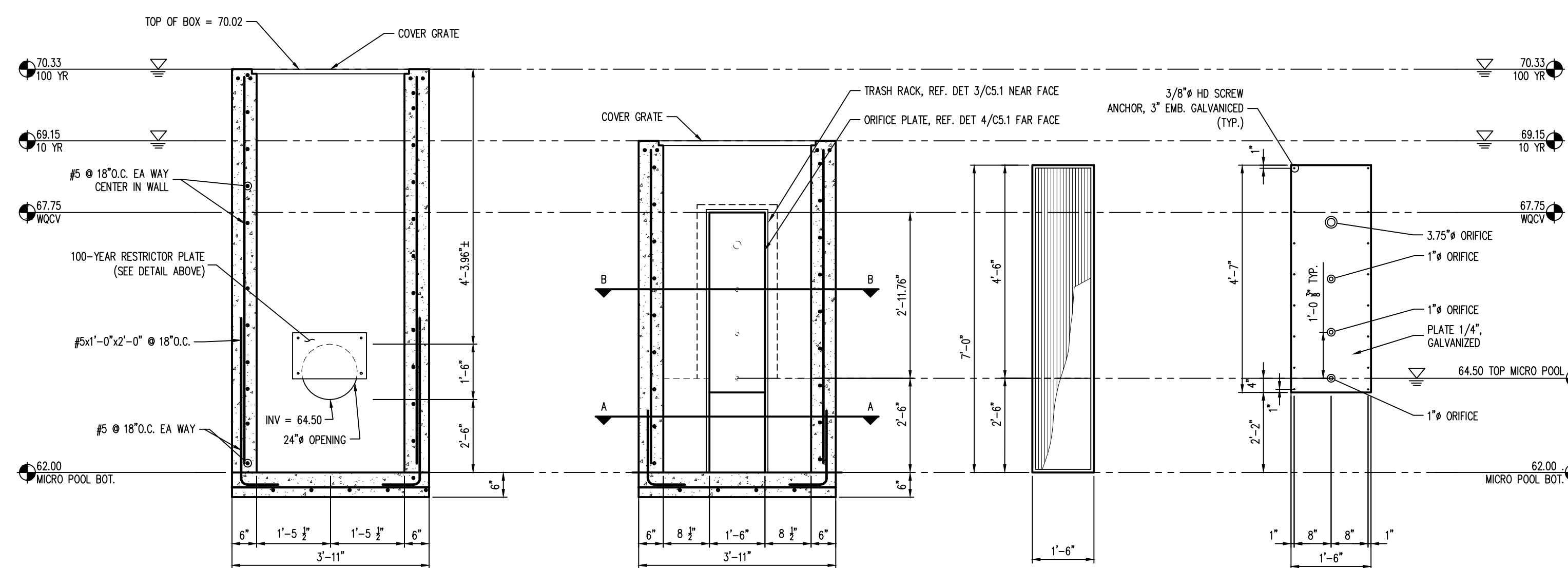
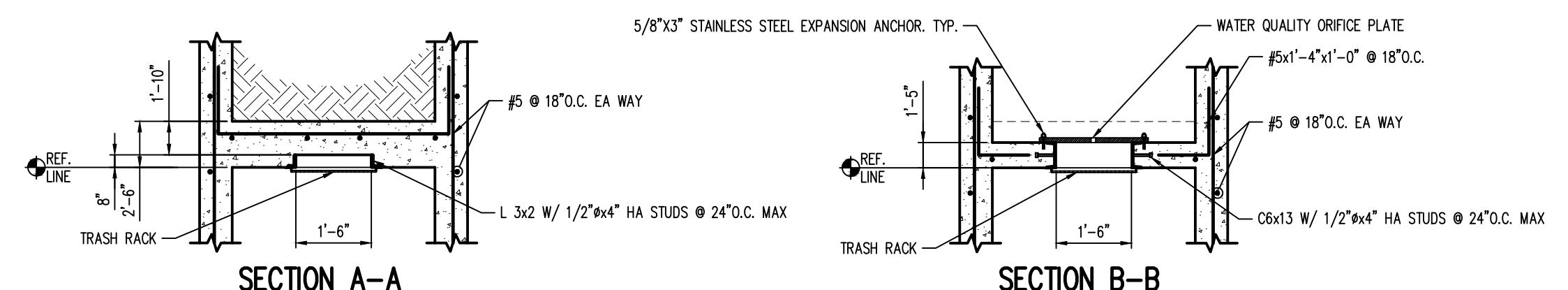
TRICKLE CHANNEL DETAIL
NOT TO SCALE



SECTION A-A SPILLWAY AND RIPRAP DETAIL
NOT TO SCALE



PLAN



BASIN 1 OUTLET STRUCTURE DETAILS

NOT TO SCALE

① SECTION @ OUTLET PIPE

② SECTION @ TRASH RACK

③ TRASH RACK DETAIL

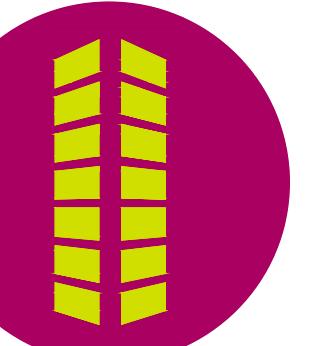
④ WATER QUALITY ORIFICE PLATE DETAIL

C5.1

#	Date	Issue / Description	Init.
	11/6/19	1ST FP SUBMITTAL	JKG
	1/2/20	2ND FP SUBMITTAL	JKG
	2/6/20	3RD FP SUBMITTAL	JKG

Project No:	ALP000001
Drawn By:	EVR
Checked By:	JKG
Date:	JANUARY 2020

POND DETAILS



**ALPINE LUMBER
LOTS 1 AND 2, MOORLAG SUBDIVISION
FINAL PLAN**

S.E. 1/4 OF SECTION 12, T.5S., R.78W. OF THE 6TH P.M.
TOWN OF SILVERTHORNE, SUMMIT COUNTY, COLORADO

PLANTING NOTES

GENERAL

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE AREA AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONTRACTOR DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS; HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS TO REMAIN. ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
- 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. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

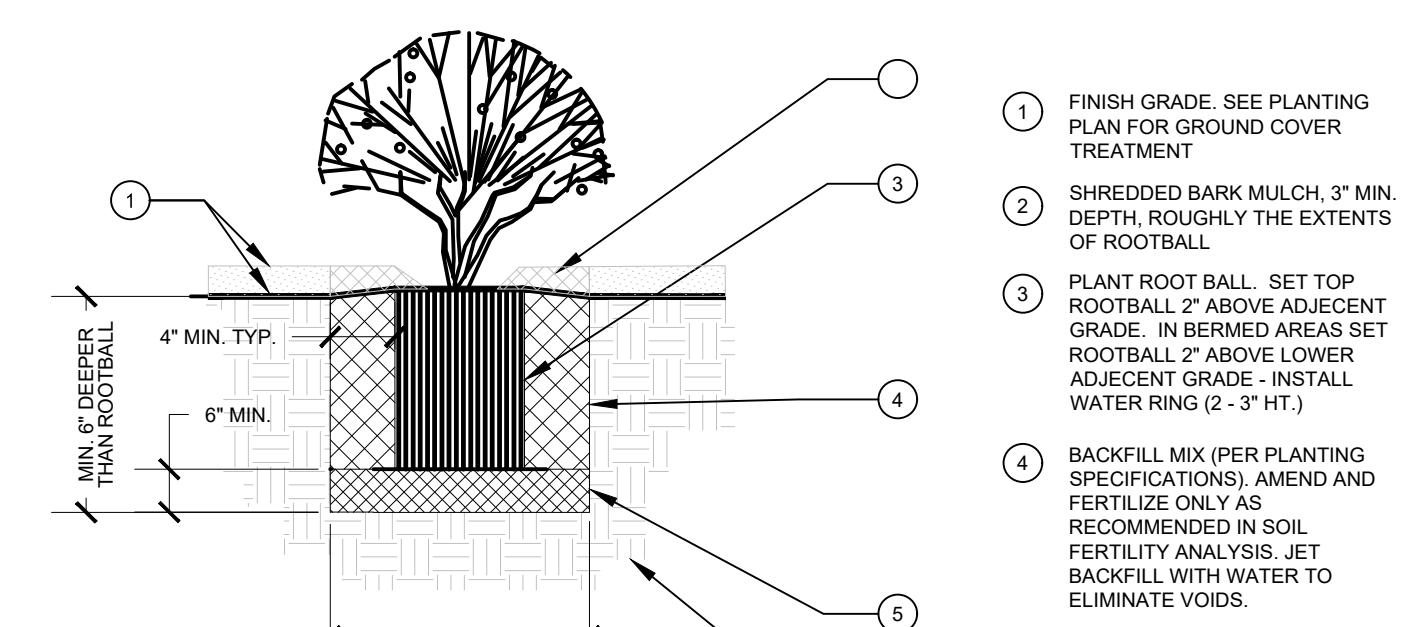
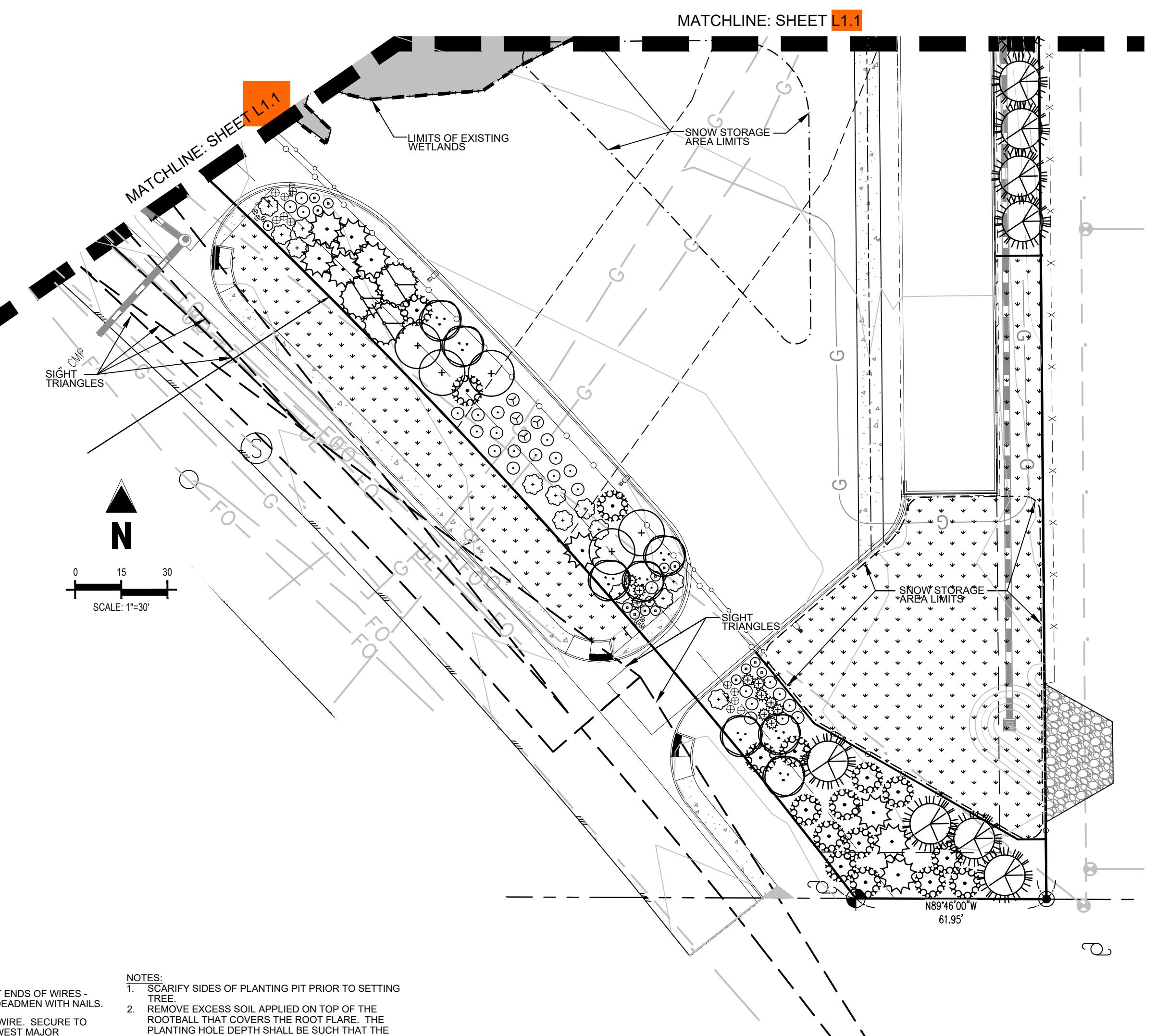
FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE

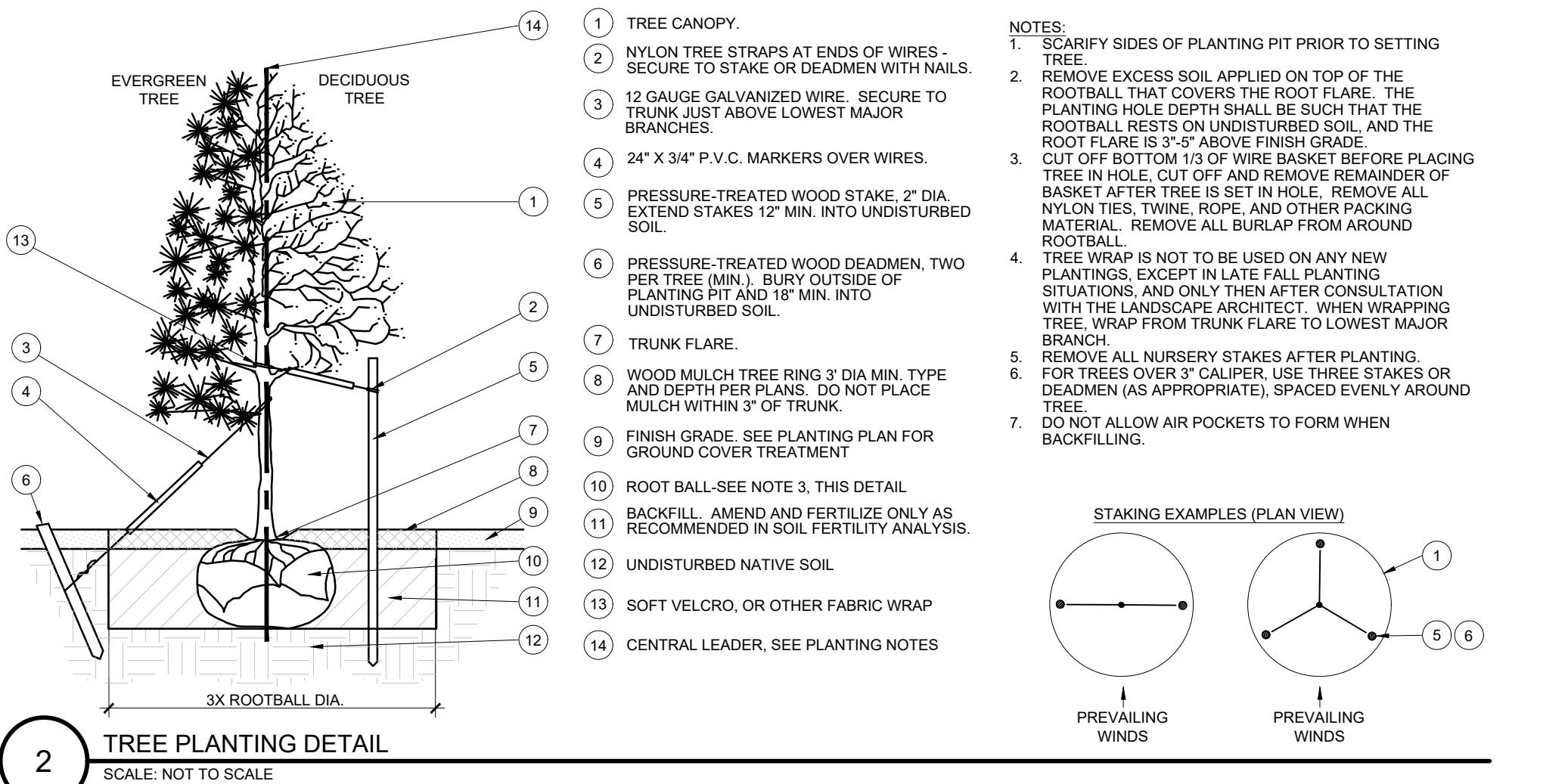
- REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TEST LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, HIGH ORGANIC MATTER CONTENT, SAND, CALCIUM, LIME, AND MEDIUM ADSORPTION RATIO (MAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING APPROPRIATE GENERAL SOIL PLACEMENT AND BALANCE MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS FOR THE SOILS REPORT FOR THE THE OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5 CUBIC YARDS AND AMMONIUM PHOSPHATE AT A RATE OF 10 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS; ALL EVERGREENS SHALL BE UNSHEARED AND TRIMMED TO THE SHAPE INDICATED OTHERWISE SPECIFIED. TREES WITH LEADER TWIGS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THAT SPECIES. PLANTS NOT SPECIFIED BY THE SITE PLAN OR LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL

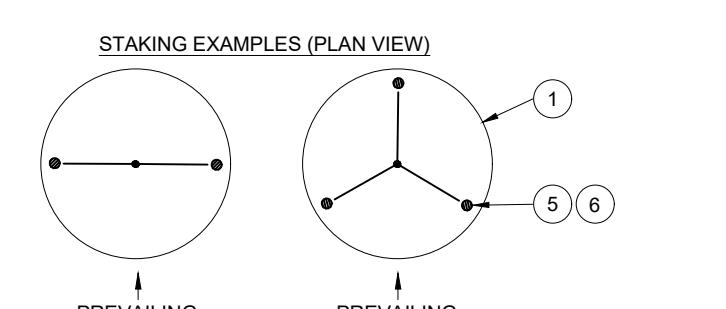


1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING PIT SHOULD BE BURIED SO THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-5" ABOVE FINISH GRADE.
 - CUT A 24" X 34" BASKET IN THE SOIL BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL OVERLAP FROM AROUND ROOTBALL.
 - TREE WRAPS SHOULD BE USED ONLY IN NEW PLANTINGS, EXCEPT IN SITUATION OF PLANTING SITES, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR EVERGREENS, USE 1/2" DIAMETER WOOD OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 - DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

CAUTION – NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHoling OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



#	Date	Issue / Description	Init.
1/16/19	1ST FP SUBMITTAL	JKG	
1/24/20	2ND FP SUBMITTAL	JKG	
2/6/20	3RD FP SUBMITTAL	JKG	

Project No:	ALP00001
Drawn By:	TDN
Checked By:	JKG