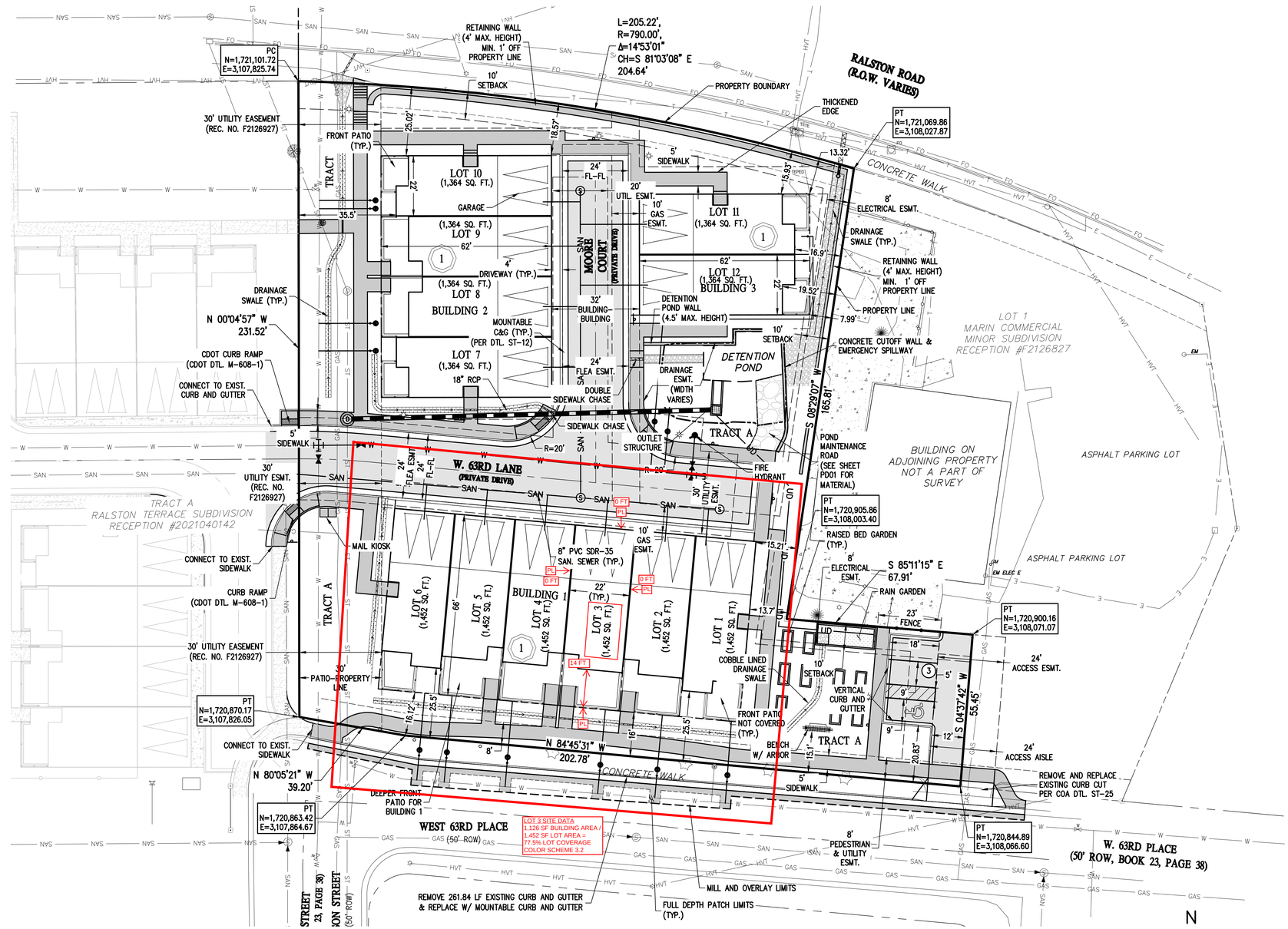


LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT (U.E.– UTILITY EASEMENT)
- BUILDING SETBACK
- CURB AND GUTTER (SPILL/CATCH)
- W — WATER LINE
- SAN — SANITARY SEWER MAIN
- ST — STORM SEWER
- MILL AND OVERLAY LIMITS
- ASPHALT PAVING – REFER TO SOILS REPORT FOR PAVING SECTION
- COBBLE STONE
- SIDEWALK
- CONCRETE PAVING
- 3/8" CRUSHED GRANITE
- RAIN GARDEN
- (1) BLOCK NUMBER

N

GRAPHIC SCALE
30 0 30 60
(IN FEET)
1 INCH = 30 FT

NOTES:

1. THE DEVELOPER WILL BE REQUIRED TO REPLACE ANY BROKEN, CRACKED, SETTLED, RAISED, ETC CURB, GUTTER AND SIDEWALK THAT FRONTS THE LOT OR IS PUBLIC PRIOR TO ANY CO ON THAT LOT.
2. APPROVED FIRE LANE AND EMERGENCY ACCESS (EVA) SHALL BE PROVIDED DURING VERTICAL CONSTRUCTION. UNLESS OTHERWISE APPROVED, THE EVA SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
3. FIRE LANE AND EMERGENCY VEHICLE ACCESS ROAD(S) SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (ASPHALT OF CONCRETE), AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
4. DURING CONSTRUCTION THERE SHALL BE SIGNAGE THAT PROVIDES THE ADDRESS AT THE FIRE DEPARTMENT ACCESS POINT. THE CHARACTERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A 0.5 INCH STROKE AND VISIBLE FROM THE FIRE DEPARTMENT ACCESS POINT. THE COLOR OF THE SIGN SHALL EITHER BE A RED BACKGROUND WITH WHITE CHARACTERS OR WHITE BACKGROUND WITH RED CHARACTERS.

PLANNING DIVISION
APPROVED
CITY OF ARVADA

Cheryl Drake, AICP
Senior Planner
11/30/2021

CITY OF ARVADA
ANY CHANGE OR DEVIATION FROM THESE PLANS MUST BE APPROVED BY ARVADA BUILDING DEPARTMENT

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CITY COMMENTS	MBR	04/16/2021
CITY COMMENTS	MBR	06/18/2021
CITY COMMENTS	MBR	07/30/2021

DESIGNED BY: MLL
DRAWN BY: MBR
CHECKED BY: MLL

JEFFERSON COUNTY, COLORADO
ARVADA

RALSTON TERRACE, LLC

RALSTON TERRACE – PHASE II
10555 W. 63RD PLACE
SITE PLAN

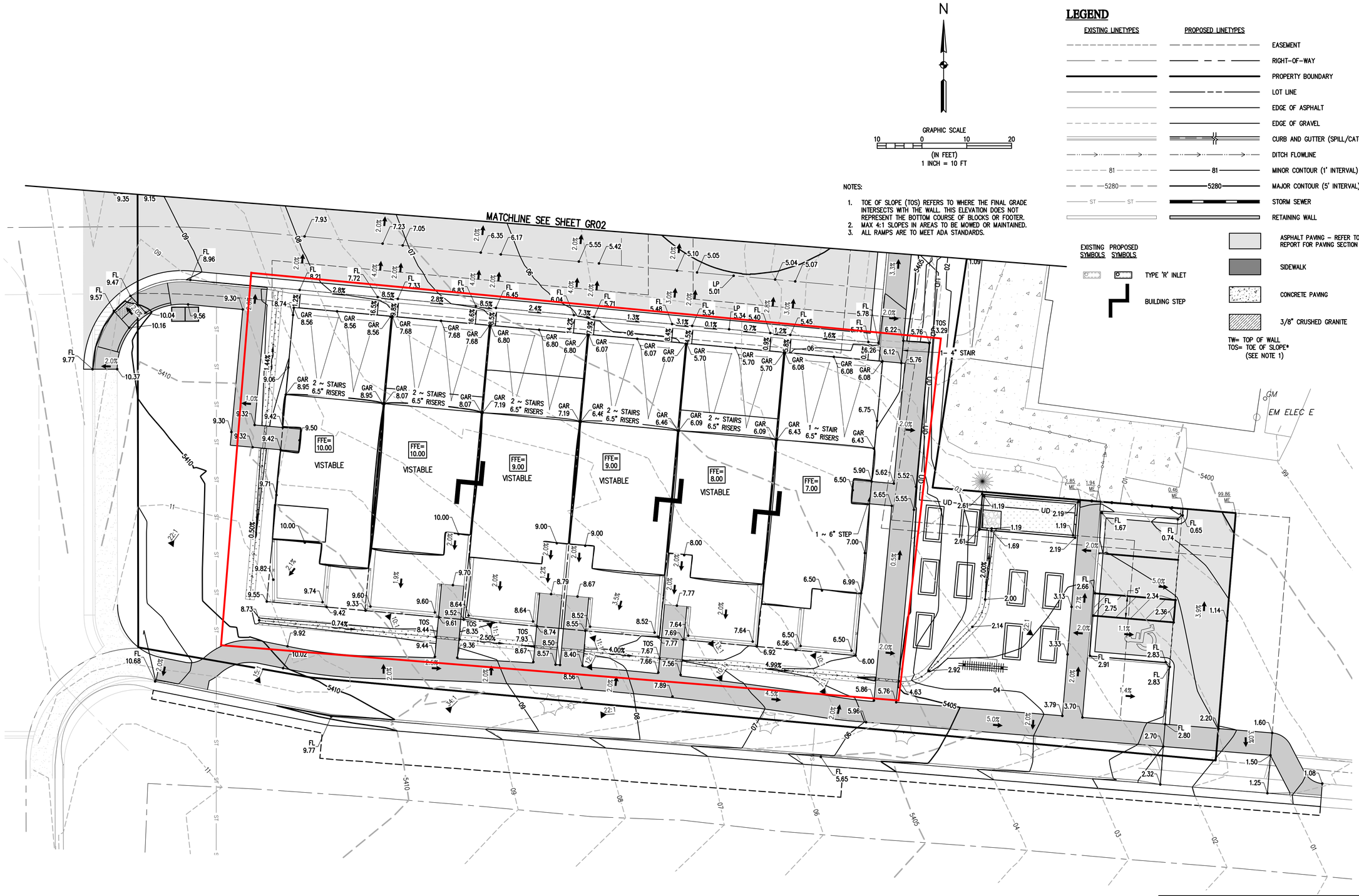
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INITIAL SUBMITTAL	01/15/2021
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
MASOR	10/19/20
JOB NO.	C03483
DRAWING NAME	3483-Site Plan.dwg
SHEET 3 OF 26	

SP01

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RALSTON TERRACE, LLC

RALSTON TERRACE – PHASE II
10555 W. 63RD PLACE
DETAIL GRADING
ARVADA
JEFFERSON

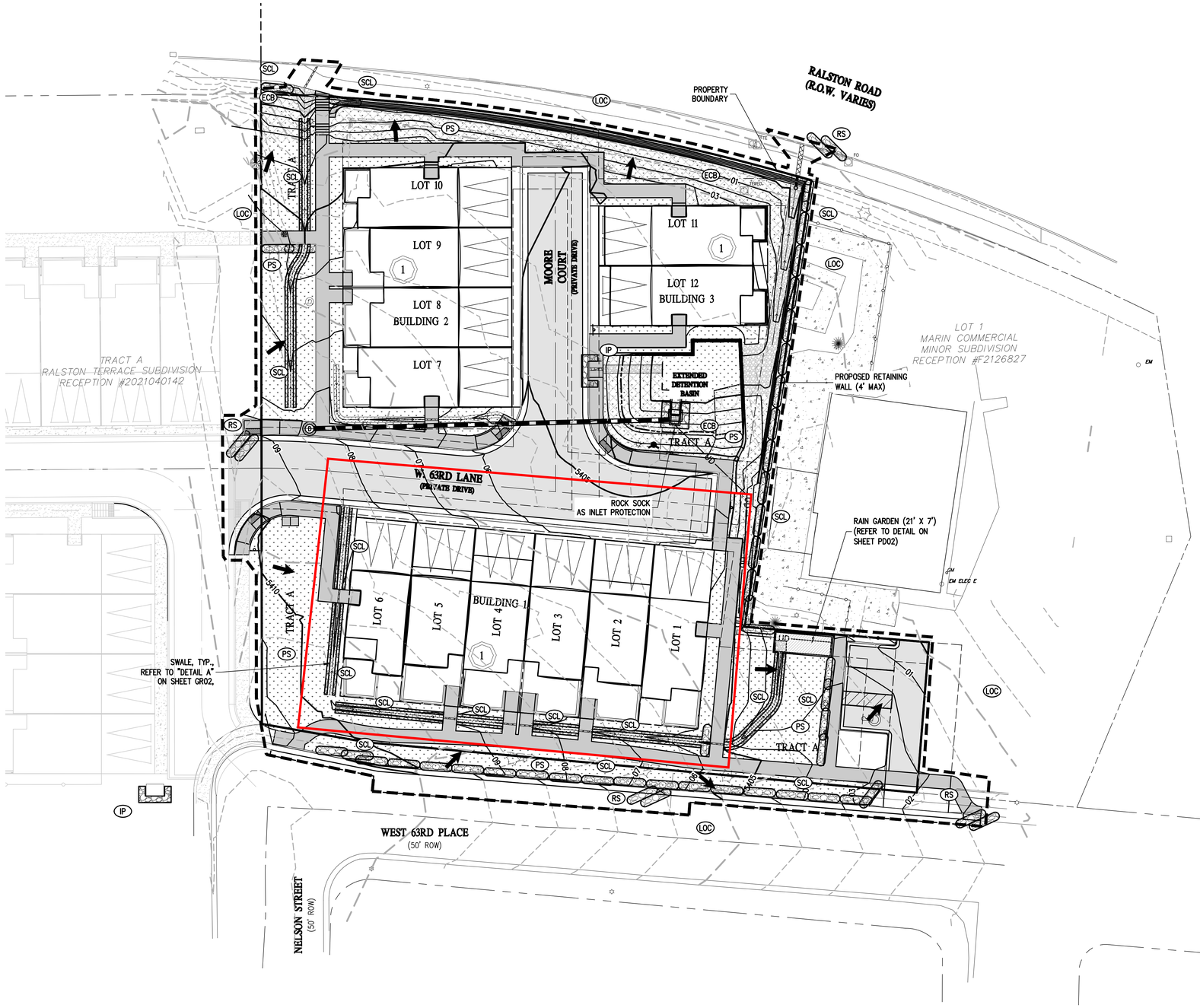
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LEGEND

EXISTING LINETYPES	PROPOSED LINETYPES	
81	81	MINOR CONTOUR (1' INTERVAL)
5280	5280	MAJOR CONTOUR (5' INTERVAL)
		RIGHT-OF-WAY
		LOT LINE
		EASEMENT
		DITCH FLOWLINE
		CULVERT

EROSION AND SEDIMENT CONTROL LEGEND

LOC	LIMITS OF CONSTRUCTION	
SF	SILT FENCE	SF
IP	INLET PROTECTION	
RS	ROCK SOCKS	
RS	SEDIMENT CONTROL LOG	
ECB	EROSION CONTROL BLANKET	
PS	PERMANENT SEEDING	
	FLOW DIRECTION	
	RAIN GARDEN	

NOTE:

AREA OF DISTURBANCE = 1.15 ACRES

EARTHWORK
CUT = 166 CU-YD
FILL = 3,471 CU-YD
NET = 3,305 CU-YD (FILL)

THE ABOVE EARTHWORK CALCULATIONS ARE AN ENGINEER'S ESTIMATE AND NOT TO BE USED FOR CONTRACTUAL OR BIDDING PURPOSES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR OWN EARTHWORK ESTIMATE.

PHASED CONTROL MEASURES IMPLEMENTATION

1. UTILITY AND INFRASTRUCTURE INSTALLATION PHASE INCLUDES SEDIMENT CONTROL LOGS DOWNSTREAM OF ALL LANDSCAPED AREAS, INLET AND OUTLET PROTECTION AS INLETS AND OUTLETS ARE CONSTRUCTED AND STREET SWEEPING AS NEEDED.
2. FINAL STABILIZATION PHASE INCLUDES EROSION CONTROL BLANKETS, TEMPORARY OR PERMANENT SEEDING AND REMOVING ALL TEMPORARY CONTROL MEASURES WHEN SITE HAS REACHED FINAL STABILIZATION.

N

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 INCH = 20 FT

SEDIMENT BASIN NOTES:

TEMPORARY SEDIMENT BASINS HAVE BEEN IDENTIFIED IN THIS PLAN SET. HOWEVER, IF THE PHASING OF THE OVERALL PROJECT ALLOWS FOR CONSTRUCTION OF THE EXTENDED DETENTION BASINS PRIOR TO LAND DISTURBANCE ACTIVITIES IN THE ASSOCIATED TEMPORARY SEDIMENT BASIN AREA, THE EXTENDED DETENTION BASIN MAY BE USED AS THE ASSOCIATED TEMPORARY SEDIMENT BASIN.

IN LIEU OF THE TRASH RACK, PACK UNIFORMLY SIZED 1 ½ TO 2-INCH GRAVEL IN FRONT OF THE ORIFICE PLATE. THIS GRAVEL WILL NEED TO BE CLEANED OUT FREQUENTLY DURING THE CONSTRUCTION PERIOD AS SEDIMENT ACCUMULATES WITHIN IT. THE GRAVEL PACK WILL NEED TO BE REMOVED AND DISPOSED OF FOLLOWING CONSTRUCTION TO RECLAIM THE SEDIMENT BASIN FOR USE AS AN EXTENDED DETENTION BASIN.

WHEN THE BASIN IS TO BE USED AS AN EXTENDED DETENTION BASIN FOR THE SITE, A TRASH RACK WILL NEED TO BE INSTALLED, ONCE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED AND THE GRAVEL PACK AND ACCUMULATED SEDIMENT HAVE BEEN REMOVED. (SEE UDFCD VOL. 3 SC-7 FOR REFERENCE). REFER TO SHEETS PD01 AND PD02 FOR PERMANENT OUTLET STRUCTURE DESIGN.

GRADING, EROSION AND SEDIMENT CONTROL NOTE:

1. INSTALL VEHICLE TRACKING CONTROL IN ACCORDANCE WITH VTC SW-5.
2. INSTALL SILT FENCE ALONG PERIMETER OF STABILIZED STAGING AREA IN ACCORDANCE SF SW-3.
3. ROCK SOCK INSTALLATION IS REQUIRED DIRECTLY DOWNSTREAM OF THE VEHICLE TRACKING CONTROL IN ACCORDANCE WITH RS SW-2.
4. ANY MATERIAL TRACKED FROM THE STAGING AREA MUST BE REMOVED IMMEDIATELY.
5. CHEMICALS AND PETROLEUM PRODUCTS MUST BE STORED IN A COVERED AREA WHERE RAIN / SNOW MUST NOT COME INTO CONTACT WITH THE PRODUCT.
6. AT THE END OF CONSTRUCTION, ALL MATERIALS MUST BE REMOVED FROM THE STAGING AREA. THE AREA MUST BE STABILIZED IN ACCORDANCE WITH UDFCD VOLUME III TEMPORARY AND PERMANENT SEEDING SPECIFICATION.
7. LOCATION OF BMPS MAY VARY BASED ON THESE PLANS DUE TO PROGRESS AND PHASING OF CONSTRUCTION ACTIVITIES.
8. SITE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED IF DAMAGED IMMEDIATELY, SITE INSPECTIONS SHALL OCCUR EVERY 7-DAYS, AND WITHIN 24-HOURS OF ANY PRECIPITATION EVENT.
9. REFER TO STORMWATER MANAGEMENT PLAN (SWMP) FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.

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RALSTON TERRACE, LLC

RALSTON TERRACE - PHASE II
10555 W. 63RD PLACE
EROSION CONTROL - FINAL

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EC02

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