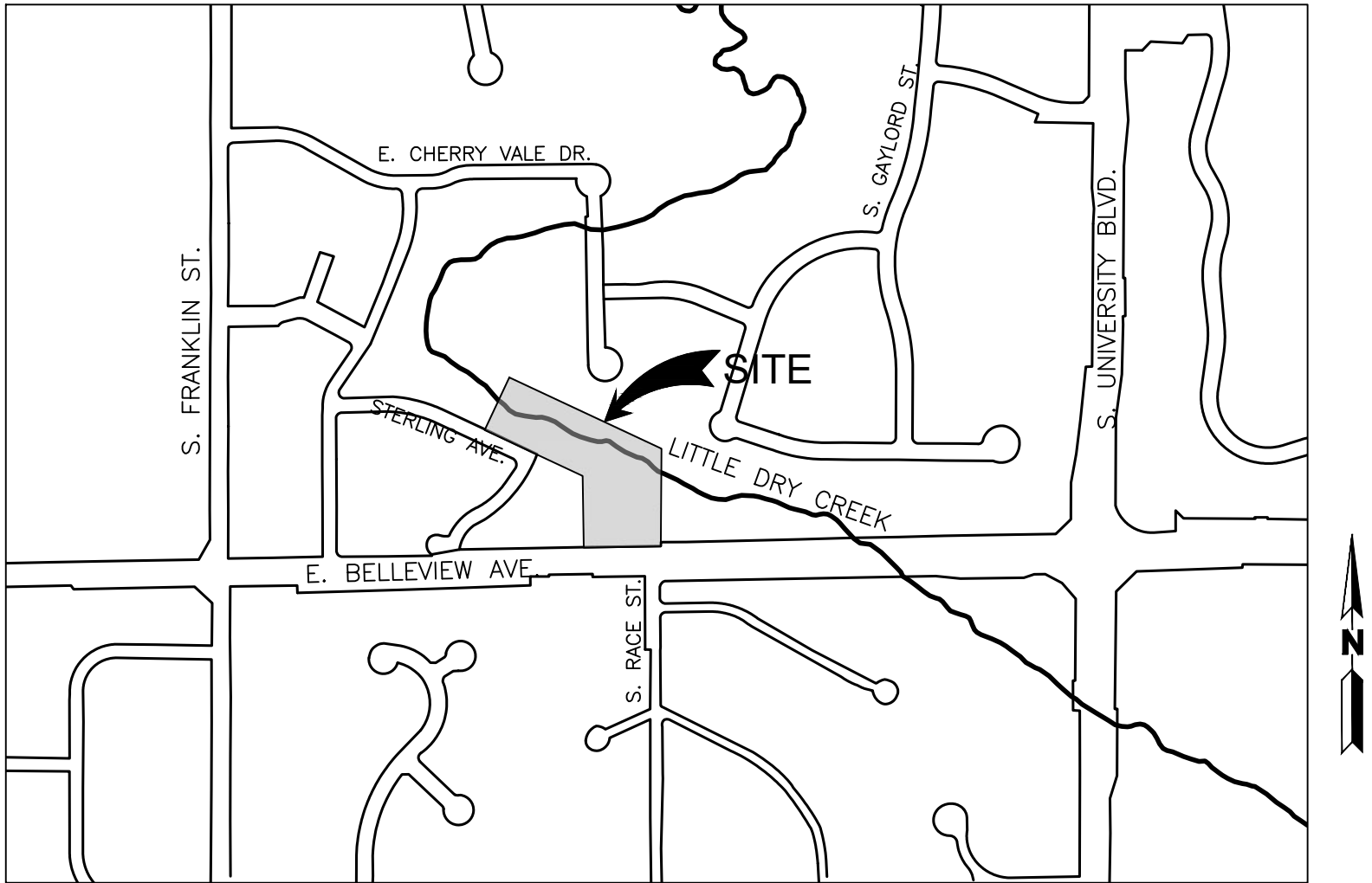


10 STERLING AVENUE - CONSTRUCTION DOCUMENTS

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE
STATE OF COLORADO

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. REFER TO SEDIMENT AND EROSION CONTROL PLANS AND STORM WATER MANAGEMENT PLAN. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.
2. NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3. TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICABLE ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
4. AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. UNLESS SPECIFIED OTHERWISE, TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. TEMPORARY VEGETATION SHALL BE A VICIOUS, DROUGHT TOLERANT, NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS MERIT. REFER TO THE LANDSCAPE PLAN FOR FINAL LANDSCAPING.
6. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN, TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE OWNER/DEVELOPER. IN ADDITION, THE [LOCAL JURISDICTION] MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS WARRANT.
7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, ROADWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
8. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN INADVERTENTLY DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.
9. THE GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC ROADWAYS.
10. APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" [BMP] SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPs WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
11. WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CONCRETE WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PREDEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222-1530, 303-692-3555
12. THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
13. PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEEPED IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.



VICINITY MAP
1"=500'

OWNER
MARK ERNST
10 STERLING AVENUE
ENGLEWOOD, CO 80113
303-625-3569
MARKWERNST@GMAIL.COM

ENGINEER:
MARTIN/MARTIN, INC.
ATTN: RYAN BYRNE, P.E.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
PH: (720) 544-5490
RBYRNE@MARTINMARTIN.COM

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF TRACT D, CHERRY VALE ACRES EAST RECORDED AT RECEPTION NO. 1571524, COUNTY OF ARAPAHOE, STATE OF COLORADO ASSUMED TO BEAR S64°54'25"E AND BEING MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" PLASTIC CAP PLS #13487 AT THE NORTHWEST CORNER OF SAID TRACT AND A FOUND #5 REBAR WITH 1-1/2" PLASTIC CAP PLS #38320 AT THE NORTHEAST CORNER OF SAID TRACT.

BENCHMARK:
ELEVATIONS ARE BASED ON THE COUNTY OF ARAPAHOE URBAN AREA VERTICAL CONTROL NETWORK BENCHMARK UAP2 6 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #27051 AT THE INTERSECTION OF SOUTH UNIVERSITY BOULEVARD AND EAST GARDEN LANE, IN THE NORTHEAST QUADRANT BEING 36 FEET NORTH OF E. GARDEN LN. AND 1.8' WEST OF BRICK WALL FACE.

ELEVATION=5482.41 FEET (NAVD88) DATUM.

SHEET LIST	
SHEET #	SHEET TITLE
1	COVER
2	NOTES
3	DETAILED BANK STABILIZATION
4	OVERALL

LEGEND		
EXISTING	PROPOSED	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	CURB & GUTTER	
	CONCRETE/ SIDEWALK	
	HANDICAP RAMPS	
	CONTOURS	
	STORM SEWER	
	STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	CLEAN OUT	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	WATER METER	
	IRRIGATION LINE	
	IRRIGATION CONTROL	
	OVERHEAD ELECTRIC	
	ELECTRIC LINE	
	LIGHT POLE	
	POWER POLE	
	ELECTRIC METER	
	TELEPHONE LINE	
	TELEPHONE PEDESTAL	
	GAS LINE	
	SIGN	
	DIRECTION OF FLOW	
	GRADING ARROW	
	DECIDUOUS TREE	
	EVERGREEN TREE	
	BUSH/SHRUB	
	SPOT ELEVATIONS	
	DESCRIPTIONS	
	RIPRAP	
	CENTERLINE MONUMENT	



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE PROJECT'S SUE CONSULTANT. THE ASCE (38) UTILITY QUALITY LEVEL IS AS INDICATED ON THE STAMPED/SIGNED SUE PLANS PREPARED BY THE PROJECT'S SUE CONSULTANT. IT IS HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

10 STERLING AVENUE

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	05/28/25	MM
2	CITY SUBMITTAL	08/12/25	MM

Job Number	24.0397
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	E. BEDNAR
Principal In Charge	P. HORN

Sheet Number:

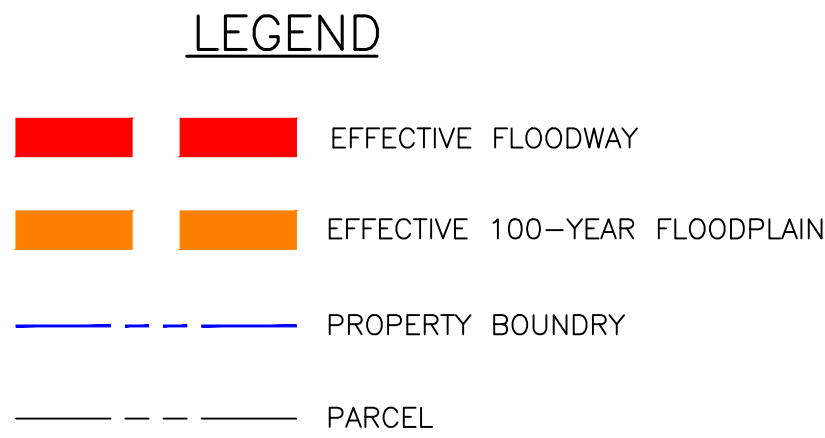
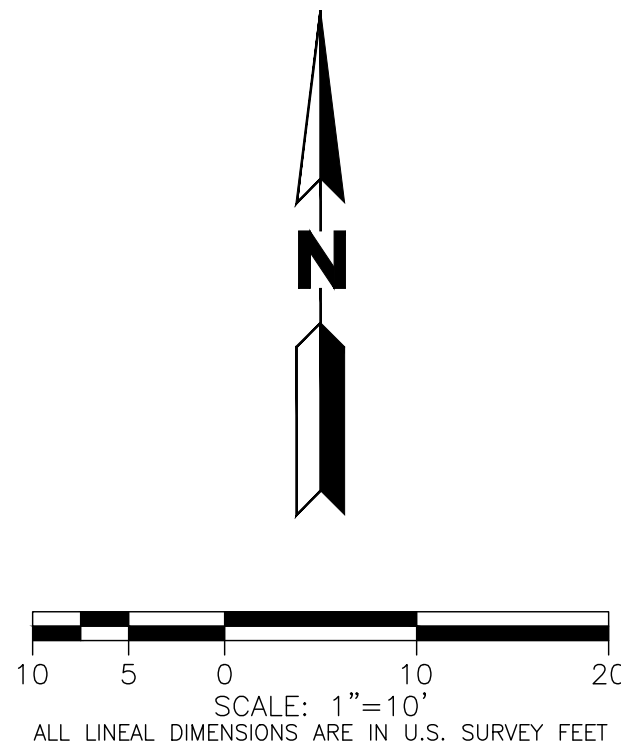
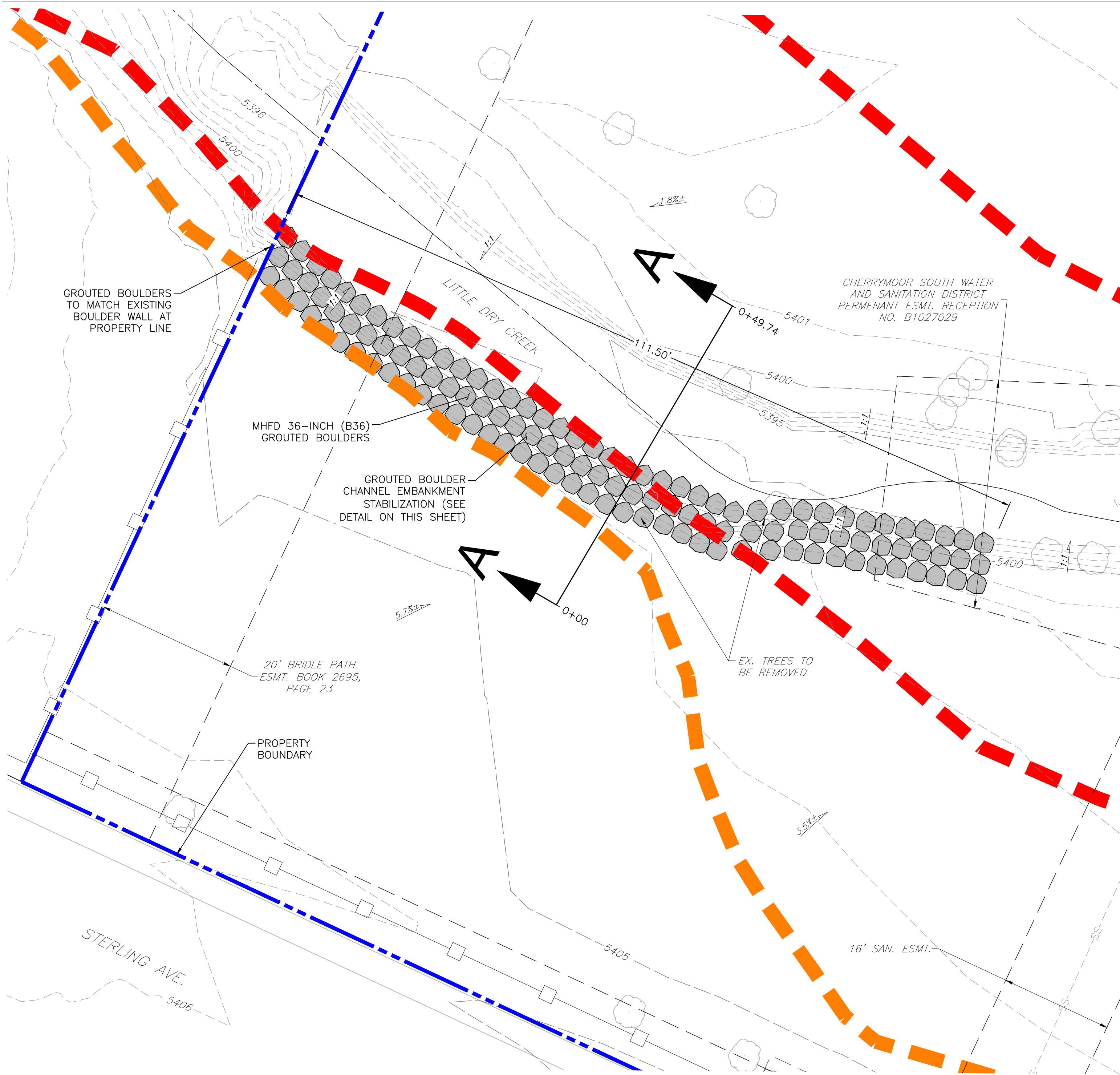
MARTIN/MARTIN, INC. GENERAL NOTES:

IN ADDITION TO THE CHERRY HILLS VILLAGE, COLORADO STANDARD NOTES, THE FOLLOWING SHALL APPLY:

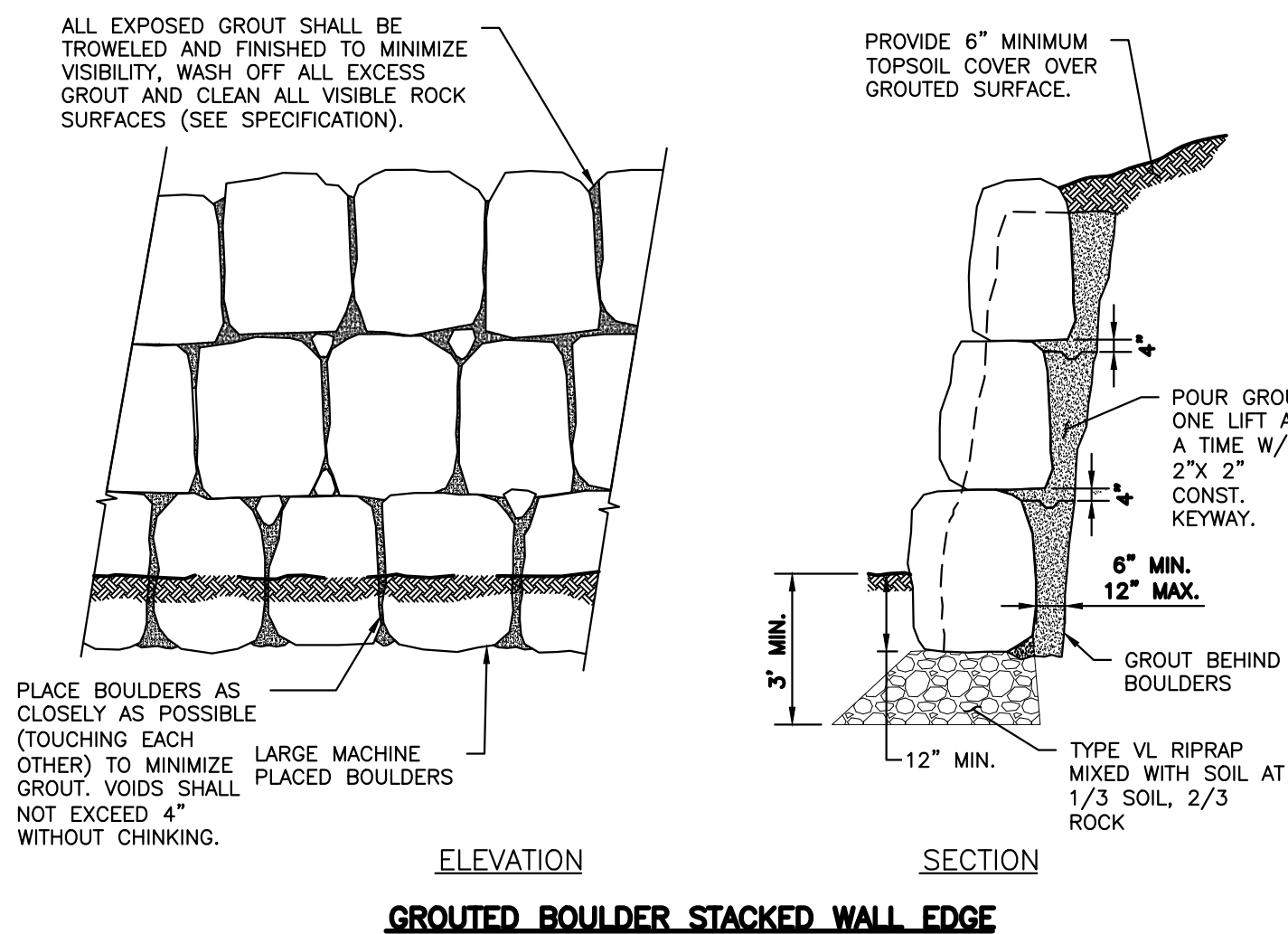
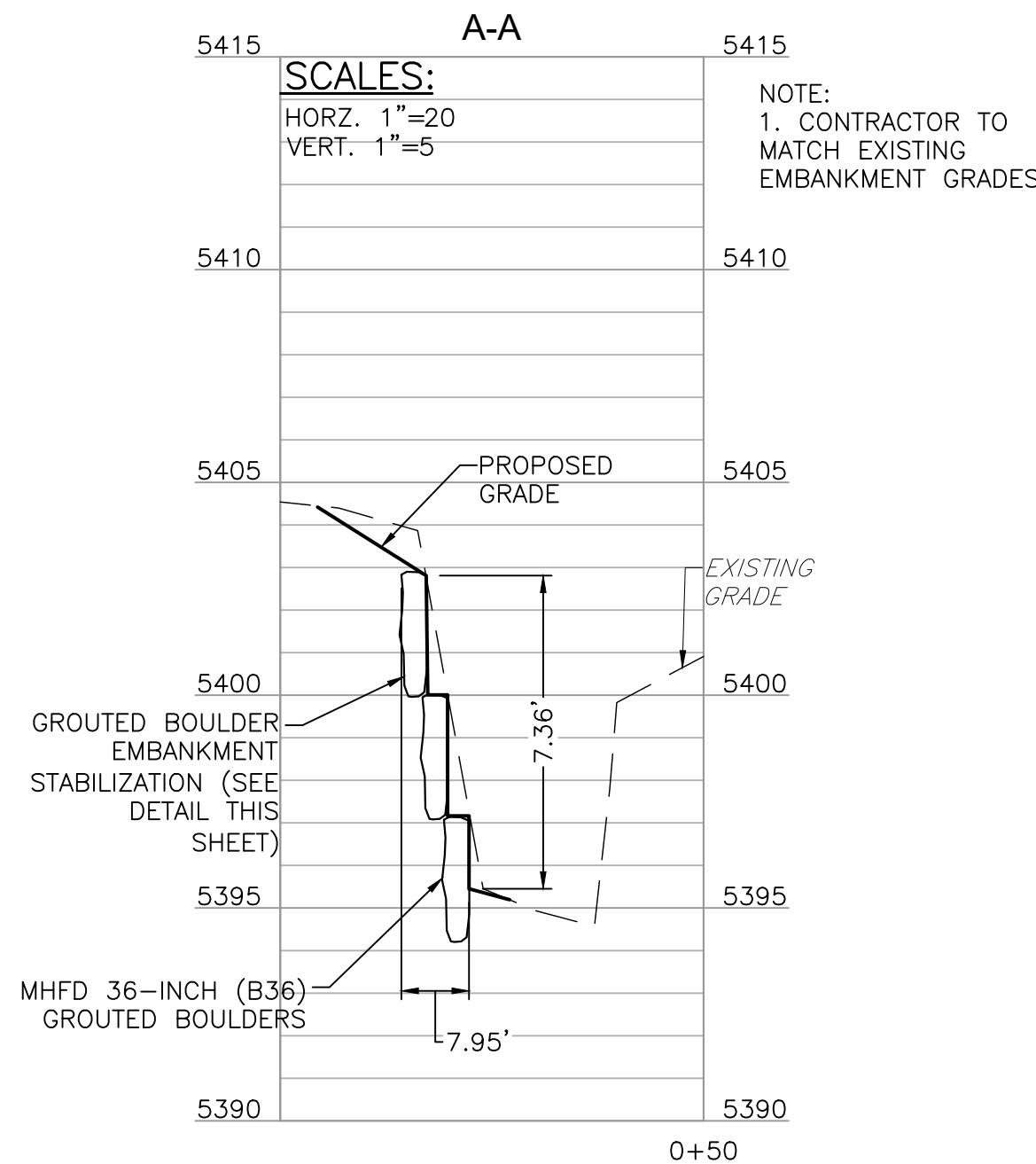
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL STANDARDS AND SPECIFICATIONS, REVISED JULY 1ST, 2019 AND THE LATEST MILE HIGH FLOOD DISTRICT CONSTRUCTION SPECIFICATIONS, WHERE THERE ARE DISCREPANCIES, THE MORE STRINGENT REQUIREMENT SHALL APPLY. ALL CONSTRUCTION SHALL BE SUBJECT TO CHERRY HILLS VILLAGE INSPECTION.
- THE CONTRACTOR SHALL HAVE ONE 1 SIGNED COPY OF PLANS APPROVED BY CHERRY HILLS VILLAGE AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER AND CHERRY HILLS VILLAGE 48-HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH CHERRY HILLS VILLAGE ENGINEERING INSPECTOR 24-HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CHERRY HILLS VILLAGE/OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH CHERRY HILLS VILLAGE STANDARDS AND SHALL BE TESTED AT CHERRY HILLS VILLAGE REQUIRED FREQUENCIES BY A CHERRY HILLS VILLAGE APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, CHERRY HILLS VILLAGE ENGINEERING DIVISION PRIOR TO INSTALLING BASE COURSE, ASPHALT OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT CHERRY HILLS VILLAGE REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH CHERRY HILLS VILLAGE REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE CHERRY HILLS VILLAGE ENGINEERING DIVISION PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH CHERRY HILLS VILLAGE MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE CHERRY HILLS VILLAGE ENGINEERING DIVISION PRIOR TO INITIATION OF THE REQUIRED [2] YEAR WARRANTY PERIOD.
- CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTORS EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
- EXISTING FENCES, TREES, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHO'S DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK. AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS.
- OWNER/DEVELOPER SHALL OBTAIN A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PRIOR TO CLEARING, GRADING, OR EXCAVATING A SITE OF ONE-HALF ACRE OR MORE, OR LESS THAN ONE-HALF ACRE AND PART OF A LARGER DEVELOPMENT. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE CHERRY HILLS VILLAGE ENGINEERING DIVISION PRIOR TO THE START OF CLEARING, GRADING OR EXCAVATING OF THE SITE. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED FROM AN EXCAVATION AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE CHERRY HILLS VILLAGE ENGINEERING DIVISION PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE CHERRY HILLS VILLAGE, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.
- THE CONTRACTOR SHALL NOT OPERATE ANY CONSTRUCTION VEHICLES NOR PERFORM ANY CONSTRUCTION OPERATIONS BEFORE 7 AM OR AFTER 6 PM, MONDAY THROUGH FRIDAY OR BEFORE 8 AM AND AFTER 5 PM ON SATURDAYS. NO WORK WILL BE ALLOWED ON SUNDAYS OR HOLIDAYS. THE [LOCAL JURISDICTION] RESERVES THE RIGHT TO FURTHER RESTRICT OR MODIFY THESE HOURS OF OPERATION IF CONDITIONS WARRANT.
- THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF [2]-YEARS FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS AGREEMENT WITH CHERRY HILLS VILLAGE.
- DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED SOLELY FOR THE CONSTRUCTION OF THE DEVELOPMENT DEPICTED HEREIN. PERIODIC, SYSTEMATIC MAINTENANCE IS NECESSARY FOR THE OWNER TO REALIZE THE DESIGN LIFE AND PERFORMANCE OF THE FACILITIES OF THIS PROJECT. INSPECTION, MAINTENANCE AND REPAIR ARE THE SOLE RESPONSIBILITY OF THE OWNER. THE DESIGN RELIES UPON A RESPONSIBLE EFFORT BY THE OWNER TO MAINTAIN THE FACILITIES. THUS, ANY DAMAGES ARISING OUT OF THE OWNER'S FAILURE TO PERFORM SAID MAINTENANCE ARE BEYOND THE DESIGNERS CONTROL. MARTIN/MARTIN EMPHASIZES THE IMPORTANCE OF A MAINTENANCE PROGRAM AND IF REQUESTED WOULD BE AVAILABLE TO SUBMIT A PROPOSAL FOR ASSISTING THE OWNER IN THE DEVELOPMENT OF A COMPREHENSIVE, SYSTEMATIC MAINTENANCE PROGRAM TO MAINTAIN THE MAJOR INFRASTRUCTURE COMPONENTS OF THIS PROJECT. OWNER SHOULD BE COGNIZANT OF THE IMPORTANCE OF MAINTAINING DRAINAGE PATTERNS AND TO AVOID EXCESSIVE IRRIGATION. THE SOILS TYPICALLY FOUND IN COLORADO ARE SENSITIVE TO EXCESS MOISTURE. THIS COULD POTENTIALLY RESULT IN PAVEMENT/STRUCTURE MOVEMENTS WHICH MAY BE UNACCEPTABLE AND COMPROMISE THE DESIGN INTENT AND FUNCTIONALITY OF THE PROJECT. MARTIN/MARTIN RECOMMENDS THE OWNER MAINTAIN A COMPLETE SET OF SOILS/DRAINAGE REPORTS AND DESIGN PLANS OF THE PROJECT FOR FUTURE REFERENCE.

10 STERLING AVENUE

Job Number		24.0397		Issue / Revision		Date		Name	
Project Manager	R. BYRNE	Design By	E. BEDNAR	1	CITY SUBMITAL	05/28/25		MM	
				2	CITY SUBMITAL	08/12/25		MM	
Drawn By	E. BEDNAR	Principal In Charge	P. HORN						
THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF ARE PROPRIETARY TO THE FIRM OF THE DESIGNER AND ARE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE SALE AND EXPRESS WRITTEN PERMISSION OF THE FIRM OF THE DESIGNER.									



- NOTES:**
- EXISTING TOPOGRAPHY BASED ON SURVEY BY MARTIN/MARTIN INC., DATED APRIL 2024 AND JULY 2024 AND AERIAL LIDAR DATED JULY 2014.
 - THE EXISTING FEMA FLOOD INSURANCE MAPS THAT COVERS THE AREA ARE FOR ARAPAHOE COUNTY, COLORADO MAP NUMBERS 08005C0452L, EFFECTIVE DATE APRIL 11, 2024 AND 08005C0164K, EFFECTIVE DATE DECEMBER 17, 2010.
 - EFFECTIVE HYDRAULIC MODELING BASED ON HIGH LINE CANAL LITTLE DRY CREEK 2003 PROVIDED BY MHFD.
 - BANK STABILIZATION DESIGN SHALL ADHERE TO CURRENT ARAPAHOE COUNTY AND MILE HIGH FLOOD DISTRICT STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR TO TIE-IN GROUTED BOULDER WALL TO EXISTING GROUTED BOULDER WALL ALONG PROPERTY LINE.



BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF TRACT D, CHERRY VALE ACRES EAST RECORDED AT RECEPTION NO. 1571524, COUNTY OF ARAPAHOE, STATE OF COLORADO ASSUMED TO BEAR S64°54'25"E AND BEING MONUMENTED BY A FOUND #5 REBAR WITH 1-1/2" PLASTIC CAP PLS #13487 AT THE NORTHWEST CORNER OF SAID TRACT AND A FOUND #5 REBAR WITH 1-1/2" PLASTIC CAP PLS #38320 AT THE NORTHEAST CORNER OF SAID TRACT.

BENCHMARK:
ELEVATIONS ARE BASED ON THE COUNTY OF ARAPAHOE URBAN AREA VERTICAL CONTROL NETWORK BENCHMARK UAP2 6 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #27051 AT THE INTERSECTION OF SOUTH UNIVERSITY BOULEVARD AND EAST GARDEN LANE, IN THE NORTHEAST QUADRANT BEING 36 FEET NORTH OF E. GARDEN LN. AND 1.8' WEST OF BRICK WALL FACE.
ELEVATION=5482.41 FEET (NAVD88) DATUM.

COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CALL **811** 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. UNLESS OTHERWISE NOTED, THE UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D. IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

10 STERLING AVENUE







DETAILED BANK STABILIZATION

No.	Issue / Revision	Date	Name
1	CITY SUBMITTAL	05/28/25	MM
2	CITY SUBMITTAL	08/12/25	MM
Job Number 24.0397			
Project Manager R. BYRNE			
Design By E. BEDNAR			
Drawn By E. BEDNAR			
Principal In Charge P. HORN			

Sheet Number:



LEGEND

-  EFFECTIVE FLOODWAY
 EFFECTIVE 100-YEAR FLOODPLAIN
 PROPERTY BOUNDARY
 PARCEL
 CHANNEL THALWEG
 EXISTING CONTOURS (1-FOOT)

NOTES:

1. EXISTING TOPOGRAPHY BASED ON SURVEY BY MARTIN/MARTIN INC., DATED APRIL 2024 AND JULY 2024 AND AERIAL LIDAR DATED JULY 2014.
2. EXISTING THE FEMA FLOOD INSURANCE MAPS THAT COVERS THE AREA ARE FOR ARAPAHOE COUNTY, COLORADO MAP NUMBERS 08005C0452L, EFFECTIVE DATE APRIL 11, 2024 AND 08005C0164K, EFFECTIVE DATE DECEMBER 17, 2010.
3. EFFECTIVE HYDRAULIC MODELING BASED ON HIGH LINE CANAL LITTLE DRY CREEK 2003 PROVIDED BY MHFD.
4. AERIAL IMAGERY DATED APRIL 9, 2024.

BASIS OF BEARING

BEARINGS ARE BASED ON THE
NORTHEASTERLY LINE OF TRACT D, CHERRY
VALLEY ACRES, RECORDED AT RECEPTION
NO. 1571524, COUNTY OF ARAPAHOE, STATE
OF COLORADO ASSUMED TO BEAR
S64°54'25"E AND BEING MONUMENTED BY A
FOUND #5 REBAR WITH 1-1/2" PLASTIC CAP
PLS #13487 AT THE NORTHWEST CORNER OF
TRACT A AND A FOUND #5 REBAR WITH
1-1/2" PLASTIC CAP PLS #38320 AT THE
NORTHEAST CORNER OF SAID TRACT.

BENCHMARK:

ELEVATIONS ARE BASED ON THE COUNTY OF ARAPAHOE URBAN AREA VERTICAL CONTROL NETWORK BENCHMARK UAP2 6 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP PLS #27051 AT THE INTERSECTION OF SOUTH UNIVERSITY BOULEVARD AND EAST GARDEN LANE, IN THE NORTHEAST QUADRANT BEING 36 FEET NORTH OF E. GARDEN LN. AND 1.8' WEST OF BRICK WALL FACE.

ELEVATION=5482.41 FEET (NAVD88) DATUM.



CALL **811** 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATION UNLESS OTHERWISE NOTED. UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED BY OTHERS AND DEPICTED AS ASCE (38) QUALITY LEVEL D, IN ACCORDANCE WITH THE PROVISIONS OF COLORADO REVISED STATUTE, TITLE 9, IT IS THE CONTRACTORS RESPONSIBILITY TO CALL COLORADO 811 UTILITY LOCATE SERVICE FOR UTILITY LOCATES BEFORE DIGGING, AND FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Job Number 24.0397		No.	Issue / Revision	Date	Name
Project Manager	R. BYRNE	1	CITY SUBMITTAL	05/28/25	MM
Design By	E. BEDNAR	2	CITY SUBMITTAL	08/12/25	MM
Drawn By	E. BEDNAR				
Principal In Charge	P. HORN				

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY AND UNPUBLISHED WORKS OF THE UNDERSIGNED ARCHITECTS. NO WHOLE OR IN PART WITHOUT THE SIGN AND EXPRESS WRITTEN CONSENT OF THE UNDERSIGNED ARCHITECTS.