

REUSE OF DOCUMENT

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COLORADO EXTREME
2340 100 COUNTY ROAD
CARBONDALE, COLORADO
GARFIELD COUNTY

PROJECT NO. 24228.00
ISSUE:
2024.11.14 AMENDMENT TO TEMPORARY USE PERMIT
2024.12.28 SITE PLAN REVISIONS - SUPPLEMENT #1

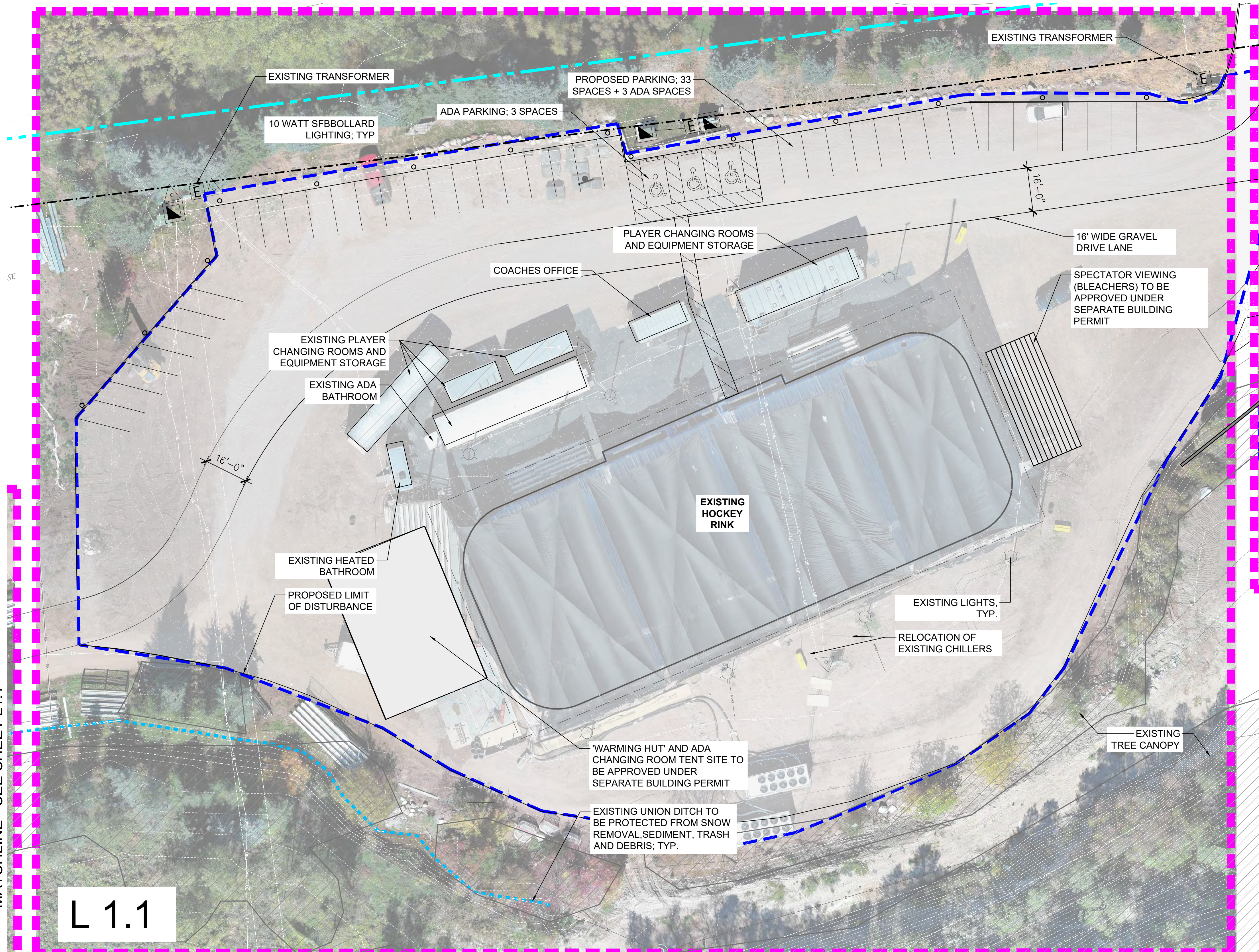
DRAWN BY: EH
CHECKED BY: JJ

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:

L1.2

SHEET 3 OF 6



MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.1

L 1.1

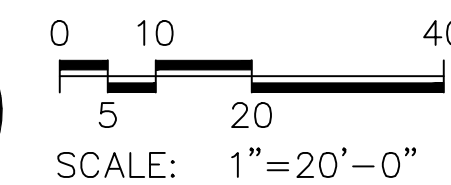
LIMIT OF WORK NOTE

DUE TO THE HISTORICAL USE OF THE PROPERTY AS A LIGHT INDUSTRIAL SITE, A SIGNIFICANT PERCENTAGE OF THE FLAT LAND AREA (BETWEEN THE BOTTOM OF THE HILL AND THE NORTH PROPERTY BOUNDARY) HAS BEEN PREVIOUSLY DISTURBED. SOME OF THIS LAND AREA CONTINUES TO BE USED FOR LAY-DOWN, STAGING, AND ONGOING SITE CLEAN-UP ACTIVITIES.

THE LIMIT OF DISTURBANCE AS DEPICTED HEREON ILLUSTRATES THE WORK AREAS NECESSARY TO IMPLEMENT THE PROPOSED IMPROVEMENTS UNDER THIS TEMPORARY USE PERMIT APPLICATION. AREAS OF PRIOR DISTURBANCE EXIST BEYOND THESE WORK AREAS. ONGOING PROPERTY MAINTENANCE, STORAGE, REVEGETATION, WEED CONTROL, PREVIOUSLY PERMITTED DISTURBANCE, (ETC) ASSOCIATED WITH THE OPERATION OF THE PROPERTY WILL OCCUR AND WILL BE LIMITED TO PREVIOUSLY DISTURBED AREAS UNLESS OTHERWISE PERMITTED.

LEGEND

- PROPERTY BOUNDARY
- EXISTING SETBACK
- C.R. 100 RIGHT OF WAY
- RFTA RIGHT OF WAY
- PROJECT PERMIT AREA - PROPOSED LIMIT OF DISTURBANCE
- EXISTING DITCH ALIGNMENT
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STRUCTURES
- EXISTING VEGETATION CANOPY
- PROPOSED STRUCTURES
- PROPOSED GRAVEL PARKING
- PROPOSED SILT FENCE/ STRAW WATTLE
- PROPOSED DOWNCAST SPORTS LIGHTING
- PROPOSED BOLLARD LIGHTING FOR PARKING AREAS



SITE LAYOUT NOTES

1. AERIAL IMAGE OF PROPERTY, COLLECTED OCTOBER 4, 2024, IS PROVIDED FOR INFORMATION ONLY AND HAS BEEN SCALED TO APPROXIMATELY ALIGN WITH THE SURVEY INFORMATION. PROJECT WORK AREAS, SITE PLAN, GRADING AND EROSION CONTROL ARE DESIGNED TO RESPOND TO THE SURVEY LINWORK AND MAY NOT ALIGN WITH AERIAL INFORMATION IN ALL AREAS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
5. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY THE GARFIELD COUNTY PLANS AND SPECIFICATIONS.
6. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
7. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
9. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
10. DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT.

GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOW LINES AND PUBLIC RIGHT-OF-WAYS AS A RESULT OF THIS PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
4. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. CONTRACTOR SHALL PROVIDE A SMOOTH FINISH GRADE THROUGHOUT THE ENTIRE PROJECT FREE OF RUTS, DEPRESSIONS AND IRREGULARITIES. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. ALL SWALES, DEPRESSIONS, ETC. NOT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING.
5. THE CONTRACTOR SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAYS.
6. LOAD TICKETS WILL BE REQUIRED. CONTRACTOR TO PROVIDE COPIES TO THE OWNER AND LANDSCAPE ARCHITECT.

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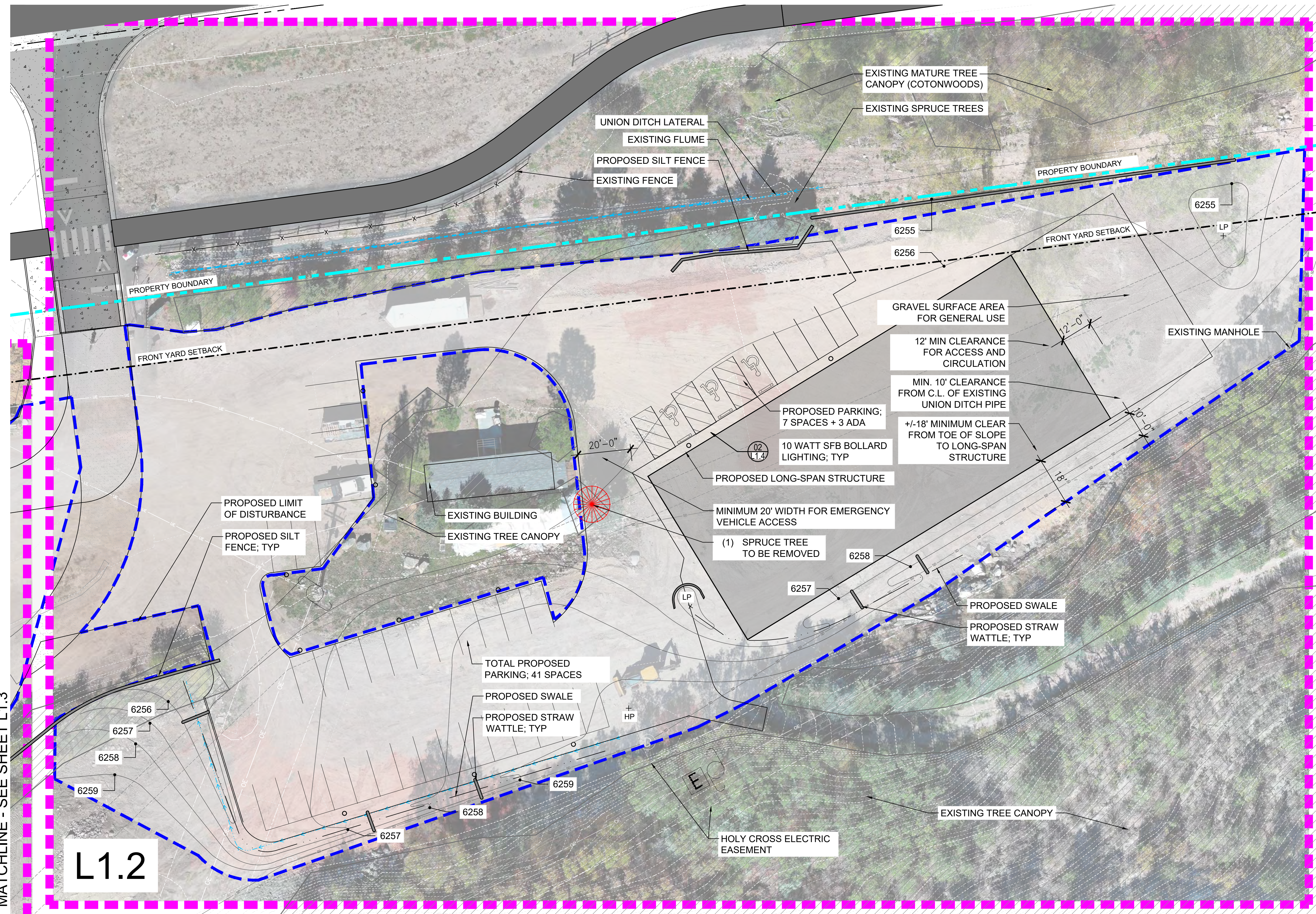
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GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:

L1.3

SHEET 4 OF 6



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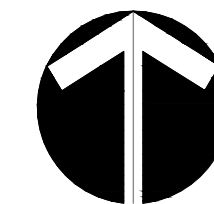
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0 10 20 40
5 20
SCALE: 1"=20'-0"