

MINOR SUBDIVISION APPLICATION

Application Fee is \$2,000

An additional \$100 fee will be required to process and create vested property rights

Total Application Fee: \$2,100

CLEAR CREEK COUNTY PLANNING DEPARTMENT
Post Office Box 2000, Georgetown, CO 80444
303/679-2436

OWNER(S) Daly Family Partners, LLC

MAILING ADDRESS 10914 Remmick Ridge Rd

CITY Parker STATE CO ZIP 80134

EMAIL ADDRESS bdaly@mylandsteward.com

HOME PHONE (720) 635-0778 WORK PHONE (720) 635-0778

APPLICANT(S) Daly Family Partners, LLC

MAILING ADDRESS 10914 Remmick Ridge Rd.

CITY Parker STATE Colorado ZIP 80134

EMAIL ADDRESS bdaly@mylandsteward.com

HOME PHONE (720) 635-0778 WORK PHONE (720) 635-0778

LEGAL DESCRIPTION OF PROPERTY Metes & bounds- see attached
1/4 Section & Section-Township-Range or Subdivision-Lot & Block

CURRENT # OF LOTS 1 ACREAGE OF EACH 54

PROPOSED # OF LOTS 4 ACREAGE OF EACH 13.5

DESCRIBE REASON FOR REQUEST

Proposing to subdivide the property to allow for more residential homes and structures in a strategic location. Configuring sites for improved local ownership and development.

I (we) do hereby certify that the information contained in or presented in connection with this application is true and accurate to the best of my (our) knowledge and belief. I (we) do hereby further agree to abide by the agreements, conditions and stipulations that are a part of this request.

I (we) understand that the Planning Department staff will need to go onto my (our) property in order to process this request.

OWNER(S) [Signature], Managing Member 1/16/25
DATE

OWNER(S) _____ DATE

APPLICANT(S) [Signature], Managing Member 1/16/25
DATE

LEGAL DESCRIPTION

PER ASSURED TITLE AGENCY, LLC COMMITMENT NO. 00030989-001-TS1, WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2012

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF IDAHO SPRINGS, COUNTY OF CLEAR CREEK, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°18'45"W, FOR 593.67 FEET, AND THE NORTH 1/16TH CORNER BETWEEN SECTIONS 25 AND 30 BEARS N 00°14'18"E, FOR 749.89 FEET; THENCE N 00°21'07"E, FOR 579.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 103; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY IN A NORTHEASTERLY DIRECTION TO THE INTERSECTION OF THE NORTH LINE OF SECTION 30, WHENCE THE NW CORNER OF SAID SECTION 30 BEARS N 89°23'00"W, FOR 2240.94 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION S 89°23'00"E, 387.25 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 103, WHENCE THE NORTH QUARTER CORNER OF SECTION 30 BEARS S 89°23'00"E, 129.78 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY IN A SOUTHERLY DIRECTION TO THE EAST LINE OF THE NORTHWEST CORNER OF SECTION 30, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS N 00°45'28"W, FOR 1038.85 FEET; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION S 00°45'28"E, 798.05 FEET, WHENCE THE CENTER CORNER OF SECTION 30 BEARS S 00°45'28"E, 832.89 FEET; THENCE S 85°19'41"W, 2802.02 FEET TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING CHICAGO CREEK RESERVOIR ROAD,

AND EXCEPT ANY PORTION LYING WITHIN RIGHT OF WAY FOR STATE HIGHWAY 103 AKA ECHO LAME HIGHWAY, AS SET FORTH IN DEED RECORDED AUGUST 24, 1953 IN BOOK 250 AT PAGE 56 AND AS SHOWN ON SURVEY OF CLEAR CREEK SURVEYING RECORDED JULY 14, 1989, IN BOOK 469 AT PAGE 676,

COUNTY OF CLEAR CREEK, STATE OF COLORADO.

PEACEFUL VALLEY RANCH PROPERTY MINOR PLAT NARRATIVE

Location & Access

The Peaceful Valley Ranch property, also known as “PVR” is located approximately 9 miles from Idaho Springs along State highway 103. The property has two existing access points off Highway 103:

- The first access is a private gated road known as Chicago Creek Road bisects the property just past mile marker 9. The property owner is part of an existing access agreement for this private road. This private, gated road serves Shwayder Camp and Idaho Springs Reservoir, along with a handful of private landowners.
- The second access is located about 0.4 miles South along Highway 103 at Peaceful Valley Lane. This access serves that residence that is located on the PVR property. The road has a fork in it on the PVR property. The Eastern segment serves the Do-Little Ranch which is a 146 acre residential property. The West fork serves the existing residence and three other residential homes.

There is no road connection between these two accesses on the PVR property.

Site Description

The PVR property is 54 acres total. In addition to the roads that traverse the property, Chicago Creek also bisects the property (near Chicago Creek Road). Highway 103 makes up most of the North boundary of the property for about 3500 feet of frontage. The elevation of the residence is roughly 9750 ft. There are varied site conditions across the property. Most of the property is forested except for about 4-5 acres of open pasture in the “Peaceful Valley” area. The topography is gently sloped in the valley with rolling hills across the rest of the property. There is also a power line that bisects the property, running in a northwest to southeast direction.

There is an existing home on the property that underwent a complete remodel in 2013. In addition to the home, there are two storage structures and one barn.

Neighbors

Peaceful Valley Lane is a gravel road and is the access to the existing home. This access also serves the other six ownerships in the valley area. Currently, the use of these properties by most of the valley owners is largely seasonal, with very little use in the winter months. Two of the ownerships are large acreage properties which branch off o a fork in the road on PVR. The North branch serves the Do-Litte Ranch which is 146-acre property. The South branch ends at another large 100 acre plus property that is owned by the Easleys. There are two other properties that have cabins that are seasonally used and the Parson property (35 acres) which can be accessed off Peaceful Valley Lane or Chicago Creek Road.

Purpose & Market Considerations

One reason that DFP is seeking to subdivide the property is to create additional residential parcels that can be marketed to third parties. Currently, there is a significant shortage of housing in the nation, including Colorado. These lots would offer some very attractive building sites that can serve that need. The proposed sites have been designed to take advantage of existing geographical features. The proposed uses are consistent with the existing zoning on the property. The new homes would likely not been seen from any neighbors' homes, or from travelers on highway 103. Given the close access to HWY 103 there would be no significant traffic changes that would impact the rest of the neighborhood.

Community Infrastructure & Services

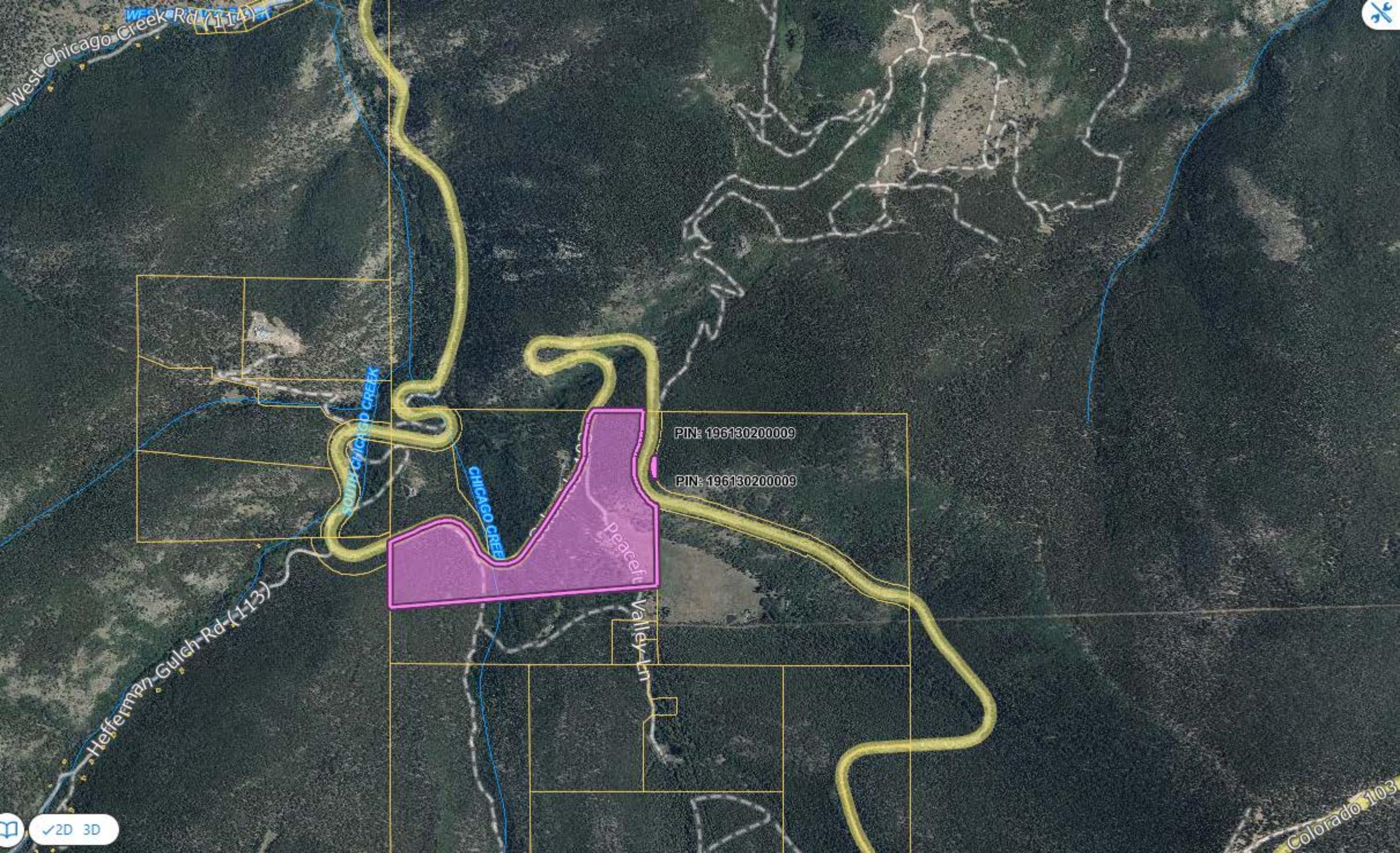
The addition of three proposed future single family homes on the new acreage sites will not pose a significant change for service providers like fire and police protection. This subdivision application contemplates that some roadway improvements would be made to Peaceful Valley Lane and Chicago Creek Rd. thereby enhancing access for these providers to service existing and future homes. Since these are both private roads, there will be no new maintenance burden on the County for these roadways.

The three new homes located in the heart of Clear Creek County located just a few short miles from Mt Blue Sky, surrounded by miles of National Forest is a

wonderful opportunity for recreational enthusiasts and people who love the outdoors and the local wildlife. This is just the passive enjoyment that our County offers on top of the many structured recreational opportunities in the area which include ziplines, four-wheel drive trails, hiking and fishing opportunities as well as local skiing in the winter. These opportunities are part of the reason that people want to relocate to Clear Creek County in this kind of a setting. It's a wonderful place to call home!

The fiscal analysis that was prepared shows that this subdivision will be a net positive enhancement to the County's budget as represented by an annual increase in property taxes in the amount of \$1760/ year. This is before any new homes are constructed which would further increase the property tax revenues.

The Clear Creek School District was contacted to ascertain the district's capacity for new students; however, no response was received. WE believe that if capacity was a problem we would have heard back.



West Chicago Creek Rd (114)

Heffelman Gulch Rd (113)

Colorado 103

SOUTH CHICAGO CREEK

CHICAGO CREEK

Peaceful Valley Ln

PIN: 196130200009

PIN: 196130200009



2D 3D



PEACEFUL VALLEY DIVISION OF LAND 2025

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 73 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO

CASE #BX-2025-01

LOT 1:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., BEING A PORTION OF THAT PARCEL DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°18'45"W, FOR 593.63 FEET; THENCE ALONG WEST LINE, NORTH 00°20'48" EAST, A DISTANCE OF 579.31 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 103;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

- 1) NORTH 64°58'51" EAST, A DISTANCE OF 476.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 278.06 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°46'57" EAST;
- 2) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°29'55", AN ARC LENGTH OF 429.49 FEET;
- 3) SOUTH 26°09'54" EAST, A DISTANCE OF 12.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 440.25 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 63°52'35" EAST;
- 4) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'23", AN ARC LENGTH OF 200.47 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 38°30'50" EAST, A DISTANCE OF 53.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 286.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 61°53'25" WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°42'36", AN ARC LENGTH OF 173.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 251.07 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°30'49" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'33", AN ARC LENGTH OF 65.40 FEET;

THENCE SOUTH 06°10'28" EAST, A DISTANCE OF 97.50 FEET;

THENCE SOUTH 06°01'54" WEST, A DISTANCE OF 34.45 FEET;

THENCE SOUTH 85°23'01" WEST, A DISTANCE OF 1,002.41 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 14.659 ACRES, (638,558 SQUARE FEET), MORE OR LESS.

LOT 2:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., BEING A PORTION OF THAT PARCEL DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID SECTION 30, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°18'45" W, FOR 593.63 FEET;

THENCE ALONG THE SOUTH LINE OF SAID CORRECTION WARRANTY DEED, NORTH 85°23'01" EAST, A DISTANCE OF 1002.41 FEET TO THE **POINT OF BEGINNING.**

THENCE DEPARTING SAID SOUTH LINE, NORTH 06°01'54" EAST, A DISTANCE OF 34.45 FEET;

THENCE NORTH 06°10'28" WEST, A DISTANCE OF 97.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 251.07 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°33'38" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°55'33", AN ARC LENGTH OF 65.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 286.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 83°24'00" WEST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°42'36", AN ARC LENGTH OF 173.68 FEET;

THENCE NORTH 38°30'50" WEST, A DISTANCE OF 53.04 FEET TO THE SOUTHERLY RIGHT-OF WAY OF STATE HIGHWAY 103, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 440.25 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 37°47'11" EAST;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°54'38", AN ARC LENGTH OF 729.28 FEET;
- 2) NORTH 32°50'06" EAST, A DISTANCE OF 789.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 945.08 FEET;
- 3) THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°22'11", AN ARC LENGTH OF 138.05 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 06°19'20" WEST, A DISTANCE OF 48.90 FEET;

THENCE SOUTH 03°36'06" EAST, A DISTANCE OF 69.61 FEET;

THENCE SOUTH 09°08'59" EAST, A DISTANCE OF 79.54 FEET;

THENCE SOUTH 36°15'03" EAST, A DISTANCE OF 67.59 FEET;

THENCE SOUTH 49°37'18" EAST, A DISTANCE OF 129.58 FEET;

THENCE SOUTH 38°06'06" EAST, A DISTANCE OF 39.84 FEET;

THENCE SOUTH 16°22'23" EAST, A DISTANCE OF 25.46 FEET;

THENCE SOUTH 05°39'28" EAST, A DISTANCE OF 70.36 FEET;

THENCE SOUTH 36°51'50" WEST, A DISTANCE OF 222.85 FEET;

THENCE SOUTH 45°34'04" EAST, A DISTANCE OF 337.60 FEET;

THENCE SOUTH 38°58'26" WEST, A DISTANCE OF 431.36 FEET TO THE SOUTH LINE OF SAID CORRECTION WARRANTY DEED;

THENCE ALONG SAID SOUTH LINE, SOUTH 85°23'01" WEST, A DISTANCE OF 1,094.97 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 17.336 ACRES, (755,177 SQUARE FEET), MORE OR LESS.

LOT 3:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., BEING A PORTION OF THAT PARCEL DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NW 1/4 OF SECTION 30 WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°42'50" EAST, A DISTANCE OF 1,631.68 FEET;

THENCE SOUTH 61°24'33" WEST, A DISTANCE OF 483.27 FEET;

THENCE NORTH 45°34'04" WEST, A DISTANCE OF 337.60 FEET;

THENCE NORTH 36°51'50" EAST, A DISTANCE OF 222.85 FEET;

THENCE NORTH 05°39'28" WEST, A DISTANCE OF 70.36 FEET;

THENCE NORTH 16°22'23" WEST, A DISTANCE OF 25.46 FEET;

THENCE NORTH 38°06'06" WEST, A DISTANCE OF 39.84 FEET;

THENCE NORTH 49°37'18" WEST, A DISTANCE OF 129.58 FEET;

THENCE NORTH 36°15'03" WEST, A DISTANCE OF 67.59 FEET;

THENCE NORTH 09°08'59" WEST, A DISTANCE OF 79.54 FEET;

THENCE NORTH 03°36'06" WEST, A DISTANCE OF 69.61 FEET;

THENCE NORTH 06°19'20" EAST, A DISTANCE OF 48.90 FEET TO THE EASTERLY RIGHT-OF-WAY OF STATE HIGHWAY 103, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 945.08 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°32'05" WEST;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY RIGHT-OF-WAY OF SAID STATE HIGHWAY 103 THE FOLLOWING 8 COURSES:

- 1) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°07'48", AN ARC LENGTH OF 348.53 FEET;
- 2) NORTH 03°20'06" EAST, A DISTANCE OF 22.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 707.74 FEET;
- 3) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°14'07", AN ARC LENGTH OF 348.77 FEET;
- 4) SOUTH 89°19'21" EAST, A DISTANCE OF 387.25 FEET;
- 5) SOUTH 00°44'19" WEST, A DISTANCE OF 124.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 907.26 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 88°52'54" WEST;
- 6) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'00", AN ARC LENGTH OF 315.11 FEET;
- 7) SOUTH 20°37'30" WEST, A DISTANCE OF 10.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 502.43 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°05'11" EAST;
- 8) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78°03'51", AN ARC LENGTH OF 684.55 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 30;

THENCE ALONG SAID EAST LINE, SOUTH 00°42'50" EAST, A DISTANCE OF 288.86 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 16.899 ACRES, (736,101 SQUARE FEET), MORE OR LESS.

LOT 4:

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., BEING A PORTION OF THAT PARCEL DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NW 1/4 OF SECTION 30 WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°42'50" EAST, A DISTANCE OF 832.84 FEET;

THENCE SOUTH 85°23'01" WEST, A DISTANCE OF 704.29 FEET;

THENCE NORTH 38°58'26" EAST, A DISTANCE OF 431.36 FEET;

THENCE NORTH 61°24'33" EAST, A DISTANCE OF 483.27 FEET TO SAID EAST LINE;

THENCE ALONG SAID EAST LINE, SOUTH 00°42'50" EAST, A DISTANCE OF 509.98 FEET TO THE **POINT OF BEGINNING.**

CONTAINING AN AREA OF 5.026 ACRES, (218,951 SQUARE FEET), MORE OR LESS.

SCALE	NA	DATE	8/18/2024
BY		DATE	
REVISION		DESCRIPTION	



 300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

MINOR SUBDIVISION EXEMPTION
170 PEACEFUL VALLEY LANE
CLEAR CREEK COUNTY, COLORADO
 PREPARED FOR
 STEWARDSHIP LAND SERVICES, LLC
 10194 REMMICK RIDGE ROAD, PARKER, CO 80134

PEACEFUL VALLEY DIVISION OF LAND 2025

LAND SURVEY PLAT

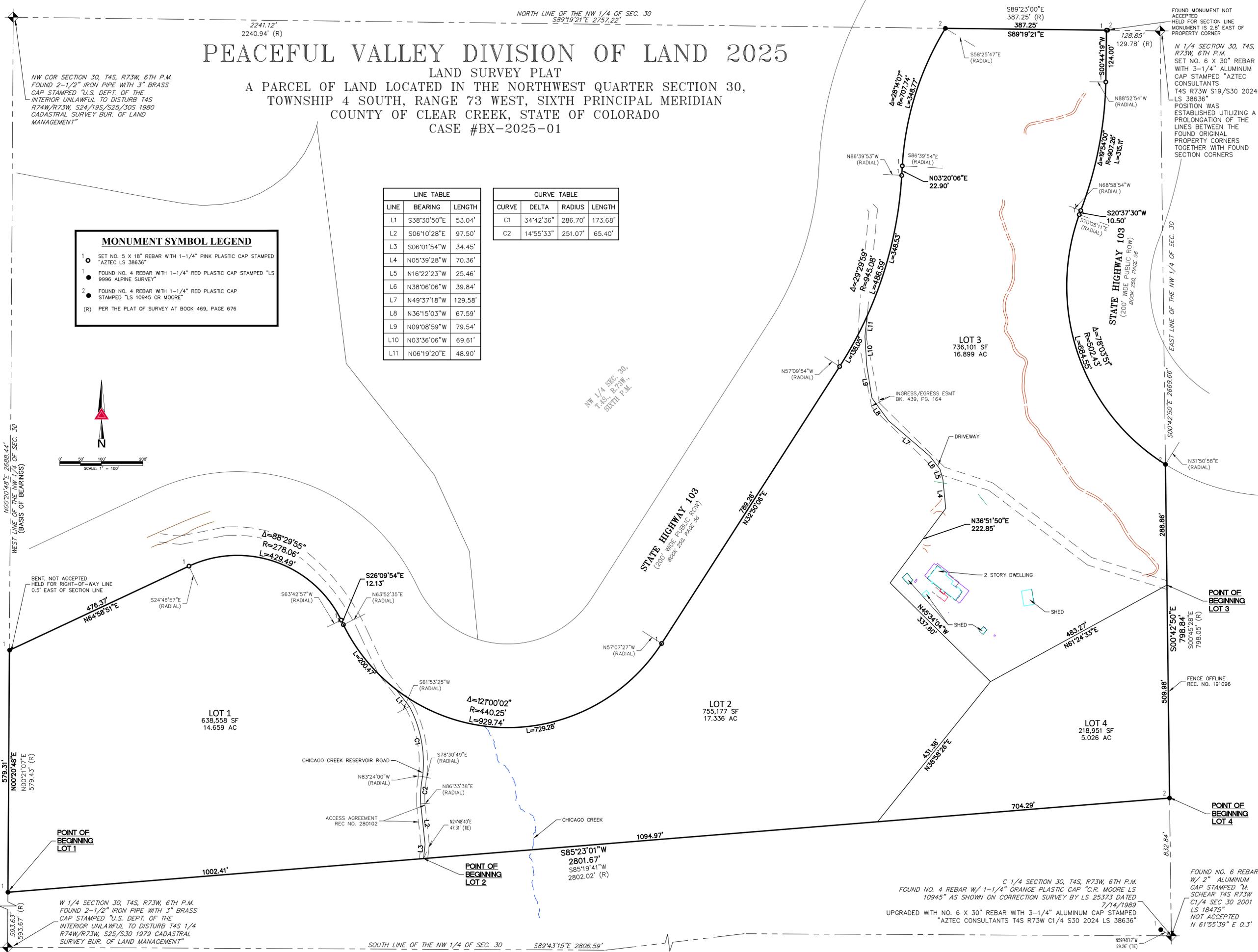
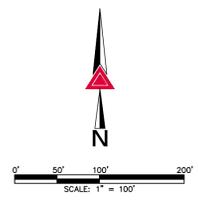
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 73 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO
CASE #BX-2025-01

NW COR SECTION 30, T4S, R73W, 6TH P.M.
FOUND 2-1/2" IRON PIPE WITH 3" BRASS
CAP STAMPED "U.S. DEPT. OF THE
INTERIOR UNLAWFUL TO DISTURB T4S
R74W/R73W, S24/19S/S25/S30S 1980
CADASTRAL SURVEY BUR. OF LAND
MANAGEMENT"

MONUMENT SYMBOL LEGEND	
1	SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
2	FOUND NO. 4 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 9996 ALPINE SURVEY"
3	FOUND NO. 4 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 10945 CR MOORE"
(R)	PER THE PLAT OF SURVEY AT BOOK 469, PAGE 676

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°30'50"E	53.04'
L2	S06°10'28"E	97.50'
L3	S06°01'54"W	34.45'
L4	N05°39'28"W	70.36'
L5	N16°22'23"W	25.46'
L6	N38°06'06"W	39.84'
L7	N49°37'18"W	129.58'
L8	N36°15'03"W	67.59'
L9	N09°08'59"W	79.54'
L10	N03°20'06"W	69.61'
L11	N06°19'20"E	48.90'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	34°42'36"	286.70'	173.68'
C2	14°55'33"	251.07'	65.40'



FOUND MONUMENT NOT
ACCEPTED
HELD FOR SECTION LINE
MONUMENT IS 2.8' EAST OF
PROPERTY CORNER

N 1/4 SECTION 30, T4S,
R73W, 6TH P.M.
SET NO. 6 X 30" REBAR
WITH 3-1/4" ALUMINUM
CAP STAMPED "AZTEC
CONSULTANTS
T4S R73W S19/S30 2024
LS 38636"
POSITION WAS
ESTABLISHED UTILIZING A
PROLONGATION OF THE
LINES BETWEEN THE
FOUND ORIGINAL
PROPERTY CORNERS
TOGETHER WITH FOUND
SECTION CORNERS

WEST LINE OF THE NW 1/4 OF SEC. 30
N00°20'48"E 2688.44'
579.31'
N00°21'07"E
579.45' (R)593.63'
593.67' (R)

W 1/4 SECTION 30, T4S, R73W, 6TH P.M.
FOUND 2-1/2" IRON PIPE WITH 3" BRASS
CAP STAMPED "U.S. DEPT. OF THE
INTERIOR UNLAWFUL TO DISTURB T4S 1/4
R74W/R73W, S25/S30 1979 CADASTRAL
SURVEY BUR. OF LAND MANAGEMENT"

SOUTH LINE OF THE NW 1/4 OF SEC. 30
S89°43'15"E 2806.59'

NW 1/4 SEC. 30,
T4S, R73W,
SIXTH P.M.

STATE HIGHWAY 103
(200' WIDE PUBLIC ROW)
BOOK 250, PAGE 56

C 1/4 SECTION 30, T4S, R73W, 6TH P.M.
FOUND NO. 4 REBAR W/ 1-1/4" ORANGE PLASTIC CAP "C.R. MOORE LS
10945" AS SHOWN ON CORRECTION SURVEY BY LS 25373 DATED
7/14/1989
UPGRADED WITH NO. 6 X 30" REBAR WITH 3-1/4" ALUMINUM CAP STAMPED
"AZTEC CONSULTANTS T4S R73W C1/4 S30 2024 LS 38636"

FOUND NO. 6 REBAR
W/ 2" ALUMINUM
CAP STAMPED "M.
SCHEAR T4S R73W
C1/4 SEC 30 2001
LS 18475"
NOT ACCEPTED
N 61°55'39" E 0.3'

SCALE	1"=100'
DATE	8/18/2024
BY	
REVISION DESCRIPTION	

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

MINOR SUBDIVISION EXEMPTION
170 PEACEFUL VALLEY LANE
CLEAR CREEK COUNTY, COLORADO

PREPARED FOR
STEWARDSHIP LAND SERVICES, LLC
10194 REMMICK RIDGE ROAD, PARKER, CO 80134

SHEET
THREE
OF 3 SHEETS

194823-01
JOB NO.

STANDARD ROADWAY NOTES

1. A CONSTRUCTION PERMIT FROM THE CLEAR CREEK COUNTY ROAD AND BRIDGE DEPARTMENT IS REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
2. ANY WORK WITHIN STATE RIGHT-OF-WAY WILL REQUIRE A STATE CONSTRUCTION PERMIT.
3. THE CONTRACTOR SHALL NOTIFY CLEAR CREEK COUNTY ROAD AND BRIDGE DEPARTMENT AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
4. THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS OR OTHER DEVICES NECESSARY FOR SAFE TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE COLORADO SUPPLEMENT TO THE MUTCD. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY ROAD AND BRIDGE DEPARTMENT PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT FOR WORK WITHIN COUNTY RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CALL 534-6700.
6. CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SPECIAL PROVISIONS AND REVISIONS THERETO, AND AS AMENDED BY CLEAR CREEK COUNTY ROADWAY DESIGN AND CONSTRUCTION MANUAL.
7. THE SUBGRADE MATERIAL SHALL BE SCARIFIED OR REMOVED TO A DEPTH REQUIRED BY CLEAR CREEK COUNTY ACCORDING TO INFORMATION OBTAINED FROM LABORATORY TESTS AND/OR AS REQUIRED IN THE PAVEMENT DESIGN REPORT. ADDITIVES OR APPROVED MATERIAL MAY BE REQUIRED IF THE NATIVE MATERIAL IS UNSATISFACTORY. THE SUBGRADE SHALL BE COMPACTED TO A MINIMUM DENSITY DETERMINED IN ACCORDANCE WITH AASHTO DESIGNATION T180 AND IN ACCORDANCE WITH THE ROADWAY DESIGN & CONSTRUCTION MANUAL WITH MOISTURE CONTENT NO MORE THAN 3% OF OPTIMUM.
8. SERVICE TRENCHES AND UTILITY MAIN TRENCHES SHALL BE COMPACTED THROUGHOUT THE DEPTH OF TRENCH AS SPECIFIED IN NOTE 7.
9. CLASS 6 AGGREGATE BASE COURSE FOR SHOULDERS SHALL BE PLACED AND COMPACTED TO 95% STANDARD PROCTOR AFTER PLACEMENT OF ASPHALT.
10. EXISTING ASPHALT PAVEMENT SHALL BE STRAIGHT SAWCUT OR BLADECUT WHEN ADJOINING WITH NEW ASPHALT PAVEMENT. SS-1 TACK COAT SHALL BE APPLIED TO ALL SURFACES.
11. STRUCTURAL SECTION SHALL BE AS APPROVED BY THE CLEAR CREEK COUNTY ROAD & BRIDGE, WITH PAVEMENT DESIGN IN ACCORDANCE WITH THE CLEAR CREEK COUNTY ROADWAY DESIGN AND CONSTRUCTION MANUAL.

PARCEL ID: 196130200009
170 PEACEFUL VALLEY LANE
IDAHO SPRINGS, CO 80452
CLEAR CREEK COUNTY
GRADING, EROSION & SEDIMENT CONTROL PLAN



VICINITY MAP
N.T.S.

PERMANENT VEGETATIVE COVER CONSISTING OF MIX NOTED BELOW SHALL BE BROADCAST SEEDED AT 12.98 POUNDS PURE LIVE SEED PER ACRE. HYDRO-MULCH, APPLIED AT A RATE RECOMMENDED BY THE MANUFACTURE AND CRIMPED MAY BE USED TO STABILIZE THE EXPOSED SURFACE.

THE FOLLOWING GRASS SEED MIXTURES ARE SUGGESTED FOR THE THREE MAJOR HABITATS ENCOUNTERED IN HIGHER ELEVATIONS OF COLORADO

Landscape Mix – Low growing grasses comprised of bunchgrasses and sod formers giving a varied texture for transitional areas adjacent to buildings.

SEED	VARIETY	(LB per ¼ Acre)
Chewing Fescue	Shadow	2¼
Red Fescue	Pennlawn	2¼
Hard Fescue	Durar	1½
Sheep Fescue	Covar	1½
		Total - 7½

PROJECTED SCHEDULE OF OPERATIONS

WEEK START	WEEK STOP	DESCRIPTION	DAYS - HOURS OF OPERATION
1	1	INSTALL SEDIMENT CONTROL LOGS OR SILT FENCE AS NEEDED ALONG THE DOWNHILL SIDE OF PROPOSED DISTURBANCE AREA. INSTALL VEHICLE TRACKING CONTROL PAD AND STAGING AREA.	MONDAY - FRIDAY 8AM - 5PM.
2	6	CONTINUE GRADING. INSTALL SEDIMENT CONTROL LOGS WHERE NEEDED ALONG ROUGH GRADED SLOPES, GRADE SWALE. INSTALL ROCK CHECK DAMS. EXCAVATE BUILDING PAD AREA. POUR FOUNDATION AND BACKFILL.	MONDAY - FRIDAY 8AM - 5PM.
4	16	PERFORM MAINTENANCE ON EROSION AND SEDIMENT CONTROL MATERIAL. SEED AND/OR HYDRO-MULCH AREAS THAT WILL NO LONGER BE DISTURBED. FRAME AND ROOF NEW RESIDENCE.	MONDAY - FRIDAY 8AM - 5PM.
17	18	FINALIZE GRADING. RESEED/MULCH/HYDRO-MULCH WHERE NECESSARY. COMPLETE EROSION AND SEDIMENT CONTROL BMP CLEAN-UP. SILT FENCE OR SCL TO REMAIN UNTIL VEGETATION IS RE-ESTABLISHED TO 75% OF PRE-DISTURBANCE CONDITION. AFTER VEGETATION IS RE-ESTABLISHED, CONTRACTOR/OWNER HAS THE OPTION TO REMOVE THE CHECK DAMS.	MONDAY - FRIDAY 8AM - 5PM.

GENERAL NOTES

1. THIS GRADING, EROSION & SEDIMENT CONTROL PLAN IS NOT A SURVEY, IT IS INTENDED TO FULFILL THE REQUIREMENTS OF CLEAR CREEK COUNTY GRADING PERMIT AND IS NOT INTENDED FOR ANY OTHER PURPOSE WHATSOEVER.
2. CONTACT ENGINEER OF RECORD FOR ALL PLAN QUESTIONS, INTERPRETATIONS, AND CONFLICTS.
3. ANY LANDSCAPE CHANGES TO THE SITE GRADING MUST MEET THE DRAINAGE REQUIREMENTS OF THIS PLAN.
4. OWNER MUST ACQUIRE EASEMENTS AND PERMITS FOR ALL OFFSITE WORK.
5. CONTRACTOR SHALL GRADE SMOOTH, UNIFORM SLOPES AND CROSS SLOPES IN ALL AREAS.
6. ANY UNAUTHORIZED ALTERATION TO THE RECORD DRAWINGS VOID THESE DRAWINGS IN WHOLE.
7. NO 100-YEAR FLOODPLAIN BOUNDARIES WITHIN SITE.

STANDARD GRADING NOTES

1. EARTH DISTURBANCE GREATER THAN 2,500 CUBIC YARDS AND/OR 20,000 FT² SHALL BE REQUIRED TO APPLY FOR A "BEST MANAGEMENT PRACTICES" PERMIT.
2. DRIVEWAY CRITERIA
THE MAXIMUM ALLOWABLE GRADE ON STRAIGHT SECTIONS OF DRIVEWAY IS 12%.
3. A MAXIMUM GRADE OF 8% FOR CURVES WITH RADIUS OF 50 FEET OR GREATER AT CENTERLINE SHALL BE MAINTAINED. GRADES ARE MEASURED IN THE CENTER LINE OF THE ROAD.
4. GRADES THROUGH A SWITCHBACK SHALL COMPLY WITH THE CURVE CRITERIA.
5. DRIVEWAYS CONSTRUCTED ON NATURAL LATERAL SLOPES GREATER THAN 20% SHALL BE SUPER-ELEVATED TOWARD THE CUT SLOPE AS SHOWN IN FIGURE 13.
6. DRIVEWAYS CONSTRUCTED ON NATURAL LATERAL SLOPES LESS THAN 20% MAY BE CROWNED AS SHOWN IN FIGURE 14.
7. DEVIATION TO A LESSER GRADE STANDARD WILL NOT EXCEED 18% GRADE ON STRAIGHT SECTIONS OF DRIVEWAYS UP TO 150 FEET IN LENGTH AND 8% GRADE CHANGE THROUGH A SWITCHBACK FROM POINT OF CURVATURE TO POINT OF TANGENCY.
8. SINGLE FAMILY RESIDENCE DRIVEWAYS IN EXCESS OF 100 FEET IN LENGTH SHALL PROVIDE AN ADEQUATE TURNAROUND FOR EMERGENCY EQUIPMENT TO WITHIN 50 FEET OF THE DWELLING UNIT. DRIVEWAYS SERVING MULTI FAMILY, INDUSTRIAL, OR COMMERCIAL DEVELOPMENT SHALL PROVIDE A TURNAROUND AS SPECIFIED IN FIGURE 7 IF THE DRIVEWAY DEAD ENDS.
9. INTERSECTIONS SHALL MEET AT RIGHT ANGLES OF EACH OTHER. WITH SUPPORTING JUSTIFICATION A RELAXATION OF UP TO 15° CAN BE REQUESTED FROM THE COUNTY.
10. DRIVEWAY OPENINGS SHALL BE SEPARATED BY AT LEAST 30 FEET, AS MEASURED FROM CURVE RETURN, OR ELSE SHALL BE COMBINED. MORE SPACING MAY BE REQUIRED FOR TRAFFIC SAFETY AND PROPER TRAFFIC OPERATION.
11. CUT SLOPES
CUT SLOPES MAY BE CONSTRUCTED AS STEEP AS A 1½:1, BUT ONLY WHERE LOT LINE PROXIMITY OR BUILDING SITE NATURAL GRADE IMPOSES RESTRICTIONS (30% SLOPE AND GREATER).
12. CUT SLOPES STEEPER THAN 1½:1 REQUIRE A STABILITY REPORT PREPARED BY A GEOTECHNICAL (SOILS) ENGINEER CONFIRMING COMPETENT SLOPE MATERIAL PRIOR TO APPROVAL FROM THE COUNTY.
13. IN AREAS OF SOLID ROCK, SLOPES SHALL NOT BE CUT STEEPER THAN 1/2 : 1. SLOPES STEEPER THAN 1/2:1 REQUIRE A STABILITY REPORT PREPARED BY A GEOTECHNICAL (SOILS) ENGINEER CONFIRMING COMPETENT SLOPE MATERIAL PRIOR TO APPROVAL FROM THE COUNTY.
14. ALL SLOPES SHALL BE MADE SUFFICIENTLY STABLE TO PREVENT FAILURES. STEEP DRIVEWAY CUT SLOPES NOT IN SOLID ROCK REQUIRE RETAINING WALLS BUILT TO PREVENT SLOPE FAILURE.
15. RETAINING WALLS REQUIRE PLAN SUBMITTAL AND APPROVAL BY THE COUNTY. ALL RETAINING WALLS WITH A VERTICAL HEIGHT GREATER THAN 4 FEET SHALL BE OF AN ENGINEER APPROVED DESIGN.
16. FILL SLOPES:
FILL SLOPES MAY BE CONSTRUCTED AS STEEP AS 1 ½:1, BUT ONLY WHERE LOT LINE PROXIMITY OR BUILDING SITE GRADE IMPOSES RESTRICTIONS (30% SLOPE AND GREATER).
17. FILL SLOPES CONSTRUCTED AT A 1½:1 SLOPE SHALL BE CONSTRUCTED SO THAT THE TOE OF THE SLOPE IS KEYED INTO THE NATURAL SLOPE AND/OR SUPPORTED BY MECHANICAL STABILIZATION.
18. MECHANICAL SLOPE STABILIZATION DEVICES WITH DESIGN HEIGHTS GREATER THAN 4 FEET SHALL BE OF AN ENGINEER APPROVED DESIGN.
19. ORGANIC MATERIALS SHALL NOT BE PLACED IN FILLS. ROCK MATERIAL WITH A MAXIMUM DIMENSION GREATER THAN 24 INCHES SHALL NOT BE BURIED OR PLACED IN FILLS.
20. FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
21. WHERE A DRIVEWAY IS TO BE GRAVELED THE SURFACE SHALL BE CONSTRUCTED OF FOUR INCHES OF ROAD BASE COMPACTED TO 95% STANDARD PROCTOR. WHERE A DRIVEWAY IS TO BE PAVED, THE SURFACE SHALL BE CONSTRUCTED OF FOUR INCHES OF COMPACTED ROAD BASE AND TWO (2) INCHES OF ASPHALT THAT CAN BE PLACED IN ONE LIFT.
22. ALL DRIVEWAY ACCESSES FROM EXISTING PRIVATE OR PUBLIC ROADS, WHICH INTERFERE WITH A NATURAL OR CONSTRUCTED DRAINAGE COURSE, SHALL PROVIDE A DRAINAGE CULVERT. THE CULVERT SHALL BE A MINIMUM OF 18" DIAMETER, BUT WILL CARRY THE FLOW OF A 10-YEAR STORM EVENT.
23. CROSS ROAD DRAINAGE WILL BE PROVIDED AT A MINIMUM OF EVERY 800 FEET OR WHERE AN IDENTIFIABLE DRAINAGE COURSE IS DEFINED.
24. ALL DRIVEWAY CULVERTS SHALL HAVE 4 TO 6 INCHES OF COVER UNLESS OTHERWISE APPROVED BY THE SITE DEVELOPMENT DEPARTMENT.

PROJECT CONTACTS:

ENGINEER: INSIGHT ENGINEERING, INC. 27691 MOFFAT ROAD EVERGREEN, CO 80439 PHONE: 303-335-0714 CONTACT: DREW SCHNEIDER, P.E.	OWNER: BRIAN DALY STEWARDSHIP LAND SERVICES, LLC 10194 REMMICK RIDGE RD PARKER, CO 80134	SURVEYOR: AZTEC CONSULTANTS, INC 300 EAST MINERAL AVE SUITE 1 LITTLETON, CO 80122 PHONE: 303-713-1898
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SHEET INDEX

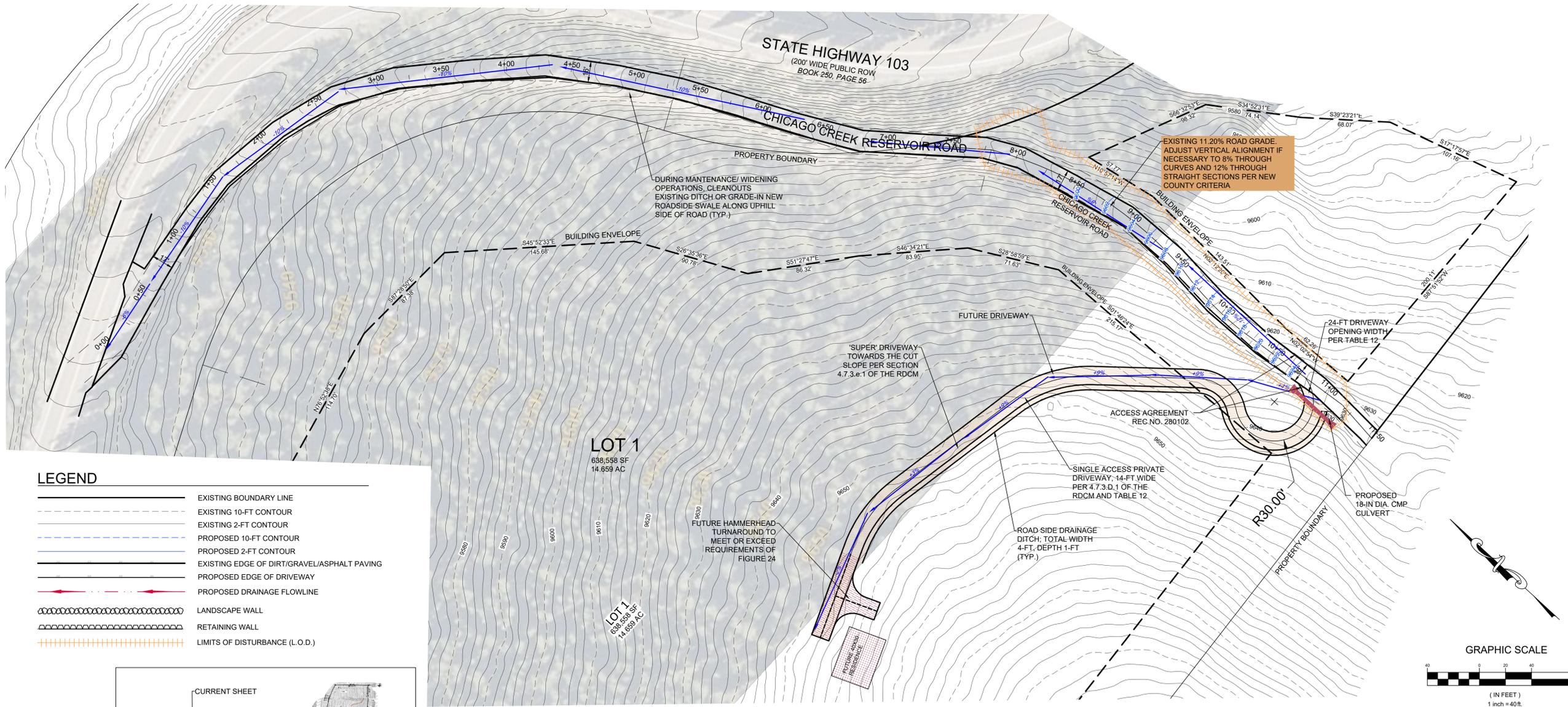
- C1.1 COVER SHEET AND STANDARD NOTES
 - C2.0 OVERALL MAP
 - C2.1A GRADING PLAN AND DRIVEWAY PROFILE #1
 - C2.1B GRADING PLAN AND DRIVEWAY PROFILE #2
 - C2.1C GRADING PLAN AND DRIVEWAY PROFILE #3
 - C2.2 STANDARD DRIVEWAY DETAILS
 - C3.1 INITIAL BMP PLAN PROFILE
 - C3.2 INTERIM BMP PLAN PROFILE
 - C3.3 FINAL BMP PLAN PROFILE
 - C3.4 EROSION AND SEDIMENT CONTROL BMP DETAILS
- INCLUDING : LAND SURVEY PLAT - BY OTHERS

STANDARD EROSION AND SEDIMENT CONTROL NOTES

1. THE GESC PLAN HEREIN PROVIDED IS SUBMITTED TO FULFILL CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT REQUIREMENTS. ADDITIONAL GRADING, EROSION, OR SEDIMENT CONTROL MEASURES, WHETHER PHYSICAL OR ADMINISTRATIVE, MAY BE REQUIRED OF THE PERMIT HOLDER DUE TO UNFORESEEN CHANGES IN THE CONSTRUCTION SITE, OR IF THE PLAN AS SUBMITTED DOES NOT ADEQUATELY CONTROL SITE EROSION OR THE RELEASE OF SEDIMENT OFFSITE.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES, TO THE MAXIMUM EXTENT PRACTICABLE.
3. AT ALL TIMES DURING CONSTRUCTION, ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ADJACENT PROPERTIES.
4. ALL TOPSOIL SHALL BE SALVAGED. TOPSOIL AND OVERBURDEN SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS, WHICH SHALL BE SEEDDED AND PLANTED. RUNOFF FROM THE STOCKPILED AREAS SHALL BE CONTROLLED TO PREVENT EROSION.
5. ANY APPLICANT CREATING AN EARTH DISTURBANCE GREATER THAN 2,500 CUBIC YARDS AND/OR 20,000 SQUARE FEET SHALL BE REQUIRED TO APPLY FOR A "BEST MANAGEMENT PRACTICES" PERMIT.
6. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS, WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
7. FUGITIVE DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES AND/OR WIND SHALL BE CONTROLLED USING THE BEST AVAILABLE CONTROL TECHNOLOGY, AS DEFINED BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, AT THE TIME OF GRADING.
8. EARTH MATERIALS AND CONSTRUCTION SUPPLIES ARE TO BE STORED ON A CONSTRUCTION SITE STAGING AREA, AND ARE NOT TO BE STORED ON THE STREET OR SIDEWALK. LOCATIONS OF STOCKPILES, CONCRETE WASHOUT AREAS AND TRASH RECEPTACLES ARE CLEARLY LOCATED ON THE PLANS.
9. FLOODPLAIN BOUNDARIES ARE SHOWN ON THE PLAN.
10. DRAINAGE FACILITIES IDENTIFIED BY THE SURVEYORS ARE SHOWN ON THE PLAN.
11. HAZARD AREAS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
12. MAJOR ROCK OUTCROPS HAVE NOT BEEN IDENTIFIED ON THIS SITE.
13. ALL NON-ROCK DISTURBED SLOPES GREATER THAN OR EQUAL TO 30% SHALL BE PROTECTED WITH AN EROSION BLANKET.
14. ALL GUTTER DOWNSPOUTS AND FLOWLINES OF SWALES SHALL BE PROTECTED WITH AN EROSION BLANKET.
15. PRIOR TO CLOSING OF THE HOME, THE SOIL SHALL BE STABILIZED BY EITHER LANDSCAPE MATERIAL, STRAW BLANKETS, OR SEED AND CRIMPED MULCH.
16. TEMPORARY VEGETATIVE COVER CONSISTING OF ANNUAL RYEGRASS MUST BE SEEDDED AT 20 LBS PURE LIVE SEED PER AC. MULCH CONSISTING OF STRAW, APPLIED AT A RATE OF ONE BALE PER 1000 S.F. AND CRIMPED MUST BE USED TO STABILIZE THE EXPOSED SURFACE.
17. SLOPES BETWEEN 2:1 AND 3:1 WILL BE HYDROSEEDDED / HYDROMULCHED.
18. SLOPES BETWEEN 1.5:1 AND 2:1 WILL NEED TO BE HYDROSEEDDED / HYDROMULCHED OR HAVE EROSION CONTROL BLANKETS INSTALLED.

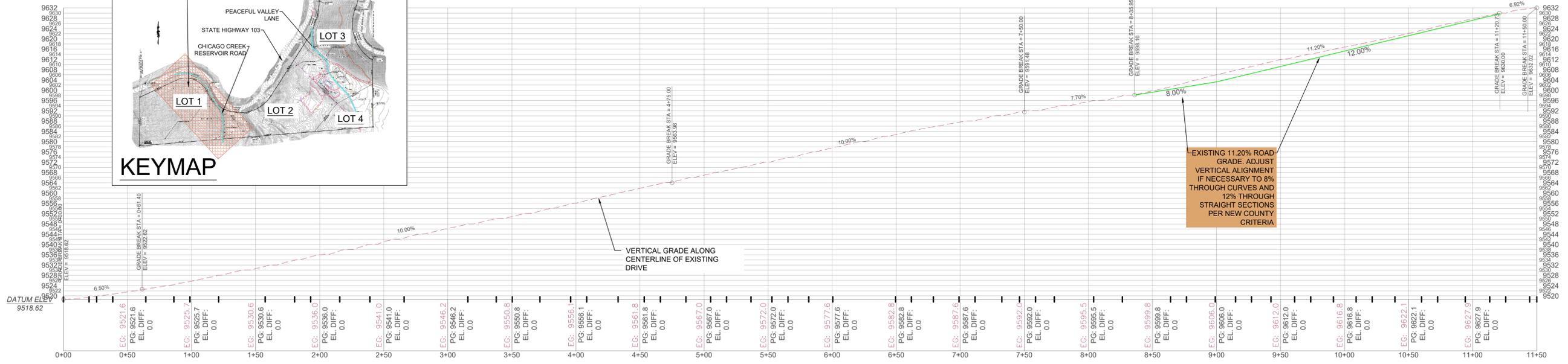
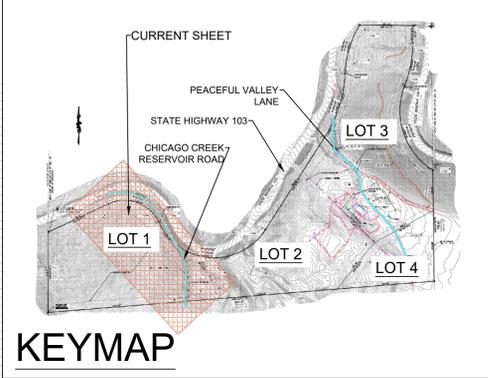
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CHGD. BY									
REVISIONS:									
DATE:									
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PROJECT LOCATION: PARCEL ID: 196130200009 170 PEACEFUL VALLEY LANE IDAHO SPRINGS, CO 80452 CLEAR CREEK COUNTY					DRAWING NAME: COVER SHEET AND STANDARD NOTES				
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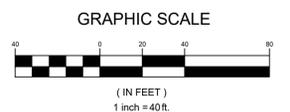


LEGEND

- EXISTING BOUNDARY LINE
- EXISTING 10-FT CONTOUR
- EXISTING 2-FT CONTOUR
- PROPOSED 10-FT CONTOUR
- PROPOSED 2-FT CONTOUR
- EXISTING EDGE OF DIRT/GRAVEL/ASPHALT PAVING
- PROPOSED EDGE OF DRIVEWAY
- PROPOSED DRAINAGE FLOWLINE
- LANDSCAPE WALL
- RETAINING WALL
- LIMITS OF DISTURBANCE (L.O.D.)



DRIVEWAY PROFILE
SCALE: 1" = 40' (HORIZ.), 1" = 20' (VERT.)



CHGD. BY

REVISIONS:

DATE:

INSIGHT ENGINEERING, INC
ENGINEERING & DESIGN SERVICES
27691 MOFFAT ROAD
EVERGREEN, COLORADO 80439
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PARCEL ID: 196130200009
170 PEACEFUL VALLEY LANE
IDAHO SPRINGS, CO 80452
CLEAR CREEK COUNTY

DRAWING NAME:
GRADING PLAN AND DRIVEWAY PROFILE #1

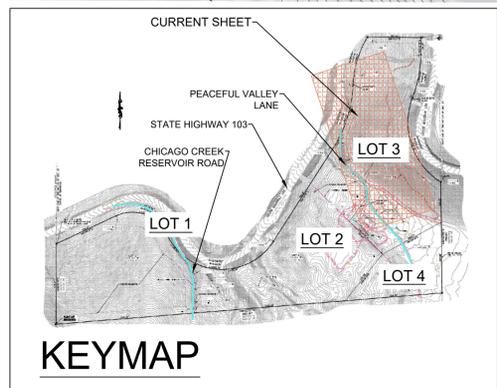
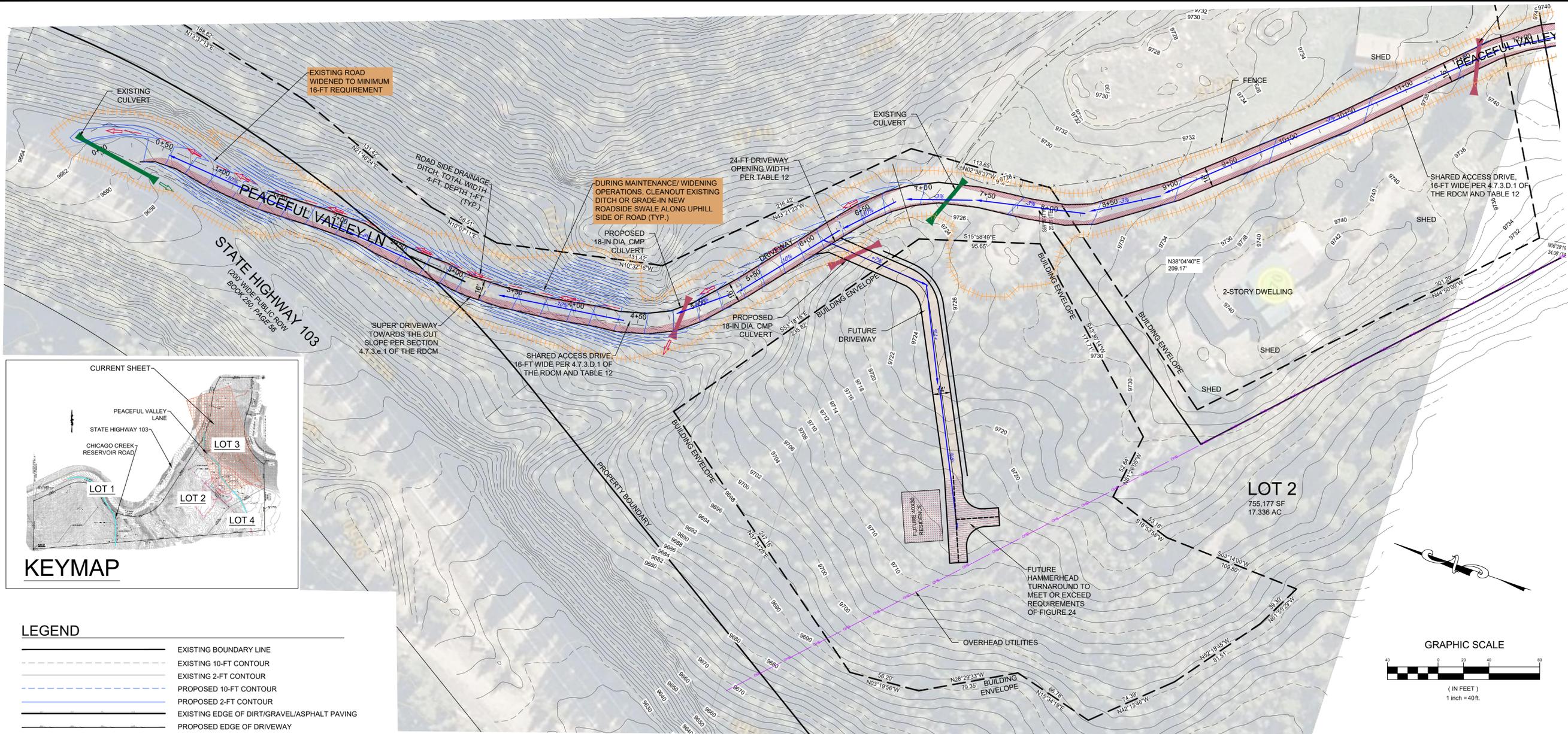
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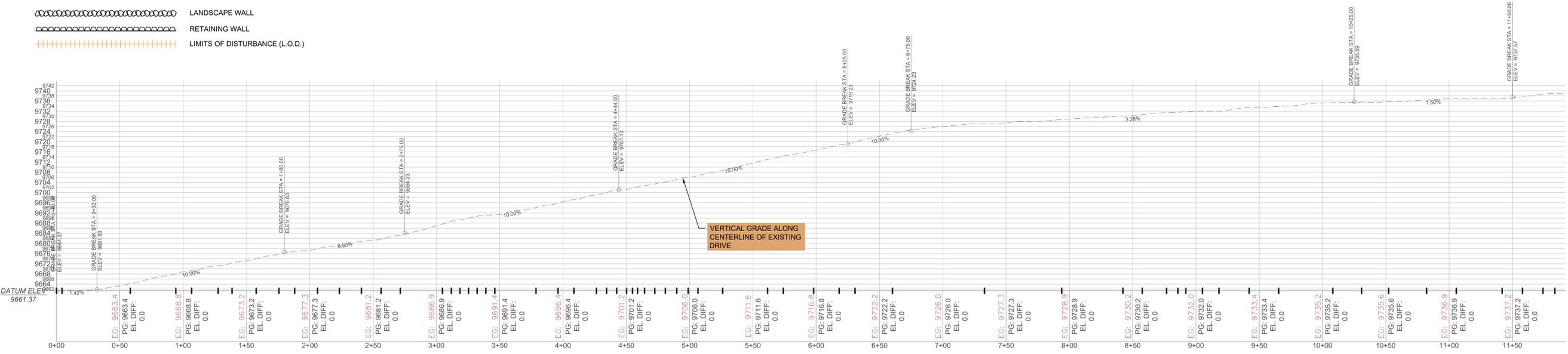
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LEGEND

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	EXISTING 10-FT CONTOUR
	EXISTING 2-FT CONTOUR
	PROPOSED 10-FT CONTOUR
	PROPOSED 2-FT CONTOUR
	EXISTING EDGE OF DIRT/GRAVEL/ASPHALT PAVING
	PROPOSED EDGE OF DRIVEWAY
	PROPOSED DRAINAGE FLOWLINE
	LANDSCAPE WALL
	RETAINING WALL
	LIMITS OF DISTURBANCE (L.O.D.)



DRIVEWAY PROFILE
SCALE: 1" = 40' (HORIZ.), 1" = 20' (VERT.)

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REVISIONS:	
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 CLEAR CREEK COUNTY

DRAWING NAME:
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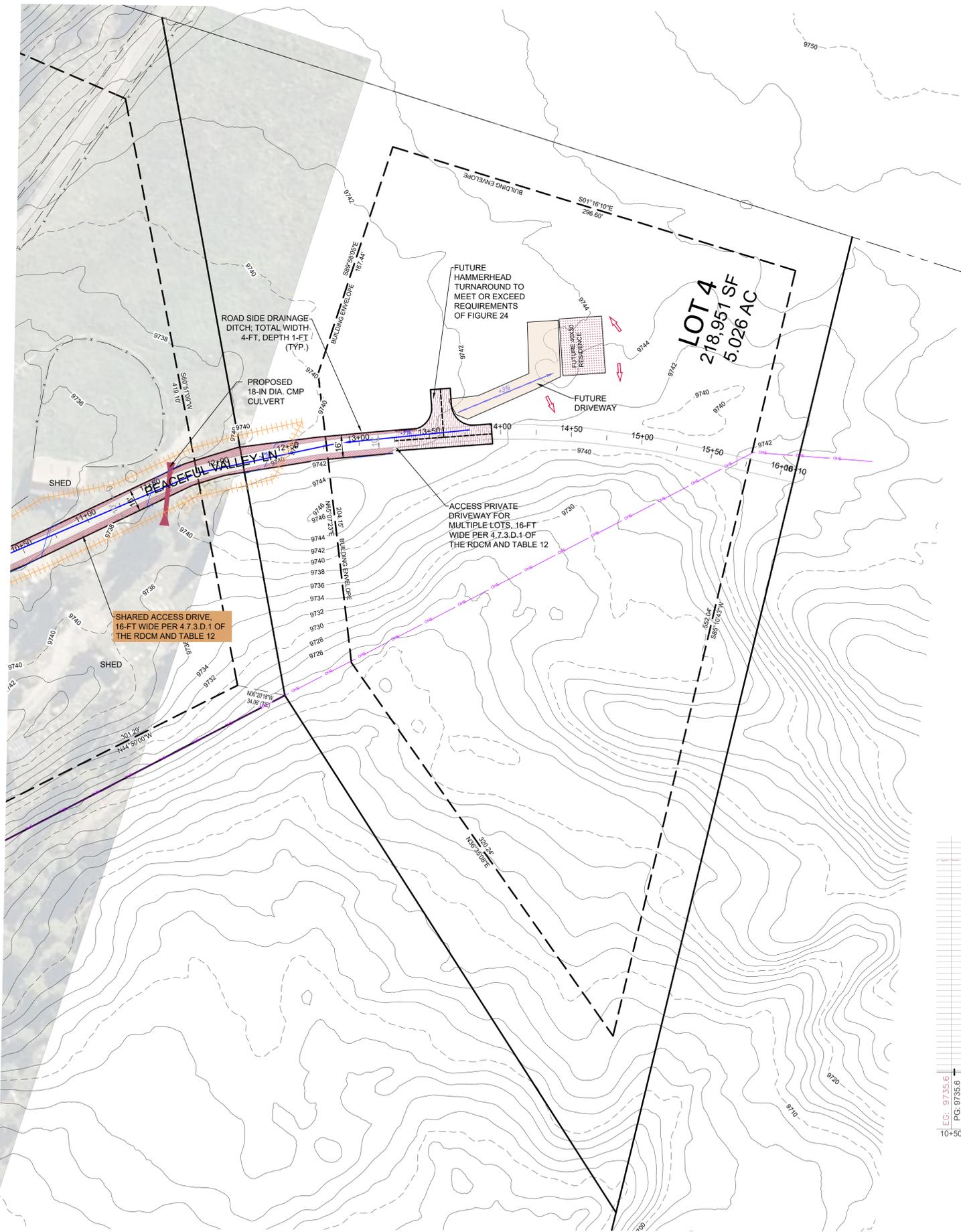
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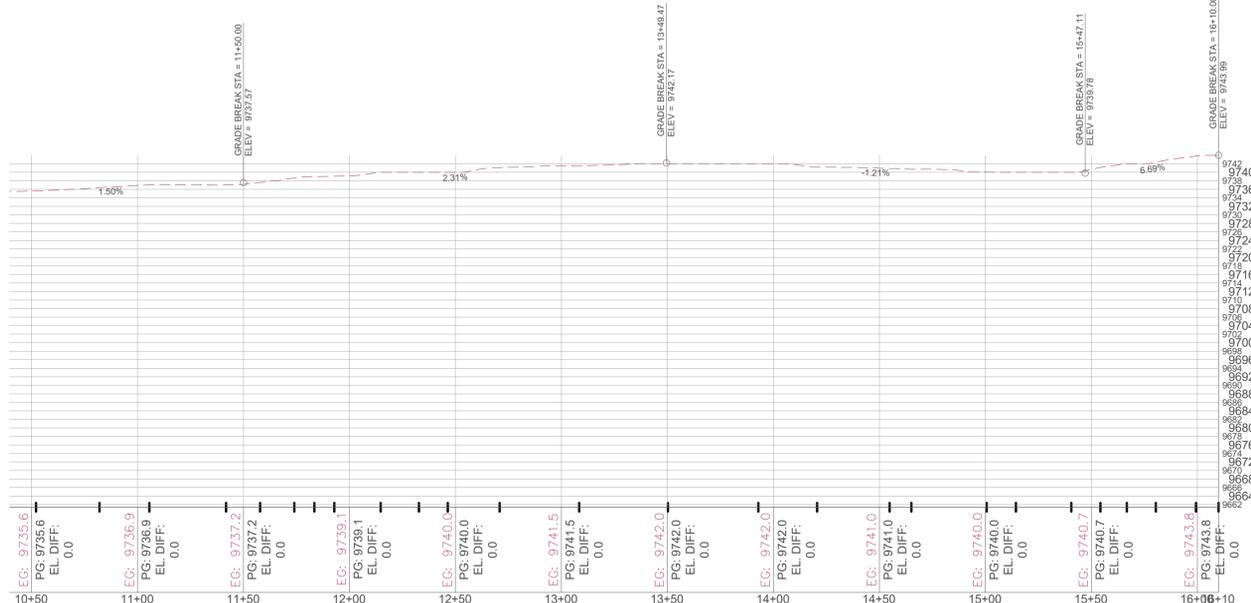
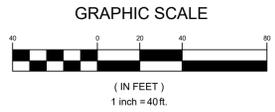
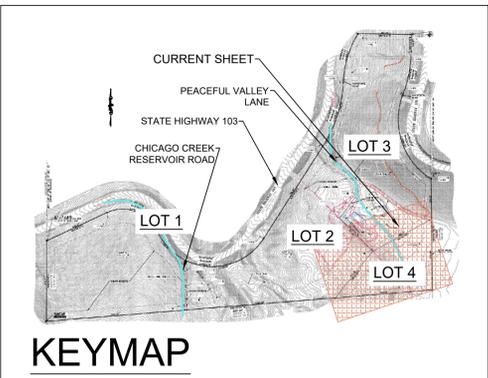
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- LEGEND**
- EXISTING BOUNDARY LINE
 - - - EXISTING 10-FT CONTOUR
 - - - EXISTING 2-FT CONTOUR
 - - - PROPOSED 10-FT CONTOUR
 - - - PROPOSED 2-FT CONTOUR
 - EXISTING EDGE OF DIRT/GRAVEL/ASPHALT PAVING
 - PROPOSED EDGE OF DRIVEWAY
 - PROPOSED DRAINAGE FLOWLINE
 - ⊗ LANDSCAPE WALL
 - ⊗ RETAINING WALL
 - ⊗ LIMITS OF DISTURBANCE (L.O.D.)



DRIVEWAY PROFILE
SCALE: 1" = 40' (HORZ.), 1" = 20' (VERT.)

CHGD. BY	REVISIONS:	DATE:

INSIGHT ENGINEERING, INC
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 IDAHO SPRINGS, CO 80452
 CLEAR CREEK COUNTY

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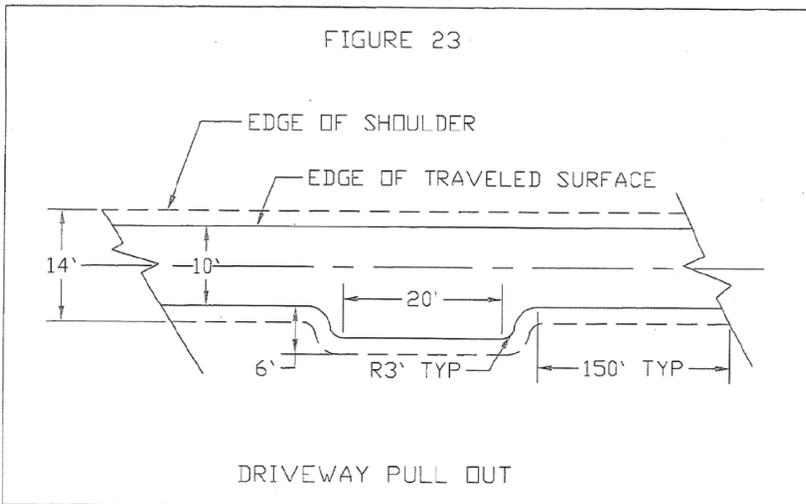
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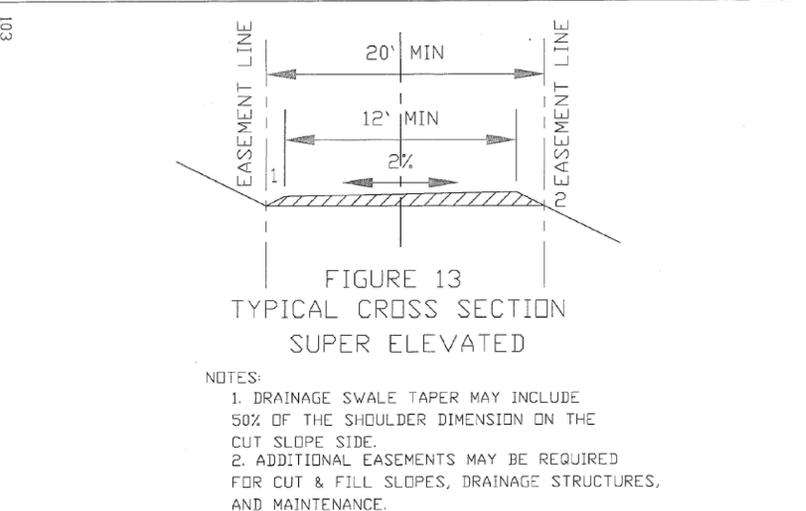
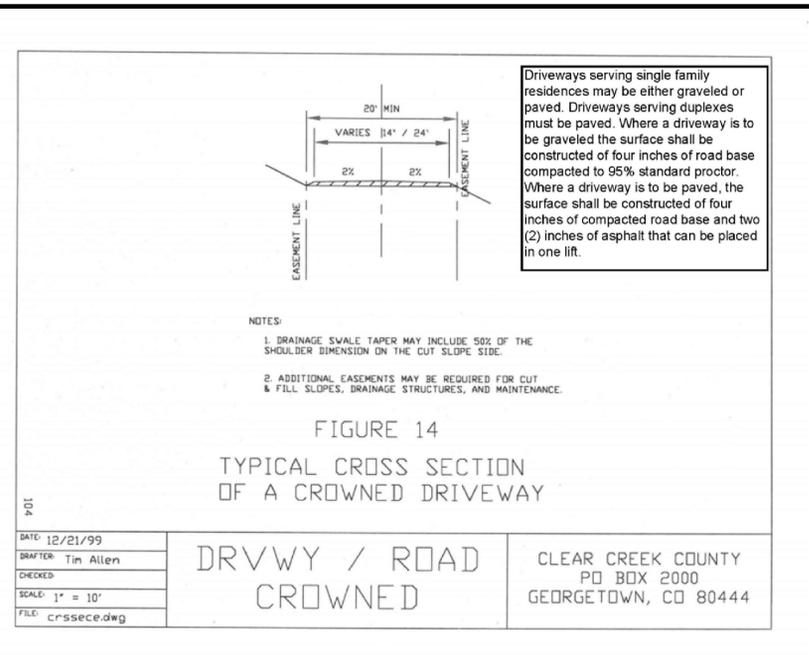
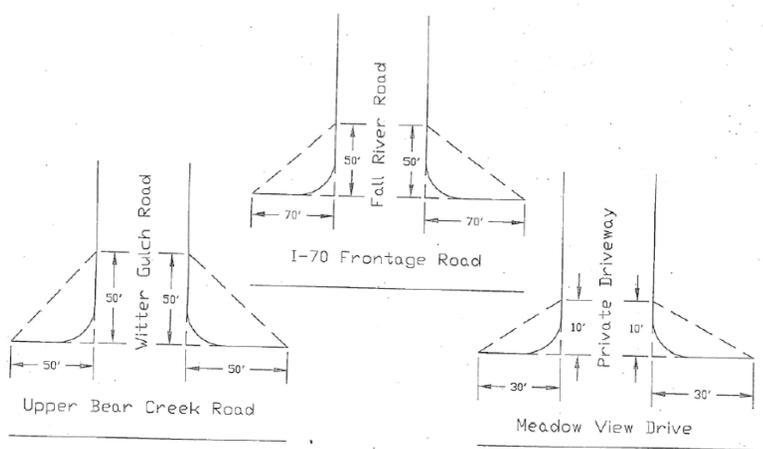


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DRAFTER: Tim Allen
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PULL OUT PRIVATE ROAD

CLEAR CREEK COUNTY
PO BOX 2000
GEORGETOWN, CO 80444

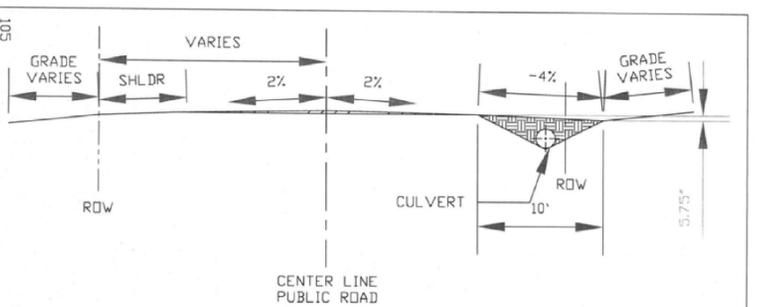
FIGURE 10
EXAMPLES OF TYPICAL SITE DISTANCE TRIANGLES



DATE: 12/22/99
DRAFTER: Tim Allen
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DRIVEWAY "SUPERED"

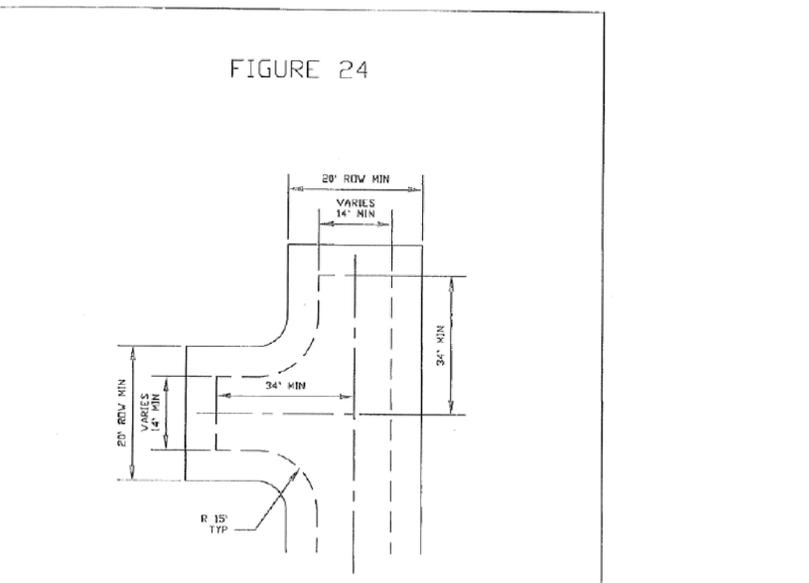
CLEAR CREEK COUNTY
PO BOX 2000
GEORGETOWN, CO 80444



DATE: 12/21/99
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DRVWY APPROACH TO PUBLIC ROADS

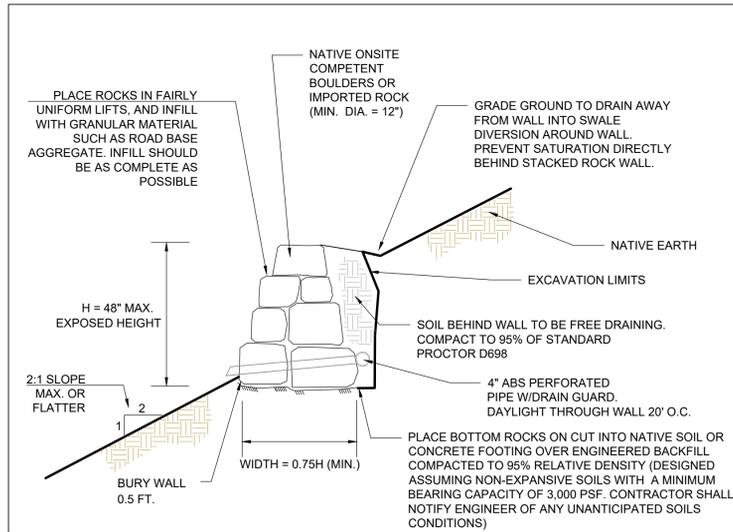
CLEAR CREEK COUNTY
PO BOX 2000
GEORGETOWN, CO 80444



DRIVEWAY TURNAROUND

Table 12

Type of Service	Minimum Driveway Driving Surface Width	Opening Width (including flares)		Minimum Centerline Radius of Curvature	
		Minimum	Maximum		
Commercial	22 feet	24 feet	*	65 feet	
Residential Single Family:	<200' in length	12 feet	18 feet	24 feet	N/A
	>200' in length	14 feet	18 feet	24 feet	30 feet
Serving two to five units:	<200' in length	14 feet	20 feet	24 feet	N/A
	>200' in length	16 feet	20 feet	24 feet	30 feet
	Multi-Family	22 feet	24 feet	30 feet	65 feet
Turnout Spacing for Driveways					
	Length	Turnouts			
	< 400 feet	None			
	400 - 800 feet	One turnout at midway point of driveway			
	> 800 feet	Every 400 feet			



4-FT MAX. HT. LANDSCAPE WALL

CHGD. BY	
REVISIONS:	
DATE:	

INSIGHT ENGINEERING, INC
ENGINEERING & DESIGN SERVICES
27691 MOFFAT ROAD
EVERGREEN, COLORADO 80439
PHONE (303) 335-0714 FAX (720) 398-3052

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PROJECT LOCATION:
PARCEL ID: 196130200009
170 PEACEFUL VALLEY LANE
IDAHO SPRINGS, CO 80452
CLEAR CREEK COUNTY

DRAWING NAME:
STANDARD DRIVEWAY DETAILS

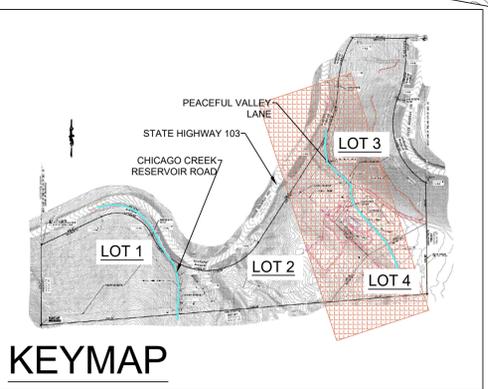
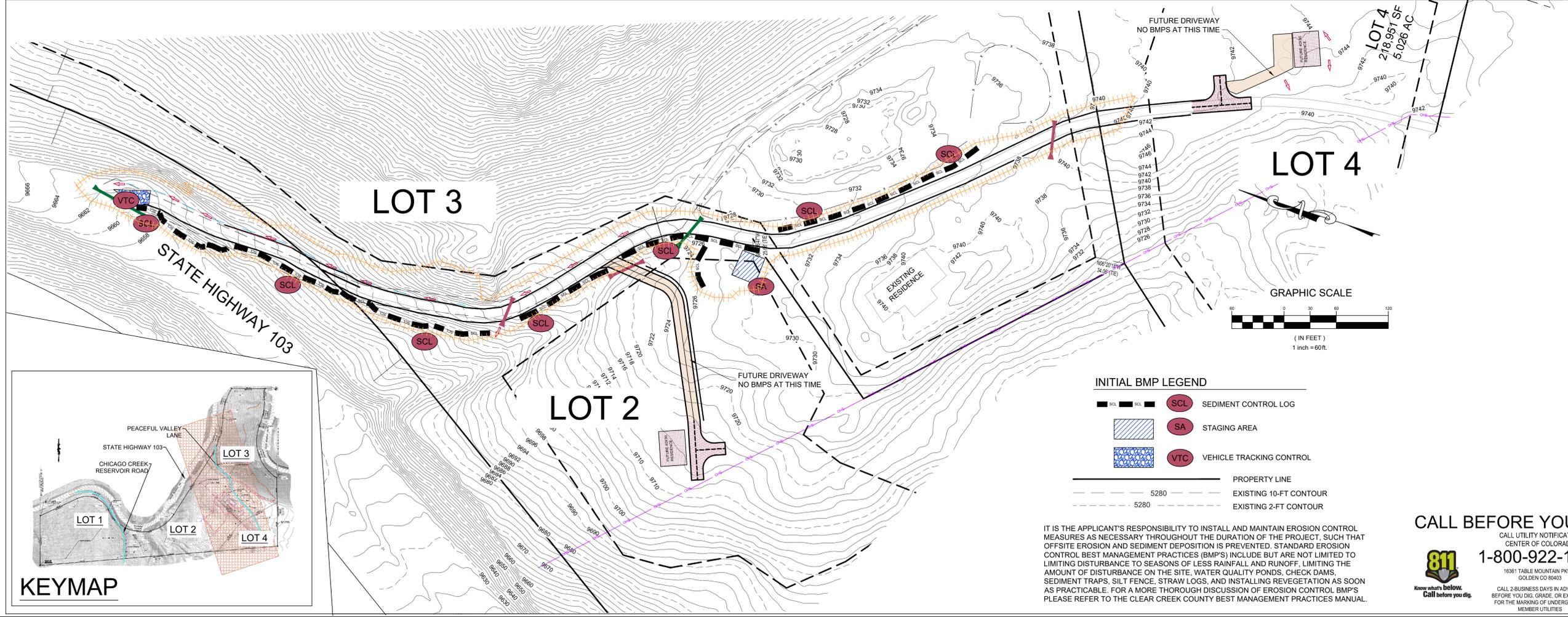
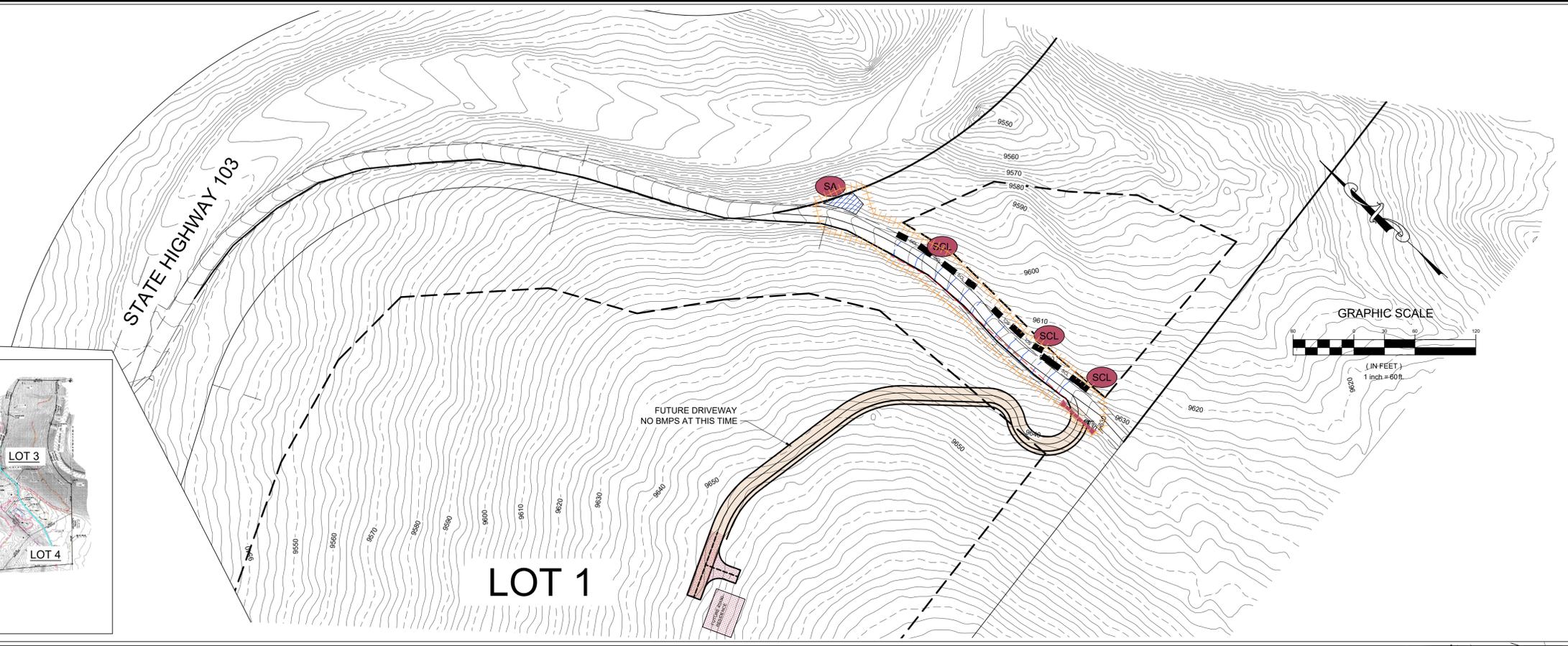
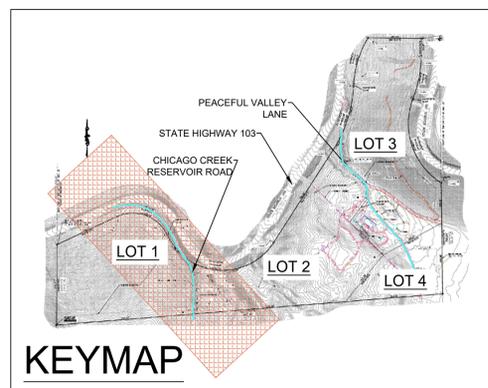
FILE NAME:
E24-0192 GES.C.dwg

JOB NO.
E24-0192

SCALE:
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01-15-25

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REVISIONS:	
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PROJECT LOCATION:
 PARCEL ID: 196130200009
 170 PEACEFUL VALLEY LANE
 IDAHO SPRINGS, CO 80452
 CLEAR CREEK COUNTY

DRAWING NAME:
INITIAL BMP PLAN

FILE NAME:
 E24-0192 GES.C.dwg

JOB NO.
 E24-0192

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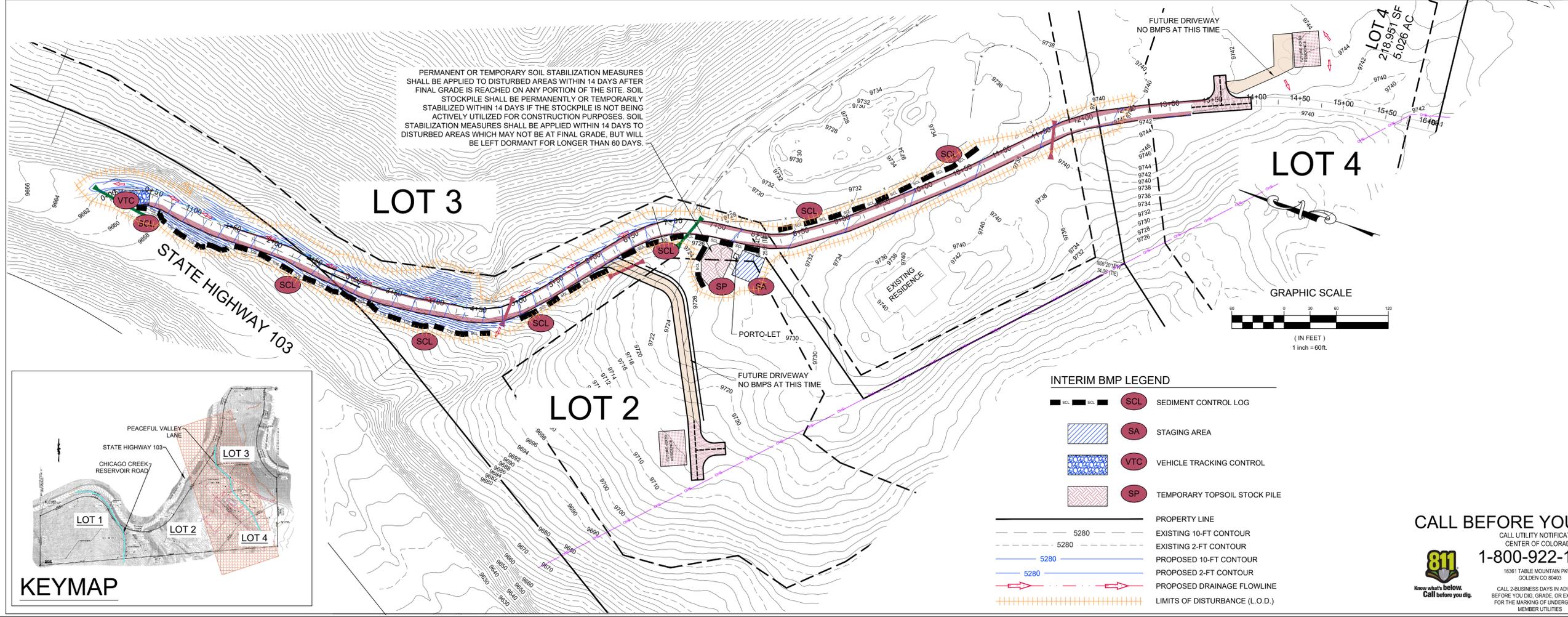
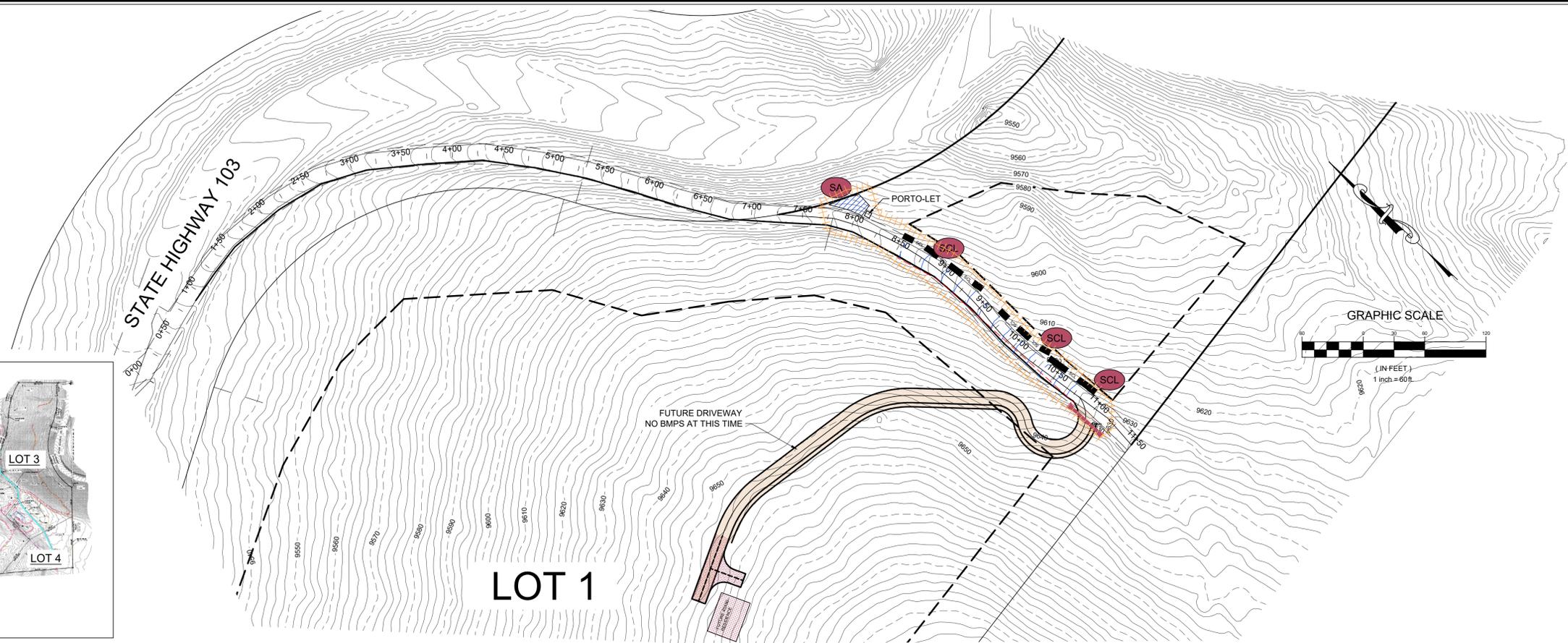
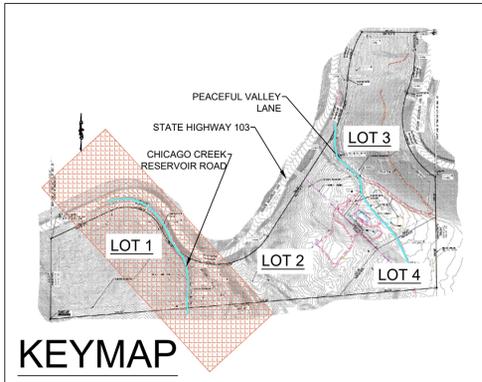
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SHEET:

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IT IS THE APPLICANT'S RESPONSIBILITY TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS NECESSARY THROUGHOUT THE DURATION OF THE PROJECT, SUCH THAT OFFSITE EROSION AND SEDIMENT DEPOSITION IS PREVENTED. STANDARD EROSION CONTROL BEST MANAGEMENT PRACTICES (BMPs) INCLUDE BUT ARE NOT LIMITED TO LIMITING DISTURBANCE TO SEASONS OF LESS RAINFALL AND RUNOFF, LIMITING THE AMOUNT OF DISTURBANCE ON THE SITE, WATER QUALITY PONDS, CHECK DAMS, SEDIMENT TRAPS, SILT FENCE, STRAW LOGS, AND INSTALLING REVEGETATION AS SOON AS PRACTICABLE. FOR A MORE THOROUGH DISCUSSION OF EROSION CONTROL BMPs PLEASE REFER TO THE CLEAR CREEK COUNTY BEST MANAGEMENT PRACTICES MANUAL.

CALL BEFORE YOU DIG
 CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
811 1-800-922-1987
16361 TABLE MOUNTAIN PKWY., GOLDEN CO 80403
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STOCKPILE SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 14 DAYS IF THE STOCKPILE IS NOT BEING ACTIVELY UTILIZED FOR CONSTRUCTION PURPOSES. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.

- INTERIM BMP LEGEND**
- SCL SEDIMENT CONTROL LOG
 - SA STAGING AREA
 - VTC VEHICLE TRACKING CONTROL
 - SP TEMPORARY TOPSOIL STOCK PILE
 - PROPERTY LINE
 - EXISTING 10-FT CONTOUR
 - EXISTING 2-FT CONTOUR
 - PROPOSED 10-FT CONTOUR
 - PROPOSED 2-FT CONTOUR
 - PROPOSED DRAINAGE FLOWLINE
 - LIMITS OF DISTURBANCE (L.O.D.)

CALL BEFORE YOU DIG
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 16361 TABLE MOUNTAIN PKWY., GOLDEN CO 80403
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHGD. BY	
REVISIONS:	
DATE:	

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PROJECT LOCATION:
 PARCEL ID: 196130200009
 170 PEACEFUL VALLEY LANE
 IDAHO SPRINGS, CO 80452
 CLEAR CREEK COUNTY

DRAWING NAME:
INTERIM BMP PLAN

FILE NAME:
 E24-0192 GES.C.dwg

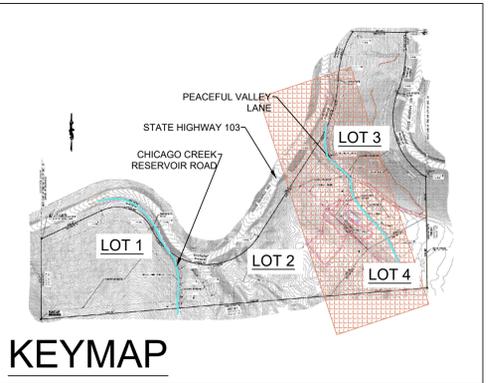
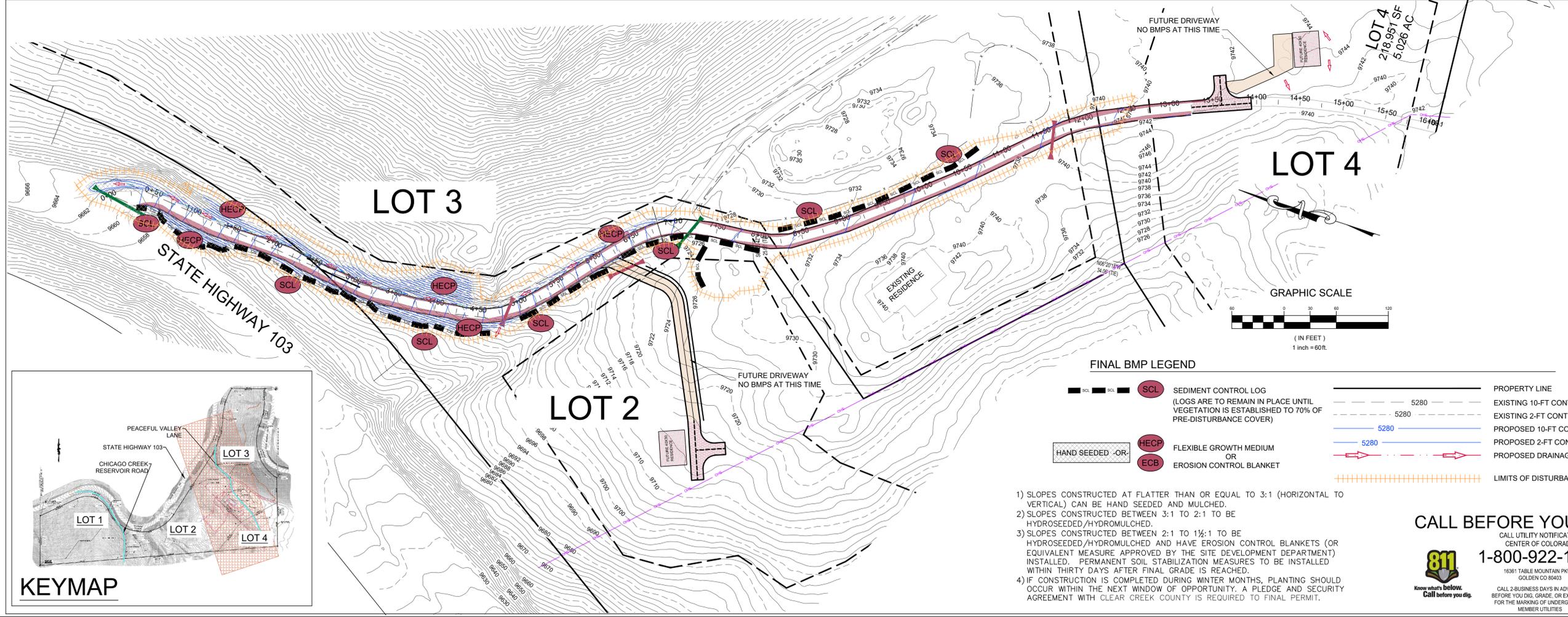
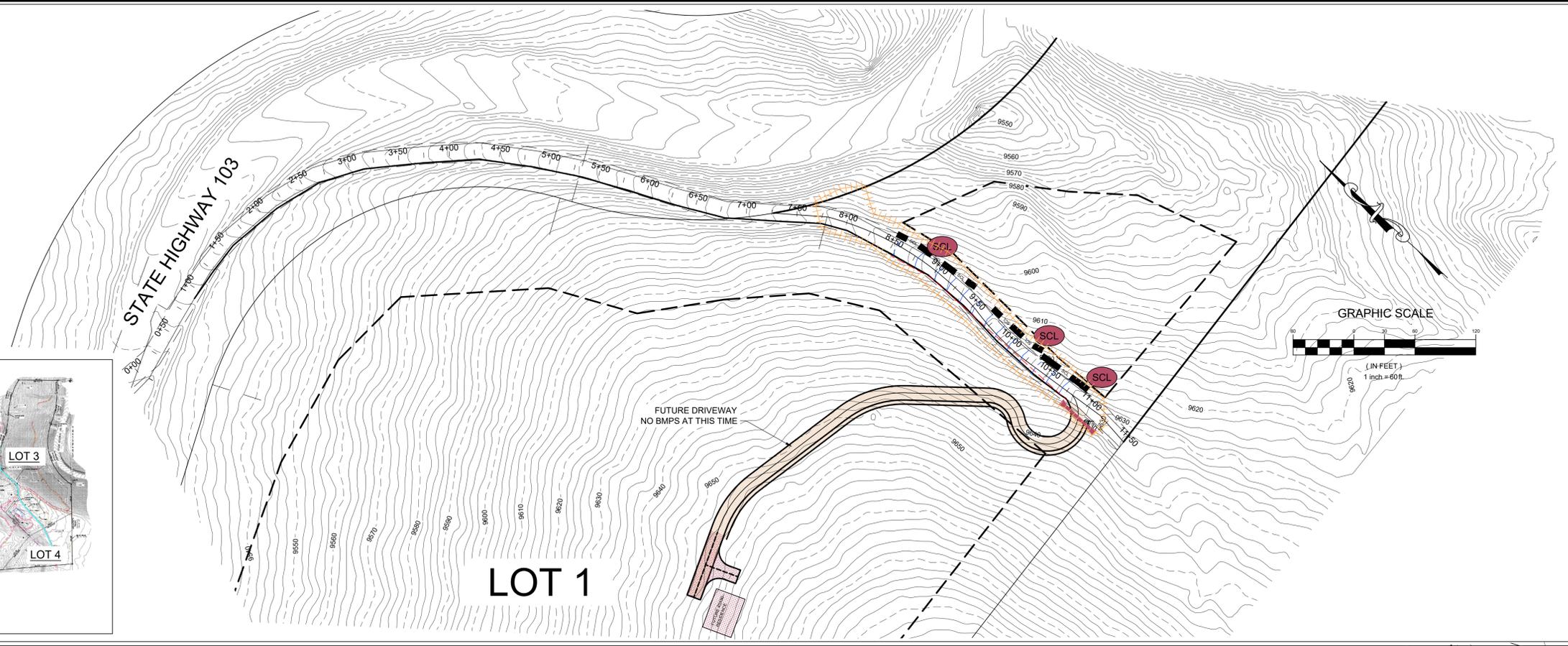
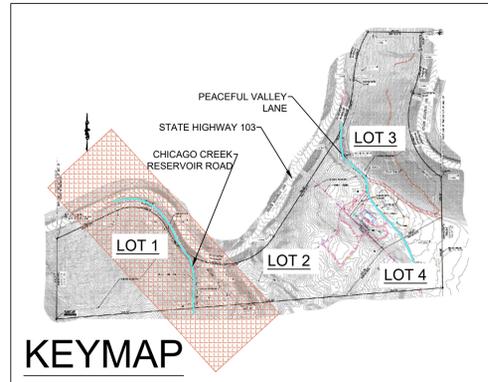
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FINAL BMP LEGEND

	SEDIMENT CONTROL LOG (LOGS ARE TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED TO 70% OF PRE-DISTURBANCE COVER)		PROPERTY LINE
	FLEXIBLE GROWTH MEDIUM OR		EXISTING 10-FT CONTOUR
	EROSION CONTROL BLANKET		EXISTING 2-FT CONTOUR
	HAND SEEDED -OR-		PROPOSED 10-FT CONTOUR
	PROPOSED 2-FT CONTOUR		PROPOSED DRAINAGE FLOWLINE
	LIMITS OF DISTURBANCE (L.O.D.)		PROPOSED 2-FT CONTOUR

- 1) SLOPES CONSTRUCTED AT FLATTER THAN OR EQUAL TO 3:1 (HORIZONTAL TO VERTICAL) CAN BE HAND SEEDED AND MULCHED.
- 2) SLOPES CONSTRUCTED BETWEEN 3:1 TO 2:1 TO BE HYDROSEED/HYDROMULCHED.
- 3) SLOPES CONSTRUCTED BETWEEN 2:1 TO 1½:1 TO BE HYDROSEED/HYDROMULCHED AND HAVE EROSION CONTROL BLANKETS (OR EQUIVALENT MEASURE APPROVED BY THE SITE DEVELOPMENT DEPARTMENT) INSTALLED. PERMANENT SOIL STABILIZATION MEASURES TO BE INSTALLED WITHIN THIRTY DAYS AFTER FINAL GRADE IS REACHED.
- 4) IF CONSTRUCTION IS COMPLETED DURING WINTER MONTHS, PLANTING SHOULD OCCUR WITHIN THE NEXT WINDOW OF OPPORTUNITY. A PLEDGE AND SECURITY AGREEMENT WITH CLEAR CREEK COUNTY IS REQUIRED TO FINAL PERMIT.

CALL BEFORE YOU DIG
 CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 16361 TABLE MOUNTAIN PKWY., GOLDEN CO 80403
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHGD. BY	
REVISIONS:	
DATE:	

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PROJECT LOCATION:
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 170 PEACEFUL VALLEY LANE
 IDAHO SPRINGS, CO 80452
 CLEAR CREEK COUNTY

DRAWING NAME:
FINAL BMP PLAN

FILE NAME:
 E24-0192 GES.C.dwg

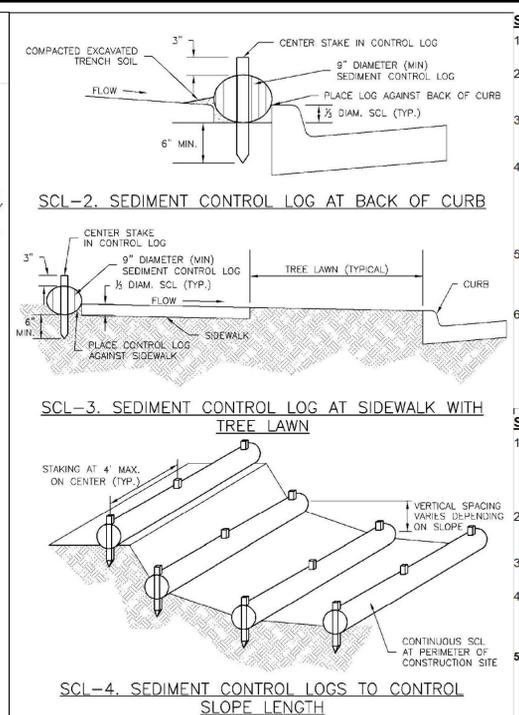
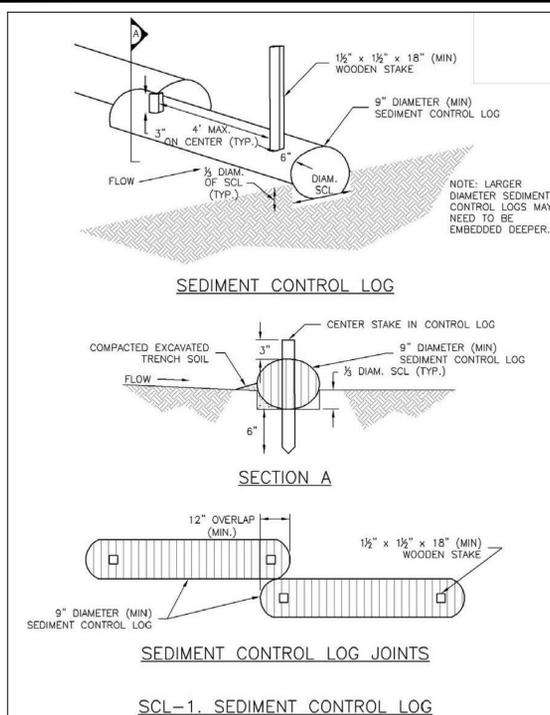
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 E24-0192

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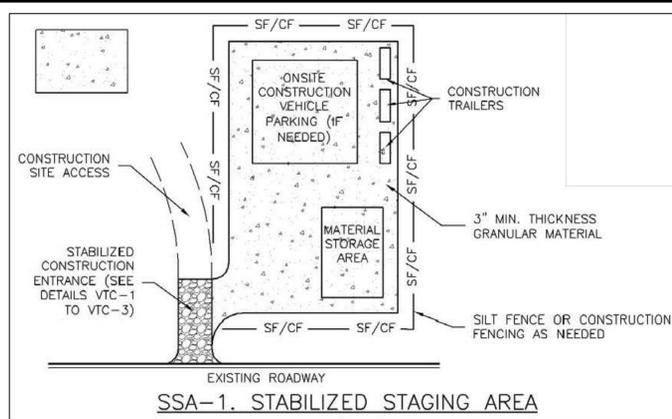


SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE SITE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
- SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES, AND OBVIOUS WEAR.
- SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGEWAYS.
- IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH WITH MORE ROBUST STAKING MAY BE ACCEPTABLE IF DEPICTED ON THE APPROVED PLANS.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.
- FOLLOW MANUFACTURERS GUIDANCE FOR STAKING. IF MANUFACTURERS INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4 FOOT CENTERS AND EMBEDDED A MINIMUM OF 6 INCHES INTO THE GROUND. 3 INCHES OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG 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 SEDIMENT CONTROL LOG 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 SEDIMENT CONTROL LOG.
- SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION, IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY JEFFERSON COUNTY.

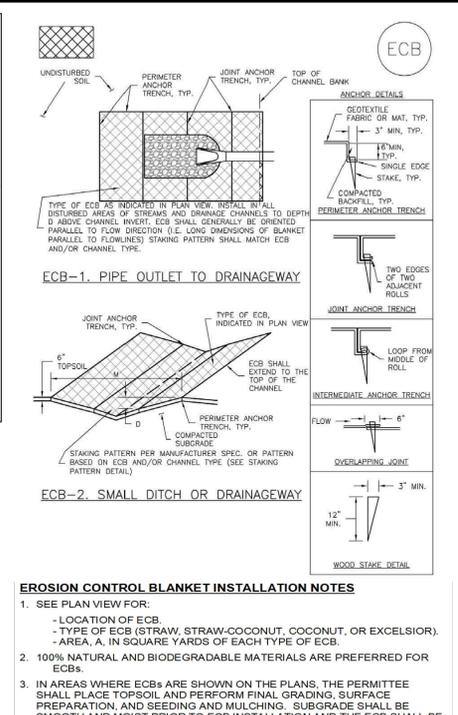


STABILIZED STAGING AREA INSTALLATION NOTES

- SEE PLAN VIEW FOR
 - LOCATION OF STAGING AREA(S)
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM JEFFERSON COUNTY.
- 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 JEFFERSON COUNTY.
- ROCK SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL OR DOT SECT #703, AASHTO #3 COARSE AGGREGATE OR 6" (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 REGRADED IF NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
- 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 JEFFERSON COUNTY, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY JEFFERSON COUNTY.



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 ECBS.
- 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.
- 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 SPECIFICATION

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

ECB EROSION CONTROL BLANKET

NOT TO SCALE

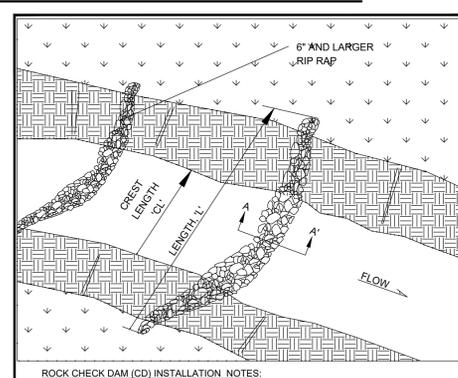
EROSION AND SEDIMENT CONTROL NOTES

- JEFFERSON COUNTY STANDARD EROSION AND SEDIMENT CONTROL NOTES ARE PROVIDED ON G.E.S.C. STANDARD NOTES AND DETAILS (REVISION 7/26/12), REFER TO SHEET 1 FOR INFORMATION.
- REFERENCE JEFFERSON COUNTY G.E.S.C. STANDARD NOTES AND DETAILS FOR ADDITIONAL INFORMATION ON THE INSTALLATION OF BMPs AND REQUIREMENTS.
- PERMANENT OR TEMPORARY SOIL STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS AND SOIL STOCKPILES WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
- SEEDING:**
 - TEMPORARY VEGETATIVE COVER: ANY NON-FINAL GRADED AREAS STRIPPED OF TOPSOIL OR AREAS OTHERWISE DISTURBED THAT ARE EXPECTED TO BE EXPOSED FOR MORE THAN 30 DAYS WILL REQUIRE TEMPORARY VEGETATIVE COVER PLACEMENT. TEMPORARY VEGETATIVE COVER CONSISTING OF THE SEED MIX NOTED BELOW SHALL BE BROADCAST SEED AT 8.0 POUNDS PURE LIVE SEED PER ACRE.
 - PERMANENT VEGETATIVE COVER: ANY FINAL GRADED AREAS OR AREAS OTHERWISE DISTURBED WILL NEED TO BE REVEGETATED. ON SLOPES FLATTER THAN 3:1, PERMANENT VEGETATIVE COVER CONSISTING OF THE MIX NOTED BELOW SHALL BE BROADCAST SEED AT 8.0 POUNDS PURE LIVE SEED PER ACRE. ON SLOPES STEEPER THAN 3:1, FLOWLINES OF SWALES, GUTTER DOWNSPOUTS, OR ADDITIONAL AREAS AT THE DISCRETION OF COUNTY STAFF, SHALL BE PROTECTED WITH AN EROSION BLANKET OR PERMANENT VEGETATIVE COVER CONSISTING OF THE SEED MIX NOTED PLACED WITH A HYDRAULICALLY APPLIED EROSION CONTROL PRODUCT SUCH AS FLEXTERRA HP-FGM OR EQUIVALENT. THE SEED RATE CAN BE THE SAME AS FOR DRILL SEEDING AND MIXED WITH THE FLEXTERRA PRODUCT. THE FLEXTERRA APPLICATION RATE VARIES BY THE SLOPE OF THE RECEIVING SOIL AND OTHER SITE CONDITIONS. SEE THE FLEXTERRA DETAIL FOR ADDITIONAL APPLICATION RATE INFORMATION AND PROCEDURES.

TEMPORARY AND PERMANENT VEGETATIVE SEED MIX:

MOUNTAIN HOME "FireWise" MIX

Species	Variety	Percent of Mix	PLS lbs./Acre (Drilled/Planting)	PLS lbs./Acre (Broadcast)
Blue grama	Lovington	20	0.6	1.2
Streambank wheatgrass	Sodar	20	2.2	4.4
Western wheatgrass	Rosana	10	1.6	3.2
Thickspike wheatgrass	Critana	10	1.1	2.2
Carby bluegrass	Canbar	25	0.8	1.5
Sheep fescue	Covar	25	1.0	2.0
TOTAL:		100	7.3 lbs./ac.	14.5 lbs./ac.



ROCK CHECK DAM (CD) INSTALLATION NOTES:

- RIP RAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 12 INCHES.
- THE ENDS OF THE 'CD' SHALL BE A MINIMUM OF 12 INCHES HIGHER THAN THE CENTER OF THE 'CD'.
- SEDIMENT ACCUMULATION UPSTREAM OF THE 'CD' SHALL BE REMOVED WHEN THE SEDIMENT HEIGHT IS HALF THE HEIGHT OF THE 'CD'.
- THE 'CD' SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS STABILIZED.
- WHEN A 'CD' IS REMOVED, THE EXCAVATION SHALL BE FILLED WITH COMPACTED BACK FILL. ANY DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

CD ROCK CHECK DAM

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

- SEE PLAN VIEW FOR
 - LOCATION OF CONSTRUCTION ENTRANCES/EXITS.
 - TYPE OF CONSTRUCTION ENTRANCES/EXITS (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED ROW.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
- A NON WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY JEFFERSON COUNTY, ROCK SHALL CONSIST OF DOT SECT #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT 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 REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

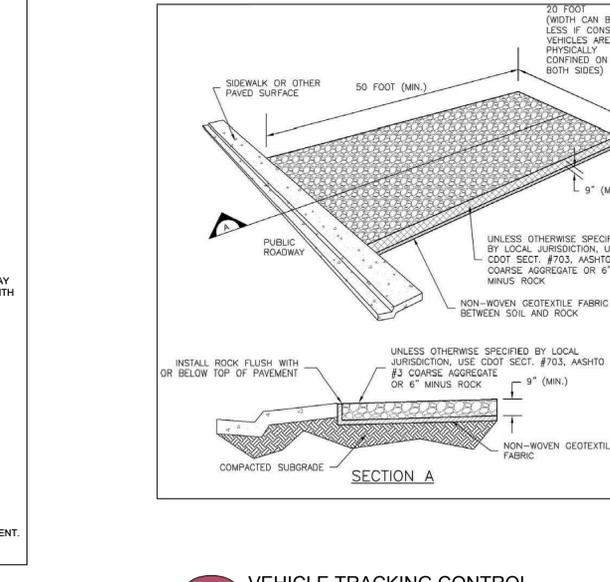


CONCRETE WASHOUT AREA - (PORTABLE)

NOT TO SCALE

INSTALLATION:

- PREPARE LEVEL SURFACE
 - LOCATE LEVEL AREA TO DEPLOY.
 - CLEAR AREA WHERE WASHOUT IS TO BE DEPLOYED OF DEBRIS, ROCKS, AND OTHER MATERIALS THAT MAY PUNCTURE THE PVC LINER. IF ROCKS OR OTHER DEBRIS CANNOT BE REMOVED, COVER PROTECTION WITH IMPORTED SAND.
- SET UP WASHOUT
 - UNPACK THE PVC WASHOUT.
 - UNFOLD THE WASHOUT LINER.
 - INSERT THE L-BRACKETS WITH THE ROUND CLOSED AND FITTING UP INTO THE WASHOUT SIDEWALL.
 - LIFT THE WASHOUT WALL UP.
 - INSTALL THE TIE-DOWN STAKES BY SLIDING THEM ONTO THE OPEN END OF THE L-BRACKETS AND SECURING INTO THE BASE SOIL.
 - IF A STORM IS IMMINENT COVER WASHOUT WITH A TARP TO PREVENT OVERTFLOW AND WASHOUT.
- DISPOSE WASHOUT
 - AFTER THE WASHOUT HAS BEEN FILLED WITH RUNOFF MATERIAL, ALLOW THE WASTEWATER TO EVAPORATE LEAVING ONLY SOLID CONCRETE RESIDUE.
 - AFTER RESIDUE HAS DRIED LOAD FULL WASHOUT ONTO A FLAT BED OR DUMP TRUCK USING A SMALL LOADER. UNITS MAY BE STACKED FOR EASY TRANSPORTATION.
- FIELD QUALITY CONTROL
 - CHECK WASHOUT UNIT FOR LEAKS ENSURE WASH WATER IS NOT LEAKING OUT OF WASHOUT.
 - WASHOUTS MAY BE USED FOR MULTIPLE WASHOUT EVENTS AND CONCRETE PLACEMENT EVENTS. MAKE SURE THAT THE WASHOUT HAS SUFFICIENT FREE SPACE TO HOLD THE NEXT PLANNED WASHOUT EVENT.
 - IF THE WASHOUT IS MOVED, NOTE THE NEW LOCATION IN THE PROJECT STORMWATER POLLUTION PREVENTION DOCUMENTS.



FLEXTERRA® HP-FGM HYDRAULICALLY APPLIED EROSION CONTROL PRODUCT (HECP)

SPECIFICATION: 31 25 14.13 - High Performance-Flexible Growth Medium

This section specifies a hydraulically-applied, 100% biodegradable, High Performance-Flexible Growth Medium (HP-FGM) that is manufactured in the United States and is composed of 100% recycled thermally refined (within a pressure vessel) wood fibers, crimped interlocking man-made biodegradable fibers, micro-pore granules, naturally derived crosslinked biopolymers and water absorbents. The HP-FGM is photosensitized, free from plastic netting, requires no curing period and upon application forms an intimate bond with the soil surface to create a continuous, porous, absorbent and flexible erosion resistant blanket that allows for rapid germination and accelerated plant growth. All components of the FGM shall be pre-packaged by the manufacturer to assure both material performance and compliance with the following values. No chemical additives with the exception of fertilizer, liming and biostimulant materials should be added to this product.

- Thermally Processed (within a pressure vessel) Wood Fiber - 80% ± 3%
 - Heated to a temperature greater than 380 degrees Fahrenheit (193 degrees Celsius) for 5 minutes at a pressure greater than 50 psi (345 kPa)
- Crosslinked Biopolymers and Water Absorbents - 10% ± 1%
- Crimped, Man-made Biodegradable Interlocking Fibers - 5% ± 1%
- Micro-Pore Granules - 5% ± 1%

INSTALLATION

Strictly comply with equipment manufacturer's installation instructions and recommendations. Use approved hydro-spraying machines with fan-type nozzle (50-degree tip). To achieve optimum soil surface coverage, apply HP-FGM from opposing directions to soil surface. Rough surfaces (rocky terrain, cat tracks and ripped soils) may require higher application rates to achieve 100% cover. Slope interruption devices or water diversion techniques are recommended when slope lengths exceed 100 feet (30 m). Maximum slope length is for product applications on a 3H:1V slope. For application on steeper slopes, slope interruption lengths may need to be decreased based on actual site conditions. Not recommended for channels or areas with concentrated water flow. No chemical additives with the exception of fertilizer, liming and biostimulant materials should be added to this product. To ensure proper application rates, measure and stake area. For maximum performance, apply HP-FGM in a two-step process as follows:

- Step One: Apply fertilizer with specified prescriptive agronomic formulations and 50% of seed with a small amount of HP-FGM for visual metering.
- Step Two: Mix balance of seed and apply HP-FGM at a rate of 50 lb per 125 gallons (23 kg/475 liters) of water over freshly seeded surfaces. Confirm loading rates with equipment manufacturer. Do not leave seeded surfaces unprotected, especially if precipitation is imminent.

APPLICATION RATES: These application rates are for standard conditions. Designers may wish to reduce rates to encourage faster vegetation establishment or may need to increase application rates on rough surfaces. Consult application and loading charts to determine number of bags to be added for desired area and application rate.

Slope Gradient / Condition	English	SI
≤ 4H to 1V	2500 lb/ac	2900 kg/ha
> 4H to 1V and ≤ 3H to 1V	3000 lb/ac	3400 kg/ha
≥ 3H to 1V and ≤ 2H to 1V	3500 lb/ac	3900 kg/ha
> 2H to 1V and ≤ 1H to 1V	4000 lb/ac	4500 kg/ha
> 1H to 1V	4500 lb/ac	5100 kg/ha
Below ECB or TRM	1500 lb/ac	1700 kg/ha
As Infill for TRM	3500 lb/ac	3900 kg/ha

PLEASE NOTE THAT THE INFORMATION PRESENTED HEREIN IS GENERAL INFORMATION ONLY. IT IS FOR CONCEPTUAL USE ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. EVERY EFFORT HAS BEEN MADE TO ENSURE ITS ACCURACY, THIS INFORMATION SHOULD NOT BE USED FOR A SPECIFIC APPLICATION WITHOUT INDEPENDENT PROFESSIONAL EXAMINATION AND VERIFICATION OF ITS SUITABILITY, APPLICABILITY AND ACCURACY.

Flexterra

FLEXTERRA® HP-FGM CAD Details Slope

IECA

FILE NAME: CAD Details Slope - Flexterra HP-FGM.dwg

CONTACT NUMBER: 800-508-8681

WEB SITE: www.profilproducts.com

Drawn By: MDR DATE: 06/14/10 SCALE: NOT TO SCALE

CHECKED BY: DATE: SHEET 1 OF 1

Profile

Your Trusted Partner In Soil Solutions

CHGD. BY: _____

REVISIONS: _____

DATE: _____

INSIGHT ENGINEERING, INC.
ENGINEERING & DESIGN SERVICES
 27691 MOFFATT ROAD
 EVERGREEN, COLORADO 80439
 PHONE (303) 335-0714 FAX (720) 398-3052

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PROFESSIONAL ENGINEER

01-10-25

PROJECT LOCATION:
 PARCEL ID: 19613020009
 170 PEACEFUL VALLEY LANE
 IDAHO SPRINGS, CO 80452
 CLEAR CREEK COUNTY

DRAWING NAME:
 BMP DETAILS

FILE NAME: E24-0192 GES.C.dwg

JOB NO: E24-0192

SCALE: AS SHOWN

PLOTTED: 01-08-25

SHEET: C3.4

LAND SURVEY PLAT

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 73 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO

LEGAL DESCRIPTION

PER ASSURED TITLE AGENCY, LLC COMMITMENT NO. 00030989-001-TS1, WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2012

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF IDAHO SPRINGS, COUNTY OF CLEAR CREEK, STATE OF COLORADO AND IS DESCRIBED AS FOLLOWS:

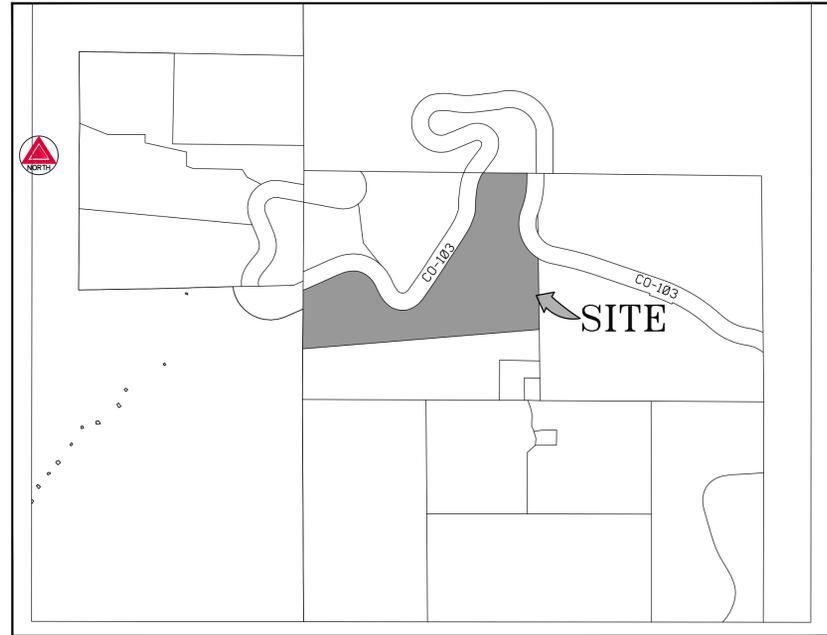
A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 73 WEST OF THE 6TH P.M., DESCRIBED ON SURVEY OF CLEAR CREEK SURVEYING, RECORDED JULY 14, 1989 IN BOOK 469 AT PAGE 676, AND AS SET FORTH IN "CORRECTION WARRANTY DEED" RECORDED JULY 19, 1989 IN BOOK 469 AT PAGE 754, AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 30, WHENCE THE WEST QUARTER CORNER OF SAID SECTION BEARS S 00°18'45"W, FOR 593.67 FEET, AND THE NORTH 1/16TH CORNER BETWEEN SECTIONS 25 AND 30 BEARS N 00°14'18"E, FOR 749.89 FEET; THENCE N 00°21'07"E, FOR 579.43 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 103; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY IN A NORTHEASTERLY DIRECTION TO THE INTERSECTION OF THE NORTH LINE OF SECTION 30, WHENCE THE NW CORNER OF SAID SECTION 30 BEARS N 89°23'00"W, FOR 2240.94 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION S 89°23'00"E, 387.25 FEET TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 103, WHENCE THE NORTH QUARTER CORNER OF SECTION 30 BEARS S 89°23'00"E, 129.78 FEET; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID HIGHWAY IN A SOUTHERLY DIRECTION TO THE EAST LINE OF THE NORTHWEST CORNER OF SECTION 30, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION BEARS N 00°45'28"W, FOR 1038.85 FEET; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION S 00°45'28"E, 798.05 FEET, WHENCE THE CENTER CORNER OF SECTION 30 BEARS S 00°45'28"E, 832.89 FEET; THENCE S 85°19'41"W, 2802.02 FEET TO THE POINT OF BEGINNING,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE EXISTING CHICAGO CREEK RESERVOIR ROAD,

AND EXCEPT ANY PORTION LYING WITHIN RIGHT OF WAY FOR STATE HIGHWAY 103 AKA ECHO LAKE HIGHWAY, AS SET FORTH IN DEED RECORDED AUGUST 24, 1953 IN BOOK 250 AT PAGE 56 AND AS SHOWN ON SURVEY OF CLEAR CREEK SURVEYING RECORDED JULY 14, 1989, IN BOOK 469 AT PAGE 676,

COUNTY OF CLEAR CREEK, STATE OF COLORADO.



VICINITY MAP
SCALE 1" = 1,000'

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER, SECTION 30, T4S, R73W, 6TH P.M., WHICH BEARS N00°20'48"E, A DISTANCE OF 2,688.44 FEET BETWEEN THE MONUMENTS AS SHOWN HEREON,

GENERAL NOTES

1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON MAY 30, 2025.
2. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN ASSURED TITLE AGENCY, LLC COMMITMENT NO. 00030989-001-TS1, WITH AN EFFECTIVE DATE OF NOVEMBER 30, 2012 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY
5. ONLY THOSE IMPROVEMENTS SHOWN HEREON WERE REQUESTED TO BE SHOWN BY CLIENT.
6. CONTOURS SHOWN HEREON ARE SOURCED FROM DRCOG UTILIZING THE U.S. GEOLOGICAL SURVEY NATIONAL GEOSPATIAL PROGRAM BASE LIDAR SPECIFICATION, VERSION 2.1. WITH A DATA COLLECTION DATE OF SEPTEMBER 2020.
7. THE PLAT OF SURVEY PREPARED BY GREG MARKLE, LS 25373 DATED 7/14/1989 RECORDED IN CLEAR CREEK COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AT BOOK 469, PAGE 676, AND THE IMPROVEMENT SURVEY PLAT PREPARED BY ROBERT FEROLDI, LS 20136 DATED 4/1/2013 RECORDED IN SAID RECORDS AT RECEPTION NUMBER 269776 WERE RELIED UPON IN THE PREPARATION OF THIS SURVEY.
8. OVERHEAD UTILITIES CROSS THE SUBJECT PROPERTY AS SHOWN HEREON WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.
9. CHICAGO CREEK RESERVOIR ROAD CROSSES THE SUBJECT PROPERTY AS SHOWN HEREON WITHOUT THE APPARENT BENEFIT OF A RECORDED EASEMENT.

SURVEYOR'S STATEMENT

THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DOES HEREBY STATE THAT THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, WAS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF CARE AND PRACTICE FOR THE STATE OF COLORADO AND THAT IT IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF. THIS STATEMENT DOES NOT CONSTITUTE A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CLEAR CREEK COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

CLEAR CREEK COUNTY AT ___M. ON THE ___ DAY OF _____, 20___

RECEPTION NO. _____

CLEAR CREEK COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SCALE	NA
DATE	07/25/2024

REVISION DESCRIPTION	BY	DATE


AZTEC
 CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
 Littleton, Colorado 80122
 Phone: (303) 713-1898
 Fax: (303) 713-1897
 www.aztecconsultants.com

LAND SURVEY PLAT
170 PEACEFUL VALLEY LANE
CLEAR CREEK COUNTY, COLORADO
 PREPARED FOR
 STEWARDSHIP LAND SERVICES, LLC
 10194 REMMICK RIDGE ROAD, PARKER, CO 80134

SHEET	ONE
OF	2 SHEETS
JOB NO.	194823-01

NORTH LINE OF THE NW 1/4 OF SEC. 30
S89°19'21"E 2757.22'

LAND SURVEY PLAT

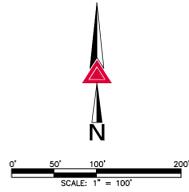
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 30,
TOWNSHIP 4 SOUTH, RANGE 73 WEST, SIXTH PRINCIPAL MERIDIAN
COUNTY OF CLEAR CREEK, STATE OF COLORADO

NW COR SECTION 30, T4S, R73W, 6TH P.M.
FOUND 2-1/2" IRON PIPE WITH 3" BRASS
CAP STAMPED "U.S. DEPT. OF THE
INTERIOR UNLAWFUL TO DISTURB T4S
R74W/R73W, S24/19S/S25/30S 1980
CADASTRAL SURVEY BUR. OF LAND
MANAGEMENT"

2241.12'
2240.94' (R)

MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- 1 FOUND NO. 4 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 9996 ALPINE SURVEY"
- 2 FOUND NO. 4 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "LS 10945 CR MOORE"
- (R) PER THE PLAT OF SURVEY AT BOOK 469, PAGE 676



WEST LINE OF THE NW 1/4 OF SEC. 30
N00°20'48"W 2688.44'

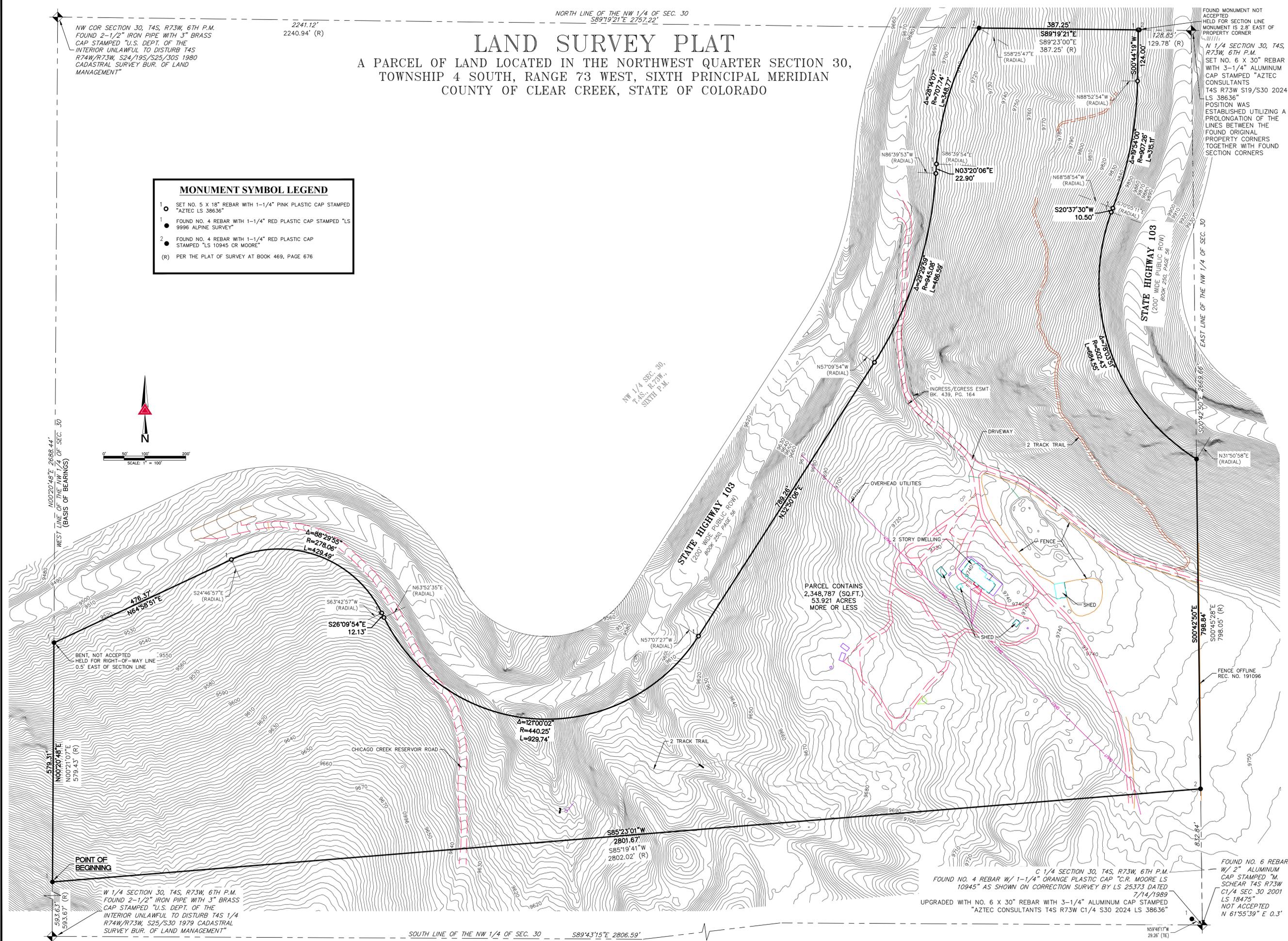
579.31'
N00°20'48"E
N00°21'07"E
579.43' (R)

POINT OF BEGINNING

W 1/4 SECTION 30, T4S, R73W, 6TH P.M.
FOUND 2-1/2" IRON PIPE WITH 3" BRASS
CAP STAMPED "U.S. DEPT. OF THE
INTERIOR UNLAWFUL TO DISTURB T4S 1/4
R74W/R73W, S25/S30 1979 CADASTRAL
SURVEY BUR. OF LAND MANAGEMENT"

593.63'
593.67' (R)

SOUTH LINE OF THE NW 1/4 OF SEC. 30
S89°43'15"E 2806.59'



FOUND MONUMENT NOT
ACCEPTED FOR SECTION LINE
MONUMENT IS 2.8' EAST OF
PROPERTY CORNER
N 1/4 SECTION 30, T4S,
R73W, 6TH P.M.
SET NO. 6 X 30" REBAR
WITH 3-1/4" ALUMINUM
CAP STAMPED "AZTEC
CONSULTANTS
T4S R73W S19/S30 2024
LS 38636"
POSITION WAS
ESTABLISHED UTILIZING A
PROLONGATION OF THE
LINES BETWEEN THE
FOUND ORIGINAL
PROPERTY CORNERS
TOGETHER WITH FOUND
SECTION CORNERS

EAST LINE OF THE NW 1/4 OF SEC. 30

STATE HIGHWAY 103
(200' WIDE PUBLIC ROW)
BOOK 259, PAGE 56

CHICAGO CREEK RESERVOIR ROAD

FOUND NO. 6 REBAR
W/ 2" ALUMINUM
CAP STAMPED "M.
SCHEAR T4S R73W
C1/4 SEC 30 2001
LS 18475"
NOT ACCEPTED
N 61°55'39" E 0.3'

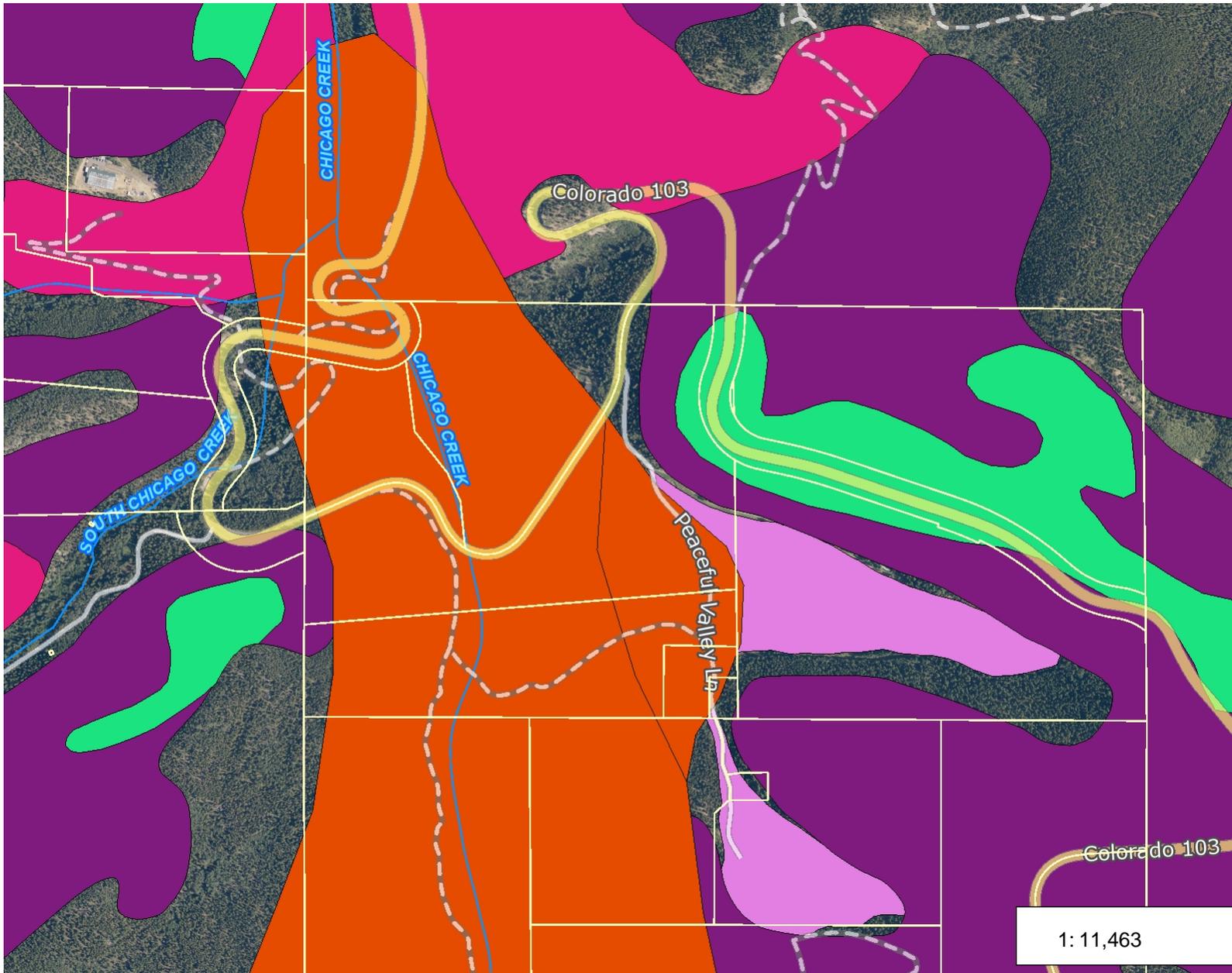
SCALE	1"=100'
DATE	07/25/2024
BY	
REVISION DESCRIPTION	

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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LAND SURVEY PLAT
170 PEACEFUL VALLEY LANE
CLEAR CREEK COUNTY, COLORADO

PREPARED FOR
STEWARDSHIP LAND SERVICES, LLC
10194 REMMICK RIDGE ROAD, PARKER, CO 80134

Geologic Hazards



Legend

- Towns (zoomed in)
- Parcels
- Roads (1 inch = 800 feet)
 - HIGHWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - SERVICE
 - 4WD
- Streams
- Lakes
- Alluvials - CGS
- Mine Waste
- Pot Unstable Slope
- Rockfall Areas
- Shallow Groundwater
- Unstable Slopes

1: 11,463

1,910.4 0 955.22 1,910.4 Feet

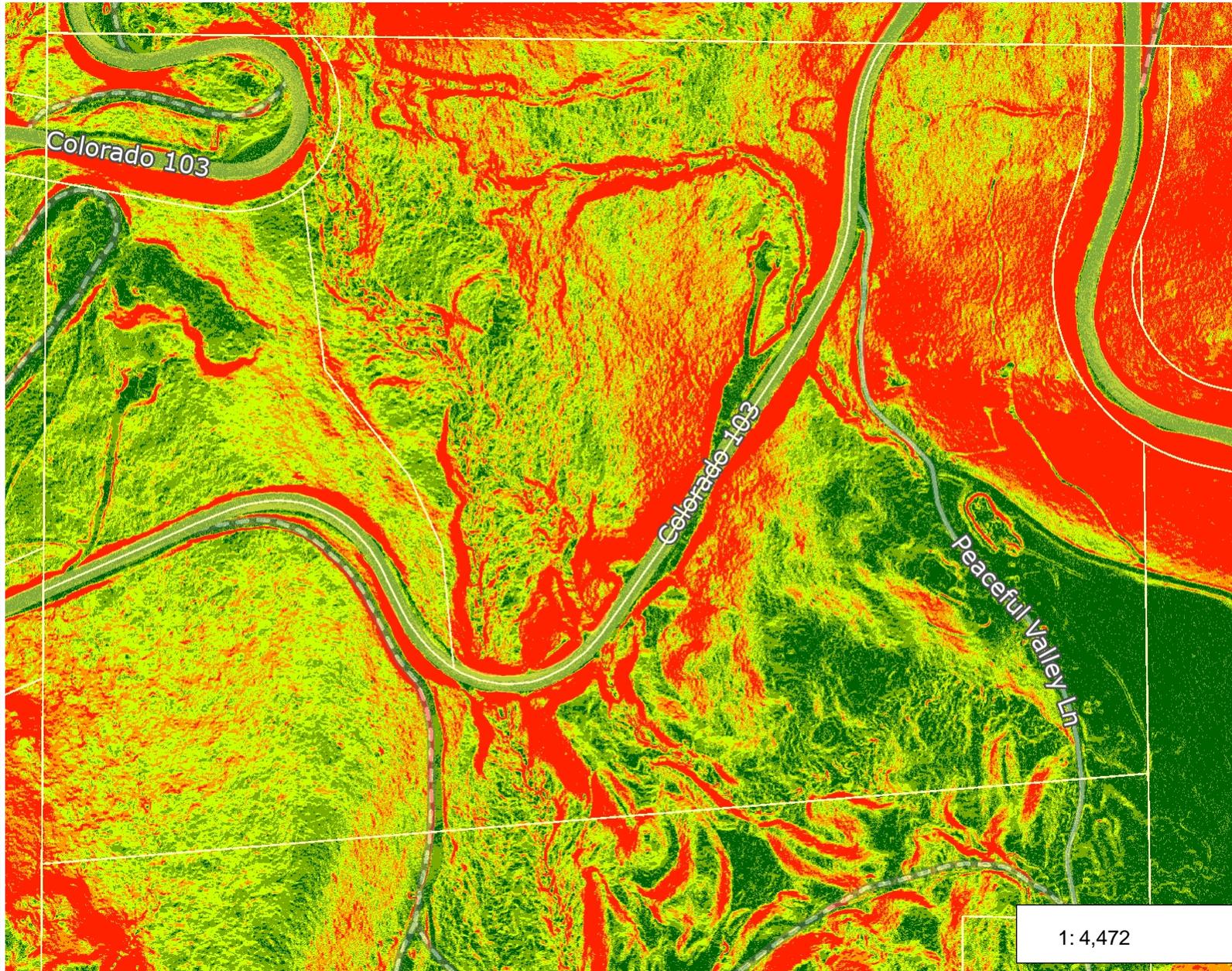
NAD_1983_2011_StatePlane_Colorado_Central_FIPS_0502_Ft_US
Map Created: February 1, 2024

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Notes

Enter Map Description

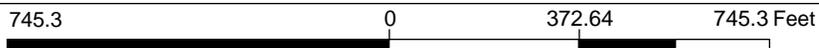
Slopes



Legend

- Towns (zoomed in)
- Parcels
- Roads (1 inch = 400 feet)
 - HIGHWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - SERVICE
 - 4WD
- Slope
 - 0 - 10%
 - 10% - 20%
 - 20% - 30%
 - 30% - 40%
 - > 40%

1: 4,472

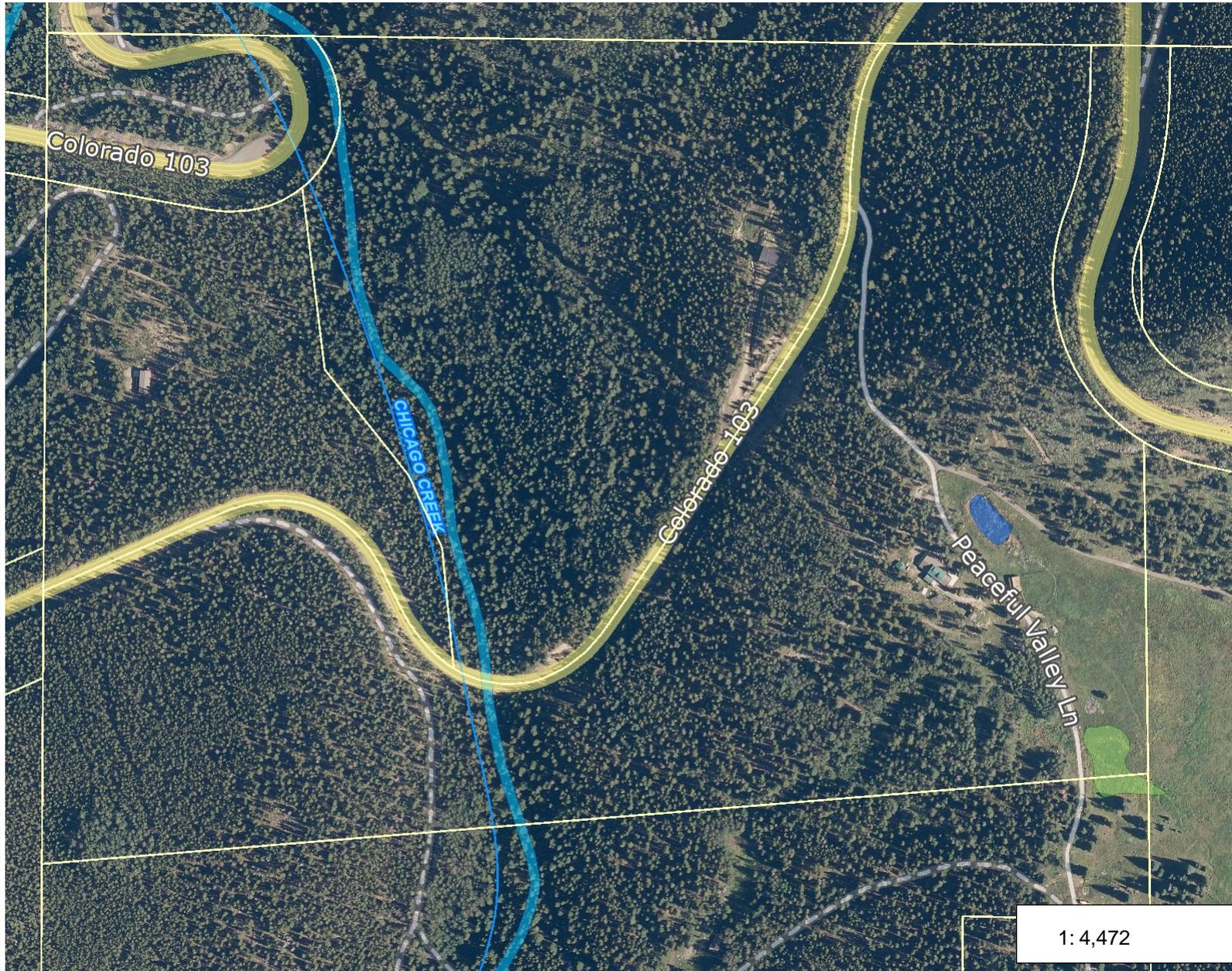


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Notes

Enter Map Description

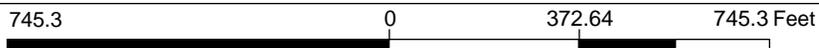
Wetlands



Legend

- Towns (zoomed in)
- Parcels
- Roads (1 inch = 400 feet)**
 - HIGHWAY
 - MAJOR ARTERIAL
 - COLLECTOR
 - LOCAL
 - SERVICE
 - 4WD
- Wetlands**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine
- Streams
- Lakes

1: 4,472



This map is a visual representation generated from an Internet Mapping site, Do not use for legal, construction, survey or real estate transaction purposes. This map is not survey accurate and may not comply with National Mapping Accuracy Standards. This map may or may not be accurate, current or otherwise reliable. The presence of a road feature on the map does not imply the existence of public access or ownership.

Notes
Enter Map Description

Project Scope:

The existing structure is to be renovated by adding living space and bedrooms. Proposed number of bedrooms will be four in the main house. In the future, the existing barn is to be remodeled with the addition of a bedroom and bath. Total number of bedrooms proposed in the expansion and future expansion is five (5). The proposed expansion requires the existing septic tank volume to be increased as well as increasing the size of the leaching area.

To accommodate the expansion requirements for tank volume, a 1250 gallon, three chamber septic tank is to be added, in series, with the existing 1000 gallon, two chamber tank. A diversion valve will be installed between the two tanks. The diversion valve will allow the use of the existing leaching field in the event of a power failure. With future renovation of the barn and the addition of the 5th bedroom, an additional septic tank will be installed near the barn to process the sewage generated by the barn bath. Effluent from the barn tank, as well as effluent generated by the house, will be routed to a new 1455.0 square foot absorption bed that is to be installed to accommodate the disposal area requirements of the expansion.

The field will be pressure dosed and will incorporate the use of Quick 4 Standard Infiltrators.

Due to property size, 50 + acres, proposed field and tank property line setbacks far exceed code requirements. Proposed leach field setback from seasonal runoff catchment basin exceeds 50 feet. There are no wells within 200 feet of proposed leaching field. New tank is 50 feet + from property well.

Construction Notes:

1. Install the 1250 gallon tank in series with the existing tank. Install the diversion valve using 4 inch diameter SDR 35 PVC piping. Glue all joints. The diversion valve can be used to isolate the existing field from the pressurized effluent generated by the pump in the 1250 gallon tank. **Note:** Set the 1250 gallon tank elevation low enough to provide for complete drain back of effluent from the transport line leading to the new field. Drain back is required to prevent freezing.
2. Excavate staked area south of the barn for the new disposal field. Depth of excavation is to be 36 to 40 inches in depth to accommodate the infiltrators and to provide 24 inches of top cover to prevent freezing. **Note:** Contact engineer if during excavation, the soil is found to be other than a sandy loam or if ground water is encountered.
3. Install infiltrators as per design and as per manufacturer's specifications on level, undisturbed soil. Infiltrators must be installed level. Note the clean-outs at the end of each row of infiltrators. Bring clean-outs to grade. Hang the 2 inch diameter pressure line from the top of infiltrators with manufacturer's hardware.

4. Pressure pipe to be 2 inch diameter, schedule 40 PVC pipe. Use 2 inch diameter line for non-perforated inlet manifold and transport line. Drill one, 1/8 inch diameter hole every 4 feet in the pressure pipe to provide one dispersion hole in each infiltrator. Face the holes down to spray on splash guards. Glue all joints.
5. Pump: Install Orenco PF 5005 pump in third chamber of the 1250 tank. Screen pump with Orenco screen system. Install visual and aural alarm on separate circuits to indicate malfunction of pump. Dose volume to be 175 gallons.
6. Call for required inspections.

Calculations:

5 bedroom structures will generate 1125 gallons per day at 150% of average daily flow. For a percolation rate of 18 MPI use application rate of 0.72 gallons/sq. ft./day. Base field size: $1125 \div 0.72 = 1562.5$ square feet. For dosing, use a 10% reduction in size; $1562.5 - 156.25 = 1406.25$ square feet. Determine number of infiltrators required: For beds, use manufacturer's effective distribution area of 15.32 square feet / infiltrator. $1406.25 \div 15.32 = 92$ infiltrators. For balanced field, use 5 rows of 19 infiltrators (95 total) for a total leaching area of 1455.0 square feet. $1455 > 1406$. Use 16X85 field. Design is within limits.

Pump Selection for a Pressurized System

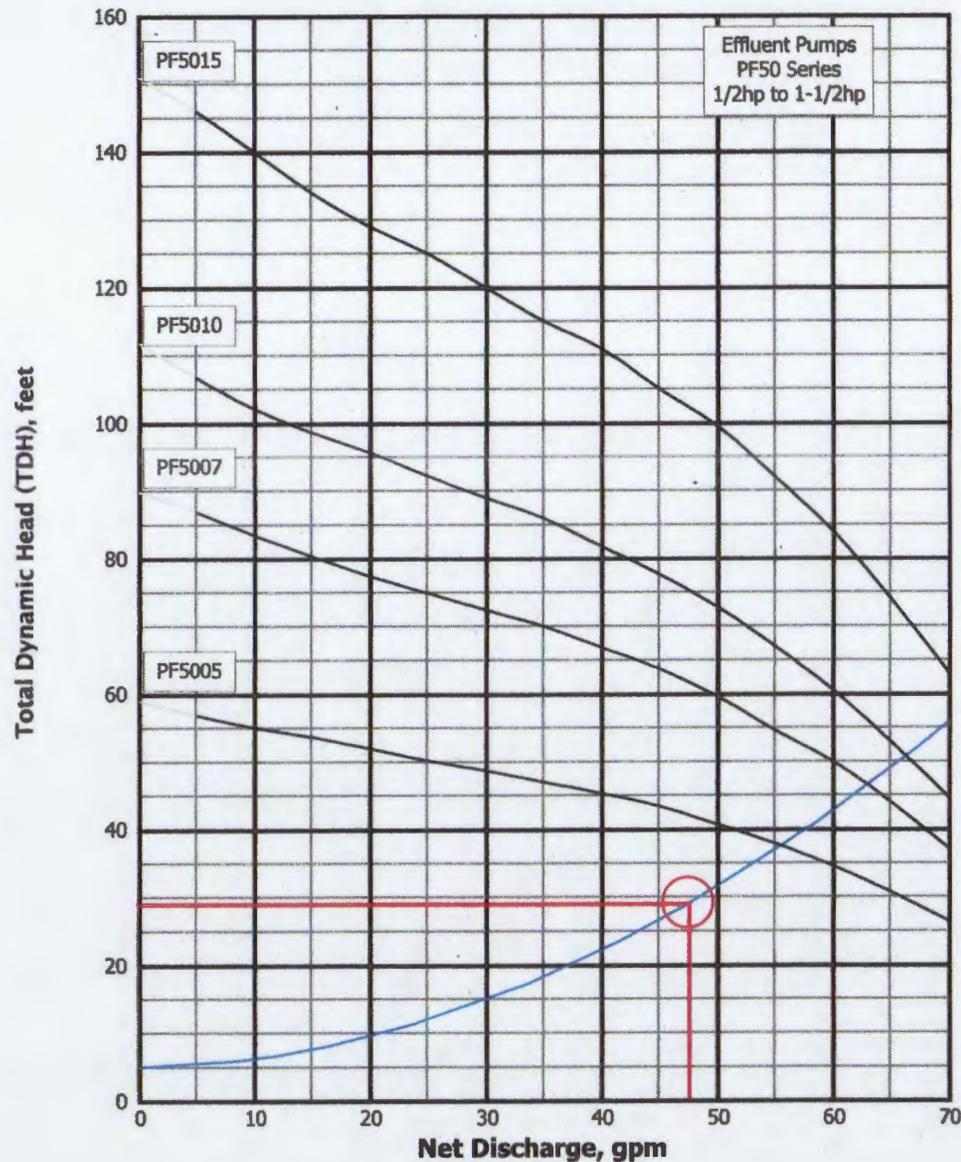
Input Parameters

Orifice Size	0.125 inches
Residual Head at Last Orifice	5.0 feet
Orifice Spacing	4.0 feet
Number of Laterals per Cell	5
Lateral Length	85.0 feet
Lateral Line Size	2.00 inches
Lateral Pipe Class/Schedule	40
Distributing Valve Model	None
Manifold Length	16.0 feet
Manifold Line Size	2.00 inches
Manifold Pipe Class/Schedule	40
Lift to Manifold	5.0 feet
Transport Length	250.0 feet
Transport Line Size	2.00 inches
Transport Pipe Class/Schedule	40
Discharge Assembly Size	2.00 inches
Flow Meter	None inches
'Add-on' Friction Losses	5.0 feet

Calculations

Minimum Flow Rate per Orifice	0.43 gpm
Number of Orifices per Zone	110
Total Actual Flow Rate	47.7 gpm
Number of Lines per Zone	5
% Flow Differential 1st and Last Orifice	0.5 %
Lift to Manifold	5.0 feet
Residual Head at Last Orifice	5.0 feet
Head Loss in Laterals	0.1 feet
Head Loss Through Distributing Valve	0.0 feet
Head Loss in Manifold	0.2 feet
Head Loss in Transport Pipe	9.2 feet
Head Loss Through Discharge	4.5 feet
Head Loss Through Flow Meter	0.0 feet
'Add-on' Friction Losses	5.0 feet

Total Flow Rate 47.7 gpm
TDH 29.0 feet



The red circle indicates the system's calculated design point, not the pump's operating point.



Oreco System
 Incorporated

814 AIRWAY AVENUE
 SUTHERLIN, OREGON
 97479

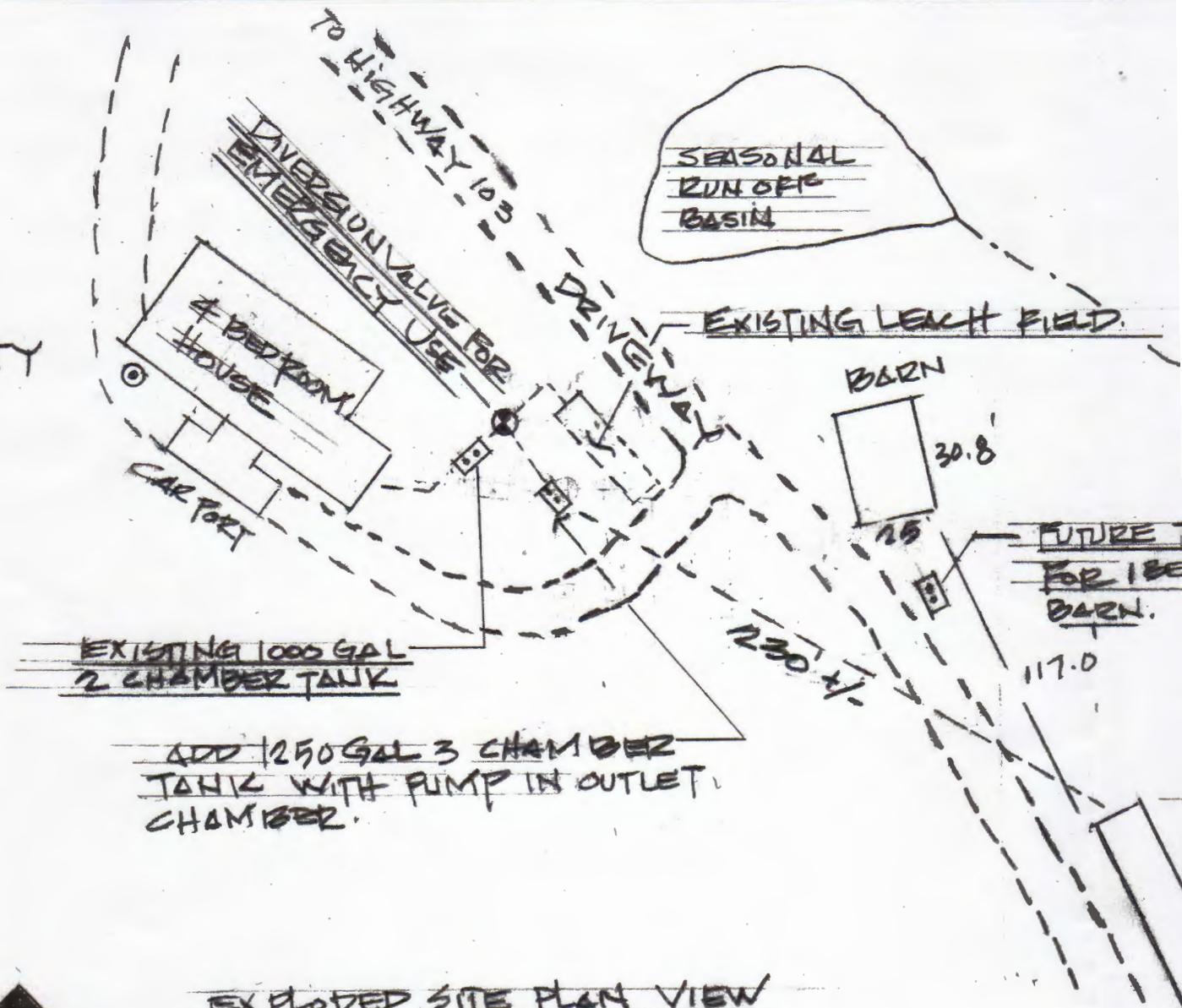
TOLL FREE:
 (800) 348-9843

TELEPHONE:
 (541) 459-4449

FACSIMILE:
 (541) 459-2884

www.oreco.com

PROPERTY WELL



EXISTING 1000 GAL
2 CHAMBER TANK

ADD 1250 GAL 3 CHAMBER
TANK WITH PUMP IN OUTLET
CHAMBER.

EXPLODED SITE PLAN VIEW
1" = 50.0'

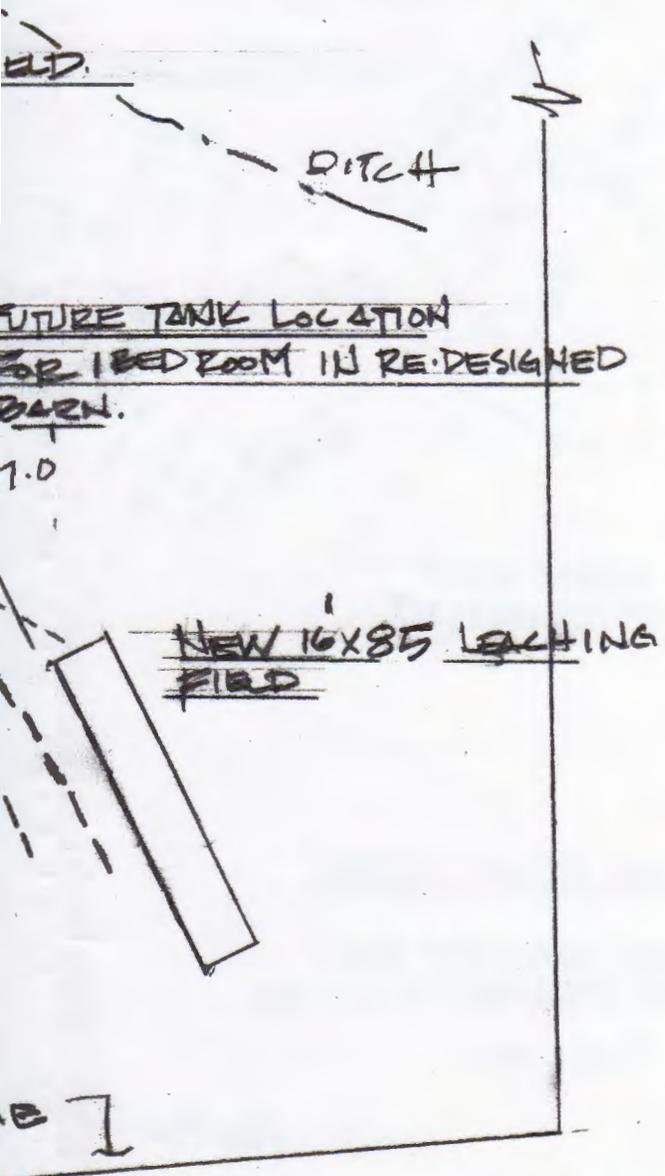
SEE ENCLOSED SURVEY PLAT
FOR COMPLETE PROPERTY LINES.

50+ ACRE PARCEL



PROPERTY LINE

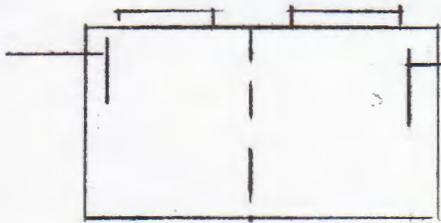




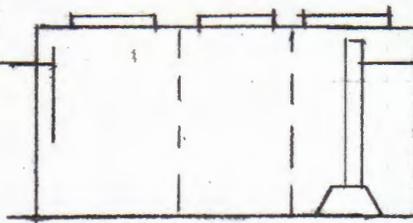
JEFF DAVIS ENGINEERING LLC 303674-2224 24504 NORMAN LN. EVERGREEN CO 80439		
SCALE: NOTED	APPROVED BY:	DRAWN BY
DATE: 8.13.13		REVISED
<u>NEW TANK AND LEACH FIELD</u>		
170 PEACE FUL VALLEY LN.		DRAWING NUMBER 13-36

TO OLD FIELD ←

4" PVC DIVERSION VALVE TO BE USED IN EMERGENCY.

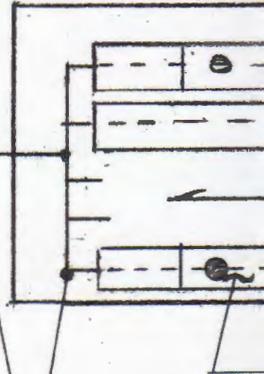


EXISTING 1000 GAL 2 CHAMBER TANK N.S.

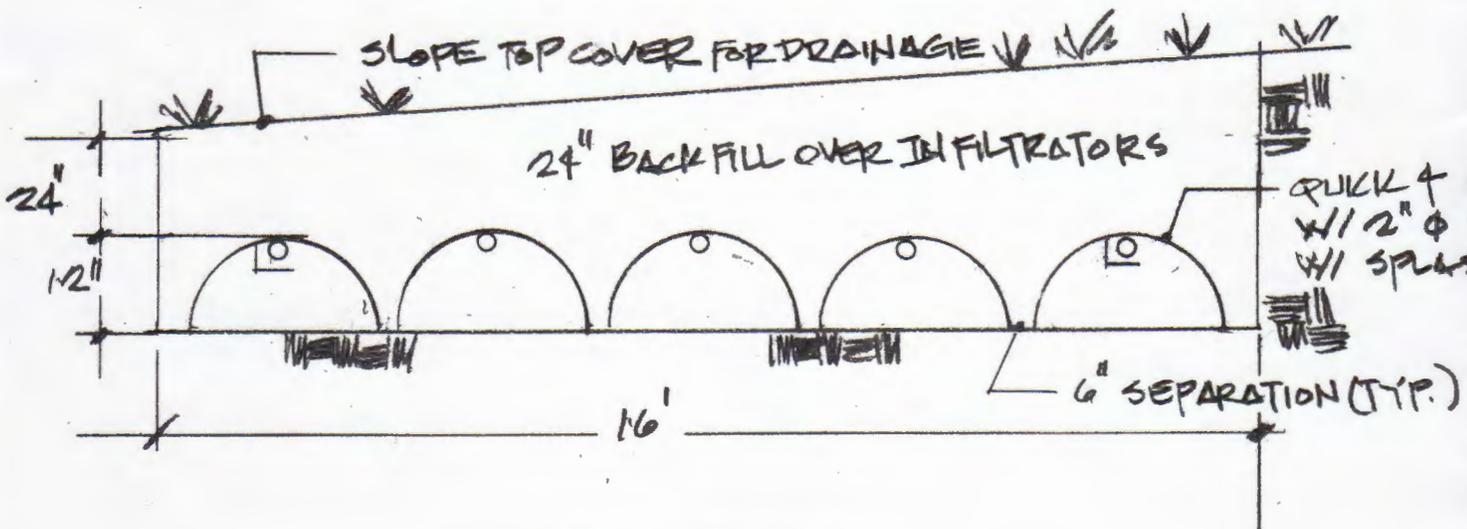


ADD 1250 GAL 3 CHAMBER TANK W/ ORENCO PUMP AND SCREEN N.S.

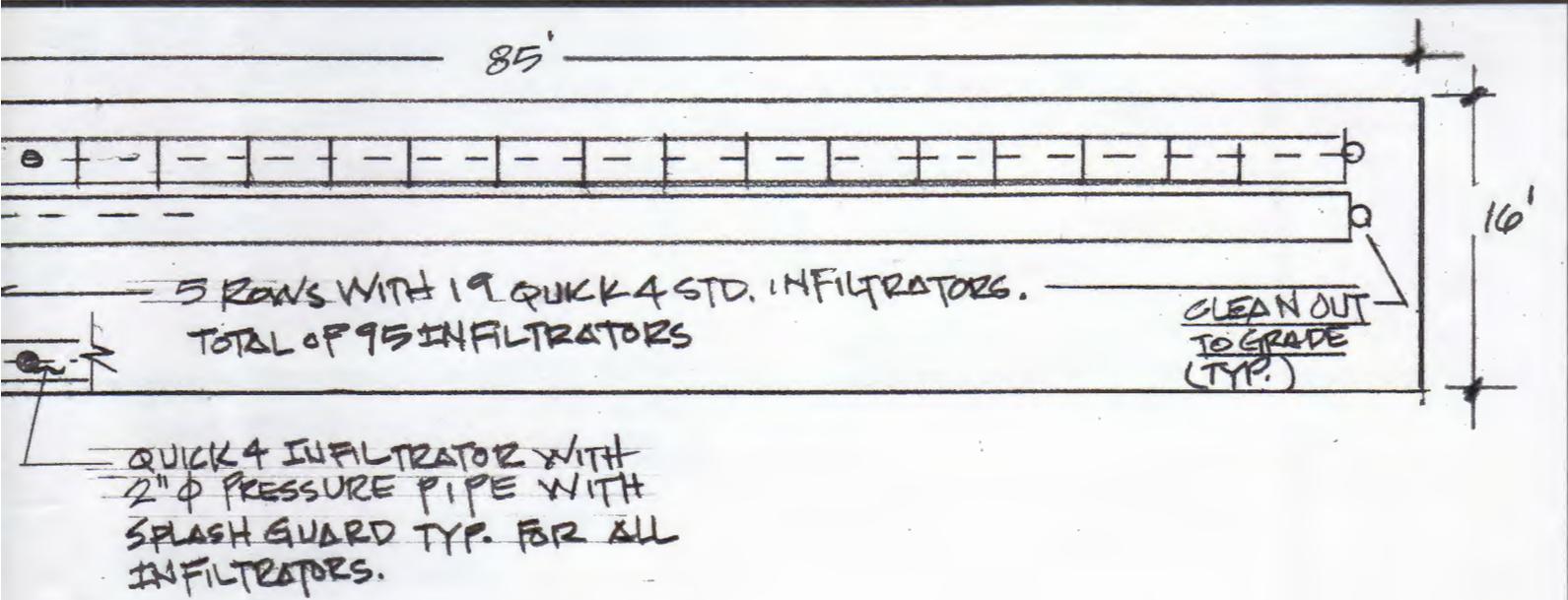
INLET



NON-PERFORATED PRESSURE LINE AND MANIFOLD 2" Ø.

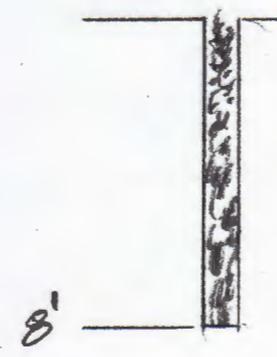


BED PROFILE N.S.



ABSORPTION BED PLAN
NO SCALE

QUICK 4 INFILTRATOR WITH
2" ϕ PRESSURE PIPE WITH
SPASH GUARD (TYP.)



- SOIL DATA:
- A SANDY LOAM TO 8 FEET.
 - NO GROUND WATER NOTED.
 - APPLICATION RATE: 0.72 GAL/A²/DAY

SOIL PROFILE
N.S.

JEFF DAVIS ENGINEERING LLC 303674 2224 24504 NORMAN LN. EVERGREEN CO 80439		
SCALE: NOTED	APPROVED BY:	DRAWN BY
DATE: 8.13.13		REVISED
<u>SEWAGE DISPOSAL SYSTEM COMPONENTS</u>		
170 PEACEFUL VALLEY LN		DRAWING NUMBER 13.36

MEMORANDUM

TO: Brian Daly (Daly Family Partners)

FROM: Arista Shippy, PE (DiNatale Water Consultants)

SUBJECT: Water Resources for Peaceful Valley Minor Subdivision Exemption

DATE: August 26, 2025

This memo provides evidence of the legal water supply for the Peaceful Valley Minor Subdivision Exemption (“PVMSE”). The PVMSE is platted on land owned by Daly Family Partners. This memo details the existing well permits and water rights owned by Daly Family Partners and the plan for finalizing any additional well applications needed as exempt wells through the State.

1. EXISTING WELL PERMITS AND WATER RIGHTS

The Daly Family Partners own three well permits (Permit Nos. 230469, 19455-F, and 19456-F). The well pumping for two of the well permits (19455-F and 19456-F) is decreed along with three springs in Case No. W-4096. However, the records in the Division of Water Resources Well Permit site indicate that the wells are still owned by Dooley Ranch. Daly Family Partners are in the process of changing the ownership name from Dooley Ranch to reflect their ownership.

The wells are permitted and decreed for domestic and irrigation use. The change case application was filed on 6/21/1972, but the wells have appropriation dates of 12/31/1942 and 12/31/1964. The springs all have an appropriation date of 12/31/1930. Both wells can be pumped at a maximum rate of 10 gallons per minute (gpm). The springs flow at rates that vary from 1.7 gpm to 29.2 gpm, which equate to 0.0038 to 0.065 cubic feet per second (cfs).

A summary of the wells and springs decreed in Case No. W-4096 is in **Table 1** below.

Table 1. Case No. W-4096 Spring and Well Overview

Well / Spring Name	Pumping Rate (gpm)	Pumping Rate (cfs)	Appropriation Date	Decreed Uses	Depth of Well (ft)	Depth to Water (ft)
19455-F (Well No. 1)	10	0.0228	12/31/1942	domestic and irrigation of 10 acres shared with Well No. 2	12	3
19456-F (Well No. 2)	10	0.0228	12/31/1964	domestic and irrigation of 10 acres shared with Well No. 1	102	50
Dooley Spring No. 1	1.7	0.0038	12/31/1930	domestic		
Dooley Spring No. 2	29.17	0.065	12/31/1930	domestic		
Dooley Spring No. 3	11.67	0.026	12/31/1930	domestic		

The Daly Family Partners also own well Permit No. 230469. The permit is for an exempt well and allows uses for fire protection, domestic for up to three dwellings, irrigation of up to one acre, and domestic animal watering. The maximum pumping rate is 15 gpm or 0.0334 cfs.

Table 2 below provides a summary of the well permits and springs owned by Daly Family Partners and the monthly and annual production rate.

Table 2. Well permits and springs owned by Daly Family Partners

Well Permit No.	Well No.	Pumping Rate (gpm)	Pumping Rate (cfs)	Monthly Production (AF)	Annual Production (AF)
19455-F	1	10	0.0228	1.36	16.51
19456-F	2	10	0.0228	1.36	16.51
230469	1	15	0.0334	1.99	24.18
Total Production				4.70	57.19
Spring Name	Diversion Rate (gpm)	Diversion Rate (cfs)	Monthly Production (AF)	Annual Production (AF)	
Dooley Spring No. 1	1.7	0.0038	0.23	2.75	
Dooley Spring No. 2	29.17	0.0650	3.87	47.06	
Dooley Spring No. 3	11.67	0.0260	1.55	18.82	
Total Production			5.64	68.63	

2. PEACEFUL VALLEY MINOR SUBDIVISION EXEMPTION LOTS AND WATER RESOURCES

2.1 Existing Wells to be used for Lots

There are two existing wells that will be used on two of the four lots platted for the PVMSE. Well with Permit No. 230469 is an exempt well that will continue to be used for the house on Lot 3. Well Permit No. 19456-F is currently for a non-exempt well that will be used for domestic purposes for a future house on Lot 2.

2.2 Evidence of Available Water Supply

Based on a review of GIS mapping available from Clear Creek County and the Division of Water Resources, there are nine wells permitted and constructed within 2,000 feet of the boundaries of the Peaceful Valley Minor Subdivision Exemption, in addition to the two wells located on the PVMSE. The surrounding nine wells are drilled to depths between 8.5 and 502 feet deep, the depth to water for the wells is between less than 8.5 feet and 315 feet below the surface, and the wells have pumping rates between 2 and 40 gallons per minute. The wells were constructed between 1928 and 2010.

Due to the prevalence of wells and varying depths to water, there is sufficient evidence that there is enough alluvial water supply for two new domestic wells that would each pump at a rate of no more than 15 gpm and each pump a total of no more than 0.33 AF per year.

2.3 Subdivision Exemption and Exempt Well Applications

This memo illustrates that Daly Family Partners have physical and legal water supply available to serve the proposed properties on their PVMSE. It is our understanding that through the subdivision exemption process, Daly Family Partners can finalize the re-permitting of well Permit No. 19456-F on Lot 2 to be exempt and can finalize exempt well applications for Lots 1 and 4 through the State Division of Water Resources.