

CIVIL ENGINEERING GENERAL NOTES:

1.
- ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CLEAR CREEK COUNTY STANDARD SPECIFICATIONS AND APPLICABLE UTILITY COMPANY'S SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO CLEAR CREEK COUNTY REGULATIONS.
2.
- ANY ADDITIONAL BMP DETAILS SHALL BE REFERENCED AND CONSTRUCTED PER CLEAR CREEK COUNTY STANDARDS.
3.
- A DRIVEWAY PERMIT FROM CLEAR CREEK COUNTY SITE DEVELOPMENT DEPARTMENT IS REQUIRED PRIOR TO COMMENCING WORK WITHIN COUNTY RIGHT-OF-WAY.
4.
- THE CONTRACTOR SHALL CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5.
- CONSTRUCTION SPECIFICATION: CURRENT EDITION OF THE CLEAR CREEK COUNTY ROADWAY DESIGN AND CONSTRUCTION MANUAL.
6.
- THE DRIVEWAY AND UTILITY TRENCHES SHALL BE COMPACTED TO 90% STANDARD PROCTOR.
7.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN WRITING.
8.
- SURVEY FEATURES PROVIDED BY PWSI INC.
9.
- HORIZONTAL AND VERTICAL SURVEY CONTROL HAS BEEN ESTABLISHED BY PWSI INC. PROJECT CONTROL POINT IS AS SHOWN ON PLANS.
10.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION FROM CLEAR CREEK COUNTY, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED.
11.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE DRAWINGS, WHEN WORKING NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS. UTILITY INFORMATION SHOWN ON DRAWING IS REFERENCED FROM OWNER'S SURVEY. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR UTILITIES NOT SHOWN ON PLAN IN THE RIGHT 2314 VAN EDEN ROAD OR NOT SHOWN ON PLAN AT ALL.
12.
- ALL SITE GRADING SHALL BE COMPLETED AT 2:1 SLOPE OR FLATTER.
13.
- THE CONTRACTOR SHALL HAVE ONE SET OF ENGINEER AND COUNTY SIGNED APPROVED PLANS ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
14.
- UTILITY LENGTHS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
15.
- ALL DISTURBED AREAS SHALL BE MULCHED OR HYDROSEEDING AS SOON AS FINAL GRADING IS COMPLETED. ALL CONSTRUCTION BMPS SHALL REMAIN IN PLACE UNTIL SEED HAS TAKEN HOLD AND SITE HAS REACHED FINAL STABILIZATION. SEED MIX CAN BE FOUND ON C-2.
16.
- BMP DETAILS ARE ON C-2.
17.
- ALL CONCRETE AND CONCRETE WASHOUT WATER SHALL BE PROPERLY DISPOSED OF ACCORDING TO ALL COUNTY, STATE AND REGIONAL SPECIFICATIONS.
18.
- SOIL STOCKPILES SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 14 DAYS IF THE STOCKPILE IS NOT BEING ACTIVELY UTILIZED FOR CONSTRUCTION PURPOSES.
19.
- PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED WITHIN THIRTY (30) DAYS AFTER FINAL GRADE IS REACHED. PLANTING SHALL OCCUR WITHIN THE NEXT WINDOW OF OPPORTUNITY SHOULD CONSTRUCTION BE COMPLETED DURING WINTER MONTHS.



VICINITY MAP
NOT TO SCALE



CARETAKER RESIDENCE
2314 VAN EDEN ROAD
IDAHO SPRINGS, CO
GRADING PLAN



AREA OF DISTURBANCE:

AREA OF LOT = 31 ACRES
DISTURBED AREA = 16500 SQ FT
(TOTAL LAND DISTURBANCE)

EX IMPERVIOUS AREA = 0 SF
PROP IMPERVIOUS AREA = 6900 SF

1000 CY CUT
1000 CY FILL
0 CY EXTRA MATERIAL
0 CY EXPORTED OFFSITE
600 CY SPREAD ONSITE WITHIN DISTURBED AREA
0 CY IMPORTED MATERIAL

COUNTY ACCEPTANCE BLOCK
COUNTY OF CLEAR CREEK STAFF HAS REVIEWED THESE PLANS AND FINDS THAT THEY COMPLY WITH THE COUNTY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. THE COUNTY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
CONSTRUCTION MUST COMMENCE WITHIN TWO YEARS FROM THE DATE OF PLAN SIGNATURE.

COUNTY DEVELOPMENT ENGINEER _____ DATE _____

COUNTY PLANNER _____ DATE _____

GENERAL CONSTRUCTION SCHEDULE:

PHASE 1 SET UP TEMPORARY EROSION CONTROL MEASURES (BMPs) – LABELED [INITIAL]
PHASE 2 CONSTRUCTION, INCLUDING ALL GRADING ACTIVITIES, MAINTAIN BMPs
PHASE 3 SEED EXPOSED SOIL AREAS (PERMANENT / FINAL BMP, LABELED [FINAL]), MAINTAIN BMPs
PHASE 4 REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEED HAS TAKEN

2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.

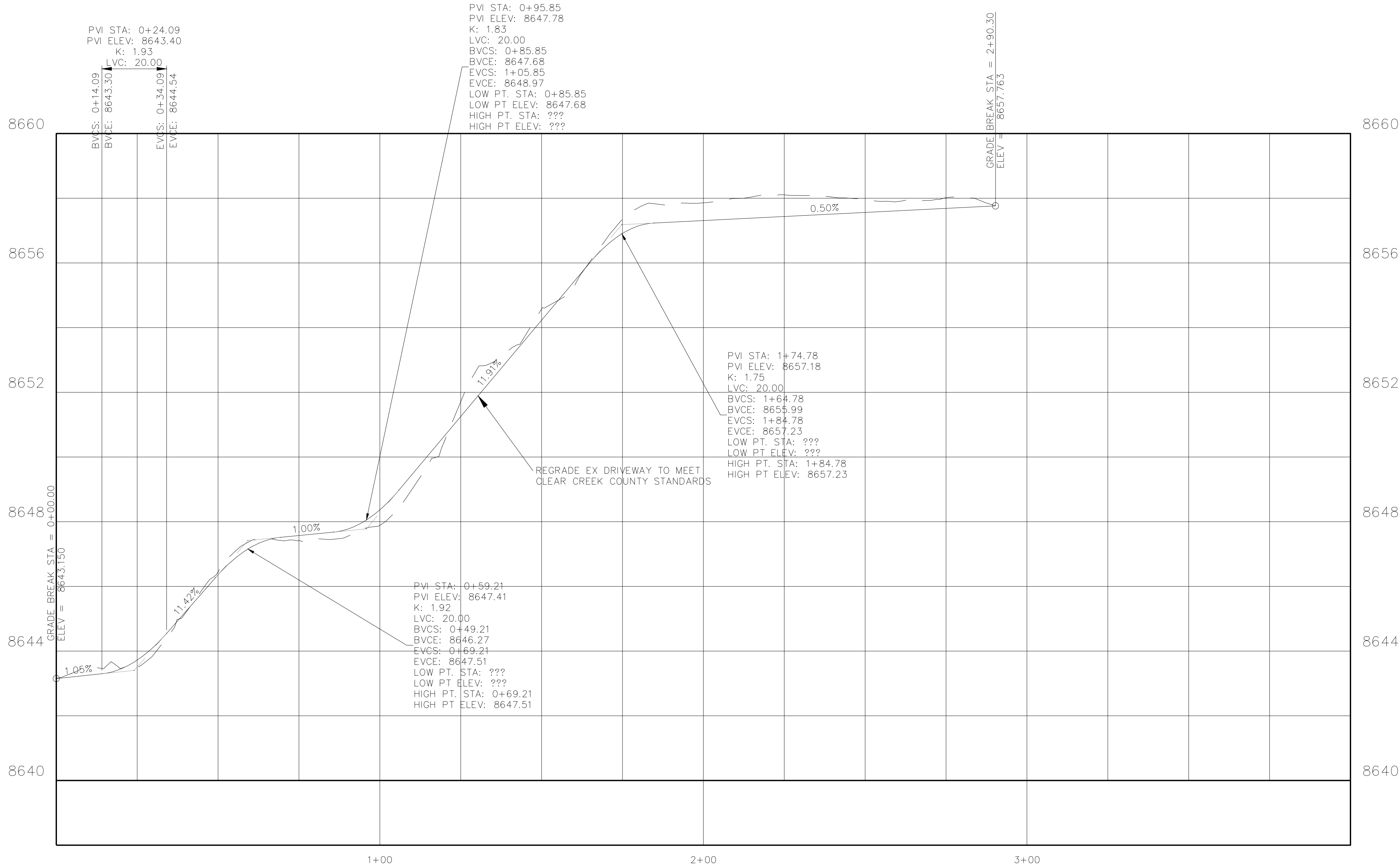
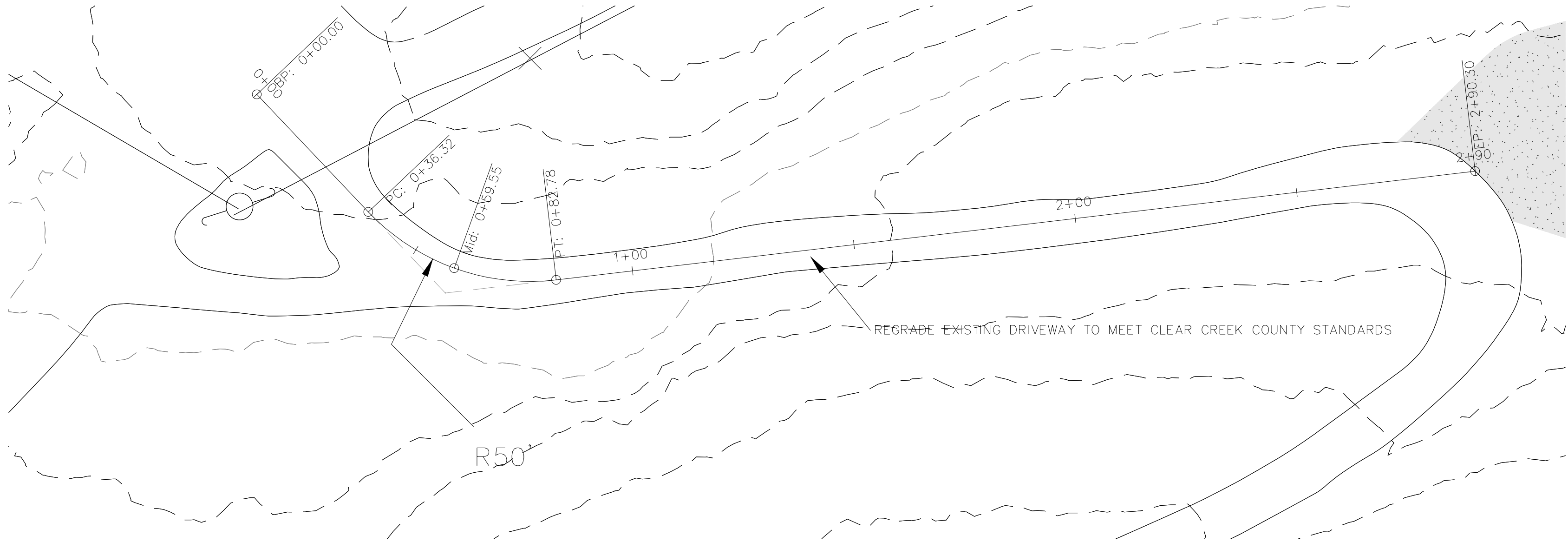


#	REVISION	DESCRIPTION	DATE

TOM & JESS MILLER
2314 VAN EDEN ROAD
SITE PLAN

PROJ.#	26109
DESIGNED BY	BMB
DRAWN BY	JML
DATE	02-12-2026
DRAWING NUMBER	C-1
OF	3 DWGS

CARETAKER RESIDENCE
2314 VAN EDEN ROAD
IDAHO SPRINGS, CO
GRADING PLAN



2438 JACK CREEK RD
GRAND JCT, CO 81505
720-224-1095
BRYNN BOYD, P.E.

**Radian Engineering, LLC**
Moving Mountains

#	REVISION	DESCRIPTION	DATE

TOM & JESS MILLER
2314 VAN EDEN ROAD
SITE PLAN

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COUNTY PLANNER _____ DATE _____

PROJ.# 26109
DESIGNED BY BMB
DRAWN BY JML
DATE 02-12-2026
DRAWING NUMBER
C-2
OF 3 DWGS



- Roadside Mix – Drought tolerant grasses for roadside stabilization consisting of tall and low growing bunchgrasses for rapid establishment and long term persistence.

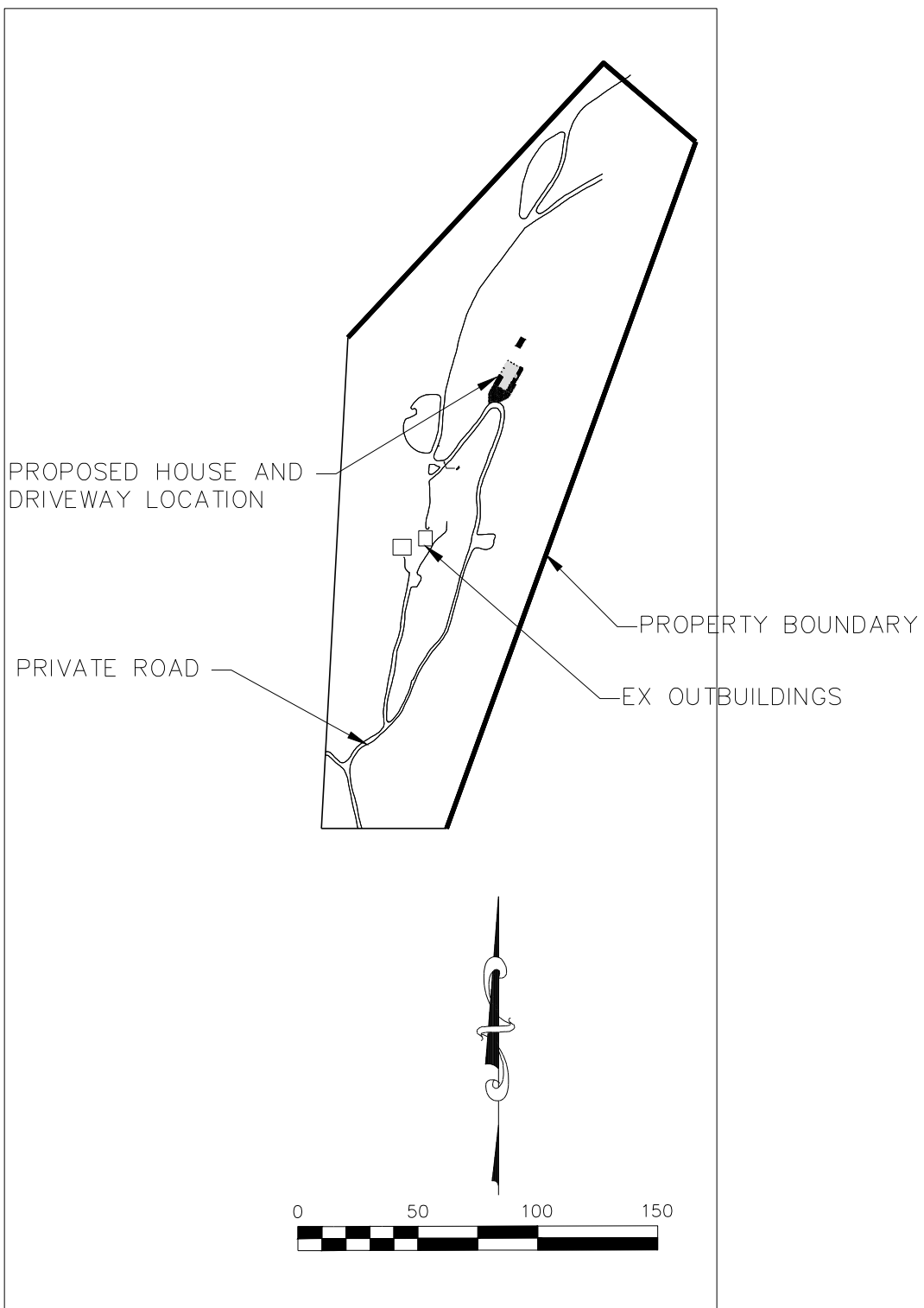
SEED	VARIETY	(LB per ¼ Acre)
Slender wheat grass	San Luis, Revenue	2¼
Mountain Brome	Broman	2¼
Orchard grass	Paiute, Potomac	1
Hard Fescue	Durar	1
Sheep Fescue	Covar	7½

- 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	7½

- Meadow Mix – For wetter sites adjacent to streams and in meadow areas where there is a high water table.

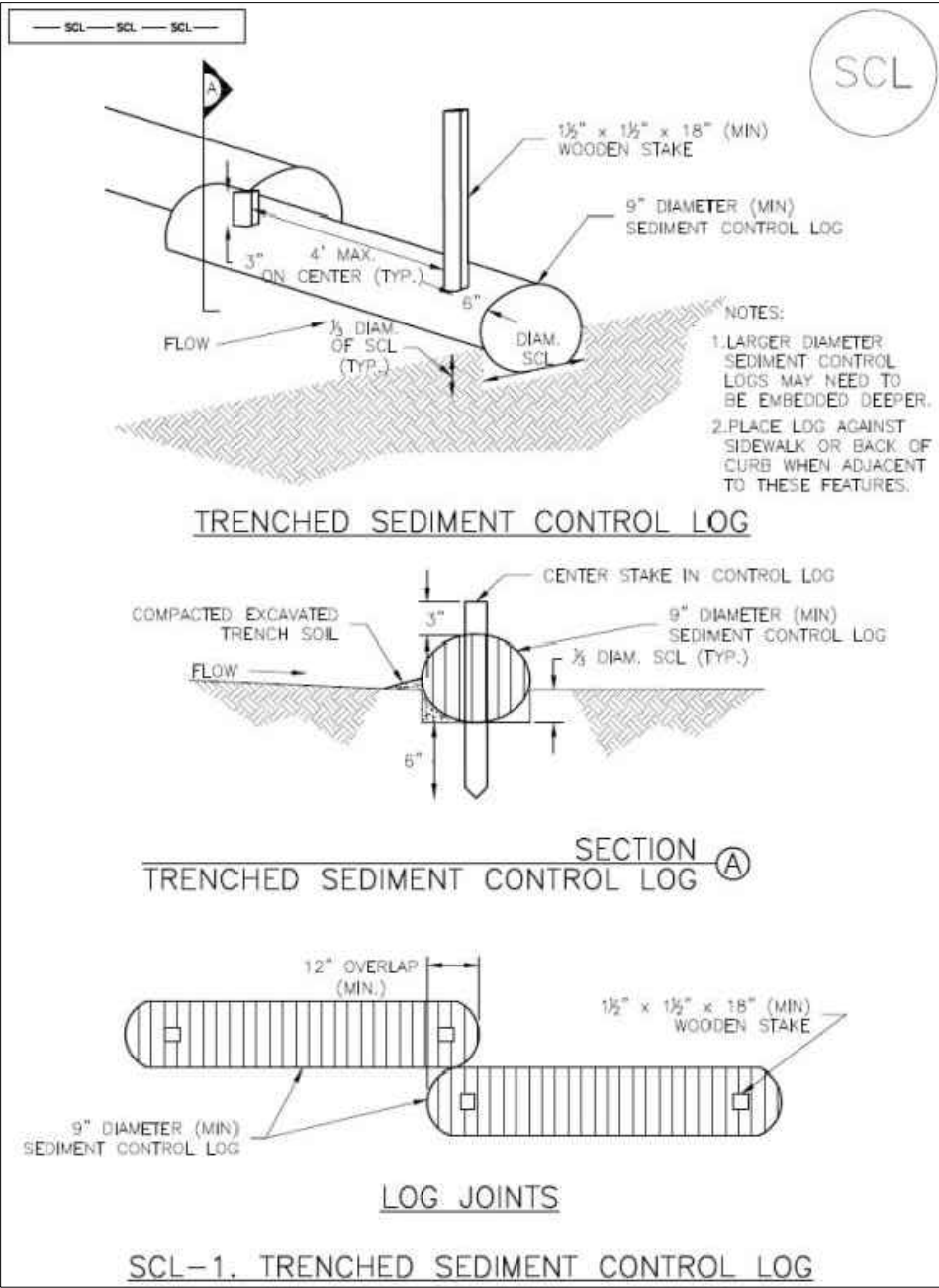
SEED	VARIETY	(LB per ¼ Acre)
Meadow Foxtail		¾
Smooth Brome	Manchar	1½
Tufted Hairgrass		½
Red Fescue	Pennlawn	¾
Timothy		½
Kentucky Bluegrass	Park	1
		5



OVERALL SITE MAP

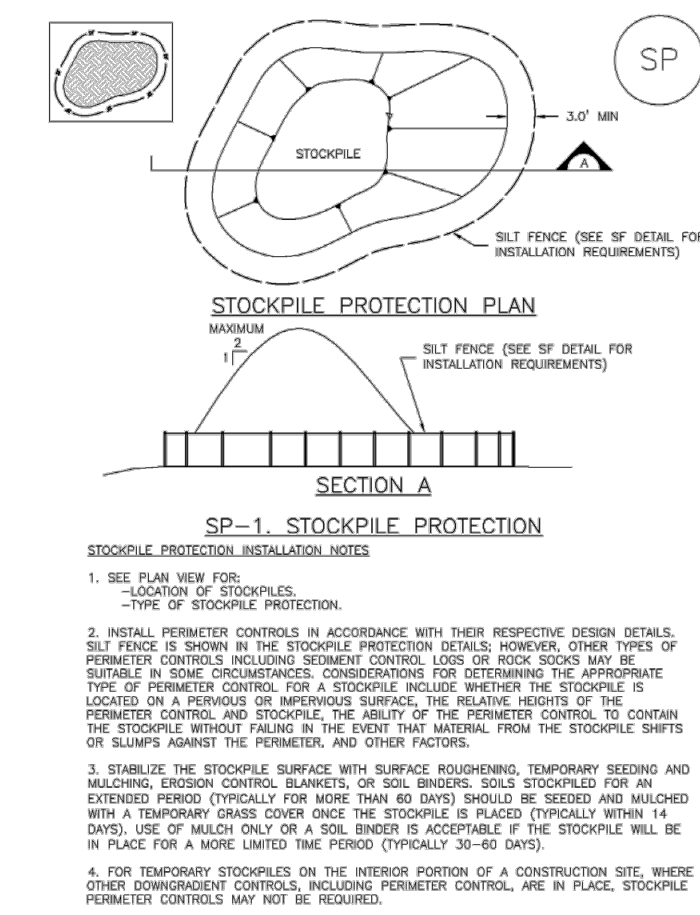
Structural BMP's/Erosion Control Legend

[INITIAL]	VTC	Vehicle Tracking Pad	A gravel pad, located at the points of vehicular ingress and egress on a construction site, to reduce the mud transported onto roads and paved areas. Use 3" screened rock, 12" thick. Pad dimensions of XX' X XX'.
[INITIAL]	SL	Sediment Control Logs	A linear roll constructed with an outer sleeve of varying permeability and filled with natural biodegradable infiltration materials such as straw, coconut fiber, compost or rock. Rolls range from 6 to 9 inches in diameter and up to 30 feet in length.
[FINAL]	PM	Permanent Mulching/Revegetation	Use of hydroseed wood chips, stone, bark, etc., to cover the finished graded surfaces after construction activities. Part of the final landscaping including drainage ways, swales, etc. Used with permanent planting.
[INITIAL]	SM	Stockpile Management	Temporary storage of construction materials managed to minimize erosion and sediment transport. Daily stabilization methods to be implemented as to stabilize stockpile materials.
[INITIAL]	SSA	Stabilized Staging Area	Stabilized Staging Area(s) provide a site adequate structurally stabilized area. Stabilization shall be stabilized prior to any operations on the site.



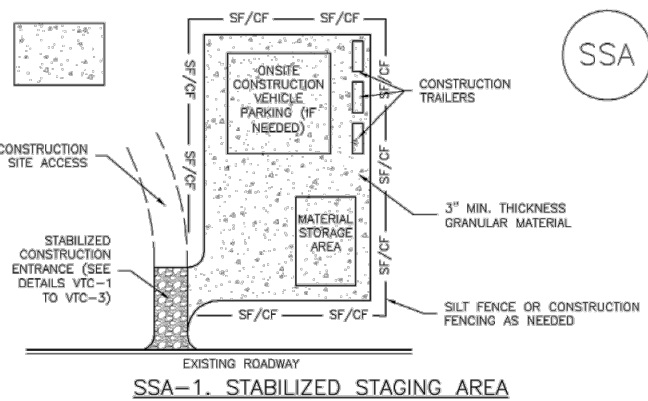
Stockpile Management (SP)

MM-2

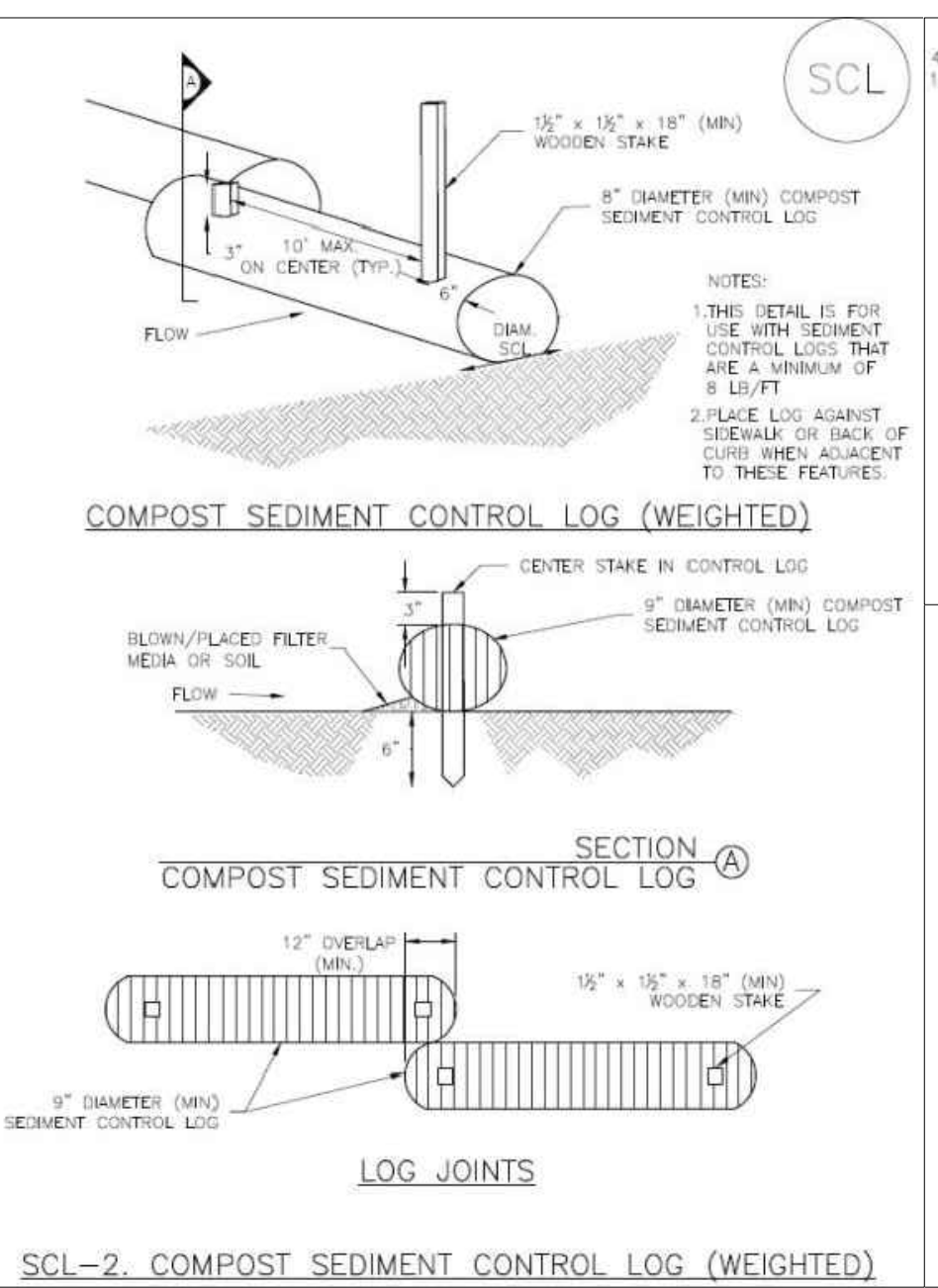


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[INITIAL] Stabilized Staging Area (SSA) SM-6



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MM-2 Stockpile Management (SM)

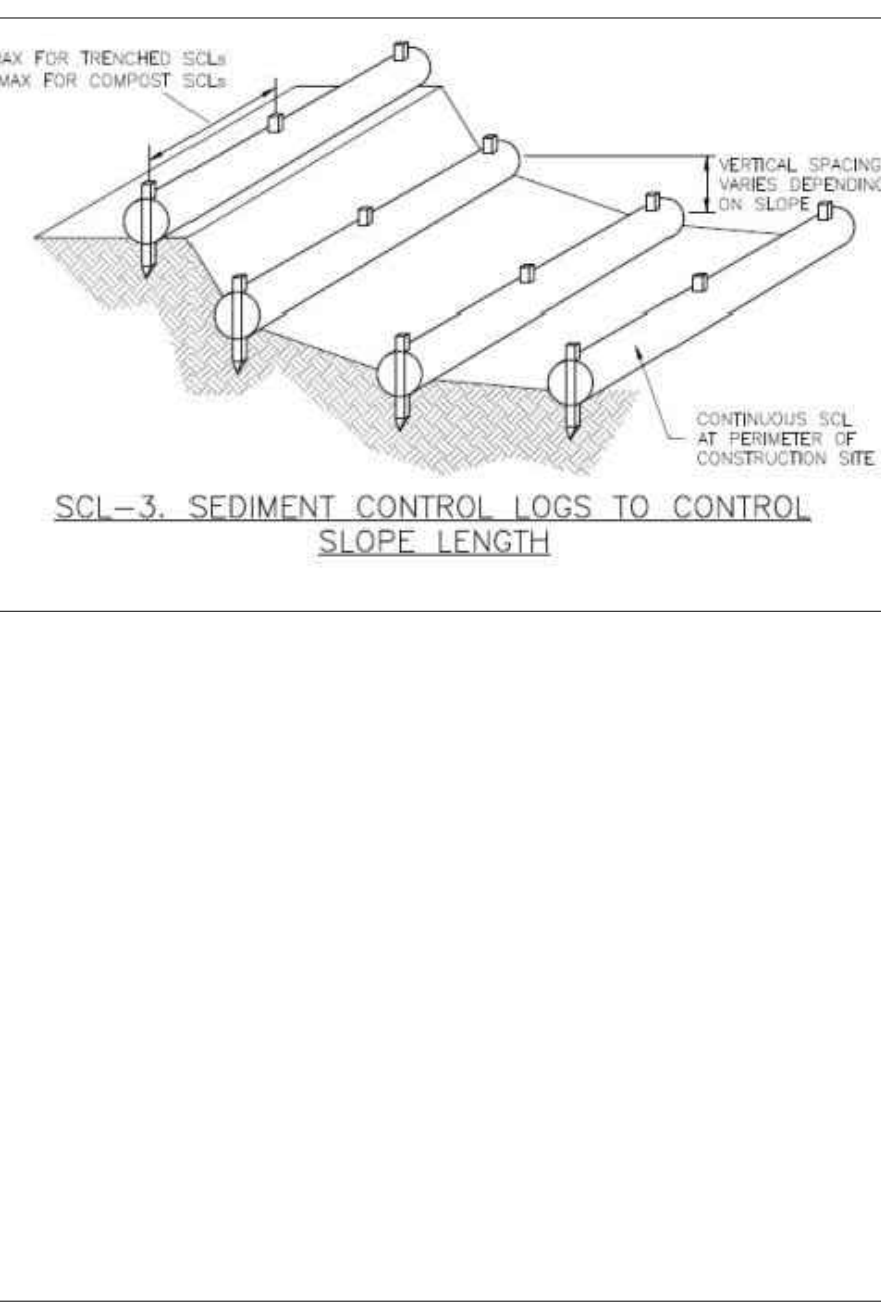
STOCKPILE PROTECTION MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
6. SPECIAL MAINTENANCE FROM MAJOR STORMS MAY BE AVAILABLE IN AUTUMN.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO; NOT AVAILABLE IN AUTUMN)

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SM-6 Stabilized Staging Area (SSA)

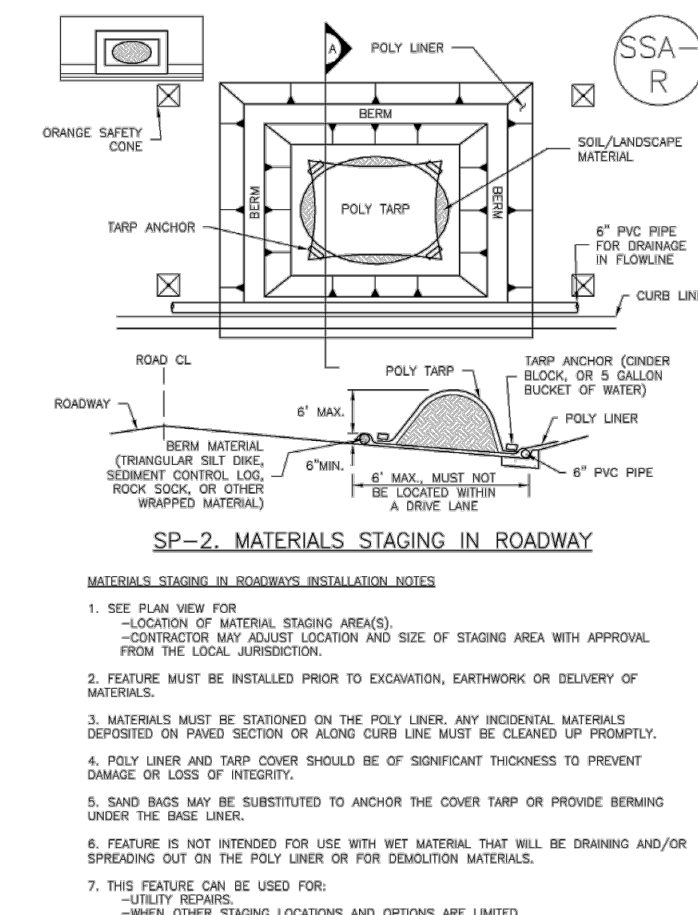
STABILIZED STAGING AREA MAINTENANCE NOTES
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REPAIRED OR REGRASSED AS NECESSARY IF PUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCHES OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
NOTE: MANY JURISDICTIONS PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
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(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTUMN)

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Stockpile Management (SP)

MM-2



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SP-5 Stockpile Management (SM)

MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES
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5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
6. SPECIAL MAINTENANCE FROM MAJOR STORMS MAY BE AVAILABLE IN AUTUMN.
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
(DETAILS ADAPTED FROM AURORA, COLORADO)

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SEDIMENT CONTROL LOG INSTALLATION NOTES
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADED LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IT IS RECOMMENDED THAT THE SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ½ OF 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 MAY BE ACCEPTABLE, WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
6. THE UPWIND SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL 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 OR BLOWN IN PLACE.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.
SEDIMENT CONTROL LOG MAINTENANCE NOTES
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3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. 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 ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDS. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHES OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
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MM-2 Stockpile Management (SM)

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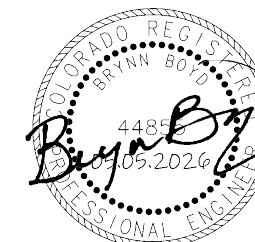
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SP-5 Stockpile Management (SM)

CITY ACCEPTANCE BLOCK
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DRIVEWAY PLAN

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