

# SOCIETY TURN PARCEL SKETCH PLAN

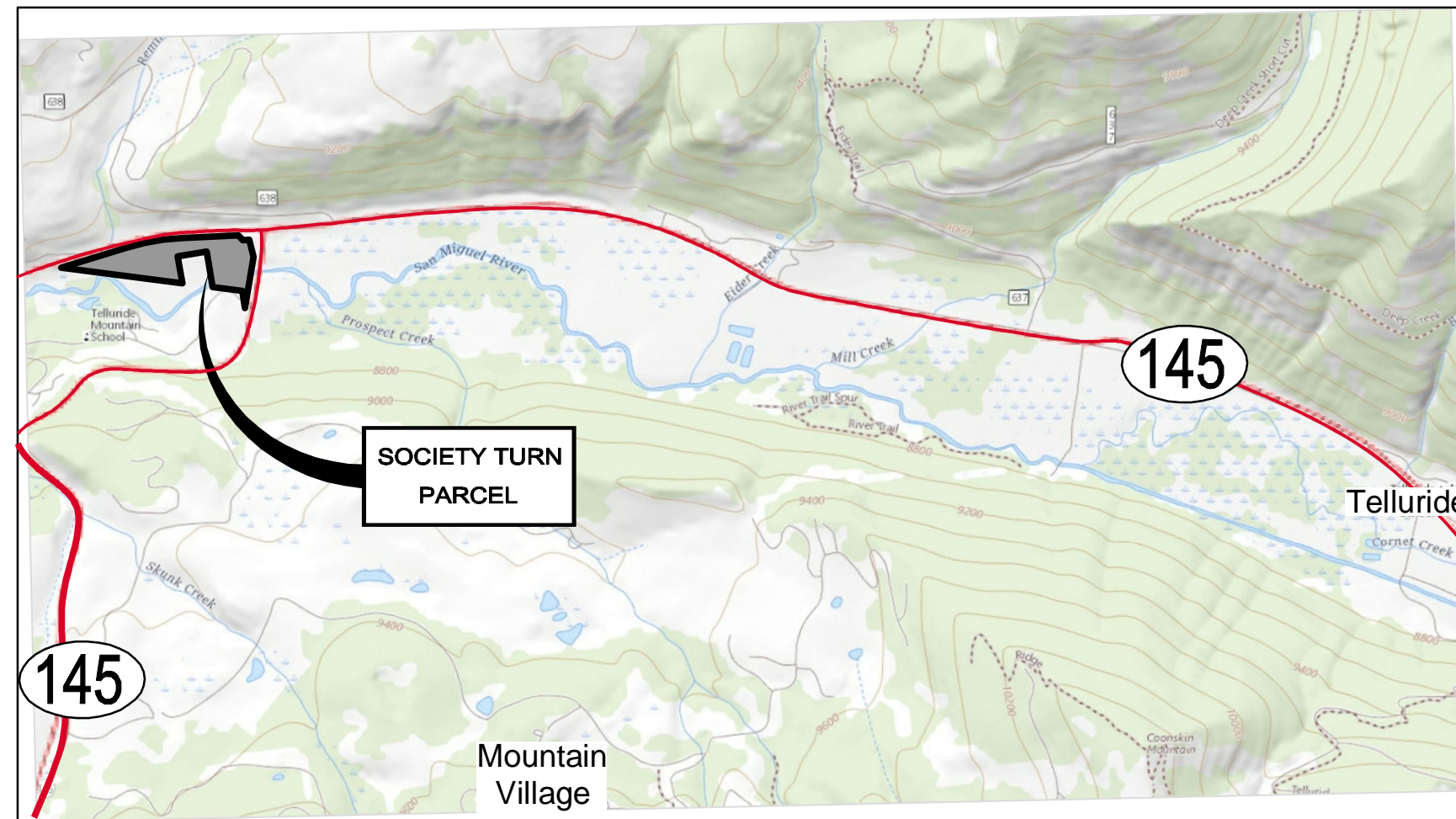
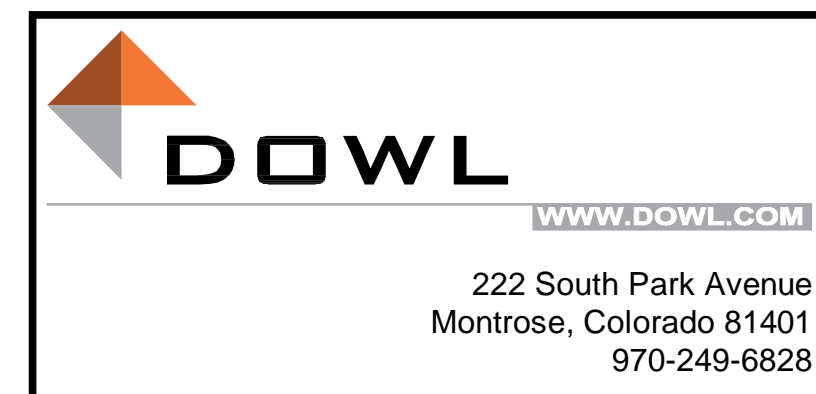
DOWL PROJECT # 7122.74614.01

JULY 21, 2020

PREPARED FOR:

GENESEE PROPERTIES, INC.  
7800 E. Dorado Pl., Suite 250  
Englewood, CO 80111  
Phone: (303) 779-8811  
Contact: Nicole Champine

PREPARED BY:



VICINITY MAP

NOT TO SCALE

## LEGEND

— x — x — x	EXISTING FENCE		EXIST. WATER VALVE
- - x - - x - - x - -	PROPOSED FENCE		EXIST. SEWER MANHOLE
— W — W — W	EXISTING WATER LINE		EXIST. WELL
- - AW - - AW - - AW	EXIST. WATER LINE TO BE ABANDONED		EXIST. UTILITY POLE
— W — W — W	NEW 8" PVC WATER LINE		EXIST. ELECTRIC TRANSFORMER
- - S - - S - - S	EXISTING SANITARY SEWER LINE		NEW ELECTRIC TRANSFORMER
— S — S — S	NEW SANITARY SEWER LINE		EXISTING CATV PEDESTAL
- - G - - G - - G	EXISTING GAS LINE		EXISTING TELEPHONE PEDESTAL
— G — G — G	NEW GAS LINE		NEW FIRE HYDRANT
- - E - - E - - E	EXISTING ELECTRIC LINE		NEW SAN. SEWER MANHOLE
— AE — AE — AE	EXIST. ELECTRIC LINE TO BE ABANDONED		NEW STORM DRAIN MANHOLE
- - OE - - OE - - OE	EXISTING OVERHEAD POWER LINE		NEW STORM DRAIN INLET AND PIPE
- - T - - T - - T	EXISTING TELEPHONE LINE		EXISTING GRAVEL DRIVEWAY
— UT — UT — UT	NEW JOINT UTILITIES (PHONE, CABLE, FIBER)		NEW ASPHALT PAVEMENT – PHASE 1
— IRR — IRR — IRR	NEW IRRIGATION LINE		NEW ASPHALT PAVEMENT – PHASE 2
— SD — SD — SD	NEW STORM DRAIN		NEW ASPHALT PAVEMENT – PHASE 3
— RW — RW — RW	NEW RETAINING WALL		NEW GRAVEL FIELD ROAD
— PL — PL — PL	PROPERTY LINE / PLANNING AREA LINE		NEW CONCRETE SIDEWALK & CURB/GUTTER
- - - - -	RIGHT-OF-WAY LINE		SNOW STORAGE AREA
- - - - -	EXISTING PEDESTRIAN TRAIL		ARMY CORP OF ENGINEERS AND SAN MIGUEL COUNTY WETLANDS, BY SGM
- - - - -	NEW ASPHALT PEDESTRIAN TRAIL		SAN MIGUEL COUNTY POTENTIAL WETLANDS, BY SGM
- - - - -	NEW NATURAL SURFACE DEEP CREEK TRAIL		
- - - - -	100-FT WETLAND BUFFER		

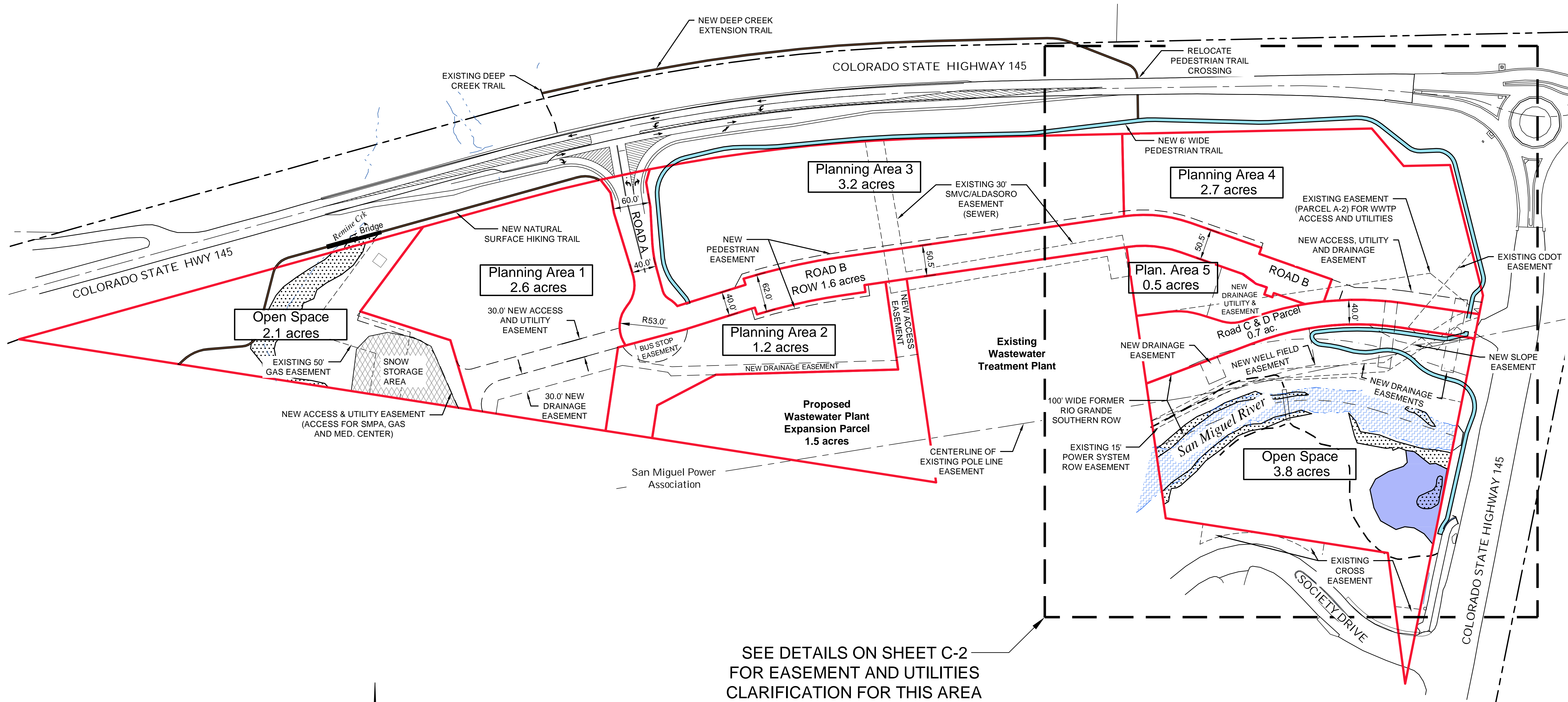
## SHEET INDEX

SHEET NO.	TITLE
COVER	COVER SHEET
C-1	GENERAL SITE PLAN
C-2	EXISTING CONDITIONS AND PROPOSED DEVELOPMENT
C-3	SITE PLAN – PHASE 1
C-4	SITE PLAN – PHASES 1 & 2
C-5	SITE PLAN – PHASES 1, 2 & 3
C-6	UTILITY PLAN
C-7	DRAINAGE PLAN
D-1	TYPICAL ROAD CROSS-SECTION DETAILS
D-2	TYPICAL ROAD CROSS-SECTION DETAILS
D-3	TYPICAL ROAD AND UTILITIES CROSS-SECTION DETAILS

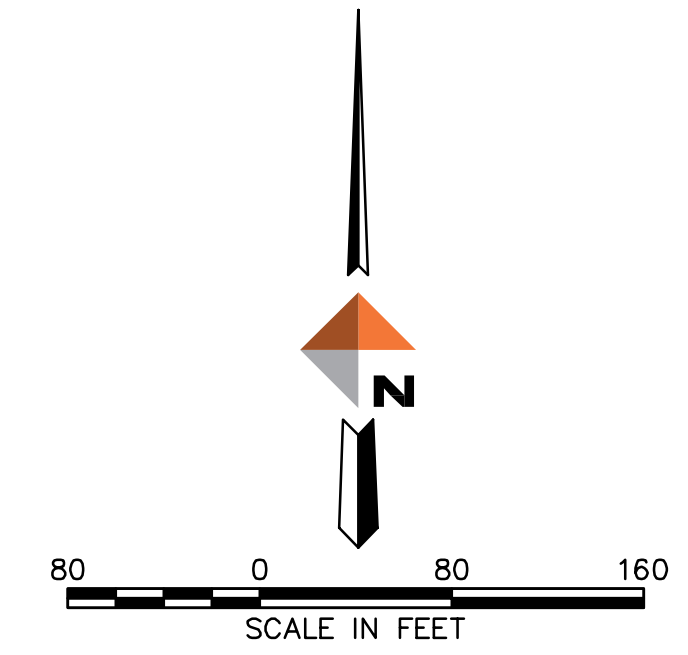
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CHECKED DCQ

SHEET  
**COVER**  
SHEET 1 OF 11

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SEE DETAILS ON SHEET C-2 FOR EASEMENT AND UTILITIES CLARIFICATION FOR THIS AREA



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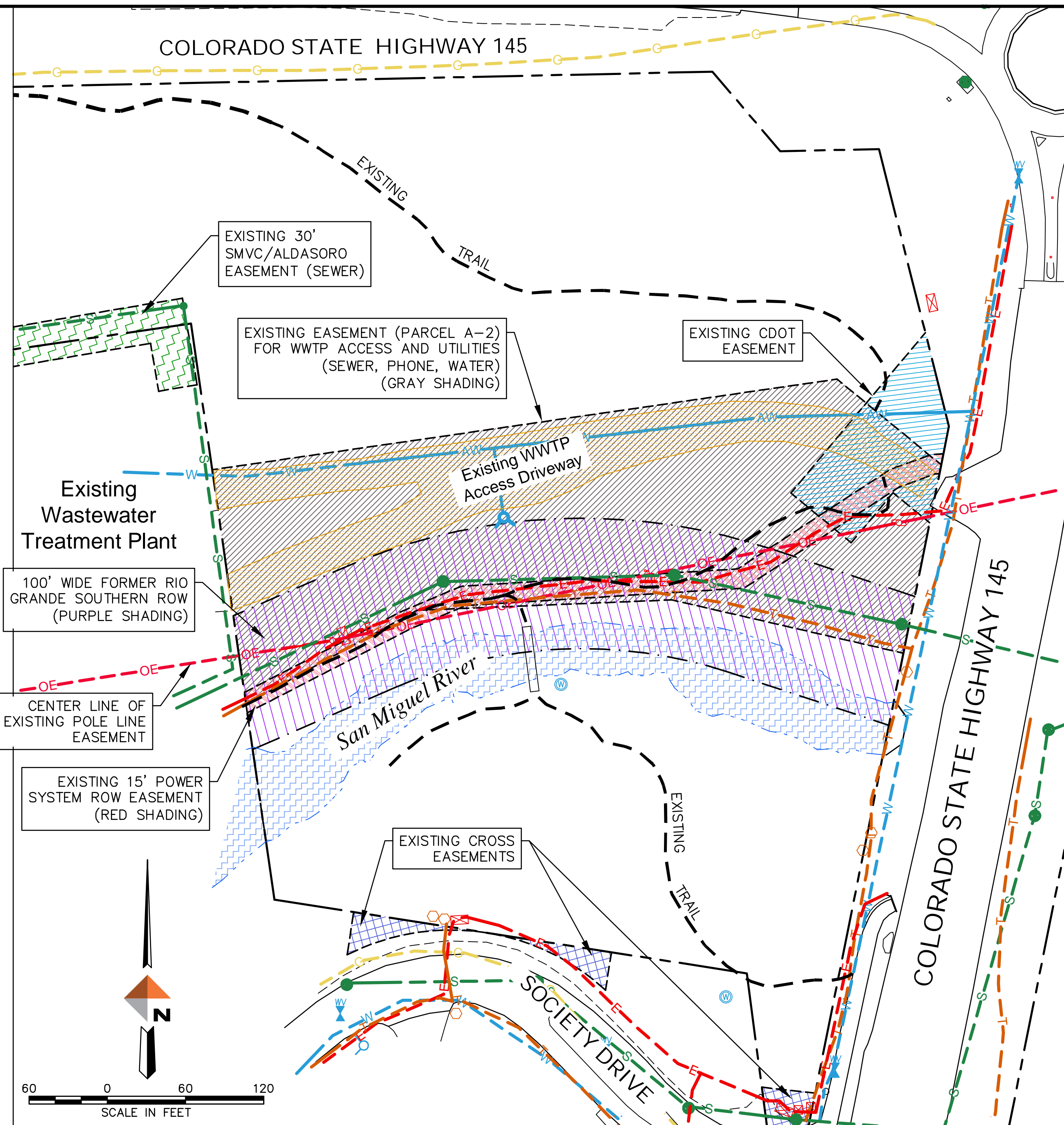
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GENESSEE PROPERTIES, INC.  
 SOCIETY TURN PARCEL SKETCH PLAN  
 GENERAL SITE PLAN

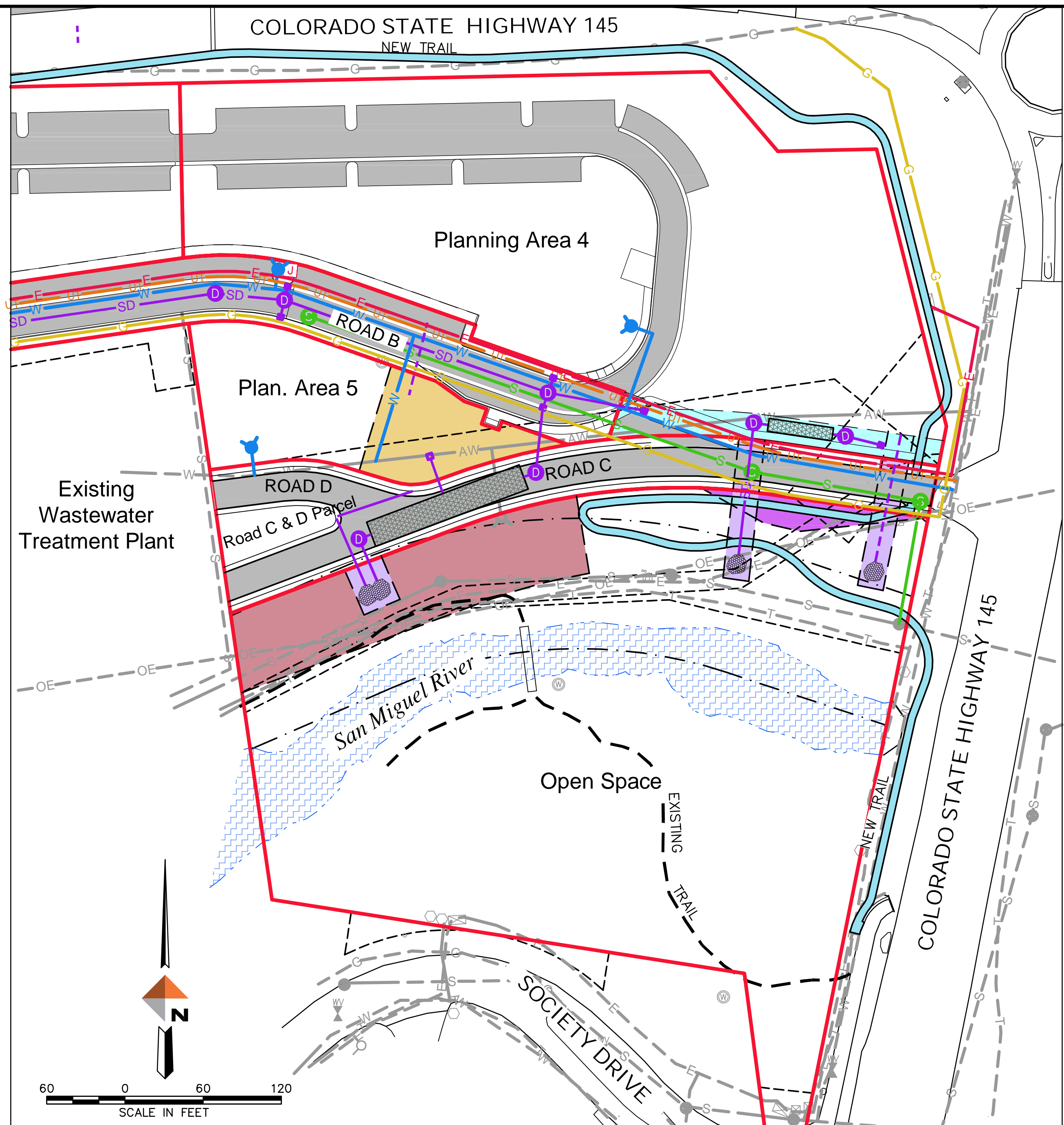
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SHEET  
**C-1**  
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**EXISTING CONDITIONS  
WITH EXISTING UTILITIES AND EASEMENTS**



**PROPOSED DEVELOPMENT  
WITH EXISTING UTILITIES (GRAYED OUT) EXISTING  
EASEMENTS, NEW UTILITIES AND NEW EASEMENTS**

NOTE: SEE SHEET C-6 FOR  
ADDITIONAL UTILITY INFORMATION

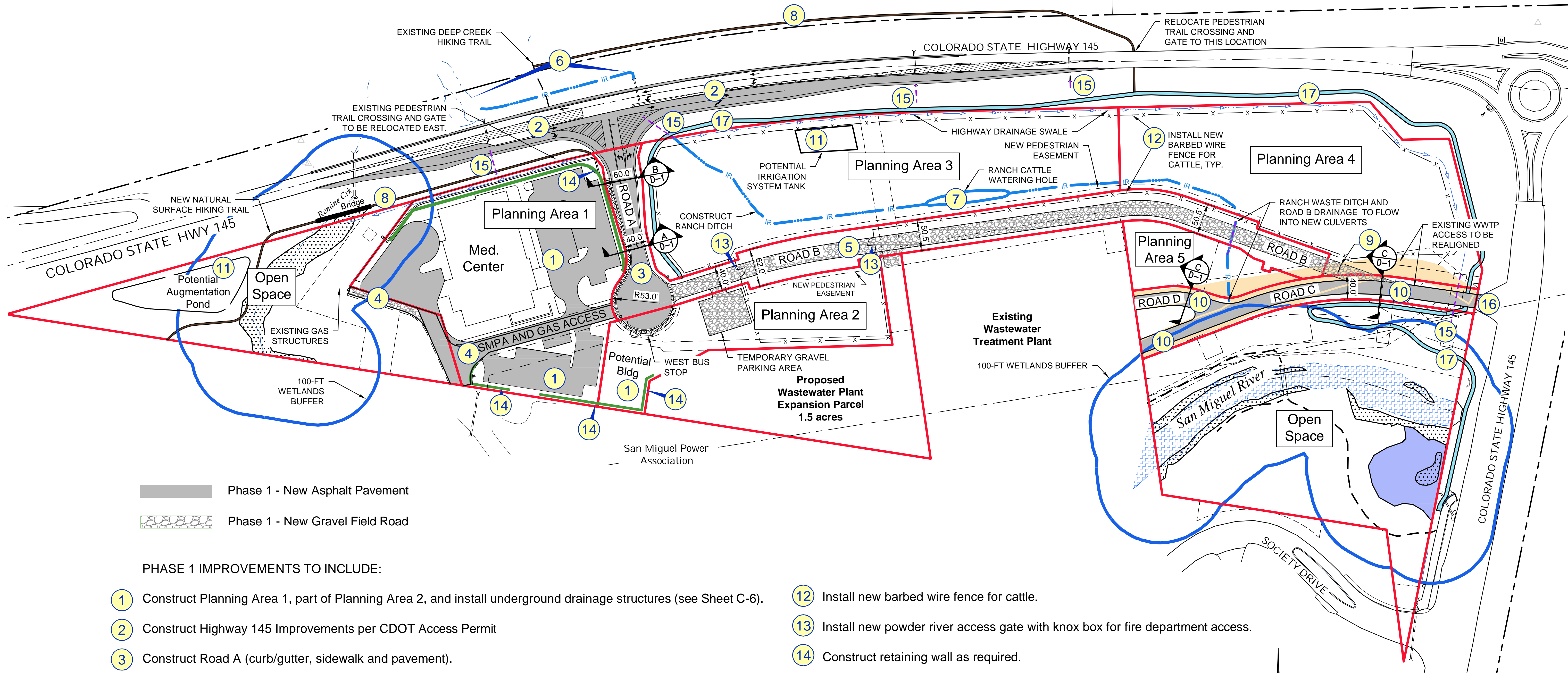
<ul style="list-style-type: none"> <li> EXISTING EASEMENT (PARCEL A-2)</li> <li> EXISTING 100' WIDE FORMER RIO GRANDE SOUTHERN ROW</li> <li> EXISTING CDOT EASEMENT</li> <li> EXISTING 15' POWER SYSTEM ROW EASEMENT</li> <li> EXISTING CROSS EASEMENTS</li> <li> EXISTING 30' SMVC/ALDASORO EASEMENT (SEWER)</li> <li> EXISTING GRAVEL DRIVEWAY</li> <li> NEW UTILITY, DRAINAGE AND ACCESS EASEMENT</li> <li> NEW DRAINAGE EASEMENT</li> <li> NEW UTILITY AND DRAINAGE EASEMENT</li> <li> NEW FILL SLOPE EASEMENT</li> <li> NEW WELL FIELD EASEMENT</li> <li> NEW ASPHALT PAVEMENT</li> </ul>	<ul style="list-style-type: none"> <li> EXISTING WATER LINE</li> <li> EXIST. WATER LINE TO BE ABANDONED</li> <li> NEW 8" PVC WATER LINE</li> <li> EXISTING SANITARY SEWER LINE</li> <li> NEW SANITARY SEWER LINE</li> <li> EXISTING GAS LINE</li> <li> NEW GAS LINE</li> <li> EXISTING ELECTRIC LINE</li> <li> EXISTING OVERHEAD POWER LINE</li> <li> EXISTING TELEPHONE LINE</li> <li> NEW JOINT UTILITIES (PHONE, CABLE, FIBER)</li> <li> NEW STORM DRAIN</li> <li> PROPERTY LINE / PLANNING AREA LINE</li> <li> PROPERTY LINE</li> </ul>	<ul style="list-style-type: none"> <li> EXIST. WATER VALVE</li> <li> EXIST. SEWER MANHOLE</li> <li> EXIST. WELL</li> <li> EXIST. UTILITY POLE</li> <li> EXIST. ELECTRIC TRANSFORMER</li> <li> NEW ELECTRIC JUNCTION BOX</li> <li> NEW ELECTRIC TRANSFORMER</li> <li> EXISTING TELEPHONE PEDESTAL</li> <li> NEW FIRE HYDRANT</li> <li> NEW SAN. SEWER MANHOLE</li> <li> NEW STORM DRAIN MANHOLE</li> <li> NEW STORM DRAIN INLET AND PIPE</li> <li> EXISTING CATV PEDESTAL</li> <li> NEW UNDERGROUND STORM DRAIN STRUCTURE</li> </ul>
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**SOCIETY TURN PARCEL**  
**EXISTING CONDITIONS AND**  
**PROPOSED DEVELOPMENT**

PROJECT	7122-74614
DATE	06/17/2020
SHEET	<b>C-2</b>
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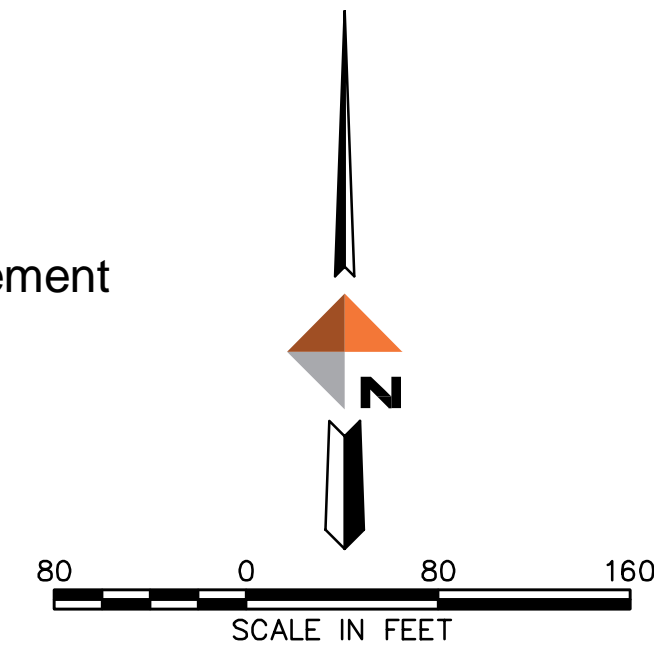
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- Phase 1 - New Asphalt Pavement
- Phase 1 - New Gravel Field Road

**PHASE 1 IMPROVEMENTS TO INCLUDE:**

- 1** Construct Planning Area 1, part of Planning Area 2, and install underground drainage structures (see Sheet C-6).
- 2** Construct Highway 145 Improvements per CDOT Access Permit
- 3** Construct Road A (curb/gutter, sidewalk and pavement).
- 4** Construct SMPA and Black Hills Gas access road.
- 5** Construct Road B as a gravel road and install utilities within Road B (see Sheet C-6)
- 6** Reroute current irrigation ditch to the east to existing culvert.
- 7** Construct ranch ditch and water hole north of Road B.
- 8** Construct natural surface hiking trail west of Road A and Deep Creek trail extension.
- 9** Construct 12' wide emergency access from Road C to Road B with breakaway bollard.
- 10** Construct Roads C and D within new alignment of Wastewater Treatment Plant driveways.
- 11** Construct Augmentation Pond, Irrigation Tank, pipe line and well.
- 12** Install new barbed wire fence for cattle.
- 13** Install new powder river access gate with knox box for fire department access.
- 14** Construct retaining wall as required.
- 15** Extend existing highway culverts.
- 16** Connect new Road C to existing entrance and match existing pavement
- 17** Construct 6' wide asphalt pedestrian trail



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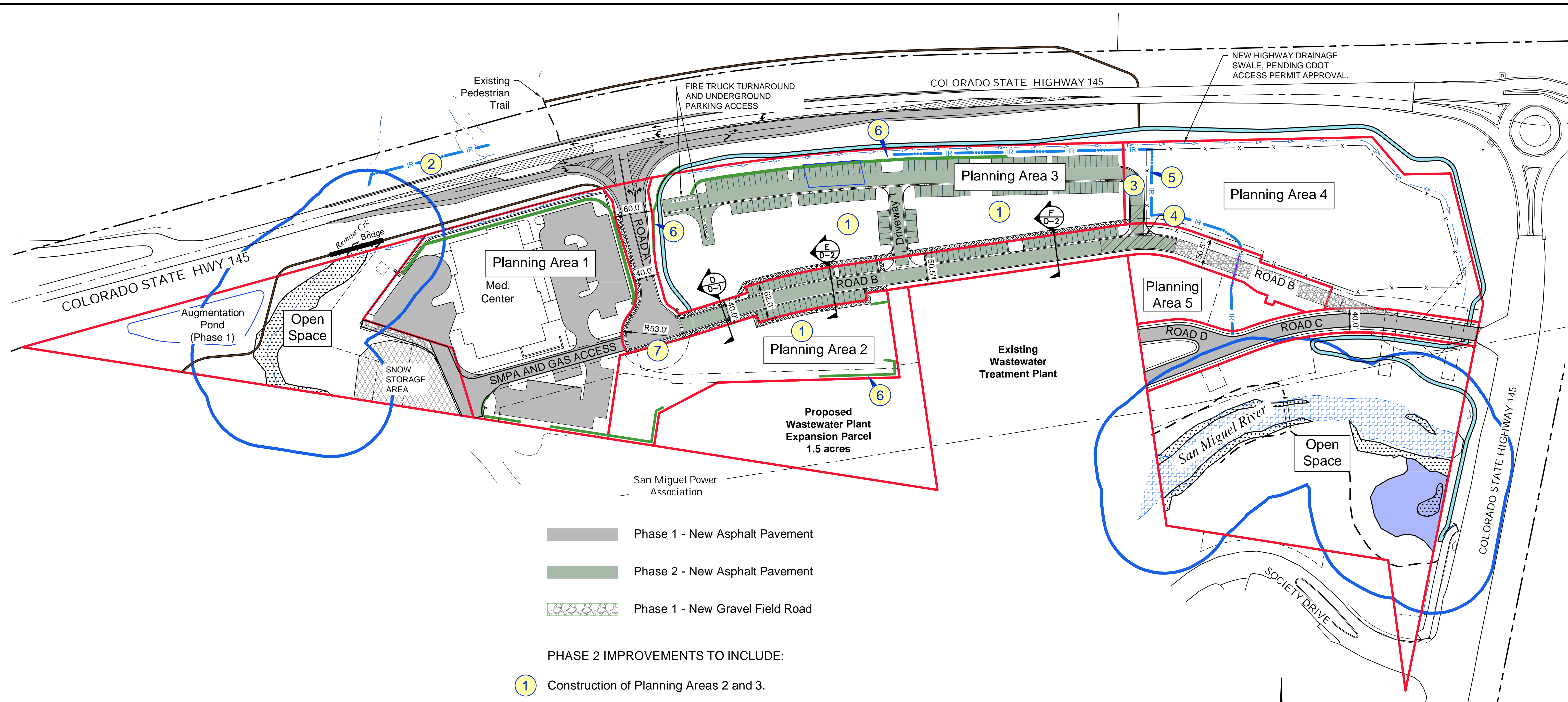
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 SOCIETY TURN PARCEL SKETCH PLAN  
 SITE PLAN - PHASE 1

PROJECT 7122-74614  
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SHEET  
**C-3**  
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- Phase 1 - New Asphalt Pavement
- Phase 2 - New Asphalt Pavement
- Phase 1 - New Gravel Field Road

**PHASE 2 IMPROVEMENTS TO INCLUDE:**

- 1 Construction of Planning Areas 2 and 3.
- 2 Reroute existing irrigation to Remine Creek north of highway.
- 3 Temporary driveway
- 4 Temporary driveway "T" intersection serves as a hammer head turnaround for emergency vehicles
- 5 Remove and relocate barbed wire fence for cattle
- 6 Construct retaining wall as required
- 7 Road A cul-de-sac becomes a permanent "T" intersection, and West Bust Stop moved to Medical Center.

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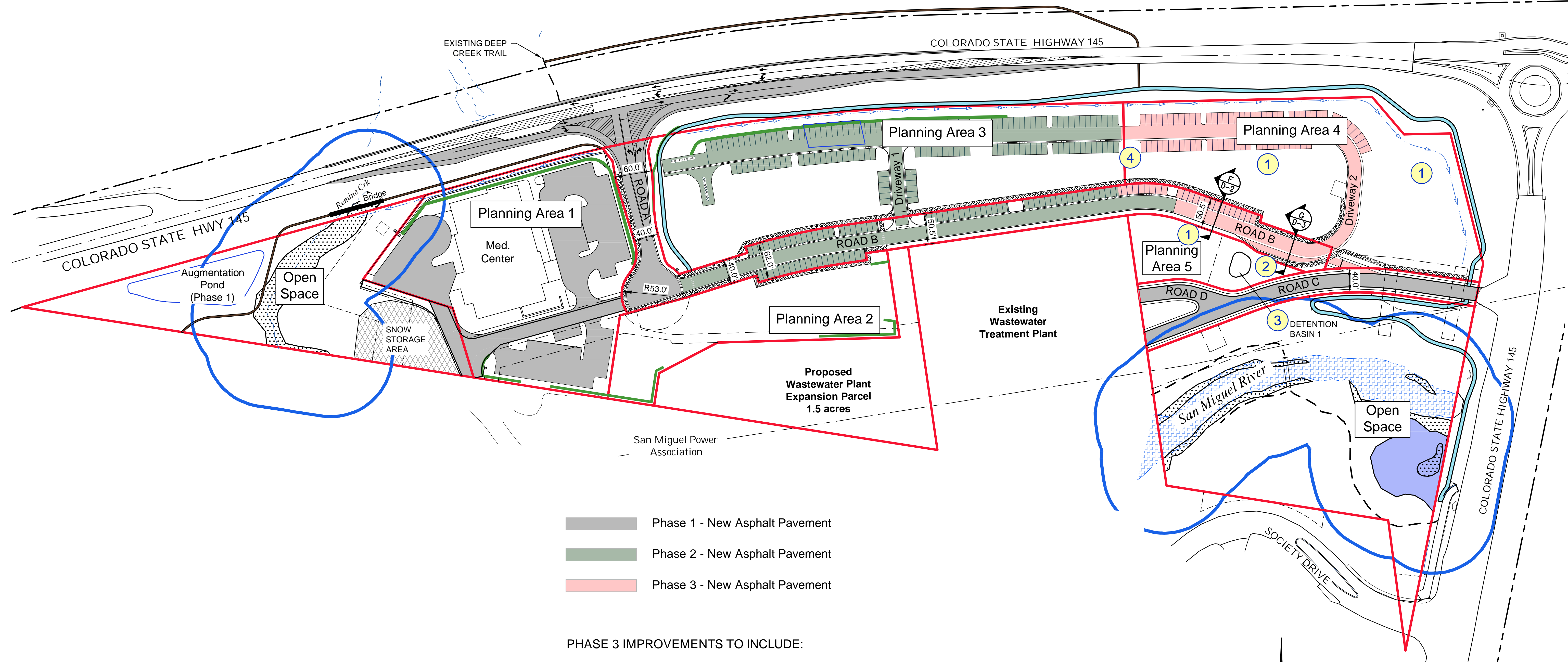
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 SOCIETY TURN PARCEL SKETCH PLAN  
 SITE PLAN - PHASES 1 & 2

PROJECT 7122-74614  
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SHEET  
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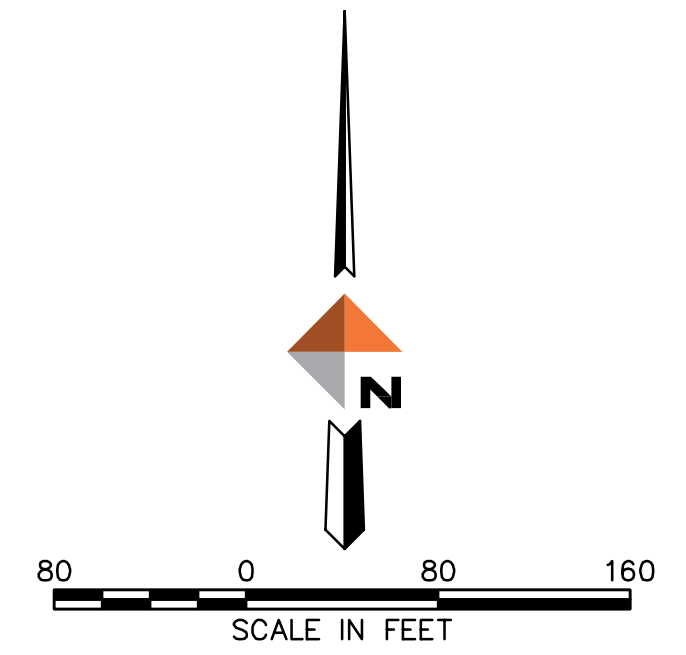
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- Phase 1 - New Asphalt Pavement
- Phase 2 - New Asphalt Pavement
- Phase 3 - New Asphalt Pavement

PHASE 3 IMPROVEMENTS TO INCLUDE:

- 1 Construction of Planning Areas 4 and 5
- 2 Construct East Bus Stop
- 3 Construct Detention Basin 1 for drainage to Planning Area 5
- 4 Temporary driveway removed

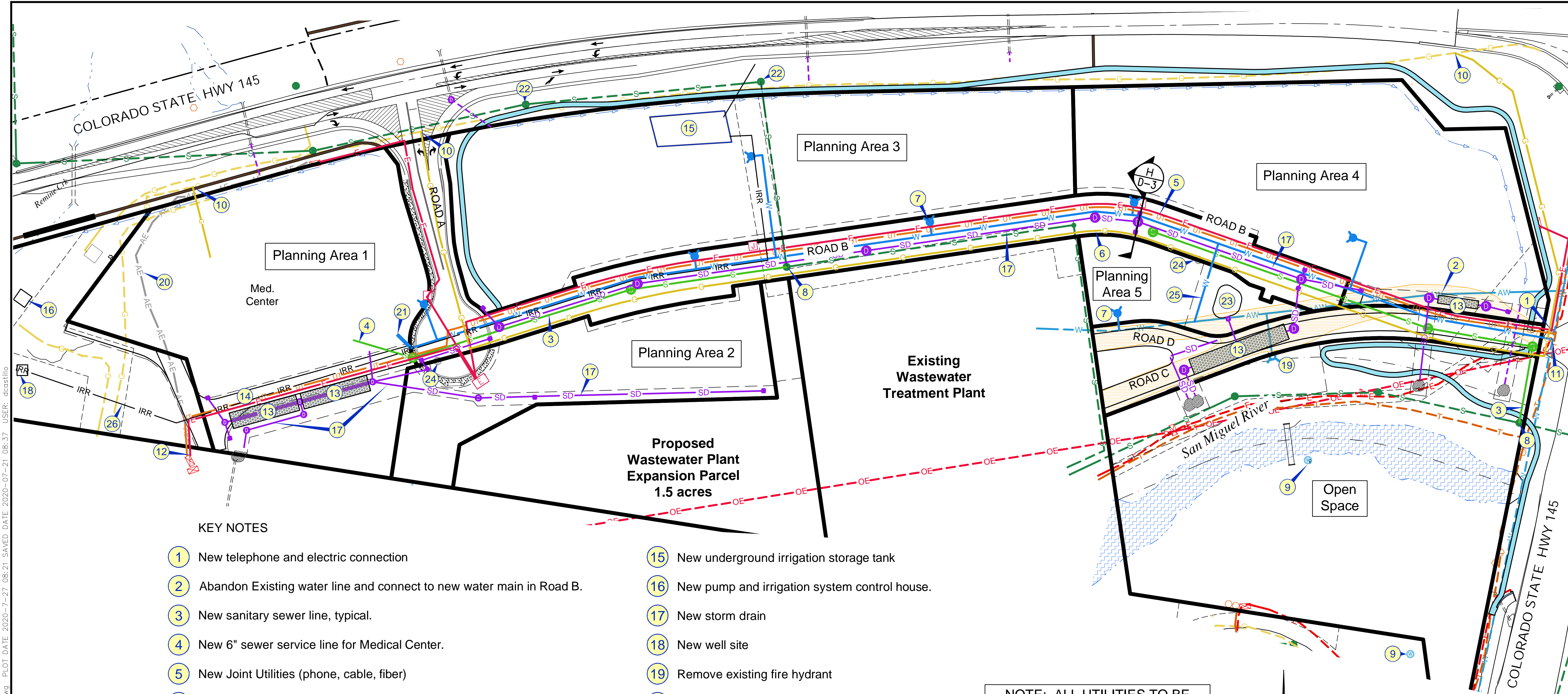


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 SITE PLAN - PHASES 1, 2 & 3

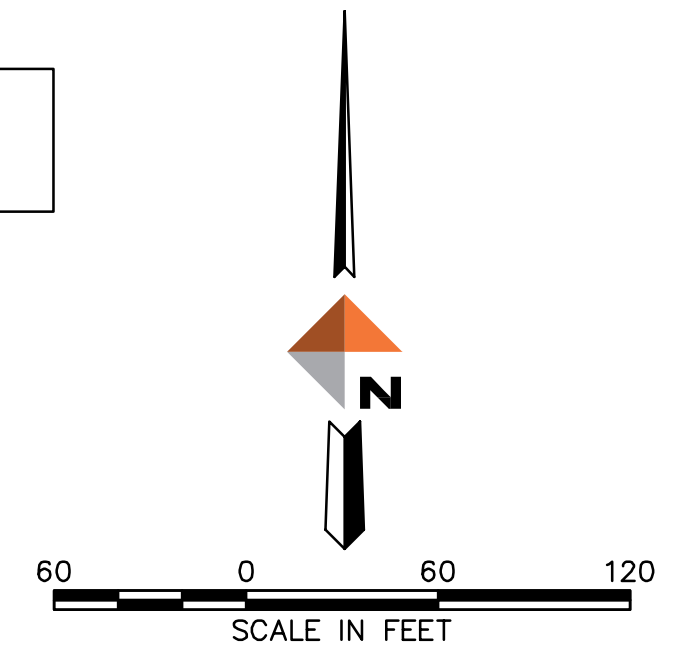
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**C-5**  
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**KEY NOTES**

- 1 New telephone and electric connection
- 2 Abandon Existing water line and connect to new water main in Road B.
- 3 New sanitary sewer line, typical.
- 4 New 6" sewer service line for Medical Center.
- 5 New Joint Utilities (phone, cable, fiber)
- 6 New gas lines, typical
- 7 New fire hydrant, typical (300' spacing)
- 8 Connect new sanitary sewer to existing manhole
- 9 Existing well to remain
- 10 Gas line connection
- 11 New water line connection to Town water system
- 12 Electric line connection
- 13 New underground drainage structure
- 14 New 30" utility and access easement
- 15 New underground irrigation storage tank
- 16 New pump and irrigation system control house.
- 17 New storm drain
- 18 New well site
- 19 Remove existing fire hydrant
- 20 Existing electric line to be abandoned
- 21 New 2" domestic water and 6" fire line
- 22 Raise existing manhole to proposed finished grade.
- 23 Stormwater drainage detention basin
- 24 Existing well site to be abandoned
- 25 Install new water line for WWTP
- 26 New irrigation line from well to underground tank

**NOTE: ALL UTILITIES TO BE INSTALLED IN PHASE 1**



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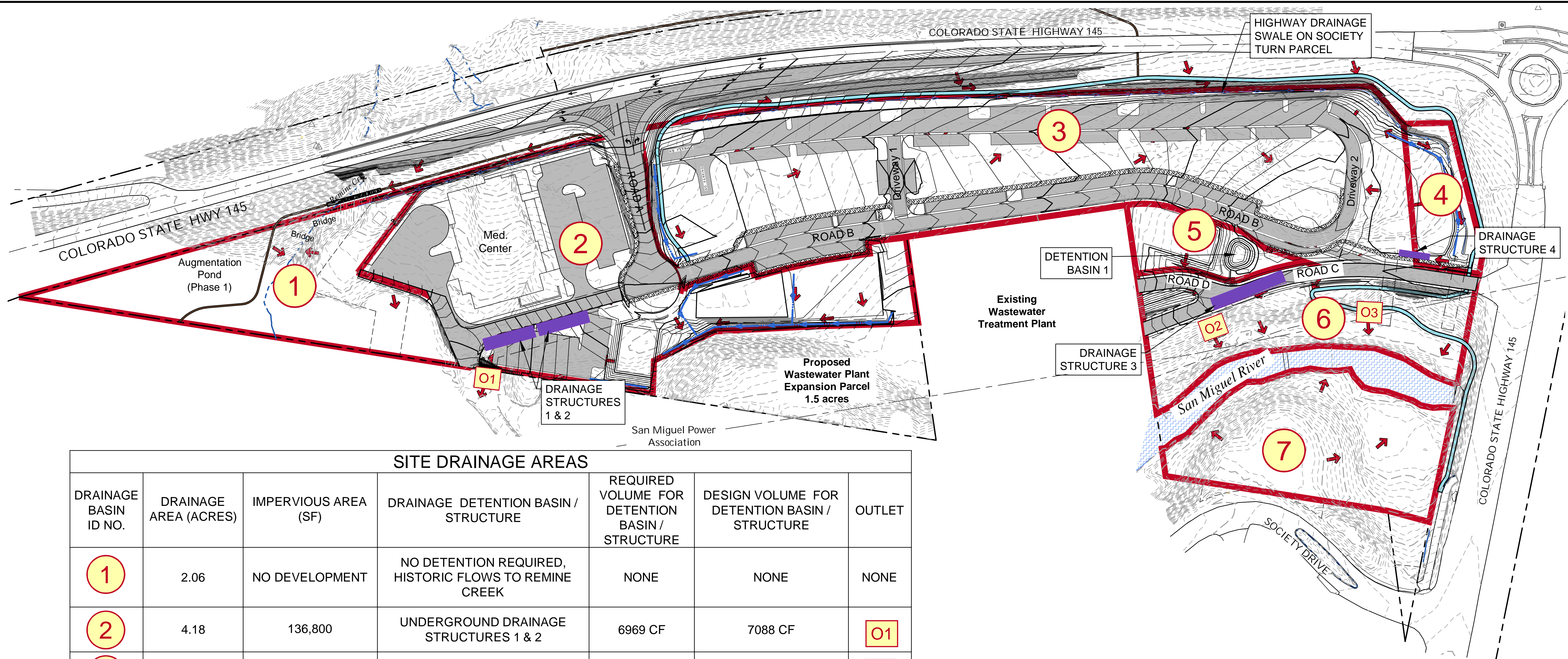
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 UTILITY PLAN

PROJECT 7122-74614  
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SHEET  
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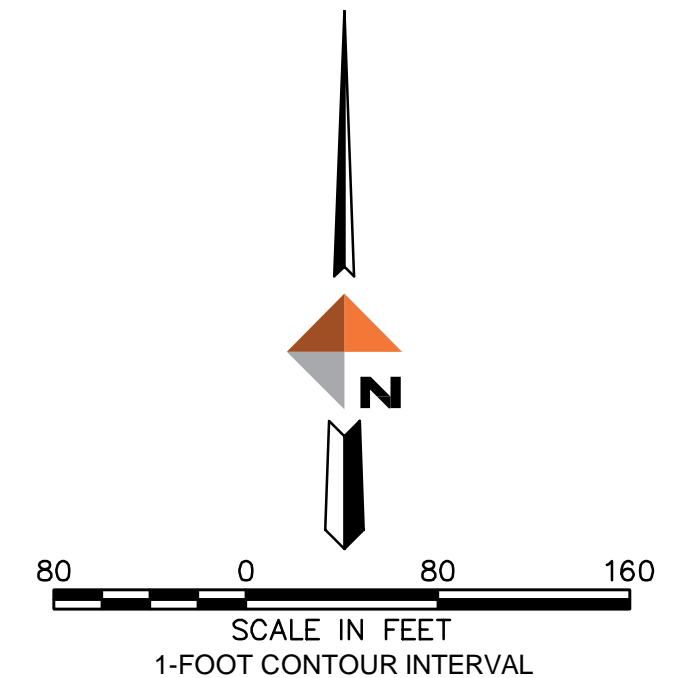
**SITE DRAINAGE AREAS**

DRAINAGE BASIN ID NO.	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (SF)	DRAINAGE DETENTION BASIN / STRUCTURE	REQUIRED VOLUME FOR DETENTION BASIN / STRUCTURE	DESIGN VOLUME FOR DETENTION BASIN / STRUCTURE	OUTLET
1	2.06	NO DEVELOPMENT	NO DETENTION REQUIRED, HISTORIC FLOWS TO REMINE CREEK	NONE	NONE	NONE
2	4.18	136,800	UNDERGROUND DRAINAGE STRUCTURES 1 & 2	6969 CF	7088 CF	O1
3	6.80	200,800	UNDERGROUND DRAINAGE STRUCTURE 3	7455 CF	7623 CF	O2
4	0.52	7,472	UNDERGROUND DRAINAGE STRUCTURE 4	830 CF	856 CF	O3
5	0.48	6,871	DETENTION BASIN 1	1045 CF	1087 CF	O2
6	1.80	12,200 (ROAD C & D)	NO DETENTION REQUIRED, HISTORIC FLOWS TO SAN MIGUEL RIVER	NONE	NONE	NONE
7	1.77	NO DEVELOPMENT	NO DETENTION REQUIRED. HISTORIC FLOWS TO SAN MIGUEL RIVER	NONE	NONE	NONE

**LEGEND**

- DRAINAGE AREA BOUNDARY LIMITS
- UNDERGROUND DRAINAGE STRUCTURE
- ➔ DRAINAGE FLOW ARROW
- 7 DRAINAGE BASIN ID NO.
- O3 DRAINAGE OUTLET ID NO.

SEE COVER SHEET FOR ADDITIONAL LEGEND ITEMS



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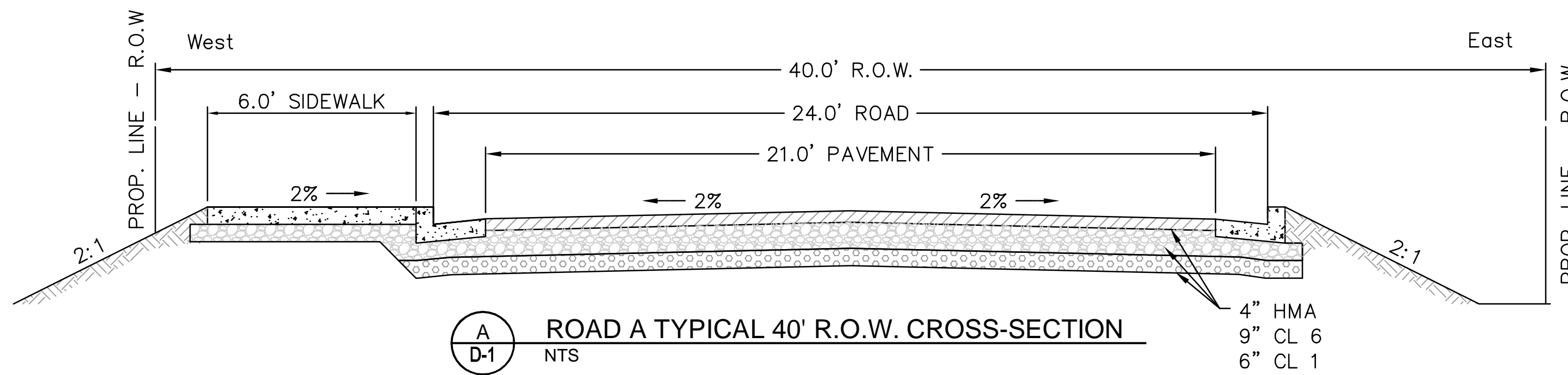
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 DRAINAGE PLAN

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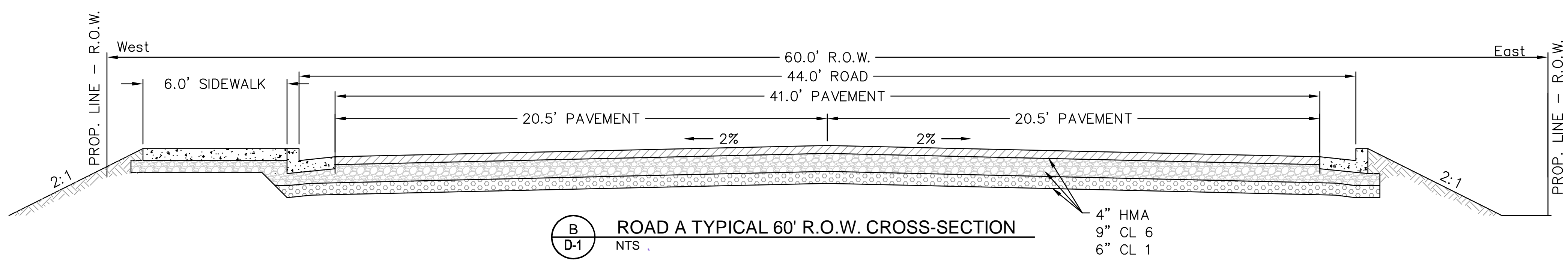
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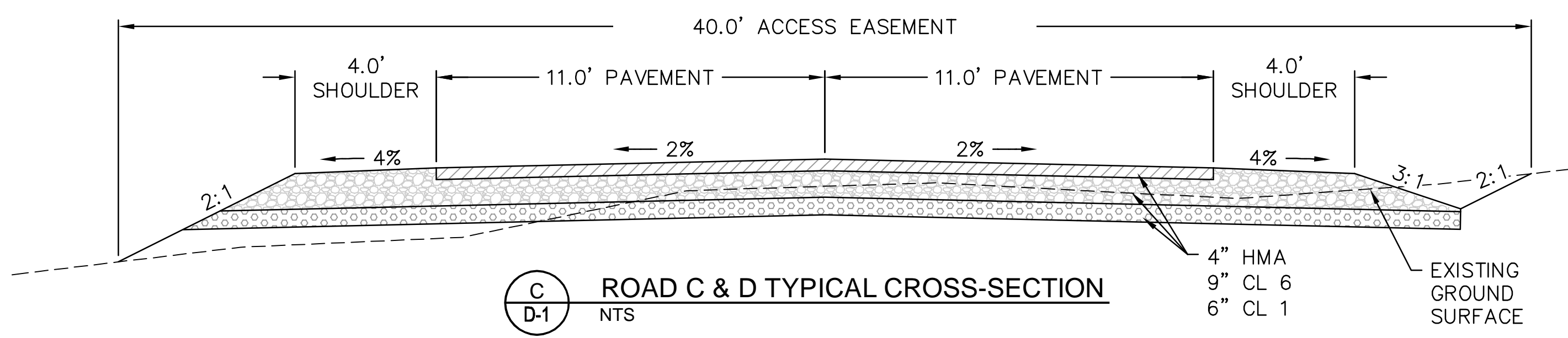
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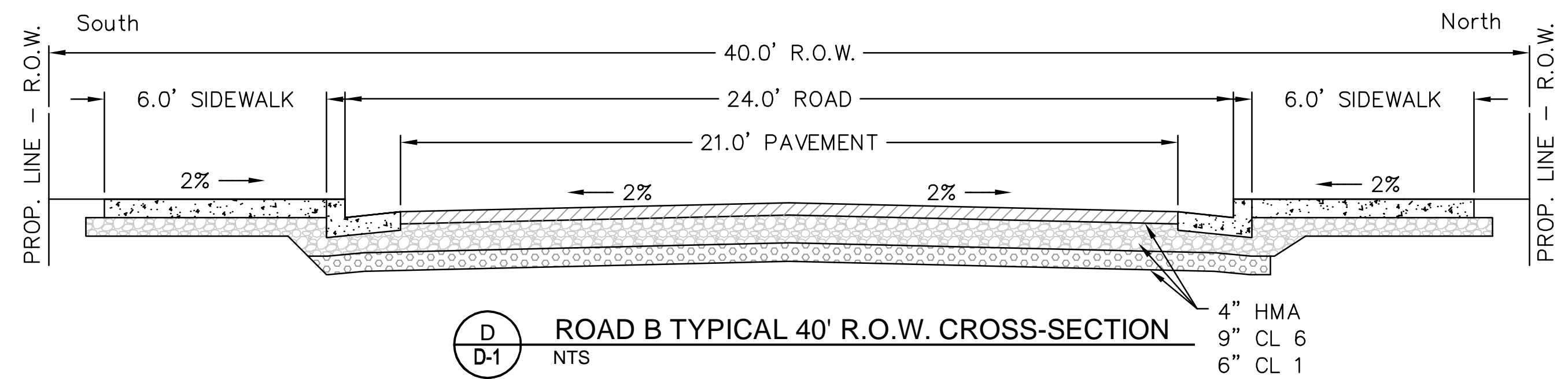
**A**  
D-1 ROAD A TYPICAL 40' R.O.W. CROSS-SECTION  
NTS



**B**  
D-1 ROAD A TYPICAL 60' R.O.W. CROSS-SECTION  
NTS



**C**  
D-1 ROAD C & D TYPICAL CROSS-SECTION  
NTS



**D**  
D-1 ROAD B TYPICAL 40' R.O.W. CROSS-SECTION  
NTS

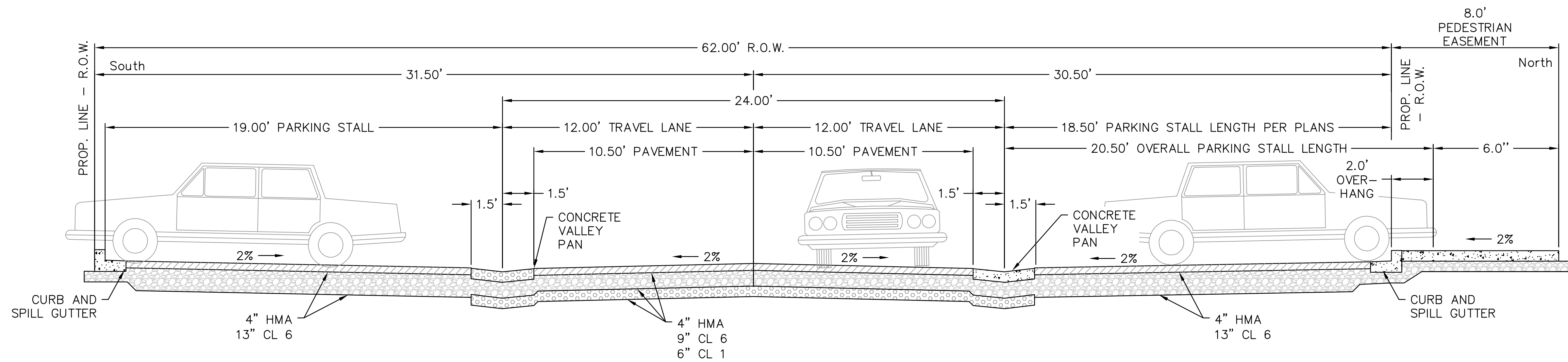
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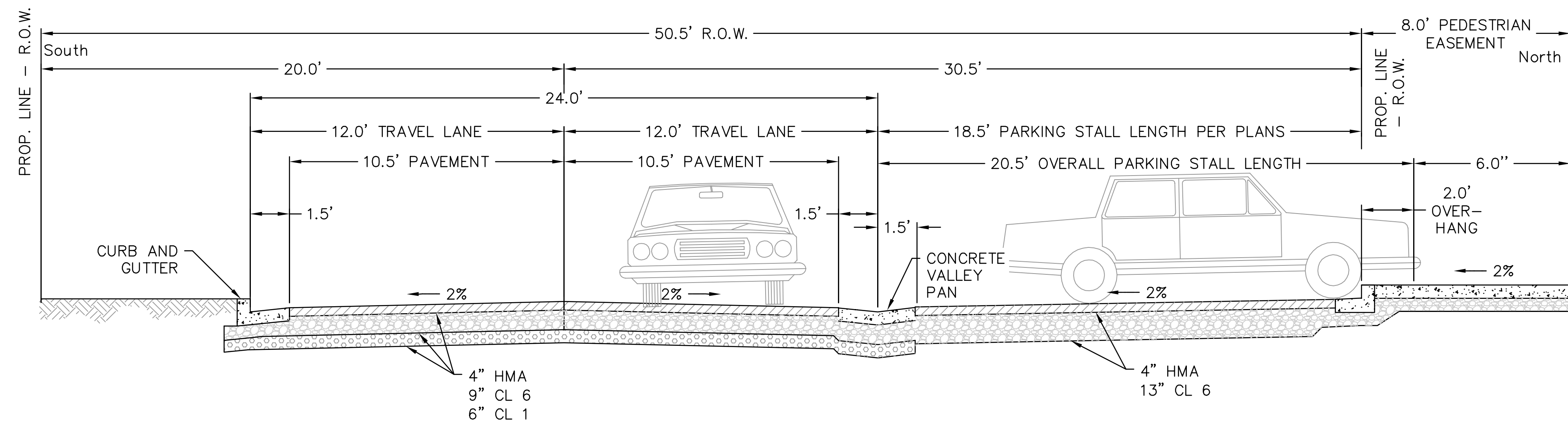
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TYPICAL ROAD CROSS-SECTION DETAILS

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**E**  
D-2 ROAD B TYPICAL CROSS-SECTION WITH STREET PARKING ON BOTH SIDES  
NTS



**F**  
D-2 ROAD B TYPICAL CROSS-SECTION WITH STREET PARKING ON NORTH SIDE  
NTS

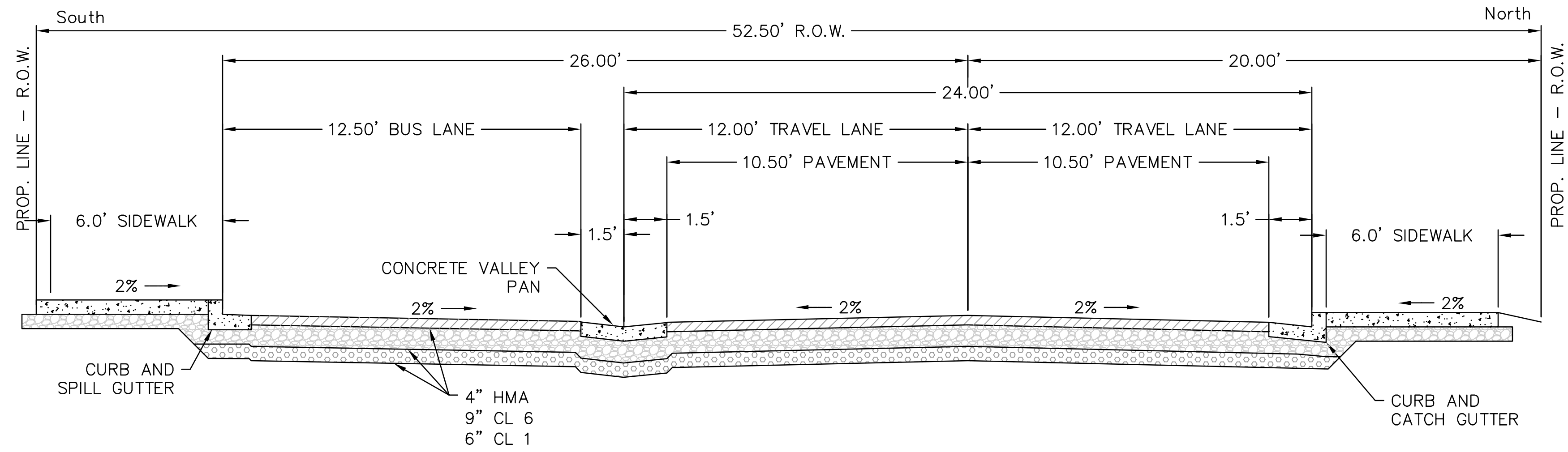
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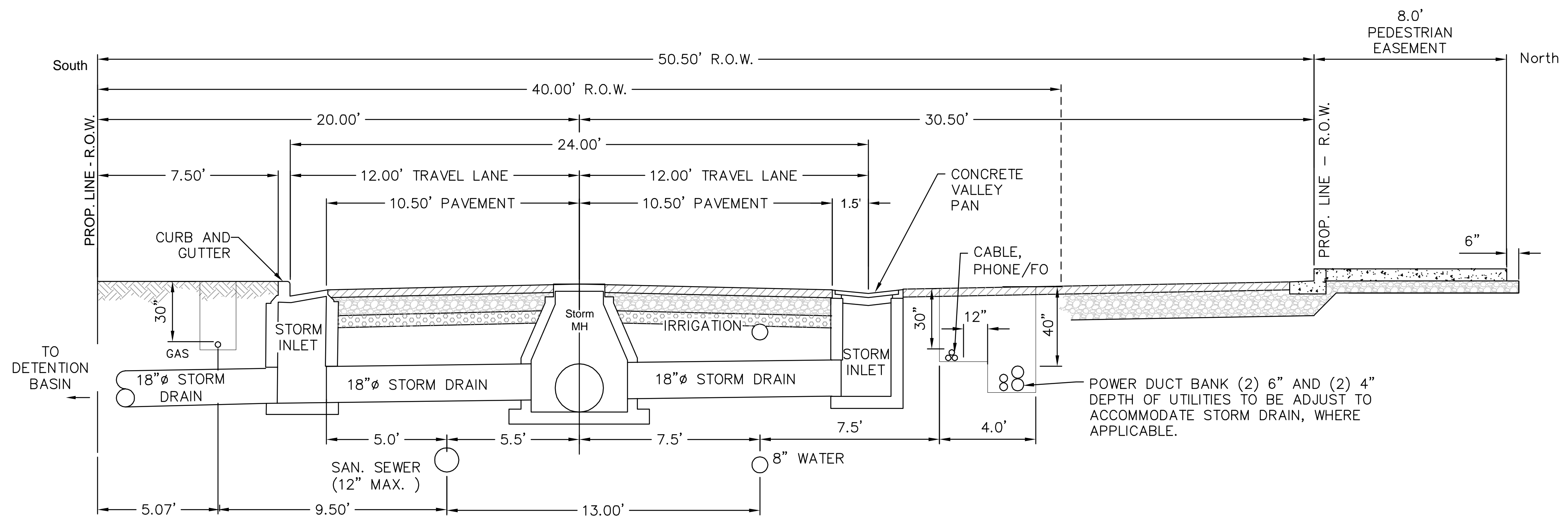
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**G**  
D-3 ROAD B TYPICAL CROSS-SECTION WITH BUS PULL-OUT ON SOUTH SIDE  
NTS



**H**  
D-3 TYPICAL ROAD AND UTILITIES CROSS-SECTION  
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