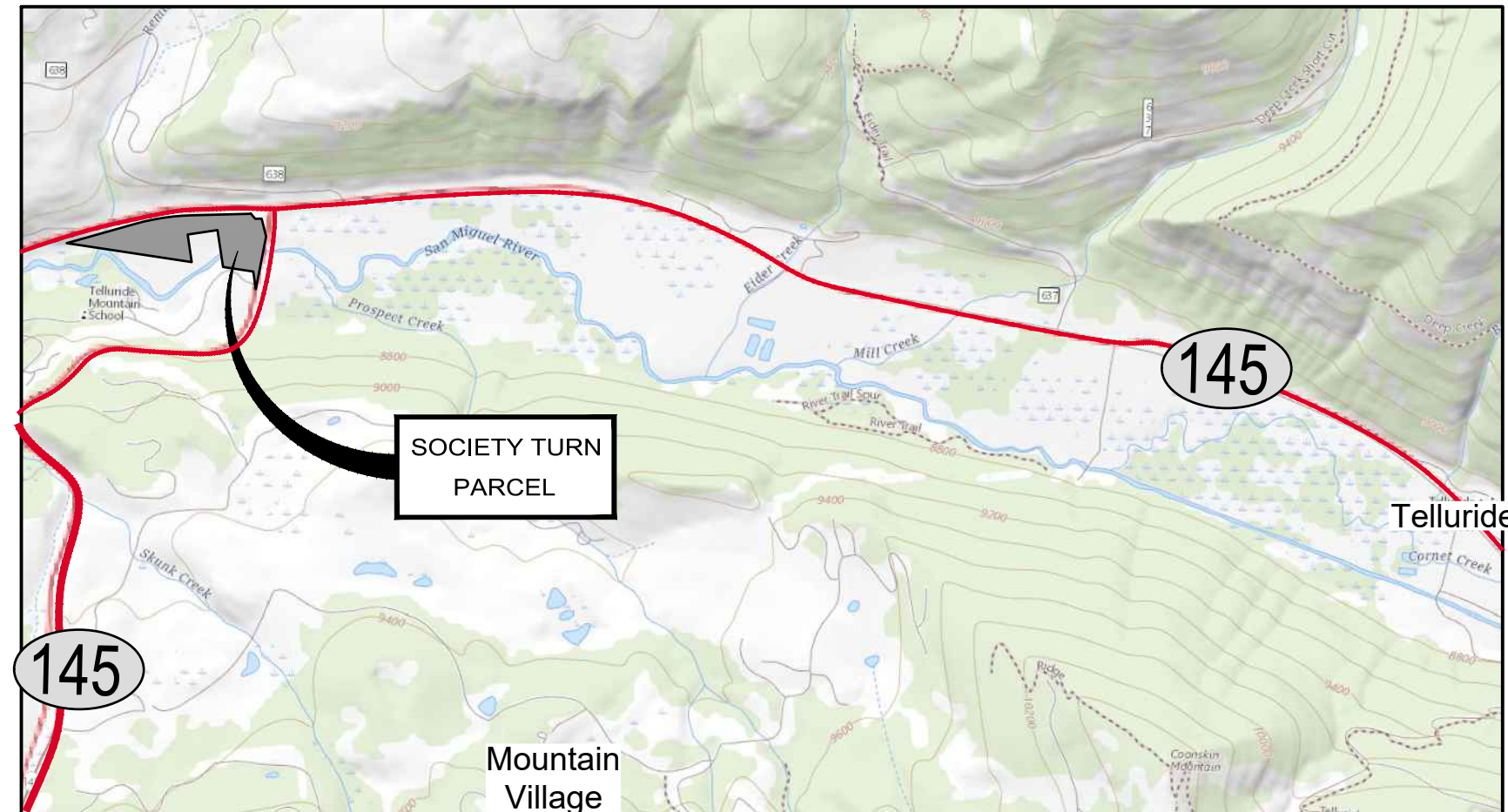


SOCIETY TURN PARCEL PD / PRELIMINARY PLAN

PROJECT NO. 2021-055-CIV

SEPTEMBER 23, 2022



VICINITY MAP
NOT TO SCALE

PREPARED FOR:

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

PREPARED BY:

BUCKHORN
ENGINEERING
222 South Park Avenue Montrose, Colorado 81401 970-249-6828

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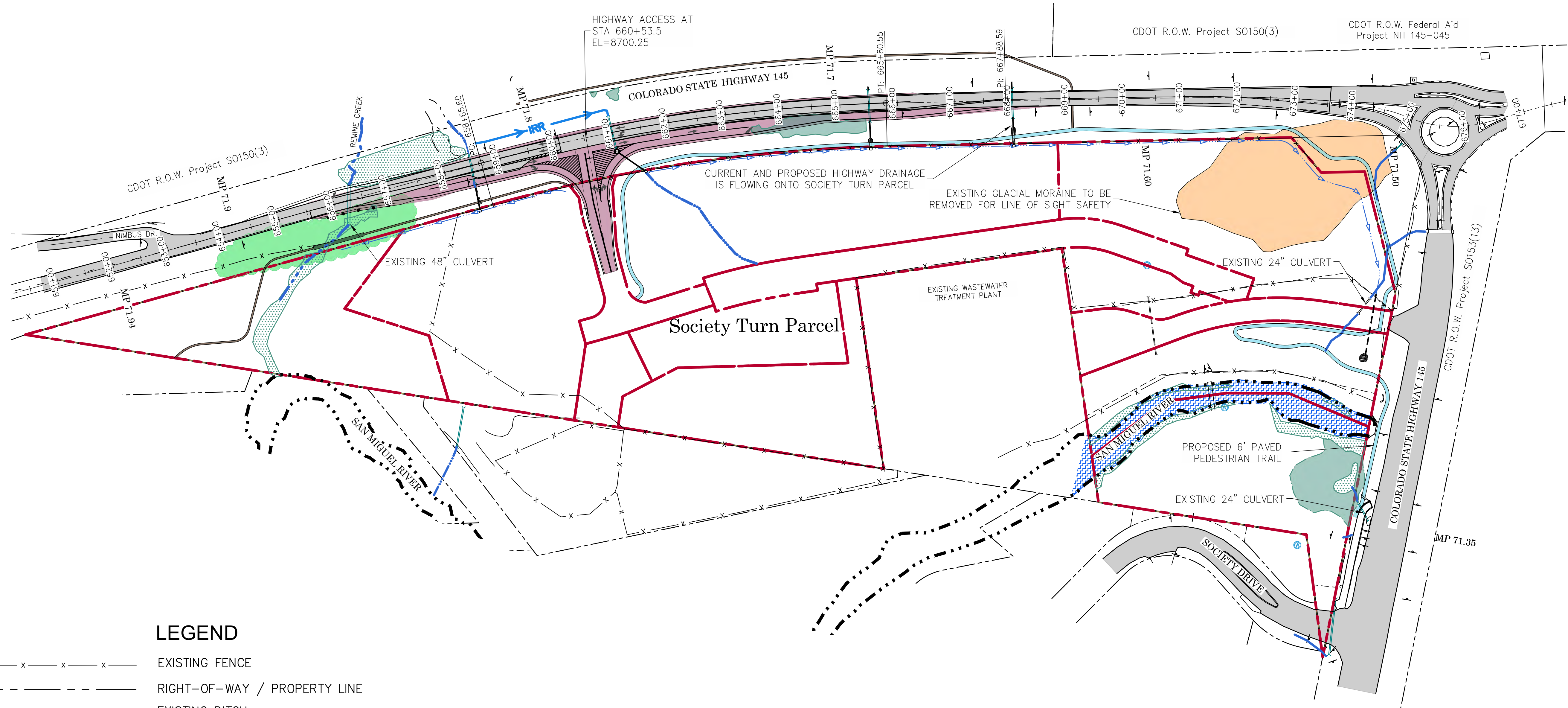
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DATE	09/23/2022
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SHEET

G-1

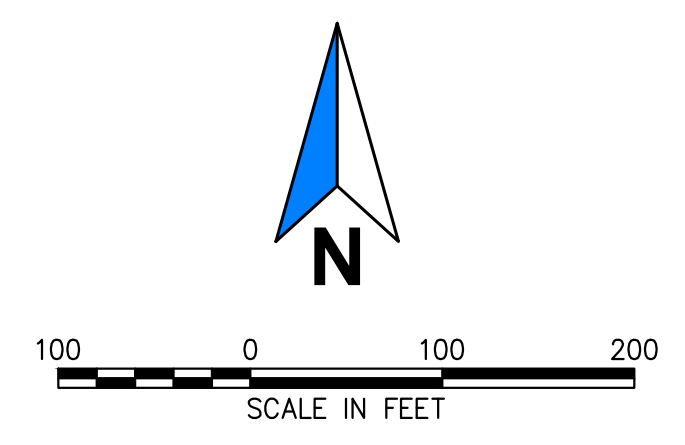
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Auxiliary lanes based upon 40 mph East Bound and 45 mph West Bound Access Category R-A



LEGEND

- x — x — x — x — x — EXISTING FENCE
- - - - - RIGHT-OF-WAY / PROPERTY LINE
- — — — — EXISTING DITCH
- — — — — PROPOSED NEW DRAINAGE DITCH
- IRR — IRR — IRR — IRR — IRR — NEW REALIGNED IRRIGATION DITCH
- - - - - EXISTING IRRIGATION DITCH TO BE ABANDONED
- CZ — CZ — CZ — CZ — CZ — CLEAR ZONE
- — — — — GUARDRAIL
- █ EXISTING ASPHALT PAVEMENT
- █ PROPOSED NEW ASPHALT PAVEMENT
- █ PROPOSED PAVEMENT MARKINGS
- █ EXISTING VEGETATION TO BE REMOVED
- █ EXISTING GLACIAL MORAINE
- █ NEW 6' WIDE PAVED PEDESTRIAN TRAIL
- █ NEW NATURAL SURFACE HIKING TRAIL



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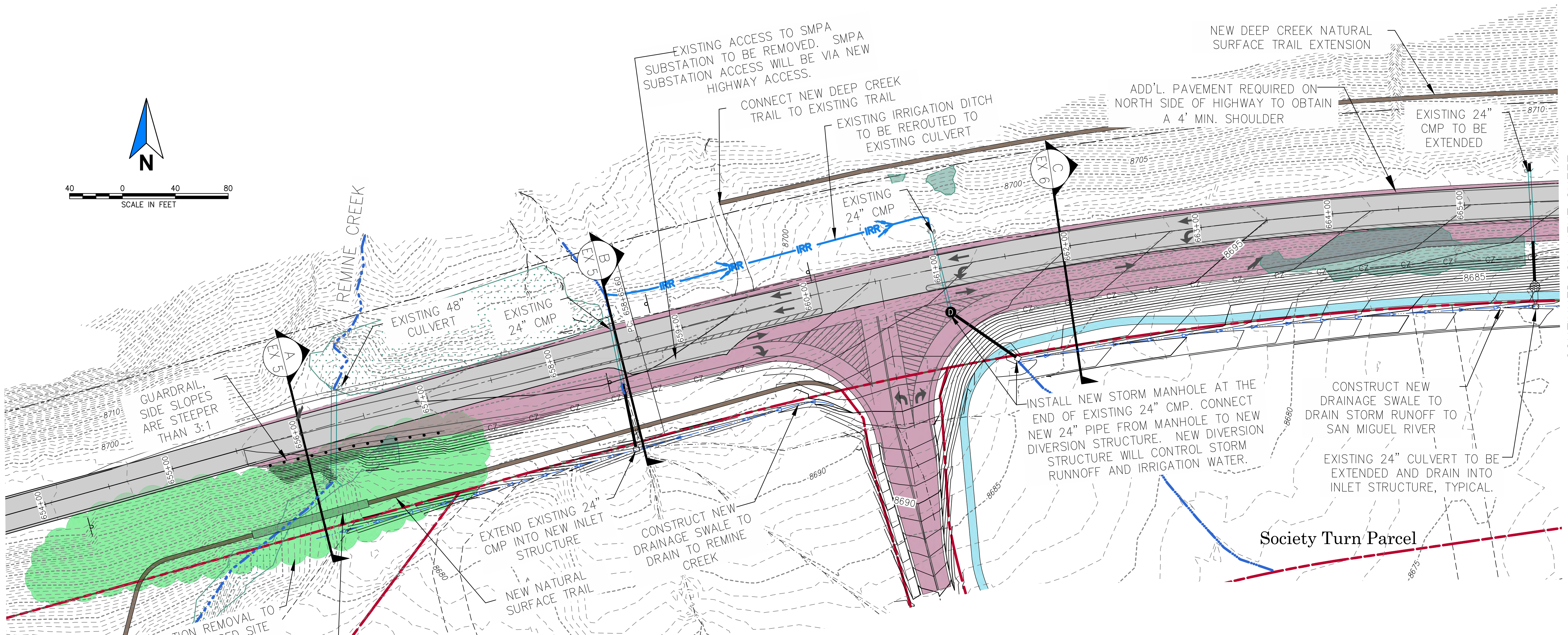
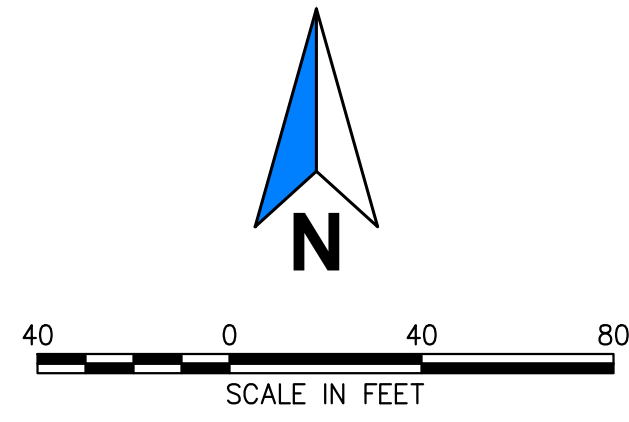
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GENESEE PROPERTIES, INC.
SH 145 CONCEPTUAL ACCESS PLAN
OVERALL SITE PLAN
MP 71.60 TO 71.94

PROJECT 2021-055-CIV
DATE 09/23/2022
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LEGEND

- EXISTING FENCE
- RIGHT-OF-WAY / PROPERTY LINE
- EXISTING DITCH
- PROPOSED NEW DRAINAGE DITCH
- NEW REALIGNED IRRIGATION DITCH
- EXISTING IRRIGATION DITCH TO BE ABANDONED
- CLEAR ZONE
- GUARDRAIL
- EXISTING GROUND CONTOURS
- PROPOSED FINISHED GRADE CONTOURS
- EXISTING ASPHALT PAVEMENT
- PROPOSED NEW ASPHALT PAVEMENT
- PROPOSED PAVEMENT MARKINGS
- EXISTING VEGETATION TO BE REMOVED
- EXISTING GLACIAL MORAINES
- NEW 6' WIDE PAVED PEDESTRIAN TRAIL
- NEW NATURAL SURFACE HIKING TRAIL

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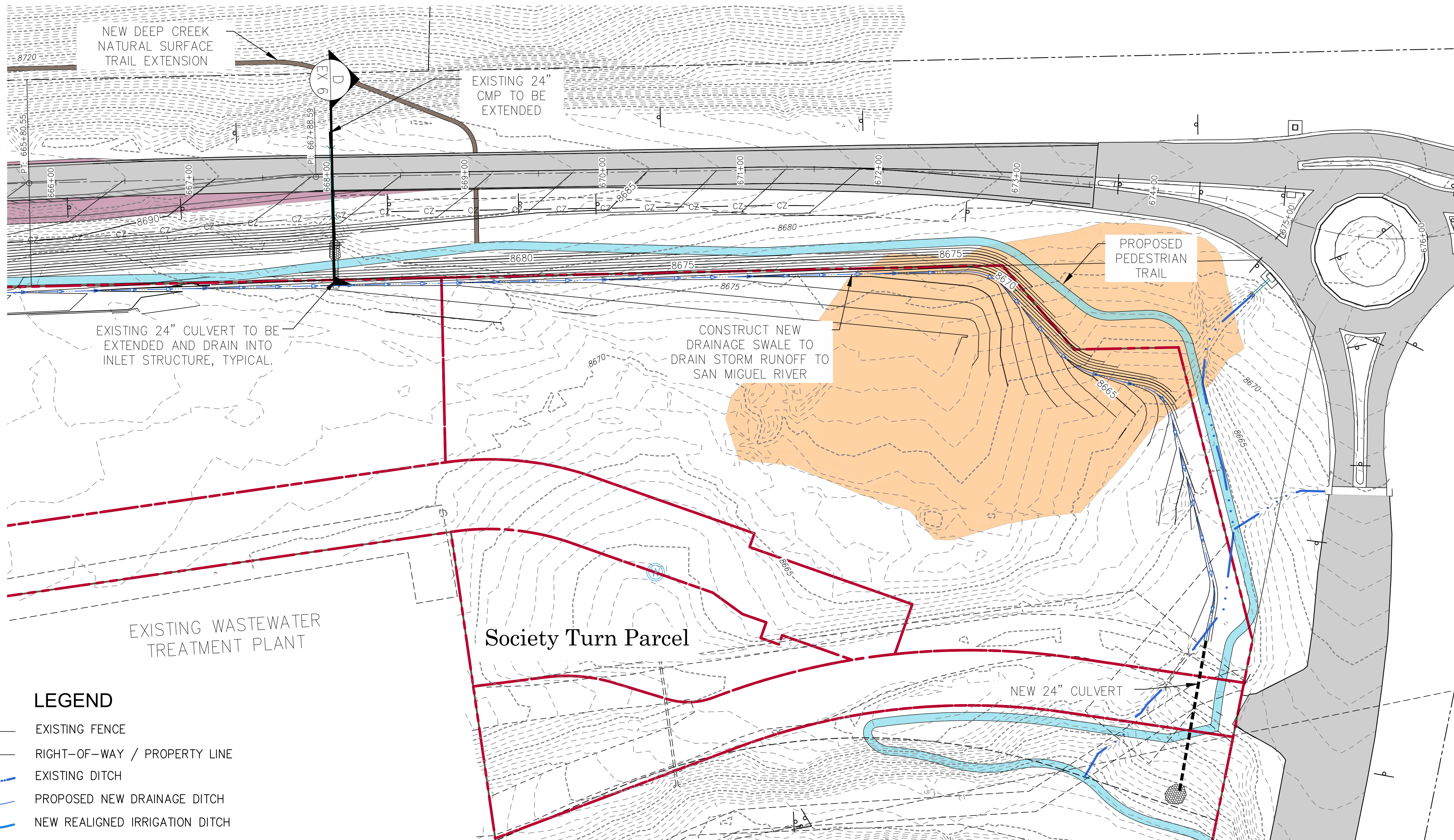
GENESEE PROPERTIES, INC.
SH 145 CONCEPTUAL ACCESS PLAN
PROPOSED IMPROVEMENTS

PROJECT	2021-055-CIV
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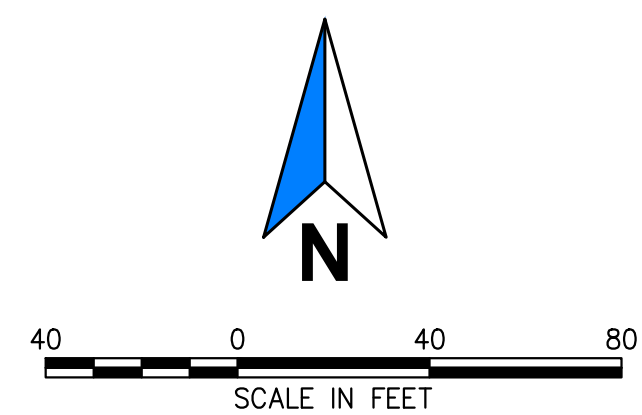
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LEGEND

- EXISTING FENCE
- RIGHT-OF-WAY / PROPERTY LINE
- EXISTING DITCH
- PROPOSED NEW DRAINAGE DITCH
- NEW REALIGNED IRRIGATION DITCH
- EXISTING IRRIGATION DITCH TO BE ABANDONED
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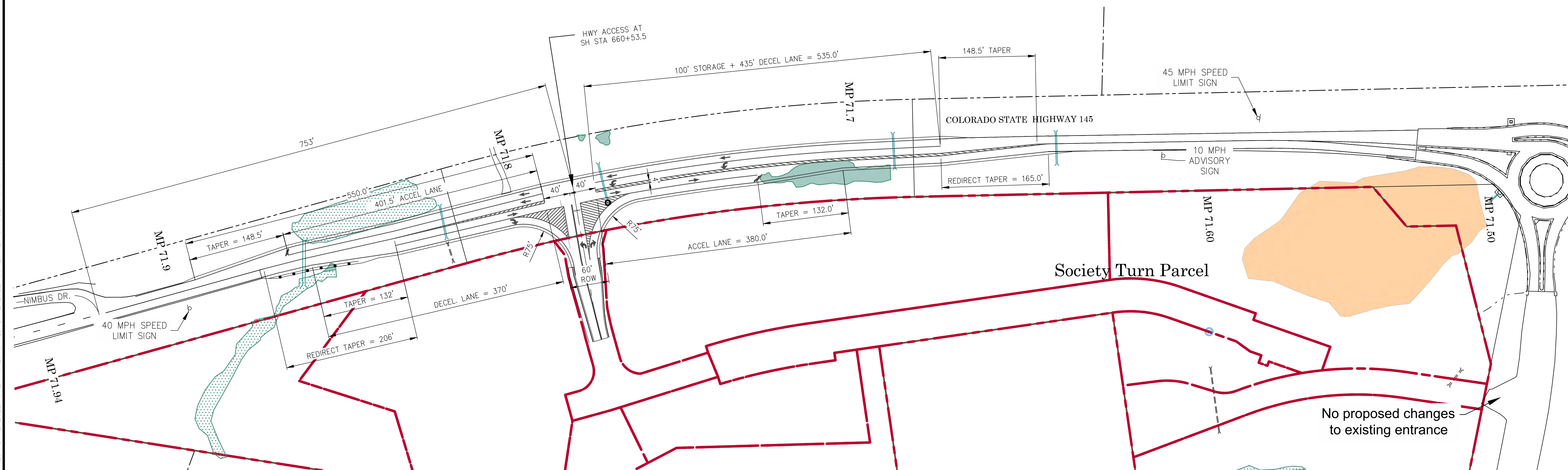
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SH 145 CONCEPTUAL ACCESS PLAN
PROPOSED IMPROVEMENTS

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Auxiliary lanes based upon 40 mph East Bound and 45 mph West Bound Access Category R-A



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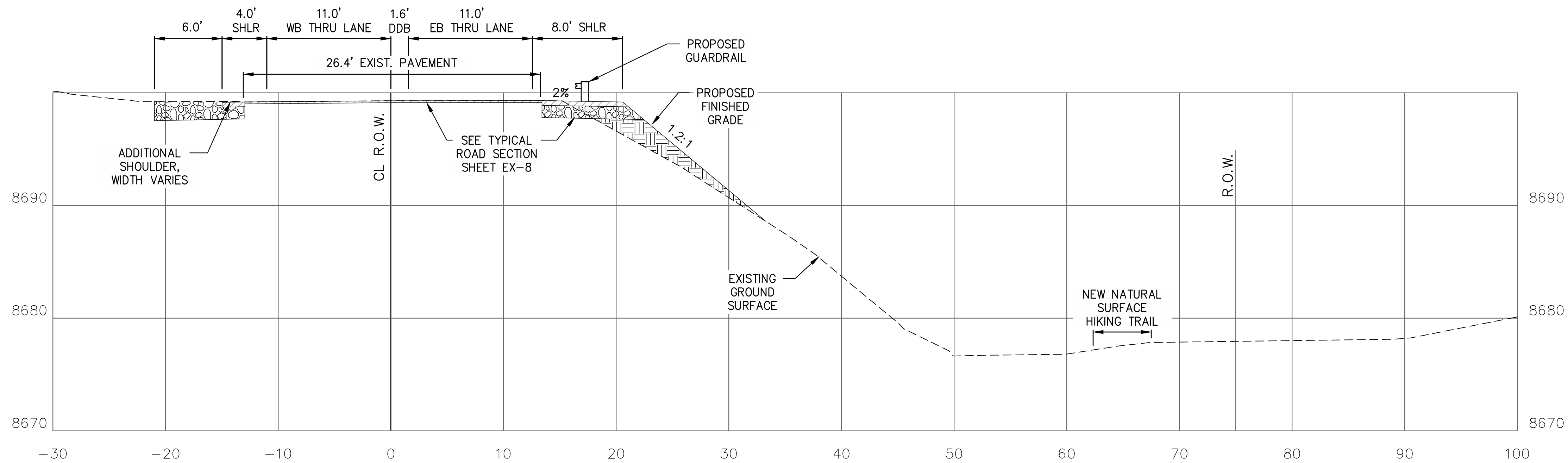
GENESEE PROPERTIES, INC.
SH 145 CONCEPTUAL ACCESS PLAN
AUXILIARY LANES GEOMETRY

PROJECT 2021-055-CIV
DATE 09/23/2022
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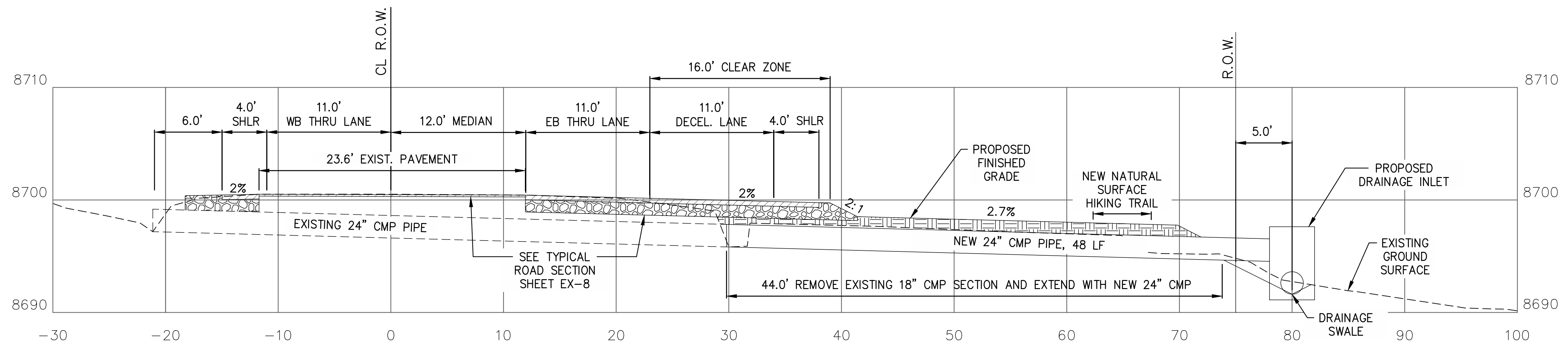
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A SH 145 CDOT STA 656+00
EX 5 NTS



B SH 145 CDOT STA 658+50
EX 5 NTS

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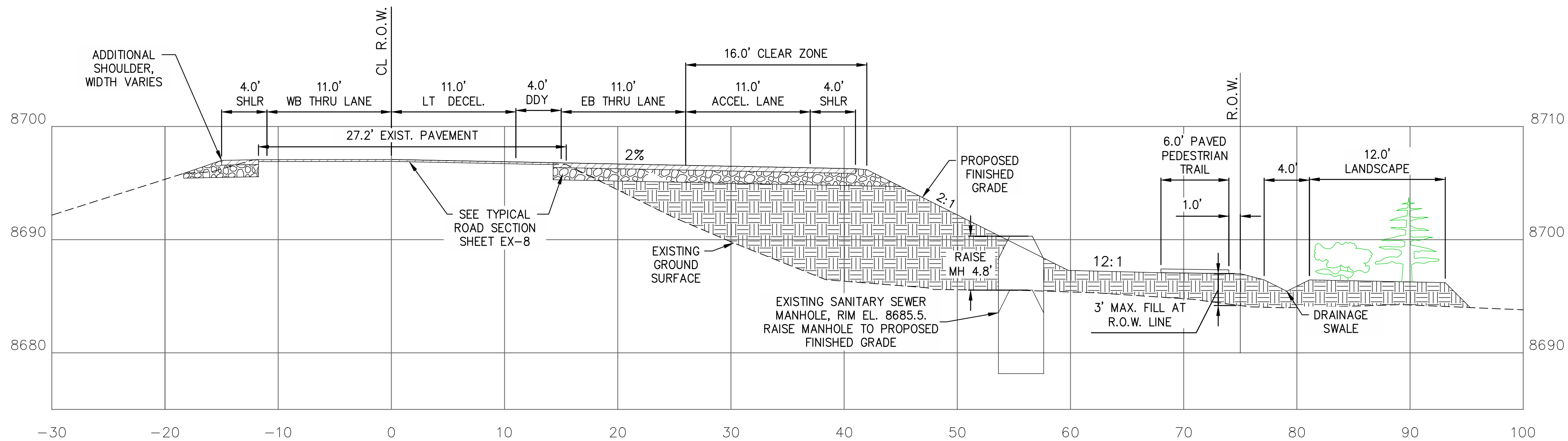
GENESEE PROPERTIES, INC.
SH 145 CONCEPTUAL ACCESS PLAN
ROAD SECTIONS A AND B

PROJECT	2021-055-CIV
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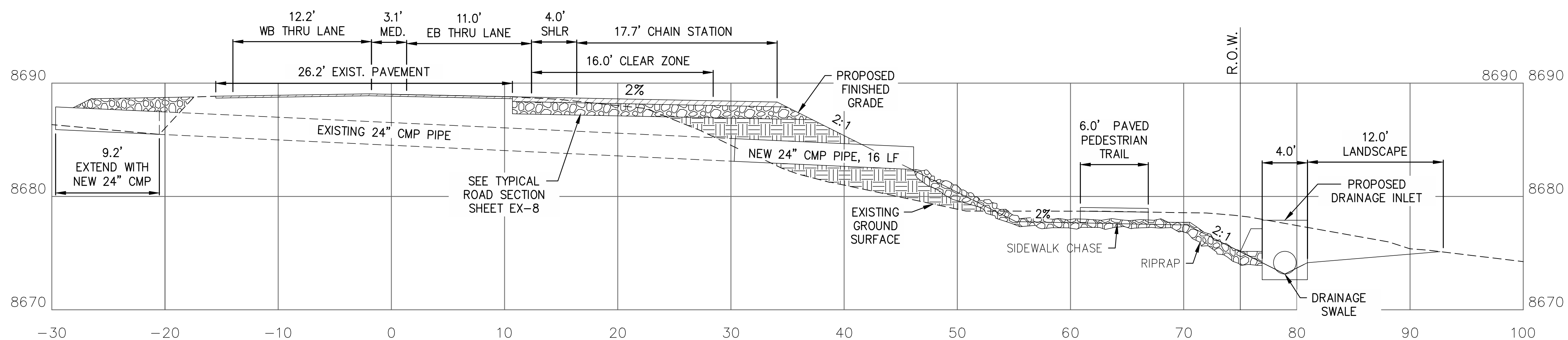
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C
EX 6 SH 145 CDOT STA 661+93
NTS



D
EX 6 SH 145 CDOT STA 668+00
NTS

REV	DATE	DESCRIPTION	BY

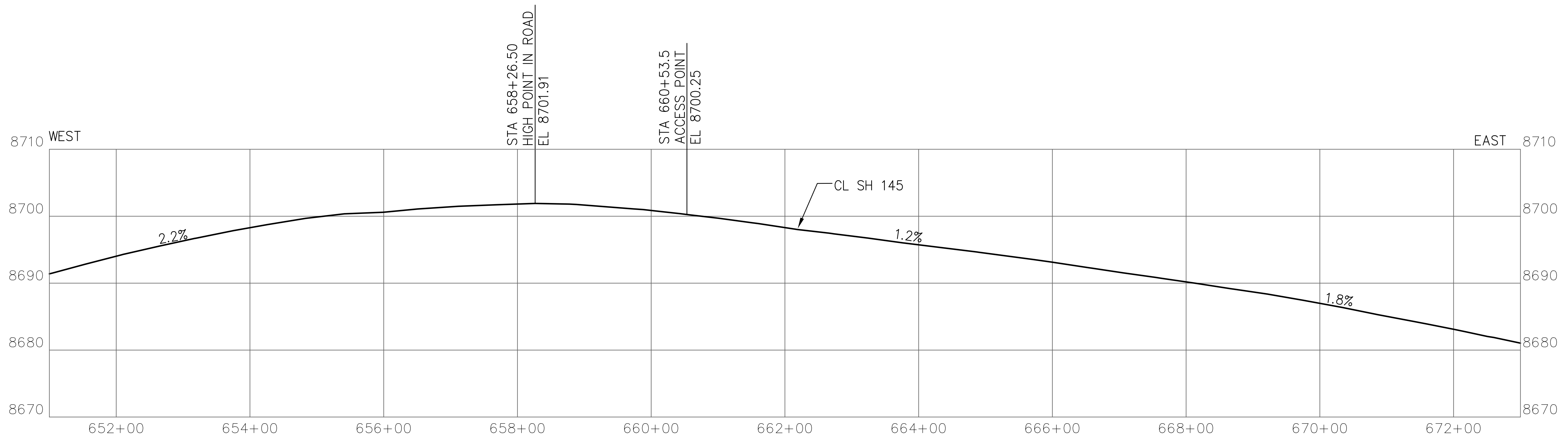
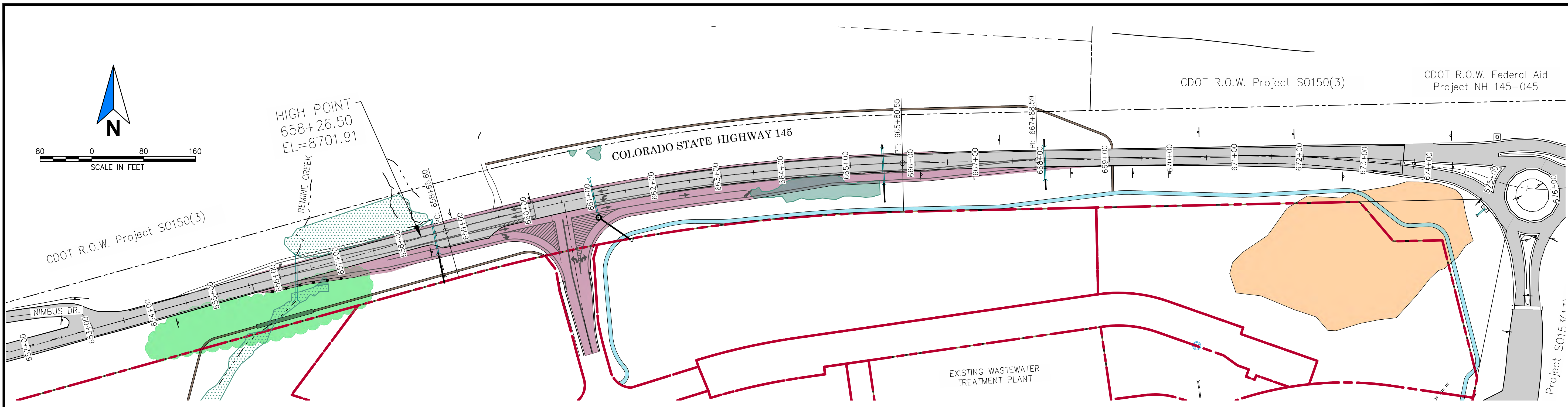
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GENESEE PROPERTIES, INC.
SH 145 CONCEPTUAL ACCESS PLAN
ROAD SECTIONS C AND D

PROJECT	2021-055-CIV
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D
EX7 HWY. 145 CENTERLINE PROFILE
NTS

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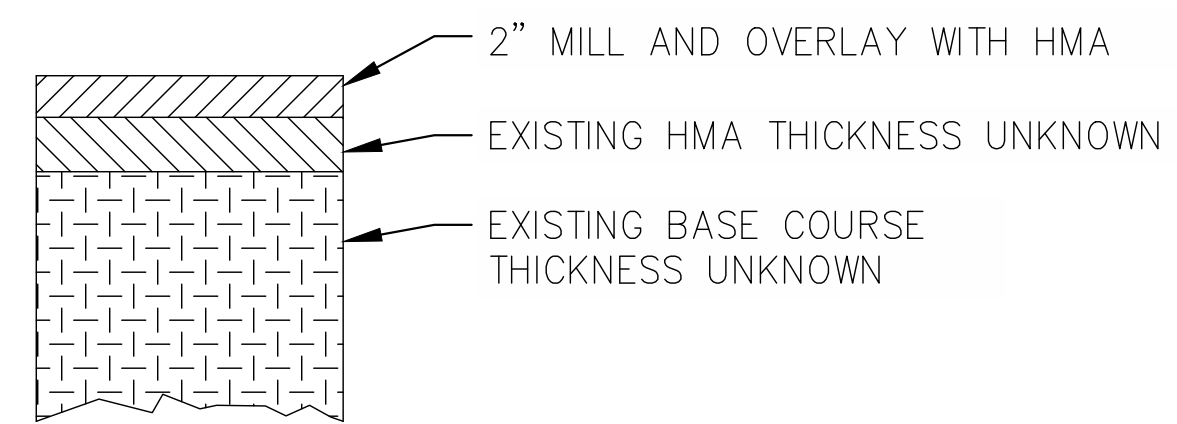
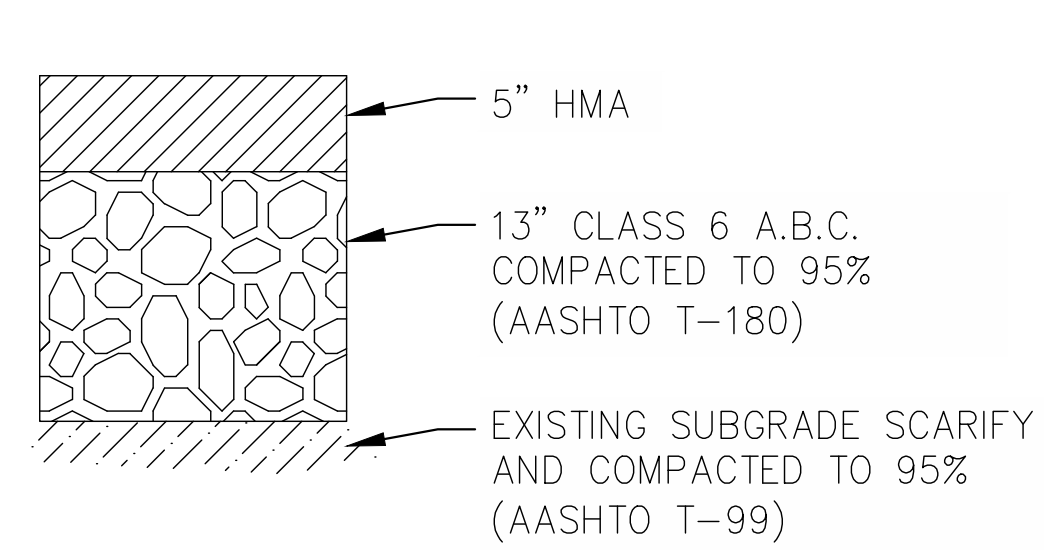
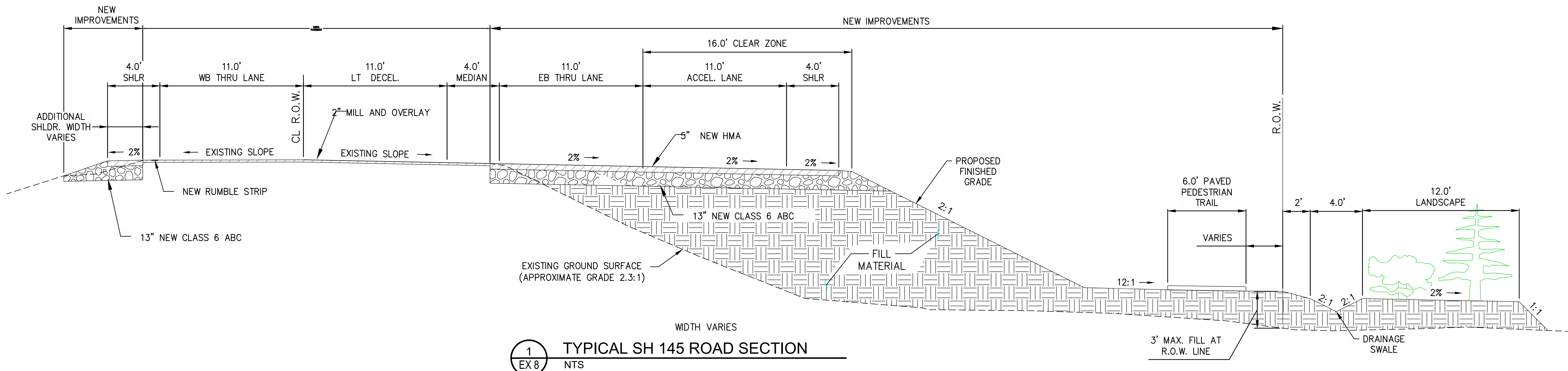
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GENESEE PROPERTIES, INC.
 SH 145 CONCEPTUAL ACCESS PLAN
 CENTERLINE PROFILE

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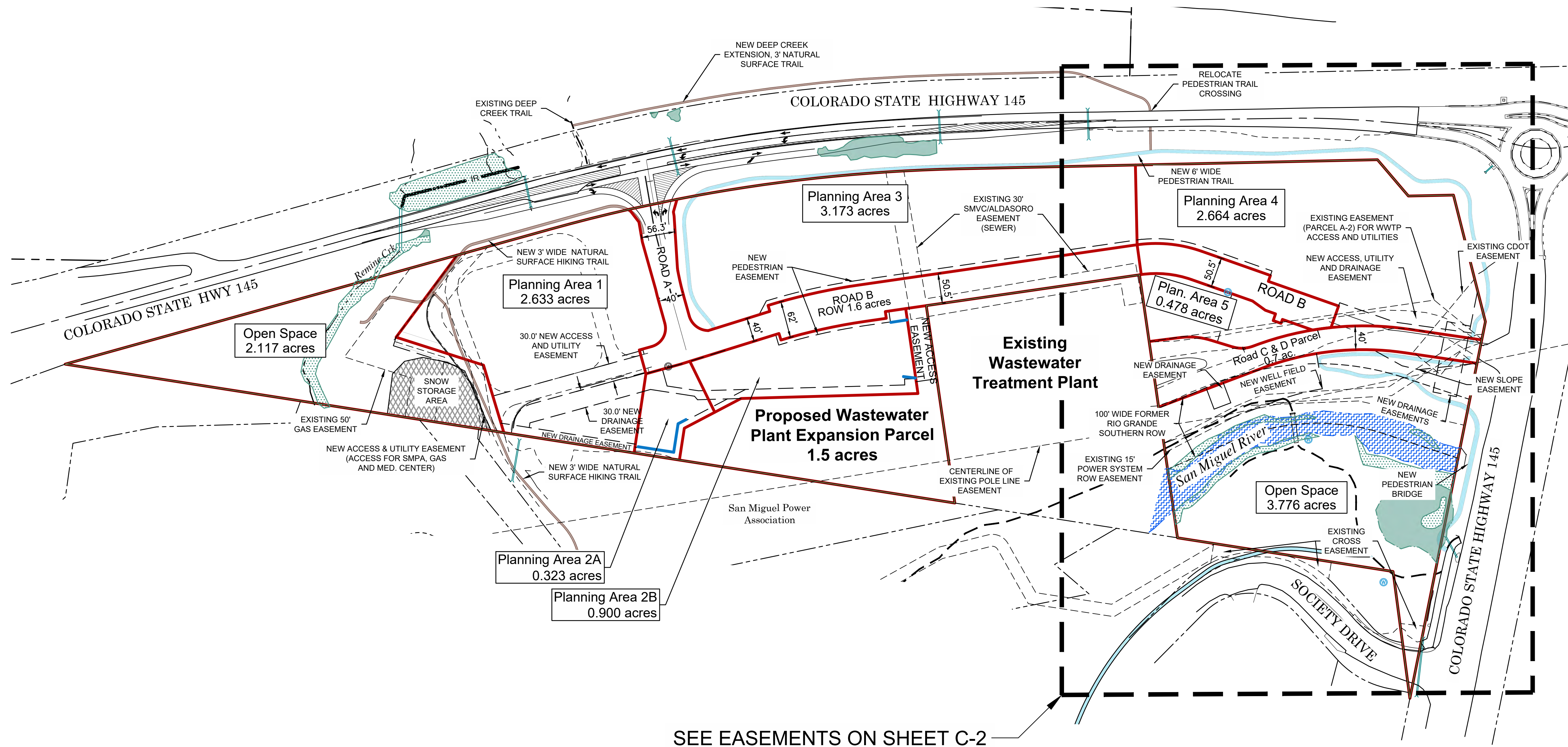
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GENESEE PROPERTIES, INC.
 SH 145 CONCEPTUAL ACCESS PLAN
 TYPICAL ROAD SECTION AND DETAILS

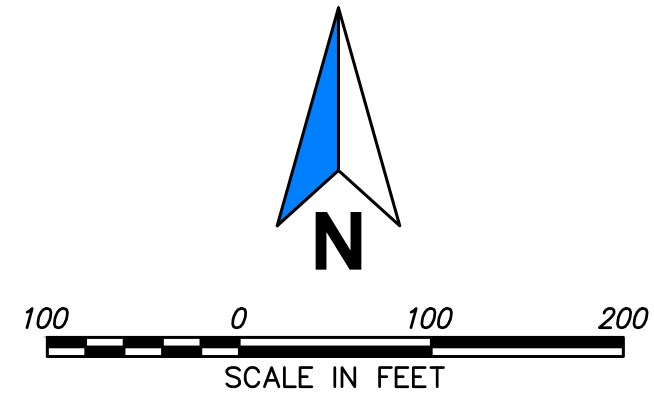
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SEE EASEMENTS ON SHEET C-2 FOR CLARIFICATION



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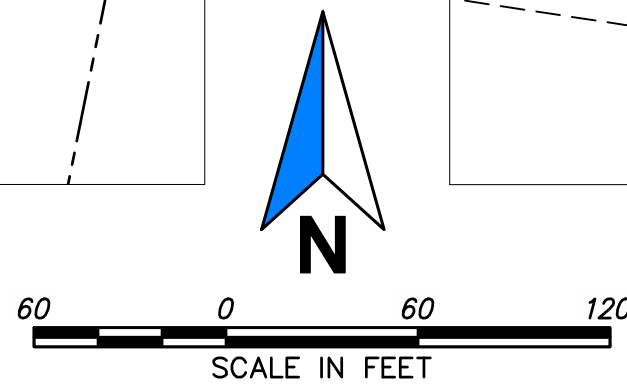
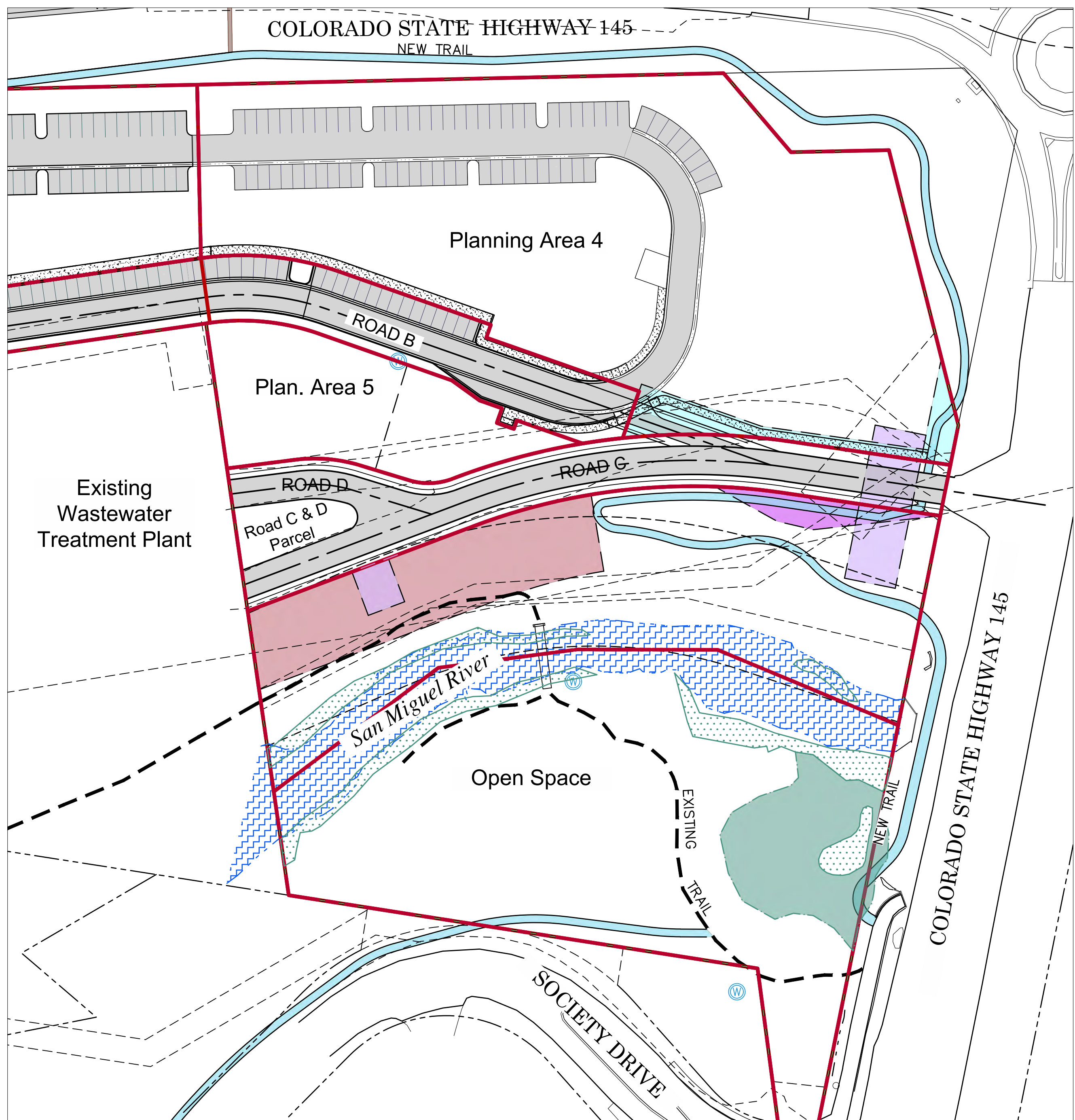
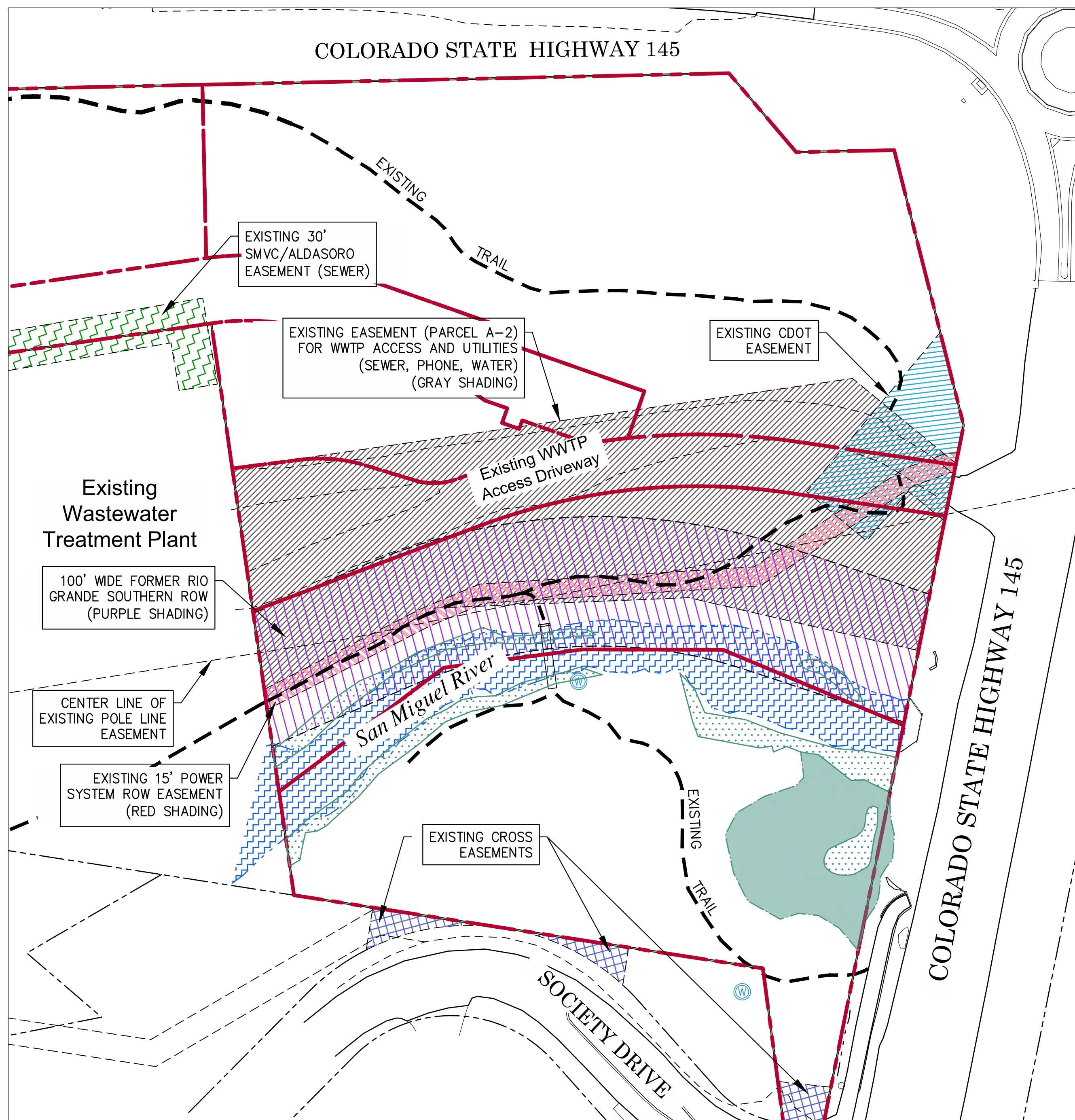
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GENESEE PROPERTIES, INC.
SOCIETY TURN PD / PRELIMINARY PLAN
GENERAL SIT PLAN

PROJECT	2021-055-CIV
DATE	09/23/2022
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- EXISTING EASEMENT (PARCEL A-2)
- EXISTING 100' WIDE FORMER RIO GRANDE SOUTHERN ROW
- EXISTING CDOT EASEMENT
- EXISTING 15' POWER SYSTEM ROW EASEMENT

- EXISTING CROSS EASEMENTS
- EXISTING 30' SMVC/ALDASORO EASEMENT (SEWER)
- EXISTING GRAVEL DRIVEWAY

- NEW UTILITY, DRAINAGE AND ACCESS EASEMENT
- NEW DRAINAGE EASEMENT
- NEW UTILITY AND DRAINAGE EASEMENT

- NEW FILL SLOPE EASEMENT
- NEW WELL FIELD EASEMENT
- NEW ASPHALT PAVEMENT

REV	DATE	DESCRIPTION	BY

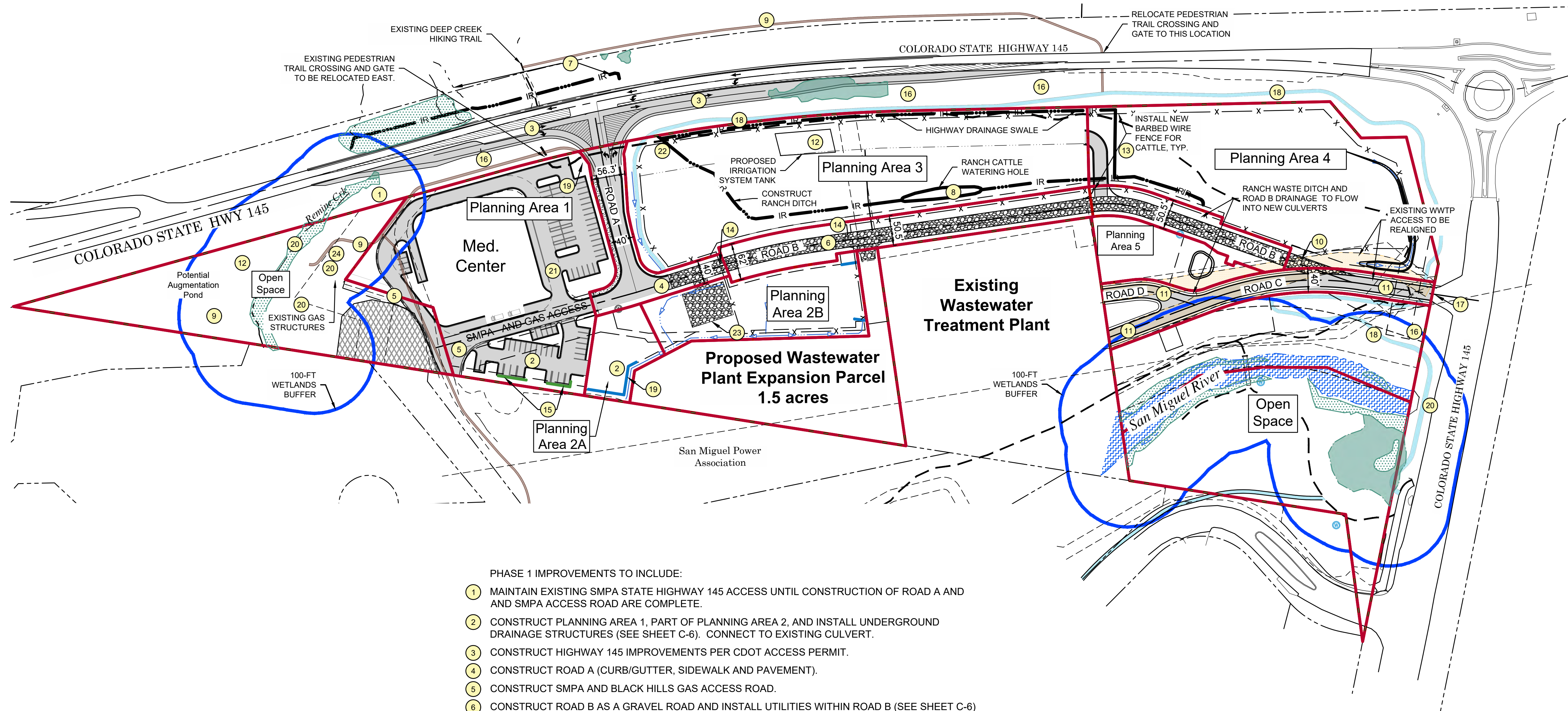
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 Montrose, Colorado 81401
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GENESEE PROPERTIES, INC.
 SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
 EXISTING AND NEW EASEMENTS ON EAST SIDE OF PROPERTY

PROJECT	2021-055-CIV
DATE	09/23/2022
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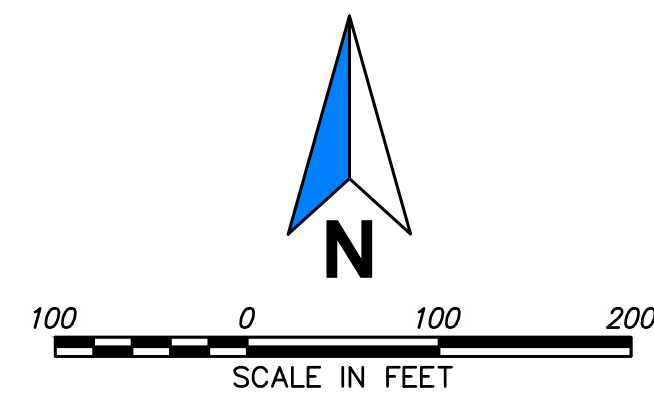
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- EXISTING WASTEWATER TREATMENT PLANT GRAVEL DRIVEWAY
- PHASE 1 - NEW ASPHALT PAVEMENT
- PHASE 1 - NEW GRAVEL FIELD ROAD

- PHASE 1 IMPROVEMENTS TO INCLUDE:
- 1 MAINTAIN EXISTING SMPA STATE HIGHWAY 145 ACCESS UNTIL CONSTRUCTION OF ROAD A AND SMPA ACCESS ROAD ARE COMPLETE.
 - 2 CONSTRUCT PLANNING AREA 1, PART OF PLANNING AREA 2, AND INSTALL UNDERGROUND DRAINAGE STRUCTURES (SEE SHEET C-6). CONNECT TO EXISTING CULVERT.
 - 3 CONSTRUCT HIGHWAY 145 IMPROVEMENTS PER CDOT ACCESS PERMIT.
 - 4 CONSTRUCT ROAD A (CURB/GUTTER, SIDEWALK AND PAVEMENT).
 - 5 CONSTRUCT SMPA AND BLACK HILLS GAS ACCESS ROAD.
 - 6 CONSTRUCT ROAD B AS A GRAVEL ROAD AND INSTALL UTILITIES WITHIN ROAD B (SEE SHEET C-6)
 - 7 REROUTE CURRENT IRRIGATION DITCH TO THE EAST TO EXISTING CULVERT.
 - 8 CONSTRUCT RANCH DITCH AND WATER HOLE NORTH OF ROAD B.
 - 9 CONSTRUCT 3' WIDE NATURAL SURFACE HIKING TRAIL WEST OF ROAD A AND DEEP CREEK TRAIL EXTENSION.
 - 10 CONSTRUCT 12' WIDE EMERGENCY ACCESS FROM ROAD C TO ROAD B WITH BREAKAWAY BOLLARD.
 - 11 CONSTRUCT ROADS C AND D WITHIN NEW ALIGNMENT OF WASTEWATER TREATMENT PLANT DRIVEWAYS.
 - 12 CONSTRUCT AUGMENTATION POND, IRRIGATION TANK, PIPE LINE (DESIGN BY OTHERS).
 - 13 INSTALL NEW BARBED WIRE FENCE FOR CATTLE.
 - 14 INSTALL NEW POWDER RIVER ACCESS GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS.
 - 15 CONSTRUCT RETAINING WALL AND SOUTHERN MED. CENTER PARKING LOT.
 - 16 EXTEND EXISTING HIGHWAY CULVERTS.
 - 17 CONNECT NEW ROAD C TO EXISTING ENTRANCE AND MATCH EXISTING PAVEMENT.
 - 18 CONSTRUCT 6' WIDE ASPHALT PEDESTRIAN TRAIL
 - 19 RETAINING WALL TO BE CONSTRUCTED BY LOT DEVELOPER. COORDINATE WITH ROAD A CONSTRUCTION.
 - 20 IRRIGATION STRUCTURES (DESIGN BY OTHERS)
 - 21 DEVELOPMENT OF PLANNING AREA 1 (MED. CENTER) BY SUBDEVELOPER.
 - 22 NEW IRRIGATION DIVERSION STRUCTURE
 - 23 TEMPORARY GRAVEL PARKING LOT
 - 24 INSTALL NEW IRRIGATION WELL



PRELIMINARY
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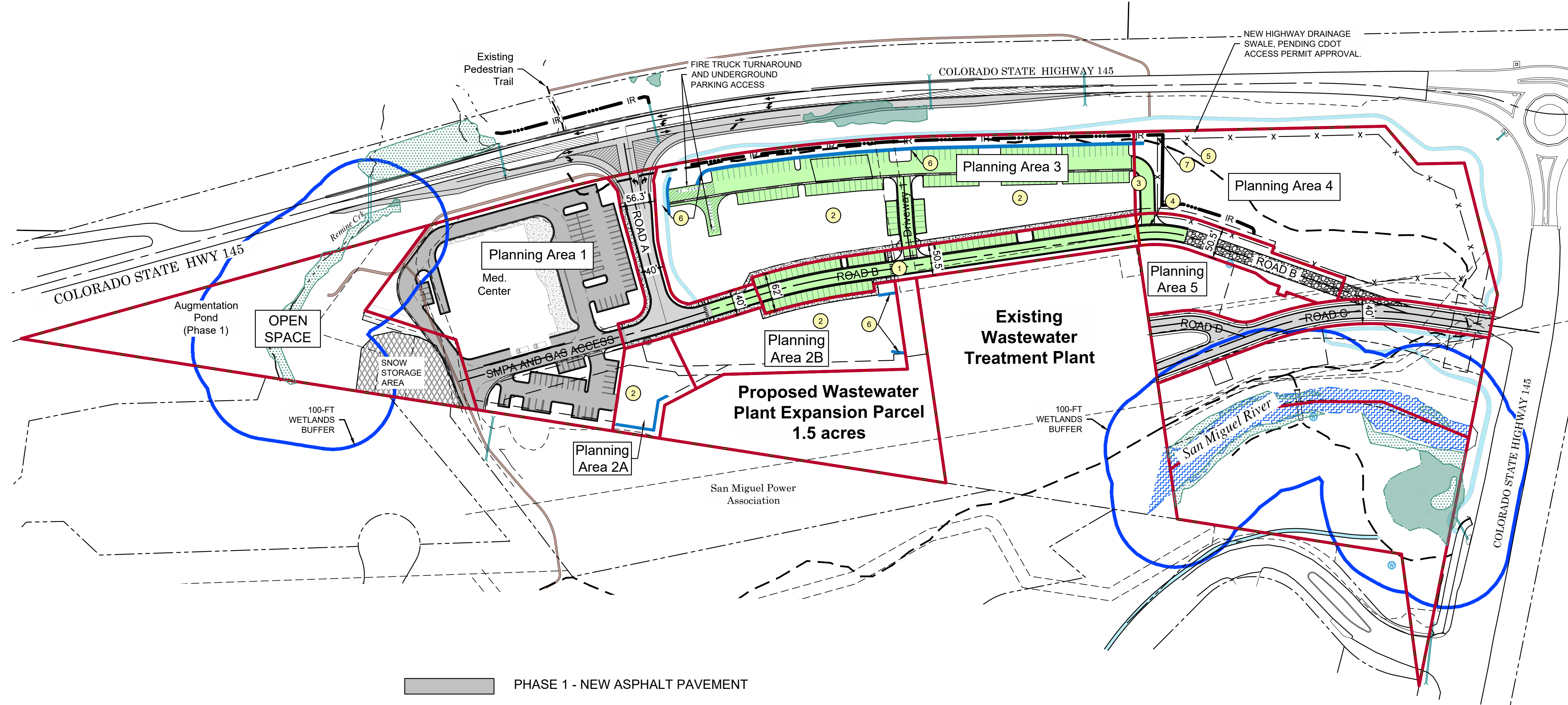
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Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
SITE PLAN - PHASE 1

PROJECT	2021-055-CIV
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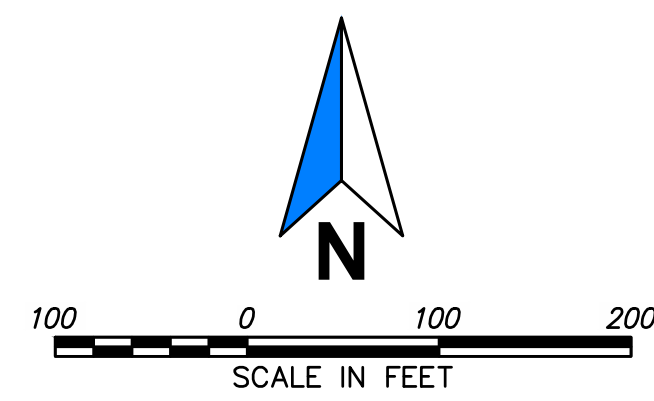
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- PHASE 1 - NEW ASPHALT PAVEMENT
- PHASE 2 - NEW ASPHALT PAVEMENT
- PHASE 1 - NEW GRAVEL FIELD ROAD

- PHASE 2 IMPROVEMENTS TO INCLUDE:
- ① FINAL CONSTRUCTION OF PHASE 2 ROAD B BY GENESEE PROPERTIES, INC.
 - ② FINAL DEVELOPMENT OF PLANNING AREAS 2 AND 3 BY SUBDEVELOPER.
 - 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 SUBDEVELOPER TO CONSTRUCT RETAINING WALL AS REQUIRED
 - ⑦ INSTALL NEW IRRIGATION STRUCTURE



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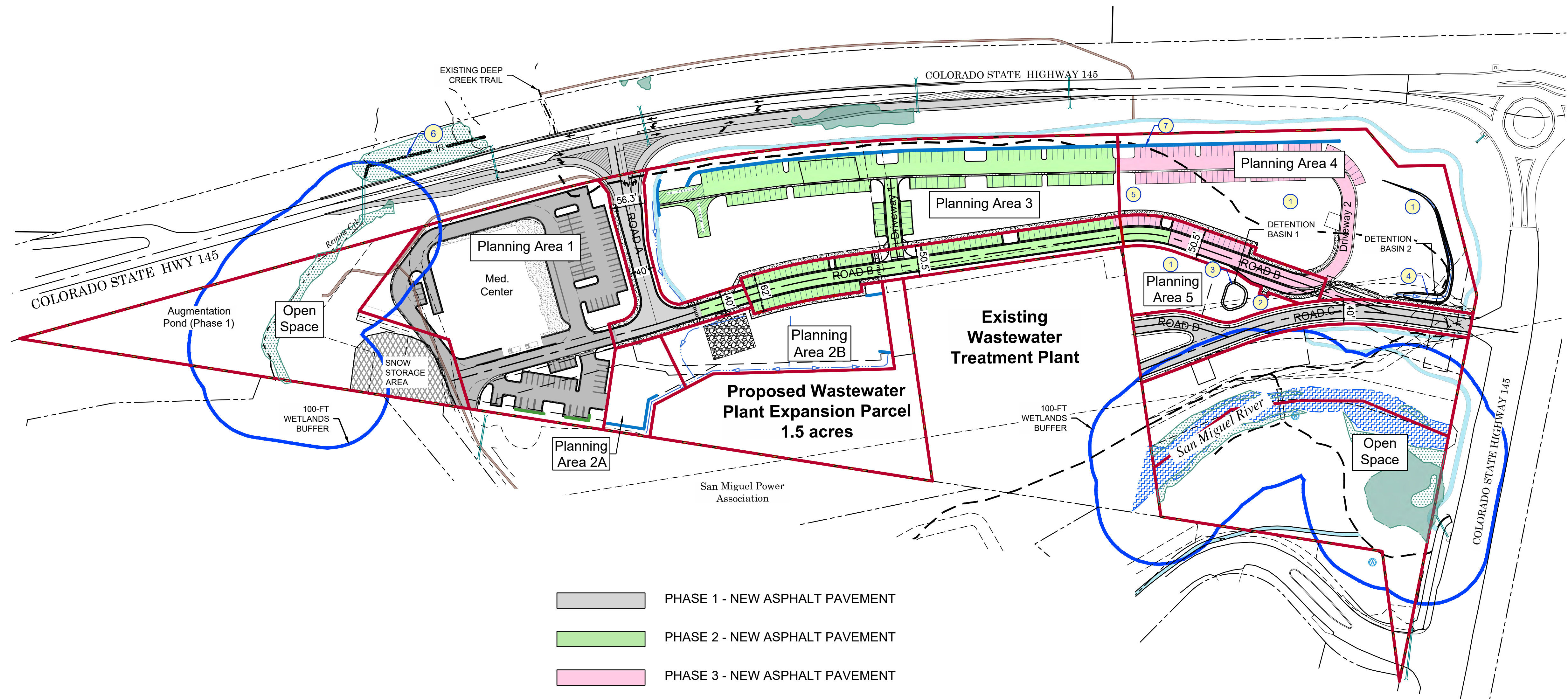
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
SITE PLAN - PHASES 1 & 2

PROJECT	2021-055-CIV
DATE	09/23/2022
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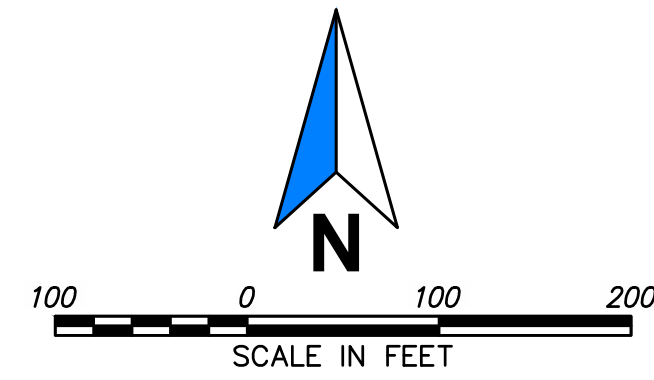
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- PHASE 1 - NEW ASPHALT PAVEMENT
- PHASE 2 - NEW ASPHALT PAVEMENT
- PHASE 3 - NEW ASPHALT PAVEMENT

- PHASE 3 IMPROVEMENTS TO INCLUDE:
- ① CONSTRUCTION OF PLANNING AREAS 4 AND 5
 - ② CONSTRUCT EAST BUS STOP
 - ③ CONSTRUCT DETENTION BASIN 1 FOR PLANNING AREA 5 DRAINAGE
 - ④ CONSTRUCT DETENTION BASIN 2 FOR PLANNING AREA 4 DRAINAGE
 - ⑤ TEMPORARY DRIVEWAY REMOVED
 - ⑥ REROUTE EXISTING IRRIGATION TO REMINE CREEK NORTH OF HIGHWAY
 - ⑦ SUBDEVELOPER TO CONSTRUCT RETAINING WALL



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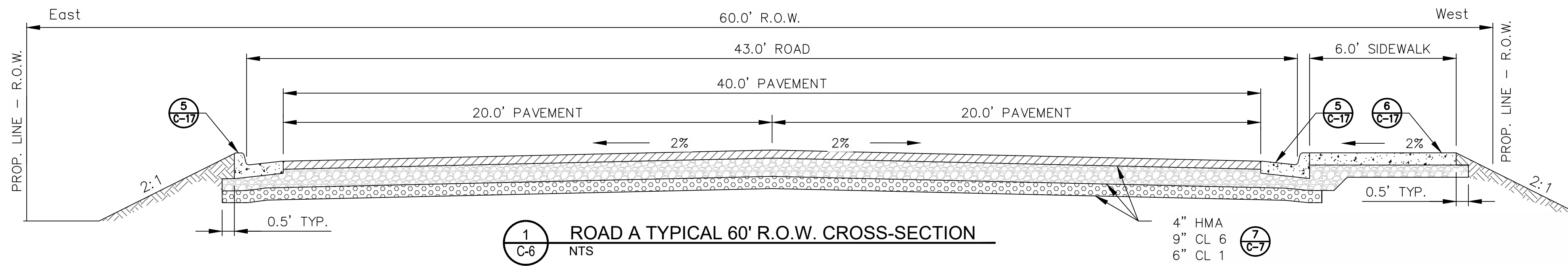
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
SITE PLAN - PHASES 1, 2 & 3

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ
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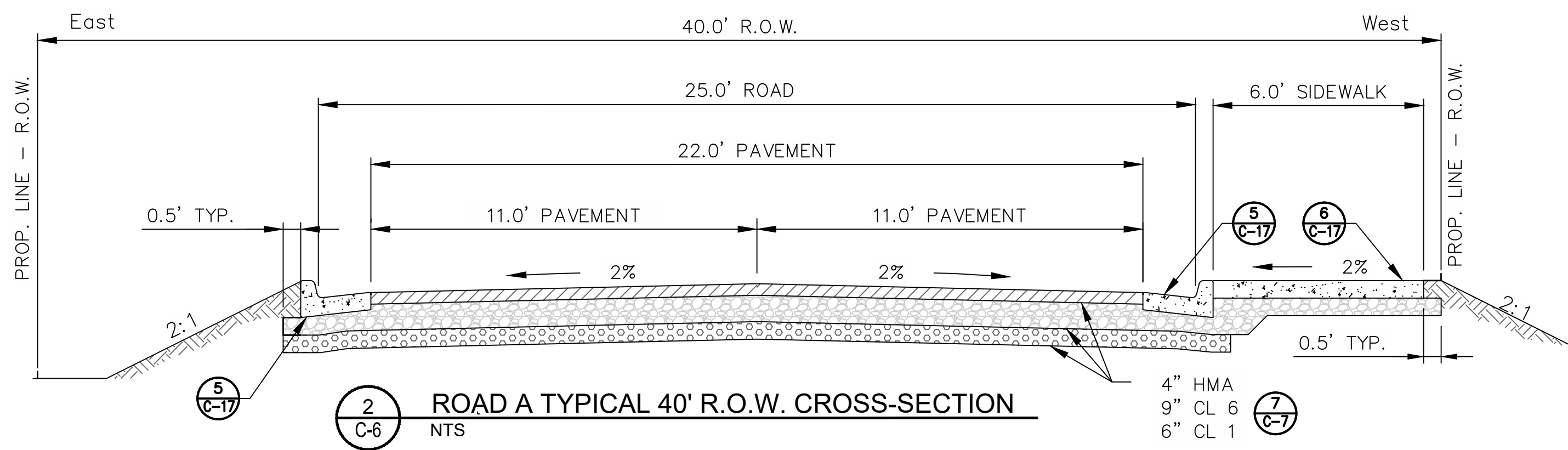
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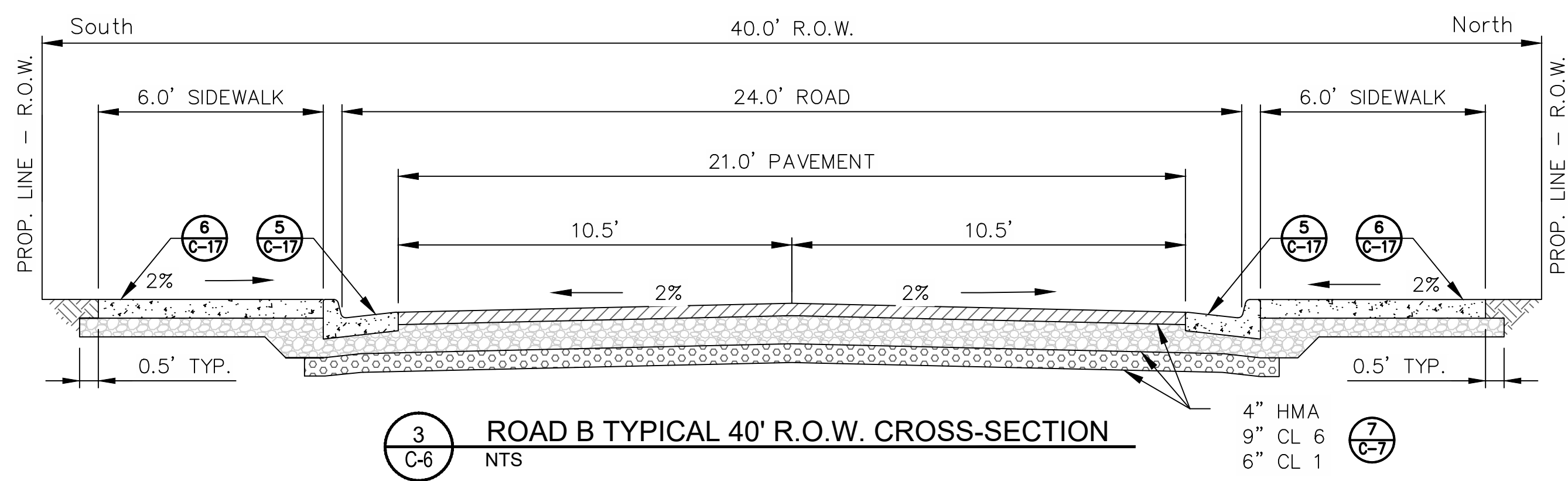
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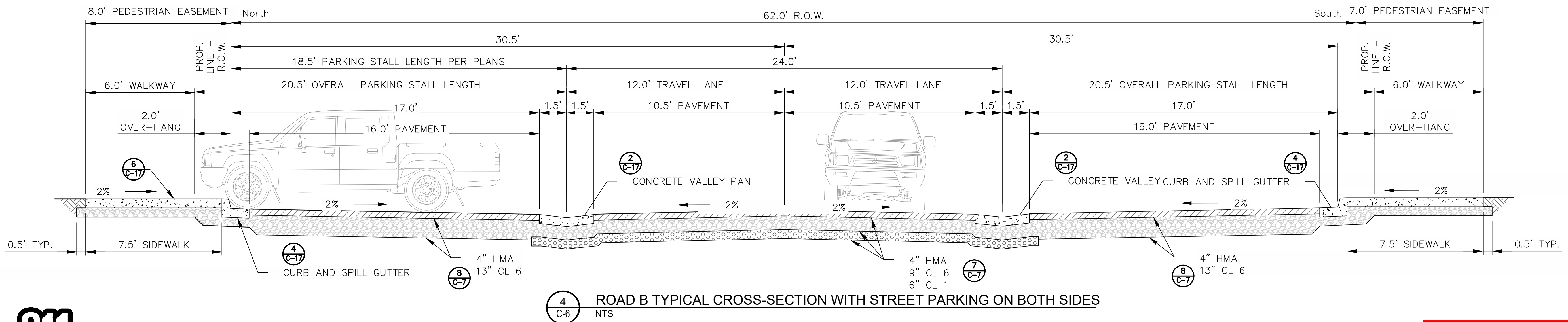
1 ROAD A TYPICAL 60' R.O.W. CROSS-SECTION
NTS



2 ROAD A TYPICAL 40' R.O.W. CROSS-SECTION
NTS



3 ROAD B TYPICAL 40' R.O.W. CROSS-SECTION
NTS



4 ROAD B TYPICAL CROSS-SECTION WITH STREET PARKING ON BOTH SIDES
NTS



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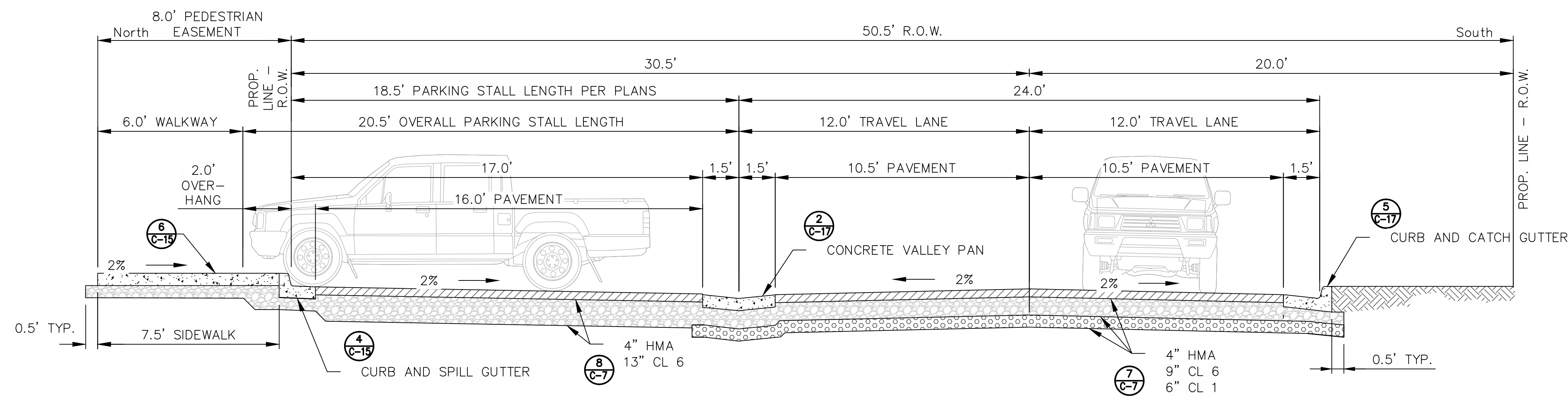
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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
ROAD A & B CROSS-SECTIONS

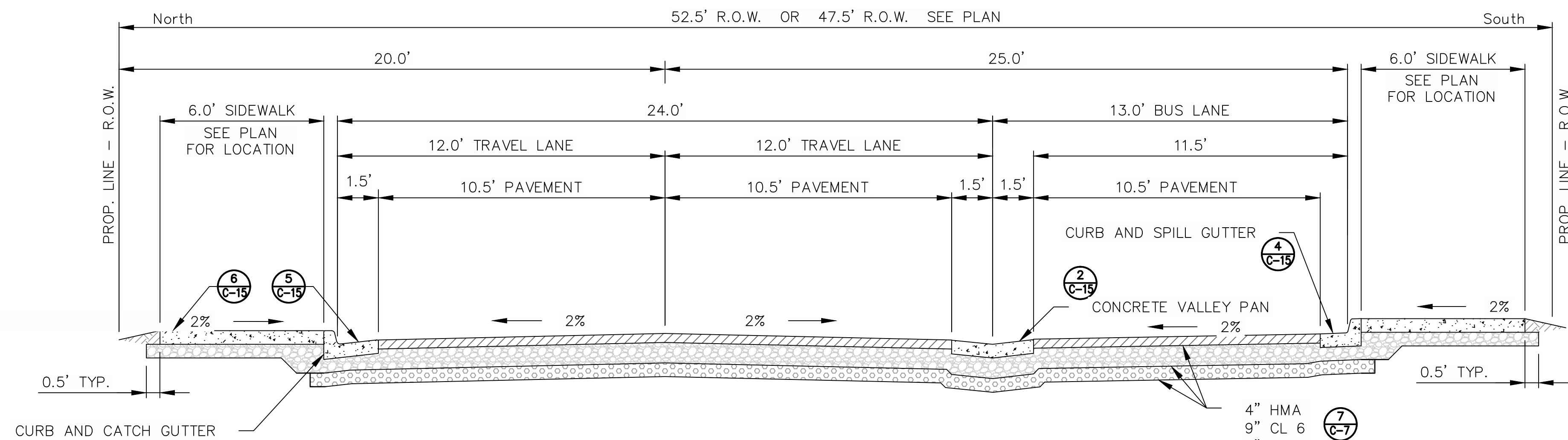
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DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ
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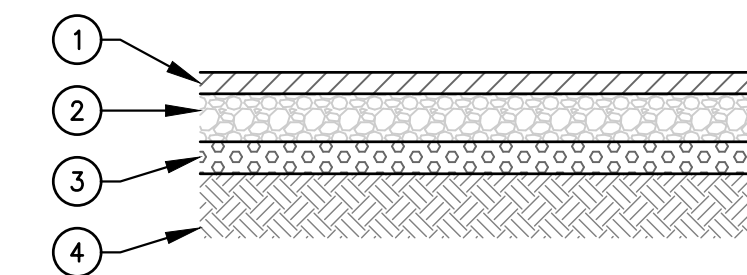
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5 ROAD B TYPICAL CROSS-SECTION WITH STREET PARKING ON NORTH SIDE
NTS

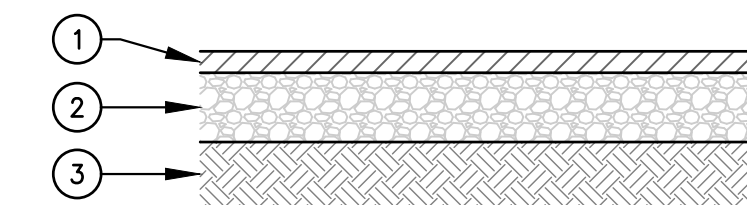


6 ROAD B TYPICAL CROSS-SECTION WITH BUS PULL-OUT ON SOUTH SIDE
NTS



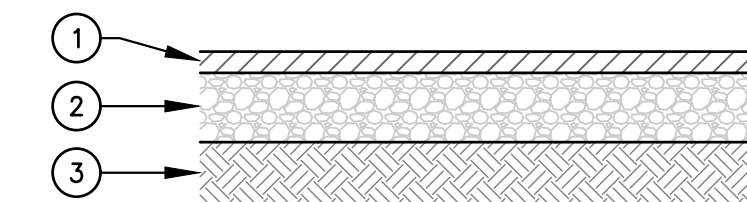
7 TYPICAL STREET PAVEMENT SECTION
NTS

- KEYNOTES:**
- 1 4" HMA MATERIAL TYP.
 - 2 9" OF CDOT CLASS 6 A.B.C. COMPACTED TO 95% OF MODIFIED PROCTOR (AASHTO T-180)
 - 3 6" CLASS 1 OF CDOT CLASS 6 A.B.C. COMPACTED TO 95% OF MODIFIED PROCTOR (AASHTO T-180)
 - 4 PROOF COMPACT NATIVE SUBGRADE TO 95% STANDARD PROCTOR (AASHTO T-99)



8 STREET PARKING PAVEMENT SECTION
NTS

- KEYNOTES:**
- 1 4" HMA MATERIAL TYP.
 - 2 13" OF CDOT CLASS 6 A.B.C. COMPACTED TO 95% OF MODIFIED PROCTOR (AASHTO T-180)
 - 3 PROOF COMPACT NATIVE SUBGRADE TO 95% STANDARD PROCTOR (AASHTO T-99)



9 PARKING LOT PAVEMENT SECTION
NTS

- KEYNOTES:**
- 1 4" HMA MATERIAL TYP.
 - 2 13" OF CDOT CLASS 6 A.B.C. COMPACTED TO 95% OF MODIFIED PROCTOR (AASHTO T-180)
 - 3 PROOF COMPACT NATIVE SUBGRADE TO 95% STANDARD PROCTOR (AASHTO T-99)

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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
ROAD B, PARKING, AND TYP. ROAD CROSS-SECTIONS

PROJECT	2021-055-CIV
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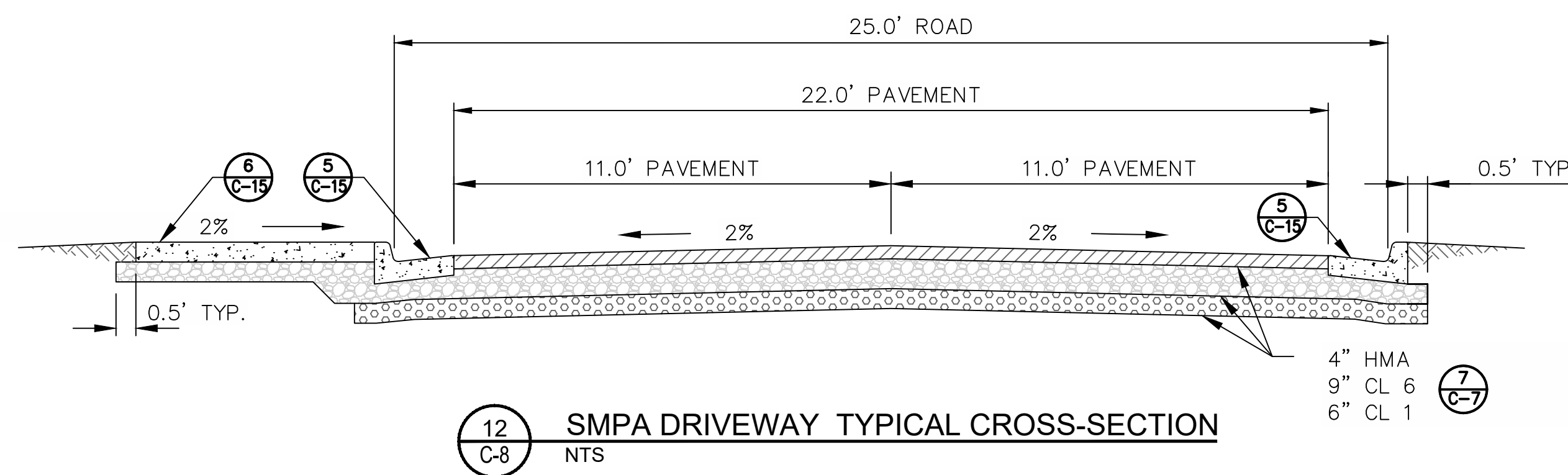
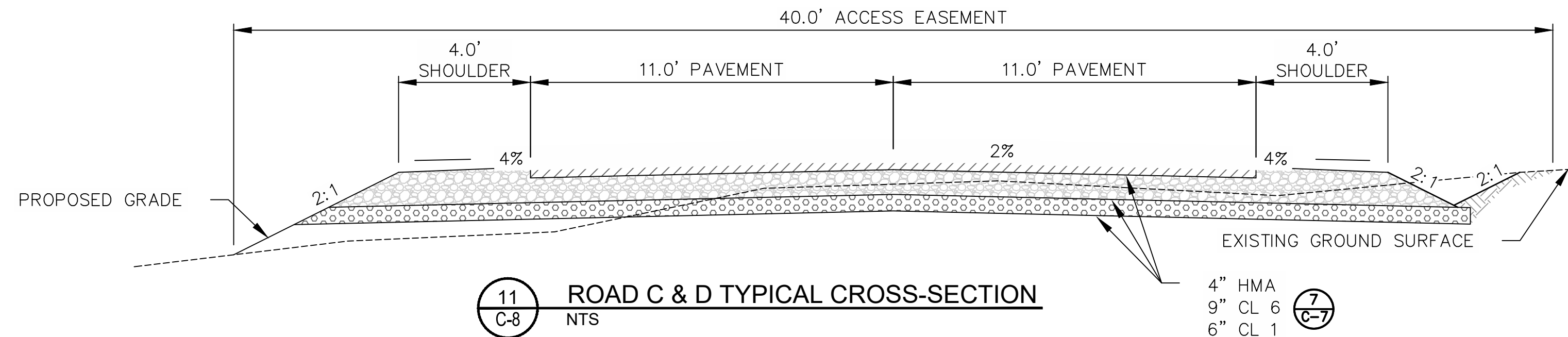
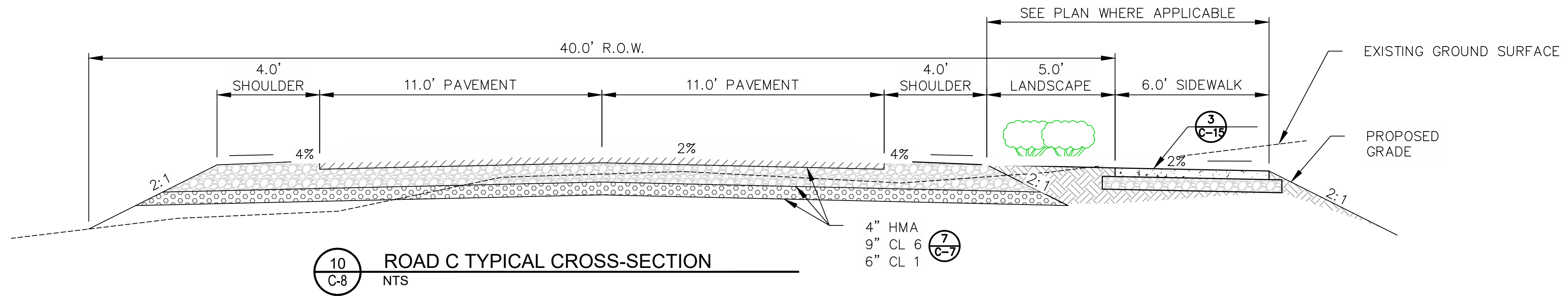
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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
ROAD C, D, AND SMPA DRIVEWAY TYP. CROSS-SECTIONS

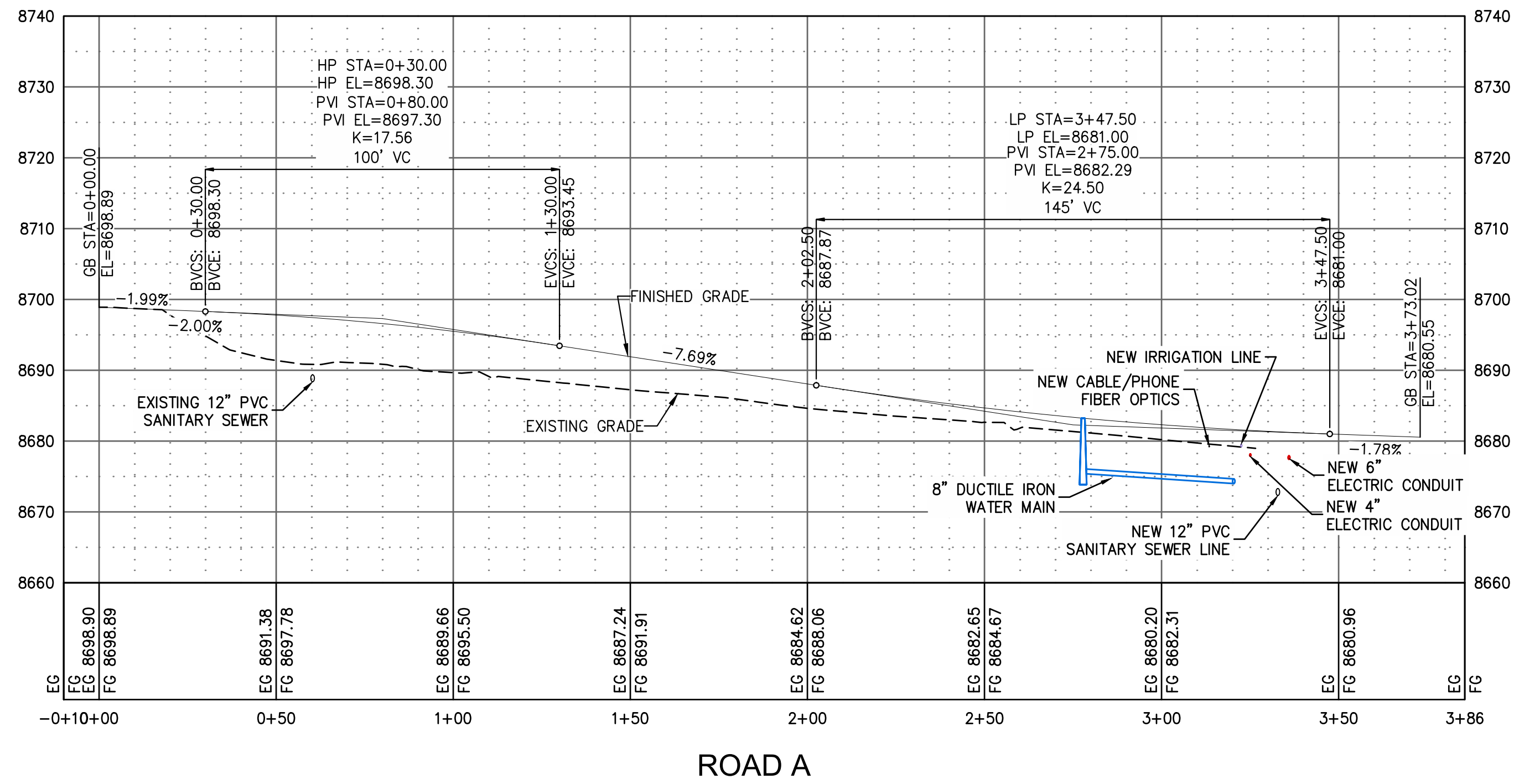
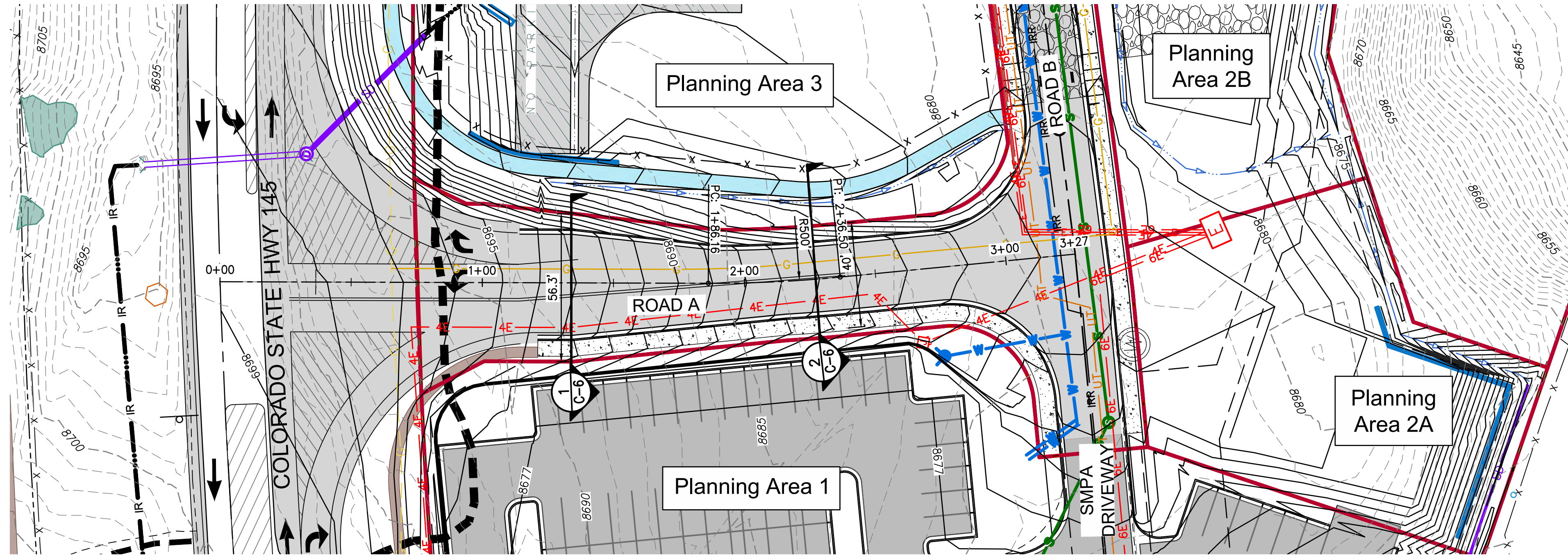
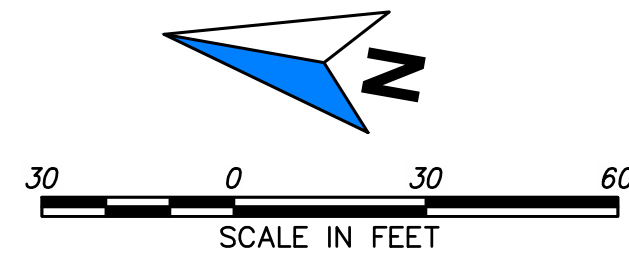
PROJECT	2021-055-CIV
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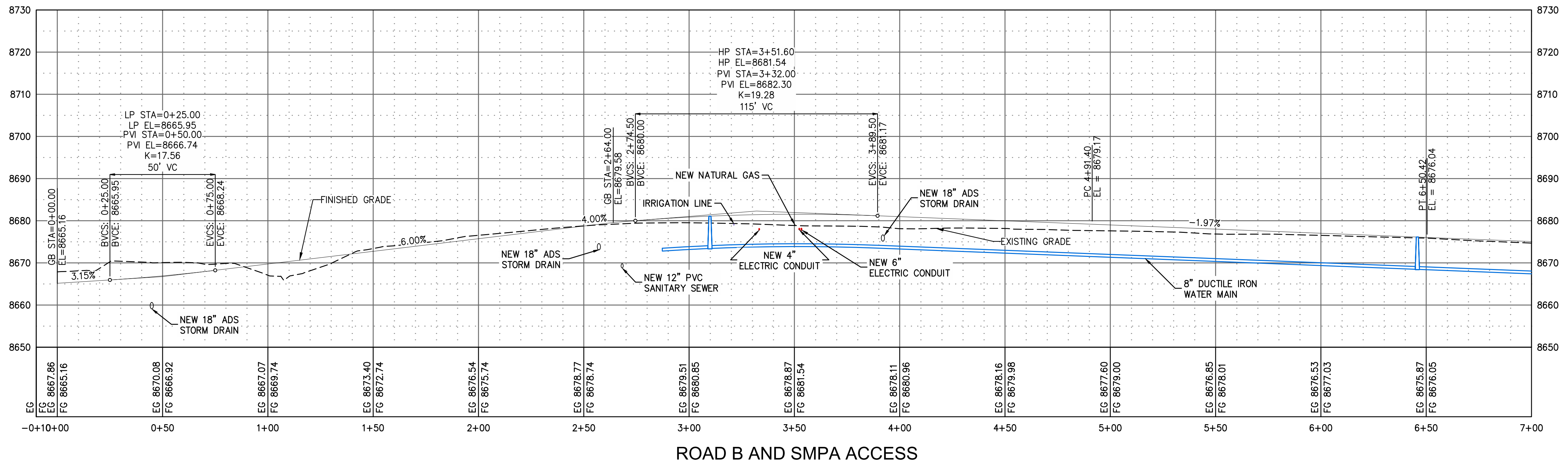
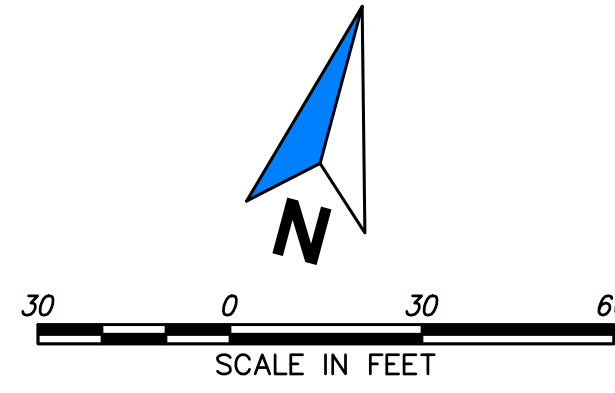
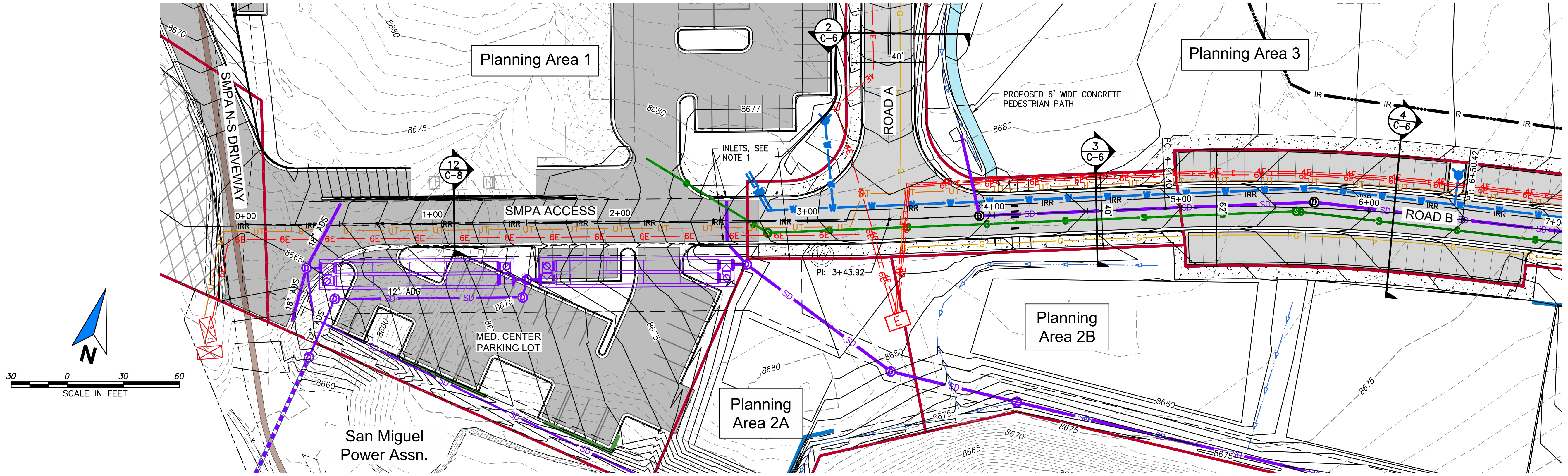
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
ROAD A PLAN AND PROFILE

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ROAD B AND SMPA ACCESS

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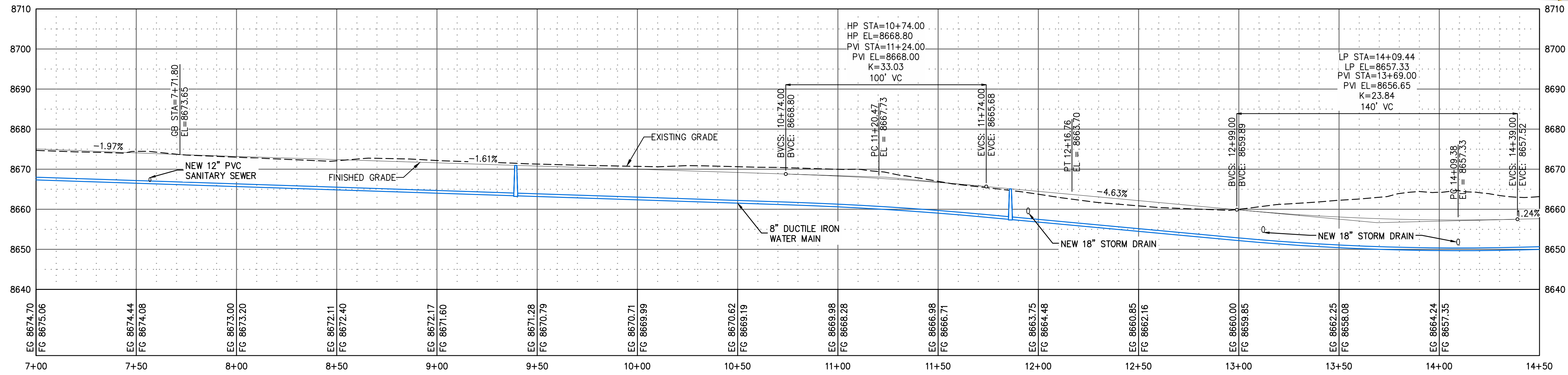
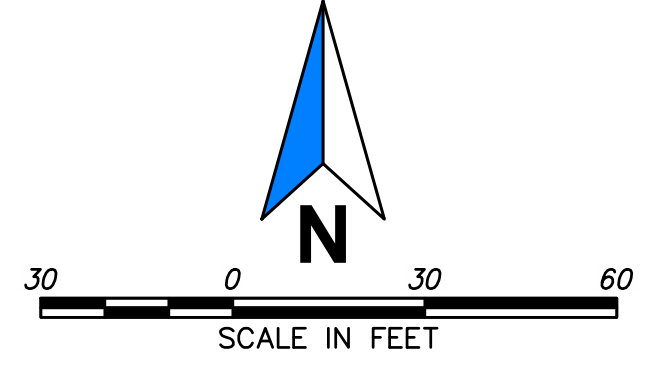
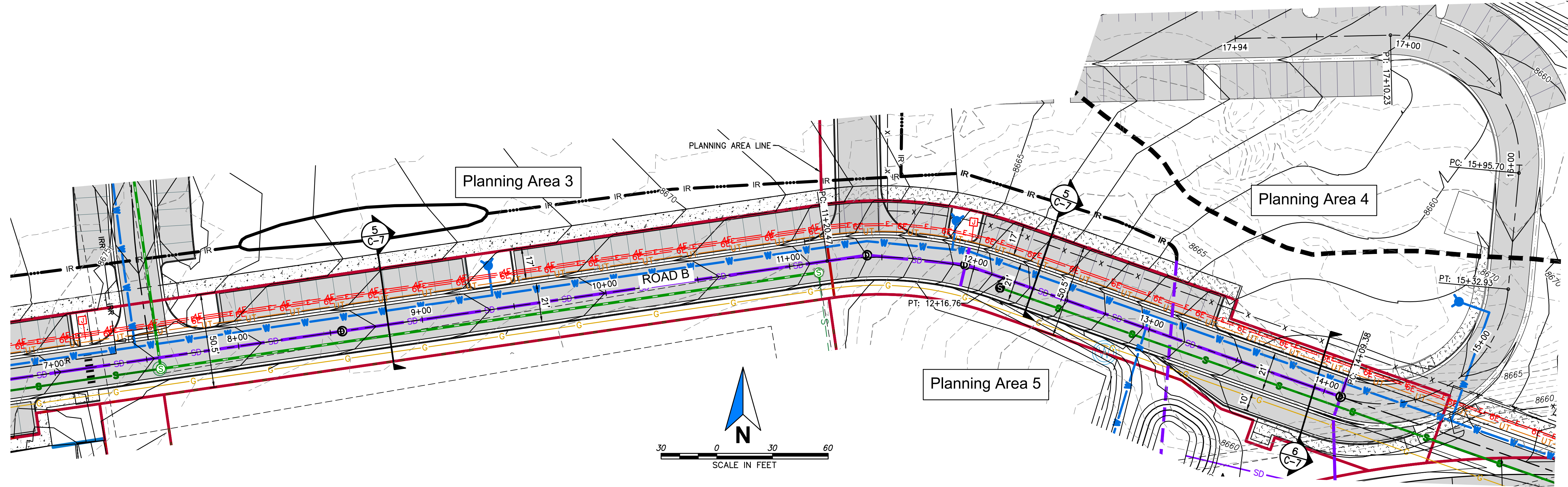
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
ROAD B PLAN AND PROFILE

PROJECT	2021-055-CIV
DATE	09/23/2022
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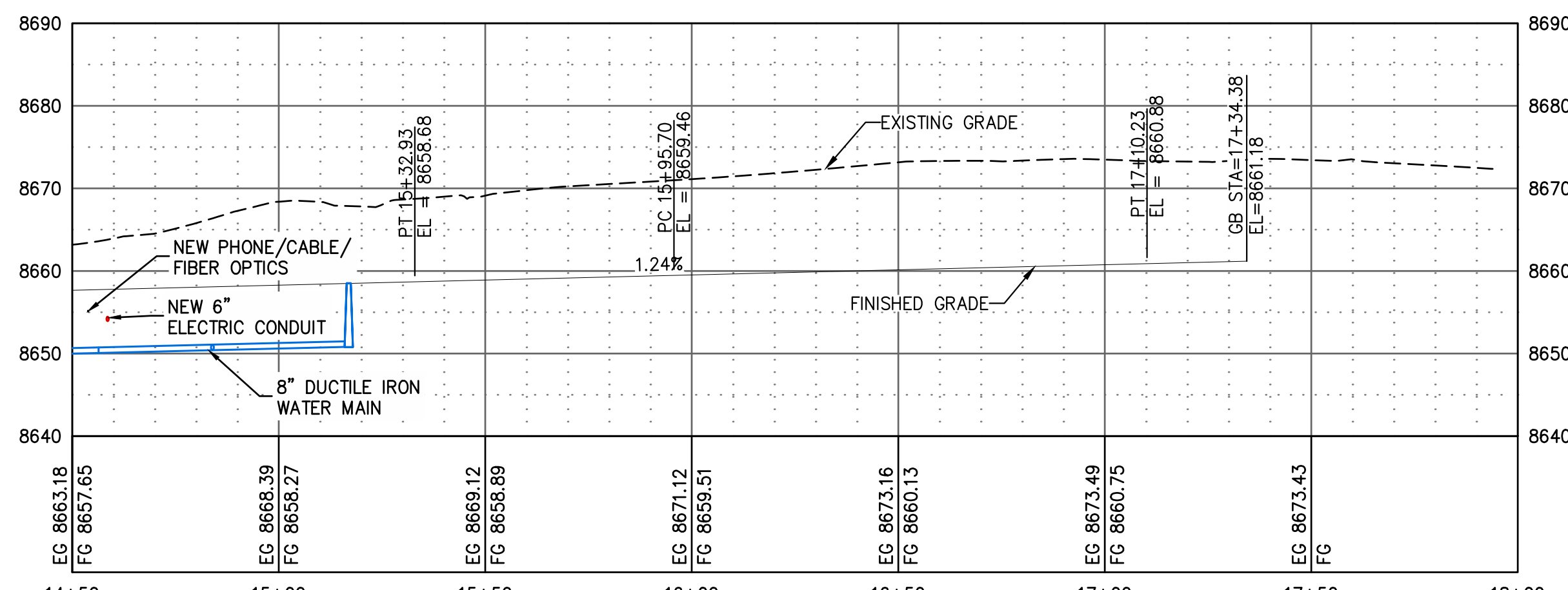
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ROAD B AND SMPA ACCESS



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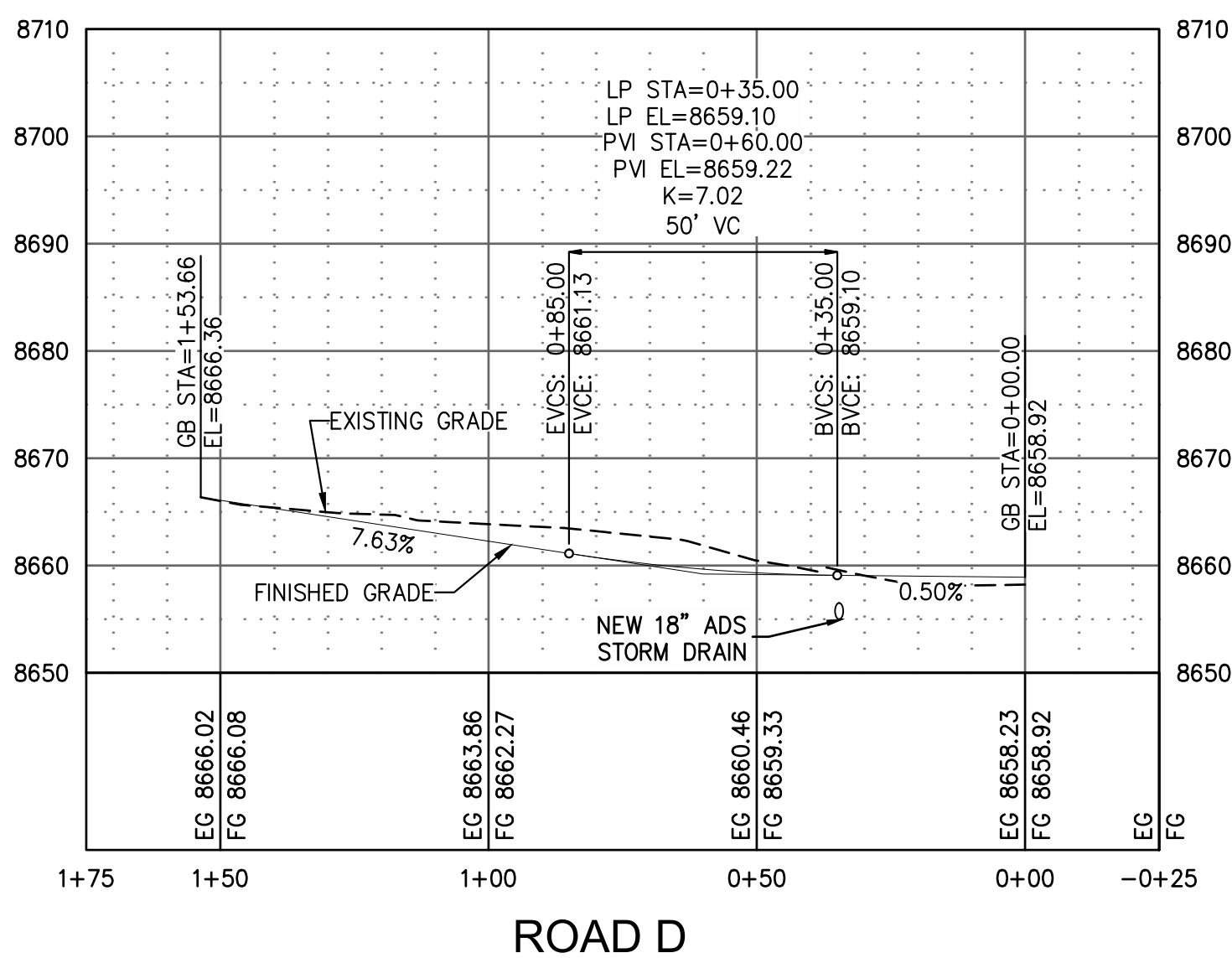
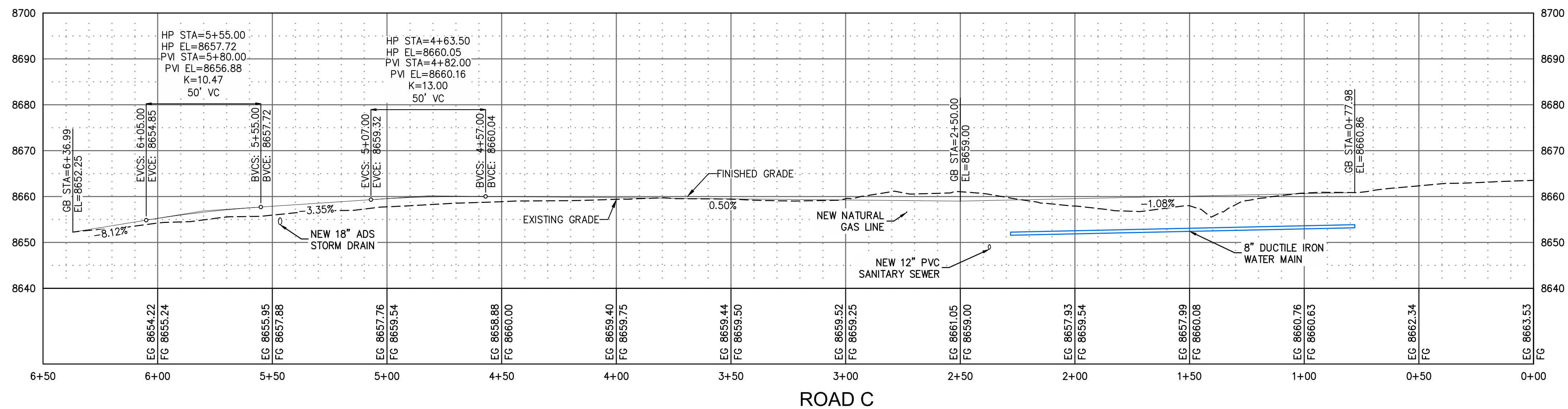
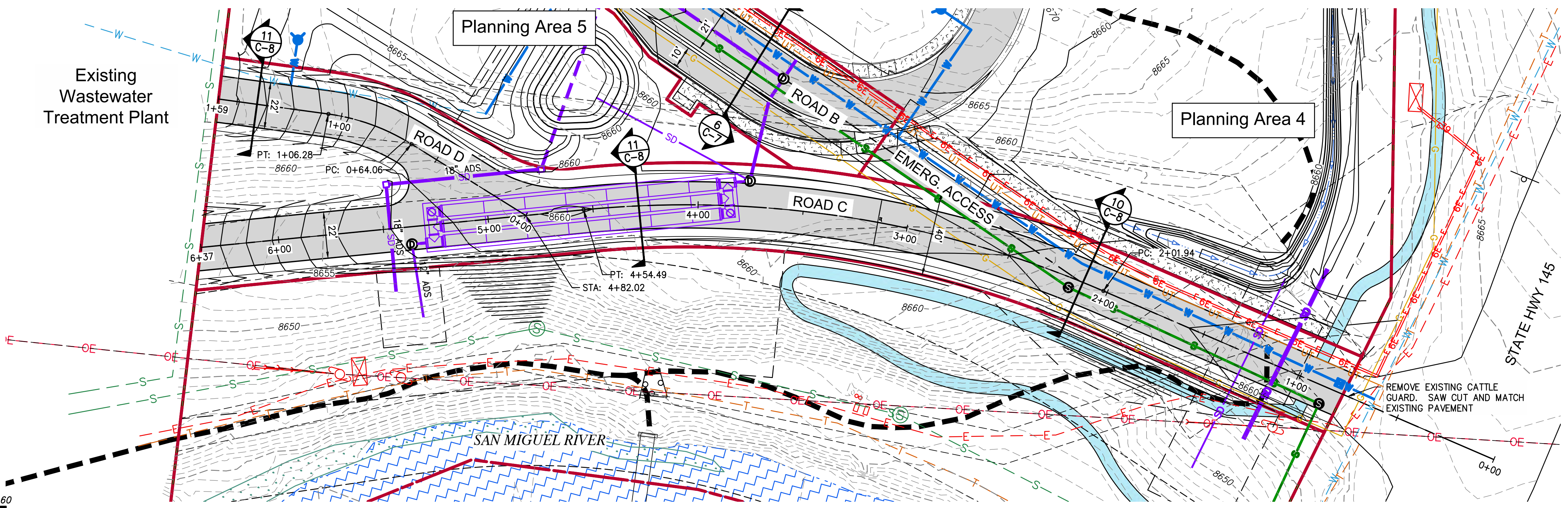
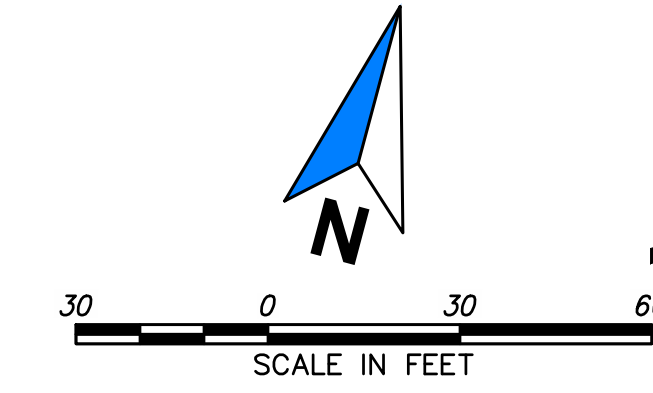
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
ROAD B PLAN AND PROFILE

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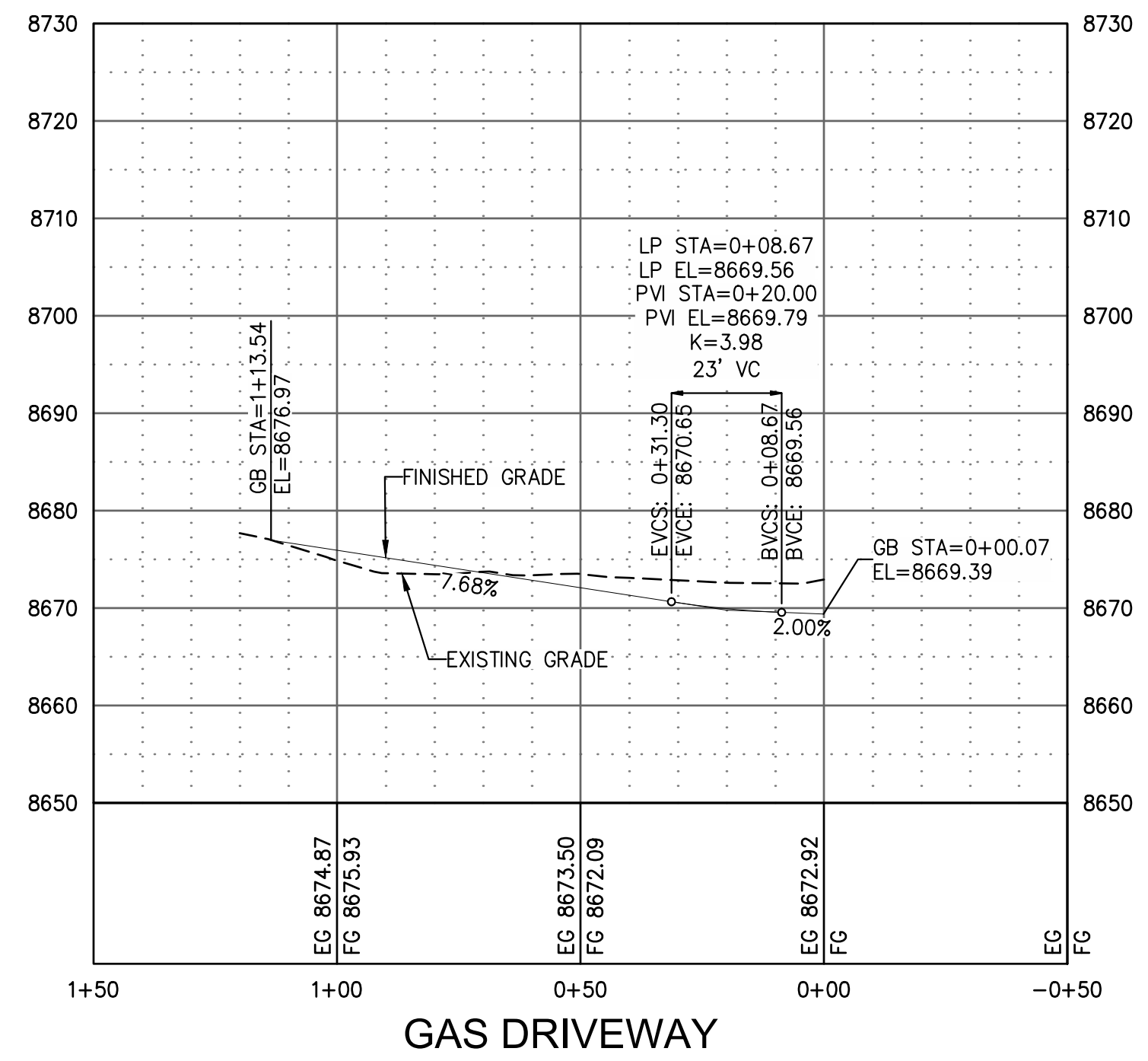
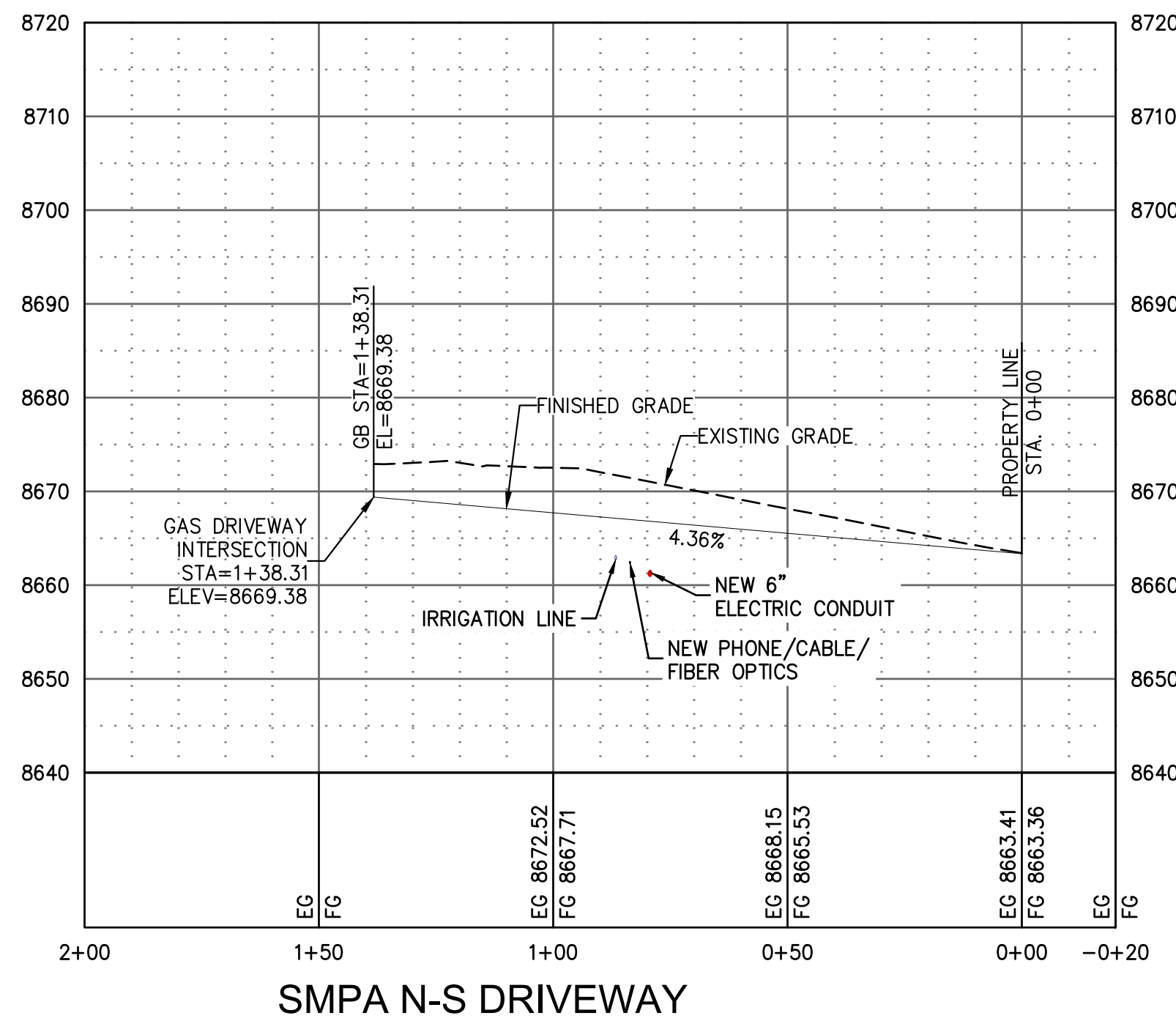
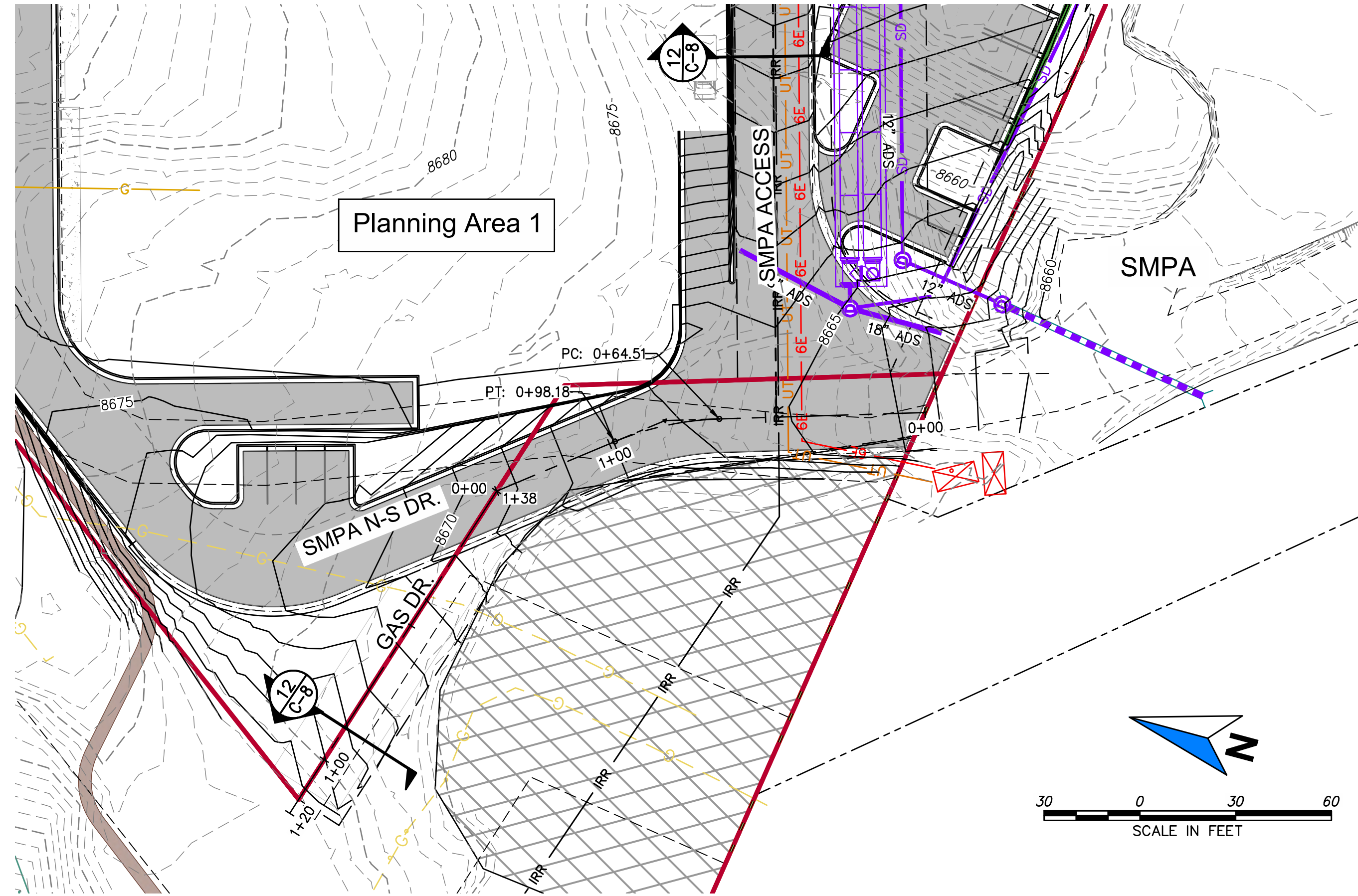
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
ROADS C AND D PLAN AND PROFILE

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 SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
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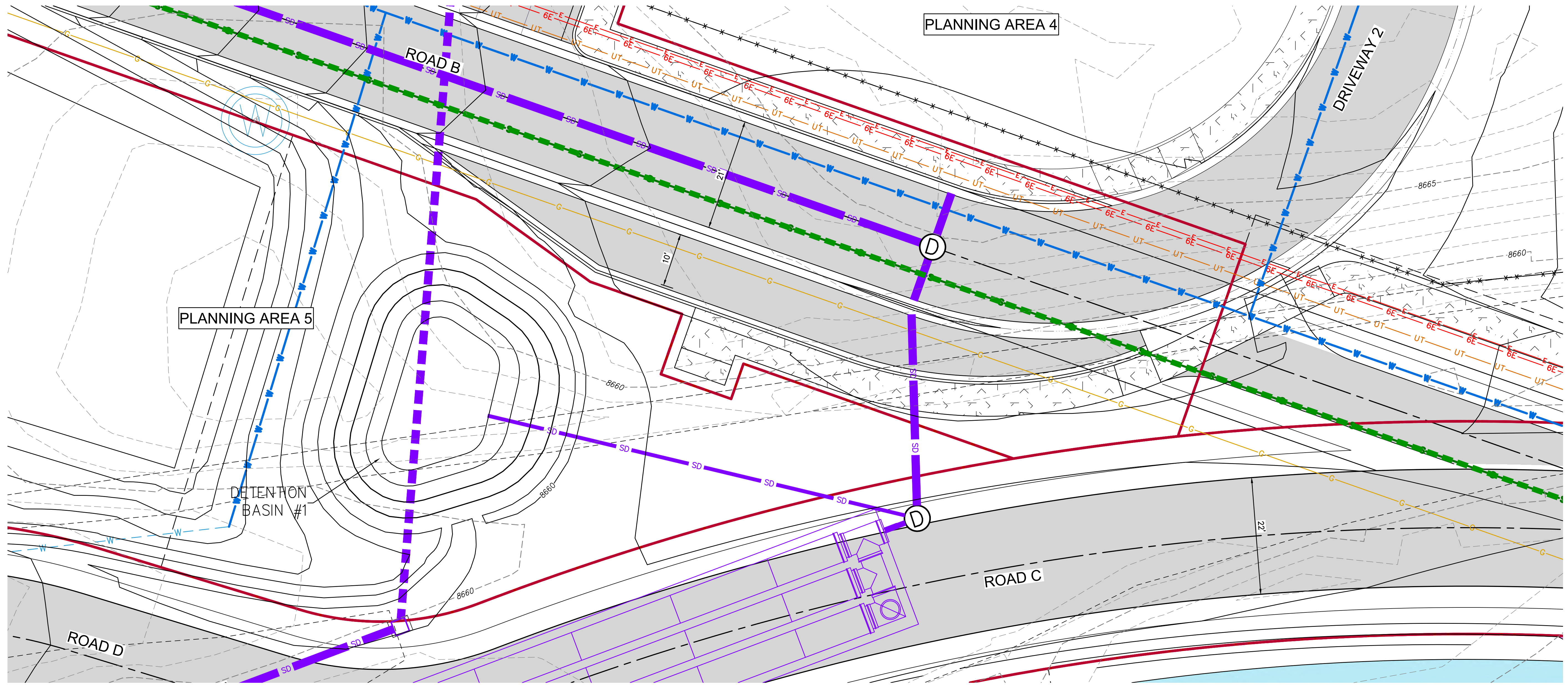
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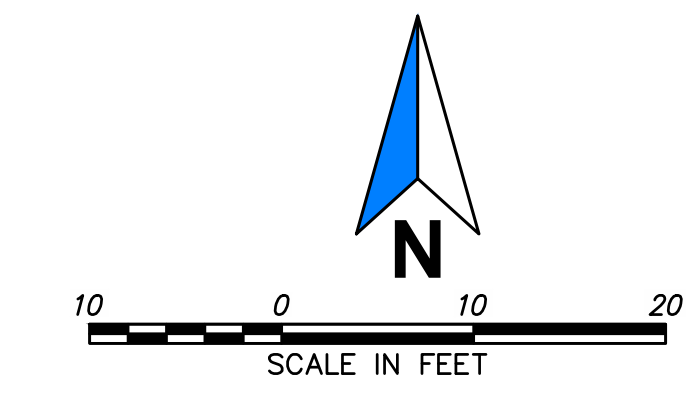
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
BUS TURNOUT #2 GENERAL PLAN

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
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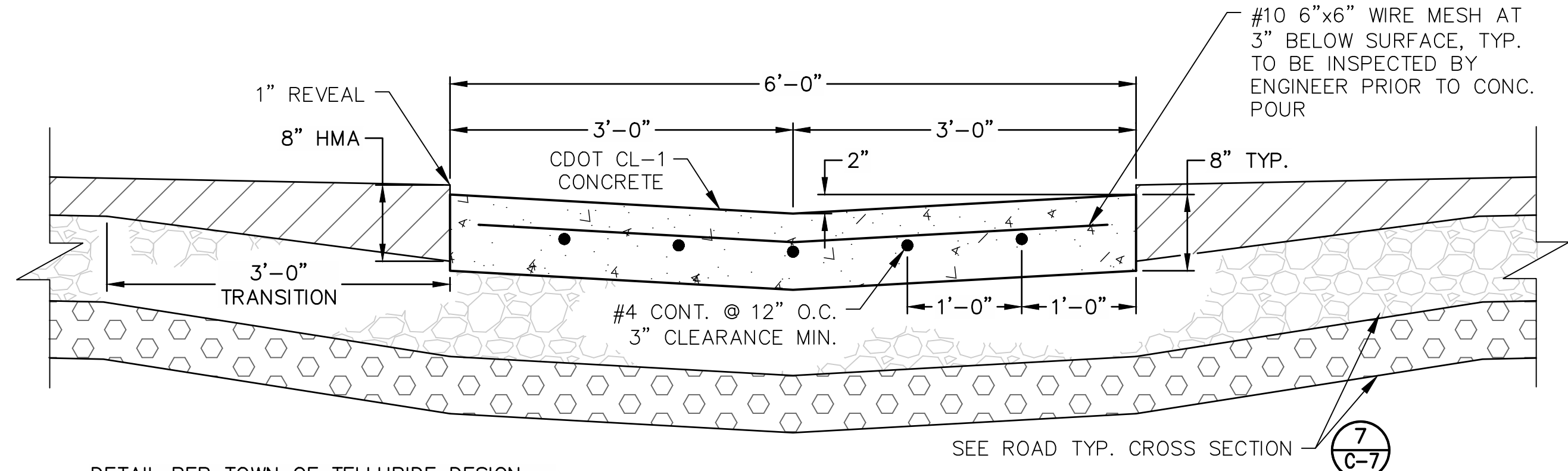
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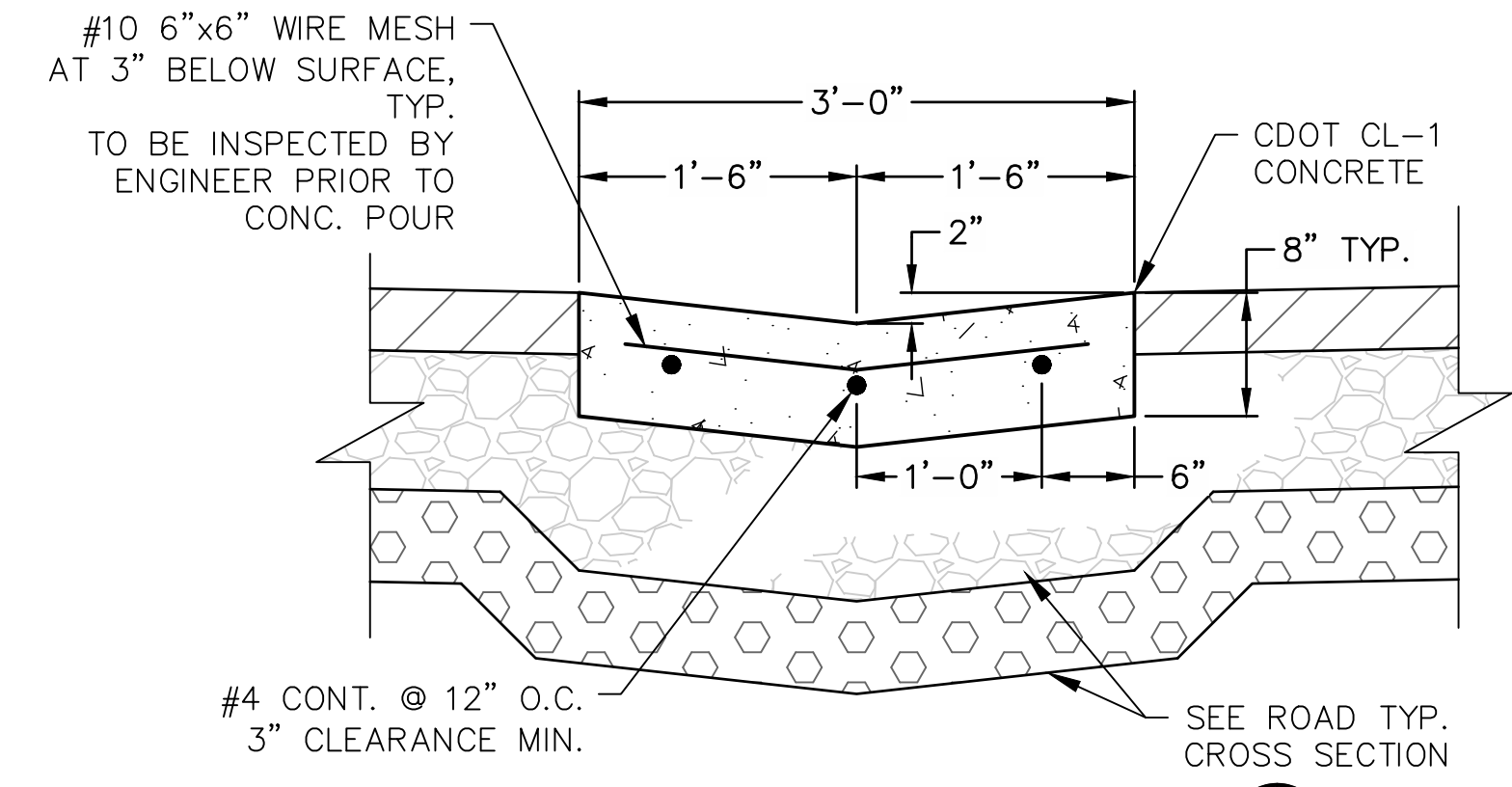
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DETAIL PER TOWN OF TELLURIDE DESIGN STANDARDS FOR TYPICAL VALLEY GUTTERS STD. 2625 A

SEE ROAD TYP. CROSS SECTION

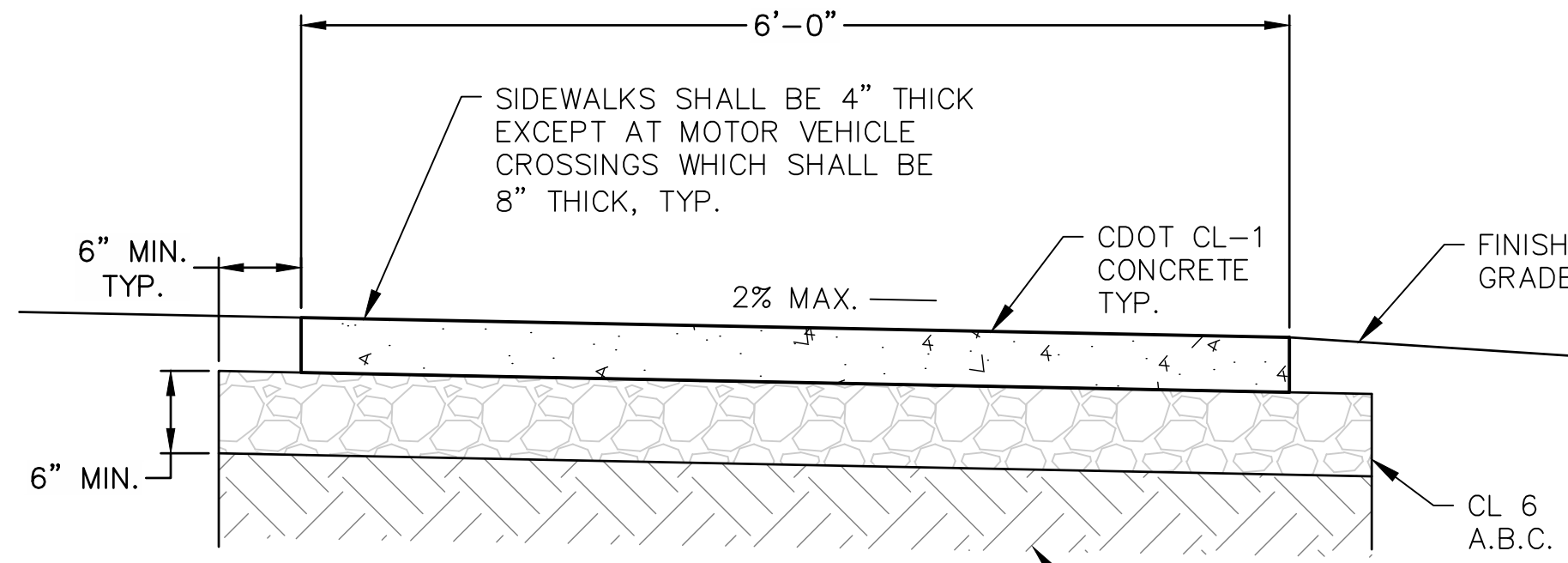
1 6 FT. VALLEY PAN TYP. CROSS SECTION
C-15 NTS



DETAIL PER TOWN OF TELLURIDE DESIGN STANDARDS FOR TYPICAL VALLEY GUTTERS STD. 2625 A

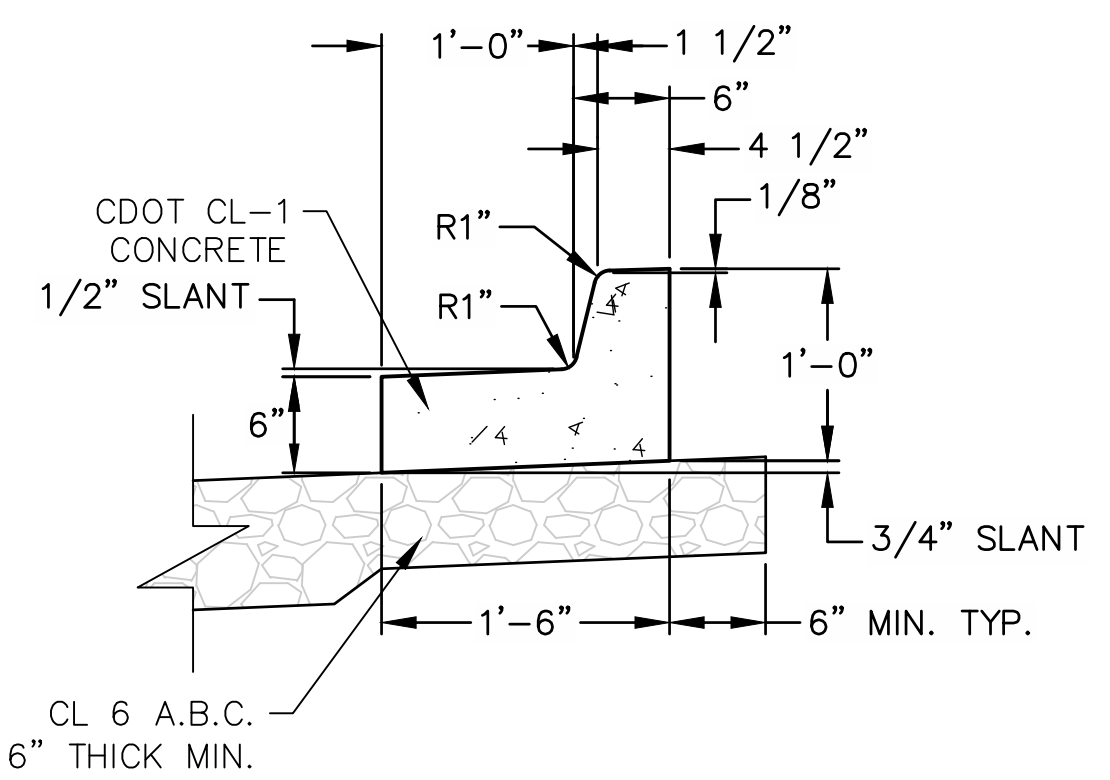
SEE ROAD TYP. CROSS SECTION

2 3 FT. VALLEY PAN TYP. CROSS SECTION
C-15 NTS

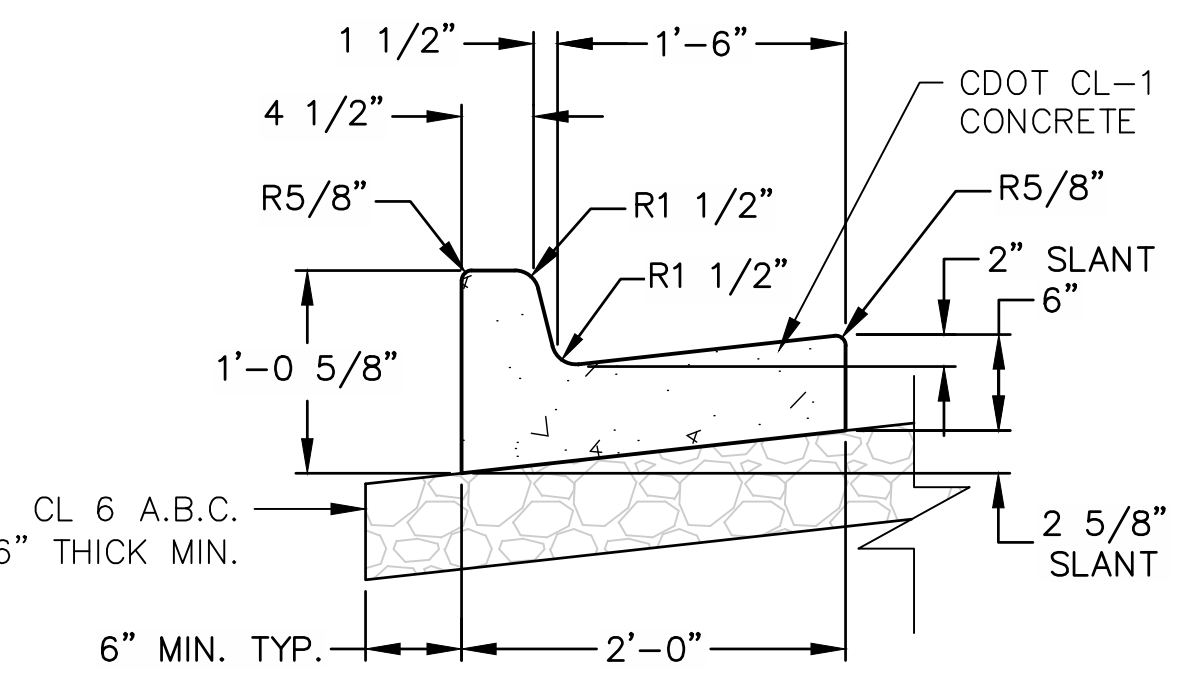


DETAIL BASED ON TOWN OF TELLURIDE DESIGN STANDARDS FOR SIDEWALK STD. 2625 B

3 TYP. 6' SIDEWALK DETAIL
C-15 NTS

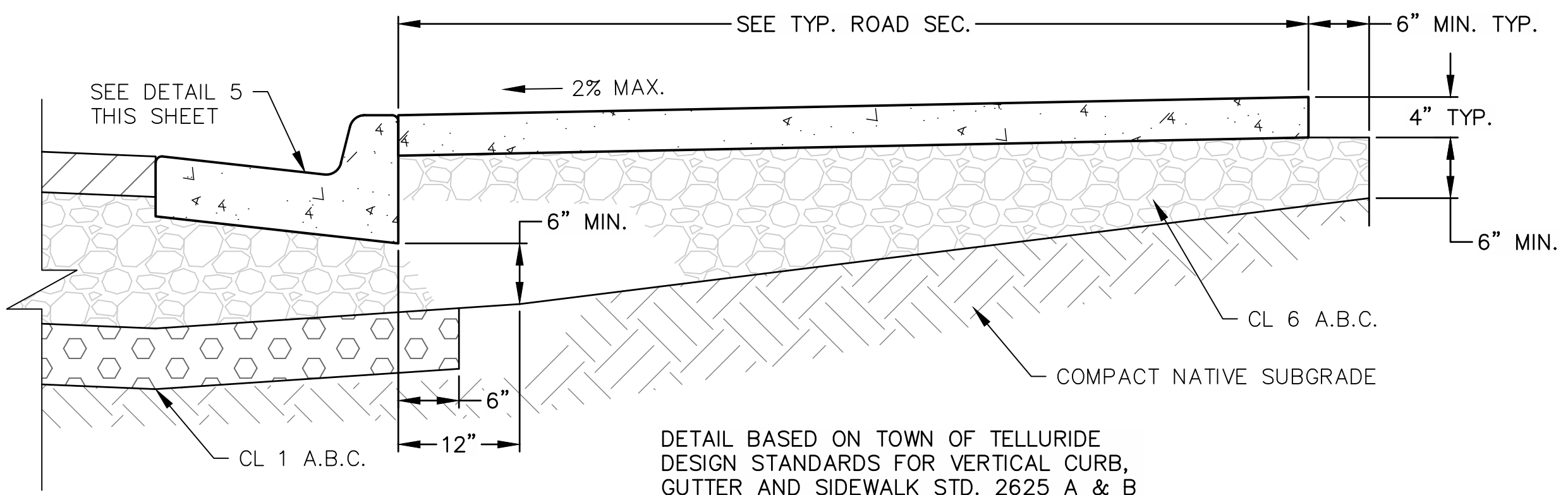


4 CURB AND SPILL GUTTER
C-15 NTS TYP. DETAIL



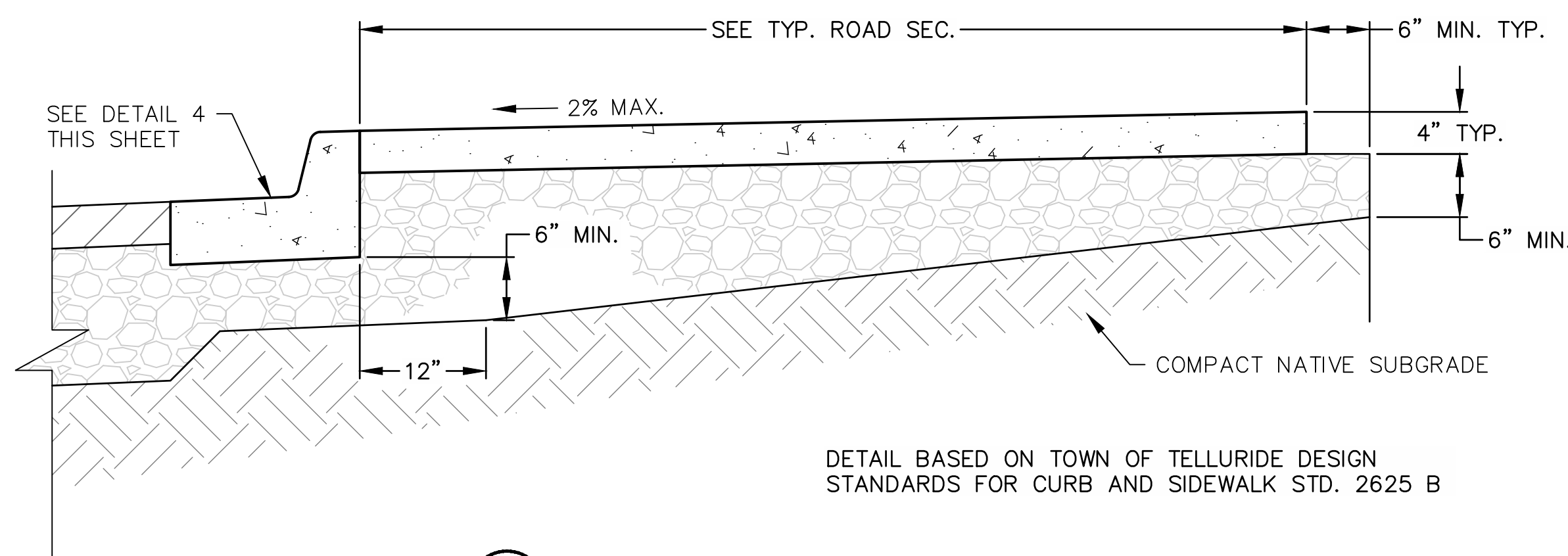
DETAIL PER TOWN OF TELLURIDE DESIGN STANDARDS FOR VERTICAL CURB STD. 2625 A

5 CURB AND CATCH GUTTER
C-15 NTS TYP. DETAIL



DETAIL BASED ON TOWN OF TELLURIDE DESIGN STANDARDS FOR VERTICAL CURB, GUTTER AND SIDEWALK STD. 2625 A & B

6 TYP. SIDEWALK DETAIL WITH CURB-GUTTER
C-15 NTS



DETAIL BASED ON TOWN OF TELLURIDE DESIGN STANDARDS FOR CURB AND SIDEWALK STD. 2625 B

7 TYP. SIDEWALK DETAIL WITH CURB-SPILL
C-15 NTS

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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
TYPICAL CONCRETE DETAILS

PROJECT	2021-055-CIV
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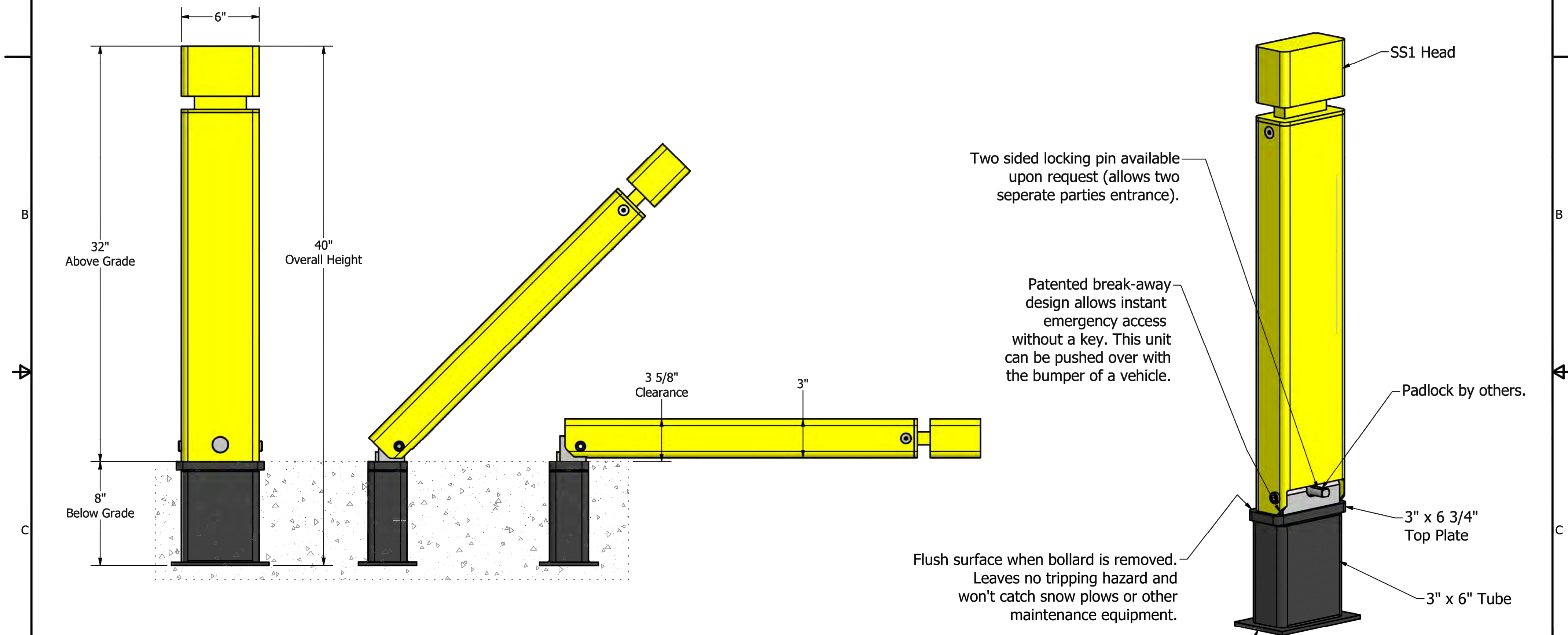
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MaxiForce™ Collapsible Bollard

Standard Body, Padlock Operated, Standard Style 1 Head, Simple Base

AHJ approved in many cities / counties / campuses for use in fire lanes per International Fire Code (IFC) 503



- Low Maintenance / Durable steel construction
- One year warranty / Protected by \$1,000,000 in liability insurance
- No complex assembly required in the field
- Custom sizes, options, colors and finishes available upon request
- Finish options available (add code to the end of the model number)
 - Powder coated (PC)
 - Powder coated with DRYZINC primer (PCZ)
 - Hot dip galvanized (G)
 - Hot dip galvanized & powder coated (GPC)
- Reflective tape available upon request

Bollard Assy. Weight	45 lbs	Base Weight	14 lbs
Drawing Rev.	1	Created	11/2/2009
PROPRIETARY AND CONFIDENTIAL			
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Model MCSP-SS1-S		MaxiForce™ Traffic Control Bollards 7560 Main Street Sykesville, MD 21784 410-552-9888 (phone) - 410-552-9939 (fax) www.maxiforcebollards.com - sales@maxiforcebollards.com	
Size	C	File Name	MCSP-SS1-S
Scale	NA	DO NOT SCALE DRAWING	Sheet 1 Of 1

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GENESEE PROPERTIES, INC.
 SOCIETY TURN PARCEL PRELIMINARY PLAN
 BREAKAWAY BOLLARD DETAILS

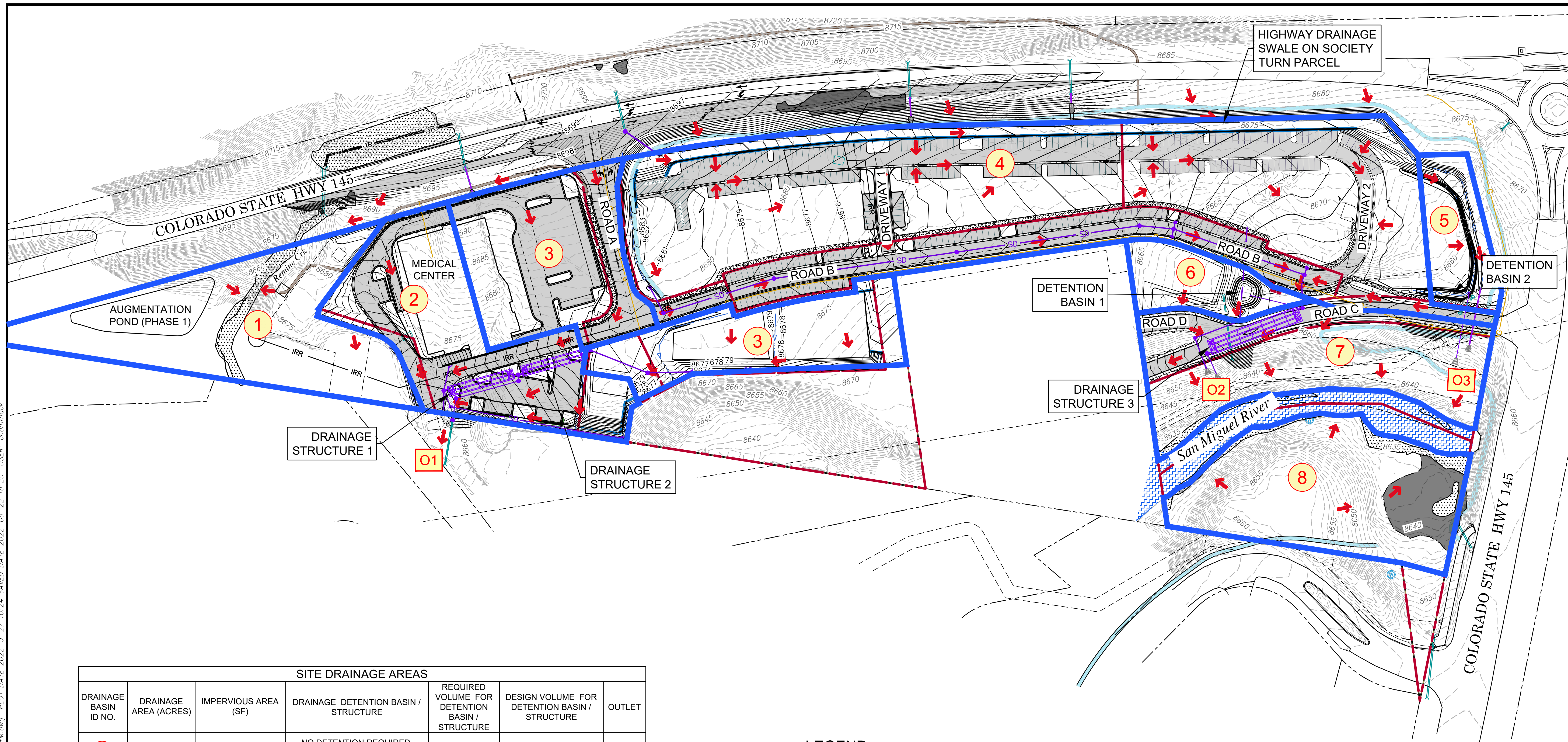
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C-16
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SITE DRAINAGE AREAS						
DRAINAGE BASIN ID NO.	DRAINAGE AREA (ACRES)	IMPERVIOUS AREA (SF)	DRAINAGE DETENTION BASIN / STRUCTURE	REQUIRED VOLUME FOR DETENTION BASIN / STRUCTURE	DESIGN VOLUME FOR DETENTION BASIN / STRUCTURE	OUTLET
1	2.06	NO DEVELOPMENT	NO DETENTION REQUIRED. HISTORIC FLOWS TO REMINE CREEK	NONE	NONE	NONE
2	1.78	59,983	UNDERGROUND DRAINAGE STRUCTURES 1	3500 CF	3444 CF	O1
3	2.56	76,895	UNDERGROUND DRAINAGE STRUCTURE 2	3500 CF	3645 CF	O1
4	6.80	200,800	UNDERGROUND DRAINAGE STRUCTURE 3	7600 CF	7784 CF	O2
5	0.52	7,472	DETENTION BASIN 2	830 CF	900 CF	O3
6	0.48	6,871	DETENTION BASIN 1	1045 CF	1087 CF	O2
7	1.80	12,200 (ROAD C & D)	NO DETENTION REQUIRED. HISTORIC FLOWS TO SAN MIGUEL RIVER	NONE	NONE	NONE
8	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
- DRAINAGE BASIN ID NO.
- DRAINAGE OUTLET ID NO.

SEE SHEET G-2 FOR ADDITIONAL LEGEND ITEMS

PRELIMINARY
NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY

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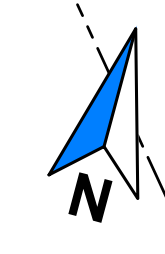
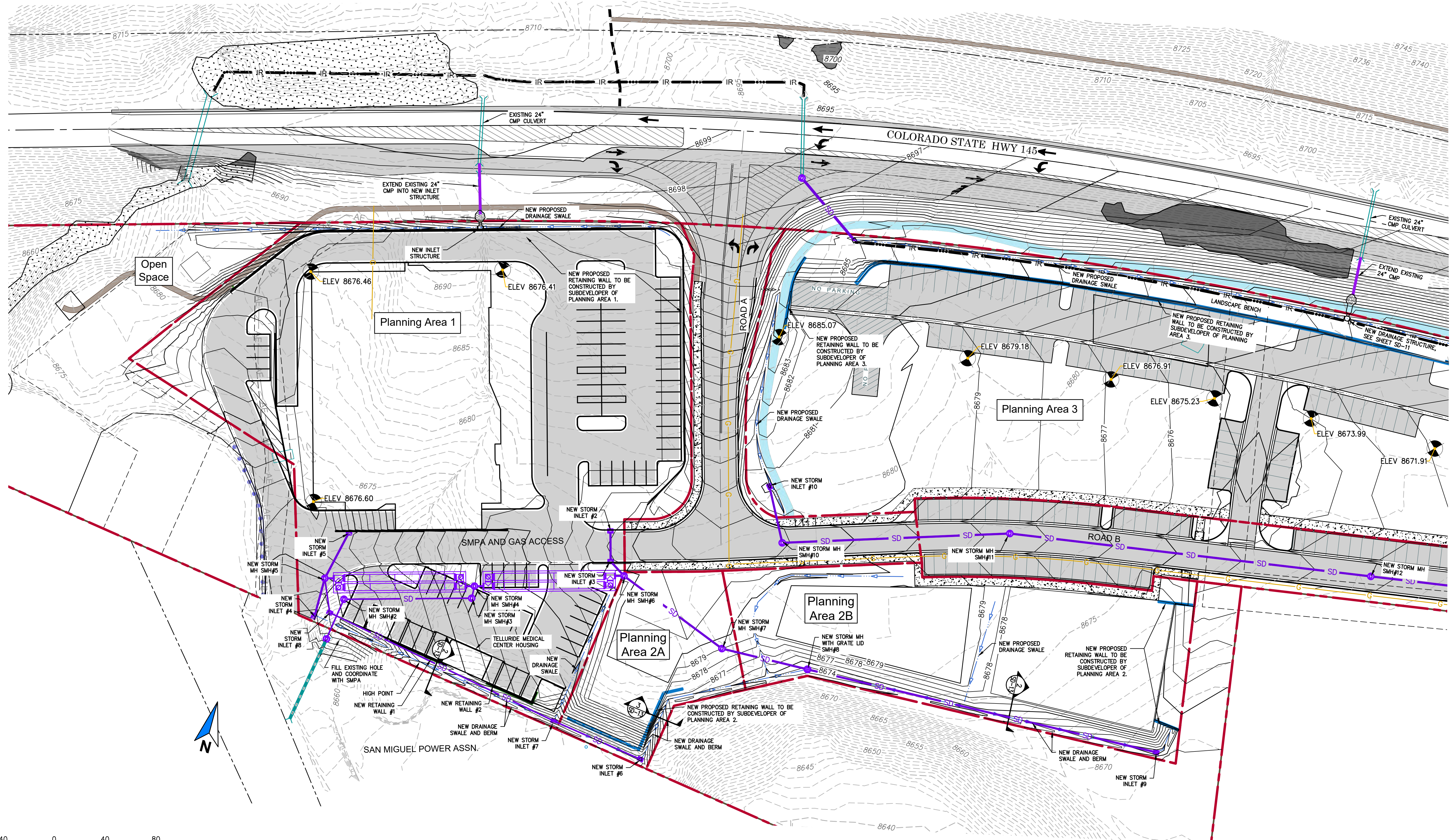
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
OVERALL DRAINAGE PLAN

PROJECT 2021-055-CIV
DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ

SHEET
SD-1
27 OF 73

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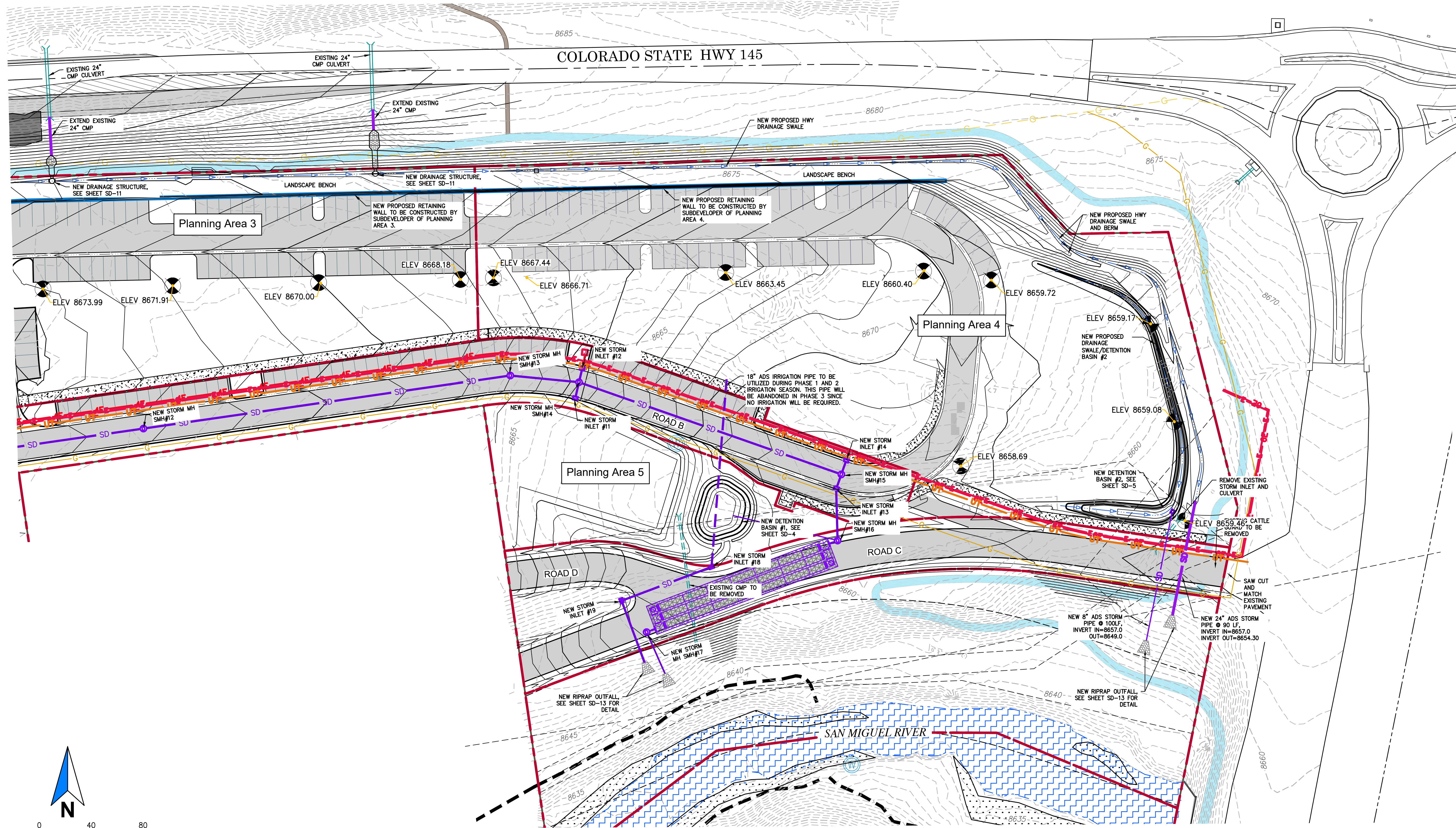
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
GRADING AND DRAINAGE PLAN

PROJECT 2021-055-CIV
DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ

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SD-2
28 OF 73

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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
GRADING AND DRAINAGE PLAN

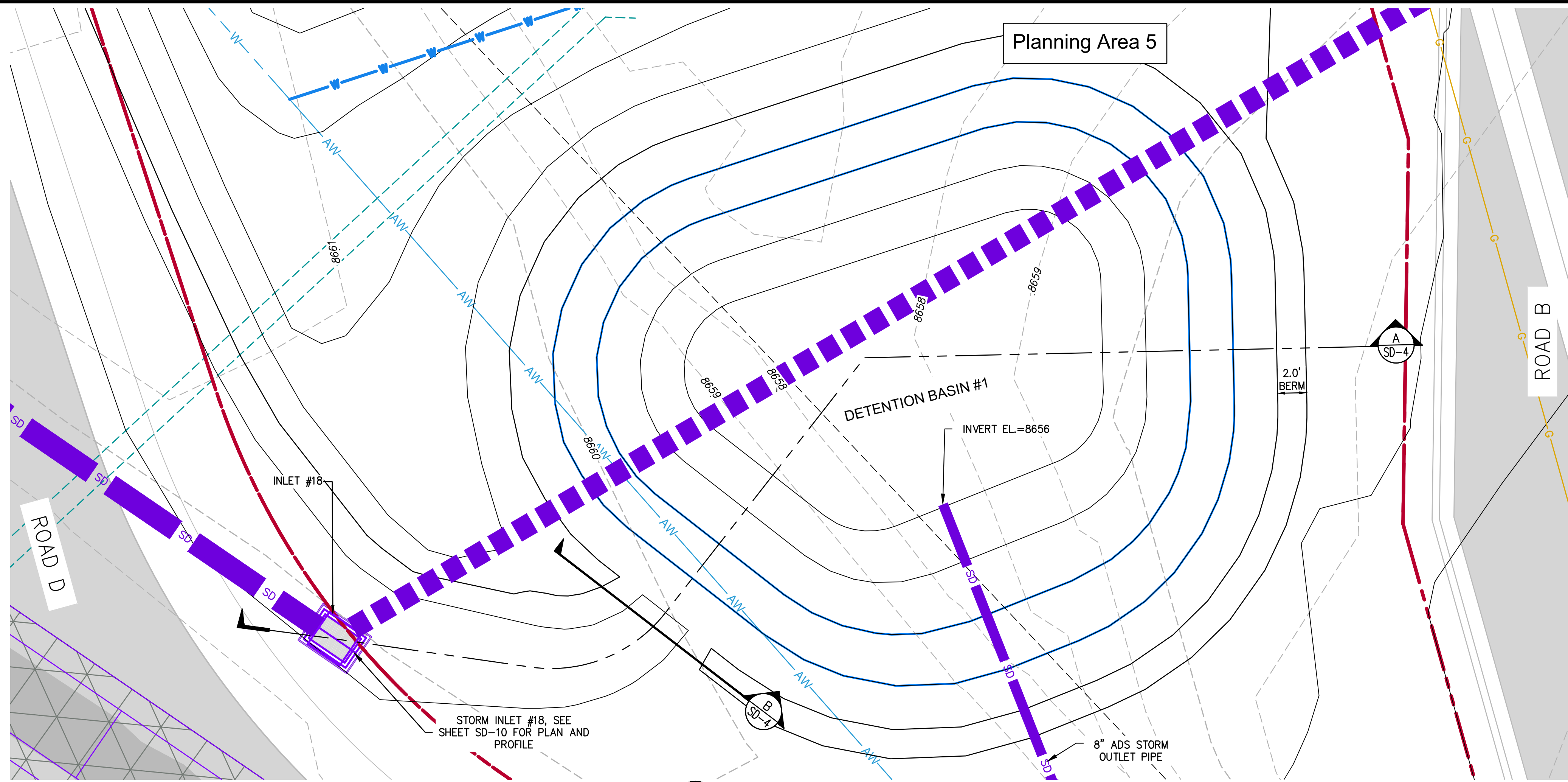
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DATE	09/23/2022
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SD-3
29 OF 73

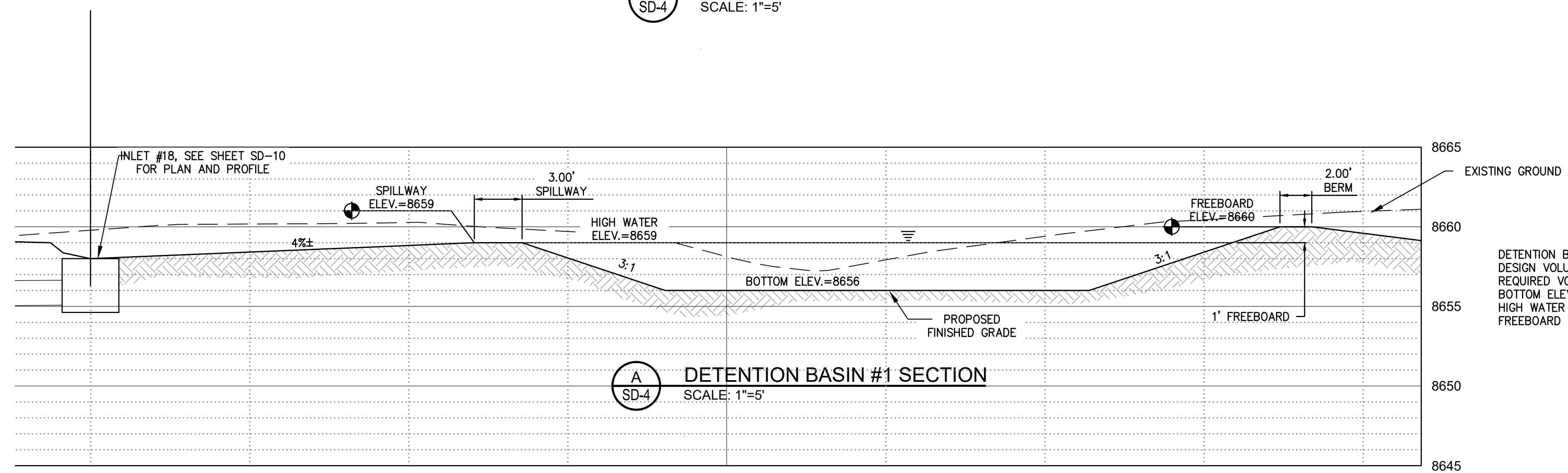
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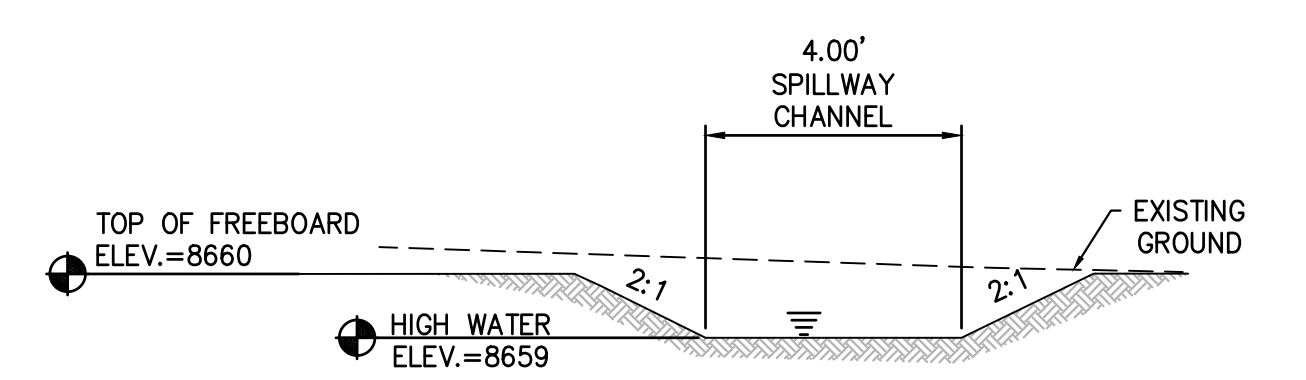


1
SD-4
DETENTION BASIN #1 PLAN
SCALE: 1"=5'

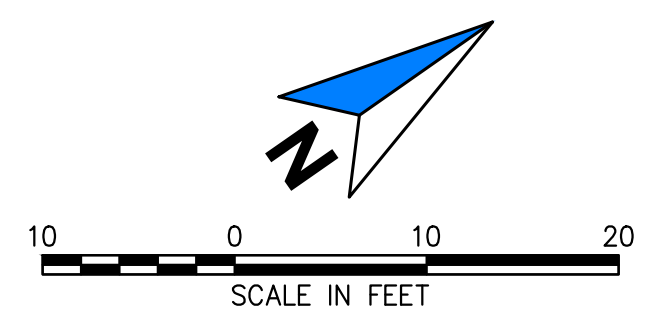


A
SD-4
DETENTION BASIN #1 SECTION
SCALE: 1"=5'

DETENTION BASIN #1
DESIGN VOLUME = 1087 CF
REQUIRED VOLUME = 1045 CF
BOTTOM ELEV = 56.0
HIGH WATER ELEV = 59.0
FREEBOARD ELEV 60.0



B
SD-4
DETENTION BASIN #1 SPILLWAY CHANNEL
SCALE: 1"=3'



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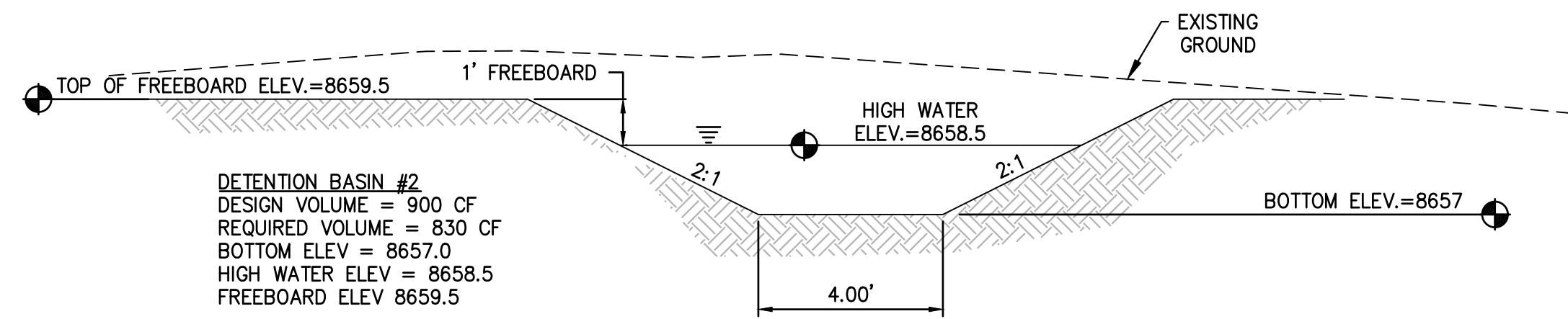
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
DETENTION BASIN #1 PLAN AND DETAILS

PROJECT	2021-055-CIV
DATE	09/23/2022
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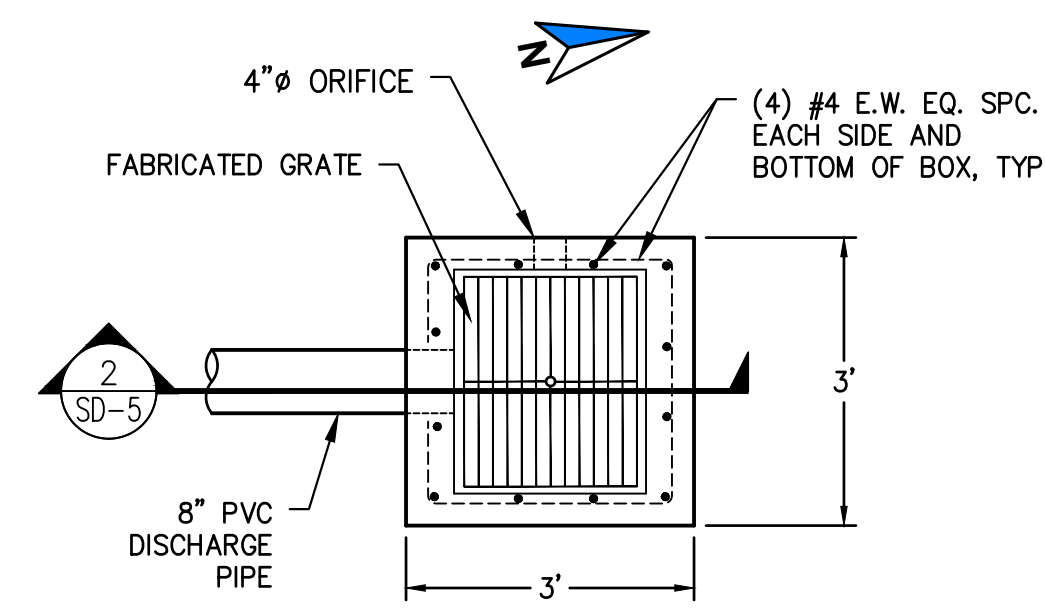
SHEET
SD-4
30 OF 73

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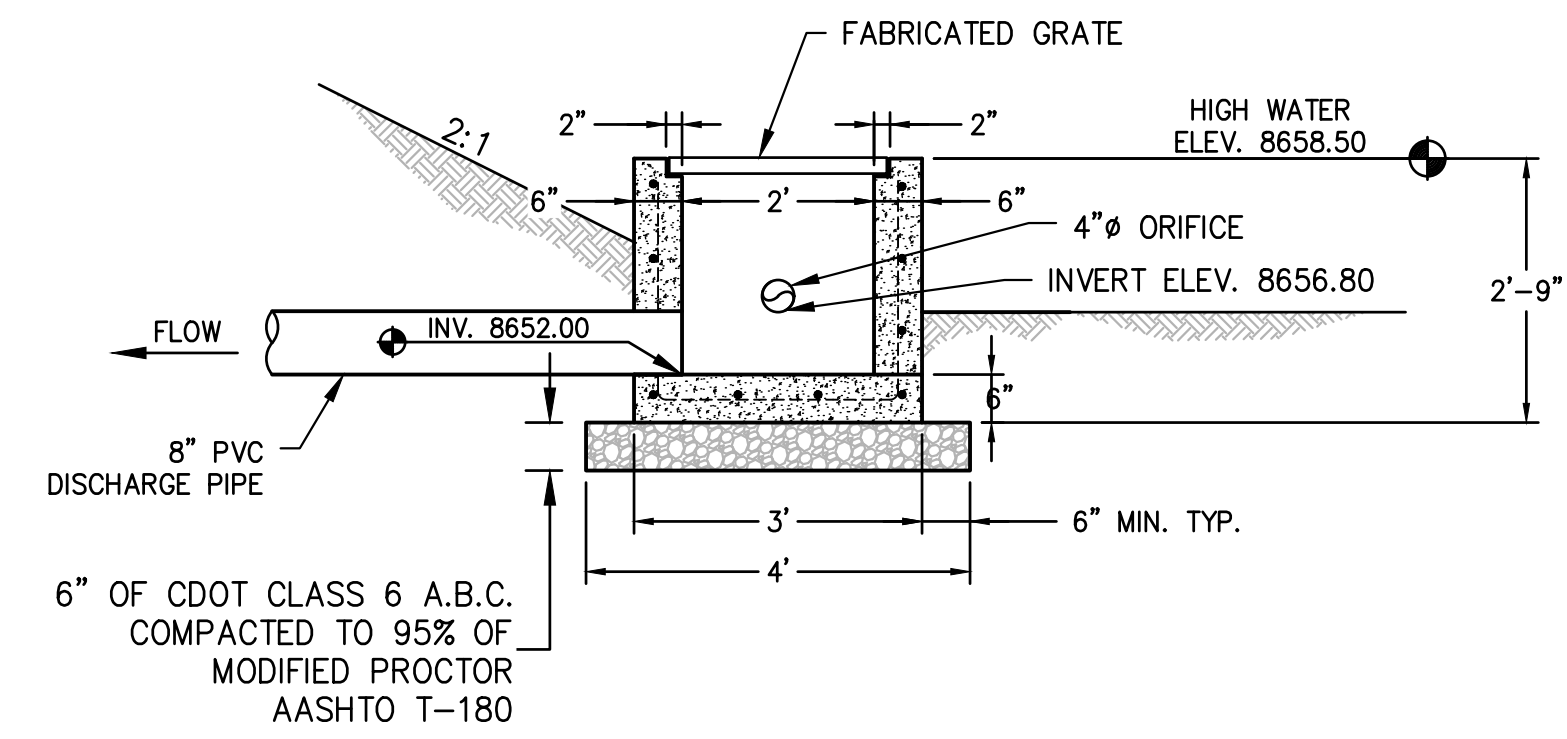




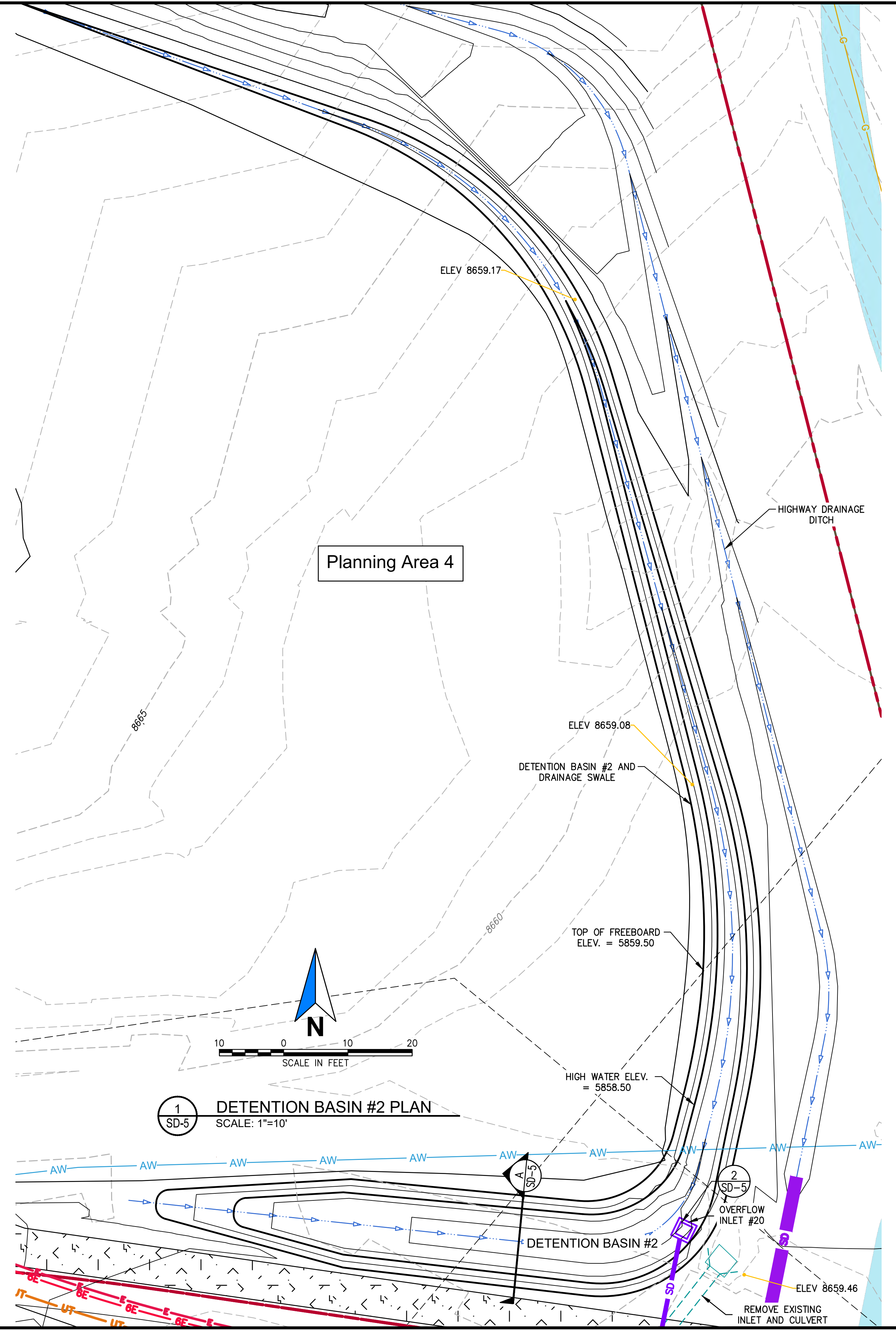
1
SD-5
DETENTION BASIN #2 SECTION
SCALE: 1"=3'



2
SD-5
OVERFLOW INLET #20 PLAN
NTS



3
SD-5
OVERFLOW INLET #20 SECTION
NTS



1
SD-5
DETENTION BASIN #2 PLAN
SCALE: 1"=10'

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DETENTION BASIN #2 PLAN AND DETAILS

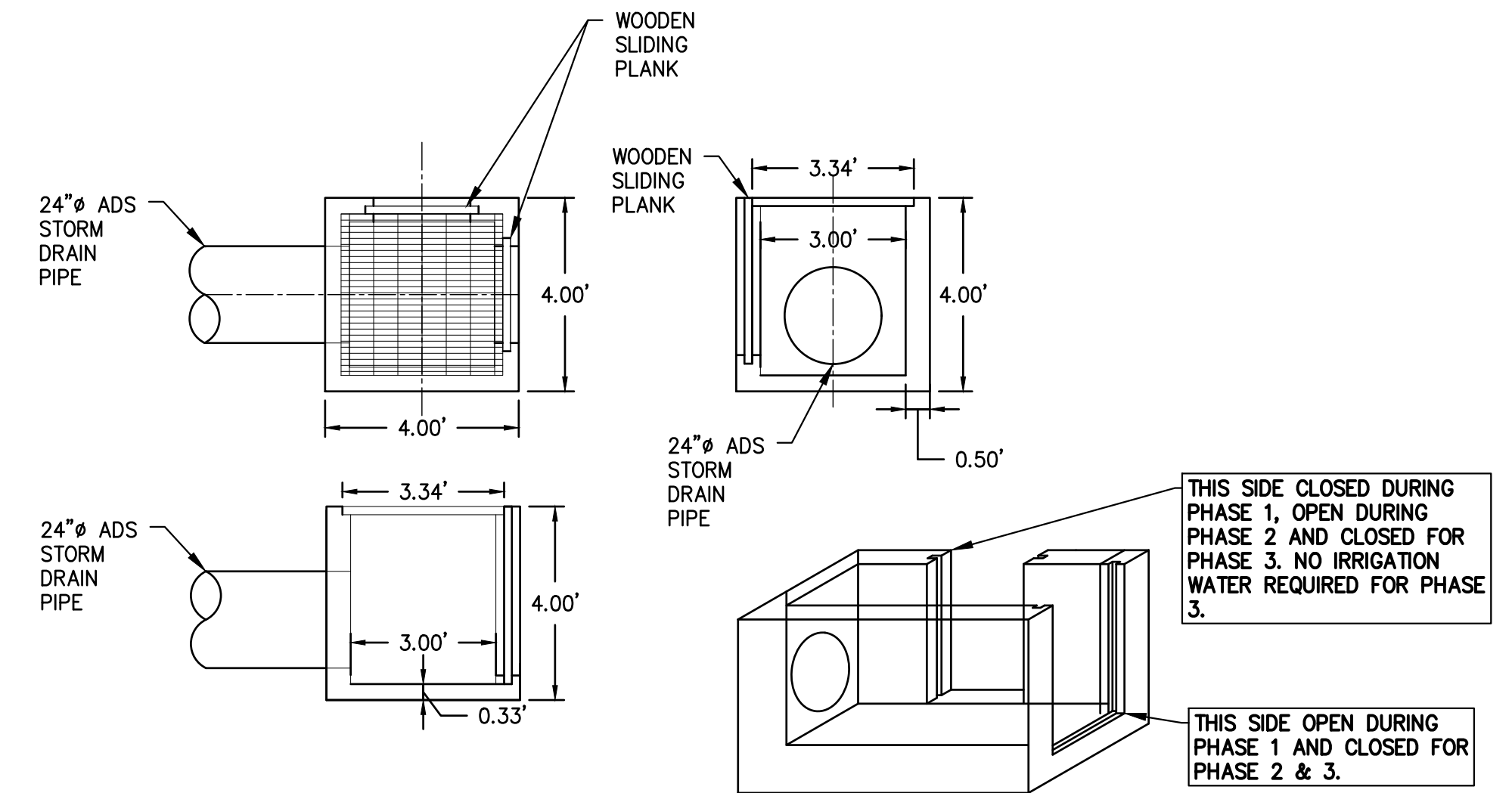
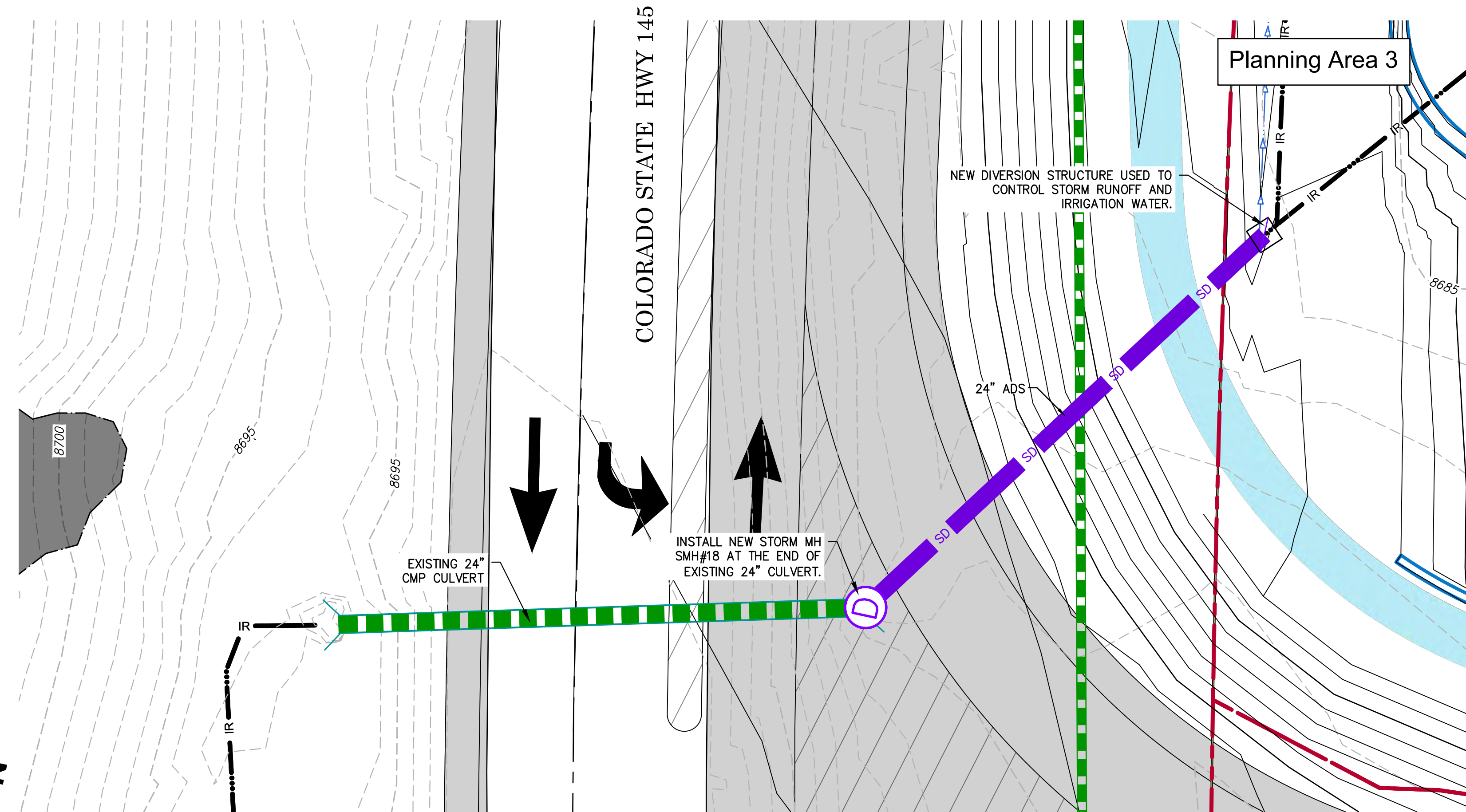
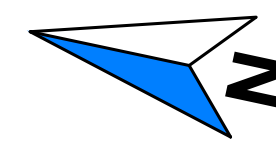
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DATE	09/23/2022
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SHEET
SD-5
31 OF 73

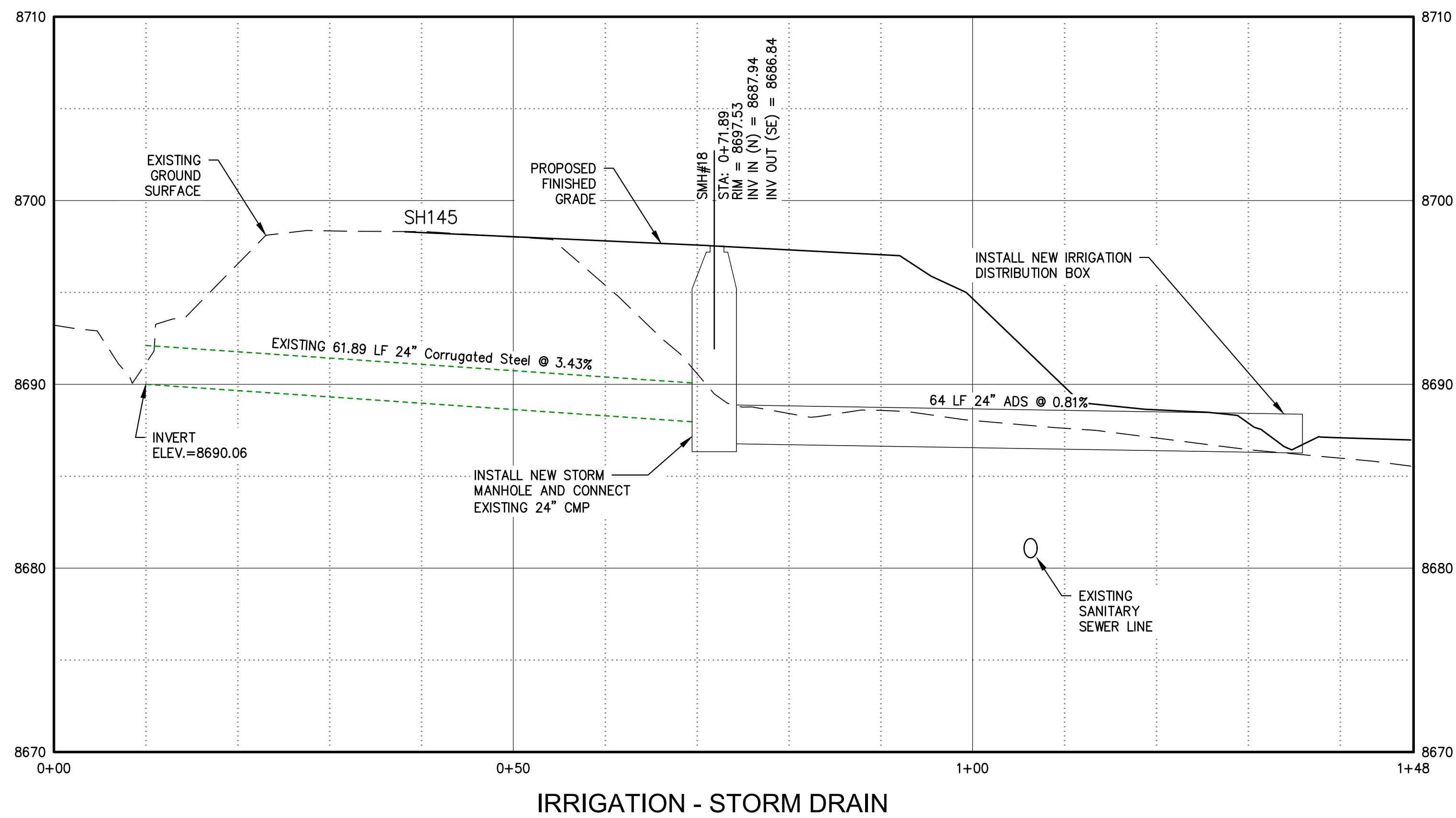


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1 DIVERSION STRUCTURE DETAILS
SD-6 NTS



IRRIGATION - STORM DRAIN

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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
IRRIGATION / STORM DRAIN - PLAN AND PROFILES

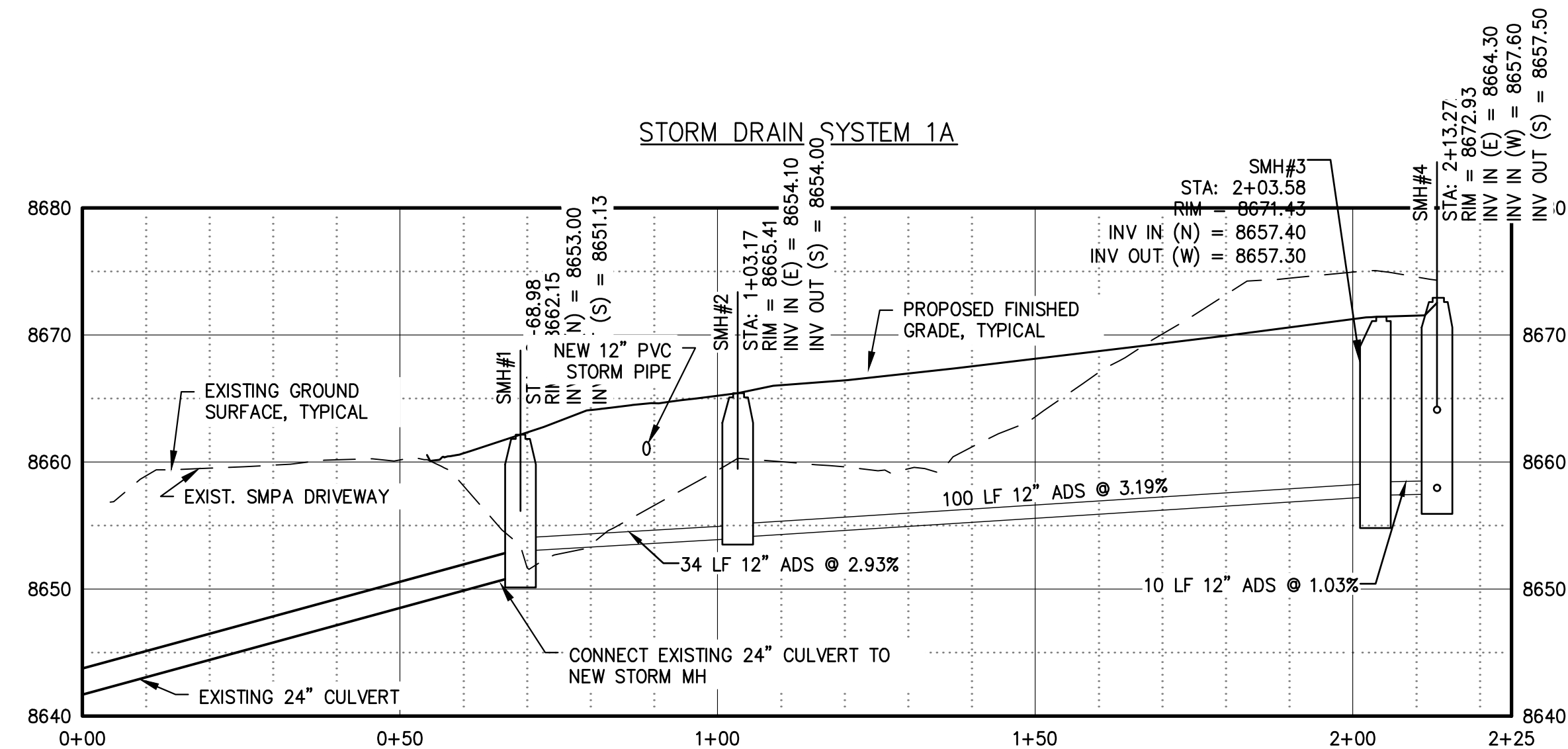
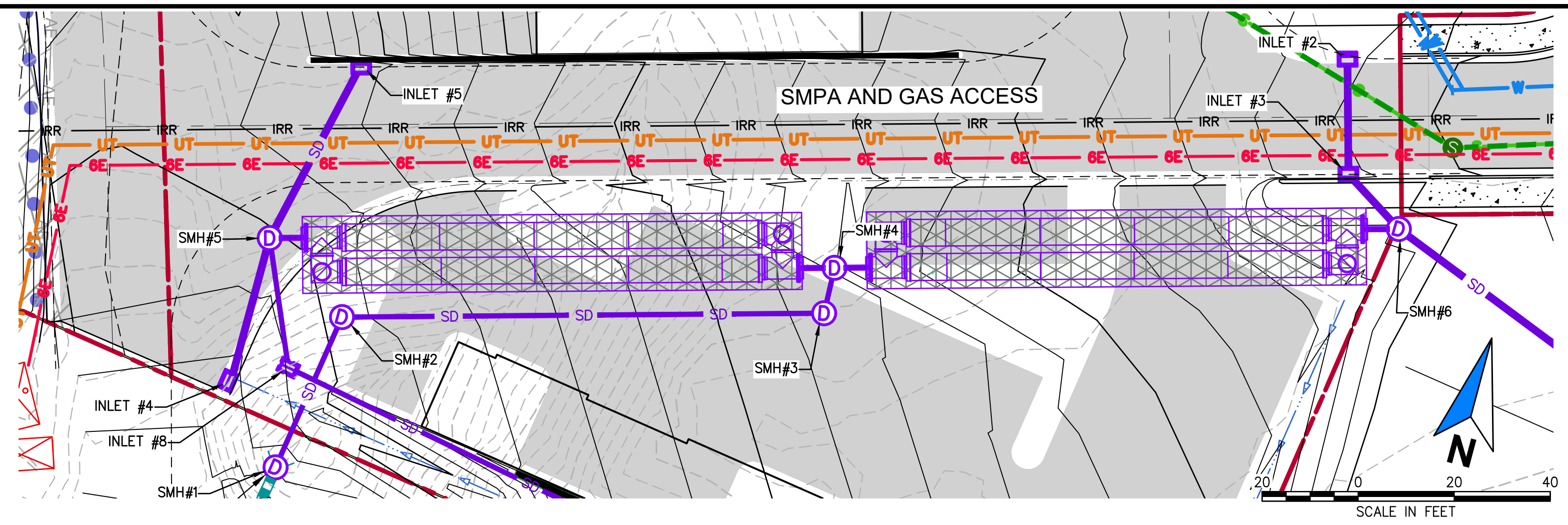
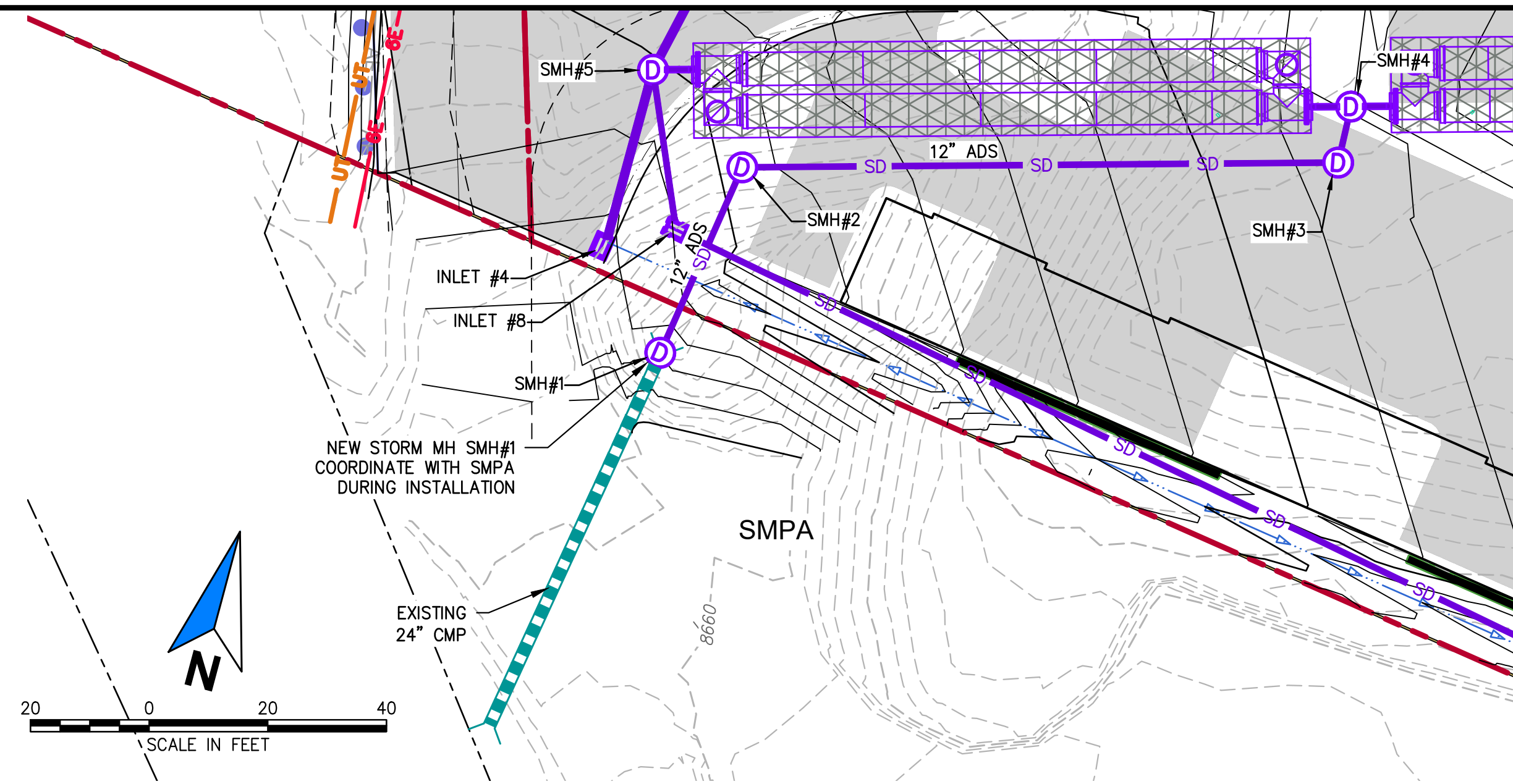
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SHEET
SD-6
32 OF 73

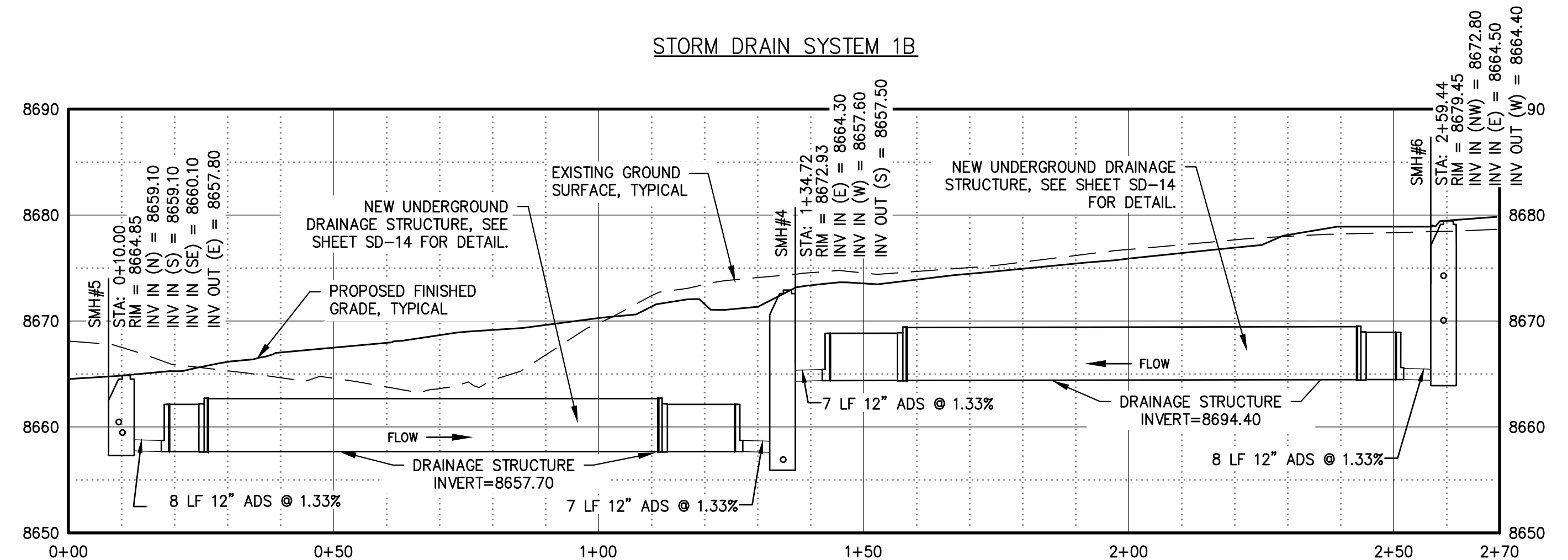
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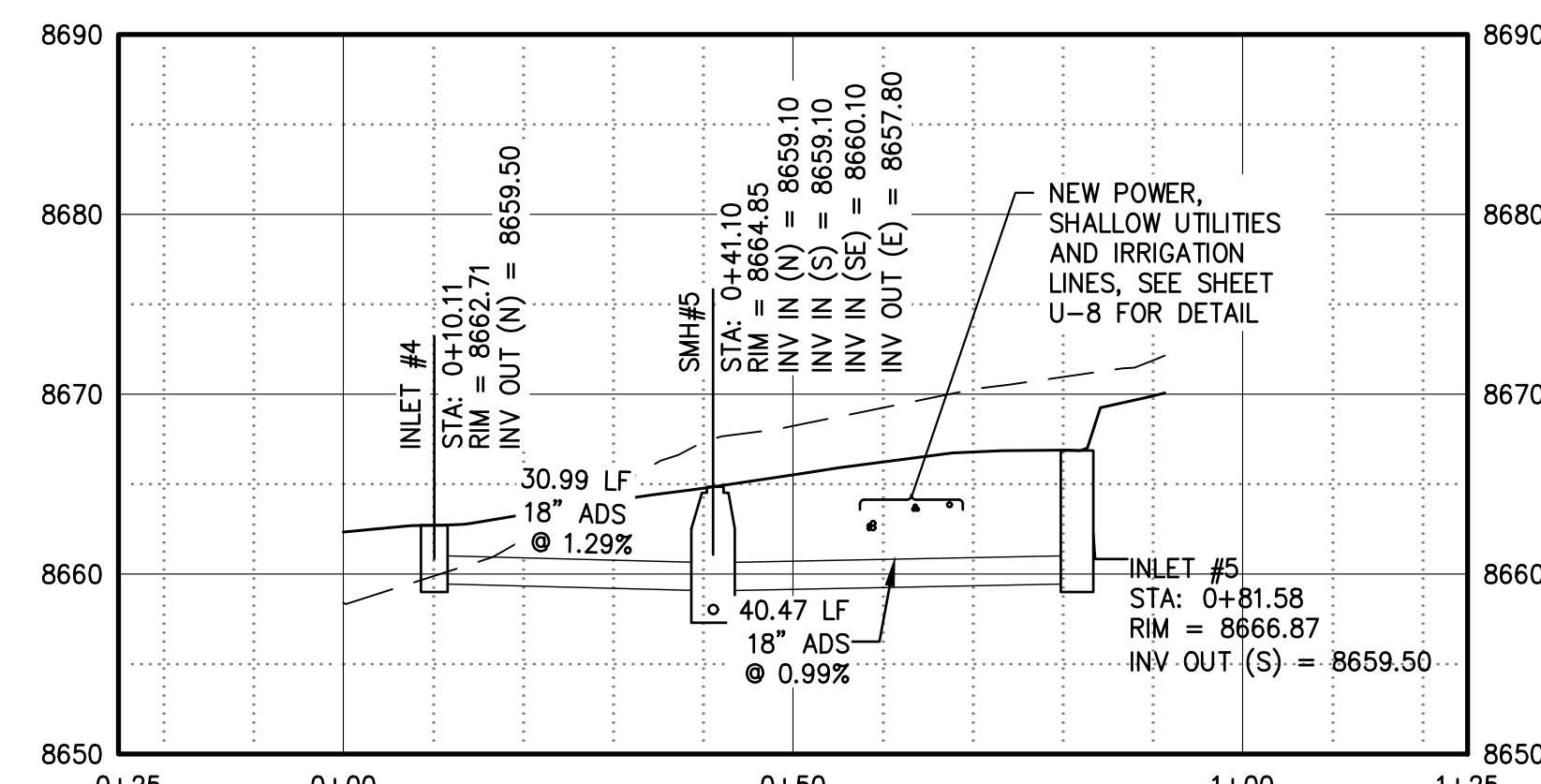
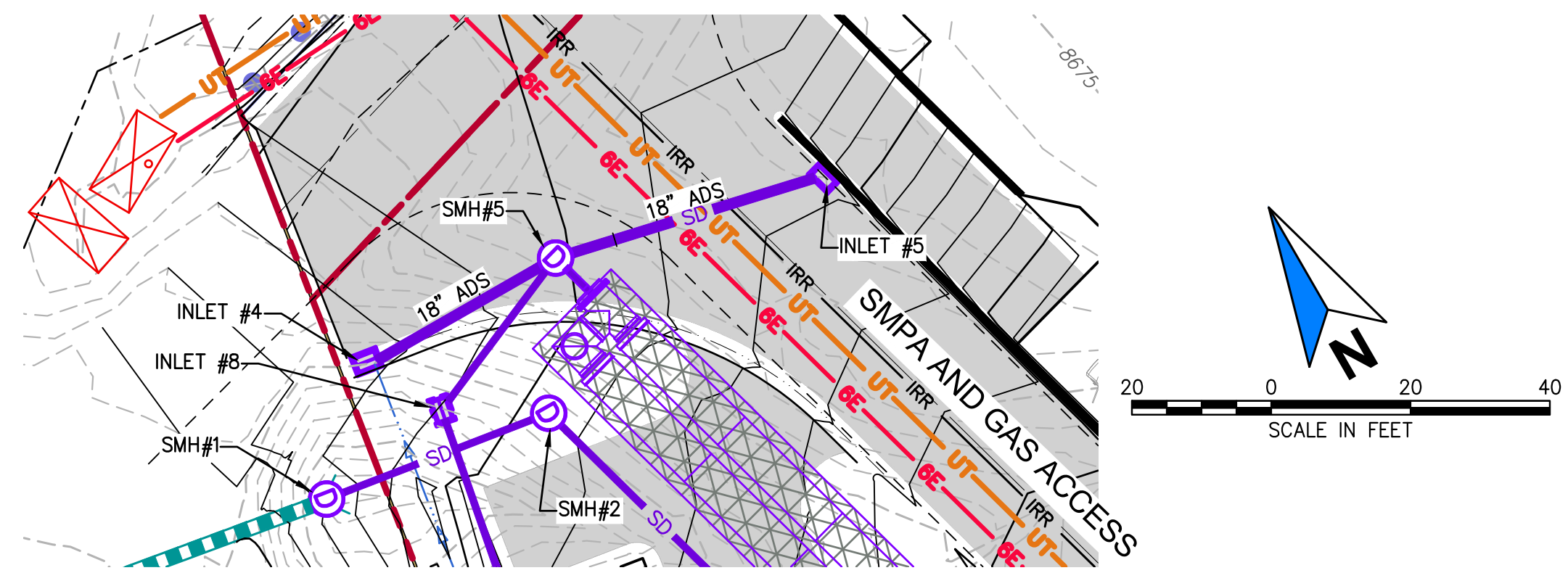
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STORM DRAIN SYSTEM 1A



STORM DRAIN SYSTEM 1B



STORM DRAIN SYSTEM 1C

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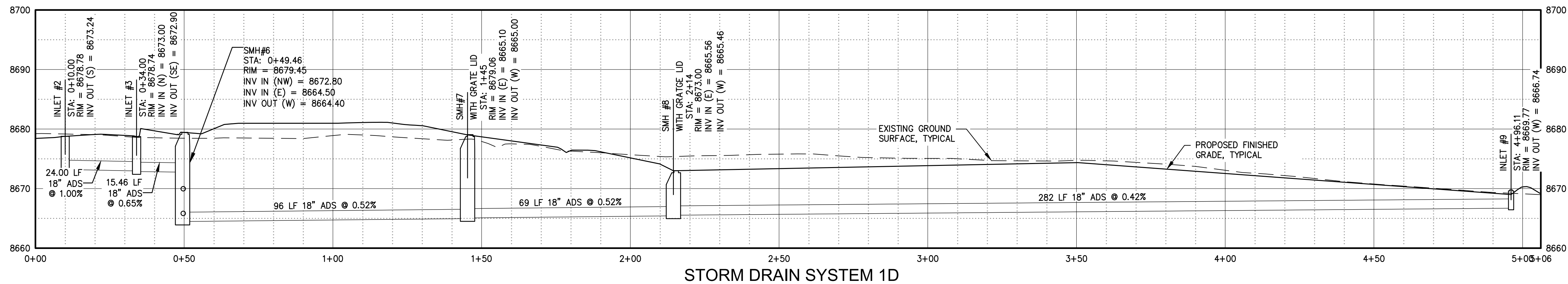
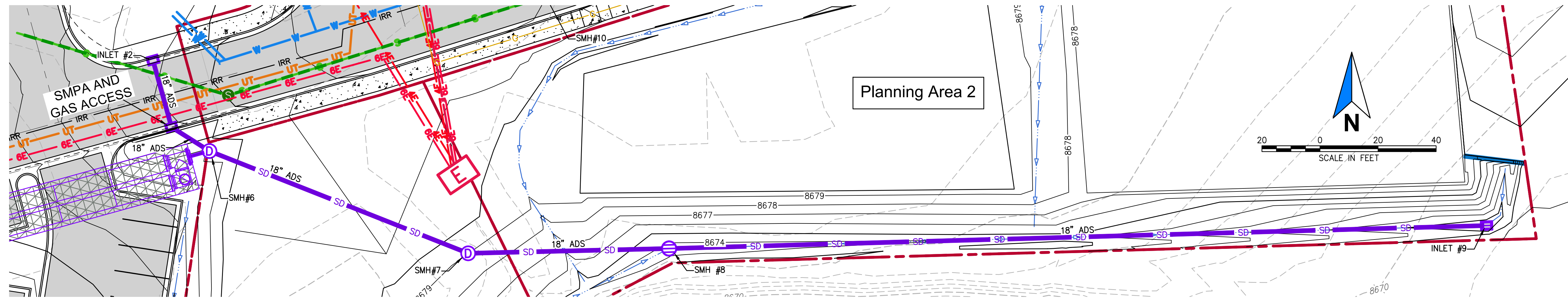
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
STORM DRAIN SYSTEM #1 - PLAN AND PROFILES

PROJECT 2021-055-CIV
DATE 09/23/2022
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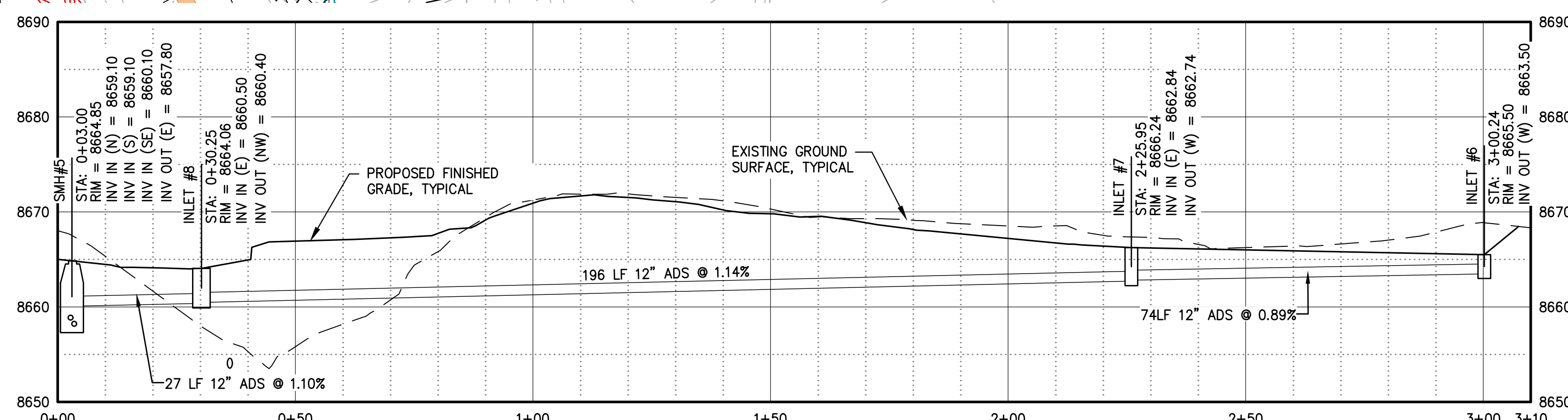
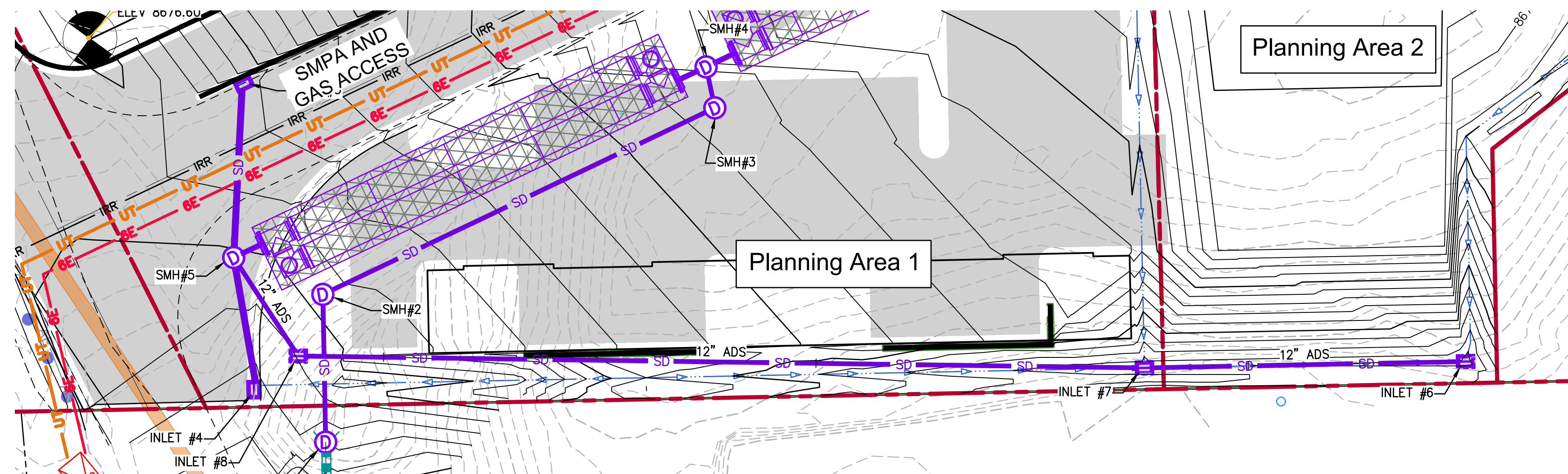
SHEET
SD-7
33 OF 73



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STORM DRAIN SYSTEM 1D



STORM DRAIN SYSTEM 1E

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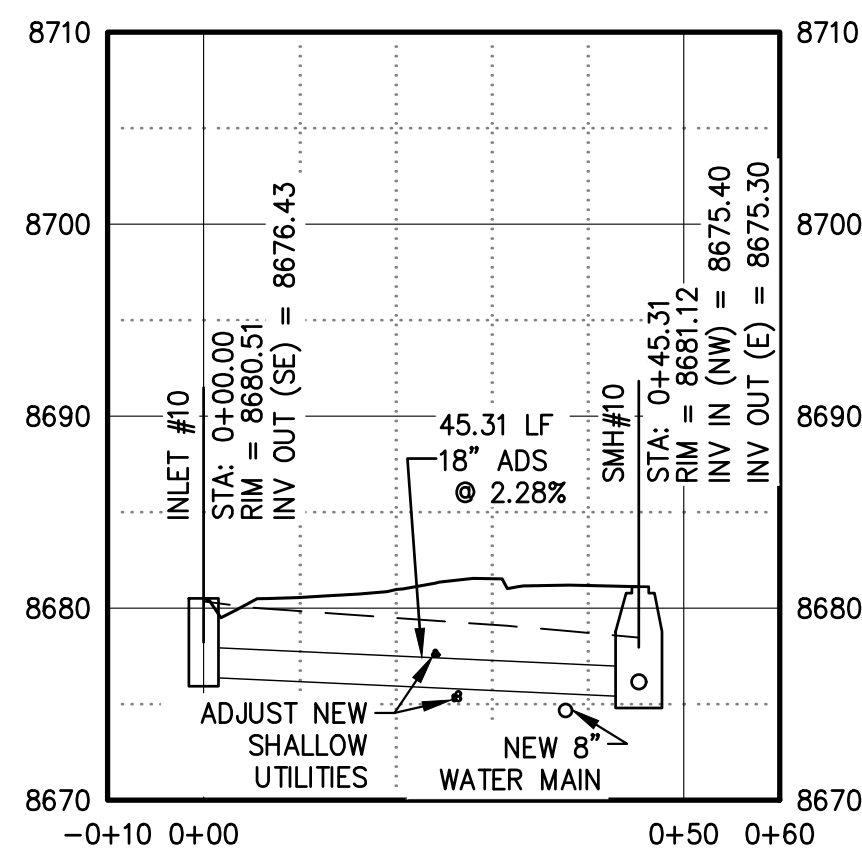
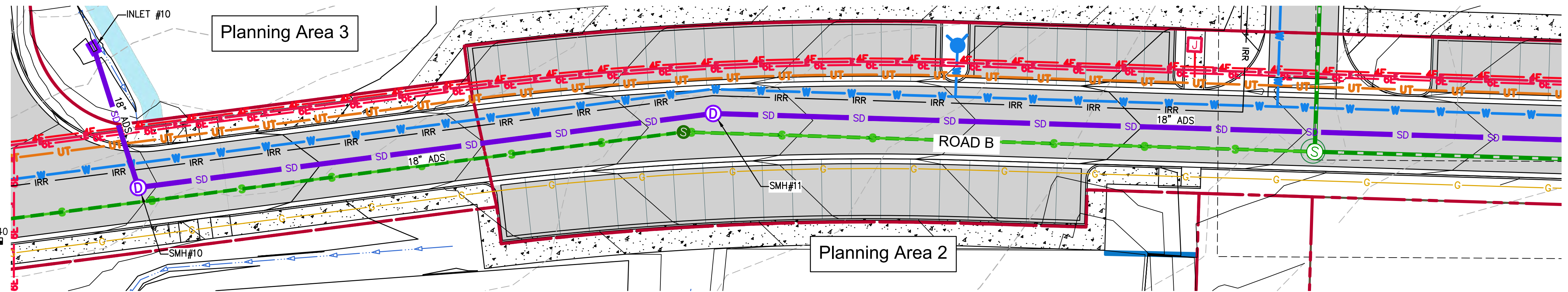
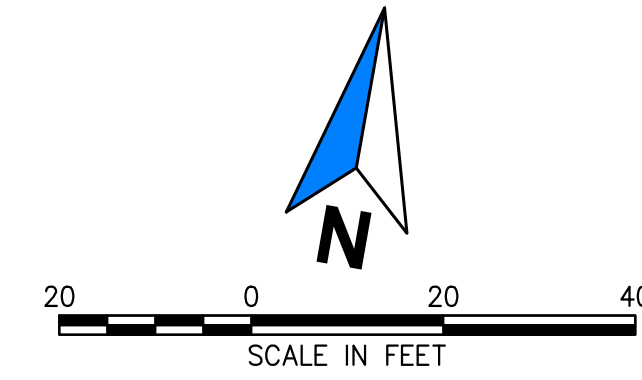
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
STORM DRAIN SYSTEM #1 - PLAN AND PROFILES

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DDC

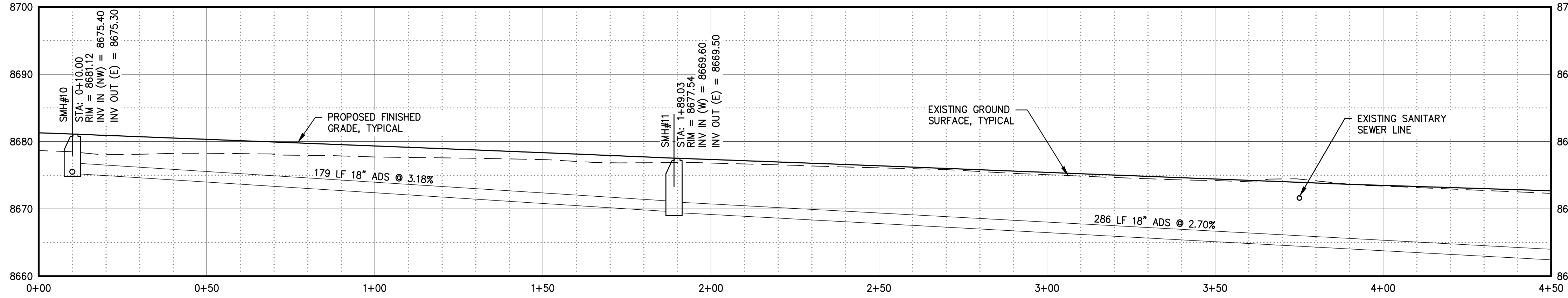
SHEET
SD-8
34 OF 73



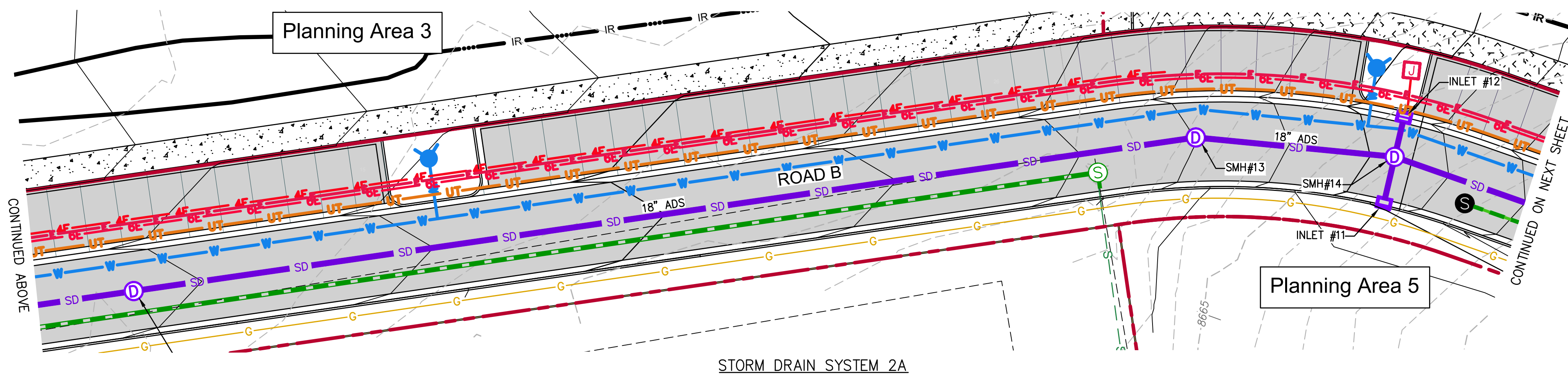
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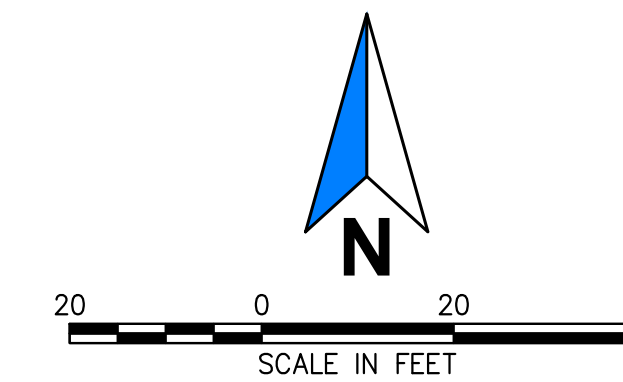
STORM DRAIN 2B



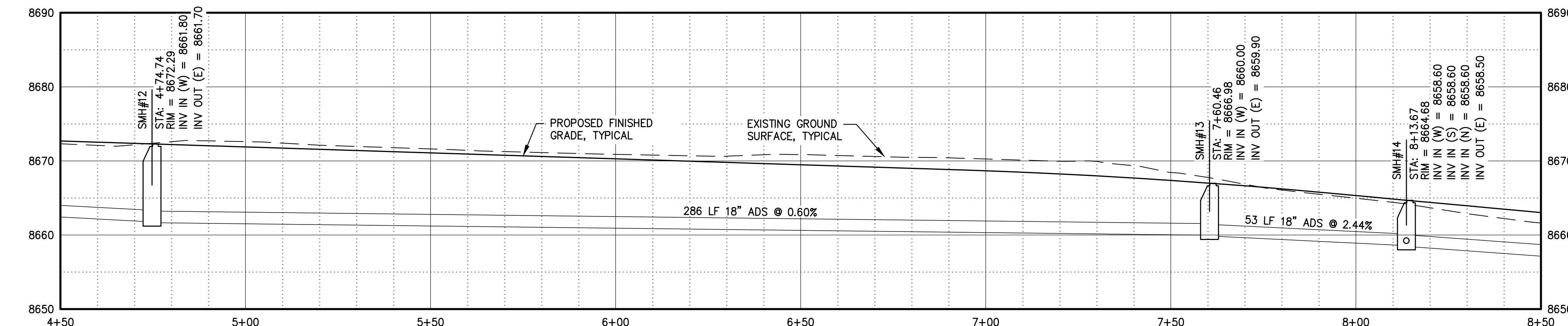
STORM DRAIN 2A



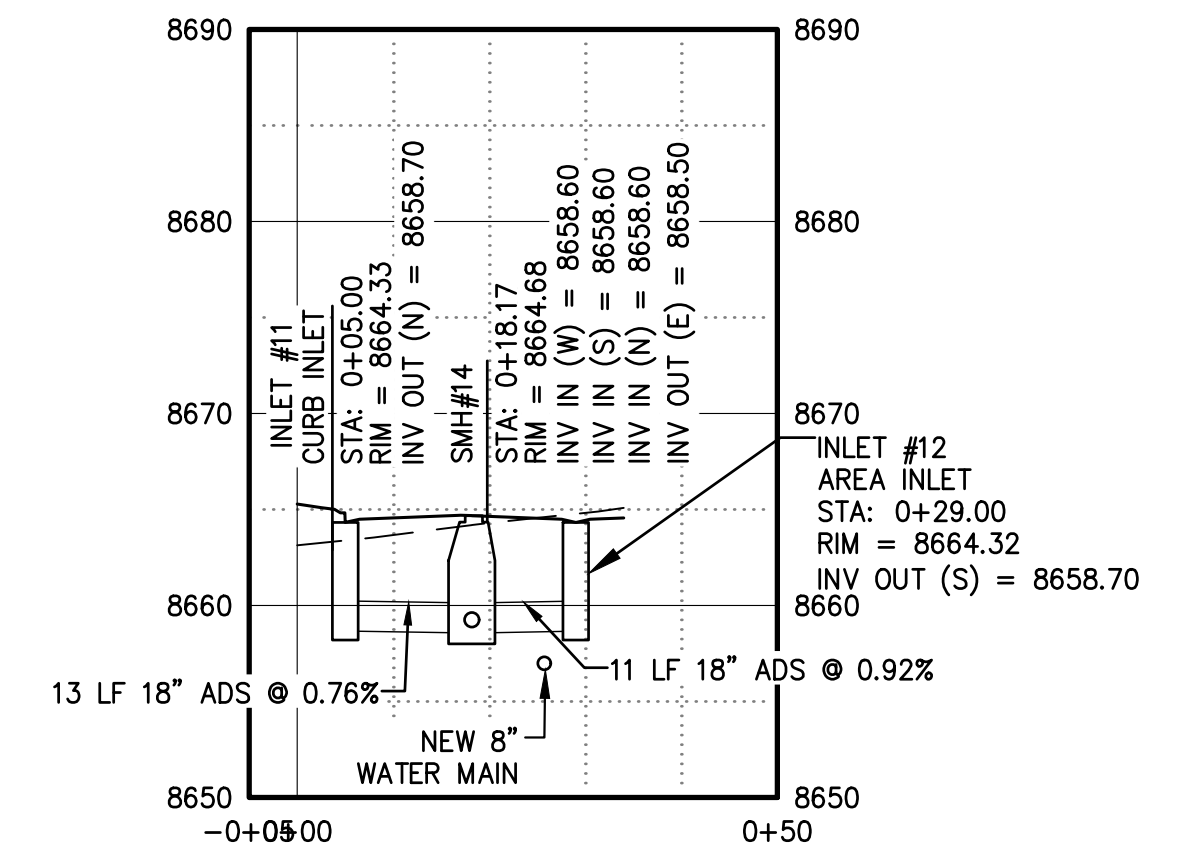
STORM DRAIN SYSTEM 2A



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STORM DRAIN 2A



STORM DRAIN 2C

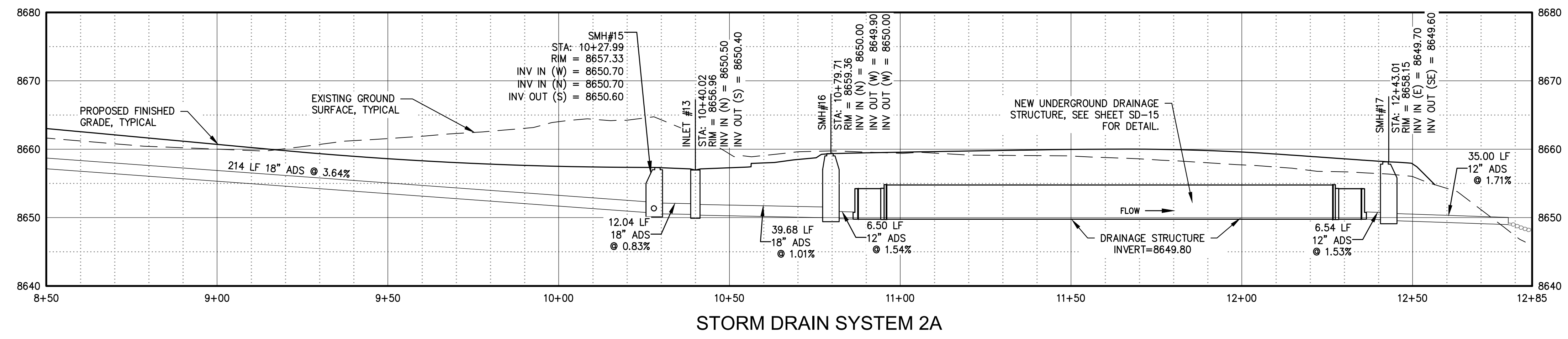
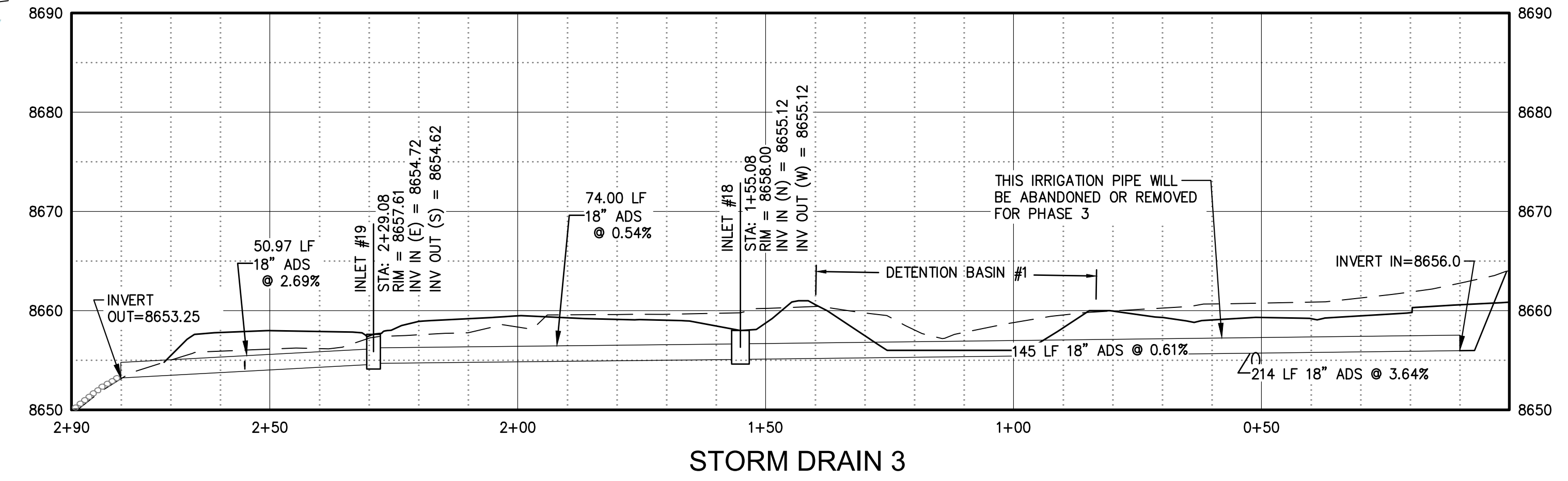
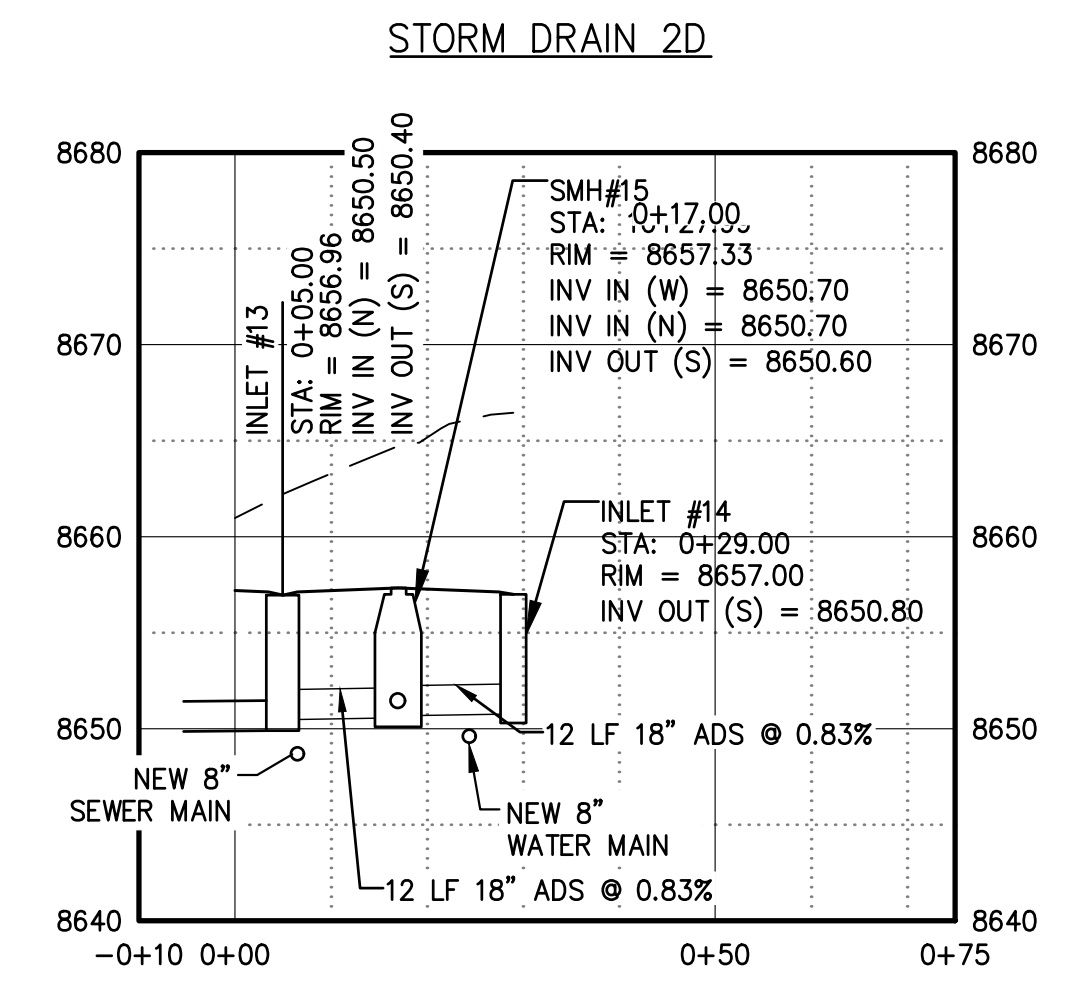
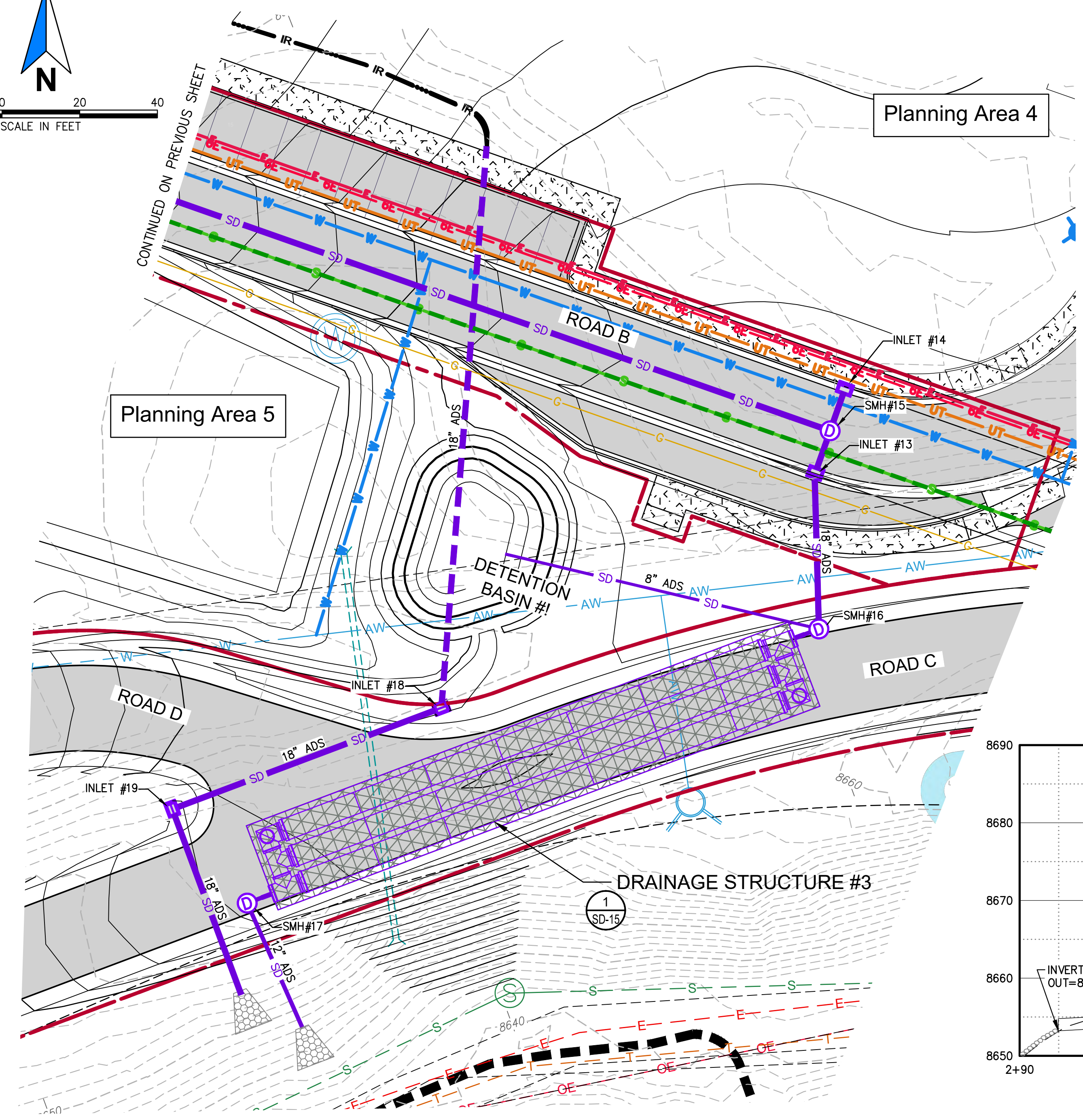
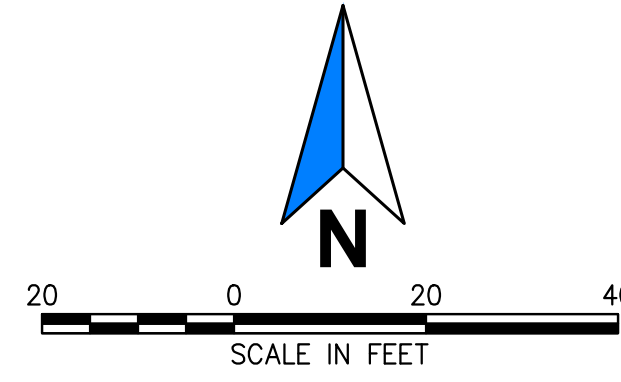
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STORM DRAIN SYSTEM #2 - PLAN AND PROFILES

PROJECT 2021-055-CIV
DATE 09/23/2022
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SHEET
SD-9
35 OF 73



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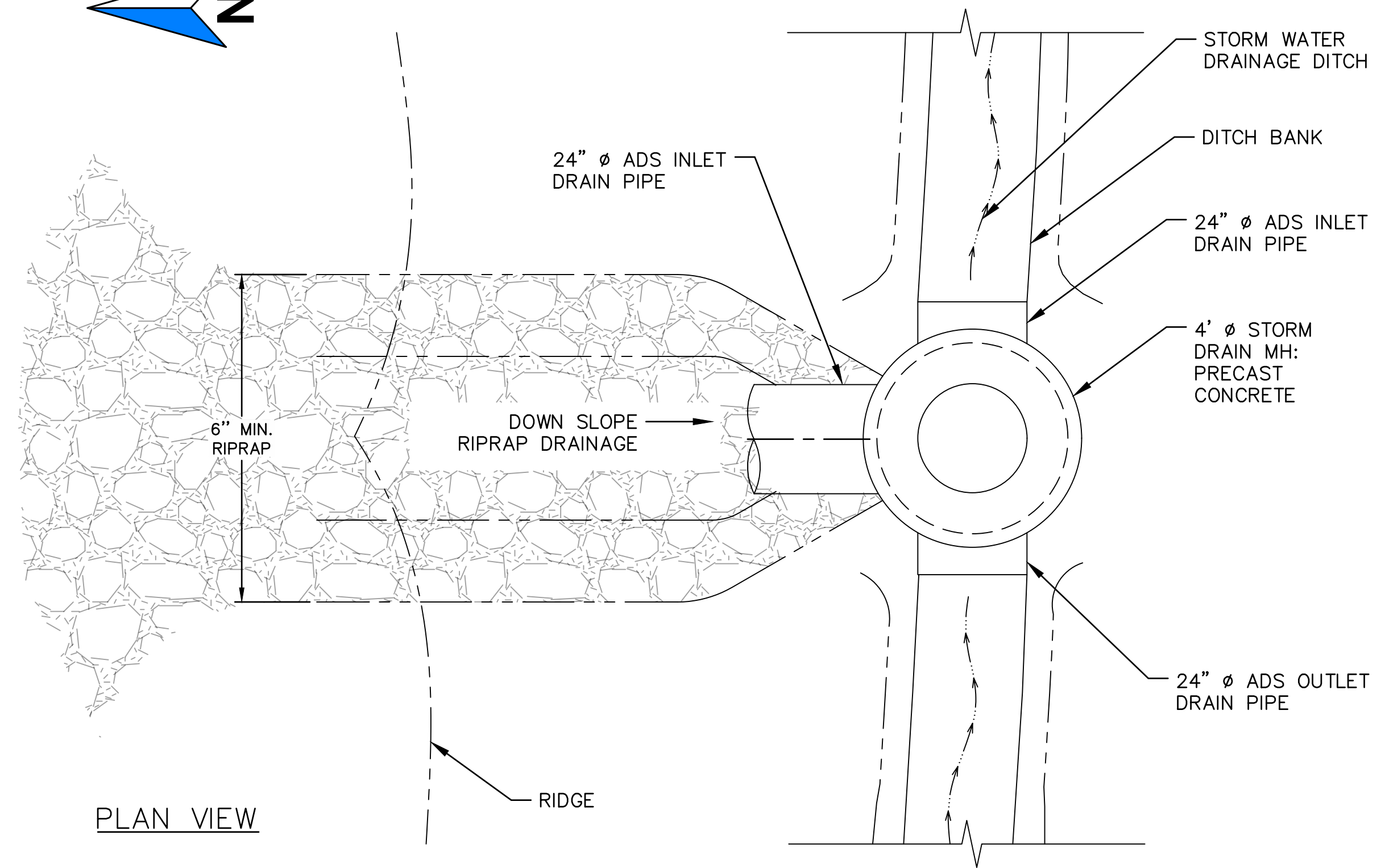
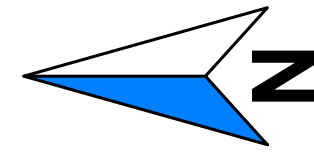
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
STORM DRAIN SYSTEMS #2 & #3 - PLAN AND PROFILES

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
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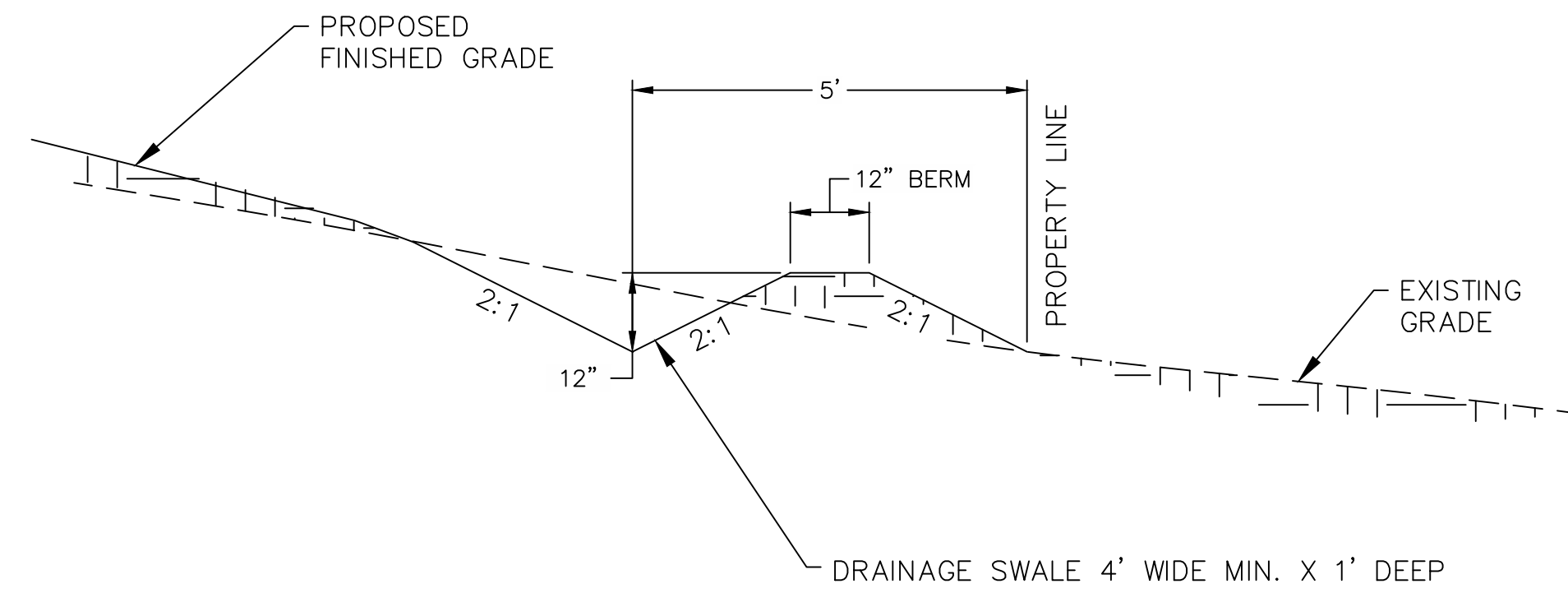
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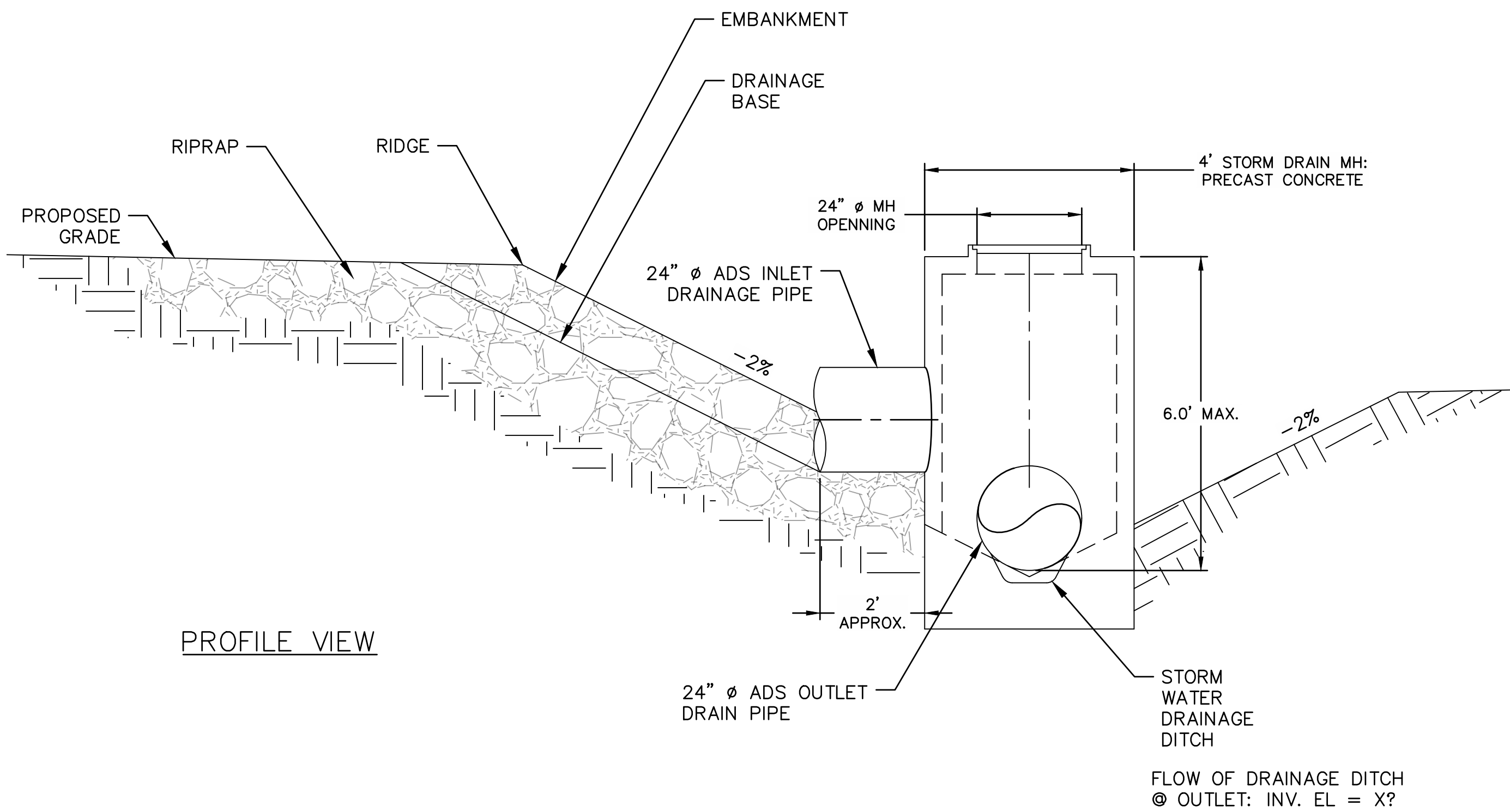
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PLAN VIEW

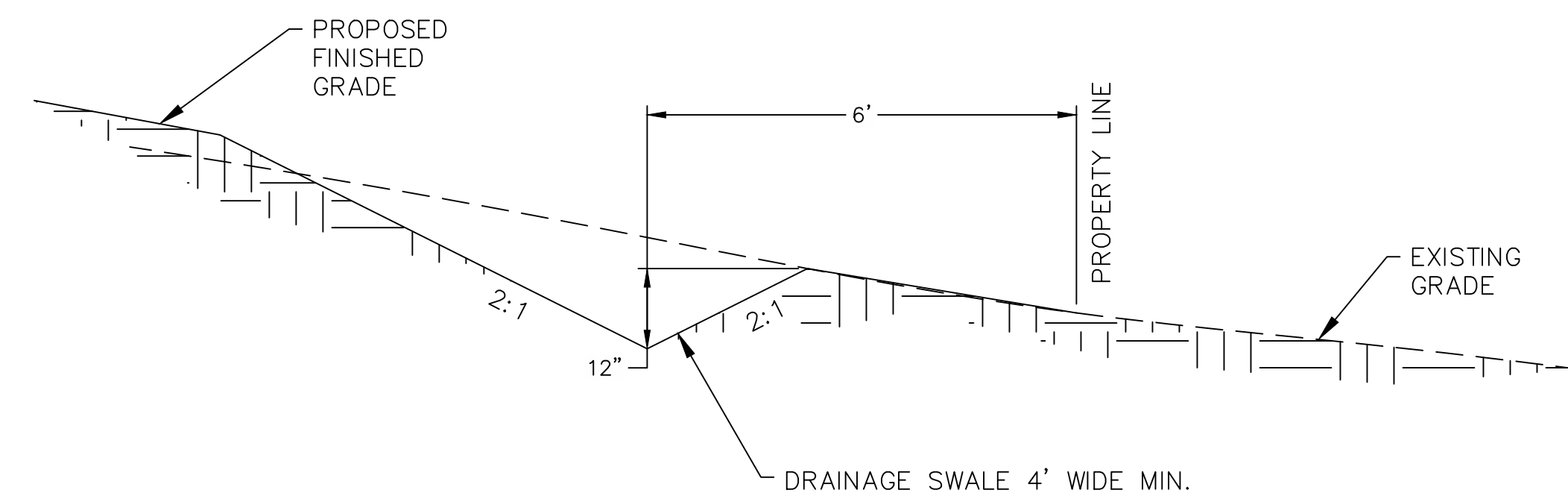


2 DRAINAGE SWALE-1 (WITH BERM)
SD-11 NTS



PROFILE VIEW

1 HIGHWAY DRAINAGE INLET
SD-11 NTS



3 DRAINAGE SWALE-2 (WITHOUT BERM)
SD-11 NTS



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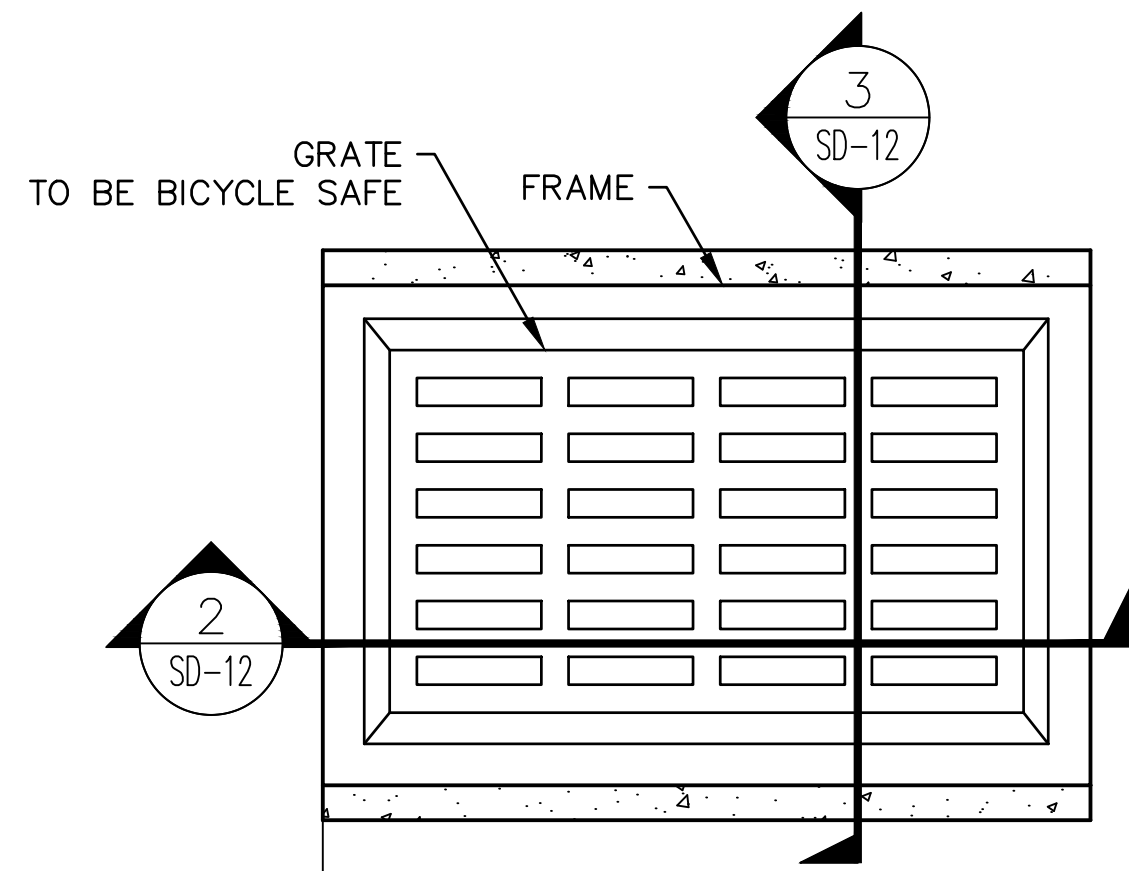
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SOCIETY TURN PARCEL PRELIMINARY PLAN
TYP. DRAINAGE AND OVERFLOW DETAILS

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ
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TYPE
AREA INLET

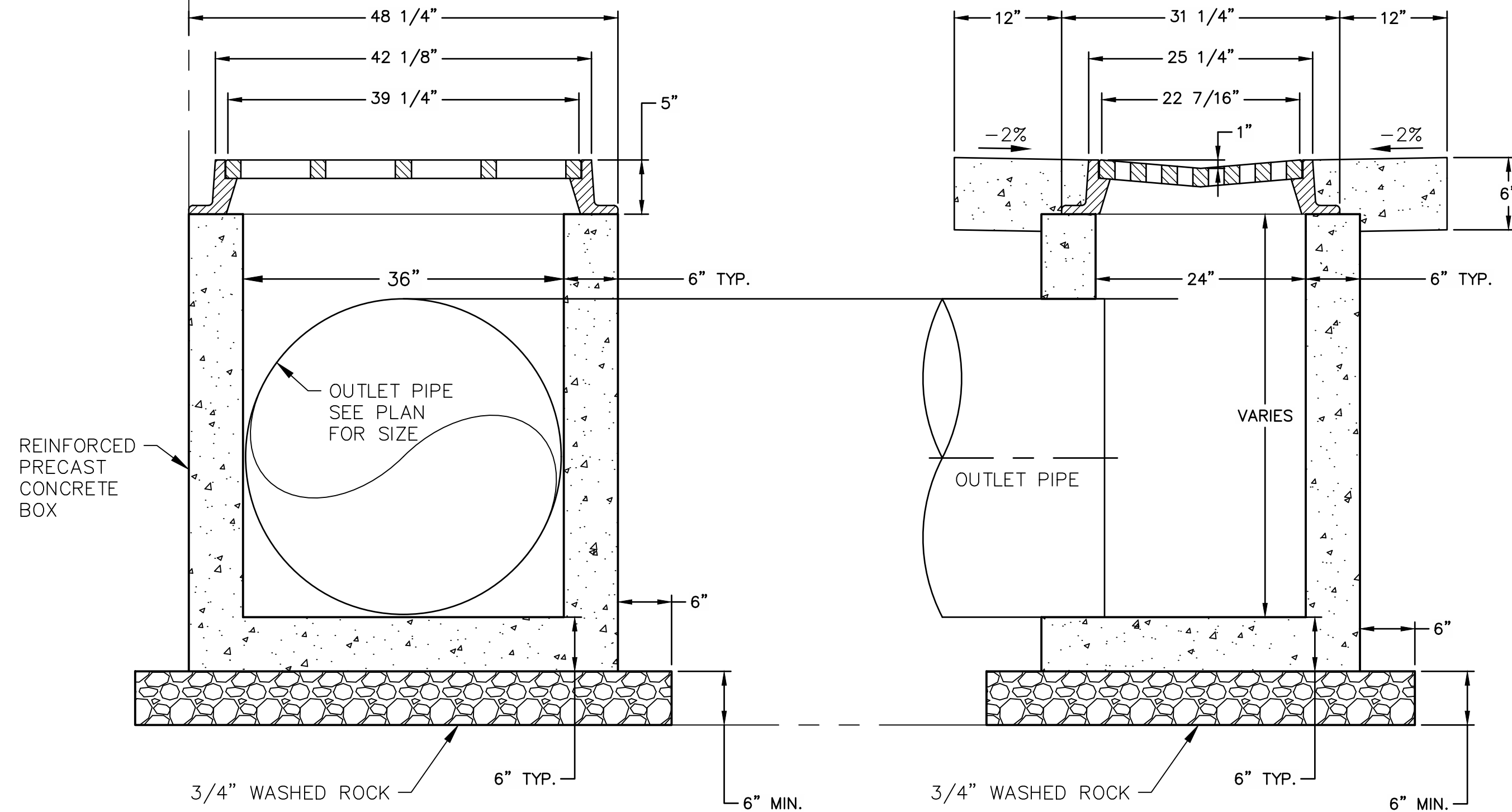
FRAME
CASTING NO. 13

GRATE
TYPE A, TYPE C

LARGE AREA INLET SCHEDULE	
INLET NO.	PLAN & PROFILE SHEET
4	A-5
5	A-5
9	A-5

NOTE:
IN UNPAVED AREAS A 12" X 12" CONCRETE COLLAR SHALL BE CAST AROUND THE INLET FRAME. SURFACE OR THE COLLAR SHALL SLOPE TO THE INLET GRATE. ALL GRATES TO BE H-20 RATED.

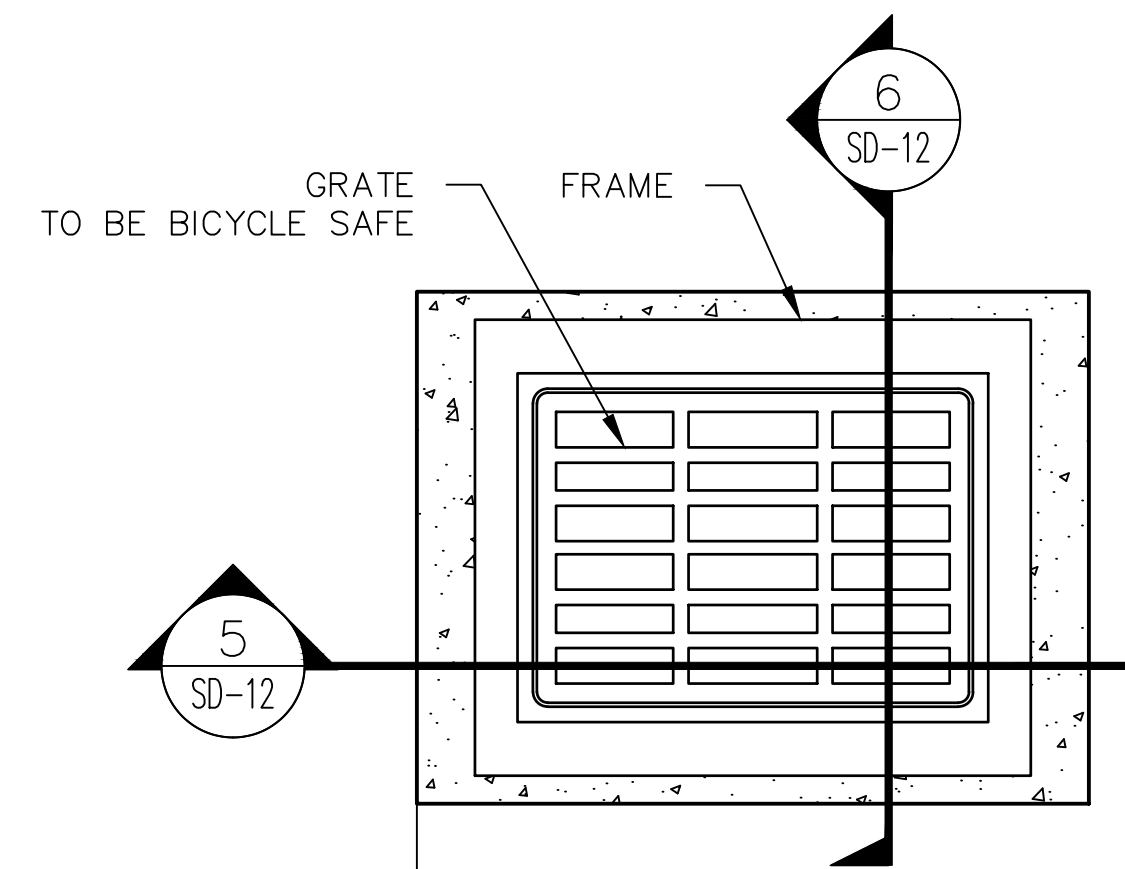
1 LARGE AREA INLET TYP. DETAIL
SD-12 NTS TOP VIEW



2 LARGE AREA INLET TYP. DETAIL
SD-12 NTS FRONT VIEW

3 LARGE AREA INLET TYP. DETAIL
SD-12 NTS SIDE VIEW

LARGE AREA INLET DETAILS



TYPE
AREA INLET

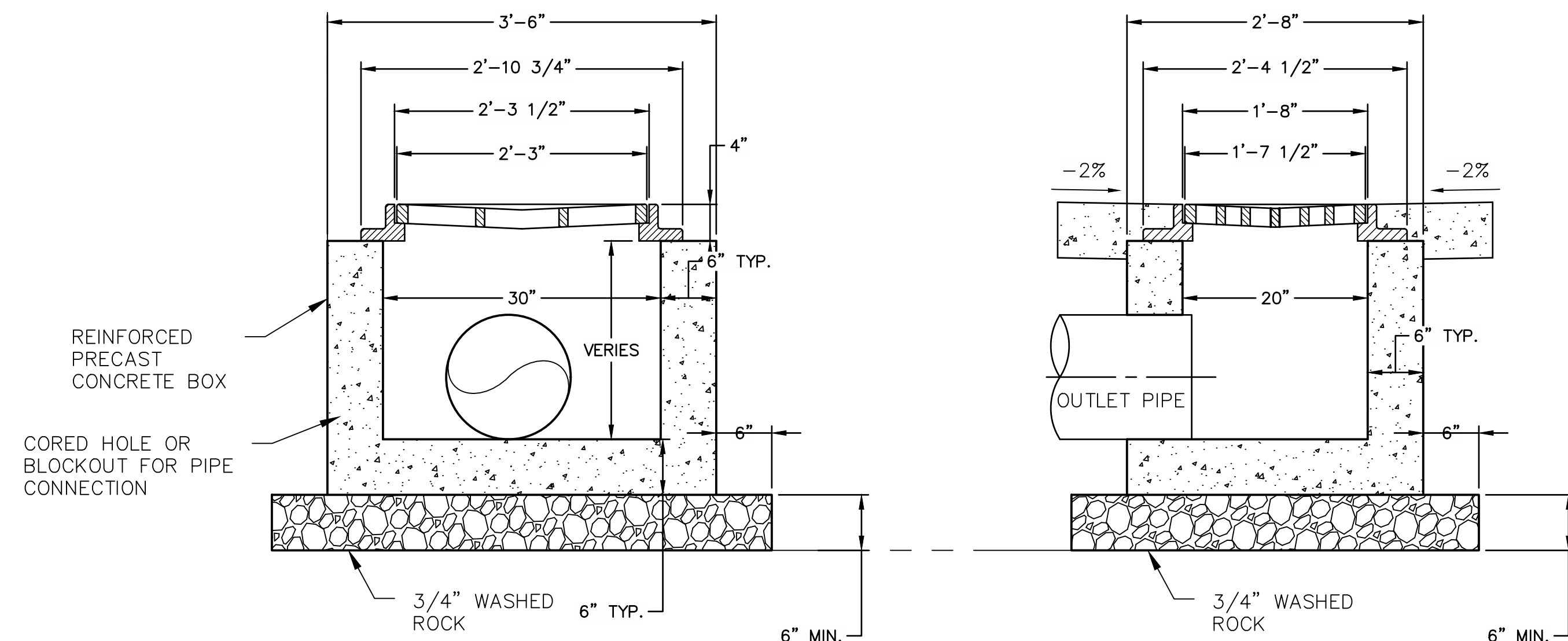
FRAME
CASTING FG-1972-CI

GRATE
TYPE A, TYPE C

SMALL AREA INLET SCHEDULE	
INLET NO.	PLAN & PROFILE SHEET
1	A-2
2	A-3
3	A-5
6	A-5
7	A-5
8	A-5

NOTE:
IN UNPAVED AREAS A 12"X12" CONCRETE COLLAR SHALL BE CAST AROUND THE INLET FRAME. THE SURFACE OR COLLAR SHALL SLOPE TO THE INLET GRATE. REINF. W/ 36" #4 HOOP

4 SMALL AREA INLET TYP. DETAIL
SD-12 NTS TOP VIEW



5 SMALL AREA INLET TYP. DETAIL
SD-12 NTS FRONT VIEW

6 SMALL AREA INLET TYP. DETAIL
SD-12 NTS SIDE VIEW

SMALL AREA INLET DETAILS



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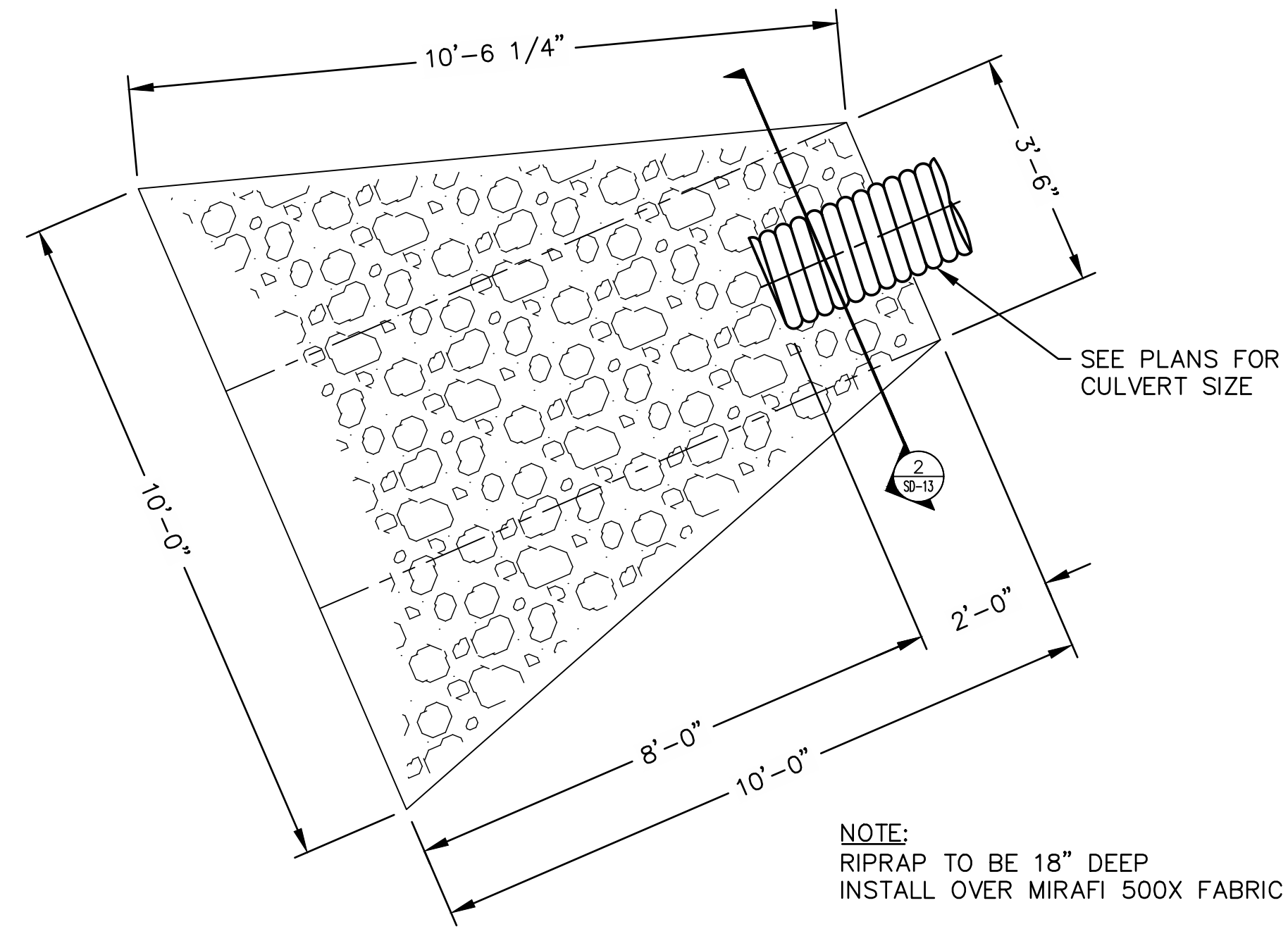
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SOCIETY TURN PARCEL PRELIMINARY PLAN
TYPICAL DRAINAGE INLET DETAILS

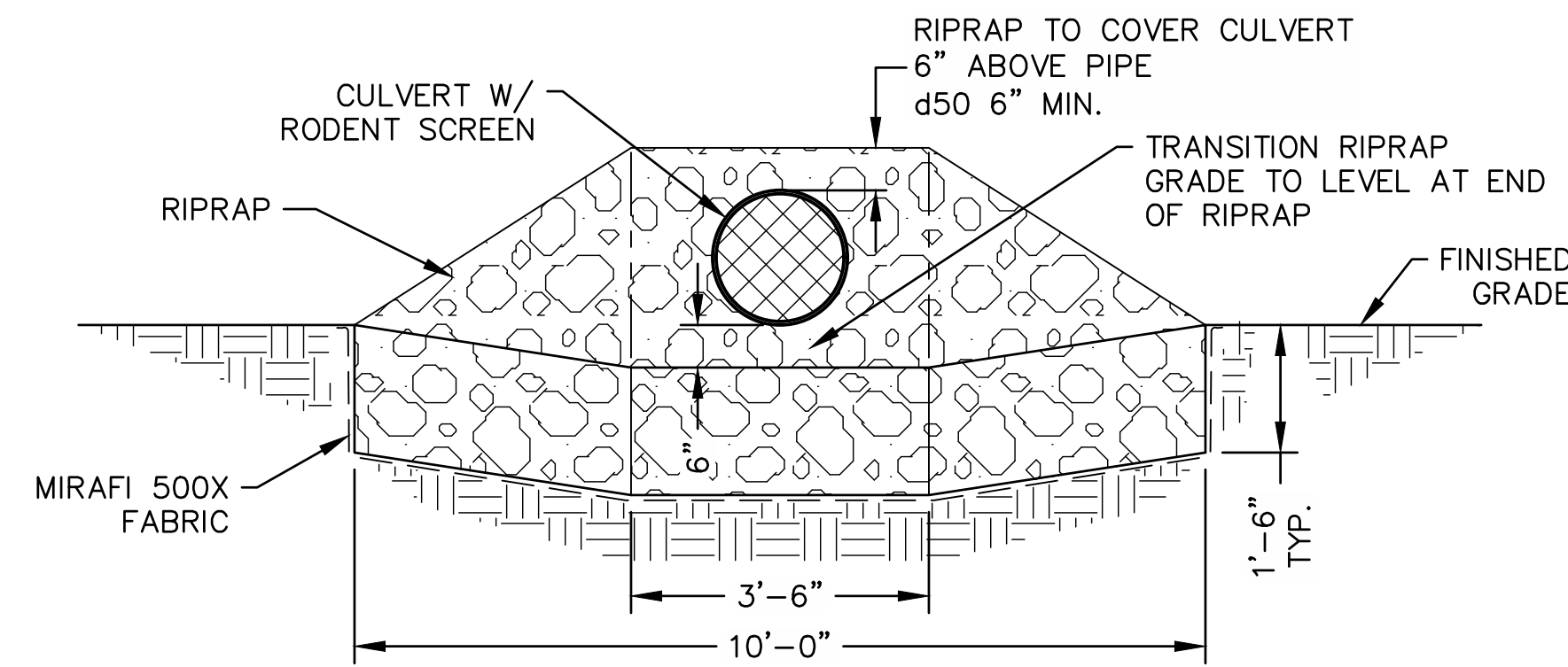
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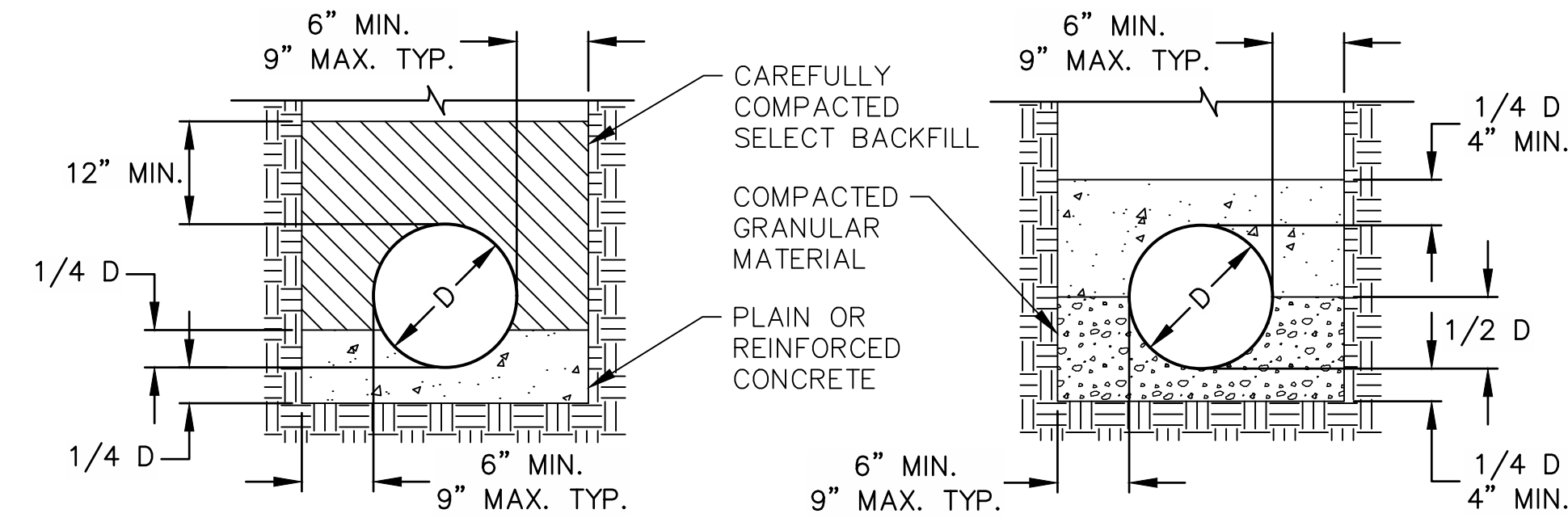
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1 SD-13 NTS DRAINAGE OUTLET PROTECTION TYP. PLAN DETAIL

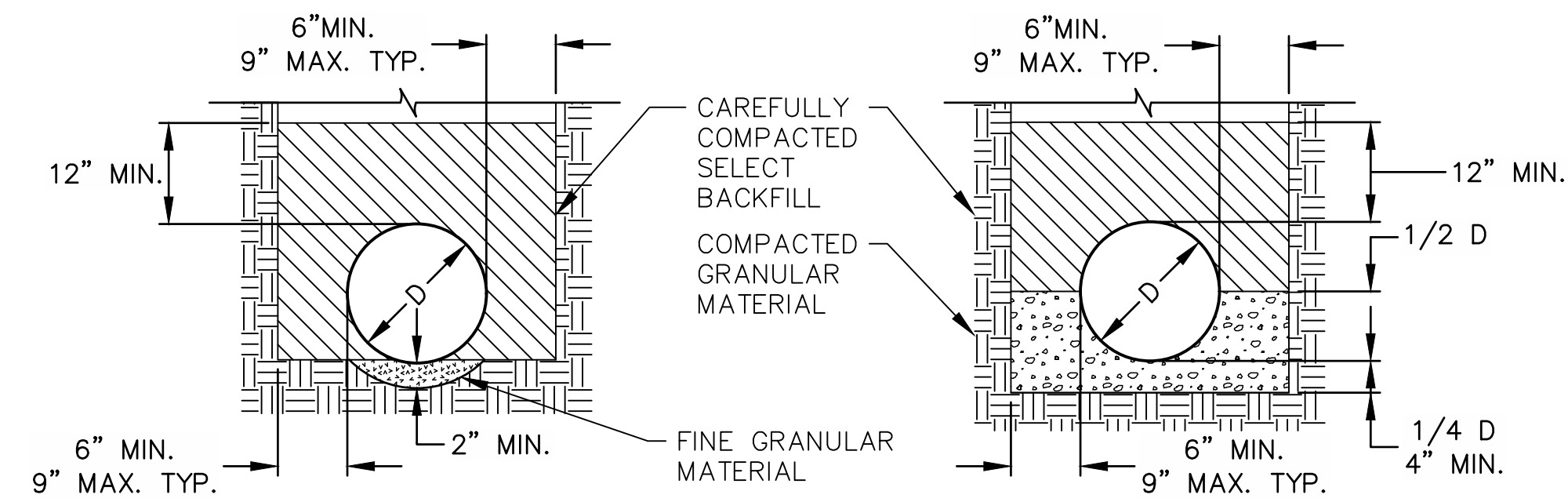


2 SD-13 NTS DRAINAGE OUTLET PROTECTION TYP. SECTION



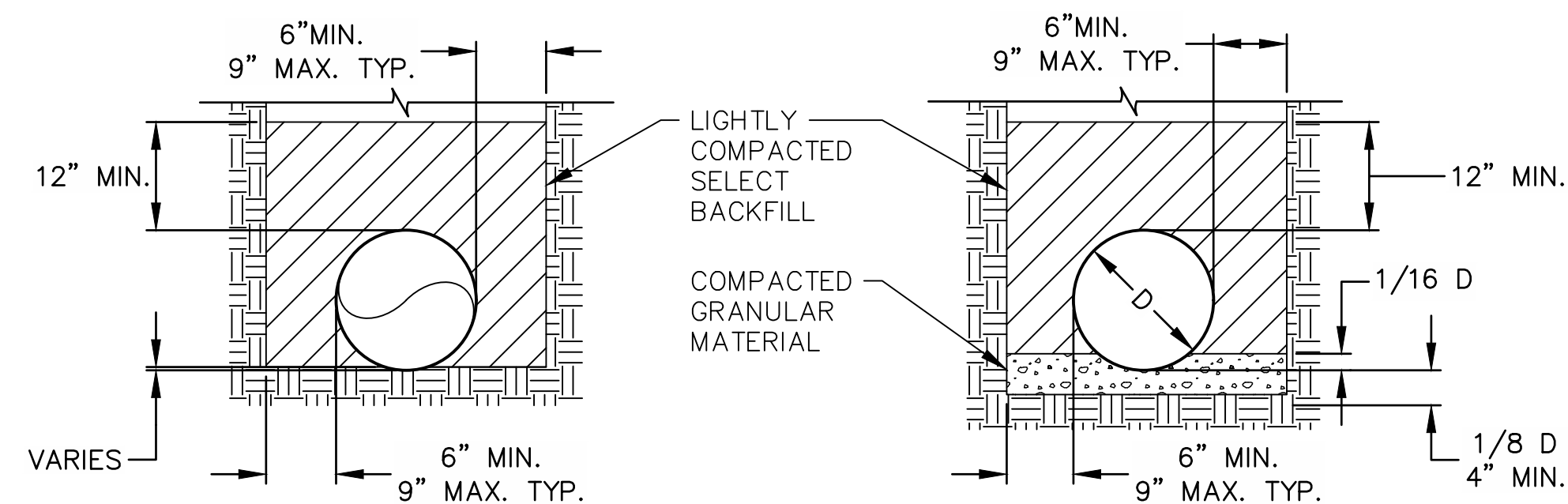
CONCRETE CRADLE CLASS A STABLE PIPE SUPPORT CONCRETE ARCH

REINFORCED AS=1%
LF=4.8
REINFORCED AS=0.4%
LF=3.4
PLAIN
LF=2.8



SHAPED BOTTOM CLASS B PVC PIPES OVER EXCAVATION

LF=1.9



SHAPED BOTTOM CLASS C CMP, RCP & DIP PIPES OVER EXCAVATION

LF=1.5

3 SD-13 NTS PIPE EMBEDMENT TYP. DETAIL

NOTE:

1. MINIMUM DENSITY FOR CAREFULLY COMPACTED SELECT BACKFILL SHALL BE 95% OF MAXIMUM, OR AS SPECIFIED FOR THE TRENCH BACKFILL, WHICHEVER IS GREATER.
2. MINIMUM DENSITY FOR LIGHTLY COMPACTED SELECT BACKFILL SHALL BE 90% OF ASTM D 698 FOR TRENCH BACKFILL.
3. COMPACT GRANULAR MATERIAL BY SLICING WITH A SHOVEL.

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SOCIETY TURN PARCEL PRELIMINARY PLAN
TYPICAL DRAINAGE AND PIPE EMBEDMENT DETAILS

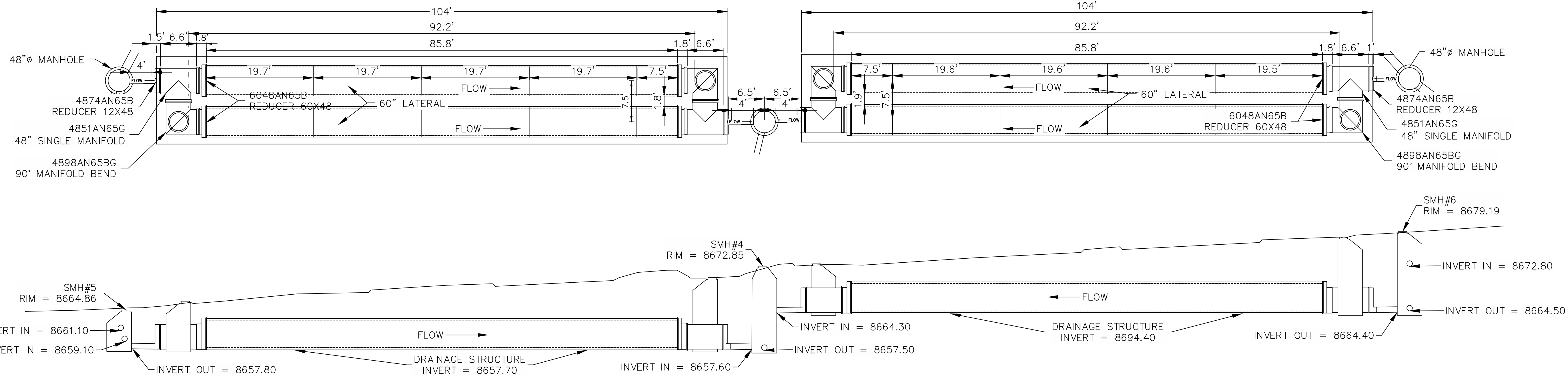
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1 UNDERGROUND STORM DRAINAGE #1 STRUCTURE
SD-14 NTS

2 UNDERGROUND STORM DRAINAGE #2 STRUCTURE
SD-14 NTS

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 SOCIETY TURN PARCEL PRELIMINARY PLAN
 UNDERGROUND STORM DRAINAGE
 STRUCTURE #1 AND #2 DETAILS

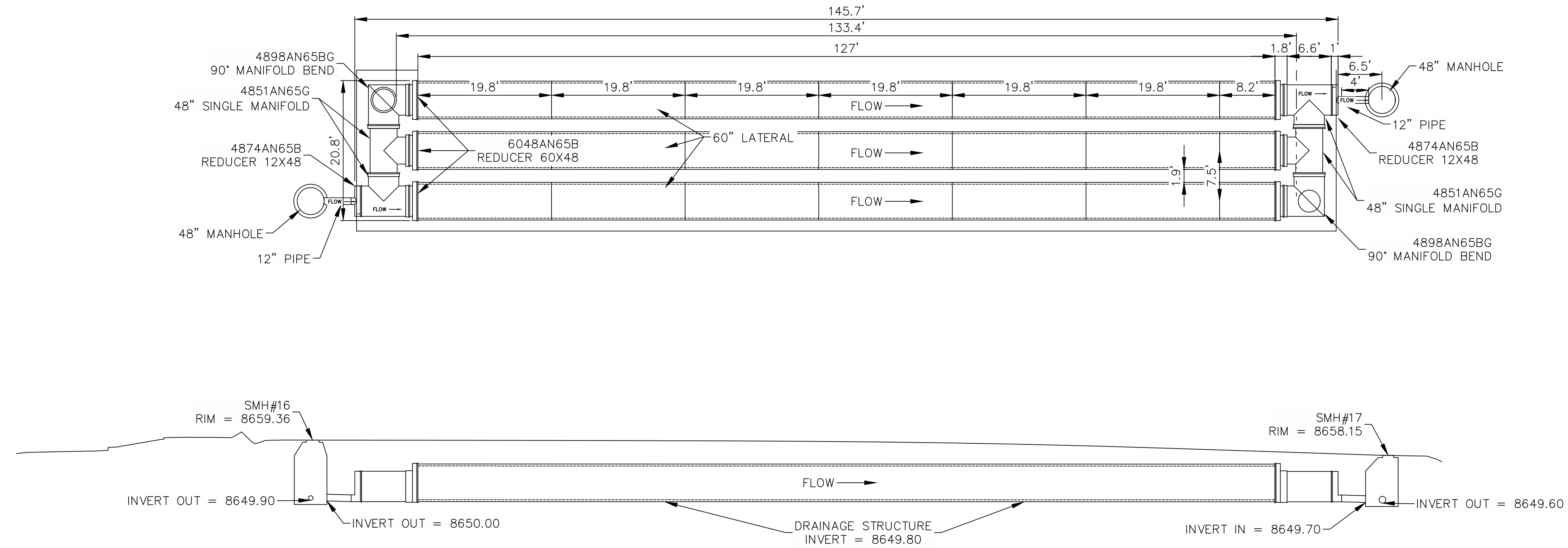
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1 UNDERGROUND STORM DRAINAGE #3 STRUCTURE
SD-15 NTS



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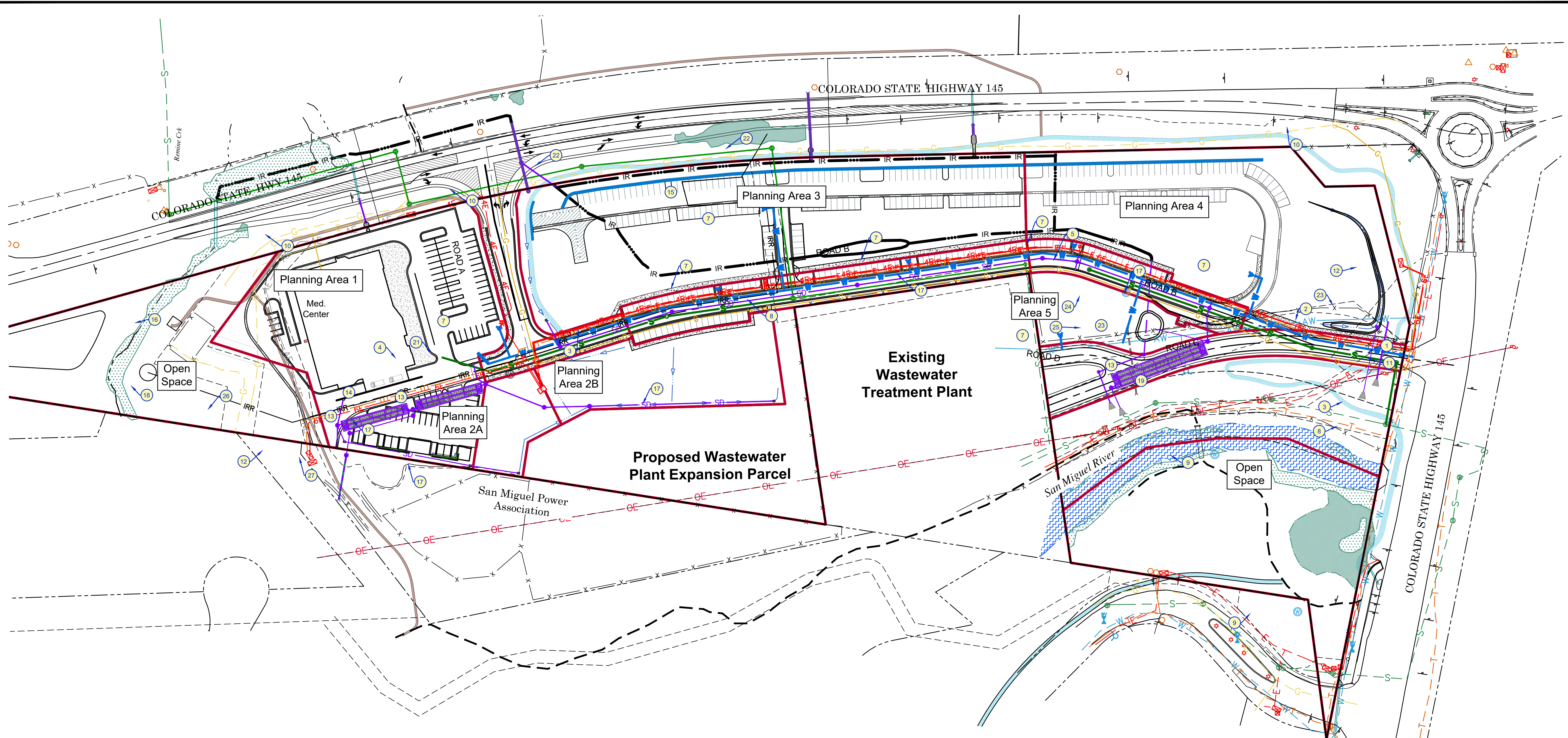
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SOCIETY TURN PARCEL PRELIMINARY PLAN
UNDERGROUND STORM DRAINAGE STRUCTURE #4 DETAILS

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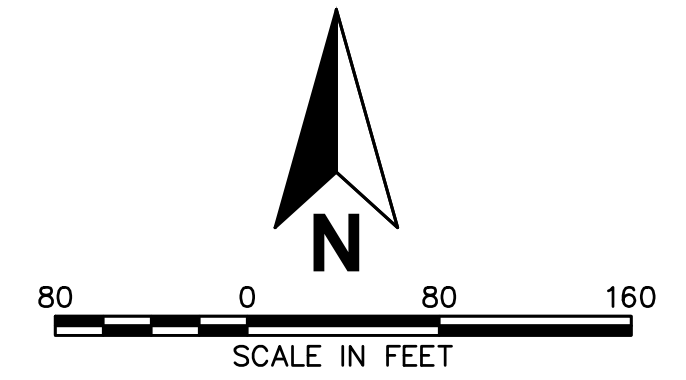
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KEY NOTES:

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 NEW TELEPHONE AND ELECTRIC CONNECTION 2 ABANDON EXISTING WATER LINE AND CONNECT TO NEW WATER MAIN IN ROAD B. 3 NEW 12" PVC 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 OF TELLURIDE WATER SYSTEM 12 ELECTRIC LINE CONNECTION 13 NEW UNDERGROUND DRAINAGE STRUCTURE 14 NEW 30" UTILITY AND ACCESS EASEMENT 15 NEW UNDERGROUND IRRIGATION STORAGE TANK (BY OTHERS) 16 NEW PUMP AND IRRIGATION SYSTEM CONTROL HOUSE (BY OTHERS) | <ul style="list-style-type: none"> 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 8" DI WATER LINE FOR wwtp 26 NEW IRRIGATION LINE FROM WELL TO UNDERGROUND TANK (BY OTHERS) 27 INSTALL NEW STORM DRAIN MANHOLE. CONNECT TO EXISTING 24" CMP. COORDINATE WITH SMPA. |
|---|--|

NOTES:
 1. SEE TOWN OF TELLURIDE SPECIFICATIONS FOR UTILITY DETAILS, UNLESS OTHERWISE SPECIFIED HEREIN.



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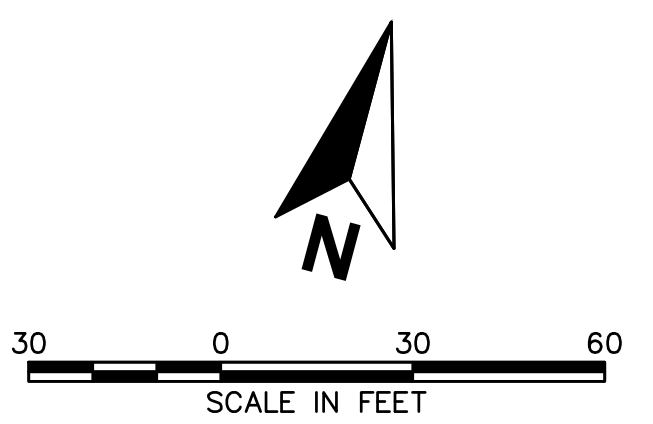
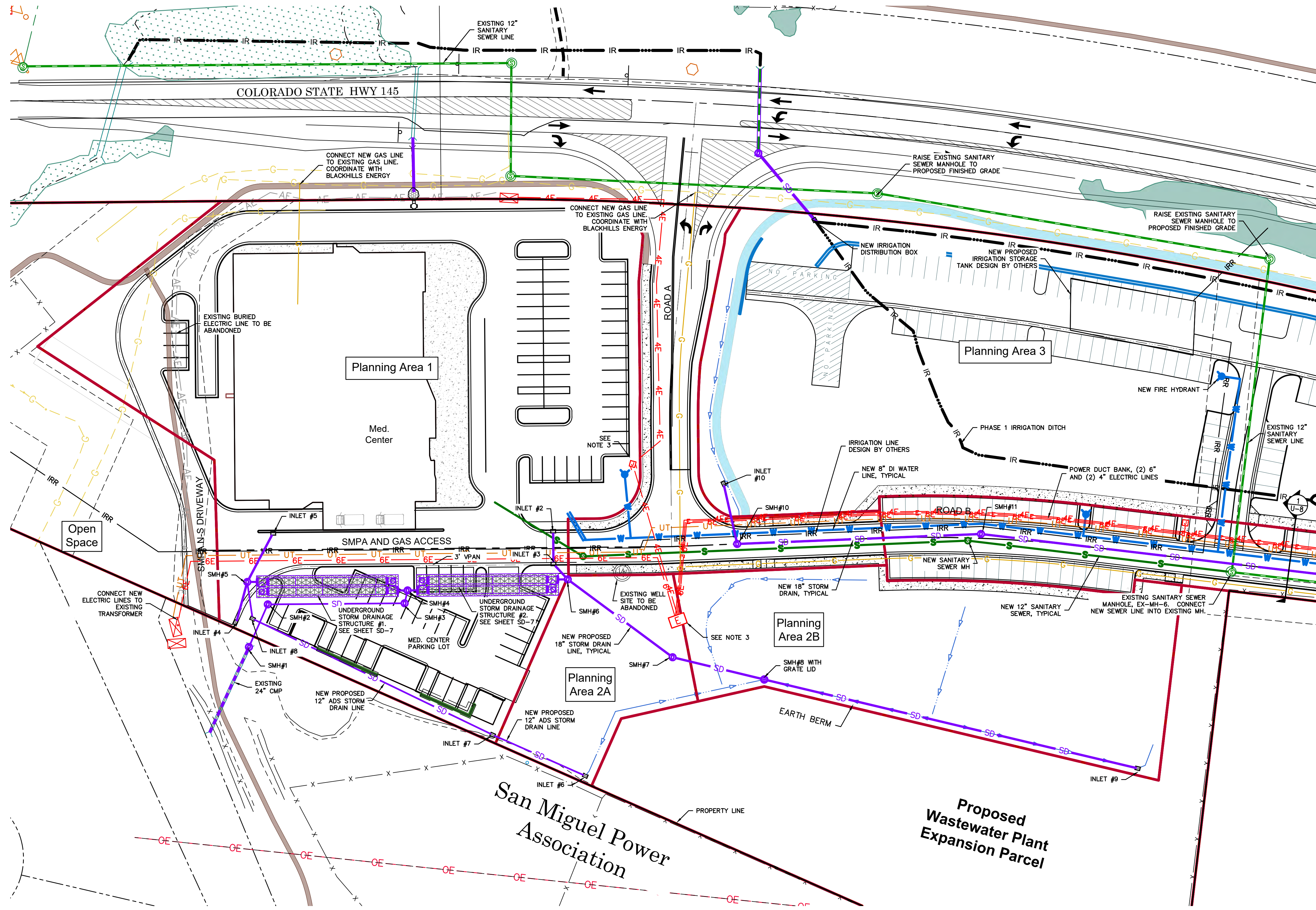
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 SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
 GENERAL UTILITY PLAN

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- NOTES:
1. SEE STORM DRAIN PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
 2. SEE SANITARY SEWER PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
 3. COORDINATE ALL POWER PEDESTALS AND TRANSFORMERS WITH SAN MIGUEL POWER ASSN.

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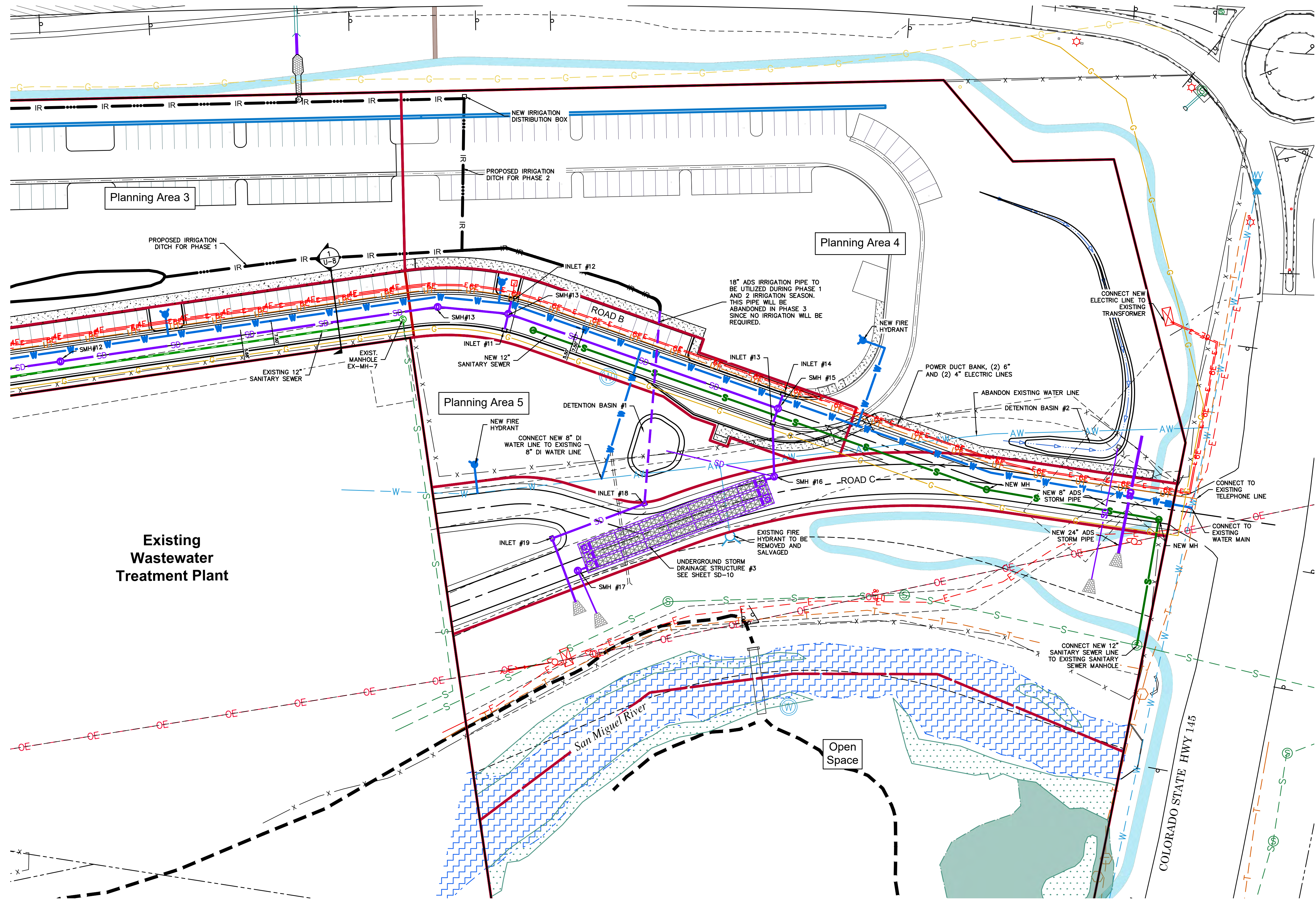
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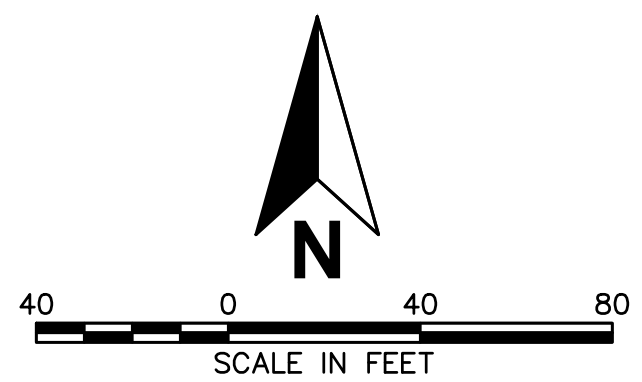
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
GENERAL UTILITY PLAN

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Existing Wastewater Treatment Plant



- NOTES:
1. SEE STORM DRAIN PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
 2. SEE SANITARY SEWER PLAN AND PROFILES FOR ADDITIONAL INFORMATION.
 3. COORDINATE ALL POWER PEDESTALS AND TRANSFORMERS WITH SAN MIGUEL POWER ASSN.

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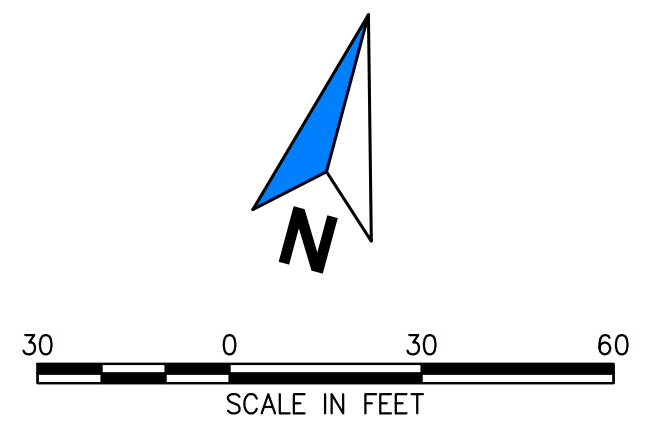
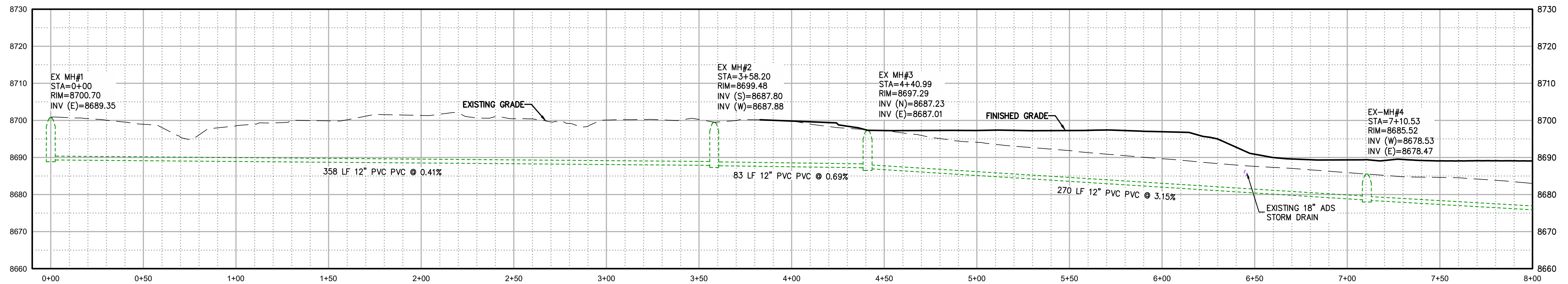
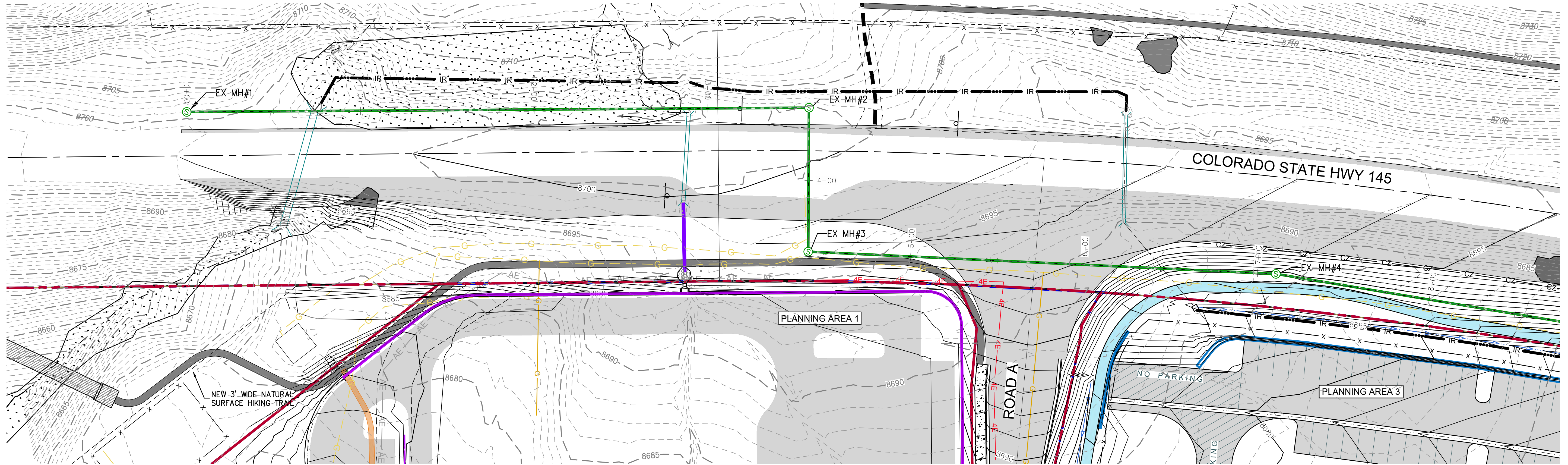
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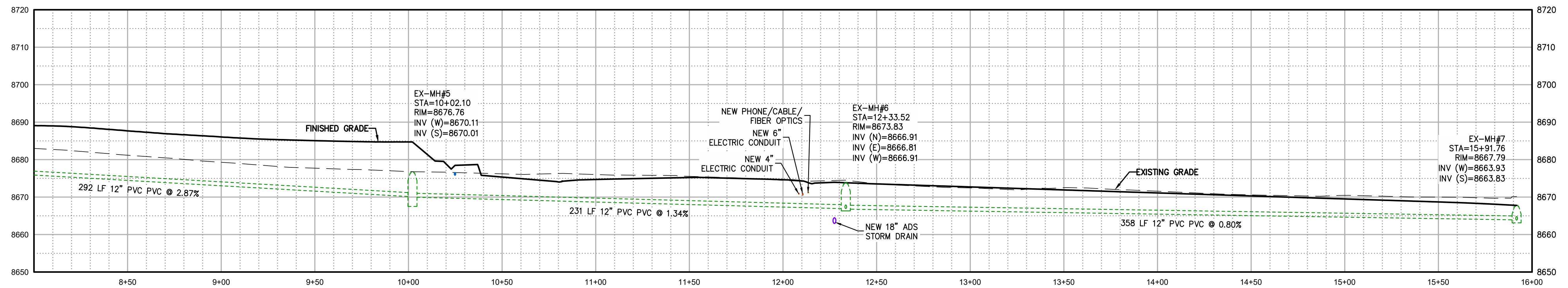
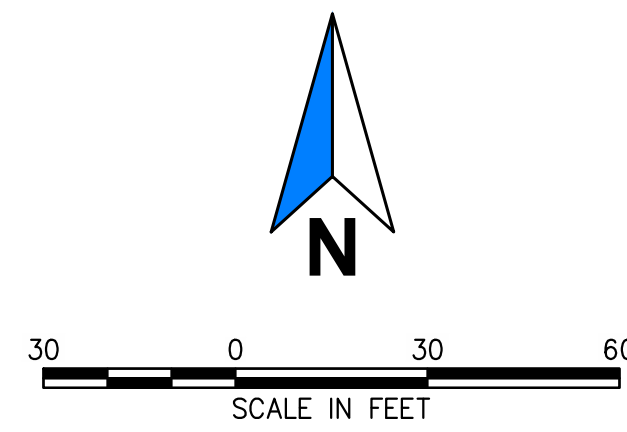
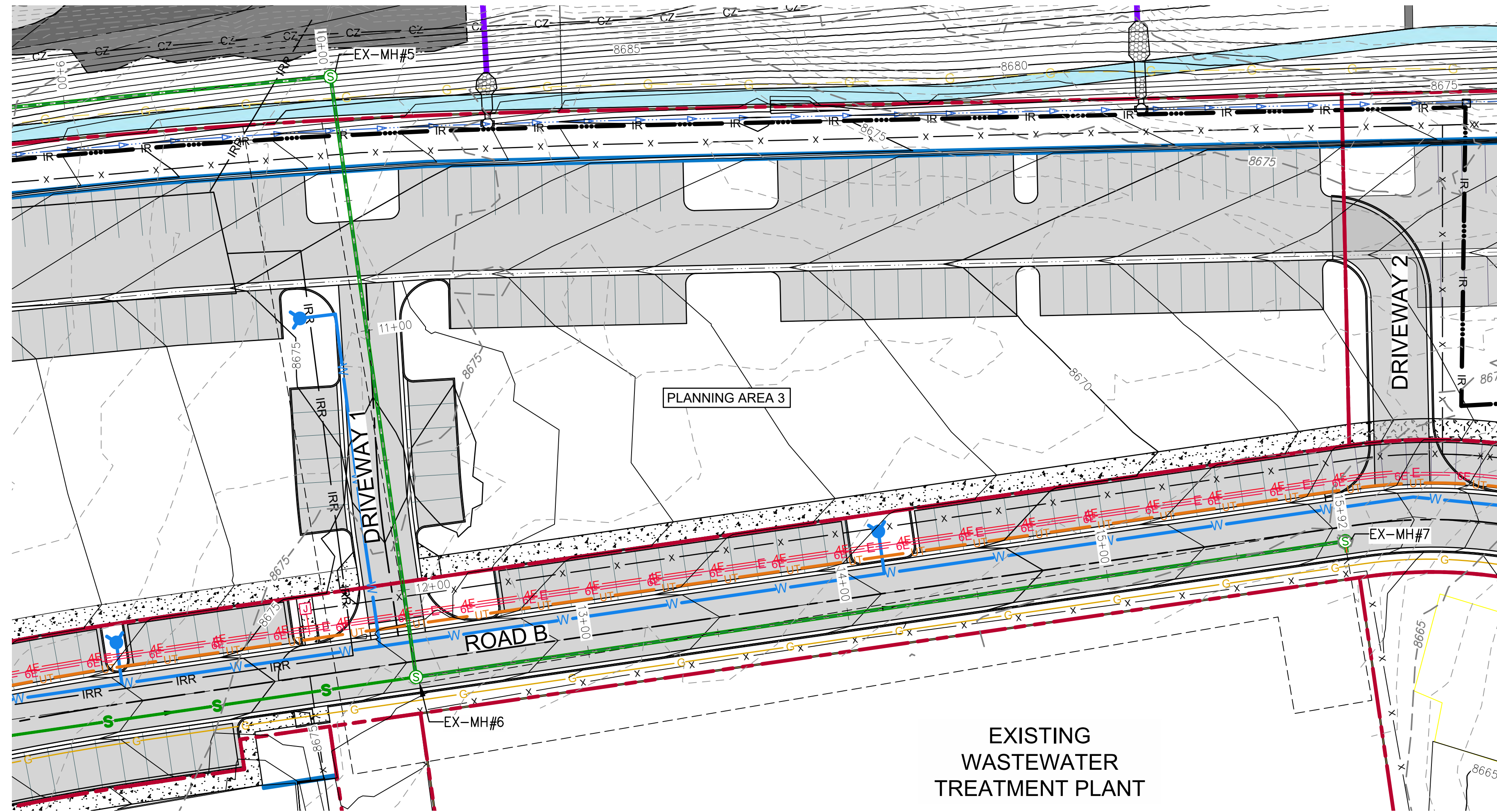
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SOCIETY TURN PARCEL PRELIMINARY PLAN
EXISTING SANITARY SEWER PLAN AND PROFILE

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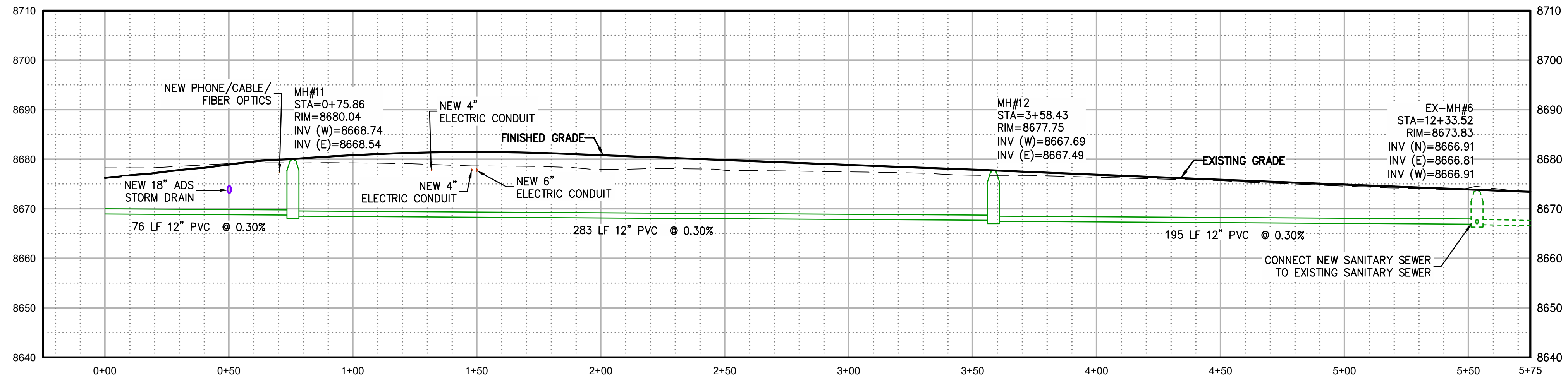
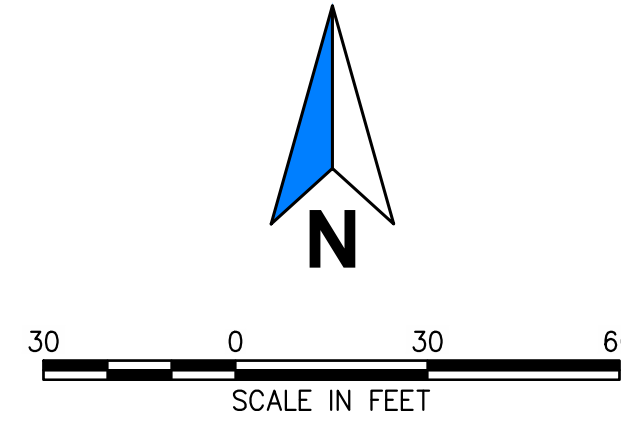
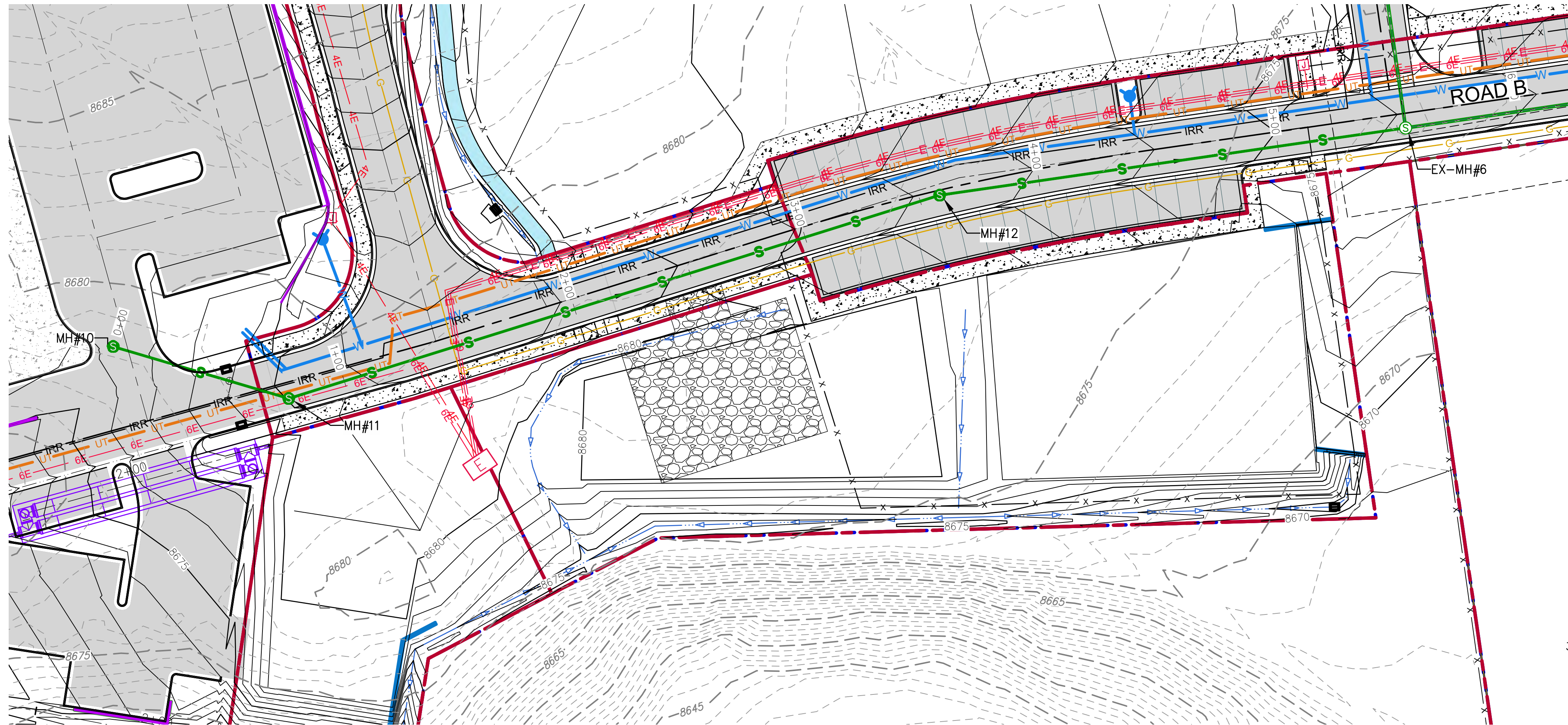
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
EXISTING SANITARY SEWER PLAN AND PROFILE

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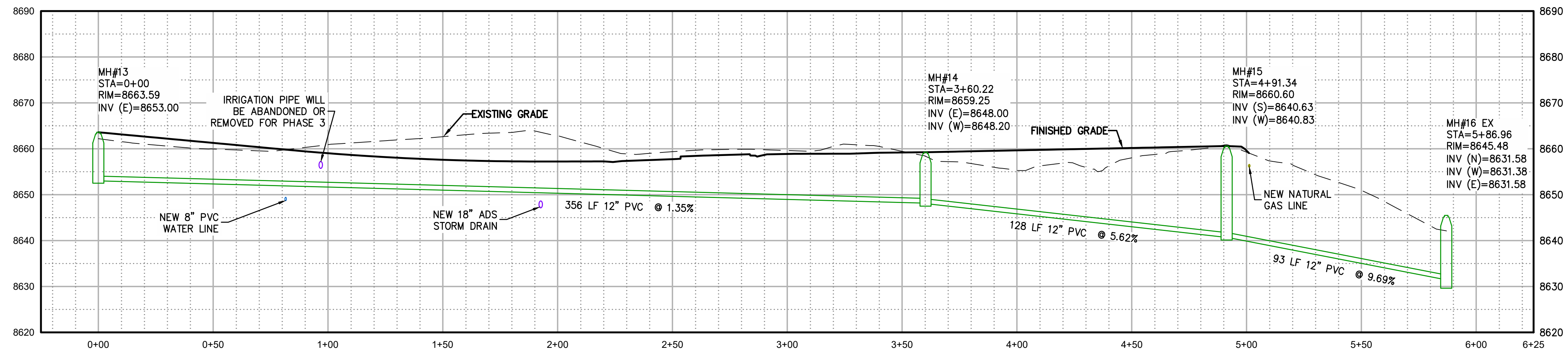
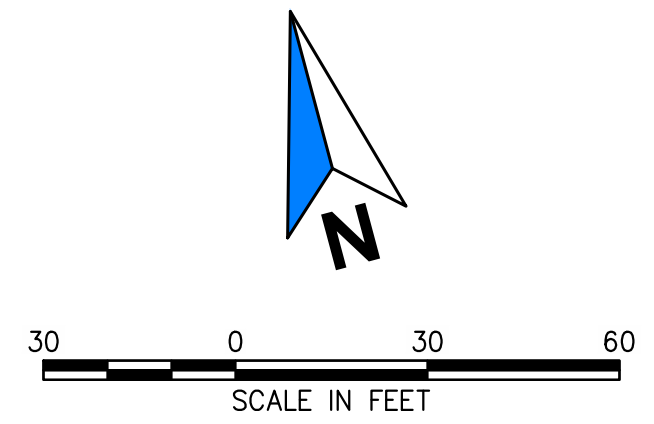
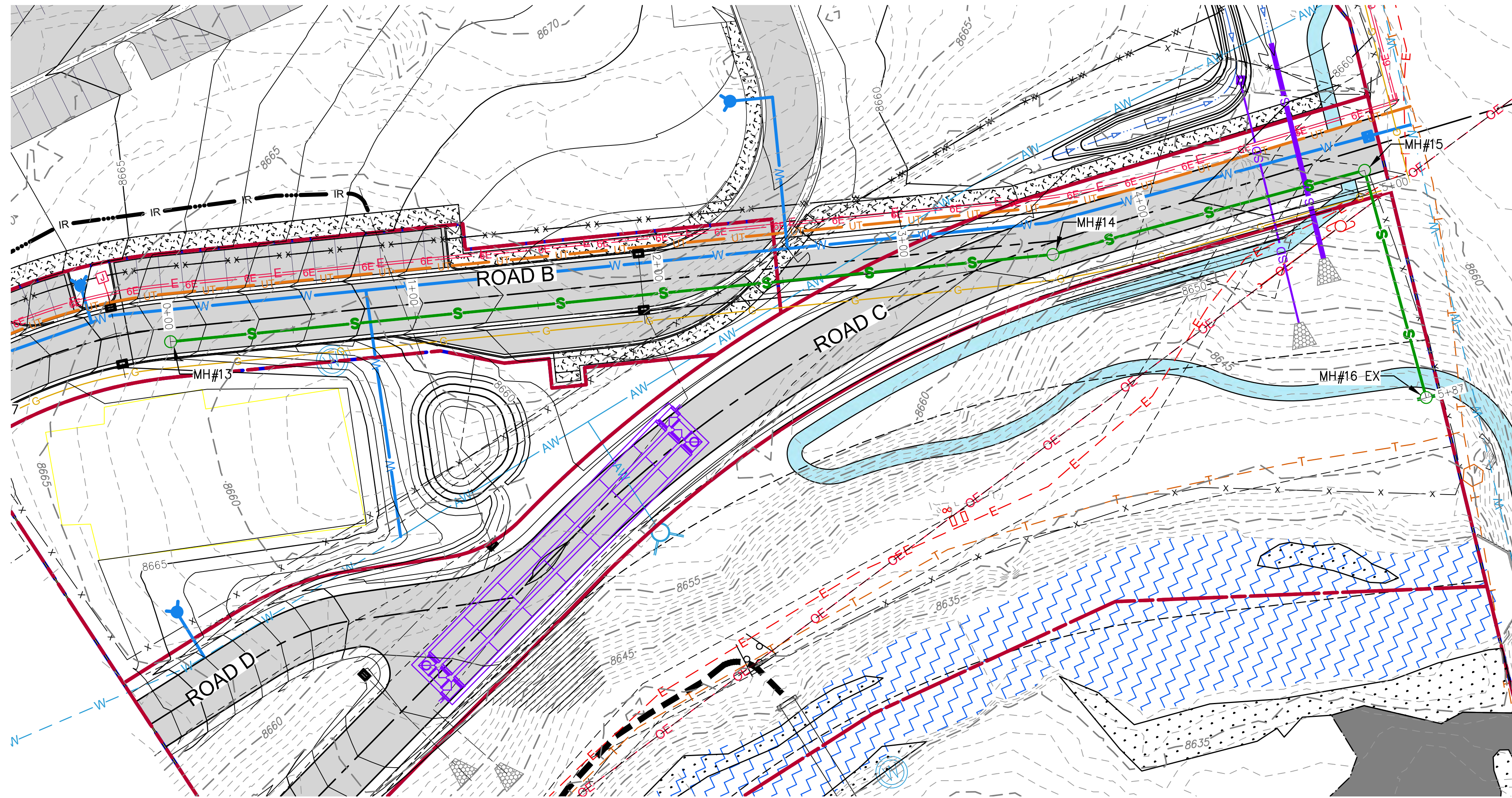
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 SOCIETY TURN PARCEL PRELIMINARY PLAN
 PROPOSED SANITARY SEWER PLAN AND PROFILE

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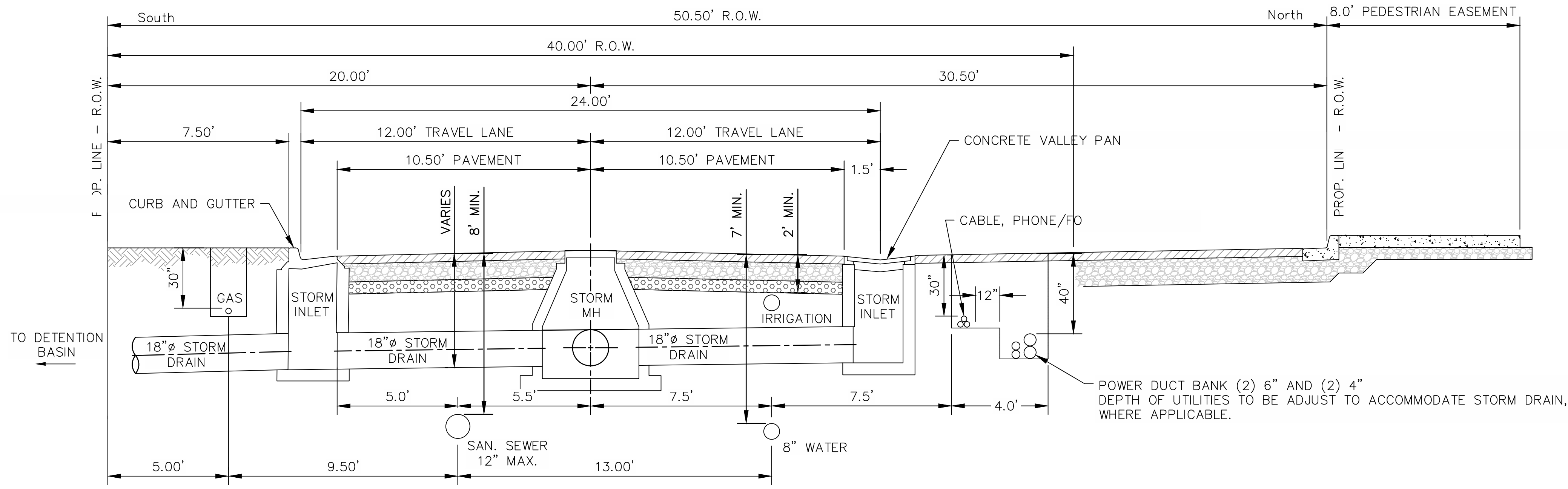
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SOCIETY TURN PARCEL PRELIMINARY PLAN
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1
U-8
NTS
TYPICAL UTILITIES ROAD CROSS-SECTION



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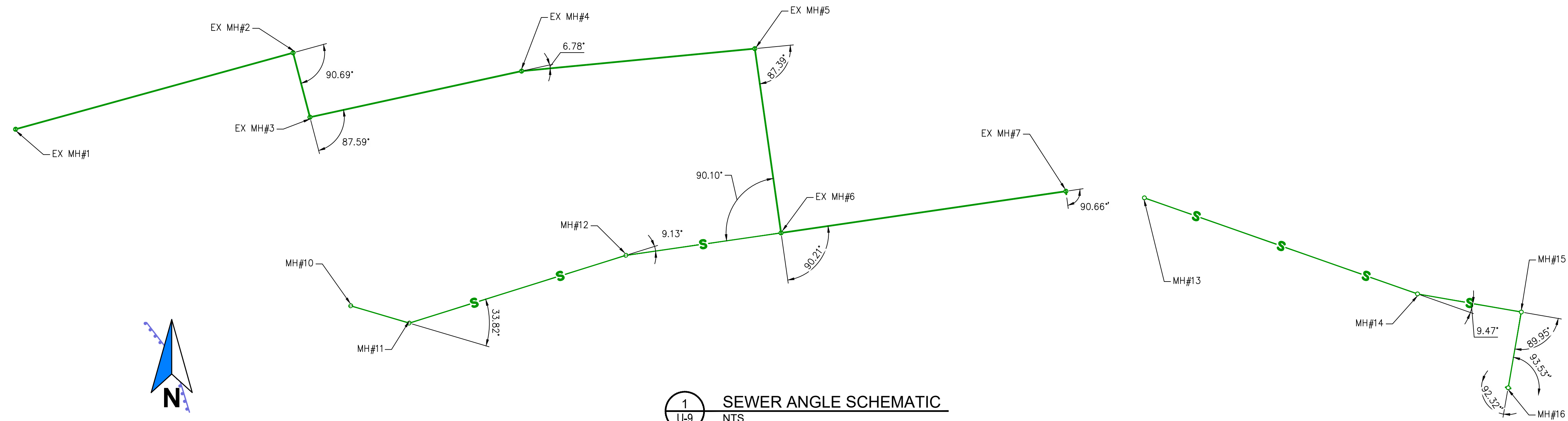
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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
TYPICAL SECTIONS

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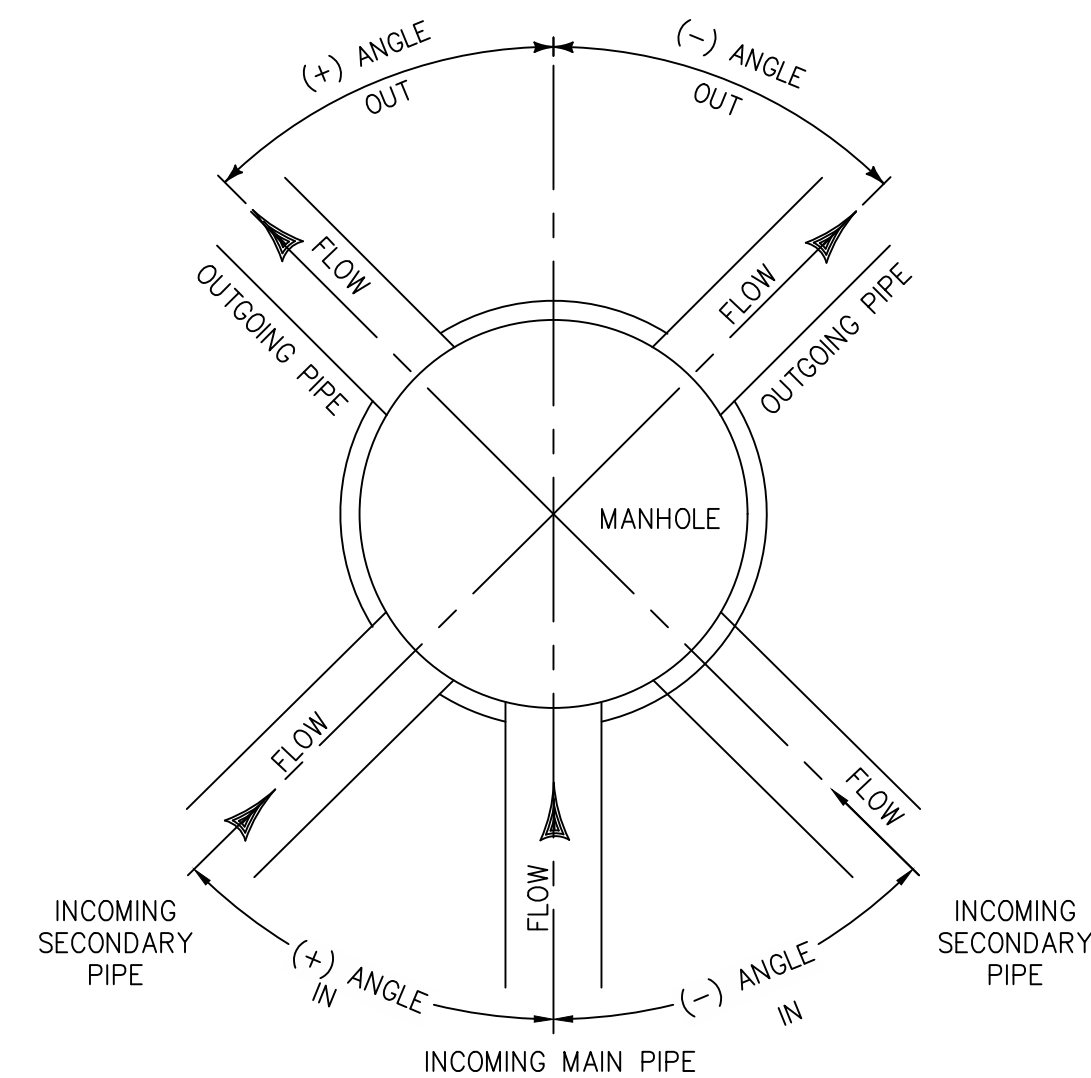
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1 SEWER ANGLE SCHEMATIC
U-9 NTS

SEWER MANHOLE SCHEDULE			
NAME	DETAILS	ANGLE	DEPTH
EX-MH#4	??? STA = ??? DIA= 48" RIM= 8685.52 INV IN = 8678.53 Pipe Dia: 12" W INV OUT = 8678.47 Pipe Dia: 12" E	00.00°	7.0
EX-MH#5	??? STA = ??? DIA= 48" RIM= 8676.76 INV IN = 8670.11 Pipe Dia: 12" W INV OUT = 8670.01 Pipe Dia: 12" S	00.00° -90.69°	8.8
EX-MH#6	EX-SAN-SWR STA = 12+33.52 DIA= 48" RIM= 8673.83 INV IN = 8666.91 Pipe Dia: 12" N INV IN = 8666.91 Pipe Dia: 12" W INV OUT = 8666.81 Pipe Dia: 12" E	00.00° 87.59°	7.0
EX-MH#7	EX-SAN-SWR STA = 15+91.76 DIA= 48" RIM= 8667.79 INV IN = 8663.93 Pipe Dia: 12" W INV OUT = 8663.83 Pipe Dia: 12" S	00.00° - 6.78°	4.2
EX MH#1	??? STA = ??? DIA= 48" RIM= 8700.70 INV OUT = 8689.35 Pipe Dia: 12" E	00.00° -87.39°	11.4
EX MH#2	??? STA = ??? DIA= 48" RIM= 8699.48 INV IN = 8687.88 Pipe Dia: 12" W INV OUT = 8687.80 Pipe Dia: 12" S	00.00° -90.10° 90.21°	11.7
EX MH#3	??? STA = ??? DIA= 48" RIM= 8697.29 INV IN = 8687.23 Pipe Dia: 12" N INV OUT = 8687.01 Pipe Dia: 12" E	00.00° -90.66°	10.3
MH#10	SAN A STA = 0+00.00 DIA= 48" RIM= 17354.49 INV OUT = 8668.97 Pipe Dia: 12" E	00.00°	500.0
MH#11	SAN A STA = 0+75.86 DIA= 48" RIM= 8680.04 INV IN = 8668.74 Pipe Dia: 12" W INV OUT = 8668.54 Pipe Dia: 12" E	00.00° 33.82°	11.5
MH#12	SAN A STA = 3+58.43 DIA= 48" RIM= 8677.75 INV IN = 8667.69 Pipe Dia: 12" W INV OUT = 8667.49 Pipe Dia: 12" E	00.00° - 9.13°	10.3

SEWER MANHOLE SCHEDULE			
NAME	DETAILS	ANGLE	DEPTH
MH#13	SAN B STA = 0+00.00 DIA= 48" RIM= 8663.59 INV OUT = 8653.00 Pipe Dia: 12" E	00.00°	10.6
MH#14	SAN B STA = 3+60.22 DIA= 48" RIM= 8659.25 INV IN = 8648.20 Pipe Dia: 12" W INV OUT = 8648.00 Pipe Dia: 12" E	00.00° 9.47°	11.3
MH#15	SAN B STA = 4+91.34 DIA= 48" RIM= 8660.60 INV IN = 8640.83 Pipe Dia: 12" W INV OUT = 8640.63 Pipe Dia: 12" S	00.00° -89.95°	20.0
MH#16 EX	SAN B STA = 5+86.96 DIA= 48" RIM= 8645.48 INV IN = 8631.58 Pipe Dia: 12" N INV IN = 8631.58 Pipe Dia: 12" E INV OUT = 8631.38 Pipe Dia: 12" W	00.00° 93.53° -92.32°	15.4



2 MANHOLE PIPE ANGLE DETAIL
U-9 NTS

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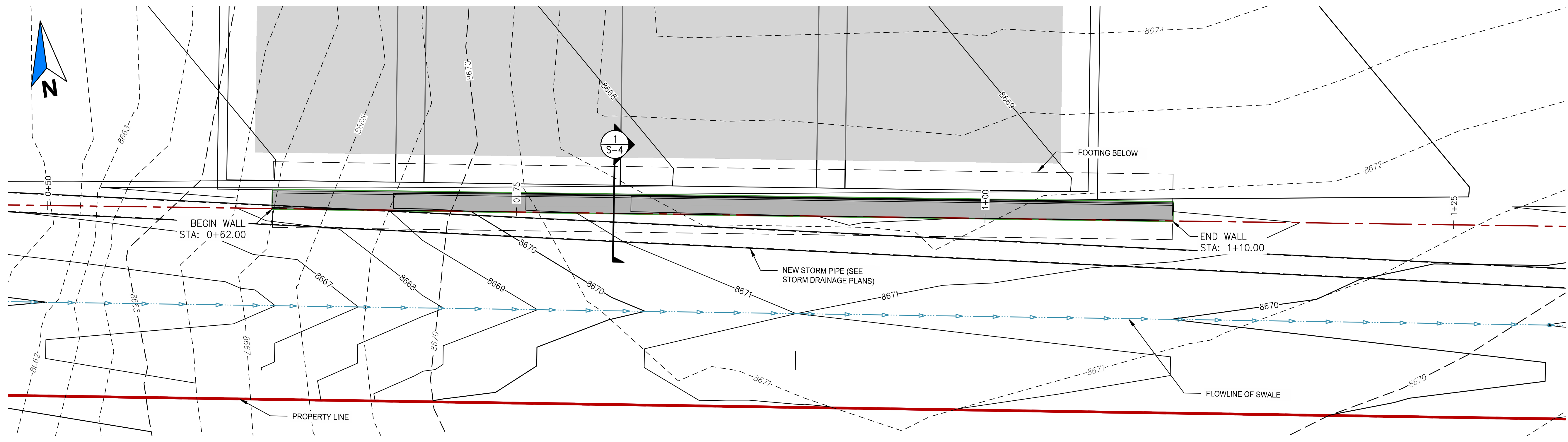
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SOCIETY TURN PARCEL PRELIMINARY PLAN
PROPOSED SANITARY SEWER MANHOLE SCHEDULE

PROJECT 2021-055-CIV
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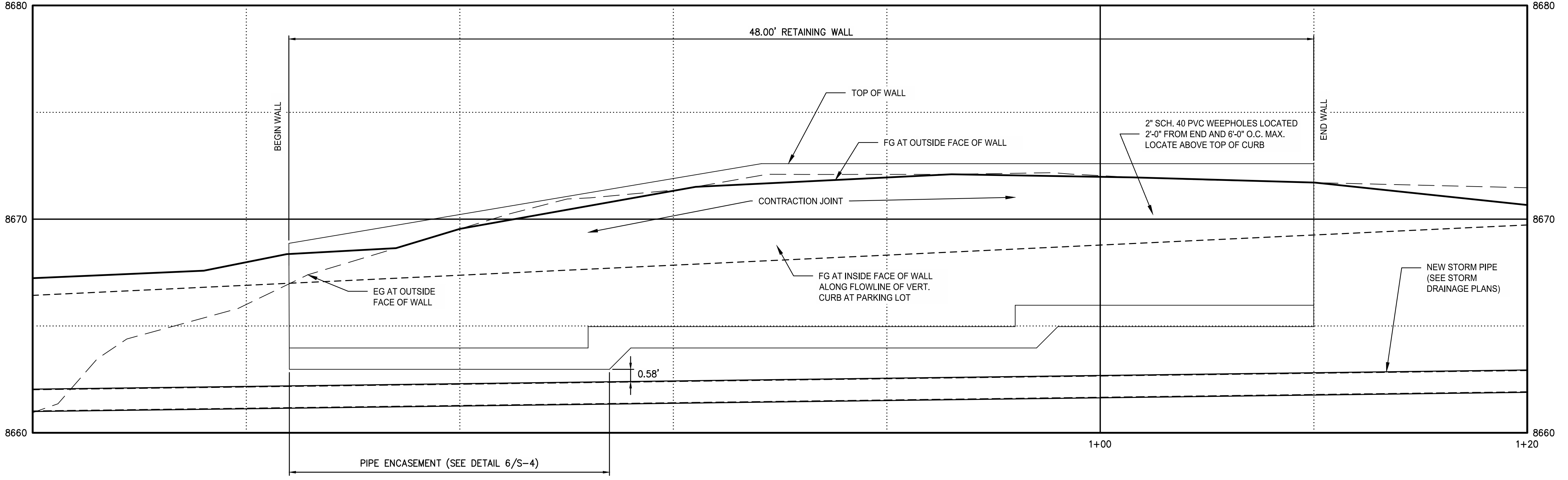
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RETAINING WALL 1 PLAN



RET WALL 1 AND 2



RETAINING WALL 1 PROFILE



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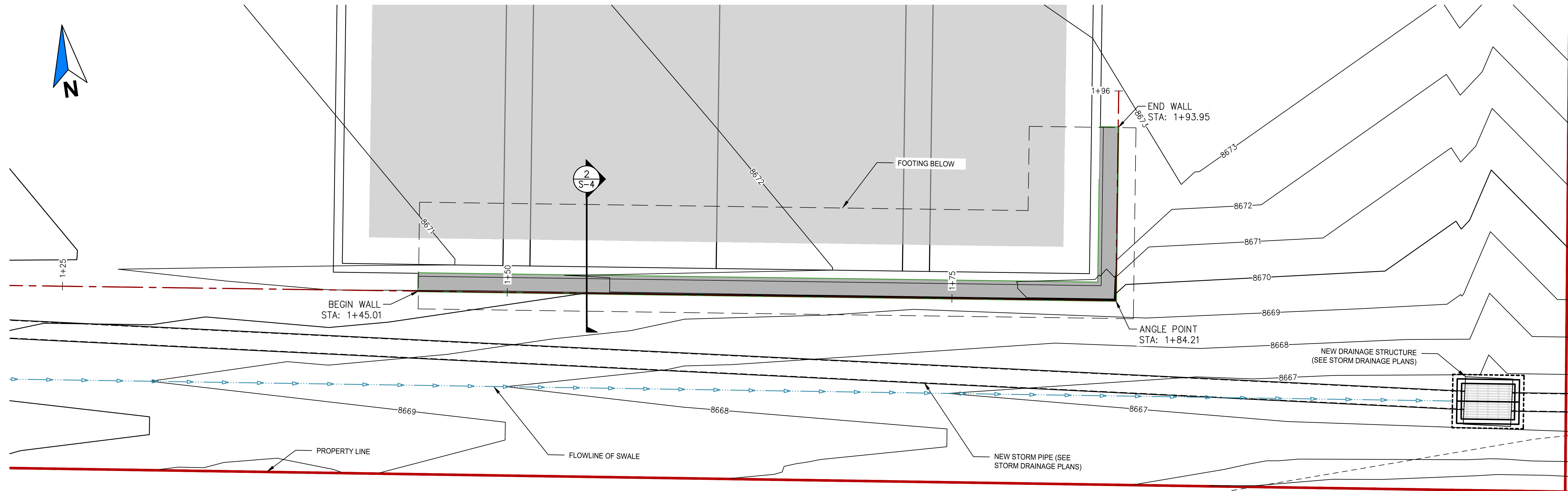
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 RETAINING WALL 1 PLAN AND PROFILE

PROJECT	2021-055-CIV
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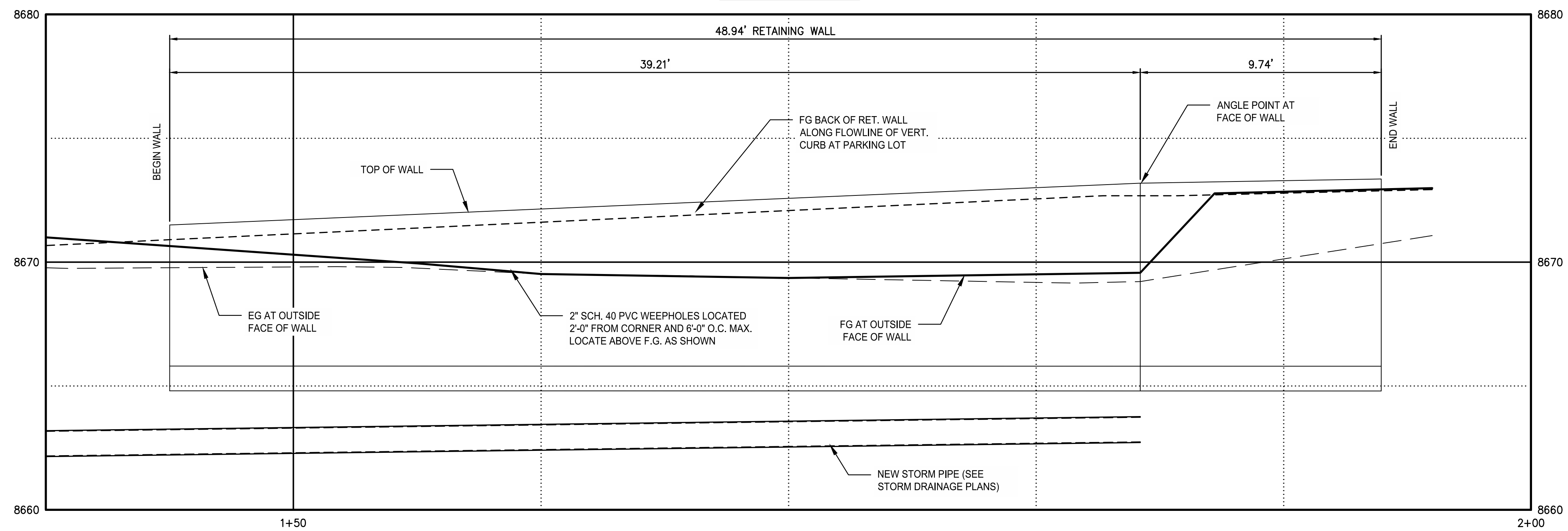
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RETAINING WALL 2 PLAN



RET WALL 1 AND 2



RETAINING WALL 2 PROFILE



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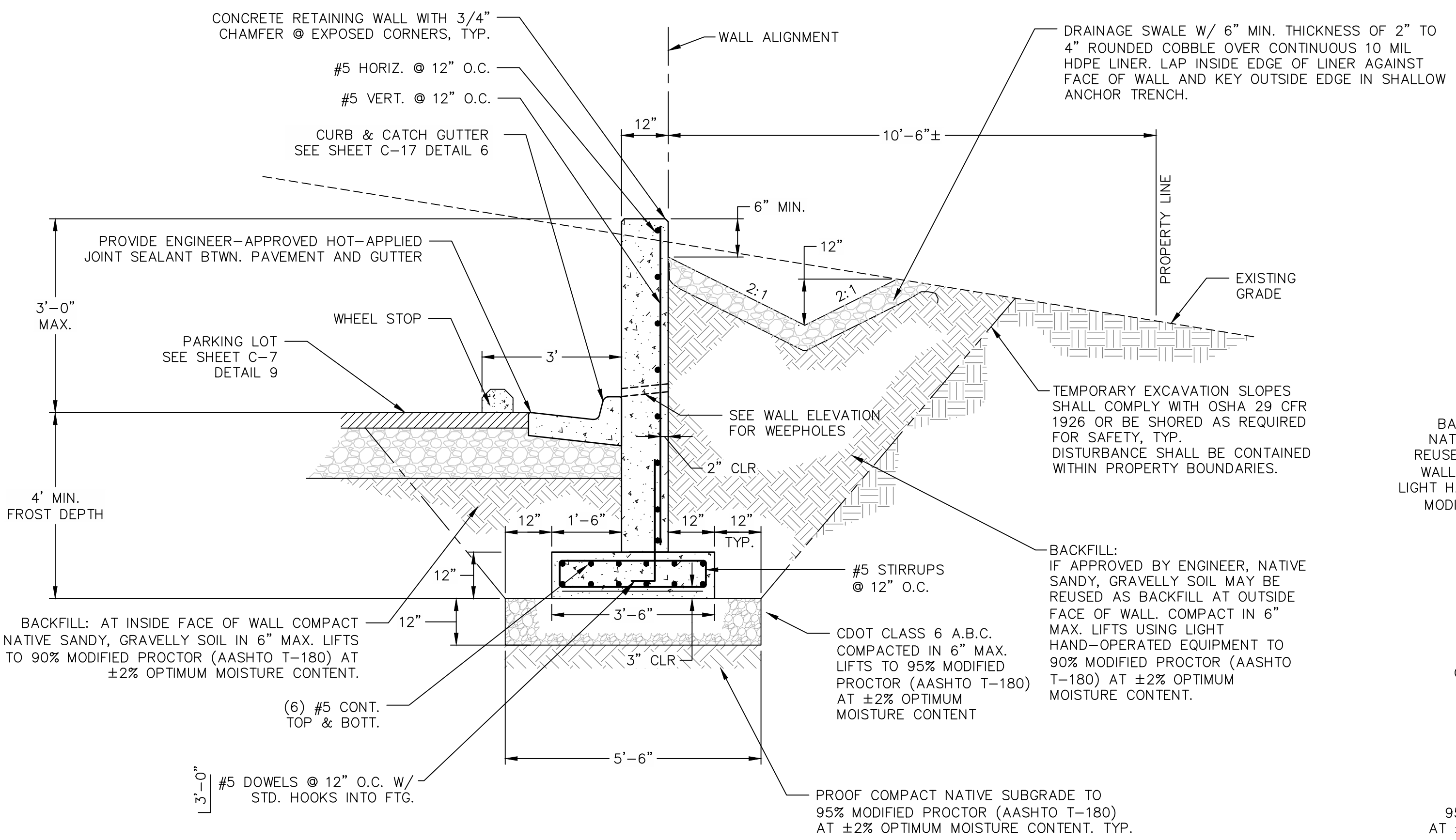
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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
RETAINING WALL 2 PLAN AND PROFILE

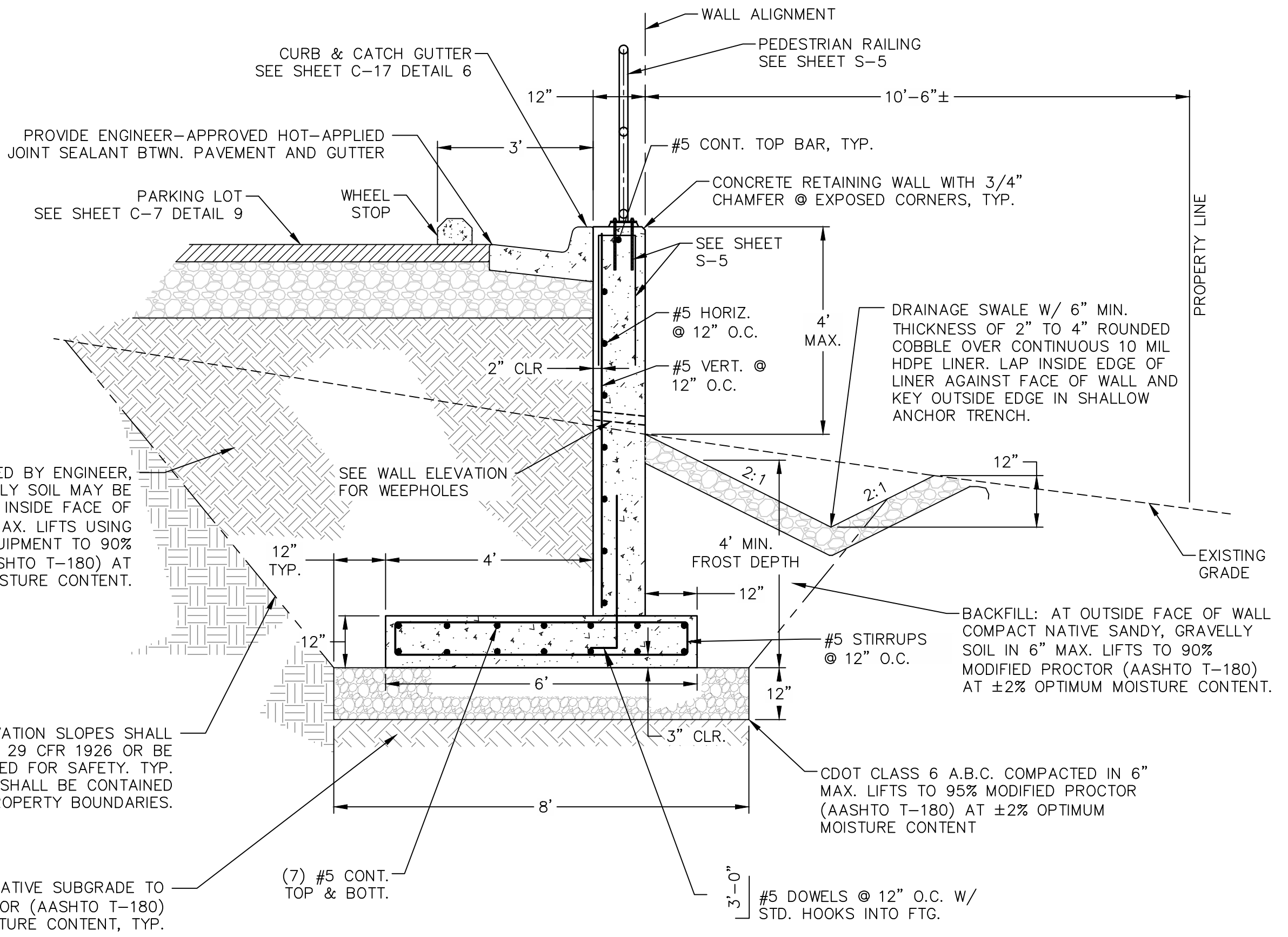
PROJECT	2021-055-CIV
DATE	09/23/2022
DESIGNED	CB
CHECKED	DQ
BUCKHORN ENGINEERING	

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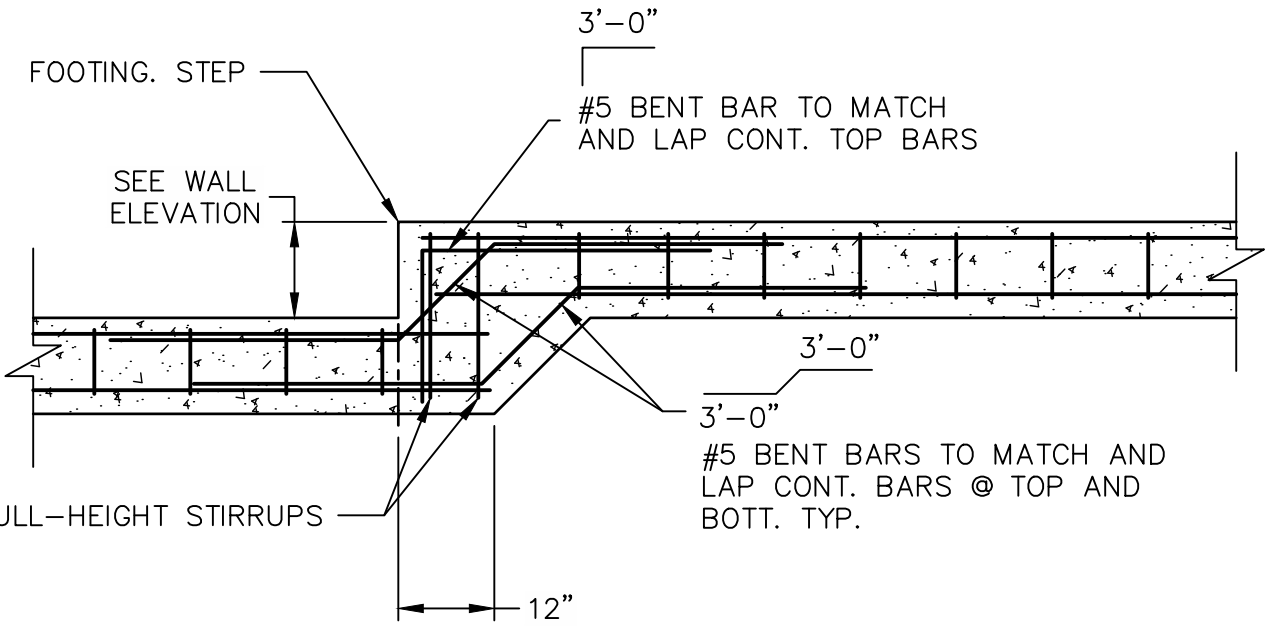
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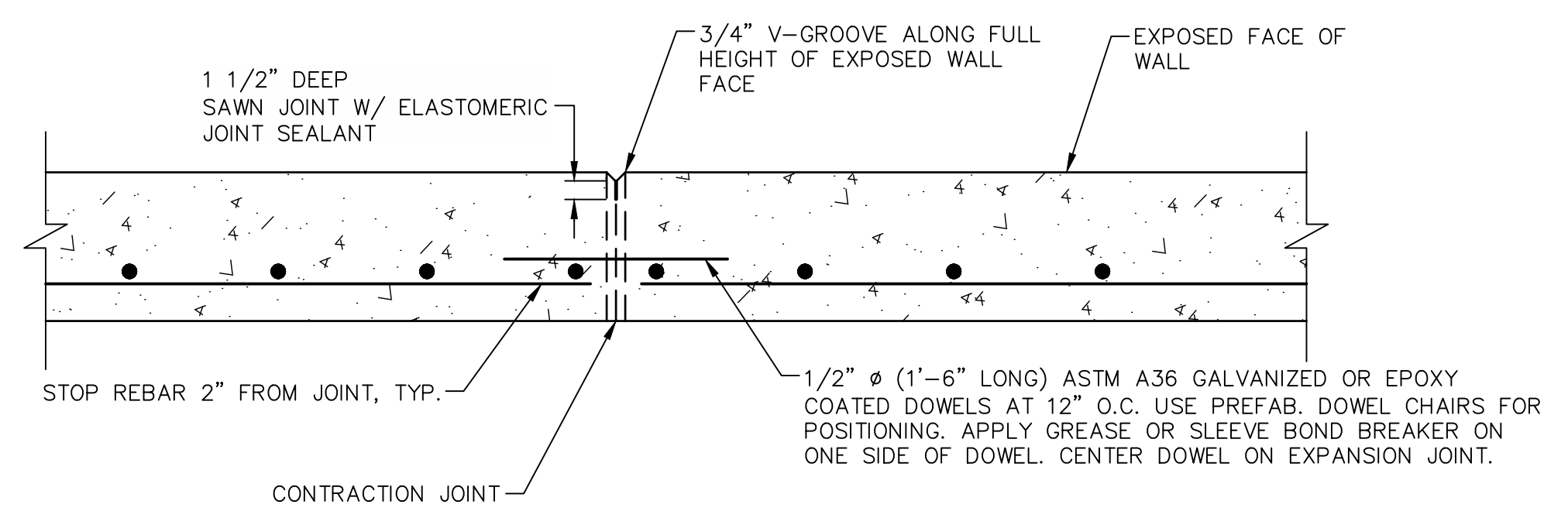
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S-4 **RETAINING WALL 1**
NTS TYPICAL SECTION



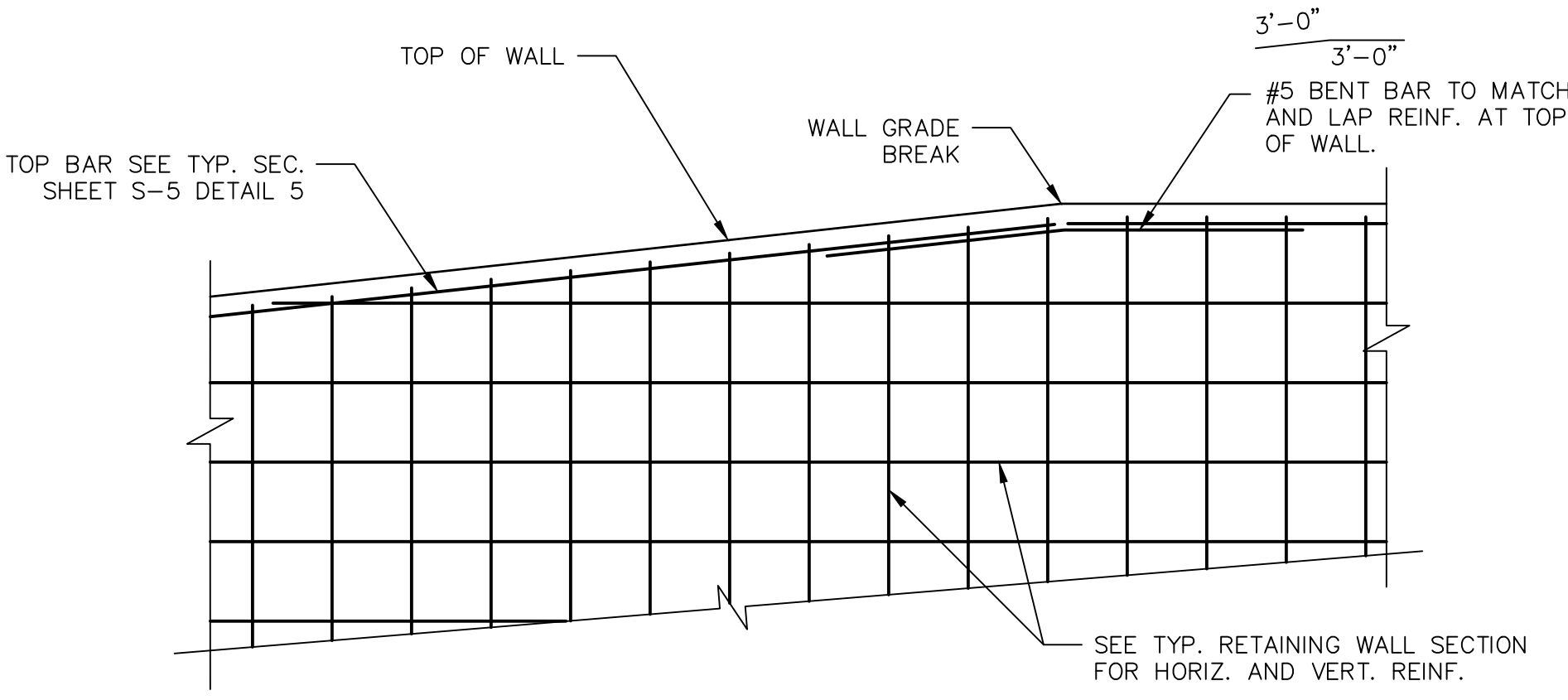
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S-4 **RETAINING WALL 2**
NTS TYPICAL SECTION



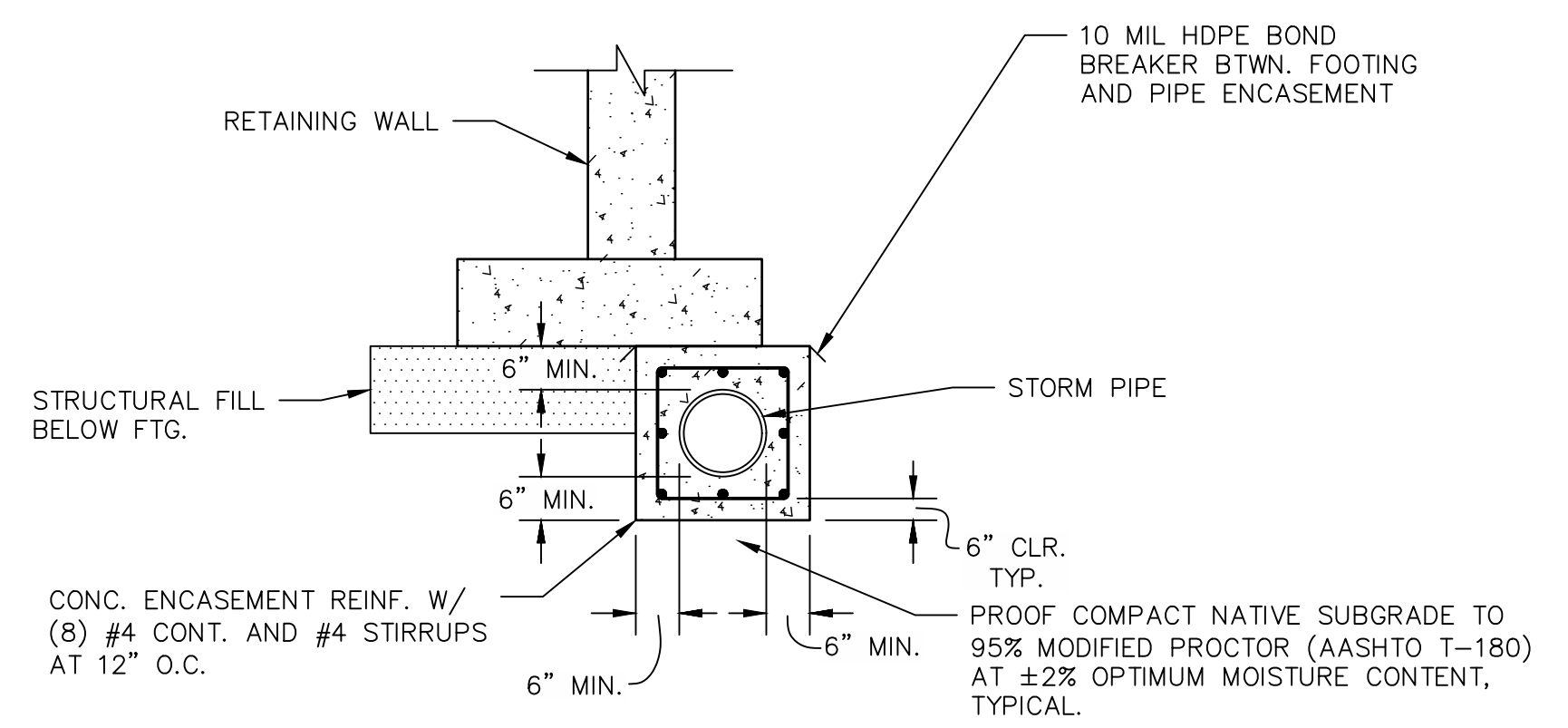
3
S-4 **FOOTING STEP FOR RETAINING WALL**
NTS TYPICAL DETAIL



4
S-4 **CONTRACTION JOINT**
NTS TYP. PLAN VIEW



5
S-4 **PARTIAL WALL ELEVATION**
NTS TYPICAL DETAIL



6
S-4 **PIPE ENCASEMENT**
NTS

PRELIMINARY
NOT FOR CONSTRUCTION



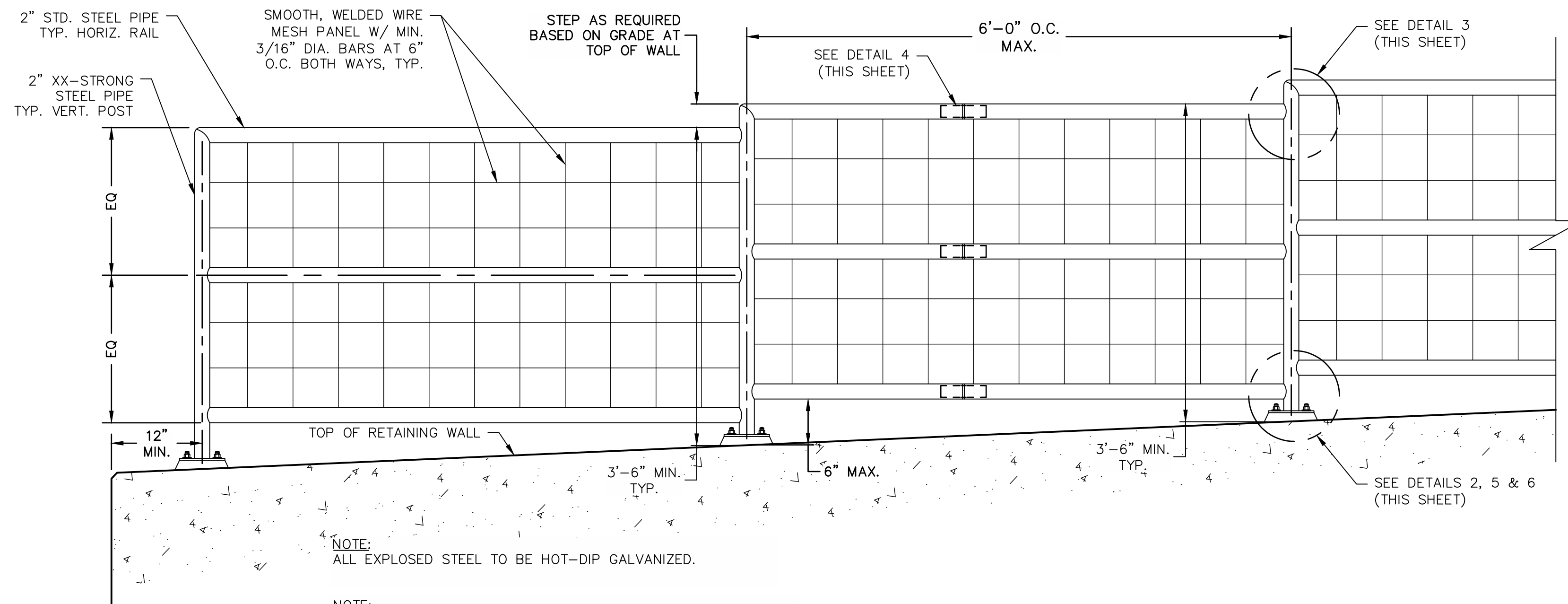
REV	DATE	DESCRIPTION	BY

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ENGINEERING
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970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
RETAINING WALL DETAILS

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ
BUCKHORN ENGINEERING	
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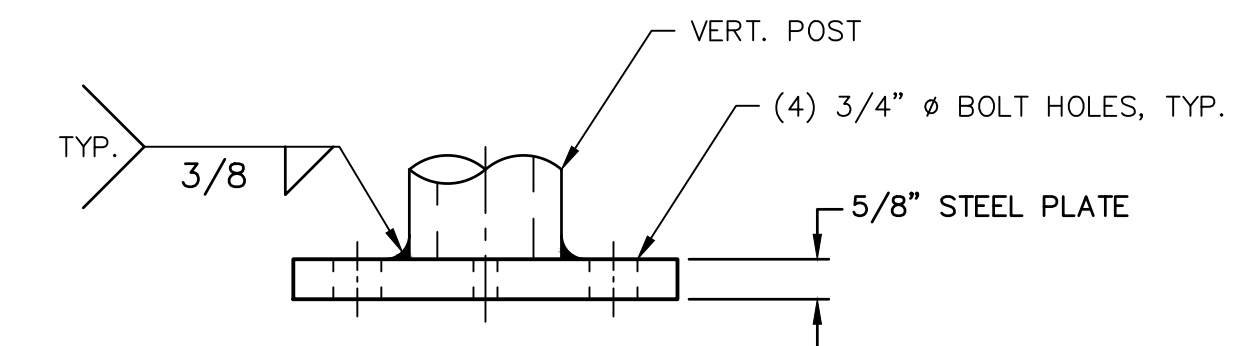
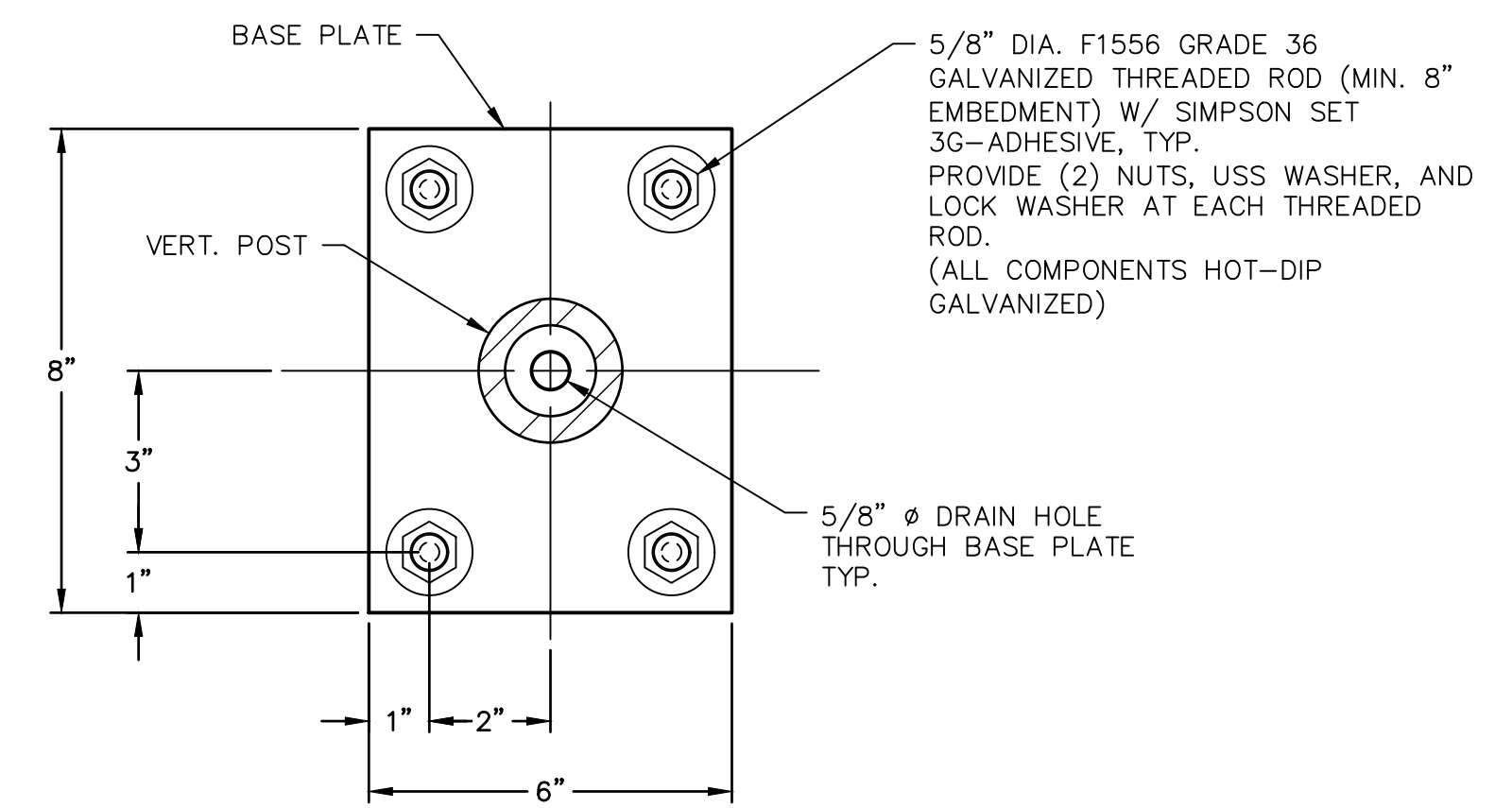
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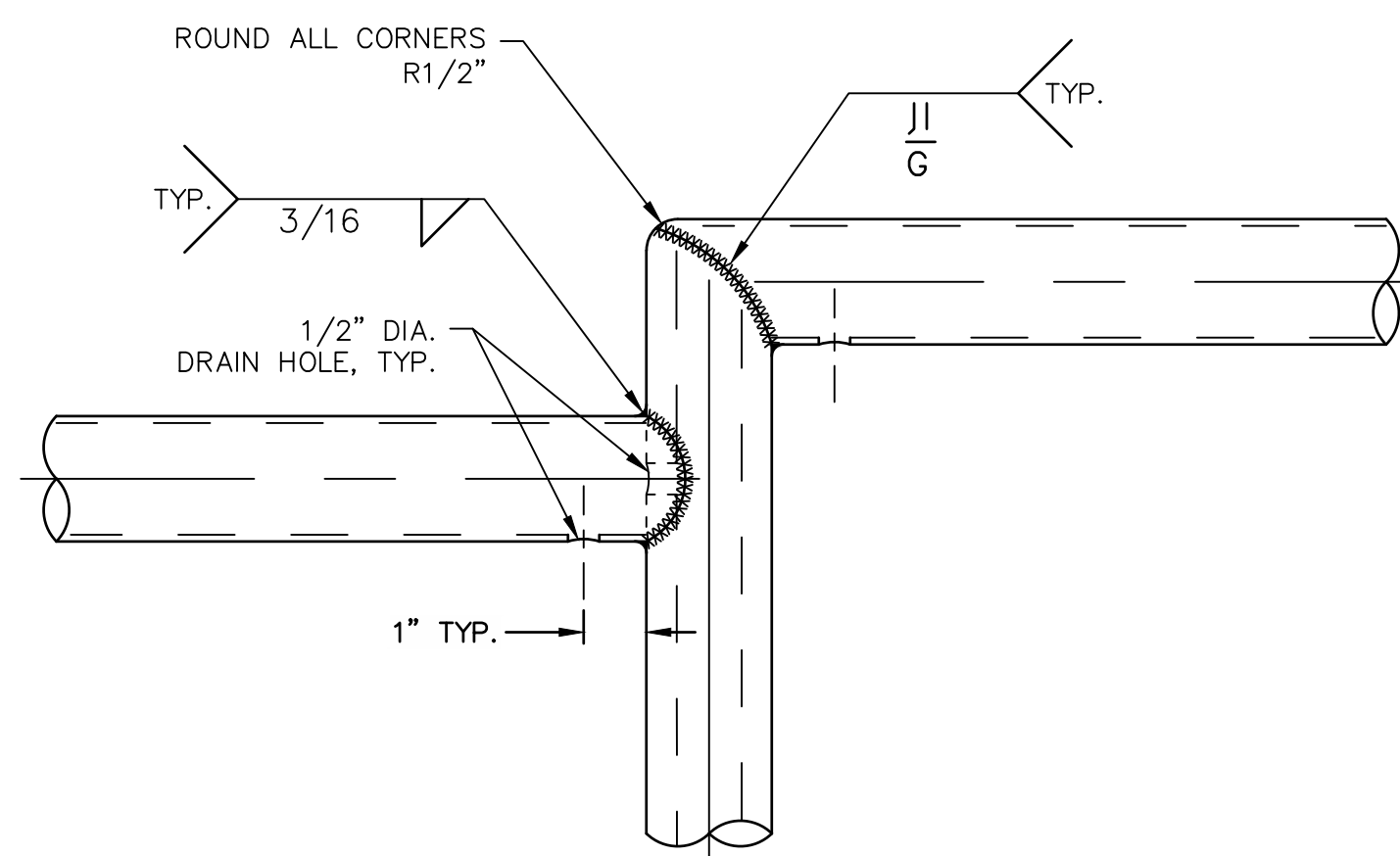
NOTE: ALL EXPOSED STEEL TO BE HOT-DIP GALVANIZED.

NOTE: CONTRACTOR SHALL SUBMIT RAILING SHOP DRAWINGS FOR ENGINEER APPROVAL PRIOR TO FABRICATION.

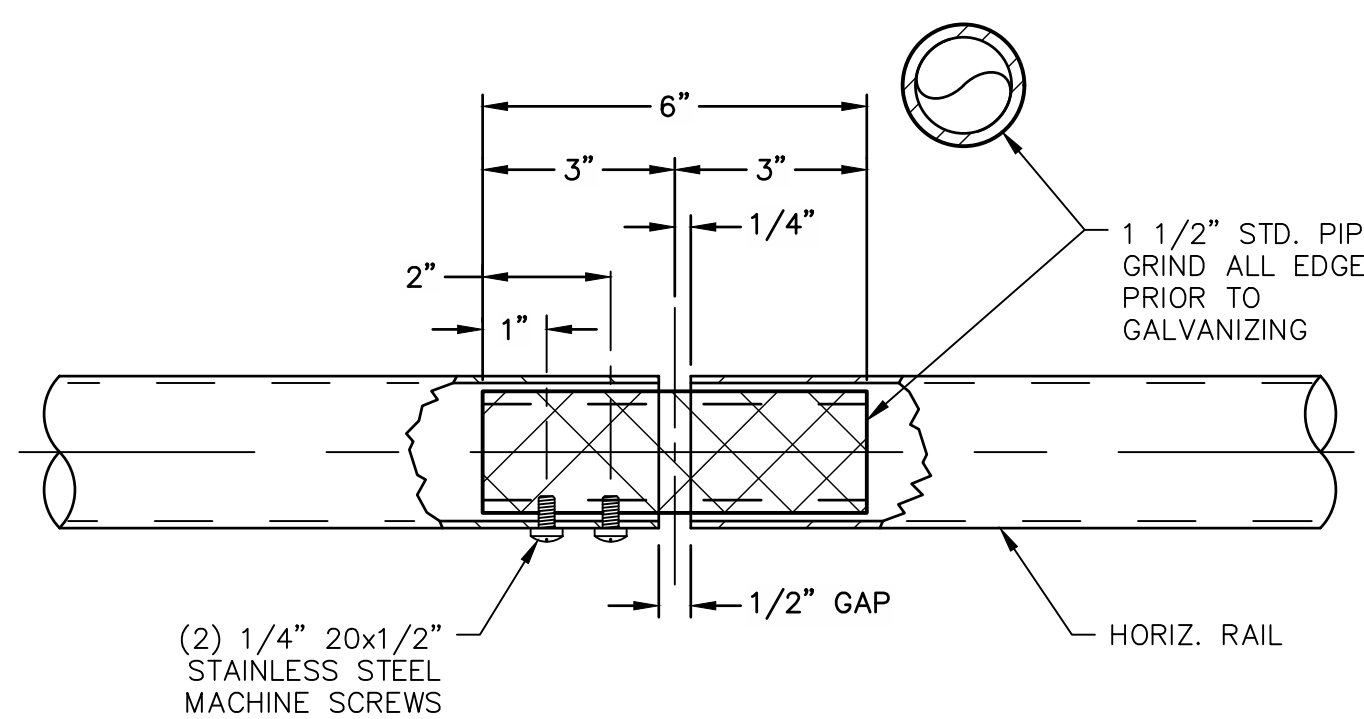
1 WALL RAILING FOR PEDESTRIANS
NTS TYP. ELEVATION



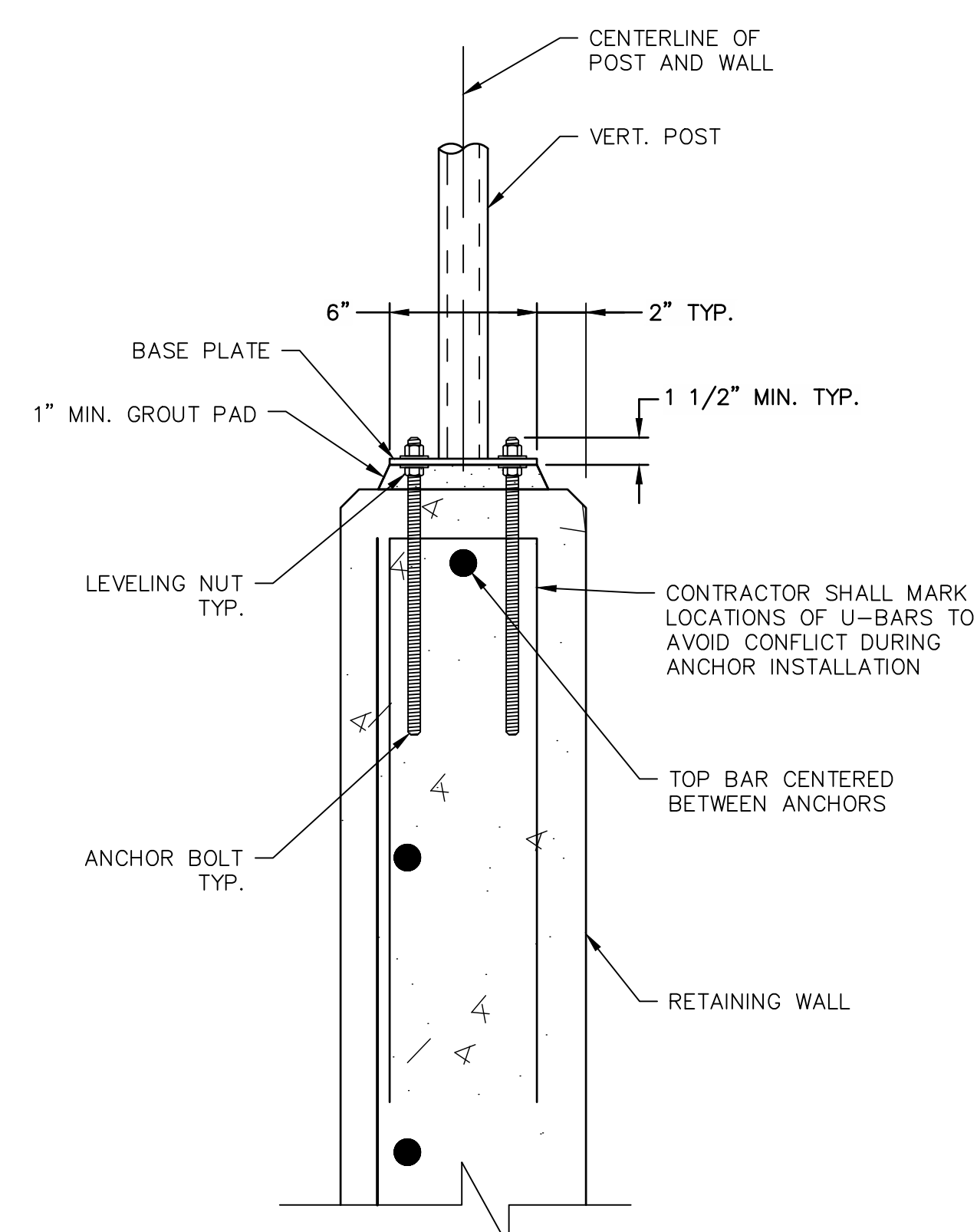
2 BASE PLATE
NTS TYP. DETAIL



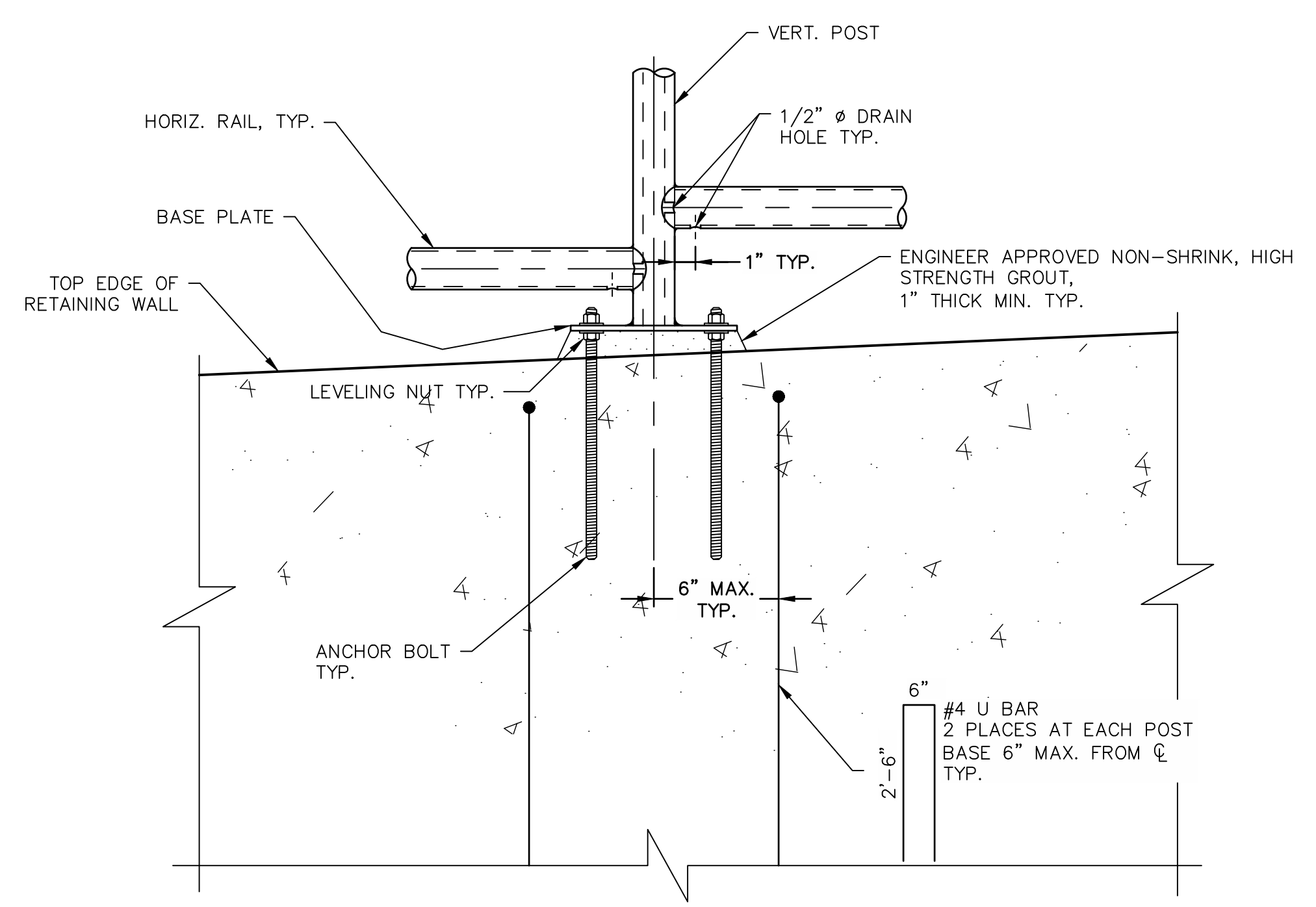
3 WELD JOINTS
NTS TYP. DETAIL



4 SPLICE DETAIL
NTS TYP. SECTION



5 RAILING BASE AND ANCHORING
NTS TYP. SECTION



6 RAILING BASE AND ANCHORING
NTS TYP. ELEVATION

REV	DATE	DESCRIPTION	BY

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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PRELIMINARY PLAN
RAILING DETAILS

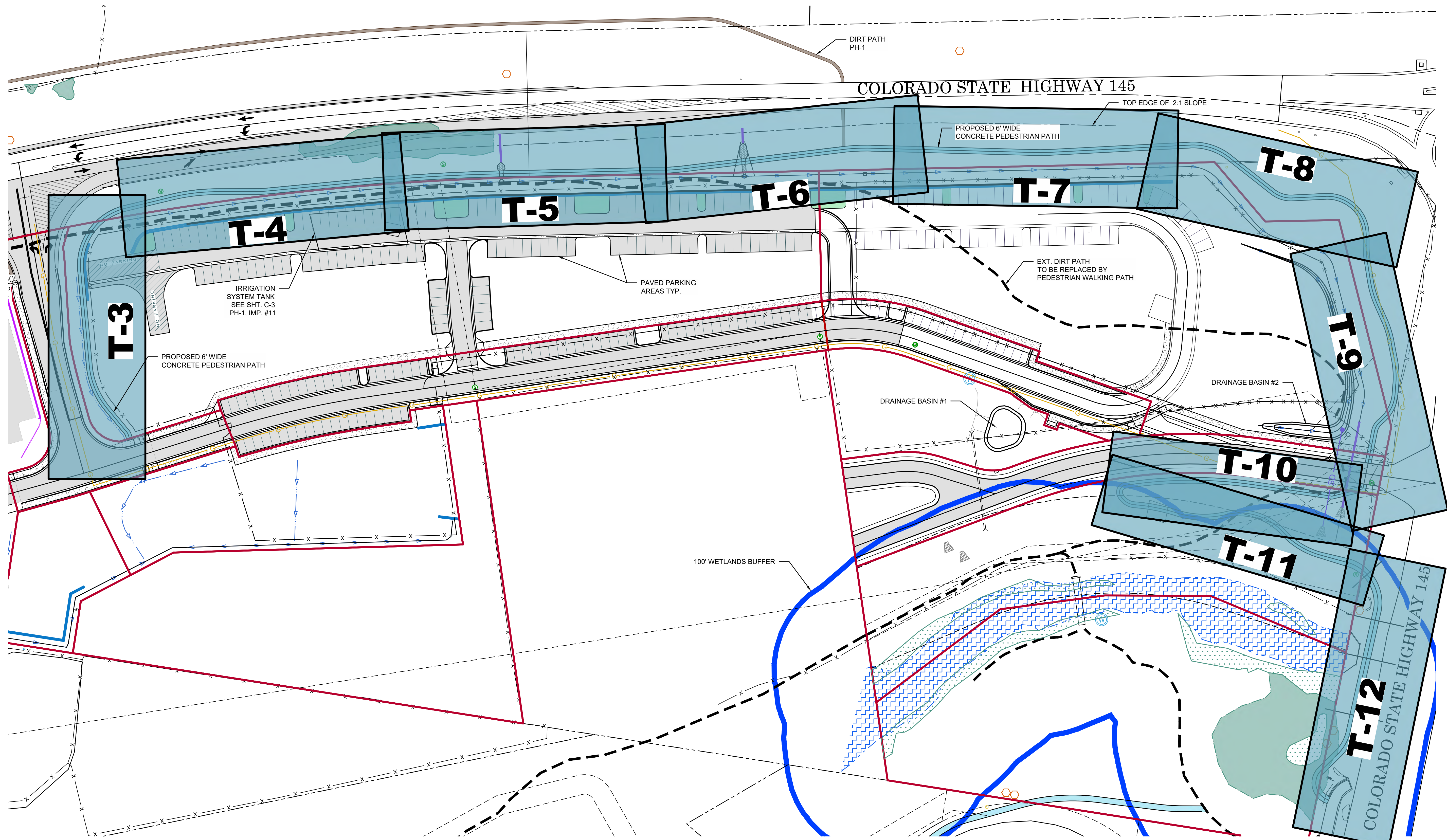
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DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ
BUCKHORN ENGINEERING

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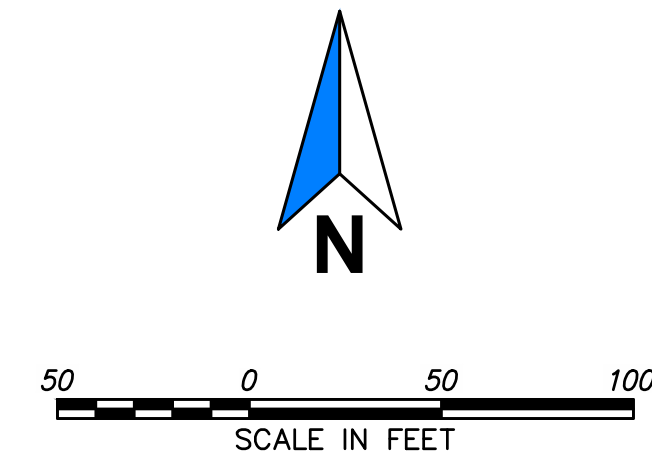
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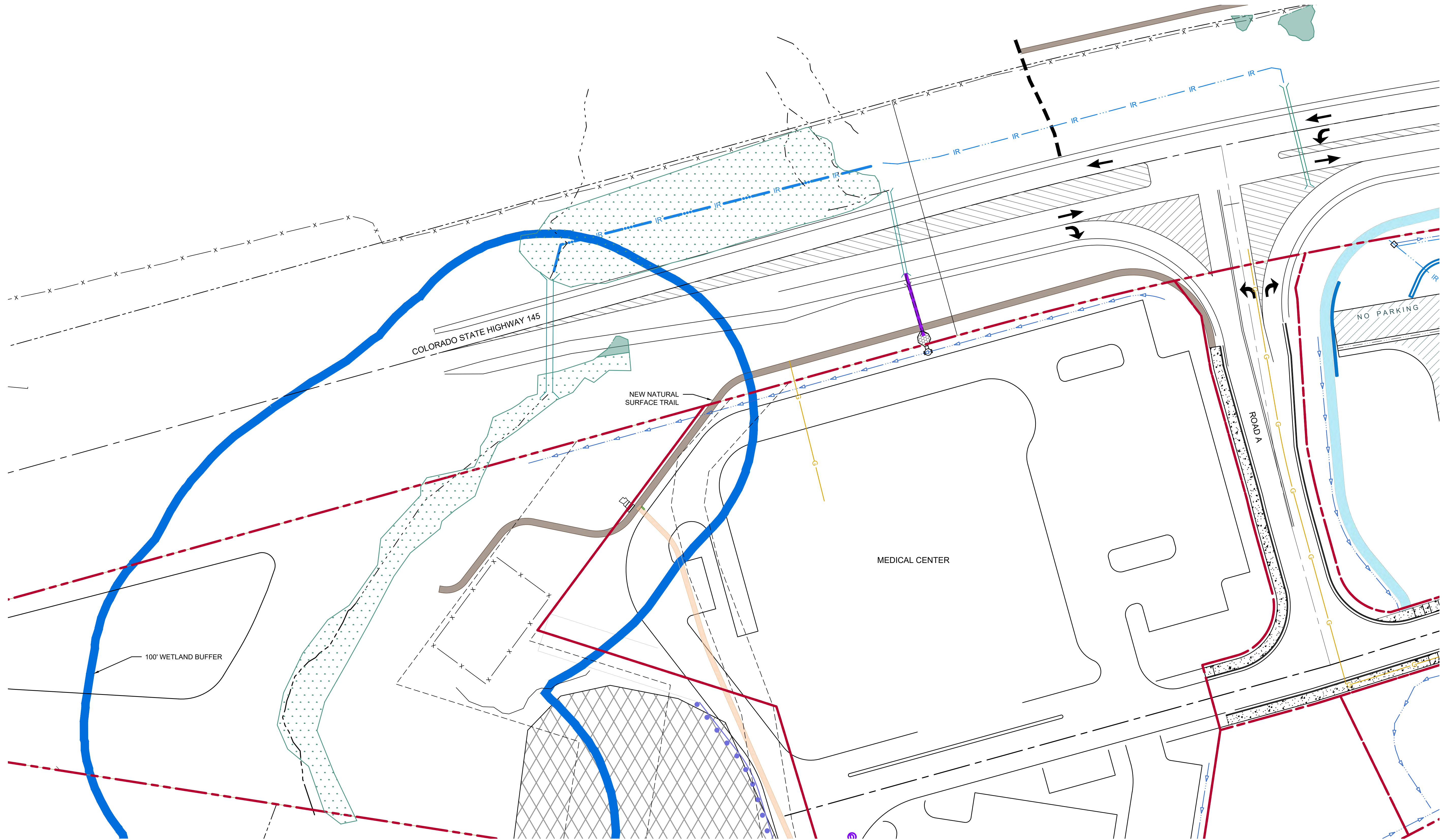
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ENGINEERING
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Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH GENERAL PLAN & SHEET INDEX

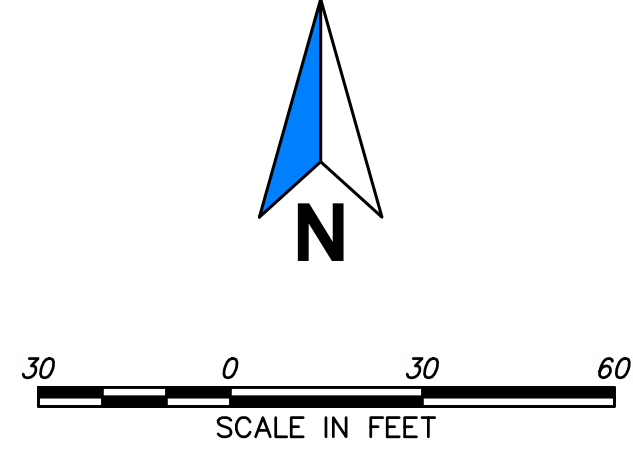
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DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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NOT FOR CONSTRUCTION



REV	DATE	DESCRIPTION	BY

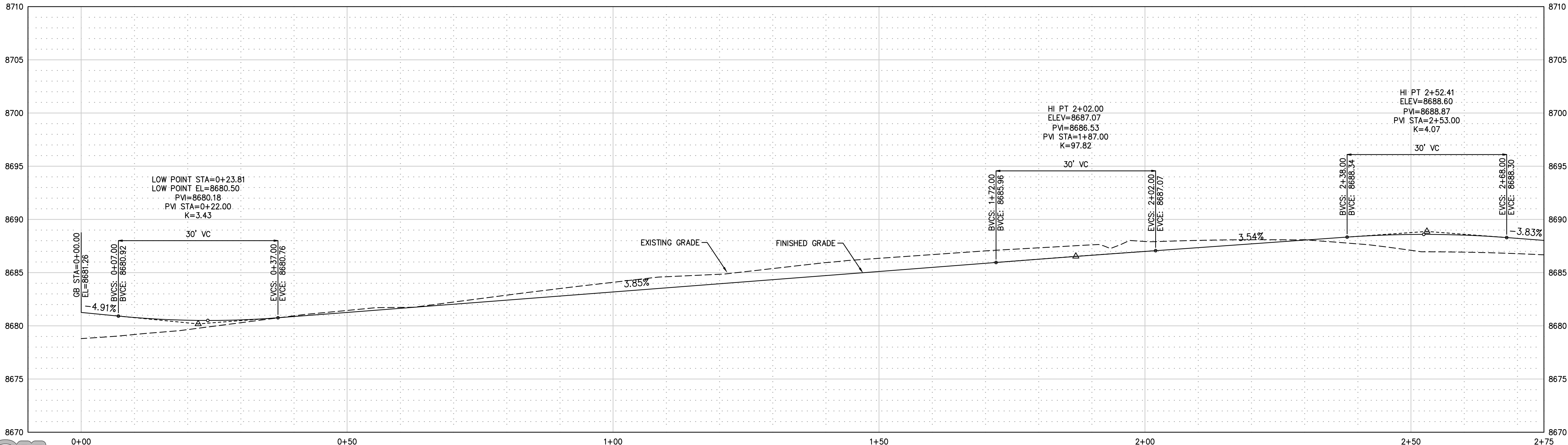
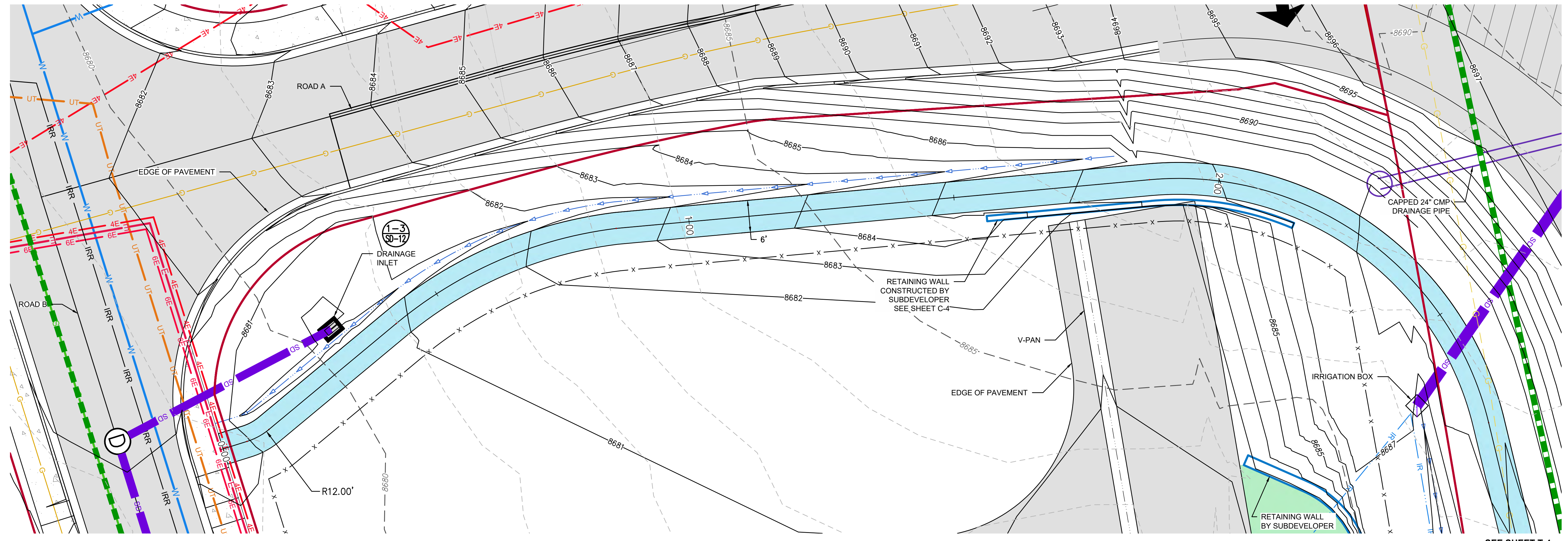
BUCKHORN
ENGINEERING
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
WEST PEDESTRIAN PATH GENERAL PLAN

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY

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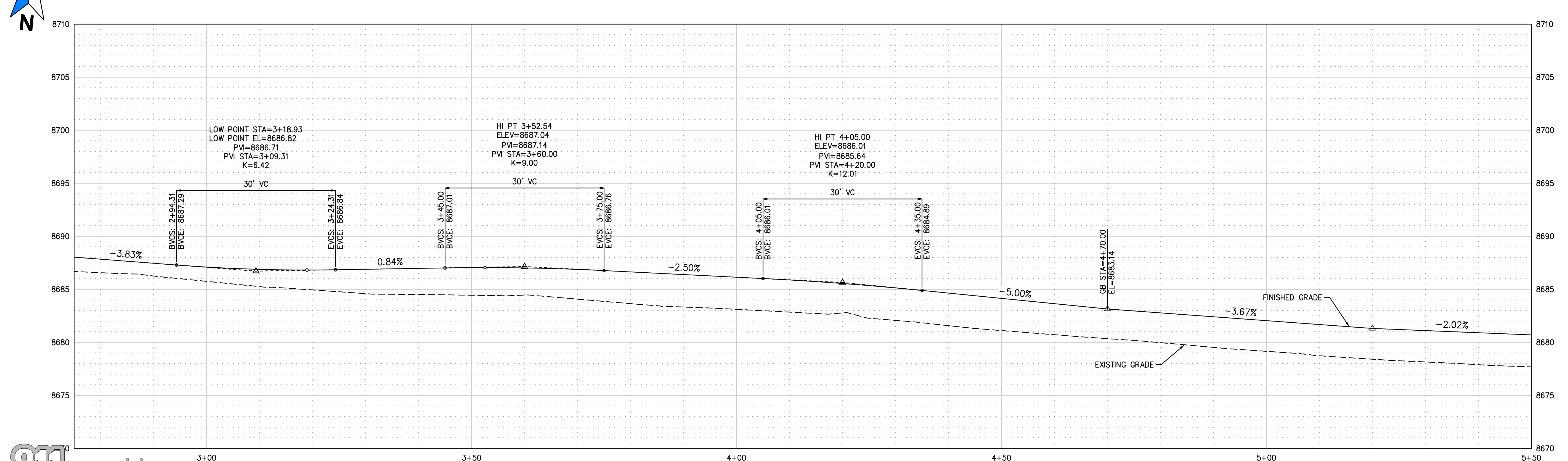
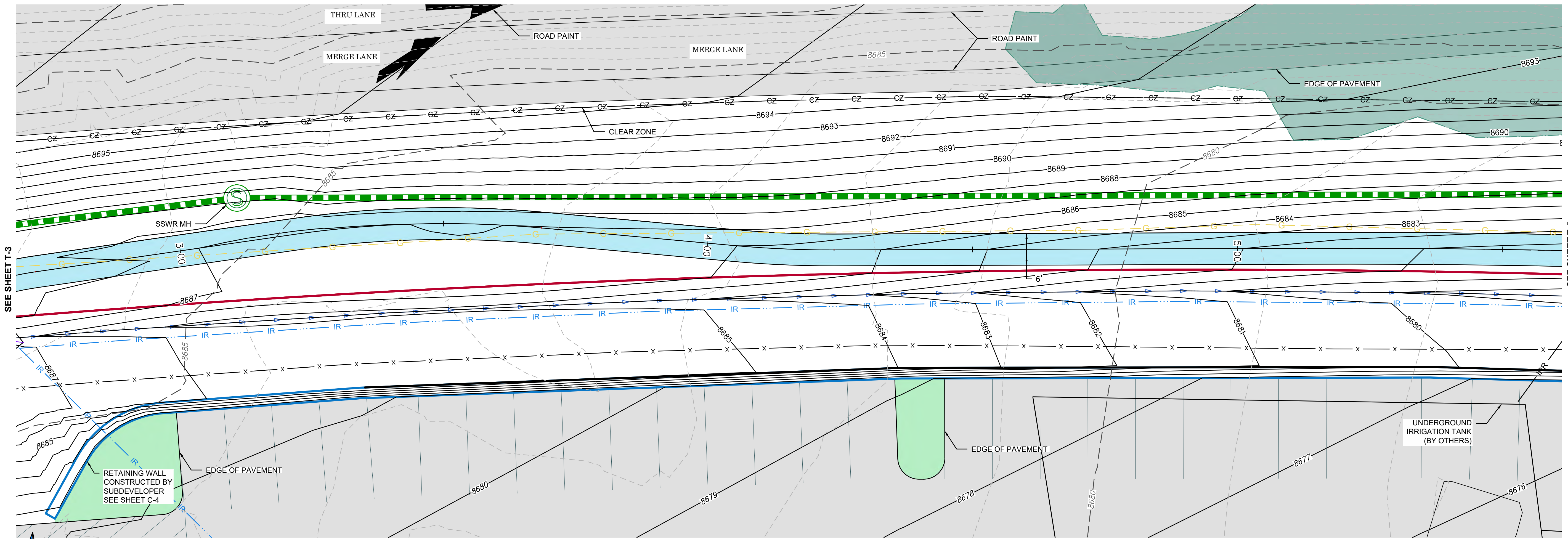
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 0+00 TO 2+75

PROJECT 2021-055-CIV
DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ

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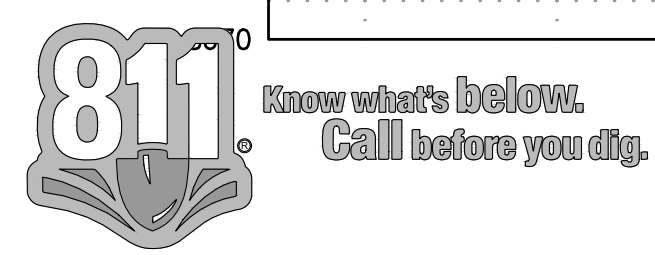


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EAST PEDESTRIAN PATH PLAN & PROFILE

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REV	DATE	DESCRIPTION	BY

SEE SHEET T-3
SEE SHEET T-5

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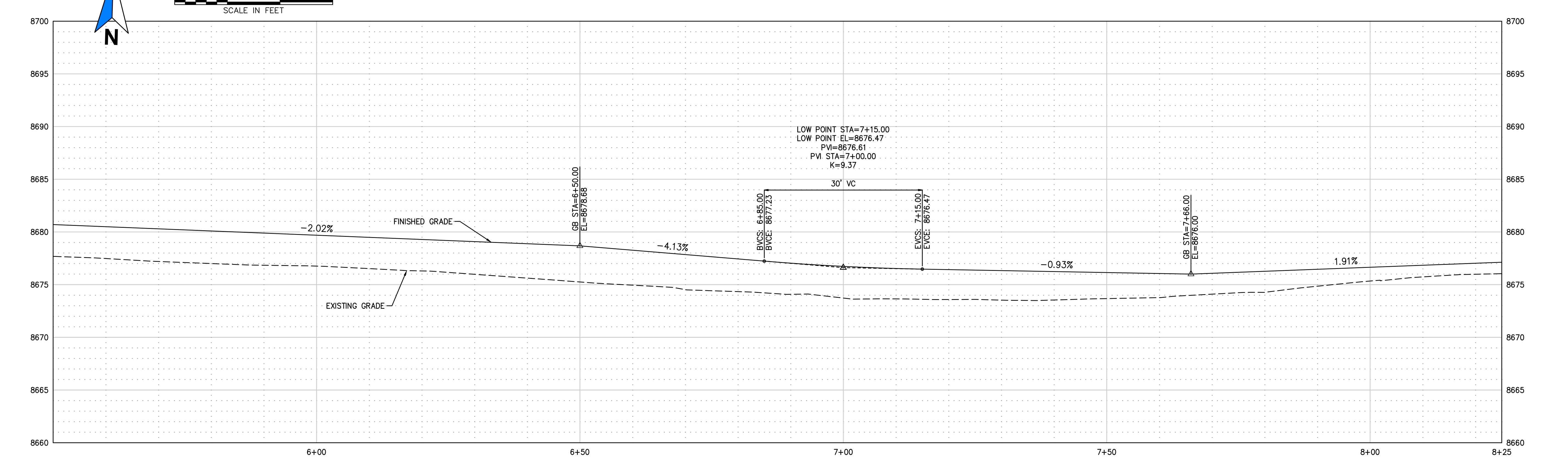
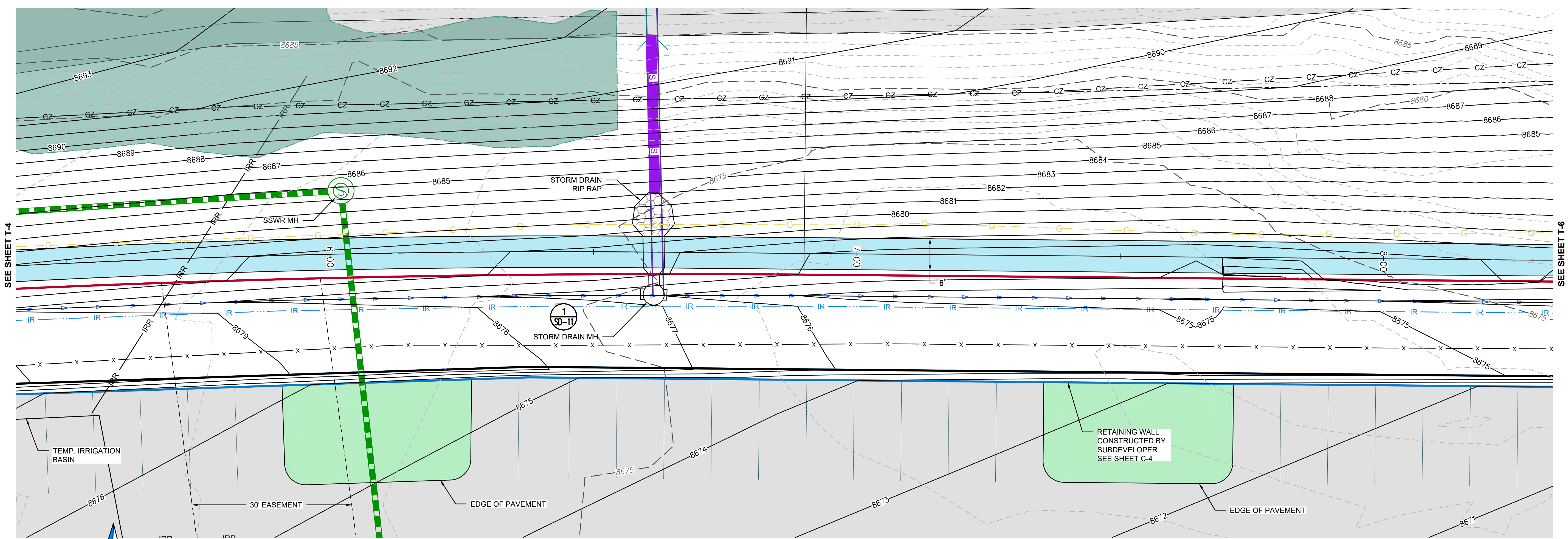
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 2+75 TO 5+50

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

**PRELIMINARY
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REV	DATE	DESCRIPTION	BY

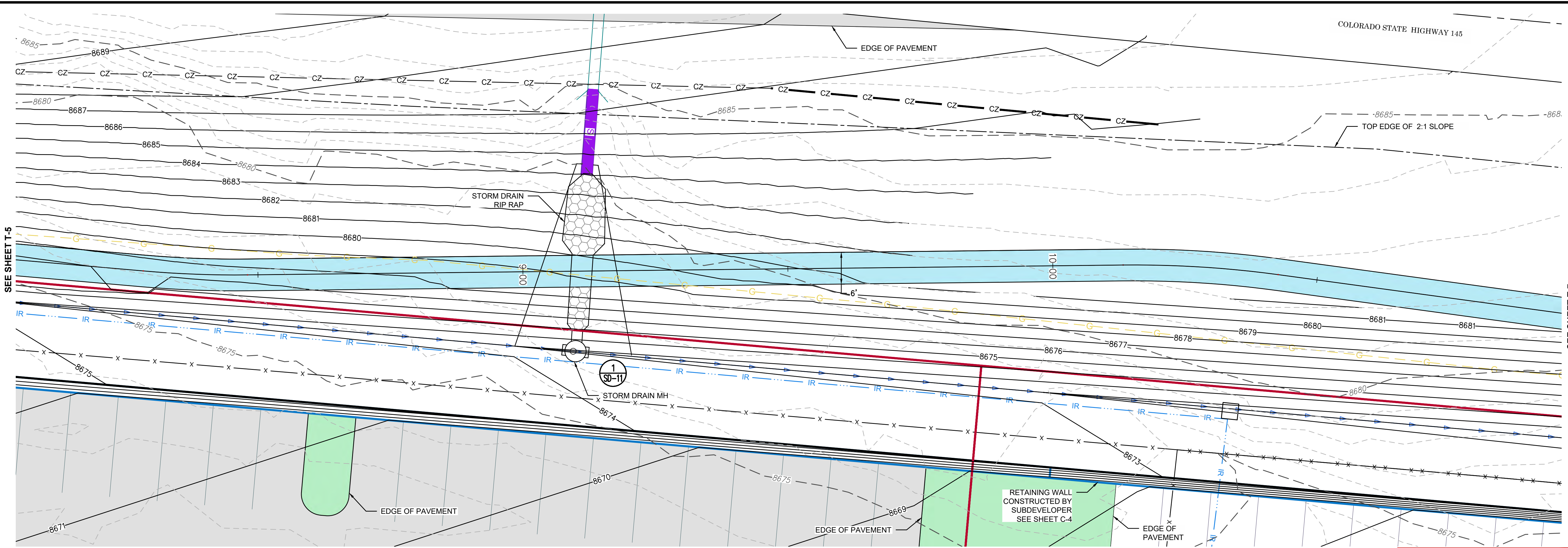
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ENGINEERING
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Montrose, Colorado 81401
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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 5+50 TO 8+25

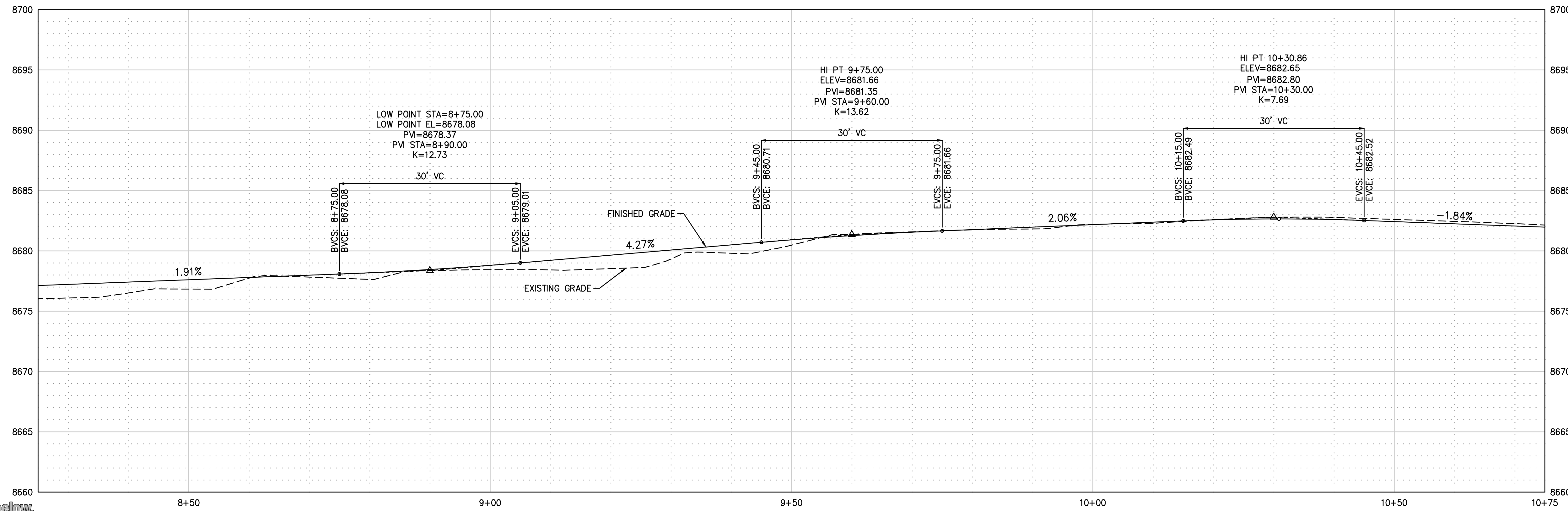
PROJECT	2021-055-CIV
DATE	09/23/2022
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EAST PEDESTRIAN PATH PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

SEE SHEET T-5
SEE SHEET T-7

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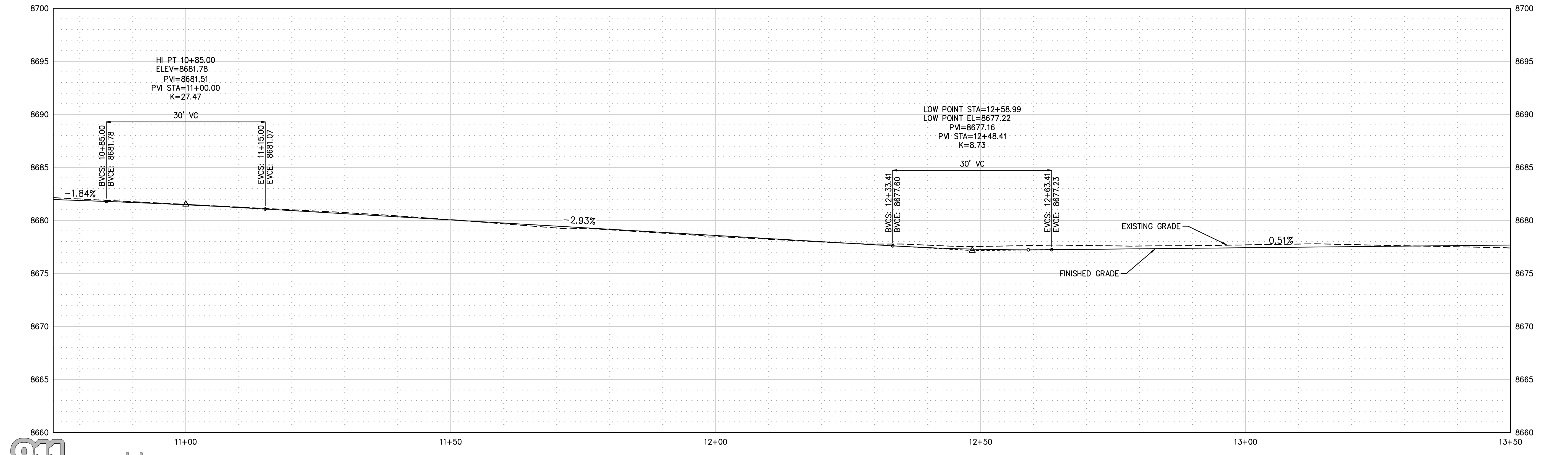
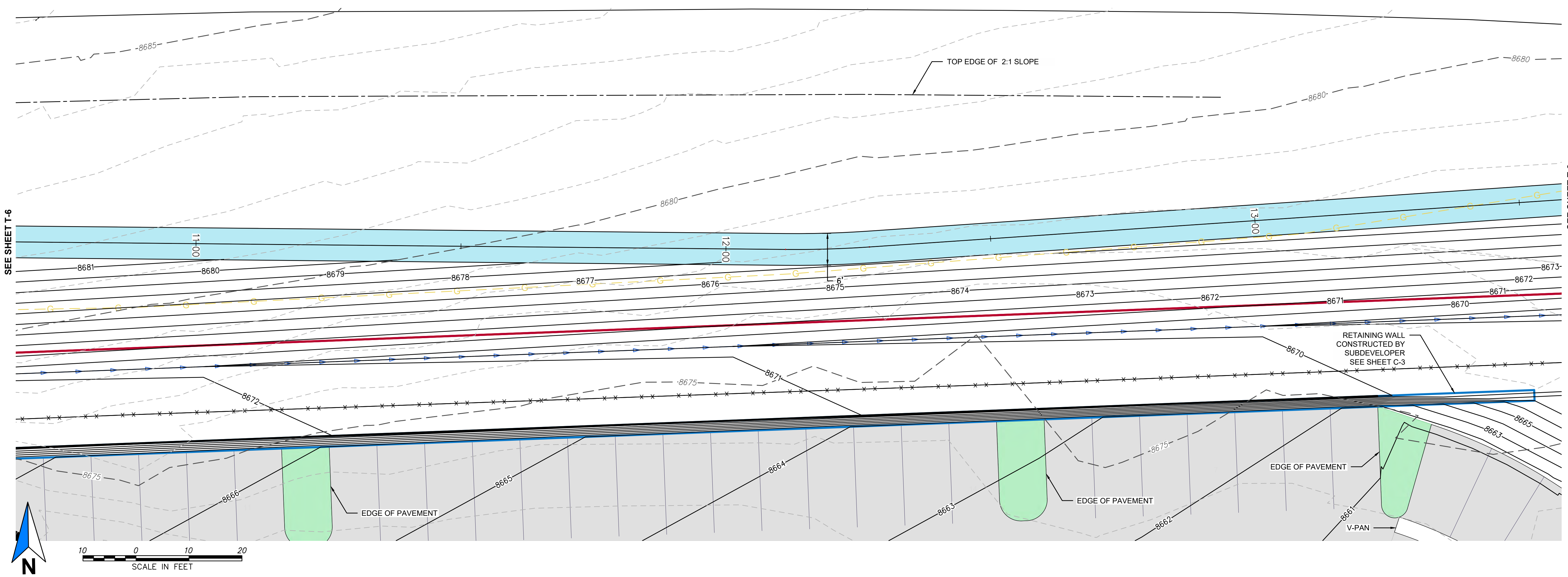
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 8+25 TO 10+75

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

PRELIMINARY
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REV	DATE	DESCRIPTION	BY

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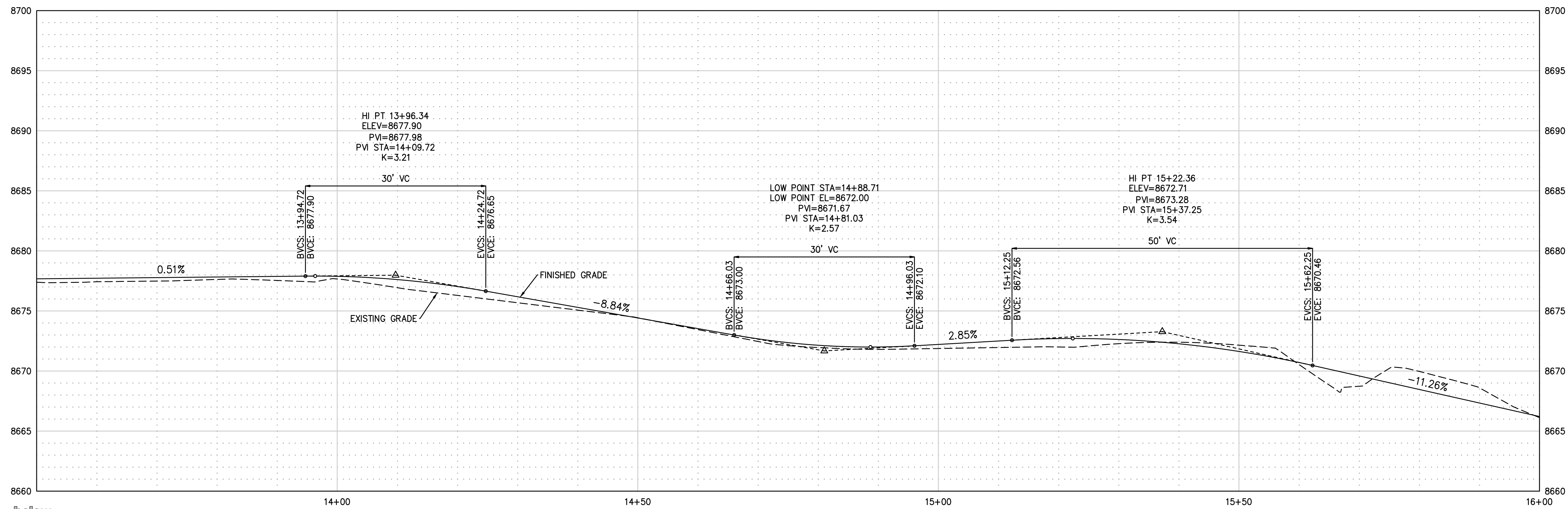
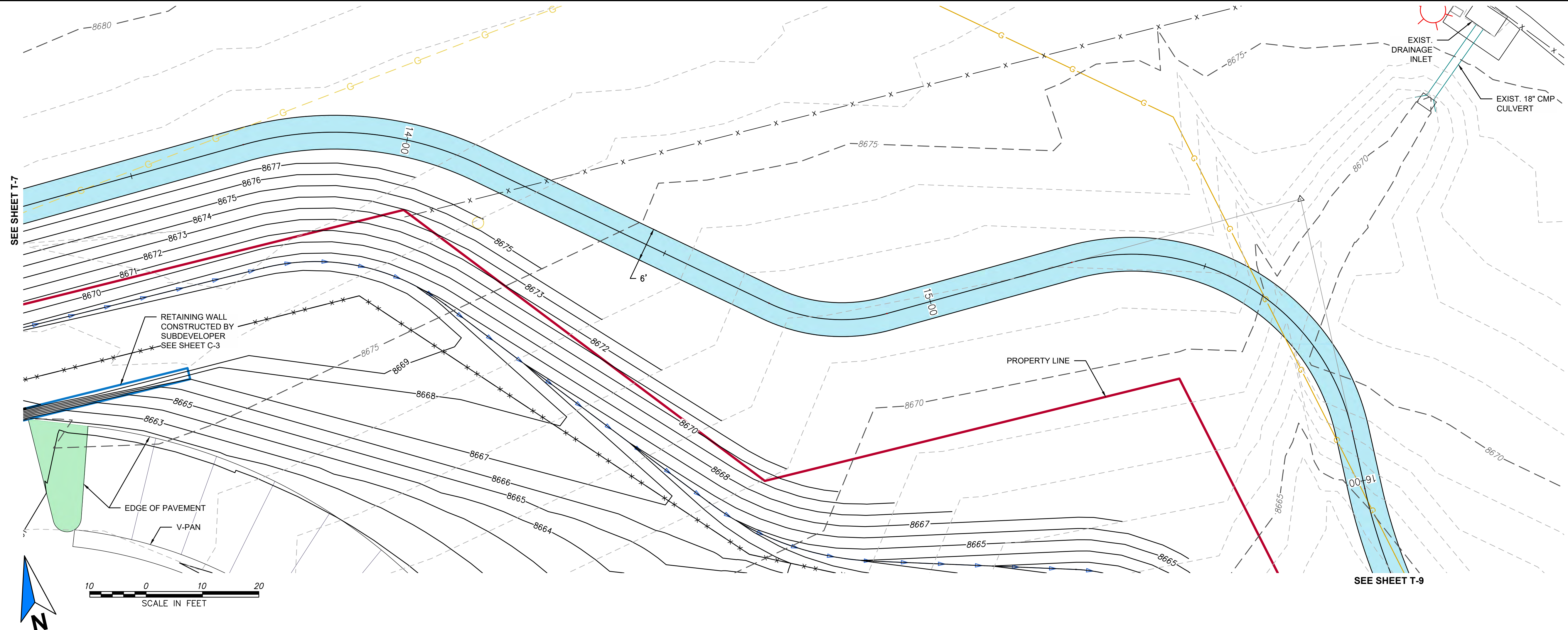
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 10+75 TO 13+50

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY

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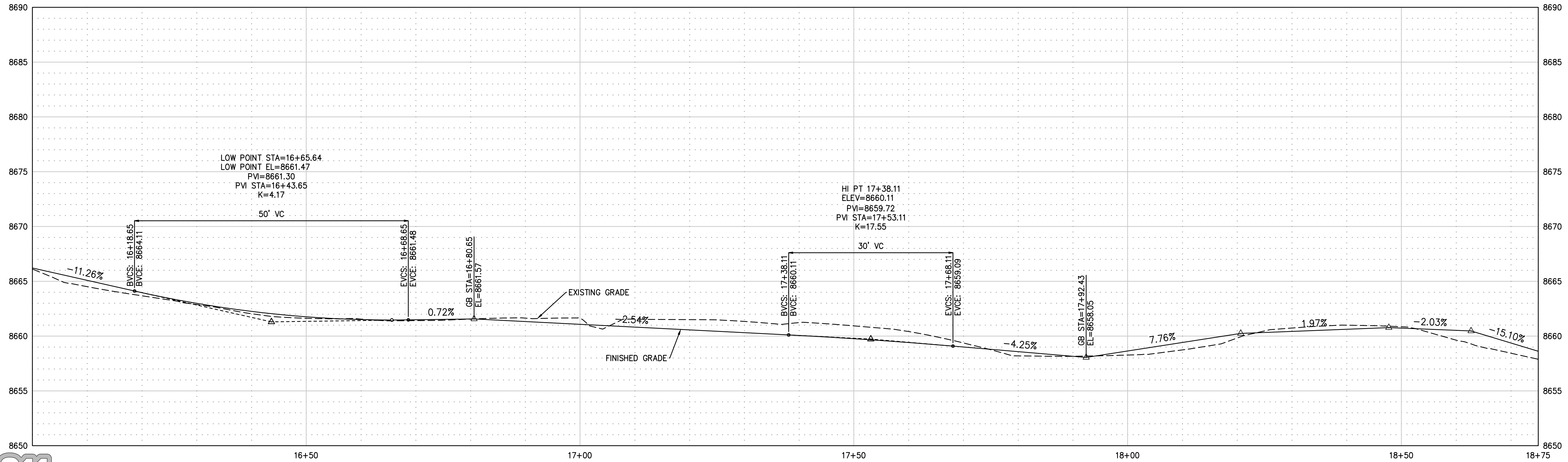
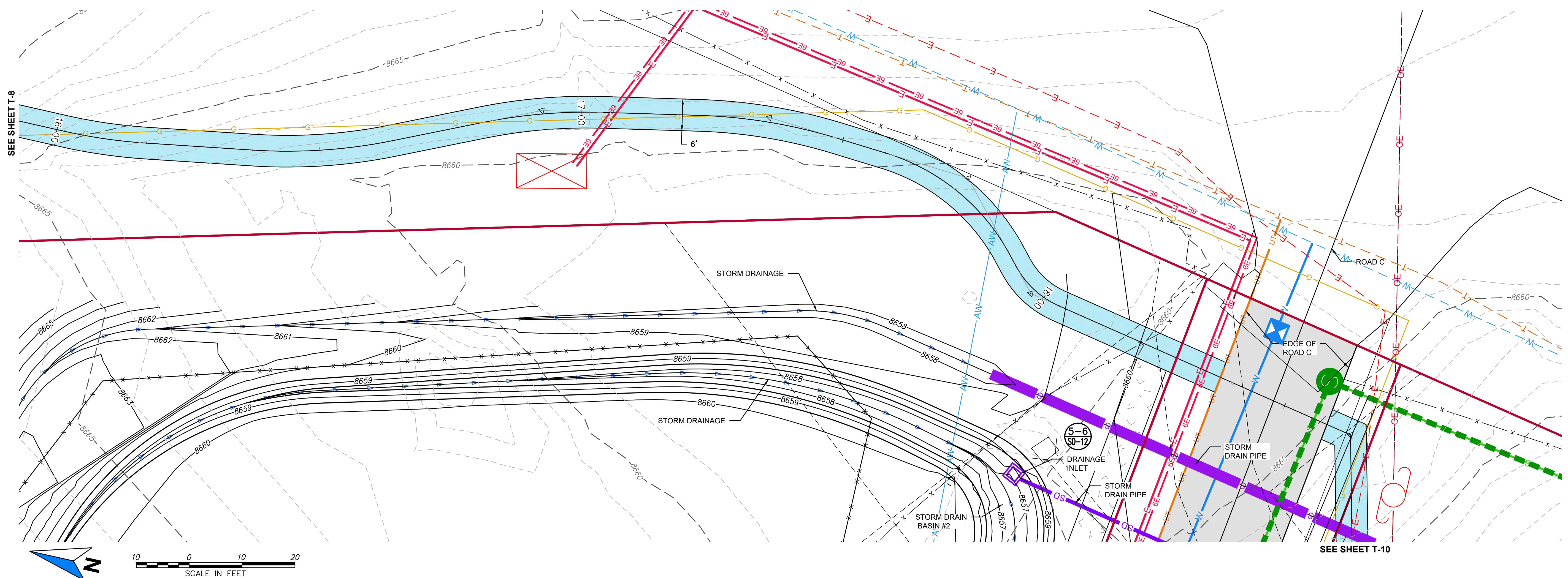
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 13+50 TO 16+00

PROJECT 2021-055-CIV
DATE 09/23/2022
DRAFTER DDC
CHECKED DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE



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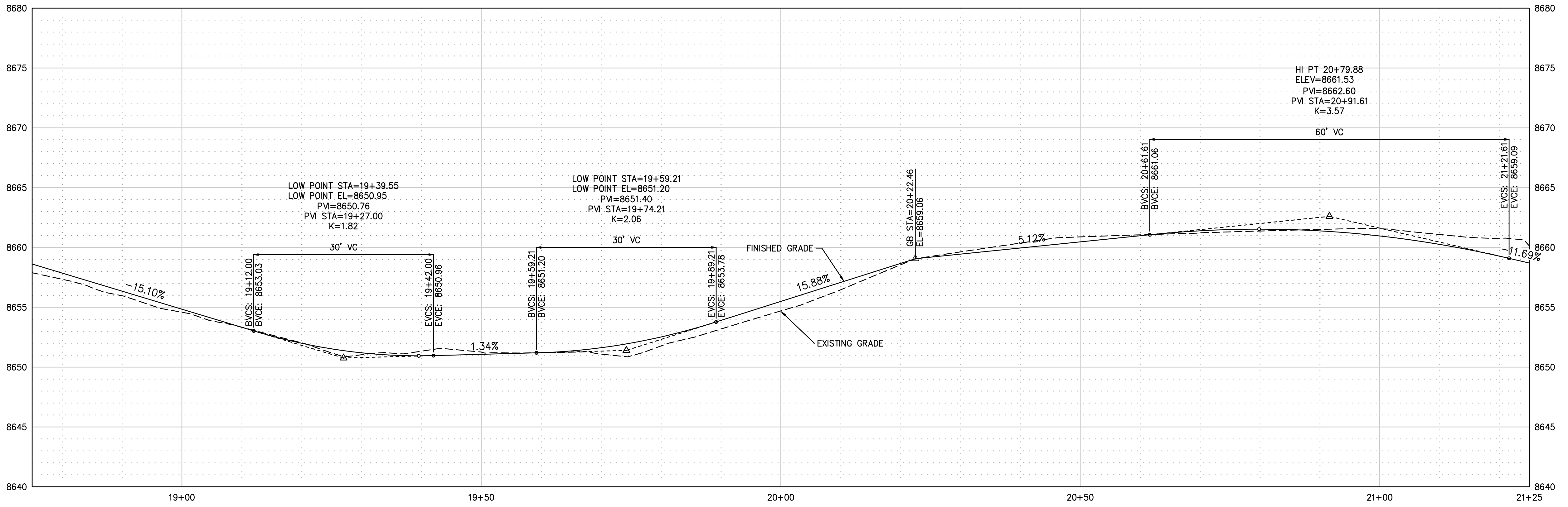
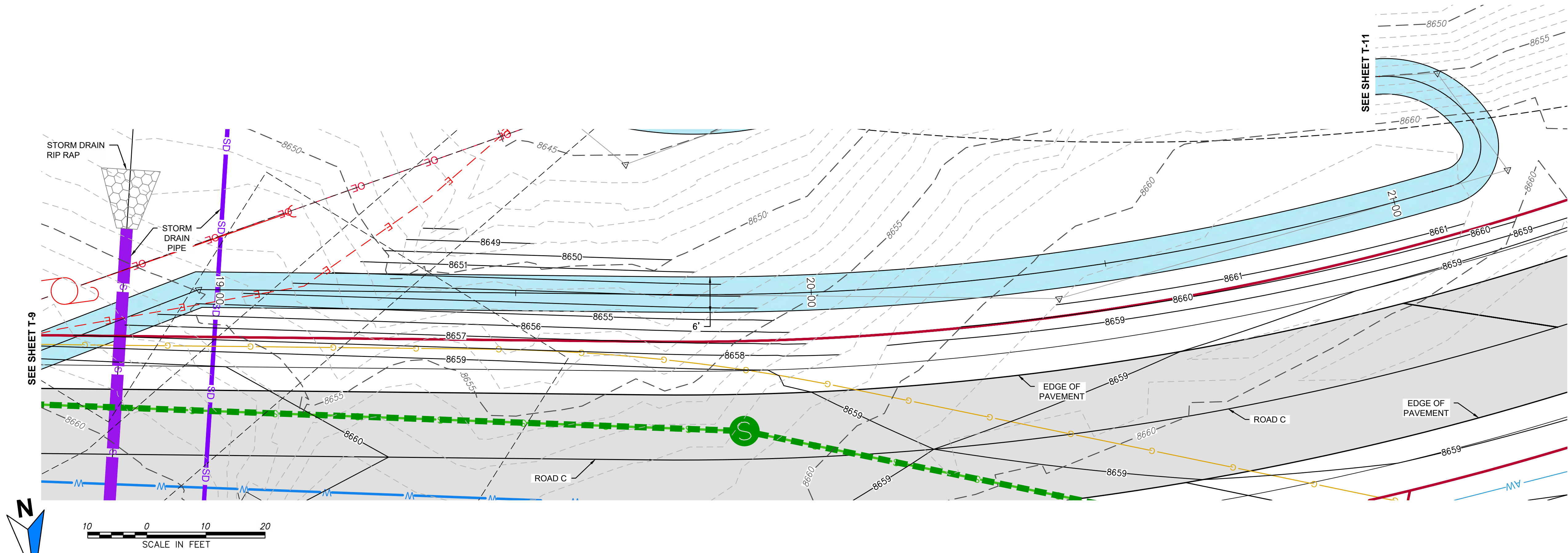
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 16+00 TO 18+75

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

PRELIMINARY
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY

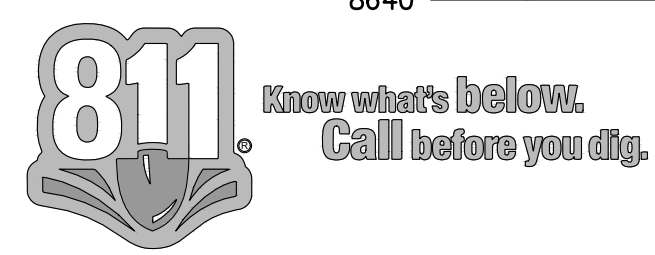
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ENGINEERING

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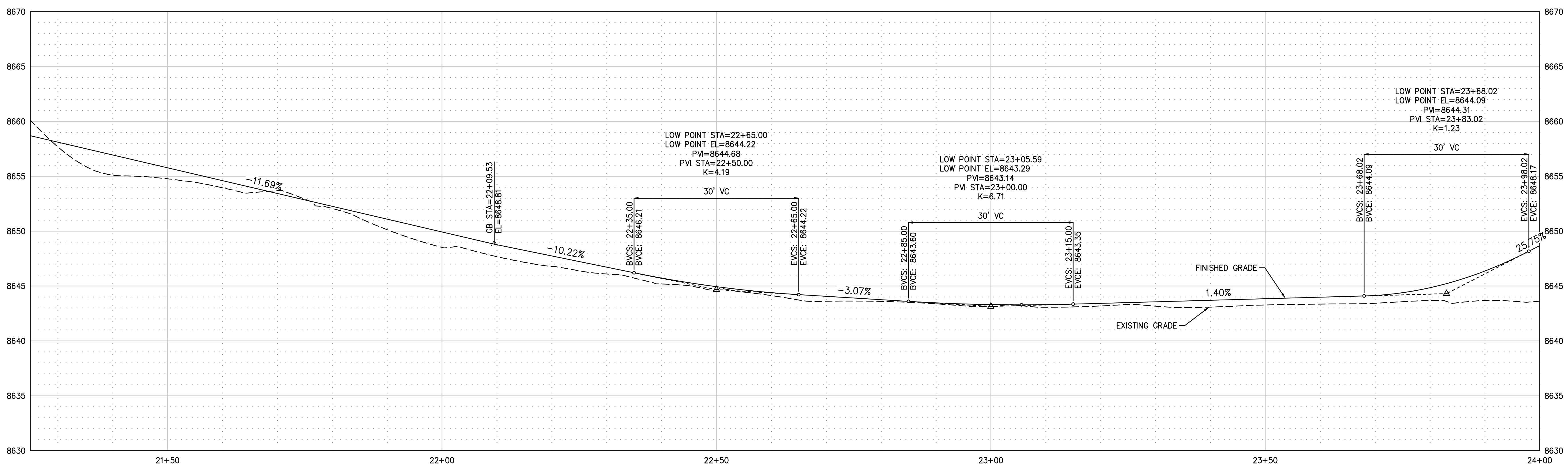
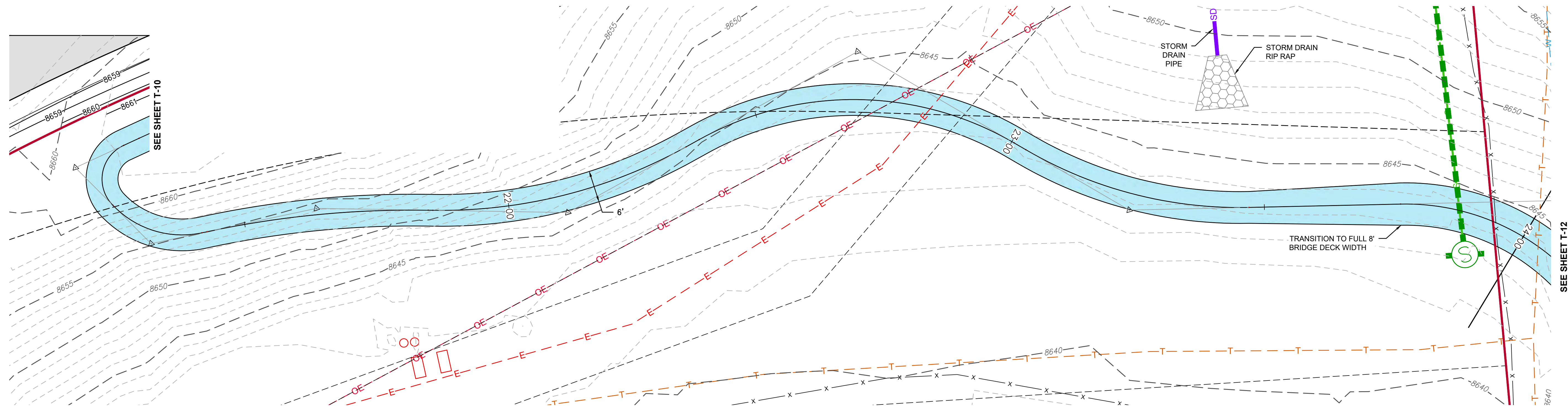
GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 18+75 TO 21+25

PROJECT	2021-055-CIV
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DRAFTER	DDC
CHECKED	DCQ

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EAST PEDESTRIAN PATH PLAN & PROFILE

PRELIMINARY
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REV	DATE	DESCRIPTION

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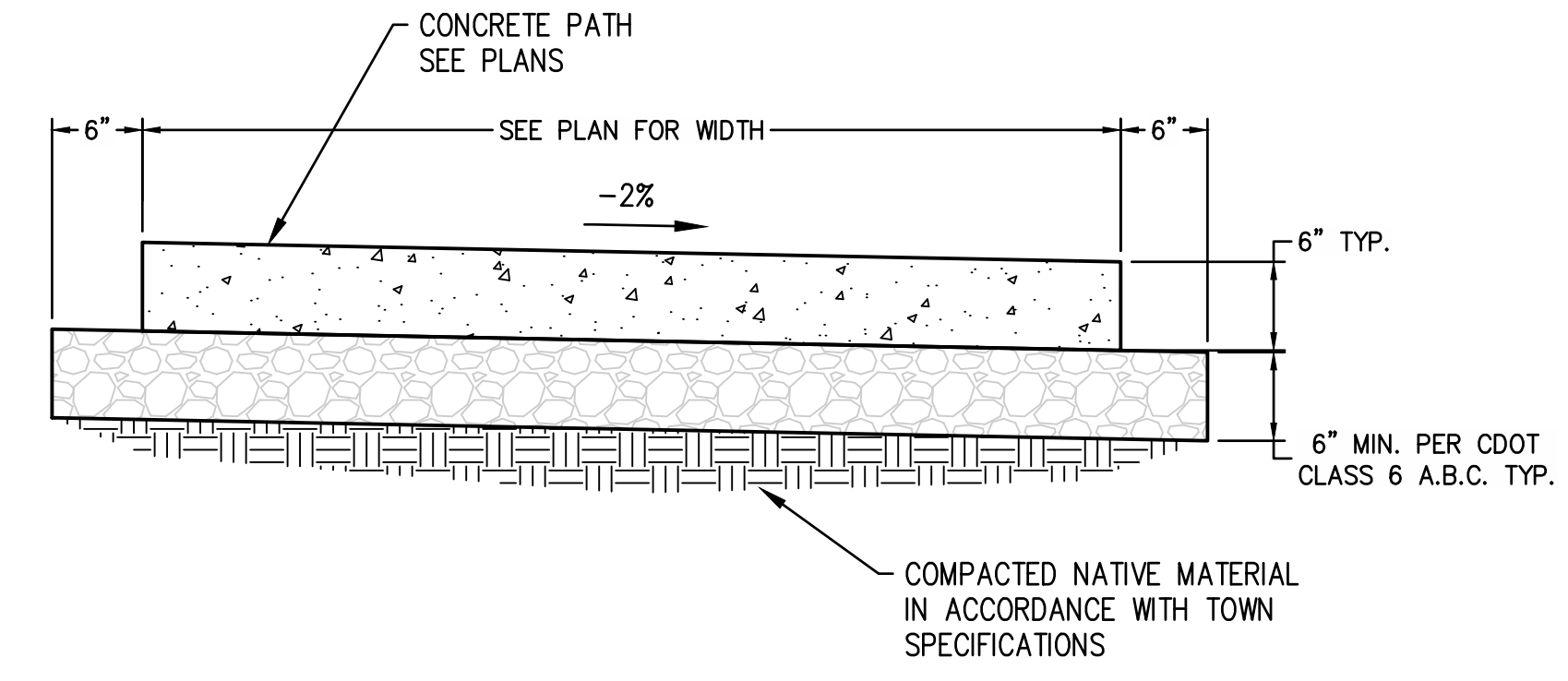
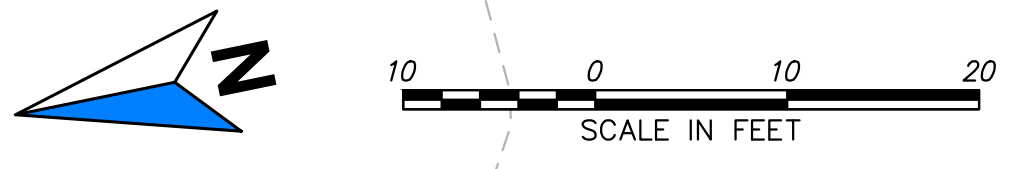
BUCKHORN
ENGINEERING

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Montrose, Colorado 81401
970-249-6828

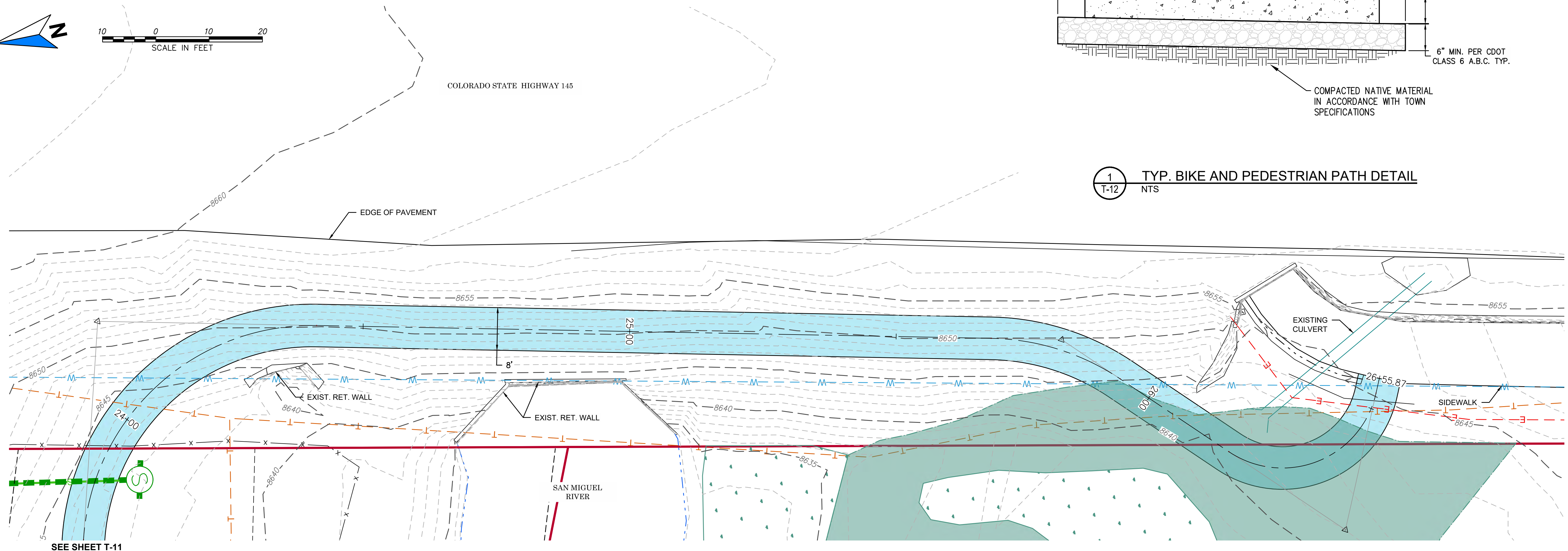
GENESESE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 21+25 TO 24+00

PROJECT	2021-055-CIV
DATE	09/23/2022
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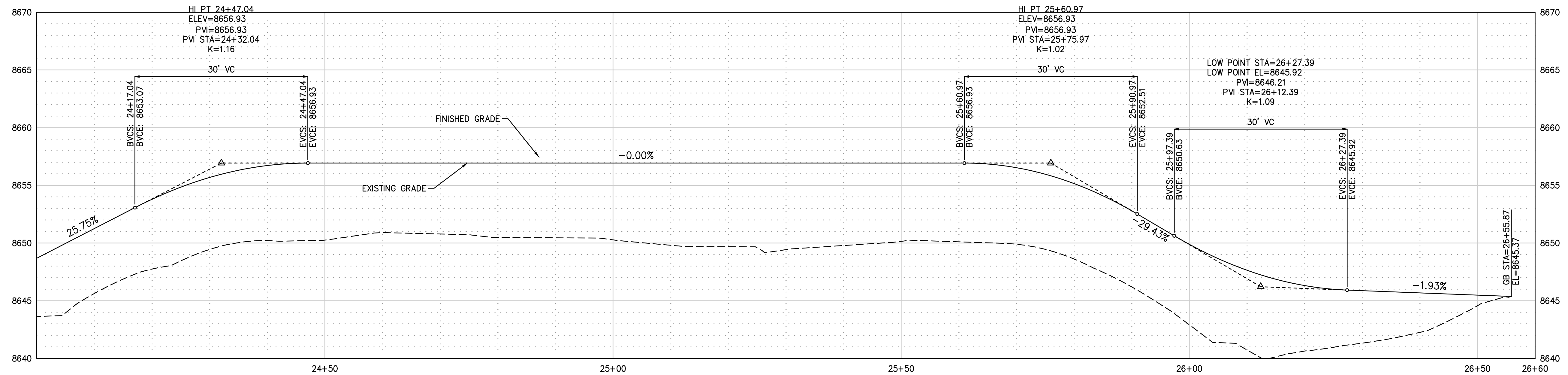
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1 T-12 TYP. BIKE AND PEDESTRIAN PATH DETAIL
NTS



SEE SHEET T-11



EAST PEDESTRIAN PATH PLAN & PROFILE

REV	DATE	DESCRIPTION	BY

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Montrose, Colorado 81401
970-249-6828

GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PEDESTRIAN PATH PLAN & PROFILE
STA 24+00 TO 26+49 (END)

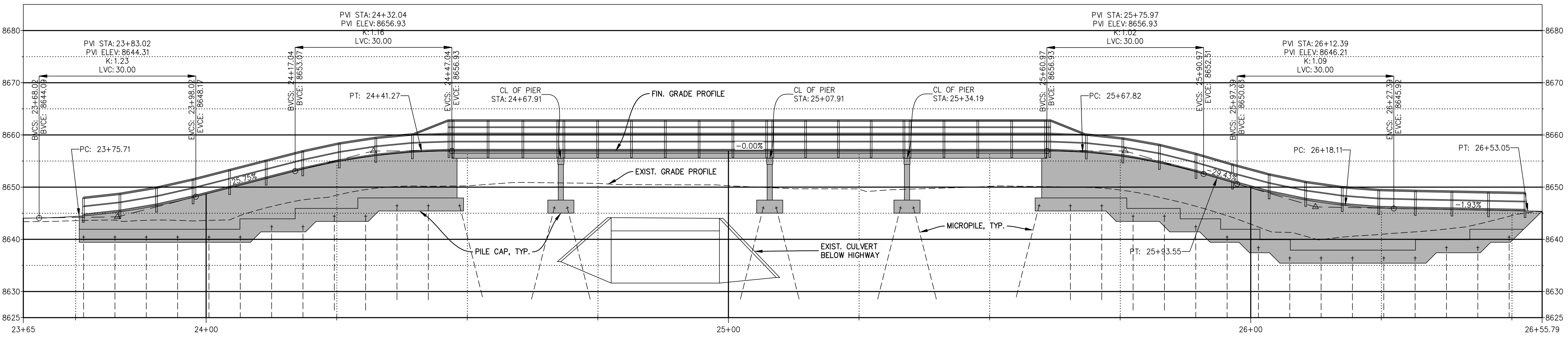
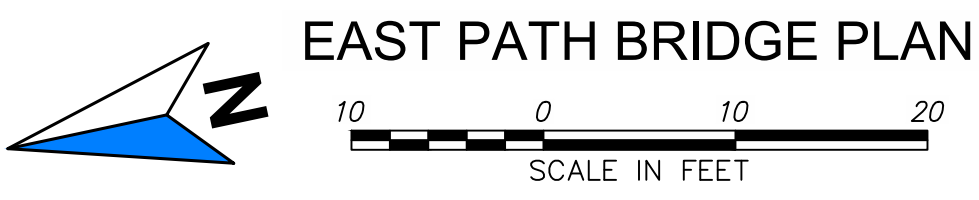
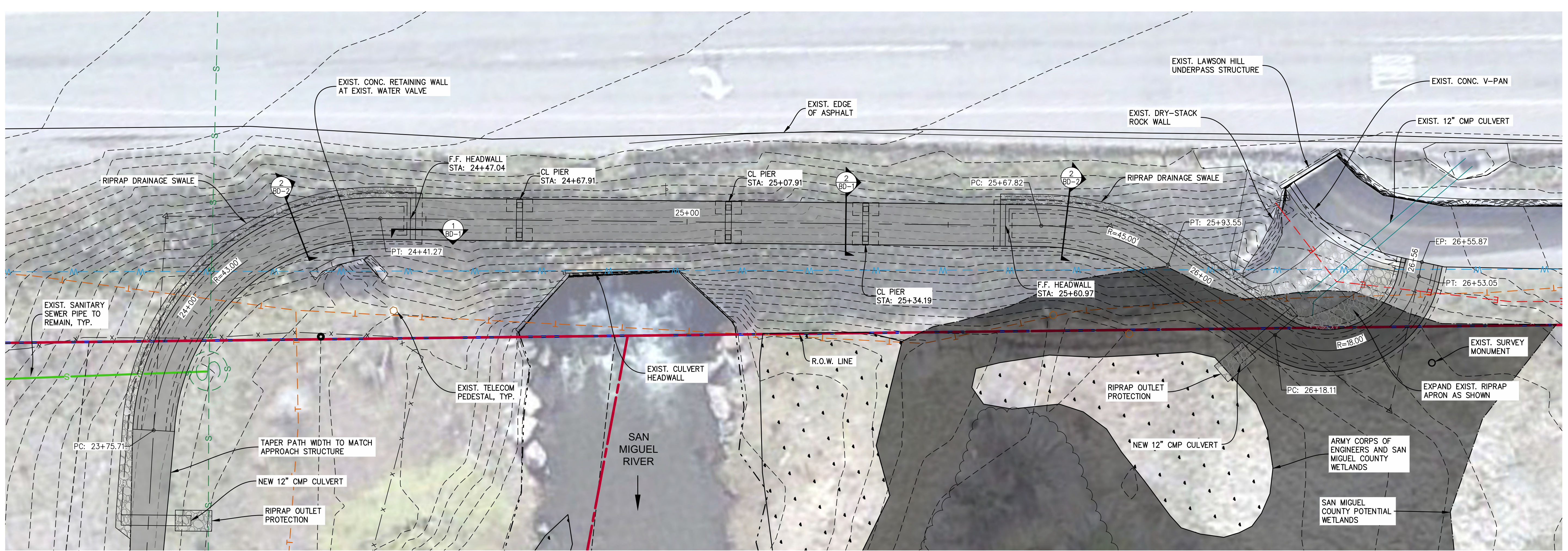
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DATE	09/23/2022
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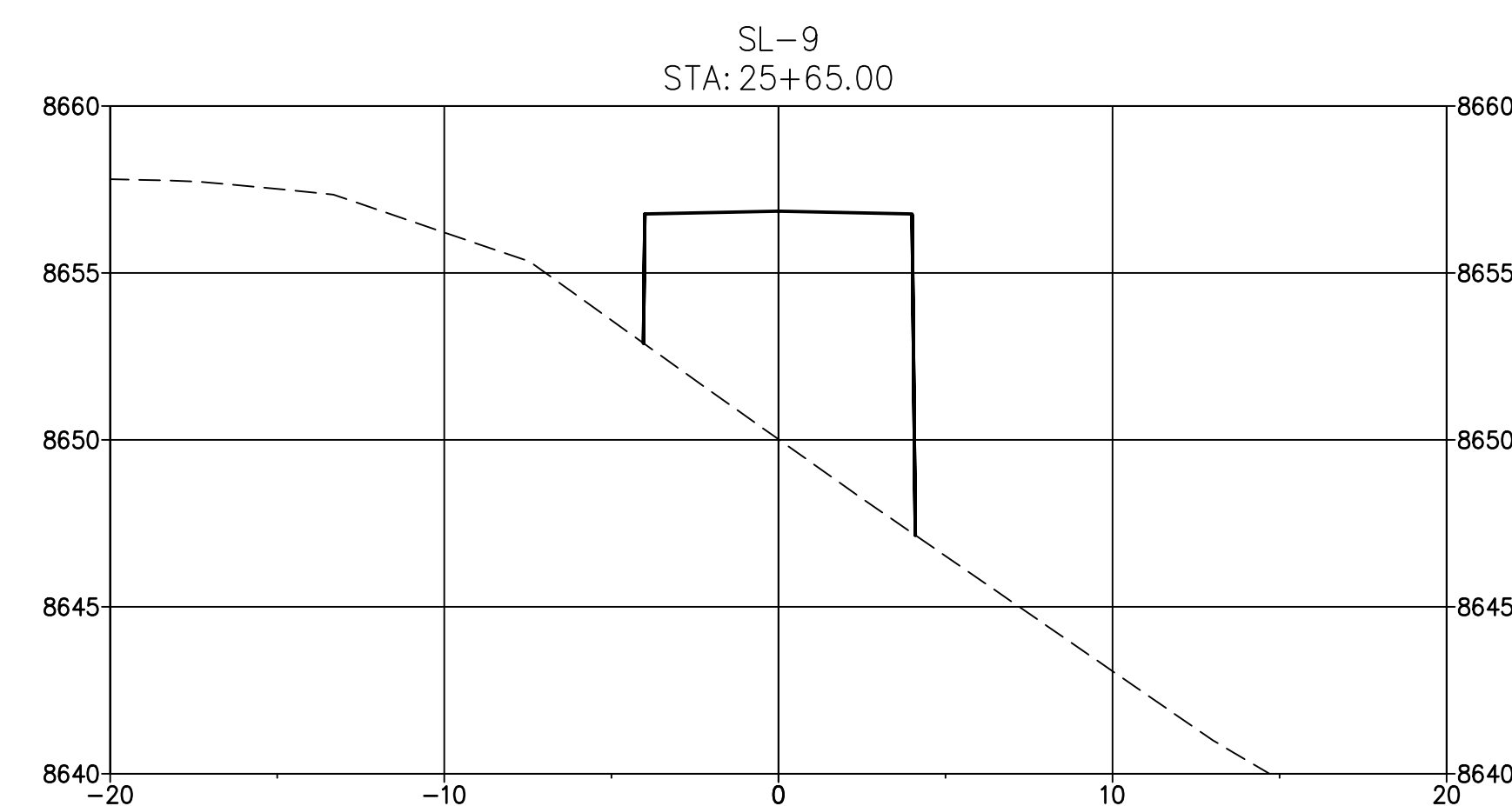
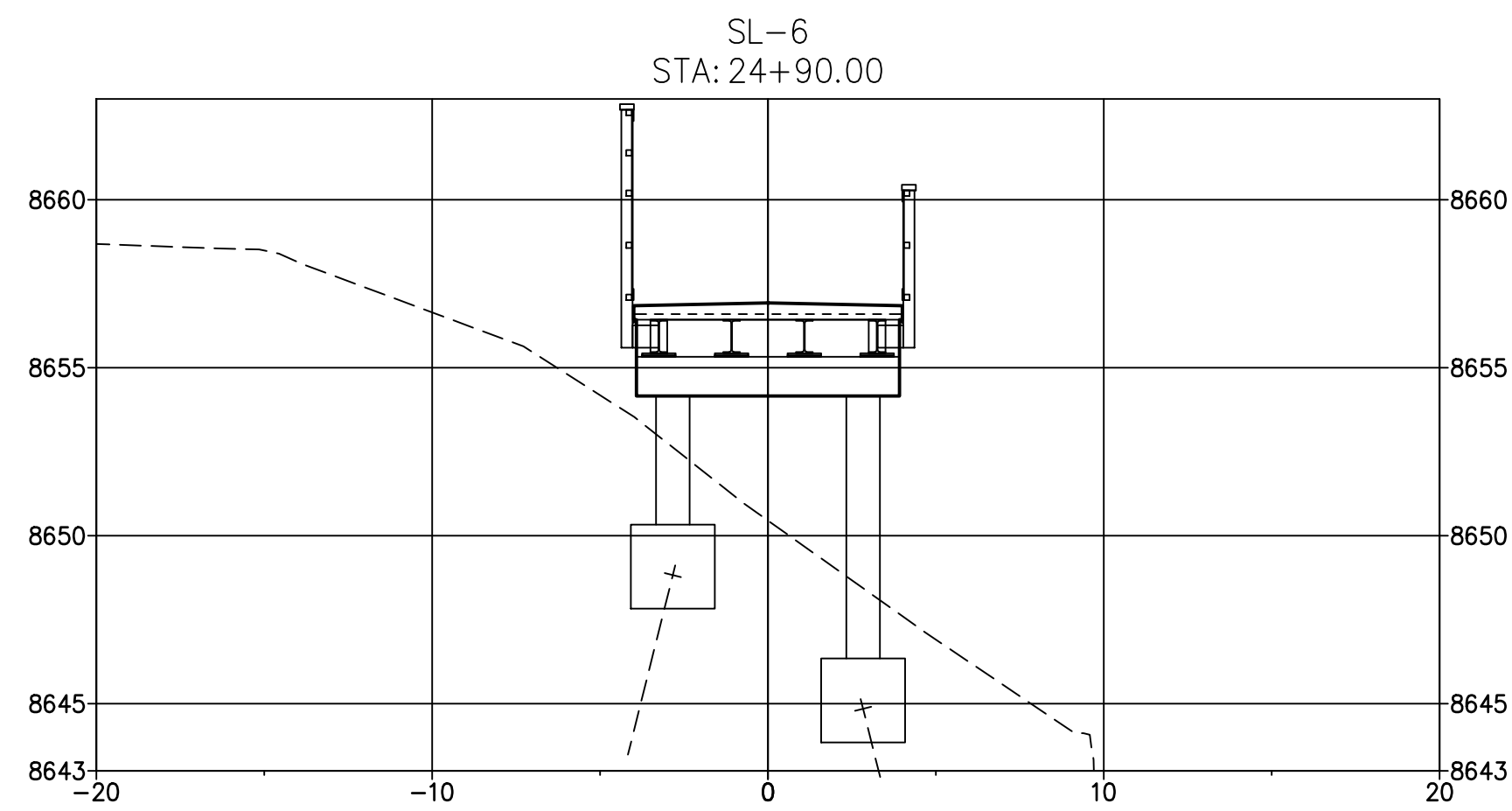
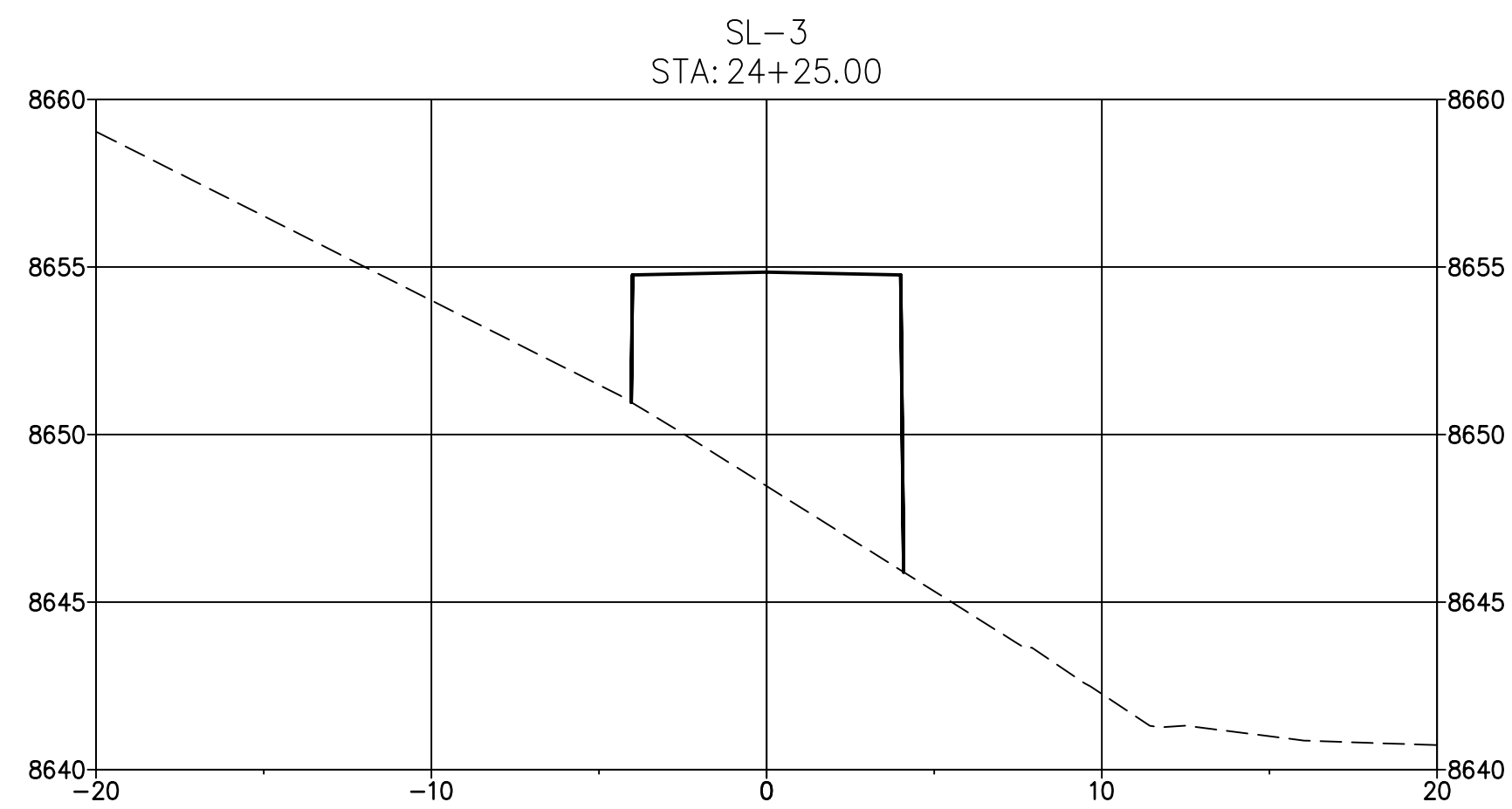
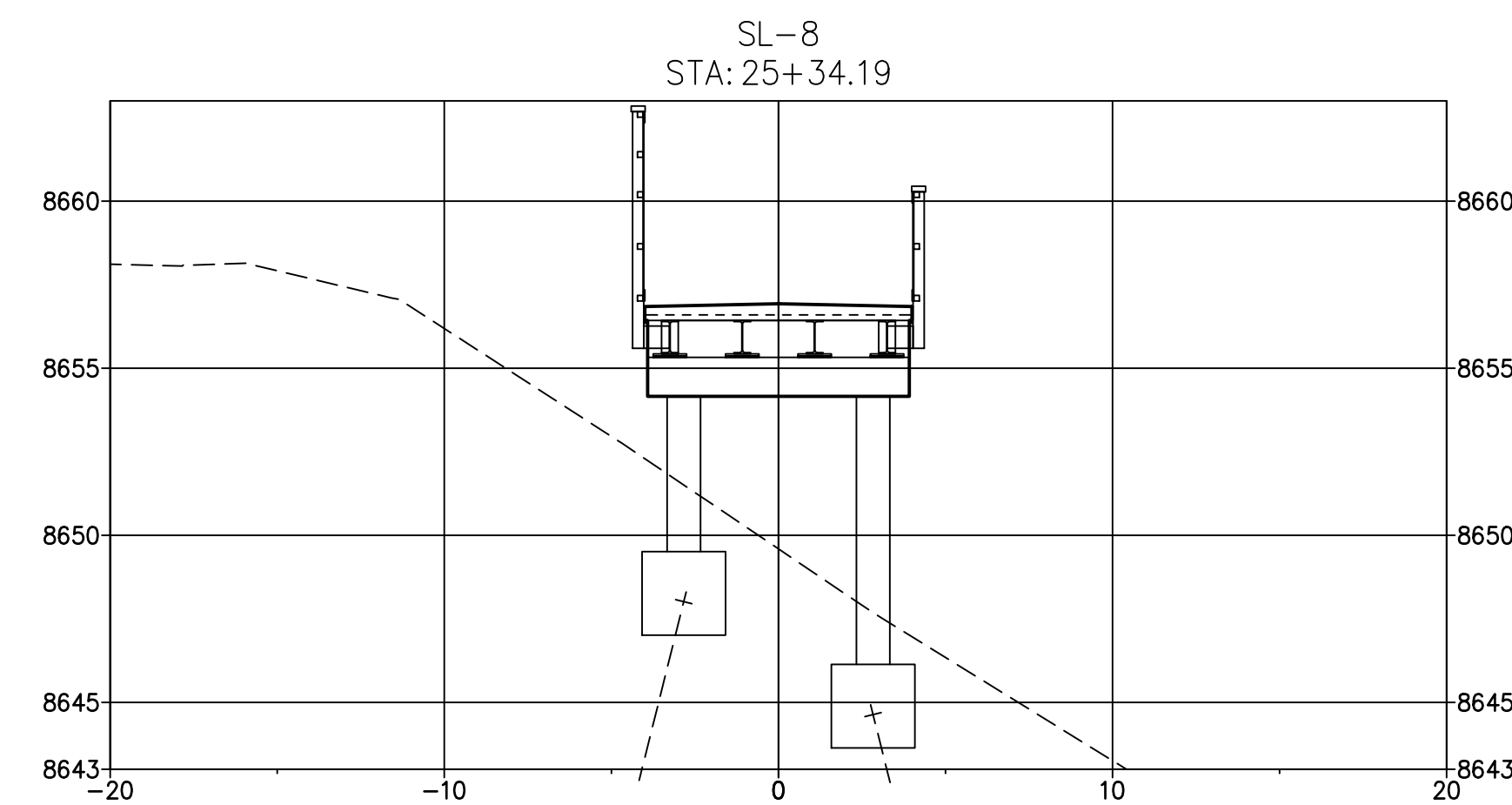
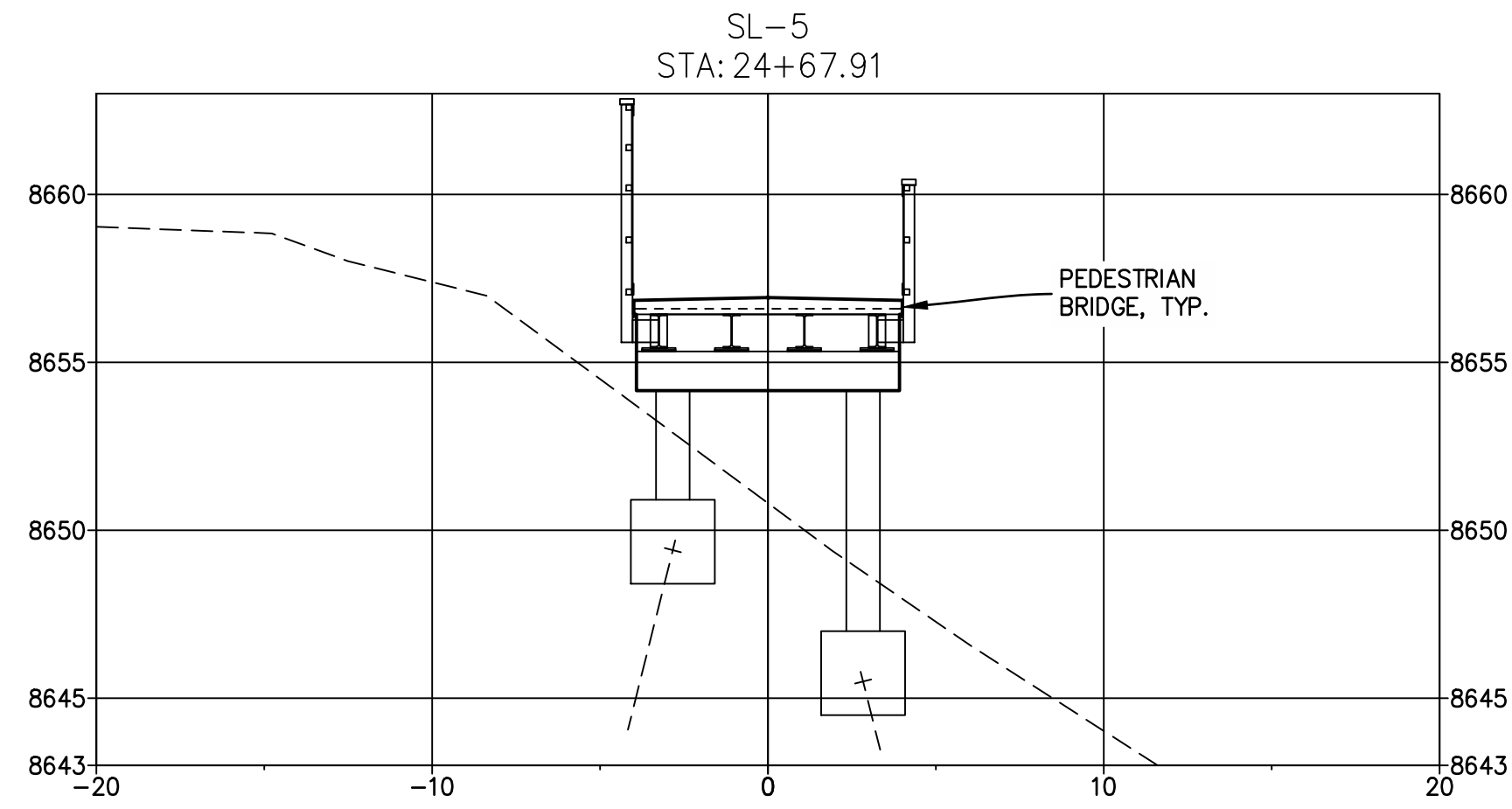
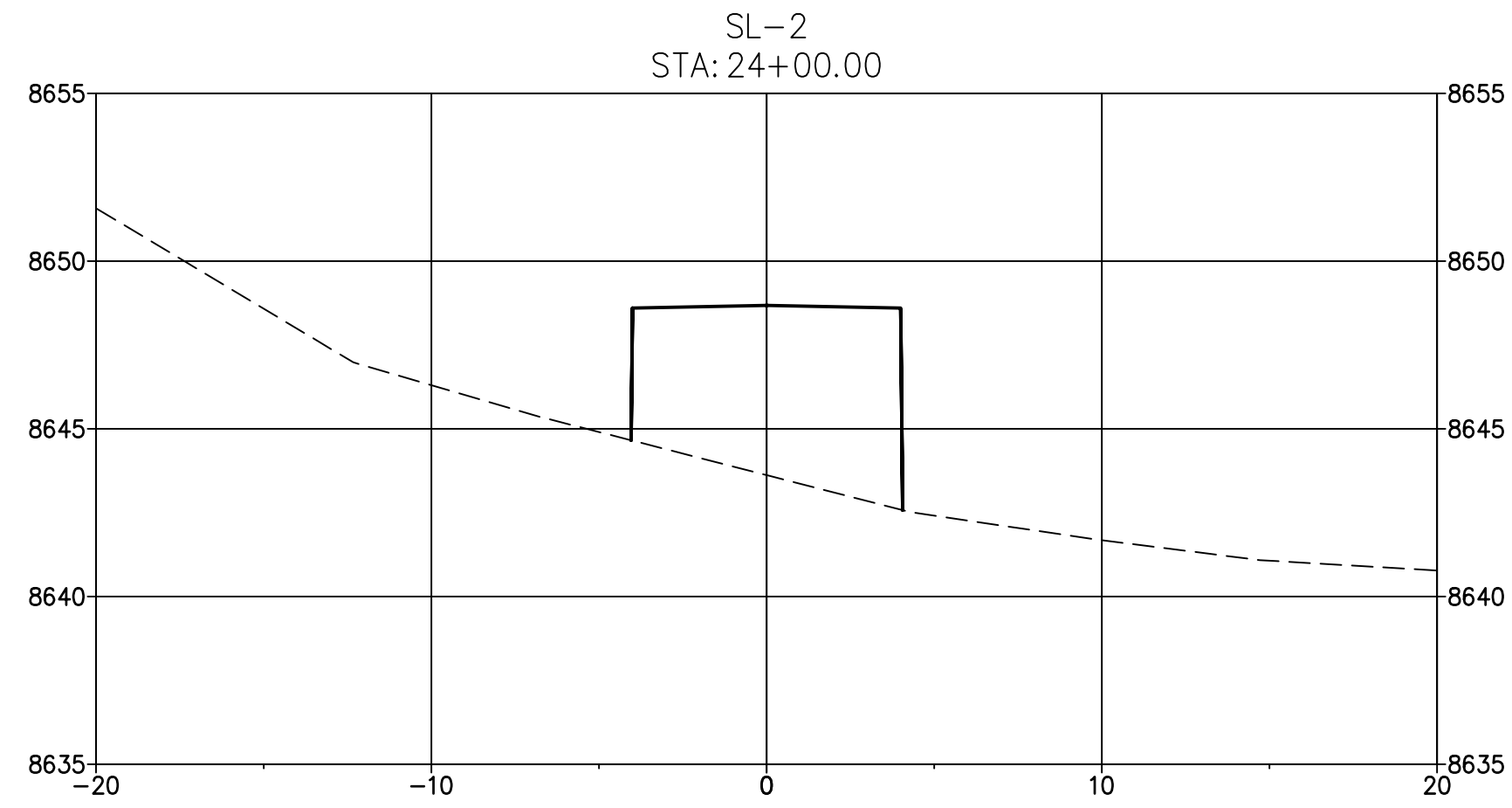
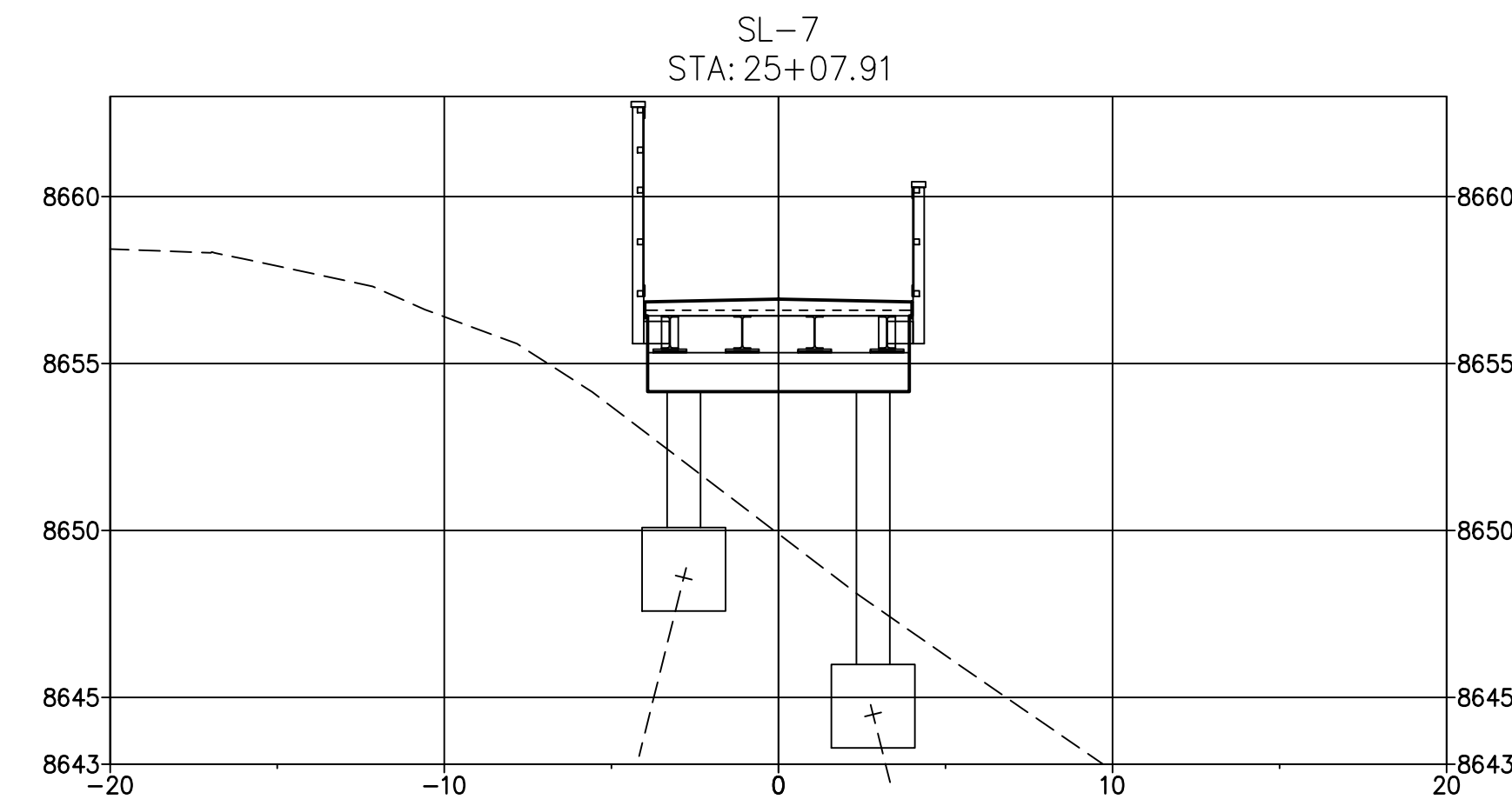
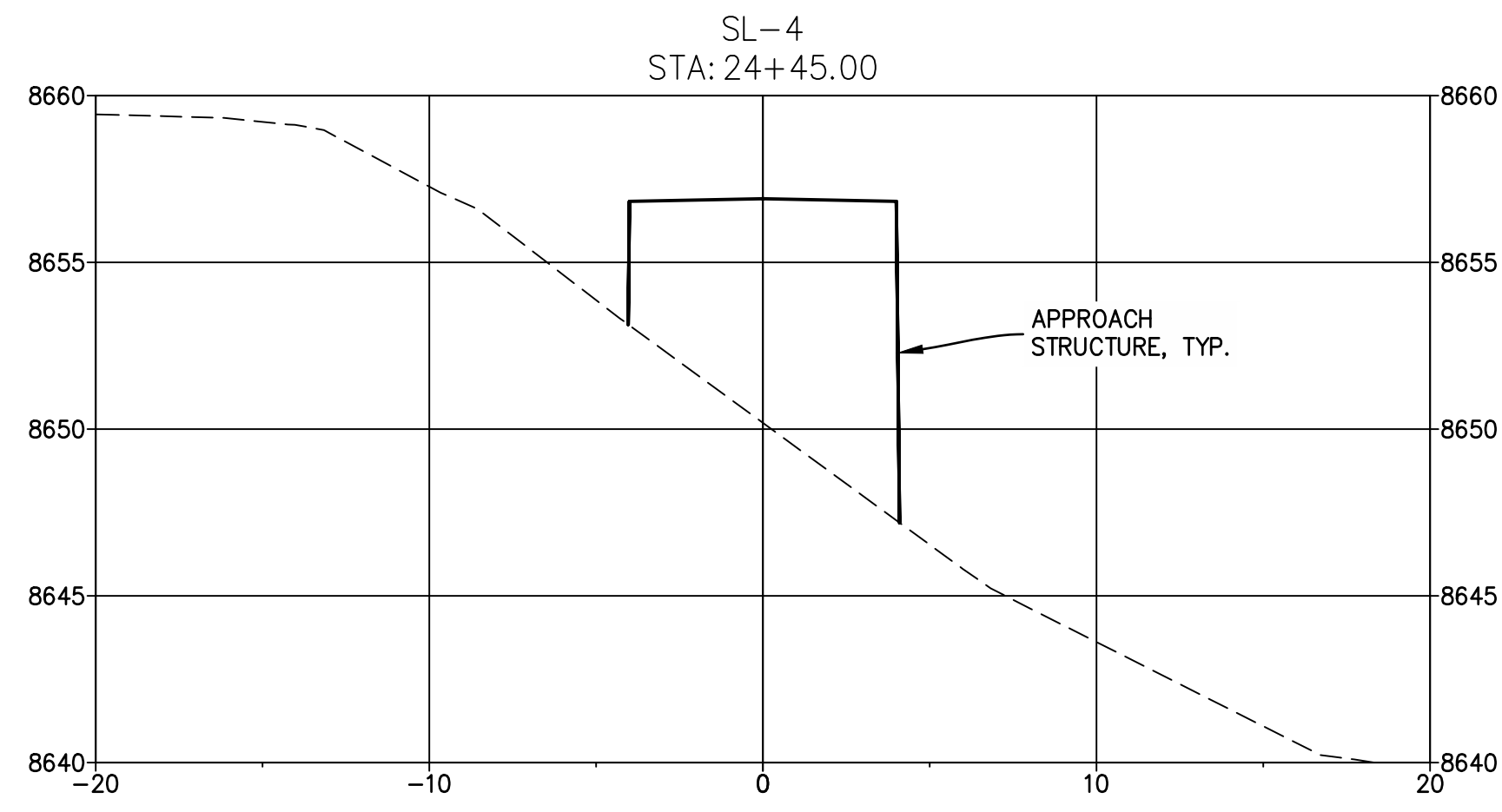
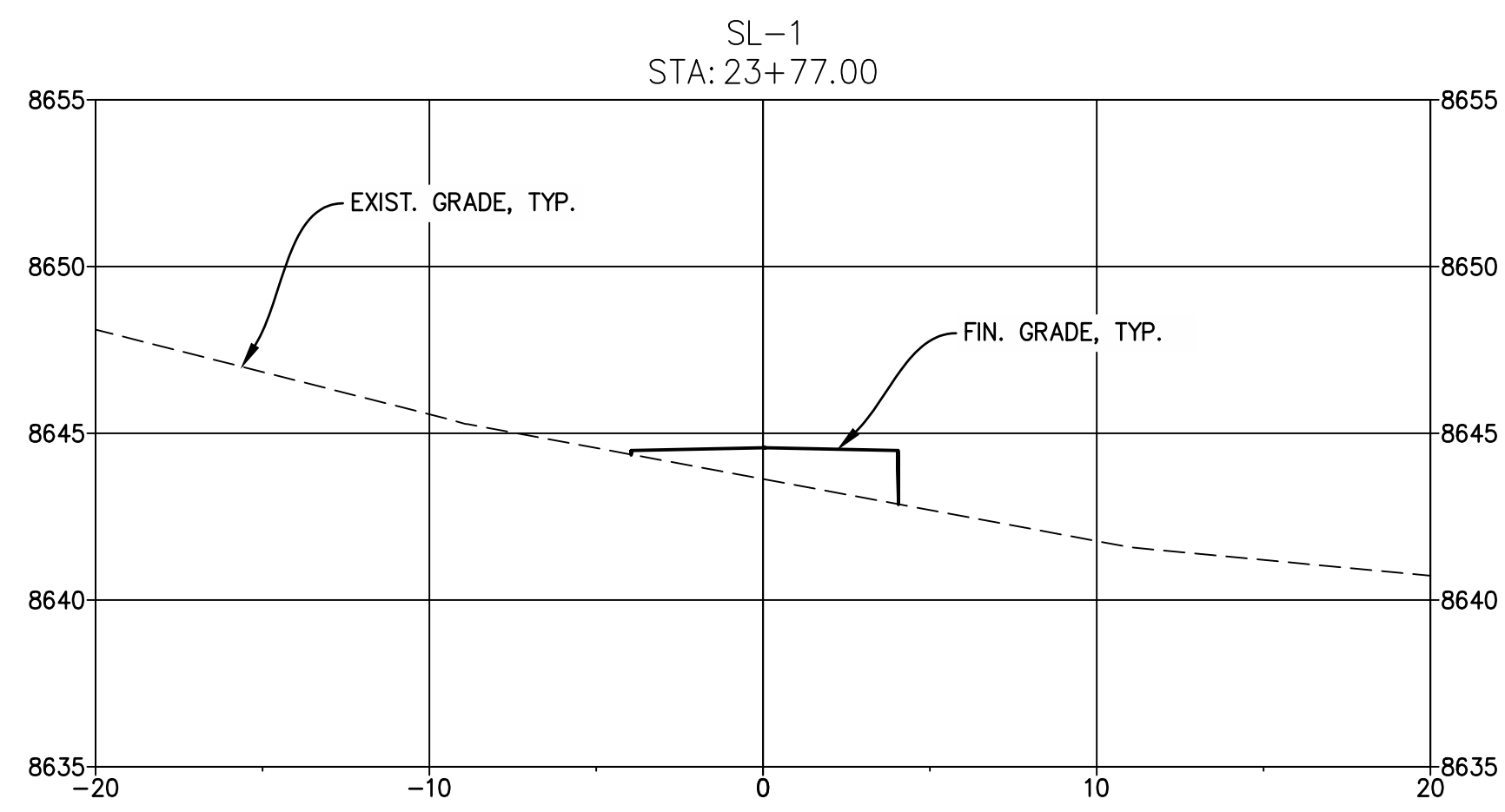
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 Montrose, Colorado 81401
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GENESEE PROPERTIES, INC.
 SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
 EAST PATH BRIDGE PLAN AND PROFILE

PROJECT	2021-055-CIV
DATE	09/23/2022
DRAFTER	CB
CHECKED	DCQ
BUCKHORN ENGINEERING	
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EAST PATH BRIDGE CROSS SECTIONS



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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PATH BRIDGE X-SECTIONS

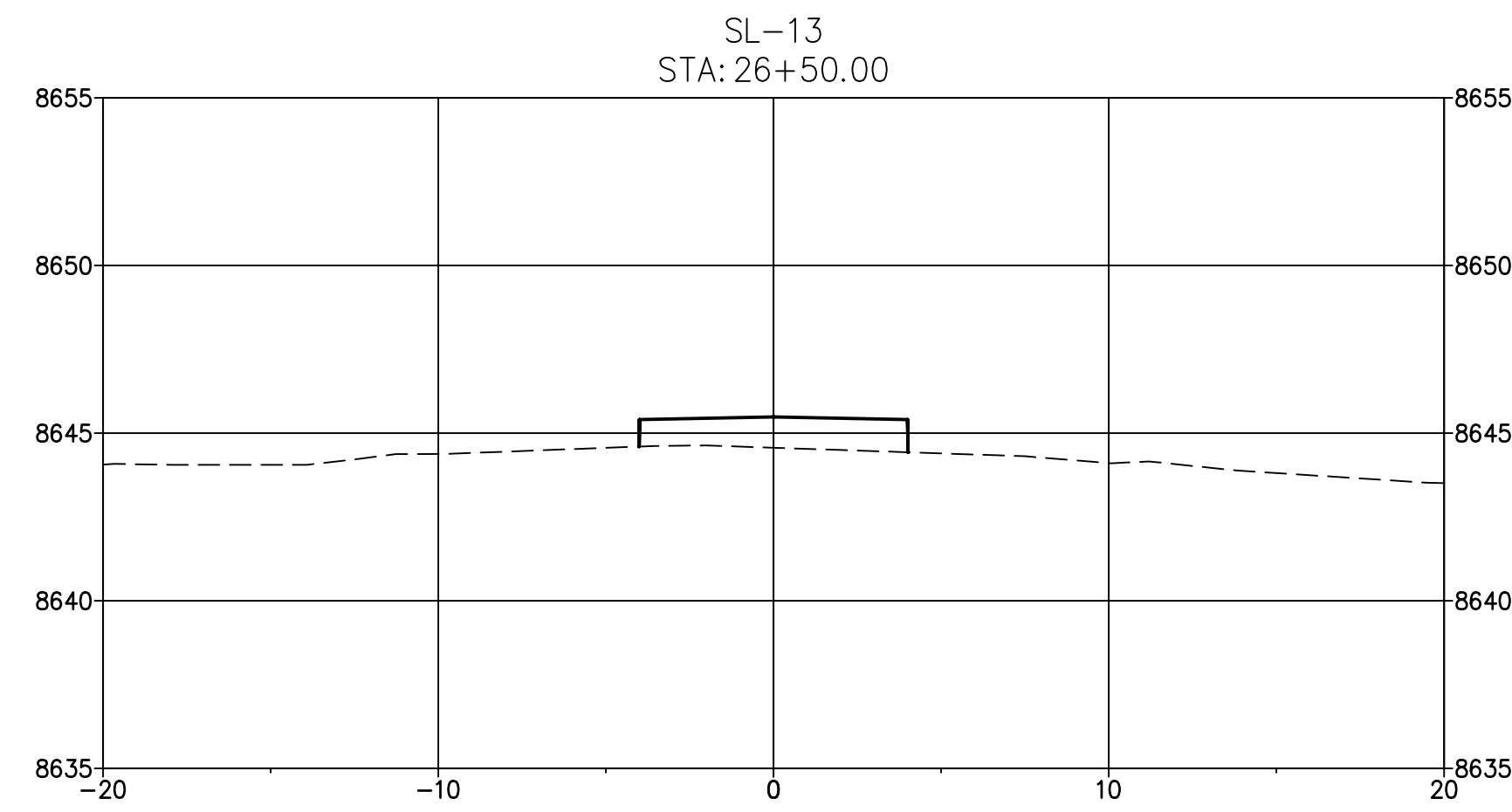
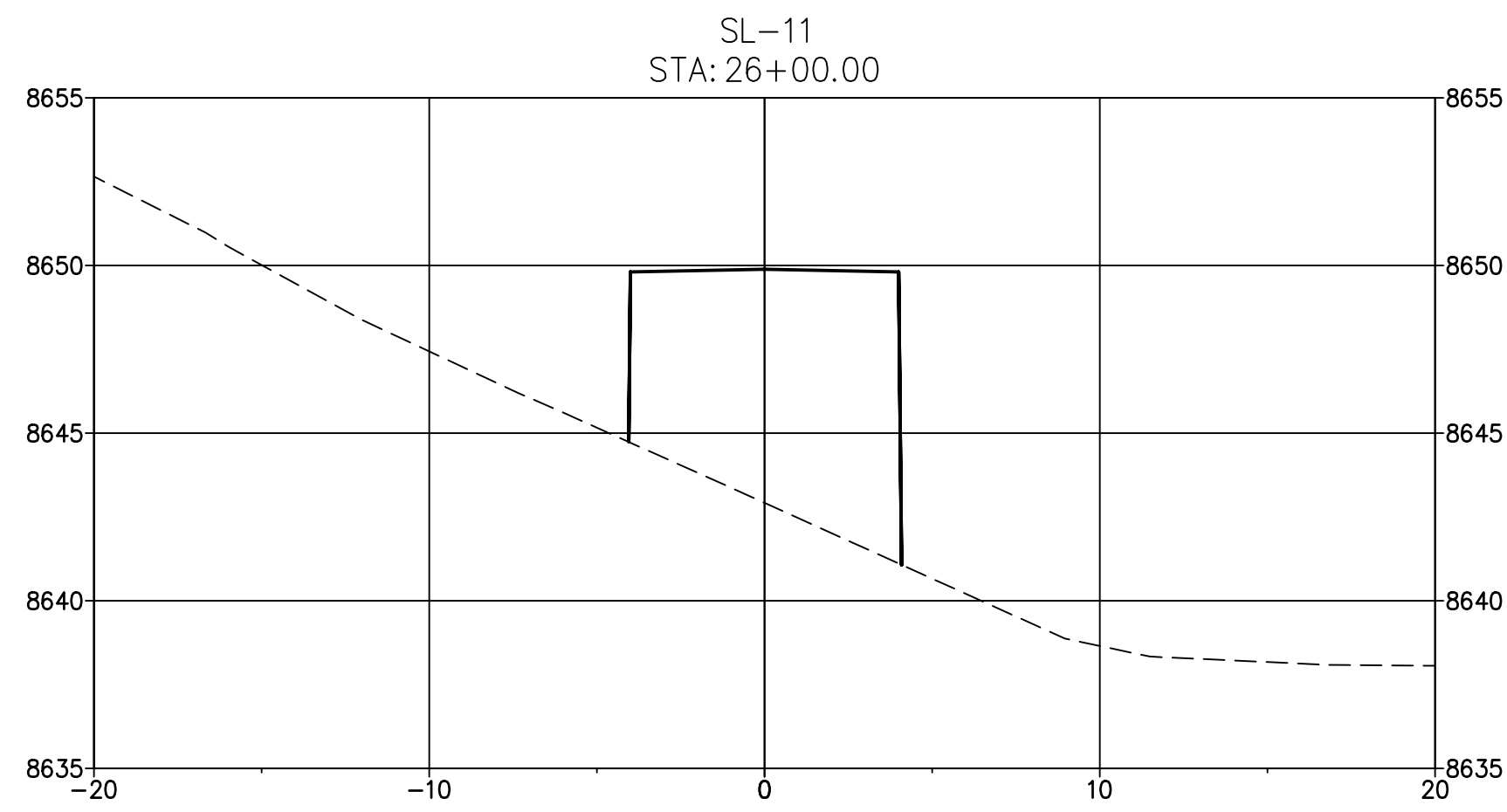
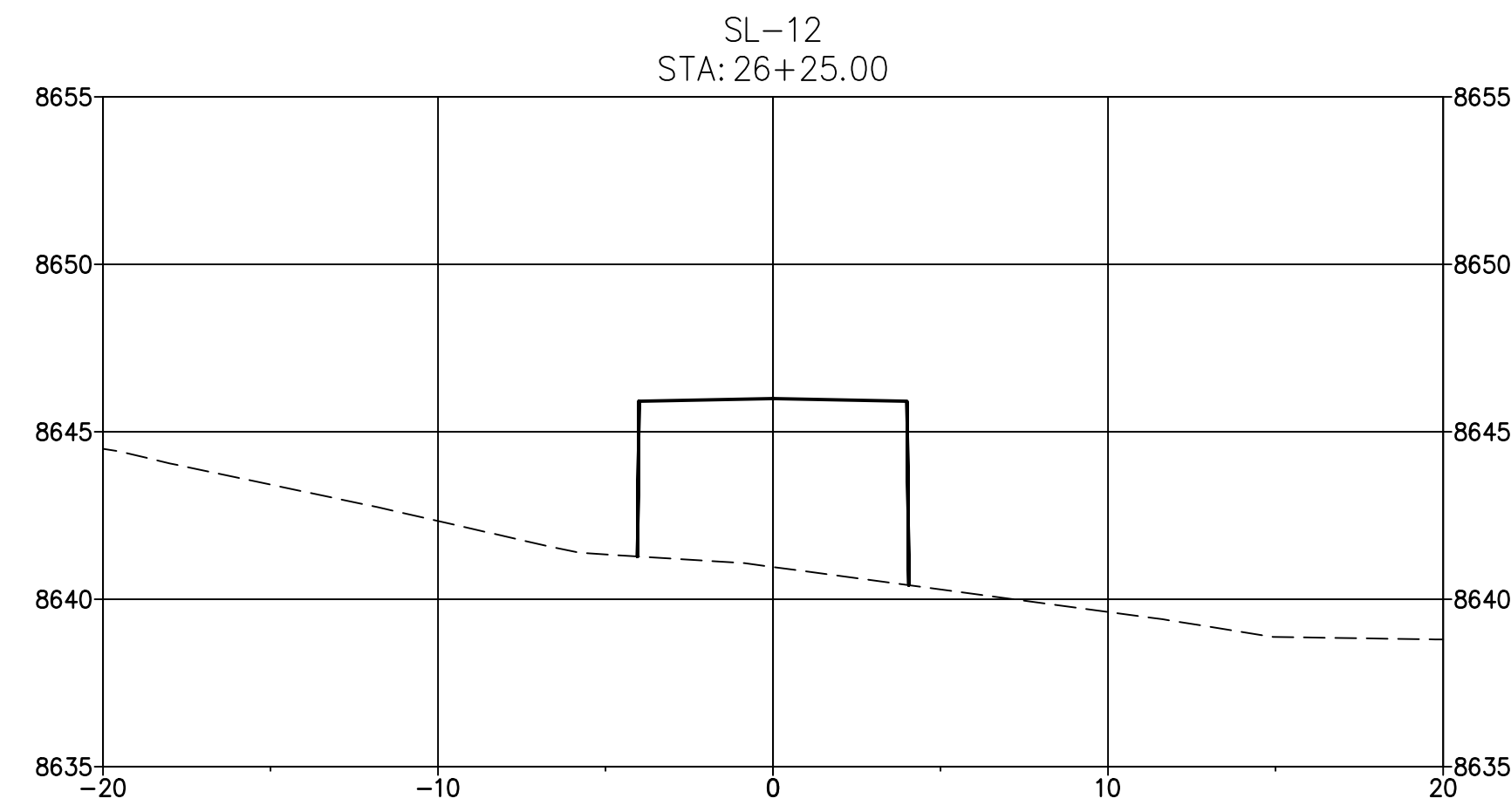
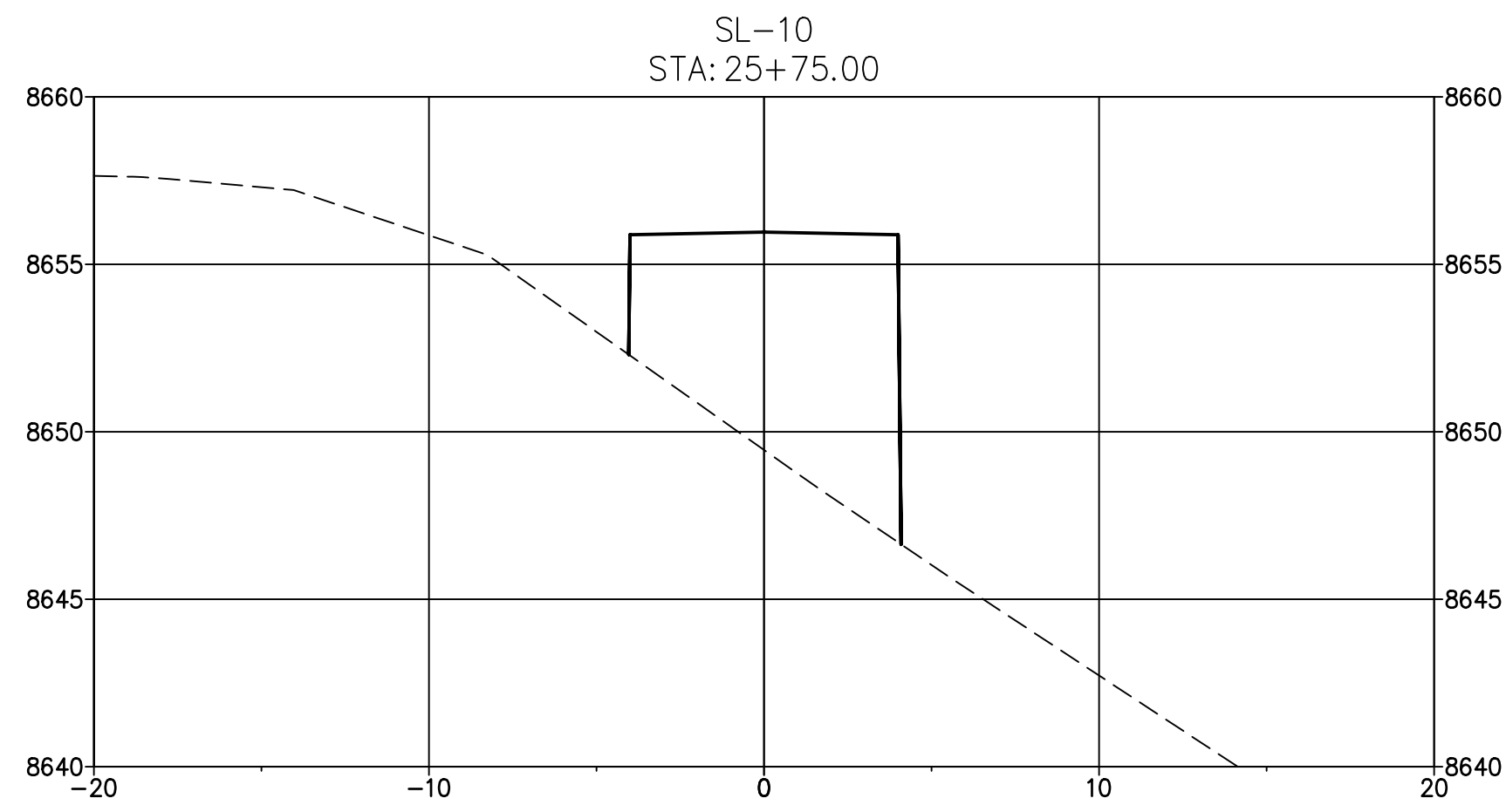
PROJECT 2021-055-CIV
DATE 09/23/2022
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EAST PATH BRIDGE CROSS SECTIONS



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EAST PATH BRIDGE X-SECTIONS

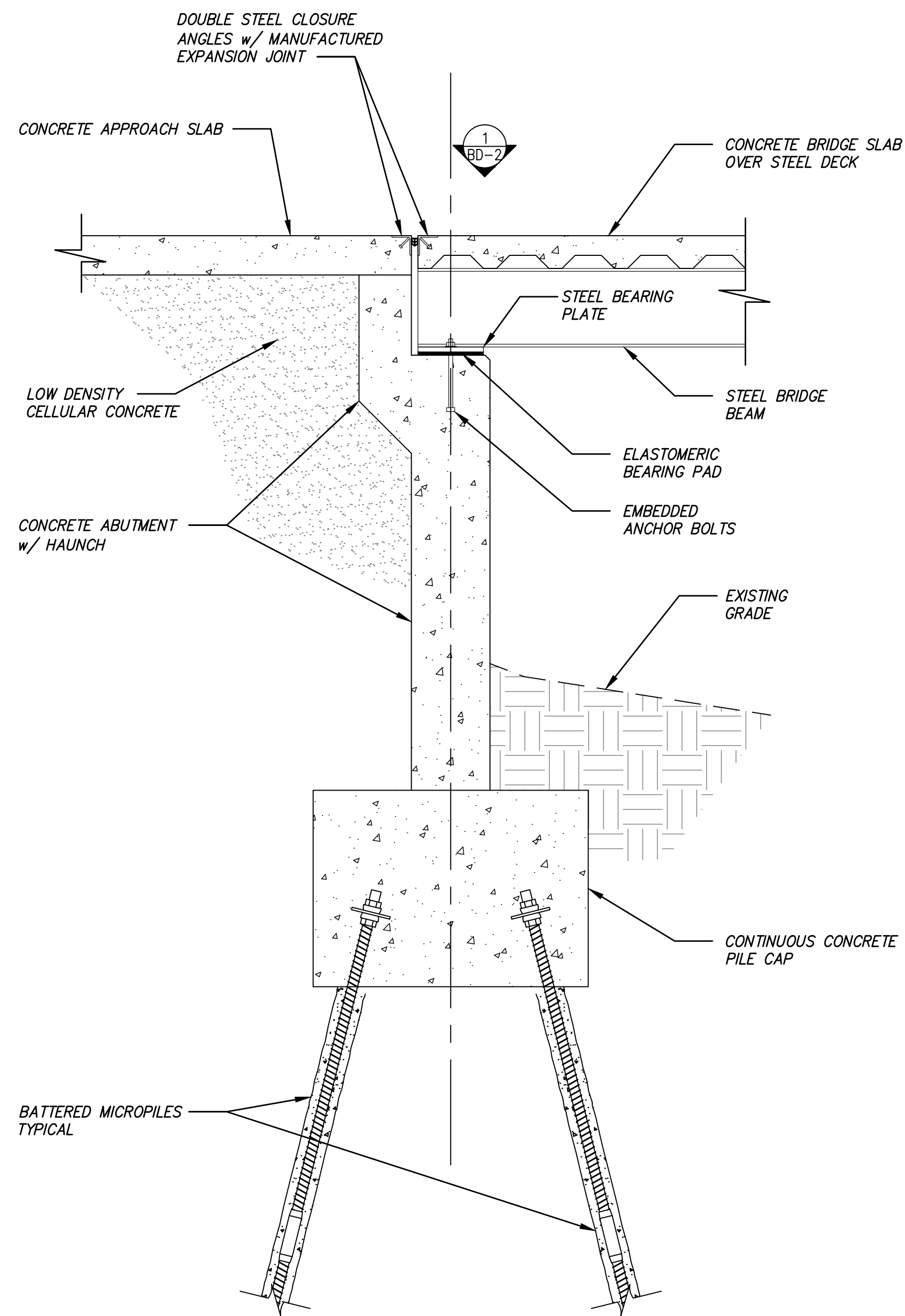
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DATE	09/23/2022
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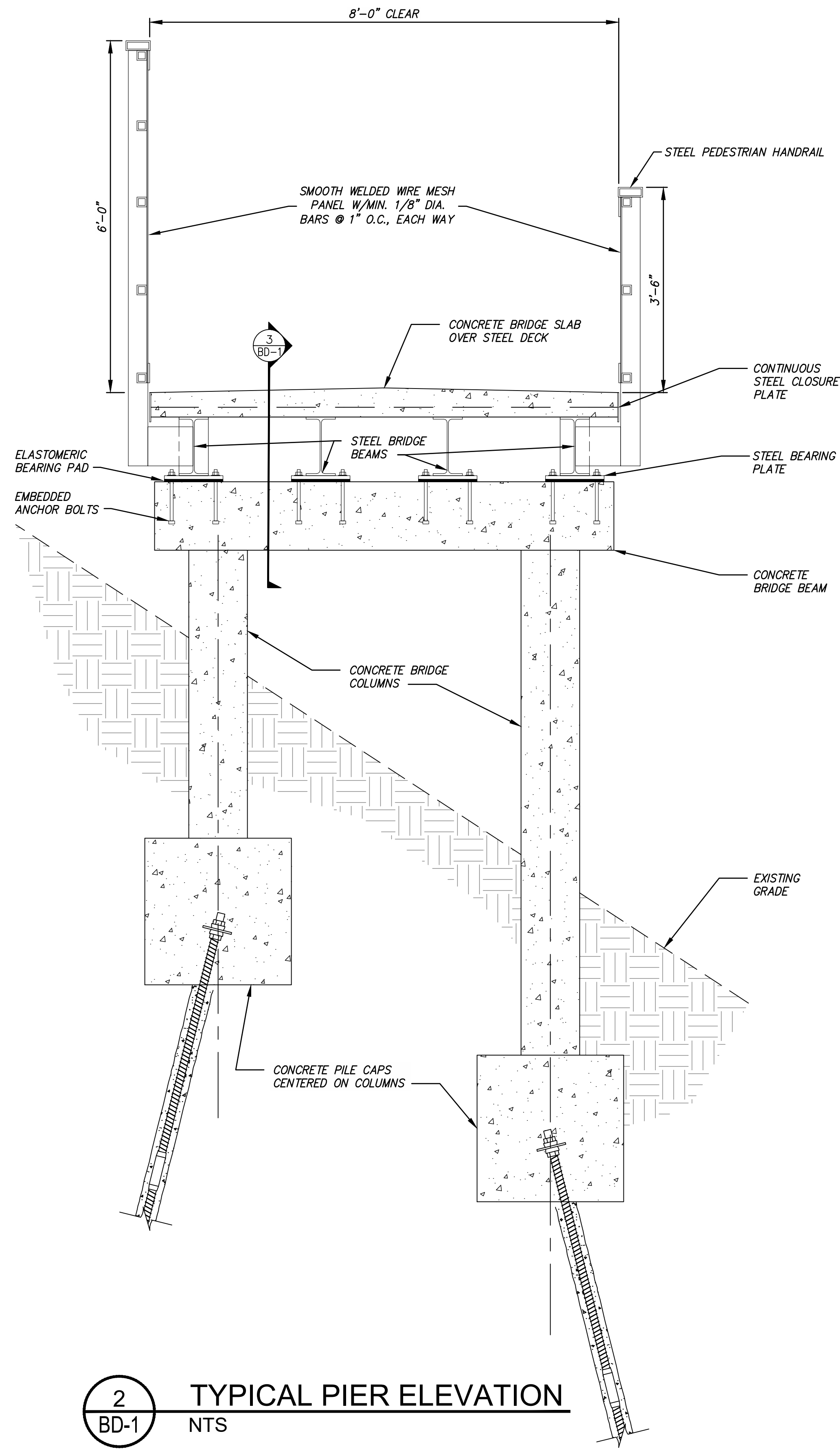
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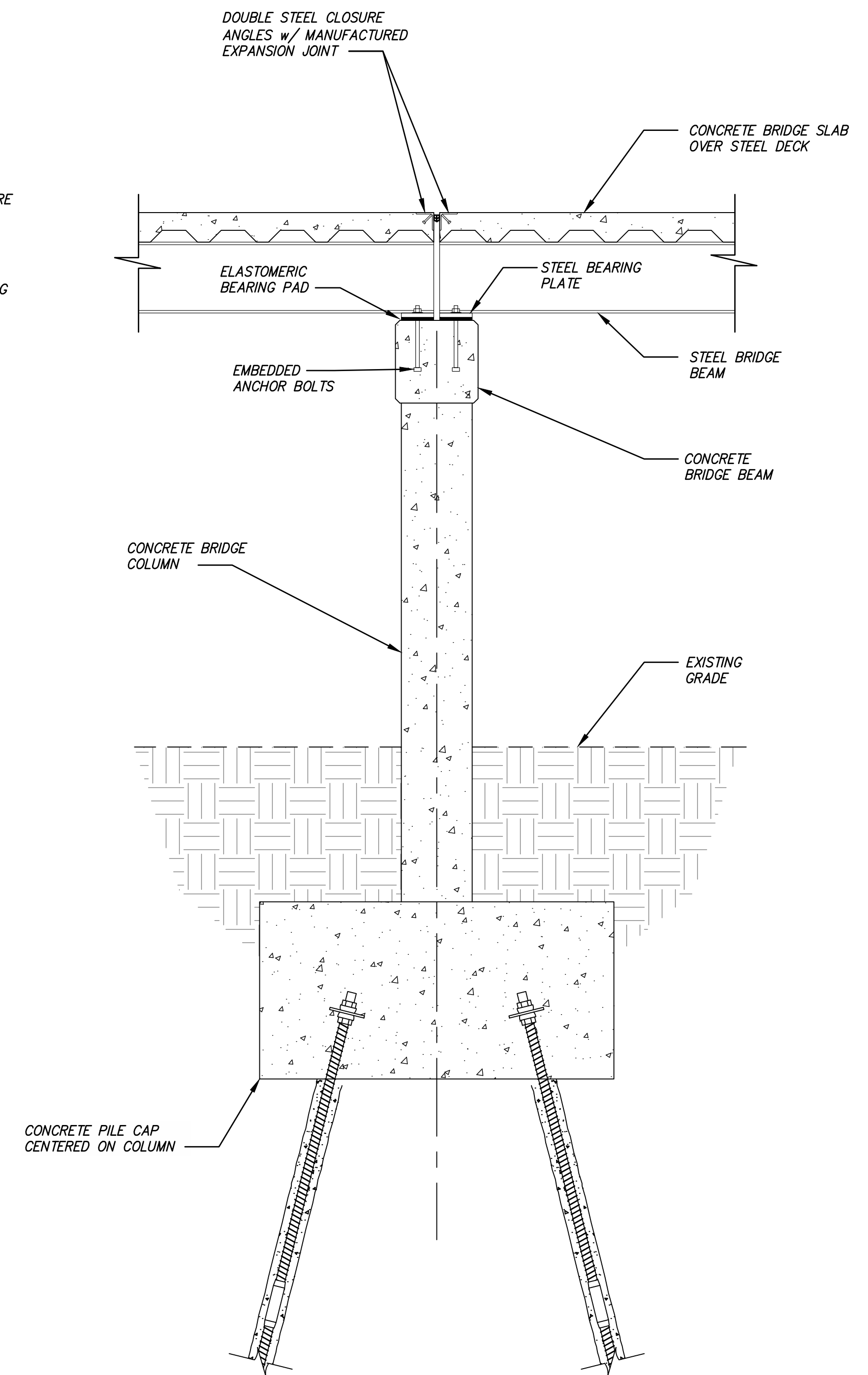
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1 TYPICAL ABUTMENT SECTION
BD-1 NTS



2 TYPICAL PIER ELEVATION
BD-1 NTS



3 TYPICAL PIER SECTION
BD-1 NTS

PRELIMINARY
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REV	DATE	DESCRIPTION	BY

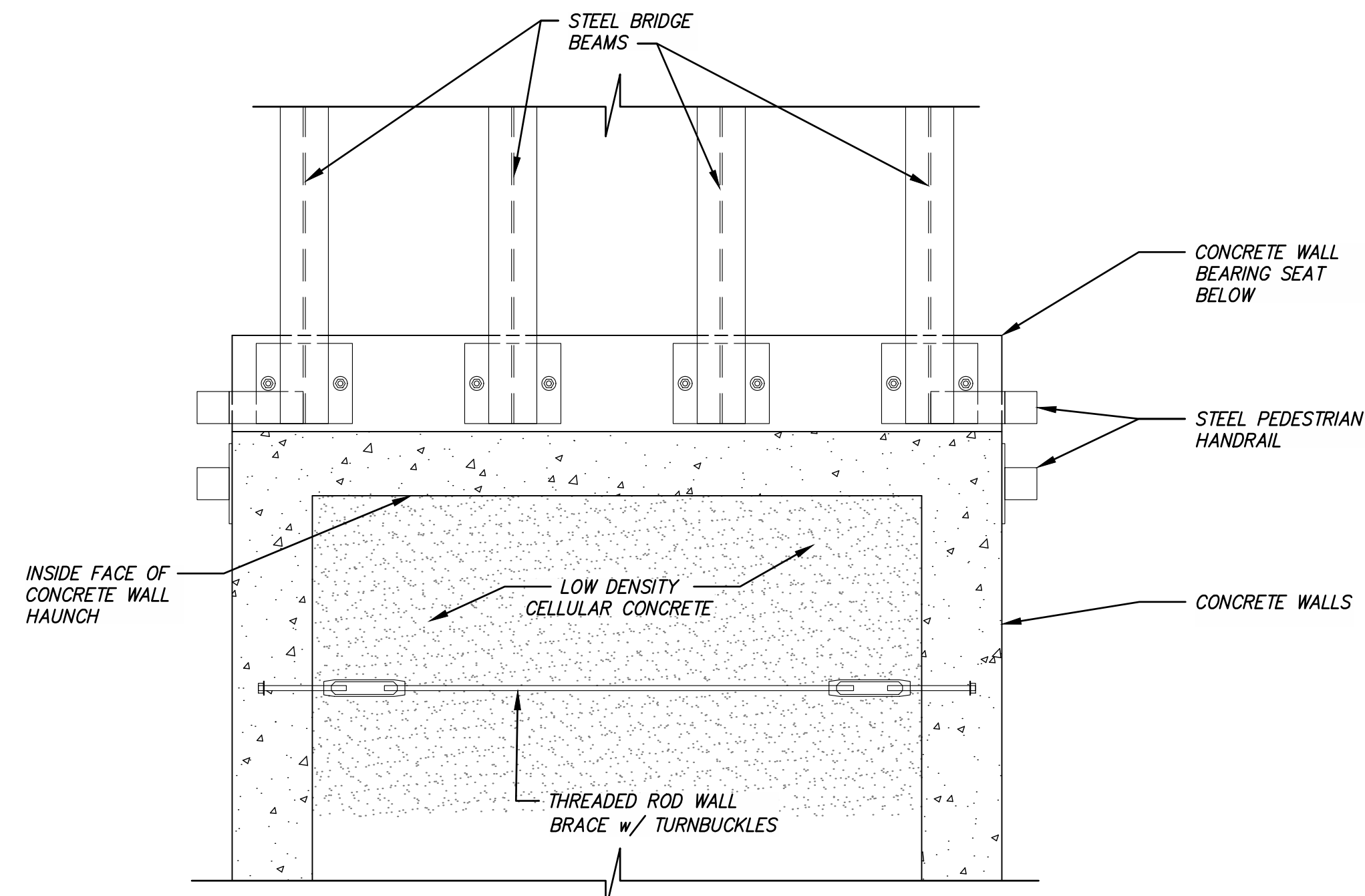
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GENESEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
EAST PATH BRIDGE SECTIONS AND DETAILS

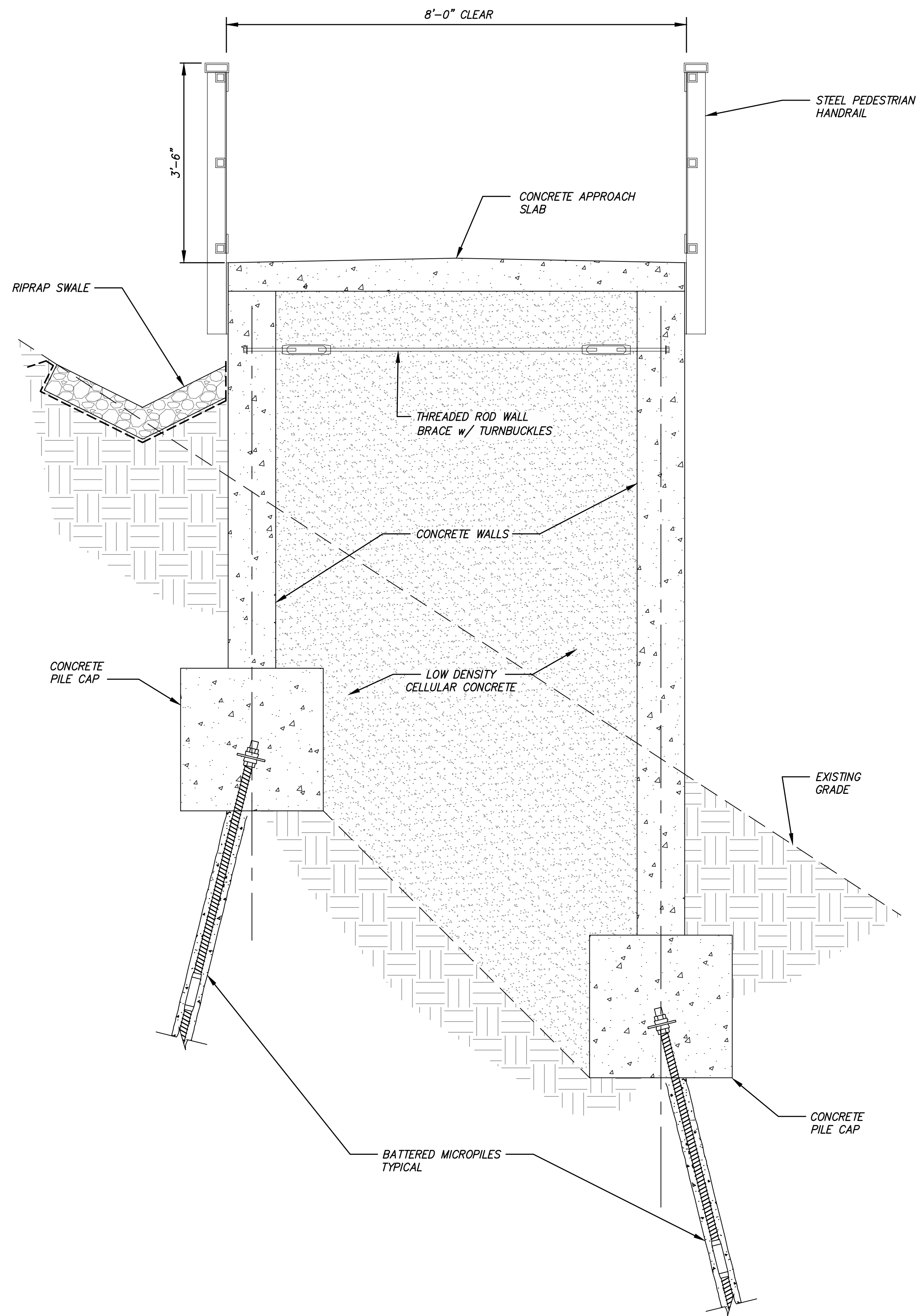
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1
BD-2
TYPICAL ABUTMENT PLAN
NTS



2
BD-2
TYPICAL APPROACH STRUCTURE SECTION
NTS

PRELIMINARY
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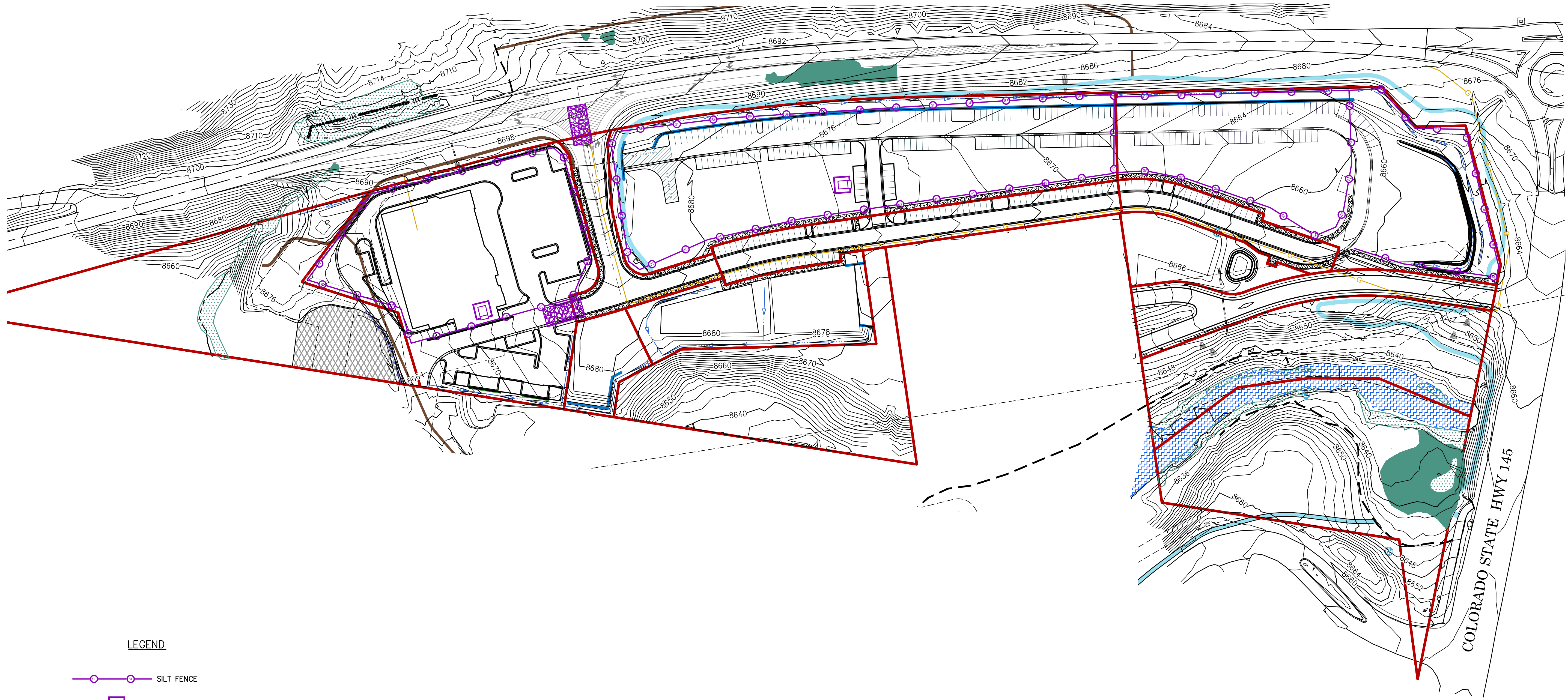
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EAST PATH BRIDGE SECTIONS AND DETAILS




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DATE 09/23/2022
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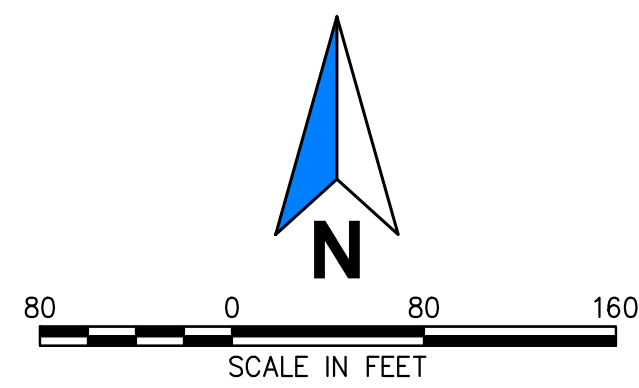
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LEGEND

-  SILT FENCE
-  CONCRETE WASHOUT
-  STABILIZED ENTRANCE



PRELIMINARY
FOR AGENCY REVIEW



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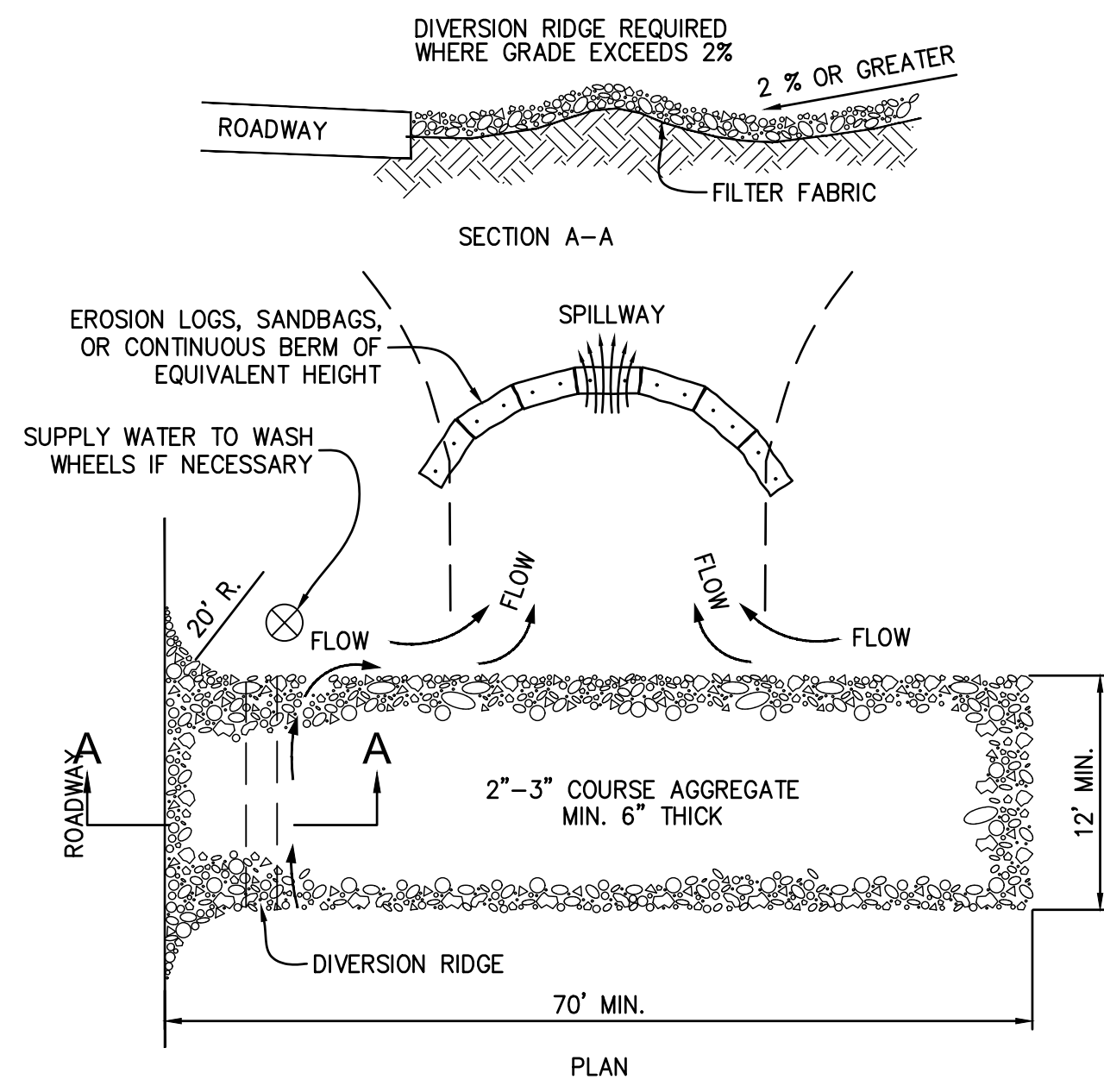
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GENESSEE PROPERTIES, INC.
SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
STORMWATER MANAGEMENT PLAN

PROJECT	2021-055-CIV
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CHECKED	DCQ

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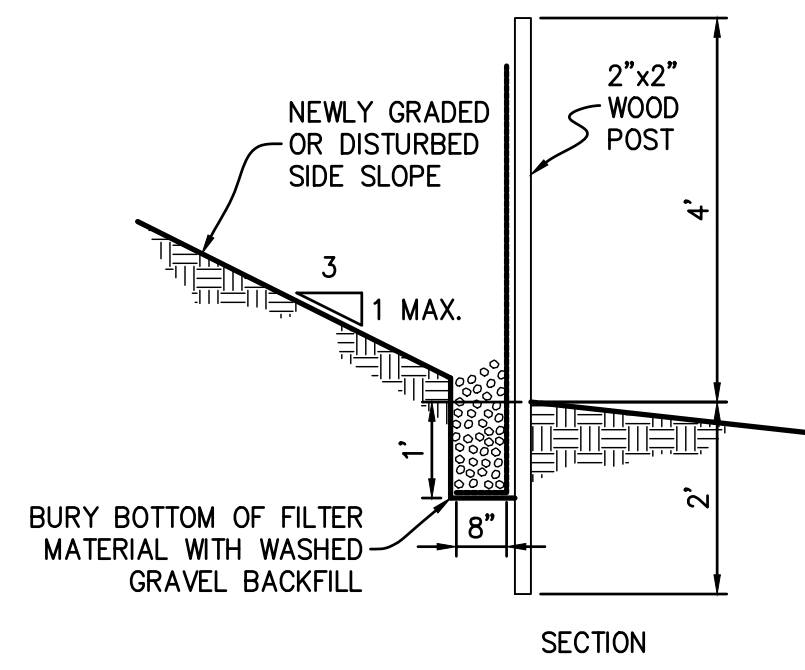
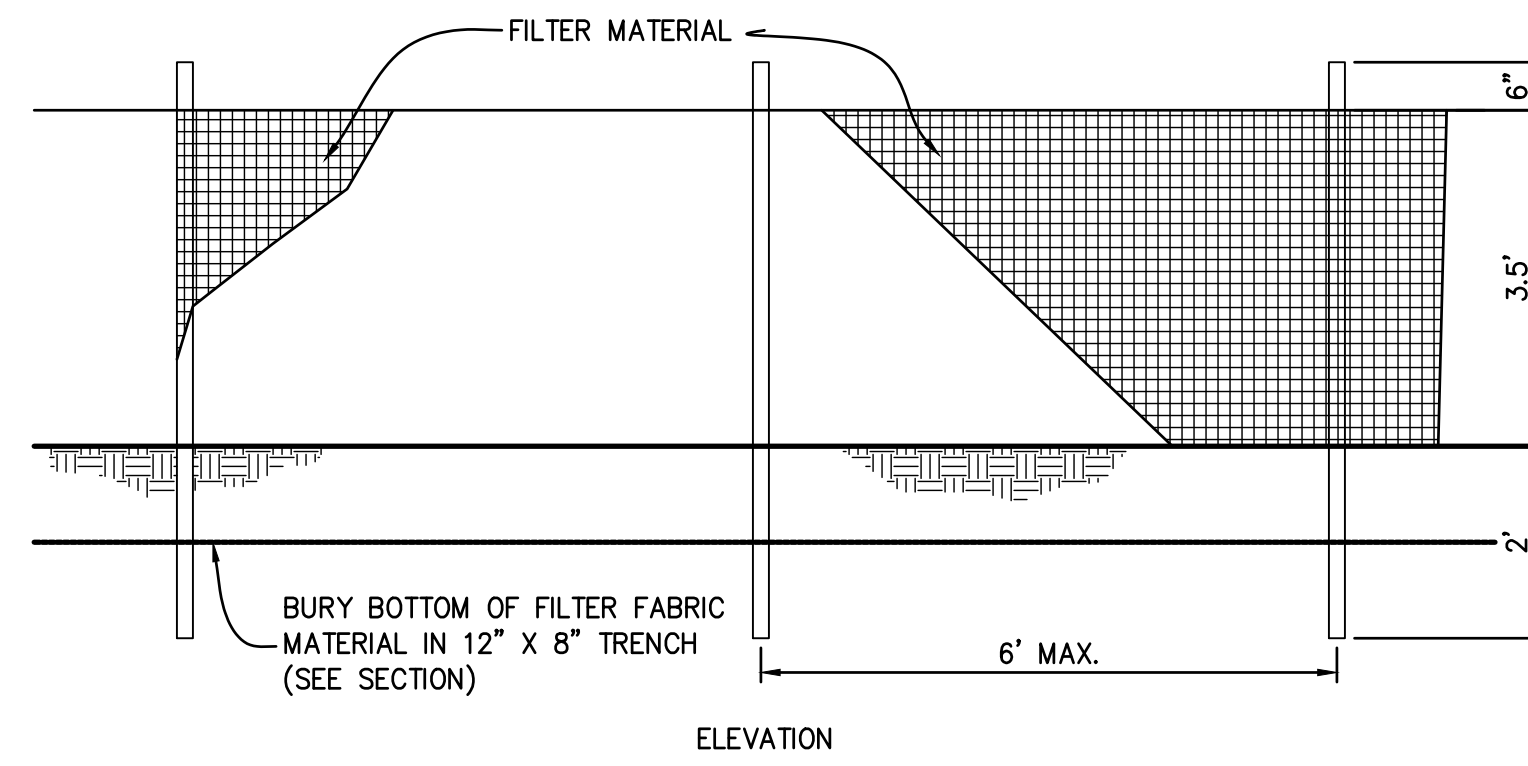


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTERANCE

NTS
CONSTRUCT AT ALL CONSTRUCTION ACCESS POINTS TO PAVED ROADS



ELEVATION

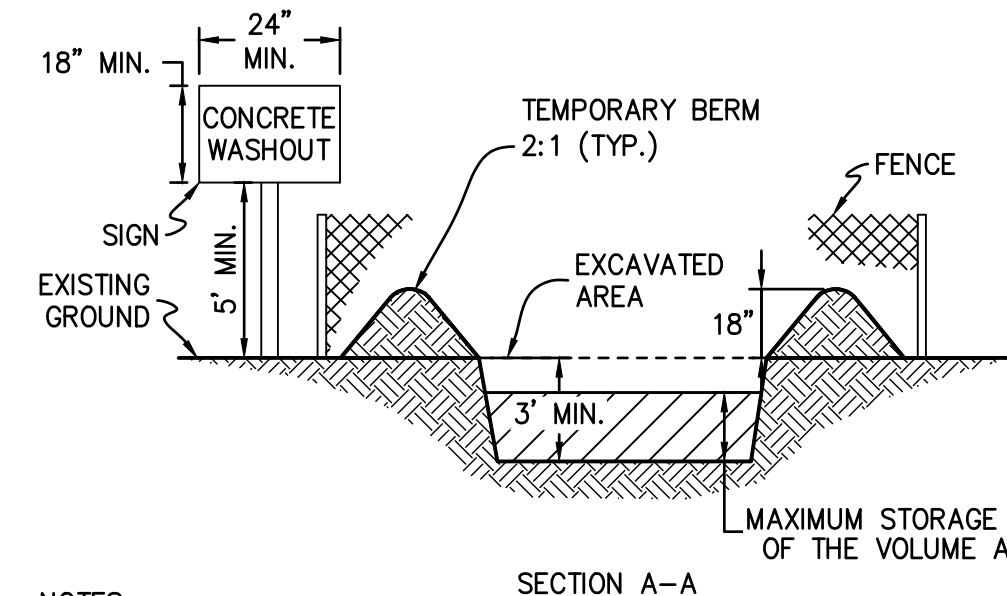
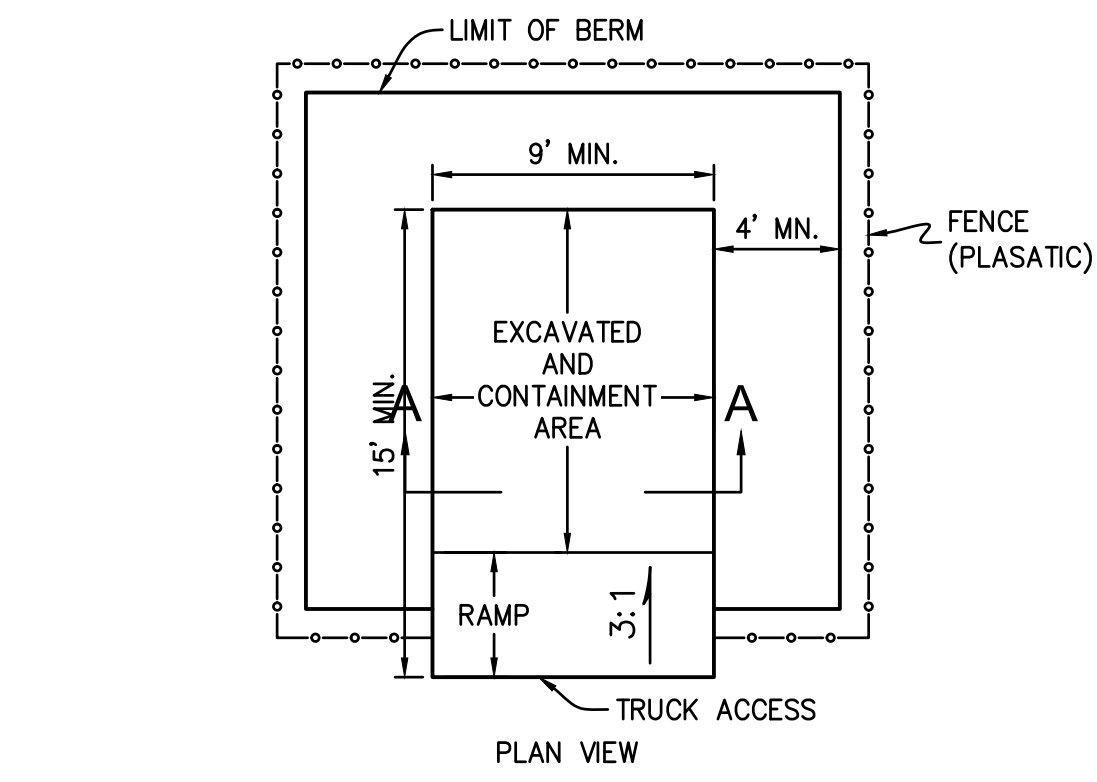
SECTION

SILT FENCE NOTES:

1. FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 3:1.
2. JOINTS IN FILTER SHALL BE OVERLAPPED 6" AT POST.
3. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH TO WOOD POSTS.
4. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. MAXIMUM RECOMMENDED STORAGE HEIGHT IS 12".
5. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE DETAIL

NTS

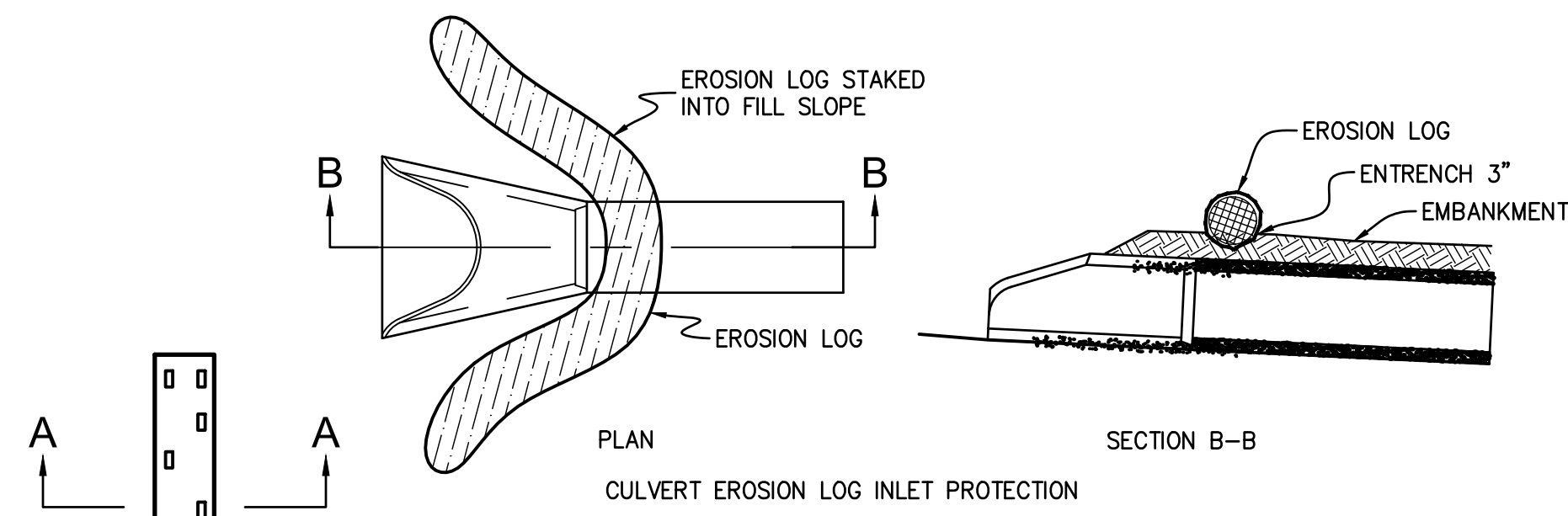


NOTES:

1. EROSION BALES MAY BE USED AS AN ALTERNATIVE FOR THE BERM.
2. A FENCE (PLASTIC) SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
3. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH.

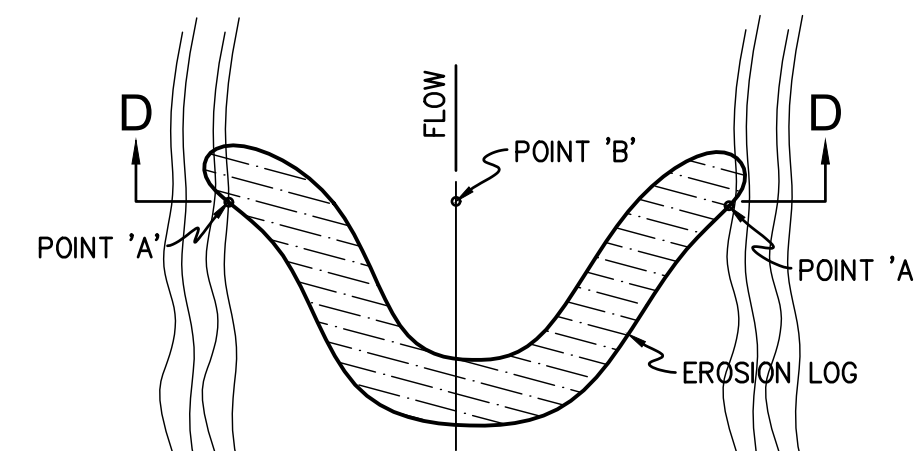
CONCRETE WASHOUT STRUCTURE

NTS

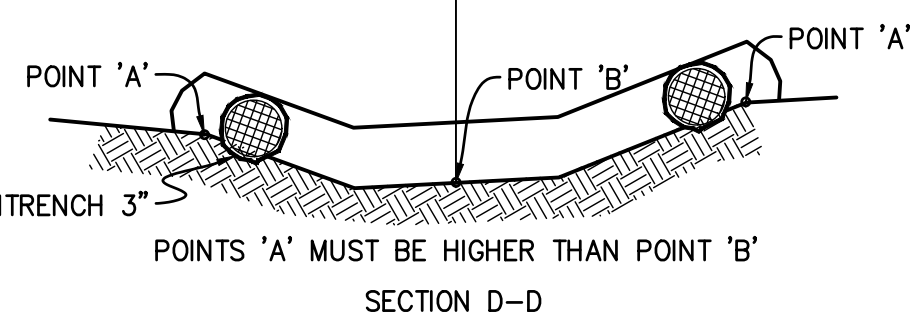


USE (2) PINE STAKES 2 x 2 x 12" AT ALL EROSION LOG ENDS OR JOINTS, OTHERWISE TIGHTLY ABUTTING USE A STAKE EVERY 24" AND CONTINUE WITH NO GAPS (TYP.) TO ALTERNATE ORIENTATION THROUGHOUT THE LENGTH OF THE EROSION LOG.

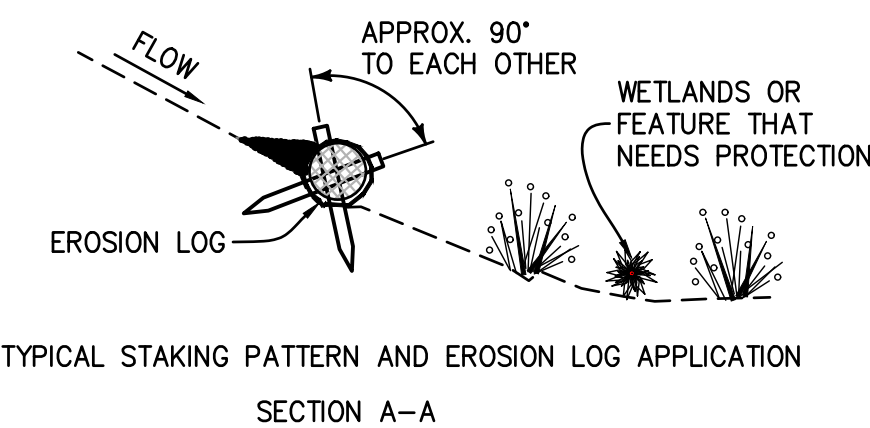
PLAN



PLAN



SECTION D-D

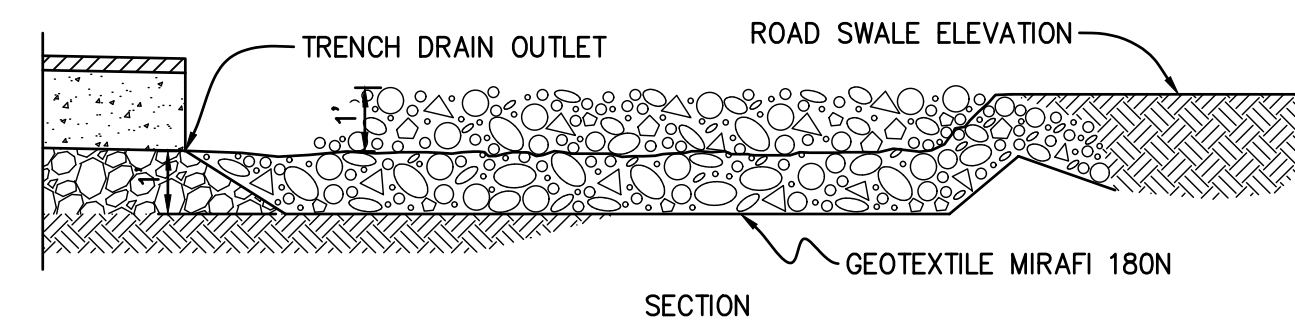


TYPICAL STAKING PATTERN AND EROSION LOG APPLICATION

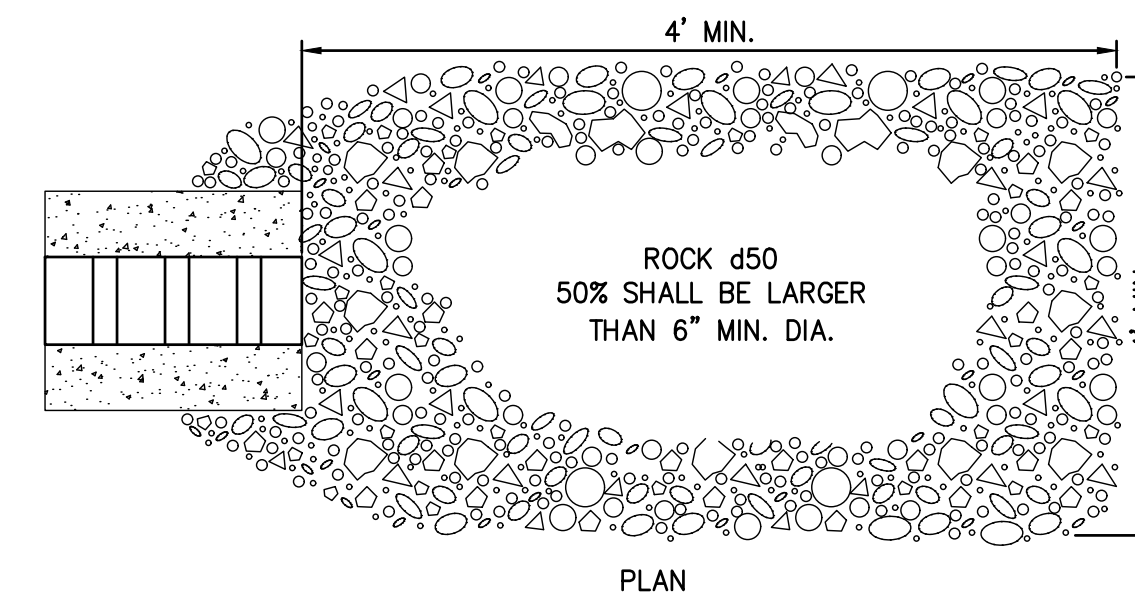
SECTION A-A

EROSION LOG FILTER

NTS



SECTION



PLAN

OUTLET PROTECTION

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SOCIETY TURN PARCEL PD / PRELIMINARY PLAN
STORMWATER MANAGEMENT DETAILS

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