STATE HIGHWAY 42 (EMPIRE ROAD)

EX. CULVERT

EX. ABANDONED IRRIGATION PIPE (PLUG ON NORTH SIDE OF ROAD)

EX. ABANDONED CONCRETE IRRIGATION DITCH (TO BE REMOVED)

EX. BRUSH

EX. EDGE OF ASPHALT

OUTLOT B
(CITY OF LOUISVILLE)

OUTLOT E
(CITY OF LOUISVILLE)

SILT FENCE

R/W

PL

CONCRETE WASHOUT AREA

EX. 55.0' LANDSCAPE & OPEN SPACE CONSERVATION ESMT.

OUTLOT A

LANDSCAPE ESMT.

INLET PROTECTION

EX. 4.0' SURFACE MAINTENANCE ESMT.

EX. 2.0' SIDEWALK ESMT.

EX. 10.0' DRAINAGE & UTILITY ESMT.

NOTE: INSTALL TEMPORARY ASPHALT SIDEWALK CONNECTION DURING INTERIM PHASE

VEHICLE TRACKING CONTROL PAD

ROCK SOCK

LOT 17, BLOCK 1

LOT 1, BLOCK 3
2035 TAYLOR

CTC BOULEVARD

DETENTION POND

TAYLOR AVENUE

LOT 1, BLOCK 5
1900 TAYLOR

LOT 3, BLOCK 5
1900 TAYLOR

EX. 2.0' SIDEWALK ESMT.

EX. 4.0' SURFACE MAINTENANCE ESMT.

EX. 10.0' DRAINAGE & UTILITY ESMT.

Any spill or discharge of any pollutant (ex. oil, paints, fuels, hazardous liquids, sediment, or super-chlorinated water) that reaches storm drains or enters "Waters of the State" must be reported to the CDPHE Emergency Spill Reporting line at 1-877-518-5608. If a spill or leak is of hazardous substance that exceeds 1 pint or is of an unknown substance of any amount, call 911 and notify the Colorado Department Public Health and Environment (CDPHE) 24-hour emergency spill notification hotline at 1-877-518-5608, immediately. If the spill is more than 25 gallons of a petroleum product from a regulated storage tank or delivery truck or any amount that causes a sheen on nearby surface water, it must be reported to the Division of Oil and Public Safety at the Colorado Department of Labor and Employment within 24 hours at (303) 318-8547 or to CDPHE Emergency Spill Reporting line at 1-877-518-5608-if after normal business hours. If cleanup cannot be accomplished within 24 hours, the Division of Oil and Public Safety must be notified immediately.

For non-emergency spills, call 303-441-4444 and page Boulder County Public Health Environmental Emergency Response Team to assist with cleanup. Report spills to the Site Supervisor.

Report spills that reach storm drains or waterways to Louisville's Stormwater Coordinator.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE

GENERAL NOTES

1. *Grading of the development site shall be performed as indicated on these plans.*
2. *Pre-development land use was unimproved greenbelt/agricultural with runoff coefficients as follows:*
   C5 = 0.18 C100 = 0.60. Imp. 0%
   Post-development runoff coefficients are consistent with commercial development and are as follows: C5 = 0.62 C100 = 0.78 Imp. 65.3%
3. *Existing ground cover consists primarily of native grasses.*
4. *No potential sources of pollution are known to exist on the site.*
5. *No non-stormwater components of discharge are known to exist on the site.*
6. *Post-development runoff will be intercepted by Storm sewer and conveyed to an onsite detention pond, then release to the existing Storm Sewer System. Ultimate receiving water for excess runoff is Rock Creek.*
7. *All structures, concrete, trees, brush and rubbish shall be removed and acceptably acceptably disposed.*
8. *All organic matter shall be removed from fill areas.*
9. *All fill areas shall be compacted in accordance with the geotechnical engineer's recommendations.*
10. *All disturbed areas shall be treated with seed and mulch.*
11. *Erosion control bales or silt fence shall be placed at the toe and drainage outfall points of all slopes 4:1 or steeper to prevent siltation and sediment transport.*
12. *Contractor shall comply with all Local, County, and State regulations pertaining to grading, dust, and erosion.*
13. *Natural vegetation shall be retained and protected wherever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practical period of time.*
14. *At all times, the property shall be maintained and/or watered to prevent wind-caused erosion. Earthwork operations shall be discontinued when fugitive dust significantly impacts adjacent property. If earthwork is complete or discontinued and dust from the site continues to create problems, the owner/developer shall immediately institute mitigative measures and shall correct damage to adjacent property.*
15. *Temporary vegetation shall be installed on all disturbed areas where permanent surface improvements are not scheduled for installation within six months of this plan approval.*

DRY LAND SEEDING RATES			LBS. PER ACRE PLS	
SPECIES	C-W-N	VARIETY	DRILLED	BROADCAST
WESTERN WHEATGRASS	N	BARTON	25	50
BLUE GRAMA	N	LOVINGTON	2.5	5
BUFFALO GRASS	N	SHARPS IMPROVED	20	40
ALKALI SACATON	N	**	2.5	5
PUBESCENT WHEATGRASS	C	LUNA	7.5	15
KENTUCKY BLUEGRASS	C	MERION	1.25	2.5
			58.75	117.5

16. *Temporary cut/fill slopes shall not exceed a steepness of 2:1 (H: V). Permanent slopes shall not exceed 3:1 (H: V).*
17. *Utility construction is not approved under this plan unless specifically noted hereon.*
18. *The Owner/Developer shall provide any additional dust abatement and erosion control measures deemed necessary by the City Engineer, should conditions necessitate them. Failure to provide these measures in a timely manner commensurate with the degree of apparent erosive impacts shall constitute a violation of the Municipal Code. The Owner/Developer shall in those cases be subject to fines or the costs of remedies performed by others on his behalf.*
19. *Stabilized Staging Area (SSA) to be located by contractor.*

0 30' 60'
SCALE: 1" = 30'

SCALE VERIFICATION
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

72 HOURS BEFORE YOU DIG CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (U.N.C.C.) 811
DIAL ELECTRIC, TELEPHONE, CATV AND PIPELINE COMPANIES WHERE APPLICABLE

REVISIONS

NO.	DESCRIPTION	DATE	BY

COLORADO LICENSED
JOHN W. JORGENSON
22730
PROFESSIONAL ENGINEER

HURST & ASSOCIATES, INC.
1265 S. Public Road, Suite B
Lafayette, CO 80026
303.449.9105

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

LOT 1, BUS. CENTER @ CTC, REPLAT J
1875 TAYLOR AVENUE

EROSION CONTROL PLAN

Prepared for:
INTERGROUP ARCHITECTS

DRAWN BY:	DESIGNED BY:	DRAWING NAME:	APPROVED BY:
TA/EB	TA	25154-ECP	JJ

JOB NUMBER: 2601-1
DATE: 12/08/2020
SCALE: 1"=30'
SHEET NO: 6

LAST SAVED: 12/8/2020 8:36 AM
G:\25154\CONST\25154-ECP.dwg