

1215 CHAMBERS AVENUE

EAGLE, COLORADO

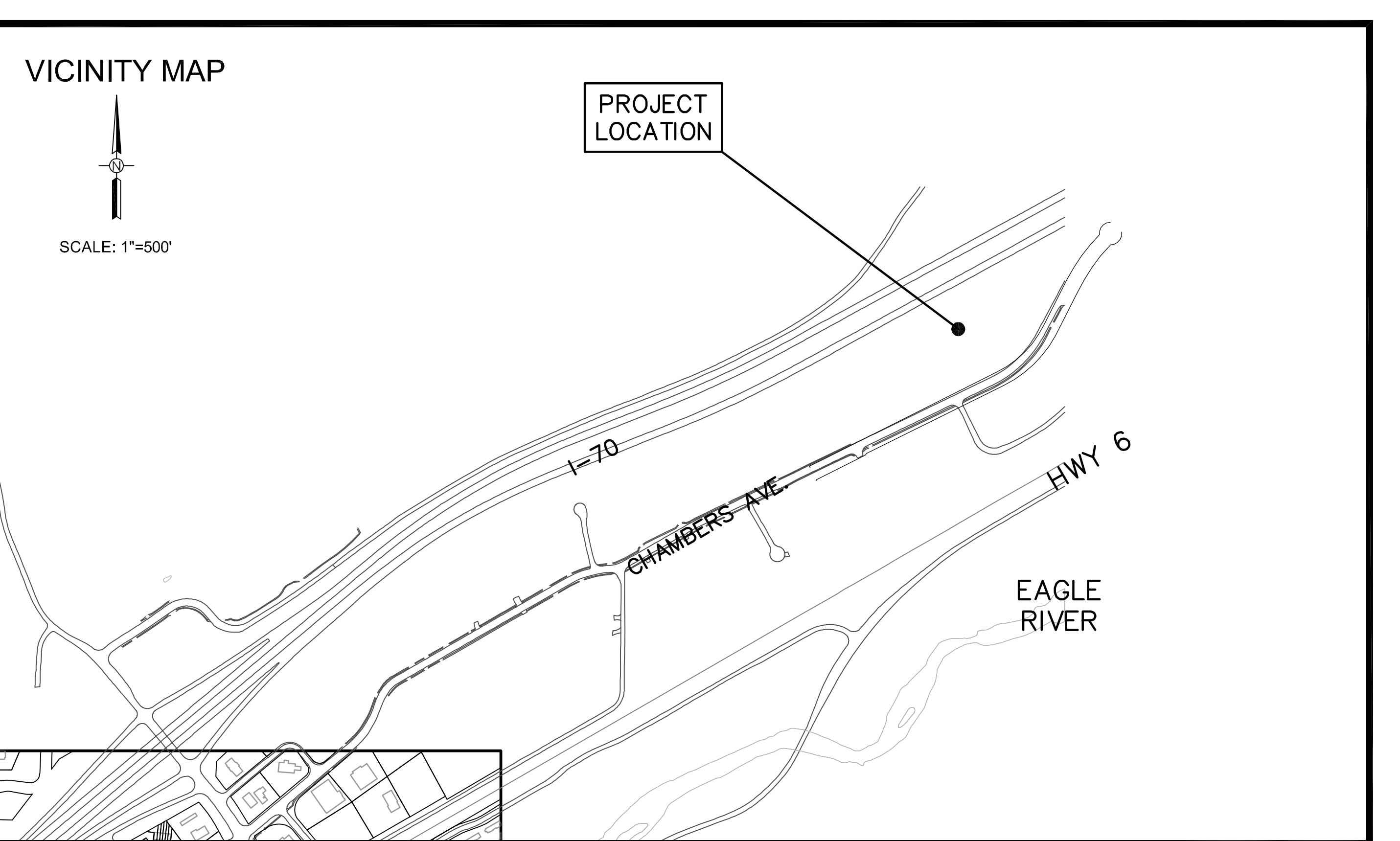
August 2025

GENERAL NOTES

- The Contractor shall notify Alpine Engineering, Inc., Owner and Town of Eagle Engineering Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpine Engineering, Inc. and Owner.
- Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
- The Contractor shall conform to all Town of Eagle rules, regulations and stipulations while accessing through or working in the Town.
- The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by his activities, including vehicle fueling, storage of fertilizers or chemicals, etc. The Contractor shall have identified procedures for handling potential pollutants and have identified spill prevention and response procedures prior to any activities at the project site.
- The Contractor shall keep 2 sets of contract drawings marked up to fully indicate as-built conditions. The drawings shall be provided to the Owner and Alpine Engineering, Inc. upon completion of this work. Contractor is to provide at least three ties from physical monuments to all fittings, valves, hydrants, curb stops, air vac valves, prvs, manholes, and services. The Town regulations require a description of all materials and appurtenances to be included in the as-built.
- The Contractor shall maintain traffic at all times to the satisfaction of the Owner and the Town of Eagle. The Contractor shall minimize traffic disruptions and provide adequate safety precautions to ensure public safety.
- Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for compliance by the appropriate party with any regulations relating hereto.
- It is the Contractor's responsibility to obtain (and conform to) all proper construction permits including a road cut permit for work within the public right of way.
- The Owner will designate staging areas.
- The Contractor shall minimize all off site tracking. All soil tracked off site shall be immediately cleaned up to the satisfaction of the Town of Eagle and the Owner.
- If any groundwater is encountered the Contractor shall contact Owner, Alpine Engineering, Inc., and the Project Geotechnical Engineer immediately.
- The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to the Owner.
- Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
- All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpine Engineering, Inc. The Town reserves the right to accept or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
- All construction shall conform to town standards and specifications and be subject to construction observation by their representatives. Copies of town standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times.
- Street closures shall be kept to a minimum length of time. There shall be no material storage on Town Streets or property.
- It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Cut Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic signs, existing and proposed crosswalk striping, construction limits, fencing and access, and vehicle tracking control measures.
- Contractor shall conform to all recommendations in the subsell study prepared by Kumar and Assoc. February 19, 2025, #21-7-927.01
- Topographic information was provided by Randy Kipp of Kipp Land Surveying.

UTILITY NOTES

- The Contractor is warned that conflicts with existing utility services may exist. Prior to beginning any construction, the Contractor shall contact all appropriate utility companies for line locations. The Contractor shall then locate all utilities (including depth). Any conflicts with the proposed construction shall be brought to the attention of the Engineer so that line or grade changes can be made to eliminate any conflicts with these existing utilities. All existing utilities shall be protected from damage by the Contractor. Damaged utilities shall be repaired by the Contractor at no expense to the Owner.
- All construction activities and excavating for utility trenches shall meet OSHA requirements.
- All Water System and Sanitary Sewer System construction shall conform to Town of Eagle standard specifications.
- All water mains and services shall have a minimum cover of 6 feet.
- Provide 10 feet minimum horizontal separation between water and sewer mains and services or encase per Colorado Department of Health requirements.
- The Contractor shall mark all service line ends as shown on the details.
- The Contractor shall provide thrust blocks and megul restraint at all bends and tees. Angles of water line bends are shown only as a guideline; all bends have not been identified or dimensioned, and additional bends may be required during construction. Vertical bends are not shown but will be required to maintain minimum cover.
- Water service lines to be Type K Copper with size per MEP. A curb stop shall be installed for each service at the property line or edge of easement or as shown on the plans.
- The Contractor shall verify existing pipe or manhole inverts at tie in points prior to construction.
- The Contractor shall lay 10 gauge insulated copper trace wire along the water lines, (see detail sheet), and ductile iron water pipe shall be cold-welded gauge size of CA-45. The Contractor shall test the pipe and the tracer wire to confirm conductivity prior to acceptance. The Contractor shall field install polyethylene wrap on all water lines (see detail sheet).
- The Contractor shall test all water mains in accordance with Town standard specifications, tests to include pressure test, chlorine test, bacteria test and leakage test.
- The Contractor shall attend a mandatory preconstruction meeting with the Town of Eagle Engineering Dept. and Alpine Engineering, Inc., prior to the start of construction.
- Sewer service lines to be 6" PVC unless otherwise indicated.
- All sewer lines shall have a minimum of 4.5 feet of cover.
- All sewer pipe dimensions noted are inside edge of manhole to inside edge of manhole.
- The Contractor shall test all sewer mains in accordance with Town standard specifications, tests to include low pressure air test, manhole vacuum test, and television test.
- The Contractor shall have water running in sewer lines during the t.v. recording process and cut sheet format shall conform to Town standard specifications.
- The Contractor is responsible for coordinating, conducting and scheduling for the testing of all utilities and obtaining approval and acceptance from all utilities.
- To maintain adequate skin friction on existing water mains during construction, the Contractor shall valve off stubs and deplete the pressure prior to excavation for extending water main stubs. The Contractor shall also go 10 feet minimum from the main cross tee before beginning the excavation trench. The excavation trench shall be a maximum of 1.5' x 1' slope.
- The Contractor may need to perform hydraulic testing and disinfection of existing waterlines as part of the testing and acceptance procedure for the proposed waterline.
- Compaction of all trenches and bedding must be attained as per specifications.
- PHONE/CATV: All phone and cable TV conduits, pedestals and appurtenances shall be installed in accordance with Century Link's design specifications and shall be reviewed and accepted by Century Tel.
- If Water Mains cross within 18" (vertical) of sewer services, or if water mains are beneath sewer services, the contractor shall use C900 pipe for the sewer services, and the water and pipe sticks shall be centered on each other.



GRADING AND DRAINAGE NOTES

- All work performed for this project including storm drains and culverts shall be constructed in accordance with the Town of Eagle standards and the project Technical Specifications.
- All drain pipes shall be installed with the required bedding.
- Elevations shown are at pipe invert unless otherwise shown.
- All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
- Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO T99 density from the original undisturbed ground up to structure base slabs and pipe bedding.
- Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to accommodate grate and frame for oversized boxes.
- All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).
- Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
- Curb and Gutters shall be installed in such a manner as to insure positive drainage in all areas as shown.
- Direct downspout drainage away from building foundation or to storm per Geotechnical Engineer.
- Ditch revegetation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Revegetation and linings will be evaluated after ditches are constructed.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
- The ground surface surrounding the exterior of buildings shall be graded to slope away from the foundations in all directions.
- Proof roll all hardscape areas prior to installing basecourse and pavement, per Geotechnical Report.

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EROSION CONTROL PLAN	C5.0
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PROJECT CONTACTS

OWNER, 1215 CHAMBERS LLC	MATTHEW BARRY	(970) 390-773
ARCHITECT, KRAAI DESIGN ARCHITECTURE	ERIC KRAAI	(970) 712-5045
CIVIL ENGINEER, ALPINE ENGINEERING, INC.	MATT WADEY	(970) 926-3373
GEOTECH, KUMAR & ASSOCIATES	DAVE YOUNG	(970) 384-4837
SURVEYOR, KIPP LAND SURVEYING	RANDY KIPP	(970) 479-8698
TOWN OF EAGLE, ENGINEERING	RYAN JOHNSON	(970) 404-9702
TOWN OF EAGLE, PUBLIC WORKS	TOM GOSIORSKI	(970) 328-6678
BLACK HILLS ENERGY	MARK FADIC	(970) 914-8326
HOLY CROSS ENERGY (ELECTRIC)	TODD FORAL	(970) 748-4307
LUMEN (PHONE/CATV)	JASON SHARPE	(970) 328-8290
COMCAST (PHONE CATV)	GREG AYLESWORTH	(720) 557-0060
GREATER EAGLE FIRE PROTECTION DISTRICT	TIM SHANNON	(970) 401-1023
	RANDEL COHEN	(970) 328-7244

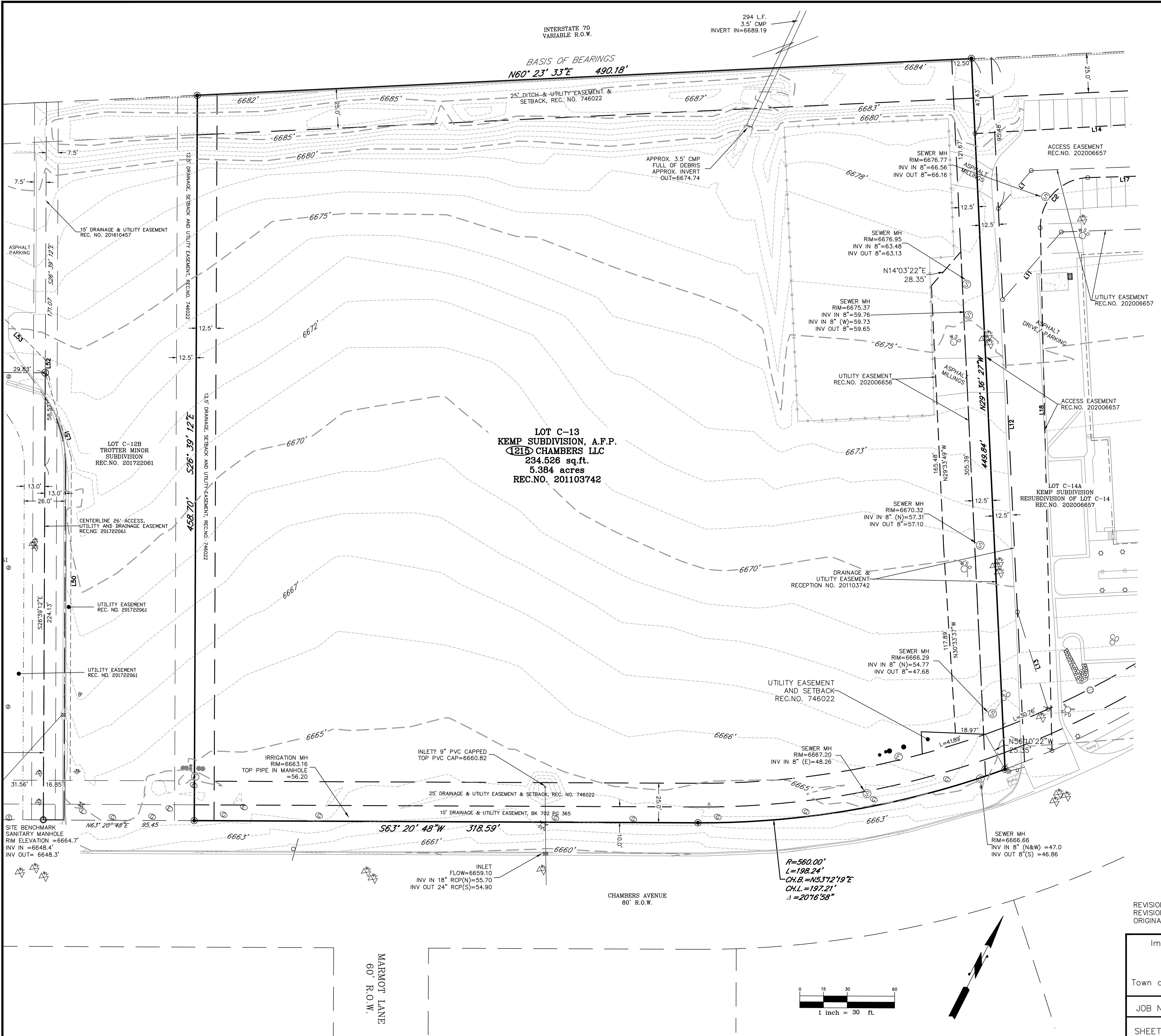
HOLY CROSS ENERGY CONSTRUCTION SPECIFICATIONS

I. TRENCH AND CONDUIT

- The developer or contractor will contact Holy Cross Energy before conduit and vault installation begins to schedule a pre-construction meeting with the project inspector.
- Changes in power facility construction from that shown on the project plans will not be made without advance approval from the Holy Cross Energy inspector.
- Holy Cross Energy material shall not be moved from the project to which it was assigned without the advance approval of the inspector and the completion of necessary paperwork. Holy Cross Energy material shall not be installed for any use other than construction of power facilities.
- All roads will be built to subgrade and all drainages will be constructed to grade before any vaults or conduits are installed.
- All trench will be excavated deep enough to ensure that the top of installed power facilities will be 48" below final grade. Special care must be taken to insure that the top of conduits will be 48" below the bottom of drainage ditches and all other low areas.
- Trench will be as straight as possible between vaults and shall have a smooth bottom free from low and high spots. Six inches of road base will be placed the entire length of the trench and well compacted prior to conduit installation. When placed in the trench, the conduit will be placed directly on the road base and no backfill will be placed on the conduit or the trench. Six inches of road base, as measured from the top of the conduit, will be placed on the conduit and well compacted prior to returning any native backfill to the trench. Large rocks shall not be placed directly on the road base layer. Care must be taken to avoid conduit damage during backfill and compaction; conduits found to be unusable at the time of power cable installation will be repaired by the developer or contractor before power can be made available.
- Power facilities to be placed parallel to deeper utilities will have a horizontal separation from the deeper utility greater than the depth of such utility below final grade less four feet (see attached drawing). When crossing a deeper utility is unavoidable, the crossing will be made as close to perpendicular as possible.
- Power line conduits will be installed with a minimum separation of 12" from all other new or existing underground utility lines. Wherever possible, this separation will be horizontal. The power line separation from plastic gas lines will be greater than this minimum wherever practicable. Power line conduits will be located deeper in the trench than facilities of all other utilities unless the inspector grants a waiver prior to the start of construction.
- Backfill and compaction above the road base layer will be as required by the governmental entity or other party having jurisdiction.
- Conduit bell ends will not be allowed in the vaults. Holy Cross Energy will supply factory couplers, 90°, 45°, and 22.5° elbows as needed for job. Non-factory bends and heated bends will not be allowed. No more than two 90° elbows will be allowed in a conduit run of 500 feet. The conduit shall run straight between factory bends. Aligned bends must be further than 5' from a vault. Factory elbows supplied must be used intact; they cannot be cut to make a lesser bend. Bells will not be cut off conduit sticks to use as couplers. Holy Cross Energy elbows and pipe will be used only for the power facility installation.
- The conduit will not be backfilled without the Holy Cross Energy inspector seeing all joints unless the inspector gives prior permission. All joints shall be completely seated to the line marked on the male end of the conduit after sufficient glue is applied to both conduits being jointed, even in areas where the trench cannot be excavated completely straight. Glue in the joint shall be allowed to completely dry prior to any stress being applied to the conduit on either side of the joint. Trench backfill without the inspector viewing each joint or giving prior permission to cover the conduit will be re-excavated to expose the conduit. The contractor will place camera tape on each conduit in the span which was previously backfilled to verify the joint seating and conduit condition. The camera verification will be witnessed by the Holy Cross Energy inspector.
- Individual conduits shall enter each vault at a consistent location. There is to be no crossing of conduits in the trench.
- Both ends of a conduit run shall be securely plugged at the time of installation with Holy Cross Energy supplied material. Conduit ending outside a vault shall be marked with a 4" x 4" post or other approved method.
- Red trench marking tape will be supplied by Holy Cross Energy and shall be installed 18" to 24" above the conduit during backfill.
- At completion of the job, the inspector will do a final inspection. If the job does not meet with Holy Cross Energy's specifications or the approval of inspector, service will not be provided until specifications are met.

II. VAULTS

- Vaults shall be installed as follows:
 - Splice vaults shall be installed with the manhole lid grade being slightly above final grade of the surrounding area, except when the vault is in a roadway, the manhole lid grade shall match the grade of the finished roadway surface.
 - Splice vaults located in roads or other sloped areas will be installed so that the concrete base and lid are on the slope of the surrounding area. Vaults placed in roads will not be located in areas normally traversed by vehicle wheels. The inspector must approve all vaults installed at a slope.
 - Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
 - Where transformer and switchgear vaults are set into hillsides or sloped areas, the downhill side of the vault will be graded according to C above. The slope behind the vault will be laid back sufficiently to prohibit soil or rocks from sloughing onto the vault. If the slope cannot be laid back through a retaining wall shall be constructed behind the vault at the direction of the inspector.
 - All vault pads will be placed on the vaults at the time of vault installation to protect the public and wildlife, unless otherwise instructed by the inspector. The holes through transformer and switchgear pads will be covered at the time of vault installation with concrete pieces supplied by Holy Cross Energy, unless otherwise instructed by the inspector.
 - Large vault pieces shall be jointed with a tar type sealant provided by Holy Cross Energy, with the exception of the vault lid, at the direction of the inspector.
- Holes knocked in vaults for conduit installation shall be as small as possible and shall be grouted closed on the outside of the vault prior to backfill.
- Conduit shall enter vaults perpendicular to the vault wall, at least 2" from any adjacent walls and at least 2" above the vault base. There shall be a minimum separation of 1" between conduits. See vault drawings.
- Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
- Ground rods for underground cable installation shall be laid in the trench with the conduits. The end of the rod shall extend approximately 6" into the vault through the conduit knockout. The end of the rod shall be located approximately 3" from the vault end, with the bend going away from the conductor. The end of the rod must be far enough from the vault wall to allow crimping the grounding conductor onto the rod. The rod must be at least 2" from the conduit's entrance into the vault. See vault drawings.
- After the vault has been set, pipes extended in and grouted, and the ground rod is in place, pedestals shall be set out, centering on dirt rods. Pedestals shall be completed to the satisfaction of the inspector prior to cable installation being scheduled.
- Pedestals for other utilities shall not be located closer than 10' to a vault on sides where transformers or switchgear will have access doors. Pedestals shall not be located closer than 5' to a vault on sides where the pad-mounted equipment will not have access doors.



Improvement Survey Plat

With Topography

Lot C-13, KEMP SUBDIVISION

Amended Final Plat

DESCRIPTION:

LOT C-13, KEMP SUBDIVISION, according to the Amended Final Plat thereof, dated February 25, 2011, at RECEPTION NO. 201103742, recorded in the Office of the Clerk and Recorder, County of Eagle, State of Colorado.

NOTES:

1. Date of Survey: February 26, 2021 and April 18-2024.
2. Street Address: 1215 Chambers Ave. (Not Posted)
3. Location of improvements and lot lines are based upon said Amended Final Plat, and Survey Monuments found at the time of this survey as shown hereon.
4. 1' Contours shown hereon. Site Benchmark: Sanitary Manhole Rim Elev. = 6664.7', assumed.
5. Basis of Bearings: An assumed bearing of N 60° 23' 33" E between the northeast and northwest corner of Lot C-13 as shown hereon.
6. U.S. Survey Feet used for this survey.
7. Bearings and distances shown hereon are both platted and field measured.
8. Notice; According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR MORNINGSTAR MOUNTAIN PROPERTIES LLC, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

LEGEND:

DENOTES FOUND SURVEY MONUMENT,
1.5" ALUMINUM CAP ON #5 REBAR
LS #38079

DENOTES FOUND SURVEY MONUMENT
1" BRASS SHINER, IN ASPHALT
LS #38079

DENOTES FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP, ON #5 REBAR
LS #23089

DENOTES FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP, ON #5 REBAR
LS #30091

□ DENOTES IRRIGATION VALVE

○ DENOTES FIRE HYDRANT

△ DENOTES WATER VALVE

○ DENOTES WATER MANHOLE

○ DENOTES WATER SHUT OFF VALVE

○ DENOTES SANITARY MANHOLE

○ DENOTES SANITARY CLEAN OUT

△ DENOTES STORM INLET

□ DENOTES ELECTRIC TRANSFORMER

□ DENOTES TELEPHONE PEDESTAL

□ DENOTES ELECTRIC PEDESTAL

○ DENOTES ELECTRIC METER

○ DENOTES ELECTRIC MANHOLE

● DENOTES CONDUIT SLEEVE

○ DENOTES GAS MARKER

○ DENOTES ELECTRIC MARKER

REVISION DATE: 04-18-2024 UPDATED TOPO NORTHEAST CORNER
REVISION DATE: 04-13-2021 ADDED NORTH CULVERT INVERT
ORIGINAL SURVEY DATE: 03-01-2021

Improvement Survey Plat With Topography
Lot C-13, KEMP SUBDIVISION

Amended Final Plat

SHEET 1 OF 1 DWG NAME: 011017-1010-15-00-0

KIRR LAND SURVEYING

RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
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web: kipplandsurveying.com

1215 CHAMBERS AVE.

STORAGE FACILITY EAGLE, CO

SITE PLAN

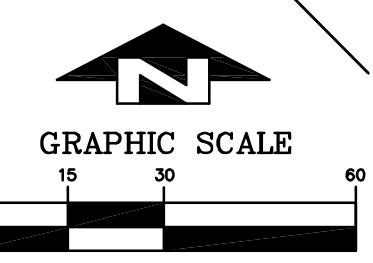
The logo for Alpine Engineering Inc. is positioned on the left side of the page. It features a large, stylized letter 'A' in black, composed of various geometric lines (horizontal, vertical, and diagonal). To the right of the 'A', the company name 'ALPINE' is written vertically in a large, bold, sans-serif font. To the right of 'ALPINE', the words 'ENGINEERING INC.' are also written vertically in a slightly smaller, bold, sans-serif font. To the right of 'INC.', the address '34510 HWY 6 / UNIT A9 / PO BOX 97' is written vertically, followed by 'EDWARDS CO 81632 / 970.926.3373' on the next line, and the website 'WWW.ALPINECIVIL.COM' on the line after that.

PHOTOGRAPHIC INFORMATION WAS
PROVIDED BY KIPP LAND
SURVEYING

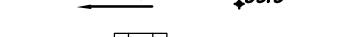
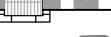
GEND

— — — — — PROPERTY LINE
- - - - - 6672 EXISTING CONTOUR
— — — — — EASEMENT
— — — — — 8106 PROPOSED CONTOUR
1.5% ← → .06.6° PROPOSED GRADING, SLOPE/SPOT
1.5% ← → .06.6° EXISTING GRADING, SLOPE/SPOT
PROPOSED STORM SEWER
PROPOSED BOULDER RETAINING
PROPOSED CONCRETE/ASPHALT

SHEET C1.1



LEGEND

— — — — — PROPERTY LINE
- - - - 6672 - - - EXISTING CONTOUR
— — — — — EASEMENT
— — — — — 8106 — — — PROPOSED CONTOUR
1.5% .06.6' PROPOSED GRADING, SLOPE/SPOT
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 PROPOSED STORM SEWER
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 PROPOSED CONCRETE/ASPHALT



1215 CHAMBERS AVE.

STORAGE FACILITY EAGLE, CO

GRADING PLAN

The logo for Alpine Engineering Inc. is positioned on the left side of the page. It features a large, stylized graphic of a mountain peak composed of black and white diagonal stripes. To the right of the graphic, the company name "ALPINE" is written in large, bold, black, uppercase letters. Below "ALPINE", the word "ENGINEERING" is written in a slightly smaller, bold, black, uppercase font. To the right of "ENGINEERING", the word "INC." is written in a bold, black, uppercase font. To the right of the company name, the address "34510 HWY 6 / UNIT A9 / PO BOX 97" is written in a smaller, black, uppercase font. Below the address, "EDWARDS CO 81632 / 970.926.3373" is written in a smaller, black, uppercase font. At the bottom right, the website "WWW.ALPINECIVIL.COM" is written in a smaller, black, uppercase font.

CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
GRADING PLAN

SHEET
C2.0

PHOTOGRAPHIC INFORMATION WAS
PROVIDED BY KIPP LAND
SURVEYING

**PERIODICALLY MAINTAIN STORM SEWER
INLETS (MINIMUM ONCE PER YEAR). REMOVE
GRATE AND VACUUM SEDIMENT/DEBRIS
FROM 12" SUMP IN INLET**

MAINTAIN DRAINAGE SWALES
SHOWN ON PLAN, TO PROVIDE
POSITIVE DRAINAGE AWAY FROM
STRUCTURE

LEGEND

— — — — — PROPERTY LINE

— — — 6672 — — — EXISTING CONTOUR

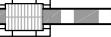
— — — — — EASEMENT

8106 PROPOSED CONTOUR

1.5% ← ↓ 06.6' PROPOSED GRADING, SLOPE/SPOT

1.5% ← ↓ 06.6' EXISTING GRADING, SLOPE/SPOT

 PROPOSED STORM SEWER

 PROPOSED BOULDER RETAINING

 PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE

0 10 20 40

(IN FEET)

SEE SHEET C2.2

SEE SHEET C2.1

1115 CHAMBERS LOFTS
2 STORY BLDG

EX. ASPHALT DRIVE

BLDG #4
14,525 SF
40 PARKING SPACES

BLDG #6
14,025 SF
41 PARKING SPACES

BLDG #7
13,725 SF
39 PARKING SPACES

CHAMBERS AVENUE

SEE SHEET C2.2

SEE SHEET C2.1

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

PERIODICALLY MAINTAIN STORM SEWER INLETS (MINIMUM ONCE PER YEAR). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

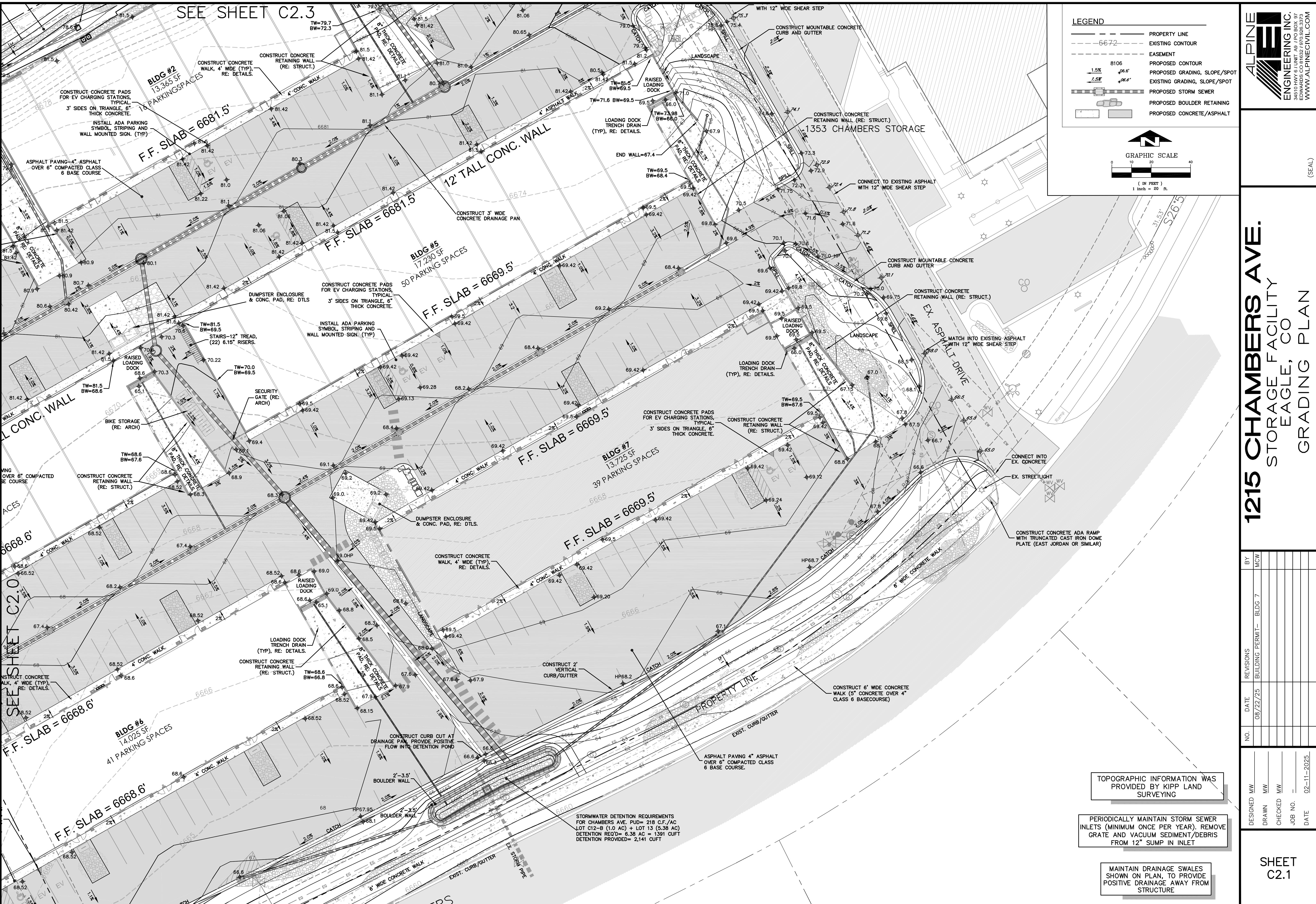
Maintain drainage swales shown on plan, to provide positive drainage away from structure

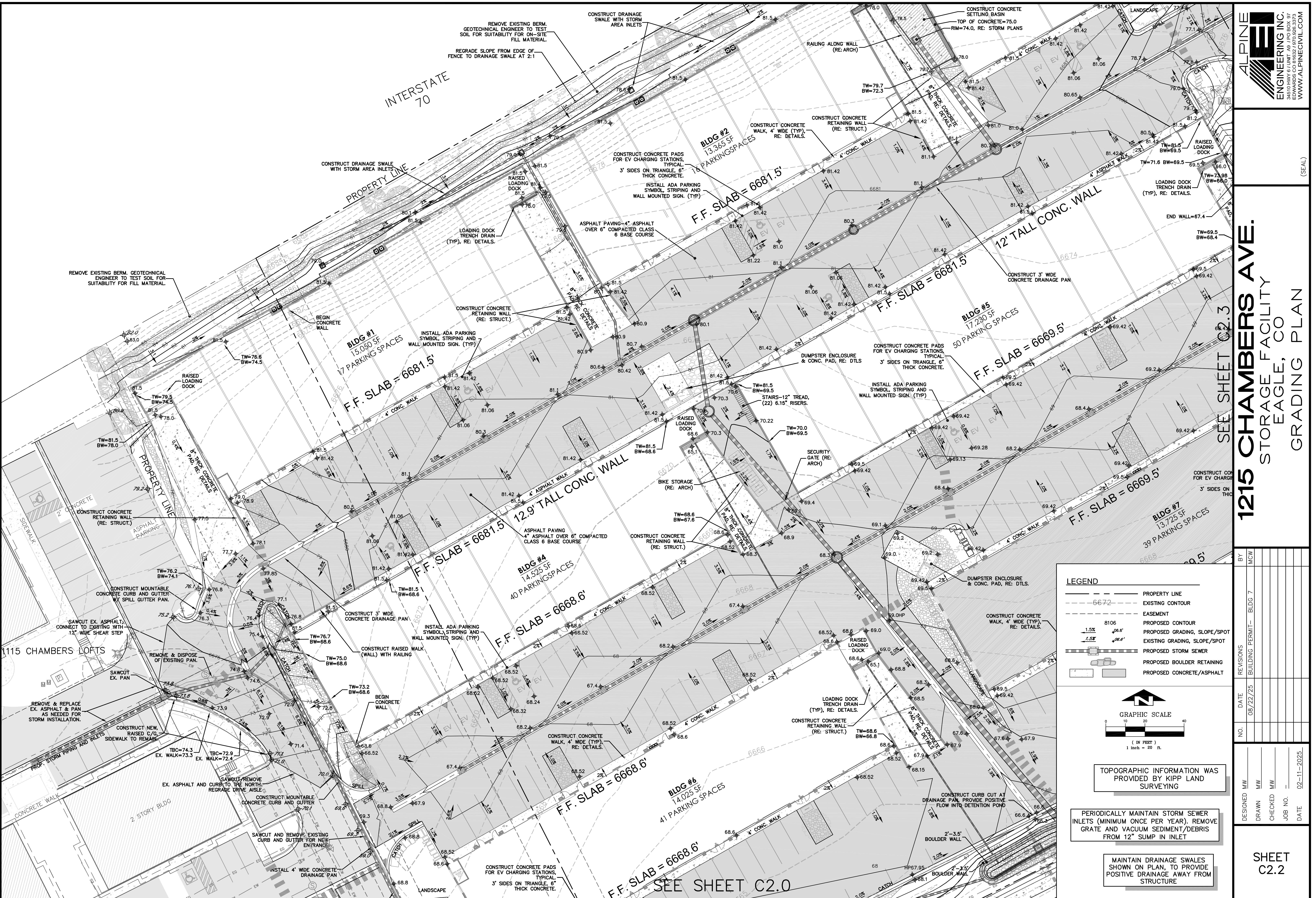
LEGEND

- PROPERTY LINE
- 66-72 EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE

0 10 20 40 (IN FEET)





1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
OVERALL STORM PLAN

STORAGE FACILITY EAGLE CO.

OVERALL STORM PLAN

SHEET C3.0

DESIGNED	MW	NO.	DATE	REVISIONS	BY
DRAWN	MW		08/22/25	BUILDING PERMIT-	MCW
CHECKED	MW			BLDG 7	
JOB NO.	—				
DATE	02-11-2025				

SHEET
C3.0

LEGEND

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 1.5% ← ↗ 06.6' PROPOSED GRADING, SLOPE/SPO
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 ■ ■ ■ ■ ■ PROPOSED STORM SEWER
 ■ ■ ■ ■ ■ PROPOSED BOULDER RETAINING
 ■ ■ ■ ■ ■ PROPOSED CONCRETE/ASPHALT

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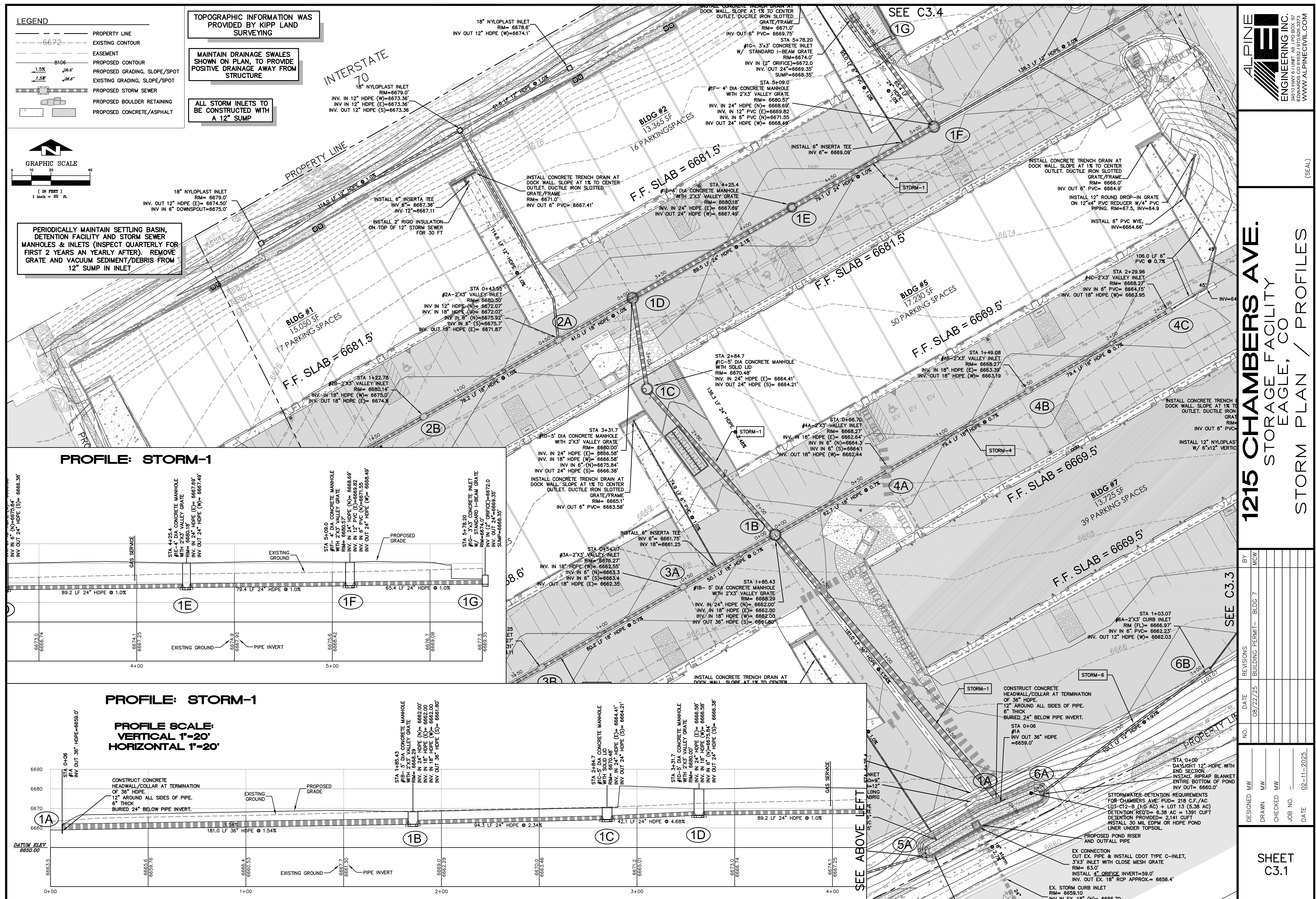
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PROVIDED BY KIPP LAND
SURVEYING

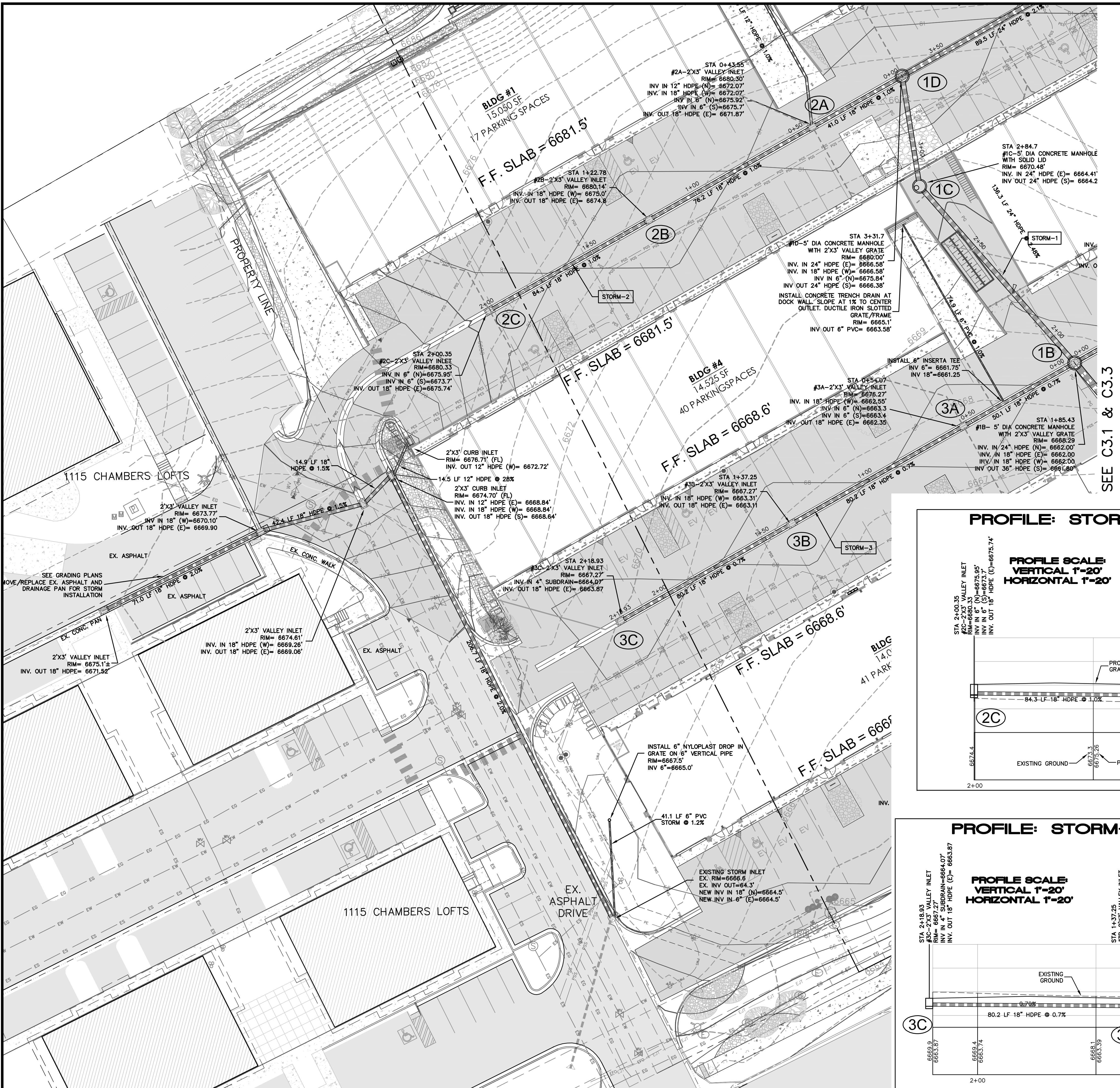
PERIODICALLY MAINTAIN SETTLING BASIN,
DETENTION FACILITY AND STORM SEWER
MANHOLES & INLETS (INSPECT QUARTERLY FOR
FIRST 2 YEARS AND YEARLY AFTER). REMOVE
GRATE AND VACUUM SEDIMENT/DEBRIS FROM
12" SUMP IN INLET

**MAINTAIN DRAINAGE SWALES
SHOWN ON PLAN, TO PROVIDE
POSITIVE DRAINAGE AWAY FROM
STRUCTURE**

**ALL STORM INLETS TO
BE CONSTRUCTED WITH
A 12" SUMP**







LEGEND

— — — — — PROPERTY LINE
6672 ----- EXISTING CONTOUR
— — — — — EASEMENT
8106 ----- PROPOSED CONTOUR
1.5% ↘ 06.6' PROPOSED GRADING, SLOPE/SPOT
1.5% ↘ 06.6' EXISTING GRADING, SLOPE/SPOT
[Storm Sewer icon] PROPOSED STORM SEWER
[Boulder Retaining Wall icon] PROPOSED BOULDER RETAINING
[Concrete/Asphalt icon] PROPOSED CONCRETE/ASPHALT

SEAL)

TOPOGRAPHIC INFORMATION WAS
PROVIDED BY KIPP LAND
SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN,
DETENTION FACILITY AND STORM SEWER
MANHOLES & INLETS (INSPECT QUARTERLY FOR
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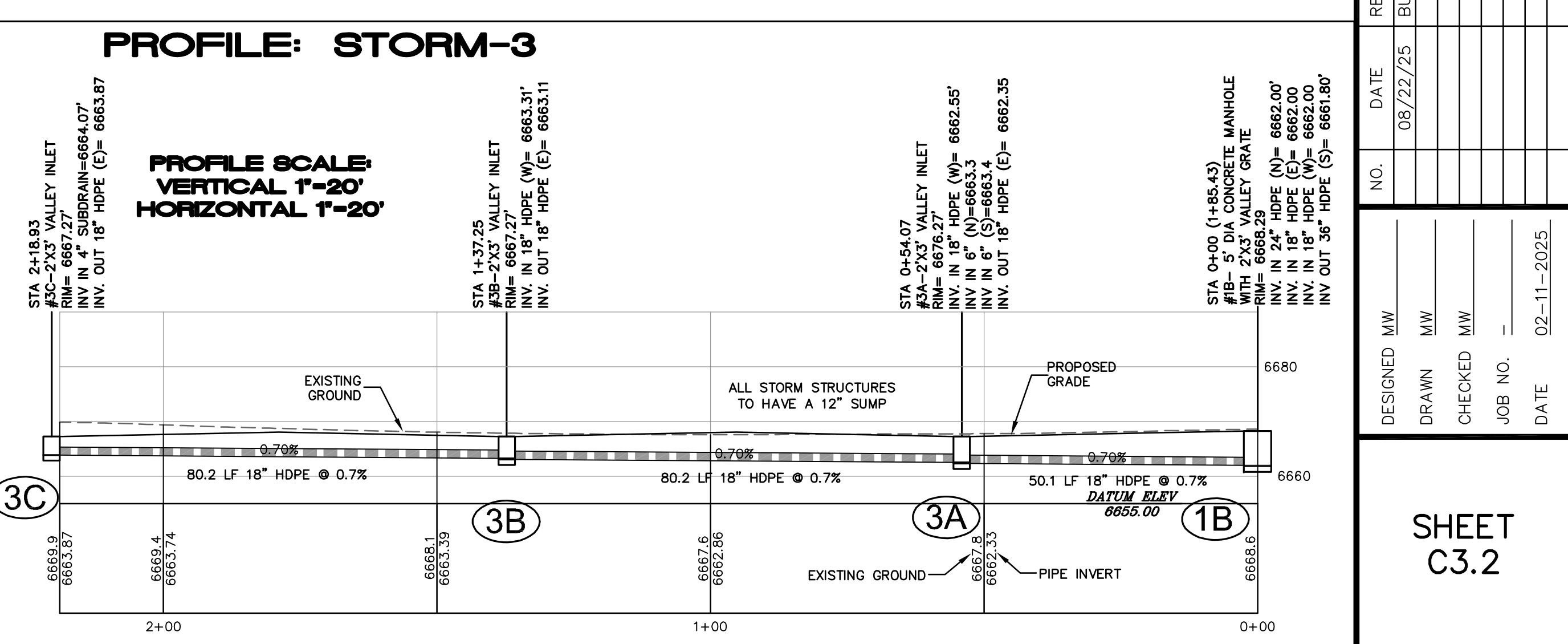
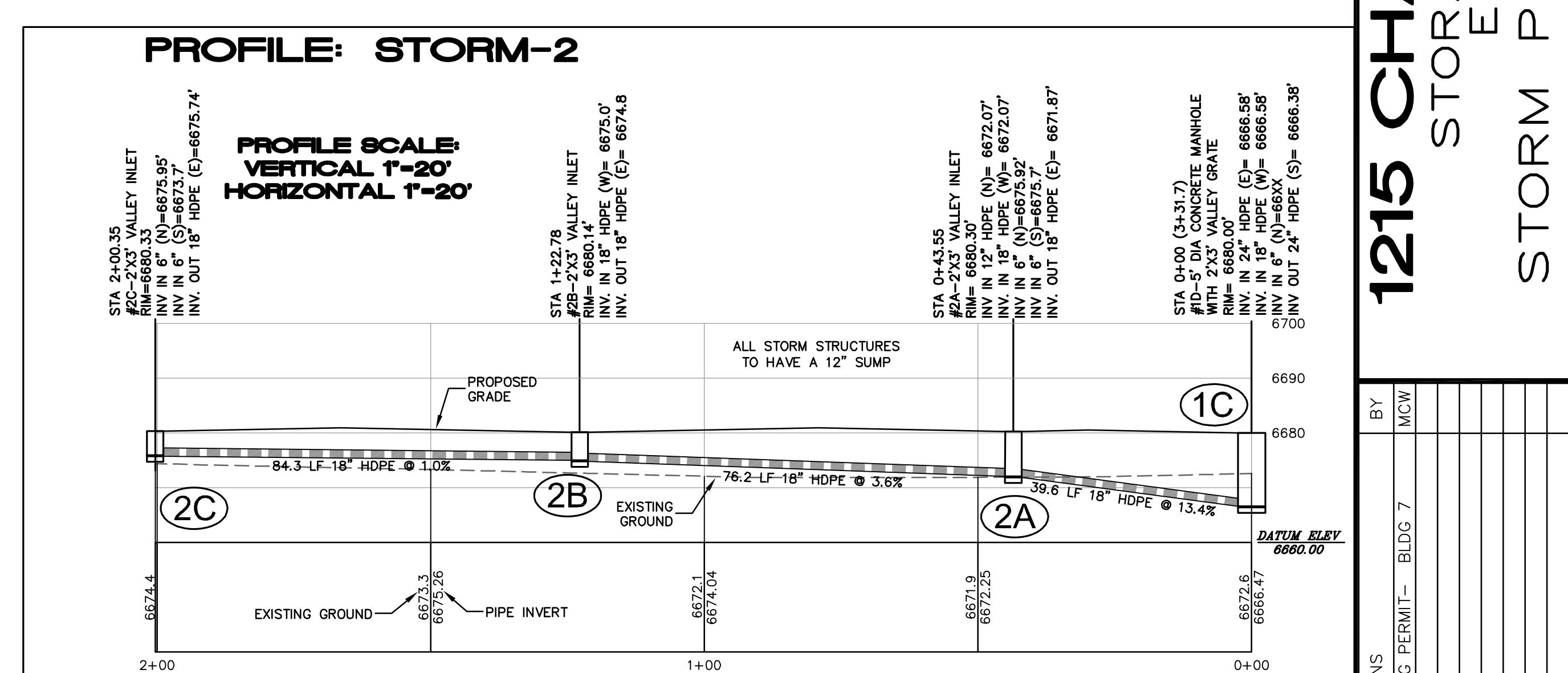
GRAPHIC SCALE

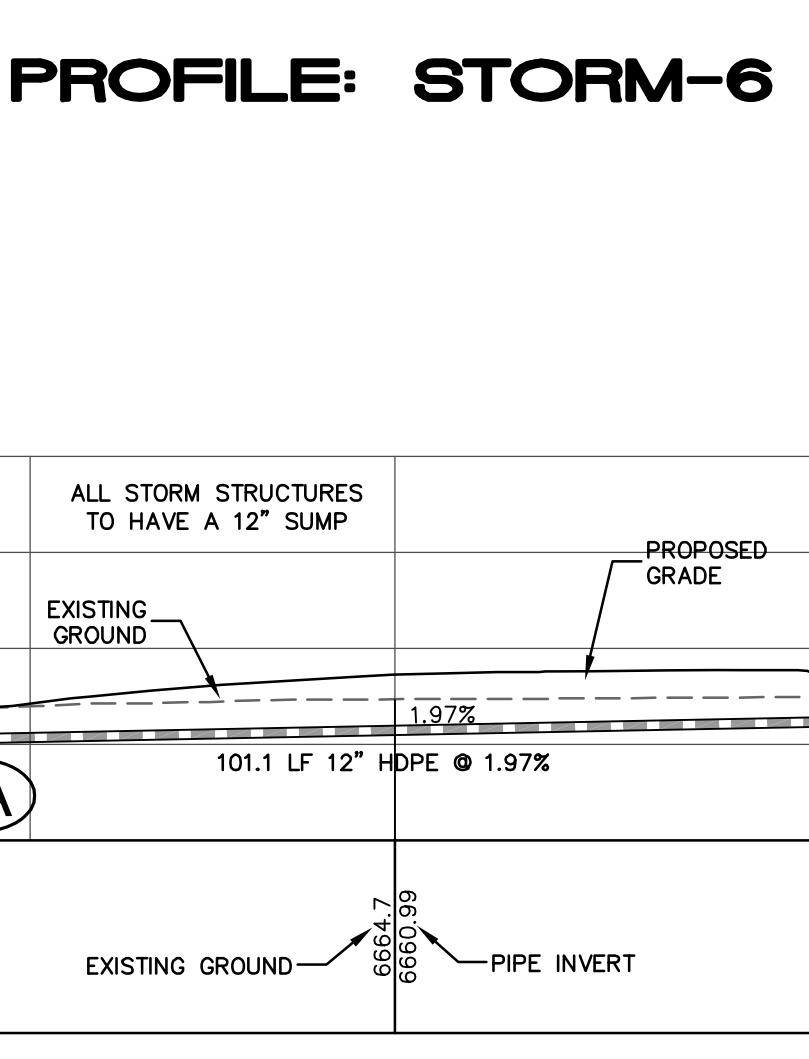
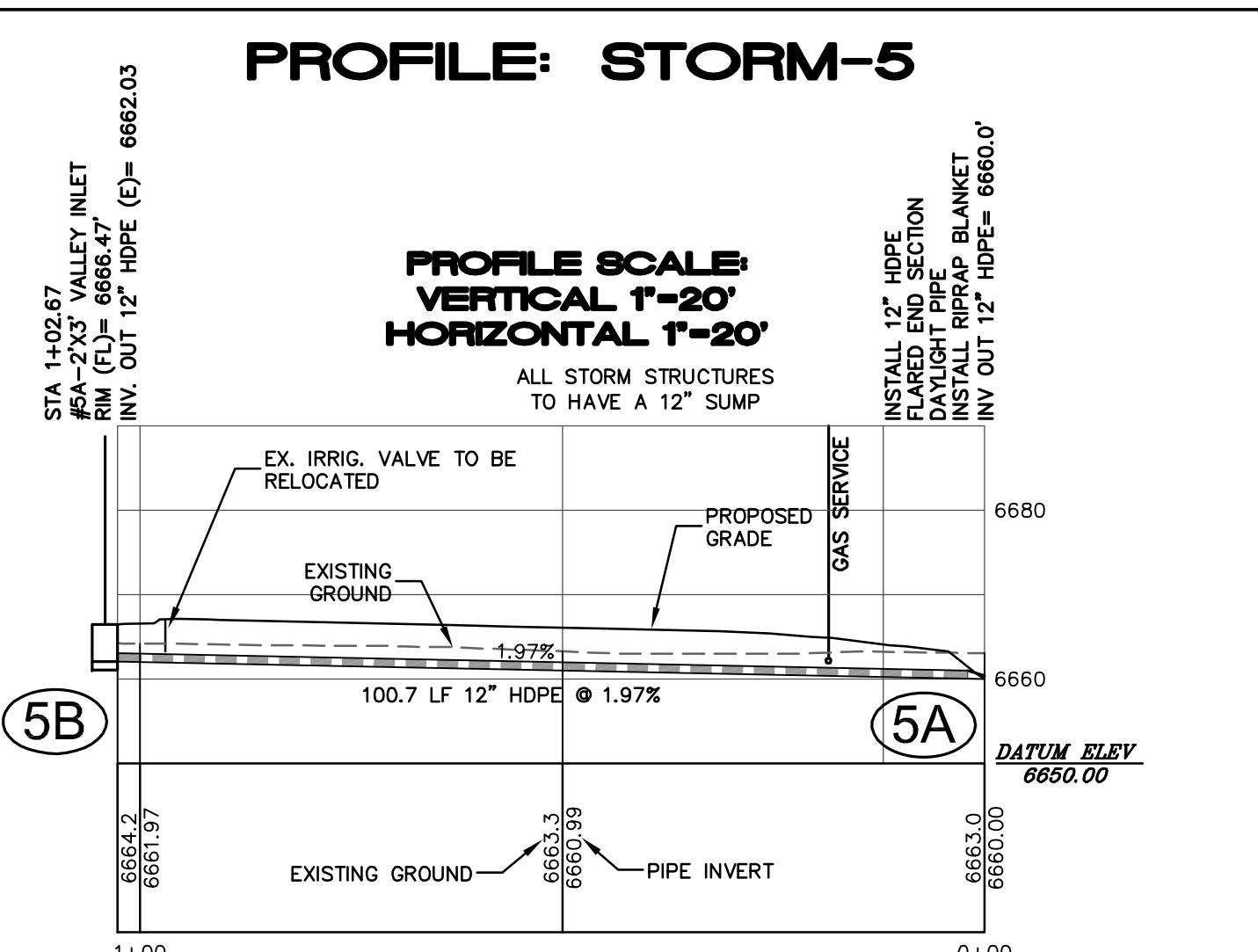
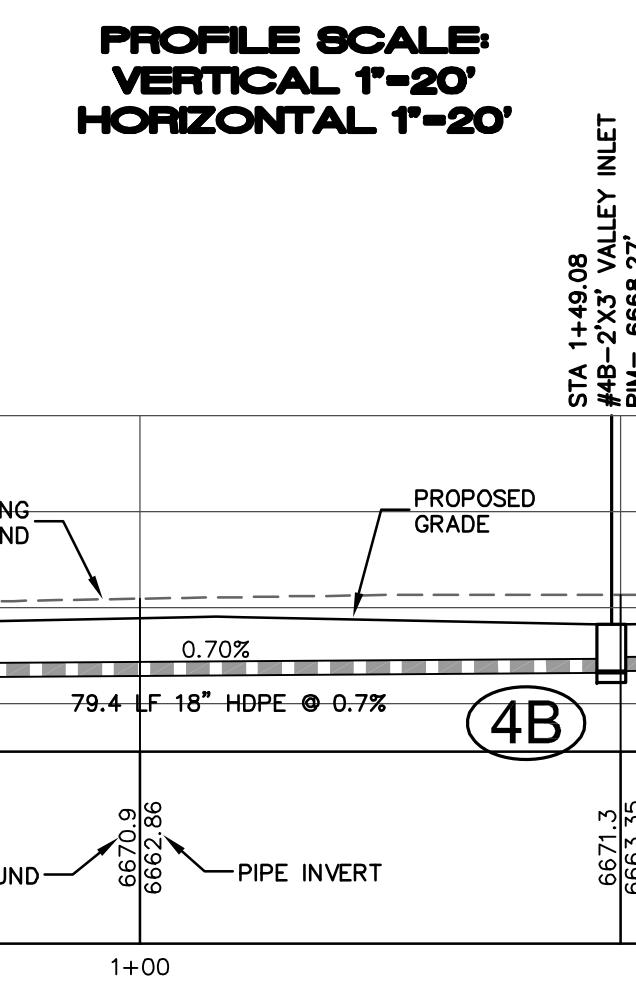
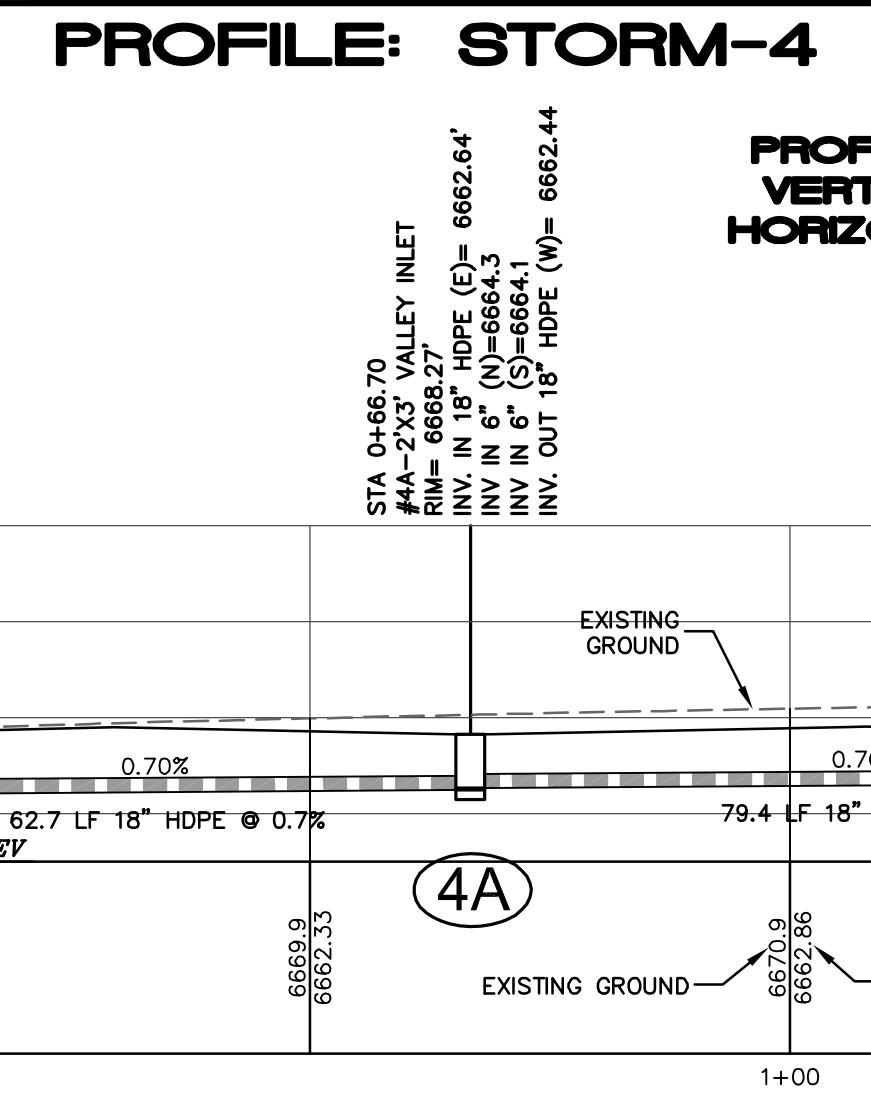
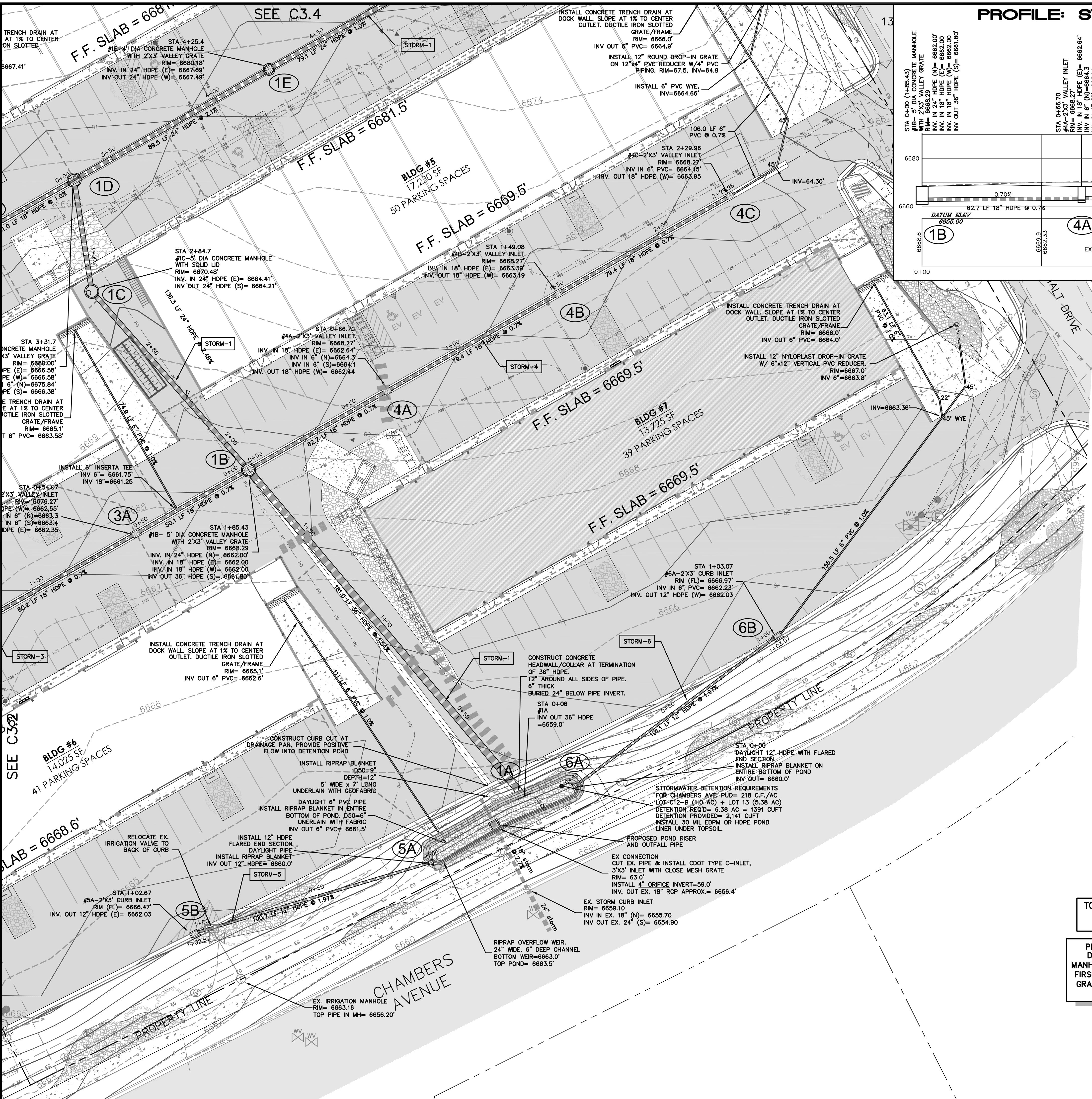
0 10 20 40

(IN FEET)

1 inch = 20 ft.

1215 CHAMBERS AVE. STORAGE FACILITY EAGLE, CO STORM PLAN / PROFILES



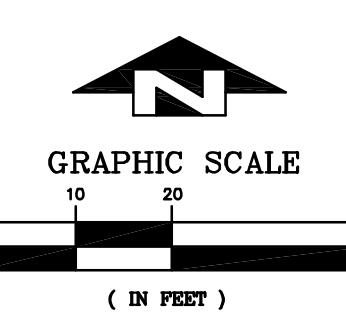


TOPOGRAPHIC INFORMATION WAS
PROVIDED BY KIPP LAND
SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN,
DETENTION FACILITY AND STORM SEWER
MANHOLES & INLETS (INSPECT QUARTERLY FOR
FIRST 2 YEARS AND YEARLY AFTER). REMOVE
GRATE AND VACUUM SEDIMENT/DEBRIS FROM
12" SUMP IN INLET

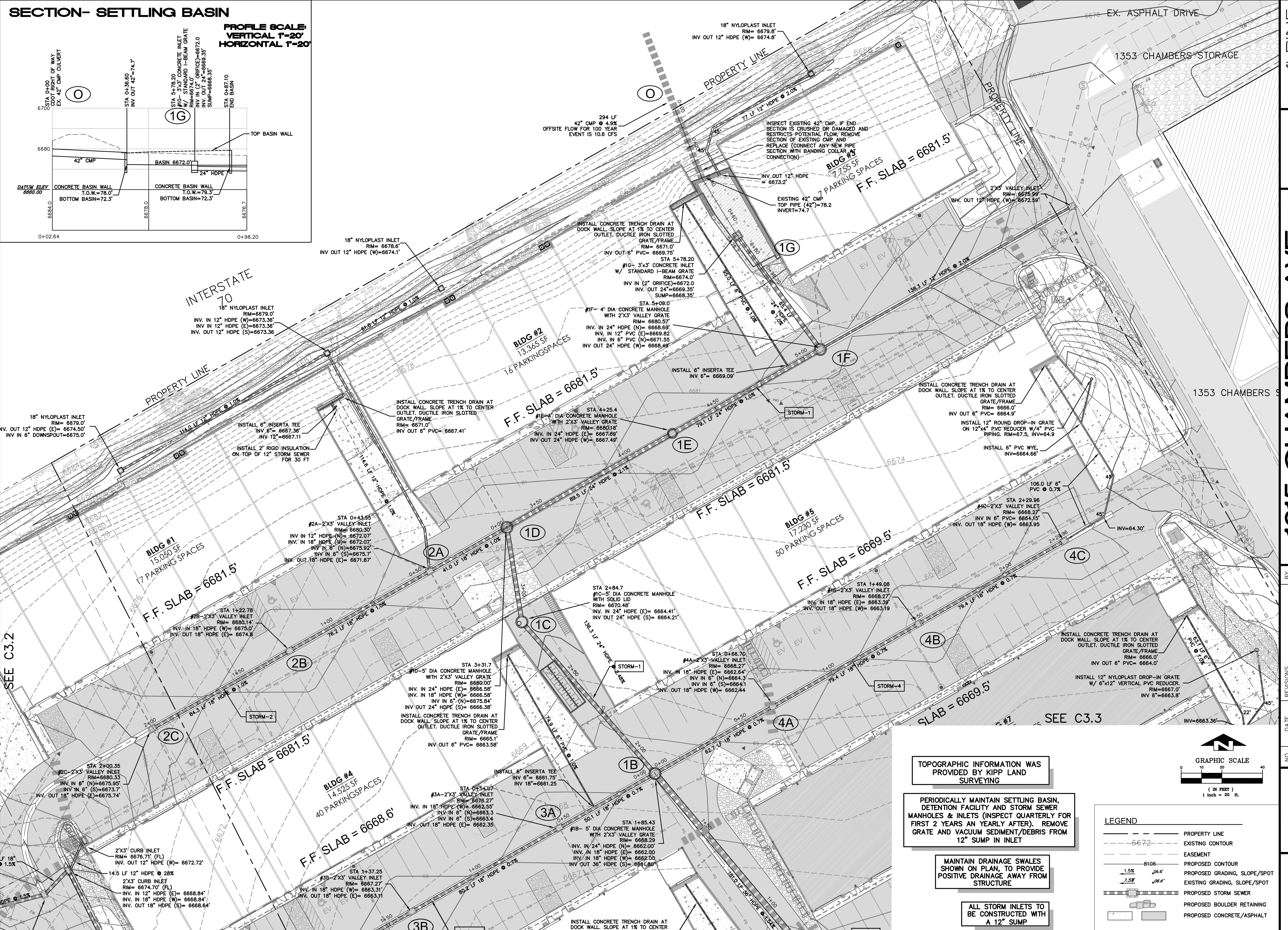
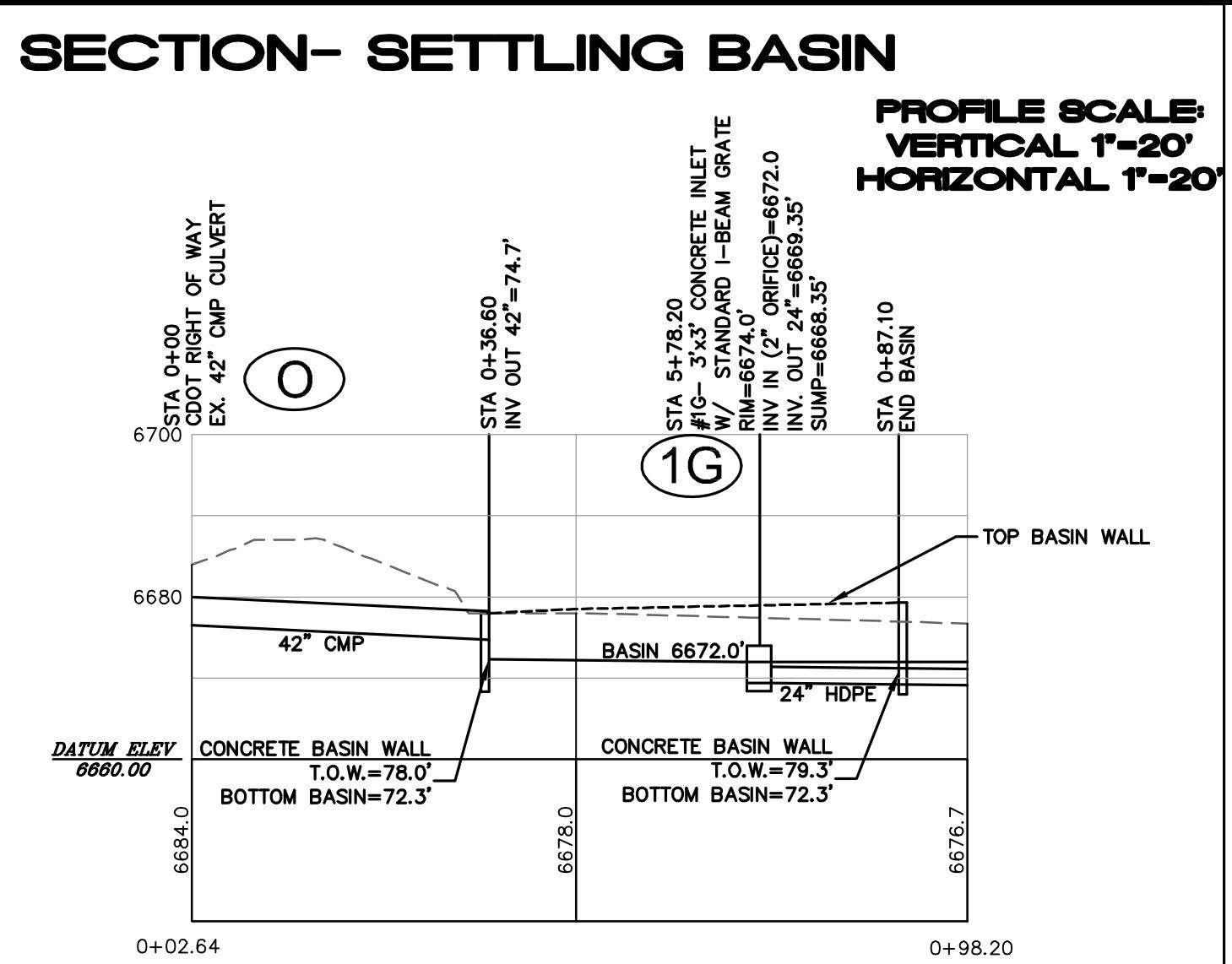
**MAINTAIN DRAINAGE SWALES
SHOWN ON PLAN, TO PROVIDE
POSITIVE DRAINAGE AWAY FROM
STRUCTURE**

**ALL STORM INLETS TO
BE CONSTRUCTED WITH
A 12" SUMP**



SECTION- SETTLING BASIN

**PROFILE SCALE:
VERTICAL 1"-20'
HORIZONTAL 1"-20'**



1215 CHAMBERS AVE. STORAGE FACILITY EAGLE, CO STORM PLAN / PROFILES

CHAMBERS 7 STORAGE FACILITY EAGLE, CO

The logo for Alpine Engineering Inc. is positioned on the left side of the page. It features a large, stylized letter 'A' on the left, constructed from various black lines of different lengths and orientations. To the right of the 'A', the company name 'ALPINE' is written in a bold, sans-serif font, with 'ENGINEERING INC.' stacked directly below it. To the right of the company name, the address '34510 HWY 6 / UNIT A9 / PO BOX 97' is listed, followed by 'EDWARDS CO 81632 / 970.926.3373' on the next line, and the website 'WWW.ALPINECIVIL.COM' on the line below that.

DESIGNED	MW
DRAWN	MW
CHECKED	MW
JOB NO.	—
DATE	02-11-2025

SHEET C3.4

DESIGNED	MW						
DRAWN	MW						
CHECKED	MW						
JOB NO.	—						
DATE	02-11-2025						

— — — — —

SHEET

STREET
275

C3.5

LEGEND

— — — — — PROPERTY LINE

— 6672 — — — EXISTING CONTOUR

— — — — — EASEMENT

— 8106 — — — PROPOSED CONTOUR

1.5% ← +.06.6' PROPOSED GRADING, SLOPES

1.5% ← +.06.6' EXISTING GRADING, SLOPES

PROPOSED STORM SEWER

PROPOSED BOULDER RETAINING WALL

PROPOSED CONCRETE/RETAINING WALL

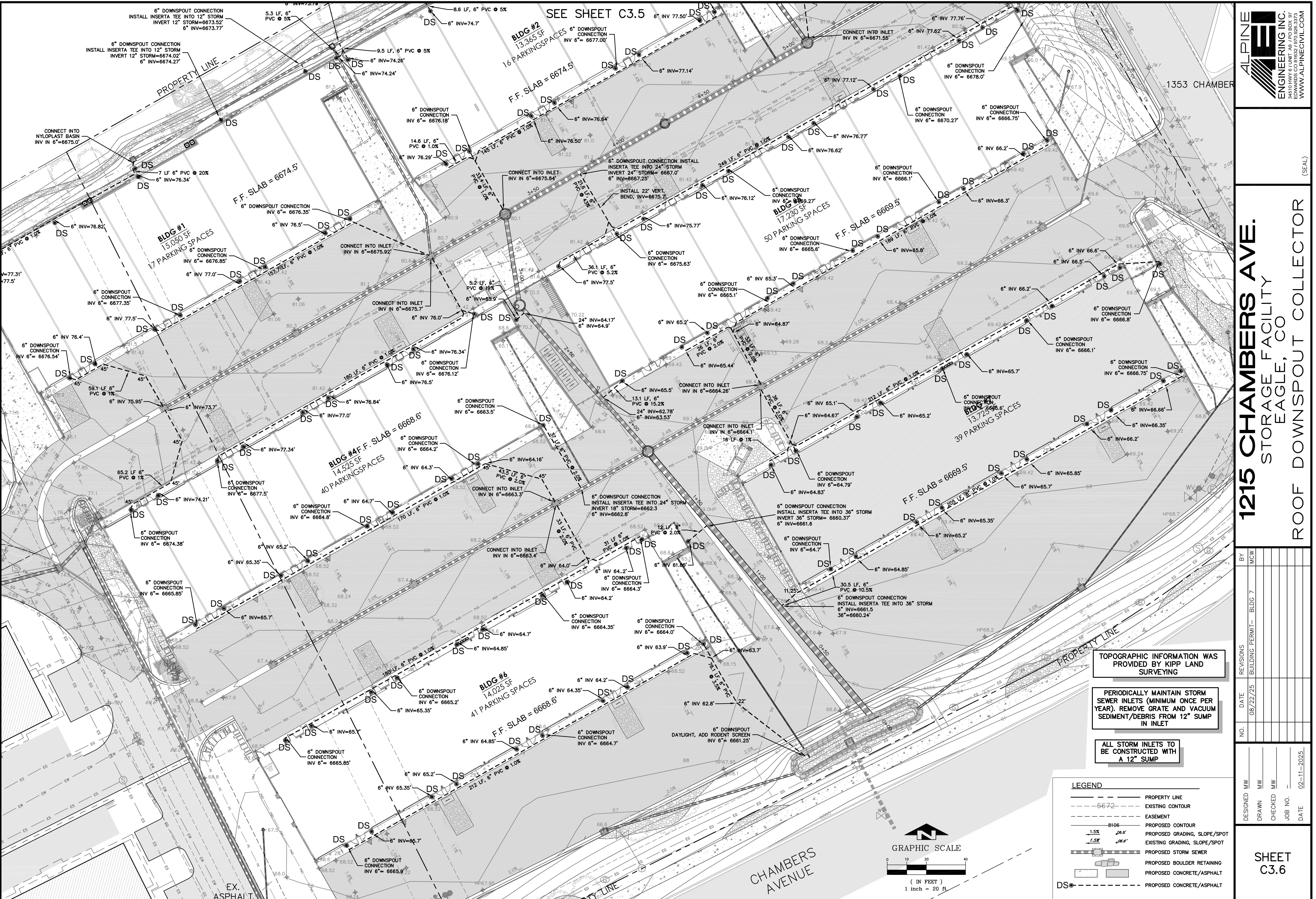
PROPOSED CONCRETE/RETAINING WALL

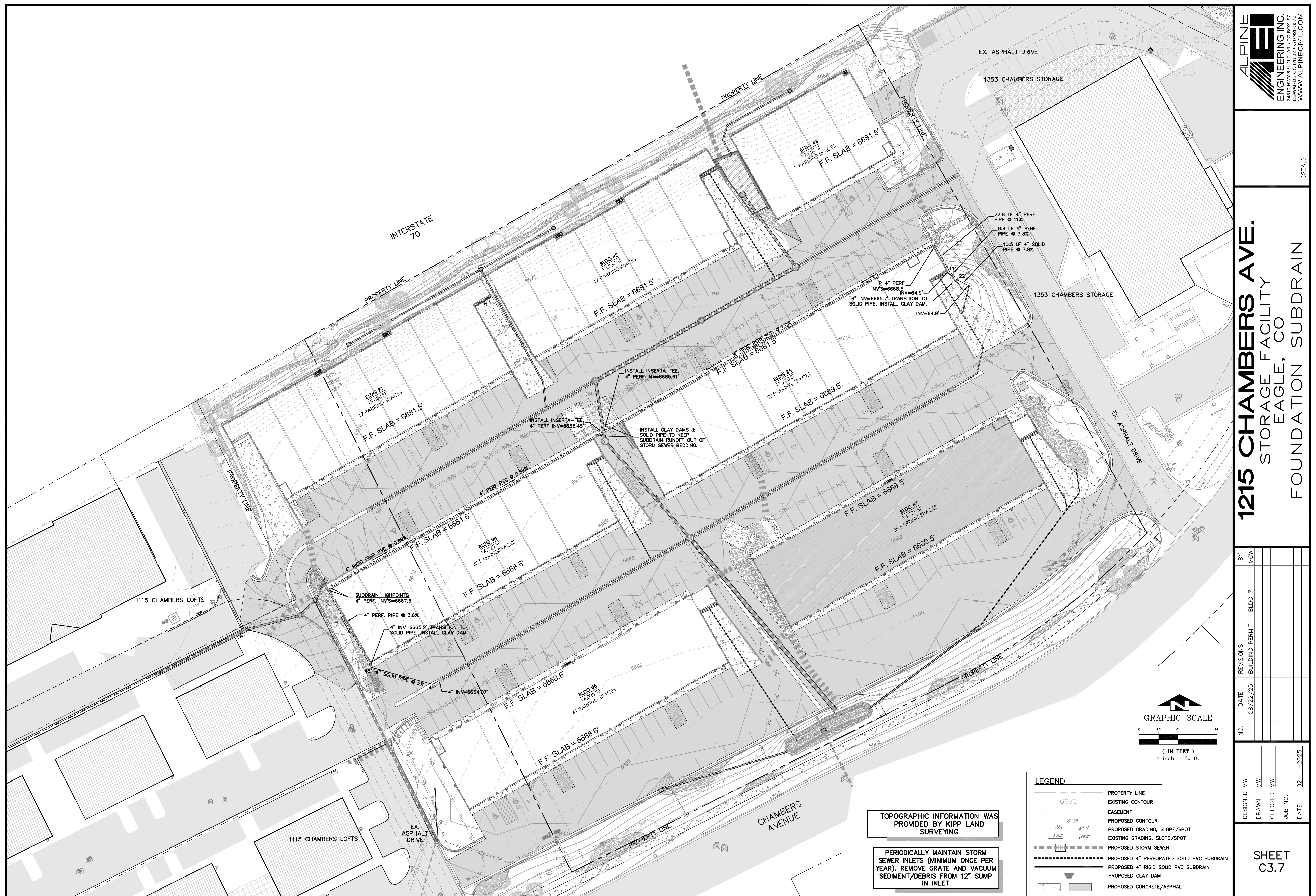
DS — — — — — PROPOSED CONCRETE/RETAINING WALL

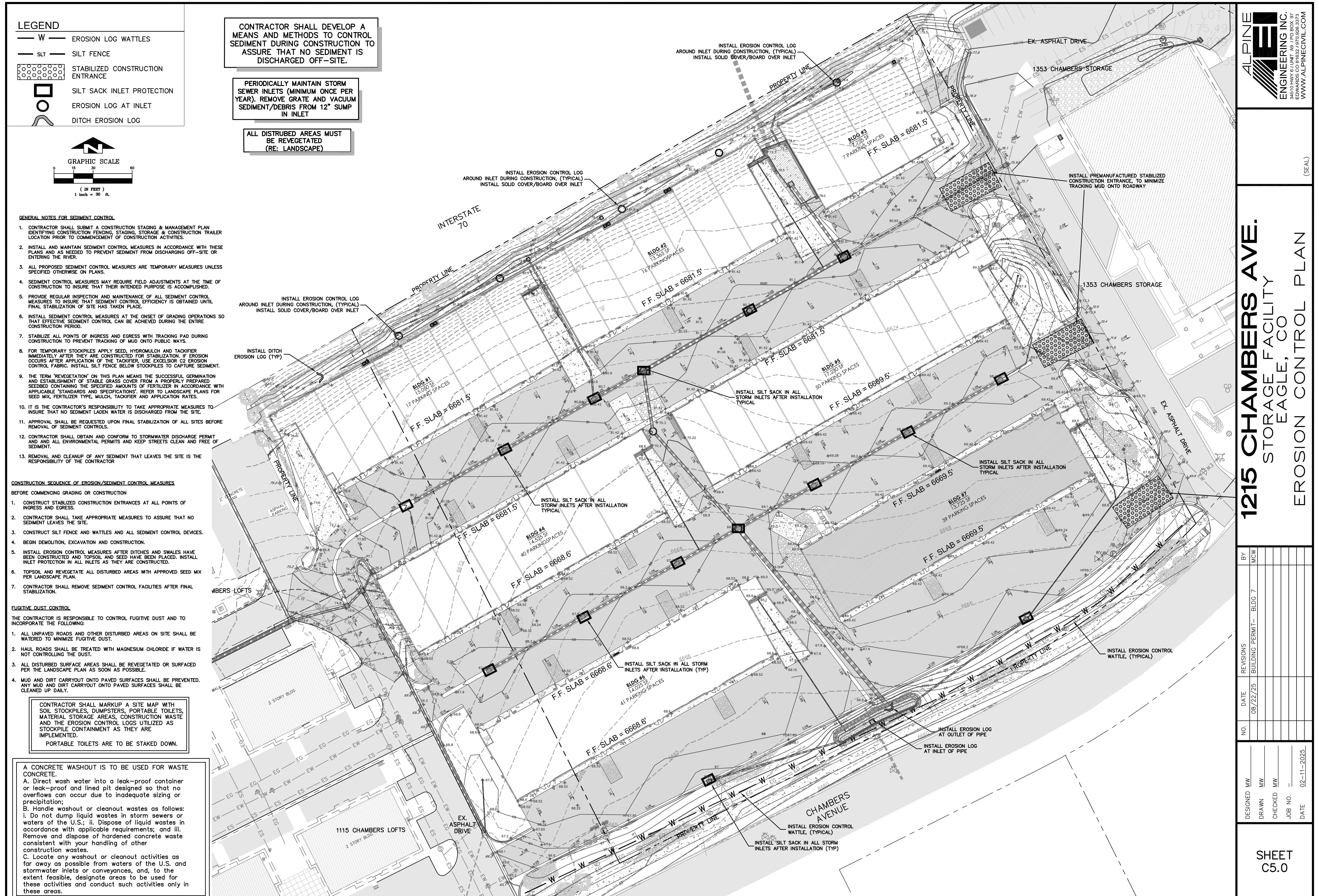
TOPOGRAPHIC INFORMATION WAS
PROVIDED BY KIPP LAND
SURVEYING

PERIODICALLY MAINTAIN STORM
SEWER INLETS (MINIMUM ONCE PER
YEAR). REMOVE GRATE AND VACUUM
SEDIMENT/DEBRIS FROM 12" SUMP
IN INLET

**ALL STORM INLETS TO
BE CONSTRUCTED WITH
A 12" SUMP**



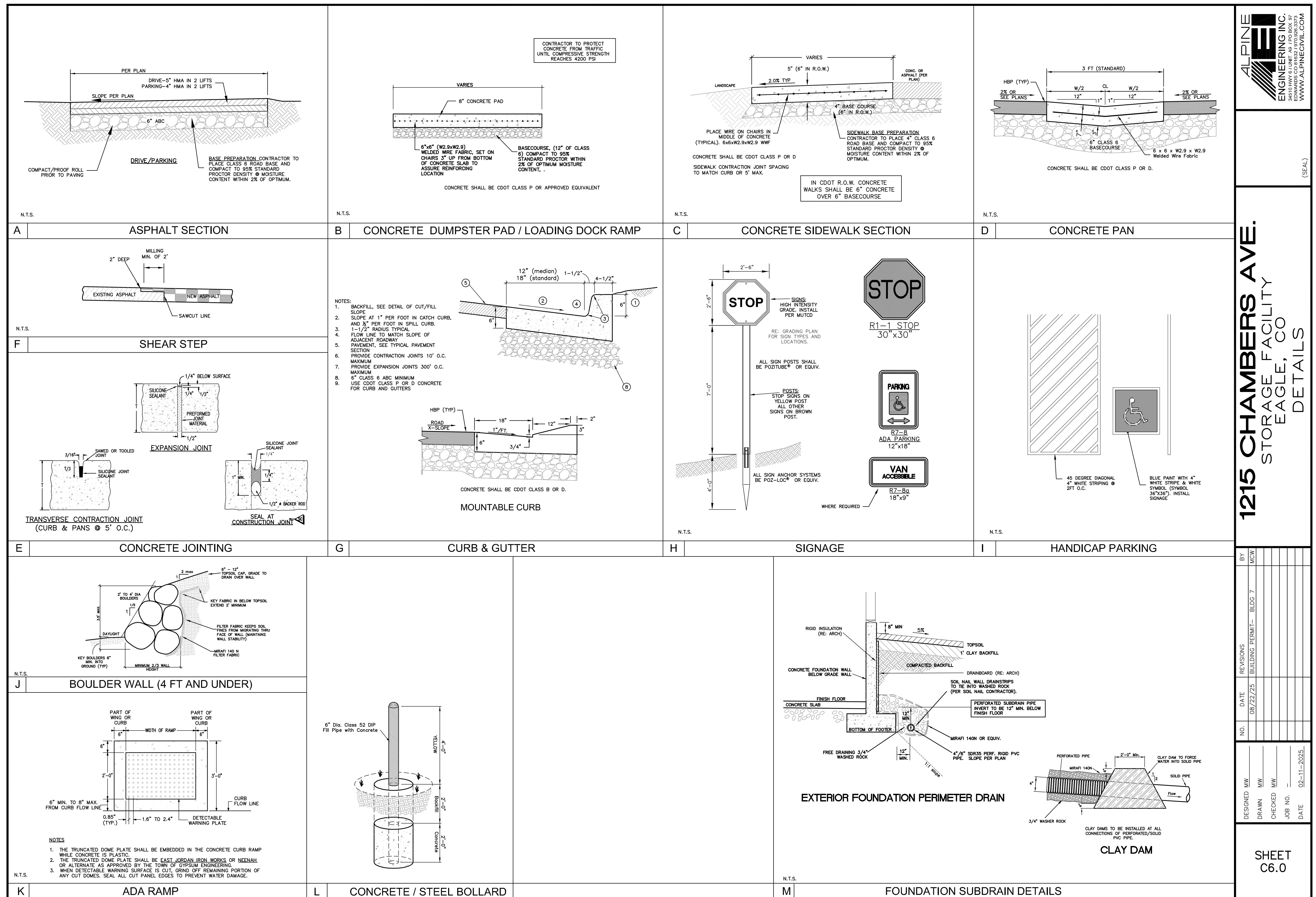




DESIGNED MW	NO.	DATE	REVISIONS
DRAWN MW	08/22/25	BUILDING PERMIT -	BLDG 7

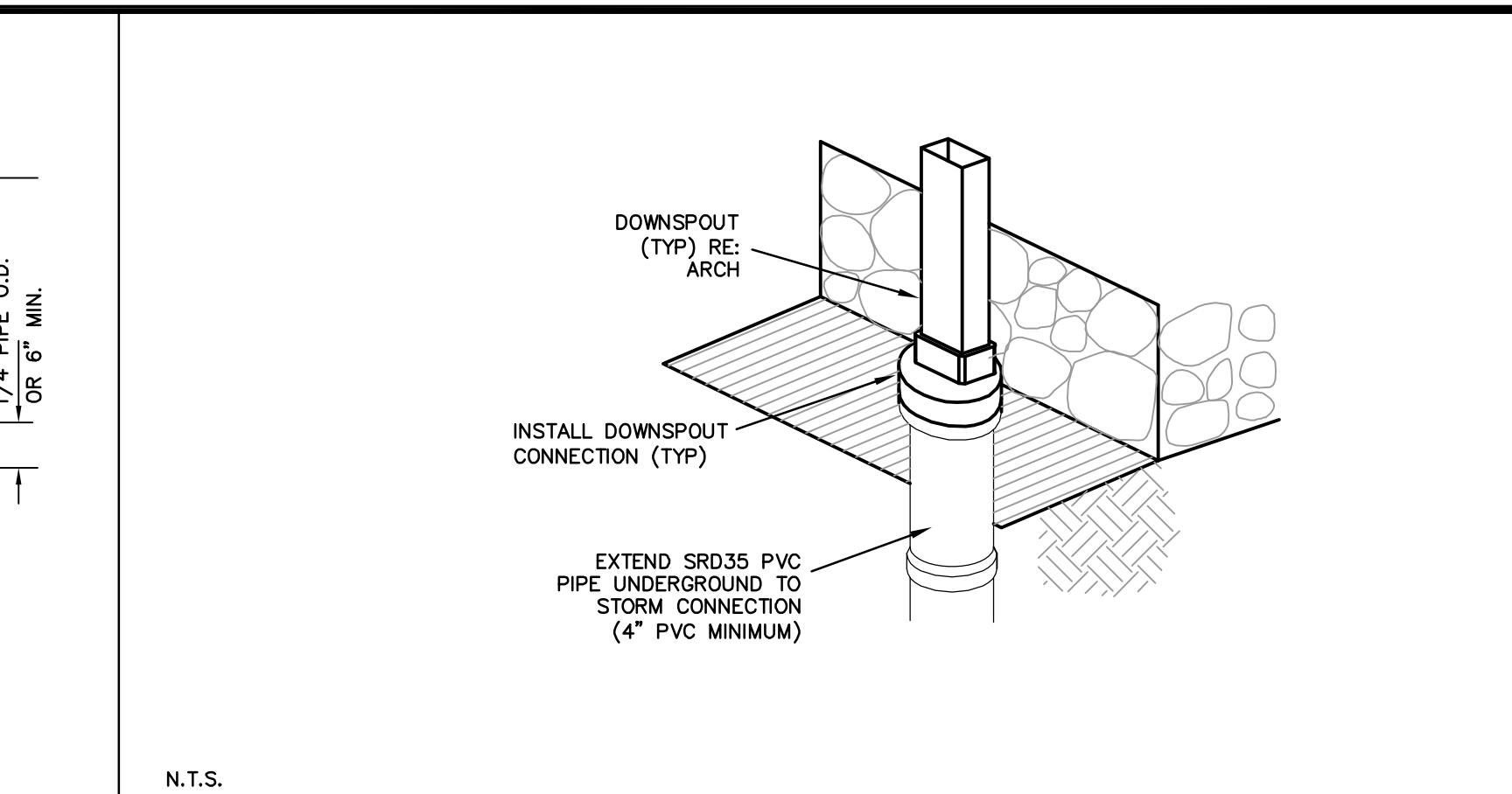
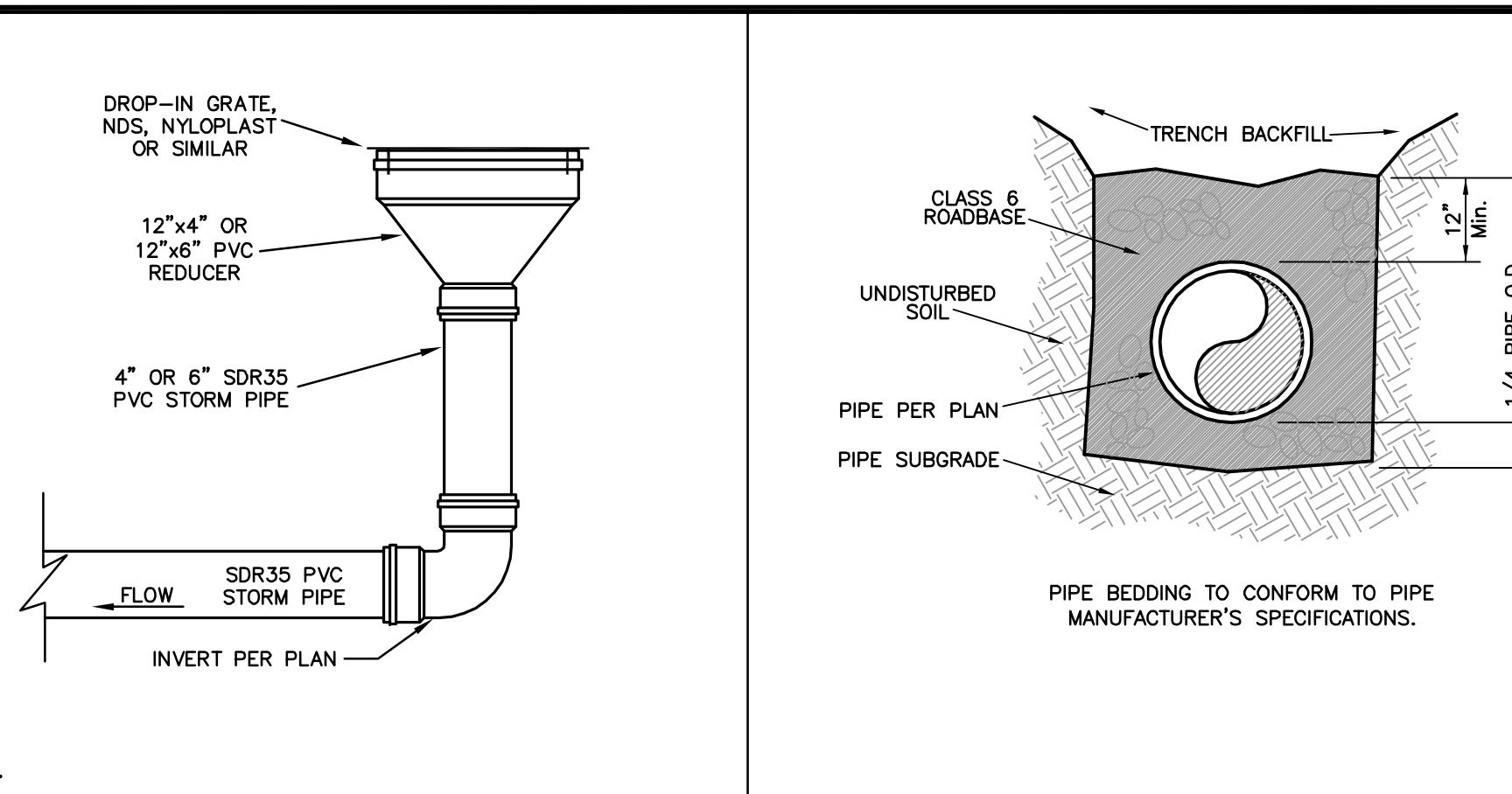
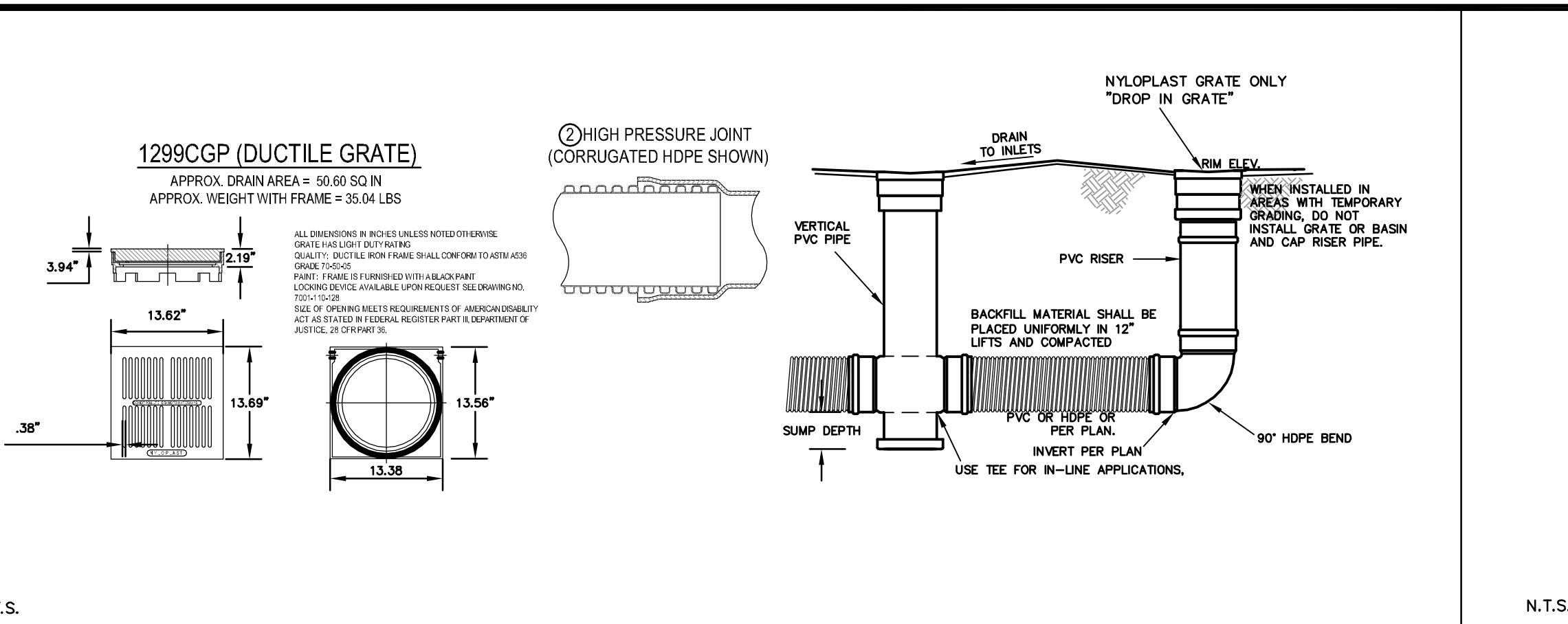
SHEET
C5.0

(SEAL)



1215 CHAMBERS AVE. STORAGE FACILITY EAGLE, CO DETAILS

SHEET C6.1

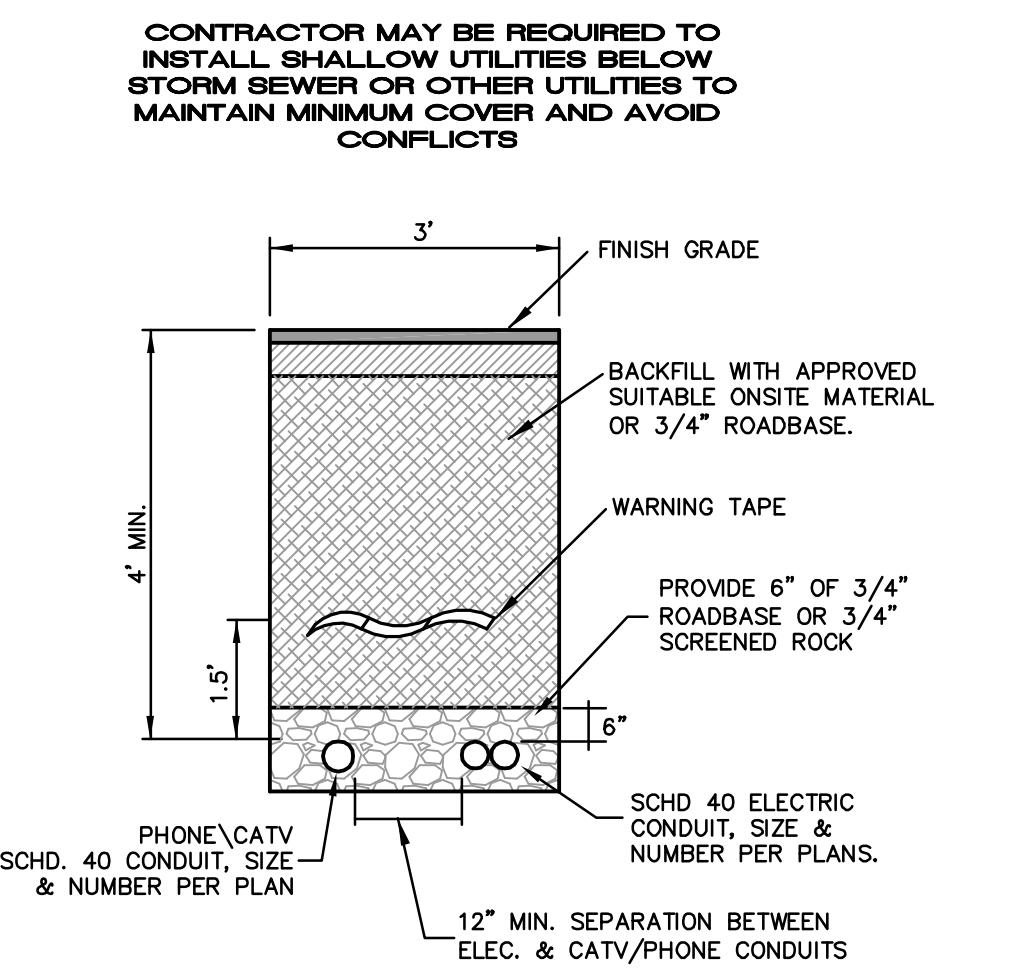
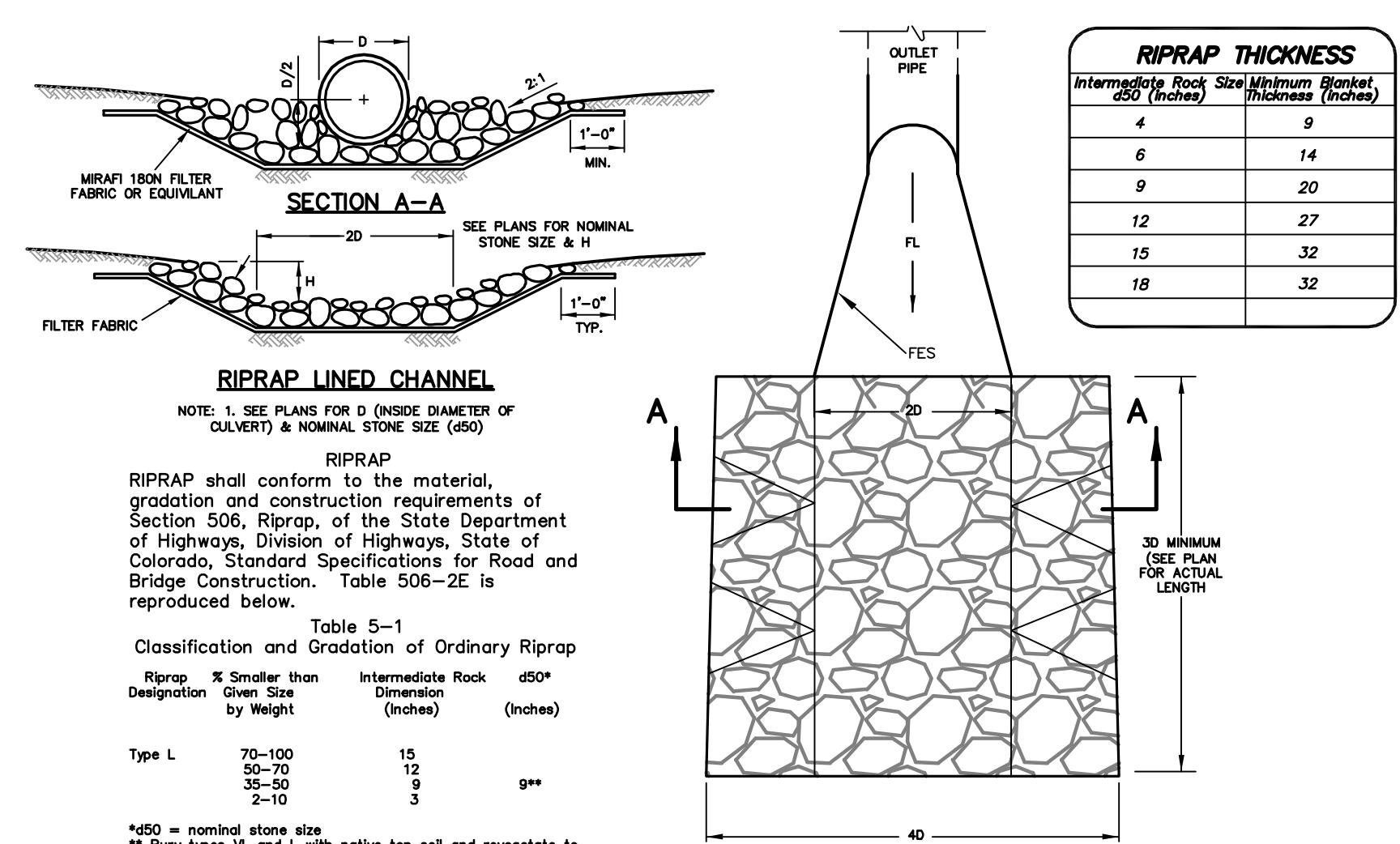
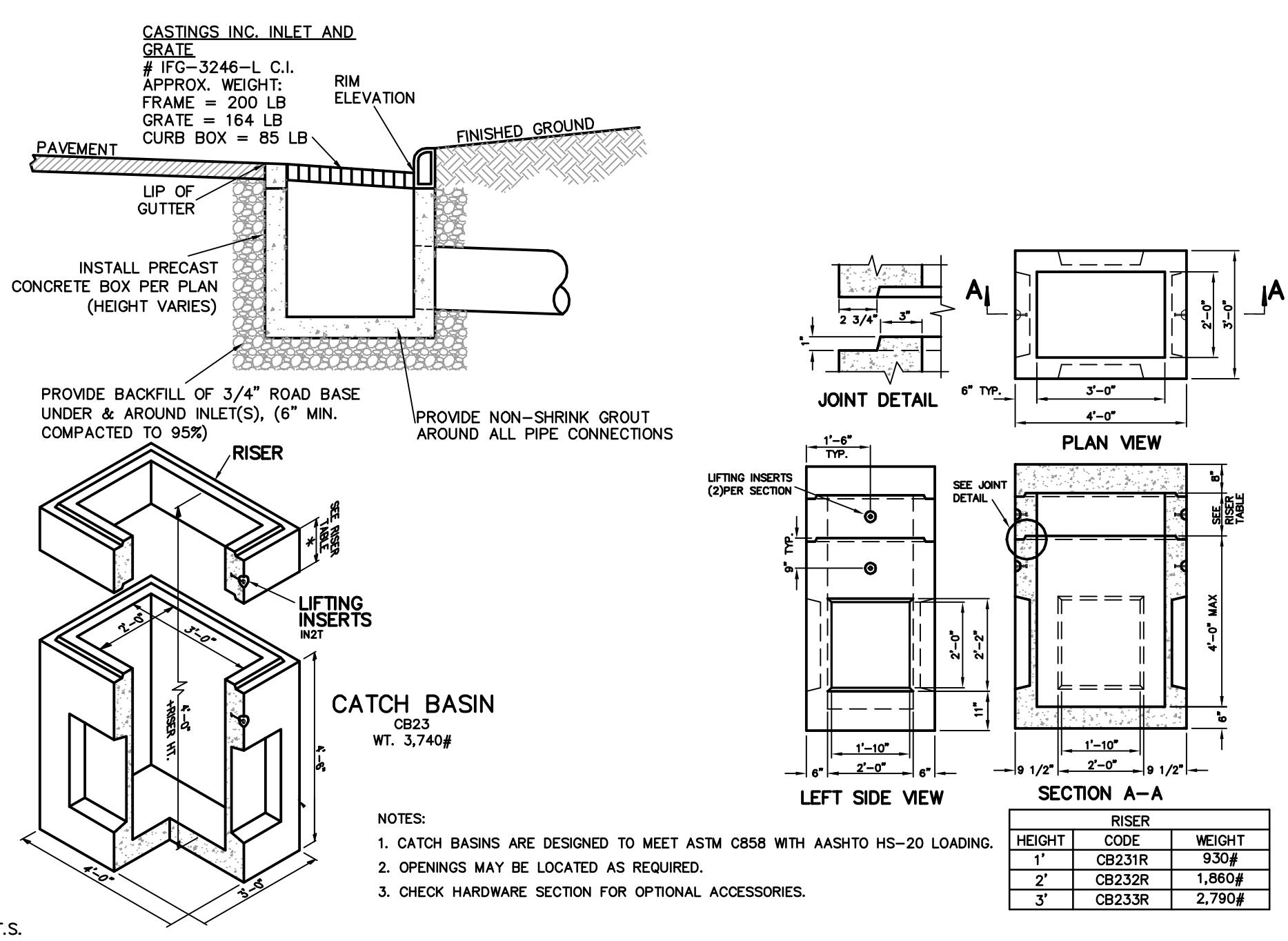


A NYLOPLAST AREA INLINE DRAINS

B DROP-IN INLET GRATE

C CULVERT BEDDING

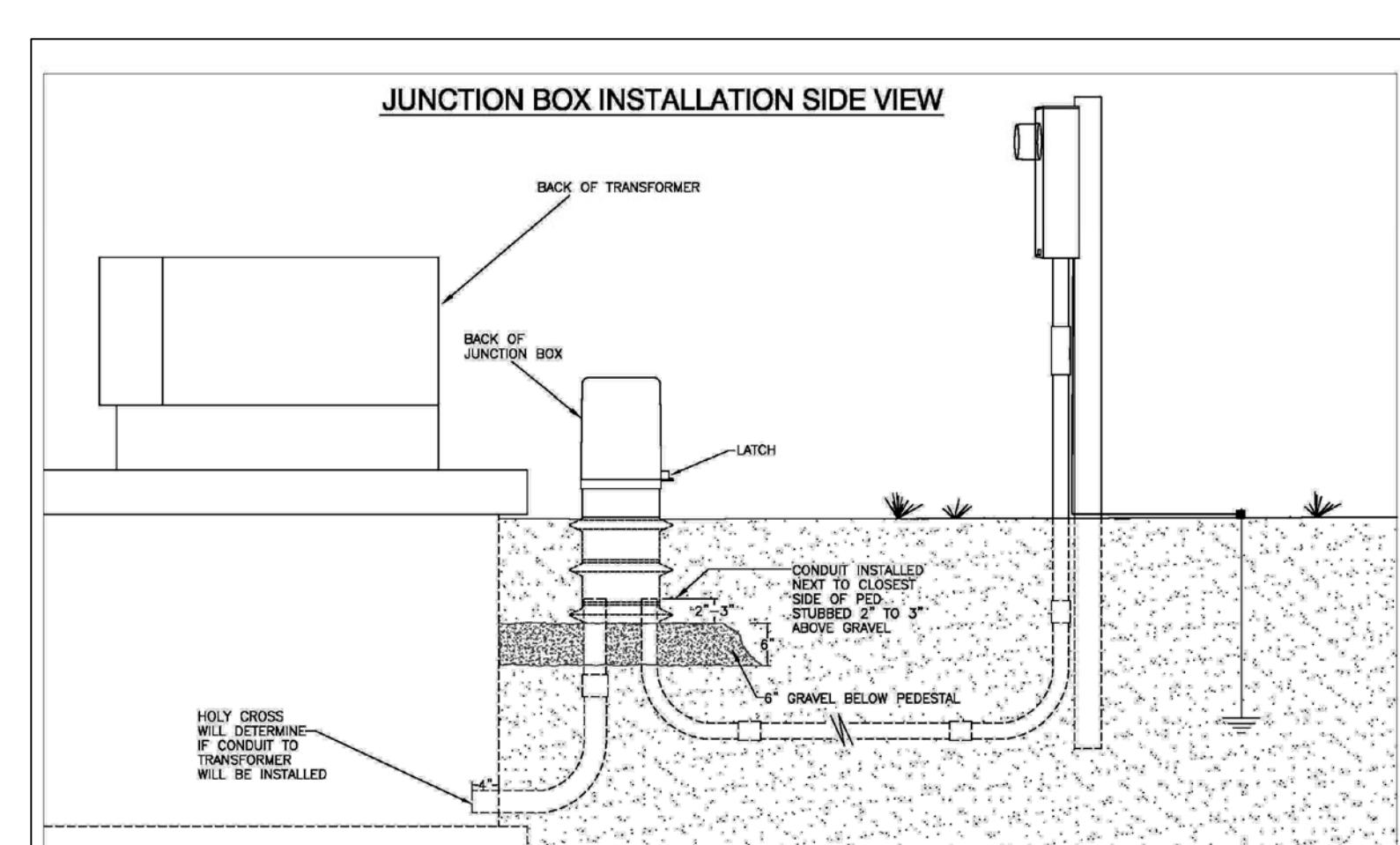
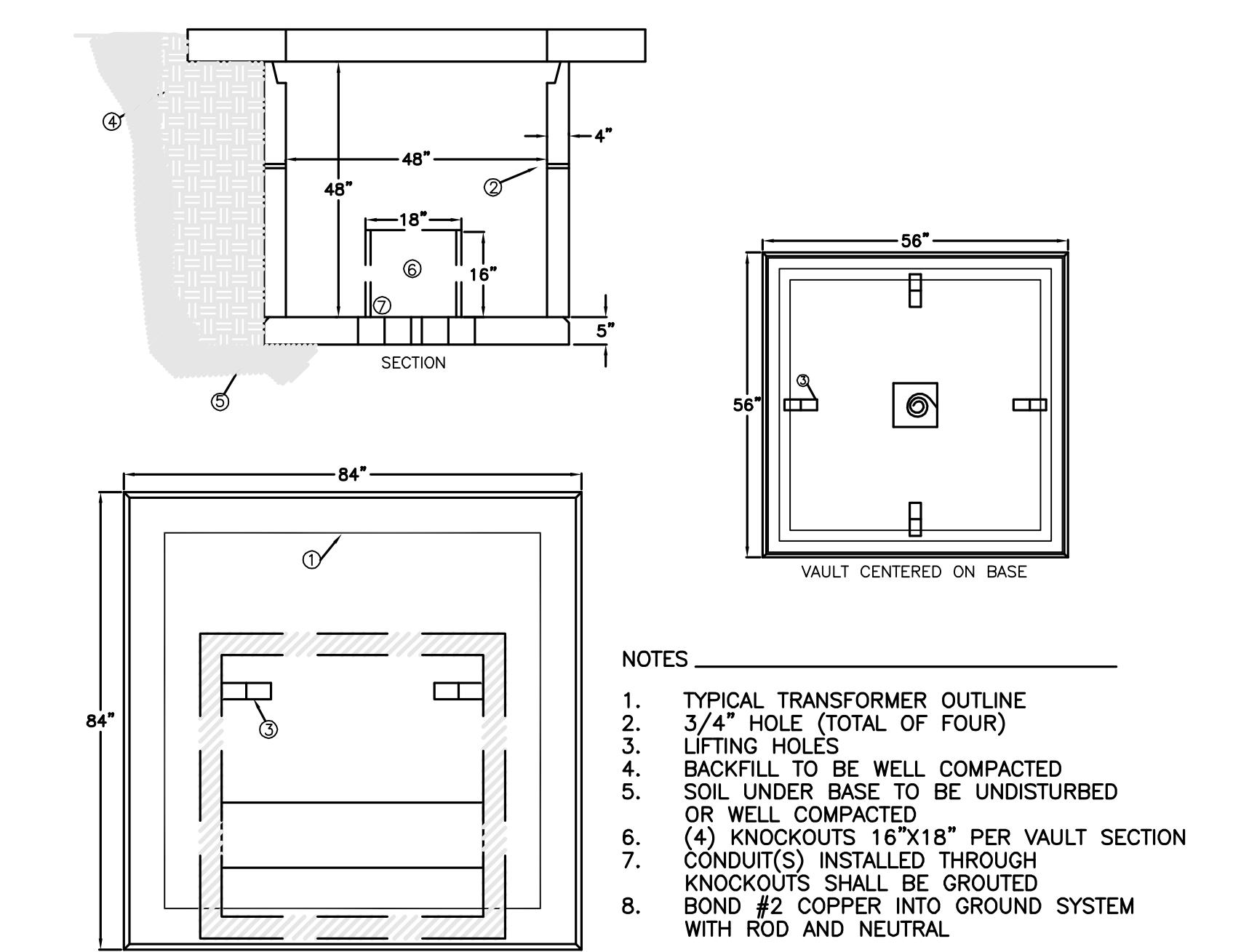
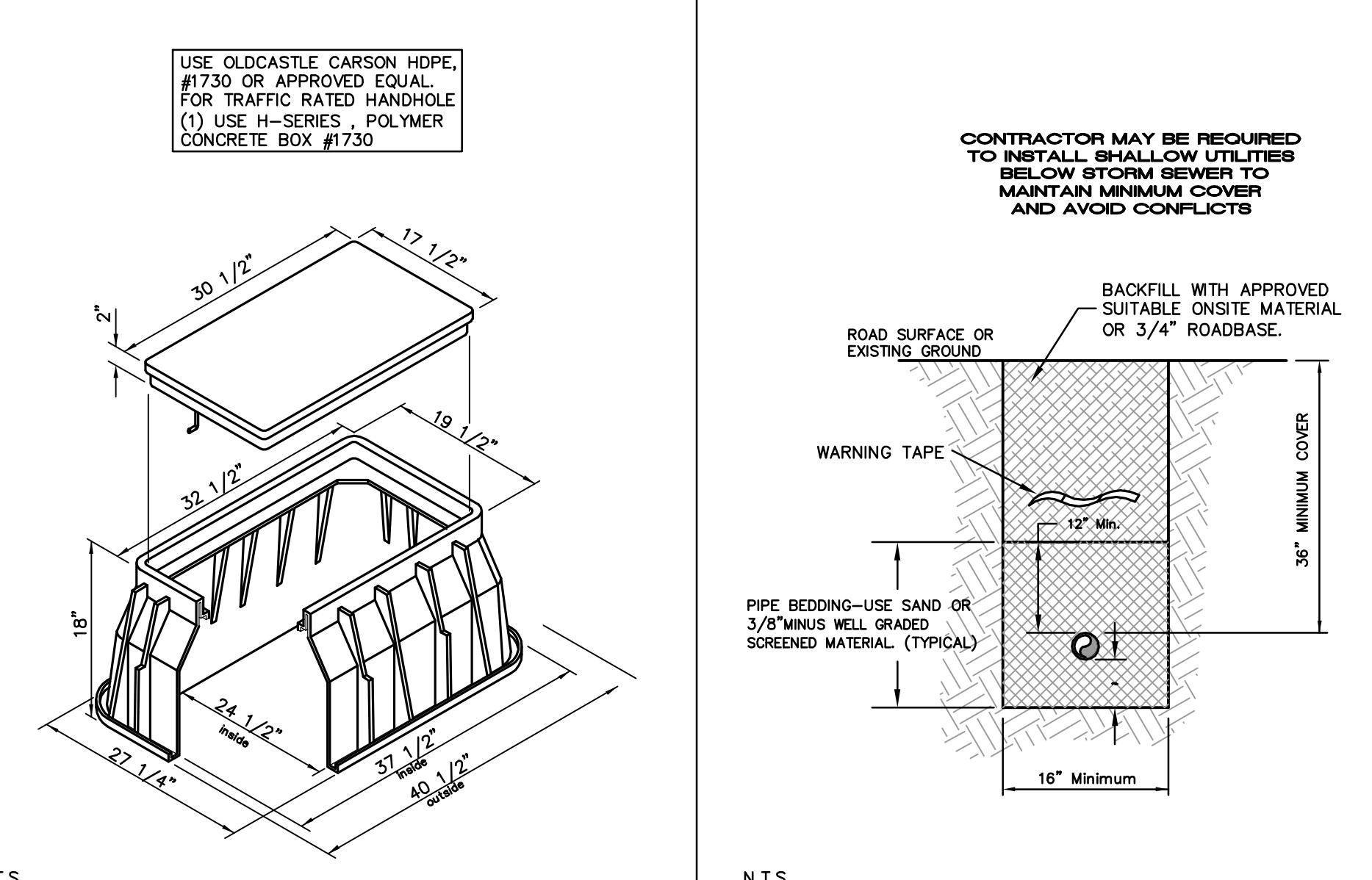
DNWSPOUT CONNECTION



E 2' x 3' CURB INLET

F CULVERT RIPRAP OUTLET PROTECTION

ELEC./ PHONE TRENCH



H HANDHOLE- COMMUNICATION

I GAS TRENCH

1 - 40500 Pad, 3Phase -3,400 lbs.

ELECTRIC - THREE PHASE TRANSFORMER

(SEAL)

1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
DETAILS

CONSTRUCTION NOTES

- STONE SIZE - USE 2" CRUSHED SCREENED ROCK.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- SOILS - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- Maintenance - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACING OR FLOW OF SEDIMENT ON THE PAVED SURFACE. THIS MAY REQUIRE DREDGING, DRESSING OR ADDITIONAL STONE AS CONDITIONS DEMAND AND TO ENSURE AN EASING OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. SCE SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMMENCES.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, SHALL BE DONE ON AN AREA STABILIZED WITH SCAFFOLDING AND WHICH TRAINS INTO AN APPROVED SEDIMENT TRAP DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

N.T.S.

A STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

PLAN VIEW

CROSS SECTION

N.T.S.

B EROSION LOG INLET PROTECTION

N.T.S.

C CAST-IN-PLACE CONCRETE TRENCH DRAIN

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

INSTALL INLET PROTECTION AS SHOWN ON PLANS AND WHERE DESIRED FOR ADDITIONAL SEDIMENT CONTROL PROTECTION.

N.T.S.

E CURB SACK INLET PROTECTION

1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5-7 IN. THE STANDARD LENGTH OF STRAW WATTELES IS 25 FT, HOWVER OTHER LENGTHS WILL BE MADE UPON REQUEST.

2. STRAW WATTELES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2-4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DIG THE TRENCH DEEPER ON HIGHER GROUNDS AND SHALLOWER ON SLOPES. DIG THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVELS TO DIG THE TRENCH. DROPPED EXCAVATED SOILS ON THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTELE.

3. INSTALL WATTELE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

DITCH EROSION LOGS

N.T.S.

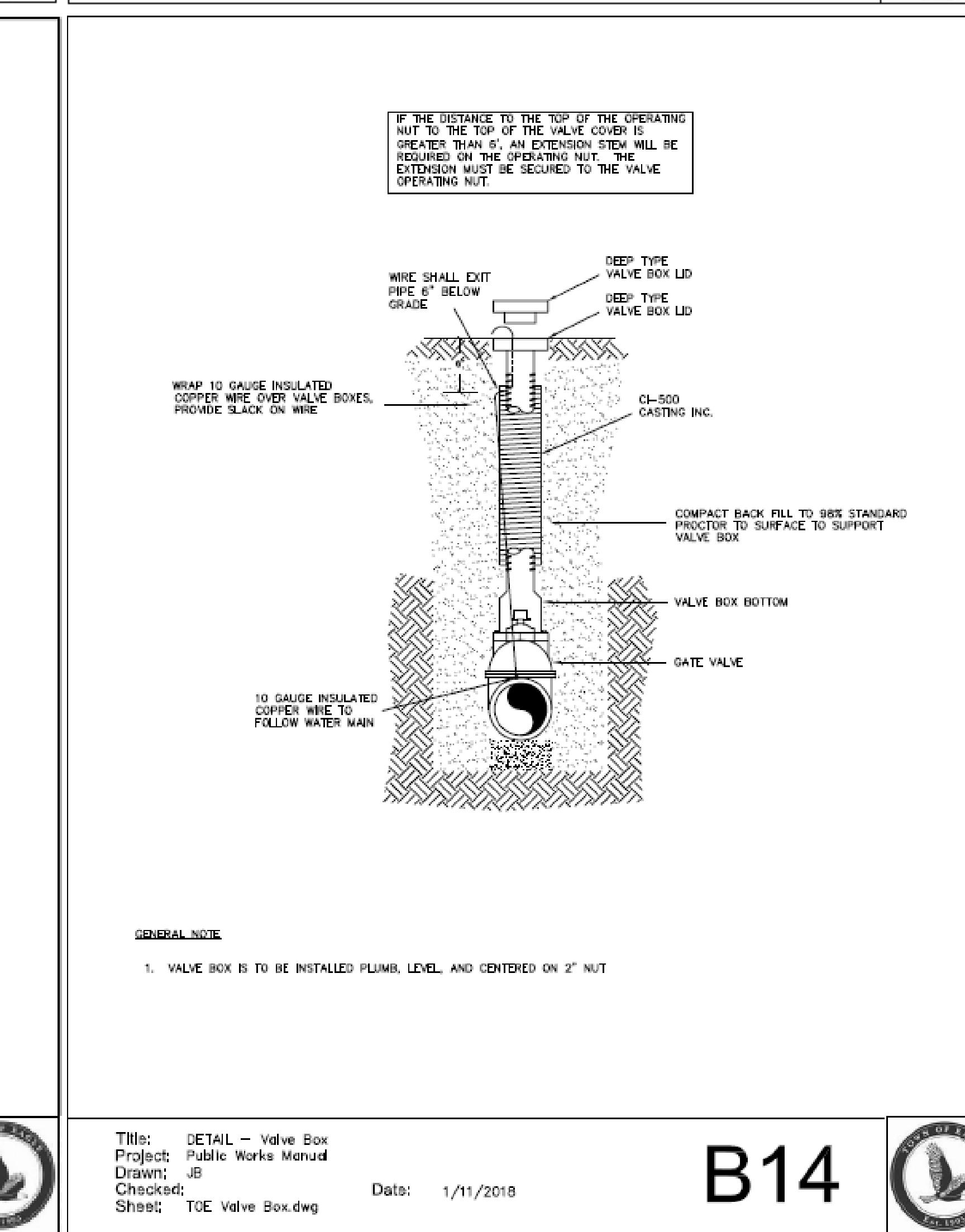
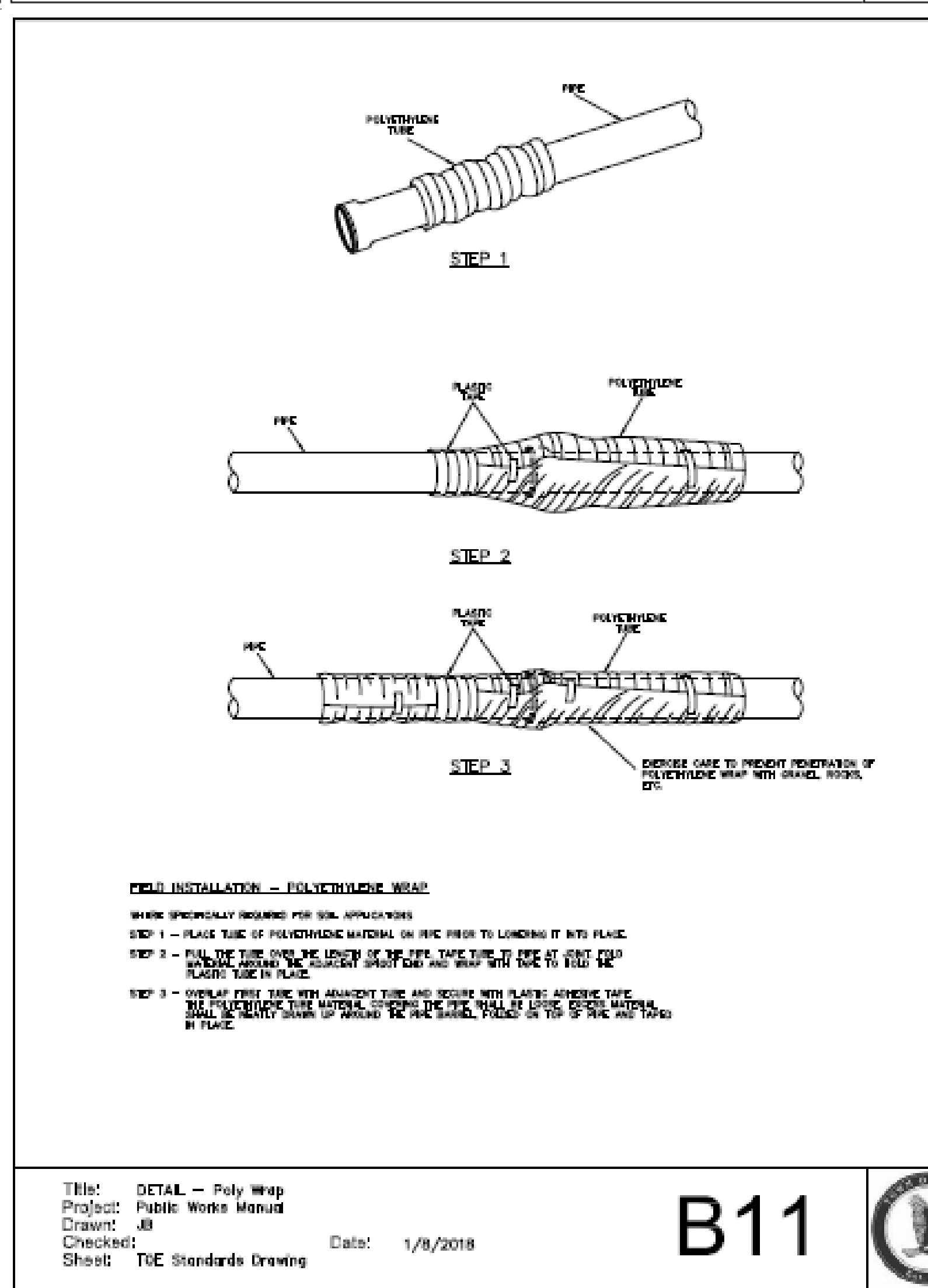
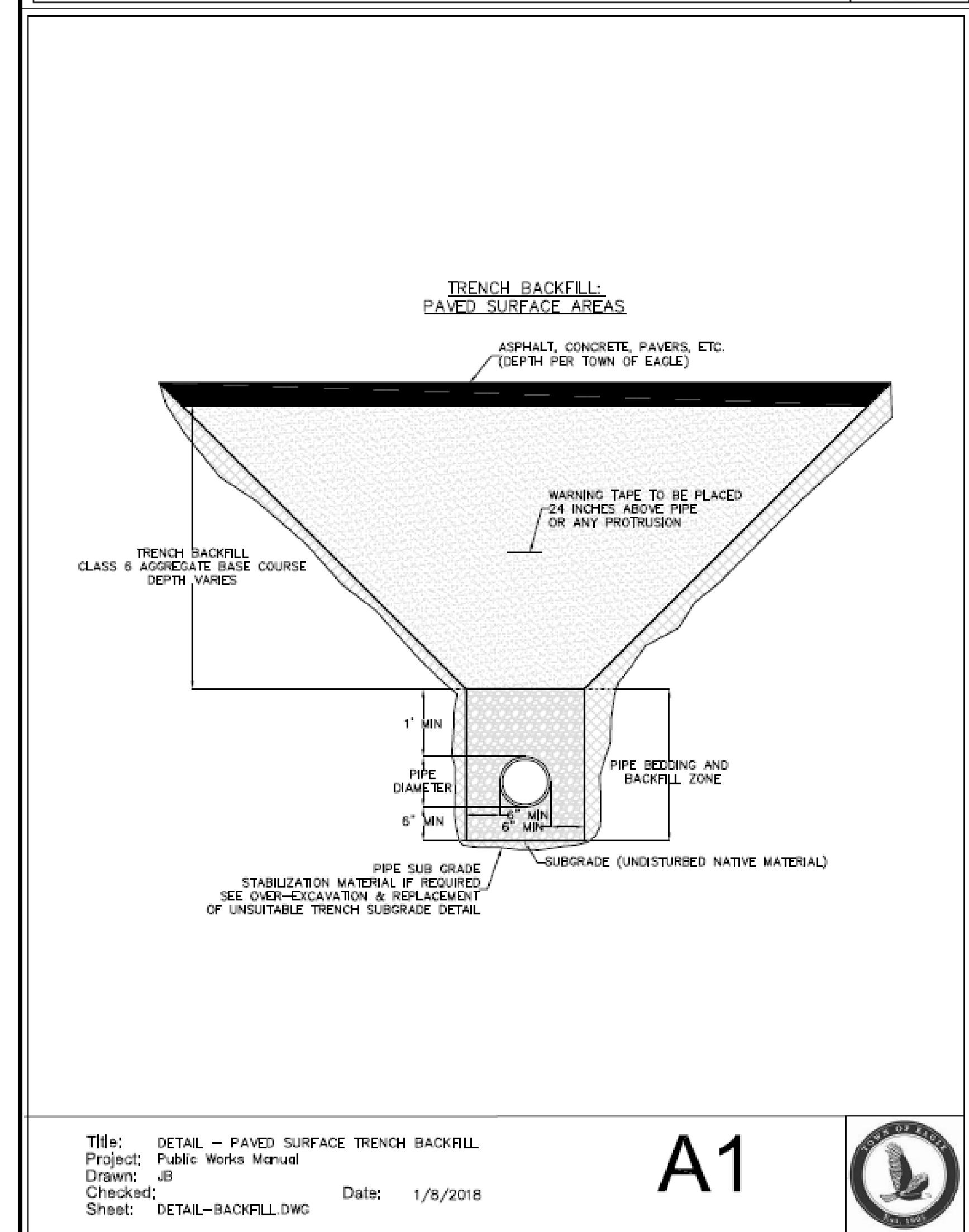
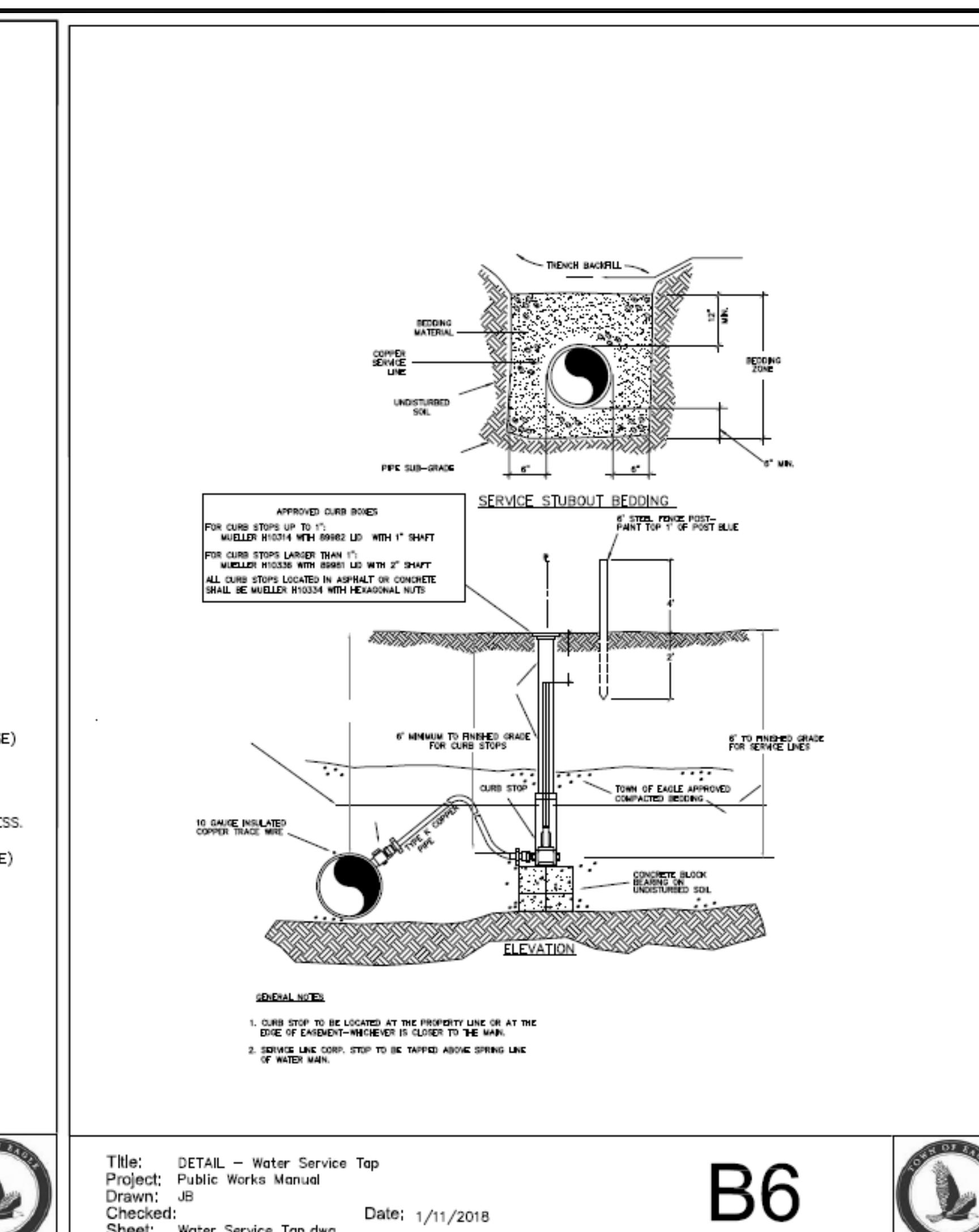
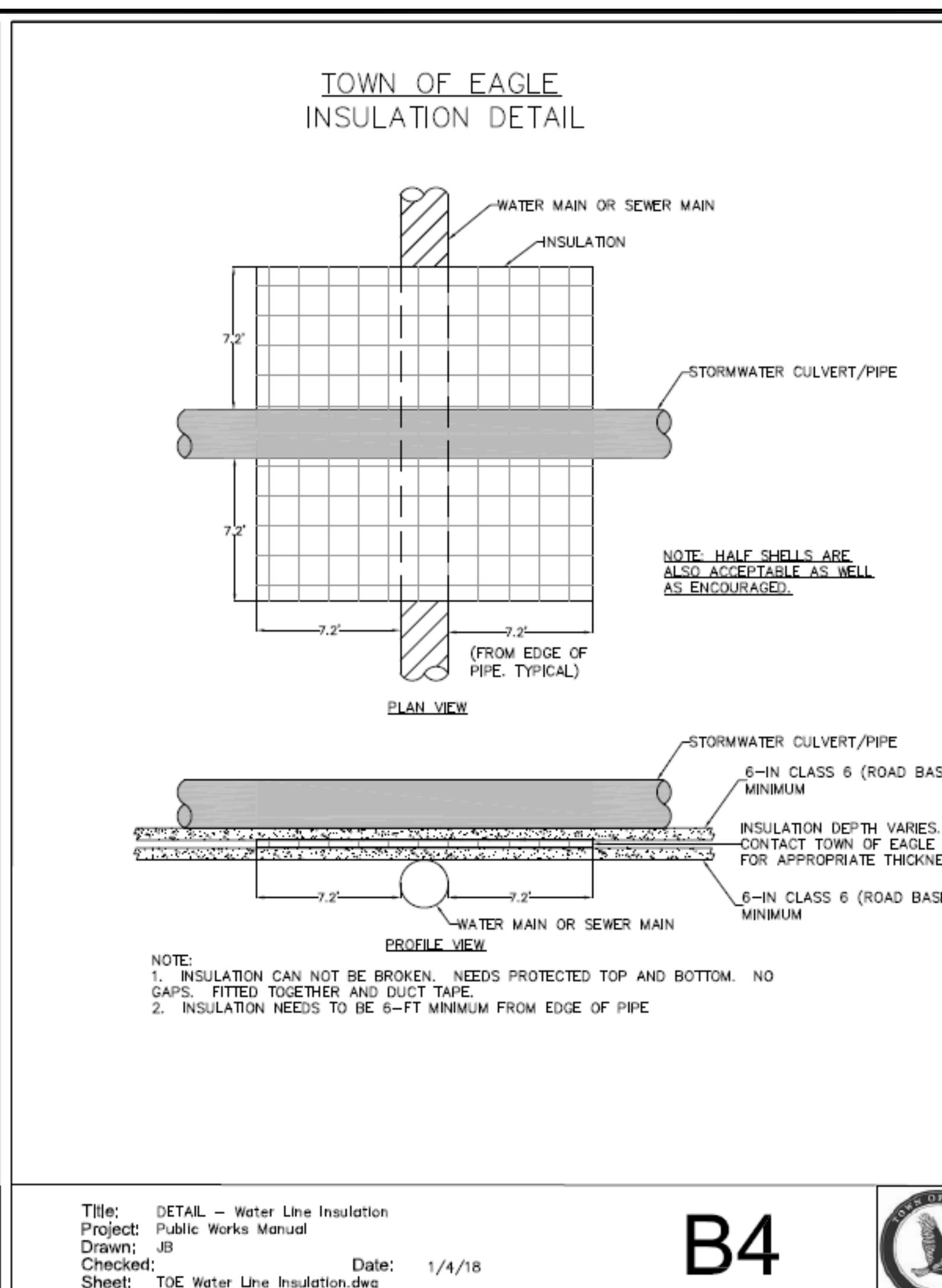
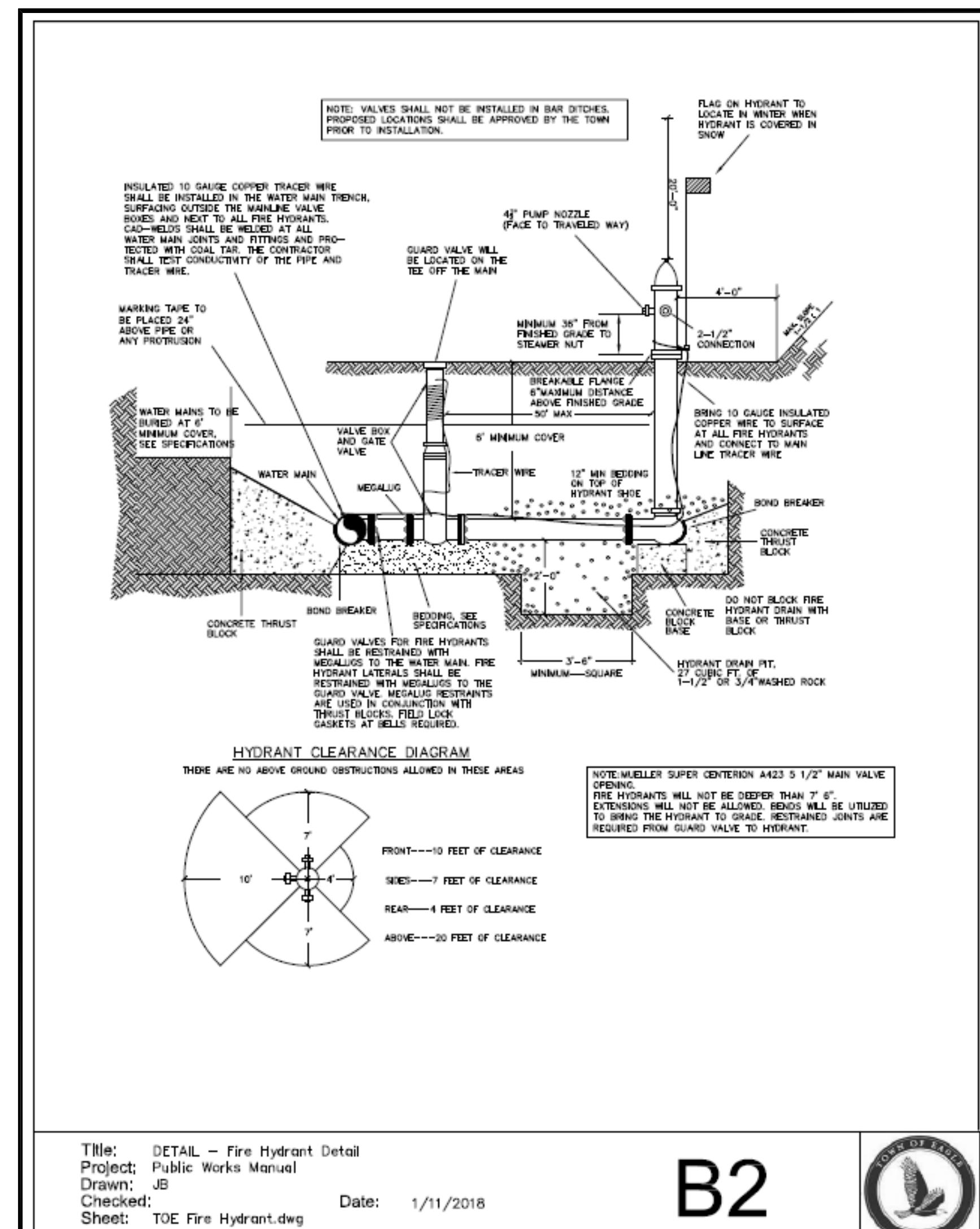
F EROSION LOG WATTELE

DESIGNED MW	DRAWN MW	REVISIONS	NO.	DATE	BUILDING PERMIT#	BLDG 7	BY	MCW

SHEET
C6.2

DATE
02-11-2025

O:\Eng\1215 Chambers Storage-2021\dwg\Master\Details-1215 Chambers.dwg 6/22/2025 1:51:46 PM, Wesley



(SEAL)

1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
DETAILS

SHEET
C6.4

DESIGNED BY	NO. MW	DATE	REVISIONS
DRAWN BY	08/22/25	BLDG 7	MCW
CHECKED BY	MW		
JOB NO.			02-11-2025

