

# 1215 CHAMBERS AVENUE

## EAGLE, COLORADO

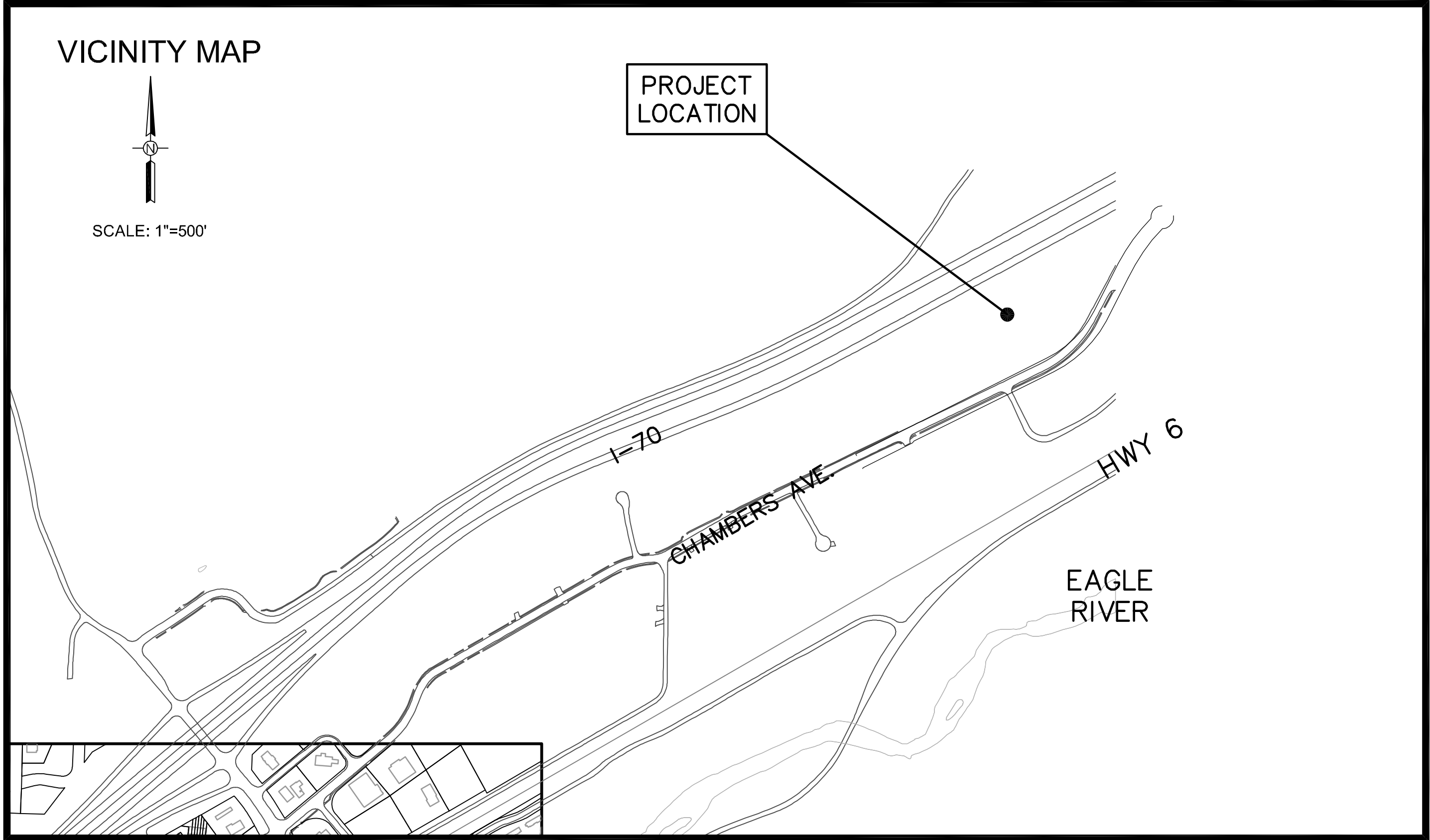
### August 2025

#### 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 asbuilt 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, prv's, manholes, and services. The Town regulations require a description of all materials and appurtenances to be included in the asbuilts.
- 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 subsoil 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 megalug restraints 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 charge 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 : 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 bottom 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.

#### SHEET INDEX

COVER SHEET	C1.0
SURVEY	1 OF 1
SITE PLAN	C1.1
GRADING PLAN	C2.0-C2.3
STORM SEWER	C3.0-C3.4
DOWNSPOUT PIPING PLAN	C3.5-C3.6
FOUNDATION SUBDRAIN PLAN	C3.7
UTILITY PLAN	C4.0
EROSION CONTROL PLAN	C5.0
DETAILS	C6.0-C6.4

#### 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 GOSIOROWSKI	(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 TIM SHANNON	(720) 557-0060 (970) 401-1023
GREATER EAGLE FIRE PROTECTION DISTRICT	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 shall be in continuous contact with the compacted road base with no hold down weight added. Twelve 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 the 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 1/2° 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. Allowed 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 sealed to the line marked on the male end of the conduit after sufficient glue is applied to both conduits being joined, 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 backfilled without the inspector viewing each joint or giving prior permission to cover the conduit will be re-excavated to expose the conduit, or the contractor will put a camera through each conduit in the span which was prematurely backfilled to verify the joint sealing 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 at 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 cuts, 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 for enough, 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 joined 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 in vaults 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 rod will have a 45° bend located approximately 3" from the vault end, with the bend going away from the conduits. The bent 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 at its 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, vaults shall be swept out removing all dirt or rocks. Cleanup 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.

1215 CHAMBERS AVE.

STORAGE FACILITY

EAGLE, CO

COVER SHEET

NO.	DATE	REVISIONS	BY
	08/22/25	BUILDING PERMIT- BLDG 7	MCW

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

SHEET  
C1.0



(SEAL)



Improvement Survey Plat  
With Topography  
Lot C-13, KEMP SUBDIVISION  
Amended Final Plat  
Town of Eagle, County of Eagle, State of Colorado

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:

- Date of Survey: February 26, 2021 and April 18-2024.
- Street Address: 1215 Chambers Ave. (Not Posted)
- 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.
- 1' Contours shown hereon. Site Benchmark: Sanitary Manhole Rim Elev. = 6664.7', assumed.
- 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.
- U.S. Survey Feet used for this survey.
- Bearings and distances shown hereon are both plotted and field measured.
- 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

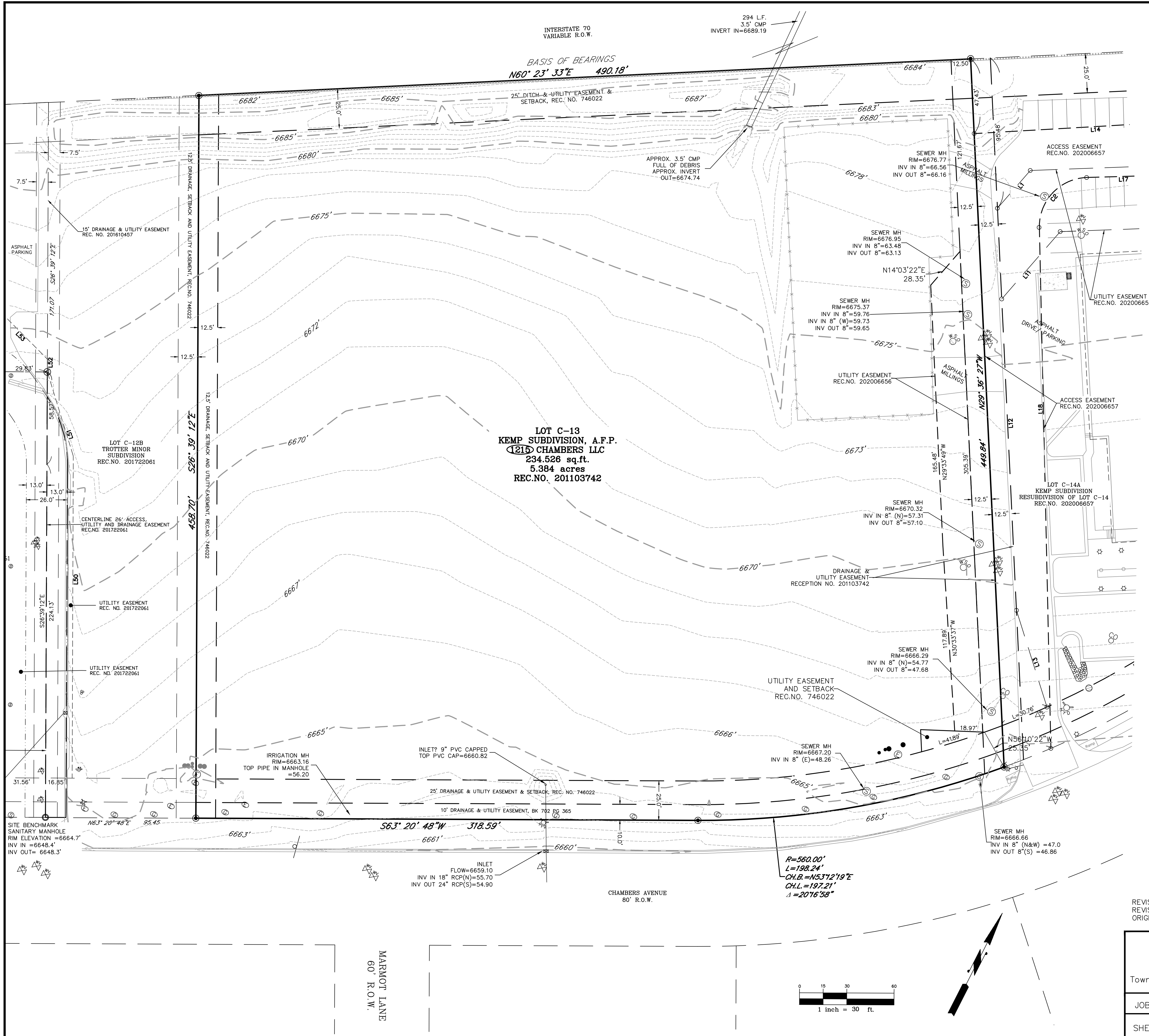
LEGEND:

- 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

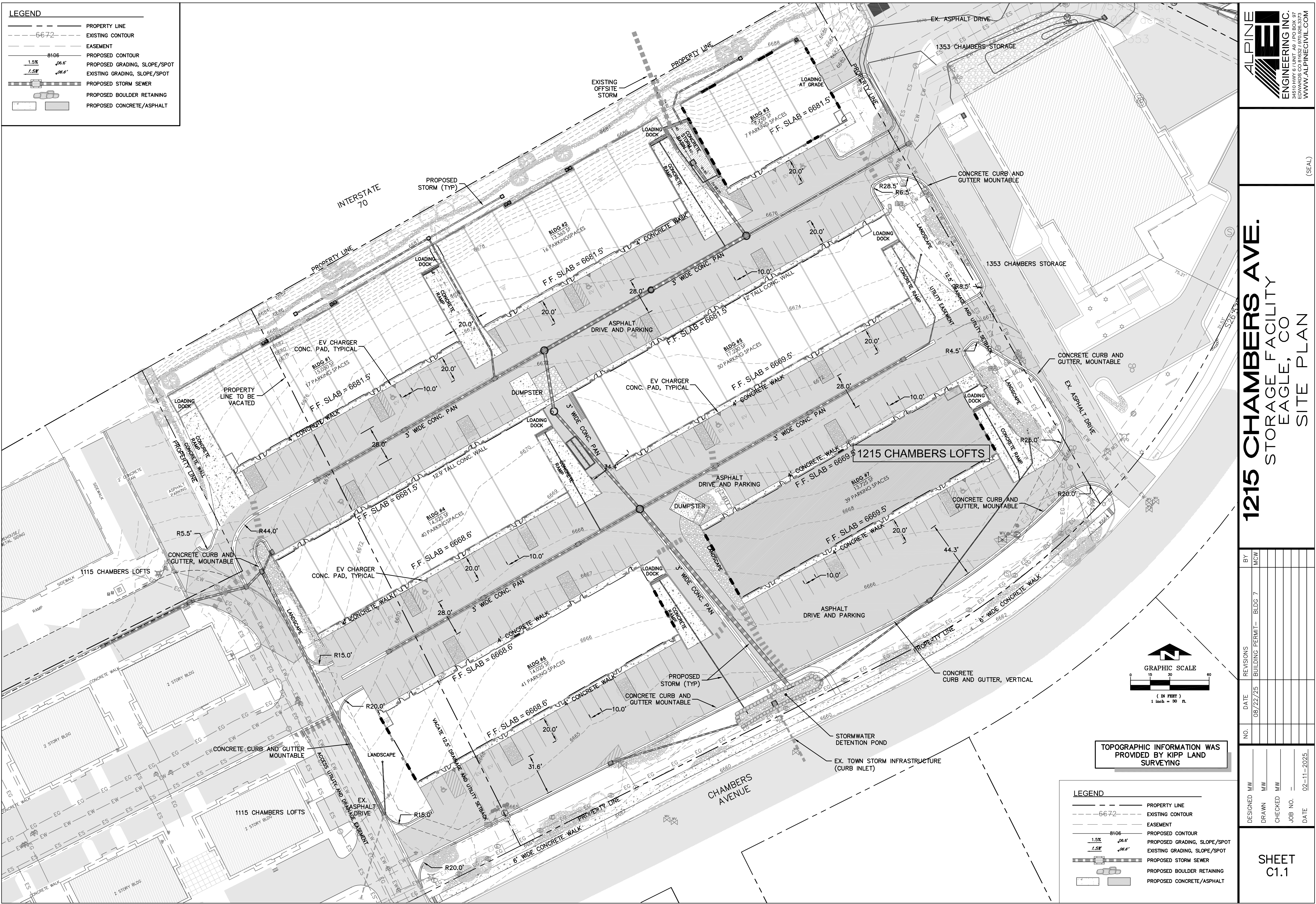
Improvement Survey Plat With Topography Lot C-13, KEMP SUBDIVISION Amended Final Plat Town of Eagle, County of Eagle, State of Colorado	
JOB NO.: 211013	DATE: 04-18-2024
SHEET 1 OF 1	DWG NAME: 211013-LotC-13-ILC

<b>KIPP LAND SURVEYING</b>	
RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com	





O:\Eagle\1215 Chambers Storage-2021\wg Master\Site Layout\1215 Chambers.dwg, 9/5/2025 11:59:48 AM, Wiley





1997

1997

1997



✓

✓

✓

✓





O:\Eagle\1215 Chambers Storage-2021\wg\MasterGrading-1215 Chambers.dwg, 9/5/2025 11:57:37 AM, Wesley



1215 CHAMBERS AVE.  
STORAGE FACILITY  
EAGLE, CO  
GRADING PLAN

NO.	DATE	REVISIONS	BY
	08/22/25	BUILDING PERMIT- BLDG 7	MCW

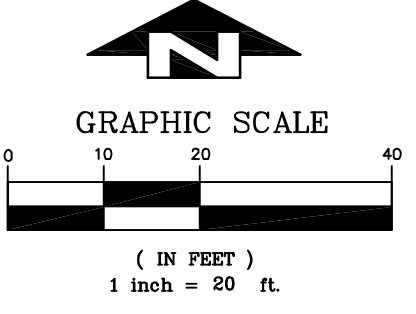
DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MW	MW	MW	-	02-11-2025

SHEET  
C2.1

ALPINE  
ENGINEERING INC.  
EDWARDS CO 81632 970.998.9373  
WWW.ALPINECIVIL.COM

(SEAL)

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



TOPOGRAPHIC INFORMATION WAS  
PROVIDED BY KIPP LAND  
SURVEYING

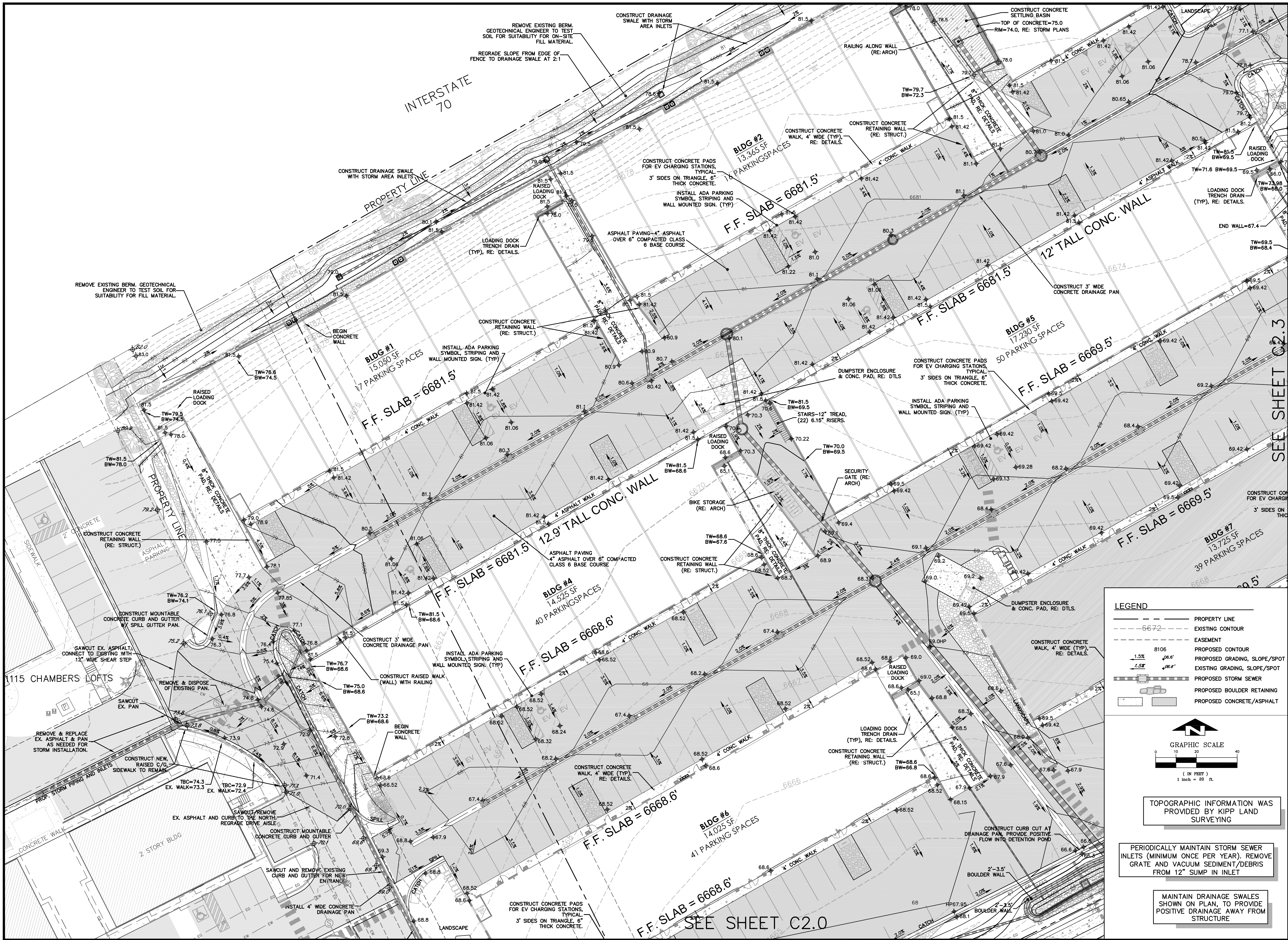
PERIODICALLY MAINTAIN STORM SEWER  
INLETS (MINIMUM ONCE PER YEAR). REMOVE  
GRATE AND VACUUM SEDIMENT/DEBRIS  
FROM 12" SUMP IN INLET

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

STORMWATER DETENTION REQUIREMENTS  
FOR CHAMBERS AVE. PUD= 218 C.F./AC  
LOT C12-B (11.0 AC) + LOT 13 (5.38 AC)  
DETENTION REQ'D= 6.38 AC = 1391 CUFT  
DETENTION PROVIDED= 2,141 CUFT



O:\Eagle\1215 Chambers Storage-2021\wg\MasterGrading-1215 Chambers.dwg, 9/5/2025 11:57:13 AM, Wadley



NO.	DATE	REVISIONS	DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
1	08/22/25	BUILDING PERMIT - BDG 7	MW	MW	MW	-	02-11-2025



SHEET  
C2.3

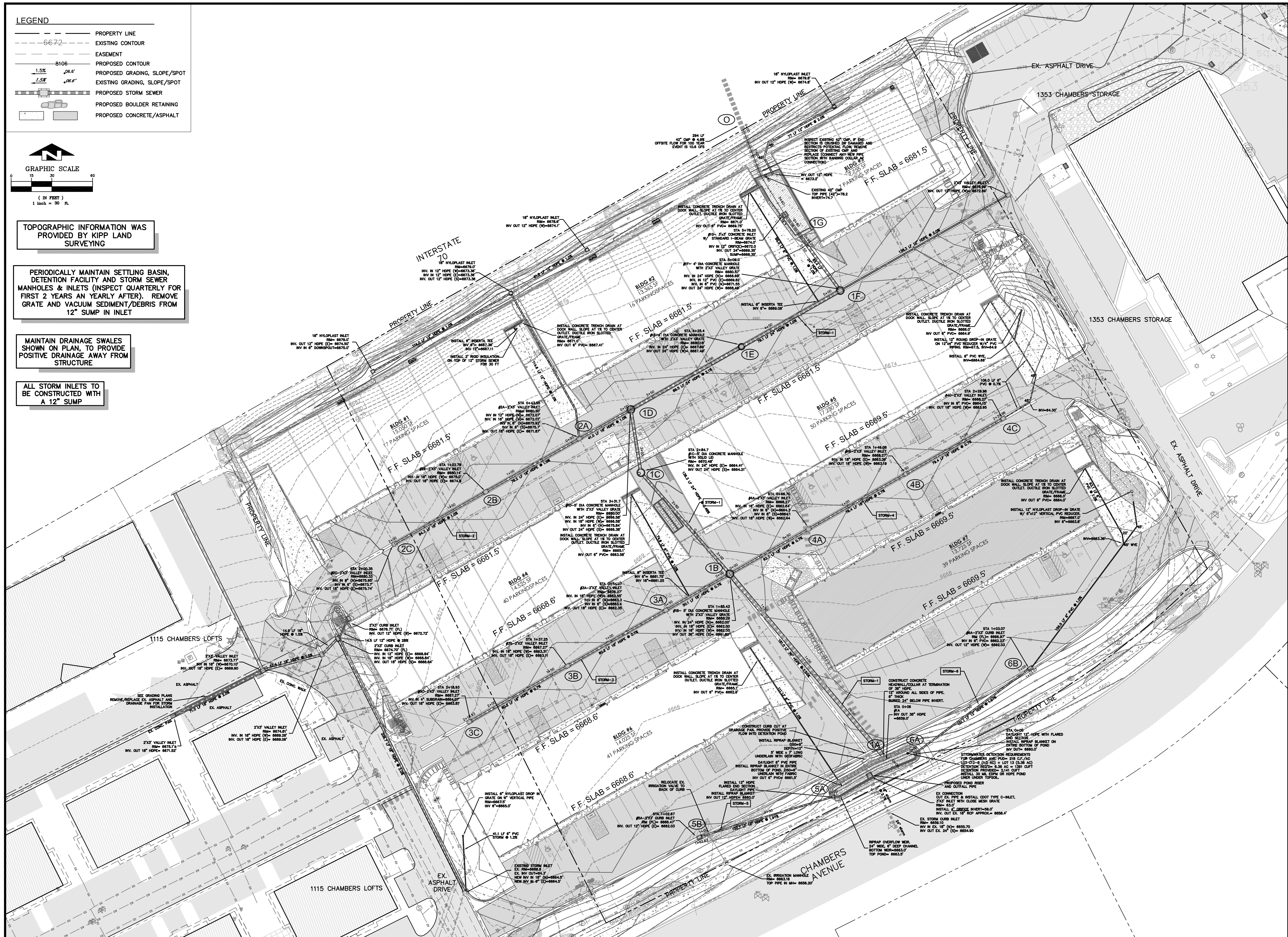




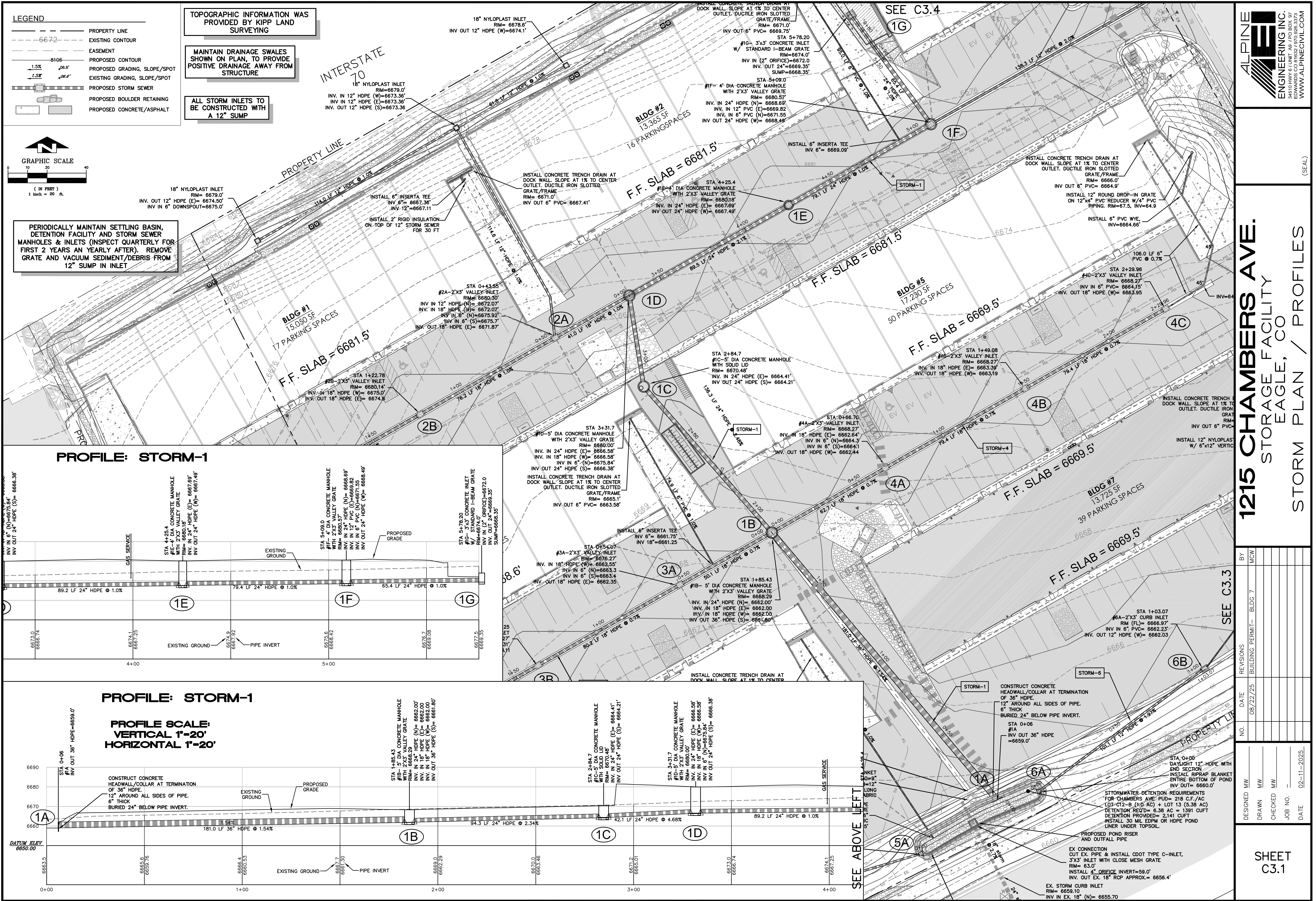
## OVERALL STORM PLAN

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

SHEET  
C3.0

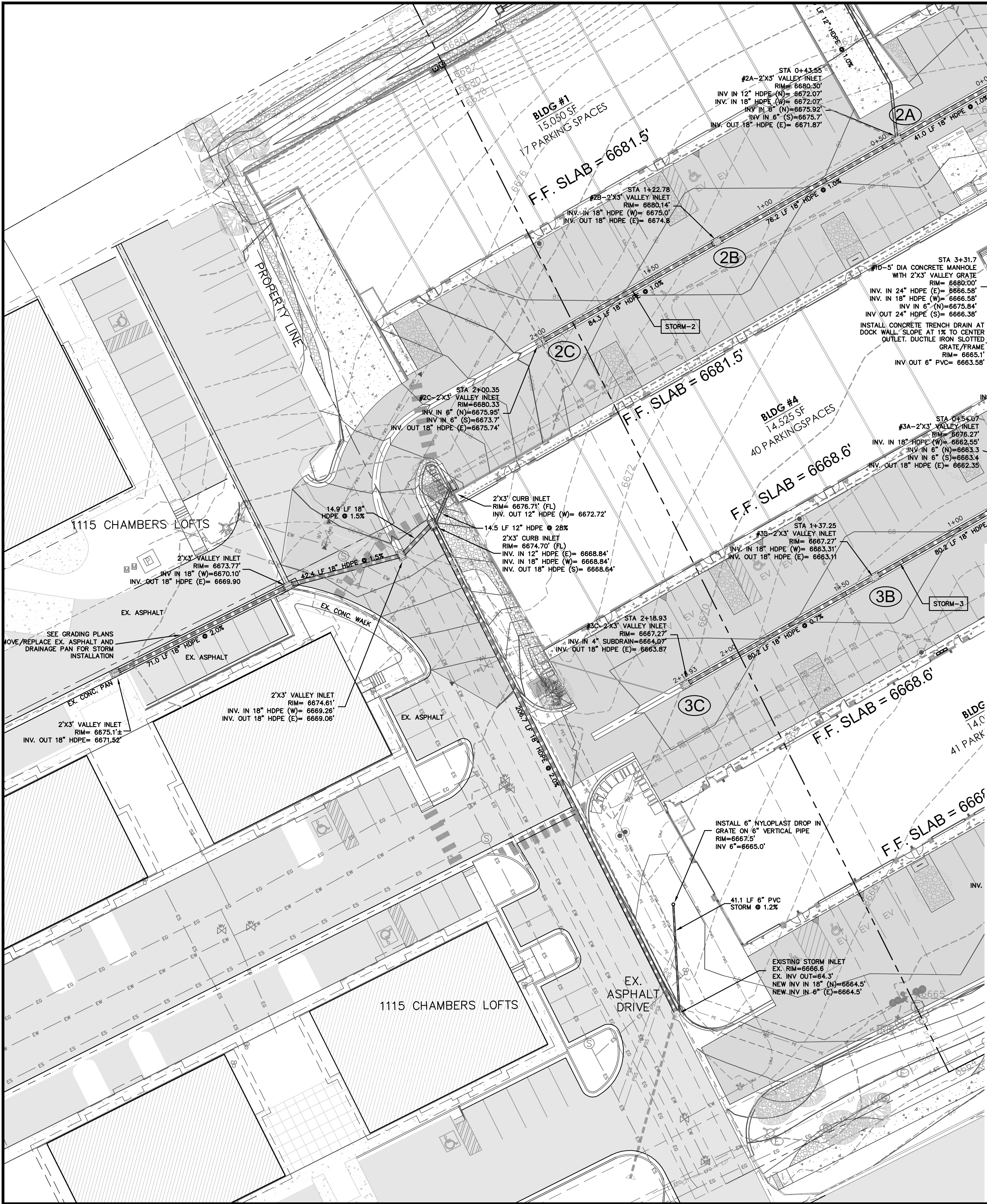








O:\Eng\1215 Chambers Storage-2021\Wg Master\Storm-1215 Chambers.dwg, 9/5/2025 12:01:41 PM, Wdskey



**LEGEND**

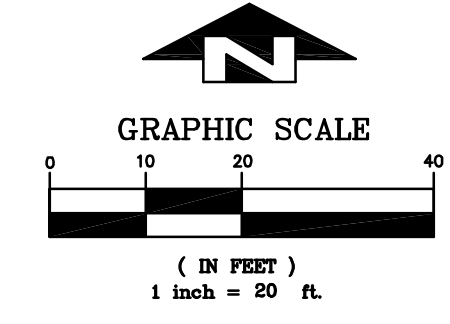
- PROPERTY LINE
- - - - - EXISTING CONTOUR
- - - - - EASEMENT
- - - - - PROPOSED CONTOUR
- - - - - PROPOSED GRADING, SLOPE/SPOT
- - - - - EXISTING GRADING, SLOPE/SPOT
- - - - - PROPOSED STORM SEWER
- - - - - PROPOSED BOULDER RETAINING
- - - - - PROPOSED CONCRETE/ASPHALT

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

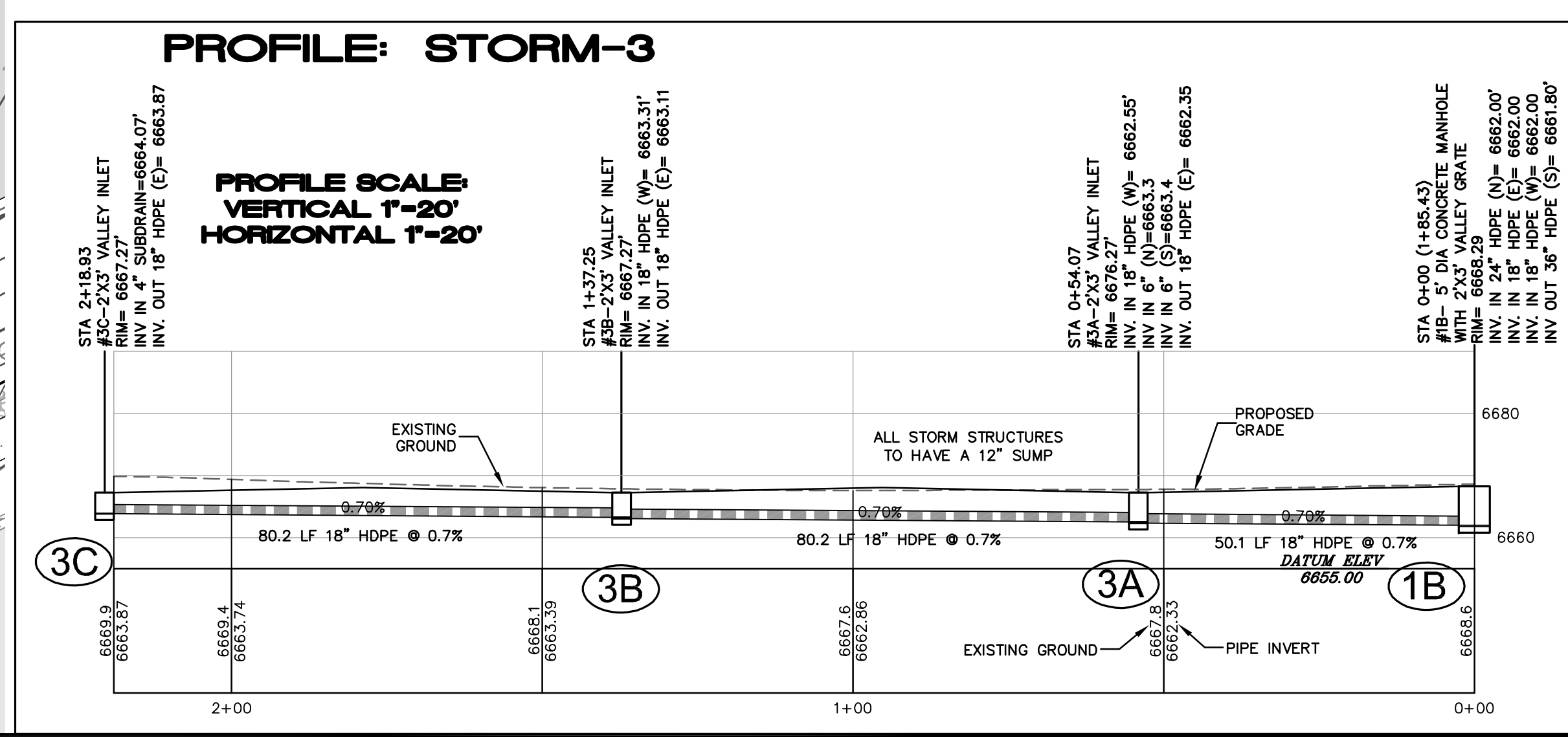
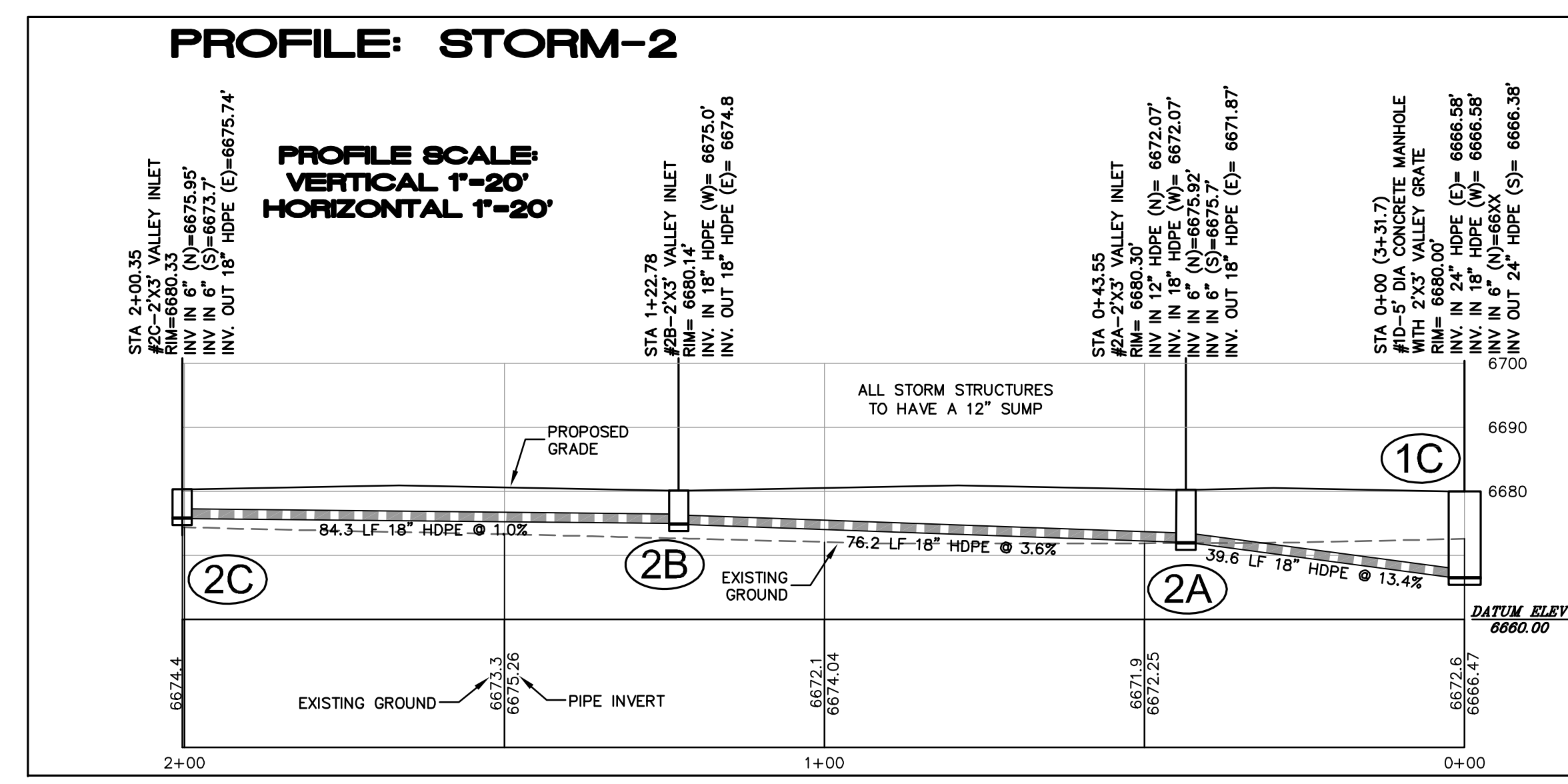
PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

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

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP



SEE C3.1 & C3.3



**ALPINE ENGINEERING INC.**  
EDWARDS, CO 81632 970.996.9373  
WWW.ALPINECIVIL.COM

**1215 CHAMBERS AVE.**  
STORAGE FACILITY  
EAGLE, CO

**STORM PLAN / PROFILES**

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

**SHEET C3.2**

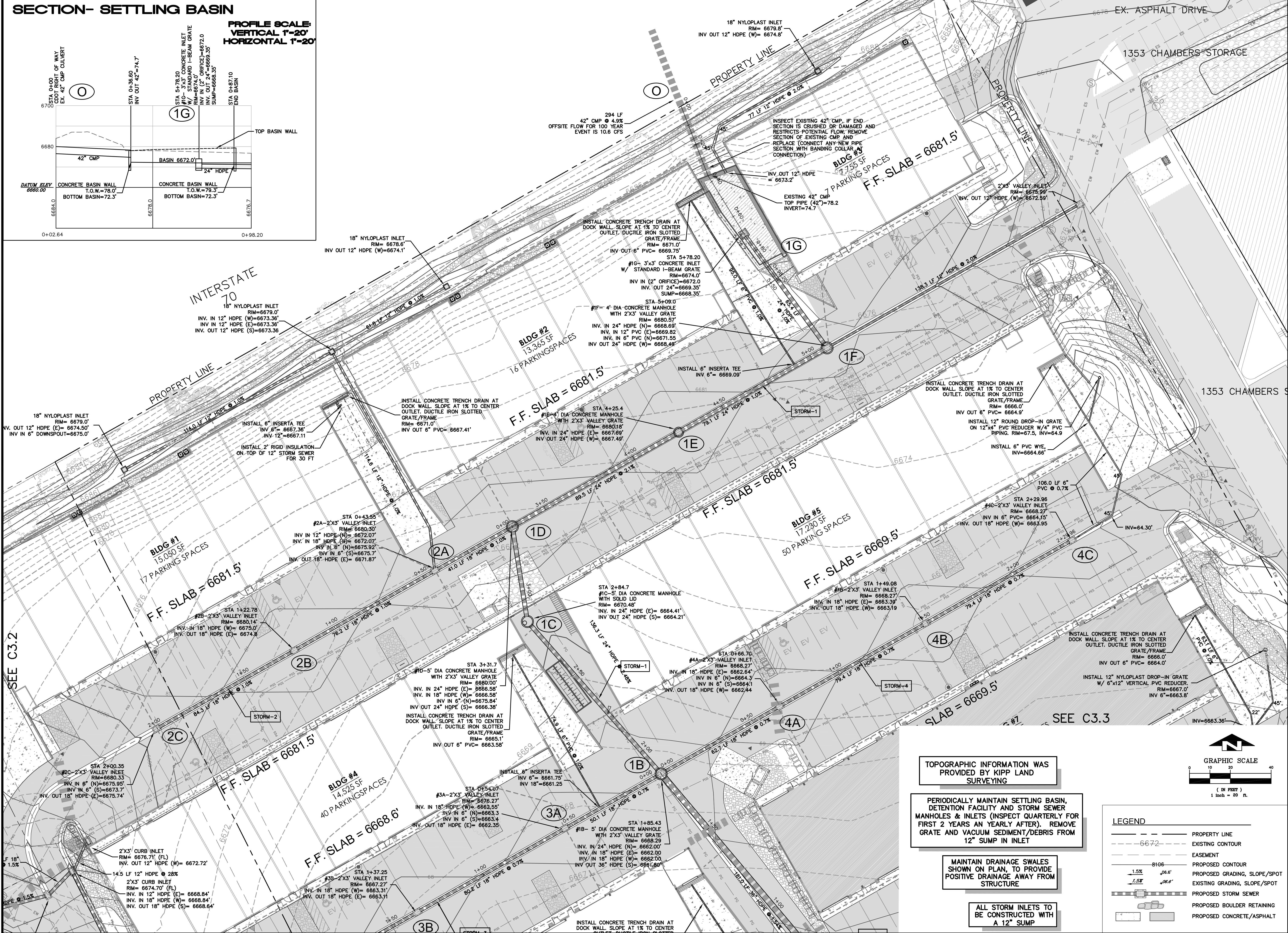
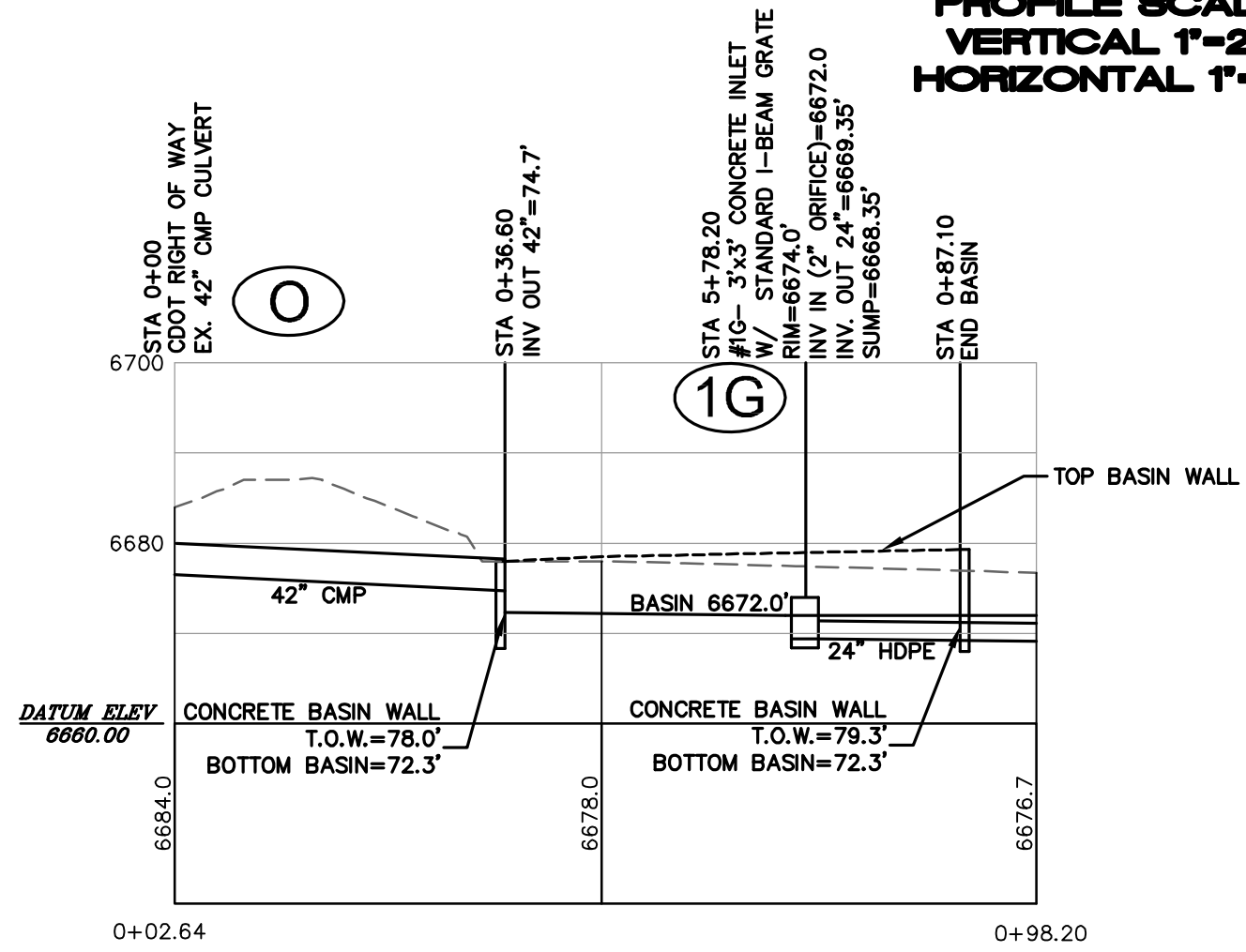






# SECTION- SETTLING BASIN

PROFILE SCALE:  
VERTICAL 1"=20'  
HORIZONTAL 1"=20'



TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

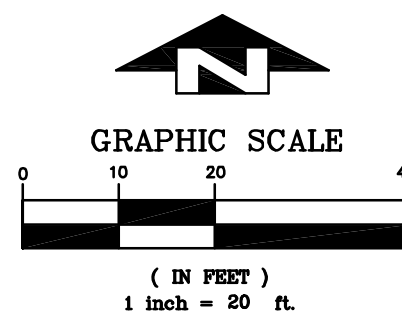
PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

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



1215 CHAMBERS AVE.

STORAGE FACILITY

EAGLE, CO

STORM PLAN / PROFILES

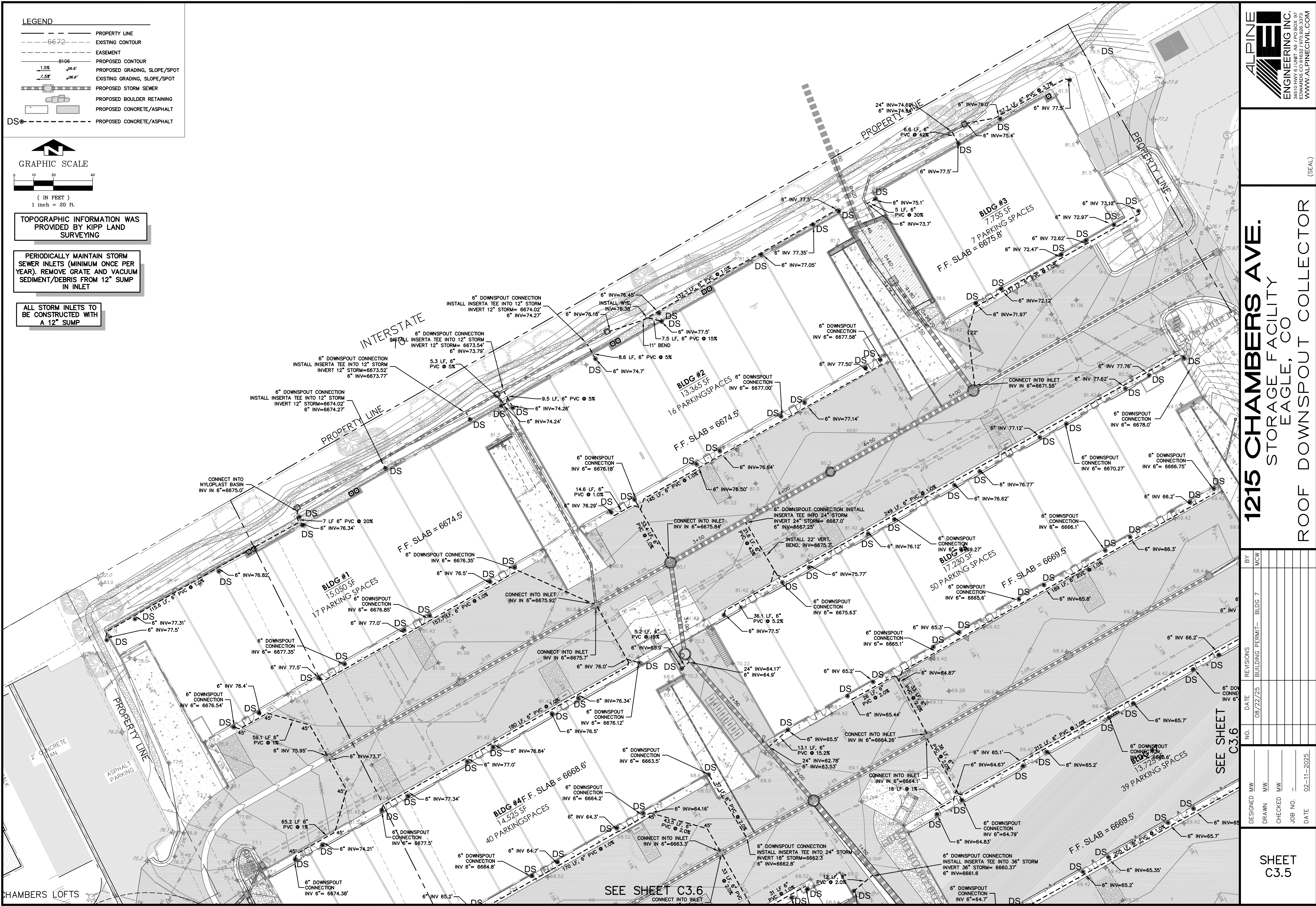
NO.	DATE	REVISIONS	DESIGNED	DRAWN	CHECKED	DATE
	08/22/25	BUILDING PERMIT- BLDG 7	MCV			

SHEET  
C3.4

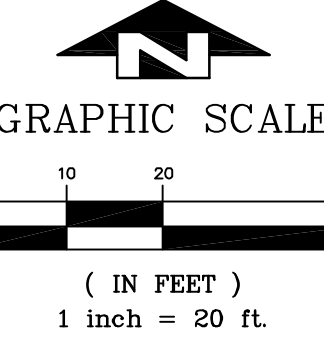
ALPINE  
ENGINEERING INC.  
EDWARDS CO 81632 970.996.9373  
WWW.ALPINECIVIL.COM

(SEAL)





- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOUR
  - EASEMENT
  - PROPOSED CONTOUR
  - PROPOSED GRADING, SLOPE/SPOT
  - EXISTING GRADING, SLOPE/SPOT
  - PROPOSED STORM SEWER
  - PROPOSED BOULDER RETAINING
  - PROPOSED CONCRETE/ASPHALT
  - DS



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

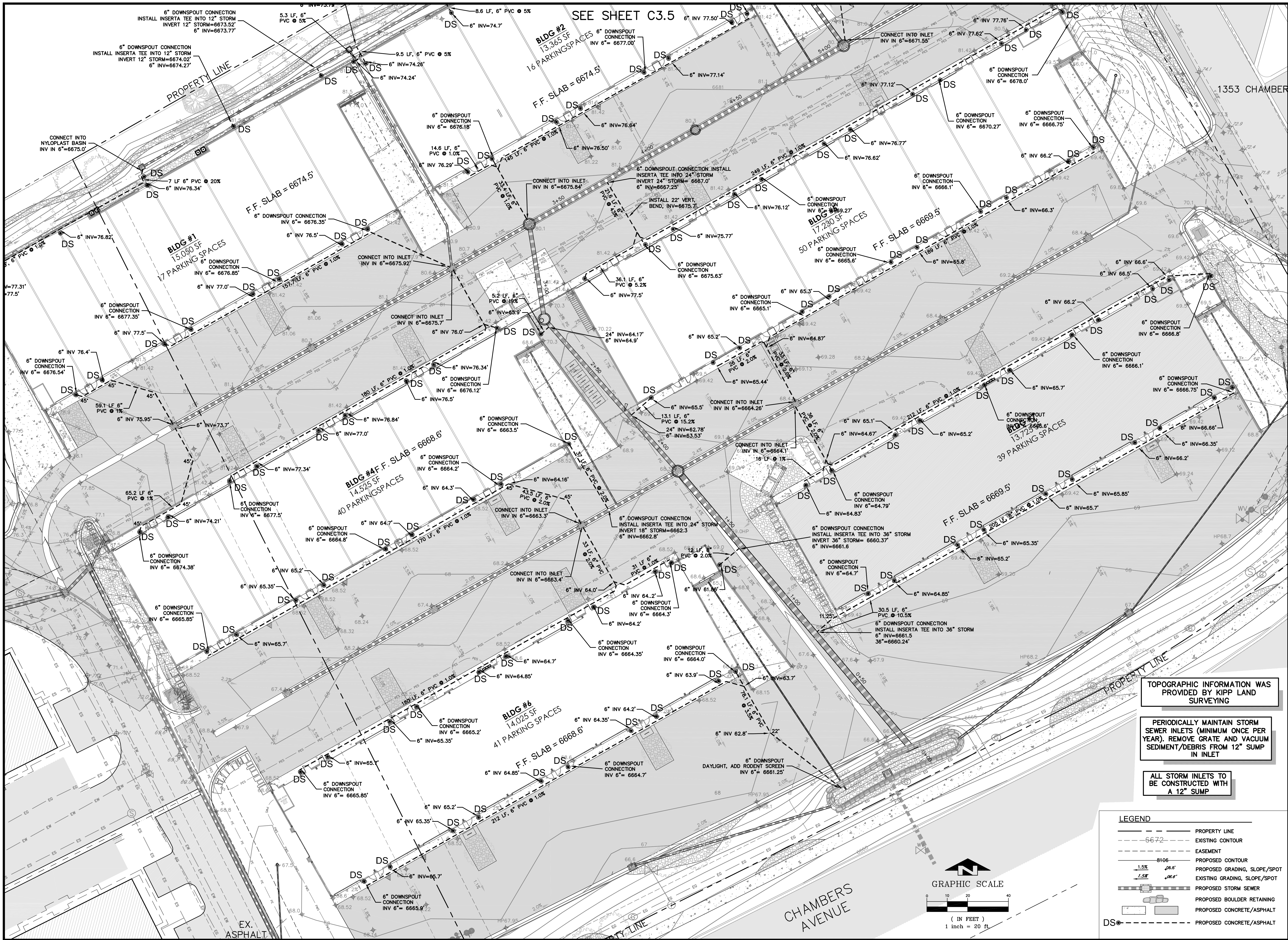
ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

NO.	DATE	REVISIONS	BY
1	08/22/25	BUILDING PERMIT - BLDG 7	MCV

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



O:\Eagle\1215 Chambers Storage\2021\Wg\MasterDownspouts\1215 Chambers.dwg, 9/2/2025 11:50:24 AM, Wadley



ALPINE  
ENGINEERING INC.  
EDWARDS CO #1832 1870 986 9373  
WWW.ALPINECIVIL.COM

1215 CHAMBERS AVE.  
STORAGE FACILITY  
EAGLE, CO

ROOF DOWNSPOUT COLLECTOR

DESIGNED	MW	DATE	08/22/25
DRAWN	MW	DATE	08/22/25
CHECKED	MW	DATE	08/22/25
JOB NO.		DATE	02-11-2025

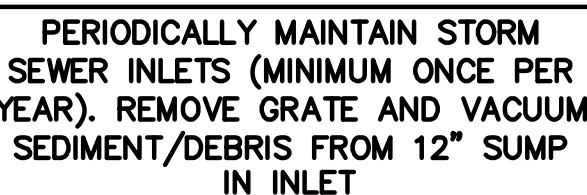
SHEET  
C3.6



## FOUNDATION SUBDRAIN

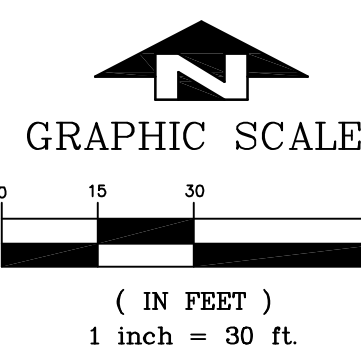
DESIGNED	MW
DRAWN	MW
CHECKED	MW
JOB NO.	-
DATE	02-11-2025

SHEET  
C3.7



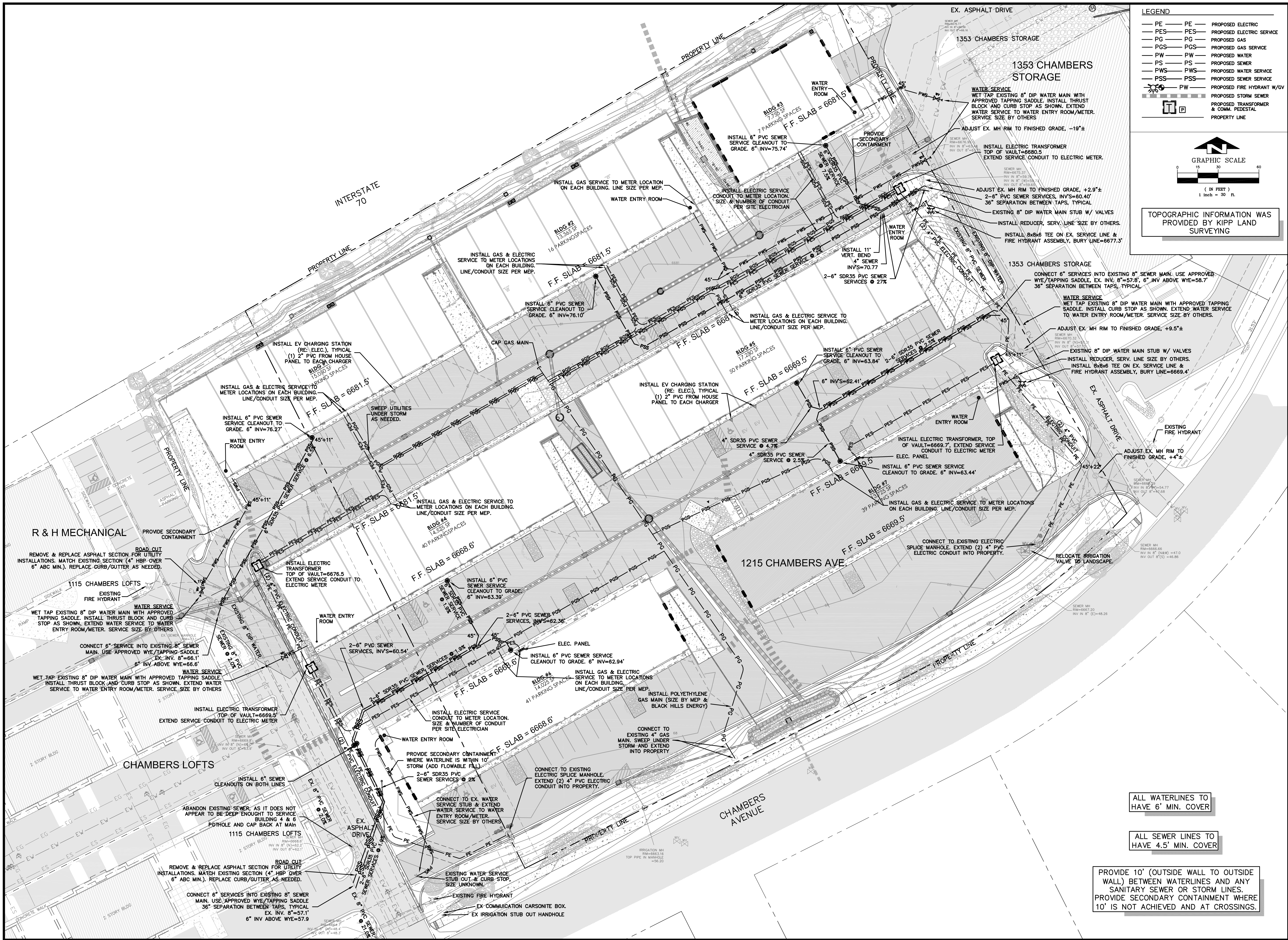
The diagram illustrates the cross-section of a storm sewer installation. At the top, a dashed line represents the 'PROPERTY LINE' with a stationing marker '6672'. Below this is the 'EXISTING CONTOUR' (dashed line) and the 'EASEMENT' (dashed line). The 'PROPOSED CONTOUR' is shown as a solid line. The 'PROPOSED GRADING, SLOPE/SPOT' is indicated by a slope of 1.5% and a spot elevation of 96.6'. The 'EXISTING GRADING, SLOPE/SPOT' is indicated by a slope of 1.58% and a spot elevation of 96.6'. The 'PROPOSED STORM SEWER' is shown as a pipe with a manhole. The 'PROPOSED 4" PERFORATED SOLID PVC SUBDRAIN' is shown as a layer below the storm sewer. The 'PROPOSED 4" RIGID SOLID PVC SUBRAIN' is shown as a layer below the subdrain. The 'PROPOSED CLAY DAM' is shown as a layer below the subrain. The 'PROPOSED CONCRETE/ASPHALT' is shown as the bottom layer.

PROPERTY LINE  
 6672  
 EXISTING CONTOUR  
 EASEMENT  
 PROPOSED CONTOUR  
 PROPOSED GRADING, SLOPE/SPOT  
 1.5% 96.6'  
 1.58% 96.6'  
 EXISTING GRADING, SLOPE/SPOT  
 PROPOSED STORM SEWER  
 PROPOSED 4" PERFORATED SOLID PVC SUBDRAIN  
 PROPOSED 4" RIGID SOLID PVC SUBRAIN  
 PROPOSED CLAY DAM  
 PROPOSED CONCRETE/ASPHALT

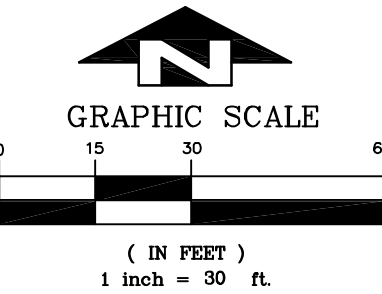




O:\Eagle\1215 Chambers Storage\2021\Map\MasterUtility-1215 Chambers.dwg, 9/5/2025 12:03:24 PM, Wadley



LEGEND		
PE	PE	PROPOSED ELECTRIC
PES	PES	PROPOSED ELECTRIC SERVICE
PG	PG	PROPOSED GAS
PGS	PGS	PROPOSED GAS SERVICE
PW	PW	PROPOSED WATER
PS	PS	PROPOSED SEWER
PWS	PWS	PROPOSED WATER SERVICE
PSS	PSS	PROPOSED SEWER SERVICE
PW	PW	PROPOSED FIRE HYDRANT W/GV
		PROPOSED STORM SEWER
		PROPOSED TRANSFORMER & COMM. PEDestal
		PROPERTY LINE



1215 CHAMBERS AVE.  
STORAGE FACILITY  
EAGLE, CO  
UTILITY PLAN

BY		REVISED		DATE	
MCW		BUDGET PERMIT - BLDG 7		08/22/25	

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

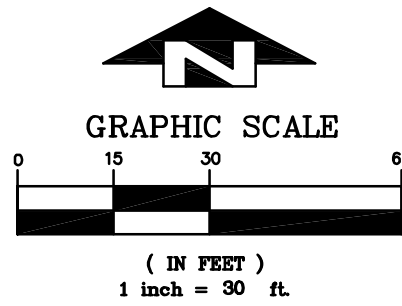
ALL WATERLINES TO HAVE 6" MIN. COVER

ALL SEWER LINES TO HAVE 4.5" MIN. COVER

PROVIDE 10' (OUTSIDE WALL TO OUTSIDE WALL) BETWEEN WATERLINES AND ANY SANITARY SEWER OR STORM LINES. PROVIDE SECONDARY CONTAINMENT WHERE 10' IS NOT ACHIEVED AND AT CROSSINGS.



- LEGEND**
- W EROSION LOG WATTLES
  - SLT SILT FENCE
  - STABILIZED CONSTRUCTION ENTRANCE
  - SILT SACK INLET PROTECTION
  - EROSION LOG AT INLET
  - DITCH EROSION LOG



**GENERAL NOTES FOR SEDIMENT CONTROL**

- CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING & MANAGEMENT PLAN IDENTIFYING CONSTRUCTION FENCING, STAGING, STORAGE & CONSTRUCTION TRAILER LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
- ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
- SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
- PROVIDE REGULAR INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE THAT SEDIMENT CONTROL EFFICIENCY IS OBTAINED UNTIL FINAL STABILIZATION OF SITE HAS TAKEN PLACE.
- INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
- STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH TRACKING PAD DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- FOR TEMPORARY STOCKPILES APPLY SEED, HYDROMULCH AND TACKIFIER IMMEDIATELY AFTER THEY ARE CONSTRUCTED FOR STABILIZATION. IF EROSION OCCURS AFTER APPLICATION OF THE TACKIFIER, USE EXCELSIOR #2 EROSION CONTROL FABRIC. INSTALL SILT FENCE BELOW STOCKPILES TO CAPTURE SEDIMENT.
- THE TERM "REVEGETATION" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE "STANDARDS AND SPECIFICATIONS". REFER TO LANDSCAPE PLANS FOR SEED MIX, FERTILIZER TYPE, MULCH, TACKIFIER AND APPLICATION RATES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE APPROPRIATE MEASURES TO INSURE THAT NO SEDIMENT LADEN WATER IS DISCHARGED FROM THE SITE.
- APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES BEFORE REMOVAL OF SEDIMENT CONTROLS.
- CONTRACTOR SHALL OBTAIN AND CONFORM TO STORMWATER DISCHARGE PERMIT AND ALL ENVIRONMENTAL PERMITS AND KEEP STREETS CLEAN AND FREE OF SEDIMENT.
- REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.

**CONSTRUCTION SEQUENCE OF EROSION/SEDIMENT CONTROL MEASURES**

**BEFORE COMMENCING GRADING OR CONSTRUCTION**

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL POINTS OF INGRESS AND EGRESS.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE THAT NO SEDIMENT LEAVES THE SITE.
- CONSTRUCT SILT FENCE AND WATTLES AND ALL SEDIMENT CONTROL DEVICES.
- BEGIN DEMOLITION, EXCAVATION AND CONSTRUCTION.
- INSTALL EROSION CONTROL MEASURES AFTER DITCHES AND SWALES HAVE BEEN CONSTRUCTED AND TOPSOIL AND SEED HAVE BEEN PLACED. INSTALL INLET PROTECTION IN ALL INLETS AS THEY ARE CONSTRUCTED.
- TOPSOIL AND REVEGETATE ALL DISTURBED AREAS WITH APPROVED SEED MIX PER LANDSCAPE PLAN.
- CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

**FUGITIVE DUST CONTROL**

THE CONTRACTOR IS RESPONSIBLE TO CONTROL FUGITIVE DUST AND TO INCORPORATE THE FOLLOWING:

- ALL UNPAVED ROADS AND OTHER DISTURBED AREAS ON SITE SHALL BE WATERED TO MINIMIZE FUGITIVE DUST.
- HAUL ROADS SHALL BE TREATED WITH MAGNESIUM CHLORIDE IF WATER IS NOT CONTROLLING THE DUST.
- ALL DISTURBED SURFACE AREAS SHALL BE REVEGETATED OR SURFACED PER THE LANDSCAPE PLAN AS SOON AS POSSIBLE.
- MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE PREVENTED. ANY MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE CLEANED UP DAILY.

CONTRACTOR SHALL MARKUP A SITE MAP WITH SOIL STOCKPILES, DUMPSTERS, PORTABLE TOILETS, MATERIAL STORAGE AREAS, CONSTRUCTION WASTE AND THE EROSION CONTROL LOGS UTILIZED AS STOCKPILE CONTAINMENT AS THEY ARE IMPLEMENTED.

PORTABLE TOILETS ARE TO BE STAKED DOWN.

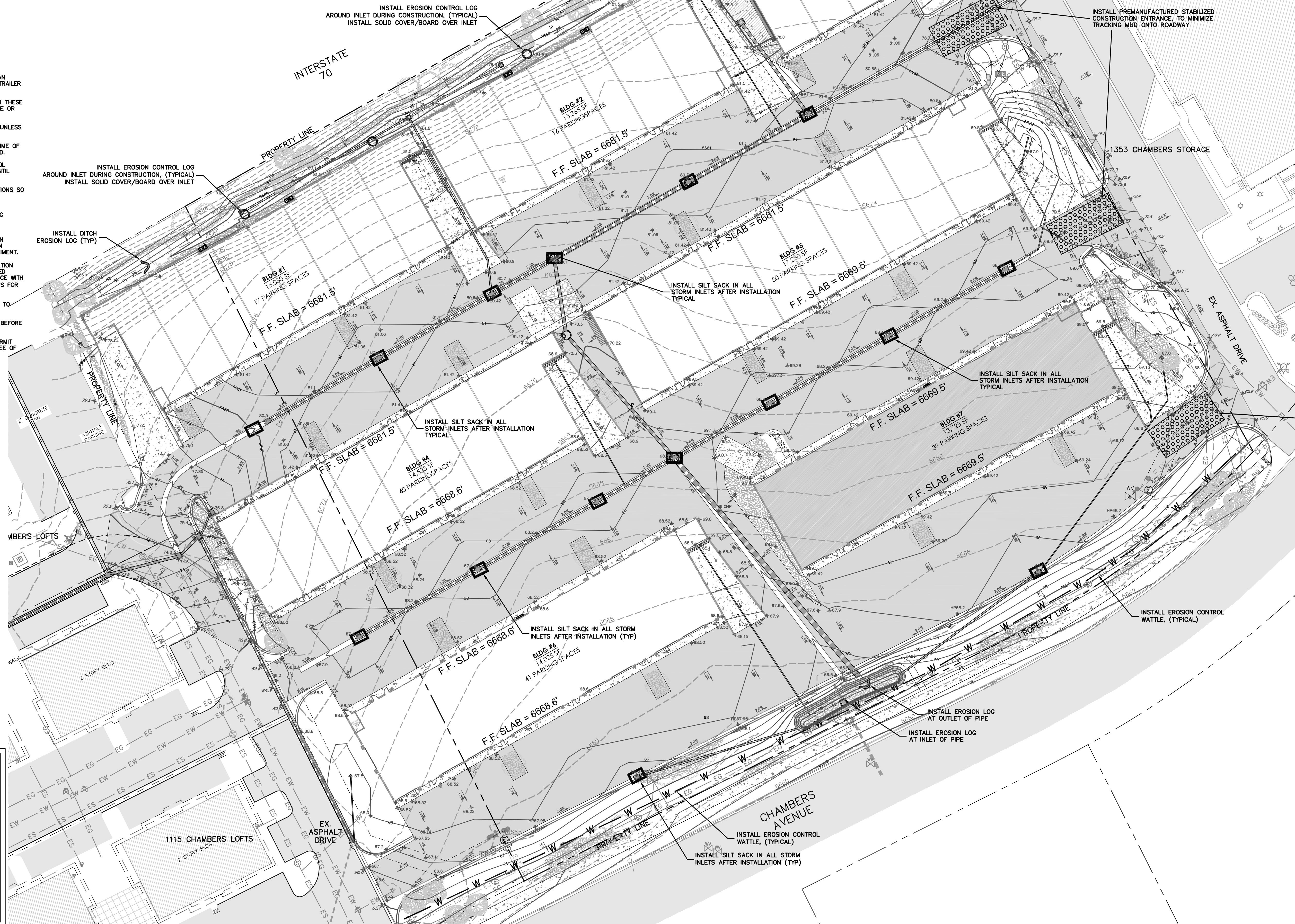
A CONCRETE WASHOUT IS TO BE USED FOR WASTE CONCRETE.

- A. Direct wash water into a leak-proof container or leak-proof and lined pit designed so that no overflows can occur due to inadequate sizing or precipitation;
- B. Handle washout or cleanout wastes as follows: i. Do not dump liquid wastes in storm sewers or waters of the U.S.; ii. Dispose of liquid wastes in accordance with applicable requirements; and iii. Remove and dispose of hardened concrete waste consistent with your handling of other construction wastes.
- C. Locate any washout or cleanout activities as far away as possible from waters of the U.S. and stormwater inlets or conveyances, and, to the extent feasible, designate areas to be used for these activities and conduct such activities only in these areas.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

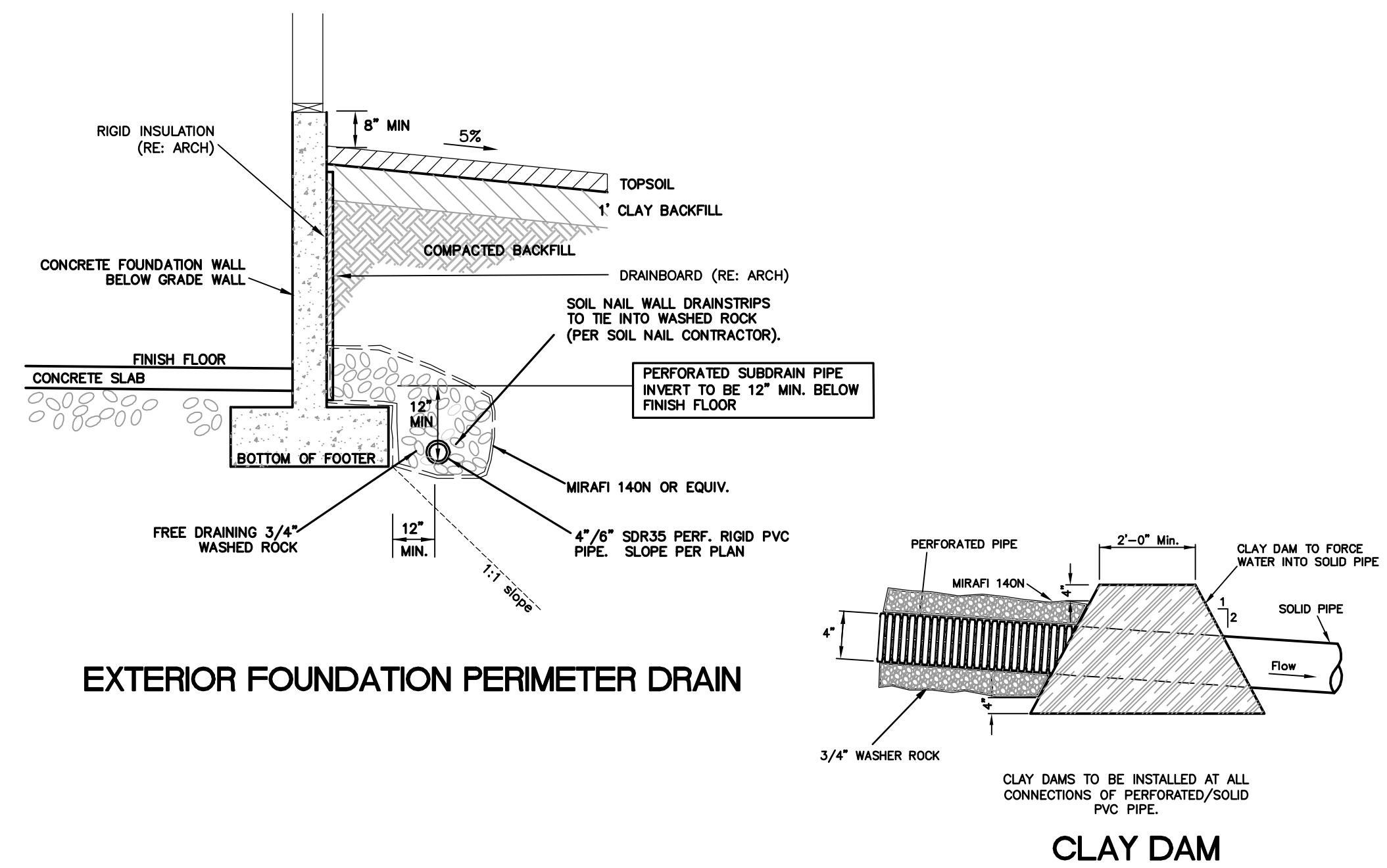
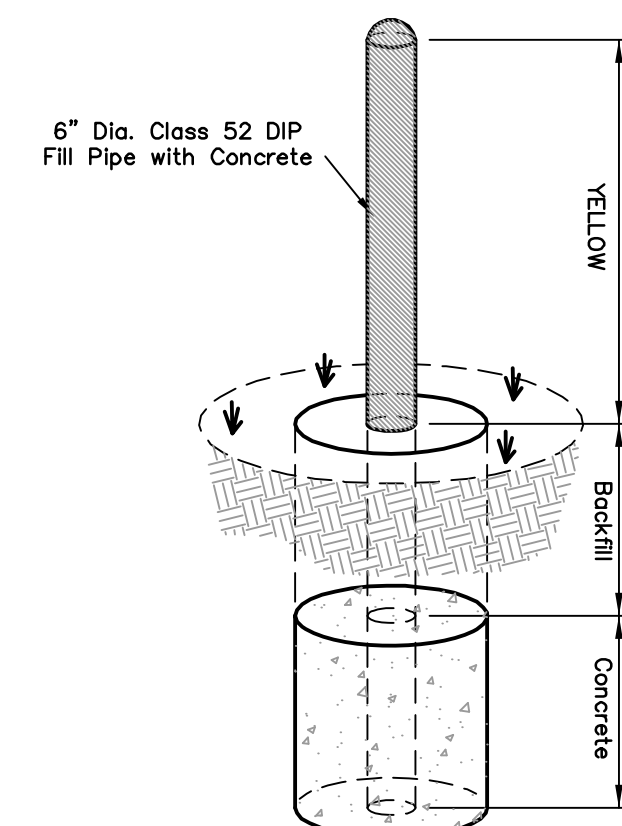
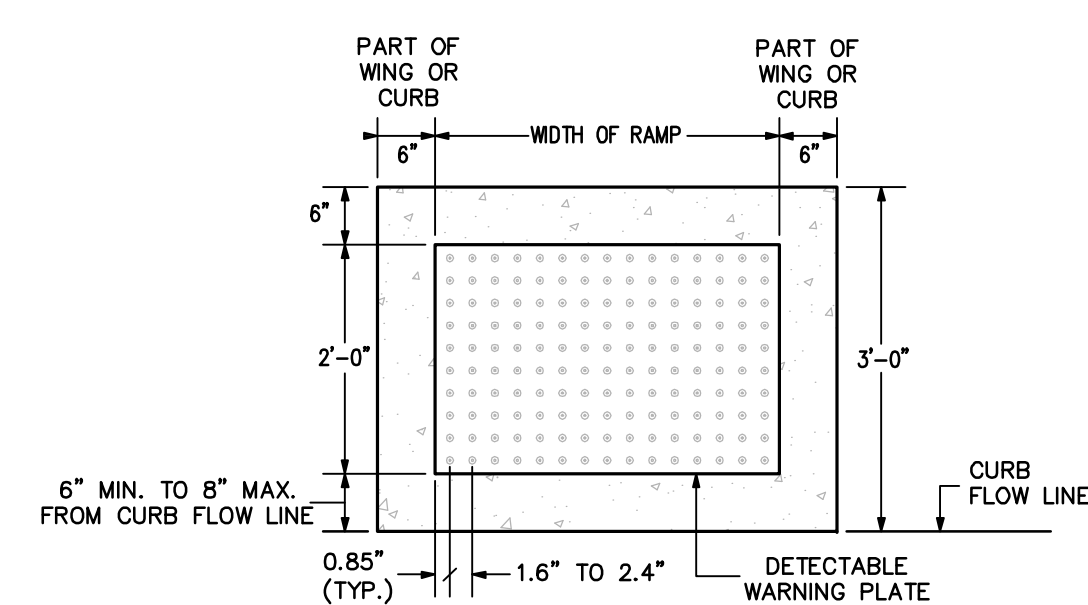
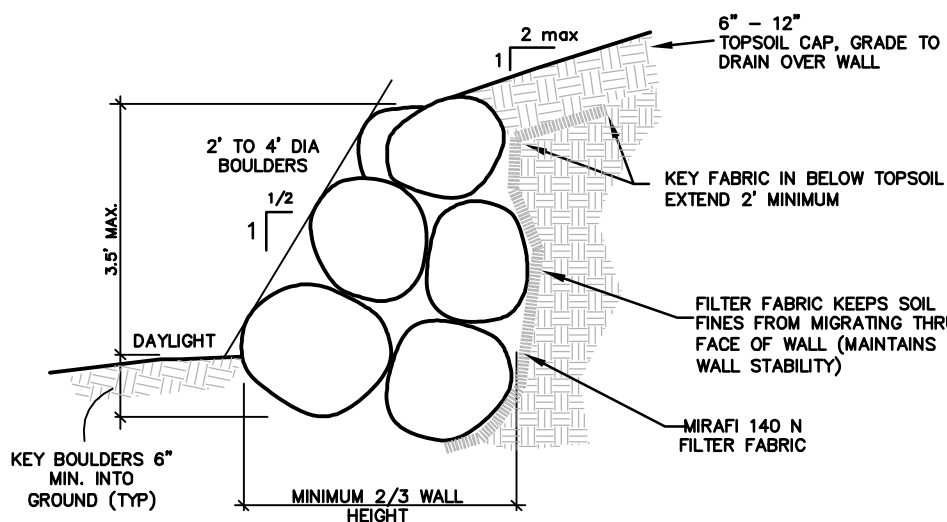
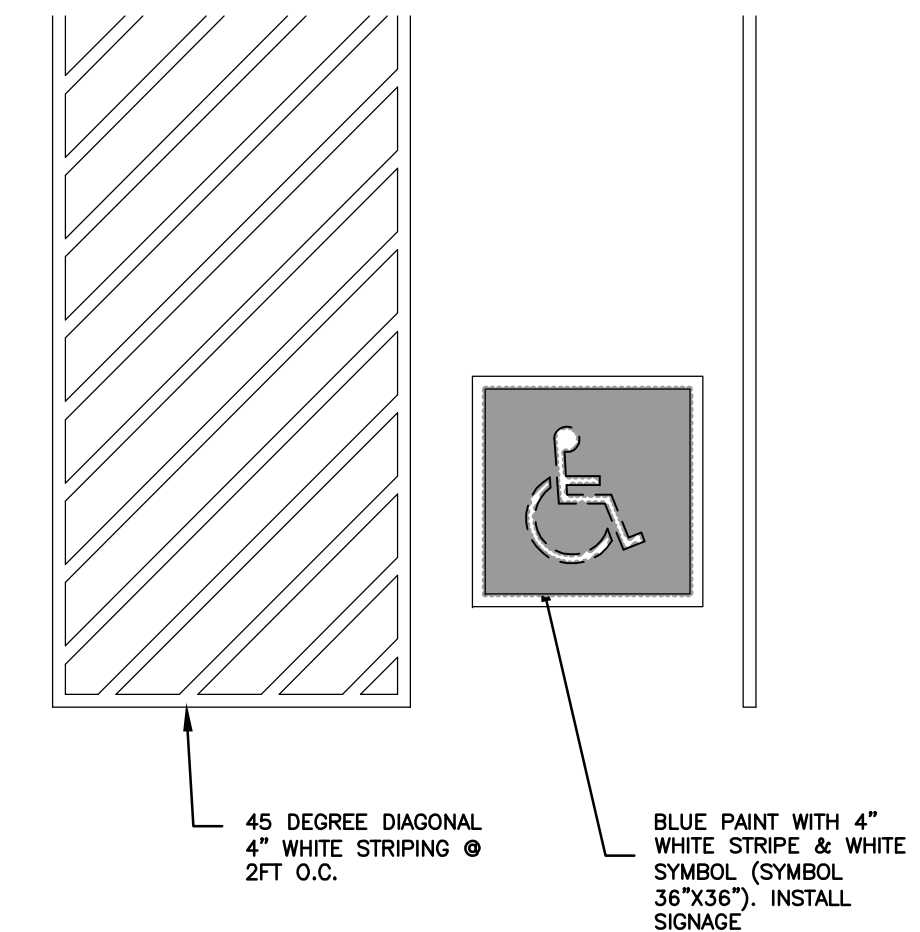
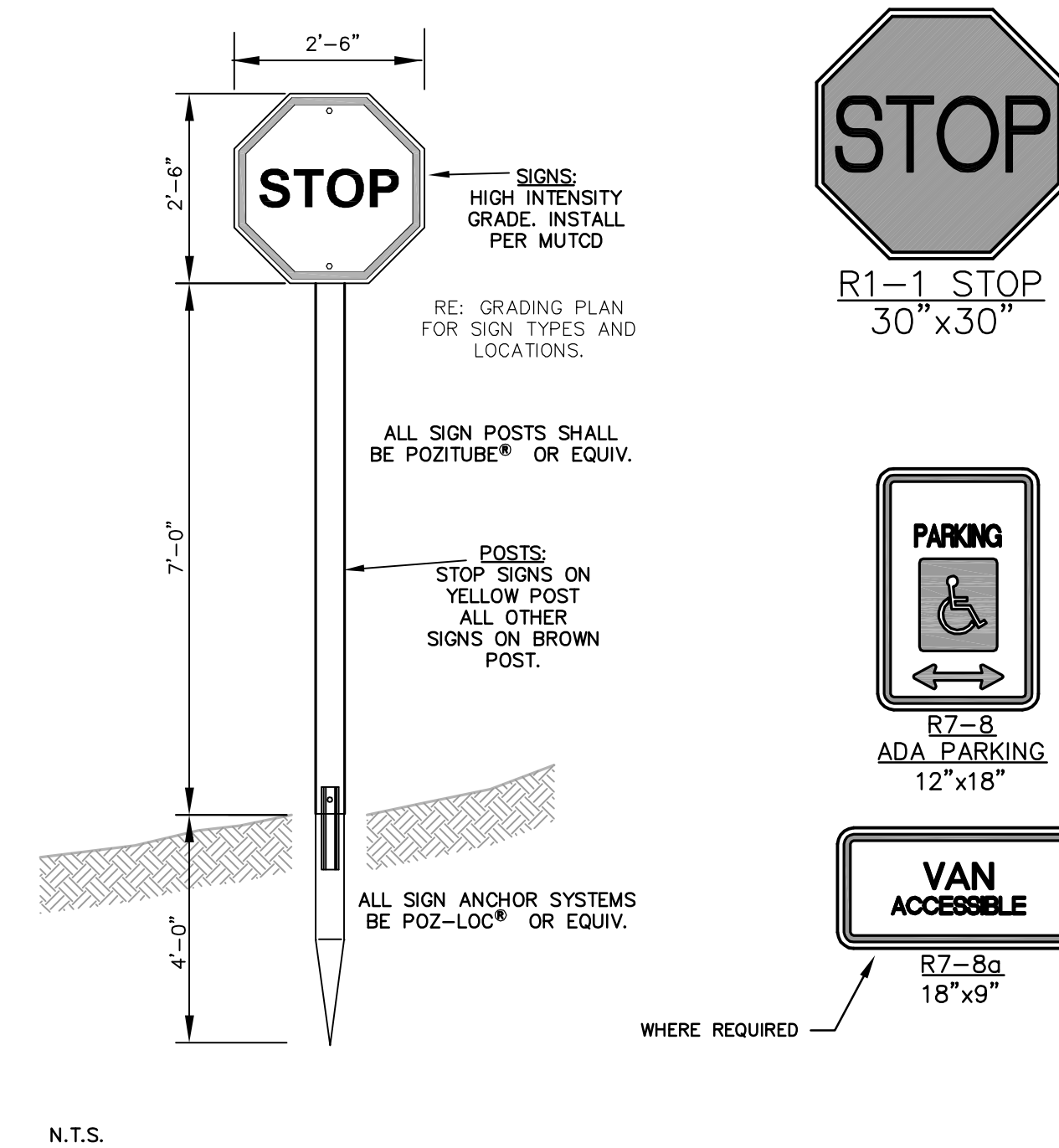
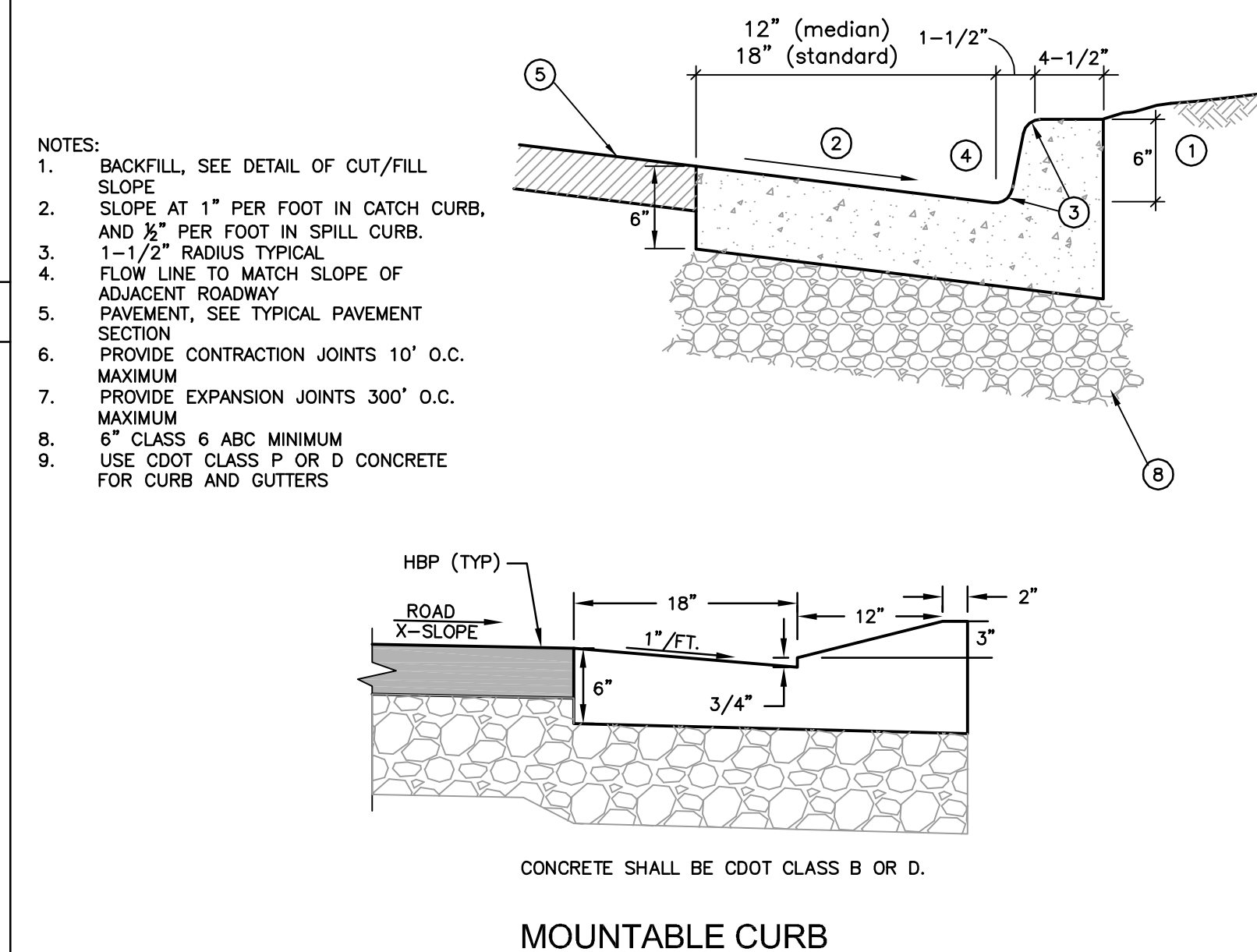
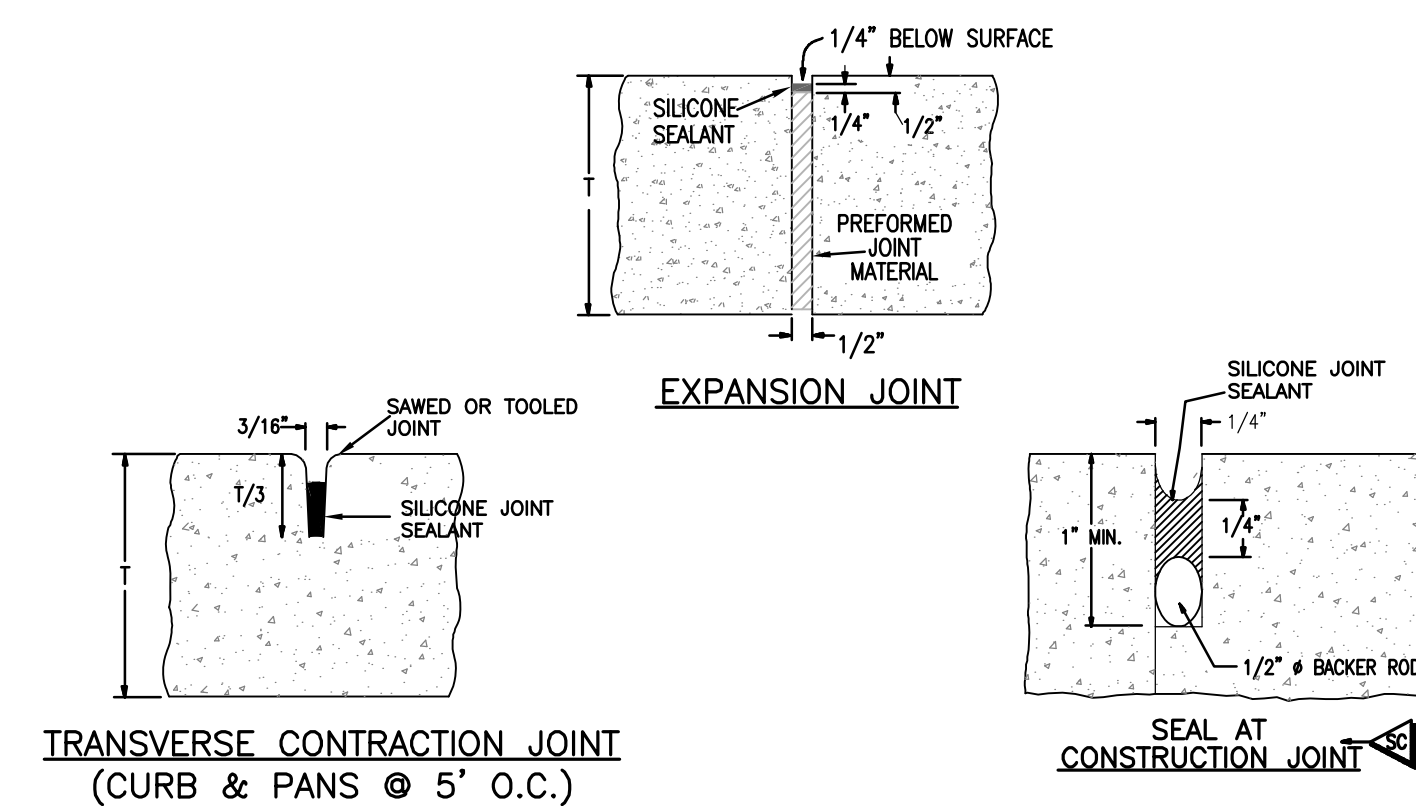
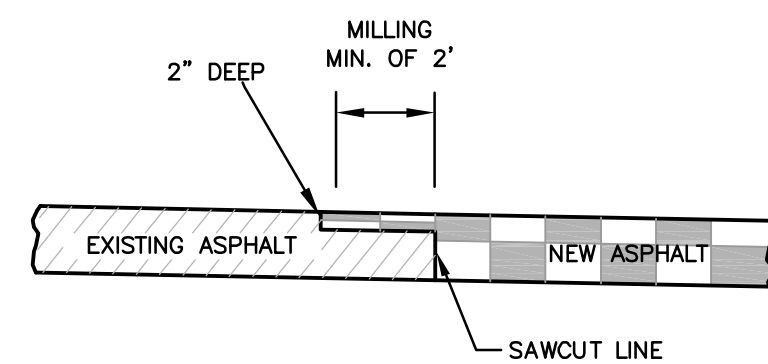
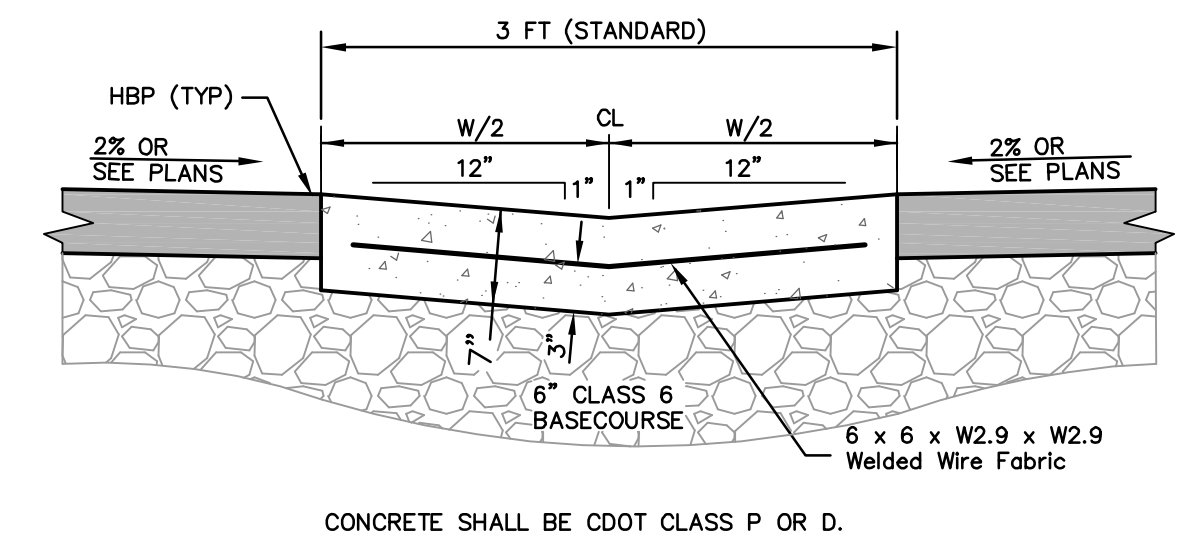
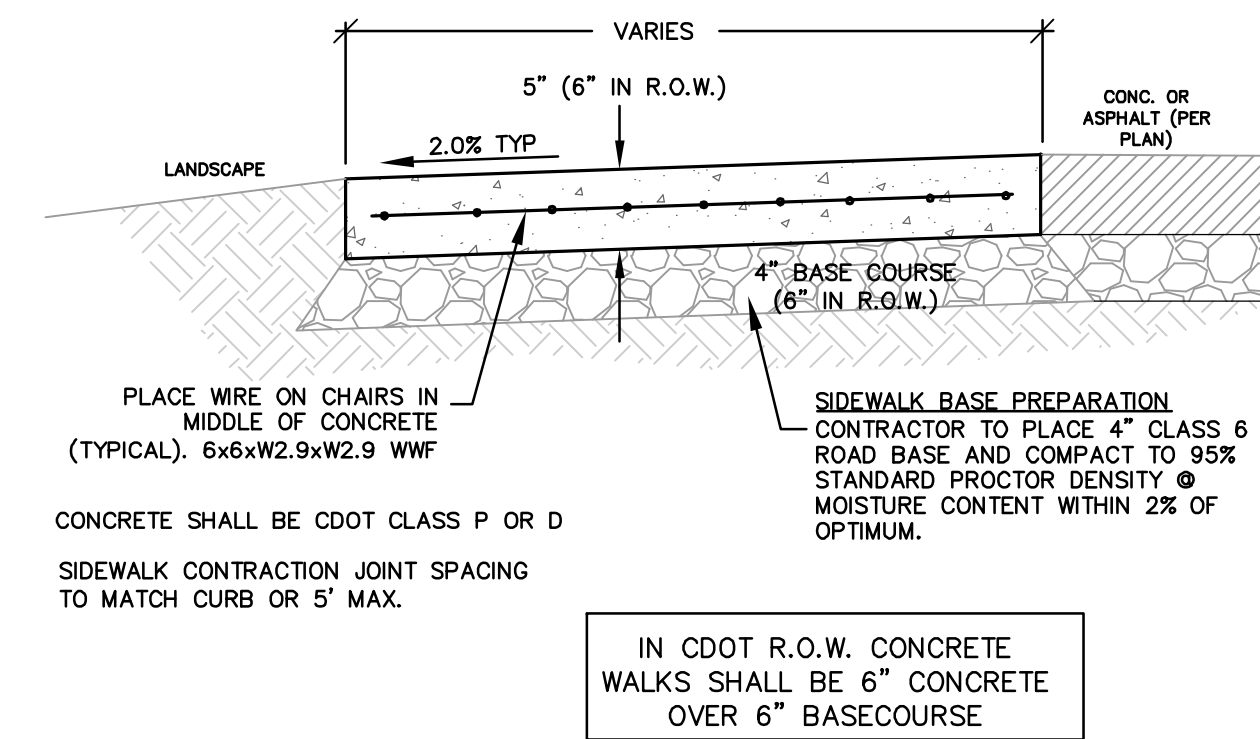
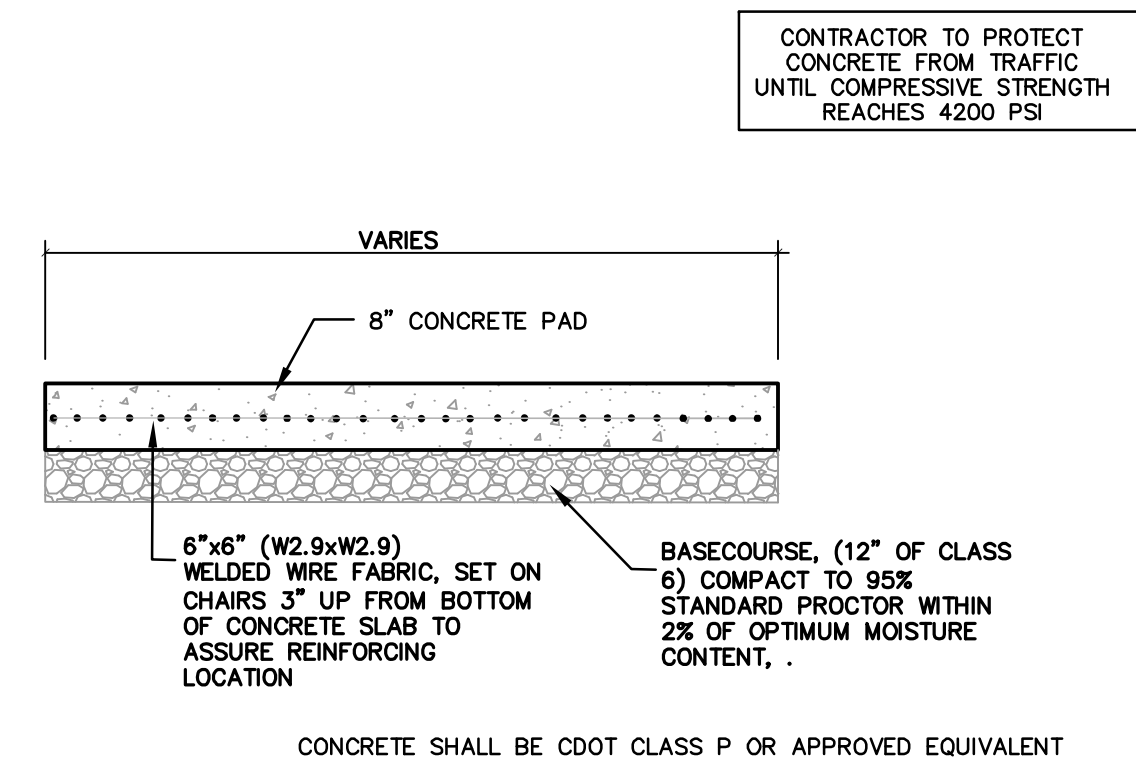
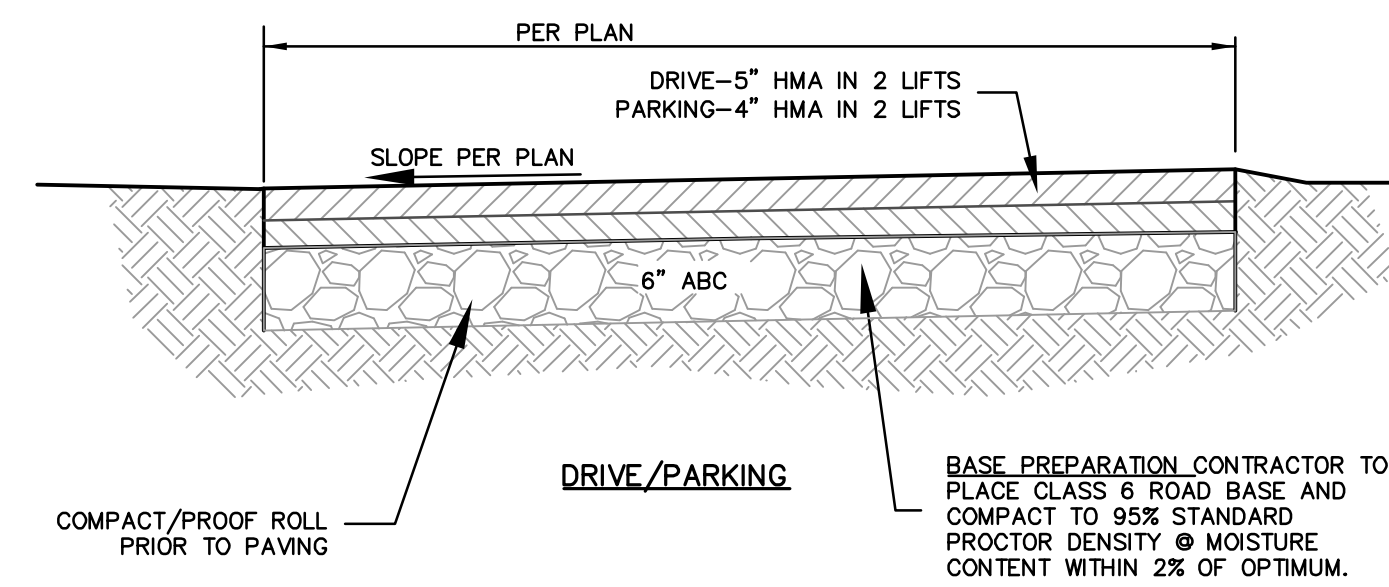
PERIODICALLY MAINTAIN STORM SEWER INLETS (MINIMUM ONCE PER YEAR). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

ALL DISTURBED AREAS MUST BE REVEGETATED (RE: LANDSCAPE)



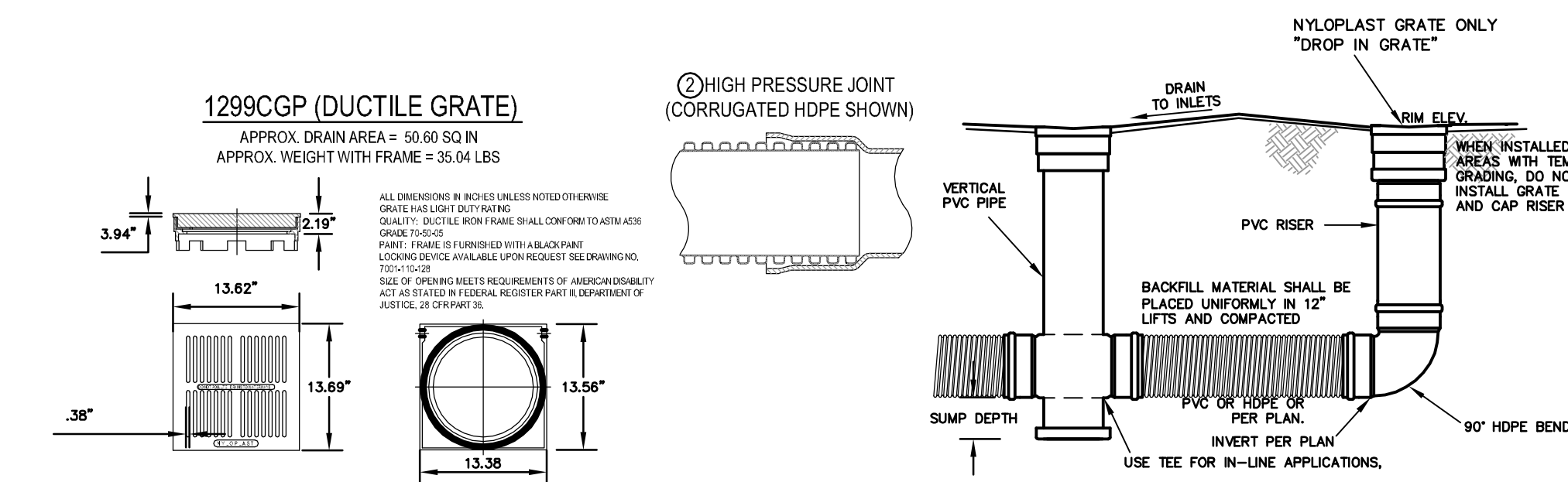
DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MW	MW	MW	-	02-11-2025
NO.	DATE	REVISIONS	BY	
	08/22/25	BUILDING PERMIT - BLDG 7	MCW	





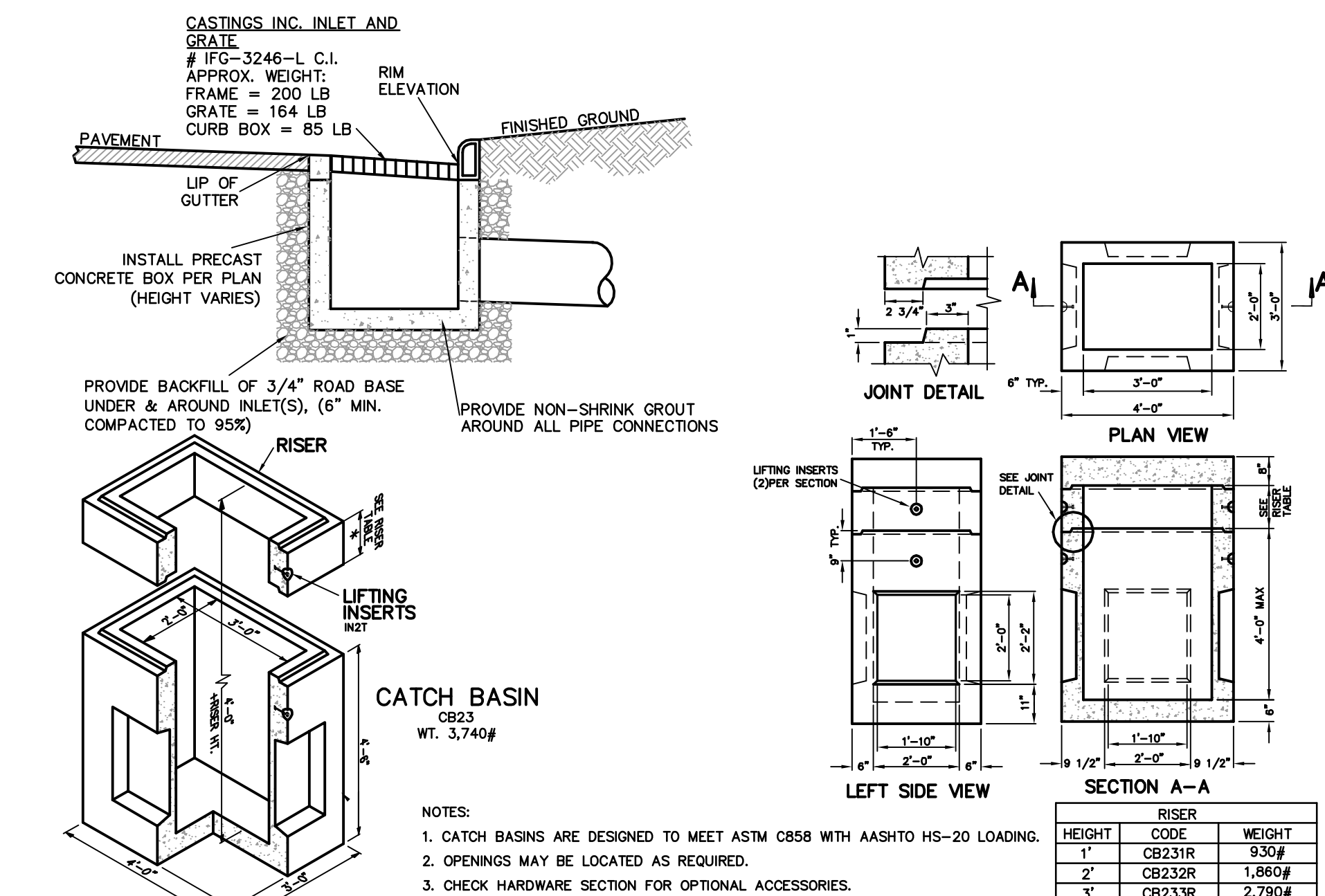
DESIGNED	MW	NO.	DATE	REVISIONS	BY:
			08/22/25	BUILDING PERMIT— BLDG 7	MCW
DRAWN	MW				
CHECKED	MW				
JOB NO.	—				
DATE	02-20-2025				





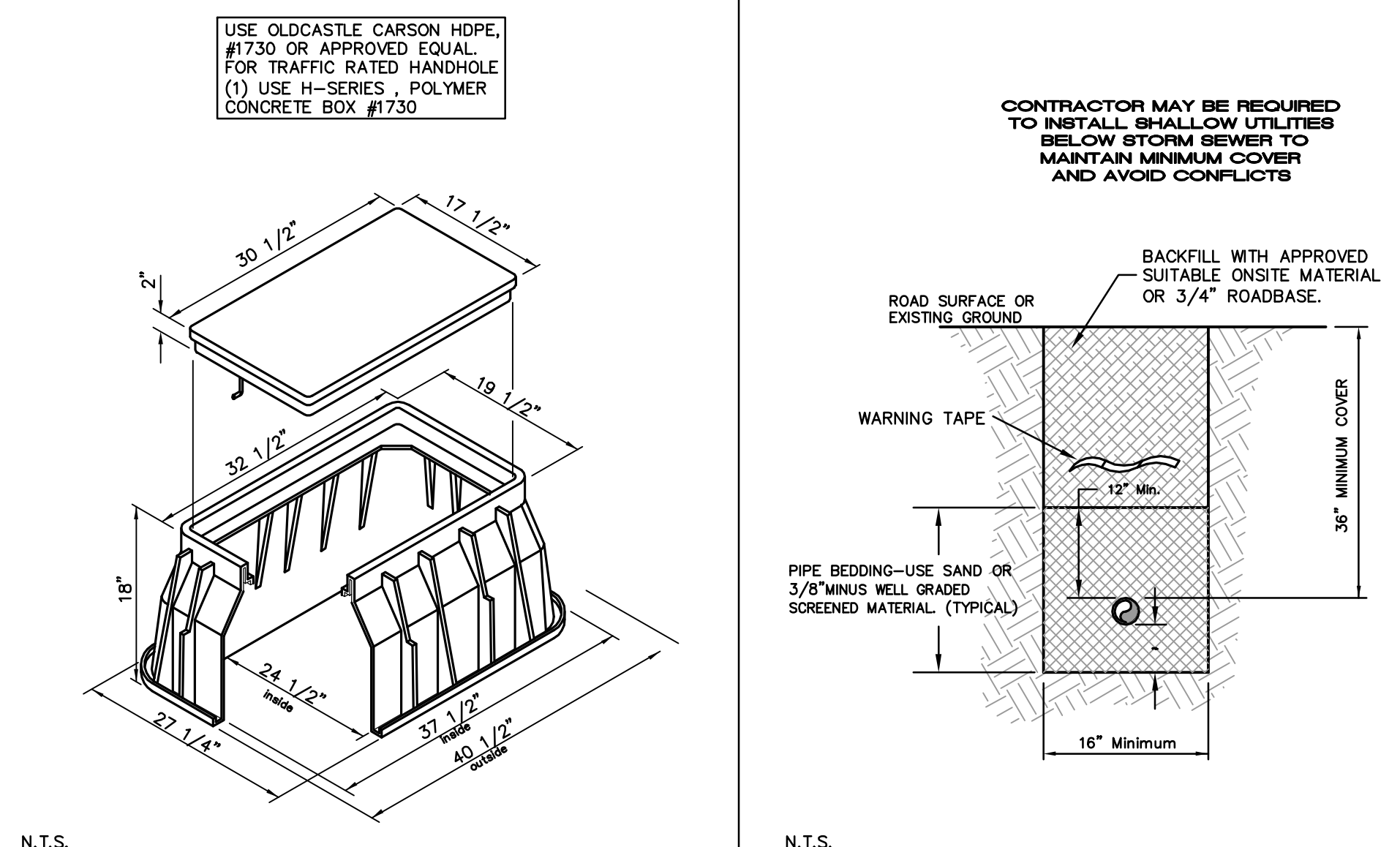
N.T.S.

A	NYLOPLAST AREA INLINE DRAINS
---	------------------------------

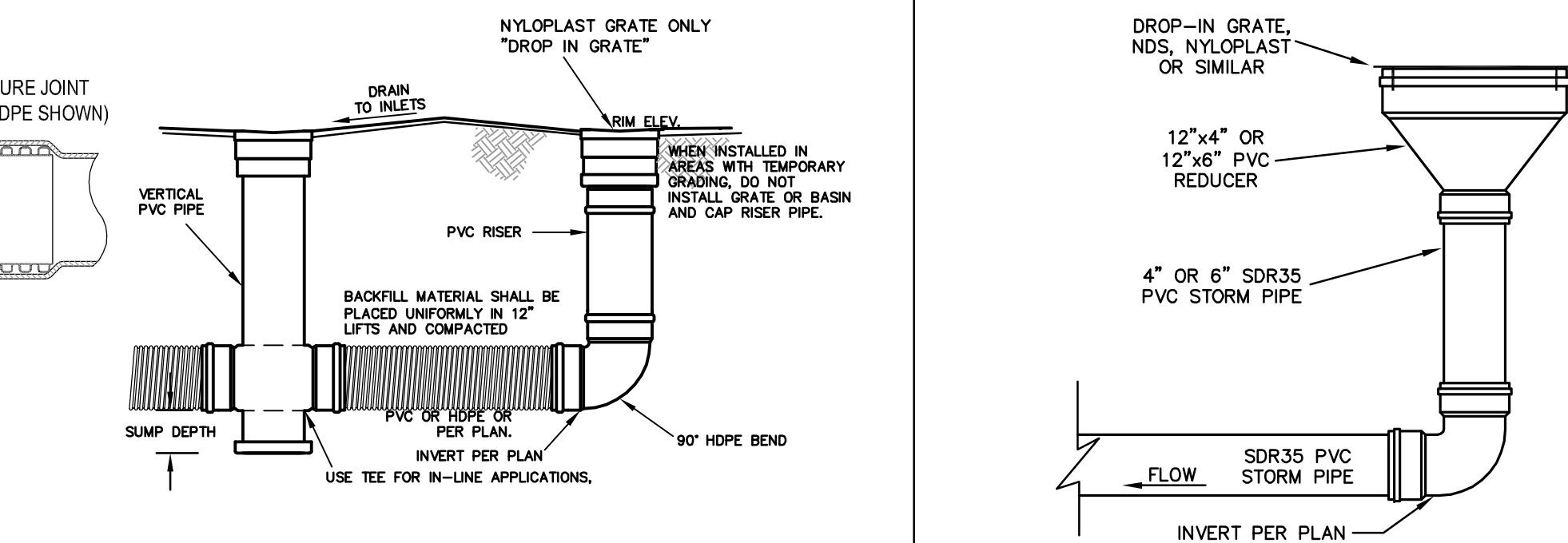


N.T.S

E	2' x 3' CURB INLET
---	--------------------

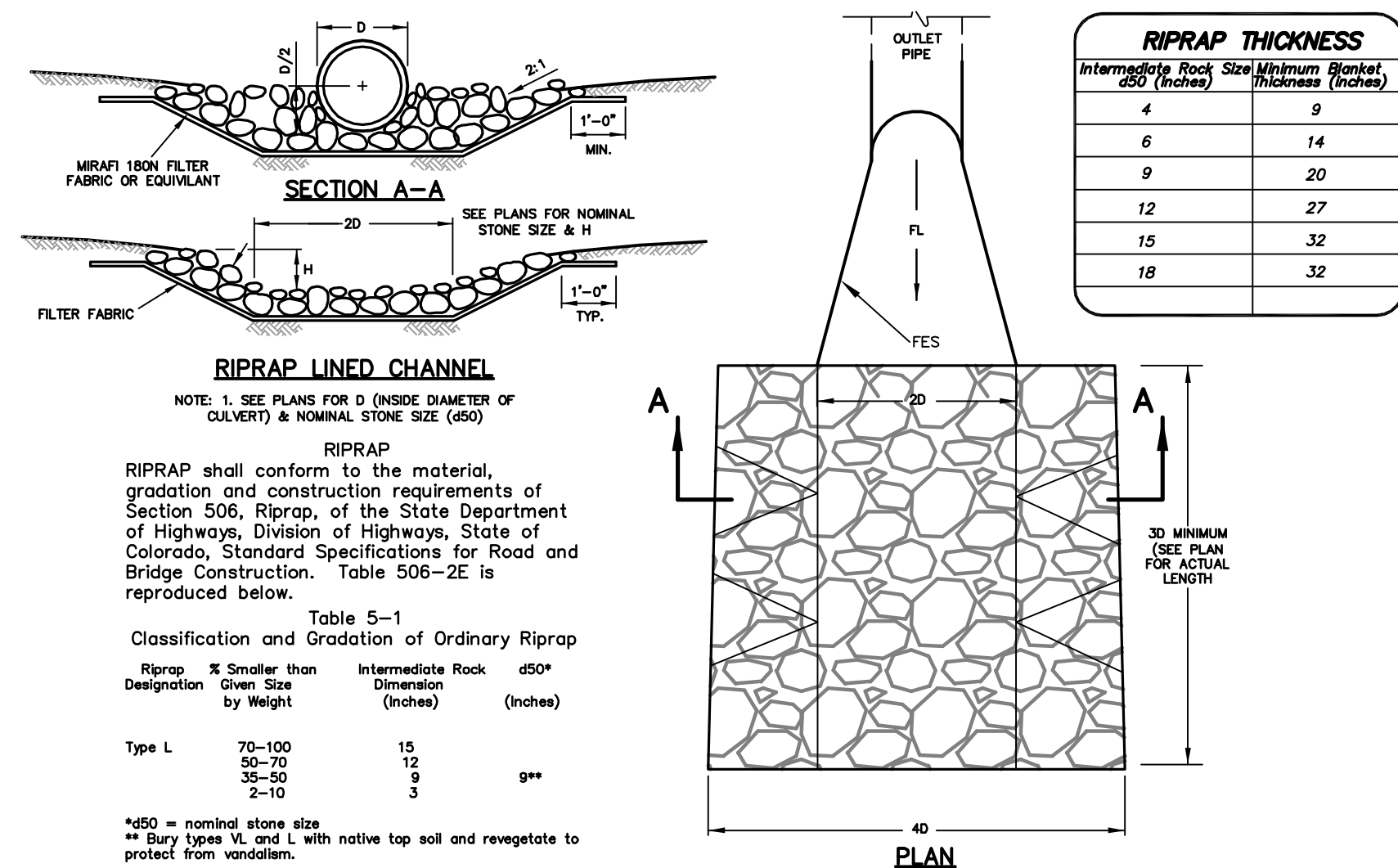


H	HANDHOLE- COMMUNICATION
---	-------------------------



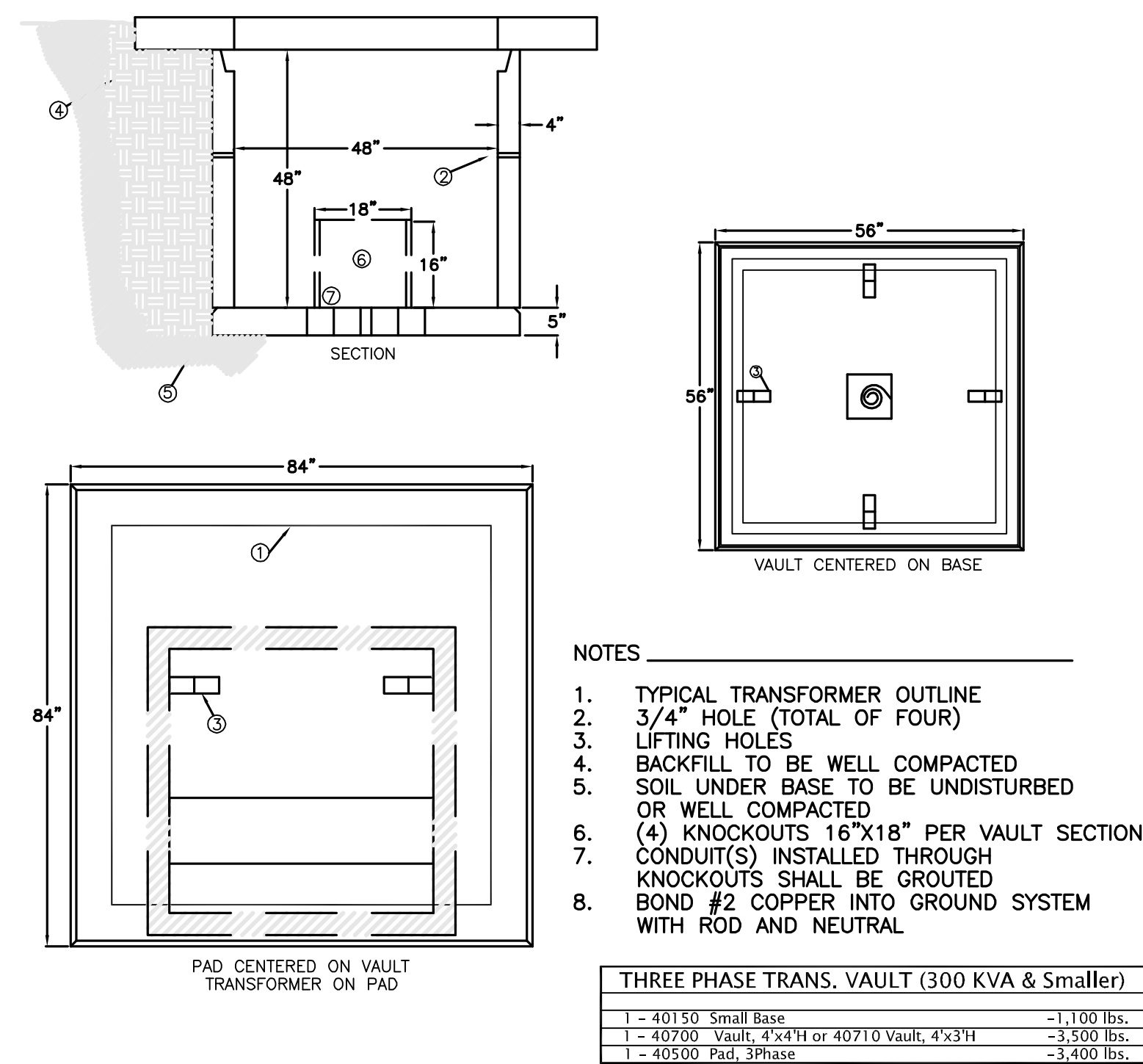
N.T.S.

B	DROP-IN INLET GRATE
---	---------------------

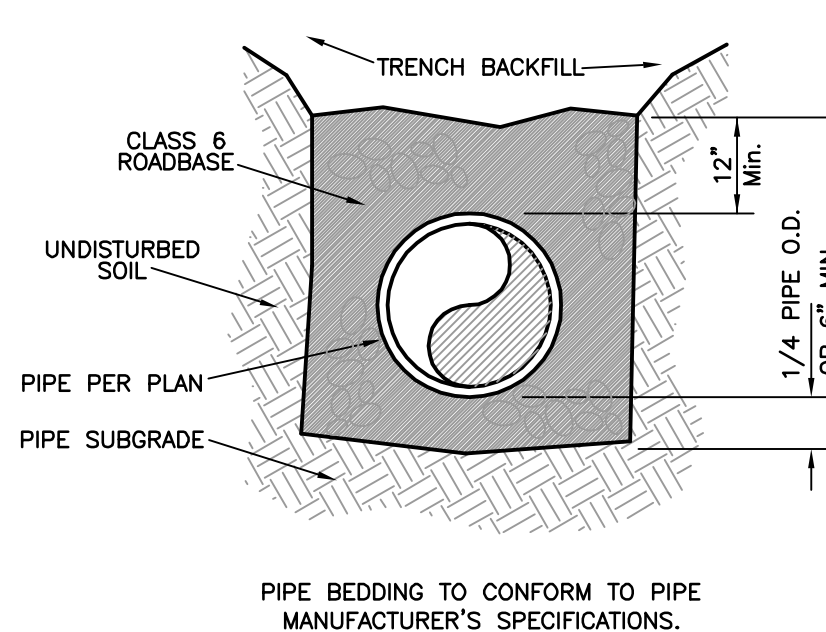


N.T.S.

F	CULVERT RIPRAP OUTLET PROTECTION
---	----------------------------------

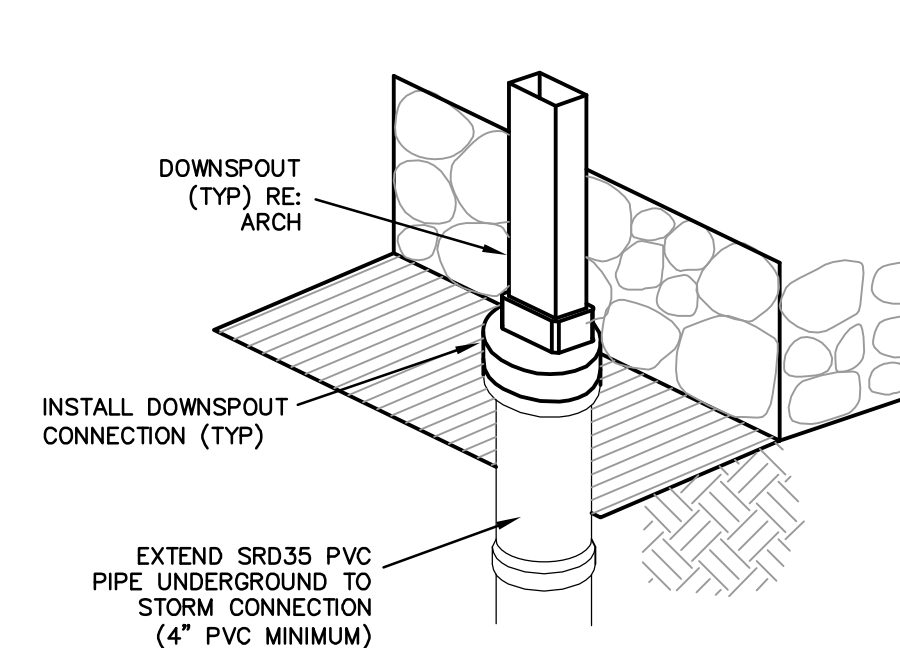


J	ELECTRIC - THREE PHASE TRANSFORMER
---	------------------------------------



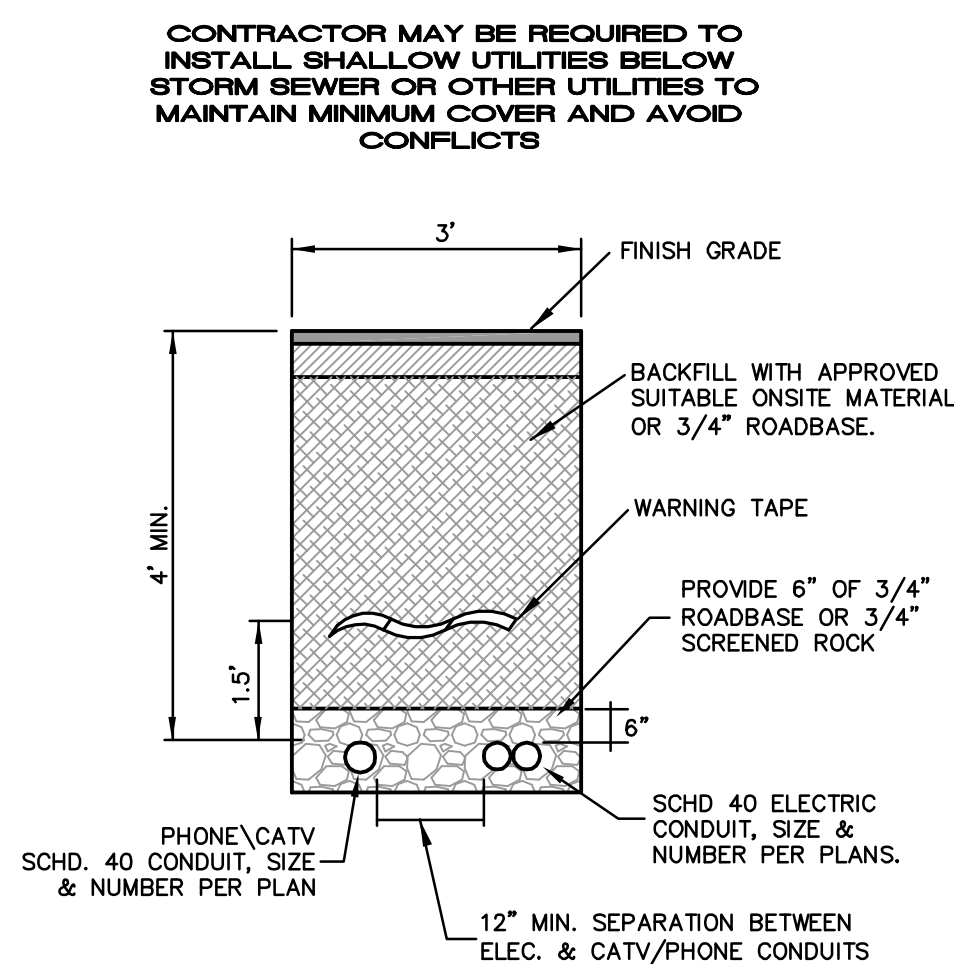
N.T.S.

C	CULVERT BEDDING
---	-----------------

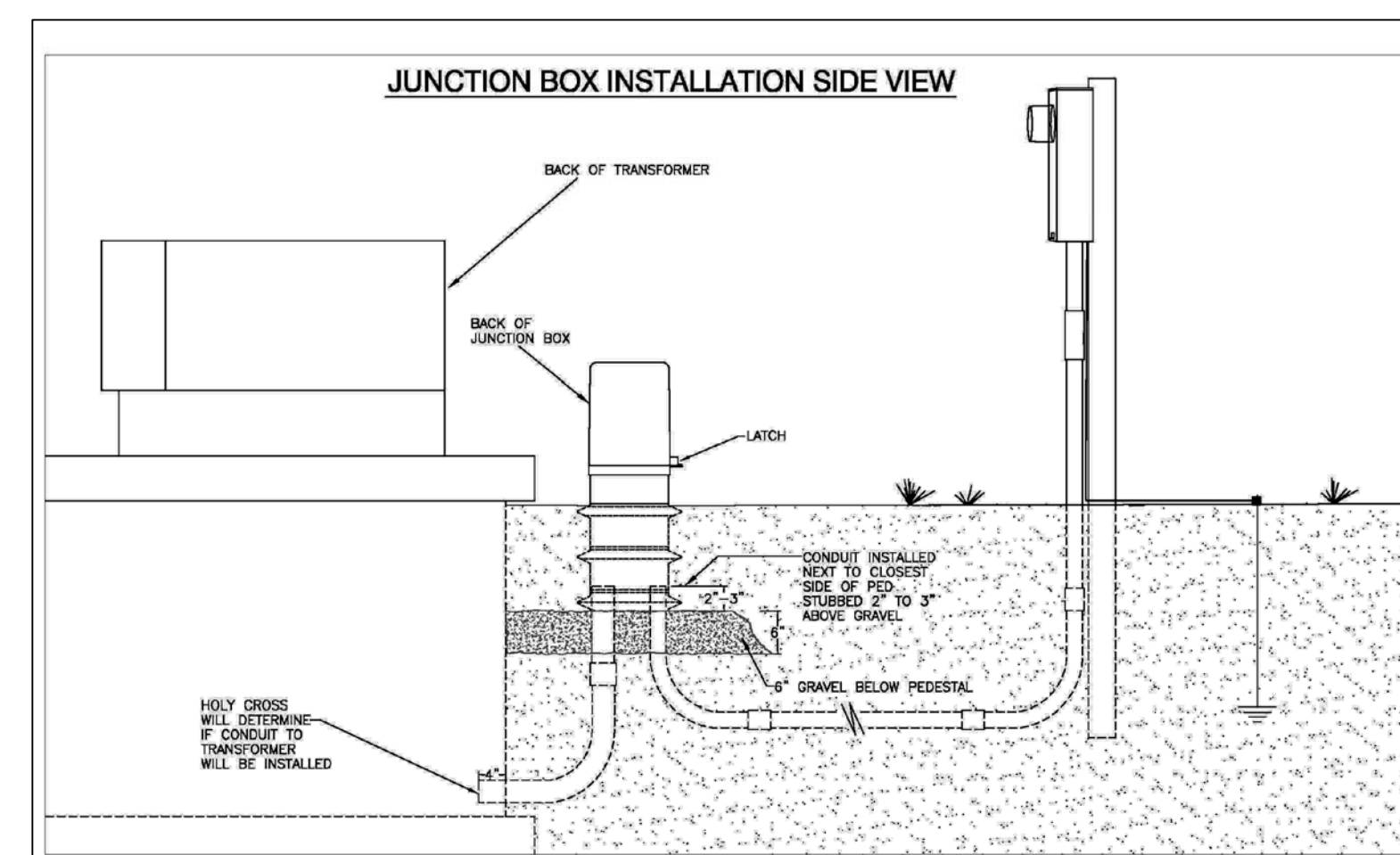


N.T.S.

D	DOWNSPOUT CONNECTION
---	----------------------



G	ELEC./ PHONE TRENCH
---	---------------------



K	SECONDARY ELECTRIC JUNCTION BOXES
---	-----------------------------------

**ALPINE  
ENGINEERING INC.**  
34510 HWY 61 UNIT A9 / PO BOX 97  
EDWARDS CO 81632 / 970.926.3373  
[WWW.ALPINECIVIL.COM](http://WWW.ALPINECIVIL.COM)

(SEE)

**1215 CHAMBERS AVE.**  
STORAGE FACILITY  
EAGLE, CO  
DETAILS

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

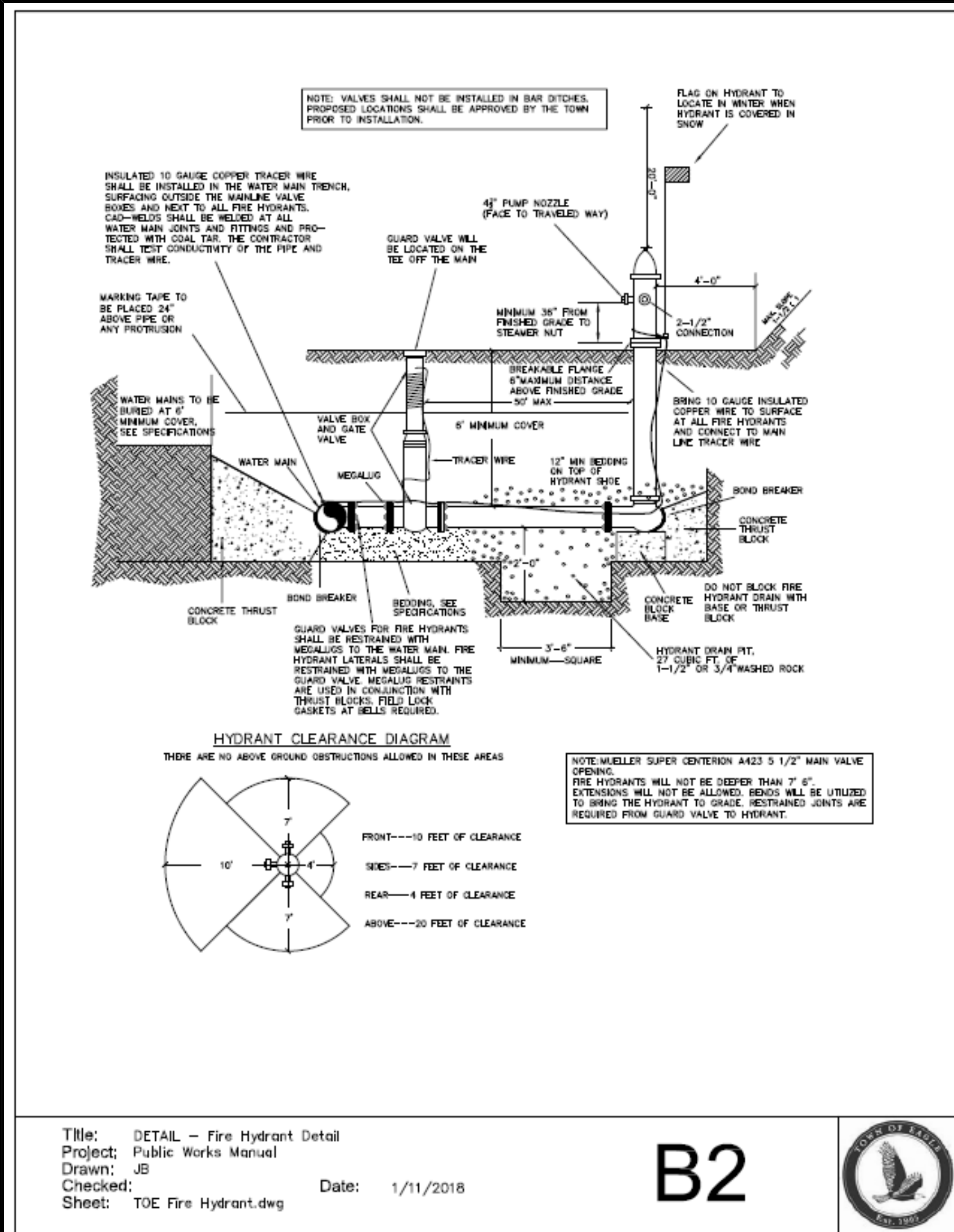
SHEET  
C6.1





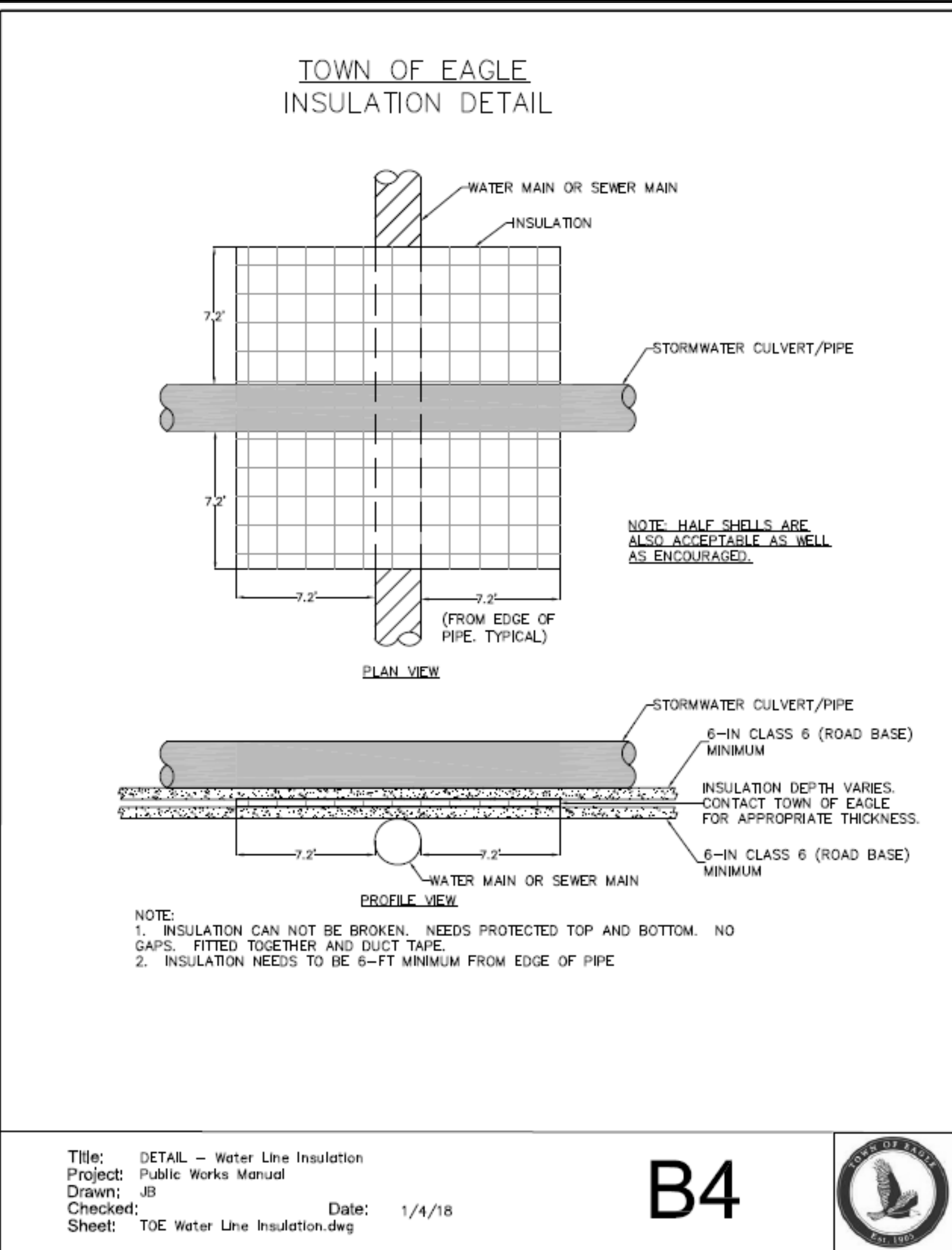


O:\Eagle\1215 Chambers Storage-2021\wg\MasterDetails-1215 Chambers.dwg, 6/22/2025 1:52:30 PM, Wskay



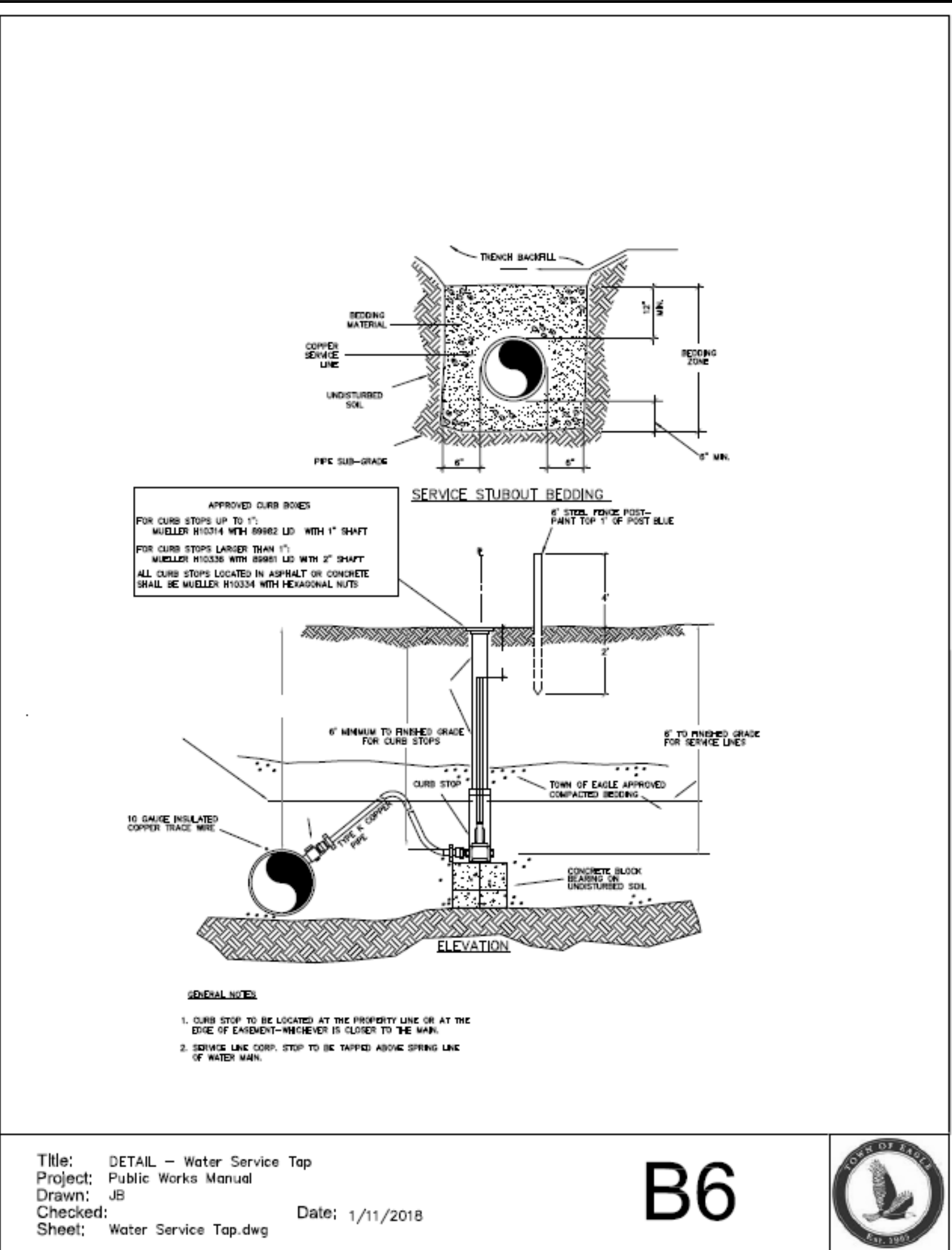
Title: DETAIL - Fire Hydrant Detail  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/11/2018  
Sheet: TOE Fire Hydrant.dwg

B2



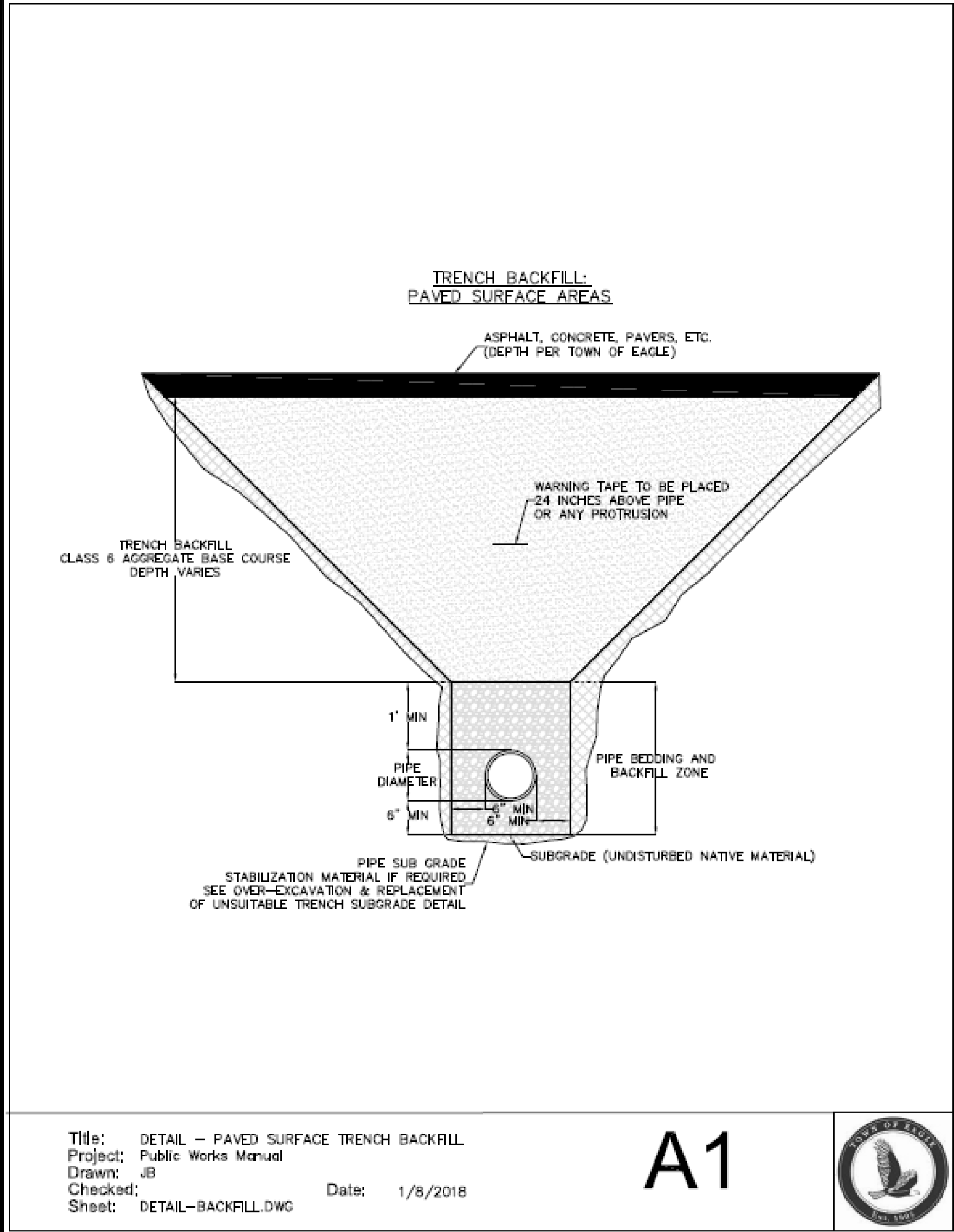
Title: DETAIL - Water Line Insulation  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/4/18  
Sheet: TOE Water Line Insulation.dwg

B4



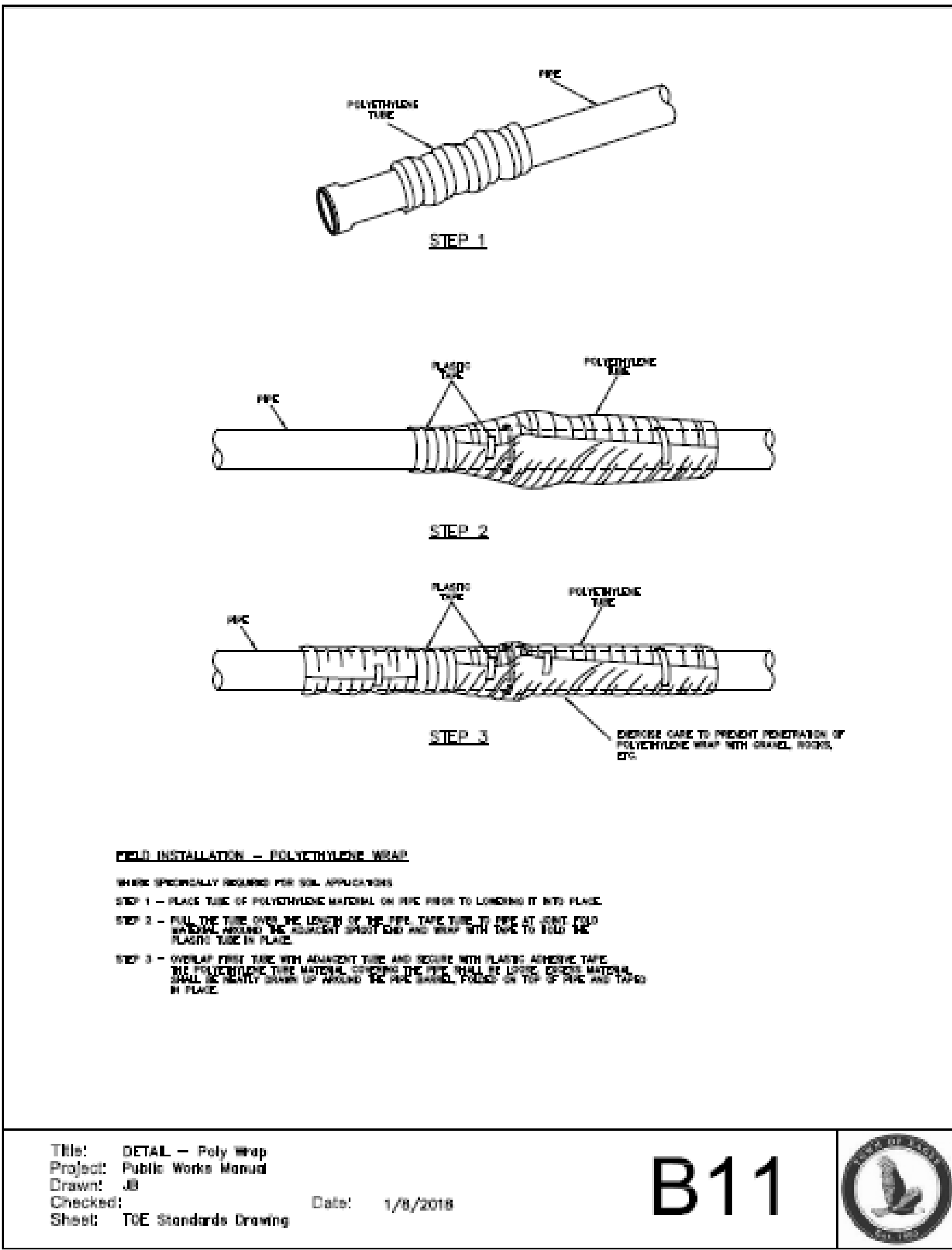
Title: DETAIL - Water Service Top  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/11/2018  
Sheet: Water Service Top.dwg

B6



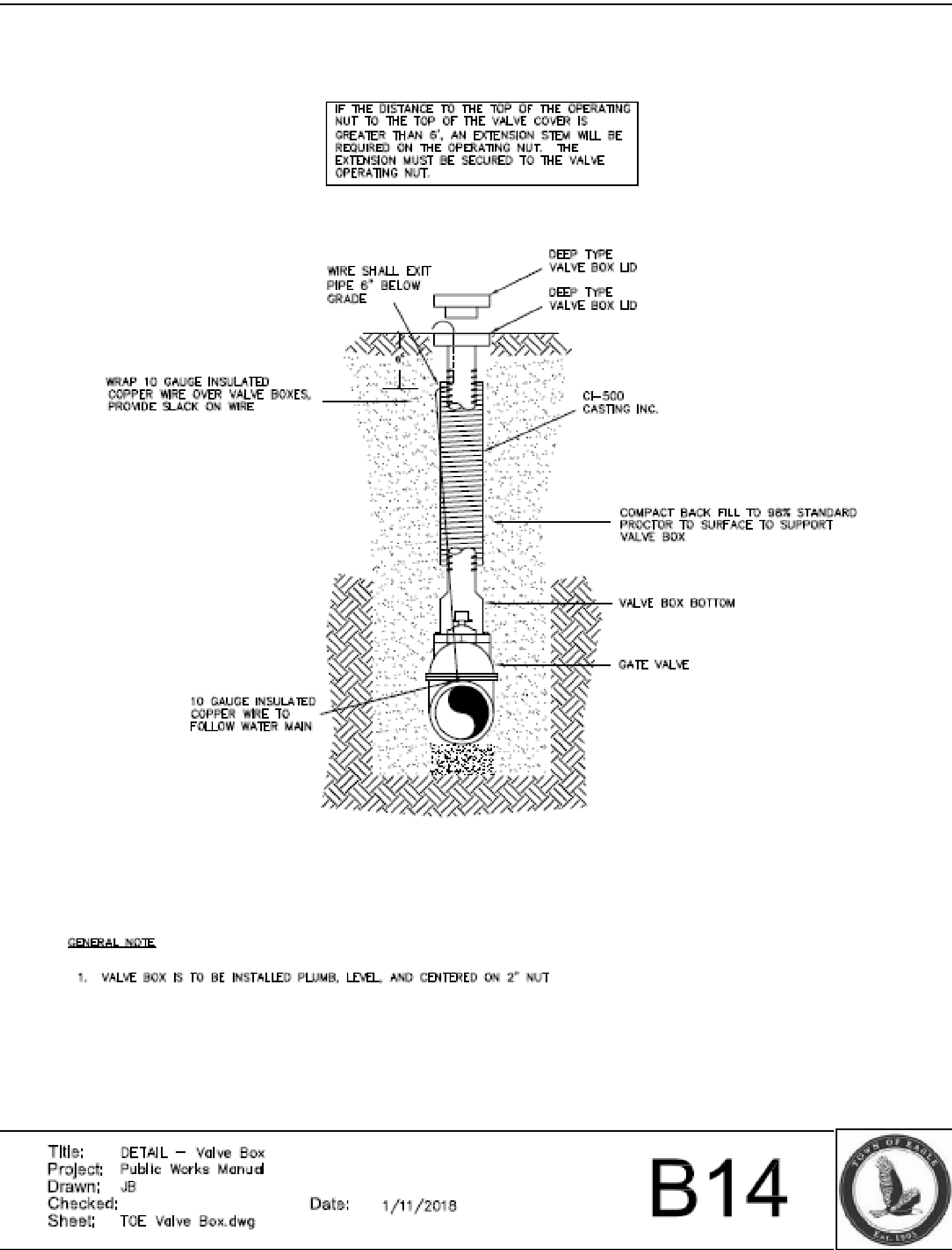
Title: DETAIL - PAVED SURFACE TRENCH BACKFILL  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/8/2018  
Sheet: DETAIL-BACKFILL.DWG

A1



Title: DETAIL - Poly Wrap  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/8/2018  
Sheet: TOE Standards Drawing

B11



Title: DETAIL - Valve Box  
Project: Public Works Manual  
Drawn: JB  
Checked: Date: 1/11/2018  
Sheet: TOE Valve Box.dwg

B14



1215 CHAMBERS AV. STORAGE FACILITY EAGLE, CO DETAILS

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

SHEET C6.3



