1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials should not enter state waters.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control during construction and establishing any required permanent Post Management Practices (BMPs).
4. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
5. Clearing or grading shall not begin until all sediment control devices have been installed.
6. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
7. All ingress, egress points and vehicle access points onto disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSMP.
8. Soil stabilization measures shall be in place and areas are to be revegetated (1) for steel piles, if inactive for more than 30 days (2) for areas of land disturbance within one growing season.
9. Inlet protection shall be installed in conjunction with storm drain inlets where drainage area is not vegetated.
10. BMPs shall be used, modified, and maintained whenever necessary to reflect current conditions. BMPs shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from BMPs when the sediment level reaches 1/2 the height of the bmp.
11. Emergency access must be kept obstacle free and passable at all times.
12. For any work to be done in the Right of Way, coordinate with the City Construction Site Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and April 1 without prior approval from the director of Public Works.
13. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
14. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

Owner:
Emcher Corporation
PO Box 822
Clark, CO 80428

Location:
54173 County Road 129, Clark, CO 80428
Parcel C, North Fork Pine Creek Subdivision Exemption
Tract 57 & 92, Section 28, Township 9, Range 85

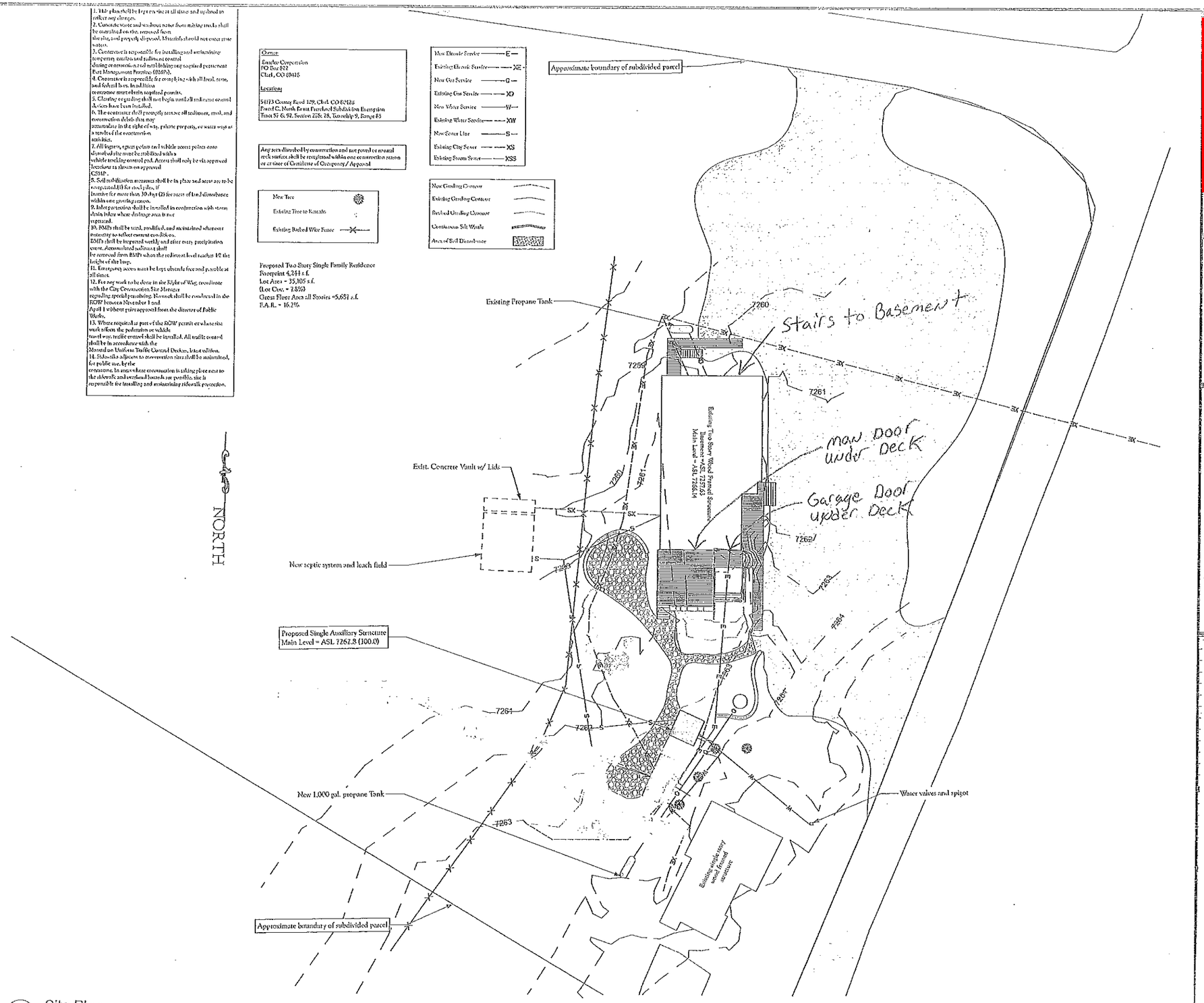
Any area disturbed by construction and not paved or natural rock surface shall be revegetated within one construction season or at time of Certificate of Occupancy / Approval

New Tree
Existing Tree to Remain
Existing Barbed Wire Fence

New Electric Service — E —
Existing Electric Service — XE —
New Gas Service — G —
Existing Gas Service — XG —
New Water Service — W —
Existing Water Service — XW —
New Sewer Line — S —
Existing City Sewer — XS —
Existing Storm Sewer — XSS —

New Grading Contour
Existing Grading Contour
Revised Grading Contour
Continuous Silt Wattle
Area of Soil Disturbance

Proposed Two Story Single Family Residence
Footprint 4,244 s.f.
Lot Area = 35,105 s.f.
(Lot Cov. = 7.8%)
Gross Floor Area all Stories =5,687 s.f.
F.A.R. = 16.2%



1 Site Plan
SCALE: 1" = 20'

Reviewed for Code Compliance
02/13/2025

The Clark Store

54173 County Road 129
Clark, CO
80428

/Volumes/Projects/Clark Store/Design/Project Record/Plan/Clark Store 8.pln