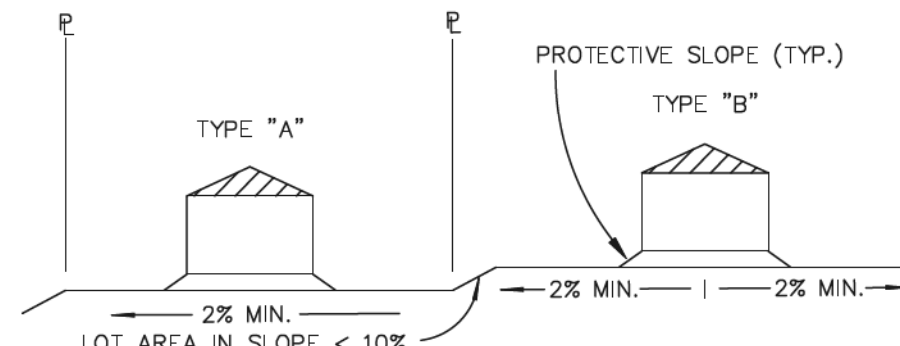


AS-BUILT

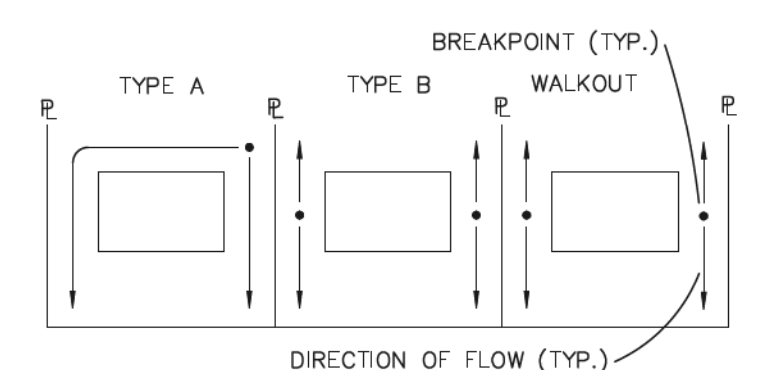
1-6-2023

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS:

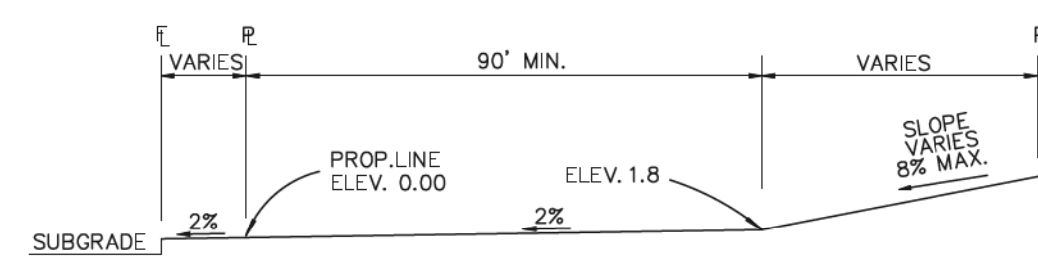
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A (NOTICE TO PROCEED) HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED E.C. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURE MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE..
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8, CRS), AND THE CLEAN WATER ACT (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE EGM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORTS FOR THIS SITE HAVE BEEN PREPARED BY ENTECH ENGINEERING, INC. TITLED "SOIL GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY - THE RETREAT AT TIMBER RIDGE VOLLMER ROAD AND ARROYA LANE," DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 AND "SUBSURFACE SOIL INVESTIGATION RETREAT AT TIMBERRIDGE, FILING NO. 1 POCO ROAD SAND CREEK CROSSING, DROP STRUCTURES AND DETENTION PONDS" DATED AUGUST 8, 2019. THESE REPORTS SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WOOD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



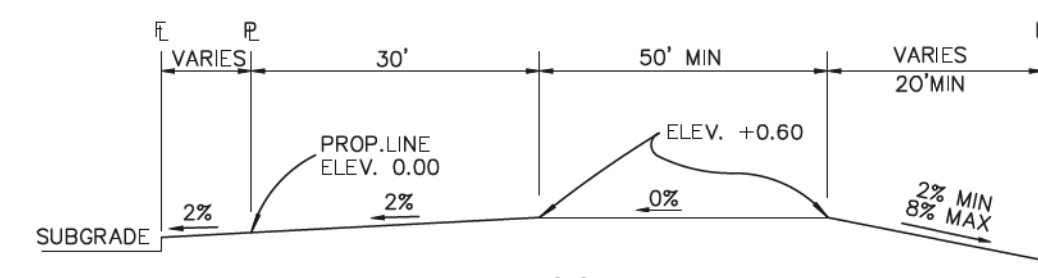
TYPICAL LOT SECTION DETAIL
N.T.S.



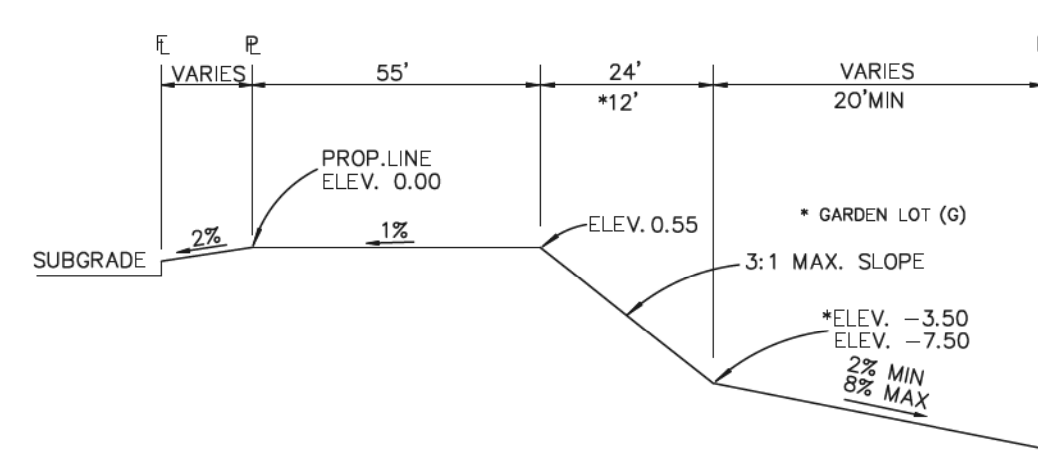
LOT DRAINAGE TYPES
N.T.S.



TYPICAL (A) LOT
N.T.S.



TYPICAL (B) LOT
N.T.S.

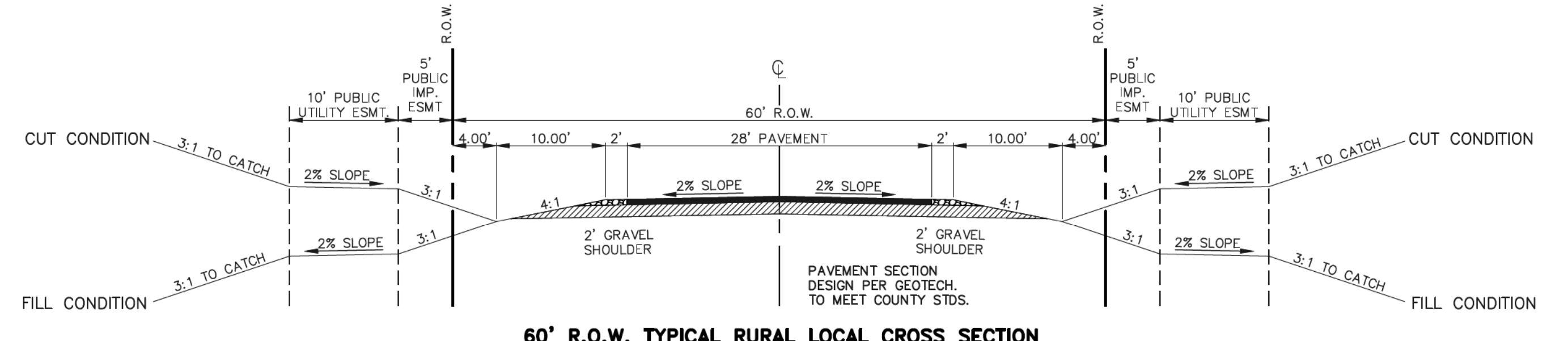


TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)
N.T.S.

NOTES:

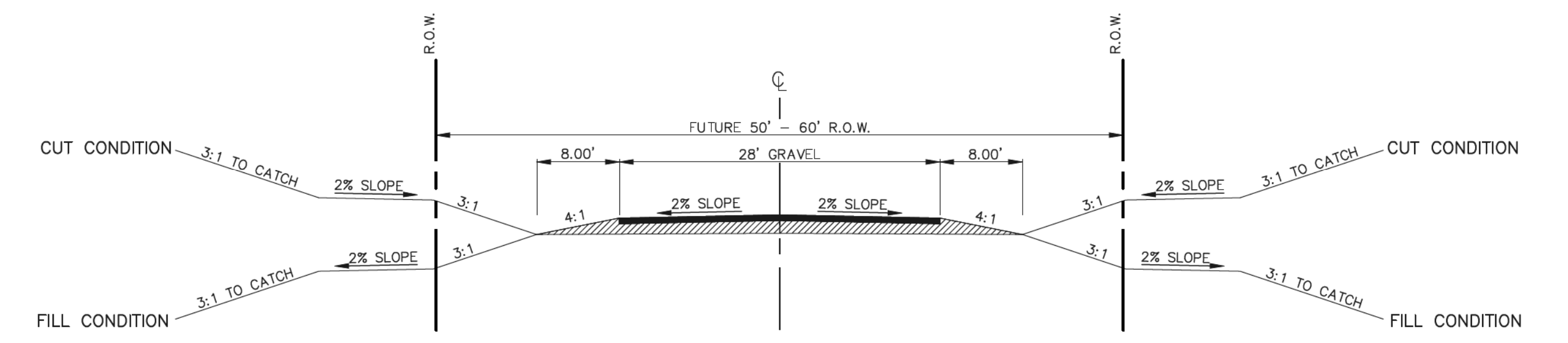
- BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.
- "T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.



60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION
SCALE: 1" = 10'

SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER

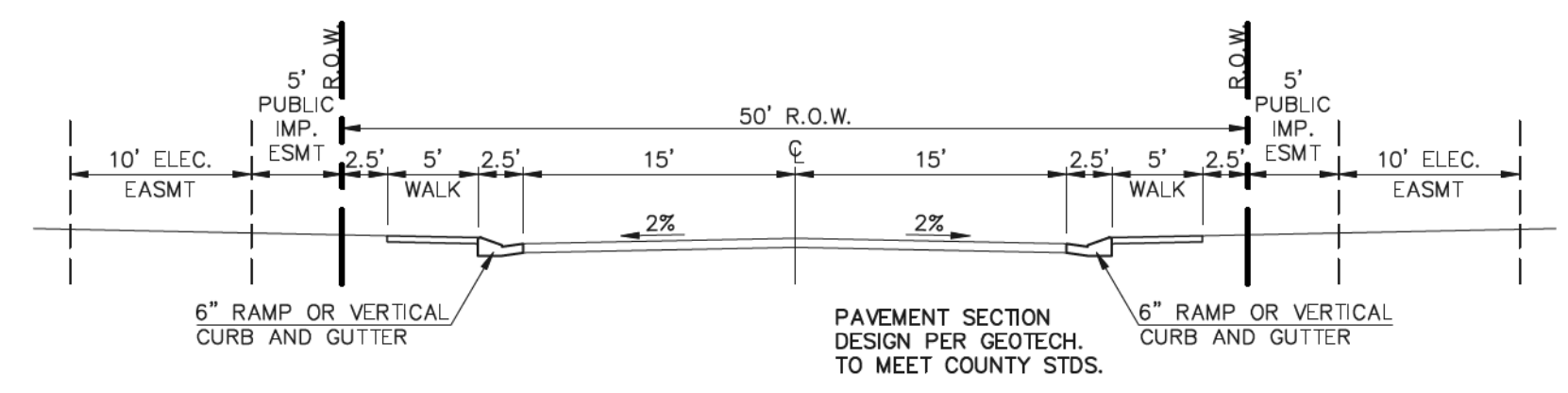


FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE

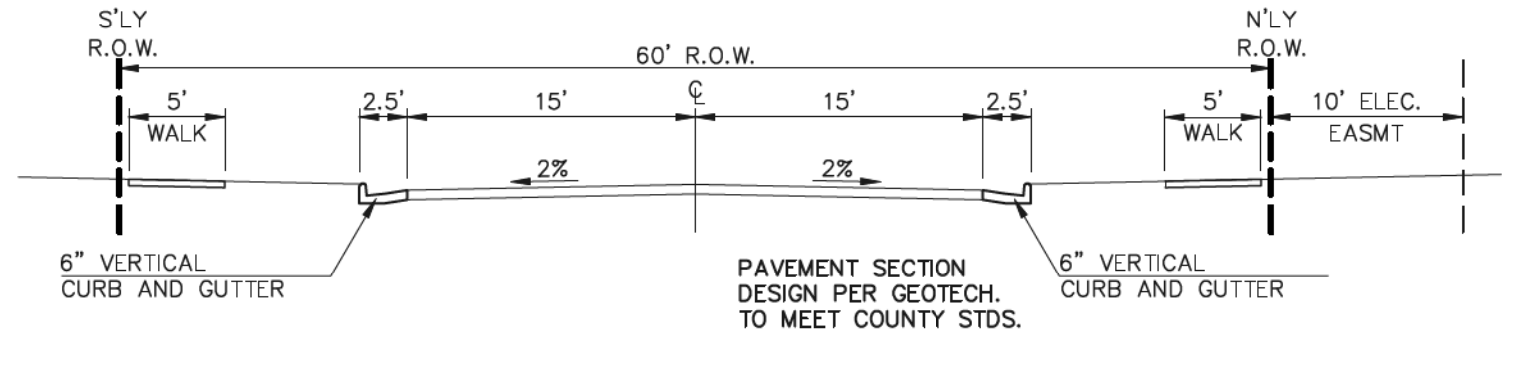
SIGN PLACEMENT PER 2009 MUTCD FIG. 2A-2 A AND LOCATED 8' BEHIND GRAVEL SHOULDER

NO ADDITIONAL IMPROVEMENTS REQUIRED AT THIS TIME ON THE EXISTING ARROYA LANE AS IT CURRENTLY FUNCTIONS AS A VIABLE EMERGENCY ACCESS DRIVE PER BLACK FOREST FIRE DISTRICT.
FUTURE PLATTING ADJACENT TO ARROYA LANE WILL REQUIRE ADDITIONAL IMPROVEMENTS TO THIS ROADWAY.



50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION
SCALE: 1" = 10'

ANTELOPE RAVINE DRIVE
RABBIT TAIL PLACE
ELK ANTLER LANE
BISON VALLEY TRAIL



60' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION
SCALE: 1" = 10'

POCO ROAD

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	06-10-19
2	REVISED PER COUNTY COMMENTS	01-21-20
3	REVISED PER COUNTY COMMENTS	6-5-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155
DATE: 6/9/2020



RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION DRAWINGS
STREET SECTIONS / EROSION CONTROL NOTES

DESIGNED BY	PRA	SCALE	DATE
04-05-19			
DRAWN BY	PRA	(H) 1" = N/A	SHEET 2 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00

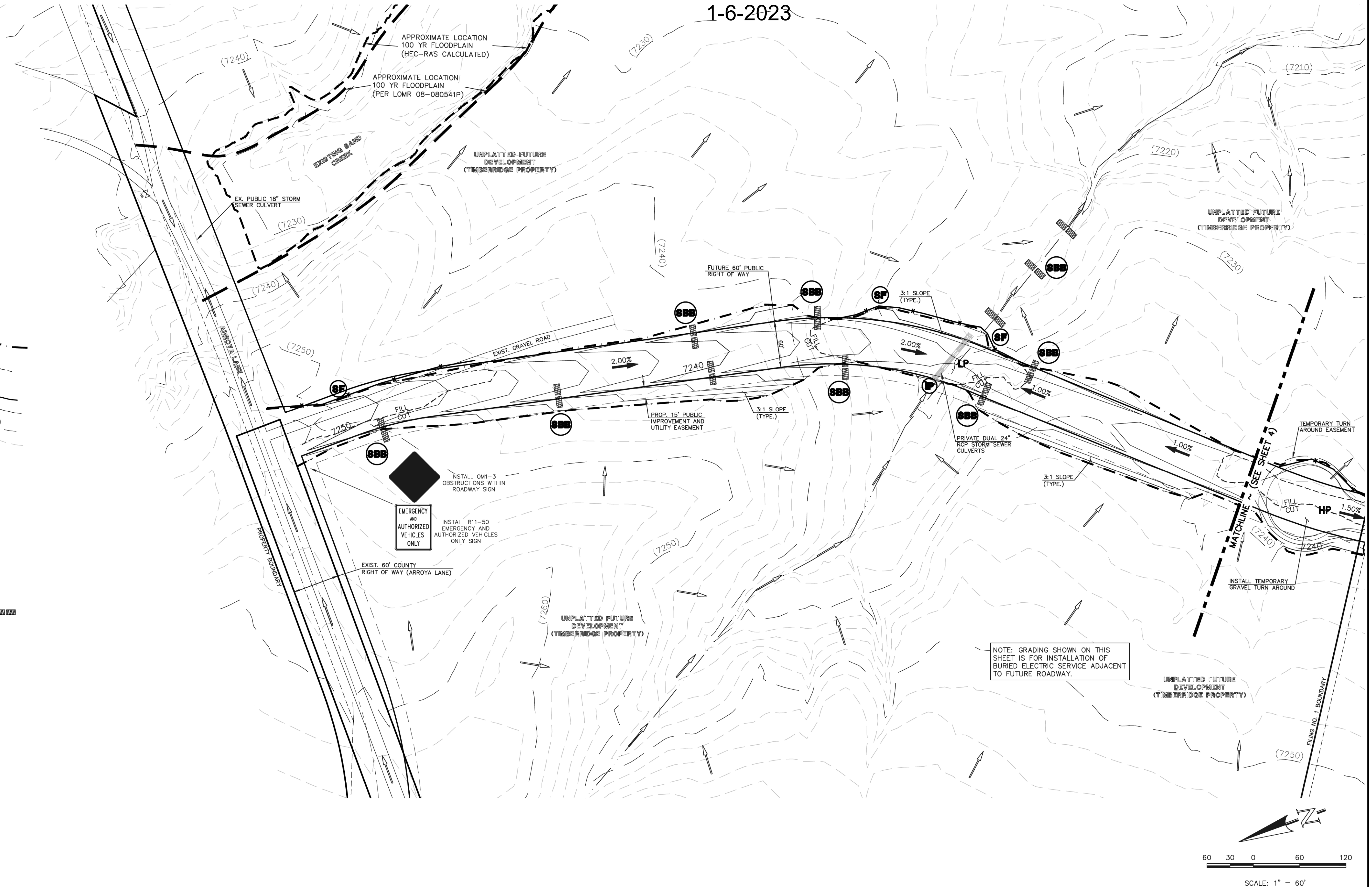


AS-BUILT
1-6-2023

LEGEND

LIMIT OF GRADING	
CUT/FILL LINE	
PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
SILT FENCE	
SILT FENCE	
SEEDING/MULCHING	
VEHICLE TRACKING CONTROL	
STRAW BALES	
INLET PROTECTION	
EROSION CONTROL BLANKET	
TEMPORARY SEDIMENT BASIN	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	
HIGH POINT	H.P.
LOW POINT	L.P.
A LOT	(A)
B LOT	(B)
WALKOUT LOT	(W/O)
NATURAL LOT	(N)
TRANSITION LOT	(T)
GARDEN LOT	(G)
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	

SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.



NOTE: GRADING SHOWN ON THIS SHEET IS FOR INSTALLATION OF BURIED ELECTRIC SERVICE ADJACENT TO FUTURE ROADWAY.

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	1-21-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/9/2020

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	3 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES

- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT

IP EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

ECB EROSION CONTROL BLANKET

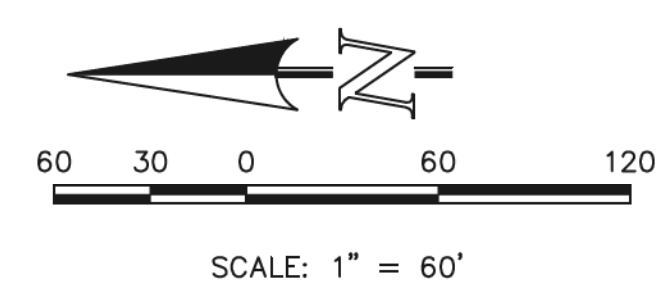
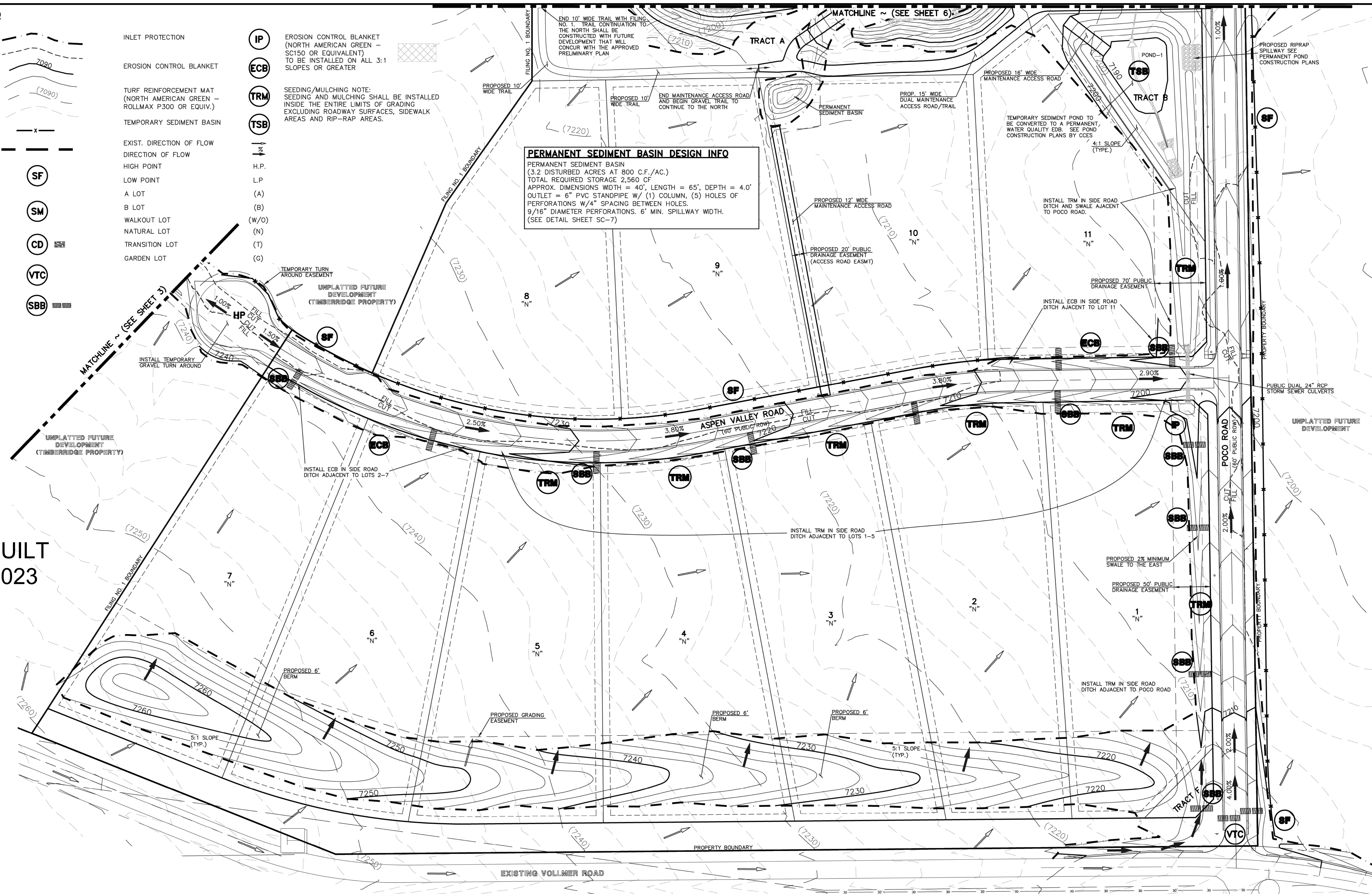
TRM SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

TSB TEMPORARY SEDIMENT BASIN

PERMANENT SEDIMENT BASIN DESIGN INFO

PERMANENT SEDIMENT BASIN
(3.2 DISTURBED ACRES AT 800 C.F./AC.)
TOTAL REQUIRED STORAGE 2,560 CF
APPROX. DIMENSIONS WIDTH = 40', LENGTH = 65', DEPTH = 4.0'
OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) HOLES OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
9/16" DIAMETER PERFORATIONS. 6' MIN. SPILLWAY WIDTH.
(SEE DETAIL SHEET SC-7)

AS-BUILT
1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	03-05-20

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO, P.E. #37155

DATE: 6/9/2020

CLASSIC CONSULTING

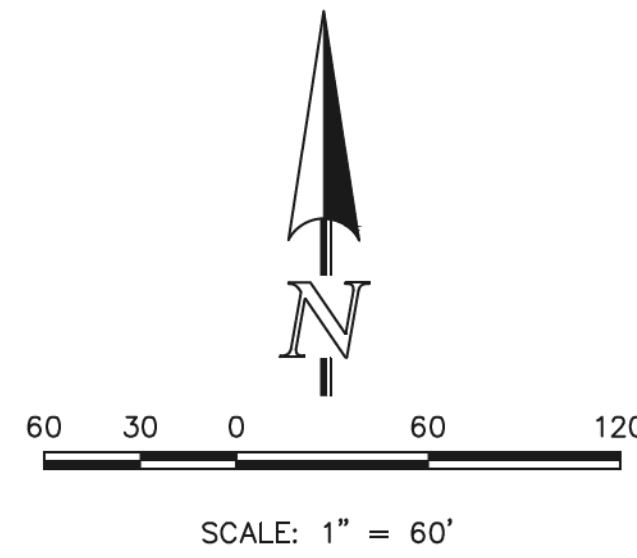
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00

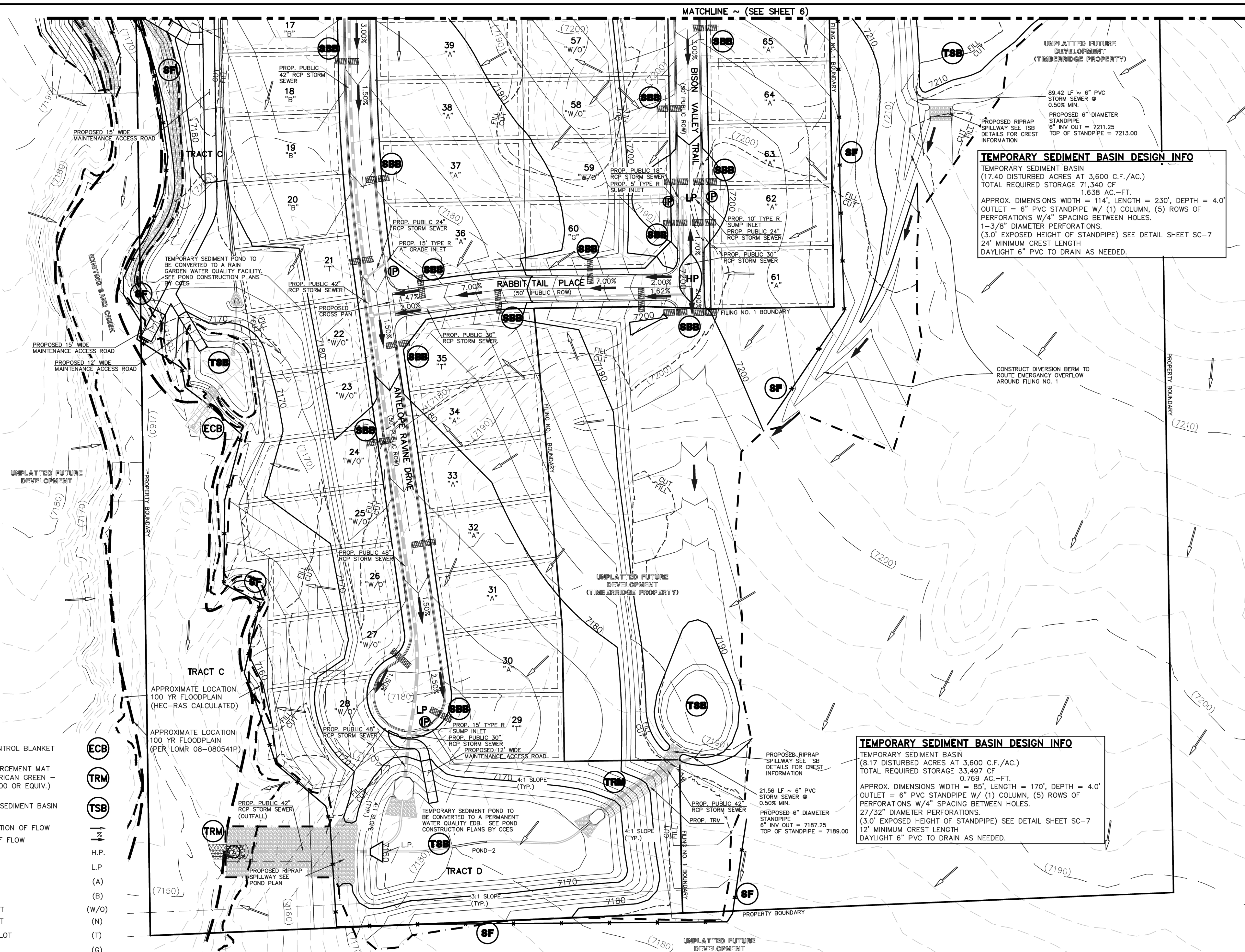




AS-BUILT
1-6-2023

LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
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- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER



TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 71,340 CF
 1.638 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
 1-3/8" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7
 24' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (8.17 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 33,497 CF
 0.769 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 85', LENGTH = 170', DEPTH = 4.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
 27/32" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7
 12' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	1-21-20

REVIEW:
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO, P.E. #37155

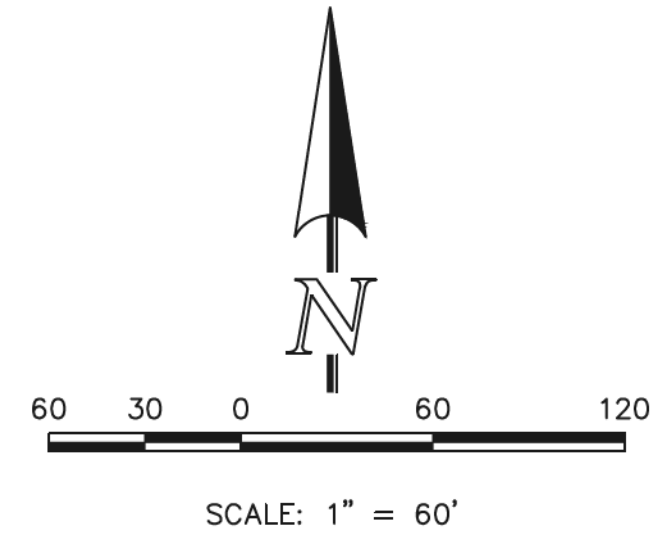
6/9/2020

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE
6/9/2020			04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 5 OF 35
		(V) 1" = N/A	JOB NO. 1185.00

AS-BUILT
1-6-2023

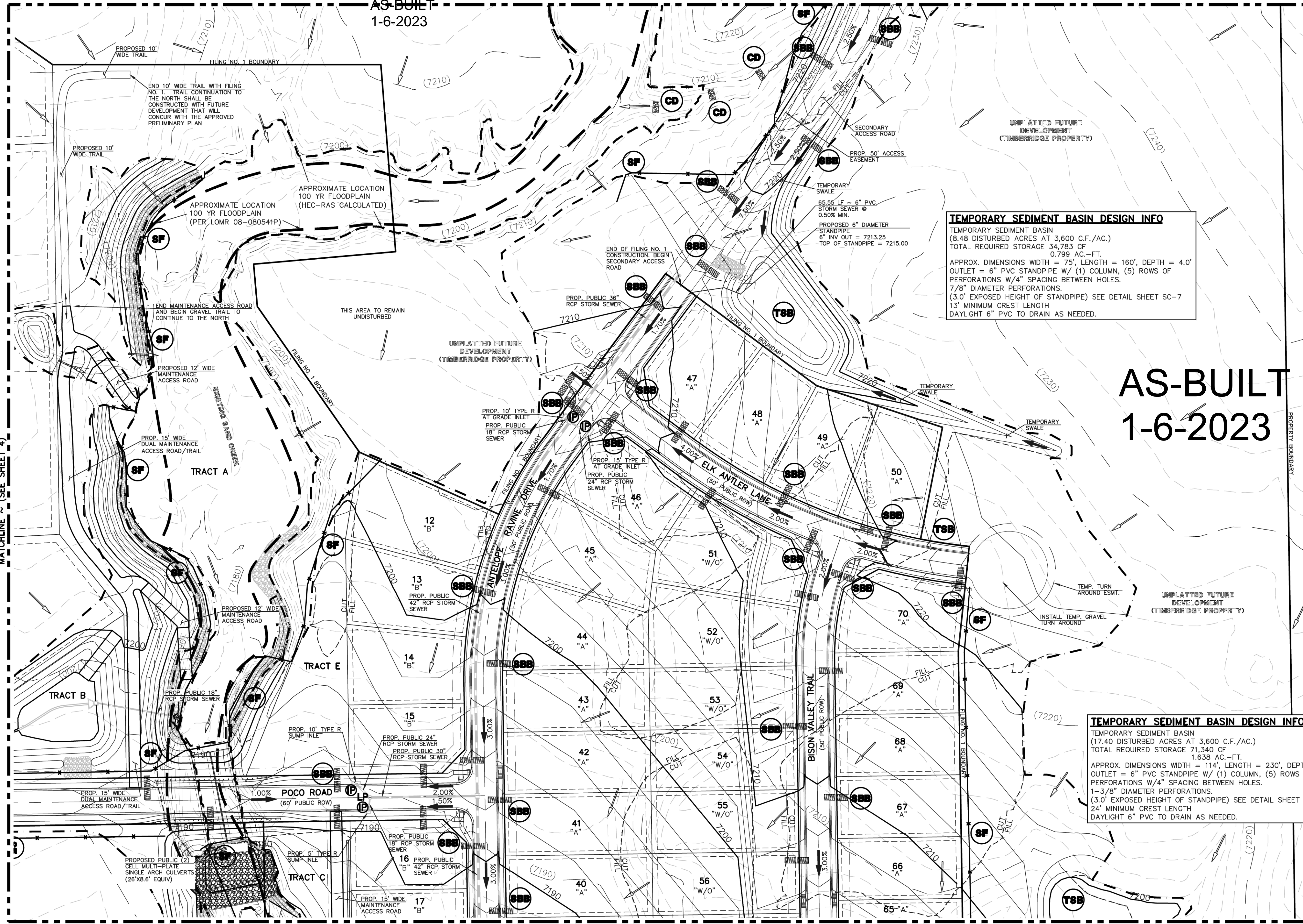
MATCHLINE ~ (SEE SHEET 7)



LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN - ROLLMAX P300 OR EQUIV.)
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

MATCHLINE ~ (SEE SHEET 4)



TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (8.48 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 34,783 CF
 0.799 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 75', LENGTH = 160', DEPTH = 4.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
 7/8" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7
 13' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

AS-BUILT
1-6-2023

TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 71,340 CF
 1.638 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
 1-3/8" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7
 24' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

MATCHLINE ~ (SEE SHEET 5)

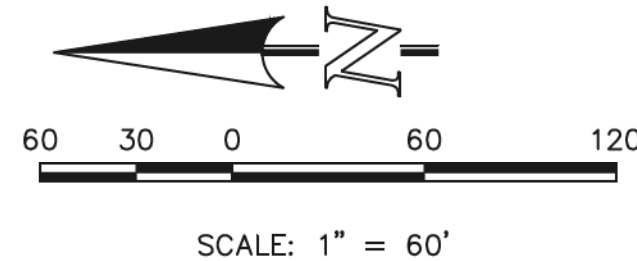
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AS-BUILT 1-6-2023

LEGEND

- LIMIT OF GRADING
- CUT/FILL LINE
- PROPOSED CONTOUR-10
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SEEDING/MULCHING NOTE:
SEEDING AND MULCHING SHALL BE INSTALLED
INSIDE THE ENTIRE LIMITS OF GRADING EXCLUDING
ROADWAY SURFACES, SIDEWALK AREAS AND
RIP-RAP AREAS.



48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

811

UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

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REVIEW:

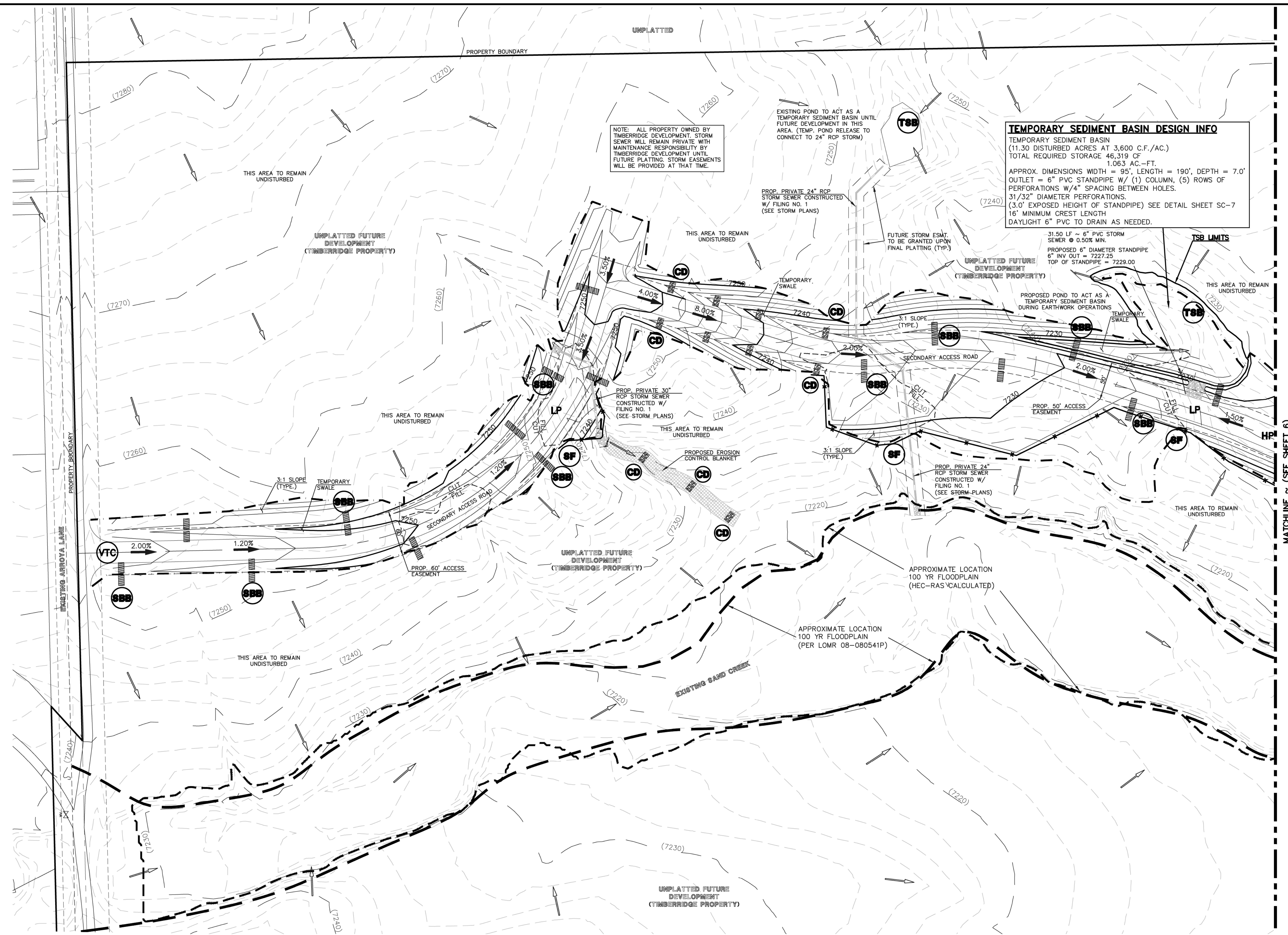
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WORTON, CO. BRABO, P.E. #37155
DATE: 6/9/2020

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS

GRADING & EROSION CONTROL PLAN

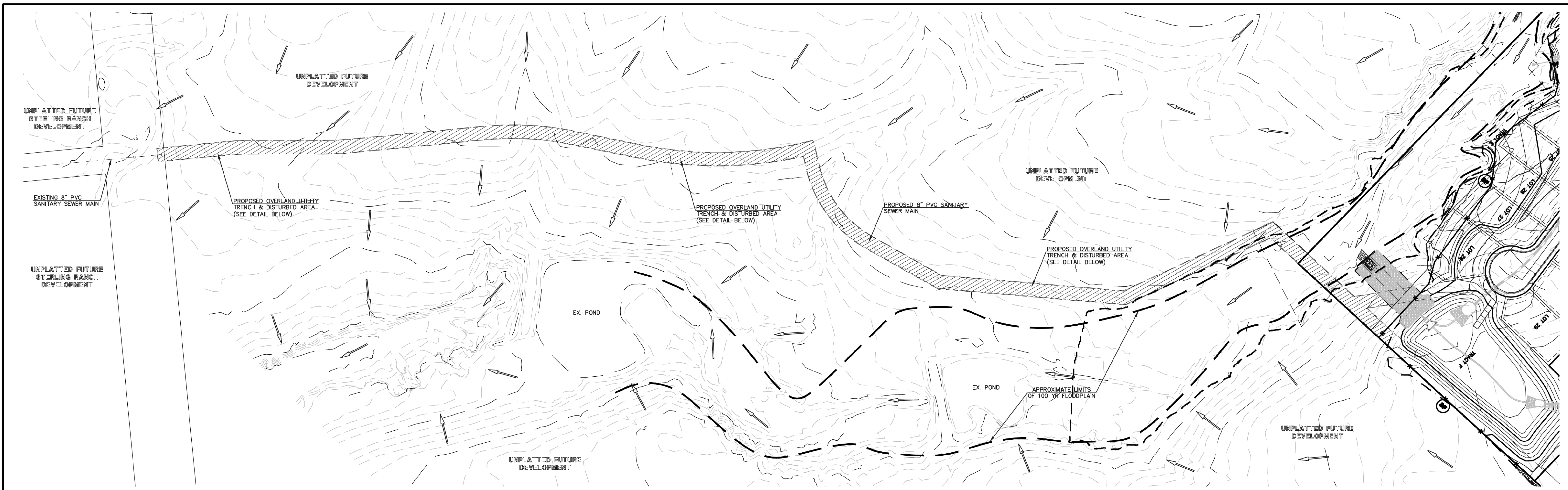
DESIGNED BY	PRA	SCALE	DATE
			04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 7 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00



TEMPORARY SEDIMENT BASIN DESIGN INFO
 TEMPORARY SEDIMENT BASIN
 (11.30 DISTURBED ACRES AT 3,600 C.F./AC.)
 TOTAL REQUIRED STORAGE 46,319 CF
 1.063 AC.-FT.
 APPROX. DIMENSIONS WIDTH = 95', LENGTH = 190', DEPTH = 7.0'
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.
 31/32" DIAMETER PERFORATIONS.
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7
 16' MINIMUM CREST LENGTH
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

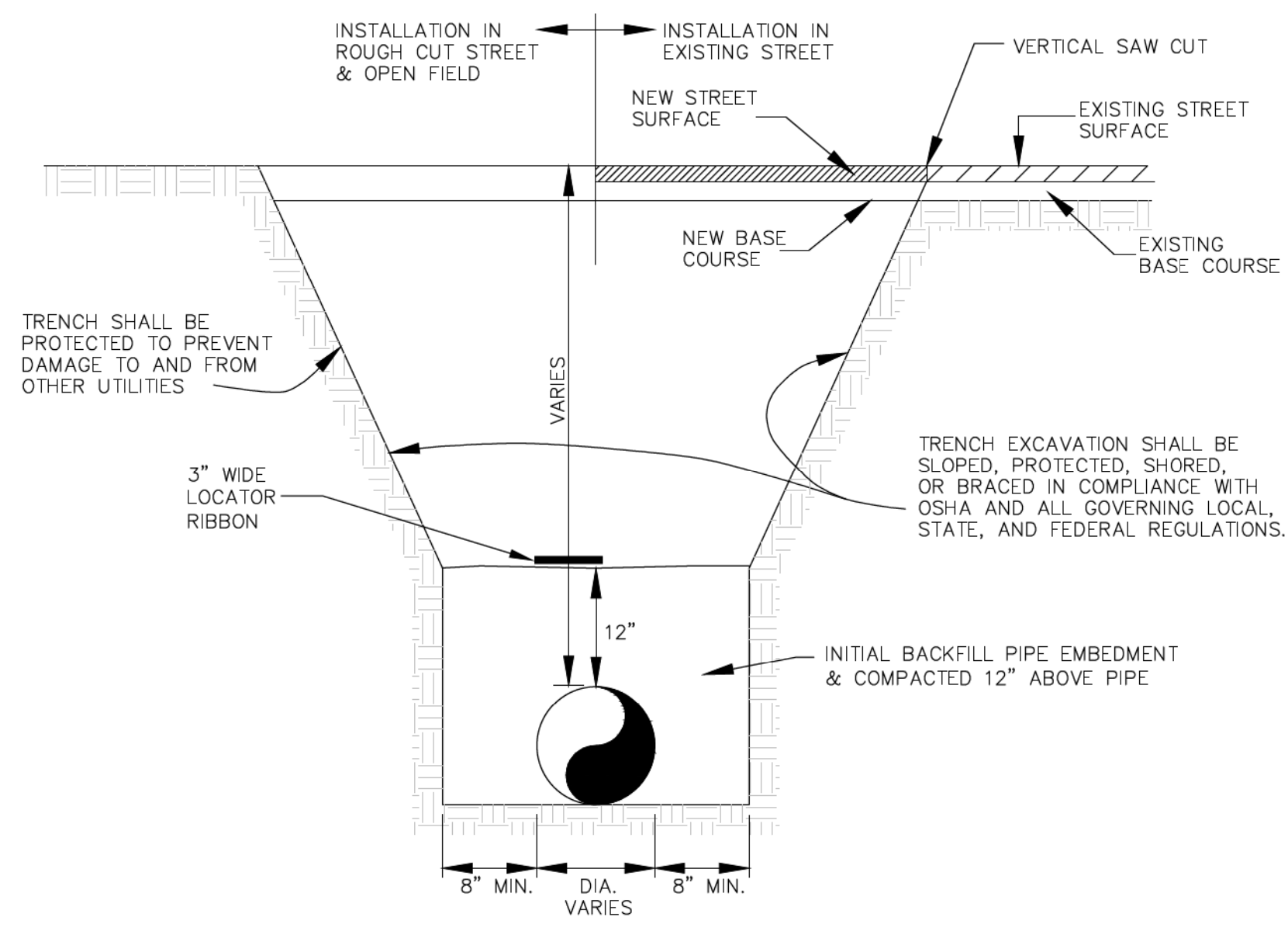
NOTE: ALL PROPERTY OWNED BY
TIMBERIDGE DEVELOPMENT. STORM
SEWER WILL REMAIN PRIVATE WITH
MAINTENANCE RESPONSIBILITY BY
TIMBERIDGE DEVELOPMENT UNTIL
FUTURE PLATTING. STORM EASEMENTS
WILL BE PROVIDED AT THAT TIME.

MATCHLINE ~ (SEE SHEET 6)



LEGEND

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- SILT FENCE
- SEEDING/MULCHING
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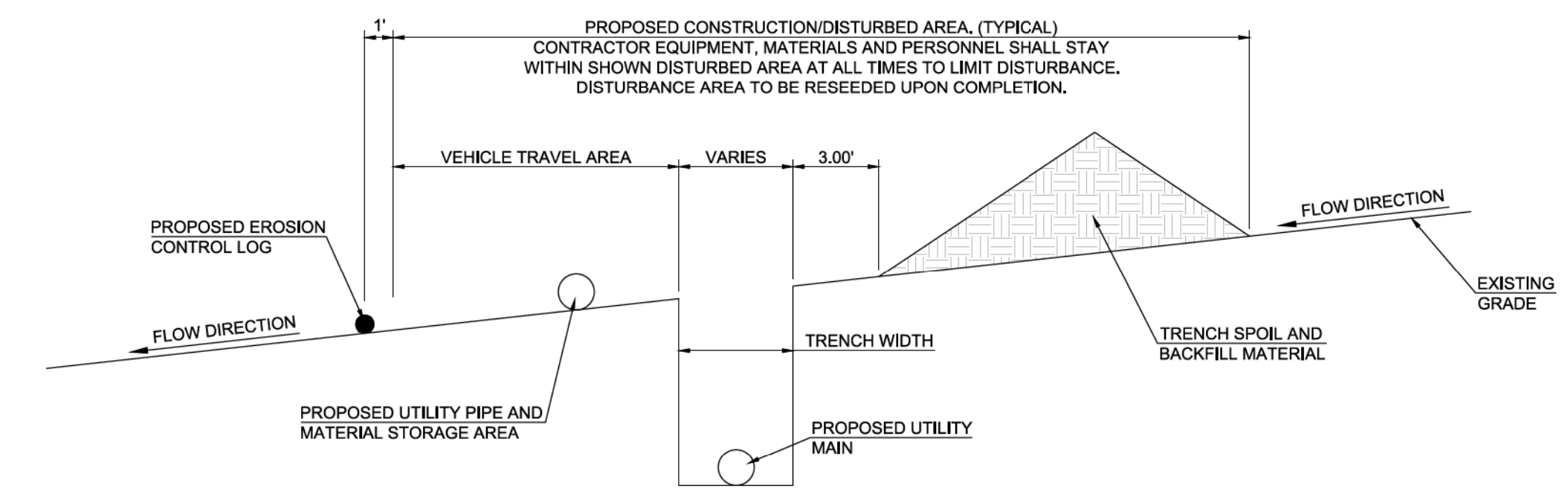


BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
6"	24"
12"	30"

AN OVER EXCAVATED TRENCH SHALL BE FILLED AND THOROUGHLY COMPACTED

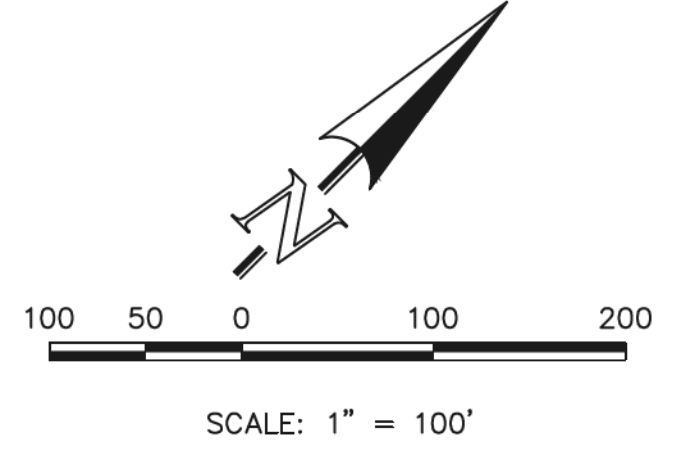
UNDER NO CIRCUMSTANCES WILL PIPE BE LAID IN A PROPOSED FILL AREA PRIOR TO IT BEING COMPLETELY FILLED. THE FILL WILL BE PLACED AND COMPACTED TO PROPOSED GRADE OF THE PIPE.

TYPICAL TRENCH CROSS SECTION

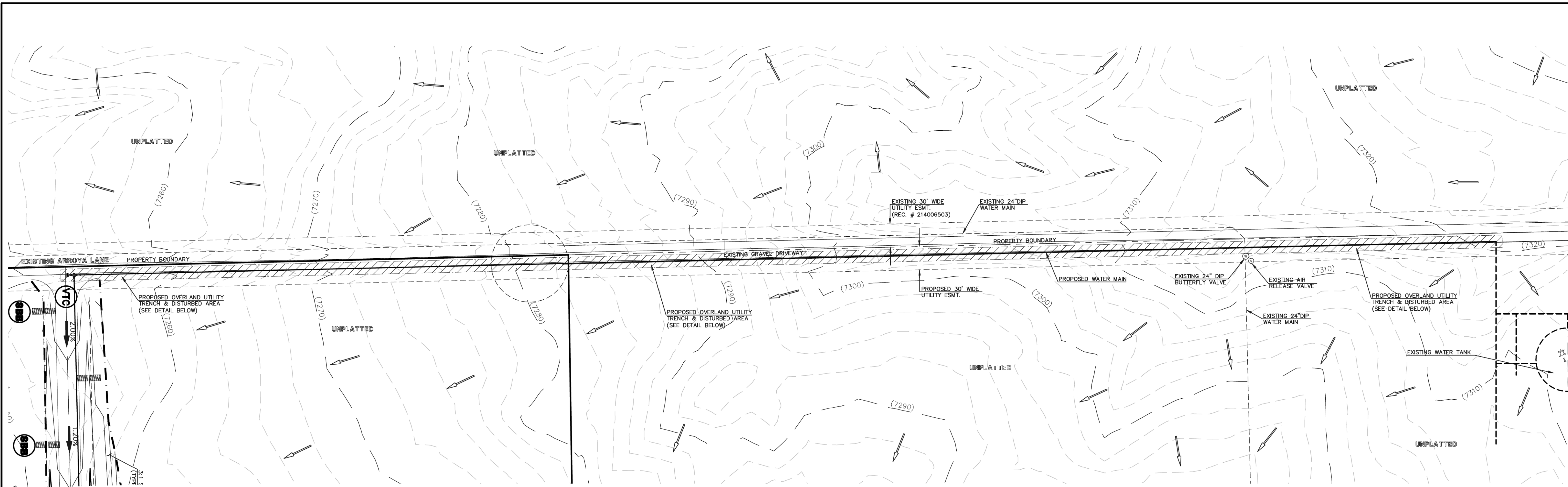


TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL

AS-BUILT
1-6-2023

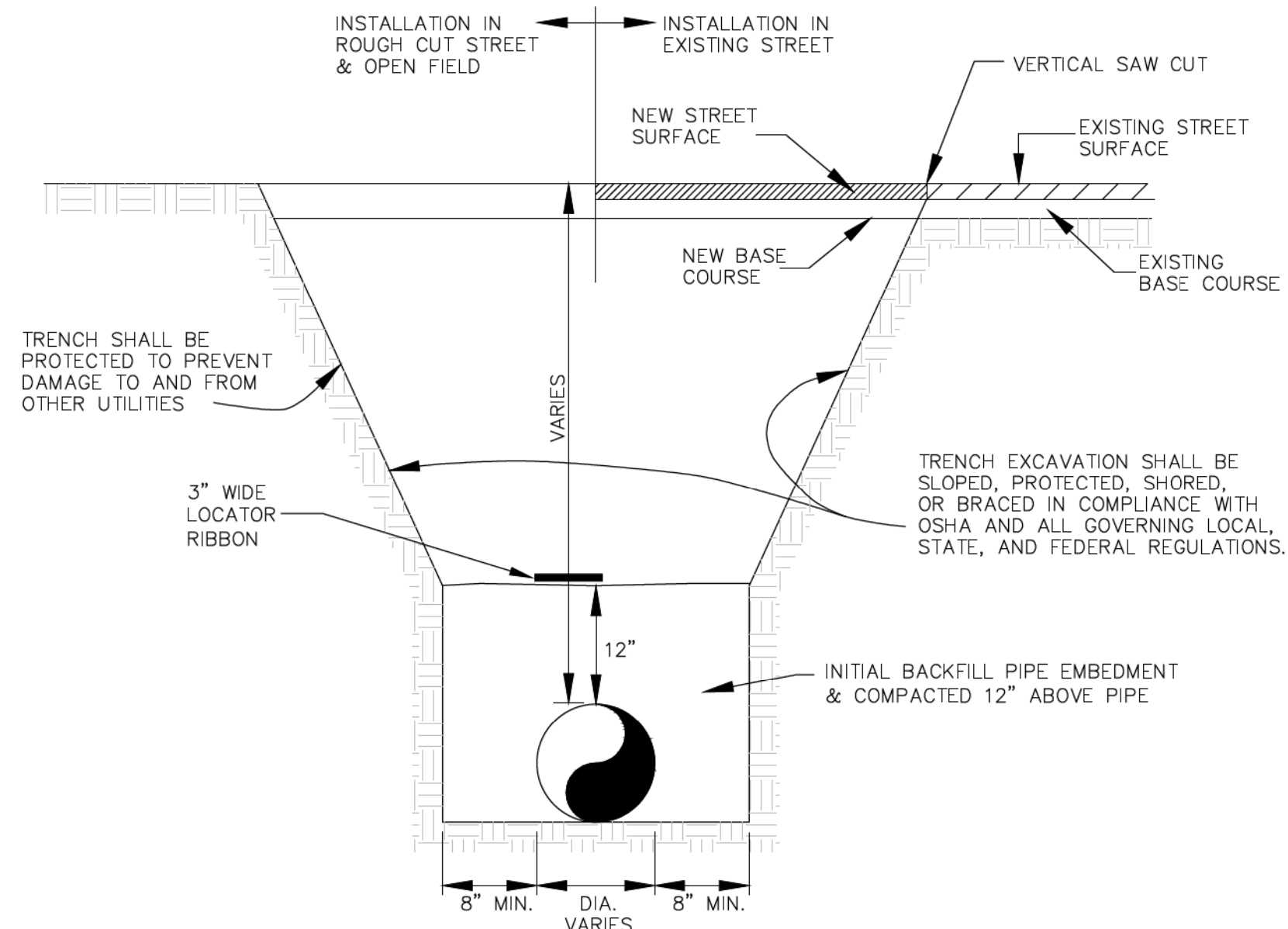


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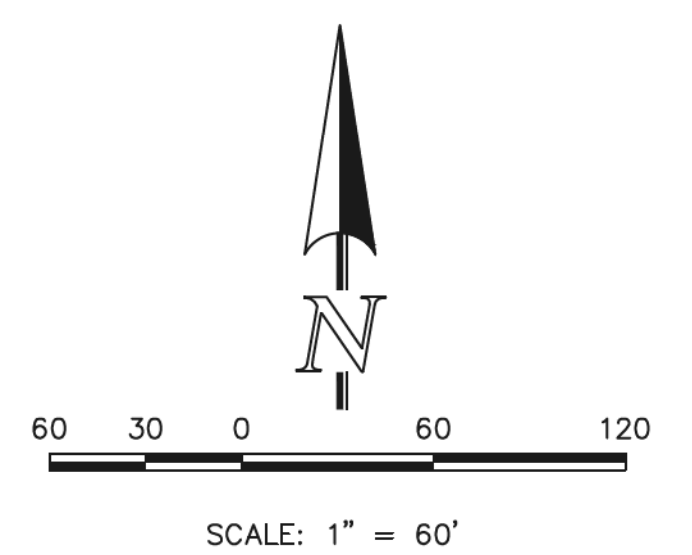
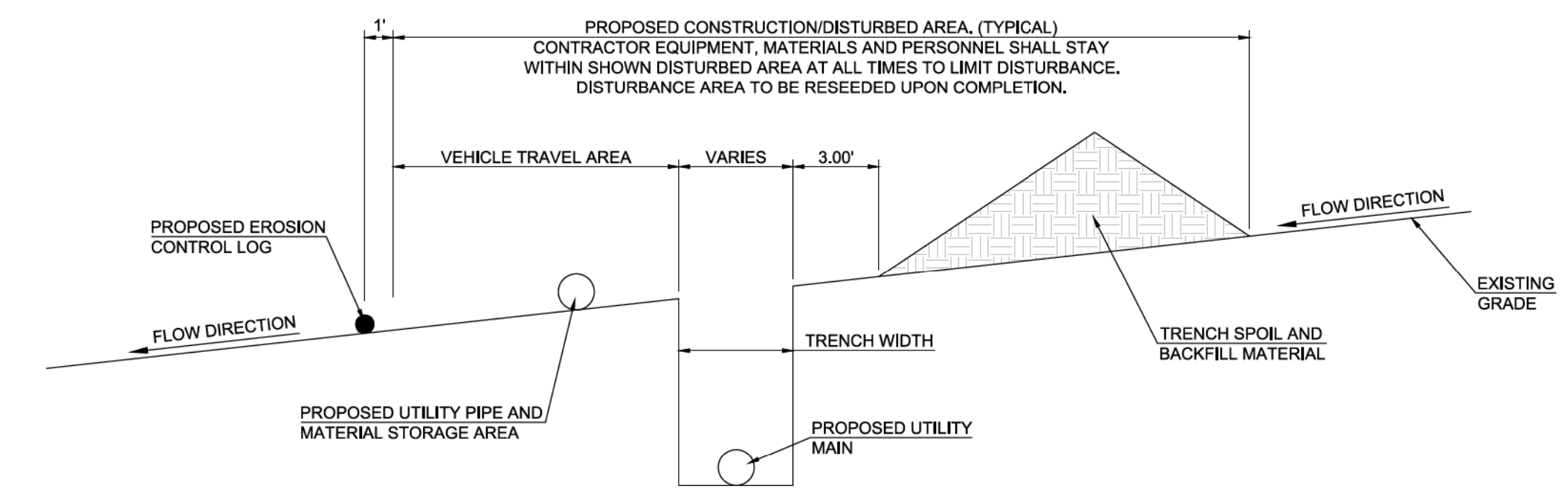
BOTTOM OF TRENCH WIDTH	
PIPE DIAMETER	MINIMUM WIDTH
6"	24"
12"	30"

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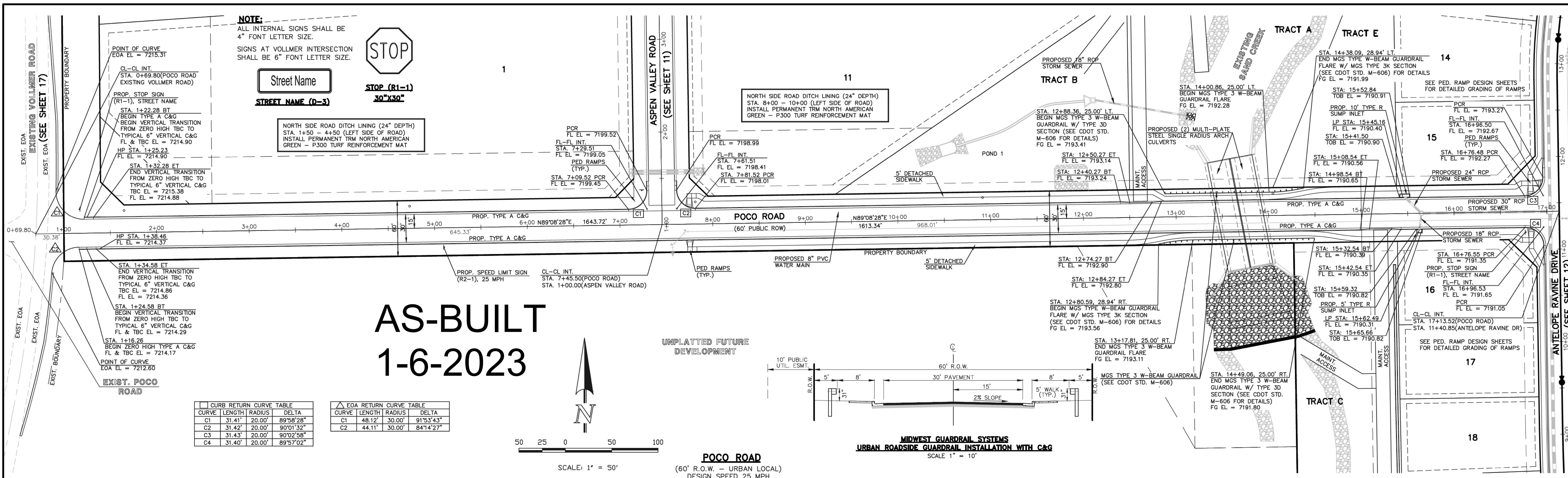
TYPICAL TRENCH CROSS SECTION

**AS-BUILT
1-6-2023**



TYPICAL OVERLAND UTILITY TRENCH & DISTURBED AREA DETAIL

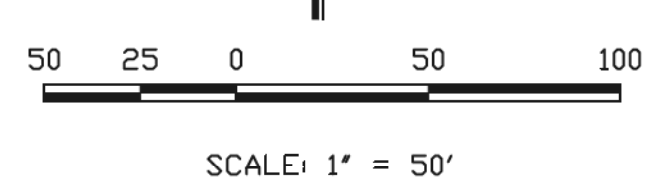
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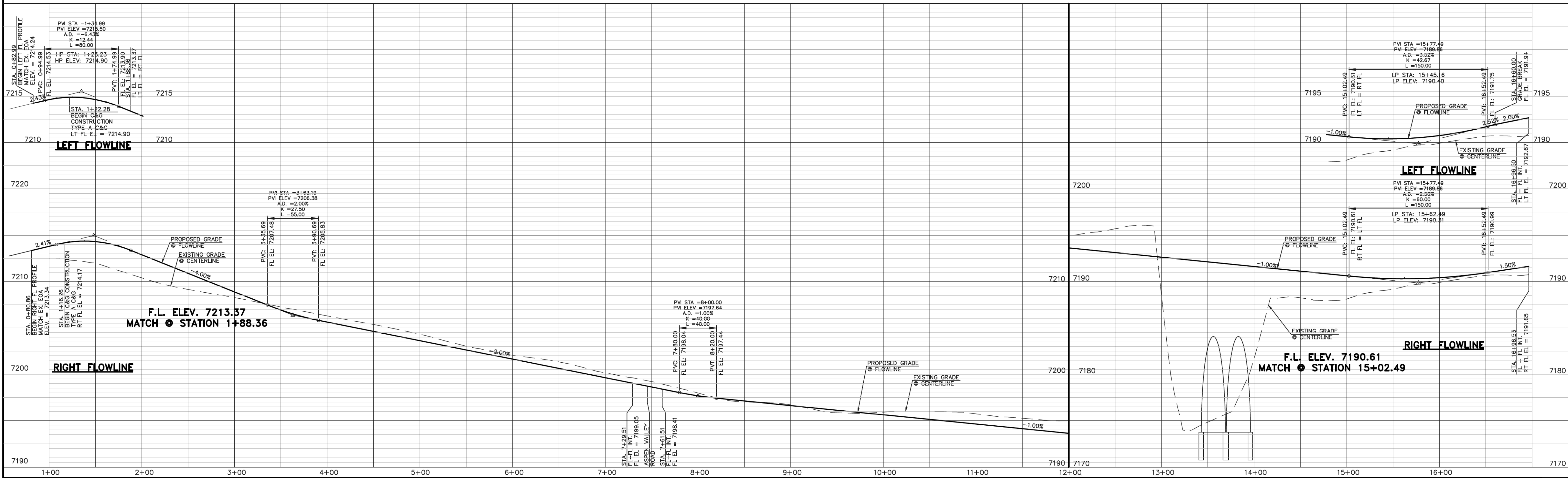
AS-BUILT 1-6-2023

CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"

EOA RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'27"



POCO ROAD
(60' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH



48 HOURS BEFORE YOU DIG,
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2	REVISED PER COUNTY COMMENTS	3-13-20
3	REVISED PER COUNTY COMMENTS	6-8-20

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO #37155

6/9/2020

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
POCO ROAD

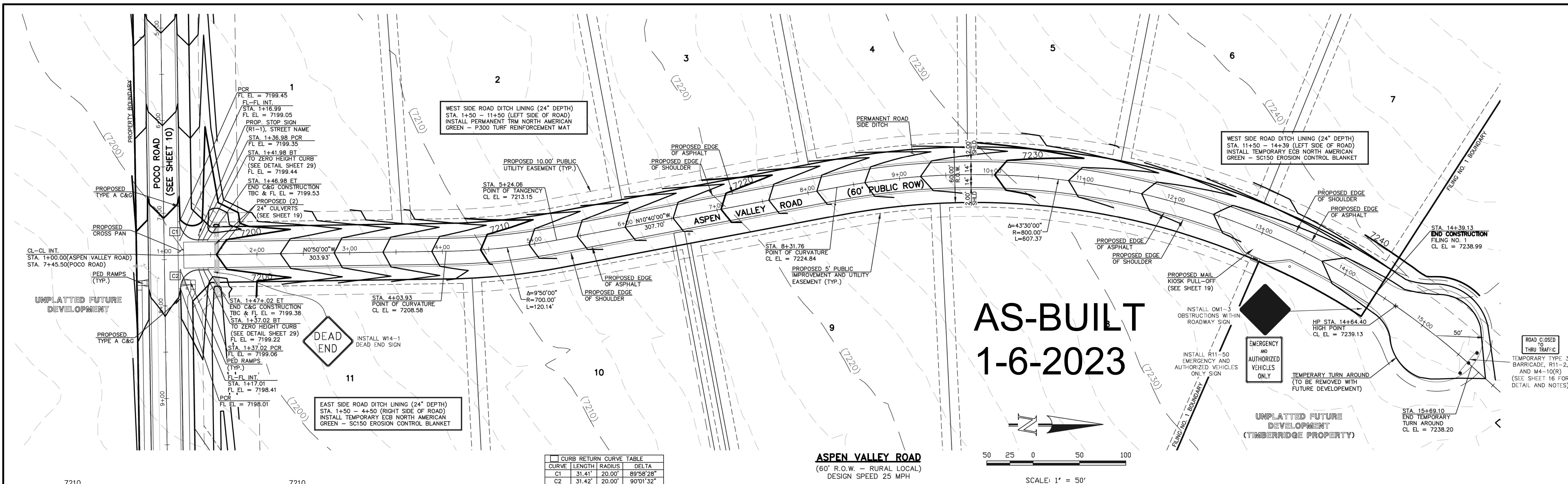
DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY:

SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 04-05-19
SHEET 10 OF 35
JOB NO. 1185.00

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)



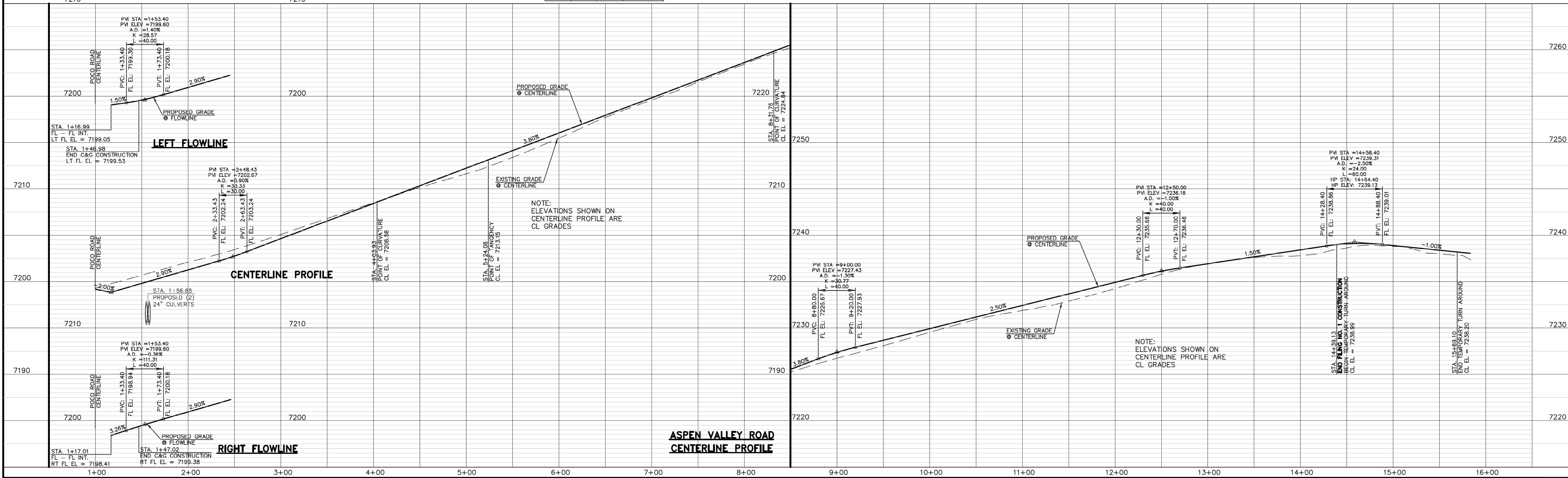
**AS-BUILT
1-6-2023**



SCALE: 1" = 50'

CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"

ASPEN VALLEY ROAD
(60' R.O.W. - RURAL LOCAL)
DESIGN SPEED 25 MPH



PROPERTY BOUNDARY
POCO ROAD (SEE SHEET 10)
PROPOSED TYPE A C&G
PROPOSED CROSS PAN
CL-CL INT.
STA. 1+00.00 (ASPEN VALLEY ROAD)
STA. 7+45.50 (POCO ROAD)
PROPOSED RAMP (TYP.)
UNPLATED FUTURE DEVELOPMENT
PROPOSED TYPE A C&G

WEST SIDE ROAD DITCH LINING (24" DEPTH)
STA. 1+50 - 11+50 (LEFT SIDE OF ROAD)
INSTALL PERMANENT TRM NORTH AMERICAN GREEN - P300 TURF REINFORCEMENT MAT

PROPOSED 10.00' PUBLIC UTILITY EASEMENT (TYP.)

PROPOSED EDGE OF ASPHALT
PROPOSED EDGE OF SHOULDER

PERMANENT ROAD SIDE DITCH

PROPOSED MAIL KIOSK PULL-OFF (SEE SHEET 19)

INSTALL OM-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN

EMERGENCY AND AUTHORIZED VEHICLES ONLY

TEMPORARY TURN AROUND (TO BE REMOVED WITH FUTURE DEVELOPMENT)

UNPLATED FUTURE DEVELOPMENT (TIMBERRIDGE PROPERTY)

ROAD CLOSED TO THRU TRAFFIC
TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R) (SEE SHEET 16 FOR DETAIL AND NOTES)

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION DATE REVIEW:

1	REVISED PER COUNTY COMMENTS	08-13-19	
2	ADDED MAIL KIOSK PULL-OFF	2-12-20	

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

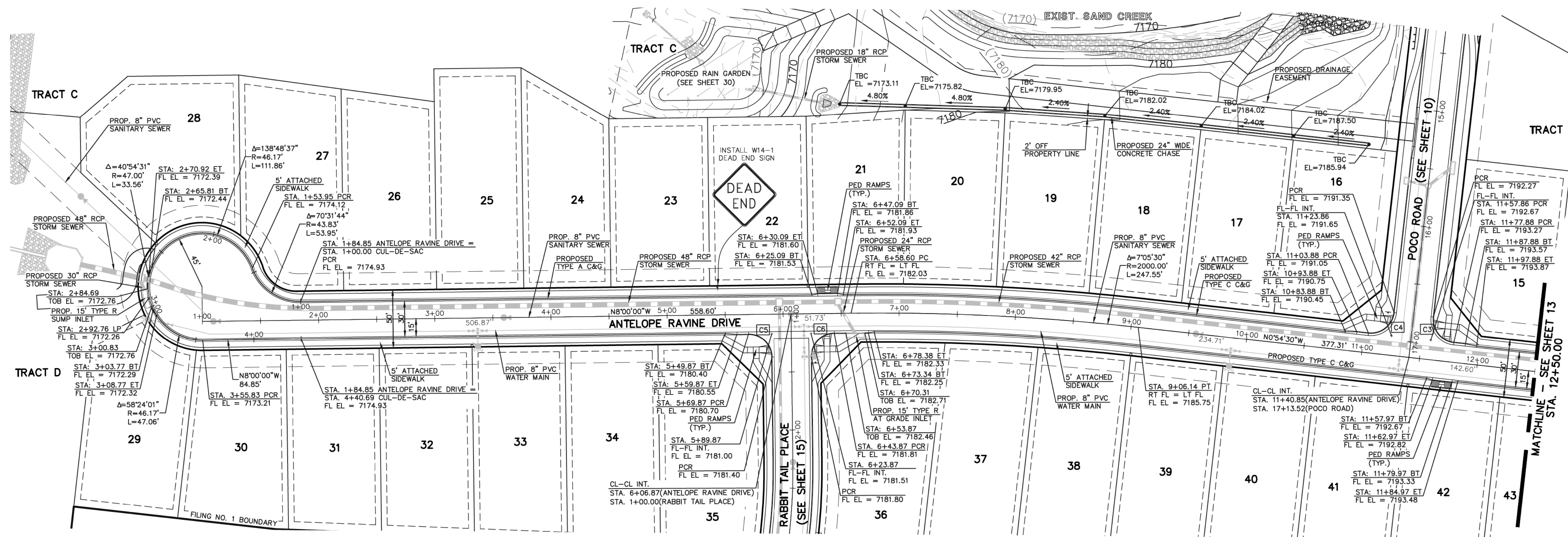
MARC A. WHORTON, COLORADO P.E. #37155 DATE: 6/9/2020

RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ASPEN VALLEY ROAD

DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY ESO (H) 1" = 50' SHEET 11 OF 35
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

CLASSIC CONSULTING

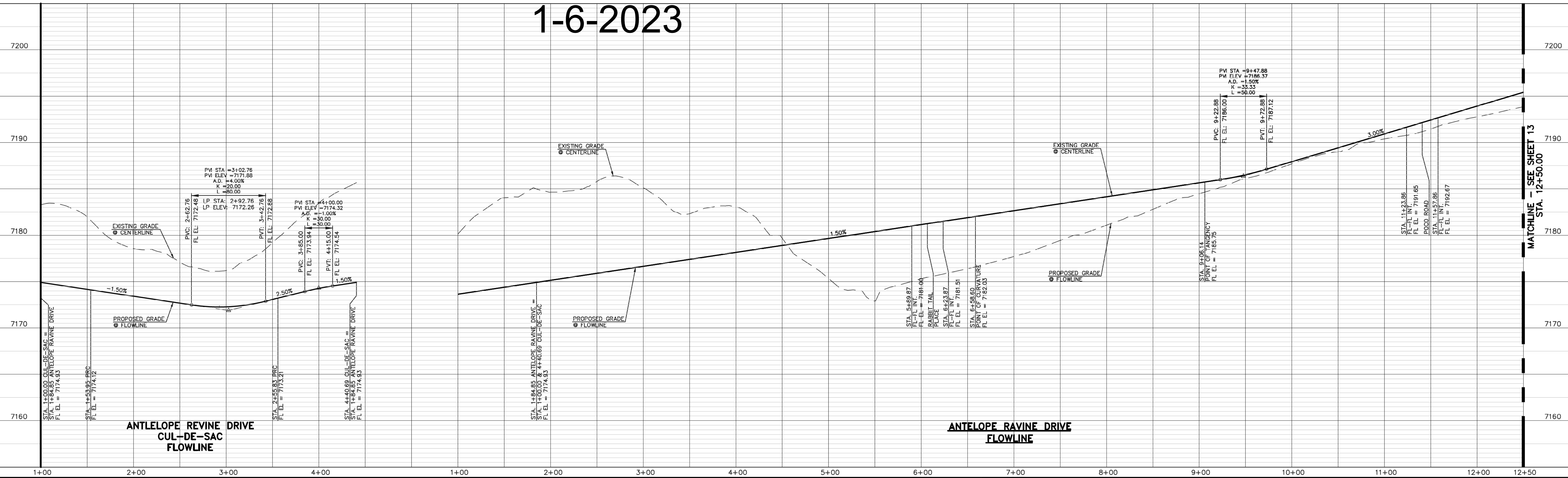
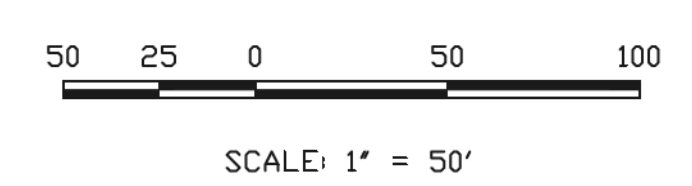
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)



CURVE	LENGTH	RADIUS	DELTA
C3	31.43'	20.00'	90°02'58"
C4	31.40'	20.00'	89°57'02"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"

AS-BUILT ANTELOPE RAVINE DRIVE

(50' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

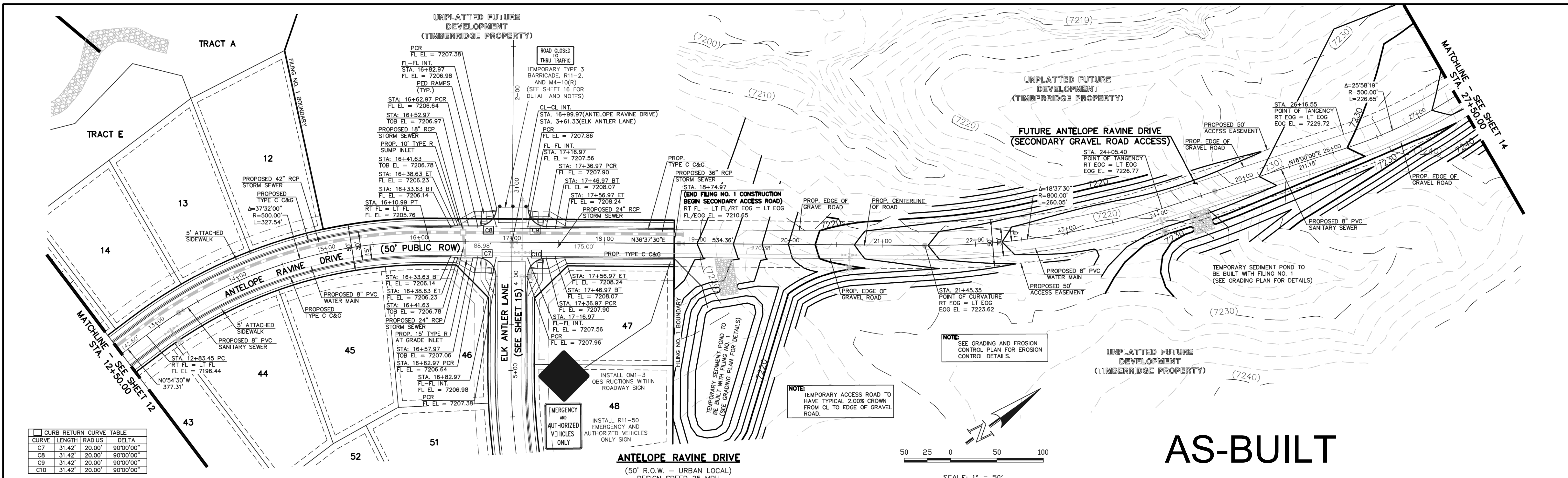
MARC A. WHORTON, COLORADO #37155

6/9/2020



RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ANTELOPE RAVINE DRIVE & CUL-DE-SAC

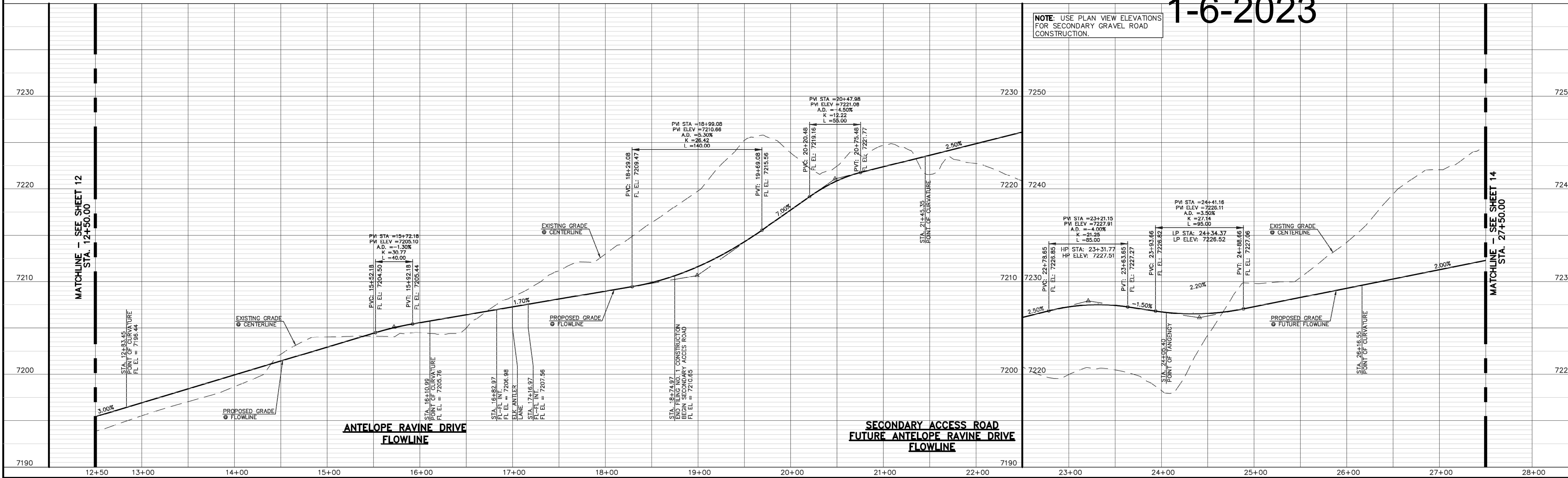
DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY ESO (H) 1"= 50' SHEET 12 OF 35
CHECKED BY (V) 1"= 5' JOB NO. 1185.00



CURVE	LENGTH	RADIUS	DELTA
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"

ANTELOPE RAVINE DRIVE
(50' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH

AS-BUILT
1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-13-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

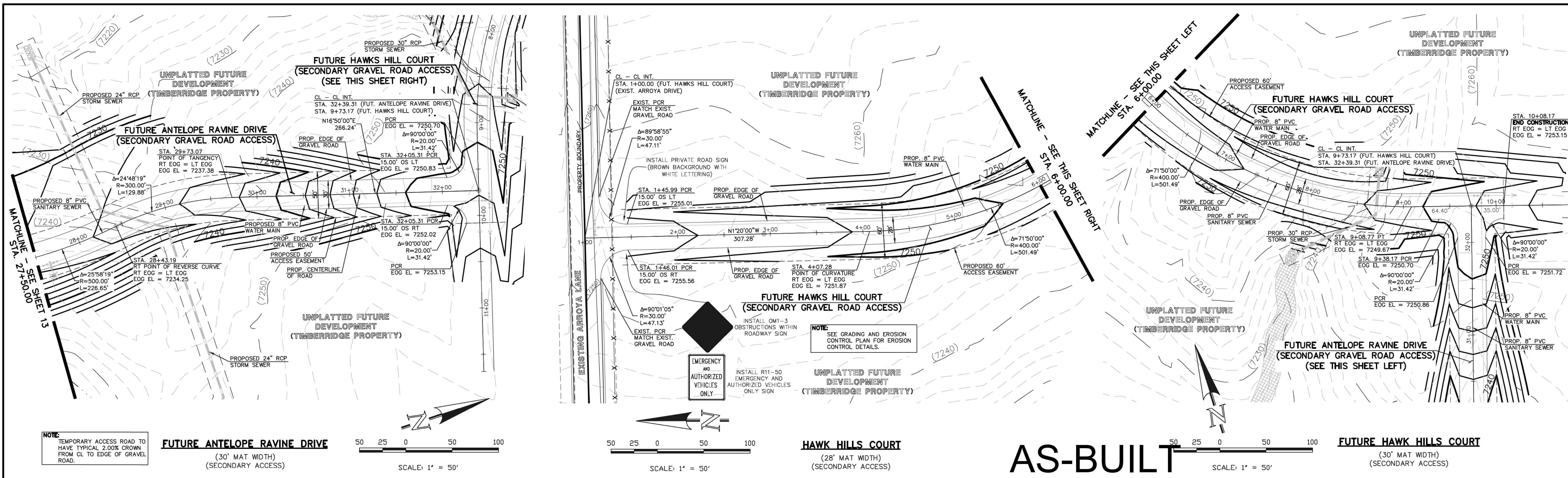
6/9/2020
DATE

MARC A. WHORTON, CALIFORNIA P.E. #37155



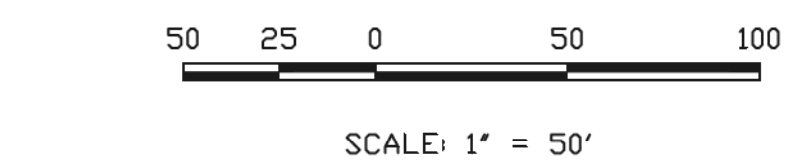
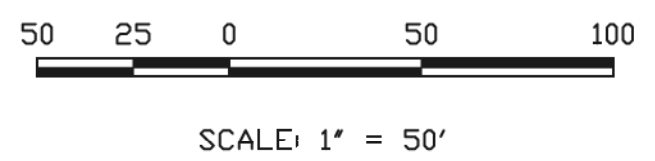
RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ANTELOPE RAVINE DRIVE

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 13	OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	



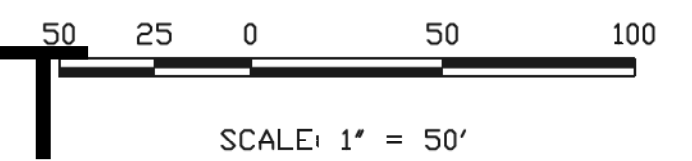
NOTE: TEMPORARY ACCESS ROAD TO HAVE TYPICAL 2.00% CROWN FROM CL TO EDGE OF GRAVEL ROAD.

FUTURE ANTELOPE RAVINE DRIVE
(30' MAT WIDTH)
(SECONDARY ACCESS)

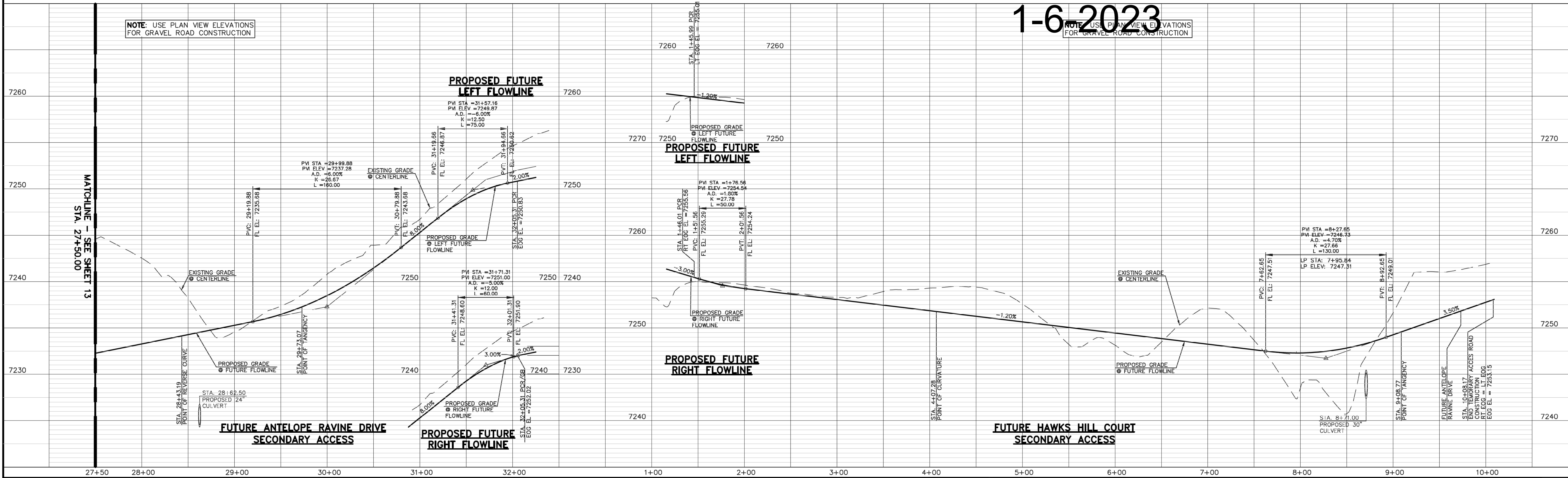


HAWK HILLS COURT
(28' MAT WIDTH)
(SECONDARY ACCESS)

AS-BUILT
1-6-2023



FUTURE HAWK HILLS COURT
(30' MAT WIDTH)
(SECONDARY ACCESS)



NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

NOTE: USE PLAN VIEW ELEVATIONS FOR GRAVEL ROAD CONSTRUCTION

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	6-9-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/10/2020

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

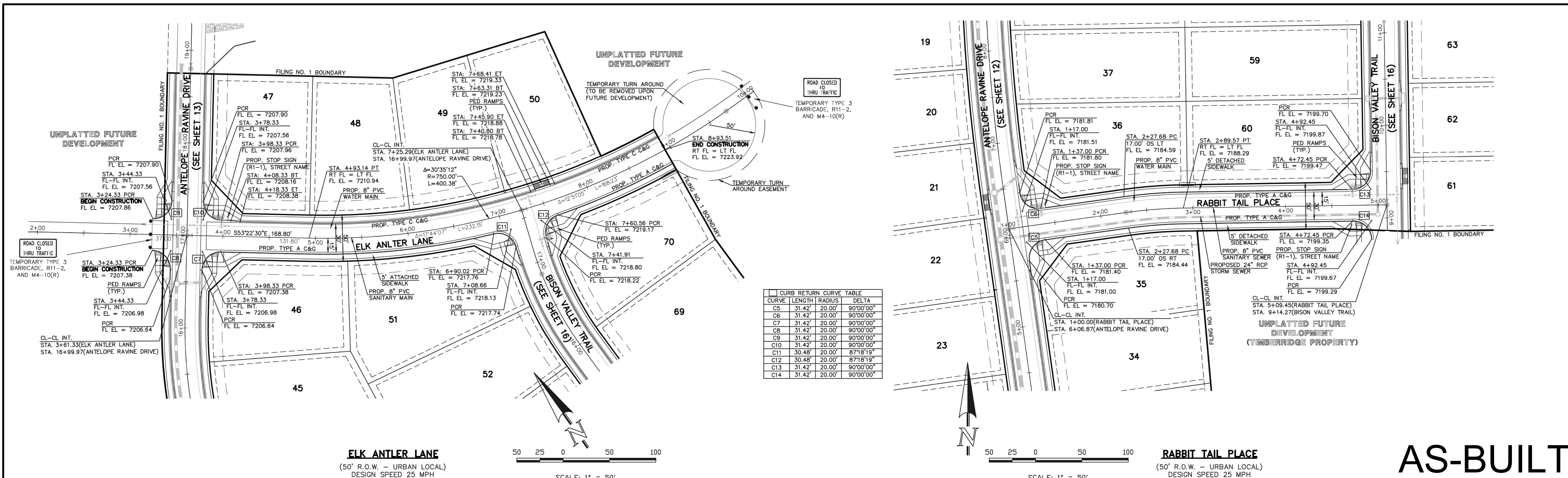
(719) 785-0790
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
ANTELOPE RAVINE DR. & HAWK HILL CT.

DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY:

SCALE: (H) 1" = 50'
(V) 1" = 5'

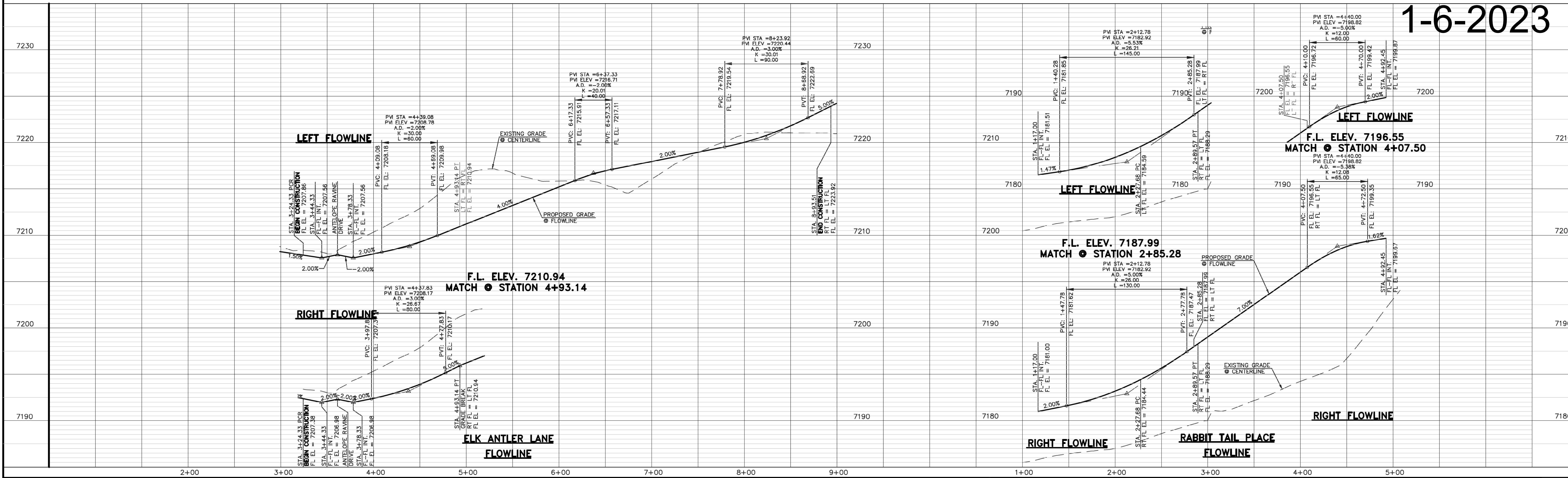
DATE: 04-05-19
SHEET 14 OF 35
JOB NO. 1185.00



ELK ANTLER LANE
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH

RABBIT TAIL PLACE
 (50' R.O.W. - URBAN LOCAL)
 DESIGN SPEED 25 MPH

AS-BUILT
1-6-2023



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 CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155
 DATE: 6/10/2020



RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 STREET IMPROVEMENT PLANS
 ELK ANTLER LANE & RABBIT TAIL PLACE

DESIGNED BY: MAW
 DRAWN BY: ESO
 CHECKED BY:

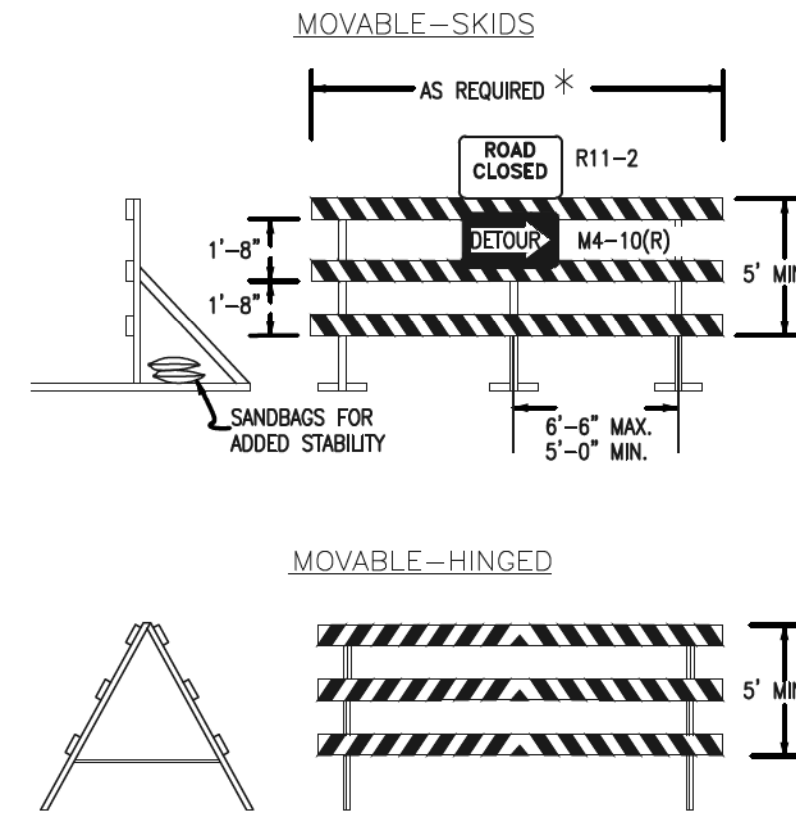
SCALE: (H) 1" = 50'
 (V) 1" = 5'

DATE: 04-05-19
 SHEET 15 OF 35
 JOB NO. 1185.00

RAIL LENGTH TABLE *

TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'

- NOTES**
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
 - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
 - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES



STOP (R1-1)
30"x30"

Street Name

STREET NAME (D-3)

SPEED LIMIT
25

SPEED LIMIT (R2-1)
24"x30"

NO OUTLET →

W14-2aR &
W14-2aL

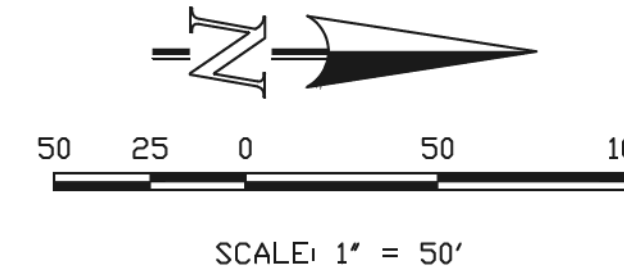
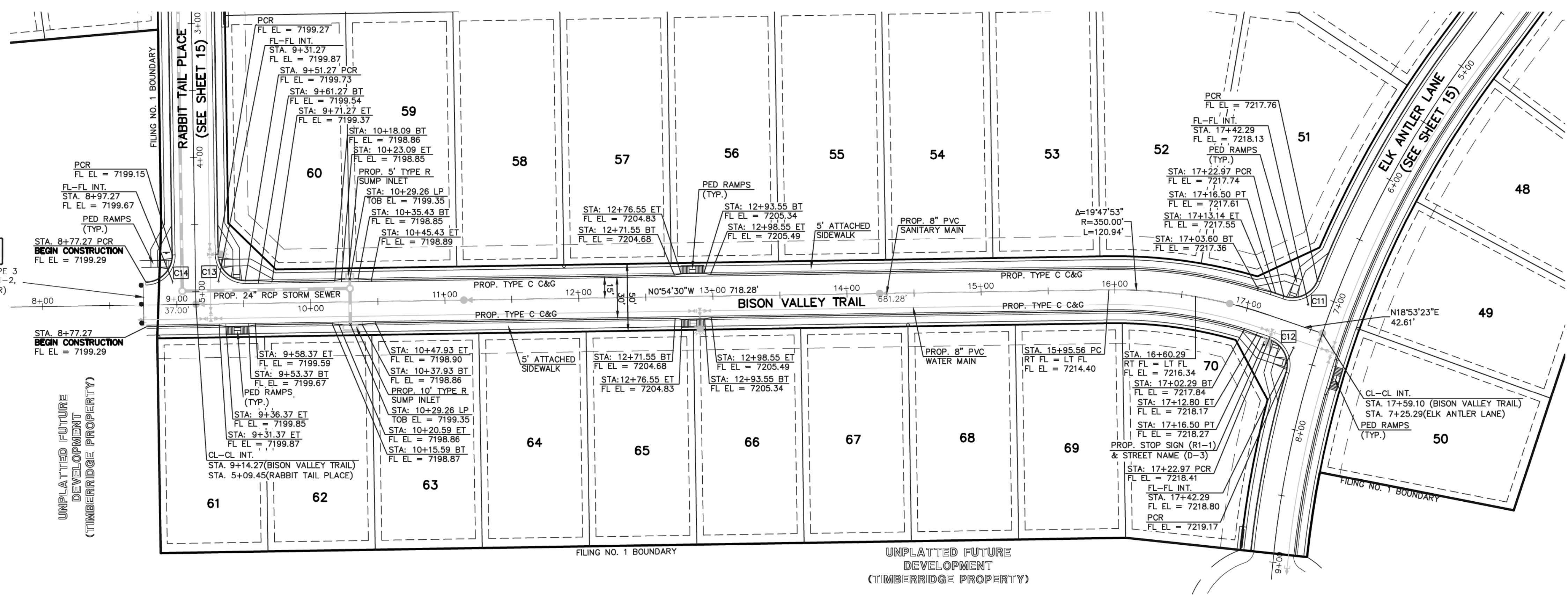
EMERGENCY
AND
AUTHORIZED
VEHICLES
ONLY

INSTALL R11-50
EMERGENCY AND
AUTHORIZED
VEHICLES ONLY SIGN



INSTALL OM1-3
OBSTRUCTIONS WITHIN
ROADWAY SIGN

CURVE	LENGTH	CURVE	DELTA
C11	30.48'	20.00'	87°18'19"
C12	30.48'	20.00'	87°18'19"
C13	31.42'	20.00'	90°00'00"
C14	31.42'	20.00'	90°00'00"



BISON VALLEY TRAIL
(50' R.O.W. - URBAN LOCAL)
DESIGN SPEED 25 MPH

AS-BUILT
1-6-2023



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1	REVISED PER COUNTY COMMENTS	08-13-19
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/10/2020



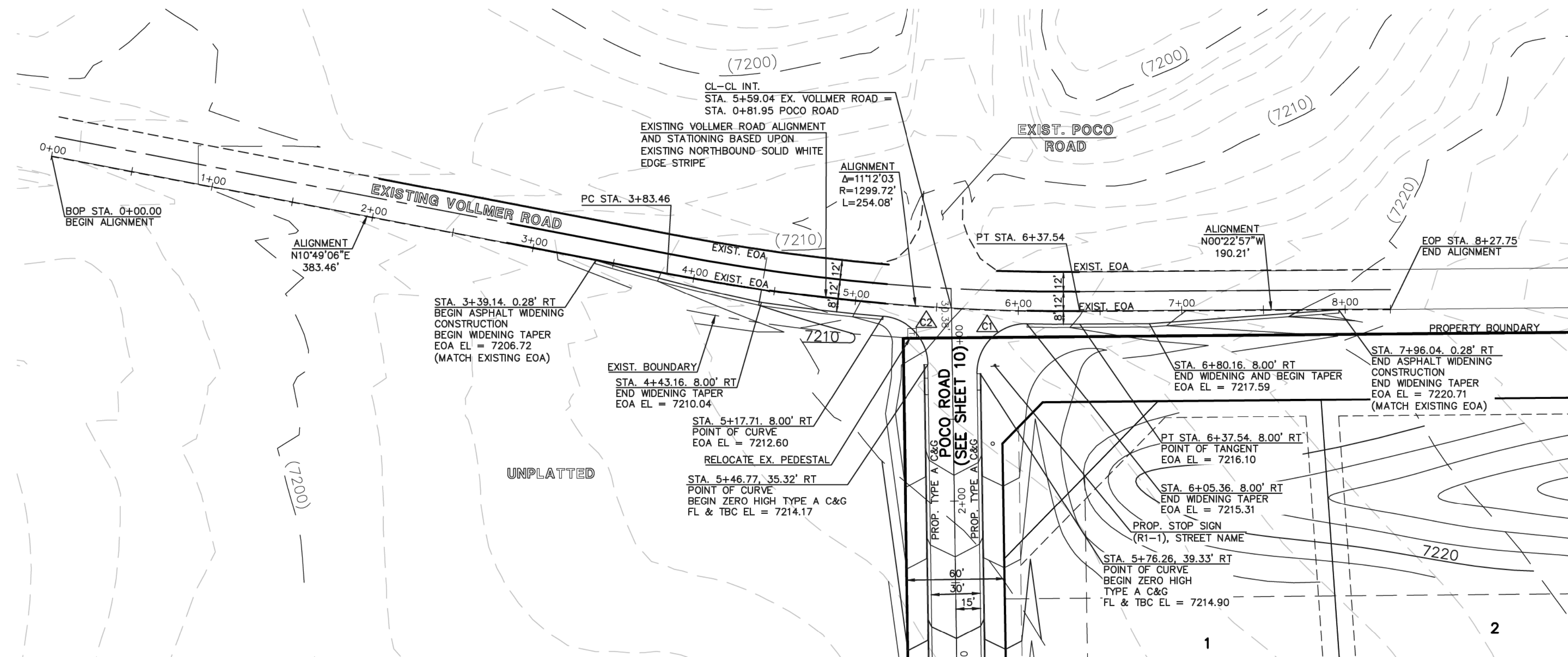
RETREAT AT TIMBRIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
BISON VALLEY TRAIL

DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY:

SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 04-05-19
SHEET 16 OF 35
JOB NO. 1185.00





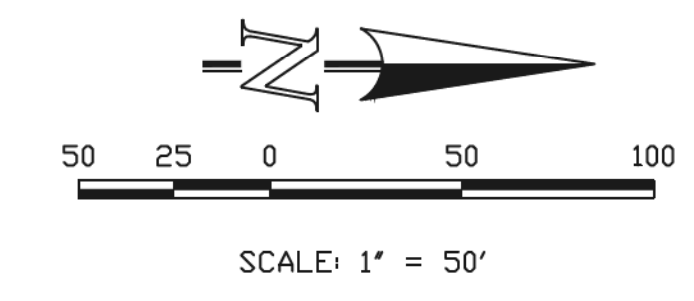
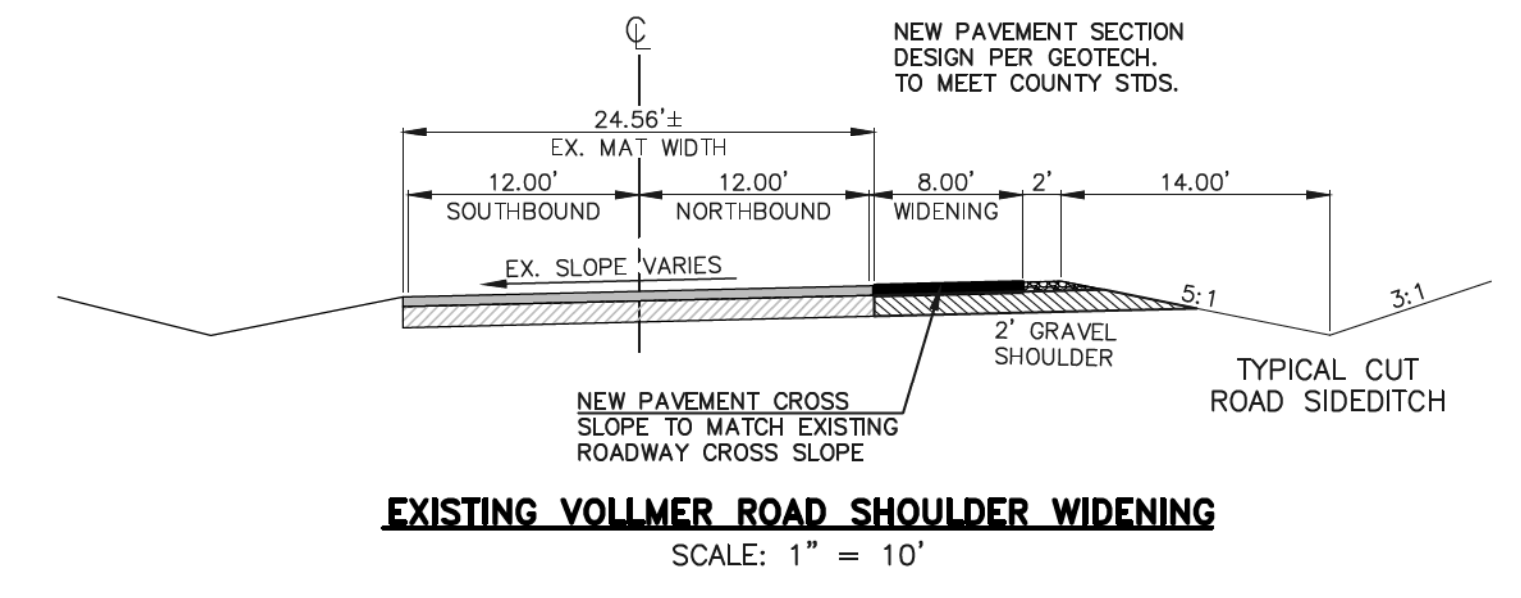
△	EOA RETURN CURVE TABLE
CURVE	LENGTH RADIUS DELTA
C1	48.12' 30.00' 91°53'43"
C2	44.11' 30.00' 84°14'27"

EXISTING VOLLMER ROAD
(R.O.W. VARIES- RURAL MINOR ARTERIAL)
POSTED SPEED 45 MPH

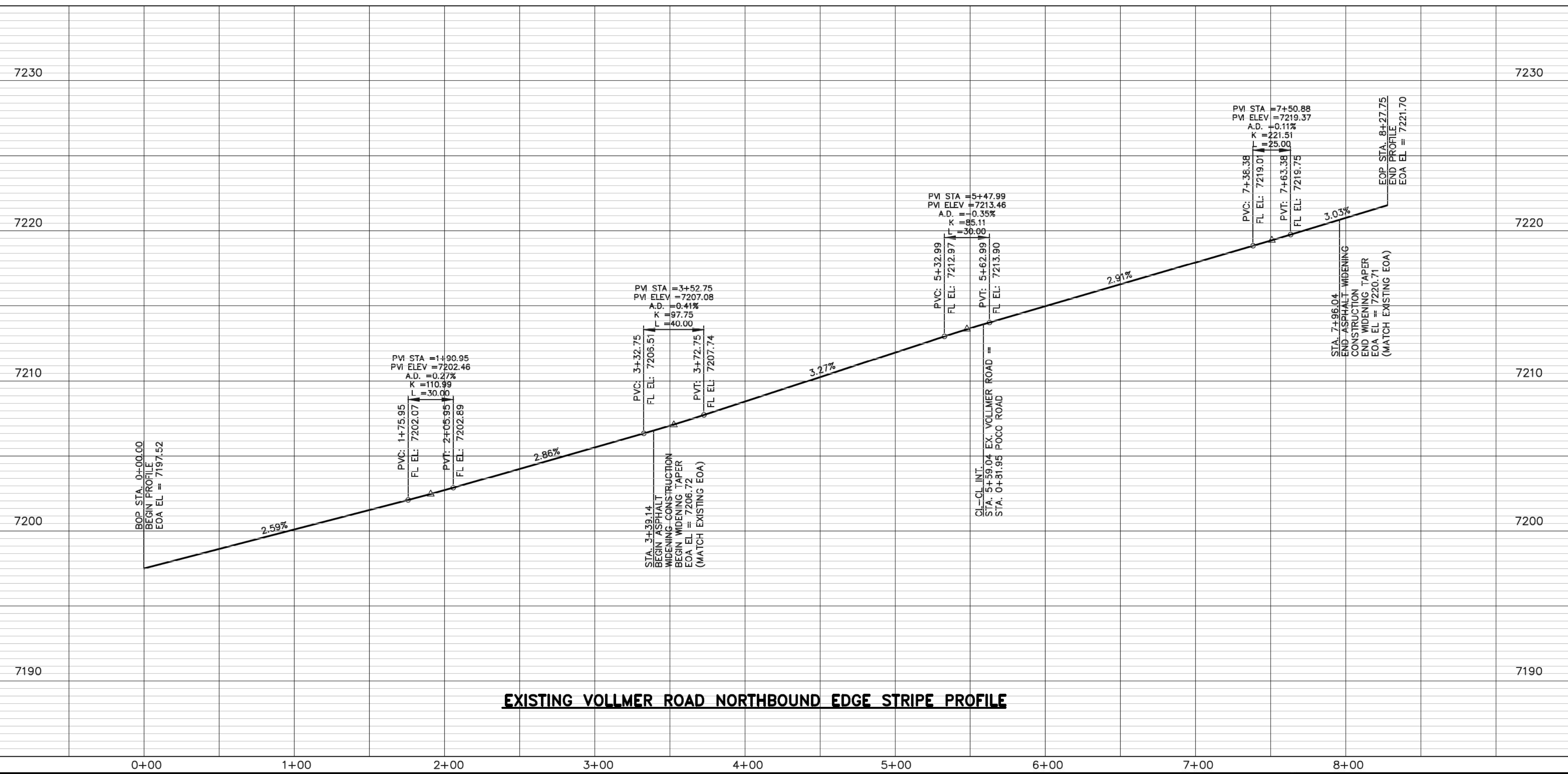
NOTE:
ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.
SIGNS AT VOLLMER INTERSECTION SHALL BE 6" FONT LETTER SIZE.

Street Name
STREET NAME (R-3)

STOP (R1-1)
30"x30"



AS-BUILT
1-6-2023



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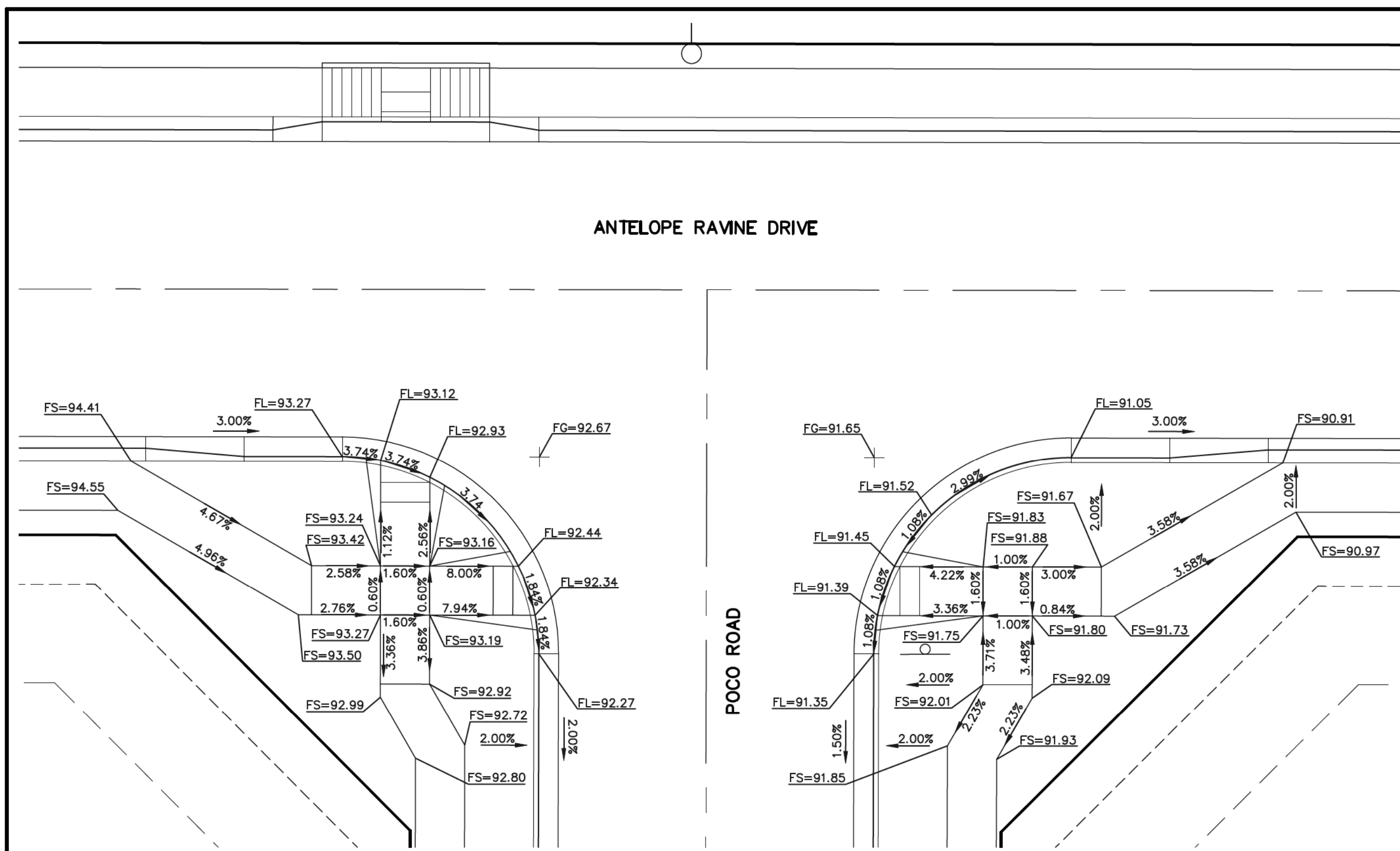
MARC A. WHORTON-COLORADO, P.E. #37155

DATE: 6/10/2020

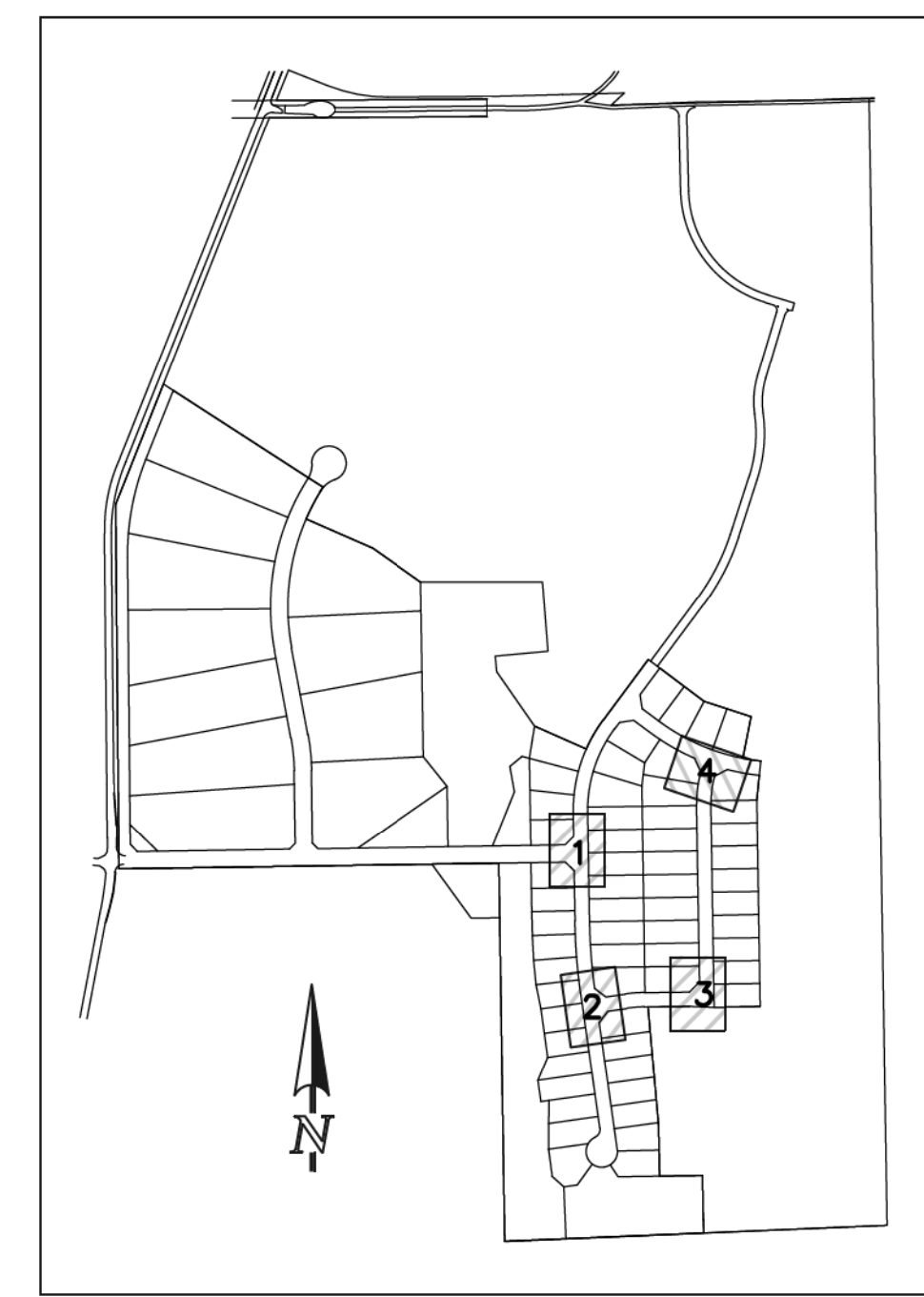
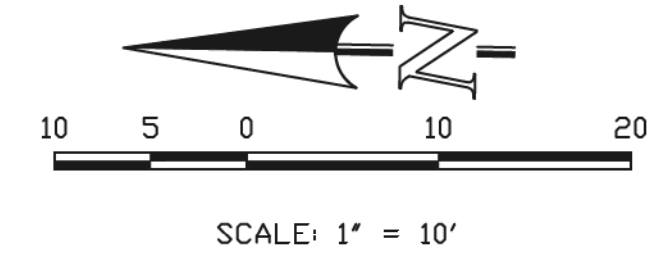


RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
VOLLMER ROAD EAST SHOULDER WIDENING

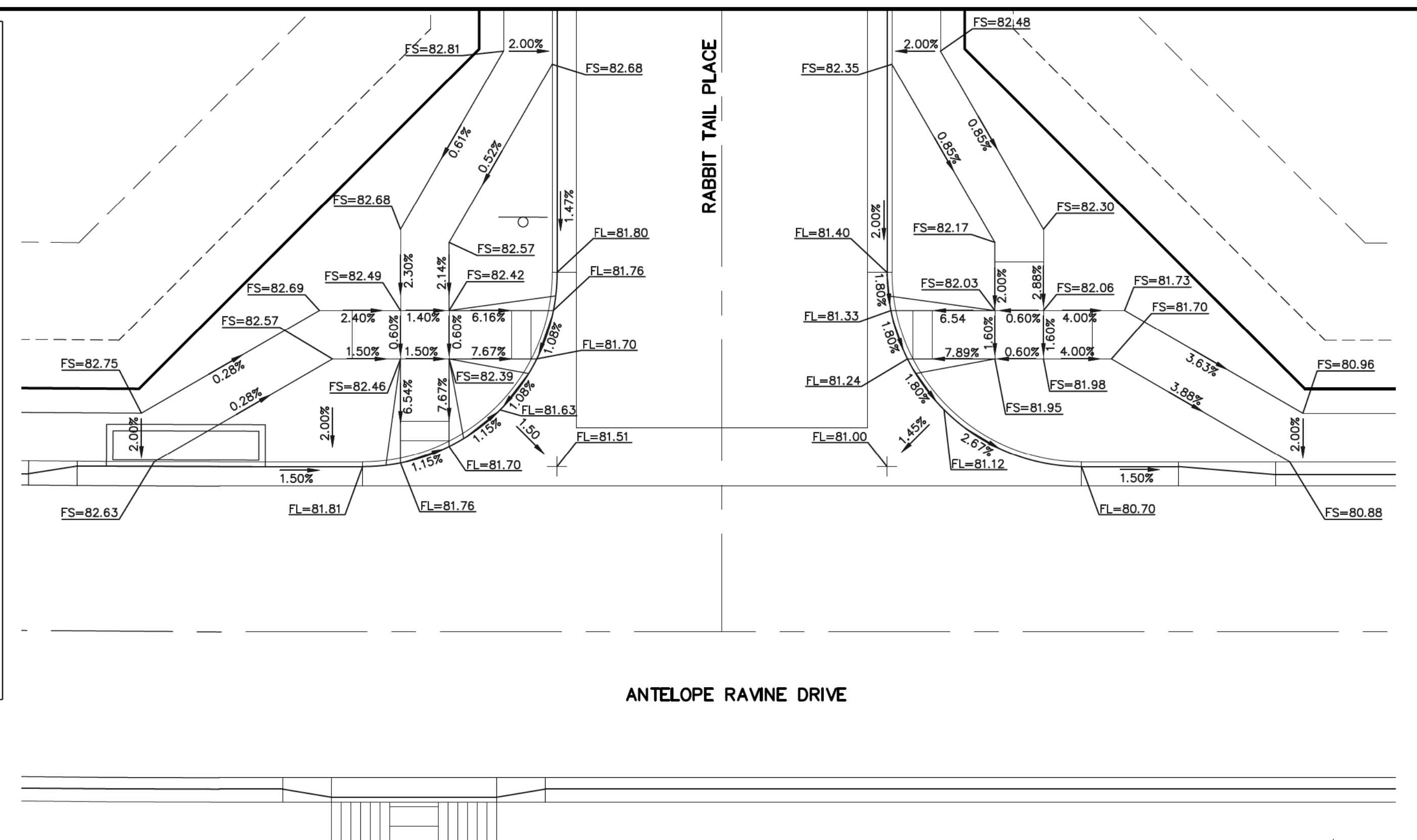
DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	17 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	



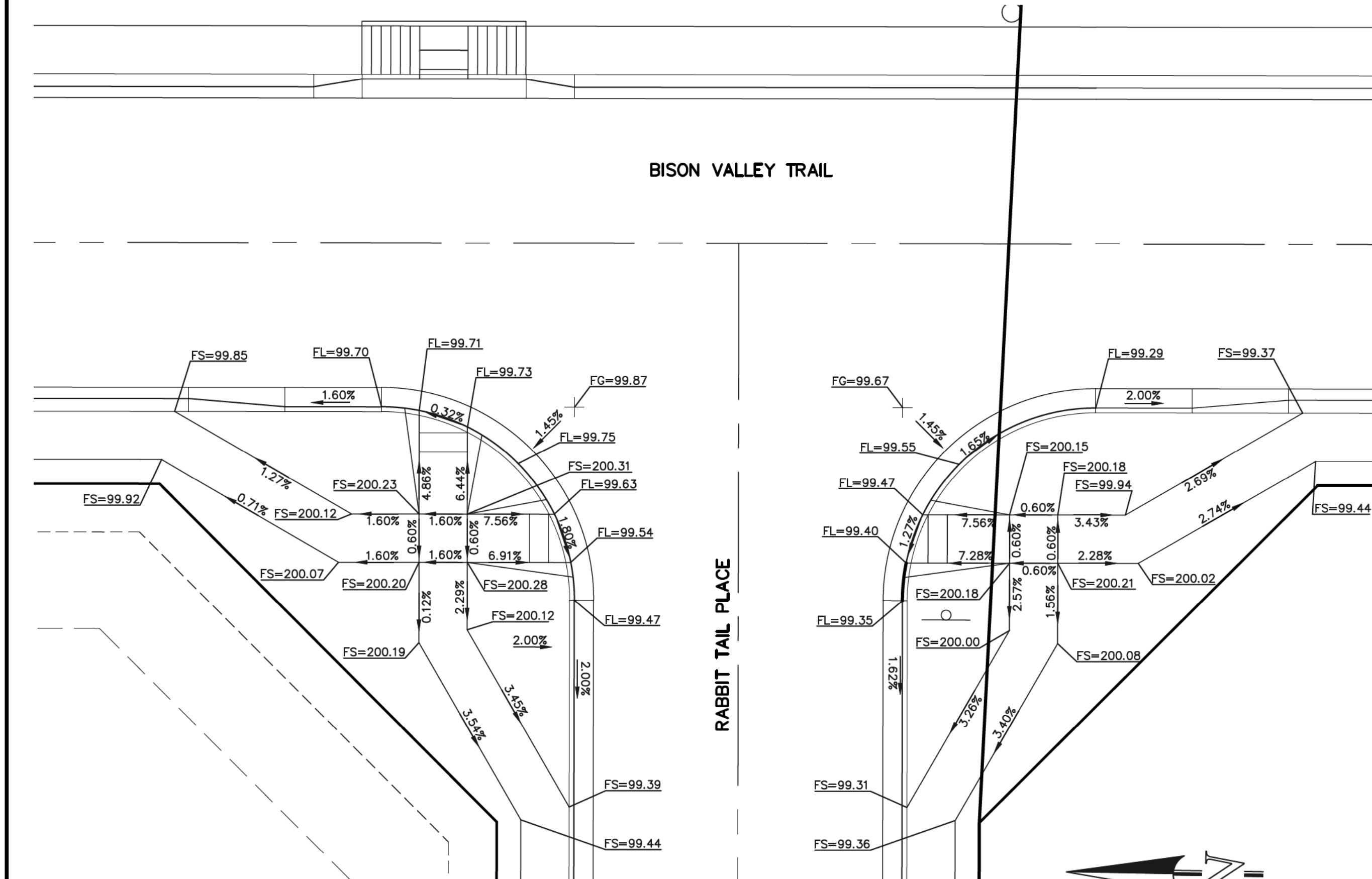
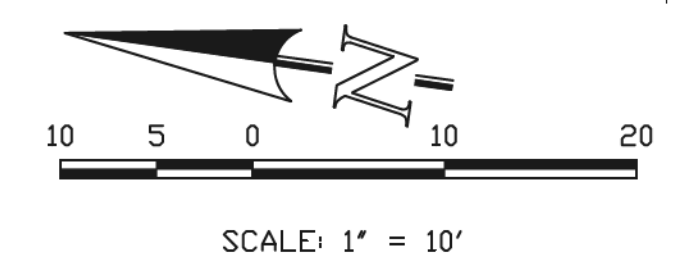
INTERSECTION OF POCO ROAD & ANTELOPE RAVINE DRIVE 'RAMP-01'



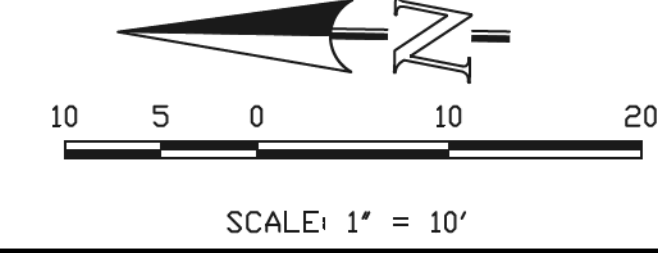
KEY MAP
NOT TO SCALE



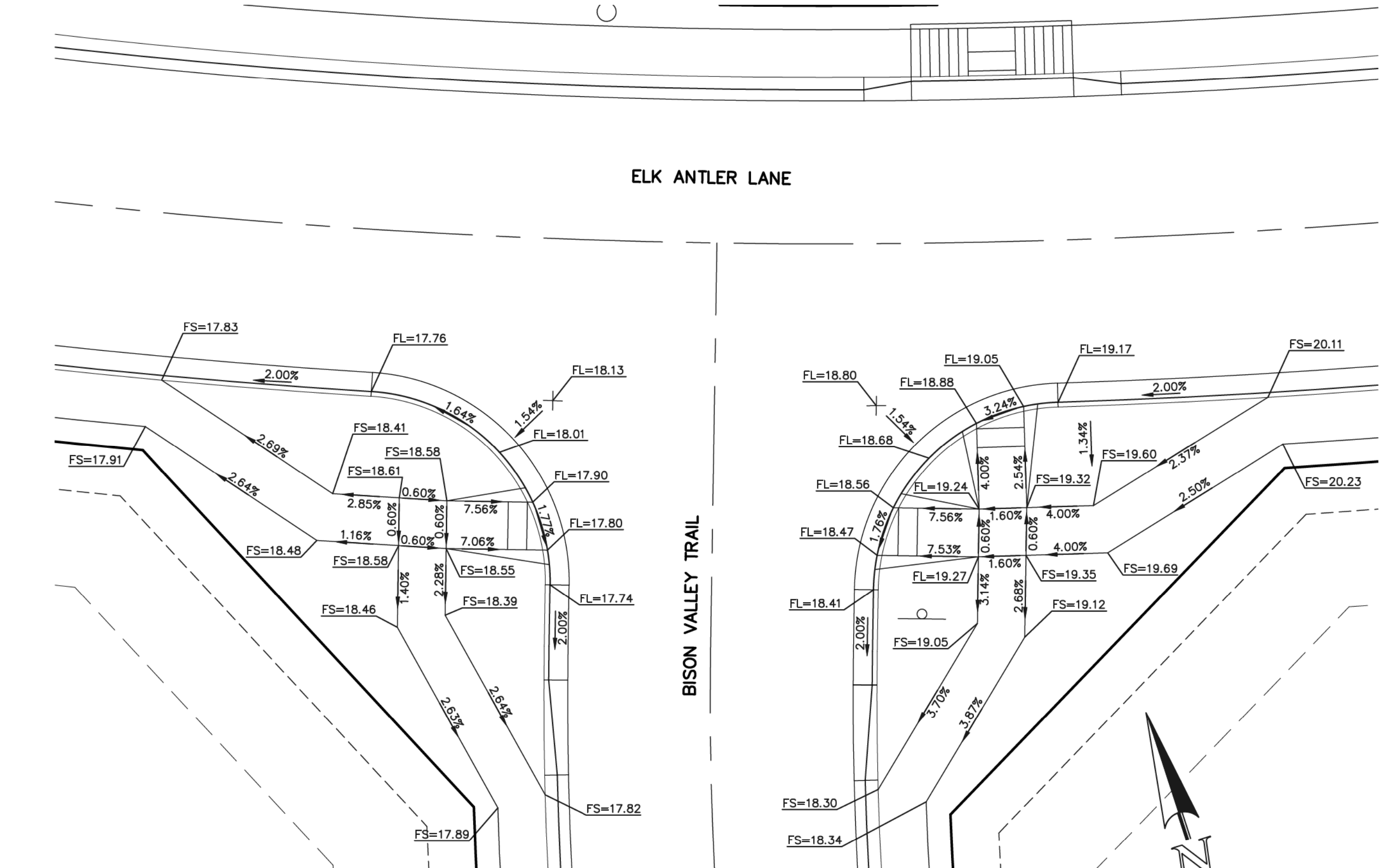
INTERSECTION OF ANTELOPE RAVINE DRIVE & RABBIT TAIL PLACE 'RAMP-02'



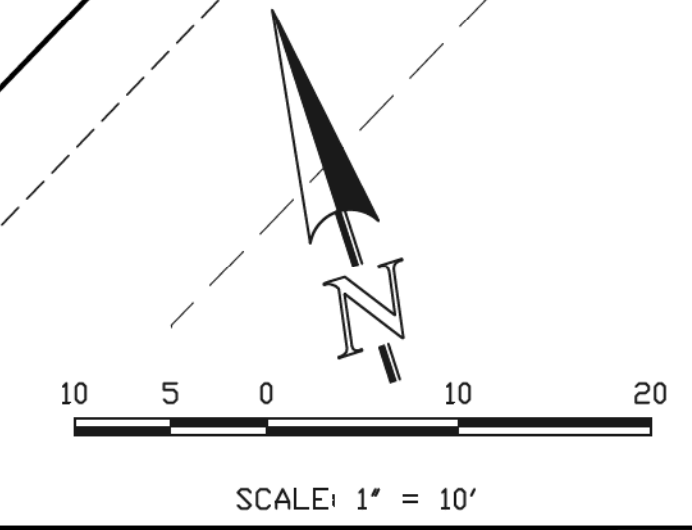
INTERSECTION OF BISON VALLEY TRAIL & RABBIT TAIL PLACE 'RAMP-03'



AS-BUILT
1-6-2023



INTERSECTION OF ELK ANTLER LANE & BISON VALLEY TRAIL 'RAMP-04'



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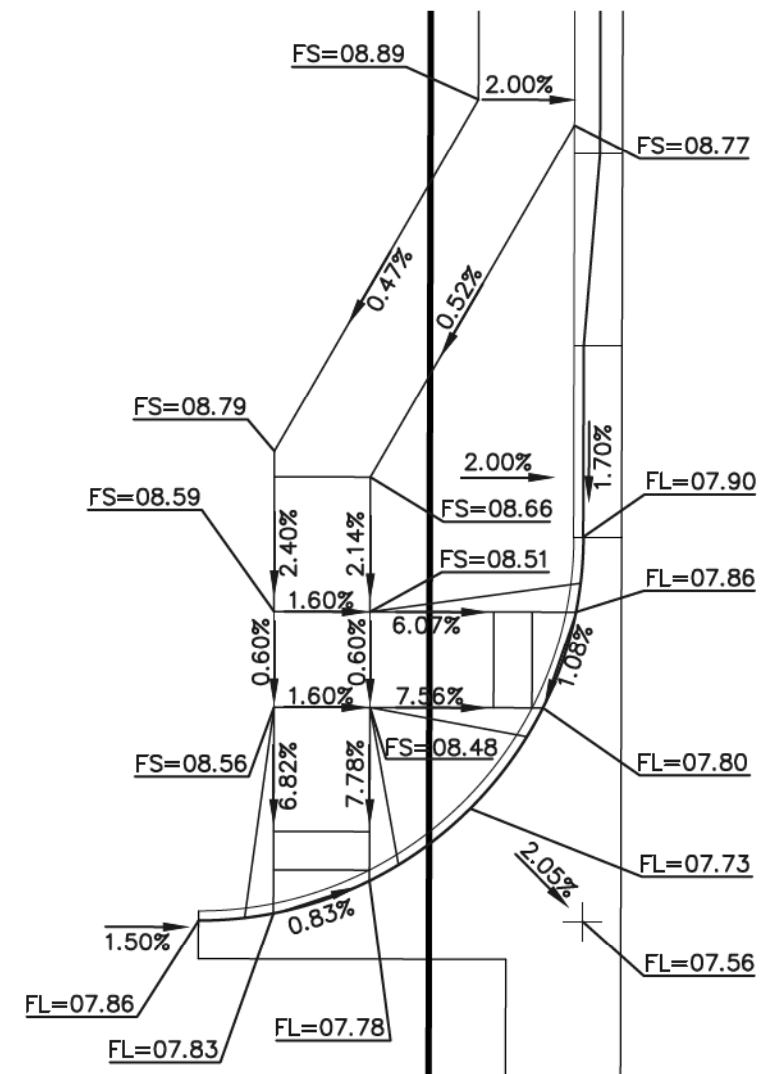
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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2-12-20
2	REVISED PER COUNTY COMMENTS	06-10-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #37155
DATE: 6/10/2020

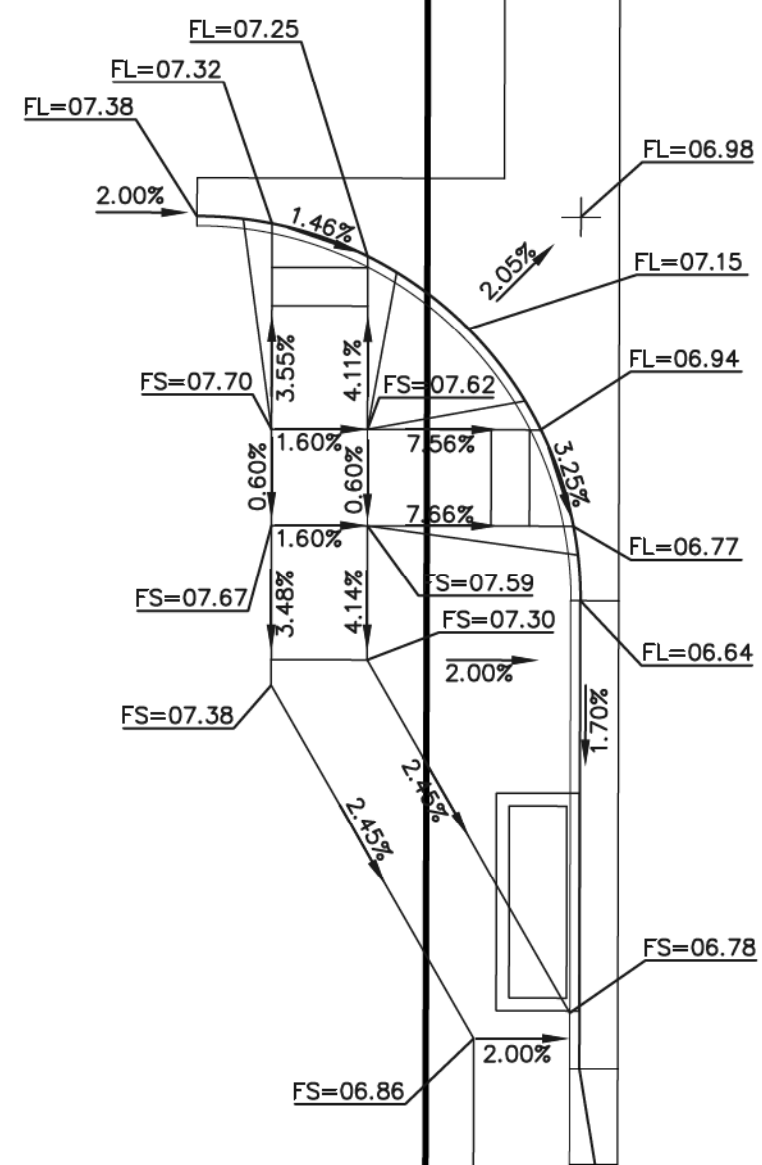
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1			
CONSTRUCTION PLANS			
STREET IMPROVEMENT PLANS			
PEDESTRIAN RAMP DETAILS 1-4			
DESIGNED BY	PRA	SCALE	DATE 02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET 18 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00

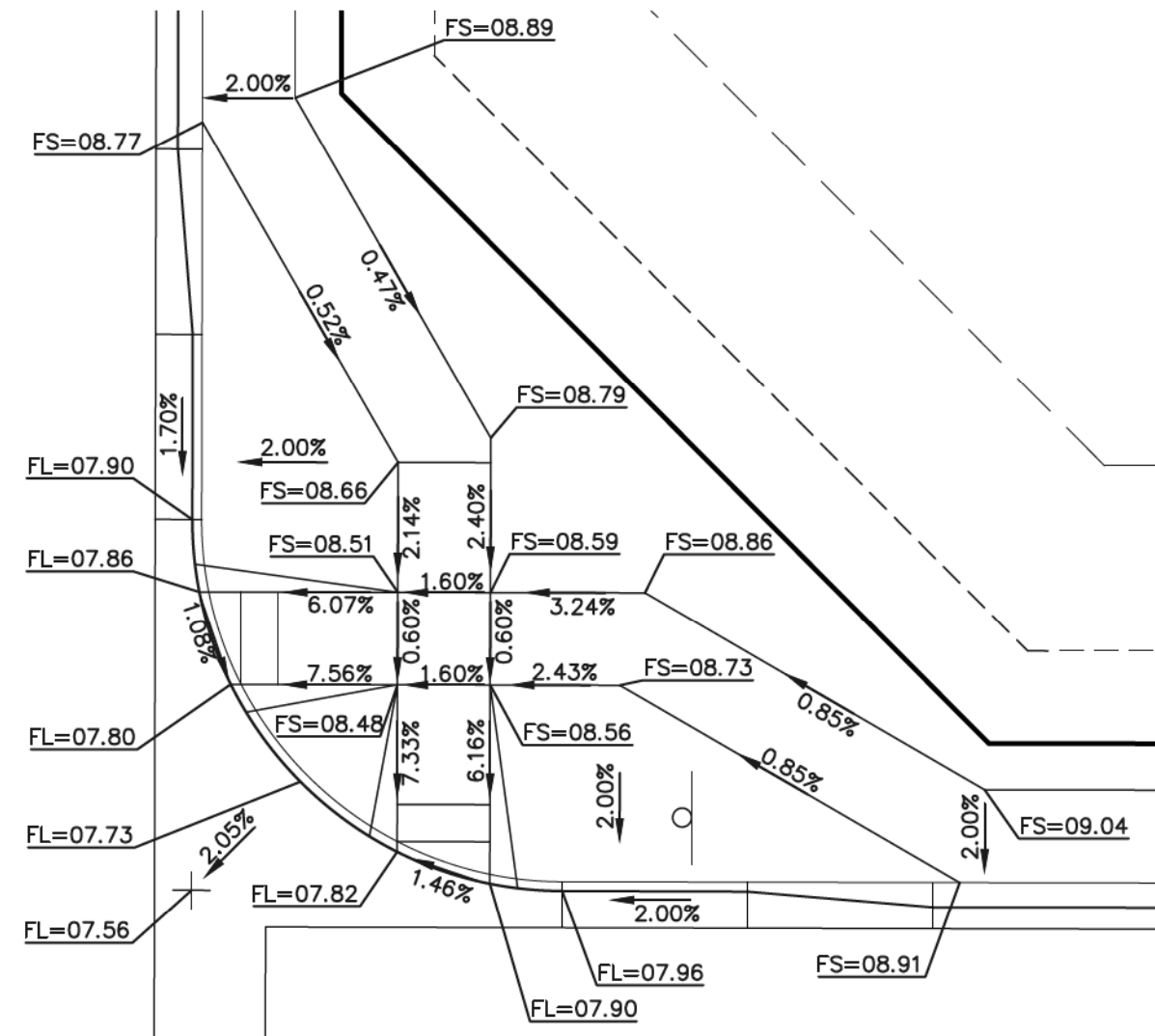
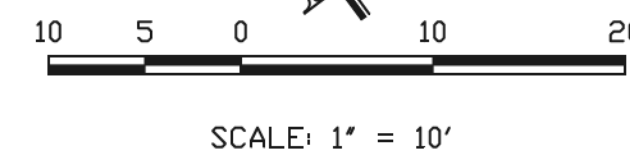


FUTURE ELK ANTLER LANE

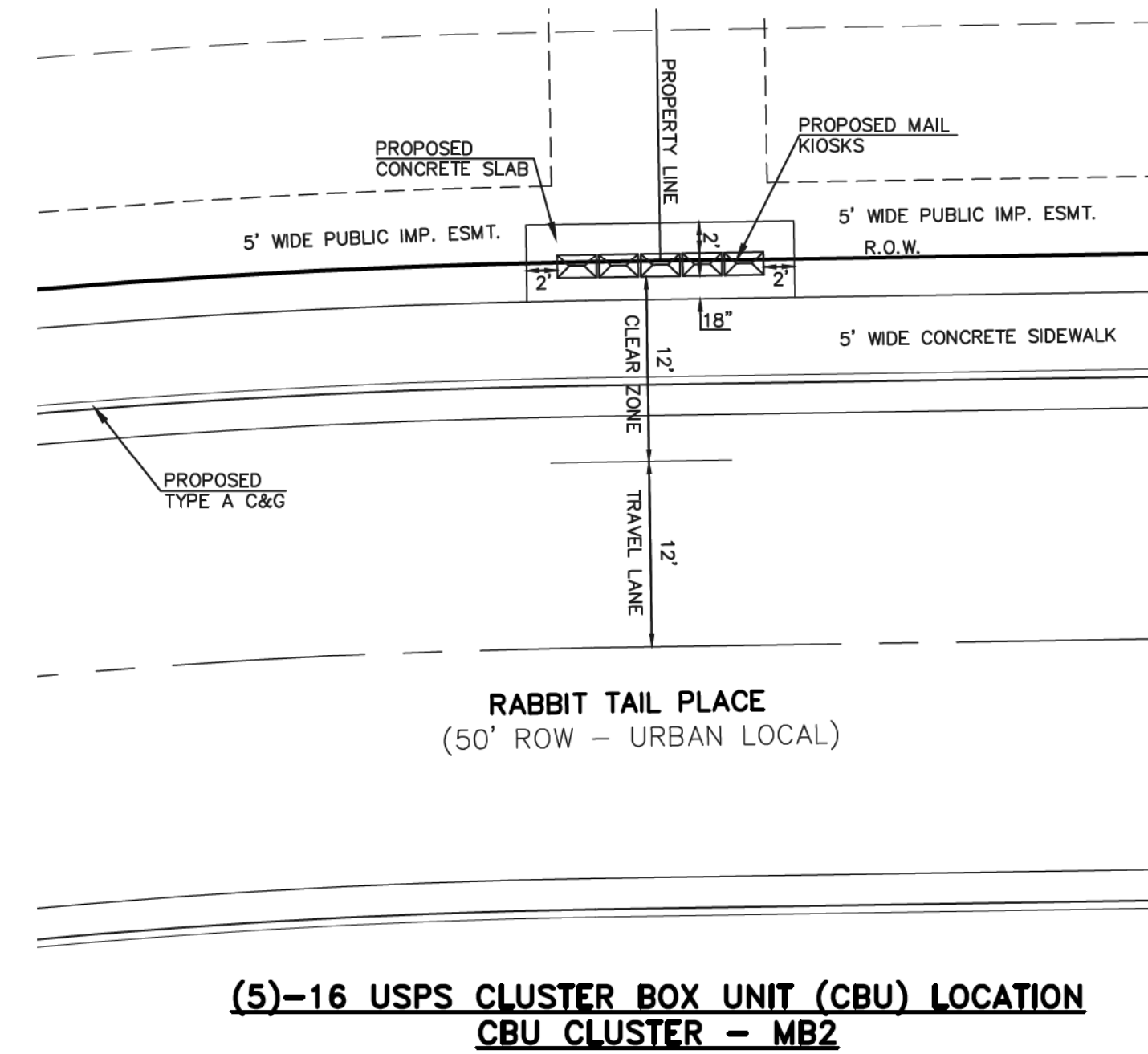
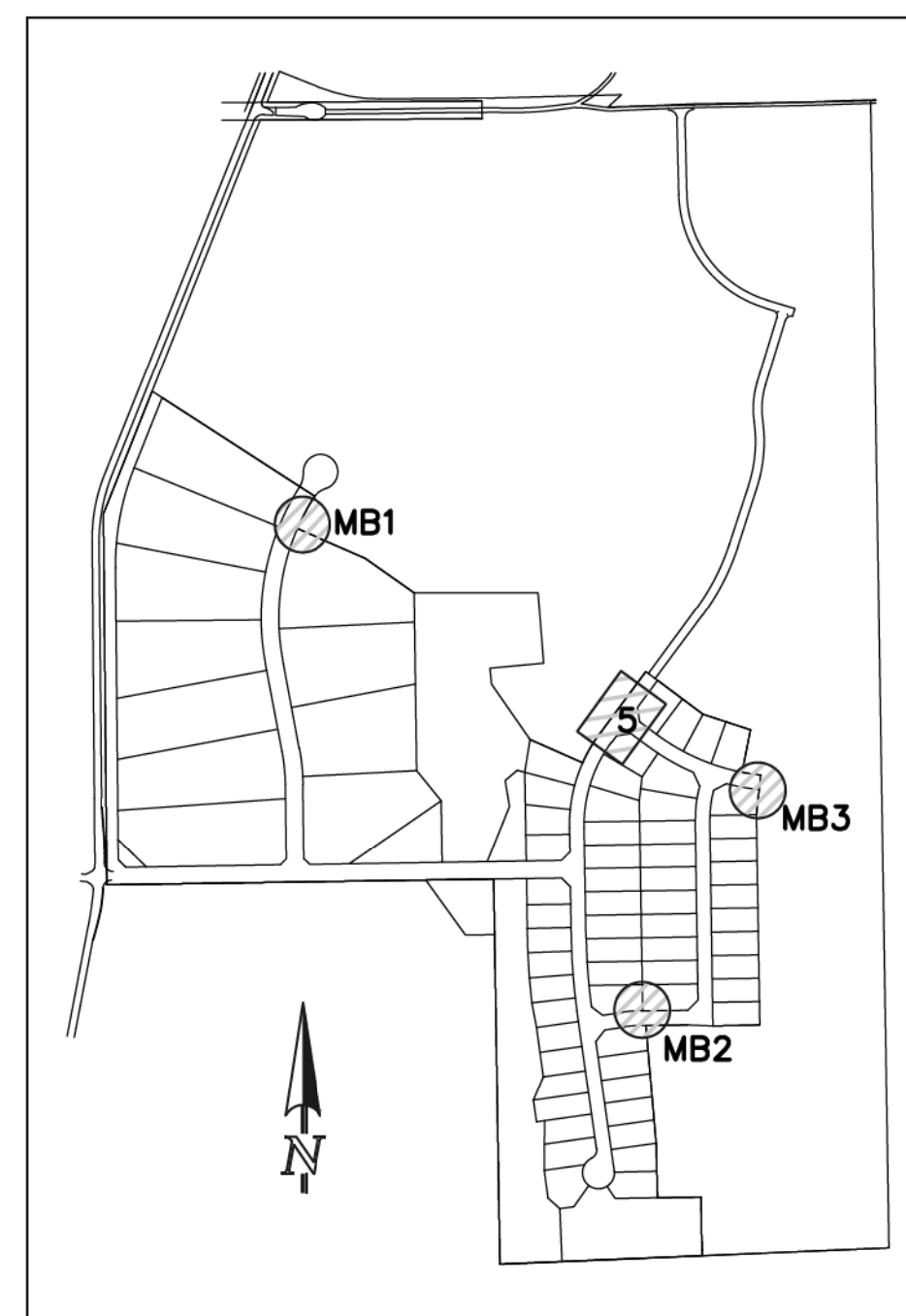
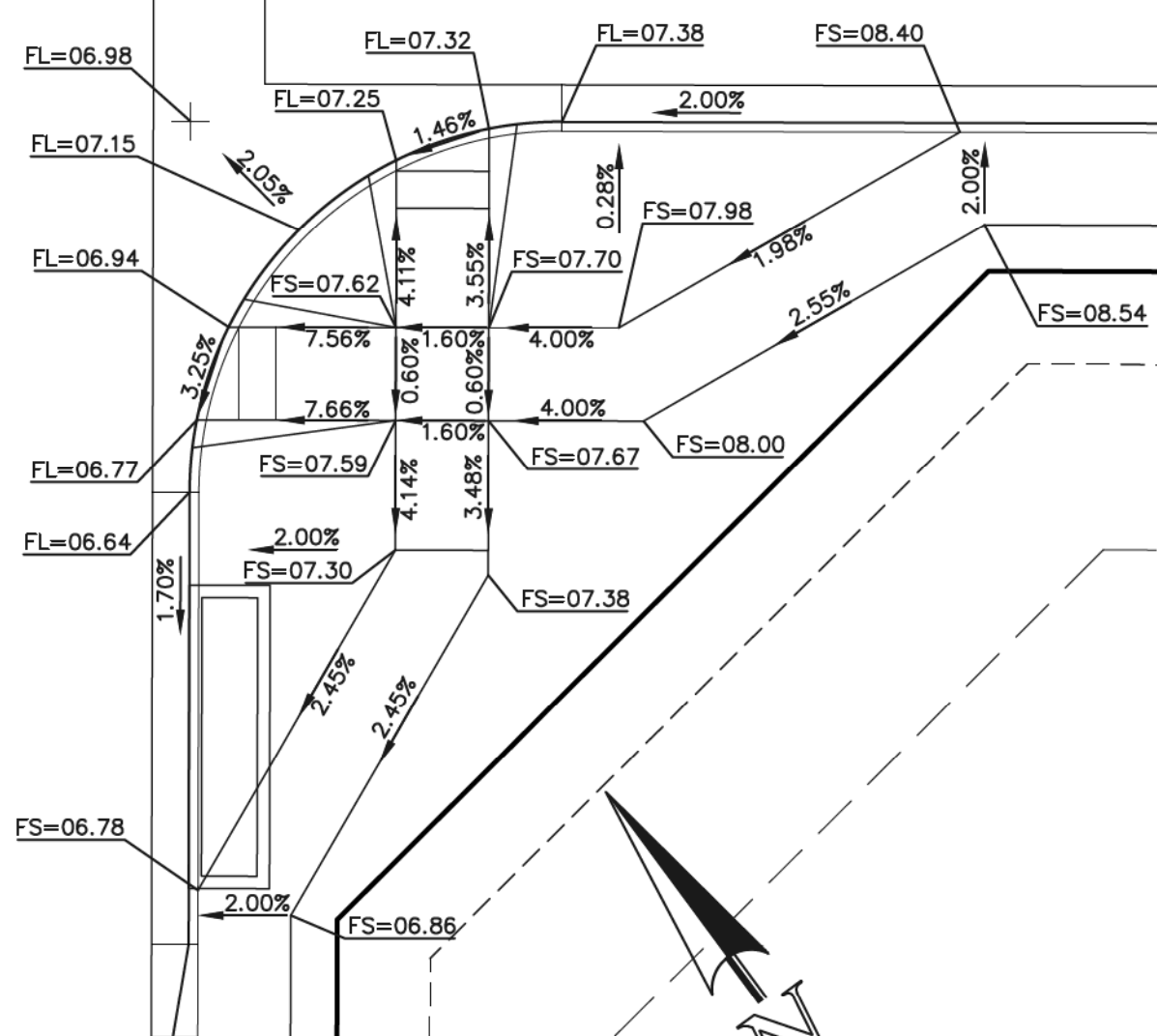
ANTELOPE RAVINE DRIVE



INTERSECTION OF
ELK ANTLER LANE & ANTELOPE RAVINE DRIVE
"RAMP-05"

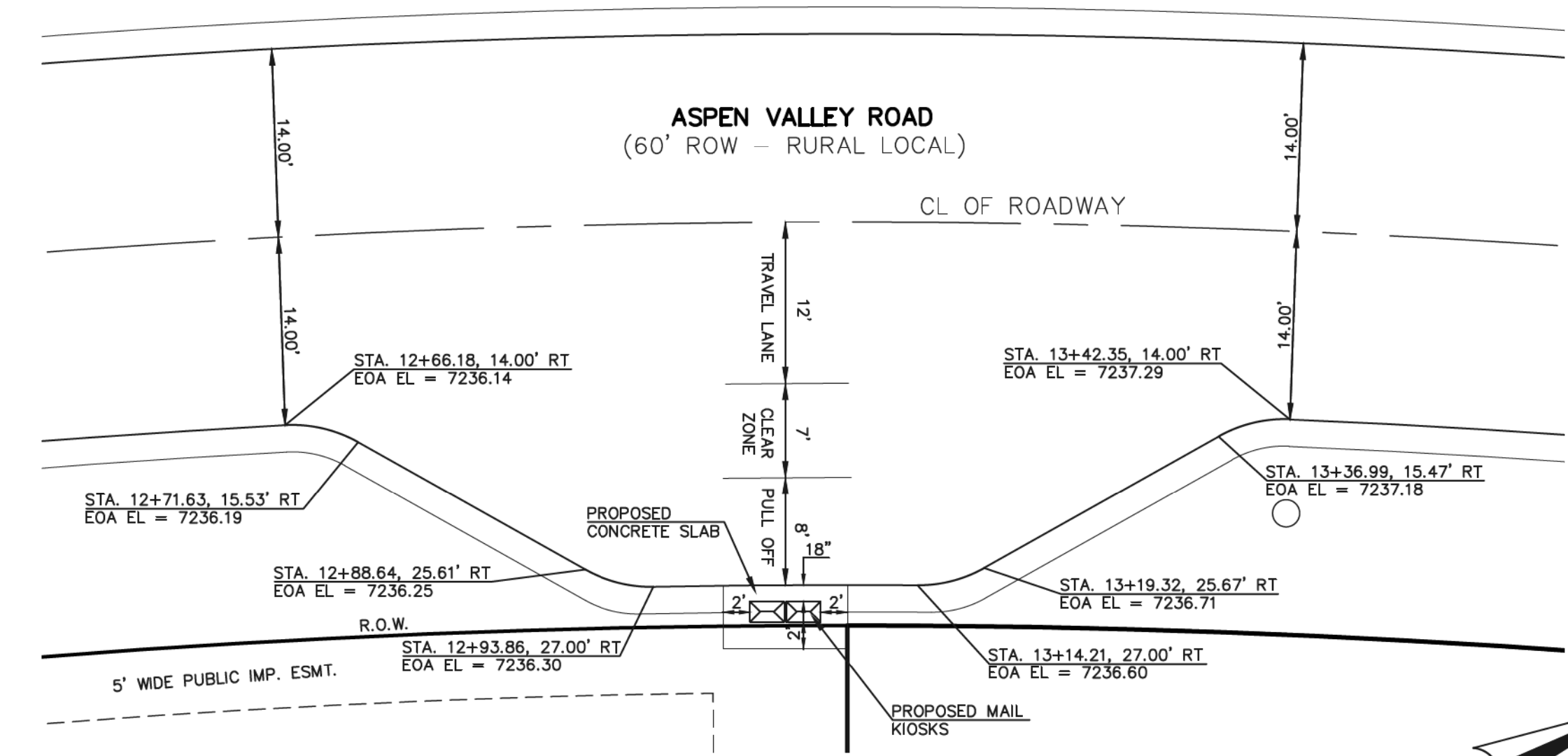
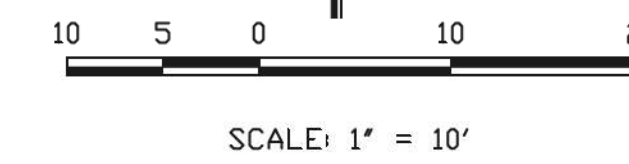


ELK ANTLER LANE

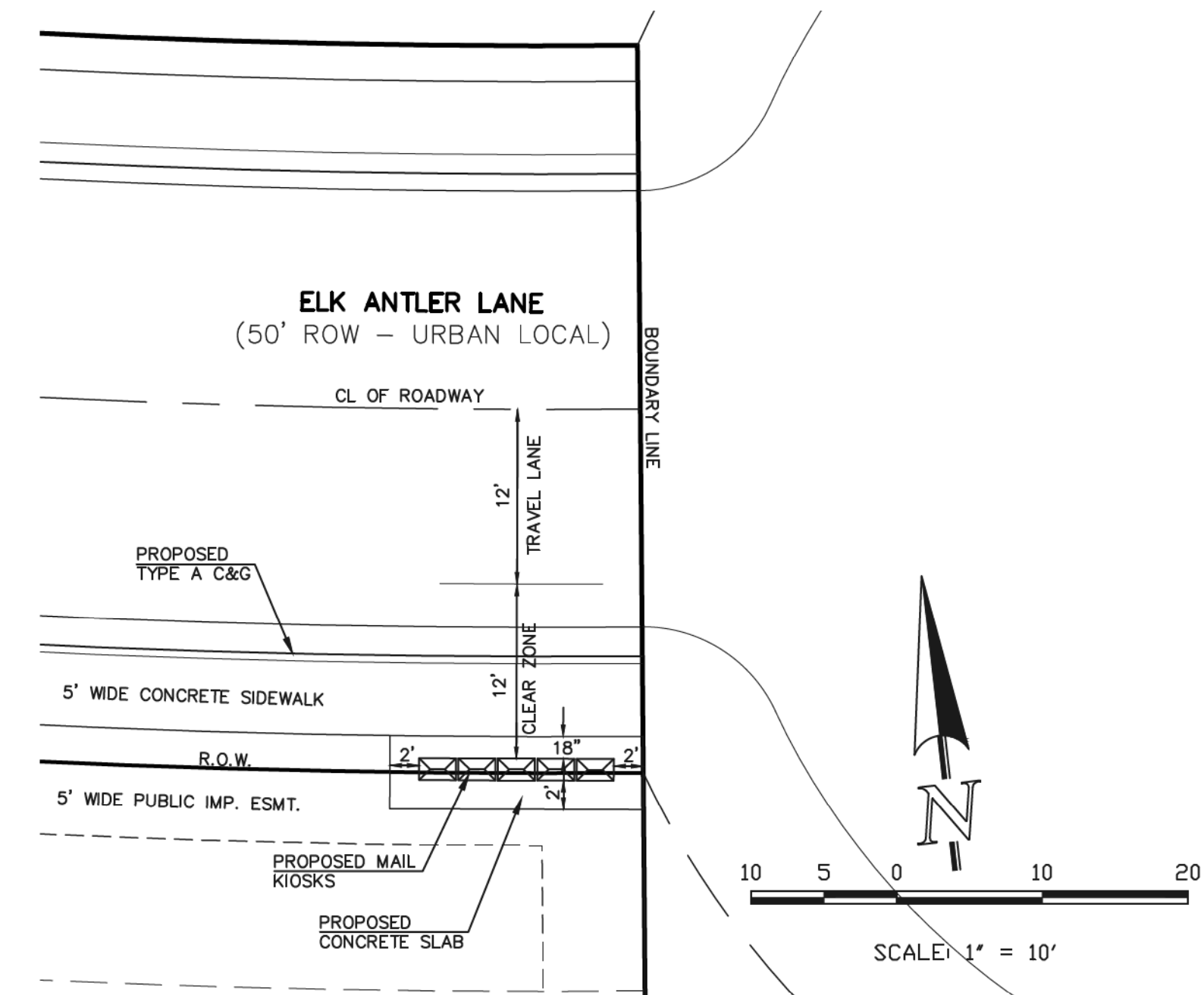
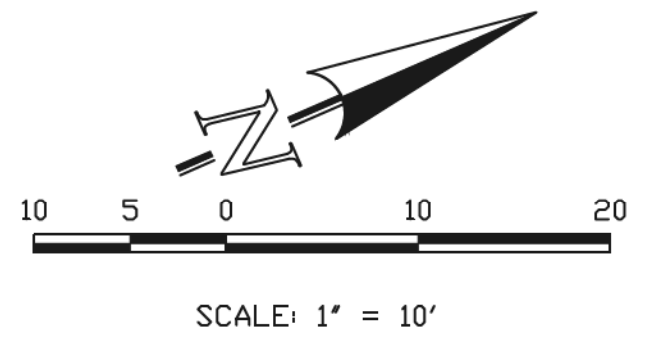


RABBIT TAIL PLACE
(50' ROW - URBAN LOCAL)

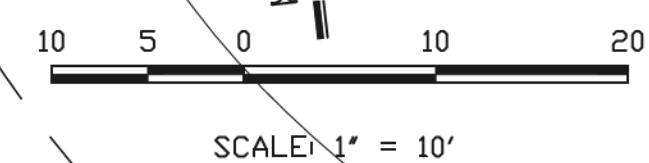
(5)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION
CBU CLUSTER - MB2



(2)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION
CBU CLUSTER - MB1



(5)-16 USPS CLUSTER BOX UNIT (CBU) LOCATION
CBU CLUSTER - MB3



AS-BUILT
1-6-2023



PROPOSED MAIL KIOSK
NOT TO SCALE

LOCATION OF CLUSTER BOX UNITS WILL BE ADEQUATELY
LIGHTED WITH FREE STANDING OR STREET LIGHTS

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS
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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	2-12-20
2	REVISED PER COUNTY COMMENTS	06-10-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO, P.E. #37155

6/10/2020
DATE

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (fax)

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
PEDESTRIAN RAMP DETAIL 5
& USPS CLUSTER BOX DETAILS

DESIGNED BY	PRA	SCALE	DATE	02-12-20
DRAWN BY	PRA	(H) 1" = 10'	SHEET	19 OF 35
CHECKED BY	(V)	1" = N/A	JOB NO.	1185.00





American Revolution LED Series 247L

PRODUCT OVERVIEW



Features:

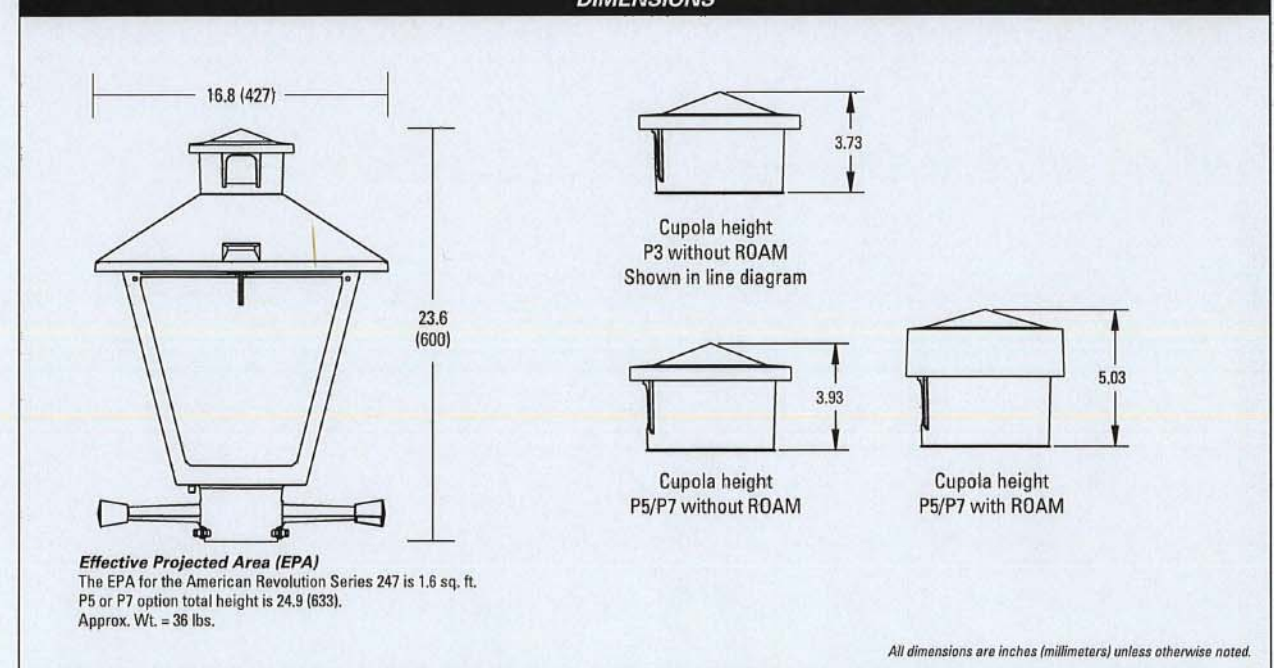
- Die-cast aluminum housing and hood for long-life performance
- Die-cast trigger latch (TL) and captive thumb screws option available for easy access to internal components
- Optical assembly designed for maximum performance, available in Type II, Type III and Type V
- Hinged hood and captive thumb screws provision afford quick, easy access to electrical and optical area for servicing
- Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
- Surge protection device (standard) exceeds ANSI C82.41 Category C1 criteria (surge tested at 10kV/50A)
- Complies with ANSI: C136.2, C136.10, C136.15
- CSA listed and suitable for up to 30°C ambient
- Rated L70, LED life greater than 100,000 hours at 25°C
- Replaces up to 150W HPS light source incumbent models
- LED electronic 0V-10V dimmable driver
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DPL to confirm which versions are qualified.

Applications:

- Streetscapes
- Walkways
- Pathways
- Parks

MVEA SPEC # 247L 10LEDE10 MVOLT 4K RS AY PCLL

DIMENSIONS



Note: Specifications subject to change without notice. American Revolution Series 247L LED



American Revolution LED Series 247L

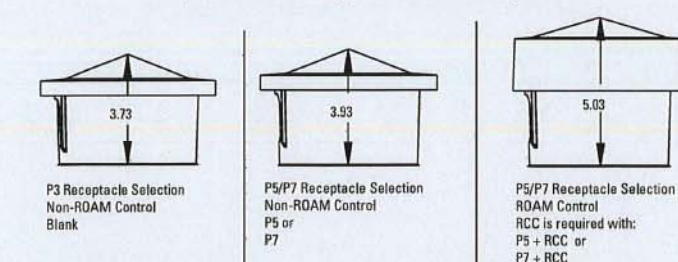
ORDERING INFORMATION

Example: 247L 20LEDE70 MVOLT 4K RS AY

Series	Performance Package	Voltage	Color Temperature (CCT)
247L American Revolution LED	20LEDE10 20 Chips, 1050 mA Driver, 72 input watts 20LEDE70 20 Chips, 700 mA Driver, 40 input watts 10LEDE10 10 Chips, 1050 mA Driver, 38 input watts 10LEDE70 10 Chips, 700 mA Driver, 28 input watts 10LEDE35 10 Chips, 350 mA Driver, 13 input watts	MVOLT Multi-volt, 120-277V 247 247V 480 480V	3K 3000K 4K 4000K 5K 5000K

Distribution	Optics	Options	Miscellaneous
R2 Type II R3 Type III R5 Type V	AY Acrylic PY Polycarbonate	Paint (blank) Black (standard) GY Gray DBB Dark Bronze WH White BZ Bronze Photocentral (blank) 3 pin NEMA Photocentral Receptacle (standard) NR 1 No Photocentral Receptacle PS 1 5 pin NEMA Photocentral Receptacle (diminable driver included) PP 1 7 pin NEMA Photocentral Receptacle (diminable driver included) PCLL 15 Solid State Long Life Photocentral PCSS 15 Not CSA Listed Solid State Long Life Photocentral (120-277V)	SS Stainless steel hardware NL NEMA Label XL Not CSA Listed TL Tool-less Entry LDR Ladder Rest SH Shorting Cap SH* Not CSA Listed Shorting Cap HSB House Side Shield Black HSW House Side Shield White CR Enhanced Corrosion Resistant Finish RCC* ROAM Dimming Node Cupola Cover Accessories RNCS7 ROAM Dimming Node Cupola Cover

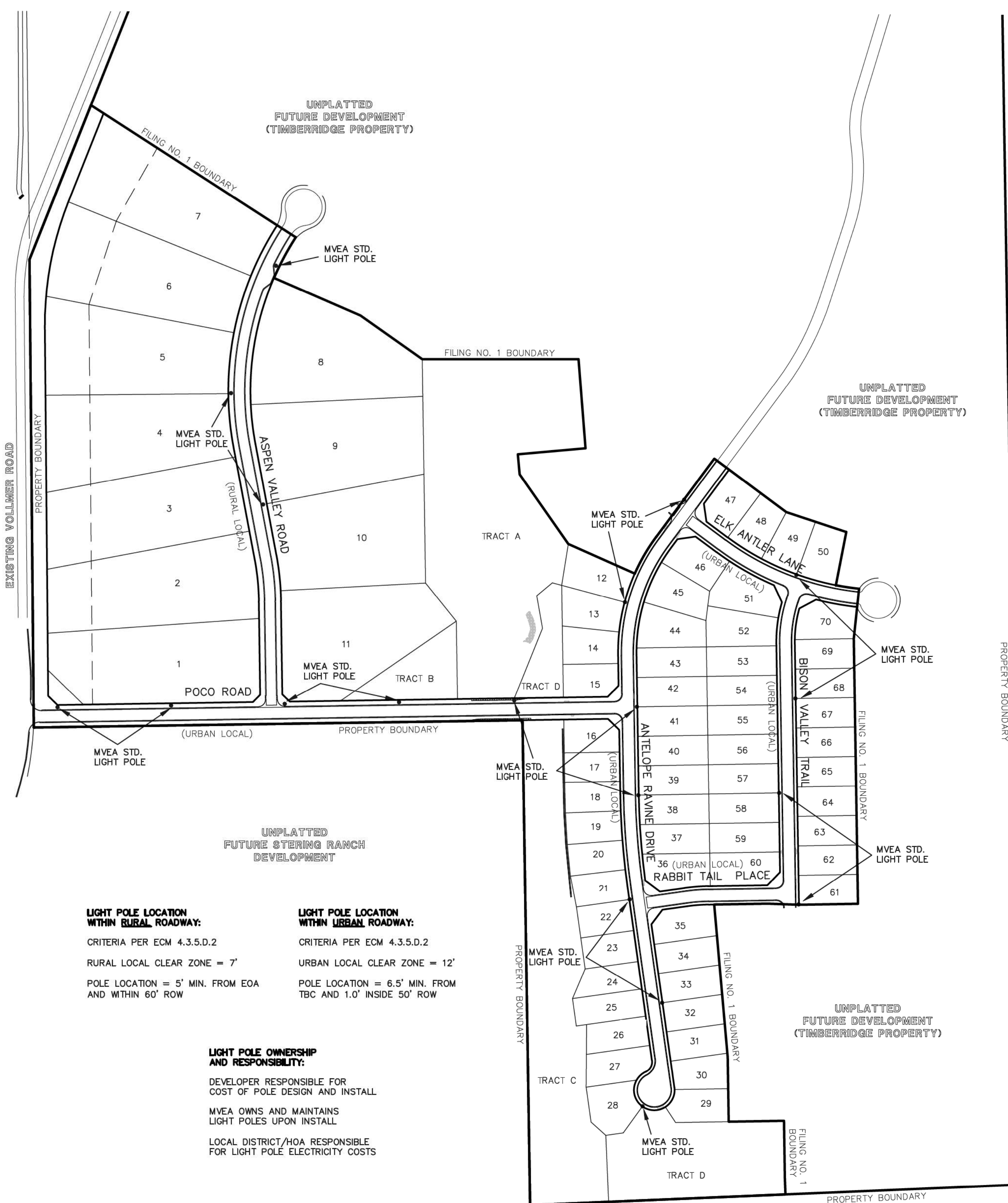
Cupola size based on type of control and receptacle



- Notes:
- Other colors available, please contact factory
 - PC and SH not available with NR option
 - Taller cupola cover (RCC) is required when used with ROAM or other similar wireless monitoring control systems
 - Standard failure mode="Fail On"
 - Photocenters supplied with ANSI Standard Turn-On levels
 - XL option is required
 - Ships with unit, field installed
 - Required when using ROAM or other similar wireless monitoring control systems

AEL American Electric Lighting
 All Headquarters: 3025 Columbia Road, Greenville, OH 45903
 www.aelamericanelectriclighting.com
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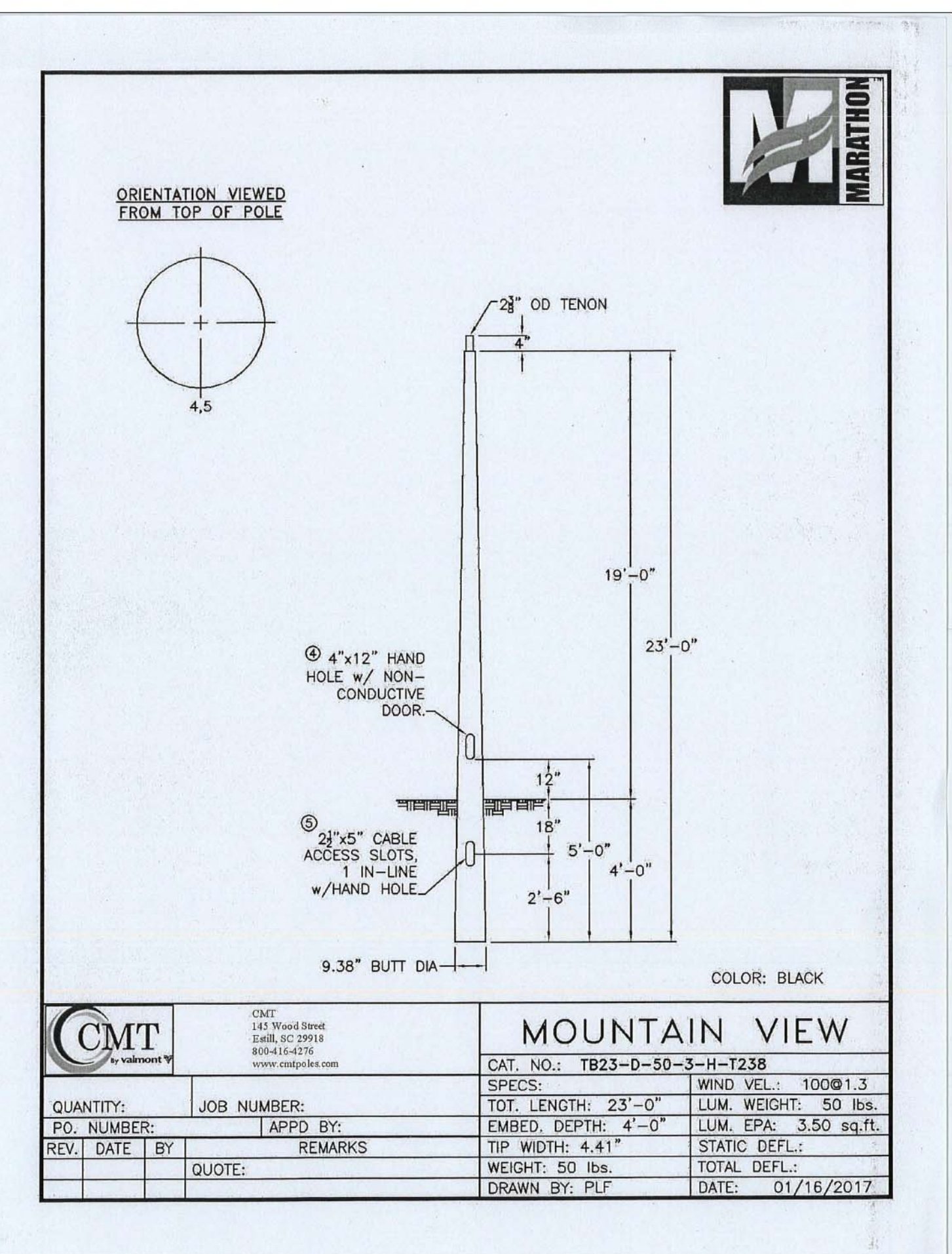
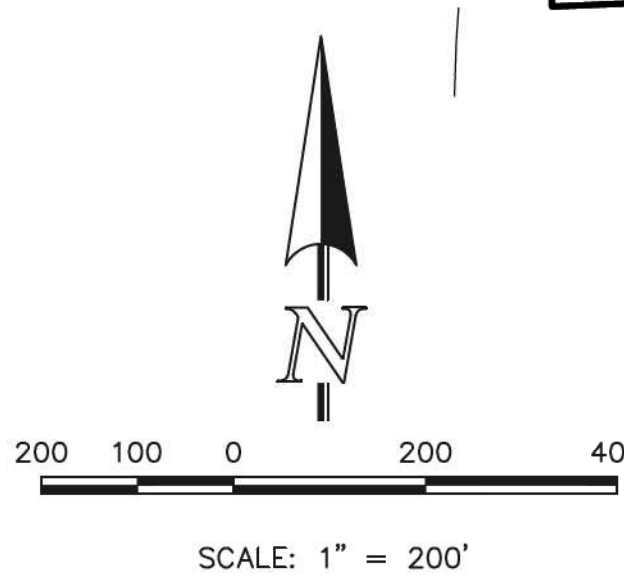
Warranty: Five-year limited warranty. Complete warranty terms located at www.aelamericanelectriclighting.com/customer-service/Products_and_Installation.aspx. Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice. Please contact your sales representative for the latest product information.



LIGHT POLE LOCATION WITHIN RURAL ROADWAY:
 CRITERIA PER ECM 4.3.5.D.2
 RURAL LOCAL CLEAR ZONE = 7'
 POLE LOCATION = 5' MIN. FROM EOA AND WITHIN 60' ROW

LIGHT POLE LOCATION WITHIN URBAN ROADWAY:
 CRITERIA PER ECM 4.3.5.D.2
 URBAN LOCAL CLEAR ZONE = 12'
 POLE LOCATION = 6.5' MIN. FROM TBC AND 1.0' INSIDE 50' ROW

LIGHT POLE OWNERSHIP AND RESPONSIBILITY:
 DEVELOPER RESPONSIBLE FOR COST OF POLE DESIGN AND INSTALL
 MVEA OWNS AND MAINTAINS LIGHT POLES UPON INSTALL
 LOCAL DISTRICT/HOA RESPONSIBLE FOR LIGHT POLE ELECTRICITY COSTS



CMT		MOUNTAIN VIEW	
QUANTITY:	JOB NUMBER:	SPECS:	WIND VEL.: 100@1.3
PO. NUMBER:	APPD BY:	TOT. LENGTH: 23'-0"	LUM. WEIGHT: 50 lbs.
REV. DATE BY:	REMARKS:	EMBED DEPTH: 4'-0"	LUM. EPA: 3.50 sq.ft.
QUOTE:		TIP WIDTH: 4.41"	STATIC DEFL.:
		WEIGHT: 50 lbs.	TOTAL DEFL.:
		DRAWN BY: PLF	DATE: 01/16/2017

AS-BUILT 1-6-2023

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NO. REVISION	DATE

REVIEW:

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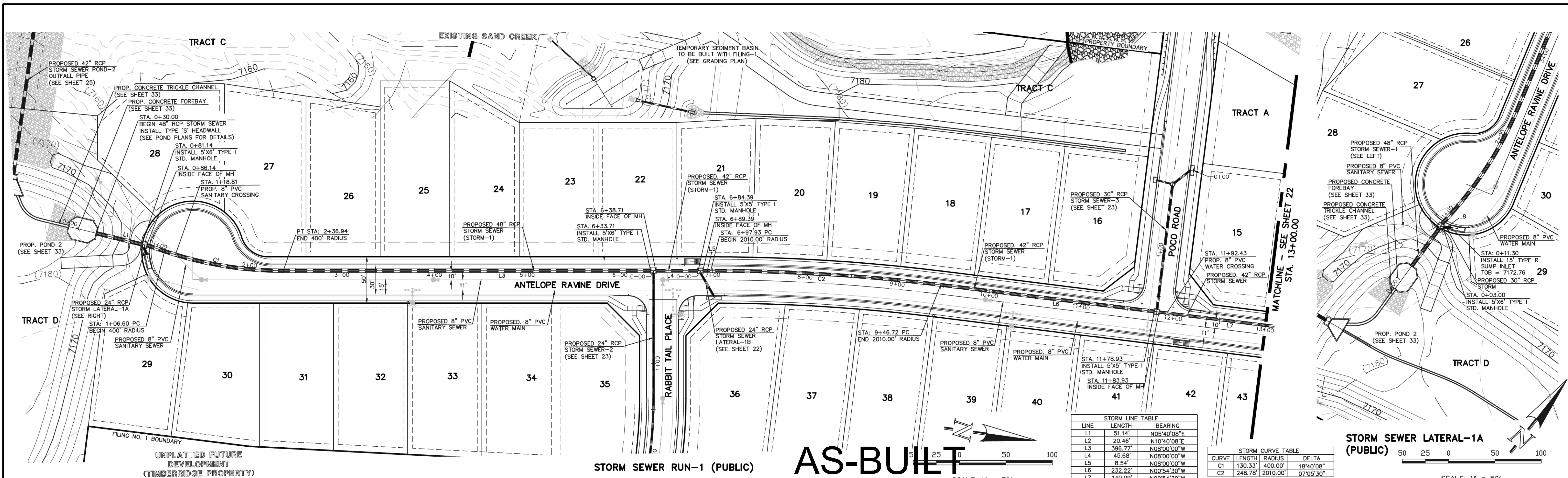
MARC. A. WHORTON, COLORADO P.E. #37155 DATE: 6/10/2020

RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS
 STREET LIGHT POLE LOCATION PLAN

CLASSIC CONSULTING

DESIGNED BY MAW SCALE DATE 04-05-20
 DRAWN BY MAW (H) 1" = 200' SHEET 20 OF 35
 CHECKED BY (V) 1" = N/A JOB NO. 1185.00

619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799 (fax)

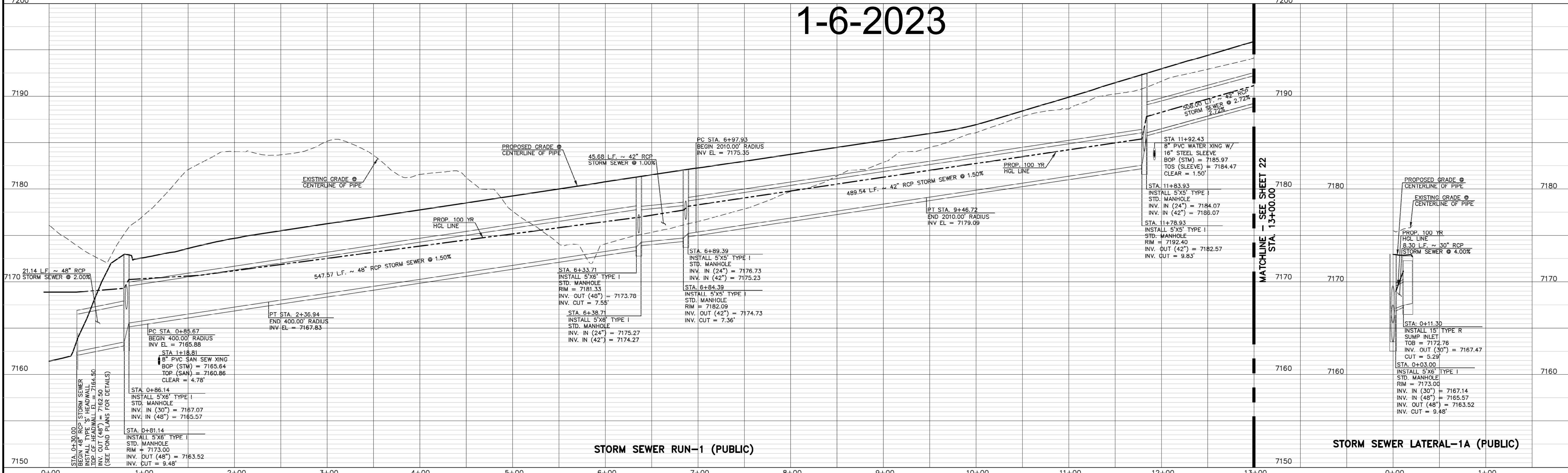


STORM LINE TABLE		
LINE	LENGTH	BEARING
L1	51.14'	N05°40'08"E
L2	20.46'	N10°40'08"E
L3	396.77'	N08°00'00"W
L4	43.68'	N08°00'00"W
L5	8.54'	N08°00'00"W
L6	232.22'	N00°54'30"W
L7	140.09'	N00°54'30"W

STORM CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	130.33'	400.00'	18°40'08"
C2	248.78'	2010.00'	07°05'30"

AS-BUILT

1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	6/10/2020
MARC A. WHORTON, COLORADO P.E. #37155	

CLASSIC CONSULTING

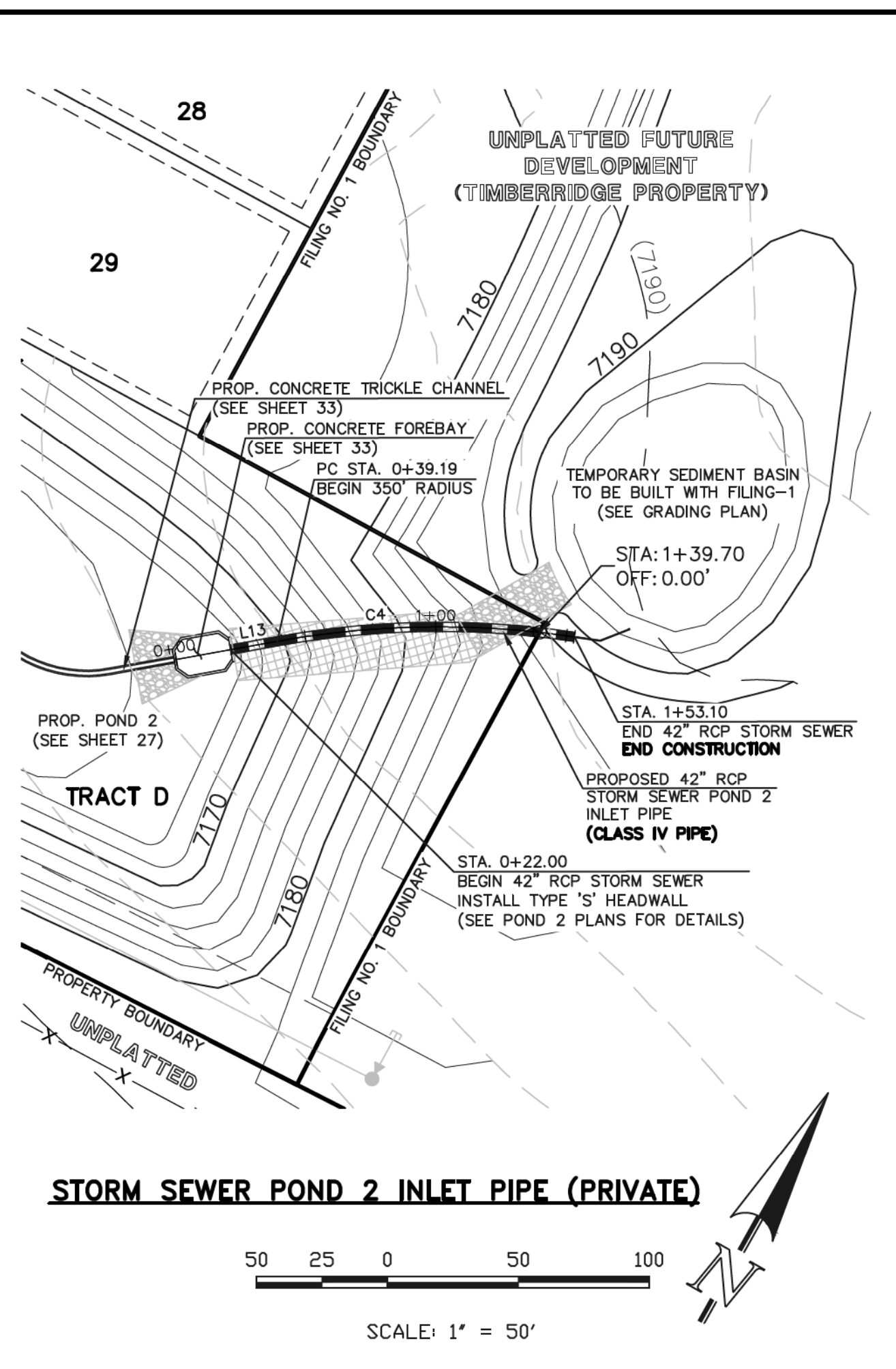
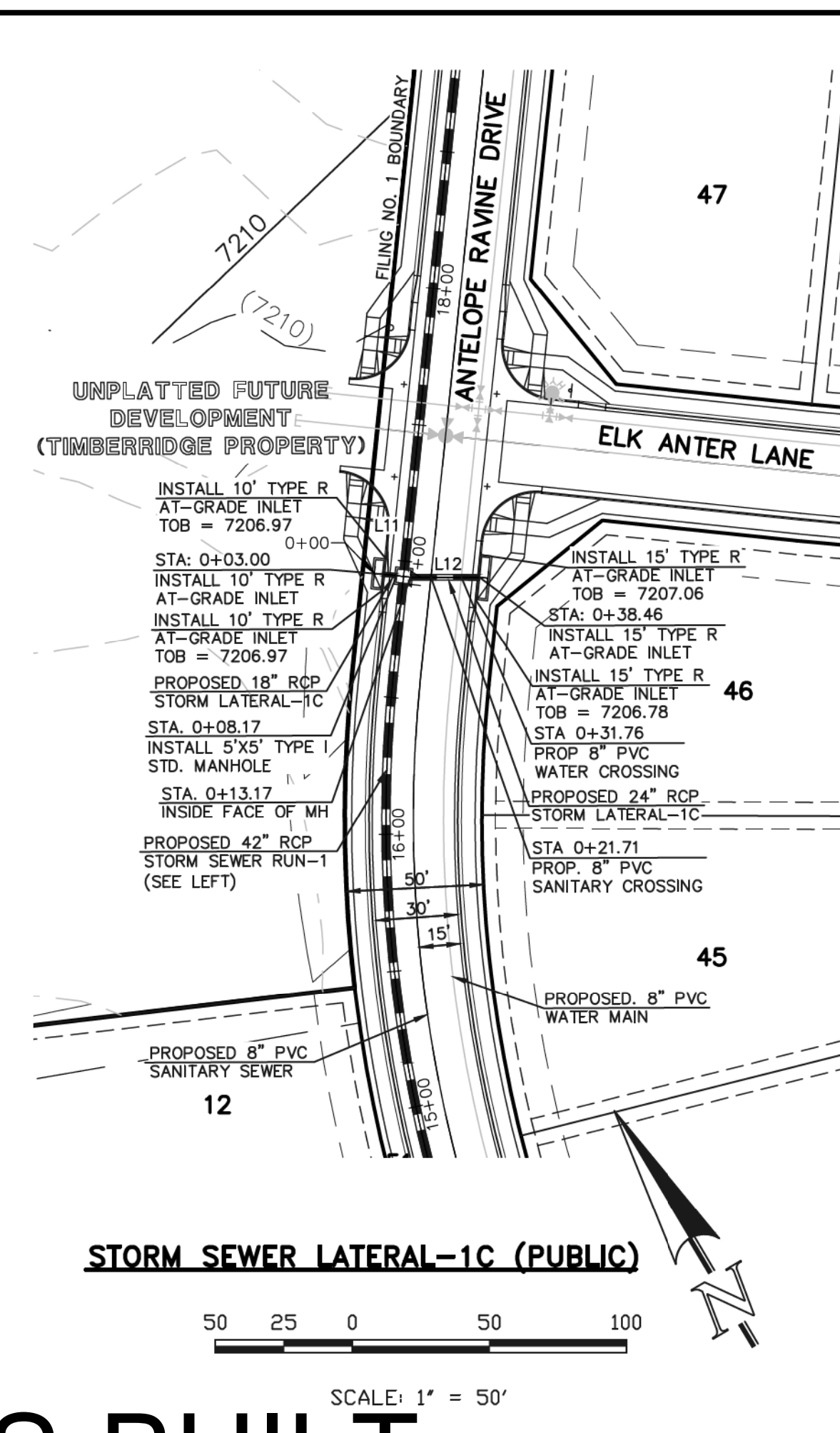
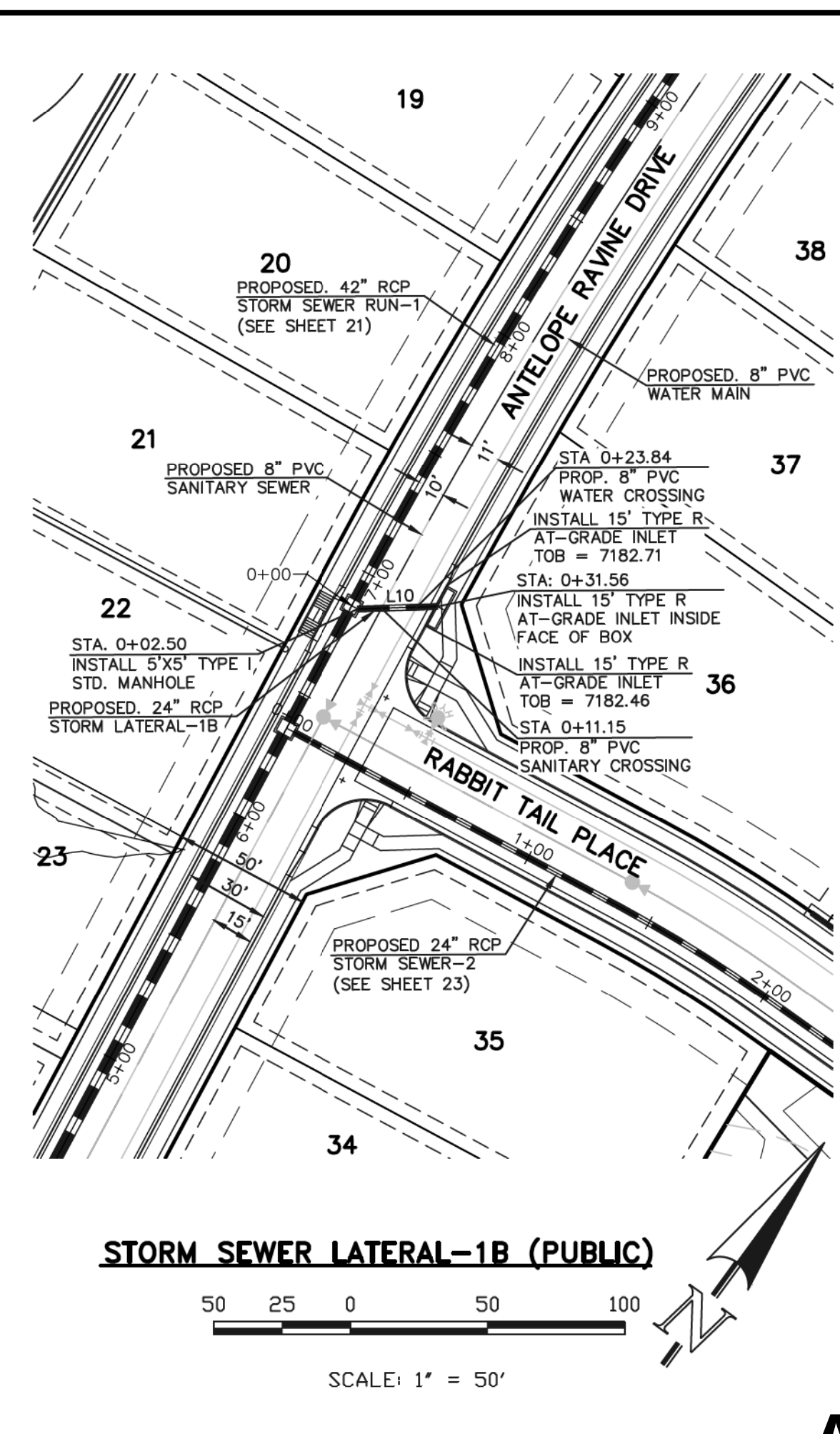
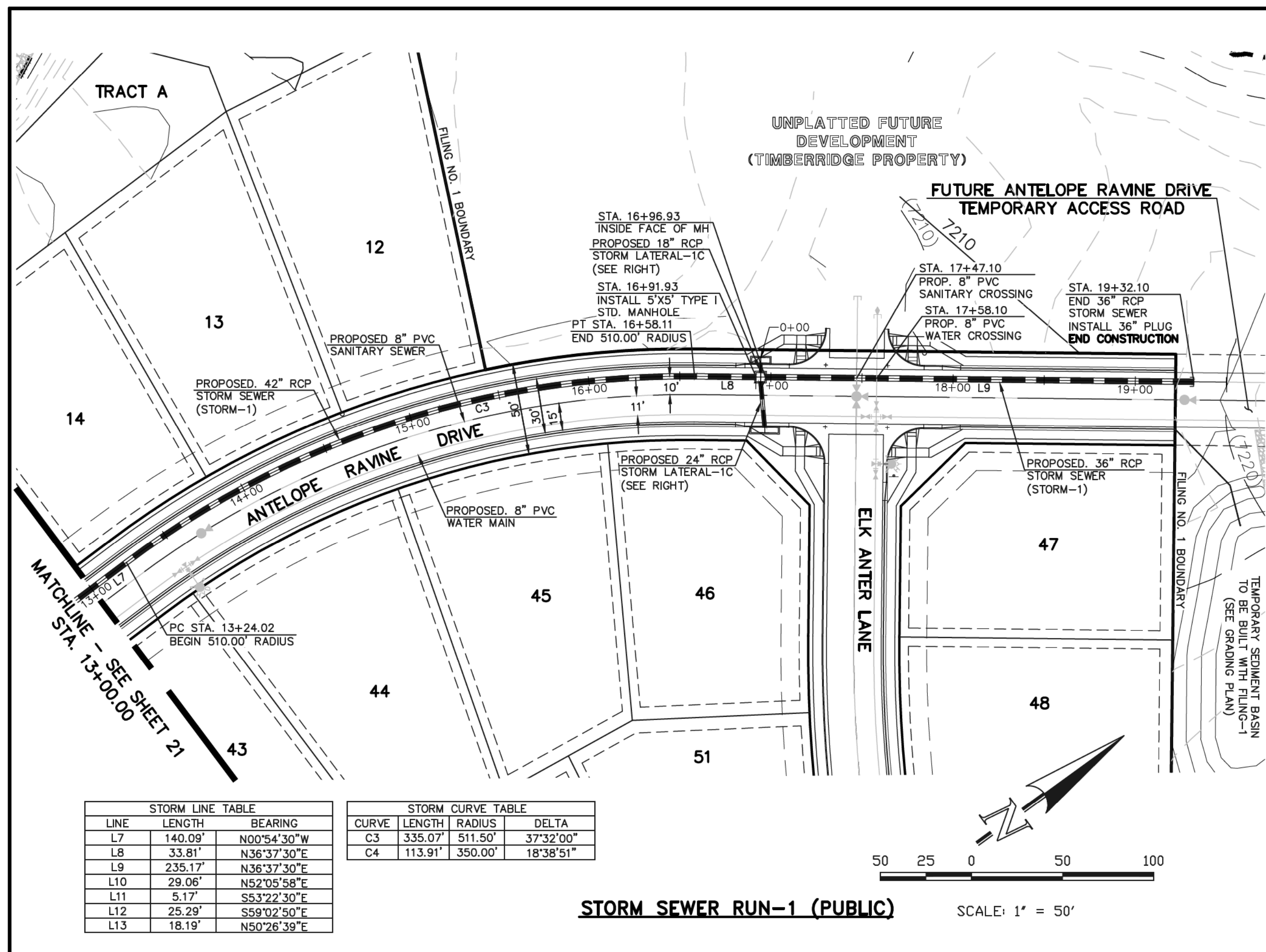
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799(fax)

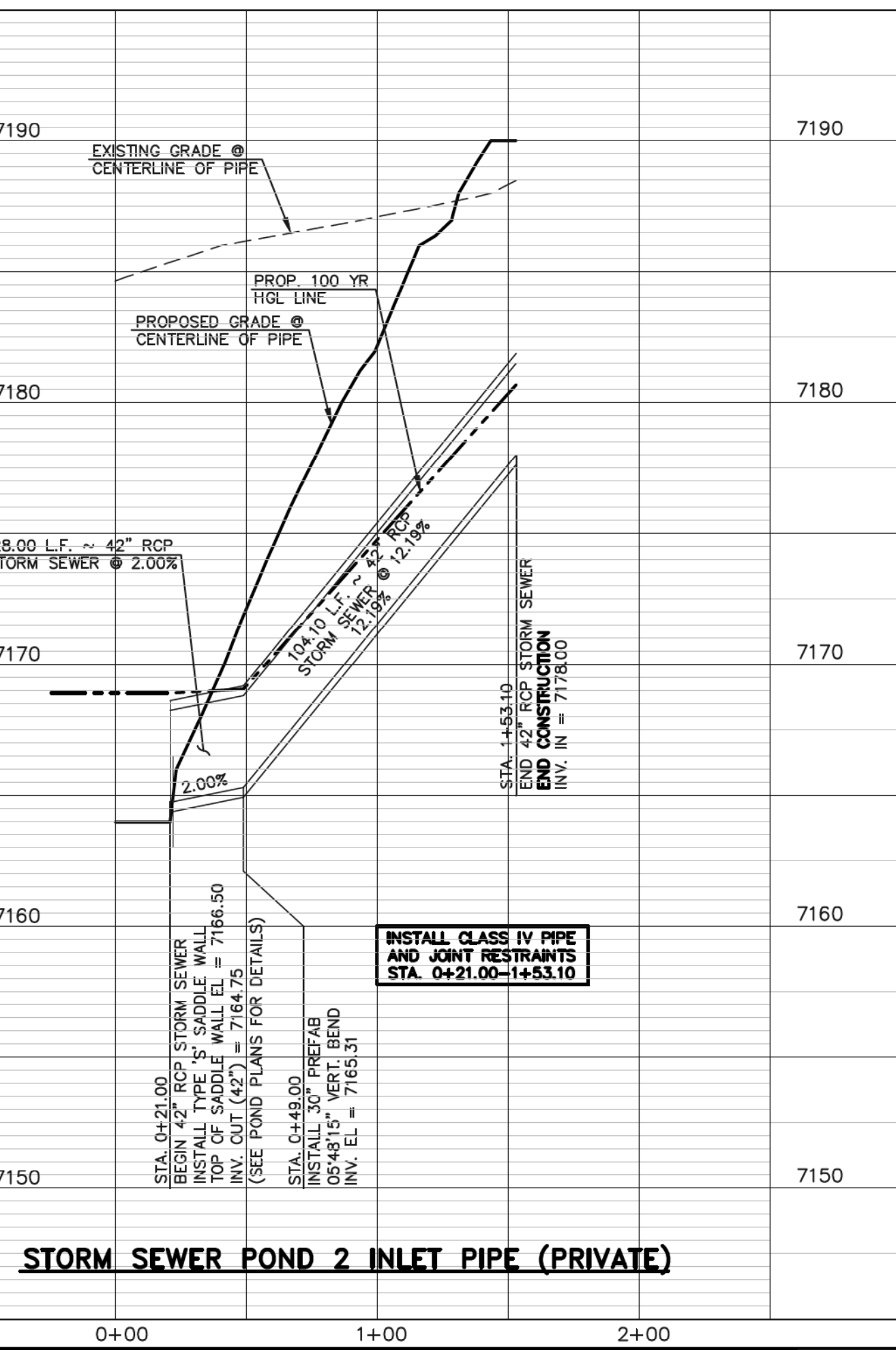
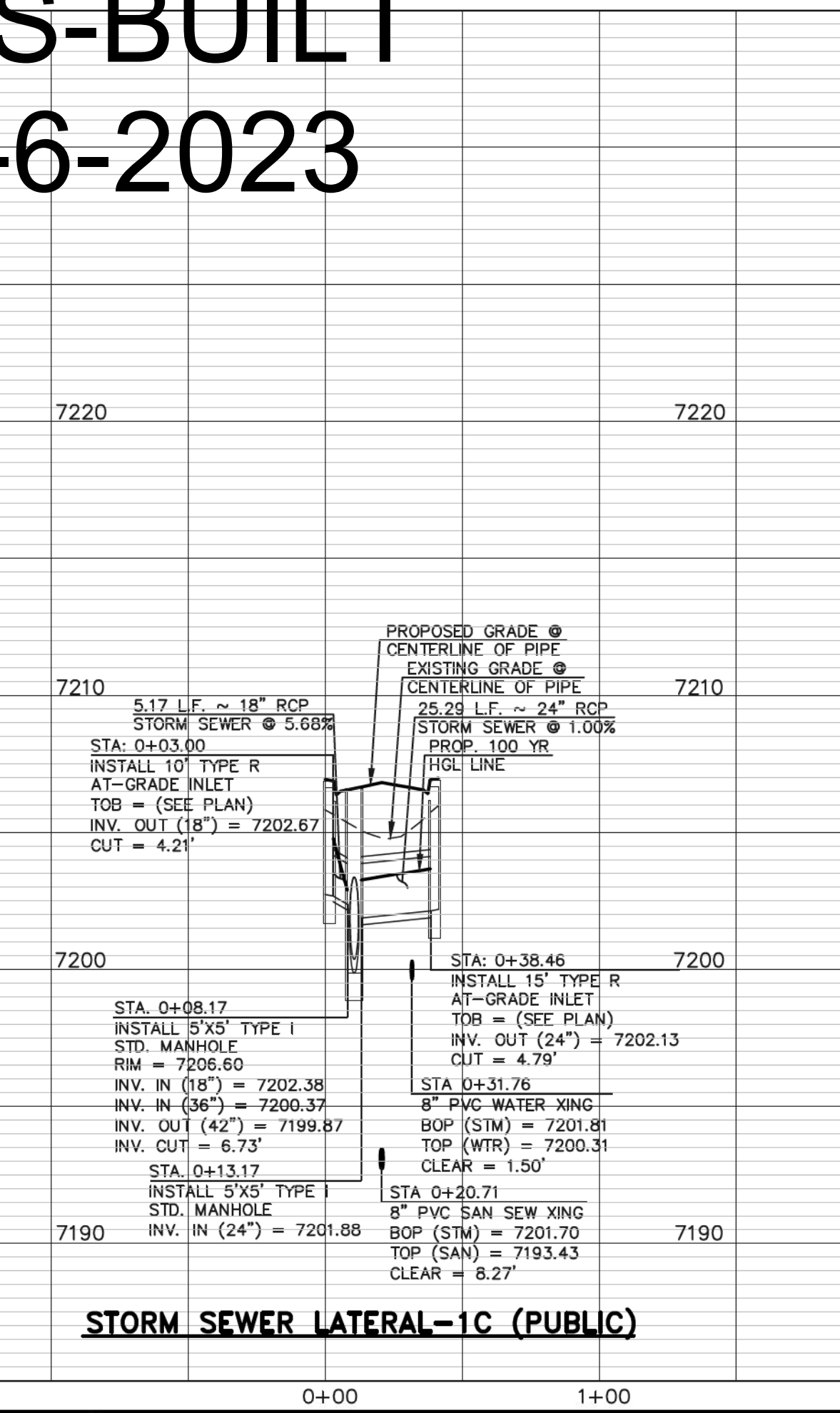
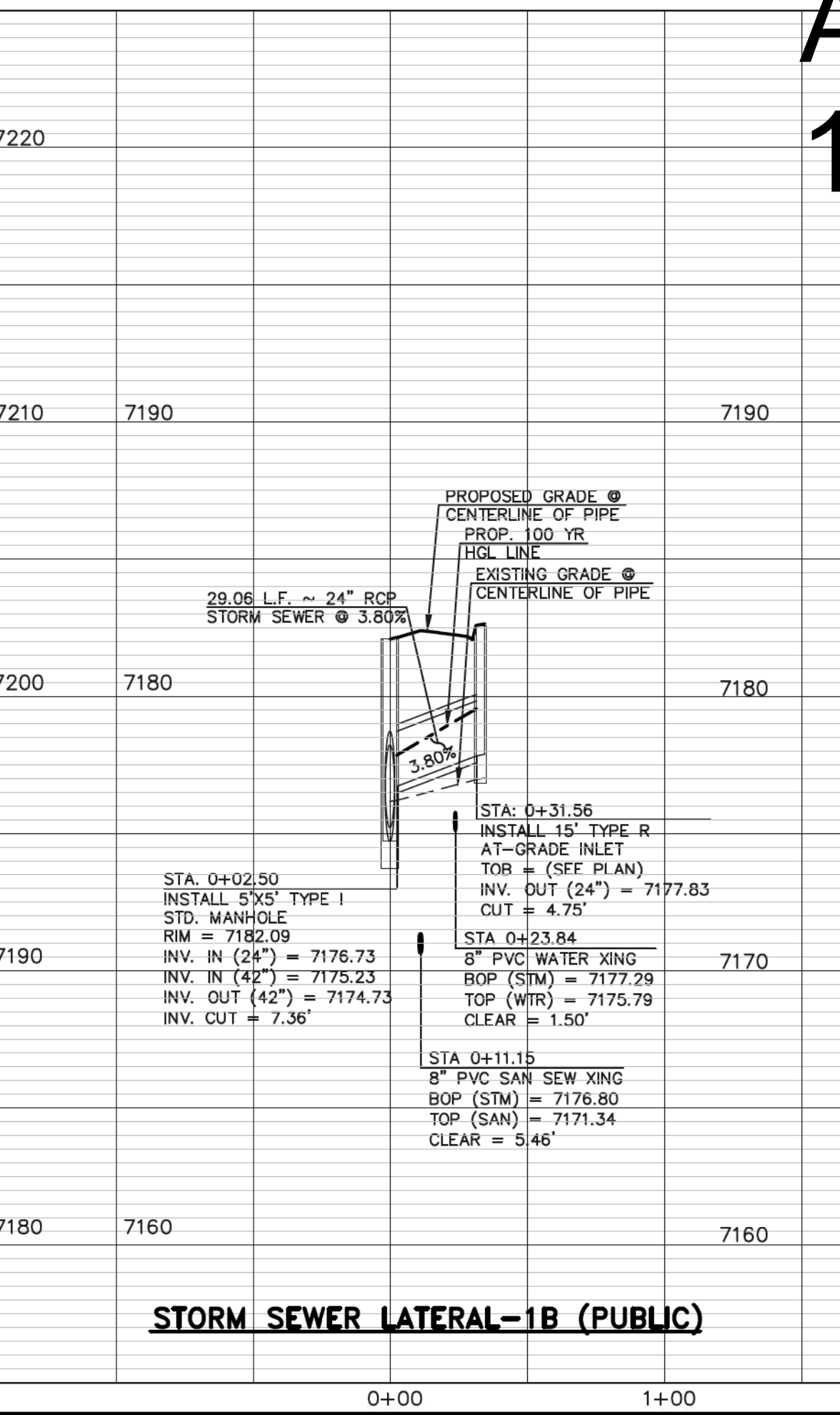
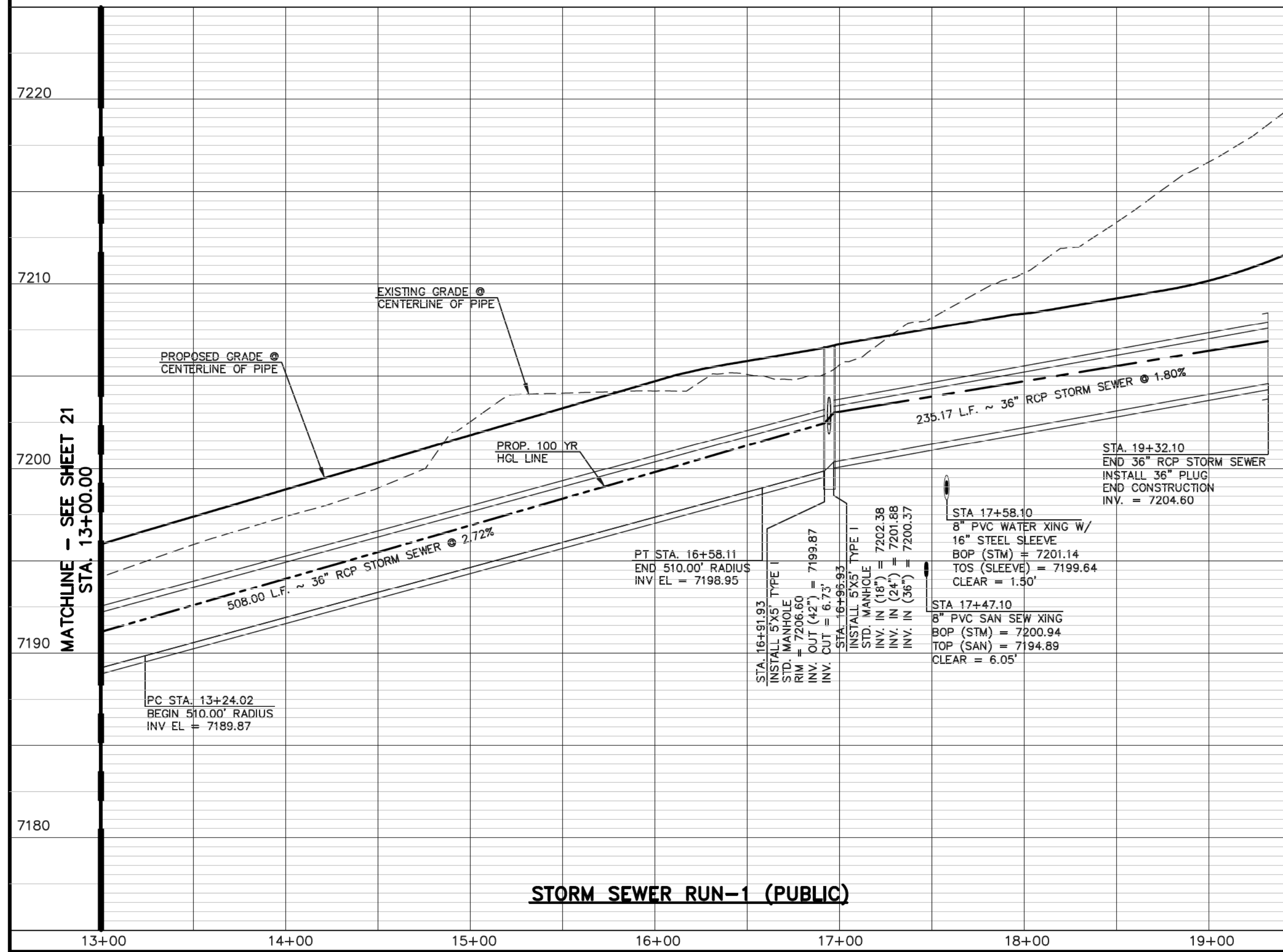
**RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS**

STORM SEWER PLAN

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	21 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	



**AS-BUILT
1-6-2023**



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-13-20

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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155
DATE: 6/10/2020

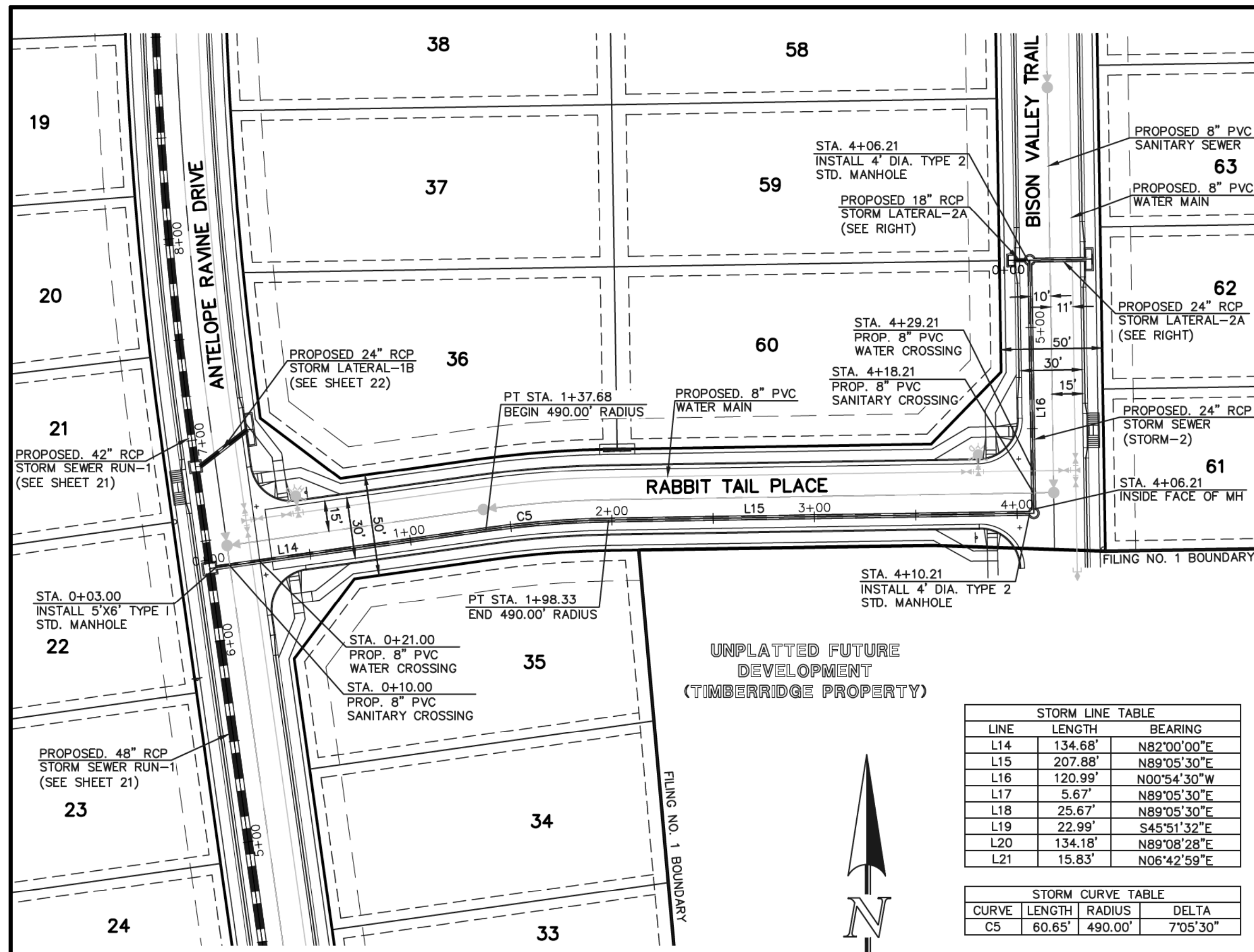
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(fax)

**RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN**

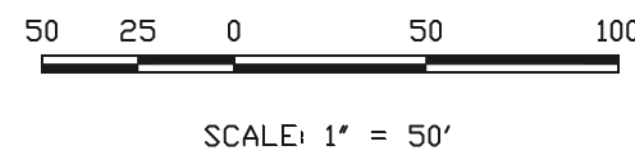
DESIGNED BY: MAW
DRAWN BY: ESO
CHECKED BY:

SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 04-05-19
SHEET 22 OF 35
JOB NO. 1185.00



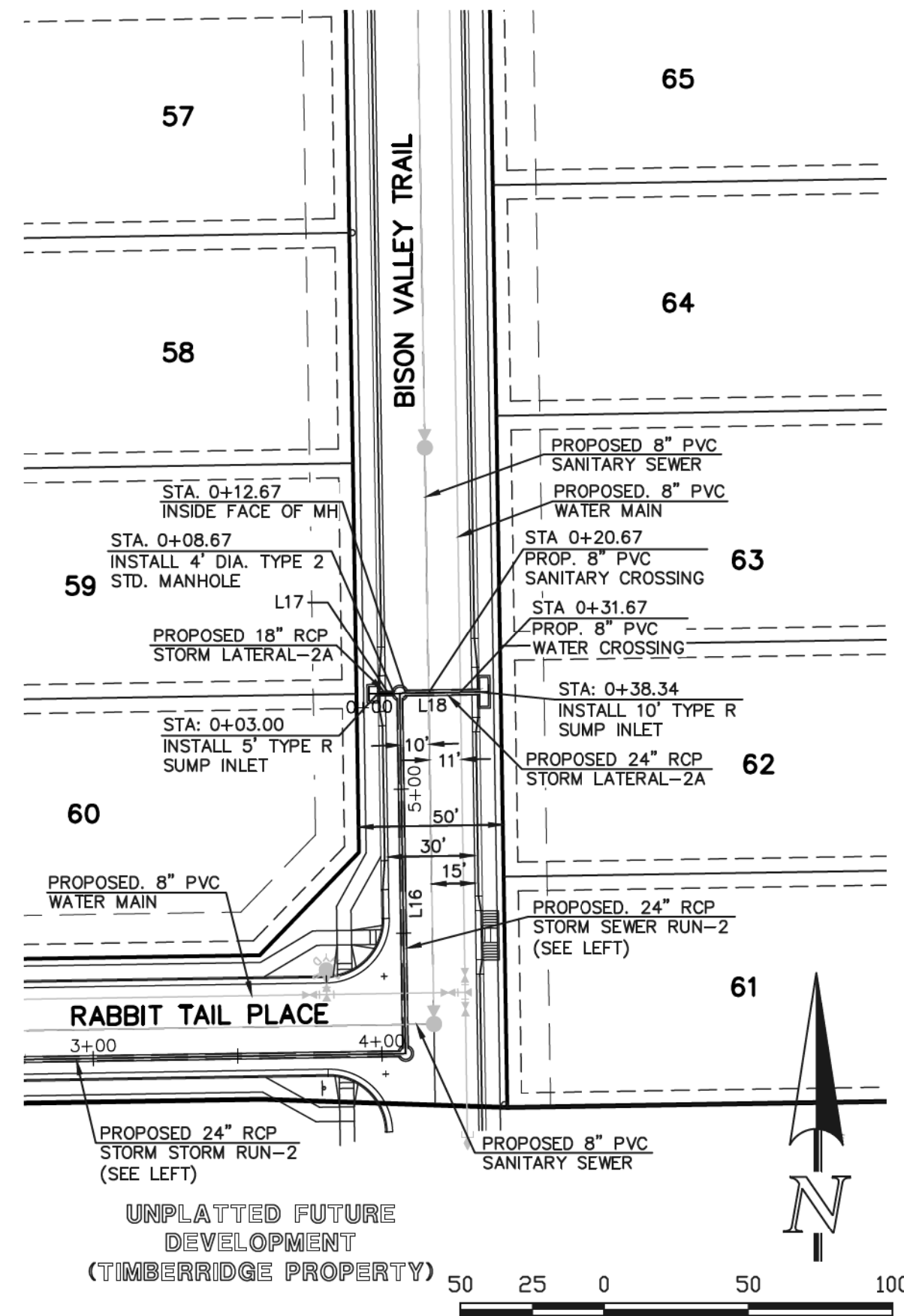
STORM SEWER RUN-2 (PUBLIC)



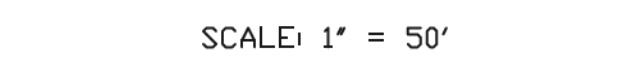
SCALE: 1" = 50'

STORM LINE TABLE		
LINE	LENGTH	BEARING
L14	134.68'	N82°00'00"E
L15	207.88'	N89°05'30"E
L16	120.99'	N00°54'30"W
L17	5.67'	N89°05'30"E
L18	25.67'	N89°05'30"E
L19	22.99'	S45°51'32"E
L20	134.18'	N89°08'28"E
L21	15.83'	N06°42'59"E

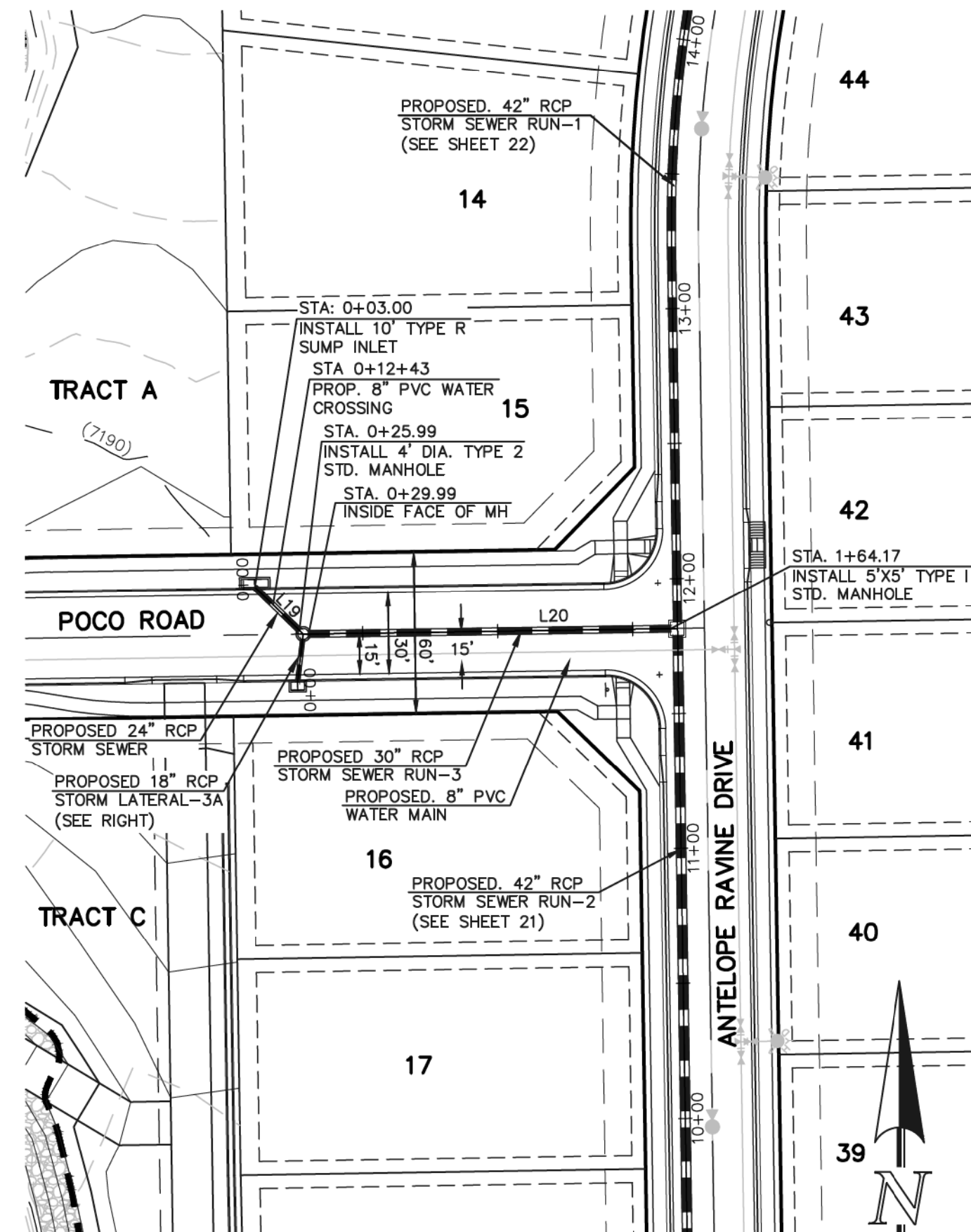
STORM CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	60.65'	490.00'	7°05'30"



STORM SEWER LATERAL-2A (PUBLIC)



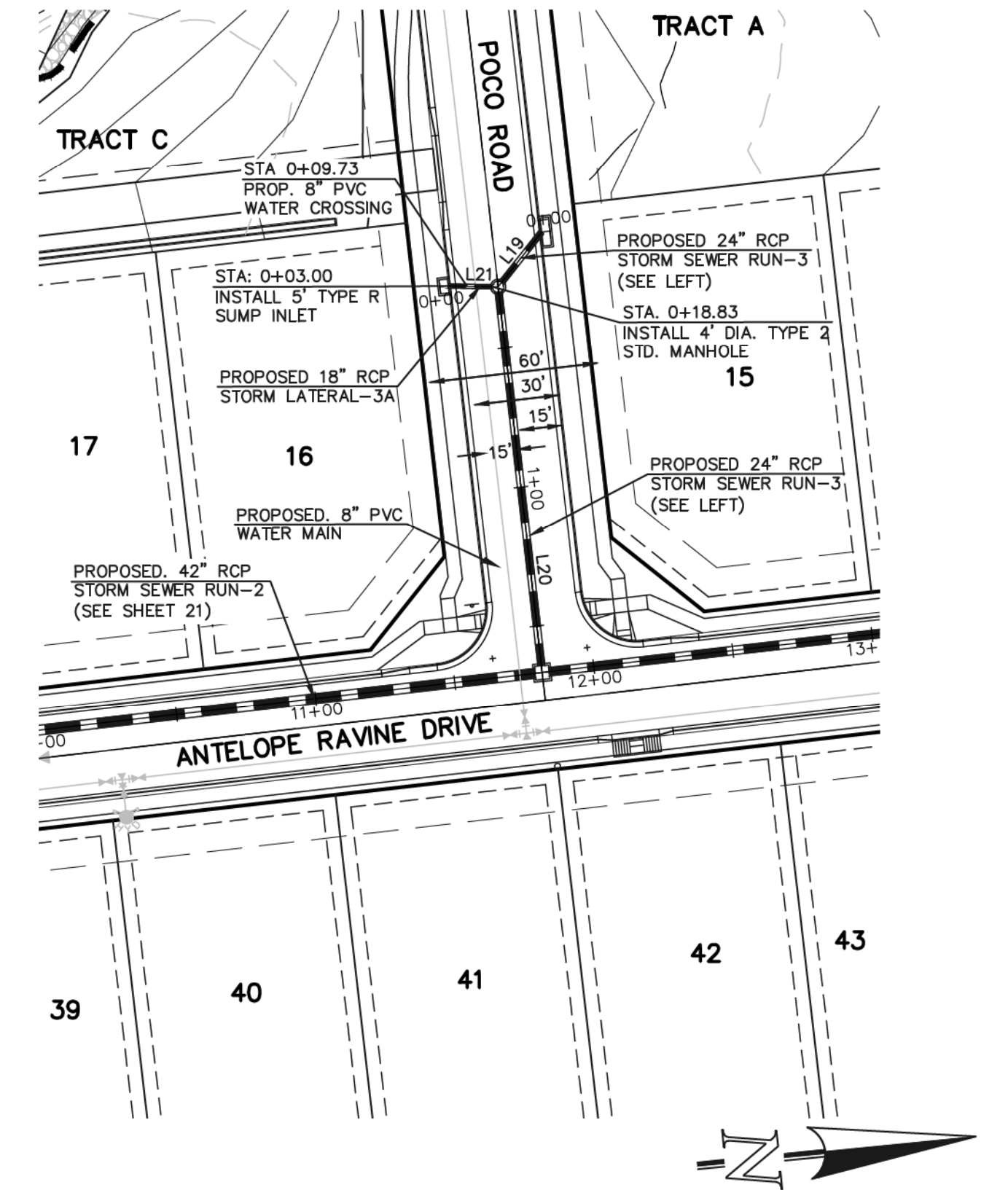
SCALE: 1" = 50'



STORM SEWER RUN-3 (PUBLIC)



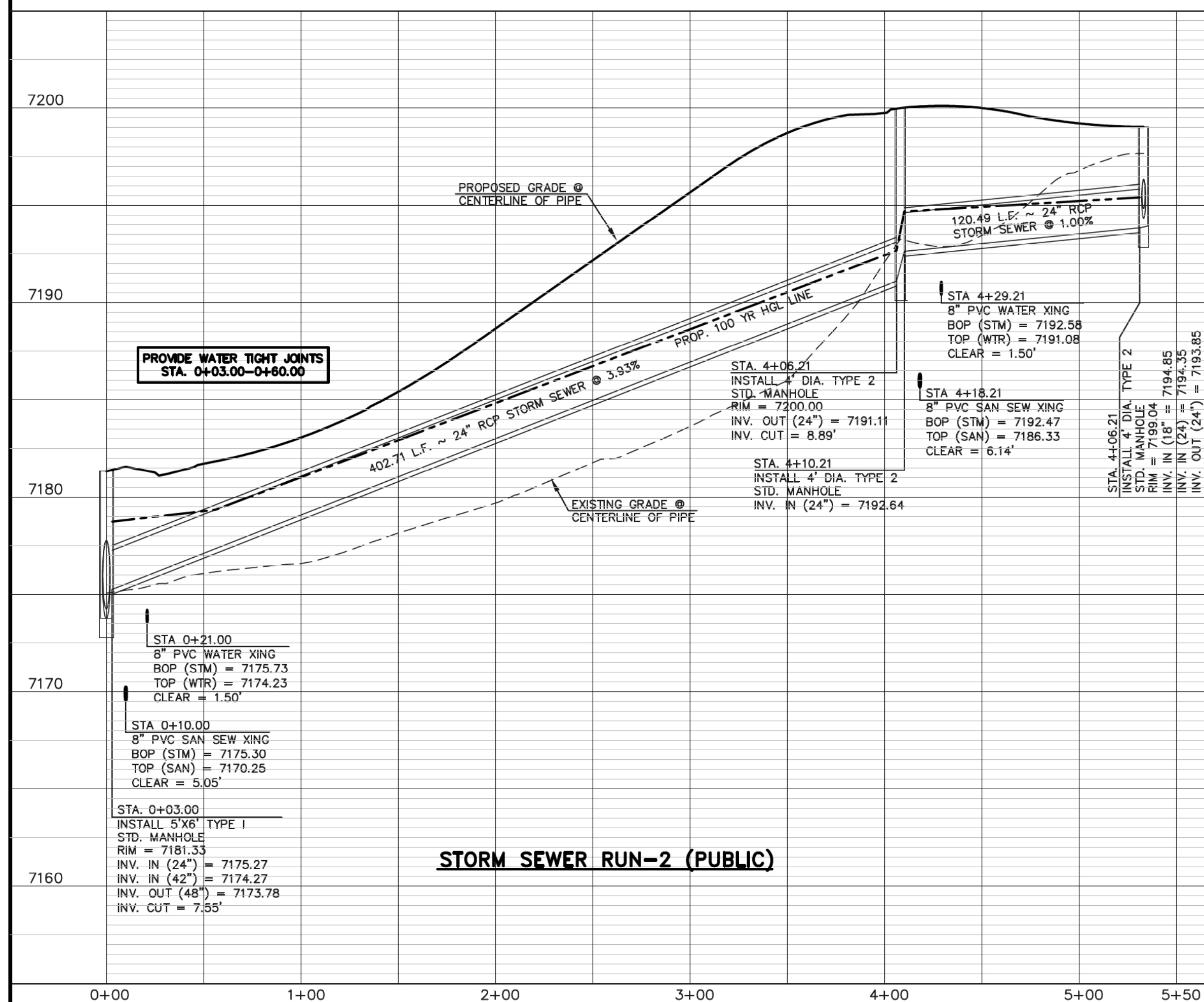
SCALE: 1" = 50'



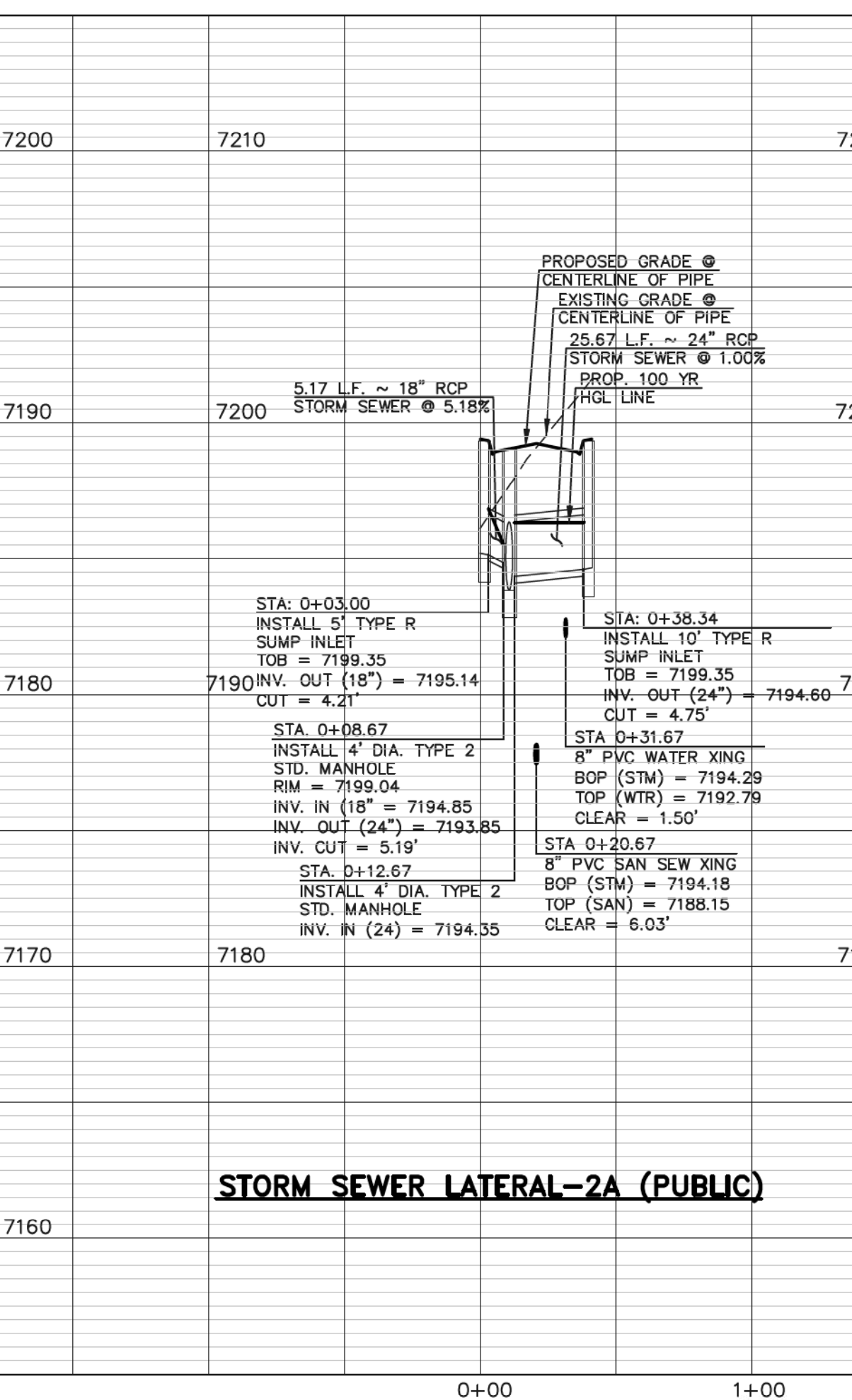
STORM SEWER LATERAL-3A PUBLIC



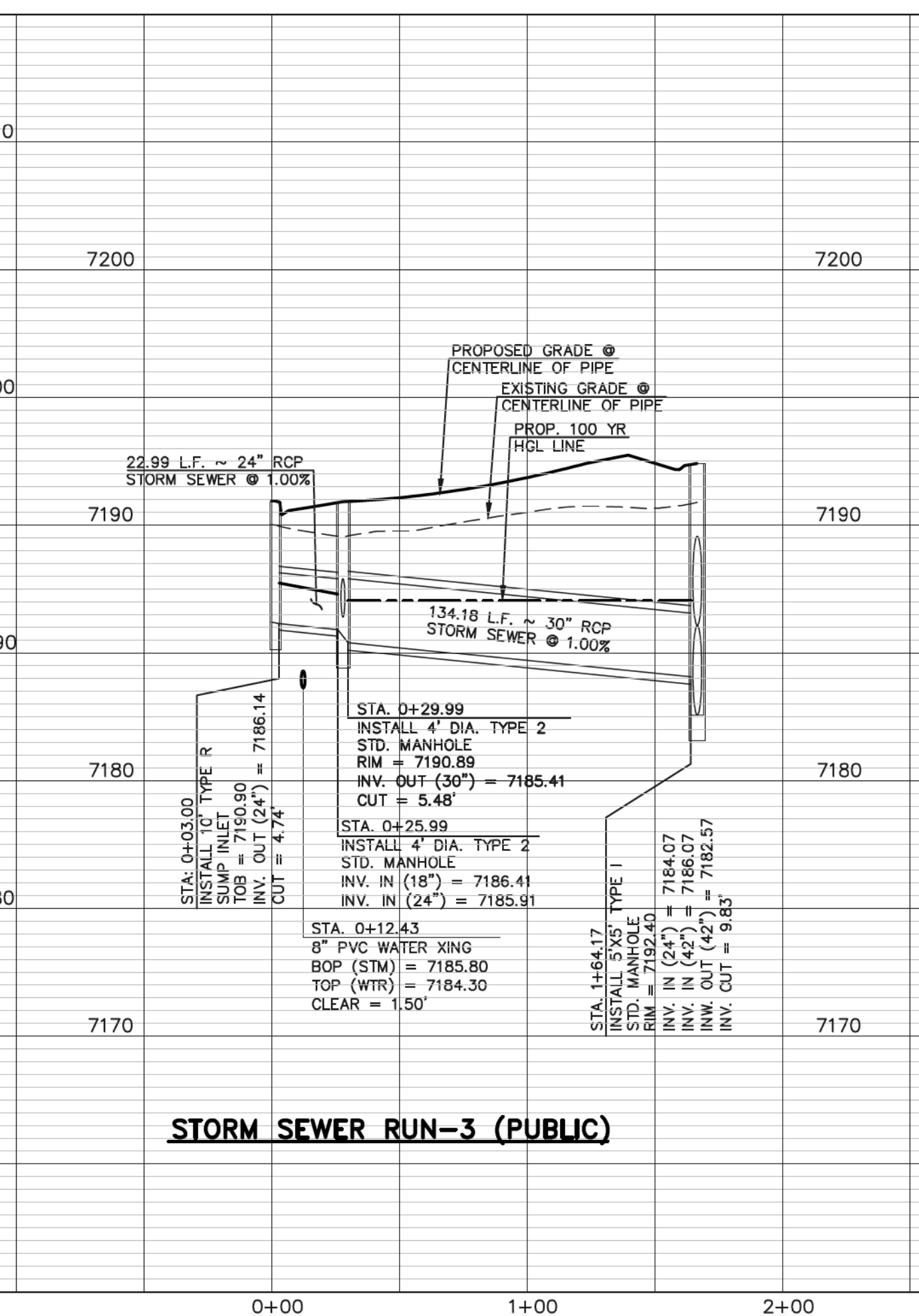
SCALE: 1" = 50'



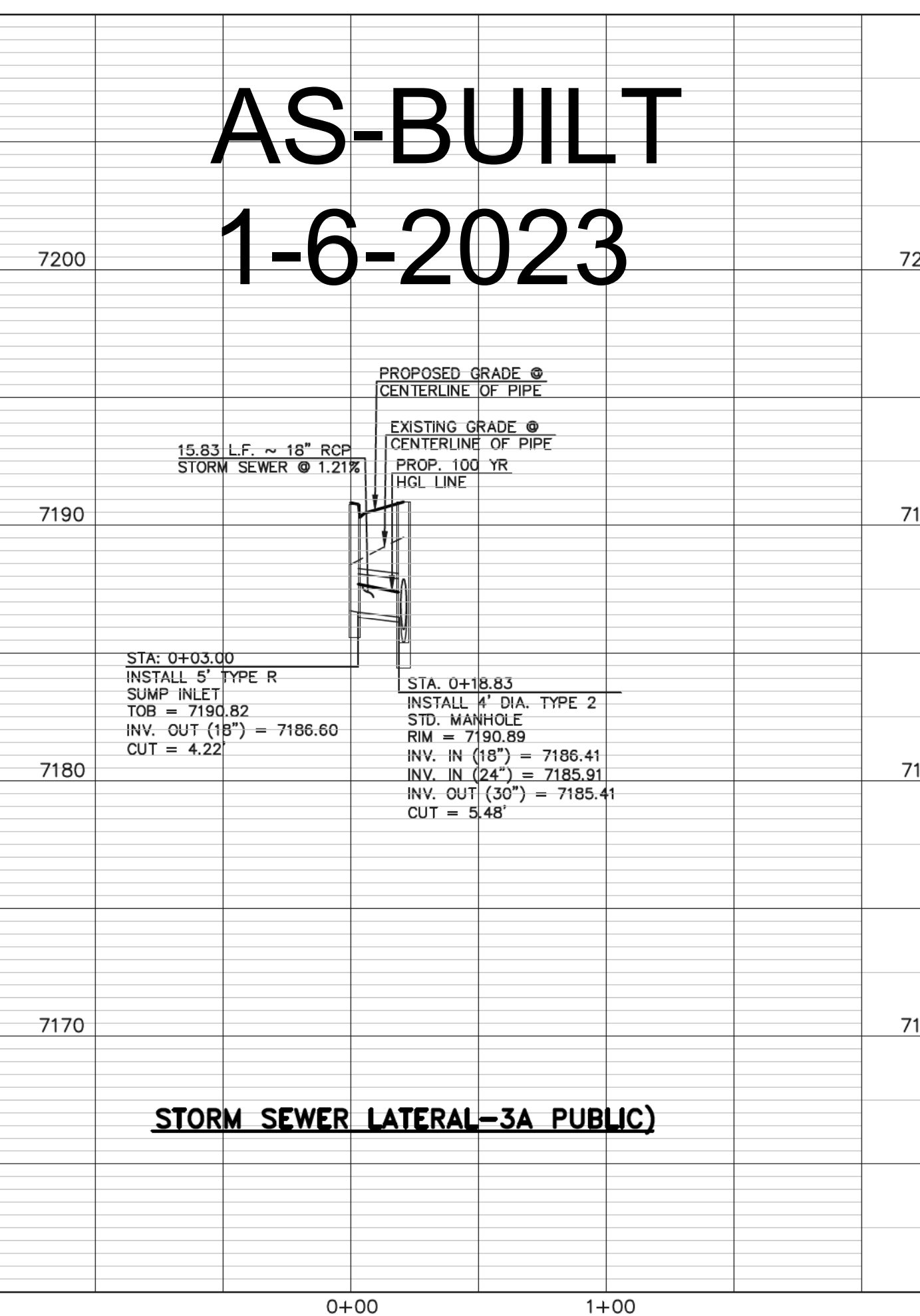
STORM SEWER RUN-2 (PUBLIC)



STORM SEWER LATERAL-2A (PUBLIC)



STORM SEWER RUN-3 (PUBLIC)



STORM SEWER LATERAL-3A PUBLIC

**AS-BUILT
1-6-2023**

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-13-20

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

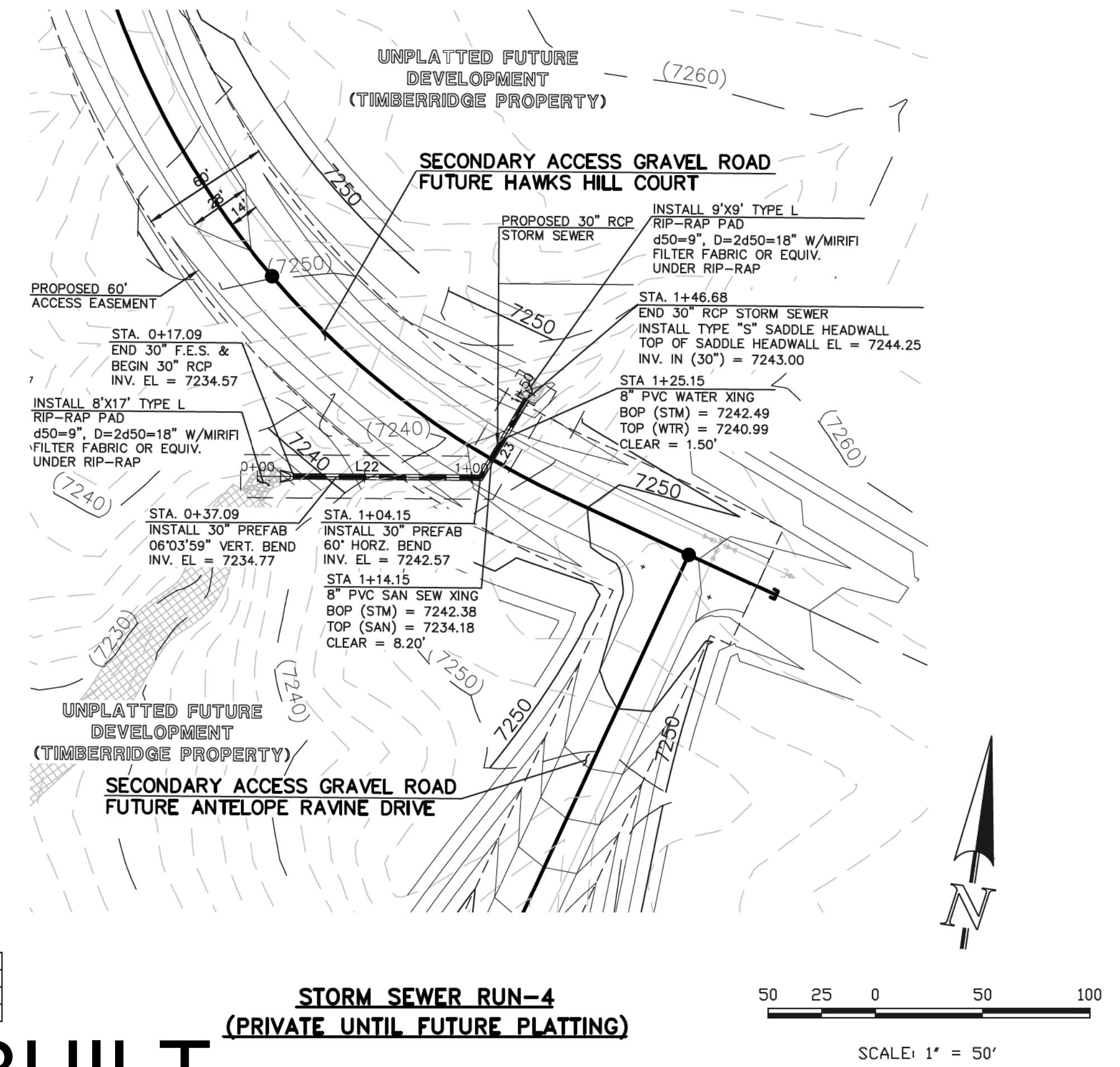
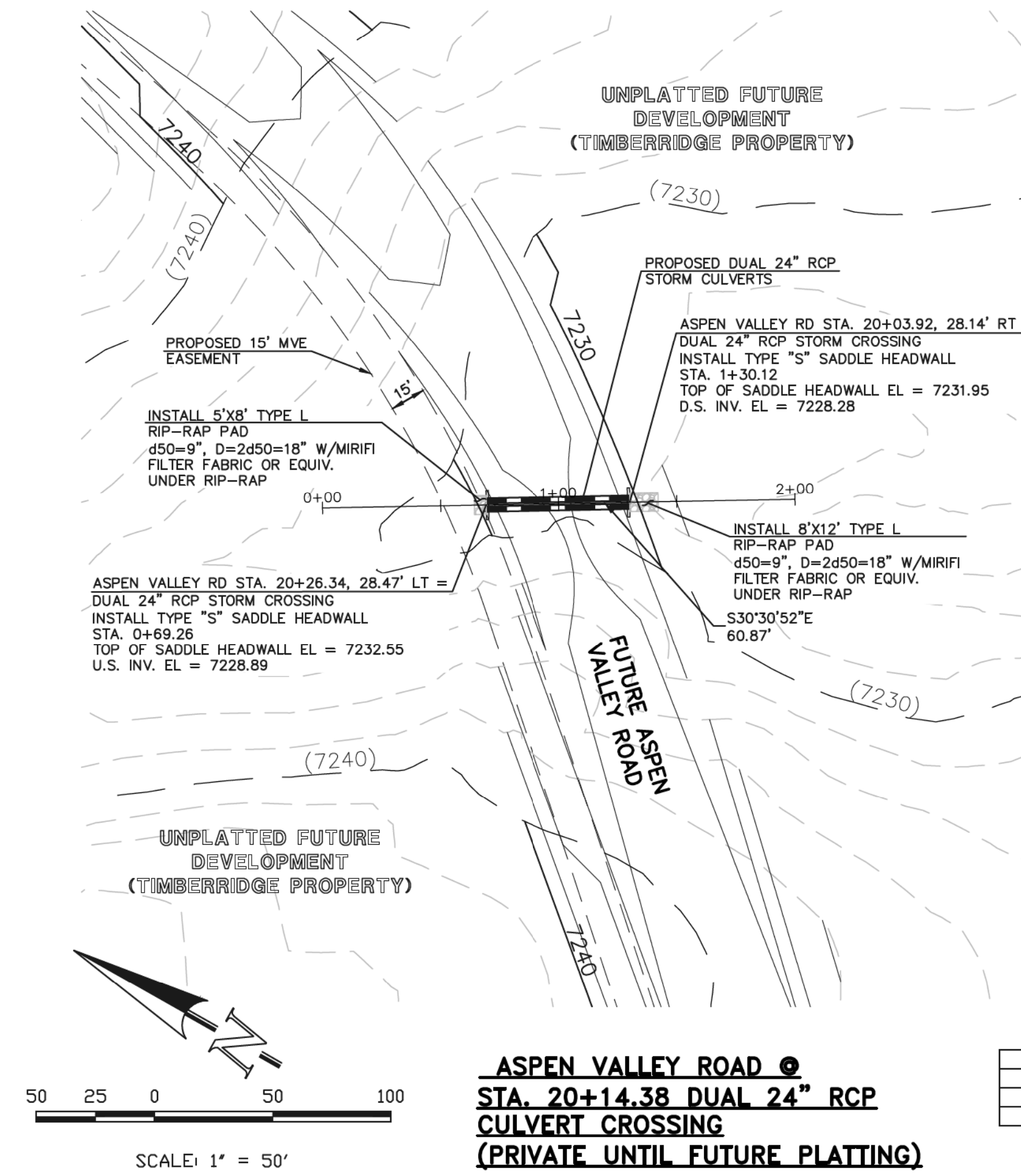
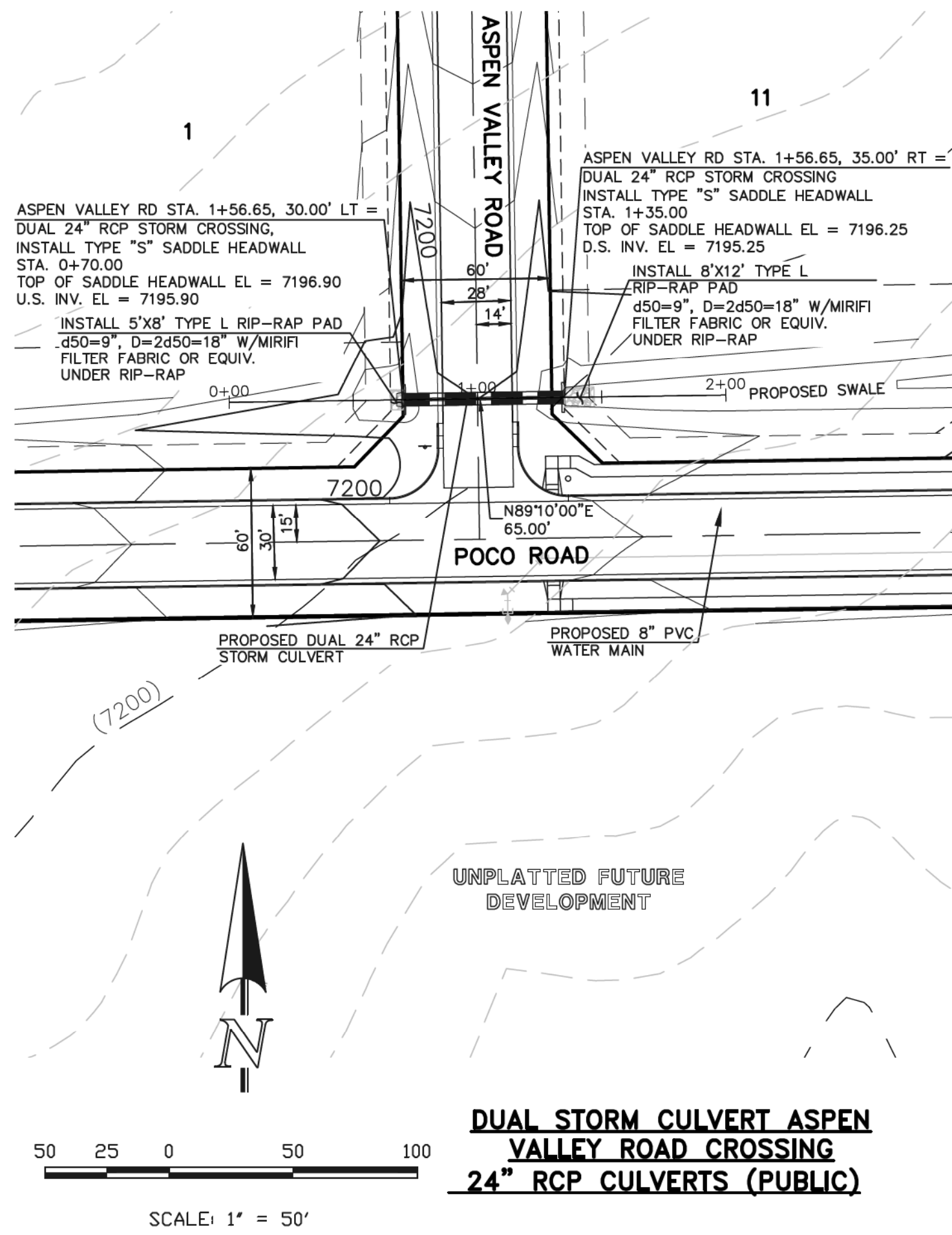
MARC A. WHORTON, COLORADO P.E. #37155
DATE: 6/10/2020

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(719)785-0790
(719)785-0799(Fax)

RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN

DESIGNED BY	MAW	SCALE	DATE
6/10/2020			04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 23 OF 35
		(V) 1" = 5'	JOB NO. 1185.00

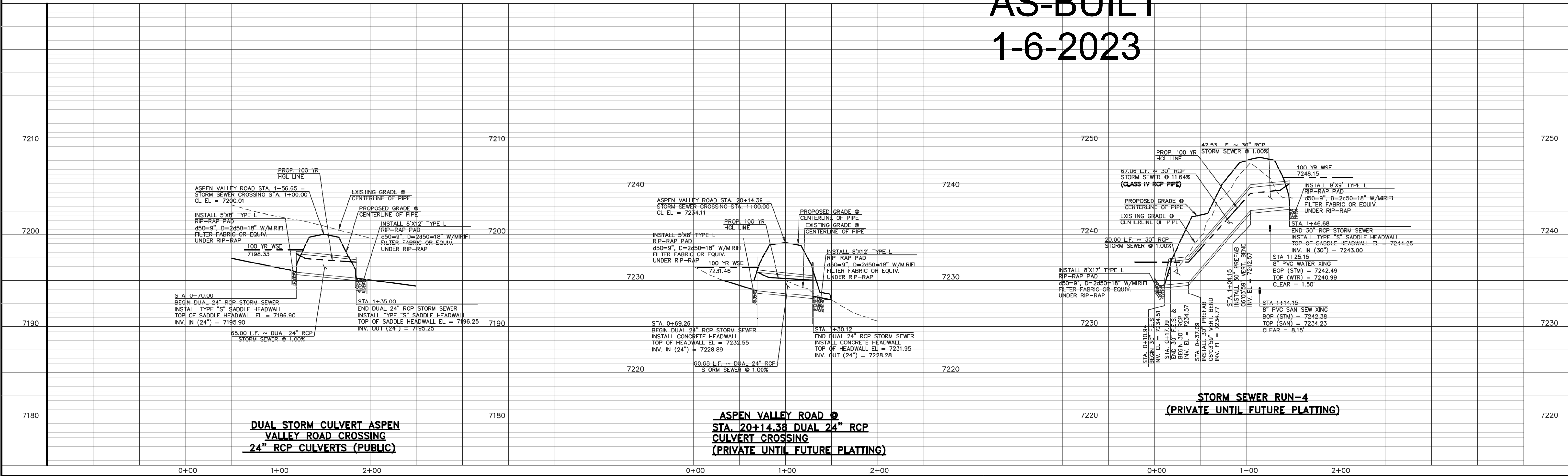
CLASSIC CONSULTING



STORM LINE TABLE

LINE	LENGTH	BEARING
L22	87.06'	N82°23'14"E
L23	42.53'	N22°23'14"E

AS-BUILT
1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-16-20

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

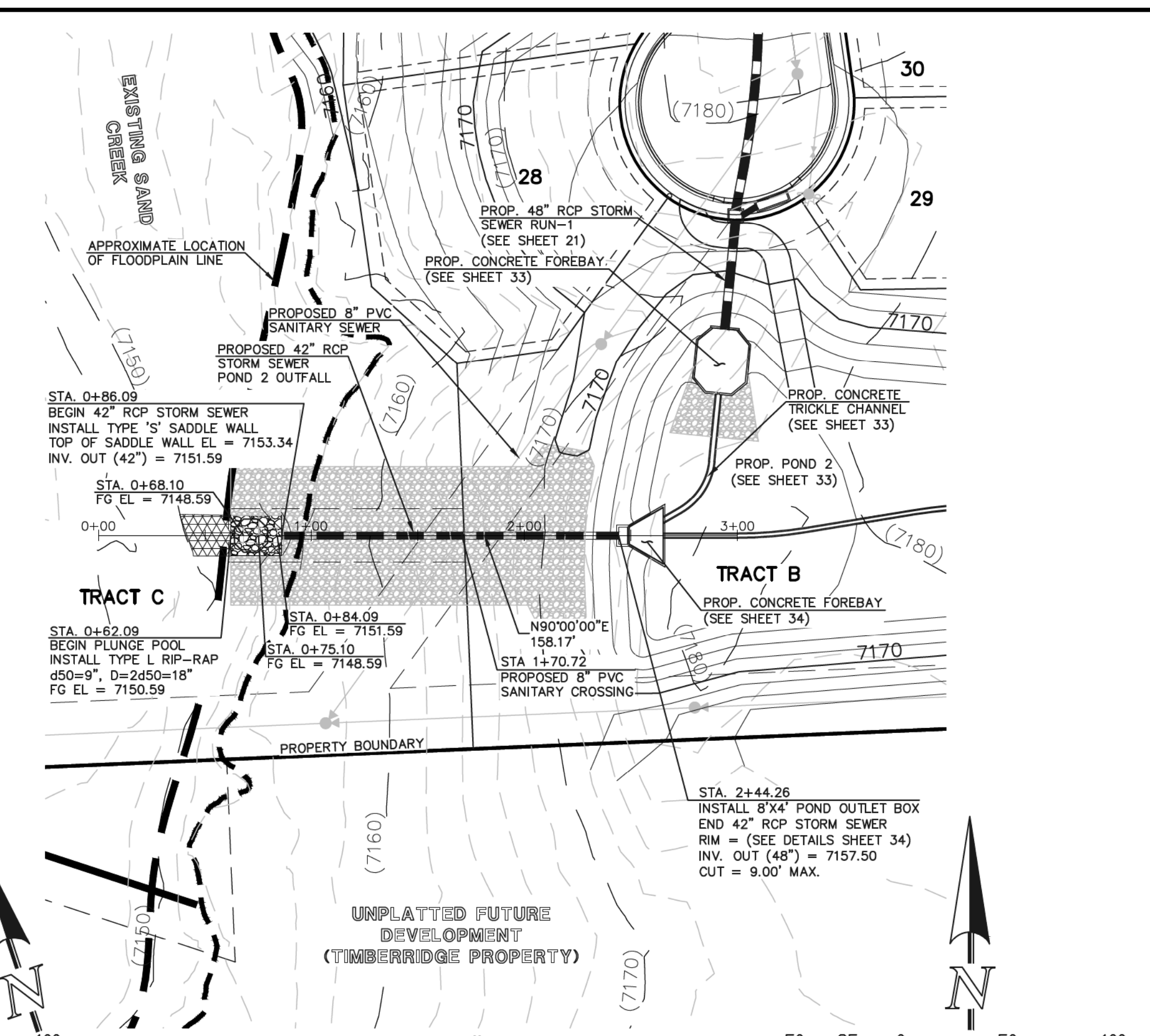
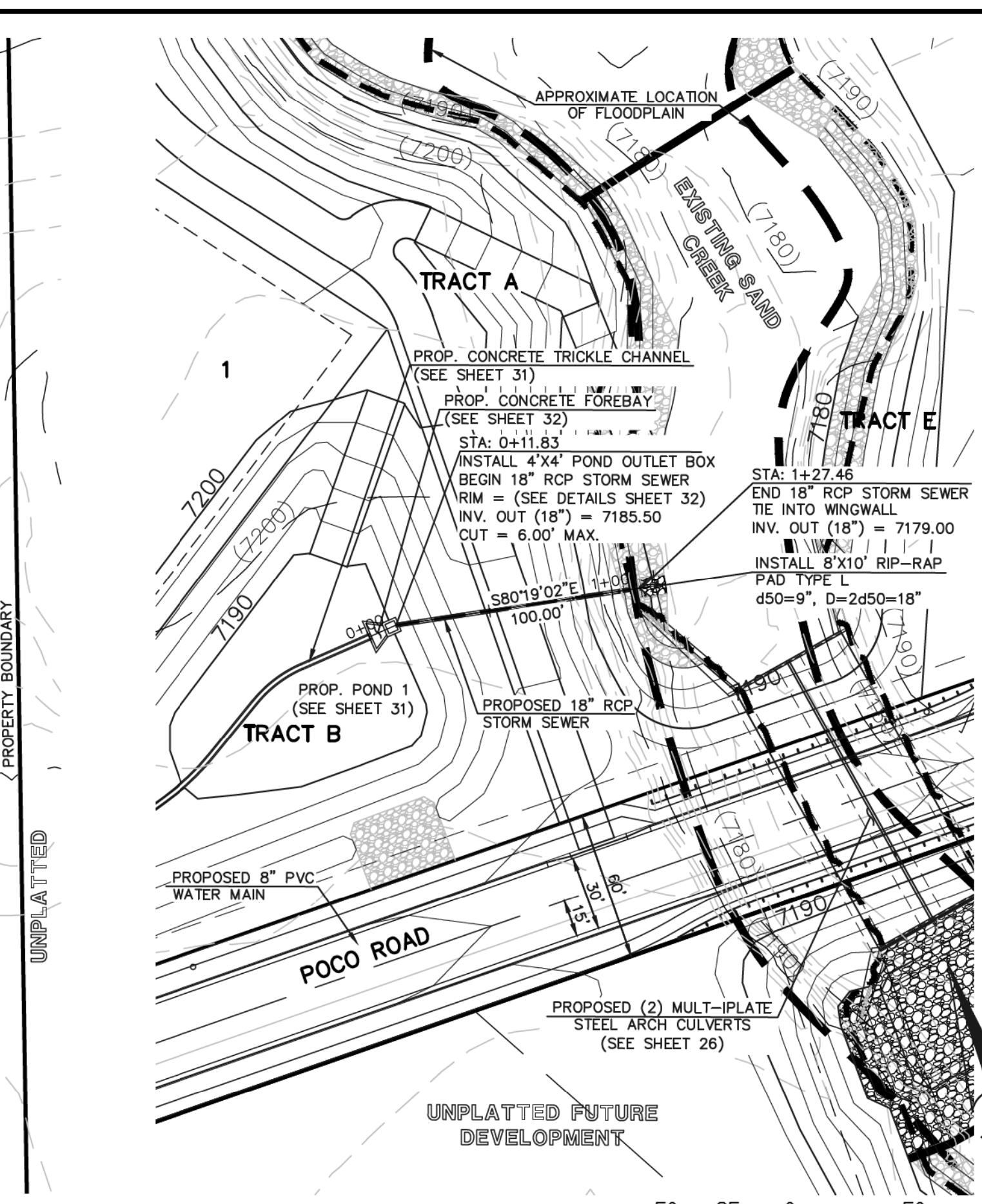
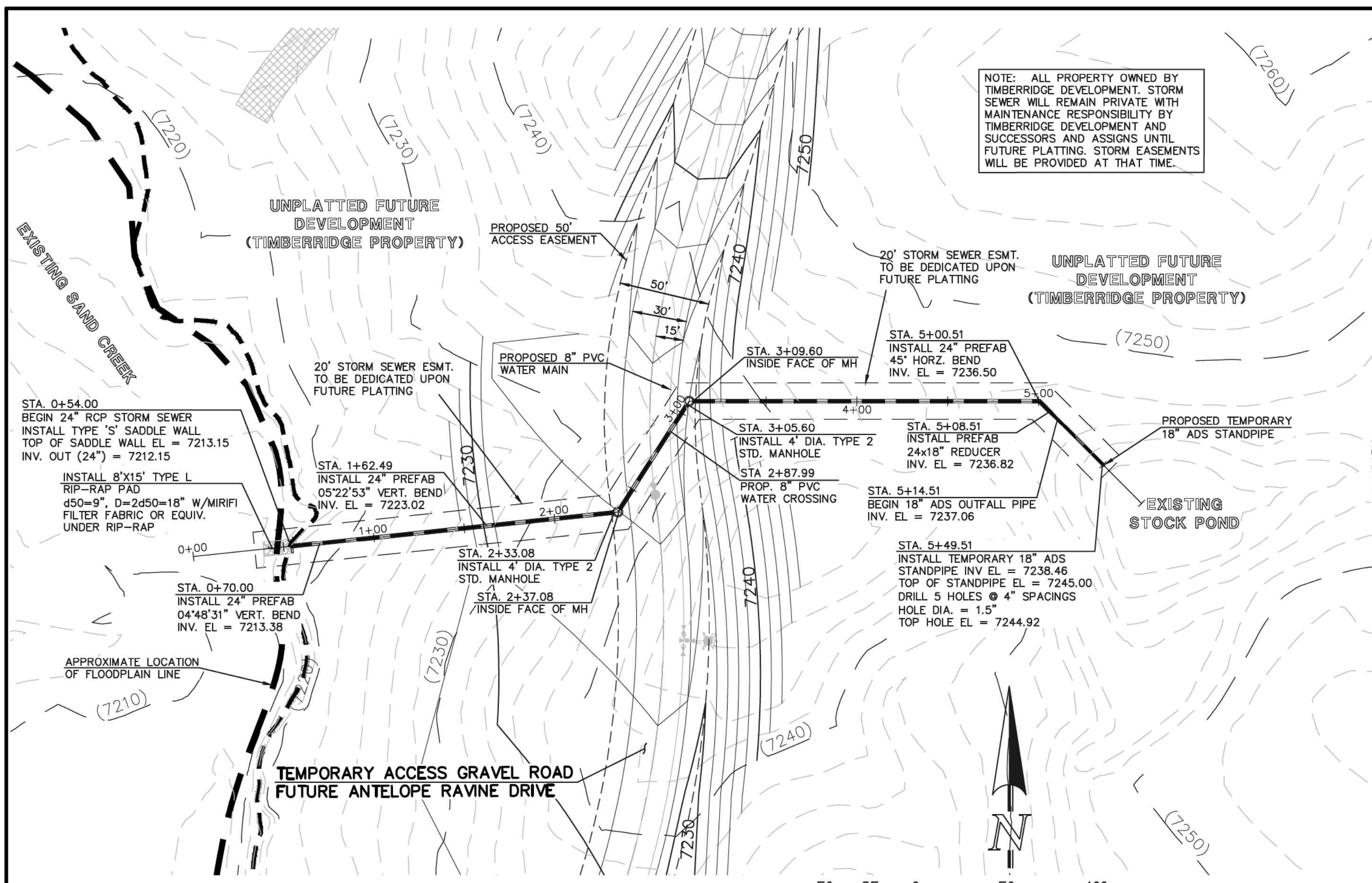
MARC A. WHORTON, COLORADO, P.E. #37155 DATE: 6/10/2020

RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
STORM SEWER PLAN

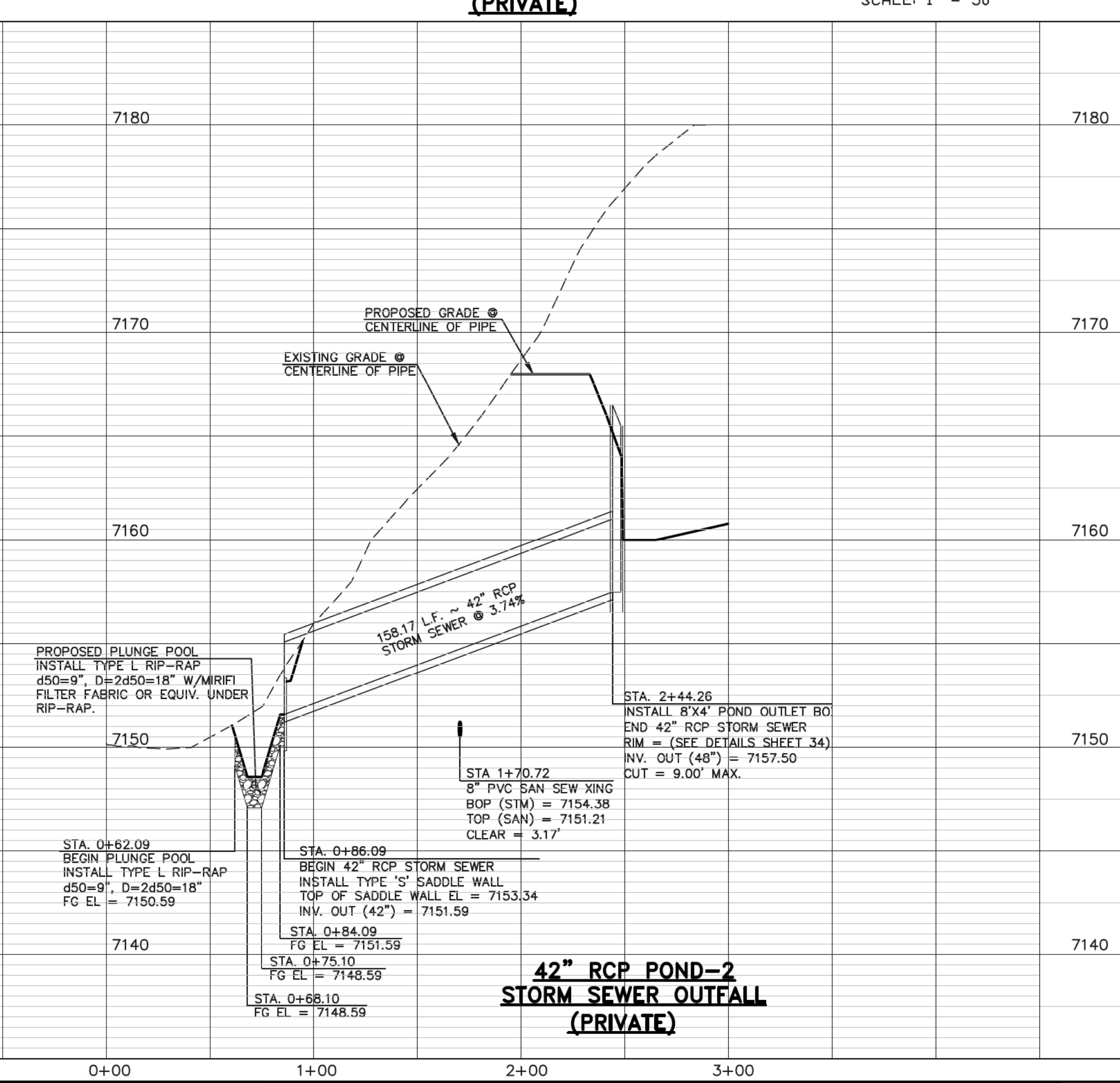
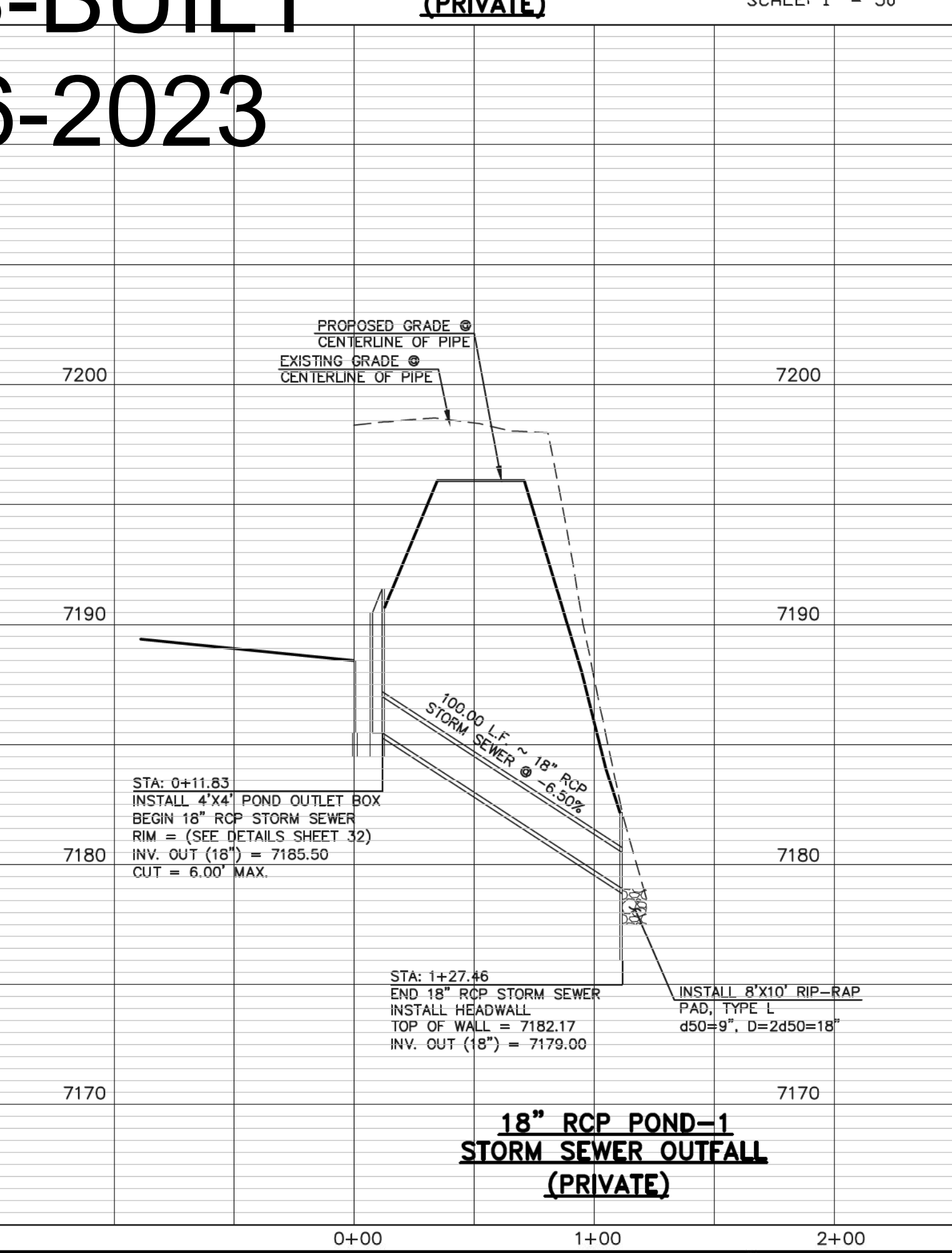
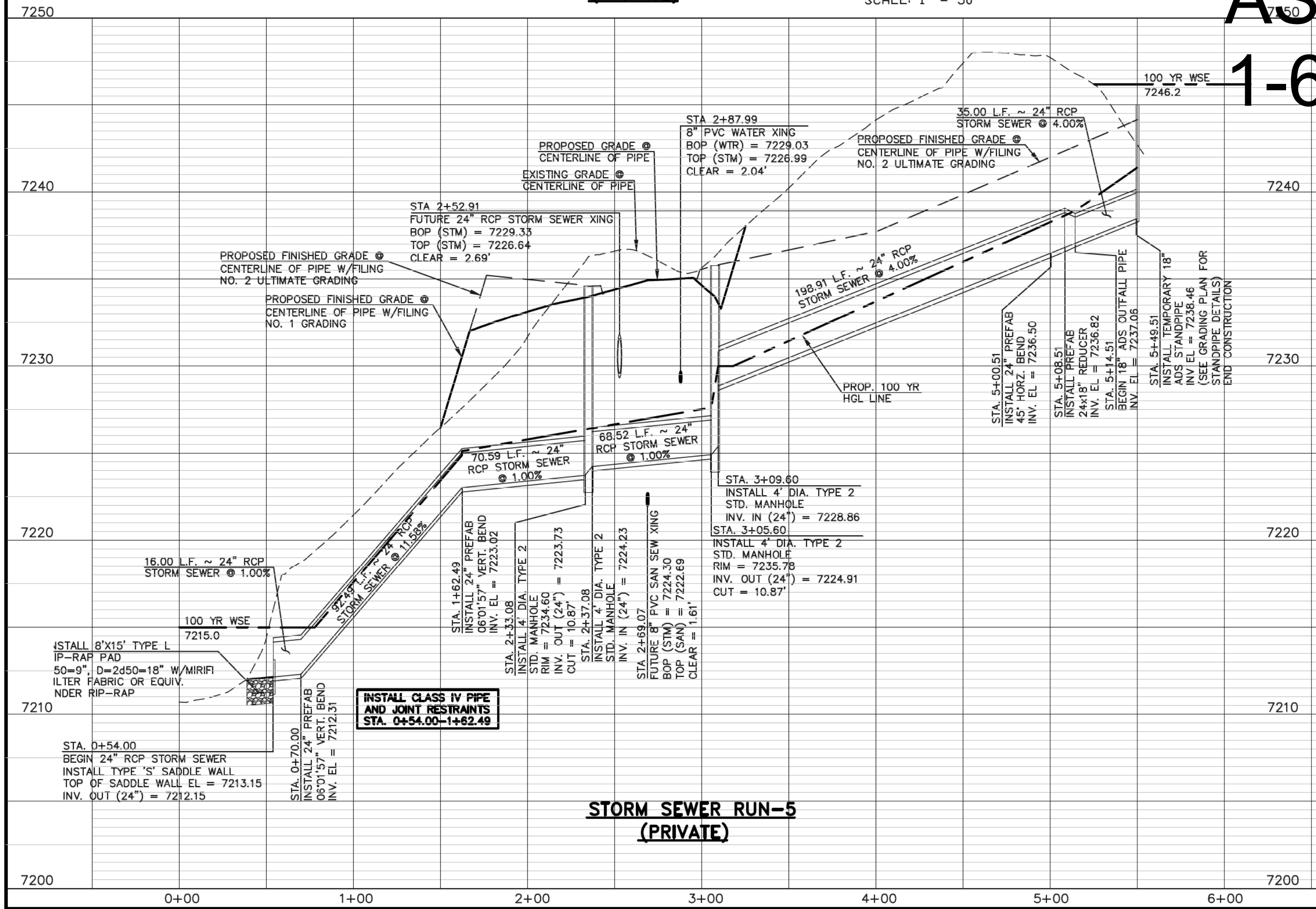
DESIGNED BY: MAW SCALE: DATE: 04-05-19
DRAWN BY: ESO (H) 1" = 50' SHEET 24 OF 35
CHECKED BY: (V) 1" = 5' JOB NO. 1185.00

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AS-BUILT 1-6-2023



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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	3-16-20

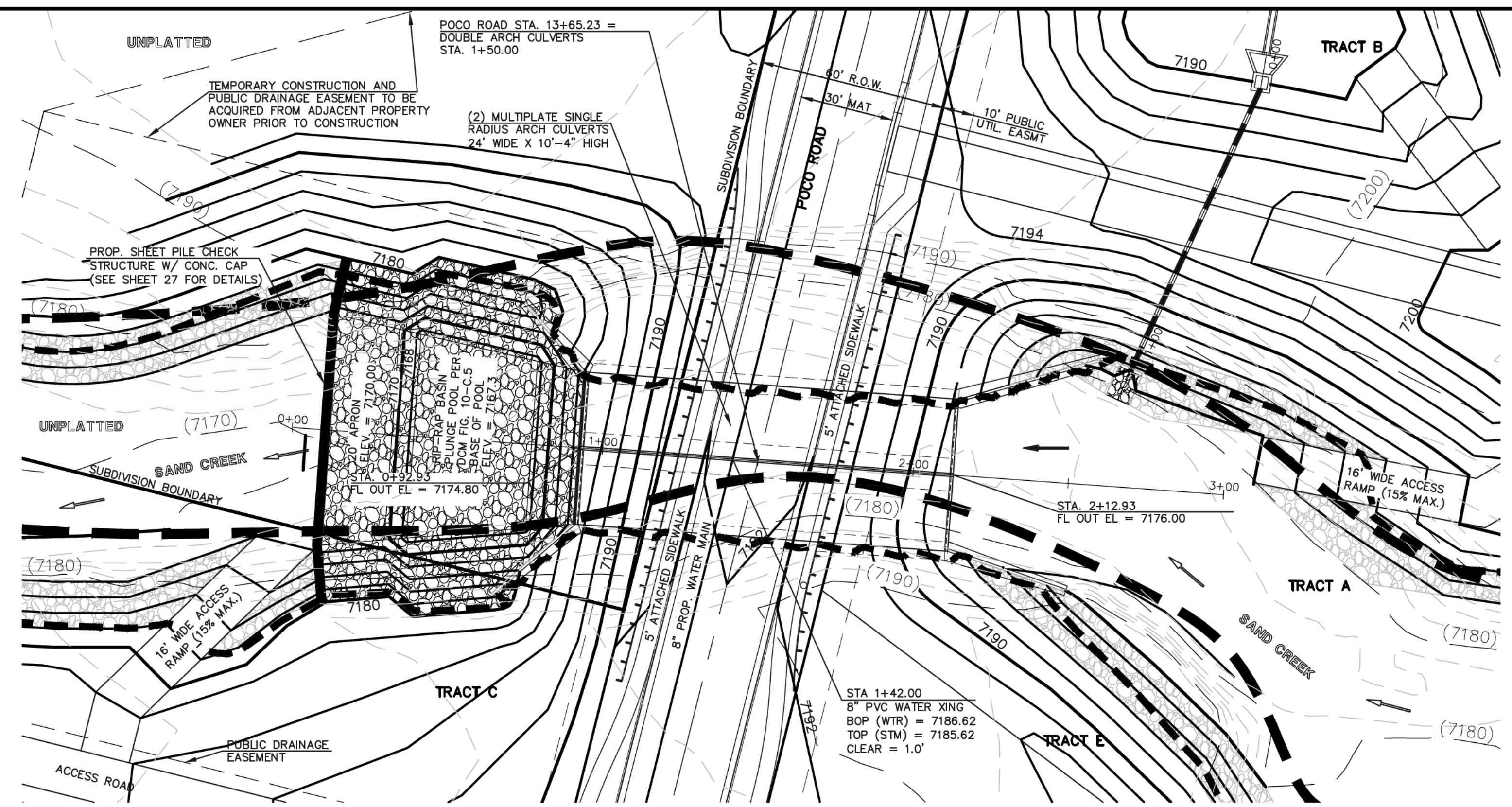
REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

6/10/2020
DATE

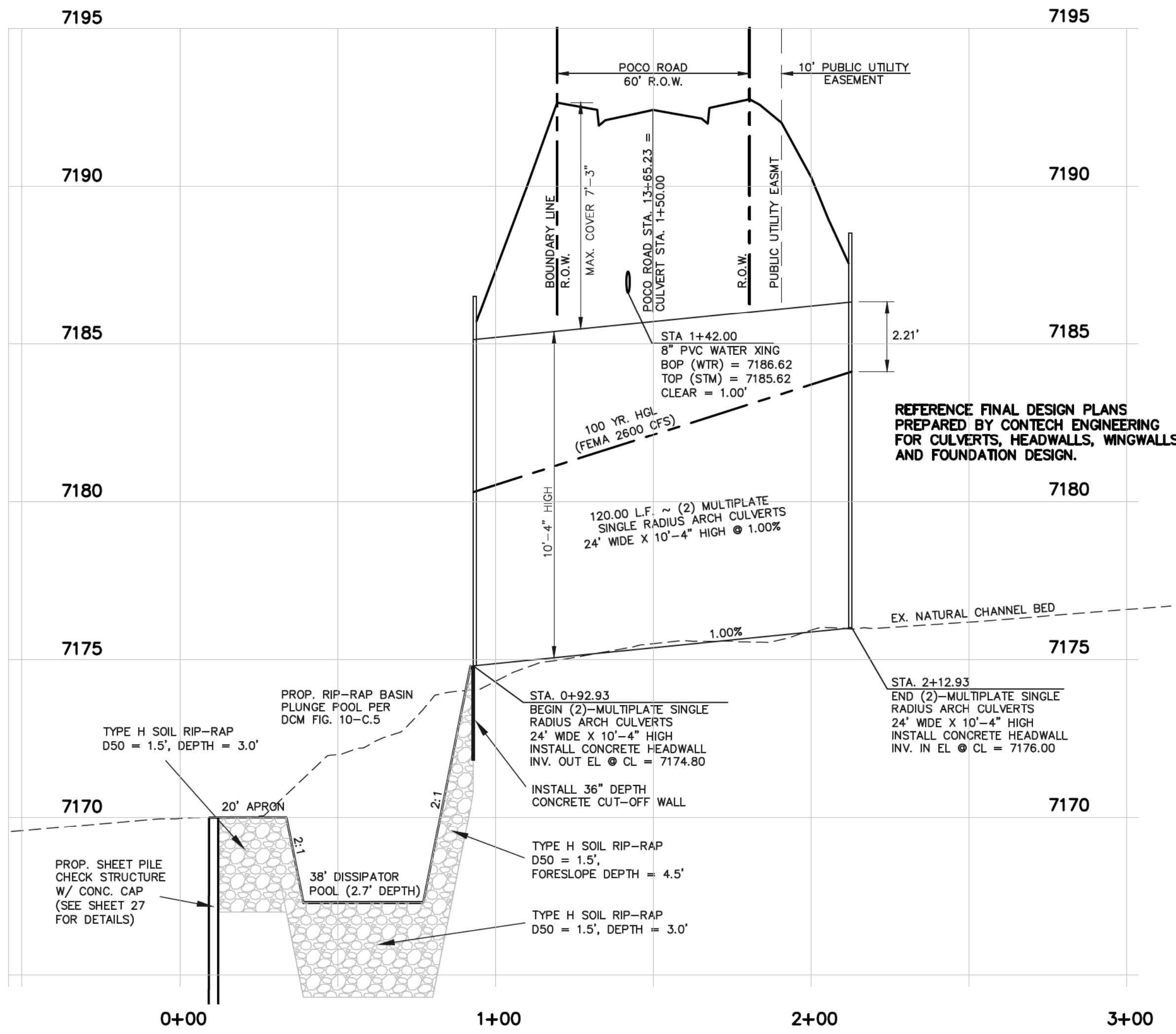
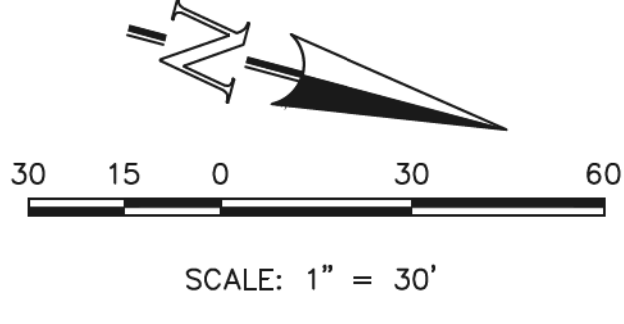
MARC A. WHORTON, COLORADO P.E. #37155



RETREAT AT TIMBERIDGE FILING NO. 1			
CONSTRUCTION PLANS			
STORM SEWER PLAN			
DESIGNED BY	MAW	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET 25 OF 35
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00



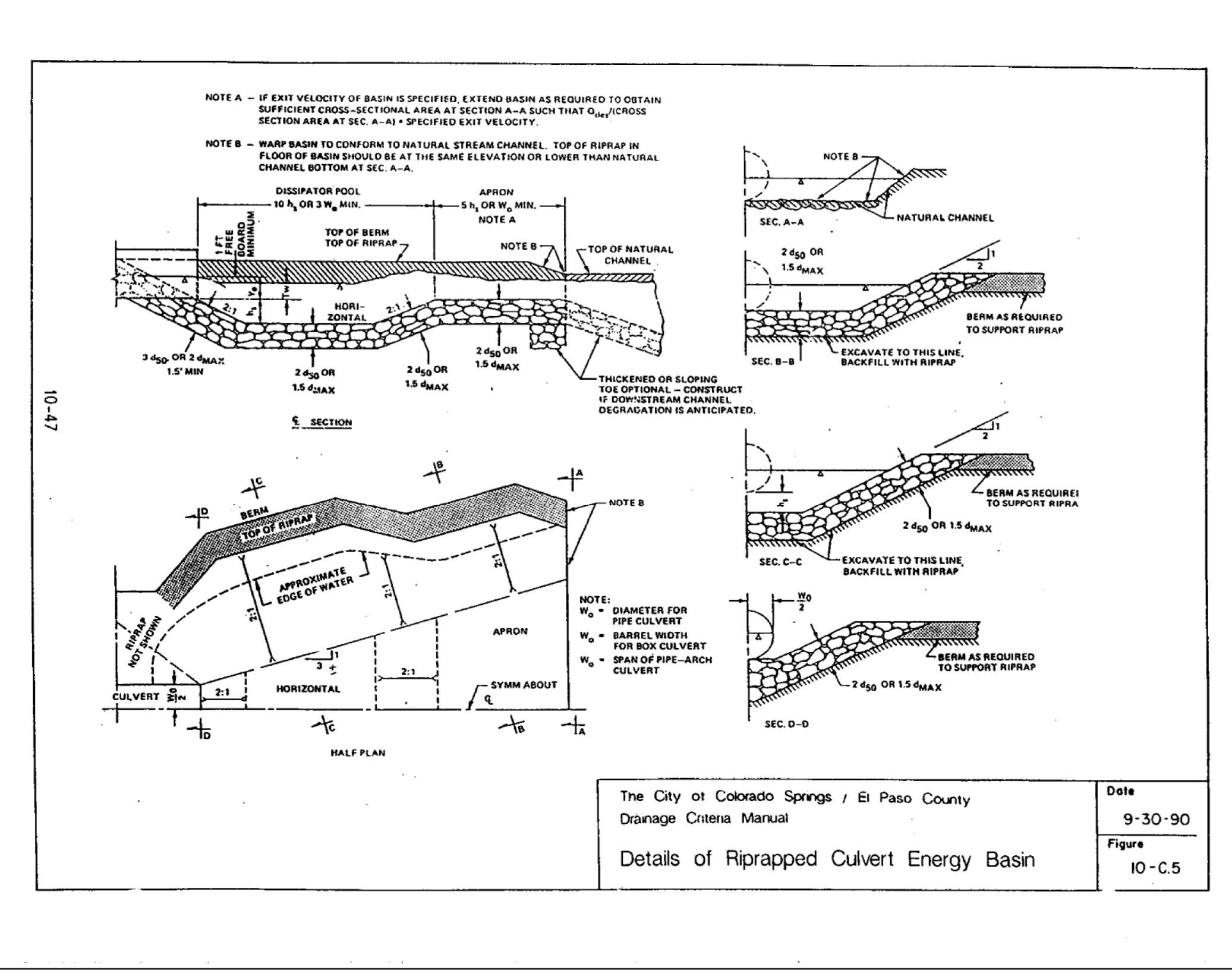
TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING



TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING

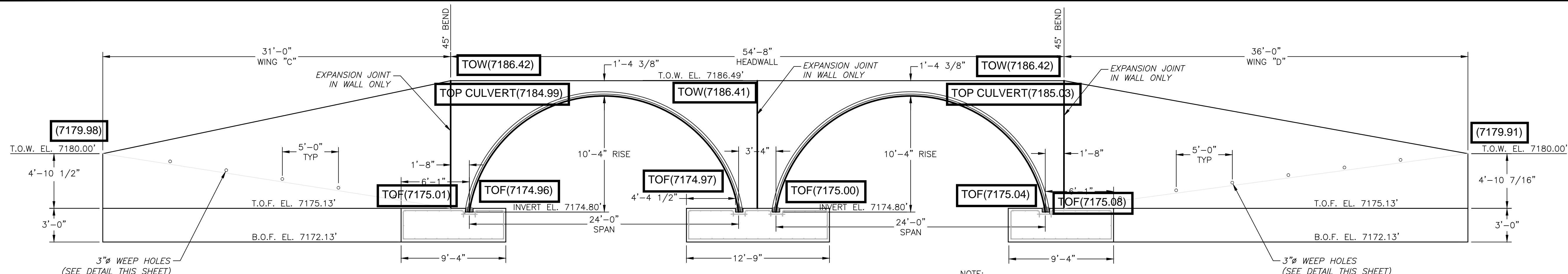
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

REFERENCE FINAL DESIGN PLANS PREPARED BY CONTECH ENGINEERING FOR CULVERTS, HEADWALLS, WINGWALLS AND FOUNDATION DESIGN.

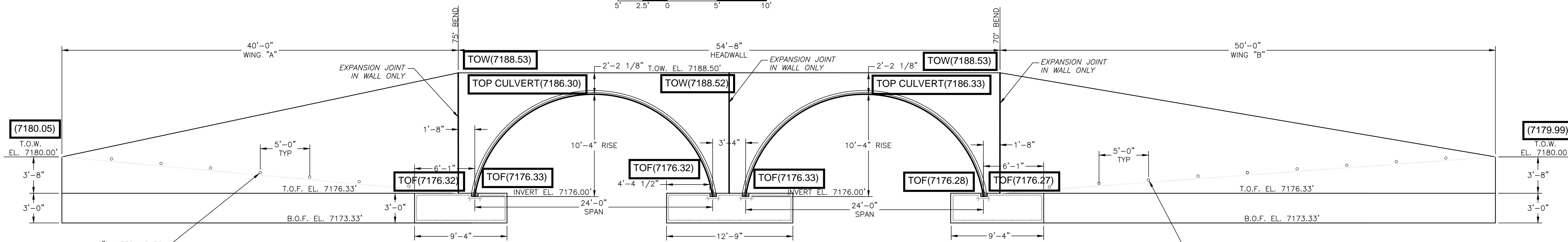


**AS-BUILT
1-6-2023**

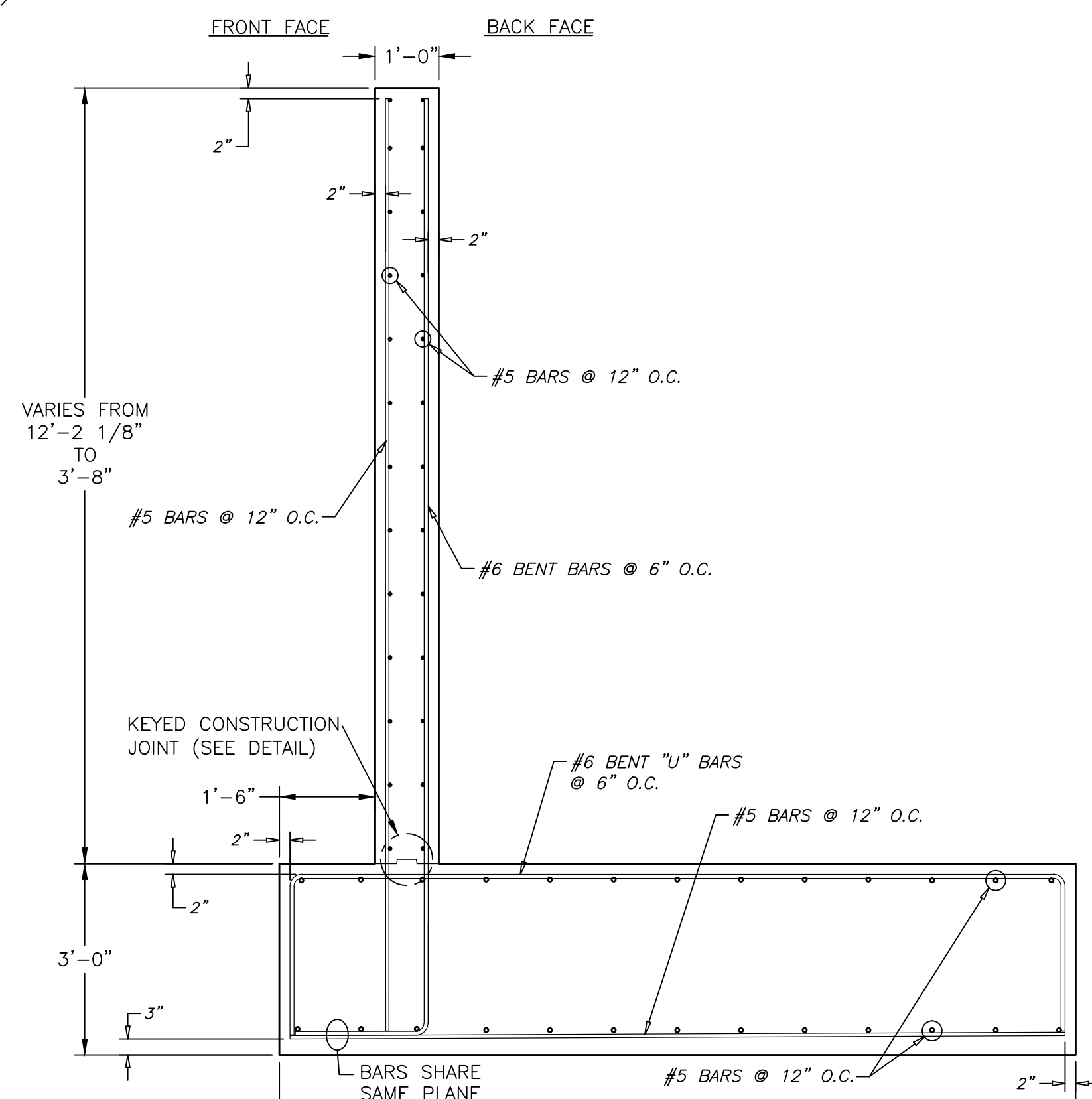
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <table border="1"> <tr> <td>1</td> <td>REVISED PER COUNTY COMMENTS</td> <td>08-13-19</td> </tr> <tr> <td>2</td> <td>REVISED PER COUNTY COMMENTS</td> <td>03-20-20</td> </tr> <tr> <td>3</td> <td>REVISED PER COUNTY COMMENTS</td> <td>6-9-20</td> </tr> </table>	1	REVISED PER COUNTY COMMENTS	08-13-19	2	REVISED PER COUNTY COMMENTS	03-20-20	3	REVISED PER COUNTY COMMENTS	6-9-20	<p>DATE</p> <p>6/10/2020</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS POCO ROAD CULVERT CROSSING</p> <p>DESIGNED BY: PRA DRAWN BY: PRA CHECKED BY:</p> <p>SCALE: (H) 1" = 30' (V) 1" = 3'</p> <p>DATE: 04-05-19 SHEET: 26 OF 35 JOB NO.: 1185.00</p>
	1	REVISED PER COUNTY COMMENTS	08-13-19										
	2	REVISED PER COUNTY COMMENTS	03-20-20										
3	REVISED PER COUNTY COMMENTS	6-9-20											
<p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719) 785-0790 (719) 785-0799 (fax)</p>													



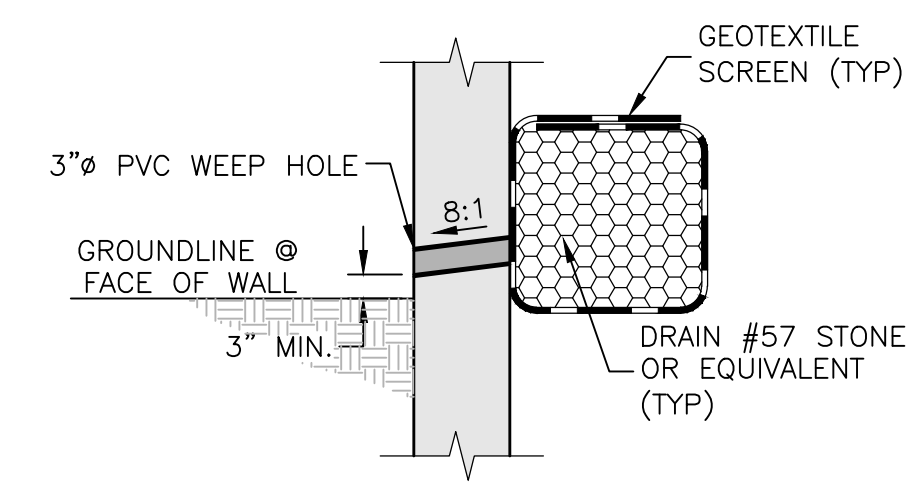
ELEVATION VIEW (DOWNSTREAM)



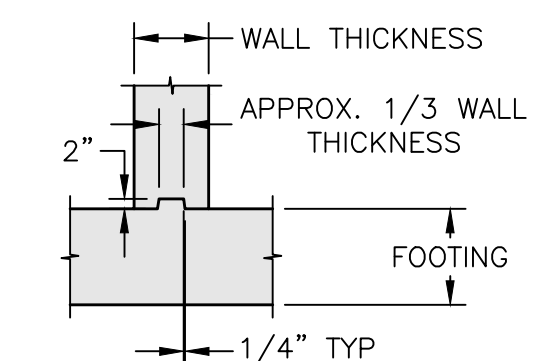
ELEVATION VIEW (UPSTREAM)



TYPICAL WINGWALL SECTION



WEEP HOLE DETAIL
NOT TO SCALE

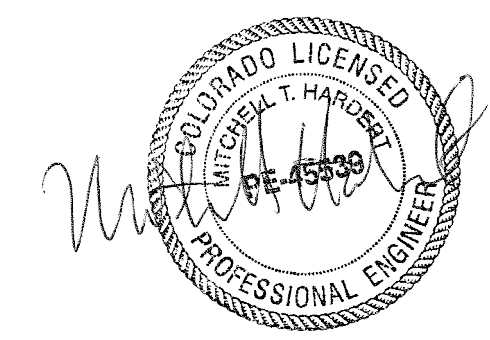


KEYED CONSTRUCTION
JOINT DETAIL
NOT TO SCALE

AS-BUILT
SURVEY AS-BUILTS TAKEN

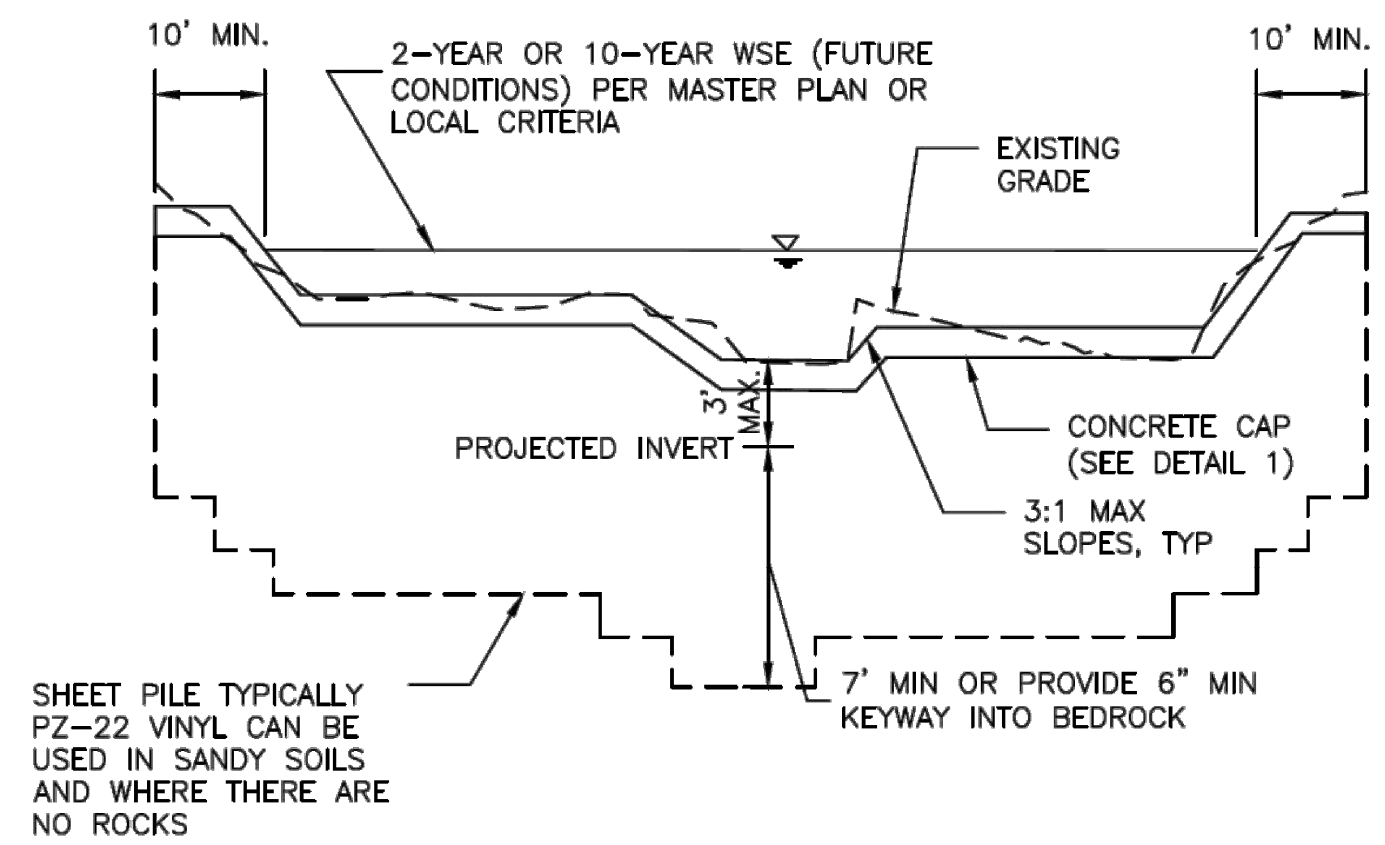
(7176.29)

9/3/21, 9/8/21, 9/9/21



- NOTE:
- 1.) CONCRETE SHALL BE $f'c = 3,500$ psi.
 - 2.) ALL REINFORCEMENT SHALL BE ASTM A-615, GRADE 60.
 - 3.) FOOTING IS DESIGNED FOR A 3,500 psf ALLOWABLE BEARING CAPACITY. THIS VALUE MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 - 4.) SCOUR IS NOT ADDRESSED HEREIN AND IS THE RESPONSIBILITY OF OTHERS THAN CBC ENGINEERS.

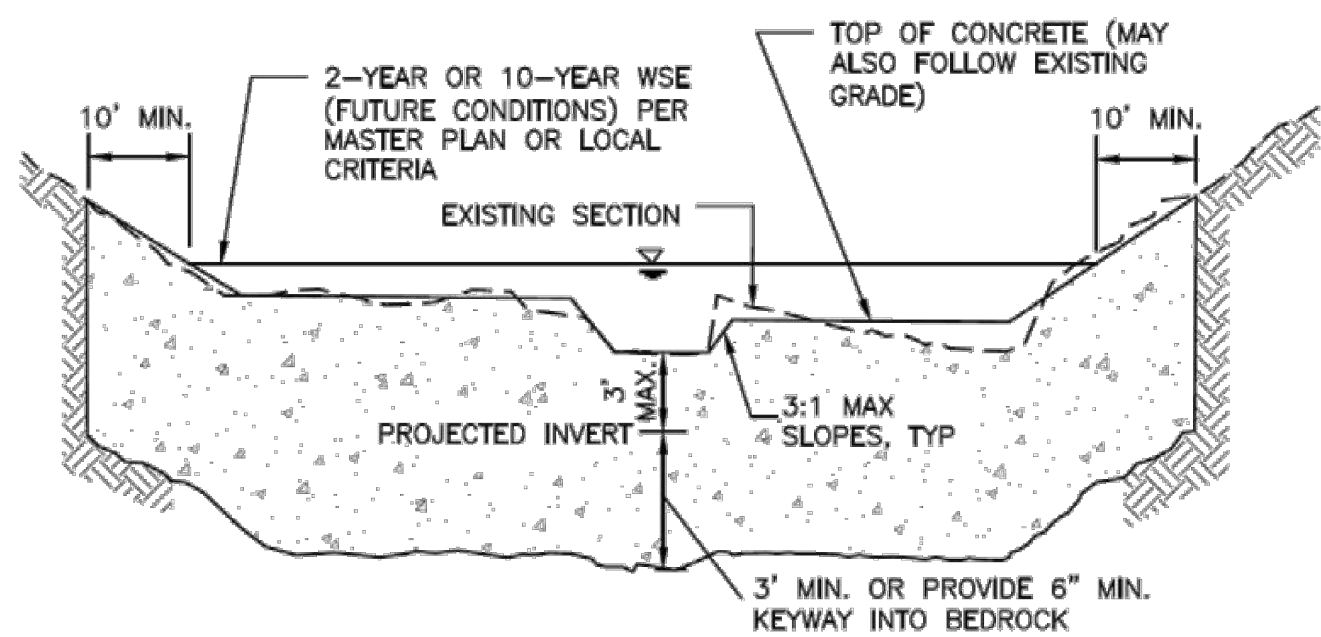
CBC Engineers			
ELEVATION VIEWS AND WINGWALL SECTION			
Drawn By	Date	CONTECH ENGINEERED SOLUTIONS, LLC DESIGN OF CONCRETE SPREAD FOOTINGS, CONCRETE HEADWALLS AND WINGWALLS FOR A TWIN 24'x10'-4" MULTI-PLATE ARCH STRUCTURE (617696); RETREAT AT TIMBER RIDGE, EL PASO, COLORADO	
JBE	03/20/20	Project No.	CBC-23088
Approved By	Date	Rev.	Sheet
			3 OF 8
Scale	GRAPHIC	Project No.	CBC-23088



SHEET PILE TYPICALLY PZ-22 VINYL CAN BE USED IN SANDY SOILS AND WHERE THERE ARE NO ROCKS

NOTE: THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.

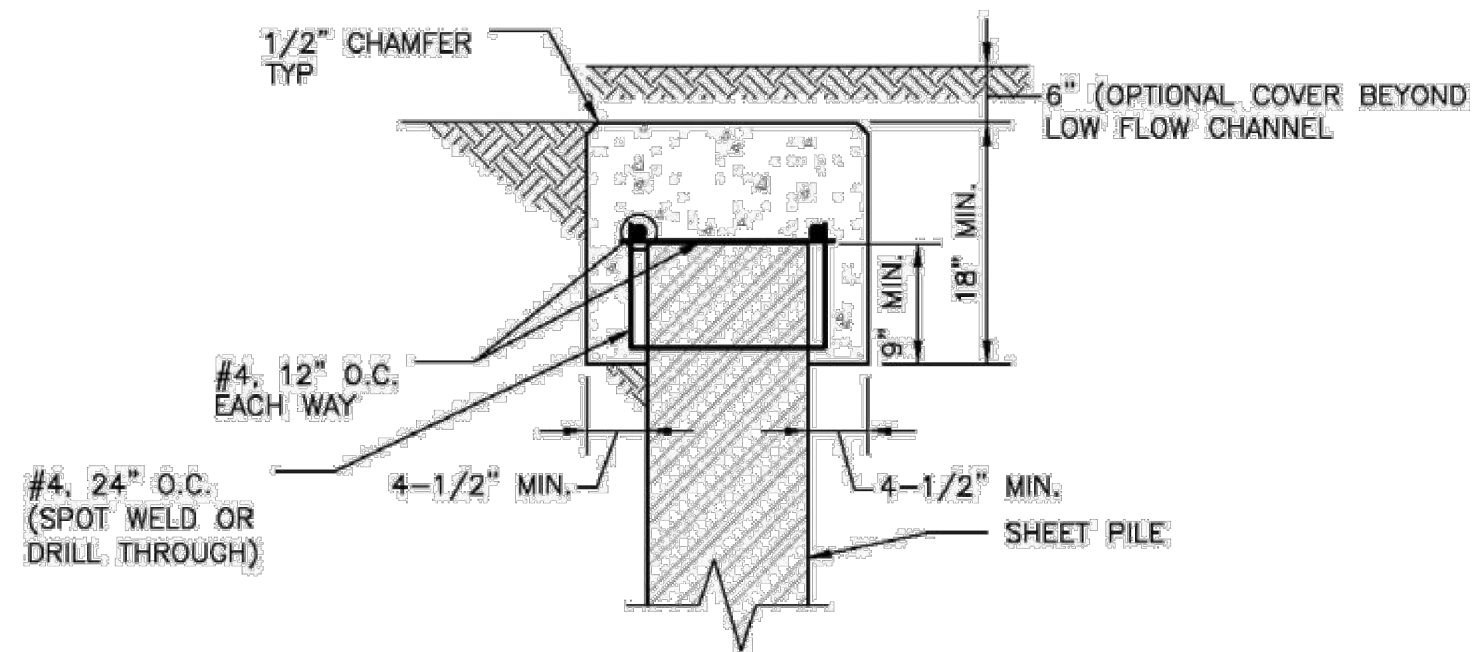
SECTION A-1
SHEET PILE CHECK



NOTES:
1. TRENCH IN UNDISTURBED SOIL FORM TOP 6" OF CHECK. DO NOT OVER EXCAVATE TO FORM WALLS OR CONSTRUCT A FOOTING.
2. THE STRUCTURE MAY BE COVERED WITH 6" OF SOIL OUTSIDE OF THE LOW FLOW AREA.
3. VIBRATE CONCRETE INTO TRENCH.

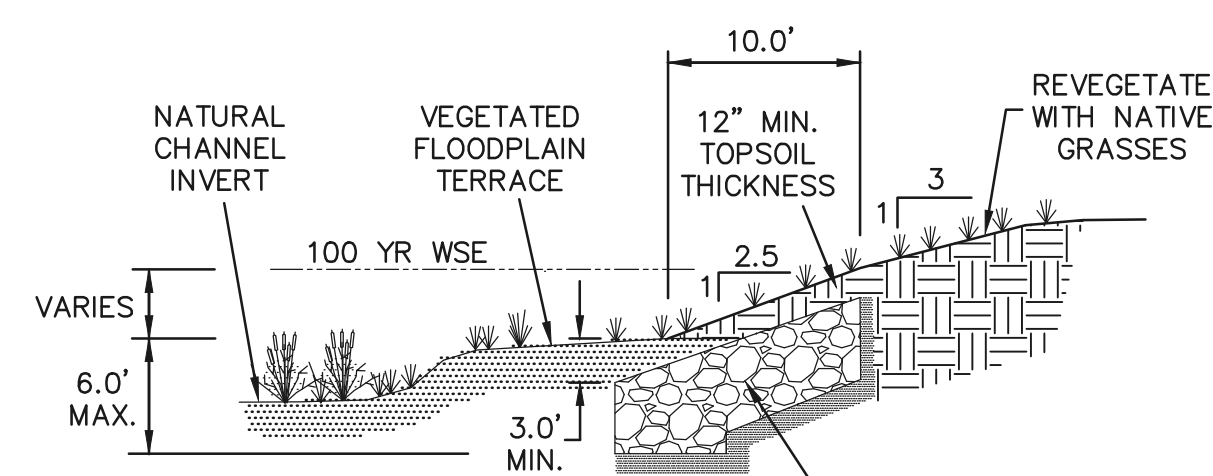
SECTION A-2
CONCRETE CHECK

Figure 9-27. Check structure details (Part 2 of 3)



DETAIL 1
CONCRETE SHEET PILE CAP

Figure 9-28. Check structure details (Part 3 of 3)

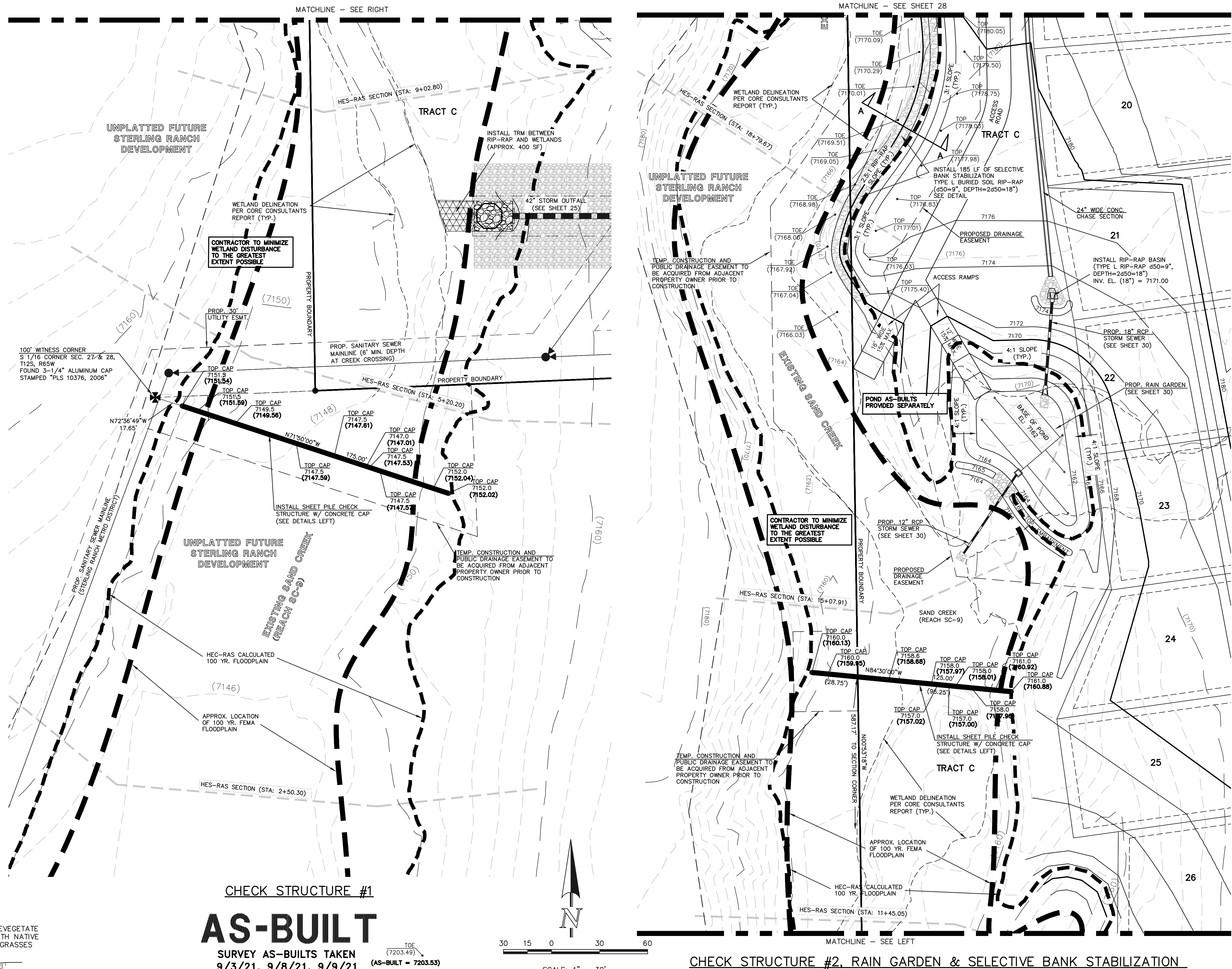


NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT

SELECTIVE RIP-RAP BANK STABILIZATION

TYPE 'L' BURIED SOIL RIP-RAP (d50=9", D=2d50=18") WITH 12" THICK NATIVE SAND BEDDING

SECTION A-A
N.T.S.



CHECK STRUCTURE #1

AS-BUILT

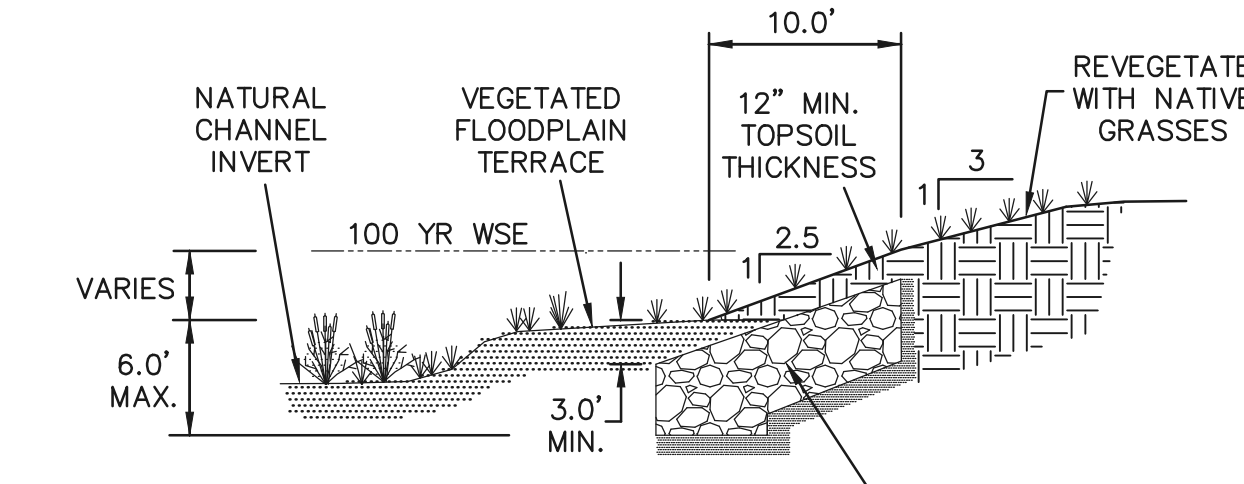
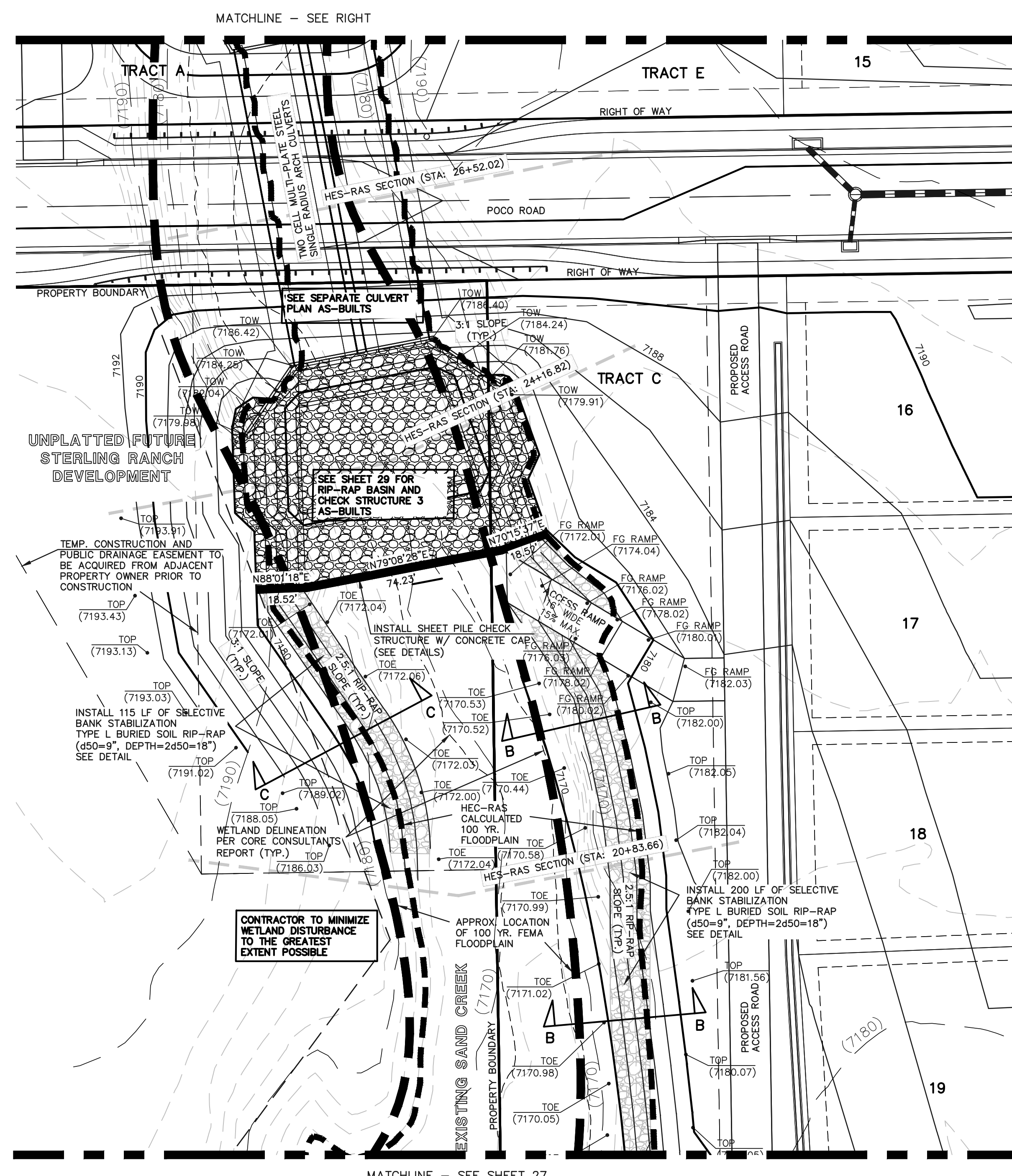
SURVEY AS-BUILTS TAKEN
9/3/21, 9/8/21, 9/9/21

(AS-BUILT = 7203.53)

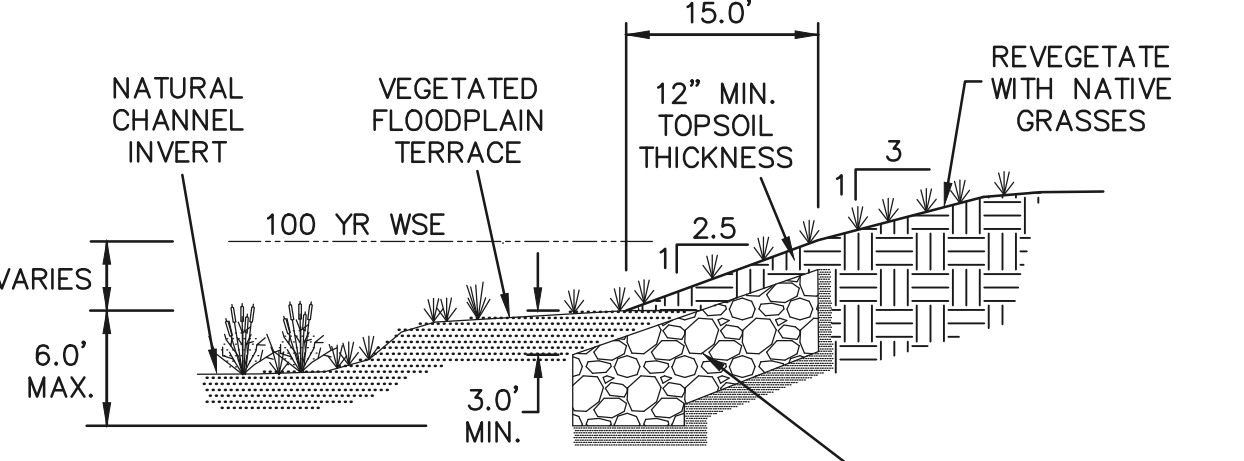


CHECK STRUCTURE #2, RAIN GARDEN & SELECTIVE BANK STABILIZATION

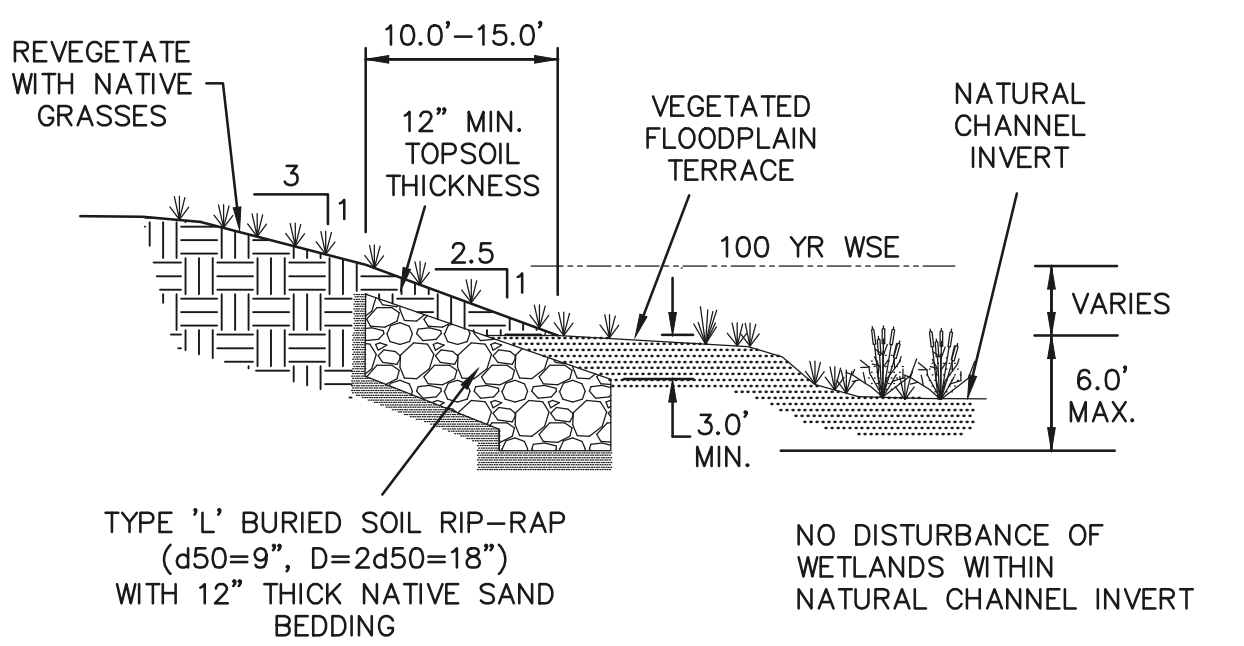
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p>811</p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS 08-13-19</p> <p>2 ADDED SHEET PILE TOP CAP ELEVATIONS 1-25-21</p>	<p>DATE</p> <p>08-13-19</p> <p>1-25-21</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, P.E. #37155</p> <p>11/3/2021</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1</p> <p>CONSTRUCTION PLANS</p> <p>CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1" = 30' SHEET 27 OF 35</p> <p>CHECKED BY (V) 1" = N/A JOB NO. 1185.00</p>
	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719)785-0790 (719)785-0799(Fax)</p>			<p>CLASSIC CONSULTING</p>



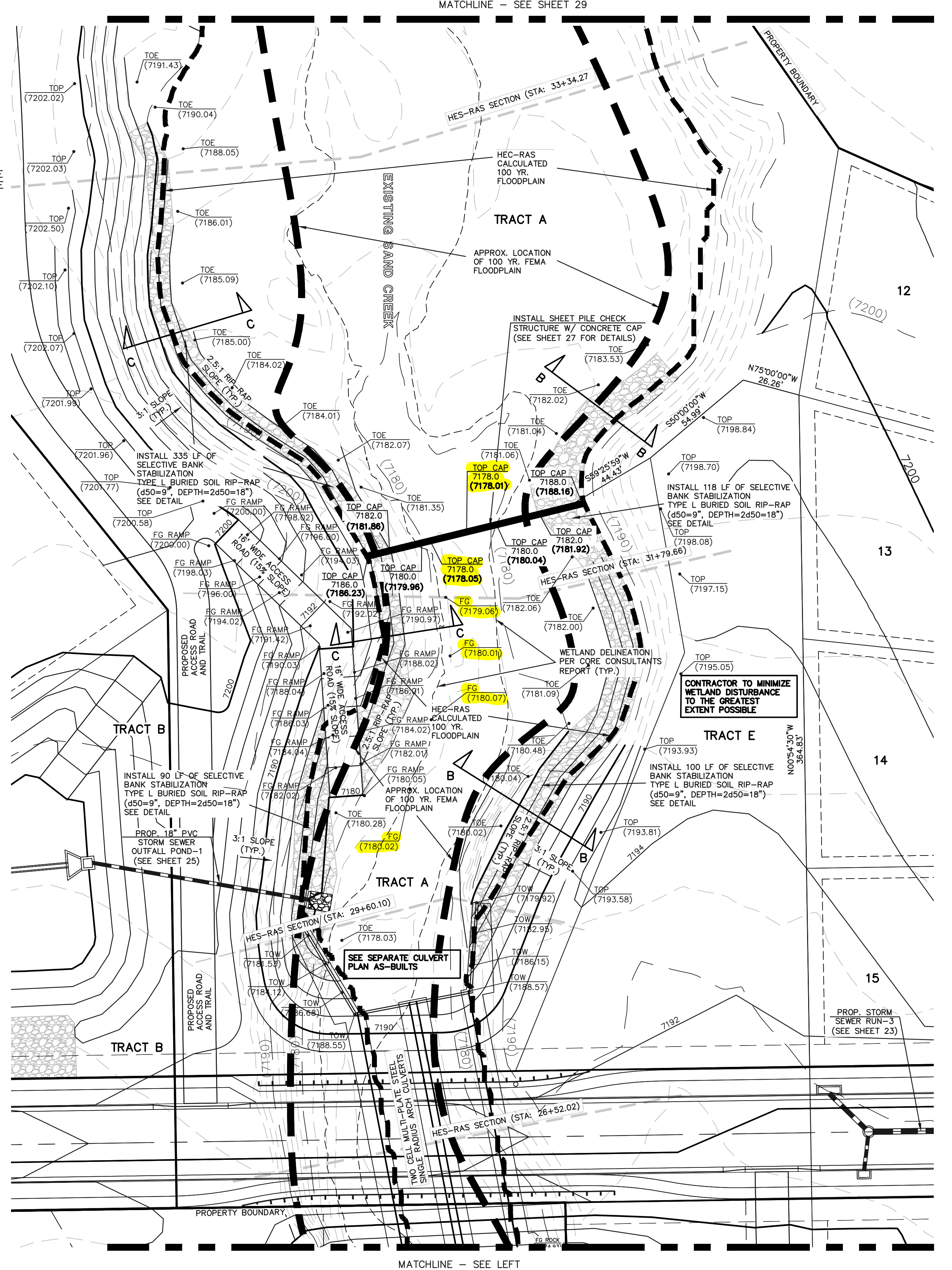
SELECTIVE RIP-RAP BANK STABILIZATION
SECTION A-A
N.T.S.



SELECTIVE RIP-RAP BANK STABILIZATION
SECTION B-B
N.T.S.



SELECTIVE RIP-RAP BANK STABILIZATION
SECTION C-C
N.T.S.

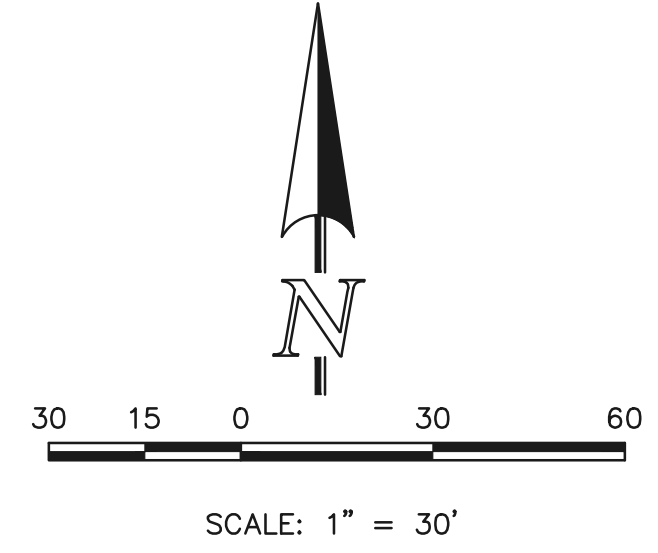


CHECK STRUCTURE #4 & SELECTIVE BANK STABILIZATION

CHECK STRUCTURE #3 & SELECTIVE BANK STABILIZATION

AS-BUILT

SURVEY AS-BUILTS TAKEN
9/3/21, 9/8/21, 9/9/21
(AS-BUILT = 7203.53)



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	1	REVISED PER COUNTY COMMENTS	08-13-19		<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND REGISTERED SURVEYORS, LLC</p> <p>MARC A. WHORTON, LICENSED SURVEYOR #37155</p> <p>11/3/2021</p>
	2	REVISED PER COUNTY COMMENTS	6-9-20		
	3	ADDED SHEET PILE TOP CAP ELEVATIONS	1-26-21		

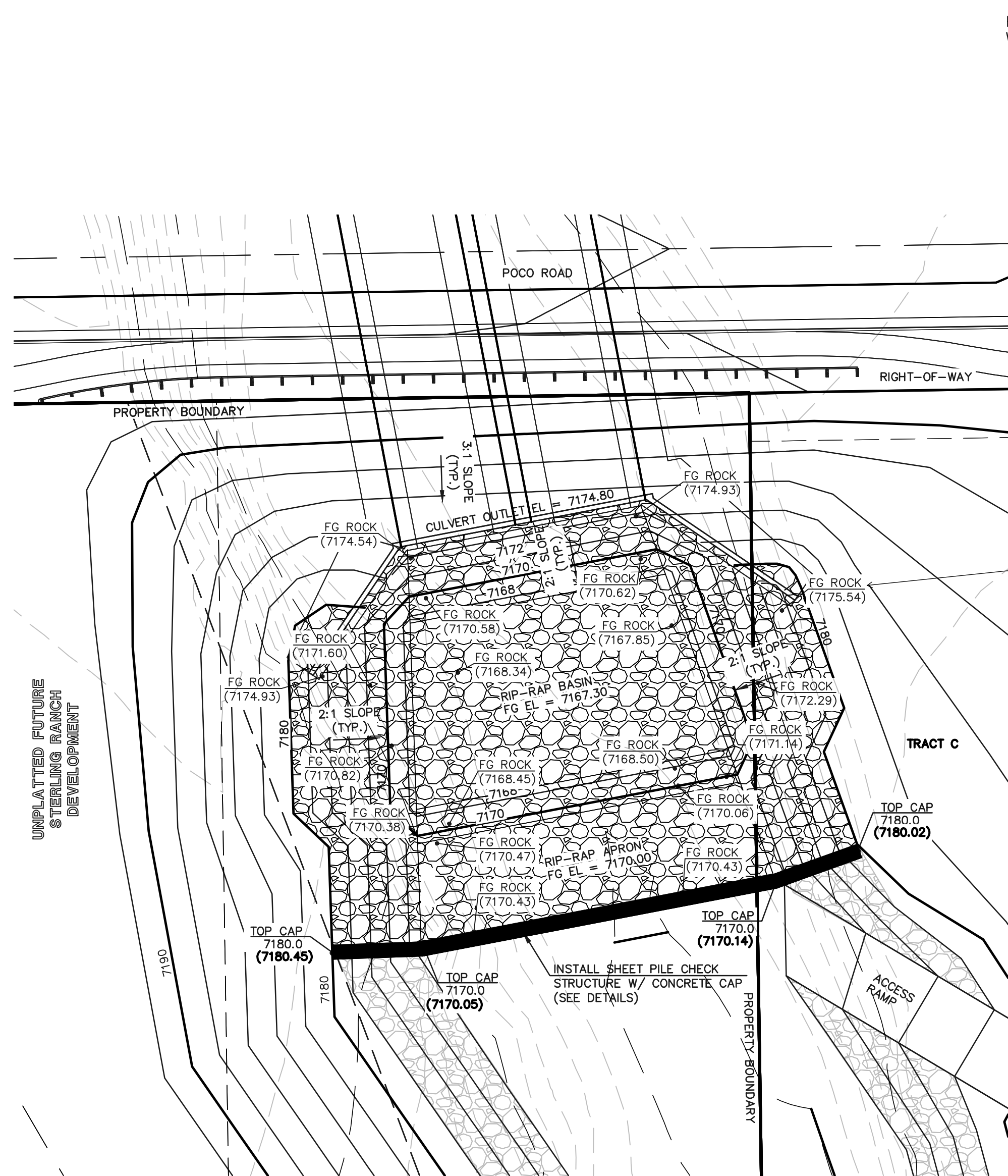


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



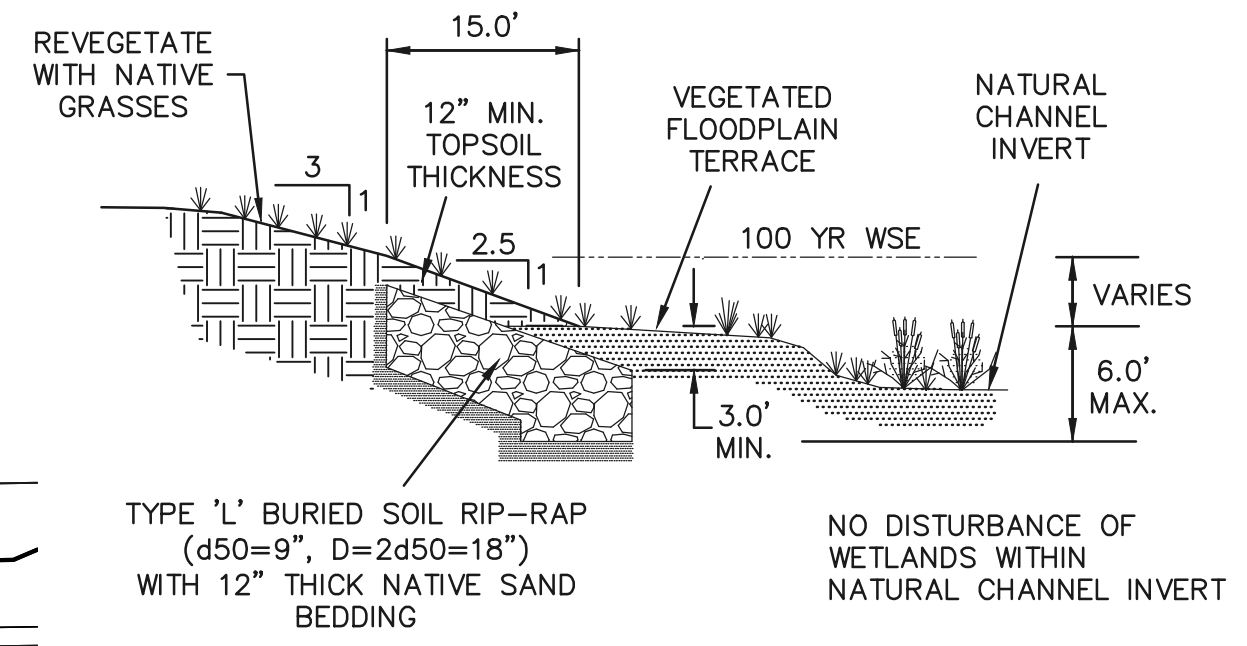
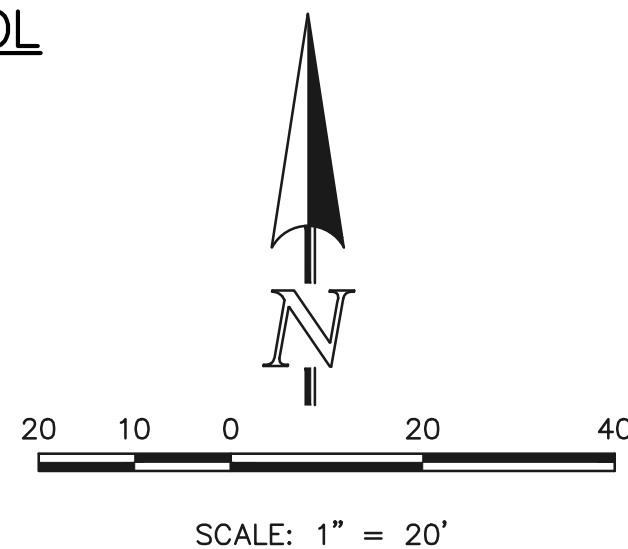
JOB NO. 1185.00

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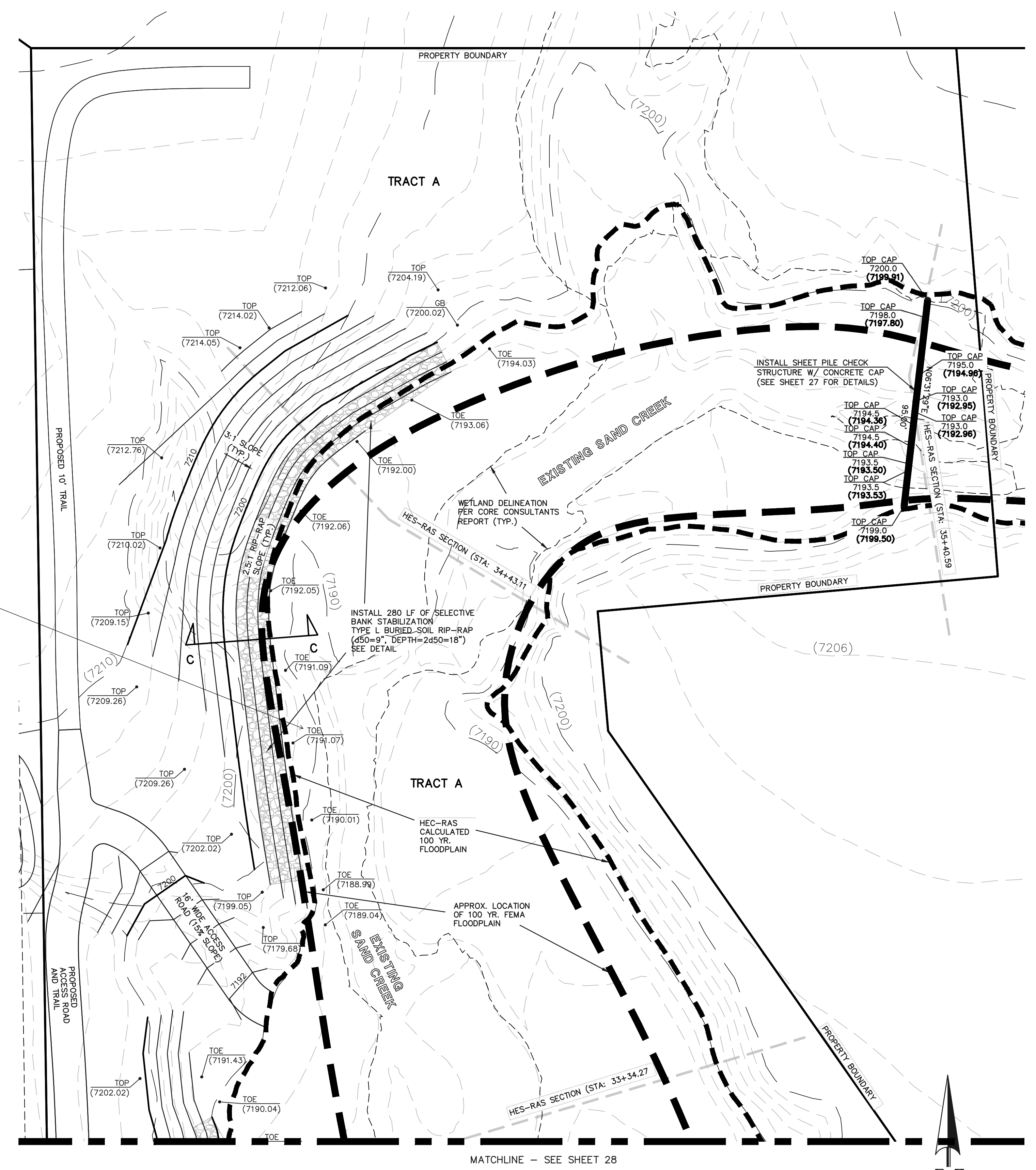
RIP-RAP BASIN PLUNGE POOL
(PER DCM FIG. 10-C.5)

TYPE H SOIL RIP-RAP
D50 = 1.5' DEPTH = 3.0'-4.5'

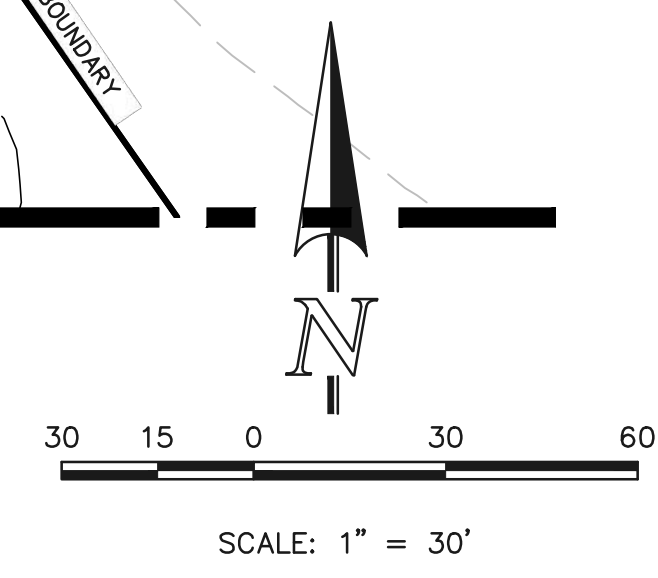


SELECTIVE RIP-RAP BANK STABILIZATION
SECTION C-C
N.T.S.

clarity that these are As-Built Elevations by showing them as bold (typ.)



CHECK STRUCTURE #5 & SELECTIVE BANK STABILIZATION



AS-BUILT

SURVEY AS-BUILTS TAKEN
9/3/21, 9/8/21, 9/9/21 (AS-BUILT = 7203.53)

48 HOURS BEFORE YOU DIG,
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811
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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	ADDED SHEET PILE TOP CAP ELEVATIONS	1-26-21

REVIEW:
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON
#37155
DATE 11/3/2021



RETREAT AT TIMBERRIDGE FILING NO. 1
CONSTRUCTION PLANS
CHECK STRUCTURES AND
SELECTIVE BANK STABILIZATION

DESIGNED BY MAW SCALE DATE 04-05-19
DRAWN BY MAW (H) 1" = 30' SHEET 29 OF 35
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

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Bioretention T-3

Table B-1. Material specification for bioretention/rain garden facilities

Table with 3 columns: Material, Specification, and Notes. Lists various materials like sand, gravel, and geotextiles with their respective specifications for bioretention and rain garden facilities.

November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-7

T-3 Bioretention

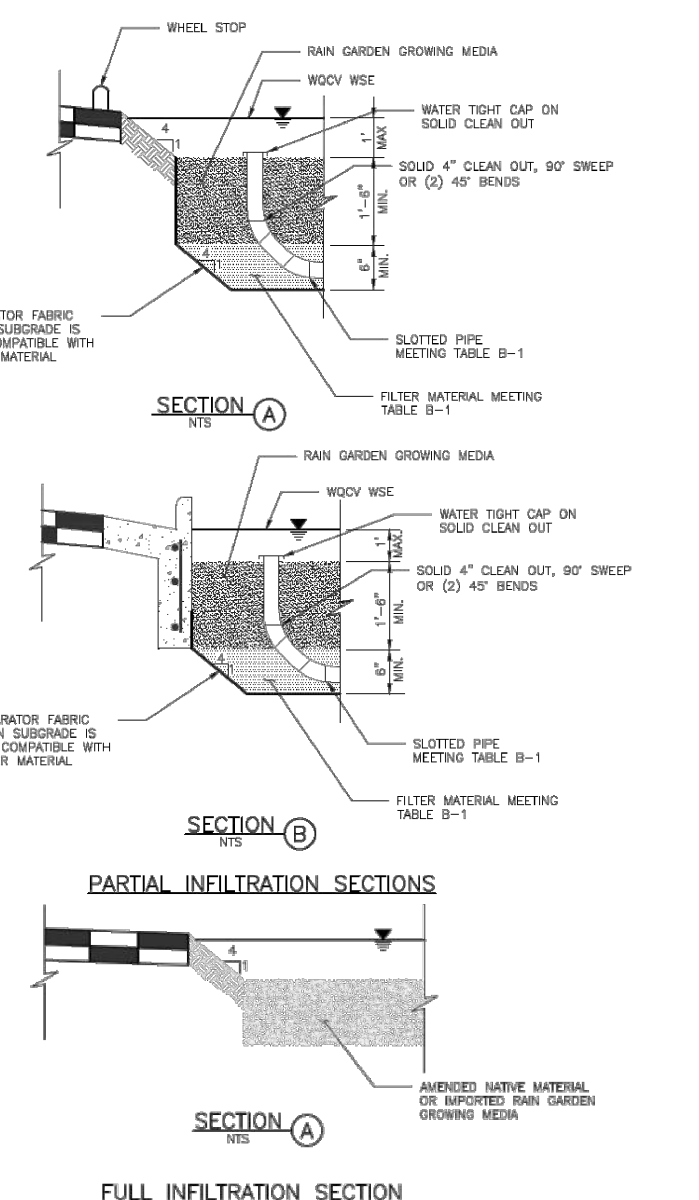
Table B-3. Native seed mix for rain gardens

Table with 5 columns: Common Name, Scientific Name, Variety, PLS lbs per Acre, and Onnes per Acre. Lists native plants like Sand bluestem, Sideoats grama, and Prairie sandreed with their planting rates.

* Wildflower seed (optional) for a more diverse and natural look. PLS = Pure Live Seed.

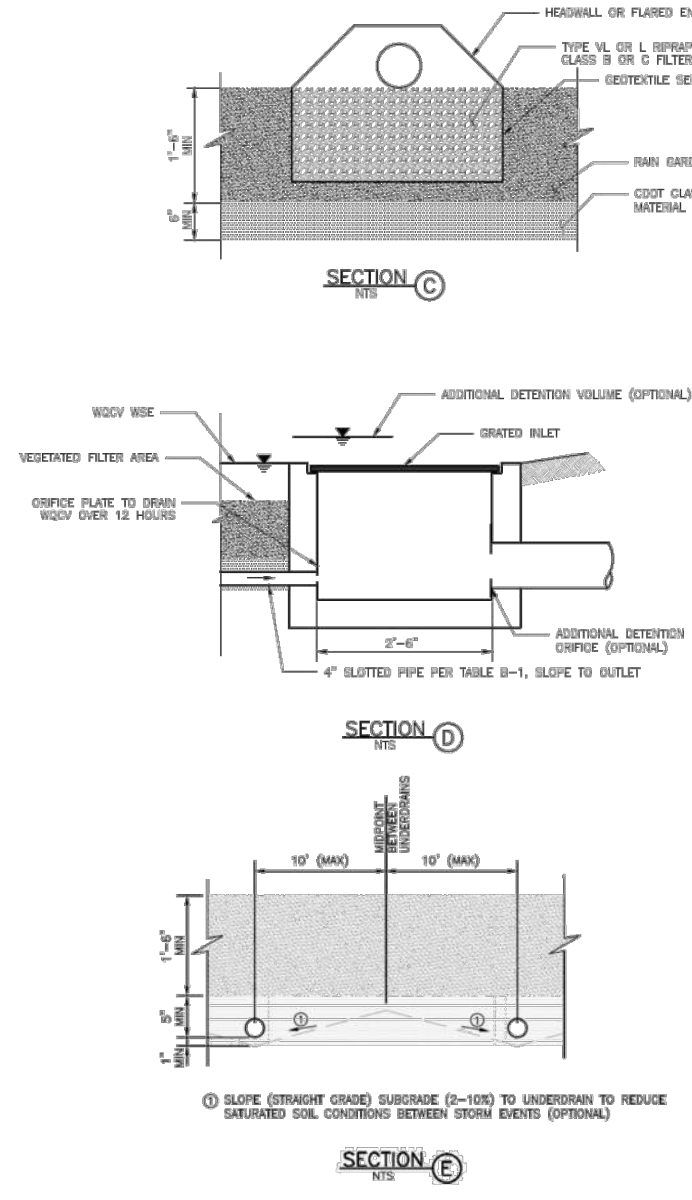
B-12 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

T-3 Bioretention

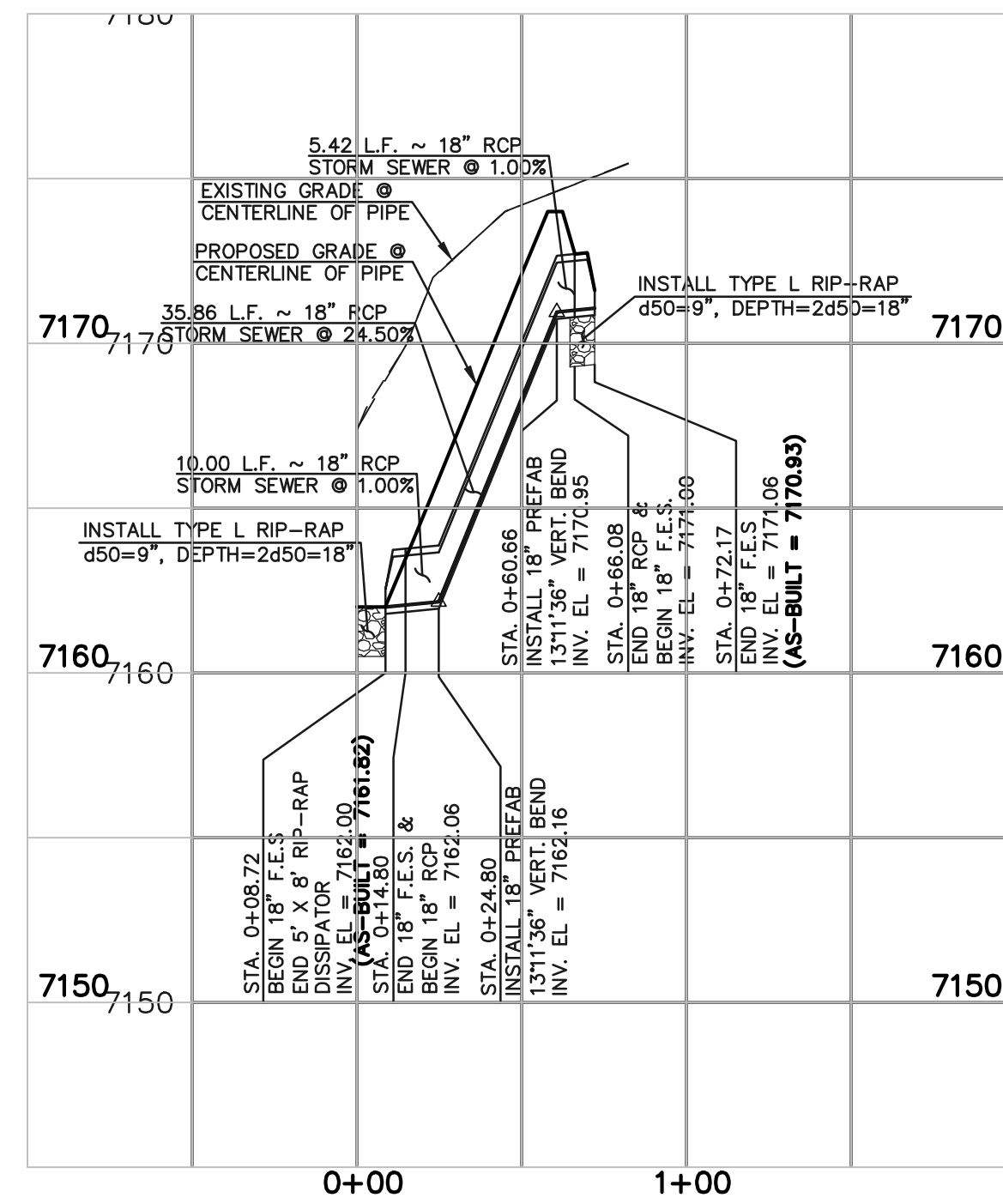


B-16 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 November 2015

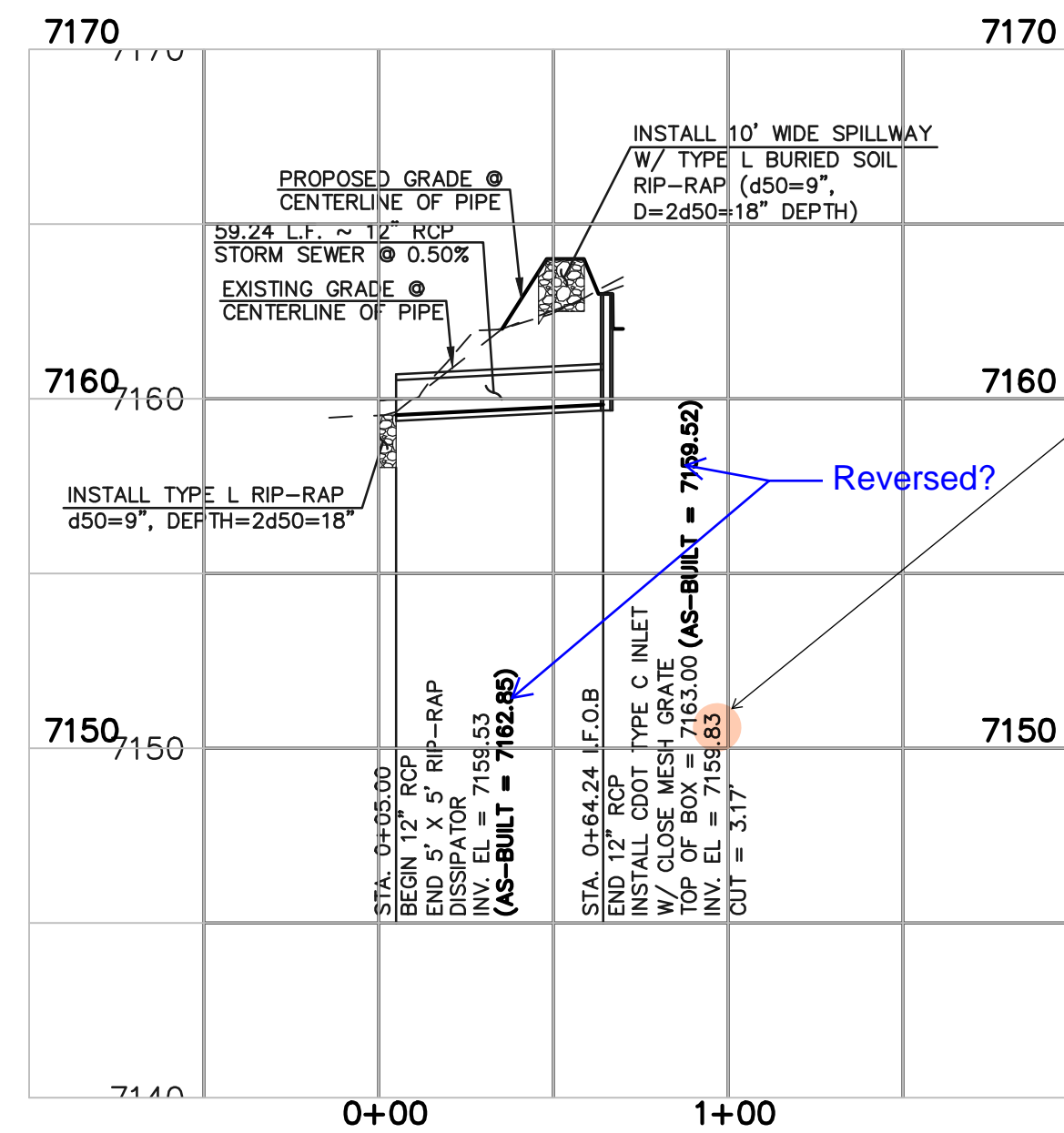
Bioretention T-3



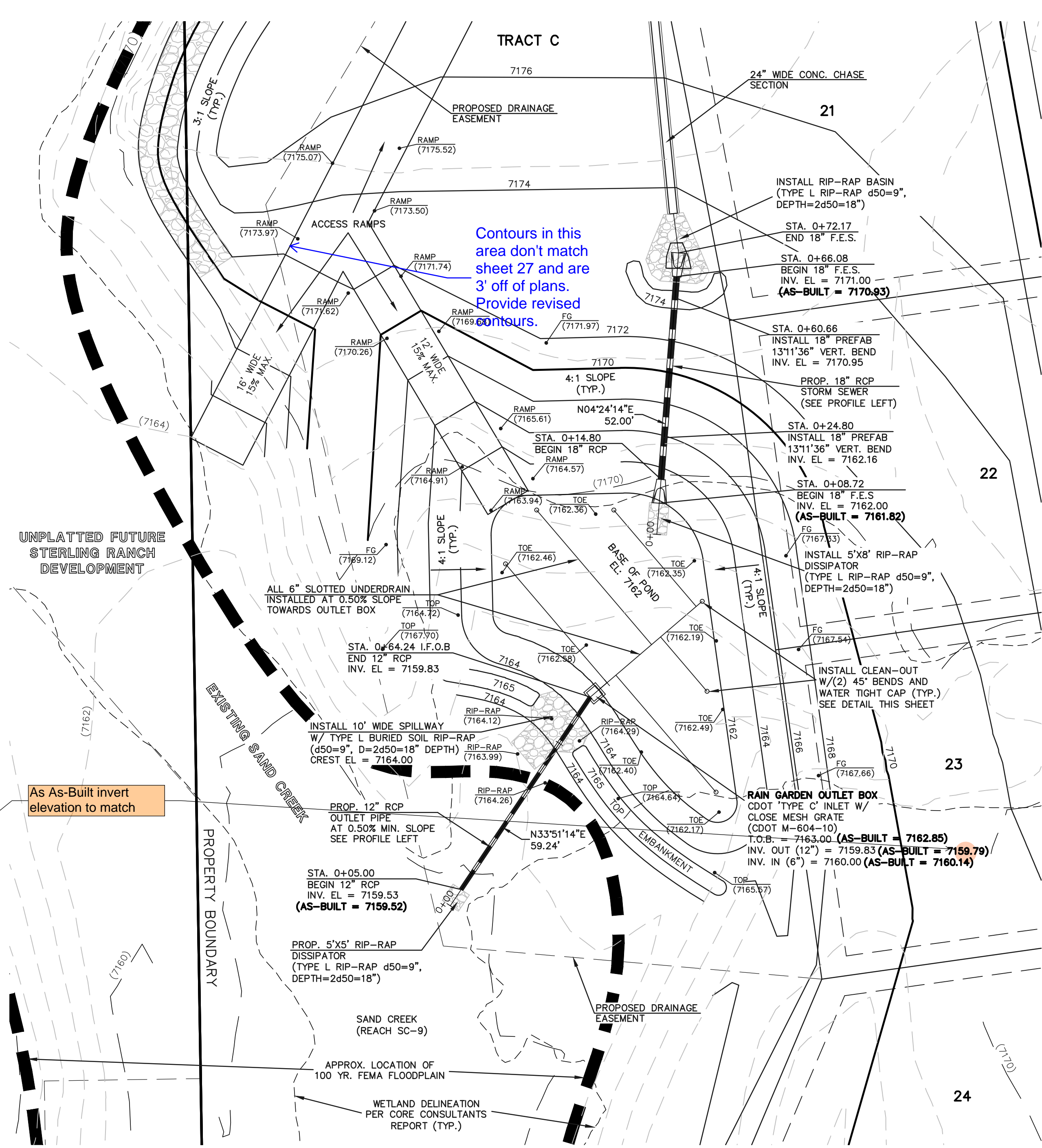
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 B-17



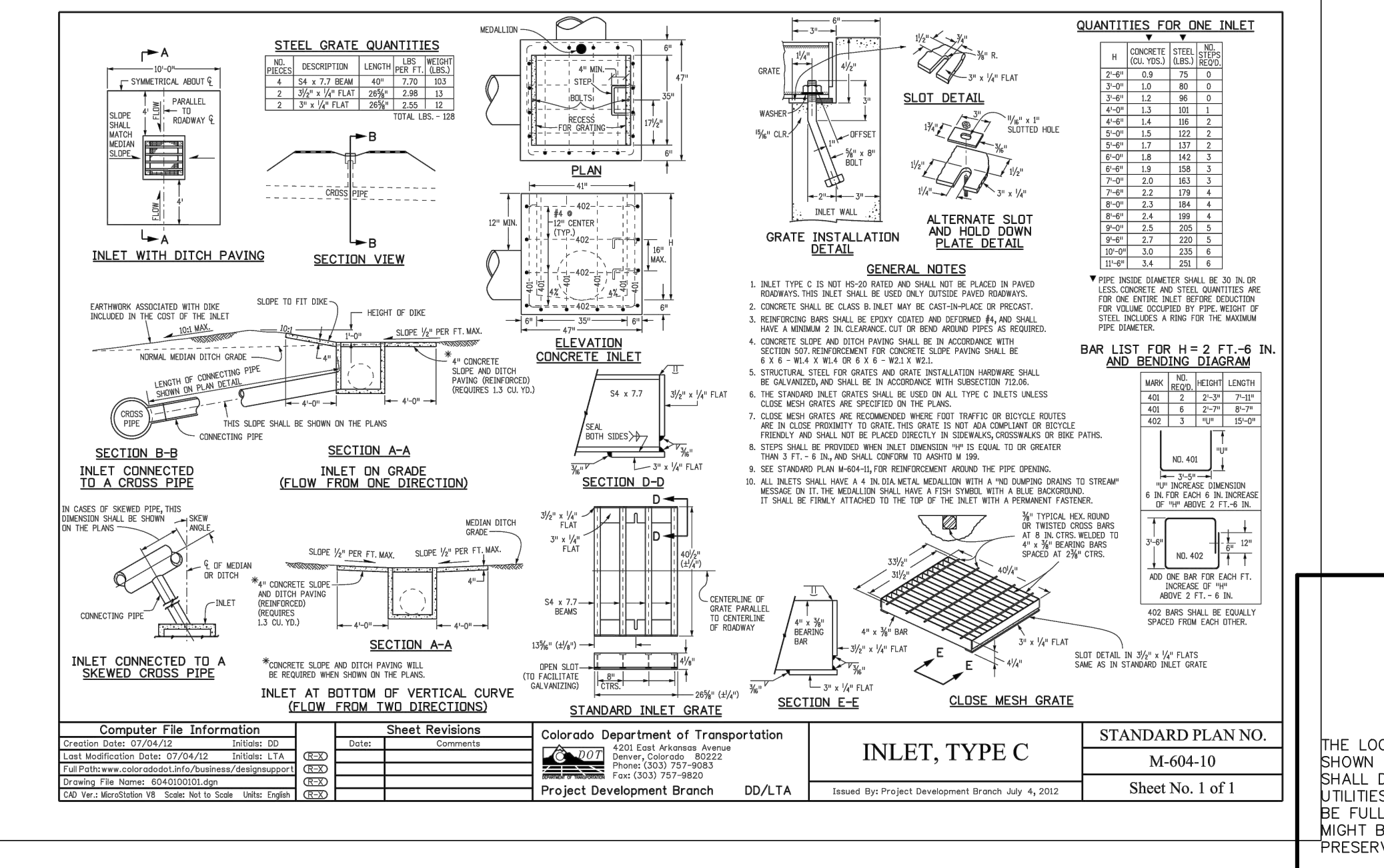
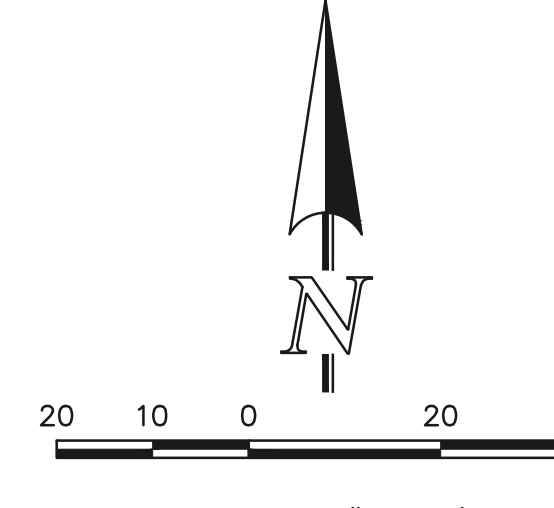
18" RCP INLET TO RAIN GARDEN SCALE 1" = 50' HORIZ. 1" = 5' VERT.



12" RCP STORM SEWER OUTLET FROM RAIN GARDEN SCALE 1" = 50' HORIZ. 1" = 5' VERT.



RAIN GARDEN WQCV REQUIRED = 1,045 CF WQCV PROVIDED = 3,572 CF UNDERDRAIN ORIFICE DIA. = 13/16 IN. 6" SLOTTED UNDERDRAIN SPACED 15" O.C.



48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

Table with 3 columns: NO. REVISION, DATE, and REVIEW. Lists three revisions: 1. REVISED PER COUNTY COMMENTS (08-13-19), 2. REVISED PER COUNTY COMMENTS (04-16-20), 3. REVISED PER COUNTY COMMENTS (6-9-20).

REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

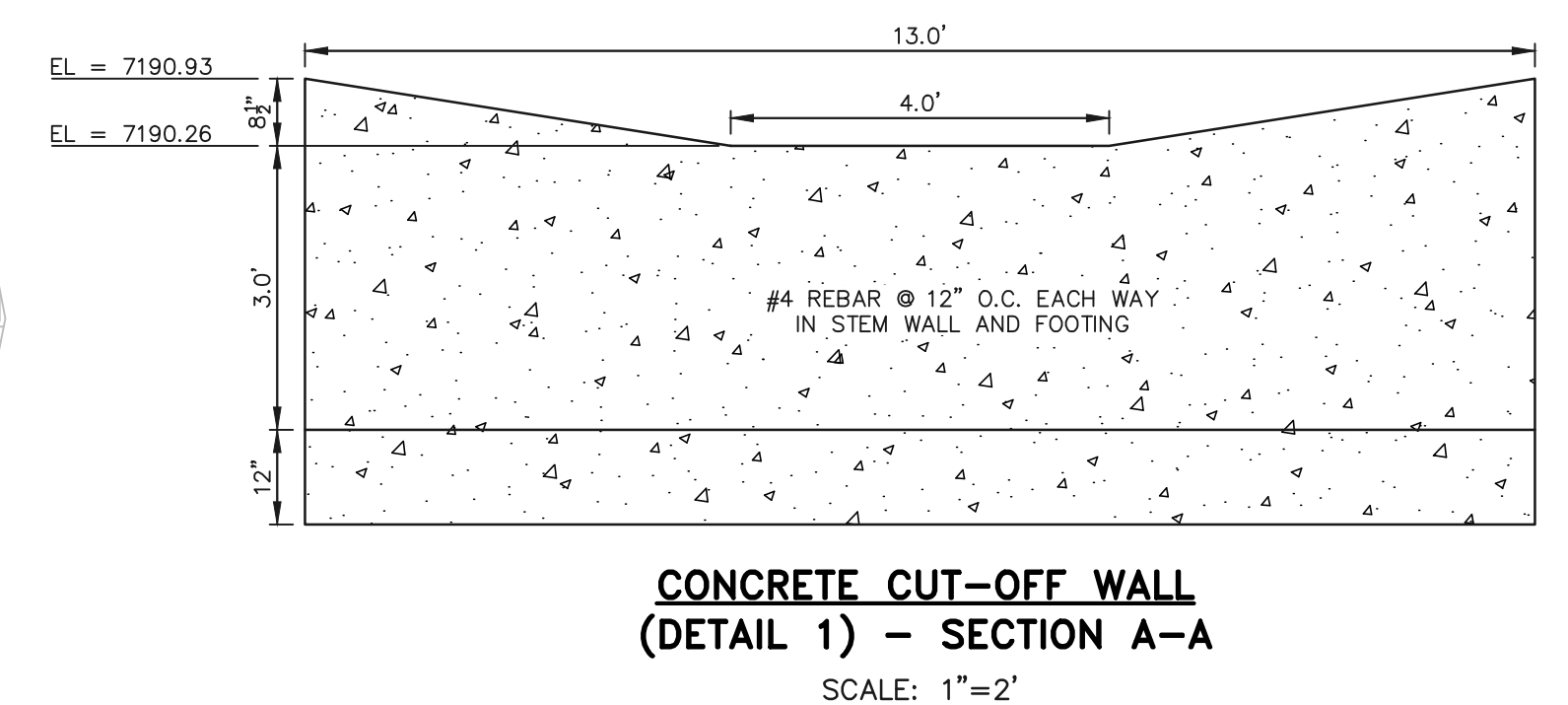
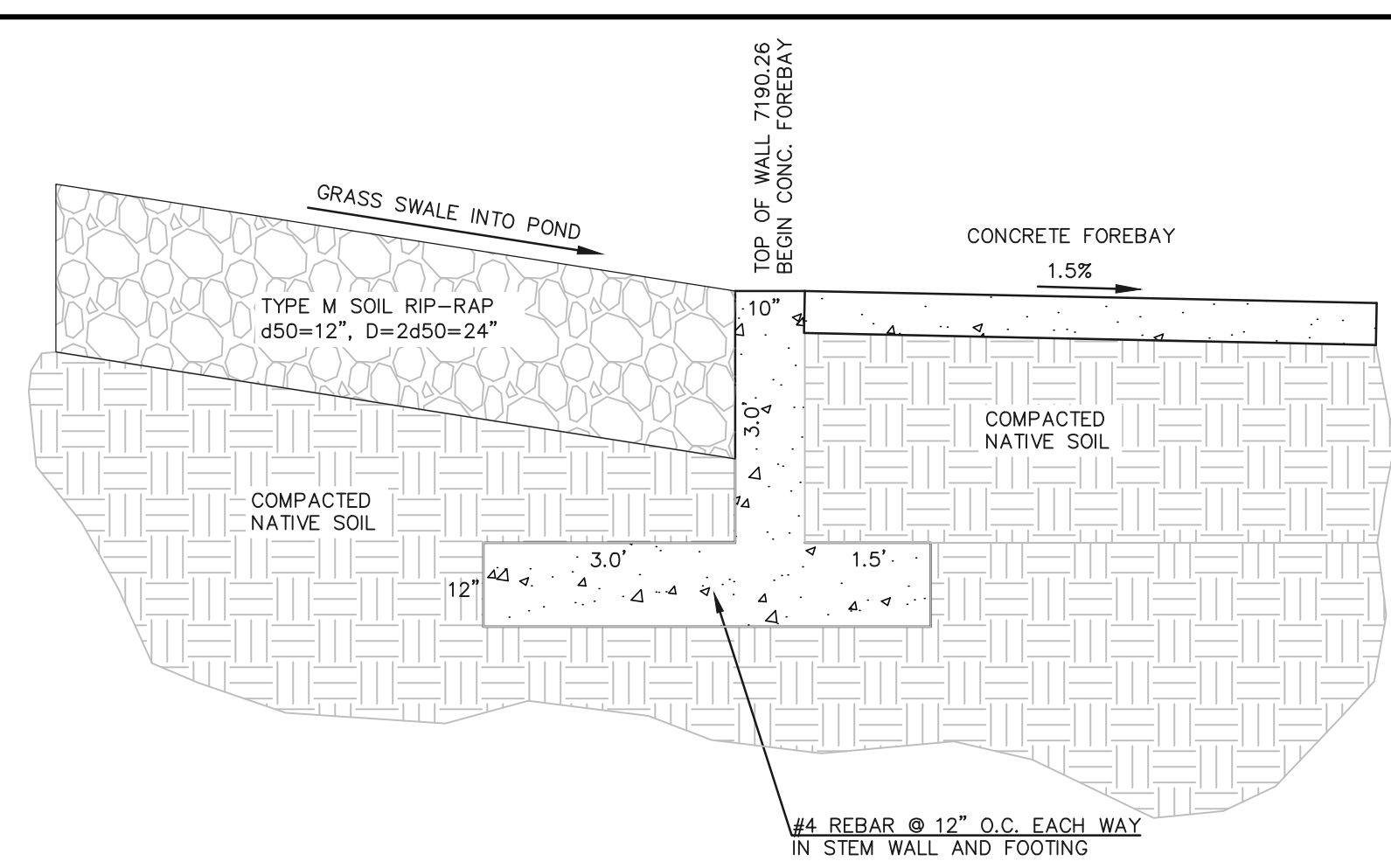
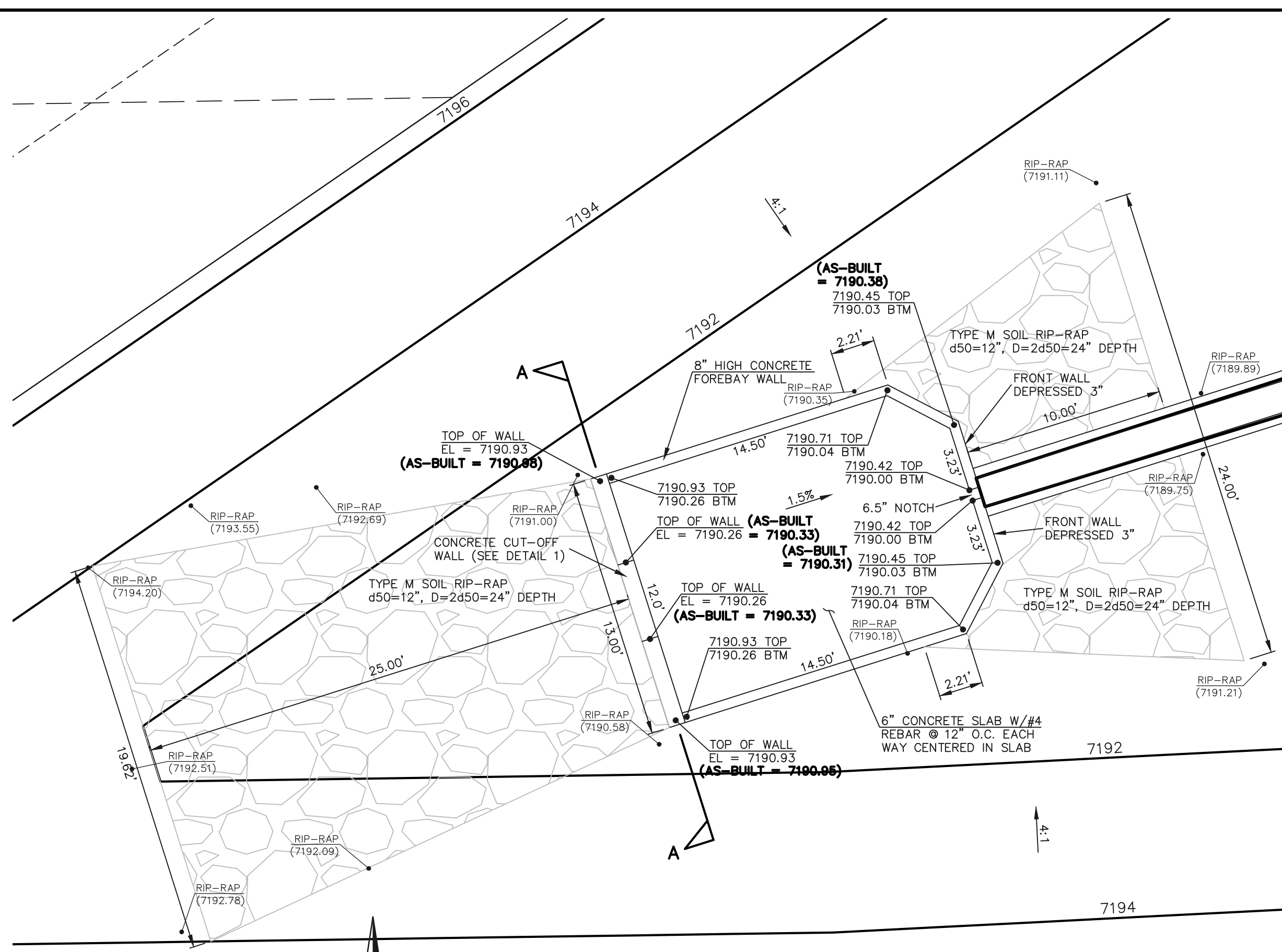


Table with 4 columns: DESIGNED BY, DRAWN BY, CHECKED BY, and SCALE. Lists the design and drawing team: DESIGNED BY: MAW, DRAWN BY: MAW, CHECKED BY: MAW, SCALE: (H) 1"= 30', (V) 1"= N/A.

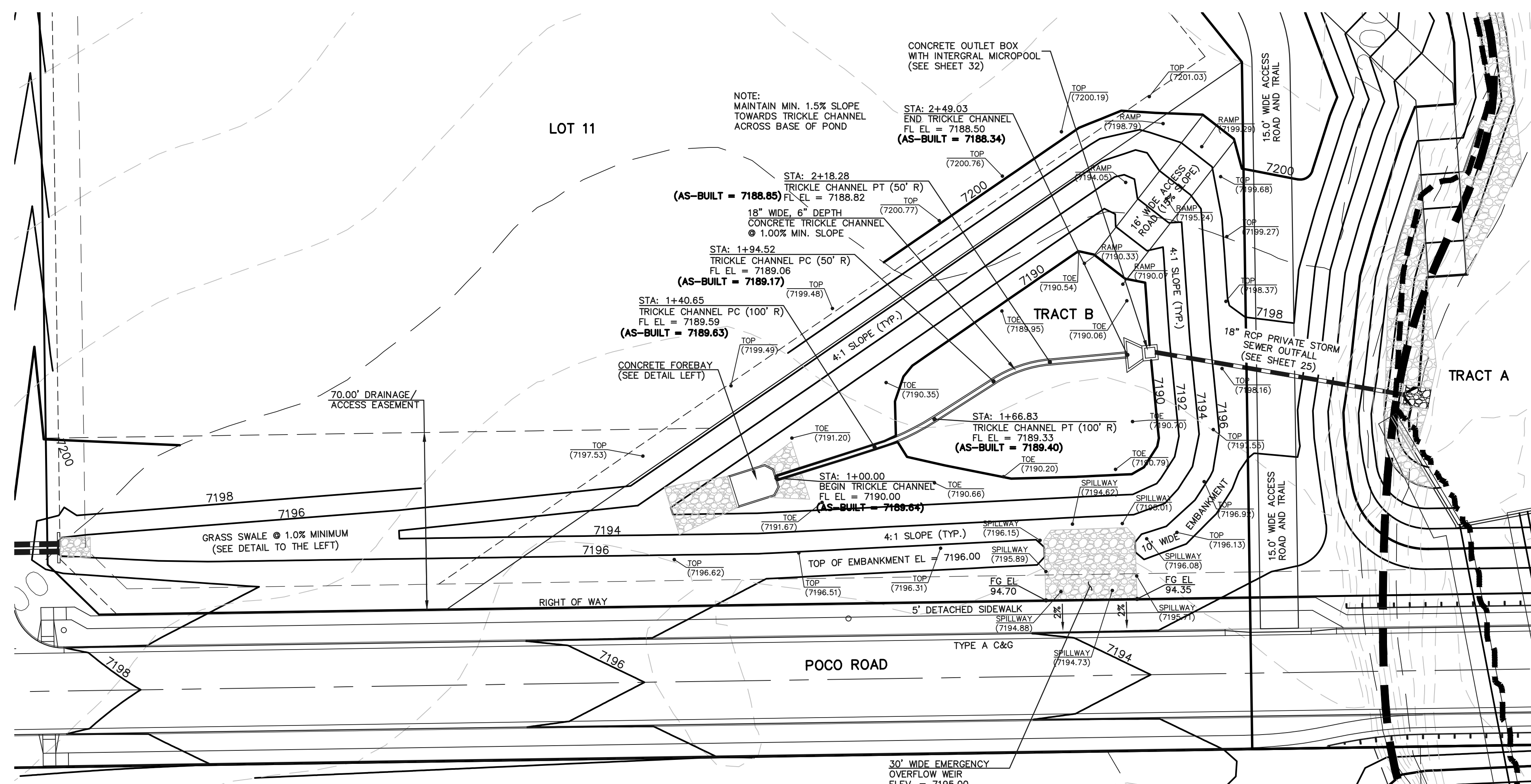
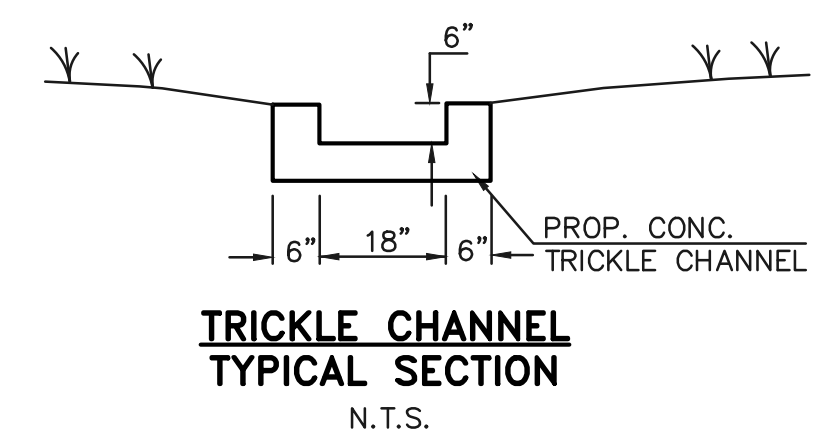
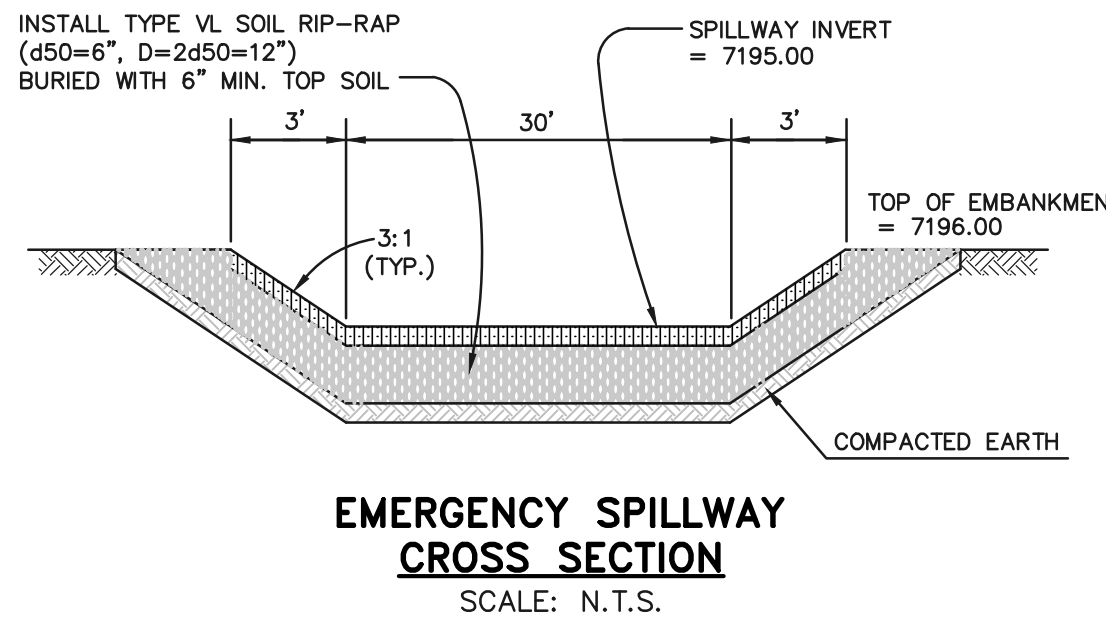
AS-BUILT TOPO./STRUCTURE AS-BUILTS TAKEN 9/29/22

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

N:\18500\DRAWINGS\CONSTRUCTION\18500-RAIN GARDEN AS-BUILT.dwg, 10/26/2022, 11:27:17 AM, 1:1



CONCRETE FOREBAY SCALE: 1"=5'

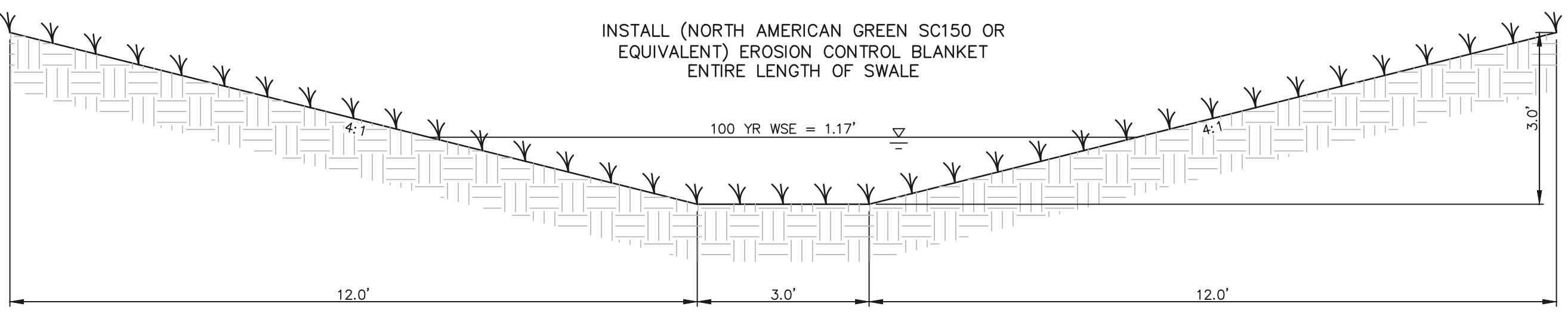


DETENTION FACILITY POND 1

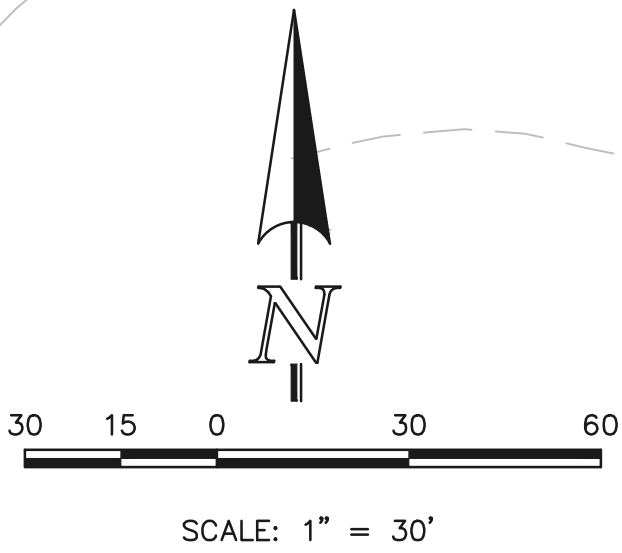
AS-BUILT

TOPO./STRUCTURE AS-BUILTS TAKEN 9/29/22

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

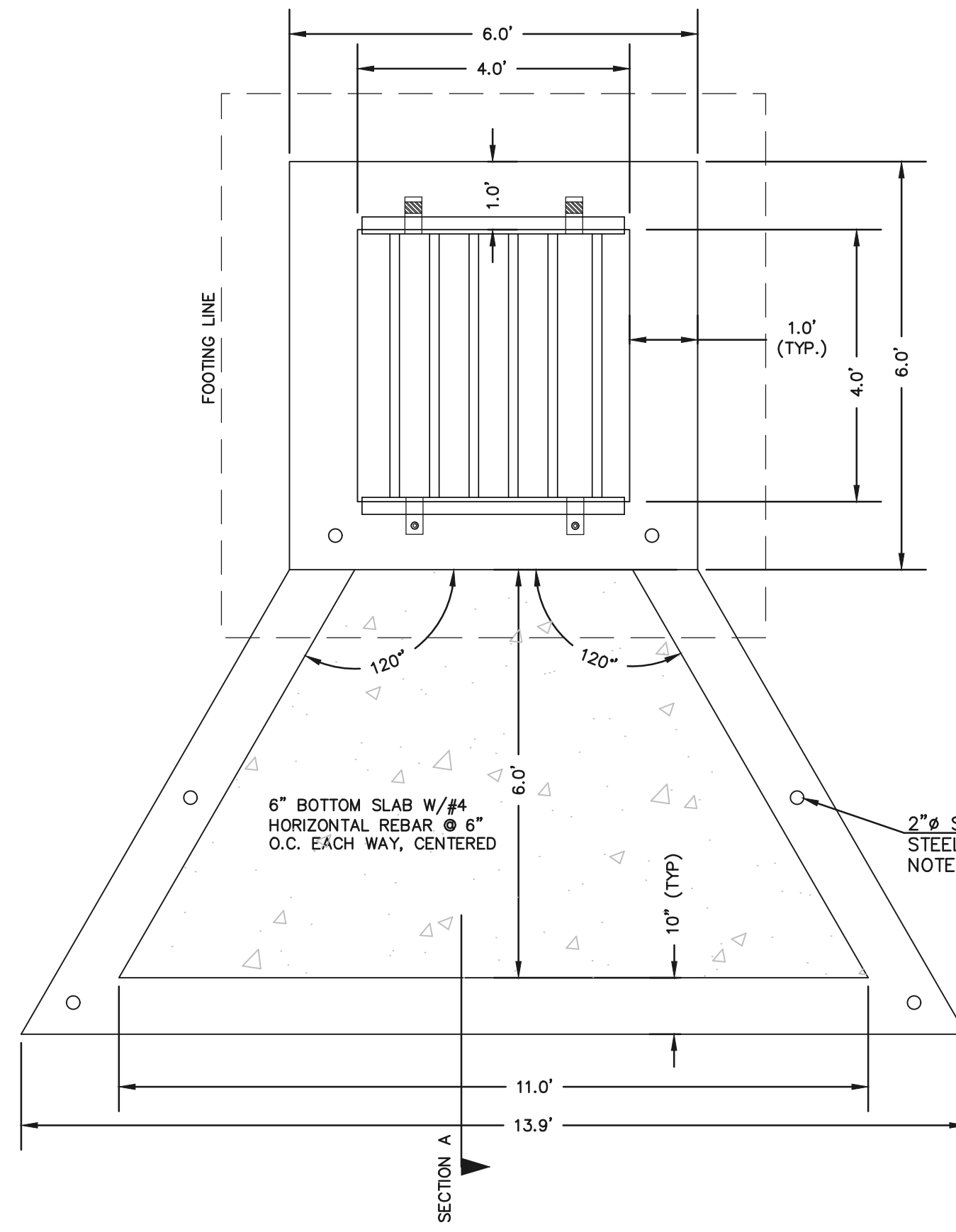


GRASS SWALE INTO POND 1 SCALE: 1"=2'



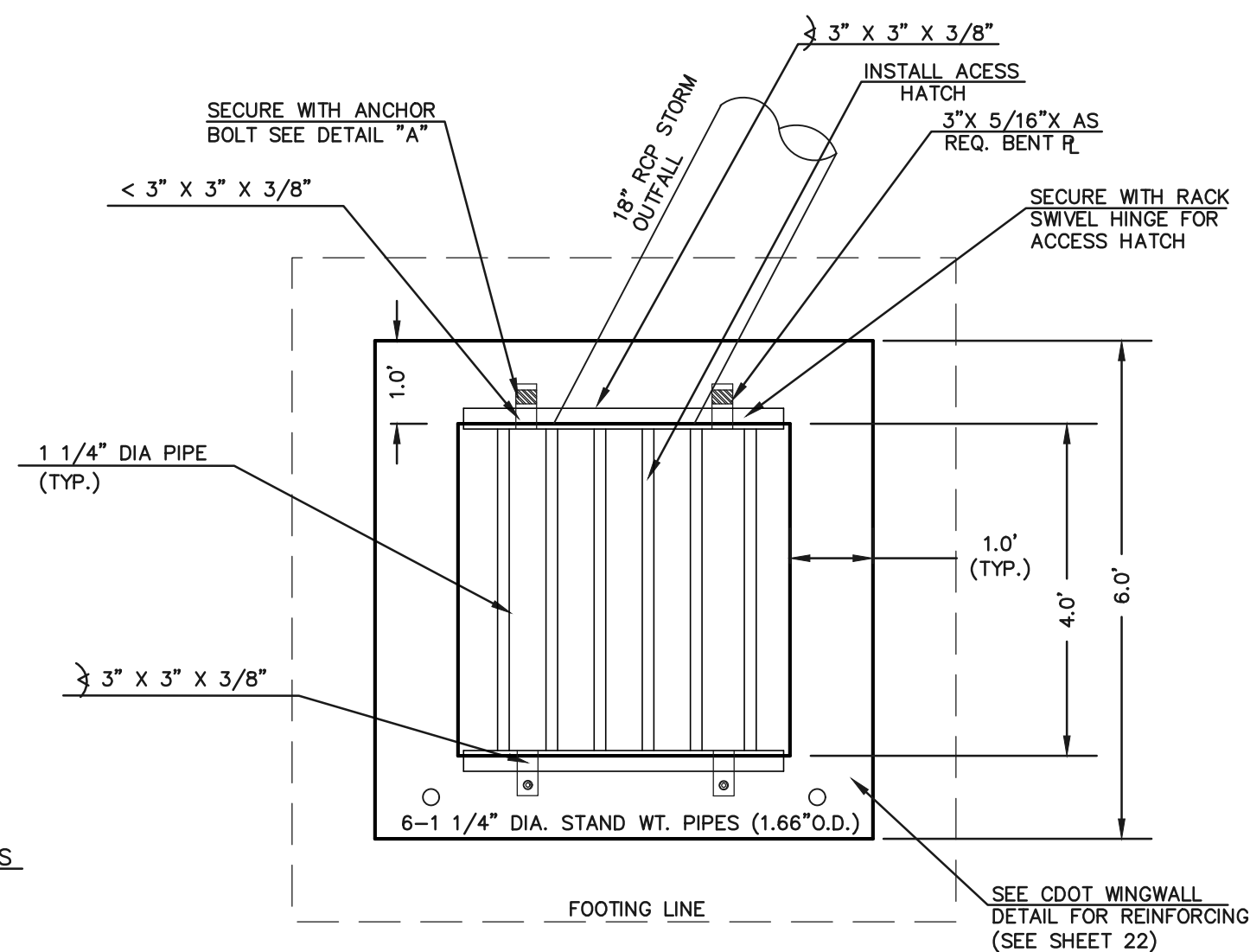
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	NO. REVISION	DATE	REVIEW:	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(Fax)</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS DETENTION FACILITY POND 1 POND PLAN</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY MAW (H) 1"= 30' SHEET 31 OF 35</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1185.00</p>	
	1	REVISED PER COUNTY COMMENTS	08-14-19			<p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER #37155</p> <p>10/26/2022 DATE</p>
	2	REVISED PER COUNTY COMMENTS	04-16-20			
	3	REVISED ACCESS RAMP LOCATION	6-9-20			

N:\118500\DRAWINGS\CONSTRUCT\CONV\31-118500-POND-SHEET-02 AS-BUILT.dwg, 10/26/2022 11:25:24 AM, 1:1

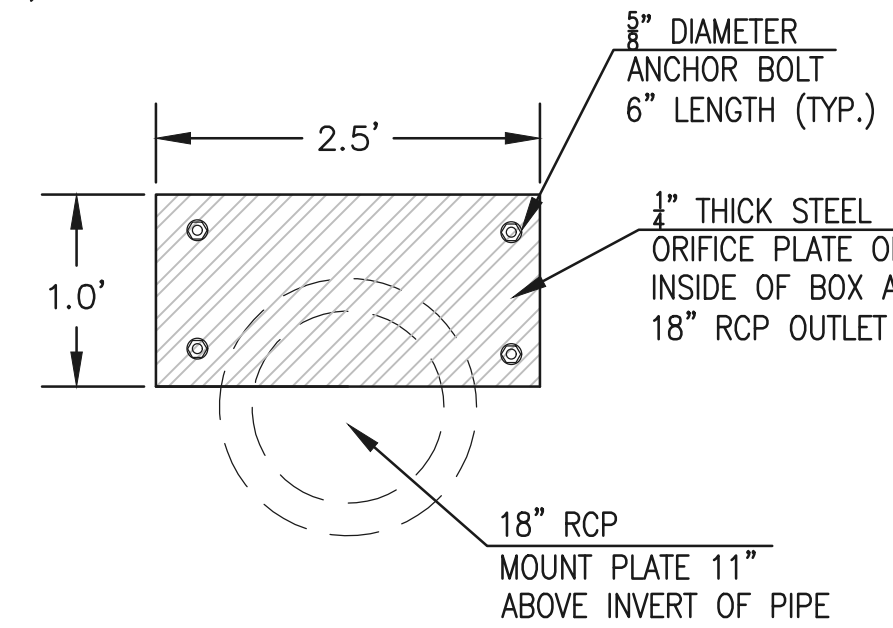


CONCRETE MICROPOOL
SCALE 1" = 2'

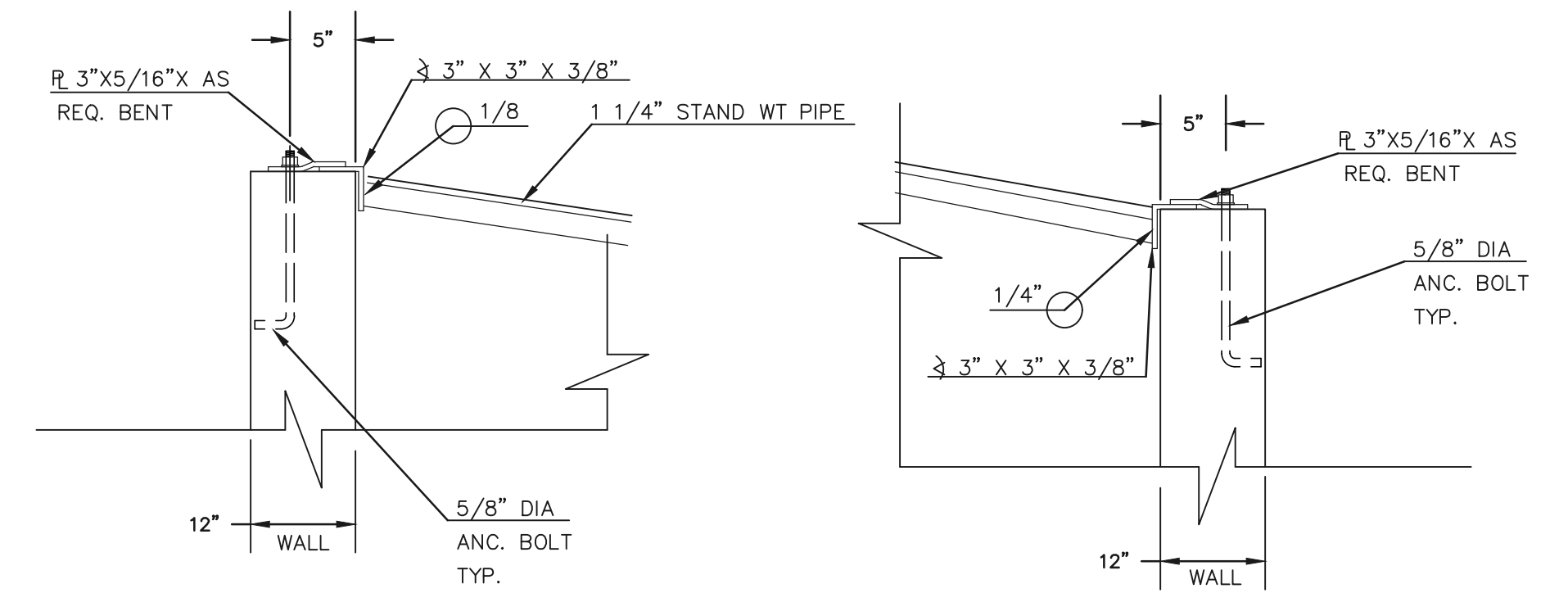
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
 2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
 5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



4'X4' OUTLET BOX OVERFLOW TRASH RACK
SCALE 1" = 2'

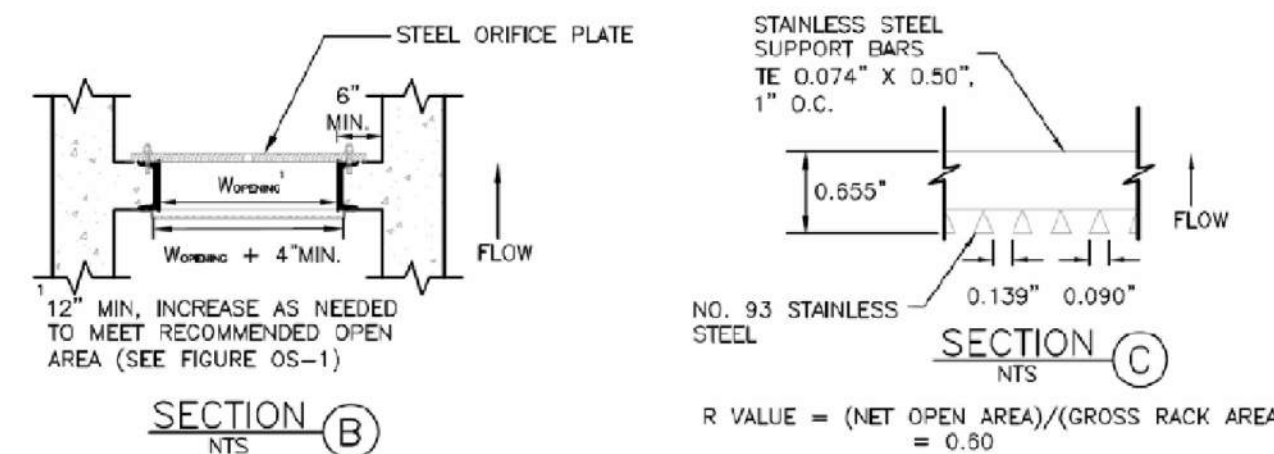


OUTLET BOX ORIFICE PLATE - 1/4" STEEL



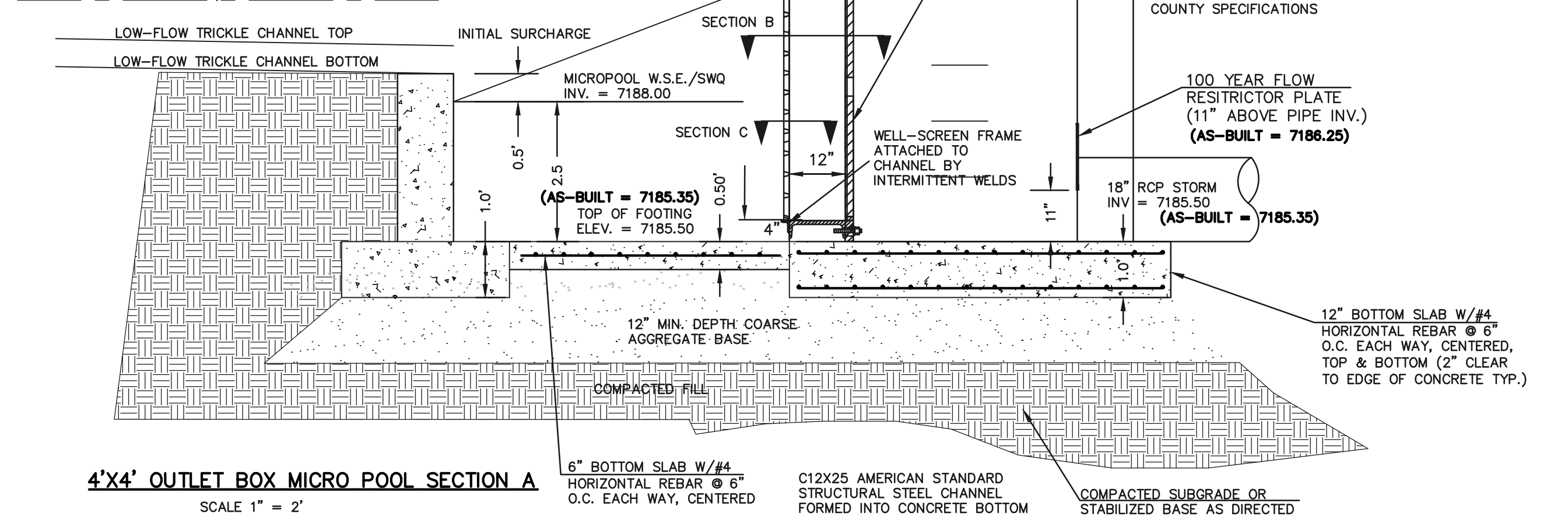
MICROPOOL RAILING

OUTLET BOX RAILING
N.T.S.

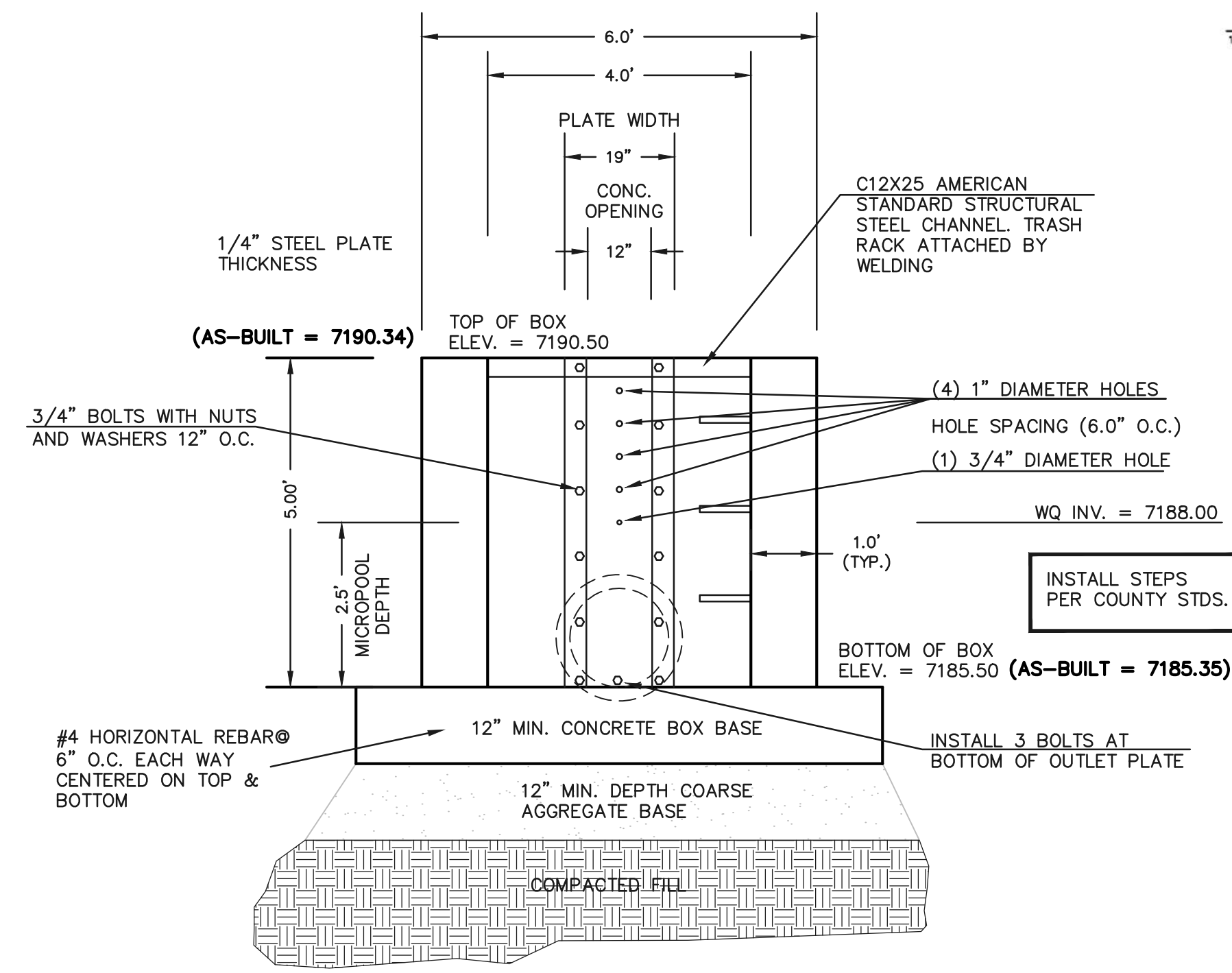


100-YR W.S.E. = 7193.87

EURV W.S.E. = 7190.40 / 5 YEAR W.S.E. = 7190.49
WQCV YR W.S.E. = 7189.81 / 2 YEAR W.S.E. = 7189.99



4'X4' OUTLET BOX MICRO POOL SECTION A
SCALE 1" = 2'



4'X4' OUTLET BOX ORIFICE PLATE
SCALE 1" = 2'

(ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)

ORIFICE PLATE NOTES:

1. INSTALL HOLES AS SHOWN ON DETAIL TO LEFT.
2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

EURV AND WQCV TRASH RACKS:

3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK

OVERFLOW TRASH RACKS:

1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS
2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

48 HOURS BEFORE YOU DIG,
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811

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NO.	REVISION	DATE	REVIEW:
1	REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING AND PROFESSIONAL SURVEYORS, LLC
2	REVISED PER COUNTY COMMENTS	04-16-20	
3	REVISED PER COUNTY COMMENTS	6-9-20	

MARC A. WHORTON, LICENSED PROFESSIONAL ENGINEER #37155
DATE 10/26/2022

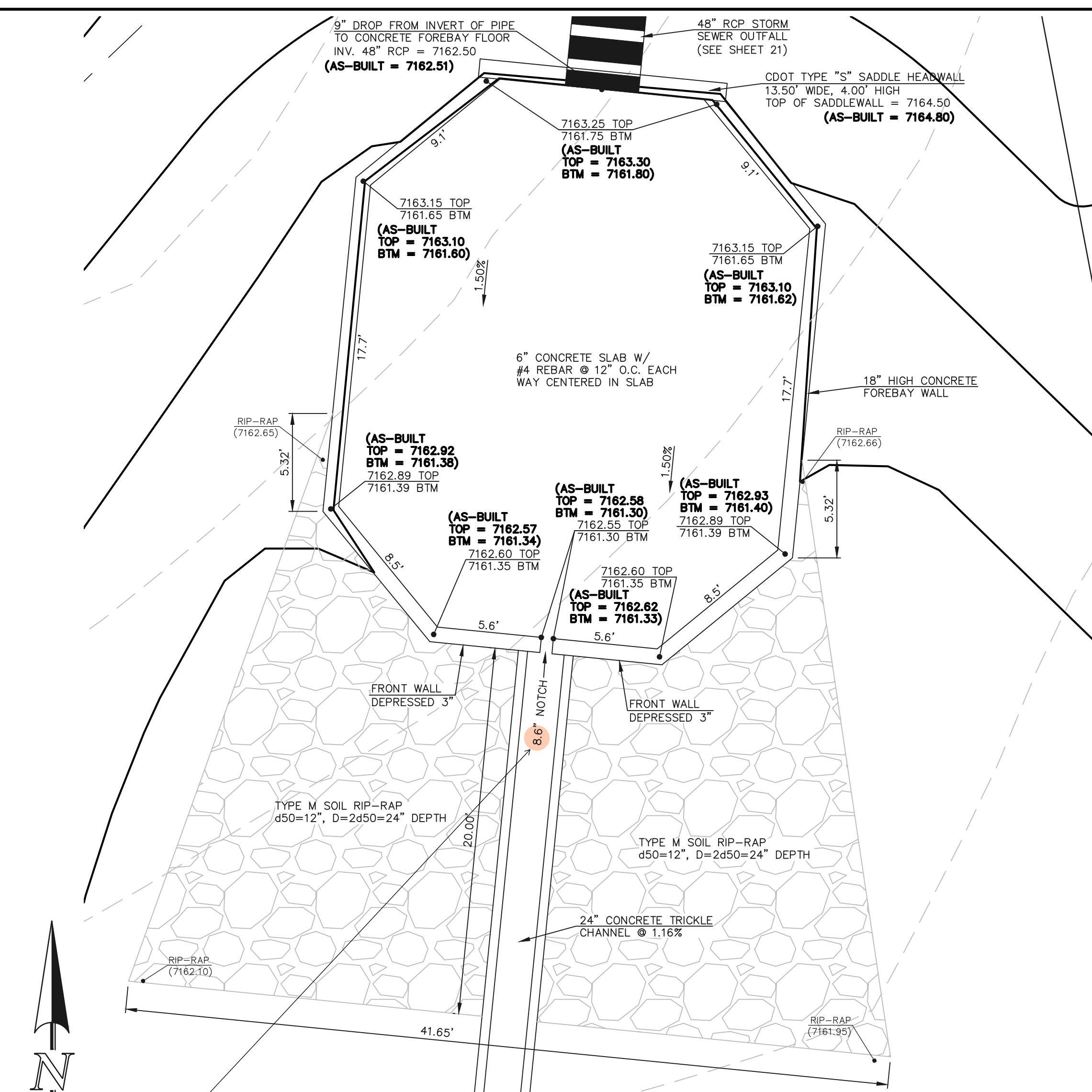
RETREAT AT TIMBERDRIE FILING NO. 1
CONSTRUCTION DRAWINGS
DETENTION FACILITY 1
OUTLET BOX DETAILS

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	32 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

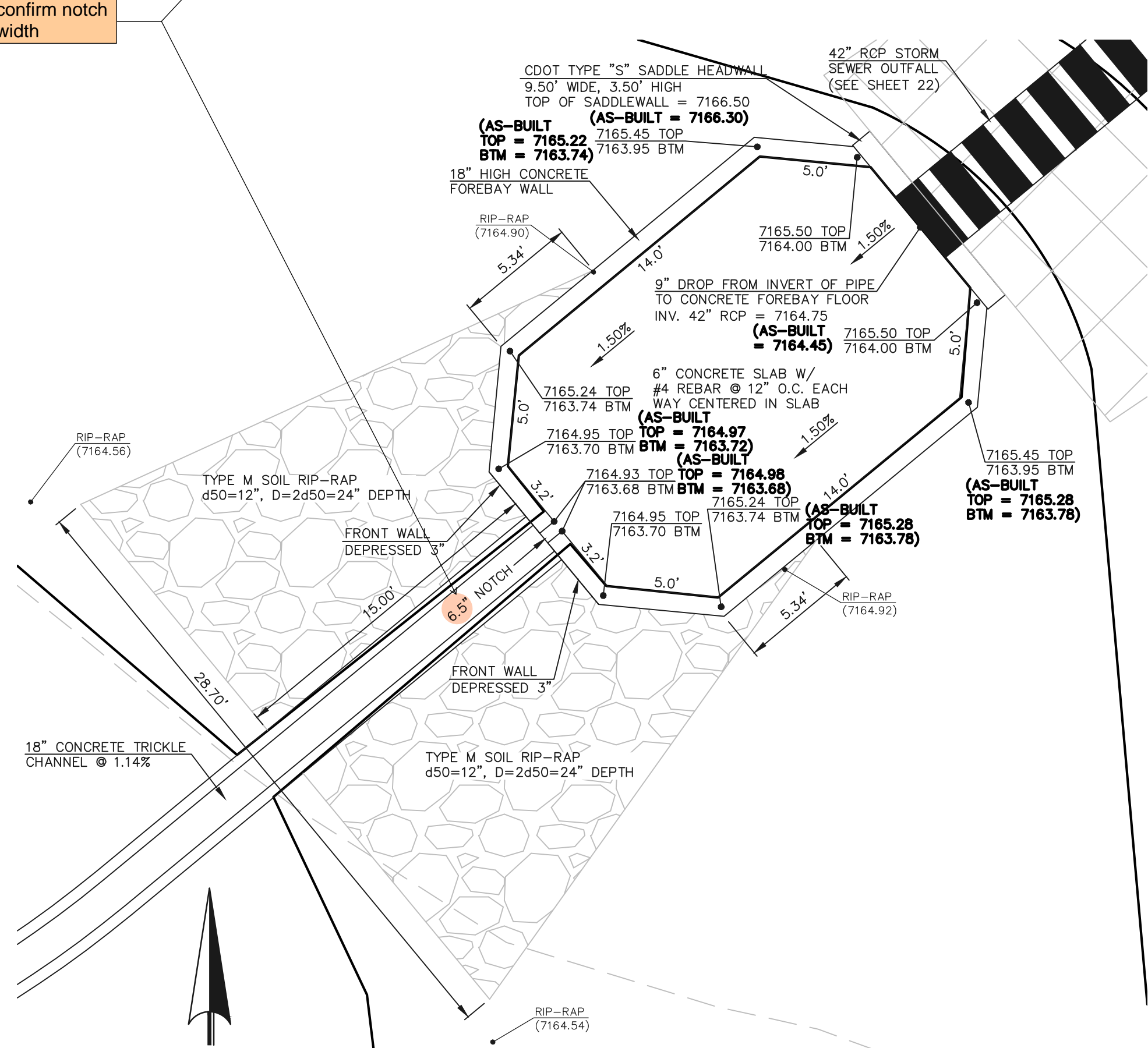
AS-BUILT

TOPO./STRUCTURE AS-BUILTS
TAKEN
9/29/22

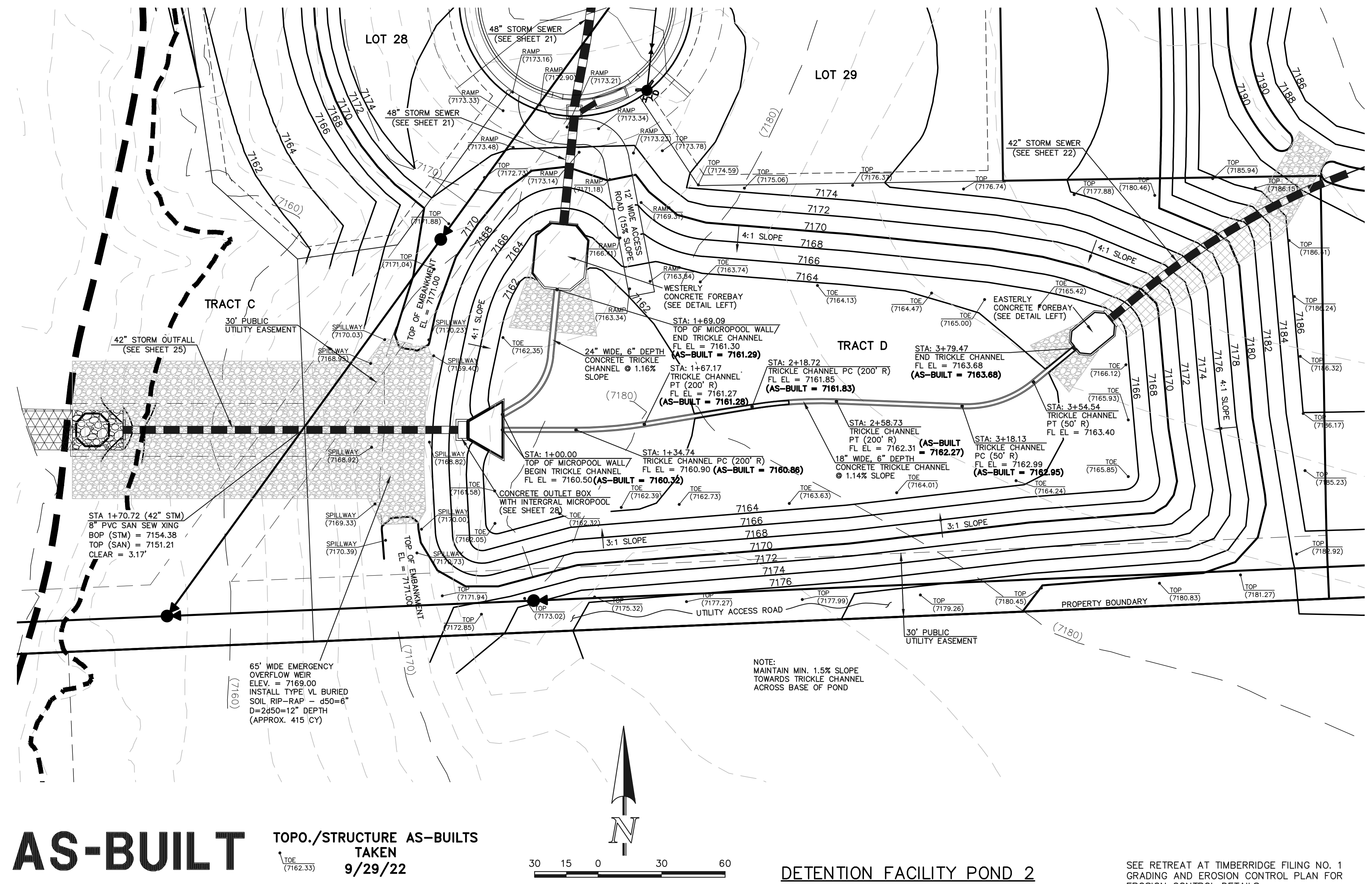
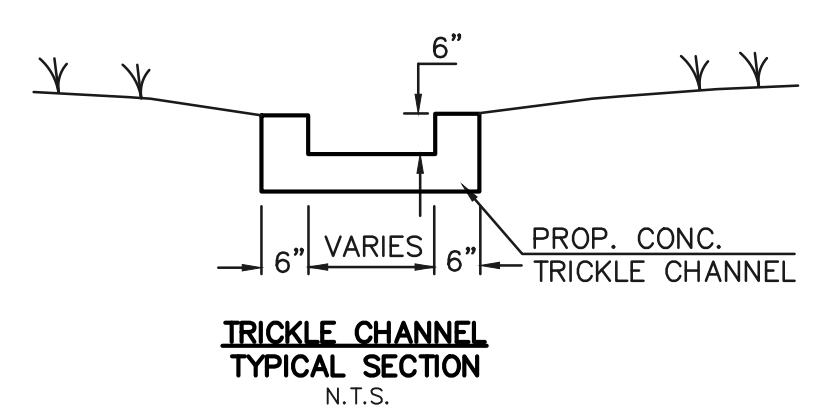
N:\118500\DRAWINGS\CONSTRUCTION\118500-01\OUTLET DETAIL-05 AS-BUILT.dwg - 10/26/2022 11:31:55 AM 1:1



WESTERLY CONCRETE FOREBAY
SCALE: 1" = 5'



EASTERLY CONCRETE FOREBAY
SCALE: 1" = 5'



AS-BUILT TOPO./STRUCTURE AS-BUILTS
TAKEN 9/29/22



DETENTION FACILITY POND 2

SEE RETREAT AT TIMBERIDGE FILING NO. 1
CONSTRUCTION PLANS
DETENTION FACILITY POND 2
POND PLAN

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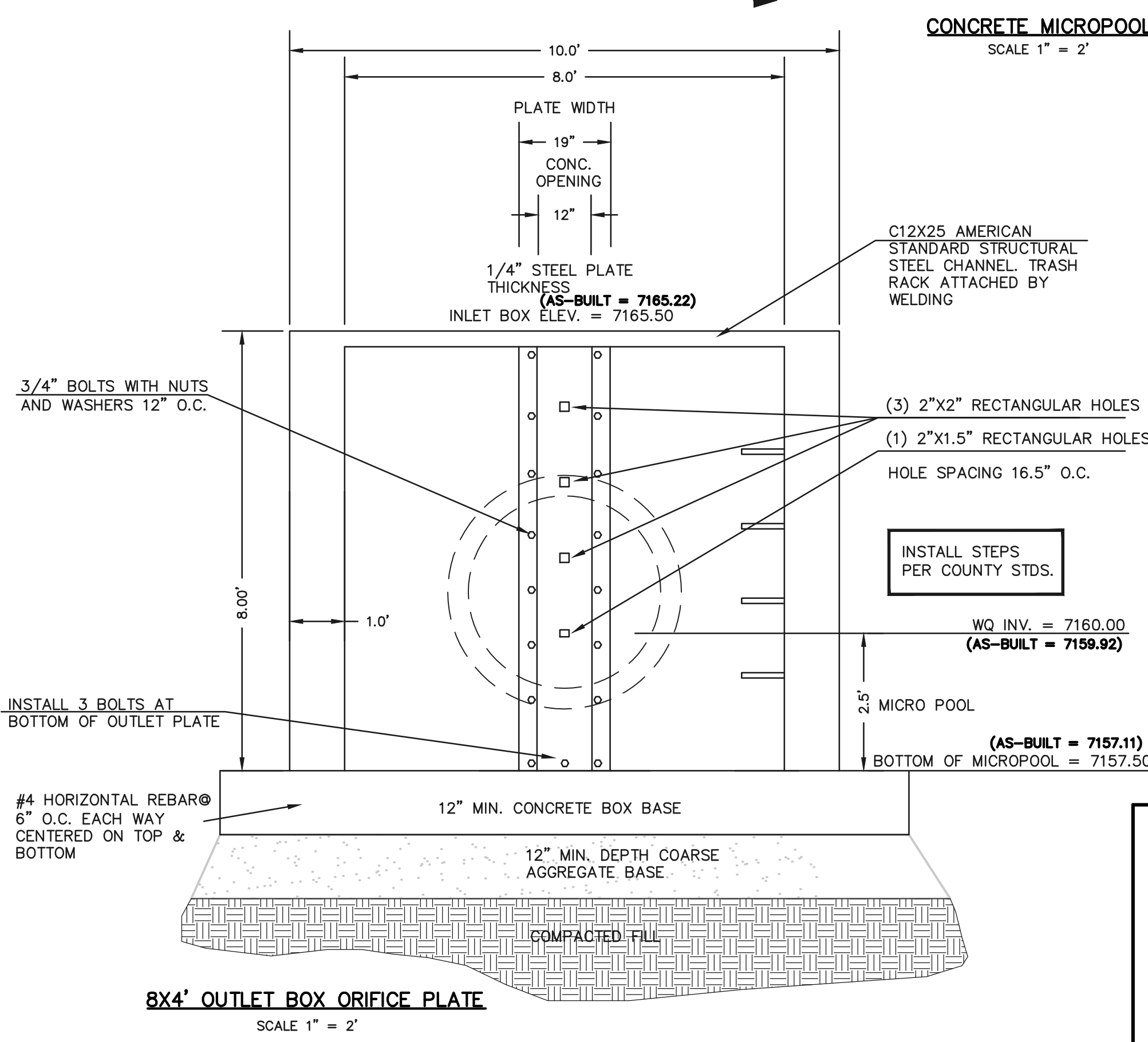
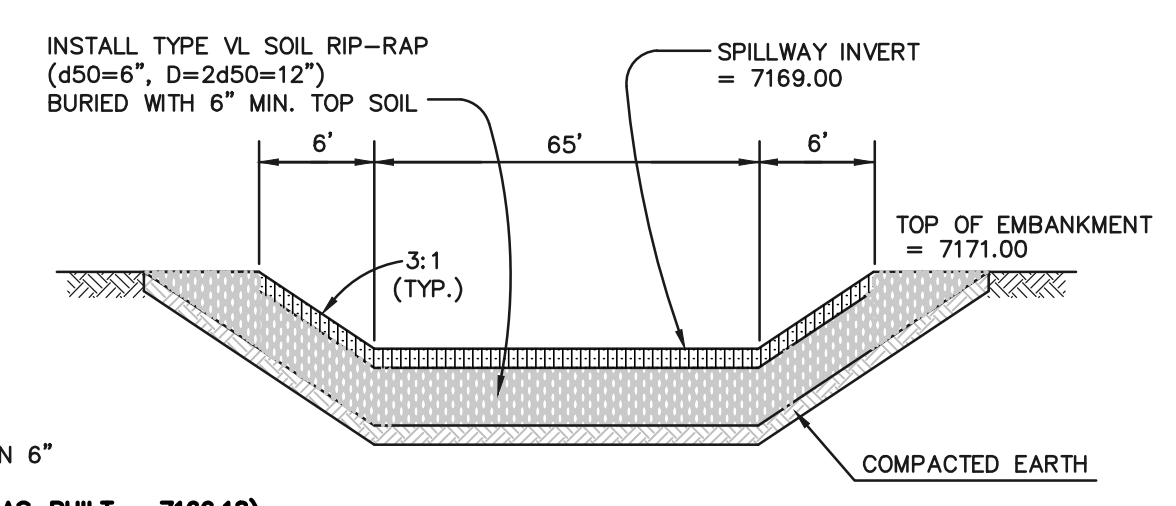
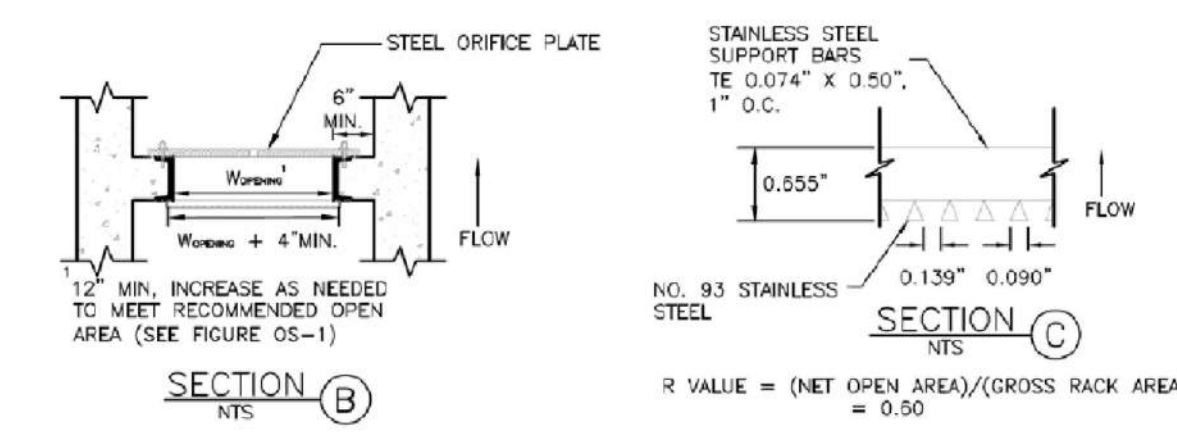
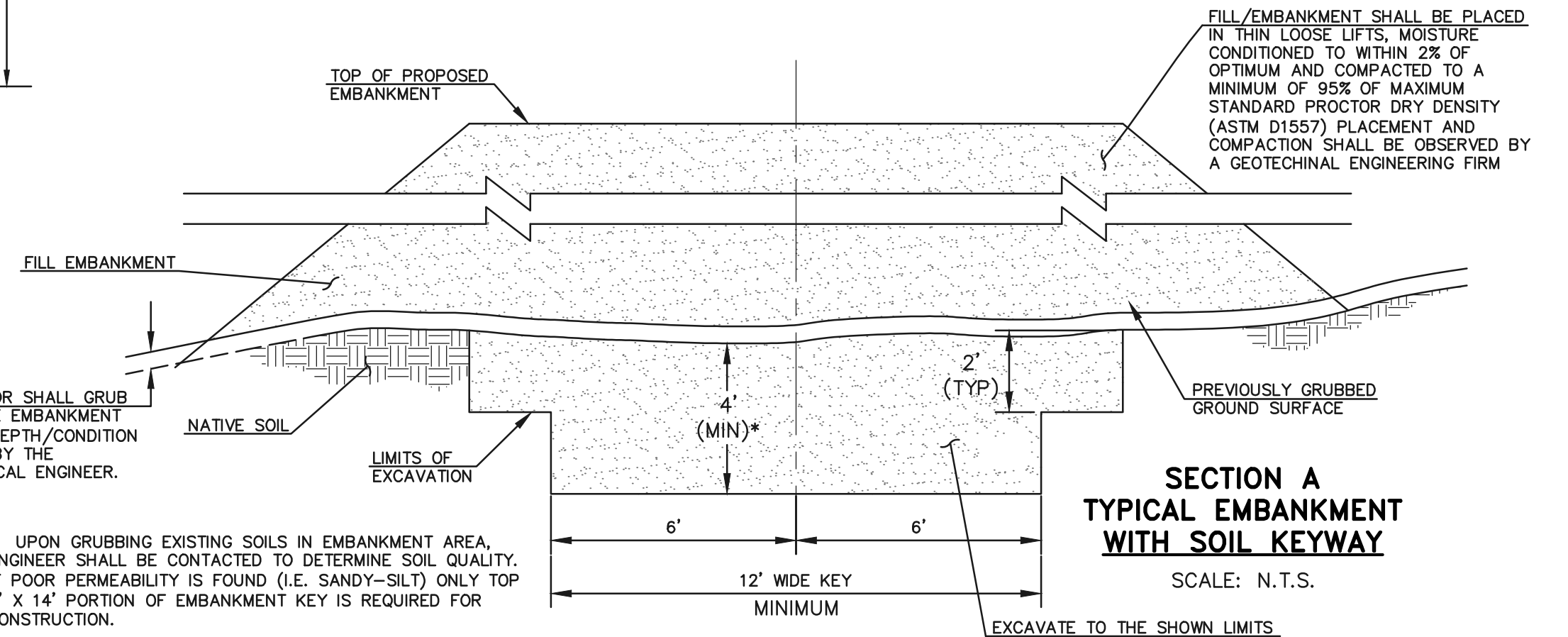
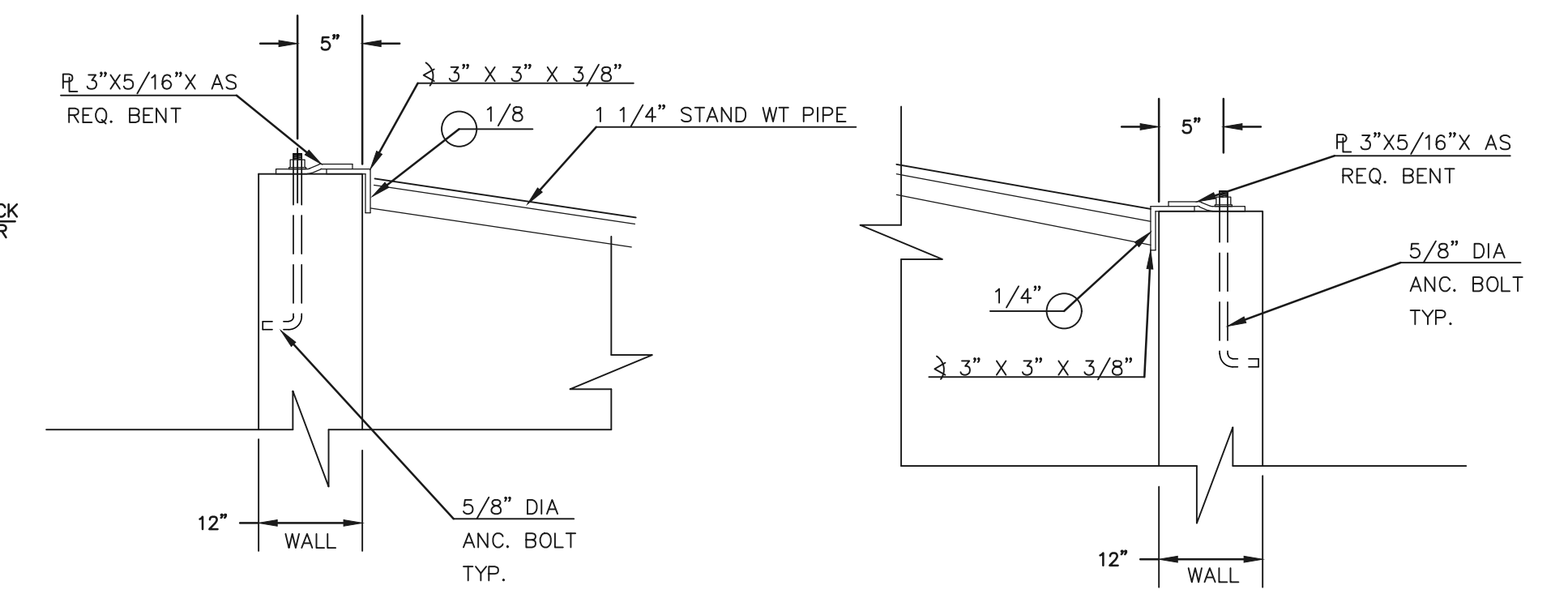
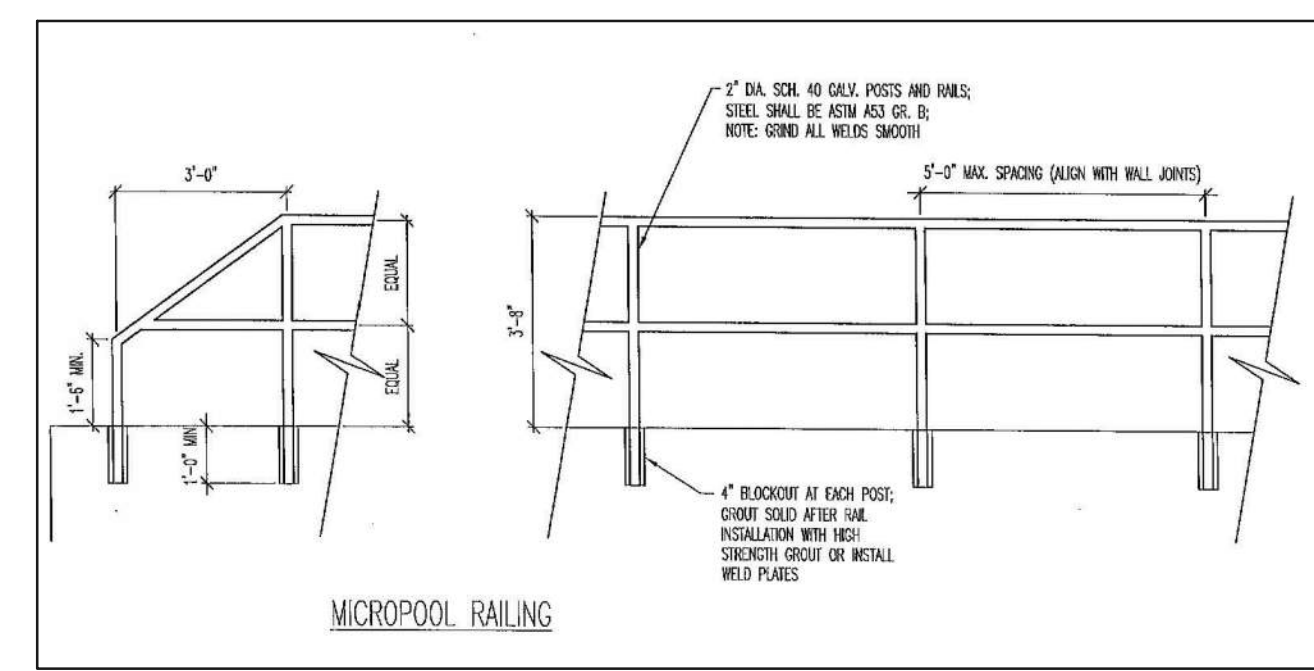
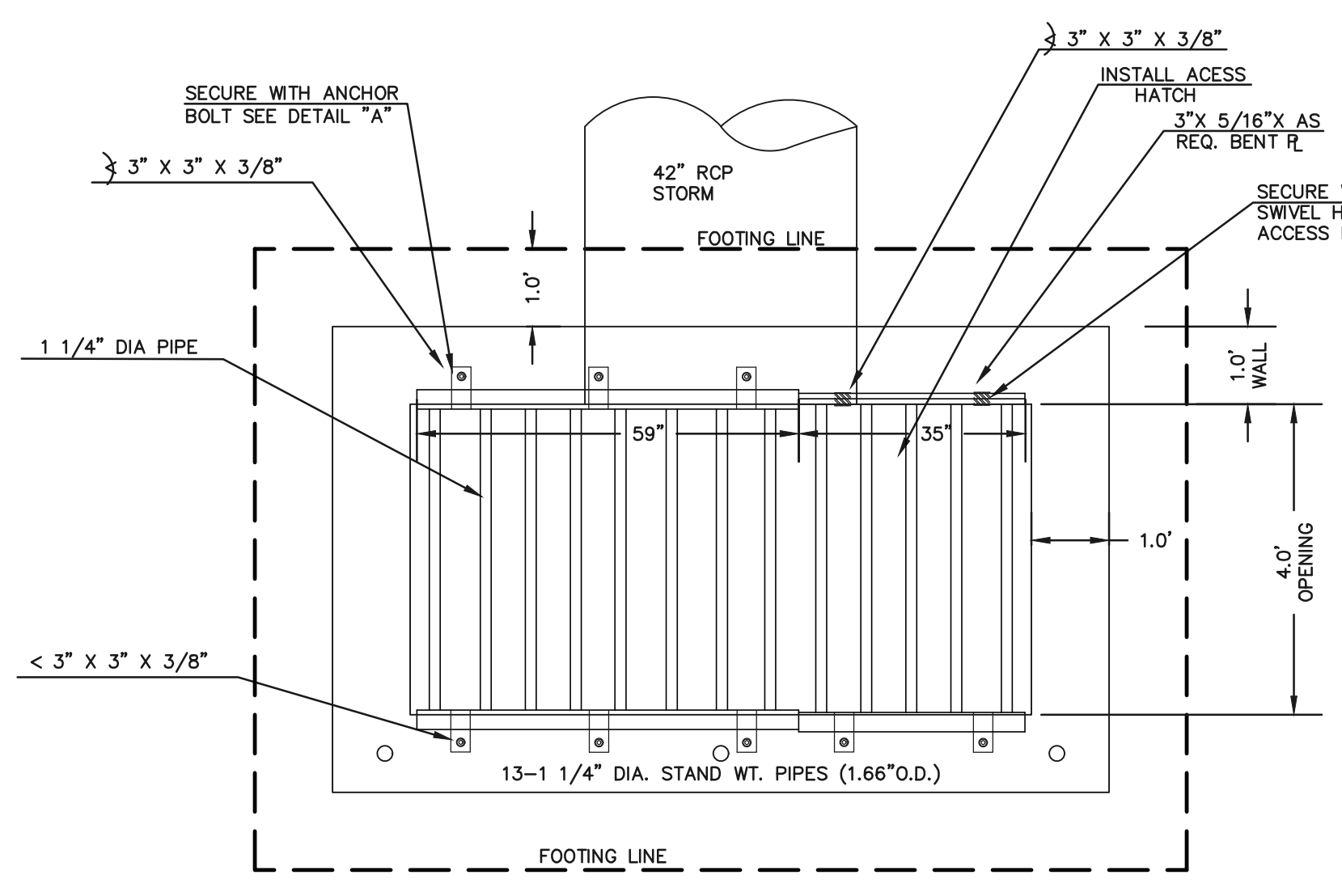
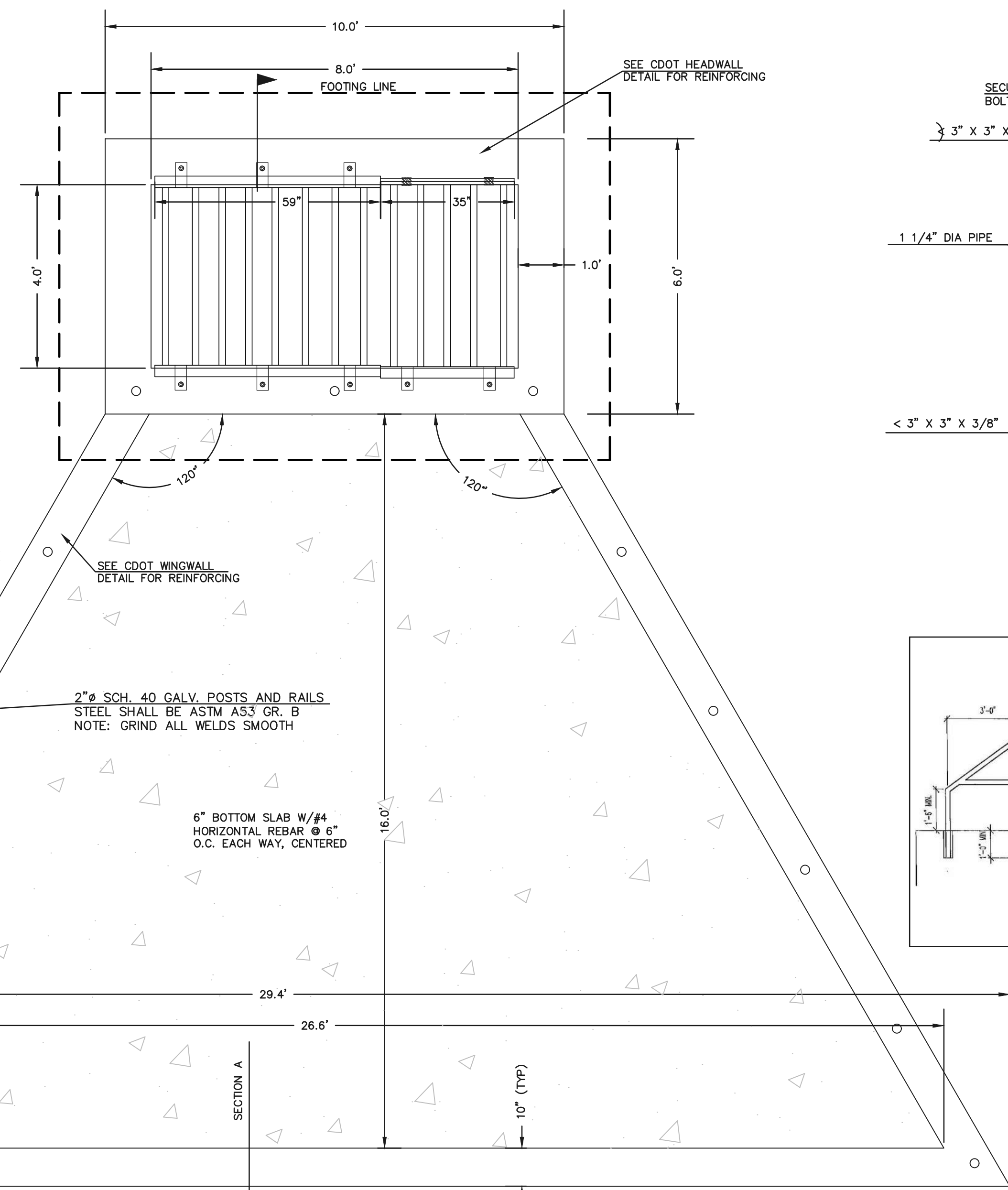
MARC A. WHORTON, REGISTERED PROFESSIONAL ENGINEER
#37155
DATE: 10/26/2022



DESIGNED BY	MAW	SCALE	DATE
04-05-19			
DRAWN BY	MAW	(H) 1" = 30'	SHEET 33 OF 35
		(V) 1" = N/A	JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCT\CONTRACTOR\118500-POND-SHEET-04 AS-BUILT.dwg, 10/26/2022 11:29:32 AM, 1:1

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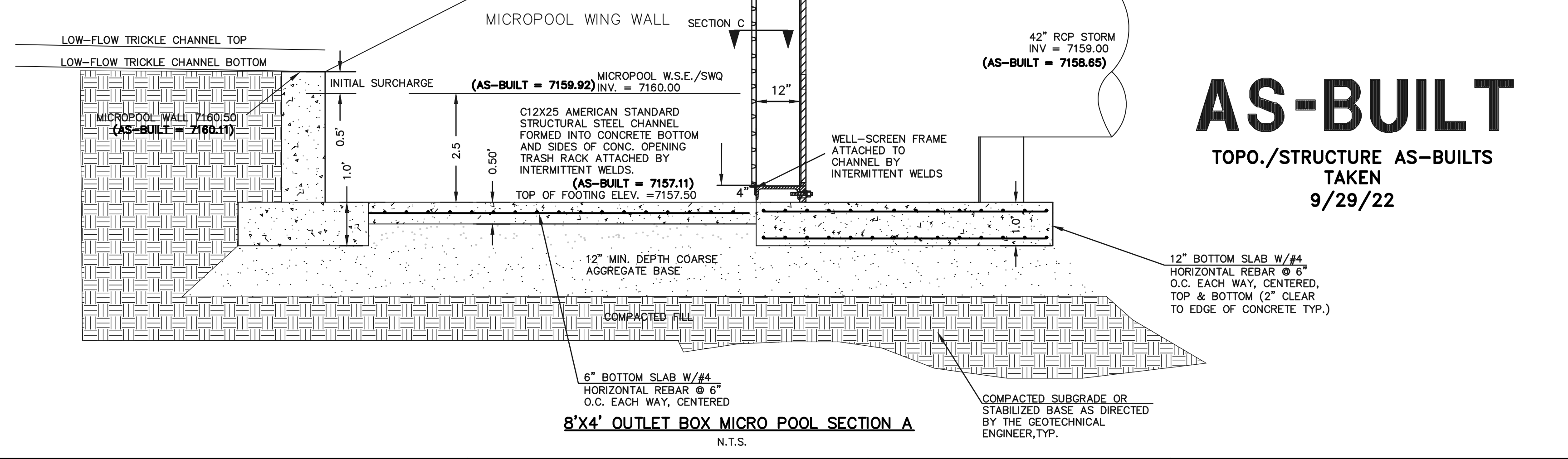
- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
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100-YR W.S.E. = 7168.91

EURV W.S.E. = 7165.26 / 5-YR W.S.E. = 7165.46

2-YR W.S.E. = 7164.53

WOCV W.S.E. = 7163.71



AS-BUILT
 TOPO./STRUCTURE AS-BUILTS
 TAKEN
 9/29/22

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19
2	REVISED PER COUNTY COMMENTS	04-16-20
3	REVISED 42" RCP INVERT PER STATE COMMENTS	3-29-21

REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

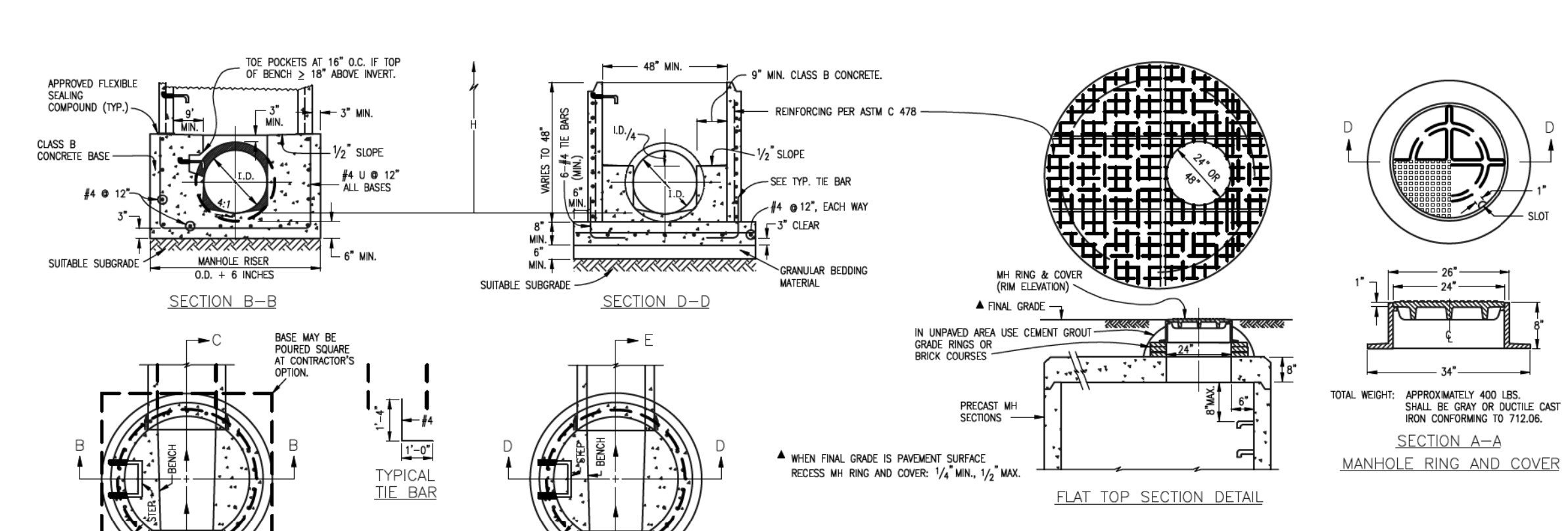
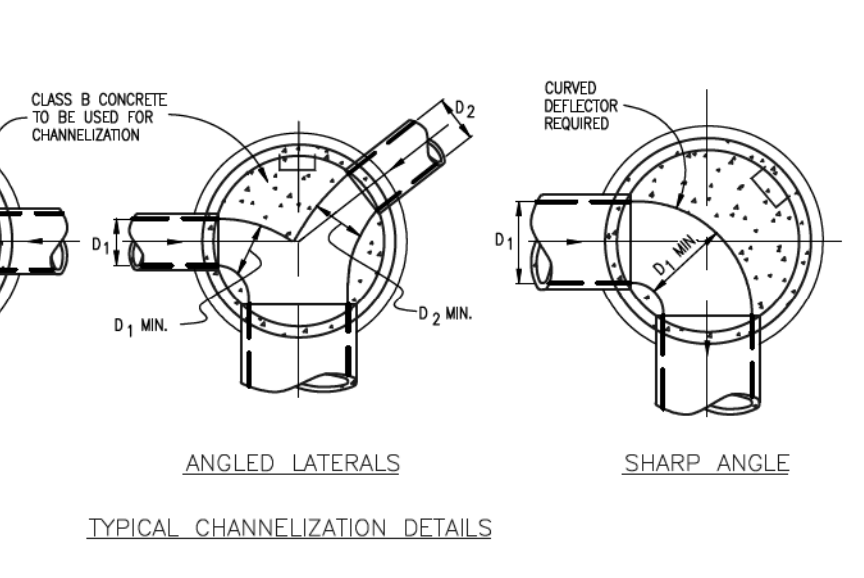
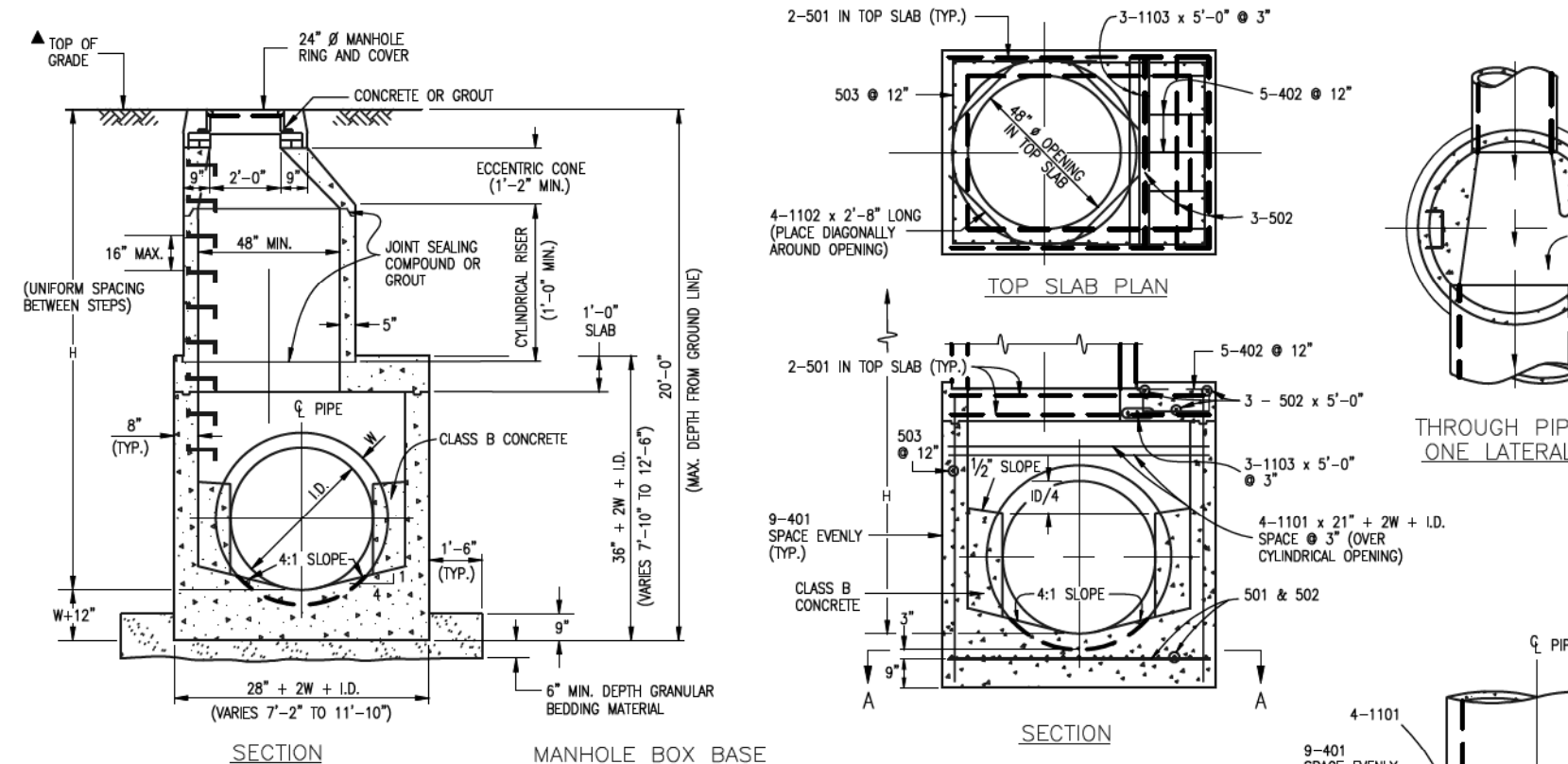
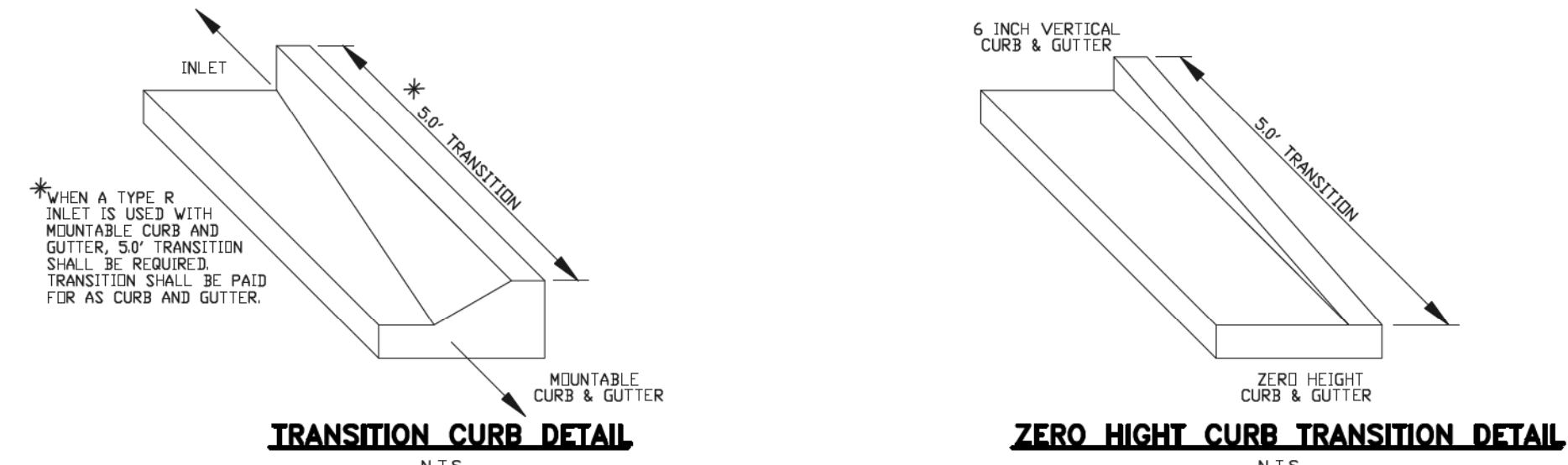
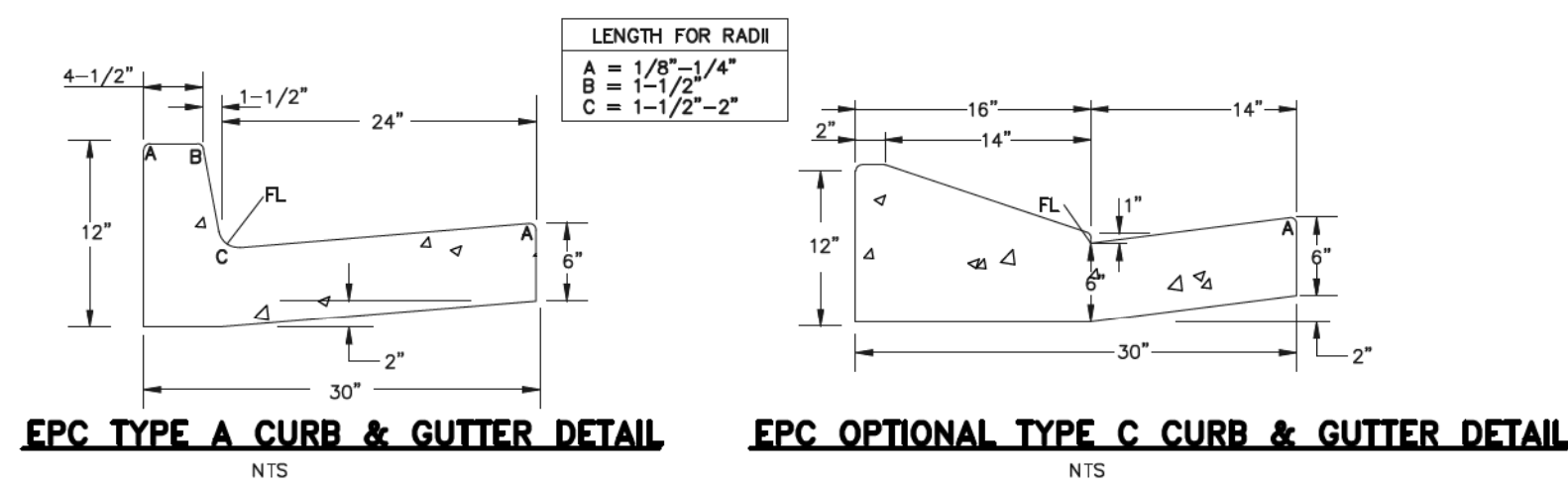
MARC A. WHORTON, COLORADO REGISTERED PROFESSIONAL ENGINEER #37155

10/26/2022 DATE



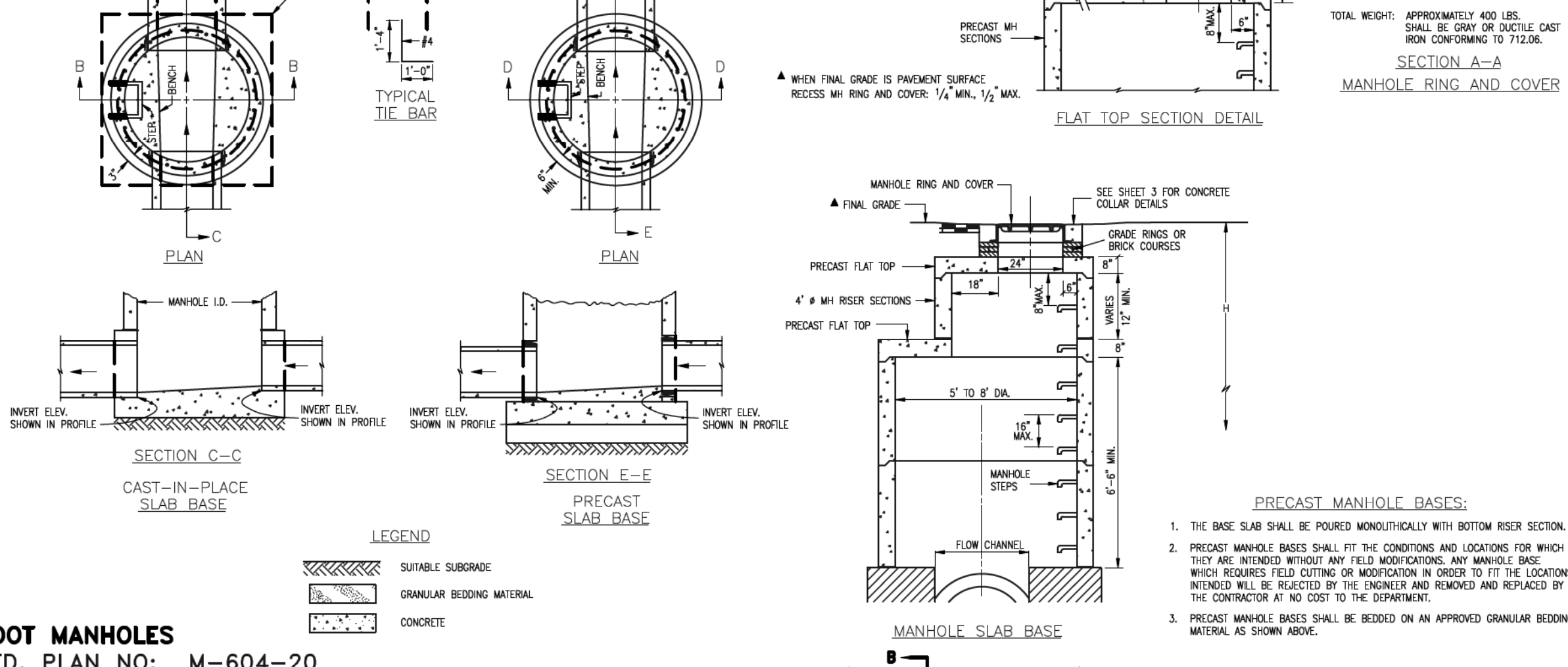
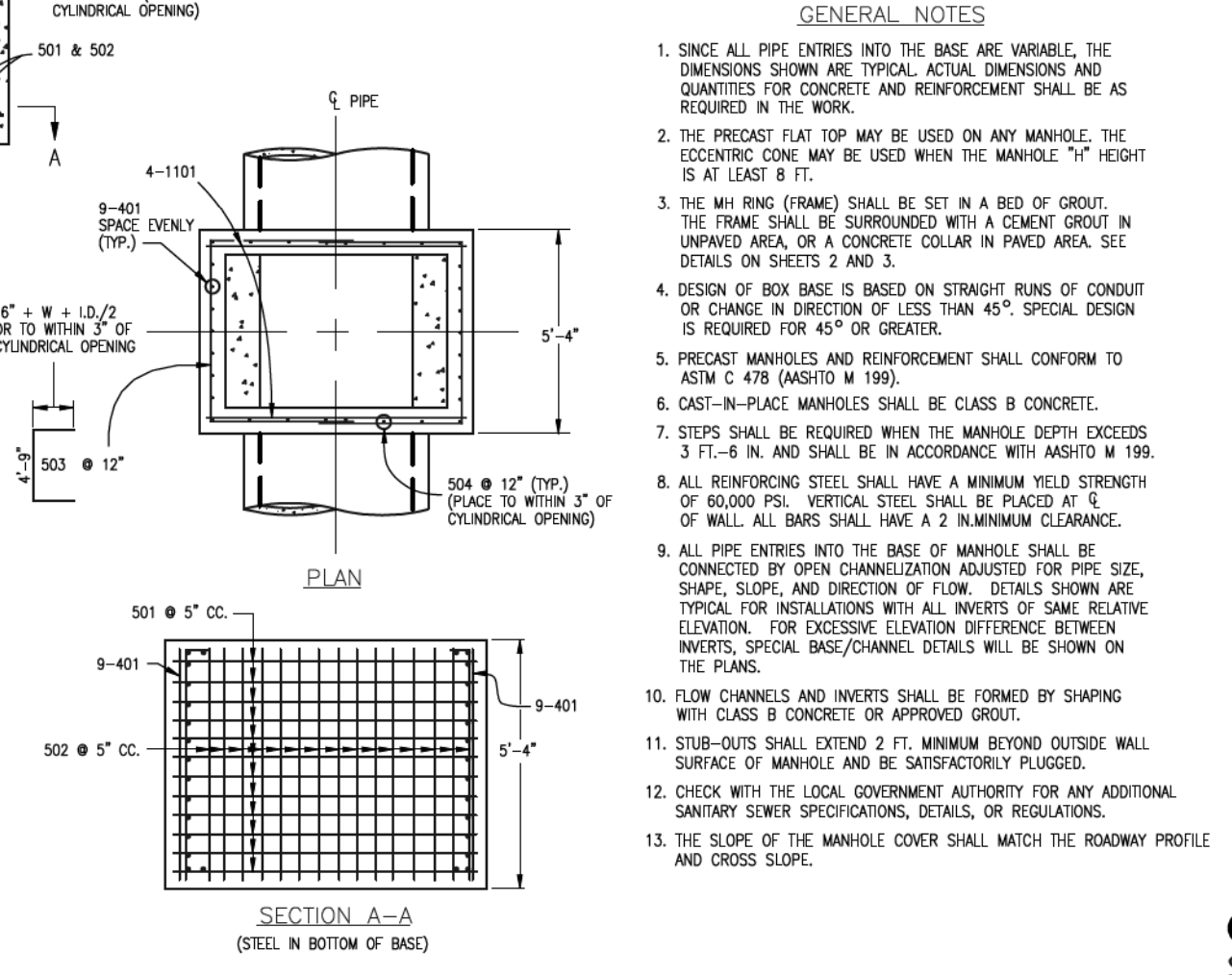
RETREAT AT TIMBERIDGE FILING NO. 1
 CONSTRUCTION PLANS
 DETENTION FACILITY 2
 OUTLET BOX DETAILS

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	34 OF 35
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	



QUANTITIES FOR CONCRETE MANHOLE BOX BASE

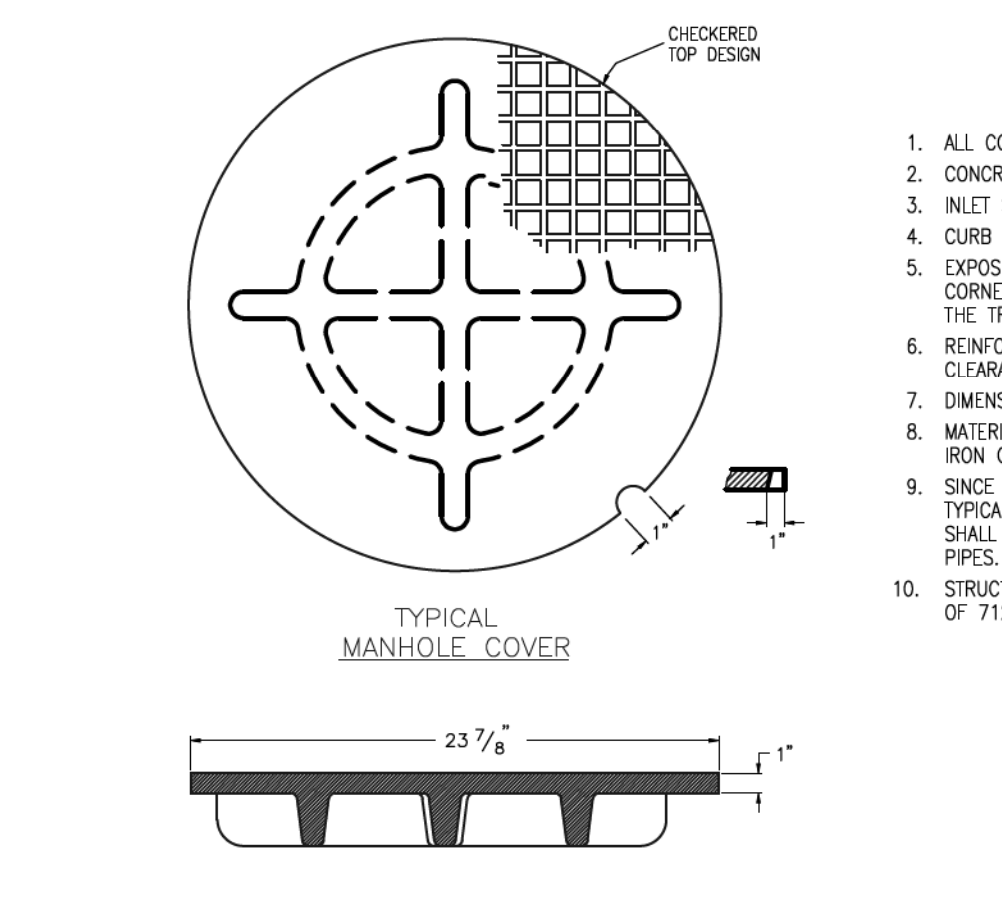
MARK	SIZE	TYPE	WT. P.Y.T.	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	FORMULAS
401	4	I	0.668	18	18	18	18	18	18	18	18	401 BAR LENGTH = 32\"/>
402	4	II	0.668	5	5	5	5	5	5	5	5	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	17	17	17	17	17	17	17	501 BAR LENGTH = 24\"/>
502	5	I	1.043	22	22	22	22	22	22	22	22	502 NUMBER BARS REQ'D. = 3 + (24\"/>
503	5	II	1.043	12	12	12	12	12	12	12	12	503 NUMBER BARS REQ'D. = 2 + (12\"/>
504	5	I	1.043	12	12	12	12	12	12	12	12	504 NUMBER BARS REQ'D. = 2 + (24\"/>
1101	11	I	5.313	4	4	4	4	4	4	4	4	1101 BAR LENGTH = 21\"/>
1102	11	I	5.313	4	4	4	4	4	4	4	4	1102 BAR LENGTH = 21\"/>
1103	11	I	5.313	3	3	3	3	3	3	3	3	1103 BAR LENGTH = 16\"/>



CDOT MANHOLES STD. PLAN NO: M-604-20

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

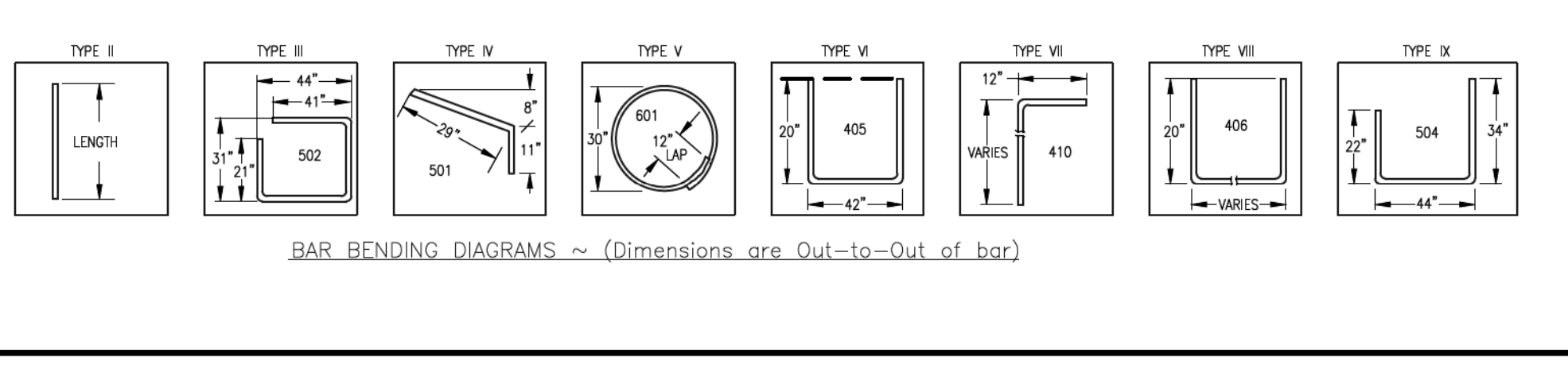
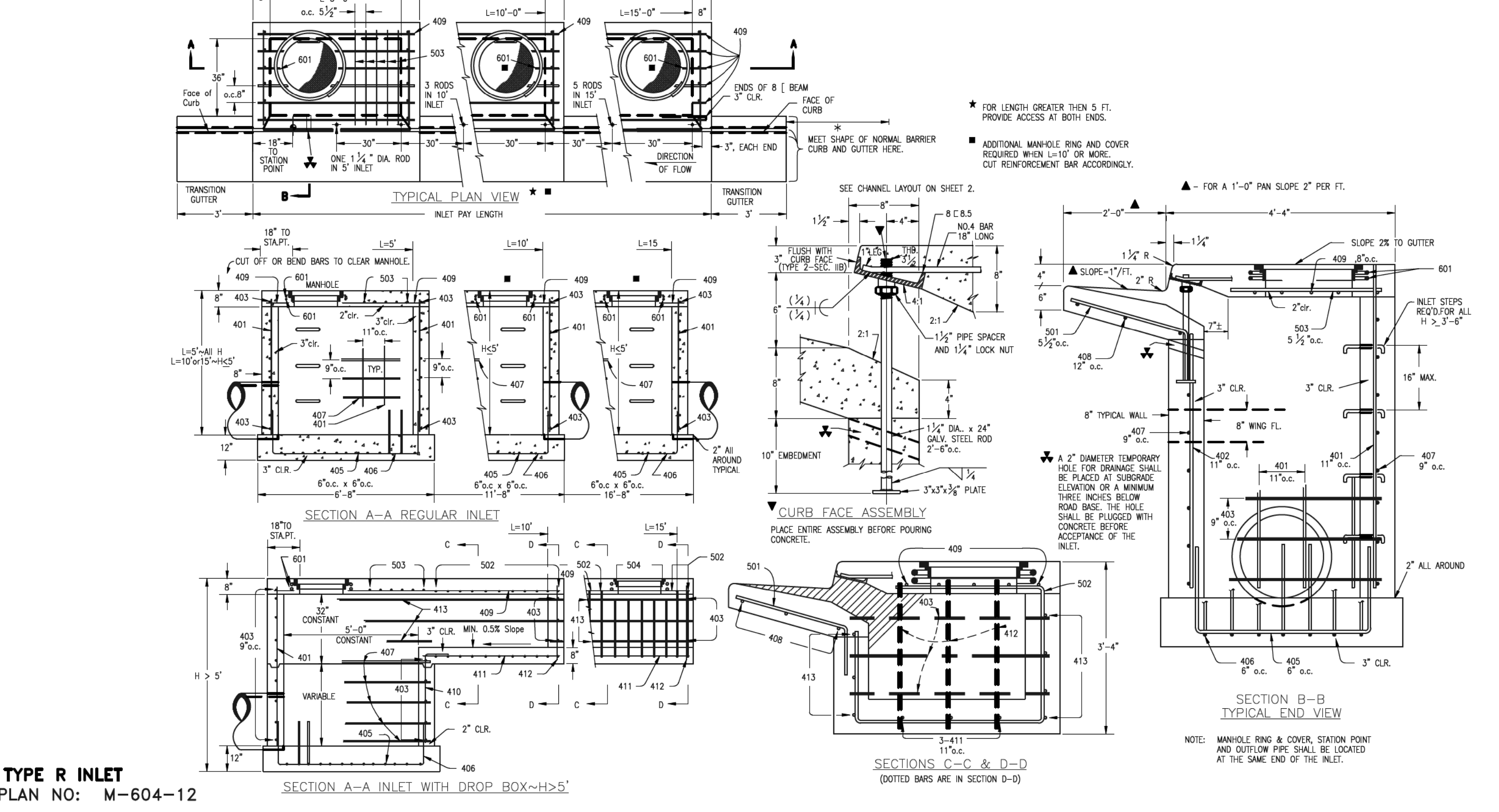
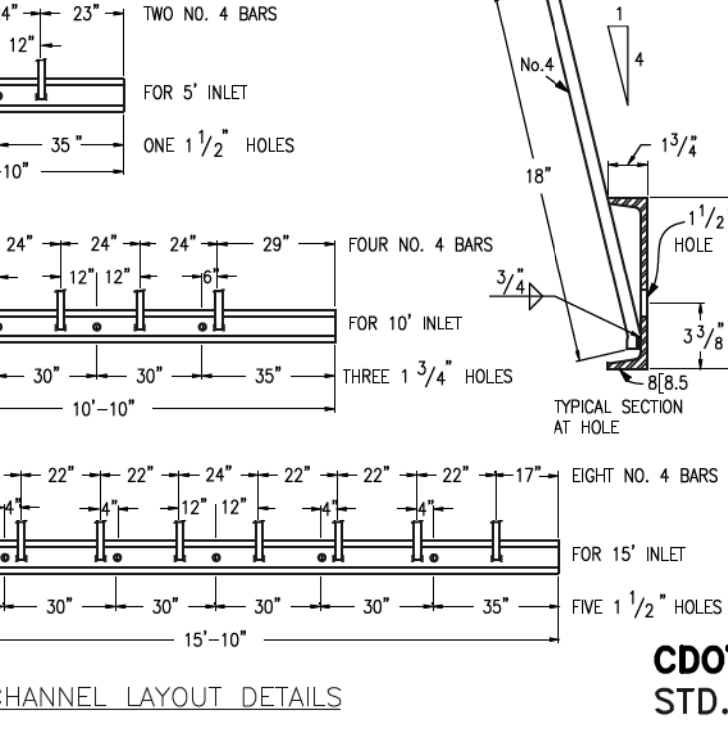
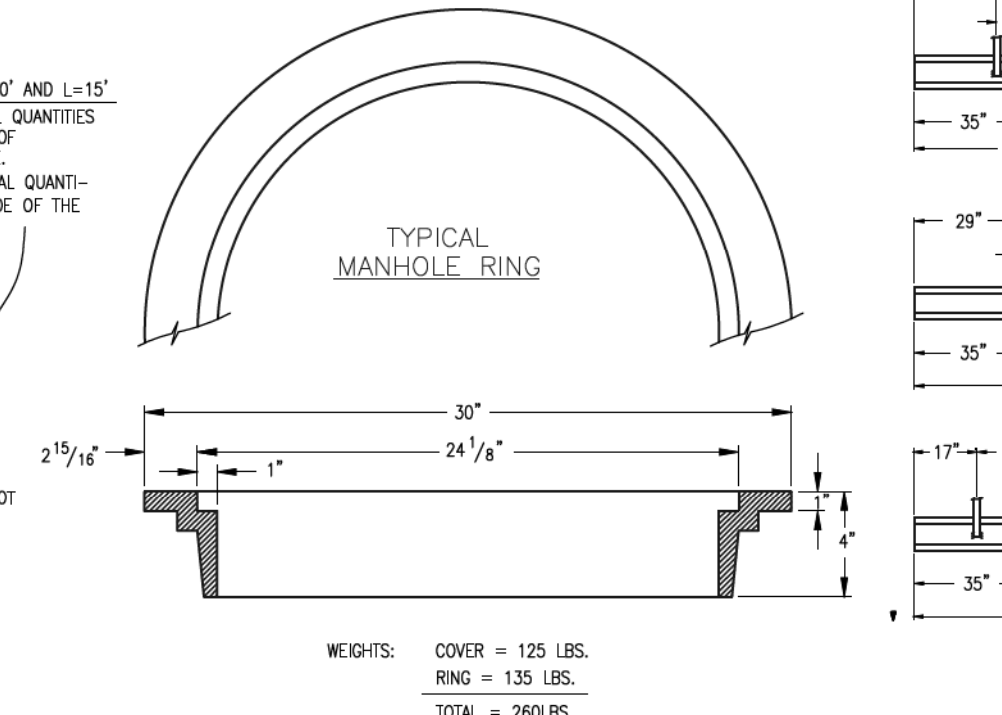
MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS					
				L=5'		L=10'		L=15'	
401	11"	II	15	21	26	11	11	11	11
402	11"	II	7	13	18	7	7	7	7
403	9"	II	4	10	14	4	4	4	4
405	6"	VI	11	8	10	31	8	10	11
406	6"	VIII	7	8	10	7	8	10	7
407	7 1/2"	II	3	5	10	3	5	10	3
408	12"	II	3	6	11	3	6	11	3
409	8"	II	6	5	10	6	10	10	6
410	11"	VII	11	11	11	3	3	3	3
411	11"	II	11	11	11	3	2	2	2
412	11"	II	11	11	11	3	2	2	2
413	9"	II	7	10	10	7	15	10	7



- GENERAL NOTES
- ALL CONCRETE SHALL BE CLASS B.
 - CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
 - INLET STEPS SHALL BE IN ACCORDANCE WITH AASHTO M 199.
 - CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
 - EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
 - REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE; ALL REINFORCING BARS SHALL BE EPOXY COATED.
 - DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
 - MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO 712.06.
 - SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
 - STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL CONFORM TO THE REQUIREMENTS OF 712.06.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H	L	REGULAR INLETS						DROP BOX INLETS					
		L=5'		L=10'		L=15'		L=5'		L=10'		L=15'	
3'-0"	2'-8"	10	7	3.4	3.05	5.3	5.28	7.9	7.47	7.85	7.85	7.85	
3'-6"	3'-2"	10	7	3.4	3.05	5.3	5.28	7.9	7.47	7.85	7.85	7.85	
4'-0"	3'-8"	12	9	3.9	3.54	6.4	6.34	9.4	8.9	9.3	9.3	9.3	
4'-6"	4'-2"	12	9	3.9	3.54	6.4	6.34	9.4	8.9	9.3	9.3	9.3	
5'-0"	4'-8"	14	11	4.1	3.54	6.7	6.62	9.3	8.84	9.3	9.3	9.3	
5'-6"	5'-2"	16	13	4.4	3.75	6.0	6.07	7.4	8.50	9.3	9.3	9.3	
6'-0"	5'-8"	16	13	4.4	3.75	6.0	6.07	7.4	8.50	9.3	9.3	9.3	
6'-6"	6'-2"	18	15	4.8	4.02	6.4	6.37	7.8	8.80	9.3	9.3	9.3	
7'-0"	6'-8"	20	17	5.0	4.23	6.6	6.54	8.0	8.97	9.3	9.3	9.3	
7'-6"	7'-2"	20	17	5.0	4.23	6.6	6.54	8.0	8.97	9.3	9.3	9.3	
8'-0"	7'-8"	22	19	5.5	4.51	7.1	6.84	8.5	9.27	9.3	9.3	9.3	
8'-6"	8'-2"	24	21	5.7	4.71	7.3	7.02	8.7	9.44	9.3	9.3	9.3	
9'-0"	8'-8"	24	21	5.7	4.71	7.3	7.02	8.7	9.44	9.3	9.3	9.3	
9'-6"	9'-2"	26	23	6.2	4.99	7.8	7.52	9.2	9.74	9.3	9.3	9.3	
10'-0"	9'-8"	28	25	6.4	5.20	8.0	7.49	9.4	9.92	9.3	9.3	9.3	
10'-6"	10'-2"	28	25	6.4	5.20	8.3	7.59	9.7	10.01	9.3	9.3	9.3	
11'-0"	10'-8"	30	27	6.9	5.47	8.5	7.79	9.9	10.22	9.3	9.3	9.3	



38 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS **811** UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

6/10/2020

DATE



RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS DETAIL SHEET

DESIGNED BY	SCALE	DATE
MAW	(H) 1" = NA	04-05-19
DRAWN BY	SCALE	DATE
MAW	(V) 1" = NA	04-05-19
CHECKED BY	SCALE	DATE

DESIGNED BY MAW SCALE (H) 1" = NA DATE 04-05-19
DRAWN BY MAW SCALE (V) 1" = NA SHEET 35 OF 35
CHECKED BY (V) 1" = NA JOB NO. 1185.00

AS-BUILT 1-6-2023