MONUMENT RIDGE EAST FILING NO. 1

CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

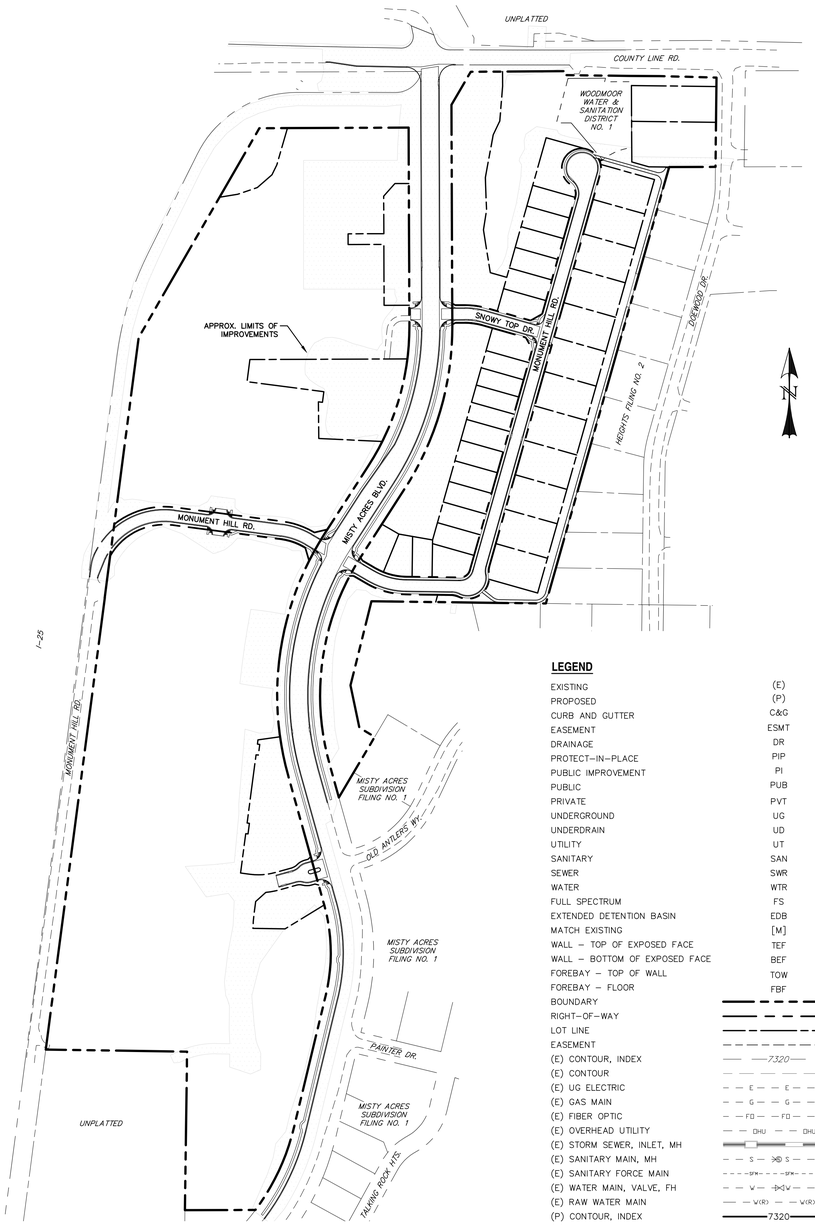
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. 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 FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS–ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE **DEVELOPER** AND THE **MONUMENT RIDGE EAST FILING NO. 1** PROPERTY OWNER'S ASSOCIATION.

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

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCE 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 RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED AND PROPERLY DISPOSED OF.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE 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.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. 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.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS 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.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENTS (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE 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.
20. THE PERMIT HOLDER(S) 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.
21. 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.
22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) 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, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (COR400000 PERMIT) TO THE COPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

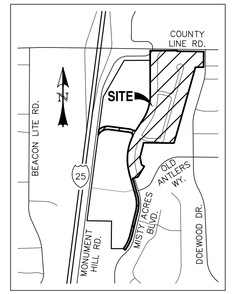
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



SITE MAP
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
EASEMENT	ESMT
DRAINAGE	DR
PROTECT-IN-PLACE	PIP
PUBLIC IMPROVEMENT	PI
PUBLIC	PUB
PRIVATE	PVT
UNDERGROUND	UG
UNDERDRAIN	UD
UTILITY	UT
SANITARY	SAN
SEWER	SWR
WATER	WTR
FULL SPECTRUM	FS
EXTENDED DETENTION BASIN	EDB
MATCH EXISTING	[M]
WALL – TOP OF EXPOSED FACE	TEF
WALL – BOTTOM OF EXPOSED FACE	BEF
FOREBAY – TOP OF WALL	TOW
FOREBAY – FLOOR	FBF
BOUNDARY	
RIGHT-OF-WAY	
LOT LINE	
EASEMENT	
(E) CONTOUR, INDEX	7320
(E) CONTOUR	
(E) UG ELECTRIC	E
(E) GAS MAIN	G
(E) FIBER OPTIC	FO
(E) OVERHEAD UTILITY	OHU
(E) STORM SEWER, INLET, MH	
(E) SANITARY MAIN, MH	S
(E) SANITARY FORCE MAIN	SFM
(E) WATER MAIN, VALVE, FH	W
(E) RAW WATER MAIN	W(R)
(P) CONTOUR, INDEX	7320
(P) CONTOUR	
(P) SANITARY MAIN, MH	S
(P) SANITARY MAIN, MH	SFM
(P) STORM SEWER, INLET, MH	
(P) WATER MAIN, VALVE, FH	W



VICINITY MAP
SCALE: N.T.S.

ENGINEERS STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

RAYMOND _____ DATE _____

OWNER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

OWNER/DEVELOPER NAME: _____ DATE _____

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JOSHUA J. PALMER, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

SHEET INDEX:

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– POND 2	9	OF	32
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STREET IMPROVEMENT PLAN & PROFILES			
– MISTY ACRES BOULEVARD (STA: 1+00 ~ 13+00)	12	OF	32
– OLD ANTLERS WAY (STA: 1+00 ~ 2+70)	12	OF	32
– MISTY ACRES BOULEVARD (STA: 13+00 ~ 25+00)	13	OF	32
– MISTY ACRES BOULEVARD (STA: 25+00 ~ 35+80)	14	OF	32
– MONUMENT HILL ROAD [WEST] (STA: 1+00 ~ 9+00)	15	OF	32
– SNOWY TOP DRIVE (STA: 1+00 ~ 4+30)	15	OF	32
– MONUMENT HILL ROAD [EAST] (STA: 1+00 ~ 14+50)	16	OF	32
– MONUMENT HILL ROAD [EAST] (STA: 14+50 ~ 17+50)	17	OF	32
– COUNTY LINE ROAD RIGHT TURN LANE (STA: 1+00 ~ 4+00)	18	OF	32
SIGNAGE & STRIPING PLAN	19	OF	32
SIGNAGE & STRIPING PLAN	20	OF	32
PEDESTRIAN RAMP DETAIL SHEET	21	OF	32
STORM SEWER PLAN & PROFILES			
– STM-01, STM-02, & STM-12	22	OF	32
– STM-03, STM-04, STM-05, & STM-06	23	OF	32
– STM-07, STM-08, STM-09, & STM-10	24	OF	32
– STM-11 (STA: 1+00 ~ 14+25) & STM-11A	25	OF	32
– STM-11 (STA: 14+25 ~ 18+60) & STM-13	26	OF	32
– STM-14, STM-16, STM-17, STM-18, & STM-19	27	OF	32
– STM-20, STM-21, STM-22, STM-23, & STM-24	28	OF	32
– STM-36	29	OF	32
DETAIL SHEET	30	OF	32
DETAIL SHEET	31	OF	32
DETAIL SHEET	32	OF	32

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
CONSTRUCTION DRAWINGS

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: N/A	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 1 OF 32

D:\Projects\24-001 MR\Dwg_CD\PV\24-001-CD-01.dwg, 4/8/2025 8:44:31 AM, Michael Pitts

Previous Review 5 comment for reference:
Consider how runoff will be conveyed to the 3 TSBs during interim grading, before anything is paved. And then provide some means to convey flows to those TSBs. You are proposing 36ac of soil disturbance, the conveyance plan can't just be to utilize curb, gutter, and piping. Treatment of runoff by TSBs is needed for disturbances >1ac. Silt fence and other BMPs are not designed to treat such large amounts of runoff.

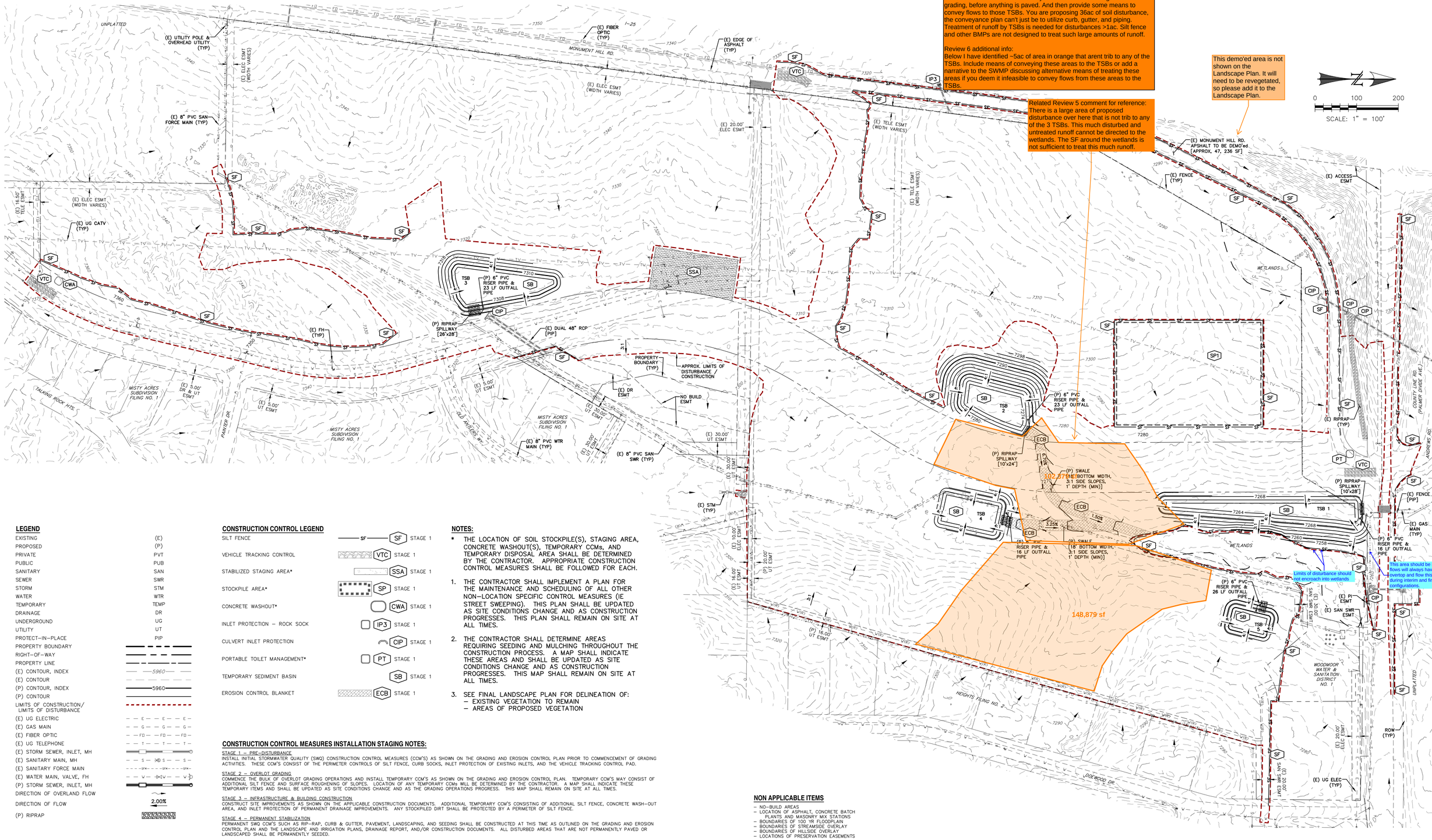
Review 6 additional info:
Below I have identified ~5ac of area in orange that arent trib to any of the TSBs. Include means of conveying these areas to the TSBs or add a narrative to the SWMP discussing alternative means of treating these areas if you deem it infeasible to convey flows from these areas to the TSBs.

Related Review 5 comment for reference:
There is a large area of proposed disturbance over here that is not trib to any of the 3 TSBs. This much disturbed and untreated runoff cannot be directed to the wetlands. The SF around the wetlands is not sufficient to treat this much runoff.

This demo'ed area is not shown on the Landscape Plan. It will need to be revegetated, so please add it to the Landscape Plan.

This area should be stabilized as flows will always have potential to overtop and flow this direction during interim and final configurations.

Limits of disturbance should not encroach into wetlands.



LEGEND

EXISTING	(E)
PROPOSED	(P)
PRIVATE	PVT
PUBLIC	PUB
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
TEMPORARY	TEMP
DRAINAGE	DR
UNDERGROUND	UG
UTILITY	UT
PROTECT-IN-PLACE	PIP
PROPERTY BOUNDARY	
RIGHT-OF-WAY	
PROPERTY LINE	
(E) CONTOUR, INDEX	5960
(E) CONTOUR	
(P) CONTOUR, INDEX	5960
(P) CONTOUR	
LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE	
(E) UG ELECTRIC	E
(E) GAS MAIN	G
(E) FIBER OPTIC	FO
(E) UG TELEPHONE	T
(E) STORM SEWER, INLET, MH	
(E) SANITARY MAIN, MH	S
(E) SANITARY FORCE MAIN	SFM
(E) WATER MAIN, VALVE, FH	W
(P) STORM SEWER, INLET, MH	
DIRECTION OF OVERLAND FLOW	
DIRECTION OF FLOW	2.00%
(P) RIPRAP	

CONSTRUCTION CONTROL LEGEND

SILT FENCE	SF	STAGE 1
VEHICLE TRACKING CONTROL	VTC	STAGE 1
STABILIZED STAGING AREA*	SSA	STAGE 1
STOCKPILE AREA*	SP	STAGE 1
CONCRETE WASHOUT*	CWA	STAGE 1
INLET PROTECTION – ROCK SOCK	IP3	STAGE 1
CULVERT INLET PROTECTION	CIP	STAGE 1
PORTABLE TOILET MANAGEMENT*	PT	STAGE 1
TEMPORARY SEDIMENT BASIN	SB	STAGE 1
EROSION CONTROL BLANKET	ECB	STAGE 1

NOTES:

* THE LOCATION OF SOIL STOCKPILE(S), STAGING AREA, CONCRETE WASHOUT(S), TEMPORARY CCMs, AND TEMPORARY DISPOSAL AREA SHALL BE DETERMINED BY THE CONTRACTOR. APPROPRIATE CONSTRUCTION CONTROL MEASURES SHALL BE FOLLOWED FOR EACH.

1. THE CONTRACTOR SHALL IMPLEMENT A PLAN FOR THE MAINTENANCE AND SCHEDULING OF ALL OTHER NON-LOCATION SPECIFIC CONTROL MEASURES (IE STREET SWEEPING). THIS PLAN SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS PLAN SHALL REMAIN ON SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL DETERMINE AREAS REQUIRING SEEDING AND MULCHING THROUGHOUT THE CONSTRUCTION PROCESS. A MAP SHALL INDICATE THESE AREAS AND SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS CONSTRUCTION PROGRESSES. THIS MAP SHALL REMAIN ON SITE AT ALL TIMES.
3. SEE FINAL LANDSCAPE PLAN FOR DELINEATION OF:
   - EXISTING VEGETATION TO REMAIN
   - AREAS OF PROPOSED VEGETATION

CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES:

STAGE 1 – PRE-DISTURBANCE
INSTALL INITIAL STORMWATER QUALITY (SWQ) CONSTRUCTION CONTROL MEASURES (CCM'S) AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES. THESE CCM'S CONSIST OF THE PERIMETER CONTROLS OF SILT FENCE, CURB SOCKS, INLET PROTECTION OF EXISTING INLETS, AND THE VEHICLE TRACKING CONTROL PAD.

STAGE 2 – OVERLOT GRADING
COMMENCE THE BULK OF OVERLOT GRADING OPERATIONS AND INSTALL TEMPORARY CCM'S AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN. TEMPORARY CCM'S MAY CONSIST OF ADDITIONAL SILT FENCE AND SURFACE ROUGHENING OF SLOPES. LOCATION OF ANY TEMPORARY CCMs WILL BE DETERMINED BY THE CONTRACTOR. A MAP SHALL INDICATE THESE TEMPORARY ITEMS AND SHALL BE UPDATED AS SITE CONDITIONS CHANGE AND AS THE GRADING OPERATIONS PROGRESS. THIS MAP SHALL REMAIN ON SITE AT ALL TIMES.

STAGE 3 – INFRASTRUCTURE & BUILDING CONSTRUCTION
CONSTRUCT SITE IMPROVEMENTS AS SHOWN ON THE APPLICABLE CONSTRUCTION DOCUMENTS. ADDITIONAL TEMPORARY CCM'S CONSISTING OF ADDITIONAL SILT FENCE, CONCRETE WASH-OUT AREA, AND INLET PROTECTION OF PERMANENT DRAINAGE IMPROVEMENTS. ANY STOCKPILED DIRT SHALL BE PROTECTED BY A PERIMETER OF SILT FENCE.

STAGE 4 – PERMANENT STABILIZATION
PERMANENT SWQ CCM'S SUCH AS RIP-RAP, CURB & GUTTER, PAVEMENT, LANDSCAPING, AND SEEDING SHALL BE CONSTRUCTED AT THIS TIME AS OUTLINED ON THE GRADING AND EROSION CONTROL PLAN AND THE LANDSCAPE AND IRRIGATION PLANS, DRAINAGE REPORT, AND/OR CONSTRUCTION DOCUMENTS. ALL DISTURBED AREAS THAT ARE NOT PERMANENTLY PAVED OR LANDSCAPED SHALL BE PERMANENTLY SEEDED.

OTHER NON-STRUCTURAL CCM'S INCLUDE, BUT ARE NOT LIMITED TO, LIMITING DISTURBED AREAS AND STREET SWEEPING.

ALL AREAS TO BE VEGETATED WITH SEEDING SHOULD ALSO BE TEMPORARILY STABILIZED VIA SURFACE ROUGHENING OR SOME OTHER MEANS.

NON APPLICABLE ITEMS

- NO-BUILD AREAS
- LOCATION OF ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS
- BOUNDARIES OF 100 YR FLOODPLAIN
- BOUNDARIES OF STREAMSIDE OVERLAY
- BOUNDARIES OF HILLSIDE OVERLAY
- LOCATIONS OF PRESERVATION EASEMENTS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
INITIAL GRADING & EROSION CONTROL PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 2 OF 32

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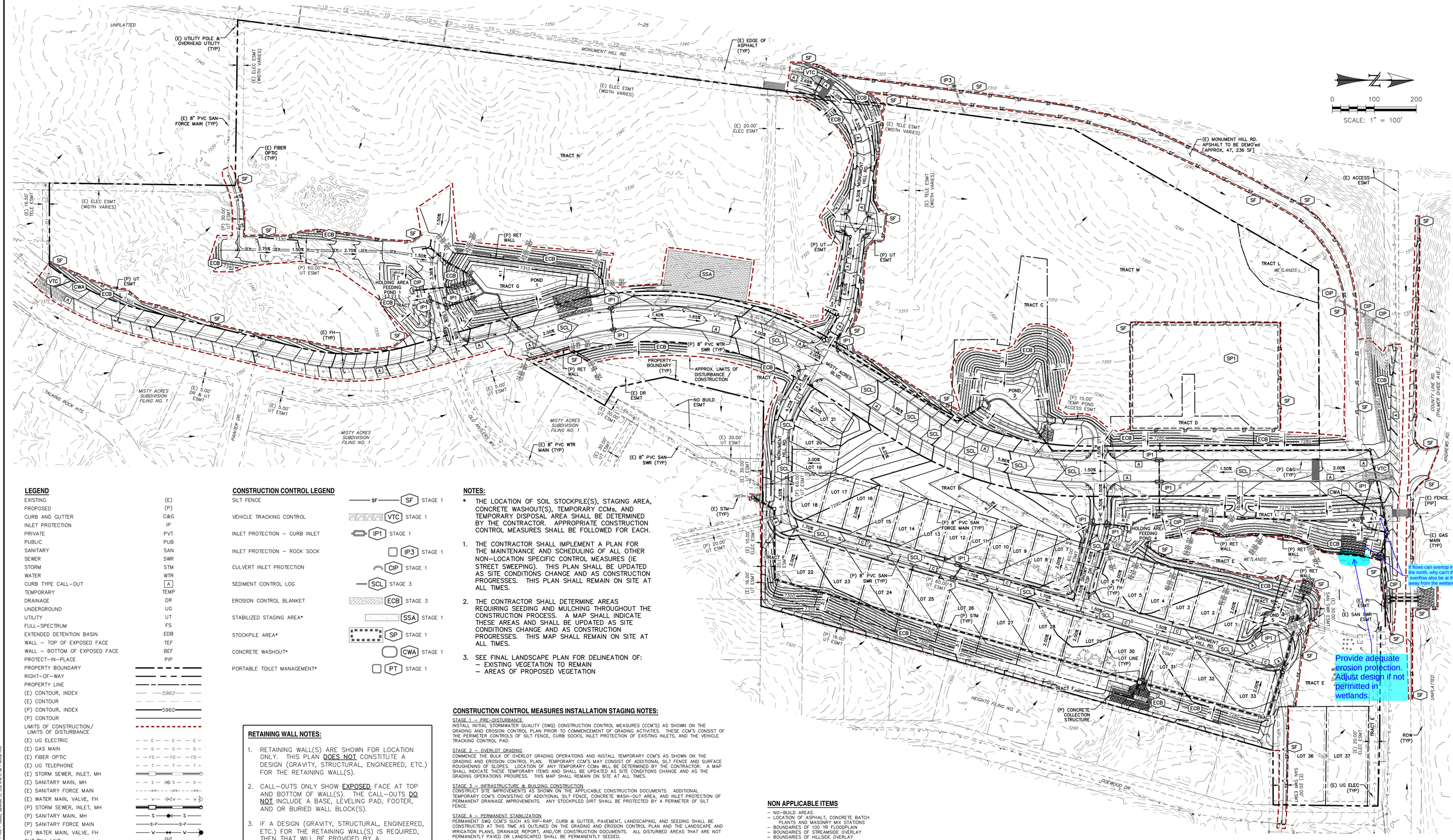

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
INLET PROTECTION	IP
PRIVATE	PVT
PUBLIC	PUB
SANITARY	SAN
SEWER	SWR
STORM	STM
WATER	WTR
CURB TYPE CALL–OUT	A
TEMPORARY	TEMP
DRAINAGE	DR
UNDERGROUND	UG
UTILITY	UT
FULL–SPECTRUM	FS
EXTENDED DETENTION BASIN	EDB
WALL – TOP OF EXPOSED FACE	TEF
WALL – BOTTOM OF EXPOSED FACE	BEF
PROTECT–IN–PLACE	PIP
PROPERTY BOUNDARY	
RIGHT–OF–WAY	
PROPERTY LINE	
(E) CONTOUR, INDEX	5960
(E) CONTOUR	
(P) CONTOUR, INDEX	5960
(P) CONTOUR	
LIMITS OF CONSTRUCTION/ LIMITS OF DISTURBANCE	
(E) UG ELECTRIC	E
(E) GAS MAIN	G
(E) FIBER OPTIC	FO
(E) UG TELEPHONE	T
(E) STORM SEWER, INLET, MH	
(E) SANITARY MAIN, MH	S
(E) SANITARY FORCE MAIN	SFM
(E) WATER MAIN, VALVE, FH	W
(P) STORM SEWER, INLET, MH	
(P) SANITARY MAIN, MH	S
(P) SANITARY FORCE MAIN	S-F
(P) WATER MAIN, VALVE, FH	W
CUT/FILL LINE	CUT / FILL
DIRECTION OF OVERLAND FLOW	
RET. WALL CALL–OUT	XX.XX TEF / XX.XX BEF
DIRECTION OF FLOW	2.00%

CONSTRUCTION CONTROL LEGEND

SILT FENCE	SF	STAGE 1
VEHICLE TRACKING CONTROL	VTC	STAGE 1
INLET PROTECTION – CURB INLET	IP1	STAGE 1
INLET PROTECTION – ROCK SOCK	IP3	STAGE 1
CULVERT INLET PROTECTION	CIP	STAGE 1
SEDIMENT CONTROL LOG	SCL	STAGE 3
EROSION CONTROL BLANKET	ECB	STAGE 3
STABILIZED STAGING AREA*	SSA	STAGE 1
STOCKPILE AREA*	SP	STAGE 1
CONCRETE WASHOUT*	CWA	STAGE 1
PORTABLE TOILET MANAGEMENT*	PT	STAGE 1

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3. SEE FINAL LANDSCAPE PLAN FOR DELINEATION OF:
   – EXISTING VEGETATION TO REMAIN
   – AREAS OF PROPOSED VEGETATION

RETAINING WALL NOTES:

1. RETAINING WALL(S) ARE SHOWN FOR LOCATION ONLY. THIS PLAN DOES NOT CONSTITUTE A DESIGN (GRAVITY, STRUCTURAL, ENGINEERED, ETC.) FOR THE RETAINING WALL(S).
2. CALL–OUTS ONLY SHOW EXPOSED FACE AT TOP AND BOTTOM OF WALL(S). THE CALL–OUTS DO NOT INCLUDE A BASE, LEVELING PAD, FOOTER, AND OR BURIED WALL BLOCK(S).
3. IF A DESIGN (GRAVITY, STRUCTURAL, ENGINEERED, ETC.) FOR THE RETAINING WALL(S) IS REQUIRED, THEN THAT WILL BE PROVIDED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO UNDER SEPARATE COVER.

CONSTRUCTION CONTROL MEASURES INSTALLATION STAGING NOTES:

STAGE 1 – PRE–DISTURBANCE
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PREPARED BY:
RAYMOND GREEN, PE
NOT FOR CONSTRUCTION

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COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT RIDGE EAST FILING NO. 1
FINAL GRADING & EROSION CONTROL PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 100'	DATE: 04/08/25
JOB NUMBER: 24–001	SHEET: 3 OF 32

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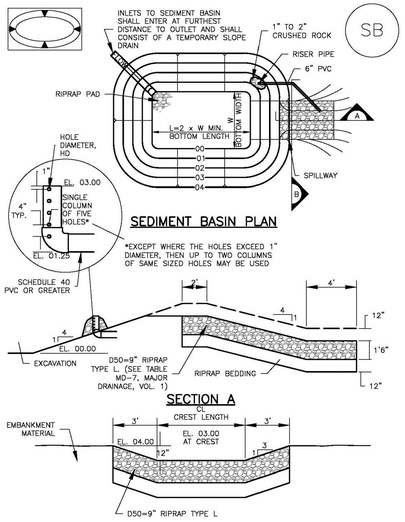


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

	Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
TSB 1 & 3	1	12 ½	2	3/16
	2	21	3	1/4
	3	28	5	5/16
	4	33 ½	6	3/8
	5	38 ½	8	7/32
	6	43	9	7/32
	7	47 ¾	11	25/64
	8	51	12	27/64
	9	55	13	7/16
	10	58 ¾	15	15/32
TSB 2 & 4	11	61	16	29/64
	12	64	18	1"
	13	67 ½	19	1 1/32
	14	70 ½	21	1 1/16
	15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF SEDIMENT BASIN.
   –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).

5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.

6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

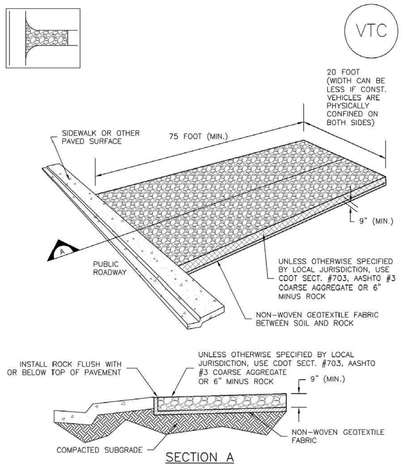
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

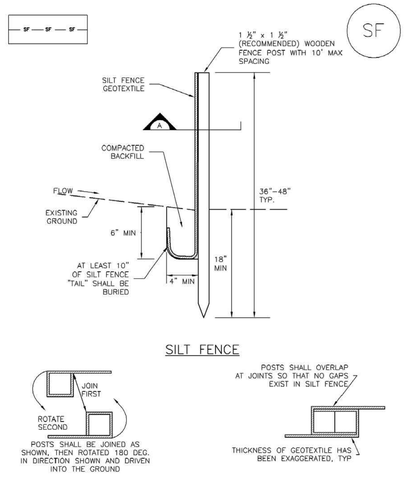
BASIC GRADING, EROSION AND STORMWATER QUALITY REQUIREMENTS AND GENERAL PROHIBITIONS:

*INFORMATION TAKEN FROM THE EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUME 2, HEREIN REFERRED TO AS THE "MANUAL."

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
2. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM FACILITIES.
3. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
4. VEHICLE TRACKING OF SOILS OFF–SITE SHALL BE MINIMIZED.
5. ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
6. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE COUNTY ENGINEER. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
7. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDED ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
8. ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMP'S IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE MANUAL AND IN ACCORDANCE WITH THE EROSION AND STORMWATER QUALITY CONTROL PLAN APPROVED THE COUNTY OF EL PASO, IF REQUIRED.
9. ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMP'S AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS AND THE MANUAL AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION.
11. ALL EARTH DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED IN SUCH A MANNER SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
12. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON–SITE OR OFF–SITE WATERS, INCLUDING WETLANDS.
13. SUSPENDED SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE MINIMIZED IN RUNOFF WATER BEFORE IT LEAVES THE SITE OF THE EARTH DISTURBANCE.
14. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON–EROSIVE VELOCITY.
15. TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO THE STANDARDS AND SPECIFICATIONS PRESCRIBED IN THE MANUAL, AND IN ACCORDANCE WITH THE PERMANENT EROSION CONTROL FEATURES SHOWN ON THE EROSION AND STORMWATER QUALITY CONTROL PLANS APPROVED BY THE COUNTY OF EL PASO, IF REQUIRED.
16. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY–ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
17. NO PERSON SHALL CAUSE, PERMIT, OR CONTRIBUTE TO THE DISCHARGE INTO THE MUNICIPAL SEPARATE STORM SEWER POLLUTANTS THAT COULD CAUSE THE COUNTY OF EL PASO TO BE IN VIOLATION OF ITS COLORADO DISCHARGE PERMIT SYSTEM MUNICIPAL STORMWATER DISCHARGE PERMIT.
18. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
19. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER, INCLUDING THE TEMPORARY OR PERMANENT RAMPING WITH MATERIALS FOR VEHICLE ACCESS.
20. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344). REGULATIONS PROMULGATED, CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE MANUAL. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM 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. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO A STATE WATER AT ANY TIME.
22. SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT STORAGE, AND EQUIPMENT FUELING AND SERVICING AREAS TO PREVENT THE POLLUTION OF ANY STATE WATERS, INCLUDING WETLANDS. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL



SF–1. SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2–5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.

2. A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.

3. COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.

4. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.

5. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.

6. AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J–HOOK." THE "J–HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' – 20').

7. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

SILT FENCE MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".

5. REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.

6. SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.

7. WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND

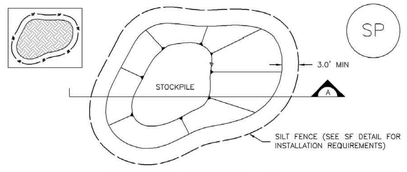
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

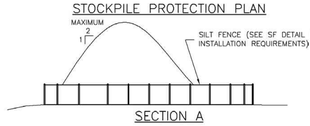
MONUMENT RIDGE EAST FILING NO. 1
GRADING & EROSION CONTROL DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24–001
SHEET: 4 OF 32

P:\Projects\24-001 MRE\Civil\24-001-Civil-04-SHEET - Details - SHEET Details - Tuesday, September 23, 2025 8:51:47 AM - Michael Pinto



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

STOCKPILE PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

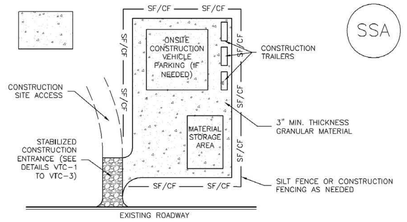
STOCKPILE PROTECTION MAINTENANCE NOTES

4. IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.

5. STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.

(DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

STABILIZED STAGING AREA MAINTENANCE NOTES

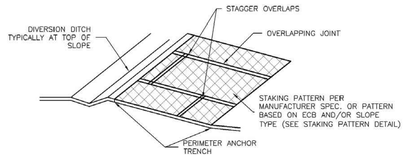
5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.

6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

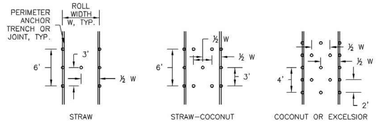
NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE–ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

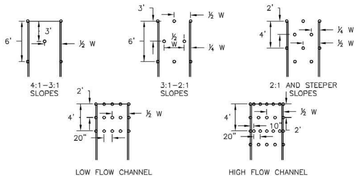
(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)



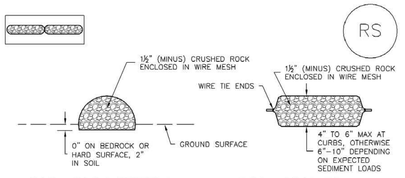
ECB–3. OUTSIDE OF DRAINAGEWAY



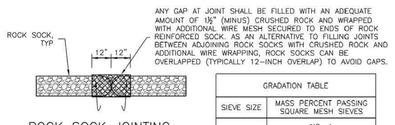
STAKING PATTERNS BY ECB TYPE



STAKING PATTERNS BY SLOPE OR CHANNEL TYPE



ROCK SOCK SECTION ROCK SOCK PLAN



ROCK SOCK JOINTING

GRADATION TABLE	
SIEVE SIZE	MASS PERCENT PASSING SQUARE MESH SIEVES
	NO. 4
2"	100
1½"	90 – 100
1"	20 – 55
¾"	0 – 15
⅜"	0 – 5
MATCHES SPECIFICATIONS FOR NO. 4 COARSE AGGREGATE FOR CONCRETE PER AASHTO M43. ALL ROCK SHALL BE FRACTURED FACE, ALL SIDES.	

ROCK SOCK INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF ROCK SOCKS.

2. CRUSHED ROCK SHALL BE 1½" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1½" MINUS).

3. WIRE MESH SHALL BE FABRICATED OF 10 GAGE POULTRY MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF ½", RECOMMENDED MINIMUM ROLL WIDTH OF 48"

4. WIRE MESH SHALL BE SECURED USING "HOG RINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.

5. SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLOSURE.

RS–1. ROCK SOCK PERIMETER CONTROL

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
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5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT RIDGE EAST FILING NO. 1
GRADING & EROSION CONTROL DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24–001
SHEET: 5 OF 32

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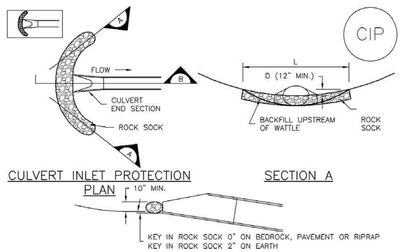
P:\Projects\24-001 MRE\Dwg_CDs\Plt\24-001-Cds-05-SSC - Details - SSC Details - Tuesday, September 22, 2026 8:57:17 AM - Michael Pinto



CULVERT INLET PROTECTION PLAN

SECTION A

SECTION B

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

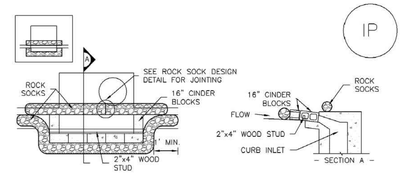
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



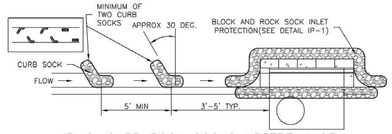
IP–1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP–2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

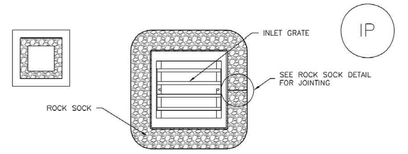
CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

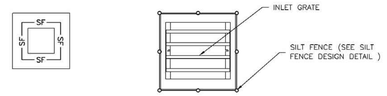
4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON–GRADE INLETS.



IP–3. ROCK SOCK SUMP/AREA INLET PROTECTION

ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



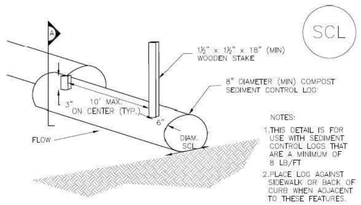
IP–4. SILT FENCE FOR SUMP INLET PROTECTION

SILT FENCE INLET PROTECTION INSTALLATION NOTES

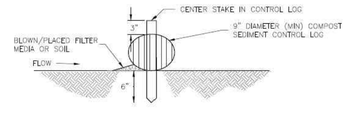
1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.

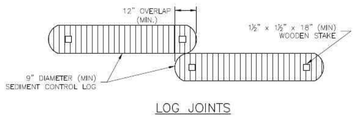
3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.



COMPOST SEDIMENT CONTROL LOG (WEIGHTED)



SECTION A
COMPOST SEDIMENT CONTROL LOG



LOG JOINTS

SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

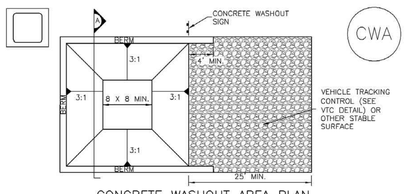
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

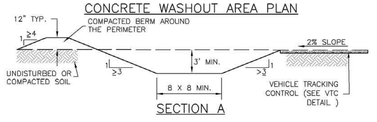
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION.COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR: –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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COLORADO SPRINGS, CO 80919

PREPARED BY:
NOT FOR CONSTRUCTION
RAYMOND

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT RIDGE EAST FILING NO. 1
GRADING & EROSION CONTROL DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24–001
SHEET: 6 OF 32

P:\Projects\24-001 MRE\Civil\24-001 Civil Plan Set.dwg, 4/8/2025 8:53:17 AM, Michael Pinto
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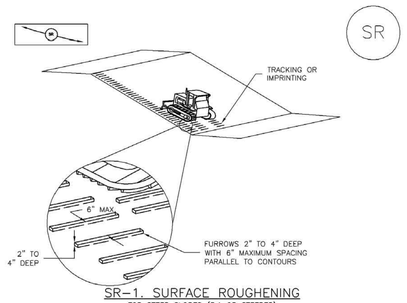
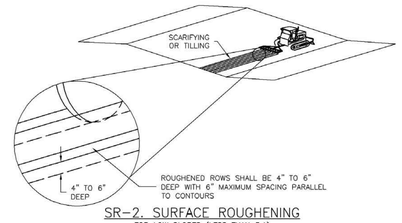


SR–1. SURFACE ROUGHENING
FOR STEEP SLOPES (3:1 OR STEEPER)



SR–2. SURFACE ROUGHENING
FOR LOW SLOPES (LESS THAN 3:1)

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION(S) OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING (FOR AREAS NOT RECEIVING TOPSOIL) OR PRIOR TO TOPSOIL PLACEMENT OR ANY FORECASTED RAIN EVENT.
3. AREAS WHERE BUILDING FOUNDATIONS, PAVEMENT, OR SOD WILL BE PLACED WITHOUT DELAY IN THE CONSTRUCTION SEQUENCE, SURFACE ROUGHENING IS NOT REQUIRED.
4. DISTURBED SURFACES SHALL BE ROUGHENED USING RIPPING OR TILLING EQUIPMENT ON THE CONTOUR OR TRACKING UP AND DOWN A SLOPE USING EQUIPMENT TREADS.
5. A FARMING DISK SHALL NOT BE USED FOR SURFACE ROUGHENING.

SURFACE ROUGHENING MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACE UPON DISCOVERY OF THE FAILURE.
4. VEHICLES AND EQUIPMENT SHALL NOT BE DRIVEN OVER AREAS THAT HAVE BEEN SURFACE ROUGHENED.
5. IN NON–TURF GRASS FINISHED AREAS, SEEDING AND MULCHING SHALL TAKE PLACE DIRECTLY OVER SURFACE ROUGHENED AREAS WITHOUT FIRST SMOOTHING OUT THE SURFACE.
6. IN AREAS NOT SEEDED AND MULCHED AFTER SURFACE ROUGHENING, SURFACES SHALL BE RE–ROUGHENED AS NECESSARY TO MAINTAIN GROOVE DEPTH AND SMOOTH OVER RILL EROSION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

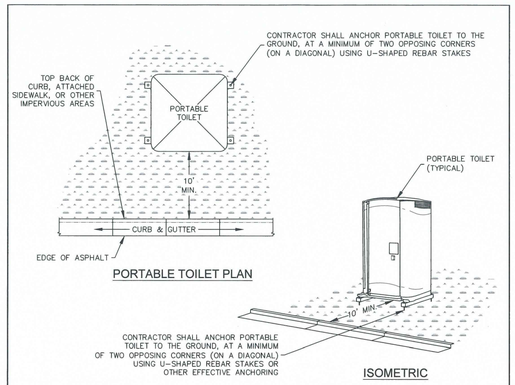
Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calamovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
		Seed rate (lbs PLS/acre)		19.3	9.7	4.8

[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

[2]Species that will do well in the bottom of pond areas.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42	21	10.3



PORTABLE TOILET PLAN

ISOMETRIC

INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10 FEET BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS; 50 FEET FROM STORM INLETS; AND 100 FEET FROM WATERWAYS.
2. PORTABLE TOILETS IN THE RIGHT–OF–WAY ARE REQUIRED TO BE PLACED ON MOBILE TRAILERS AND MUST BE ANCHORED OR WEIGHTED DOWN. PORTABLE TOILETS MAY BE INSTALLED IN ACCORDANCE WITH NOTE #1 IN STAGING AREAS/YARDS.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U–SHAPED REBAR STAKES, OR OTHER EFFECTIVE ANCHORING.
4. ANCHORING SHALL BE POSITIONED ON AT LEAST TWO OPPOSING (DIAGONAL) CORNERS.
5. TOILET CONTAINMENT PANS MAY BE USED IN PLACE OF A TRAILER AT THE GEC INSPECTOR'S DISCRETION. TOILET CONTAINMENT PANS MUST BE ANCHORED IN PLACE AND MUST NOT BE USED WITHIN THE CITY R.O.W.

PT

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
3. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MUST BE PERMANENTLY STABILIZED.

PORTABLE TOILET

APPROVED: SIMONE MANAGER

ISSUED:	REVISED:	DRAWING NO.
2/19/19	8/19/2020	900–ITM

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
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SCALE: N/A
DRAWN BY: MGP
DATE: 04/08/25
JOB NUMBER 24–001
SHEET 7 OF 32

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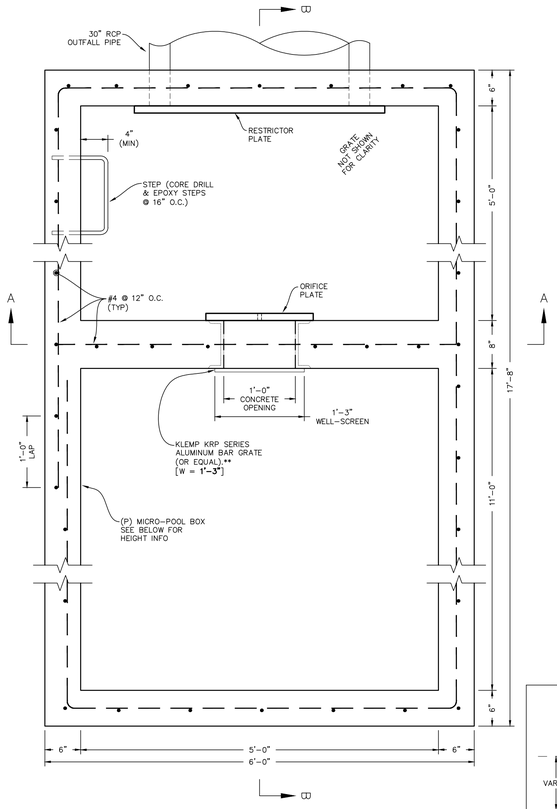

POND OUTFALL STRUCTURE - PLAN VIEW

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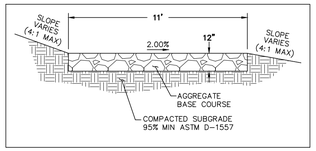

POND MAINTENANCE ACCESS DETAIL

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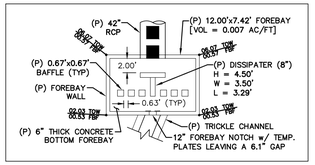

FOREBAY "1-A"

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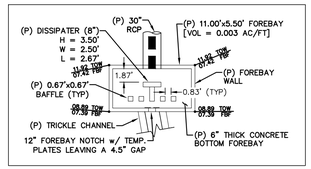

FOREBAY "1-B"

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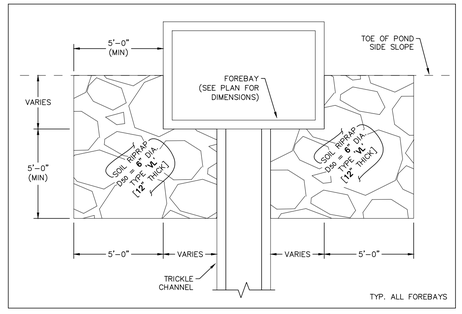

FOREBAY OVERFLOW RIPRAP DETAIL

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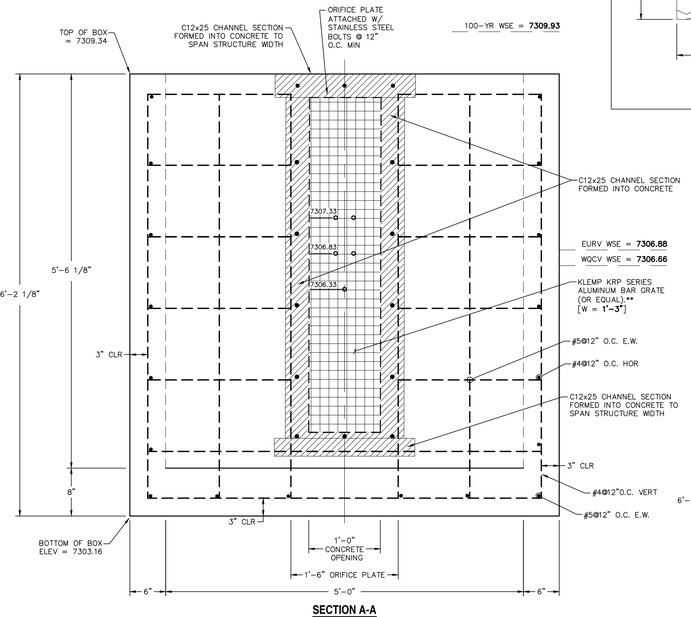

SECTION A-A

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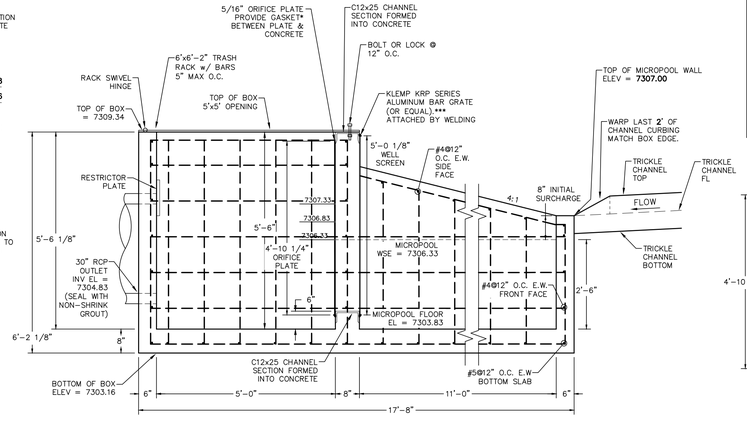

SECTION B-B

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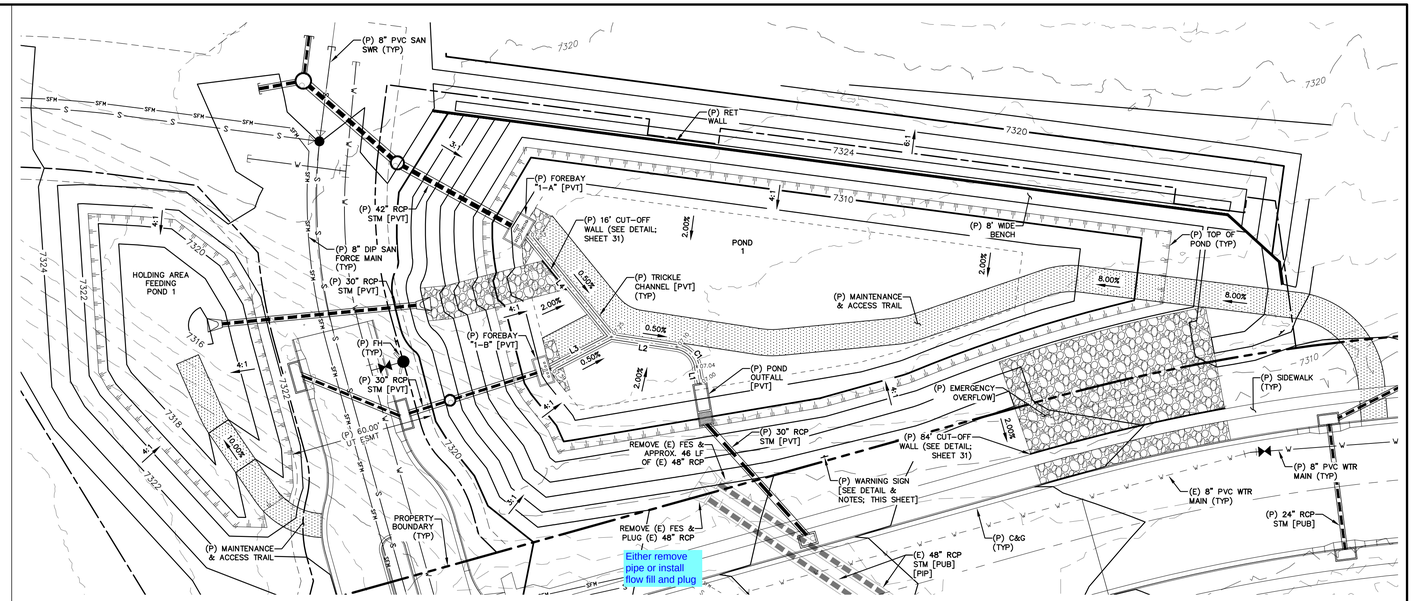


POND 1 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]

SCALE: 1" = 30'

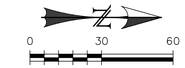
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S80° 22' 37"W	7.21
L2	S8° 44' 31"W	27.88
L3	S27° 34' 13"E	28.65
L4	S50° 47' 06"W	55.32

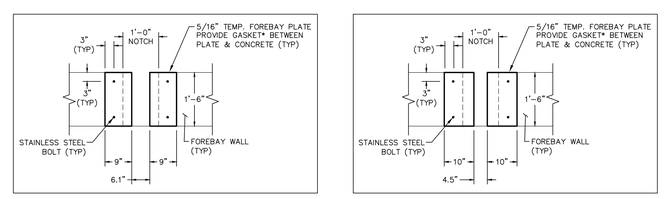
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	71°38'06"	10.00	12.50

Review 5 comment for reference/discussion:
I just want to note for my own tracking:
- The geotech report still does not have any details, specs, or discussion about the clay liner.
- The only change from the previous V4 version of the Soils Report (dated 8/7/24) to this latest V5 version (dated 7/16/26) in the groundwater section (on PDF page 9) was the addition of one paragraph and the table was revised.

NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.
3. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR CLAY LINER DETAILS AND SPECIFICATIONS.



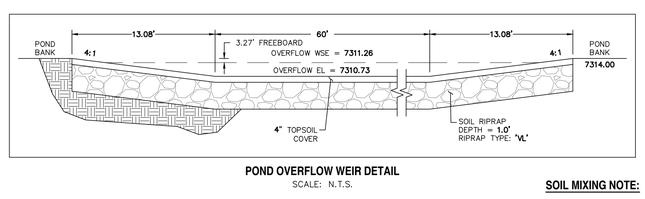


FOREBAY "1-A" TEMP. NOTCH PLATES

SCALE: N.T.S.

FOREBAY "1-B" TEMP. NOTCH PLATES

SCALE: N.T.S.



POND OVERFLOW WEIR DETAIL

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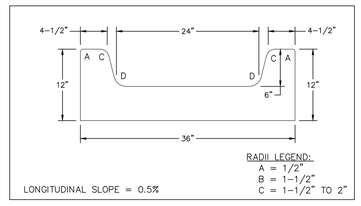

CONCRETE TRICKLE CHANNEL

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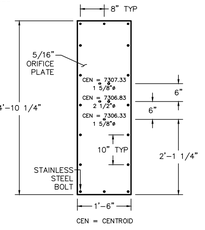

ORIFICE PLATE - INTERIM

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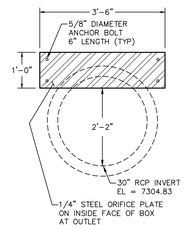

RESTRICTOR PLATE

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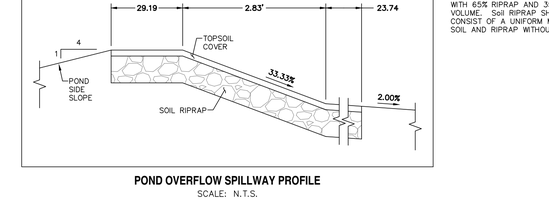
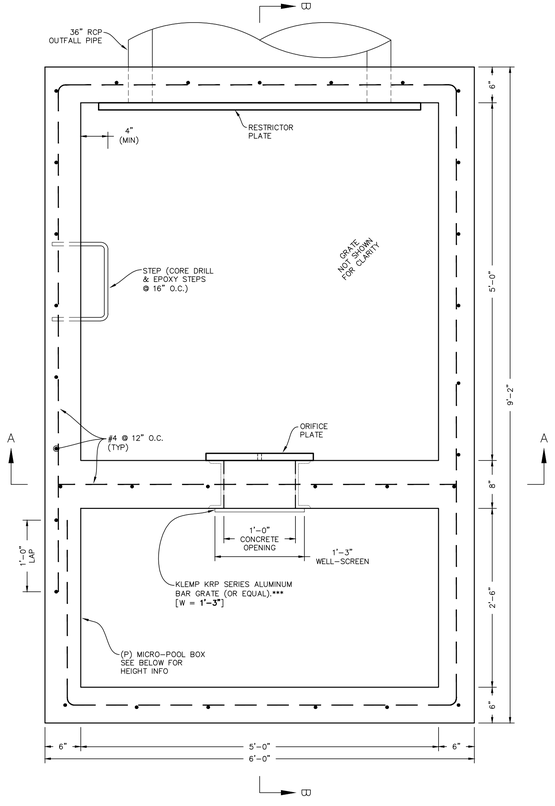


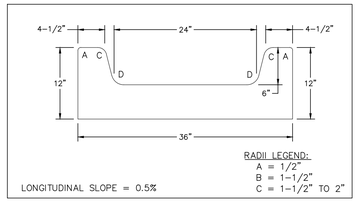
POND OVERFLOW SPILLWAY PROFILE

SCALE: N.T.S.

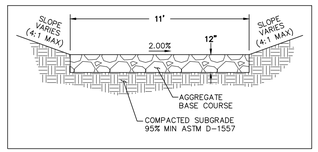
**SOI



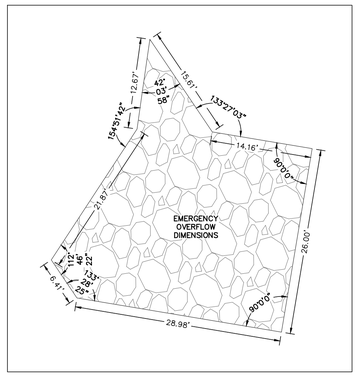
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.



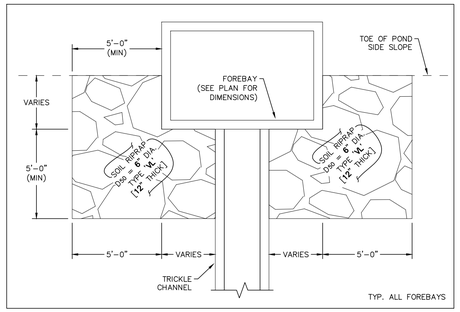
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



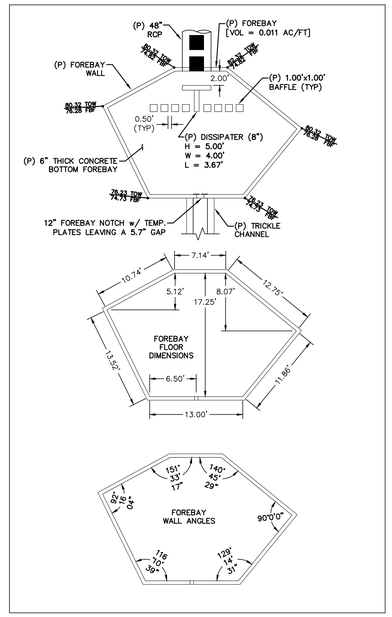
POND MAINTENANCE ACCESS DETAIL
SCALE: N.T.S.



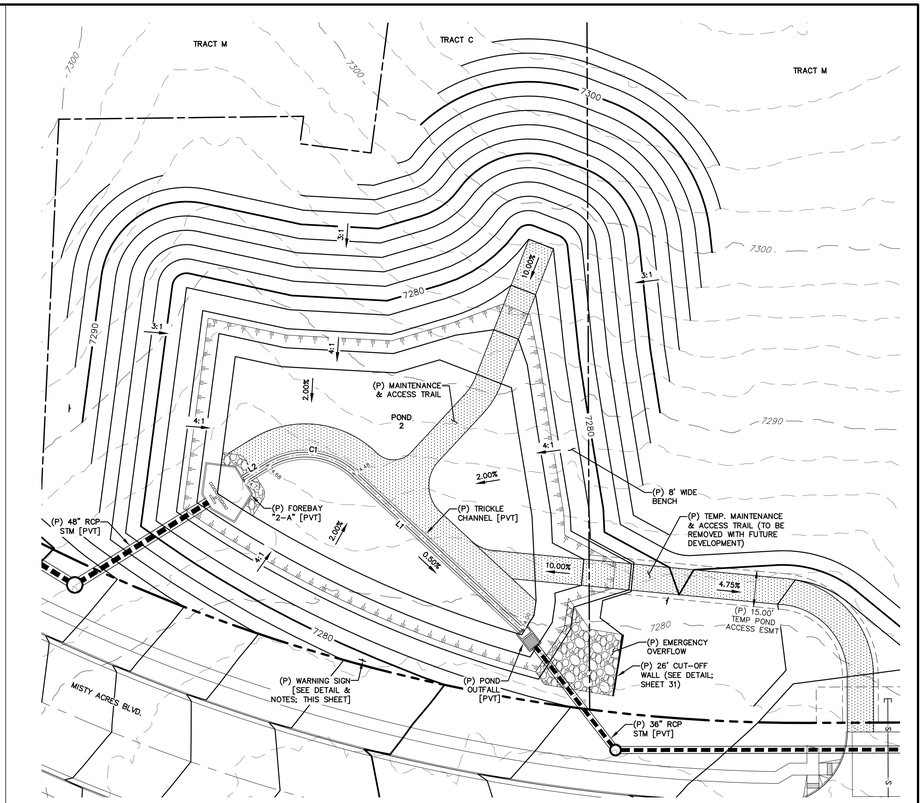
EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.



FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.



FOREBAY "2-A"
SCALE: N.T.S.



POND 2 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]
SCALE: 1" = 30'

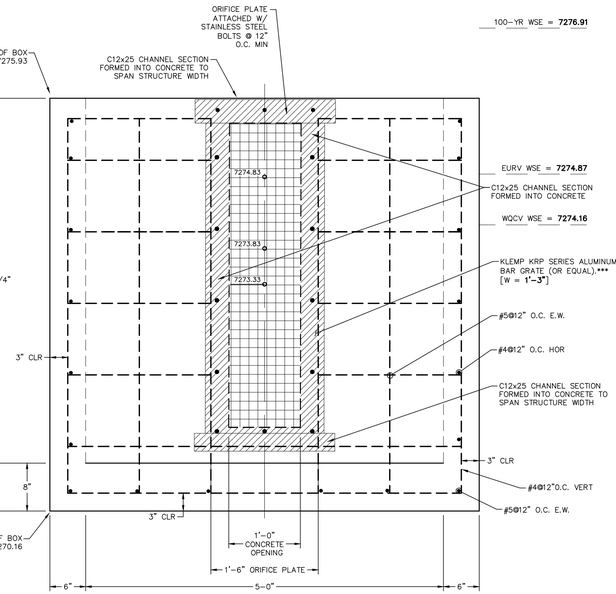
NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.

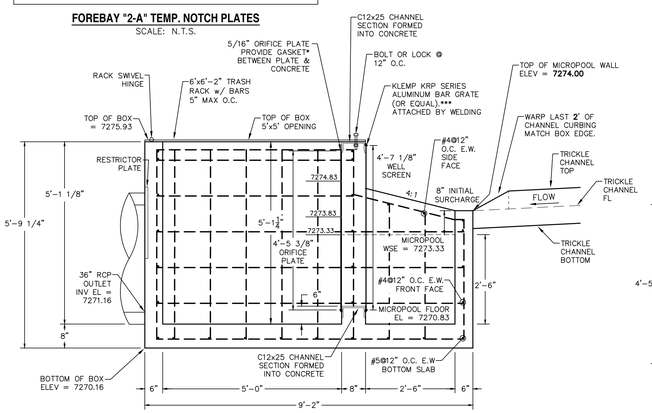
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S42° 53' 06"W	96.22
L2	S31° 48' 01"E	11.58

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	74°41'06"	30.00	39.11

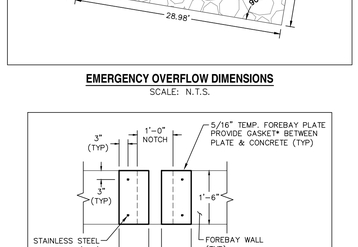
0 30 60
SCALE: 1" = 30'



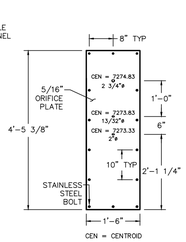
SECTION A-A
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



FOREBAY "2-A" TEMP. NOTCH PLATES
SCALE: N.T.S.



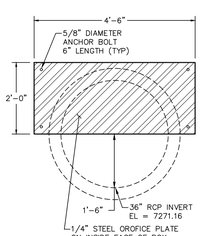
ORIFICE PLATE - INTERIM
SCALE: N.T.S.

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

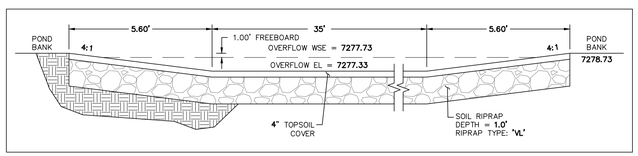
NOTES:

- SIGN SHALL BE A MINIMUM OF 3 SF.
- SIGN SHALL BE FABRICATED OF DURABLE MATERIALS SUCH AS METAL OR PLASTIC.
- SIGN SHALL HAVE RED LETTERING ON A WHITE BACKGROUND.

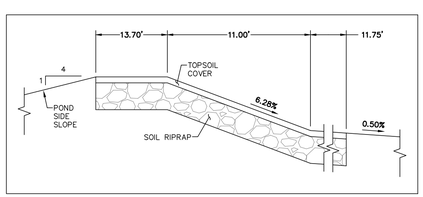
WARNING SIGN DETAIL
SCALE: N.T.S.



RESTRICTOR PLATE
SCALE: N.T.S.



POND OVERFLOW WEIR DETAIL
SCALE: N.T.S.



POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.

SOIL MIXING NOTE:

PER MHFD SPECIFICATION SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. Soil RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.

CDOT GENERAL NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M-604-11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

♦ CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

* THE GASKET SHALL BE MADE OF 1/4-INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** JOHNSON VEE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

*** ALSO ACCEPTABLE: AMICO 19-SR-2 OR 19-SR-4 AND THE AMICO 19-W-2 OR 19-W-4.

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND

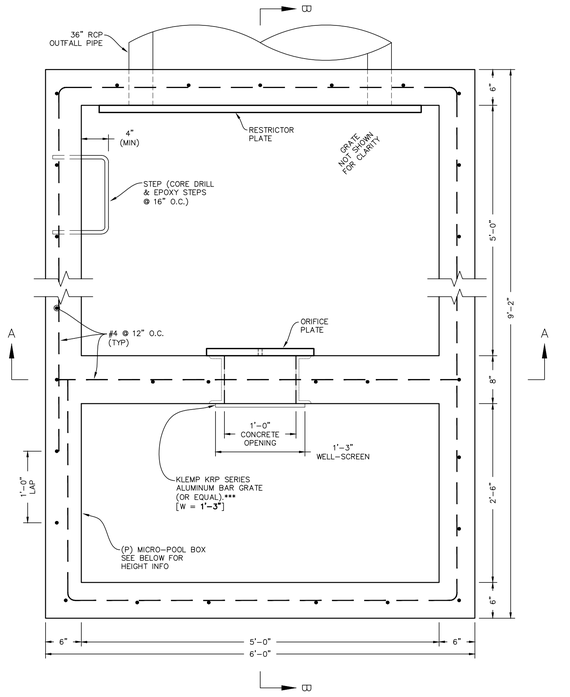
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
POND DETAIL PLANS - POND 2 - [PVT]

DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		9 OF 32	

P:\Projects\24-001 MRE\Dwg_CAD\Plan\24-001-Dtls-09.dgn - Pond 2 - Tuesday, September 23, 2025 8:56:47 AM - Michael Pitts



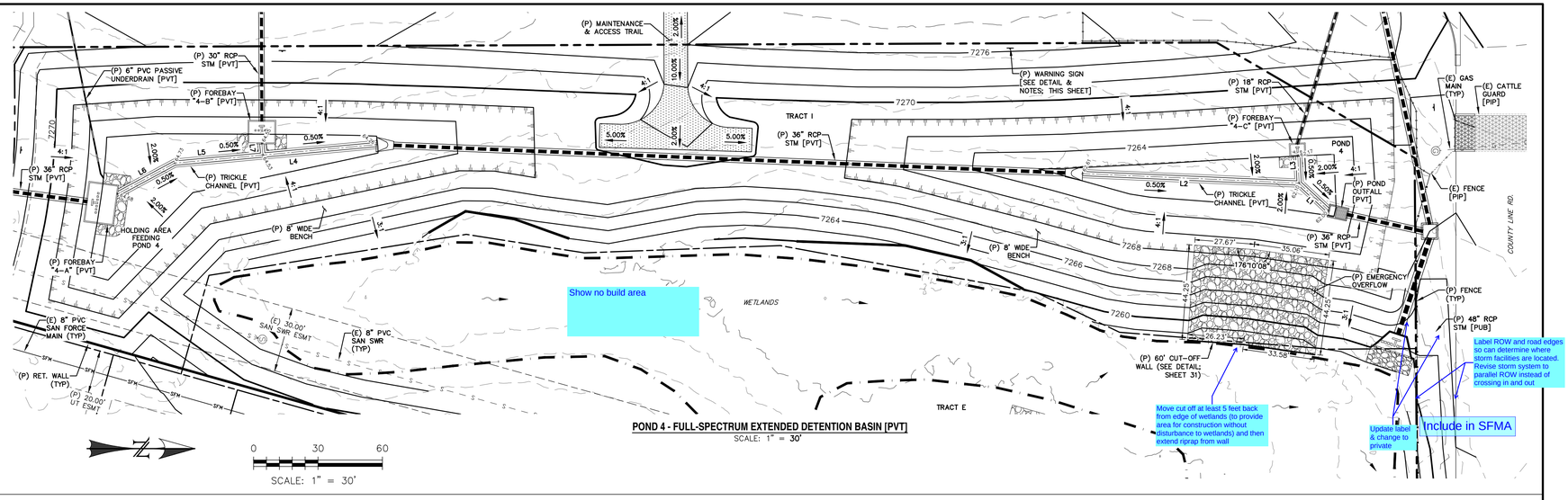
POND OUTFALL STRUCTURE - PLAN VIEW

SCALE: N.T.S.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S43° 01' 51"W	18.67
L2	S2° 31' 12"W	100.98
L3	S87° 13' 13"W	12.62
L4	S5° 15' 30"E	53.10
L5	S5° 15' 30"E	41.26
L6	S28° 21' 06"E	30.19
L7	S84° 44' 30"W	5.23

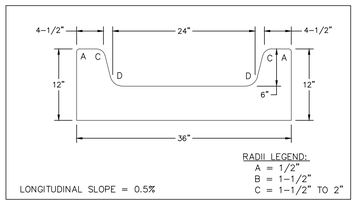
NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.



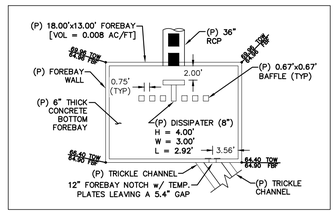
POND 4 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]

SCALE: 1" = 30'



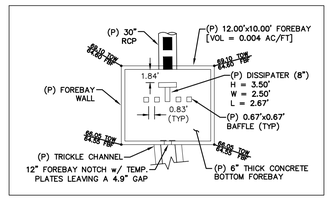
CONCRETE TRICKLE CHANNEL

SCALE: N.T.S.



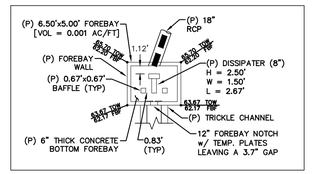
FOREBAY "4-A"

SCALE: N.T.S.



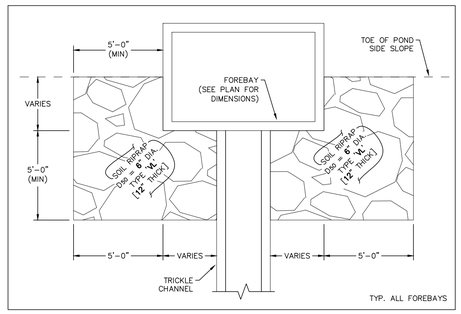
FOREBAY "4B"

SCALE: N.T.S.



FOREBAY "4-C"

SCALE: N.T.S.

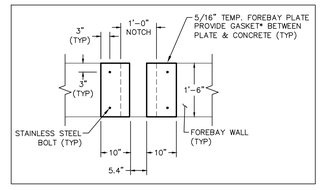


FOREBAY OVERFLOW RIPRAP DETAIL

SCALE: N.T.S.

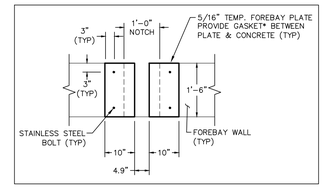
POND MAINTENANCE ACCESS DETAIL

SCALE: N.T.S.



FOREBAY "4-A" TEMP. NOTCH PLATES

SCALE: N.T.S.



FOREBAY "4-B" TEMP. NOTCH PLATES

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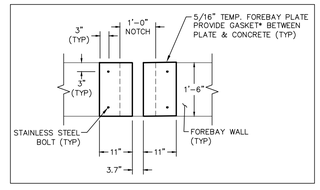

FOREBAY "4-C" TEMP. NOTCH PLATES

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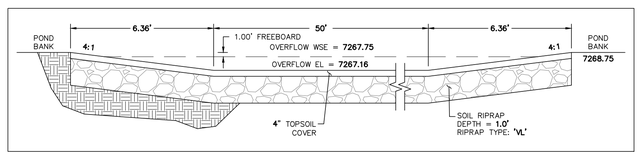
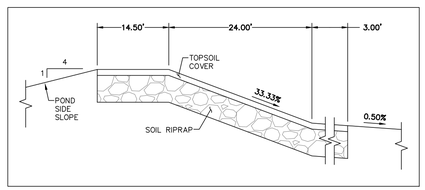


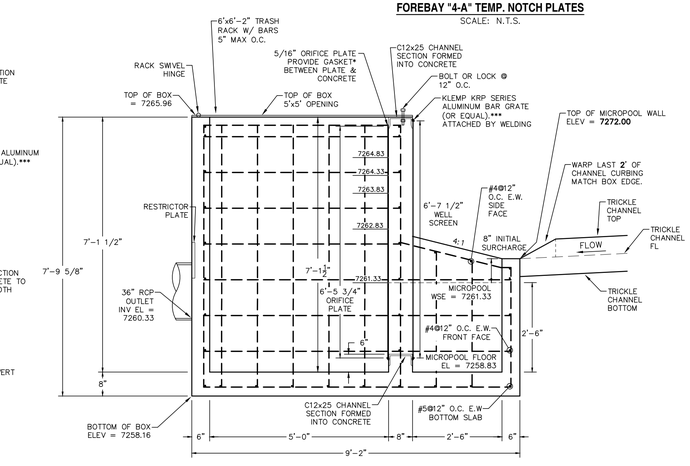
POND OVERFLOW WEIR DETAIL

SCALE: N.T.S.



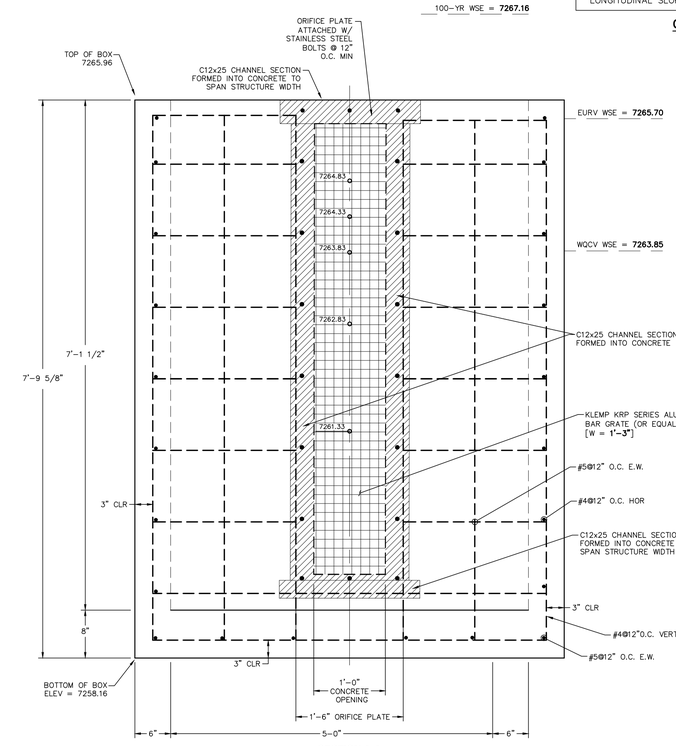
POND OVERFLOW SPILLWAY PROFILE

SCALE: N.T.S.



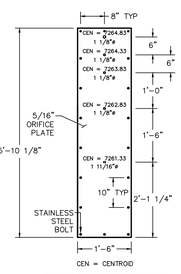
SECTION B-B

SCALE: N.T.S.



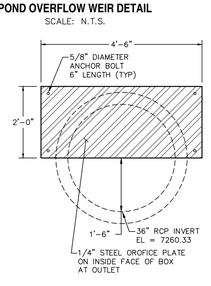
SECTION A-A

SCALE: N.T.S.



ORIFICE PLATE - INTERIM

SCALE: N.T.S.



RESTRICTOR PLATE

SCALE: N.T.S.

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REV.	DESCRIPTION	DATE
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PREPARED FOR:

MONUMENT RIDGE EAST, LLC

5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:

RAYMOND

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

POND DETAIL PLANS - POND 4 - [PVT]

DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		10 OF 32	

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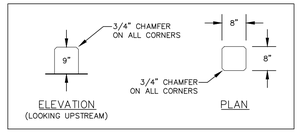
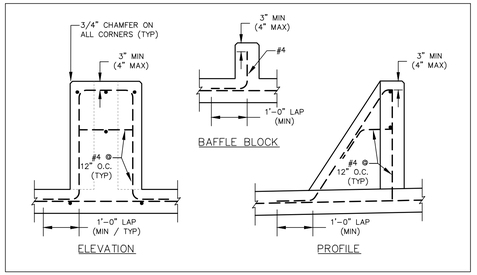
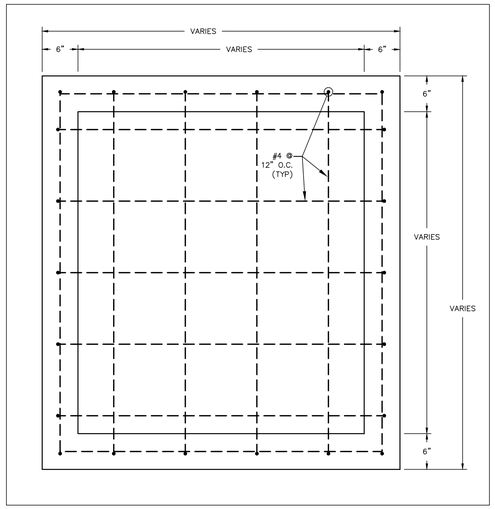


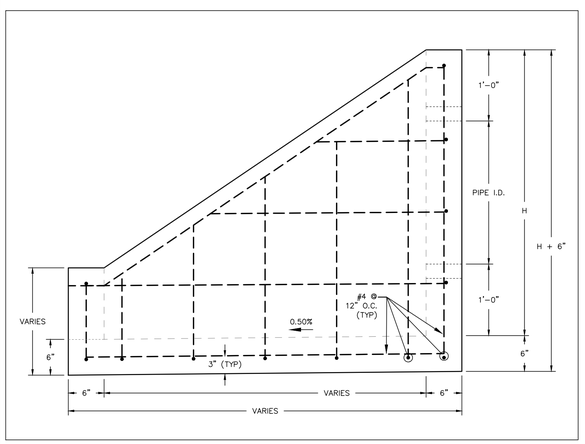
BAFFLE BLOCK GEOMETRY
SCALE: N.T.S.



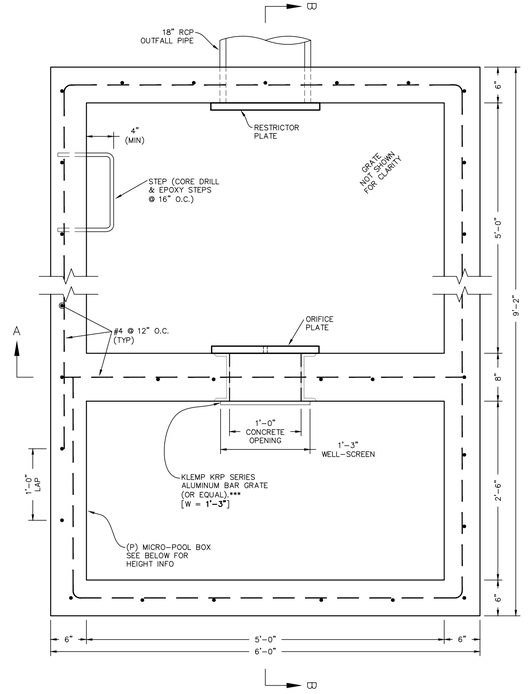
DISSIPATOR & BAFFLE BLOCK REINFORCING DETAILS
SCALE: N.T.S.

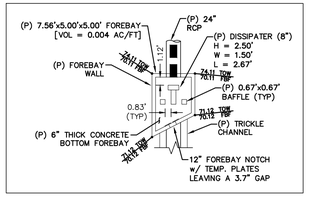


TYPICAL FOREBAY REINFORCING - PLAN
SCALE: N.T.S.

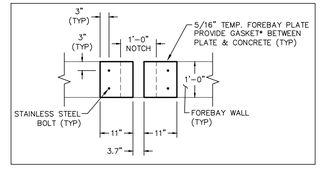


FOREBAY REINFORCING - PROFILE
SCALE: N.T.S.

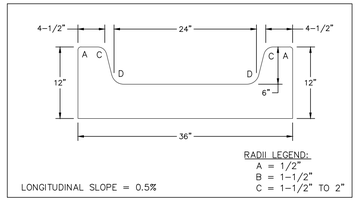




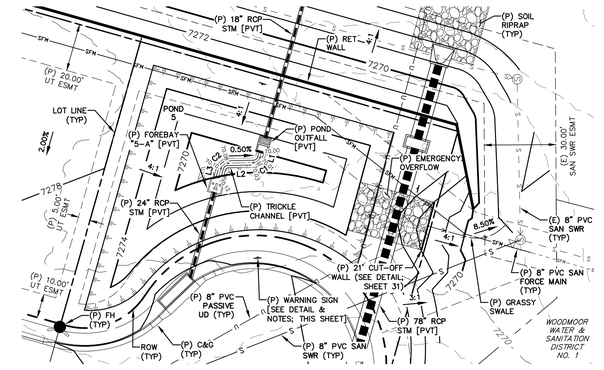
FOREBAY "5-A"
SCALE: N.T.S.



FOREBAY "5-A" TEMP. NOTCH PLATES
SCALE: N.T.S.



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S74° 13' 43"E	2.17
L2	S1° 26' 08"E	10.71
L3	S74° 13' 43"E	3.57

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	72°47'36"	3.00	3.81
C2	72°47'36"	3.00	3.81

POND 5 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]
SCALE: 1" = 30'

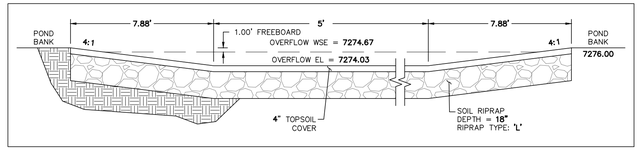
0 30 60
SCALE: 1" = 30'

NOTES:

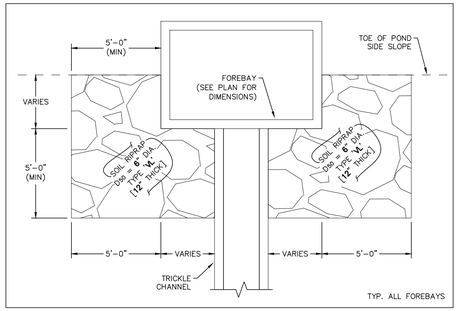
1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.

SOIL MIXING NOTE:

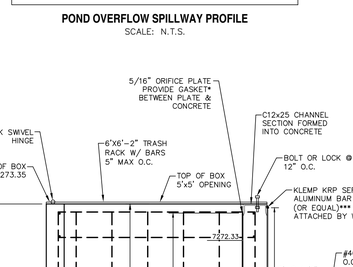
PER MHFD SPECIFICATION SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.



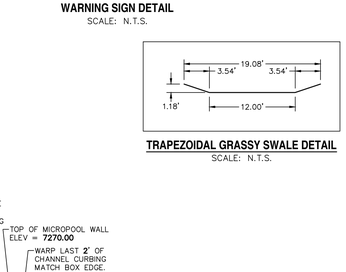
POND OVERFLOW WEIR DETAIL
SCALE: N.T.S.



FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.

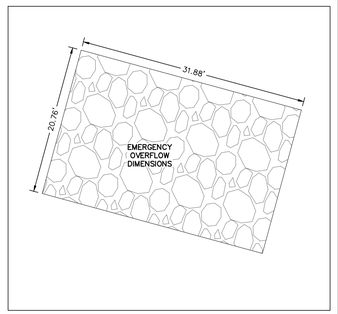


POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.

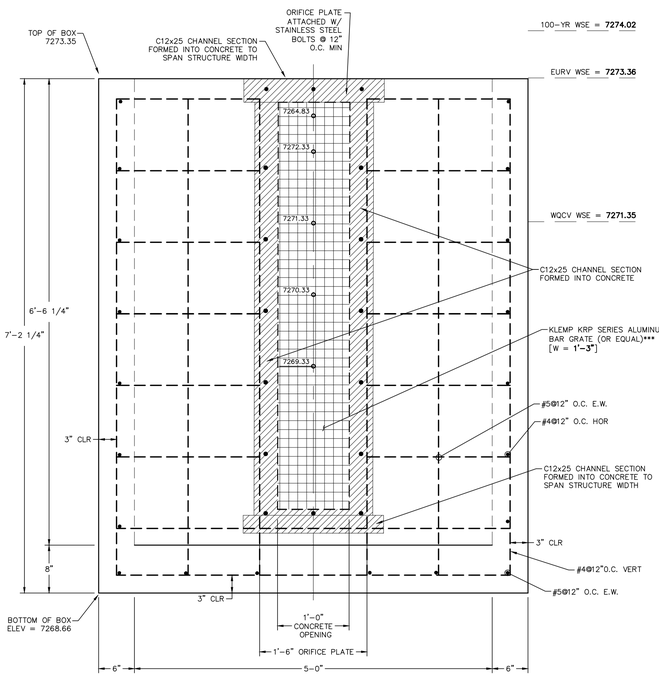


WARNING SIGN DETAIL
SCALE: N.T.S.

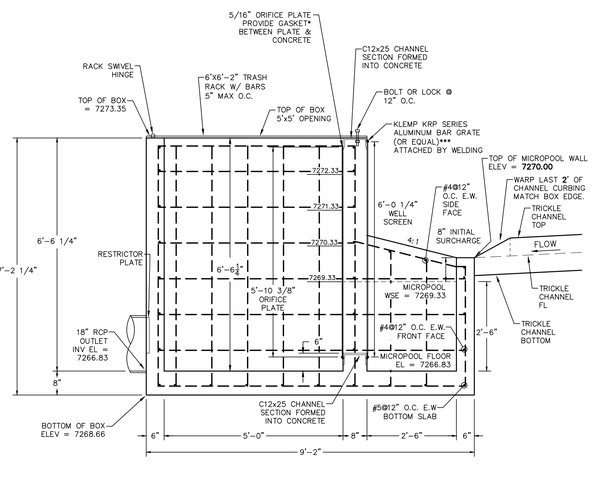
TRAPEZOIDAL GRASSY SWALE DETAIL
SCALE: N.T.S.



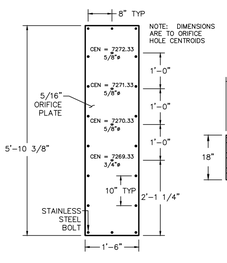
EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.



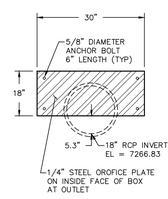
SECTION A-A
SCALE: N.T.S.



SECTION B-B
SCALE: N.T.S.



ORIFICE PLATE - INTERIM & FINAL
SCALE: N.T.S.



RESTRICTOR PLATE
SCALE: N.T.S.

CDOT GENERAL NOTES:

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL HAVE A MINIMUM 2 IN. CLEARANCE.
3. CONCRETE SLOPE AND DITCH PAVING SHALL CONFORM TO SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 6 X 6 – W1.4 X W1.4 OR 6 X 6 – W2.1 X W2.1.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH 712.06.
5. THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" EXCEEDS 3 FT.–6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
7. SEE SHEET M–604–11, INLET, TYPE D, FOR REINFORCEMENT AROUND THE PIPE OPENING.

• CONCRETE SLOPE AND DITCH PAVING WILL BE REQUIRED WHEN SHOWN ON PLANS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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* THE GASKET SHALL BE MADE OF 1/4–INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY EL PASO COUNTY). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.

** JOHNSON VEE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

*** ALSO ACCEPTABLE: AMICO 19–SR–2 OR 19–SR–4 AND THE AMICO 19–W–2 OR 19–W–4.

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
NOT FOR CONSTRUCTION
RAYMOND

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT RIDGE EAST FILING NO. 1
POND DETAIL PLANS - POND 5 - [PVT]

DESIGNED BY:	REP
DRAWN BY:	MGP
SCALE:	VARIES
DATE:	04/08/25
JOB NUMBER	
SHEET	
24–001	11 OF 32

P:\Projects\24-001 MRE\Civil_CAD\PVT\24-001 ODs-111.dgn - Pond 5 - Sunday, September 22, 2024 8:59:53 AM - Michael Perry

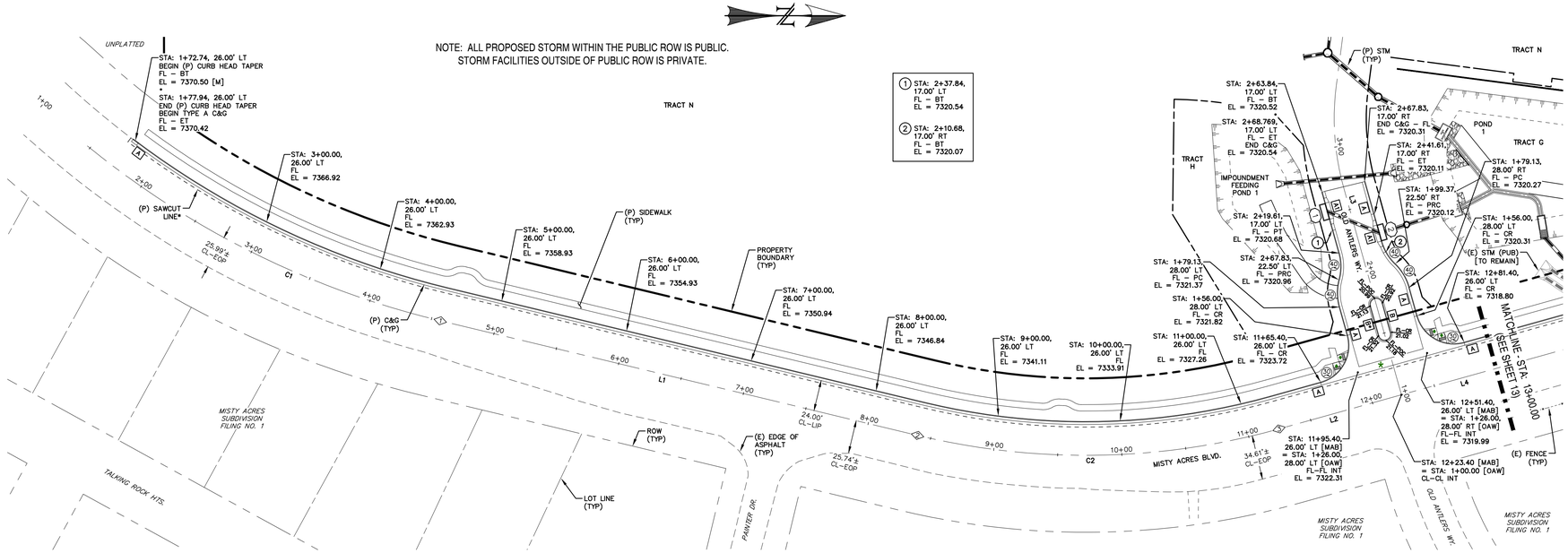
* SAWCUT & PAVEMENT NOTES:

1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:
   - 4" A.C. WITH 12" BASE,
   - OR 8" A.C. FULL DEPTH,
   - OR MATCH EXISTING,
   - OR PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	N13° 30' 52"E	382.56
L2	N15° 34' 31"W	99.01
L3	S74° 25' 29"W	167.83
L4	N15° 34' 31"W	276.60

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	23°34'50"	690.71	284.27
C2	29°05'22"	561.00	284.82

NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.



MISTY ACRES BOULEVARD
(120' ROW)
STA: 1+00 ~ 13+00
NON-RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

OLD ANTLERS ROAD
(50' ROW)
STA: 1+00 ~ 2+70
URBAN LOCAL
25 MPH

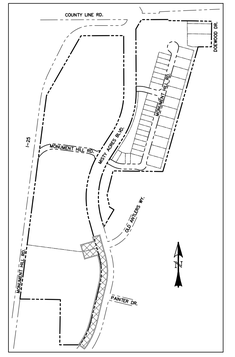
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

INLET NUMBER: 1
TOP OF BOX: 7321.18
THROAT: 7320.18
SUMP
12'
STA: 2+53.34
17.00' LT
2+42.84 17.00' LT FL 7320.52
2+63.84 17.00' LT FL 7320.52
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 2
TOP OF BOX: 7320.73
THROAT: 7319.73
SUMP
12'
STA: 2+26.11
17.00' RT
2+36.61 17.00' RT FL 7320.09
2+15.62 17.00' RT FL 7320.06
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.



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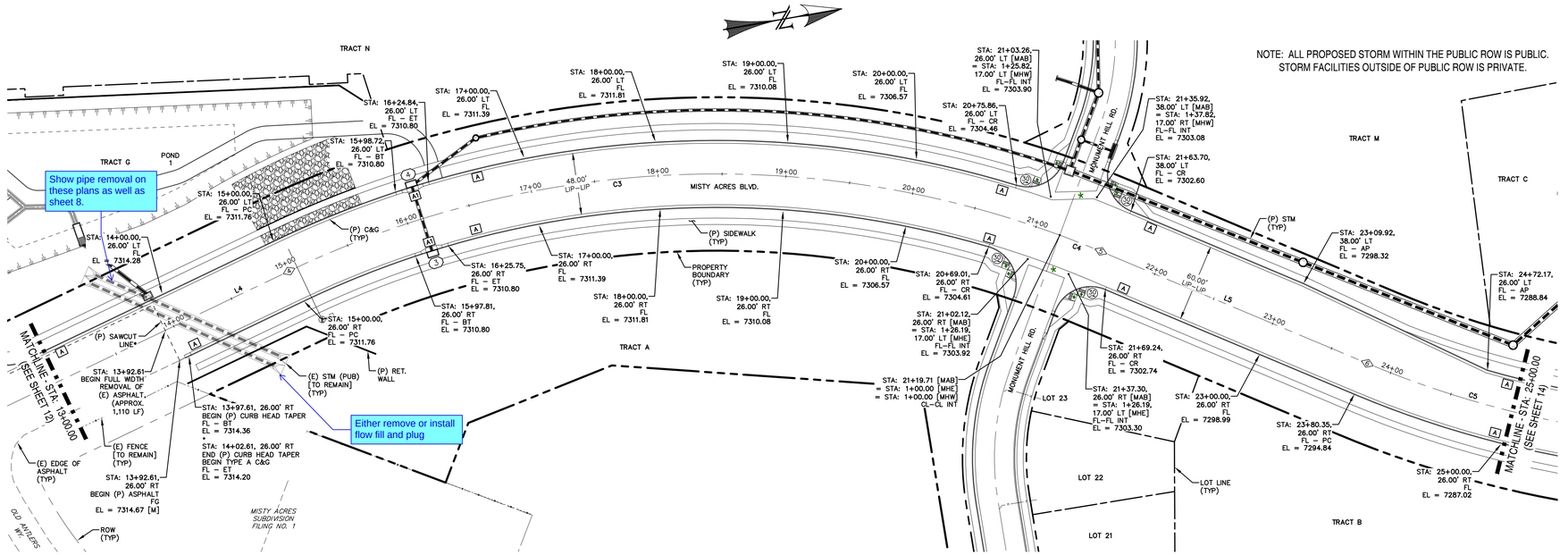
   4" A.C. WITH 12" BASE,
   OR
   8" A.C. FULL DEPTH,
   OR
   MATCH EXISTING,
   OR
   PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L4	N15° 34' 31"W	276.60
L5	N32° 47' 55"E	226.03

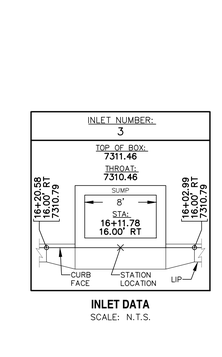
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C3	45°48'55"	775.00	619.71
C4	2°33'30"	775.00	34.60
C5	33°01'33"	775.00	446.72



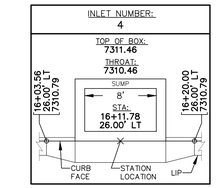
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

MISTY ACRES BOULEVARD
(120' ROW)
STA: 13+00 ~ 25+00
NON–RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

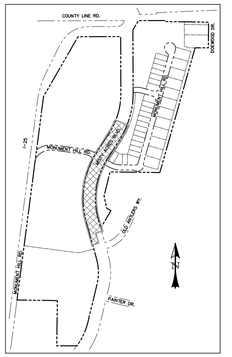
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



INLET DATA
SCALE: N.T.S.



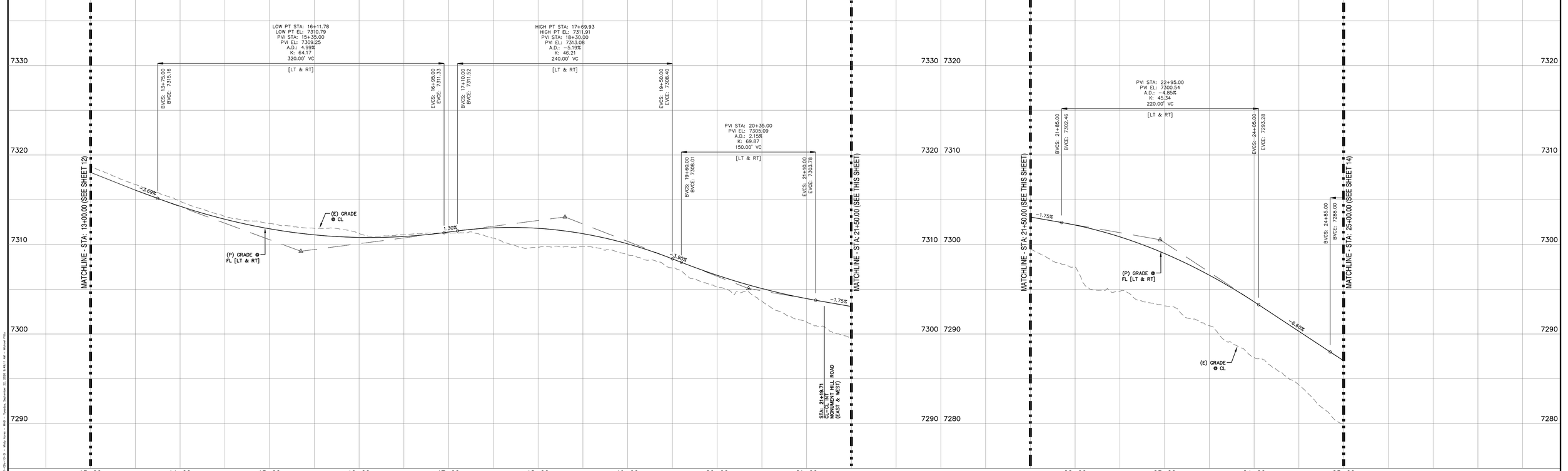
INLET DATA
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL		
NUMBER	STATION	TYPE
4	15+00.00	PC
5	21+54.32	PT
6	23+80.35	PC

♦ INTERSECTION PED. RAMP (REF: SD_2–41)
★ CROSSPAN (REF: SD_2–26)
[A] CURB TYPE CALL–OUT
(30) CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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STREET NAME ABBREVIATIONS:

MISTY ACRES BOULEVARD	= MAB
MONUMENT HILL ROAD [EAST]	= MHE
MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOR

NOT FOR CONSTRUCTION

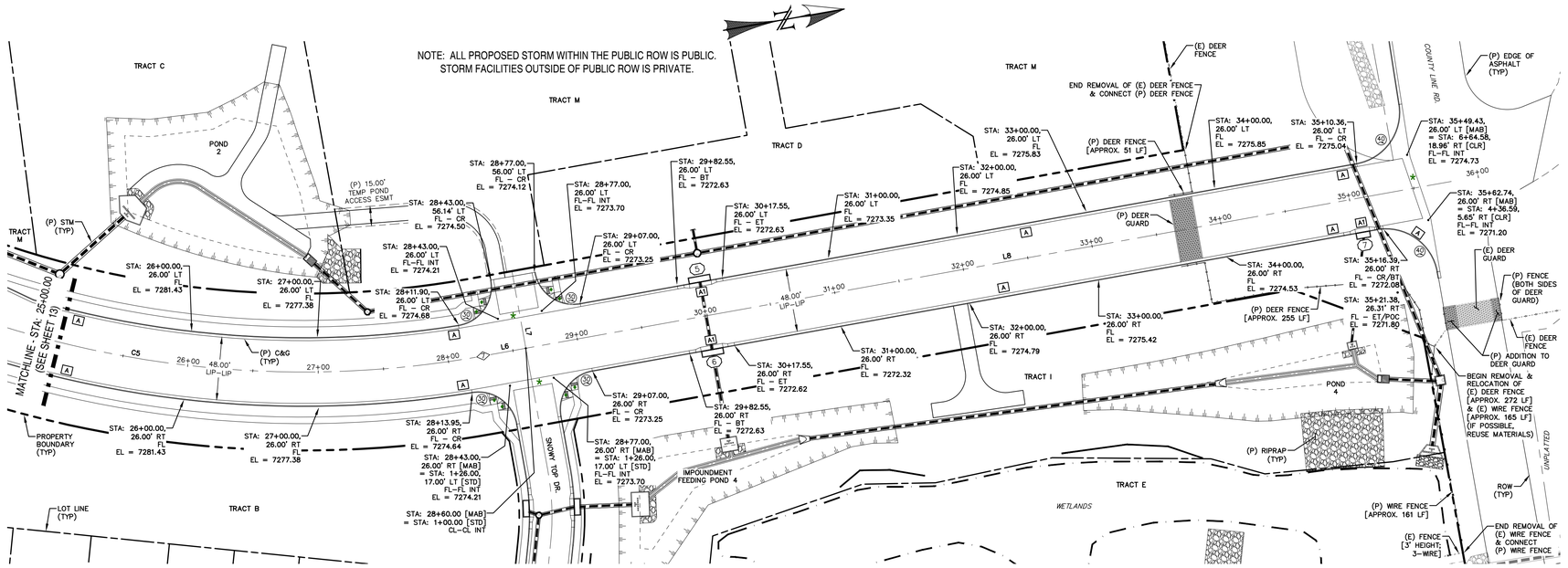
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24–001	SHEET: 13 OF 32

J:\Projects\24-001 MRE\Civil_CDs\PH\24-001 CDs-1.0.0 - Misty Acres - MAB - Tuesday, September 23, 2025 9:49:11 AM - Michael Pitts

NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC.
STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.



MISTY ACRES BOULEVARD
(120' ROW)
STA: 25+00 ~ 35+80
NON–RESIDENTIAL COLLECTOR (MODIFIED)
30 MPH

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L6	N0° 13' 38"W	32.94
L7	S89° 46' 22"W	56.07
L8	N0° 13' 38"W	719.19

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C5	33°01'33"	775.00	446.72

INLET NUMBER: 5
TOP OF BOX: 7273.28
THROAT: 7272.28
SUMP
16'
STA: 30+00.05
26.00' LT
29+87.55 26.00' LT [7272.61]
30+12.55 26.00' LT [7272.61]
CURB FACE
STATION LOCATION
LIP

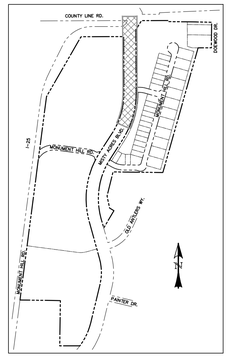
INLET DATA
SCALE: N.T.S.

INLET NUMBER: 6
TOP OF BOX: 7273.28
THROAT: 7272.28
SUMP
16'
STA: 30+00.05
26.00' RT
30+12.55 26.00' RT [7272.61]
29+87.55 26.00' RT [7272.61]
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 7
TOP OF BOX: 7272.69 7272.93
THROAT: 7271.69 7271.93
AT GRADE
10'
STA: 35+05.61
26.00' RT
35+15.61 26.00' RT [7272.11]
34+96.11 26.00' RT [7272.52]
CURB FACE
STATION LOCATION
LIP

INLET DATA
SCALE: N.T.S.

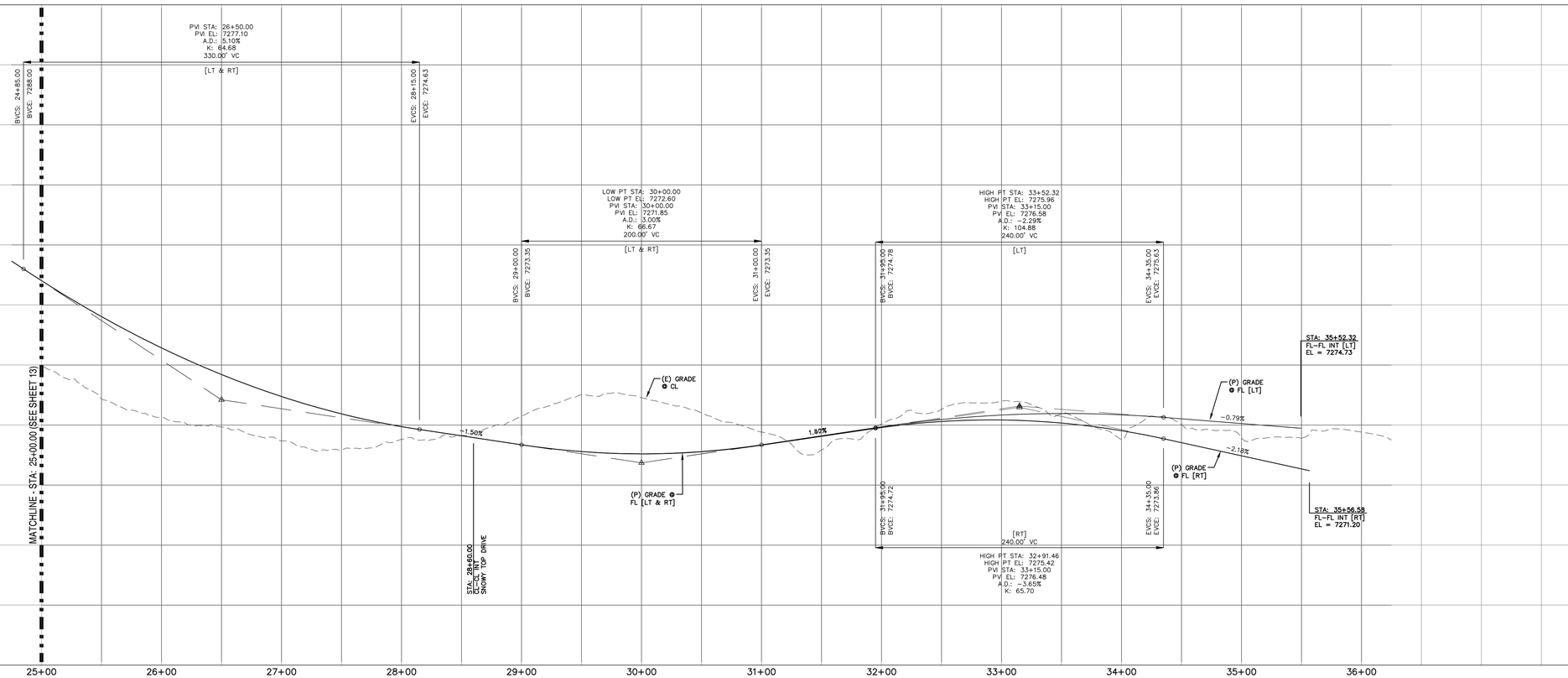


LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL

NUMBER	STATION	TYPE
7	28+27.06	PT

♦ INTERSECTION PED. RAMP (REF: SD_2-41)
★ CROSSPAN (REF: SD_2-26)
[A] CURB TYPE CALL-OUT
(32) CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
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[CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND PL.

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24–001	SHEET: 14 OF 32

J:\Projects\24-001 MRE\Civil_CDs\PLS\24-001 CDs-1-9 - Misty Acres - MAB - Tuesday, September 23, 2025 9:55:48 AM - Michael Pitts

INLET NUMBER: 8

TRIPLE

TOP OF BOX: [7304.57 7304.23]

THROAT: [7303.90 7303.56]

STA: 1+75.87
17.00' RT

AT GRADE

[1+85.00 17.00' RT 7304.16] [1+66.74 17.00' RT 7303.65]

CURB FACE — STATION LOCATION — LIP

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 9

TOP OF BOX: 7328.02

THROAT: 7327.27

SUMP 5'

STA: 8+18.81
17.00' RT

[8+25.42 17.00' RT 7327.54] [8+13.12 17.00' RT 7327.52]

CURB FACE — STATION LOCATION — LIP

INLET DATA
SCALE: N.T.S.

INLET NUMBER: 10

TOP OF BOX: 7328.02

THROAT: 7327.27

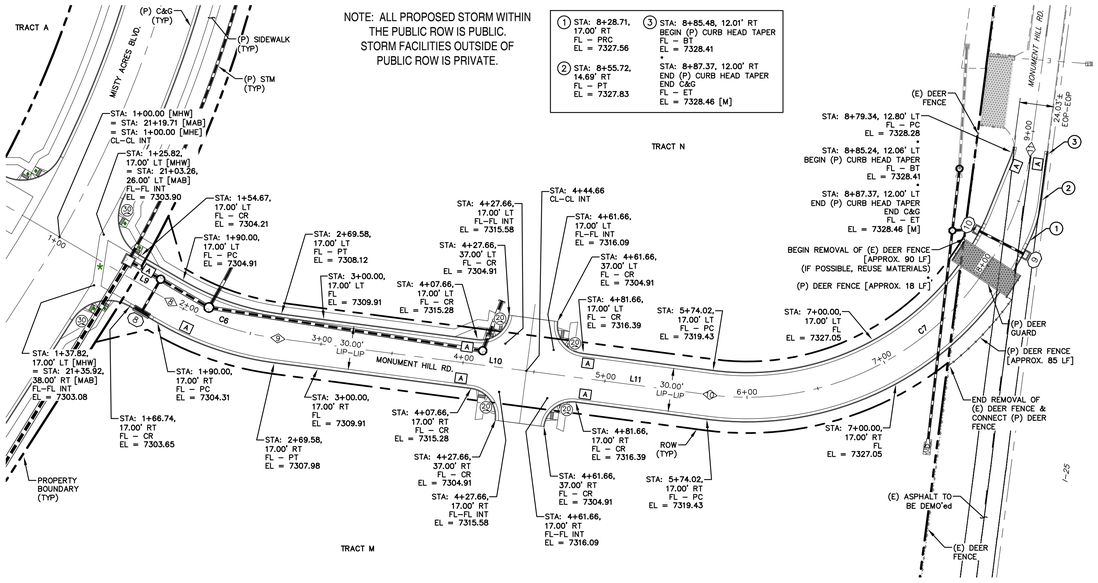
SUMP 5'

STA: 8+12.07
17.00' RT

[8+25.42 17.00' RT 7327.52] [8+25.55 17.00' RT 7327.54]

CURB FACE — STATION LOCATION — LIP

INLET DATA
SCALE: N.T.S.



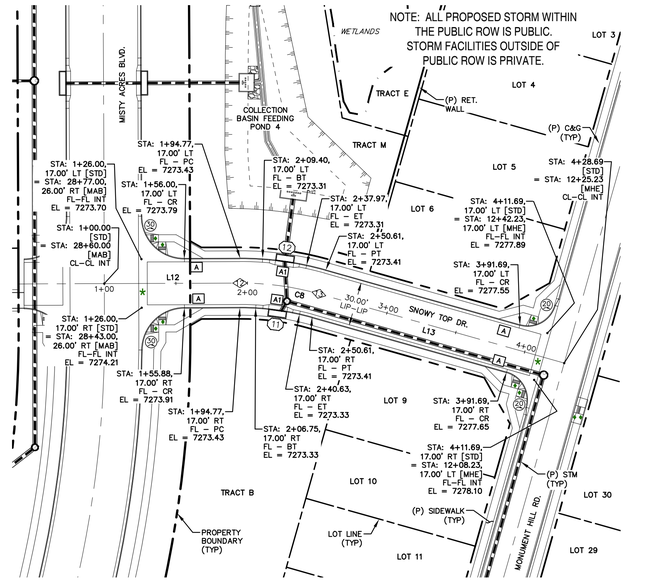
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

① STA: 8+28.71, 17.00' RT FL – PRC EL = 7327.56	③ STA: 8+85.48, 12.01' RT BEGIN (P) CURB HEAD TAPER FL – BT EL = 7328.41
② STA: 8+55.72, 14.69' RT FL – PT EL = 7327.83	STA: 8+87.37, 12.00' RT END (P) CURB HEAD TAPER END C&G FL – ET EL = 7328.46 [M]

0 50 100

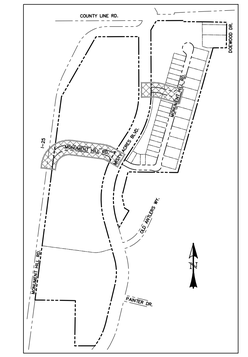
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

MONUMENT HILL ROAD [WEST]
(50' ROW)
STA: 1+00 ~ 9+00
URBAN LOCAL
25 MPH



NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

SNOWY TOP DRIVE
(50' ROW)
STA: 1+00 ~ 4+30
URBAN LOCAL
25 MPH



LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL

NUMBER	STATION	TYPE
8	1+90.00	PC
9	2+69.58	PT
10	5+74.02	PC
11	8+87.37	PT
12	1+94.77	PC
13	2+50.61	PT

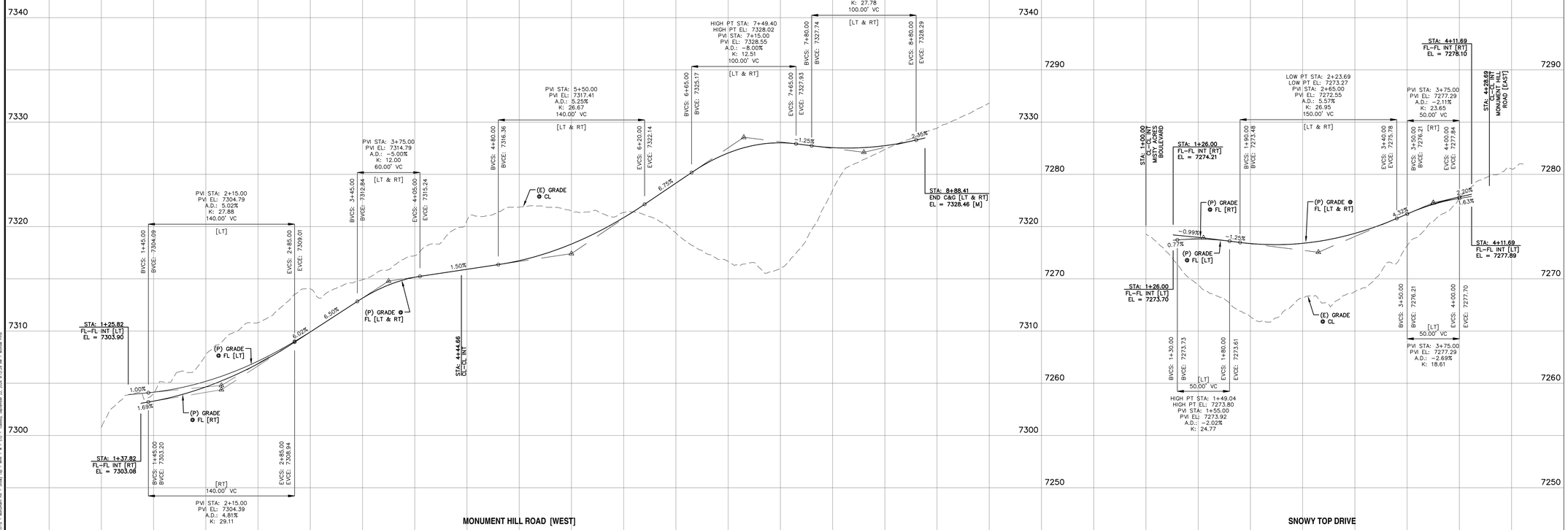
♦ INTERSECTION PED. RAMP (REF: SD_2-41)

♦♦ PARALLEL PED. RAMP (REF: SD_2-50)

✱ CROSSPAN (REF: SD_2-26)

A CURB TYPE CALL-OUT

30 CURB RETURN RADIUS



LINE TABLE – CL		
LINE	BEARING	DISTANCE
L9	N59° 45' 36"W	90.00
L10	N82° 33' 30"W	175.08
L11	N82° 33' 30"W	129.35
L12	N89° 46' 22"E	94.77
L13	S74° 13' 43"E	178.07

CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C6	22°47'54"	200.00	79.58
C7	89°46'06"	200.00	313.35
C8	15°59'55"	200.00	55.85

INLET NUMBER: 11

TOP OF BOX: 7273.95

THROAT: 7272.95

SUMP 12'

STA: 2+23.69
17.00' RT

[2+30.79 17.00' RT 7273.28] [2+16.58 17.00' RT 7273.28]

CURB FACE — STATION LOCATION — LIP

INLET DATA
SCALE: N.TS.

INLET NUMBER: 12

TOP OF BOX: 7273.95

THROAT: 7272.95

SUMP 12'

STA: 2+23.69
17.00' LT

[2+09.40 17.00' LT 7273.31] [2+37.97 17.00' LT 7273.31]

CURB FACE — STATION LOCATION — LIP

INLET DATA
SCALE: N.TS.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

STREET NAME ABBREVIATIONS:

MISTY ACRES BOULEVARD	= MAB
MONUMENT HILL ROAD [EAST]	= MHE
MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

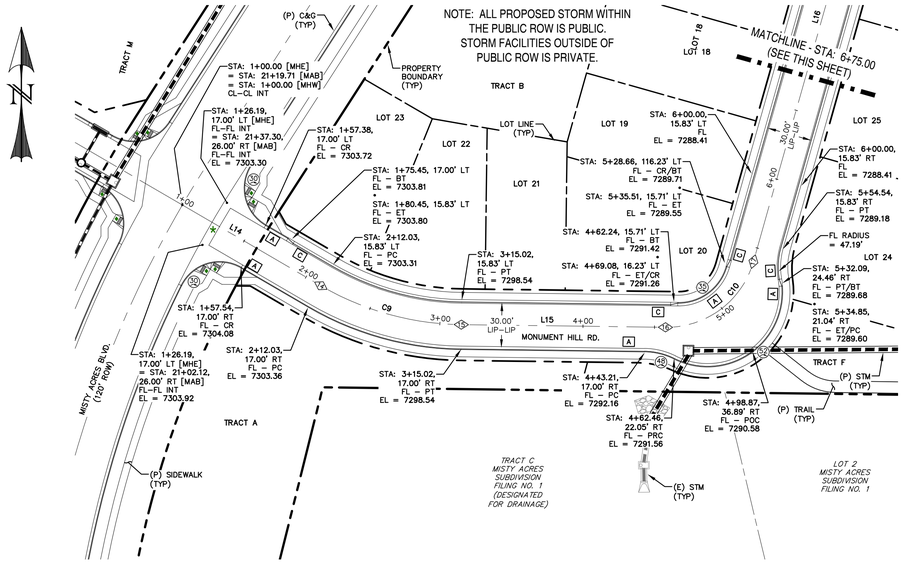
PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1680 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

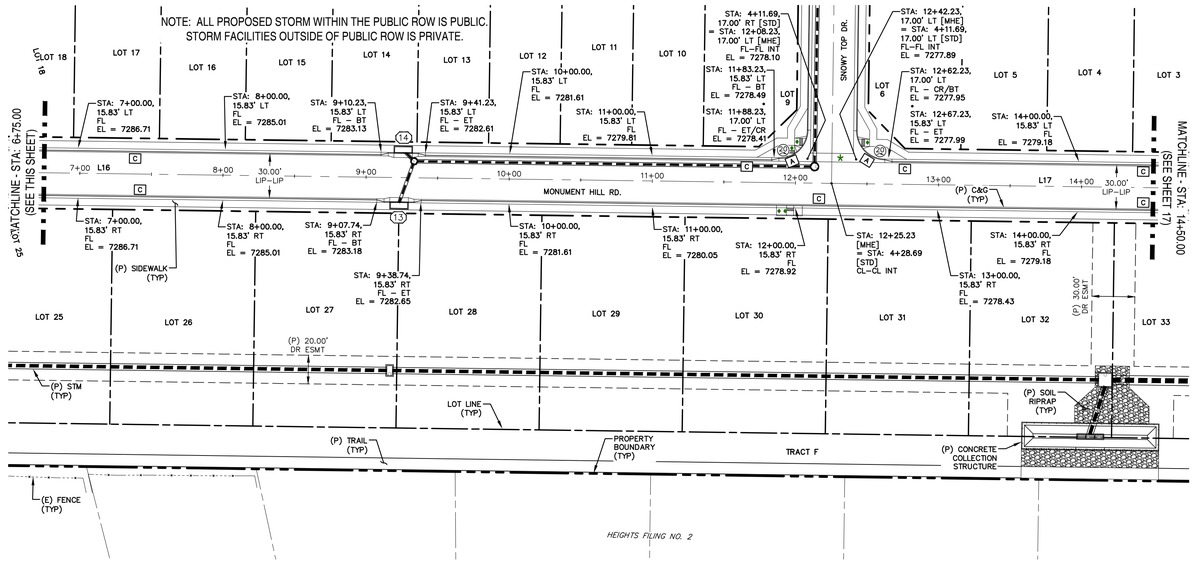
MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 15 OF 32

D:\Projects\24-001 MRE\Dwg_CD\PVM\24-001-CD-v15-3.dwg, Monument Hill - Snowy Top - (with 4 x 11), Tuesday, September 22, 2026 9:53:29 AM, Michael Pitts

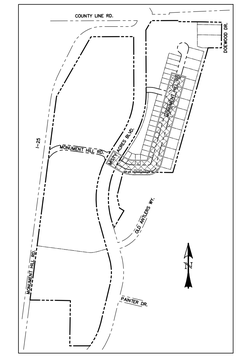


MONUMENT HILL ROAD [EAST]
(50' ROW)
STA: 1+00 ~ 6+75
URBAN LOCAL
25 MPH



MONUMENT HILL ROAD [EAST]
(50' ROW)
STA: 6+75 ~ 14+50
URBAN LOCAL
25 MPH

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

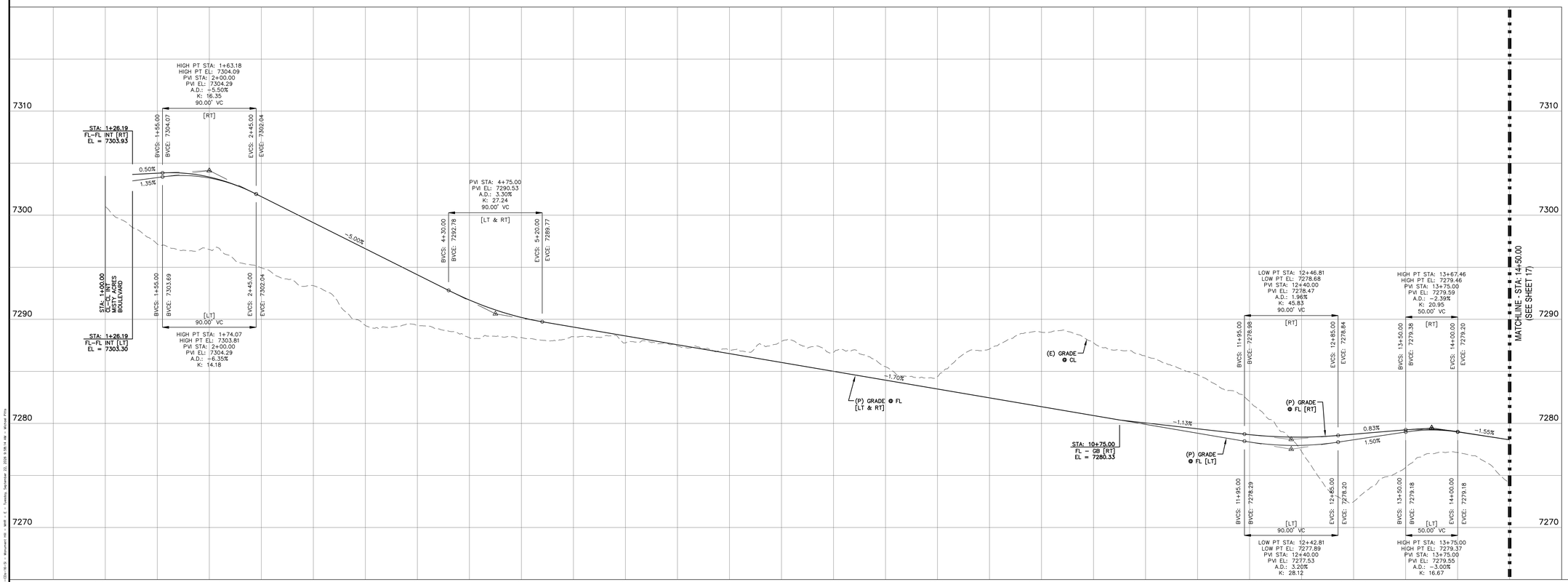


LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL

NUMBER	STATION	TYPE
14	2+12.03	PC
15	3+15.02	PT
16	4+57.66	PC
17	5+40.09	PT

- ♦ INTERSECTION PED. RAMP (REF: SD_2-41)
- ✱ CROSSPAN (REF: SD_2-26)
- [A] CURB TYPE CALL-OUT
- (30) CURB RETURN RADIUS

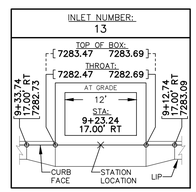


LINE TABLE – CL

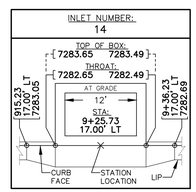
LINE	BEARING	DISTANCE
L14	S59° 45' 36"E	112.03
L15	S89° 15' 42"E	142.64
L16	N15° 46' 17"E	685.14
L17	N15° 46' 17"E	473.33

CURVE TABLE – CL

CURVE	DELTA	RADIUS	LENGTH
C9	29°30'06"	200.00	102.98
C10	74°58'01"	63.00	82.43



INLET DATA
SCALE: N.T.S.



INLET DATA
SCALE: N.T.S.

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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STREET NAME ABBREVIATIONS:

MISTY ACRES BOULEVARD	= MAB
MONUMENT HILL ROAD [EAST]	= MHE
MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE)	= CLR

[THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND G. PRC

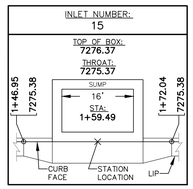
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

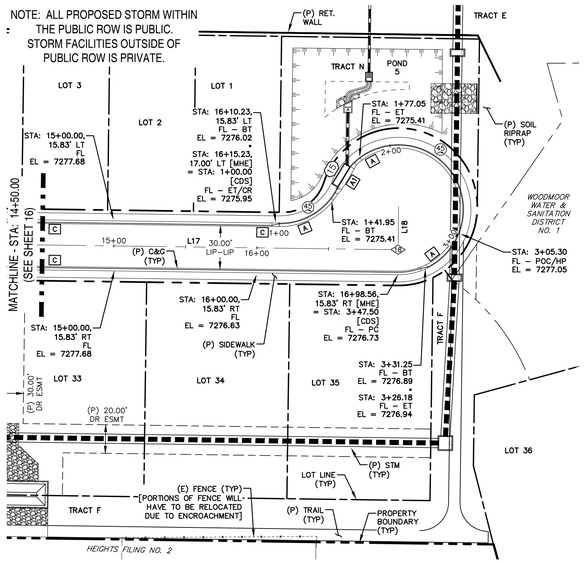
MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	16 OF 32

P:\Projects\24-001 MRE\Proj_CD\Proj\24-001 CDs 09-19.p - Monument Hill - MHE - 2 - Tuesday, September 23, 2025 9:56:14 AM - Michael Pitts



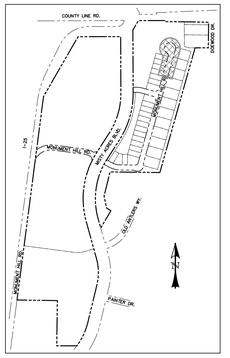
INLET DATA
SCALE: N.T.S.



MONUMENT HILL ROAD [EAST]
(50' ROW)
STA: 14+50 ~ 17+50
URBAN LOCAL
25 MPH

CUL-DE-SAC FL
STA: 1+00 ~ 3+50

LINE TABLE – CL		
LINE	BEARING	DISTANCE
L17	N15° 46' 17"E	473.33
L18	N74° 13' 43"W	30.00



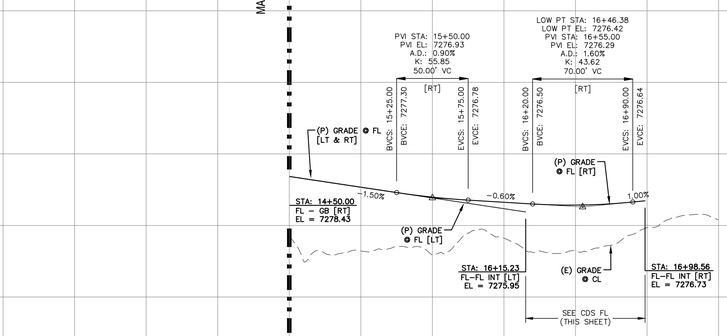
LOCATION MAP
SCALE: N.T.S.

POINT TABLE - CL

NUMBER	STATION	TYPE
18	16+98.56	AP

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

[A] CURB TYPE CALL-OUT
(30) CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
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STREET NAME ABBREVIATIONS:

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MONUMENT HILL ROAD [EAST]	= MHE
CUL-DE-SAC FL	= CDS
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
RAYMO
NOT FOR CONSTRUCTION

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1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY:	MGP
DRAWN BY:	MGP
SCALE:	1" = 50'
DATE:	04/08/25
JOB NUMBER	24-001
SHEET	17 OF 32

J:\Projects\24-001 MRE\Dwg\CDs\PLN\24-001 CDs Title.dwg, Monument Hill (east) - 2, Tuesday, September 23, 2025 10:55:24 AM, Michael Pitts

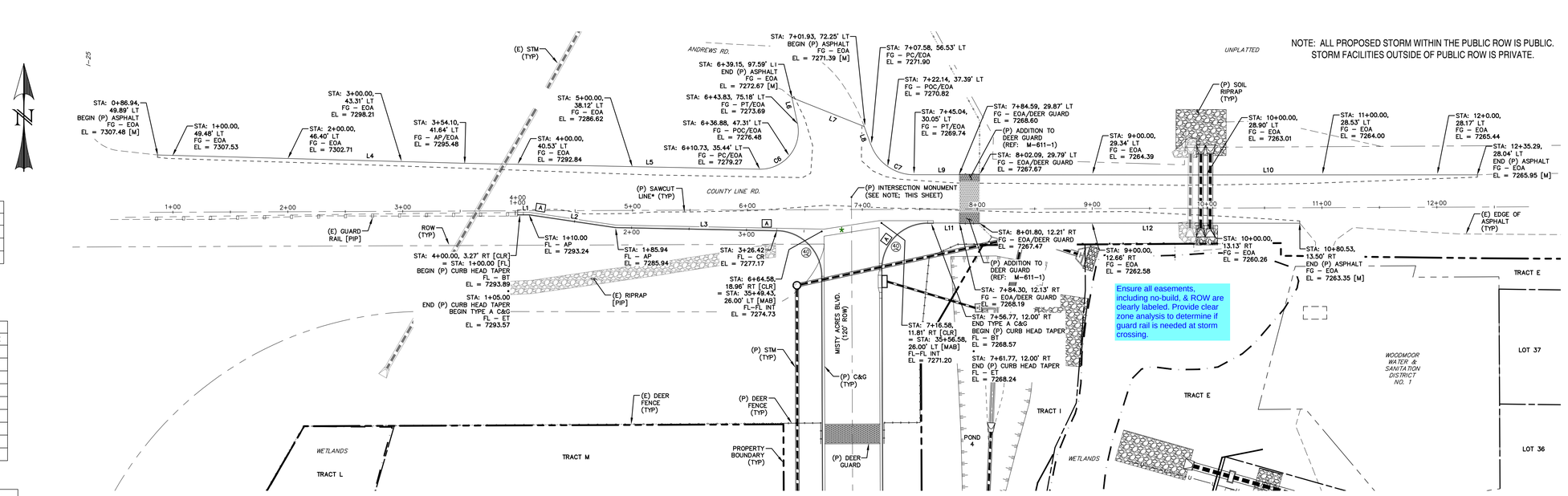
* SAWCUT & PAVEMENT NOTES:

1. EXISTING PAVEMENT MAY BE ROUGH CUT INITIALLY.
2. A SQUARE VERTICAL CUT SHALL BE MADE IN THE EXISTING A.C. PAVEMENT AFTER PLACEMENT OF BACKFILL PRIOR TO PAVEMENT REPLACEMENT.
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:
   4" A.C. WITH 12" BASE,
   OR
   8" A.C. FULL DEPTH,
   OR
   MATCH EXISTING,
   OR
   PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

LINE TABLE – FL		
LINE	BEARING	DISTANCE
L1	S89° 58' 11"E	10.00
L2	S81° 34' 38"E	75.94
L3	S88° 52' 50"E	140.48

LINE TABLE – EDGE OF PAVEMENT		
LINE	BEARING	DISTANCE
L4	S88° 27' 33"E	267.28
L5	S88° 50' 39"E	256.71
L6	N12° 01' 43"W	22.89
L7	S68° 15' 07"E	67.71
L8	S19° 59' 13"E	16.70
L9	S89° 57' 44"E	39.55
L10	S89° 59' 44"E	433.20
L11	S89° 57' 44"E	22.54
L12	S89° 57' 44"E	278.73

CURVE TABLE – EDGE OF PAVEMENT			
CURVE	DELTA	RADIUS	LENGTH
C6	103°11'04"	33.00	59.43
C7	69°58'31"	40.00	48.85



NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.

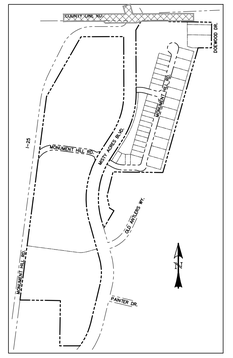
Ensure all easements, including no-build, & ROW are clearly labeled. Provide clear zone analysis to determine if guard rail is needed at storm crossing.

Verify coordination with Buc-ee Improvements for County Line

0 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

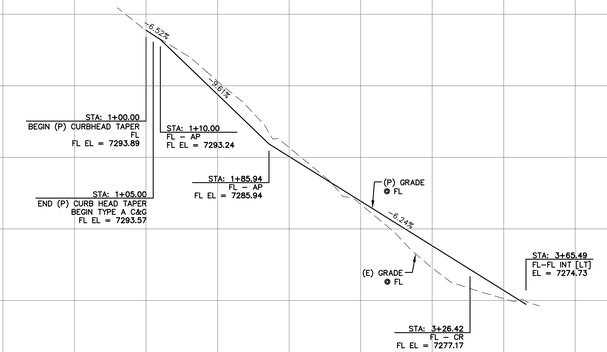
COUNTY LINE ROAD
(ROW VARIES)
STA: 1+00 ~ 13+00
RURAL MAJOR COLLECTOR
50 MPH



INTERSECTION MONUMENTATION NOTE:

ALL ROADWAY INTERSECTIONS OF COLLECTOR CLASSIFICATION AND ABOVE SHALL BE MONUMENTED AT THE CENTERLINE INTERSECTION AT COMPLETION OF CONSTRUCTION. A METALLIC PIPE OR ROD POSSESSING A MAGNETIC FIELD AND HAVING A MINIMUM OUTSIDE DIAMETER OF 5/8" (#5 REBAR), A MINIMUM LENGTH OF 18", AND A TWO-INCH MINIMUM DIAMETER DURABLE METALLIC CAP MARKED WITH PLS NO. (2.5" CAP PREFERRED) SHALL BE INSTALLED IN A LOAD BEARING SURVEY MONUMENT BOX. THE TOP OF THE BOX SHALL BE SET FLUSH WITH THE SURFACE OF THE PAVEMENT. THE MONUMENTS SHALL BE LOCATED (WITH LINEAR AND ANGULAR DIMENSIONS) AND DESCRIBED ON THE FINAL PLAT.

★ CROSSPAN (REF: SD_2-26)
[A] CURB TYPE CALL-OUT
(42) CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
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STREET NAME ABBREVIATIONS:

MISTY ACRES BOULEVARD	= MAB
MONUMENT HILL ROAD [EAST]	= MHE
MONUMENT HILL ROAD [WEST]	= MHW
SNOWY TOP DRIVE	= STD
COUNTY LINE ROAD (SECTION LINE) [CENTER LINE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 2, T11S, R67W]	= CLR

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
RAYMO
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	18 OF 32

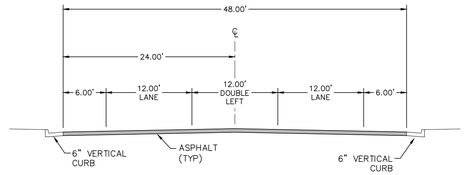
J:\Projects\24-001 MRE\Proj\CDs\24-001 Dis-18-3 - County Line - CLR + Tuesday, September 23, 2025 9:11:11 AM - Michael Pirtz
J:\Projects\24-001 MRE\Proj\CDs\24-001 Dis-18-3 - County Line - CLR + Tuesday, September 23, 2025 9:11:11 AM - Michael Pirtz

SIGNING & STRIPING NOTES:

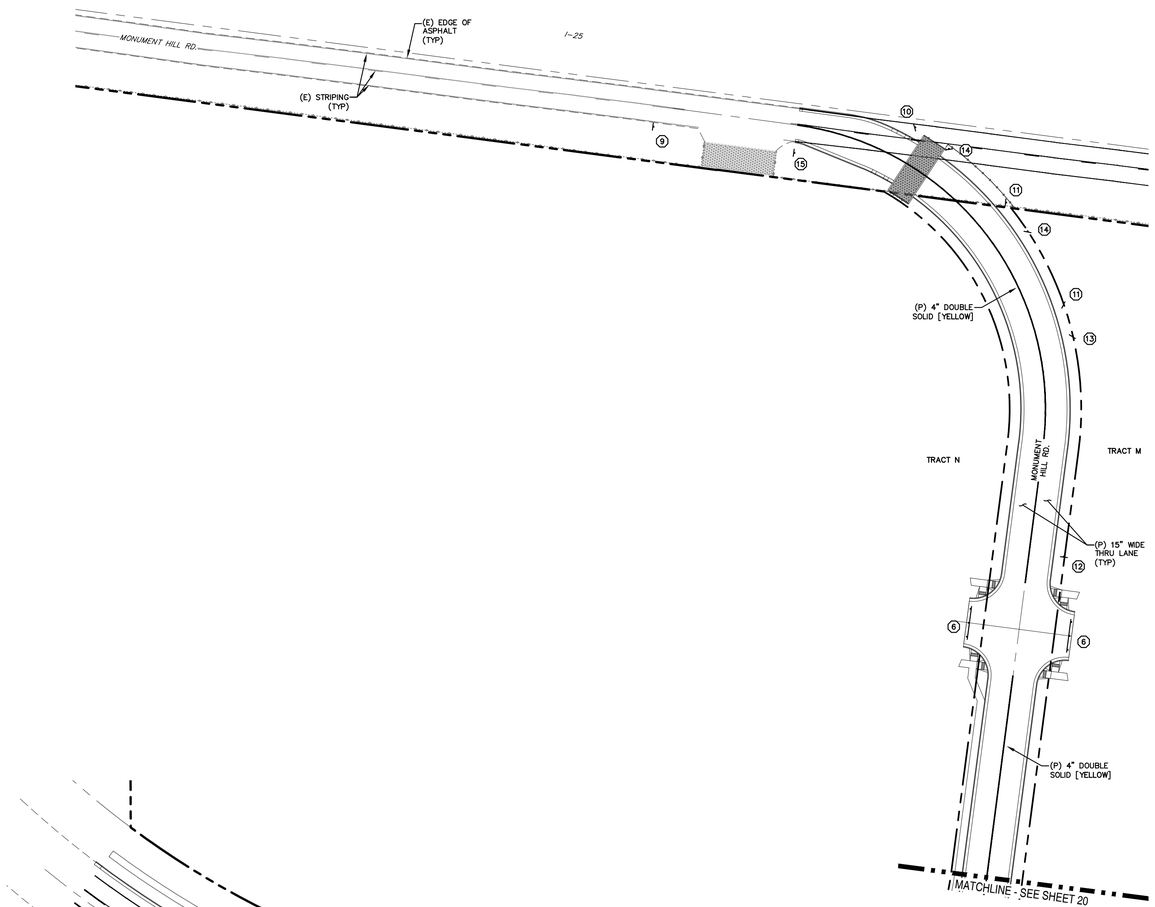
1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" x 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

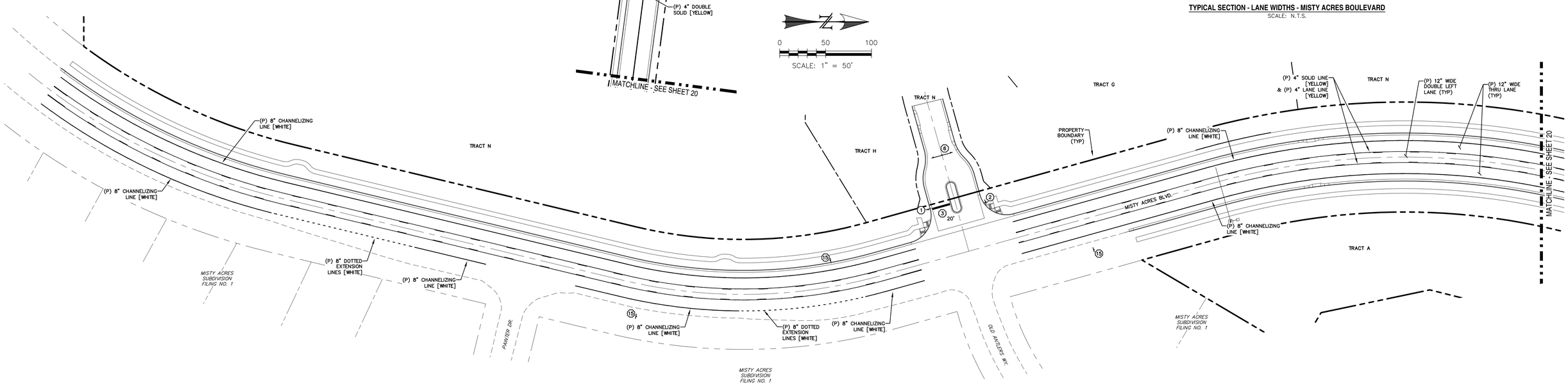
LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	
RIGHT-OF-WAY	
PROPERTY LINE	
(P) SIGN	
(P) R1-1 (STOP SIGN - 36"x36")	1
(P) D3 (STREET NAME) [12" HEIGHT; 8" LETTERING] (WHITE ON GREEN)	2
(P) STOP BAR (2' WIDE) W/ LENGTH	3 X'
(P) R3-5R (RIGHT TURN ONLY) (BLACK ON WHITE)	4
(P) R3-8R (DOUBLE TURN) (BLACK ON WHITE)	5
(P) BARRICADE [TYPE III - MOVABLE SKIDS] W/ R11-2 (ROAD CLOSED - 48"x30")	6
(P) PAVEMENT MARKING - ARROW SYMBOL "THRU - LEFT TURN" [WHITE]	7
(P) PAVEMENT MARKING - ARROW SYMBOL "RIGHT TURN" [WHITE]	8
(P) W1-1R (TURN) w/ W13-1 (15 MPH) [BLACK ON YELLOW]	9
(P) W1-6R (ARROW) w/ W13-1aP (15 MPH) [BLACK ON YELLOW]	10
(P) W1-8R (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	11
(P) W1-1L (TURN) w/ W13-1 (15 MPH) [BLACK ON YELLOW]	12
(P) W1-6L (ARROW) w/ W13-1aP (15 MPH) [BLACK ON YELLOW]	13
(P) W1-8L (CHEVRON ALIGNMENT) [BLACK ON YELLOW]	14
(P) R2-1 (SPEED LIMIT - "35") [WHITE ON BLACK]	15



TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD
SCALE: N.T.S.





REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARE
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

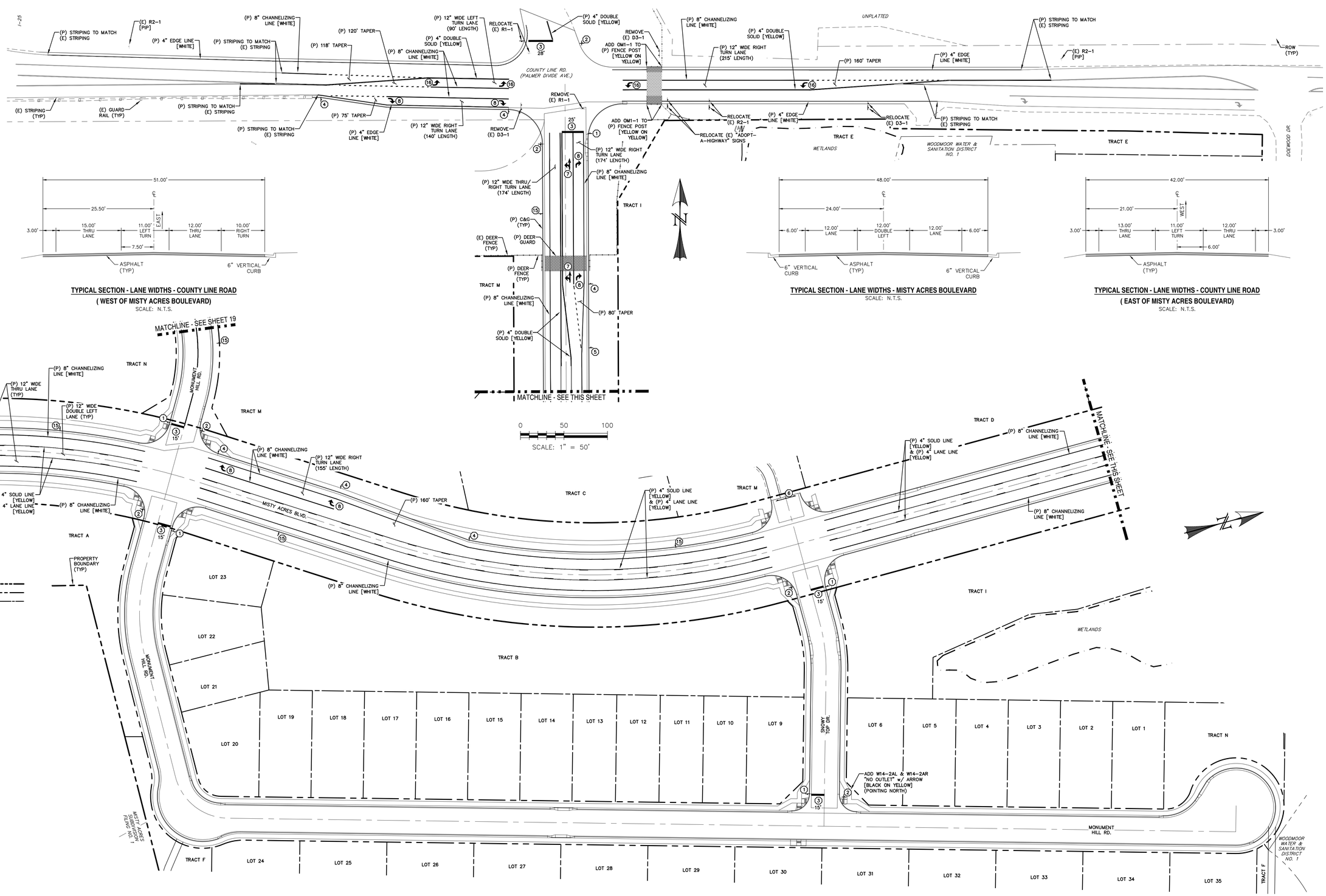
MONUMENT RIDGE EAST FILING NO. 1
SIGNAGE & STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	19 OF 32

P:\Projects\24-001 MRE\Civil_CDs\PLAN\24-001-CDs-19.dgn - Dgn - Styles - Tuesday, September 23, 2025 10:53:14 AM - Michael Pitts

SIGNING & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" x 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW – INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD
(WEST OF MISTY ACRES BOULEVARD)
SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD
SCALE: N.T.S.

TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD
(EAST OF MISTY ACRES BOULEVARD)
SCALE: N.T.S.

LEGEND

EXISTING	(E)
PROPOSED	(P)
CURB AND GUTTER	C&G
PROPERTY BOUNDARY	
RIGHT-OF-WAY	
PROPERTY LINE	
(P) SIGN	
(P) R1-1 (STOP SIGN – 36"x36")	1
(P) D3 (STREET NAME) [12" HEIGHT; 8" LETTERING] (WHITE ON GREEN)	2
(P) STOP BAR (2' WIDE) W/ LENGTH	3 X'
(P) R3-5R (RIGHT TURN ONLY) (BLACK ON WHITE)	4
(P) R3-8R (DOUBLE TURN) (BLACK ON WHITE)	5
(P) BARRICADE [TYPE III – MOVABLE SKIDS] W/ R11-2 (ROAD CLOSED – 48"x30")	6
(P) PAVEMENT MARKING – ARROW SYMBOL "THRU – LEFT TURN" [WHITE]	7
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(P) R2-1 (SPEED LIMIT – "35") [WHITE ON BLACK]	15
(P) PAVEMENT MARKING – ARROW SYMBOL "LEFT TURN" [WHITE]	16

REV.	DESCRIPTION	DATE
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811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

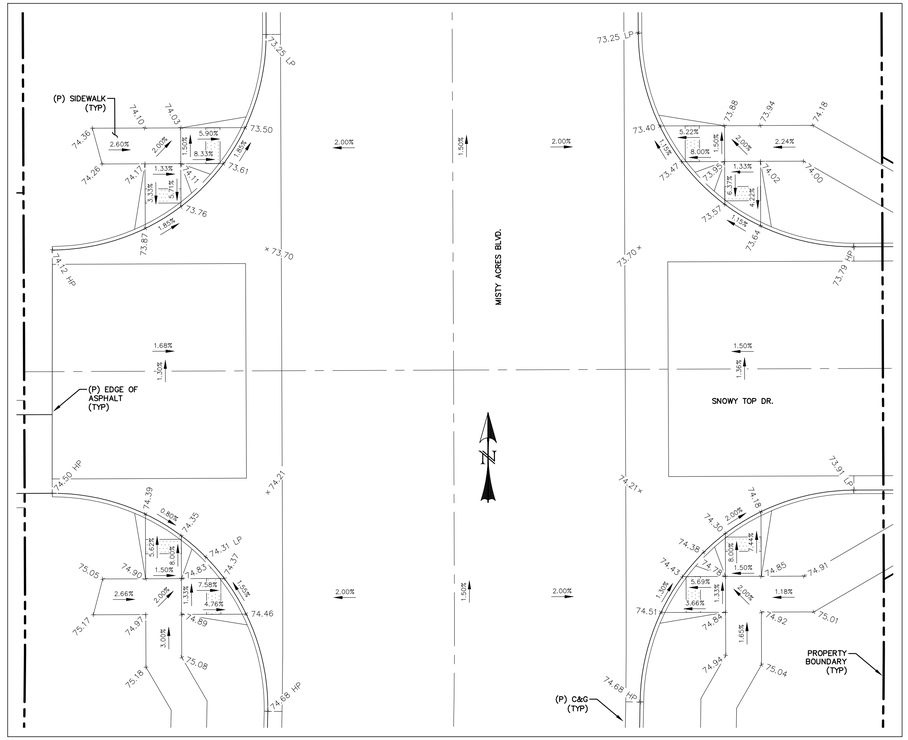
PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

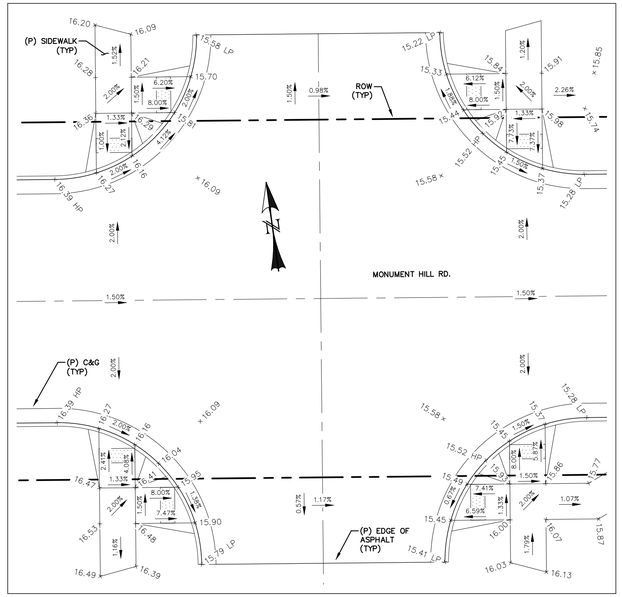
MONUMENT RIDGE EAST FILING NO. 1
SIGNAGE & STRIPING PLAN

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 17 OF 32

P:\Projects\24-001 MRE\Dwg_CAD\PLAN\24-001-Plan-Sht-Sign - Striping - Tuesday, September 23, 2025 10:53:52 AM - Michael Pitts

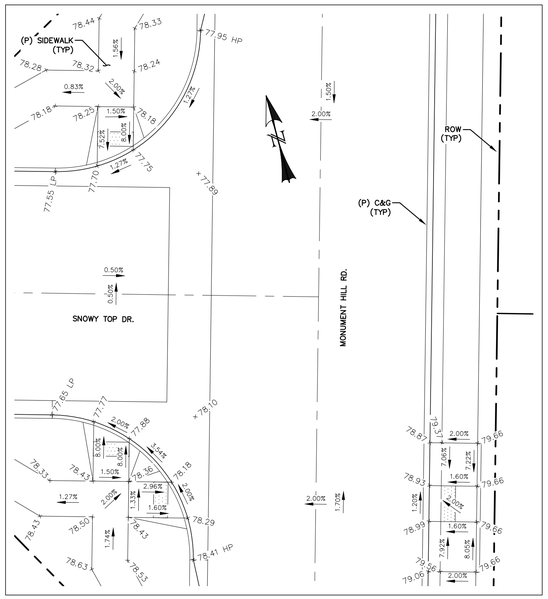


PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & SNOWY TOP DR.
SCALE: 1" = 10'

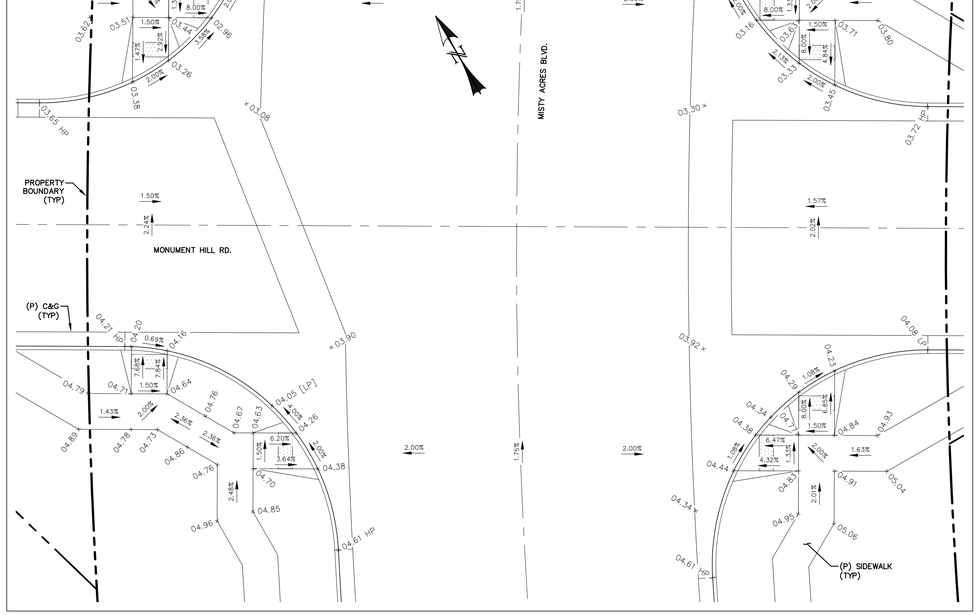


PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. WEST INTERSECTION
SCALE: 1" = 10'

PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & OLD ANTLERS WY.
SCALE: 1" = 10'



PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. & SNOWY TOP DR.
SCALE: 1" = 10'



PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & MONUMENT HILL RD.
SCALE: 1" = 10'

REV.	DESCRIPTION	DATE
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0 10 20
SCALE: 1" = 10'

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
NOT FOR CONSTRUCTION
RAYMO

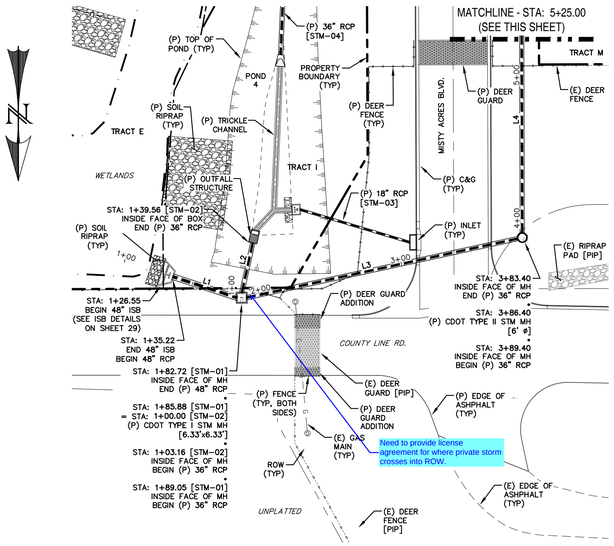
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST
FILING NO. 1

PEDESTRIAN RAMP DETAILS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 10'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		18 OF 32	

A:\Projects\24-001 MRTC\Civil\24-001-Civ-17-Ped Ramp Details - Ped Ramps - Tuesday, September 23, 2025 10:24:31 AM - Michael Pirtz
A:\Projects\24-001 MRTC\Civil\24-001-Civ-17-Ped Ramp Details - Ped Ramps - Tuesday, September 23, 2025 10:24:31 AM - Michael Pirtz



Please turn on existing and proposed contours for all storm sheets to show relationship between improvements and existing grades

Ensure all utilities are turned on and show crossings in profiles on all storm sheets

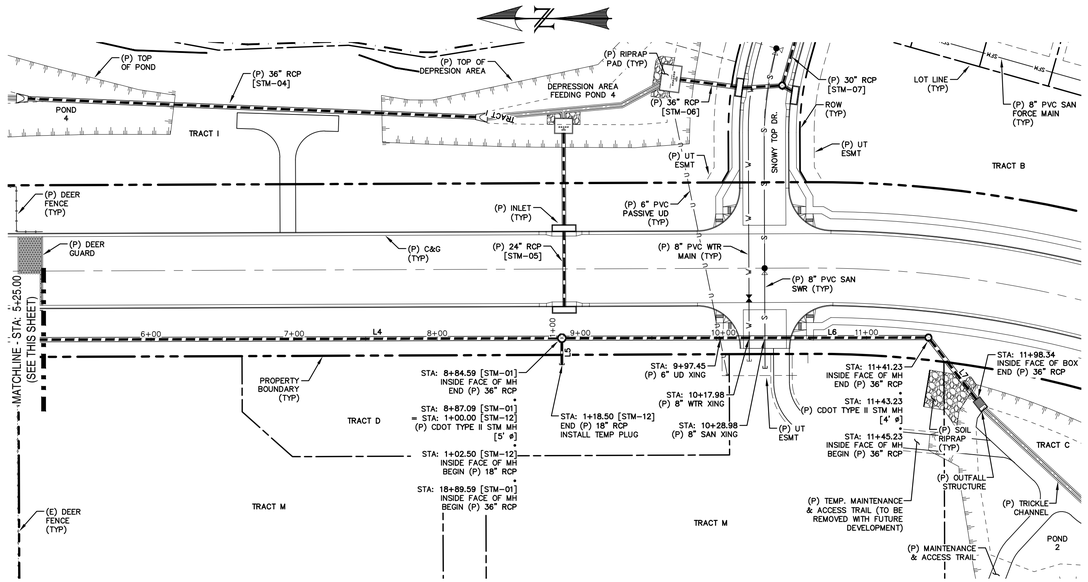
STM-01
STA: 1+00 ~ 5+25

STM-02
STA: 1+00 ~ 1+50

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L1	N71° 52' 49"W	47.50
L2	S12° 26' 47"W	36.39
L3	S77° 43' 18"W	194.35
L4	S0° 09' 44"E	495.20
L5	S89° 50' 16"W	16.00
L6	S0° 06' 11"E	251.64
L7	S52° 14' 18"W	53.11

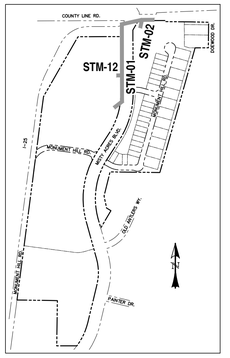
0 50 100

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STM-01
STA: 5+25 ~ 12+10

STM-12
STA: 1+00 ~ 1+20



LOCATION MAP
SCALE: N.T.S.

NOTES:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.

NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL PEAK FLOW RATES" (SHOWN BELOW).

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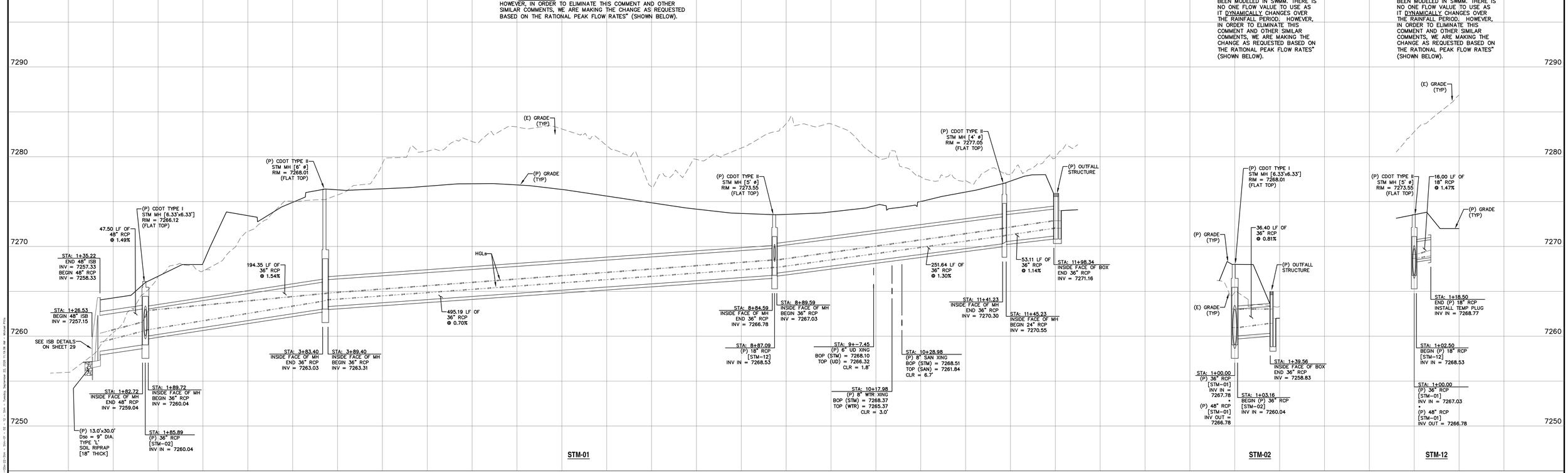

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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND GREEN

NOT FOR CONSTRUCTION

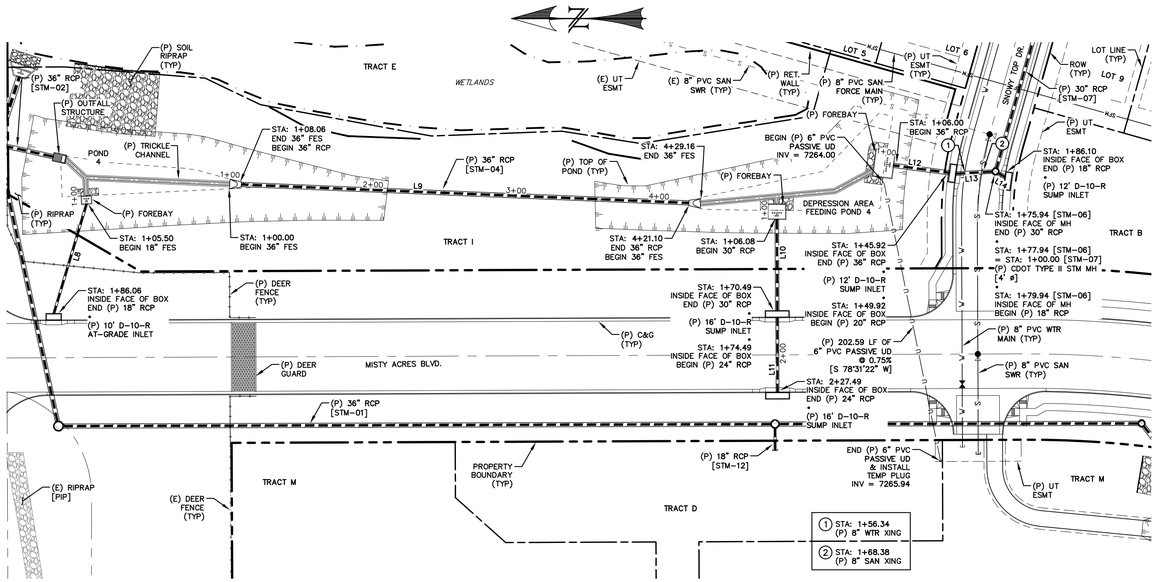
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

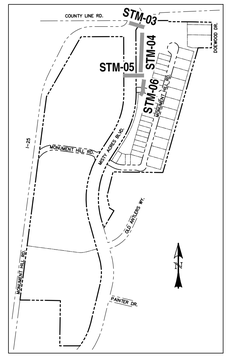
MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 22 OF 32

J:\Projects\24-001 MRE\Proj_CD\[Proj24-001 CDs 22-Dec-25.dwg] 24-001 CDs 22-Dec-25 - Storm.dgn - 09 - 12 - Sht - Tuesday, September 23, 2025 11:19:56 AM - Michael Petty

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L8	N73° 22' 42"W	80.56
L9	S2° 21' 05"W	313.04
L10	S89° 46' 22"W	64.41
L11	S89° 46' 22"W	53.00
L12	S7° 35' 34"W	39.92
L13	S3° 11' 32"E	26.02
L14	S30° 33' 30"W	6.16





LOCATION MAP
SCALE: N.T.S.

NOTES:

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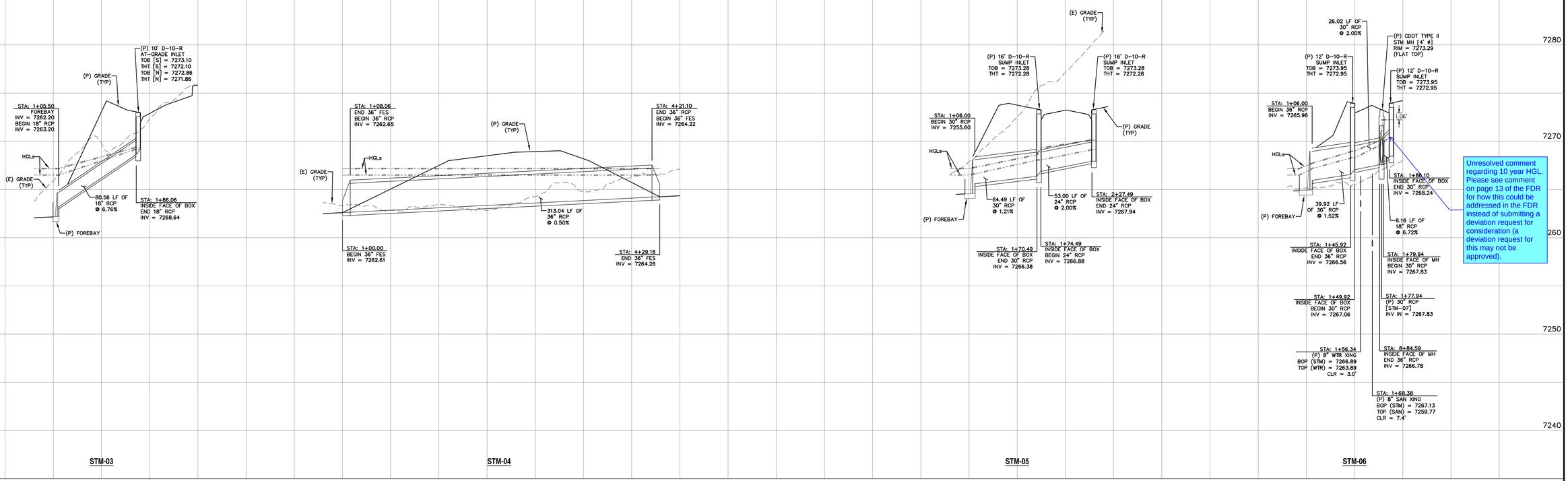

Unresolved comment regarding 10 year HGL. Please see comment on page 13 of the FDR for how this could be addressed in the FDR instead of submitting a deviation request for consideration (a deviation request for this may not be approved).

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
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5055 LIST DRIVE
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PREPARED BY:
RAYMOND

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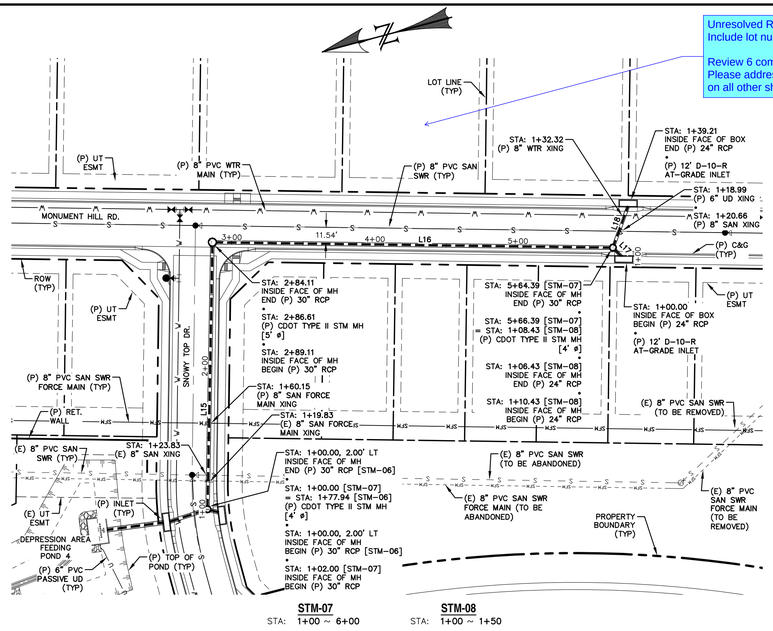
MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	23 OF 32

J:\Projects\24-001 MRE\Proj_CD\[24-001 CDs 23-Dec - Sht-03 - 24 - 05 - 06 - Sht - Tuesday, September 23, 2025 10:21:21 AM - Michael Pitts
J:\Projects\24-001 MRE\Proj_CD\

Unresolved Review 5 comment:
Include lot numbers.

Review 6 comment:
Please address. Lot numbers are shown on all other sheets.

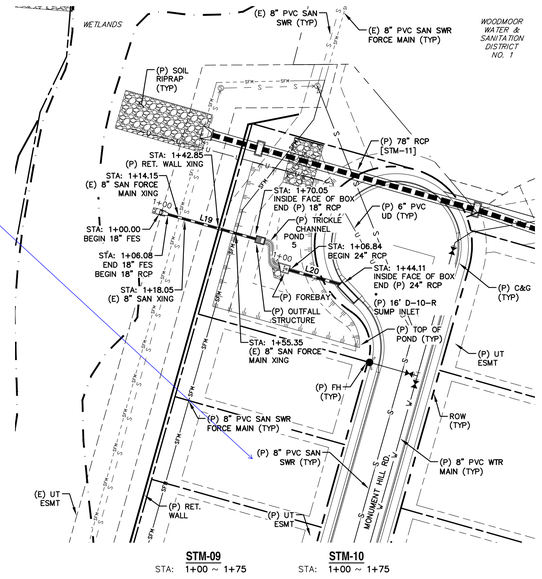


STM-07
STA: 1+00 ~ 6+00

STM-08
STA: 1+00 ~ 1+50

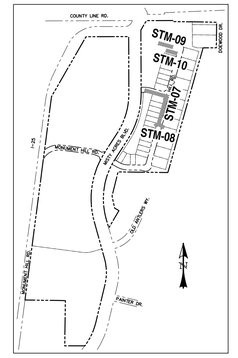
LINE TABLE – STM		
LINE	BEARING	DISTANCE
L15	S73° 56' 28"E	182.11
L16	S15° 46' 17"W	275.28
L17	S60° 46' 17"W	6.43
L18	S54° 52' 04"E	28.78
L19	S74° 21' 50"E	63.97
L20	S74° 13' 43"E	37.27

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STM-09
STA: 1+00 ~ 1+75

STM-10
STA: 1+00 ~ 1+75



LOCATION MAP
SCALE: N.T.S.

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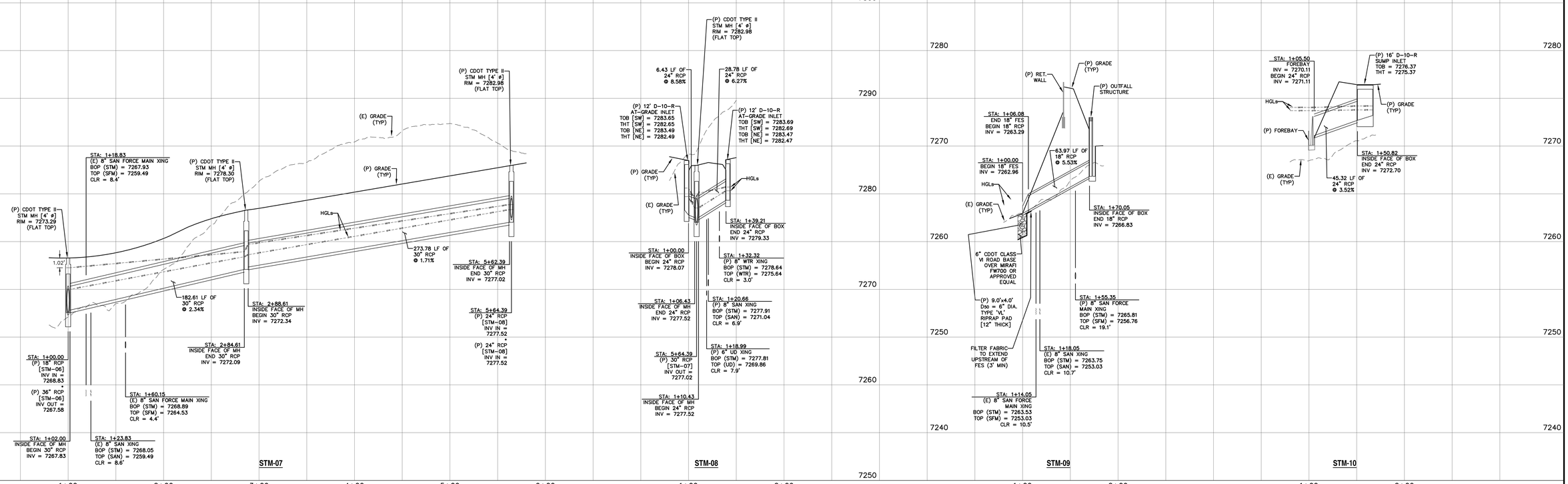
NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
RAYMO

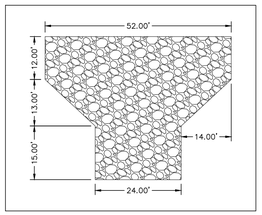
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

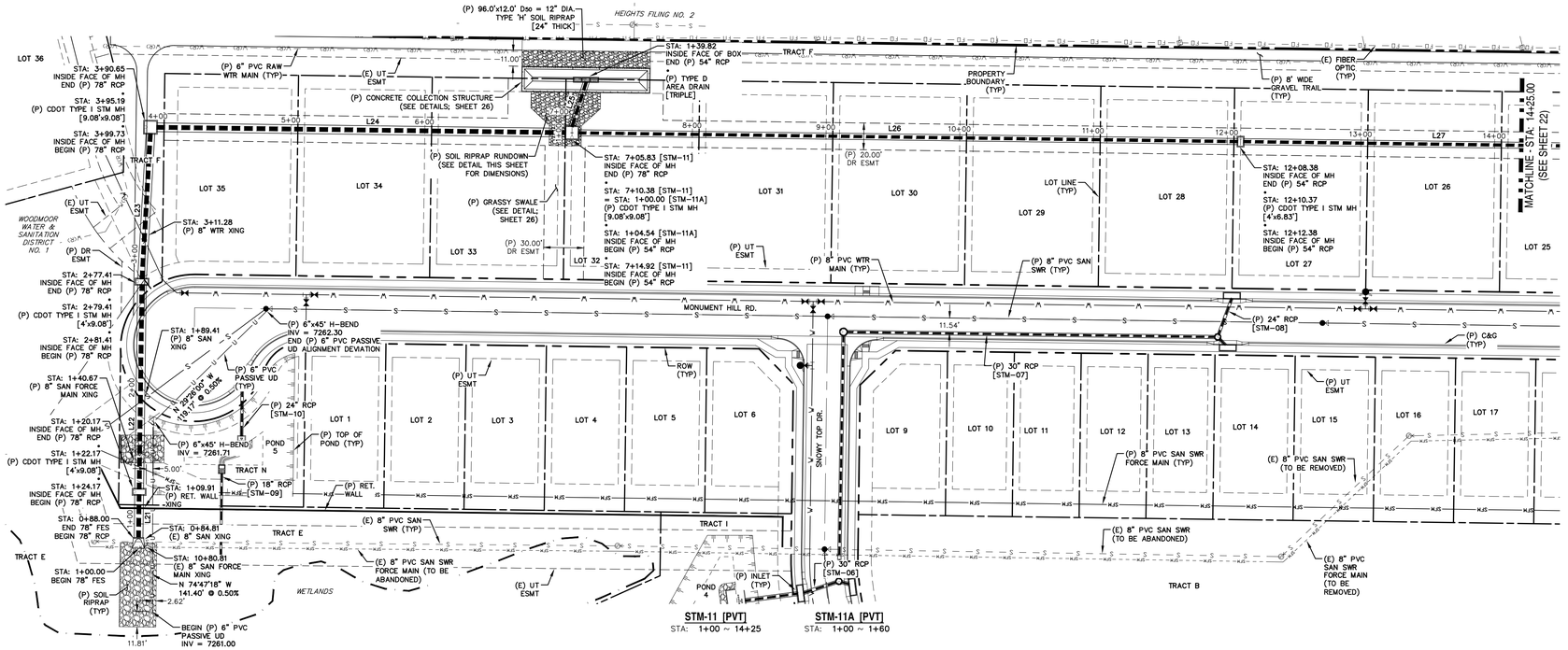
MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

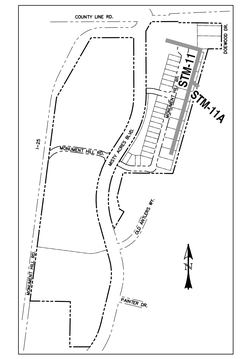
DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 24 OF 32

C:\Projects\24-001 MRE\Dwg_CD\[24-001 CD+Sht...Sun Oct 27 08:19:10 2024 - Tuesday, September 23, 2025 10:23:56 AM - Michael Pitts



SOIL RIPRAP RUNDOWN DIMENSION DETAIL
SCALE: 1" = 20'





LOCATION MAP
SCALE: N.T.S.

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L21	S74° 13' 43"E	32.17
L22	S74° 13' 43"E	153.25
L23	S71° 42' 08"E	109.24
L24	S15° 45' 19"W	306.10
L25	S57° 23' 43"E	35.27
L26	S15° 45' 21"W	493.46
L27	S15° 45' 22"W	400.41

NOTES:

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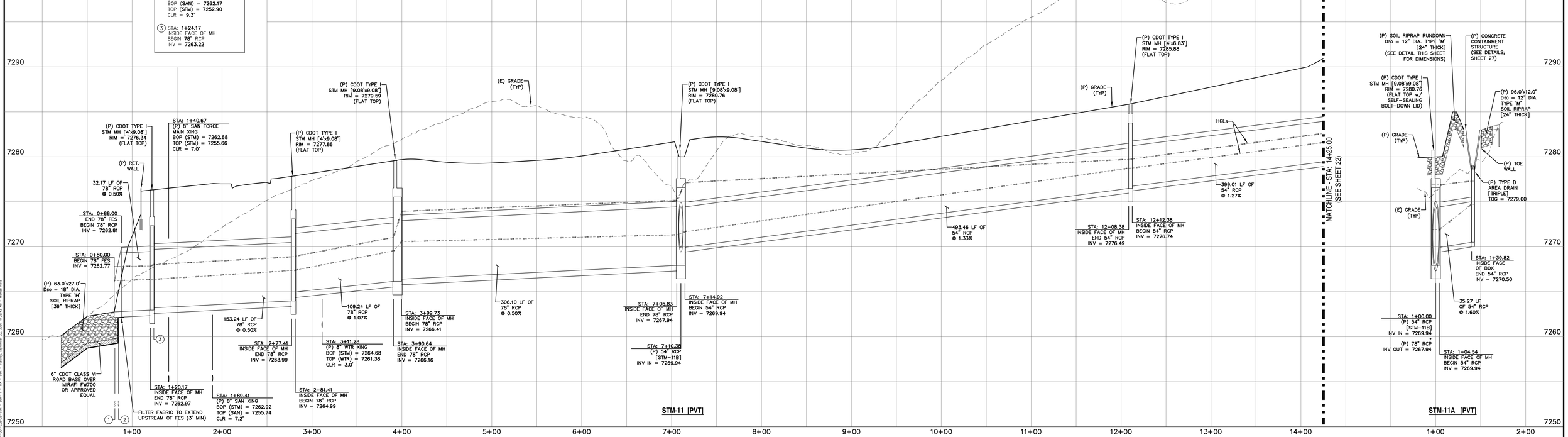
2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL PEAK FLOW RATES" (SHOWN BELOW).

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

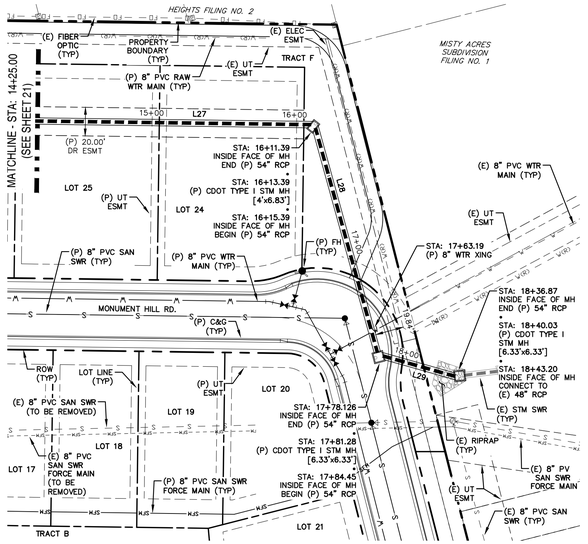
PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 25 OF 32

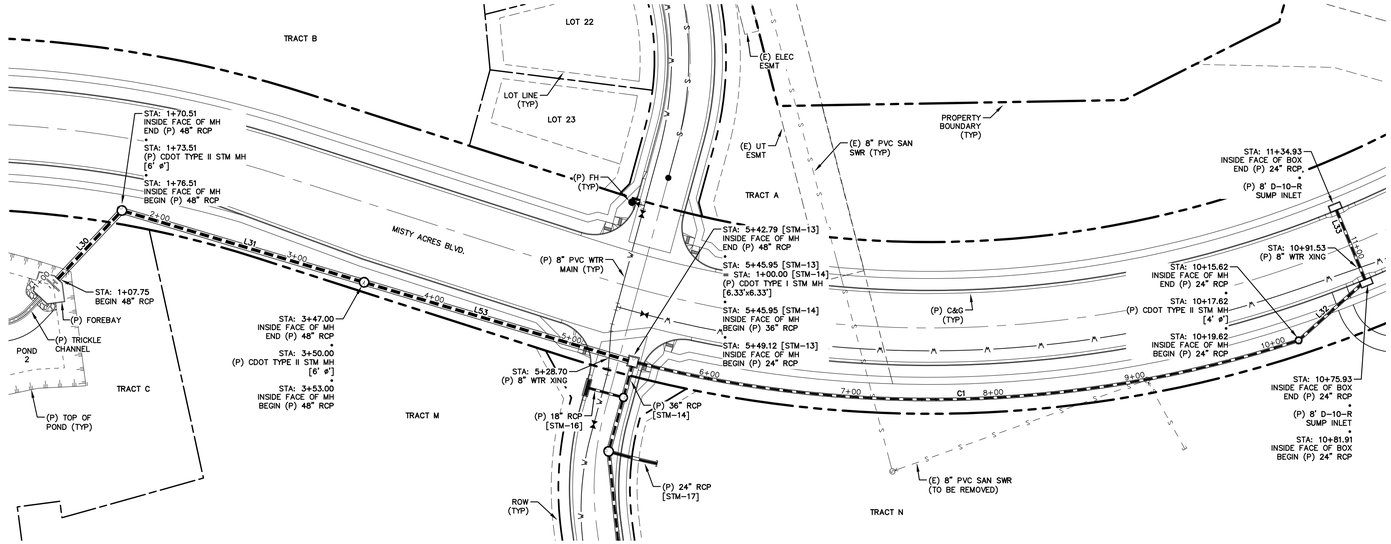
A:\Projects\24-001 MRE\Civil_CDs\PH\24-001 CDs-25 Site - Sht-11 - 11A - Site - Tuesday, September 23, 2025 10:29:47 AM - Michael Pitts
A:\Projects\24-001 MRE\Civil_CDs\PH\24-001 CDs-25 Site - Sht-11 - 11A - Site - Tuesday, September 23, 2025 10:29:47 AM - Michael Pitts



STM-11 [PVT]
STA: 14+25 ~ 18+60

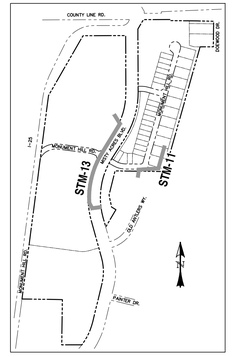
NOTES:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.



STM-13
STA: 1+00 ~ 1+60

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

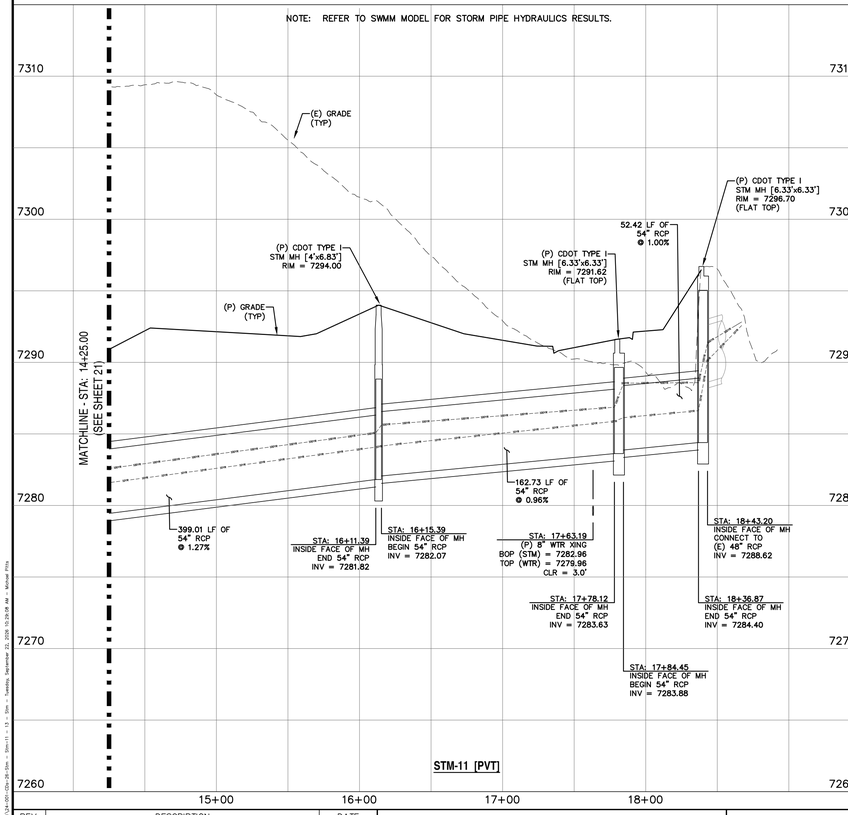


LOCATION MAP
SCALE: N.T.S.

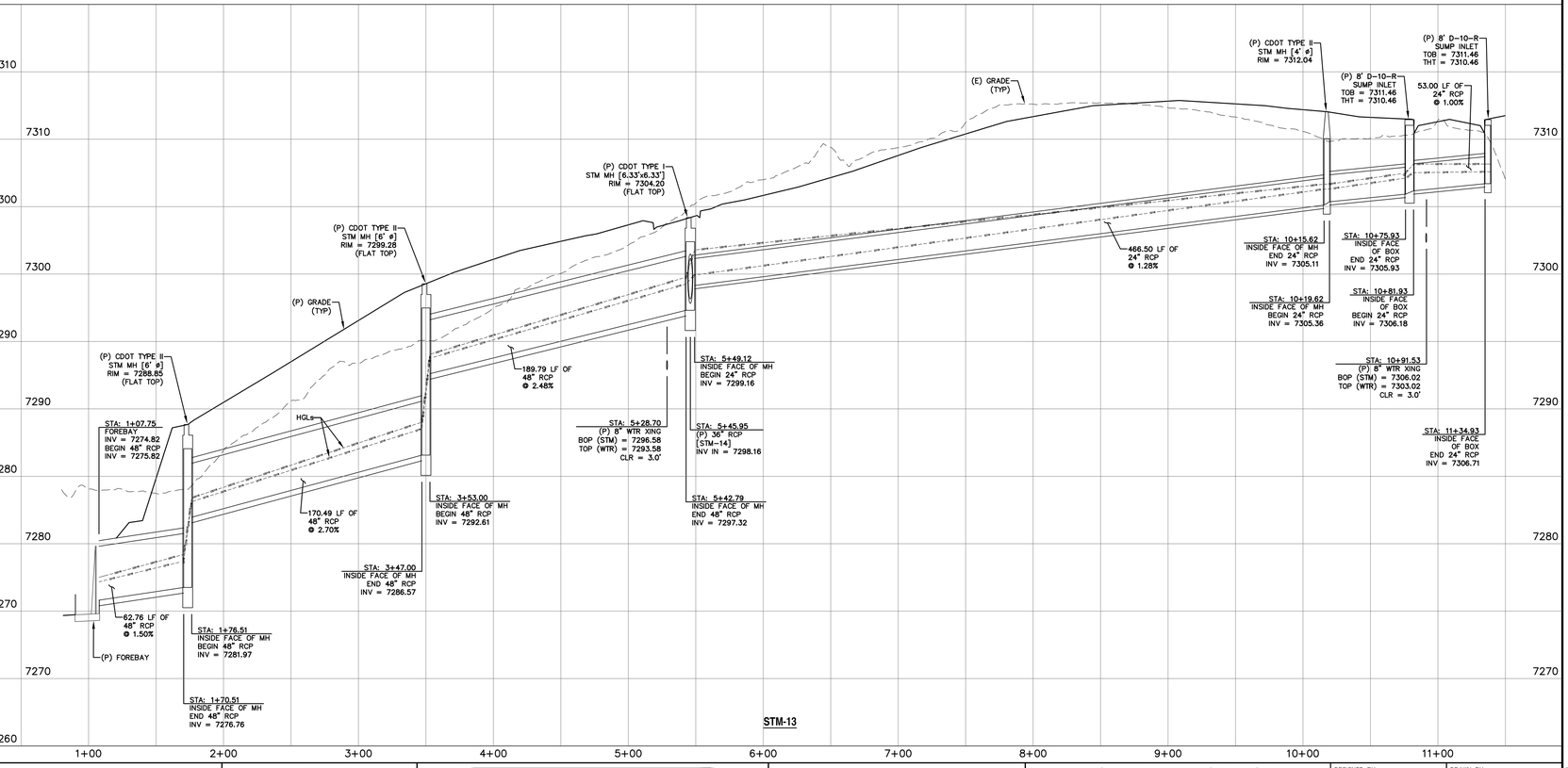
LINE TABLE - STM		
LINE	BEARING	DISTANCE
L27	S15° 45' 22"W	399.01
L28	S89° 34' 41"W	162.73
L29	S30° 48' 32"W	52.42
L30	S31° 48' 01"E	62.76
L31	S31° 30' 33"W	170.49
L32	S26° 44' 44"E	56.31
L33	N82° 41' 18"E	53.01
L53	S31° 30' 33"W	189.79

CURVE TABLE - STM			
CURVE	DELTA	RADIUS	LENGTH
C1	32°23'54"	825.00	466.50

NOTE: REFER TO SWMM MODEL FOR STORM PIPE HYDRAULICS RESULTS.



STM-11 [PVT]



STM-13

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig.
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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND
NOT FOR CONSTRUCTION

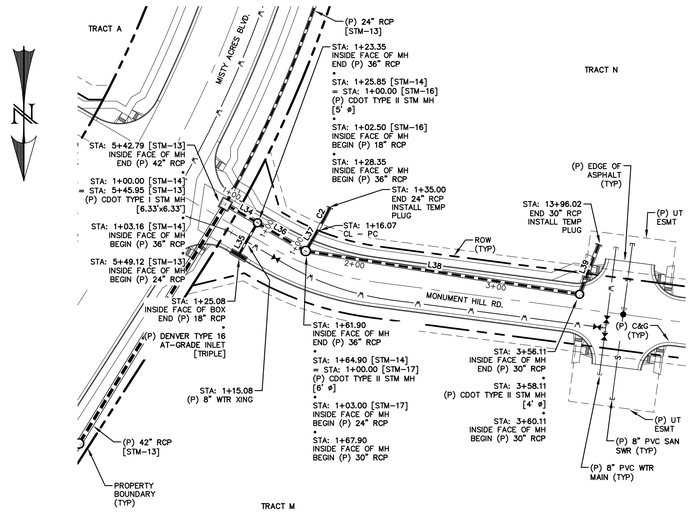
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

STORM SEWER PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 26 OF 32

J:\Projects\24-001 MR East_DGN\PLS\24-001-26-Strm - Strm 11 - 13 - Strm - Tuesday, September 23, 2025 10:29:58 AM - Michael Pitts



STM-14
STA: 1+00 ~ 4+25

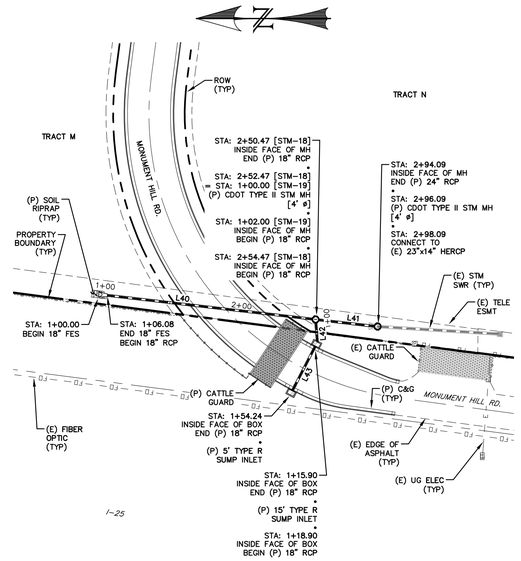
STM-16
STA: 1+00 ~ 1+40

STM-17
STA: 1+00 ~ 1+40

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L34	N59° 38' 45"W	20.19
L35	N30° 14' 24"E	22.58
L36	N59° 38' 45"W	33.55
L37	S30° 14' 24"W	13.07
L38	N81° 01' 25"W	188.21
L39	S21° 13' 45"W	34.91
L40	S6° 36' 29"W	144.39
L41	S6° 36' 29"W	39.62
L42	S85° 21' 29"W	13.90
L43	N62° 41' 11"W	35.34

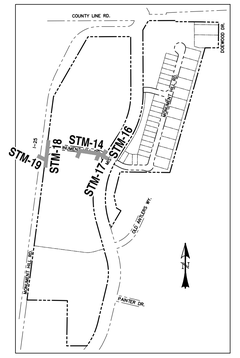
CURVE TABLE – STM			
CURVE	DELTA	RADIUS	LENGTH
C2	4°10'15"	260.00	18.93

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



STM-18
STA: 1+00 ~ 3+25

STM-19
STA: 1+00 ~ 1+75



LOCATION MAP
SCALE: N.T.S.

NOTES:

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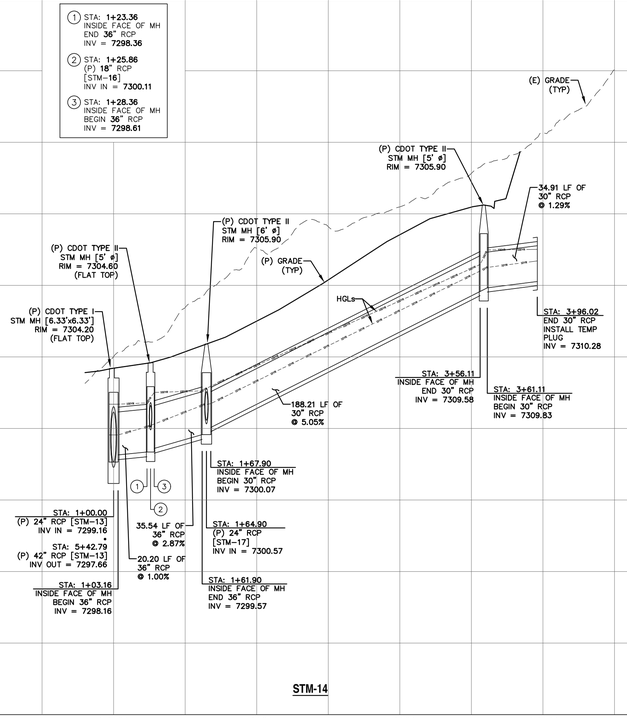
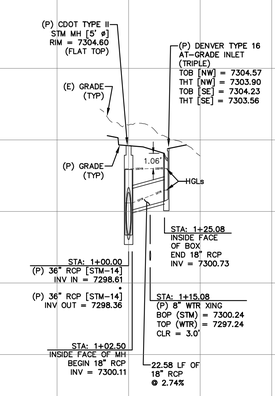
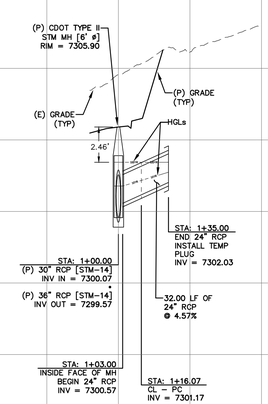


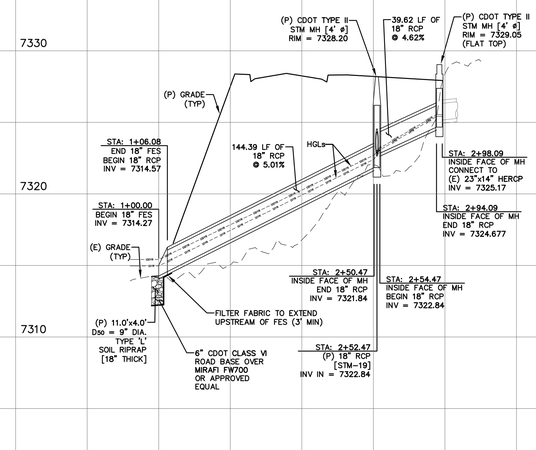
STM-14



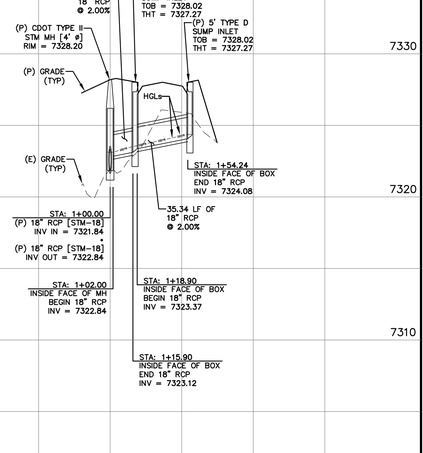
STM-16



STM-17



STM-18



STM-19

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig.
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PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
RAYMO
NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		27 OF 32	

D:\Projects\24-001 MRE\Proj_CD\Proj\24-001 Dsn 27 Dsn - Dsn14 - 9/17/18 - 19 - Dsn - Tuesday, September 22, 2009 10:30:45 AM - Michael Petty
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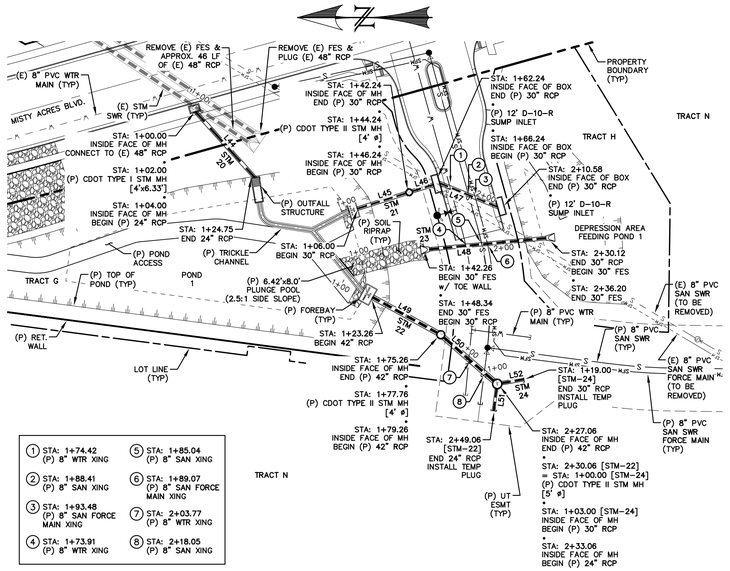


STM-20 STA: 1+00 ~ 1+50

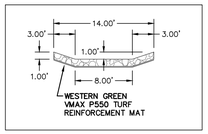
STM-21 STA: 1+00 ~ 2+25

STM-22 STA: 1+00 ~ 2+50

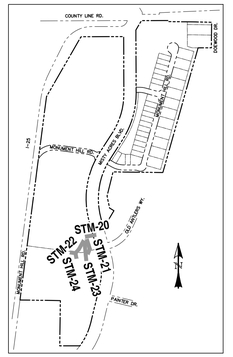
STM-23 STA: 1+00 ~ 2+50

STM-24 STA: 1+00 ~ 1+50

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L44	S48° 02' 38"W	62.72
L45	S17° 34' 13"E	36.24
L46	S17° 34' 13"E	16.00
L47	S22° 18' 28"W	44.34
L48	S5° 27' 45"E	81.78
L49	S28° 49' 40"W	51.99
L50	S41° 04' 56"W	46.80
L51	N82° 33' 30"W	16.00
L52	S10° 10' 12"E	16.00



RIPRAP RUNDOWN DETAIL
SCALE: N.T.S.



LOCATION MAP
SCALE: N.T.S.

NOTES:

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0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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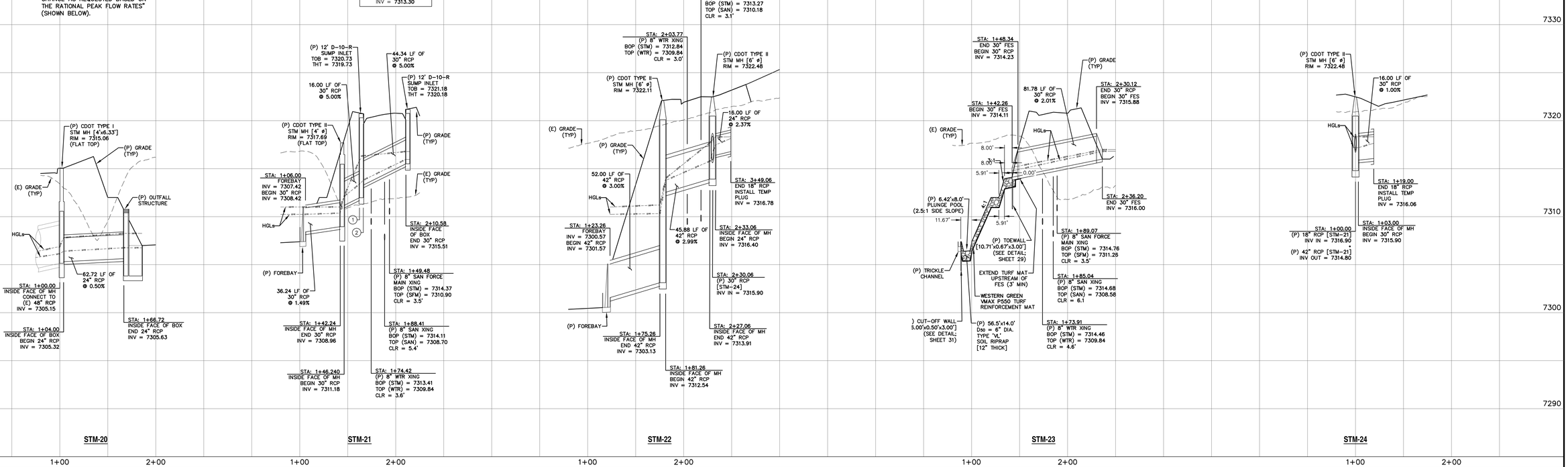

STM-20 **STM-21** **STM-22** **STM-23** **STM-24**

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
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5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

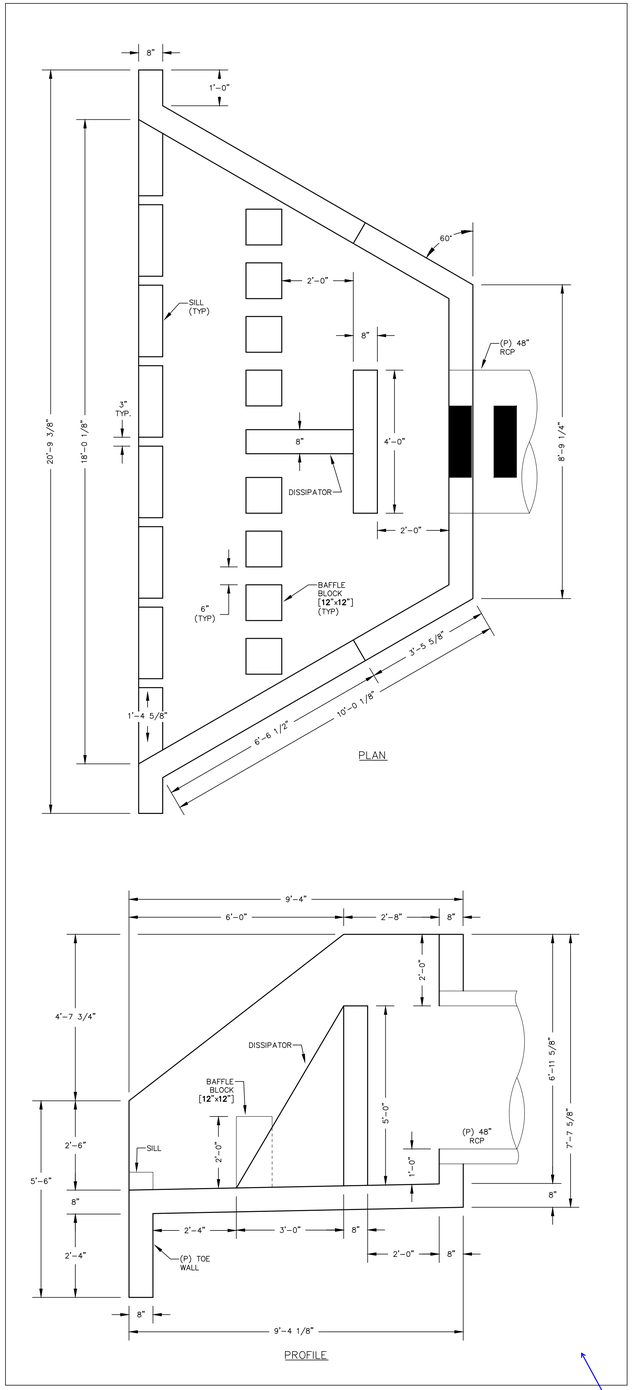
PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1
STORM SEWER PLAN & PROFILES

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 28 OF 32

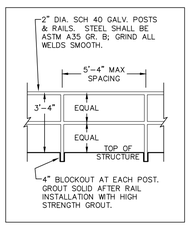
J:_Projects\24-001 MRE\Civil_CDs\PLS\24-001-PLS-28.dwg, 9/22/2026 10:14:48 AM, Michael Pitts
J:_Projects\24-001 MRE\Civil_CDs\PLS\24-001-PLS-28.dwg, 9/22/2026 10:14:48 AM, Michael Pitts



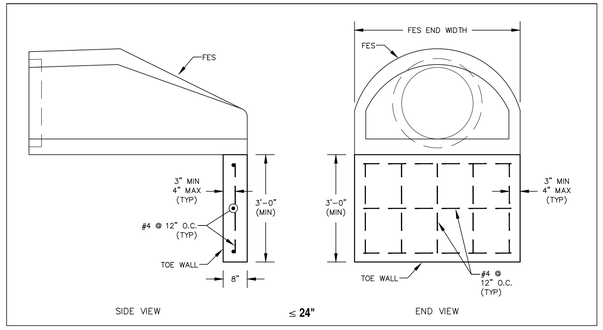
CONCRETE IMPACT STILLING BASIN
SCALE: 1" = 2'

NOTE:

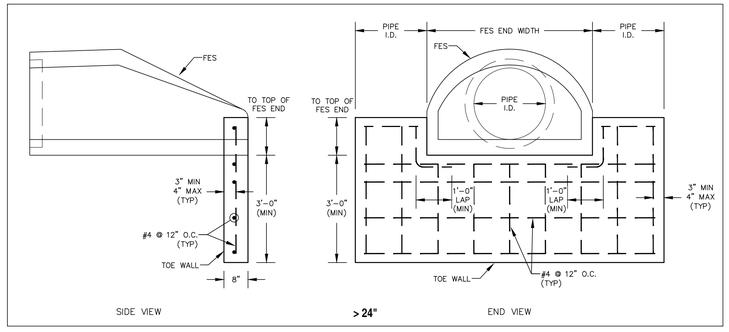
1. WHERE ISB WALL HEIGHT IS 30" OR GREATER, SAFETY BARRIER IS REQUIRED (SEE HAND RAIL DETAIL; THIS SHEET).



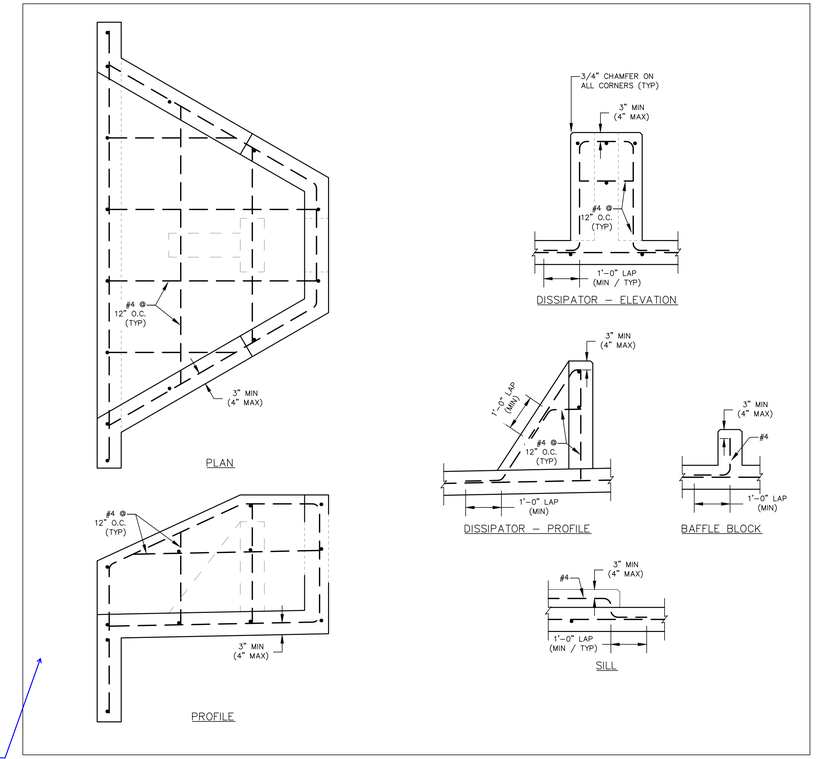
HANDRAIL DETAIL
SCALE: N.T.S.



FES TOE WALL DETAIL
SCALE: N.T.S.

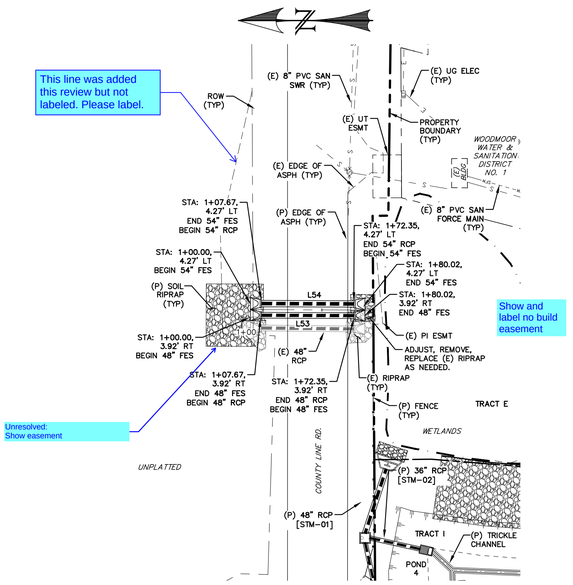


FES TOE WALL DETAIL
SCALE: N.T.S.



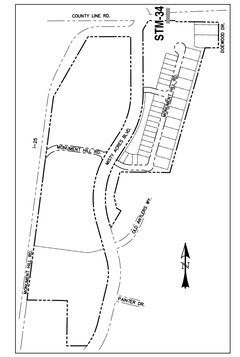
IMPACT STILLING BASIN CONCRETE REINFORCING DETAILS
SCALE: N.T.S.

Add note that these details are for outlet for STM-01 on page XX



STM-36
STA: 1+00 ~ 1+80

0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



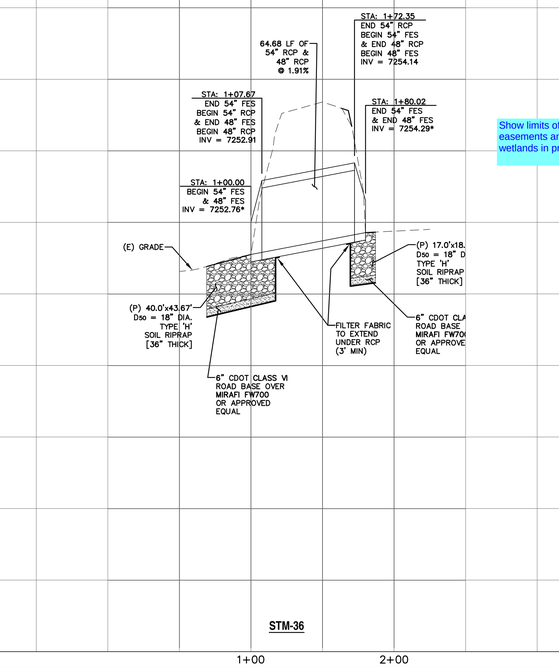
LOCATION MAP
SCALE: N.T.S.

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L53	S0° 13' 25"W	64.68
L54	S0° 13' 25"W	64.68

NOTES:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.
2. ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE UNLESS OTHERWISE NOTED.

NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL PEAK FLOW RATES" (SHOWN BELOW).



STM-36

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

Know what's below. Call 72 hours before you dig.
For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

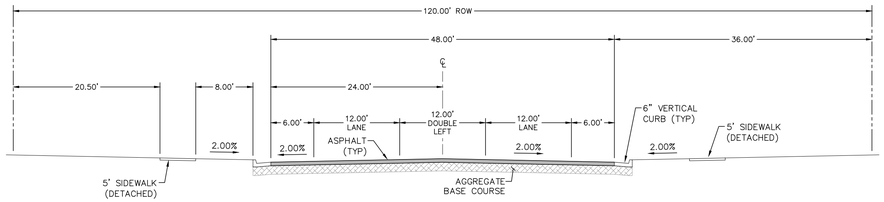
PREPARED
NOT FOR CONSTRUCTION
RAYMO

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		29 OF 32	

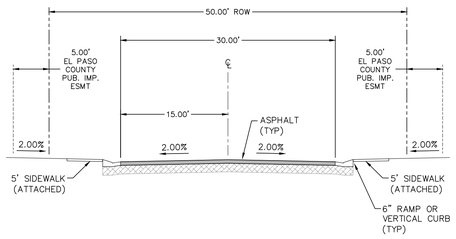
K:\Projects\24-001 MRE Fing1_CDs\DWG\24-001-29.dwg, 9/22/2026 11:19:19 AM, Michael Pinto



TYPICAL SECTION - NON-RESIDENTIAL COLLECTOR (MODIFIED)
SCALE: N.T.S.

ROADWAY DESIGN PARAMETERS				
DESIGN SPEED	30 MPH		MIN CL RADIUS	565'
POSTED SPEED	25 MPH		MIN K VALUE CREST	19
MAX ADT	10,000		MIN K VALUE SAG	37
DESIGN VEHICLE	WB-50		MIN/MAX GRADE	0.5% / 8.0%

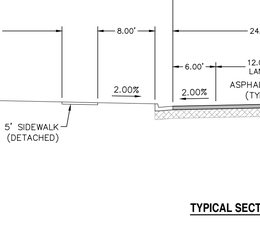
(MISTY ACRES BOULEVARD)



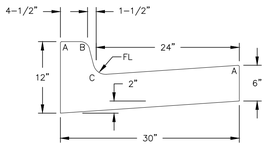
TYPICAL SECTION - URBAN LOCAL
SCALE: N.T.S.

ROADWAY DESIGN PARAMETERS				
DESIGN SPEED	25 MPH		MIN CL RADIUS	200'
POSTED SPEED	25 MPH		MIN K VALUE CREST	12
MAX ADT	3,000		MIN K VALUE SAG	26
DESIGN VEHICLE	WB-50		MIN/MAX GRADE	0.5% / 8.0%

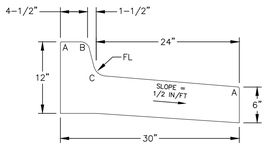
(MONUMENT HILL ROAD / SNOWY TOP DRIVE / OLD ANTLERS ROAD)



TYPICAL SECTION - COUNTY LINE ROAD WIDENING
SCALE: N.T.S.



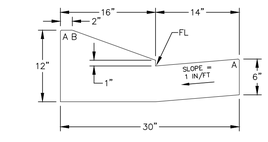
TYPE A
VERTICAL CURB & GUTTER
SCALE: N.T.S.



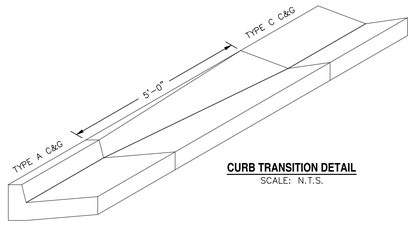
TYPE A* [SPILL]
VERTICAL CURB & GUTTER
SCALE: N.T.S.

TYPE A1 [8"]
VERTICAL CURB & GUTTER
SCALE: N.T.S.

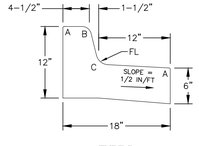
RADII LEGEND:
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"
D = 1/2"



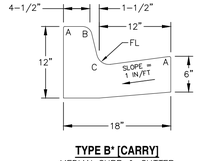
TYPE C - OPTIONAL
RAMP CURB & GUTTER
SCALE: N.T.S.



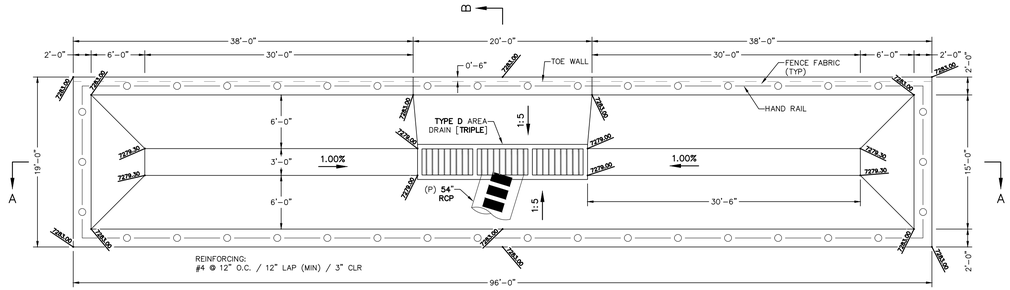
CURB TRANSITION DETAIL
SCALE: N.T.S.



TYPE B
MEDIAN CURB & GUTTER
SCALE: N.T.S.



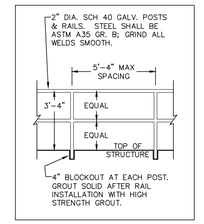
TYPE B* [CARRY]
MEDIAN CURB & GUTTER
SCALE: N.T.S.



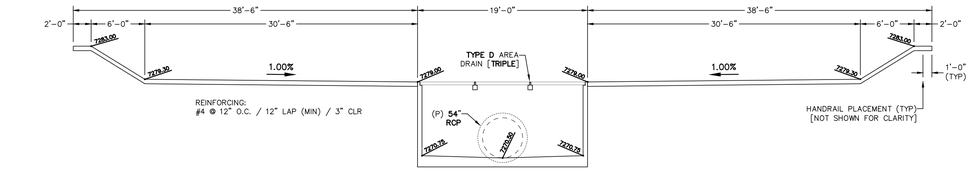
PLAN VIEW

FENCE FABRIC NOTES:

1. FENCE FABRIC SHALL BE 2" MESH, 9 GAGE GALVANIZED STEEL WIRE, PLACED ON THE UPSTREAM SIDE OF THE HANDRAIL POSTS.
2. FENCE FABRIC SHALL BE SECURED T POSTS WITH 9 GAGE WIRE CLIPS @ 9" O.C.

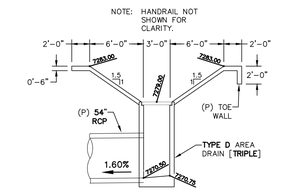


HANDRAIL DETAIL
SCALE: N.T.S.

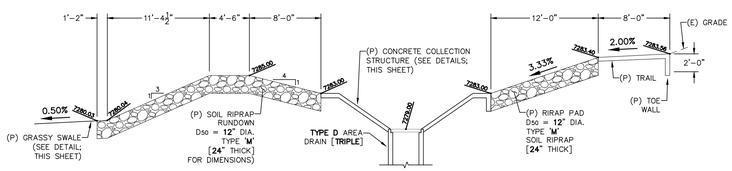


SECTION A-A

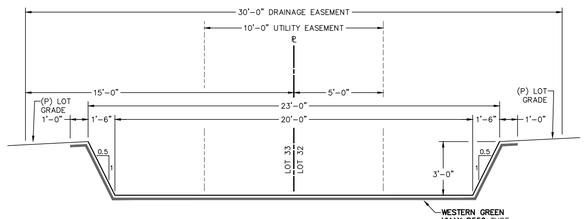
CONCRETE COLLECTION STRUCTURE DETAILS



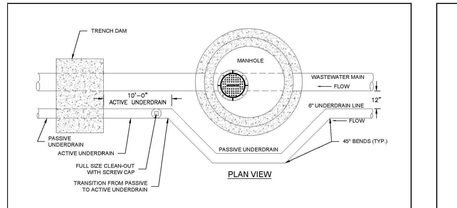
SECTION B-B



CONCRETE COLLECTION STRUCTURE ADJACENT RIPRAP DETAIL - PROFILE

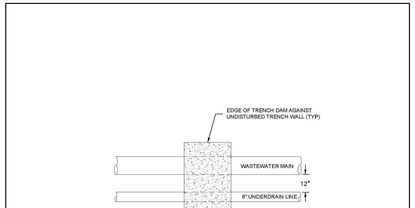


SECTION - GRASSY SWALE



Colorado Springs Utilities — It's how we're all connected

PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC — C6-1 — DATED 5/2015



NOTES:
1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

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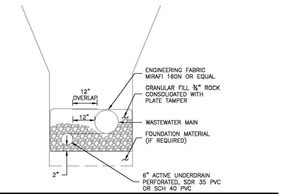
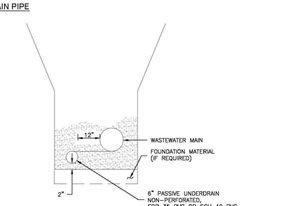
UNDERDRAIN TRENCH DAM — C6-2 — DATED 5/2015

ACTIVE UNDERDRAIN PIPE



PASSIVE UNDERDRAIN PIPE



NOTES:
1. ACTIVE UNDERDRAIN PIPE REQUIRED FOR 10' DOWNSTREAM OF EACH MANHOLE WHERE UNDERDRAINS ARE INSTALLED.

Colorado Springs Utilities — It's how we're all connected

PREFERRED COMMON TRENCH UNDERDRAIN WITH WASTEWATER MAIN — C6-3 — DATED 5/2015

UNDERDRAIN DETAILS
REF: COLORADO SPRINGS UTILITIES 2026 WASTEWATER LINE EXTENSION AND SERVICE STANDARDS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND M. PRESLEY, P.E.

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

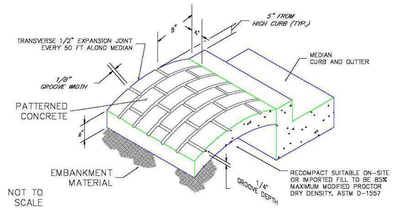
MONUMENT RIDGE EAST FILING NO. 1

DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 30 OF 32

J:_Projects\24-001 MRE\Dwg_CD\PW\24-001 Dtls 30 Details - Sunday, September 22, 2026 11:19:58 AM - Ashcraft, Philip

J:_Projects\24-001 MRE\Dwg_CD\PW\24-001 Dtls 30 Details - Sunday, September 22, 2026 11:19:58 AM - Ashcraft, Philip



NOTES:

A) The median paving shall be constructed with 4 inch thick, integrally colored concrete, embossed with a running bond 4" x 8" brick pattern as shown.

B) Install 1/2" x 4" expansion material at median noses, fixed objects, and at transverse joints at 50 ft. intervals (maximum) along the median.

C) The color additive shall be an approved commercially pure or synthetic mineral pigment, factory formulated and packaged in cubic yard dosage increments. The mixture shall be "Chroma" as manufactured by L.M. Scofield Company, "Davis Colors" as manufactured by Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

D) Patterned concrete to be colored L.M. Scofield Company "Santa Barbara Brown, C-35", Davis Color Company, Pigment No. 678, 5 lbs/sack, or an approved equal.

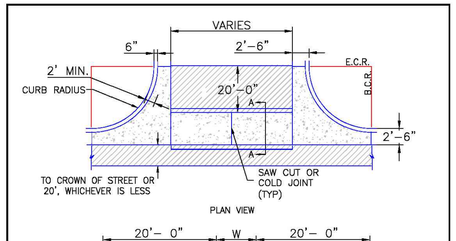
E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithoprome Colorwax" as manufactured by L.M. Scofield Company, Davis Color-Seal, as manufactured by Davis Color Company, or approved equal.

F) The concrete mix design shall conform to the requirements of the color admixture manufacturer and shall meet CDOT Class B concrete requirements, unless otherwise approved.

G) For weed control prior to median paving, apply a pre-emergent herbicide to median subgrade area per manufacturer's specifications for paving under Barrier 50 label (pbi Gordon). Trifluralin is labeled for use under asphalt under the Trefan 4EC label (Elanco).

SCALE: NOT TO SCALE

DATE APPROVED: 7/9/09	Patterned Concrete Median Paving Standard Drawing	
APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 1/18/11	FILE NAME: SD_2-21



NOTES

1. W = WIDTH SALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.

2. T = SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8" PCC OR 9" FOR COLLECTORS MINIMUM WITH 6x6 – 4.4 W.W.F. OR #4 @ 18 E.W.

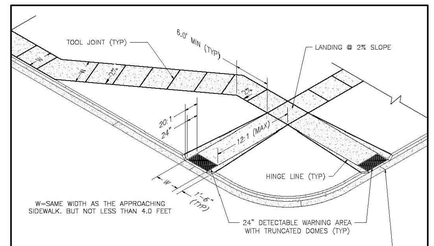
2. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

3. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

DRAFT

SCALE: NOT TO SCALE

DATE APPROVED:	Typical Cross Pan Layout Detail Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-26



PEDESTRIAN RAMP NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 12:1 MAXIMUM RUNNING RAMP SLOPE AND 20:1 DETECTABLE WARNING AREA DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS.
5. DETECTABLE WARNING AREA SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED RED/ASH INTEGRALLY COLORED TRUNCATED-DOME SURFACED THERMOPLASTIC.
7. THE DETECTABLE WARNING AREA SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL, SUBJECT TO APPROVAL.
10. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED RAMP AREAS.

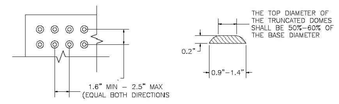
LAYOUT CURB SECTIONS SO THAT AT LEAST ONE TOOL JOINT IS WITHIN RAMP THROAT

GENERAL NOTES

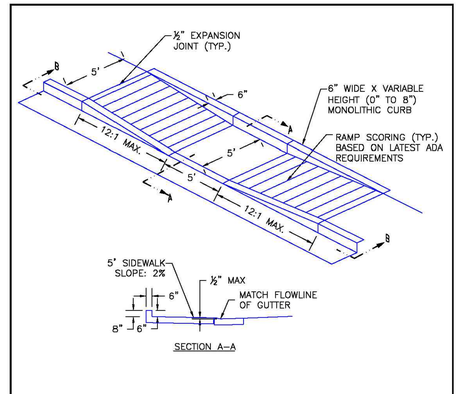
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 1/1/08	Pedestrian Intersection Ramp Standard Drawing	
APPROVED: John A. McCarty, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/09/07	FILE NAME: SD_2-41

TRUNCATED DOME DETAILS



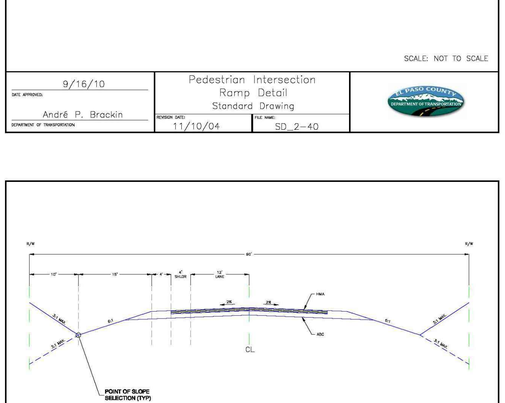
DATE APPROVED: 1/1/08	Truncated Dome Details Standard Drawing	
APPROVED: John A. McCarty, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/09/07	FILE NAME: SD_2-42



DRAFT

SCALE: NOT TO SCALE

DATE APPROVED:	Parallel Pedestrian Ramp Detail Standard Drawing	
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-50



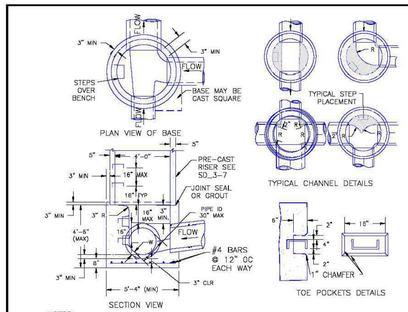
SCALE: NOT TO SCALE

DATE APPROVED: 9/16/10	Pedestrian Intersection Ramp Detail Standard Drawing	
APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_2-40

Roadway Design Parameters
Design Speed: 50 mph
Posted Speed: 45 mph
Maximum ADT: 3,000
Design Vehicle: WB-67

SCALE: NOT TO SCALE

DATE APPROVED: 12/31/05	Rural Major Collector Roadway Standard Cross Section	
APPROVED: John A. McCarty, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/22/05	FILE NAME: SD_2-13



NOTES

1. TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30" OR LESS INSIDE DIAMETER.

2. VIEW AND DETAILS ARE TYPICAL. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". STEPS IN BASE SHALL BE INSTALLED IN "TOE POCKETS" (SEE DETAIL THIS SHEET). LOWEST STEP SHALL BE A MAXIMUM OF 16" ABOVE THE FLOOR.

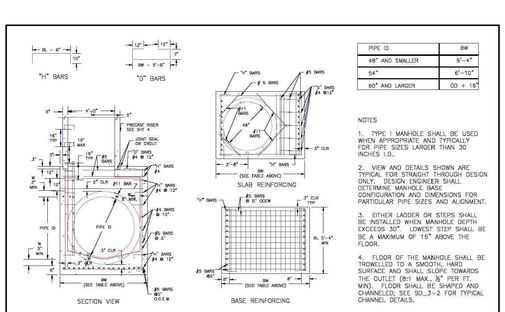
4. PIPES SHALL BE TRIMMED TO FINAL SHAPE AND SET BEFORE MANHOLE IS POURED.

5. BENCH SHALL BE SLOPED TOWARD CENTER OF MANHOLE BASE (4:1 MAX., ½" PER FOOT. MIN.).

6. FLOOR OF MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1., ½" PER FT. MIN.) . FLOOR SHALL BE SHAPED AND CHANNELED; SEE DETAILS THIS SHEET.

SCALE: NOT TO SCALE

DATE APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	Storm Sewer Manhole Detail Type II Standard Drawing	
	REVISION DATE: 11/10/04	FILE NAME: SD_3-2



PIPE ID	BM
48" AND SMALLER	5'-4"
54"	6'-10"
60" AND LARGER	OD + 16"

NOTES

1. TYPE I MANHOLE SHALL BE USED WHEN APPROPRIATE AND TYPICALLY FOR PIPE SIZES LARGER THAN 30 INCHES I.D..

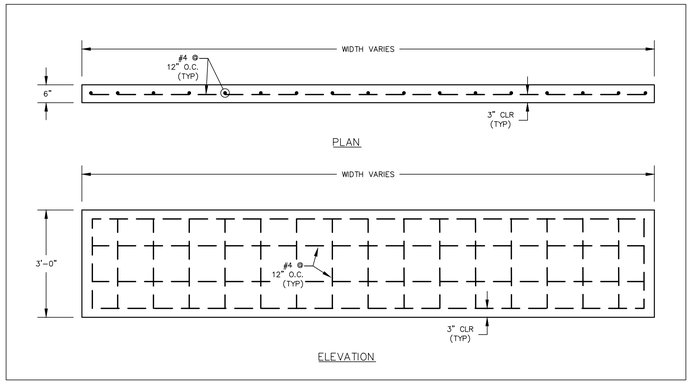
2. VIEW AND DETAILS SHOWN ARE TYPICAL FOR STRAIGHT THROUGH DESIGN ONLY. DESIGN ENGINEER SHALL DETERMINE MANHOLE BASE CONFIGURATION AND DIMENSIONS FOR PARTICULAR PIPE SIZES AND ALIGNMENT.

3. EITHER LADDER OR STEPS SHALL BE INSTALLED WHEN MANHOLE DEPTH EXCEEDS 30". LOWEST STEP SHALL BE BE A MAXIMUM OF 16" ABOVE THE FLOOR.

4. FLOOR OF THE MANHOLE SHALL BE TROWELLED TO A SMOOTH, HARD SURFACE AND SHALL SLOPE TOWARDS THE OUTLET (8:1 MAX., ½" PER FT. MIN). FLOOR SHALL BE SHAPED AND CHANNELED, SEE SD_3-2 FOR TYPICAL CHANNEL DETAILS.

SCALE: NOT TO SCALE

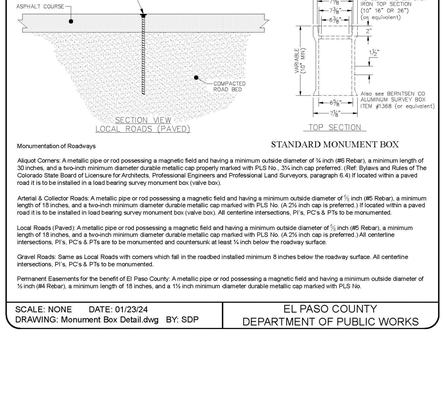
DATE APPROVED: 7/9/09	Storm Sewer Manhole Detail Type I Standard Drawing	
APPROVED: André P. Brackin, DEPARTMENT OF TRANSPORTATION	REVISION DATE: 7/9/09	FILE NAME: SD_3-1



CONCRETE CUTOFF WALL DETAILS / REINFORCING
SCALE: N.T.S.

DETAIL A
EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS
TYPICAL ROADWAY MONUMENT INSTALLATION

STANDARD MONUMENT BOX INSTALLATION



STANDARD MONUMENT BOX

Monumentation of Roadways

Aliquot Corners: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ½ inch (#5 Rebar), a minimum length of 30 inches, and a two-inch minimum diameter durable metallic cap properly marked with PLS No., 3¼ inch cap preferred. (Ref: Bylaws and Rules of The Colorado State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, paragraph 6.4) If located within a paved road it is to be installed in a load-bearing survey monument box (valve box).

Arterial & Collector Roads: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ½ inch (#5 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap marked with PLS No. (A 2¾ inch cap is preferred.) If located within a paved road it is to be installed in load-bearing survey monument box (valve box). All centerline intersections, PI's, PC's & PT's to be monumented.

Local Roads (Paved): A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ½ inch (#5 Rebar), a minimum length of 18 inches, and a two-inch minimum diameter durable metallic cap marked with PLS No. (A 2¾ inch cap is preferred.) All centerline intersections, PI's, PC's & PT's are to be monumented and countersunk at least ¼ inch below the roadway surface.

Gravel Roads: Same as Local Roads with corners which fall in the roadbed installed minimum 8 inches below the roadway surface. All centerline intersections, PI's, PC's & PT's to be monumented.

Permanent Easements for the benefit of El Paso County: A metallic pipe or rod possessing a magnetic field and having a minimum outside diameter of ½ inch (#4 Rebar), a minimum length of 18 inches, and a 1¼ inch minimum diameter durable metallic cap marked with PLS No.

SCALE: NONE DATE: 01/23/24 DRAWING: Monument Box Detail.dwg BY: SDP	EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS

REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY: RAYMOND

NOT FOR CONSTRUCTION

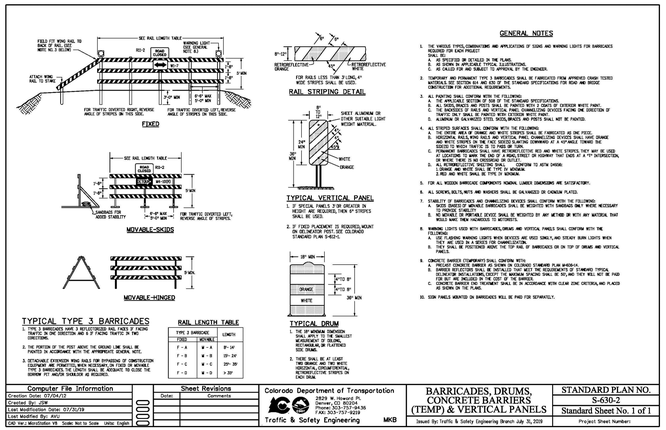
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

DETAILS

SCALE: N/A	DRAWN BY: MGP
JOB NUMBER 24-001	DATE: 04/08/25
	SHEET 31 OF 32

A:\Projects\24-001 MRE\Civil_CDs\PW\24-001 CDs-2\ Details - Tuesday, September 22, 2026 11:23:33 AM - Michael Pitts



TYPICAL TYPE 3 BARRICADES

1. TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC FROM ONE DIRECTION AND 6 IF FACING TRAFFIC FROM TWO DIRECTIONS.
2. THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE COLORS NOTE.
3. DETACHABLE EXTENSION WING RAILS FOR DIVERSIONS OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY ON CLOSED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE SIDEWALK PIT WHILTON STABILITY IS REQUIRED.

RAIL LENGTH TABLE

TYPE 3 BARRICADE	WORK ZONE	LENGTH
F - I	W - 9	8'-14'
F - II	W - 8	15'-24'
F - C	W - C	25'-39'
F - D	W - D	> 39'

1. 3" SPECIAL PANELS FOR CREATION IN HEIGHT ARE REQUIRED, THEN 6" STOCKS SHALL BE USED.
2. 3" FIXED PLACEMENT IS REQUIRED, MOUNT ON DELINEATOR POST SEE COLORADO STANDARD PLAN S-622-1.

1. THE NUMBER OF DRUMS SHOWN SHALL APPLY TO THE MINIMUM MEASUREMENT OF DRUMS, REQUIRED FOR PLACEMENTS SEE DRUMS.
2. THERE SHALL BE AT LEAST TWO DRUMS AND TWO WHITE HORIZONTAL, CONFIGURATIONAL, REFLECTORIZED STRIPS ON EACH DRUM.

GENERAL NOTES

1. THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES SHALL BE AS SHOWN ON EACH PROJECT PLANS.
   A. AS SPECIFIED OR DETAILED IN THE PLANS.
   B. AS DIRECTED BY THE ENGINEER IN THE FIELD.
   C. OR CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
2. TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED GRADE TESTED MATERIALS SEE SECTION 614 AND 626 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND ADDITIONAL REQUIREMENTS.
3. ALL FOOTING SHALL CONFORM WITH ONE OF THE FOLLOWING:
   A. PRECAST CONCRETE FOOTINGS SHALL CONFORM TO STANDARD SPECIFICATIONS
   B. ALL SIGNS, RAILS AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
   C. THE TYPE 3 BARRICADES SHALL BE PLACED WITH STRIPES RUNNING DOWNWARD AT A 45° ANGLE TOWARD THE DIRECTION OF TRAFFIC FLOW.
   D. ALUMINUM OR GALVANIZED STEEL SHOES, BRACES AND POSTS SHALL NOT BE PAINTED.
4. ALL STRIPES AND PANELS SHALL CONFORM WITH THE FOLLOWING:
   A. THE CENTER AREA OF ORANGE AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
   B. WHERE ORANGE AND WHITE STRIPES ARE REQUIRED, THE ORANGE AND WHITE PANELS SHALL BE PLACED SO THAT THE ORANGE STRIPES RUNNING DOWNWARD AT A 45° ANGLE TOWARD THE DIRECTION OF TRAFFIC FLOW.
   C. WHERE ORANGE AND WHITE REFLECTORIZED SECTIONS ARE NOT AVAILABLE, THEY MAY BE USED AT LOCATIONS TO WARN THE USE OF A ROAD, STREET OR HIGHWAY THAT ENDS AT A "T" INTERSECTION, OR WHERE THERE IS NO CROSSROAD OR OUTLET.
   D. THE ORANGE AND WHITE STRIPES SHALL BE AT 45° ORIENTATION TO WITH CHORD.
   E. ORANGE AND WHITE SHALL BE TYPE IV ARCHIVAL
   F. RED AND WHITE SHALL BE TYPE IV ARCHIVAL
5. FOR ALL WOODEN BARRICADE COMPONENTS HUMAN LUMBER ENGINEERING ARE SATISFACTORY.
6. ALL SCREWS, BOLTS, NUTS AND WASHERS SHALL BE GALVANIZED OR CHROMIUM PLATED.
7. STABILITY OF BARRICADES AND CHANNELIZING DEVICES SHALL CONFORM WITH THE FOLLOWING:
   A. ALL TYPE 3 BARRICADES AND CHANNELIZING DEVICES SHALL BE WEIGHTED WITH SANDBAGS ONLY WHERE NECESSARY TO PROVIDE STABILITY.
   B. NO ADVANCED OR PORTABLE DEVICE SHALL BE WEIGHTED BY ANY METHOD OR WITH ANY MATERIAL THAT WOULD MAKE THEM HAZARDOUS TO MOTORISTS.
8. WARNING LIGHTS USED WITH BARRICADES, DRUMS AND VERTICAL PANELS SHALL CONFORM WITH THE FOLLOWING:
   A. ON TYPE 3 BARRICADES WARNING LIGHTS WITH DEVICES AND HOOD SHALL HAVE STEADY BURN LENSES WHEN THEY ARE USED IN A SERIES FOR CHANNELIZATION.
   B. SHALL BE POSITIONED AROUND THE TOP RAIL OF BARRICADES OR ON TOP OF DRUMS AND VERTICAL PANELS.
9. CONCRETE BARRIER (TEMPORARY) SHALL CONFORM WITH:
   A. PRECAST CONCRETE BARRIER AS SHOWN ON COLORADO STANDARD PLAN M-606-14.
   B. BARRIER REFLECTORS SHALL BE INSTALLED THAT MEET THE REQUIREMENTS OF STANDARD TYPICAL PLAN M-606-14. WHERE BARRIER REFLECTORS ARE NOT REQUIRED, THEY SHALL NOT BE PAID FOR BUT ARE INCLUDED IN THE COST OF THE BARRIER.
   C. CONCRETE BARRIER FOR TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE DIRECTIONAL AND PLACED AS SHOWN ON THE PLANS.
10. SIGN PANELS MOUNTED ON BARRICADES WILL BE PAID FOR SEPARATELY.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS	STANDARD PLAN NO.
Creation Date: 07/04/12	Date: Comments	2829 W. Howard Pl. Denver, 80204-2305 Phone: 303-757-9654 FAX: 303-757-9239		S-630-2
Created By: JDM		Traffic & Safety Engineering MKB	Issued By: Traffic & Safety Engineering Branch July 31, 2019	Standard Sheet No. 1 of 1
Last Modification Date: 07/31/19				Project Sheet Number:
Last Modified By: ATU				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				

WORD AND SYMBOL NOTES

1. IF HEIGHT IS INCREASED OR DECREASED THEN ALL MEASUREMENTS CHANGE PROPORTIONALLY (EXAMPLE: IF THE HEIGHT OF THE WORD STOP IS INCREASED TO 9 FT. THEN SQUARE FEET = 9 / 8 X 23.0 SQ.FT.).
2. PAVEMENT WORD AND SYMBOL MARKINGS, TRANSVERSE AND LONGITUDINAL (CONTINENTAL) CROSSWALK LINES, ARE TO BE MEASURED AS SHOWN ON SQUARE FEET USING THEIR SPECIFIC SIZE ITEMS.
3. LETTER SPACING SHALL BE 8 IN EXCEPT FOR THE LETTER "H" WHICH IS 6 IN.
4. USE THE MARKING WORD "BIKE" IF 6 FT. TO 8 FT. BIKE LANES ARE INSTALLED.

TAPERING NOTES

1. ALL PAVEMENT MARKING APPROACH EDGES FROM THE ADVANCE DIRECTION OF TRAFFIC SHALL BE TAPERED USING A FEATHER POINT OF SIMILAR SIZE.

DESIGNATED PAVEMENT AREAS

FOR THE FOLLOWING H, W, AND S DIMENSIONS PAY:

H = 4' WORDS

BIKE = 5.5 SQ.FT.	LANE = 6.0 SQ.FT.
ONLY = 6.0 SQ.FT.	XING = 5.0 SQ.FT.

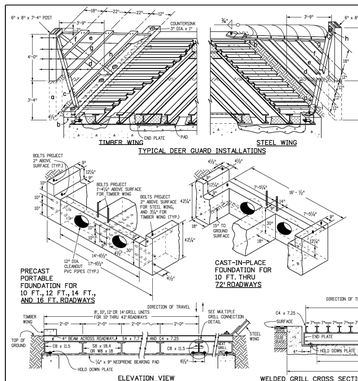
H = 8' WORDS

STOP = 23.0 SQ.FT.	XING = 20.0 SQ.FT.
ONLY = 22.5 SQ.FT.	LANE = 22.5 SQ.FT.
AHEAD = 29.0 SQ.FT.	BIKE = 21.0 SQ.FT.
BUS = 18.5 SQ.FT.	HWY = 18.5 SQ.FT.
SCHOOL(L) = 33.0 SQ.FT.	THRU = 22.0 SQ.FT.
SCHOOL(S) = 80.0 SQ.FT.	PED = 17.5 SQ.FT.
NORTH = 30.6 SQ.FT.	SOUTH = 28.5 SQ.FT.
EAST = 22.1 SQ.FT.	WEST = 23.7 SQ.FT.
X with RR = 59 SQ.FT.	EXPRESS = 41 SQ.FT.
YIELD = 23 SQ.FT.	

TYPICAL LETTER MEASUREMENTS

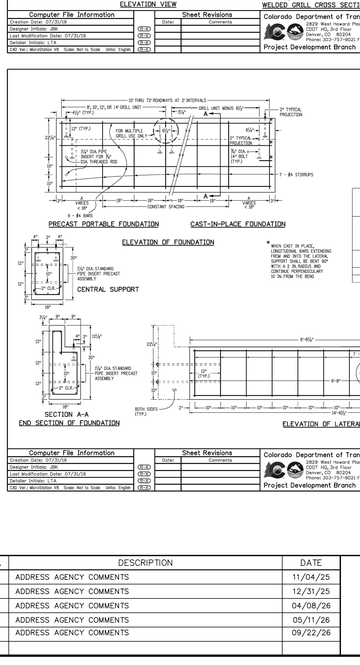
PAVEMENT MARKING WORDS AND SYMBOLS (PAGE 1)

Computer File Information	Sheet Revisions	Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 07/04/12	Date: Comments	2829 W. Howard Pl. Denver, 80204-2305 Phone: 303-757-9654 FAX: 303-757-9239		S-627-1
Created By: JDM	12/22/24 YIELD MARKING CHANGED TO WORD W/ BIKE	Traffic & Safety Engineering EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Standard Sheet No. 9 of 11
Last Modification Date: 12/22/24	04/14/22 WRONG WAY ARROW CHANGED TO SHEET 10			Project Sheet Number:
Last Modified By: MKB	UPDATED SHEET NUMBER			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				



GENERAL NOTES

1. CONCRETE SHALL BE CLASS B FOUNDATION MAY BE CAST-IN-PLACE OR PRECAST.
2. REINFORCING BARS SHALL BE #5 GRADE 60.
3. ALL TIMBER SHALL BE TREATED IN CONFORMANCE WITH AWPA STD U1 AND AWPA C14.
4. WING POSTS MAY BE MADE FROM 8 IN DIAMETER AND TREATED IN SECTION 710.07
5. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND PAINTED WITH ALUMINUM PAINT IN ACCORDANCE WITH SECTION 506 ALL HARDWARE SHALL BE GALVANIZED IN CONFORMANCE WITH AASHTO M 111 OR PAINTED WITH ZINC-RICH PAINT MEETING MILITARY SPECIFICATION DOD-P-21035
6. ALL STRUCTURAL STEEL SHALL CONFORM TO AASHTO M 270 GRADE A 709 GRADE 36.
7. WELDING SHALL CONFORM TO THE AWS STRUCTURAL WELDING CODE AND AASHTO.
8. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER IN THE EMPLOYMENT.
9. OUTLET PIPES WILL BE REQUIRED AND PAID FOR AS SHOWN ON THE PLANS. A 4 IN DIA SLOTTED MAY BE USED THROUGH THE CENTRAL SUPPORT TO DRAIN FROM ONE CELL TO THE OTHER TO MINIMIZE THE NUMBER OF OUTLET PIPES.
10. TYPE OF WING (TIMBER OR STEEL) SHALL BE STEEL UNLESS OTHERWISE SHOWN ON THE PLANS.
11. STRUCTURE EXCAVATION, STRUCTURE BACKFILL, AND SURVEY WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
12. A 4 IN CONCRETE FLOOR SHALL BE PLACED IN THE DEER GUARD AND SHALL BE SLOPED TO DRAIN. THIS QUANTITY WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
13. EXPANSION JOINT MATERIAL SHALL BE USED BETWEEN EVERY 4 INCH CONCRETE FLOOR AND THE FOUNDATION. THIS QUANTITY WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK.
14. TOOLED OR SAWCUT JOINTS WILL BE REQUIRED IN THE 4 INCH CONCRETE FLOOR AS DIRECTED. DETAIL THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THIS WORK
15. HIGHWAY LOADING DESIGN DATA
    HL-93 DESIGN TRUCK OR TANDEM, AND DESIGN LANE LOAD
16. A TREATED 2X6 MAY BE USED AT THE OPEN END OF THE DEER GUARD TO KEEP FILL MATERIAL FROM FALLING IN.
17. ALTERNATIVE DEER GUARDS MAY BE CONSTRUCTED UPON APPROVAL BY THE PROJECT ENGINEER.



Computer File Information	Sheet Revisions	Colorado Department of Transportation	DEER GUARD	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: Comments	2829 West Howard Place DOT HQ, 3rd Floor Denver, 80204-2305 Phone: 303-757-9021 FAX: 303-757-9868		M-611-2
Designer Initials: JDM		Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 1 of 2
Last Modification Date: 07/31/19				Project Sheet Number:
Detailer Initials: LTA				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				

G = 2" x 2" x 5/16" x 123.70°	32.88 LBS.
b = 2" x 2" x 5/16" x 123.70°	32.88 LBS.
c = 2" x 2" x 5/16" x 177.93°	47.30 LBS.
d = 5½" x 5½" x 5/16" x 141.99°	43.09 LBS.
e = 5½" x 5½" x 5/16" x 106.04°	32.25 LBS.
f = 5½" x 5½" x 5/16" x 70.99°	21.33 LBS.
g = 5½" x 5½" x 5/16" x 34.25°	10.39 LBS.
h = 3" x 3" x 5/16" x 84" - 3.13 LBS.	
1 - TWO 2" x 2" x 5/16" x 3.845' = 4.25 LBS.	
6" x 8" x 7'-9" TIMBER POST	
TOTAL LBS. STEEL = 226.6	

ONE TIMBER WING

ROADWAY WIDTH (FT.)	USE UNITS (FT.)	PRECAST CONCRETE (CU. YD.)	PRECAST REINF. STEEL (LBS.)	CAST-IN-PLACE CONCRETE (CU. YD.)	CAST-IN-PLACE REINF. STEEL (LBS.)	A (IN.)	TOTAL WEIGHT (LBS.)
18	8	8	9.4	6.70	9.4	15	5905
20	10	10	11.3	8.01	11.2	15	7343
24	12	12	13.1	9.54	13.1	15	8785
28	14	14	15.0	10.59	15.0	15	10224
30	10 10 10		14.1	12.06	14.1	12	10809
32	10 12 10		16.8	13.84	16.8	18	13737
38	12 14 12		17.3	13.53	17.3	15	13638
40	14 12 14		20.2	14.55	20.2	15	14407

ONE STEEL WING

FOUNDATION QUANTITIES

SIZE	WEIGHT (LBS.)
8"	2953
10"	3673
12"	4393
14"	5112

WELDED GRILL UNITS FULL LENGTH

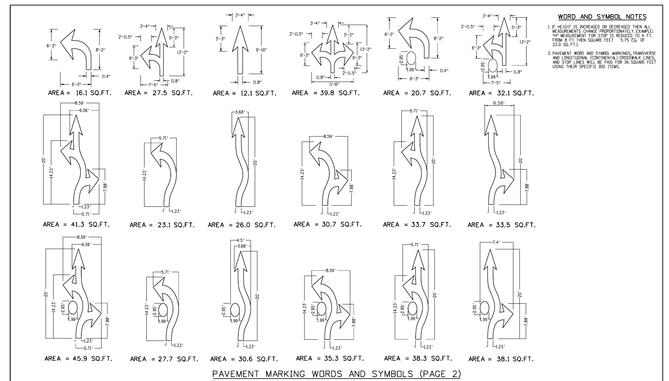
SIZE	WEIGHT (LBS.)
8"	1479
10"	1838
12"	2196
14"	2556

WELDED GRILL UNITS HALF LENGTH

HALF GRILLS SHALL BE BOLTED ON 19 INCH CENTERS MAX. FOR MULTIPLE GRILL UNIT CONNECTION DETAIL ON SHEET (NO)

WING QUANTITIES

Computer File Information	Sheet Revisions	Colorado Department of Transportation	DEER GUARD	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: Comments	2829 West Howard Place DOT HQ, 3rd Floor Denver, 80204-2305 Phone: 303-757-9021 FAX: 303-757-9868		M-611-2
Designer Initials: JDM		Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 2 of 2
Last Modification Date: 07/31/19				Project Sheet Number:
Detailer Initials: LTA				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				



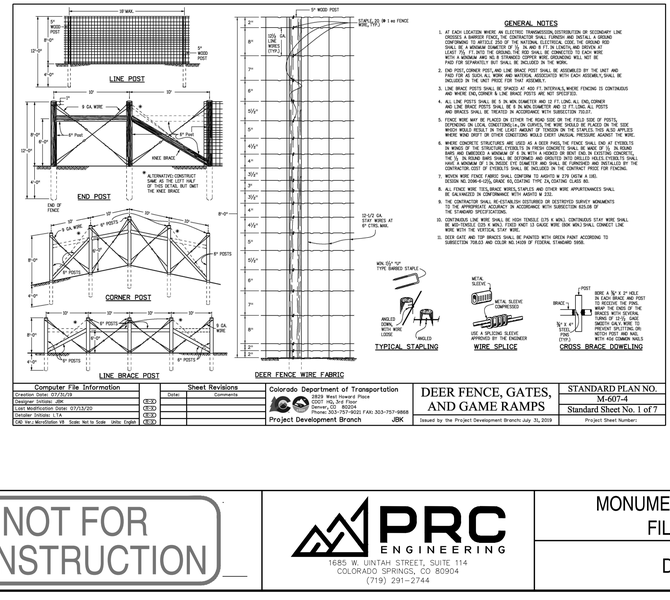
WORD AND SYMBOL NOTES

1. IF HEIGHT IS INCREASED OR DECREASED THEN ALL MEASUREMENTS CHANGE PROPORTIONALLY (EXAMPLE: IF THE HEIGHT OF THE WORD STOP IS INCREASED TO 9 FT. THEN SQUARE FEET = 9 / 8 X 23.0 SQ.FT.).
2. PAVEMENT WORD AND SYMBOL MARKINGS, TRANSVERSE AND LONGITUDINAL (CONTINENTAL) CROSSWALK LINES, ARE TO BE MEASURED AS SHOWN ON SQUARE FEET USING THEIR SPECIFIC SIZE ITEMS.

PAVEMENT MARKING WORDS AND SYMBOLS (PAGE 2)

Computer File Information	Sheet Revisions	Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 04/14/23	Date: Comments	2829 W. Howard Pl. Denver, 80204-2305 Phone: 303-757-9654 FAX: 303-757-9239		S-627-1
Created By: Anna		Traffic & Safety Engineering EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Standard Sheet No. 10 of 11
Last Modification Date:				Project Sheet Number:
Last Modified By:				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				

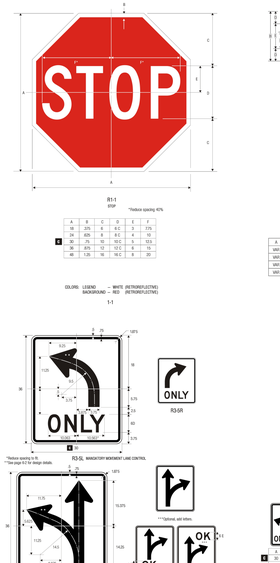
Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12	Date: Comments	2829 West Howard Place DOT HQ, 3rd Floor Denver, 80204-2305 Phone: 303-757-9654 FAX: 303-757-9868		M-604-12
Last Modification Date: 07/04/12 (letters: LTA)		Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2
Path:P:\dtm.www.coloradodot.info\Roadways\Workgroups\S				
Drawing File Name: 604S12012D.dgn				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				

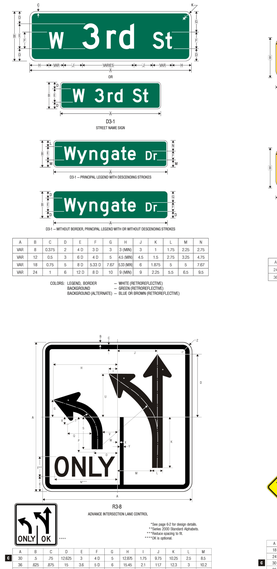


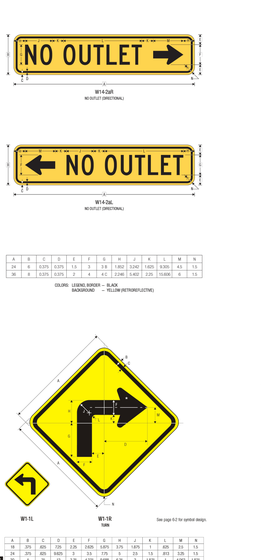
GENERAL NOTES

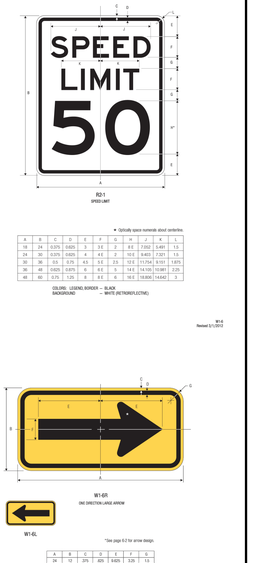
1. AT EACH LOCATION WHERE AN ELECTRIC TRANSMISSION, DISTRIBUTION OR SECONDARY LINE CROSSES A BARRIER FENCE, THE CONTRACTOR SHALL FURNISH AND INSTALL A GROUND CONNECTION AT EACH SIDE OF THE CROSSING. THE GROUND CONNECTION SHALL CONSIST OF A MINIMUM DIAMETER OF 5/8 IN AND 8 FT IN LENGTH, AND DRIVEN AT LEAST 7/8 FT INTO THE GROUND. THE BOND SHALL BE CONNECTED TO EACH WIRE OF THE FENCE WITH A #6 SOLID COPPER WIRE. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
2. END POST, CORNER POST, AND LINE BRACE POST SHALL BE ASSEMBLED BY THE UNIT AND PAID FOR AS SUCH. ALL WORK AND MATERIAL ASSOCIATED WITH EACH ASSEMBLY, SHALL BE INCLUDED IN THE UNIT PRICE FOR THAT ASSEMBLY.
3. LINE BRACE POSTS SHALL BE SPACED AT 400 FT INTERVALS, WHERE FENCING IS CONTINUOUS AND WHERE END, CORNER N LINE BRACE POSTS ARE NOT SPECIFIED.
4. ALL LINE POSTS SHALL BE 5 IN MIN DIAMETER AND 12 FT LONG. ALL END, CORNER AND LINE BRACE POSTS SHALL BE 6 IN MIN DIAMETER AND 12 FT LONG. ALL POSTS SHALL BE SET PLUMB AND TO THE LINE AND GRADE SHOWN ON THE PLANS.
5. FENCE WIRE MAY BE PLACED ON EITHER THE RIDING SIDE OR THE FIELD SIDE OF POSTS, DEPENDING ON LOCAL CONDITIONS; I.E., ON CURVES, THE WIRE SHOULD BE PLACED ON THE SIDE WHICH WOULD RESULT IN THE LEAST AMOUNT OF TENSION ON THE STAPLES. THIS ALSO APPLIES WHERE WIND DRIFT OR OTHER CONDITIONS WOULD EXERT UNUSUAL PRESSURE AGAINST THE WIRE.
6. WHERE CONCRETE STRUCTURES ARE USED AS A DECK PANEL, THE FENCE SHALL BE ATTACHED TO THE CONCRETE BY DRILLING HOLES AND GROUTING IN STEEL FENCE POSTS. THE HOLES SHALL BE DRILLED A MINIMUM OF 6 IN DEEP WITH A MINIMUM OF 2 IN WITHIN A MINIMUM OF 6 IN WITH A MINIMUM OF 2 IN BETWEEN THE HOLE AND EXISTING CONCRETE. THE ½ IN ROUND BARS SHALL BE DEFORMED AND GROUTED INTO DRILLED HOLES. POSTS SHALL HAVE A MINIMUM OF 3 IN INSIDE THE DIAMETER AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR FENCING.
7. WHERE WIRE STAPLE IS USED, STAPLING TO WOOD SHALL BE WITH NO. 14 GAUGE, MINIMUM NOMINAL 1¾ IN LONG, GRADE 60, COATING TYPE 3A, COATING CLASS B.
8. ALL FENCE WIRE TIES, BRACE WIRES, STAPLES AND OTHER WIRE APPURTENANCES SHALL BE GALVANIZED IN CONFORMANCE WITH AASHTO M 232.
9. THE CONTRACTOR SHALL RE-ESTABLISH DISTURBED OR DESTROYED SURVEY MONUMENTS TO THE APPROPRIATE ACCURACY IN ACCORDANCE WITH SUBSECTION 625.08 OF THE STANDARD SPECIFICATIONS.
10. CONTINUOUS LINE WIRE SHALL BE HIGH TENSILE (170 # MIN.), CONTINUOUS STAY WIRE SHALL BE NO. 9 GAUGE MINIMUM, AND BARBED WIRE SHALL BE 12 GAUGE MIN. BOTH WIRES SHALL CONFORM TO AASHTO M 280. WIRE WITH THE HIGHEST TENSILE STRENGTH SHALL BE USED.
11. DEER GATE AND TOP BRACES SHALL BE PAINTED WITH GREEN PAINT ACCORDING TO SUBSECTION 708.03 AND COLOR NO. 14109 OF FEDERAL STANDARD 595B.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	DEER FENCE, GATES, AND GAME RAMPS	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: Comments	2829 West Howard Place DOT HQ, 3rd Floor Denver, 80204-2305 Phone: 303-757-9021 FAX: 303-757-9868		M-607-4
Designer Initials: JDM		Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Standard Sheet No. 1 of 7
Last Modification Date: 07/31/20				Project Sheet Number:
Detailer Initials: LTA				
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				









REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	11/04/25
2	ADDRESS AGENCY COMMENTS	12/31/25
3	ADDRESS AGENCY COMMENTS	04/08/26
4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	09/22/26

811 Know what's below. Call 72 hours before you dig. For more details visit: www.call811.com

PREPARED FOR:
MONUMENT RIDGE EAST, LLC
5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMO

NOT FOR CONSTRUCTION

PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

DETAILS

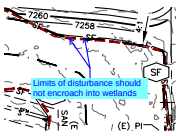
DRAWN BY:	MGP
SCALE: N/A	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	32 OF 32

P:\Projects\24-001 MRE\Civil_CDs\PH1\24-001-32-Details - Details - Tuesday, September 22, 2026 11:31:09 AM - MGP.pdf

P:\Projects\24-001 MRE\Civil_CDs\PH1\24-001-32-Details - Details - Tuesday, September 22, 2026 11:31:09 AM - MGP.pdf

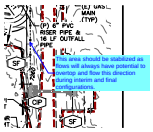
V6_CDOT Construction Drawings.pdf Markup Summary

CDurham (17)



Subject: Callout
Page Label: 2
Author: CDurham
Date: 10/16/2026 9:18:33 AM
Status:
Color:
Layer:
Space:

Limits of disturbance should not encroach into wetlands



Subject: Callout
Page Label: 2
Author: CDurham
Date: 10/16/2026 4:18:42 PM
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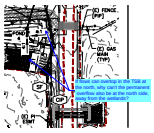
Space:

This area should be stabilized as flows will always have potential to overtop and flow this direction during interim and final configurations.



Subject: Callout
Page Label: 3
Author: CDurham
Date: 10/16/2026 4:19:36 PM
Status:
Color:
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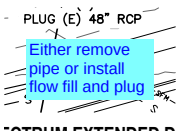
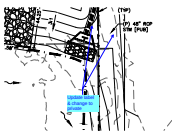
Space:

If flows can overtop in the TSB at the north, why can't the permanent overflow also be at the north side, away from the wetlands?



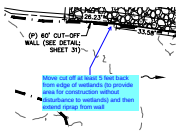
Subject: Text Box
Page Label: 8
Author: CDurham
Date: 10/15/2026 3:41:51 PM
Status:
Color:
Layer:
Space:

Either remove pipe or install flow fill and plug



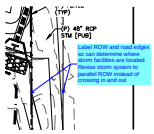
Subject: Callout
Page Label: 10
Author: CDurham
Date: 10/16/2026 2:51:04 PM
Status:
Color:
Layer:
Space:

Update label & change to private



Subject: Callout
Page Label: 10
Author: CDurham
Date: 10/16/2026 9:29:27 AM
Status:
Color:
Layer:
Space:

Move cut off at least 5 feet back from edge of wetlands (to provide area for construction without disturbance to wetlands) and then extend riprap from wall



Subject: Callout
Page Label: 10
Author: CDurham
Date: 10/16/2026 2:52:55 PM
Status:
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Label ROW and road edges so can determine where storm facilities are located. Revise storm system to parallel ROW instead of crossing in and out

---

Subject: Text Box
Page Label: 10
Author: CDurham
Date: 10/16/2026 3:08:15 PM
Status:
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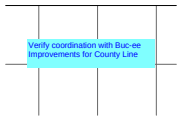
Space:

Show no build area



Subject: Text Box
Page Label: 18
Author: CDurham
Date: 10/16/2026 3:11:20 PM
Status:
Color:
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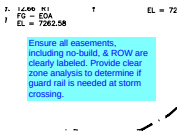
Space:

Verify coordination with Buc-ee Improvements for County Line



Subject: Text Box
Page Label: 18
Author: CDurham
Date: 10/16/2026 3:21:09 PM
Status:
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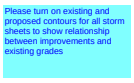
Space:

Ensure all easements, including no-build, & ROW are clearly labeled. Provide clear zone analysis to determine if guard rail is needed at storm crossing.



Subject: Text Box
Page Label: 22
Author: CDurham
Date: 10/16/2026 3:14:56 PM
Status:
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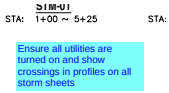
Space:

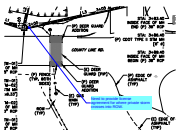
Please turn on existing and proposed contours for all storm sheets to show relationship between improvements and existing grades

---



Subject: Text Box
Page Label: 22
Author: CDurham
Date: 10/16/2026 3:37:37 PM
Status:
Color:
Layer:
Space:

Ensure all utilities are turned on and show crossings in profiles on all storm sheets



Subject: Callout
Page Label: 22
Author: CDurham
Date: 10/16/2026 3:36:51 PM
Status:
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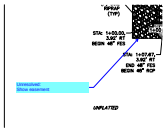
Space:

Need to provide license agreement for where private storm crosses into ROW.



Subject: Callout
Page Label: 29
Author: CDurham
Date: 10/16/2026 9:38:18 AM
Status:
Color:
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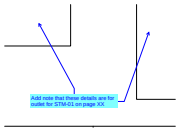
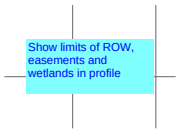
Unresolved:
Show easement



Subject: Callout
Page Label: 29
Author: CDurham
Date: 10/16/2026 9:41:51 AM
Status:
Color:
Layer:
Space:

Add note that these details are for outlet for STM-01 on page XX



Subject: Text Box
Page Label: 29
Author: CDurham
Date: 10/16/2026 3:16:17 PM
Status:
Color:
Layer:
Space:

Show limits of ROW, easements and wetlands in profile

Show and label no build easement

Subject: Text Box
Page Label: 29
Author: CDurham
Date: 10/16/2026 3:17:42 PM
Status:
Color:
Layer:
Space:

Show and label no build easement

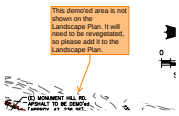
Glenn Reese - EPC Stormwater (6)

Subject: Area Measurement
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 8:47:09 AM
Status:
Color:
Layer:
Space:

148,879 sf

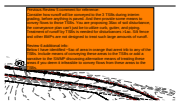
Subject: Area Measurement
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 8:49:19 AM
Status:
Color:
Layer:
Space:

102,379 sf



Subject: SW - Textbox with Arrow
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 3:09:36 PM
Status:
Color:
Layer:
Space:

This demo'ed area is not shown on the Landscape Plan. It will need to be revegetated, so please add it to the Landscape Plan.



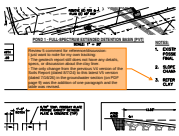
Subject: SW - Textbox
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 10:20:55 AM
Status:
Color:
Layer:
Space:

Previous Review 5 comment for reference:
Consider how runoff will be conveyed to the 3 TSBs during interim grading, before anything is paved. And then provide some means to convey flows to those TSBs. You are proposing 36ac of soil disturbance, the conveyance plan can't just be to utilize curb, gutter, and piping. Treatment of runoff by TSBs is needed for disturbances >1ac. Silt fence and other BMPs are not designed to treat such large amounts of runoff.

Review 6 additional info:
Below I have identified ~5ac of area in orange that arent trib to any of the TSBs. Include means of conveying these areas to the TSBs or add a narrative to the SWMP discussing alternative means of treating these areas if you deem it infeasible to convey flows from these areas to the TSBs.

Subject: SW - Textbox
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 10:21:26 AM
Status:
Color:
Layer:
Space:

Related Review 5 comment for reference:
There is a large area of proposed disturbance over here that is not trib to any of the 3 TSBs. This much disturbed and untreated runoff cannot be directed to the wetlands. The SF around the wetlands is not sufficient to treat this much runoff.



Subject: SW - Textbox with Arrow
Page Label: 8
Author: Glenn Reese - EPC Stormwater
Date: 10/14/2026 3:31:10 PM
Status:
Color:
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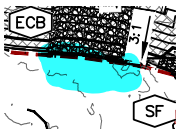
Space:

Review 5 comment for reference/discussion:
I just want to note for my own tracking:
- The geotech report still does not have any details, specs, or discussion about the clay liner.
- The only change from the previous V4 version of the Soils Report (dated 8/7/24) to this latest V5 version (dated 7/16/26) in the groundwater section (on PDF page 9) was the addition of one paragraph and the table was revised.

Jeff Rice - EPC Engineering Review (3)



Subject:
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/16/2026 1:48:47 PM
Status:
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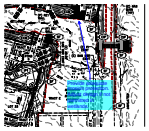


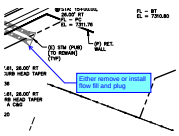
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 10/16/2026 1:49:38 PM
Status:
Color:
Layer:
Space:

Provide adequate erosion protection. Adjust design if not permitted in wetlands.

Subject: Text Box
Page Label: 10
Author: Jeff Rice - EPC Engineering Review
Date: 10/16/2026 1:51:29 PM
Status:
Color:
Layer:
Space:

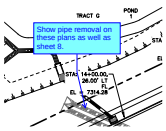
Include in SFMA

Joseph Sandstrom (5)



Subject: Callout
Page Label: 13
Author: Joseph Sandstrom
Date: 10/15/2026 4:24:42 PM
Status:
Color:
Layer:
Space:

Either remove or install flow fill and plug



Subject: Callout
Page Label: 13
Author: Joseph Sandstrom
Date: 10/15/2026 4:25:01 PM
Status:
Color:
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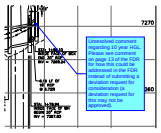
Space:

Show pipe removal on these plans as well as sheet 8.



Subject: Callout
Page Label: 23
Author: Joseph Sandstrom
Date: 10/15/2026 9:57:04 AM
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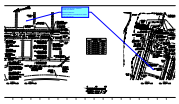
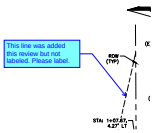
Unresolved comment regarding 10 year HGL. Please see comment on page 13 of the FDR for how this could be addressed in the FDR instead of submitting a deviation request for consideration (a deviation request for this may not be approved).



Subject: Text Box
Page Label: 24
Author: Joseph Sandstrom
Date: 10/14/2026 9:24:54 AM
Status:
Color:
Layer:
Space:

Unresolved Review 5 comment:
Include lot numbers.

Review 6 comment:
Please address. Lot numbers are shown on all other sheets.



Subject: Callout
Page Label: 29
Author: Joseph Sandstrom
Date: 10/14/2026 9:59:42 AM
Status:
Color:
Layer:
Space:

This line was added this review but not labeled. Please label.