MONUMENT RIDGE EAST FILING NO. 1

CONSTRUCTION DRAWINGS

EL PASO COUNTY, COLORADO

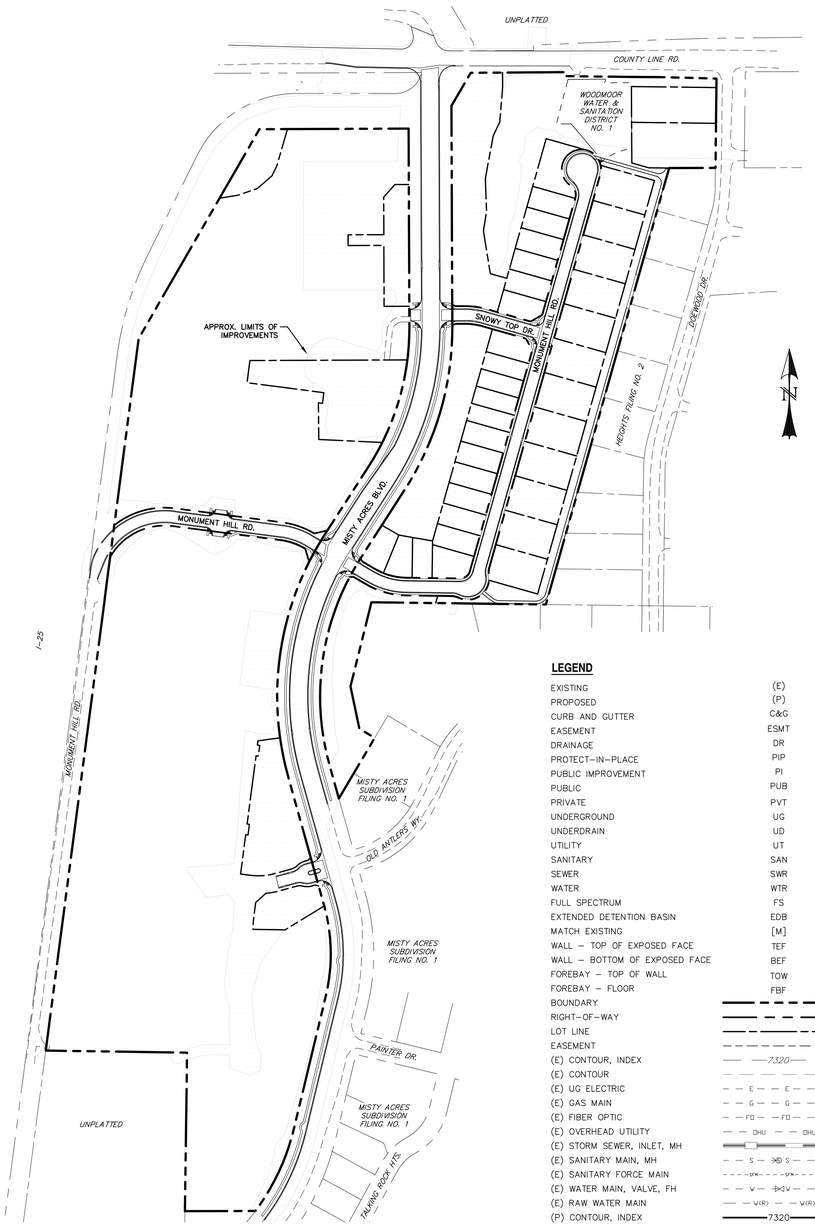
STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

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:

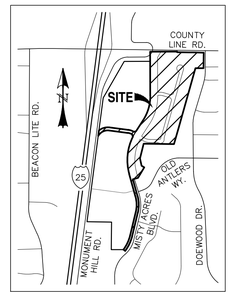
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT



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 HAVE 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 1	5	OF	29
– POND 2	6	OF	29
– POND 4	7	OF	29
– POND 5	8	OF	29
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– OLD ANTLERS WAY (STA: 1+00 ~ 2+70)	9	OF	29
– MISTY ACRES BOULEVARD (STA: 13+00 ~ 25+00)	10	OF	29
– MISTY ACRES BOULEVARD (STA: 25+00 ~ 35+80)	11	OF	29
– MONUMENT HILL ROAD [WEST] (STA: 1+00 ~ 9+00)	12	OF	29
– SNOWY TOP DRIVE (STA: 1+00 ~ 4+30)	12	OF	29
– MONUMENT HILL ROAD [EAST] (STA: 1+00 ~ 14+50)	13	OF	29
– MONUMENT HILL ROAD [EAST] (STA: 14+50 ~ 17+50)	14	OF	29
– COUNTY LINE ROAD RIGHT TURN LANE (STA: 1+00 ~ 4+00)	15	OF	29
SIGNAGE & STRIPING PLAN	16	OF	29
SIGNAGE & STRIPING PLAN	17	OF	29
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– STM-07, STM-08, STM-09, & STM-10	21	OF	29
– STM-11 (STA: 1+00 ~ 14+25) & STM-11A	22	OF	29
– STM-11 (STA: 14+25 ~ 18+60) & STM-13	23	OF	29
– STM-14, STM-16, STM-17, STM-18, & STM-19	24	OF	29
– STM-20, STM-21, STM-22, STM-23, & STM-24	25	OF	29
– STM-36	26	OF	29
DETAIL SHEET	27	OF	29
DETAIL SHEET	28	OF	29
DETAIL SHEET	29	OF	29

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	06/24/26

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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 29

D:\Projects\24-001 MRE\Dwg_CD\PLAN\24-001-00a-01-Cover - Cover - Saturday, April 11, 2026 2:49:05 PM - Michael Pitts

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.

0 100 200
SCALE: 1" = 100'

Verify stability of flow path

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.

Wetlands boundary location does not match aerial - an additional exhibit can be provided based on the USACE approved delineation. Revise grading to not disturb the 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

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
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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	06/24/26

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COLORADO SPRINGS, CO 80919

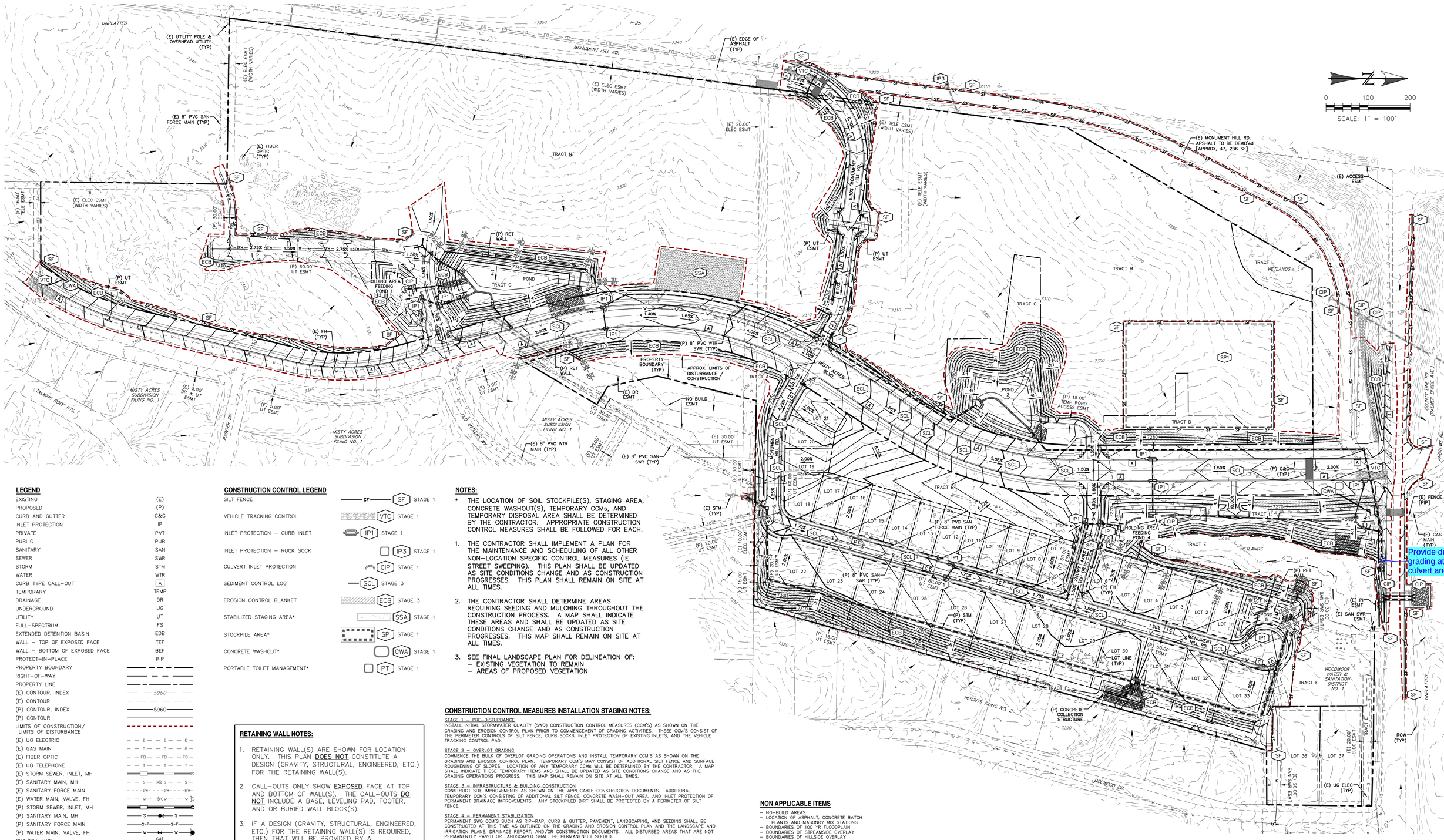
PREPARED
NOT FOR CONSTRUCTION
RAYMO

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 29

P:\Projects\24-001 MRE\Dwg\GRADING\24-001-GR-01.dwg - 2:1 - mgp - Saturday, July 11, 2026 2:49:34 PM - Michael Pitts



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

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.

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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
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.

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COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND A. PRESLEY, PE
NOT FOR CONSTRUCTION

PRC ENGINEERING
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COLORADO SPRINGS, CO 80904
(719) 291-2744

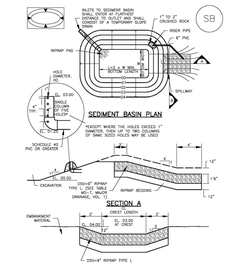
MONUMENT RIDGE EAST FILING NO. 1

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 29

P:\Projects\24-001 MR Filing 1\03\Plan\24-001-03-SHT - Final - Sunday, July 13, 2025 3:31:59 PM - Michael Pino

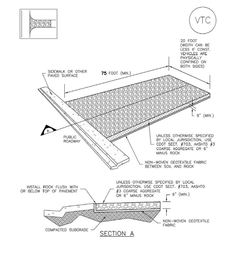
Sediment Basin (SB) SC-7



SEDIMENT BASIN INSTALLATION NOTES

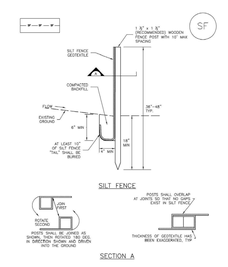
1. SEE PLAN VIEW FOR:
   —LOCATION OF SEDIMENT BASIN
   —ADDITIONAL DRAINAGE INFORMATION OR NONSTANDARD BASIN.
   —FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER D.
   —FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN.
2. FOR STANDARD BASIN, BOTTOM DIMENSION 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 AN E/SI/MAINTAIN CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND OTHER UNSUITABLE MATERIAL. SOIL USED IN THE EMBANKMENT 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 DESIGN OF SEDIMENT BASIN(S) FOR DRAINAGE AREAS 15 ACRES OR GREATER. BASIN(S) FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

Vehicle Tracking Control (VTC) SM-4



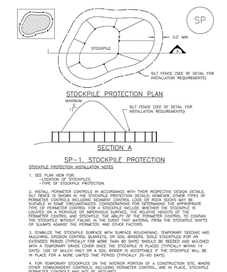
VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

Silt Fence (SF) SC-1



SF–1. SILT FENCE

Stockpile Management (SP) MM-2

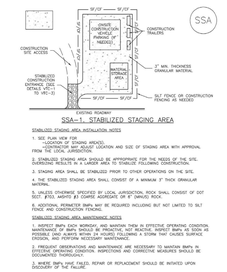


SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATION OF STOCKPILES.
   —TYPE OF STOCKPILE PROTECTION.
2. ALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE OR EQUIVALENT SEDIMENT CONTROL LOGS OR ROCK SOCKS SHALL BE INSTALLED AROUND PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS SHALL BE INSTALLED AROUND PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS. THE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE STOCKPILE AND PERIMETER CONTROL, AND THE SLOPE OF THE GROUND BETWEEN THE STOCKPILE AND THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
3. FOR STOCKPILES THAT WILL BE IN PLACE FOR LONGER THAN SEVEN DAYS, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR SOIL BINDERS, SHALL STOCKPILES FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 45 DAYS) SHOULD BE SEEDED AND MULCHED WITH APPROPRIATE SEED MIXTURE. IF THE STOCKPILE WILL BE IN PLACE FOR A SHORTER PERIOD, 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 CONTROLS, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

Stabilized Staging Area (SSA) SM-6



STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATION OF STAGING AREA(S).
   —ADDITIONAL INFORMATION REGARDING 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 2" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 3" CRUSHED ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE OR CONSTRUCTION FENCING.

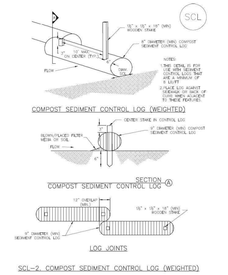
STABILIZED STAGING AREA MAINTENANCE NOTES

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. SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN 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 CITY OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD.

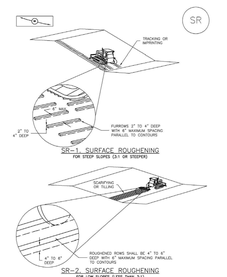
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDCD STANDARD DETAILS. PERSONNEL WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SC-2 Sediment Control Log (SCL)



SCL–2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

Surface Roughening (SR) EC-1



SURFACE ROUGHENING INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATIONS OF SURFACE ROUGHENING.
2. SURFACE ROUGHENING SHALL BE PROVIDED PROMPTLY AFTER COMPLETION OF FINISHED GRADING. DO NOT ROUGHEN FOLLOWING TOPSOIL OR PRIOR TO TOPSOIL PLACEMENT OF ANY FORMDISEED 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 TILLAGE 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 REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF ROUGHENED ROWS SHALL BE REMOVED AS NEEDED TO MAINTAIN 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.

Chapter 5
Native Vegetation Requirements and Guidelines

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
				60 seeds/sq ft	60 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

*Iron portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants is not recommended for sites with verified hydrology.

†Species that will do well in the bottom of pond areas.

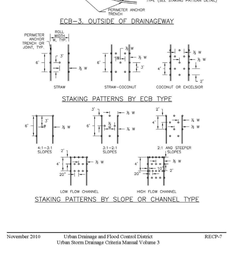
SC-7 Sediment Basin (SB)

TABLE SB–1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN				
Upstream Drainage Area (Acres)	Basin Bottom Width (W)	Spillway Crest Length (SCL)	Hole Diameter (HD), (in)	
1	12 ft		3in	
2	12 ft		4in	
3	12 ft		5in	
4	12 ft		6in	
5	12 ft		7in	
6	12 ft		8in	
7	12 ft		9in	
8	12 ft		10in	
TSB 9	12 ft	10 ft	11in	
TSB 10	12 ft	10 ft	12in	

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   —LOCATION OF SEDIMENT BASIN
   —ADDITIONAL DRAINAGE INFORMATION OR NONSTANDARD BASIN.
   —FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER D.
   —FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN.
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 AN E/SI/MAINTAIN CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND OTHER UNSUITABLE MATERIAL. SOIL USED IN THE EMBANKMENT 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 DESIGN OF SEDIMENT BASIN(S) FOR DRAINAGE AREAS 15 ACRES OR GREATER. BASIN(S) FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

Rolled Erosion Control Products (RECP) EC-6



SC-1 Silt Fence (SF)

SILT FENCE INSTALLATION NOTES

1. SILT FENCE SHALL BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING, BUT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION WHERE POSSIBLE (TYPICALLY 5 TO 10 FT) FROM THE TOE OF THE SLOPE TO ALLOW FOR FLOW PONDING AND DEPOSITION.
2. A UNIFORM 6" x 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE, NO SYNC GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE UTILIZED.
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 POSTS SHALL BE PULLED TIGHT SO IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO SAGGING SILT FENCE 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" APART, MIDWAY 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" IS TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICAL 5' TO 10' TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICAL 5' TO 10').
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 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 CITY OF PARKER, COLORADO AND CITY OF AURORA, NOT AVAILABLE IN AUTOCAD.

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

MM-2 Stockpile Management (SM)

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.
4. A 4" 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 USDCD STANDARD DETAILS. PERSONNEL WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

1. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
2. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE SUBGRADE SHALL BE RIPPED TO A DEPTH OF 4" OR MORE TO MITIGATE COMPACTION CAUSED BY 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. CHECK WITH RE-CYCLED/REMOVED OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

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

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

SC-2 Sediment Control Log (SCL)

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 EARTH DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER MATERIAL CONTAINED IN BIODEGRADABLE WRAP OF MIN. NOMINAL 9MIL MESH SIZE AND CONSTRUCTED WITH BIODEGRADABLE TWINE.
4. SEDIMENT CONTROL LOGS MAY BE USED AS SHALL CHECK DAMS IN DITCHES AND SWALES; HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
5. IF IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 3" TO 5", DEPENDING ON THE DIAMETER OF THE LOG. HOWEVER, IF DOING SO WILL PRODUCE MORE SEDIMENT DUE TO EXCAVATION THAN THE LOG WILL HOLD BACK, TRENCHING IS UNNECESSARY. A TRENCHED CONTROL LOG'S DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING CONFIGURATIONS THAT ARE A LIKELY DO NOT NEED TO BE REMOVED.
6. THE LOWER 1/3 OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILLER MATERIAL TO ENSURE THAT NO FLOW PASSES UNDER OR AROUND THE LOG.
7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 4" INTO THE GROUND. IN THE EVENT THAT SPLITTING OCCURS NEAR THE TOP OF A STAKE, THE STAKE SHALL BE REPLACED. DUE TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 1ST 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 5 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 BMPS ARE REMOVED AND THE AREA IS STABILIZED WITH VEGETATION. ALL OTHER LOGS SHALL BE REMOVED AND THE AREA TOP SOIL SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

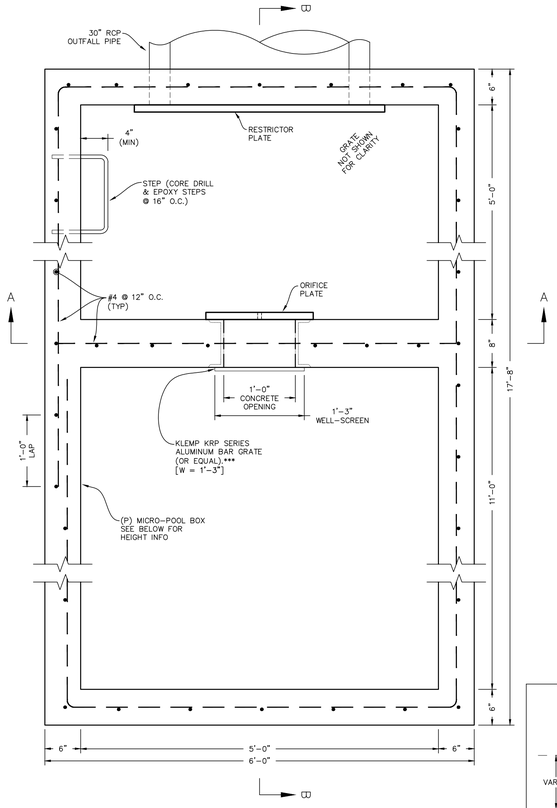
(DETAILS ADAPTED FROM CITY OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD.)

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

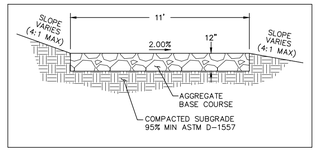
EC-1 Surface Roughening (SR)

SURFACE ROUGHENING INSTALLATION NOTES

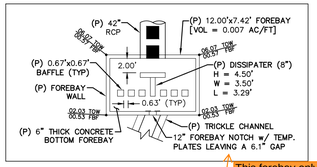
1. SEE PLAN VIEW F



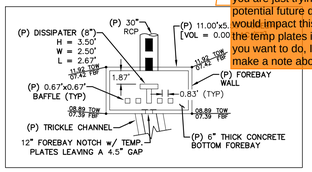
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.



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

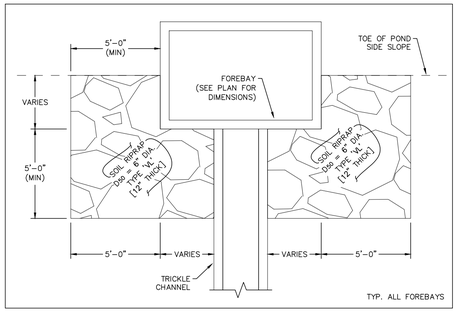


FOREBAY "1-A"
SCALE: N.T.S.

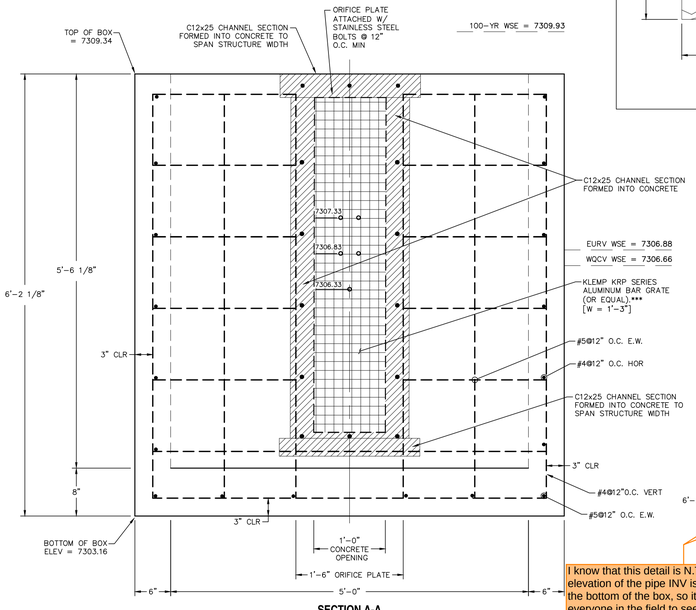


FOREBAY "1-B"
SCALE: N.T.S.

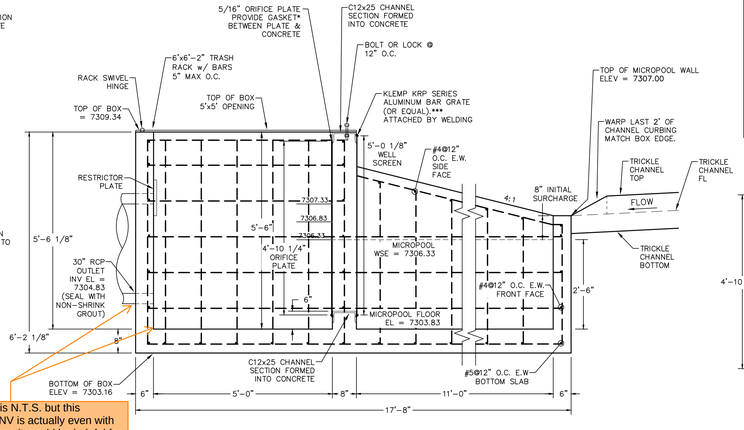
This forebay only has a Future condition (no interim condition), so then why have temp plates? The 6.1" width is the final width. Unless you are just trying account for potential future design changes that would impact this forebay notch. So the temp plates is fine, if that's what you want to do, I just wanted to make a note about this.



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



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

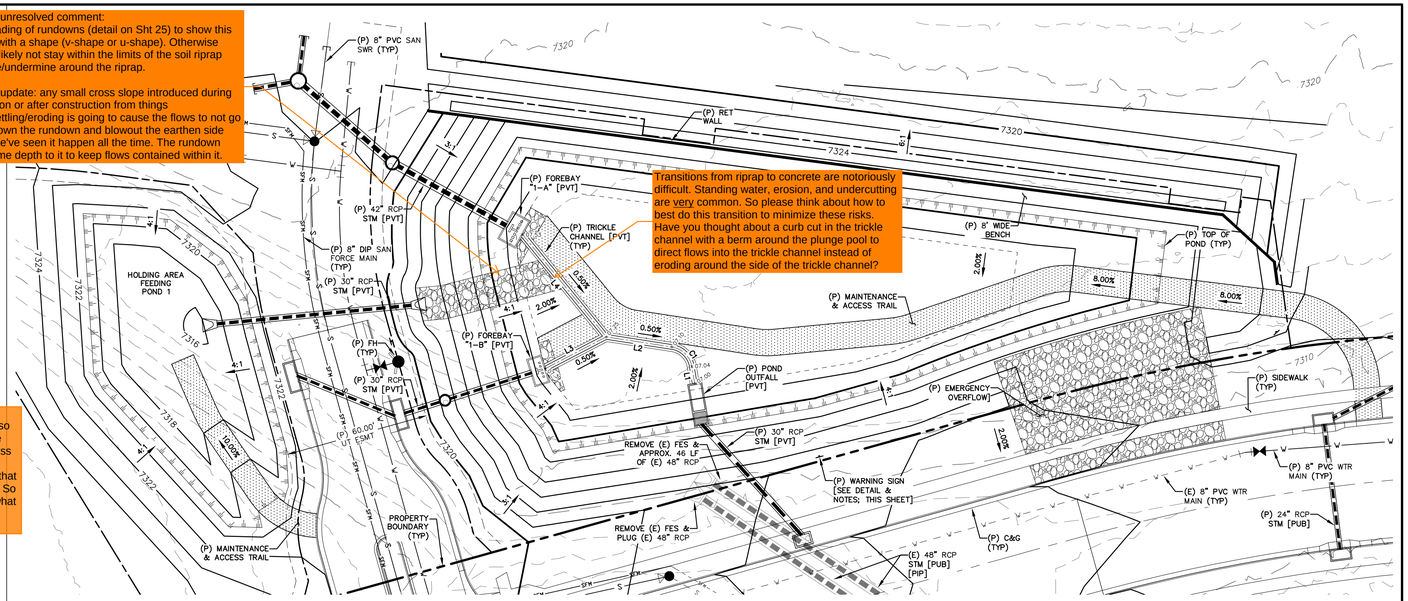


I know that this detail is N.T.S. but this elevation of the pipe INV is actually even with the bottom of the box, so it would be helpful for everyone in the field to see this pipe shifted down so that they are even, like you have shown on this same detail on the next page.

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

Review 4 unresolved comment:
Adjust grading of rundowns (detail on Sht 25) to show this rundown with a shape (v-shape or u-shape). Otherwise flows will likely not stay within the limits of the soil riprap and erode/undermine around the riprap.

Review 5 update: any small cross slope introduced during construction or after construction from things shifting/settling/eroding is going to cause the flows to not go straight down the rundown and blowout the earthen side slopes. We've seen it happen all the time. The rundown needs some depth to it to keep flows contained within it.



Transitions from riprap to concrete are notoriously difficult. Standing water, erosion, and undercutting are very common. So please think about how to best do this transition to minimize these risks. Have you thought about a curb cut in the trickle channel with a berm around the plunge pool to direct flows into the trickle channel instead of eroding around the side of the trickle channel?

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

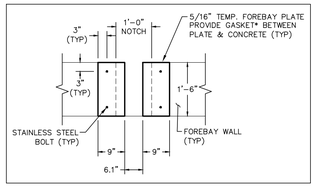
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C1	71°38'06"	10.00	12.50

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.

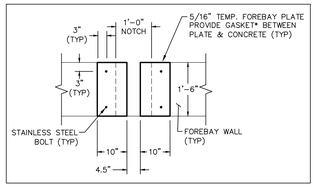
NOTES:

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.

0 30 60
SCALE: 1" = 30'



FOREBAY "1-A" TEMP. NOTCH PLATES
SCALE: N.T.S.



FOREBAY "1-B" TEMP. NOTCH PLATES
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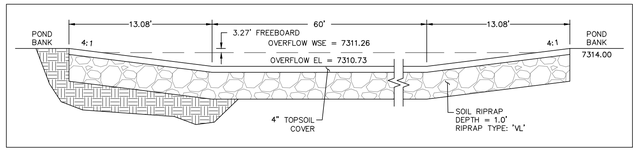
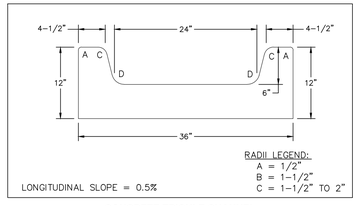
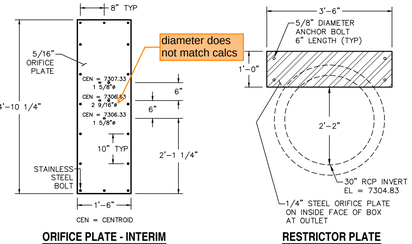


POND OVERFLOW WEIR DETAIL
SCALE: N.T.S.



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



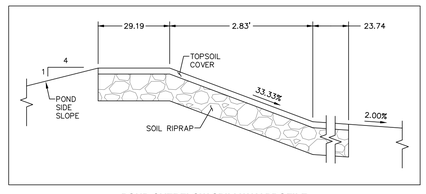
diameter does not match calcs

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

RESTRICTOR PLATE
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.



POND OVERFLOW SPILLWAY PROFILE
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.

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	06/24/26

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

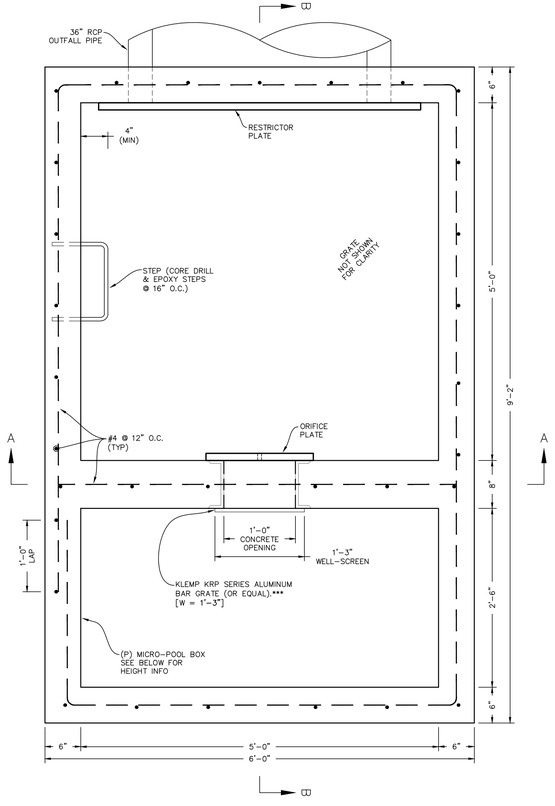
PREPARED BY:
RAYMOND
NOT FOR CONSTRUCTION

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

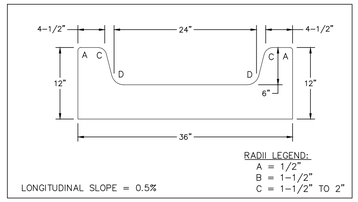
MONUMENT RIDGE EAST FILING NO. 1
POND DETAIL PLANS - POND 1 - [PVT]

DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		5 OF 29	

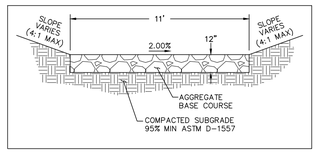
A_Projects\24-001 MRTC\Civ\CDR\24-001-Obs-05-PDR - Pond 1 - Detail Sheets, July 11, 2026 3:48:14 PM - Michael Pitts
A_Projects\24-001 MRTC\Civ\CDR\24-001-Obs-05-PDR - Pond 1 - Detail Sheets, July 11, 2026 3:48:14 PM - Michael Pitts



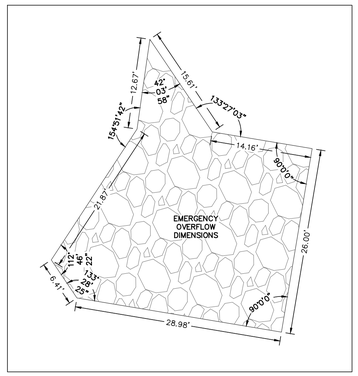
POND OUTFALL STRUCTURE - PLAN VIEW
SCALE: N.T.S.



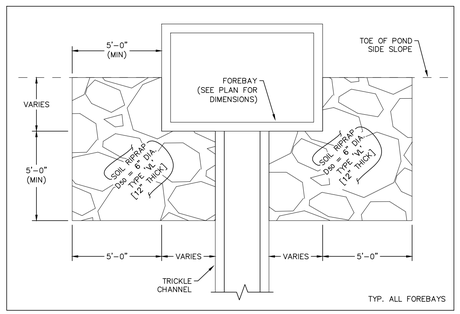
CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



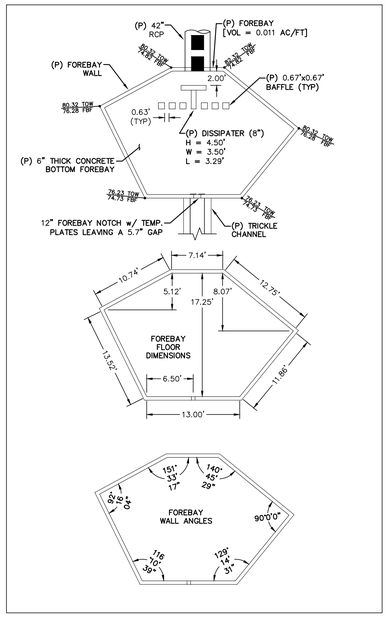
POND MAINTENANCE ACCESS DETAIL
SCALE: N.T.S.



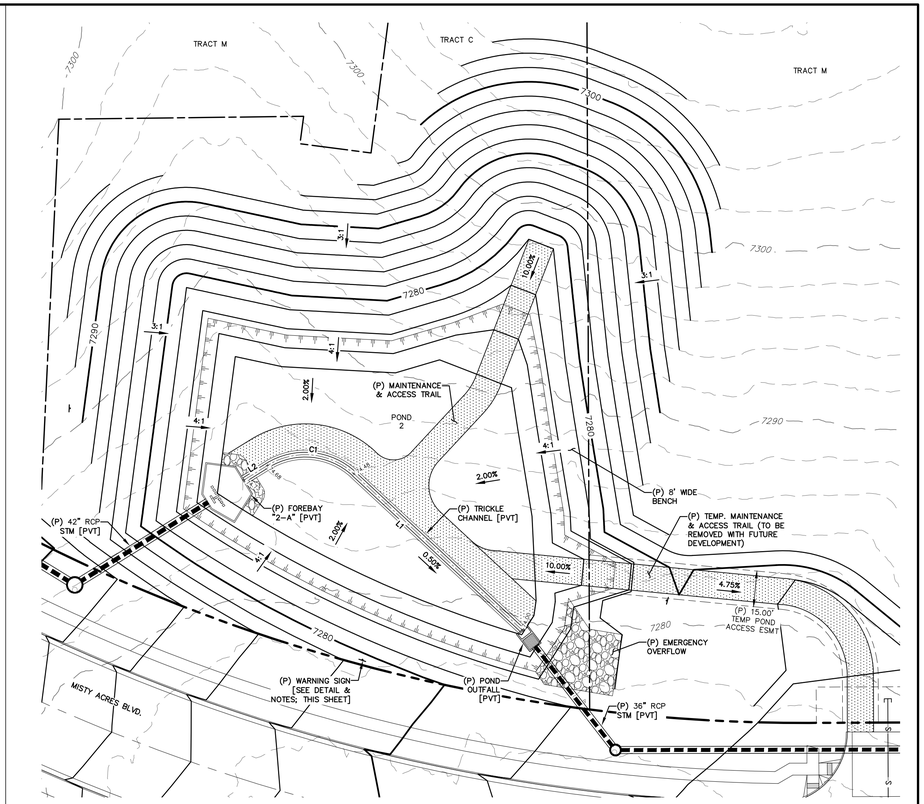
EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.



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'

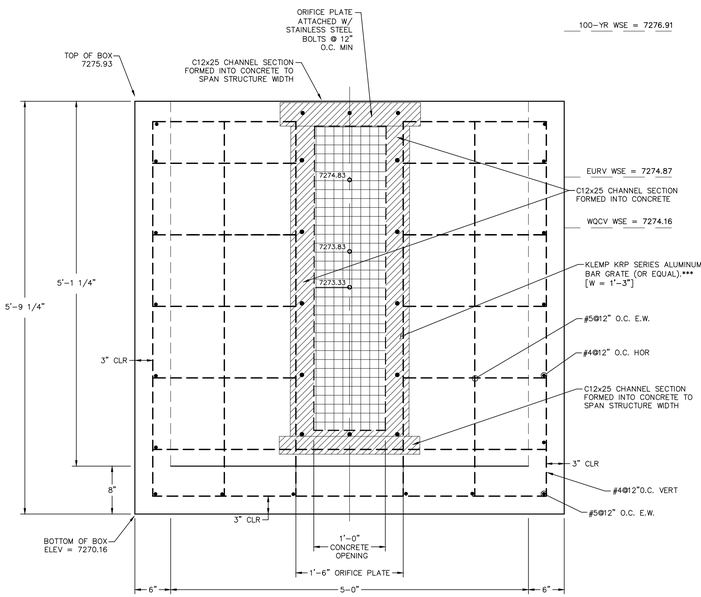
NOTES:

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.

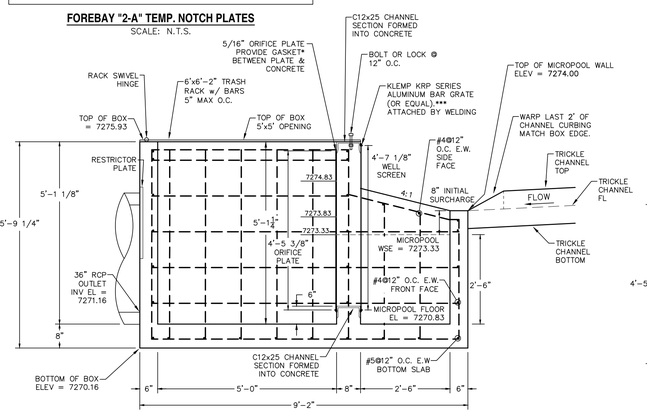
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S42° 53' 06"W	96.22
L2	S31° 48' 01"E	11.58

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

0 30 60
SCALE: 1" = 30'

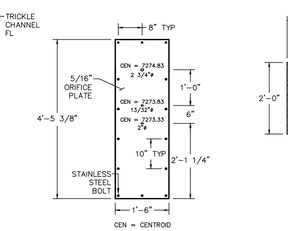


SECTION A-A
SCALE: N.T.S.

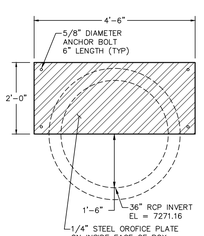


SECTION B-B
SCALE: N.T.S.

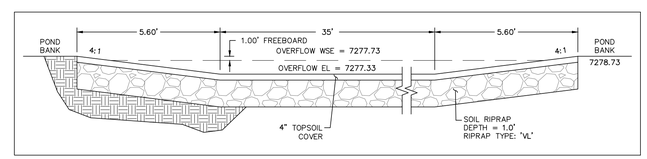
FOREBAY "2-A"
SCALE: N.T.S.



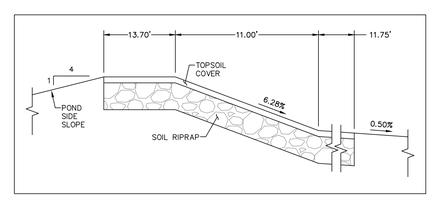
ORIFICE PLATE - INTERIM
SCALE: N.T.S.



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:

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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.

WARNING

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NOTES:

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- 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.

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	06/24/26

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

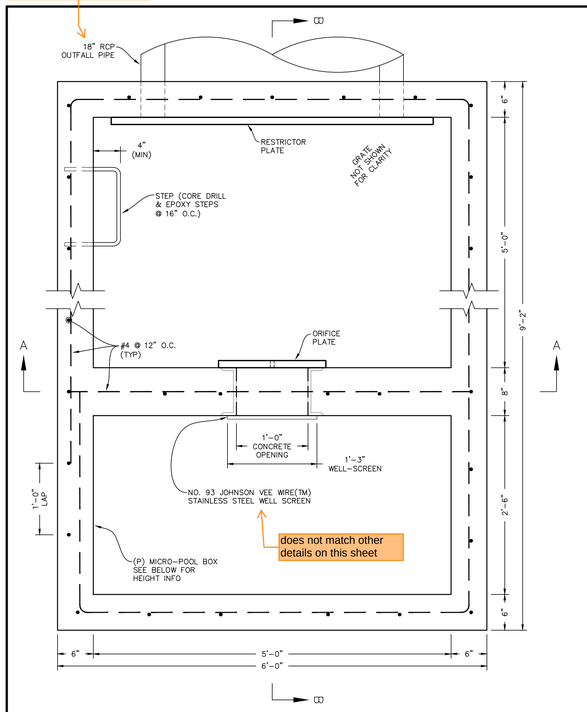
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

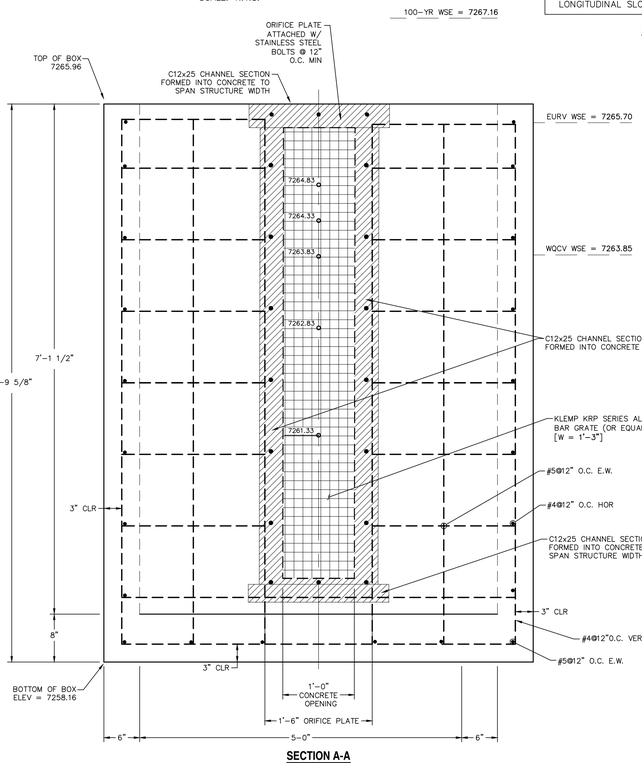
DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		6 OF 29	

A_Projects\24-001 MRE\Dwg_CDs\Plan\24-001-CDs-06.mpk - Pond 2 - Sunday, July 11, 2026 3:06:31 PM - Michael Perry

diameter still does match other details on this page



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

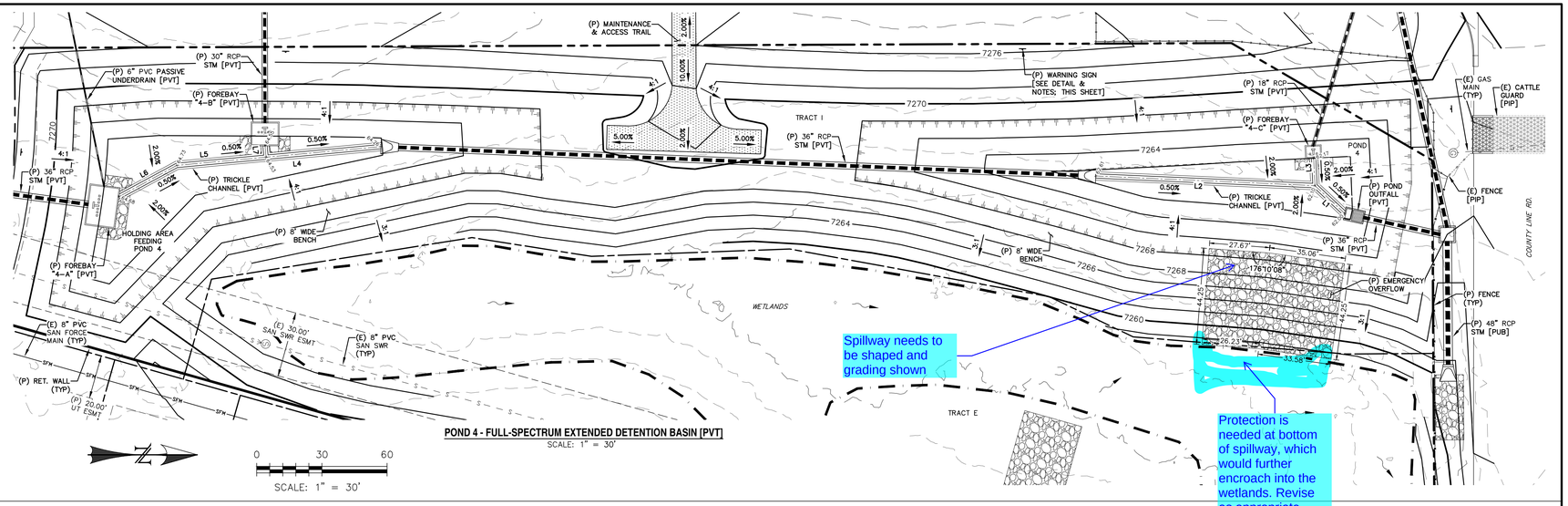


SECTION A-A
SCALE: N.T.S.

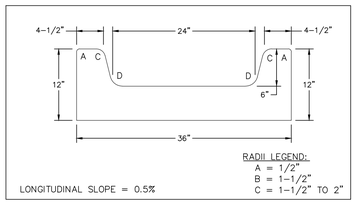
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S43° 01' 51"W	18.67
L2	S2° 31' 12"W	100.98
L3	S87° 13' 13"W	12.62
L4	S5° 15' 30"E	53.10
L5	S5° 15' 30"E	41.26
L6	S28° 21' 06"E	30.19
L7	S84° 44' 30"W	5.23

NOTES:

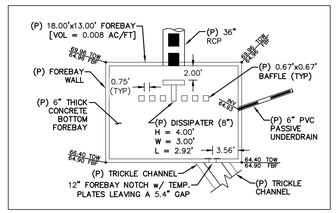
1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.



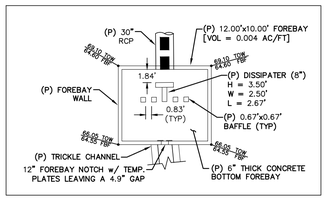
POND 4 - FULL-SPECTRUM EXTENDED DETENTION BASIN [PVT]
SCALE: 1" = 30'



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



FOREBAY "4-A"
SCALE: N.T.S.



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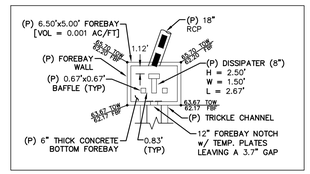
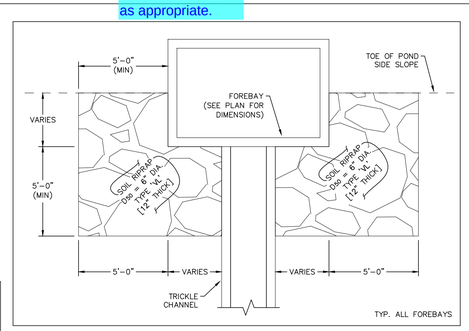
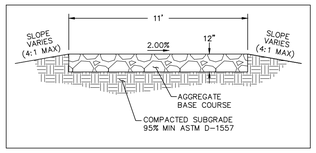


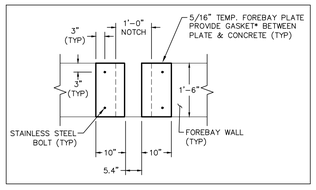
FOREBAY "4-C"
SCALE: N.T.S.



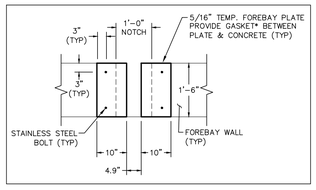
FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.



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



FOREBAY "4-A" TEMP. NOTCH PLATES
SCALE: N.T.S.



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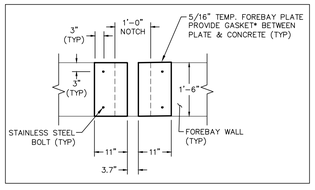
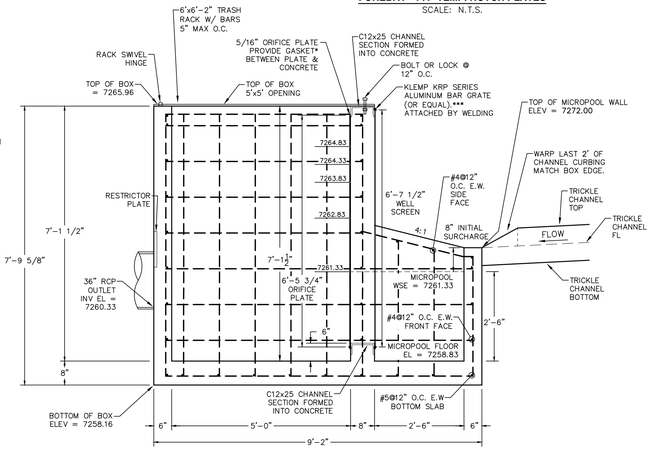
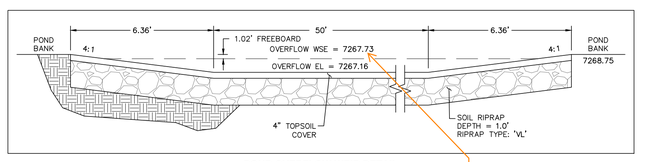
SCALE: N.T.S.



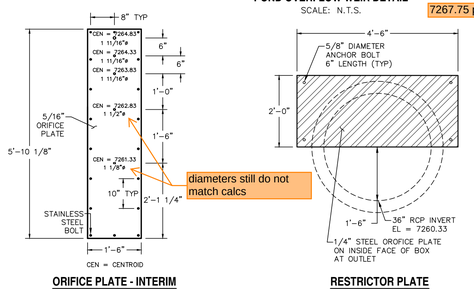
FOREBAY "4-C" TEMP. NOTCH PLATES
SCALE: N.T.S.



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



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



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

RESTRICTOR PLATE
SCALE: N.T.S.

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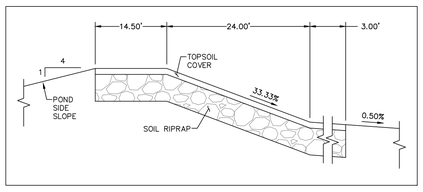

POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.

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REV.	DESCRIPTION	DATE
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COLORADO SPRINGS, CO 80919

PREPARED BY:
RAYMOND

NOT FOR CONSTRUCTION

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(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	24-001	SHEET	7 OF 29

P:\Projects\24-001 MRTC\Civ\CDR\24-001-CDs-01.mxd - Pond 4 - Sunday, July 13, 2025 3:30:49 PM - Rafael Pino

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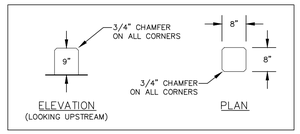
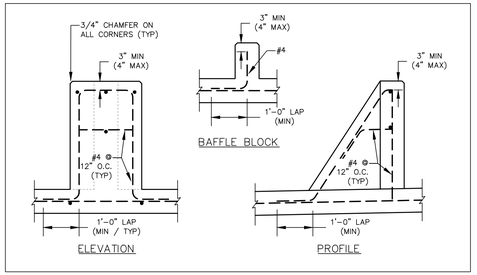
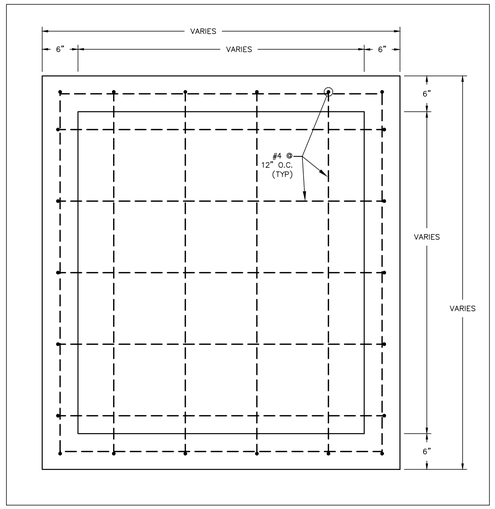


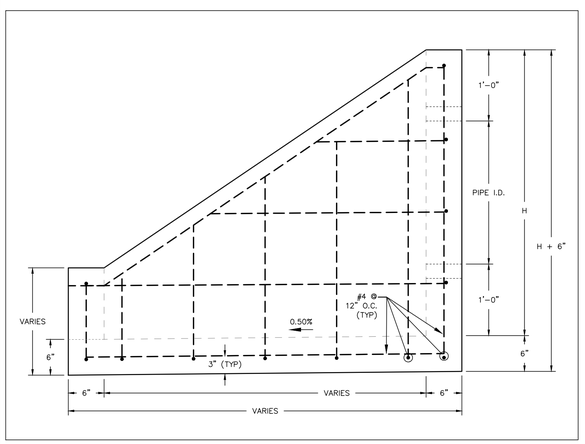
BAFFLE BLOCK GEOMETRY
SCALE: N.T.S.



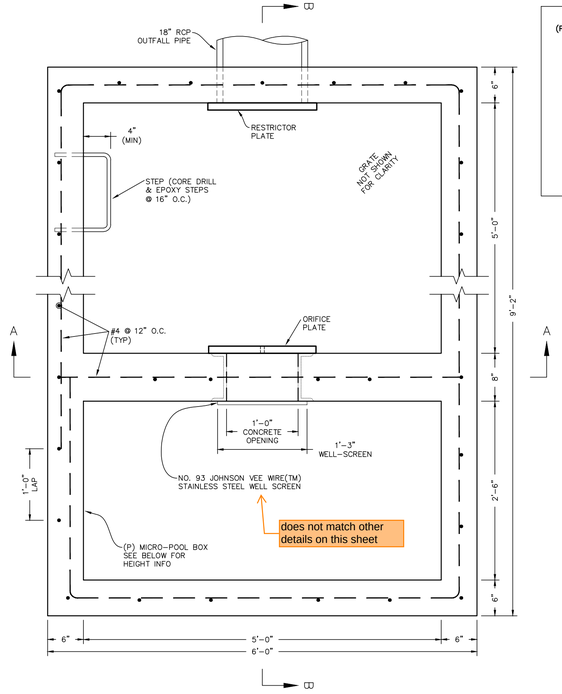
DISSIPATOR & BAFFLE BLOCK REINFORCING DETAILS
SCALE: N.T.S.



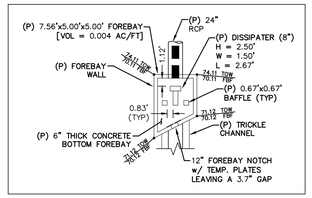
TYPICAL FOREBAY REINFORCING - PLAN
SCALE: N.T.S.



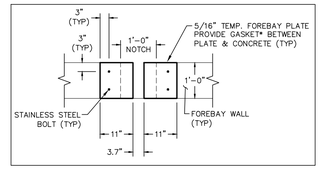
FOREBAY REINFORCING - PROFILE
SCALE: N.T.S.



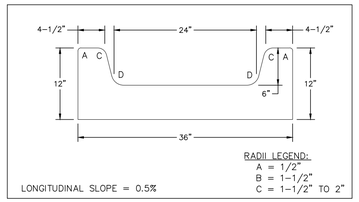
does not match other details on this sheet



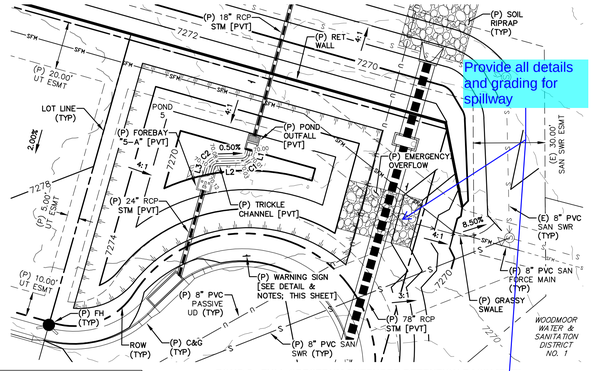
FOREBAY "5-A"
SCALE: N.T.S.



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



CONCRETE TRICKLE CHANNEL
SCALE: N.T.S.



Provide all details and grading for spillway

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

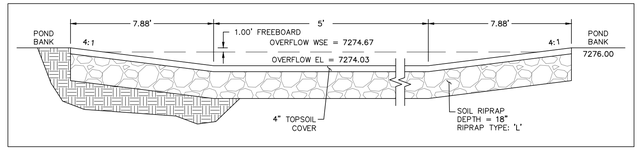
LINE TABLE – CL		
LINE	BEARING	DISTANCE
L1	S74° 13' 43"E	2.17
L2	S1° 26' 08"E	10.71
L3	S74° 13' 43"E	3.57

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

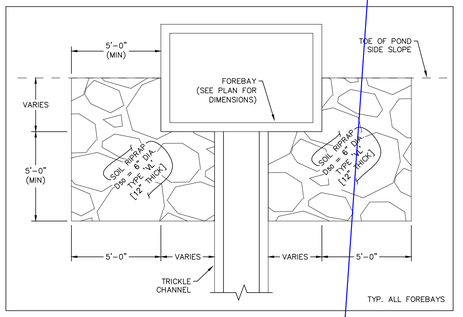
0 30 60
SCALE: 1" = 30'

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.

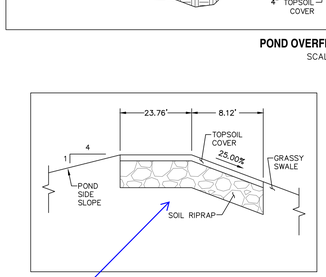
SOIL MIXING NOTE:
PER MHFD SPECIFICATION SECTION 31-37-00, THE SOIL MATERIAL SHALL BE NATIVE OR TOPSOIL MIXED WITH 65% RIPRAP AND 35% SOIL BY VOLUME. SOIL RIPRAP SHALL CONSIST OF A UNIFORM MIXTURE OF SOIL AND RIPRAP WITHOUT VOIDS.



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

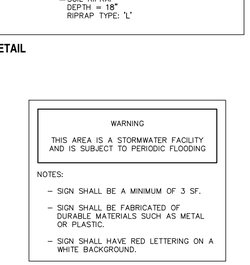


FOREBAY OVERFLOW RIPRAP DETAIL
SCALE: N.T.S.

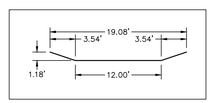


POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.

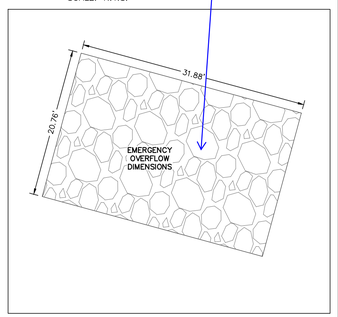
Provide and detail concrete or sheet pile cutoff walls on all spillways



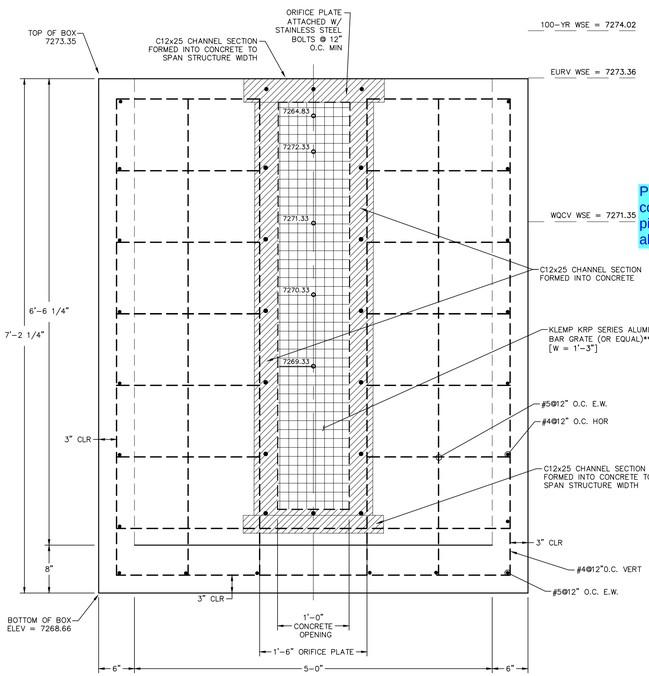
WARNING SIGN DETAIL
SCALE: N.T.S.



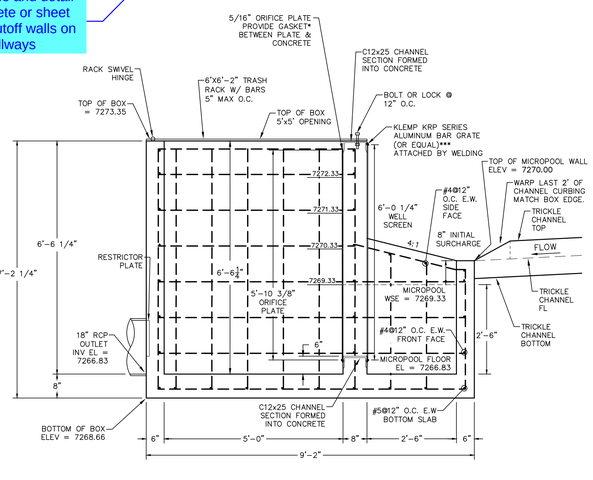
TRAPEZOIDAL GRASSY SWALE DETAIL
SCALE: N.T.S.



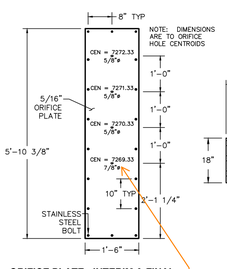
EMERGENCY OVERFLOW DIMENSIONS
SCALE: N.T.S.



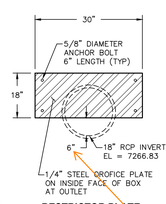
SECTION A-A
SCALE: N.T.S.



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



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



RESTRICTOR PLATE
SCALE: N.T.S.

diameter does not match calcs

this does not match calcs

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	06/24/26

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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
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
POND DETAIL PLANS - POND 5 - [PVT]

DESIGNED BY:	REP
DRAWN BY:	MGP
SCALE:	VARIES
DATE:	04/08/25
JOB NUMBER	24–001
SHEET	8 OF 29

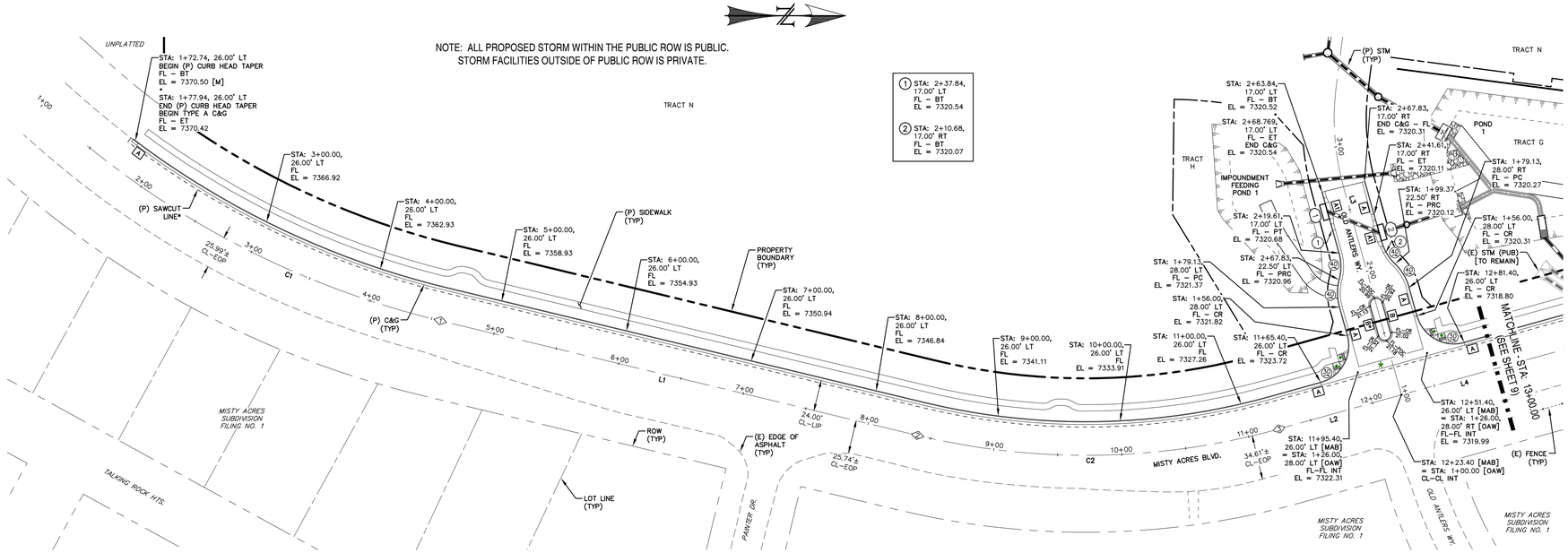
P:\Projects\24-001 MRE\Dwg_CAD\PKW\24-001 Obs-08.dwg - Pond 5 - Saturday, July 11, 2026 3:10:19 PM - Michael Pirtle

* 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



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

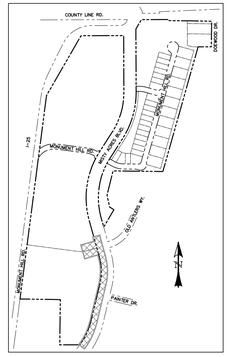
0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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.



*** SAWCUT & PAVEMENT NOTES:**

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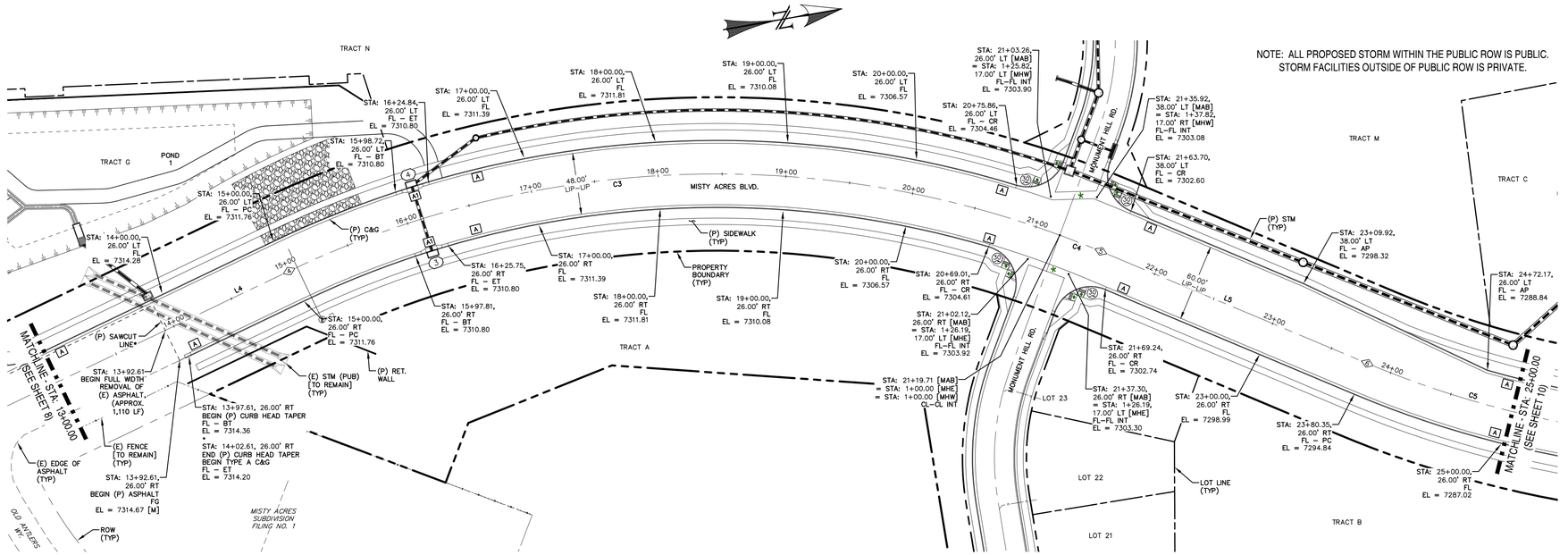
3. THICKNESS OF NEW A.C. PAVEMENT AND BASE COURSE REPLACEMENT SHALL BE:

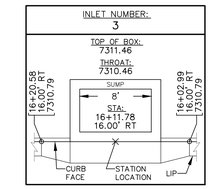
   4" A.C. WITH 12" BASE,
   OR
   8" A.C. FULL DEPTH,
   OR
   MATCH EXISTING,
   OR
   PER GEOTECHNICAL ENGINEERS RECOMMENDATION, WHICHEVER IS GREATER.

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

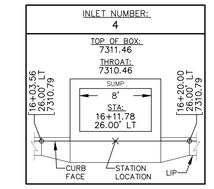
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C3	45°48'55"	775.00	619.71
C4	2°33'30"	775.00	34.60
C5	33°01'33"	775.00	446.72



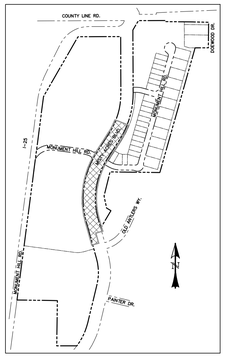
NOTE: ALL PROPOSED STORM WITHIN THE PUBLIC ROW IS PUBLIC. STORM FACILITIES OUTSIDE OF PUBLIC ROW IS PRIVATE.



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)

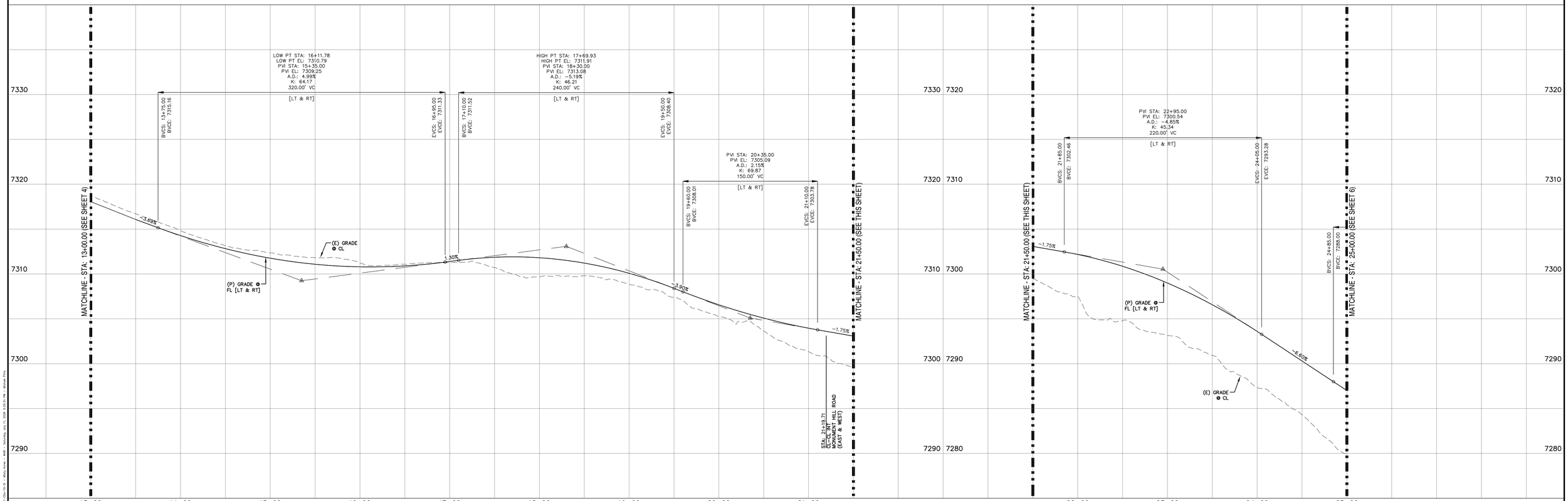
★ CROSSPAN (REF: SD_2–26)

[A] CURB TYPE CALL–OUT

(30) CURB RETURN RADIUS

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

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



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	06/24/26

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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:
RAYMOND GREEN JR., P.E.

NOT FOR CONSTRUCTION

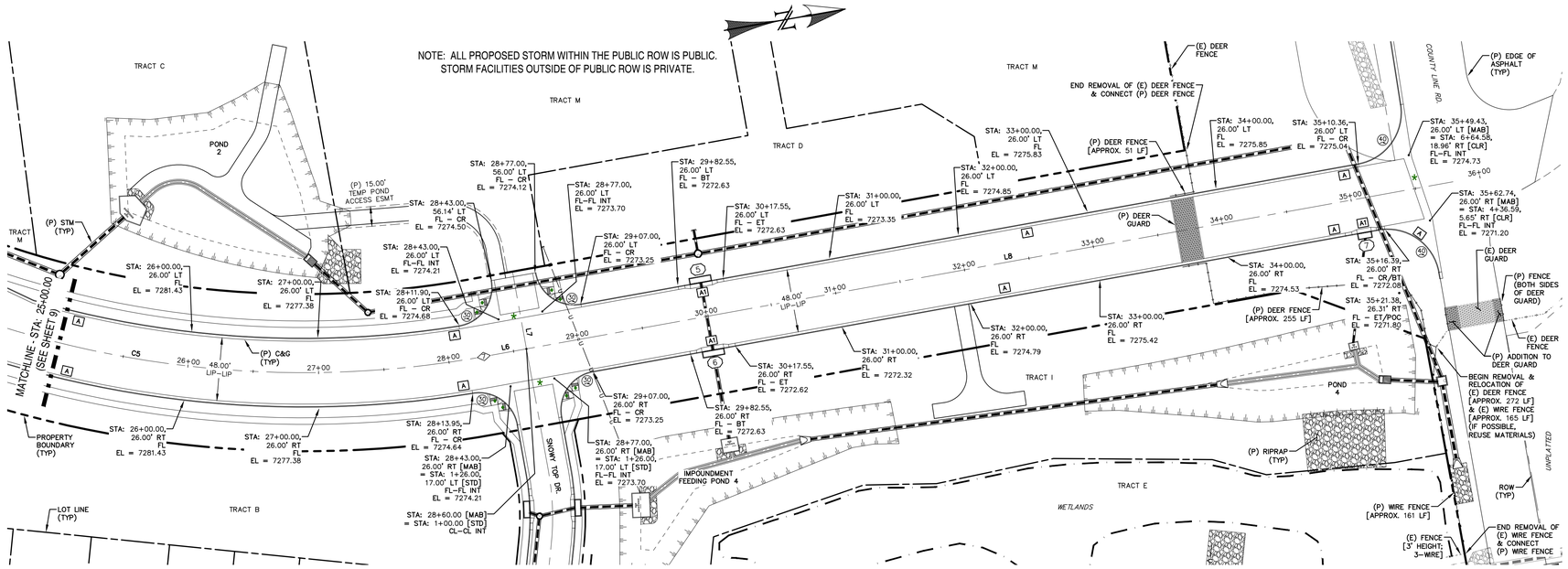
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291–2744

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

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24–001	SHEET: 10 OF 29

J:\Projects\24-001 MRE\Civil\24-001 Cover.dwg, Jul 11, 2025 3:29:31 PM, 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

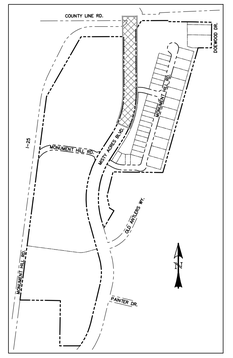
INLET DATA
SCALE: N.T.S.

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
30 CURB RETURN RADIUS

PVI STA: 26+50.00
PVI EL: 7277.10
A.D.: 5.10%
K: 64.68
330.00' VC
[LT & RT]
BVCS: 24+85.00
BVCE: 7288.00
EVCS: 28+15.00
EVCE: 7274.63
LOW PT STA: 30+00.00
LOW PT EL: 7272.60
PVI STA: 30+00.00
PVI EL: 7271.85
A.D.: 3.00%
K: 66.67
200.00' VC
[LT & RT]
BVCS: 29+00.00
BVCE: 7273.35
EVCS: 31+00.00
EVCE: 7273.35
HIGH PT STA: 33+52.32
HIGH PT EL: 7275.96
PVI STA: 33+15.00
PVI EL: 7276.58
A.D.: -2.29%
K: 104.88
240.00' VC
[LT]
BVCS: 31+95.00
BVCE: 7274.78
EVCS: 34+35.00
EVCE: 7275.63
HIGH PT STA: 32+91.46
HIGH PT EL: 7275.42
PVI STA: 33+15.00
PVI EL: 7276.48
A.D.: -3.65%
K: 65.70
[RT]
240.00' VC
BVCS: 31+95.00
BVCE: 7274.72
EVCS: 34+35.00
EVCE: 7273.86
(E) GRADE ℄ CL
(P) GRADE ℄ FL [LT & RT]
(P) GRADE ℄ FL [LT]
(P) GRADE ℄ FL [RT]
-1.50%
1.80%
-0.79%
-2.18%
STA: 35+52.32
FL–FL INT [LT]
EL = 7274.73
STA: 35+56.58
FL–FL INT [RT]
EL = 7271.20
STA: 28+60.00
SNOWY TOP DRIVE
MATCHLINE - STA: 25+00.00 (SEE SHEET 9)
7300
7290
7280
7270
7260
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00

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	06/24/26

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)	= CLR

[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 GREEN
NOT FOR CONSTRUCTION

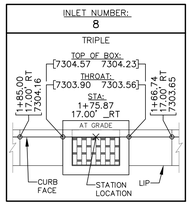
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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

DESIGNED BY: MGP	DRAWN BY: MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER: 24-001	SHEET: 11 OF 29

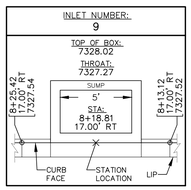
J:\Projects\24-001 MRE\Civil_CDs\PLS\24-001 CDs-11-9 - Misty Acres - MAB - Tuesday, July 1, 2025 3:43:18 PM - Michael Pitts

INLET NUMBER: 8



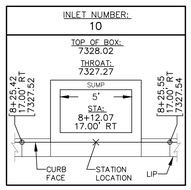
INLET DATA
SCALE: N.T.S.

INLET NUMBER: 9

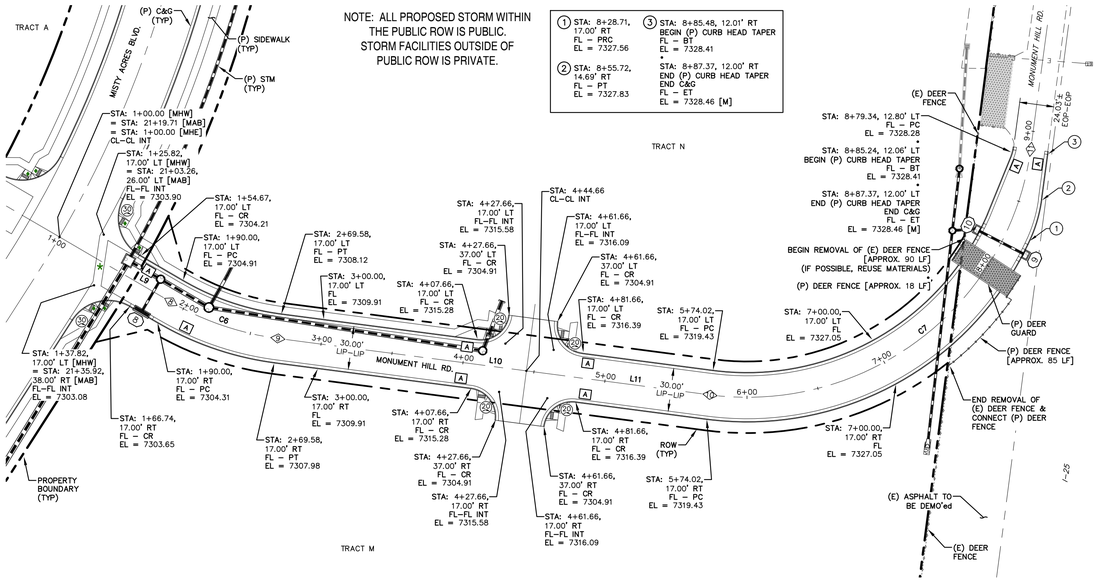


INLET DATA
SCALE: N.T.S.

INLET NUMBER: 10

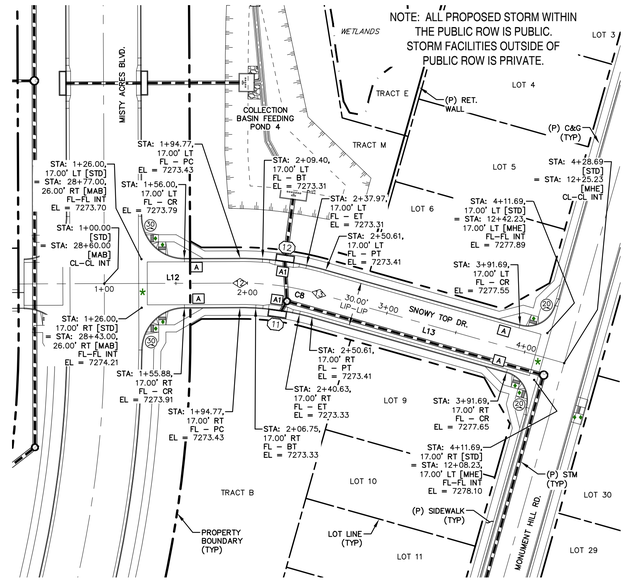


INLET DATA
SCALE: N.T.S.

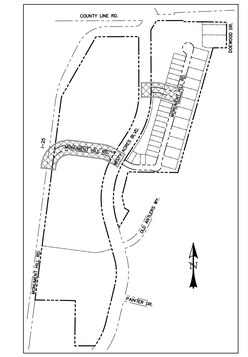


0 50 100
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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



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

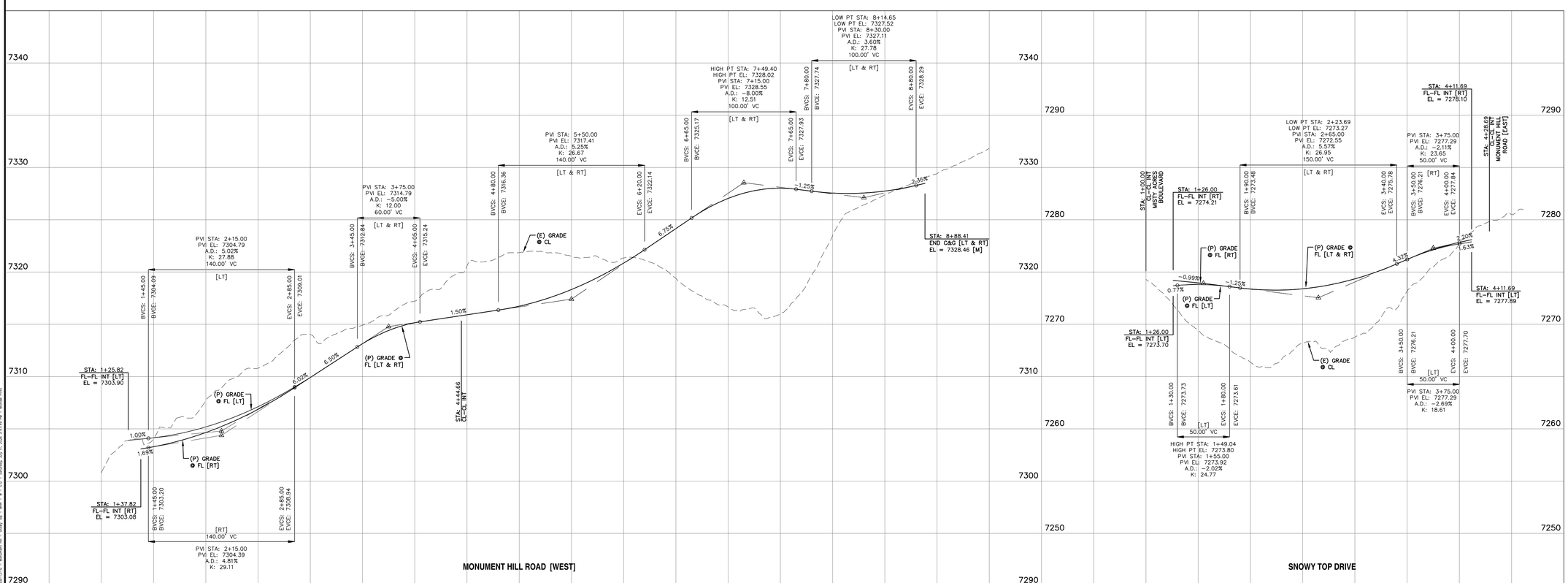


LOCATION MAP
SCALE: N.T.S.

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

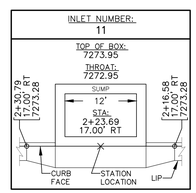
♦ INTERSECTION PED. RAMP (REF: SD_2–41)
♦♦ PARALLEL PED. RAMP (REF: SD_2–50)
✱ CROSSPAN (REF: SD_2–26)
A CURB TYPE CALL–OUT
30 CURB RETURN RADIUS



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

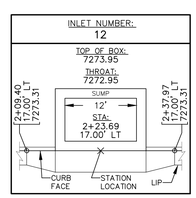
CURVE TABLE – CL			
CURVE	DELTA	RADIUS	LENGTH
C6	22°47'54"	200.00	79.58
C7	89°46'06"	200.00	313.35
C8	15°59'55"	200.00	55.85

INLET NUMBER: 11



INLET DATA
SCALE: N.T.S.

INLET NUMBER: 12



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
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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:
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5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

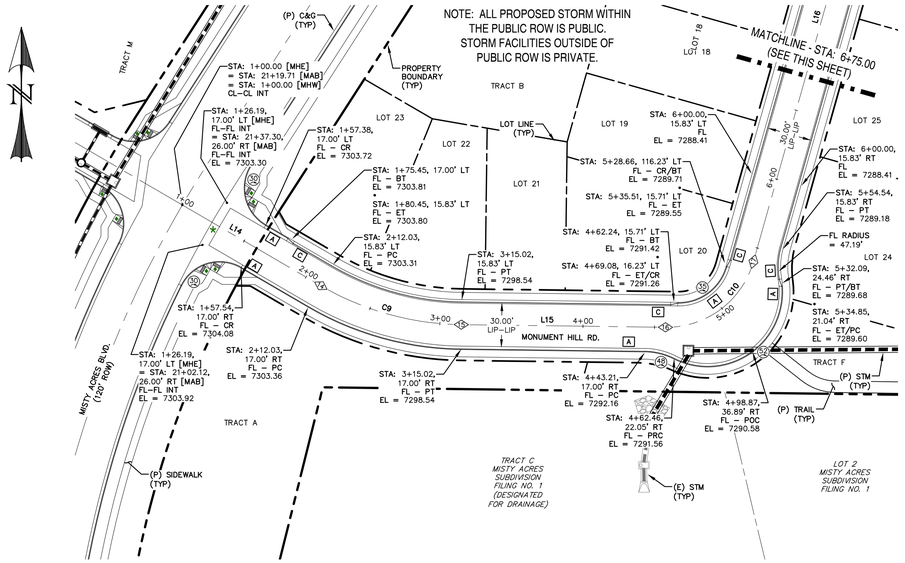
PREPARED BY:
RAYMOND
NOT FOR CONSTRUCTION

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

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

DESIGNED BY:	MGP
DRAWN BY:	MGP
SCALE:	1" = XX'
DATE:	04/08/25
JOB NUMBER	24–001
SHEET	12 OF 29

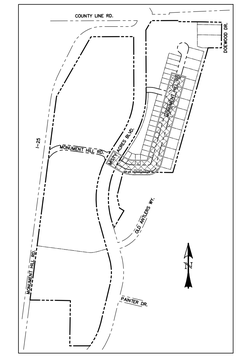
P:\Projects\24-001 MRE\Dwg_CD\PLAN\24-001-CD-12-3.dwg, Monument Hill - Snowy Top - Split - 8 - STD, Saturday, April 19, 2025 3:43:44 PM, Michael Pitts



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'

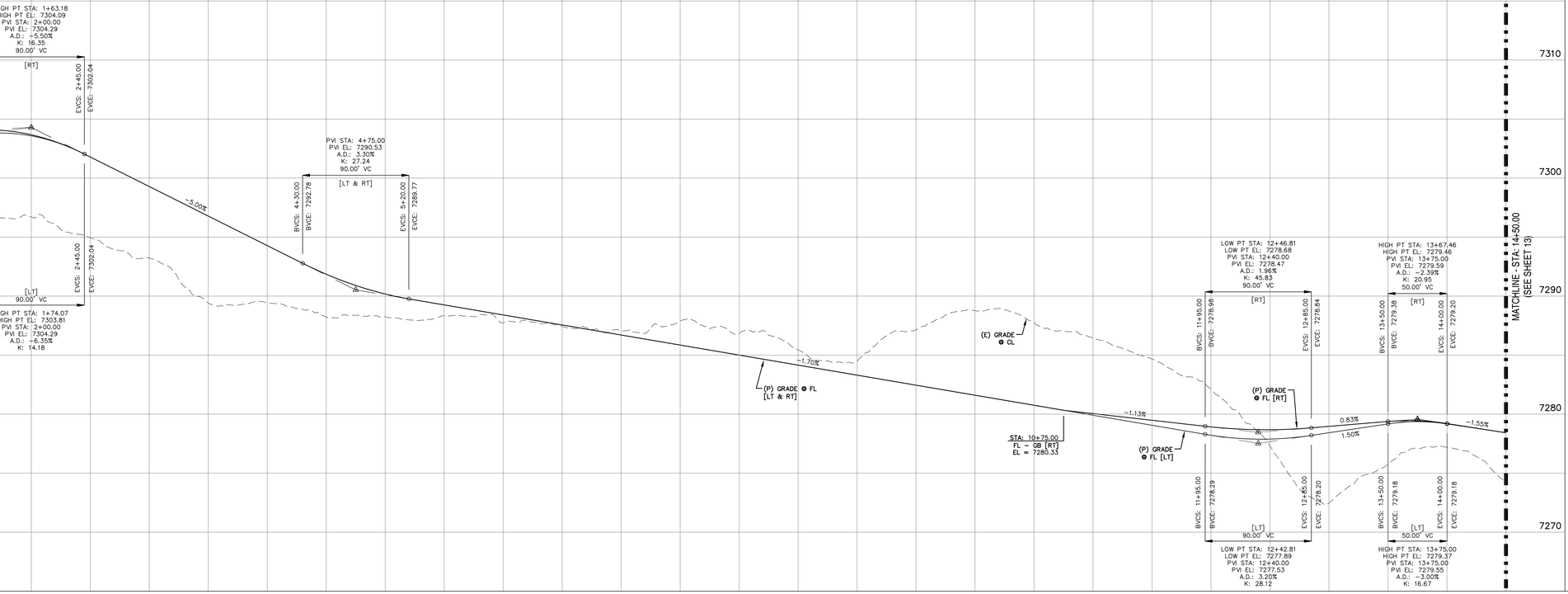


LOCATION MAP
SCALE: N.T.S.

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

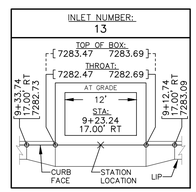


LINE TABLE - CL

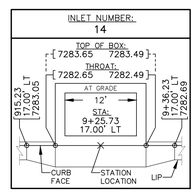
LINE	BEARING	DISTANCE
L14	S59° 45' 36"E	112.03
L15	S89° 15' 42"E	142.64
L16	N15° 46' 17"E	685.14
L17	N15° 46' 17"E	473.33

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
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5	ADDRESS AGENCY COMMENTS	06/24/26

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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

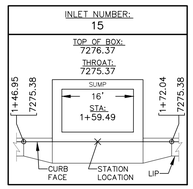
PREPARED BY:
RAYMOND GREENE, PE
NOT FOR CONSTRUCTION

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

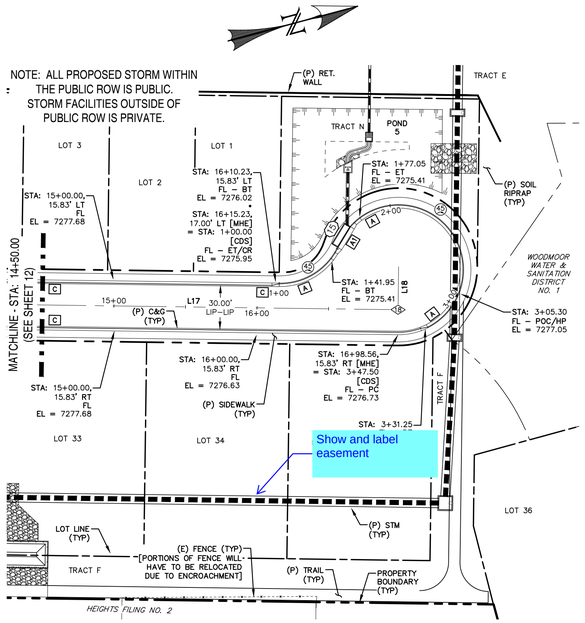
MONUMENT RIDGE EAST FILING NO. 1
STREET IMPROVEMENT PLAN & PROFILE

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER	24-001	SHEET	13 OF 29

J:\Projects\24-001 MRE\Civil\24-001 Dsn 13.0 - Monument Hill - E - Saturday, July 11, 2026 1:49:15 PM - Michael Pitts



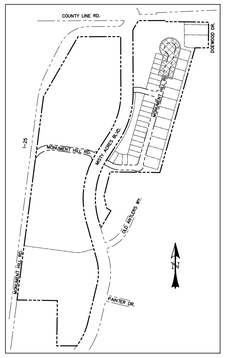
INLET DATA
SCALE: N.T.S.



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



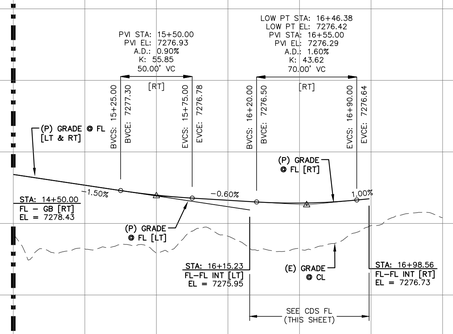
LOCATION MAP
SCALE: N.T.S.

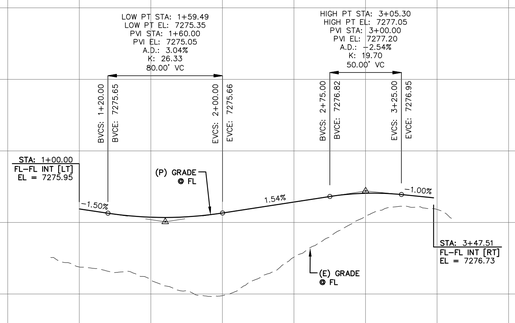
POINT TABLE - CL

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

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 29

J:\Projects\24-001 MRE\Proj\CDs\24-001 CDs 14-29 - Monument Hill (E) - Sheet Plots - Tuesday, July 15, 2025 3:55:19 PM - Michael Plitz

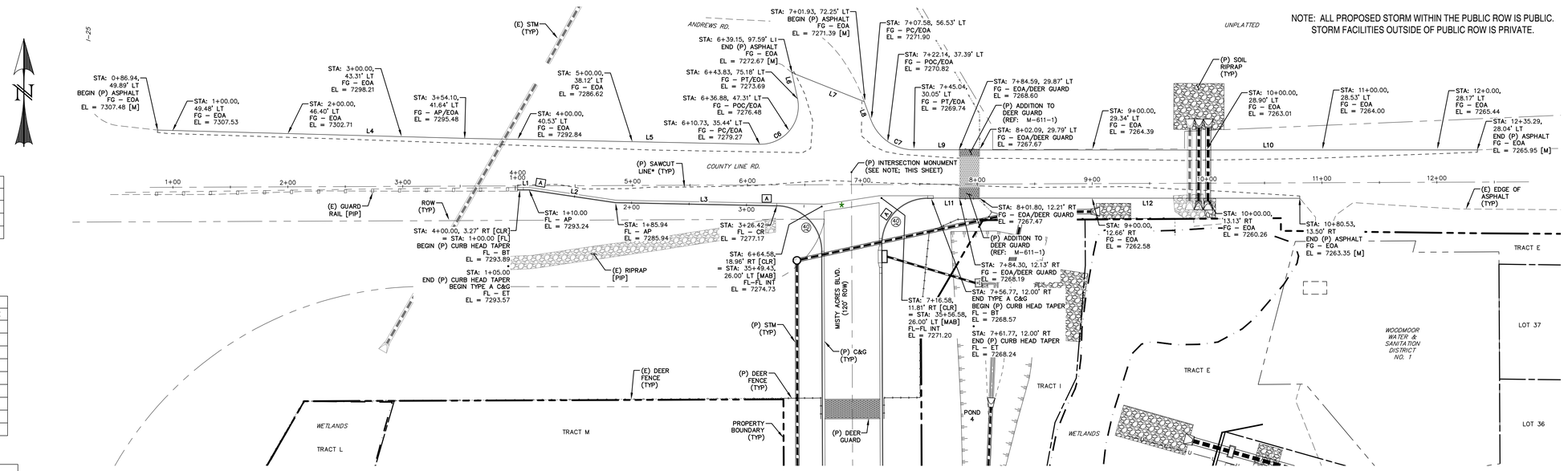
* SAWCUT & PAVEMENT NOTES:

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.

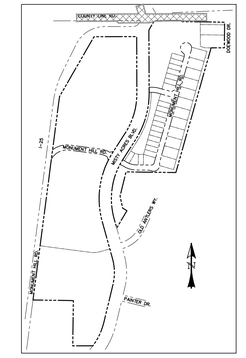
LINE TABLE – FL		
LINE	BEARING	DISTANCE
L1	S89° 58' 11"E	10.00
L2	S81° 34' 38"E	75.94
L3	S88° 52' 50"E	140.48

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.



LOCATION MAP
SCALE: N.T.S.

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

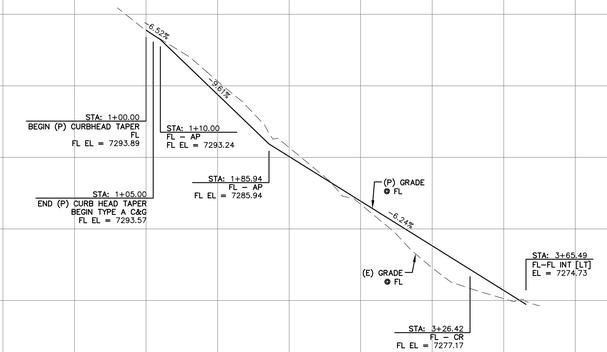
INTERSECTION MONUMENTATION NOTE:

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

(30) CURB RETURN RADIUS



REV.	DESCRIPTION	DATE
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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
NOT FOR CONSTRUCTION
RAYMO

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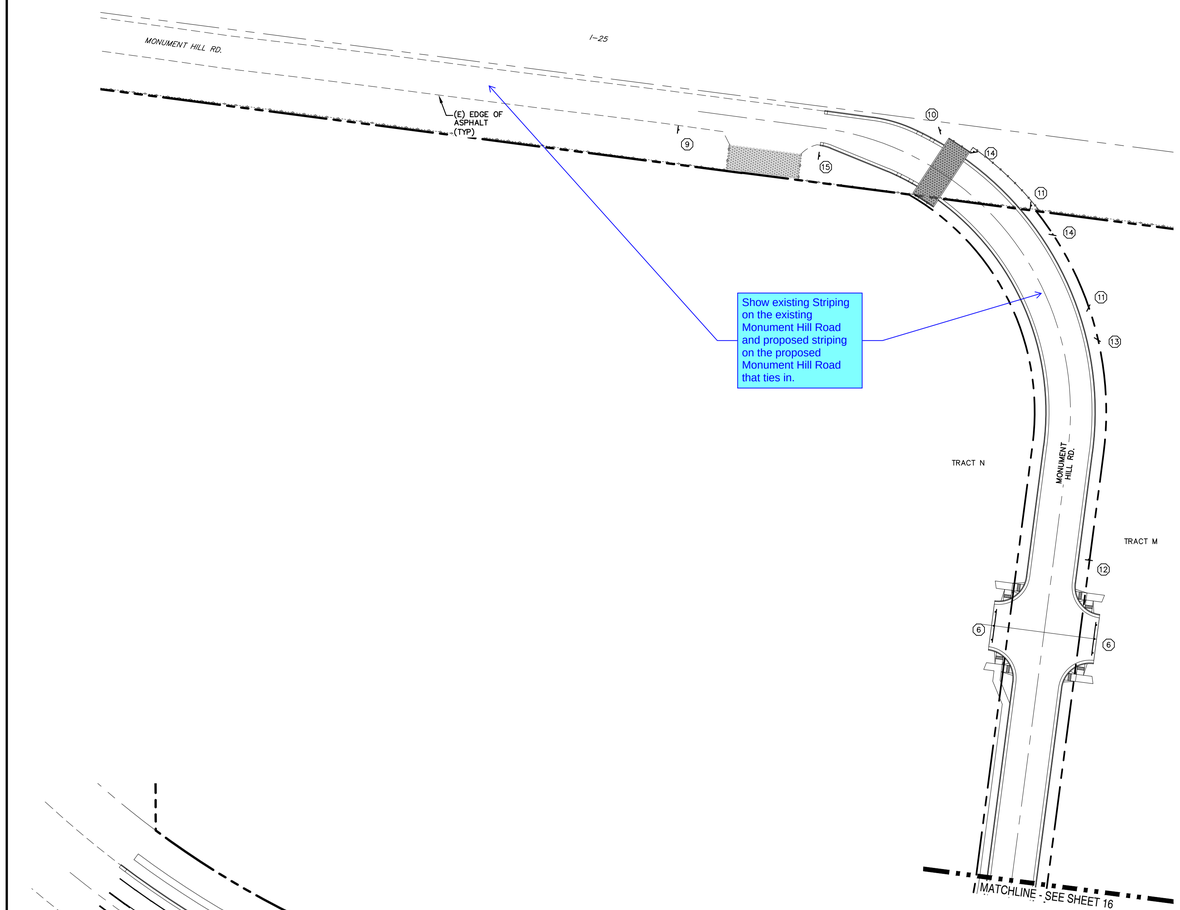
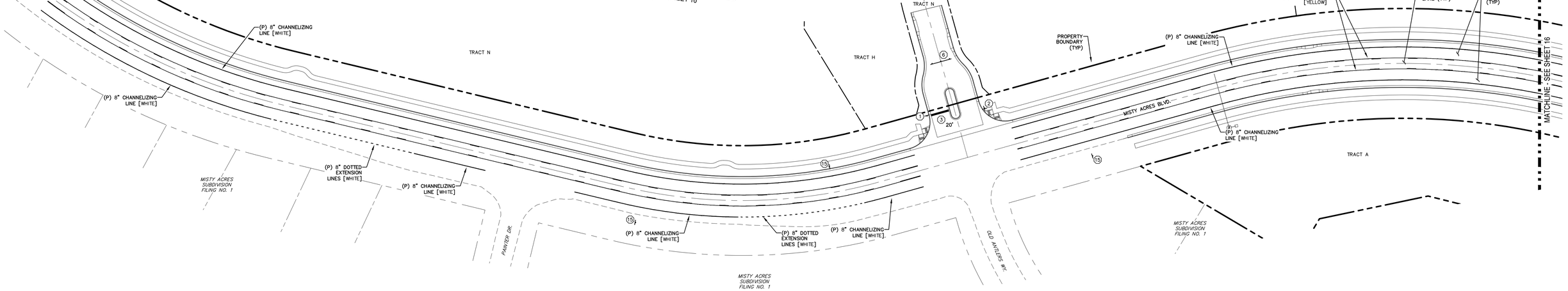
COLORADO SPRINGS, CO 80904
(719) 291-2744

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		SHEET	
24-001		15 OF 29	

P:\Projects\24-001 MRE\Proj_CD\Plan\24-001 PS1-15-29 - County Line - CLR + Sunday, July 13, 2025 3:43:58 PM - 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.
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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.
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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
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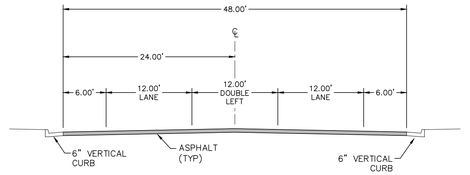

TYPICAL SECTION - LANE WIDTHS - MISTY ACRES BOULEVARD
SCALE: N.T.S.

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	06/24/26

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

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	16 OF 29

P:\Projects\24-001 MRE\Civil_CDs\PLAN SHEETS\24-001-CDs-SIGN - Sign - Stripe - Saturday, July 12, 2025 3:53:39 PM - Michael Pitts

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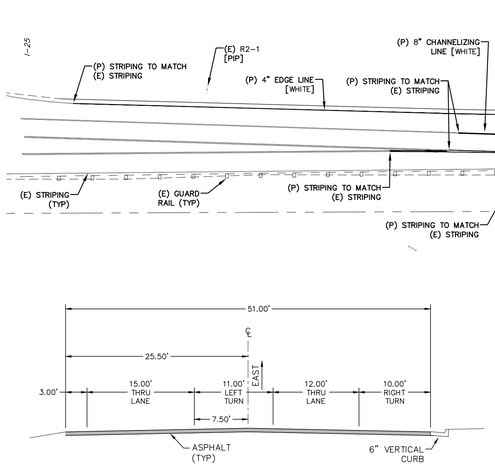
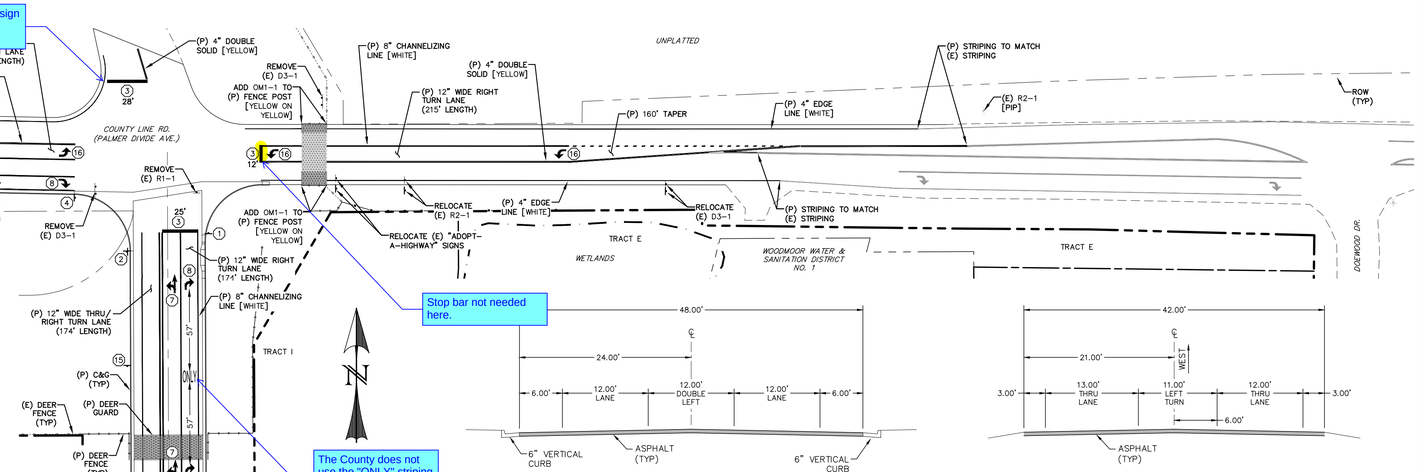
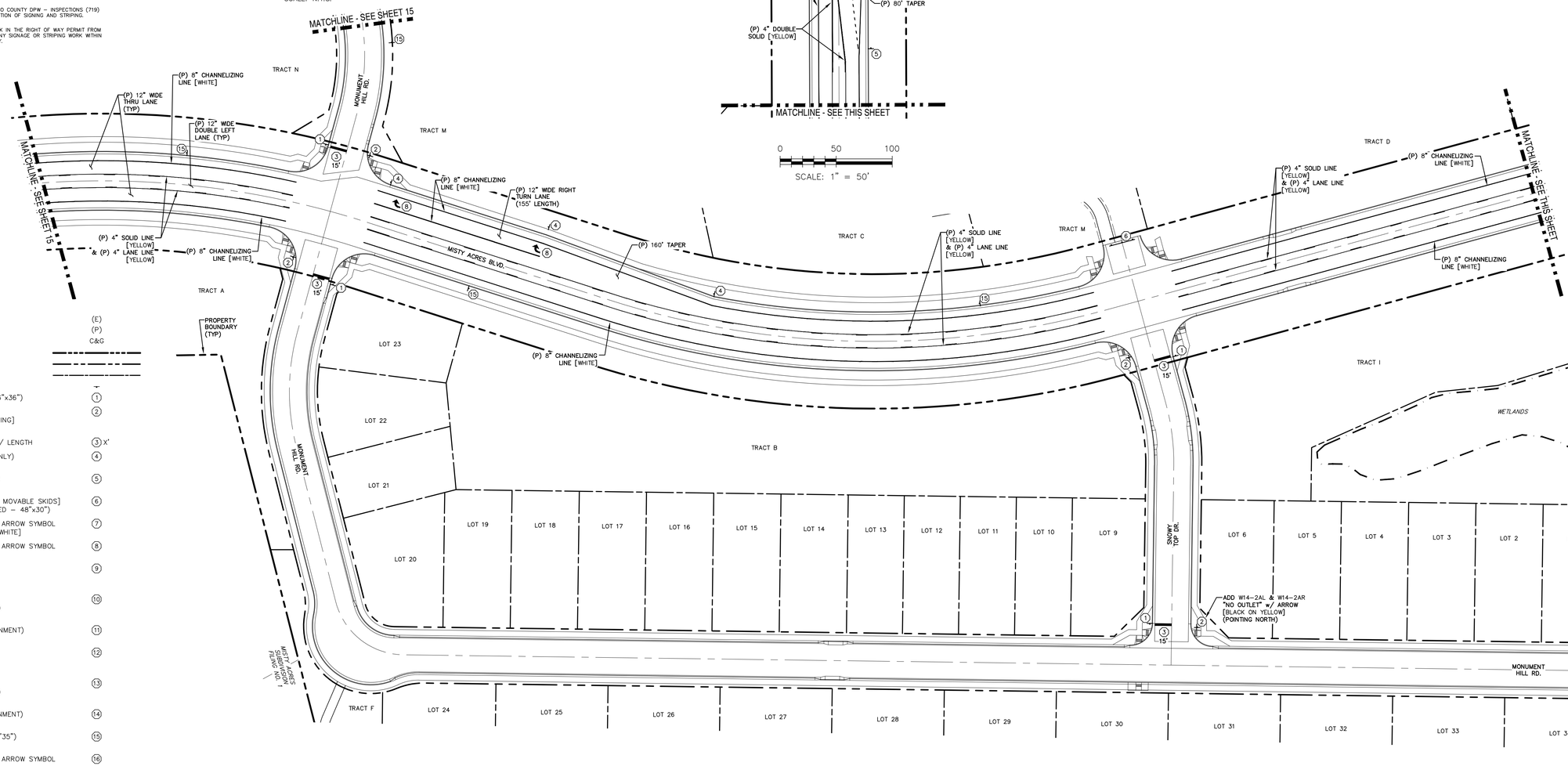


TYPICAL SECTION - LANE WIDTHS - COUNTY LINE ROAD
(WEST OF MISTY ACRES BOULEVARD)
SCALE: N.T.S.



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'
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(P) W1-6R (ARROW) W/ W13-1aP (15 MPH) [BLACK ON YELLOW]		10
(P) W1-8R (CHEVRON ALIGNMENT) [BLACK ON YELLOW]		11
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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
1	ADDRESS AGENCY COMMENTS	11/04/25
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4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	06/24/26

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

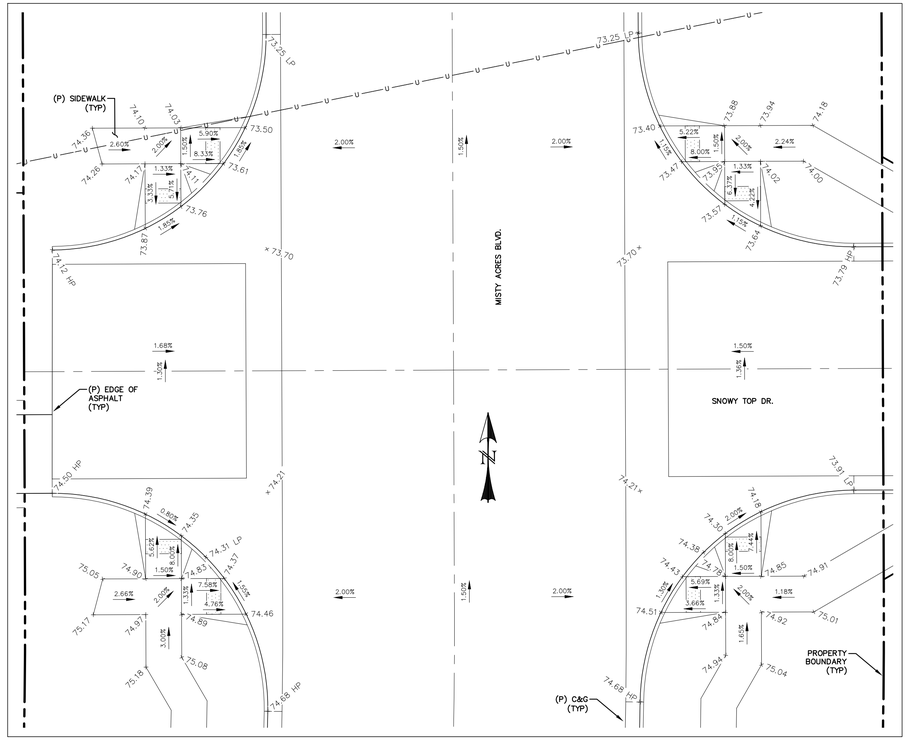
PREPARED
NOT FOR CONSTRUCTION
RAYMO

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

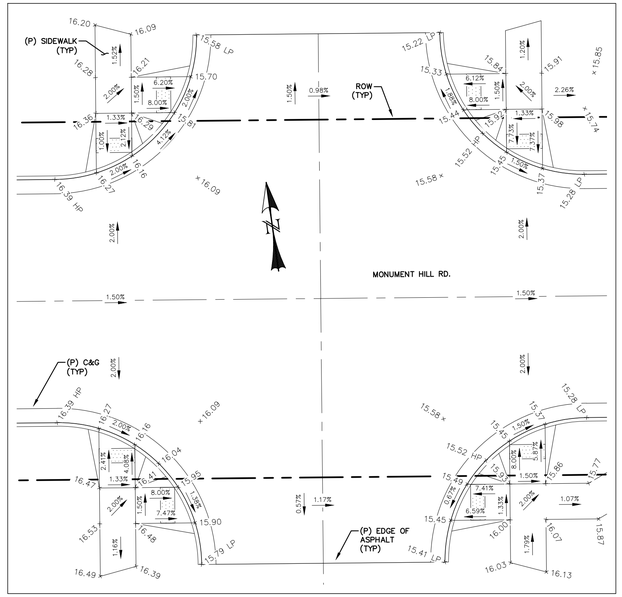
MONUMENT RIDGE EAST FILING NO. 1
SIGNAGE & STRIPING PLAN

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		17 OF 29	

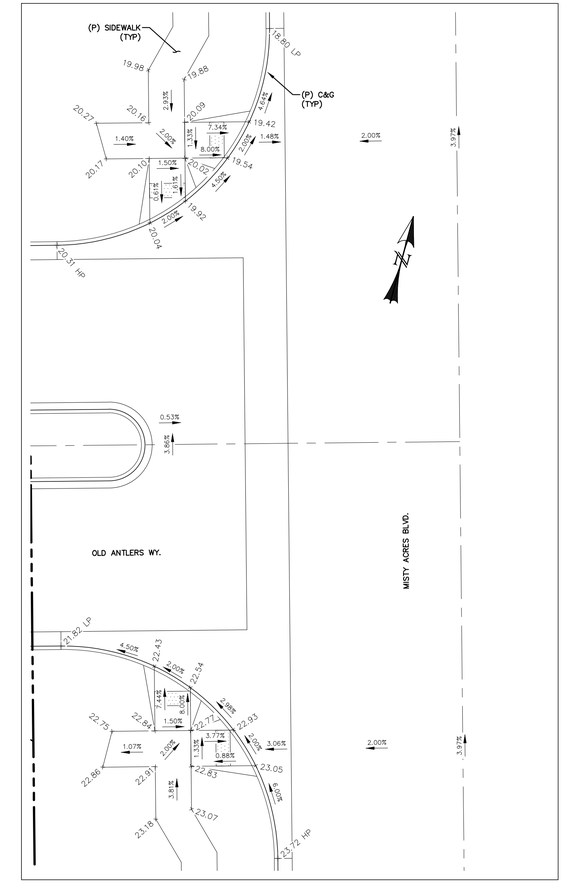
P:\Projects\24-001 MRE\Dwg_CAD\PLAN\24-001-Plan-11-2025 - Sign - Stripe - Saturday, July 11, 2026 3:58:15 PM - Michael Philp



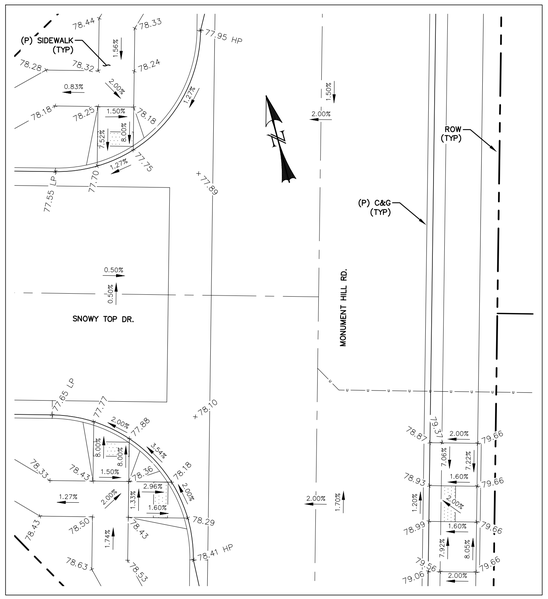
PEDESTRIAN RAMP DETAIL - MISTY ACRES BLVD. & SNOWY TOP DR.
SCALE: 1" = 10'



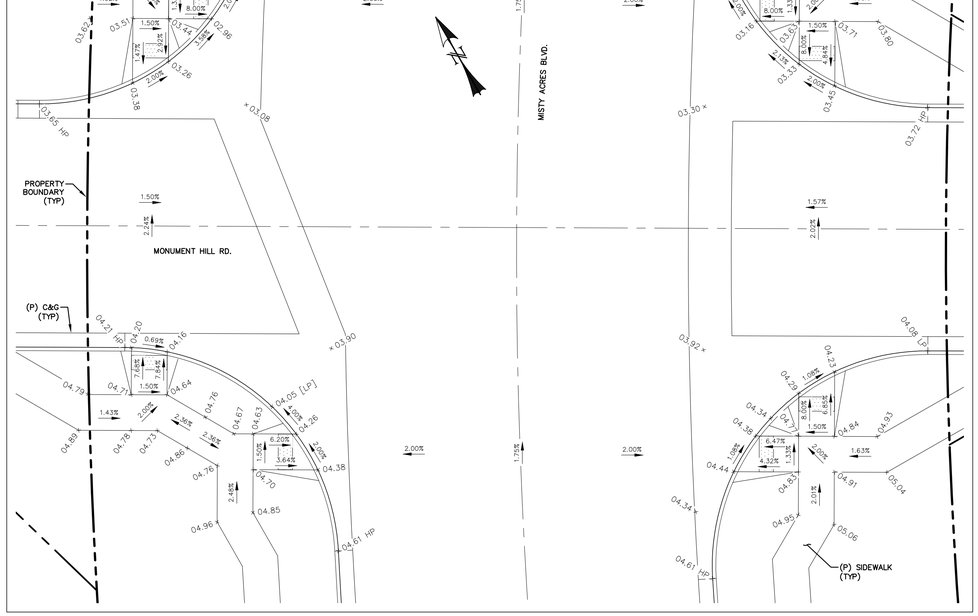
PEDESTRIAN RAMP DETAIL - MONUMENT HILL RD. WEST INTERSECTION
SCALE: 1" = 10'



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
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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0 10 20
SCALE: 1" = 10'

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

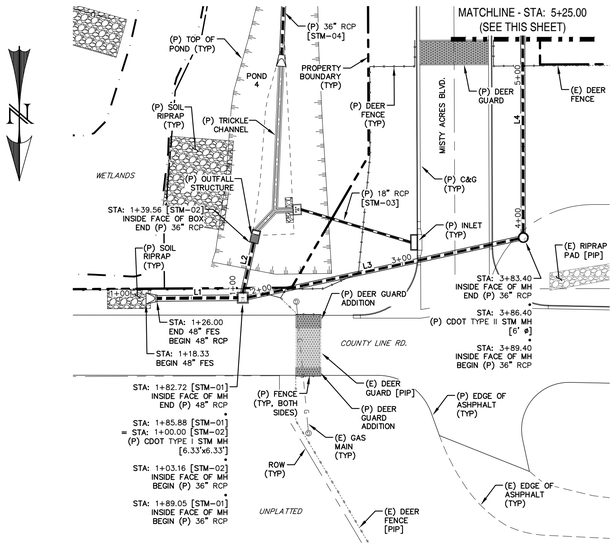
MONUMENT RIDGE EAST
FILING NO. 1

PEDESTRIAN RAMP DETAILS

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 10'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		18 OF 29	

A:\Projects\24-001 MRTC\Civ\Plan\24-001-Civ-04 Ped Ramp Details - Ped Ramps - Saturday, July 11, 2026 3:56:51 PM - Michael Pinto

A:\Projects\24-001 MRTC\Civ\Plan\24-001-Civ-04 Ped Ramp Details - Ped Ramps - Saturday, July 11, 2026 3:56:51 PM - Michael Pinto



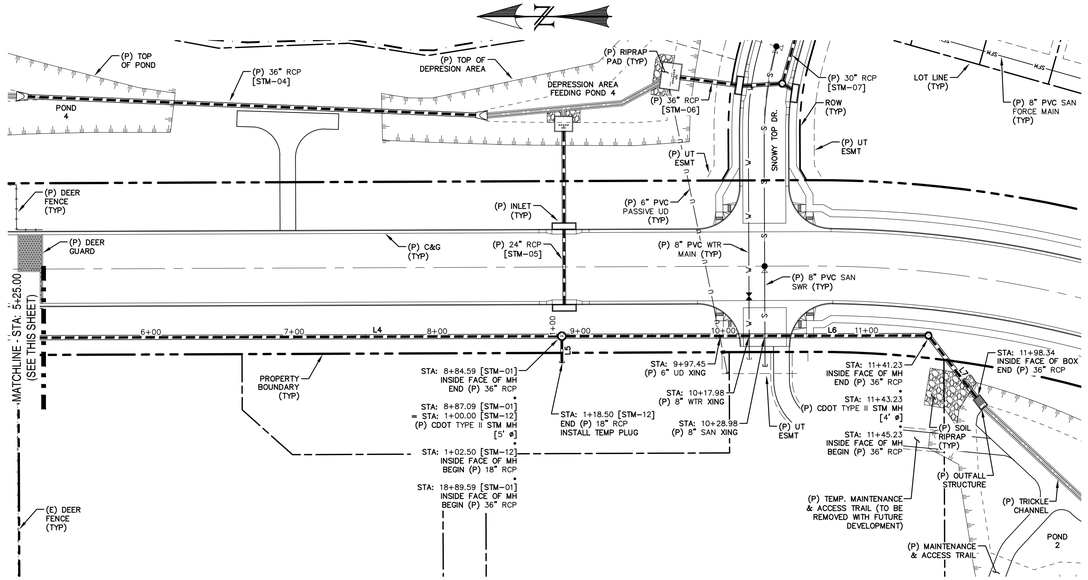
STM-01
STA: 1+00 ~ 5+25

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

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L1	S89° 33' 38"W	56.72
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

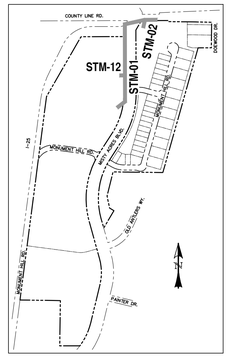
0 50 100

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.

NOTE:
1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

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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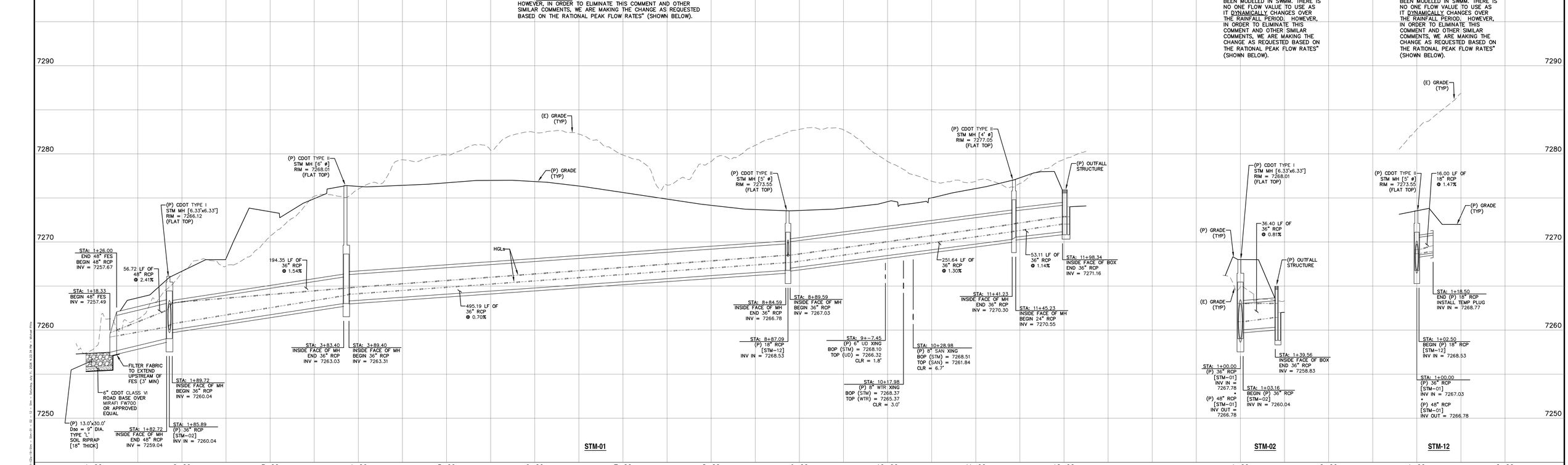

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5055 LIST DRIVE
COLORADO SPRINGS, CO 80919

PREPARED
RAYMO

NOT FOR CONSTRUCTION

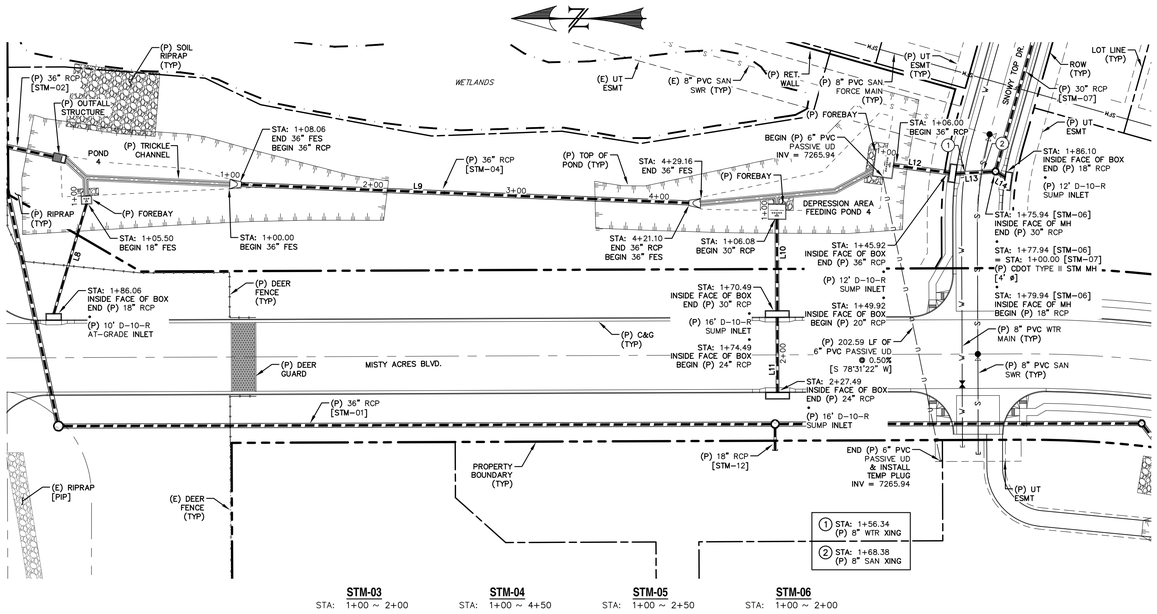
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

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: 19 OF 29

J:\Projects\24-001 MRE Filing 1_CD\Civil\24-001 CDs 19-29.dwg, 3/4/2026 4:23:34 PM, Michael Philp

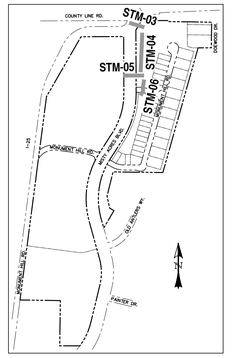
LINE TABLE – STM		
LINE	BEARING	DISTANCE
L8	N73° 22' 42"W	80.56
L9	S2° 21' 05"W	313.04
L10	S89° 46' 22"W	64.41
L11	S89° 46' 22"W	53.00
L12	S7° 35' 34"W	39.92
L13	S3° 11' 32"E	26.02
L14	S30° 33' 30"W	6.16



STM-03 STA: 1+00 ~ 2+00 | **STM-04** STA: 1+00 ~ 4+50 | **STM-05** STA: 1+00 ~ 2+50 | **STM-06** STA: 1+00 ~ 2+00

0 50 100

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



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SCALE: N.T.S.

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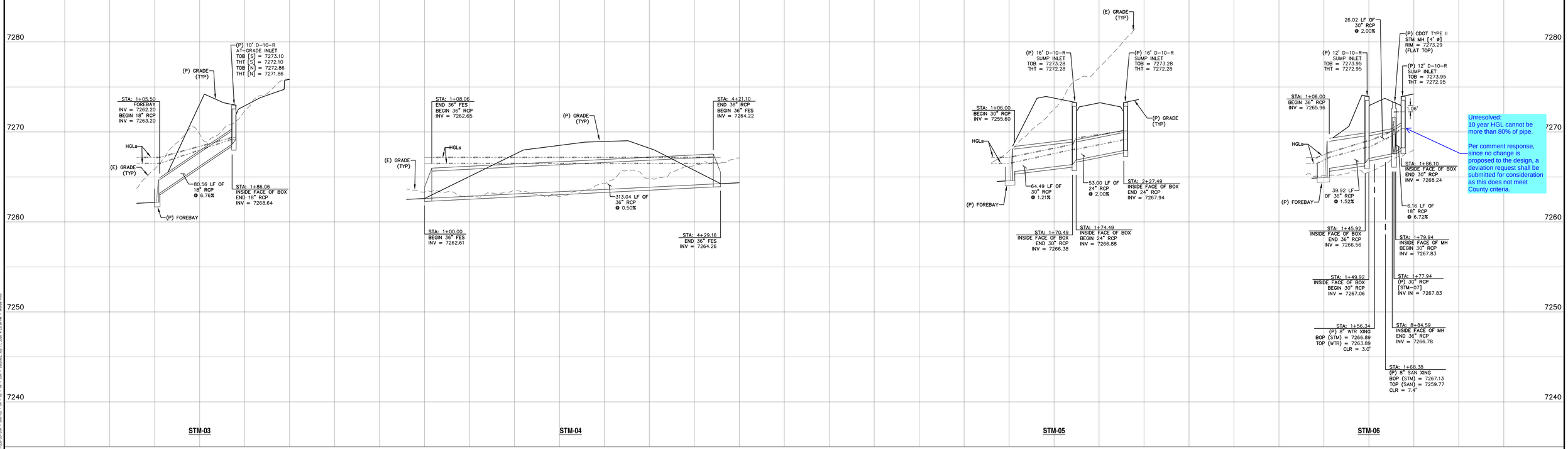
NOTE: THE TRUE HGL FOR ALL PIPE SYSTEMS BETWEEN THE PONDS HAS BEEN MODELED IN SWMM. THERE IS NO ONE FLOW VALUE TO USE AS IT DYNAMICALLY CHANGES OVER THE RAINFALL PERIOD. HOWEVER, IN ORDER TO ELIMINATE THIS COMMENT AND OTHER SIMILAR COMMENTS, WE ARE MAKING THE CHANGE AS REQUESTED BASED ON THE RATIONAL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



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	06/24/26

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

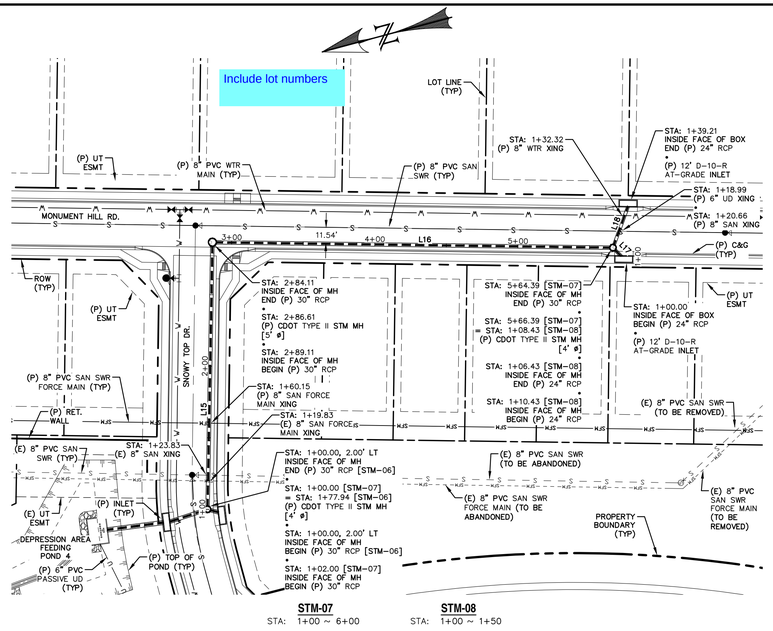
NOT FOR CONSTRUCTION

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

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

DESIGNED BY:	MGP	DRAWN BY:	MGP
SCALE:	1" = 50'	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		20 OF 29	

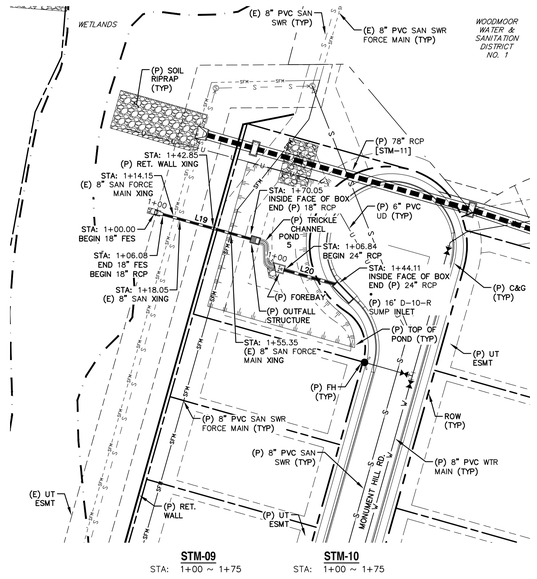
J:\Projects\24-001 MRE\Dwg_CD\[24-001 20-Sht - Sht-03 - 04 - 05 - 06 - Sht - Saturday, July 11, 2026 4:23:38 PM - Michael Pitts]

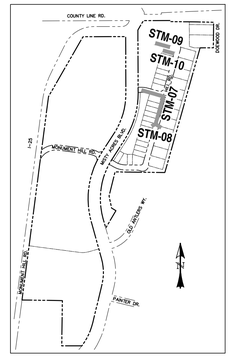


LINE TABLE – STM		
LINE	BEARING	DISTANCE
L15	S73° 56' 28"E	182.11
L16	S15° 46' 17"W	275.28
L17	S60° 46' 17"W	6.43
L18	S54° 52' 04"E	28.78
L19	S74° 21' 50"E	63.97
L20	S74° 13' 43"E	37.27

0 50 100

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

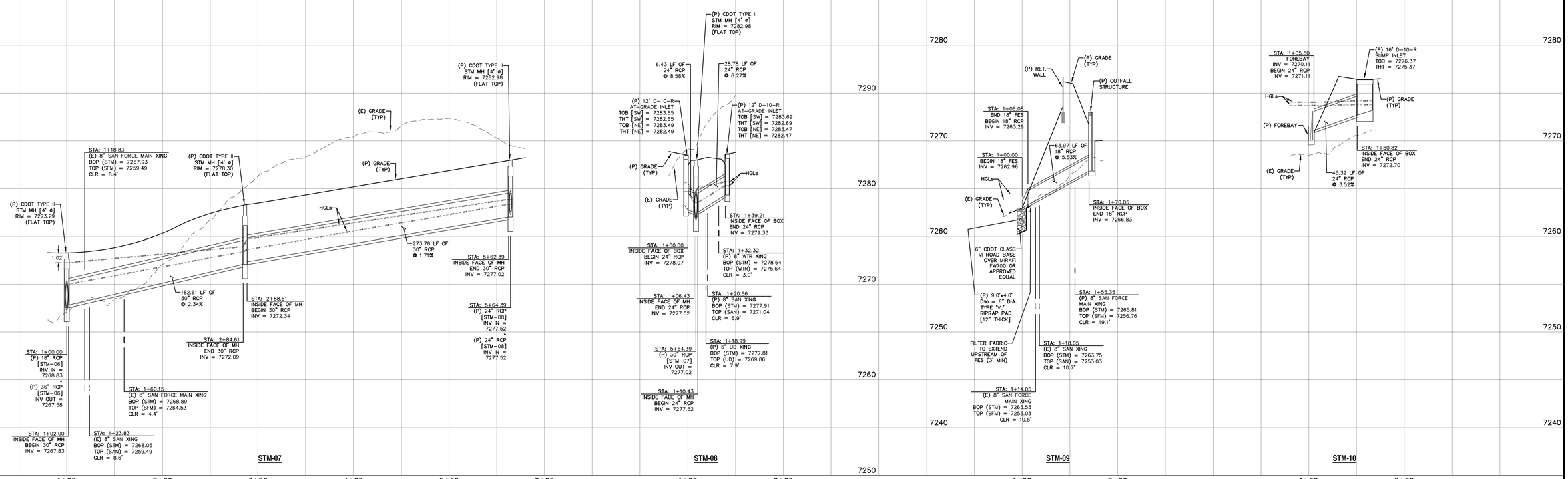




NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

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



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COLORADO SPRINGS, CO 80919

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RAYMO

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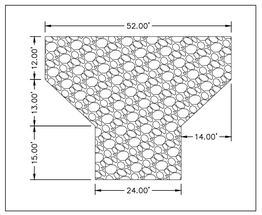
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

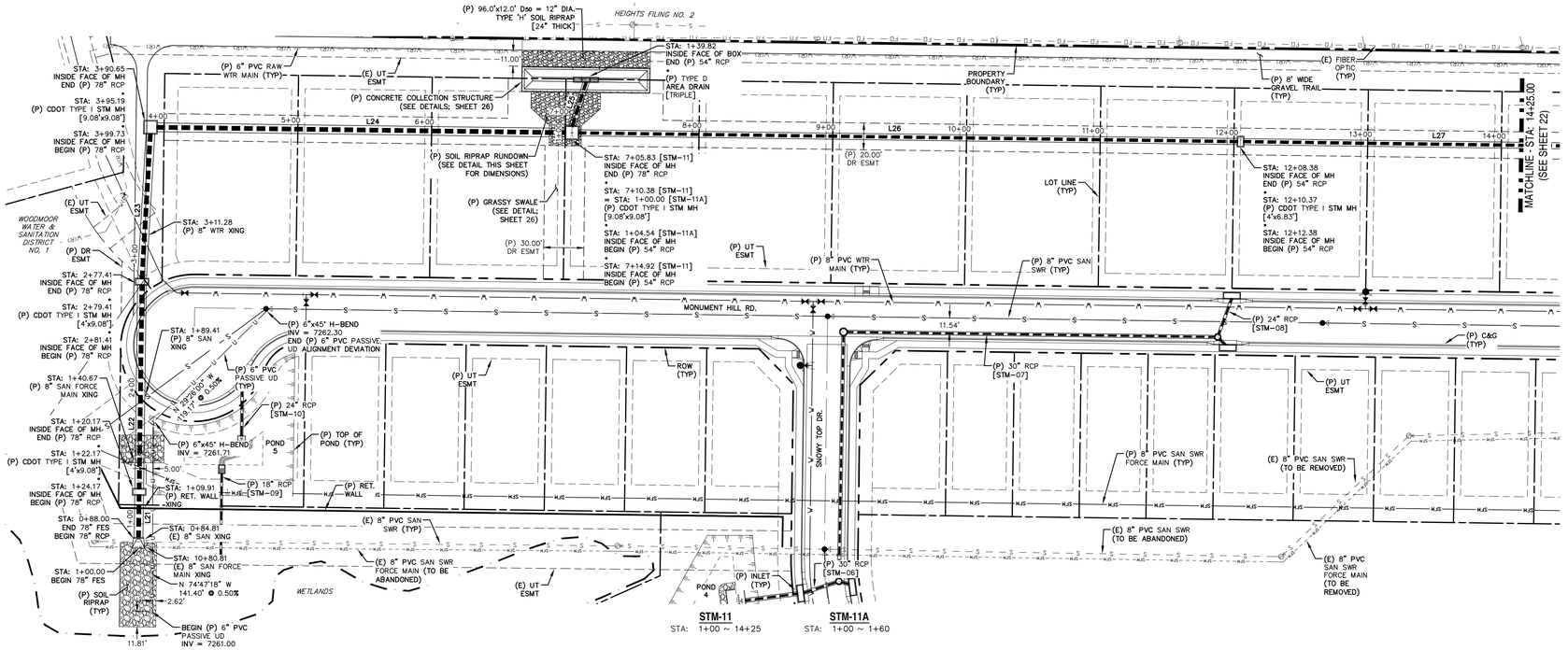
STORM SEWER PLAN & PROFILES

DESIGNED BY:	DRAWN BY:
MGP	MGP
SCALE: 1" = 50'	DATE: 04/08/25
JOB NUMBER	SHEET
24-001	21 OF 29

C:\Projects\24-001 MRE\Proj_CD\[PVC24-001 STM Plan and Profiles.dwg] Layout: STM-07 - 08 - 09 - 10 - Sam - Saturday, July 12, 2025 at 4:25:33 PM - Michael Pirtle

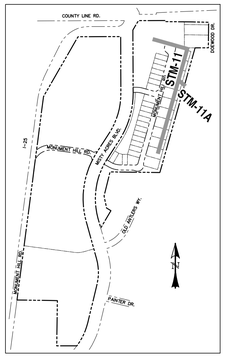


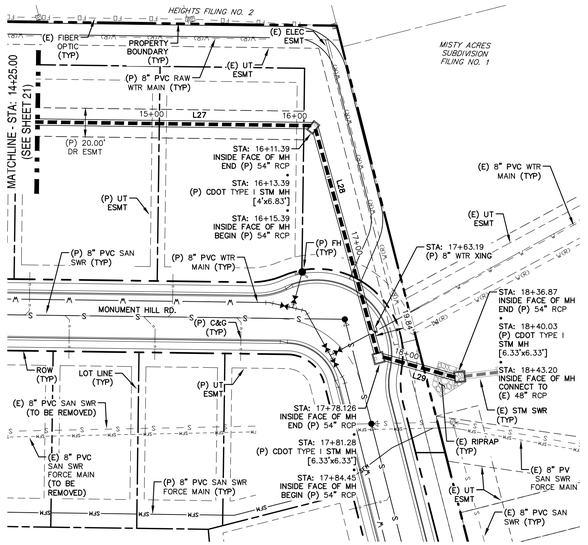
SOIL RIPRAP RUNDOWN DIMENSION DETAIL
SCALE: 1" = 20'



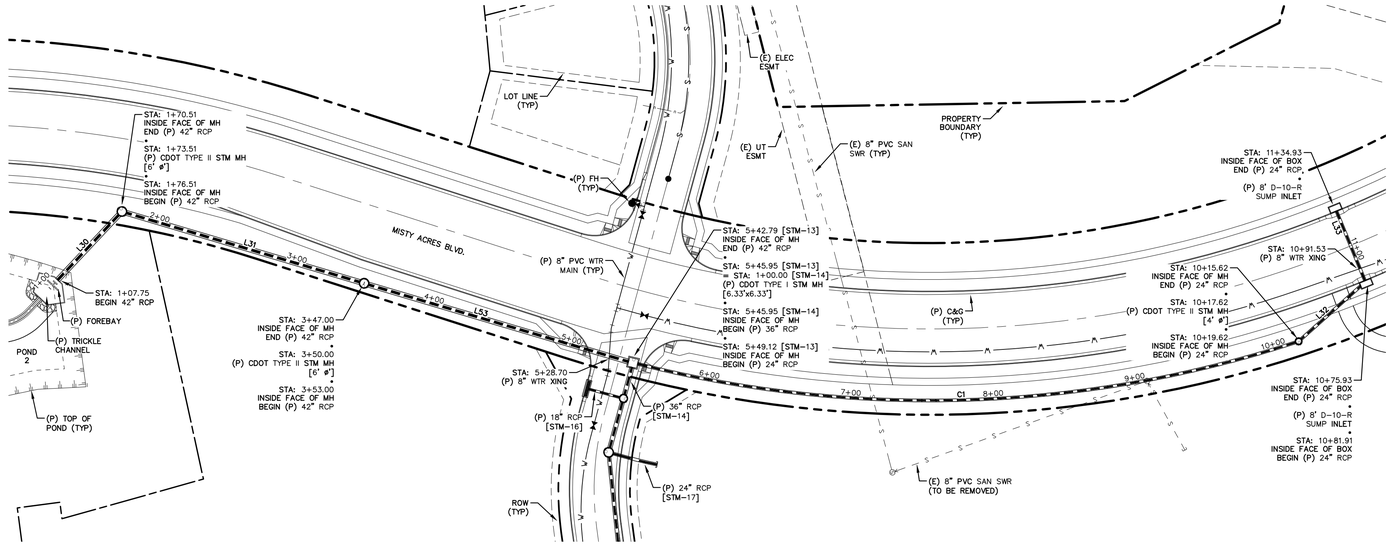
NOTE:

1. WATER TIGHT SEAL IS REQUIRED WHEN THE 100-YEAR HGL IS OUTSIDE OF THE PIPES.

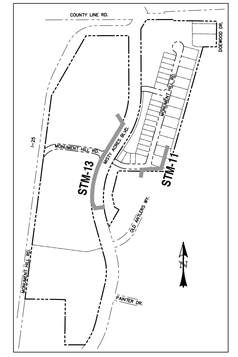


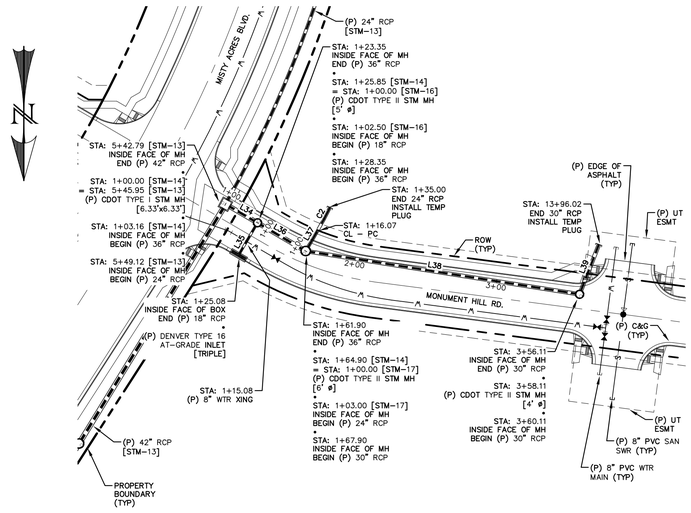


STM-11
STA: 14+25 ~ 18+60



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





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

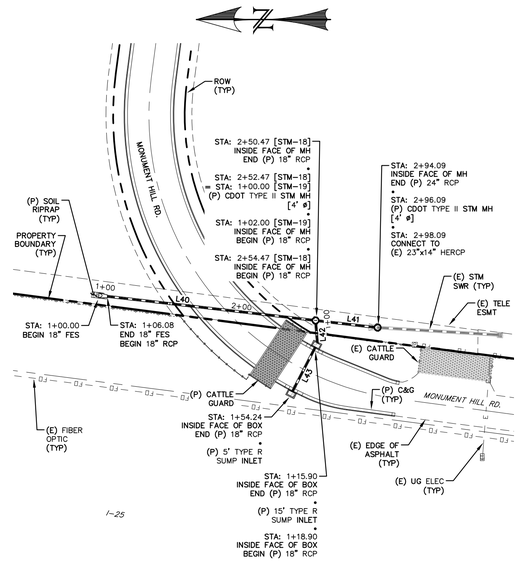
STM-16
STA: 1+00 ~ 1+40

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

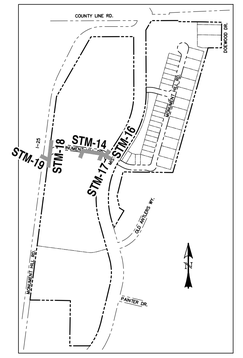
CURVE TABLE – STM			
CURVE	DELTA	RADIUS	LENGTH
C2	4°10'15"	260.00	18.93

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.

NOTE:
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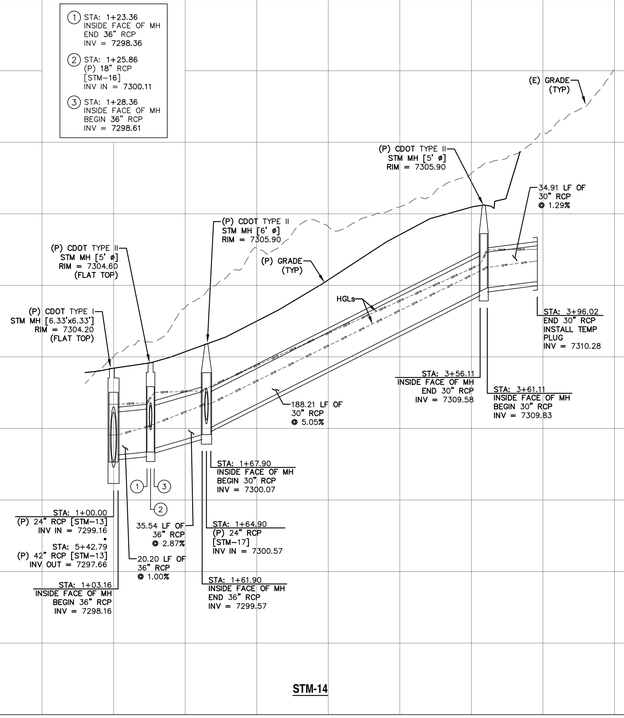
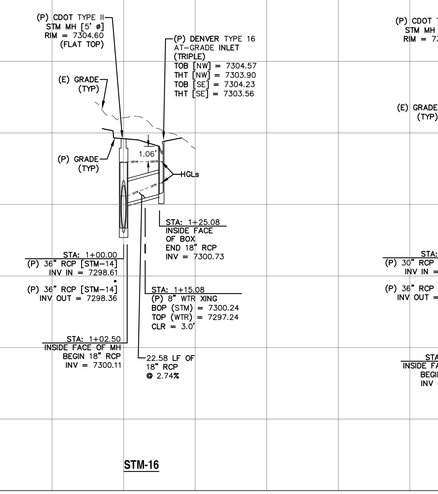
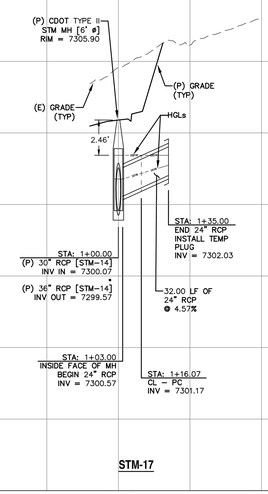


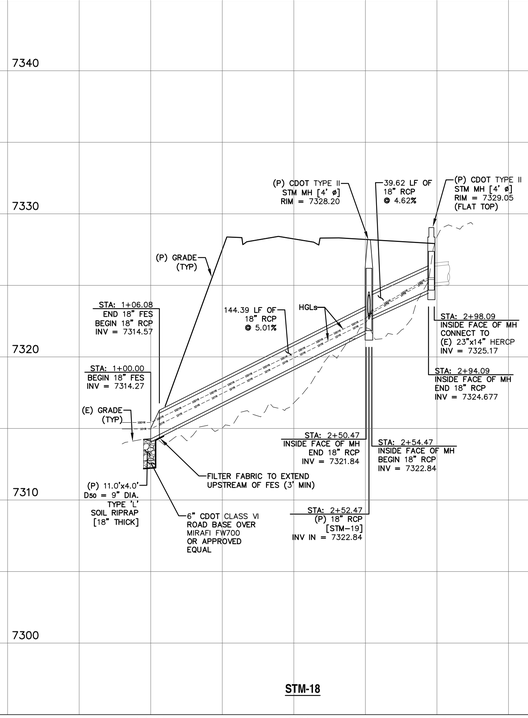
STM-14



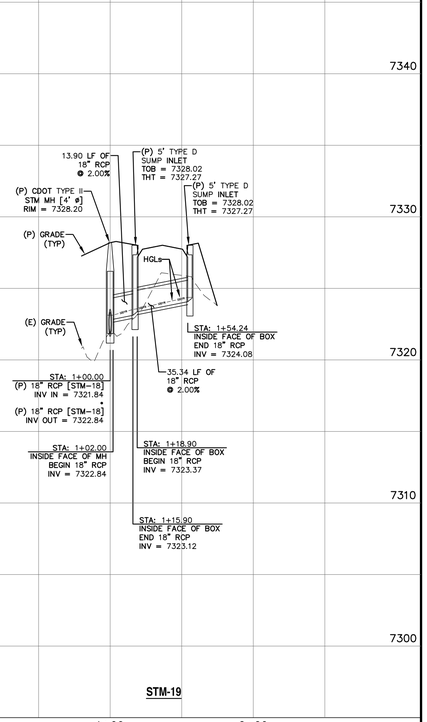
STM-16



STM-17



STM-18



STM-19

REV.	DESCRIPTION	DATE
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PREPARED
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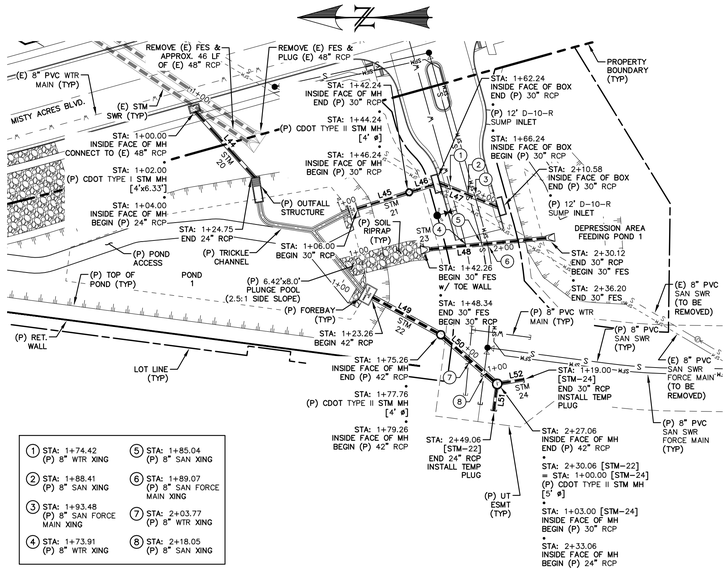
COLORADO SPRINGS, CO 80904
(719) 291-2744

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 29

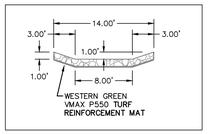
D:\Projects\24-001 MRE\Proj_CD\[PW]\24-001 [Sht-24-Sht... Sht-14 - 19 - 17 - 18 - 19 - Sht... Saturday, July 12, 2025 4:50:31 PM ... Michael Pirro

D:\Projects\24-001 MRE\Proj_CD\[PW]\24-001 [Sht-24-Sht... Sht-14 - 19 - 17 - 18 - 19 - Sht... Saturday, July 12, 2025 4:50:31 PM ... Michael Pirro

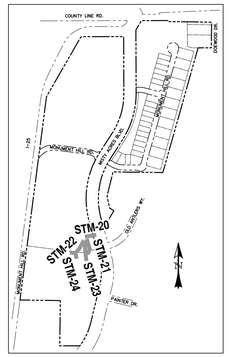


1. STA: 1+74.42 (P) 8" WTR XING
2. STA: 1+88.41 (P) 8" SAN XING
3. STA: 1+93.48 (P) 8" SAN FORCE MAIN XING
4. STA: 1+73.91 (P) 8" WTR XING
5. STA: 1+85.04 (P) 8" SAN XING
6. STA: 1+89.07 (P) 8" SAN FORCE MAIN XING
7. STA: 2+03.77 (P) 8" WTR XING
8. STA: 2+18.05 (P) 8" SAN XING

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.

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

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

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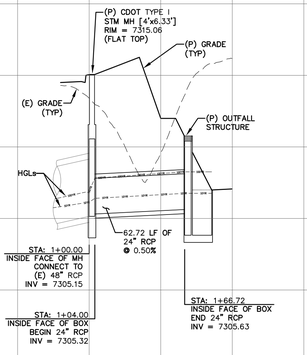
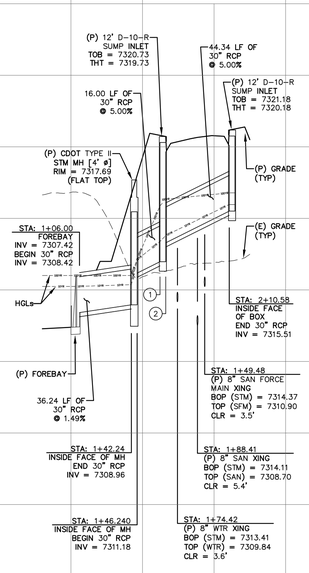
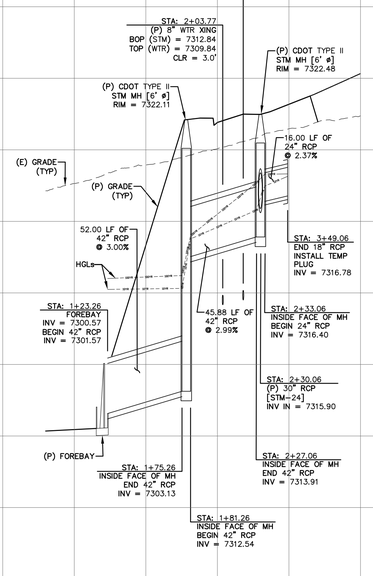
1. STA: 1+62.24 INSIDE FACE OF MH END 30" RCP INV = 7311.98
2. STA: 1+66.24 INSIDE FACE OF MH BEGIN 30" RCP INV = 7313.30



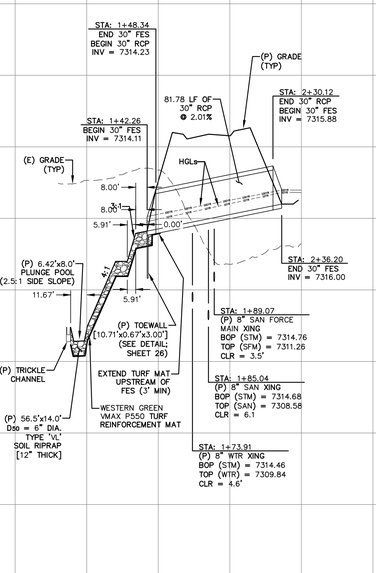
STM-20



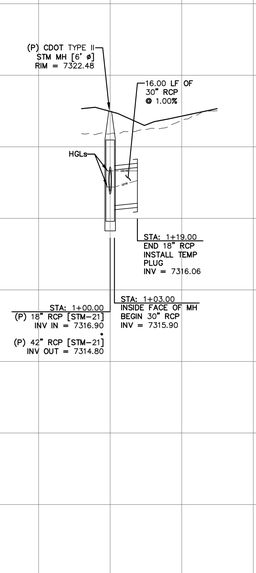
STM-21



STM-22



STM-23



STM-24

REV.	DESCRIPTION	DATE
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2	ADDRESS AGENCY COMMENTS	12/31/25
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4	ADDRESS AGENCY COMMENTS	05/11/26
5	ADDRESS AGENCY COMMENTS	06/24/26

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PREPARED BY:
RAYMOND
NOT FOR CONSTRUCTION

PRC ENGINEERING
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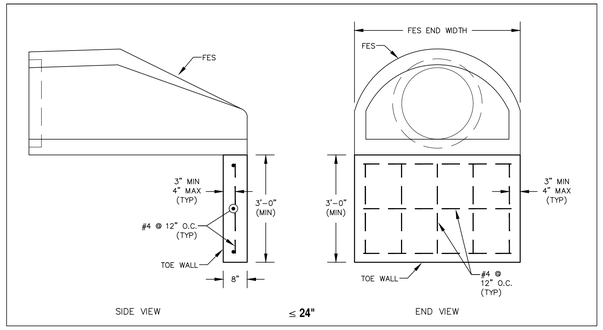
COLORADO SPRINGS, CO 80904
(719) 291-2744

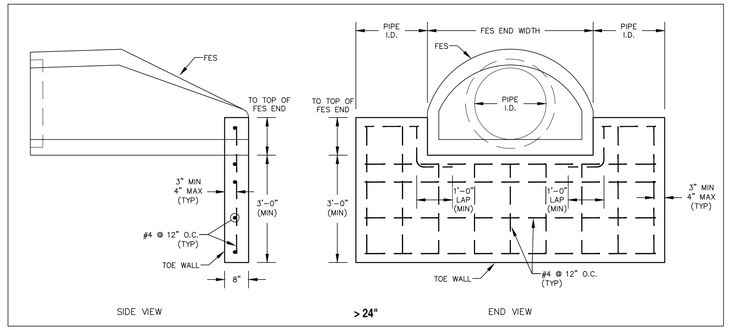
MONUMENT RIDGE EAST
FILING NO. 1
STORM SEWER
PLAN & PROFILES

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

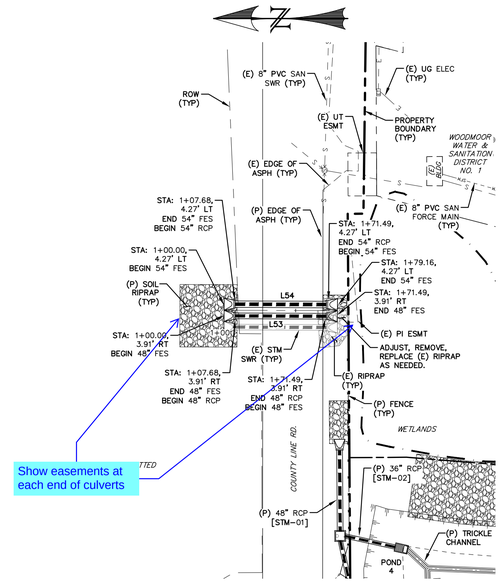
C:\Projects\24-001 MRE\Civil_CDs\PCSet\24-001-25-Sht-- Sht-25 - 25 - 24 - Sht-- Saturday, July 12, 2025 4:51:19 PM - Ashwell Philip
C:\Projects\24-001 MRE\Civil_CDs\PCSet\24-001-25-Sht-- Sht-25 - 25 - 24 - Sht-- Saturday, July 12, 2025 4:51:19 PM - Ashwell Philip



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



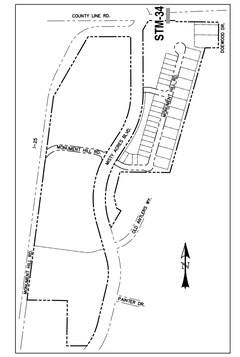
FES TOE WALL DETAIL
SCALE: N.T.S.

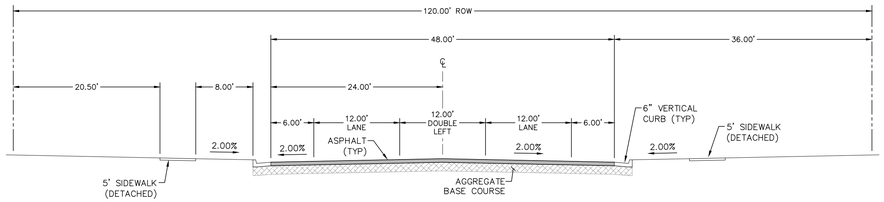


Show easements at each end of culverts

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

LINE TABLE – STM		
LINE	BEARING	DISTANCE
L53	S0° 13' 25"W	63.82
L54	S0° 13' 25"W	63.82

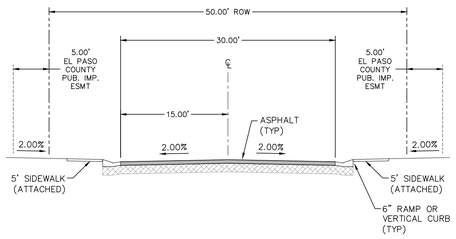




TYPICAL SECTION - NON-RESIDENTIAL COLLECTOR (MODIFIED)
SCALE: N.T.S.

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%

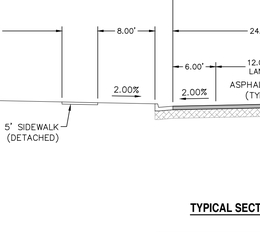
(MISTY ACRES BOULEVARD)



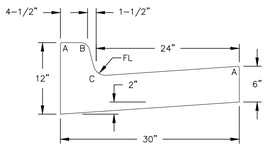
TYPICAL SECTION - URBAN LOCAL
SCALE: N.T.S.

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%

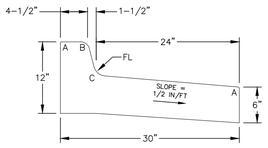
(MONUMENT HILL ROAD / SNOWY TOP DRIVE / OLD ANTLERS ROAD)



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



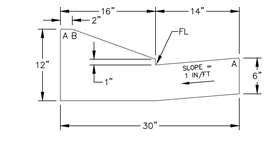
TYPE A
VERTICAL CURB & GUTTER
SCALE: N.T.S.



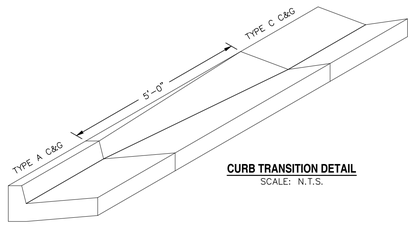
TYPE A* [SPILL]
VERTICAL CURB & GUTTER
SCALE: N.T.S.

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

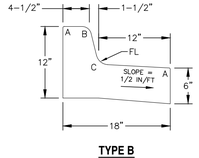
RADII LEGEND:
A = 1/8" TO 1/4"
B = 1-1/2"
C = 1-1/2" TO 2"
D = 1/2"



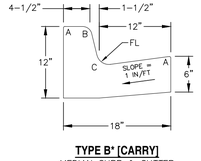
TYPE C - OPTIONAL
RAMP CURB & GUTTER
SCALE: N.T.S.



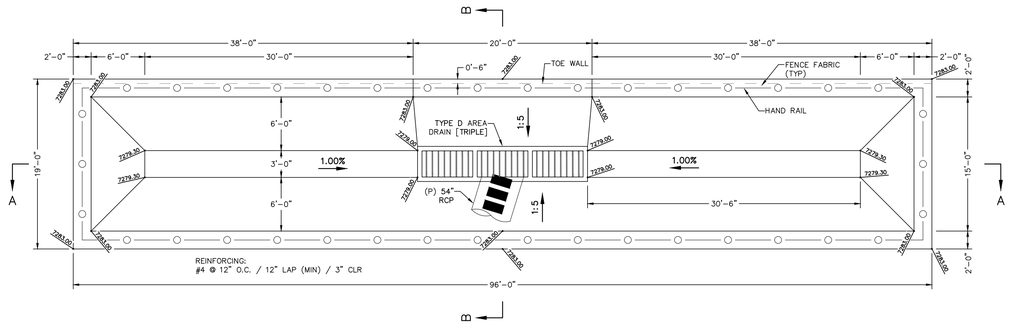
CURB TRANSITION DETAIL
SCALE: N.T.S.



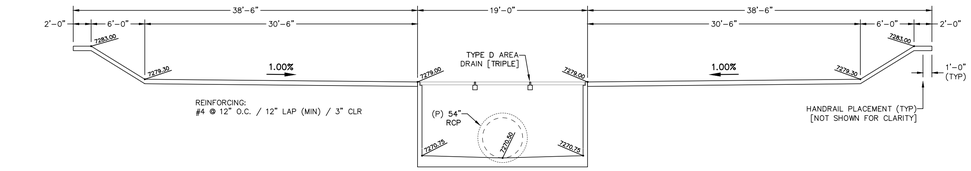
TYPE B
MEDIAN CURB & GUTTER
SCALE: N.T.S.



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



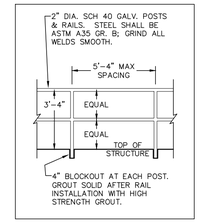
PLAN VIEW



SECTION A-A

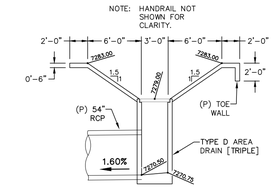
FENCE FABRIC NOTES:

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.

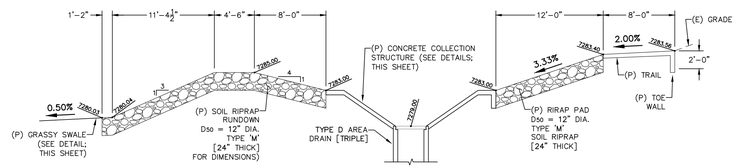


HANDRAIL DETAIL
SCALE: N.T.S.

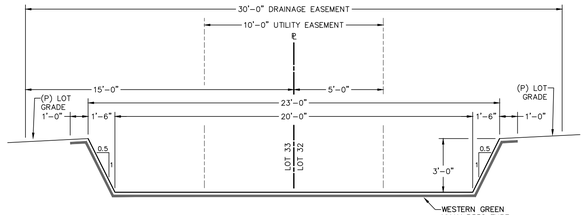
CONCRETE COLLECTION STRUCTURE DETAILS



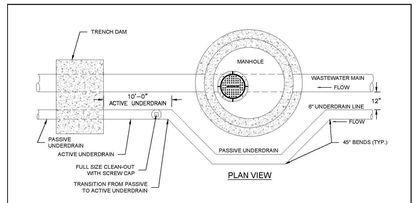
SECTION B-B

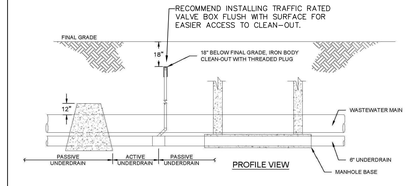


CONCRETE COLLECTION STRUCTURE ADJACENT RIPRAP DETAIL - PROFILE

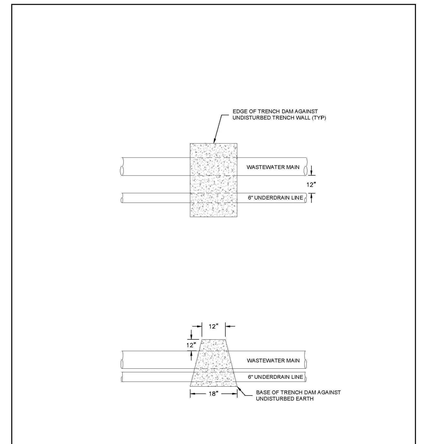


SECTION - GRASSY SWALE





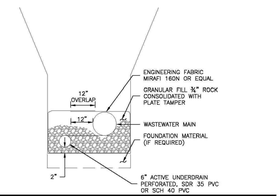
Colorado Springs Utilities It's how we're all connected	PASSIVE GROUNDWATER UNDERDRAIN SCHEMATIC	C6-1 DATED 5/2015



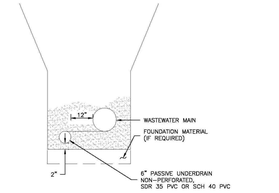
NOTES:
1. TRENCH DAMS ARE REQUIRED AT THE TRANSITION FROM ACTIVE UNDERDRAINS TO PASSIVE UNDERDRAINS.

Colorado Springs Utilities It's how we're all connected	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	06/24/26

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
NOT FOR CONSTRUCTION
RAYMO

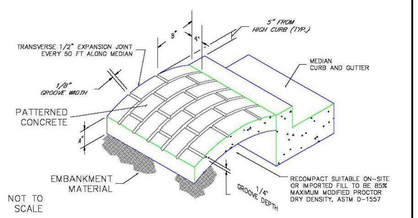
PRC ENGINEERING
1685 W. UINTAH STREET, SUITE 114
COLORADO SPRINGS, CO 80904
(719) 291-2744

MONUMENT RIDGE EAST FILING NO. 1

DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 27 OF 29

J:_Projects\24-001 MR(Twp)_CS(Prj)\24-001 Dsn-27 Details - Sunday, July 13, 2025 4:53:49 PM - Michael Philp



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 "Chromix" 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.

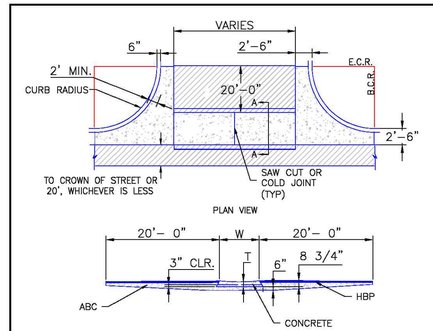
E) The Matching curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C-309. The curing compound shall be "Lithoprome Colorwax" as manufactured by L.M. Scofield Company, Davis Color-Seal, as manufactured by Davis Color Company, or approved 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	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION: André P. Brackin	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.

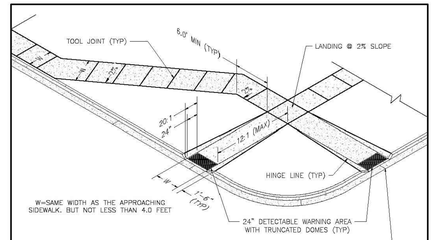
2. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).

3. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR

DRAFT

SCALE: NOT TO SCALE

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



PEDESTRIAN RAMP NOTES

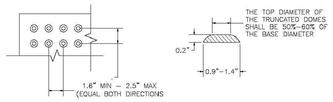
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN RAMP CONSTRUCTION SHALL BE A MINIMUM 3000 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, 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 8" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING AREA SHALL BE PREFABRICATED REDDISH 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.

GENERAL NOTES

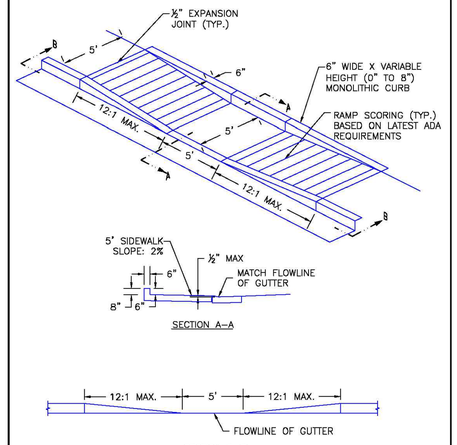
1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA, THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING 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	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION: John A. McCarty	REVISION DATE: 7/09/07 · FILE NAME: SD_2-41	

TRUNCATED DOME DETAILS



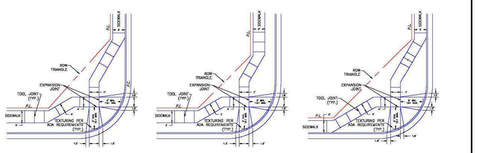
DATE APPROVED: 1/1/08	Truncated Dome Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION: John A. McCarty	REVISION DATE: 7/09/07 · FILE NAME: SD_2-42	



DRAFT

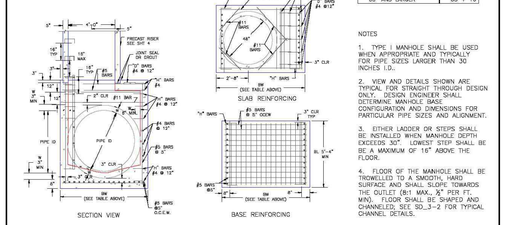
SCALE: NOT TO SCALE

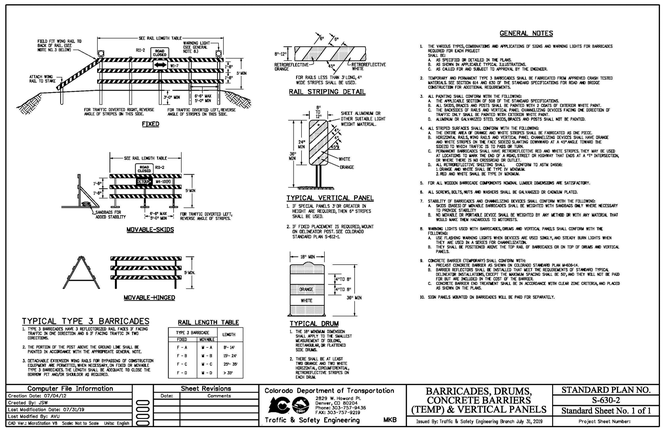
DATE APPROVED:	Parallel Pedestrian Ramp Detail Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04 · FILE NAME: SD_2-50	



SCALE: NOT TO SCALE

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


"H" BARS
"D" BARS
#5 BARS
#5 BARS @ 12" O.C.
#4 BARS @ 12"
#4 BARS @ 12"
#5 BARS @ 9" O.C.E.W.
#5 BARS @ 12" O.C.E.W.



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 FIT MEANS STABILITY IS REQUIRED.

RAIL LENGTH TABLE		
TYPE 3 BARRICADE	WIDTH	LENGTH
F-A	A = 8'	8'-14"
F-B	B = 8'	13'-24"
F-C	C = 6'	25'-39"
F-D	D = 6'	> 39"

RAIL STRIPPING DETAIL

TYPICAL VERTICAL PANEL

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.

TYPICAL DRUM

1. THE OP ARROWS ON CONDITION SHALL APPLY TO THE QUALITY MEASUREMENT OF DRUMS, INCLUDING THE FLATTENED SIDE DRUMS.
2. THESE SHALL BE AT LEAST TWO ORANGE AND TWO WHITE HORIZONTAL, CIRCUMFERENTIAL, REFLECTORIZED BANDS ON EACH DRUM.

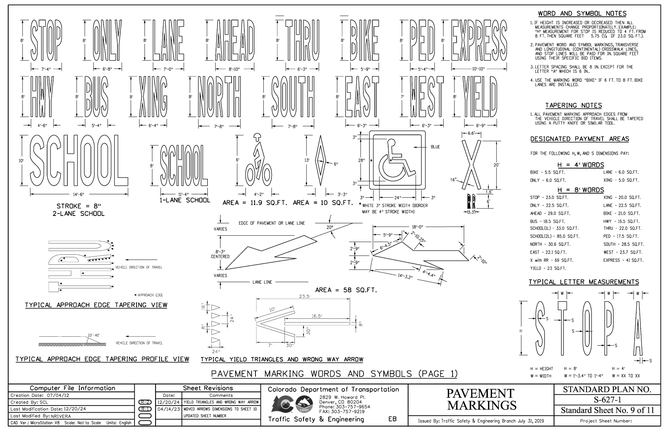
GENERAL NOTES

1. THE VARIOUS TYPES, COMBINATIONS AND APPLICATIONS OF SIGNS AND WARNING LIGHTS FOR BARRICADES SHALL BE AS SHOWN ON EACH PROJECT PLANS, OR AS
   A. AS SPECIFIED OR DETAILED IN THE PLANS.
   B. AS DIRECTED BY THE ENGINEER IN THE INSTALLATIONS.
   C. OR CALLED FOR AND SUBJECT TO APPROVAL BY THE ENGINEER.
2. TEMPORARY AND PERMANENT TYPE 3 BARRICADES SHALL BE FABRICATED FROM APPROVED GRADE TIGERED 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. PLASTIC FOOTING SHALL CONFORM WITH THE STANDARD SPECIFICATIONS
   B. ALL WOOD RAILINGS AND POSTS SHALL BE PAINTED WITH 2 COATS OF EXTERIOR WHITE PAINT.
   C. THE TYPE 3 BARRICADES SHALL BE PAINTED WITH ORANGE AND WHITE DIVIDED FACING THE DIRECTION OF TRAFFIC AS SHOWN ON THE STANDARD DETAILS AND WHERE SPECIFIED.
   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 DRUMS AND WHITE STRIPES SHALL BE FABRICATED AS ONE PIECE.
   B. ON TWO-WAY ROADWAYS, THE TOP STRIPE SHALL SLOPE DOWN IN THE DIRECTION OF ORANGE AND WHITE STRIPES ON THE SIDE THAT EXISTING TRAFFIC COMMENCES AT A DIFFERENT STRIPES THE EXISTED TO WHICH TRAFFIC IS TO PASS BY SIDE.
   C. ON ONE-WAY ROADWAYS, WHERE ONLY ONE DIRECTION HAS AND WHITE STRIPES, 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. ON ONE-WAY ROADWAYS, THE TOP STRIPE SHALL SLOPE DOWN IN THE DIRECTION TO WITH CHORD.
   E. LETTERING AND WHITE SHALL BE TYPE IV RETROREFLECTIVE SHEETING.
   F. RED AND WHITE SHALL BE TYPE IV RETROREFLECTIVE SHEETING.
5. FOR ALL WOODEN BARRICADE COMPONENTS HUMAN LUMBER DIMENSIONS 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 TWO-WAY ROADWAYS LIGHTS WITH DEVICES AND USED SHALL HAVE STEADY BURN LIGHTS WHICH MAY BE 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 DETAILS. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THIS WORK.
   C. CONCRETE BARRIER FOR TREATMENT SHALL BE IN ACCORDANCE WITH CLEAR ZONE DIRECTIONS, 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	STANDARD PLAN NO.
Creation Date: 07/04/12	Date:	Comments:	2829 W. Howard Pl.	S-630-2
Created By: JSW			Denver, CO 80204	
Last Modification Date: 07/31/19			Phone: 303-757-9654	Standard Sheet No. 1 of 1
Last Modified By: AVU			FAX: 303-757-9219	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Traffic & Safety Engineering MKB	Project Sheet Number:

BARRICADES, DRUMS, CONCRETE BARRIERS (TEMP) & VERTICAL PANELS

Issued By: Traffic & Safety Engineering Branch July 31, 2019



WORD AND SYMBOL NOTES

1. IF HEIGHT IS INCREASED OR DECREASED THEN ALL MEASUREMENTS CHANGE PROPORTIONALLY (EXAMPLE: IF A 24" SIGN HAS A TOTAL AREA OF 23.5 SQ.FT. FROM 8 FT. PLUS SQUARE FEET, 576 SQUARE INCHES, THEN A 12" SIGN WILL HAVE A TOTAL AREA OF 5.875 SQ.FT.).
2. LETTER SPACING SHALL BE 8 IN EXCEPT FOR THE LETTER "H" WHICH IS 9 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.

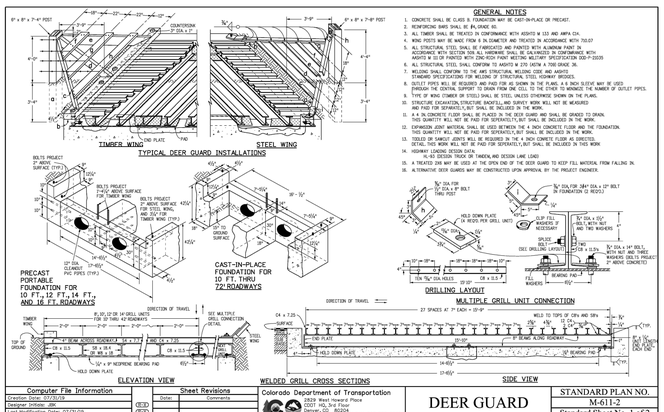
H = 8' WORDS

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 = 22 SQ.FT.	

TYPICAL LETTER MEASUREMENTS

PAVEMENT MARKING WORDS AND SYMBOLS (PAGE 1)

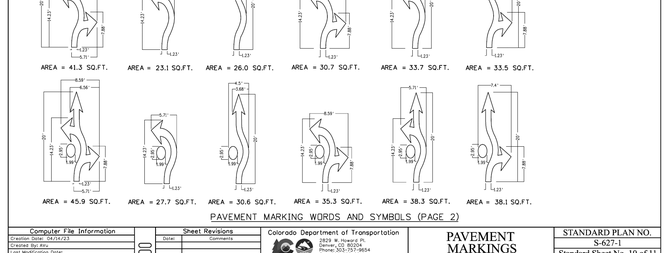
Computer File Information	Sheet Revisions		Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 07/04/12	Date:	Comments:	2829 W. Howard Pl.		S-627-1
Created By: JSW	12/20/24	YIELD TRIANGLES AND WRONG WAY ARROW	Denver, CO 80204		
Last Modification Date: 07/20/24	04/14/22	WEIGHT WORDS CHANGING TO SHEET 10	Phone: 303-757-9654		Standard Sheet No. 9 of 11
Last Modified By: NAVEVEIRA		UPDATED SHEET NUMBER	FAX: 303-757-9219		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Traffic & Safety Engineering EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Project Sheet Number:



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 M4 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 WELDERS QUALIFIED IN ACCORDANCE WITH AASHTO.
9. OUTLET PIPES WILL BE REQUIRED AND PAID FOR AS SHOWN ON THE PLANS. A 6 INCH 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 DECK GUARD AND SHALL BE SLOPED TO DRAIN. THIS QUANTITY WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THIS WORK.
13. EXPANSION JOINT MATERIAL SHALL BE USED BETWEEN EVERY 4 MAIN CONCRETE ITEMS IN THE FOUNDATION. EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF THE WINGS AND AT THE ENDS OF THE FOUNDATION.
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 DECK GUARD TO KEEP FILL MATERIAL FROM FALLING IN.
17. ALTERNATIVE DECK 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		M-611-2
Designer Initials: JSW			DOT HQ, 3rd Floor		
Last Modification Date: 07/31/19			Denver, CO 80204		Standard Sheet No. 1 of 2
Detailer Initials: LTA			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

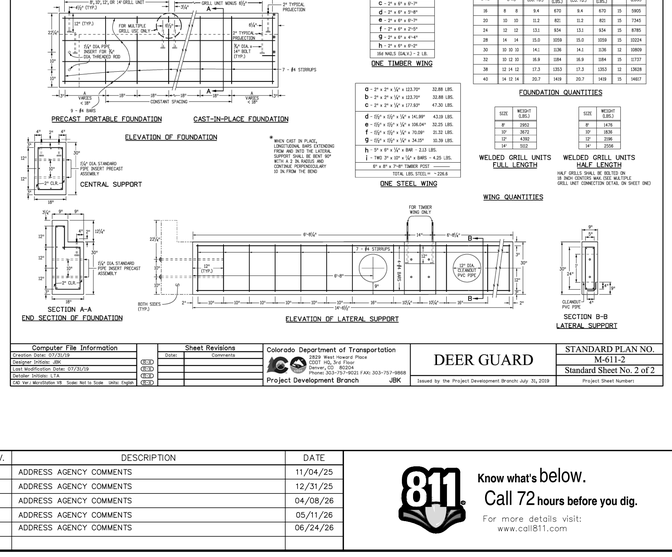


WORD AND SYMBOL NOTES

1. IF HEIGHT IS INCREASED OR DECREASED THEN ALL MEASUREMENTS CHANGE PROPORTIONALLY (EXAMPLE: IF A 24" SIGN HAS A TOTAL AREA OF 23.5 SQ.FT. FROM 8 FT. PLUS SQUARE FEET, 576 SQUARE INCHES, THEN A 12" SIGN WILL HAVE A TOTAL AREA OF 5.875 SQ.FT.).
2. PAVEMENT WORD AND SYMBOL MARKINGS, TRANSVERSE AND LONGITUDINAL, CONTINENTAL CROSSWALK LINES, AND STOP LINES ARE MEASURED IN 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.		S-627-1
Created By: AVU			Denver, CO 80204		
Last Modification Date:			Phone: 303-757-9654		Standard Sheet No. 10 of 11
Last Modified By:			FAX: 303-757-9219		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Traffic & Safety Engineering EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Project Sheet Number:

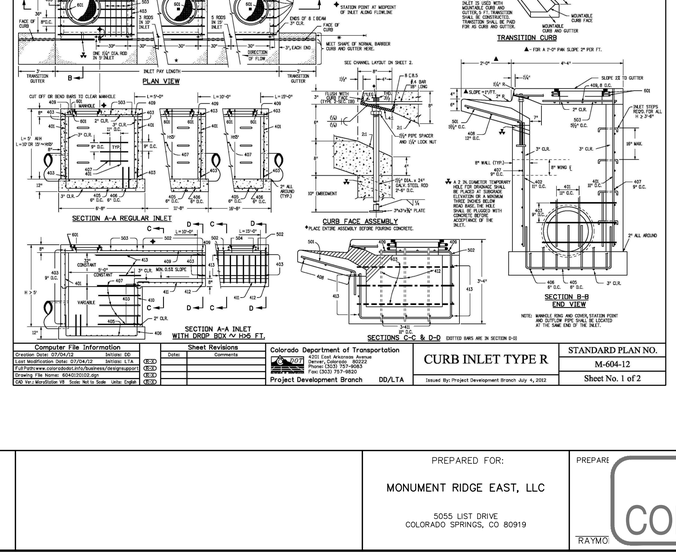


ROADWAY WIDTH (FT.)	USE UNITS (FT.)	PRECAST CONCRETE (CU. YD.)	PRECAST REINF. STEEL (LBS.)	CAST-IN-PLACE CONCRETE (CU. YD.)	CAST-IN-PLACE REINF. STEEL (LBS.)	A (IN.)	TOTAL WEIGHT (LBS.)
18	8	8	9.4	6.70	9.4	15	5905
20	10	10	11.3	7.40	11.2	15	7343
24	12	12	13.1	8.54	13.1	15	8785
28	14	14	15.0	9.59	15.0	15	10224
30	10	10	14.1	9.26	14.1	12	10809
32	10	10	16.8	10.84	16.8	18	11737
38	12	14	17.3	13.53	17.3	15	13638
40	14	14	20.2	14.18	20.2	15	14407

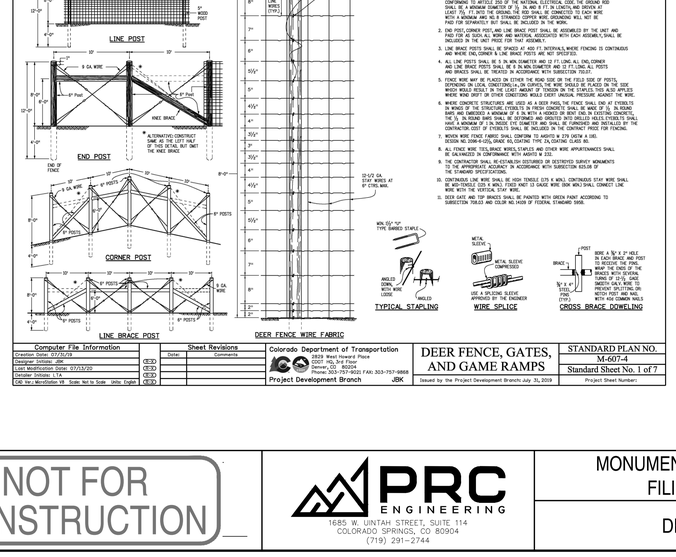
FOUNDATION QUANTITIES					
SIZE	WEIGHT (LBS.)		SIZE	WEIGHT (LBS.)	
8"	2953	WELDED GRILL UNITS FULL LENGTH	8"	1479	WELDED GRILL UNITS HALF LENGTH
10"	3672		10"	1838	
12"	4393		12"	2196	
14"	5112		14"	2558	

HALF GRILLS SHALL BE BOLTED ON 19 INCH CENTERS WHEN TWO HALVES OF GRILL UNIT CONNECTION DETAIL ON SHEET (NO)

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		M-611-2
Designer Initials: JSW			DOT HQ, 3rd Floor		
Last Modification Date: 07/31/19			Denver, CO 80204		Standard Sheet No. 2 of 2
Detailer Initials: LTA			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



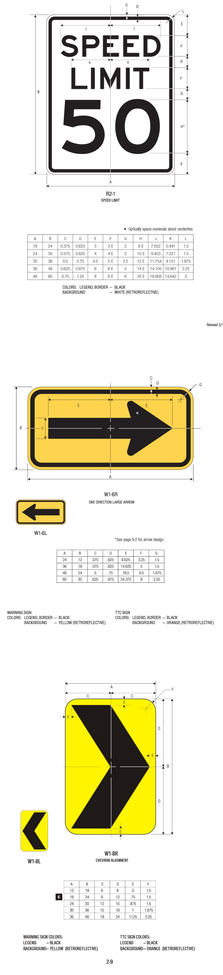
Computer File Information	Sheet Revisions		Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12	Date:	Comments	4201 East Arkansas Avenue		M-604-12
Last Modification Date: 07/04/12	04/14/22	INLETS	Denver, Colorado 80222		
Path:P:\dtm.new.colorado.edu\roadnet\designs\pro			Phone (303) 757-9281		Sheet No. 1 of 2
Drawing File Name: 604S12002.dgn			Fax (303) 757-9820		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Project Development Branch DG/LTA	Issued By: Project Development Branch July 4, 2012	Project Sheet Number:



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 ROD AND GROUND WIRE. THE GROUND ROD SHALL BE COPPER CLAD STEEL AND SHALL BE A MINIMUM DIAMETER OF 5/8 IN AND 8 FT IN LENGTH, AND DRIVEN AT LEAST 7Q, FT INTO THE GROUND. THE ROD SHALL BE CONNECTED TO EACH WIRE STRAND WITH A NO. 6 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 IN CONCRETE AS SHOWN ON THE STANDARD DRAWING.
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 MEANS OF A 2X6 INCH TREATED TIMBER SECURED TO THE CONCRETE WITH 3/8 INCH BOLTS AND EMBEDDED A MINIMUM OF 6 IN.WITH A MINIMUM OF 3 IN.WITH A MINIMUM OF 3 IN.INSIDE THE EXISTING CONCRETE. THE 1 IN. BY 4 IN. FLAT STRAP SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT 4 FT CENTERS. THIS WORK WILL NOT BE PAID FOR SEPARATELY.
7. WOVEN WIRE FENCE FABRIC SHALL CONFORM TO AASHTO M 279 TYPE 3, CLASS 3, DESIGN NO.1096-6-12G, GRADE 60,COATING TYPE 3A,COATING CLASS 4A.
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 MEDIUM TENSILE (120 # MIN.) AND SHALL BE 12 GAUGE WIRE (NO. 9 GA.) SHALL CONNECT LINE WIRE WITH THE WOVEN WIRE.
11. DEER GATE AND TOP BRACES SHALL BE PAINTED WITH GREEN PAINT ACCORDING TO SUBSECTION 708.03 AND COLOR NO.14320 OF FEDERAL STANDARD 595B.

Computer File Information	Sheet Revisions		Colorado Department of Transportation	DEER FENCE, GATES, AND GAME RAMPS	STANDARD PLAN NO.
Creation Date: 07/23/20	Date:	Comments	2829 West Howard Place		M-607-4
Designer Initials: JSW			DOT HQ, 3rd Floor		
Last Modification Date: 07/23/20			Denver, CO 80204		Standard Sheet No. 1 of 7
Detailer Initials: LTA			Phone: 303-757-9021 FAX: 303-757-9868		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			Project Development Branch JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



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	06/24/26

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

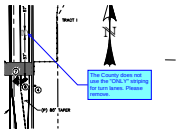
DETAILS

DRAWN BY: MGP
SCALE: N/A
DATE: 04/08/25
JOB NUMBER: 24-001
SHEET: 29 OF 29

A:\Projects\24-001 MRE\Civil_CDs\PK\24-001-Dtls-28.dwg — Saturday, July 11, 2026 4:55:58 PM — Michael Pitts

V5_Construction Drawings.pdf Markup Summary

Callout (16)



Subject: Callout
Page Label: 17
Author: Joseph Sandstrom
Date: 8/10/2026 2:56:24 PM
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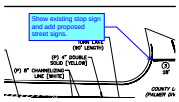
Space:

The County does not use the "ONLY" striping for turn lanes. Please remove.



Subject: Callout
Page Label: 17
Author: Joseph Sandstrom
Date: 8/10/2026 3:21:24 PM
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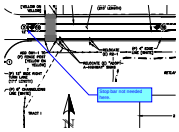
Show existing stop sign and add proposed street signs.



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Author: Joseph Sandstrom
Date: 8/10/2026 3:16:30 PM
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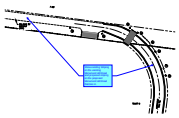
Stop bar not needed here.



Subject: Callout
Page Label: 16
Author: Joseph Sandstrom
Date: 8/10/2026 5:26:17 PM
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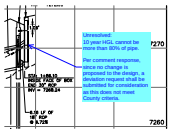
Show existing Striping on the existing Monument Hill Road and proposed striping on the proposed Monument Hill Road that ties in.



Subject: Callout
Page Label: 20
Author: Joseph Sandstrom
Date: 8/11/2026 7:36:37 AM
Status:
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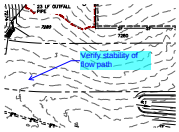
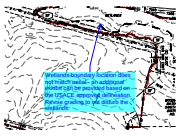
Unresolved:
10 year HGL cannot be more than 80% of pipe.

Per comment response, since no change is proposed to the design, a deviation request shall be submitted for consideration as this does not meet County criteria.



Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 10:03:48 AM
Status:
Color:
Layer:
Space:

Verify stability of flow path



Subject: Callout
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:31:05 AM
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Layer:
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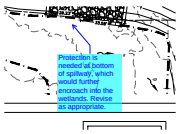
Wetlands boundary location does not match aerial - an additional exhibit can be provided based on the USACE approved delineation. Revise grading to not disturb the wetlands.



Subject: Callout
Page Label: 7
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:32:53 AM
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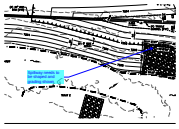
Layer:
Space:

Protection is needed at bottom of spillway, which would further encroach into the wetlands. Revise as appropriate.



Subject: Callout
Page Label: 7
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:33:42 AM
Status:
Color:
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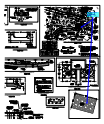
Space:

Spillway needs to be shaped and grading shown



Subject: Callout
Page Label: 8
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:45:42 AM
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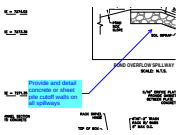
Provide all details and grading for spillway



Subject: Callout
Page Label: 8
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:46:30 AM
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Color:
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Space:

Provide and detail concrete or sheet pile cutoff walls on all spillways

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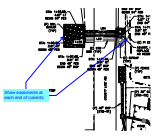

Subject: Callout
Page Label: 26
Author: CDurham
Date: 8/12/2026 11:51:08 AM
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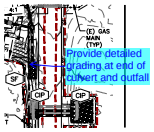
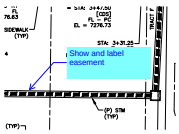
Layer:
Space:

Show easements at each end of culverts



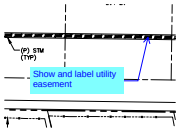
Subject: Callout
Page Label: 3
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 12:01:26 PM
Status:
Color:
Layer:
Space:

Provide detailed grading at end of culvert and outfall



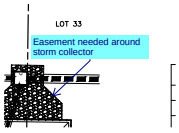
Subject: Callout
Page Label: 14
Author: CDurham
Date: 8/12/2026 12:04:55 PM
Status:
Color:
Layer:
Space:

Show and label easement



Subject: Callout
Page Label: 13
Author: CDurham
Date: 8/12/2026 12:05:31 PM
Status:
Color:
Layer:
Space:

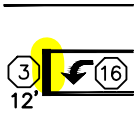
Show and label utility easement



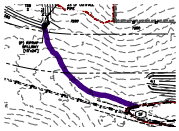
Subject: Callout
Page Label: 13
Author: CDurham
Date: 8/12/2026 12:44:59 PM
Status:
Color:
Layer:
Space:

Easement needed around storm collector

Highlight (2)

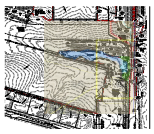


Subject: Highlight
Page Label: 17
Author: Joseph Sandstrom
Date: 8/10/2026 3:16:34 PM
Status:
Color:
Layer:
Space:



Subject: Highlight
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 10:01:27 AM
Status:
Color:
Layer:
Space:

Image (1)

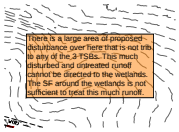


Subject: Image
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:28:20 AM
Status:
Color:
Layer:
Space:

SW - Textbox (3)

Subject: SW - Textbox
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:59:21 PM
Status:
Color:
Layer:
Space:

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.



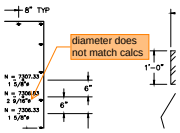
Subject: SW - Textbox
Page Label: 2
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 6:01:00 PM
Status:
Color:
Layer:
Space:

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
Page Label: 4
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 6:02:17 PM
Status:
Color:
Layer:
Space:

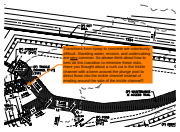
This sheet is not acceptable. No one will be able to read these details in the field at this scale. Detail sheets should have a max of 8 details per sheet.

SW - Textbox with Arrow (13)



Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 3:04:12 PM
Status:
Color:
Layer:
Space:

diameter does not match calcs



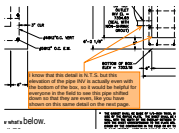
Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 3:11:50 PM
Status:
Color:
Layer:
Space:

Transitions from riprap to concrete are notoriously difficult. Standing water, erosion, and undercutting are very common. So please think about how to best do this transition to minimize these risks. Have you thought about a curb cut in the trickle channel with a berm around the plunge pool to direct flows into the trickle channel instead of eroding around the side of the trickle channel?

Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 3:14:47 PM
Status:
Color:
Layer:
Space:

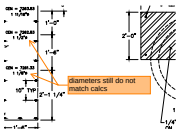
Review 4 unresolved comment:
Adjust grading of rundowns (detail on Sht 25) to show this rundown with a shape (v-shape or u-shape). Otherwise flows will likely not stay within the limits of the soil riprap and erode/undermine around the riprap.

Review 5 update: any small cross slope introduced during construction or after construction from things shifting/settling/eroding is going to cause the flows to not go straight down the rundown and blowout the earthen side slopes. We've seen it happen all the time. The rundown needs some depth to it to keep flows contained within it.



Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 4:02:06 PM
Status:
Color:
Layer:
Space:

I know that this detail is N.T.S. but this elevation of the pipe INV is actually even with the bottom of the box, so it would be helpful for everyone in the field to see this pipe shifted down so that they are even, like you have shown on this same detail on the next page.



Subject: SW - Textbox with Arrow
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:00:11 PM
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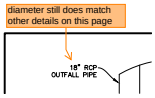
Color:
Layer:
Space:

diameters still do not match calcs



Subject: SW - Textbox with Arrow
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:07:08 PM
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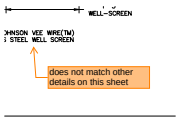
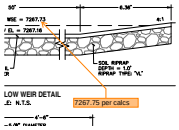
Color:
Layer:
Space:

diameter still does match other details on this page



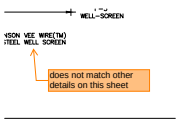
Subject: SW - Textbox with Arrow
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:03:02 PM
Status:
Color:
Layer:
Space:

does not match other details on this sheet



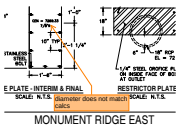
Subject: SW - Textbox with Arrow
Page Label: 7
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:04:00 PM
Status:
Color:
Layer:
Space:

7267.75 per calcs



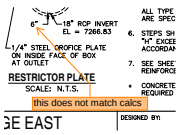
Subject: SW - Textbox with Arrow
Page Label: 8
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:10:45 PM
Status:
Color:
Layer:
Space:

does not match other details on this sheet



Subject: SW - Textbox with Arrow
Page Label: 8
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:14:14 PM
Status:
Color:
Layer:
Space:

diameter does not match calcs



Subject: SW - Textbox with Arrow
Page Label: 8
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:15:47 PM
Status:
Color:
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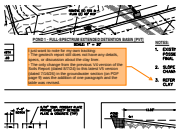
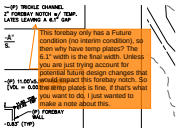
Space:

this does not match calcs



Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/11/2026 5:50:24 PM
Status:
Color:
Layer:
Space:

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.



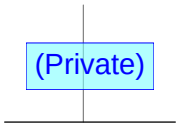
Subject: SW - Textbox with Arrow
Page Label: 5
Author: Glenn Reese - EPC Stormwater
Date: 8/12/2026 8:58:38 AM
Status:
Color:
Layer:
Space:

This forebay only has a Future condition (no interim condition), so then why have temp plates? The 6.1" width is the final width. Unless you are just trying account for potential future design changes that would impact this forebay notch. So the temp plates is fine, if that's what you want to do, I just wanted to make a note about this.

Text Box (2)

Subject: Text Box
Page Label: 21
Author: CDurham
Date: 8/12/2026 11:54:15 AM
Status:
Color:
Layer:
Space:

Include lot numbers



Subject: Text Box
Page Label: 22
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 12:06:05 PM
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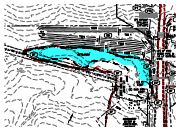
Space:

(Private)

(2)



Subject:
Page Label: 2
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:27:58 AM
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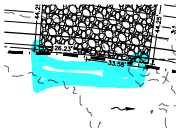

Subject:
Page Label: 7
Author: Jeff Rice - EPC Engineering Review
Date: 8/12/2026 11:33:06 AM
Status:
Color:
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Space: