

WATERSIDE AT LAKE WOODMOOR FILING NO. 1

TOWN OF WOODMOOR, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION PLANS

FEBRUARY 2023

(SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST)

GENERAL CONSTRUCTION NOTES:

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
2. BEFORE COMMENCING ANY EXCAVATION, CALL 1-800-922-1987 FOR EXISTING UTILITY LOCATIONS.
3. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD).
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE CENTERLINE UNLESS OTHERWISE INDICATED.
6. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS AS SOON AS POSSIBLE AND EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
7. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C.
8. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
9. BUILDING CONTRACTORS WILL BE RESPONSIBLE FOR CONSTRUCTING POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNER'S GEOTECHNICAL ENGINEER. OWNER'S GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENT DESIGN SHALL BE APPROVED BY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL REVEGETATE ALL DISTURBED AREAS WITHIN 21 DAYS OF SUBSTANTIAL GRADING COMPLETION. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED IN A FUNCTIONAL MANNER AT ALL TIMES. DEVELOPER IS RESPONSIBLE FOR MAINTAINING DISTURBED AREAS UNTIL REVEGETATION IS COMPLETE.
12. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180N OR EQUAL MAY BE SUBSTITUTED WHERE TYPE L RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
13. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS.
14. LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

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 - 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 DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, 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.

SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD STANDARD HIGHWAY SIGNS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" 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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

BENCHMARKS:

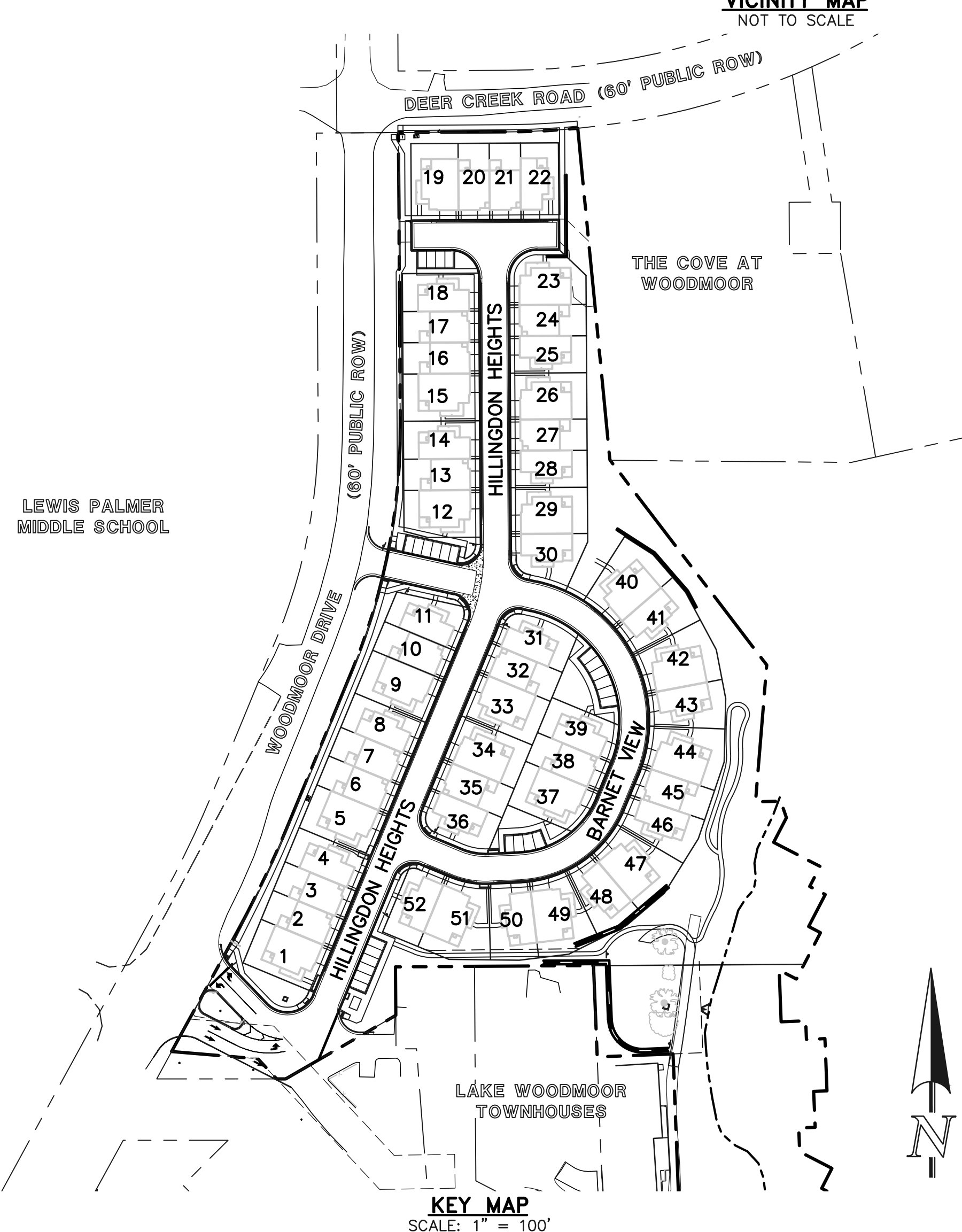
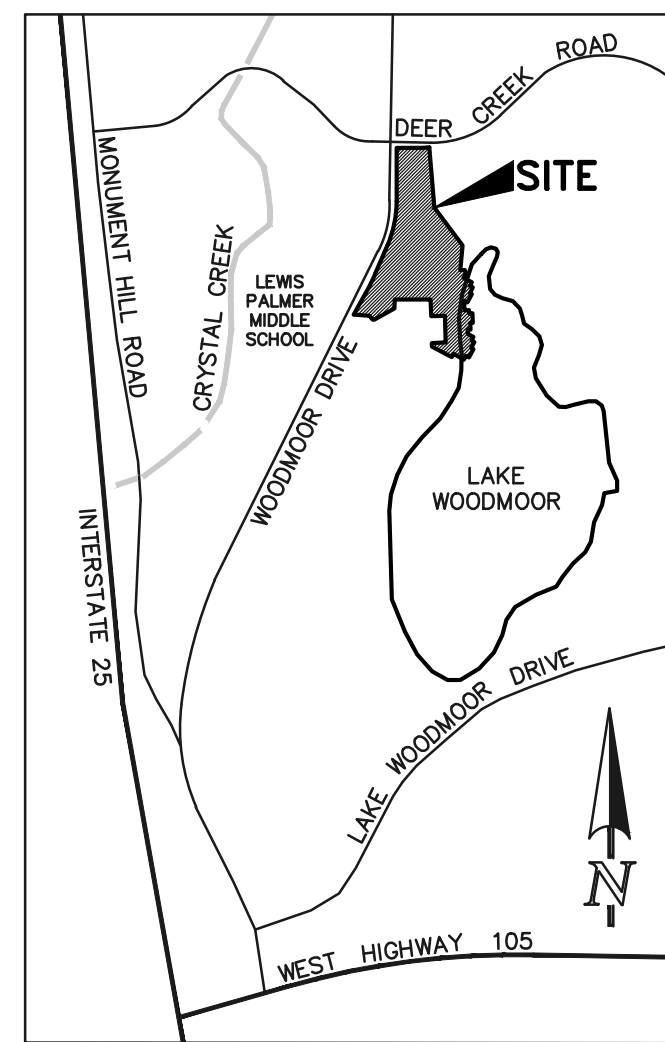
- A. 811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONSTRUCTION PLAN: SHEET INDEX

SHEET 1 OF 14	TITLE SHEET
SHEET 2 OF 14	GRADING AND EROSION CONTROL PLAN
SHEET 3 OF 14	GRADING AND EROSION CONTROL PLAN
SHEET 4 OF 14	GRADING AND EROSION CONTROL PLAN NOTES & DETAIL SHEET
SHEET 5 OF 14	GRADING AND EROSION CONTROL PLAN DETAIL SHEET
SHEET 6 OF 14	PRIVATE STREET IMPROVEMENT PLAN
SHEET 7 OF 14	PRIVATE STREET IMPROVEMENT PLAN
SHEET 8 OF 14	PARKING/PEDESTRIAN RAMP DESIGN
SHEET 9 OF 14	PRIVATE STORM SEWER PLAN
SHEET 10 OF 14	PRIVATE STORM SEWER PLAN
SHEET 11 OF 14	POND 'A' - SAND FILTER/OUTLET BOX DESIGN
SHEET 12 OF 14	POND 'A' - SPILLWAY DETAILS/ IMPACT STRUCTURE DESIGN
SHEET 13 OF 14	DETAIL SHEET
SHEET 14 OF 14	DETAIL SHEET

UTILITY CONSTRUCTION PLAN: SHEET INDEX

PUBLIC 8" PVC WATER SYSTEM PLAN	SHEETS 1-3 OF 3
PUBLIC 8" PVC SANITARY SEWER PLAN	SHEETS 1-3 OF 3
UTILITY SERVICE PLAN	SHEETS 1-3 OF 3



AGENCIES

OWNER:	LAKE WOODMOOR HOLDINGS, LLC 9540 FEDERAL DRIVE, SUITE 200 COLORADO SPRINGS, CO 80921 MR. THOMAS TAYLOR, (719) 867-2250
CIVIL ENGINEER:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, COLORADO 80903 MR. KYLE R. CAMPBELL, P.E. (719) 785-0790
FIRE DISTRICT:	TR-LAKES/MONUMENT FIRE PROTECTION DISTRICT 18055 OLD FOREST POINT, SUITE 103 MONUMENT, CO 80132 CHIEF/FIRE MARSHAL JAMEY BUMGARDNER (719) 484-0911
GAS COMPANY:	BLACKHILLS ENERGY 37 WIDEFIELD BOULEVARD WIDEFIELD, COLORADO 80911 MR. GEORGE M. PETERSON, (719) 392-3491
ELECTRIC COMPANY:	MOUNTAIN VIEW ELECTRIC ASSOC., INC. 11140 EAST WOODMEN ROAD FALCON, COLORADO 80831 MS. AMY CALLAGHAN (719) 495-2283
WATER & WASTEWATER:	WOODMOOR WATER AND SANITARY DISTRICT NO. 1 1845 WOODMOOR DR. MONUMENT, COLORADO 80132 (719) 488 2525
TELEPHONE COMPANY:	CENTURYLINK (LOCATORS) 811 COMCAST (LOCATORS) 811

NOTE:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL/THOMPSON INC., DATED JANUARY 27, 2022.

APPROVALS:

DESIGN ENGINEER'S 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 DIRECTLY CAUSED BY THE NEGLIGENCE ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

KYLE R. CAMPBELL COLORADO P.E. #29794 _____ DATE _____
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

OWNER/DEVELOPER'S STATEMENT:
I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE EROSION CONTROL PLAN AND AS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

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

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR

PCD FILE # XX-XX-XX

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC KYLE R. CAMPBELL, COLORADO P.E. #29794 _____ DATE _____
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<p>WATERSIDE AT LAKE WOODMOOR FILING NO. 1 CONSTRUCTION PLANS TITLE SHEET</p>	<table border="1"> <tr><td>DESIGNED BY</td><td>MAL</td><td>SCALE</td><td>DATE</td><td>02/09/23</td></tr> <tr><td>DRAWN BY</td><td>MES</td><td>(H) 1" = 100'</td><td>SHEET</td><td>1 OF 14</td></tr> <tr><td>CHECKED BY</td><td>(V) 1" = N/A</td><td>JOB NO.</td><td colspan="2">2588.00</td></tr> </table>	DESIGNED BY	MAL	SCALE	DATE	02/09/23	DRAWN BY	MES	(H) 1" = 100'	SHEET	1 OF 14	CHECKED BY	(V) 1" = N/A	JOB NO.	2588.00	
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<p>619 N. Cascade Avenue, Suite 200 (719)785-0790 Colorado Springs, Colorado 80903 (719)785-0799(fax)</p>

PCD FILE # XX-XX-XX

CLASSIC CONSULTING

CLASSIC CONSULTING

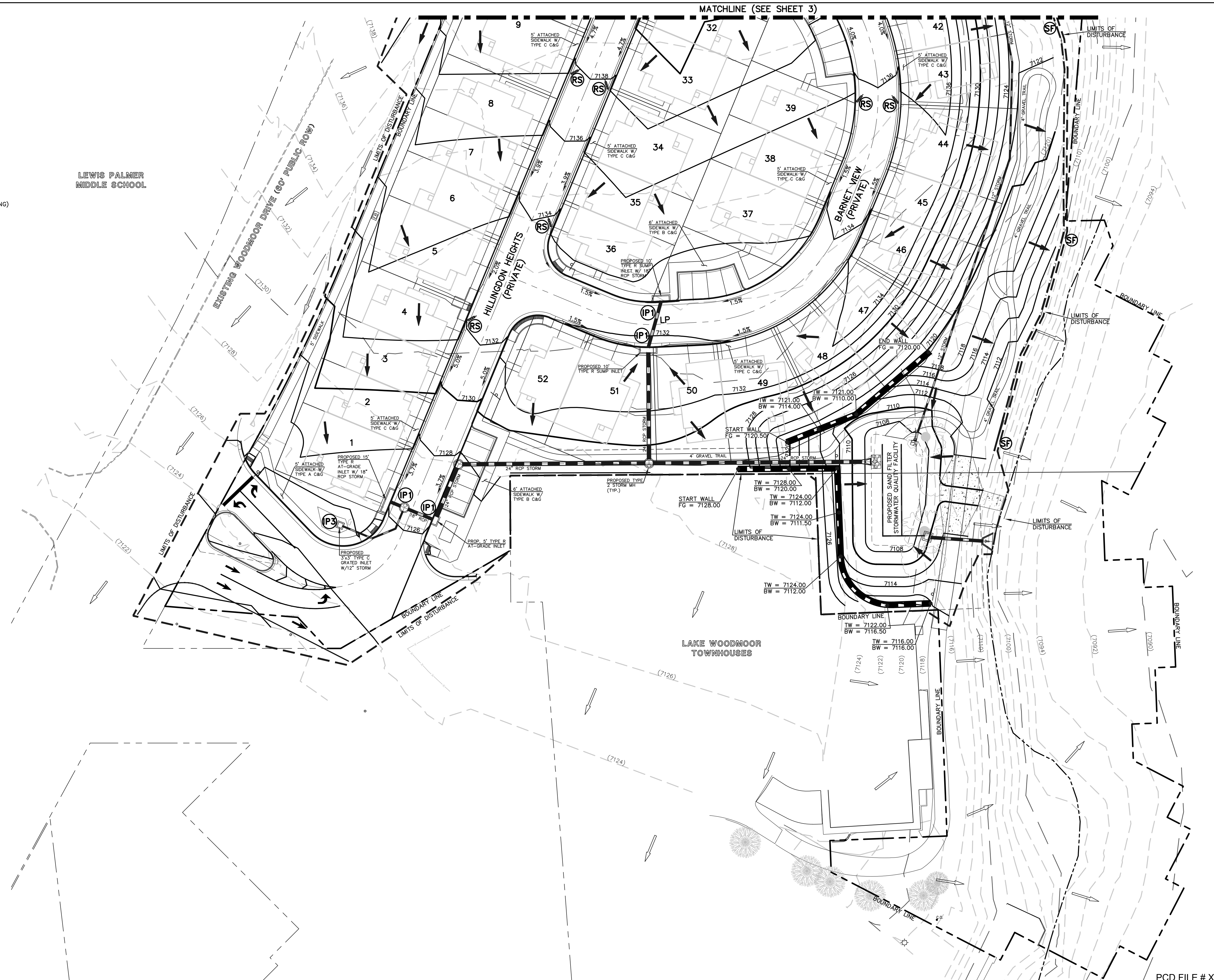
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
- BOUNDARY/R.O.W. LINE
- EXISTING FLOW DIRECTION
- PROPOSED FLOW
- PROPOSED INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- VEHICLE TRACKING CONTROL (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE THROUGH INTERIM, VERTICAL PHASE OR SITE PAVING)
- SILT FENCE (INSTALL PRIOR TO INITIAL PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
- ROCK SOCKS (INSTALLED DURING INTERIM PHASE WITH CONTINUED MAINTENANCE DURING INTERIM AND VERTICAL PHASES)
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CCM PHASING

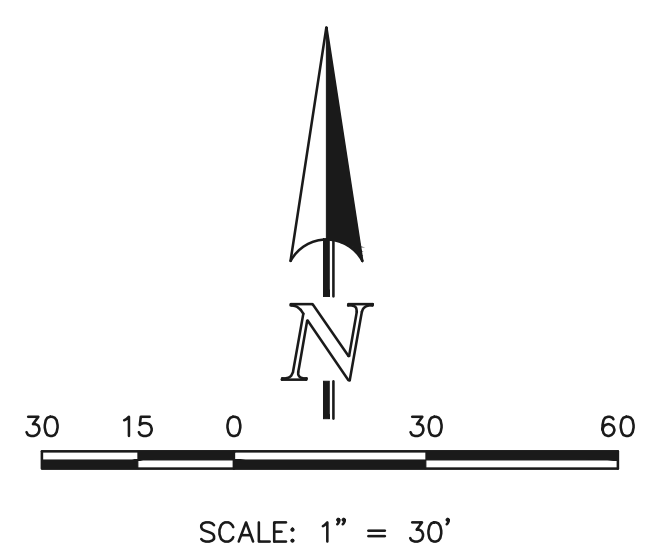
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LEWIS PALMER MIDDLE SCHOOL



LAKE WOODMOOR TOWNHOUSES

PCD FILE # XX-XX-XX



NOTES:
SEE SHEETS 4-5 FOR GRADING & EROSION CONTROL NOTES, DETAILS & LOT DRAINAGE PATTERNS.

THERE WILL BE NO ASPHALT, CONCRETE BATCH PLANTS AND MASONRY MIX STATIONS ON THIS SITE.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS
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NO.	REVISION	DATE

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

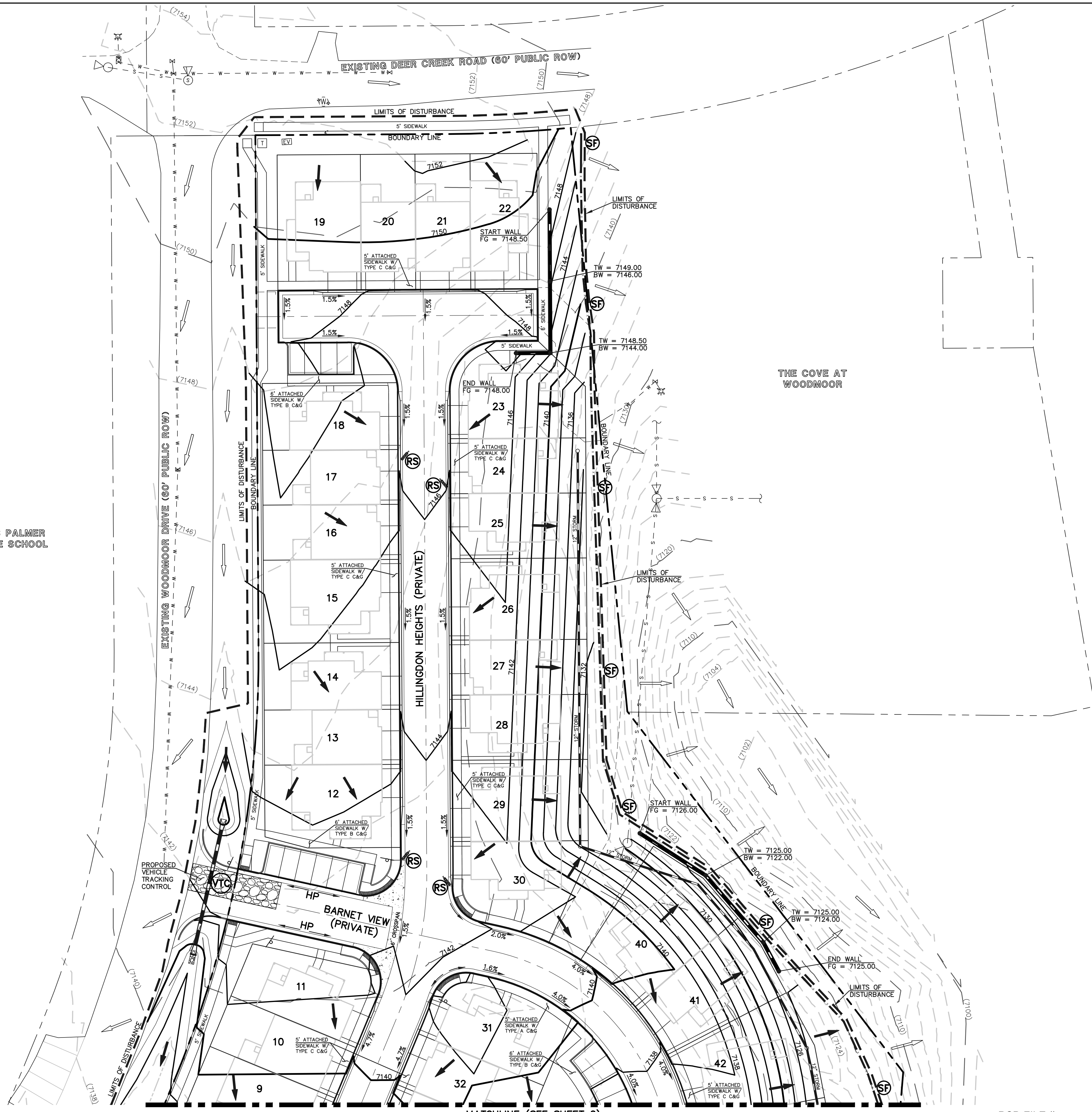
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

WATERSIDE AT LAKE WOODMOOR FILING NO. 1 GRADING AND EROSION CONTROL PLAN			
DESIGNED BY	MAL	SCALE	DATE 02/09/23
DRAWN BY	MES	(H) 1" = 30'	SHEET 2 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	2588.00

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LEGEND

- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED LIMITS OF GRADING/ CONSTRUCTION SITE BOUNDARY
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THE COVE AT WOODMOOR

LEWIS PALMER MIDDLE SCHOOL

MATCHLINE (SEE SHEET 2)

PCD FILE #

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

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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

WATERSIDE AT LAKE WOODMOOR			
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CLASSIC CONSULTING

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EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A 'NOTICE TO PROCEED' HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED DEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED 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.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT 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.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCW VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY CTL/THOMPSON INC. DATED JANUARY 27, 2022 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

CONSTRUCTION CONTROL MEASURES NOTES:

- CONTRACTOR TO DETERMINE AREAS USED FOR STAGING, STORAGE OF MATERIALS, SOILS (STOCKPILES) OR WASTES AND SHALL MARK ON THE SITE SWMP AT ALL TIMES. THE USE OF CONSTRUCTION OFFICE TRAILERS REQUIRES PCD PERMITTING.
- THE PROPOSED GRADING/EROSION CONTROL PLAN (SHEETS 2-3) SHOW AND CALL-OUT THE 'INITIAL' AND 'INTERIM' STAGE OF CONSTRUCTION CONTROL MEASURES.
- 'FINAL' CONSTRUCTION CONTROL MEASURES ARE STABILIZED/DEVELOPED LOTS, CONSTRUCTED ROADS, RE-SEEDED OPEN SPACE, AND CONSTRUCTED DETENTION PONDS. A PLAN IS NOT NEEDED FOR THE FINAL STAGE.

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

- THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- DURING GRADING OPERATIONS, LOCATE AND SET THE STRAW BALE CHECK DAMS AND SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME RESEED ALL DISTURBED AREAS WITH AN EL PASO COUNTY APPROVED SEED MIX.
- SEEDING APPLICATION: DRILLED TO A DEPTH OF .25" TO .50" INTO SOIL WHERE POSSIBLE, BROADCAST AND RAKED TO COVER ON STEEPER THAN 3:1 SLOPES WHERE ACCESS IS LIMITED OR UNSAFE FOR EQUIPMENT.
- MULCHING REQUIREMENT AND APPLICATION: 1.5 TONS PER ACRE NATIVE HAY MECHANICALLY CRIMPED INTO SOIL.
- THE STRAW BALE CHECK DAMS AND SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE STRAW BALES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE STRAW BALES OR SILT FENCE.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEED, ON A CASE-BY-CASE BASIS. THE MSA PERMITTEE MAY ALLOW ANOTHER APPROPRIATE BMP TO BE IN PLACE THAT PREVENTS SEDIMENT FROM LEAVING THE SITE. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
- ALL FACILITIES, VEGETATION AND OTHER ITEMS REQUIRED BY THE APPROVED FINAL GRADING, EROSION CONTROL AND RECLAMATION PLAN SHALL BE PROPERLY MAINTAINED BY THE OWNERS OF THE PROPERTY. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO KEEPING ALL EROSION CONTROL FACILITIES IN GOOD ORDER AND FUNCTIONAL, REPAIRING ANY EROSION DAMAGE THAT OCCURS, KEEPING ALL VEGETATION HEALTHY AND IN GROWING CONDITION AND REPLACING ANY DEAD VEGETATION AS SOON AS PRACTICABLE.
- ALL SILT FENCES ARE TO BE REGULARLY INSPECTED AND REPAIRED AS NEEDED.
- THE CONTRACTOR SHALL PROVIDE VEHICLE TRACKING CONTROL FACILITIES FOR EACH ENTRANCE/EXIT TO THE SITE. THE CONTRACTOR SHALL SUBMIT A PLAN WHICH WILL ASSURE USAGE OF THIS FACILITY BY ALL VEHICLES LEAVING THE SITE.
- EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EACH STORM EVENT AND REPAIRED WHEN NECESSARY.
- CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL FACILITIES IN GOOD WORKING ORDER UNTIL SUCH TIME AS PERMANENT FACILITIES ARE IN PLACE AND THE CONSTRUCTION MANAGER HAS APPROVED THEIR REMOVAL.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- THE EROSION CONTROL MEASURES OUTLINED ON THE PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AND REPLACE, REGRADE AND REBUILD AS NECESSARY UNTIL VEGETATION IS ESTABLISHED.
- MAXIMUM ACREAGE OPEN AT ANY GIVEN TIME IS TO BE 30 ACRES.

SEEDING GUIDELINES:

- SEEDBED PREPARATION**
THE SEEDBED SHOULD BE WELL-SETTLED AND FIRM, BUT FRABLE ENOUGH THAT THE SEED CAN BE PLACED AT THE SPECIFIED DEPTHS. COMPETITIVE STANDS OF WEEDS THAT ARE PRESENT BEFORE SEEDING MUST BE CONTROLLED BY SHALLOW TILLAGE OR BY APPLICATION OF HERBICIDES. SOILS THAT HAVE BEEN OVER-COMPACTED BY TRAFFIC OR EQUIPMENT, ESPECIALLY WHEN WET, SHOULD BE TILLED TO BREAK UP ROOTING-RESTRICTIVE LAYERS, THAN HARROWED, ROLLED, OR PACKED TO PREPARE THE REQUIRED FIRM SEEDBED.
- FERTILIZER**
FERTILIZER SHOULD BE APPLIED AT A RATE OF 50 POUNDS OF AVAIL-ABLE NITROGEN PER ACRE AND 40 POUNDS OF AVAIL-ABLE PHOSPHATE PER ACRE. THE TIME OF APPLICATION SHOULD BE IMMEDIATELY PRIOR TO SEEDING, AT THE TIME OF SEEDING, OR IMMEDIATELY FOLLOWING SEEDING, DEPENDING ON THE KIND OF FERTILIZER AND TYPE OF EQUIPMENT USED.
- SEEDING**
SEED SHOULD BE PLANTED WITH A GRASS DRILL ON ALL SLOPES OF 3:3% (3:1) OR FLATTER. SEED MAY BE BROADCAST BY HAND, BY MECHANICAL SPREADER, OR BY HYDRAULIC EQUIPMENT ON AREAS THAT ARE SMALL, TOO STEEP, OR NOT ACCESSIBLE FOR SEED DRILL OPERATIONS. SEED PLANTED WITH A DRILL SHOULD BE COVERED WITH SOIL TO A DEPTH OF 1/4 TO 3/4 INCH. SEED PLANTED BY THE BROADCAST METHOD SHALL BE INCORPORATED INTO THE SOIL SURFACE, NOT TO EXCEED A DEPTH OF 3/4 INCH, BY RAKING, HARROWING, OR OTHER PROVEN METHOD. THE TIME OF SEEDING IS FROM OCTOBER 15TH - MAY 31ST. SEED PLANTED IN THE LATE FALL WILL REMAIN DORMANT UNTIL SPRING, WHEN IT WILL GERMINATE.
- MULCHING**
SEEDING AREAS SHOULD BE MULCHED TO CONSERVE MOISTURE; PREVENT SURFACE COMPACTION OR CRUSTING; REDUCE RUNOFF AND EROSION; CONTROL INSECTS; AND HELP ESTABLISH PLANT COVER.
NATIVE HAY OR STRAW SHOULD BE APPLIED AT A RATE OF 4,000 POUNDS PER ACRE AND CRIMPED INTO THE GROUND. ON SLOPES GREATER THAN 3:1, AN AGRONOMY BLANKET SHOULD BE USED.
- SUPPLEMENTAL WATER**
IN LOW RAINFALL AREAS, WHERE WATER IS AVAILABLE AND WHERE RAPID ESTABLISHMENT IS NEEDED, IRRIGATION OF NEW SEEDING SHOULD BE PERFORMED DURING THE FIRST GROWING SEASON. WATER SHOULD BE APPLIED AT APPROXIMATELY ONE WEEK INTERVALS, AT A RATE OF 3/4 TO 1 INCH PER APPLICATION, WHEN RAINFALL IS DEFICIENT FOR PLANT DEVELOPMENT.

NOTES:

AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF THE CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

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

A PORTION OF THIS SITE IS LOCATED WITHIN A FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0276G, WITH EFFECTIVE DATES OF DECEMBER 7, 2018. ALL EXISTING FLOODPLAIN AREAS ARE PROPOSED TO BE CONTAINED WITHIN TRACT A, AND NO PROPOSED LOTS ARE IMPACTED BY THE EXISTING FLOODPLAIN.

THE AVERAGE SOIL CONDITION REFLECTS HYDROLOGIC SOIL GROUP "B", (PRING COARSE SANDY LOAM AND TOMAH-CROWFOOT LOAMY SANDS) AS DETERMINED BY THE "SOIL SURVEY OF EL PASO COUNTY AREA" PREPARED BY THE NATIONAL COOPERATIVE SOIL SURVEY.

EXISTING VEGETATION CONSISTS OF NATIVE GRASSES.

EMERGENCY OVERFLOW SWALES FOR INLETS IN THE INTERIM UNTIL CURB AND ASPHALT IS INSTALLED WILL BE THE LOTS, FINAL WILL BE TO OVERTOP THE HIGH POINT IN ROADWAY TO THE NEXT AVAILABLE INLET OR TO PROPOSED POND.

STOCKPILE LOCATIONS FOR HOMEBUILDING TO BE ON EACH INDIVIDUAL LOT THAT IS BEING BUILT UPON.

LIMITS OF DISTURBANCE FOR THIS PLAN INCLUDE UTILITY INSTALLATION AND ROADWAY CONSTRUCTION WITHIN THE R.O.W., AND OVERLOT GRADING FOR DEVELOPMENT THEN INDIVIDUAL LOTS FOR HOMEBUILDING ONCE CONSTRUCTION OF THE HOME BEGINS.

GRADING WITHIN THIS PHASE WILL BE FULLY DEVELOPED WITH HOME BUILDING OPERATIONS.

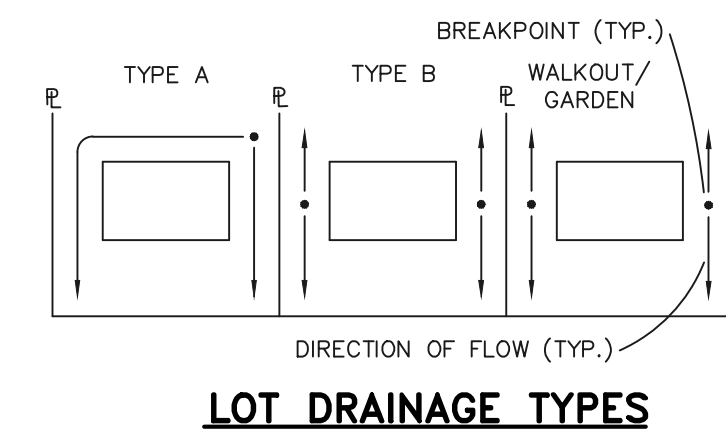
LOCATION OF THE CONCRETE WASHOUT, STORAGE FOR MAINTENANCE EQUIPMENT AND TEMPORARY DISPOSAL AREAS WILL BE ADDED TO THIS PLAN BY SWMP ADMINISTRATOR UPON COORDINATION WITH SELECTED CONTRACTOR.

ALL AREAS ARE TO BE RESEEDED OUTSIDE OF THE FILED NO. 1 AREA. RESEED ALL AREAS AS NEEDED TO PREVENT EROSION AND SEDIMENT RUNOFF ONTO CONSTRUCTION ACTIVITIES.

SCHEDULE OF ANTICIPATED CONSTRUCTION ACTIVITY:

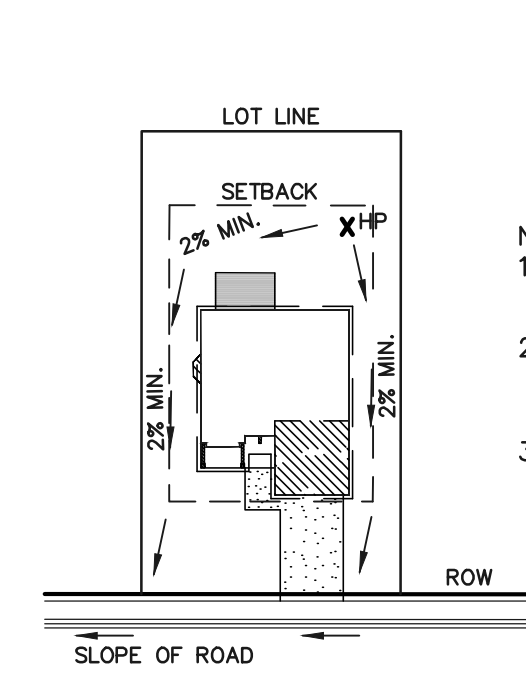
- INSTALL INITIAL BMP'S
- INSPECTION OF INTIAL BMP'S BY COUNTY STAFF
- PRECONSTRUCTION MEETING WITH COUNTY STAFF

BEGIN CONSTRUCTION	ACTIVITY	COMPLETION	EROSION CONTROL
UPON APPROVAL	ALL SITE ROADWAY GRADING AND UTILITY INSTALLATION	6 MONTHS	ALL SHOWN ON GRADING PLAN

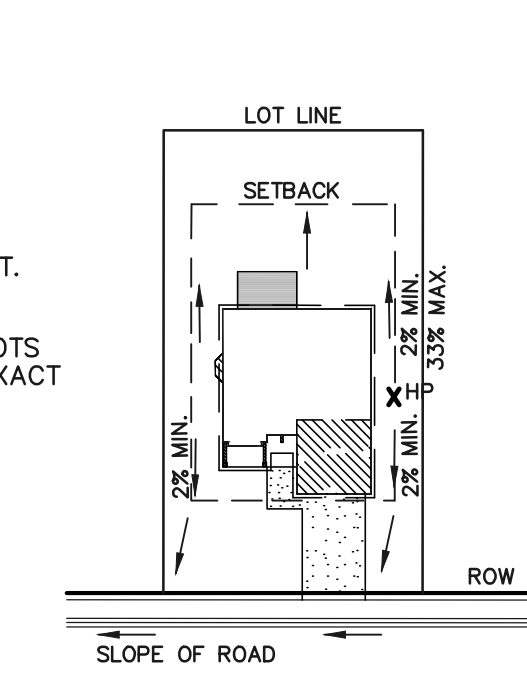


LOT DRAINAGE TYPES

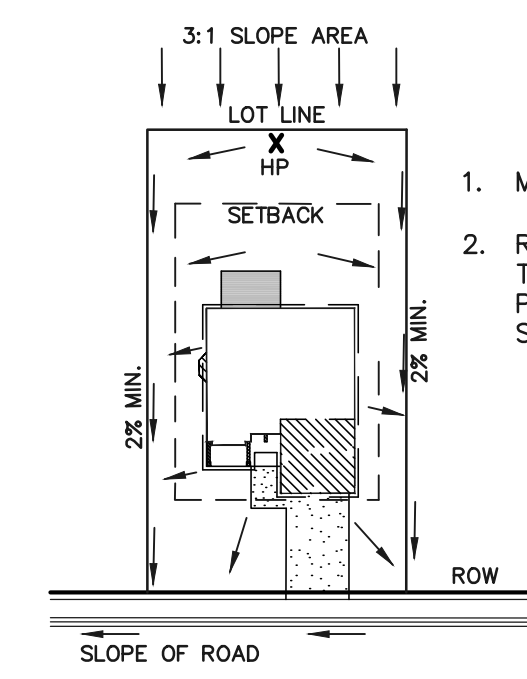
NOTE:
SIDE LOT LINE SWALES ARE REQUIRED FOR ALL LOTS.



TYPICAL "A" LOT DRAINAGE PATTERN
N.T.S.



TYPICAL "B", "C", "W/O" LOT DRAINAGE PATTERN
N.T.S.



"A" LOTS W/SLOPE BEHIND DRAINAGE PATTERN
N.T.S.

- MINIMUM LOT WIDTH ALONG SLOPE IS 70'.
- RIPRAP OR CONCRETE 'V' NOTCH SWALES TO BE INSTALLED ALONG SHARED PROPERTY & WITHIN SIDE LOT EASEMENTS. SWALES TO DISCHARGE ONTO ROADWAY.

PCD FILE #

NO.	REVISION	DATE
48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS		
811		
UTILITY NOTIFICATION CENTER OF COLORADO		
IT'S THE LAW		
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.		

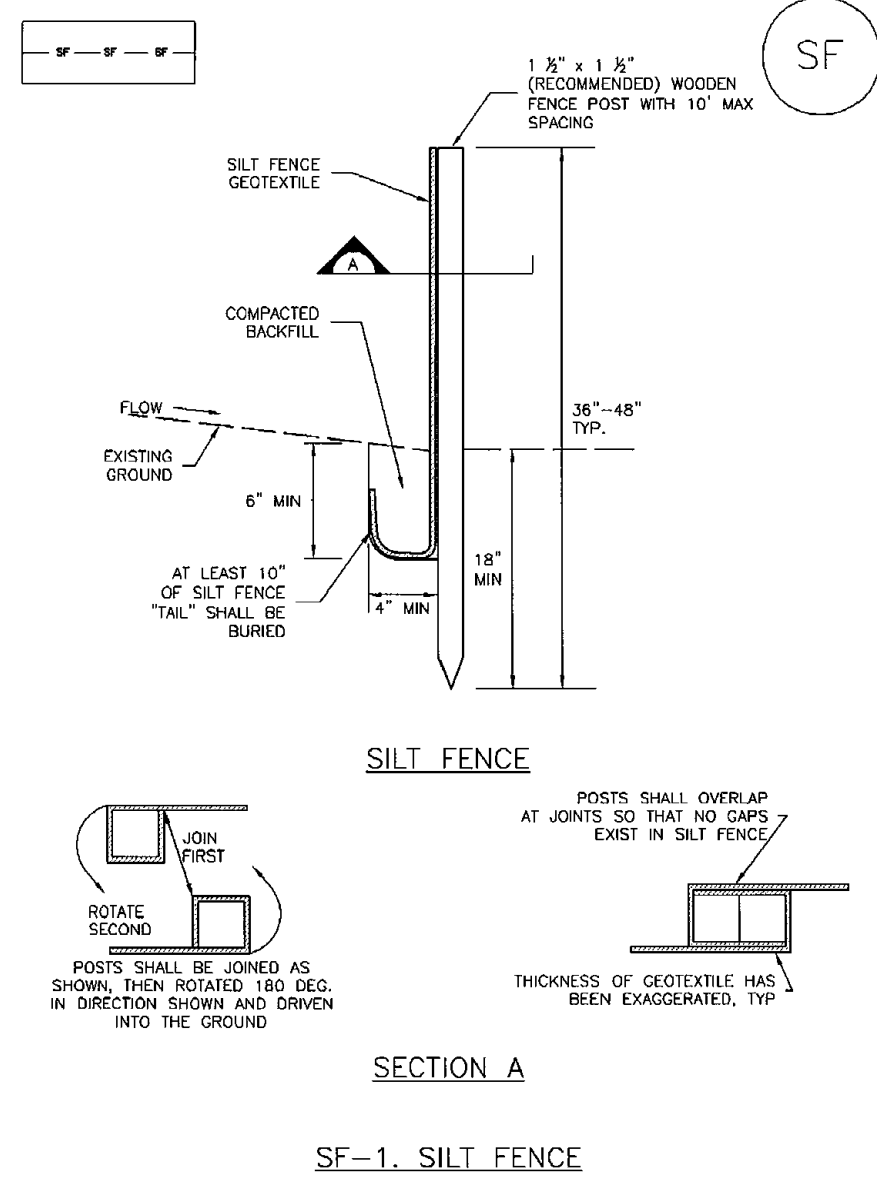
REVIEW:	DATE
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC	
KYLE R. CAMPBELL, COLORADO P.E. #29794	DATE

WATERSIDE AT LAKE WOODMOOR			
FILING NO. 1			
GRADING AND EROSION CONTROL PLAN			
NOTES & DETAIL SHEET			
DESIGNED BY	MAL	SCALE	DATE 02/09/23
DRAWN BY	MES	(H) 1" = N/A	SHEET 4 OF 14
CHECKED BY		(V) 1" = N/A	JOB NO. 2588.00

CLASSIC CONSULTING

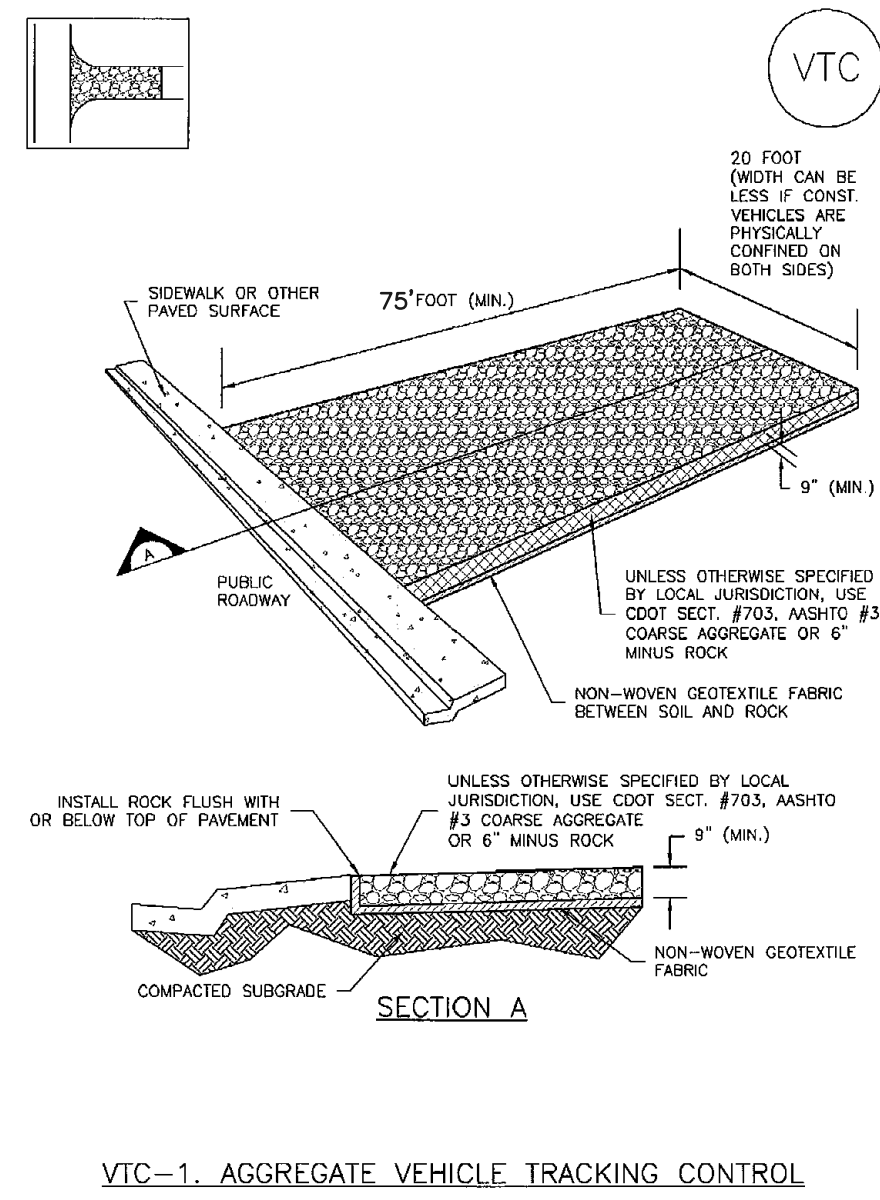
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799(Fax)

Silt Fence (SF) SC-1



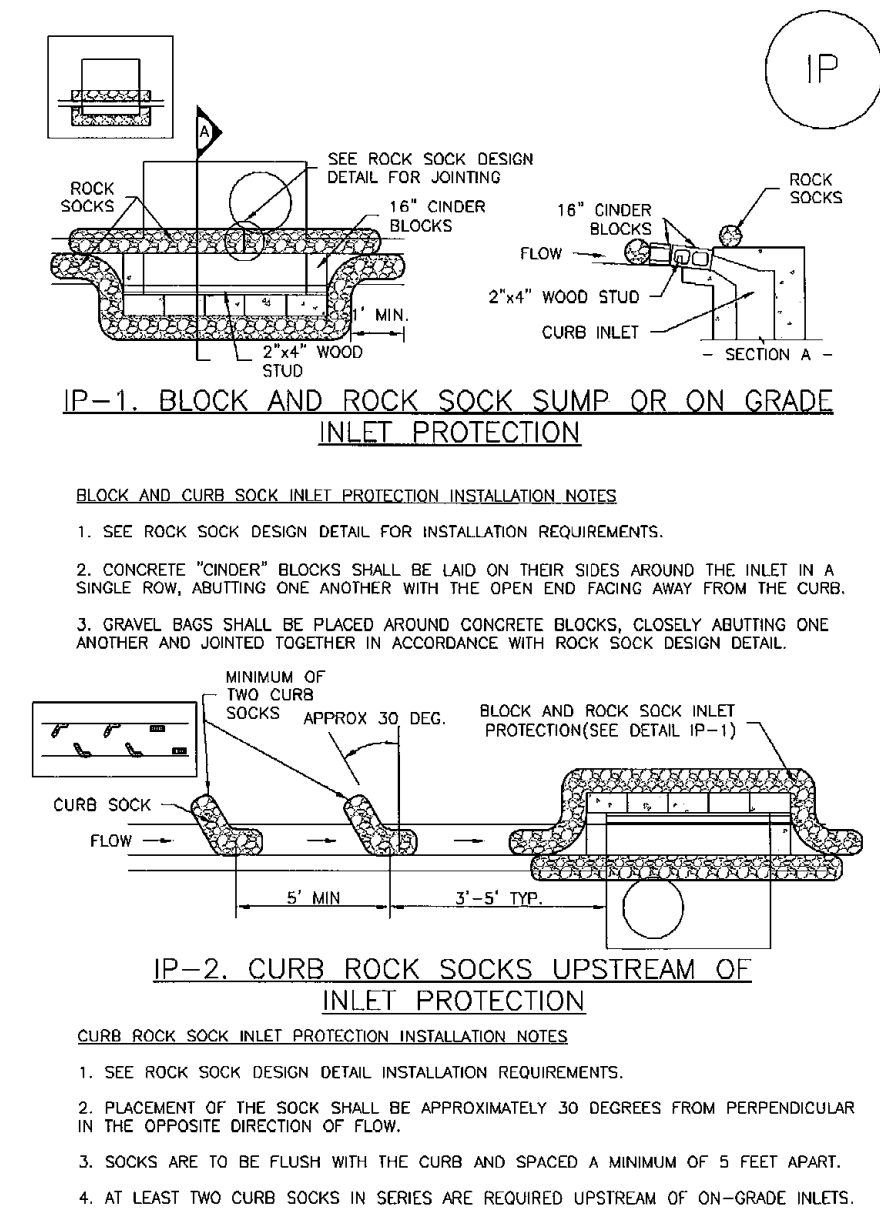
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SF-3

Vehicle Tracking Control (VTC) SM-4



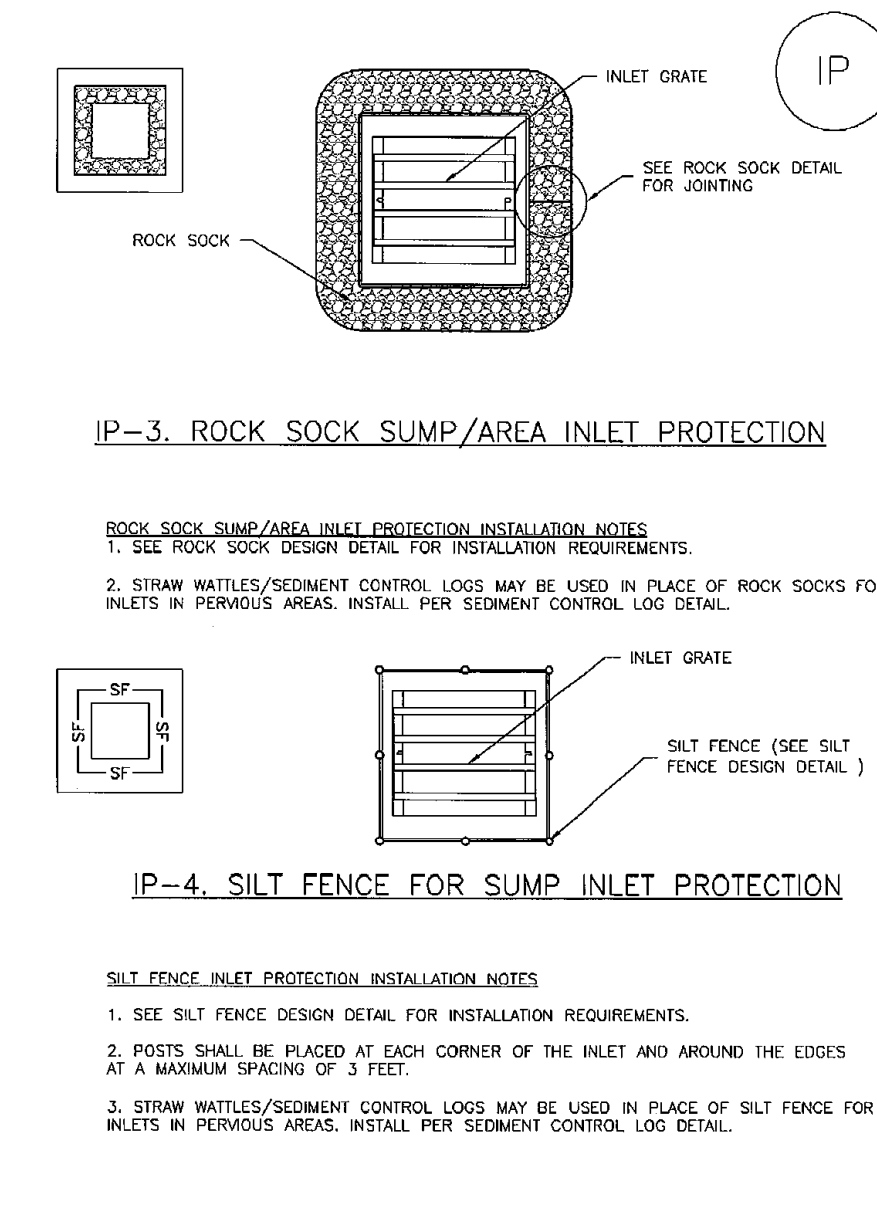
November 2010 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 VTC-3

Inlet Protection (IP) SC-6



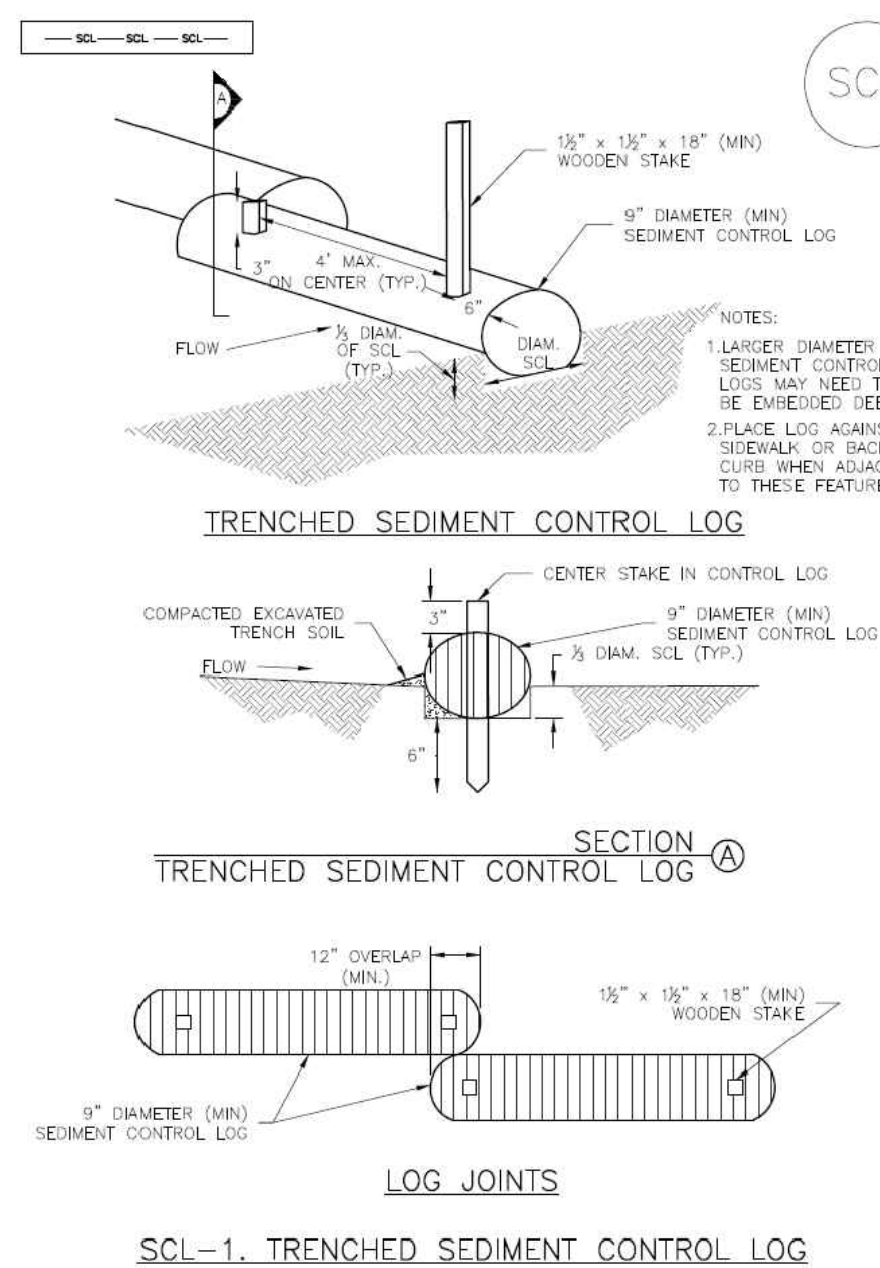
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION
 BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. CONCRETE "ONDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
 3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.
 IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION
 CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
 3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
 4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

Inlet Protection (IP) SC-6



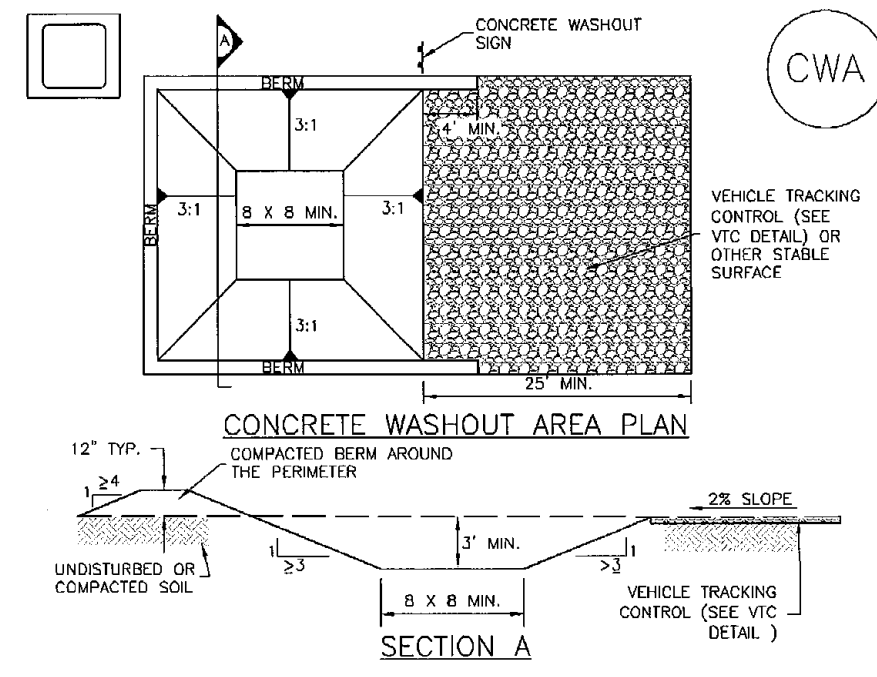
IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION
 ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES
 1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.
 IP-4. SILT FENCE FOR SUMP INLET PROTECTION
 SILT FENCE INLET PROTECTION INSTALLATION NOTES
 1. SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
 2. POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
 3. STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

Sediment Control Log (SCL) SC-2



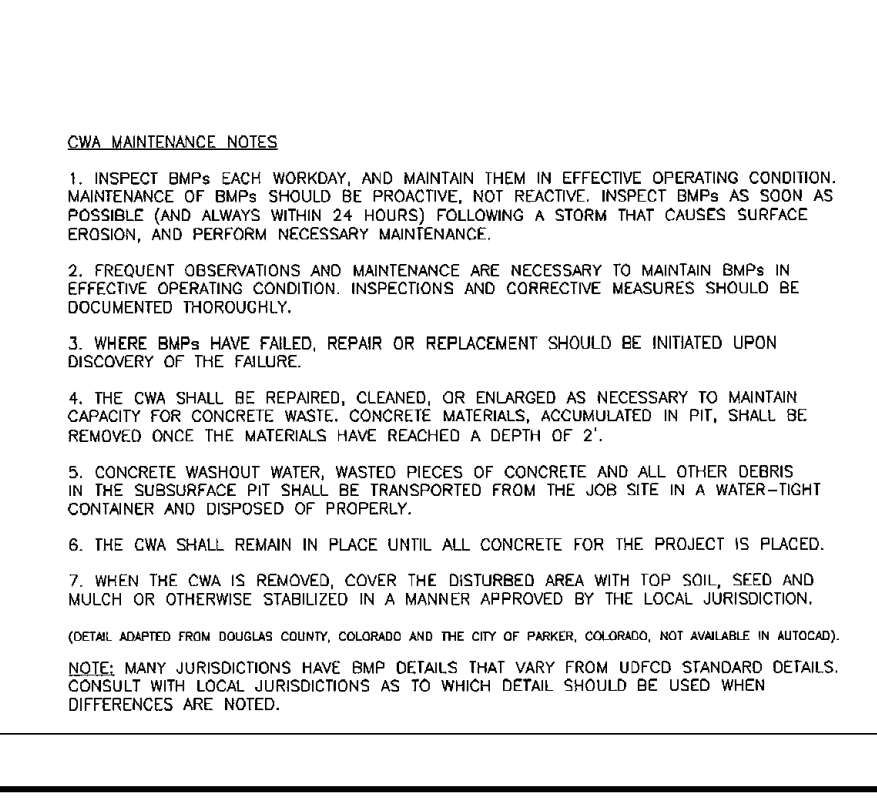
November 2015 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SCL-3

Concrete Washout Area (CWA) MM-1

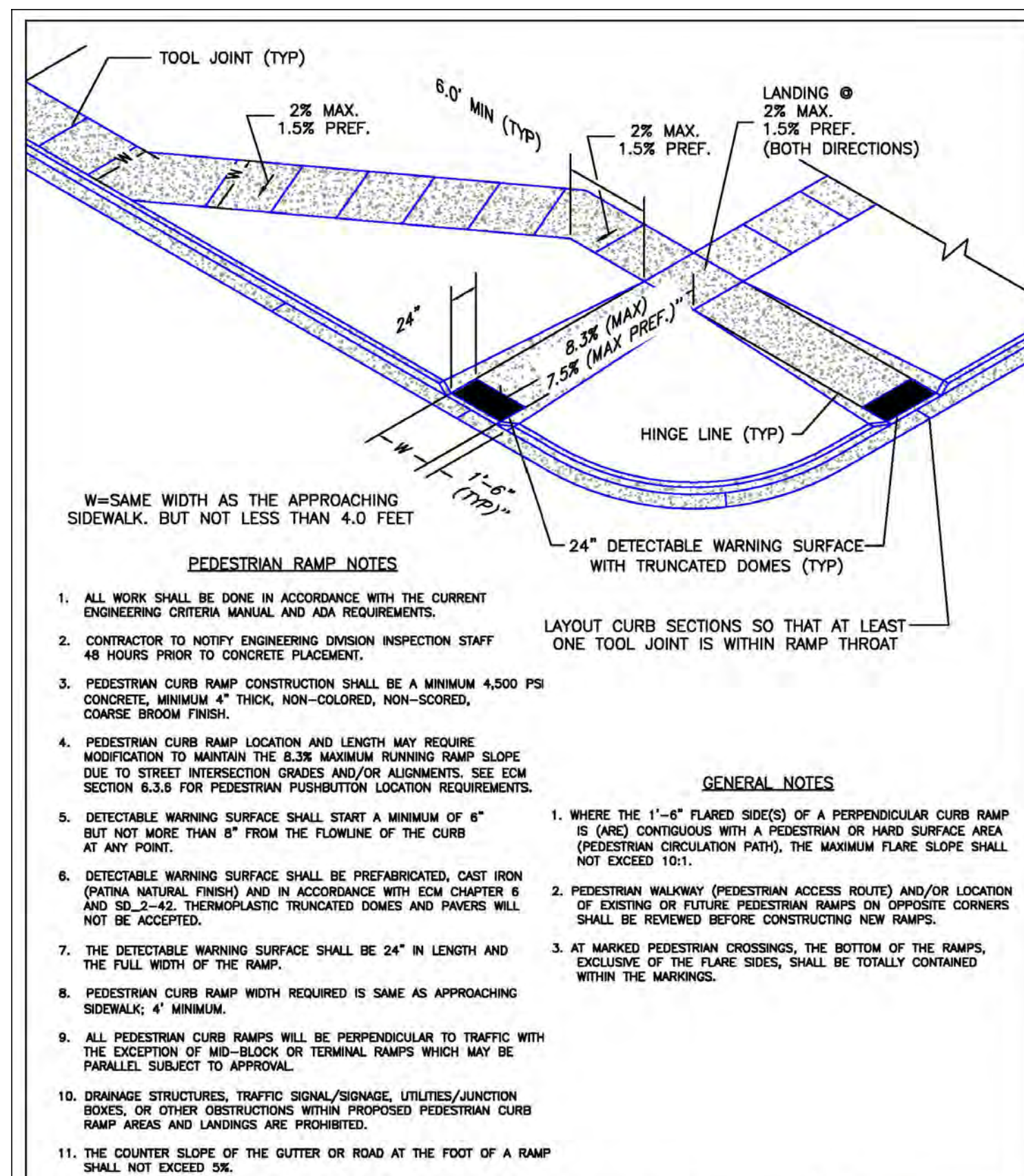


CWA-1. CONCRETE WASHOUT AREA
 CWA INSTALLATION NOTES
 1. SEE PLAN VIEW FOR CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 IN. MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A UNDERGROUND STORAGE ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

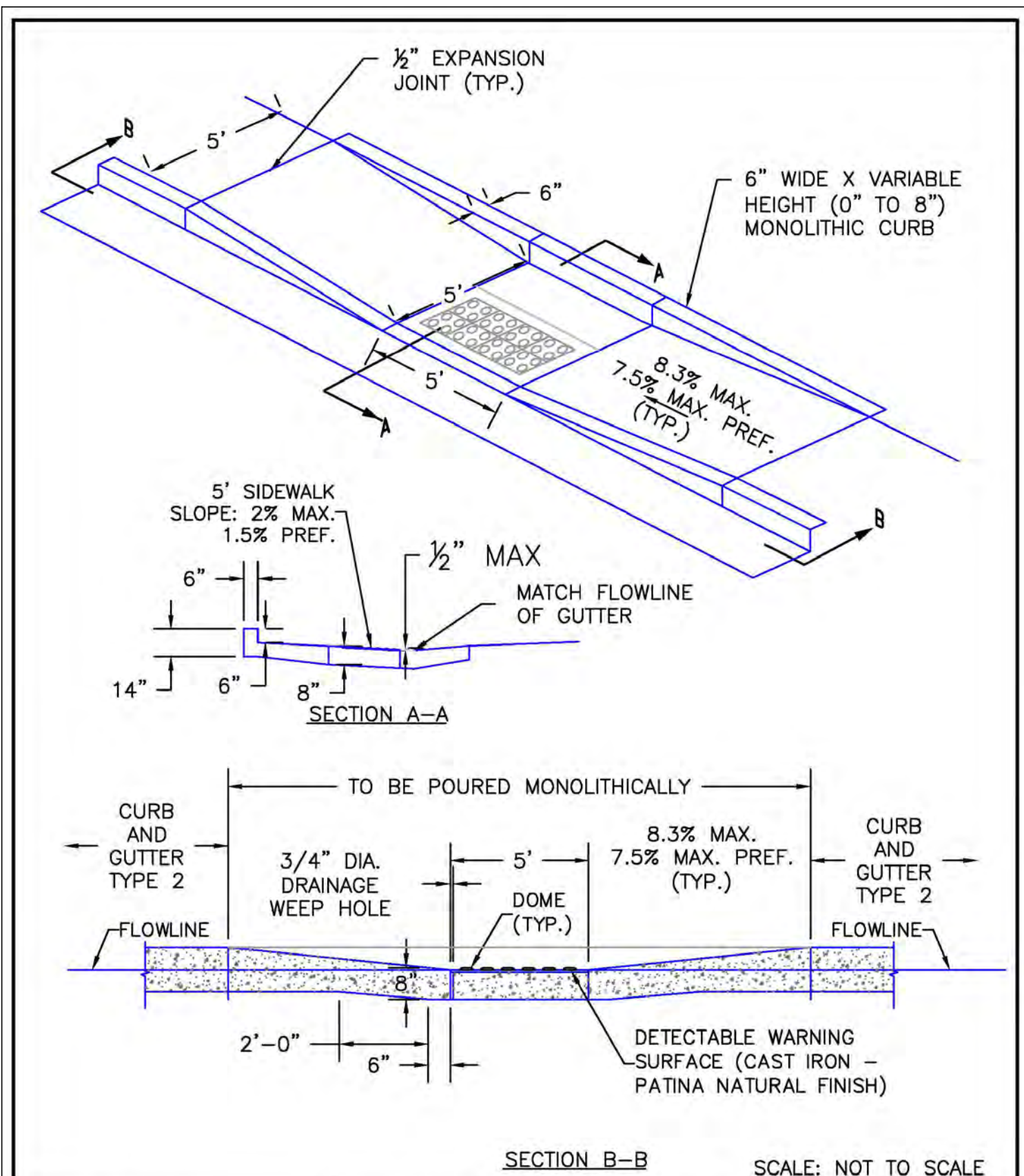
Concrete Washout Area (CWA) MM-1



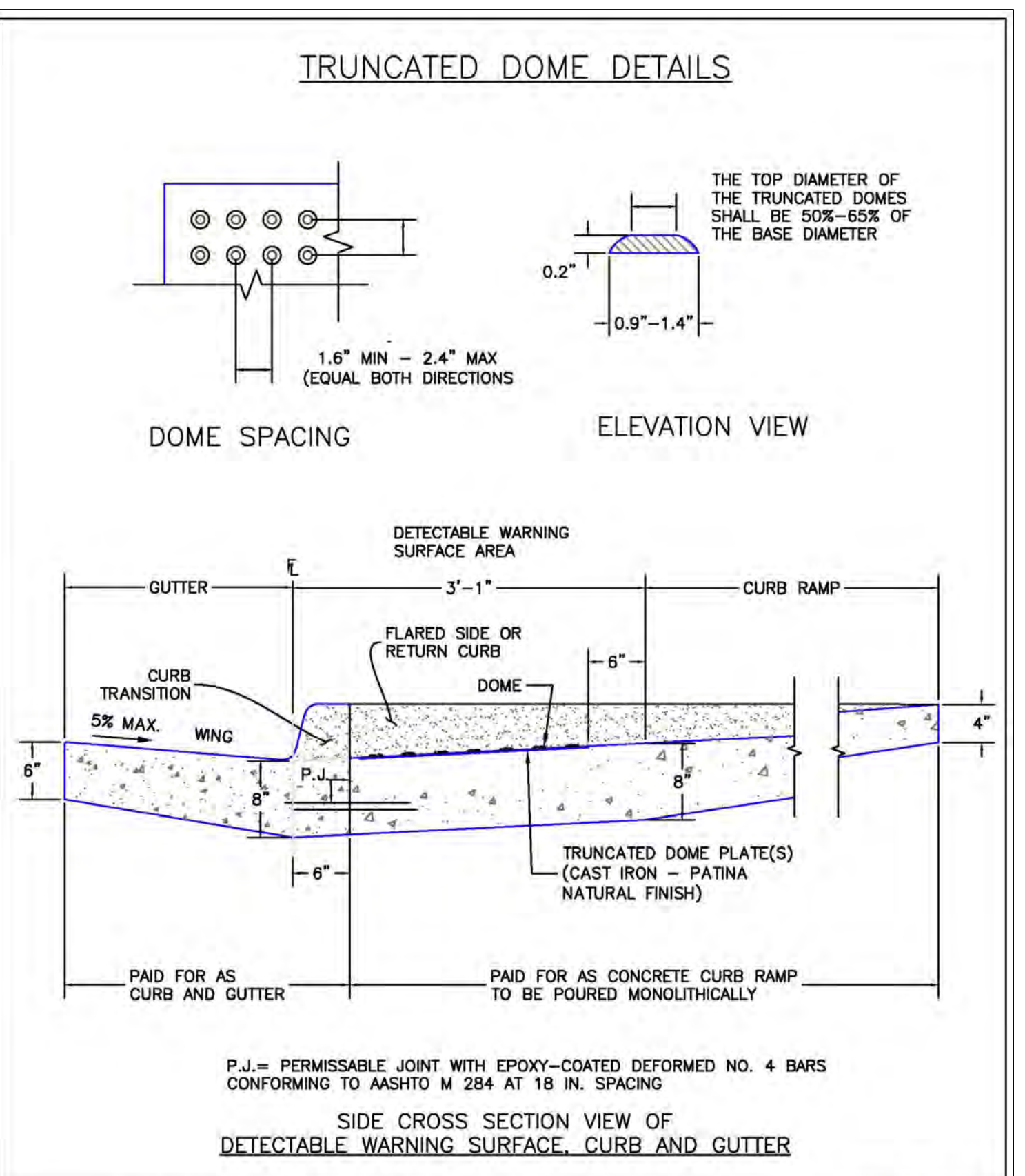
CWA MAINTENANCE NOTES
 1. INSPECT BMPs EACH WORKDAY AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 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. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
 (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PUEBLO, COLORADO, NOT AVAILABLE IN AUTOCAD).
 NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



6/23/20
 DATE APPROVED: Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS
 Pedestrian Curb Ramp Detail Standard Drawing
 REVISION DATE: 6/23/20 FILE NAME: SD_2-41
 DEPARTMENT OF PUBLIC WORKS



6/23/20
 DATE APPROVED: Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS
 Parallel Pedestrian Curb Ramp Detail Standard Drawing
 REVISION DATE: 6/23/20 FILE NAME: SD_2-50
 DEPARTMENT OF PUBLIC WORKS



6/23/20
 DATE APPROVED: Jennifer E. Irvine
 DEPARTMENT OF PUBLIC WORKS
 Detectable Warning Surface Details Standard Drawing
 REVISION DATE: 6/23/20 FILE NAME: SD_2-42
 DEPARTMENT OF PUBLIC WORKS

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NO.	REVISION	DATE	REVIEW:

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
 KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

PCD FILE #

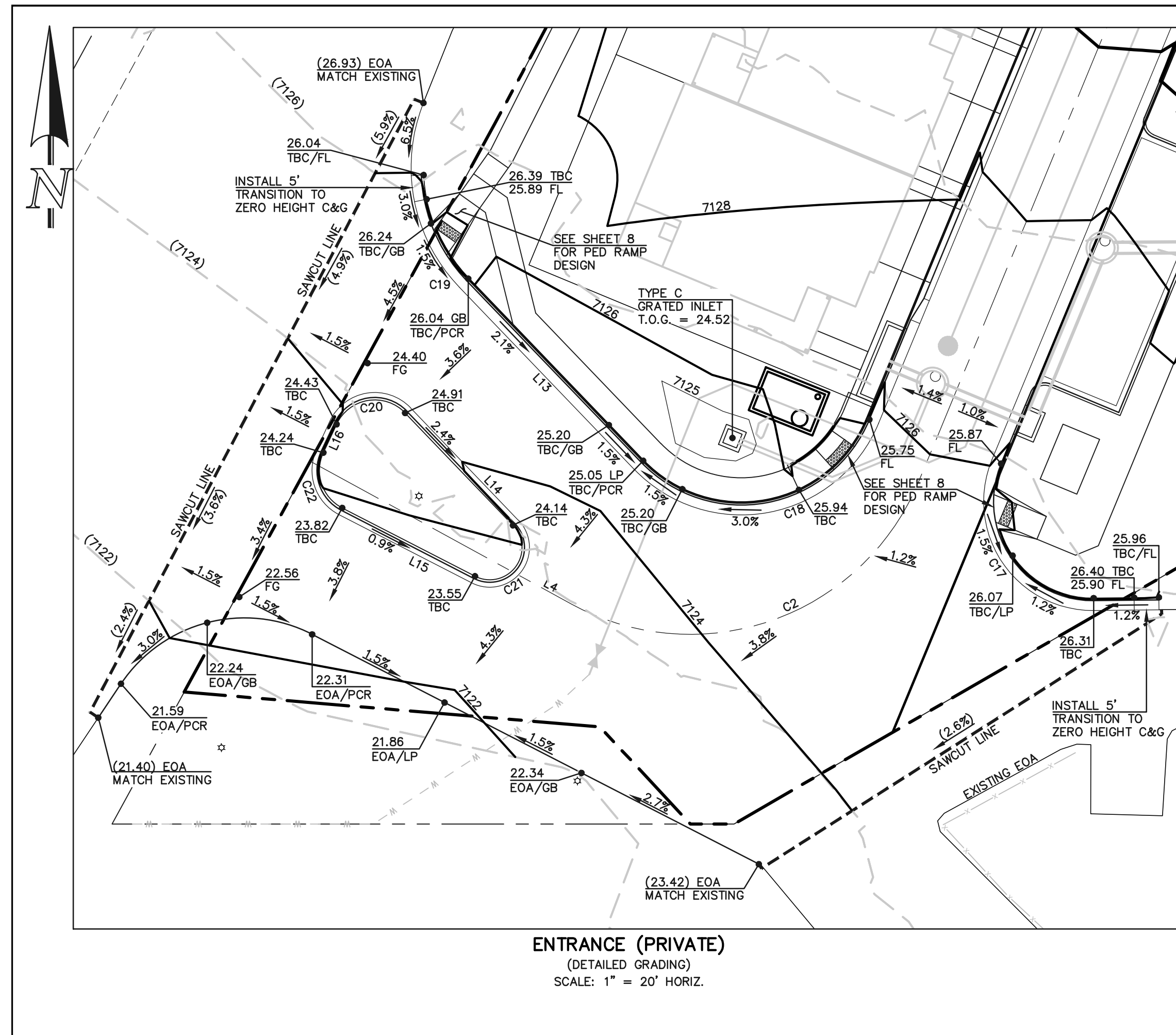
CLASSIC CONSULTING

WATERSIDE AT LAKE WOODMOOR
 FILING NO. 1
 GRADING AND EROSION CONTROL PLAN
 DETAIL SHEET

DESIGNED BY	MAL	SCALE	DATE	02/09/23
DRAWN BY	MES	(H) 1" = N/A	SHEET	5 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	2588.00	

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

N:\258800\DRAWINGS\CONSTRUCTION\GRADING--EROSION--EFD300A-05-258800-GR-04.dwg, 6/22/2023, 1:01:49 PM, M.arsam, 1:1

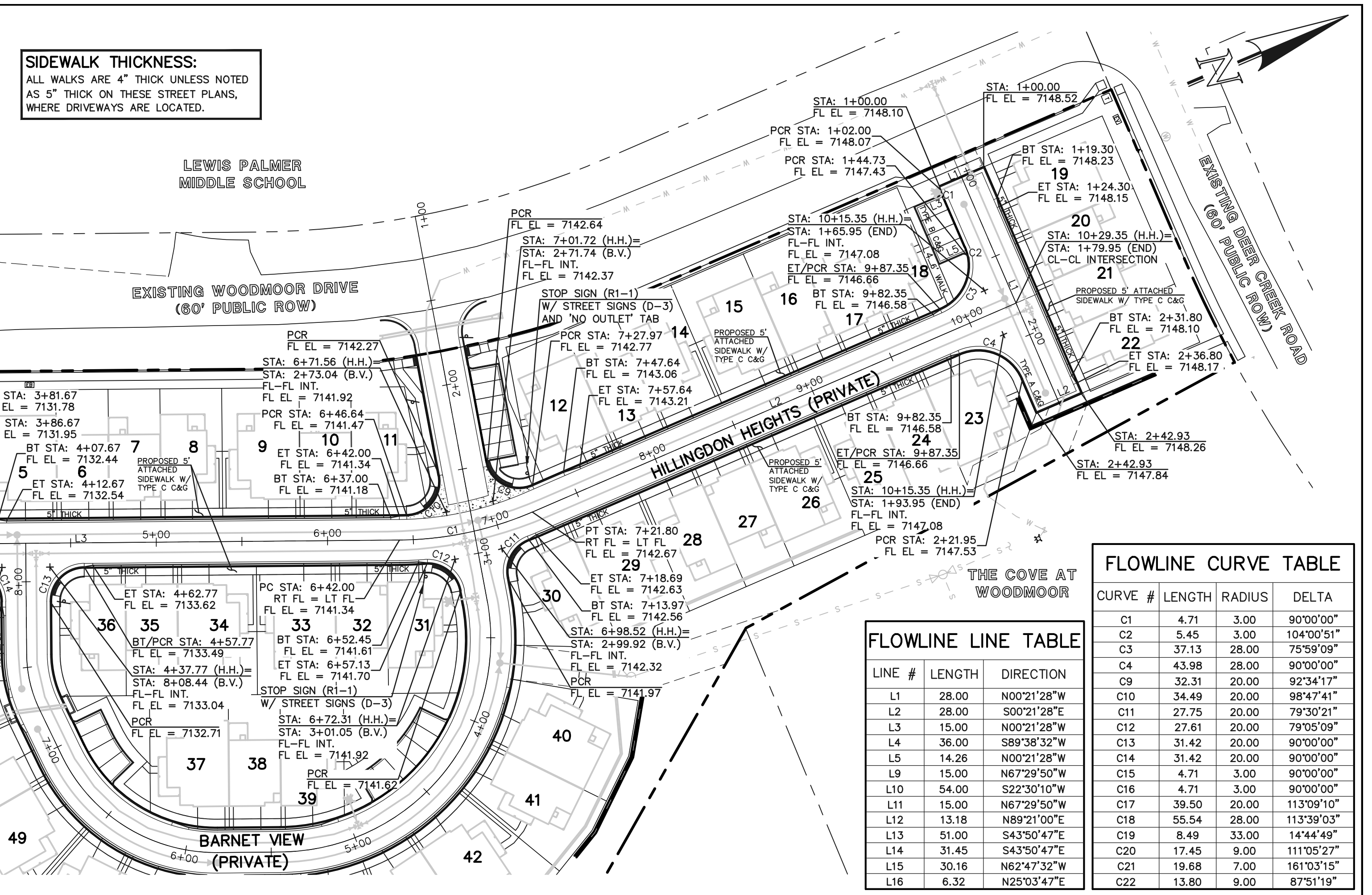


CENTERLINE LINE TABLE

LINE #	LENGTH	DIRECTION
L1	142.93	S89°38'32"W
L2	307.55	S00°21'28"E
L3	397.99	S22°30'10"W
L4	60.09	N61°20'00"W

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	79.80	200.00	22°51'38"
C2	83.92	50.00	96°09'50"

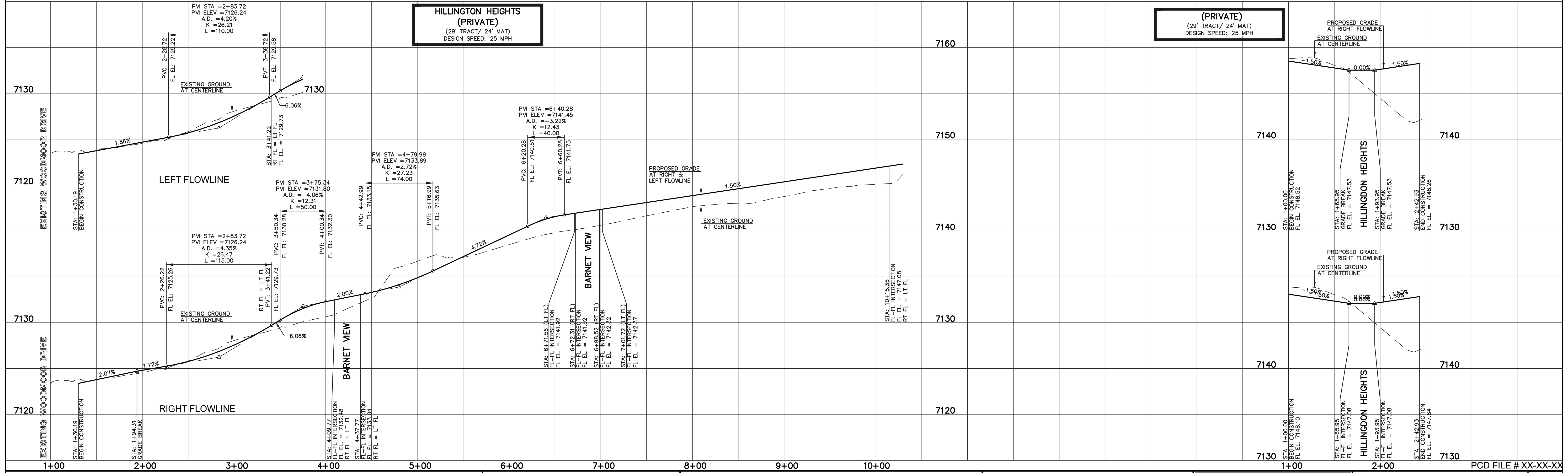


FLOWLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	4.71	3.00	90°00'00"
C2	5.45	3.00	104°00'51"
C3	37.13	28.00	75°59'09"
C4	43.98	28.00	90°00'00"
C9	32.31	20.00	92°34'17"
C10	34.49	20.00	98°47'41"
C11	27.75	20.00	79°30'21"
C12	27.61	20.00	79°05'09"
C13	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C15	4.71	3.00	90°00'00"
C16	4.71	3.00	90°00'00"
C17	39.50	20.00	113°09'10"
C18	55.54	28.00	113°39'03"
C19	8.49	33.00	14°44'49"
C20	17.45	9.00	111°05'27"
C21	19.68	7.00	161°03'15"
C22	13.80	9.00	87°51'19"

FLOWLINE LINE TABLE

LINE #	LENGTH	DIRECTION
L1	28.00	N00°21'28"W
L2	28.00	S00°21'28"E
L3	15.00	N00°21'28"W
L4	36.00	S89°38'32"W
L5	14.26	N00°21'28"W
L9	15.00	N67°29'50"W
L10	54.00	S22°30'10"W
L11	15.00	N67°29'50"W
L12	13.18	N89°21'00"E
L13	51.00	S43°50'47"E
L14	31.45	S43°50'47"E
L15	30.16	N62°47'32"W
L16	6.32	N25°03'47"E



LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- CURB & GUTTER
- PED RAMP
- LIGHT POLE
- SIGN
- TYPE R INLET

SCALE: 1" = 50' HORIZ./5' VERT.

811
UTILITY NOTIFICATION CENTER OF COLORADO
IT'S THE LAW

48 HOURS BEFORE YOU DIG,
CALL UTILITY LOCATORS

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NO. REVISION

DATE

REVIEW:

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

KYLE R. CAMPBELL, COLORADO P.E. #29794

CLASSIC CONSULTING

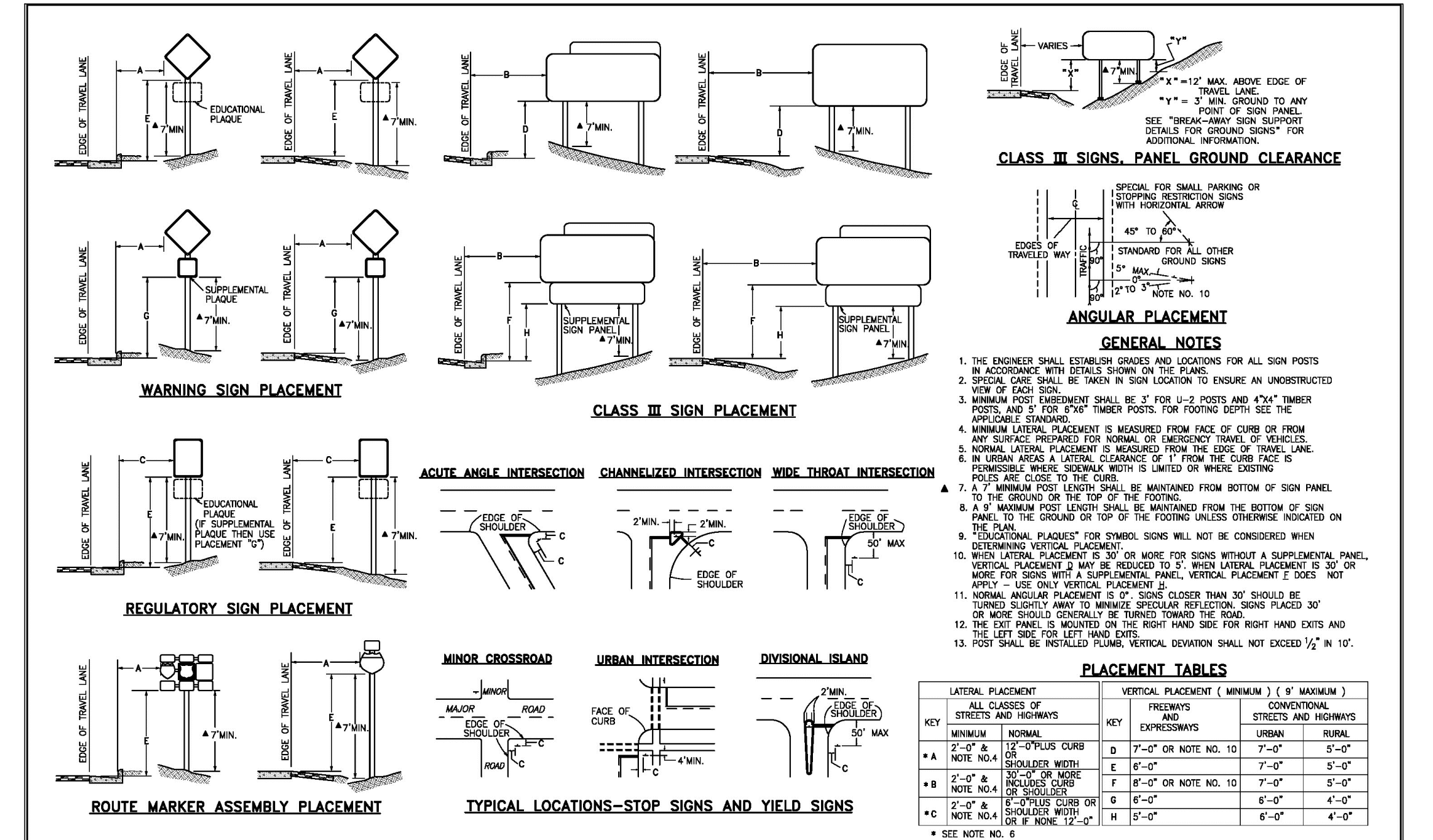
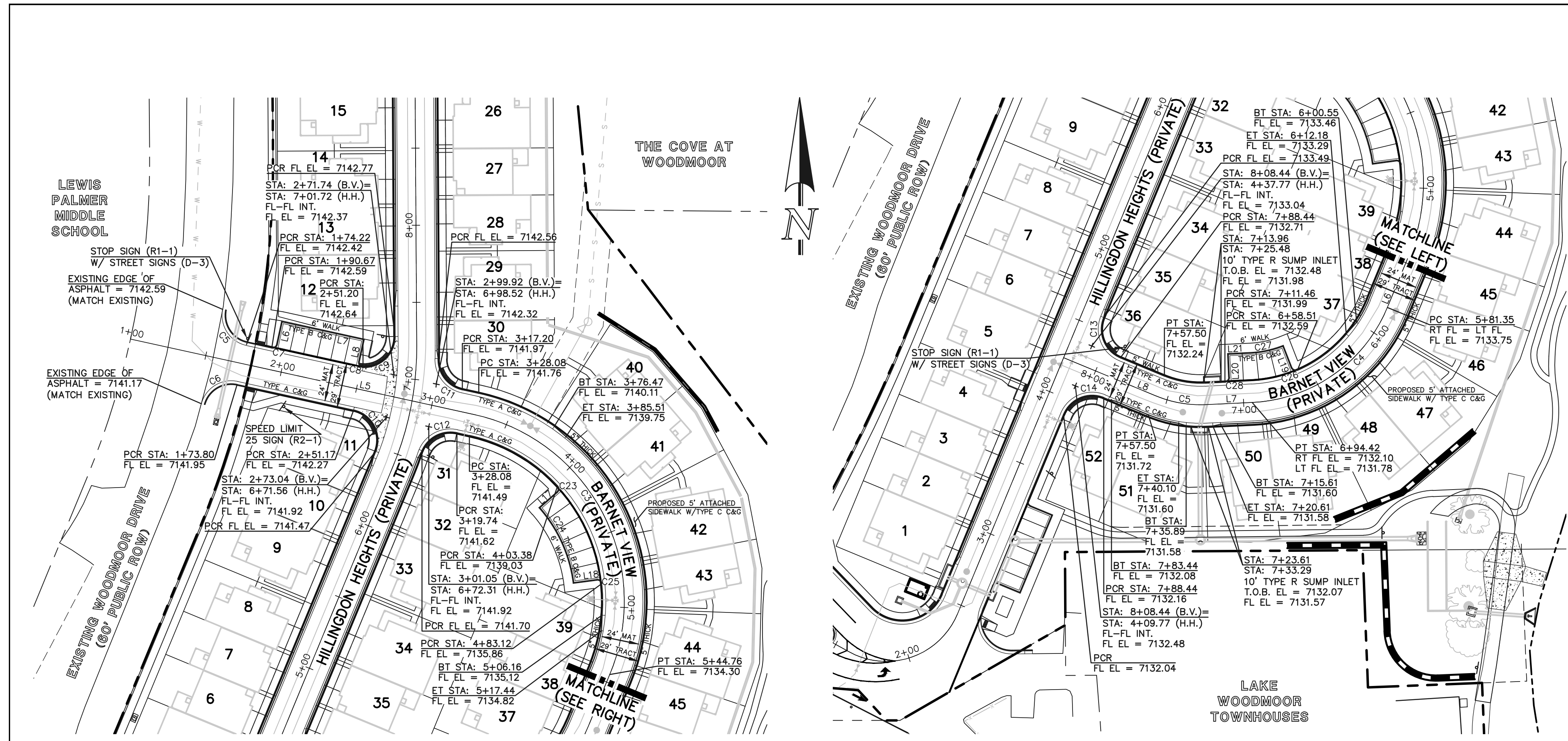
WATERSIDE AT LAKE WOODMOOR
FILING NO. 1
PRIVATE STREET IMPROVEMENT PLAN
HILLINGTON HEIGHTS STA: 1+00 - END

DESIGNED BY: MAL
DRAWN BY: MES
CHECKED BY: (V)

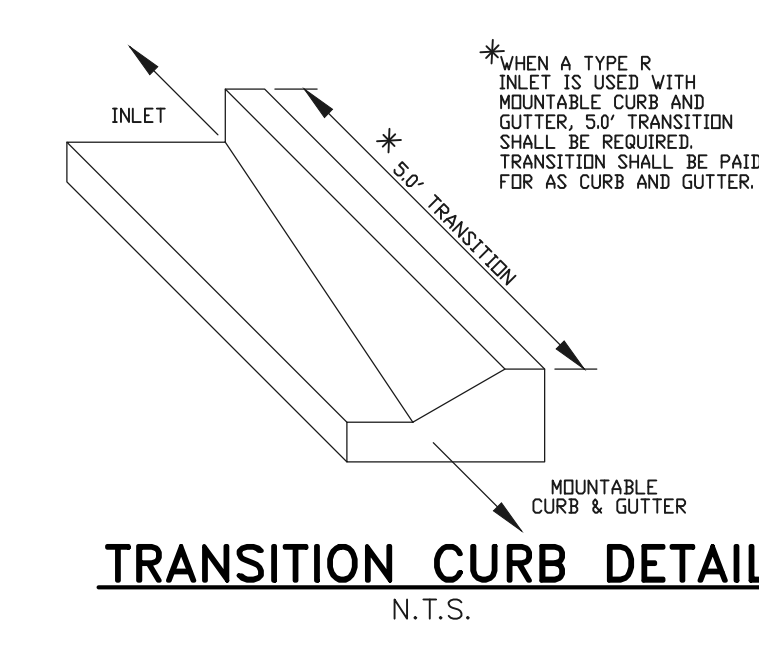
SCALE: (H) 1" = 50'
(V) 1" = 5'

DATE: 02/09/23
SHEET: 6 OF 14
JOB NO.: 2588.00

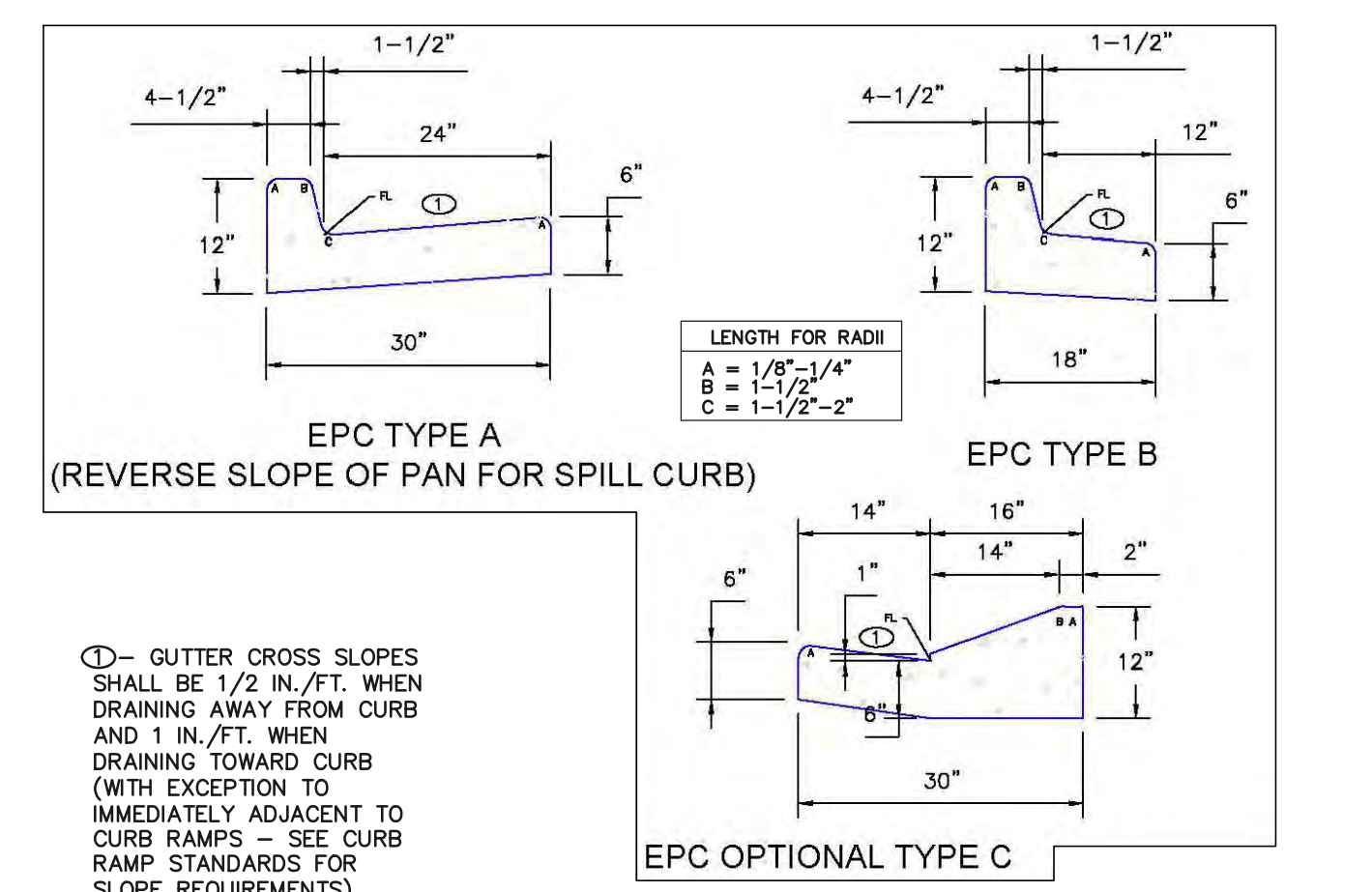
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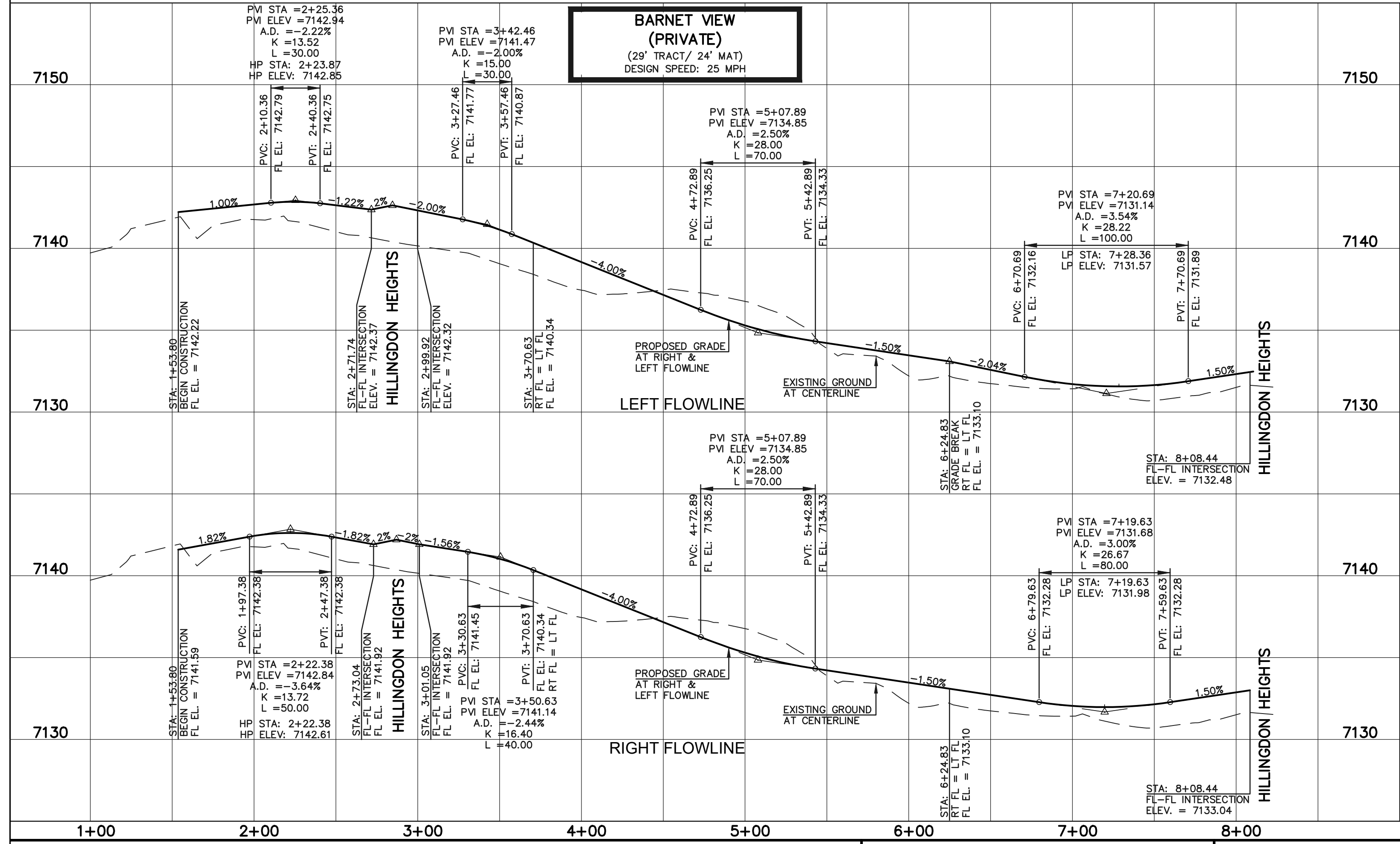
TYPICAL GROUND SIGN PLACEMENT



TRANSITION CURB DETAIL



CURB AND GUTTER DETAILS



SIDEWALK THICKNESS:
ALL WALKS ARE 4" THICK UNLESS NOTED AS 5" THICK ON THESE STREET PLANS, WHERE DRIVEWAYS ARE LOCATED.

FLOWLINE LINE TABLE

LINE #	LENGTH	DIRECTION
L6	15.00	N12°22'40"E
L7	54.00	S77°37'20"E
L8	14.73	N12°22'40"E
L17	14.96	S48°46'50"W
L18	14.96	S82°24'39"W
L19	14.95	S21°13'07"E
L20	15.00	S02°42'46"E
L21	14.04	N87°17'14"E

FLOWLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C5	27.88	18.00	88°45'32"
C6	27.44	18.00	87°21'05"
C7	4.71	3.00	90°00'00"
C8	5.24	3.00	100°09'51"
C9	32.31	20.00	92°34'17"
C10	34.49	20.00	98°47'41"
C11	27.75	20.00	79°30'21"
C12	27.61	20.00	79°05'09"
C13	31.42	20.00	90°00'00"
C14	31.42	20.00	90°00'00"
C23	4.80	3.00	91°38'24"
C24	54.00	92.00	33°37'48"
C25	4.80	3.00	91°38'24"
C26	4.82	3.00	92°04'17"
C27	21.96	68.00	16°30'21"
C28	4.71	3.00	90°00'00"

CENTERLINE LINE TABLE

LINE #	LENGTH	DIRECTION
L5	173.17	N77°37'20"W
L6	36.58	N22°30'00"E
L7	30.07	N87°17'14"E
L8	64.94	S67°29'50"E

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C3	216.69	124.00	100°07'20"
C4	113.08	100.00	64°47'14"
C5	33.01	75.00	25°12'56"

LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- CURB & GUTTER
- PED RAMP
- LIGHT POLE
- SIGN
- TYPE R INLET

SCALE: 1" = 50' HORIZ./5' VERT.

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS

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NO. REVISION

DATE REVIEW:

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

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

CLASSIC CONSULTING

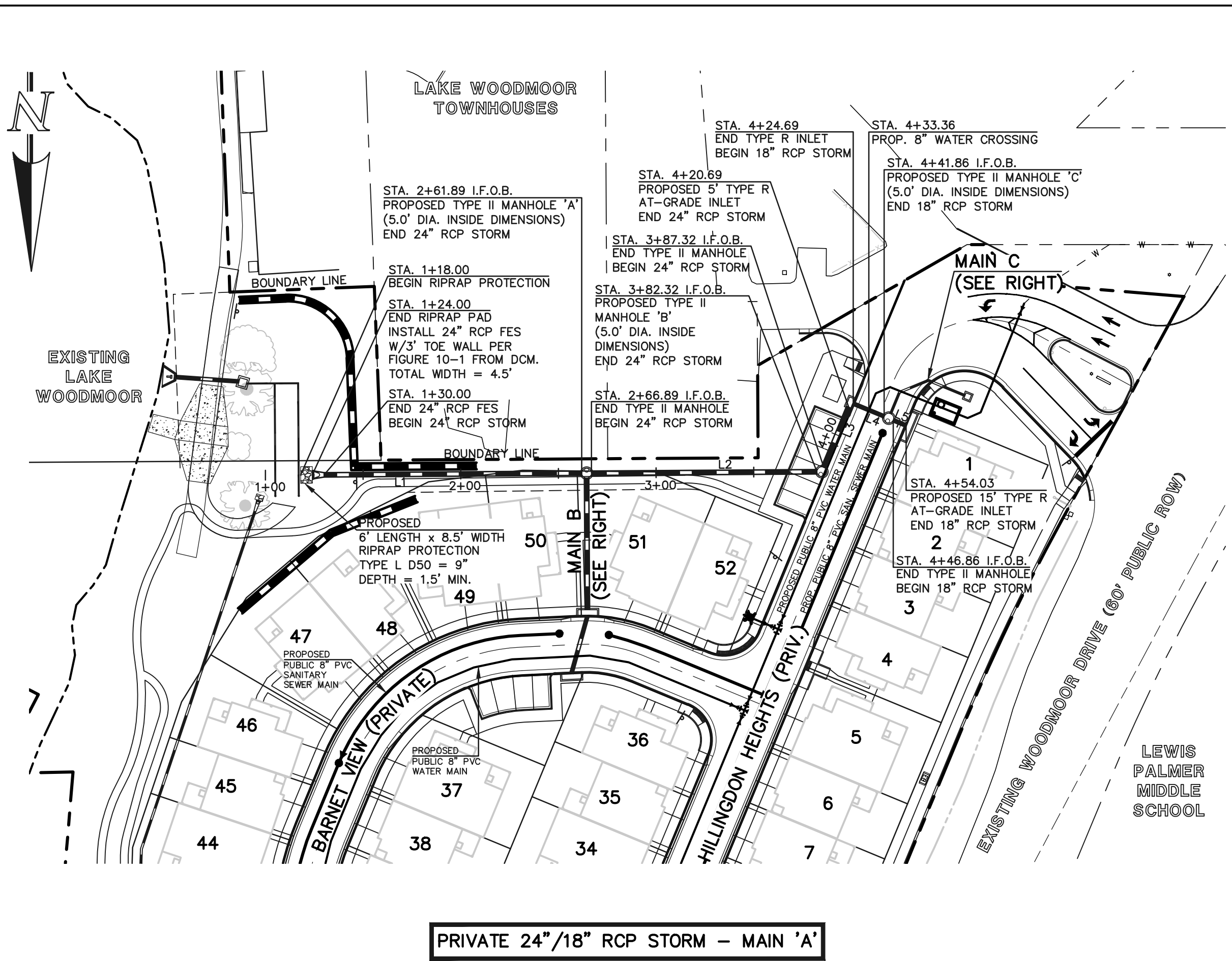
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(fax)

WATERSIDE AT LAKE WOODMOOR
FILING NO. 1
PRIVATE STREET IMPROVEMENT PLAN
BARNET VIEW STA: 1+00 - END

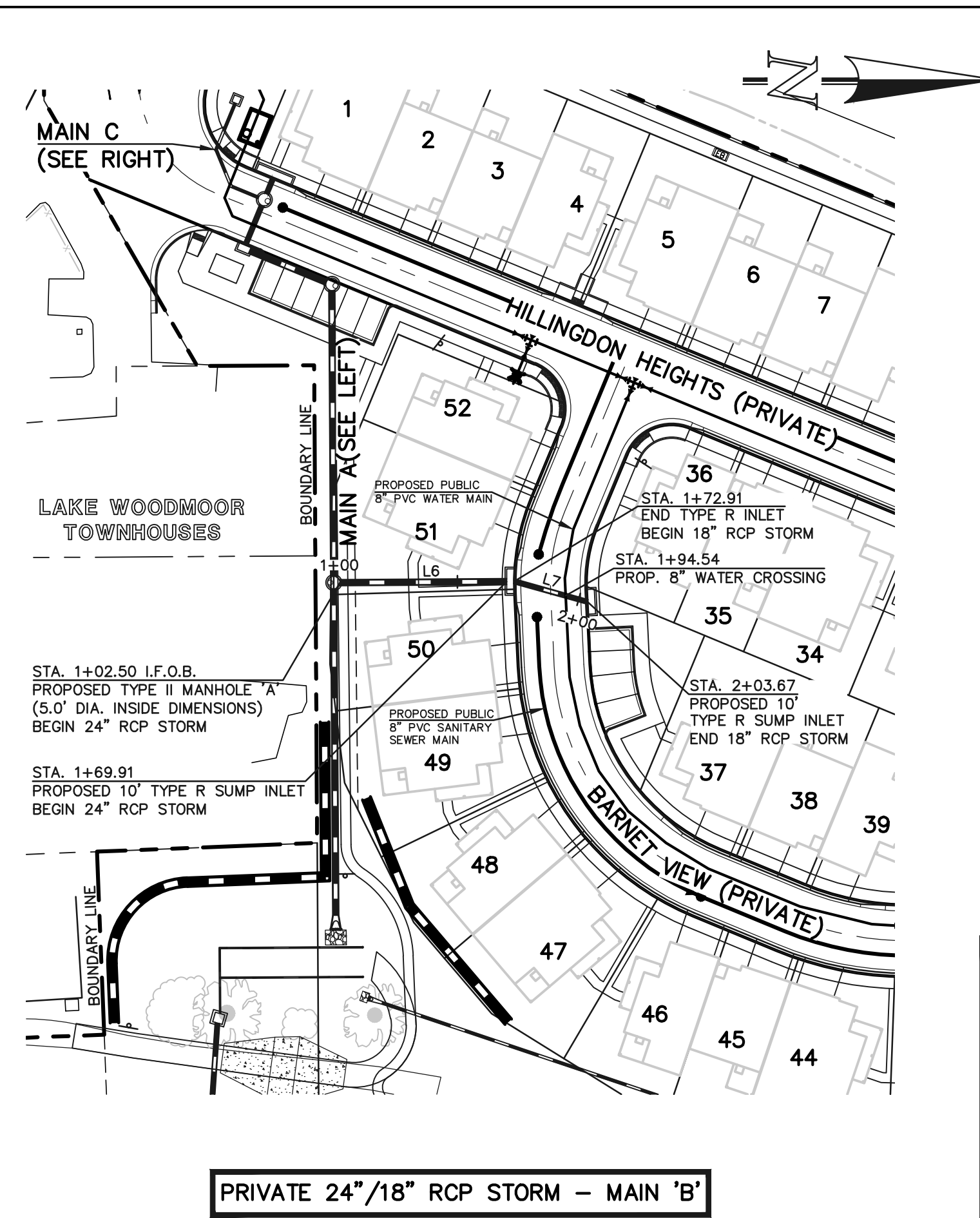
DESIGNED BY MAL SCALE DATE 02/09/23
DRAWN BY MES (H) 1" = 50' SHEET 7 OF 14
CHECKED BY (V) 1" = 5' JOB NO. 2588.00

CLASSIC CONSULTING

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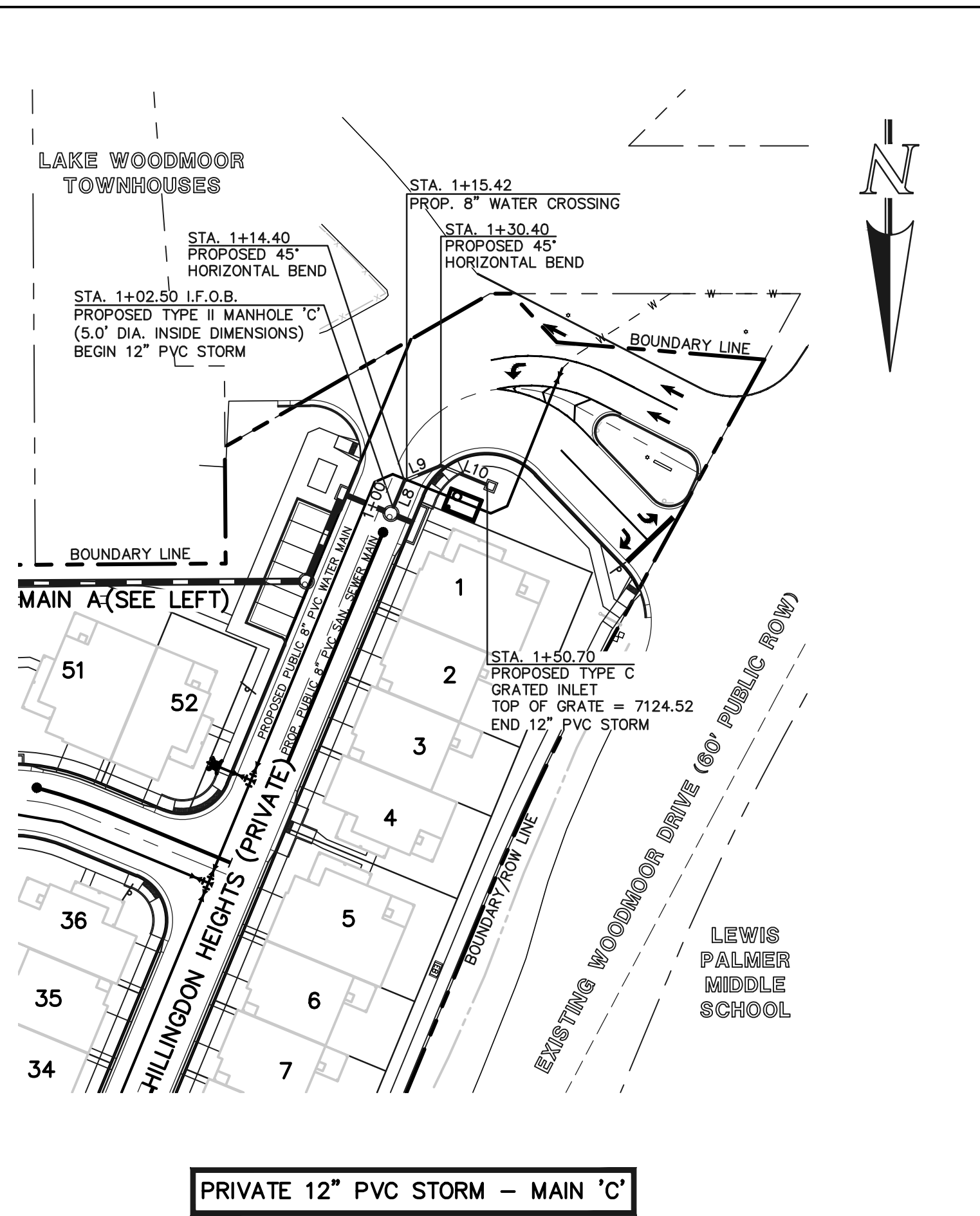
PRIVATE 24"/18" RCP STORM - MAIN 'A'



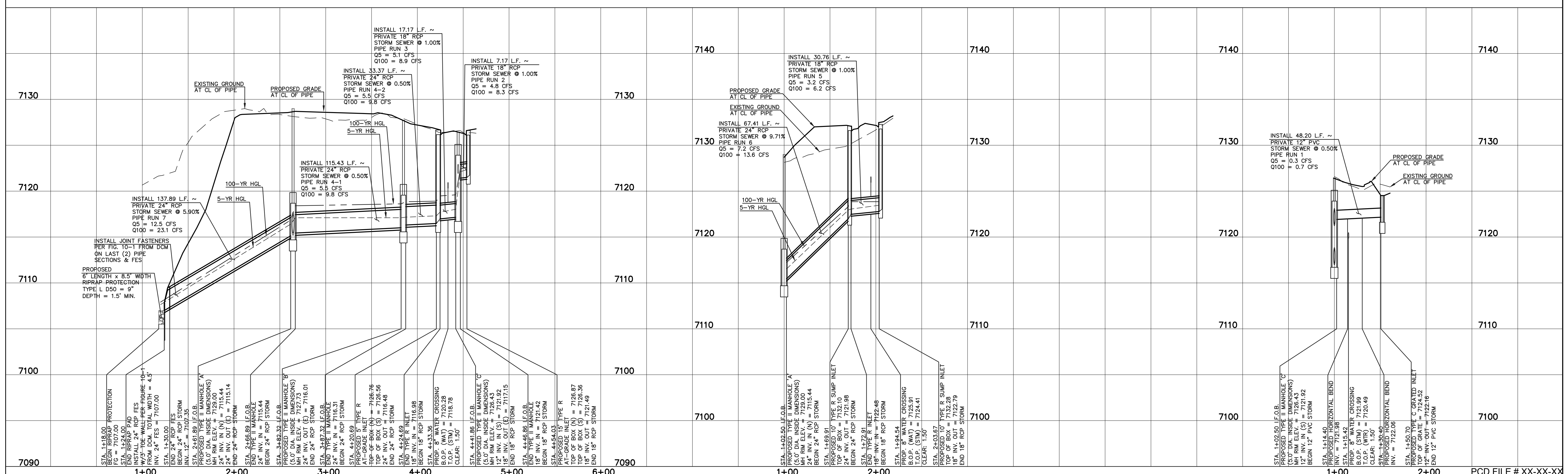
PRIVATE 24"/18" RCP STORM - MAIN 'B'

LINE #	LENGTH	DIRECTION
L1	135.89	S89°38'32"W
L2	115.43	S89°38'32"W
L3	33.38	S22°30'10"W
L4	17.17	N67°29'50"W
L5	17.17	N67°29'50"W
L6	67.41	N00°21'28"W
L7	30.77	N15°34'38"E
L8	11.90	S22°30'10"W
L9	16.00	S67°30'10"W
L10	20.30	N67°29'50"W

NOTES:
 ALL STORM FACILITIES ARE PRIVATE, UNLESS OTHERWISE NOTED.
 ALL STORM SEWER WITH 100-YR HGL ABOVE THE TOP OF PIPE SHALL BE INSTALLED WITH PRESSURE PIPE AND WATERTIGHT JOINTS WITH A 100-YEAR SERVICE LIFE.
 ALL STORM SEWER PIPES TO BE CLASS 3.
 STORM MANHOLE AND INLET DETAILS ARE LOCATED ON SHEETS 13-14.



PRIVATE 12" PVC STORM - MAIN 'C'



LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- CURB & GUTTER
- PED RAMP
- LIGHT POLE
- SIGN
- TYPE R INLET

SCALE: 1" = 50' HORIZ./5' VERT.

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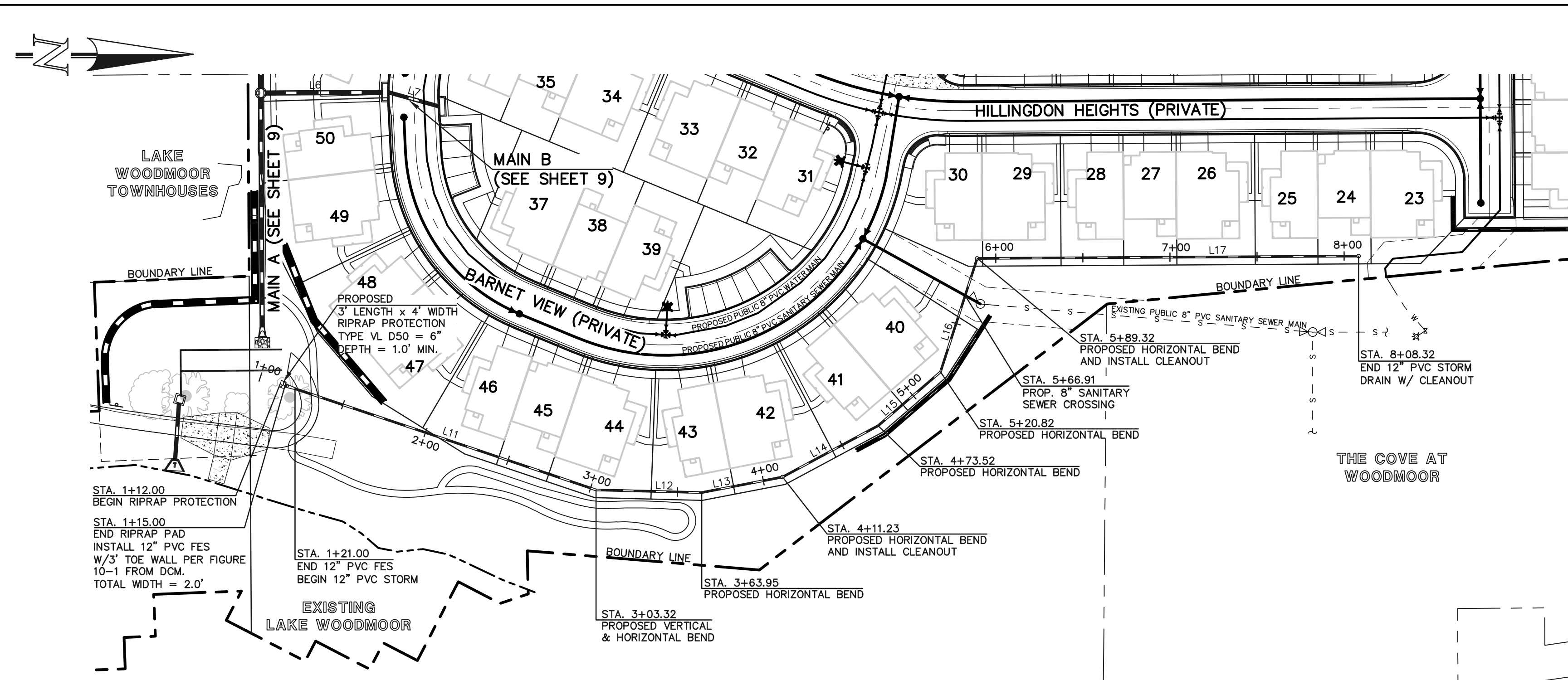
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



WATERSIDE AT LAKE WOODMOOR
 FILING NO. 1
 PRIVATE STORM SEWER PLAN
 MAIN 'A', MAIN 'B', MAIN 'C'

DESIGNED BY	MAL	SCALE	(H) 1" = 50'	DATE	02/09/23
DRAWN BY	MAL	(V) 1" = 5'	SHEET	9	OF 14
CHECKED BY		JOB NO.	2588.00		

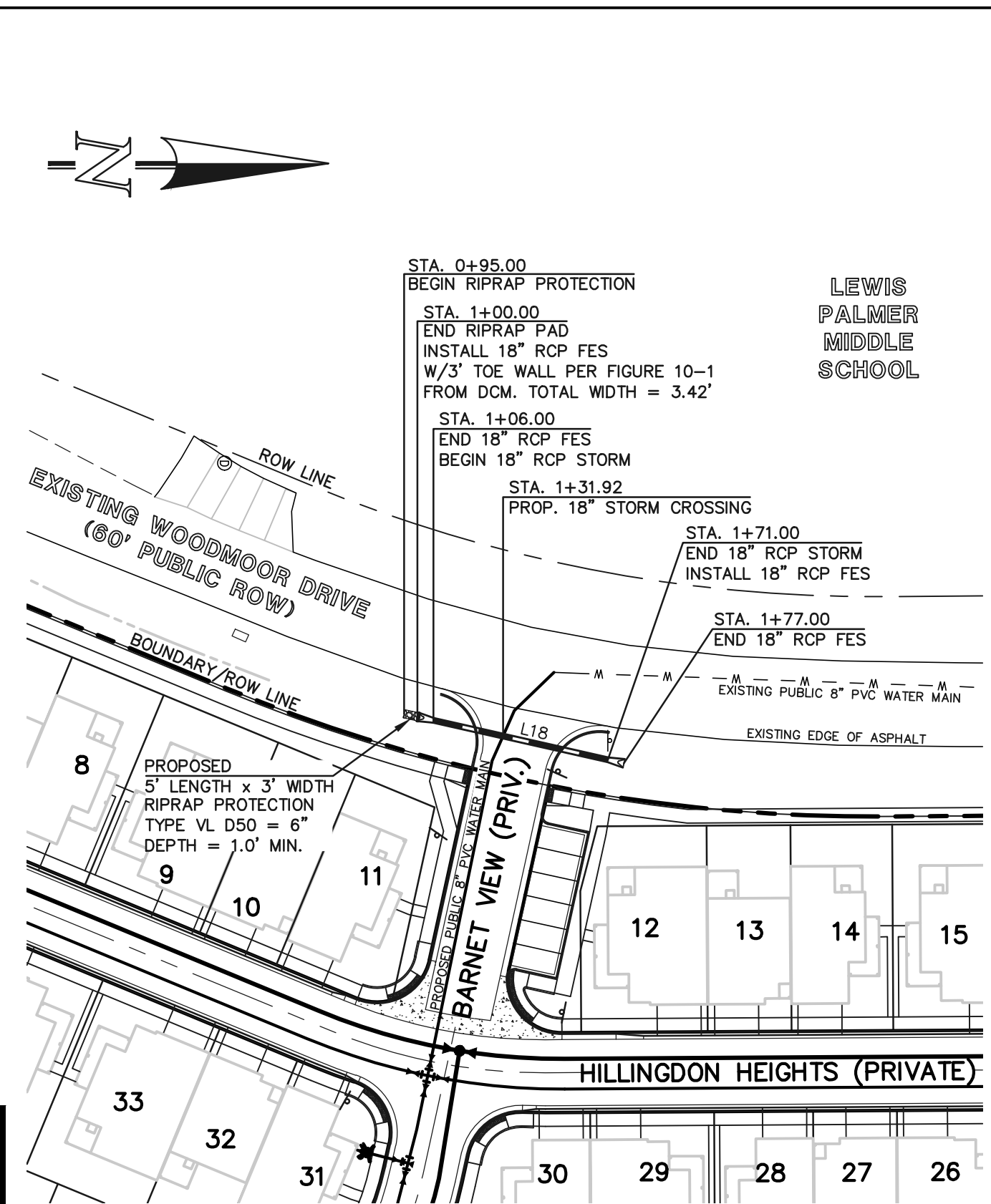
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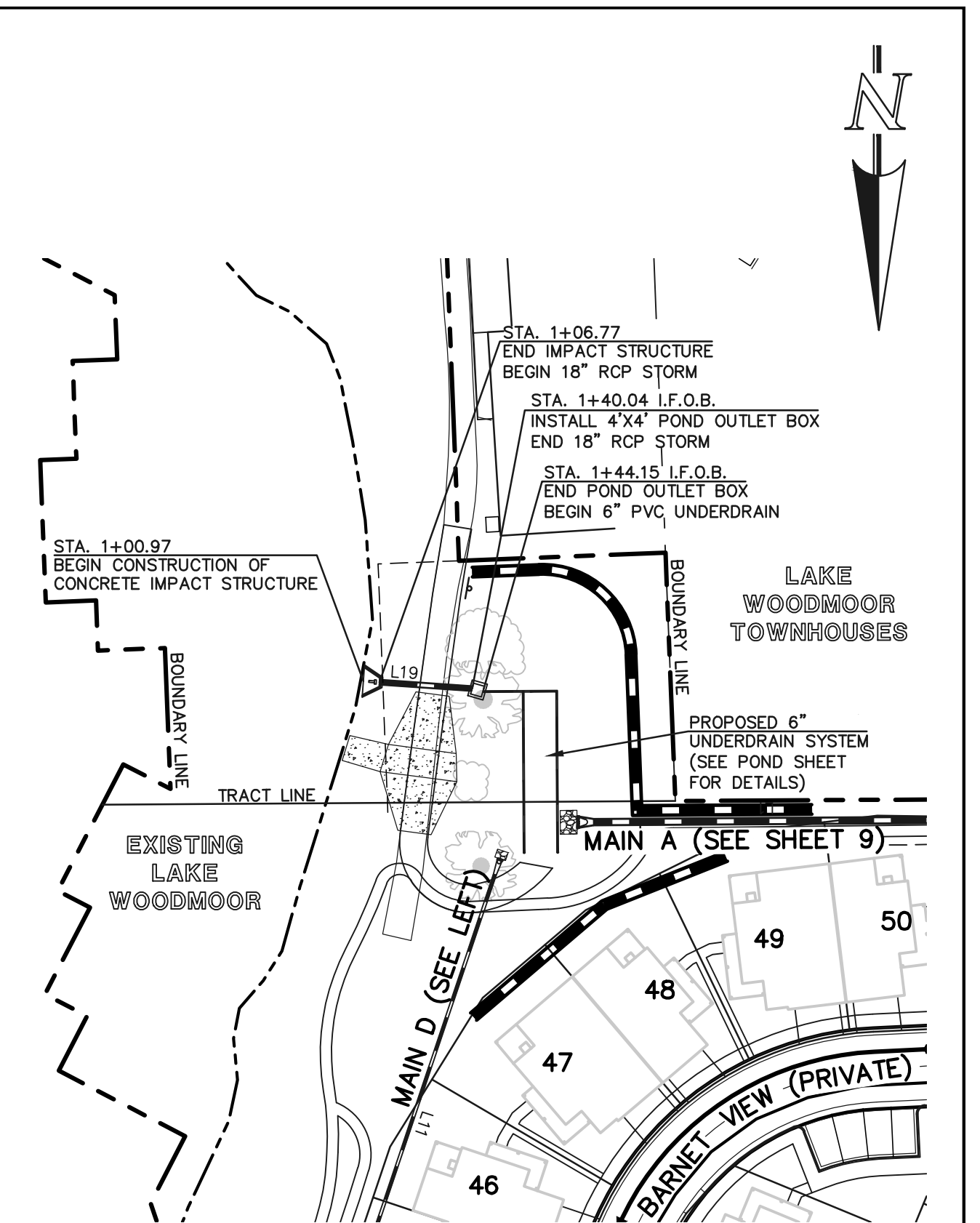
PRIVATE 12" PVC STORM - MAIN 'D'

LINE #	LENGTH	DIRECTION
L11	182.32	N18°35'16"E
L12	60.62	N01°27'03"E
L13	46.29	N10°52'40"W
L14	61.28	N28°13'02"W
L15	47.31	N40°47'57"W
L16	67.50	N72°07'12"W
L17	216.99	N00°21'28"W
L18	65.00	S12°43'50"W
L19	33.27	N86°03'40"W

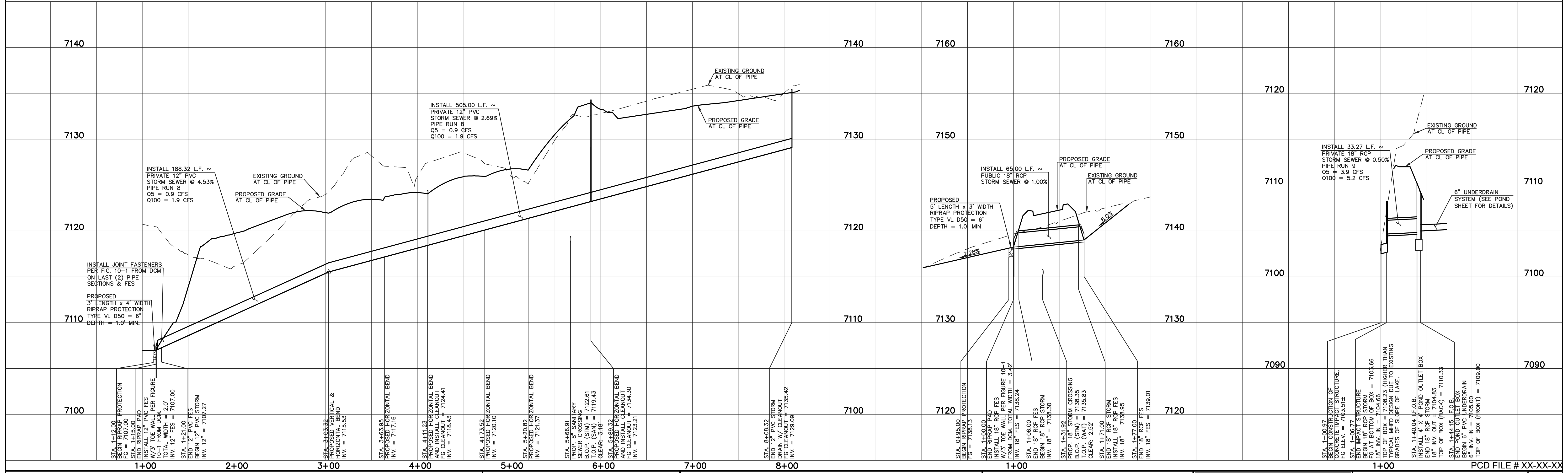
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 ALL STORM SEWER PIPES TO BE CLASS 3.
 STORM MANHOLES AND INLET DETAILS ARE LOCATED ON SHEETS 13-14.



PUBLIC 18" RCP STORM - MAIN 'E'



PRIVATE 18" RCP STORM - POND OUTFALL



LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- CURB & GUTTER
- PED RAMP
- LIGHT POLE
- SIGN
- TYPE R INLET

SCALE: 1" = 50' HORIZ./5' VERT.

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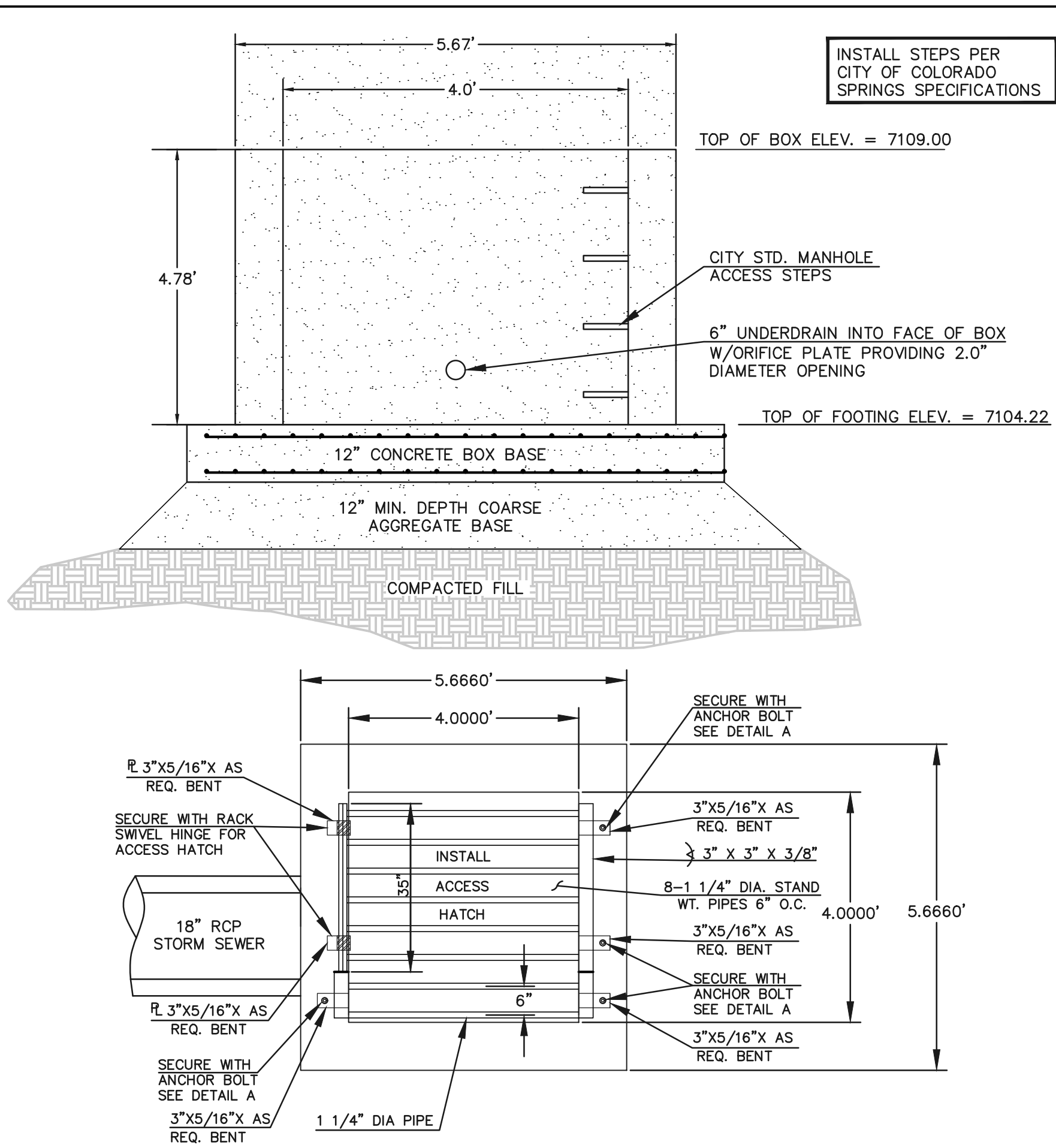
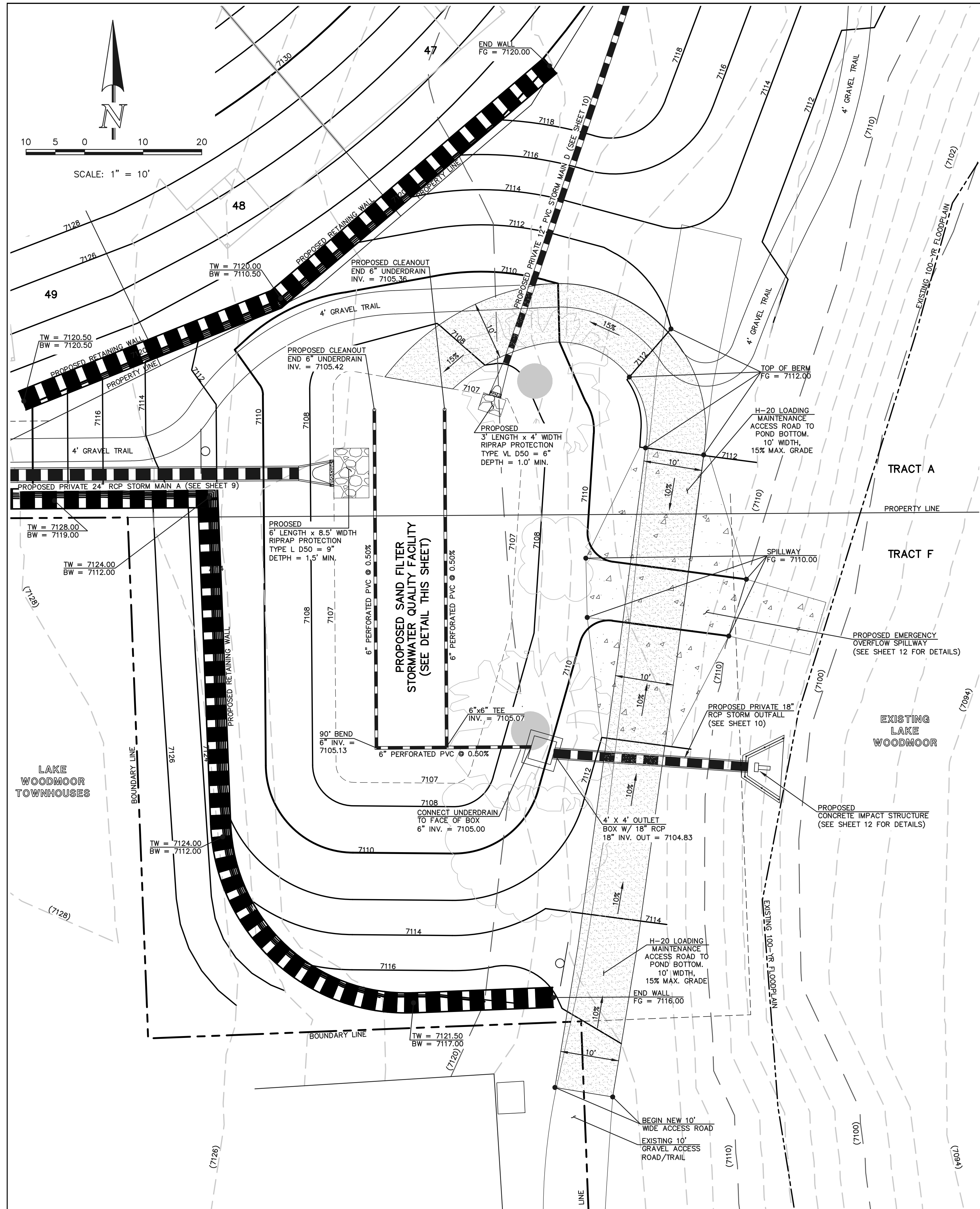
KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE

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

WATERSIDE AT LAKE WOODMOOR
 FILING NO. 1
 PRIVATE STORM SEWER PLAN
 MAIN 'D', MAIN 'E' & POND OUTFALL

DESIGNED BY	MAL	SCALE	DATE	02/09/23
DRAWN BY	MAL	(H) 1" = 50'	SHEET	10 OF 14
CHECKED BY	(V) 1" = 5'	JOB NO.	2588.00	

N:\258800\DRAWINGS\CONSTRUCT\CONSTRUC-808300\10-258800-310-02.dwg, 6/2/2023 1:04:21 PM, Murssten, 1:1



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- EURV AND WQCV TRASH RACKS:
1. WELL-SCREEN TRASH RACKS SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
 3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 3. TRASH RACKS SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
 4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

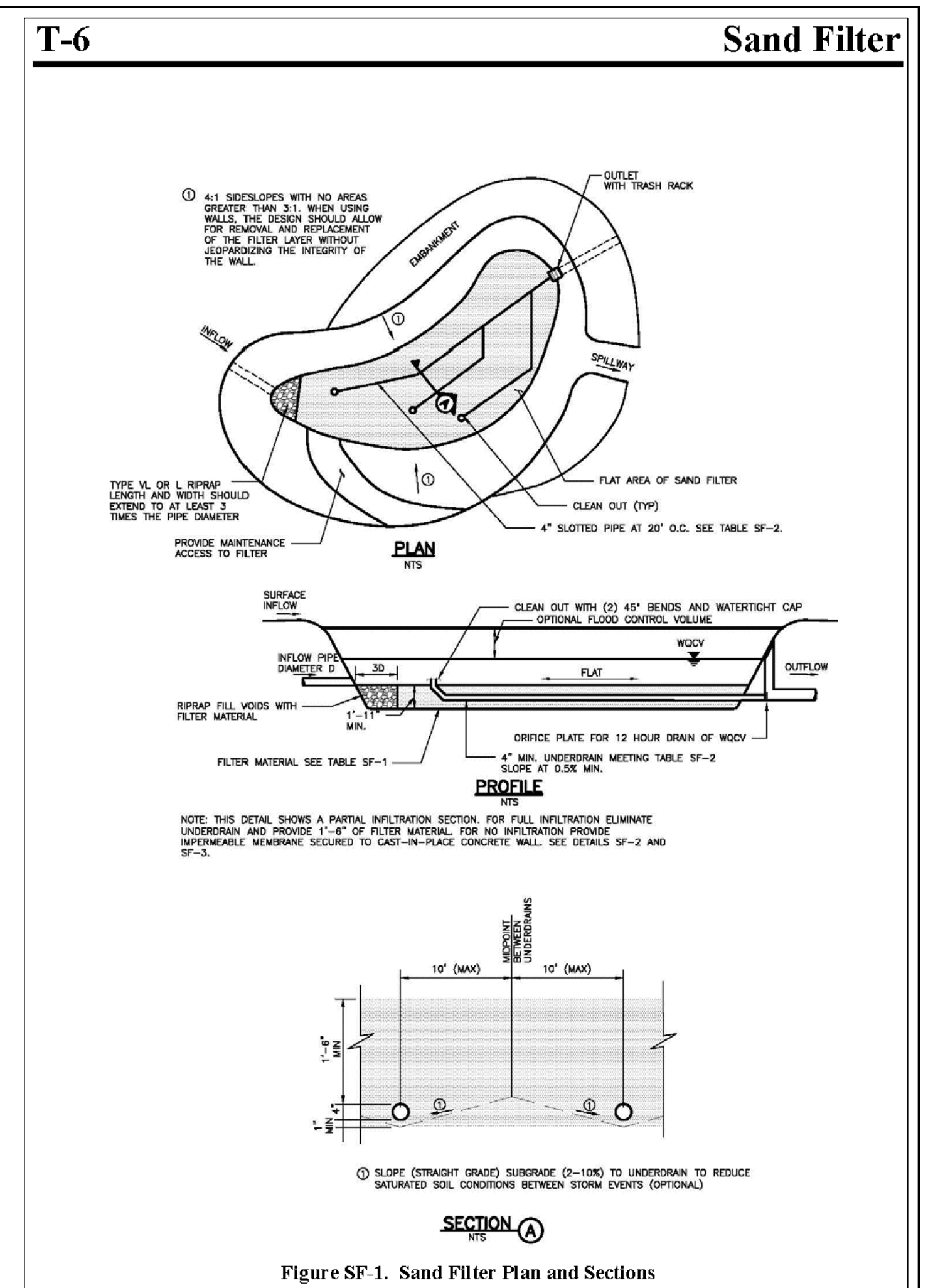
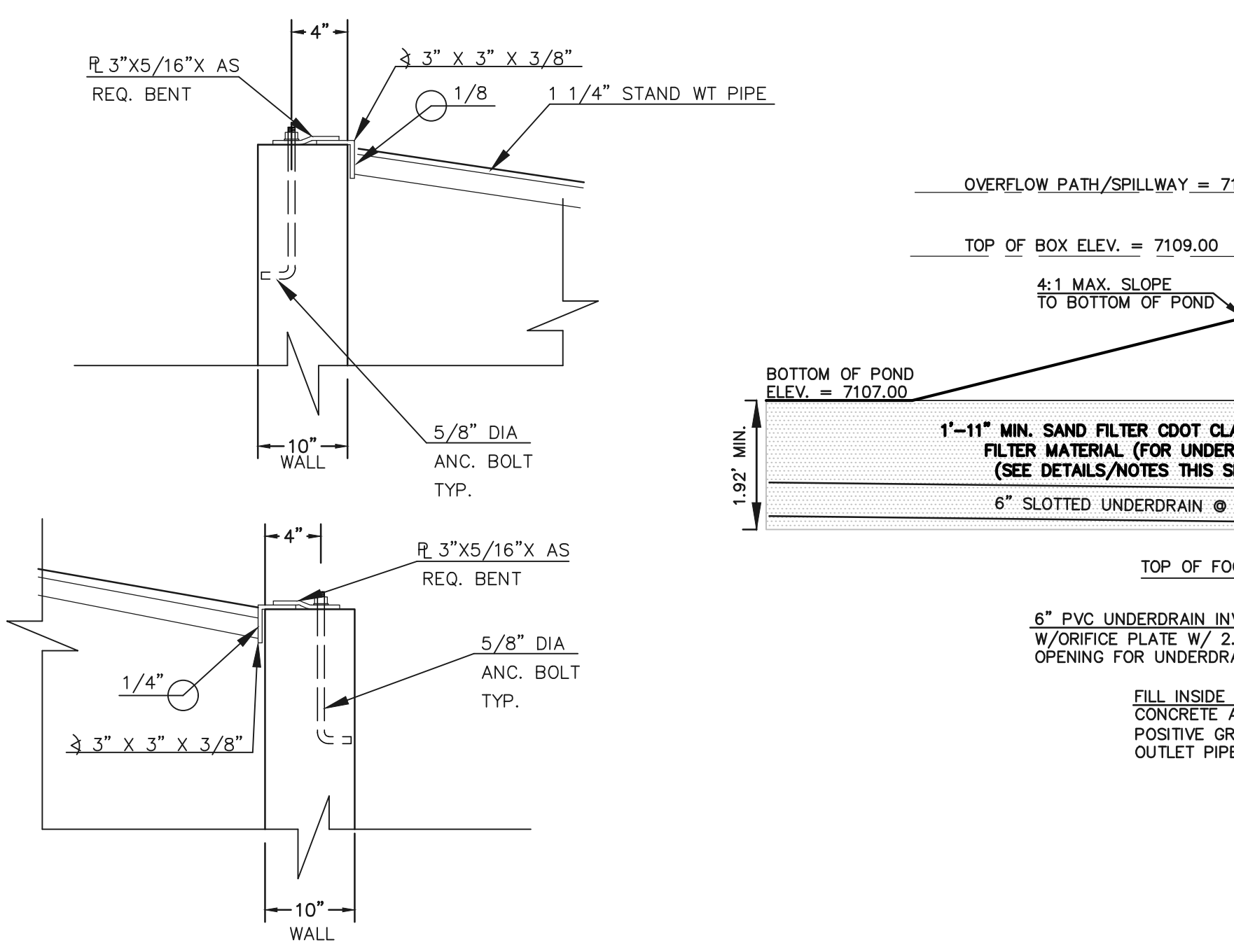


Figure SF-1. Sand Filter Plan and Sections

LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER MAIN
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	ROW/BOUNDARY LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER MAIN
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS MAIN
	EXISTING ELECTRIC

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NO.	REVISION	DATE

REVIEW:

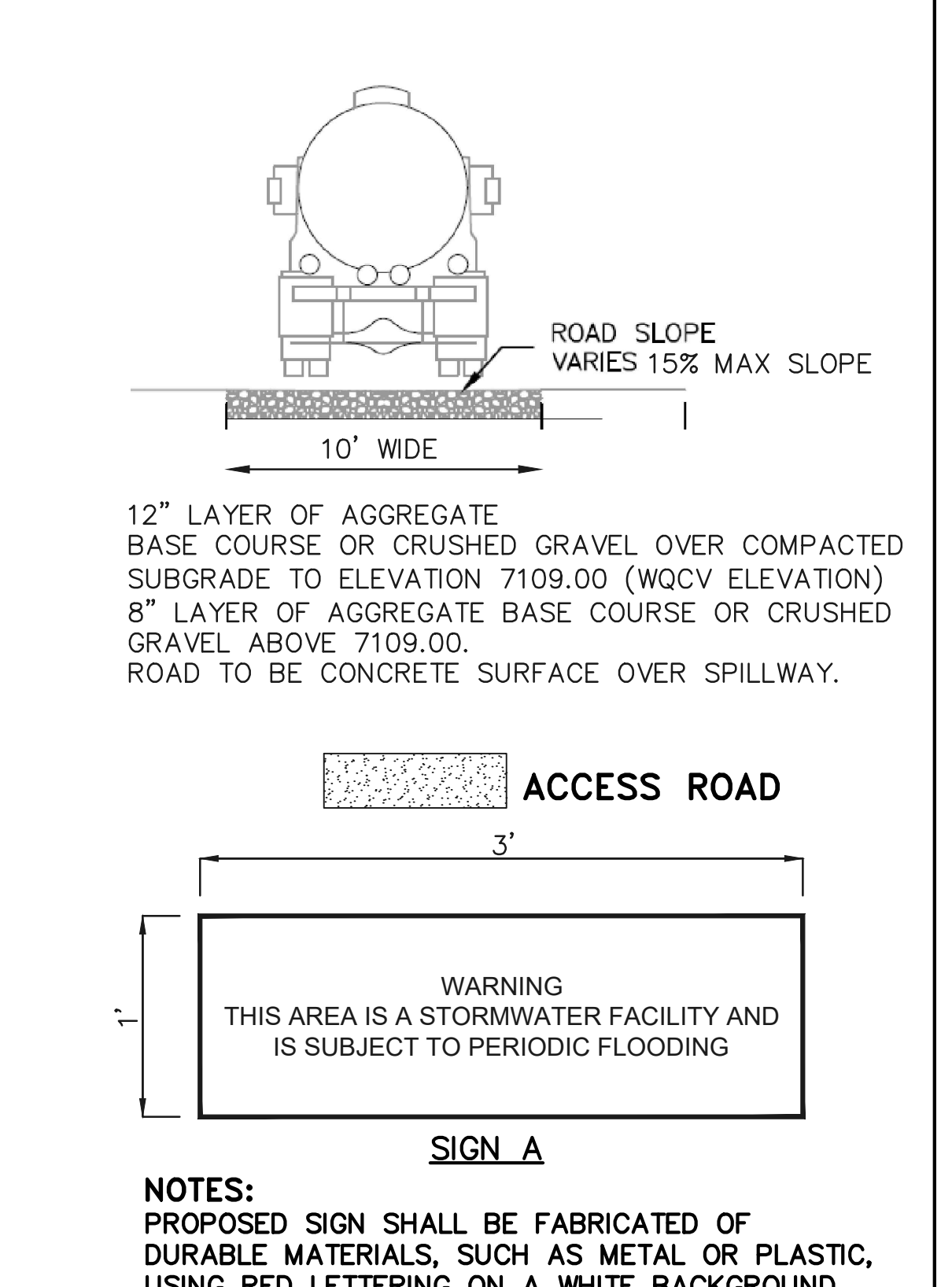
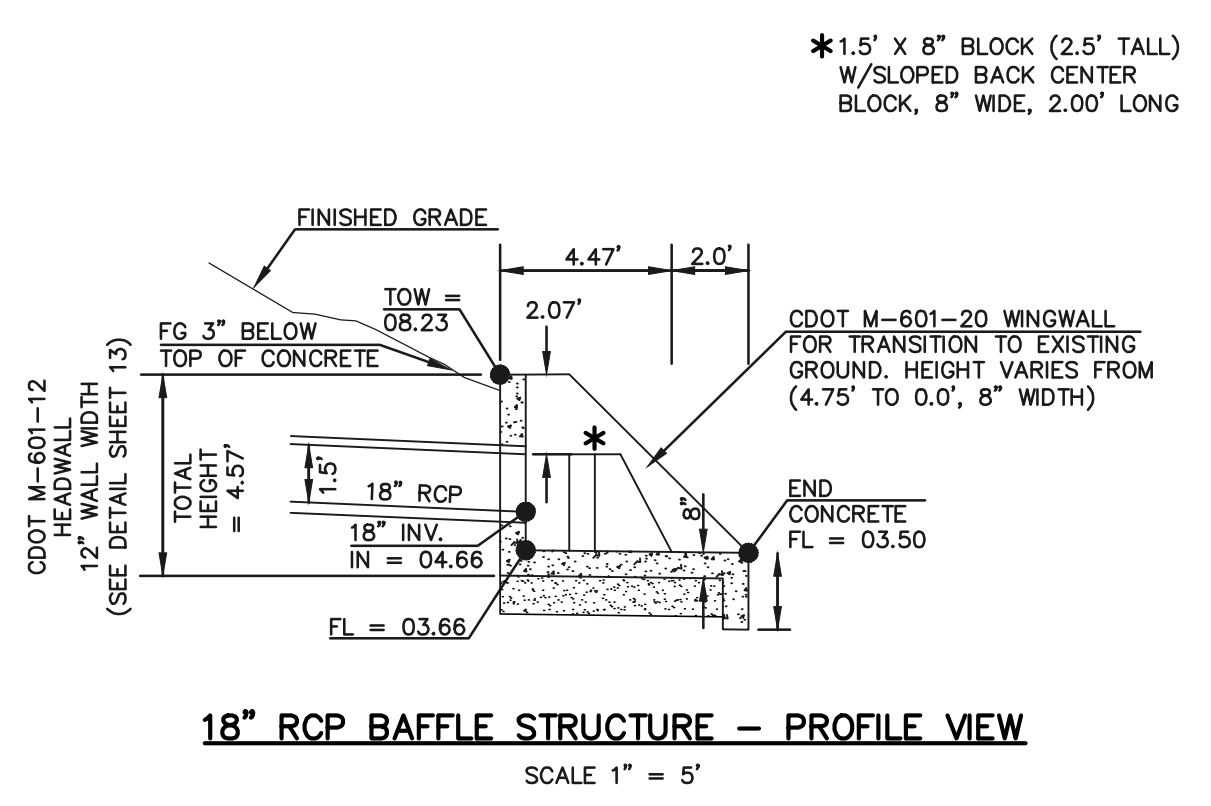
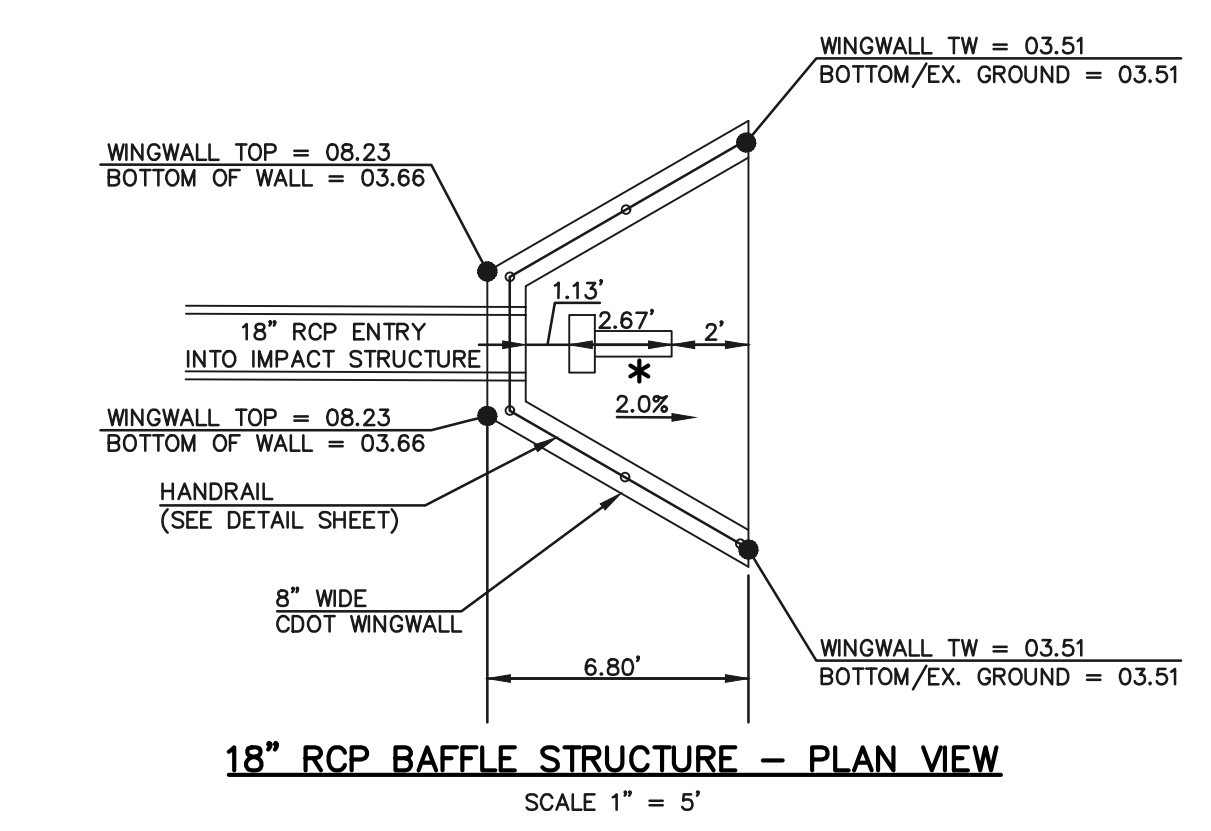
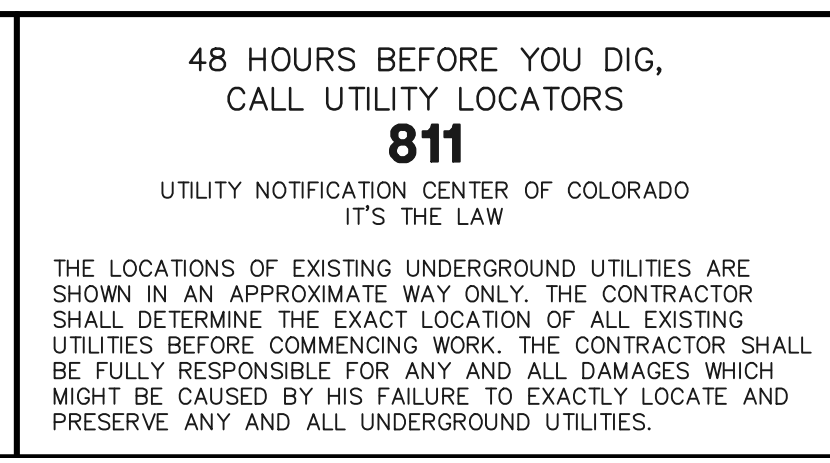
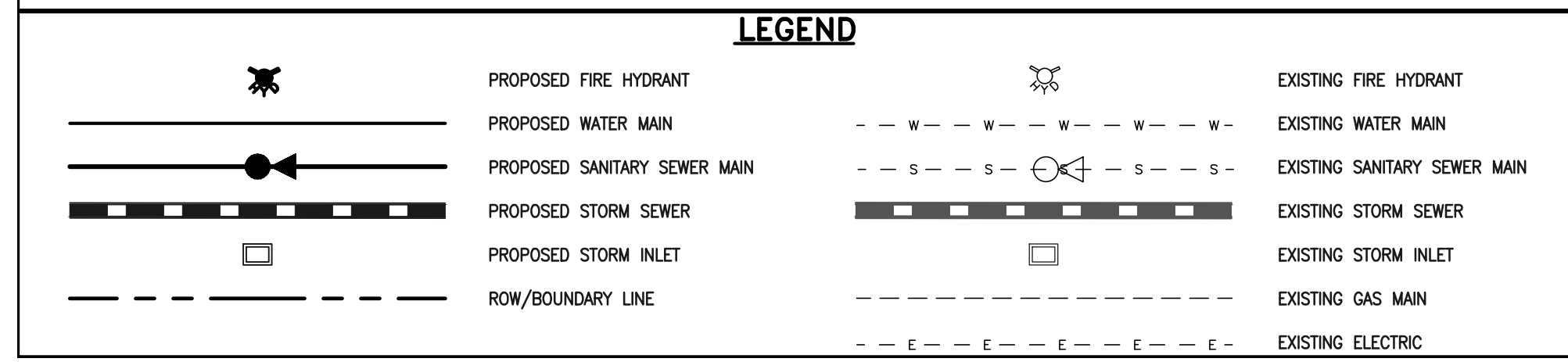
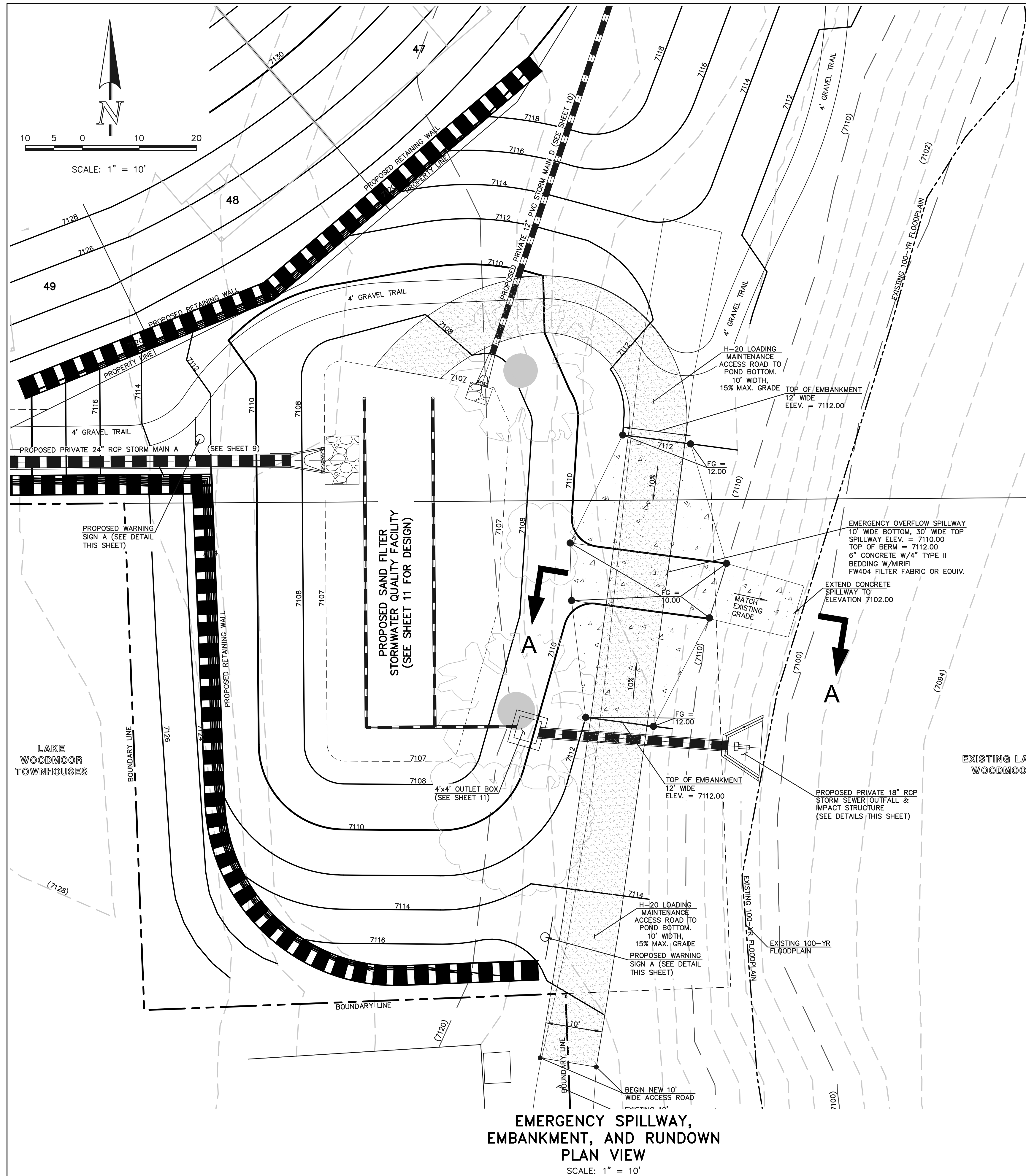
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

KYLE R. CAMPBELL, COLORADO P.E. #29794

WATERSIDE AT LAKE WOODMOOR FILING NO. 1 PRIVATE STORM WATER QUALITY FACILITY POND 'A' - SAND FILTER			
DESIGNED BY	MAL	SCALE	DATE 02/09/23
DRAWN BY	MES	(H) 1" = 10'	SHEET 11 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	2588.00

PCD FILE #

CLASSIC CONSULTING



- STEEL FABRICATION NOTES:**
- FABRICATED STEEL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AISC AND AWS SPECIFICATIONS.
 - THE OUTLET STRUCTURE BARGRATE IS DESIGNED FOR A VERTICAL LOAD OF 300 LBS./SQ. FT.
 - ALL STRUCTURAL STEEL SHAPES TO INCLUDE: ANGLE, PLATE, AND BAR SHALL MEET ASTM A36 SPECIFICATIONS, FY = 36 KSI MINIMUM. STRUCTURAL TUBING SHALL MEET ASTM A500 GRADE B SPECIFICATIONS, FY = 48 KSI MINIMUM. STEEL PIPE SHALL BE STANDARD WEIGHT PIPE, ASTM A53 GRADE B, FY = 35 KSI MINIMUM.
 - WELDS NOT INDICATED SHALL BE 1/8" MINIMUM FILLET OR GROOVE, CONTINUOUS SO FAR AS POSSIBLE. CONSIDER VANDALISM LOADS, WELD ACCORDINGLY AT CRITICAL LOCATIONS.
 - PRIOR TO PAINTING REMOVE ALL OIL, SCALE, AND SLAG, GRIND OFF BURRS AND SHARP EDGES.
 - PAINT WITH ONE SHOP COAT OF ZINC RICH PRIMER AND TWO COATS OF ALUMINUM PAINT, AASHTO M-69.

- NOTES:**
- WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
 - DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
 - HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
 - RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
 - ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.
 - HANDRAIL FINISH SHALL BE ONE COAT RED METAL PRIMER AND TWO COATS ENAMEL (RUSTOLEUM OR EQUIVALENT). COLOR SHALL BE APPROVED BY ENGINEER PRIOR TO APPLICATION.

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NO.	REVISION	DATE

REVIEW:

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

KYLE R. CAMPBELL, COLORADO P.E. #29794 DATE



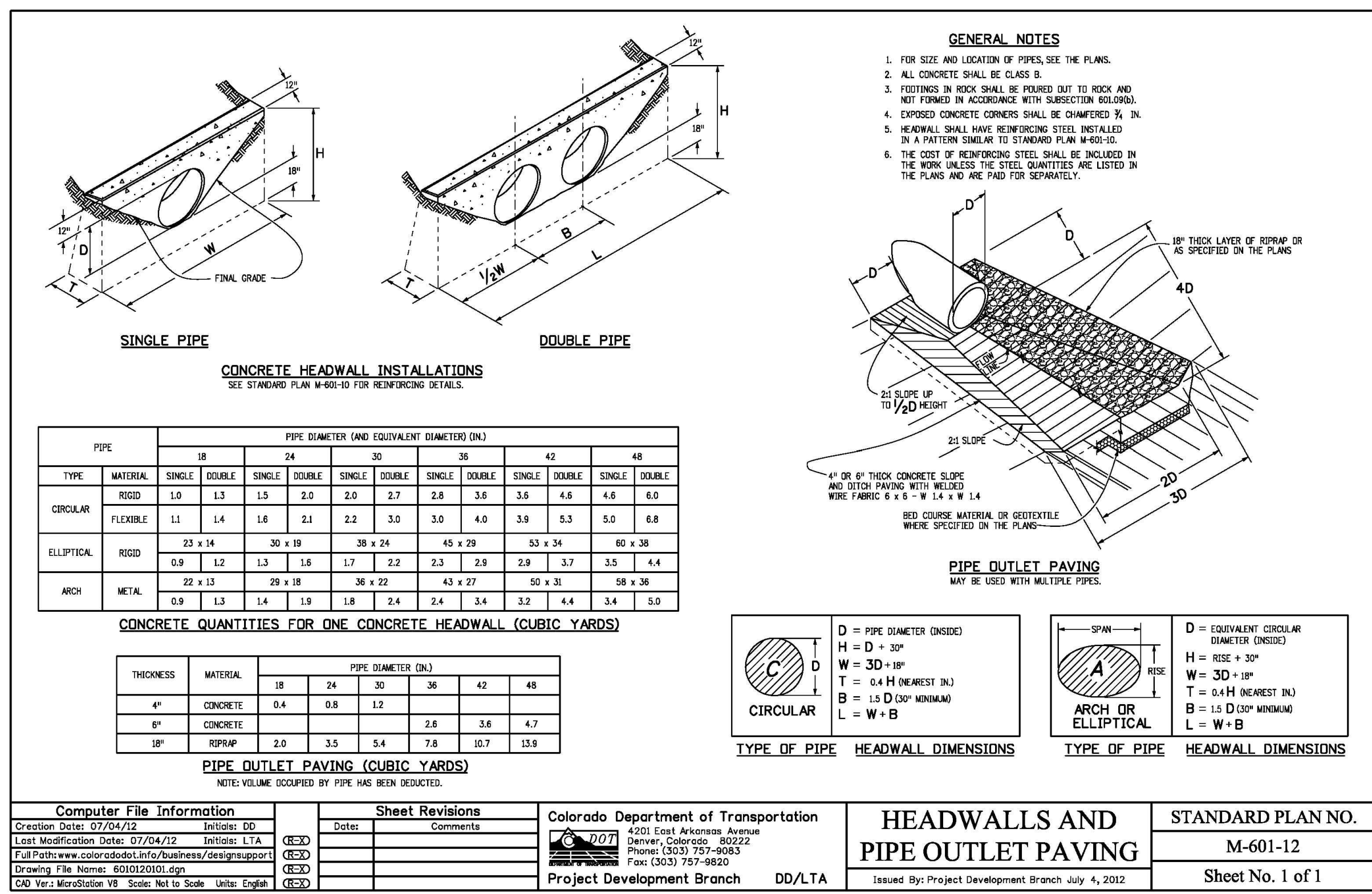
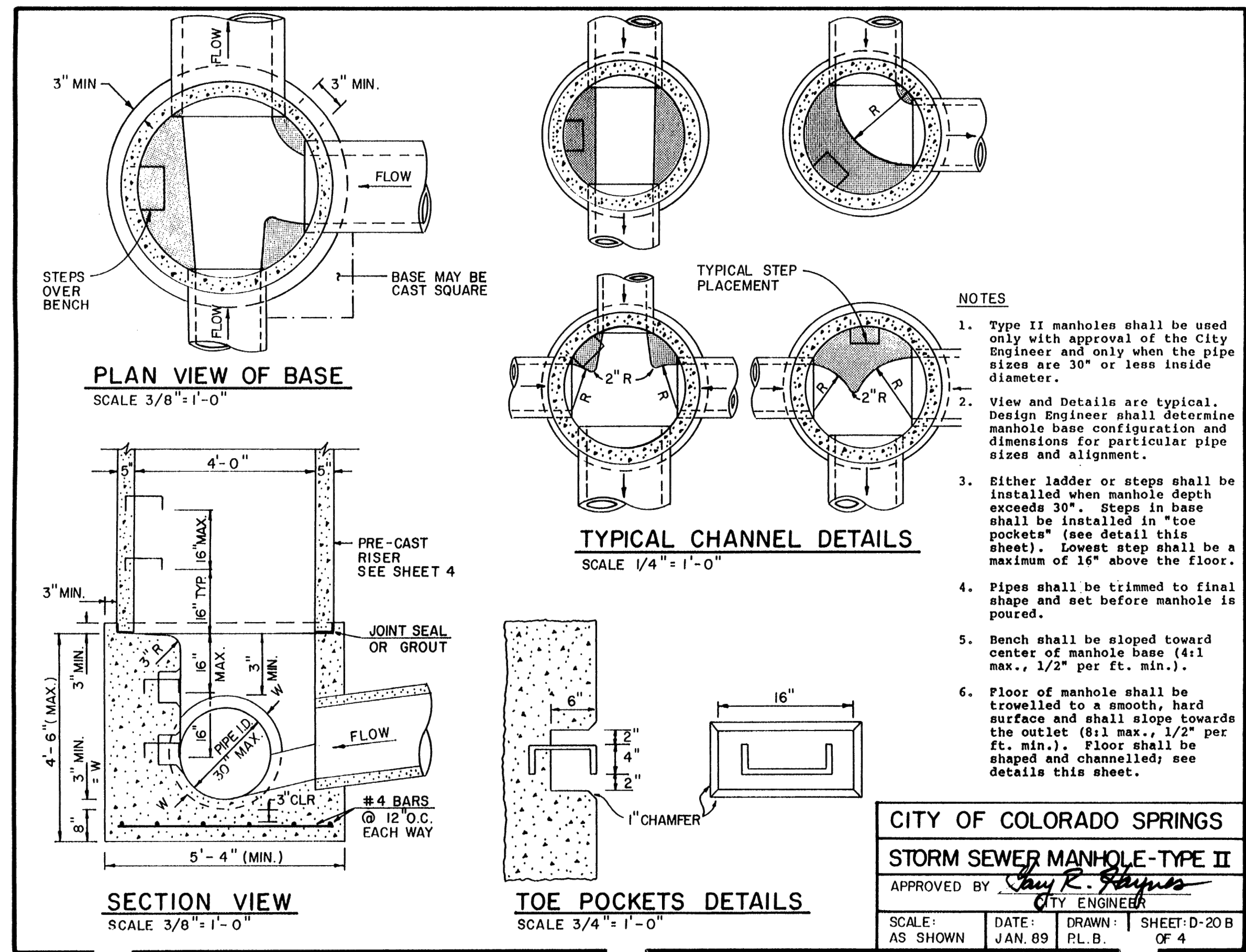
WATERSIDE AT LAKE WOODMOOR

FILING NO. 1

PRIVATE STORM WATER QUALITY FACILITY

POND OUTFALL IMPACT STRUCTURE/SPILLWAY DETAILS

DESIGNED BY	MAL	SCALE	DATE	02/09/23
DRAWN BY	MES	(H) 1" = 10'	SHEET	12 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	2588.00	

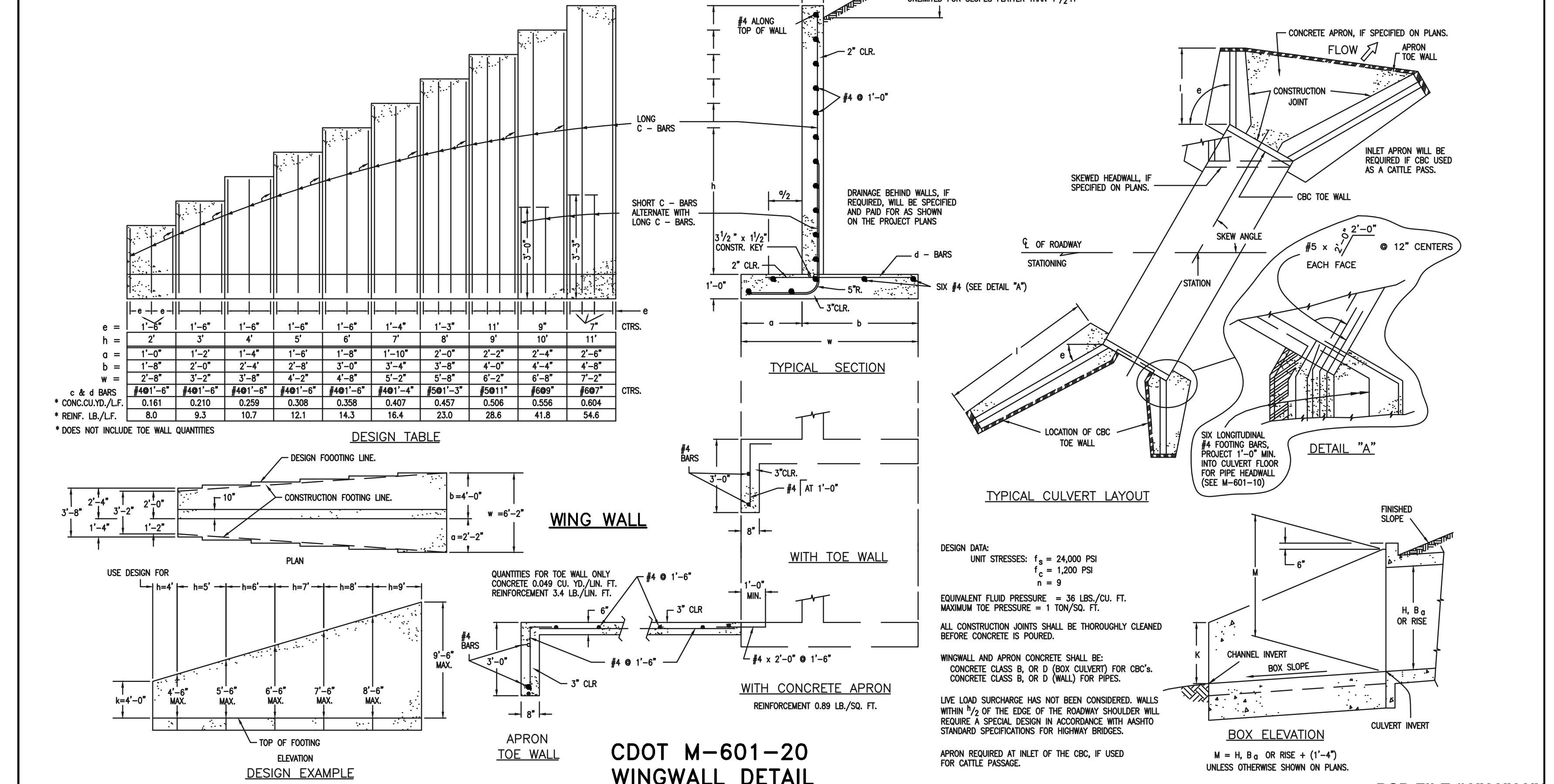
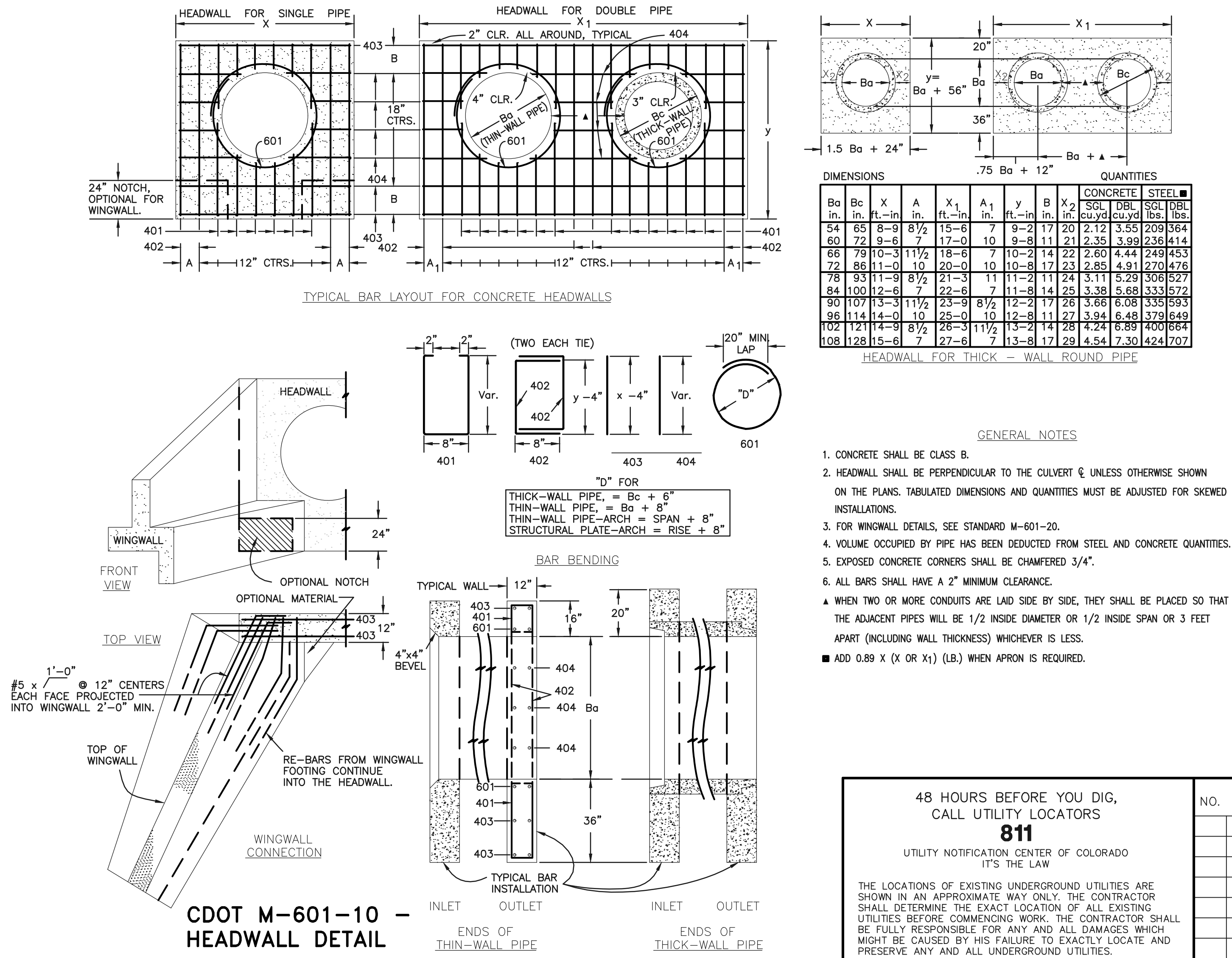


CDOT M-601-12 HEADWALL DETAIL

GENERAL NOTES

- ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4".
- WINGWALL FOOTINGS AND FLOOR OF BOX CULVERT SHALL BE PLACED MONOLITHICALLY.
- DIMENSIONS "H", "B", "R", "T", "L", "M" AND ANGLES FOR WINGWALLS SHALL BE AS SHOWN ON THE PLANS.
- REINFORCING STEEL SHALL BE GRADE 60.
- THE MINIMUM SPLICE LENGTH FOR COMMON BAR SIZES SHALL BE:

BAR	#4	#5	#6
SPLICE LENGTH	1'-3"	1'-7"	2'-0"



N:\258800\DRAWINGS\CIVIL\CONSTRUCTION\DETAIL.dwg, 6/2/2023 1:07:17 PM, Mjcmrsm, 1:1

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REVIEW:

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KYLE R. CAMPBELL, COLORADO P.E. #29794

DATE: _____

CLASSIC CONSULTING

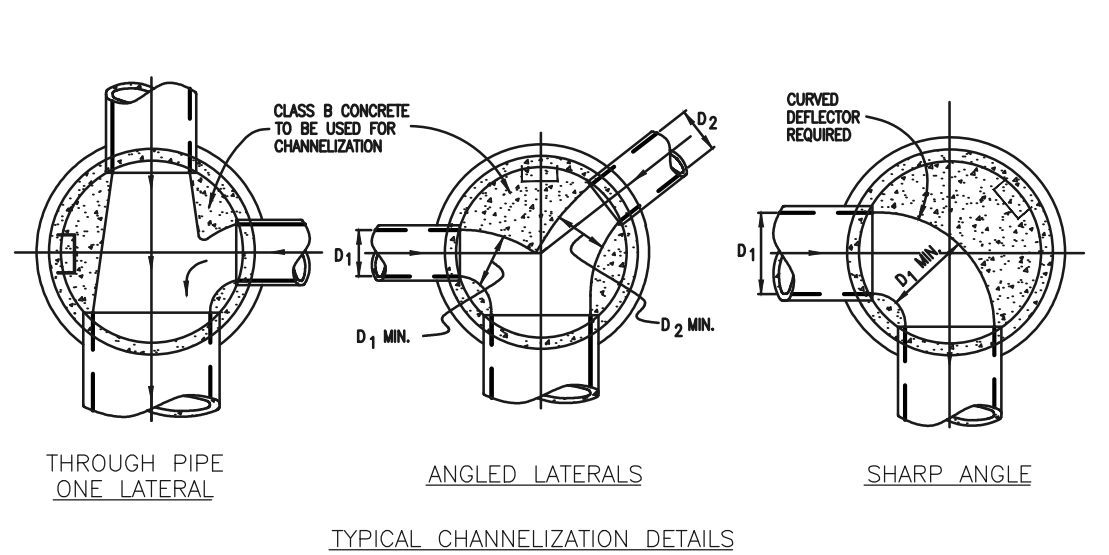
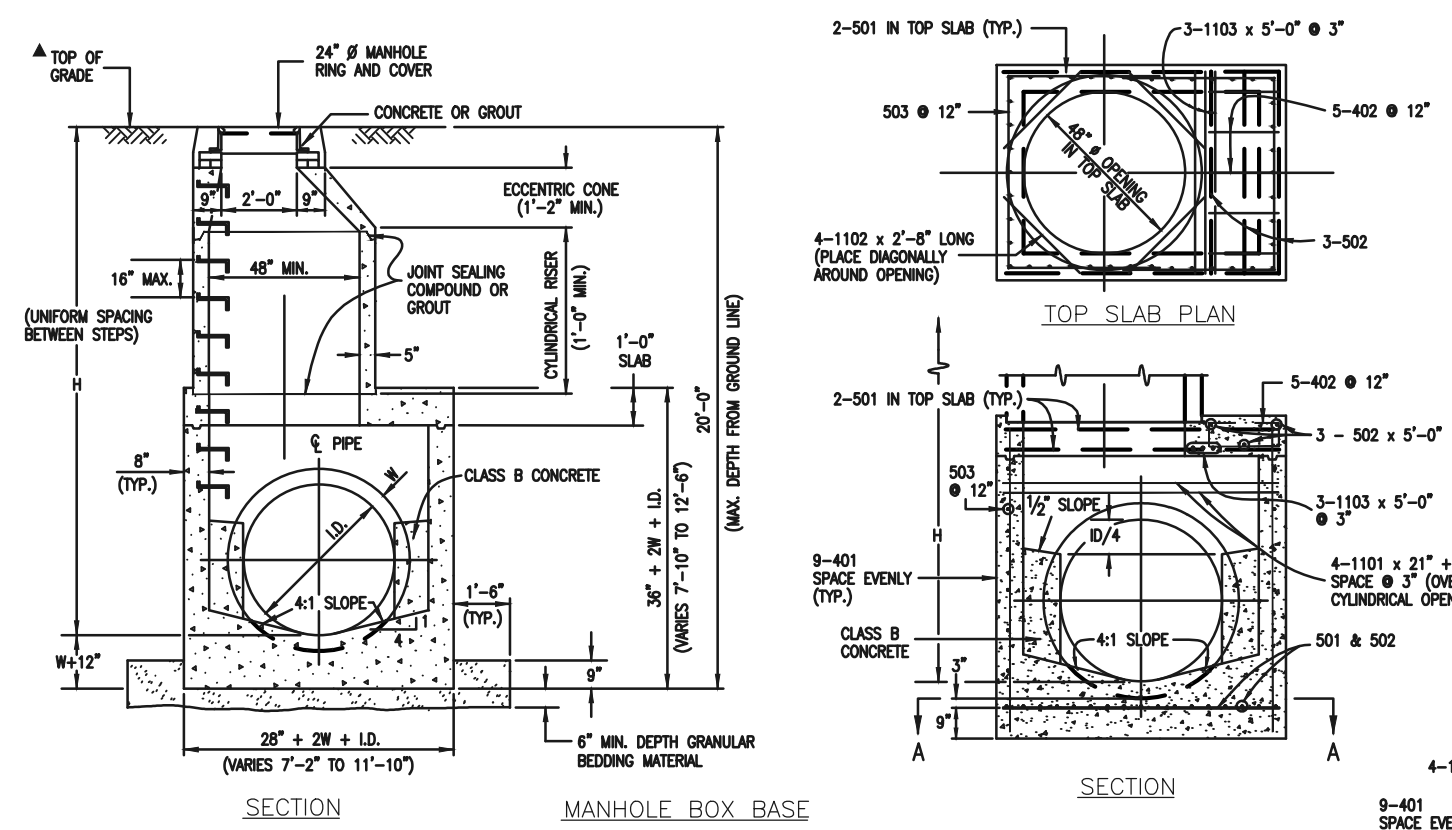
WATERSIDE AT LAKE WOODMOOR
FILING NO. 1

DESIGNED BY: _____
DRAWN BY: MES
CHECKED BY: _____

SCALE: (H) 1" = N/A
(V) 1" = N/A

DATE: 02/09/23
SHEET: 13 OF 14
JOB NO.: 1175.70

PCD FILE # XX-XX-XX

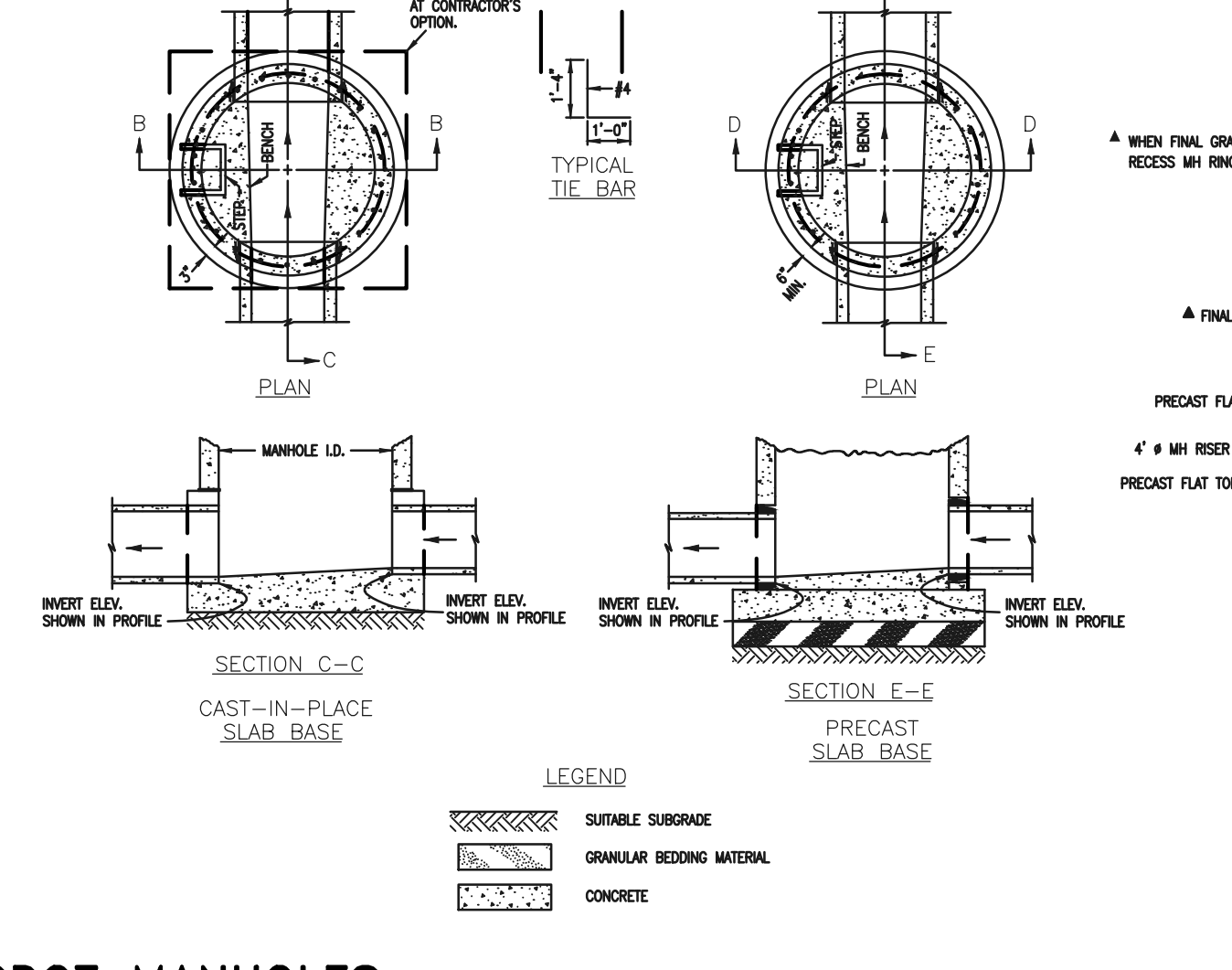
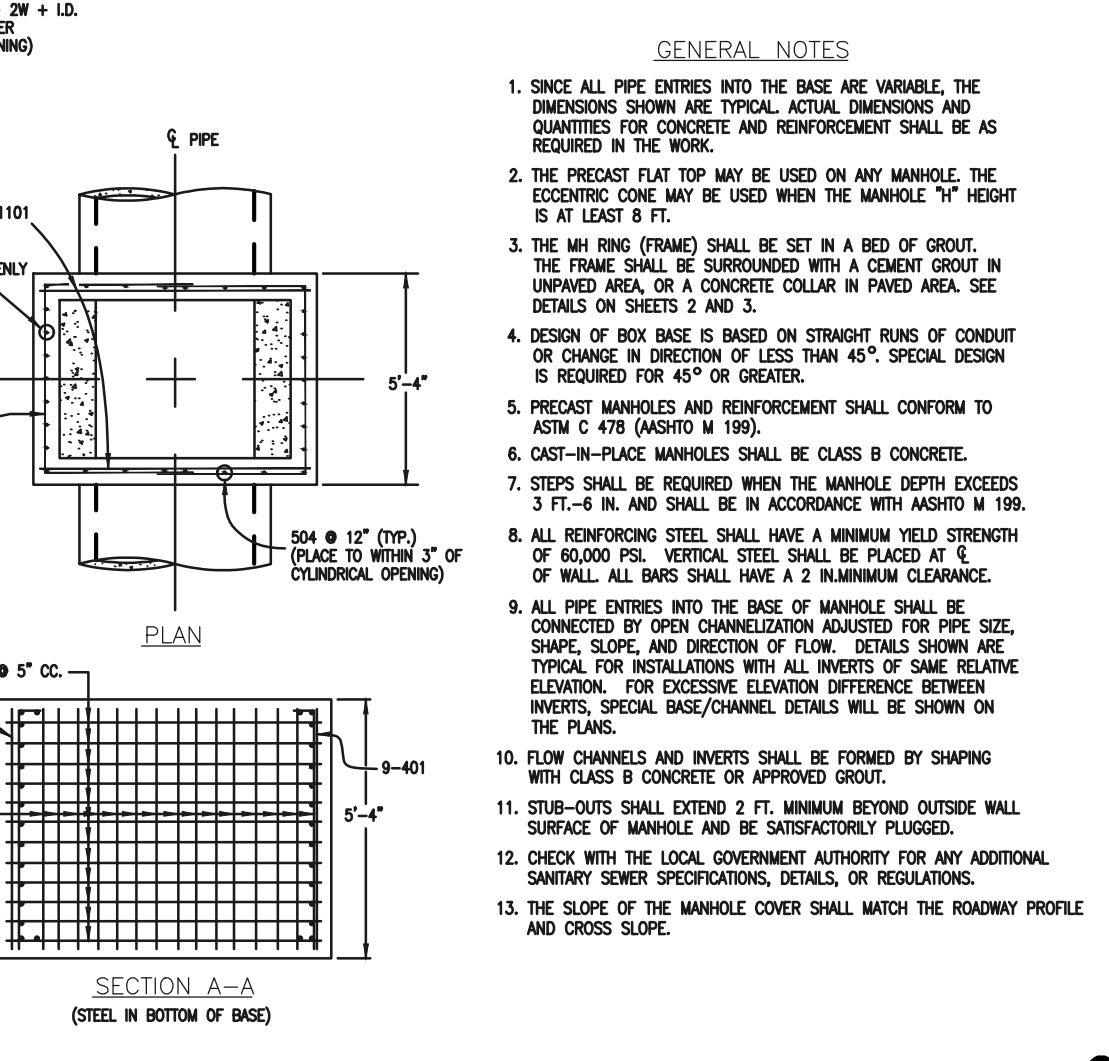


QUANTITIES FOR CONCRETE MANHOLE BOX BASE

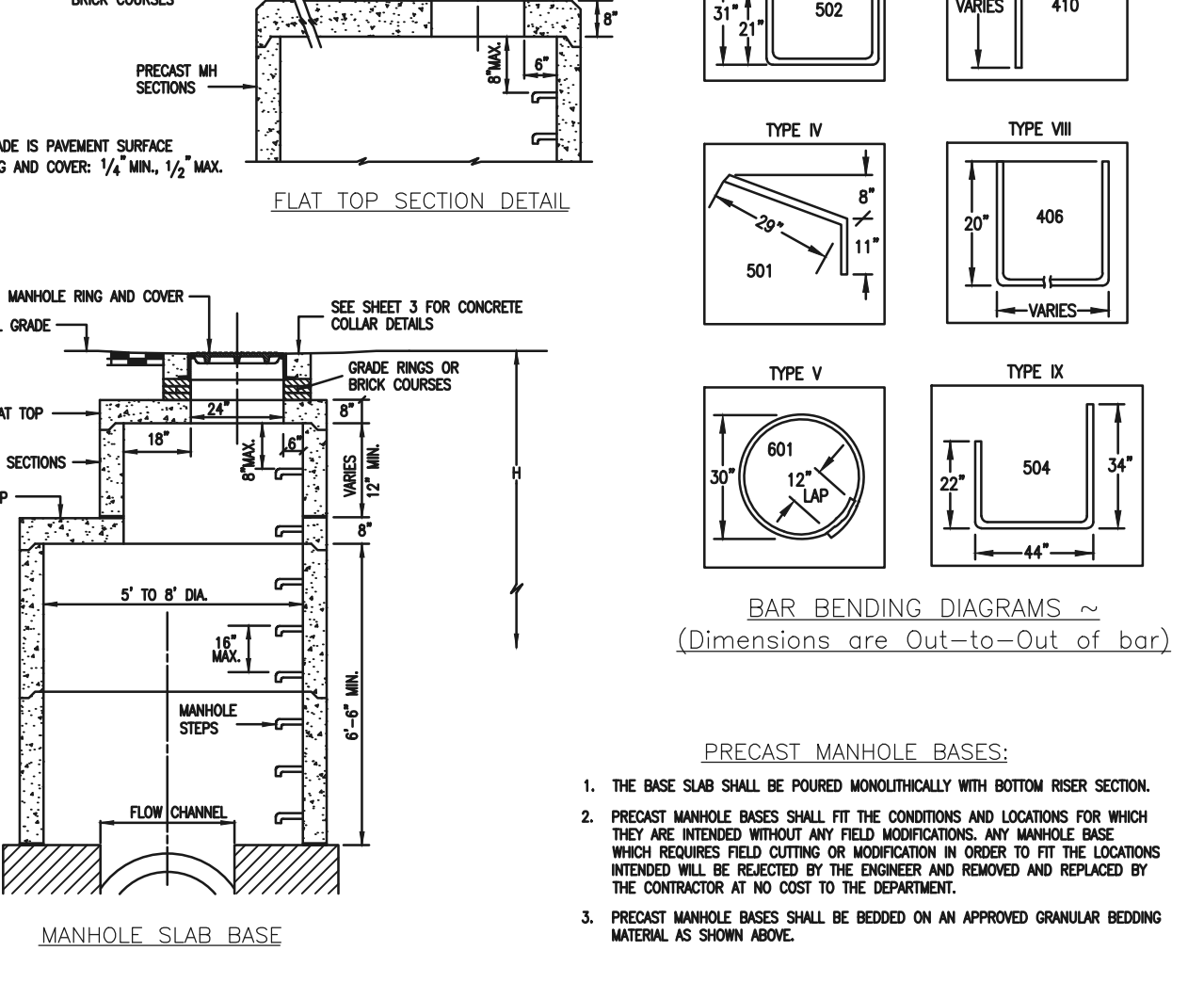
MARK	SIZE	TYPE	QTY	FORMULAS
401	4	I	0.668	BAR LENGTH = 32*W+L.D.
402	4	III	0.668	BAR LENGTH = L.D. + 2W
501	5	I	1.043	BAR LENGTH = 24* + L.D. + 2W
502	5	I	1.043	BAR LENGTH = 24* + L.D. + 2W
503	5	II	1.043	BAR LENGTH = 24* + L.D. + 2W
504	5	I	1.043	BAR LENGTH = 24* + L.D. + 2W
1101	11	I	5.313	BAR LENGTH = 21* + L.D. + 2W
1102	11	I	5.313	BAR LENGTH = 21* + L.D. + 2W
1103	11	I	5.313	BAR LENGTH = 21* + L.D. + 2W

REINFORCING STEEL TOTAL: 195.6 LB (8.9 YARDS)

CONCRETE - CURB YARDS - TOTAL: 6.0 YARDS



LEGEND: SUBGRADE, GRANULAR BEDDING MATERIAL, CONCRETE



GENERAL NOTES:

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
- THE MH RING (FRAME) SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
- DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (PART 1 TO 199).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
- ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT 4\"/>

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

MARK	DIA. IN.	O.C. SPACING	TYPE	ALL INLETS			INLETS, H ≥ 5'		
				L=5'	L=10'	L=15'	L=5'	L=10'	L=15'
401	11"	II	15	21	26	11	11	*	
402	11"	II	7	13	18	7	7	*	
403	9"	II	4	4	4	4	4	*	
405	6"	VI	11	6	10	11	6	10	
406	6"	VII	7	8	10	7	8	10	
407	6"	III	5	5	5	5	5	5	
408	12"	II	3	11	16	3	11	16	
409	8"	II	6	10	14	6	10	14	
410	11"	VII	3	3	3	3	3	3	
411	11"	II	3	5	7	3	5	7	
412	11"	II	3	2	3	3	2	3	
413	9"	II	7	10	14	7	10	14	
501	5 1/2"	IV	11	3	4	11	3	4	
502	5 1/2"	III	5	3	4	5	3	4	
503	5 1/2"	II	5	3	4	5	3	4	
504	5 1/2"	IX	5	3	4	5	3	4	
601	2 1/2"	V	2	2	2	2	2	2	

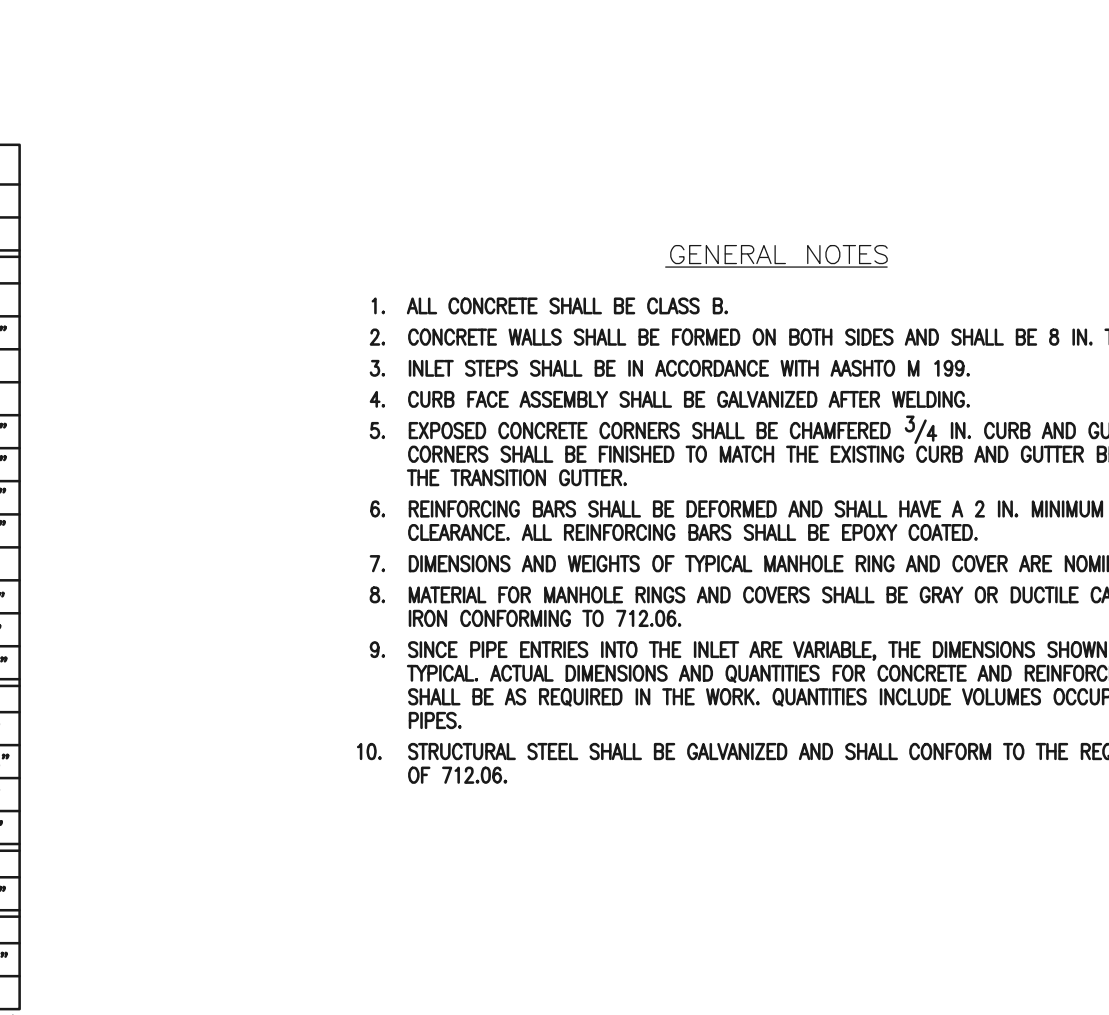
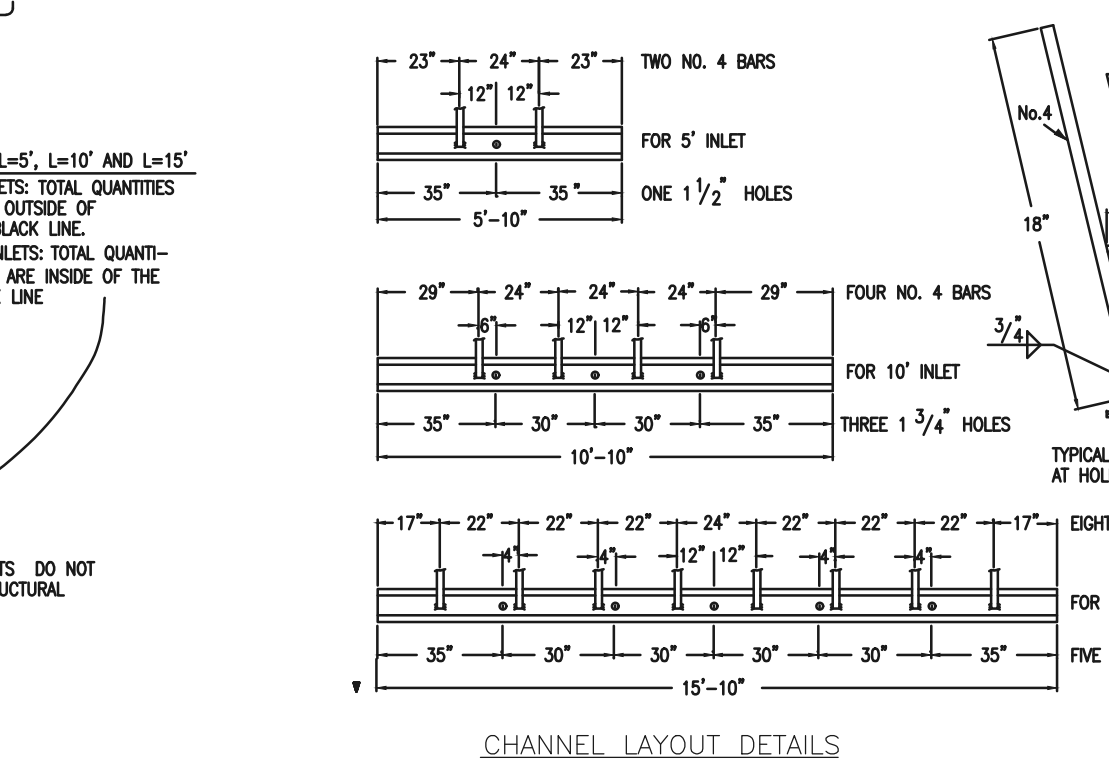
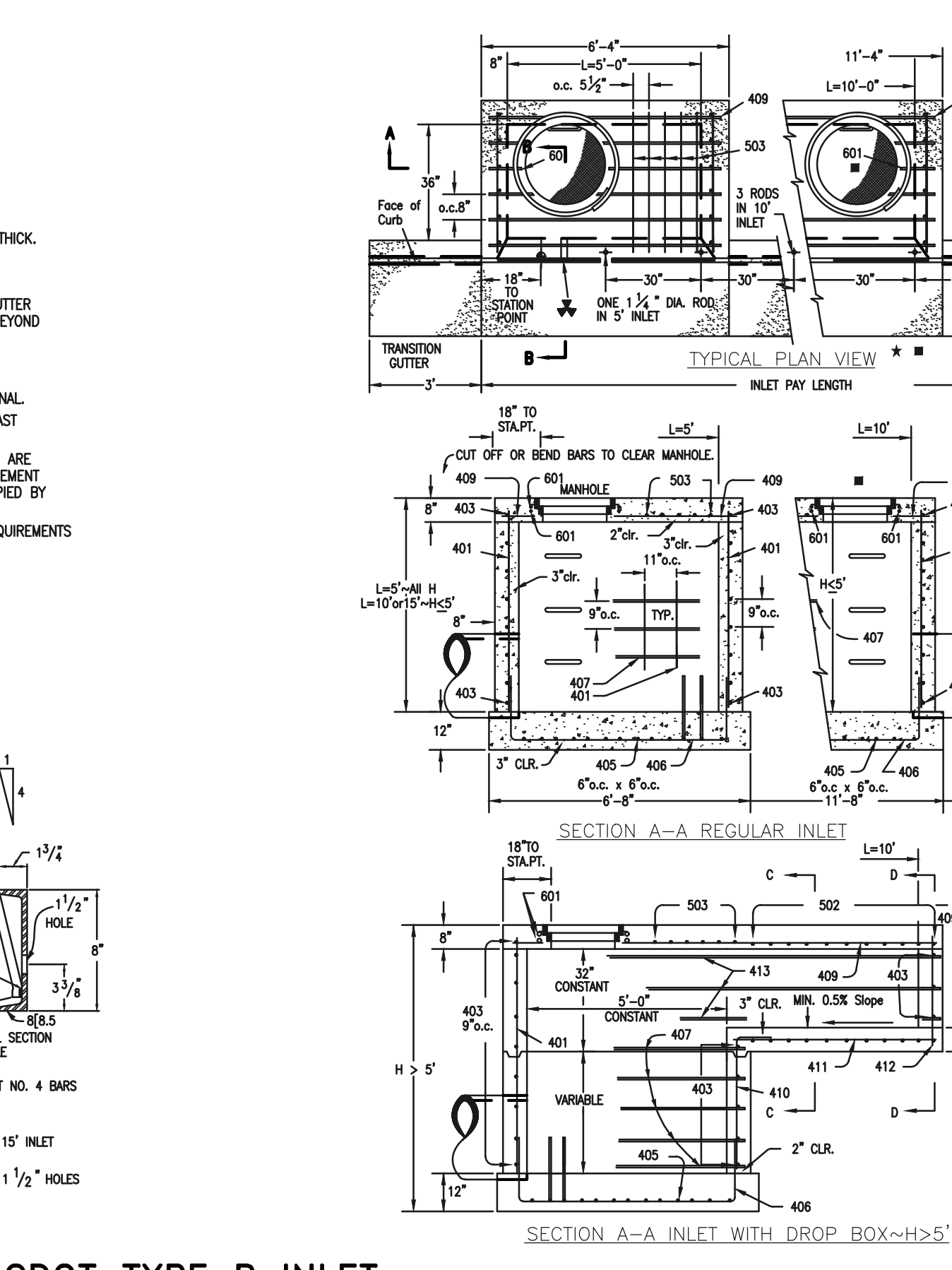


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

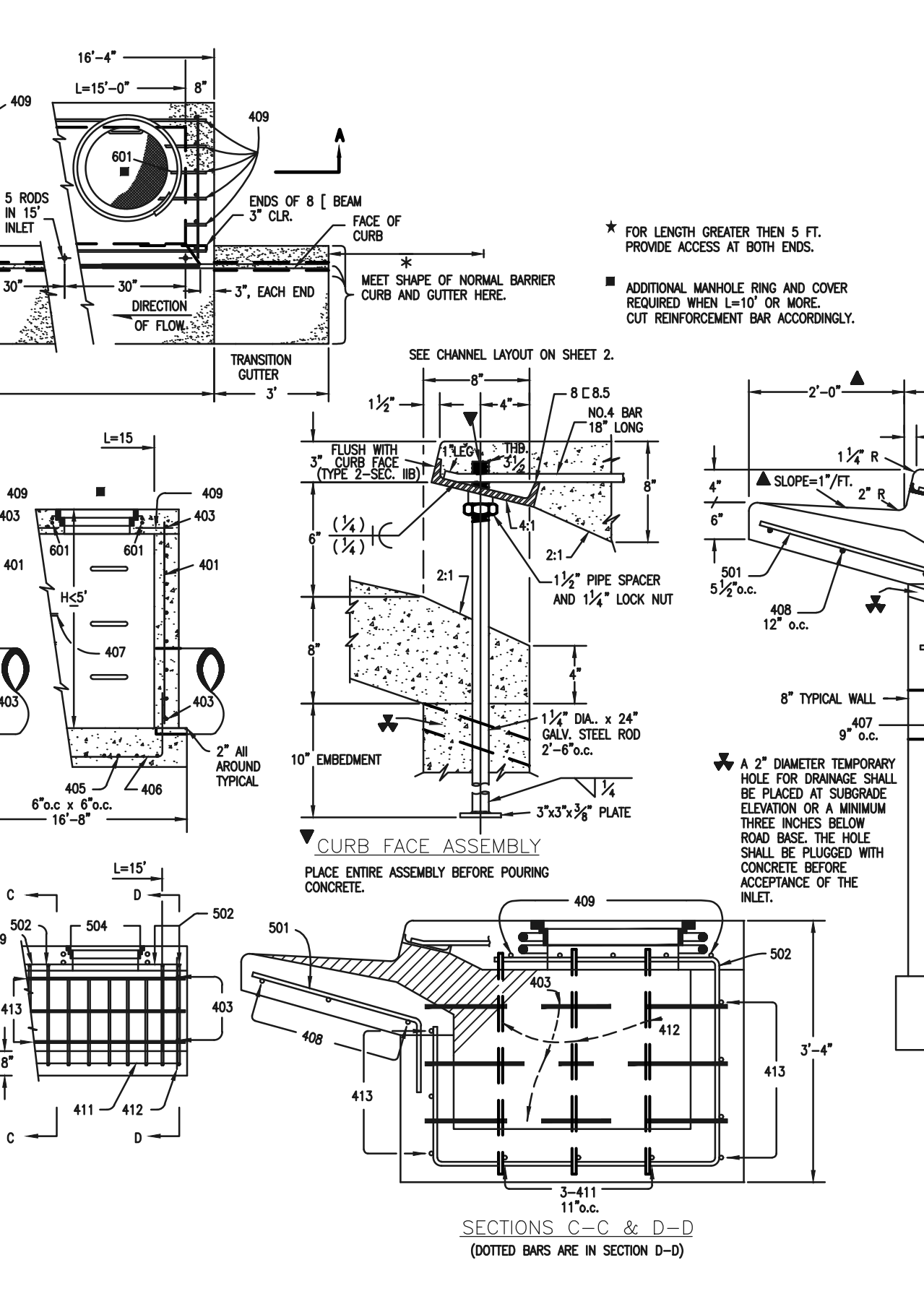
H'	REGULAR INLETS			DROP BOX INLETS		
	L=5'	L=10'	L=15'	L=5'	L=10'	L=15'
3'-0"	2	1	1	3	2	2
3'-6"	3	2	2	4	3	3
4'-0"	4	3	3	5	4	4
4'-6"	5	4	4	6	5	5
5'-0"	6	5	5	7	6	6
5'-6"	7	6	6	8	7	7
6'-0"	8	7	7	9	8	8
6'-6"	9	8	8	10	9	9
7'-0"	10	9	9	11	10	10
7'-6"	11	10	10	12	11	11
8'-0"	12	11	11	13	12	12
8'-6"	13	12	12	14	13	13
9'-0"	14	13	13	15	14	14
9'-6"	15	14	14	16	15	15
10'-0"	16	15	15	17	16	16
10'-6"	17	16	16	18	17	17
11'-0"	18	17	17	19	18	18
11'-6"	19	18	18	20	19	19
12'-0"	20	19	19	21	20	20
12'-6"	21	20	20	22	21	21
13'-0"	22	21	21	23	22	22
13'-6"	23	22	22	24	23	23
14'-0"	24	23	23	25	24	24
14'-6"	25	24	24	26	25	25
15'-0"	26	25	25	27	26	26
15'-6"	27	26	26	28	27	27
16'-0"	28	27	27	29	28	28
16'-6"	29	28	28	30	29	29
17'-0"	30	29	29	31	30	30
17'-6"	31	30	30	32	31	31
18'-0"	32	31	31	33	32	32
18'-6"	33	32	32	34	33	33
19'-0"	34	33	33	35	34	34
19'-6"	35	34	34	36	35	35
20'-0"	36	35	35	37	36	36
20'-6"	37	36	36	38	37	37
21'-0"	38	37	37	39	38	38
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23'-6"	43	42	42	44	43	43
24'-0"	44	43	43	45	44	44
24'-6"	45	44	44	46	45	45
25'-0"	46	45	45	47	46	46
25'-6"	47	46	46	48	47	47
26'-0"	48	47	47	49	48	48
26'-6"	49	48	48	50	49	49
27'-0"	50	49	49	51	50	50
27'-6"	51	50	50	52	51	51
28'-0"	52	51	51	53	52	52
28'-6"	53	52	52	54	53	53
29'-0"	54	53	53	55	54	54
29'-6"	55	54	54	56	55	55
30'-0"	56	55	55	57	56	56
30'-6"	57	56	56	58	57	57
31'-0"	58	57	57	59	58	58
31'-6"	59	58	58	60	59	59
32'-0"	60	59	59	61	60	60
32'-6"	61	60	60	62	61	61
33'-0"	62	61	61	63	62	62
33'-6"	63	62	62	64	63	63
34'-0"	64	63	63	65	64	64
34'-6"	65	64	64	66	65	65
35'-0"	66	65	65	67	66	66
35'-6"	67	66	66	68	67	67
36'-0"	68	67	67	69	68	68
36'-6"	69	68	68	70	69	69
37'-0"	70	69	69	71	70	70
37'-6"	71	70	70	72	71	71
38'-0"	72	71	71	73	72	72
38'-6"	73	72	72	74	73	73
39'-0"	74	73	73	75	74	74
39'-6"	75	74	74	76	75	75
40'-0"	76	75	75	77	76	76
40'-6"	77	76	76	78	77	77
41'-0"	78	77	77	79	78	78
41'-6"	79	78	78	80	79	79
42'-0"	80	79	79	81	80	80
42'-6"	81	80	80	82	81	81
43'-0"	82	81	81	83	82	82
43'-6"	83	82	82	84	83	83
44'-0"	84	83	83	85	84	84
44'-6"	85	84	84	86	85	85
45'-0"	86	85	85	87	86	86
45'-6"	87	86	86	88	87	87
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48'-6"	93	92	92	94	93	93
49'-0"	94	93	93	95	94	94
49'-6"	95	94	94	96	95	95
50'-0"	96	95	95	97	96	96
50'-6"	97	96	96	98	97	97
51'-0"	98	97	97	99	98	98
51'-6"	99	98	98	100	99	99



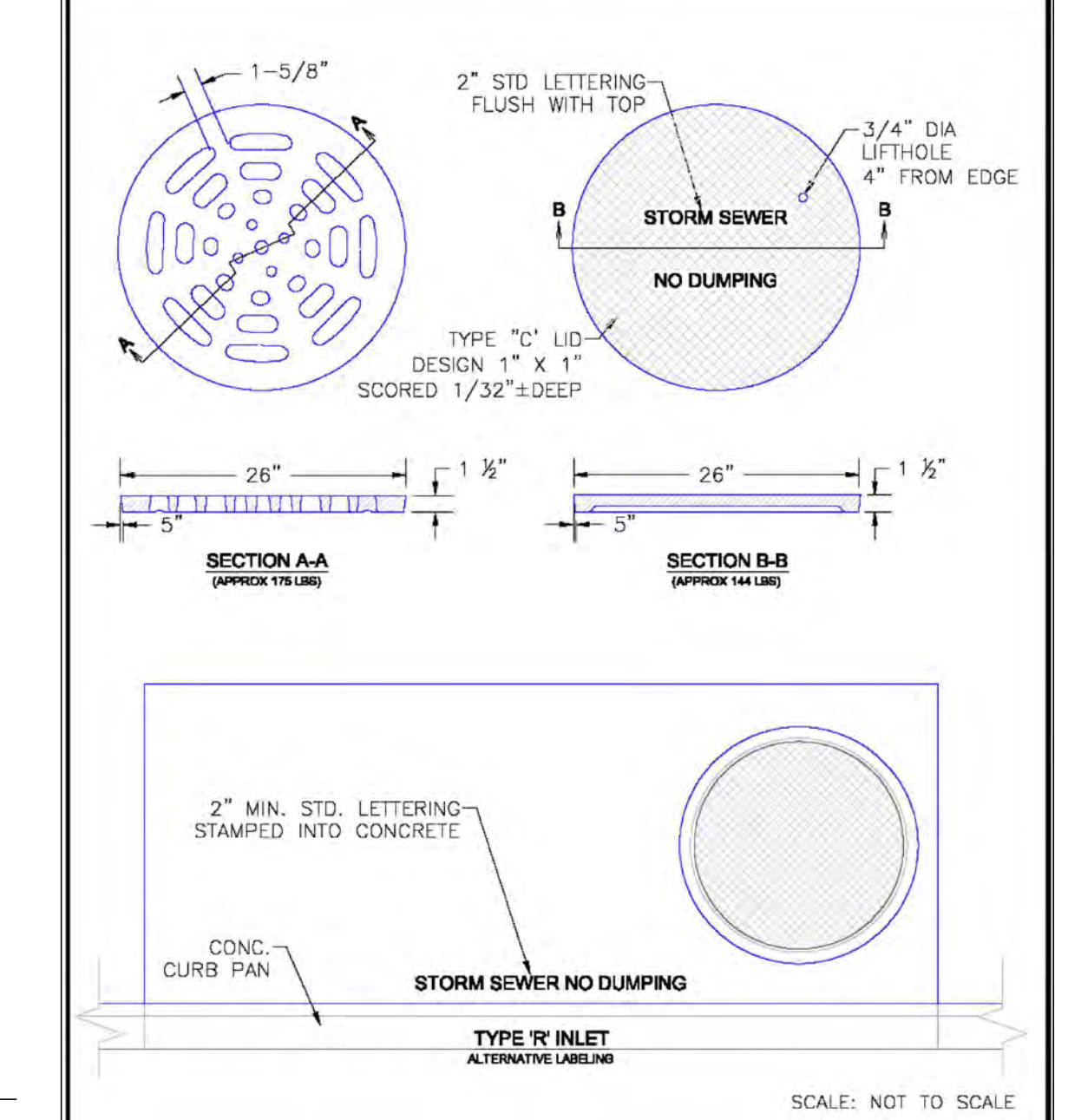
CDOT TYPE R INLET STD. PLAN NO: M-604-12



CDOT TYPE R INLET STD. PLAN NO: M-604-20



CDOT TYPE R INLET STD. PLAN NO: M-604-12



DATE APPROVED: 9/16/10	Storm Sewer Manhole Details Standard Drawing
DESIGNED BY: André P. Brackin	SCALE: NOT TO SCALE
REVISION DATE: 9	