

ANTLER RANGE FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS

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 DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF ANY 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.

ABBREVIATIONS:

ASCE – AMERICAN SOCIETY OF CIVIL ENGINEERS
BLDG – BUILDING
BW – BOTTOM OF WALL
CG – CURB AND GUTTER
CIP – CAST IRON PIPE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DIP – DUCTILE IRON PIPE
DS – DOWNSPOUT
EL – ELEVATION
ESMT – EASEMENT
EX – EXISTING
FES – FLARED END SECTION
FL – FLOWLINE
GB – GRADE BREAK
HP – HIGH POINT
HYD – HYDRANT
INV – INVERT ELEVATION
LF – LINEAR FEET
LP – LOW POINT
MH – MANHOLE
MIN – MINIMUM
OH – OVERHEAD
PB – PUBLIC
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PCR – POINT OF CURB RETURN
PR – PROPOSED
PRC – POINT OF REVERSE CURVATURE
PVC – POLYVINYL CHLORIDE PIPE
PVT – PRIVATE
PT – POINT OF TANGENCY
P.U.E – PUBLIC UTILITY EASEMENT
P.U.A.E – PUBLIC UTILITY & ACCESS EASEMENT
P.U.D.E – PUBLIC UTILITY & DRAINAGE EASEMENT
P.I.E – PUBLIC IMPROVEMENT EASEMENT
R – RADIUS
RIM – RIM ELEVATION
STM – STORM
TBC – TOP BACK OF CURB
TW – TOP OF WALL
TYP – TYPICAL
UD – UNDERDRAIN
UT – UTILITY
WTR – WATER
XPAN – CROSSPAN



Know what's **below**.
Call before you dig.

THE LOCATIONS OF EXISTING ABOVE GROUND AND 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 ABOVE GROUND AND UNDERGROUND UTILITIES.



VICINITY MAP
SCALE: 1"=1000'

BASIS OF BEARINGS:

THE COURSE ON THE NORTHERLY BOUNDARY LINE OF THE WESTERLY
PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED
RECORDED UNDER RECEPTION NO. 206150812 OF THE RECORDS OF THE
EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WEST END
BY A REBAR AND YELLOW PLASTIC CAP STAMPED "WKC&ASSOCPLS4842"
0.1' BELOW GRADE. ASSUMED TO BEAR S89°44'22"E FEET (DEED
BEARING S89°18'55"E) A DISTANCE OF 1,424.82 FEET.

BENCHMARK:

NGS MONUMENT DESIGNATION BLACK - PID KK1644.3-1/2" BRASS
DISK IN CONCRETE
NAVD88 ELEV 7317.86

SHEET INDEX

1	-	COVER SHEET
2	-	LEGEND
3	-	TYPICAL SECTIONS
4-5	-	INITIAL-FINAL PHASE GEC PLAN
6	-	ROAD A PLAN & PROFILE
7-9	-	STORM PLAN & PROFILE
10-13	-	POND A GRADING PLAN & DETAILS
14	-	DRAINAGE A PLAN & PROFILE
15	-	DRAINAGE A2 PLAN & PROFILE
16-19	-	GRADING & EROSION CONTROL DETAILS
20	-	CONSTRUCTION DETAILS
20	-	TOTAL SHEETS

OWNER/DEVELOPER 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.

NAME ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, 80937

June 11, 2026
DATE

KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY INJURY OR DAMAGE CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS.

IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

REVIEW: NQJ
DATE: 6/5/2026

54412
6/6/26
6/06/26
H-SCALE: 1"=1000'
V-SCALE: NA

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING LLC

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT NUMBER: SF264



ALTMAN
ENGINEERING

203.577.6656 - FBURKUS@ALLTERRAINENG.COM
530.391.7635 - NUOKERST@ALLTERRAINENG.COM

ANTER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

REV	DESCRIPTION
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MAIN LER RANGE FILING NO. 1

COVER SHEET

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

-SCALE: 1"=1000'

-SCALE: NA

HEFT

1 OF 20

PLANOMETRICS

EXISTING

PROPOSED

SECTION LINE

RIGHT-OF-WAY

PARCEL LINE

EASEMENT LINE

BOUNDARY LINE

CENTER LINE

CONSTRUCTION

EXISTING

PROPOSED

C&G

EDGE OF ASPHALT

CONCRETE

SIDE WALK

CROSS PAN

PARKING LOT STRIPING

ROADWAY STRIPING - DHASED

ROADWAY STRIPING - DOTTED

GUARDRAIL

FENCE

SOUNDWALL

DEMO

GRAVEL

RIPRAP

DIRT

TRAIL/PATH

RAIL LINE

GRADING

EXISTING

PROPOSED

CONTOUR INTERMEDIATE

CONTOUR INDEX

TOP OF SLOPE

TOE OF SLOPE

CUT/FILL BOUNDARY

LIMITS OF GRADING

LIMITS OF DISTURBANCE

UTILITIES

EXISTING

PROPOSED

SANITARY SEWER

SANITARY SEWER SERVICE

POTABLE WATER MAIN

POTABLE WATER SERVICE

RAW WATER MAIN

IRRIGATION MAIN

SANITARY FORCE MAIN

UNDER-DRAIN

GAS PIPE

HIGH PRESSURE GAS

OIL/PETROLEUM LINE

UNDER-GROUND

OVER-HEAD ELECTRIC

FIBER OPTIC

COMMUNICATION LINES MISC.

STORM PIPE

HGL MINOR

HGL MAJOR

DRAINAGE

EXISTING

PROPOSED

BASE FLOOD ELEVATION

100-YR FLOOD PLAIN

500-YR FLOOD PLAIN

FLOODWAY

SWALE/DITCH

THALWEG (STREAM/CREEK)

LIMITS OF WETLANDS

EDGE OF WATER

SILT FENCE

CONSTRUCTION FENCE/MARKERS

UTILITY SYMBOLS

EXISTING

PROPOSED

STORM SEWER

MANHOLE

STORM INLET

AREA INLET - SQUARE

AREA INLET - ROUND

FLARED END SECTION

TRAFFIC

EXISTING

PROPOSED

TRAFFIC SIGNAL BOX

TRAFFIC SIGNAL POLE

SIGN

STREET LIGHT

STREET LIGHT - SINGLE

STREET LIGHT - DOUBLE

LUMINAIRE

LANDSCAPE

EXISTING

PROPOSED

TREE - CONIFEROUS

TREE - DECIDUOUS

SHRUB/BUSH

SHRUBS AND BUSHES

IRRIGATION BOX

IRRIGATION SPRINKLER

IRRIGATION VALVE

BOLLARD

FLAGPOLE

UTILITY SYMBOLS

EXISTING

PROPOSED

LINE MARKER

SERVICE MARKER

CLEAN-OUT

MANHOLE

SANITARY

EXISTING

PROPOSED

LINE MARKER

SERVICE MARKER

FIRE HYDRANT

FIRE CONNECTION

MANHOLE

BEND

BLOW-OFF VALVE

WELL

METER

VALVE

REDUCER

THRUST BLOCK

CROSS

PLUG W/ THRUST BLOCK

TEE

REVERSE ANCHOR

ANODE

AIR & VACUUM

VALVE

ASSEMBLY

GAS

EXISTING

PROPOSED

MARKER

SERVICE MARKER

METER

DRY UTILITIES

EXISTING

PROPOSED

CABLE TV MARKER

CABLE TELEVISION PEDESTAL

ELECTRIC MARKER

ELECTRIC SERVICE MARKER

ELECTRICAL PEDESTAL

ELECTRICAL METER

ELECTRICAL MANHOLE

FIBER-OPTIC MARKER

IRRIGATION PEDESTAL

TELEPHONE MARKER

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

UTILITY POLE

GUY ANCHOR

GUY POLE

MISC. UTILITIES

EXISTING

PROPOSED

VENT PIPE

TEST HOLE DESIGNATOR

GRADING AND EROSION CONTROL STANDARD NOTES

1. 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.

2. 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.

3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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).

12. 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.

13. 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.

14. 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.

15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.

16. 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.

17. 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.

18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.

19. 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.

20. 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.

21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE 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.

22. 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 ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.

23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.

24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE 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.

25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.

26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.

27. 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.

28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ROCKY MOUNTAIN GROUP AND SHALL BE CONSIDERED A PART OF THESE PLANS.

29. 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

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

54412
6/6/26

DATE

ANTLER RANGE FILING NO. 1

LEGEND

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'
SHEET
2 OF 20

ALL TERRAIN ENGINEERING

PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24031 LOCATION: EPC
REV DESCRIPTION DATE
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ANTLER RANGE FILING NO. 1

LEGEND

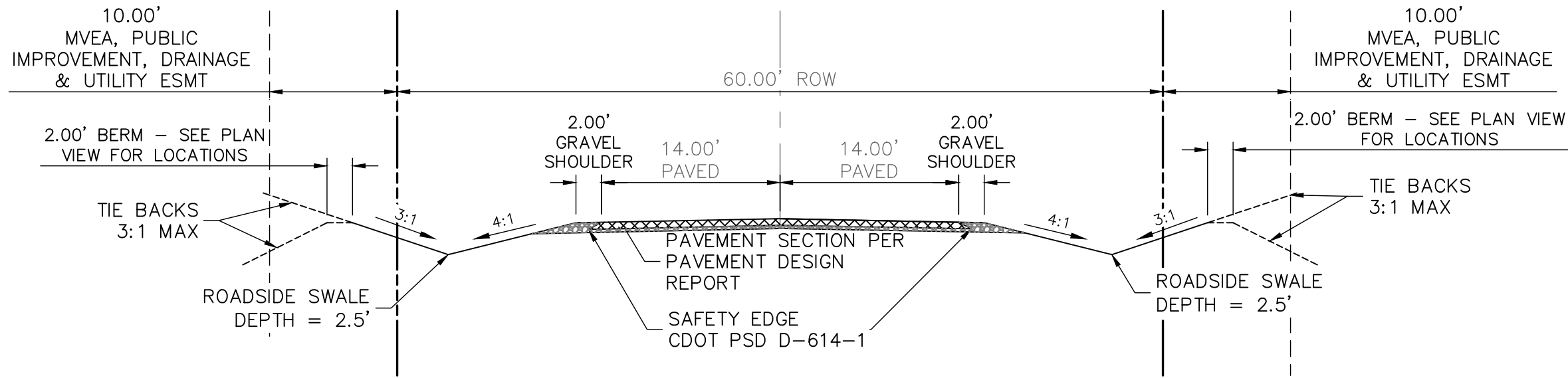
DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'
SHEET
2 OF 20

ALL TERRAIN ENGINEERING

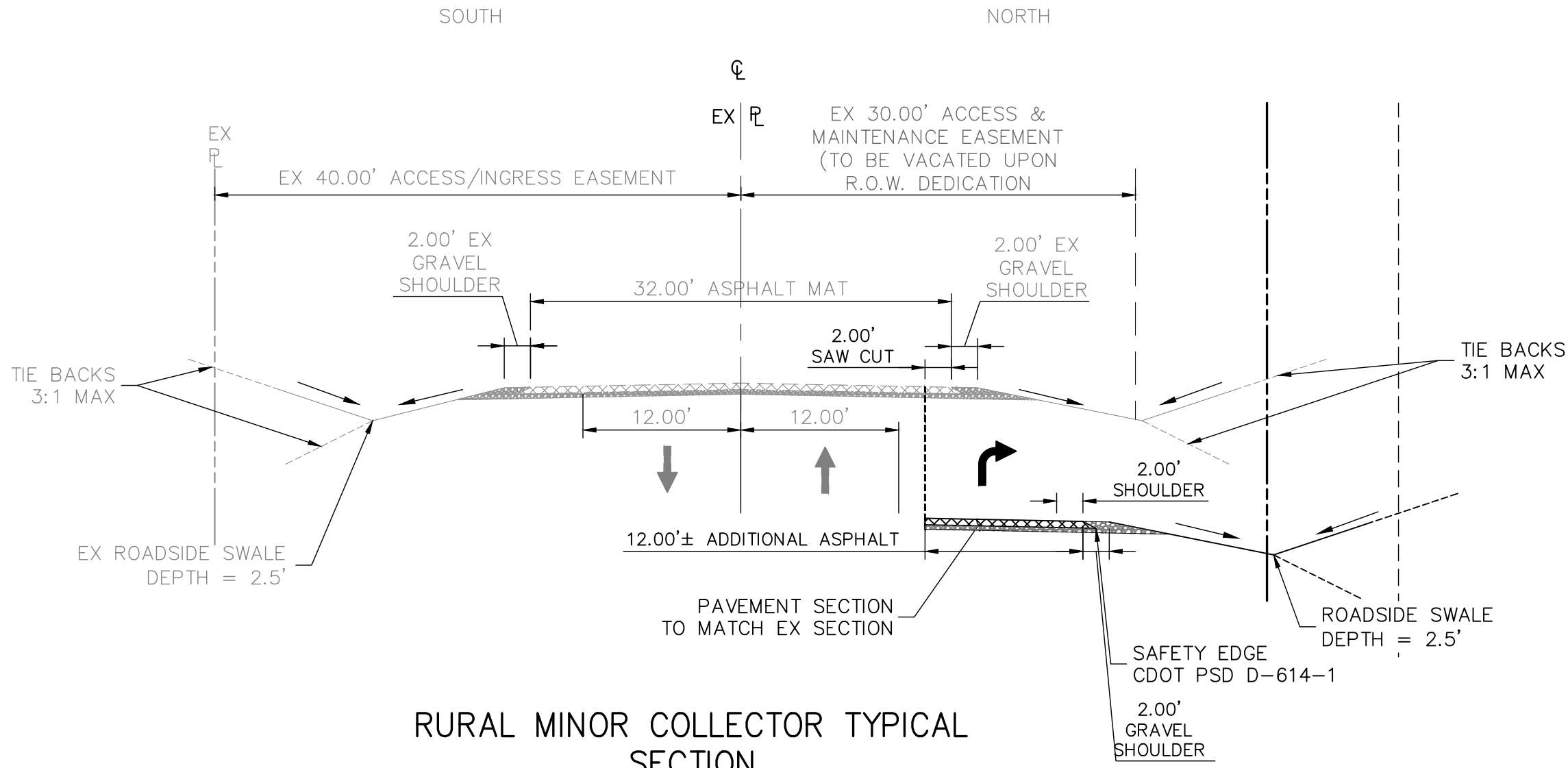
PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
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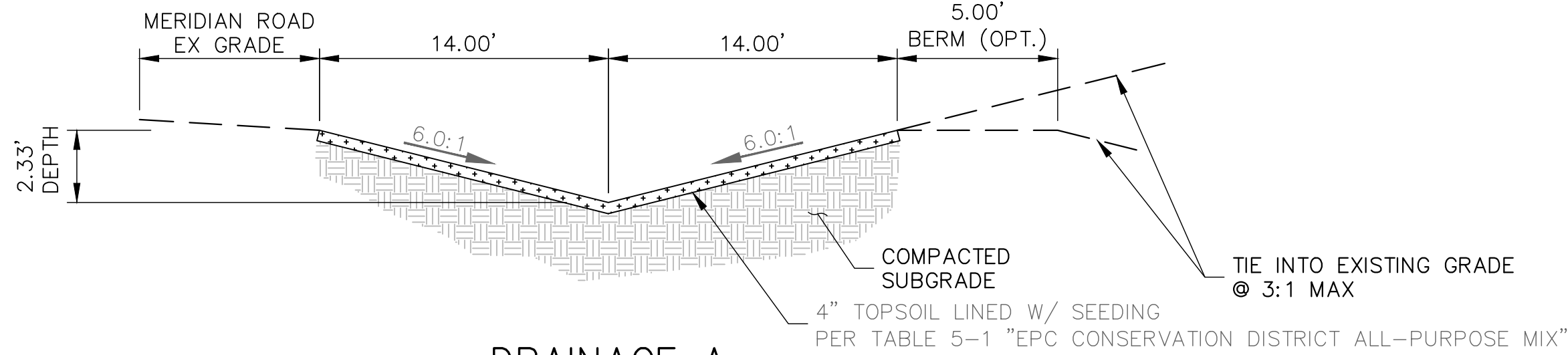
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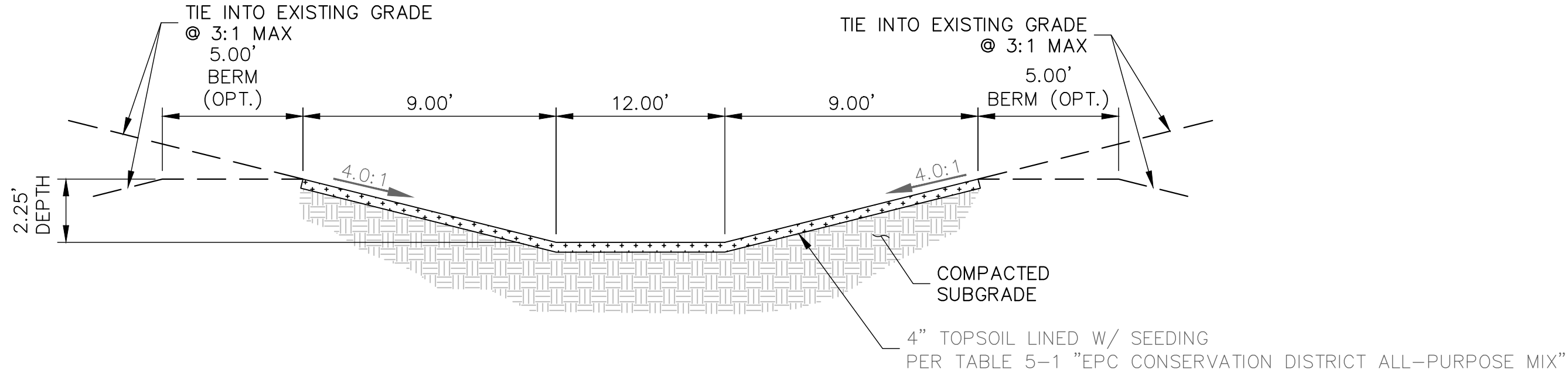
RURAL LOCAL
TYPICAL SECTION
SCALE: NTS
1. ROAD(S), BROKEN ANTLER COURT
2. POSTED SPEED = 25 MPH
3. DESIGN SPEED = 30 MPH



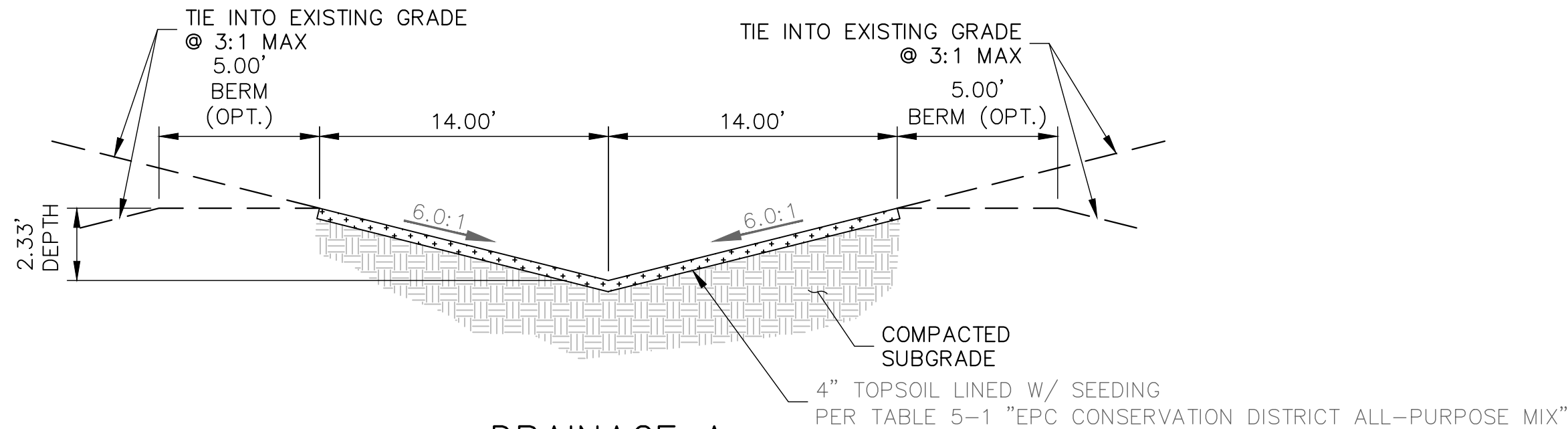
RURAL MINOR COLLECTOR TYPICAL
SECTION
SCALE: NTS
1. ROAD(S), AYER ROAD
2. POSTED SPEED = 35 MPH
3. DESIGN SPEED = 40 MPH
4. IMPROVEMENTS TO COMPLETED WITH FUTURE
FILINGS PER TRAFFIC STUDY



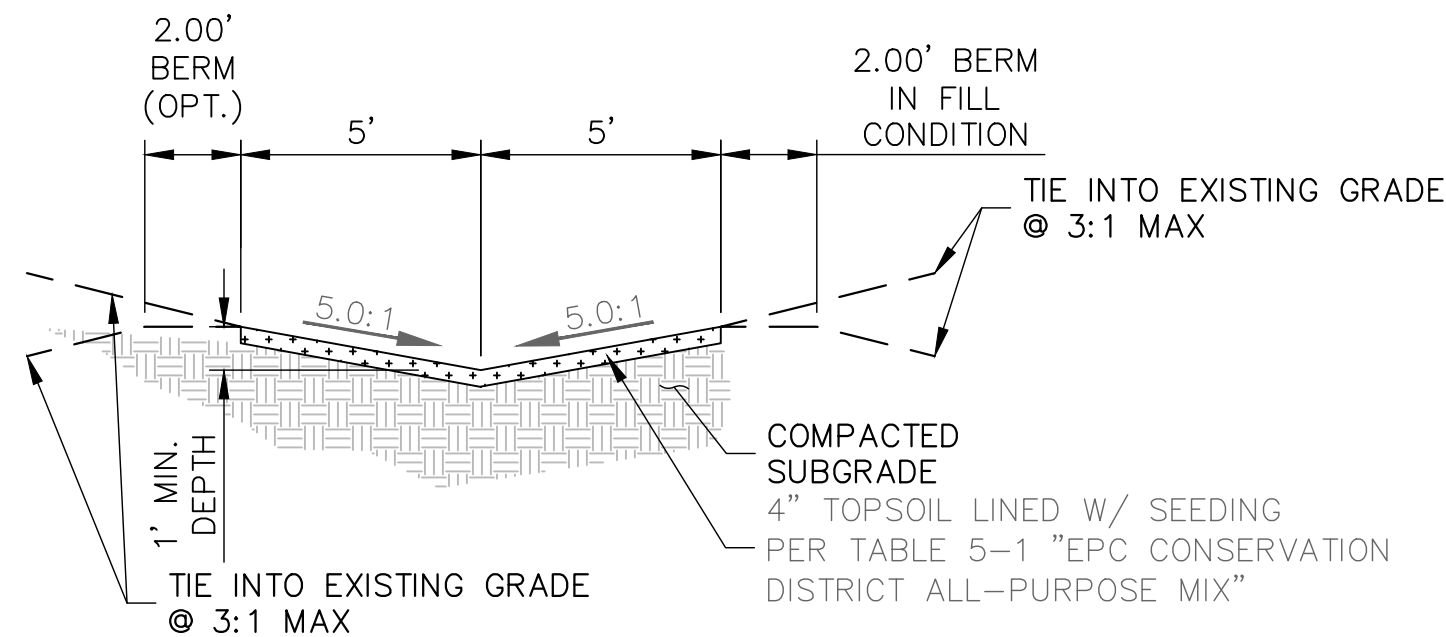
DRAINAGE A
ADJACENT TO MERIDIAN ROAD
SCALE: NTS



DRAINAGE A2
SCALE: NTS



DRAINAGE A
ADJACENT TO FILING 1 NORTH PL
SCALE: NTS



POND A SPILLWAY SWALE
SCALE: NTS

GENERAL CONSTRUCTION NOTES:

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED PER THE SOILS ENGINEER'S RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY PCD.
- ALL STATIONING IS CENTERLINE OF IMPROVEMENTS UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED AS TOP BACK OF CURB (TBC), ASPHALT (ASP), OR TOP OF INLET OR BOX (TOB).
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
- ALL INTERSECTION ACCESSES TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLES IS REQUIRED AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" VERTICAL IN THIS AREA.
- ALL CULVERTS AND STORM DRAIN PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), REINFORCED CONCRETE PIPE (RCP). ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNER'S GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPC ECM SECTION 3.32 - CULVERTS.
- 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 THE 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 EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.

SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
- 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. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAIN IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
- WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- 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.

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

DESIGN: REB
REVIEW: NJQ
DATE: 6/5/2026

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

3 OF 20

ANTLER RANGE FILING NO. 1

TYPICAL SECTIONS

REV	DESCRIPTION	DATE

JOB NO: 24031

LOCATION: EPC

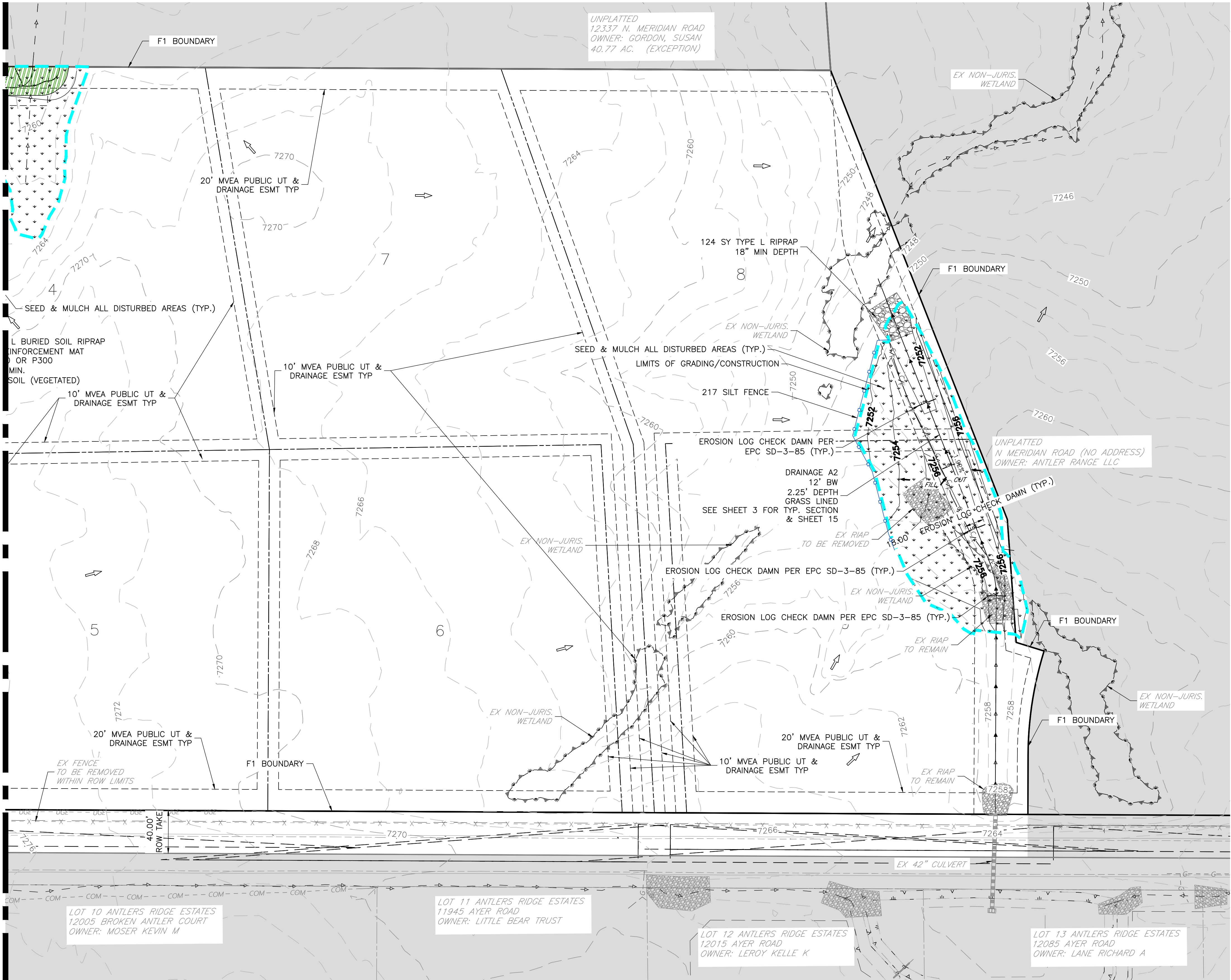
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PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937

GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM



RYAN E. BURNS, P.E.
54412
ALL TERRAIN ENGINEERING, LLC
WWW.ALLTERRAINENGINEERING.COM



GRADING & EROSION CONTROL PLAN NOTES:

1. THE VERTICAL PHASE OF CONSTRUCTION IS NOT INCLUDED IN THESE PLANS. WHEN VERTICAL CONSTRUCTION COMMENCES, BUILDER AND/OR DEVELOPER SHALL SUBMIT BESQCP APPLICATION & AMEND THIS PLAN ACCORDINGLY.
2. THE LIMITS OF DISTURBANCE BOUNDARY REPRESENTS THE FILING 1 LIMITS. IT IS ANTICIPATED THAT ADDITIONAL AREA OUTSIDE THE PROPOSED GRADING LIMITS WILL BE DISTURBED RESULTING FROM TYPICAL CONSTRUCTION ACTIVITIES. HOWEVER, LOTS WILL NOT BE OVERLOT GRADED AT THIS TIME.
3. EXISTING VEGETATION: SITE IS VEGETATED CONSISTENTLY WITH GRASSES & SHRUBBERY. EXTENTS OF VEGETATION NOT SHOWN ON PLAN.

INITIAL PHASE TCM:

- INSTALL VEHICLE TRACKING CONTROL
- ESTABLISH STABILIZED STAGING AREA
- INSTALL PERIMETER CONTROLS I.E. SILT FENCE, CONSTRUCTION FENCING
- INSTALL TEMPORARY SEDIMENT BASIN

INTERIM PHASE TCM:

- INSTALL EROSION CONTROL BLANKET ON 3:1 SLOPES
- PROVIDE CULVERT & INLET PROTECTION

FINAL PHASE TCM:

- SEED & MULCH DISTURBED AREAS
- ONCE FINAL STABILIZATION ACHIEVED (70% OF PRE-DISTURBANCE), REMOVE TEMPORARY CONTROL MEASURES
- REMOVE TEMPORARY SEDIMENT BASIN & COMPLETE FULL SPECTRUM WATER QUALITY & DETENTION POND CONSTRUCTION PER POND GRADING PLAN & DETAILS INCLUDED HEREIN.

GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
PR FLOW DIRECTION
- CUT-FILL DIVISION
- DRAINAGE SWALE
- SILT FENCE
- LIMITS OF DISTURBANCE/GRADING/CONSTRUCTION
- EROSION LOG CHECK DAM
- STABILIZED STAGING AREA
- STOCKPILE PROTECTION
- VEHICLE TRACKING CONTROL
- SEEDING & MULCHING
- EROSION CONTROL BLANKET
- DO NOT DISTURB

ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

DATE

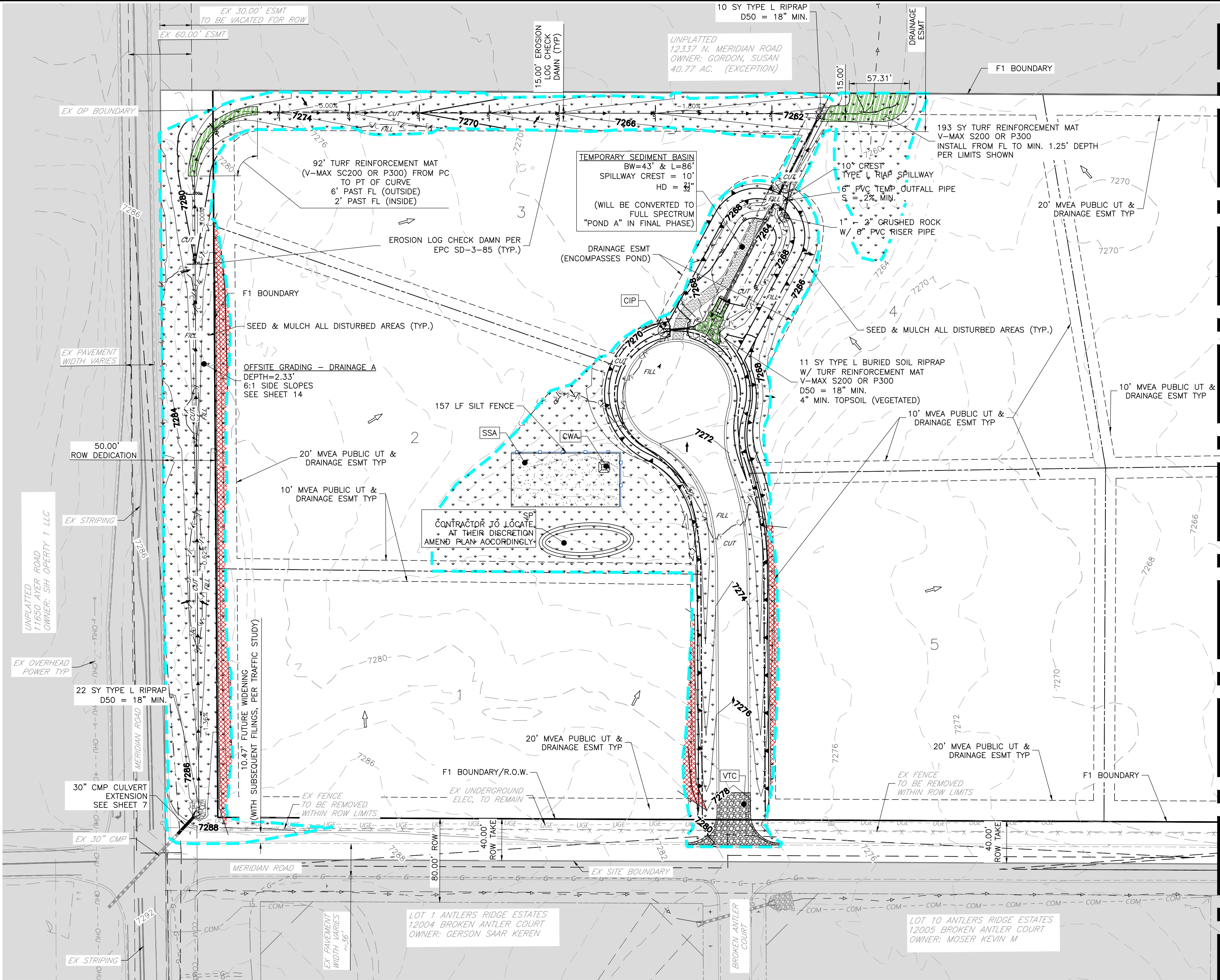
JOB NO. 24031	LOCATION: EPC
REV. DESCRIPTION	

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'
SHEET
4 OF 20



Know what's below.
Call before you dig.

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GRADING & EROSION CONTROL PLAN NOTES:

1. THE VERTICAL PHASE OF CONSTRUCTION IS NOT INCLUDED IN THESE PLANS. WHEN VERTICAL CONSTRUCTION COMMENCES, BUILDER AND/OR DEVELOPER SHALL SUBMIT BESQCP APPLICATION & AMEND THIS PLAN ACCORDINGLY.
2. THE LIMITS OF DISTURBANCE BOUNDARY REPRESENTS THE FILING 1 LIMITS. IT IS ANTICIPATED THAT ADDITIONAL AREA OUTSIDE THE PROPOSED GRADING LIMITS WILL BE DISTURBED RESULTING FROM TYPICAL CONSTRUCTION ACTIVITIES. HOWEVER, LOTS WILL NOT BE OVERLOT GRADED AT THIS TIME.
3. EXISTING VEGETATION: SITE IS VEGETATED CONSISTENTLY WITH GRASSES & SHRUBBERY. EXTENTS OF VEGETATION NOT SHOWN ON PLAN.

INITIAL PHASE TCM:

- INSTALL VEHICLE TRACKING CONTROL
- ESTABLISH STABILIZED STAGING AREA
- INSTALL PERIMETER CONTROLS I.E. SILT FENCE, CONSTRUCTION FENCING
- INSTALL TEMPORARY SEDIMENT BASIN

INTERIM PHASE TCM:

- INSTALL EROSION CONTROL BLANKET ON 3:1 SLOPES
- PROVIDE CULVERT & INLET PROTECTION

FINAL PHASE TCM:

- SEED & MULCH DISTURBED AREAS
- ONCE FINAL STABILIZATION ACHIEVED (70% OF PRE-DISTURBANCE), REMOVE TEMPORARY CONTROL MEASURES
- REMOVE TEMPORARY SEDIMENT BASIN & COMPLETE FULL SPECTRUM WATER QUALITY & DETENTION POND CONSTRUCTION PER POND GRADING PLAN & DETAILS INCLUDED HEREIN.

GEC LEGEND:

- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- INLET PROTECTION
- EX FLOW DIRECTION
- PR FLOW DIRECTION
- CUT-FILL DIVISION
- DRAINAGE SWALE
- SILT FENCE
- LIMITS OF DISTURBANCE/GRADING/CONSTRUCTION
- EROSION LOG CHECK DAM
- STABILIZED STAGING AREA
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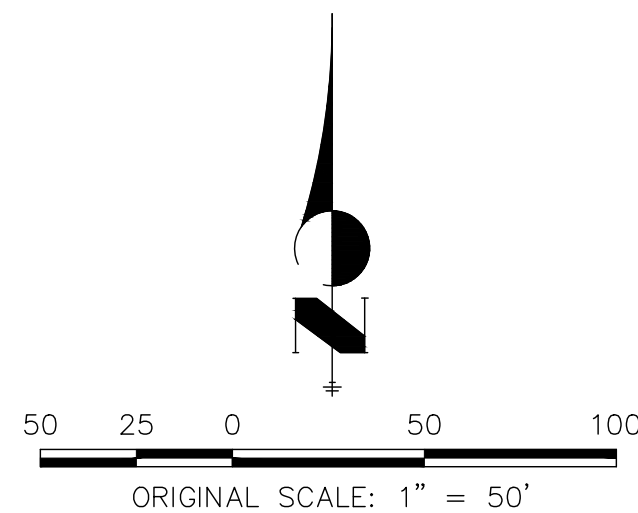
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RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

NOTES:

1. SEE SHEET 1 FOR ABBREVIATIONS AND GENERAL NOTES.
2. SEE SHEET 2 FOR LINE TYPE LEGEND AND STANDARD GEC NOTES.
3. SEE SHEET 3 FOR TYPICAL SECTIONS OF ROADWAYS AND SWALES.
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DATE

ANTLER RANGE FILING NO. 1

INITIAL-FINAL GEC PLAN

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

H-SCALE: 1" = 50'

V-SCALE: 1" = 5'

SHEET

5 OF 20

PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

UNTIL SUCH TIME AS THESE
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JOB NO: 24031 LOCATION: EPC

ANTLER RANGE FILING NO. 1

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

H-SCALE: 1" = 50'

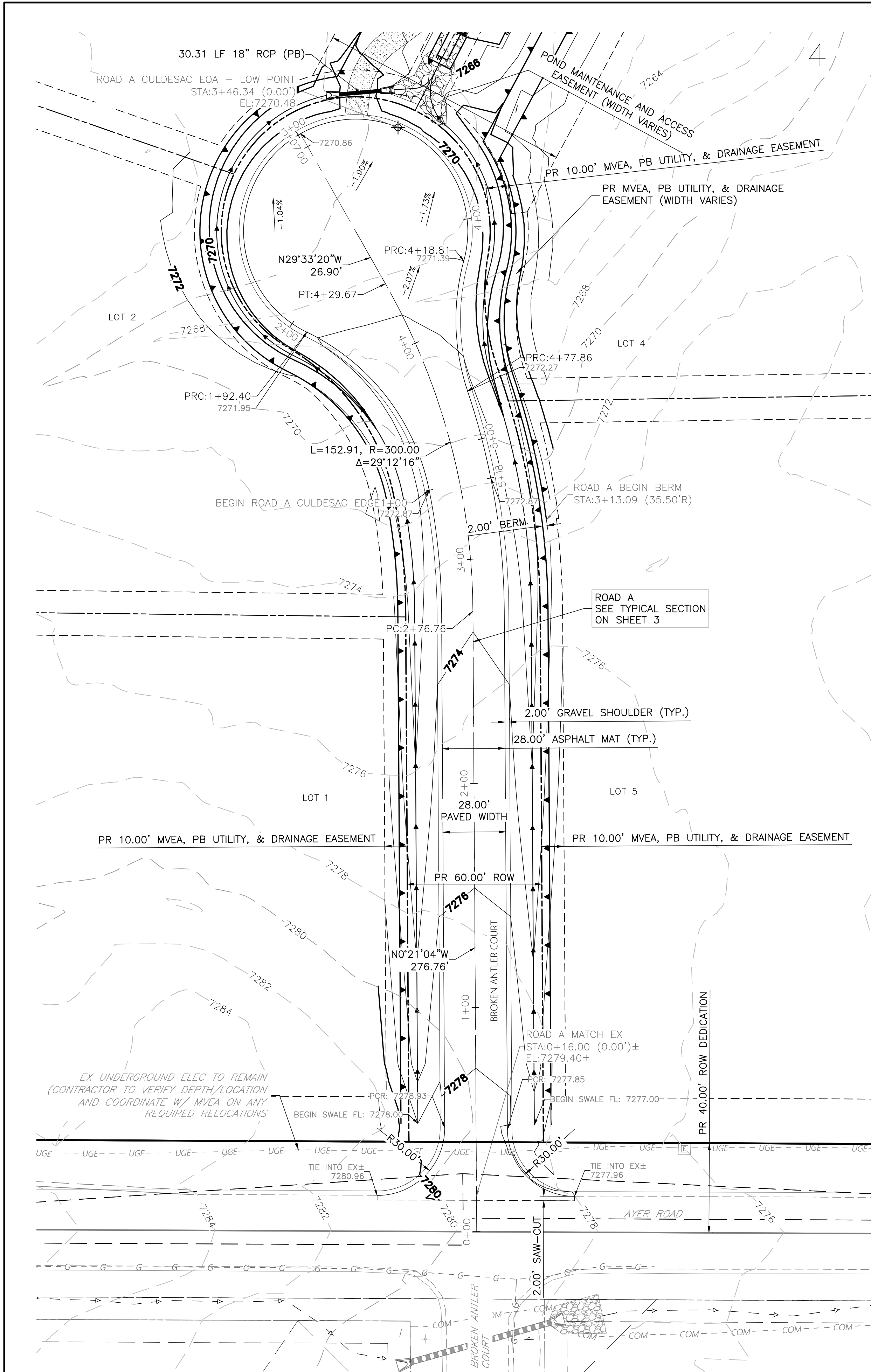
V-SCALE: 1" = 5'

SHEET

5 OF 20



RYAN E. BURNS, P.E.
54412
COLORADO SPRINGS, CO 80937
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

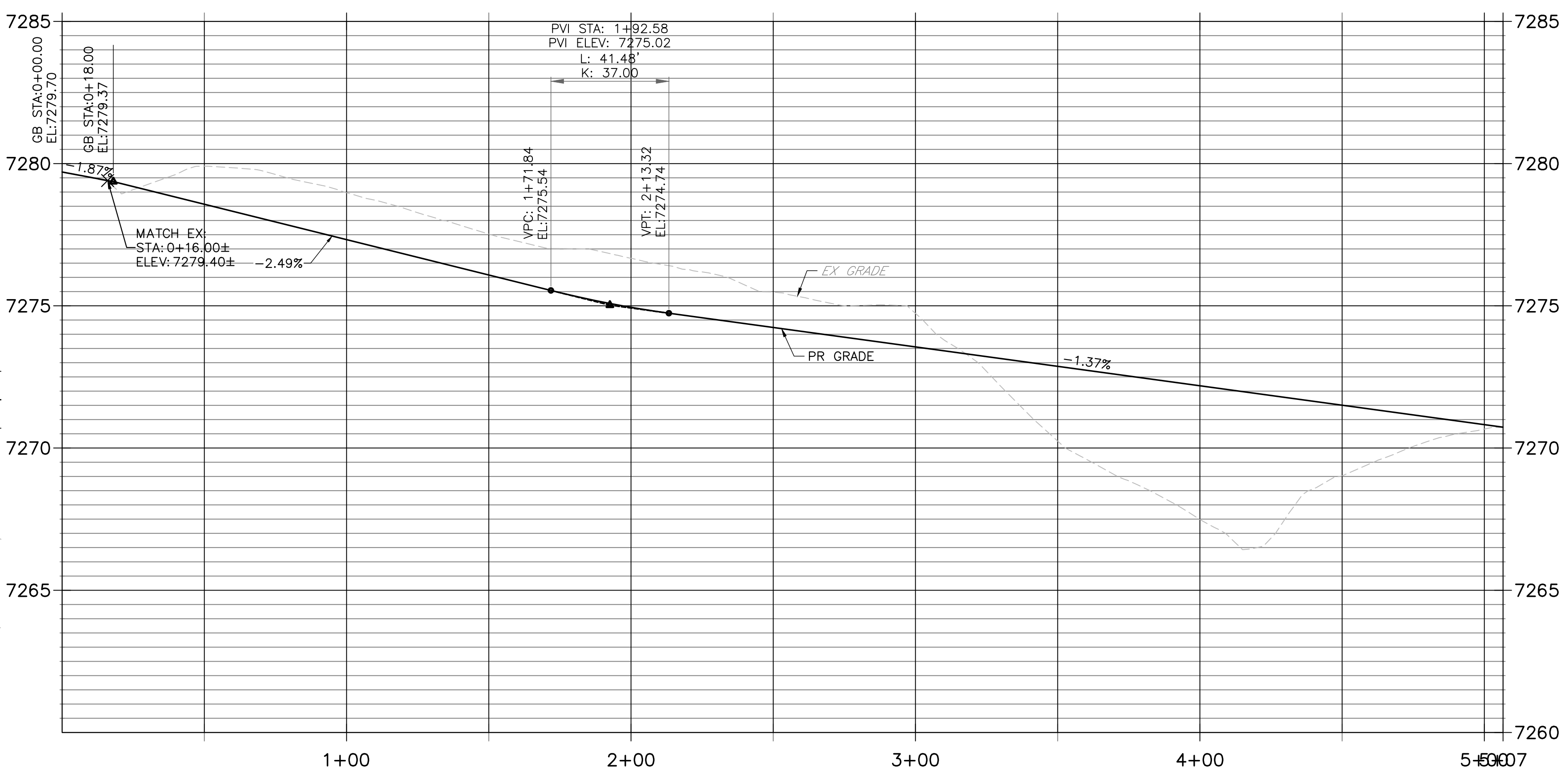


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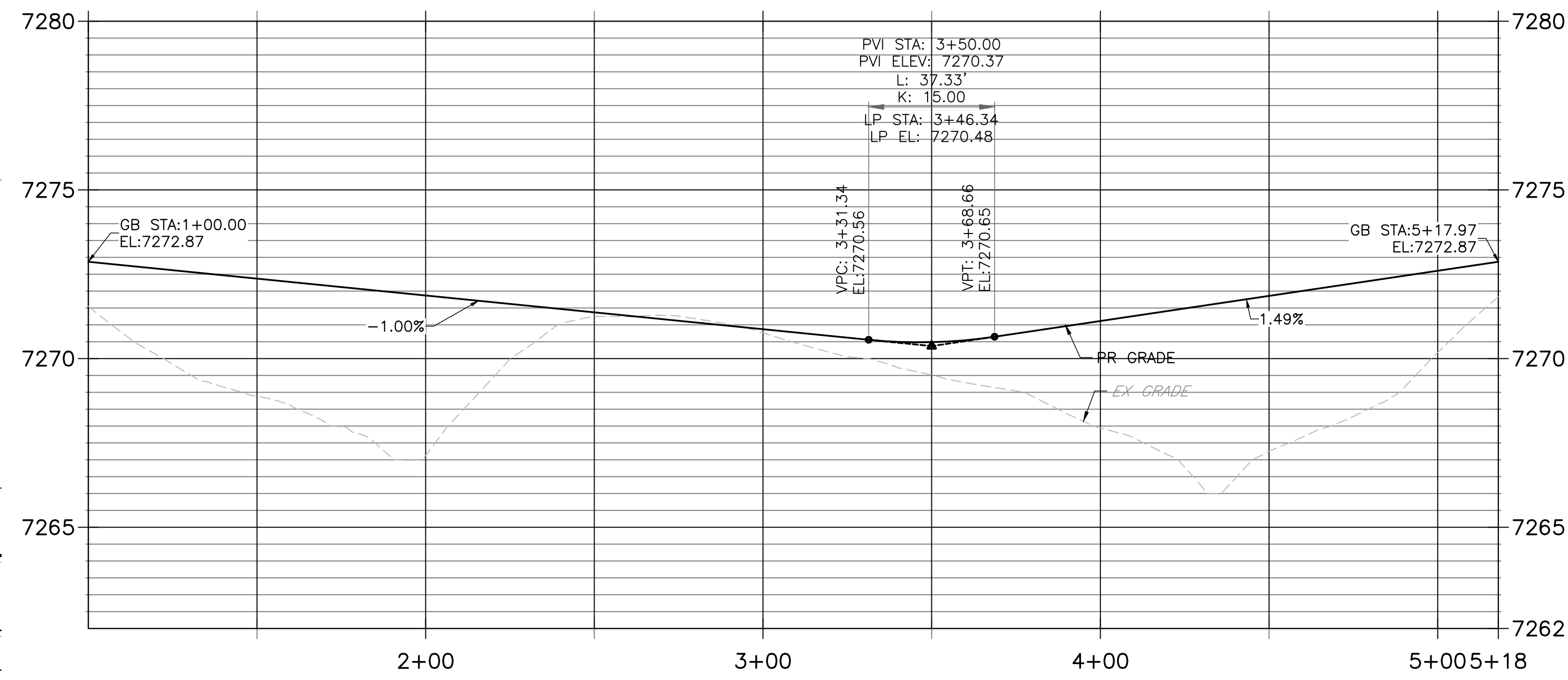


- NOTES:**
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 3. SEE SHEET 3 FOR TYPICAL SECTIONS OF ROADWAYS AND SWALES.
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ROAD A STA 0+00.00 TO 5+06.57



ROAD A CULDESAC EOA STA 1+00.00 TO 5+17.97

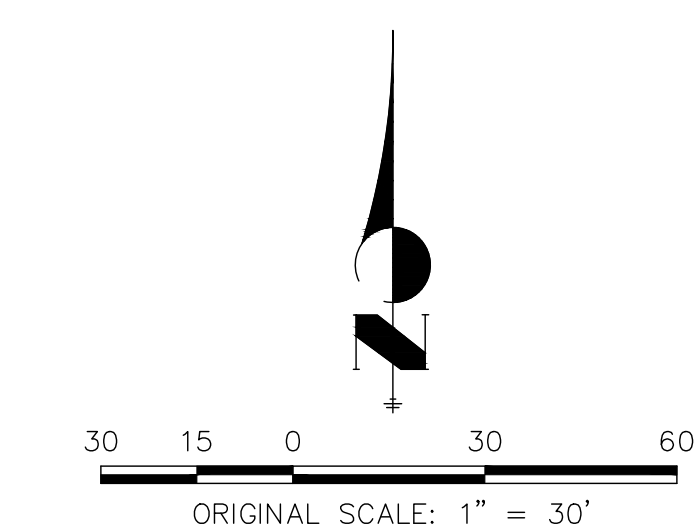


ENGINEER'S STATEMENT

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COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

6/6/2026 DATE



PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

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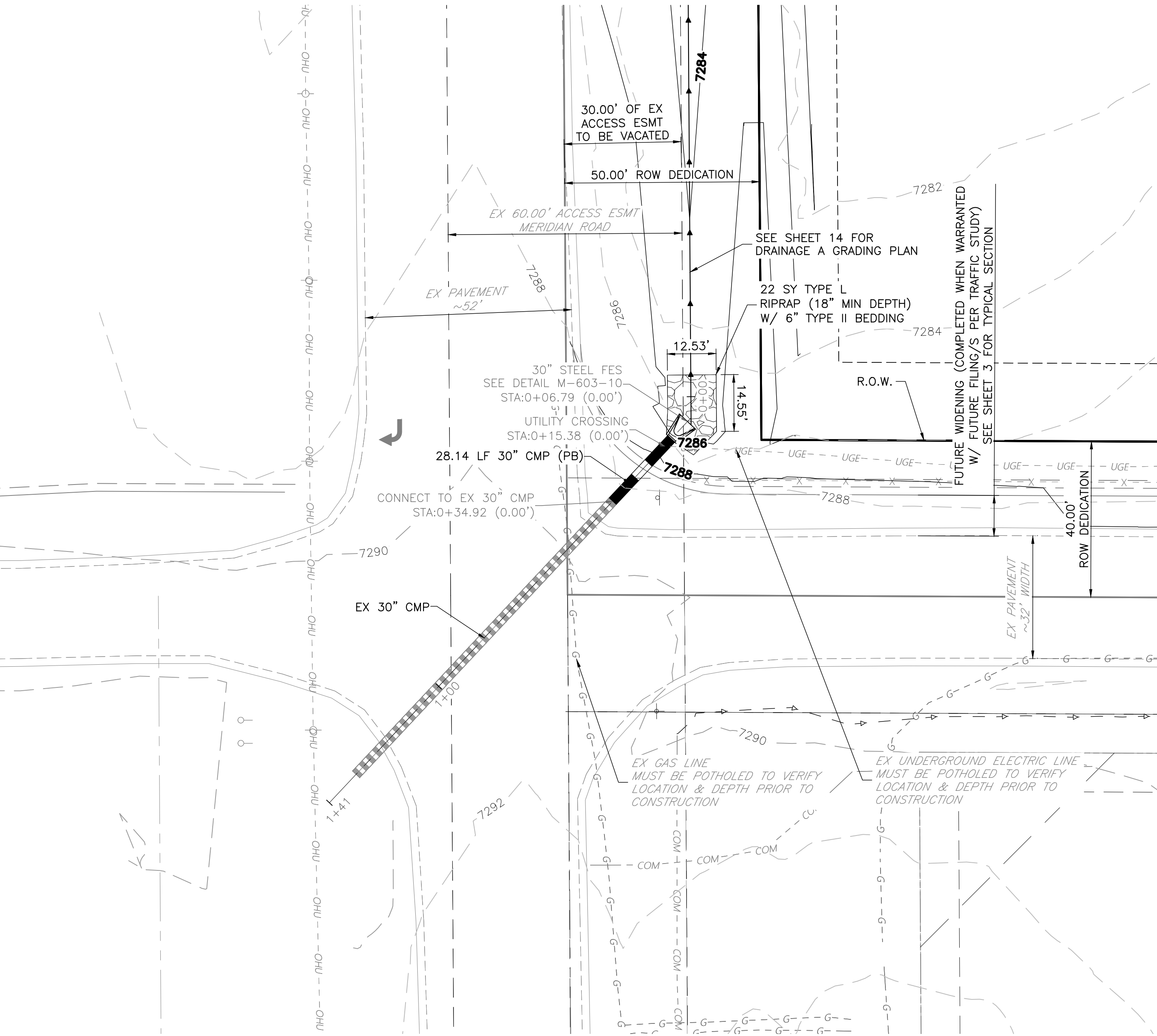
DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'
SHEET
6 OF 20

ANTLER RANGE FILING NO. 1

ROAD A PLAN & PROFILE

JOB NO: 24031 LOCATION: EPC

ALL TERRAIN ENGINEERING, LLC
NORMAN G. ROBERT, PE
550 917 7600 - NORMAN@ALLTERRAIN.COM
RYAN E. BURNS, PE
202 957 0966 - RYAN@ALLTERRAIN.COM



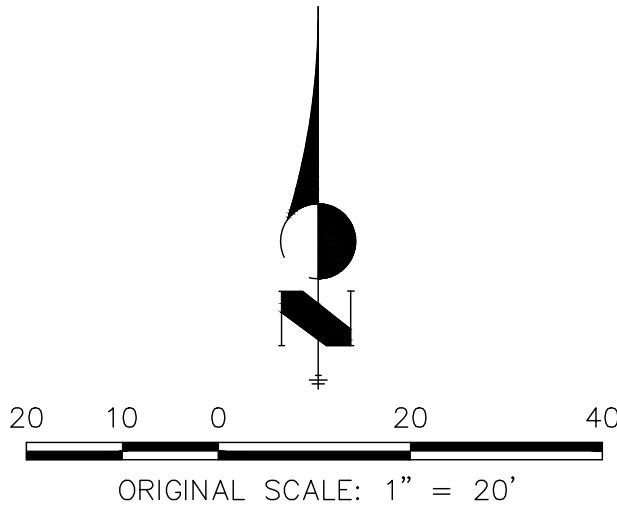
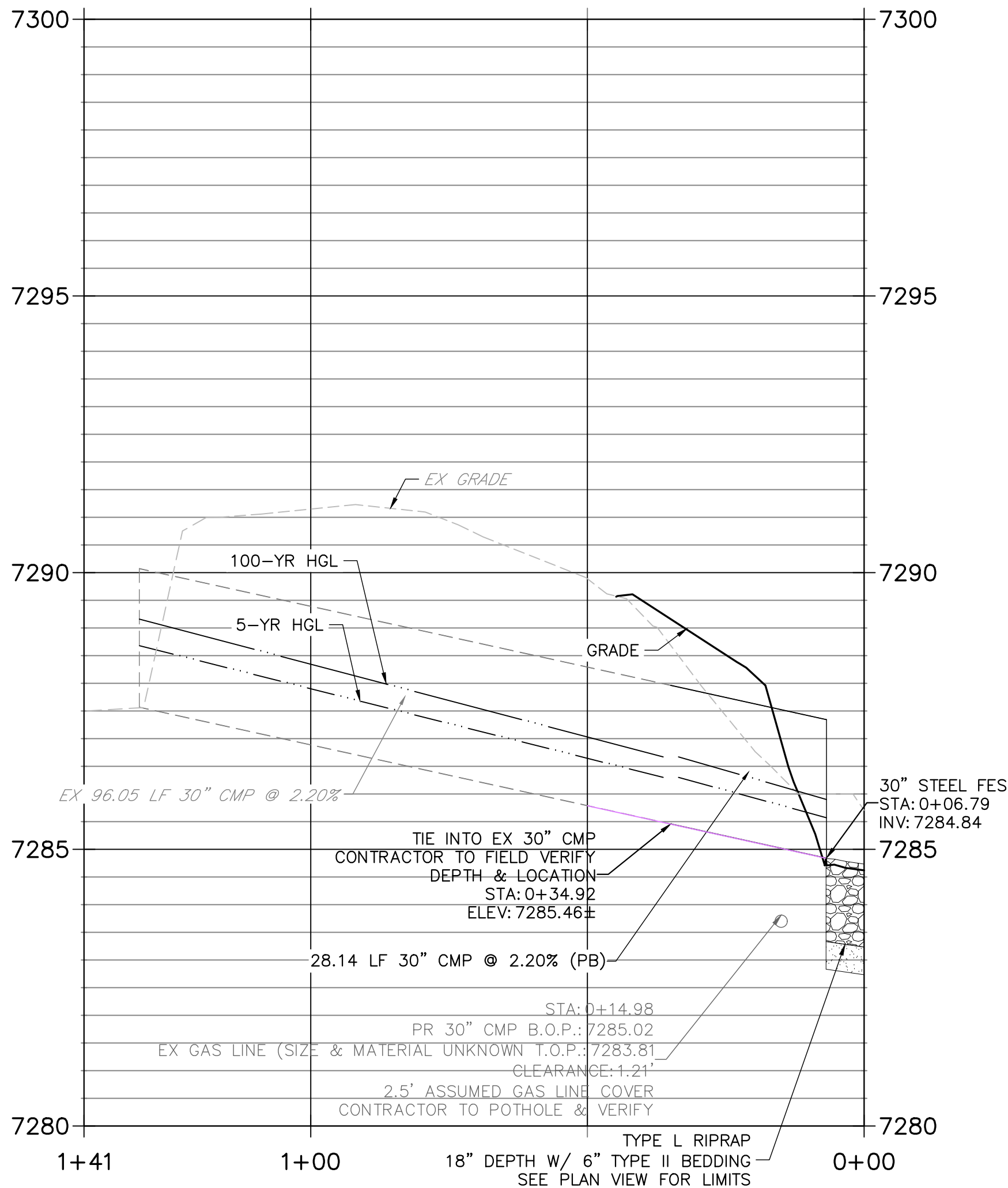
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MERIDIAN ROAD CULVERT
STA 0+00.00 TO 1+40.98



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COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



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PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

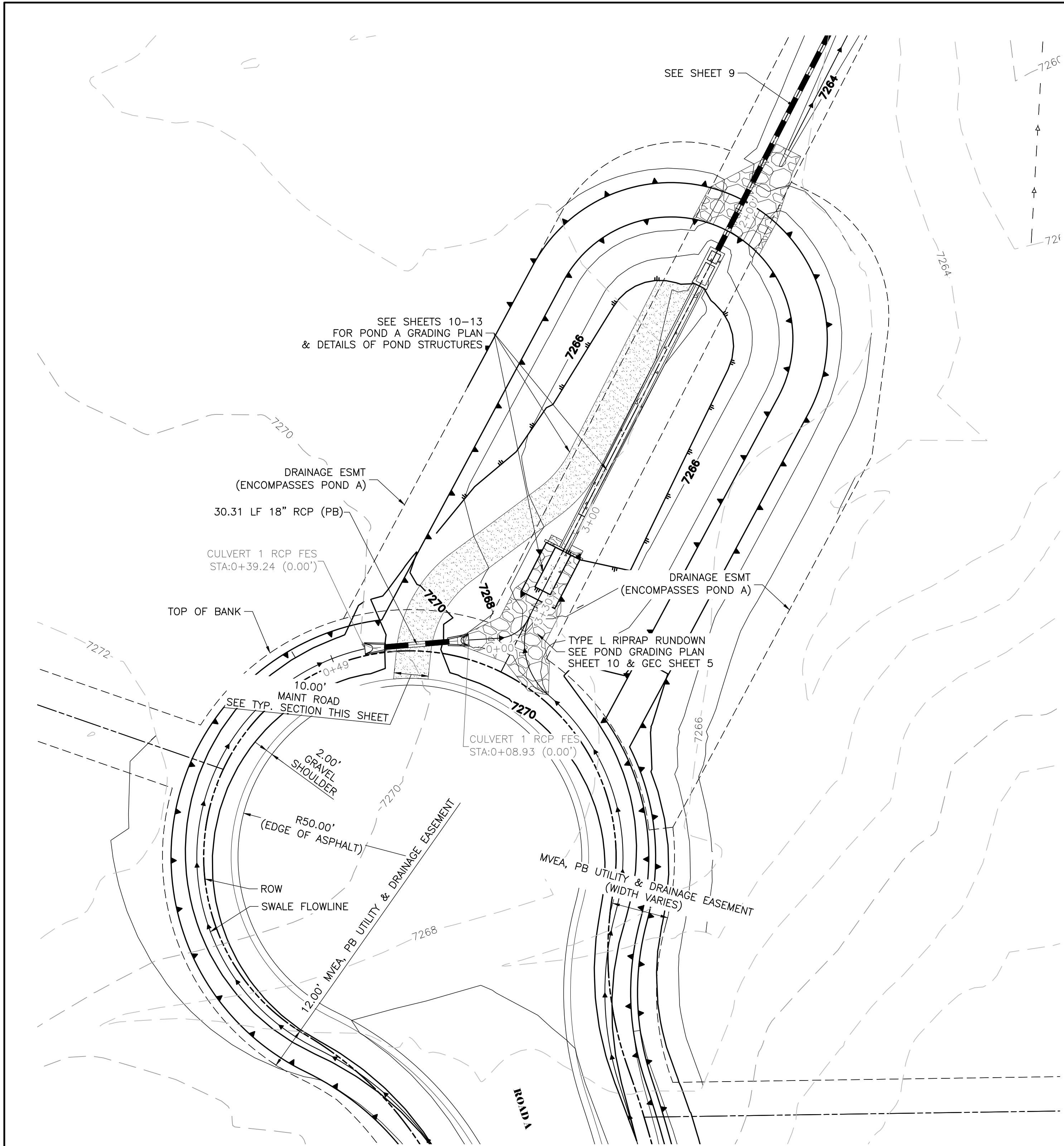
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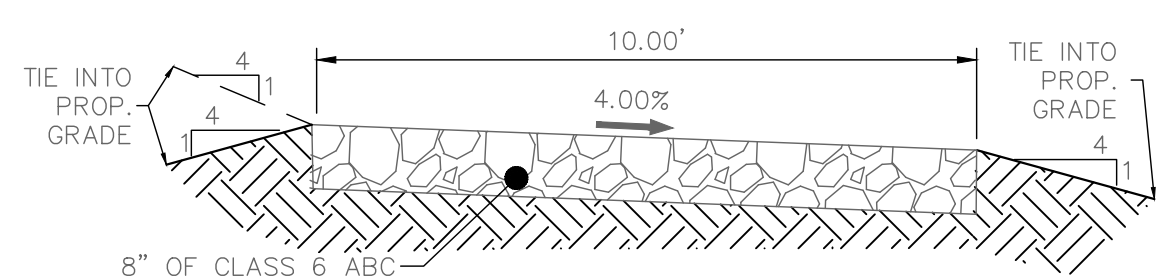
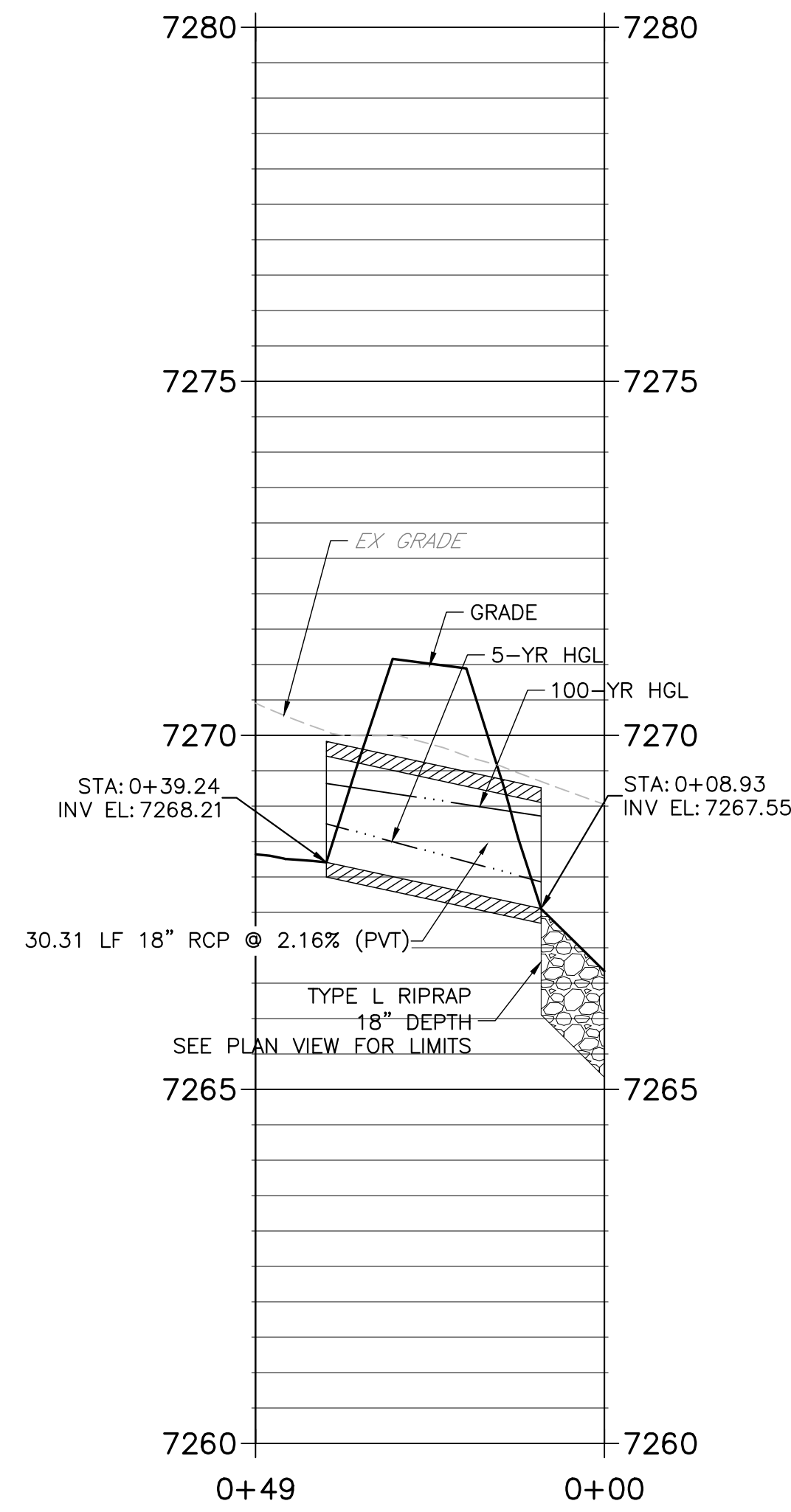
ANTLER RANGE FILING NO. 1

STORM PLAN & PROFILE

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 20'
V-SCALE: 1" = 2'
SHEET
7 OF 20



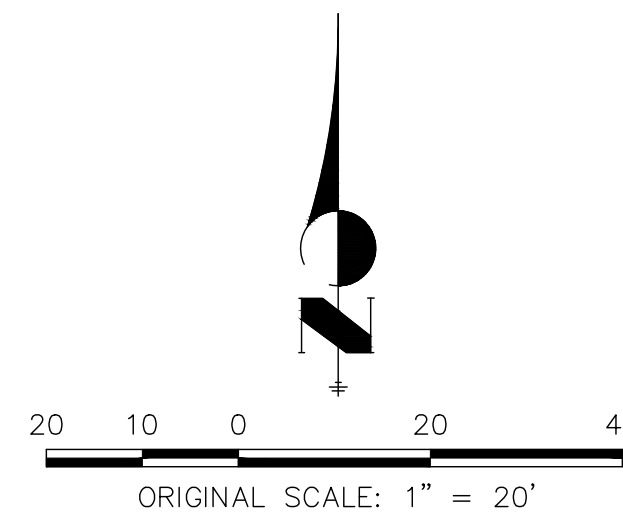
CULVERT 1
STA 0+00.00 TO 0+49.24



10' GRAVEL MAINTENANCE
ACCESS ROAD TYPICAL SECTION
N.T.S.

NOTES:

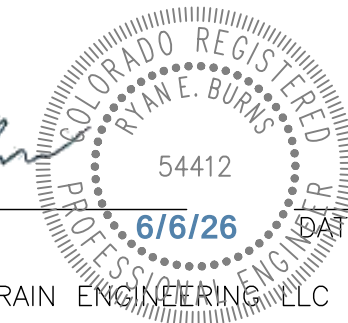
1. SEE SHEET 1 FOR ABBREVIATIONS AND GENERAL NOTES.
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ALL TERRAIN
ENGINEERING

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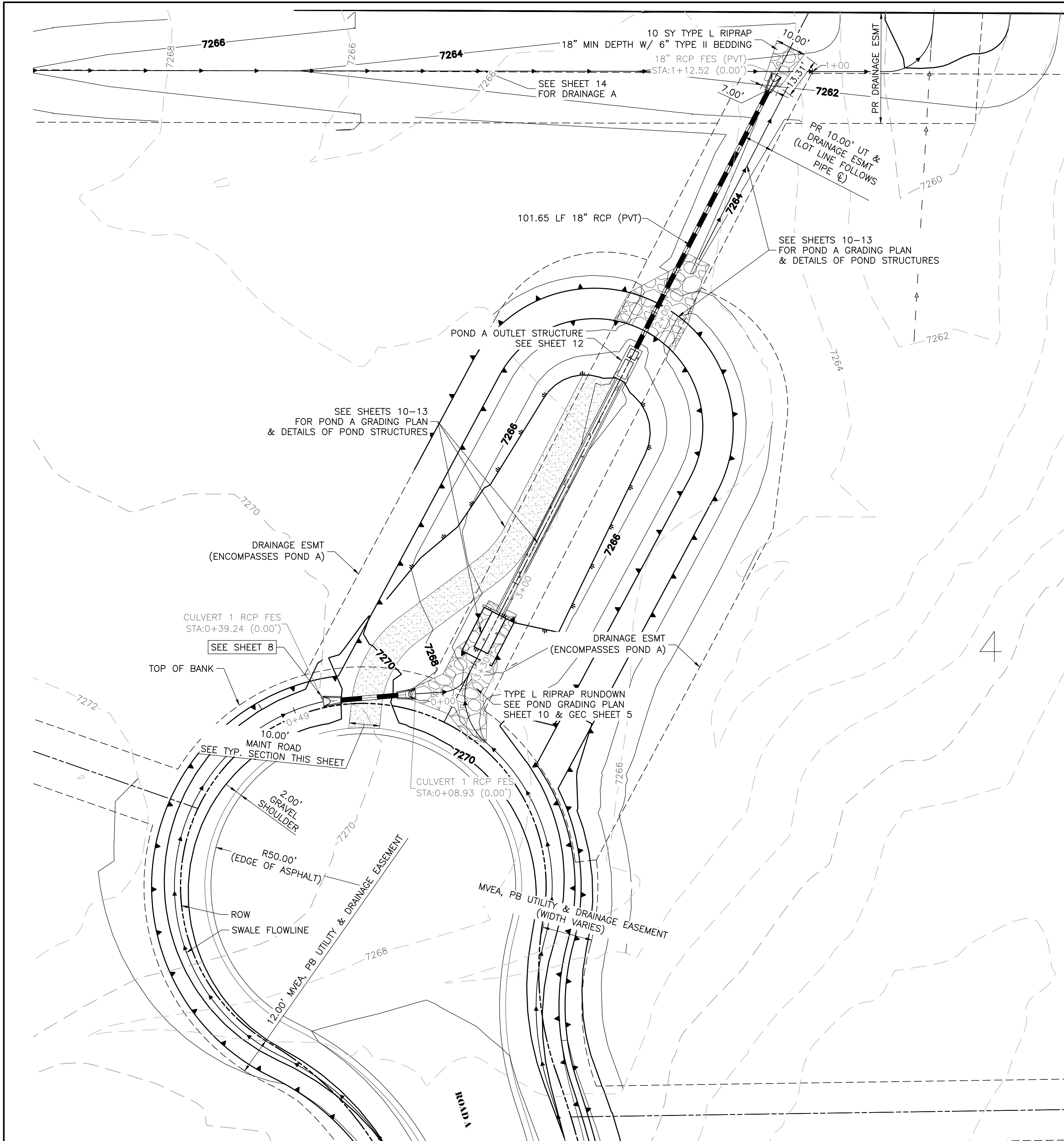
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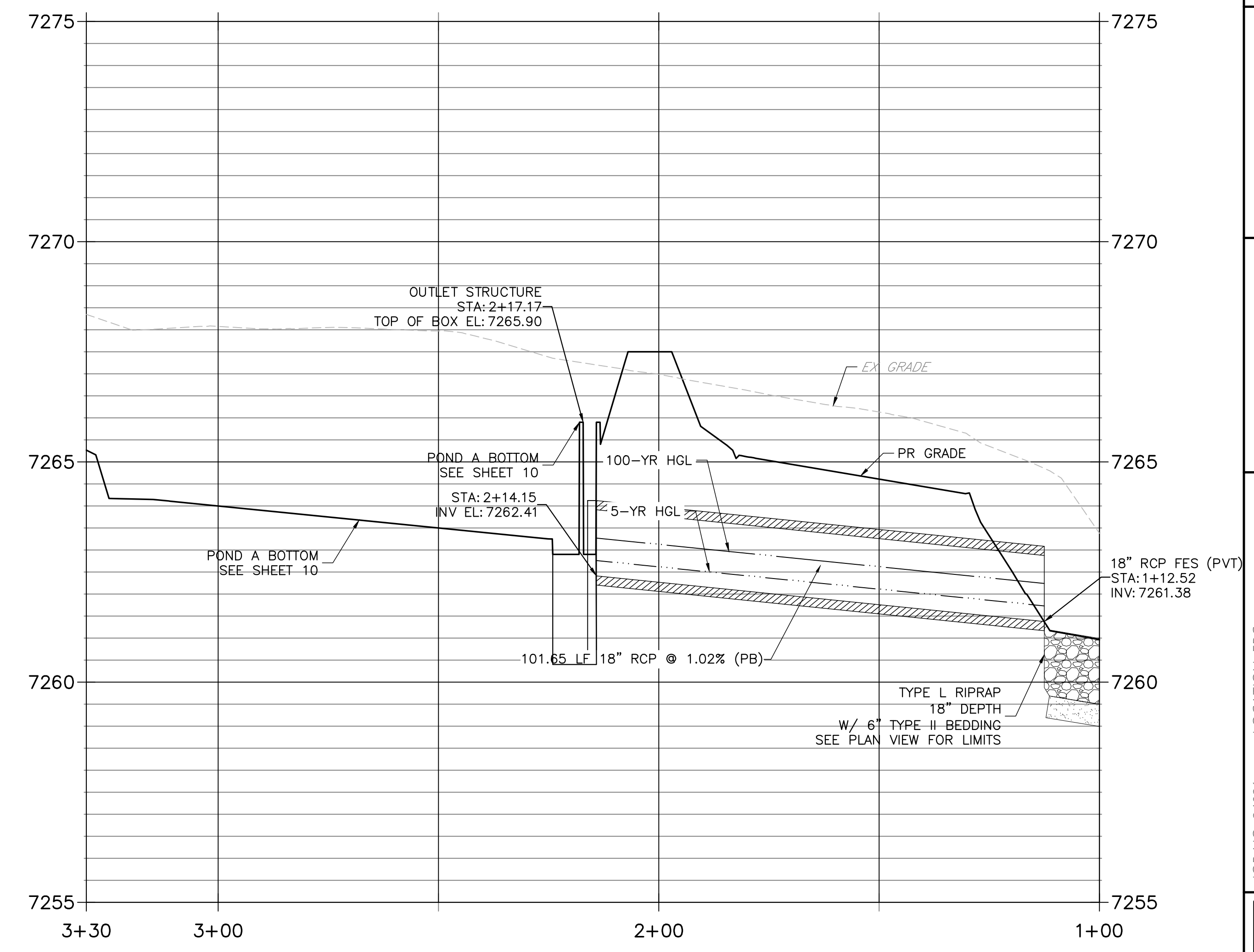
ANTLER RANGE FILING NO. 1

STORM PLAN & PROFILE

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 20'
V-SCALE: 1" = 2'
SHEET
8 OF 20

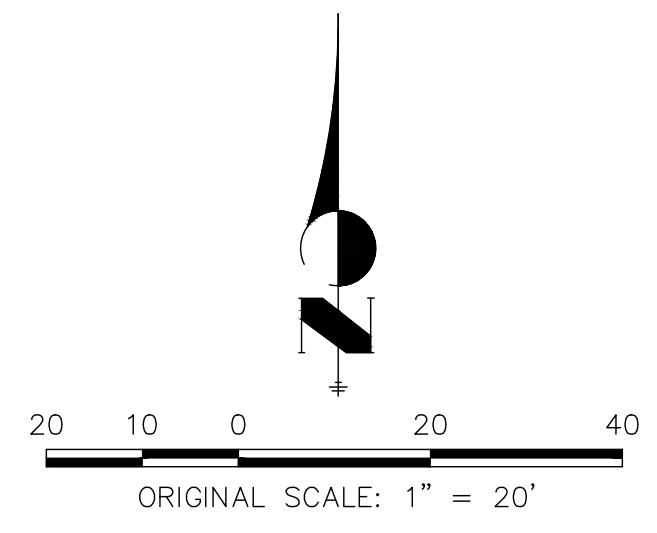


**POND A OUTFALL
STA 1+00.00 TO 3+29.91**



811
Know what's below.
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RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

6/6/26

ALL TERRAIN ENGINEERING

RYAN E. BURNS, P.E.
54412
6/6/26

PREPARED FOR:

ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

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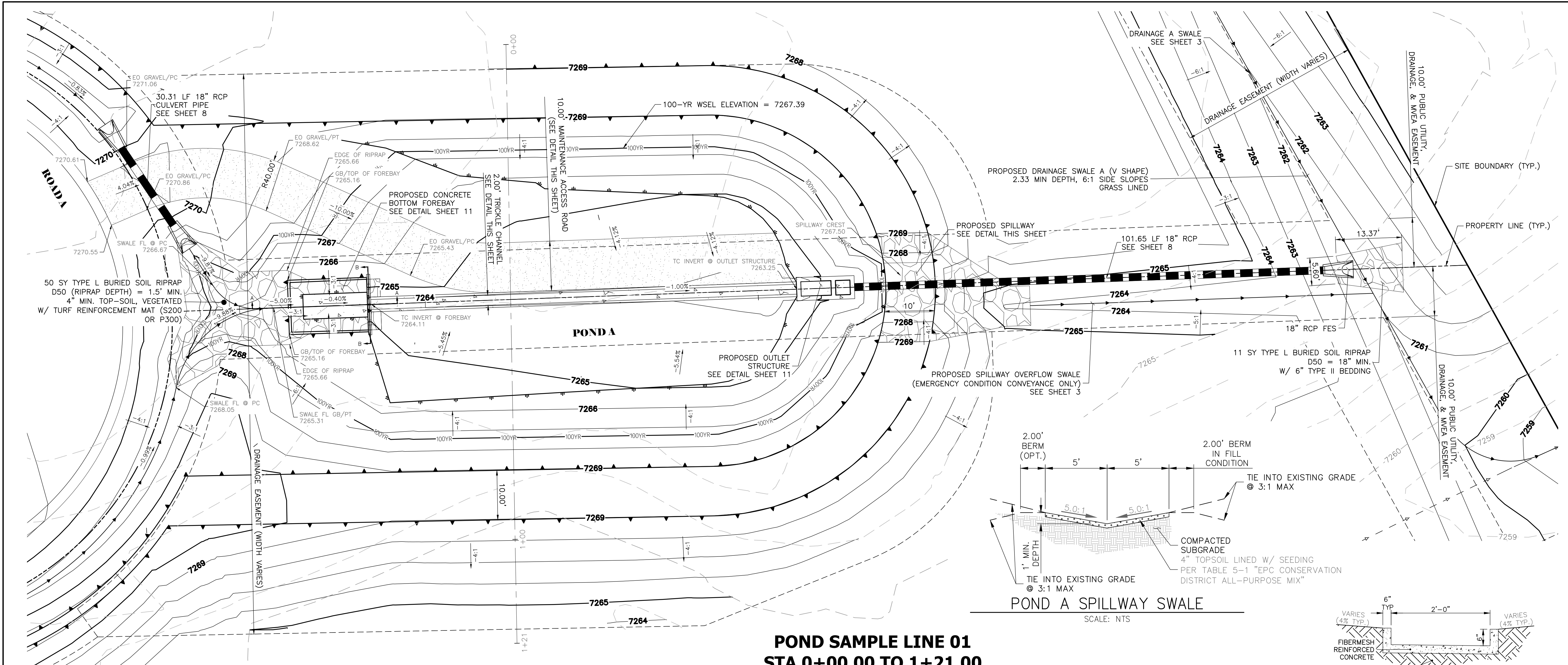
JOB NO: 24031 LOCATION: EPC

REV	DESCRIPTION	DATE

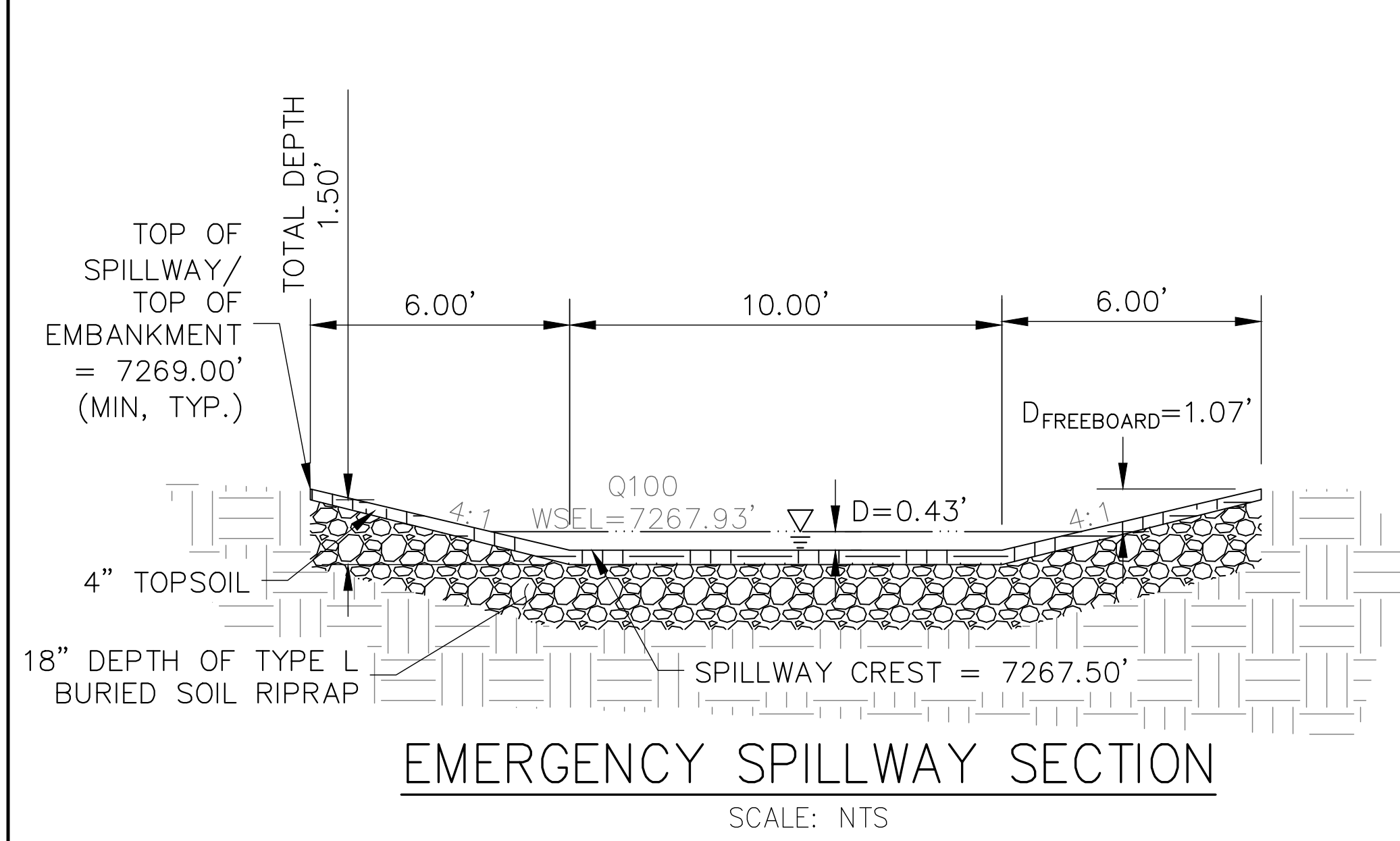
ANTLER RANGE FILING NO. 1

STORM PLAN & PROFILE

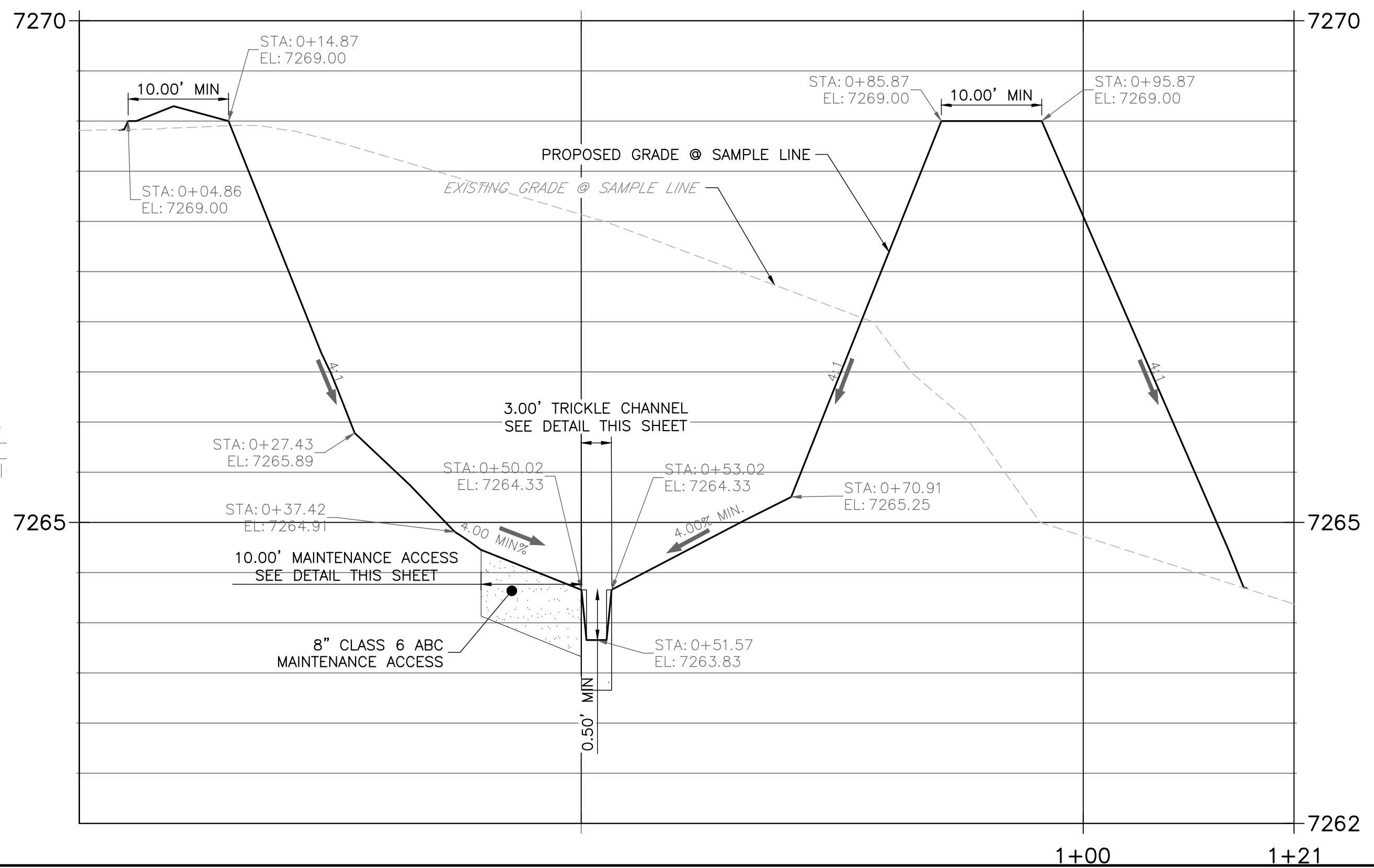
DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 20'
V-SCALE: 1" = 2'
SHEET 9 OF 20



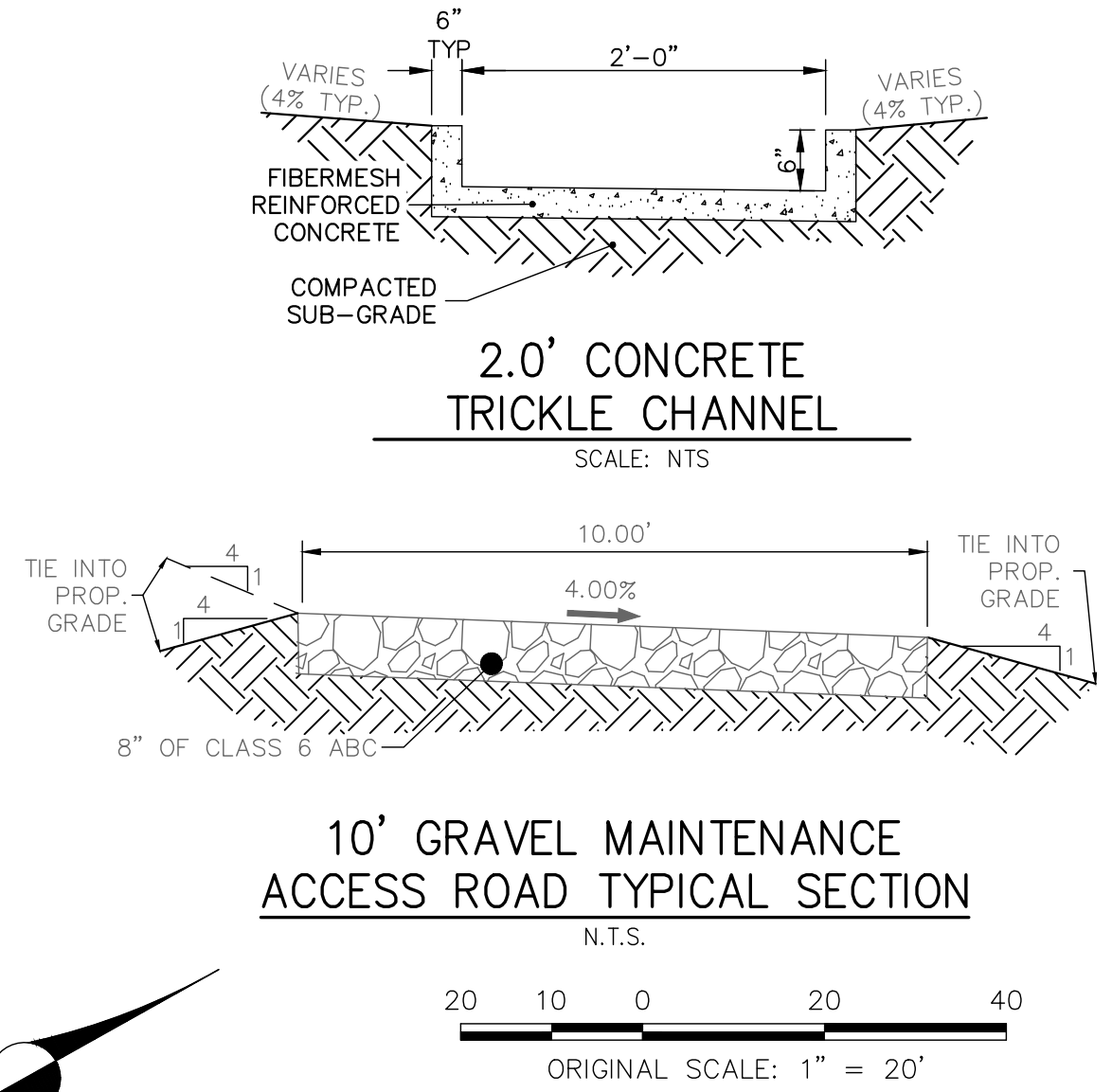
POND SAMPLE LINE 01
STA 0+00.00 TO 1+21.00



EMERGENCY SPILLWAY SECTION
SCALE: NTS



POND A SPILLWAY SWALE
SCALE: NTS



ENGINEER'S STATEMENT

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COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

54412
6/6/26

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JOB NO: 24031
LOCATION: EPC
REV DESCRIPTION

ANTLER RANGE FILING NO. 1

POND A GRADING PLAN

DESIGN: REB
REVIEW: NJQ
DATE: 6/5/2026
H-SCALE: 1" = 20'
V-SCALE: 1" = 2'
SHEET
10 OF 20

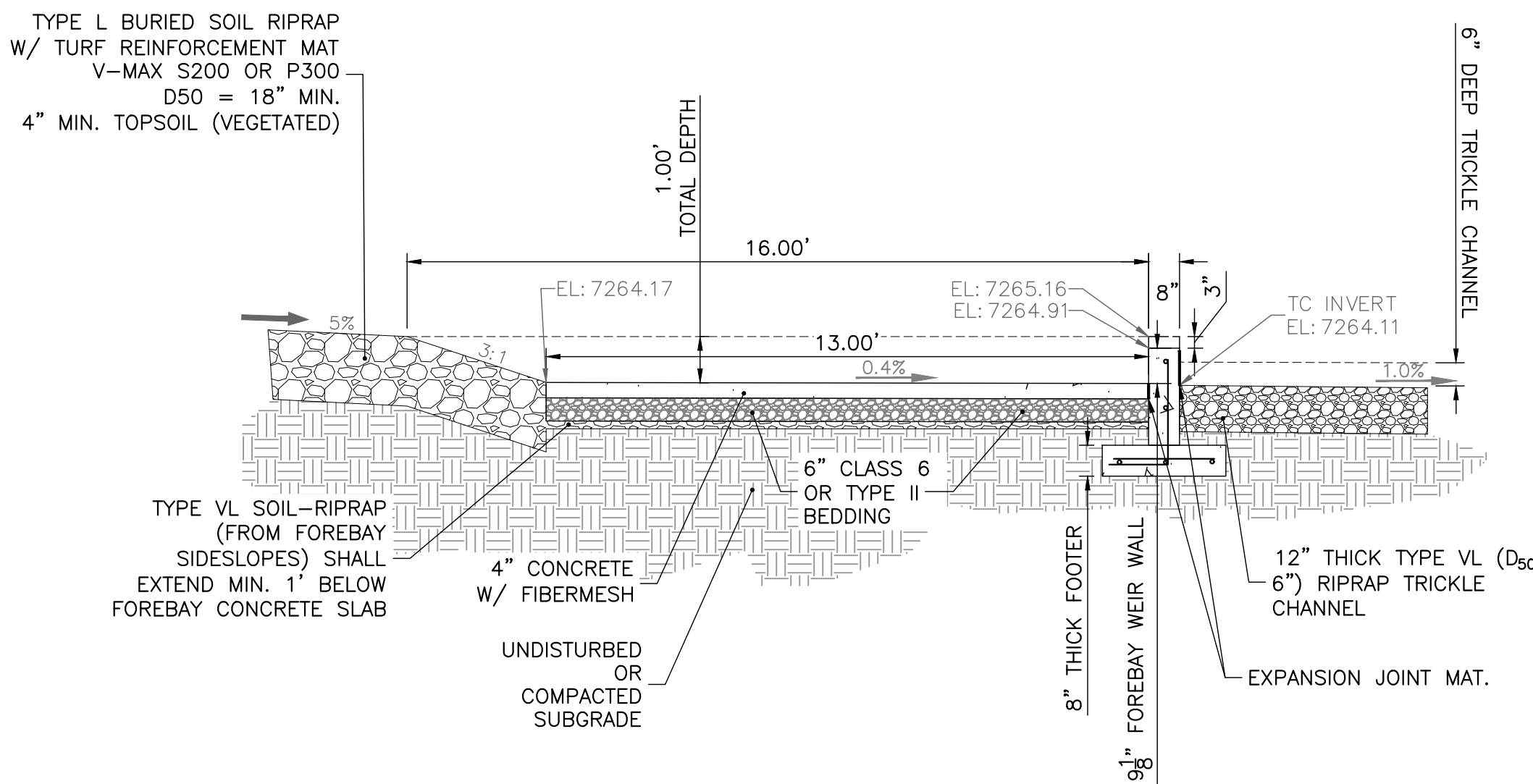
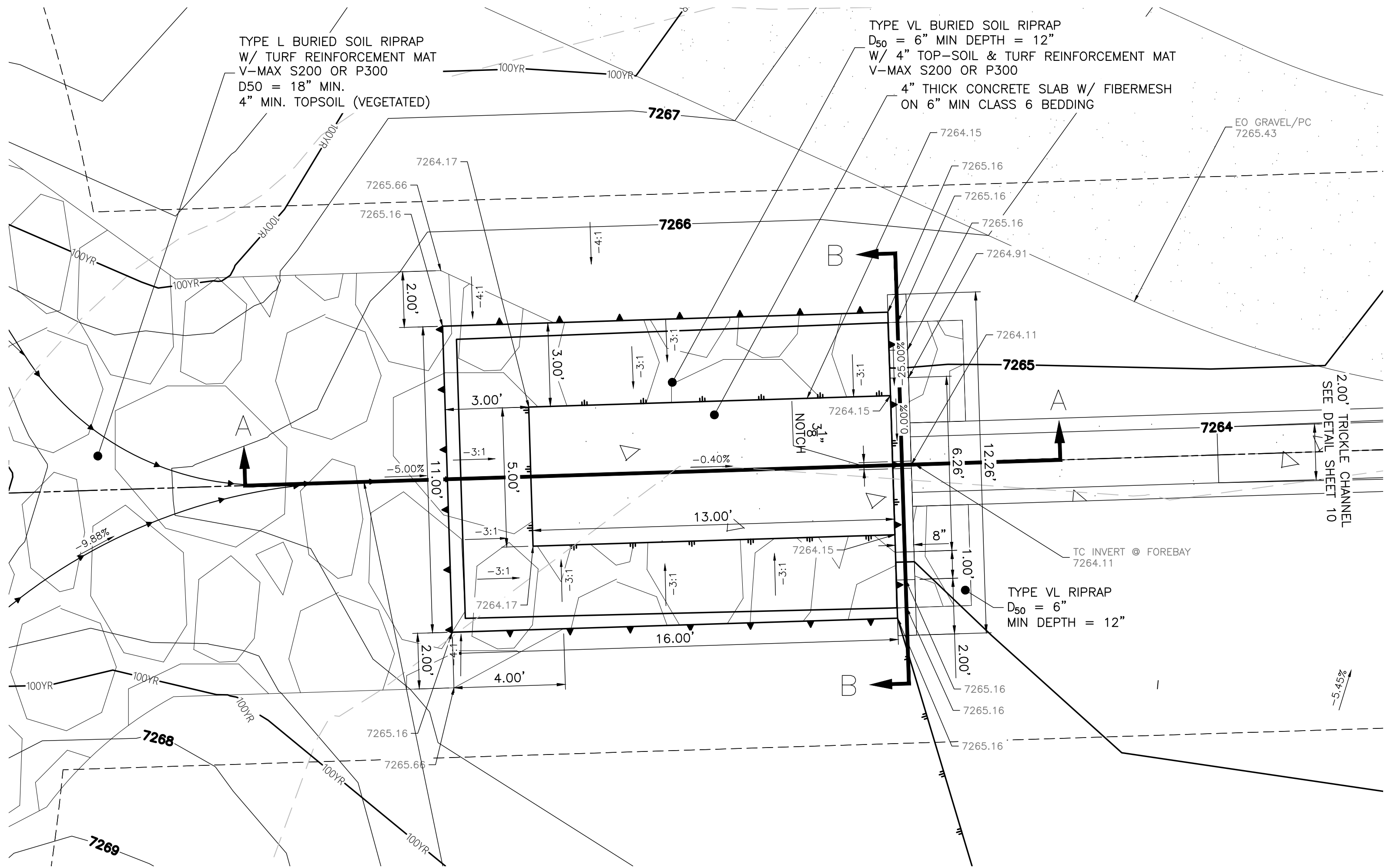


Know what's below.
Call before you dig.

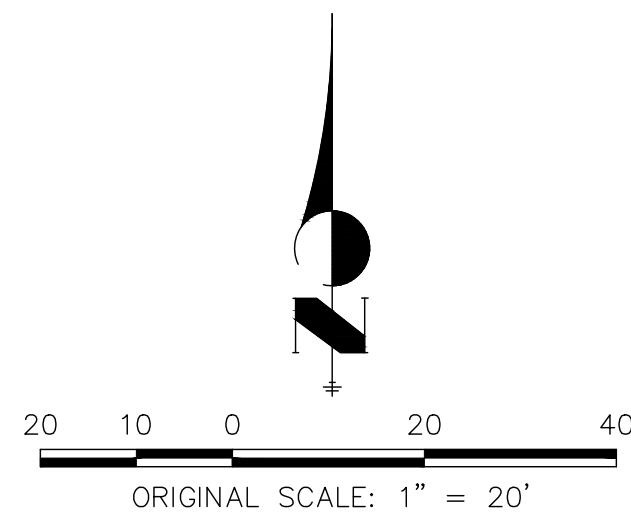
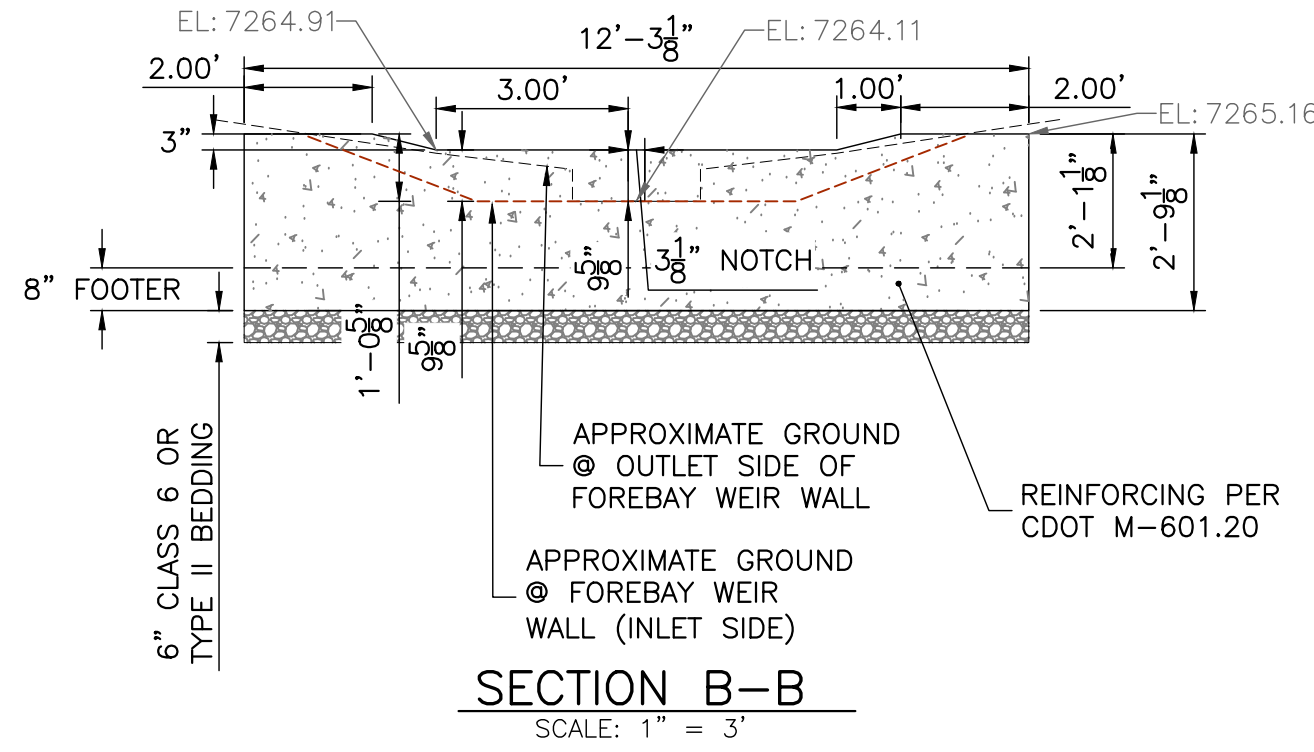
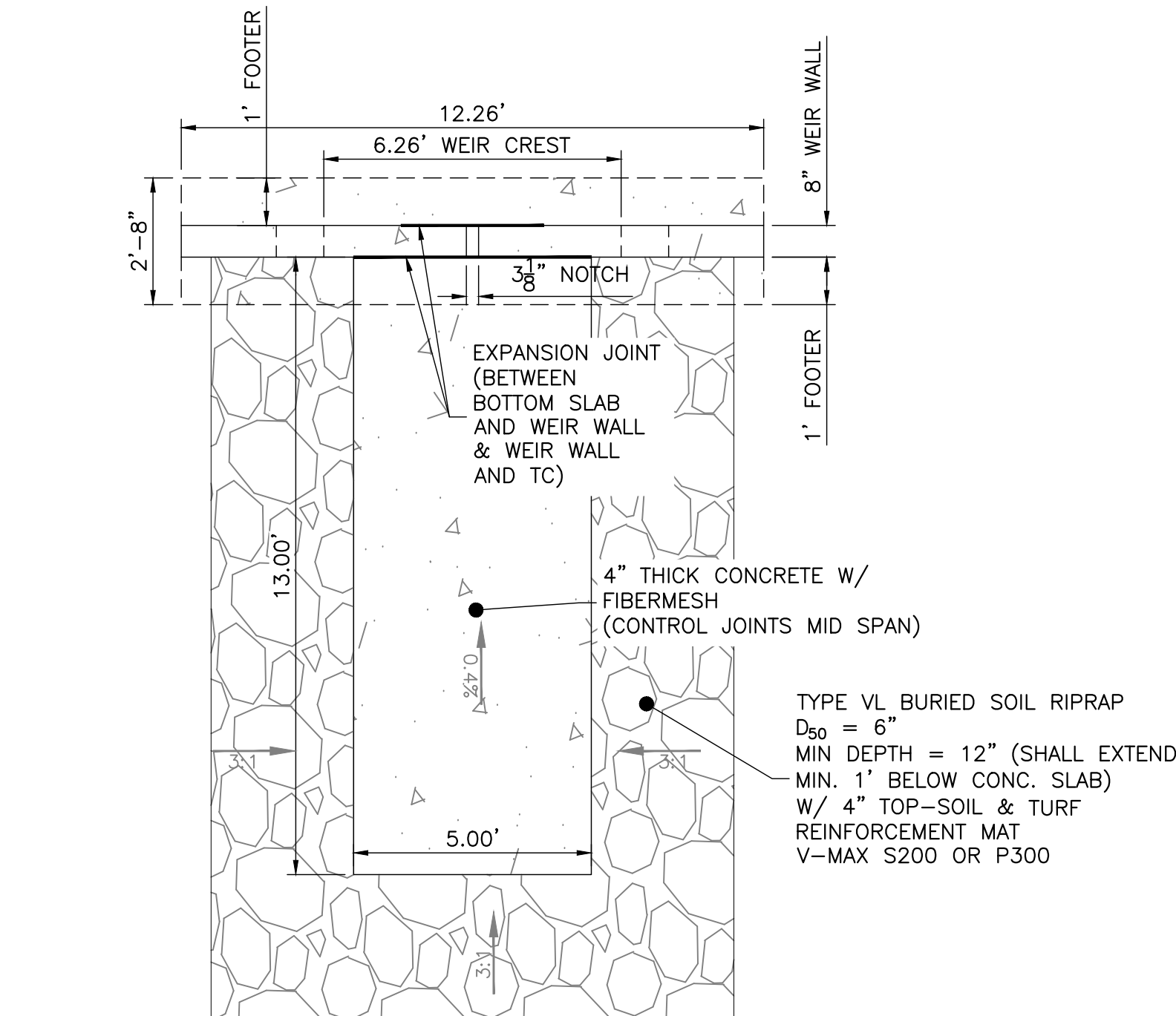
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CAST-IN-PLACE STRUCTURAL NOTES:

1. ALL CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED BEFORE FRESH CONCRETE IS POURED.
2. ALL CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
4. DO NOT BACKFILL UNTIL CONCRETE HAS REACHED DESIGN STRENGTH, F'c.
5. ALL EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED $\frac{3}{4}$ ".
6. CONTRACTOR SHALL SUBMIT STEEL REINFORCING SHOP DRAWINGS FOR ALL CAST-IN-PLACE STRUCTURES FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION. REINFORCING SHOWN IS FOR INFORMATION ONLY.
7. HEADWALLS FOR PIPES SHALL BE CONSTRUCTED PER CDOT M-601-10.
8. WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.
9. SEE GENERAL STRUCTURE NOTES ON SHEET 4.



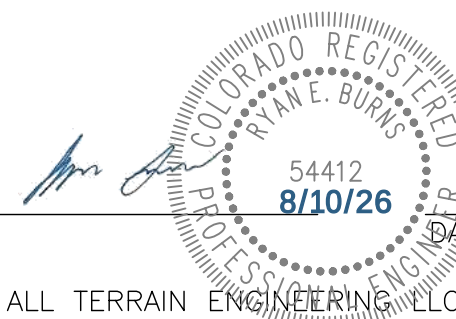
SECTION A-A
SCALE: 1" = 3'



ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECT 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 PLAN 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.

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



ALL TERRAIN
ENGINEERING

PREPARED FOR:
ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, CO 80937
GRANT LANGDON
(602) 957-0966
GL@GLANGDON.COM

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DESIGNATED BY WRITTEN
AUTHORIZATION.

JOB NO: 24031	LOCATION: EPC	DATE
REV	DESCRIPTION	

DESIGN: REB
REVIEW: NQJ
DATE: 8/10/2026
H-SCALE: 1" = 20'
V-SCALE: 1" = 2'

ANTLER RANGE FILING NO. 1

POND A FOREBAY & SPILLWAY DETAILS

SHEET
11 OF 20



ALL WORK SHALL BE DONE IN ACCORDANCE WITH CITY OR COUNTY STANDARD CONSTRUCTION SPECIFICATIONS.
EXCEPT AS SHOWN IN THE PLANS, STRUCTURE EXCAVATION AND BACKFILL SHALL BE IN ACCORDANCE WITH CDOT M-206-1, AND M-206-2 EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213

THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO A 1-800-922-1987 AT LEAST 2 DAYS (NOT INCLUDING THE DAY OF NOTIFICATION) PRIOR TO ANY EXCAVATION OF OTHER.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING ALL BRACING AND SHORING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE EXCAVATION PROCEDURES INCLUDING ANY SHORING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL METHODS AND MEANS OF CONSTRUCTION AS WELL AS ALL JOB SITE SAFETY & HEALTH PRECAUTIONS.

ALL SOILS WORK INCLUDING (BUT NOT LIMITED TO) PIER DRILLING AND CONSTRUCTION, SOILS EXCAVATION, FILL PLACEMENT, AND STRUCTURE BACKFILL SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT, UNLESS MORE STRINGENT REQUIREMENTS ARE PRINTED ON THE "IRRIGATION NOTES".

BACKFILL SHALL NOT BEGIN UNTIL CONCRETE WALLS REACH COMPRESSION STRENGTH AT LEAST 80 PERCENT OF THE REQUIRED 28 DAY STRENGTH, 0.8fc'.

REINFORCED CONCRETE:
CLASS D CONCRETE: $f_c' = 4,500$ psi
REINFORCING STEEL: $f_y = 60,000$ psi
ALL CAST-IN-PLACE CONCRETE SHALL BE CLASS D UNLESS NOTED OTHERWISE.

REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 U.N.O.
REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706, GRADE 60.
ALL REINFORCING, EXCEPT PIER REINFORCING, SHALL BE EPOXY COATED AND SHALL CONFORM TO ASTM A775.
ALL REINFORCING SHALL HAVE 2" CONCRETE COVER, U.N.O. ON PLANS, 3" AGAINST GROUND (BOTTOM SLAB)
ALL REINFORCING SHALL BE HOOKED AROUND CORNERS AND LAPPED, SEE DETAILS.
ALL LAP SPICE LOCATIONS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

THE FOLLOWING TABLE GIVES THE MINIMUM CLASS B (STAGGERED) LAP SPACE LENGTH FOR EPOXY COATED REINFORCING BARS PLACED IN ACCORDANCE WITH SUBSECTION 602.06. THESE SPACE LENGTHS SHALL BE INCREASED BY 25% FOR BARS SPACED AT LESS THAN 6" ON CENTER, INCREASED BY 40% FOR HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE BELOW (TOP BARS.), AND INCREASED BY 75% IF BOTH CONDITIONS EXIST. THE INCREASES ABOVE FOR #6 THRU #11 BARS MAY BE 25%, 13%, AND 42% RESPECTIVELY.

#4	1'-3"	#5	1'-7"
#6	2'-5"	#7	2'-10"
#8	3'-8"	#9	4'-8"
#10	5'-11"	#11	7'-3"

WHEN THE CONTRACTOR ELECTS TO SUBSTITUTE EPOXY COATED REINFORCEMENT FOR BLACK REINFORCING BARS, THE MINIMUM LAP SPLICE SHALL BE AS DESCRIBED ABOVE.

STATIONS, ELEVATIONS, AND DIMENSIONS CONTAINED IN THESE PLANS ARE CALCULATED FROM A RECENT FIELD SURVEY. THE CONTRACTOR SHALL VERIFY ALL DEPENDENT DIMENSIONS IN THE FIELD BEFORE ORDERING OR FABRICATING ANY MATERIAL.

THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL PLACING DRAWINGS (PRIOR TO CONSTRUCTION) TO THE ENGINEER FOR REVIEW FOR CONFORMANCE WITH THE DESIGN DRAWINGS. THE DESIGN DRAWINGS SHALL GOVERN OVER PLACING DRAWINGS IN ALL CASES UNLESS MODIFICATIONS ARE APPROVED IN WRITING BY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION.

E.F. =	EACH FACE	O.F. =	OUTSIDE FACE
F.E. =	FAR FACE	T.&B. =	TOP AND BOTTOM
N.F. =	NEAR FACE	T.F. =	TOP FACE
I.F. =	INSIDE FACE	B.F. =	BOTTOM FACE
T.W. =	TWO WAY	T.F. =	TWO FACES
E.S. =	EACH SIDE	Lp =	LAP LENGTH

ORIFICE PLATE:

1. PROVIDE CONTINUOUS EPDM GASKET $\frac{1}{4}$ " THICK BETWEEN ORIFICE PLATE AND STRUCTURE.
2. THE GASKET SHALL BE MADE OF $\frac{1}{4}$ "-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. CUTS MADE IN THE SHEET BETWEEN THE PLATE AND THE CONCRETE AND 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 APPROVED BY EPC.
3. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
4. TRASH RACKS & GRATES:
 - a. RACKS AND GRATE OPEN AREAS ARE FOR THE SPECIFIED MATERIALS/MANUFACTURERS. ALTERNATIVE MANUFACTURERS AND MATERIALS WITH DIFFERING DIMENSIONS ARE ACCEPTABLE PROVIDED THEY MEET THE GROSS OPEN AREA RATIO (R VALUE) AND ARE CONSIDERED EQUAL BY THE ENGINEER AND EPC. SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCUREMENT.
 - b. TRASH RACKS SHALL BE STEEL PIPE, GALVANIZED, 6" CENTERS. SUPPORT BARS SHALL BE $\frac{1}{2}$ "x2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
 - c. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
 - d. TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
 - e. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
 - f. ALL HARDWARE, BOLTS AND FASTENERS SHALL BE STAINLESS STEEL.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

HAND RAILS:

11. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
12. STRUCTURES THAT CREATE A 30" OR GREATER DROP HEIGHT REQUIRE HAND RAILS FOR FALL PROTECTION.
13. CONTRACTOR TO ENSURE HANDRAIL DESIGN AND MOUNTING SYSTEM IS COMPATIBLE WITH HW/WW DESIGN AND REINFORCING.
14. DESIGN CRITERIA SHALL BE ACCORDANCE W/ AASHTO



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COLORADO P.E. 54412
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[illegible]

ANTLER RANGE FILING NO. 1

POND A OUTLET STRUCTURE DETAILS

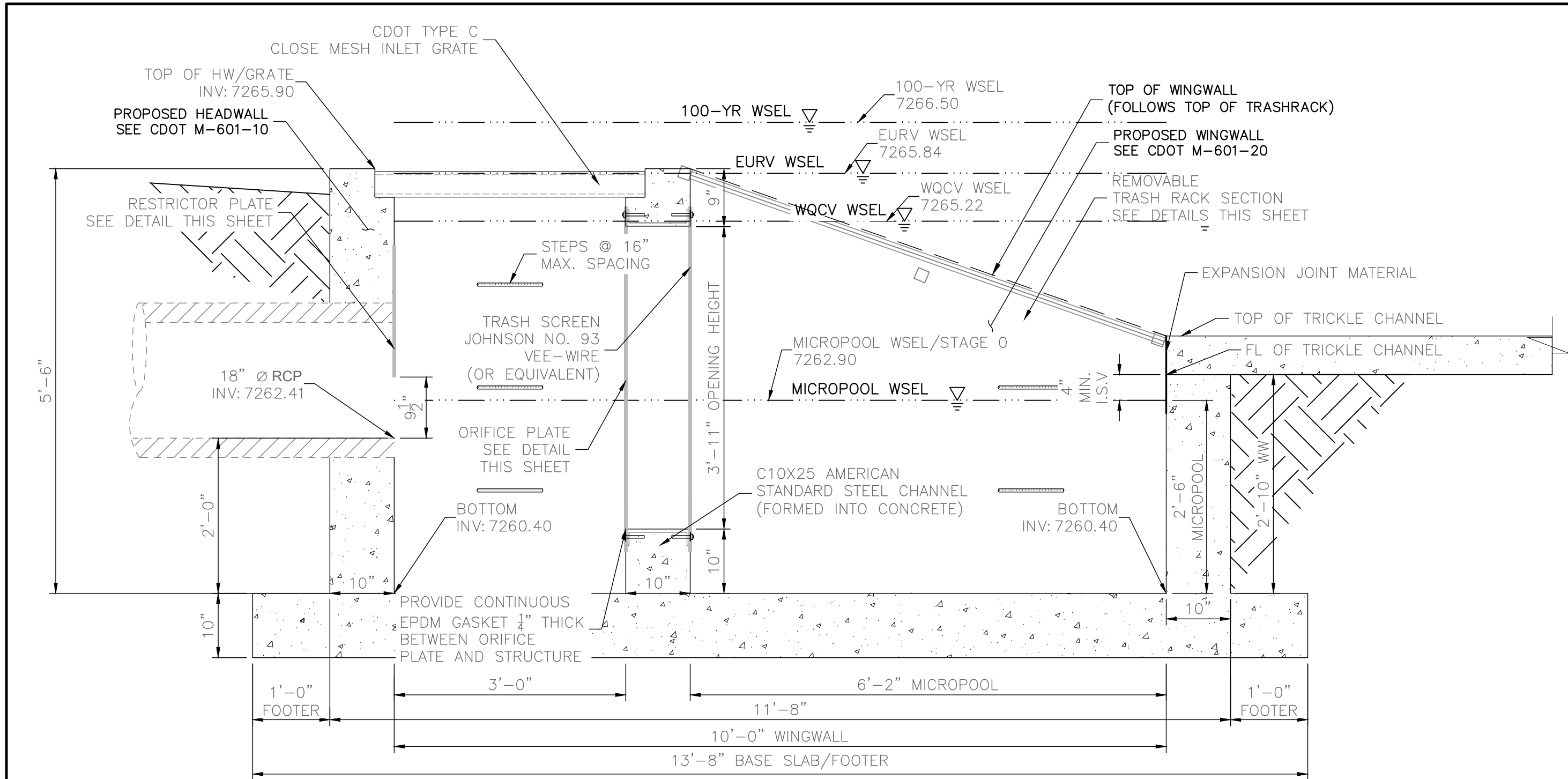
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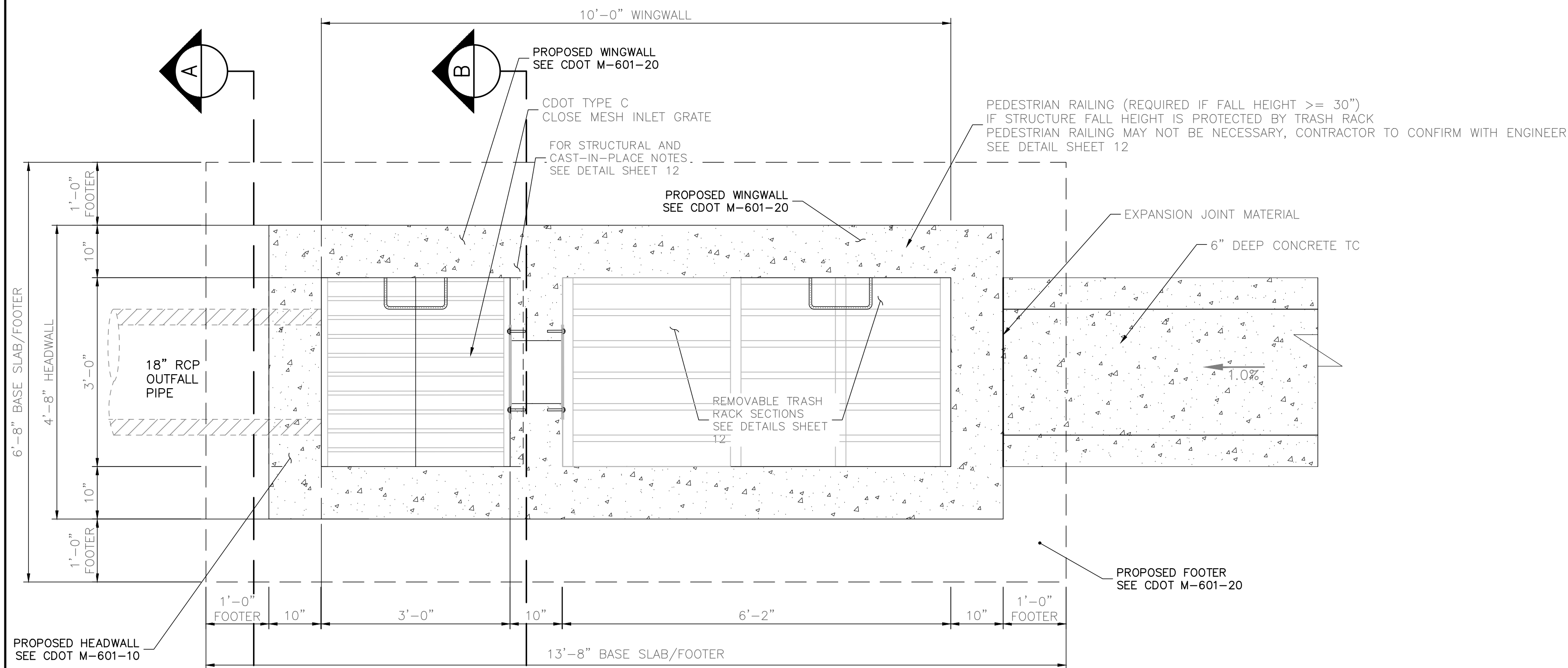
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SHEET

12 OF



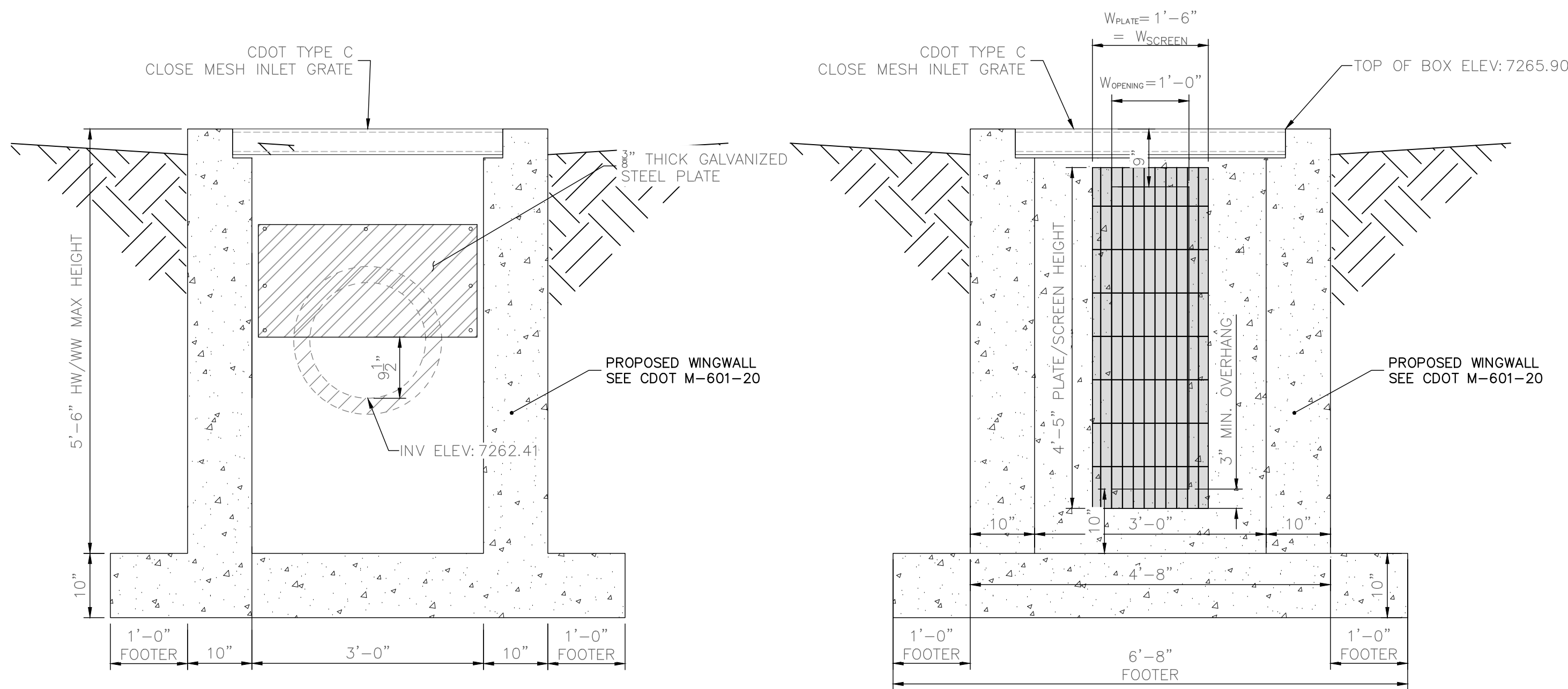
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OUTLET STRUCTURE PROFILE
SCALE: 3/4"=1'



POND
OUTLET STRUCTURE PLAN
SCALE: 3/4"=1'

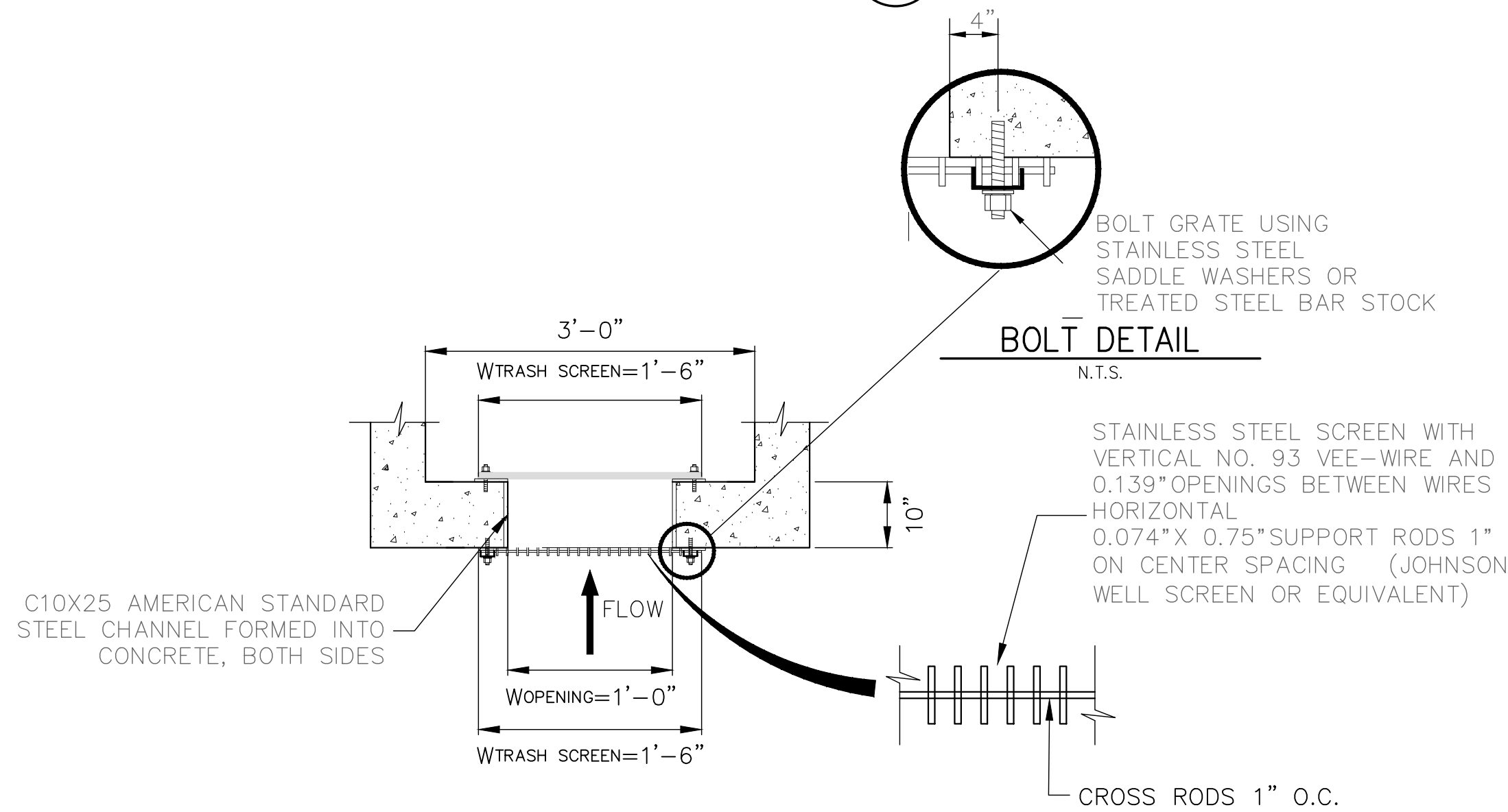
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- WINGWALLS SHALL BE CONSTRUCTED PER CDOT M-601-20.
- WINGWALL FOOTINGS AND FLOOR TO BE POURED MONOLITHICALLY.
- REINFORCING STEEL SHALL BE GRADE 60 & MIN. SLICE LENGTHS PER CDOT STANDARDS AND APPLICABLE M-STANDARD DRAWINGS FOR HEADWALLS AND WINGWALLS
- SEE GENERAL STRUCTURE NOTES ON SHEET 4.



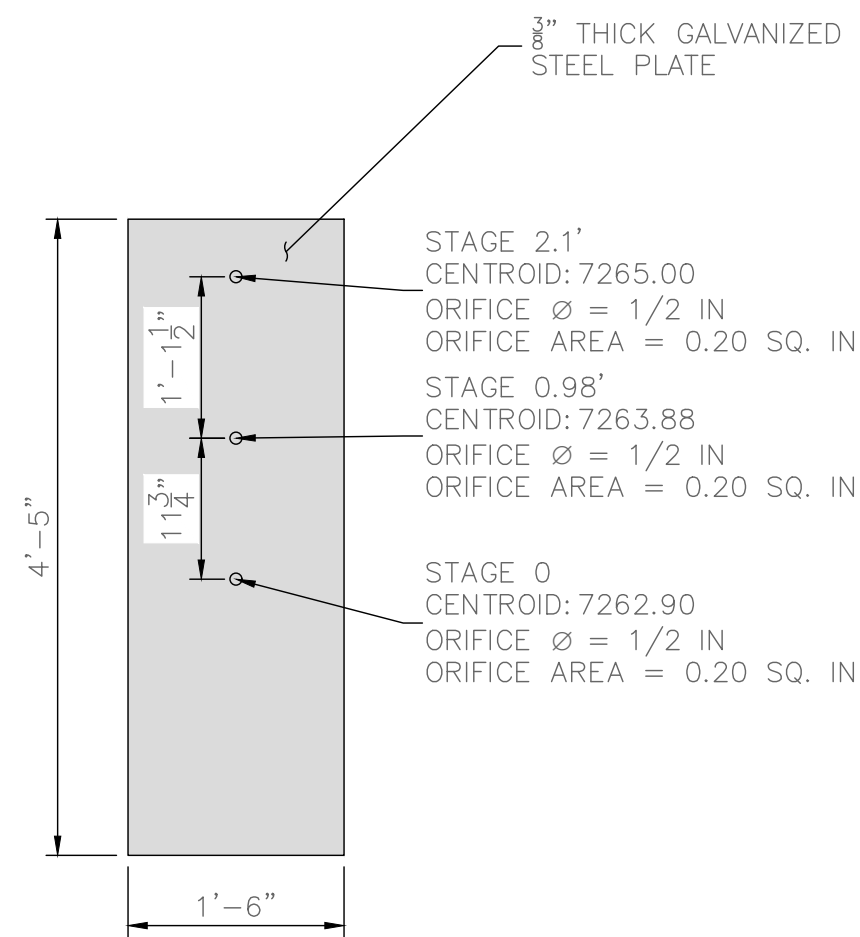
A A-A SECTION
SCALE: 3/4"=1'

B B-B SECTION
SCALE: 3/4"=1'



TRASH SCREEN AND PLATE
DETAIL (PLAN)
N.T.S.

TRASH SCREEN DETAIL
N.T.S.



ORIFICE PLATE DETAIL
SCALE: 3/4"=1'

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PREPARED FOR:
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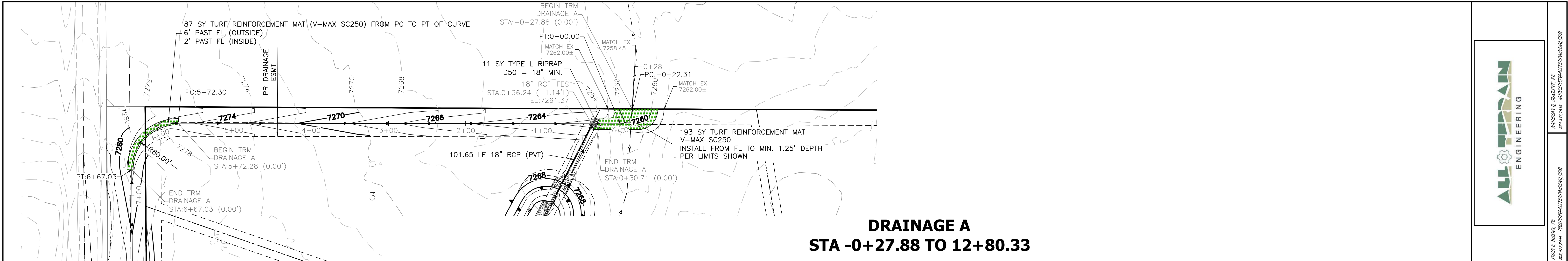
REV	DESCRIPTION	DATE

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REVIEW: NQJ
DATE: 8/10/2026
H-SCALE: 3/4" = 1'
V-SCALE: 3/4" = 1'

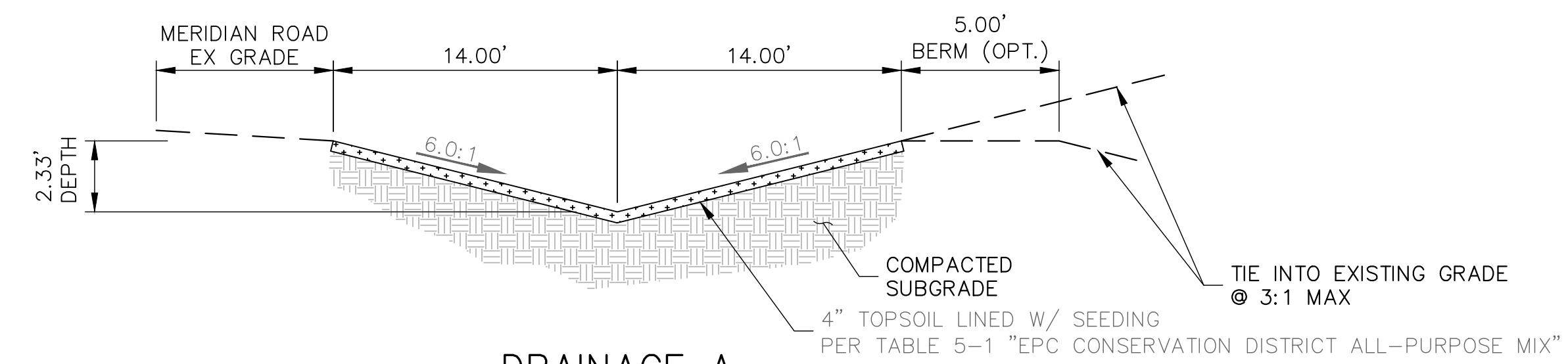
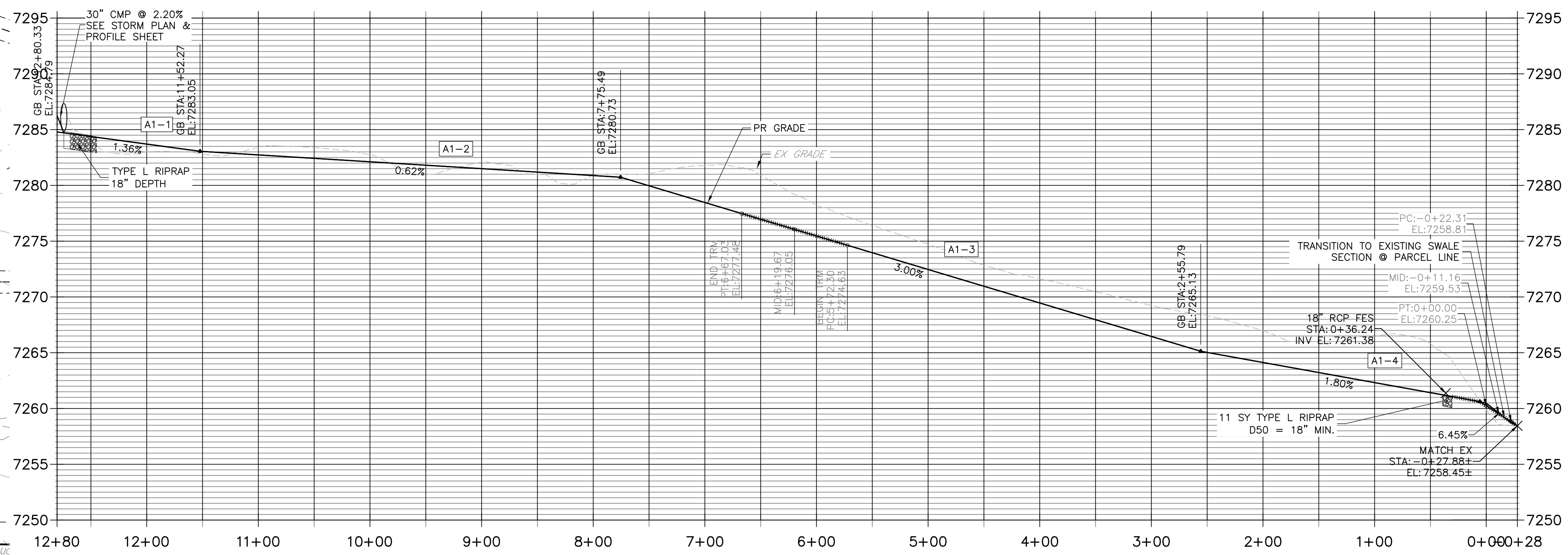
ANTLER RANGE FILING NO. 1

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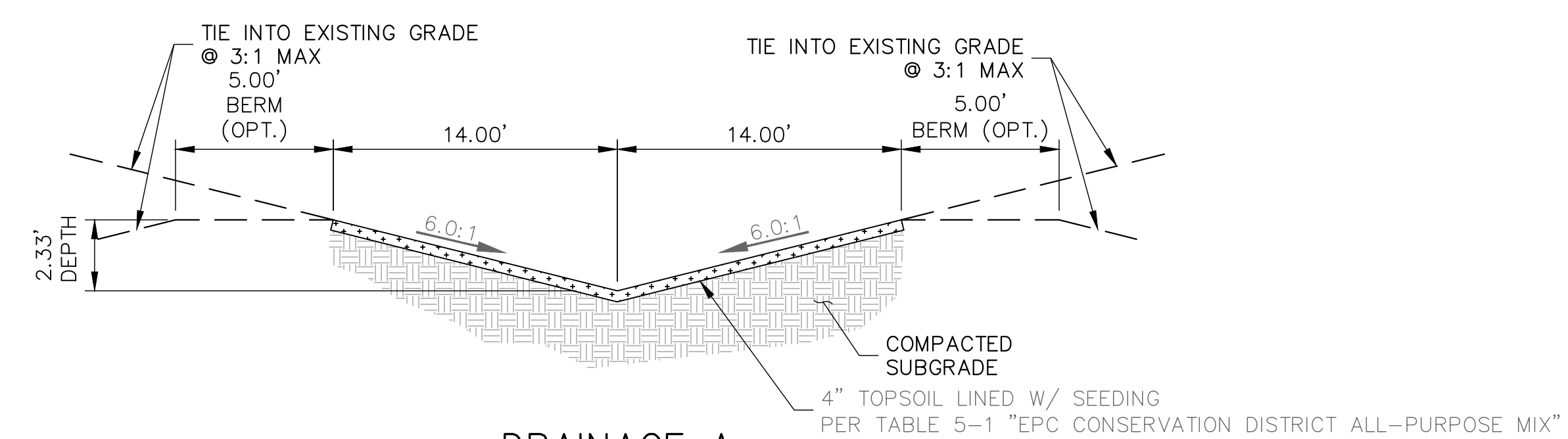
SHEET
13 OF 20



DRAINAGE A
STA -0+27.88 TO 12+80.33

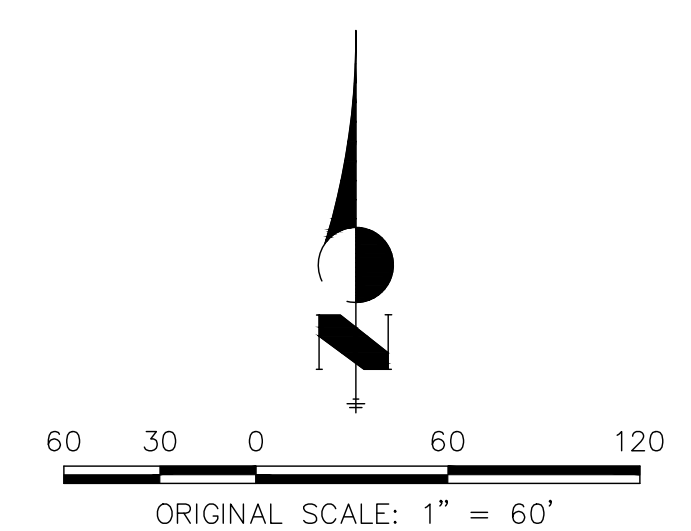


DRAINAGE A
ADJACENT TO MERIDIAN ROAD
SCALE: NTS



DRAINAGE A
ADJACENT TO FILING 1 NORTH PL
SCALE: NTS

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6/6/26 DATE

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REV	DESCRIPTION	DATE

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REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 60'
V-SCALE: 1" = 6'

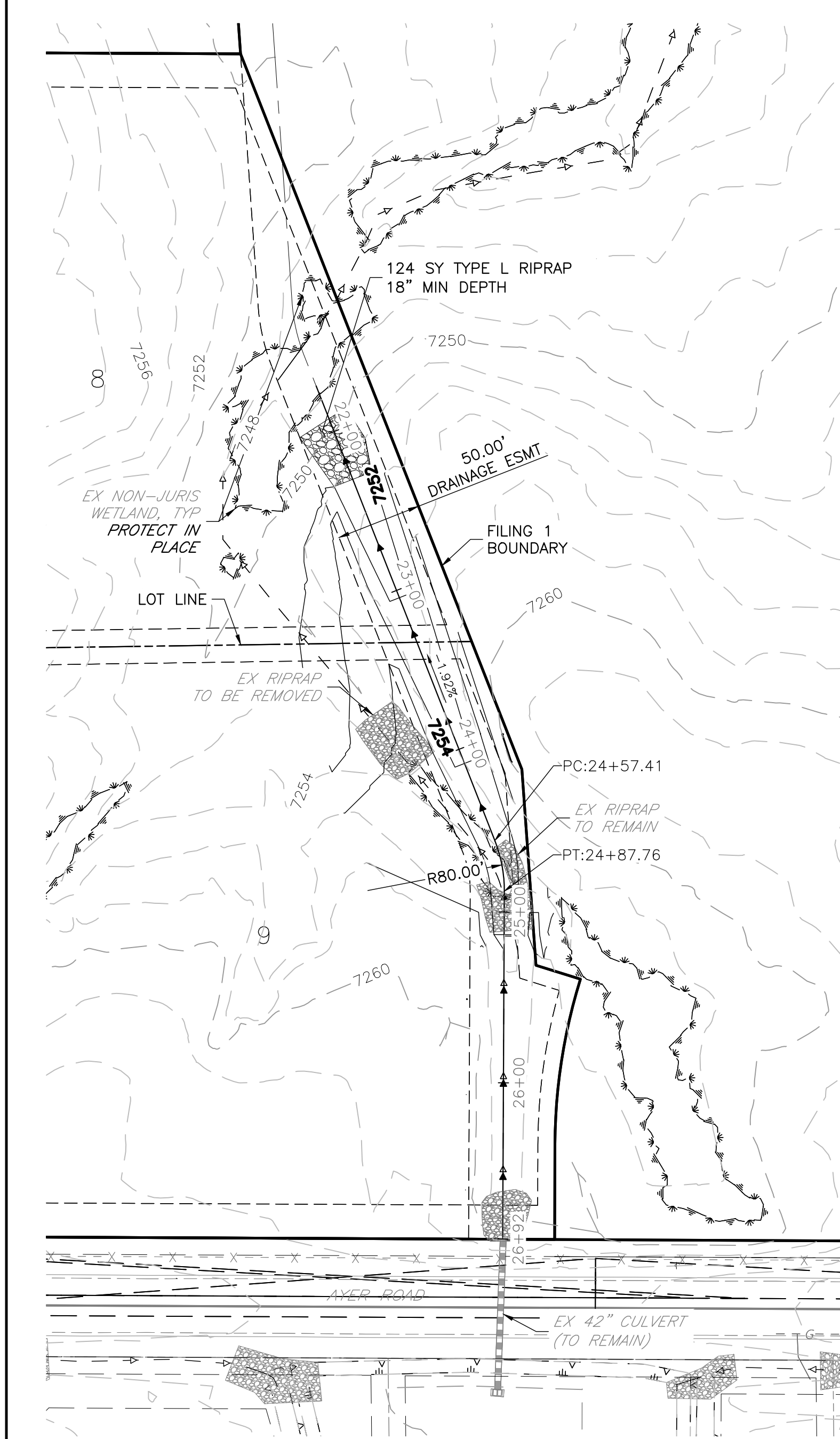
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14 OF 20

ANTLER RANGE FILING NO. 1

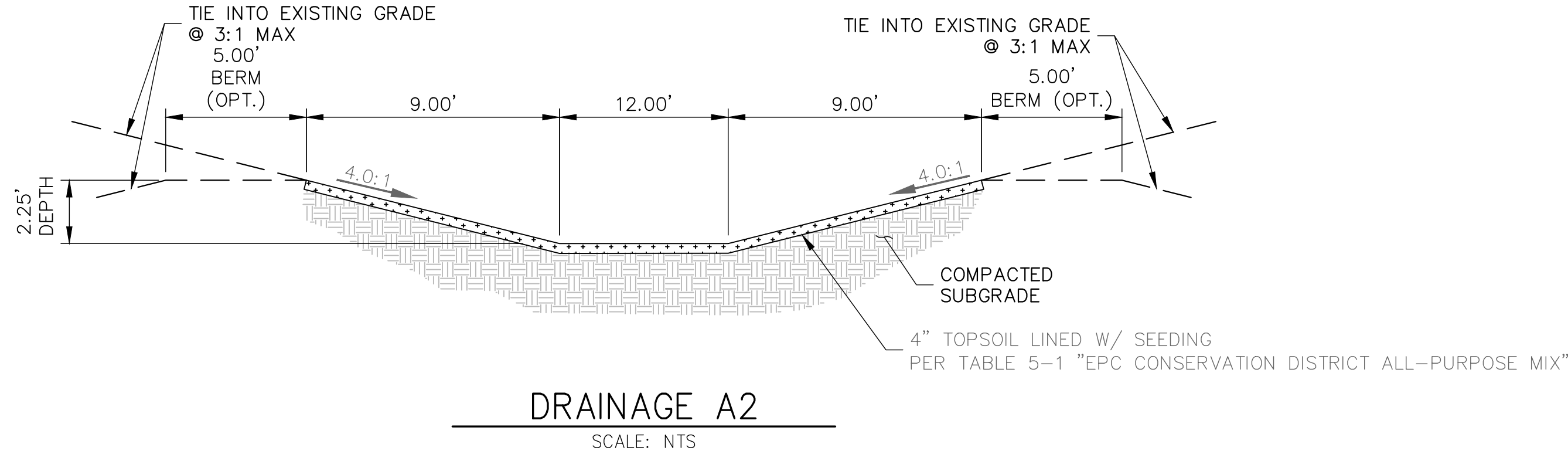
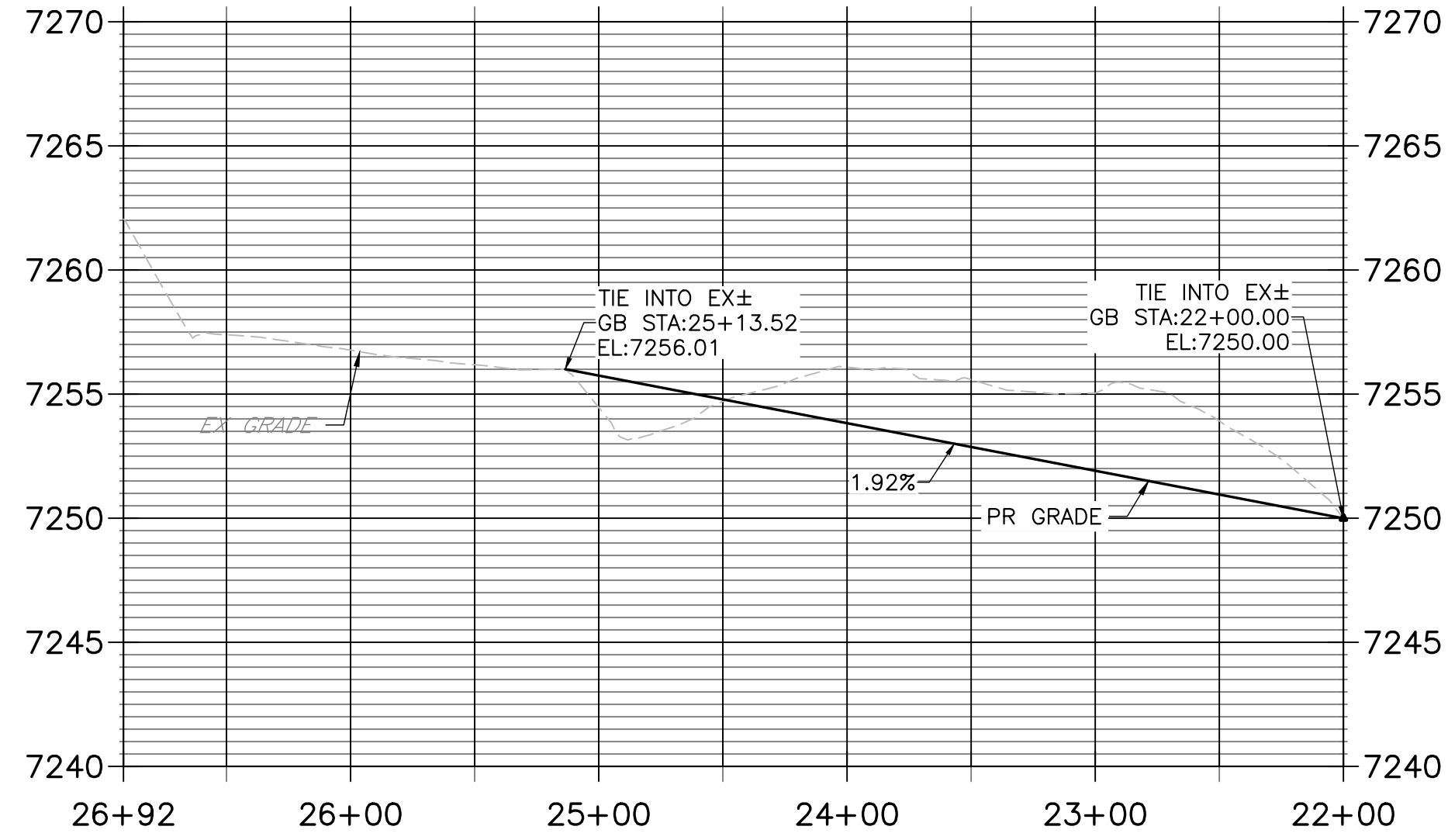
DRAINAGE A PLAN & PROFILE

JOE NO. 24031 LOCATION: EPC

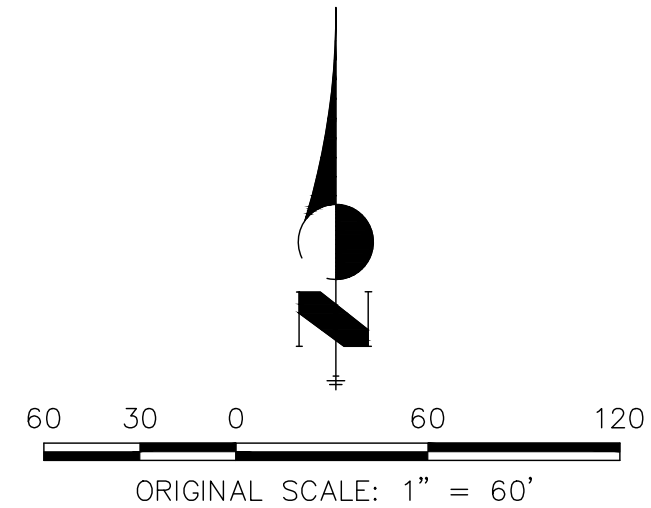
ALL TERRAIN ENGINEERING, LLC
54412
6/6/26
COLORADO REGISTERED PROFESSIONAL ENGINEER



DRAINAGE A-2
STA 22+00.00 TO 26+91.51



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6/6/26

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 60'
V-SCALE: 1" = 6'
SHEET
15 OF 20

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REV	DESCRIPTION	DATE

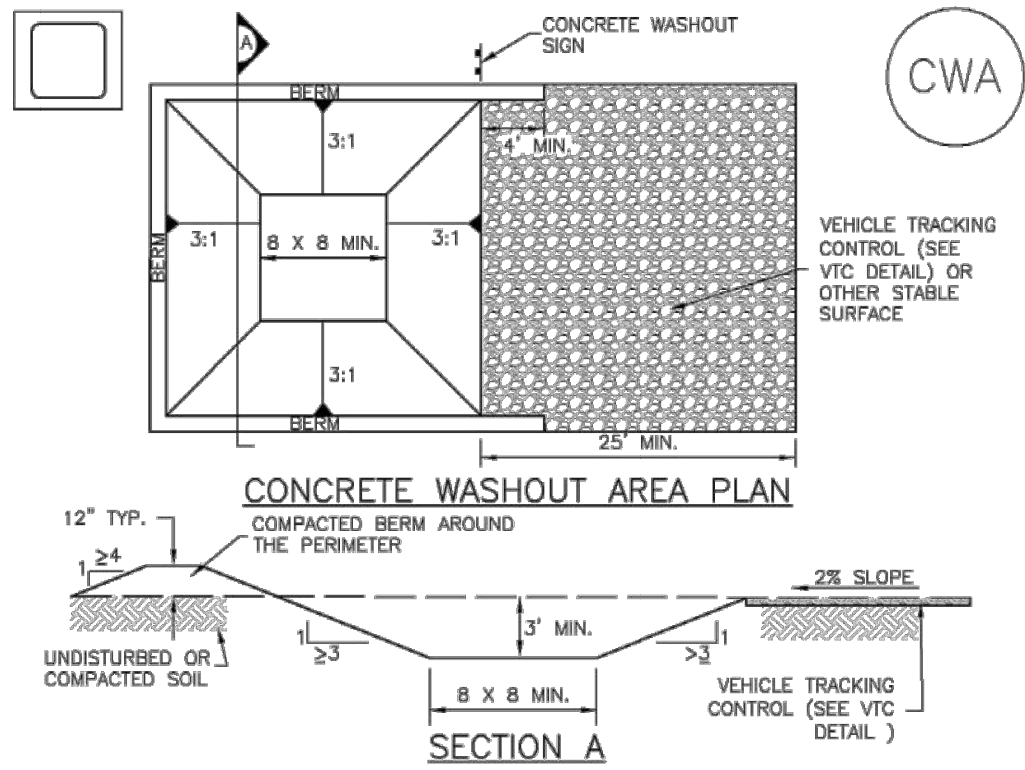
ANTLER RANGE FILING NO. 1

DRAINAGE A2 PLAN & PROFILE

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026
H-SCALE: 1" = 60'
V-SCALE: 1" = 6'
SHEET
15 OF 20

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 IMFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

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

CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

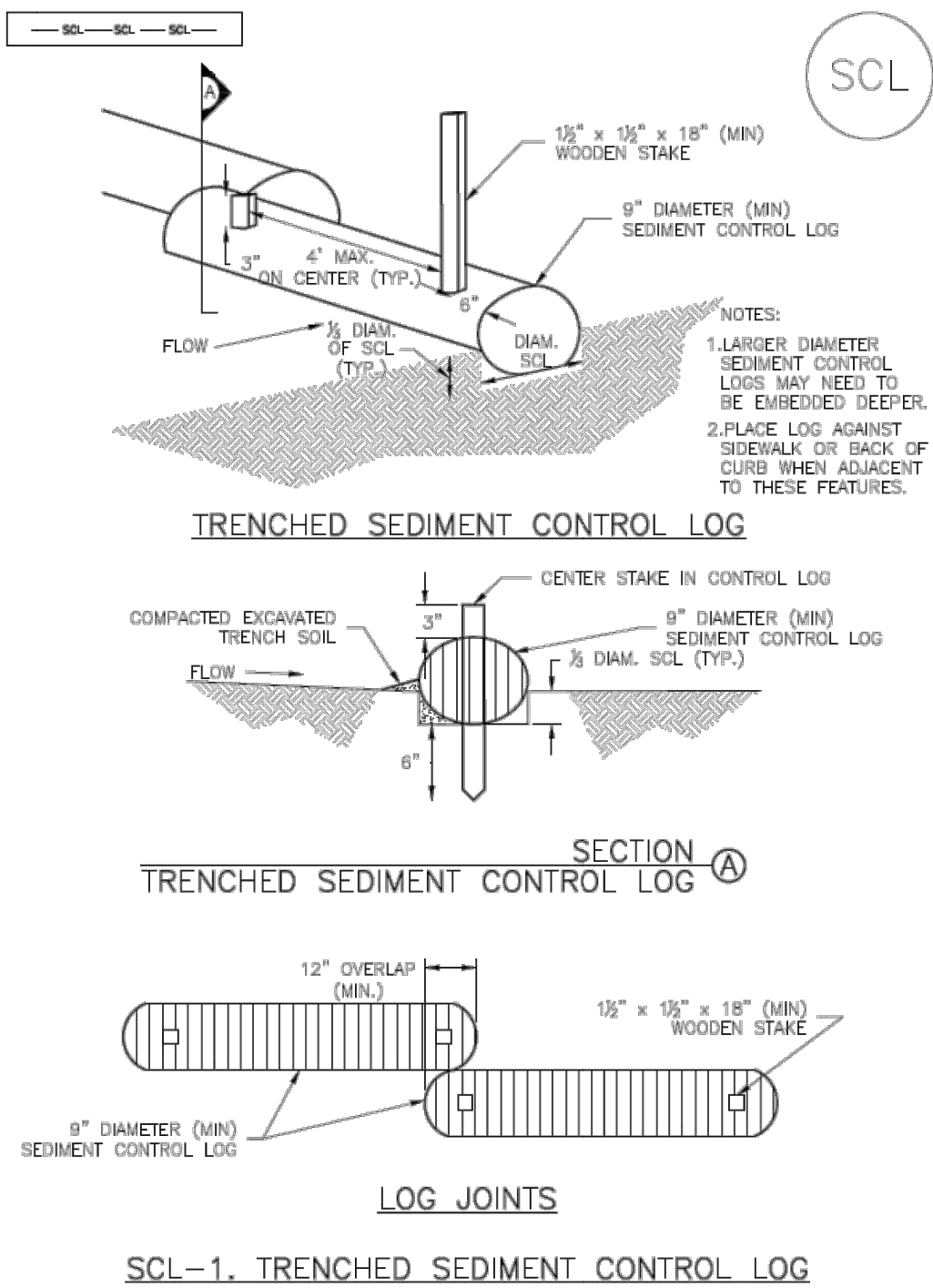
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS 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.
- (DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).
NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Sediment Control Log (SCL)

SC-2



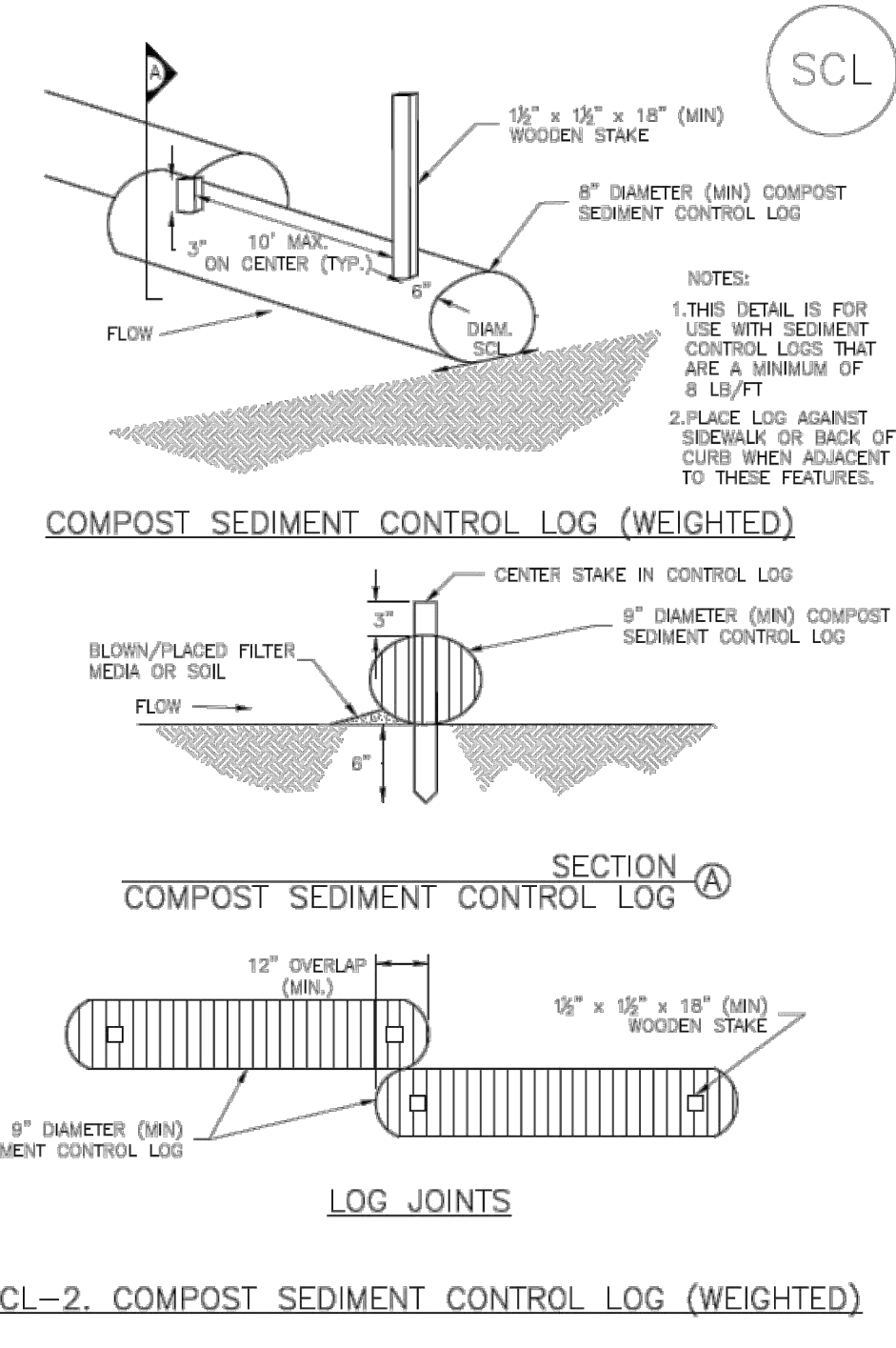
SCL-1. TRENCHED SEDIMENT CONTROL LOG

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

SCL-3

SC-2

Sediment Control Log (SCL)



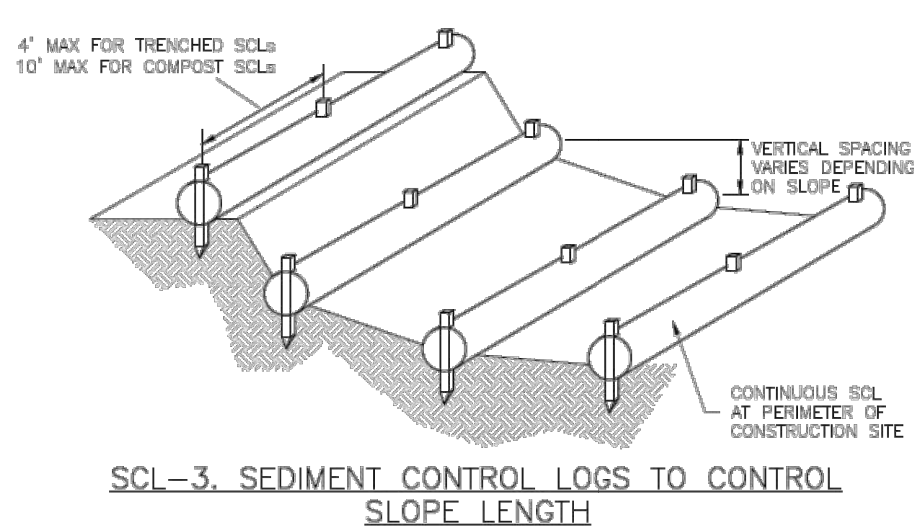
SCL-2. COMPOST SEDIMENT CONTROL LOG (WEIGHTED)

SCL-4 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2015

Sediment Control Log (SCL)

SC-2



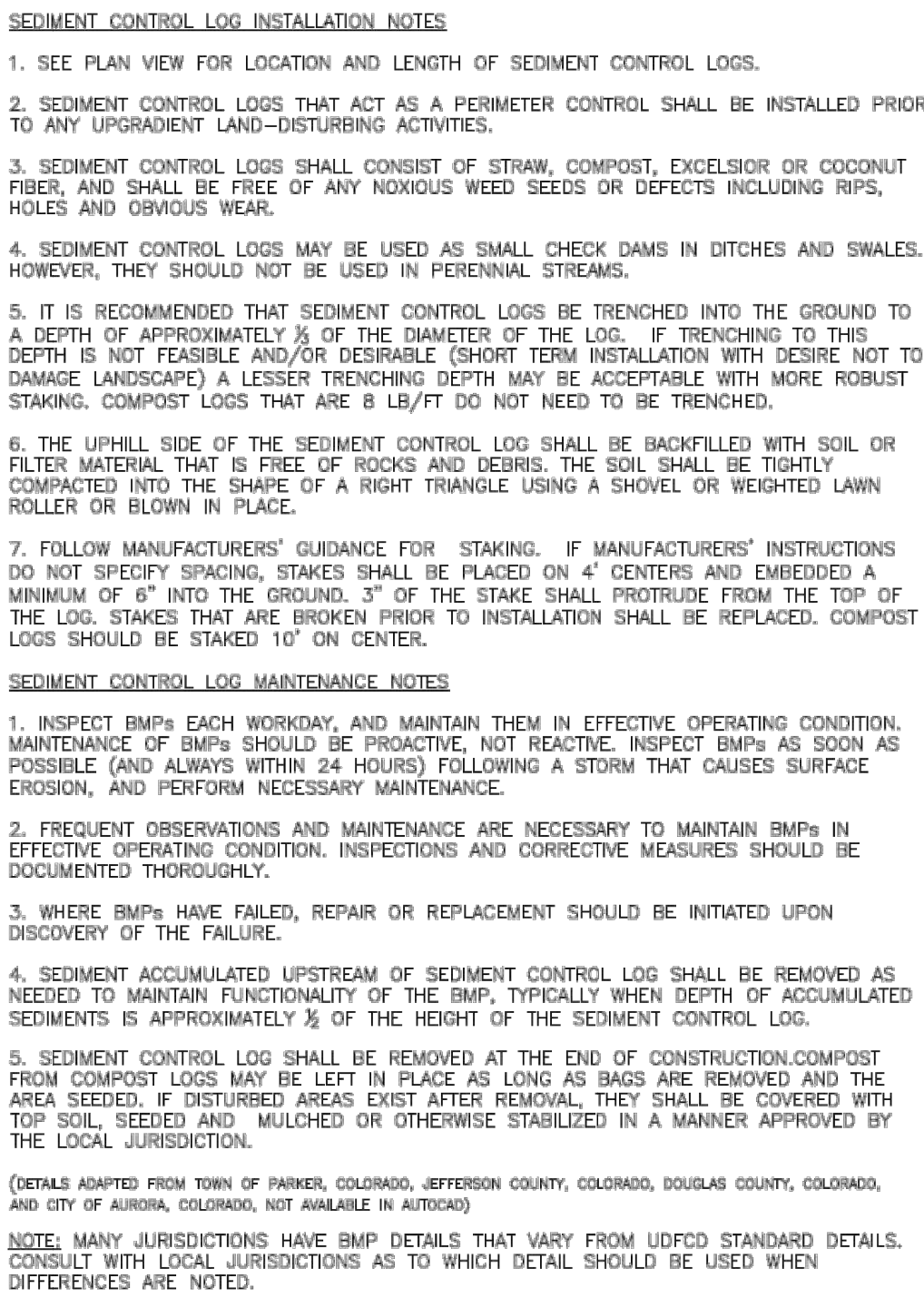
SCL-3. SEDIMENT CONTROL LOGS TO CONTROL SLOPE LENGTH

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

SCL-5

SC-2

Sediment Control Log (SCL)



SCL-6 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2015

ENGINEER'S STATEMENT

STANDARD DETAILS SHOWN WERE REVIEWED ONLY AS TO THEIR APPLICATION ON THIS PROJECT

RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

H-SCALE: NA

V-SCALE: NA

SHEET

17 OF 20

ANTLER RANGE FILING NO. 1

REV	DESCRIPTION	DATE

JOB NO: 24031 LOCATION: EPC

UNTIL SUCH TIME AS THESE
DRAWINGS ARE APPROVED BY THE
APPROPRIATE REVIEWING
AGENCIES, ALL TERRAIN
ENGINEERING APPROVES THEIR
USE ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

GRADING & EROSION CONTROL DETAILS

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

H-SCALE: NA

V-SCALE: NA

SHEET

17 OF 20

REV	DESCRIPTION	DATE

JOB NO: 24031 LOCATION: EPC

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GRADING & EROSION CONTROL DETAILS

DESIGN: REB
REVIEW: NQJ
DATE: 6/5/2026

H-SCALE: NA

V-SCALE: NA

SHEET

17 OF 20

MATERIAL PROPERTY DATA SHEET



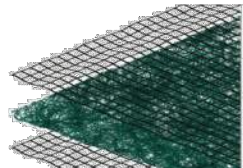
P300™

Permanent • Double Net • Poly-Fiber Matrix •
Turf Reinforcement Mat

DESCRIPTION

P300 Turf Reinforcement Mat (TRM) is composed of 100% synthetic green fibers mechanically (stitch) bound between two UV stabilized, synthetic nets. Stitching is secured on two-inch centers using UV stabilized, synthetic thread. P300 is a permanent, three-dimensional TRM that provides immediate erosion protection and long-term turf reinforcement and is intended for applications requiring erosion protection for greater than thirty-six months.

Each roll of P300 is made in the USA and manufactured under Western Green's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness.



Material Content	
Matrix	Synthetic Fibers

Netting Top Net: Mediumweight, UV stable
Bottom Net: Mediumweight, UV stable

Thread Synthetic, UV Stable

Standard Roll Sizes

Width	8 ft (2.4 m)	16 ft (4.9 m)
Length	112 ft (34.0 m)	112 ft (34.0 m)
Weight ± 10%	75 lb (34.0 kg)	150 lb (68.0 kg)
Area	100 sq (83.6 m²)	200 SQ (167.0 m²)

Material available in custom roll sizes

Approvals & Classification

Classification FHWA: Type 5-C / ECTC: 5-D

TTT Approvals Class 2 Type H

NTPEP Number ECP-2020-01-15

Disclaimer: The information contained herein may represent product index data, performance ratings, bench scale testing or other material utility quantifications. Each representation may have unique utility and limitations. Every effort has been made to ensure accuracy; however, no warranty is claimed and no liability shall be assumed by Western Green or its affiliates regarding the completeness, accuracy or the need of these values for any particular application or interpretation. While testing methods are provided for reference, values shown may be derived from interpolation or adjustment to be representative of intended use. For further information, please feel free to contact Western Green.

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Evansville, IN 47725 • (800) 772-2040

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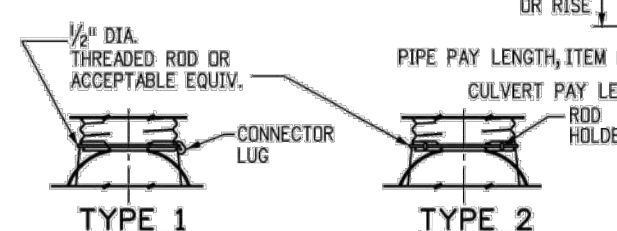
Rev. 4.2023

Scan for additional and updated product information,
or click [here](#).



PIPE DIA.	THICKNESS	DIMENSIONS					
		A	B	H	L	W	T
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
84	0.109	18	42	12	87	132	154
							160

FLEXIBLE ROUND PIPE



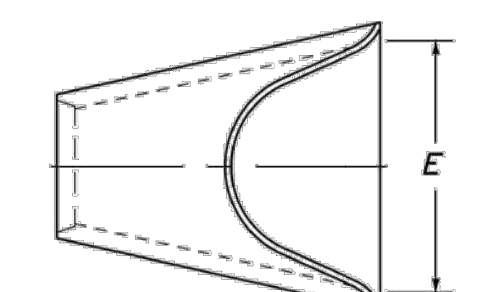
FOR 18 IN. THRU 24 IN. ROUND PIPE WITH ANNUAL CORRUGATIONS, NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

FOR 30 IN. THRU 36 IN. ROUND PIPE WITH ANNUAL CORRUGATIONS, NOT TO BE USED ON HELICALLY-FORMED PIPE UNLESS RECORRUGATED.

FOR 42 IN. THRU 84 IN. ROUND PIPE WITH ANNUAL CORRUGATIONS AND ALL SIZES WITH HELICA CORRUGATIONS AND FOR ALL METAL PIPE ARCH CULVERTS, SHOP ATTACH A 24 IN. MIN. LENGTH OF ANNUAL PIPE WITH GALV. RIVETS OR BOLTS, SPOT WELDS OR 2 IN. LONG SKIP WELDS ON 8 IN. CTRS. REPAIR BURNT GALVANIZING IN ACCORDANCE WITH SUBSECTION 707.02.

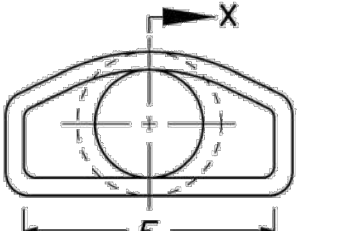
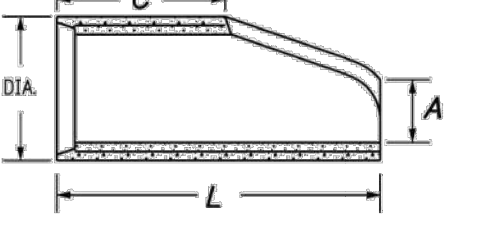
TYPICAL CONNECTIONS

END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES



PIPE DIA.	DIMENSIONS			
	A	C	L	E
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE



SECTION X-X

END VIEW

END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE

Computer File Information	
Creation Date:	07/31/19
Designer Initials:	JBK
Last Modification Date:	07/31/19
Detailer Initials:	LTA
CAD Ver:	MicroStation V8
Scale:	Not to Scale
Units:	English

Sheet Revisions

Date:	Comments:
(R-2)	
(R-3)	
(R-2)	
(R-2)	

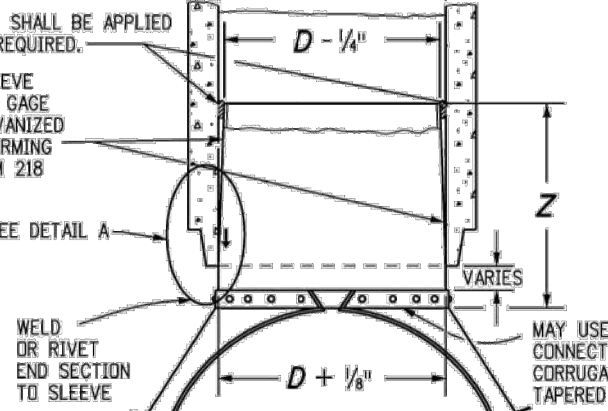
Colorado Department of Transportation

2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK



STEEL END SECTION FOR CONCRETE CIRCULAR PIPE

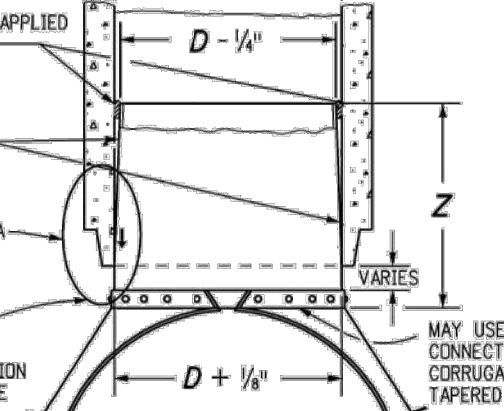
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D	Z (MIN)
18 - 24	12
30 AND 36	16
42 AND LARGER	24

STEEL END SECTION FOR CONCRETE CIRCULAR PIPE

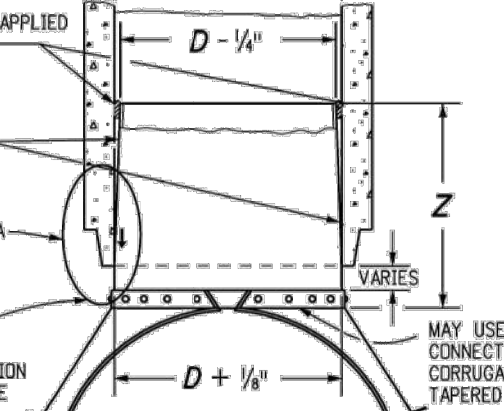
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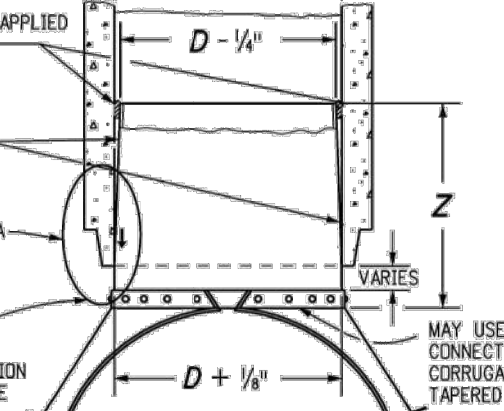
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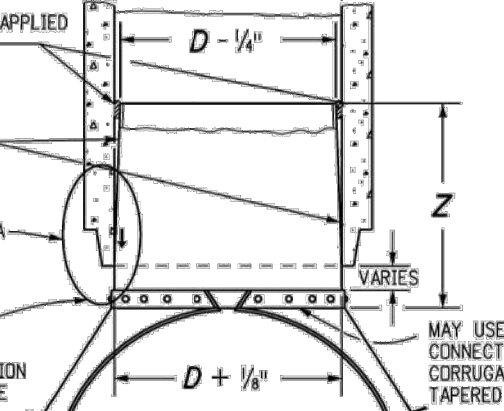
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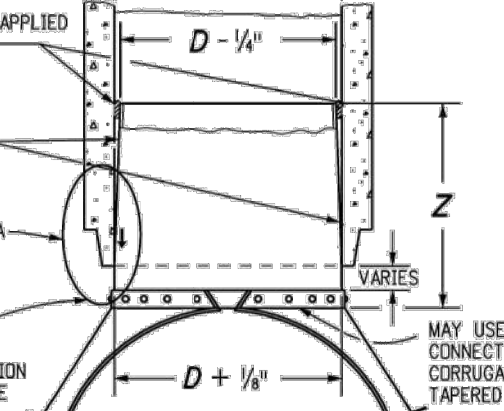
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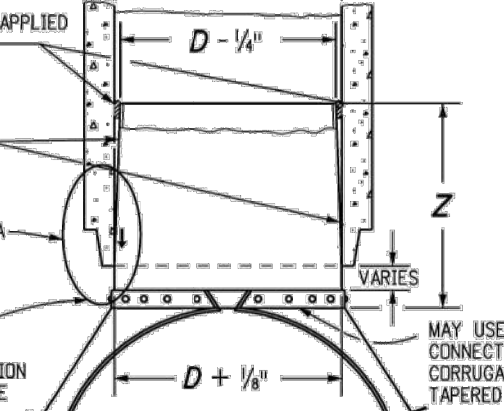
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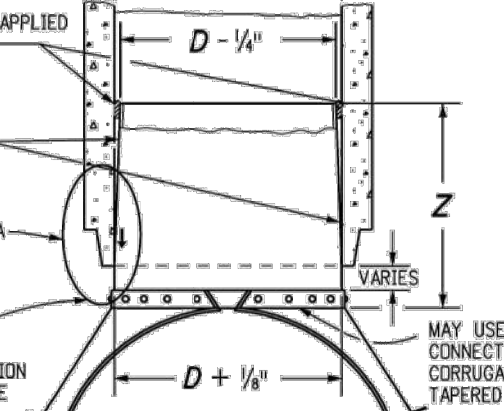
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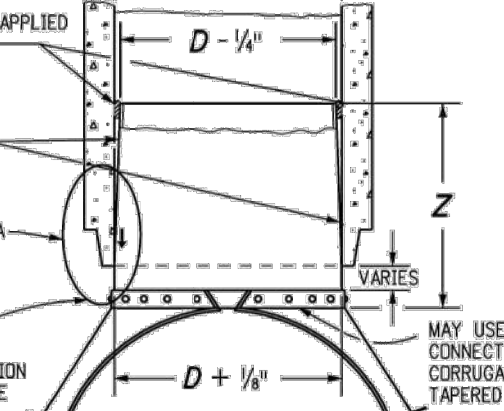
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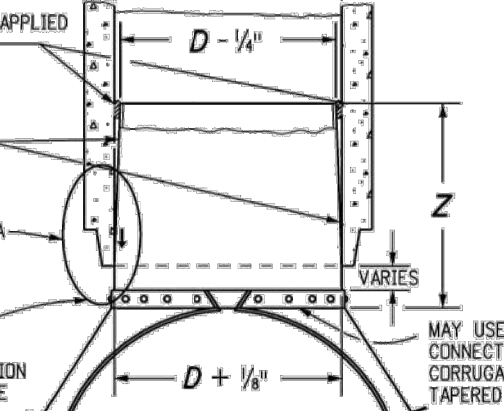
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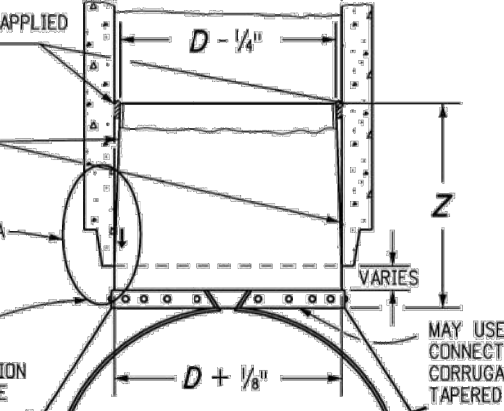
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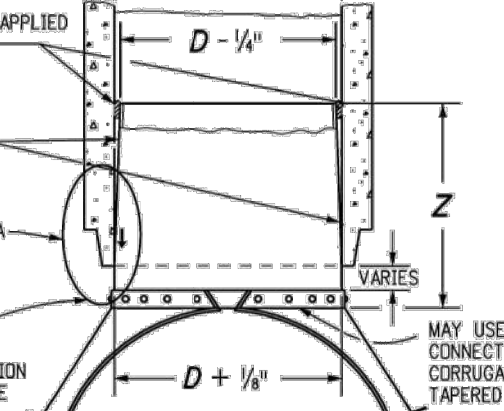
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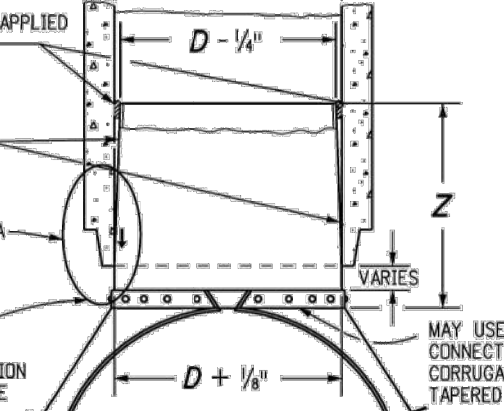
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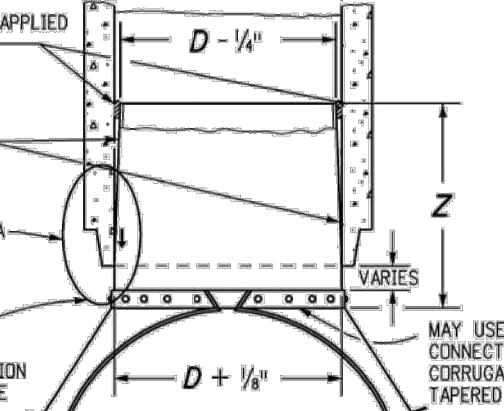
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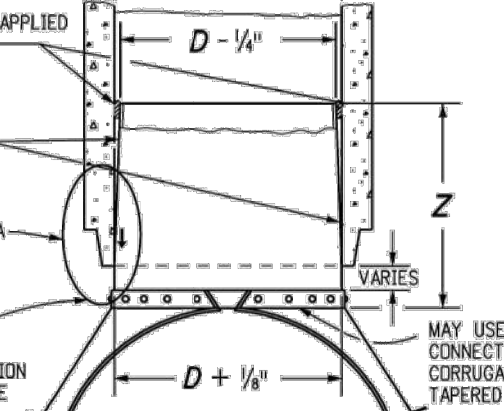
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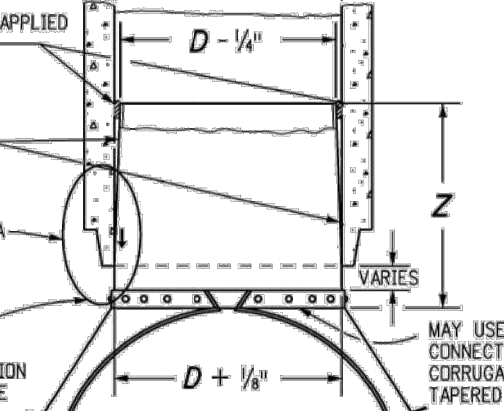
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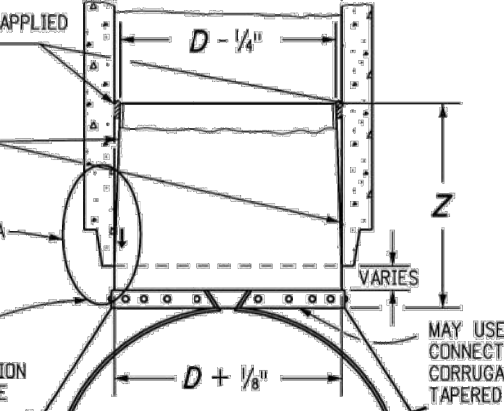
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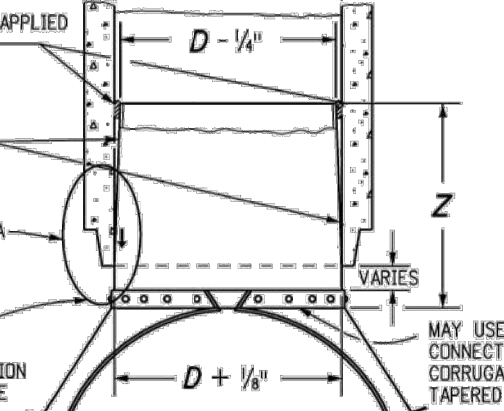
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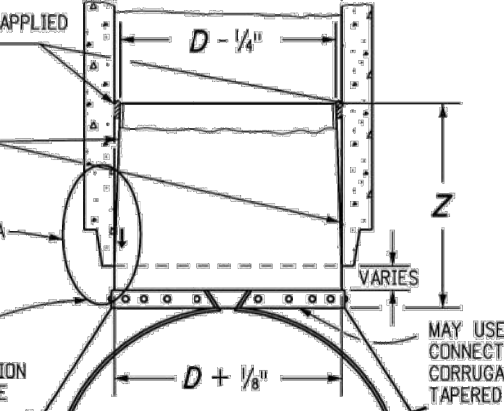
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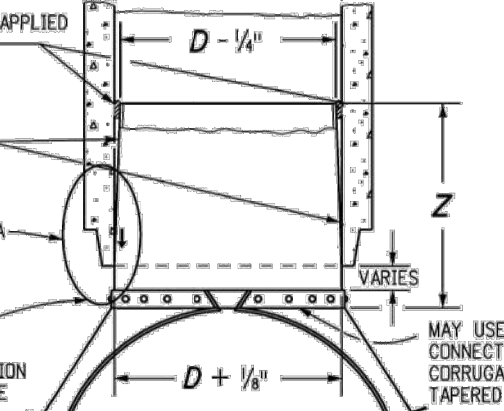
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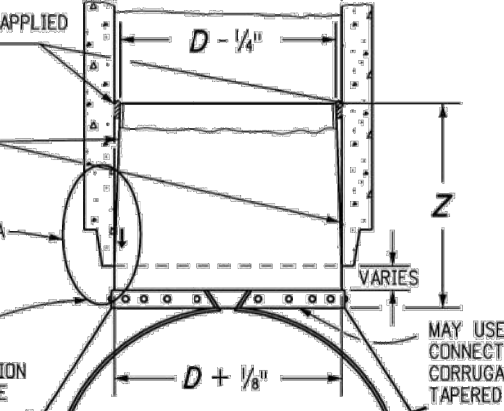
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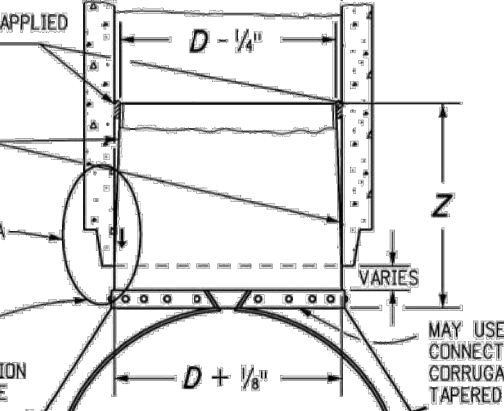
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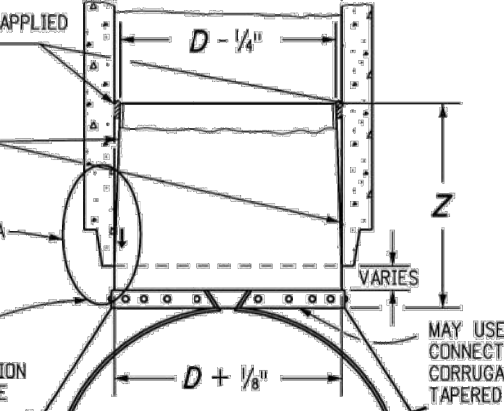
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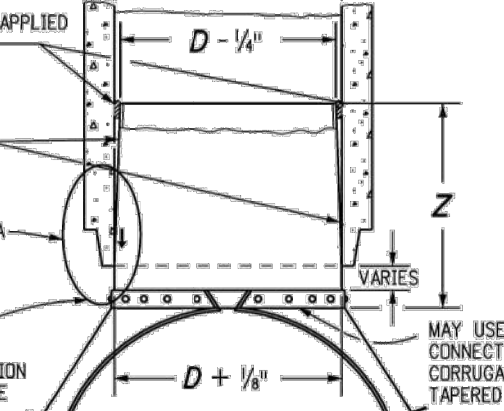
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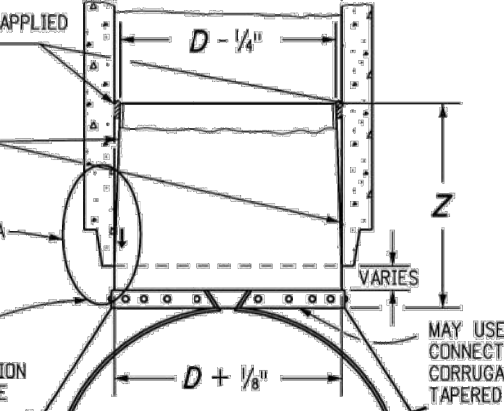
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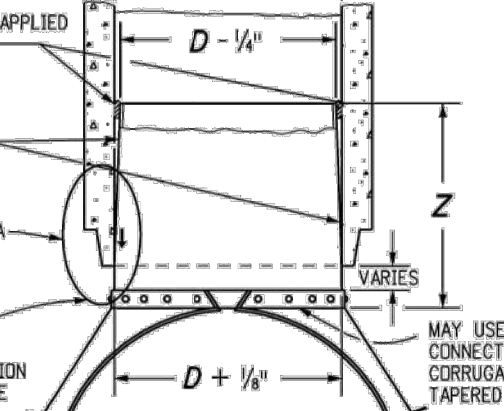
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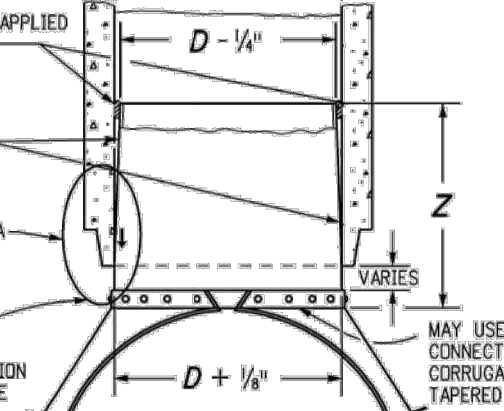
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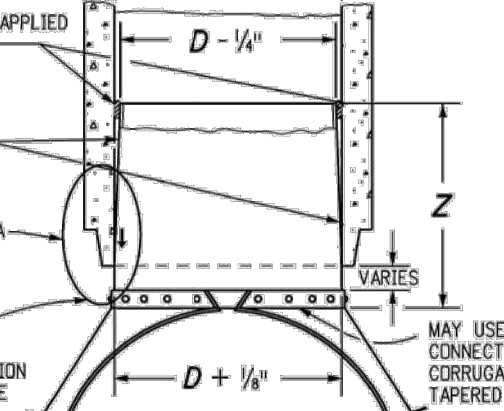
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