

ANTLER RANGE FILING NO. 1

EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- 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.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- 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.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DPW AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

ABBREVIATIONS:

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



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
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14	-	DRAINAGE A PLAN & PROFILE
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20	-	CONSTRUCTION DETAILS
20	-	TOTAL SHEETS

the TIS indicates that striping is needed on Ayer Rd, please include a signing and striping sheet.

CONTACTS:

OWNER/DEVELOPER	ANTLER RANGE LLC PO BOX 38939 COLORADO SPRINGS, CO 80937 ATTN: GRANT LANGDON (602) 957-0966
ENGINEER	ALL TERRAIN ENGINEERING LLC 1004 W VAN BUREN ST COLORADO SPRINGS, CO 80907 ATTN: RYAN BURNS
SURVEYOR	EDWARD JAMES SURVEYING, INC. 926 ELKTON DRIVE COLORADO SPRINGS, CO 80907 (719) 576-1216
EL PASO COUNTY	EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110 COLORADO SPRINGS CO 80910
FIRE PROTECTION	FALCON FIRE PROTECTION DISTRICT 7030 OLD MERIDIAN ROAD PEYTON, CO 80831 (719) 495-4050
ELECTRIC	MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN ROAD FALCON, CO 80831
GAS	BLACK HILLS ENERGY 105 S VICTORIA AVENUE PUEBLO, CO 81003

EL PASO COUNTY STATEMENT

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.

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

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

JOSHUA J. PALMER P.E. _____ DATE _____

COUNTY ENGINEER/ECM ADMINISTRATOR

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

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 _____ DATE _____

ANTLER RANGE LLC
PO BOX 38939
COLORADO SPRINGS, 80937



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	DESCRIPTION

ANTLER RANGE FILING NO. 1

COVER SHEET

DESIGN: REB
REVIEW: NOJ
DATE: 02/23/2026

H-SCALE: 1"=1000'
V-SCALE: NA

SHEET
1 OF 20



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.



RYAN E. BURNS, P.E.
54412
COLORADO PROFESSIONAL ENGINEERING BOARD

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

Table with columns: JOB NO., LOCATION, EPC, DATE, REV, DESCRIPTION

ANTLER RANGE FILING NO. 1
LEGEND

DESIGN: REB
REVIEW: NJQ
DATE: 02/23/2026
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'
SHEET 2 OF 20

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 FINAL 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

TRAFFIC

Table with columns: EXISTING, PROPOSED. Items include TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, SIGN, STREET LIGHT, STREET LIGHT - SINGLE, STREET LIGHT - DOUBLE, LUMINAIRE.

LANDSCAPE

Table with columns: EXISTING, PROPOSED. Items include TREE - CONIFEROUS, TREE - DECIDUOUS, SHRUB/BUSH, SHRUBS AND BUSHES, IRRIGATION BOX, IRRIGATION SPRINKLER, IRRIGATION VALVE, BOLLARD, FLAGPOLE.

UTILITY SYMBOLS

Table with columns: EXISTING, PROPOSED. Items include SANITARY LINE MARKER, SERVICE MARKER, CLEAN-OUT, MANHOLE.

Table with columns: EXISTING, PROPOSED. Items include WATER 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.

Table with columns: EXISTING, PROPOSED. Items include GAS MARKER, SERVICE MARKER, METER.

Table with columns: EXISTING, PROPOSED. Items include DRY UTILITIES 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.

Table with columns: EXISTING, PROPOSED. Items include MISC. UTILITIES VENT PIPE, TEST HOLE DESIGNATOR.

PLANOMETRICS

Table with columns: EXISTING, PROPOSED. Items include SECTION LINE, RIGHT-OF-WAY, PARCEL LINE, EASEMENT LINE, BOUNDARY LINE, CENTER LINE.

CONSTRUCTION

Table with columns: EXISTING, PROPOSED. Items include 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

Table with columns: EXISTING, PROPOSED. Items include CONTOUR INTERMEDIATE, CONTOUR INDEX, TOP OF SLOPE, TOE OF SLOPE, CUT/FILL BOUNDARY, LIMITS OF GRADING, LIMITS OF DISTURBANCE.

UTILITIES

Table with columns: EXISTING, PROPOSED. Items include 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

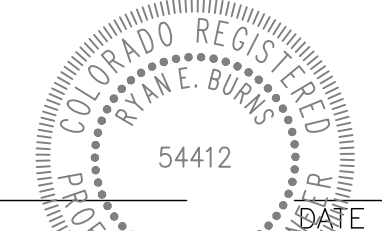
Table with columns: EXISTING, PROPOSED. Items include BASE FLOOD ELEVATION, 100-YR FLOOD PLAIN, 500-YR FLOOD PLAIN, FLOODWAY, SWALE/DITCH, THALWEG (STREAM/CREEK), LIMITS OF WETLANDS, EDGE OF WATER, SILT FENCE, CONSTRUCTION FENCE/MARKERS.

UTILITY SYMBOLS

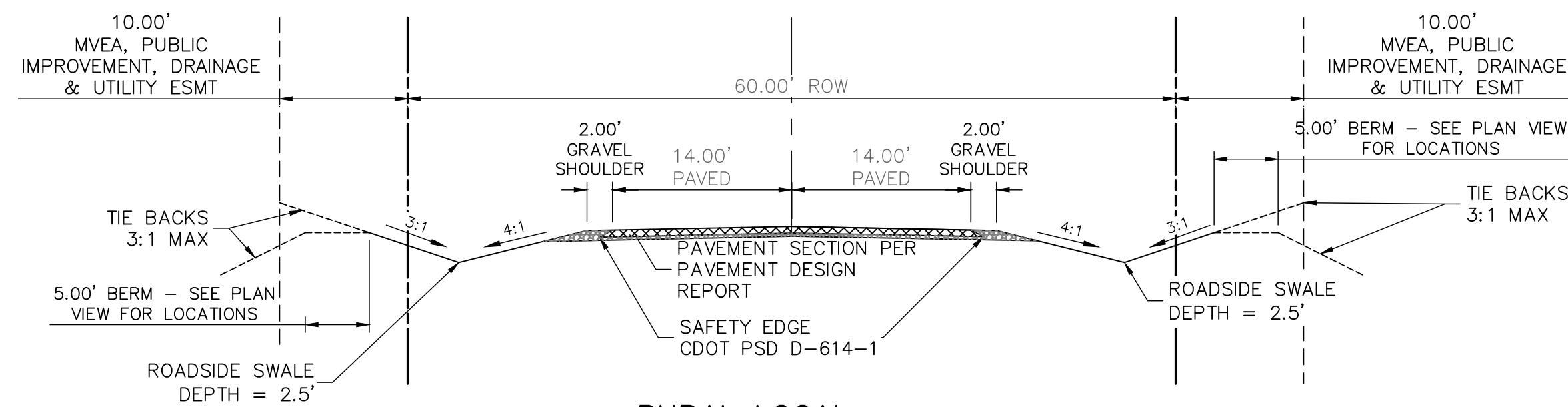
Table with columns: EXISTING, PROPOSED. Items include STORM SEWER, MANHOLE, STORM INLET, AREA INLET - SQUARE, AREA INLET - ROUND, FLARED END SECTION.

ENGINEER'S STATEMENT

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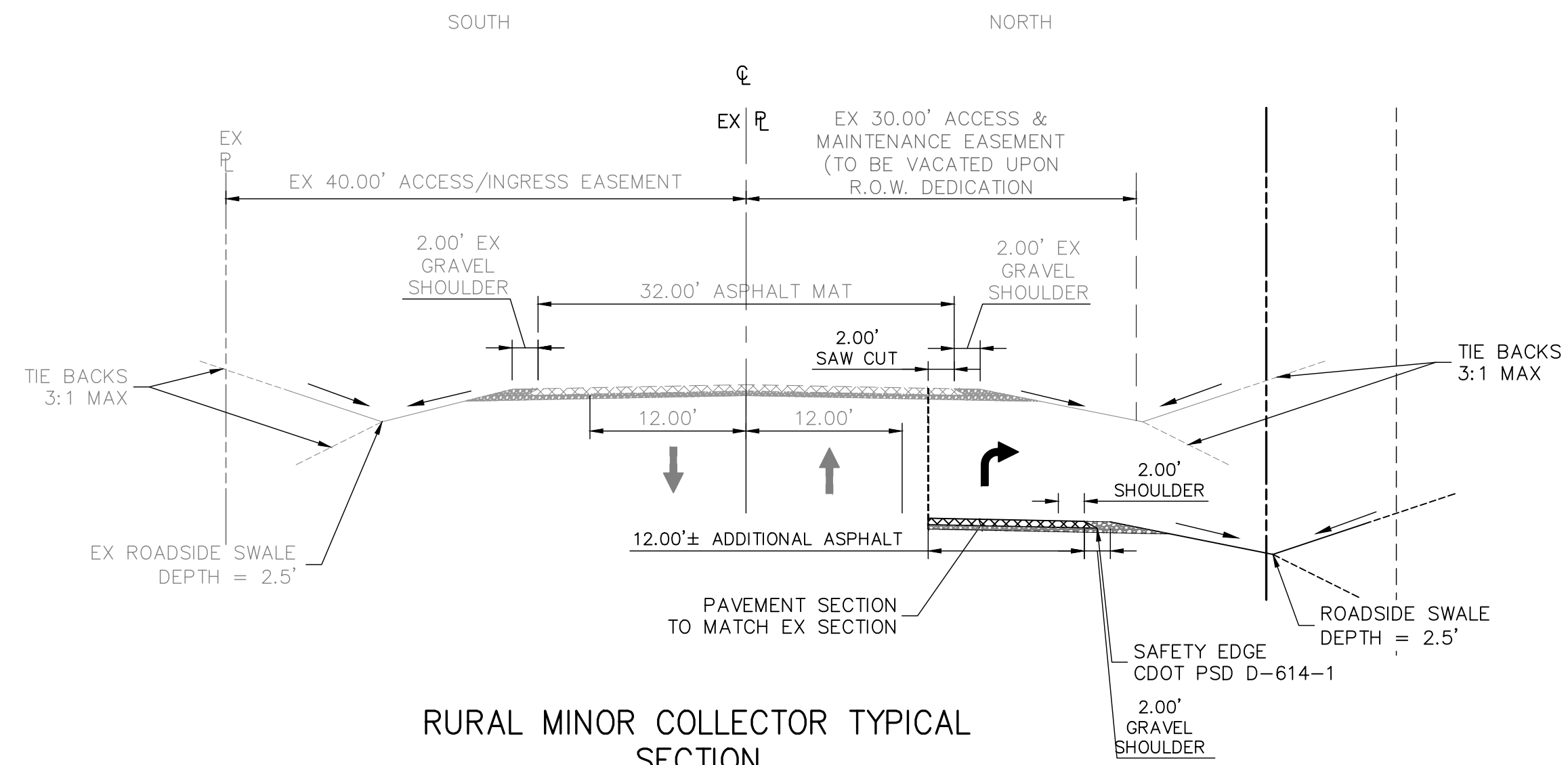


RYAN E. BURNS, P.E.
COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



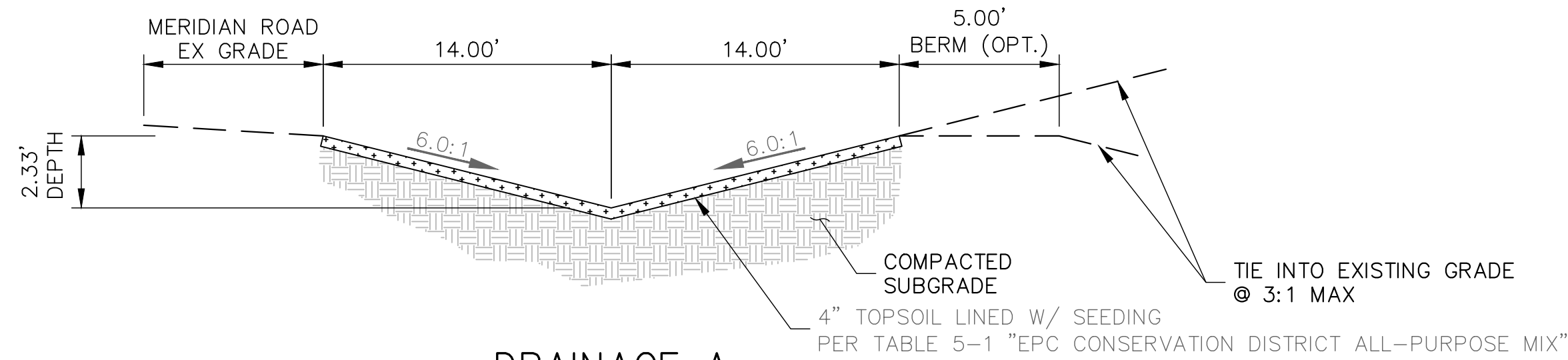
RURAL LOCAL TYPICAL SECTION

- SCALE: NTS
1. ROAD(S), BROKEN ANTLER COURT
 2. POSTED SPEED = 25 MPH
 3. DESIGN SPEED = 30 MPH



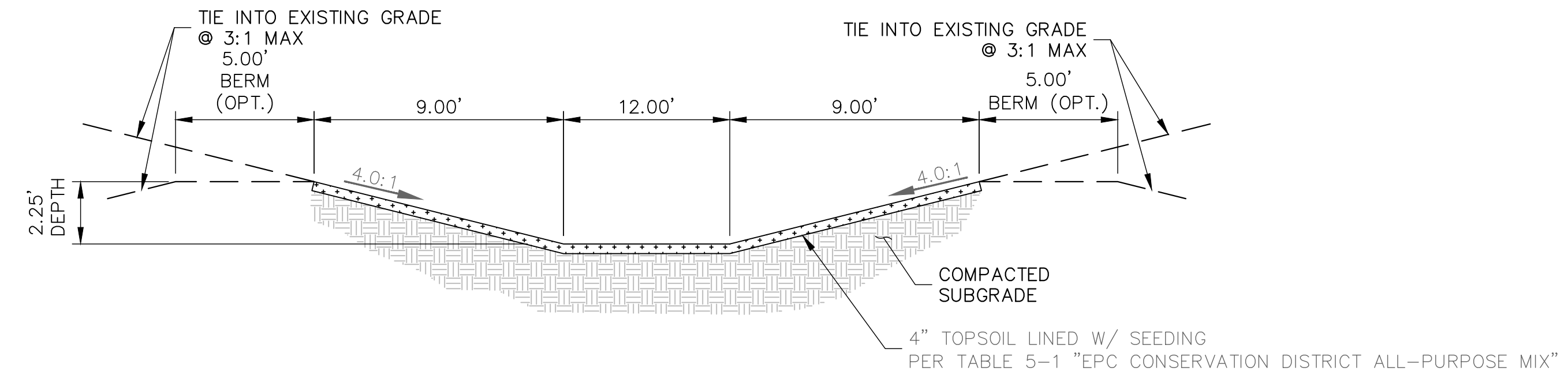
RURAL MINOR COLLECTOR TYPICAL SECTION

- 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



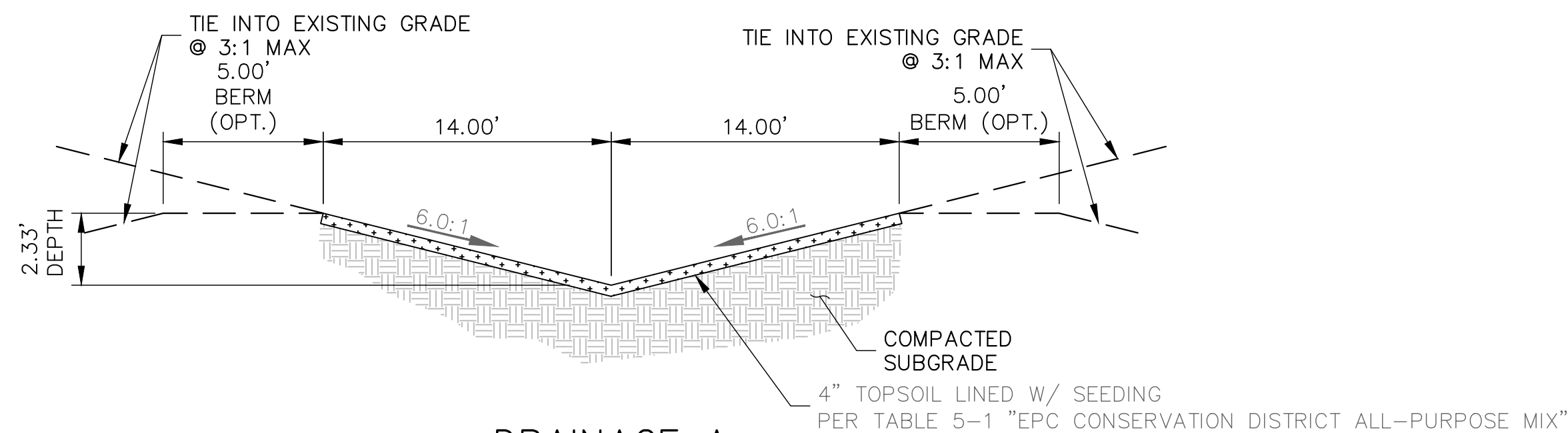
DRAINAGE A ADJACENT TO MERIDIAN ROAD

SCALE: NTS



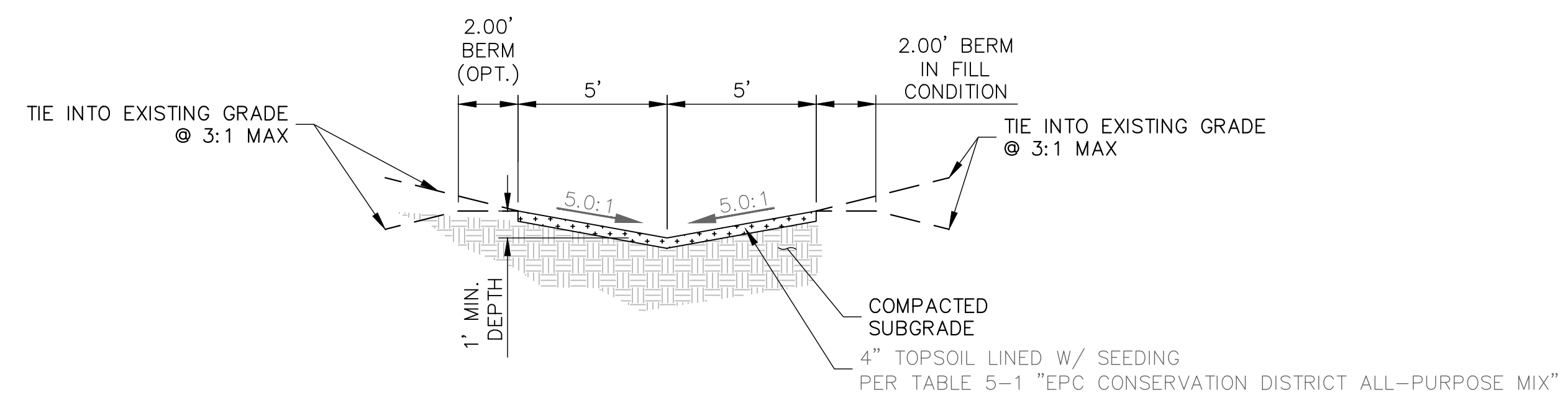
DRAINAGE A2

SCALE: NTS



DRAINAGE A ADJACENT TO FILING 1 NORTH PL

SCALE: NTS



POND A SPILLWAY SWALE

SCALE: NTS

Please use the updated signing and striping notes

Signing and Striping Notes:

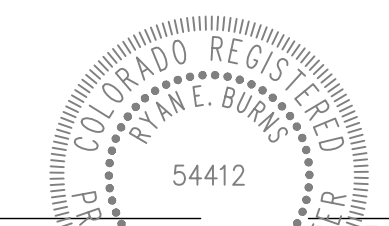
1. All signs and pavement markings shall be in compliance with the current Manual on Uniform Traffic Control Devices (MUTCD).
2. Removal of existing pavement markings shall be accomplished by a method that does not materially damage the pavement. The pavement markings shall be removed to the extent that 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 Department of Public Works (DPW).
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the FHWA Standard Highway Signs: 2004 Edition with 2012 Supplement. Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum diamond grade retroreflective sheeting that meets ASTM D4956 Type XI sheeting requirements.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.125" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long. Crosswalks shall be in-laid in accordance with Section 627 of the 2025 CDOT Standard Specification for Road and Bridge Construction.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal lines shall be a minimum 18 mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14. All signs shall be placed in accordance with CDOT Standard S-614-1 or MUTCD Figure 2A-2.
15. The contractor shall notify El Paso County DPW - Inspections (719) 520-6819 prior to and upon completion of signing and striping.
16. The contractor shall obtain a work in the right of way permit from the El Paso County DPW prior to any signage or striping work within an existing El Paso County roadway.

GENERAL CONSTRUCTION NOTES:

1. 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.
2. 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.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. 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.
5. 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).
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO EPC ECM APPENDIX K - 1.2C.
7. ALL INTERSECTION ACCESSSES 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.
8. 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.
9. 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.

ENGINEER'S STATEMENT

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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
G@GLANGDON.COM

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DATE	DESCRIPTION

ANTLER RANGE FILING NO. 1

DESIGN: REB
REVIEW: NJQ
DATE: 02/23/2026

H-SCALE: 1" = 50'

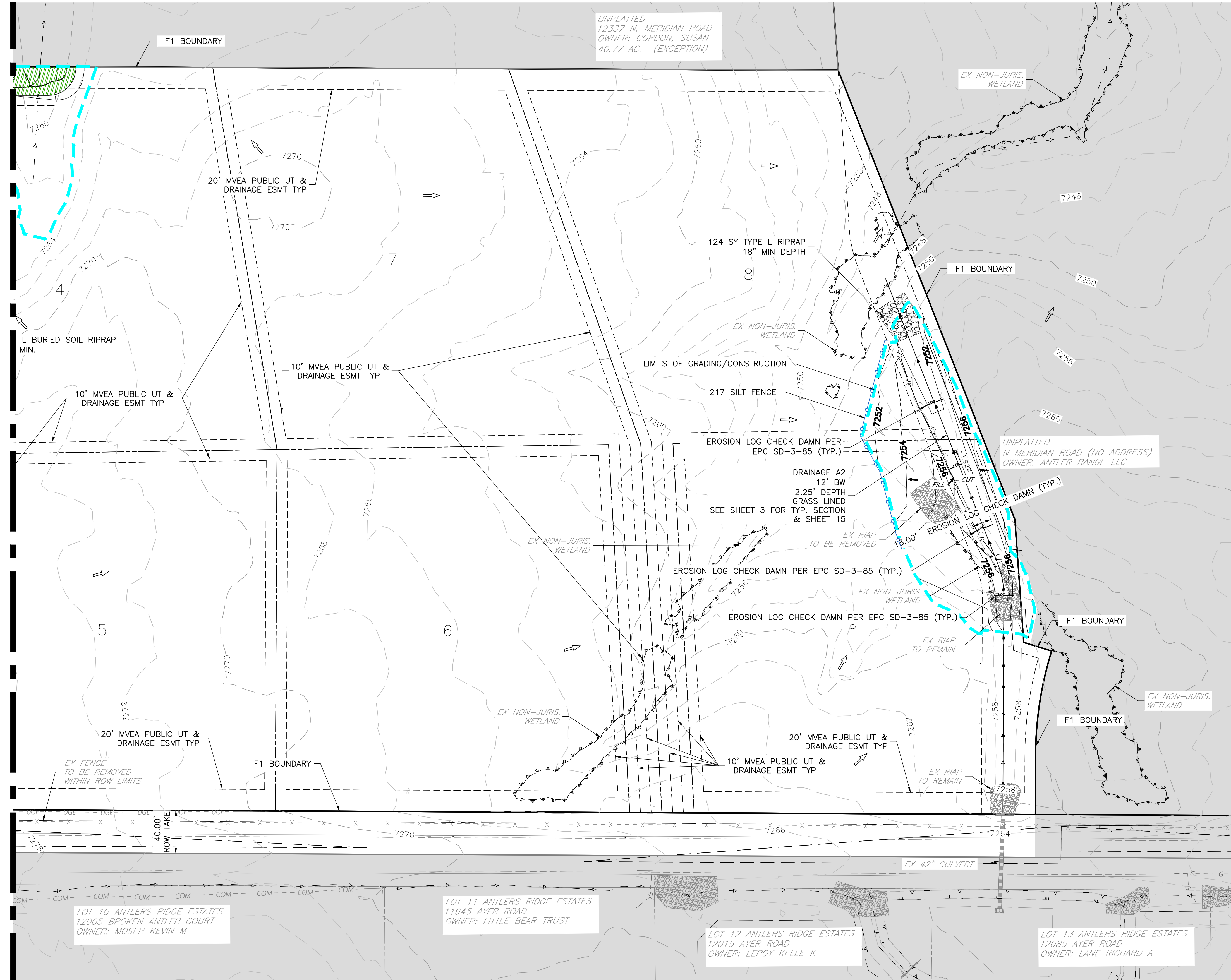
V-SCALE: 1" = 5'

SHEET

3 OF 20



RYAN E. BURNS, P.E.
54412
ALL TERRAIN ENGINEERING, LLC
10157 18th Ave - Fountain, CO 80817



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

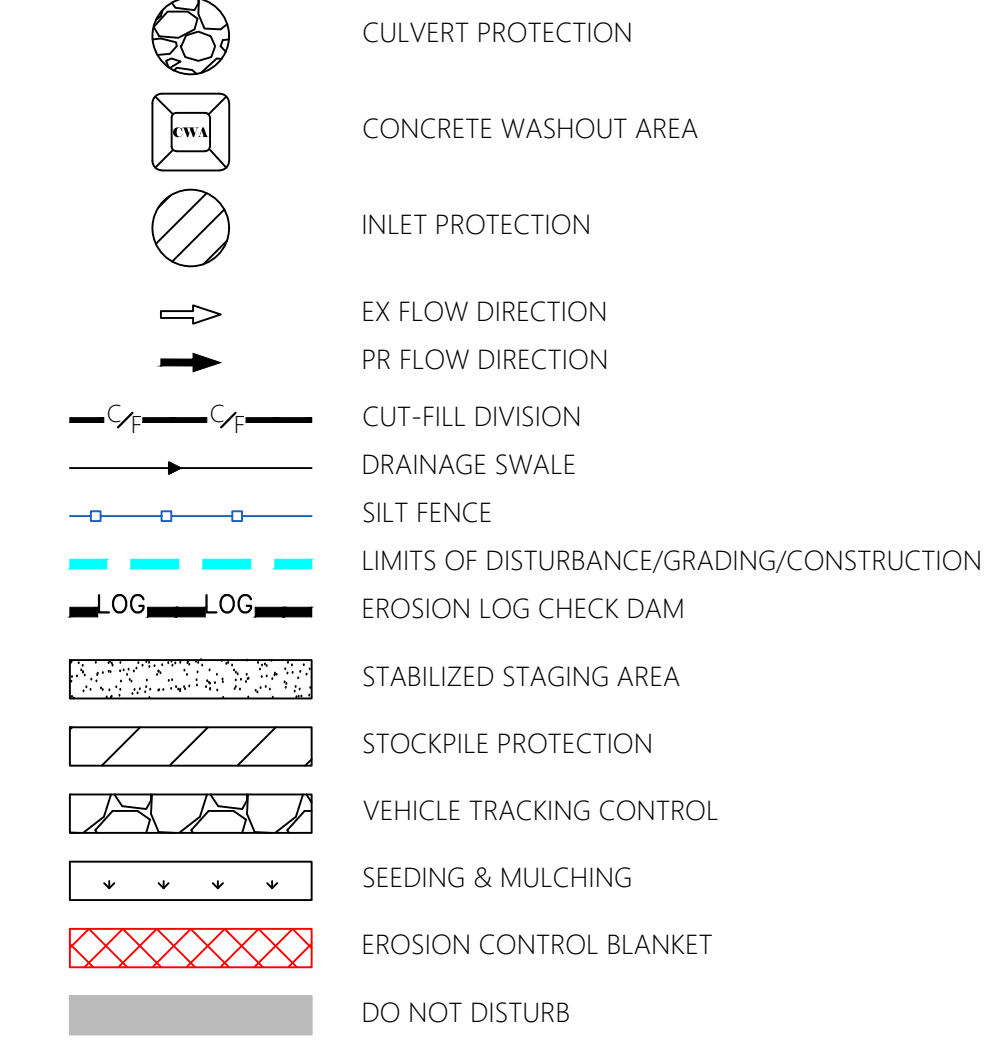
INTERIM PHASE TCM:

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

FINAL PHASE TCM:

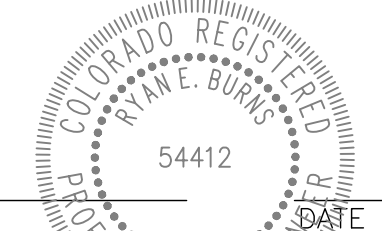
- SEED & MULCH DISTURBED AREAS
- ONCE FINAL STABILIZATION ACHIEVED (70% OF PRE-DISTURBANCE), REMOVE TEMPORARY CONTROL MEASURES
- REMOVE TEMPORARY SEDIMENT BASIN & COMPLETE FULL SPECTRUM WATER QUALITY & DETENTION POND CONSTRUCTION PER POND GRADING PLAN & DETAILS INCLUDED HEREIN.

GEC LEGEND:

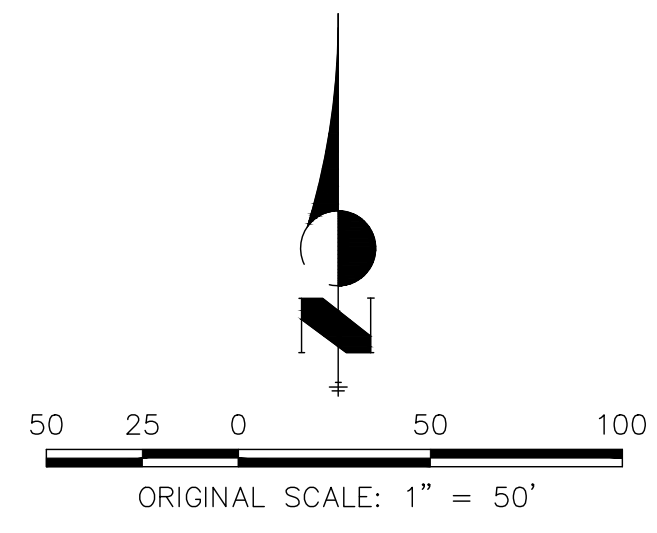


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 FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC



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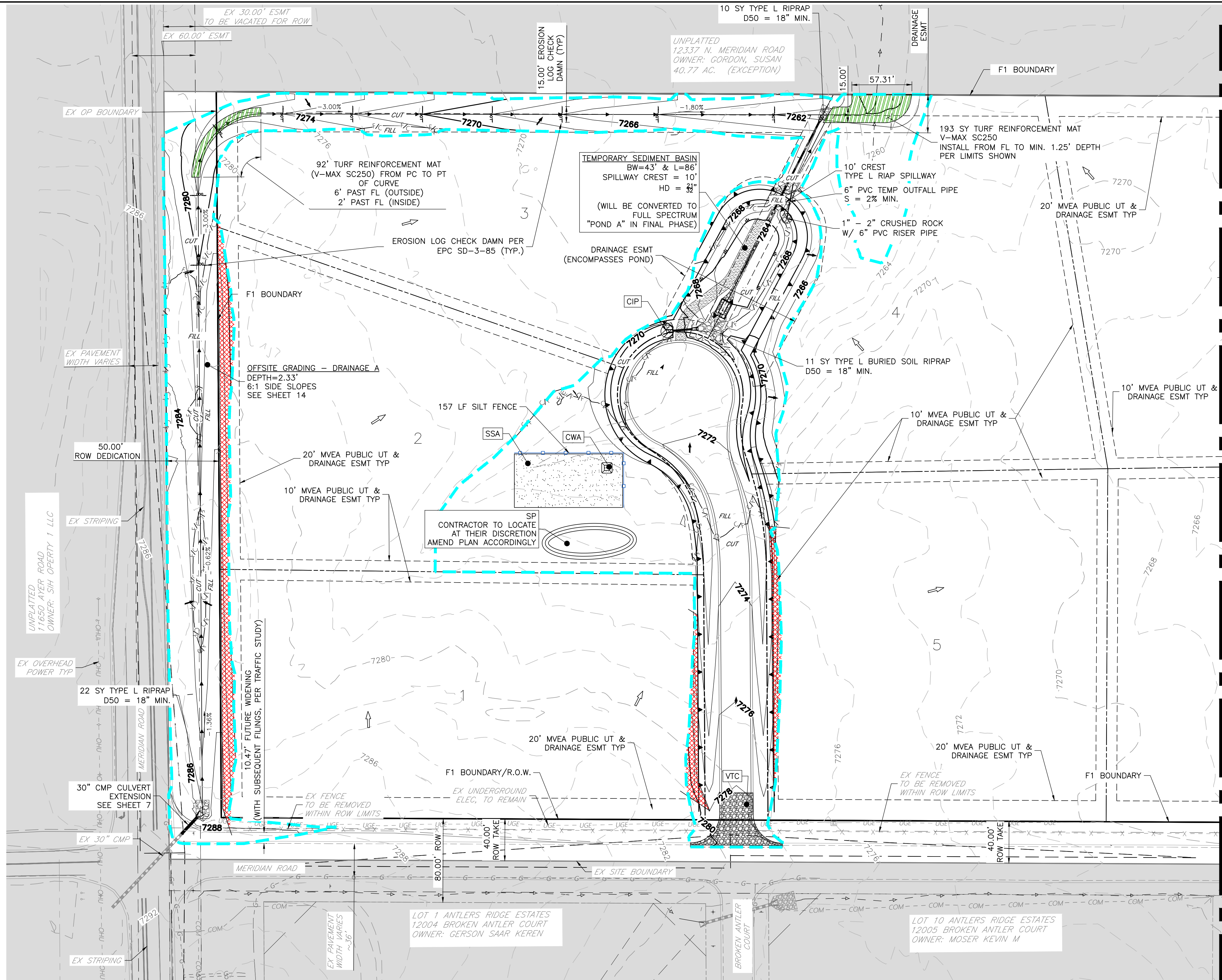
PREPARED FOR:
 ANTLER RANGE LLC
 PO BOX 38939
 COLORADO SPRINGS, CO 80937
 GRANT LANGDON
 (602) 957-0966
 GI@GLANGDON.COM

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DATE	DESCRIPTION

ANTLER RANGE FILING NO. 1
 INITIAL-FINAL GEC PLAN

DESIGN: REB
 REVIEW: NOJ
 DATE: 02/23/2026
 H-SCALE: 1" = 50'
 V-SCALE: 1" = 5'
 SHEET
 4 OF 20



GRADING & EROSION CONTROL PLAN NOTES:

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- INSTALL PERIMETER CONTROLS I.E. SILT FENCE, CONSTRUCTION FENCING
- INSTALL TEMPORARY SEDIMENT BASIN

INTERIM PHASE TCM:

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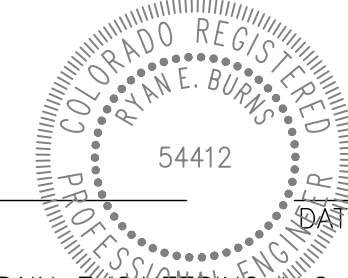
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GEC LEGEND:

- 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

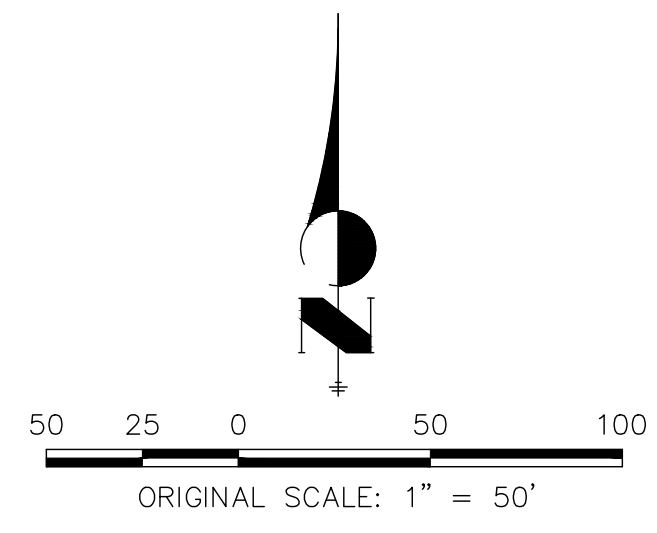
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COLORADO P.E. 54412
FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

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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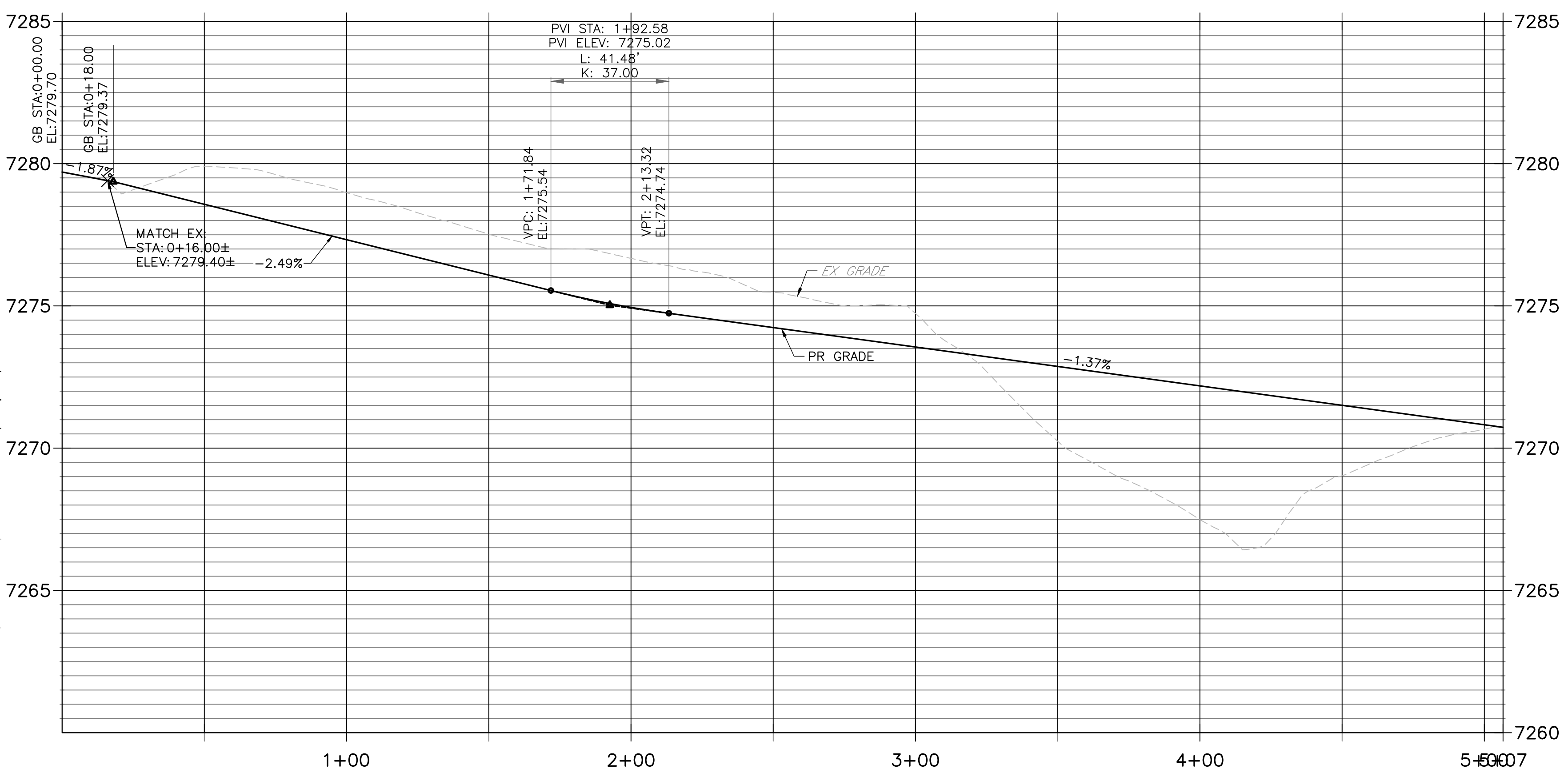
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REV	DESCRIPTION	DATE

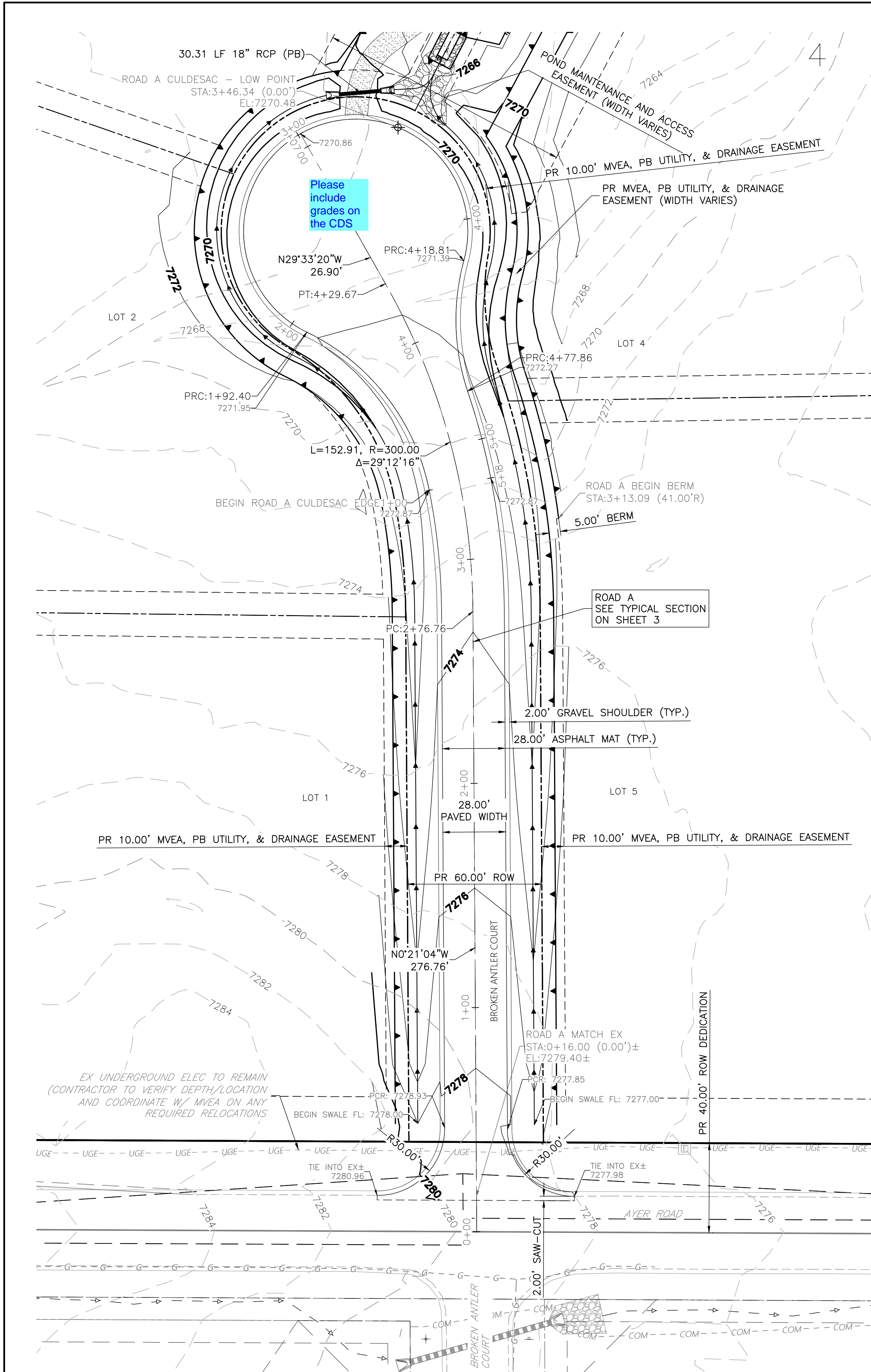
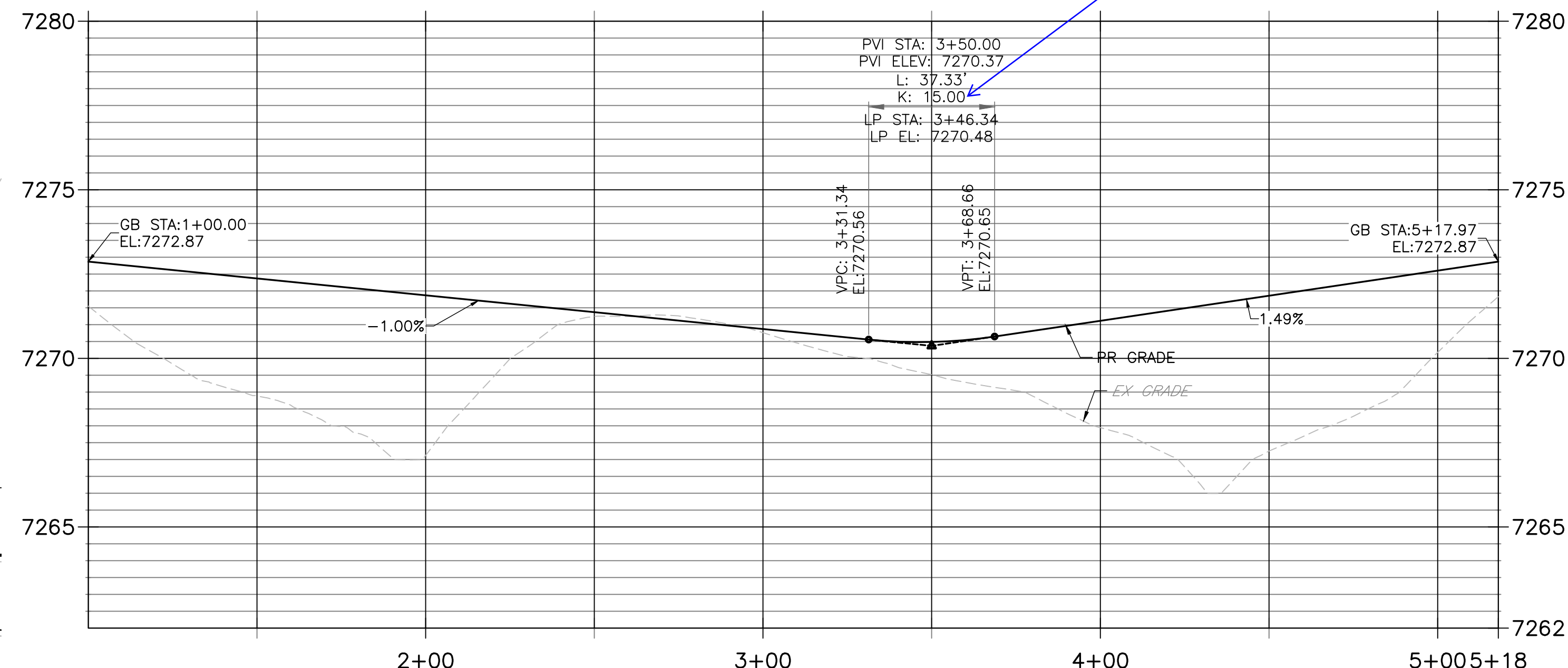
ANTLER RANGE FILING NO. 1
INITIAL-FINAL GEC PLAN

DESIGN: REB
REVIEW: NOJ
DATE: 02/23/2026
H-SCALE: 1" = 50'
V-SCALE: 1" = 5'
SHEET
5 OF 20

**ROAD A
STA 0+00.00 TO 5+06.57**



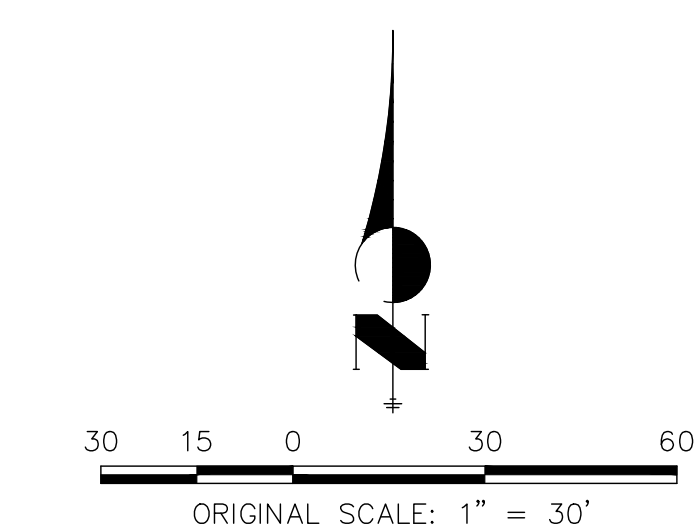
**ROAD A CULDESAC
STA 1+00.00 TO 5+17.97**



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- NOTES:**
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 - SEE SHEET 3 FOR TYPICAL SECTIONS OF ROADWAYS AND SWALES.
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DATE	DESCRIPTION	LOCATION: EPC

JOB NO: 24031 LOCATION: EPC

ANTLER RANGE FILING NO. 1

ROAD A PLAN & PROFILE

DESIGN: REB
REVIEW: NOJ
DATE: 02/23/2026
H-SCALE: 1" = 30'
V-SCALE: 1" = 3'
SHEET 6 OF 20

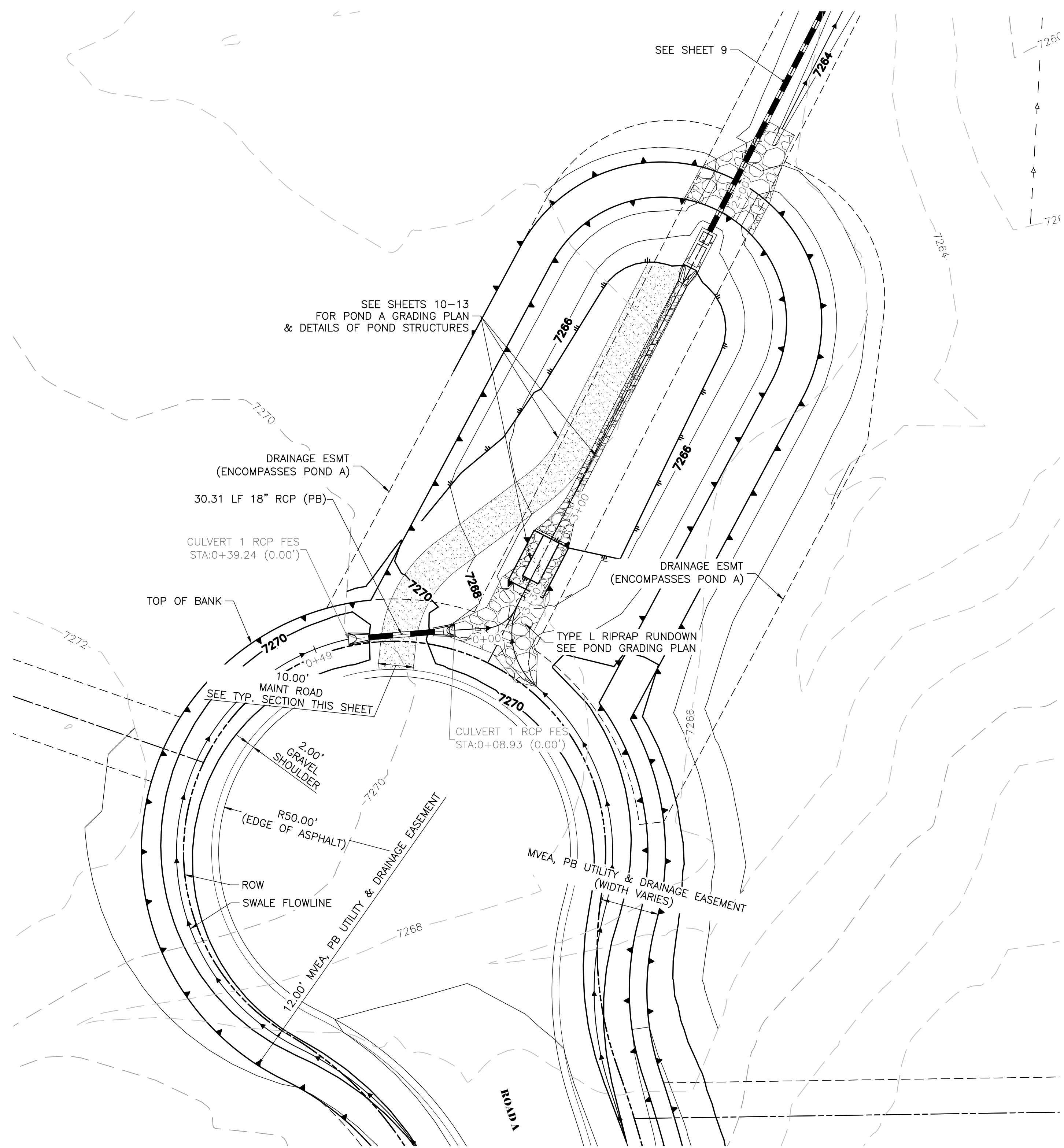
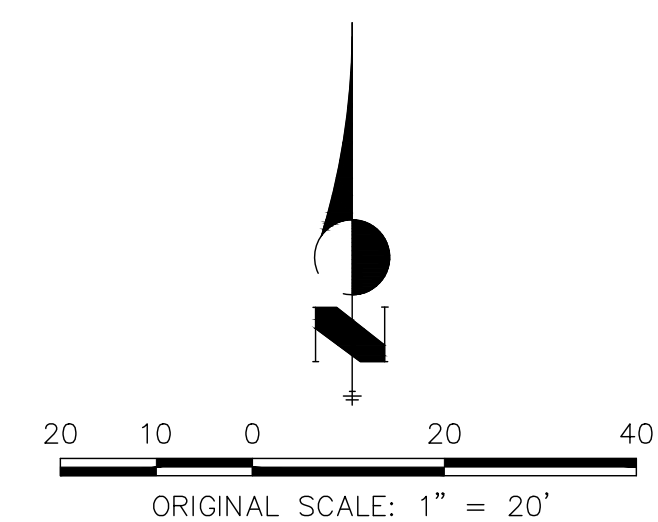


Know what's below.
Call before you dig.

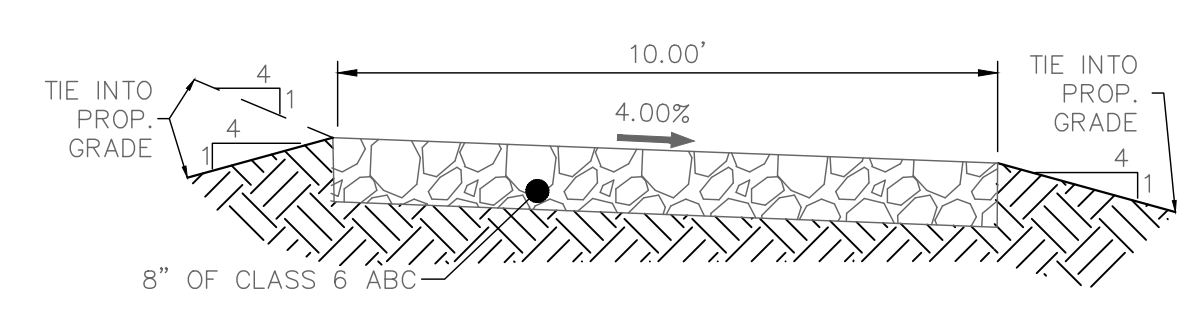
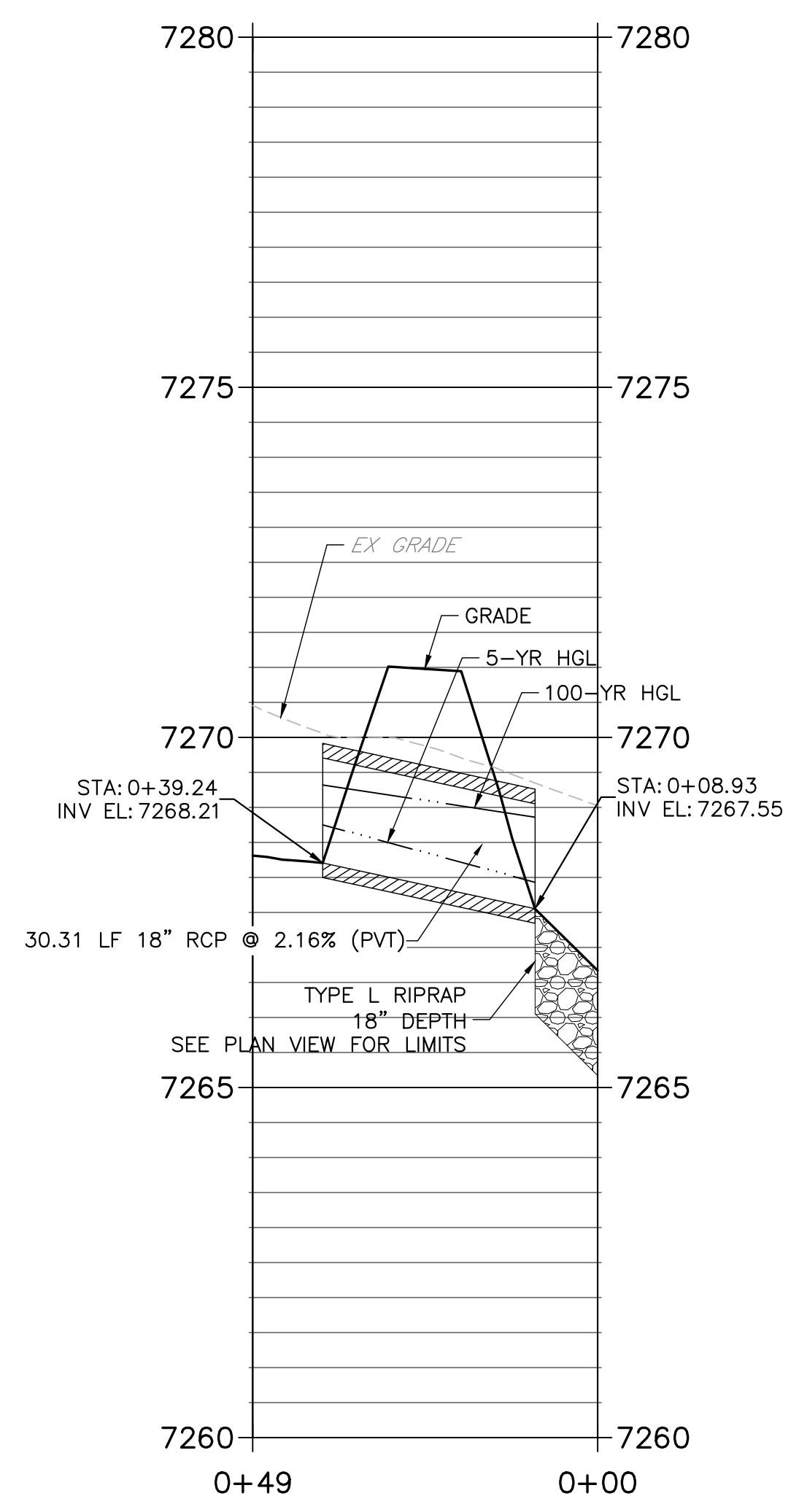
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2. SEE SHEET 2 FOR LINE TYPE LEGEND AND STANDARD GEC NOTES.
3. SEE SHEET 3 FOR TYPICAL SECTIONS OF ROADWAYS AND SWALES.
4. CONTRACTOR TO FAMILIARIZE SELF WITH SITE, PLANS, EXISTING CONDITIONS AND NOTIFY ENGINEER OF ANY QUESTIONS, DISCREPANCIES, CONFLICTS, OR REQUIRED CHANGES PRIOR TO COMMENCING CONSTRUCTION.
5. PLEASE NOTE, EXISTING UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION AND MAY DIFFER THAN WHAT IS SHOWN IN THESE PLANS.



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



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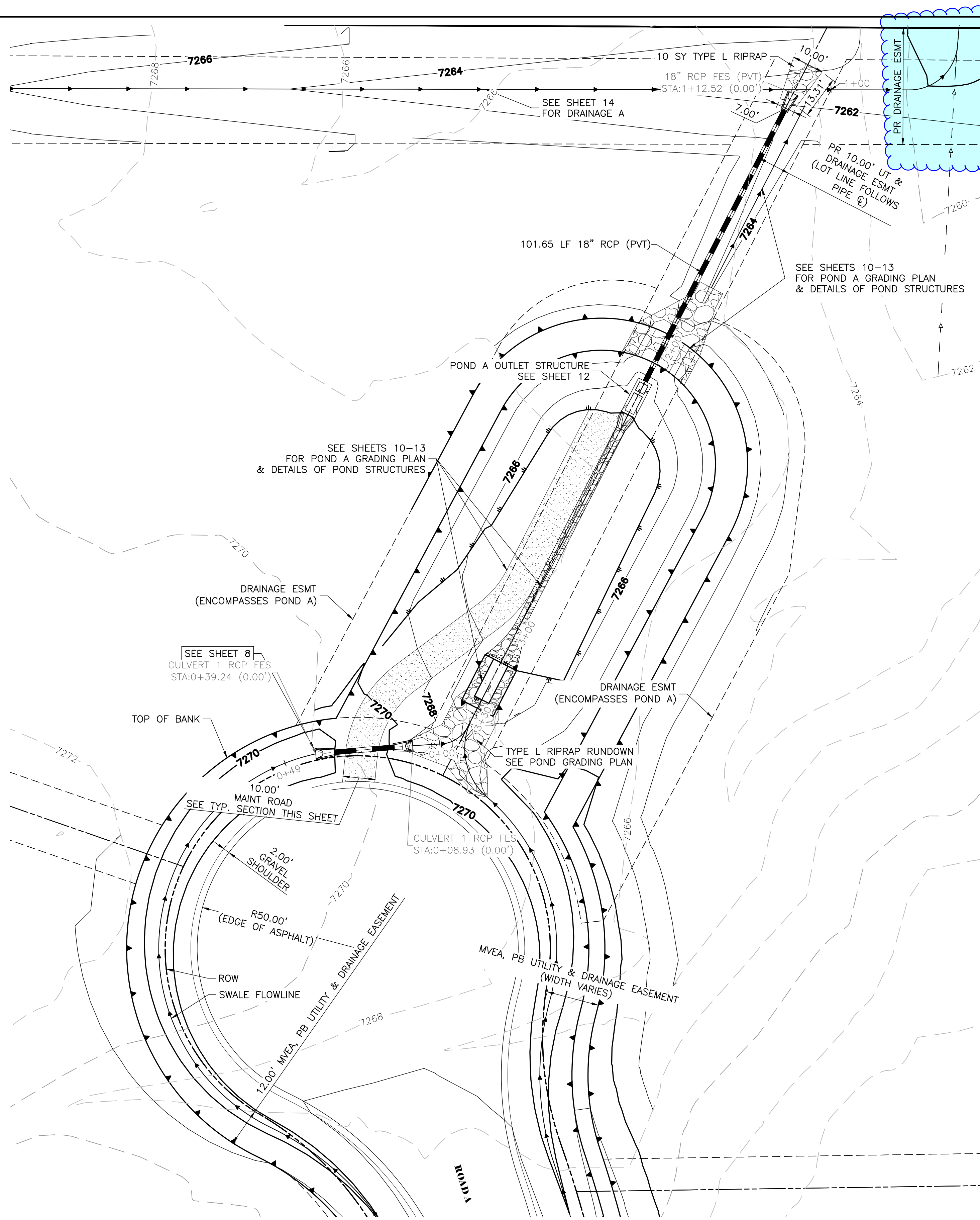
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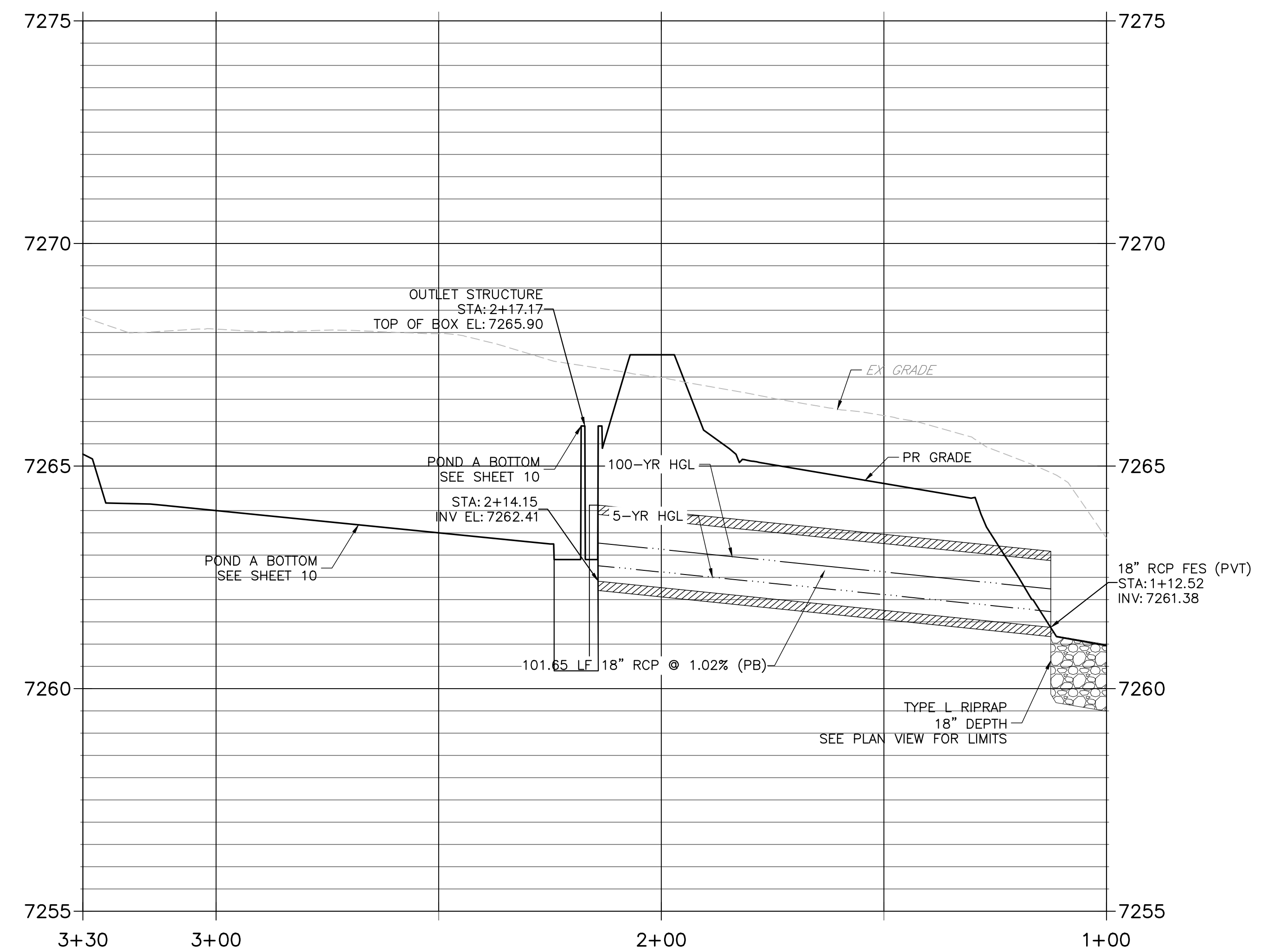
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8 OF 20



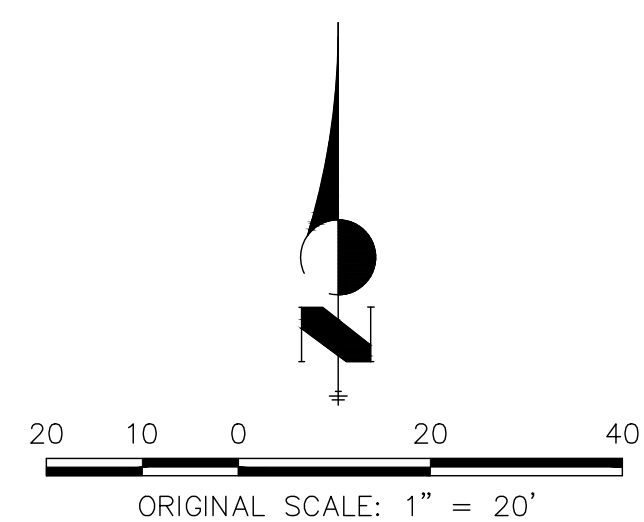
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POND A OUTFALL STA 1+00.00 TO 3+29.91



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V-SCALE: 1" = 2'
SHEET
9 OF 20



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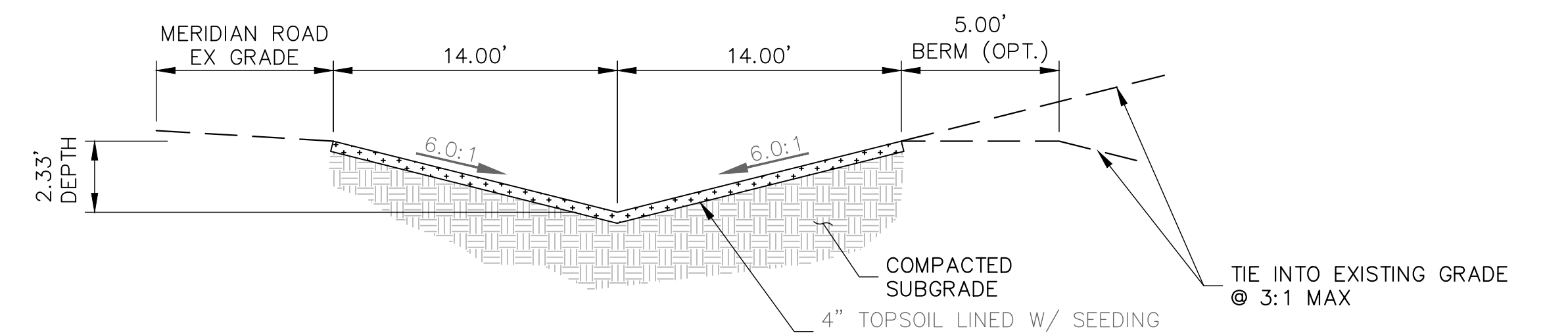
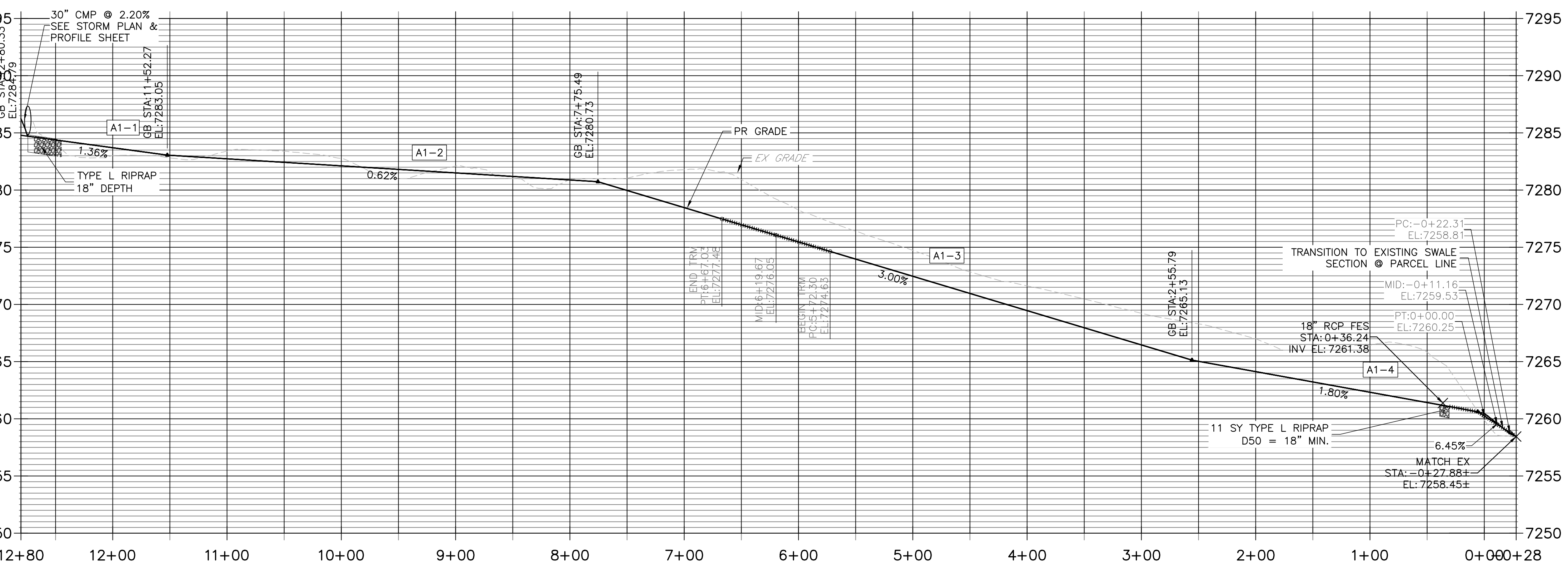
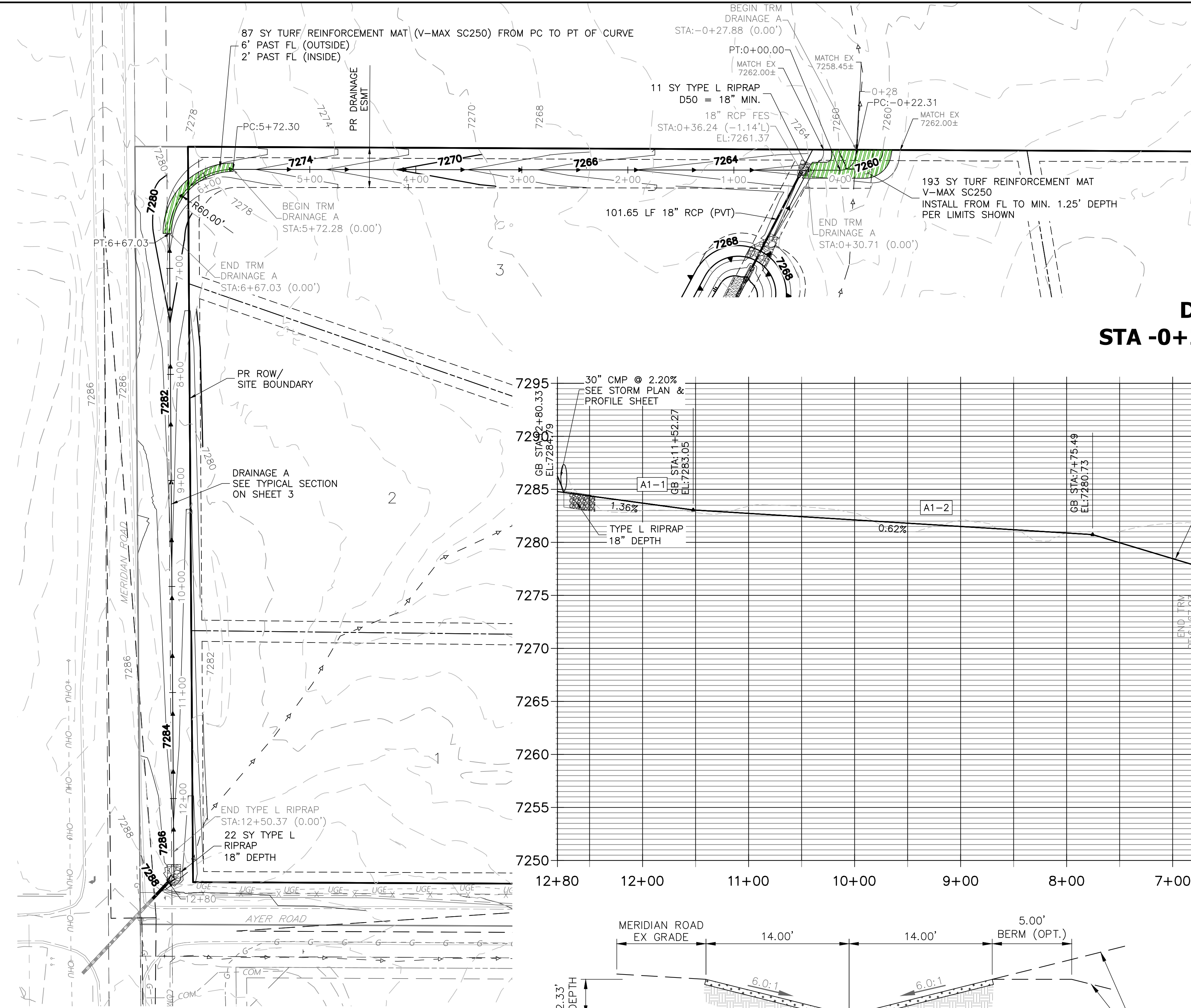
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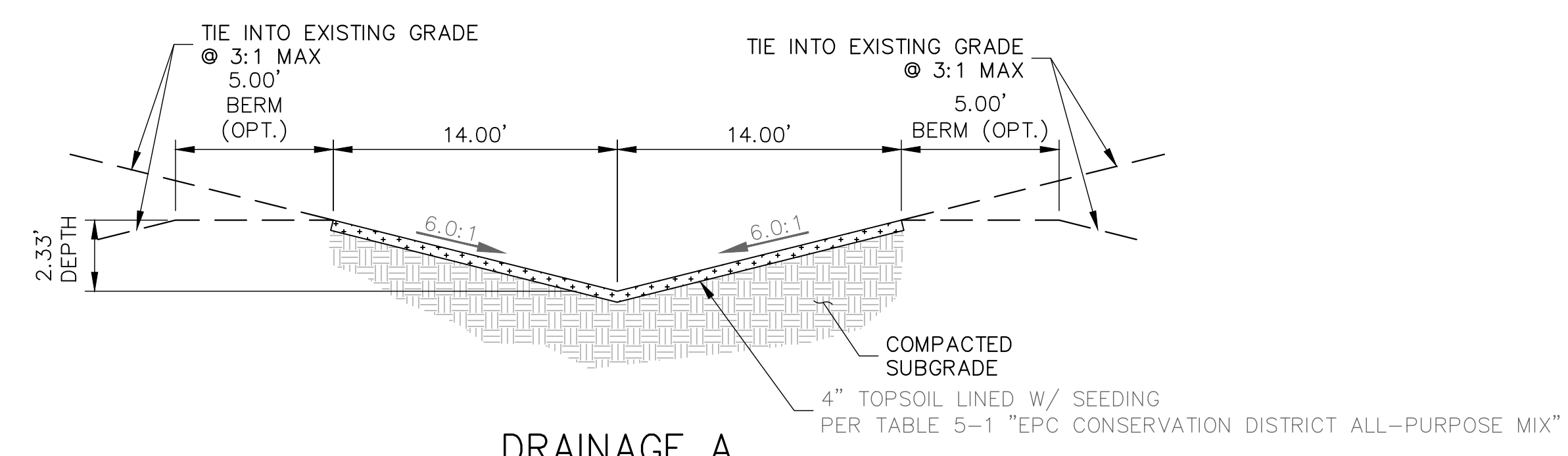
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DRAINAGE A PLAN & PROFILE

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14 OF 20

DRAINAGE A STA -0+27.88 TO 12+80.33

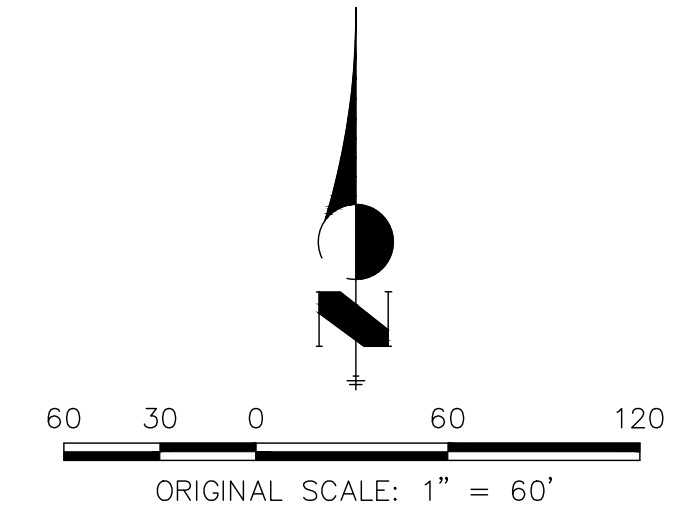


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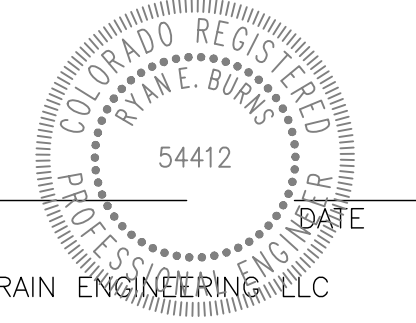
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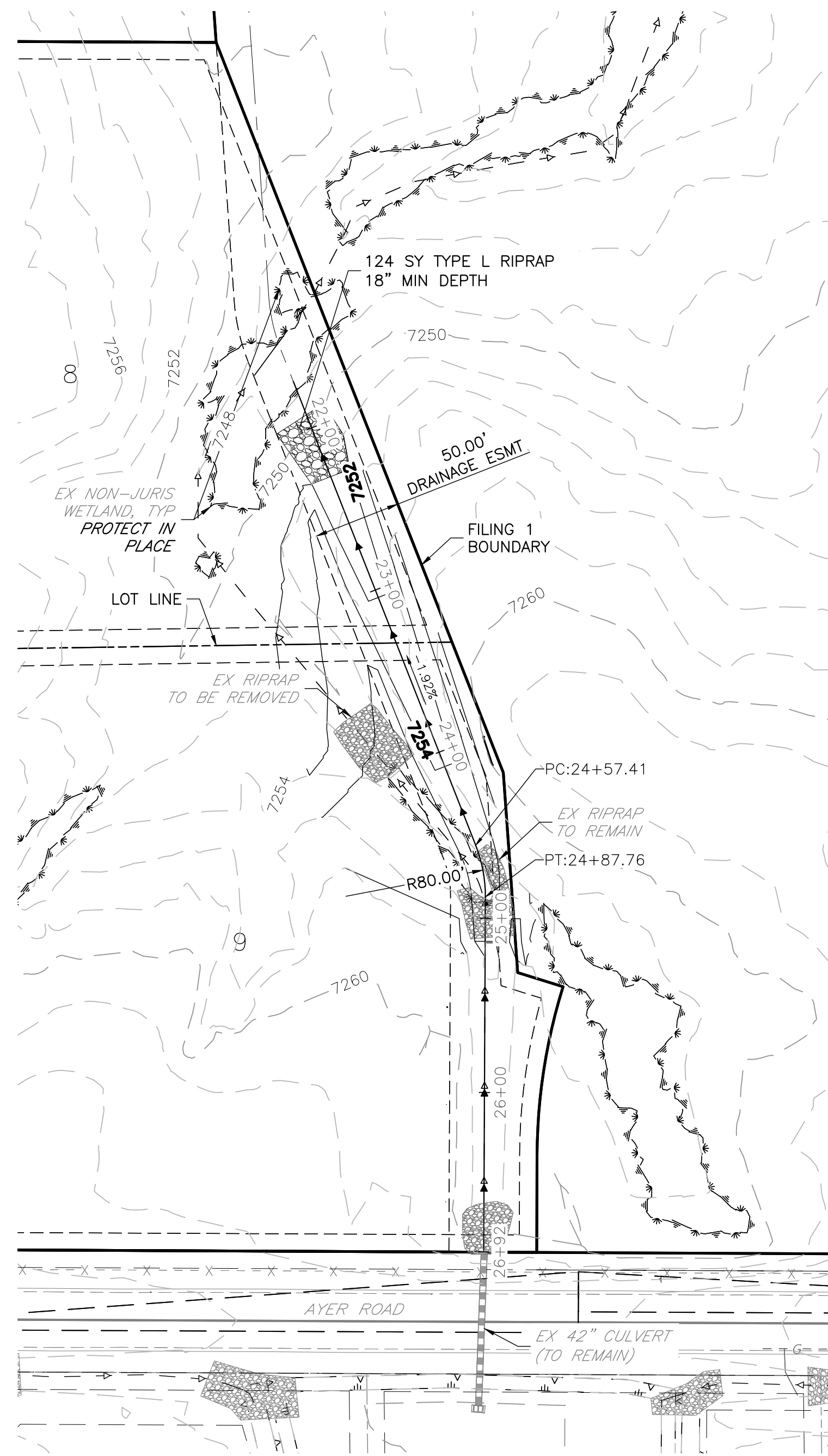


ENGINEER'S STATEMENT

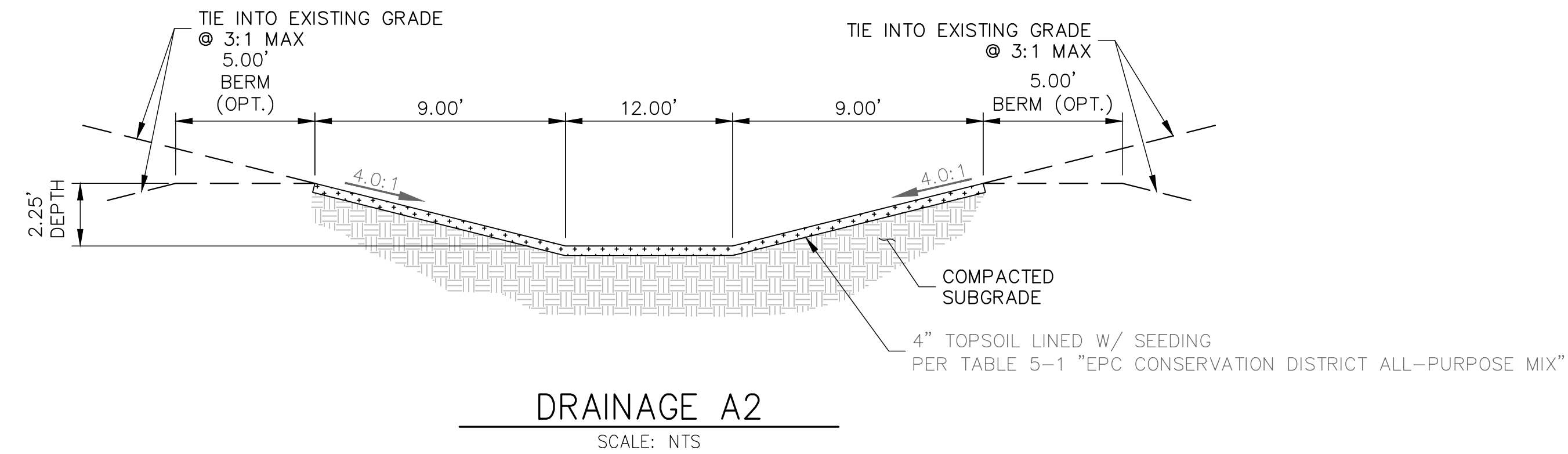
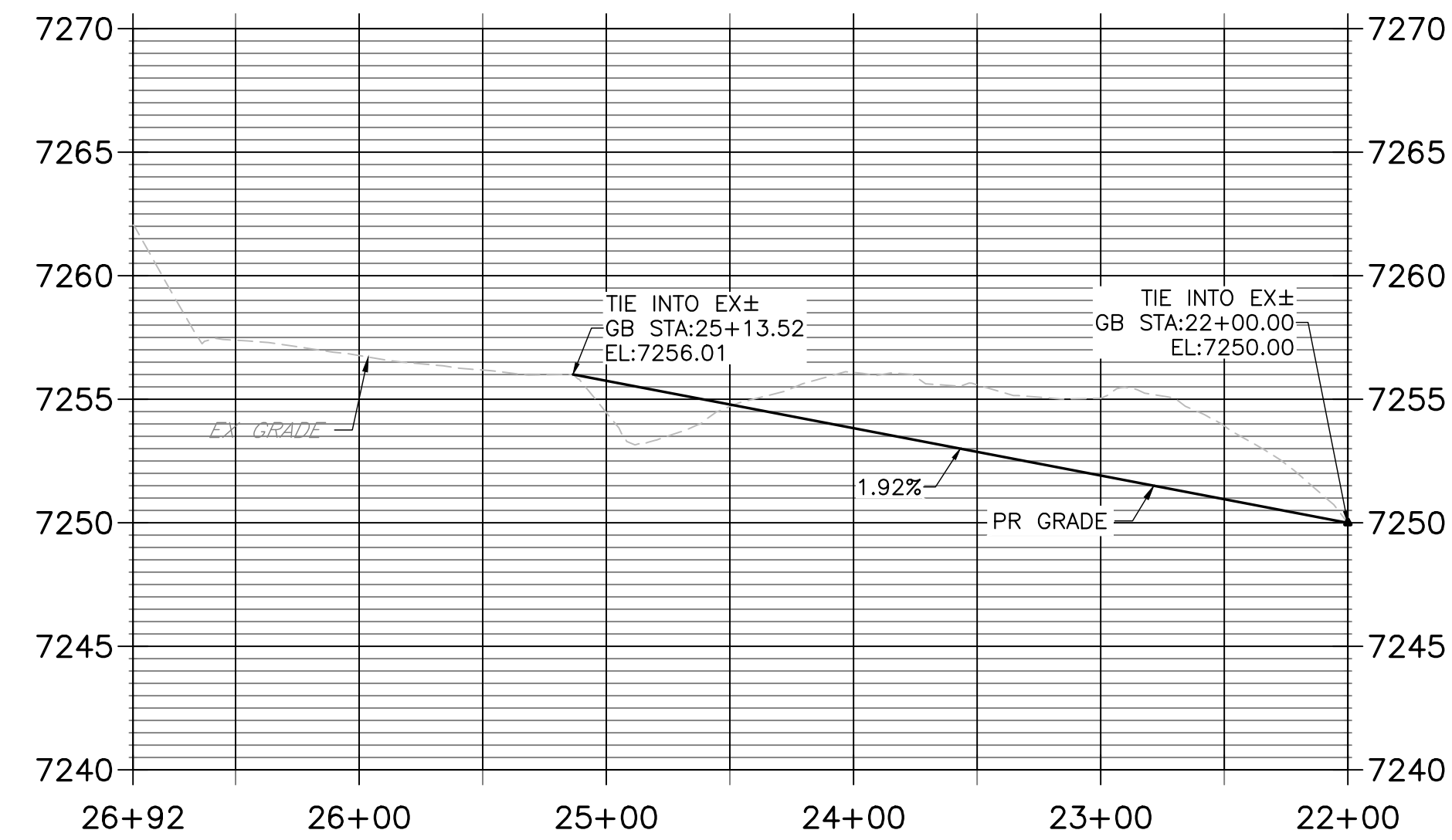
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FOR AND ON BEHALF OF ALL TERRAIN ENGINEERING, LLC

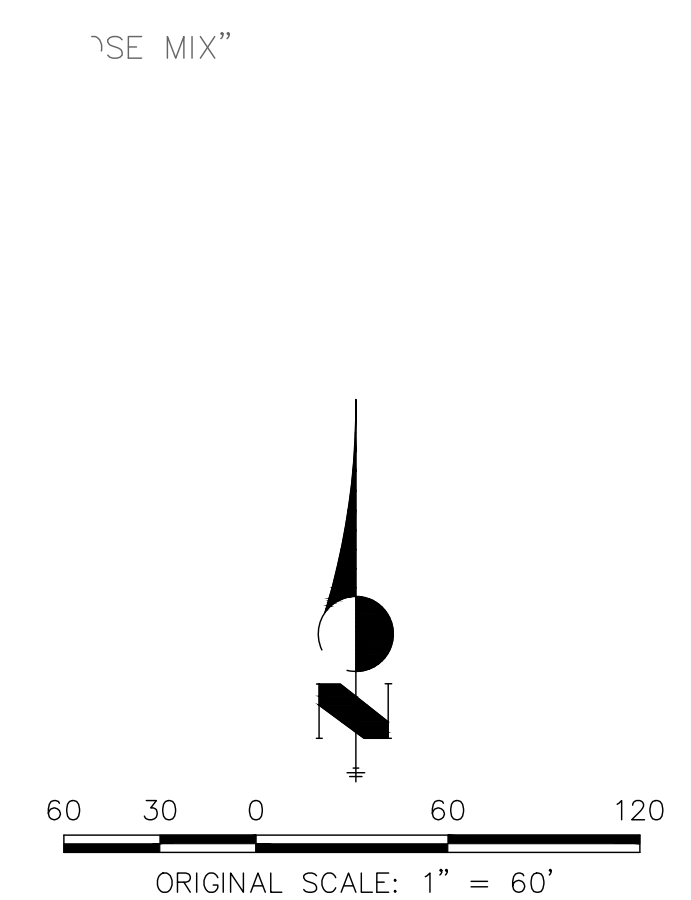


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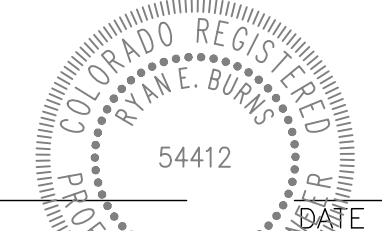
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EC-2 Temporary and Permanent Seeding (TS/PS)

soil amendments and rototill them into the soil to a depth of 6 inches or more. Topsoil should be salvaged during grading operations for use and spread on areas to be revegetated later. Topsoil should be viewed as an important resource to be utilized for vegetation establishment, due to its water-holding capacity, structure, texture, organic matter content, biological activity, and nutrient content. The rooting depth of most native grasses in the semi-arid Denver metropolitan area is 6 to 18 inches. At a minimum, the upper 6 inches of topsoil should be stripped, stockpiled, and ultimately respread across areas that will be revegetated.

Where topsoil is not available, subsoils should be amended to provide an appropriate plant-growth medium. Organic matter, such as well digested compost, can be added to improve soil characteristics conducive to plant growth. Other treatments can be used to adjust soil pH conditions when needed. Soil testing, which is typically inexpensive, should be completed to determine and optimize the types and amounts of amendments that are required.

If the disturbed ground surface is compacted, rip or rototill the surface prior to placing topsoil. If adding compost to the existing soil surface, rototilling is necessary. Surface roughening will assist in placement of a stable topsoil layer on steeper slopes, and allow infiltration and root penetration to greater depth.

Prior to seeding, the soil surface should be rough and the seedbed should be firm, but neither too loose nor compacted. The upper layer of soil should be in a condition suitable for seeding at the proper depth and conducive to plant growth. Seed-to-soil contact is the key to good germination.

Seed Mix for Temporary Vegetation

To provide temporary vegetative cover on disturbed areas which will not be paved, built upon, or fully landscaped or worked for an extended period (typically 30 days or more), plant an annual grass appropriate for the time of planting and mulch the planted areas. Annual grasses suitable for the Denver metropolitan area are listed in Table TS/PS-1. These are to be considered only as general recommendations when specific design guidance for a particular site is not available. Local governments typically specify seed mixes appropriate for their jurisdiction.

Seed Mix for Permanent Revegetation

To provide vegetative cover on disturbed areas that have reached final grade, a perennial grass mix should be established. Permanent seeding should be performed promptly (typically within 14 days) after reaching final grade. Each site will have different characteristics and a landscape professional or the local jurisdiction should be contacted to determine the most suitable seed mix for a specific site. In lieu of a specific recommendation, one of the perennial grass mixes appropriate for site conditions and growth season listed in Table TS/PS-2 can be used. The pure live seed (PLS) rates of application recommended in these tables are considered to be absolute minimum rates for seed applied using proper drill-seeding equipment.

If desired for wildlife habitat or landscape diversity, shrubs such as rubber rabbitbrush (*Chrysothamnus nauseosus*), fourwing saltbush (*Atriplex canescens*) and skunkbrush sumac (*Rhus trilobata*) could be added to the upland seedmixes at 0.25, 0.5 and 1 pound PLS/acre, respectively. In riparian zones, planting root stock of such species as American plum (*Prunus americana*), woods rose (*Rosa woodsii*), plains cottonwood (*Populus sargentii*), and willow (*Populus spp.*) may be considered. On non-topsoiled upland sites, a legume such as Ladak alfalfa at 1 pound PLS/acre can be included as a source of nitrogen for perennial grasses.

TS/PS-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Temporary and Permanent Seeding (TS/PS) EC-2

Seeding dates for the highest success probability of perennial species along the Front Range are generally in the spring from April through early May and in the fall after the first of September until the ground freezes. If the area is irrigated, seeding may occur in summer months, as well. See Table TS/PS-3 for appropriate seeding dates.

Table TS/PS-1. Minimum Drill Seeding Rates for Various Temporary Annual Grasses

Species* (Common name)	Growth Season*	Pounds of Pure Live Seed (PLS)/acre*	Planting Depth (inches)
1. Oats	Cool	35 - 50	1 - 2
2. Spring wheat	Cool	25 - 35	1 - 2
3. Spring barley	Cool	25 - 35	1 - 2
4. Annual ryegrass	Cool	10 - 15	½
5. Millet	Warm	3 - 15	½ - ¾
6. Sudangrass	Warm	5-10	½ - ¾
7. Sorghum	Warm	5-10	½ - ¾
8. Winter wheat	Cool	20-35	1 - 2
9. Winter barley	Cool	20-35	1 - 2
10. Winter rye	Cool	20-35	1 - 2
11. Triticale	Cool	25-40	1 - 2

* Successful seeding of annual grass resulting in adequate plant growth will usually produce enough dead-plant residue to provide protection from wind and water erosion for an additional year. This assumes that the cover is not disturbed or moved closer than 8 inches.

Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1 or where access limitations exist. When hydraulic seeding is used, hydraulic mulching should be applied as a separate operation, when practical, to prevent the seeds from being encapsulated in the mulch.

† See Table TS/PS-3 for seeding dates. Irrigation, if consistently applied, may extend the use of cool season species during the summer months.

‡ Seeding rates should be doubled if seed is broadcast, or increased by 50 percent if done using a Brillion Drill or by hydraulic seeding.

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EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses

Common Name	Botanical Name	Growth Season*	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Alkalai Soil Seed Mix					
Alkali sacaton	<i>Sporobolus airoides</i>	Cool	Bunch	1,750,000	0.25
Basin wildrye	<i>Elymus cinereus</i>	Cool	Bunch	165,000	2.5
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Jose tall wheatgrass	<i>Agropyron elongatum 'Jose'</i>	Cool	Bunch	79,000	7.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.75
Fertile Loamy Soil Seed Mix					
Ephraim crested wheatgrass	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	2.0
Dural hard fescue	<i>Festuca ovina 'duruscula'</i>	Cool	Bunch	565,000	1.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Sodar streambank wheatgrass	<i>Agropyron riparium 'Sodar'</i>	Cool	Sod	170,000	2.5
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	7.0
Total					15.5
High Water Table Soil Seed Mix					
Meadow foxtail	<i>Alopecurus pratensis</i>	Cool	Sod	900,000	0.5
Redtop	<i>Agrostis alba</i>	Warm	Open sod	5,000,000	0.25
Reed canarygrass	<i>Phalaris arundinacea 'Lincoln'</i>	Cool	Sod	68,000	0.5
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Pathfinder switchgrass	<i>Panicum virgatum 'Pathfinder'</i>	Warm	Sod	389,000	1.0
Alkar tall wheatgrass	<i>Agropyron elongatum 'Alkar'</i>	Cool	Bunch	79,000	5.5
Total					10.75
Transition Turf Seed Mix*					
Ruebens Canadian bluegrass	<i>Poa compressa 'Ruebens'</i>	Cool	Sod	2,500,000	0.5
Dural hard fescue	<i>Festuca ovina 'duruscula'</i>	Cool	Bunch	565,000	1.0
Citation perennial ryegrass	<i>Lolium perenne 'Citation'</i>	Cool	Sod	247,000	3.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Total					7.5

TS/PS-4 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

EC-2 Temporary and Permanent Seeding (TS/PS)

Table TS/PS-3. Seeding Dates for Annual and Perennial Grasses

Seeding Dates	Annual Grasses (Numbers in table reference species in Table TS/PS-1)		Perennial Grasses	
	Warm	Cool	Warm	Cool
March 16-April 15		1,2,3	✓	✓
May 1-May 15	4		✓	
May 16-June 30	4,5,6,7			
July 1-July 15	5,6,7			
July 16-August 31				
September 1-September 30		8,9,10,11		
October 1-December 31			✓	✓

Mulch

Cover seeded areas with mulch or an appropriate rolled erosion control product to promote establishment of vegetation. Anchor mulch by crimping, netting or use of a non-toxic tackifier. See the Mulching BMP Fact Sheet for additional guidance.

Maintenance and Removal

Monitor and observe seeded areas to identify areas of poor growth or areas that fail to germinate. Reseed and mulch these areas, as needed.

An area that has been permanently seeded should have a good stand of vegetation within one growing season if irrigated and within three growing seasons without irrigation in Colorado. Reseed portions of the site that fail to germinate or remain bare after the first growing season.

Seeded areas may require irrigation, particularly during extended dry periods. Targeted weed control may also be necessary.

Protect seeded areas from construction equipment and vehicle access.

TS/PS-6 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

EC-4 Mulching (MU)

- Clean, weed-free and seed-free cereal grain straw should be applied evenly at a rate of 2 tons per acre and must be tacked or fastened by a method suitable for the condition of the site. Straw mulch must be anchored (and not merely placed) on the surface. This can be accomplished mechanically by crimping or with the aid of tackifiers or nets. Anchoring with a crimping implement is preferred, and is the recommended method for areas flatter than 3:1. Mechanical crimpers must be capable of tucking the long mulch fibers into the soil to a depth of 3 inches without cutting them. An agricultural disk, while not an ideal substitute, may work if the disk blades are dull or blunted and set vertically; however, the frame may have to be weighted to afford proper soil penetration.

- Grass hay may be used in place of straw; however, because hay is comprised of the entire plant including seed, mulching with hay may seed the site with non-native grass species which might in turn out-compete the native seed. Alternatively, native species of grass hay may be purchased, but can be difficult to find and are more expensive than straw. Purchasing and utilizing a certified weed-free straw is an easier and less costly mulching method. When using grass hay, follow the same guidelines as for straw (provided above).

- On small areas sheltered from the wind and heavy runoff, spraying a tackifier on the mulch is satisfactory for holding it in place. For steep slopes and special situations where greater control is needed, erosion control blankets anchored with stakes should be used instead of mulch.

- Hydraulic mulching consists of wood cellulose fibers mixed with water and a tackifying agent and should be applied at a rate of no less than 1,500 pounds per acre (1,425 lbs of fibers mixed with at least 75 lbs of tackifier) with a hydraulic mulcher. For steeper slopes, up to 2000 pounds per acre may be required for effective hydroseeding. Hydromulch typically requires up to 24 hours to dry; therefore, it should not be applied immediately prior to inclement weather. Application to roads, waterways and existing vegetation should be avoided.

- Erosion control mats, blankets, or nets are recommended to help stabilize steep slopes (generally 3:1 and steeper) and waterways. Depending on the product, these may be used alone or in conjunction with grass or straw mulch. Normally, use of these products will be restricted to relatively small areas. Biodegradable mats made of straw and jute, straw-coconut, coconut fiber, or excelsior can be used instead of mulch. (See the ECM/TRM BMP for more information.)

- Some tackifiers or binders may be used to anchor mulch. Check with the local jurisdiction for allowed tackifiers. Manufacturer's recommendations should be followed at all times. (See the Soil Binder BMP for more information on general types of tackifiers.)

- Rock can also be used as mulch. It provides protection of exposed soils to wind and water erosion and allows infiltration of precipitation. An aggregate base course can be spread on disturbed areas for temporary or permanent stabilization. The rock mulch layer should be thick enough to provide full coverage of exposed soil on the area it is applied.

Maintenance and Removal

After mulching, the bare ground surface should not be more than 10 percent exposed. Reapply mulch, as needed, to cover bare areas.

MU-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

Chapter 5 Native Vegetation Requirements and Guidelines

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

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

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

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

City of Colorado Springs Stormwater Enterprise **MUST BE USED IN ALL PCM AREAS** Stormwater Construction Manual December 2020

Temporary and Permanent Seeding (TS/PS) EC-2

Table TS/PS-2. Minimum Drill Seeding Rates for Perennial Grasses (cont.)

Common Name	Botanical Name	Growth Season*	Growth Form	Seeds/ Pound	Pounds of PLS/acre
Sandy Soil Seed Mix					
Blue grama	<i>Bouteloua gracilis</i>	Warm	Sod-forming bunchgrass	825,000	0.5
Camper litle bluestem	<i>Schizachyrium scoparium 'Camper'</i>	Warm	Bunch	240,000	1.0
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm	Open sod	274,000	1.0
Sand dropseed	<i>Sporobolus cryptandrus</i>	Cool	Bunch	5,298,000	0.25
Vaughn sideoats grama	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					10.25
Heavy Clay, Rocky Foothill Seed Mix					
Ephraim crested wheatgrass ⁴	<i>Agropyron cristatum 'Ephraim'</i>	Cool	Sod	175,000	1.5
Oahe Intermediate wheatgrass	<i>Agropyron intermedium 'Oahe'</i>	Cool	Sod	115,000	5.5
Vaughn sideoats grama ⁴	<i>Bouteloua curtipendula 'Vaughn'</i>	Warm	Sod	191,000	2.0
Lincoln smooth brome	<i>Bromus inermis leys 'Lincoln'</i>	Cool	Sod	130,000	3.0
Arriba western wheatgrass	<i>Agropyron smithii 'Arriba'</i>	Cool	Sod	110,000	5.5
Total					17.5

* All of the above seeding mixes and rates are based on drill seeding followed by crimped straw mulch. These rates should be doubled if seed is broadcast and should be increased by 50 percent if the seeding is done using a Brillion Drill or is applied through hydraulic seeding. Hydraulic seeding may be substituted for drilling only where slopes are steeper than 3:1. If hydraulic seeding is used, hydraulic mulching should be done as a separate operation.
² See Table TS/PS-3 for seeding dates.
³ If site is to be irrigated, the transition turf seed rates should be doubled.
⁴ Crested wheatgrass should not be used on slopes steeper than 6:1 to 1V.
⁵ Can substitute 0.5 lbs PLS of blue grama for the 2.0 lbs PLS of Vaughn sideoats grama.

June 2012 Urban Drainage and Flood Control District TS/PS-5
Urban Storm Drainage Criteria Manual Volume 3

MATERIAL PROPERTY DATA SHEET

WESTERN GREEN VMax® SC250™
Permanent • Triple Net • Organic Fiber Matrix • Turf Reinforcement Mat


DESCRIPTION
SC250 Turf Reinforcement Mat (TRM) is composed of 70% straw and 30% coconut fibers mechanically (stitch) bound between a three-dimensional UV stabilized, synthetic net structure. Stitching is secured on two-inch centers using UV stabilized, synthetic thread. SC250 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 SC250 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	Index Property	Test Method	Typical
Matrix: Straw/Coconut	Thickness	ASTM D6525	0.58 in. (15 mm)
Top Net: Mediumweight, UV stable	Mass/Unit Area	ASTM D6566	15.0 oz/sy (500 g/m ²)
Middle Net: Corrugated Ultra-Heavyweight, UV stable	Tensile Strength - MD	ASTM D6818	700 lbs/ft (10.2 kN/m)
Bottom Net: Mediumweight, UV stable	Tensile Strength - TD	ASTM D6818	675 lbs/ft (9.9 kN/m)
Thread: Synthetic, UV Stable	Elongation - MD	ASTM D6818	30%
	Elongation - TD	ASTM D6818	20%
	UV Stability	ASTM D4355	80% @ 1000 hr
	Light Penetration	ASTM D6567	5%
	Biomass Improvement	ASTM D7322	400%
	Specific Gravity	ASTM D792	57.4 lb/ft ³ (932 g/cm ³)
	Porosity	ECTC	N/A

Standard Roll Sizes	Design Parameters
Width: 8 ft (2.4 m), 6.5 ft (2.0 m)	Property: Unvegetated, Vegetated ¹
Length: 90 ft (27.4 m), 55.5 ft (17.0 m)	RUSLE C Factor ² : 0.05, N/A
Weight ± 10%: 70 lb (32.0 kg), 34 lb (15.5 kg)	Slope Maximum Gradient ³ : 0.5H:1V, 0.5H:1V
Area: 80 sy (66.9 m ²), 40 sy (33.4 m ²)	Permissible Shear Stress ² : 3.0 psf (145 Pa), 10.0 psf (480 Pa)
	Permissible Velocity ² : 9.5 fps (2.9 m/s), 15 fps (4.6 m/s)
	$v_{w,100}$ (HEC-15): N/A, 0.67
	Manning's n Roughness (HEC-15): n_{unveg} , n_{veg}
	0.038, 0.032, 0.027

¹ Maximum C-factor is a representation for typical installations.
² Hydraulic methods compliant with ASTM 6640/6640 but generated for typical applications.
³ Vegetated values dependent on established stand of vegetation.

Rev. 4.2023 Scan for additional and updated product information, or click here. 
 Western Green • 4609 E. Boonville-New Harmony Rd. Evansville, IN 47725 • (800) 772-2040 **westerngreen.com**

TS/PS-6 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

MU-2 Urban Drainage and Flood Control District June 2012
Urban Storm Drainage Criteria Manual Volume 3

City of Colorado Springs Stormwater Enterprise **MUST BE USED IN ALL PCM AREAS** Stormwater Construction Manual December 2020

WESTERN GREEN VMax® SC250™
Permanent • Triple Net • Organic Fiber Matrix • Turf Reinforcement Mat

DESCRIPTION
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	UV Stability	ASTM D4355	80% @ 1000 hr
	Light Penetration	ASTM D6567	5%
	Biomass Improvement	ASTM D7322	400%
	Specific Gravity	ASTM D792	57.4 lb/ft ³ (932 g/cm ³)

V2 - Construction Drawings.pdf Markup Summary

Bret Dilts - DPW Engineering (8)

- TOTAL SHEETS

the TIS indicates that striping is needed on Ayer Rd, please include a signing and striping sheet.

Subject: Engineer
Page Label: [1] 1 Cover Sheet
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 1:29:57 PM
Status:
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the TIS indicates that striping is needed on Ayer Rd, please include a signing and striping sheet.



Subject: Engineer
Page Label: [3] 3 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 12:54:22 PM
Status:
Color: ■
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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 Department of Public Works (DPW).
4. All signs shown on the signing and striping plan shall be new signs. Existing signs may remain or be reused if they meet current El Paso County and MUTCD standards.
5. Street name and regulatory stop signs shall be on the same post at intersections.
6. All removed signs shall be disposed of in a proper manner by the contractor.
7. All street name signs shall have "D" series letters, with local roadway signs being 4" upper-lower case lettering on 8" blank and non-local roadway signs being 6" lettering, upper-lower case on 12" blank, with a white border that is not recessed. Multi-lane roadways with speed limits of 35 mph or higher shall have 8" upper-lower case lettering on 12" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the FHWA Standard Highway Signs: 2004 Edition with 2012 Supplement. Signal pole mounted and overhead street name signs shall be per MUTCD size standards.
8. All traffic signs shall have a minimum diamond grade retroreflective sheeting that meets ASTM D4956 Type XI sheeting requirements.
9. All local residential street signs shall be mounted on a 1.75" x 1.75" square tube sign post and stub post base. For other applications, refer to the CDOT Standard S-614-8 regarding use of the P2 tubular steel post slipbase design.
10. All signs shall be single sheet aluminum with 0.125" minimum thickness.
11. All limit lines/stop lines, crosswalk lines, pavement legends, and arrows shall be a minimum 125 mil thickness preformed thermoplastic pavement markings with tapered leading edges per CDOT Standard S-627-1. Stop bars shall be 24" in width. Crosswalks lines shall be 24" wide and a minimum of 9' long. Crosswalks shall be inlaid in accordance with Section 627 of the 2025 CDOT Standard Specification for Road and Bridge Construction.
12. Word and symbol markings shall be the narrow type.
13. All longitudinal lines shall be a minimum 18 mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
14. All signs shall be placed in accordance with CDOT Standard S-614-1 or MUTCD Figure 2A-2.
15. The contractor shall notify El Paso County DPW - Inspections (719) 520-6819 prior to and upon completion of signing and striping.
16. The contractor shall obtain a work in the right of way permit from the El Paso County DPW prior

Please use the updated signing and striping notes

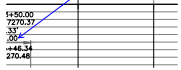
SIGNING AND STRIPING NOTES:

- 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN CD
- 2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL PREVIOUS MARKINGS SHALL BE REMOVED TO THE EXT

Subject: Engineer
Page Label: [3] 3 Typical Sections
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 12:55:02 PM
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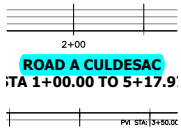
Please use the updated signing and striping notes

C
7.97



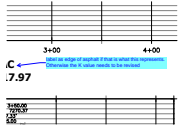
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Page Label: [6] 6 Road A Plan & Profile
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 12:56:19 PM
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below min K value. please revise



Subject: Engineer
Page Label: [6] 6 Road A Plan & Profile
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 12:58:11 PM
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ROAD A CULDESAC



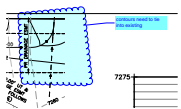
Subject: Engineer
Page Label: [6] 6 Road A Plan & Profile
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 12:59:03 PM
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label as edge of asphalt if that is what this represents. Otherwise the K value needs to be revised

Please include grades on the CDS

Subject: Engineer
Page Label: [6] 6 Road A Plan & Profile
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 1:01:36 PM
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Color: ■
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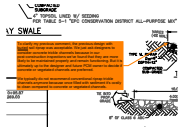
Please include grades on the CDS



Subject: Engineer
Page Label: [9] 9 Storm Plan & Profile
Author: Bret Dilts - DPW Engineering
Date: 5/7/2026 2:00:40 PM
Status:
Color: ■
Layer:
Space:

contours need to tie into existing

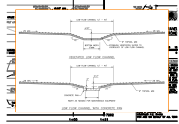
EPC Stormwater- Zachary (6)



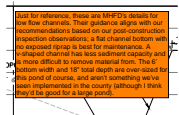
Subject: SW - Textbox with Arrow
Page Label: [10] 10 Pond A Grading Plan
Author: EPC Stormwater- Zachary
Date: 5/7/2026 7:34:31 AM
Status:
Color: ■
Layer:
Space:

To clarify my previous comment, the previous design with buried soil riprap was acceptable. We just ask designers to consider concrete trickle channels because in our post-construction inspections we've found that they are more likely to be maintained properly and remain functioning. But it is ultimately up to the designer and future PCM owner to decide if concrete or vegetated channels are preferred.

We typically do not recommend conventional riprap trickle channels anymore because once filled with sediment it's costly to clean compared to concrete or vegetated channels.

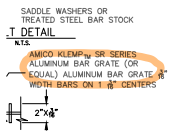


Subject: Image
Page Label: [10] 10 Pond A Grading Plan
Author: EPC Stormwater- Zachary
Date: 5/6/2026 4:57:14 PM
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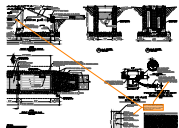


Subject: SW - Textbox
Page Label: [10] 10 Pond A Grading Plan
Author: EPC Stormwater- Zachary
Date: 5/6/2026 5:10:13 PM
Status:
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Just for reference, these are MHFD's details for low flow channels. Their guidance aligns with our recommendations based on our post-construction inspection observations; a flat channel bottom with no exposed riprap is best for maintenance. A v-shaped channel has less sediment capacity and is more difficult to remove material from. The 6' bottom width and 18" total depth are over-sized for this pond of course, and aren't something we've seen implemented in the county (although I think they'd be good for a large pond).

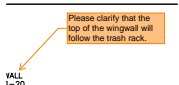


Subject: SW - Highlight
Page Label: [13] 13 Pond A Outlet Structure Details (Cont.)
Author: EPC Stormwater- Zachary
Date: 5/6/2026 11:19:43 AM
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Layer:
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Subject: SW - Textbox with Arrow
Page Label: [13] 13 Pond A Outlet Structure Details (Cont.)
Author: EPC Stormwater- Zachary
Date: 5/6/2026 4:29:51 PM
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For orifice holes smaller than 1.25 in please specify a Johnson stainless steel well screen with #93 VEE wire (Figure 6-a), or equivalent (per EPC DCMv2, Chap 4.3 and MHFD USDCM v3 Chap 6.3).



Subject: SW - Textbox with Arrow
Page Label: [13] 13 Pond A Outlet Structure Details (Cont.)
Author: EPC Stormwater- Zachary
Date: 5/6/2026 4:55:56 PM
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Please clarify that the top of the wingwall will follow the trash rack.