

**GENERAL NOTES**

- Profile design lines are based on centerline, as shown, unless otherwise noted.
  - All new construction to conform to the specifications of El Paso County Planning and Community Development, Widesfield Water and Sanitation District, and the Fountain Mutual Irrigation Company (FMIC). Any asphalt removed is to be replaced to meet the specifications of the El Paso County Planning and Community Development.
  - For pavement design, curb and gutter, and sidewalks see individual plan and profile sheets. Pavement design to be based on Resistance Value 'R' derived from Hveem tests and are to be approved by the Engineering Division of the El Paso County Planning and Community Development prior to work above grade.
  - At intersections, all curb returns will have 20-foot radius unless otherwise noted.
  - All existing utilities have been shown according to the best available information. The contractor is responsible for field location and verification prior to beginning work. If it appears that there could be a conflict with any utilities, whether indicated on the plans or not, the contractor is to notify the engineer and owner immediately. The contractor is responsible for the protection and repair (if necessary) of all utilities.
  - A Pre-Construction meeting shall be held with the El Paso County Planning and Community Development and Widesfield Water and Sanitation District prior to any construction.
  - Approved plans, Engineering Criteria Manual, etc. is required to be on-site at all times during construction.
  - All necessary permits, such as SWMP, ESQCP, Fugitive Dust, Access, C.O.E. 404, etc. shall be obtained prior to construction.
  - All handicap ramps to be per El Paso County Standard SD 2-40.
  - The contractor shall coordinate exact locations and layout with the El Paso County Planning and Community Development on the placement of any pedestrian ramps prior to construction of the curb. Pedestrian ramp locations are as shown on the plans.
  - Where appropriate, neatly saw cut all existing concrete and asphalt. Repair/replace all disturbed existing items with like materials and thicknesses.
  - All disturbed areas shall be revegetated with native grasses within 21 days of excavation per Erosion Control Plan.
  - The prepared Erosion/Sediment Control Plan is to be considered a part of these plans and its requirements adhered to during the construction of this project.
  - All storm and sanitary sewer pipe lengths and slopes are figured from center of manhole or bend. Pipe lengths are given as a horizontal length.
  - All storm sewer bedding to be per CDOF Standards.
  - All storm sewer pipe shall be Class III B Wall unless otherwise shown on the storm sewer plan and profile sheets.
  - All sags and bends used in construction of storm sewer facilities shall be factory fabricated, unless approved by the El Paso County Development Services Department.
  - Construction and materials used in all storm and sanitary sewer manholes shall be per specifications. Storm sewer radial deflections to be grouted or installed per manufacturer's recommendations.
  - Storm sewer manholes sizes as follows unless otherwise shown:  
18" thru 36" use 48" I.D. manhole  
42" thru 48" use 60" I.D. manhole  
54" thru 72" use 72" I.D. manhole  
NOTE: Manhole sizes tabulated here shall be increased, if necessary, to accommodate incoming laterals.
  - Sanitary sewer manhole sizes and facilities per Widesfield Water and Sanitation District Specifications. Sanitary sewers to be installed with Class 'C' bedding. Sanitary sewers deeper than 12-feet shall require Class 'B' bedding. Pipe used for construction of sanitary sewer shall be SDR 35 unless shown otherwise on plan and profiles.
  - For additional utility notes, see Utility Plan and/or Service Plan.
  - All horizontal stationing is based on the 'Face of Curb', unless otherwise shown.
  - All vertical design and top of curb are based on the design point shown in the typical cross section.
  - The curb line design point is located at the intersection of the face and top of curb for the FPC Type A Standard 6-inch vertical curb. See typical street section for design point locations.
  - Water and sanitary sewer service provided by Widesfield Water and Sanitation District. Telephone service provided by Qwest Communications. Gas service provided by Black Hills Energy. Electric service provided by Mountain View Electric.
  - All utility construction to be conducted in conformance with the current Widesfield Water and Sanitation District Specifications and/or El Paso County Specifications, whichever is greater.
  - Vertical curb to be used between curb returns (CR) and at curb inlets. Transitions from ramp to vertical curb shall be 10-feet unless otherwise approved by the El Paso County Planning and Community Development. All other curb & gutter to be ramp curb & gutter.
  - Cross pans to be 6' wide and per El Paso County Standard Detail SD 2-26.
  - Contractor responsible for meeting all Widesfield Water and Sanitation District criteria when connecting to existing stubs.
  - Curb returns shall be straight graded from CR to CR unless otherwise noted.
  - Inlets are Type 'R' inlets (CDDT STD M-404-12) unless otherwise noted.
  - USPS CBU Mailboxes are to be determined by USPS.
- BENCHMARK:** Monument is located at the Northwest corner of the intersection of Powers Boulevard and Fontaine Street. The monument is a 3-inch aluminum cap (FIMS ID #206). Located 51.3 feet west of the west edge of asphalt of Powers Blvd and 65.5 feet north of the north edge of asphalt of Fontaine Street. Elevation=5897.89 feet (NGVD 1929, 1960 Ad.)
- BASIS OF BEARINGS:** is based upon a portion of the Easterly boundary of the Glen at Widesfield Subdivision Filing No. 5B as recorded under Reception No. 0767226 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; said line being also a portion of the Easterly Right-of-Way Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

**EL PASO COUNTY STANDARD NOTES**

- 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:  
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 (CDDT) Standard Specifications for Road and Bridge Construction  
CDDT 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 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 (P&CDD) - 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 P&CDD. 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 P&CDD.
- Contractor shall coordinate geotechnical testing per ECM standards. Pavement design shall be approved by El Paso County P&CDD 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.
- Signage and striping shall comply with El Paso County DOT and MUTCD criteria. [If applicable, additional signage and striping notes will be provided.]
- Contractor shall obtain any permits required by El Paso County DOT, 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.

**INDEX OF SHEETS**

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| 1 | Cover Sheet  | 10 | Utility Services Plan                          |
| 2 | Plan and Profile - Peaceful Valley Road Revised (05+60.00 to Marksheffel Rd) (Sidewalks and Pedestrian Ramps Only) | 11 | Storm Sewer Sedimentation Basin Plan (Basin D) |
| 3 | Plan and Profile - Pennycrest Drive (13+81.16 to 21+100)   | 12 | Storm Sewer Basin D Outlet Structure           |
| 4 | Plan and Profile - Pennycrest Drive (21+00 to 29+19.91)  | 13 | Sedimentation Basin Details                    |
| 5 | Plan and Profile - Buffalo Bur Trail (0+00 to 3+44)  | 14 | Site Details                                   |
| 6 | Overall Signage and Striping Plan  | 15 | Utility Details                                |
| 7 | Grading and Erosion Control Plan   |    |  |
| 8 | Grading and Erosion Control Details  |    |  |
| 9 | Utility Plan   |    |  |



Know what's below.  
Call before you dig.

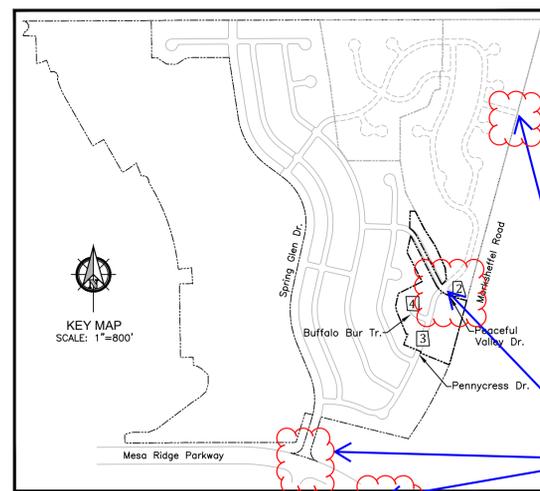
# THE GLEN AT WIDEFIELD FILING NO. 10

## RESIDENTIAL SUBDIVISION CONSTRUCTION DRAWINGS

### PREPARED FOR WIDEFIELD INVESTMENT GROUP



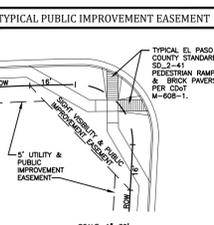
-Please show the location of any mailbox kiosks. Refer to ECM 4.4 for requirements.  
-Please show the location of any proposed street lights



**ABBREVIATIONS**

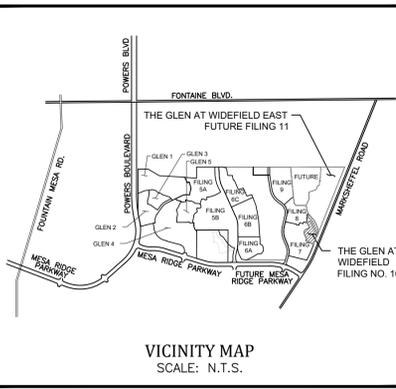
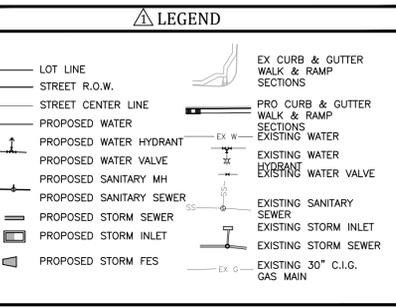
|                               |                                     |
|-------------------------------|-------------------------------------|
| ASSY = ASSEMBLY               | NTS = NOT TO SCALE                  |
| BNDY = BOUNDARY               | OD = OUTSIDE DIAMETER               |
| BOP = BOTTOM OF PIPE          | PC = POINT OF HORIZONTAL CURVATURE  |
| CL = CENTERLINE               | PP = PROPOSED                       |
| CRA = CONCRETE REVERSE ANCHOR | PT = POINT OF HORIZONTAL TANGENCY   |
| CTRB = CONCRETE THRUST BLOCK  | PVC = POLY VINYL CHLORIDE PIPE      |
| CR = POINT OF CURB RETURN     | PVT = POINT OF VERTICAL CURVATURE   |
| DIP = DUCTILE IRON PIPE       | PI = POINT OF VERTICAL INTERSECTION |
| EL = ELEVATION                | PVT = POINT OF VERTICAL TANGENCY    |
| ESMT = EASEMENT               | RCB = REINFORCED CONCRETE BOX       |
| EX = EXISTING                 | RCP = REINFORCED CONCRETE PIPE      |
| FC = FACE OF CURB             | ROW = RIGHT OF WAY                  |
| FES = FLARED END SECTION      | RT = RIGHT                          |
| FLG = FLANGE                  | SHT = SHEET                         |
| FL = FLOWLINE                 | SS = SANITARY SEWER                 |
| GB = GRADE BREAK              | STA = STATION                       |
| GH = HIGH POINT               | STD = STANDARD                      |
| HORIZ = HORIZONTAL            | TA = TOP OF ASPHALT                 |
| HYD = HYDRANT                 | TC = TOP OF CURB                    |
| I.D. = INSIDE DIAMETER        | TL = TOP OF PIPE                    |
| LT = LEFT                     | TYP = TYPICAL                       |
| LF = LINEAR FEET              | VC = VERTICAL CURVE                 |
| LP = LOW POINT                | VERT = VERTICAL                     |
| MAX = MAXIMUM                 |                                     |
| MH = MANHOLE                  |                                     |

The TIS provides recommendations for improvements at these intersections. Coordinate with the traffic engineer as to the timing of these improvements and provide the appropriate construction documents for review in the re-submittal.



**WIDEFIELD WATER AND SANITATION DISTRICT GENERAL NOTES**

- All utility construction to be conducted in conformance with the current Widesfield Water and Sanitation District specifications. Compaction requirements shall be 95% Standard Proctor as determined by ASTM D698, unless otherwise approved by the Widesfield Water and Sanitation District or a higher standard is imposed by another agency having right-of-way jurisdiction.
- All materials and workmanship shall be subject to inspection by the Widesfield Water and Sanitation District. The Widesfield Water and Sanitation District reserves the right to accept or reject any such materials and workmanship that does not conform to its standards and specifications.
- The Developer or his Engineer has located all fire hydrants and future service stubs. Any required realignment, either horizontal or vertical, shall be at the expense of the Developer.
- All ductile iron pipe, to include fittings, valves and fire hydrants will be wrapped with polyethylene tubing, and electrically isolated.
- All ductile iron pipe and fittings shall be double bonded. Specifications for cathodic protection on both Dip mains and PVC mains is specified in the Standards and Specifications.
- PVC main lines shall be installed with coated No. 12 tracer wire.
- The Contractor is required to notify the Widesfield Water and Sanitation District (390-7111) a minimum of 48 hours and a maximum of 96 hours prior to the start of construction. The Contractor shall also notify affected utility companies 48 hours prior to construction adjacent to the known utility lines.
- The location of all utilities as shown on these drawings are approximate only. The location of all utilities shall be verified prior to construction by the Contractor.
- The Contractor shall field excavate and verify the vertical and horizontal location of all tie-ins. Contractor shall notify the Widesfield Water and Sanitation District and the Engineer of the field verified information prior to construction.
- All bids shall be field staked prior to construction.
- Any water utility material removed and not reused shall be returned to the Widesfield Water and Sanitation District if the District so requests.
- The Contractor shall at his expense support and protect all utility mains so that they will function continuously during construction. Should a utility main fail as a result of the Contractor's operation, it will be replaced immediately by either the Contractor or the Widesfield Water and Sanitation District at full cost of labor and materials to the Contractor.
- Any pumping or bypass operations must be reviewed and approved prior to execution by both the Widesfield Water and Sanitation District and the Engineer.
- Contractor must replace or repair any damage to all surface improvements, including but not limited to fences, curb and gutter and/or asphalt that may be caused during construction.
- All water lines 6" and larger, and all sewer lines 8" and larger, shall have as "As-Built" plans prepared and approved prior to final acceptance by the Widesfield Water and Sanitation District.
- Prior to construction, a Pre-Construction Conference is required a minimum of 72 hours in advance of commencement of work. To set the Pre-Construction conference, contact Brandon Bernard, Water Superintendent (464-2051) and/or Mark McCormick, Wastewater Superintendent (491-0128) of the Widesfield Water and Sanitation District for a time. No Pre-Construction Conference times will be set until 4 sets of signed drawings are received by the Widesfield W & S District.  
Pre-Construction Date: \_\_\_\_\_ /Initials: \_\_\_\_\_



**STATEMENTS**

**Design Engineer's Statement:**  
These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Richard N. Wray, P.E. #19310 Date \_\_\_\_\_  
For and on behalf of Kiowa Engineering Corp.

**Owner/Developer's Statement:**  
I, the owner/developer have read and will comply with all of the requirements specified in these detailed plans and specifications.

J. Ryan Watson, President Date \_\_\_\_\_  
Glen Development Company  
3 Widesfield Boulevard  
Colorado Springs, Colorado 80911

**El Paso County:**  
County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/or accuracy of this document.

Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual, and Engineering Criteria Manual as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Directors discretion.

Jennifer Irvine, P.E. Date \_\_\_\_\_  
County Engineer / ECM Administrator

**UTILITY APPROVALS**

**WATER AND SEWER MAIN EXTENSIONS**  
Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the Owner/Developer. The Owner/Developer shall be responsible for all operational damages and defects in installation and material for mains and services from the date of approval until final acceptance is issued.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Print Name: J. Ryan Watson

DBA: GLEN DEVELOPMENT COMPANY  
Address: 3 Widesfield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**FIRE AUTHORITY APPROVAL**  
The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Fire District serving the property noted on the plans.

Security Fire Department  
Signed \_\_\_\_\_ Date \_\_\_\_\_

Security Fire Department

**DISTRICT APPROVALS**  
The Widesfield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widesfield Water and Sanitation District has limited its scope of review accordingly.

**WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL**  
Date: \_\_\_\_\_ By: \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL**  
Date: \_\_\_\_\_ By: \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the "Rules and Regulations for Installation of Sewer Mains and Services" shall rule. Approval expires 180 days from Design Approval.

**GOVERNING AGENCIES**

|  |   |
|--|---|
| El Paso County Planning & Community Development Department<br>2880 International Circle Suite 110<br>Colorado Springs Colorado<br>(719) 520-6300 | Black Hills Energy<br>18965 Bad Camp Road Unit A7<br>Monument, Colorado<br>(719) 359-0586           |
| Widesfield Water & Sanitation District<br>37 Widesfield Blvd.<br>Colorado Springs, Colorado<br>(719) 390-7111                                    | Mountain View Electric Association<br>11140 East Woodmen Road<br>Falcon, Colorado<br>(719) 495-2283 |

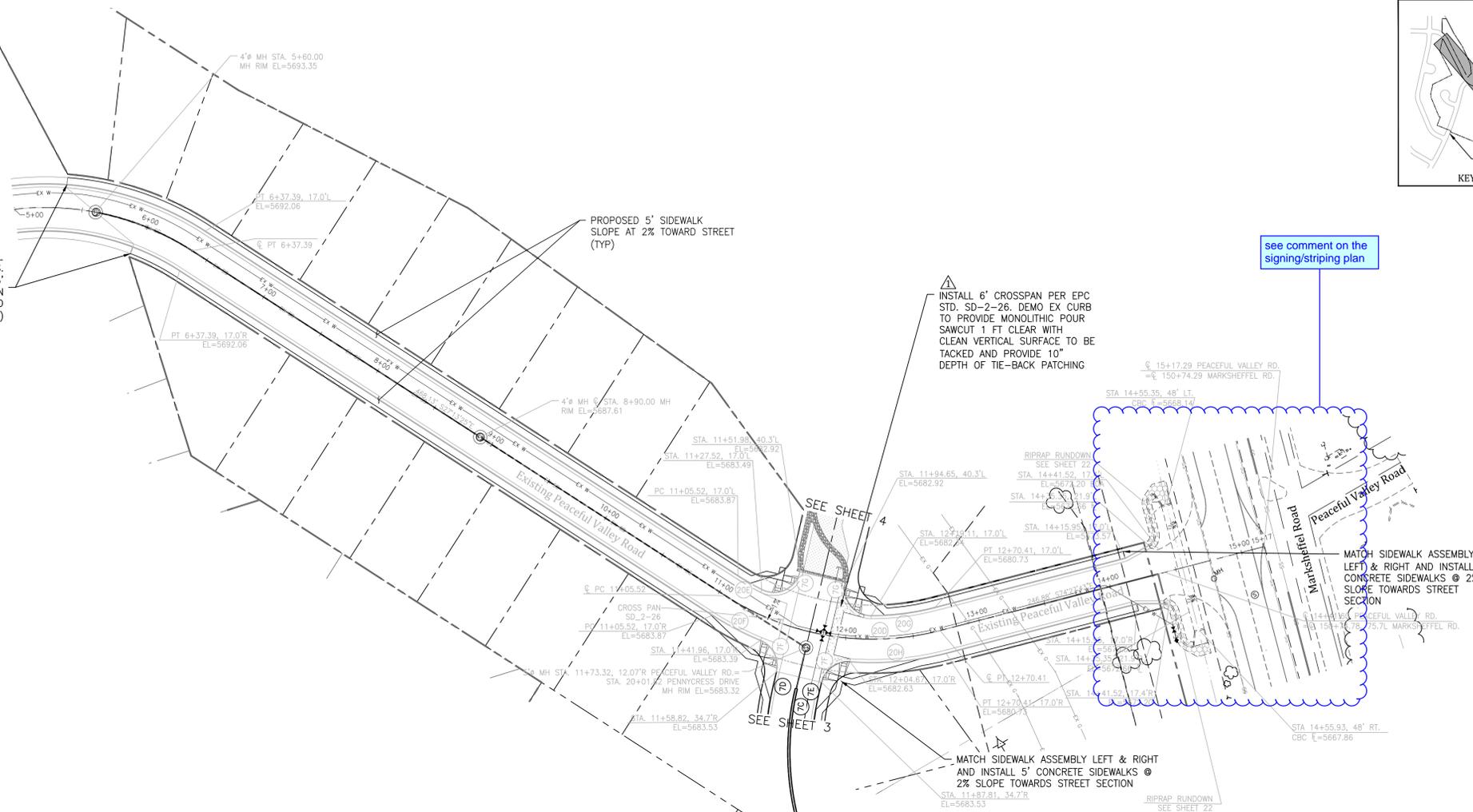
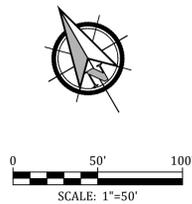
**DEVELOPER:**  
  
3 WIDEFIELD BOULEVARD  
COLORADO SPRINGS, CO 80911

**PREPARED BY:**  
  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

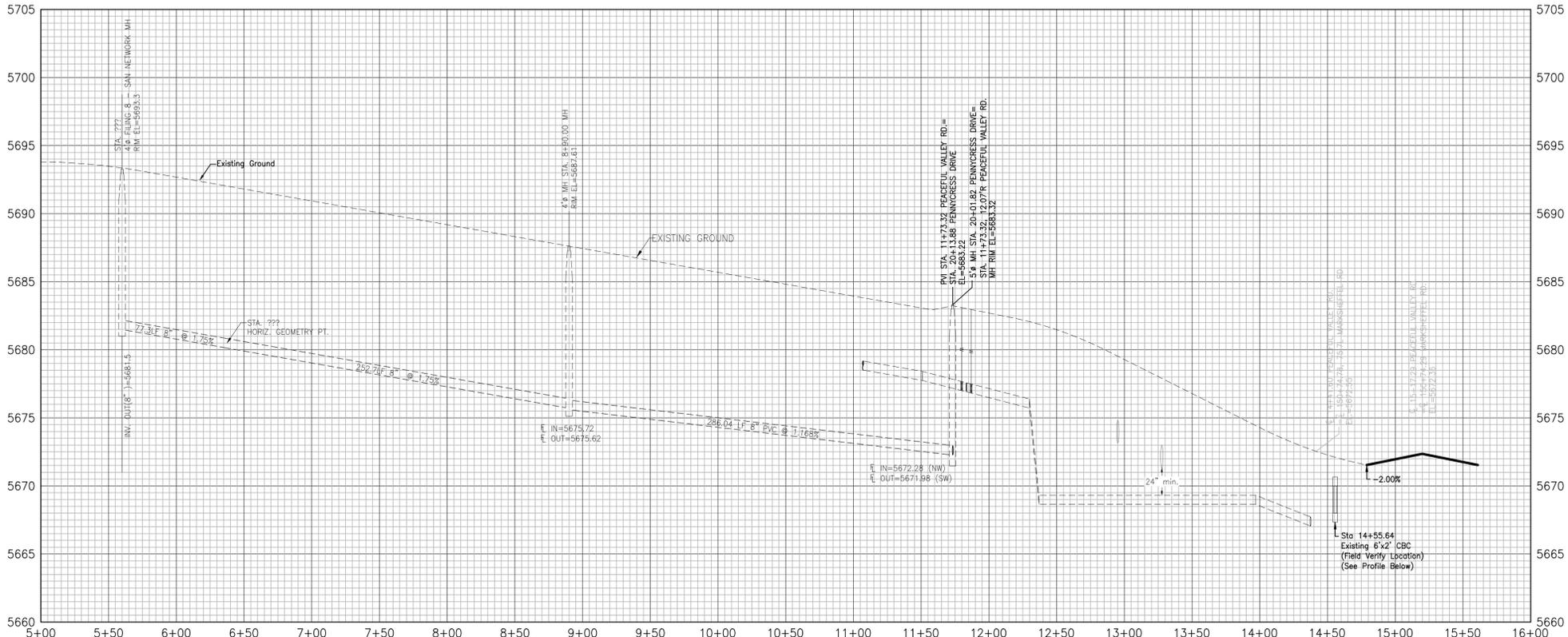
19016-010-01-CV-049/Feb 12, 2020

| CURVE DATA |   |
|------------|---|
| 7F         | $\Delta=81^{\circ}01'06''$<br>$L=28.28'$<br>$R=20.00'$  |
| 7G         | $\Delta=103^{\circ}07'13''$<br>$L=36.00'$<br>$R=20.00'$ |
| 20C        | $\Delta=6^{\circ}18'07''$<br>$L=20.13'$<br>$R=183.00'$  |
| 20F        | $\Delta=10^{\circ}26'25''$<br>$L=39.54'$<br>$R=217.00'$ |
| 20G        | $\Delta=14^{\circ}41'46''$<br>$L=46.94'$<br>$R=183.00'$ |
| 20H        | $\Delta=18^{\circ}50'05''$<br>$L=71.33'$<br>$R=217.00'$ |
| 20I        | $\Delta=90^{\circ}20'56''$<br>$L=31.54'$<br>$R=20.00'$  |
| 20J        | $\Delta=89^{\circ}57'21''$<br>$L=31.40'$<br>$R=20.00'$  |

EXISTING PEACEFUL VALLEY ROAD IS INSTALLED TO MARKSCHEFFEL ROAD, BUT WITHOUT SIDEWALKS AND RAMPS. MATCH SIDEWALK ASSEMBLY LEFT & RIGHT AND INSTALL 5' CONCRETE SIDEWALKS @ 2% SLOPE TOWARDS STREET SECTION FEATHER GRADING AT OVERLOT AREAS TO BACK OF WALK TO AVOID RETAINING STORMWATER ON INDIVIDUAL LOTS (TYP.)



**PROFILE VIEW OF PEACEFUL VALLEY ROAD**



**Kiowa**  
Engineering Corporation  
1604 South 21st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

**W**  
WIDEFIELD  
Investment Group

**GLEN AT WIDEFIELD NO. 10**  
Plan and Profile - Peaceful Valley Road  
(Sidewalks & Pedestrian Ramps Only) Sta: (05+60.00 to Marksheffel Rd)  
EL PASO, COUNTY, COLORADO

|              |                    |
|--------------|--------------------|
| Project No.: | 19016              |
| Date:        | September 27, 2019 |
| Design:      | MK                 |
| Drawn:       | MJK                |
| Check:       | AWMc               |
| Revisions:   |                    |
|              | February 12, 2020  |

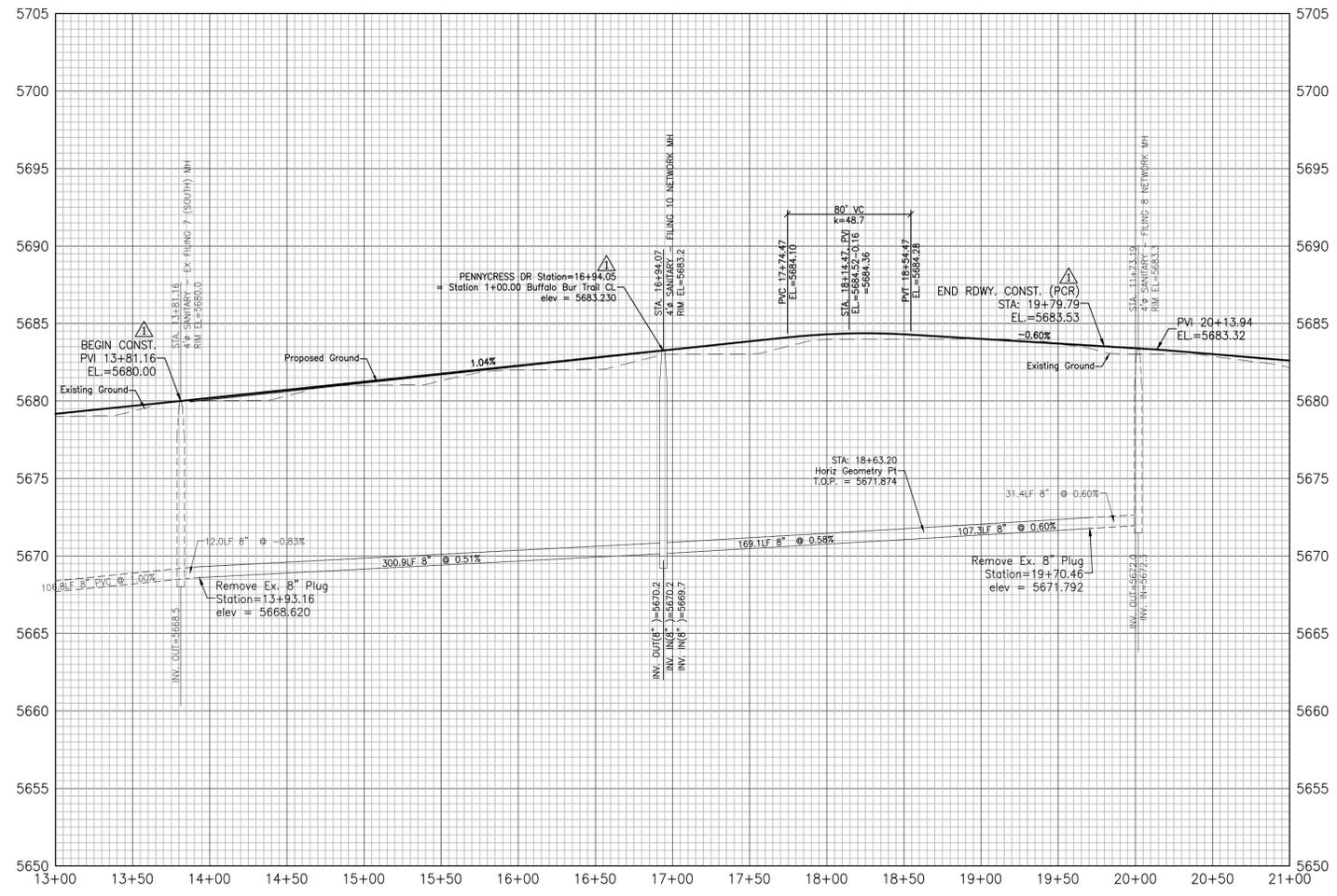
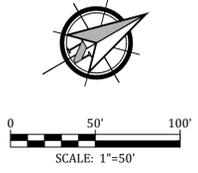
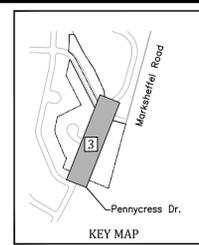
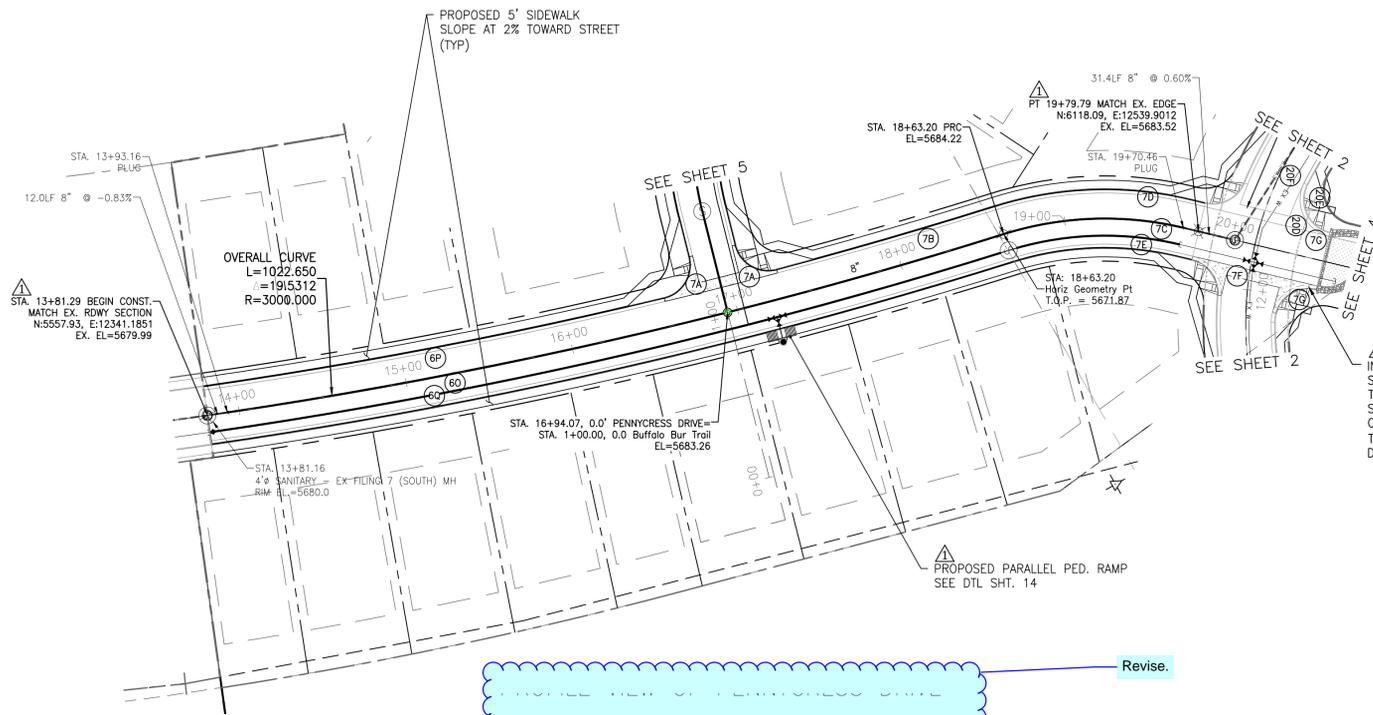
SHEET

2

2 of 15 Sheets

19016-GW10-02-PP.dwg/ Feb 12, 2020

| CURVE DATA |   |
|------------|---|
| 6N         | Δ=90°42'56"<br>L=31.67'<br>R=20.00'     |
| 6O         | Δ=19°32'06"<br>L=1022.84'<br>R=3000.00' |
| 6P         | Δ=6°38'34"<br>L=345.85'<br>R=2983.00'   |
| 6Q         | Δ=19°32'06"<br>L=1022.84'<br>R=3017.00' |
| 7A         | Δ=90°39'27"<br>L=31.65'<br>R=20.00'     |
| 7B         | Δ=2°34'35"<br>L=134.13'<br>R=2983.00'   |
| 7C         | Δ=35°47'51"<br>L=124.96'<br>R=200.00'   |
| 7D         | Δ=35°47'51"<br>L=135.58'<br>R=217.00'   |
| 7E         | Δ=35°47'51"<br>L=114.34'<br>R=183.00'   |
| 7F         | Δ=51°01'06"<br>L=28.28'<br>R=20.00'     |
| 7G         | Δ=103°07'13"<br>L=36.00'<br>R=20.00'    |
| 20D        | Δ=47°14'18"<br>L=164.89'<br>R=200.00'   |
| 20E        | Δ=1°14'12"<br>L=3.95'<br>R=183.00'      |
| 20F        | Δ=52°22'31"<br>L=20.36'<br>R=217.00'    |



**GLEN AT WIDEFIELD NO. 10**  
**Plan and Profile - Pennycress**  
**Sta: (13+81.16 to 21+00.00)**  
**EL PASO, COUNTY, COLORADO**

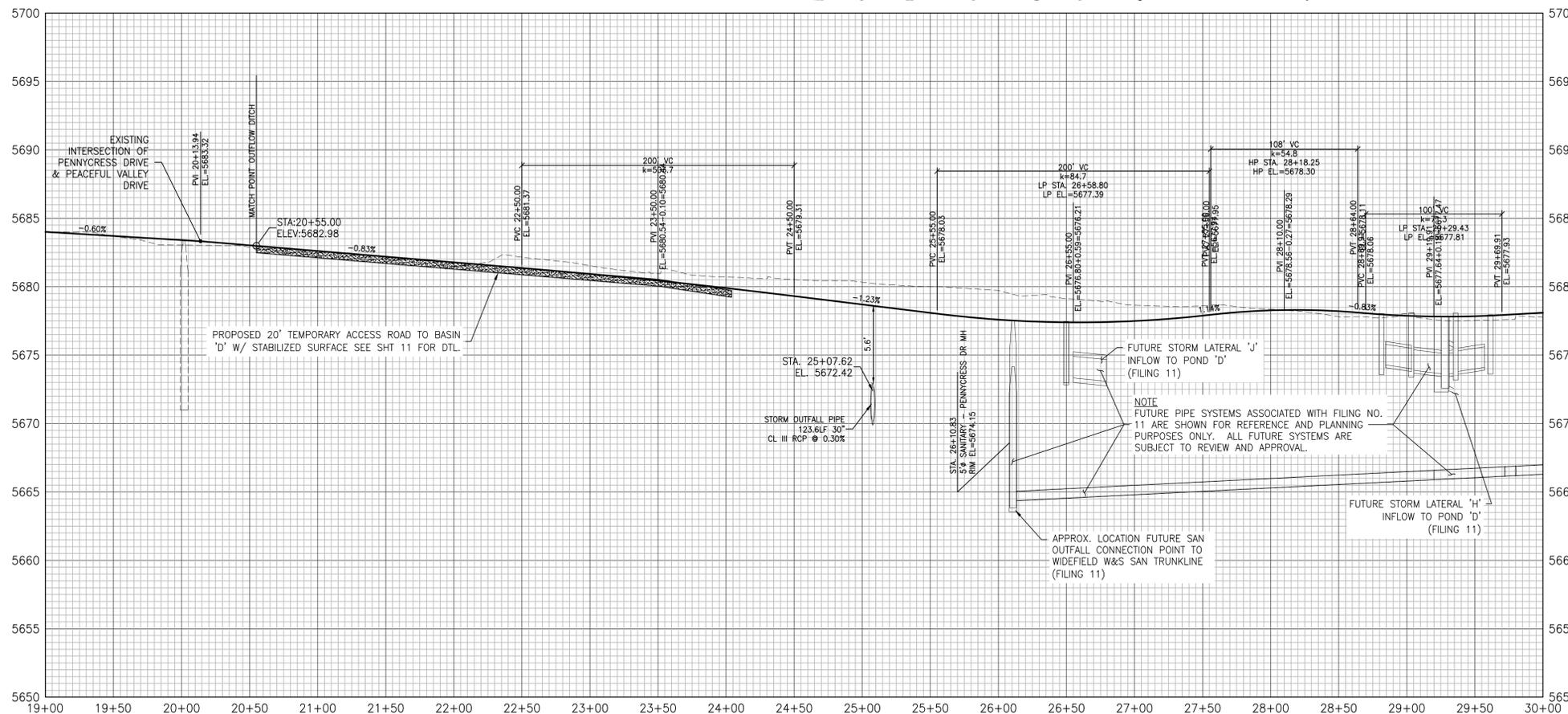
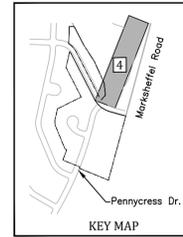
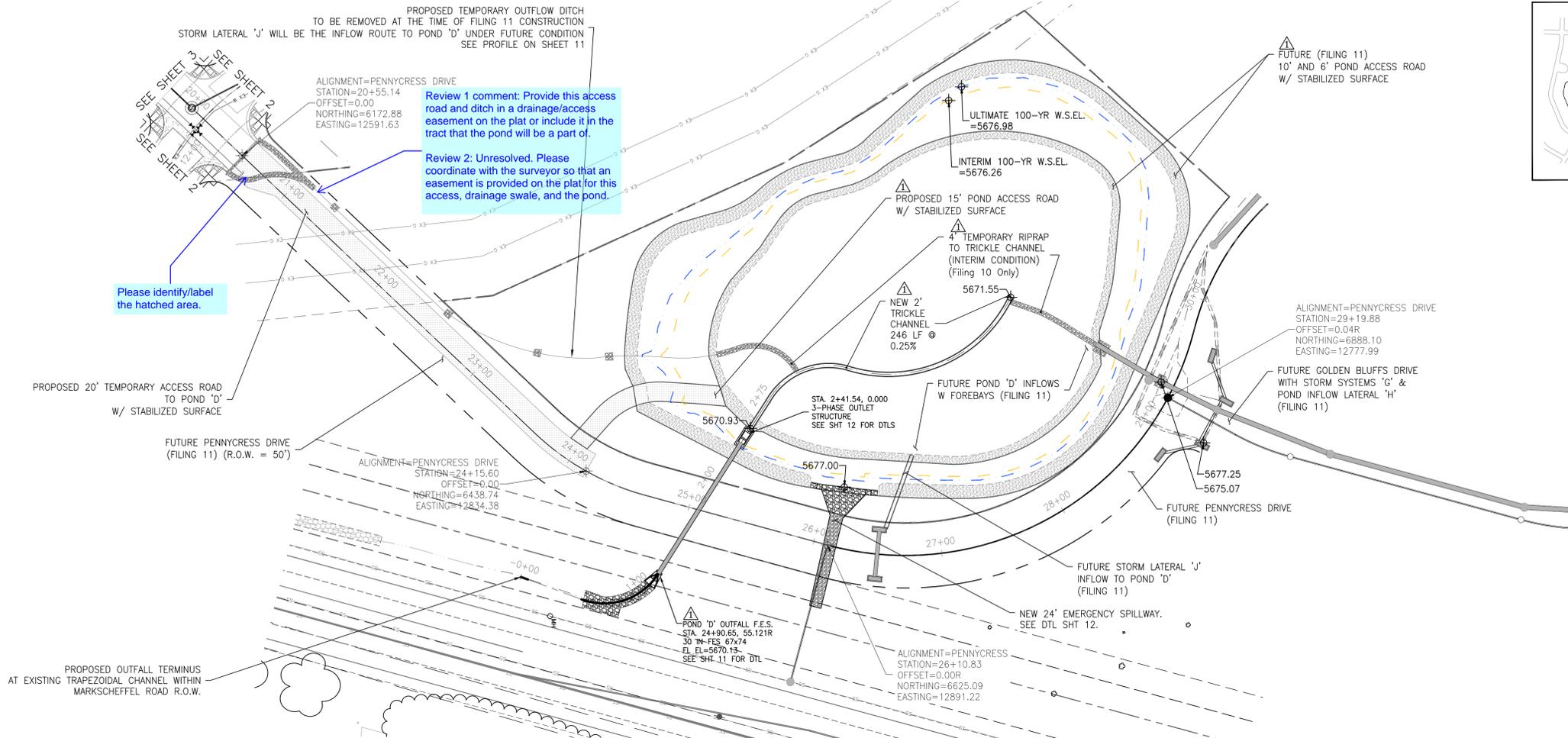
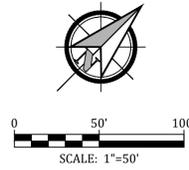
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| Check:       | AWMc               |
| Revisions:   |                    |
| ▲            | February 12, 2020  |

SHEET

3

3 of 15 Sheets

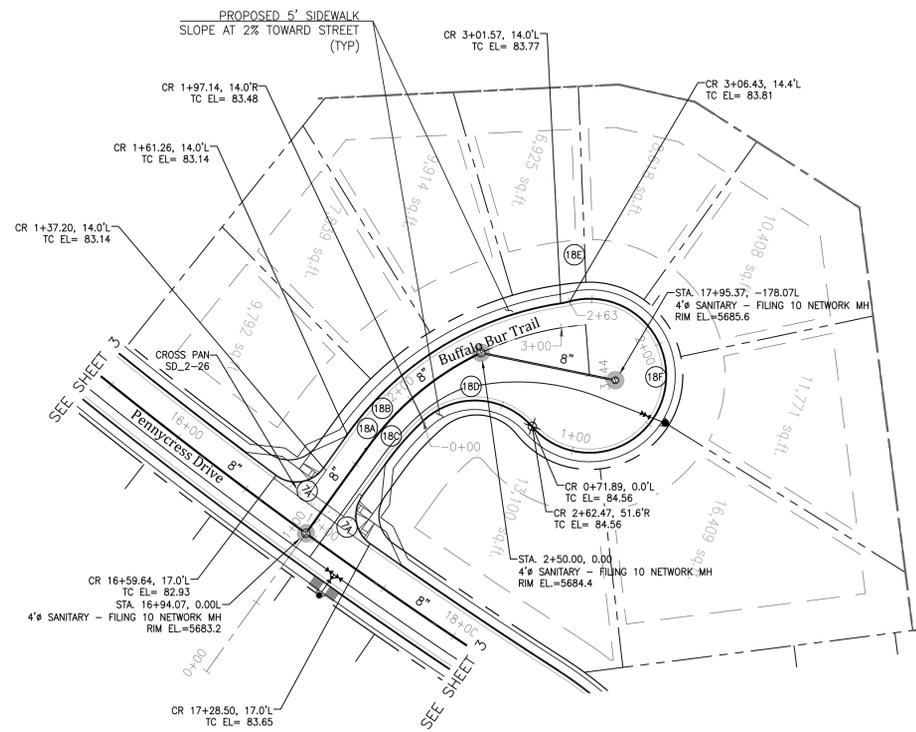
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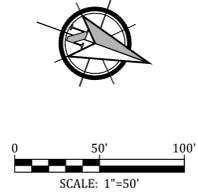
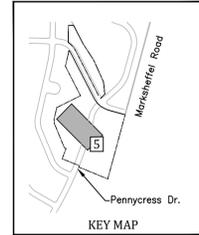
**GLEN AT WIDEFIELD NO. 9**  
Plan and Profile - Future Pennycress Drive  
Sta: (21+00.00 to 29+19.91) For Reference & Coordination  
EL PASO, COUNTY, COLORADO

|              |                    |
|--------------|--------------------|
| Project No.: | 19016              |
| Date:        | September 27, 2019 |
| Design:      | MK                 |
| Drawn:       | MJK                |
| Check:       | AWMc               |
| Revisions:   |                    |
|              | February 12, 2020  |

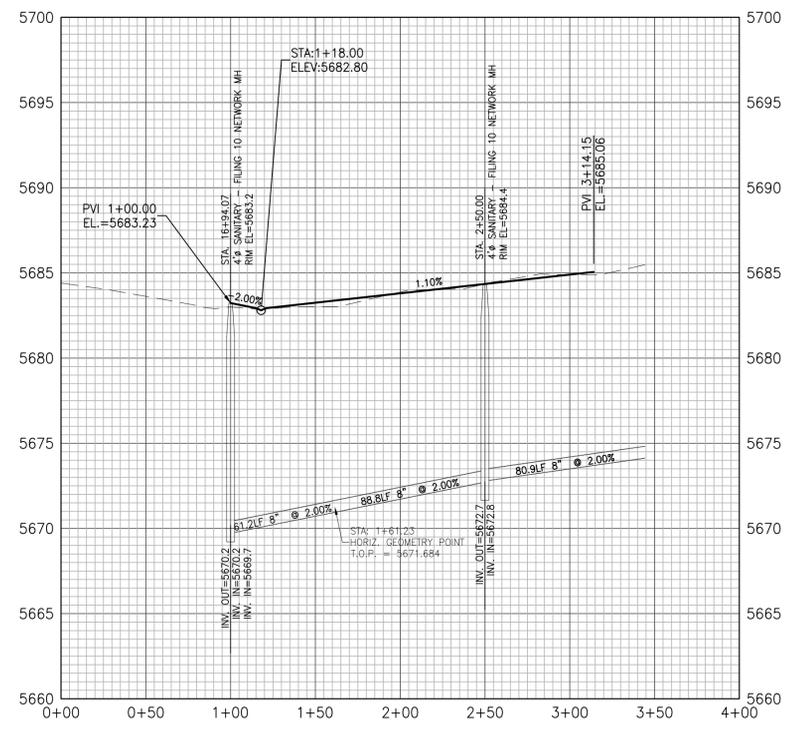
19016-GW10-04-PP.dwg/Feb. 12, 2020



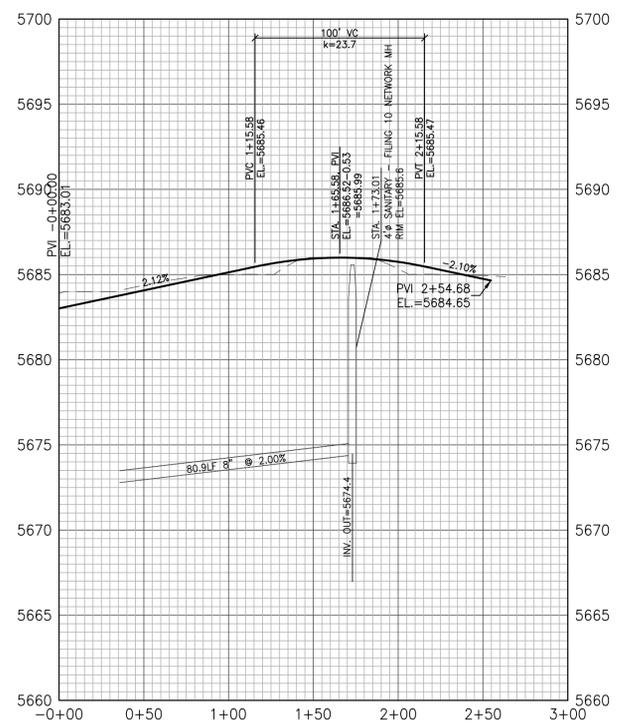
| CURVE DATA |  |
|------------|--|
| 7A)        | $\Delta=90^{\circ}39'27''$<br>$L=31.65'$<br>$R=20.00'$   |
| 7B)        | $\Delta=2^{\circ}34'35''$<br>$L=134.13'$<br>$R=2983.00'$ |
| 8A)        | $\Delta=50^{\circ}06'35''$<br>$L=153.05'$<br>$R=175.00'$ |
| 8B)        | $\Delta=45^{\circ}56'06''$<br>$L=151.52'$<br>$R=189.00'$ |
| 8C)        | $\Delta=11^{\circ}46'17''$<br>$L=33.08'$<br>$R=161.00'$  |
| 8D)        | $\Delta=91^{\circ}27'26''$<br>$L=71.83'$<br>$R=45.00'$   |
| 8E)        | $\Delta=6^{\circ}42'57''$<br>$L=5.27'$<br>$R=45.00'$     |
| 8F)        | $\Delta=243^{\circ}59'01''$<br>$L=191.62'$<br>$R=45.00'$ |



PROFILE VIEW OF BUFFALO BUR TRAIL



PROFILE VIEW OF BUFFALO BUR TRAIL CDS



|              |                    |
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**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 dry 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 Planning and Community Development.
- 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 40 mph or higher shall have 8" upper-lower case lettering on 18" blank with a white border that is not recessed. The width of the non-recessed white borders shall match page 255 of the 2012 MUTCD "Standard Highway Signs"
- All traffic signs shall have a minimum High Intensity Prismatic grade sheeting.
- 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 0.100" 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. Word and symbol markings shall be the narrow type. Stop bars shall be 24" in width. Crosswalk lines shall be 12" wide and 8' long per CDOT S-627-1.
- All longitudinal lines shall be a minimum 15mil thickness epoxy paint. All non-local residential roadways shall include both right and left edge line striping and any additional striping as required by CDOT S-627-1.
- The contractor shall notify El Paso County **Development Services (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 Department of Public Works (DPW) prior to any signage or striping work within an existing El Paso County roadway.

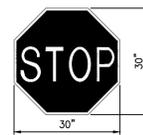
Review I Comment: Revise Development Services to "Planning and Community Development."  
Review II Comment: Same. Unresolved.

**General Notes:**

- Before excavating, contractor shall verify location of underground utilities.
- Contractor shall be responsible for any monumentation and/or benchmarks which will be disturbed or destroyed by construction. Such points shall be referenced and replaced with appropriate monumentation by a registered professional authorized to practice land surveying.
- Approval of these plans by the County does not authorize any work to be performed until a permit has been issued.
- The approval of these plans or issuance of a permit by El Paso County does not authorize the contractor, subdivider, or owner to violate any Federal, State, or City laws, ordinances, regulations, or policies.
- The contractor shall be responsible for all new, temporary and existing traffic signs from the start of the construction project until acceptance by El Paso County.
- All traffic signs, pavement, and traffic signals shall meet or exceed M.U.T.C.D. Standards.
- The contractor shall not remove any existing signs, pavement markings or traffic signals during the project without authorization of the Engineering Inspector assigned to the project.
- The contractor shall prepare a detailed Traffic Control Plan, submit to El Paso County for approval, and obtain appropriate permits.
- The contractor shall be responsible for all work zone traffic control. The contractor shall be responsible for furnishing, installing and maintaining the temporary traffic control devices throughout the duration of the project.

**NOTE:**

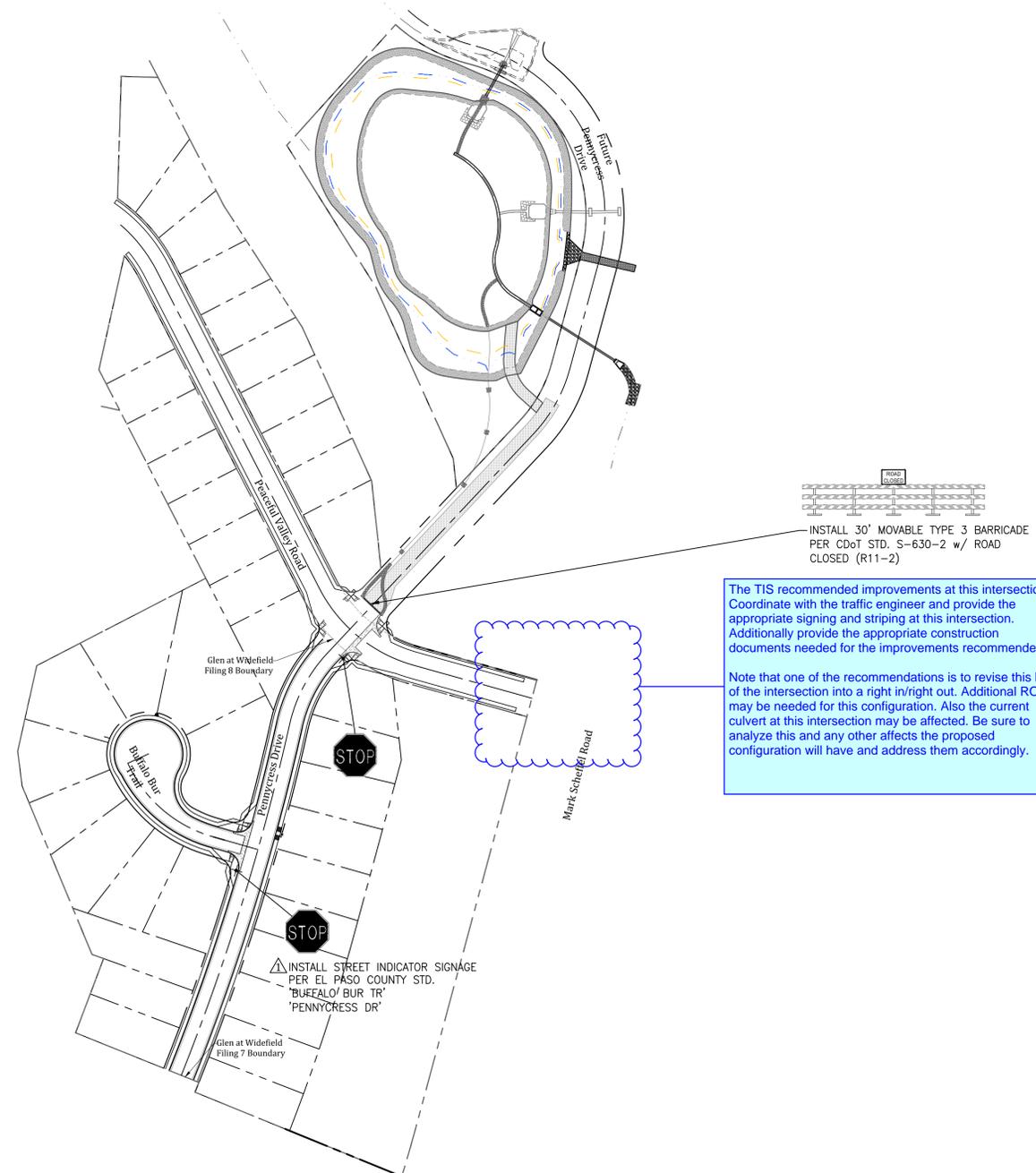
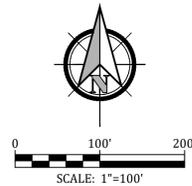
- STOP SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 2B-9 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND CDOT S-614-1.



**STOP SIGN**  
R1-1

**SIGN DETAILS**

SCALE: 1/4" = 1'-0"

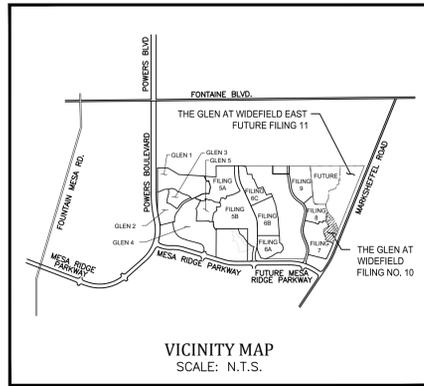


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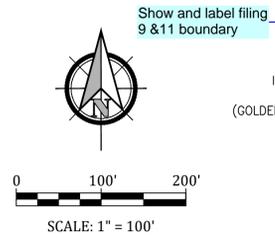
SHEET

6

6 of 15 Sheets



EXISTING PEACEFUL VALLEY ROAD IS INSTALLED TO MARKSCHEFFEL ROAD, BUT WITHOUT SIDEWALKS AND RAMPS.  
MATCH SIDEWALK ASSEMBLY LEFT & RIGHT AND INSTALL 5' CONCRETE SIDEWALKS @ 2% SLOPE TOWARDS STREET SECTION FEATHER GRADING AT OVERLOT AREAS TO BACK OF WALK TO AVOID RETAINING STORMWATER ON INDIVIDUAL LOTS (TYP.)  
SEE SHEET 2 FOR STREET PLAN & PROFILE DESIGN DATA



**SEED MIX**

AREAS DISTURBED BY THE EARTHWORK ACTIVITIES AND NOT RECEIVING OTHER TREATMENT SHALL BE PERMANENTLY REVEGETATED WITH THE FOLLOWING SEED MIX.

| SPECIES             | VARIETY     | lbs/acre |
|---------------------|-------------|----------|
| SIDEWAYS GRAMA      | El Reno     | 3.0      |
| WESTERN WHEAT GRASS | Barton      | 2.5      |
| SLENDER WHEAT GRASS | Native      | 2.0      |
| LITTLE BLUESTEM     | Pastura     | 2.0      |
| SAND DROPSOED       | Native      | 0.5      |
| SWITCH GRASS        | Nebraska 28 | 3.0      |
| WEeping LOVE GRASS  | Morpha      | 1.0      |
|                     |             | 14.0 lbs |

SEEDING APPLICATION: DRILL SEED 1/4" TO 1/2" INTO TOPSOIL. IN AREAS INACCESSIBLE TO A DRILL, HAND BROADCAST AT DOUBLE THE RATE AND RAKE 1/4" TO 1/2" INTO THE TOPSOIL. MULCHING APPLICATION: 1-1/2 TONS NATIVE HAY PER ACRE, MECHANICALLY CRIMPED INTO THE TOPSOIL.

**EROSION CONTROL INSPECTION AND MAINTENANCE**

A THOROUGH INSPECTION OF THE EROSION CONTROL PLAN/STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED EVERY 14 DAYS AS WELL AS AFTER ANY RAIN OR SNOWMELT EVENT THAT CAUSES SURFACE EROSION.

\* WHEN STRAW BALE BARRIERS HAVE SILTED UP TO HALF THEIR HEIGHT, THE SILT SHALL BE REMOVED, FINAL GRADE REESTABLISHED AND SLOPES RESEDED IF NECESSARY. ANY STRAW BALES THAT HAVE SHIFTED OR DECAYED SHALL BE REPAIRED OR REPLACED.

\* ANY ACCUMULATED TRASH OR DEBRIS SHALL BE REMOVED FROM OUTLETS. AN INSPECTION AND MAINTENANCE LOG SHALL BE KEPT.

SHADED AREA DENOTES PERMANENT EROSION BLANKET. CURLEX HEAVY DUTY EROSION CONTROL BLANKET BY AMERICAN EXCELISOR OR EQUAL SHALL BE USED.

**EROSION CONTROL LEGEND**

| EROSION CONTROL LEGEND | PHASE                 |
|------------------------|-----------------------|
| (SILT FENCE)           | (INITIAL)             |
| (VTC)                  | (INITIAL)             |
| (IP-1)                 | (INITIAL) / (INTERIM) |
| (TSD)                  | (INITIAL) / (INTERIM) |
| (ECN)                  | (INTERIM) / (FINAL)   |
| (RCS)                  | (INITIAL) / (INTERIM) |
| (CWA)                  | (INITIAL) / (INTERIM) |
| (RS)                   | (INITIAL) / (INTERIM) |

**OPINION OF COST FOR EROSION CONTROL REQUIREMENTS**  
Additional Erosion Control for Glen at Widefield Filing No. 10

| ITEM                     | QUANTITY | UNITS | PRICE   | AMOUNT     |
|--------------------------|----------|-------|---------|------------|
| PERMANENT SEEDING        | 3.0      | AC    | \$800   | \$2,400.00 |
| PERMANENT E.C. BLANKET   | 526      | SY    | \$6     | \$3,156.00 |
| VEHICLE TRACKING CONTROL | 2        | EA    | \$2,370 | \$4,740.00 |
| INLET PROTECTION         | 2        | EA    | \$167   | \$334.00   |
| CONCRETE WASHOUT BASIN   | 1        | EA    | \$900   | \$900.00   |
| ROUGH CUT STREET CONTROL | 1,170    | LF    | \$2     | \$2,340.00 |
| SILT FENCING             | 2,012    | LF    | \$2.50  | \$5,030.00 |
| TOTAL                    |          |       |         | \$18,900   |

PERFORM MINOR RE-GRADING AT CUL-DE-SAC LOTS TO MATCH THE CURB ASSEMBLY AS SHOWN

MINOR RE-GRADING AT LOTS MATCH STREET ASSEMBLY BOTH SIDES

VTC THIS LOCATION IS FOR INITIAL CONDITION ONLY

Glen at Widefield Filing 7 Boundary

Glen at Widefield Filing 8 Boundary

Glen at Widefield Filing 9 Boundary

Glen at Widefield Filing 10 Boundary

Glen at Widefield Filing 11 Boundary

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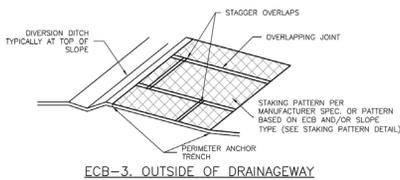
Glen at Widefield Filing 210 Boundary

Glen at Widefield Filing 211 Boundary

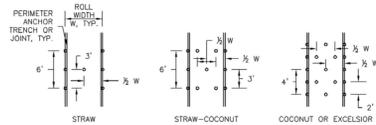
Glen at Widefield Filing 212 Boundary

| TYPE          | COCONUT CONTENT | STRAW CONTENT | EXCLESOR CONTENT | RECOMMENDED NETTING** |
|---------------|-----------------|---------------|------------------|-----------------------|
| STRAW*        | -               | 100%          | -                | DOUBLE/NATURAL        |
| STRAW-COCONUT | 30% MIN         | 70% MAX       | -                | DOUBLE/NATURAL        |
| COCONUT       | 100%            | -             | -                | DOUBLE/NATURAL        |
| EXCLESOR      | -               | -             | 100%             | DOUBLE/NATURAL        |

STAKING PATTERNS BY SLOPE



ECB-3. OUTSIDE OF DRAINAGEWAY

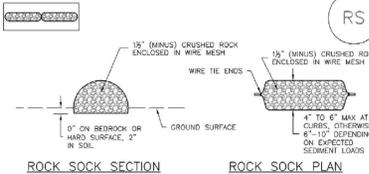


STAKING PATTERNS BY ECB TYPE

**EROSION CONTROL BLANKET**

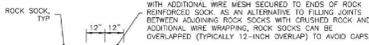
NTS

Revise this to match your legend (ECN)



ROCK SOCK SECTION

ROCK SOCK PLAN



ROCK SOCK JOINTING

| SEIVE SIZE | MASS PERCENT PASSING SQUARE MESH SIEVES |
|------------|---|
| NO. 4      | 100                                     |
| NO. 10     | 100                                     |
| NO. 20     | 100                                     |
| NO. 40     | 100                                     |
| NO. 60     | 100                                     |
| NO. 80     | 100                                     |
| NO. 100    | 100                                     |
| NO. 150    | 100                                     |
| NO. 200    | 100                                     |

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR LOCATION(S) OF ROCK SOCKS.
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRADATION SHOWN ON THIS SHEET (1/2" MINUS).
- WIRE MESH SHALL BE FABRICATED OF 10 GAUGE POULTRY MESH, OR EQUIVALENT WITH A MAXIMUM OPENING OF 3/8", RECOMMENDED MINIMUM ROLL WIDTH OF 48".
- WIRE MESH SHALL BE SECURED USING "NOC NINGS" OR WIRE TIES AT 6" CENTERS ALONG ALL JOINTS AND AT 2" CENTERS ON ENDS OF SOCKS.
- SOME MUNICIPALITIES MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATIVE TO WIRE MESH FOR THE ROCK ENCLASURE.

**RS-1. ROCK SOCK PERIMETER CONTROL**

NTS

EPC STD RS-2

NTS

EPC STD RS-2

**EROSION CONTROL BLANKET INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF ECB
  - TYPE OF ECB (STRAW, STRAW-COCONUT, COCONUT, OR EXCLESOR)
  - AREA A IN SQUARE YARDS OF EACH TYPE OF ECB
- 100% NATURAL AND BIODEGRADABLE MATERIALS ARE PREFERRED FOR PERMITS, ALTHOUGH SOME JURISDICTIONS MAY ALLOW OTHER MATERIALS IN SOME APPLICATIONS.
- IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOST PROPER TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR Voids SHALL EXIST UNDER THE BLANKET.
- PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.
- JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.
- INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE-HALF ROLL LENGTH FOR COCONUT AND EXCLESOR ECBs.
- OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES.
- MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB-1.
- ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBs SHALL BE RESEEDED AND MULCHED.

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

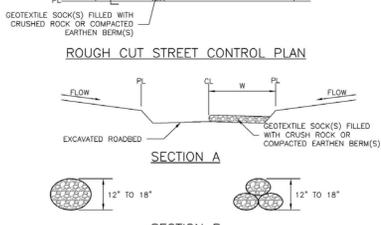
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ECBs SHALL BE LEFT IN PLACE TO EVENTUALLY BIODEGRADE, UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.
- ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATE A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION OF ROUGH CUT STREET CONTROL MEASURES.
- ROUGH CUT STREET CONTROL SHALL BE INSTALLED AFTER A ROAD HAS BEEN CUT IN AND WILL NOT BE PAID FOR MORE THAN 14 DAYS OR FOR TEMPORARY CONSTRUCTION ROADS THAT HAVE NOT RECEIVED ROAD BASE.

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.



ROUGH CUT STREET CONTROL PLAN

SECTION A

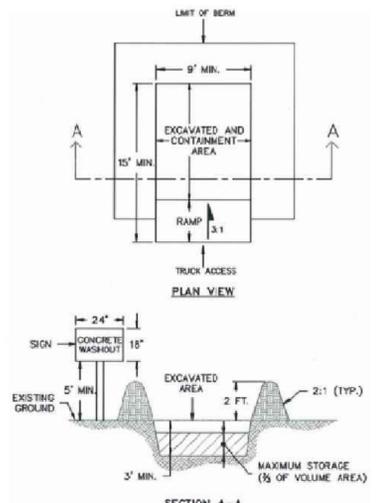
SECTION B

| W (FT) X (FT) | SPACING (FT) |
|---------------|--------------|
| 20-30 X 5     | 2            |
| 31-40 X 7     | 3            |
| 41-50 X 9     | 4            |
| 51-60 X 10.5  | 5            |
| 61-70 X 12    | 6            |

**ROUGH-CUT STREET CONTROL**

NTS

Please provide temporary sediment basin detail



CONCRETE WASHOUT AREA

EPC STD SD\_3-84

NTS

**CONCRETE WASHOUT AREA**

EPC STD SD\_3-84

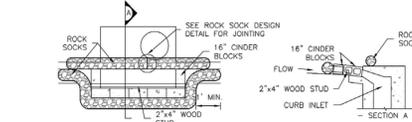
NTS

**GENERAL INLET PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF INLET PROTECTION
  - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- 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.

**INLET PROTECTION MAINTENANCE NOTES**

- 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.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/3 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDS AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



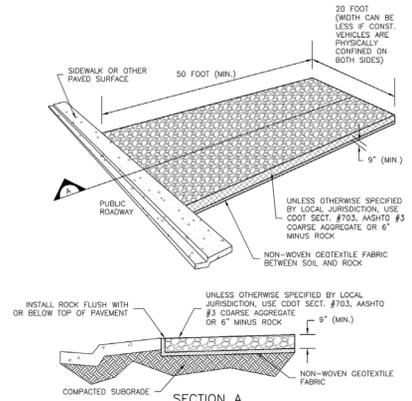
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

**BLOCK AND ROCK SOCK INLET PROTECTION INSTALLATION NOTES**

- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
- GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

**INLET PROTECTION**

NTS



VEHICLE TRACKING CONTROL

NTS

**VEHICLE TRACKING CONTROL**

NTS

**STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S)
  - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM)
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE INSTALLATION OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE, OR 6" (MINUS) ROCK.

**STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**

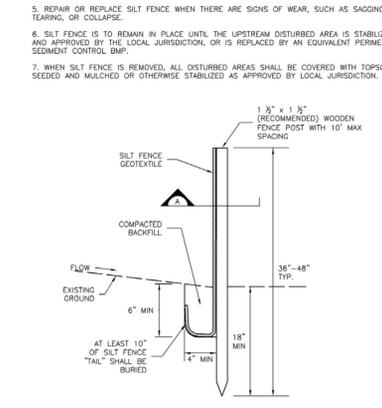
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REPAIRED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

**SILT FENCE INSTALLATION NOTES**

- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST FEET (3-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
- A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
- COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTION SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICEABLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
- AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "U-HOOK." THE "U-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 20').
- SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

**SILT FENCE MAINTENANCE NOTES**

- 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.
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- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 6".
- REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
- SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
- WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.



SILT FENCE

**SILT FENCE**

NTS

**Kiowa**  
Engineering Corporation  
1604 South 2 1st Street  
Colorado Springs, Colorado 80904  
(719) 630-7342

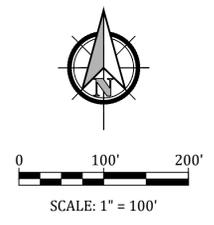
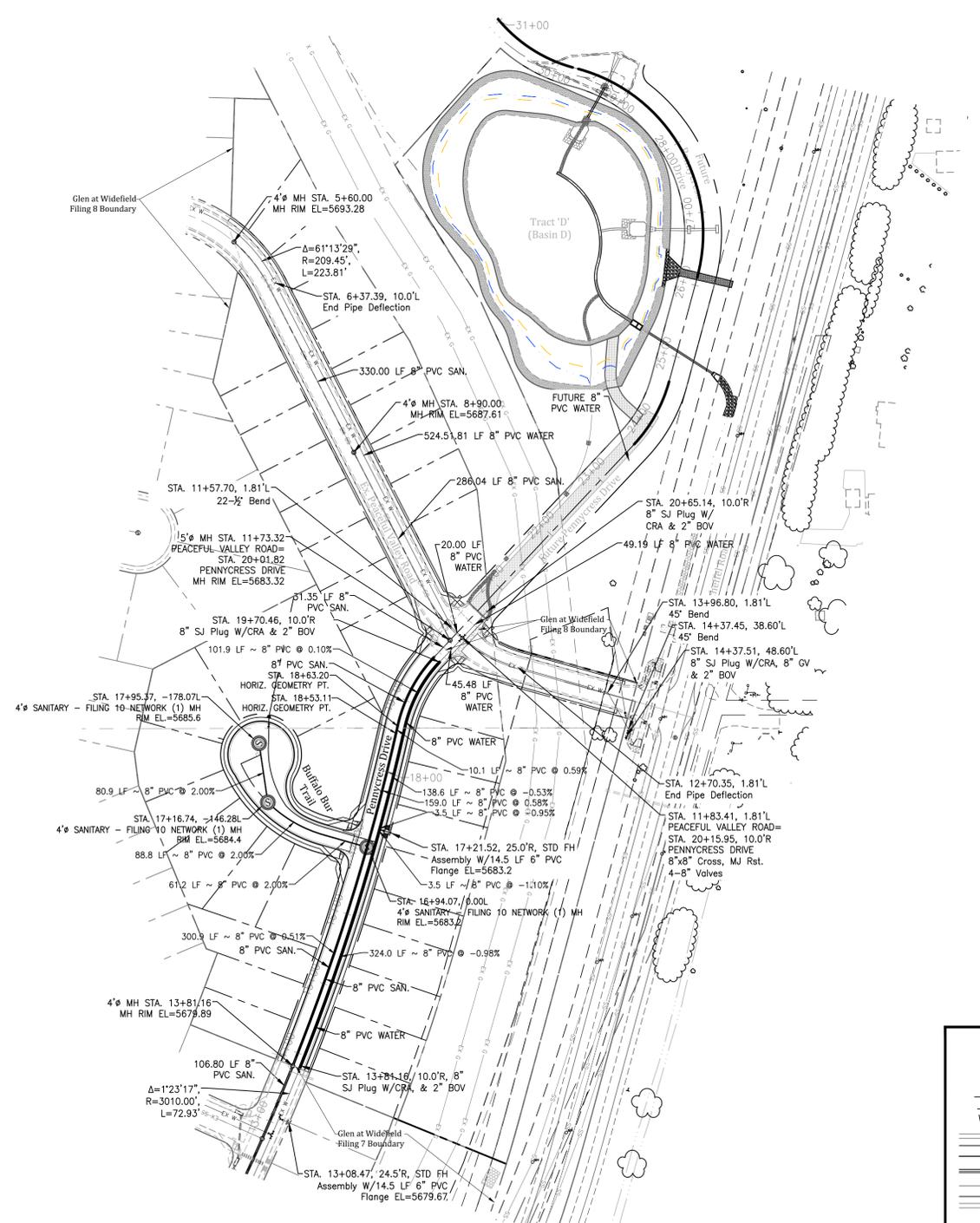
**W**  
WIDEFIELD  
Investment Group

**GLEN AT WIDEFIELD NO. 10**  
Proposed Grading & Erosion Control Details  
Filing 10 Portions Only  
EL PASO, COUNTY, COLORADO

Project No.: 19016  
Date: September 27, 2019  
Design: MK  
Drawn: MJK  
Check: AWMc  
Revisions:  
01-02-20 1st Comments  
SHEET  
8  
8 of 15 Sheets

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, STE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.



**ADDITIONAL UTILITY NOTES**

GAS - ALL GAS MAINS AND SERVICES ARE TO BE INSTALLED PER THE CITY OF COLORADO SPRINGS.  
 ELECTRIC - ALL ELECTRIC SERVICES ARE TO BE INSTALLED PER THE CITY OF FOUNTAIN ELECTRIC DIVISION.

**UTILITY CONTACTS**

|           |                              |              |
|-----------|------------------------------|--------------|
| SEWER:    | WIDEFIELD W&S DISTRICT (WWS) | 390-7111     |
| WATER:    | WIDEFIELD W&S DISTRICT (WWS) | 390-7111     |
| ELECTRIC: | MOUNTAIN VIEW ELECTRIC       | 485-2283     |
| GAS:      | PEOPLES NATURAL GAS          | 800-303-0752 |
| PHONE:    | US WEST                      | 636-4632     |

**LEGEND**

PROPOSED 8" PVC WATER MAIN (DR 18) WITH MJ FITTINGS (UNLESS OTHERWISE NOTED)

WIDEFIELD WATER & SANITATION DISTRICT STANDARD FIRE HYDRANT ASSEMBLY. INSTALL PER WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS

8" GATE VALVE (UNLESS OTHERWISE NOTED)

TEE w/CONCRETE THRUST BLOCK

MINIMUM RADIUS SHOWN FOR WATER MAIN = 290'  
 PER WWS SPECIFICATIONS AND EL PASO COUNTY ECM 4.3.6.A.1&2, THE MINIMUM COVER OVER WATER MAIN & SERVICES AND SANITARY SEWER MAINS & SERVICES IS 5 FEET.

**WATER AND SEWER MAIN EXTENSIONS**

Any changes or alterations affecting the grade, alignment, elevation and/or depth of cover of any water or sewer mains or other appurtenance shown on this drawing shall be the responsibility of the Owner/Developer. The Owner/Developer shall be responsible for all operational damages and defects in installation and material for mains and services from the date of approval until final acceptance is issued.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Print Name J. Mark Watson, President

DBA: GLEN DEVELOPMENT COMPANY

Address: 3 Widefield Boulevard  
Colorado Springs, CO 80911  
(719) 392-0194

**FIRE AUTHORITY APPROVAL**  
 The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Security Fire District.

Security Fire Department

Signed \_\_\_\_\_ Date \_\_\_\_\_

Security Fire Department

**UTILITY APPROVALS**

**DISTRICT APPROVALS**  
 The Widefield Water and Sanitation District recognizes the design engineer as having responsibility for the design. The Widefield Water and Sanitation District has limited its scope of review accordingly.

**WIDEFIELD WATER AND SANITATION DISTRICT WASTEWATER DESIGN APPROVAL**

Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

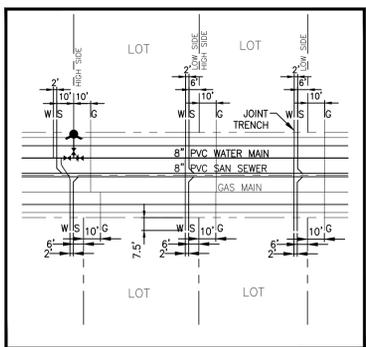
In case of errors or omissions with the sewer design as shown on this document the standards as defined in the Rules and Regulations for Installation of Sewer Mains and Services shall rule. Approval expires 180 days from Design Approval.

**WIDEFIELD WATER AND SANITATION DISTRICT WATER DESIGN APPROVAL**

Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

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WATER AND SEWER SERVICE EXTENSIONS  
 TYPICAL CONNECTION EXAMPLES

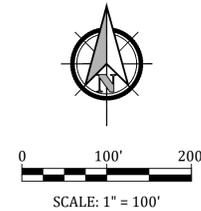
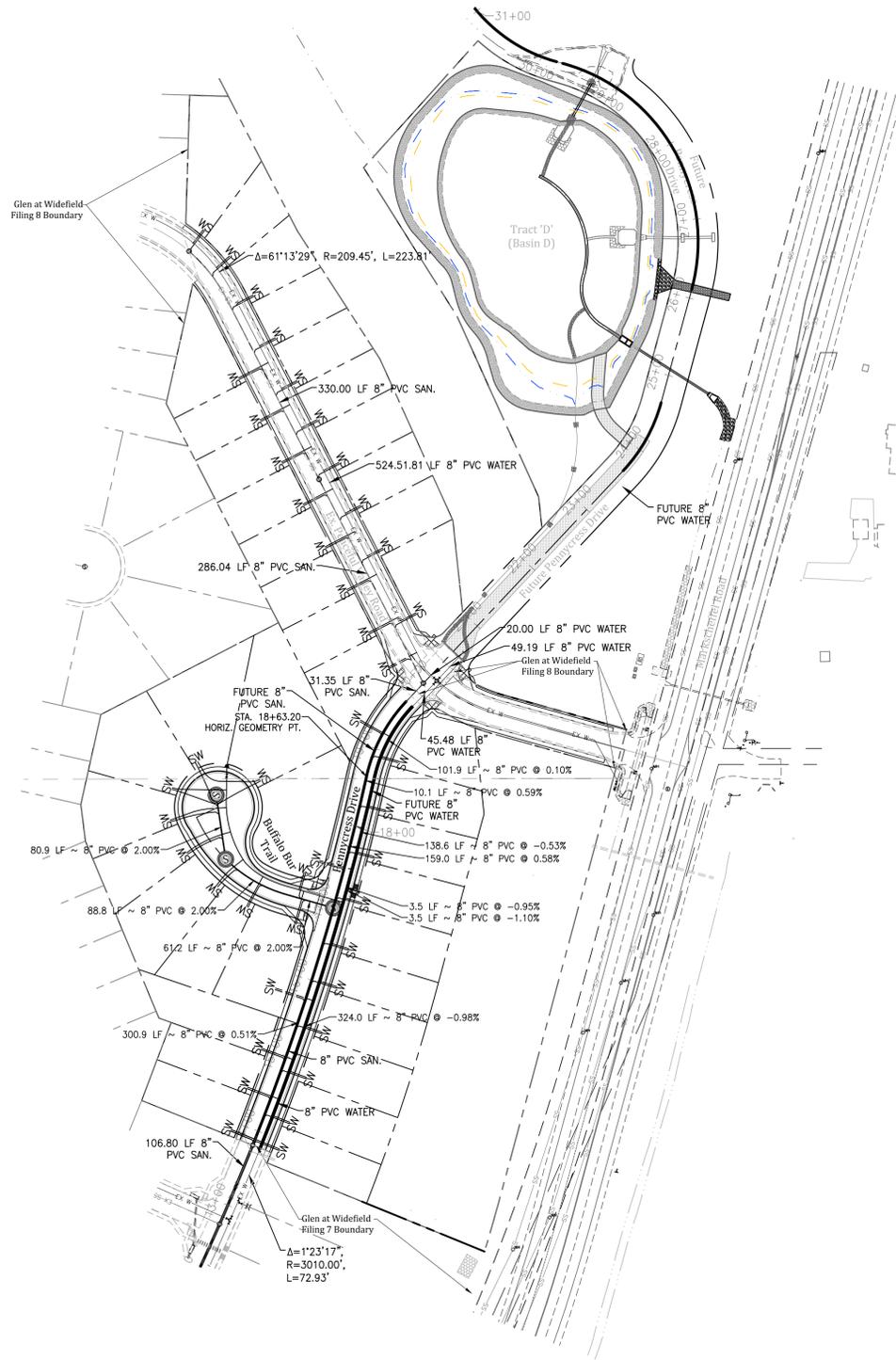
|              |                       |
|--------------|-----------------------|
| Project No.: | 19016                 |
| Date:        | September 27, 2019    |
| Design:      | MK                    |
| Drawn:       | MJK                   |
| Check:       | AWMc                  |
| Revisions:   |                       |
| ▲            | 02-12-20 1st Comments |



FOR STORM SEWER DESIGN  
 SEE SHEET 6

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**LEGEND**

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Print Name J. Mark Watson, President

DBA: GLEN DEVELOPMENT COMPANY

Address: 3 Widefield Boulevard  
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(719) 392-0194

**FIRE AUTHORITY APPROVAL**

The number of fire hydrants and hydrant locations shown on this water installation plan are correct and adequate to satisfy the fire protection requirements as specified by the Security Fire District.

Security Fire Department

Signed \_\_\_\_\_ Date \_\_\_\_\_  
 Security Fire Department

**UTILITY APPROVALS**

**DISTRICT APPROVALS**

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**WIDFIELD WATER AND SANITATION DISTRICT**  
**WASTEWATER DESIGN APPROVAL**

Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

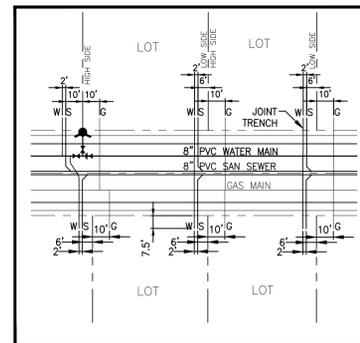
In case of errors or omissions with the sewer design as shown on this document the standards as defined in the Rules and Regulations for Installation of Sewer Mains and Services shall rule. Approval expires 180 days from Design Approval.

**WIDFIELD WATER AND SANITATION DISTRICT**  
**WATER DESIGN APPROVAL**

Date: \_\_\_\_\_ By: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

In case of errors or omissions with the sewer design as shown on this document the standards as defined in the Rules and Regulations for Installation of Sewer Mains and Services shall rule. Approval expires 180 days from Design Approval.



**WATER AND SEWER SERVICE EXTENSIONS**  
**TYPICAL CONNECTION EXAMPLES**

|              |                       |
|--------------|-----------------------|
| Project No.: | 19016                 |
| Date:        | September 27, 2019    |
| Design:      | MK                    |
| Drawn:       | MJK                   |
| Check:       | AWMc                  |
| Revisions:   |                       |
| ▲            | 02-12-20 1st Comments |

SHEET

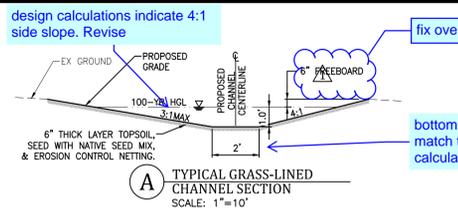
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10 of 15 Sheets



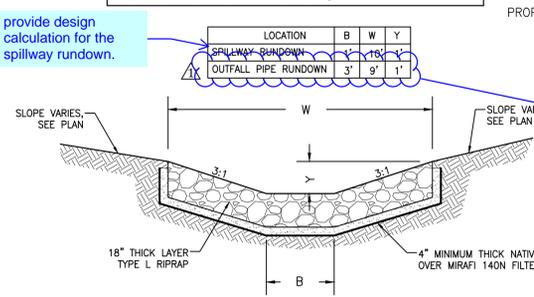
Know what's below.  
 Call before you dig.

FOR STORM SEWER DESIGN  
 SEE SHEET 6



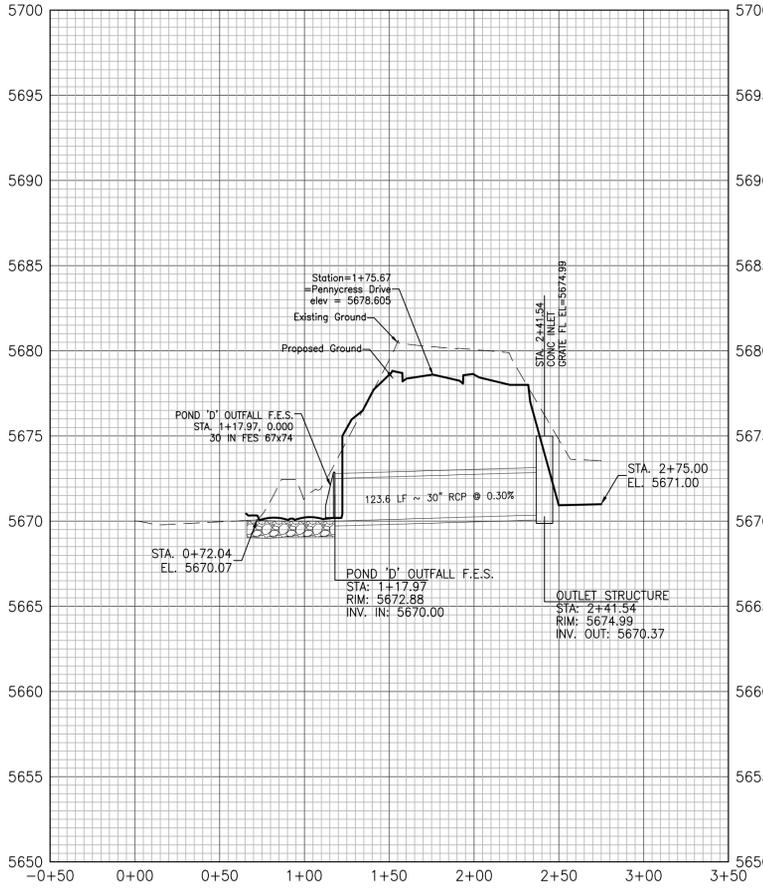
| CLASSIFICATION AND GRADATION OF RIPRAP |                                     |                                      |               |
|--|-------------------------------------|--------------------------------------|---------------|
| RIPRAP DESIGNATION                     | % SMALLER THAN GIVEN SIZE BY WEIGHT | INTERMEDIATE ROCK DIMENSION (INCHES) | #50* (INCHES) |
| TYPE VL                                | 70-100                              | 12                                   | 6**           |
|  | 50-70                               | 9                                    |               |
|  | 35-50                               | 6                                    |               |
| TYPE L                                 | 70-100                              | 15                                   | 9**           |
|  | 50-70                               | 12                                   |               |
|  | 35-50                               | 9                                    |               |
| TYPE M                                 | 70-100                              | 21                                   | 12**          |
|  | 50-70                               | 18                                   |               |
|  | 35-50                               | 12                                   |               |

\* #50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.  
 \*\* MIX VL, L AND M RIPRAP WITH 35% TOPSOIL (BY VOLUME) AND BURY WITH 4-6 INCHES OF TOPSOIL, ALL VIBRATION COMPACTED & REVEGETATE.  
 (TABLE MD-7: CLASSIFICATION AND GRADATION OF ORDINARY RIPRAP, UDFCD, DRAINAGE CRITERIA MANUAL, VOL. 1)



RIPRAP RUNDOWN DETAIL - STORM OUTFALL AT MARKSCHEFFEL ROAD  
SCALE: NTS

PROFILE VIEW OF STORM OUTFALL



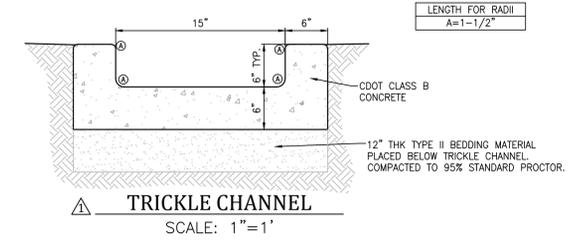
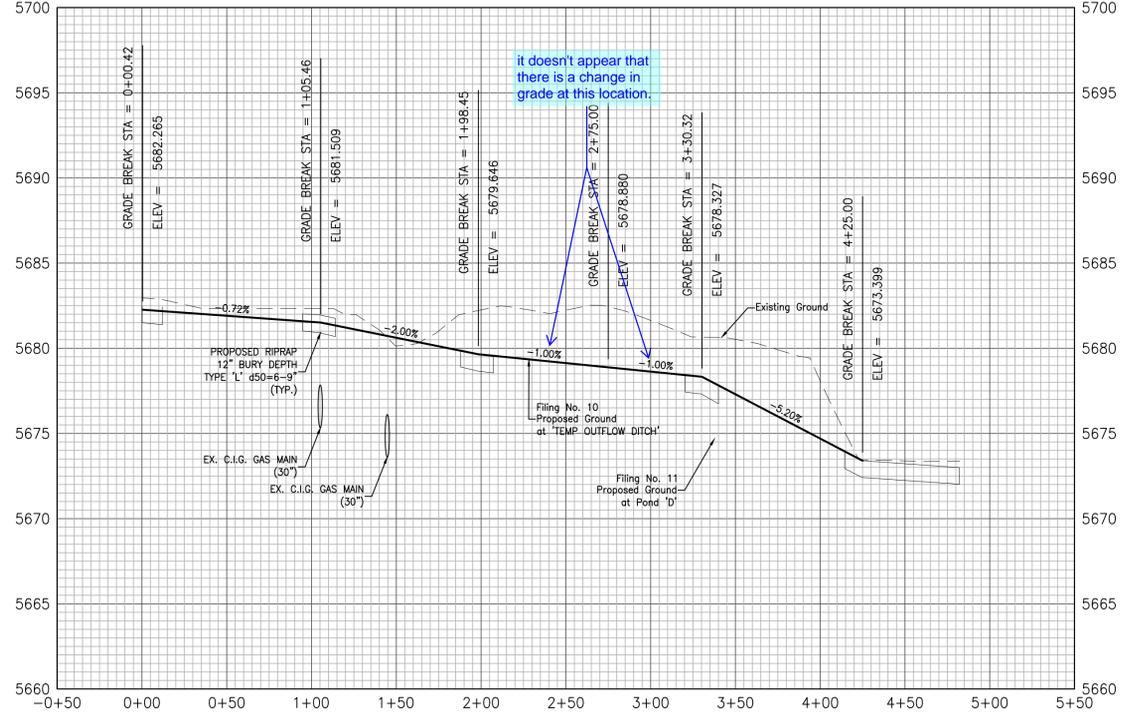
PROPOSED TEMPORARY OUTFLOW DITCH TO BE REMOVED AT THE TIME OF FILING 11 CONSTRUCTION STORM LATERAL 'J' WILL BE THE INFLOW ROUTE UNDER FUTURE CONDITION SEE PROFILE BELOW & DETAIL 'A' LEFT

Please provide analysis of the temporary outfall ditch at this location also and identify/label the protection shown. provide a section detail also.

provide specifics of the riprap to be used and/or provide a detail.

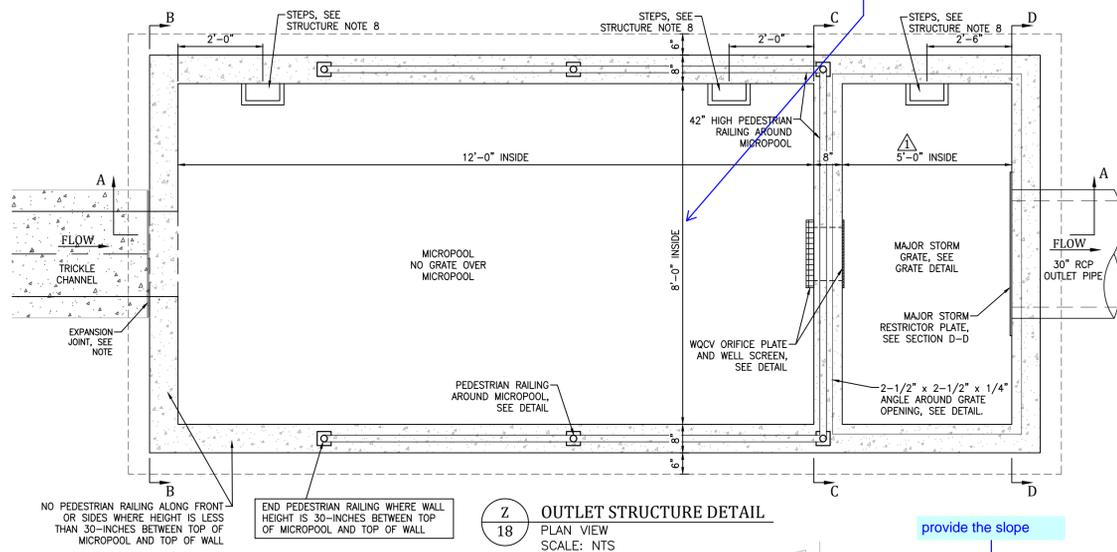
Provide design calculation for this rundown.

PROFILE VIEW OF TEMP OUTFLOW DITCH



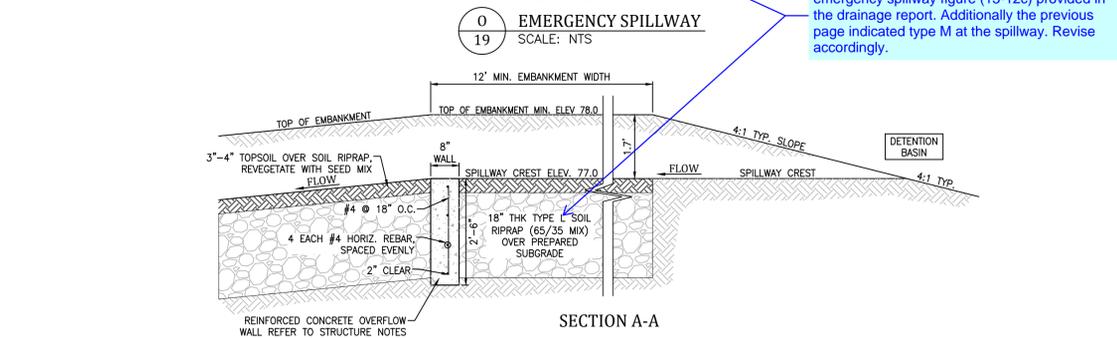
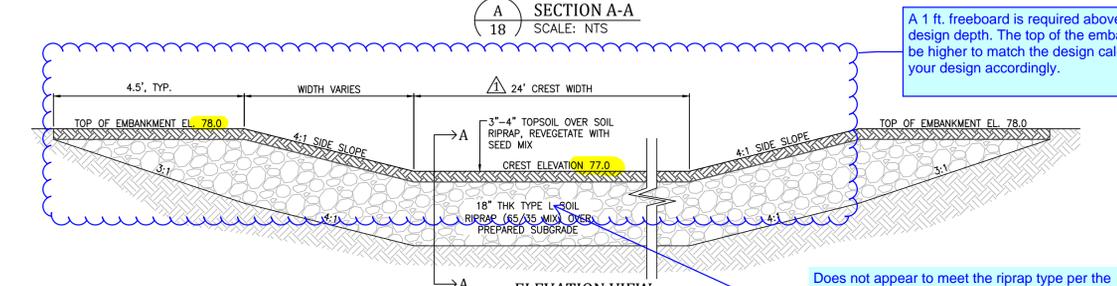
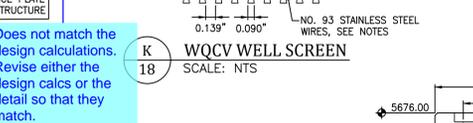
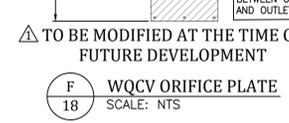
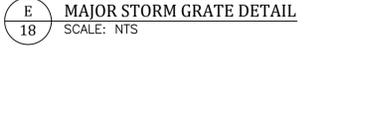
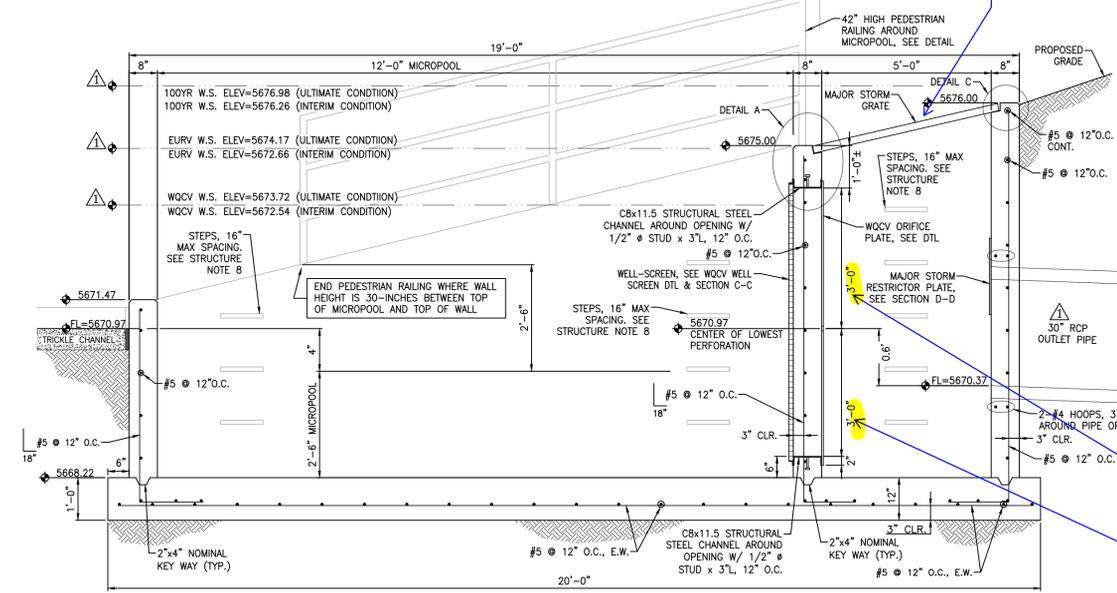
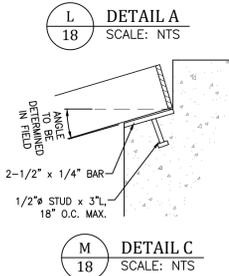
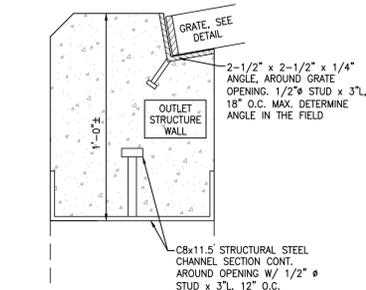
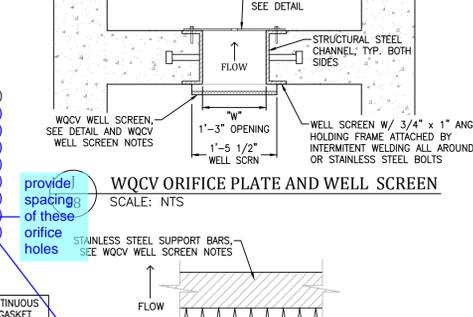
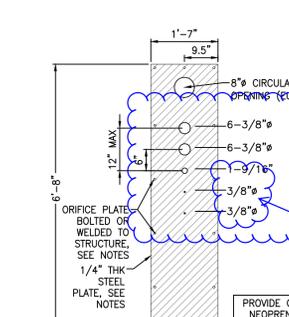
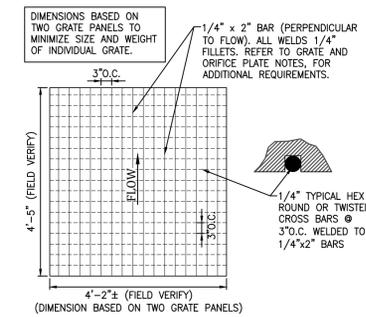
Review 1 comment: The weir lengths shown do not match the design calculations. Please revise accordingly.

Review 2: Only the horizontal length was revised to match the design calculations. Please revise either the design calculation or the detail so that they match.

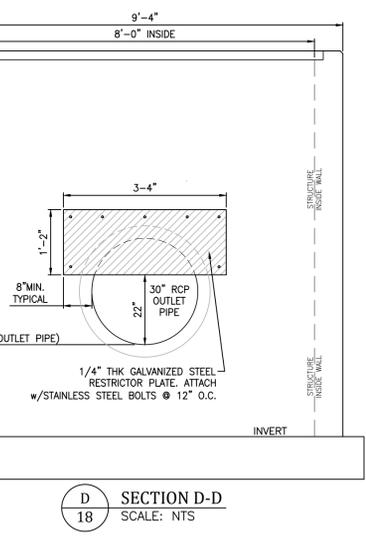
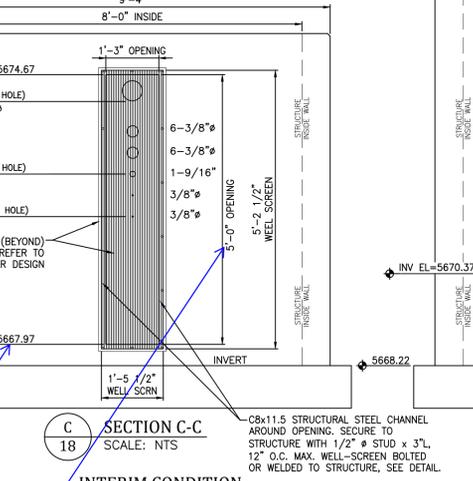


- STRUCTURE NOTES:**
- PRIOR TO CONSTRUCTION, CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL COMPONENTS OF THE OUTLET STRUCTURE.
  - GRADE 60 REINFORCING STEEL REQUIRED. SEE TABLE FOR THE MINIMUM LAP SPLICE LENGTH FOR REINFORCING BARS. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEARANCE FROM EDGE OF CONCRETE AND 3-INCH MIN CLEARANCE TO EDGE OF CONCRETE PLACED AGAINST SOIL, UNLESS OTHERWISE NOTED.
  - MIN. SPLICE LENGTH: #4: 1'-3", #5: 1'-7", #6: 2'-0"
  - CONCRETE FOR THE OUTLET STRUCTURE AND FOREBAYS SHALL BE CDOT CLASS D CONCRETE.
  - EXPANSION JOINT MATERIAL SHALL MEET AASHTO SPECIFICATION M-213. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK, SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE AND THE JOINT SHALL BE SEALED. REFER TO DETAILS.
  - ALL EXPOSED CONCRETE CORNERS SHALL HAVE A 3/4-INCH CHAMFER UNLESS OTHERWISE NOTED.
  - BACKFILLING AGAINST WALLS SHALL NOT COMMENCE UNTIL CONCRETE HAS OBTAINED ITS FULL SEVEN DAY STRENGTH.
  - SUBGRADE TO BE 12" THK CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY PER ASTM M698 UNDER STRUCTURES.
  - OUTLET STRUCTURE STEPS SHALL CONFORM TO AASHTO M199.
  - FOREBAY: CONSTRUCTION JOINTS SHALL BE INSTALLED AT 10' O.C. MAXIMUM. THE JOINTS SHALL BE SEALED WITH A JOINT SEALANT.

- WQCV WELL-SCREEN NOTES:**
- WELL-SCREEN SHALL BE STAINLESS STEEL AND ATTACHED BY INTERMITTENT WELDS OR STAINLESS STEEL BOLTS ALONG EDGE OF THE MOUNTING FRAME.
  - WQCV WELL SCREEN:
    - TYPE OF SCREEN: STAINLESS STEEL #93 VEE WIRE (JOHNSON VEE WIRE TM STAINLESS STEEL SCREEN OR EQUIVALENT WITH 80% OPEN AREA)
    - SCREEN SLOT OPENING DIMENSION: 0.139" (SCREEN #93 VEE WIRE SLOT OPENING)
    - TYPE AND SIZE OF SUPPORT ROD: TE 0.074"x0.50"
    - SPACING OF SUPPORT ROD (O.C.): 1.0 INCH
    - TOTAL SCREEN THICKNESS: 0.655"
    - CARBON STEEL HOLDING FRAME TYPE: 3/4" x 1.0" ANGLE



- GRATE AND ORIFICE PLATE NOTES:**
- GRATES AND ORIFICE PLATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE. GRATES TO BE BOLTED DOWN TO OUTLET STRUCTURE 18" O.C.
  - GRATES AND ORIFICE PLATES SHALL BE STAINLESS STEEL, ALUMINUM OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND HOT POWDER PAINTED AFTER GALVANIZED.
  - FIELD VERIFY GRATE DIMENSION PRIOR TO FABRICATION.



provide the slope

Does not match the design calculations. Revise either the design calcs or the detail so that they match.

TO BE MODIFIED AT THE TIME OF FUTURE DEVELOPMENT

WQCV ORIFICE PLATE SCALE: NTS

trickle channel opening does not match the opening shown on the detail on the previous page. Please revise accordingly.

typo? Revise accordingly.

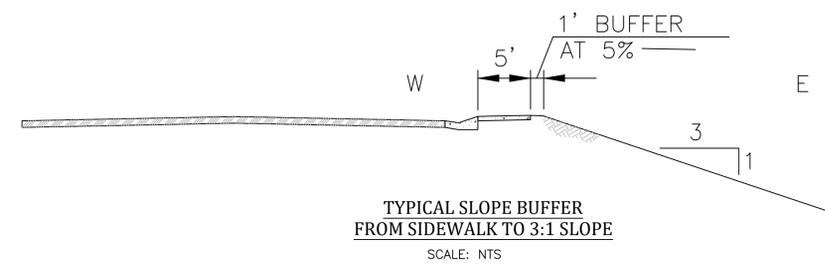
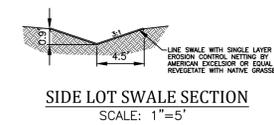
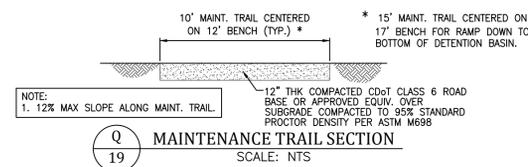
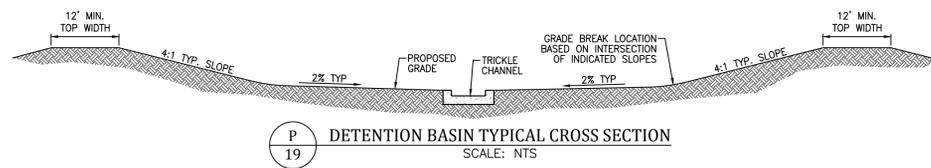
INTERIM CONDITION TO BE MODIFIED AT THE TIME OF FUTURE DEVELOPMENT

A 1 ft. freeboard is required above the spillway design depth. The top of the embankment should be higher to match the design calculations. Revise your design accordingly.

Does not appear to meet the riprap type per the emergency spillway figure (13-12c) provided in the drainage report. Additionally the previous page indicated type M at the spillway. Revise accordingly.

It appears that the opening on one detail is 5' and the other is 5'.

|              |                    |
|--------------|--------------------|
| Project No.: | 19016              |
| Date:        | September 27, 2019 |
| Design:      | MK                 |
| Drawn:       | MJK                |
| Check:       | AWMc               |
| Revisions:   |                    |
|              | February 12, 2020  |



**GLEN AT WIDEFIELD NO. 10  
DETENTION BASIN & MISC DETAILS  
BASIN D  
EL PASO, COUNTY**

|              |                    |
|--------------|--------------------|
| Project No.: | 19016              |
| Date:        | September 27, 2019 |
| Design:      | MK                 |
| Drawn:       | MJK                |
| Check:       | AWMc               |
| Revisions:   |                    |
|              | February 12, 2020  |

SHEET

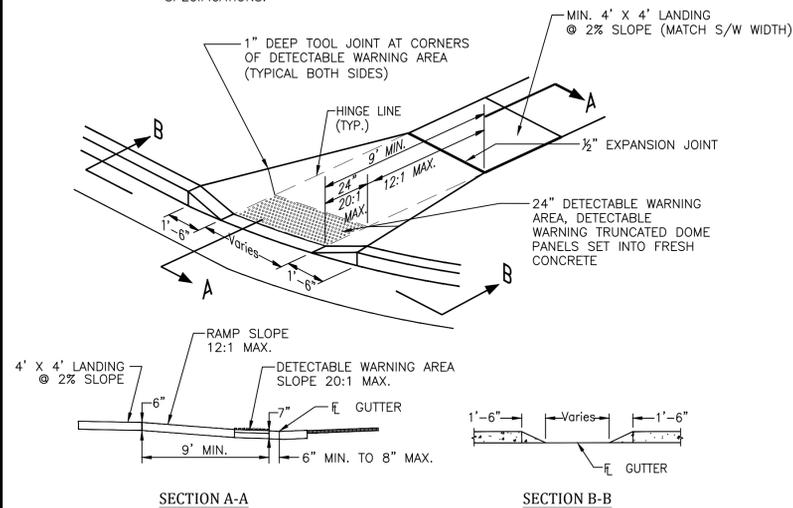
**13**

13 of 15 Sheets

**GENERAL NOTES**

▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2" THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

CONCRETE SHALL BE PER EL PASO COUNTY ENGINEERING DIVISION SPECIFICATIONS.

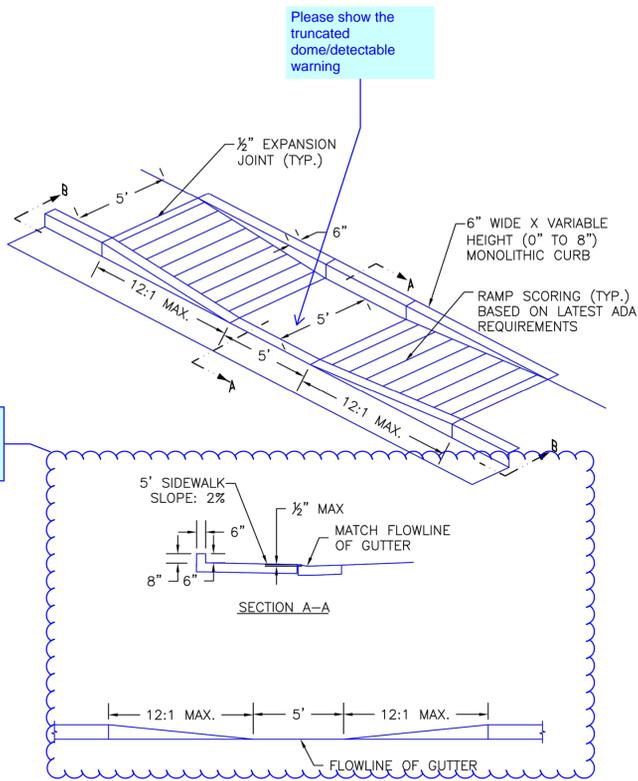


**PEDESTRIAN RAMP DETAILS**

EPC STD. SD\_2-40  
NOT TO SCALE

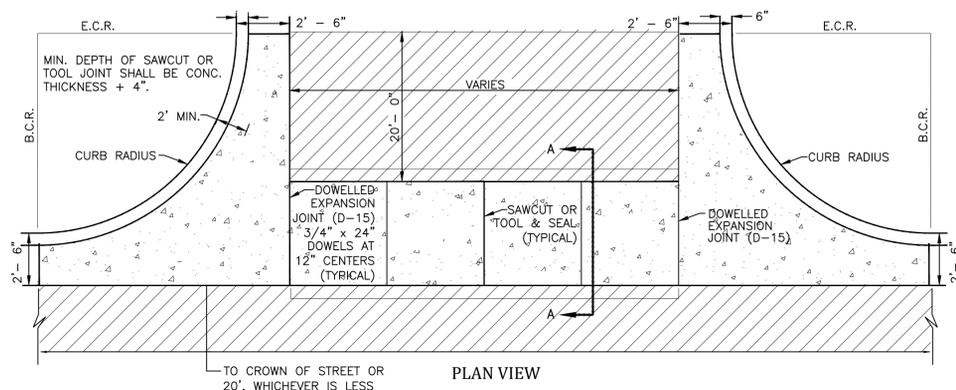
**GENERAL NOTES**

- All work shall be done in accordance with current Engineering Manual and ADA requirements.
- Contractor to notify Engineering Division inspection staff 48 hours prior to concrete placement.
- Pedestrian ramp construction shall be a minimum 4500 psi concrete, minimum 4\"/>



**DRIVEWAY DETAIL WITH DETACHED SIDEWALK**  
EPC STD. SD\_2\_50  
NOT TO SCALE

Revise the title. The title should state: Parallel Pedestrian Ramp Detail



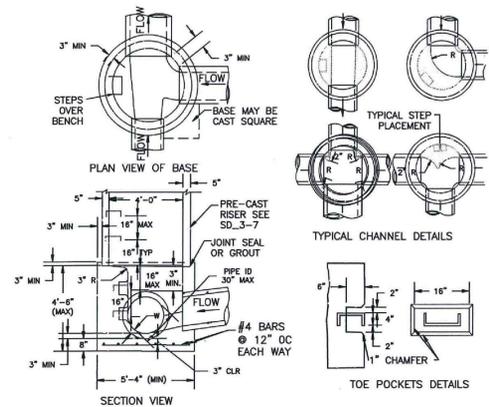
**CROSS PAN DETAIL**

EPC STD. SD\_2-26  
NOT TO SCALE

**NOTES**

- W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
- T - SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8\"/>

Please identify the 2\"/>

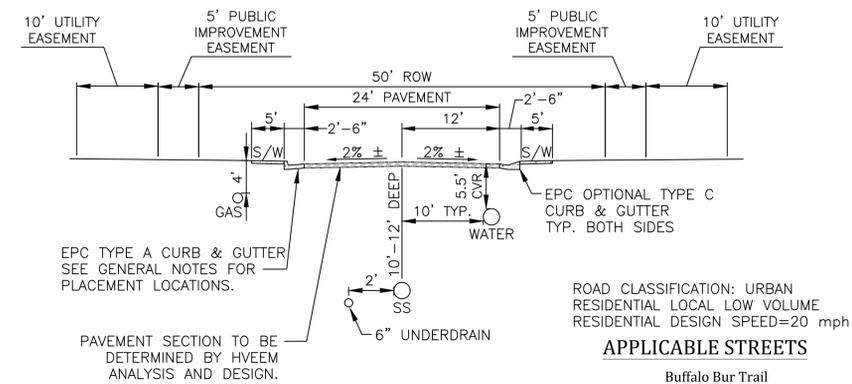


**NOTES**

- TYPE II MANHOLES SHALL BE USED WHEN APPROPRIATE AND TYPICALLY WHEN THE PIPE SIZES ARE 30\"/>

SCALE: NOT TO SCALE

**STORM MANHOLE DETAIL TYPE II**  
EPC STD. SD\_3-2

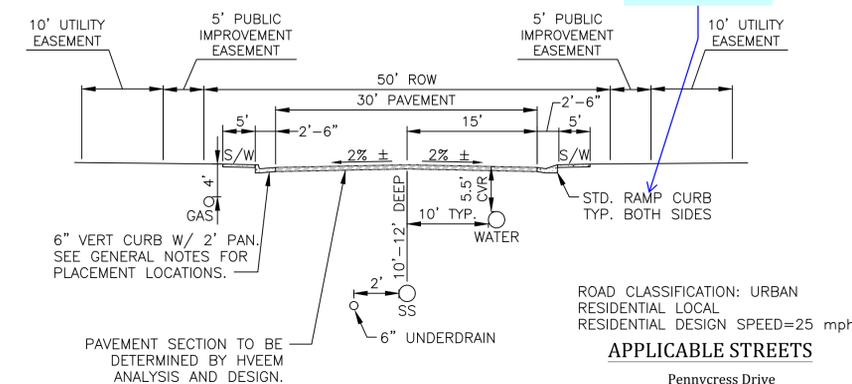


**TYPICAL STREET SECTION GLEN AT WIDEFIELD FILING NO. 10**  
NOT TO SCALE

ROAD CLASSIFICATION: URBAN  
RESIDENTIAL LOCAL LOW VOLUME  
RESIDENTIAL DESIGN SPEED=20 mph

**APPLICABLE STREETS**

Buffalo Bur Trail



**TYPICAL STREET SECTION GLEN AT WIDEFIELD FILING NO. 8**  
NOT TO SCALE

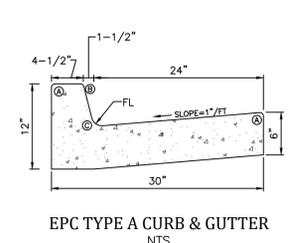
ROAD CLASSIFICATION: URBAN  
RESIDENTIAL LOCAL  
RESIDENTIAL DESIGN SPEED=25 mph

**APPLICABLE STREETS**

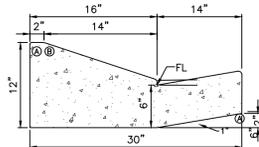
Pennycress Drive

**TYPICAL STREET SECTION GLEN AT WIDEFIELD FILING NO. 8**  
NOT TO SCALE

specify the curb type as done in the section above.



**EPC TYPE A CURB & GUTTER**  
NTS



**EPC OPTIONAL TYPE C CURB & GUTTER**  
NTS

LENGTH FOR RADII  
A=1/8"-1/4" B=1-1/2" C=1-1/2"-2"

**CURB & GUTTER DETAILS**

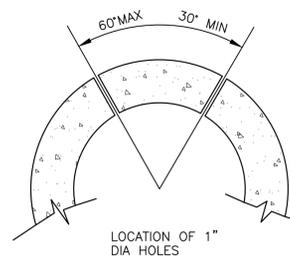
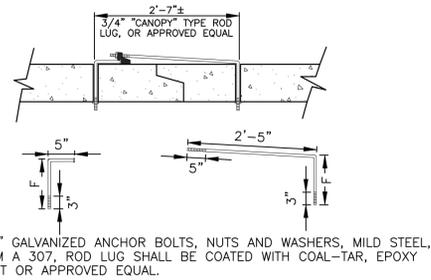
EPC STD. SD\_2-20  
NOT TO SCALE

|              |                    |
|--------------|--------------------|
| Project No.: | 19016              |
| Date:        | September 27, 2019 |
| Design:      | MK                 |
| Drawn:       | MJK                |
| Check:       | AWMc               |
| Revisions:   |                    |
| 1            | February 12, 2020  |

SHEET

**UNDERDRAIN NOTES**

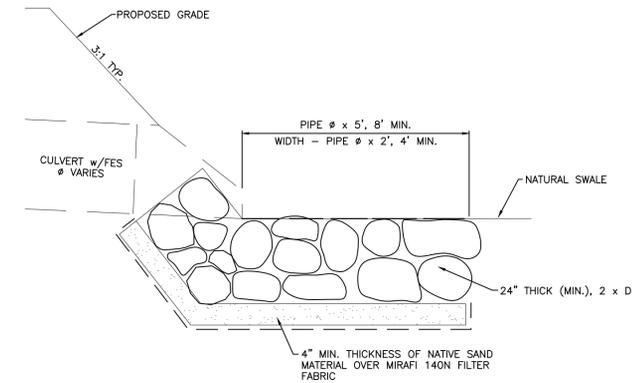
1. UNDERDRAIN TO BE CONSTRUCTED WHERE INDICATED BY A DASHED LINE (---).
2. SOLID DRAIN PIPE WILL BE USED IN AREAS AS SHOWN ON THE PLANS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
3. ALL UNDERDRAIN CONSTRUCTION SHALL CONFORM WITH THE LATEST CITY OF COLORADO SPRINGS STANDARDS.
4. ENGINEERING FABRIC TO HAVE A MINIMUM 12-INCH OVERLAP ABOVE UNDERDRAIN GRANULAR FILL.
5. UNDERDRAIN PIPE TO BE CONSTRUCTED WITH THE TOP OF PIPE EQUAL TO OR BELOW THE BOTTOM OF THE SANITARY SEWER PIPE.
6. GEOTECHNICAL ENGINEER TO DETERMINE EXTENT OF ACTIVE/PASSIVE UNDERDRAIN DEPENDING UPON CONDITIONS ENCOUNTERED DURING CONSTRUCTION.
7. THE CONNECTION BETWEEN THE ACTIVE AND PASSIVE PORTIONS OF THE UNDERDRAIN SYSTEM IS TO BE CONSTRUCTED WITH A NON-PERMEABLE BARRIER SO THAT ALL COLLECTED GROUNDWATER IS DIRECTED INTO THE PASSIVE PIPE SECTION.



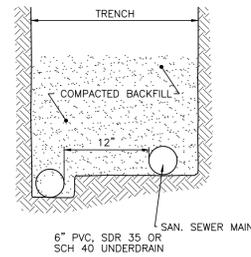
NOTE:  
CONCRETE JOINT FASTENERS REQUIRED  
ON THE FIRST TWO PIPE JOINTS FROM  
A FLARED END SECTION.

| PIPE DIAMETER | F  |
|---------------|----|
| 18"-30"       | 5" |
| 36"-42"       | 6" |
| 48"-60"       | 7" |
| 72"-84"       | 9" |

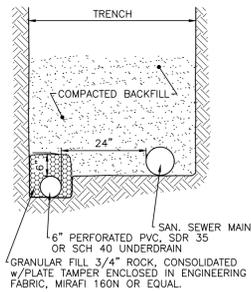
**CONCRETE PIPE JOINT FASTENER DETAIL**  
NOT TO SCALE



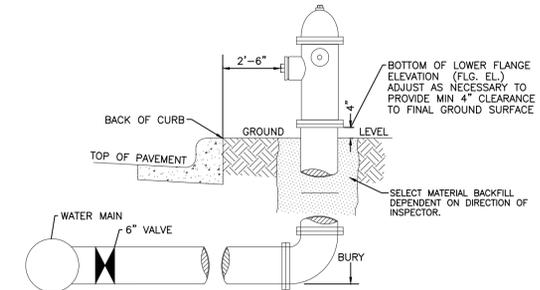
**TYPICAL CULVERT OUTLET PROTECTION**  
NOT TO SCALE



**PASSIVE UNDERDRAIN DETAIL**  
NOT TO SCALE



**ACTIVE UNDERDRAIN DETAIL**  
NOT TO SCALE



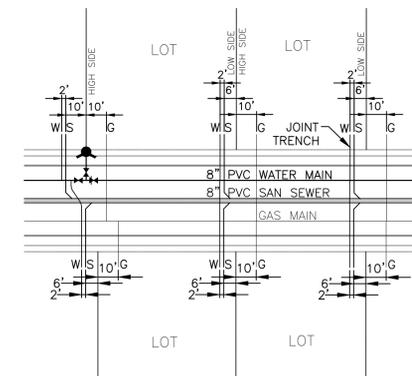
**GENERAL NOTES:**

1. Hydrant nozzles shall be positioned at right angles to curb. If no curb or sidewalk exists, nozzles shall be placed at right angle to street or alley.
2. Hydrants shall be placed a minimum of 5.0 feet from any utility or drainage structure.
3. Any hydrant being installed with conditions other than those mentioned and/or detailed below will require signed approval from the Widefield Water District and Security Fire District.
4. See Site Utility Plan for hydrant locations and flange elevations.
5. The upper exposed section of the hydrant above ground shall be painted rustoleum 659 yellow or equal. The buried portion of the hydrant shall be given a bituminous coating in accordance with Section 10-8.1 of AWWA Standard C110.

**FIRE HYDRANT DETAIL**  
NOT TO SCALE

SUBSEQUENT TO STRIPPING AND GRUBBING THE FOLLOWING OVERLOT/PIPE INSTALLATION PROCEDURES ARE ANTICIPATED FOR THE SANITARY SEWER LOCATED ON PROPOSED EMBANKMENTS:

- THE REMOVAL AND REPLACEMENT OF METASTABLE SOIL.
- TESTING OF THE FILL SUBSEQUENT TO THE PENETRATION OF THE METASTABLE SOIL WILL CONTINUE UNTIL A MINIMUM OF 7 FEET OF STRUCTURAL FILL HAS BEEN PLACED ABOVE THE PROPOSED SEWER LINE ELEVATION.
- UTILITY TRENCHES SHALL BE EXCAVATED AND SANITARY SEWER LINE INSTALLED. THE PIPE SHALL BE PROPERLY BEDDED AND STRUCTURAL FILL PLACED AND TESTED TO THE PREVIOUS GRADE.
- THE OVERLOT AND EMBANKMENT FILL CAN BE COMPLETED.
- WHERE THE SANITARY SEWER IS PLACED IN EMBANKMENT FILL DURING THE OVERLOT PROCESS, SITE SHALL MONITOR AND TEST ALL WORK ASSOCIATED WITH THE AFFECTED PORTIONS.



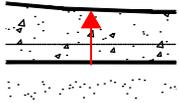
**TYPICAL JOINT-TRENCH UTILITY SERVICE DETAIL**  
NOT TO SCALE

# Construction Drawings\_V2.pdf Markup Summary

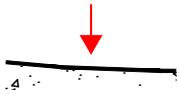
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## Arrow (2)

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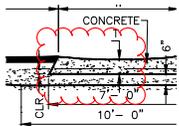


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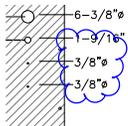
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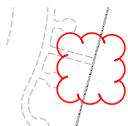
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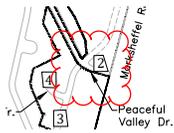
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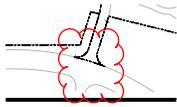
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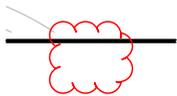
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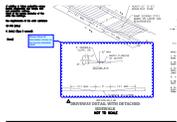


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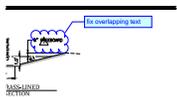
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Cloud+ (7)



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Please show all information shown on the County standard detail



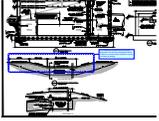
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fix overlapping text



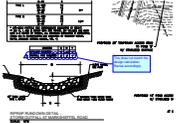
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Does not match the design calculations. Revise either the design calcs or the detail so that they match.



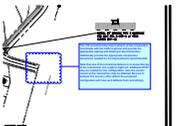
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A 1 ft. freeboard is required above the spillway design depth. The top of the embankment should be higher to match the design calculations. Revise your design accordingly.



**Subject:** Cloud+  
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**Layer:**  
**Space:**

This does not match the design calculation. Revise accordingly.



**Subject:** Cloud+  
**Page Label:** [6] 6 19016-GW10-06-SP  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The TIS recommended improvements at this intersection. Coordinate with the traffic engineer and provide the appropriate signing and striping at this intersection. Additionally provide the appropriate construction documents needed for the improvements recommended.

Note that one of the recommendations is to revise this leg of the intersection into a right in/right out. Additional ROW may be needed for this configuration. Also the current culvert at this intersection may be affected. Be sure to analyze this and any other affects the proposed configuration will have and address them accordingly.

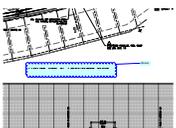


**Subject:** Cloud+  
**Page Label:** [2] 2 19016-GW10-02-PP  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:44 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

see comment on the signing/striping plan

---

## Engineer (5)



**Subject:** Engineer  
**Page Label:** [3] 3 19016-GW10-03-PP  
**Lock:** Locked  
**Author:** JPatton  
**Date:** 4/13/2020 4:19:41 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Revise.



**Subject:** Engineer  
**Page Label:** [6] 6 19016-GW10-06-SP  
**Lock:** Locked  
**Author:** JPatton  
**Date:** 4/13/2020 4:19:43 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review I Comment: Revise Development Services to "Planning and Community Development."  
 Review II Comment: Same.  
 Unresolved.



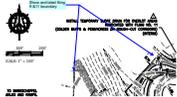
**Subject:** Engineer  
**Page Label:** [7] 7 19016-GW10-07-EC  
**Lock:** Locked  
**Author:** JPatton  
**Date:** 4/13/2020 4:19:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Review I Comment: Sheet 3 is Pennycross Drive P&P. Please revise.  
 Review II Comment: Same.  
 Unresolved.



**Subject:** Engineer  
**Page Label:** [7] 7 19016-GW10-07-EC  
**Lock:** Locked  
**Author:** JPatton  
**Date:** 4/13/2020 4:19:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update. Define dashed blue line.



**Subject:** Engineer  
**Page Label:** [7] 7 19016-GW10-07-EC  
**Lock:** Locked  
**Author:** JPatton  
**Date:** 4/13/2020 4:20:04 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

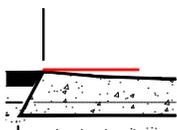
Show and label filing 9 & 11 boundary

File Attachment (1)



**Subject:** File Attachment  
**Page Label:** [7] 7 19016-GW10-07-EC  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Line (1)



**Subject:** Line  
**Page Label:** [14] 14 19016-GW10-14-DT  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:19:50 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Text Box (3)



**Subject:** Text Box  
**Page Label:** [8] 8 19016-GW10-08-EC  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:45 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide temporary sediment basin detail



**Subject:** Text Box  
**Page Label:** [7] 7 19016-GW10-07-EC  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:46 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Per the EPC Grading and Erosion control checklist, please provide the following:

- show all existing utilities (item 1g)
- delineate the construction site boundaries (item 1h)
- delineate the limits of disturbance (item1m)
- areas of cut and fill identified. (item 1p)
- staging area (item1u)
- existing and proposed easements (item cc)

Please use the attached GEC checklist. The submitted checklist is not the current approved checklist.



**Subject:** Text Box  
**Page Label:** [1] 1 19016-GW10-01-CV  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 4/13/2020 4:20:48 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

- Please show the location of any mailbox kiosks. Refer to ECM 4.4. for requirements.
- Please show the location of any proposed street lights