

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

See Pond Certification Letter Comments and
update as needed.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

PROJECT CONTACTS

OWNER:
WINSOME, LLC
JOSEPH DESJARDIN
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
719.476.0800

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
ANDREA BARLOW
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

CIVIL ENGINEER:
THE VERTEX COMPANIES, INC
JASON PRIDDY
2420 W 26TH AVENUE, SUITE 100-D
DENVER, CO 80211
720.458.1575
JPRIDDY@VERTEXENG.COM

SURVEY:
EDWARD-JAMES SURVEYING, INC
JONATHAN TESSIN, PLS
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.576.1216
JTessin@EJSURVEYING.COM

TRAFFIC ENGINEER:
KELLAR ENGINEERING
SEAN KELLAR
4741 CENTRAL STREET, SUITE 320
KANSAS CITY, MO 64112
970.219.1602
SKELLAR@KELLARENGINEERING.COM

SOILS ENGINEER:
ENTECH ENGINEERING
JOE GOODE
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.531.5599
JGOODE@ENTECHENGINEERS.COM

SHEET INDEX

1	COVER SHEET
2	NOTES
3	SITE PLAN
4	CUT - FILL PLAN
5	OVERALL GRADING PLAN
6	DETAIL GRADING PLAN - A1
7	DETAIL GRADING PLAN - A2
8	DETAIL GRADING PLAN - B1
9	DETAIL GRADING PLAN - B2
10	DETAIL GRADING PLAN - C2
11	INITIAL EROSION CONTROL A1
12	INITIAL EROSION CONTROL A2
13	INITIAL EROSION CONTROL B1
14	INITIAL EROSION CONTROL B2
15	INITIAL EROSION CONTROL C2
16	INTERIM EROSION CONTROL A1
17	INTERIM EROSION CONTROL PLAN A2
18	INTERIM EROSION CONTROL PLAN B1
19	INTERIM EROSION CONTROL PLAN B2
20	INTERIM EROSION CONTROL C2
21	FINAL EROSION CONTROL A1
22	FINAL EROSION CONTROL A2
23	FINAL EROSION CONTROL B1
24	FINAL EROSION CONTROL B2
25	FINAL EROSION CONTROL C2
26	EROSION CONTROL DETAILS 1
27	EROSION CONTROL DETAILS 2
28	EROSION CONTROL DETAILS 3
29	ROAD DEVELOPMENT - HODGEN ROAD 1
30	ROAD DEVELOPMENT - HODGEN ROAD 2
31	ROAD DEVELOPMENT - WINSOME WAY 1
32	ROAD DEVELOPMENT - WINSOME WAY 2
33	ROAD DEVELOPMENT - ALAMAR WAY 1
34	ROAD DEVELOPMENT - ALAMAR WAY 2
35	ROAD DEVELOPMENT - BISON MEADOWS CT 1
36	ROAD DEVELOPMENT - BISON MEADOWS CT 2
37	ROAD DEVELOPMENT - MOSEY TRAIL 1
38	ROAD DEVELOPMENT - MOSEY TRAIL 2
39	ROAD DEVELOPMENT - CLOVE HITCH COURT 1
40	ROAD DEVELOPMENT - HODGEN ROAD CROSS SECTION 1
41	ROAD DEVELOPMENT - HODGEN ROAD STRIPING - 1
42	DRAINAGE CULVERTS
43	WATER QUALITY POND B - PLAN AND PROFILE
44	WATER QUALITY POND B - DETAILS
45	WATER QUALITY POND C - PLAN AND PROFILE
46	WATER QUALITY POND C DETAILS
47	WATER QUALITY POND D - PLAN AND PROFILE
48	WATER QUALITY POND D - DETAILS
49	WATER QUALITY POND D - DETAILS
50	DETENTION POND 3 - PLAN AND PROFILE
51	DETENTION POND 3 - DETAILS
52	DETENTION POND 3 - DETAILS
53	SIGNAGE
54	DETAILS

GOVERNING AGENCIES

EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

PLANNING REVIEWER:
NINA RUIZ
719.520.6313
NINARUIZ@ELPASOCO.COM

ENGINEERING REVIEWER:
GILBERT LAFORCE
719.520.7945
GILBERTLAFORCE@ELPASOCO.COM

COUNTY ENGINEER:
JENNIFER IRVINE
719.520.6460
JENNIFERIRVINE@ELPASOCO.COM

COUNTY ENGINEERING REVIEW MANAGER:
ELIZABETH NIJKAMP
719.520.7852
ELIZABETHNIJKAMP@ELPASOCO.COM

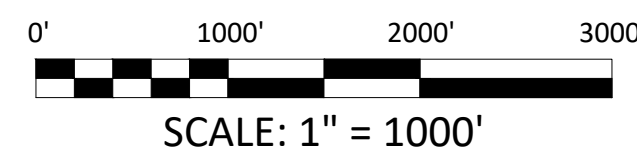
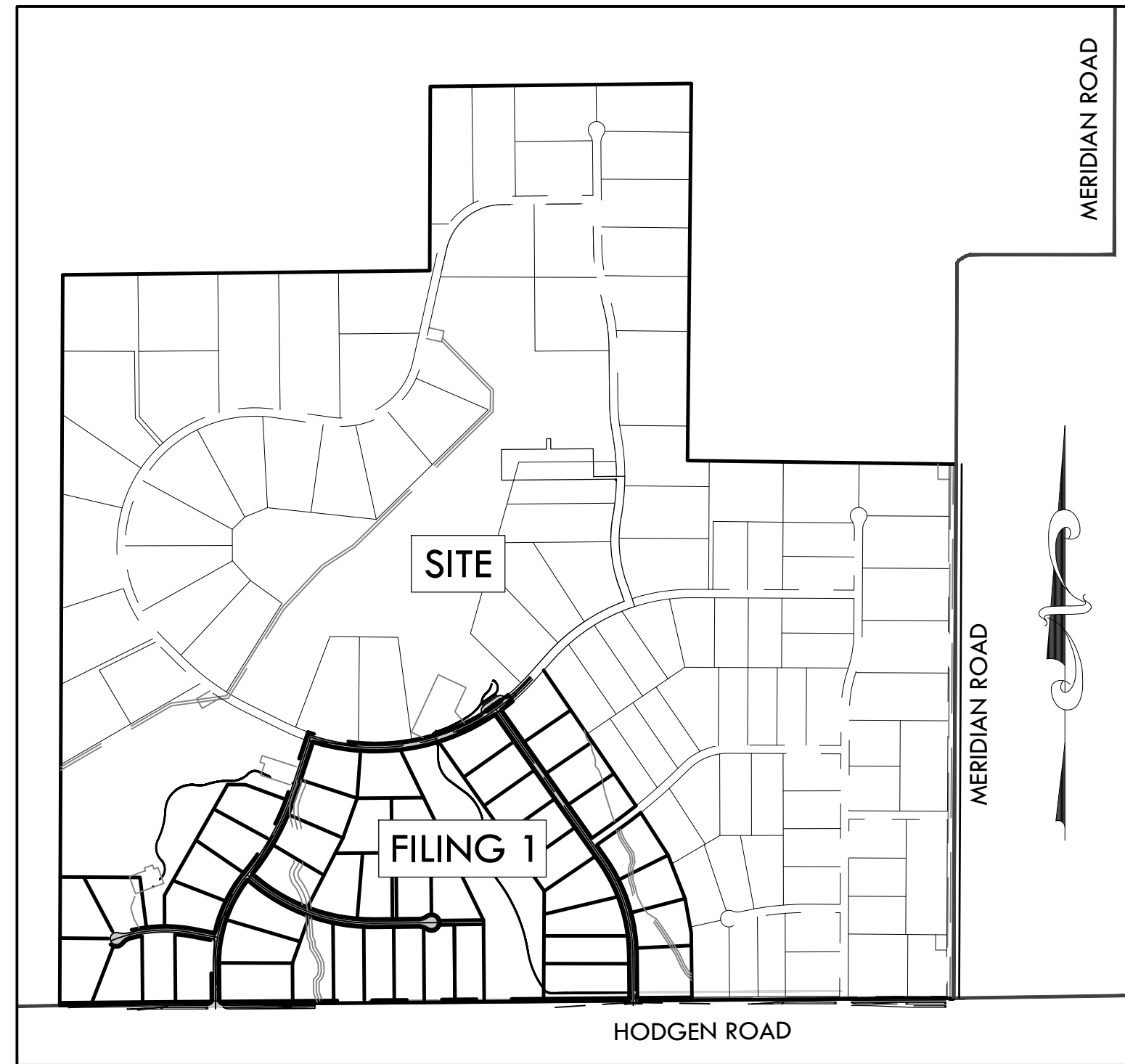
FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
719.495.4050
FALCONFIRE@FALCONFIREPD.ORG

**COLORADO DEPARTMENT OF PUBLIC HEALTH
AND ENVIRONMENT:**
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
303.692.3500

BMP LEGEND

	VTC VEHICLE TRACKING CONTROL (INITIAL PHASE - TEMPORARY)		SF SILT FENCE (INITIAL PHASE - TEMPORARY)
	SSA STABILIZED STAGING AREA (INITIAL PHASE - TEMPORARY)		CF CONSTRUCTION FENCE (INITIAL PHASE - TEMPORARY)
	SP STOCK PILE (INITIAL PHASE - TEMPORARY)		CSB CONSTRUCTION SITE BOUNDARY (AKA LIMITS OF CONSTRUCTION/AREA OF DISTURBANCE)
	CWA CONCRETE WASHOUT AREA (INITIAL PHASE - TEMPORARY)		ST SEDIMENT TRAP (INITIAL PHASE - PERMANENT)
	ECB EROSION CONTROL BLANKET (INITIAL PHASE - PERMANENT)		FLOW ARROW
	SM SEEDING AND MULCHING (INITIAL PHASE - PERMANENT)		RS ROCK SOCK (INTERIM PHASE - TEMPORARY)
	SB SEDIMENT BASIN (INITIAL PHASE - TEMPORARY)		
	SRR SOIL RIP RAP (INTERIM PHASE - PERMANENT)		
	RD ROCK DAM (INTERIM PHASE - PERMANENT)		

VICINITY MAP



LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
EASEMENT	---	---
CONTOURS	---5540---	---5540---
SPOT ELEVATION		31.45
SLOPE		2.0%
ELECTRIC LINE / LIGHT POLE	ELEC	←←←←
SWALE	---	←←←←
FENCE	X-X-X	---
MATCHLINE	---	---
FLOOD PLANE	---	---
CONCRETE		
ASPHALT		

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE S00°14'17"W, A DISTANCE OF 1,684.27 FEET TO THE POINT OF BEGINNING; THENCE S89°41'23"E, A DISTANCE OF 820.25 FEET; THENCE N29°41'56"E, A DISTANCE OF 768.98 FEET; THENCE S89°45'39"E, A DISTANCE OF 128.26 FEET; THENCE S69°47'19"E, A DISTANCE OF 306.30 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°47'19"W, HAVING A DELTA OF 2°06'42", A RADIUS OF 1,790.00 FEET, A DISTANCE OF 65.97 FEET TO A POINT A POINT OF TANGENT; THENCE N18°06'10"E, A DISTANCE OF 383.72 FEET; THENCE N19°13'35"E, A DISTANCE OF 60.00 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N19°13'35"E, HAVING A DELTA OF 50°01'50", A RADIUS OF 1,470.00 FEET, A DISTANCE OF 1,283.60 FEET TO A POINT ON CURVE; THENCE N30°48'16"W, A DISTANCE OF 58.07 FEET; THENCE N54°25'41"E, A DISTANCE OF 240.00 FEET; THENCE S40°33'13"E, A DISTANCE OF 117.62 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N40°33'13"W, HAVING A DELTA OF 7°37'13", A RADIUS OF 1,530.00 FEET A DISTANCE OF 203.49 FEET TO A POINT OF TANGENT; THENCE N41°49'33"E, A DISTANCE OF 100.05 FEET; THENCE S34°15'42"E, A DISTANCE OF 1,176.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°44'46"W, HAVING A DELTA OF 3°31'19", A RADIUS OF 3,970.00 FEET, A DISTANCE OF 244.03 FEET TO A POINT OF TANGENT; THENCE S54°46'33"W, A DISTANCE OF 146.74 FEET; THENCE S35°13'27"E, A DISTANCE OF 60.00 FEET; THENCE N54°46'33"E, A DISTANCE OF 146.74 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 3°27'19", A RADIUS OF 4,030.00 FEET, A DISTANCE OF 243.03 FEET TO A POINT ON CURVE; THENCE S32°53'11"E, A DISTANCE OF 363.08 FEET; THENCE S21°16'12"E, A DISTANCE OF 333.95 FEET; THENCE S10°20'00"E, A DISTANCE OF 247.91 FEET; THENCE S00°29'45"E, A DISTANCE OF 484.81 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 4,535.40 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 922.65 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,161,246 SQUARE FEET OR 164.400 ACRES.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY, COLORADO.

BENCHMARK

1. A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

7384.87 NAVD88

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

BY: Joseph W. Desjardin DATE: 12/15/2020
JOSEPH W. DESJARDIN
WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

DESIGN ENGINEER 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.

BY: Lance P. Vandemark DATE: 12/15/2020
LANCE P. VANDEMARK, PE
STATE OF COLORADO NO. 43911
THE VERTEX COMPANIES, INC

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

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

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

BY: Jennifer Irvine, PE **APPROVED**
COUNTY ENGINEER / ECM ADMINISTRATOR **Engineering Department**
12/29/2020 1:46:12 PM
jsnjnkamp
EPC Planning & Community Development Department

CIVIL ABBREVIATIONS

ASSY	-ASSEMBLY	PVC	-POLYVINYL CHLORIDE PIPE
ECB	-EROSION CONTROL BLANKET	R	-RIGHT
EG	-EXISTING GRADE	RAD	-RADIUS
EL	-ELEVATION	RD	-ROCK DAM
EOA	-EDGE OF ASPHALT	RS	-ROCK SOCK
ESMT	-EASEMENT	SF	-SILT FENCE
EX	-EXISTING	SM	-SEEDING AND MULCHING
CF	-CONSTRUCTION FENCE	SRR	-SOIL RIPRAP
CSB	-CONSTRUCTION SITE BOUNDARY	SP	-STOCK PILE
CWA	-CONCRETE WASHOUT AREA	SSA	-STABILIZED STAGING AREA
FG	-FINISHED GRADE	ST	-SEDIMENT TRAP
FL	-FLOWLINE	STA	-STATION
INV.	-INVERT	TYP	-TYPICAL
L	-LEFT	VTC	-VEHICLE TRACKING CONTROL
LF	-LINEAR FEET	W/	-WITH
ME	-MATCH EXISTING		
PT	-POINT		

ENGINEERING RECORD DRAWINGS
ASB 2449



COVER SHEET
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

SF-20-003

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTXENG.COM

GENERAL CONSTRUCTION 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS NOTED ON THE PLANS.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. CONTRACTOR SHALL CONTACT UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987) FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION DEBRIS OR MUD TRACKING IN THE PUBLIC RIGHT OF WAY RESULTING FROM THIS DEVELOPMENT SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
- THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS SHOWN ON THESE CONSTRUCTION DOCUMENTS ARE BASED ON:
 - EXISTING TOPOGRAPHIC INFORMATION OBTAINED FROM EL PASO COUNTY LICENSED GIS DATA SERVICE. LIDAR DATA DATED 2011
 - ADDITIONAL SURVEY INFORMATION COMPILED BY EDWARD JAMES SURVEYING 8/2018
 - PRELIMINARY PLAN PREPARED BY NES DATED 5/10/2018
 - SUBDIVISION PLAT PREPARED BY EDWARD JAMES SURVEYING DATED XX/XX/XXXX
 - NATURAL FEATURES AND WETLAND REPORT PREPARED BY ECOSYSTEM SERVICES DATED 10/1/2018
 - SOILS INVESTIGATION PREPARED BY ENTECH DATED 4/14/2020
 - TRAFFIC IMPACT STUDY PREPARED BY KELLAR ENGINEERING DATED 1/9/2020
- ONLY USE CONSTRUCTION PLANS THAT ARE APPROVED FOR CONSTRUCTION. THE APPROVED PLANS WILL BE SIGNED AND SEALED BY THE ENGINEER OF RECORD, THE WORDS "FOR CONSTRUCTION" WILL APPEAR IN THE REVISION BLOCK AND WILL BE SIGNED BY THE APPROPRIATE GOVERNING AGENCY.
- BASED ON VISUAL INSPECTION, 90% OF THE SITE IS STABILIZED BY EXISTING VEGETATION WITH THE OTHER 10% BEING ROCK AND COMPACTED SOIL. AREAS NOT IMPACTED BY ROAD GRADING OR STORMWATER INFRASTRUCTURE WILL REMAIN UNDISTURBED.

GRADING AND EROSION CONTROL PLANS

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSEENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH DATED 4/14/2020, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

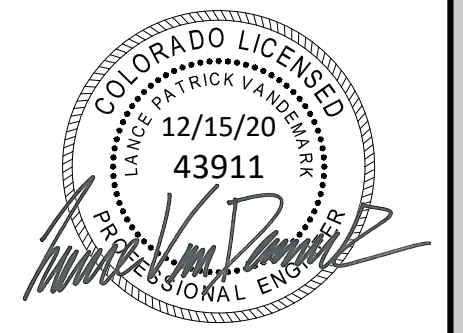
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD - PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

GRADING AND EROSION CONTROL PLANS

- GRADING PLAN IS FOR ROUGH GRADING ONLY. CHANGES MAY BE NECESSARY TO BRING PLAN INTO CONFORMANCE WITH APPROVED FINAL DRAINAGE PLAN AND SITE PLAN.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE PROPERTY LIMITS DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR.
- AREAS BEING DISTURBED BY THE GRADING SHALL BE RE-SEEDED WITH NATIVE VEGETATION OR AS APPROVED ON THE EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE COUNTY TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
- DITCH SECTIONS WITH VELOCITIES OVER 4 CFS WILL BE LINED WITH EROSION CONTROL FABRIC. SEE TABLE DETAILS.

SIGNING AND STRIPING NOTES

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY 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 1/25 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 1/5 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (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.



ENGINEERING RECORD DRAWINGS
ASB 2449



NOTES
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	12.15.2020 REVISED SOIL REPORT DATE
8	
9	
10	

DATE: 01.22.20	2
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

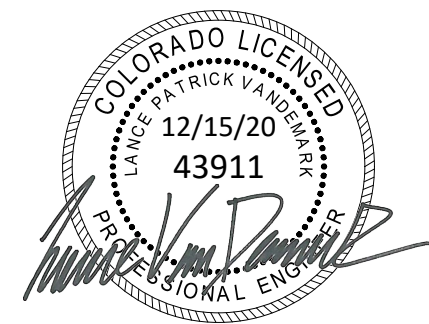
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449



SITE PLAN
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

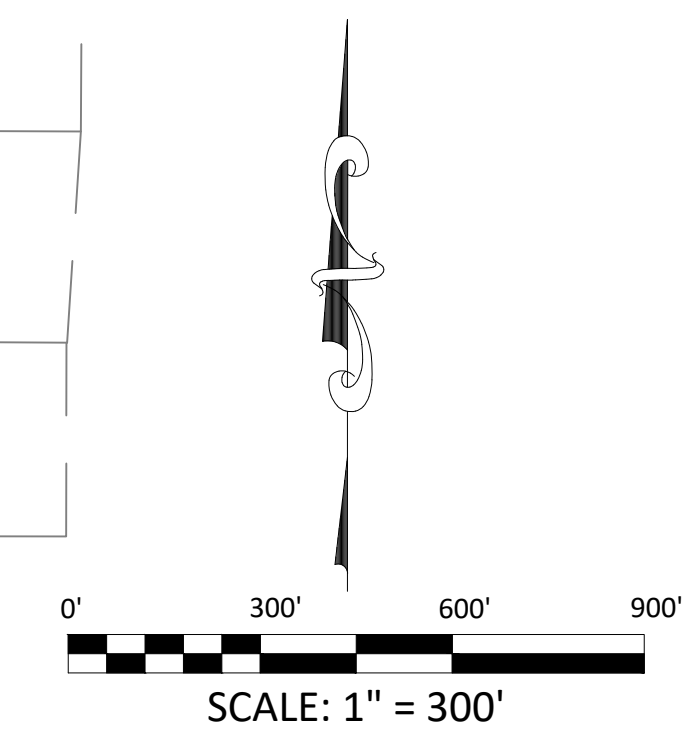
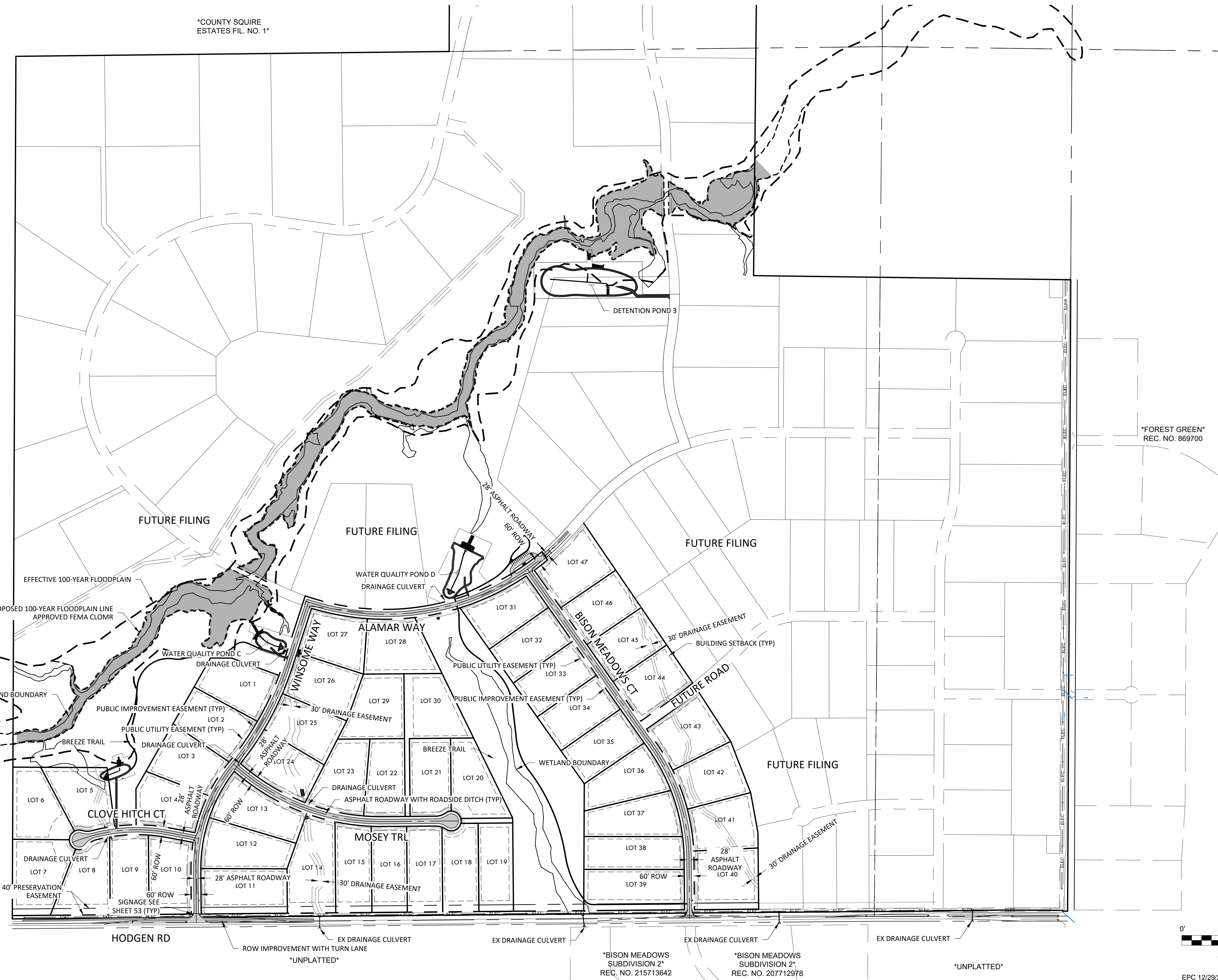
DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

3



EPC 12/29/2020

SF-20-003

Z:\Shared\Projects\49000-49999\49300-49399\49388.inccune.ranch\06-engineering\vertex\drawings\CD\Filing 1\Filing 1-49388-CD Filing 1-Site Plan.dwg Tuesday, December 15, 2020 11:44:52 AM
 Copyright © 2020 The Vertix Companies, Inc.

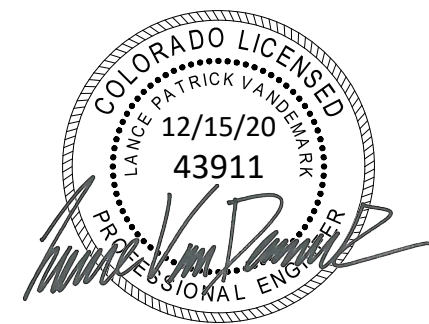
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



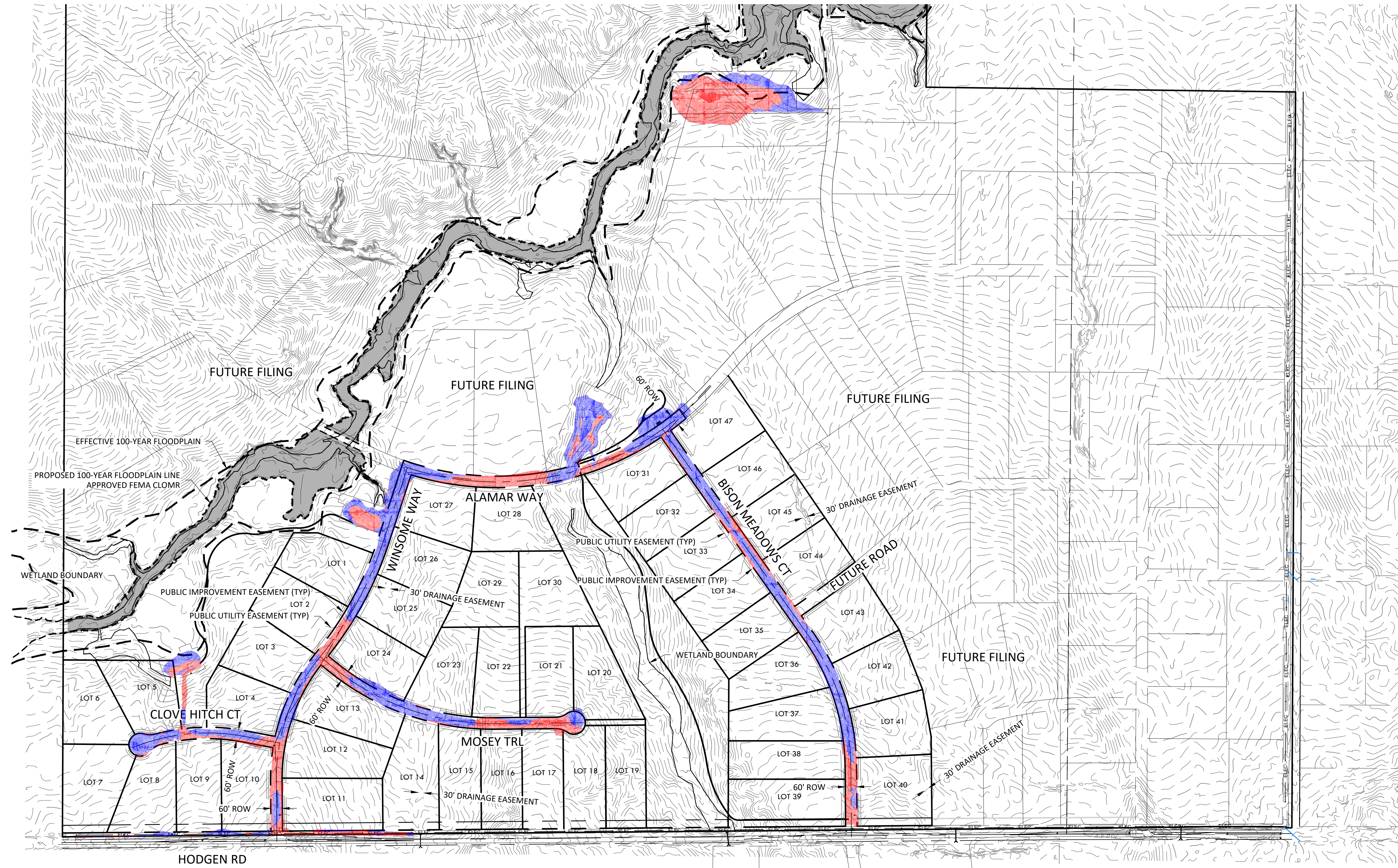
ENGINEERING RECORD DRAWING
ASB 2449



CUT FILL PLAN
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	4
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

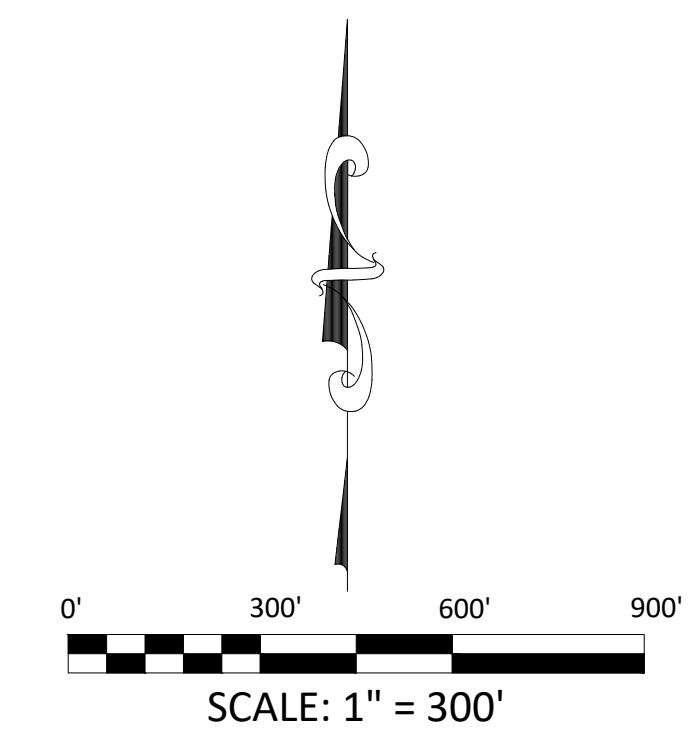


EARTH WORK QUANTITIES

CLEAR AND GRUB 6,800 SY
RAW CUT 45,700 CY
RAW FILL 50,400 CY

KEY

CUT
FILL



EPC 12/29/2020

SF-20-003

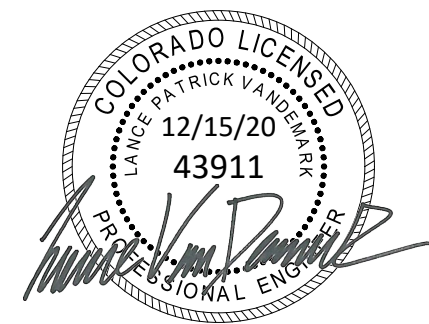
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

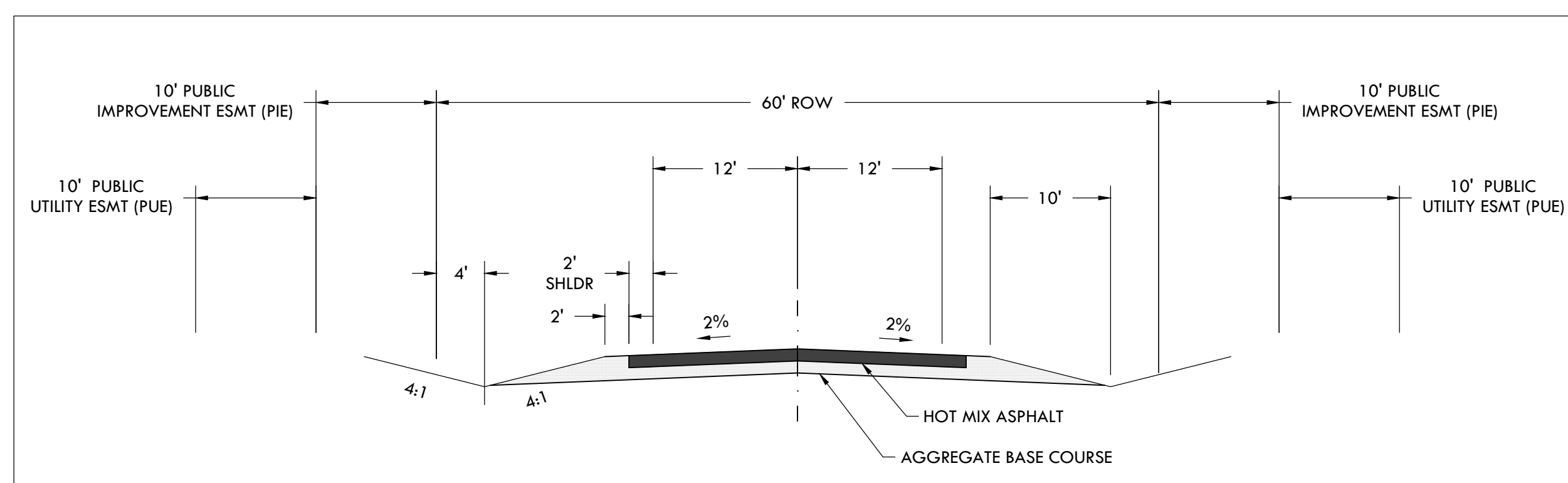
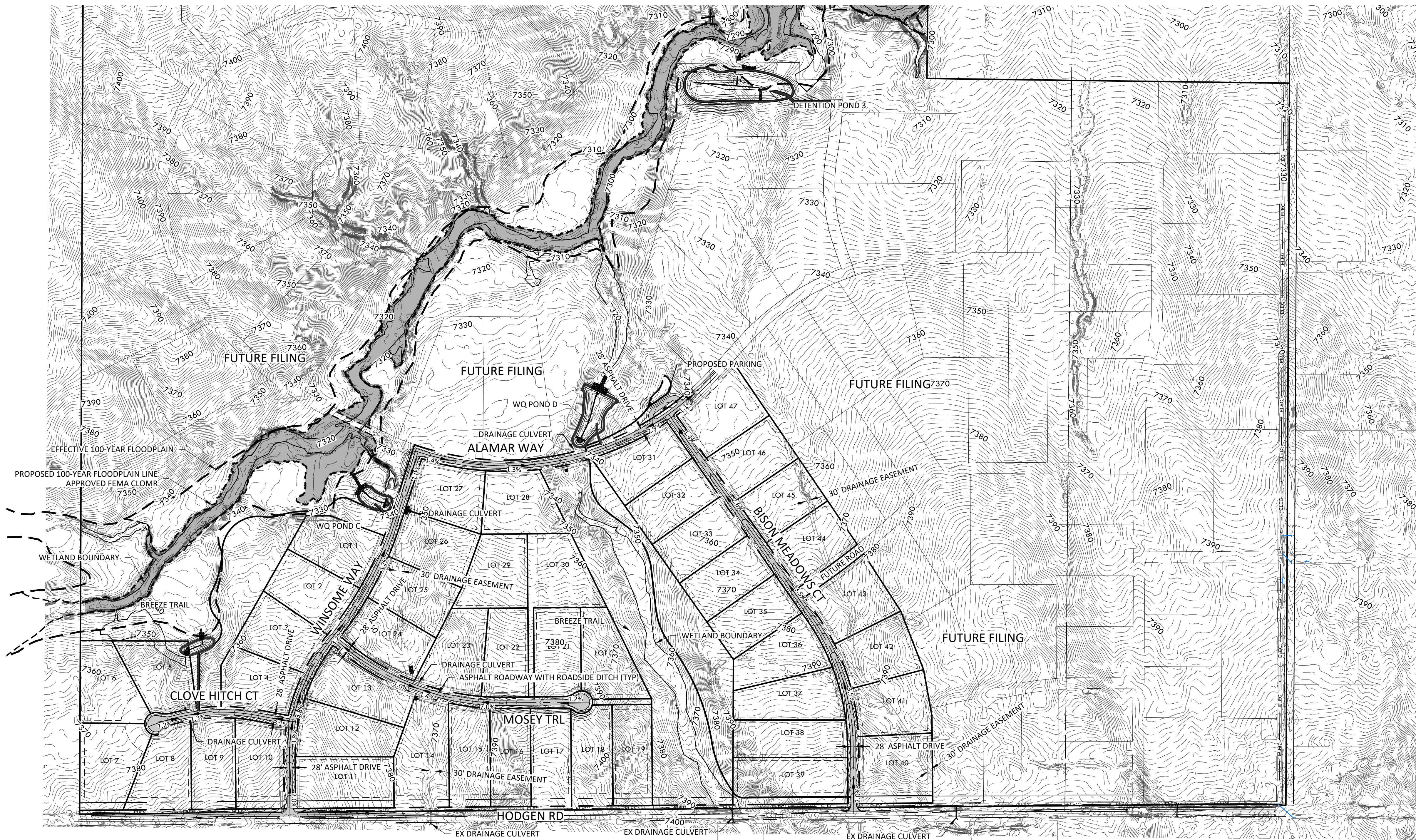


OVERALL GRADING PLAN
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

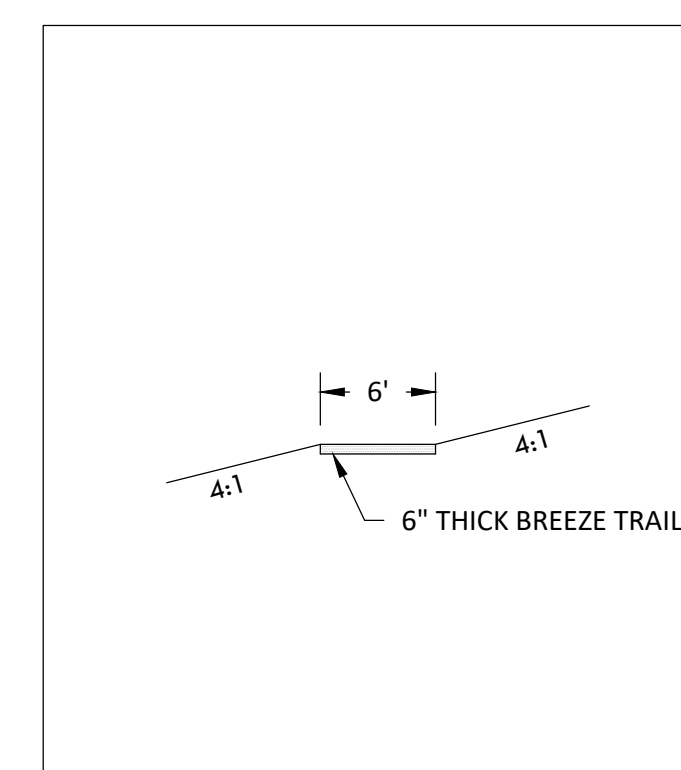
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

5



STANDARD EPC RURAL LOCAL ROADWAY CROSS SECTION



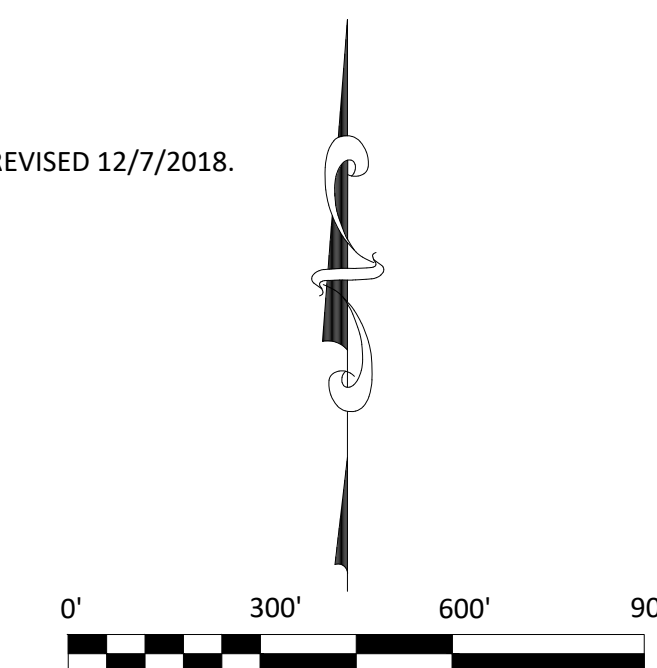
STANDARD TRAIL CROSS SECTION

NOTES:

- EXISTING FLOODPLAIN AS SHOWN BASED ON FIRM MAP #08041C0350G PANEL 350 REVISED 12/7/2018.
- REPLANT ALL DISTURBED AREAS WITH COUNTY APPROVED SEED MIX.

EARTH WORK QUANTITIES

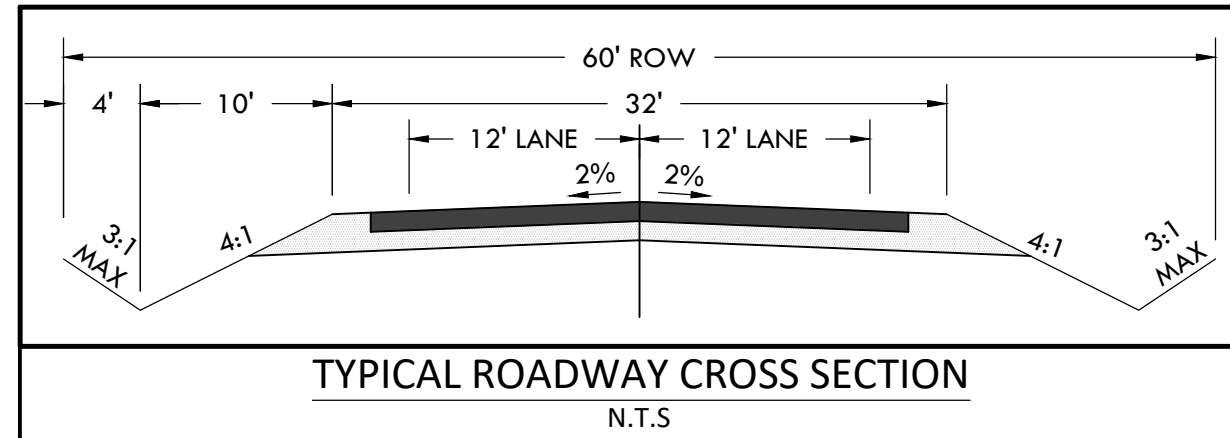
CLEAR AND GRUB	6,800 SY
RAW CUT	45,700 CY
RAW FILL	50,400 CY
15% COMPACTION	7,500 CY
IMPORT	12,200 CY



SCALE: 1" = 300'

EPC 12/29/2020

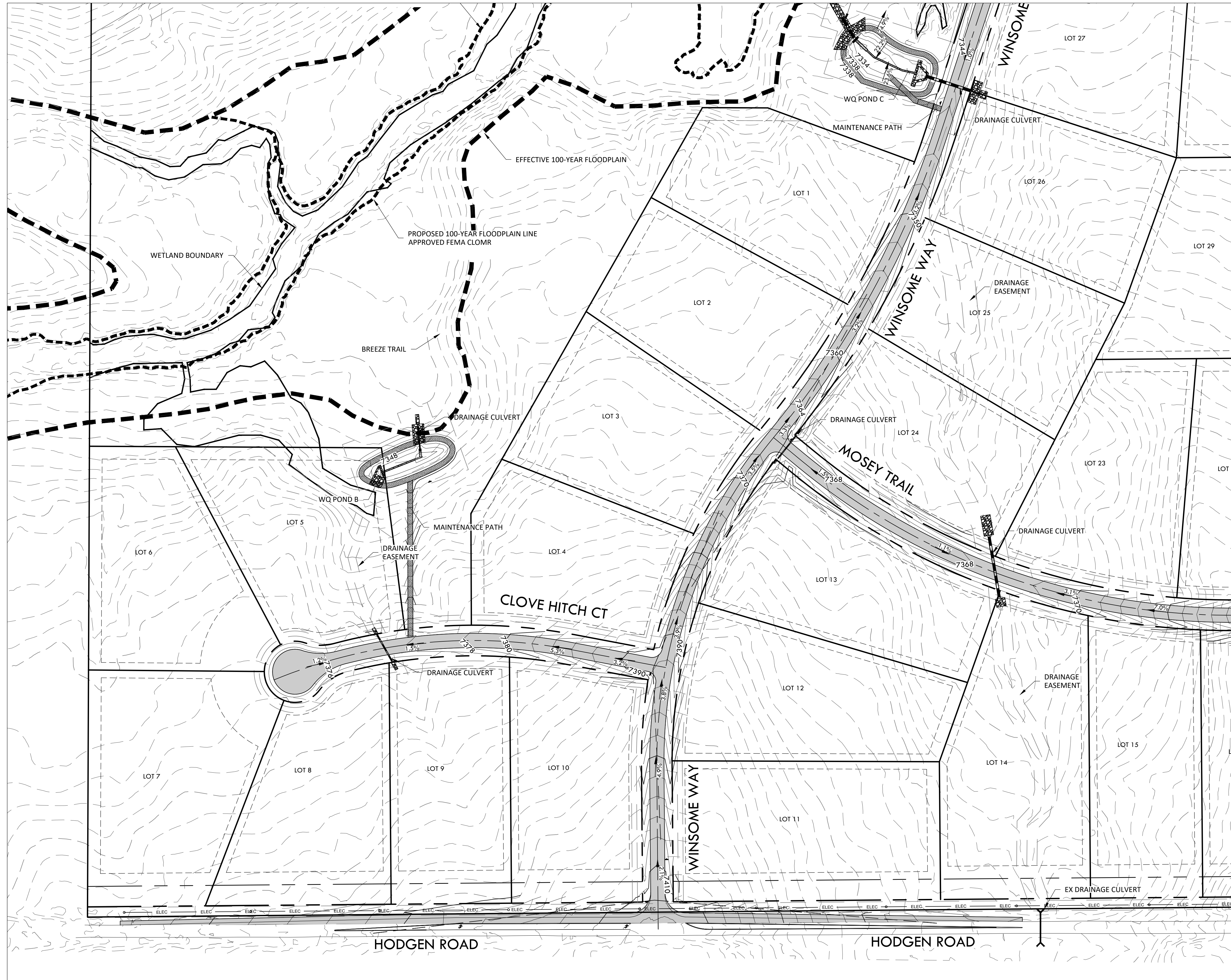
SF-20-003



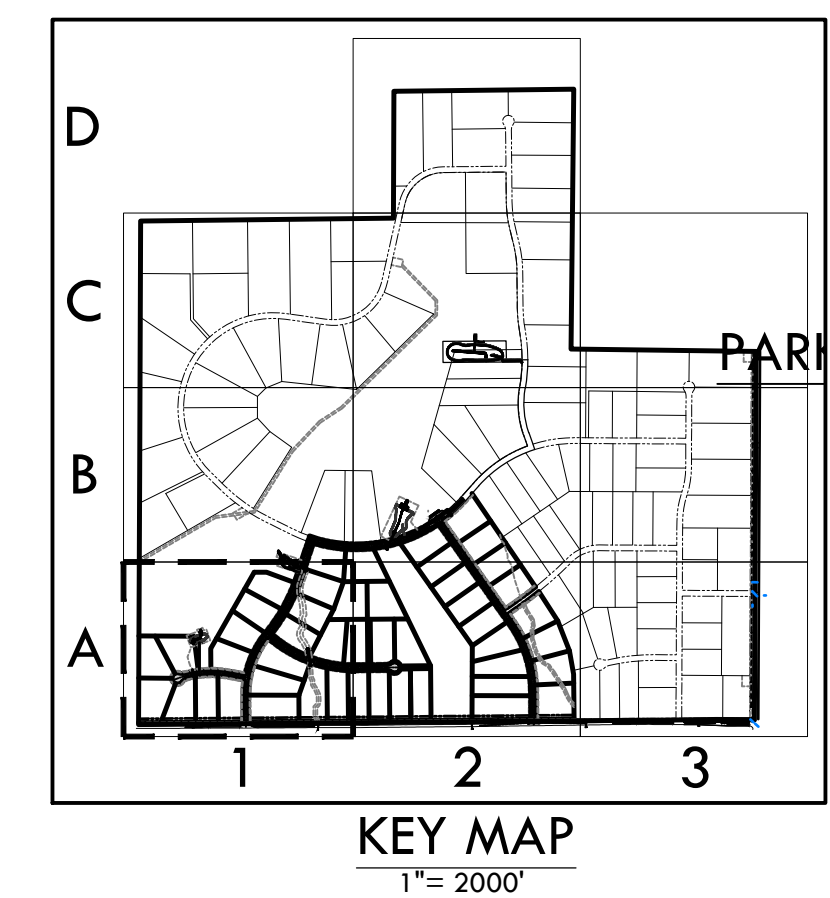
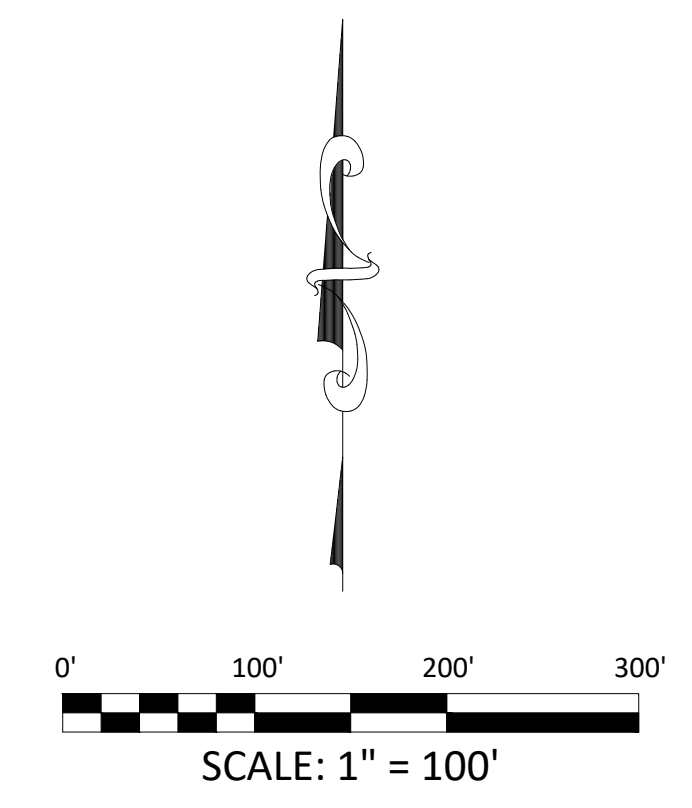
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 8 - DETAIL GRADING PLAN - B1



MATCHLINE - 7 - DETAIL GRADING PLAN - A2

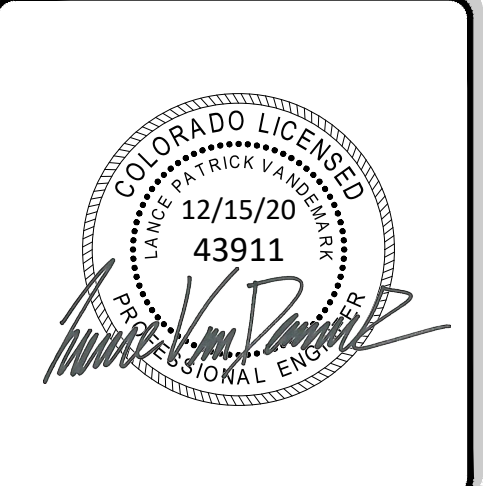


EPC 12/29/2020

SF-20-003



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

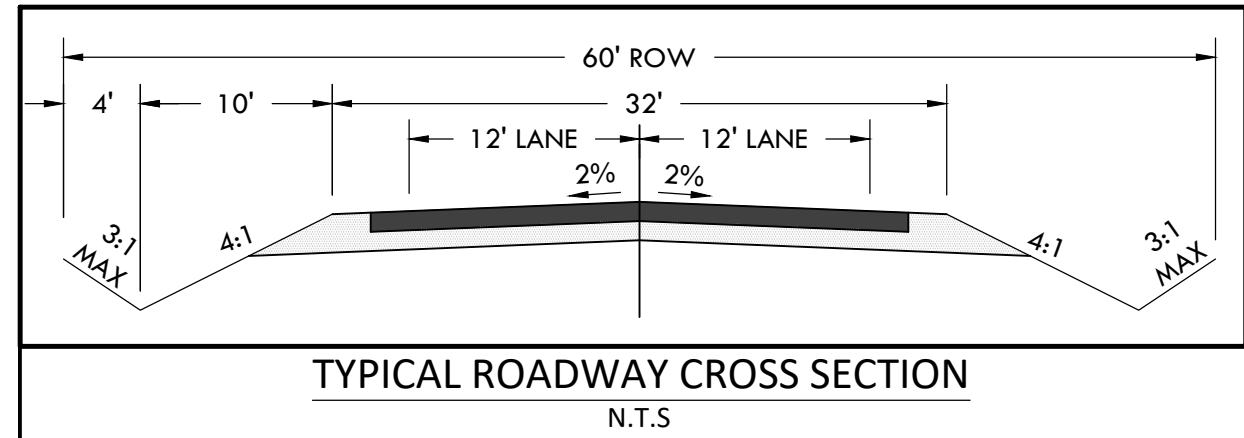


DETAIL GRADING PLAN - A1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	6
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

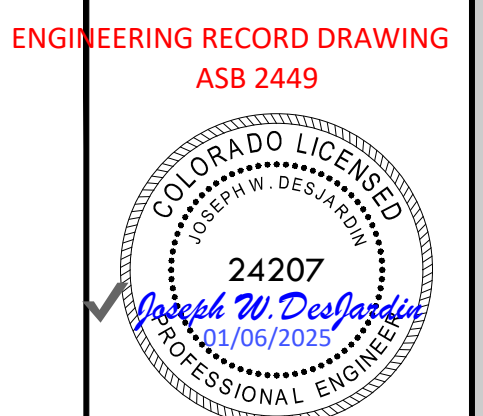
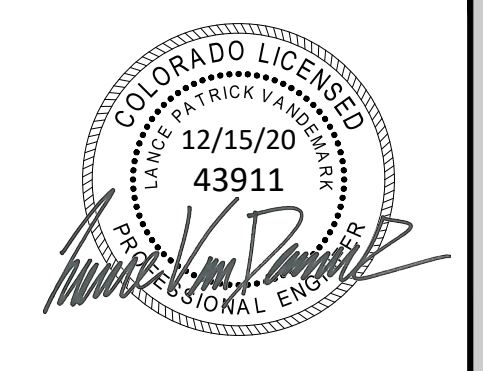
P:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1-GRADING DETAIL.dwg Tuesday, December 15, 2020 11:47:33 AM
 Copyright © 2020 The Vertix Companies, Inc.



CONSTRUCTION DOCUMENTS
WINSOME FILING NO 1
 A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

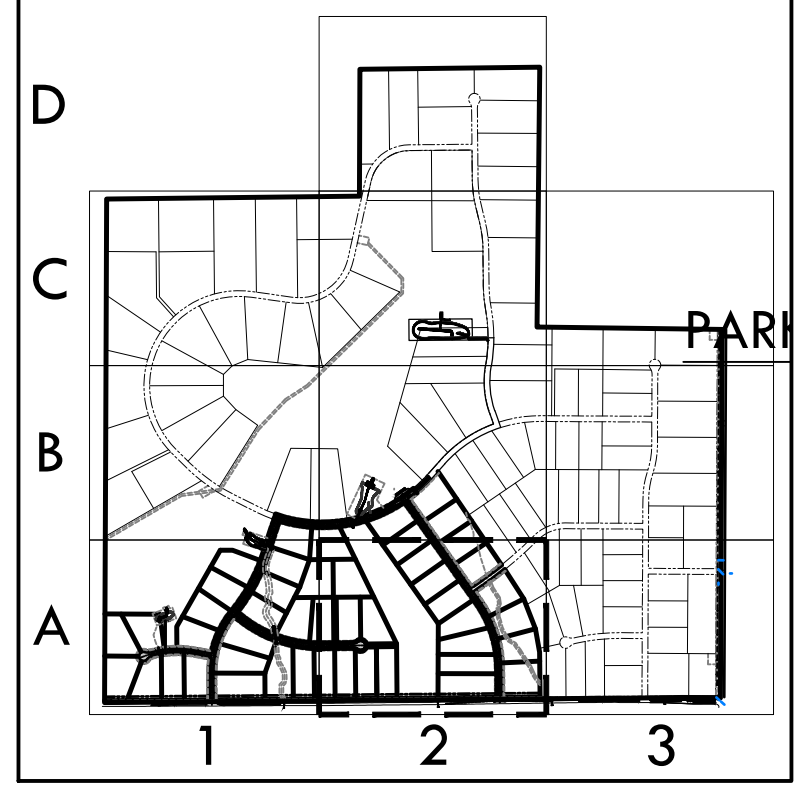


VERTIX
 2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
 Main: 303.623.9116 | VERTEXENG.COM



MATCHLINE - 9 - DETAIL GRADING PLAN - B2

MATCHLINE - 6 - DETAIL GRADING PLAN - A1



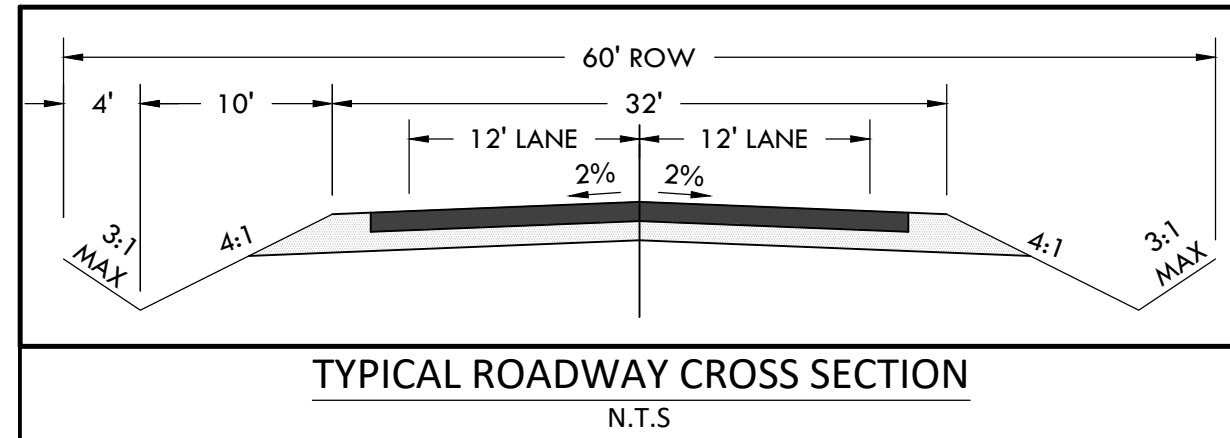
ENGINEERING RECORD DRAWING
 ASB 2449

DETAIL GRADING PLAN - A2
 SITE: 17480 MERIDIAN ROAD
 ELBERT, COLORADO 80106
 FOR: WINSOME, LLC
 1864 WOODMORE DR, SUITE 100
 MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	7
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

P:\Shared\Projects\49000-49388-01\49388-01\49388-01.dwg (1/22/20) 11:47:50 AM
 Copyright © 2020 The Vertix Companies, Inc.

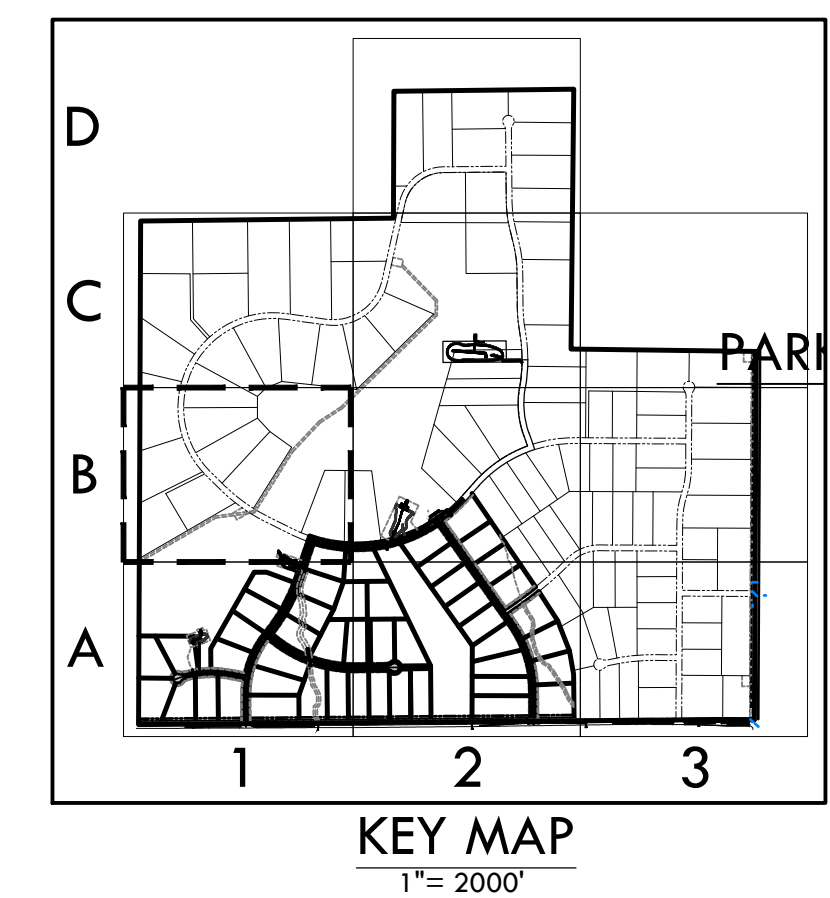
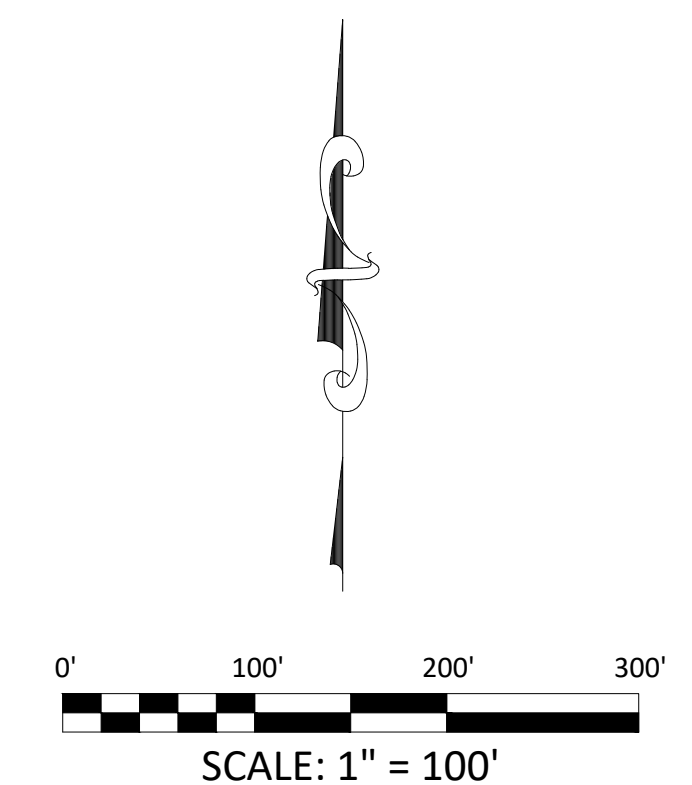


CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

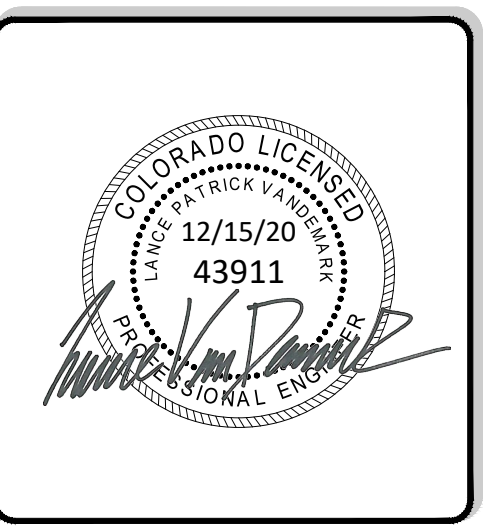
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



MATCHLINE - 9 - DETAIL GRADING PLAN - B2



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

DETAIL GRADING PLAN - B1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

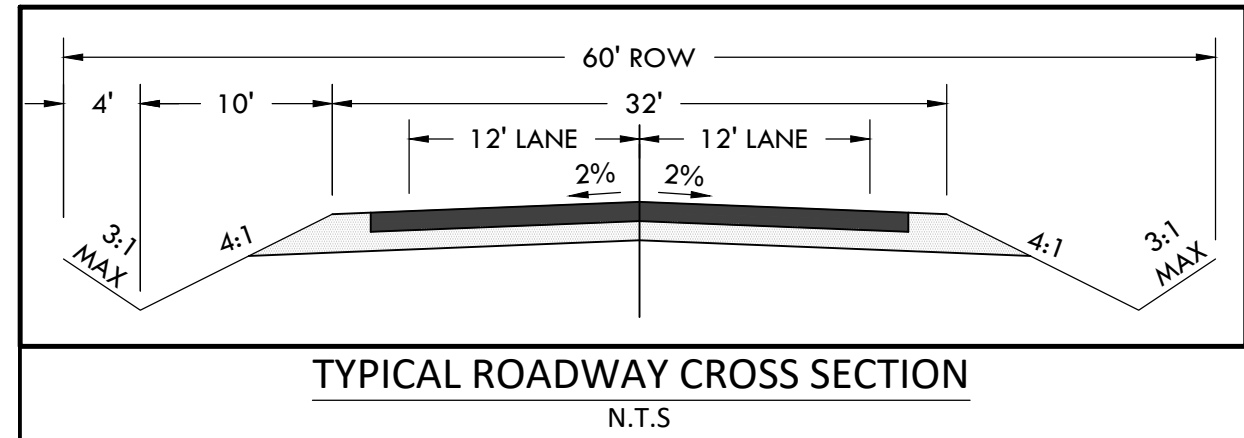
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	8
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

EPC 12/29/2020

SF-20-003

Z:\Shared\Projects\49000-49999\49300-49399\49388\mccune_ranch\06-engineering\vertex drawings\CD\Filing 1\49388-CD FILING 1-GRADING DETAIL.dwg Tuesday, December 15, 2020 11:48:07 AM
Copyright © 2020 The Vertex Companies, Inc.



CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

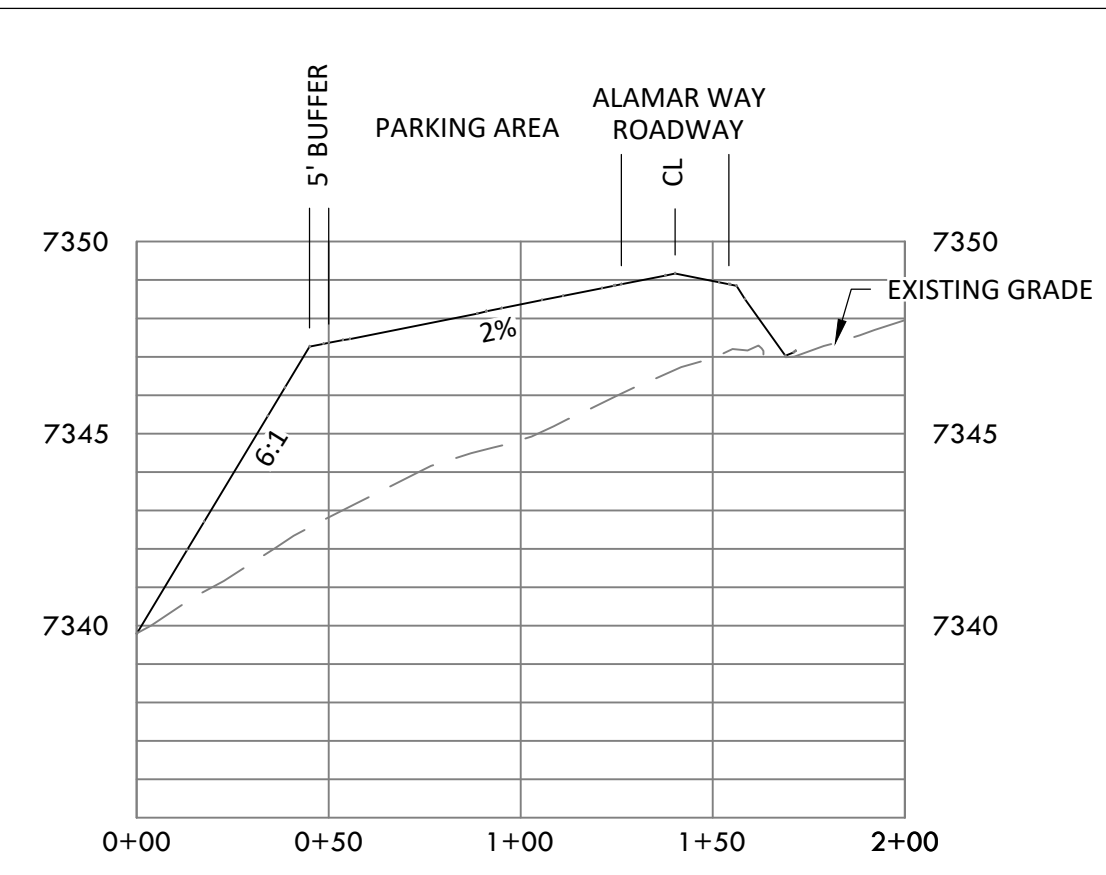
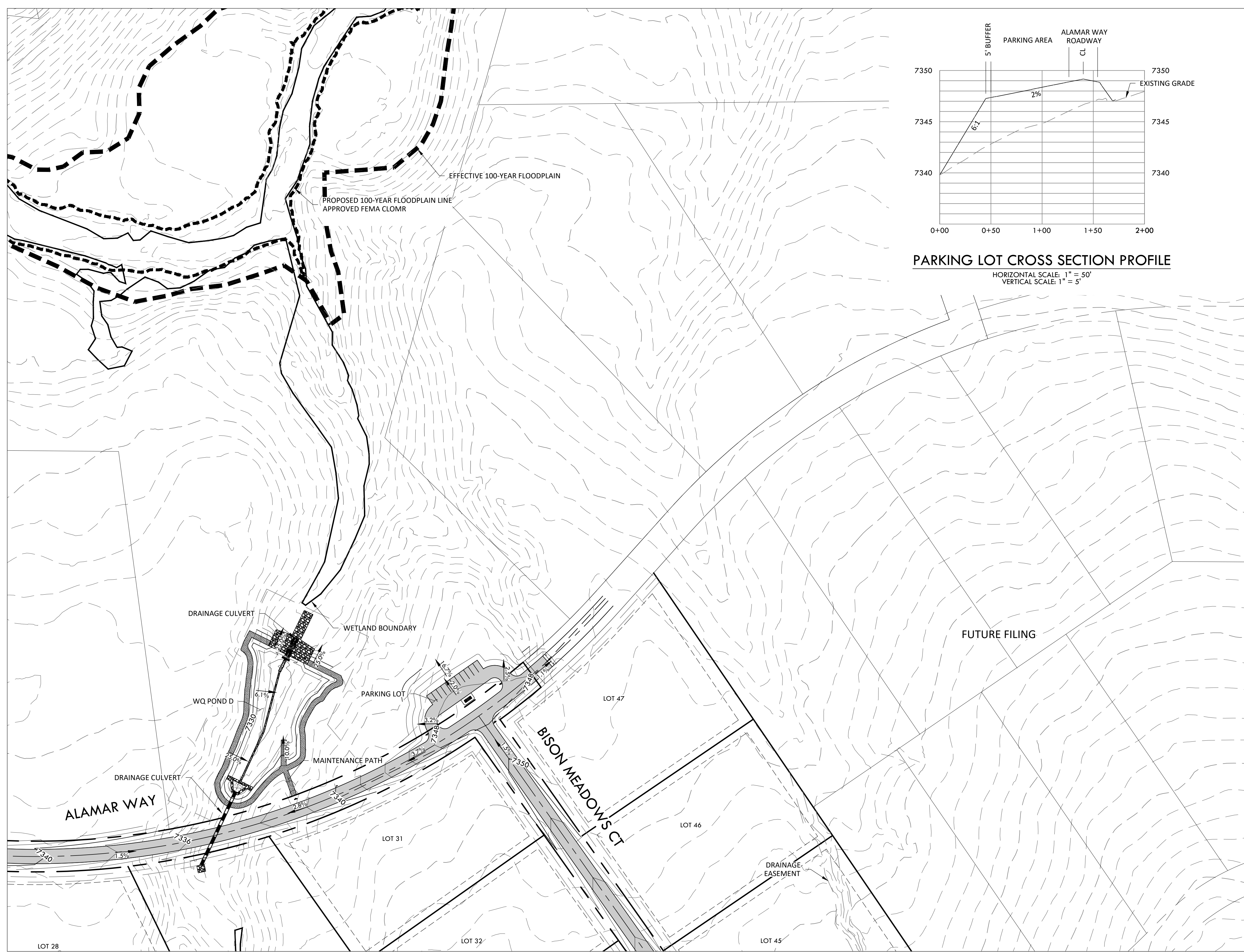
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



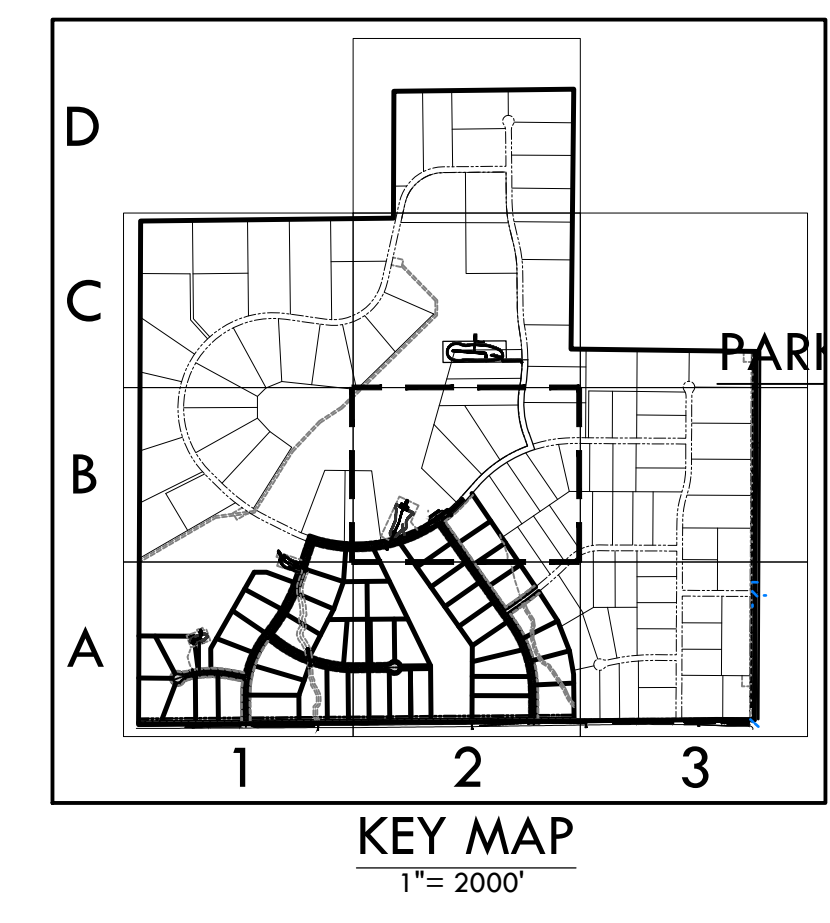
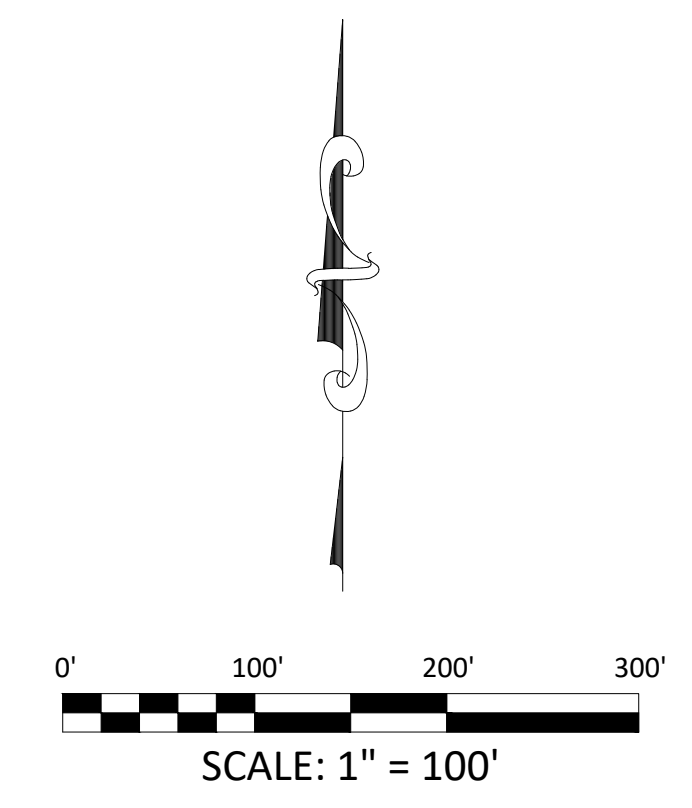
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

MATCHLINE - 10 - DETAIL GRADING PLAN - C2

MATCHLINE - 8 - DETAIL GRADING PLAN - B1

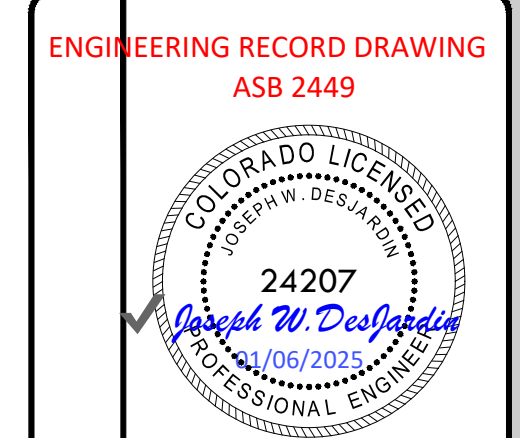
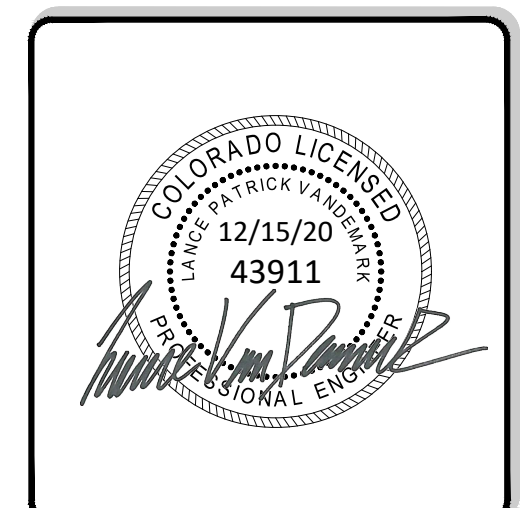


PARKING LOT CROSS SECTION PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



EPC 12/29/2020

SF-20-003



ENGINEERING RECORD DRAWING
ASB 2449

DETAIL GRADING PLAN - B2

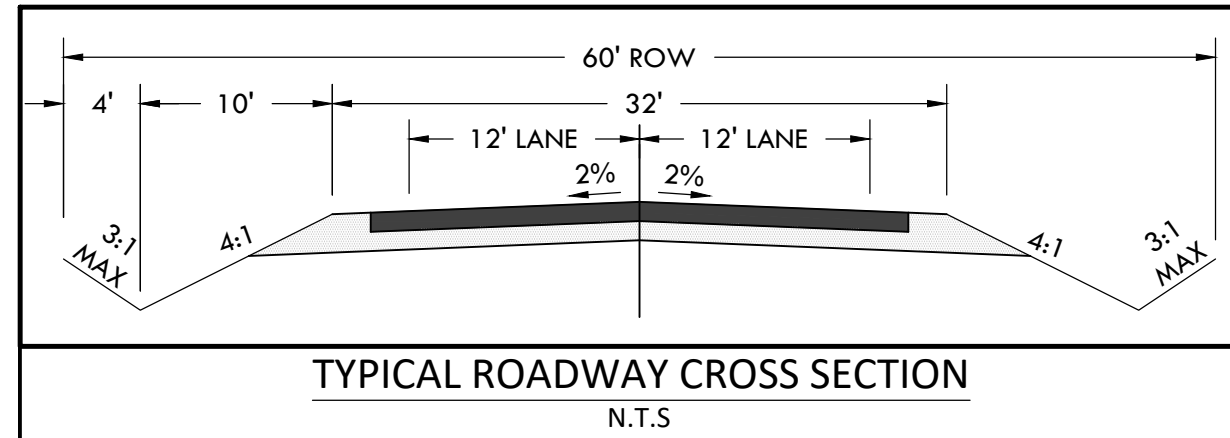
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

P:\Shared\Projects\49000-49999\49300-49399\49388-00\engineering\vertex drawings\CD\Filing 1\49388-CD FILING 1-GRADING DETAIL.dwg Tuesday, December 15, 2020 11:48:28 AM
 Copyright © 2020 The Vertex Companies, Inc.



CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

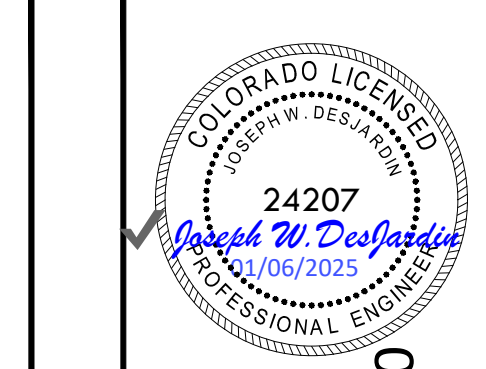
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303-623-9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

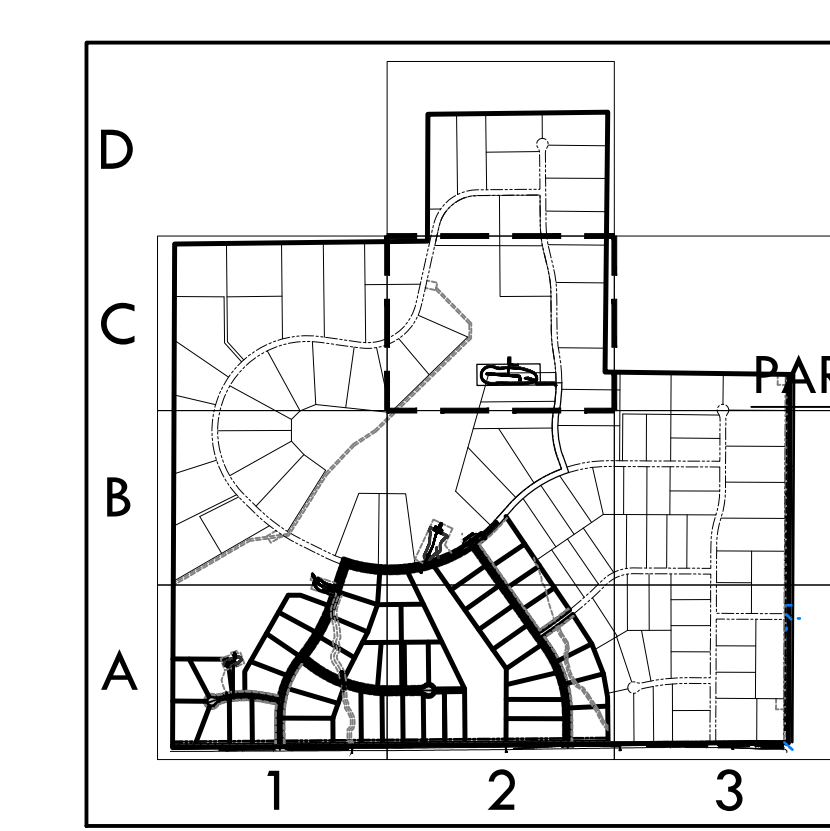
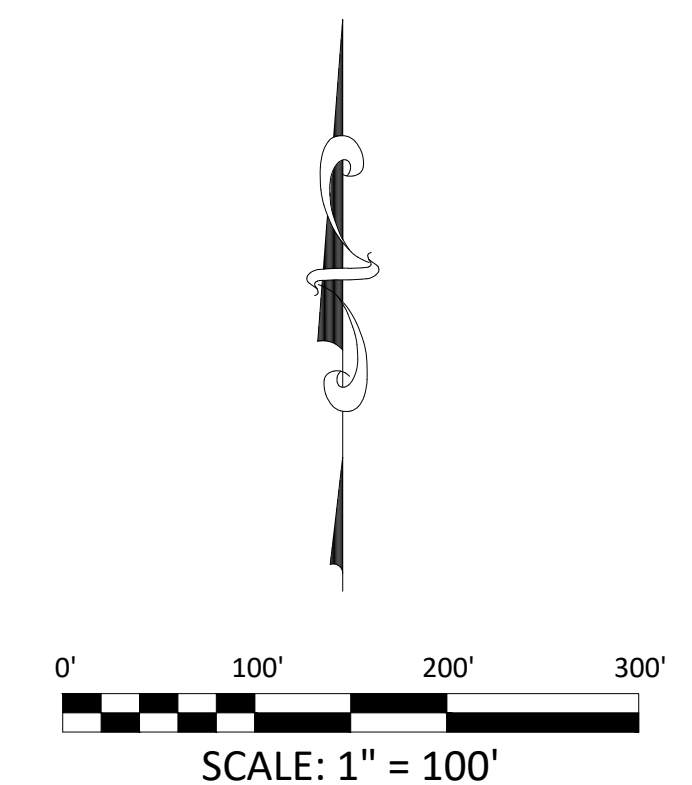


DETAIL GRADING PLAN - C2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

10



MATCHLINE - 9 - DETAIL GRADING PLAN - B2

EPC 12/29/2020

SF-20-003

P:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1-GRADING DETAIL.dwg Tuesday, December 15, 2020 11:48:48 AM
 Copyright © 2020 The Vertix Companies, Inc.

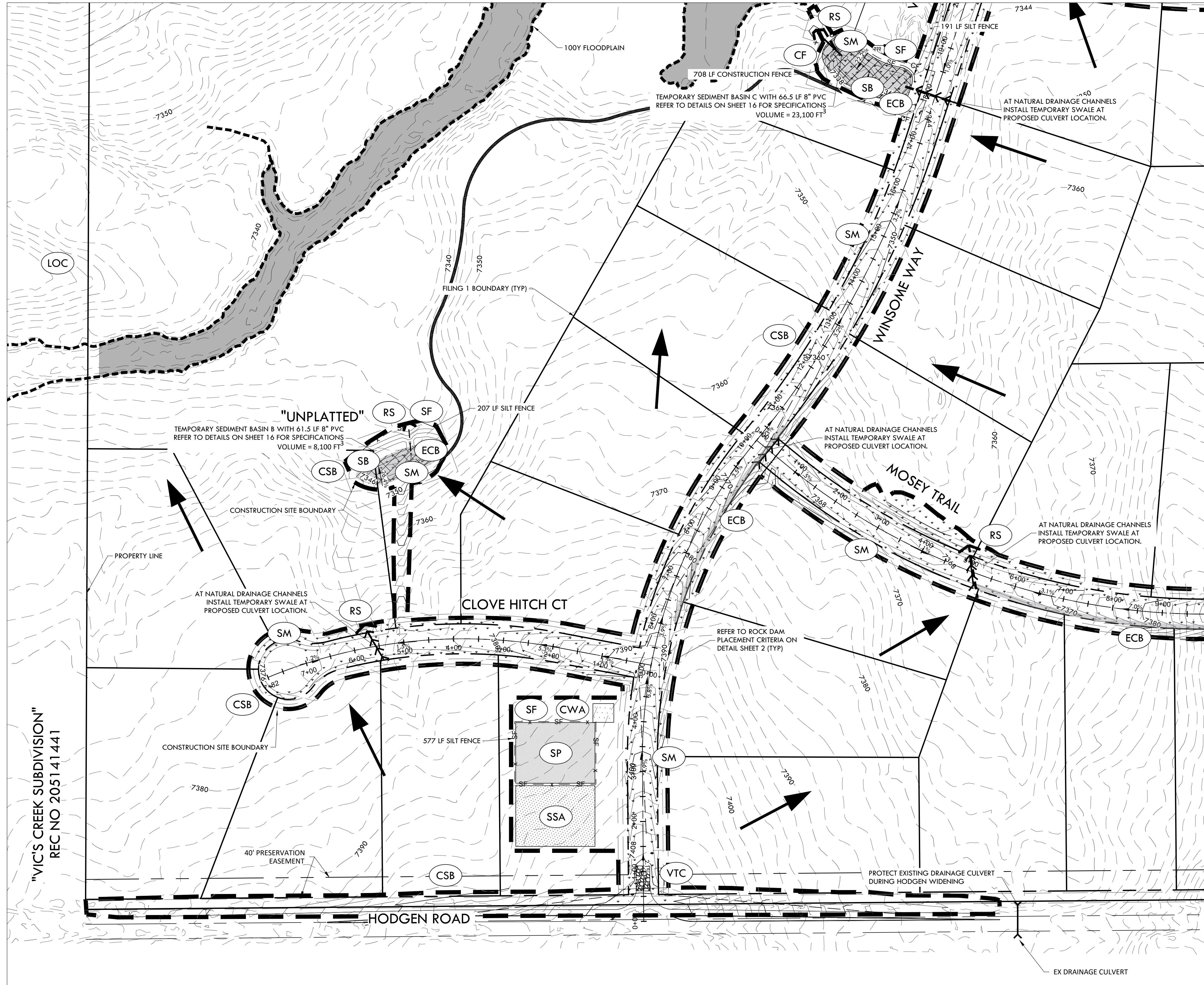
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 13 - INITIAL EROSION CONTROL B1



VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTXENG.COM



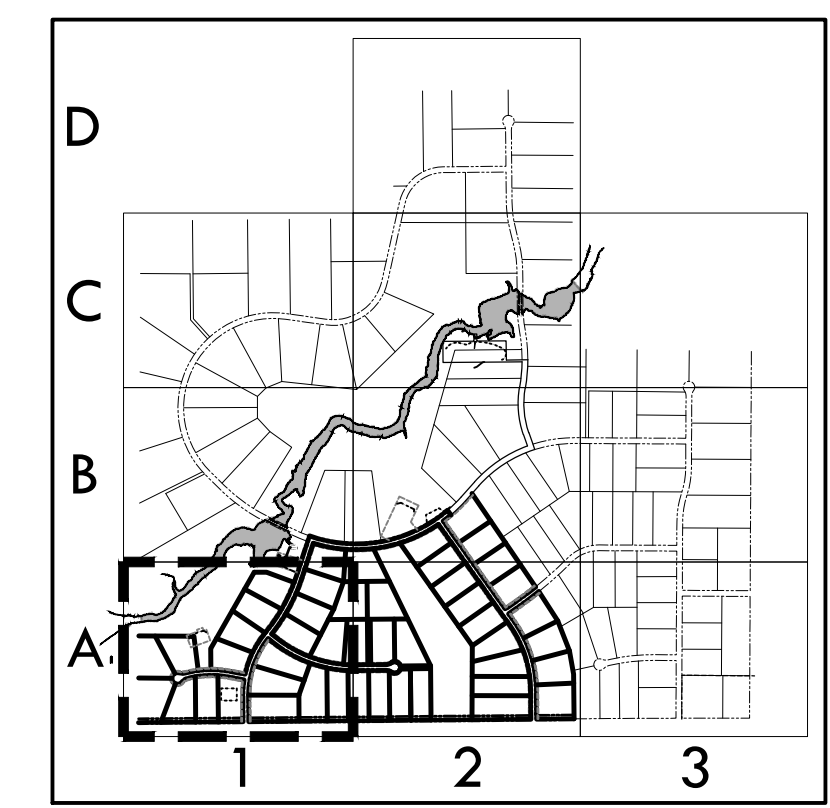
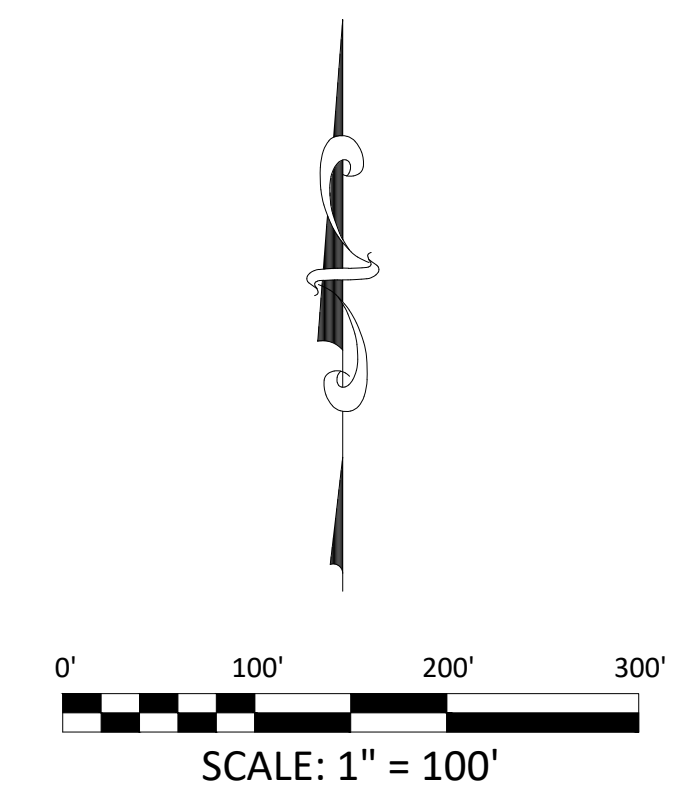
NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SB SEDIMENT BASIN
- RS ROCK SOCK
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW

MATCHLINE - 12 - INITIAL EROSION CONTROL A2



KEY MAP
1" = 2000'

ENGINEERING RECORD DRAWING
ASB 2449



INITIAL EROSION CONTROL A1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	11
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

EPC 12/29/2020

SF-20-003

Z:\Shared\Projects\49388\49388-CD\Filing 1\49388-CD\Filing 1 - InitialErosionControl.dwg, Tuesday, December 15, 2020 11:49:42 AM
Copyright © 2020 The Vertex Companies, Inc.

"VIC'S CREEK SUBDIVISION"
REC NO 205141441

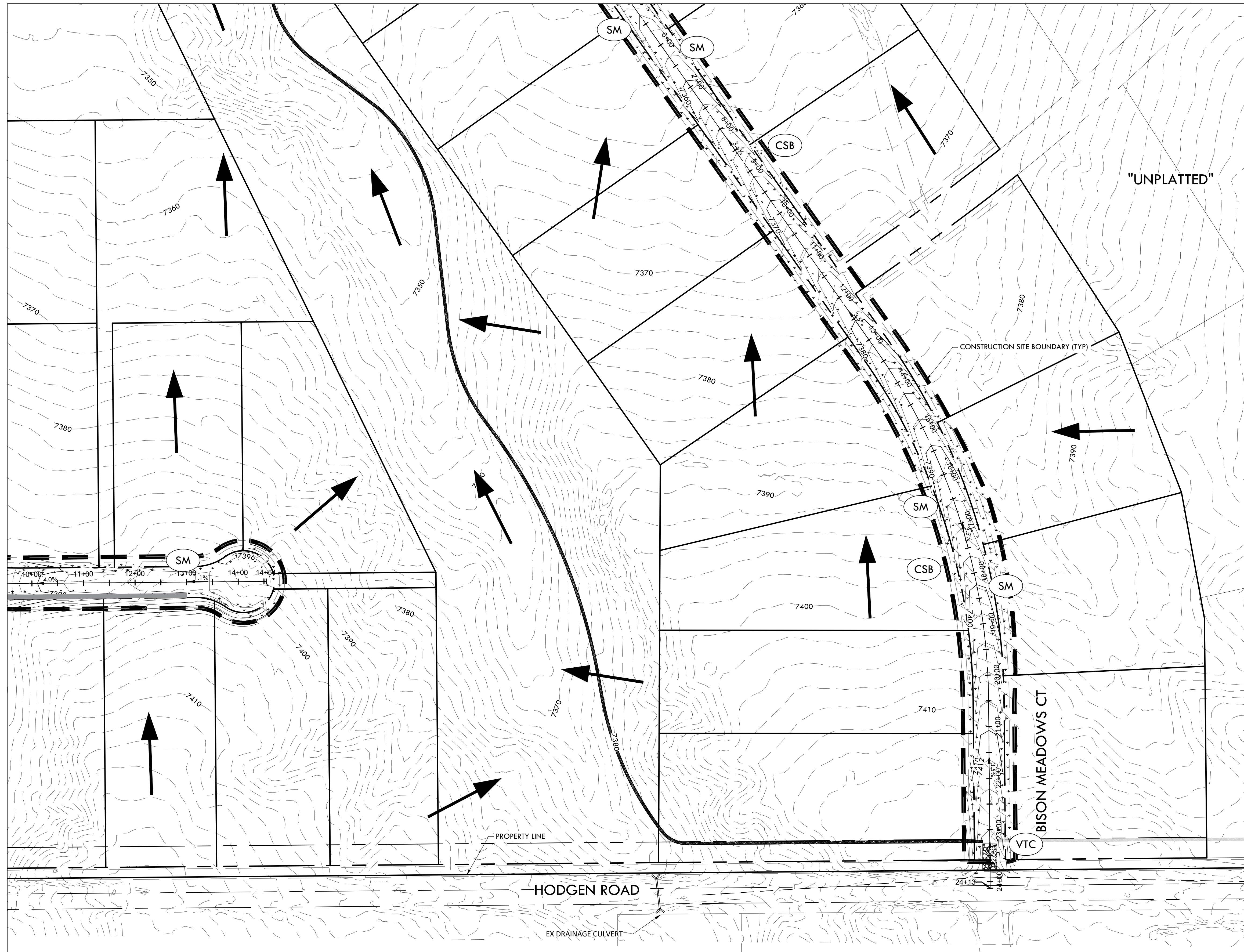
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTXENG.COM

MATCHLINE - 14 - INITIAL EROSION CONTROL B2

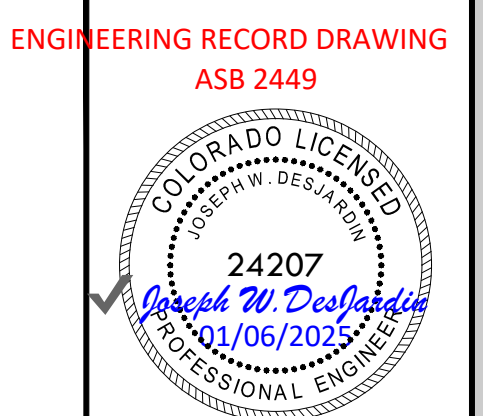
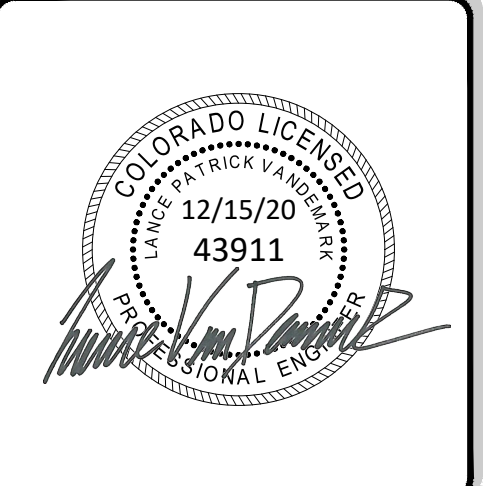
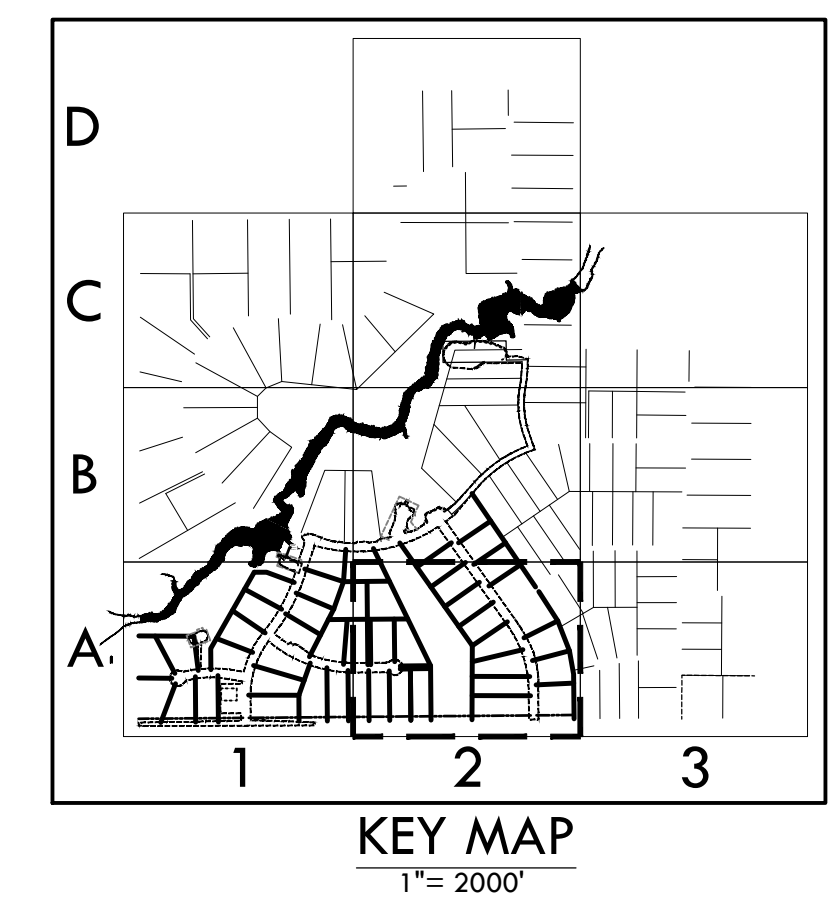
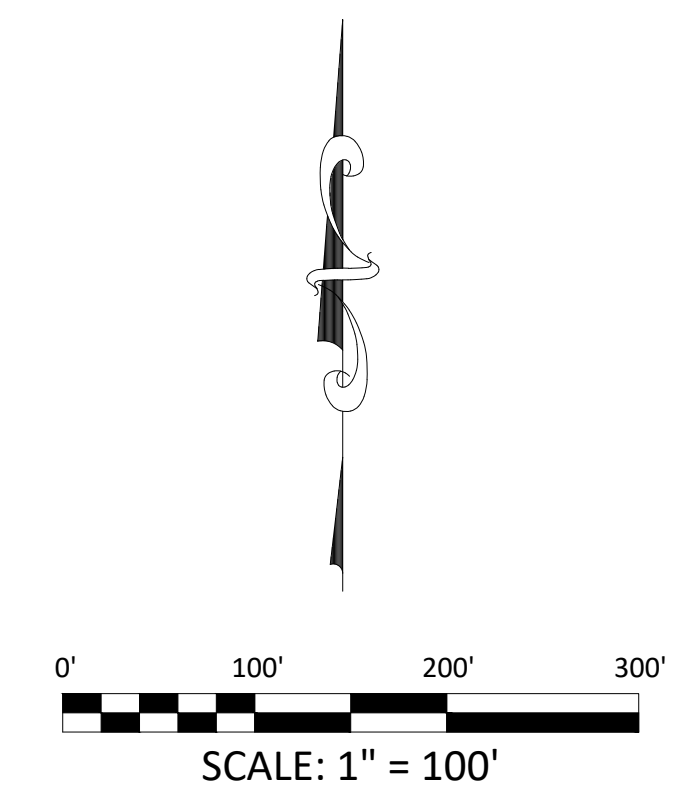


NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- | | | |
|--|-----|---------------------------------------------------------------------------|
| | VTC | VEHICLE TRACKING CONTROL |
| | SSA | STABILIZED STAGING AREA |
| | SP | STOCK PILE |
| | CWA | CONCRETE WASHOUT AREA |
| | ECB | EROSION CONTROL BLANKET |
| | SM | SEEDING AND MULCHING |
| | SB | SEDIMENT BASIN |
| | RS | ROCK SOCK |
| | SF | SILT FENCE |
| | CF | CONSTRUCTION FENCE |
| | CSB | CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE) |
| | ST | SEDIMENT TRAP |
| | | FLOW ARROW |



ENGINEERING RECORD DRAWING
ASB 2449

INITIAL EROSION CONTROL A2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

P:\Shared\Projects\49000-49999\49388-CD Filing 1-InitialErosionControl.dwg Tuesday, December 15, 2020 11:50:05 AM
 Copyright © 2020 The Vertex Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



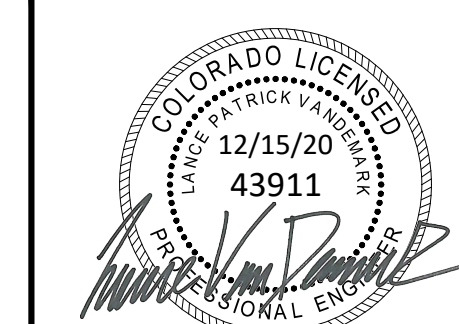
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

NOTE:

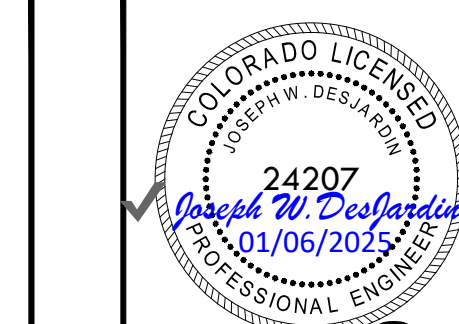
- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- | | | |
|--|-----|---------------------------------------------------------------------------|
| | VTC | VEHICLE TRACKING CONTROL |
| | SSA | STABILIZED STAGING AREA |
| | SP | STOCK PILE |
| | CWA | CONCRETE WASHOUT AREA |
| | ECB | EROSION CONTROL BLANKET |
| | SM | SEEDING AND MULCHING |
| | SB | SEDIMENT BASIN |
| | RS | ROCK SOCK |
| | SF | SILT FENCE |
| | CF | CONSTRUCTION FENCE |
| | CSB | CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE) |
| | ST | SEDIMENT TRAP |
| | | FLOW ARROW |



ENGINEERING RECORD DRAWING
ASB 2449



INITIAL EROSION CONTROL B1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

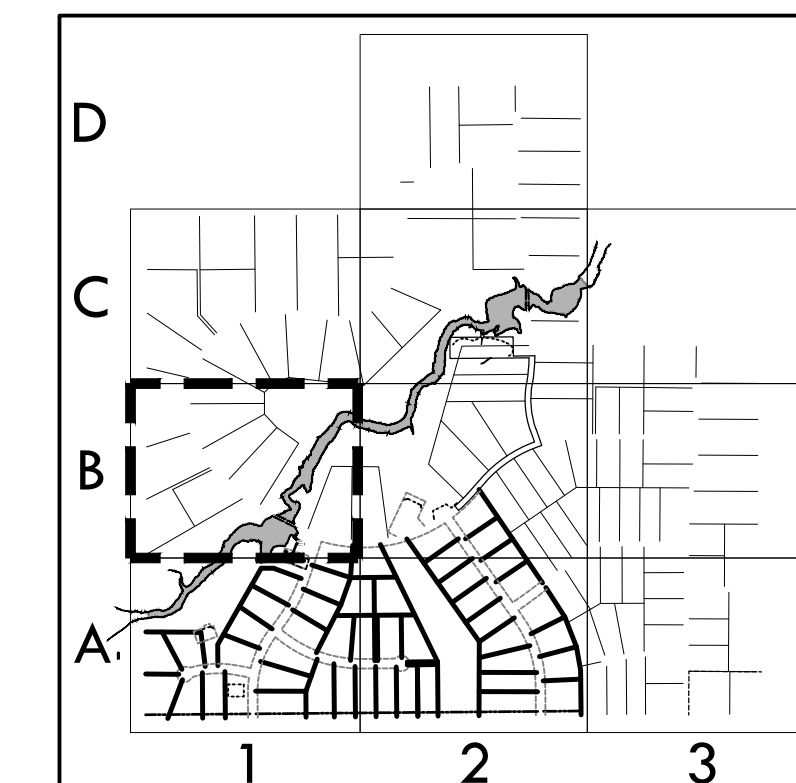
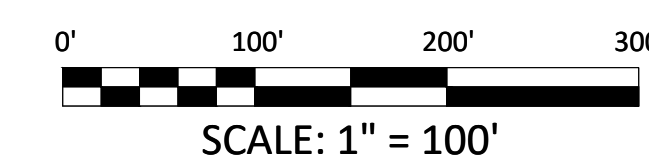
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

13



MATCHLINE - 14 - INITIAL EROSION CONTROL B2

MATCHLINE - 11 - INITIAL EROSION CONTROL A1



KEY MAP
1" = 2000'

EPC 12/29/2020

SF-20-003

Z:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1 - initialErosionControl.dwg, Tuesday, December 15, 2020 11:50:26 AM
Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

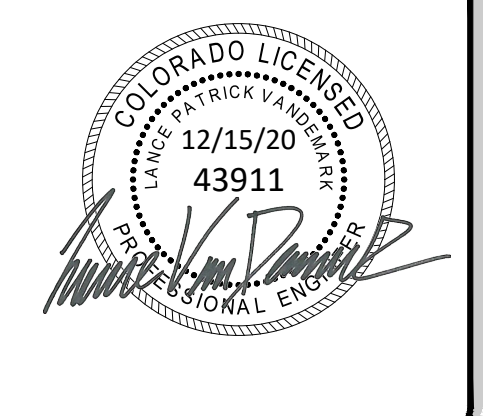
MATCHLINE - 15 - INITIAL EROSION CONTROL C2

NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SB SEDIMENT BASIN
- RS ROCK SOCK
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



ENGINEERING RECORD DRAWING
ASB 2449

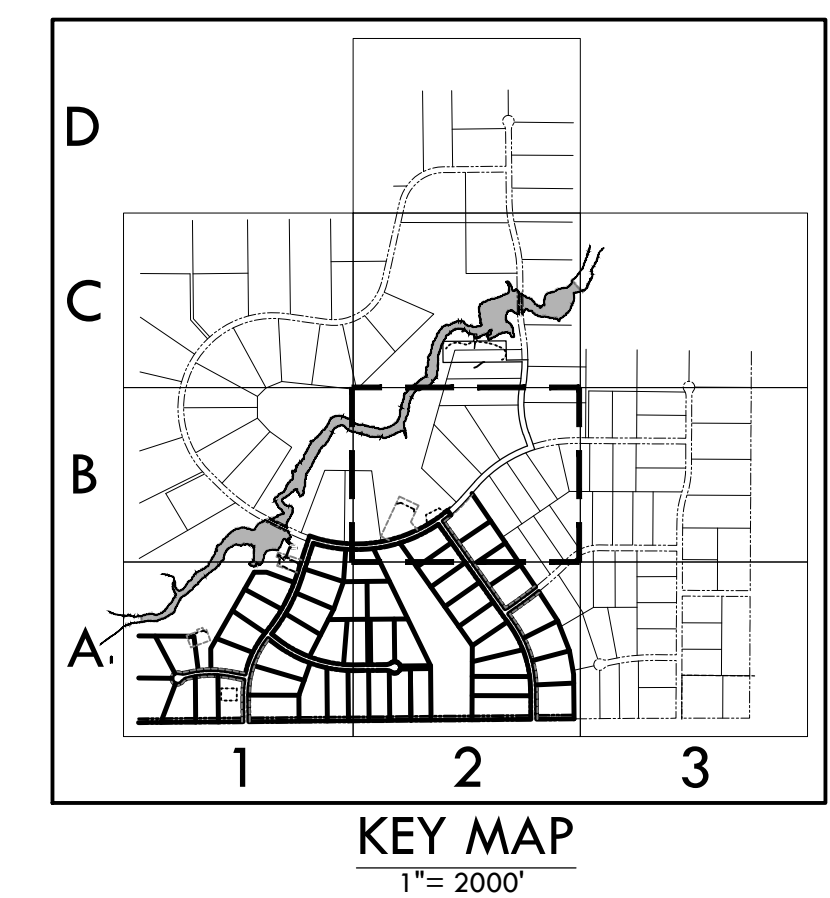
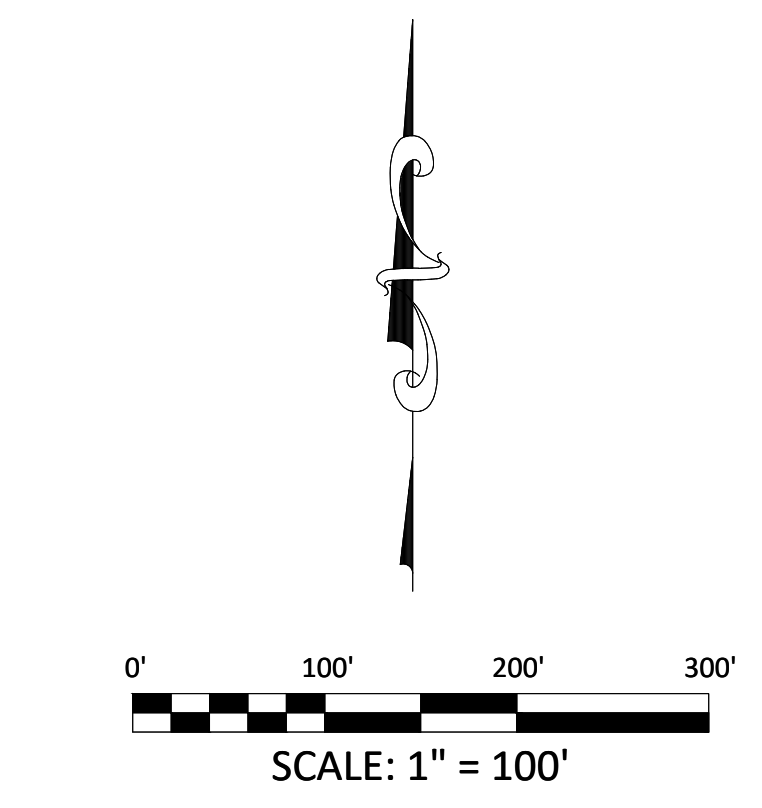


INITIAL EROSION CONTROL B2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

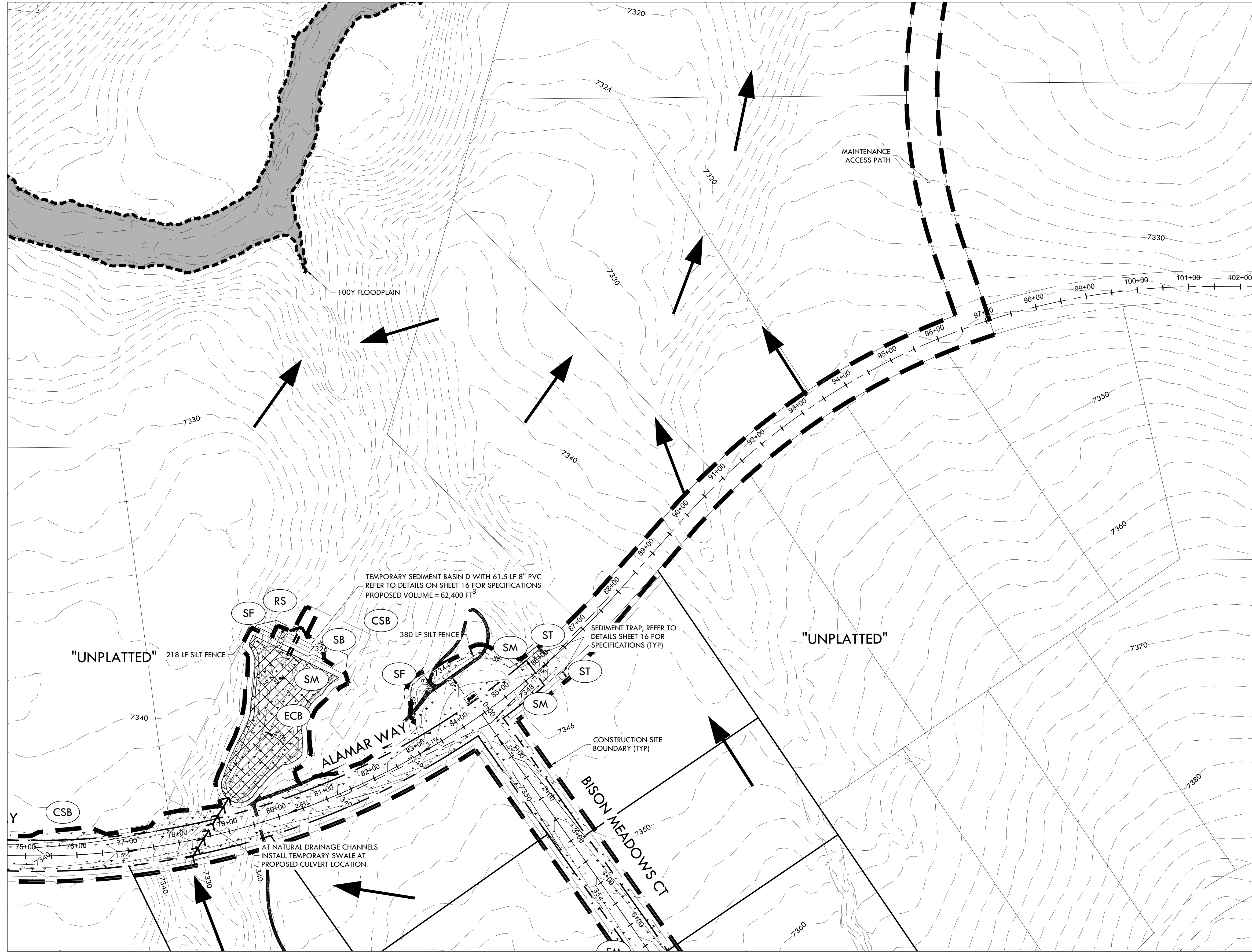
14



EPC 12/29/2020

SF-20-003

MATCHLINE - 13 - INITIAL EROSION CONTROL B1



MATCHLINE - 12 - INITIAL EROSION CONTROL A2

P:\Shared\Projects\49000-49999\49300-49399\49388-ncrcnce.ranch\06-engineering\vertex drawings\CD\Filing 1-InitialErosionControl.dwg, Tuesday, December 15, 2020 11:50:45 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



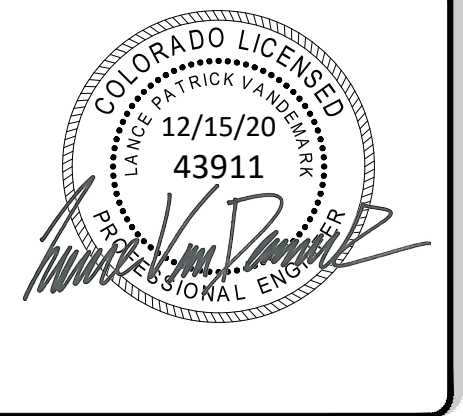
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SB SEDIMENT BASIN
- RS ROCK SOCK
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



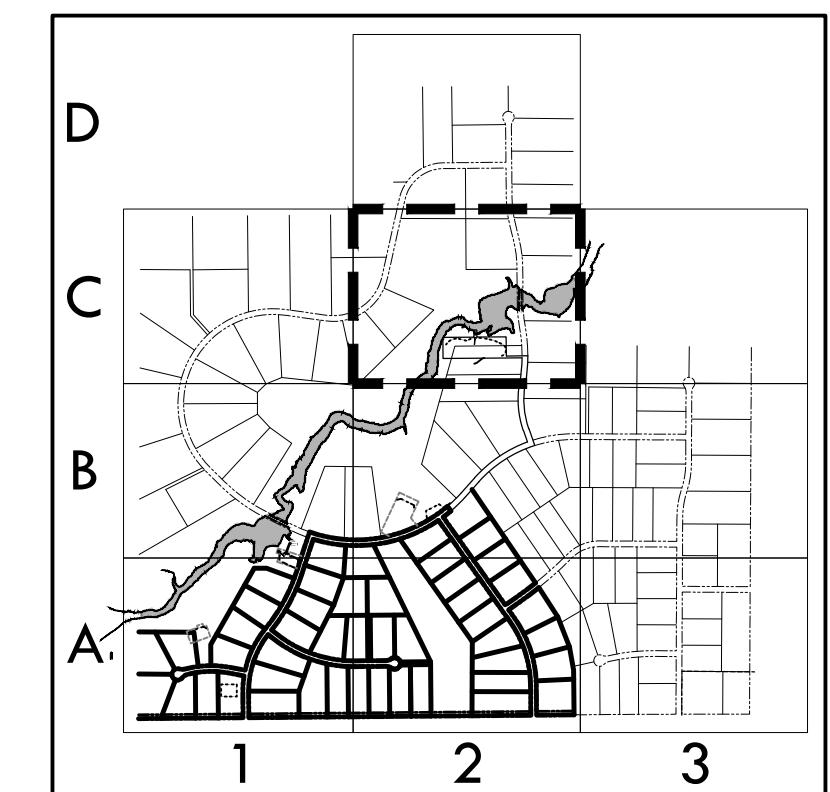
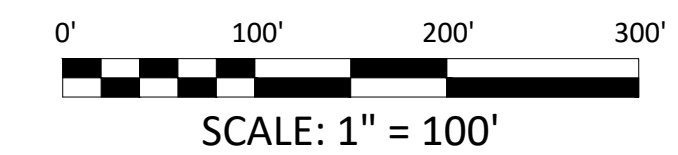
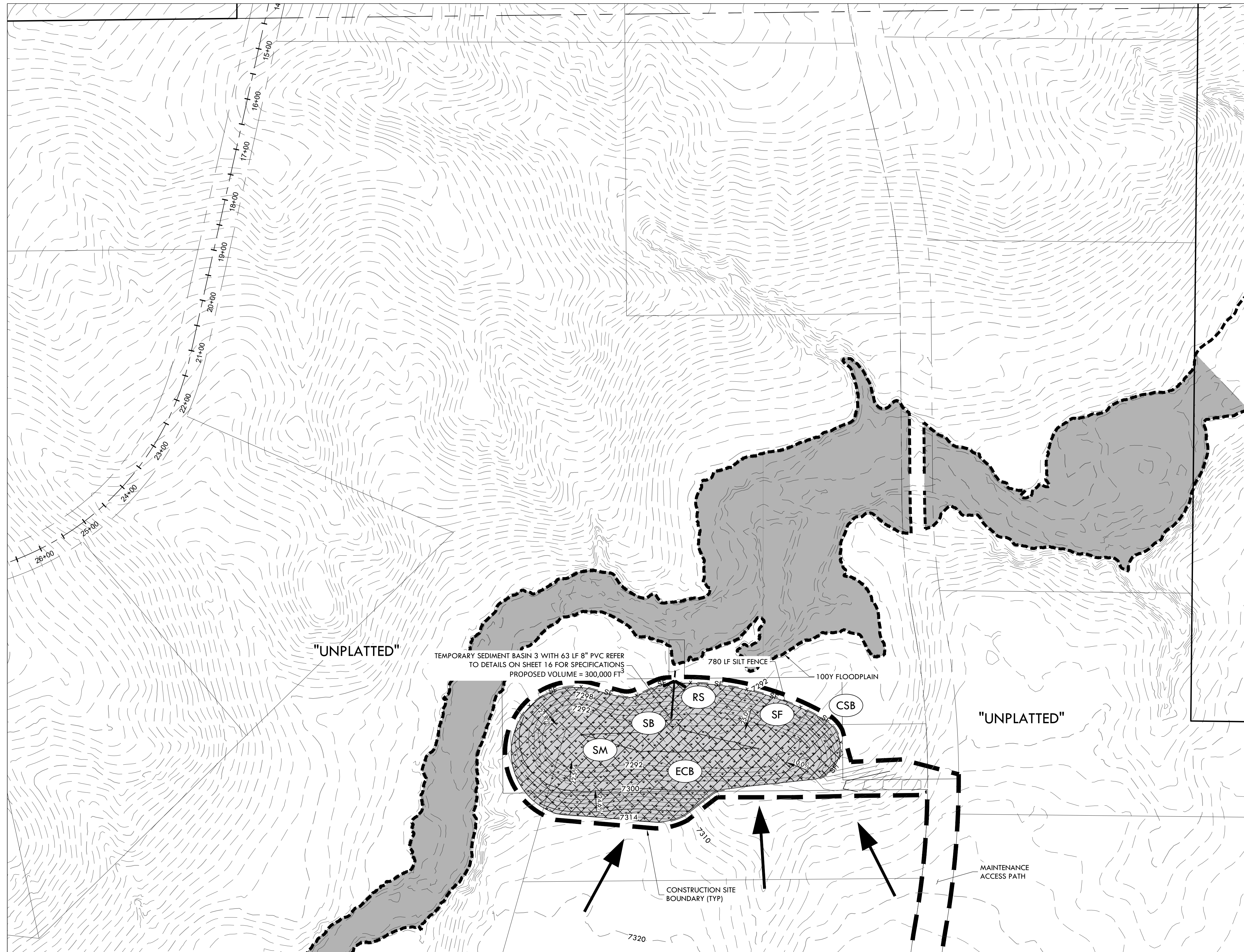
ENGINEERING RECORD DRAWING
ASB 2449



INITIAL EROSION CONTROL C2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	15
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	



KEY MAP
1" = 2000'

EPC 12/29/2020

SF-20-003

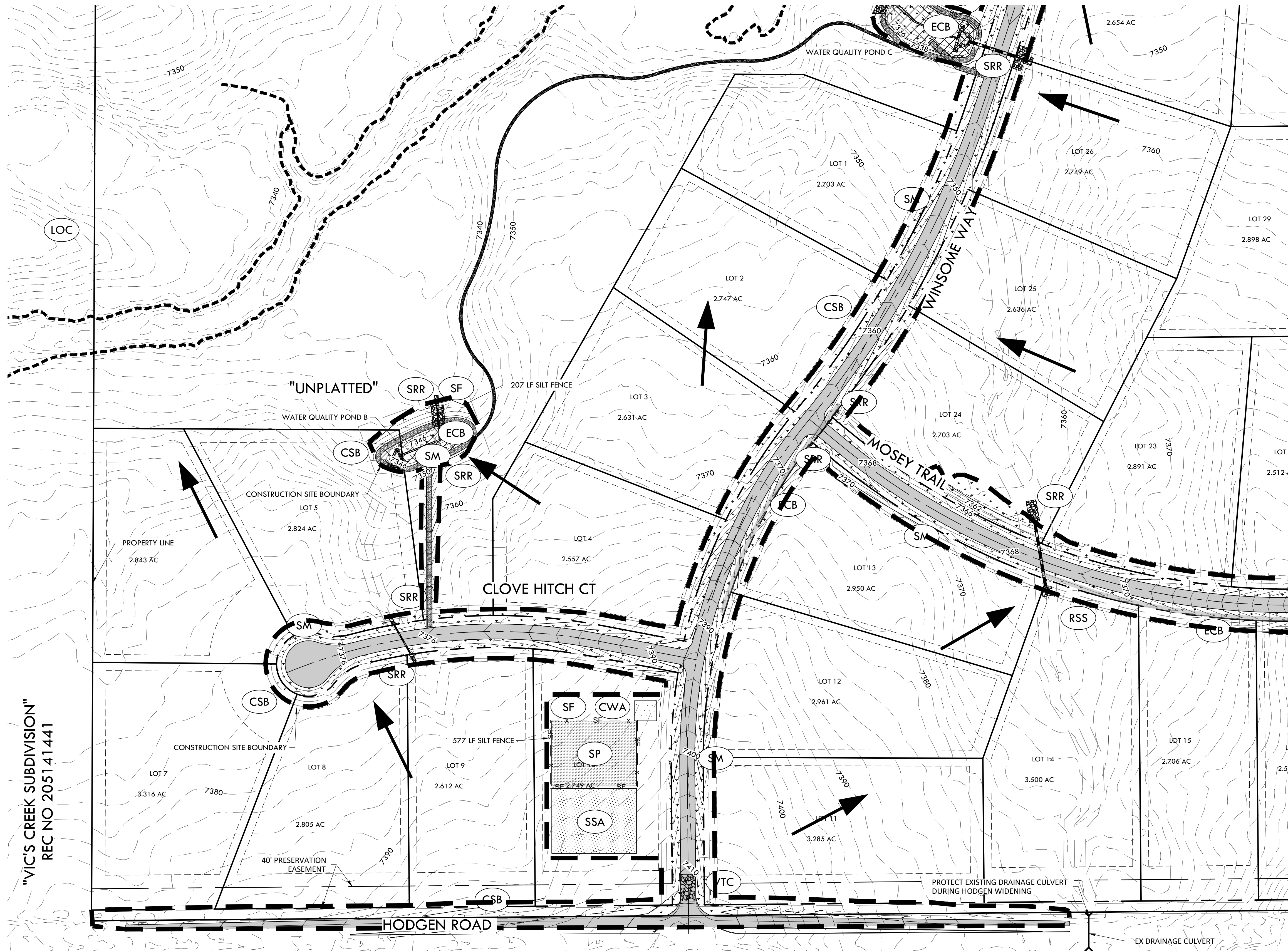
MATCHLINE - 14 - INITIAL EROSION CONTROL B2

z:\Shared\Projects\49000-49999\49300-49399\49388-ncrcune ranch\06-engineering\vertex drawing\CD\Filing 1\49388-CD FILING 1 - InitialErosionControl.dwg, Tuesday, December 15, 2020 11:51:02 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 18 - INTERIM EROSION CONTROL PLAN B1



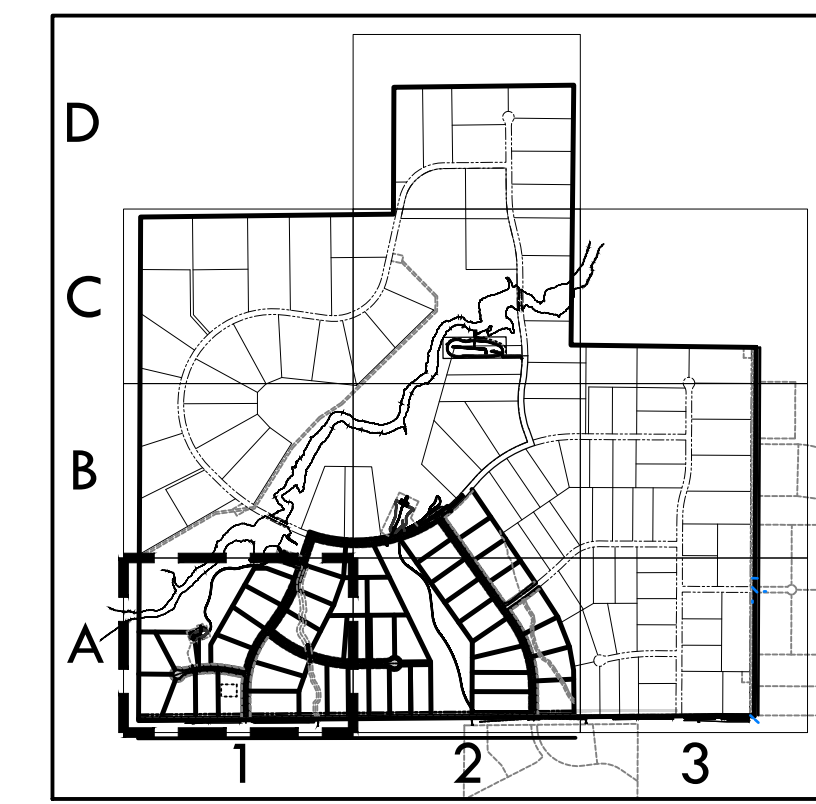
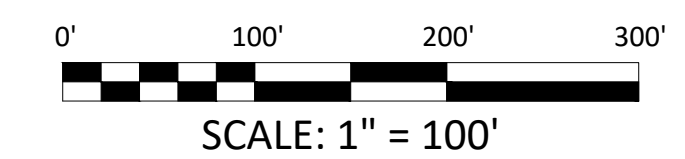
NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- | | | |
|--|-----|---------------------------------------------------------------------------|
| | VTC | VEHICLE TRACKING CONTROL |
| | SSA | STABILIZED STAGING AREA |
| | SP | STOCK PILE |
| | CWA | CONCRETE WASHOUT AREA |
| | ECB | EROSION CONTROL BLANKET |
| | SM | SEEDING AND MULCHING |
| | SRR | SOIL RIP RAP |
| | SF | SILT FENCE |
| | CF | CONSTRUCTION FENCE |
| | CSB | CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE) |
| | ST | SEDIMENT TRAP |
| | | FLOW ARROW |

MATCHLINE - 17 - INTERIM EROSION CONTROL PLAN A2



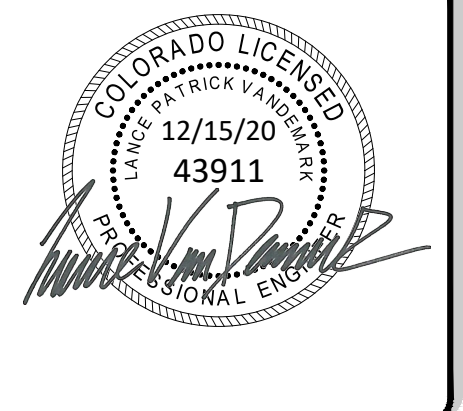
KEY MAP
1" = 2000'

EPC 12/29/2020

SF-20-003



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449



INTERIM EROSION CONTROL A1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

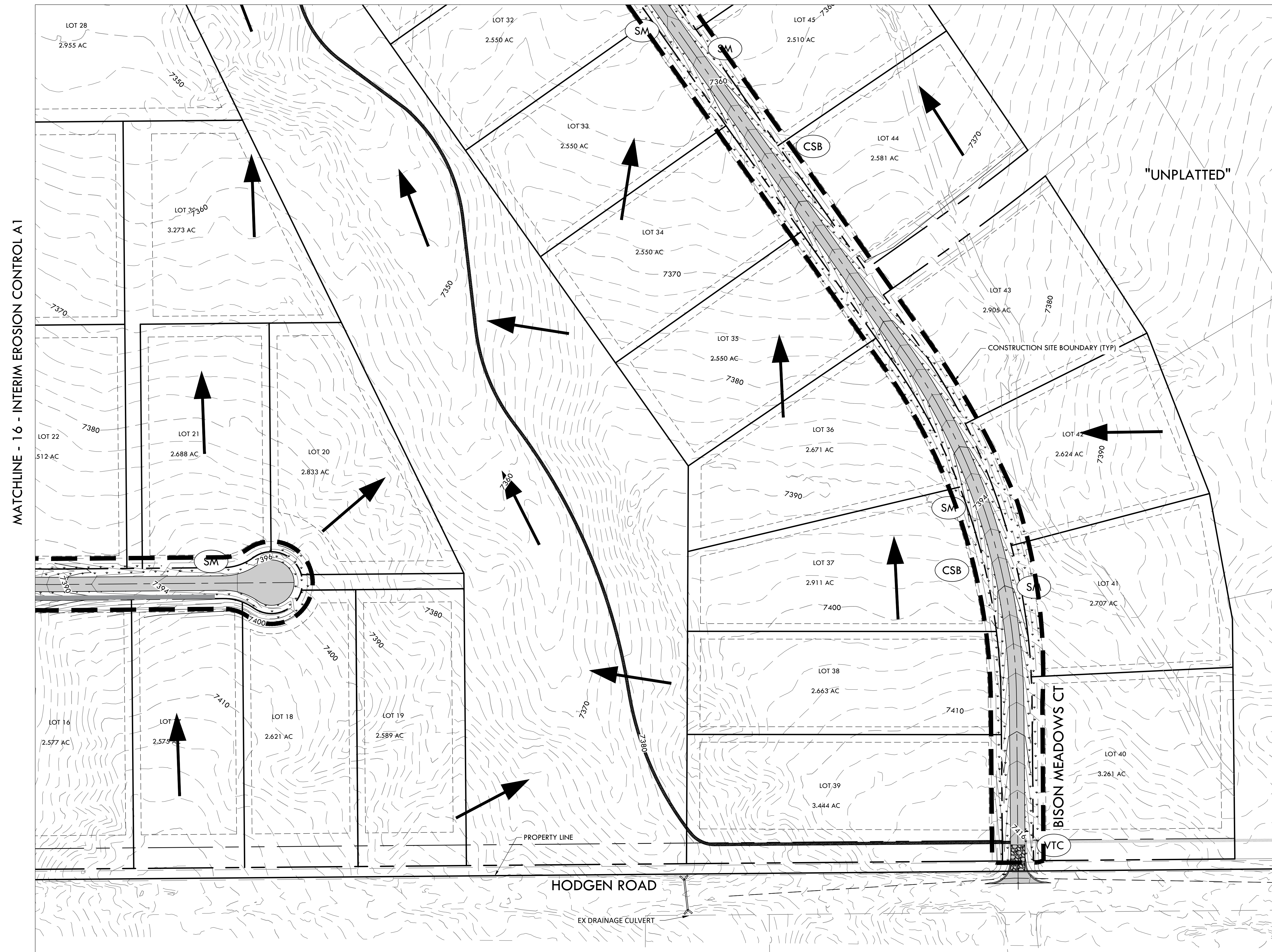
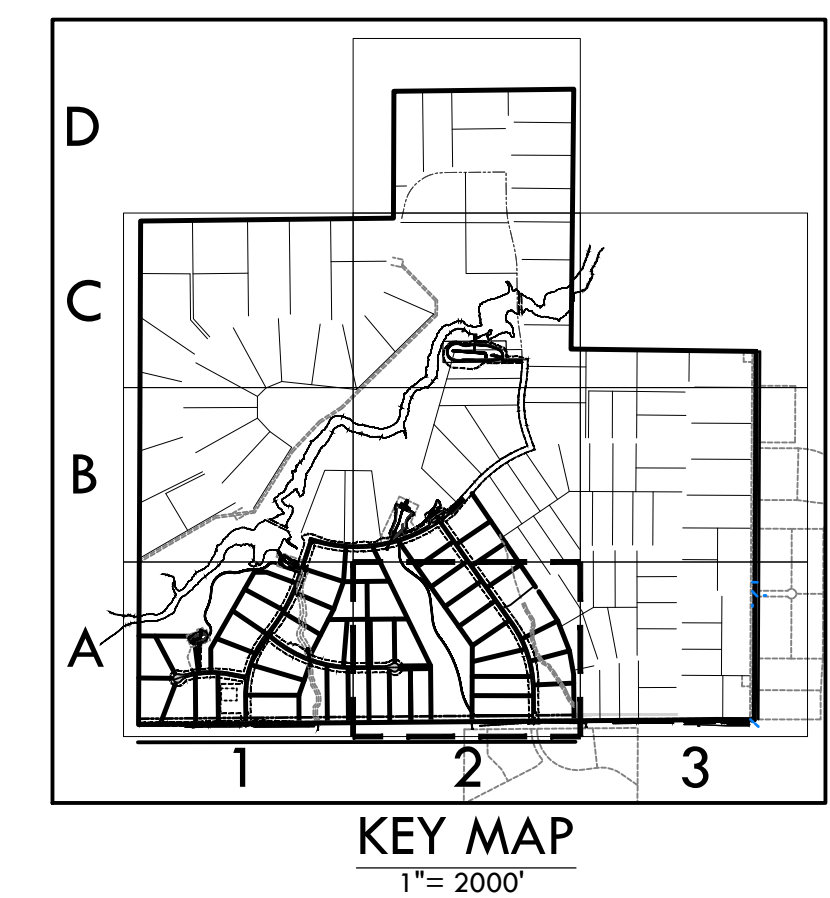
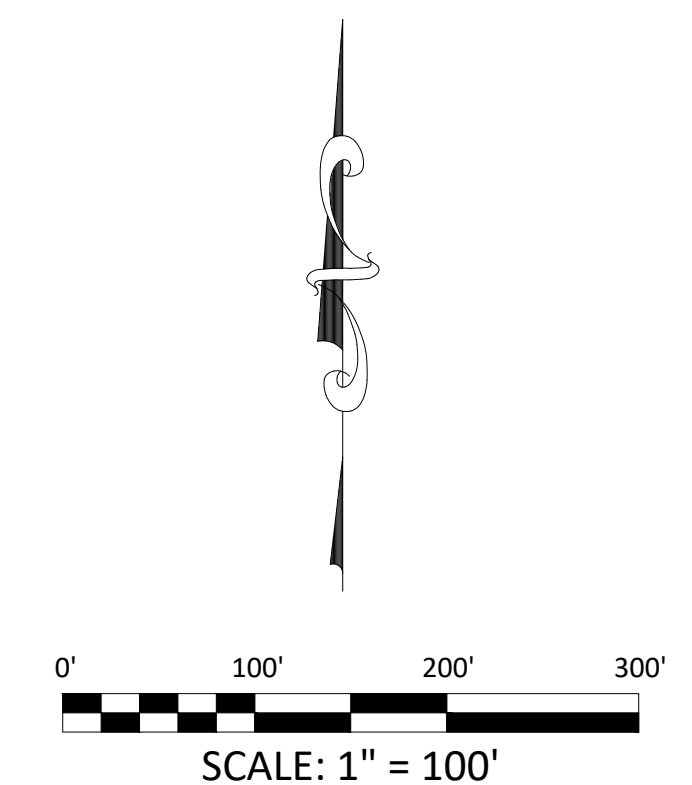
MATCHLINE - 19 - INTERIM EROSION CONTROL PLAN B2

NOTE:

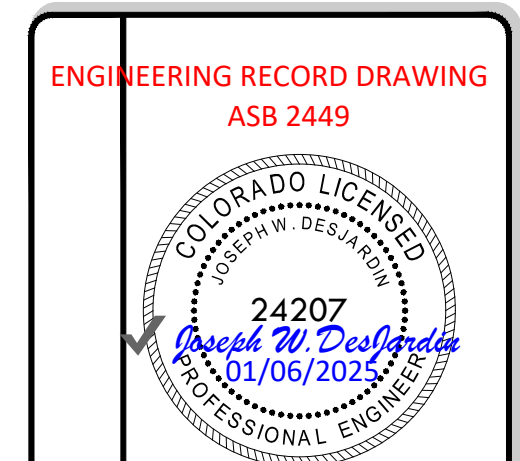
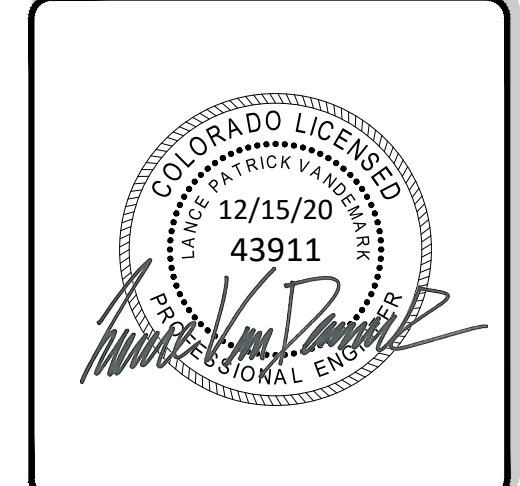
- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- | | | |
|--|-----|---------------------------------------------------------------------------|
| | VTC | VEHICLE TRACKING CONTROL |
| | SSA | STABILIZED STAGING AREA |
| | SP | STOCK PILE |
| | CWA | CONCRETE WASHOUT AREA |
| | ECB | EROSION CONTROL BLANKET |
| | SM | SEEDING AND MULCHING |
| | SRR | SOIL RIP RAP |
| | SF | SILT FENCE |
| | CF | CONSTRUCTION FENCE |
| | CSB | CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE) |
| | ST | SEDIMENT TRAP |
| | | FLOW ARROW |



MATCHLINE - 16 - INTERIM EROSION CONTROL A1



ENGINEERING RECORD DRAWING
ASB 2449

INTERIM EROSION CONTROL PLAN A2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

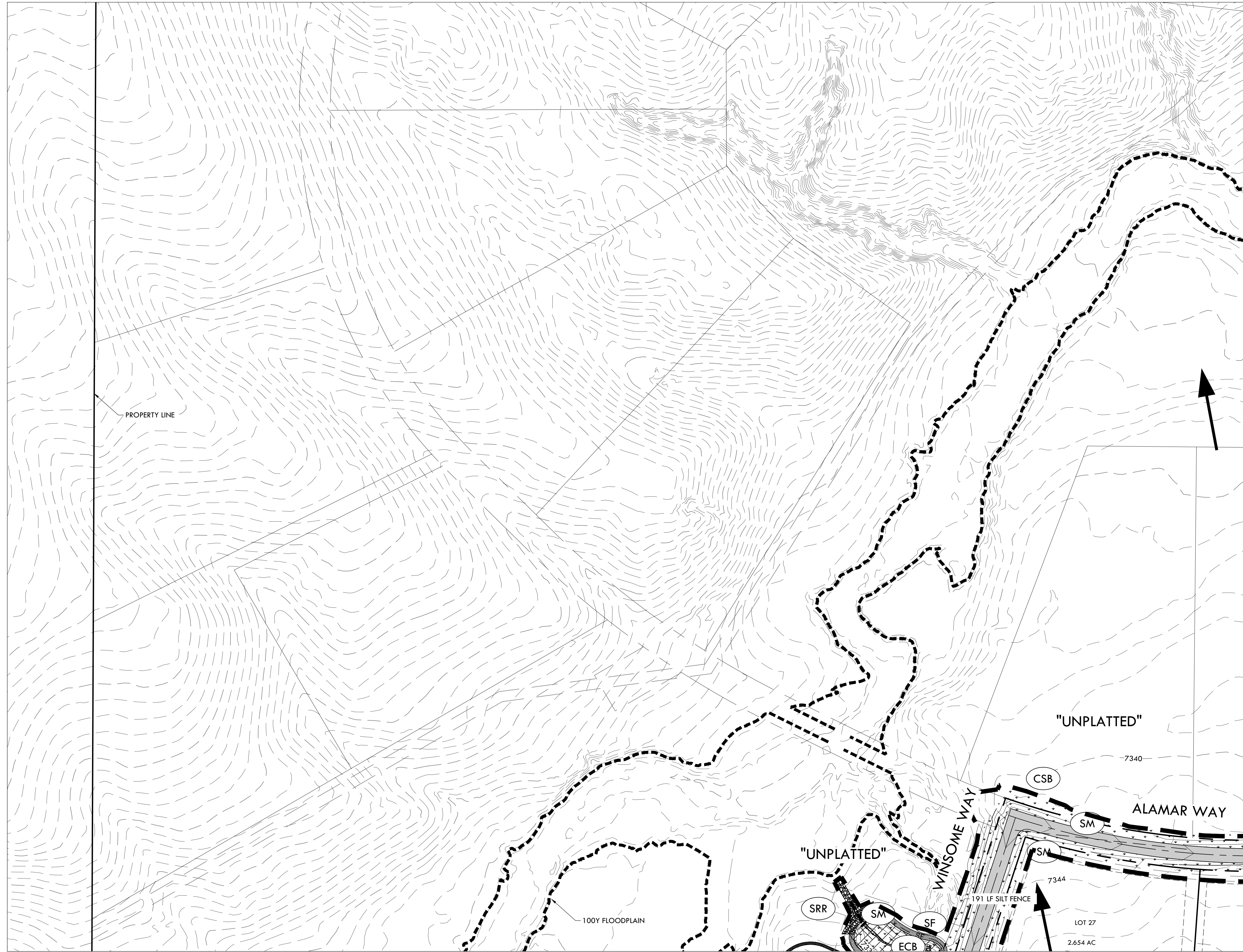
Z:\Shared\Projects\49000-49999\49300-49399\49388-CD Filing 1 - InterimErosionControl.dwg Tuesday, December 15, 2020 11:52:31 AM Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



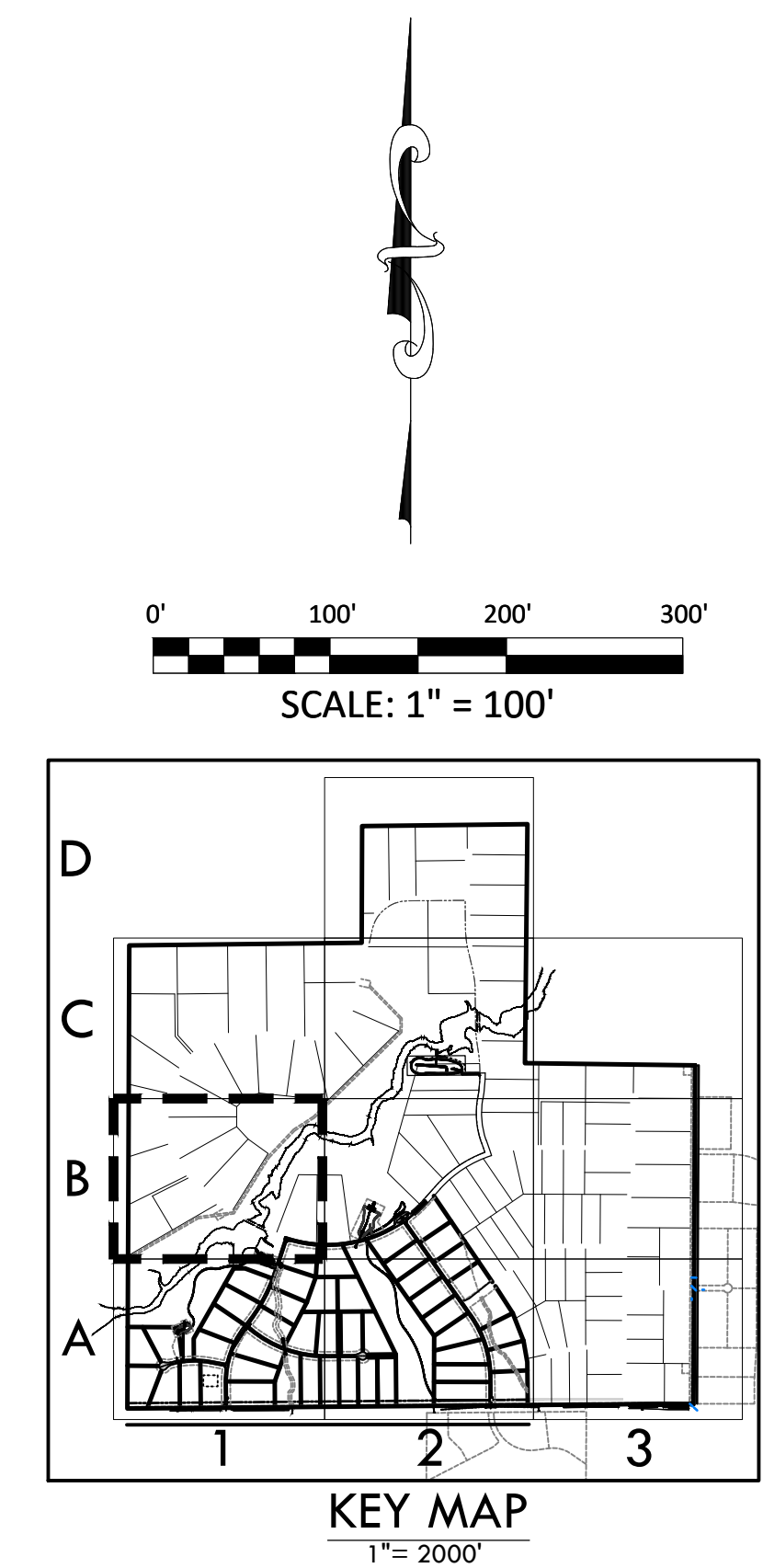
NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

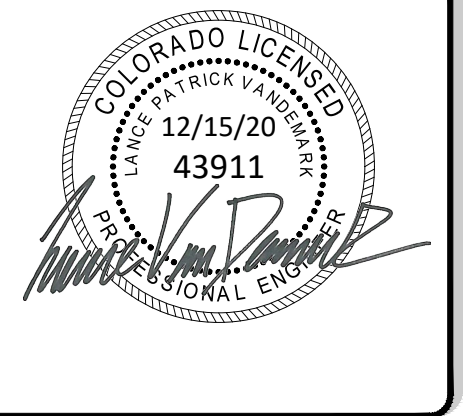
BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW

MATCHLINE - 19 - INTERIM EROSION CONTROL PLAN B2



MATCHLINE - 16 - INTERIM EROSION CONTROL A1



ENGINEERING RECORD DRAWING
ASB 2449



INTERIM EROSION CONTROL PLAN B1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

Z:\Shared\Projects\49000-49999\49300-49399\49388-00\er-engineering\vertex\drawing\CD\Filing 1-InterimErosionControl.dwg Tuesday, December 15, 2020 11:52:58 AM Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

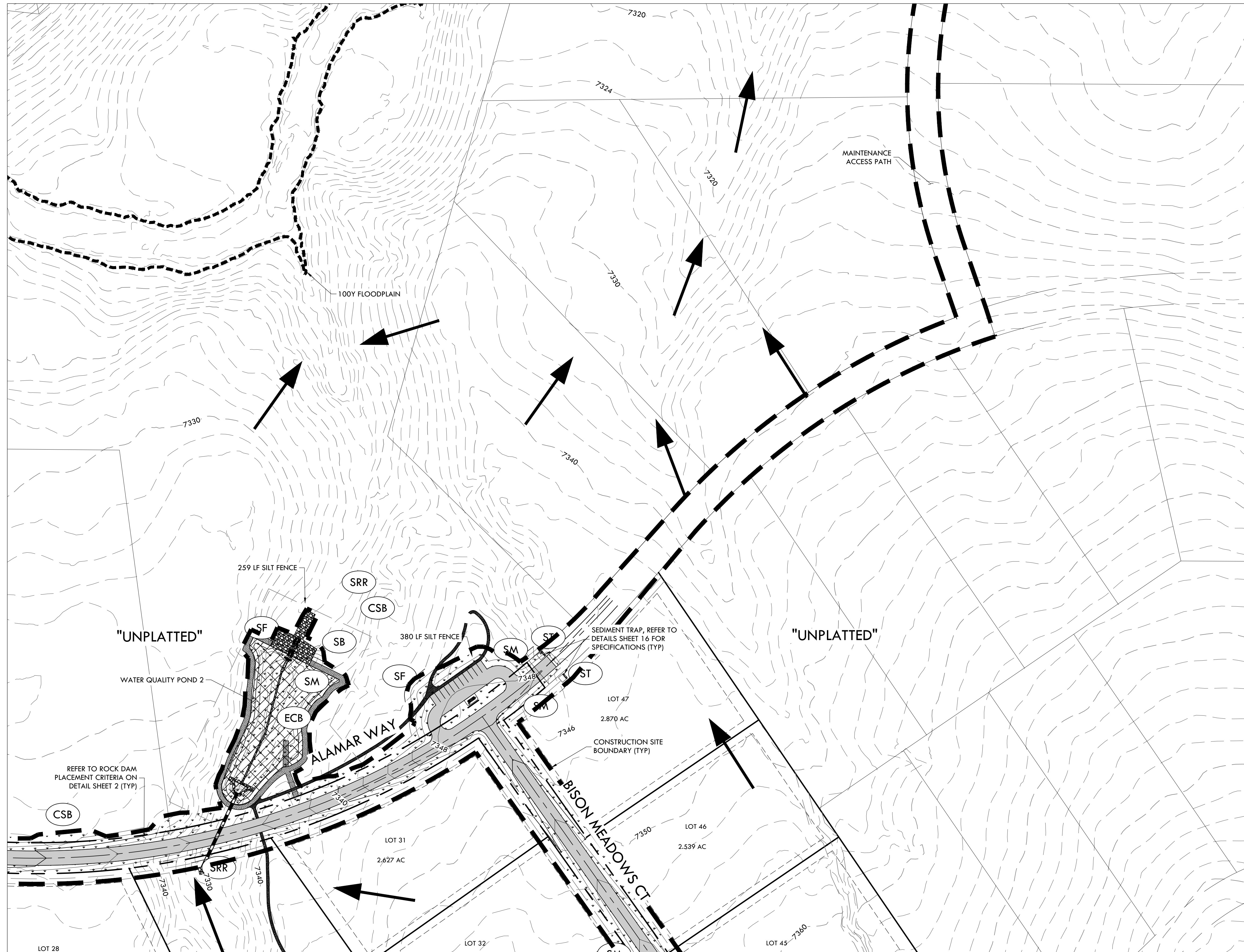
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

MATCHLINE - 15 - INITIAL EROSION CONTROL C2

MATCHLINE - 18 - INTERIM EROSION CONTROL PLAN B1

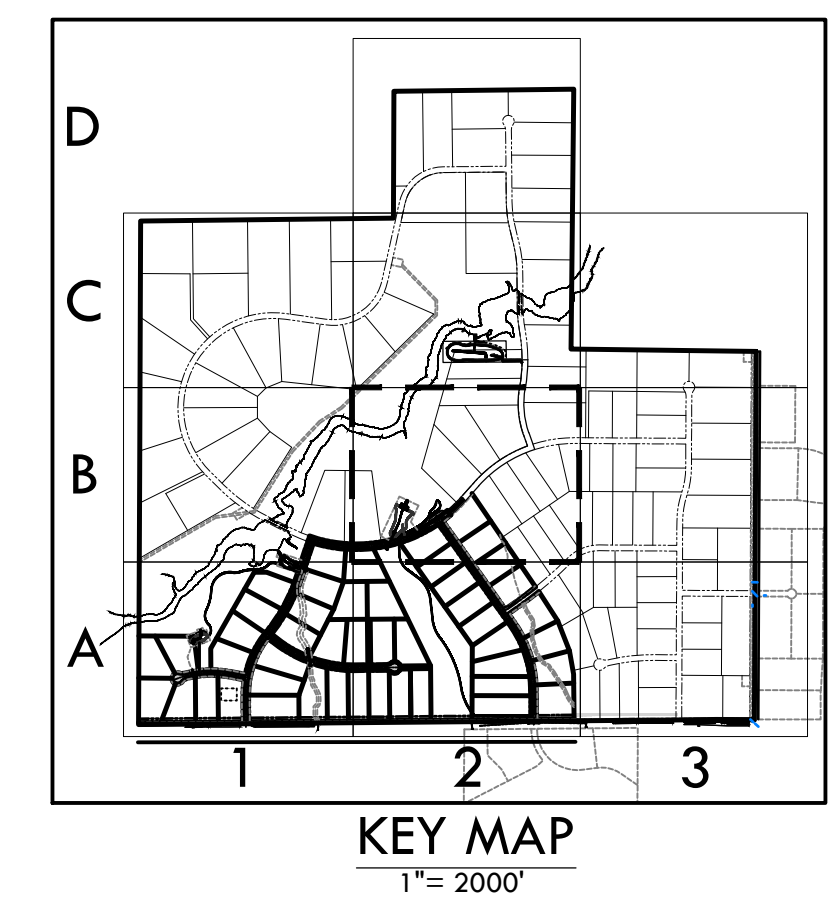
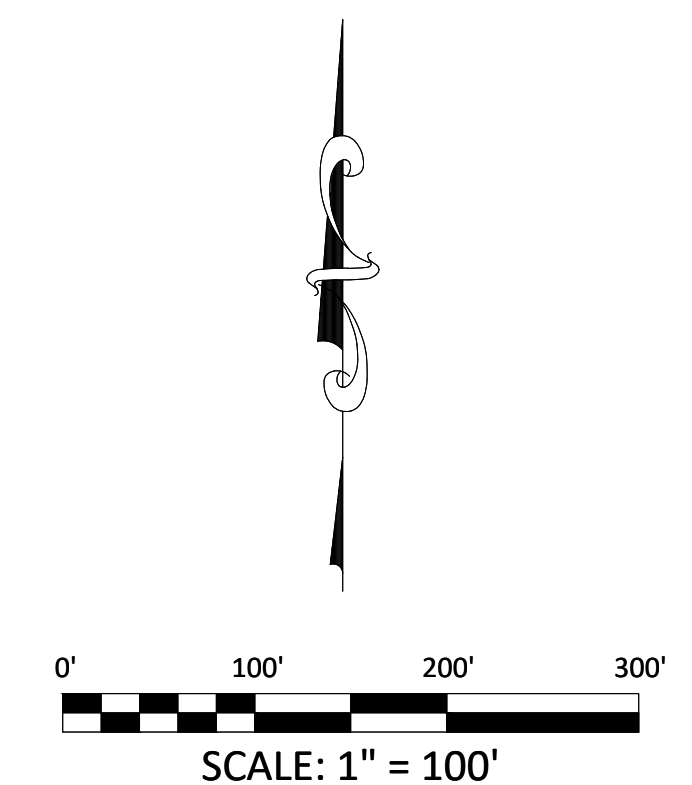


NOTE:

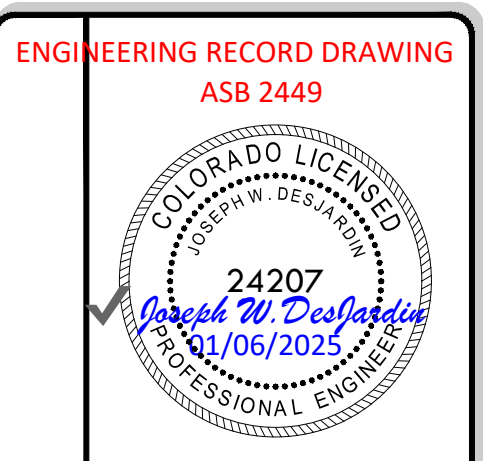
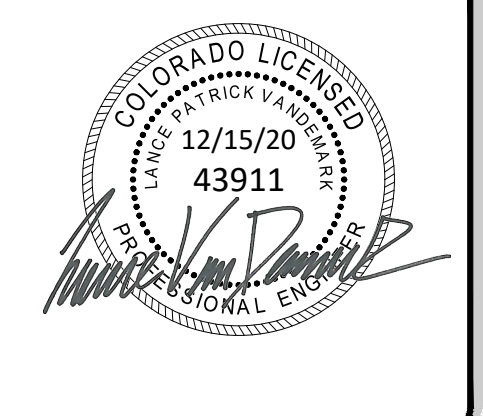
- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



MATCHLINE - 17 - INTERIM EROSION CONTROL PLAN A2



INTERIM EROSION CONTROL PLAN B2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

P:\Shared\Projects\49000-49999\49388-CD FILING 1 - InterimErosionControl.dwg Tuesday, December 15, 2020 11:53:30 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



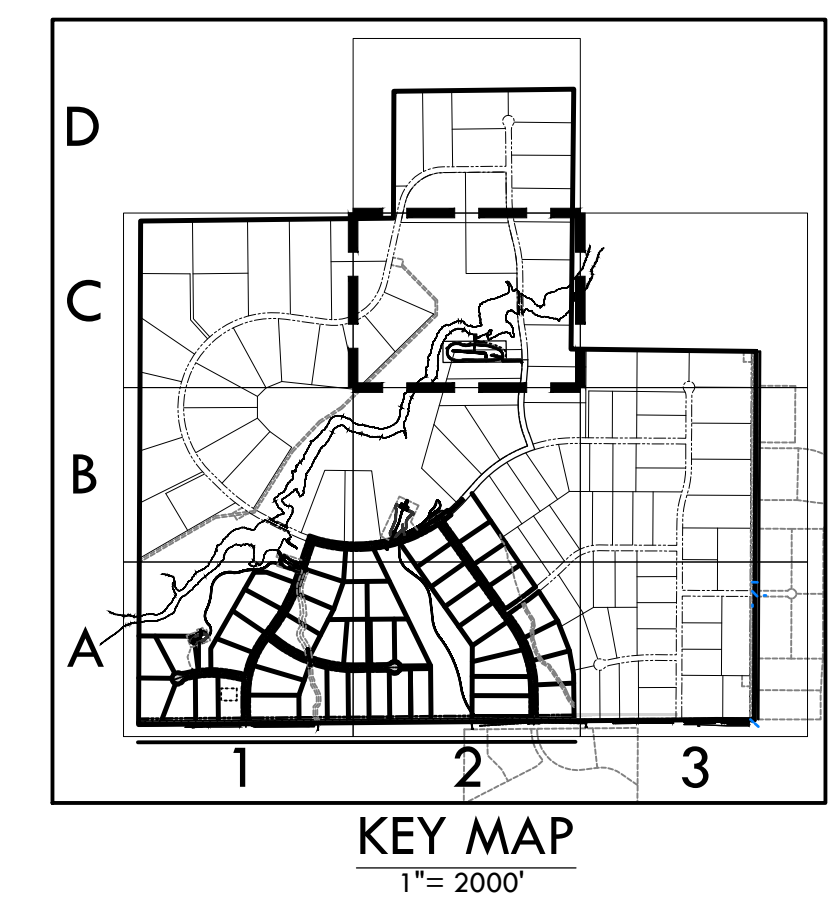
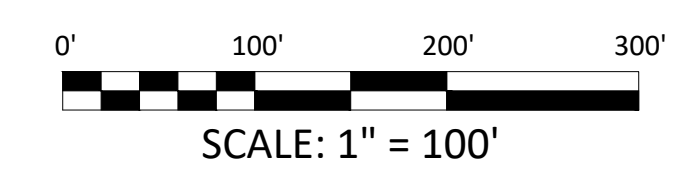
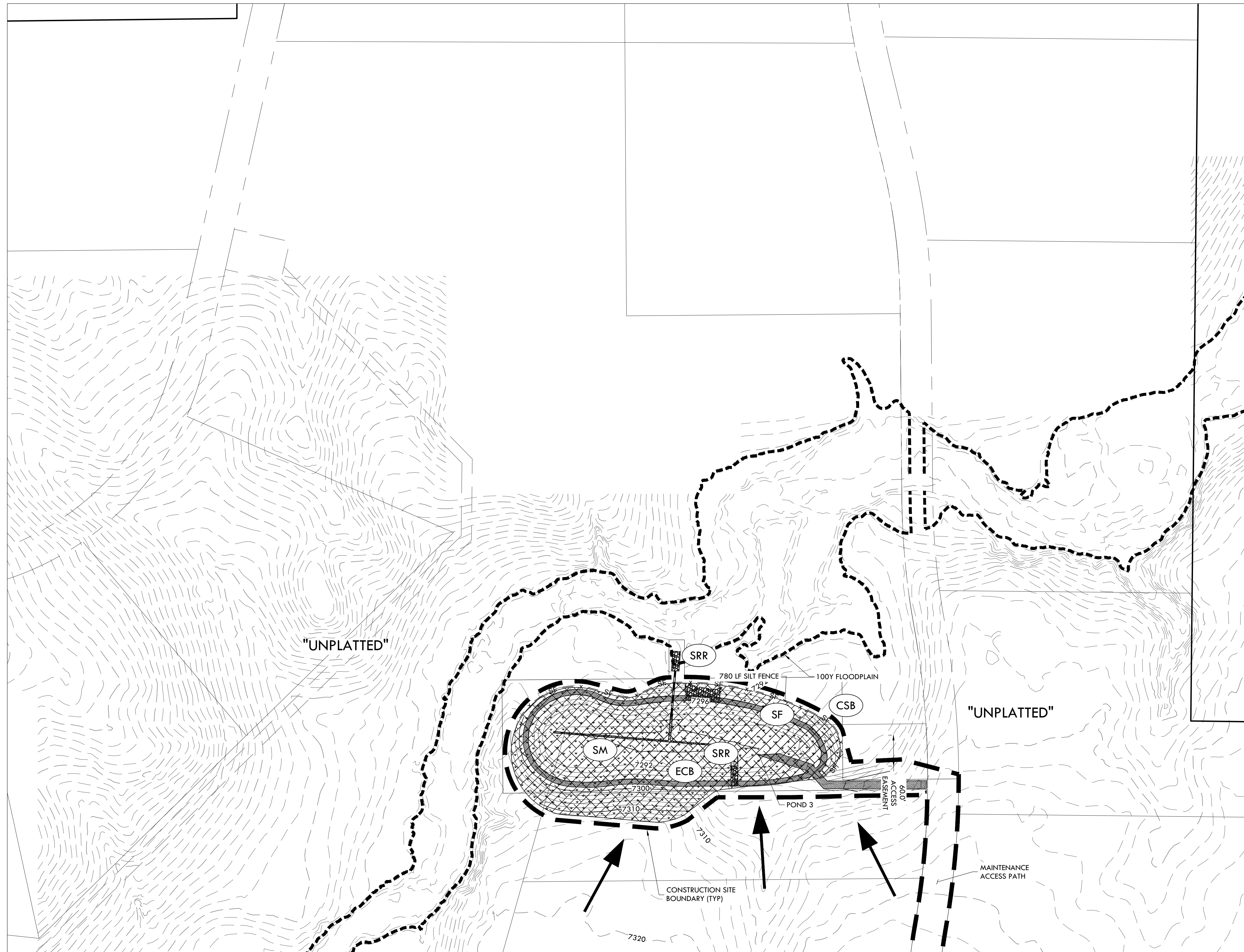
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

NOTE:

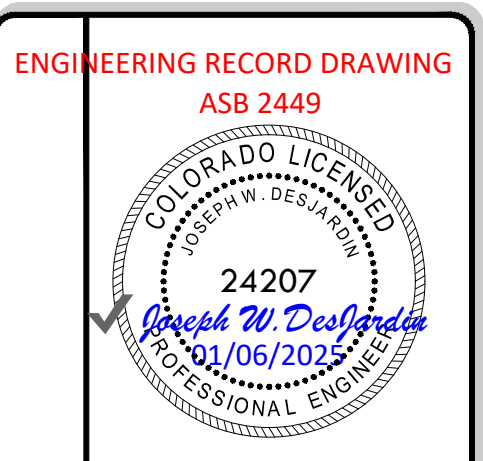
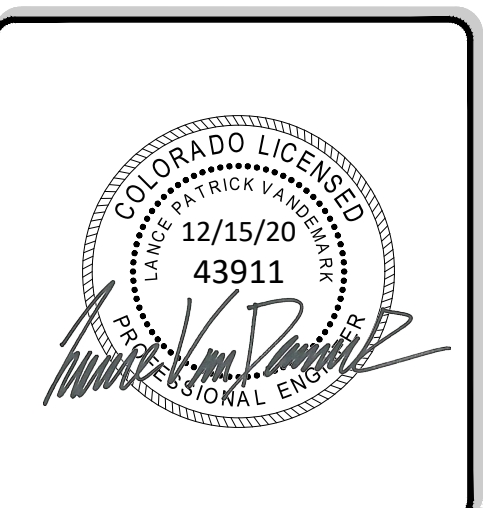
- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- VTC VEHICLE TRACKING CONTROL
- SSA STABILIZED STAGING AREA
- SP STOCK PILE
- CWA CONCRETE WASHOUT AREA
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CF CONSTRUCTION FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



MATCHLINE - 19 - INTERIM EROSION CONTROL PLAN B2



ENGINEERING RECORD DRAWING
ASB 2449
24207
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

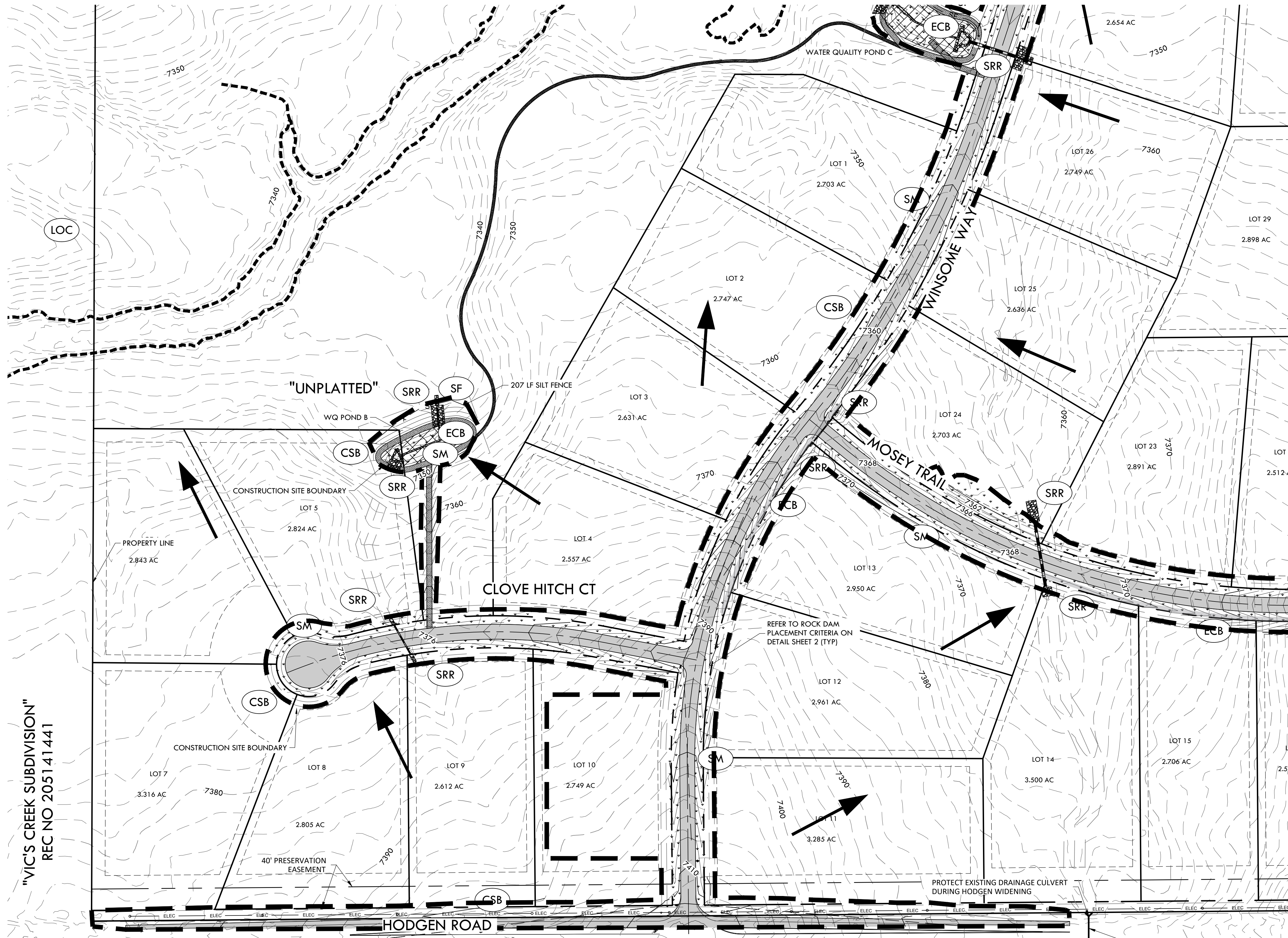
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

P:\Shared\Projects\49000-49999\49300-49399\49388-ncrcune ranch\06-engineering\vertex drawing\CD\Filing 1\49388-CD FILING 1 - InterimErosionControl.dwg Tuesday, December 15, 2020 11:53:59 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 23 - FINAL EROSION CONTROL B1



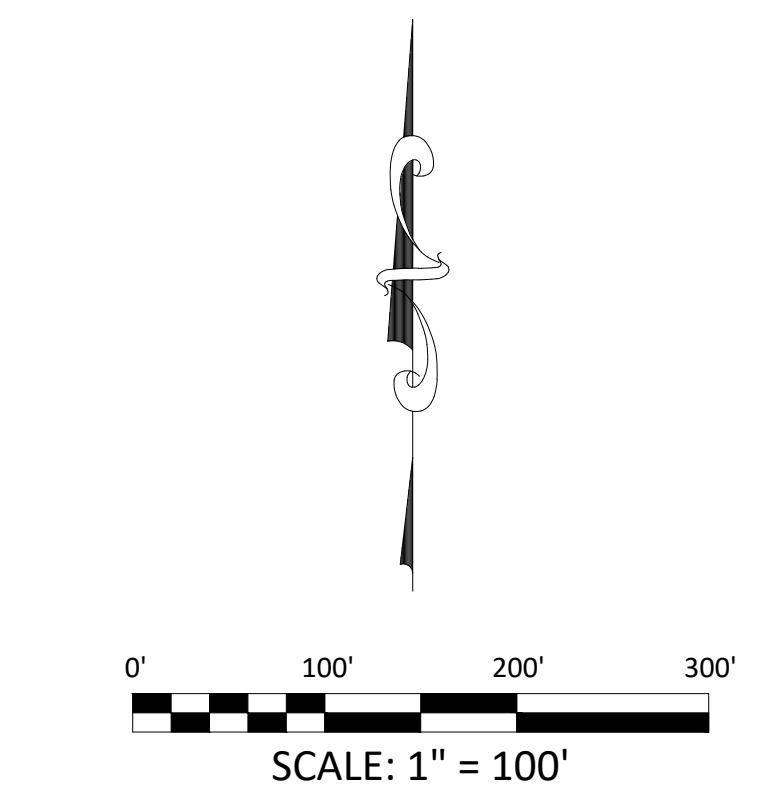
NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW

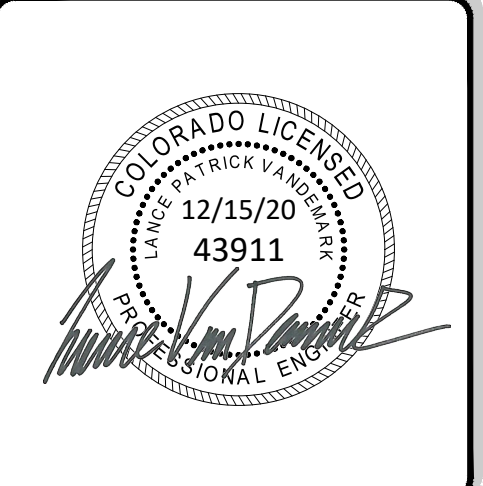
MATCHLINE - 22 - FINAL EROSION CONTROL A2



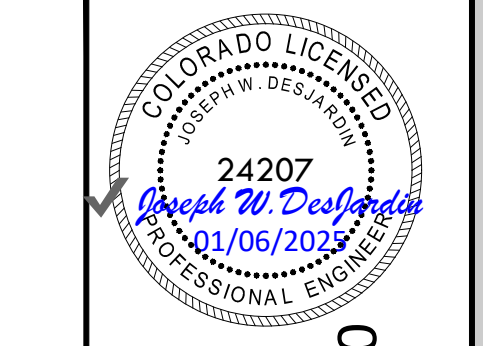
KEY MAP
1" = 2000'



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449



FINAL EROSION CONTROL A1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	21
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

EPC 12/29/2020

SF-20-003

Z:\Shared\Projects\49000-49999\49300-49399\49388.inccune ranch\06-engineering\vertex\drawing\CD\Filing 1 - FinalErosionControl.dwg, Tuesday, December 15, 2020 11:55:04 AM
Copyright © 2020 The Vertex Companies, Inc.

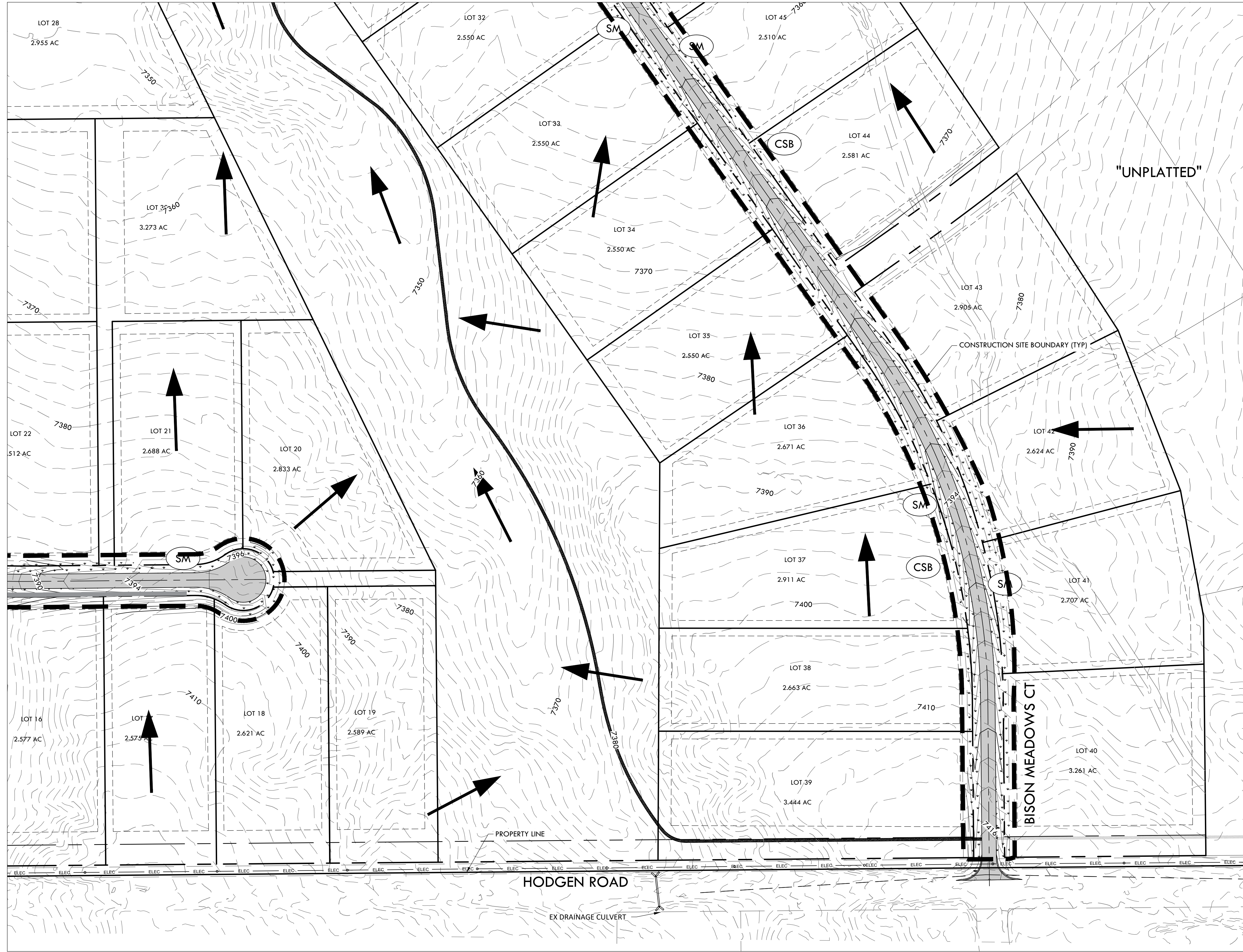
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

MATCHLINE - 24 - FINAL EROSION CONTROL B2

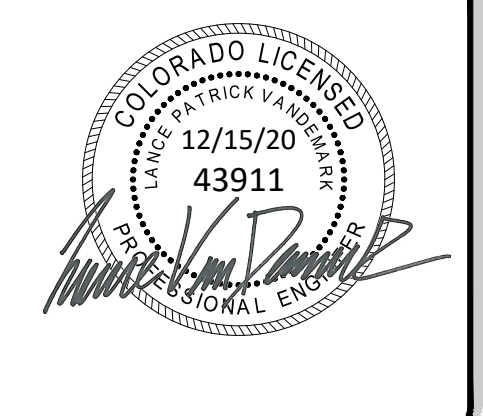


NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

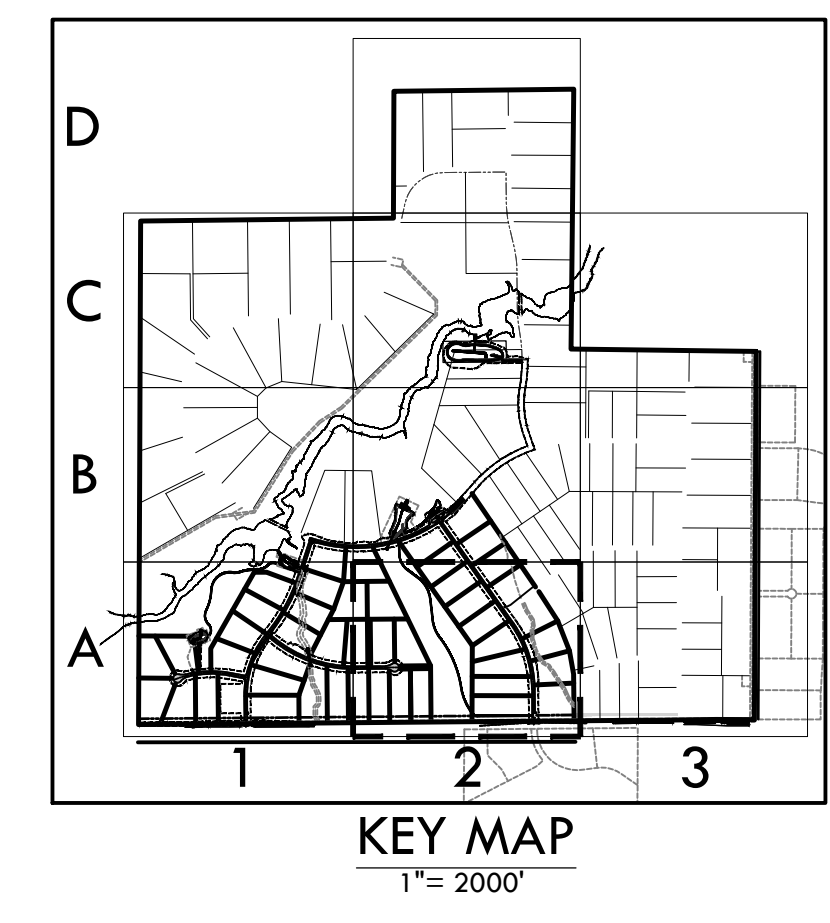
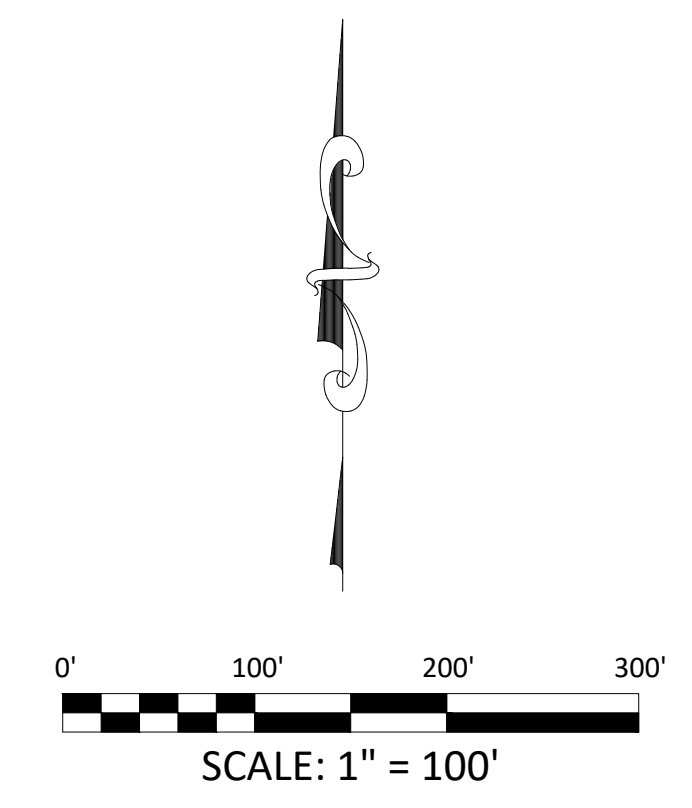
- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



ENGINEERING RECORD DRAWING
ASB 2449



FINAL EROSION CONTROL A2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132



NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	22
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

Z:\Shared\Projects\49000-49999\49388-49388\06-engineering\vertex drawings\CD\Filing 1\FinalErosionControl.dwg Tuesday, December 15, 2020 11:55:36 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



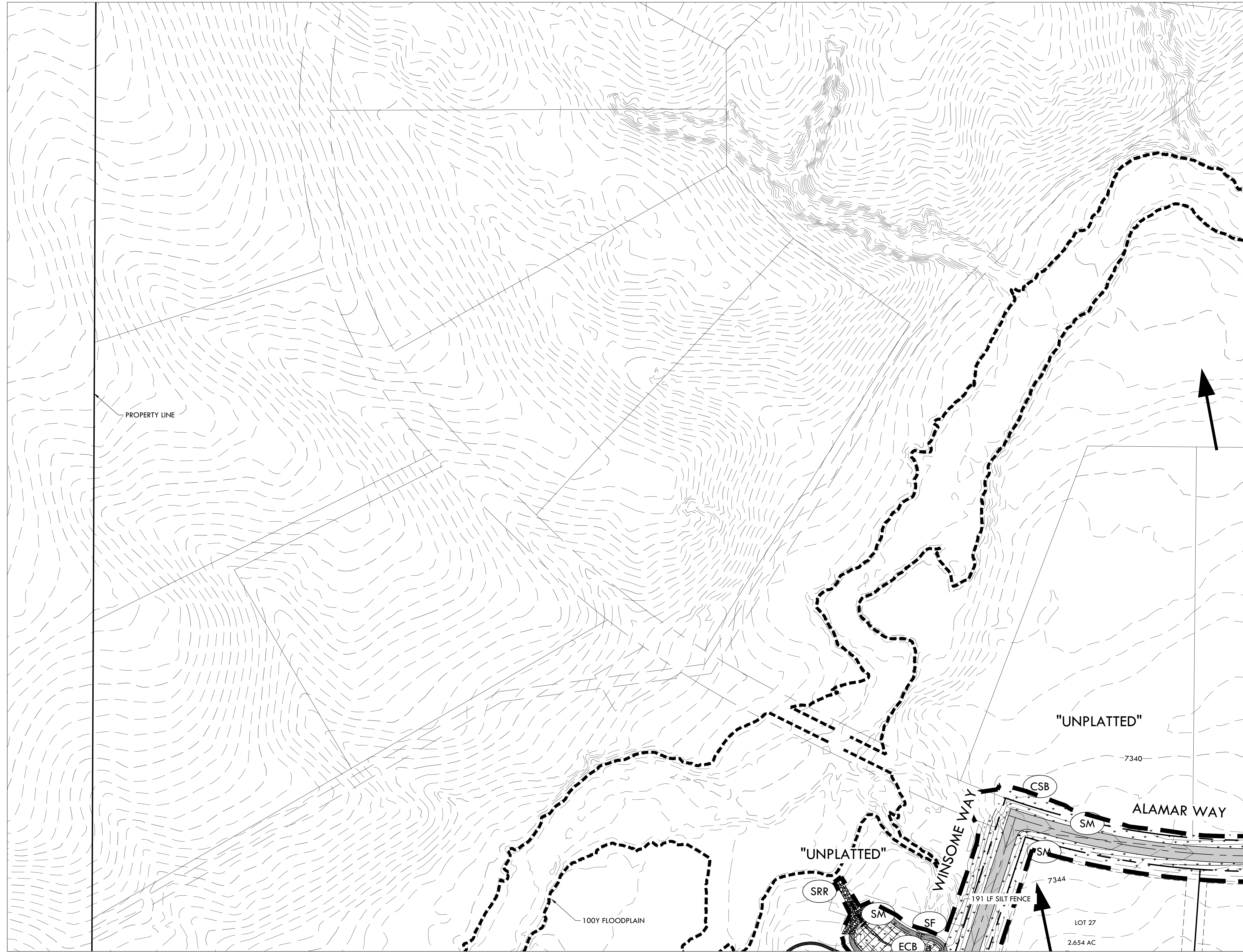
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

NOTE:

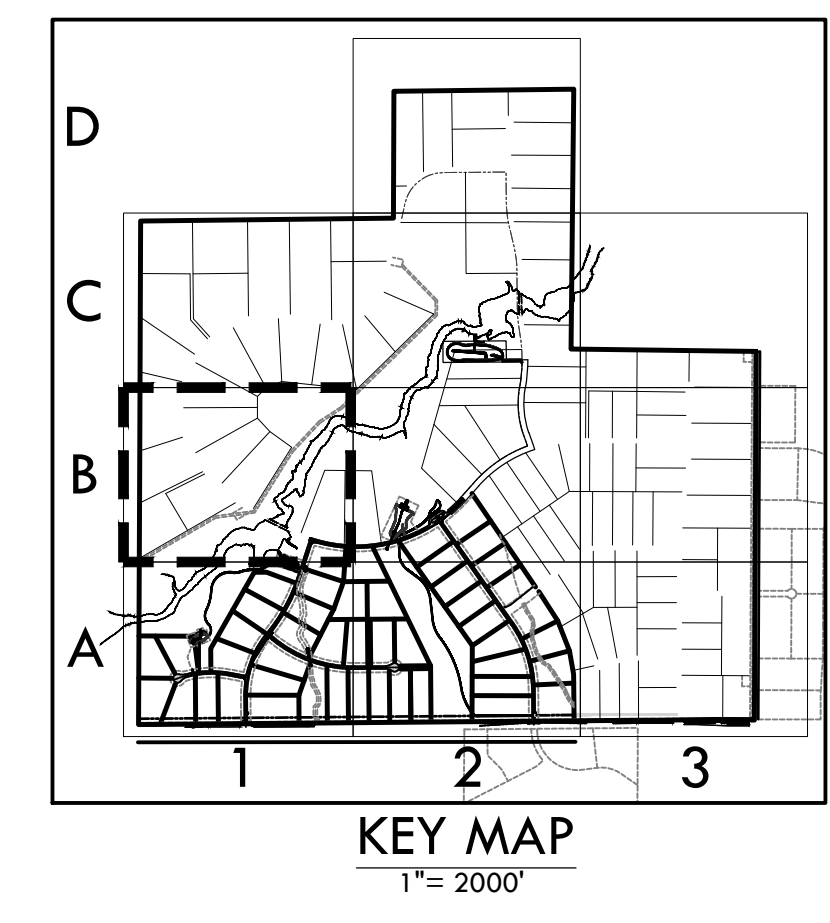
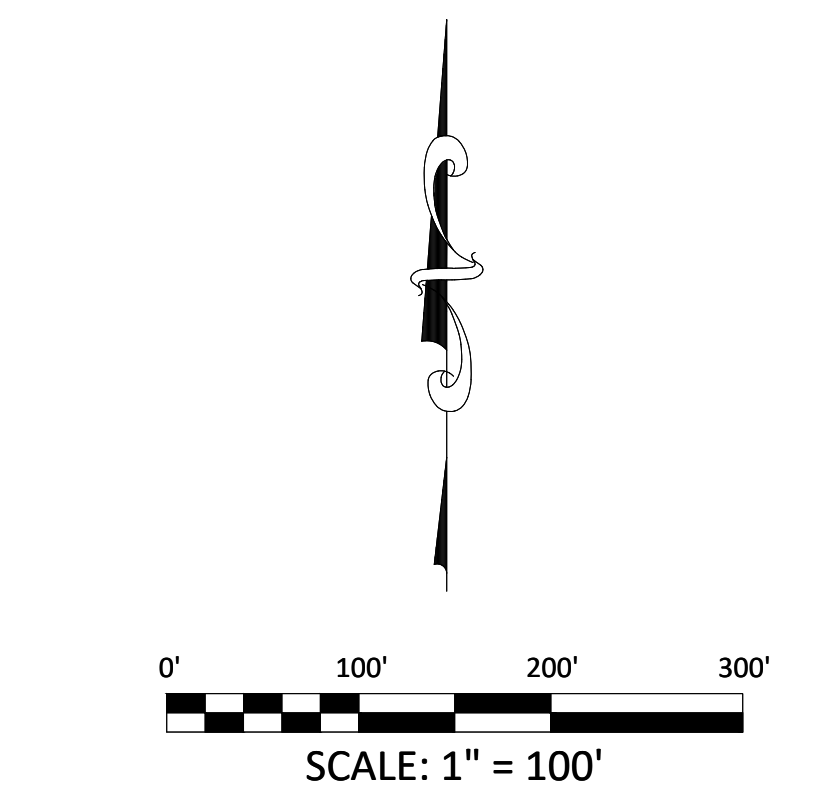
- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW

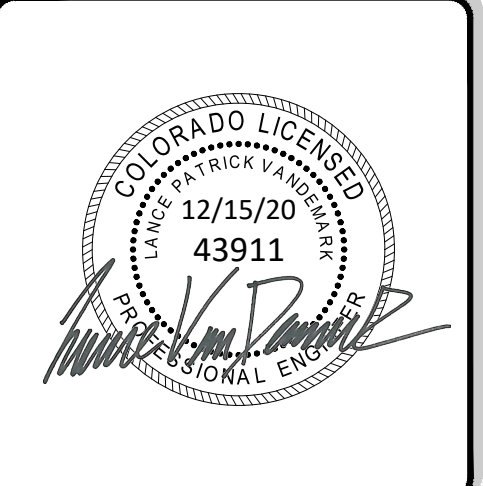


MATCHLINE - 24 - FINAL EROSION CONTROL B2



MATCHLINE - 21 - FINAL EROSION CONTROL A1

Z:\Shared\Projects\49000-49999\49300-49399\49388-ncncune_ranch\06-engineering\vertex drawing\CD\Filing 1-49388-CD FILING 1 - FinalErosionControl.dwg Tuesday, December 15, 2020 11:56:03 AM Copyright © 2020 The Vertix Companies, Inc.



ENGINEERING RECORD DRAWING
ASB 2449



FINAL EROSION CONTROL B1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20	23
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

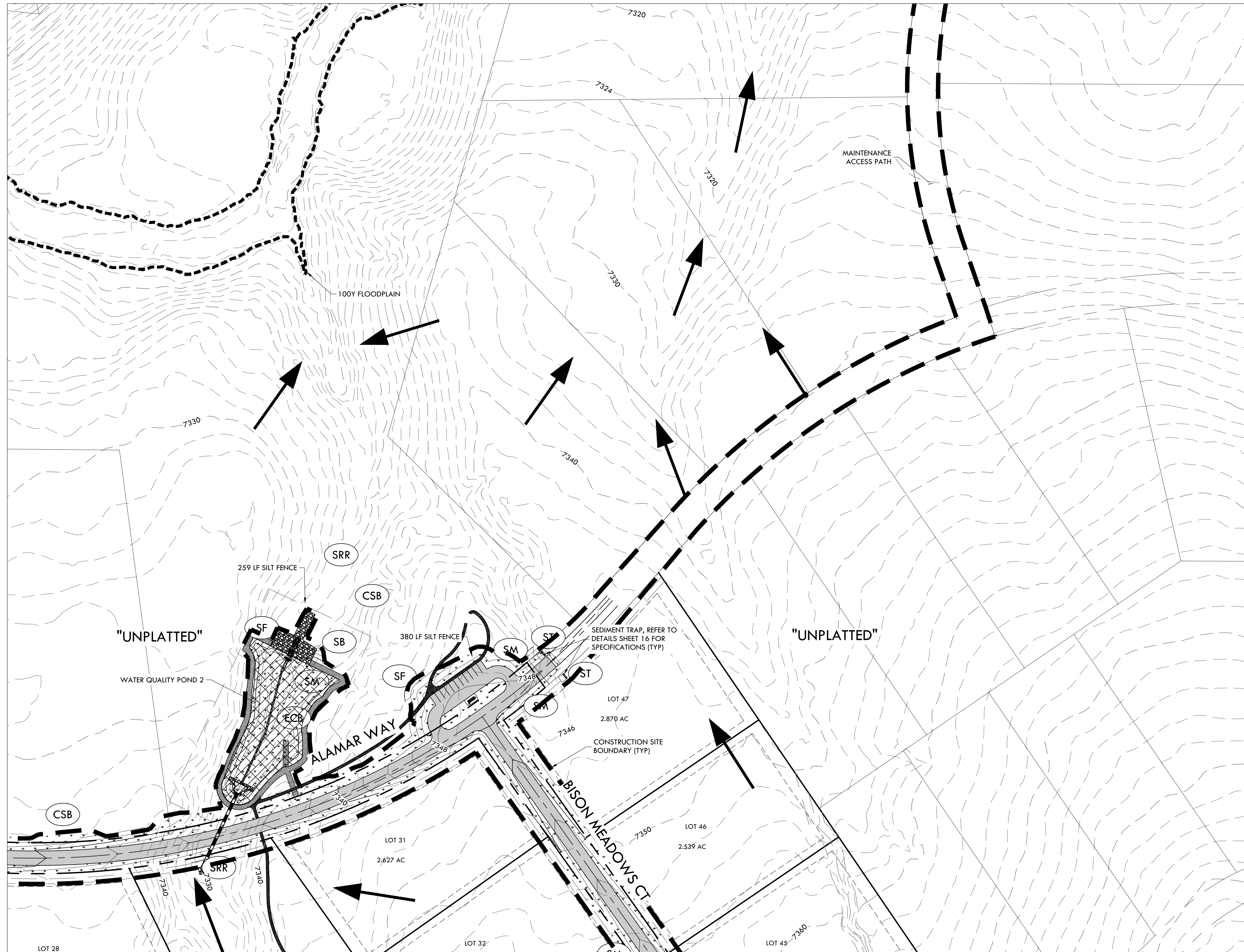
EPC 12/29/2020

SF-20-003

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE - 25 - FINAL EROSION CONTROL C2

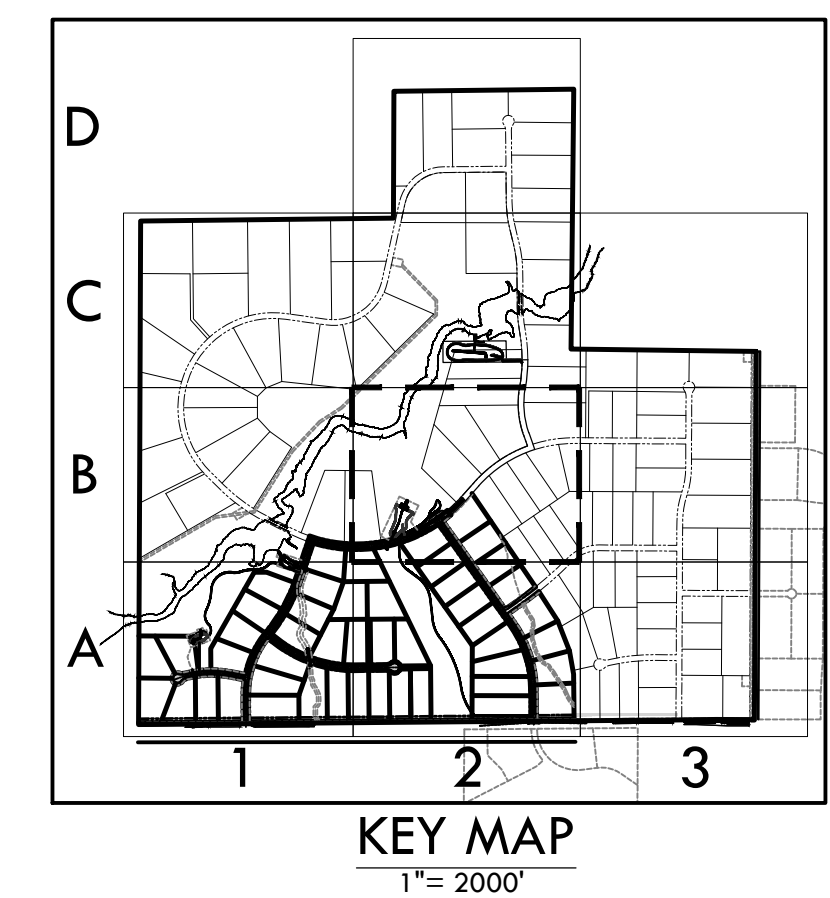
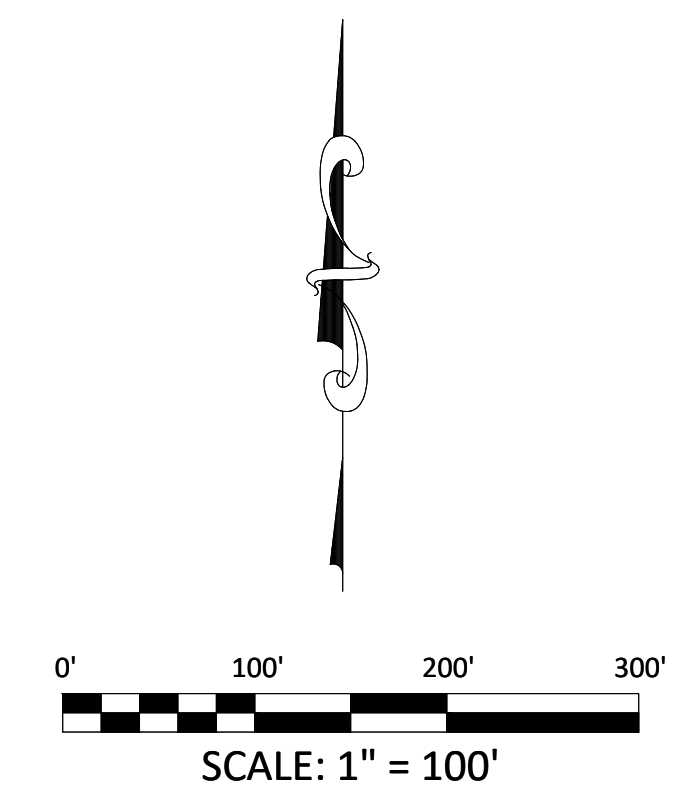


NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW

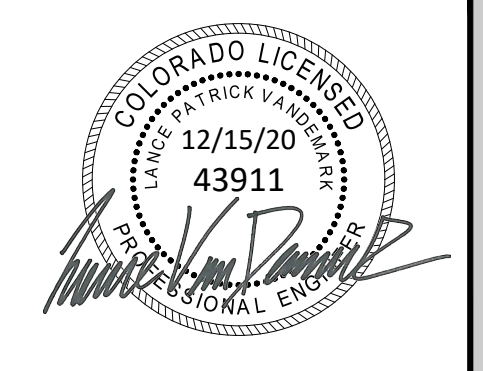


DATE: 12/29/2020

SF-20-003



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449



FINAL EROSION CONTROL B2

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

P:\Shared\Projects\49388\49388-CD\Filing\49388-CD\Filing 1 - FinalErosionControl.dwg, Tuesday, December 15, 2020 11:56:36 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



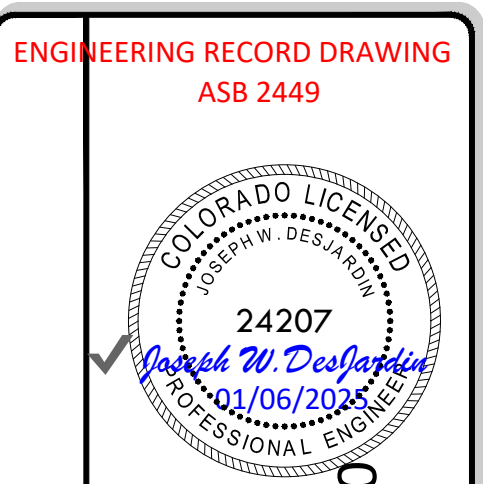
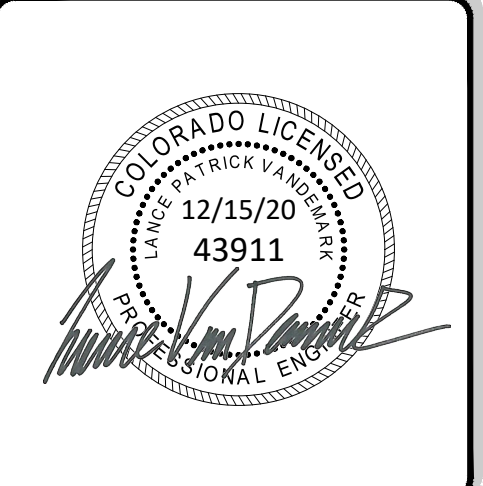
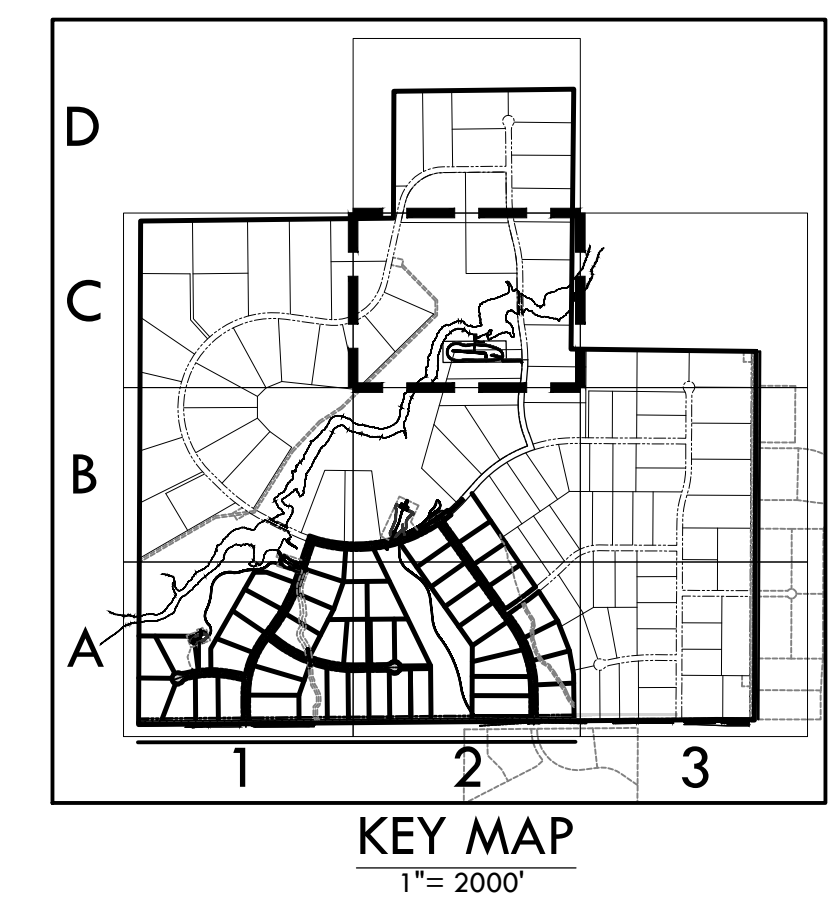
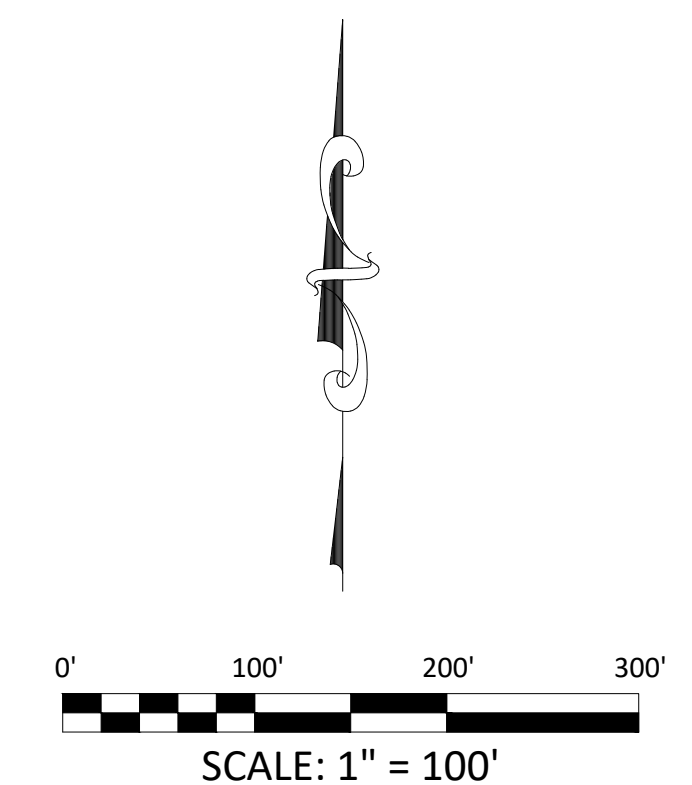
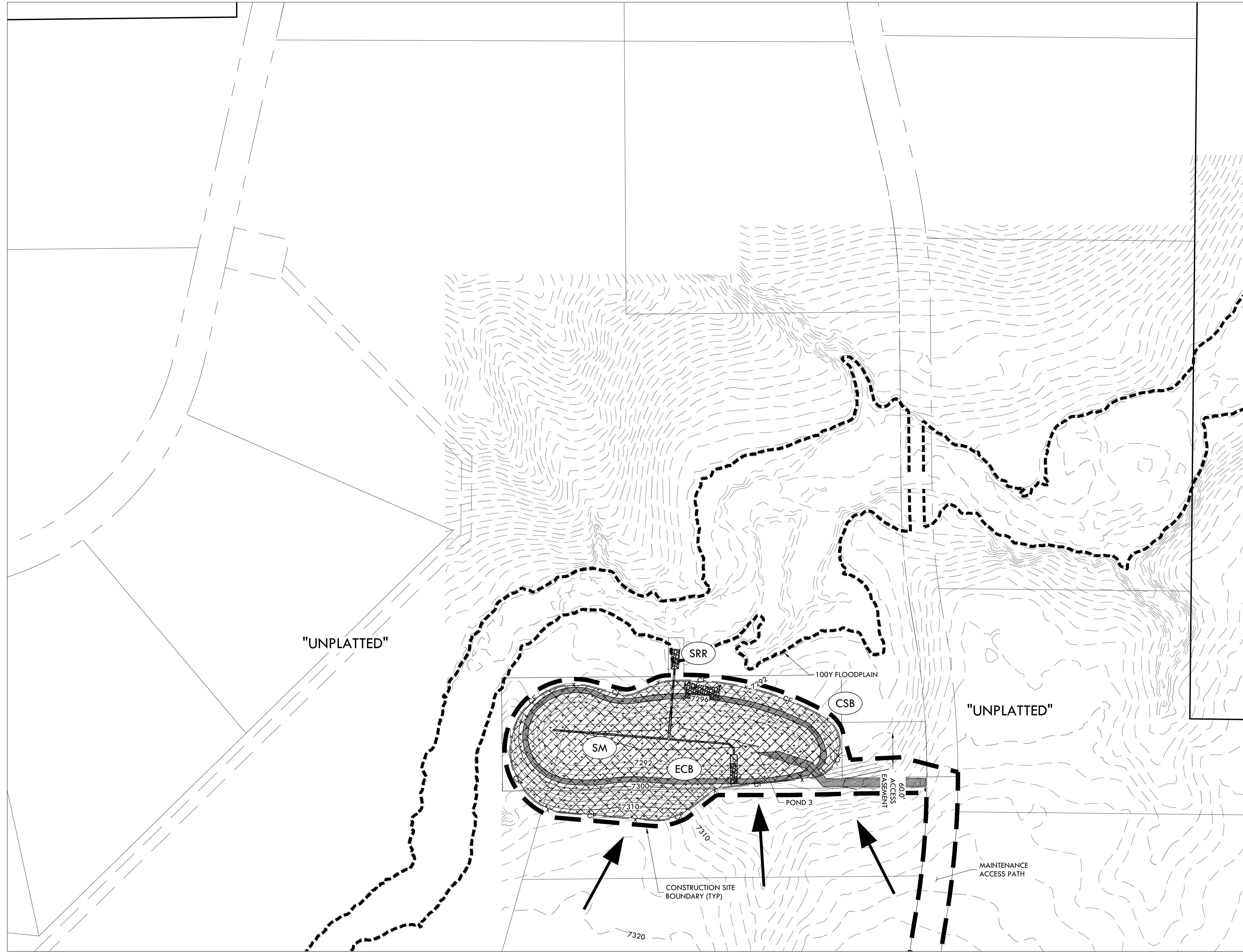
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

NOTE:

- ALL BMPs ARE REPRESENTED GRAPHICALLY AND ARE INTENDED TO GENERALLY DEPICT APPLICABLE LOCATIONS. IT IS EXPECTED THAT SITE CONDITIONS AND DEVELOPMENT PHASING WILL DETERMINE BEST LOCATIONS OF ACTUAL BMPs WHILE CONFORMING TO INTENDED LOCATIONS PER THIS PLAN.
- SEED MIX MUST BE EL PASO COUNTY APPROVED.

BMP LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SRR SOIL RIP RAP
- SF SILT FENCE
- CSB CONSTRUCTION SITE BOUNDARY (LIMITS OF CONSTRUCTION / AREA OF DISTURBANCE)
- ST SEDIMENT TRAP
- FLOW ARROW



FINAL EROSION CONTROL C2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

25

MATCHLINE - 24 - FINAL EROSION CONTROL B2

EPC 12/29/2020 SF-20-003

P:\Shared\Projects\49000-49999\49300-49399\49388-nc\incune ranch\06-engineering\vertex\drawing\CD\Filing 1\FinalErosionControl.dwg Tuesday, December 15, 2020 11:57:04 AM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

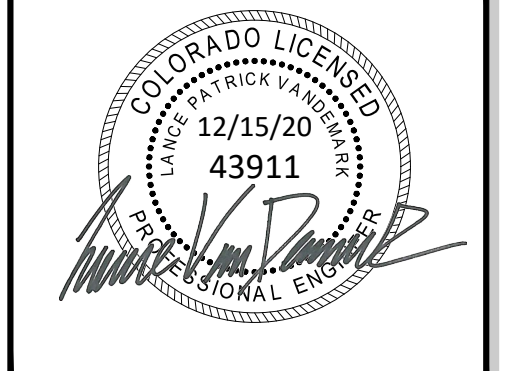
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.



2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303-623-9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

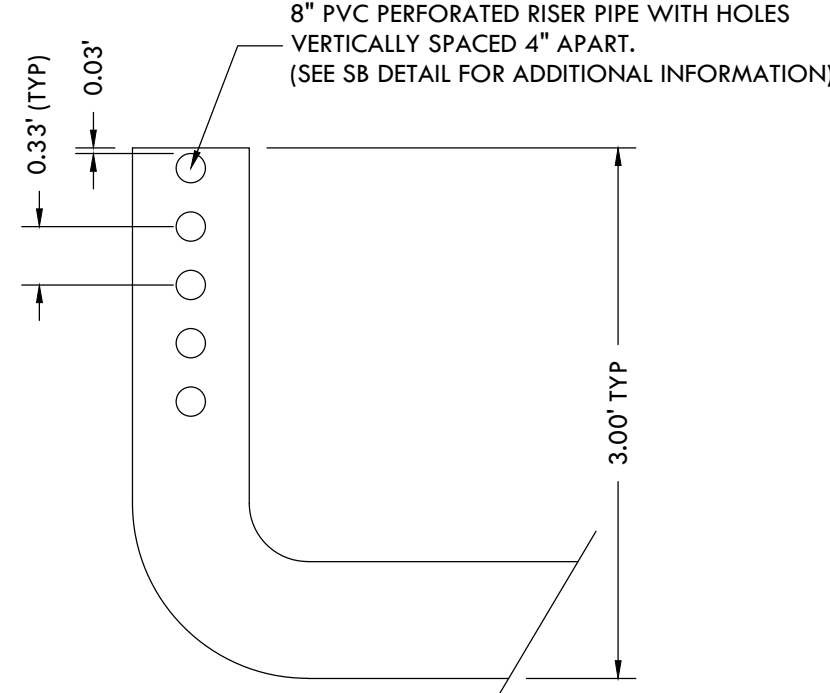
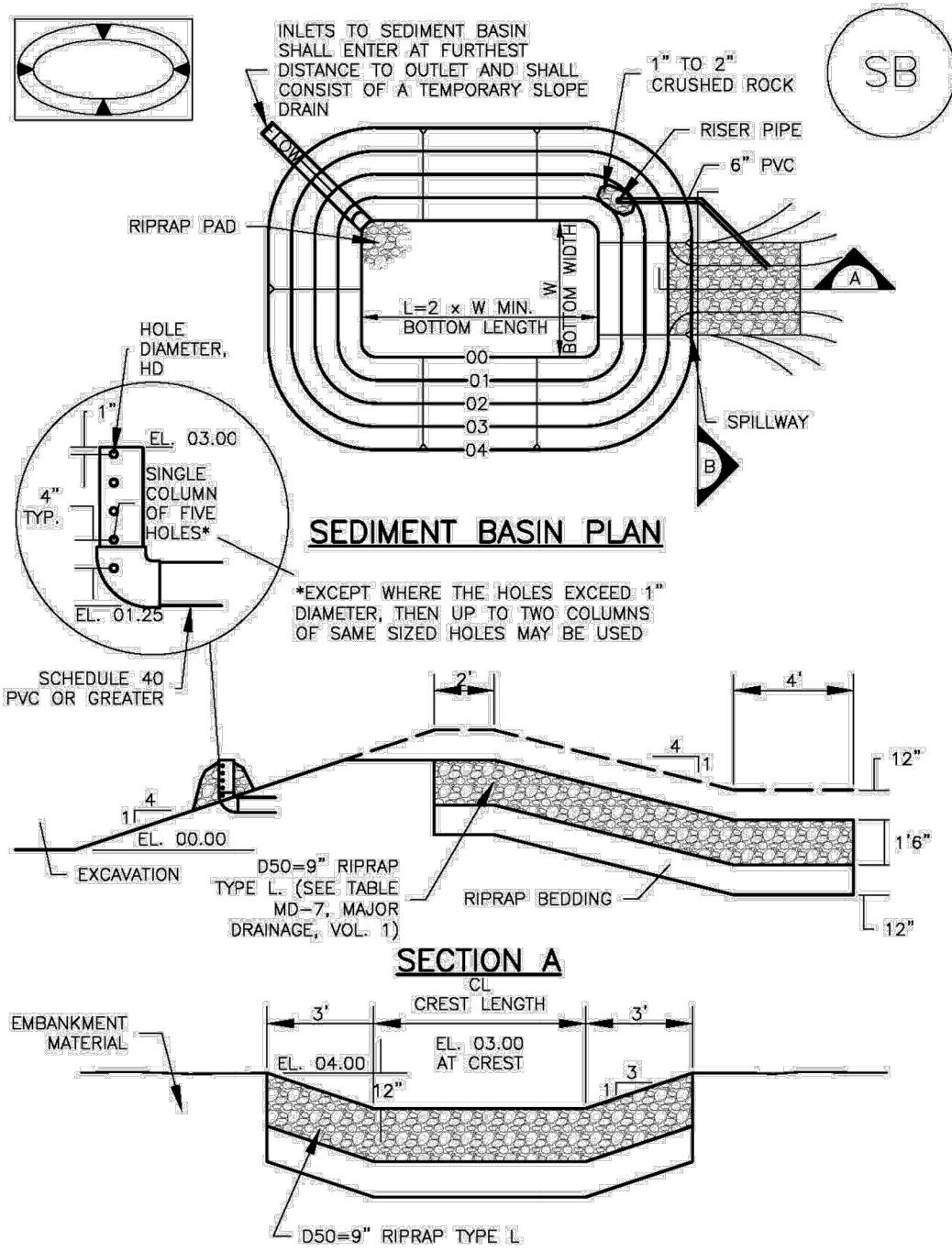


EROSION CONTROL DETAILS 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

Sediment Basin (SB) SC-7



August 2013 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 SB-5

Design Volume (acre-ft)	Required Area per Row (m ²)								
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0
2	15.04	7.71	5.10	3.78	2.95	2.41	2.02	1.73	1.53
1	7.52	3.86	2.55	1.88	1.48	1.21	1.01	0.87	0.76
0.8	4.51	2.31	1.53	1.13	0.89	0.72	0.61	0.52	0.45
0.6	3.01	1.54	1.02	0.75	0.59	0.48	0.40	0.35	0.30
0.4	1.50	0.77	0.51	0.38	0.30	0.24	0.20	0.17	0.15
0.2	0.75	0.39	0.26	0.19	0.15	0.12	0.10	0.09	0.08
0.05	0.45	0.23	0.15	0.11	0.09	0.07	0.06	0.05	0.04
0.04	0.30	0.15	0.10	0.08	0.06	0.05	0.04	0.03	0.02
0.02	0.15	0.08	0.05	0.04	0.03	0.02	0.02	0.02	0.02
0.01	0.08	0.04	0.03	0.02	0.01	0.01	0.01	0.01	0.01

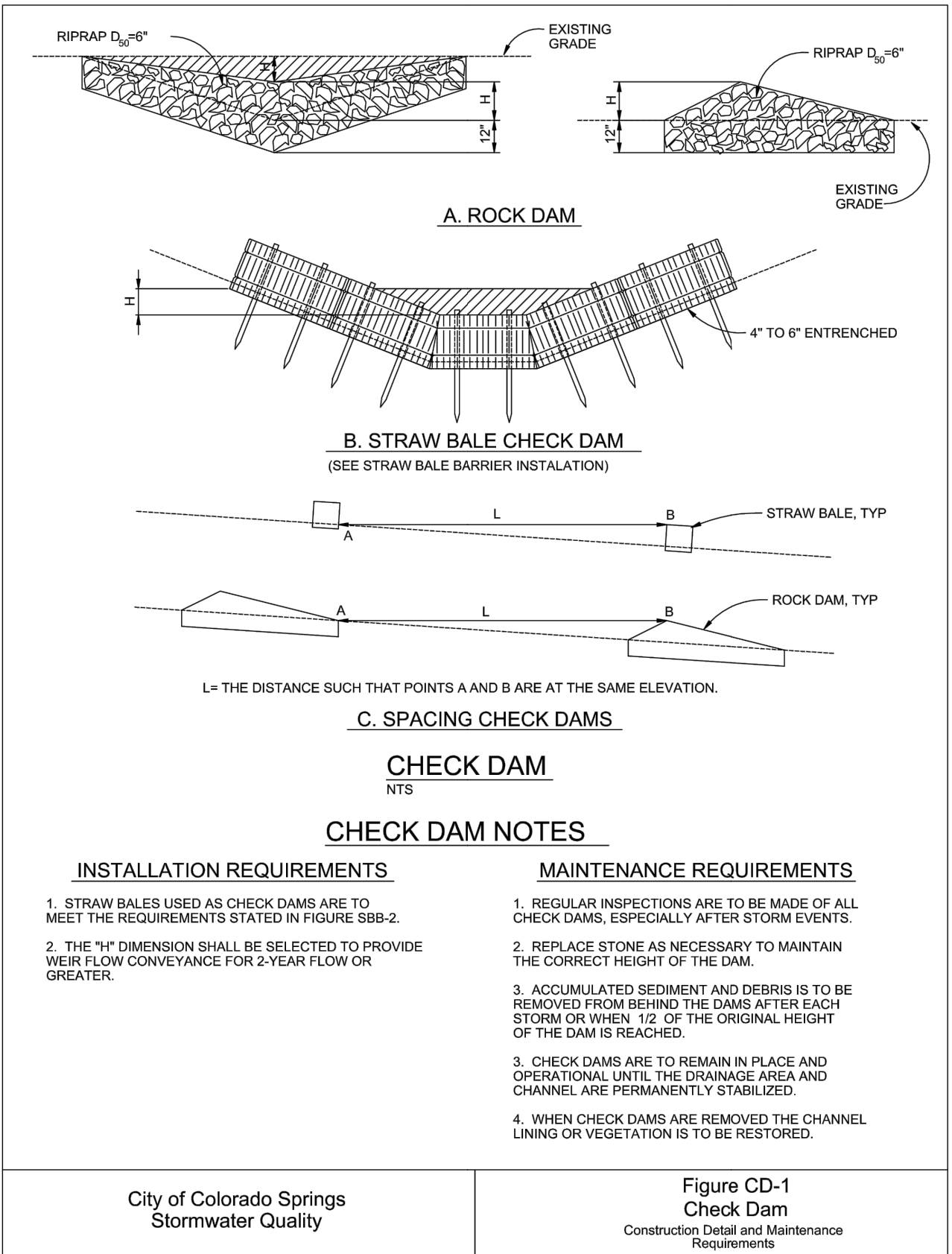
TABLE SB-1

Hole Diameter (in)	Hole Diameter (m)	Area per Row (m ²)		
		n = 1	n = 2	n = 3
1/4	0.250	0.05	0.10	0.15
5/16	0.313	0.08	0.15	0.23
3/8	0.375	0.11	0.22	0.33
7/16	0.438	0.15	0.30	0.45
1/2	0.500	0.20	0.39	0.59
9/16	0.563	0.25	0.50	0.75
5/8	0.625	0.31	0.61	0.92
11/16	0.688	0.37	0.74	1.11
3/4	0.750	0.44	0.88	1.33
7/8	0.875	0.60	1.20	1.80
1	1.000	0.79	1.57	2.36
1 1/8	1.125	0.99	1.99	2.98
1 1/4	1.250	1.23	2.45	3.68
1 3/8	1.375	1.48	2.97	4.45
1 1/2	1.500	1.77	3.53	5.30
1 5/8	1.625	2.07	4.15	6.22
1 3/4	1.750	2.41	4.81	7.22
1 7/8	1.875	2.76	5.52	8.28
2	2.000	3.14	6.28	9.42

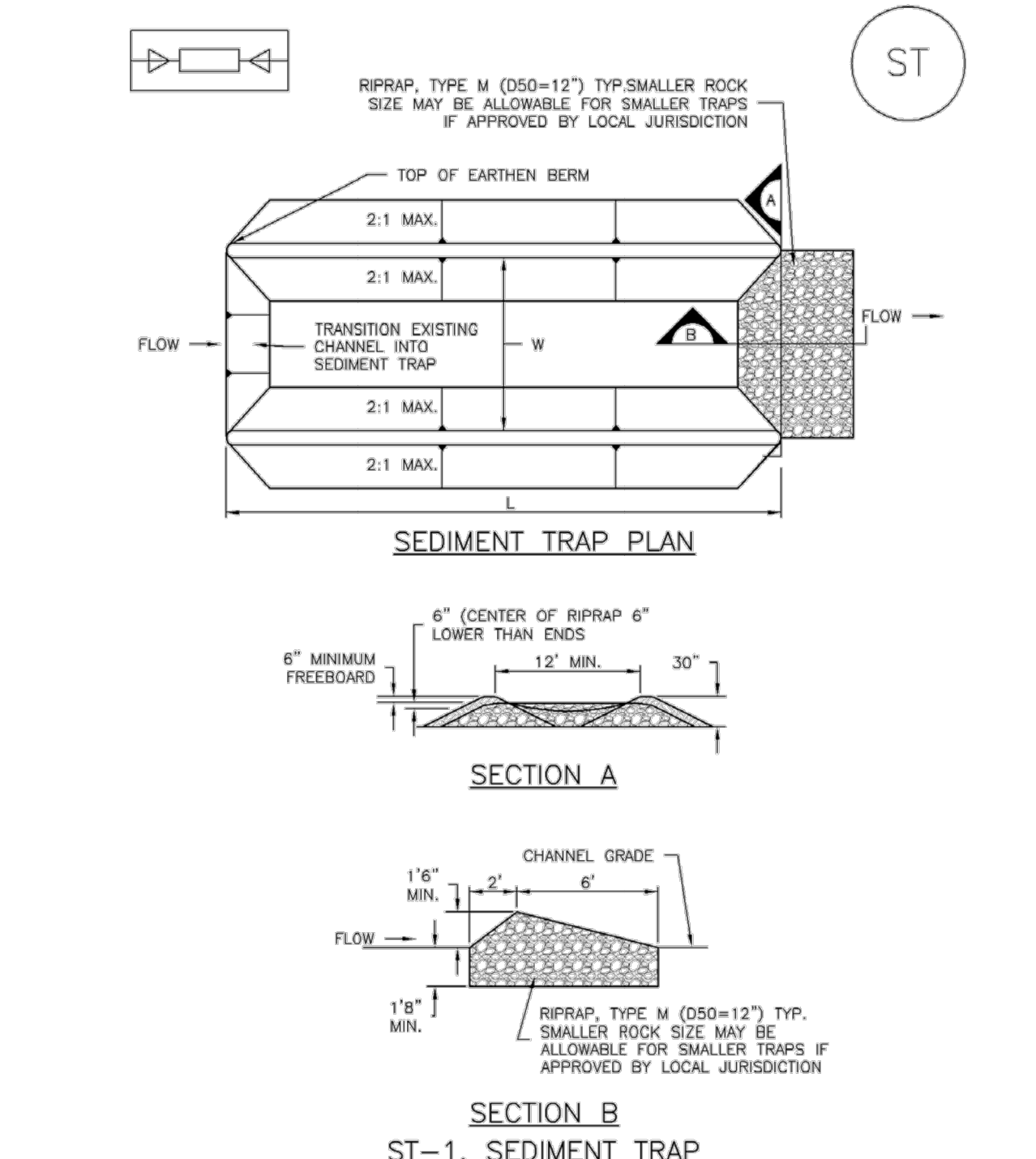
TABLE SB-2

City of Colorado Springs
Stormwater Quality

Figure SB-2
Outlet Sizing
Application Technique and Maintenance Requirements



SC-8 Sediment Trap (ST)



City of Colorado Springs
Stormwater Quality

Figure CD-1
Check Dam
Construction Detail and Maintenance Requirements

November 2010 Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3 ST-2

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

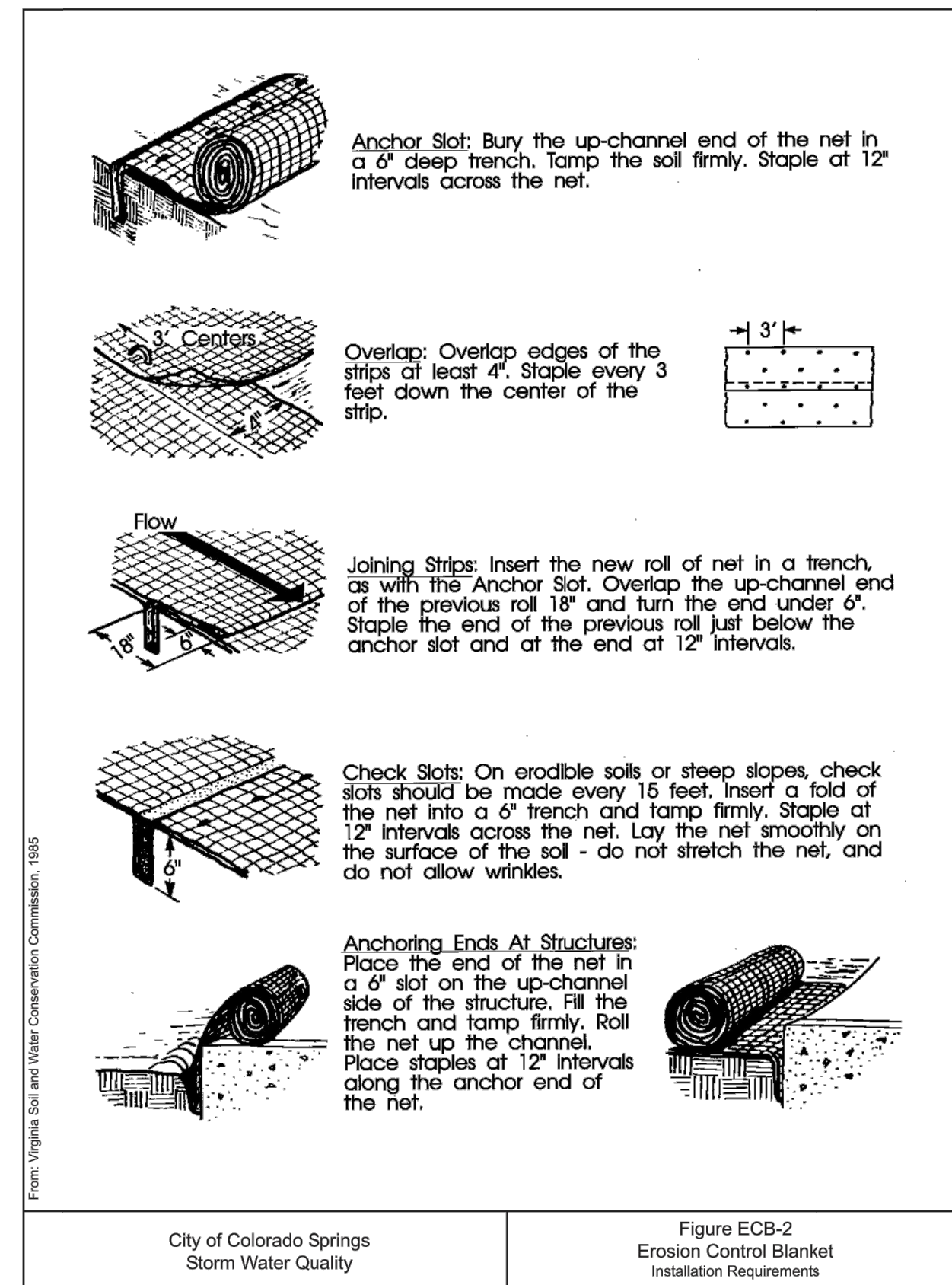
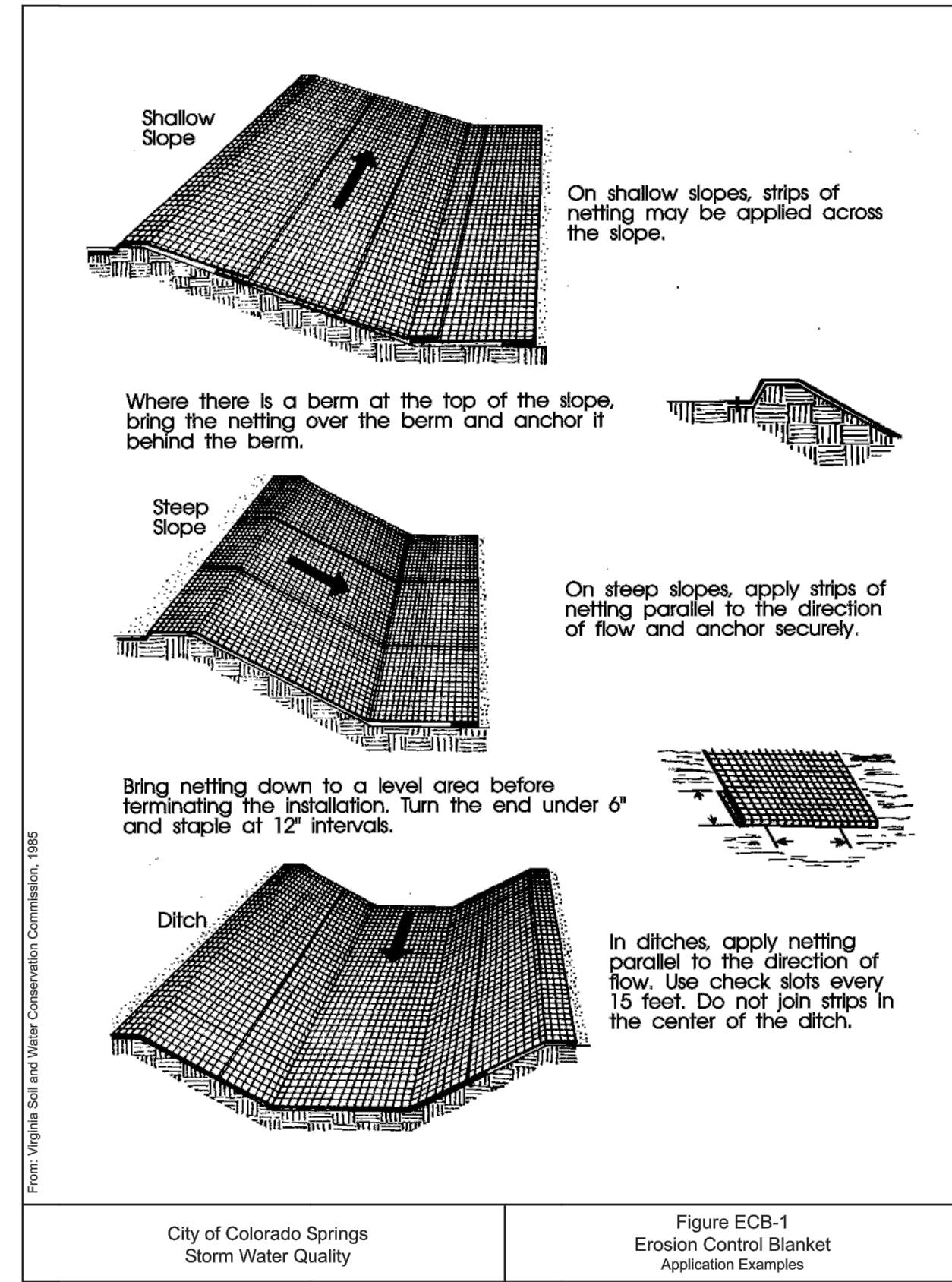
z:\Shared\Projects\49000-49999\49300-49399\49388-accruce.nct\06-engineering\vertices\inhouse\cd\filings\149388-cd\FILING_1-initialErosionControl.dwg, Tuesday, December 15, 2020 11:57:49 AM

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



PRODUCT DATA SHEET CURLEX® ENFORCER®

DESCRIPTION
Curlex Enforcer is a biocomposite Turf Reinforcement Mat (TRM) that consists of a specific cut of naturally seed free Great Lakes Aspen curled wood excelsior with 80% six-inch fibers or greater fiber length. It is of consistent thickness with fibers evenly distributed throughout the entire area of the blanket. The top and bottom of each blanket is covered with extra heavy duty black net. Curlex Enforcer is also available as QuickGRASS® (Dyed Green). Curlex Enforcer shall be manufactured in the U.S.A.

Curlex Enforcer has a design soil loss ratio (event-based RUSLE C factor) of .022 and is typically suitable for slopes up to .5H:1V. Curlex Enforcer is rated for channel flows up to 11 ft/s (3.4 m/s); 3.25 lb/ft² (156 Pa) shear stress unvegetated or 17 ft/s (5.2 m/s); 10.0 lb/ft² (480 Pa) shear stress vegetated.

PHYSICAL PROPERTIES
Curlex Enforcer measurements at time of manufacturing:

Width	8.0 ft (2.4 m)
Length	67.5 ft (20.6 m)
Area	60.0 yd² (50.2 m²)
Weight¹	75.0 lb (34.1 kg)
Fiber Count	≈12,000 per yd² (≈14,400 per m²)
Fiber Length (80% min.)	≥6.0 in (≥15.2 cm)
Mass per Unit Area	1.25 lb/yd² (0.68 kg/m²)
Net Openings	0.75 in x 1.0 in (19.1 mm x 25.4 mm)

TYPICAL INDEX VALUES

Index Property	Test Method	Value
Thickness	ASTM D 6525	0.719 in (10.64 mm)
Light Penetration	ASTM D 6567	12.7%
Resiliency	ASTM D 1777/ECTC	55%
Mass per Unit Area	ASTM D 6475	0.98 lb/yd² (532 g/m²)
MD-Tensile Strength Max.	ASTM D 6818	612.0 lb/ft (8.96 kN/m)
TD-Tensile Strength Max.	ASTM D 6818	460.8 lb/ft (6.75 kN/m)
MD-Elongation	ASTM D 6818	19.5%
TD-Elongation	ASTM D 6818	27.3%
Swell	ECTC Procedure	33%
Water Absorption	ASTM D 1117/ECTC	170%
UV Stability	ASTM D 4355 (1,000 hr)	90% minimum
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.24 @ 2 in/hr ²,³
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.51 @ 4 in/hr ²,³
Bench-Scale Rain Splash	ASTM D 7101	SLR = 10.86 @ 6 in/hr ²,³
Bench-Scale Shear	ASTM D 7207	3.55 lb/ft² @ 0.5 in soil loss ³
Germination Improvement	ASTM D 7322	486%

¹ Weight is based on a dry fiber weight basis at time of manufacture. Baseline moisture content of Great Lakes Aspen excelsior is 22%.

² SLR is the Soil Loss Ratio, as reported by NTPPEP/AASHTO. ³ Bench-scale index values should not be used for design purposes.



850 Avenue H East | Arlington, Texas 76011
Phone 1-800-777-SOIL | Fax 817-385-3585 | www.Curlex.com

W0911R0315



ENGINEERING RECORD DRAWING
ASB 2449



EROSION CONTROL DETAILS 3

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

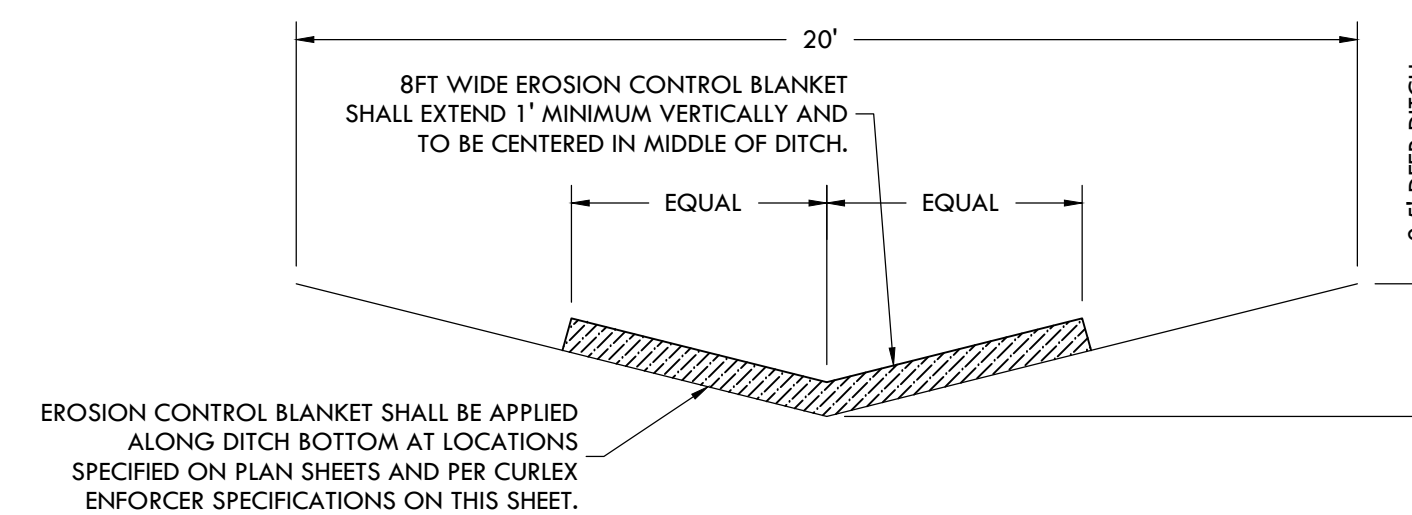
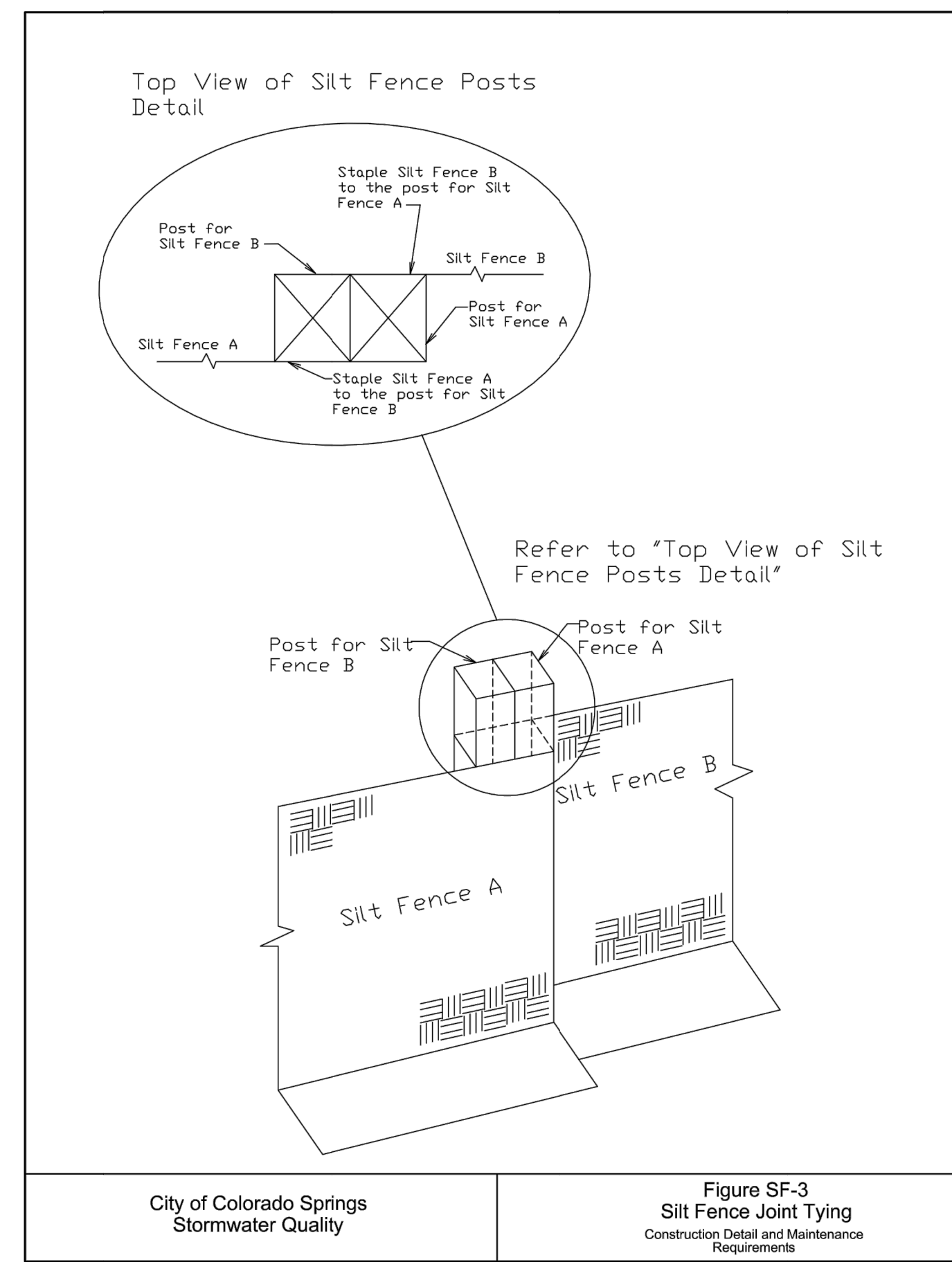
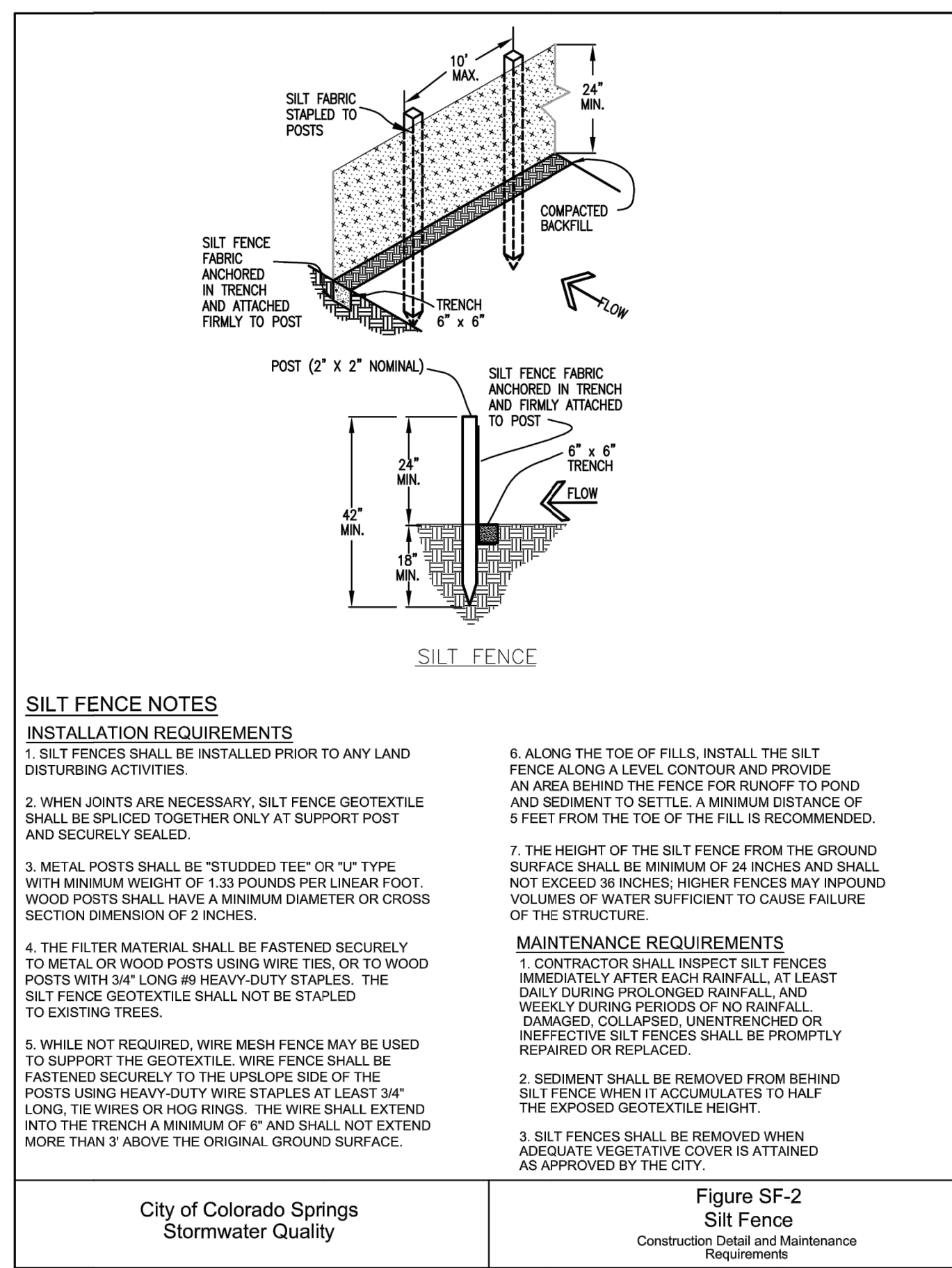
DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

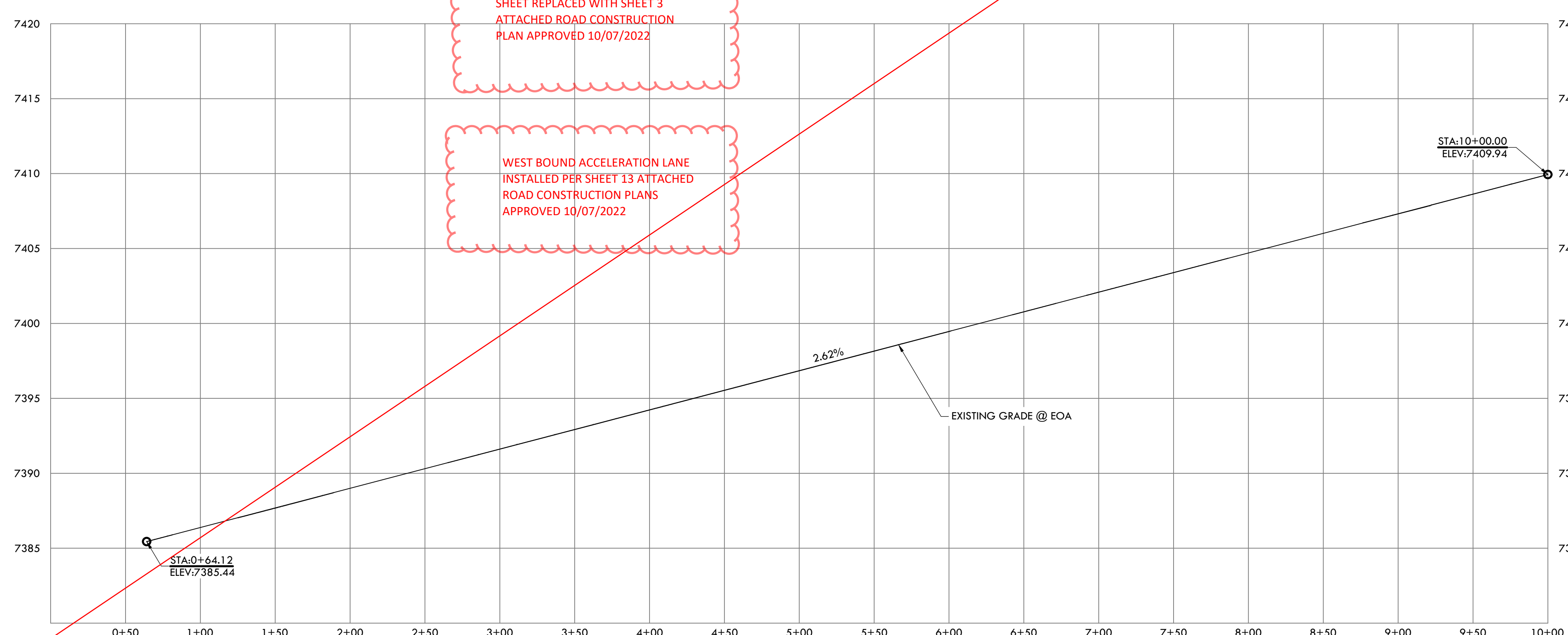
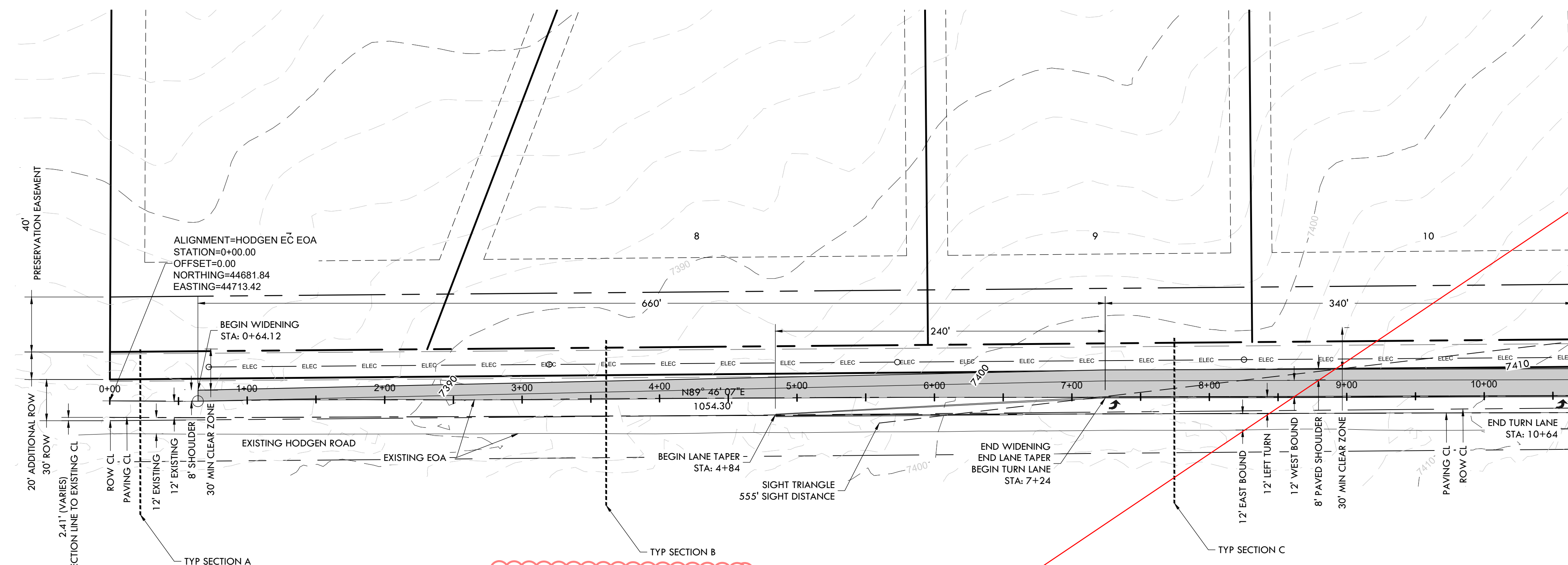
JOB #: 49388.01

28



CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

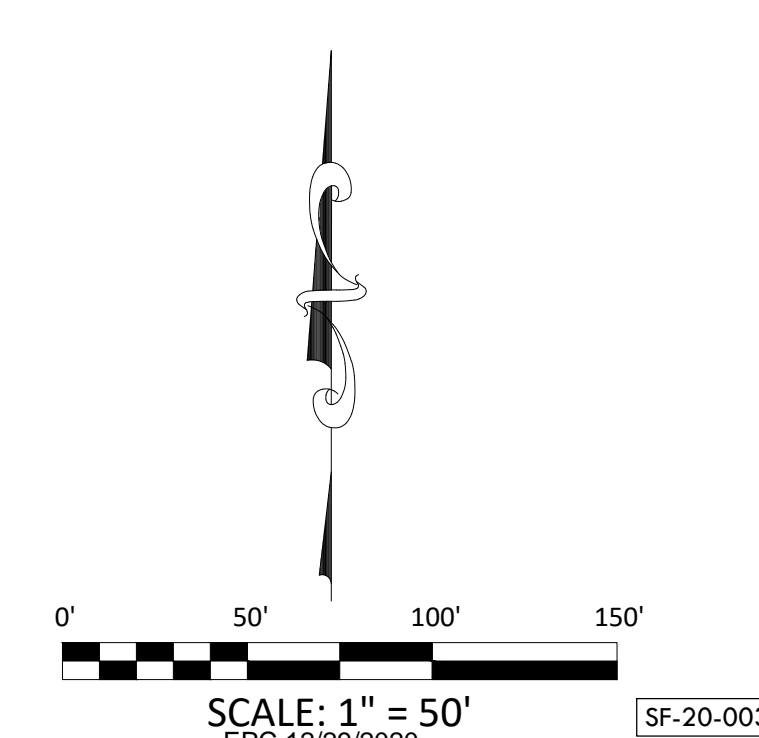
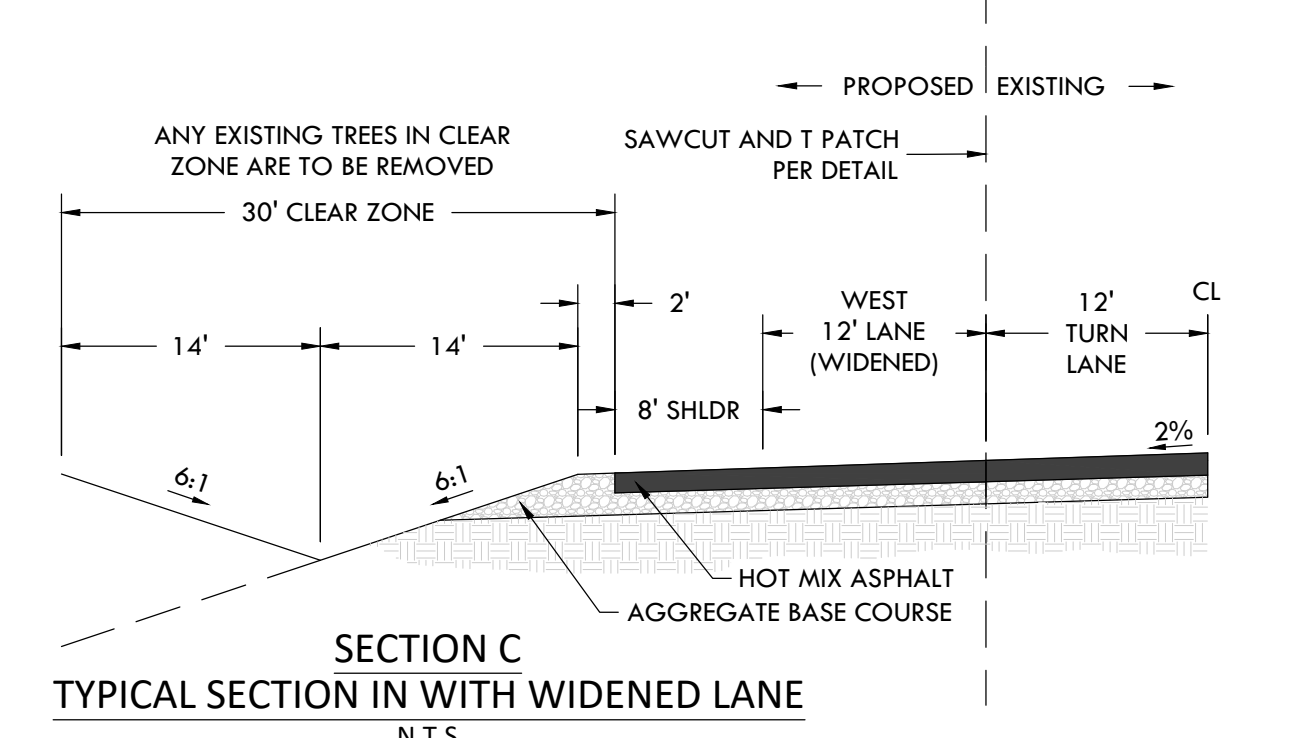
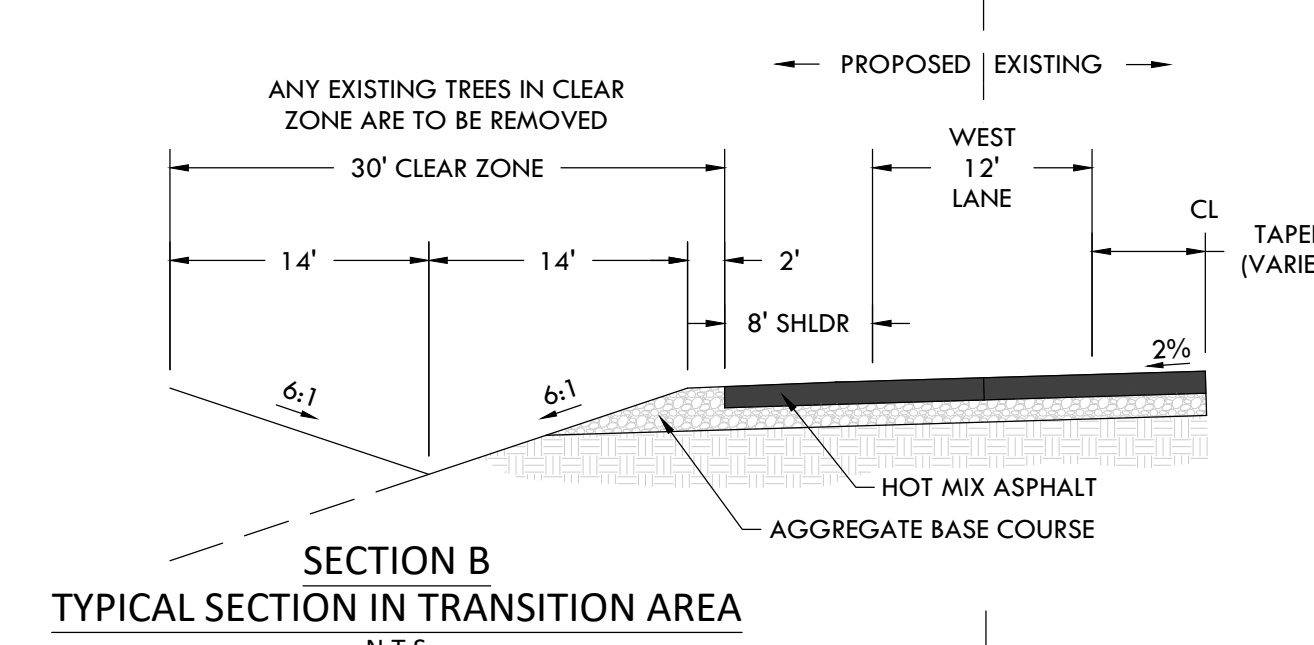
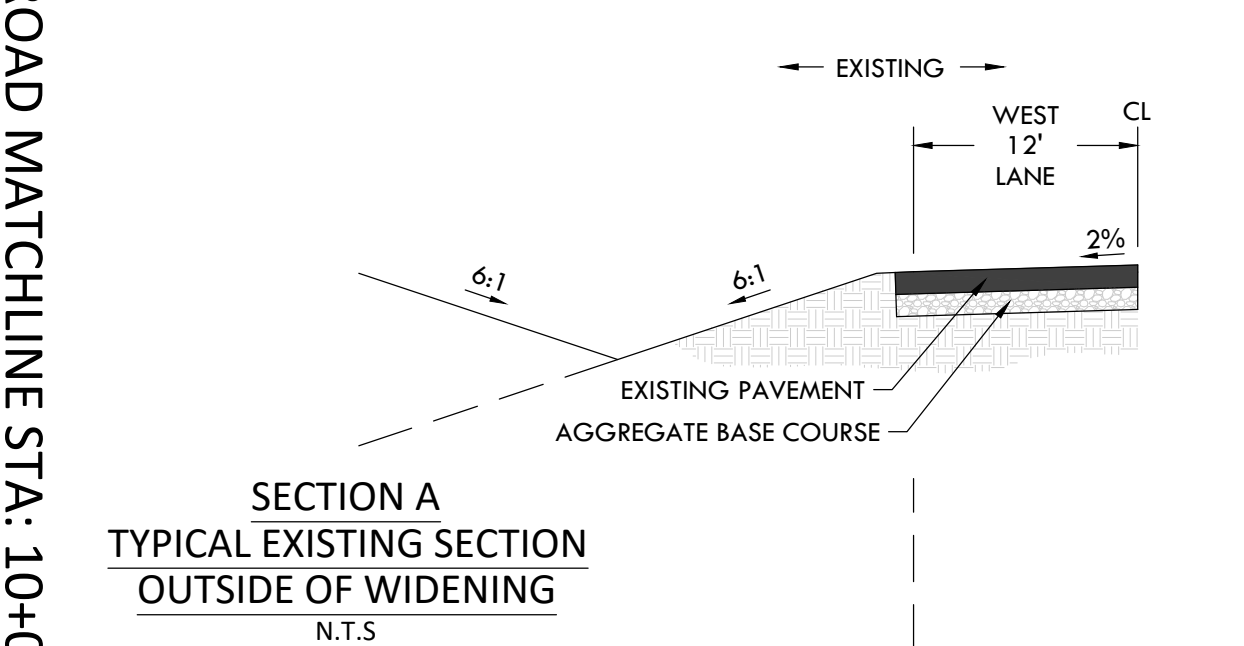
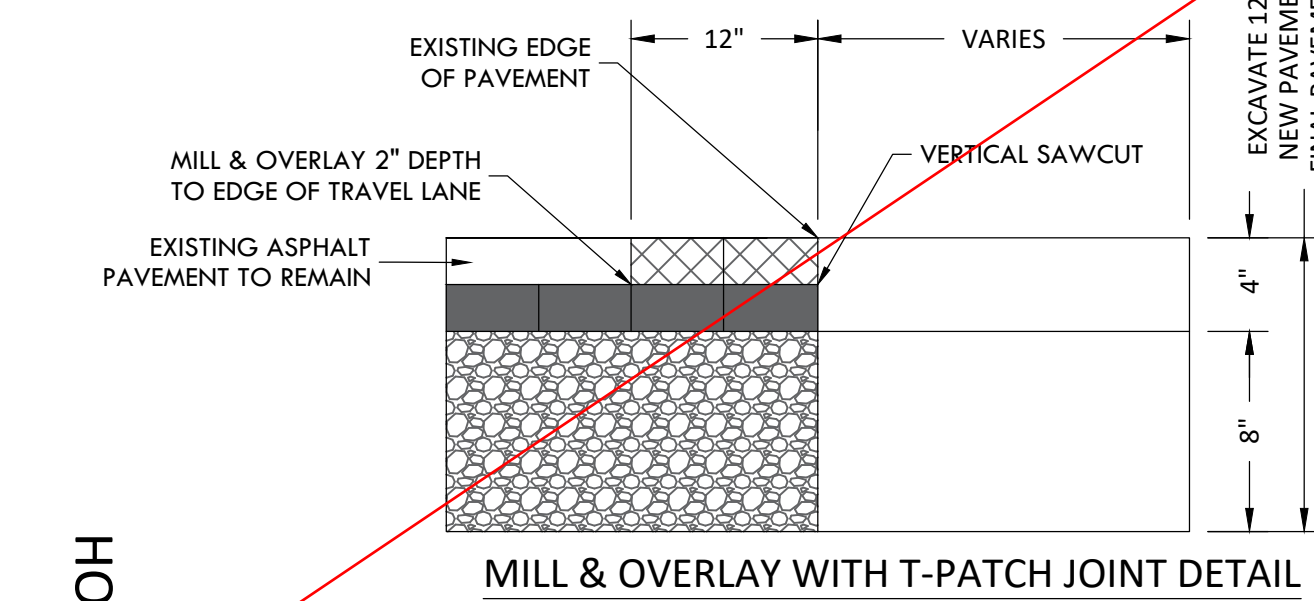
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



SHEET REPLACED WITH SHEET 3
ATTACHED ROAD CONSTRUCTION
PLAN APPROVED 10/07/2022

WEST BOUND ACCELERATION LANE
INSTALLED PER SHEET 13 ATTACHED
ROAD CONSTRUCTION PLANS
APPROVED 10/07/2022

HODGEN ROAD MATCHLINE STA: 10+00
SEE SHEET 30



811
Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

COLORADO LICENSED PROFESSIONAL ENGINEER
12/15/20
43911
Professional Engineer

ENGINEERING RECORD DRAWING
ASB 2449

COLORADO LICENSED PROFESSIONAL ENGINEER
24207
11/06/2022
Professional Engineer

ROAD DEVELOPMENT - HODGEN ROAD 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

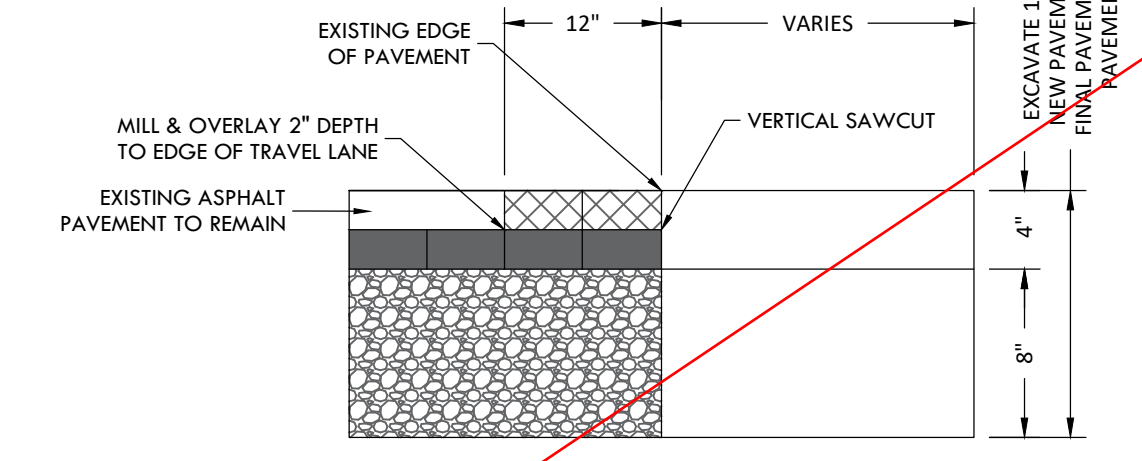
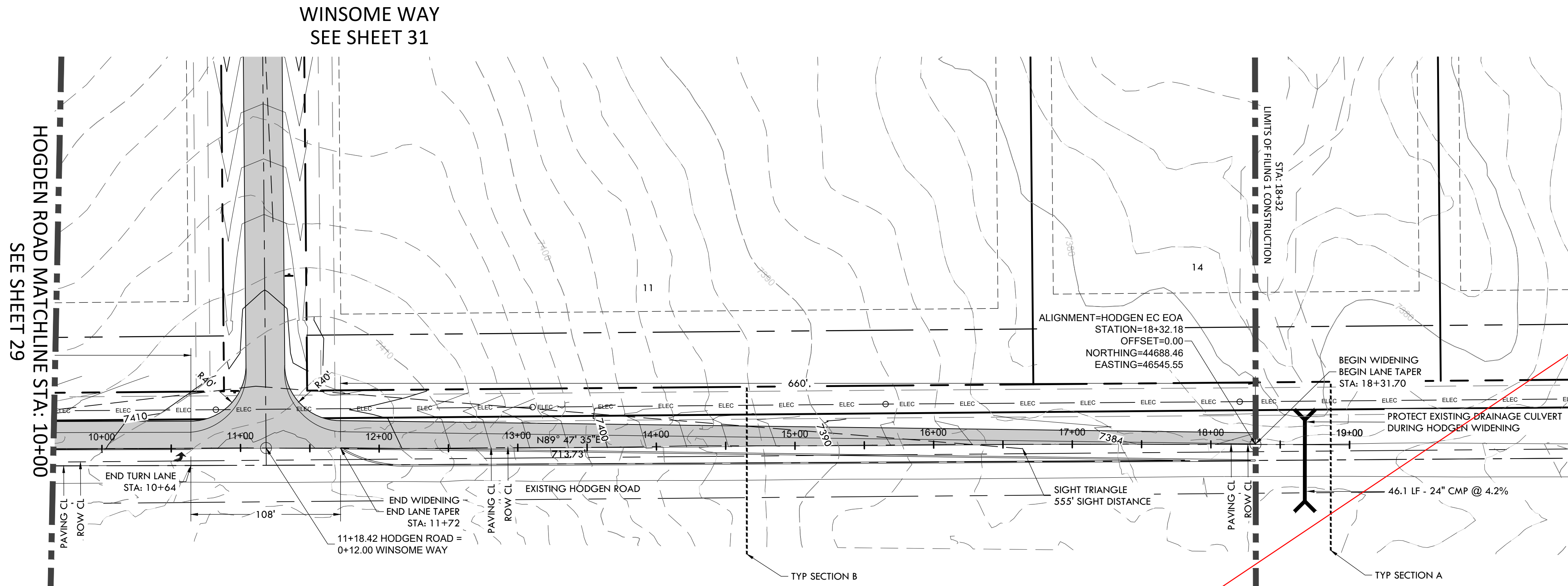
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

29

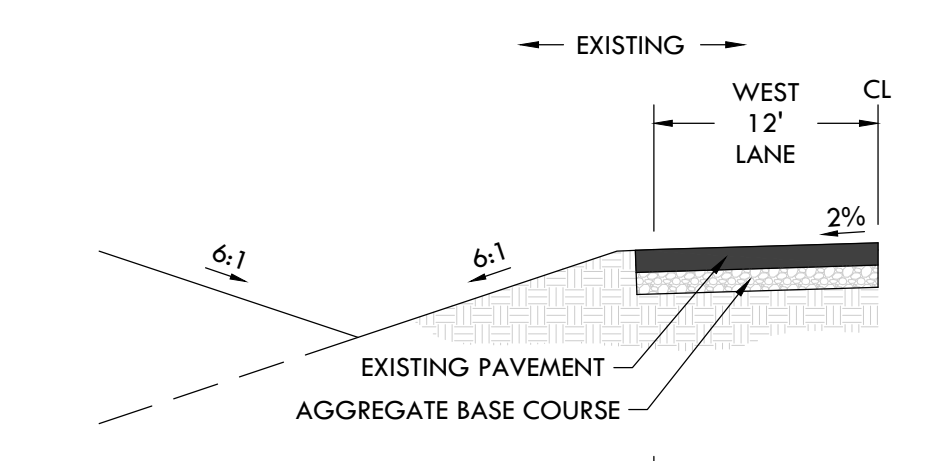
I:\Shared\Projects\49388\49388.dwg (10/07/2022 10:49:39) (49388.mccune ranch) (06-engineering\vertex drawings)\CD\Filing_1\49388-CD-RD-HODGEN RD.dwg Tuesday, December 15, 2020 11:50:01 AM
 Copyright: 2020 The Vertex Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

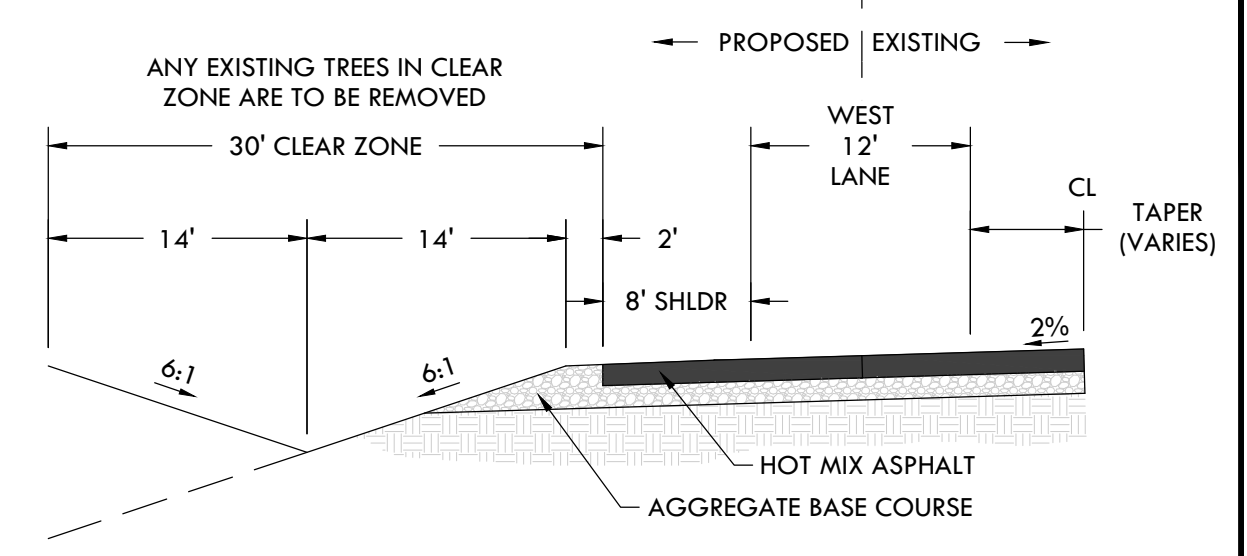
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



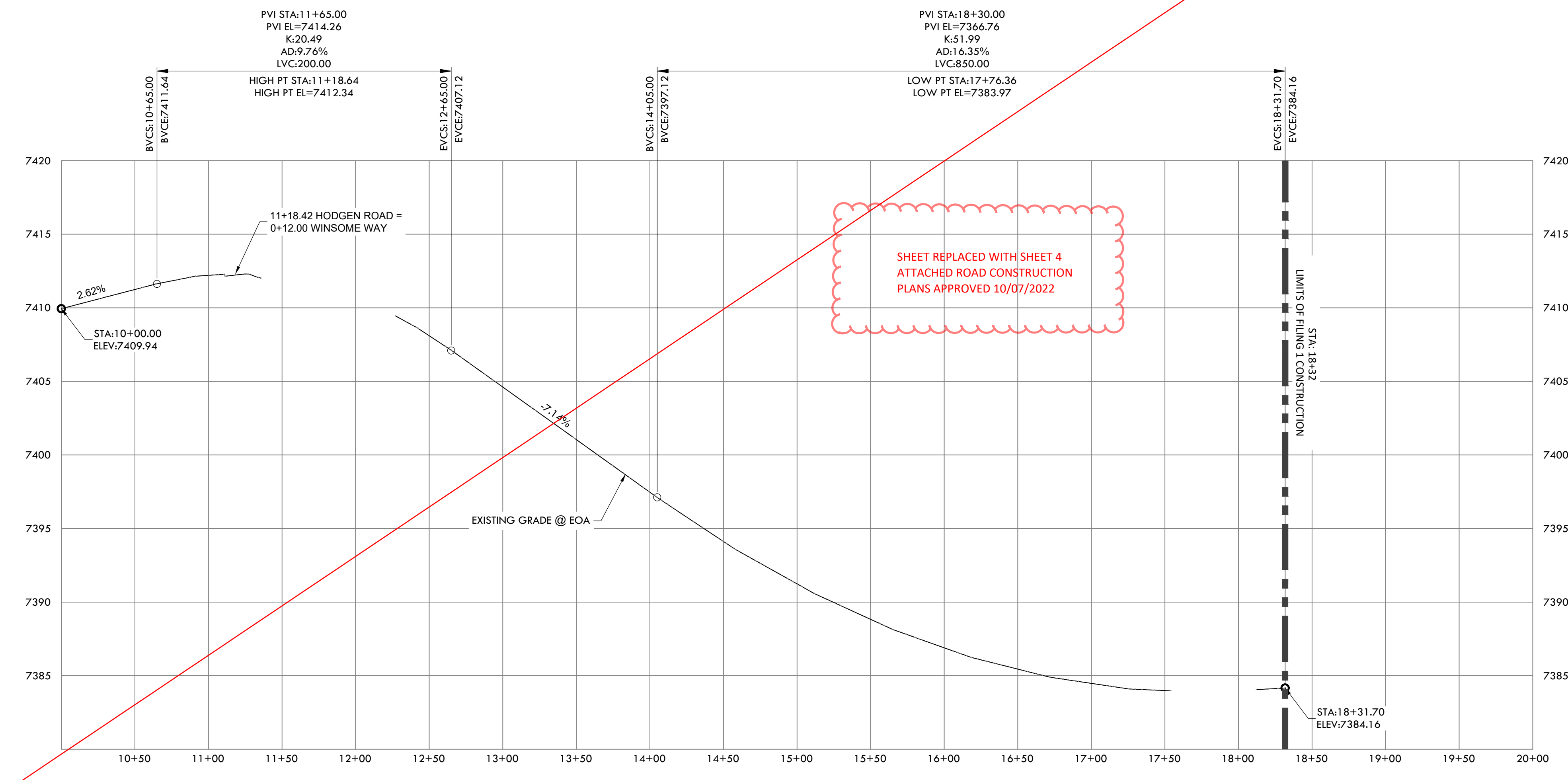
MILL & OVERLAY WITH T-PATCH JOINT DETAIL
N.T.S.



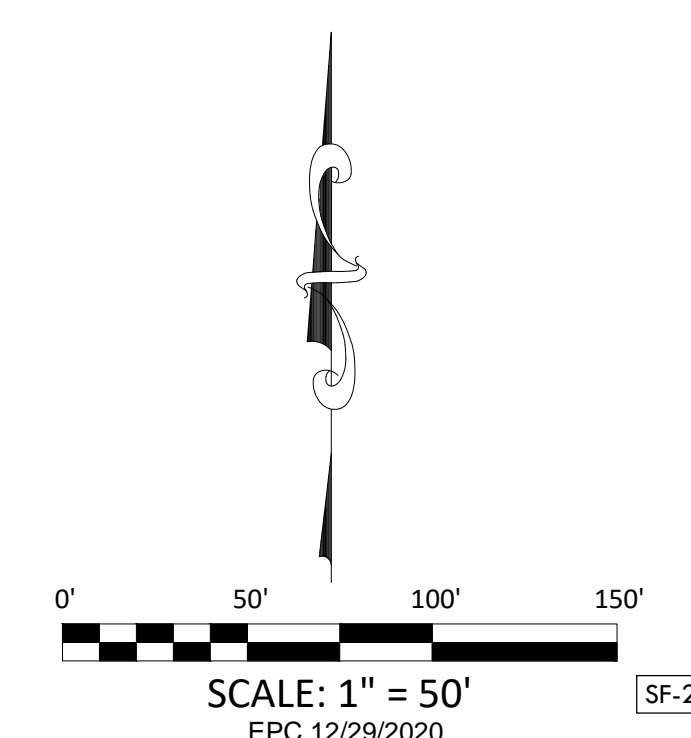
SECTION A
TYPICAL SECTION OUTSIDE OF WIDENING
N.T.S.



SECTION B
TYPICAL SECTION IN TRANSITION AREA
N.T.S.



HODGEN EC EOA PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

COLORADO LICENSED PROFESSIONAL ENGINEER
12/15/20
43911

ENGINEERING RECORD DRAWING
ASB 2449

COLORADO LICENSED PROFESSIONAL ENGINEER
24207
10/06/2005

ROAD DEVELOPMENT - HODGEN ROAD 2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

30

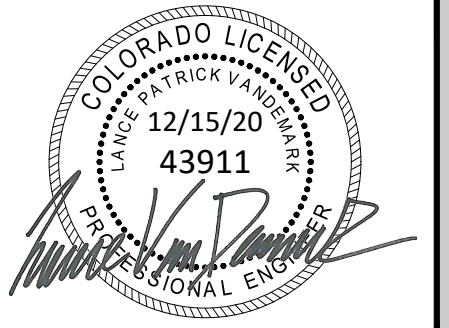
I:\Shared\Projects\49388\49388.dwg (10/06/2020 10:49:30) (49388.mccune ranch) (06-engineering\vertex drawings\CD\filling_1\49388-CD-RD-HODGEN RD.dwg Tuesday, December 15, 2020 11:59:30 AM
 Copyright: 2020 The Vertex Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



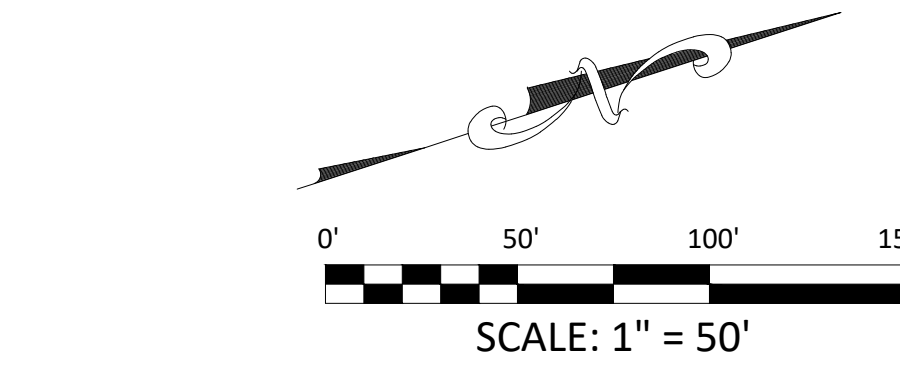
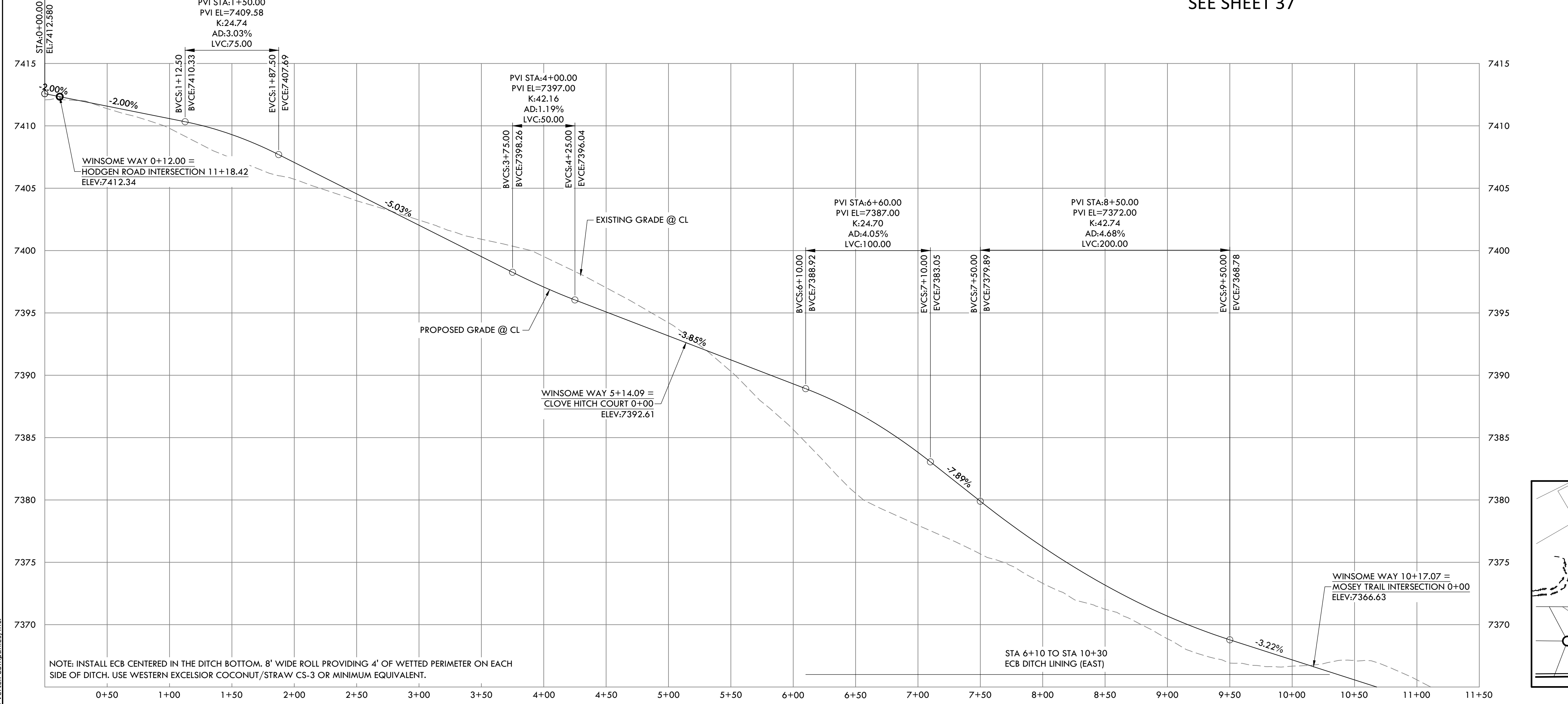
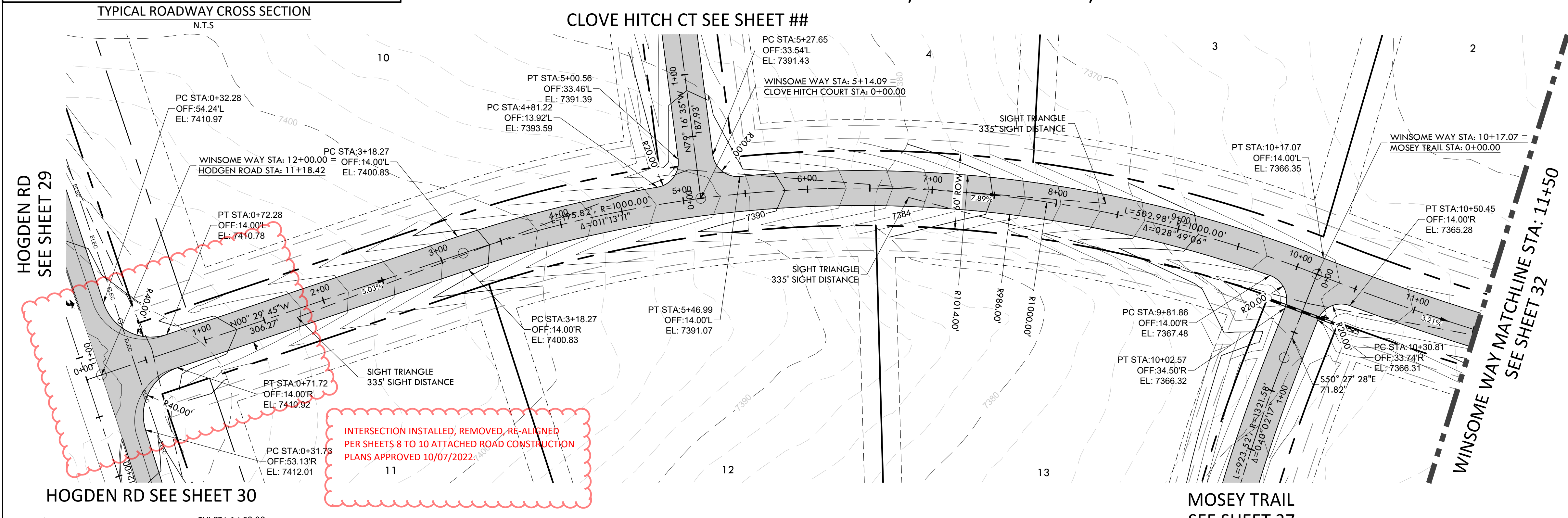
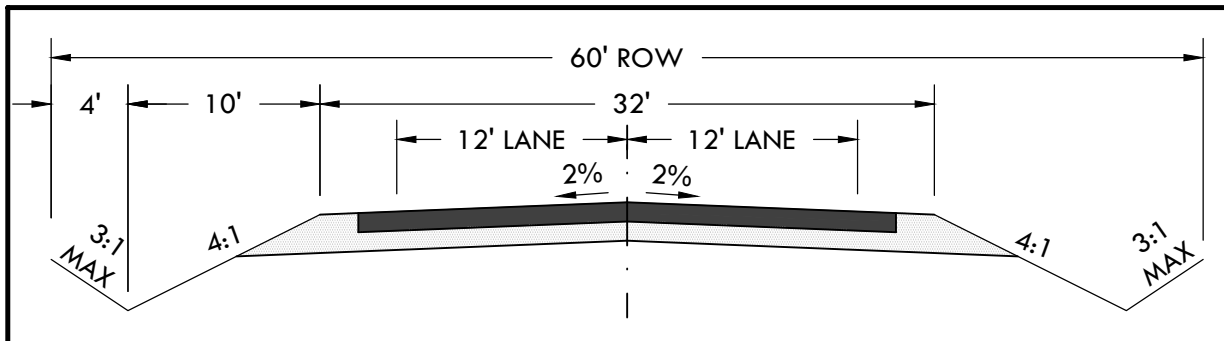
ENGINEERING RECORD DRAWING
ASB 2449



ROAD DEVELOPMENT - WINSOME WAY 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



KEY MAP
N.T.S.

WINSOME WAY PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

P:\Shared\Projects\49388\49388-00-49388-CD-RD-WINSOME WAY.dwg Tuesday, December 15, 2020 12:00:42 PM
 Copyright © 2020 The Vertix Companies, Inc.

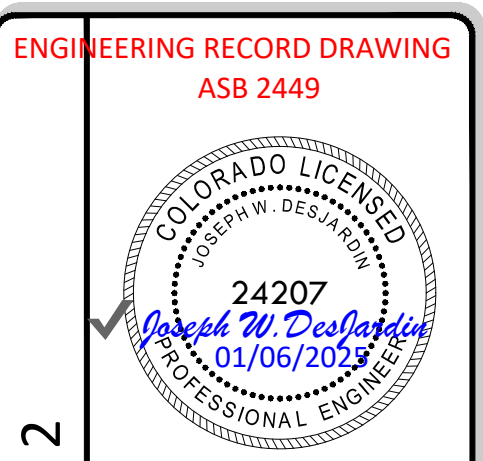
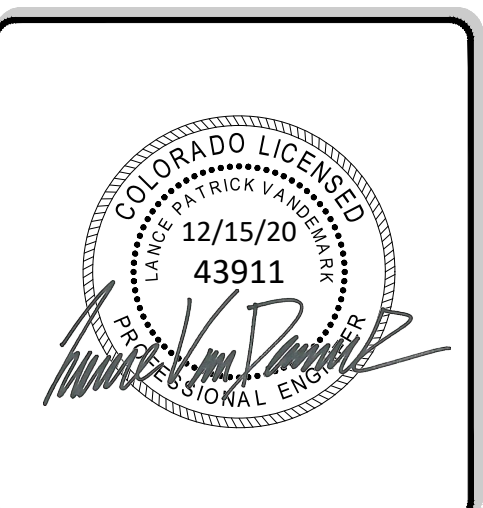
NOTE: INSTALL ECB CENTERED IN THE DITCH BOTTOM. 8" WIDE ROLL PROVIDING 4" OF WETTED PERIMETER ON EACH SIDE OF DITCH. USE WESTERN EXCELSIOR COCONUT/STRAW CS-3 OR MINIMUM EQUIVALENT.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM

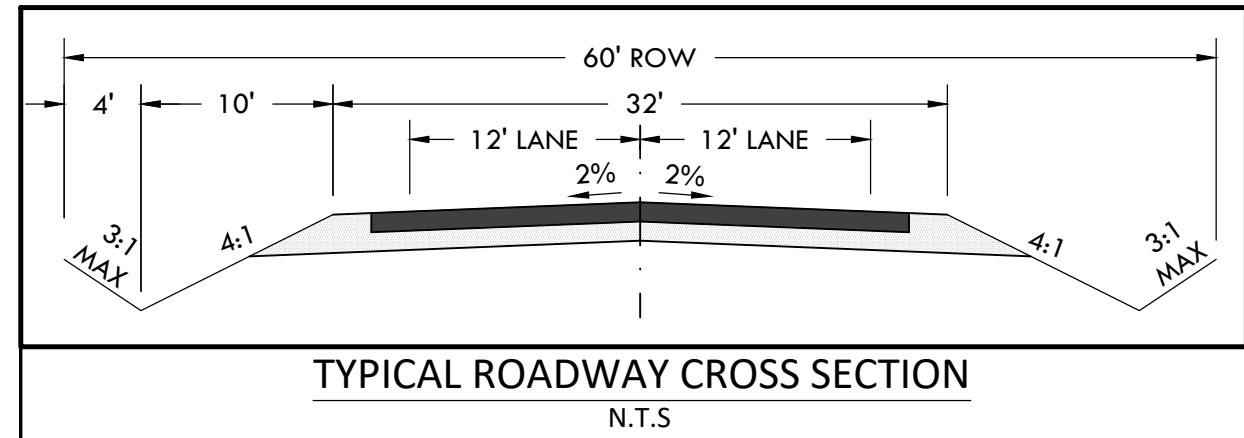


ENGINEERING RECORD DRAWING
ASB 2449

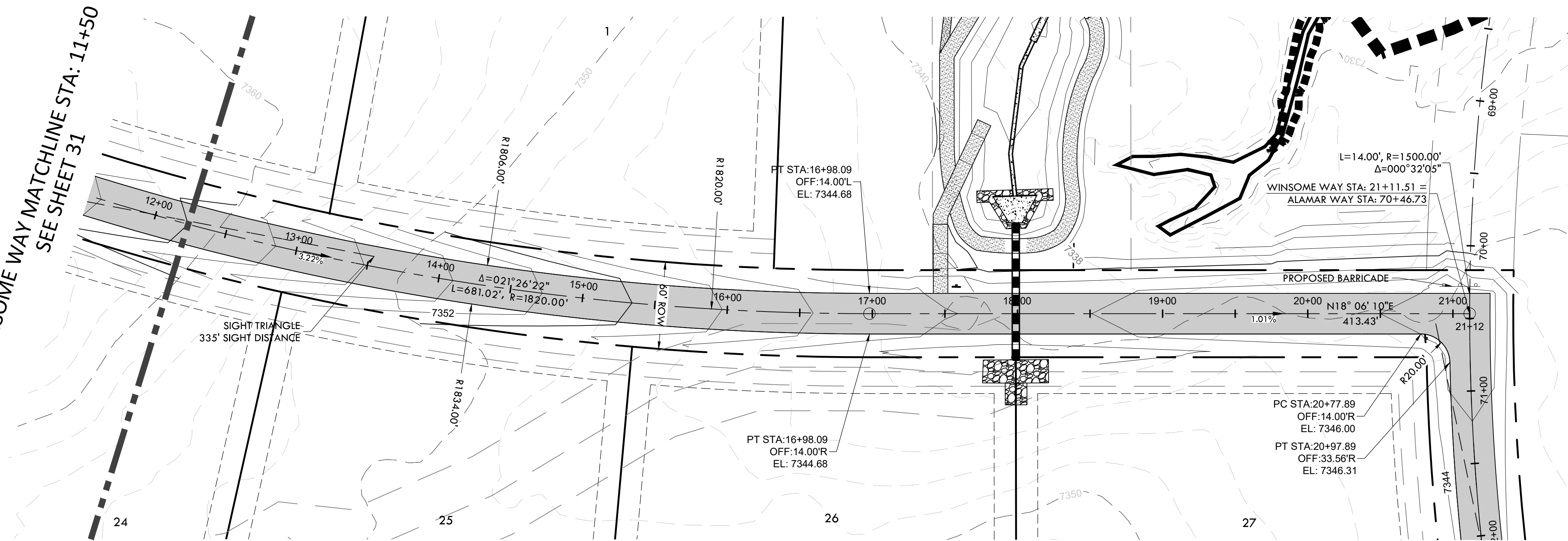
ROAD DEVELOPMENT - WINSOME WAY 2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

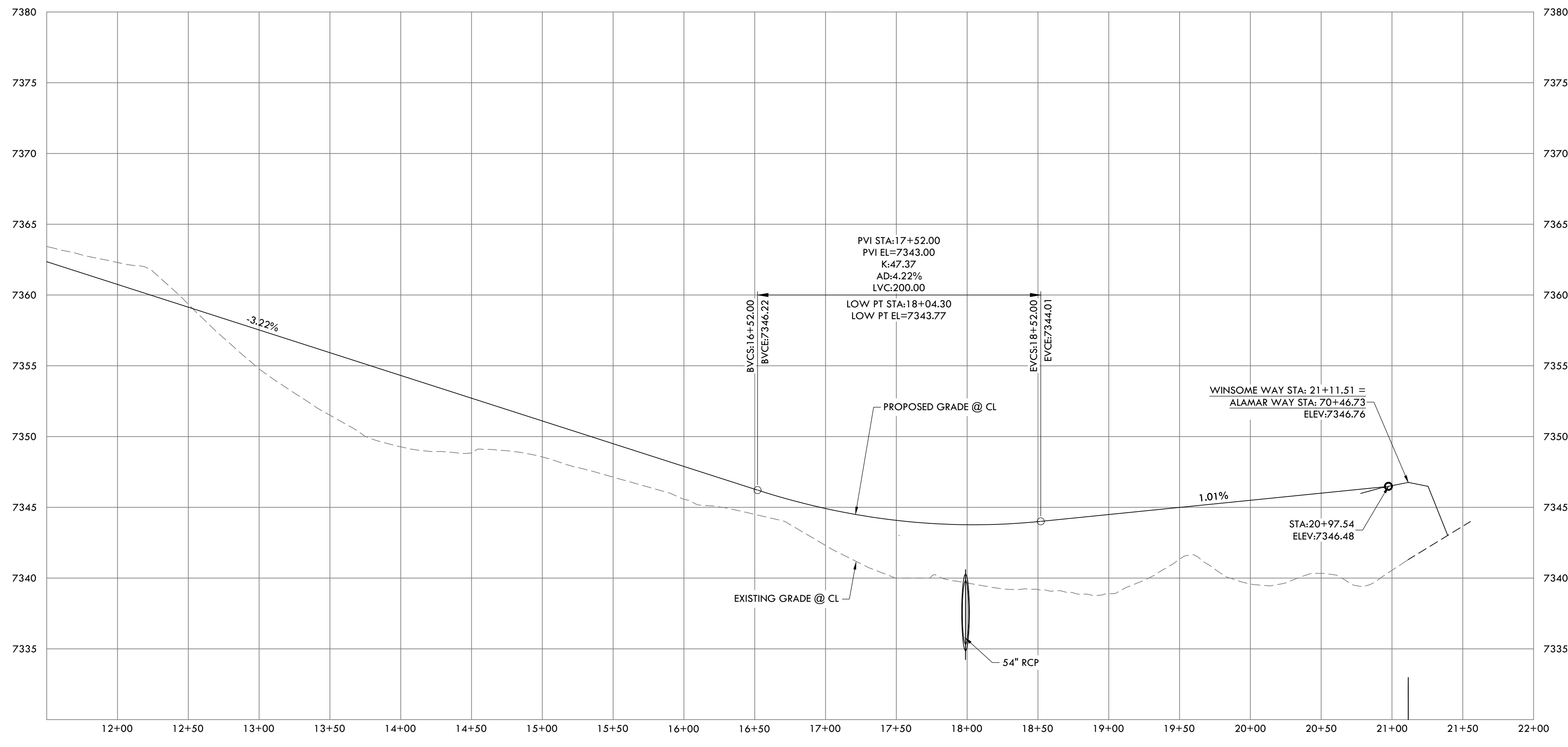
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



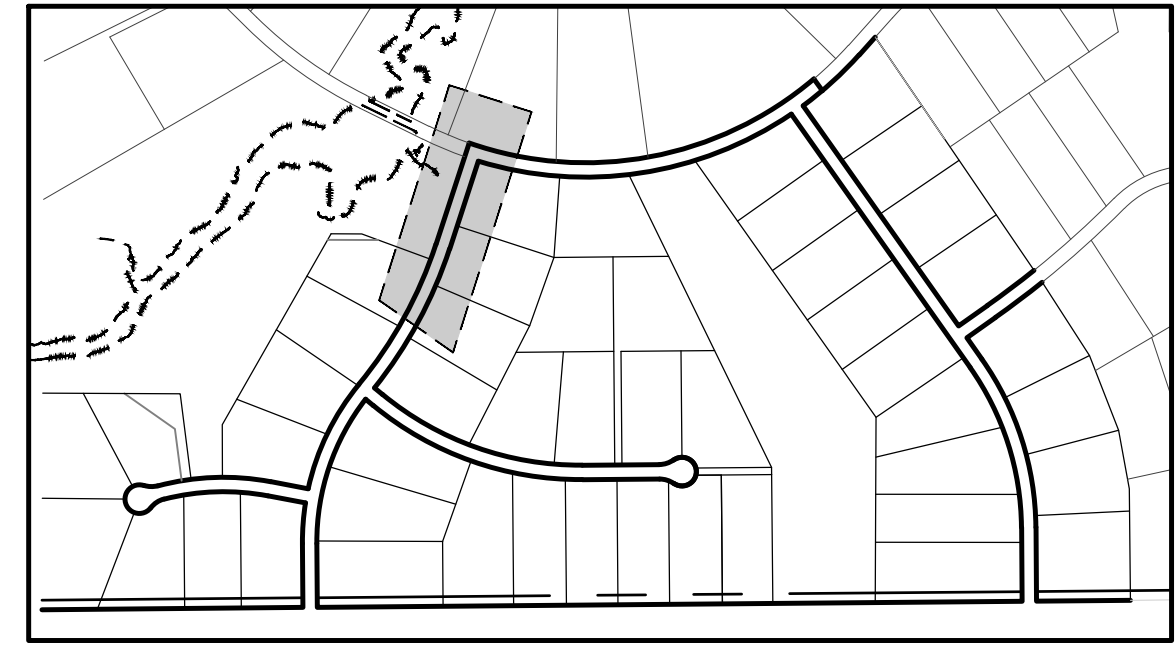
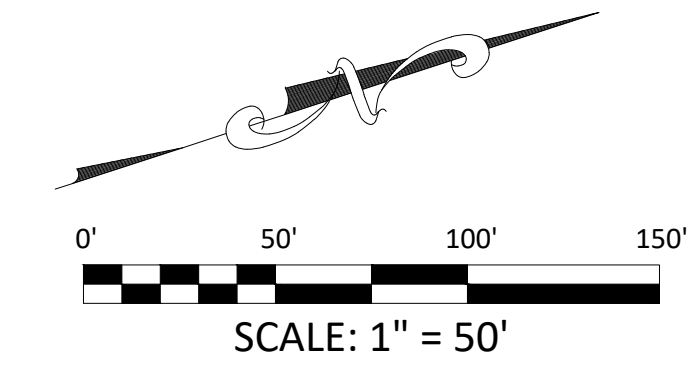
WINSOME WAY MATCHLINE STA: 11+50
SEE SHEET 31



ALAMAR WAY
SEE SHEET 33



WINSOME WAY PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



P:\Shared\Projects\49388\49388-CD-49388-CD-RD-WINSOME WAY.dwg Tuesday, December 15, 2020 12:01:14 PM
 Copyright © 2020 The Vertix Companies, Inc.

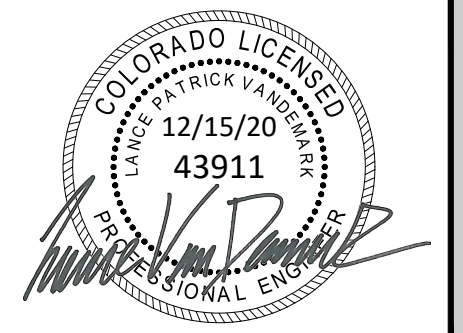
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

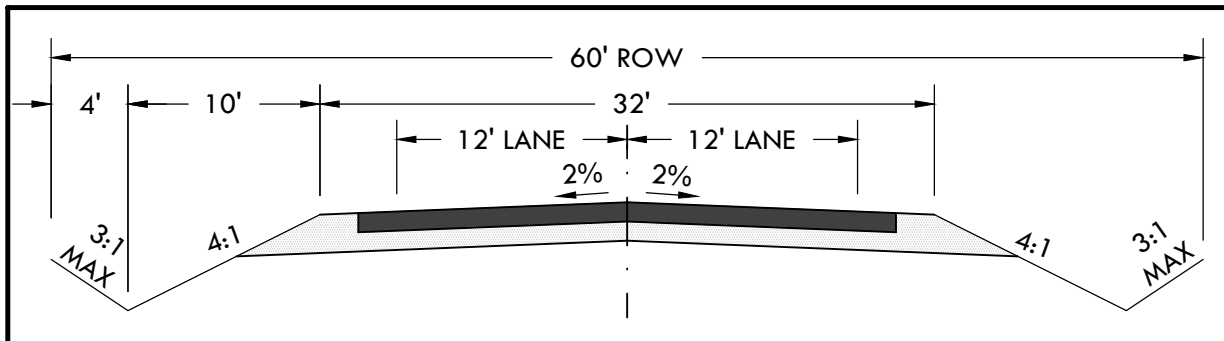


ROAD DEVELOPMENT - ALAMAR WAY 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

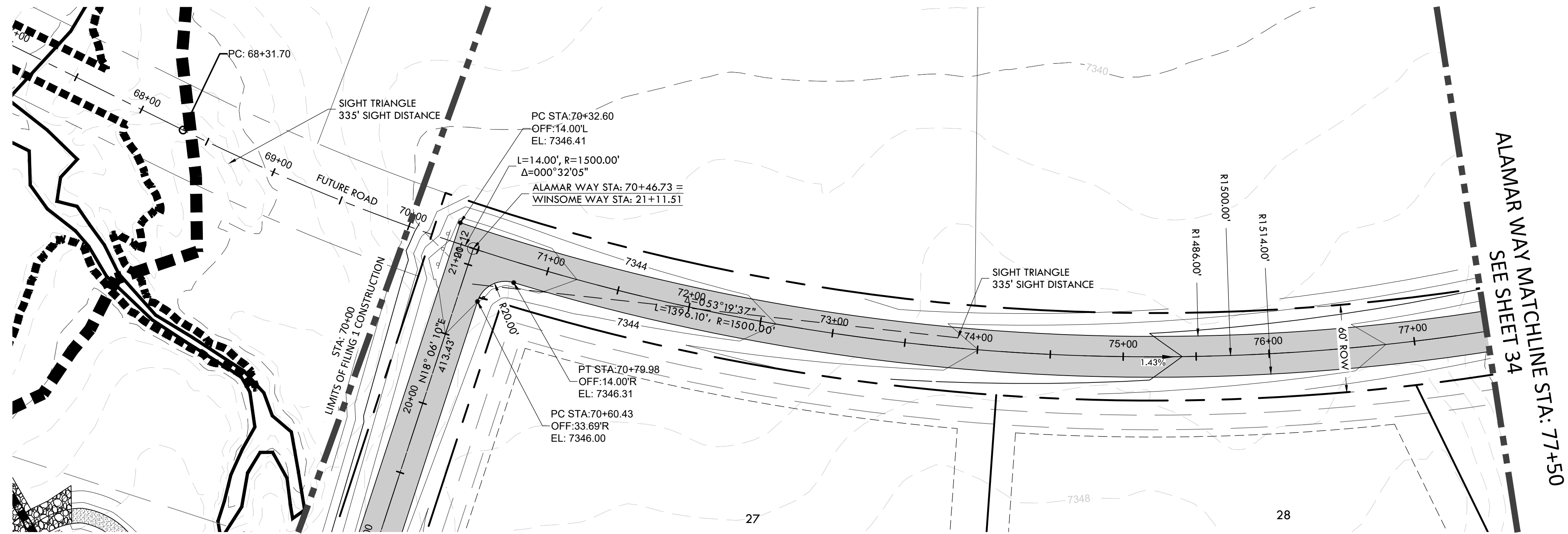
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

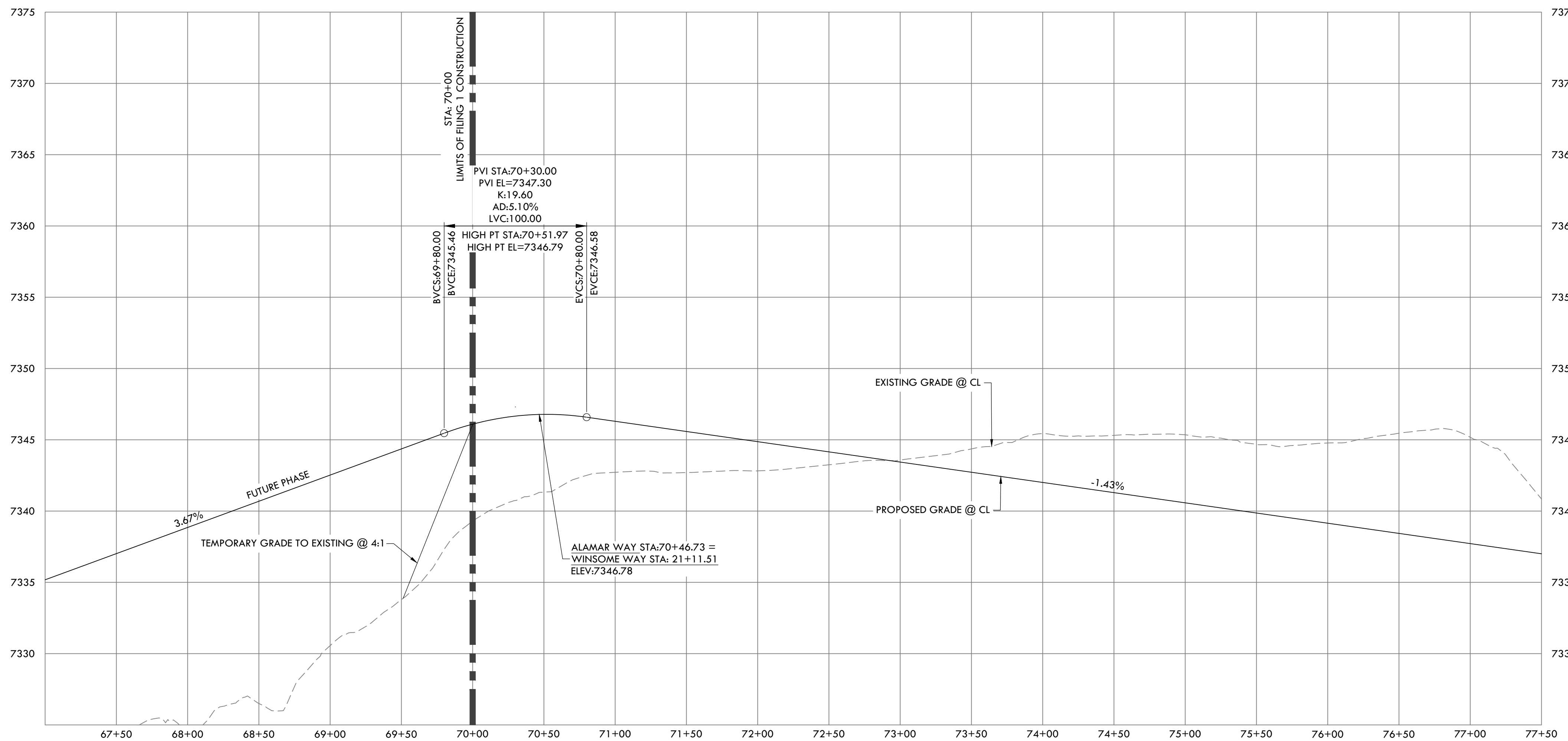
33



TYPICAL ROADWAY CROSS SECTION
N.T.S.

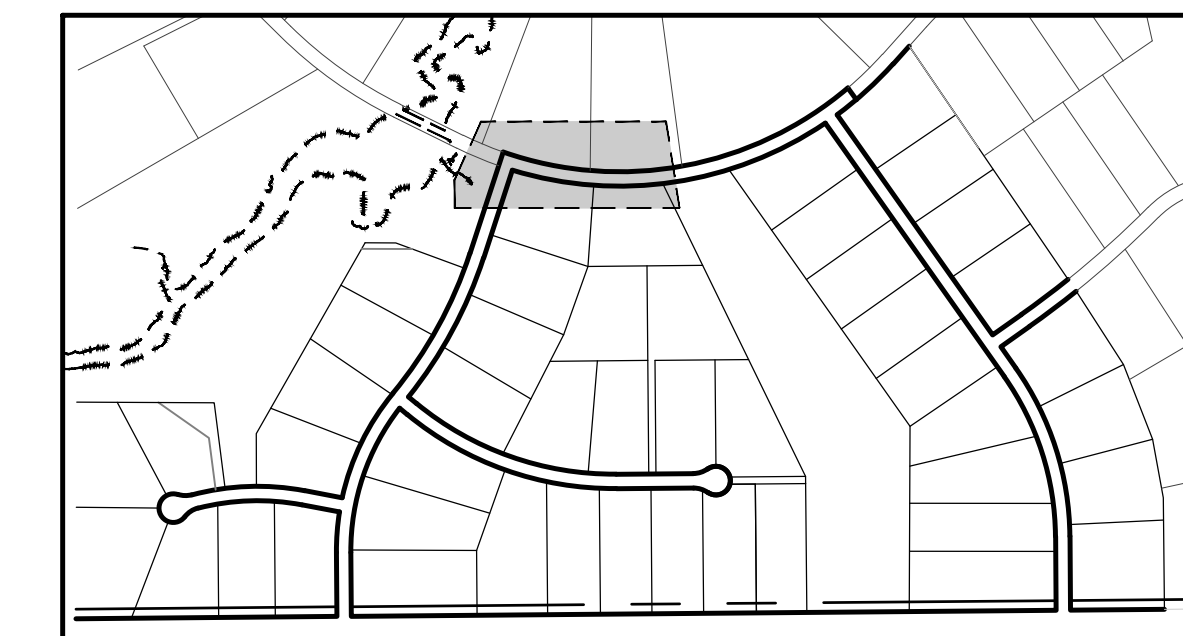
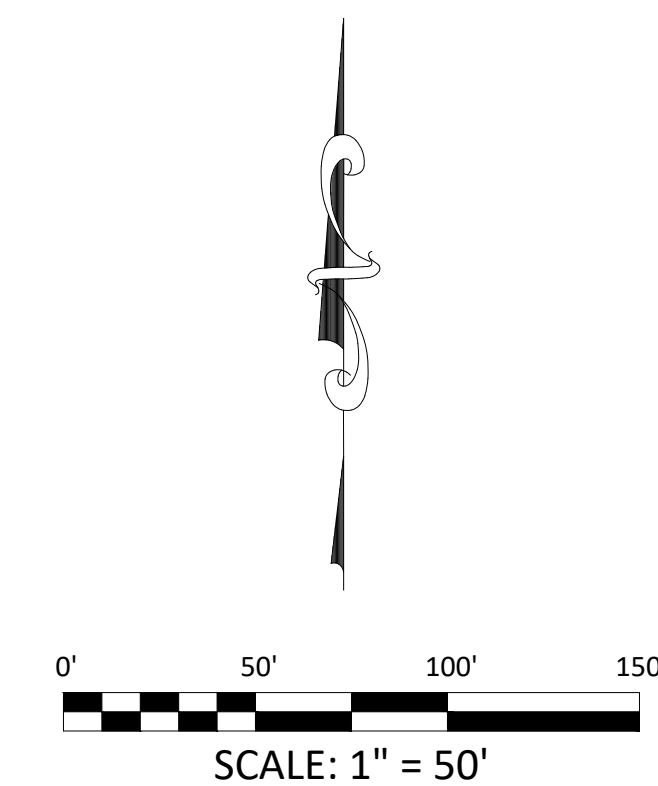


WINSOME WAY
SEE SHEET 32



ALAMAR WAY (1) PROFILE

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

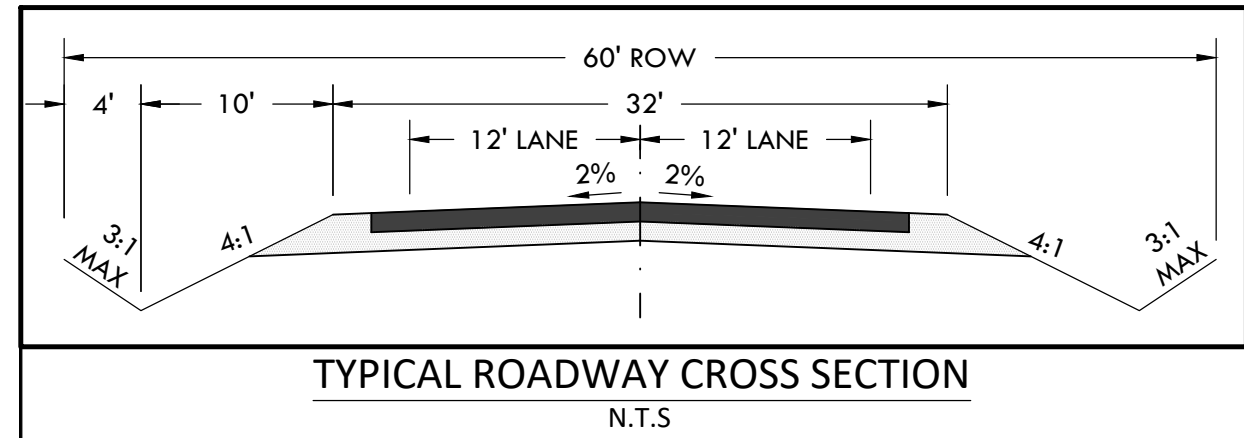


KEY MAP
N.T.S.

EPC 12/29/2020

SF-20-003

\\Shared\Projects\49000-49999\49388-00-49388\mccune_ranch\06-engineering\vertex drawings\CD\Filing 1\49388-CD-RD-ALAMAR WAY.dwg Tuesday, December 15, 2020 12:02:18 PM
Copyright © 2020 The Vertex Companies, Inc.

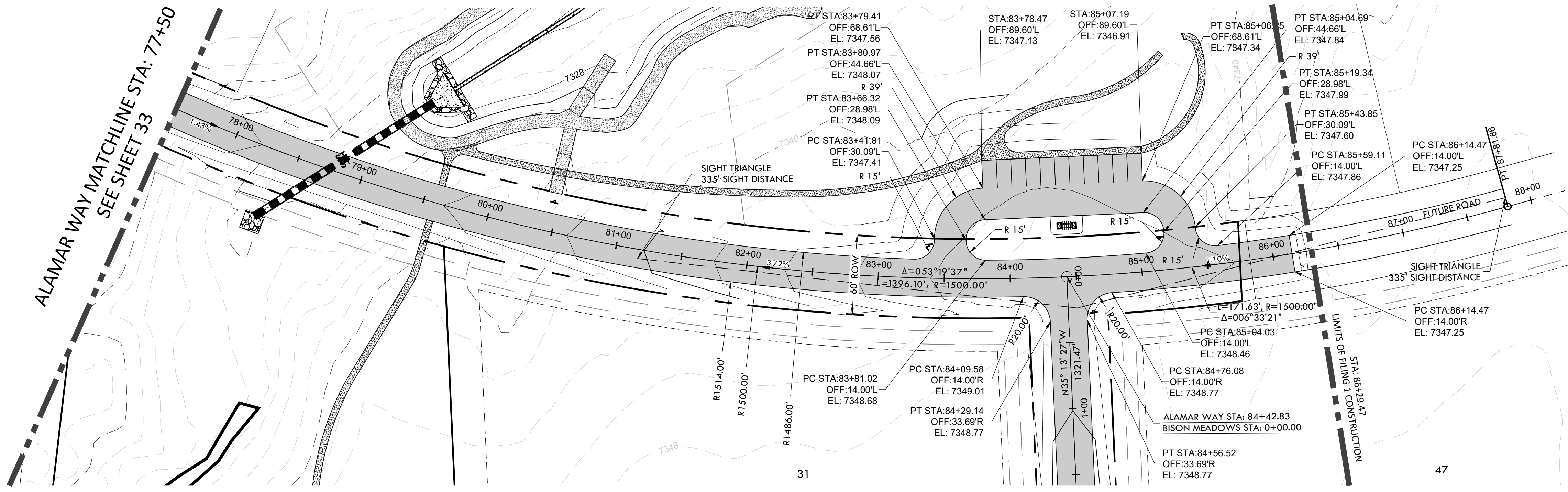


CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

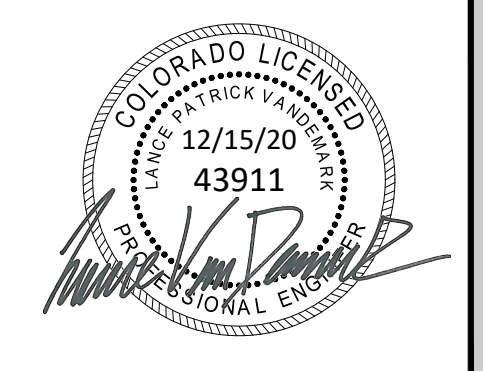
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



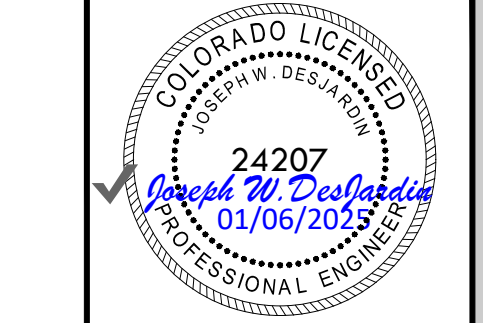
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



BISON MEADOWS CT
SEE SHEET 35



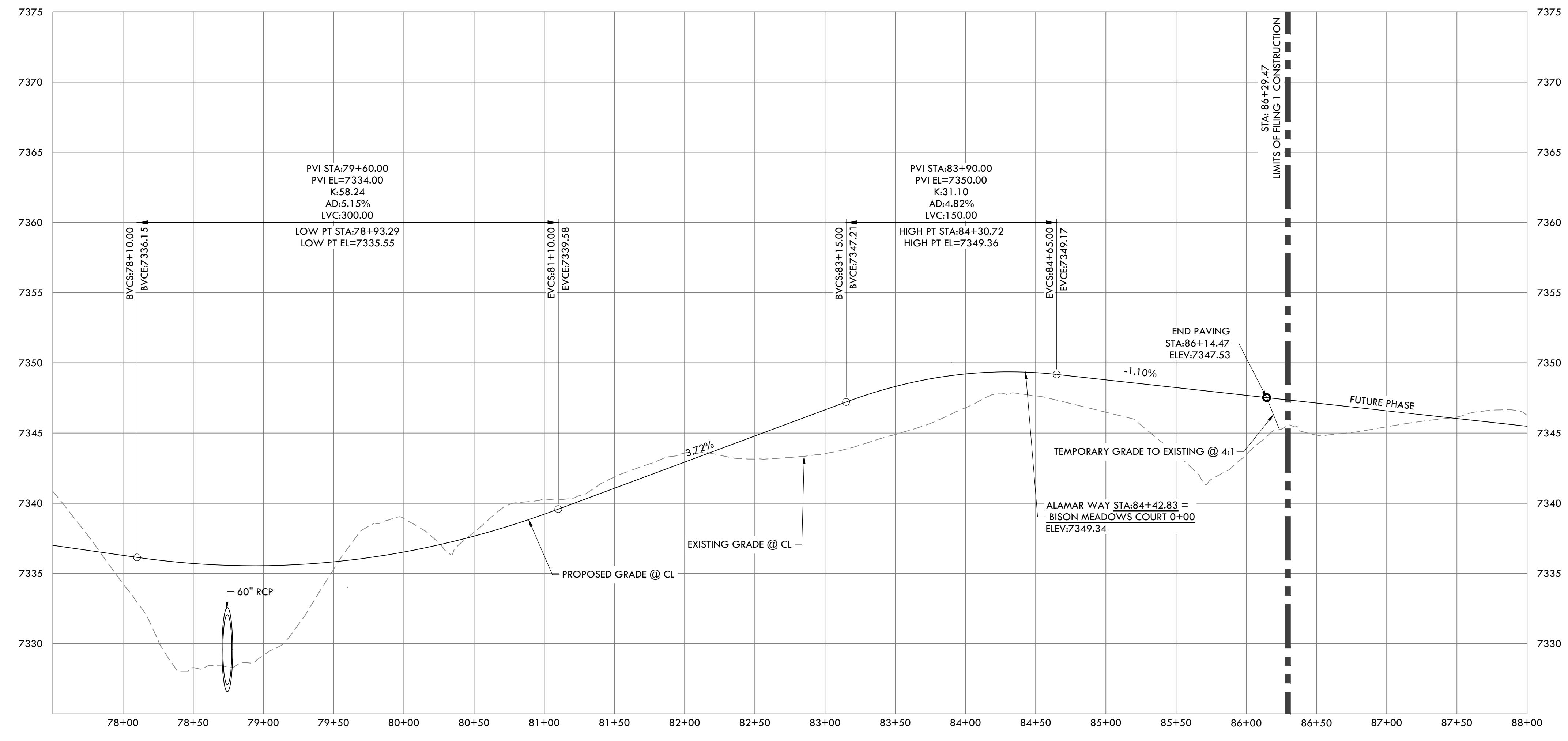
ENGINEERING RECORD DRAWING
ASB 2449



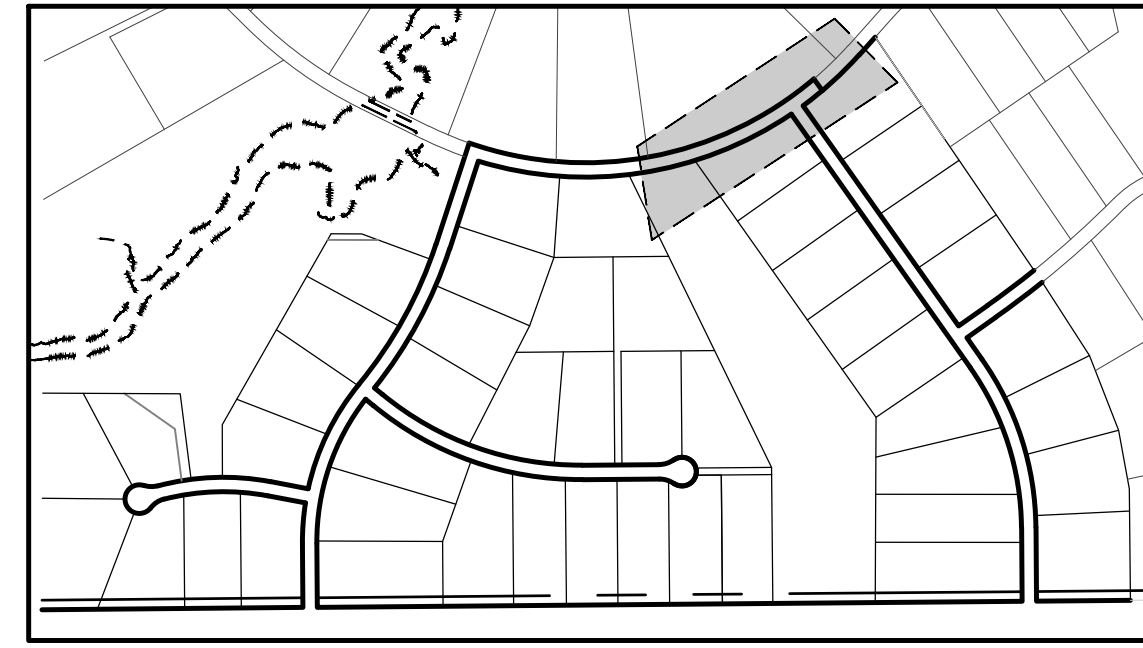
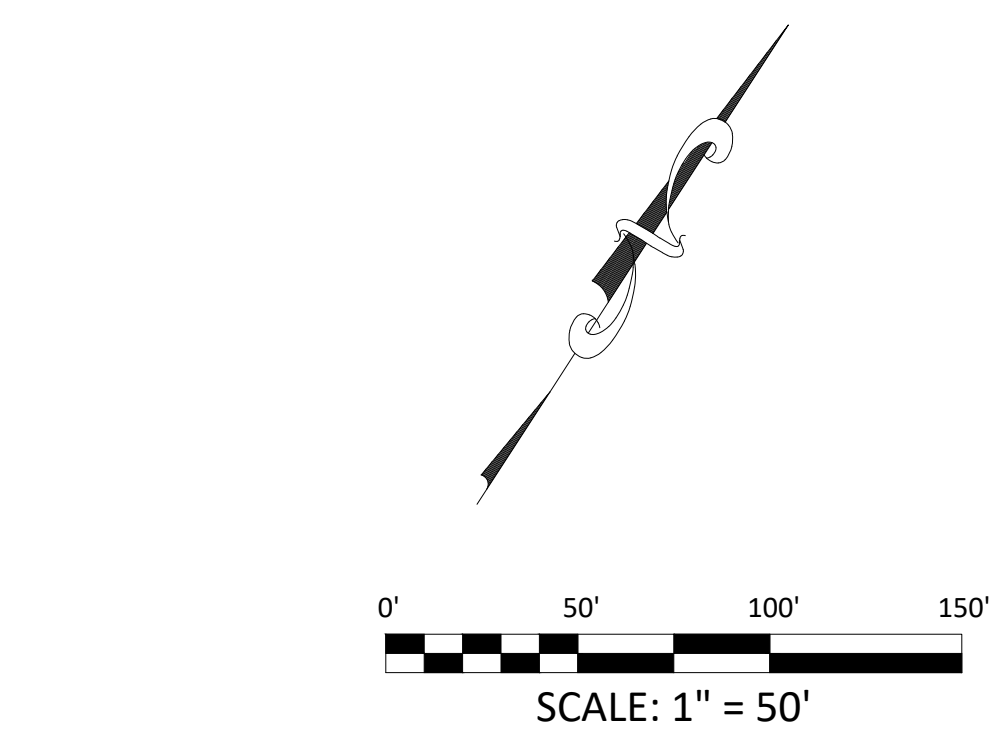
ROAD DEVELOPMENT - ALAMAR WAY 2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



ALAMAR WAY (1) PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



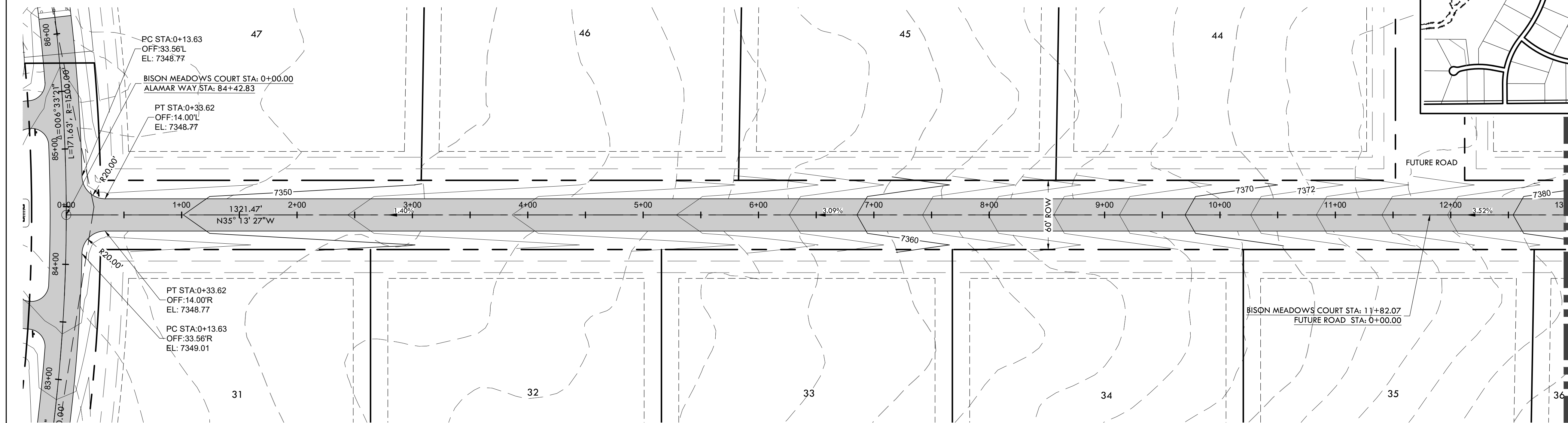
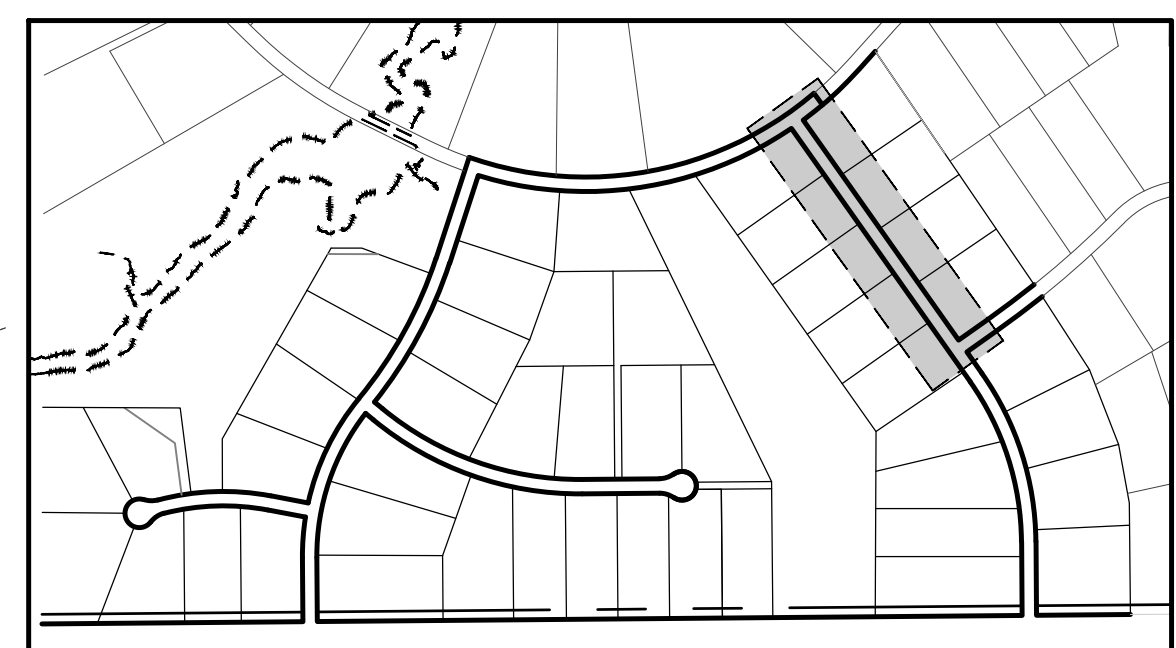
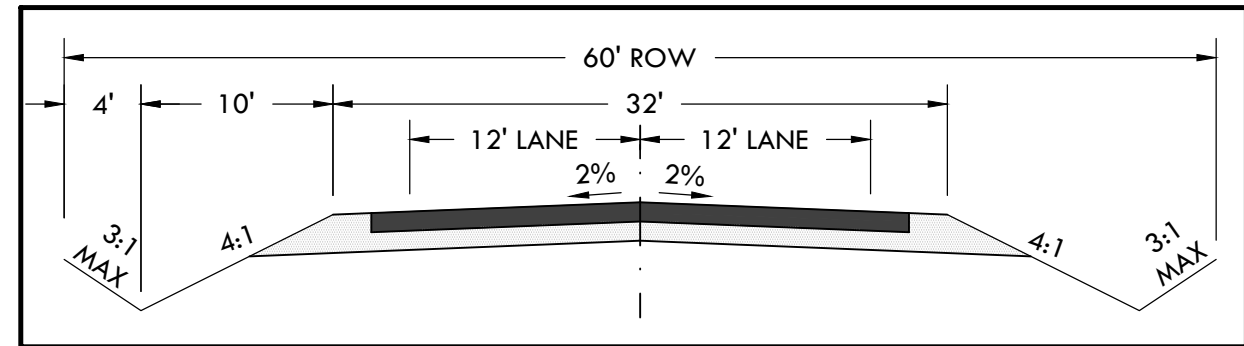
P:\Shared\Projects\49000-49999\49300-49399\49388-rc\inc\cnc\149388-CD-RD-ALAMAR WAY.dwg Tuesday, December 15, 2020 12:02:52 PM
Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

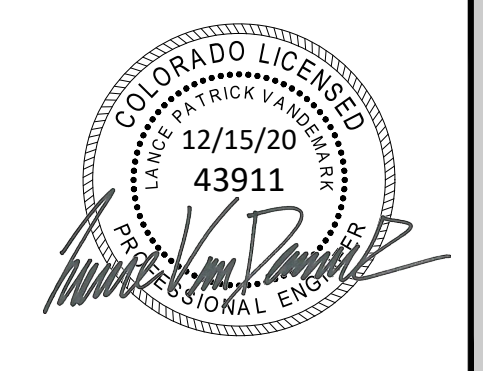


Know what's below.
Call before you dig.

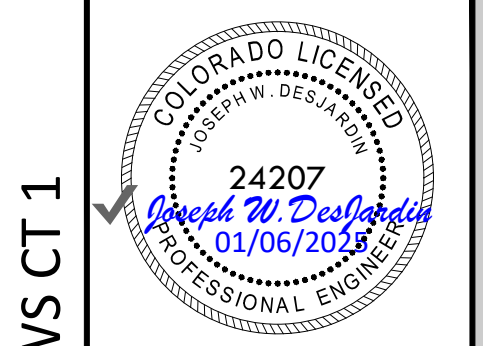


ALAMAR WAY
SEE SHEET 34

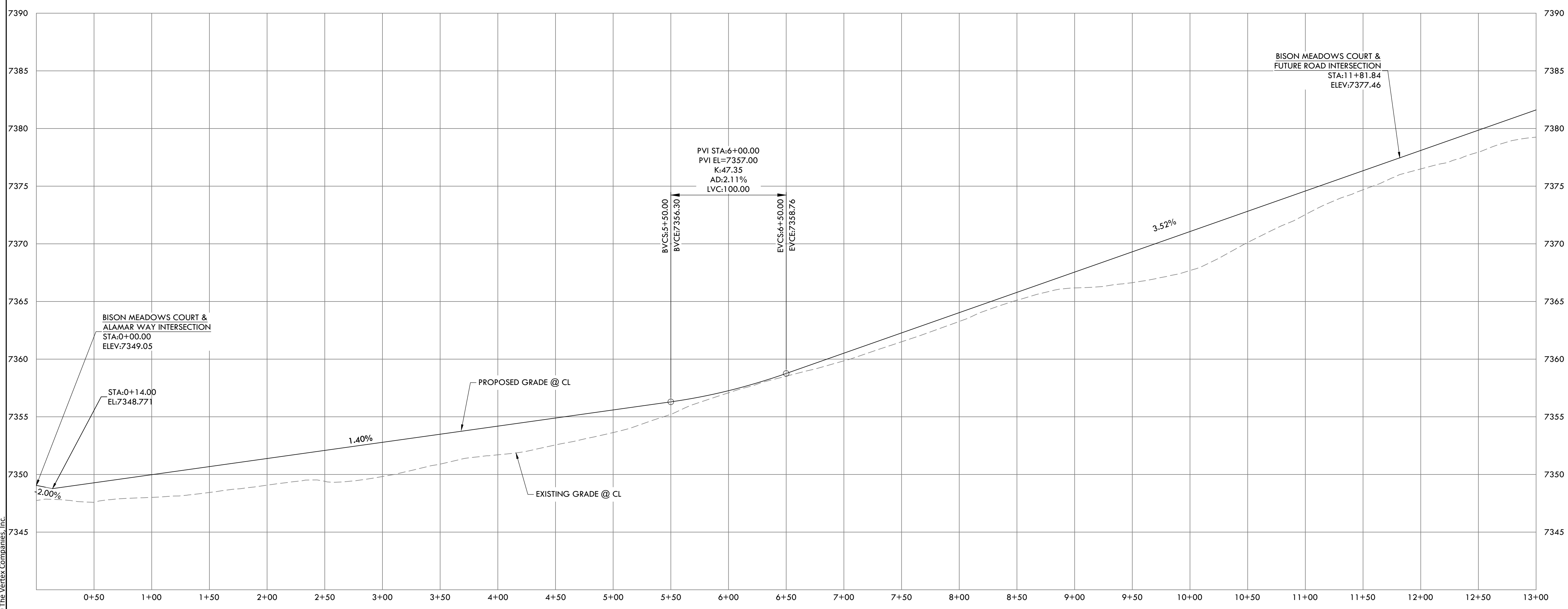
KEY MAP
N.T.S.
BISON MEADOWS CT
MATCHLINE STA: 13+00
SEE SHEET 36



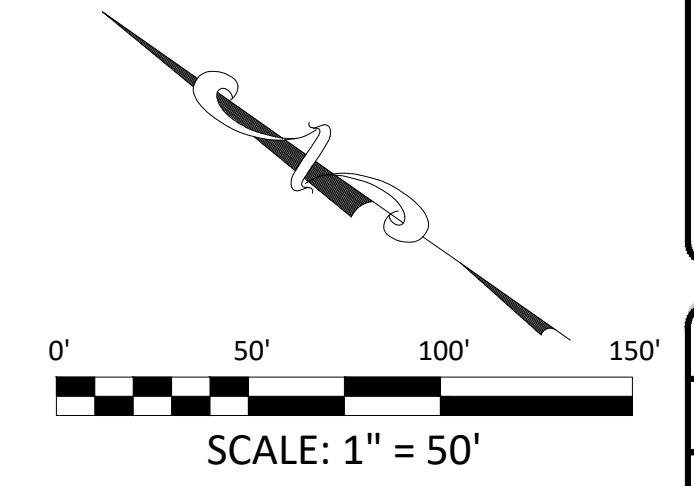
ENGINEERING RECORD DRAWING
ASB 2449



ROAD DEVELOPMENT - BISON MEADOWS CT 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132



BISON MEADOWS CT PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

35

EPC 12/29/2020 SF-20-003

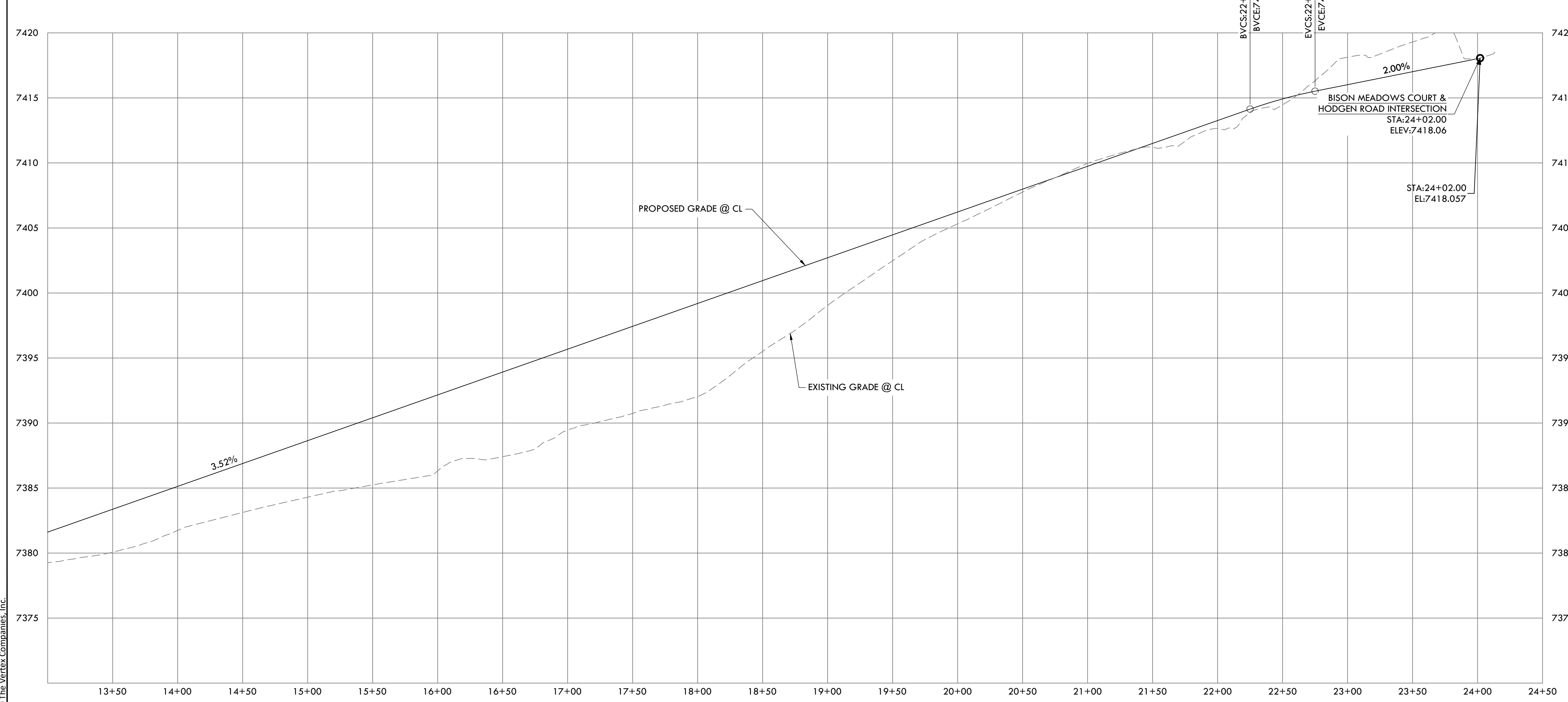
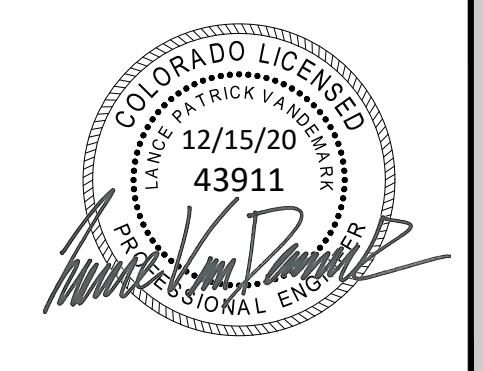
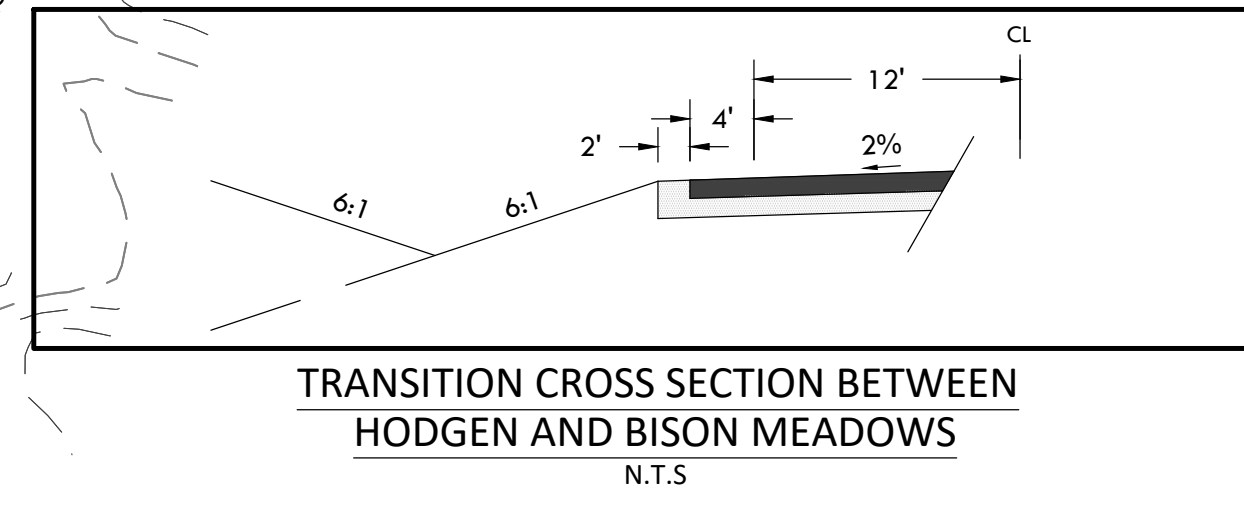
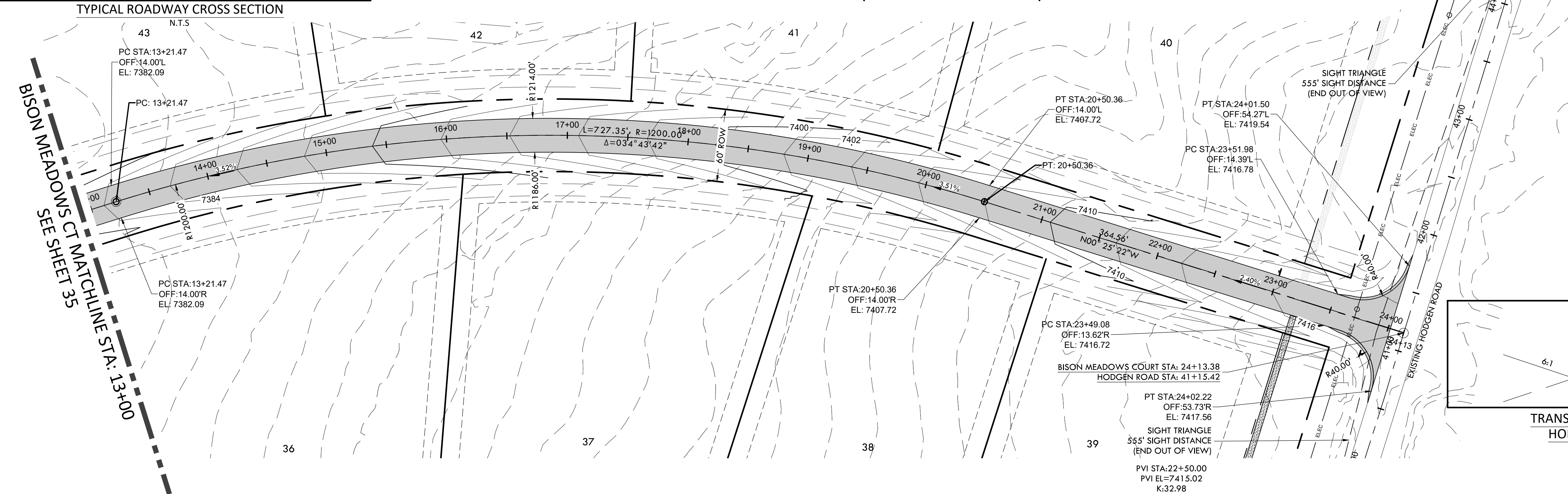
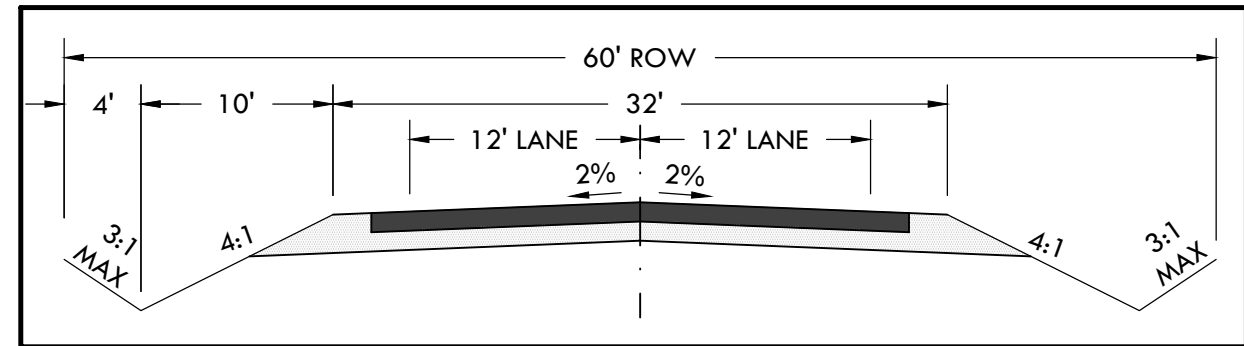
P:\Shared Projects\49388\49388-00-49388-00-RD-BISON MEADOWS COURT.dwg Tuesday, December 15, 2020 12:03:45 PM Copyright © 2020 The Vertex Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

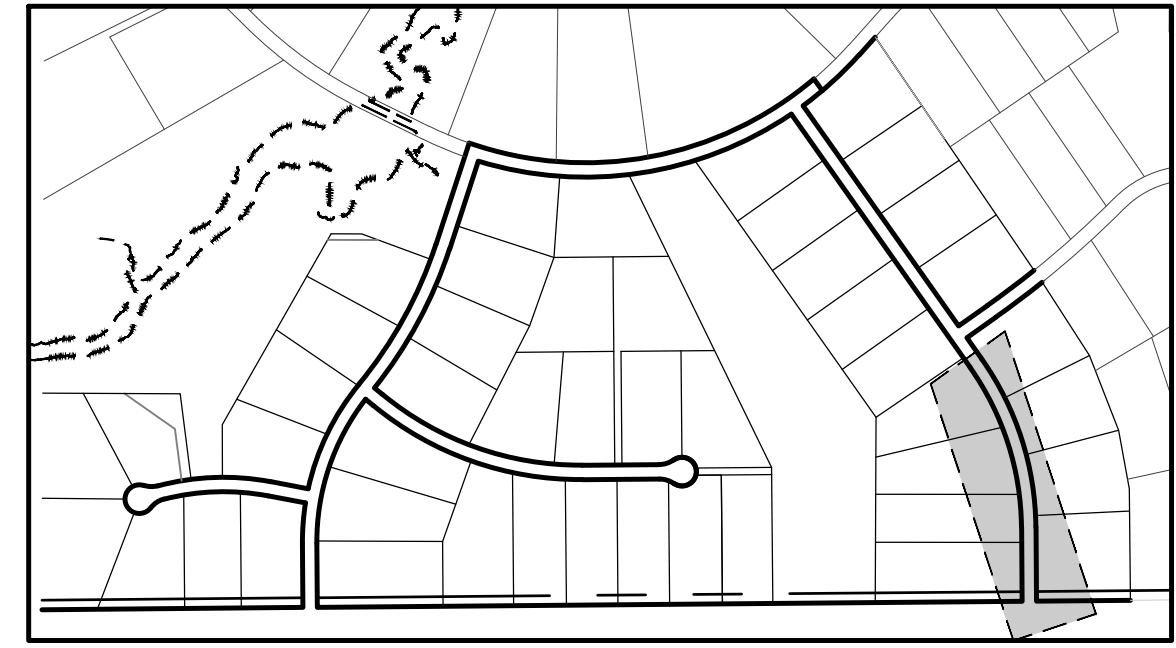
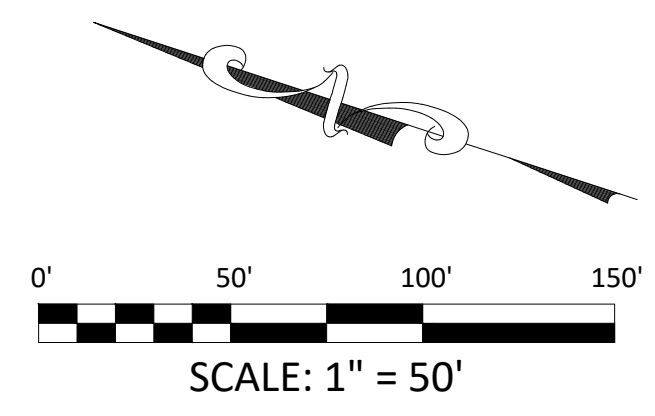


VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



BISON MEADOWS CT PROFILE

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



ENGINEERING RECORD DRAWING
ASB 2449



ROAD DEVELOPMENT - BISON MEADOWS CT 2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

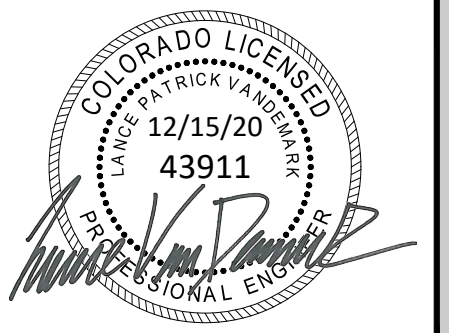
P:\Shared\Projects\49388\49388-00-49388-00-RD-BISON MEADOWS COURT.dwg Tuesday, December 15, 2020 12:04:11 PM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



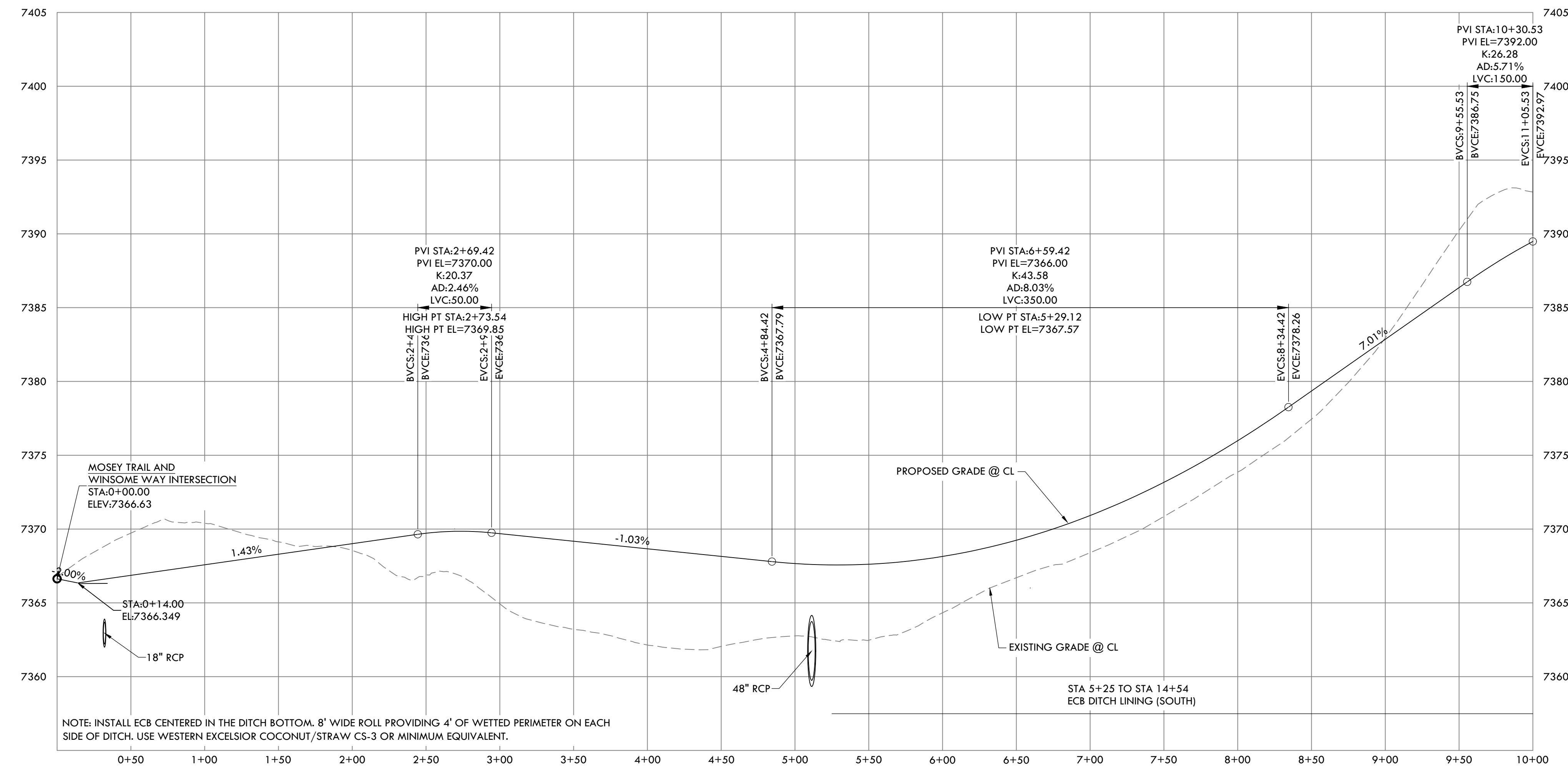
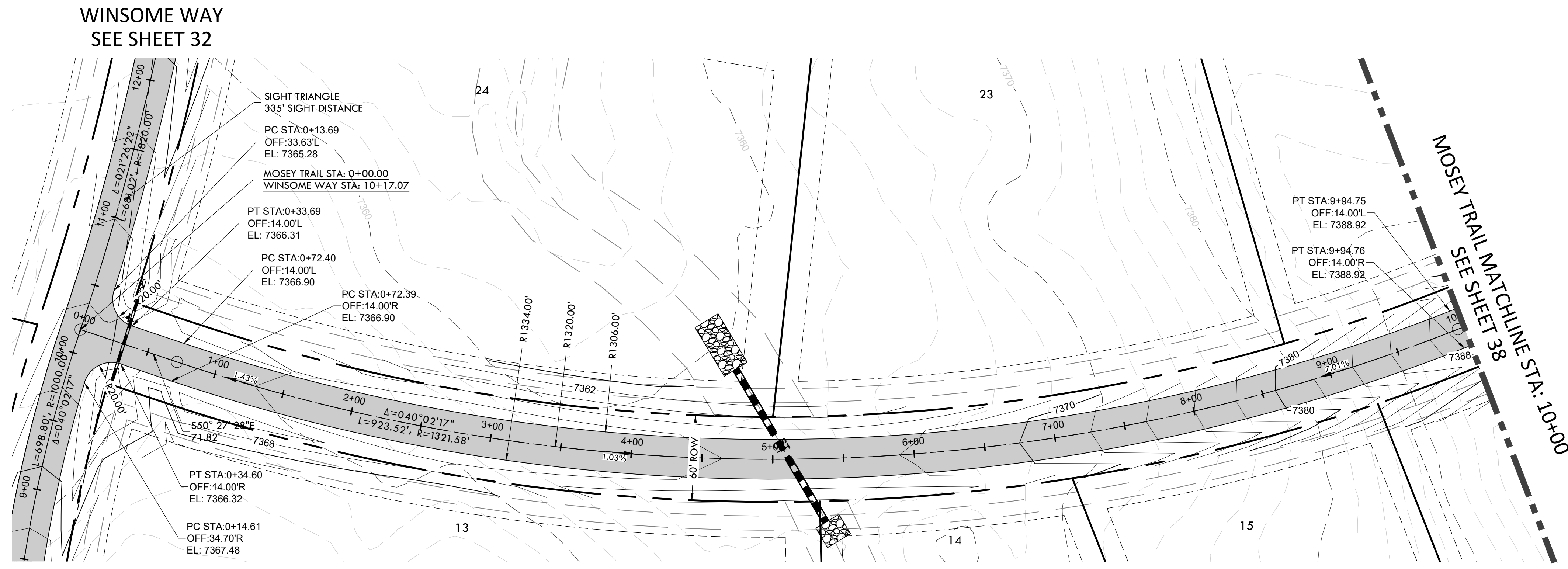
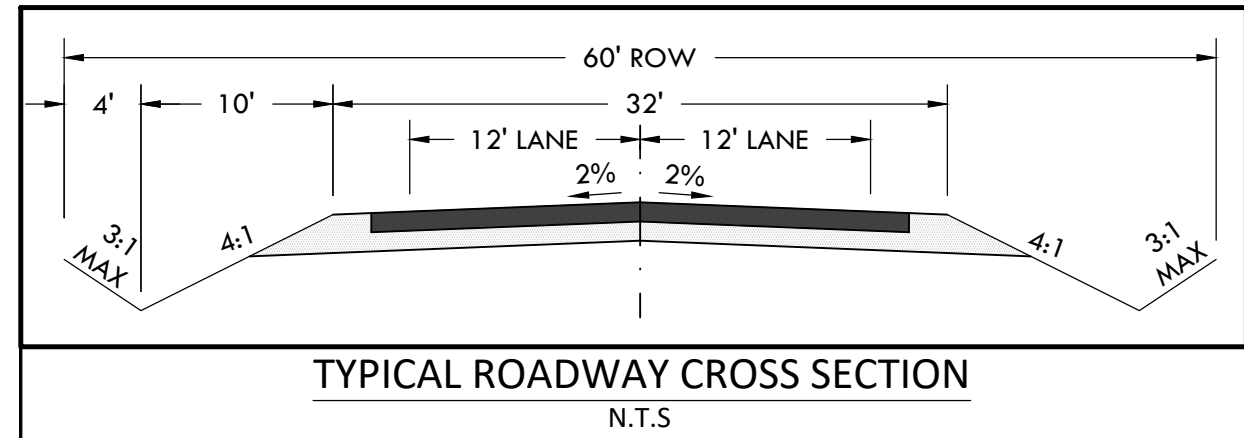
ENGINEERING RECORD DRAWING
ASB 2449



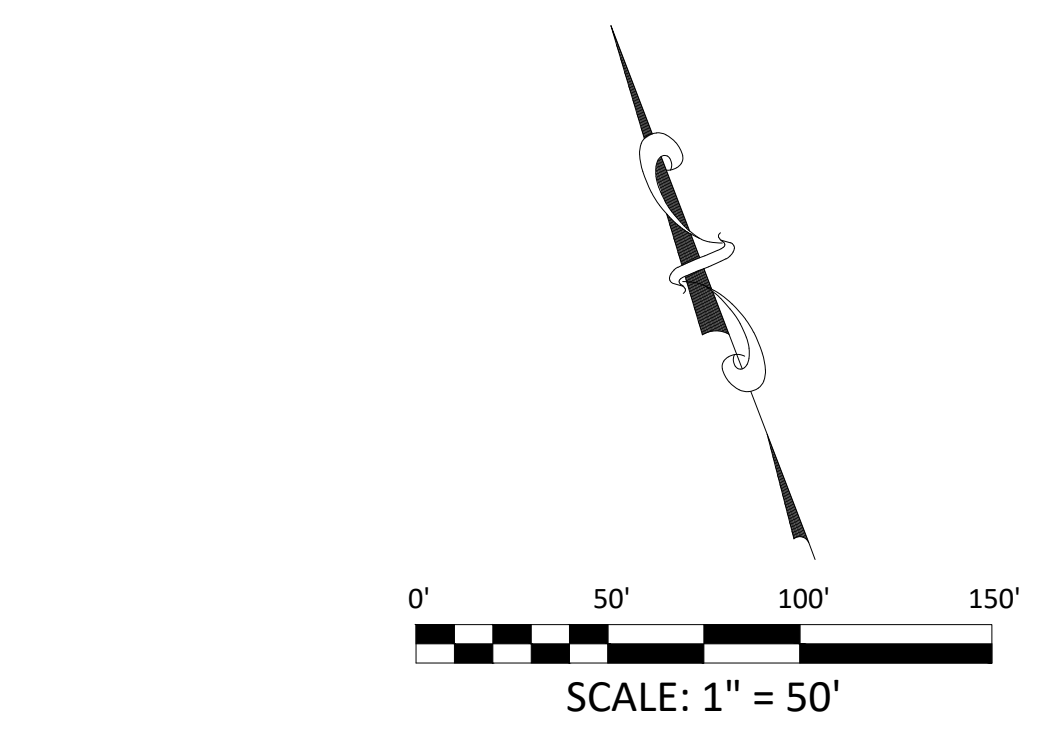
ROAD DEVELOPMENT - MOSEY TRAIL 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



MOSEY TRAIL PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



KEY MAP
N.T.S.

EPC 12/29/2020

SF-20-003

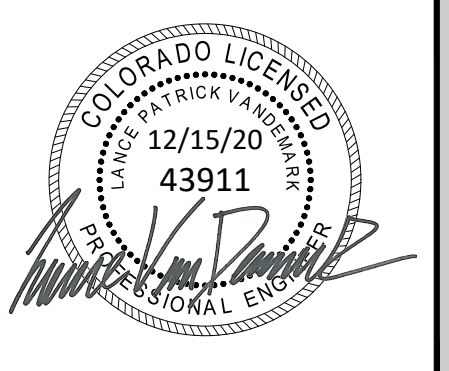
C:\Shared\Projects\49000-49999\49388-49388-CD-MOSEY TRAIL.dwg, Tuesday, December 15, 2020 12:05:20 PM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

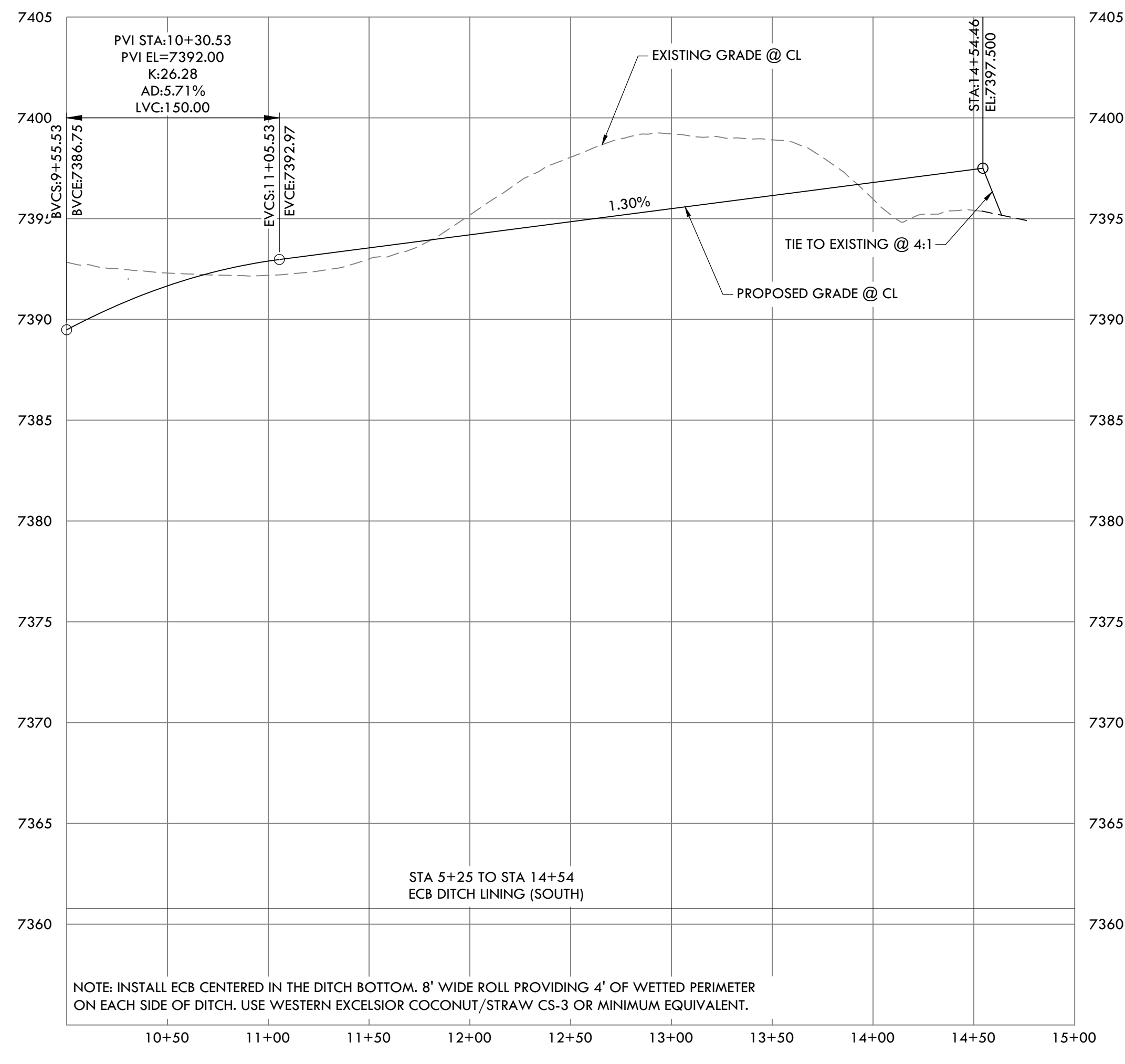
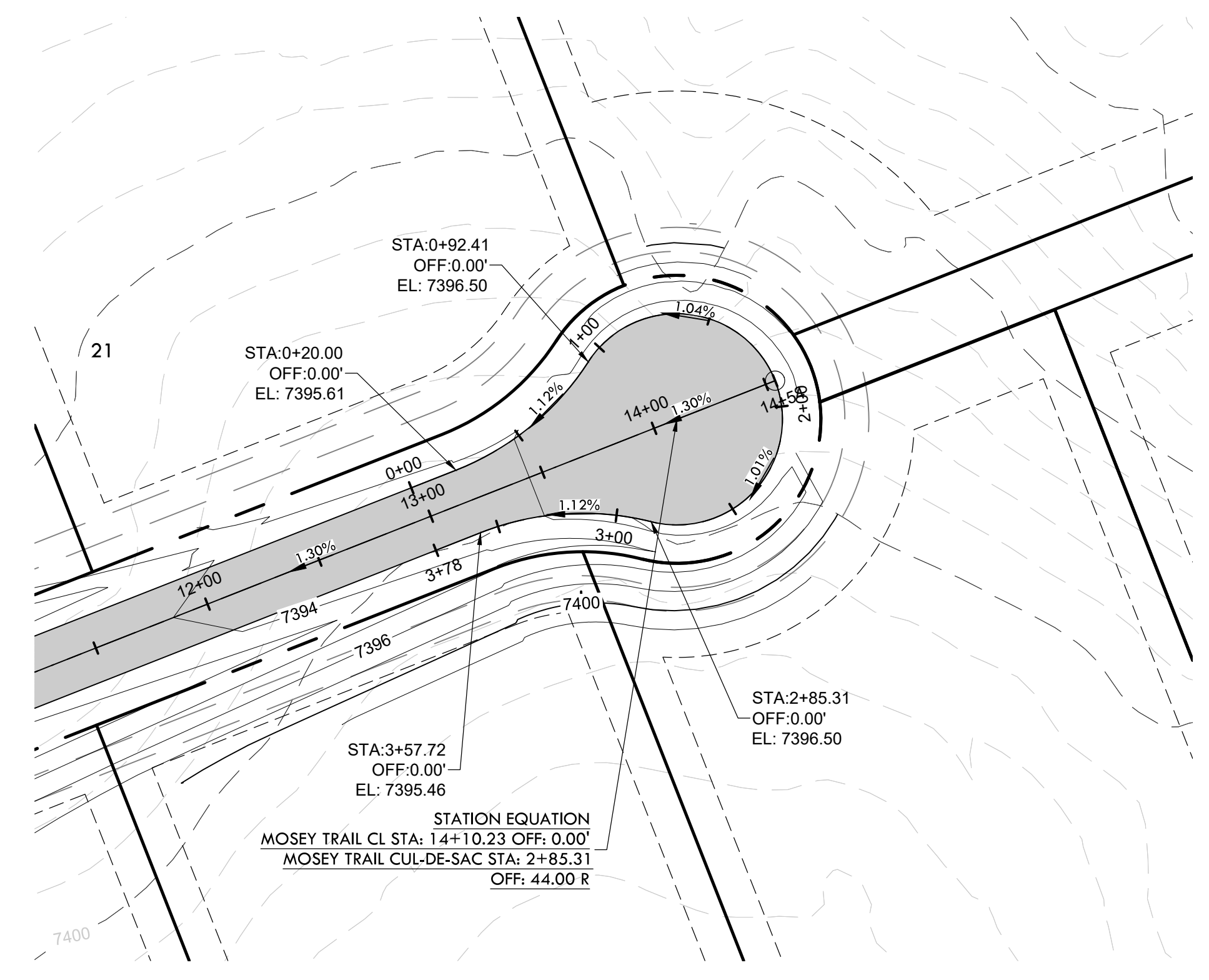
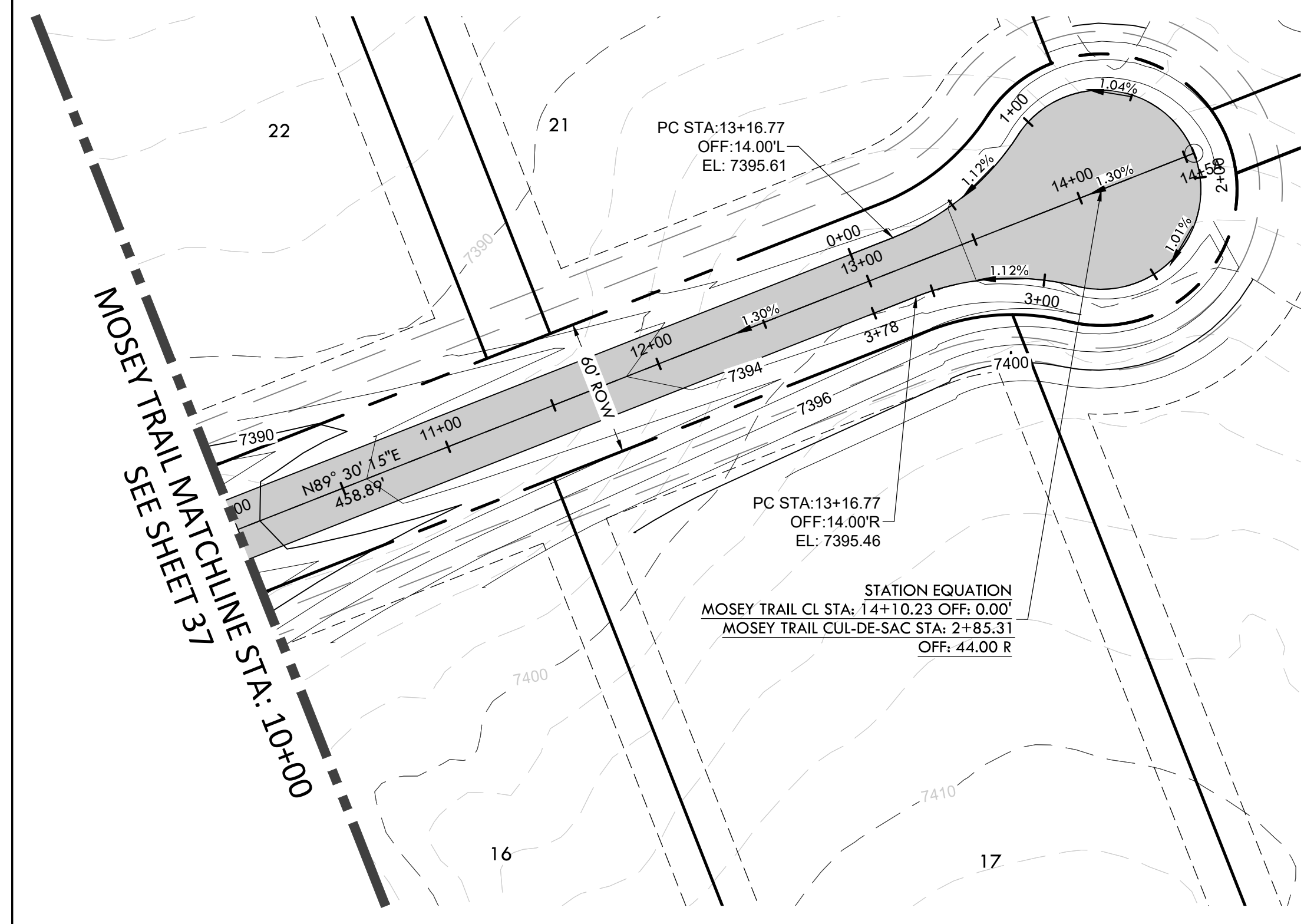
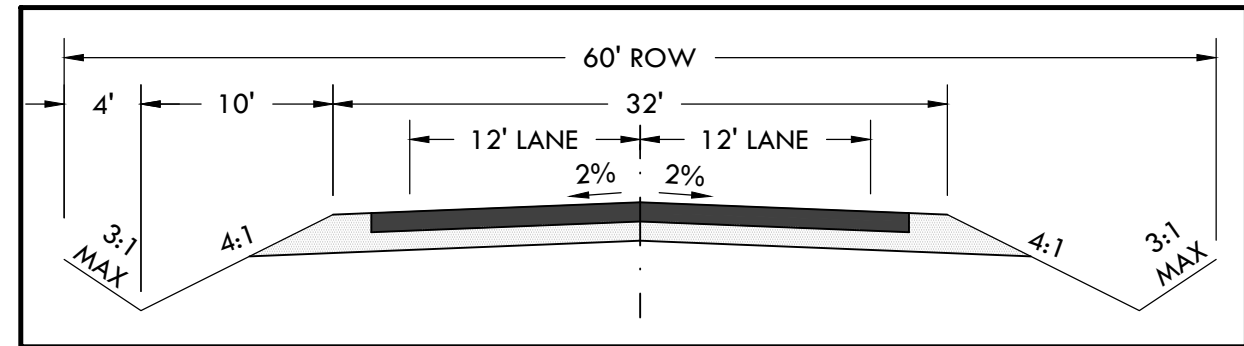


ROAD DEVELOPMENT - MOSEY TRAIL 2
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

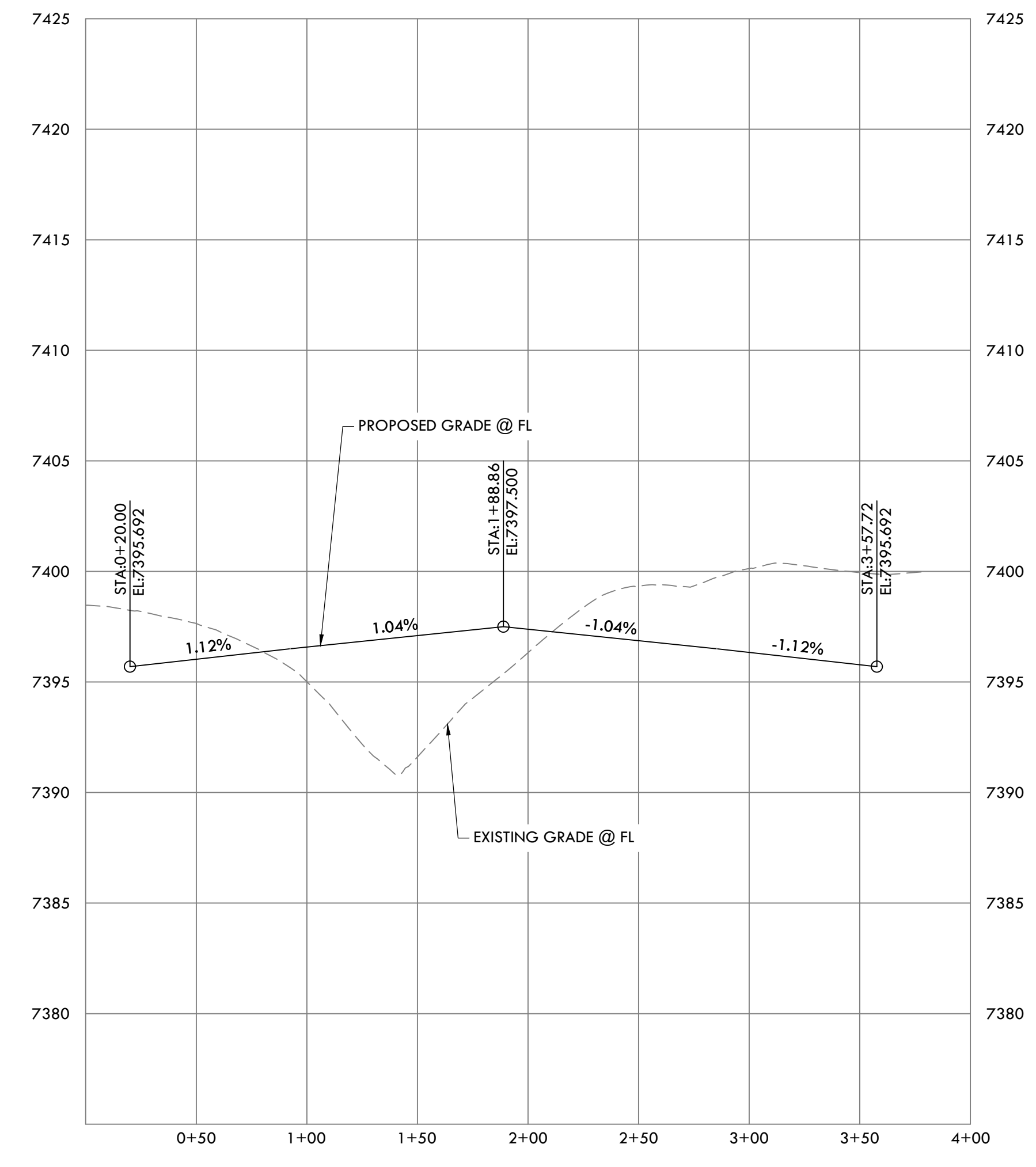
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

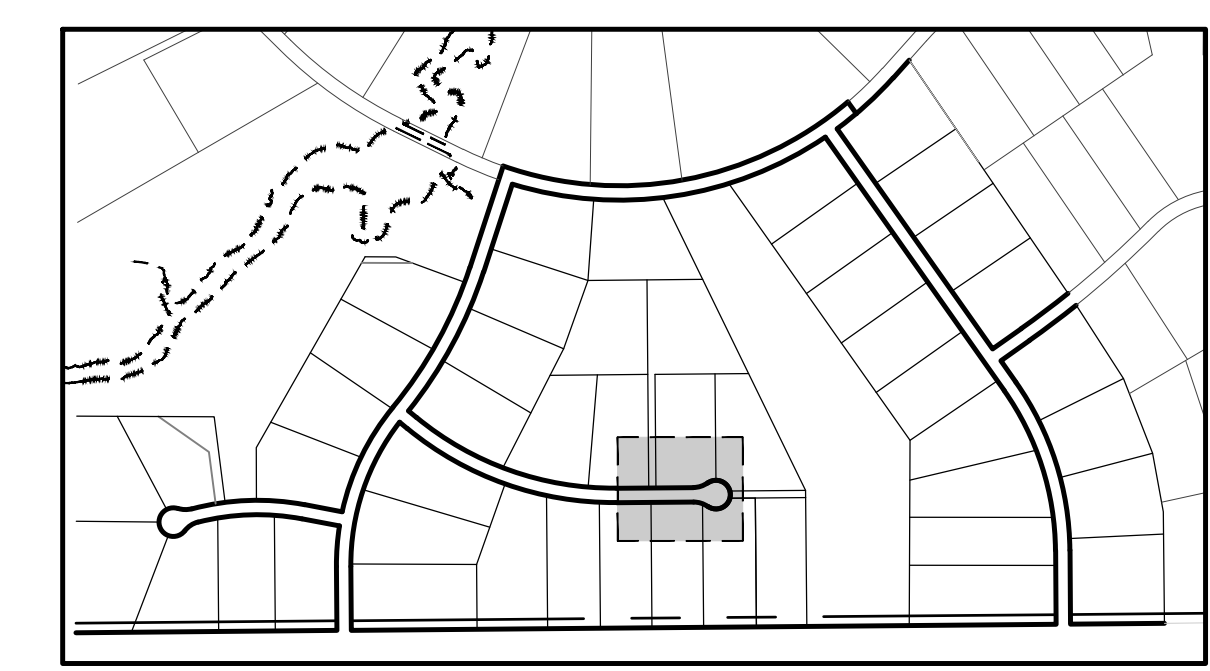
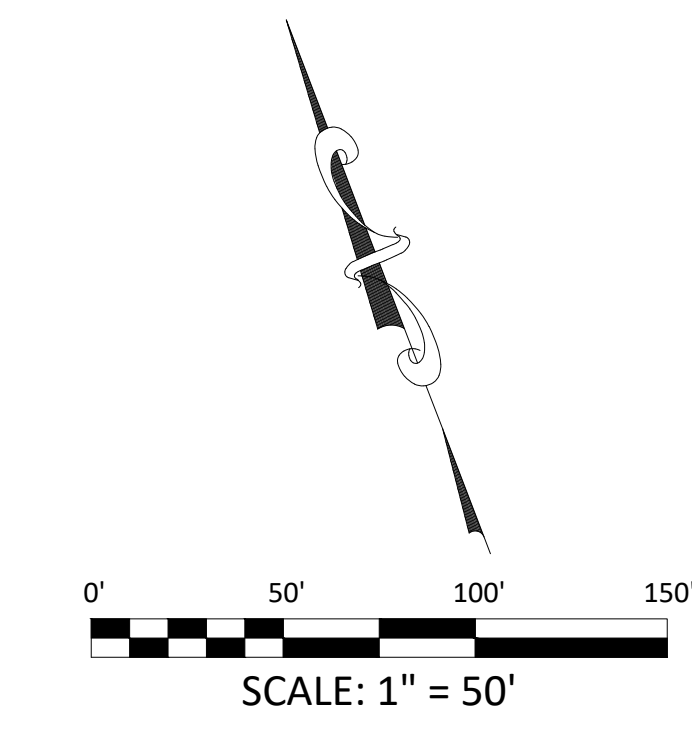
38



MOSEY TRAIL PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



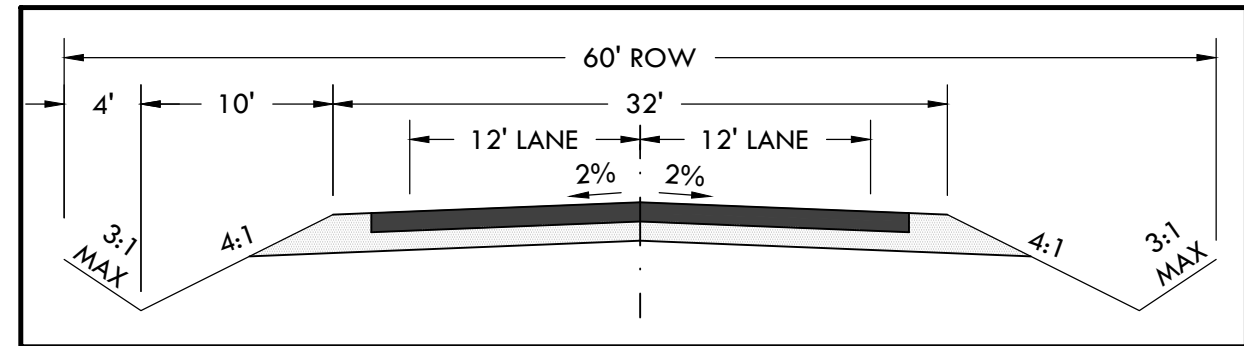
MOSEY TRAIL CUL-DE-SAC PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



EPC 12/29/2020

SF-20-003

P:\Shared\Projects\49388\49388-00-49388-00-00-MOSEY TRAIL.dwg, Tuesday, December 15, 2020 12:06:05 PM
 Copyright © 2020 The Vertix Companies, Inc.



CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

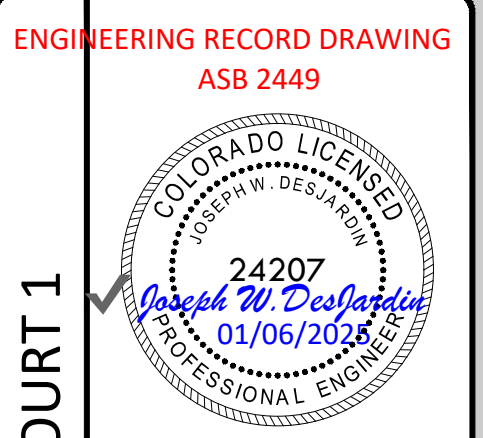
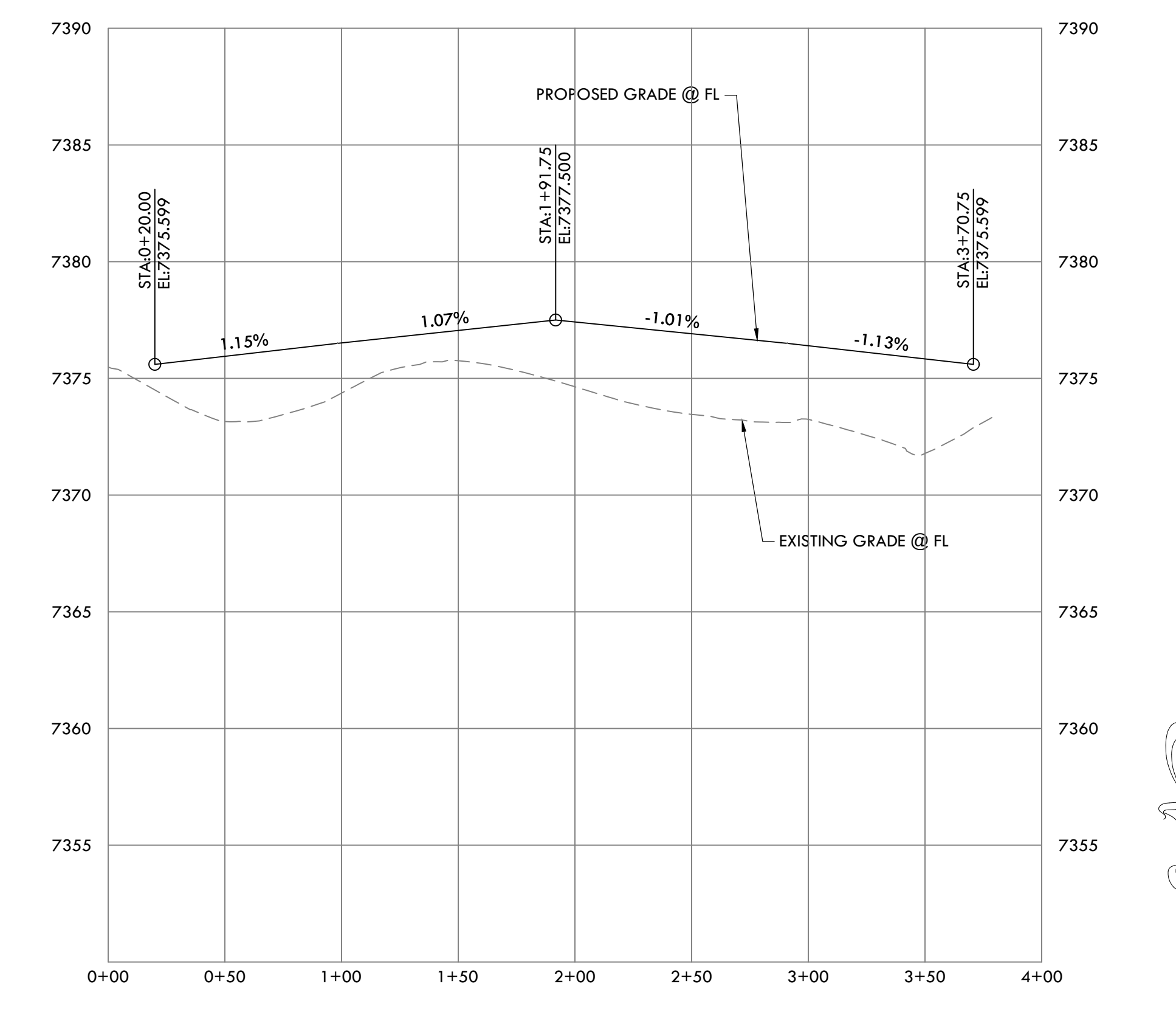
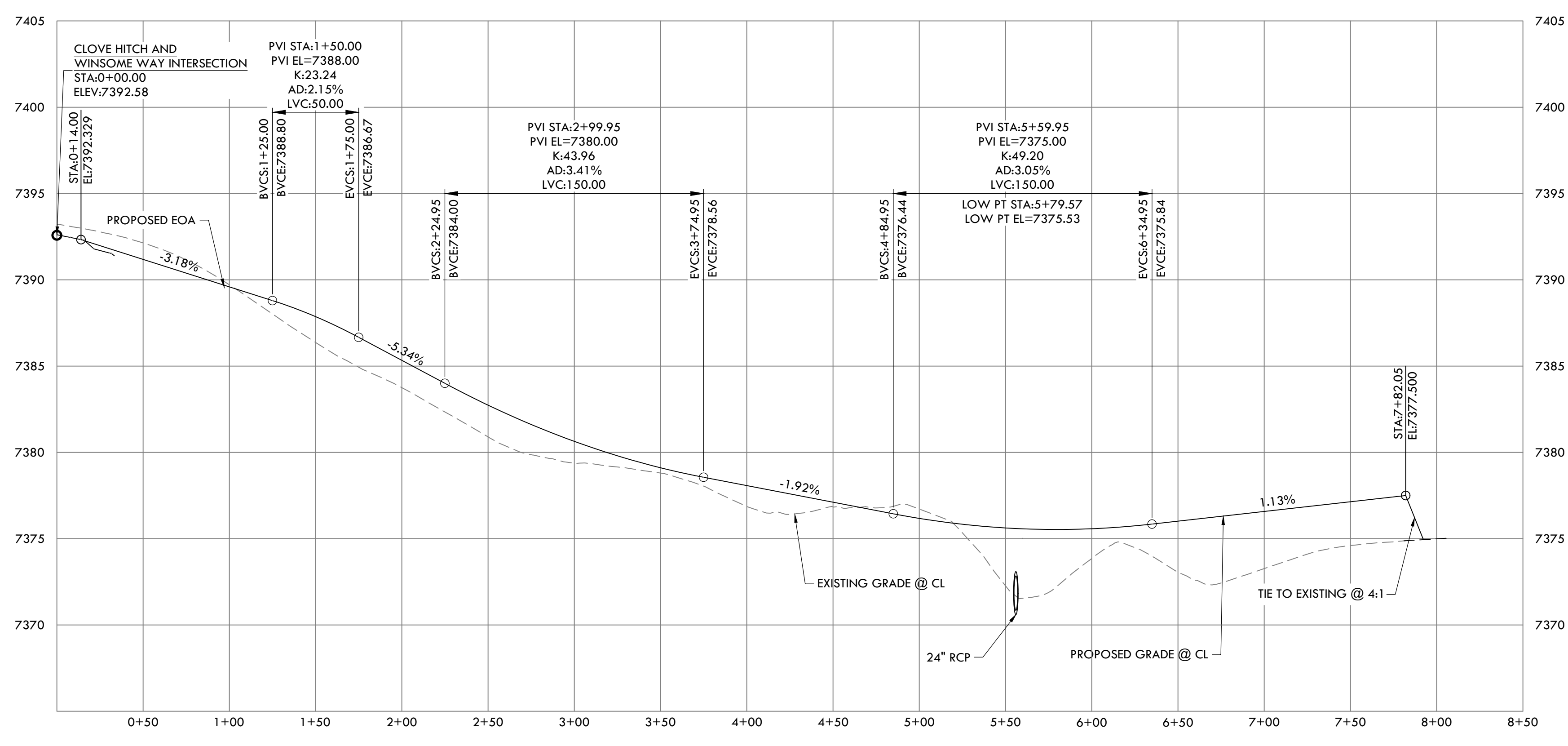
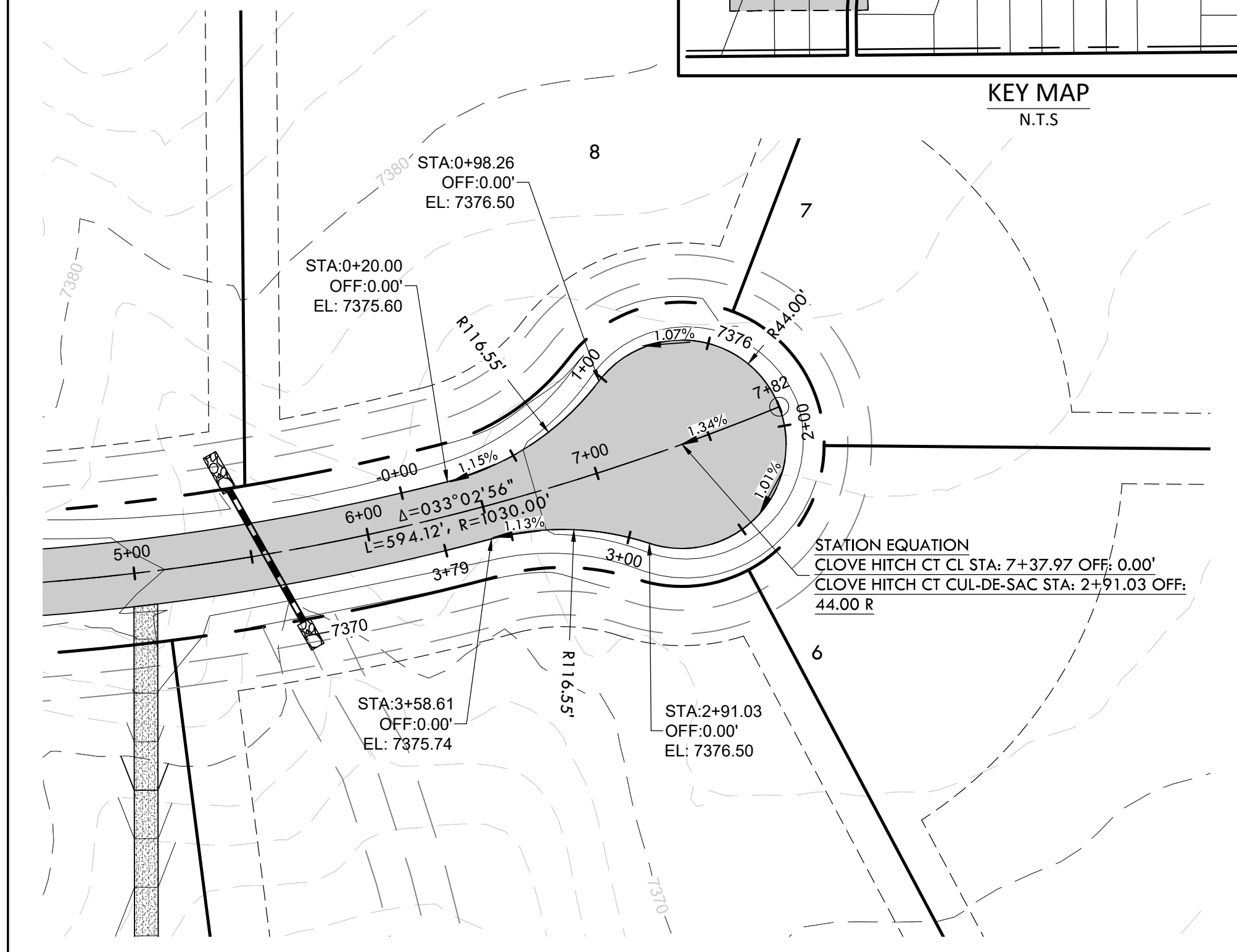
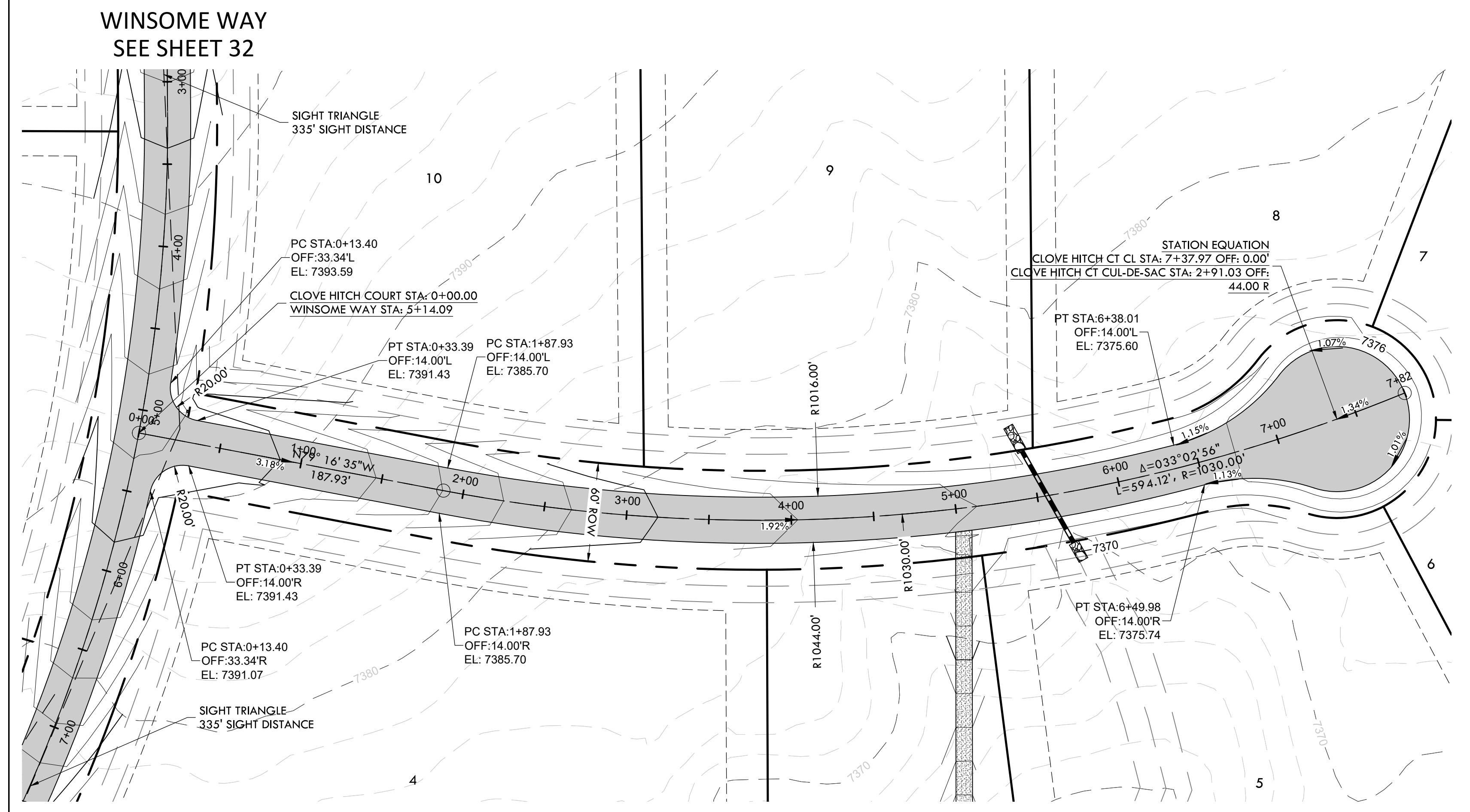
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

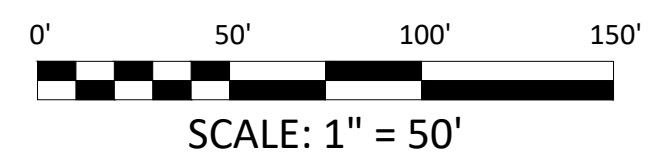


ENGINEERING RECORD DRAWING
ASB 2449

ROAD DEVELOPMENT - CLOVE HITCH COURT 1
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



CLOVE HITCH CT CUL-DE-SAC PROFILE
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

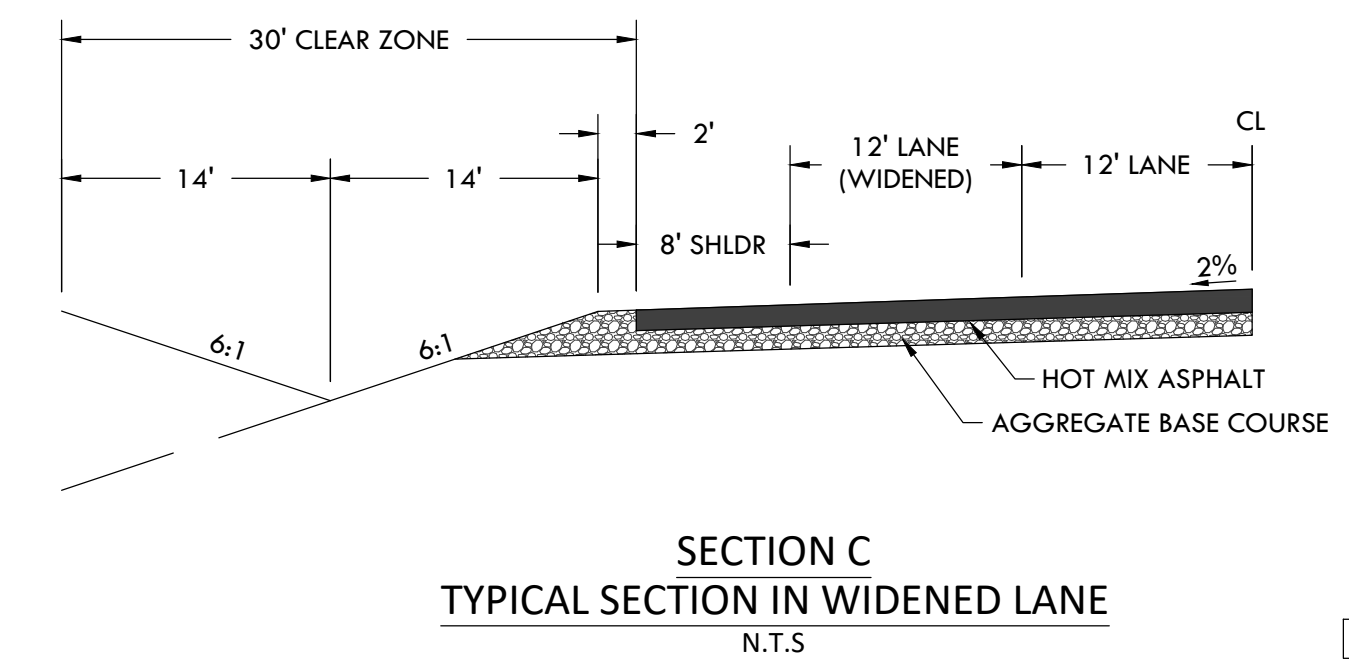
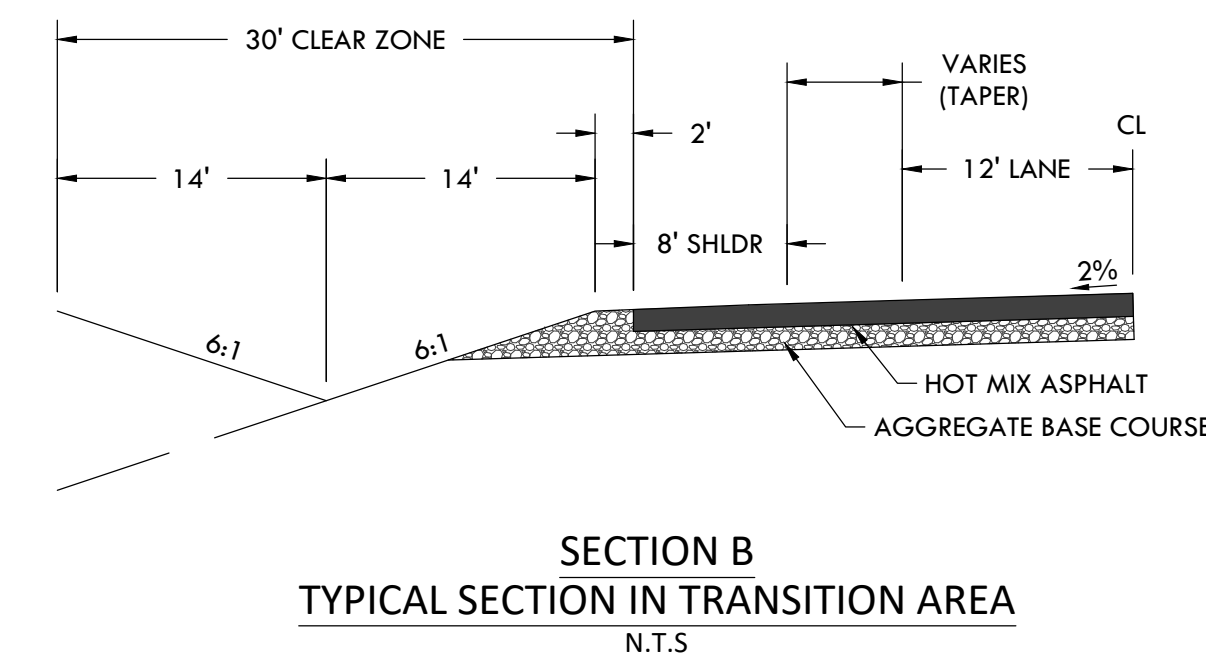
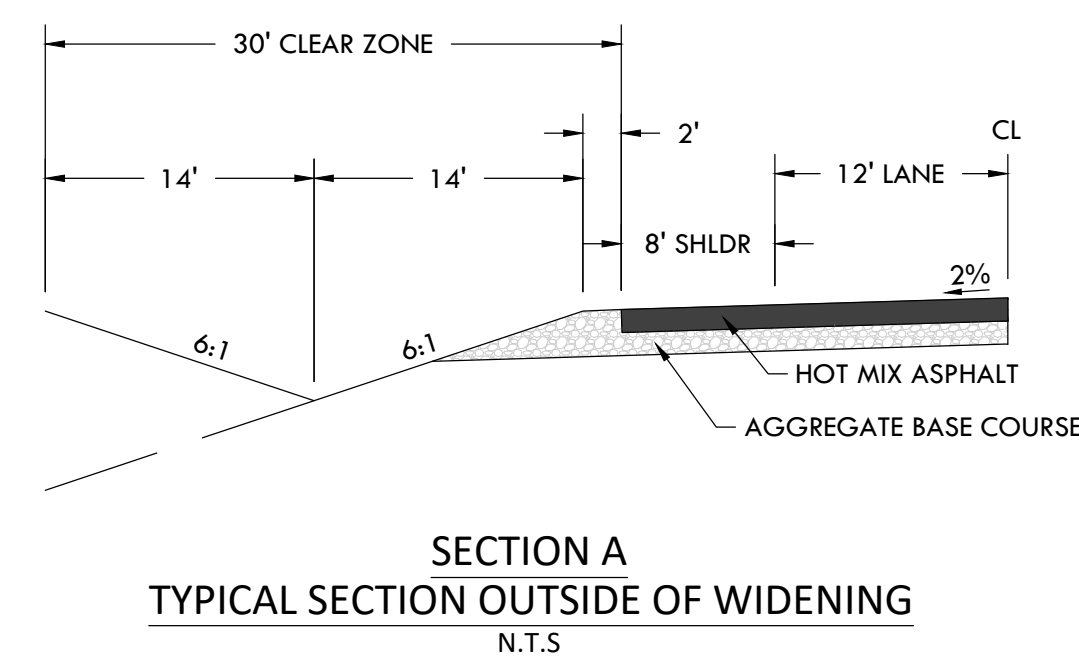
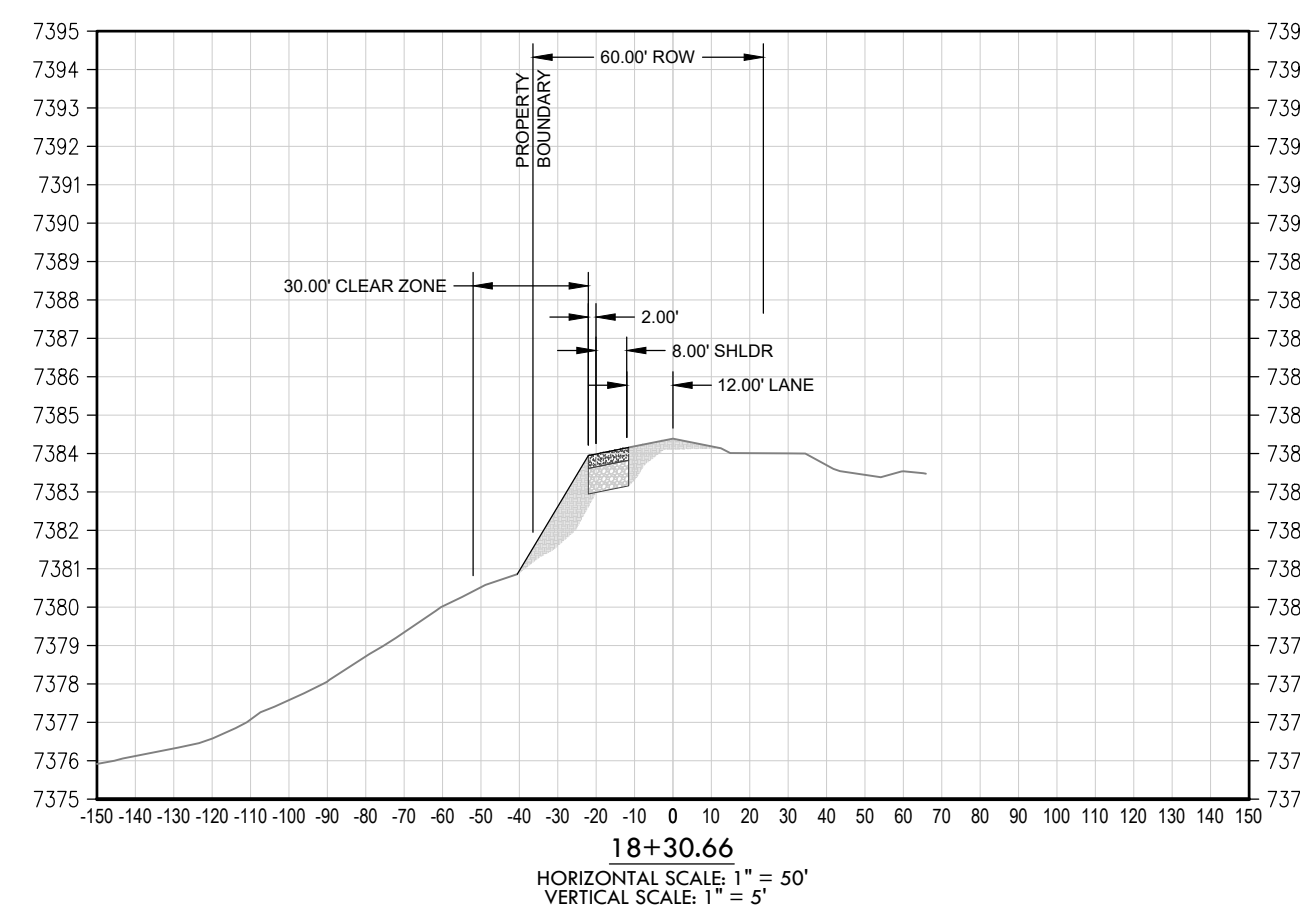
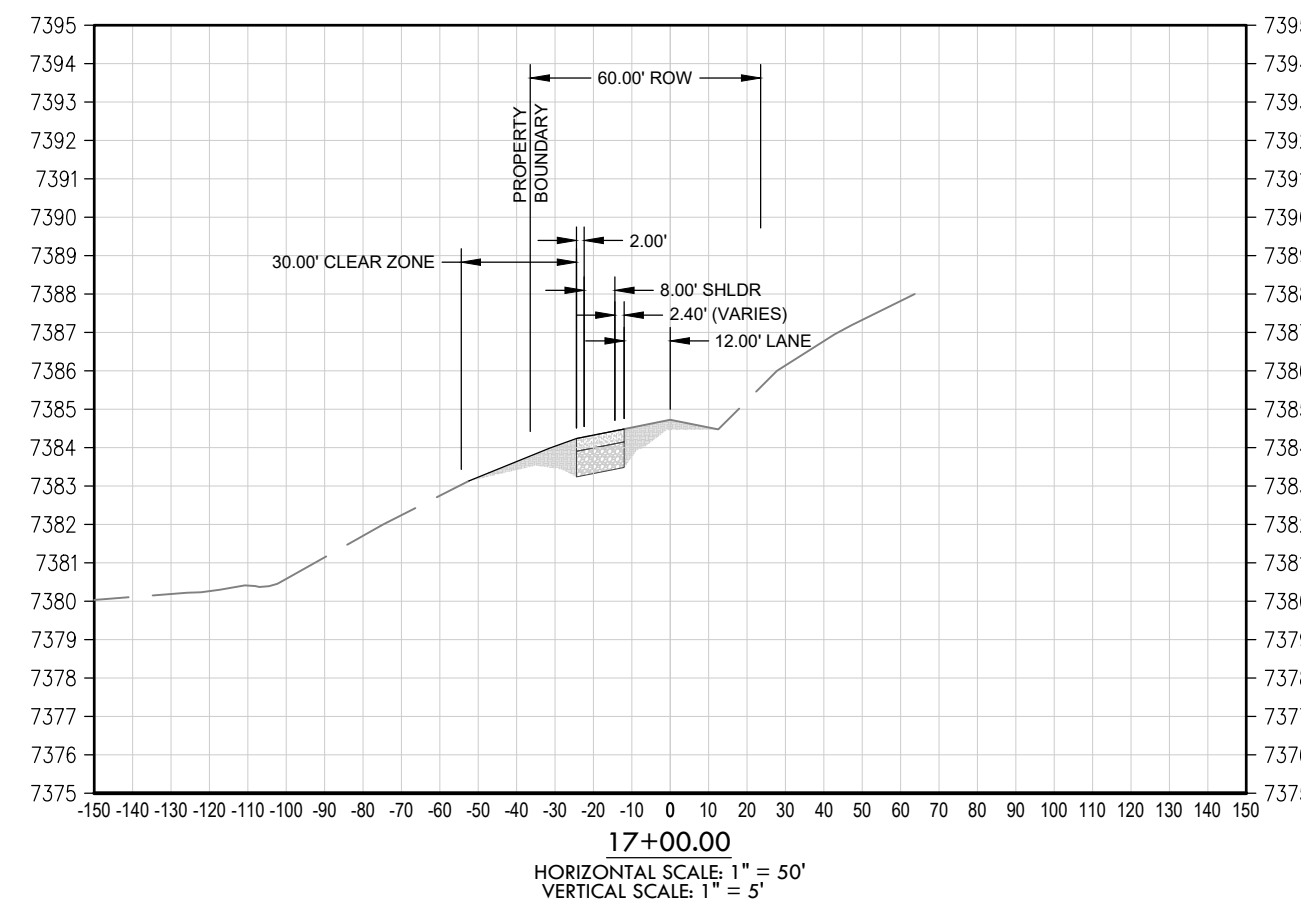
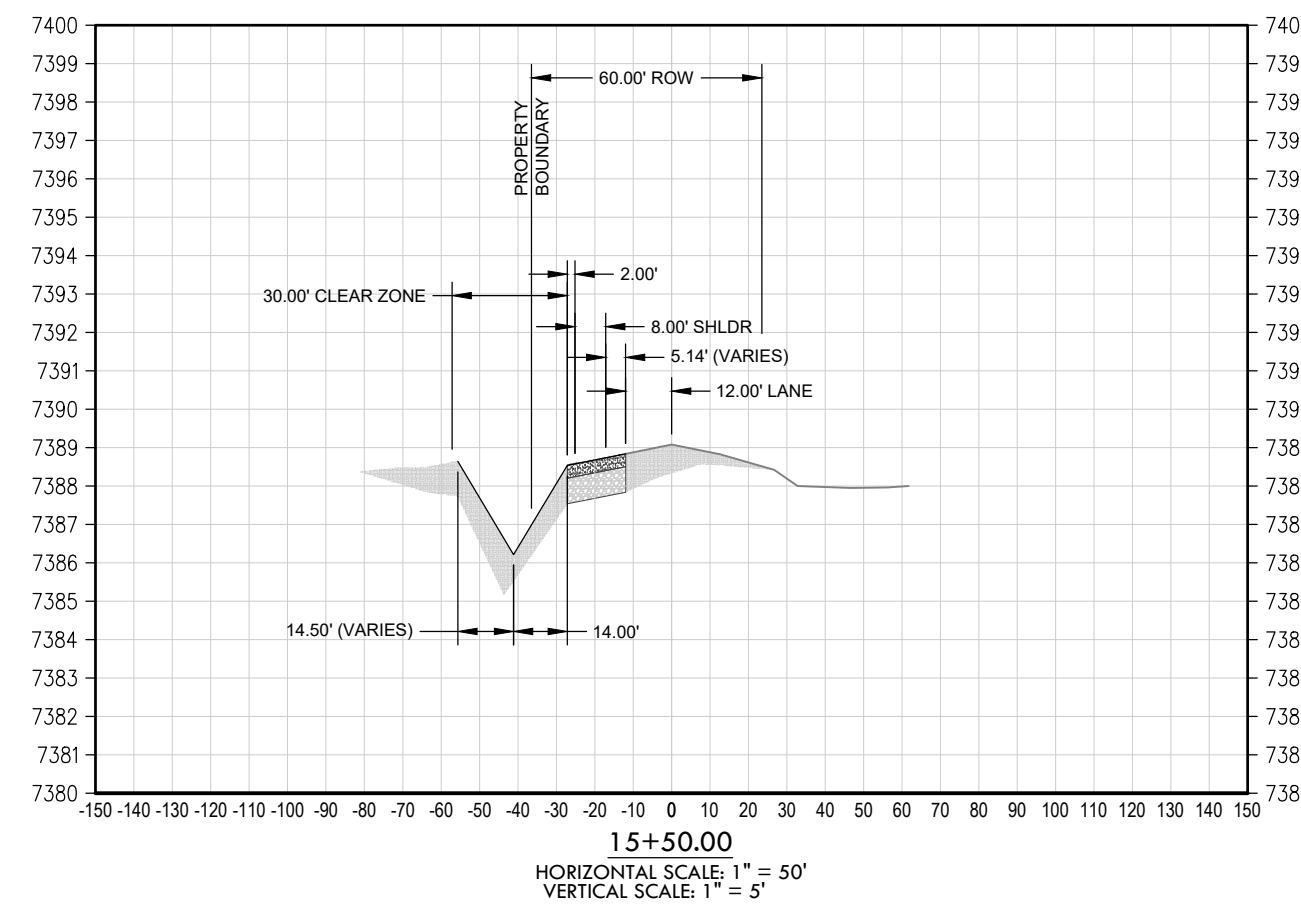
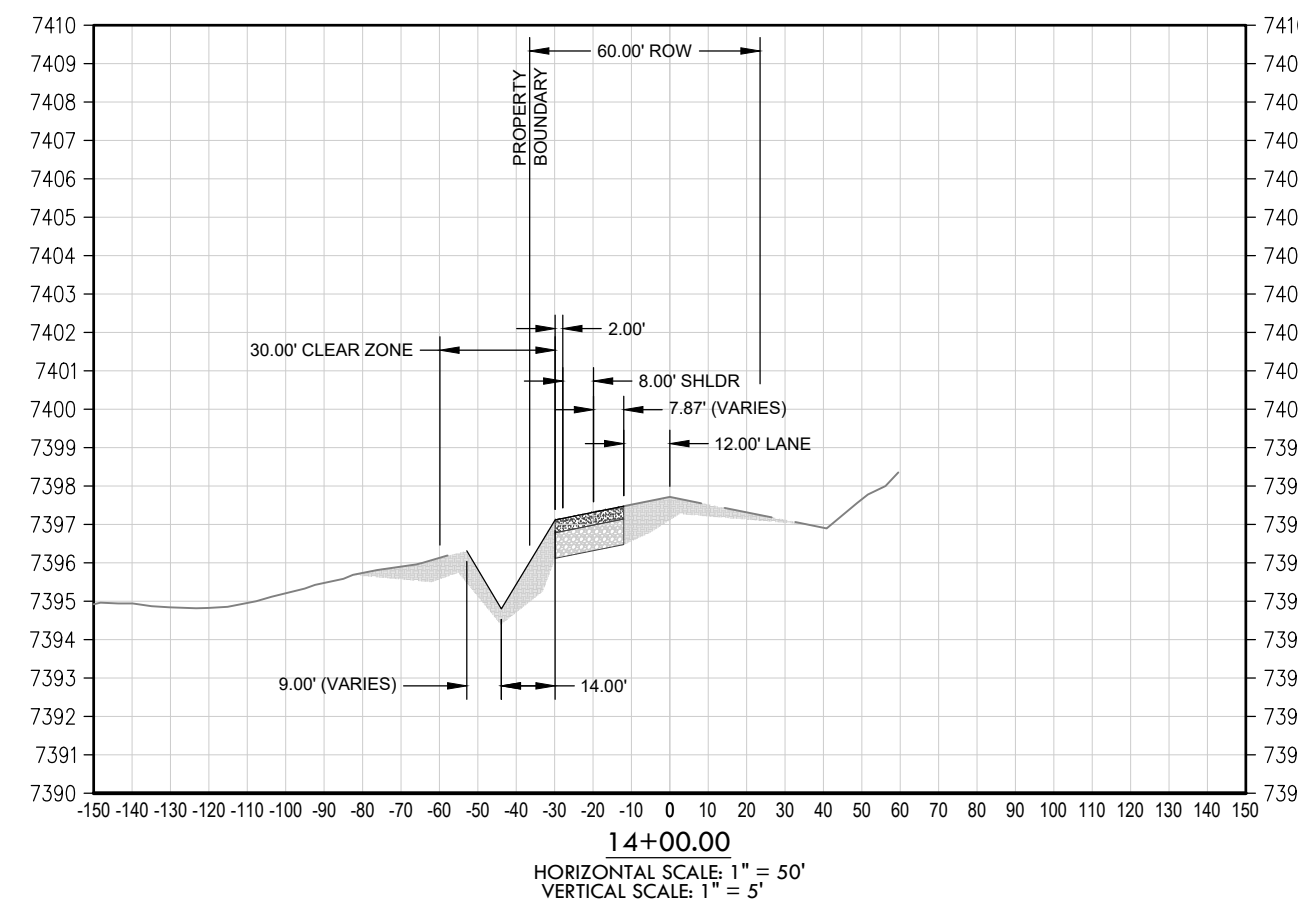
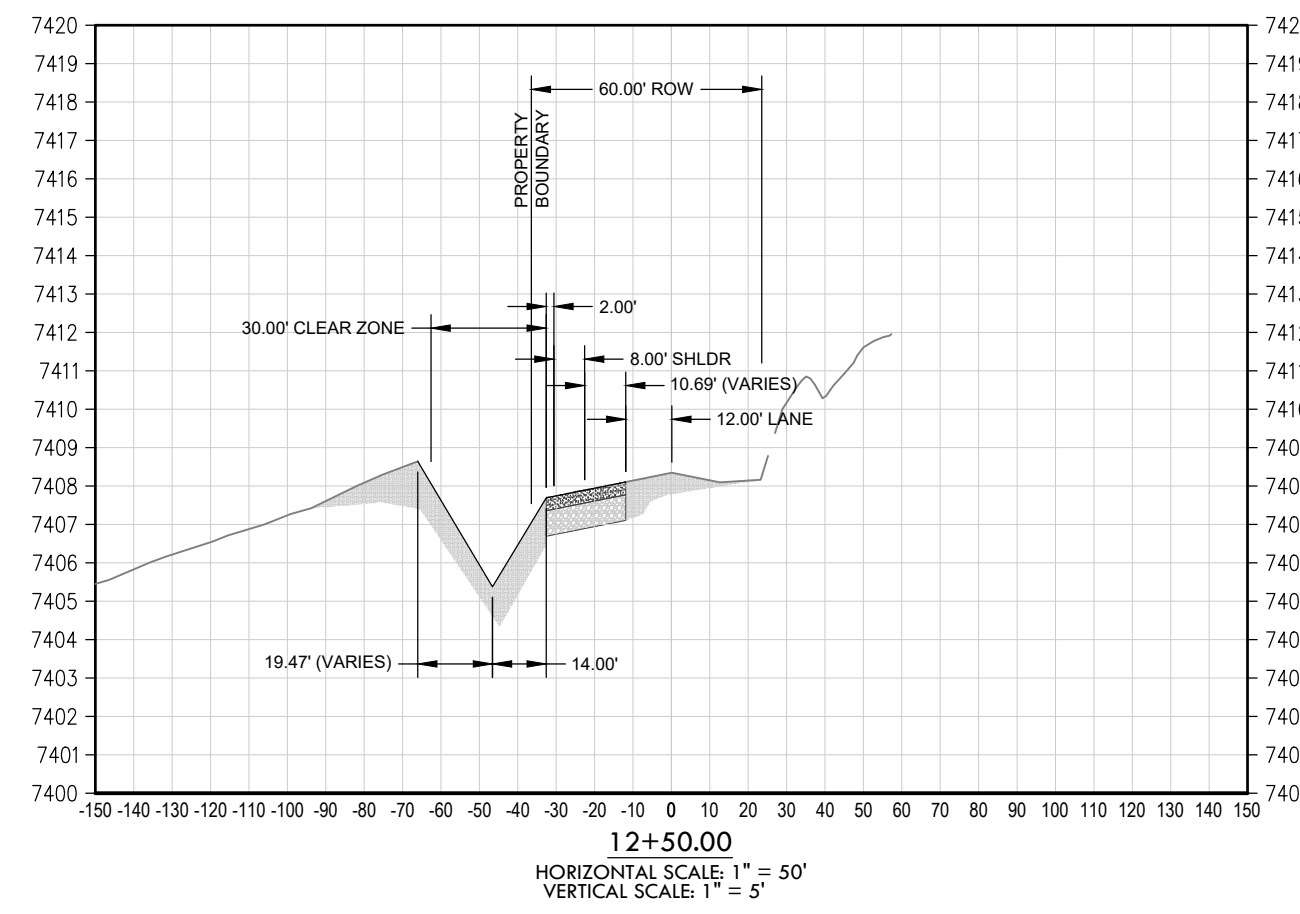
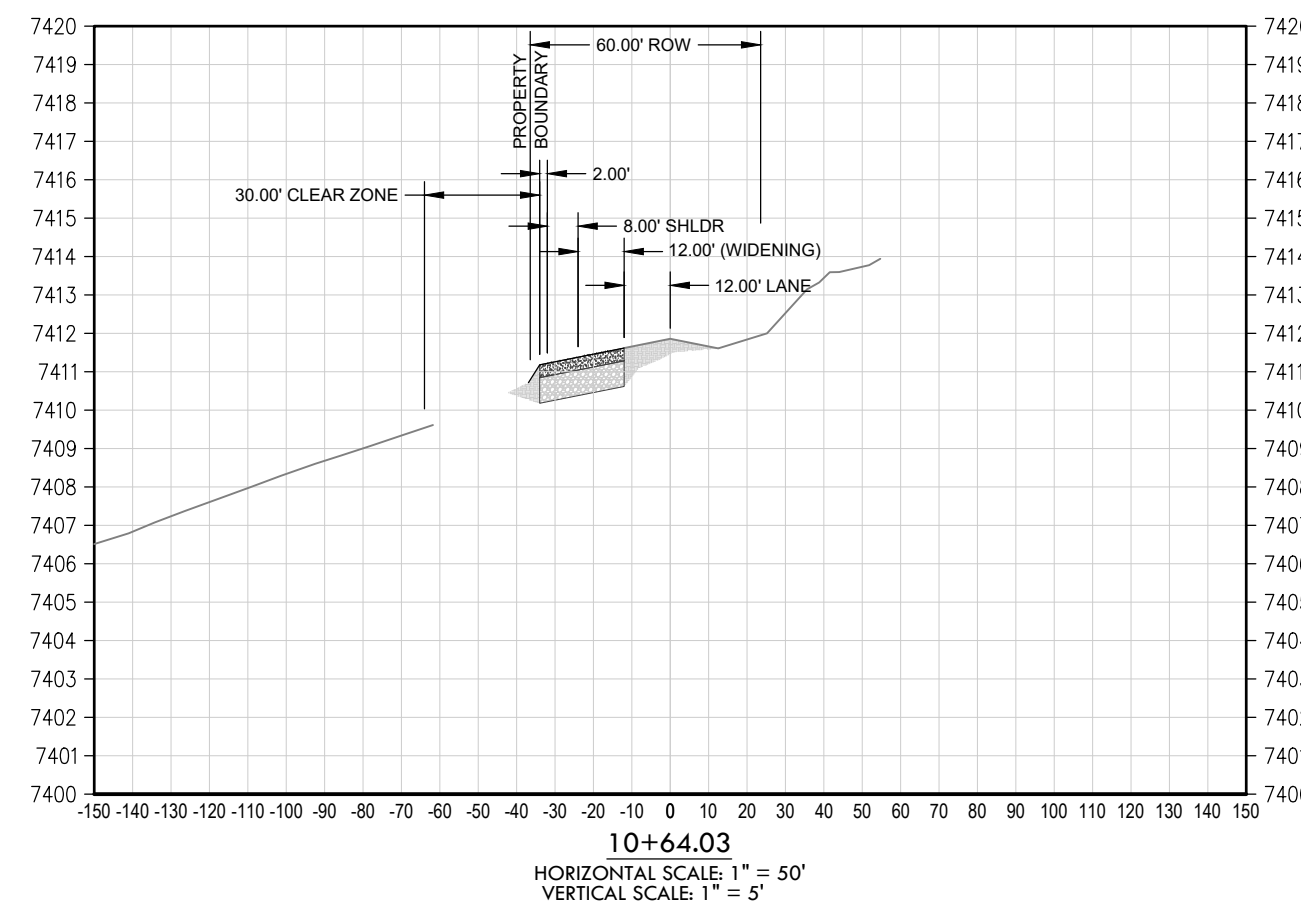
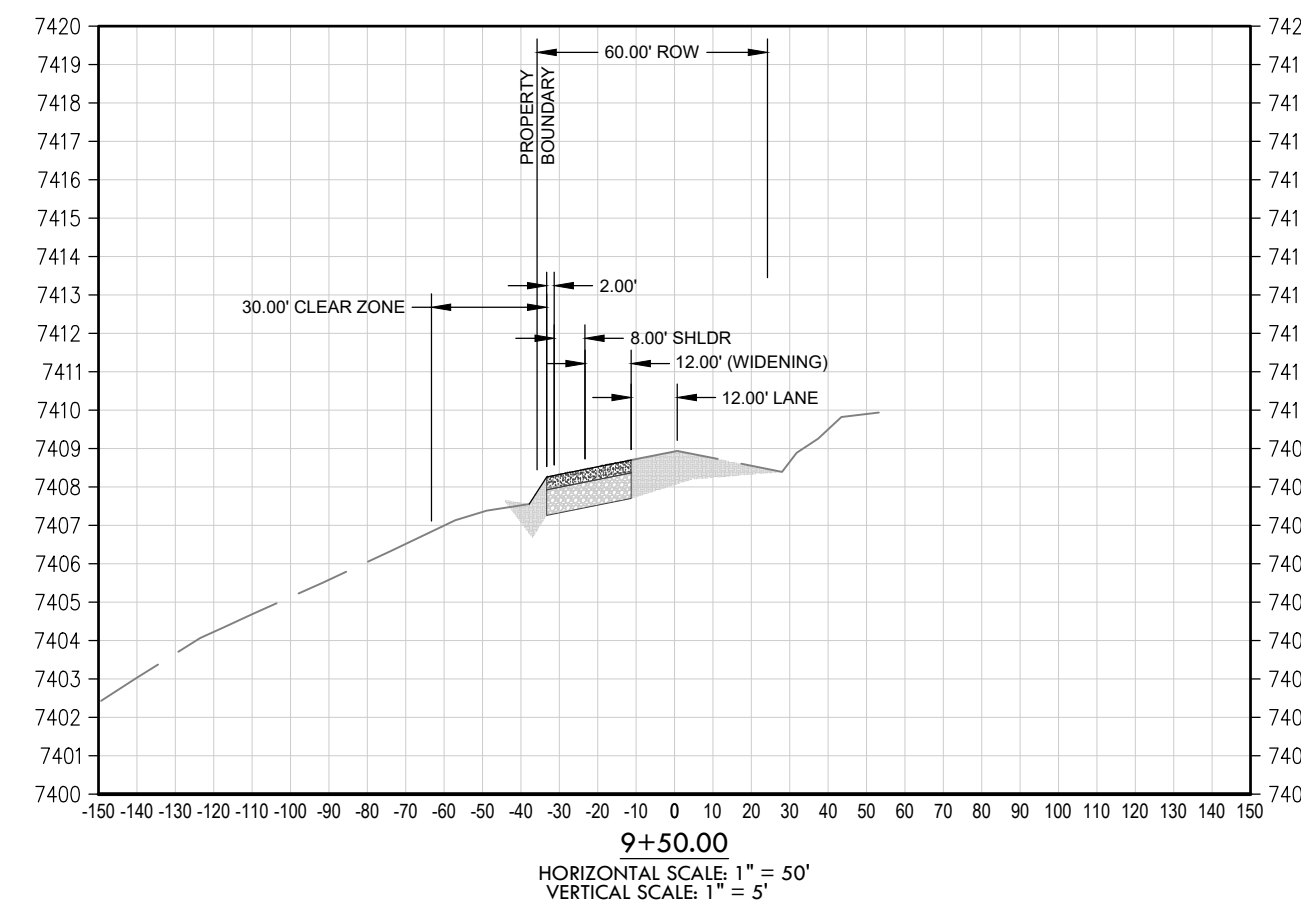
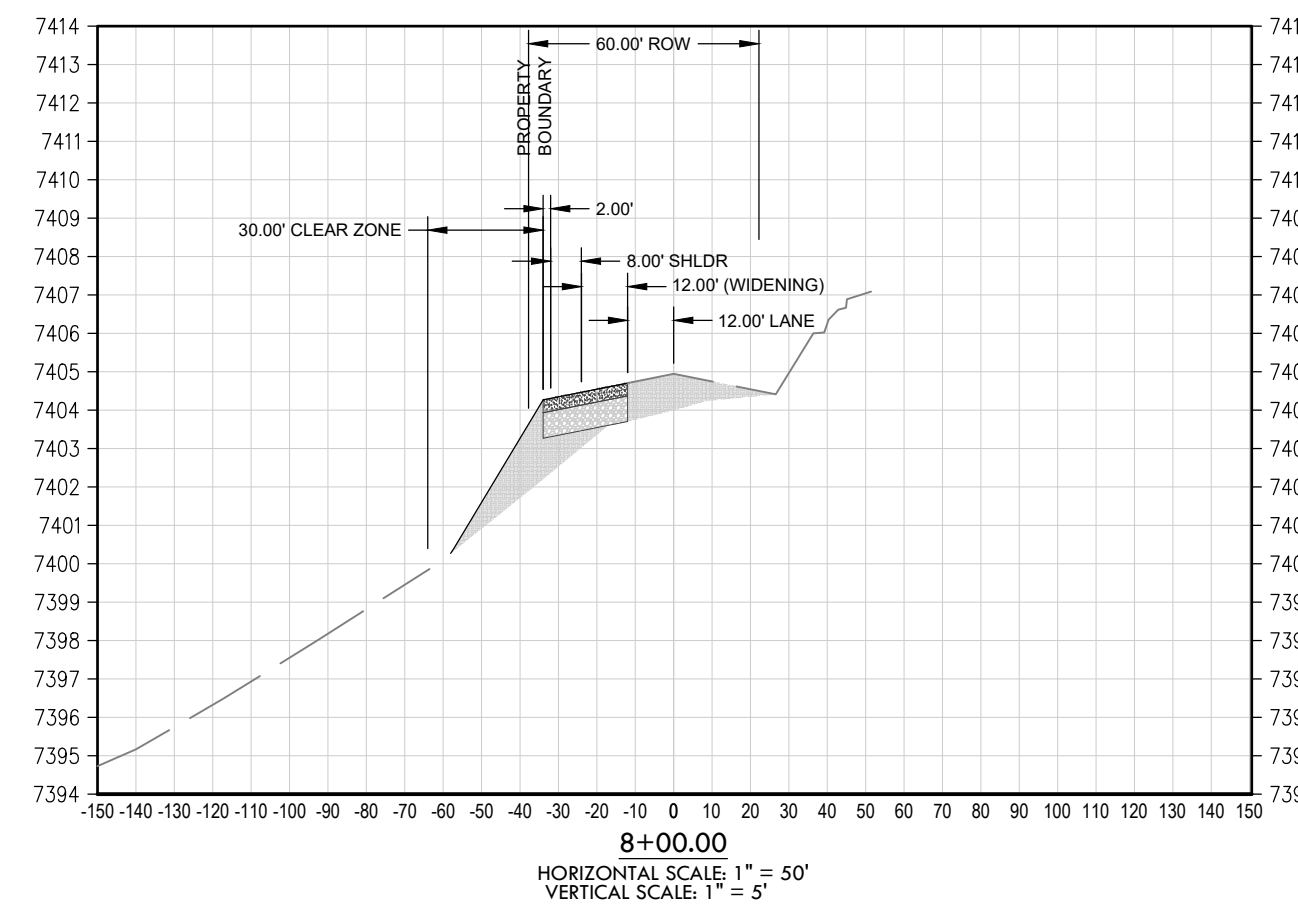
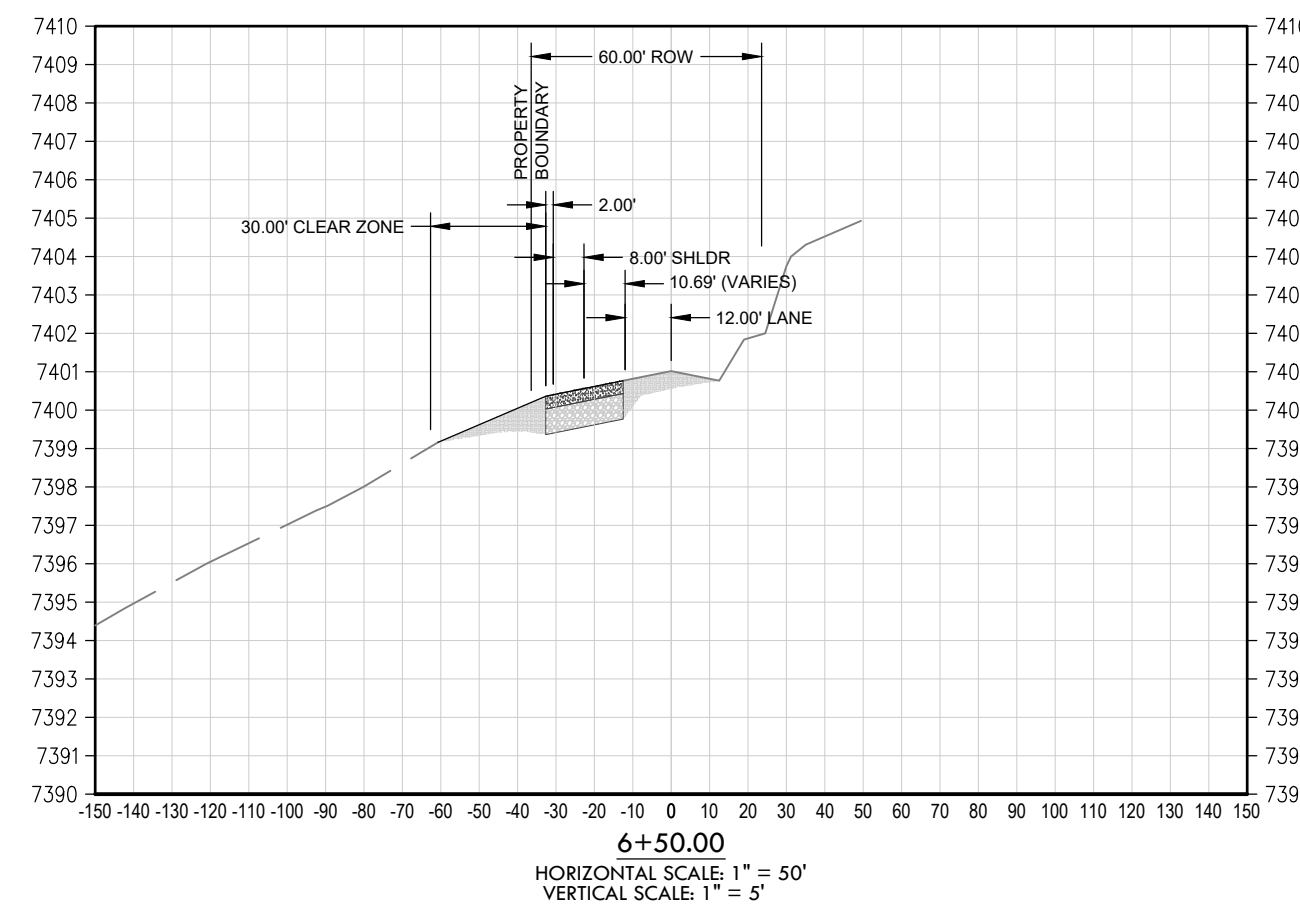
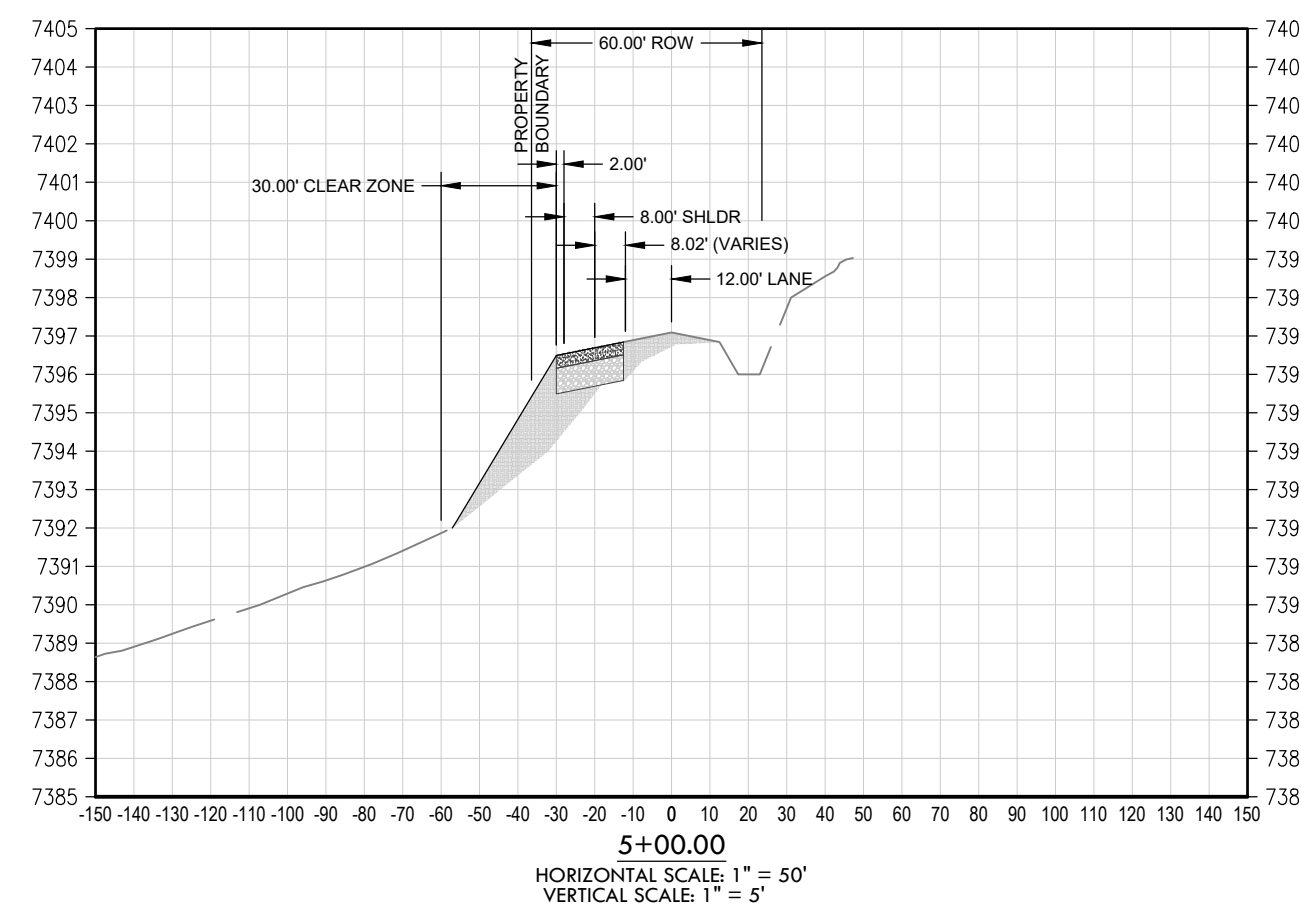
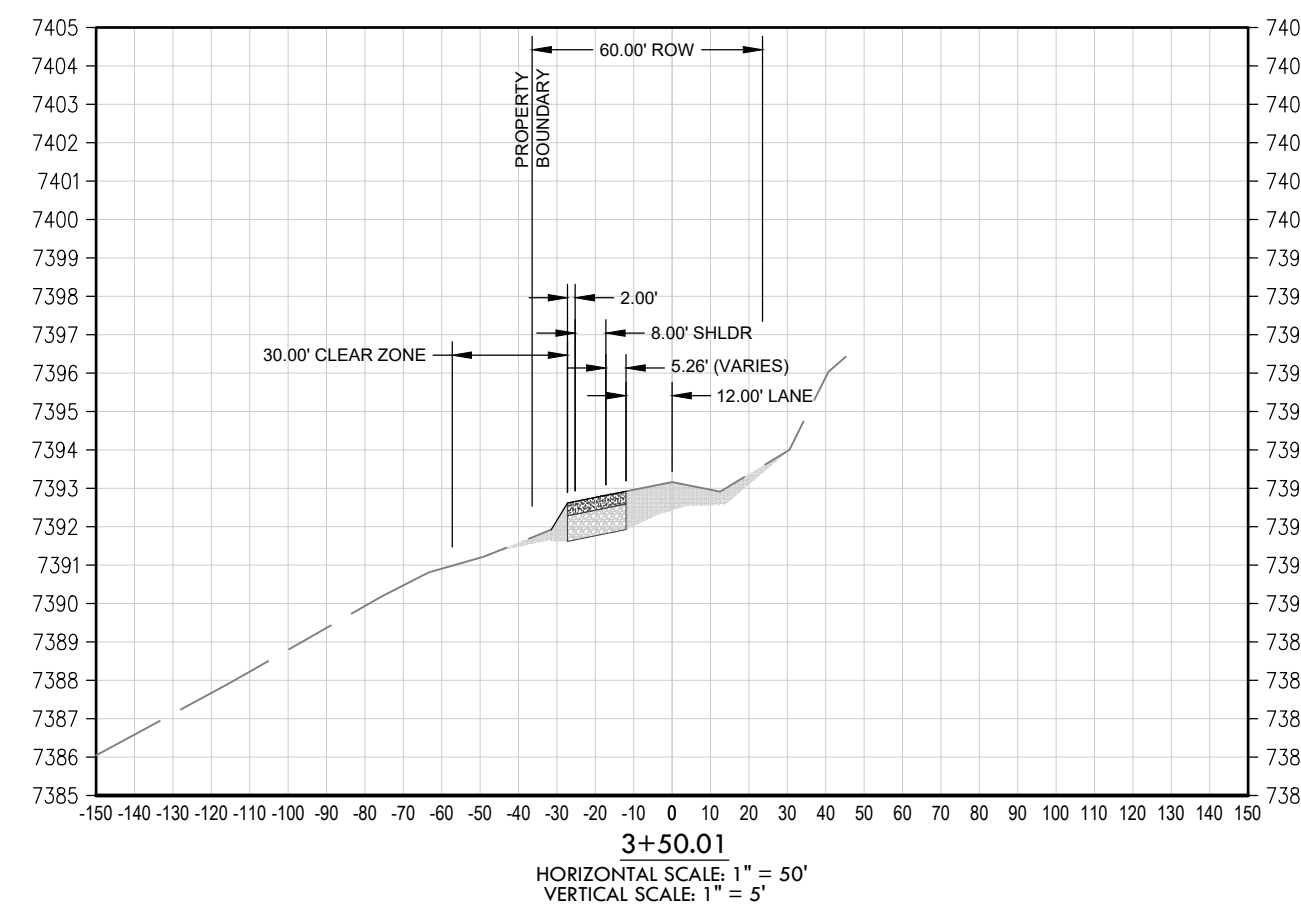
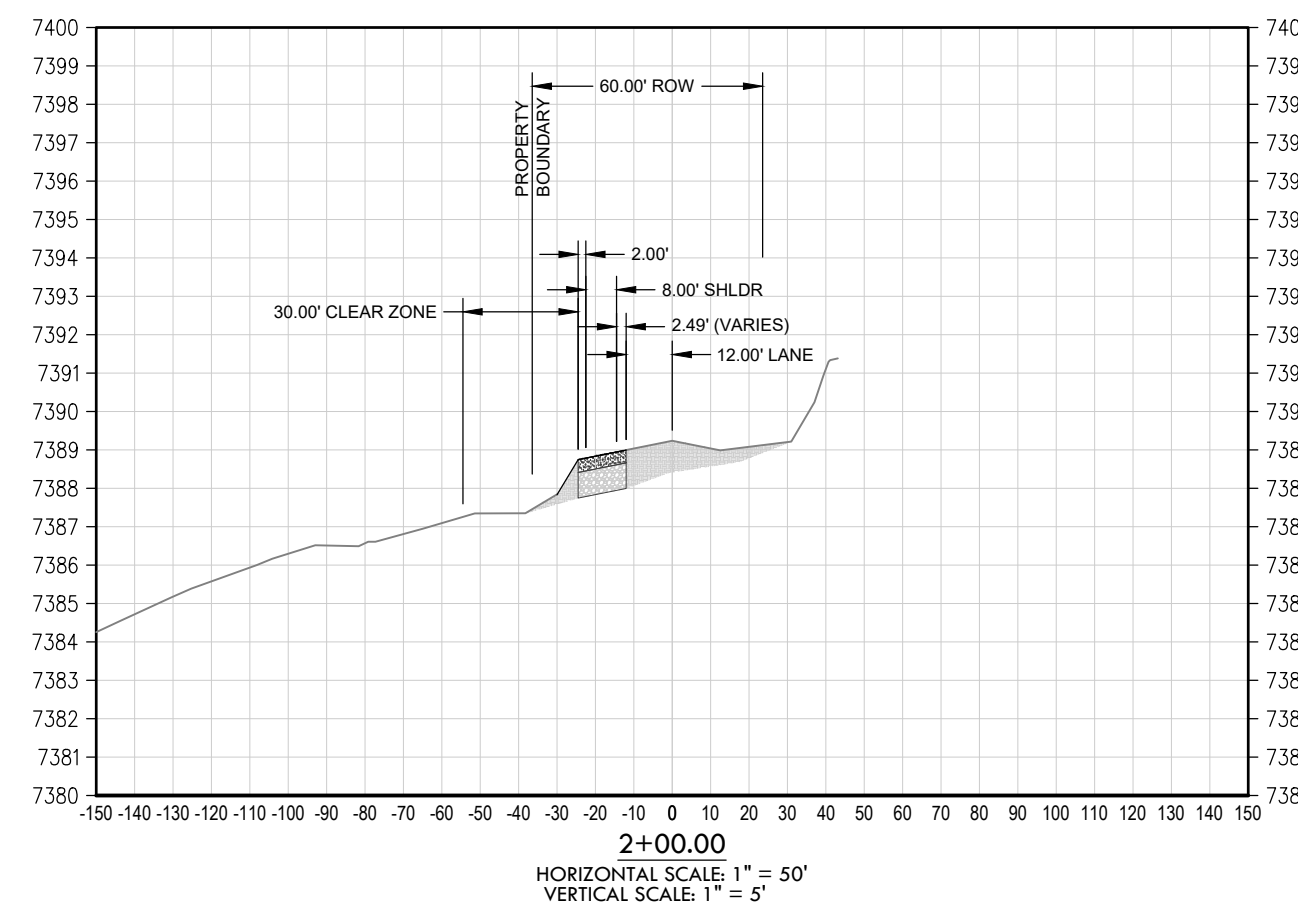
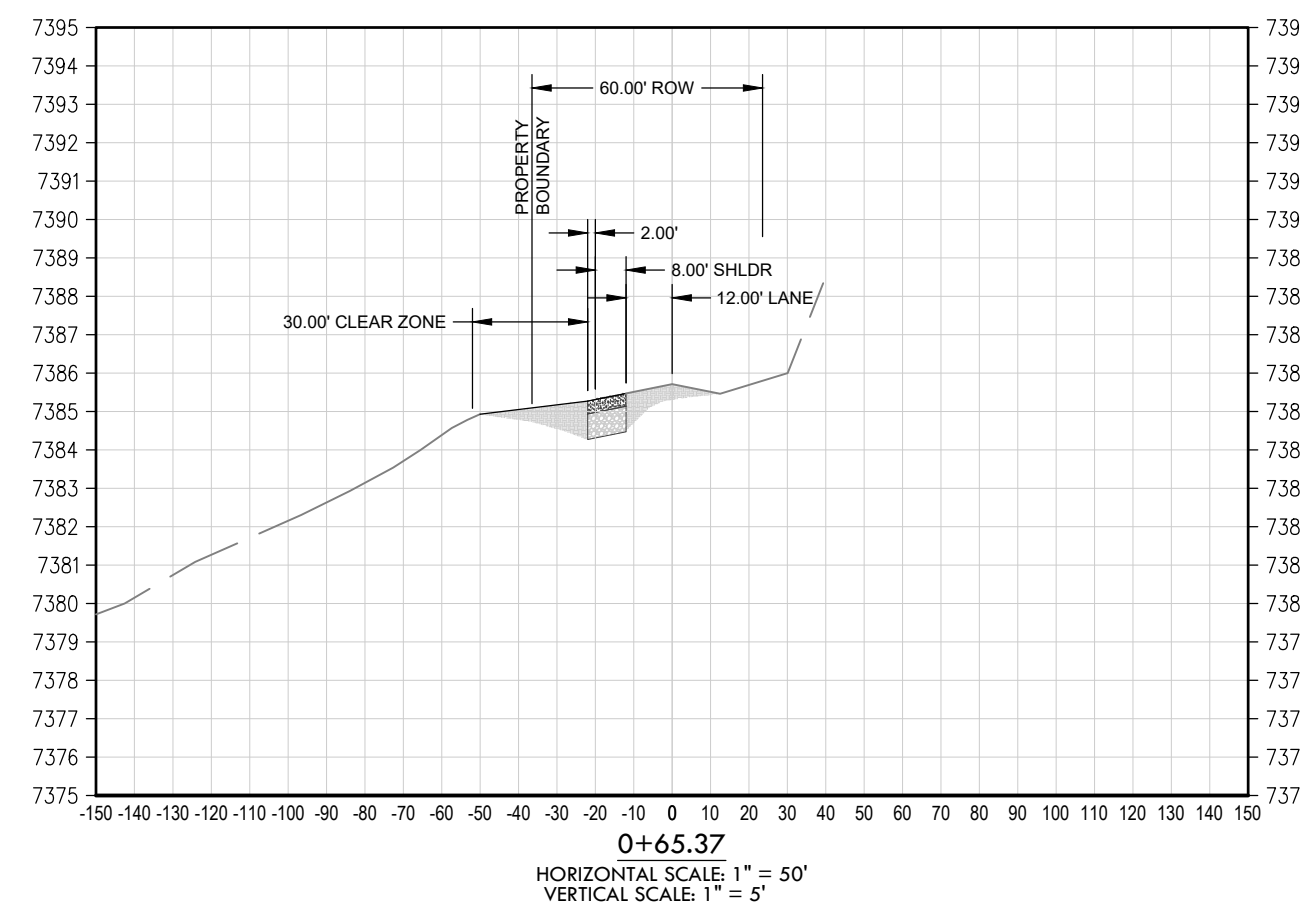
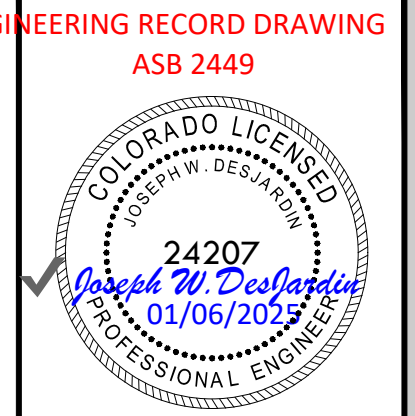
P:\Shared\Projects\49388\49388-CD-ROADS\49388-CD-ROADS\Drawings\VERTIX\49388-CD-ROADS\CLOVE HITCH COURT.dwg Tuesday, December 15, 2020 12:07:20 PM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ROAD DEVELOPMENT - HODGEN ROAD CROSS SECTION 11
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

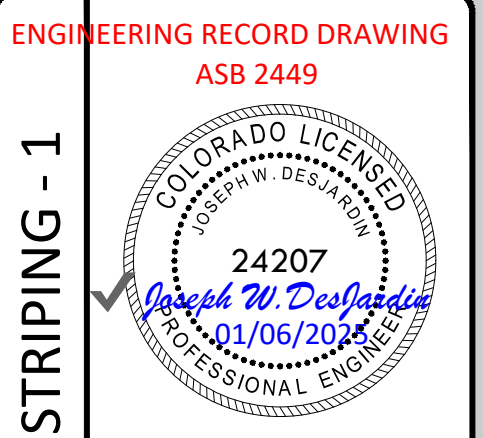
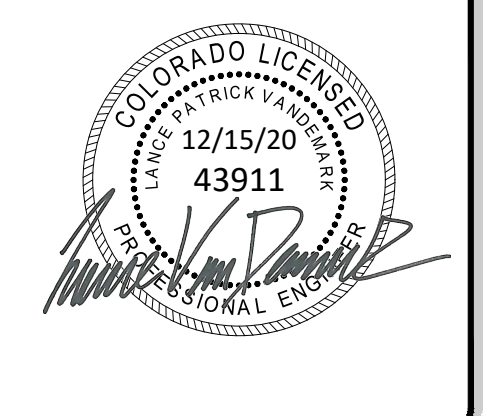
Z:\Shared\Projects\49388\49388-CD-RD-HODGEN RD-XSEC.dwg Tuesday, December 15, 2020 12:11:19 PM
Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

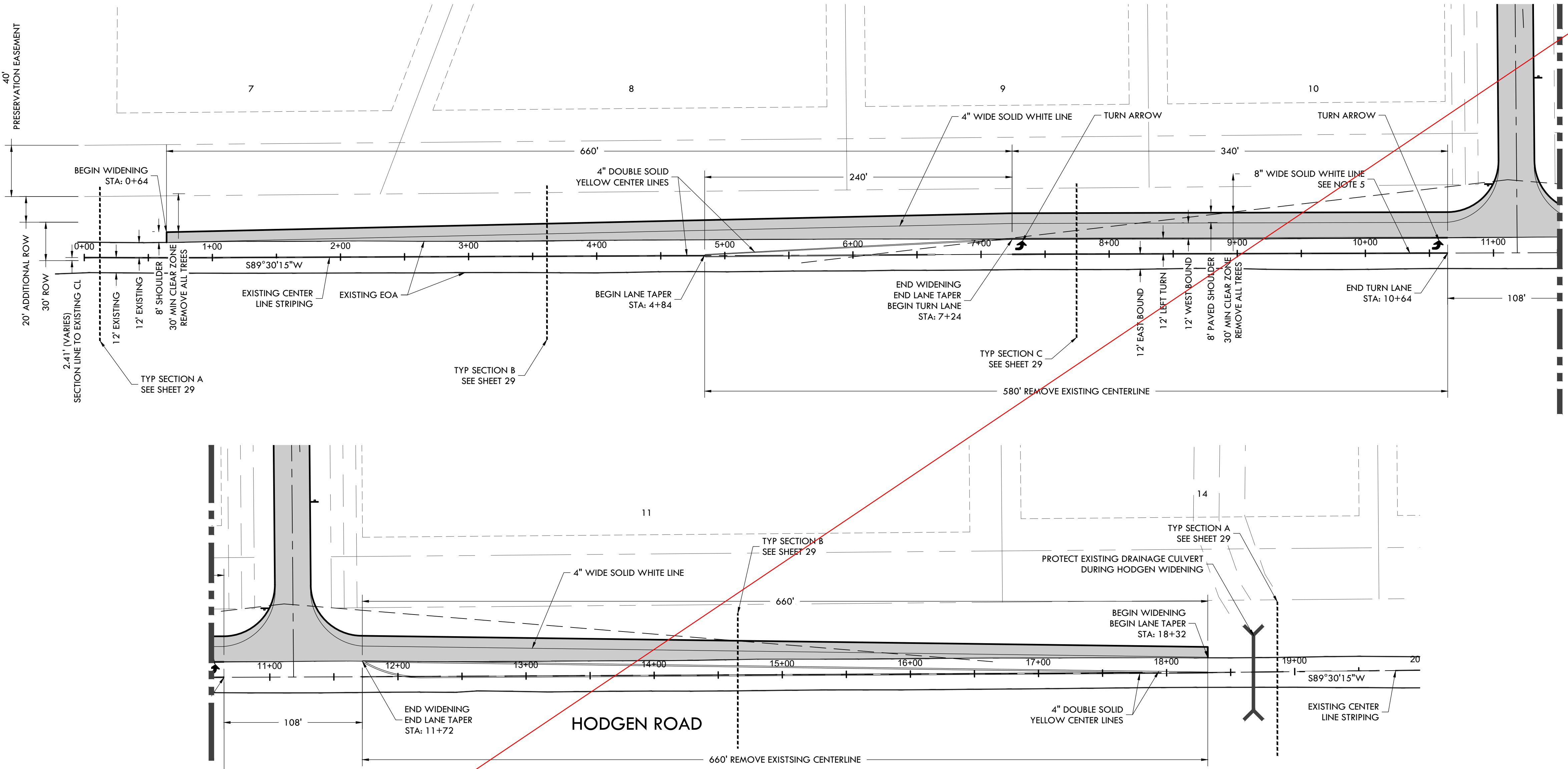
ROAD DEVELOPMENT - HOGDEN ROAD STRIPING - 1

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

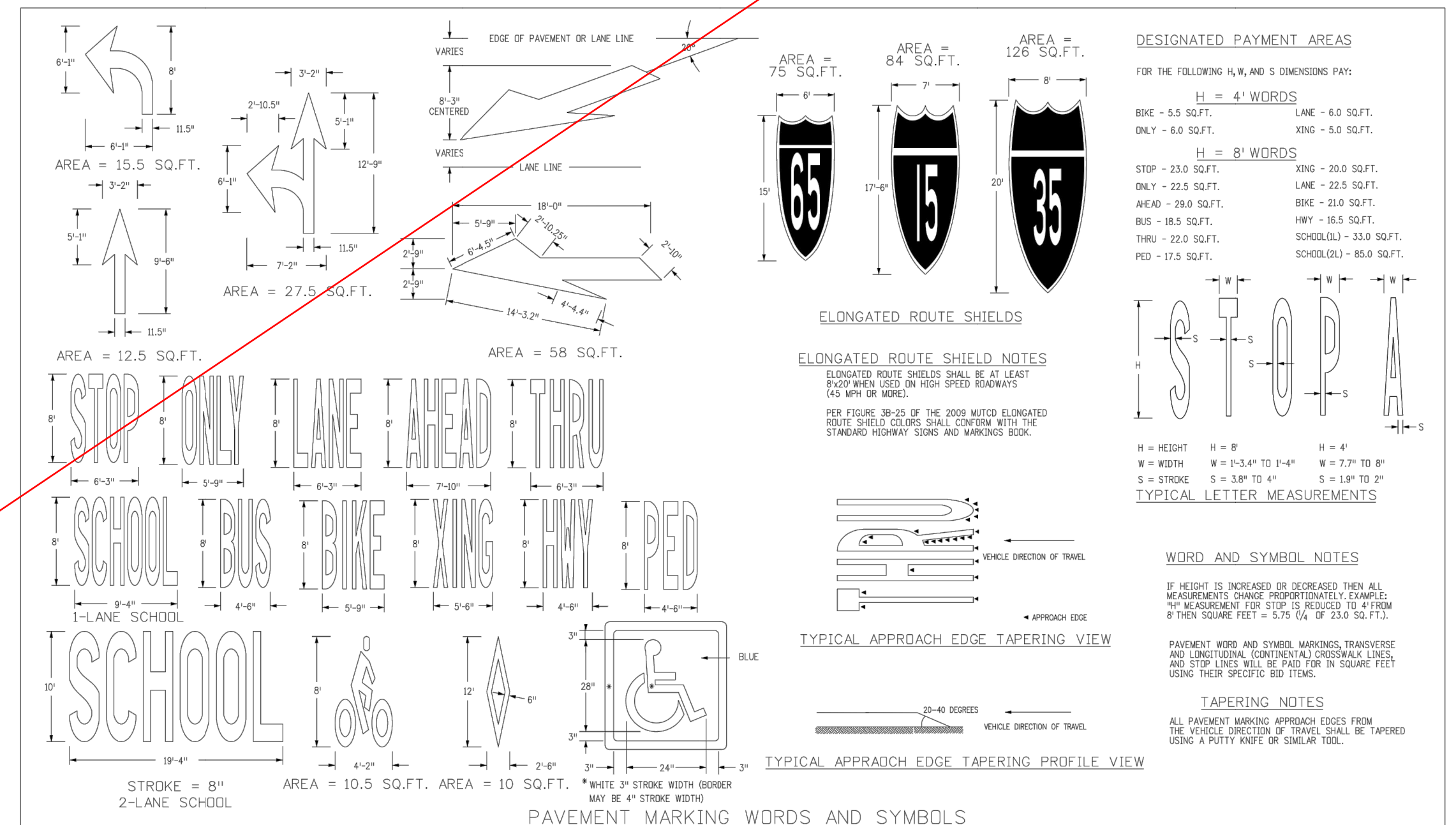
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

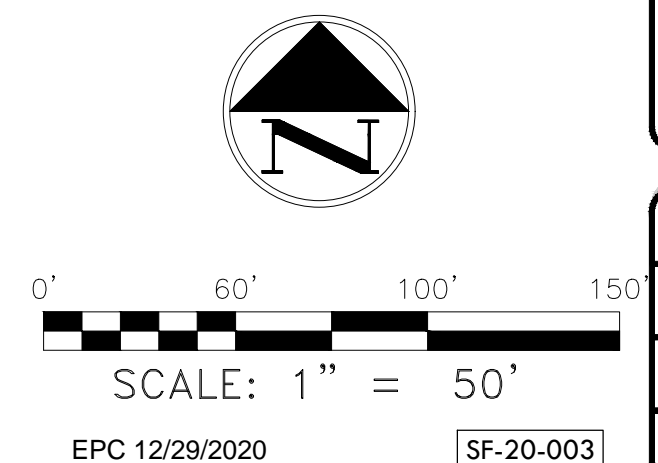


- ### GENERAL NOTES
- CENTER LINES**
BROKEN YELLOW, 4 IN. WIDE - 10 FT. SEGMENTS WITH 30 FT. GAPS.
SOLID YELLOW, 4 IN. WIDE.
THESE LINES SEPARATE ADJACENT-OPPOSITE DIRECTION TRAFFIC LANES. DOUBLE LINES SHALL BE SPACED 4 IN. APART.
 - LANE LINES**
BROKEN WHITE, 4 IN. WIDE - 10 FT. SEGMENTS WITH 30 FT. GAPS.
SOLID WHITE, 4 IN. WIDE.
THESE LINES SEPARATE ADJACENT-SAME DIRECTION TRAFFIC LANES. A SOLID LINE MAY BE USED TO DISCOURAGE LANE CHANGING, WHILE TWO PARALLEL SOLID WHITE LINES ARE REQUIRED TO PROHIBIT LANE CHANGING.
 - EDGE LINES**
SOLID WHITE OR YELLOW EDGE LINES SHALL BE 4 IN. WIDE. YELLOW EDGE LINES SHALL BE USED ONLY FOR LEFT EDGE, IN THE DIRECTION OF TRAVEL, OF DIVIDED STREETS AND HIGHWAYS SEPARATED BY OTHER THAN A PAINTED MEDIAN AND ONE-WAY ROADWAYS (INCLUDING RAMP).
EDGE LINES ARE NOT CONTINUED THROUGH INTERSECTIONS AND ARE NOT BROKEN FOR DRIVEWAYS. CARE MUST BE TAKEN TO AVOID EDGE LINE APPEARING AS LANE LINE ALONG ROADWAYS WITH WIDE SHOULDERS AND/OR CLOSELY SPACED DRIVEWAYS.
 - DOTTED LINES**
BROKEN WHITE, WIDTH MATCHING THE LINE BEING EXTENDED-2 FT. SEGMENTS WITH 4 FT. GAPS. THESE LINES ARE USED TO DELINEATE THE EXTENSION OF A LINE THROUGH AN INTERSECTION OR INTERCHANGE AREA.
 - CHANNELIZING LINES**
SOLID WHITE, 8 IN. WIDE. THESE LINES ARE USED WITH ACCELERATION-DECELERATION LANES, PAVEMENT WIDTH TRANSITIONS, AND LEFT-RIGHT TURN SLOTS OR ISLANDS.
 - CROSS-HATCHING LINES**
SOLID WHITE OR YELLOW, 8 IN. WIDE-45 DEGREE DIAGONAL, SPACED AT 25 FT. INTERVALS. THESE LINES ARE OPTIONAL AND MAY BE PLACED AT LOCATIONS INDICATED ON THE PLANS OR DETERMINED BY THE ENGINEER. YELLOW SHALL BE USED FOR PAINTED MEDIANS OR PAVEMENT WIDTH TRANSITIONS ONLY.
OPTIONAL DIAGONAL SHOULDER MARKINGS SHALL BE SOLID WHITE, 8 IN. WIDE, SPACED AT INTERVALS OF 20 FT. MINIMUM TO 100 FT. MAXIMUM.
 - PARKING LINES**
SOLID WHITE, 3 IN. WIDE-DIAGONAL OR PARALLEL AS SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
 - STOP LINES**
SOLID WHITE, 24 IN. WIDE-EXTEND PARALLEL TO INTERSECTED ROADWAY ACROSS ALL APPROACH LANES OR AS INDICATED AT LOCATIONS ON THE PLANS. LOCATE AT THE DESIRED STOPPING POINT, NOT MORE THAN 30 FT. NOR LESS THAN 4 FT. FROM THE NEAREST EDGE OF THE INTERSECTED TRAFFIC LANE.
 - LANE DROP MARKINGS**
BROKEN WHITE, 8 IN. WIDE - 3 FT. SEGMENTS WITH 12 FT. GAPS. THESE LINES SHOULD BEGIN 2800 FT. IN ADVANCE OF THE THEORETICAL CORE POINT TO DISTINGUISH THE LANE DROP FROM A CONTINUOUS LANE. THE CHANNELIZING LINE MAY BE EXTENDED APPROXIMATELY 300 FT. UPSTREAM.
 - CROSSWALK LINES**
SOLID WHITE, 12 IN. WIDE FOR TRANSVERSE LINE TYPE - EXTEND ACROSS ENTIRE WIDTH OF PAVEMENT. IF NO ADVANCE STOP LINE IS PROVIDED, INCREASE THE WIDTH OF THE CROSSWALK LINES TO 24 IN. IN THE DISTANCE BETWEEN THE LINES IS USUALLY DETERMINED BY THE WIDTH OF THE SIDEWALKS SO CONNECTED, HOWEVER, IN NO CASE SHALL THIS BE LESS THAN 8 FT.
COMPLICATED AND/OR CHANNELIZED INTERSECTIONS AND MID-BLOCK CROSSWALKS SHALL BE SOLID WHITE, 12 IN. TO 24 IN. WIDE AND 8 FT. TO 10 FT. LONG FOR LONGITUDINAL LINE TYPE AS DETAILED IN THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - WORD, ARROW AND SYMBOL MARKINGS**
ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN CONFORMANCE WITH THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
 - TRANSITION TAPER LENGTH**
L = MINIMUM LENGTH OF TAPER.
S = DESIGN SPEED FOR NEW CONSTRUCTION OR NUMERICAL VALUE OF THE POSTED SPEED LIMIT OF THE 85TH PERCENTILE SPEED OF EXISTING TRAFFIC.
W = WIDTH TRANSITIONED
FORMULA: FOR SPEED 45 MPH OR MORE, $L = S \times W$
FOR SPEED 40 MPH OR LESS, $L = \frac{WS^2}{60}$
 - TRANSITION LINES**
SOLID YELLOW, 8 IN. WIDE- THESE LINES ARE USED WHERE ADDITIONAL EMPHASIS OR VISIBILITY IS DESIRABLE AT PAVEMENT WIDTH TRANSITIONS. PLACE AT LOCATIONS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - SPEED MEASURING MARKINGS**
SOLID WHITE, 24 IN. - EXTEND 4 FT. FROM OUTSIDE OF EDGE LINES ON SHOULDERS.



STRIPING AND SIGNAGE PER ATTACHED ROAD CONSTRUCTION PLANS APPROVED 10/07/2022.

Computer File Information	Sheet Revisions	Colorado Department of Transportation	PAVEMENT MARKINGS	STANDARD PLAN NO.
Creation Date: 07/04/08 Last Modification Date: 10/01/10 Last PLOT: www.dot.state.co.us/DesignSupport/2 Drawing File Name: Sheet_14-627-CL-Std3.dgn CAD Ver: MicroStation V8i: Std. Not to Scale: Units: English	Date: 07/24/09 09/15/10 10/01/10 Comments: ADD TYPING VIEWS AND NOTES ADD ELONGATED ROUTE SHIELD/NOTES LANE DROP MARK TO STA 30.00 FT.	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 751-2943 Fax: (303) 751-8458	Issued By: Safety & Traffic Engineering Branch Date: July 4, 2006	S-627-1 Sheet No. 5 of 5



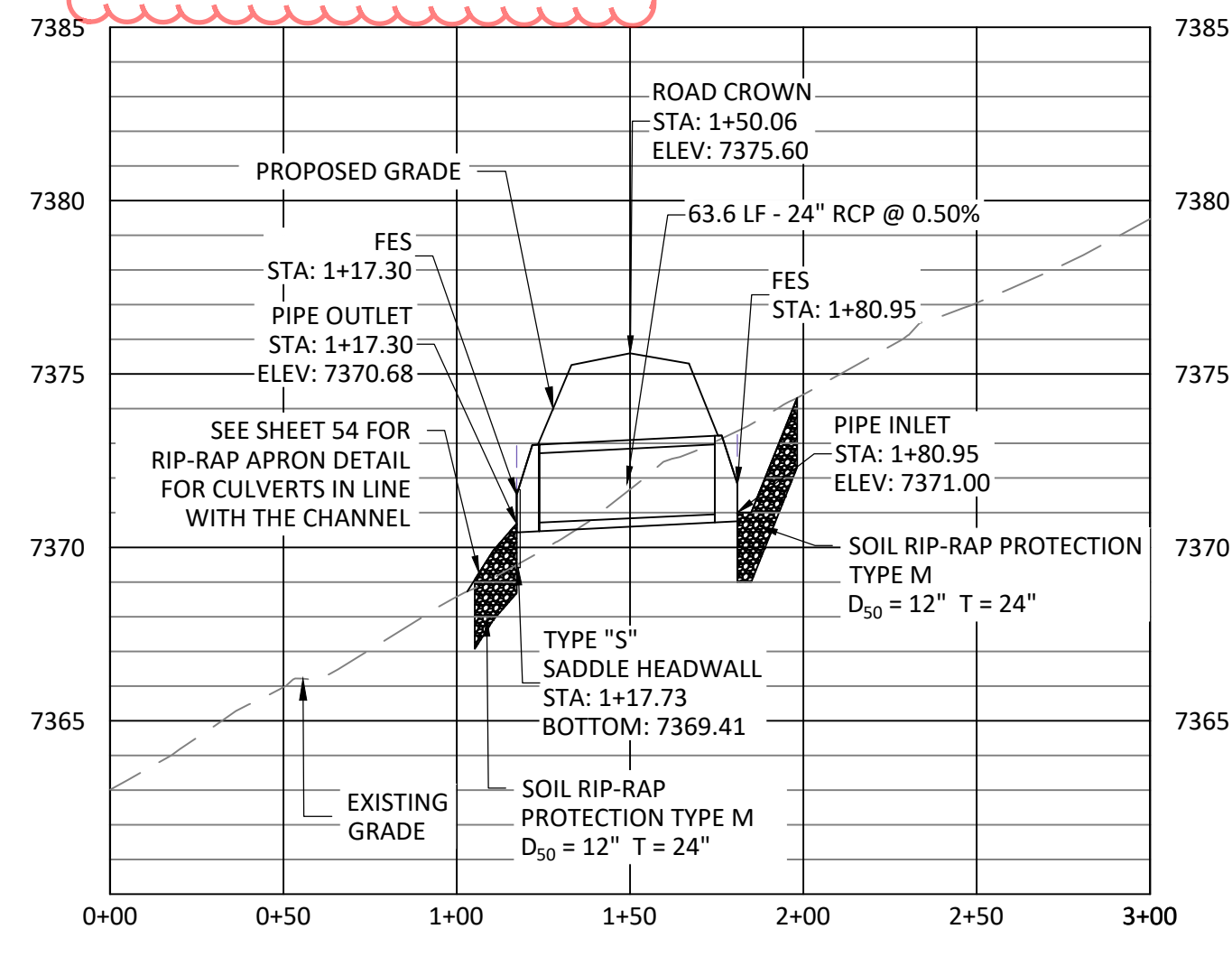
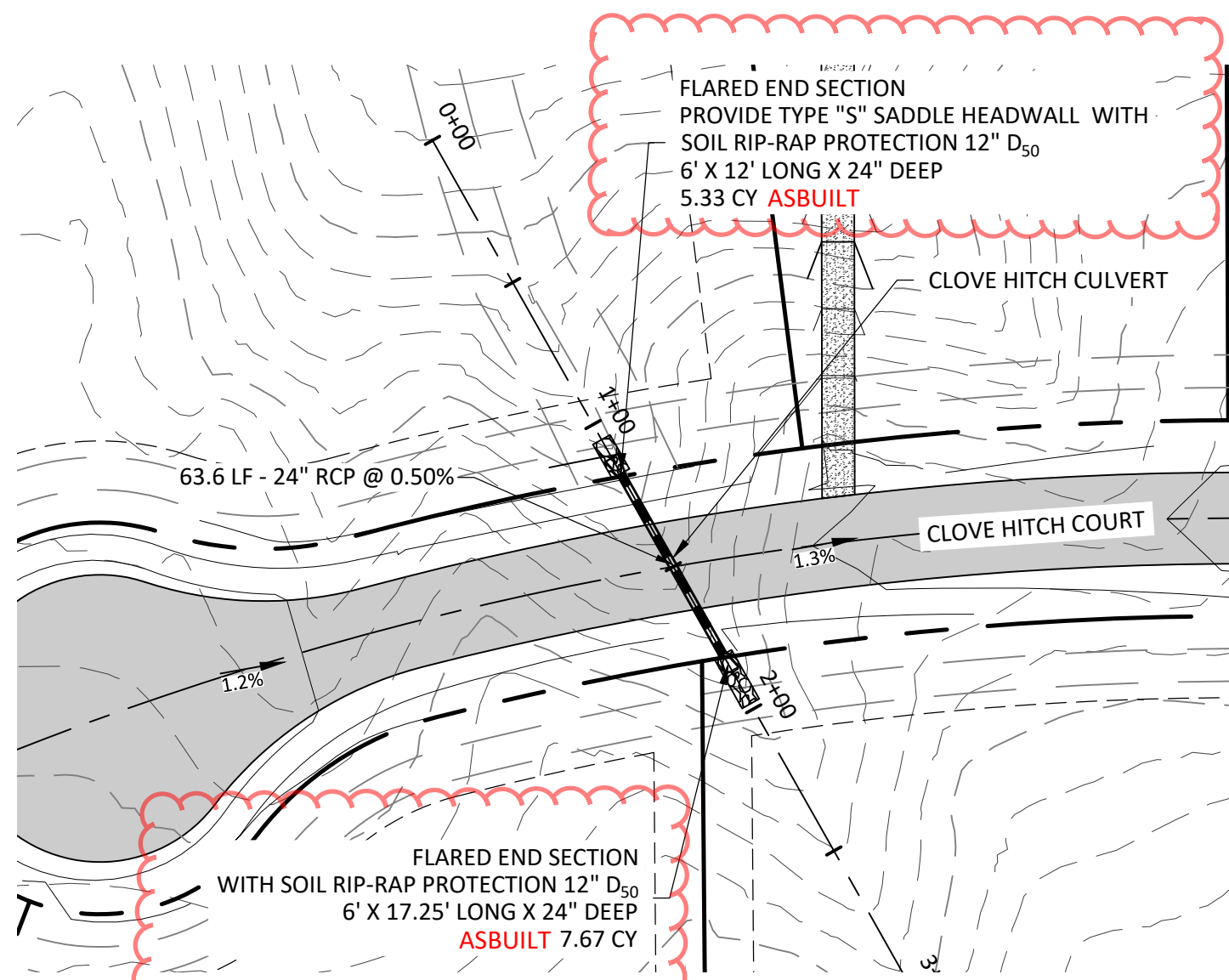
C:\Shared\Projects\49900-49999\49300-49399\49388.inccurve.ranch\06-engineering\vertex drawings\CD\Filing 149388-CD-RD-HOGDEN RD - WIDENING.dwg Tuesday, December 15, 2020 12:13:24 PM Copyright: 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

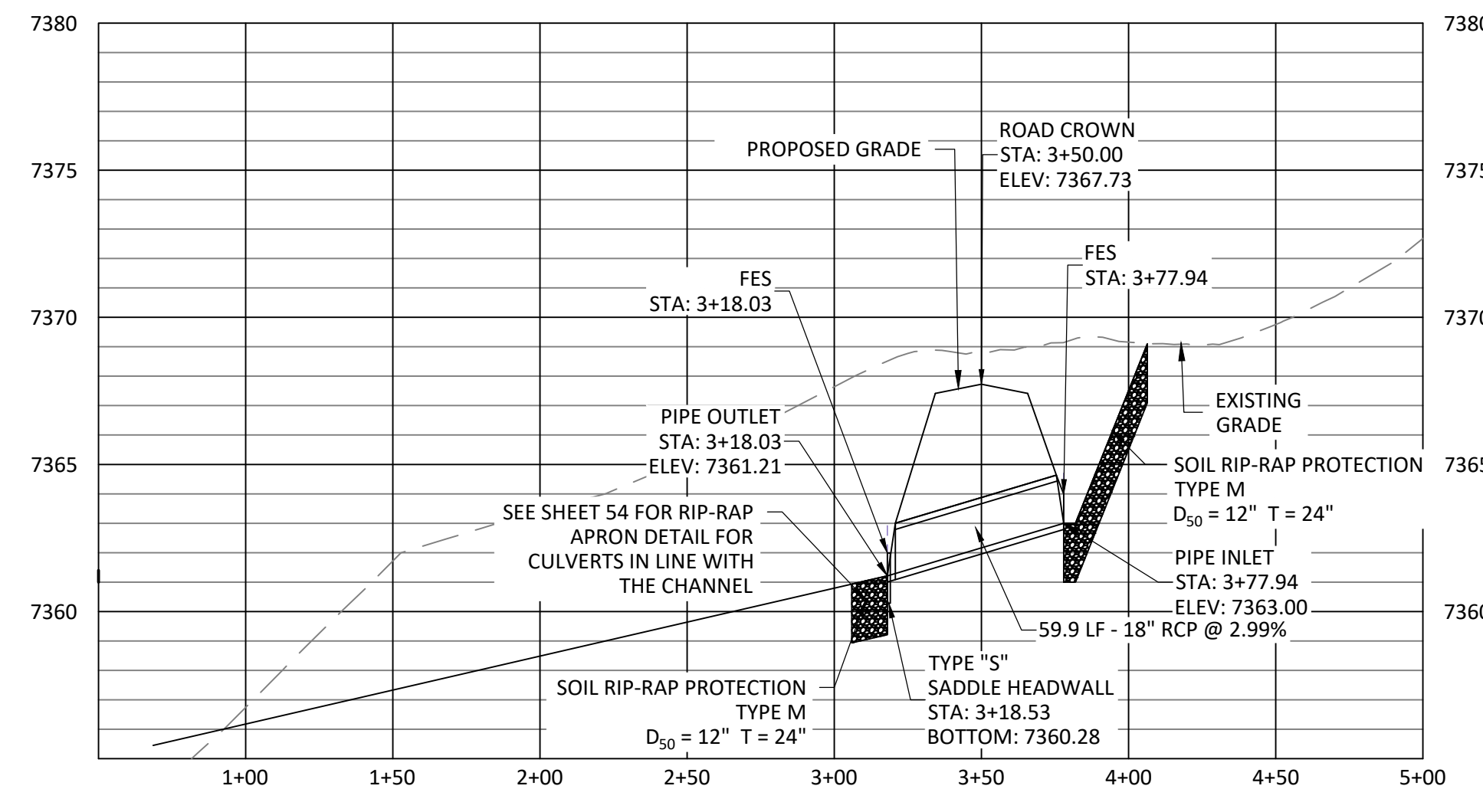
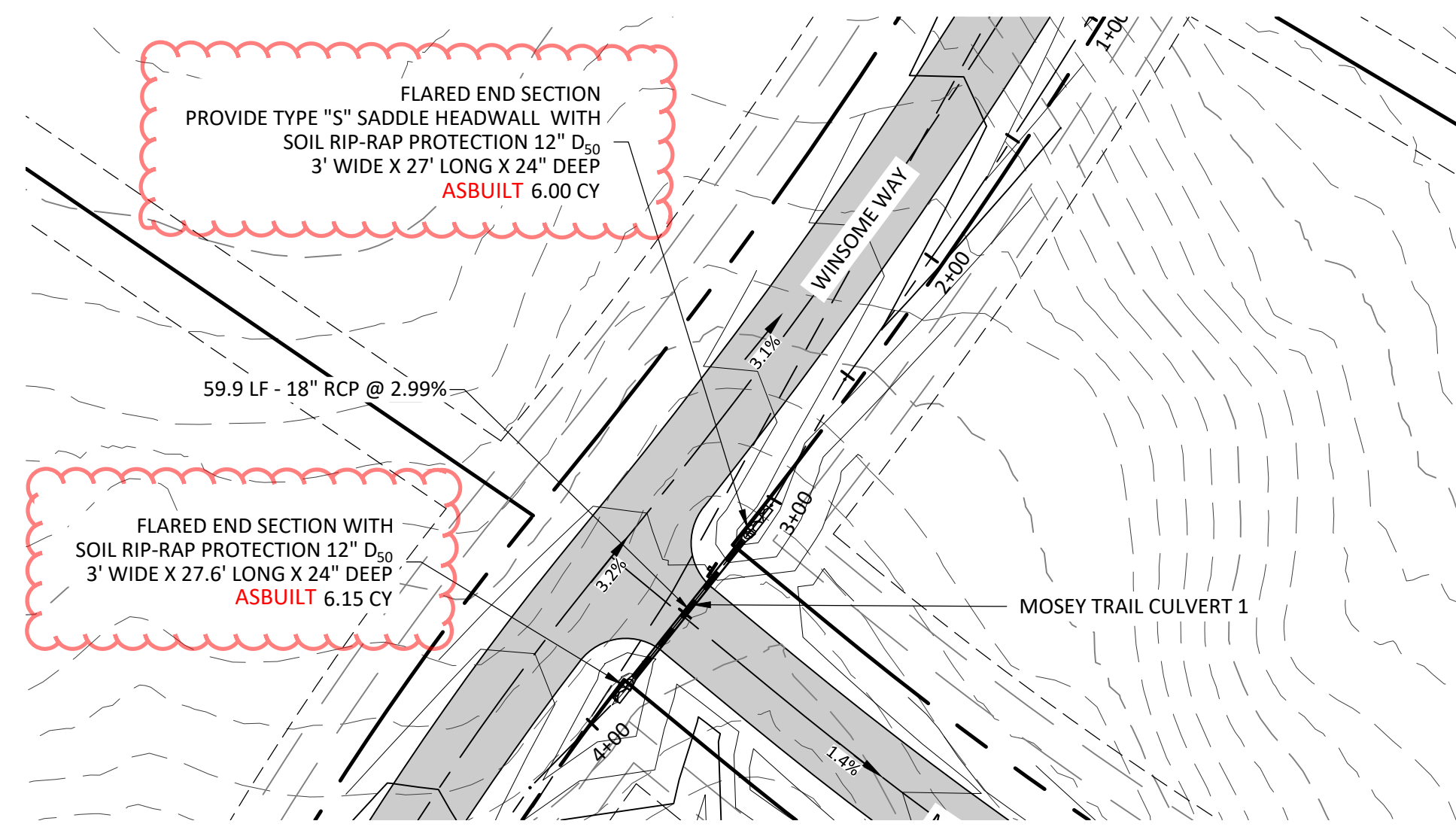


VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



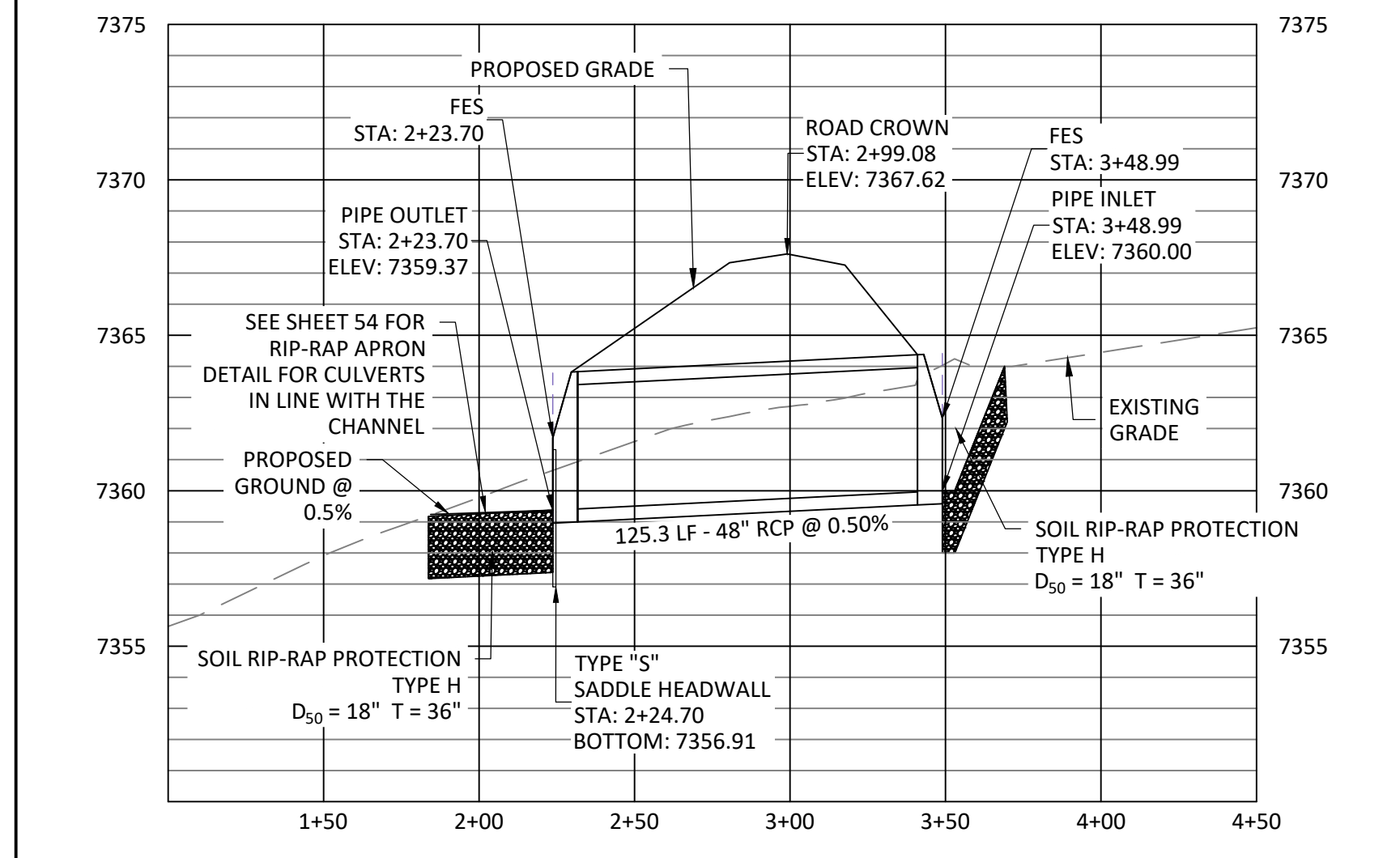
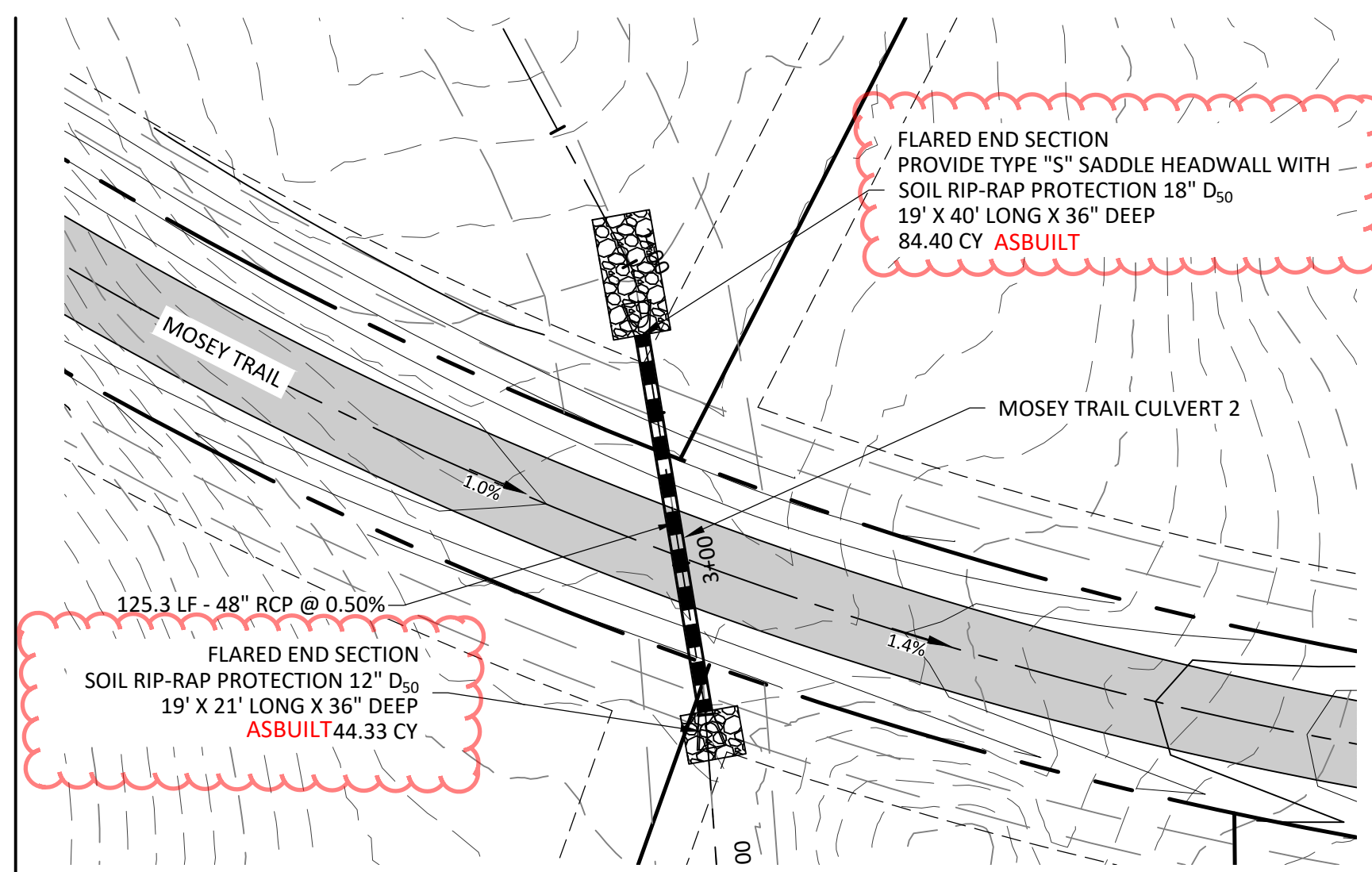
CULVERT - CLOVE HITCH PROFILE

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



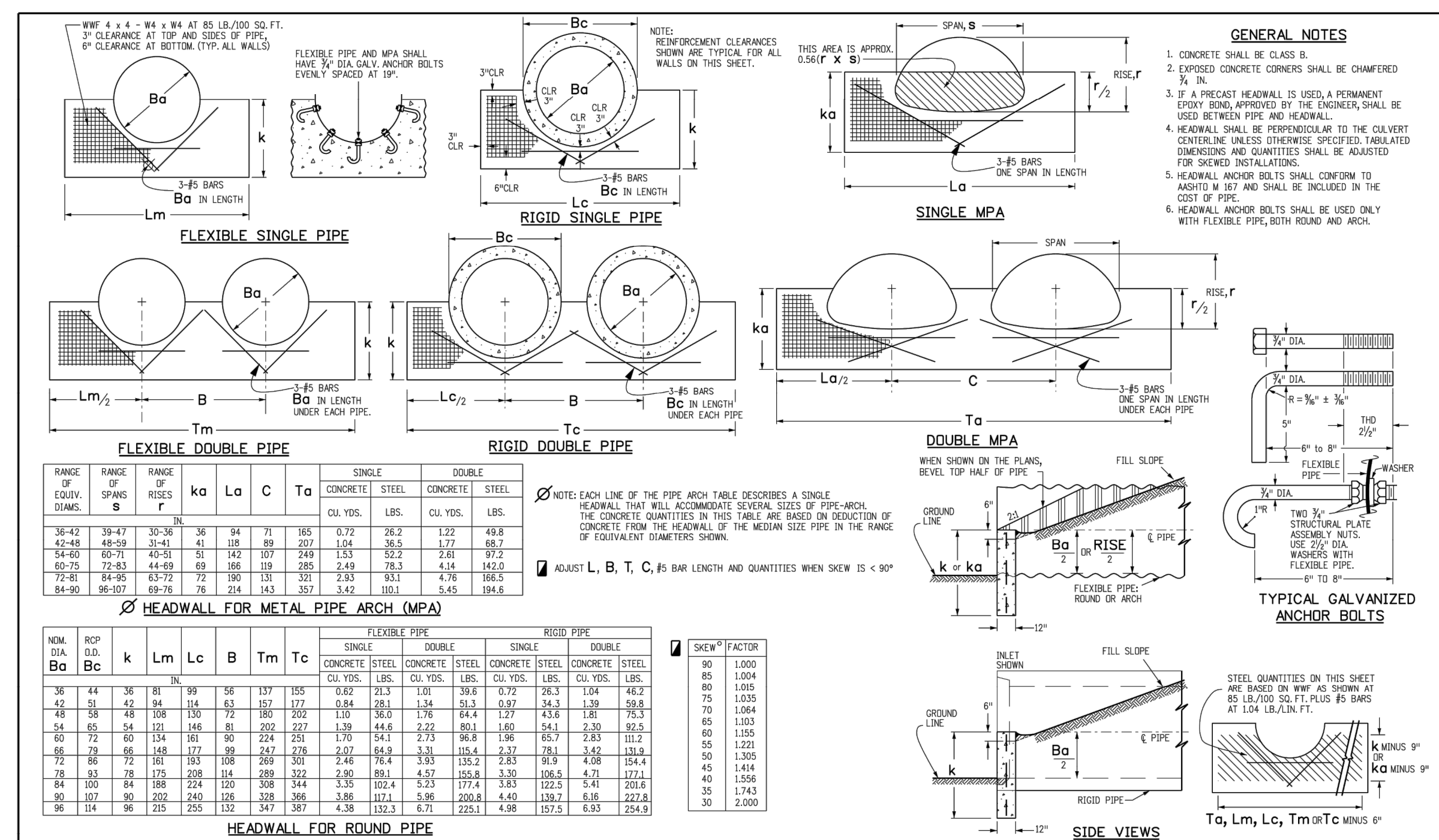
CULVERT - MOSEY TRAIL 1 PROFILE

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



CULVERT - MOSEY TRAIL 2 PROFILE

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



	PROPOSED CULVERT DETAILS		
	5Y Q (CFS)	100 Y Q (CFS)	PROPOSED CULVERT SIZE (IN)
CLOVE HITCH	3.3	19.9	24
MOSEY TRAIL 1	0.3	2.3	18
MOSEY TRAIL 2	23.1	147.6	48
WINSOME	26.1	166.0	54
ALAMAR	31.2	203.7	60

NOTES:

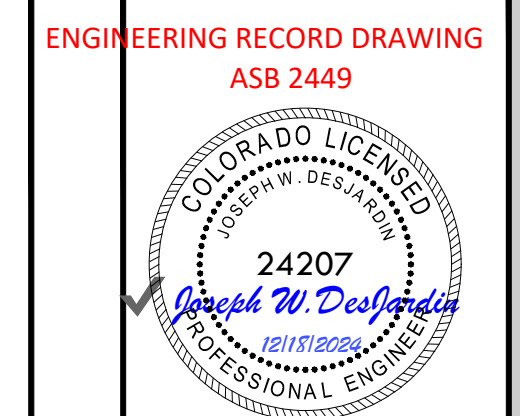
- CULVERTS ENTERING PONDS ARE PROFILED ON THE POND SHEETS.

Computer File Information: Creation Date: 07/04/22, Last Modification Date: 07/04/22, Drawing File Name: 601010101.dwg, Color: 2020, The Vertice Companies, Inc.

Sheet Revisions: [Table with columns for Date, Description, and Revisions]

Colorado Department of Transportation: 4201 East Michigan Avenue, Denver, Colorado 80222, Project Development Branch DD/LTA

TYPE "S" SADDLE HEADWALLS FOR PIPE: STANDARD PLAN NO. M-601-11, Sheet No. 1 of 1



ENGINEERING RECORD DRAWING
ASB 2449

DRAINAGE CULVERTS

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

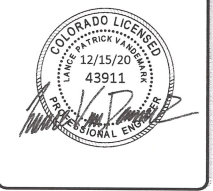
Z:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1-CULVERTS.dwg Tuesday, December 15, 2020 12:14:24 PM Copyright © 2020 The Vertice Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



**ENGINEERING RECORD
DRAWING ASB 2449**

**COLORADO LICENSED
PROFESSIONAL ENGINEER**

24207

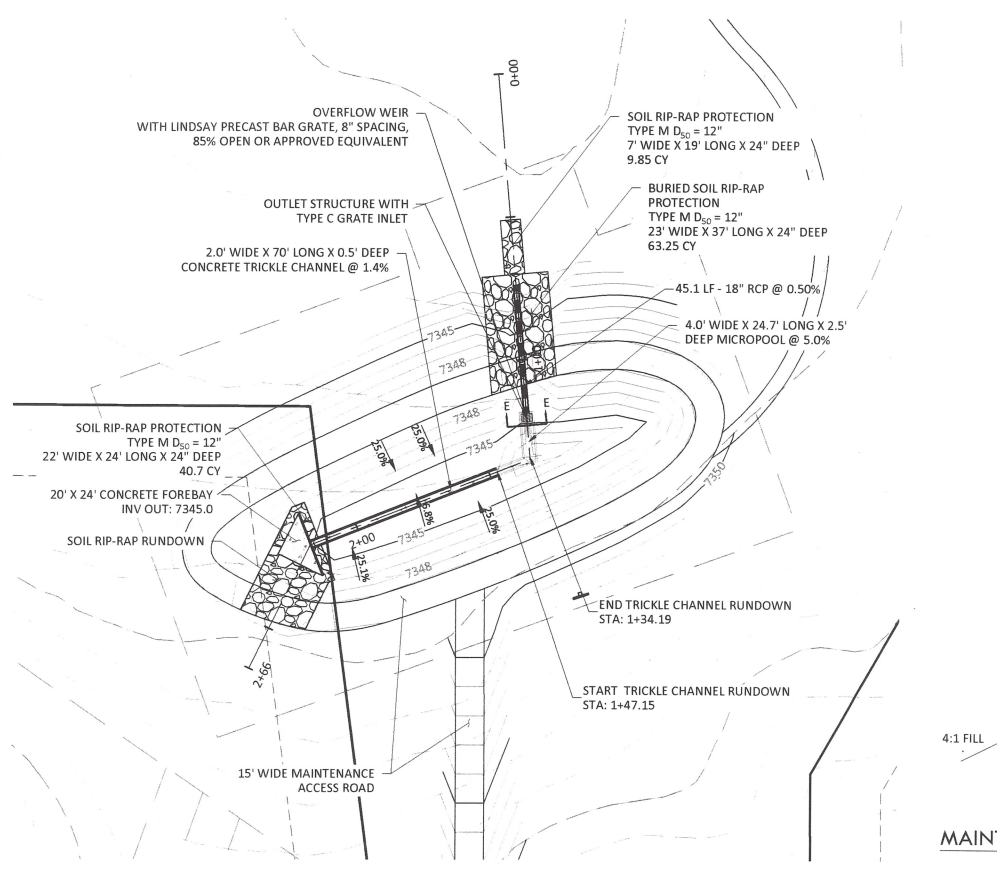
Joseph W. Desjardins

01/06/2022

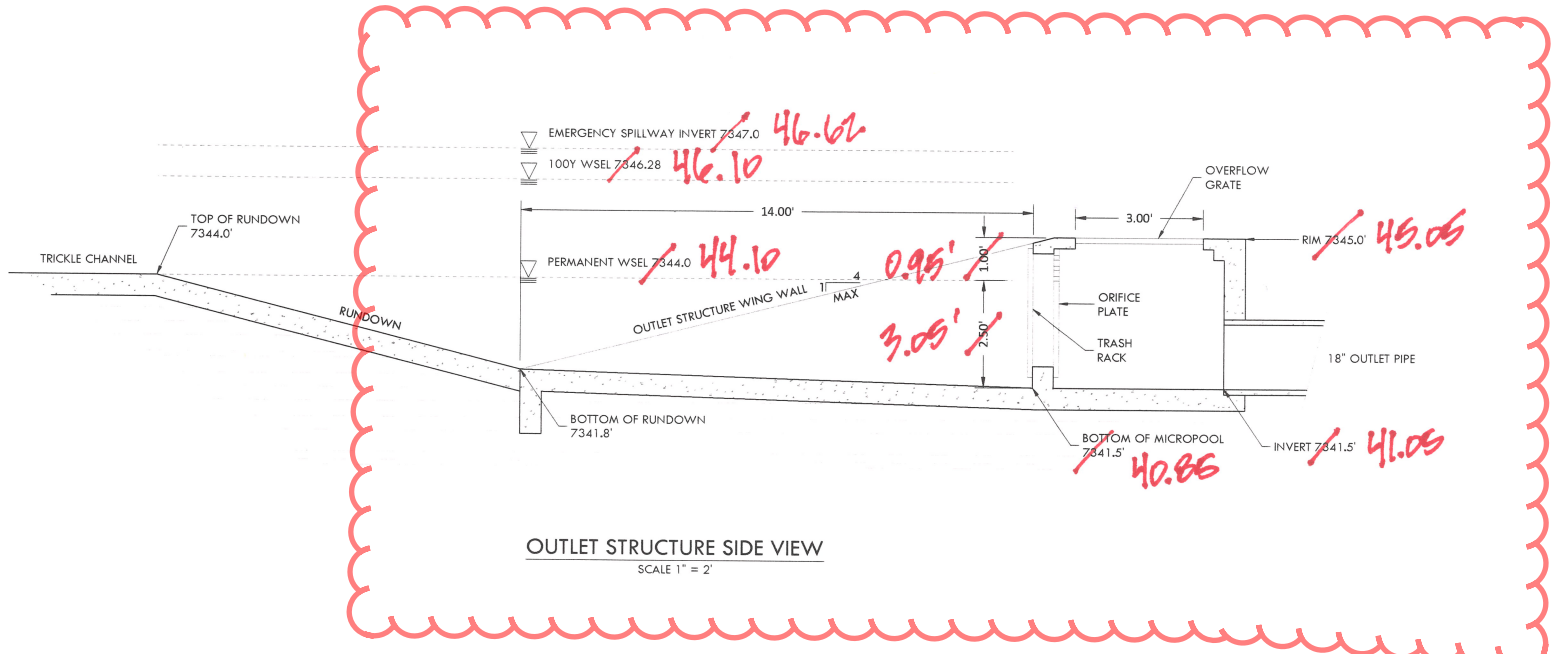
FOR: WINSOME, LLC
1864 WOODMORE BLVD
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

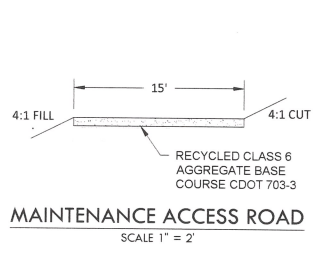
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



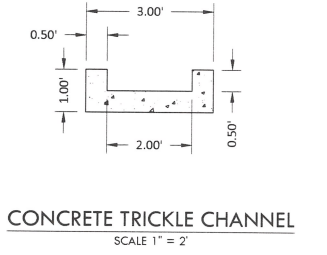
POND B OUTLET STRUCTURE PLAN
SCALE 1" = 30"



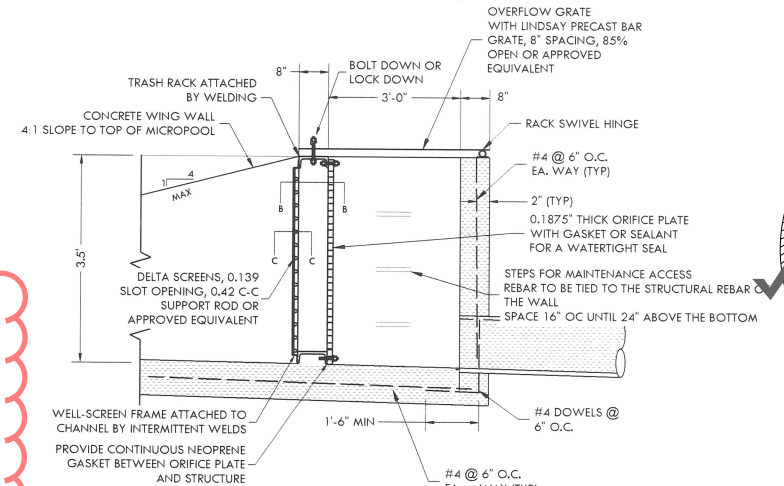
OUTLET STRUCTURE SIDE VIEW
SCALE 1" = 2"



MAINTENANCE ACCESS ROAD
SCALE 1" = 2"



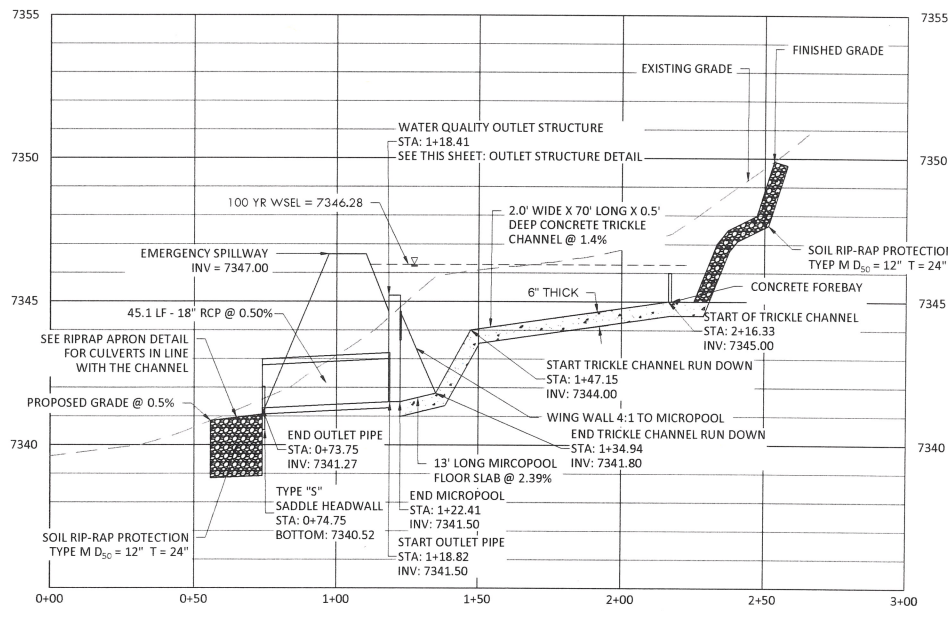
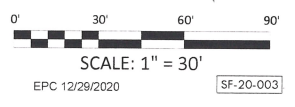
CONCRETE TRICKLE CHANNEL
SCALE 1" = 2"



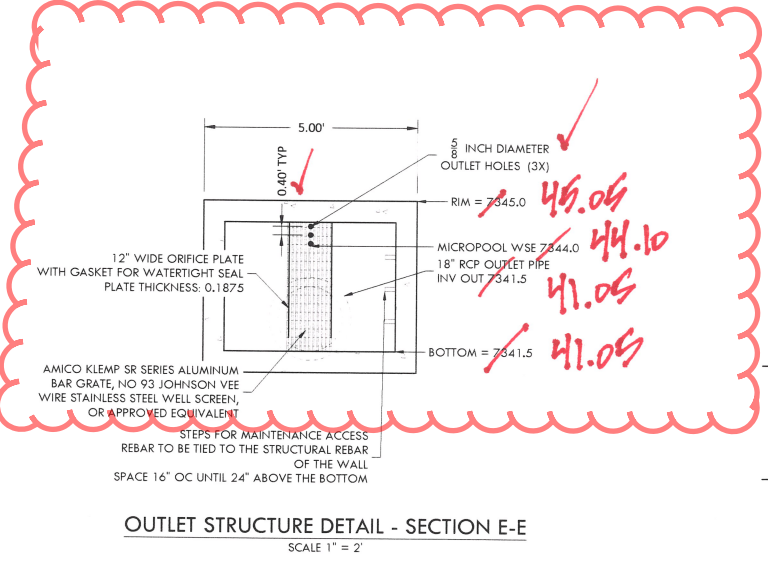
SECTION B-B - PLAN VIEW

OUTLET STRUCTURE WITH TRASH RACK DETAIL
NTS

SECTION C-C



POND B OUTLET STRUCTURE PROFILE
HORIZONTAL SCALE: 1" = 20"
VERTICAL SCALE: 1" = 2"



OUTLET STRUCTURE DETAIL - SECTION E-E
SCALE 1" = 2"

- ORIFICE PLATE NOTES:**
1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.
- EURV AND WQCV TRASH RACKS:**
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 2. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.

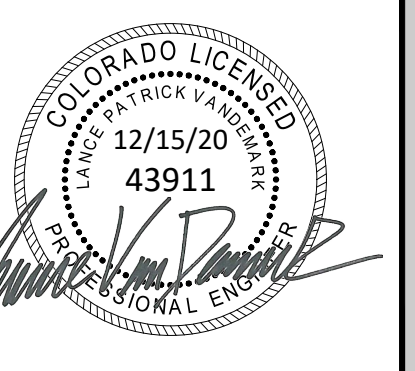
Z:\Shared\Projects\49388-49999\49388-49999\CD FILING 1\49388-CD FILING 1-Pond B Details.dwg, Tuesday, December 15, 2020 12:15:30 PM
Copyright © 2020 The Vertex Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



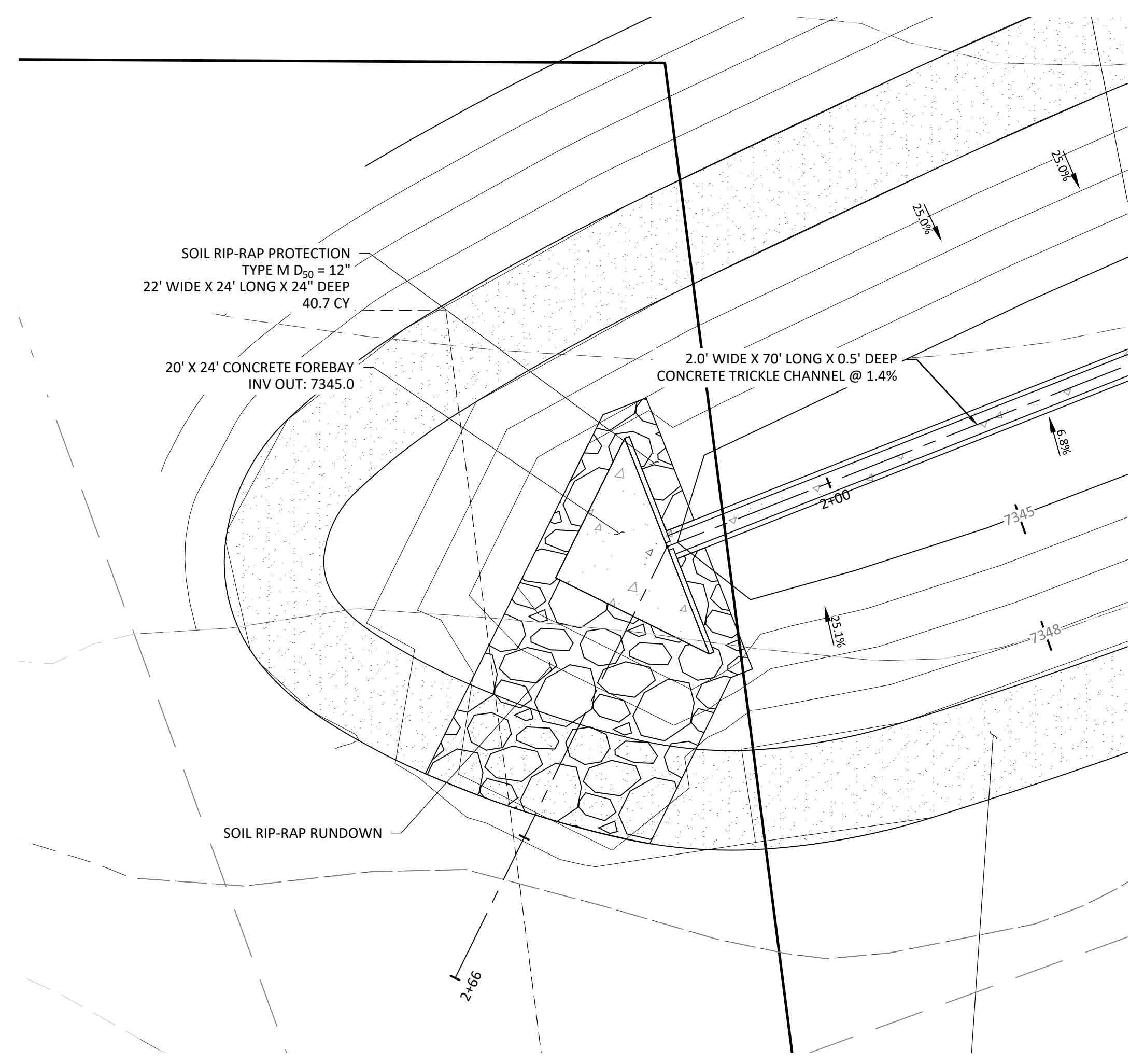
ENGINEERING RECORD DRAWING
ASB 2449



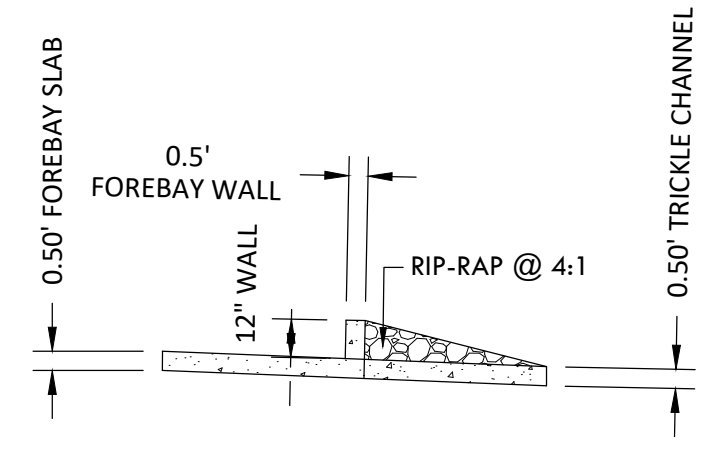
WATER QUALITY POND B - DETAILS
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

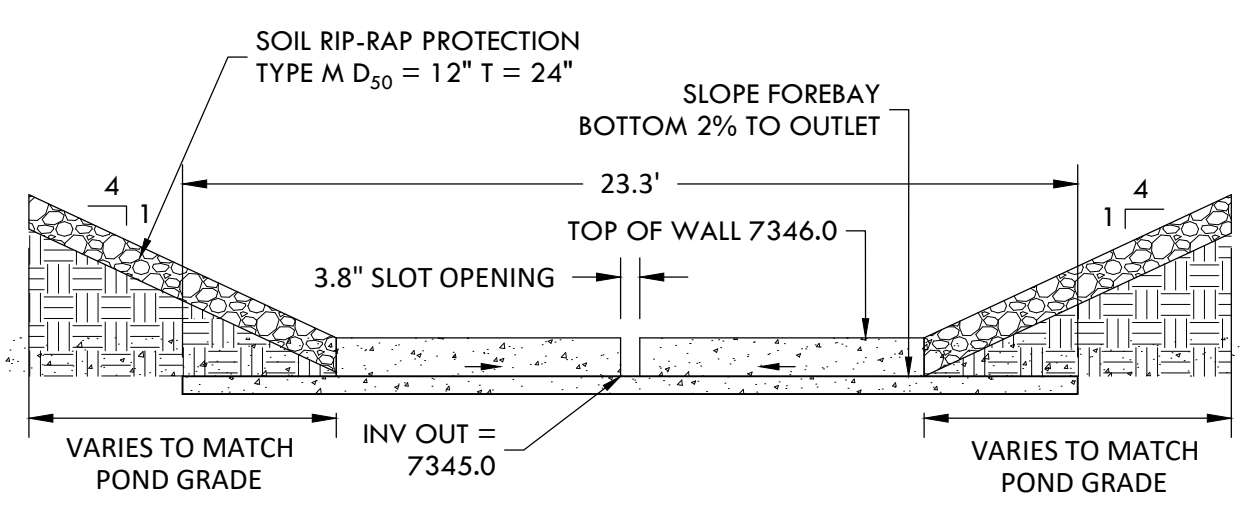
DATE: 01.22.20	44
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	



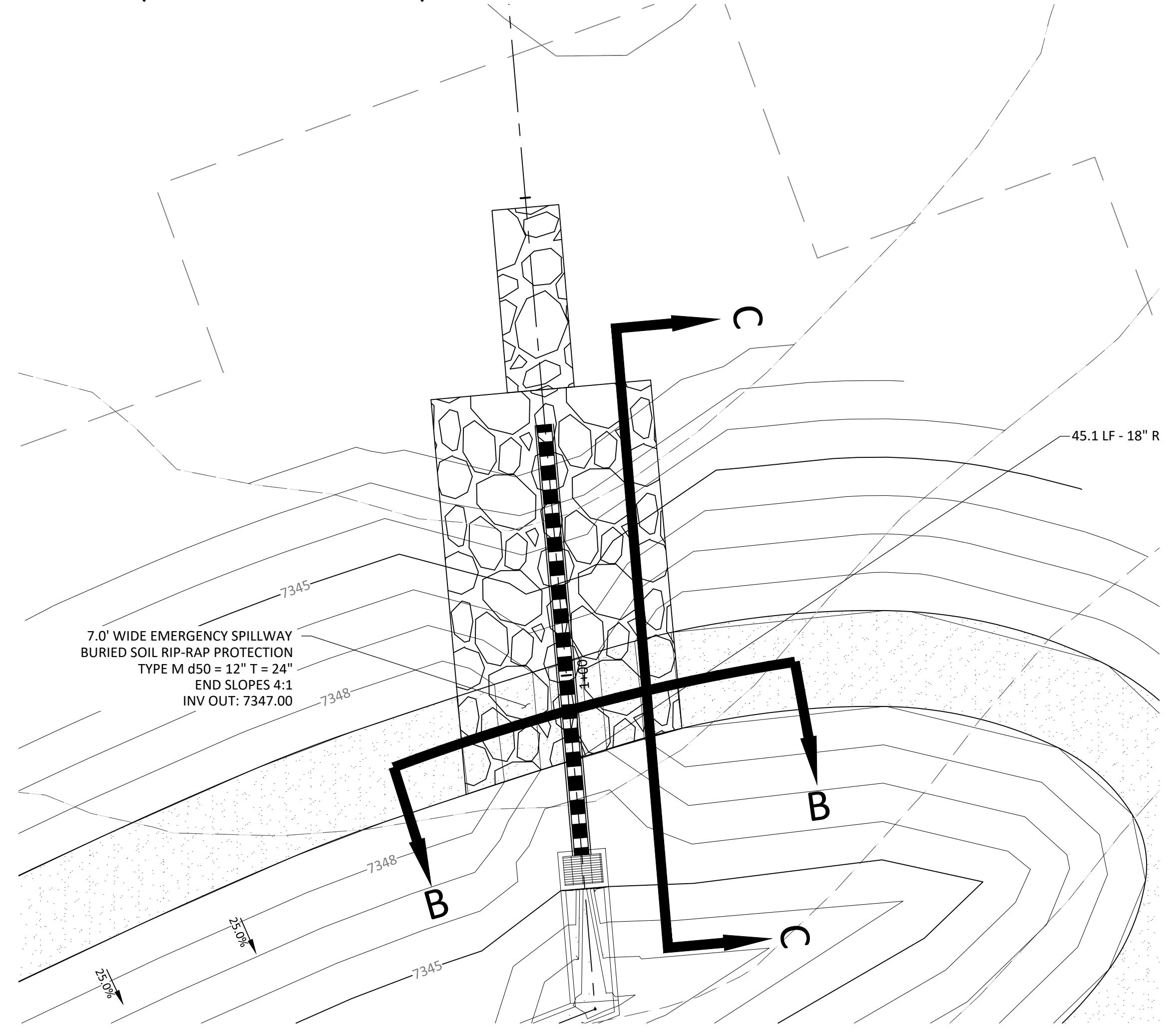
WQ POND B - LOW TAILWATER STILLING BASIN
WALL PLAN
SCALE 1" = 10'



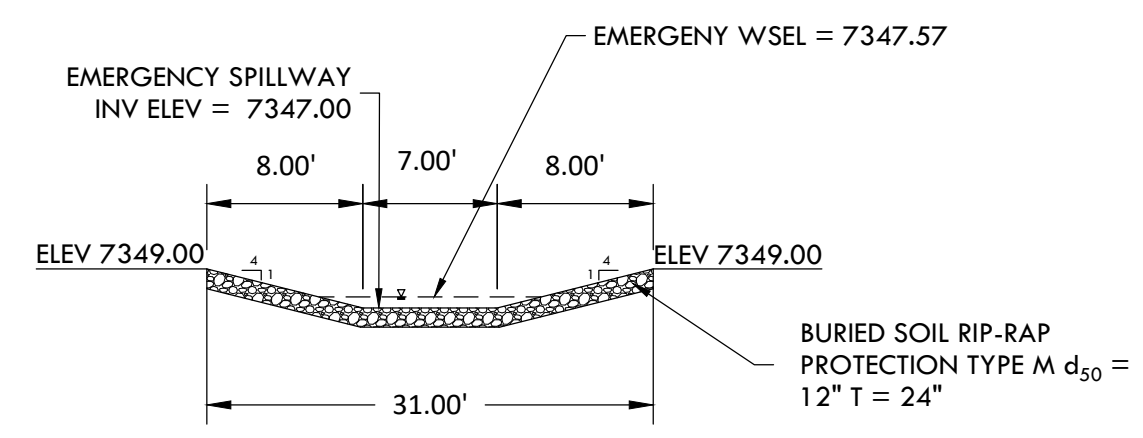
LOW TAILWATER STILLING BASIN WALL SECTION A-A
SCALE 1" = 5'



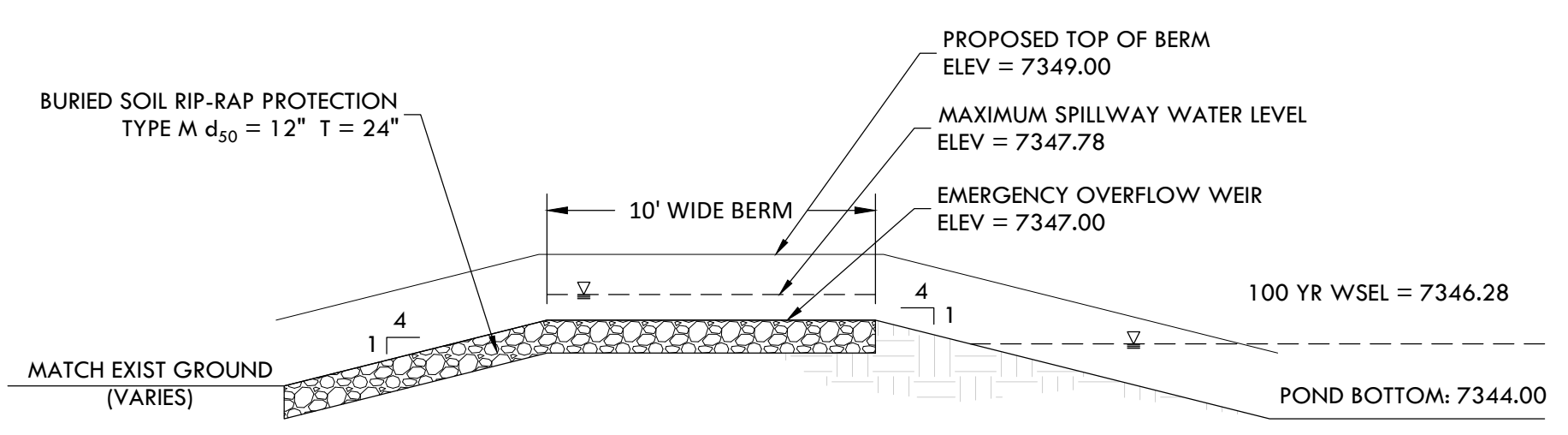
LOW TAILWATER STILLING BASIN WALL DETAIL
SCALE 1" = 5'



WQ POND B - OVERFLOW AND EMERGENCY SPILLWAY
SCALE 1" = 10'



OVERFLOW AND EMERGENCY SPILLWAY SECTION B-B
SCALE 1" = 10'



OVERFLOW AND EMERGENCY SPILLWAY SECTION C-C
SCALE 1" = 5'

SOIL RIP-RAP NOTES:

- ELEVATION TOLERANCES FOR THE SOIL RIP-RAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIP-RAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN. WHERE "SOIL RIP-RAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIP-RAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIP-RAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME. 65% RIP-RAP AND 35% SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15%. THE SOIL RIP-RAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE INTERLOCKED LAYER OF RIP-RAP WITH RIP-RAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIP-RAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIP-RAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIP-RAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIP-RAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIP-RAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.

z:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1-Pond B Details.dwg, Tuesday, December 15, 2020 12:16:40 PM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX®
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD
DRAWING ASB 2449

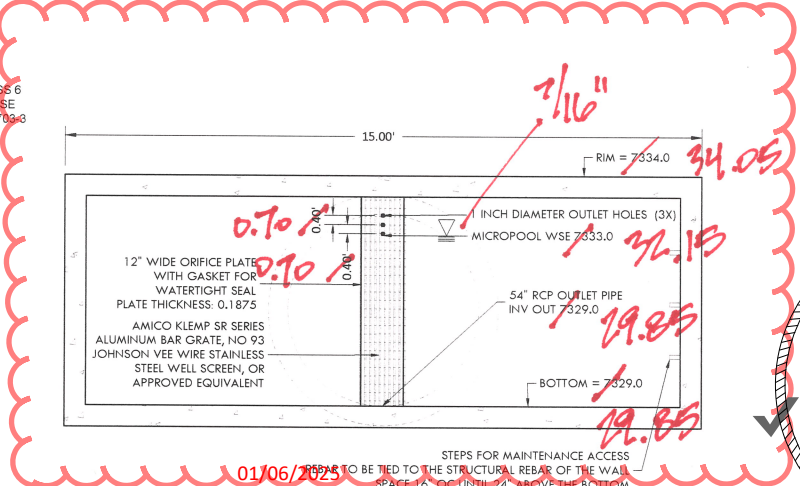
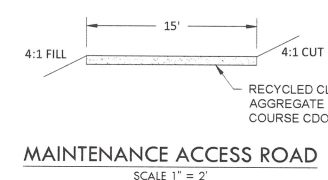
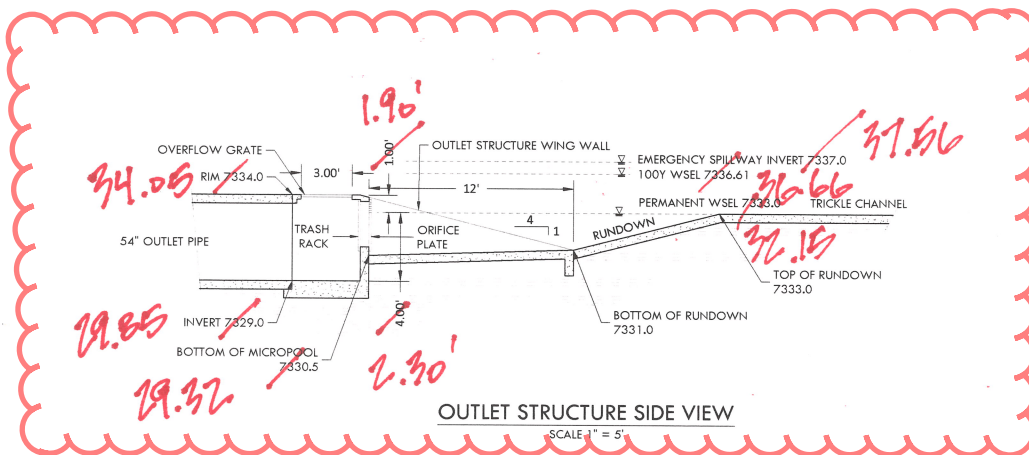
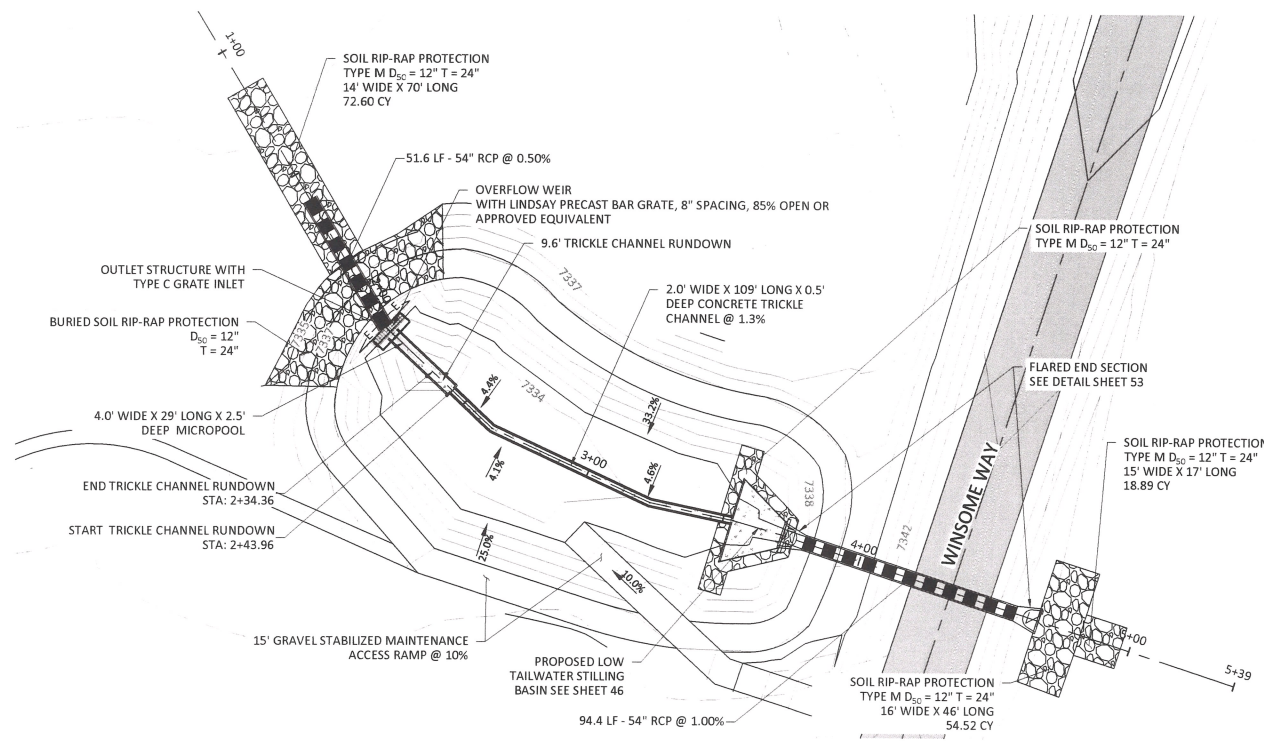


WATER QUALITY POND C - POND C DETAILS
SITE: 17480 MERIDIAN ROAD, ELBERT, COLORADO
FOR: WINSOME, LLC
1864 WOODMORE DRIVE, MONUMENT, COLORADO

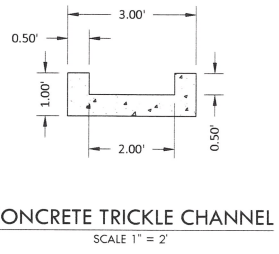
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

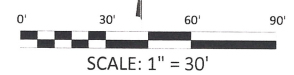
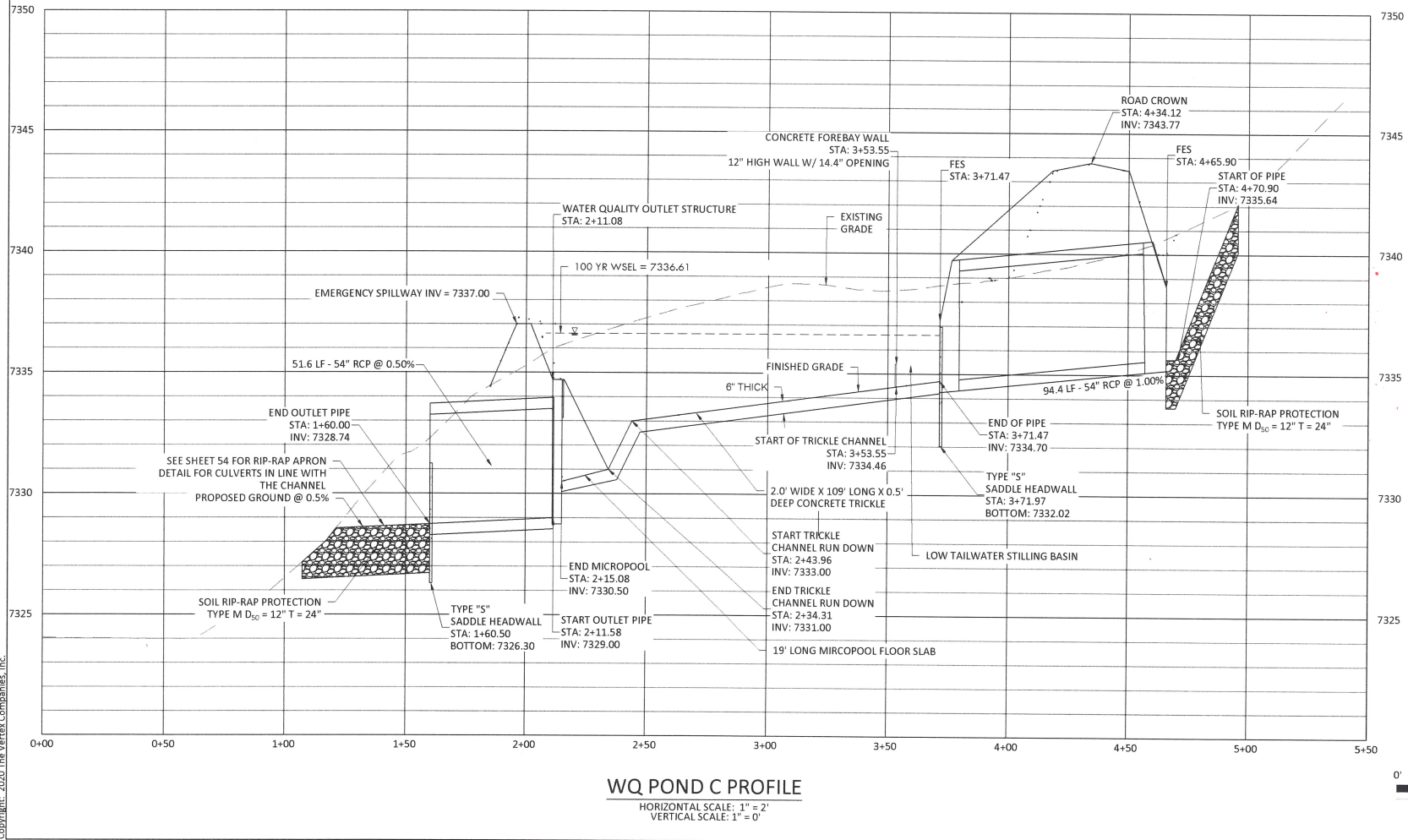
45



- ORIFICE PLATE NOTES:**
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX. ON CENTER
- EURV AND WQCV TRASH RACKS:**
- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
 - BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.



Z:\Shared\Projects\49000-49999\49388-00-00\49388-00-Filing-1\49388-CD-Filing-1-Pond-C-Details.dwg Tuesday, December 15, 2020 12:17:56 PM
Copyright: 2020 The Vertix Companies, Inc.



EPC 12/29/2020

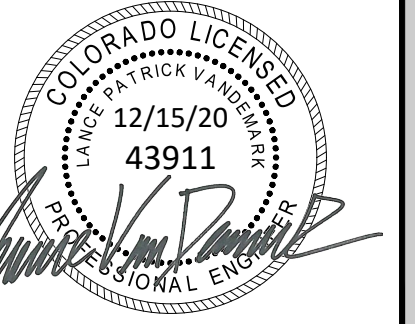
SF-20-003

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

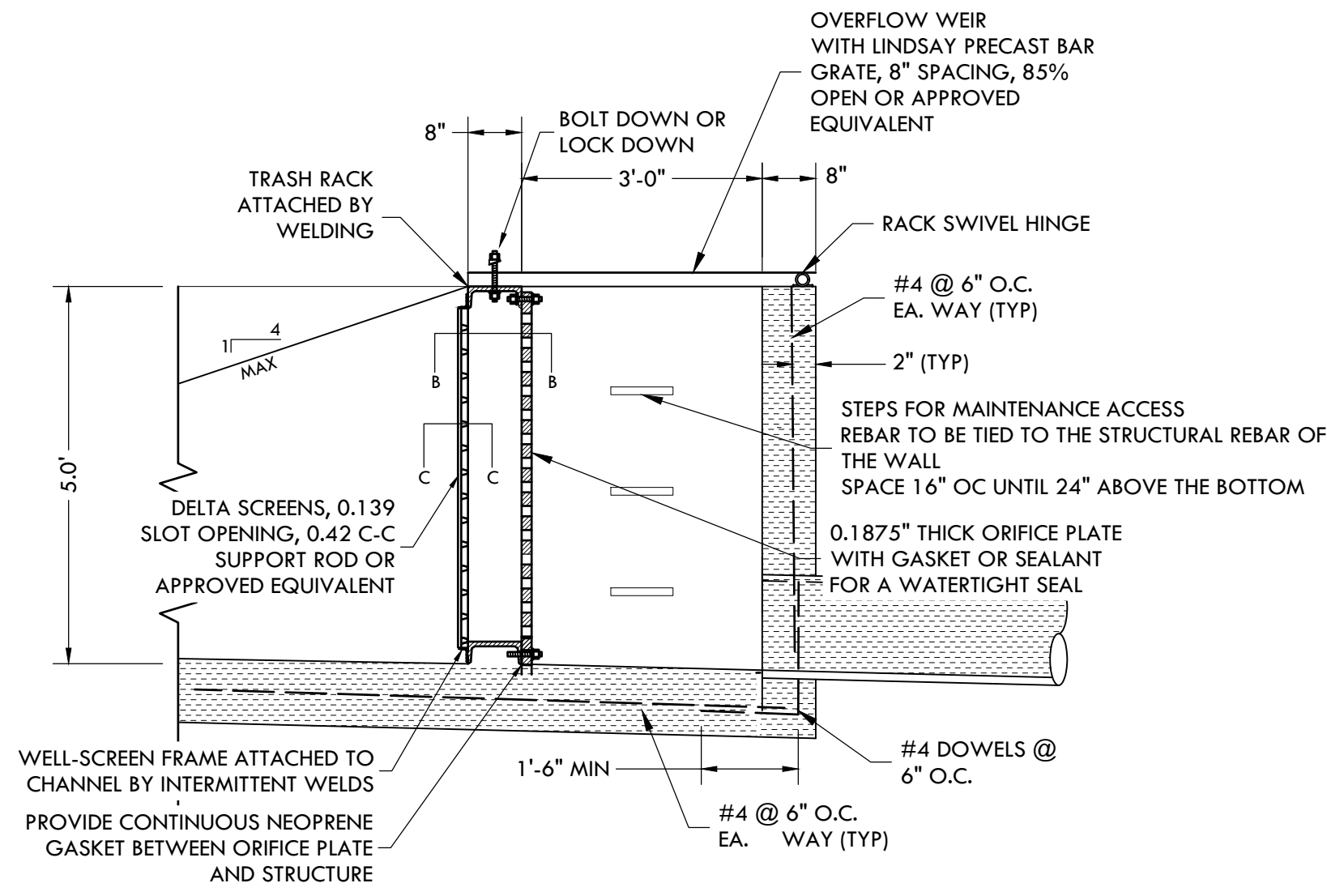


WATER QUALITY POND C DETAILS
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

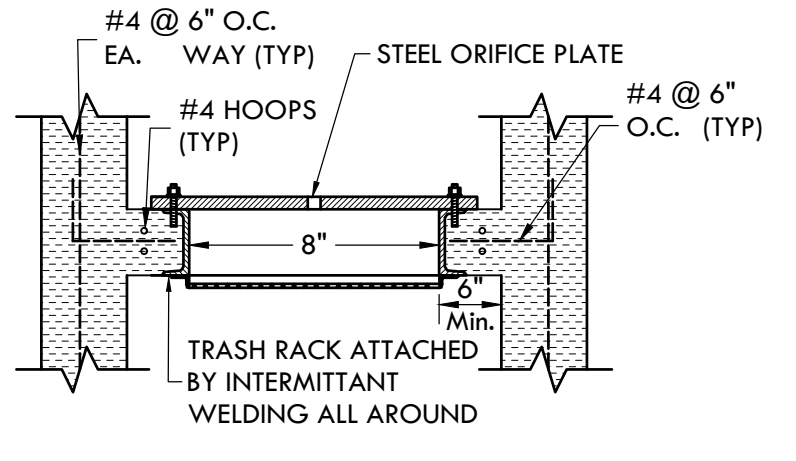
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

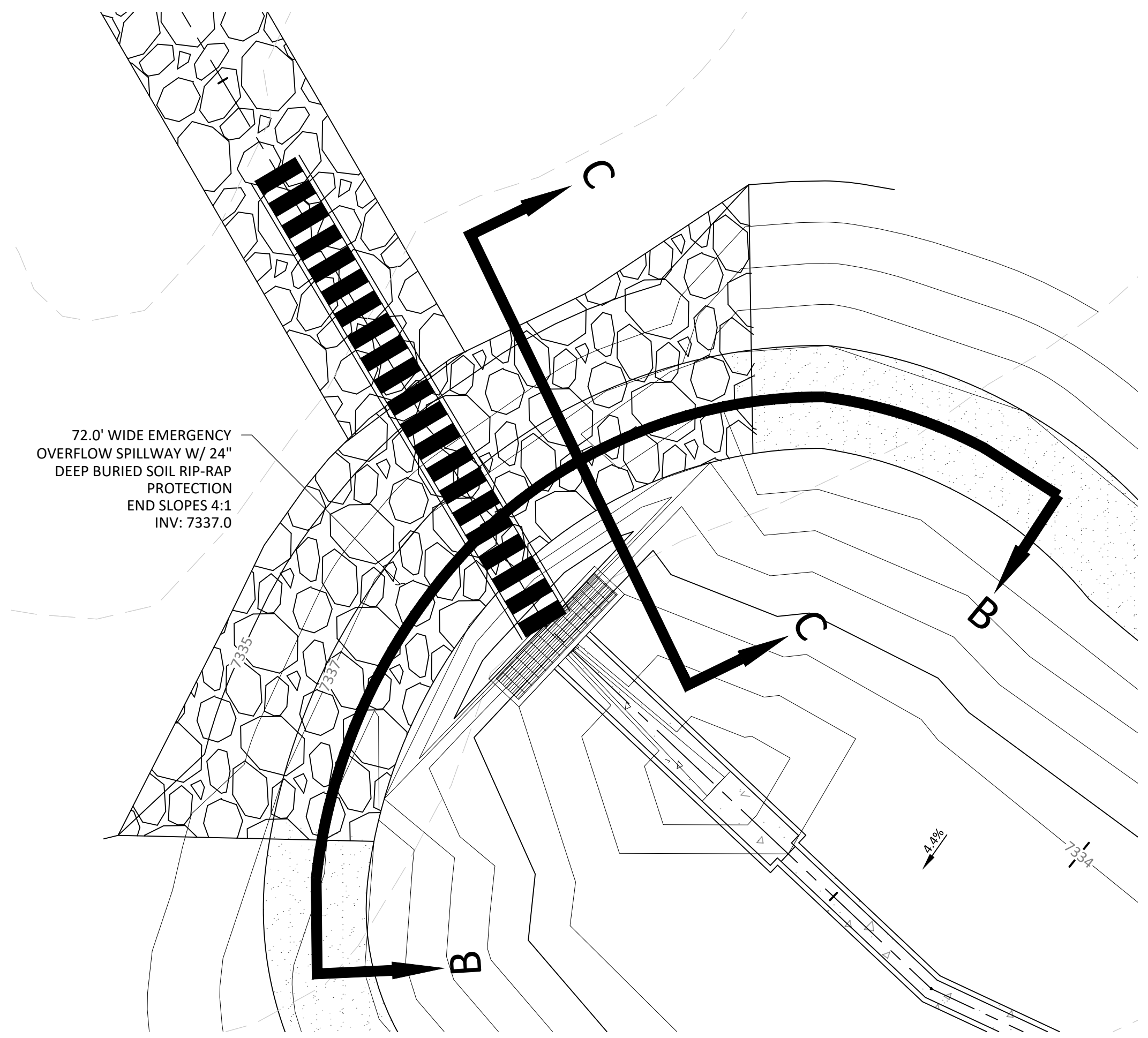
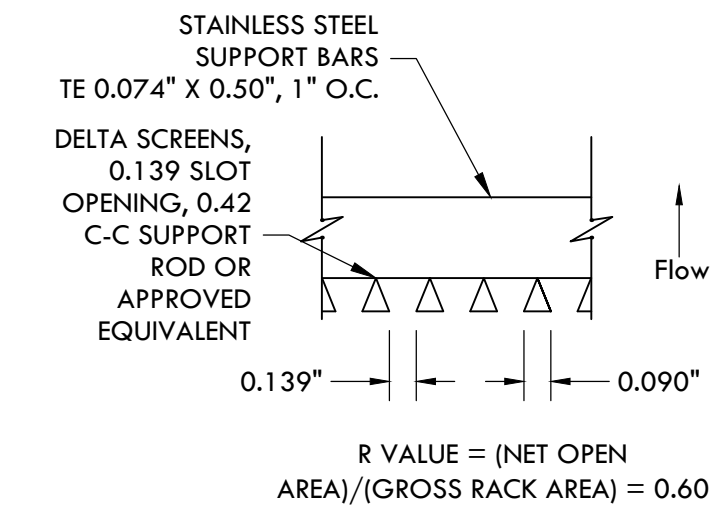
46



SECTION B-B - PLAN VIEW



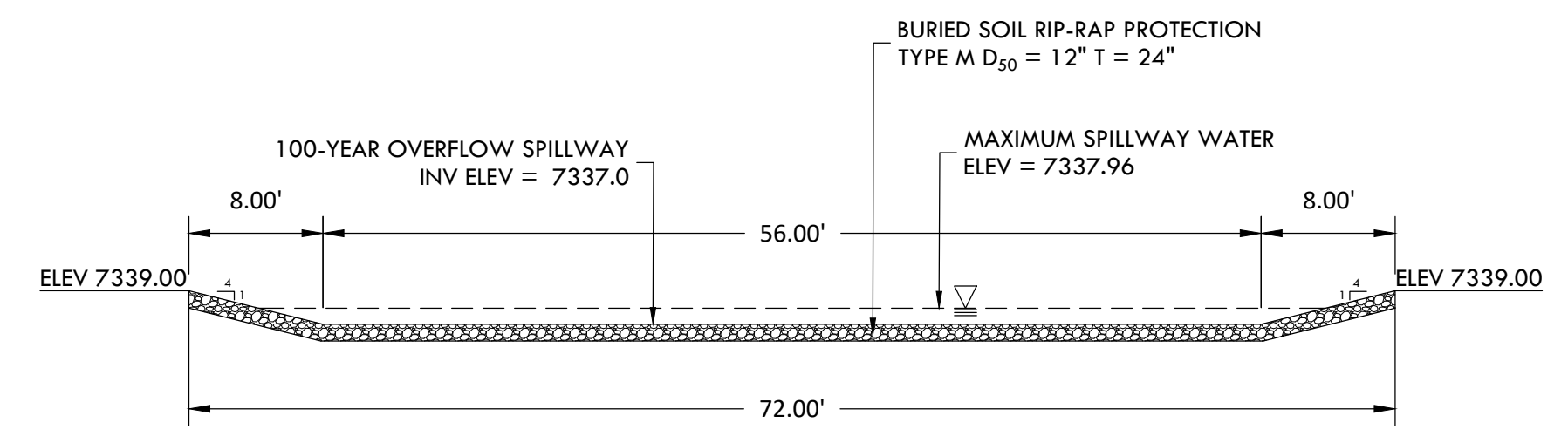
SECTION C-C



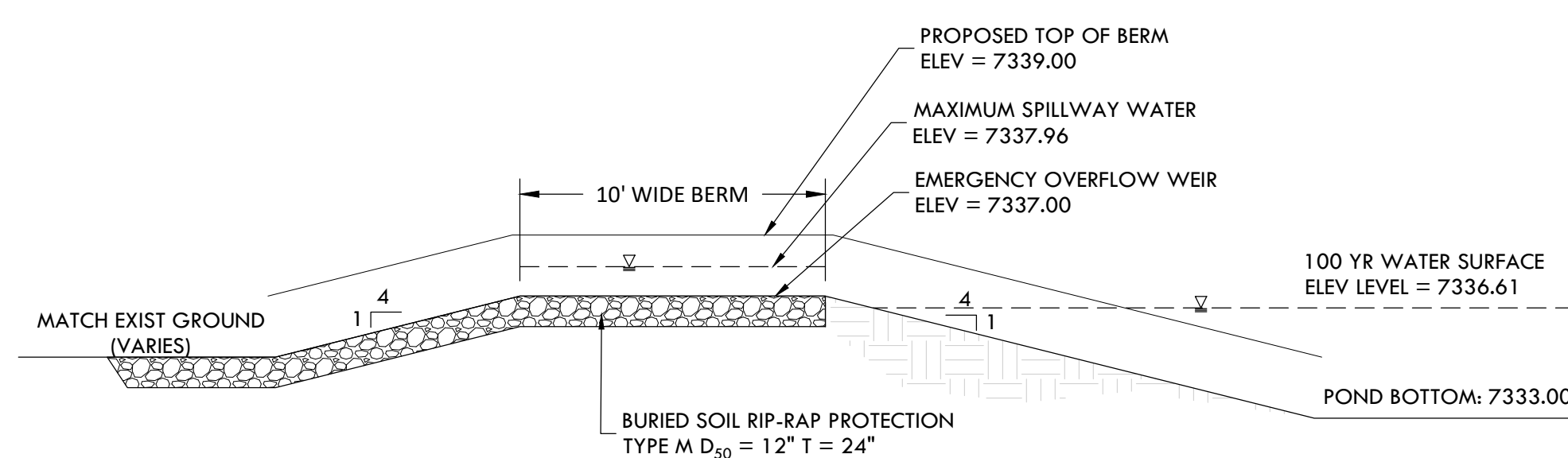
WQ POND C - OVERFLOW AND EMERGENCY SPILLWAY
SCALE 1" = 10'

SOIL RIP-RAP NOTES:

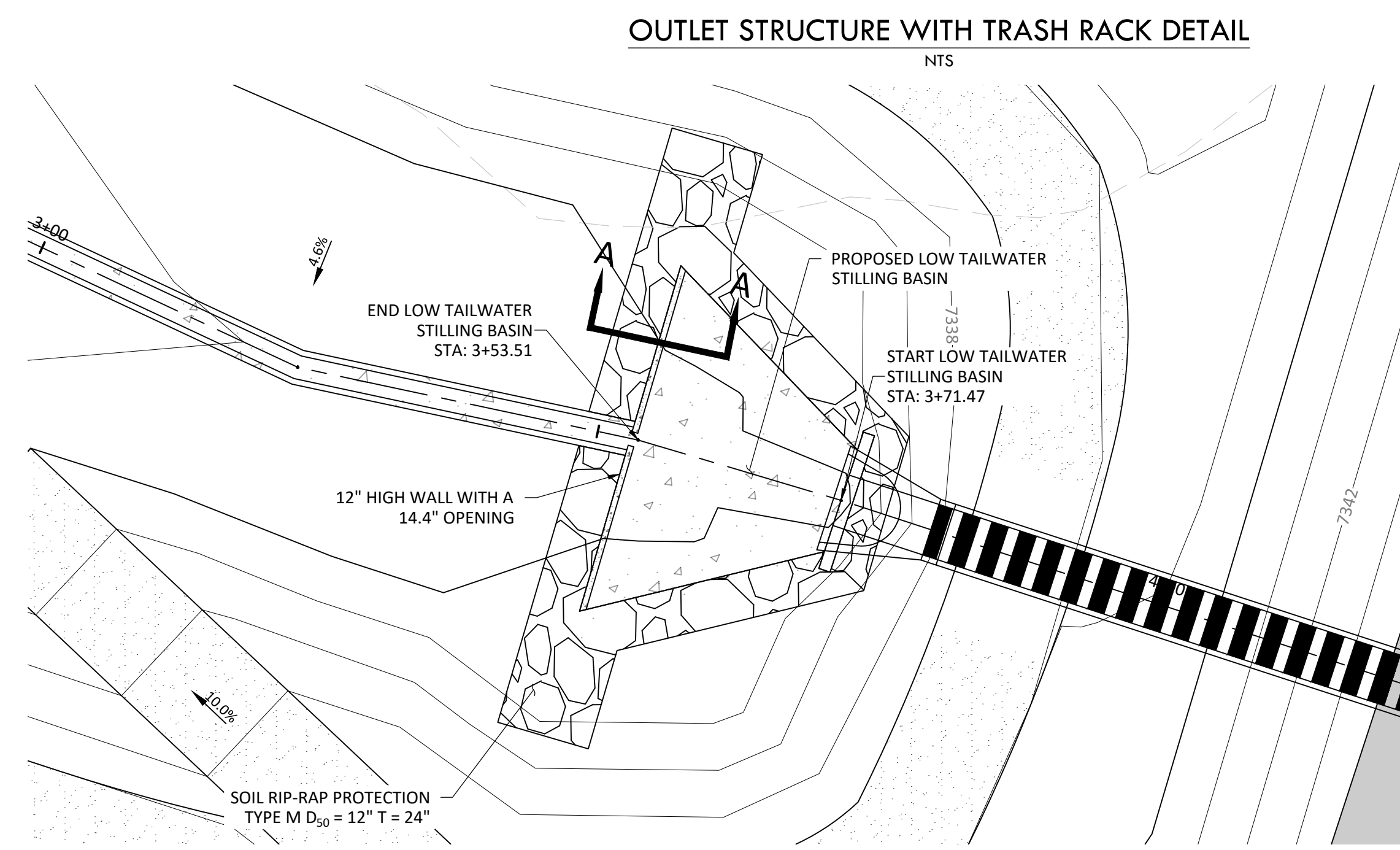
- ELEVATION TOLERANCES FOR THE SOIL RIP-RAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIP-RAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIP-RAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIP-RAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIP-RAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME. 65% RIP-RAP AND 35% SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15%. THE SOIL RIP-RAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE INTERLOCKED LAYER OF RIP-RAP WITH RIP-RAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIP-RAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIP-RAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIP-RAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIP-RAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIP-RAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.



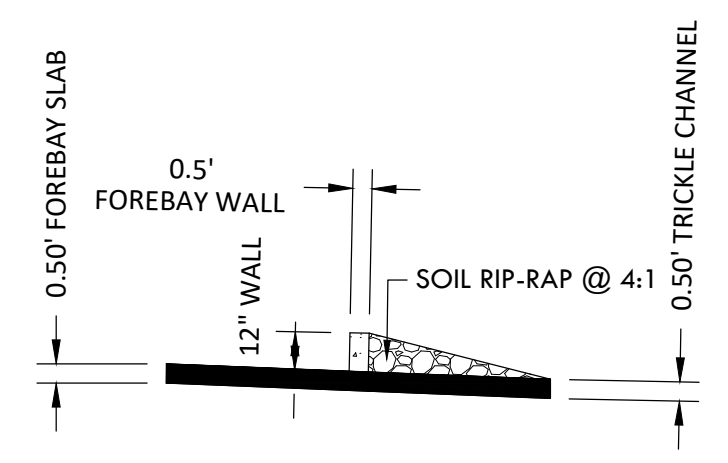
OVERFLOW AND EMERGENCY SPILLWAY SECTION B-B
SCALE 1" = 10'



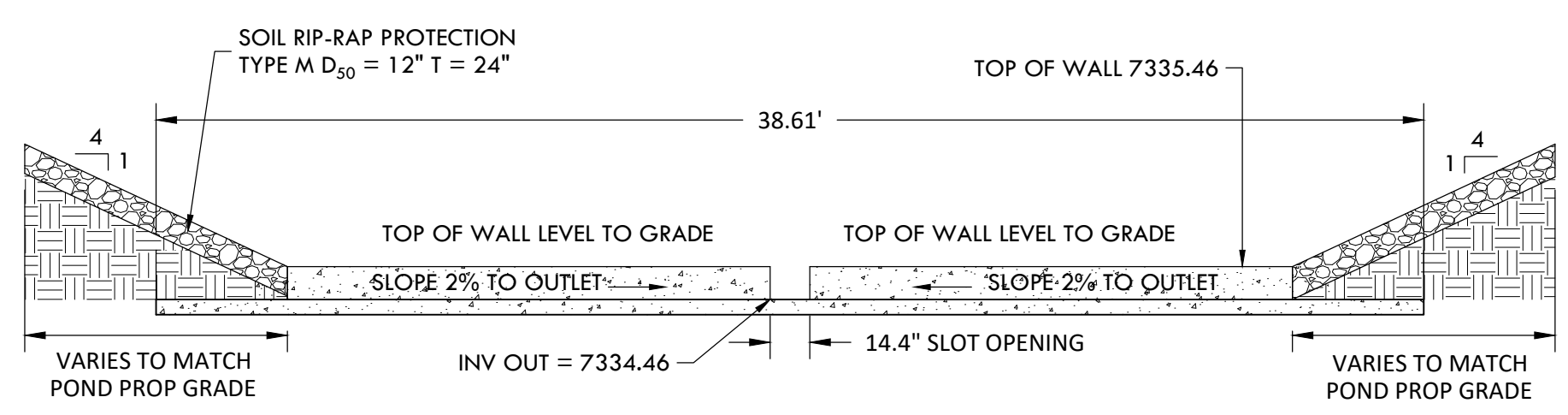
OVERFLOW AND EMERGENCY SPILLWAY SECTION C-C
SCALE 1" = 5'



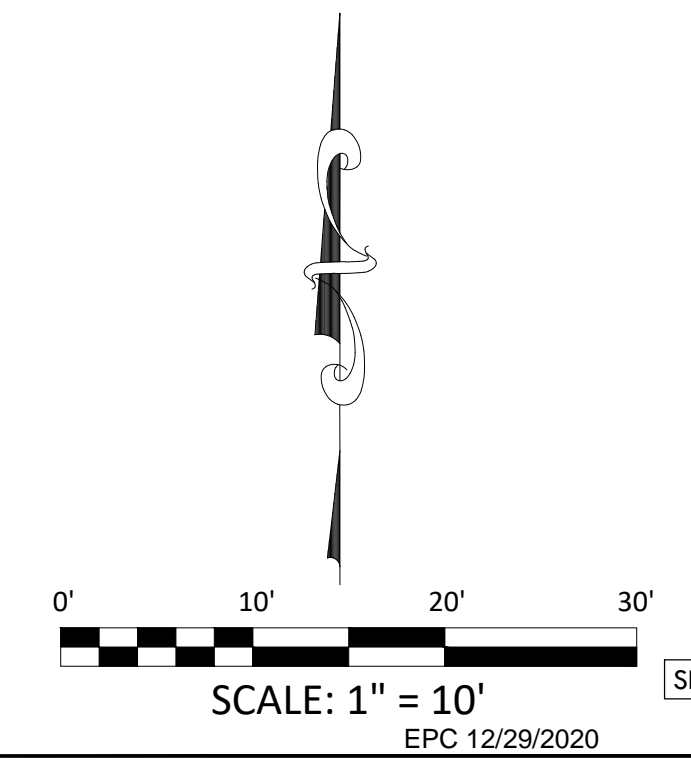
WQ POND C - LOW TAILWATER STILLING BASIN
WALL PLAN
SCALE 1" = 10'



LOW TAILWATER STILLING BASIN WALL SECTION A-A
SCALE 1" = 5'



LOW TAILWATER STILLING BASIN WALL DETAIL
SCALE 1" = 5'



Z:\Shared\Projects\49000-49999\49300-49399\49388-inccune_ranch\06-engineering\vertex\drawing\CD\Filing_1-Pond C Details.dwg, Tuesday, December 15, 2020 12:18:53 PM
Copyright © 2020 The Vertix Companies, Inc.

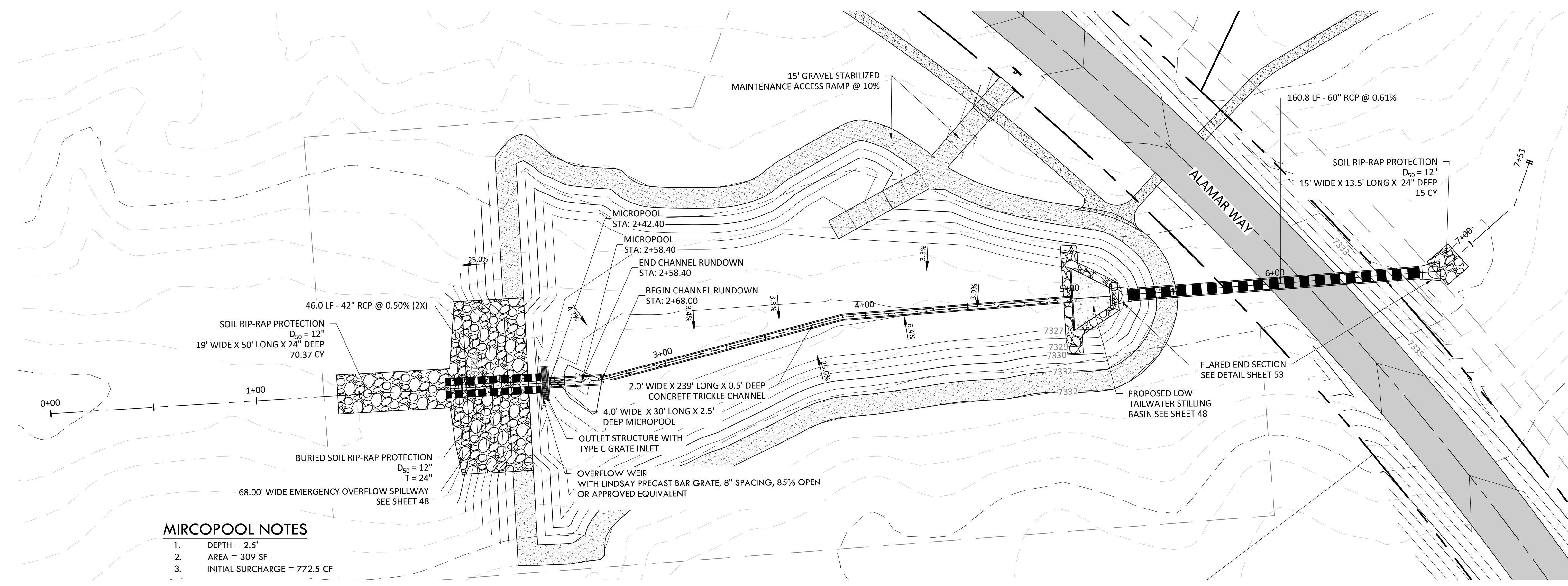
SF-20-003
EPC 12/29/2020

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



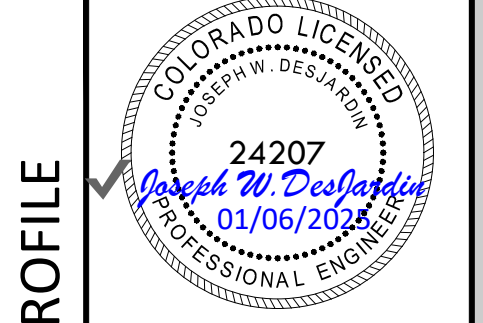
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



- MIRCOPOOL NOTES**
1. DEPTH = 2.5'
 2. AREA = 309 SF
 3. INITIAL SURCHARGE = 772.5 CF

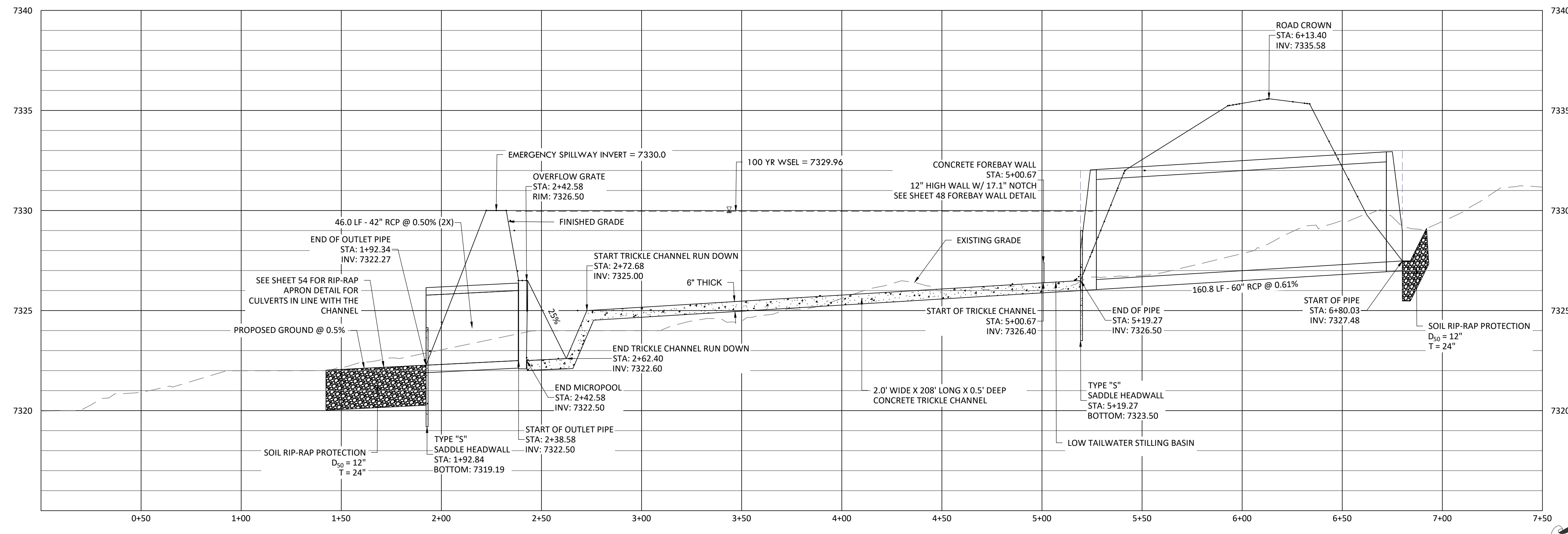


ENGINEERING RECORD DRAWING
ASB 2449

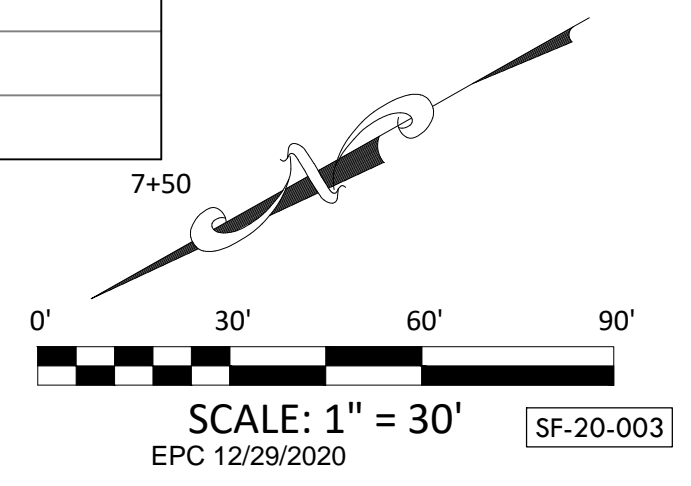


WATER QUALITY POND D - PLAN AND PROFILE
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	



WQ POND D PROFILE
HORIZONTAL SCALE: 1" = 2'
VERTICAL SCALE: 1" = 0'



DATE: 01.22.20	47
DRAWN BY: JCP	
CHECKED BY: LPV	
JOB #: 49388.01	

Z:\Shared\Projects\49000-49999\49300-49399\49388-ncmcne_ranch\06-engineering\vertex drawings\CD\Filing 1\49388-CD FILING 1-Pond D Details.dwg, Tuesday, December 15, 2020 12:20:25 PM Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

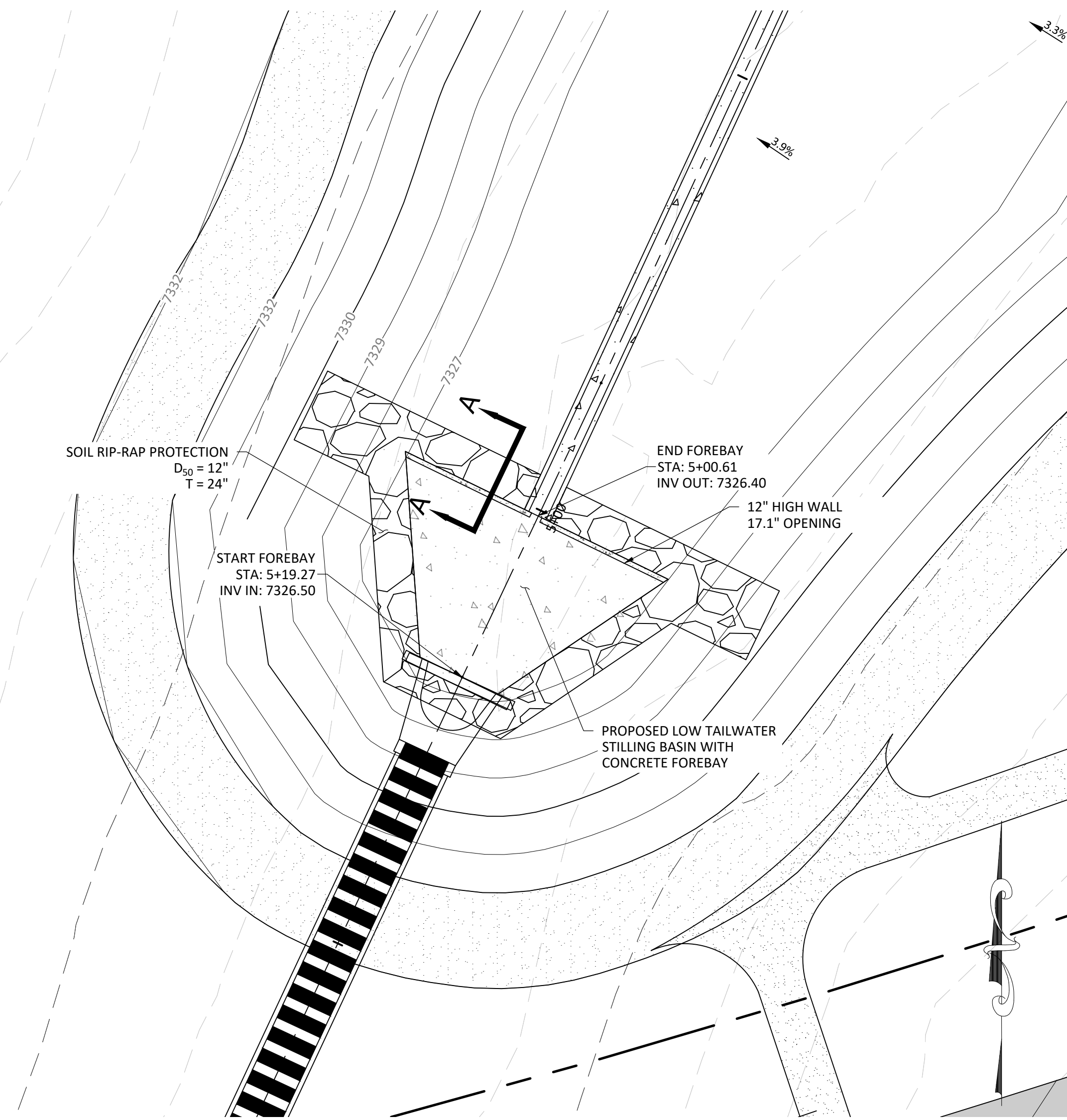


WATER QUALITY POND D - DETAILS
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

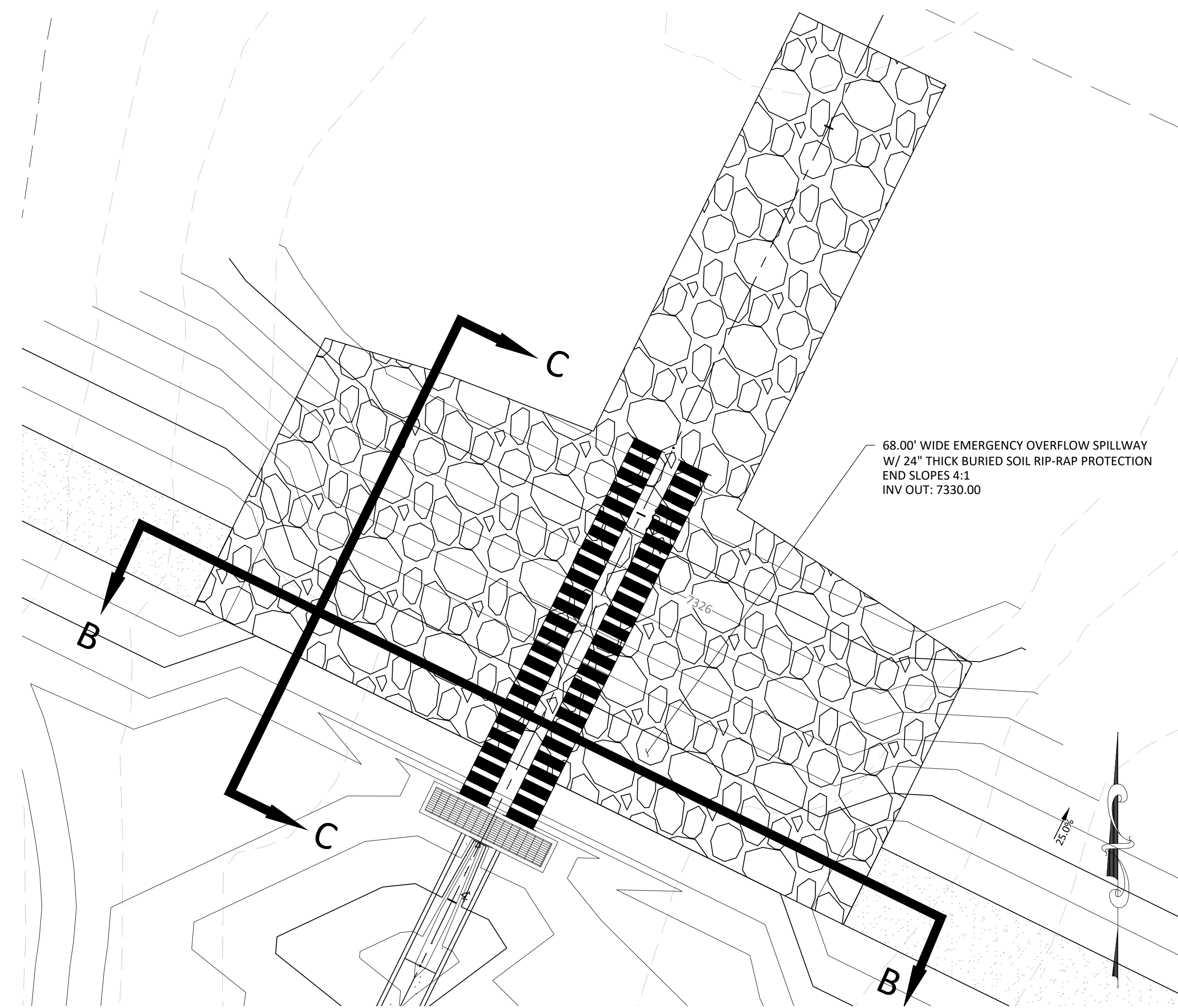
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

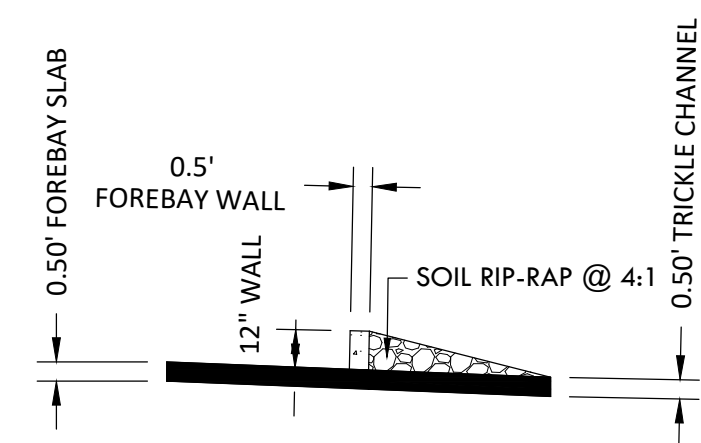
48



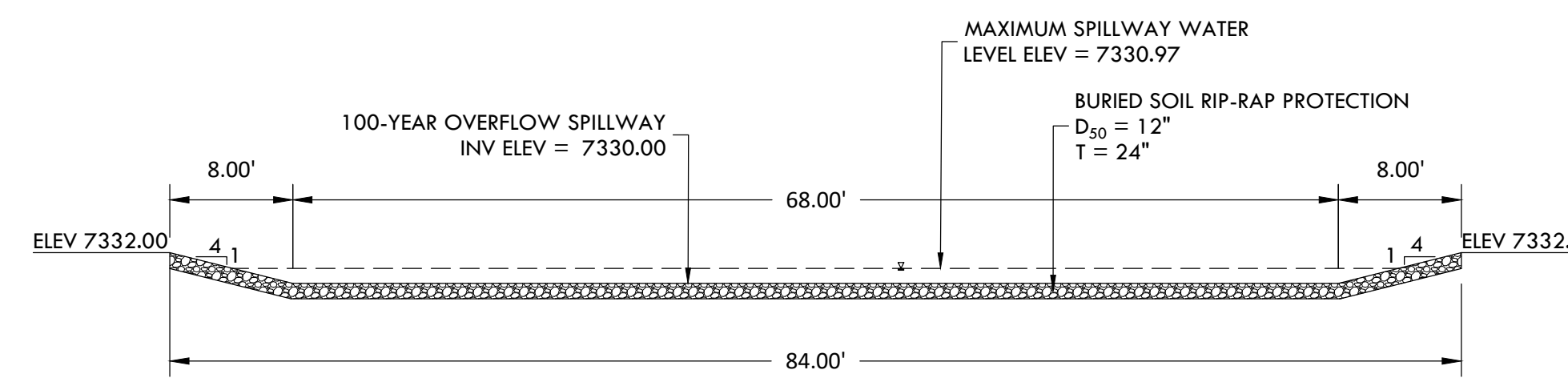
WQ POND D - LOW TAILWATER STILLING BASIN PLAN
SCALE 1" = 10'



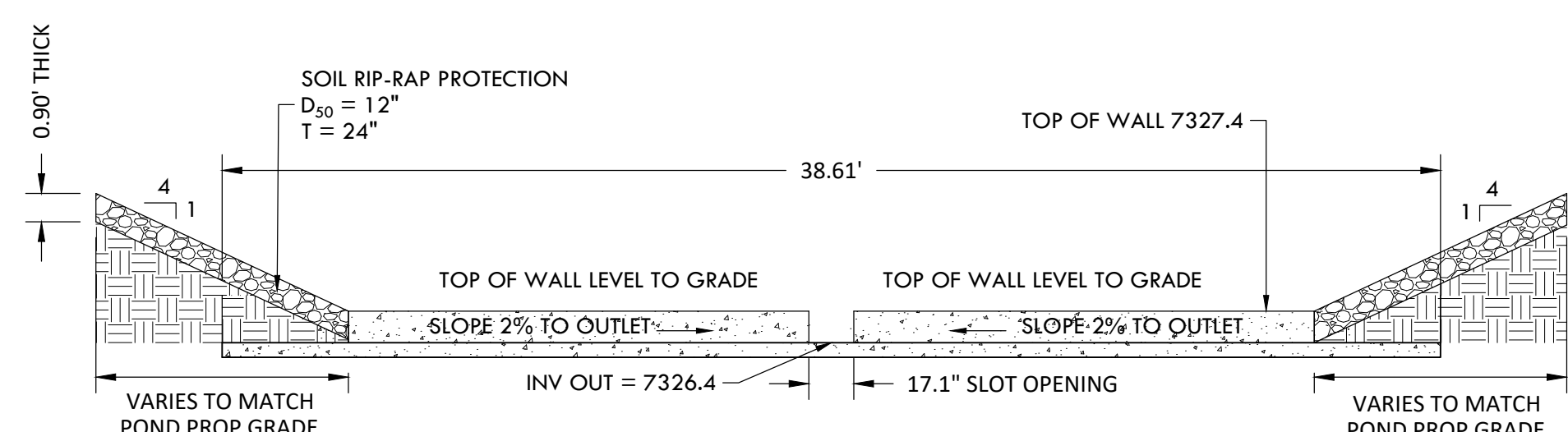
WQ POND D - OVERFLOW AND EMERGENCY SPILLWAY PLAN
SCALE 1" = 10'



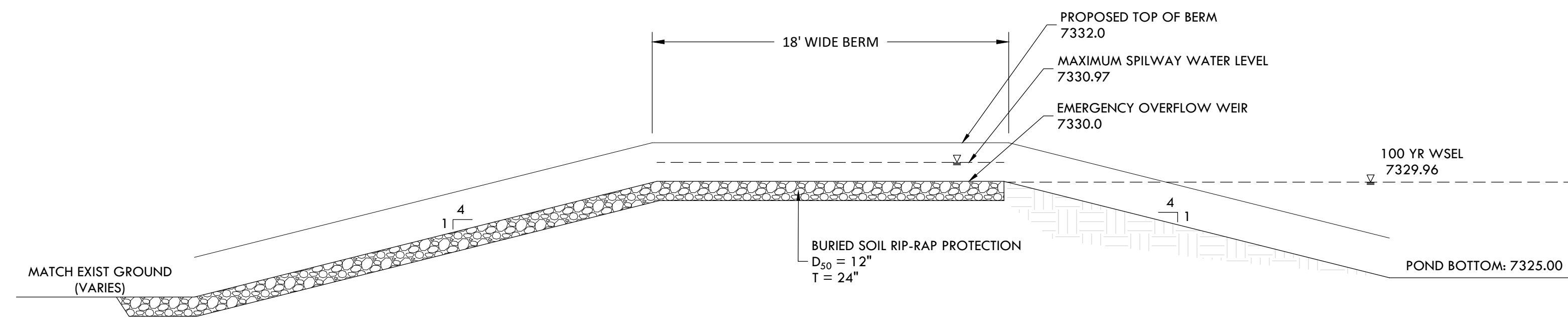
LOW TAILWATER STILLING BASIN WALL SECTION A-A
SCALE 1" = 5'



OVERFLOW AND EMERGENCY SPILLWAY SECTION B-B
SCALE 1" = 10'



LOW TAILWATER STILLING BASIN WALL DETAIL
SCALE 1" = 5'



OVERFLOW AND EMERGENCY SPILLWAY SECTION C-C
SCALE 1" = 5'

EPC 12/29/2020

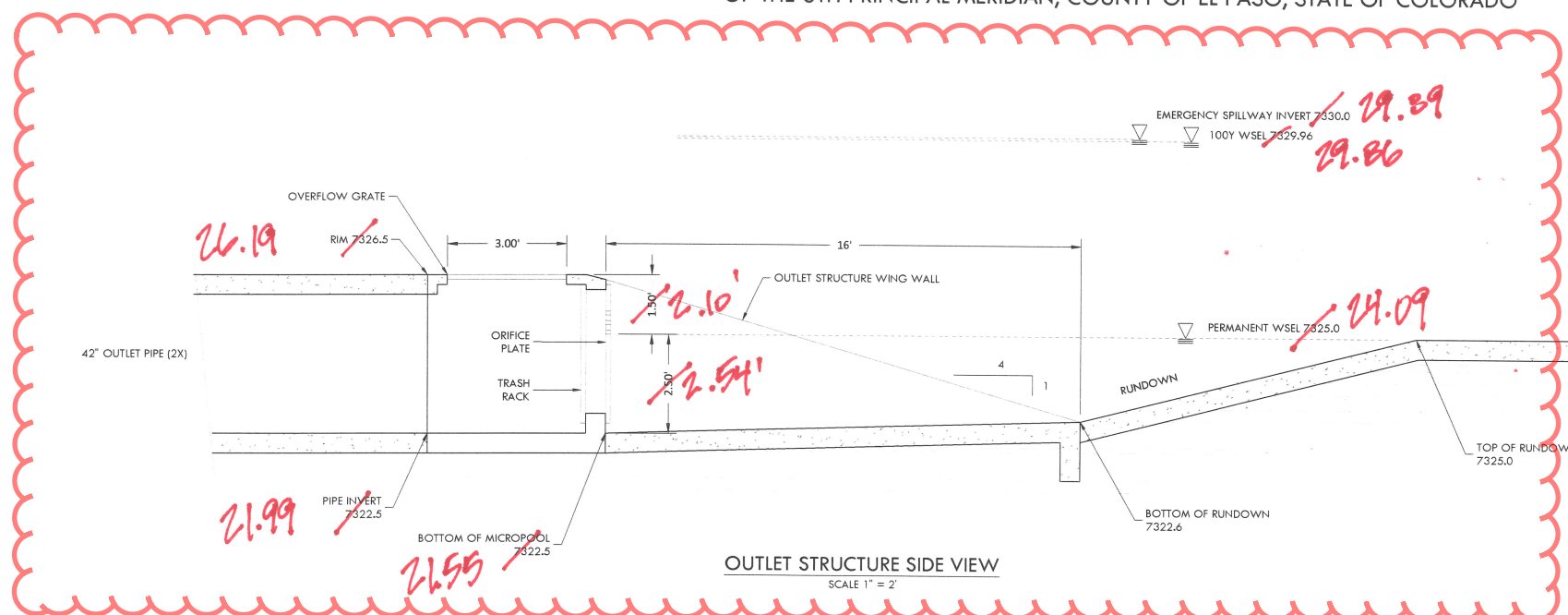
SF-20-003

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

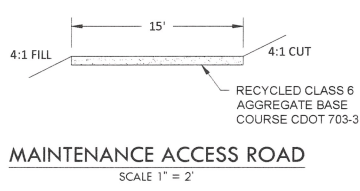
A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



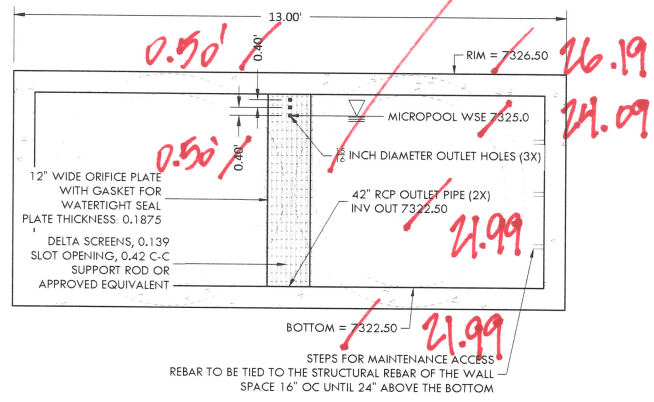
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



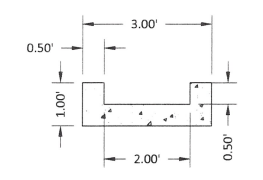
OUTLET STRUCTURE SIDE VIEW
SCALE 1" = 2"



MAINTENANCE ACCESS ROAD
SCALE 1" = 2"



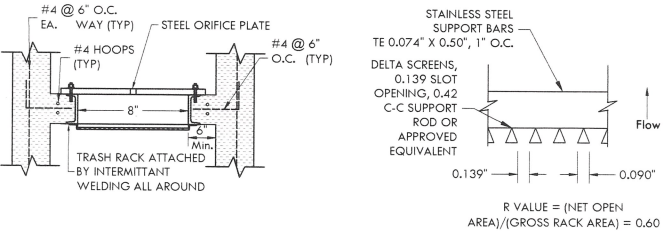
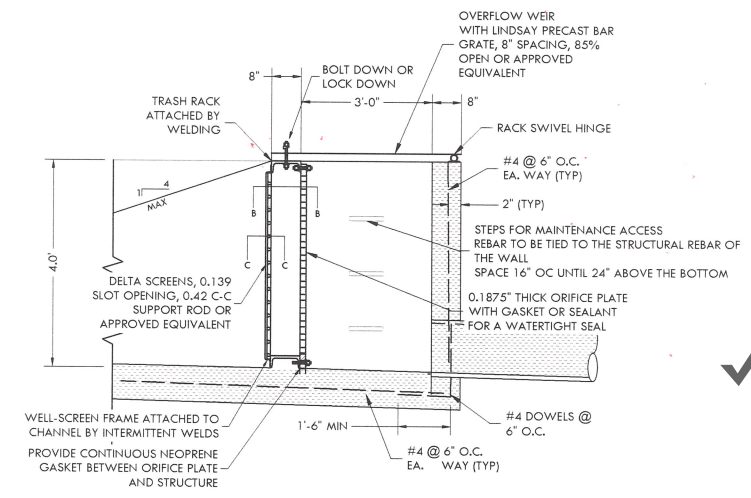
OUTLET STRUCTURE DETAIL - SECTION E-E
SCALE 1" = 2"



**CONCRETE TRICKLE CHANNEL
CROSS SECTION DETAIL**
SCALE 1" = 2"

SOIL RIP-RAP NOTES:

- ELEVATION TOLERANCES FOR THE SOIL RIP-RAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIP-RAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIP-RAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIP-RAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIP-RAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME. 65% RIP-RAP AND 35% SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15%. THE SOIL RIP-RAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE INTERLOCKED LAYER OF RIP-RAP WITH RIP-RAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIP-RAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIP-RAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIP-RAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIP-RAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIP-RAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.



SECTION B-B - PLAN VIEW
SECTION C-C

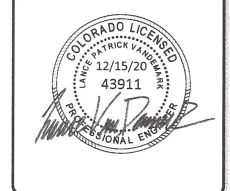
OUTLET STRUCTURE WITH TRASH RACK DETAIL
NTS

ORIFICE PLATE NOTES:

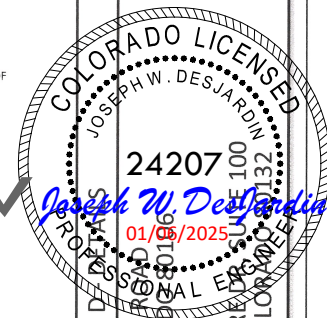
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- BOLT PLATE TO CONCRETE 12" MAX. ON CENTER

EURV AND WQCV TRASH RACKS:

- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.



**ENGINEERING RECORD
DRAWING ASB 2449**



WATER QUALITY POND DESIGN
SITE: 17480 MERIDIAN ROAD, ELBERT, COLORADO 80120
FOR: WINSOME, LLC
1864 WOODMORREY BLVD
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

z:\Shared\Projects\49000-49999\49388-CD FILING 1\49388-CD FILING 1-Pond D Detail.dwg Tuesday, December 15, 2020 12:21:55 PM Copyright: 2020 The Vertix Companies, Inc.

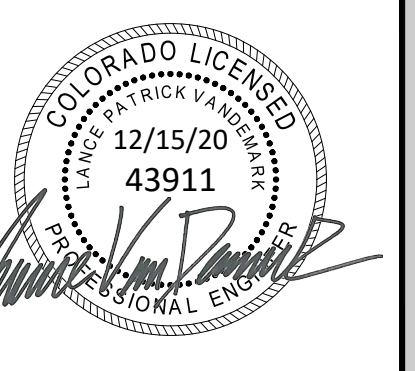
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

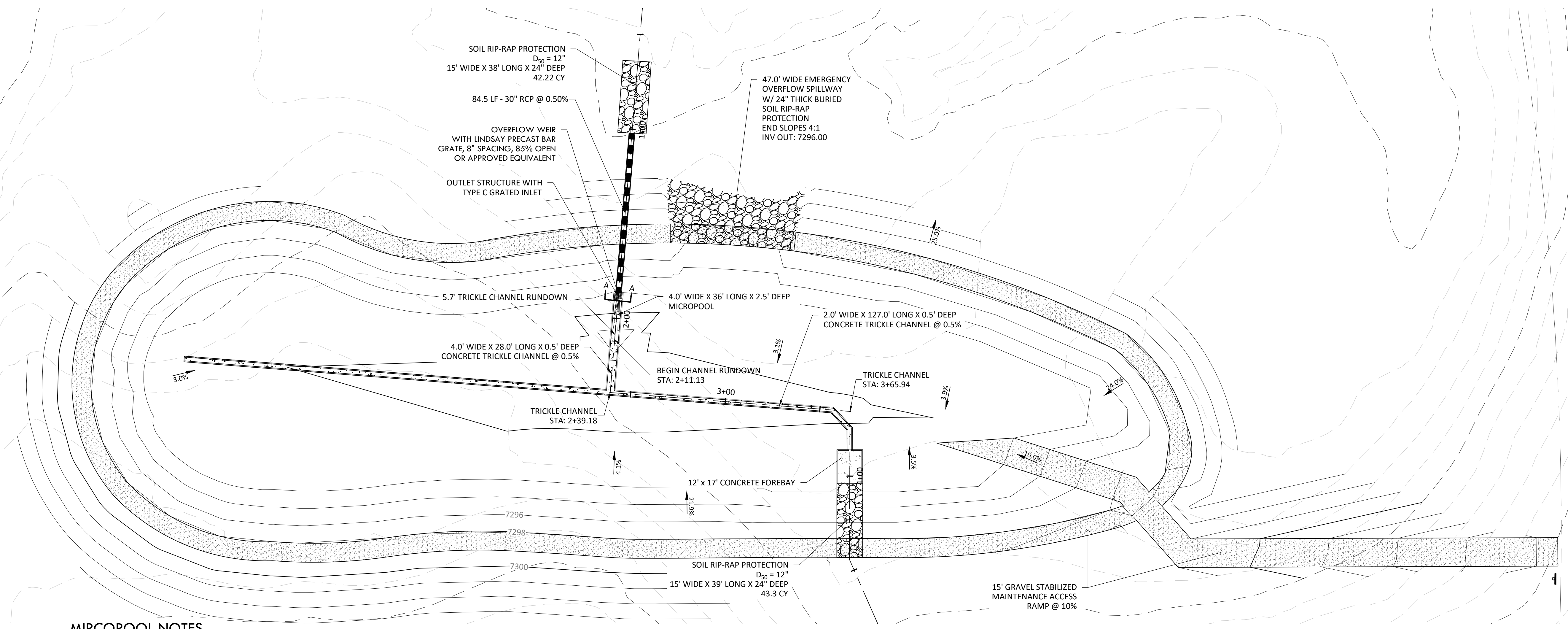


DETENTION POND 3 - PLAN AND PROFILE
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

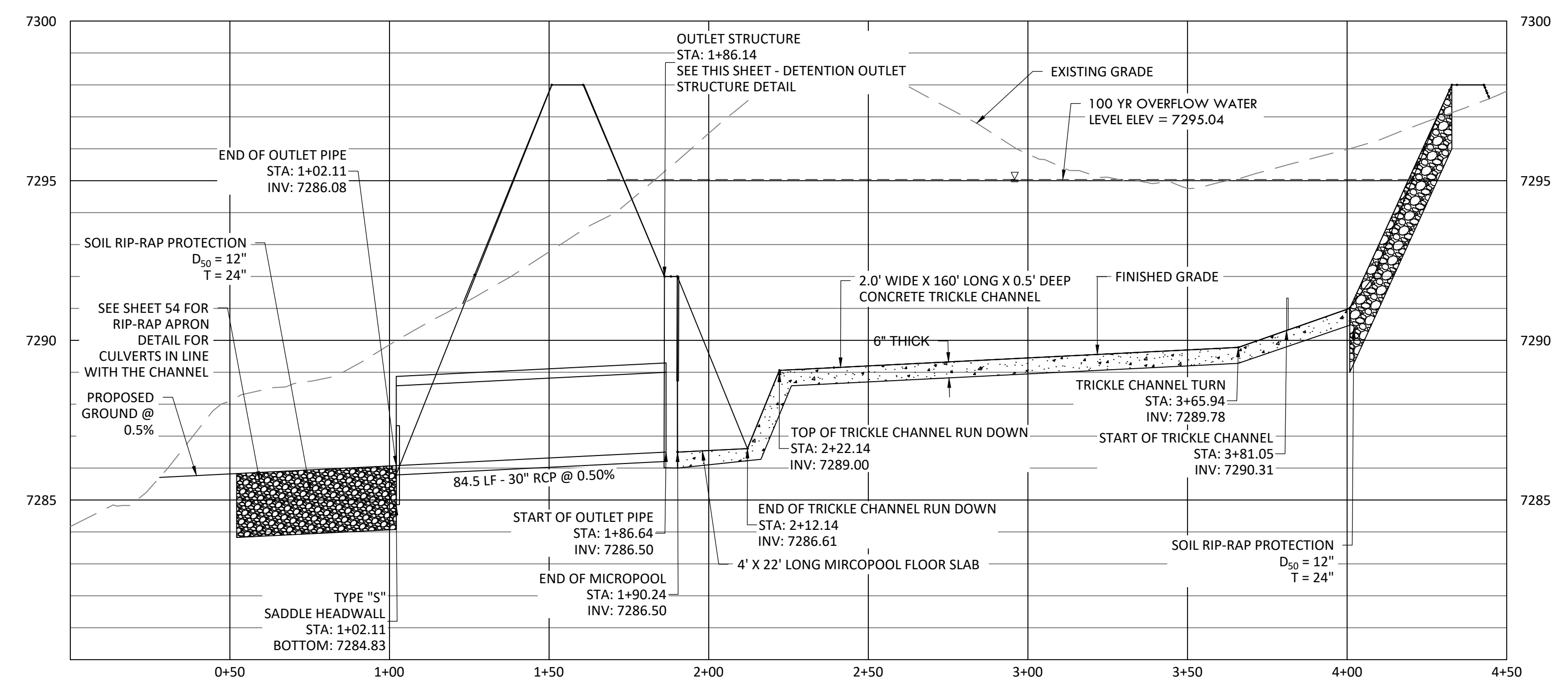
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

50



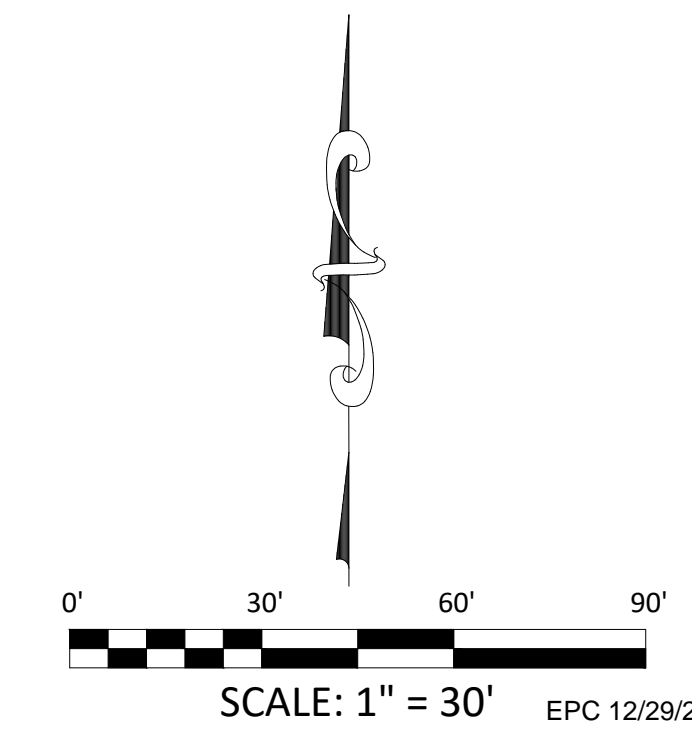
MIRCOPOOL NOTES

1. DEPTH = 2.5'
2. AREA = 48 SF
3. INITIAL SURCHARGE = 120 CF



POND 3 - OUTLET STRUCTURE PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



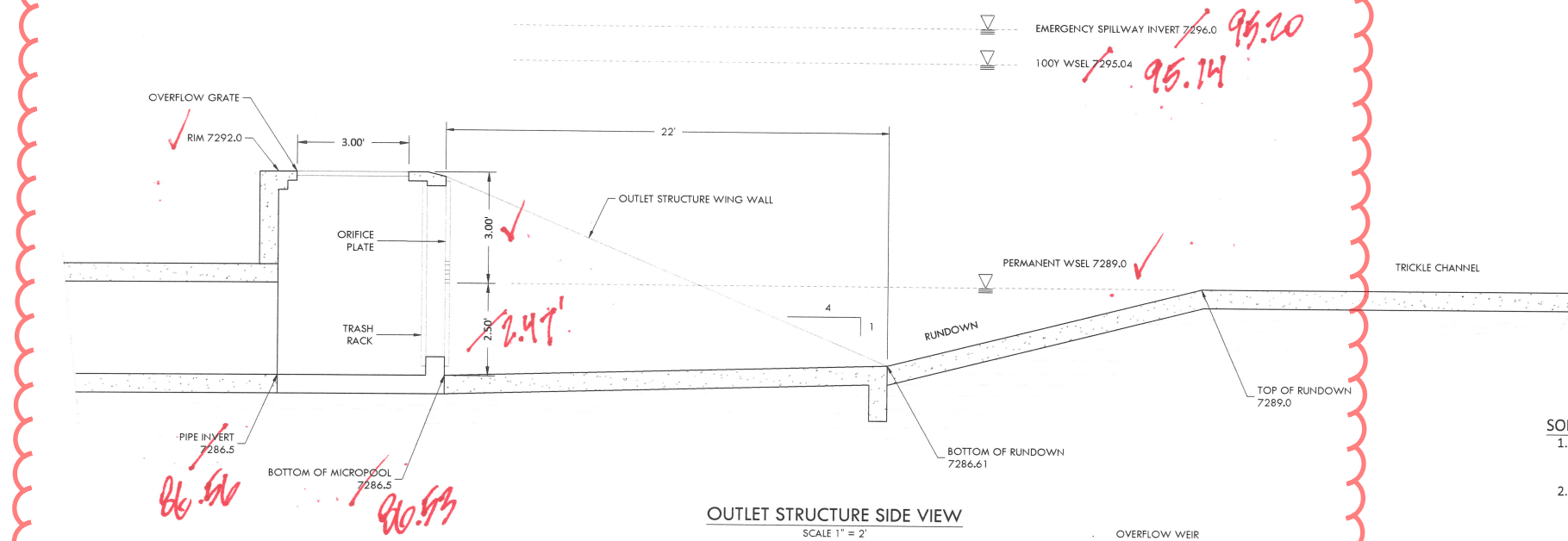
z:\Shared\Projects\49000-49999\49300-49399\49388-CD FILING 1-Pond 3 Details.dwg Tuesday, December 15, 2020 12:23:01 PM
 Copyright © 2020 The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



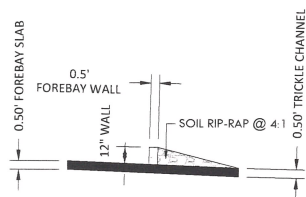
VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



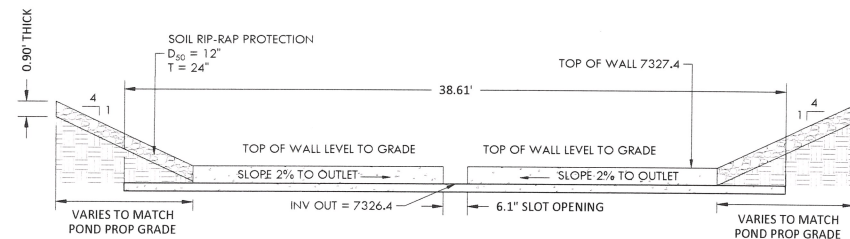
OUTLET STRUCTURE SIDE VIEW
SCALE 1" = 2"

SOIL RIP-RAP NOTES:

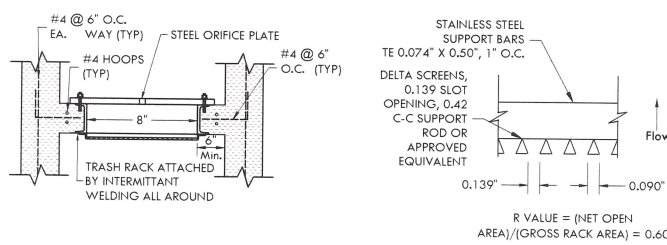
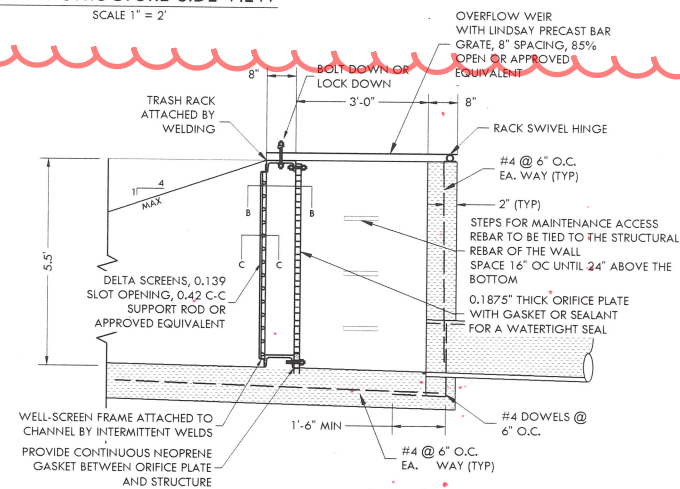
- ELEVATION TOLERANCES FOR THE SOIL RIP-RAP SHALL BE 0.10 FEET. THICKNESS OF SOIL RIP-RAP SHALL BE NO LESS THAN THICKNESS SHOWN AND NO MORE THAN 2-INCHES GREATER THAN THE THICKNESS SHOWN.
- WHERE "SOIL RIP-RAP" IS DESIGNATED ON THE CONTRACT DRAWINGS, RIP-RAP VOIDS ARE TO BE FILLED WITH NATIVE SOIL. THE RIP-RAP SHALL BE PRE-MIXED WITH THE NATIVE SOIL AT THE FOLLOWING PROPORTIONS BY VOLUME. 65% RIP-RAP AND 35% SOIL. THE SOIL USED FOR MIXING SHALL BE NATIVE TOPSOIL AND SHALL HAVE A MINIMUM FINES CONTENT OF 15%. THE SOIL RIP-RAP SHALL BE INSTALLED IN A MANNER THAT RESULTS IN A DENSE INTERLOCKED LAYER OF RIP-RAP WITH RIP-RAP VOIDS FILLED COMPLETELY WITH SOIL. SEGREGATION OF MATERIALS SHALL BE AVOIDED AND IN NO CASE SHALL THE COMBINED MATERIAL CONSIST PRIMARILY OF SOIL; THE DENSITY AND INTERLOCKING NATURE OF RIP-RAP IN THE MIXED MATERIAL SHALL ESSENTIALLY BE THE SAME AS IF THE RIP-RAP WAS PLACED WITHOUT SOIL.
- WHERE SPECIFIED (TYPICALLY AS "BURIED SOIL RIP-RAP"), A SURFACE LAYER OF TOPSOIL SHALL BE PLACED OVER THE SOIL RIP-RAP ACCORDING TO THE THICKNESS SPECIFIED ON THE CONTRACT DRAWINGS. THE TOPSOIL SURFACE LAYER SHALL BE COMPACTED TO APPROXIMATELY 85% OF MAXIMUM DENSITY AND WITHIN TWO PERCENTAGE POINTS OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698. TOPSOIL SHALL BE ADDED TO ANY AREAS THAT SETTLE.
- ALL SOIL RIP-RAP THAT IS BURIED WITH TOPSOIL SHALL BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO ANY TOPSOIL PLACEMENT.



LOW TAILWATER STILLING BASIN WALL SECTION A-A
SCALE 1" = 5"



LOW TAILWATER STILLING BASIN WALL DETAIL
SCALE 1" = 5"



SECTION B-B - PLAN VIEW

SECTION C-C

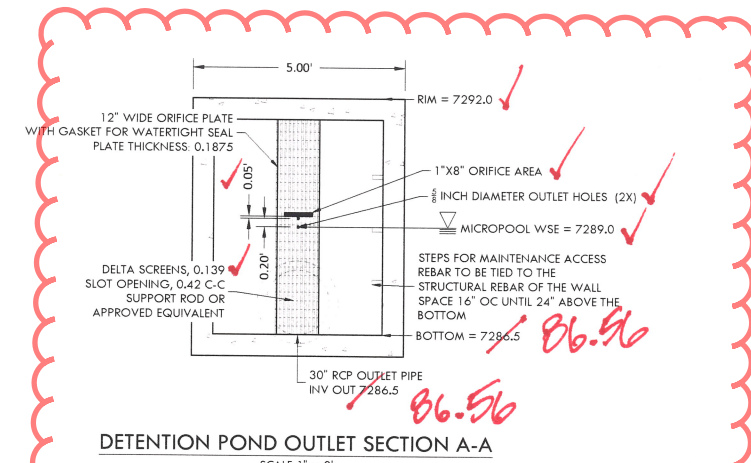
OUTLET STRUCTURE WITH TRASH RACK DETAIL
NTS

ORIFICE PLATE NOTES:

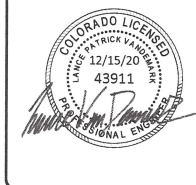
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- BOLT PLATE TO CONCRETE 12" MAX. ON CENTER.

EURY AND WQCV TRASH RACKS:

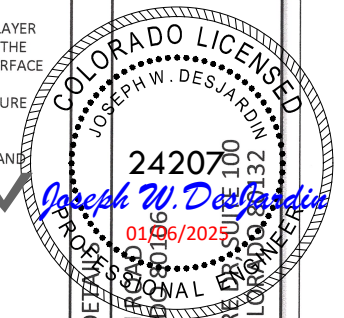
- WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.



DETENTION POND OUTLET SECTION A-A
SCALE 1" = 2"



**ENGINEERING RECORD
DRAWING ASB 2449**



24207
17480 MERIDIAN BLVD
ELBERT, COLORADO 80120
FOR: WINSOME, LLC
1864 WOODMONT BLVD
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

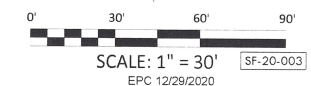
DATE: 01.22.20

DRAWN BY: JCP

CHECKED BY: LPV

JOB #: 49388.01

51



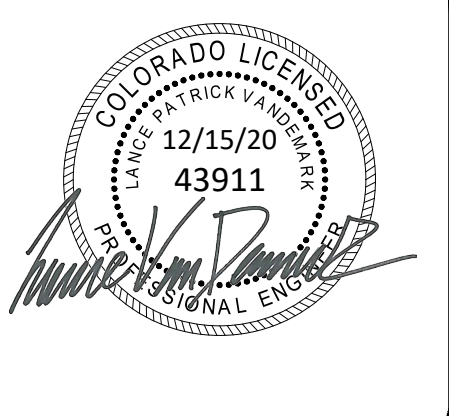
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

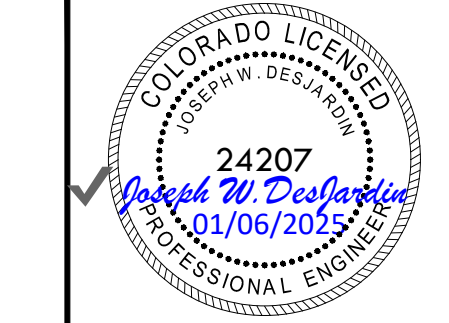


Know what's below.
Call before you dig.

VERT'NEX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTEXENG.COM



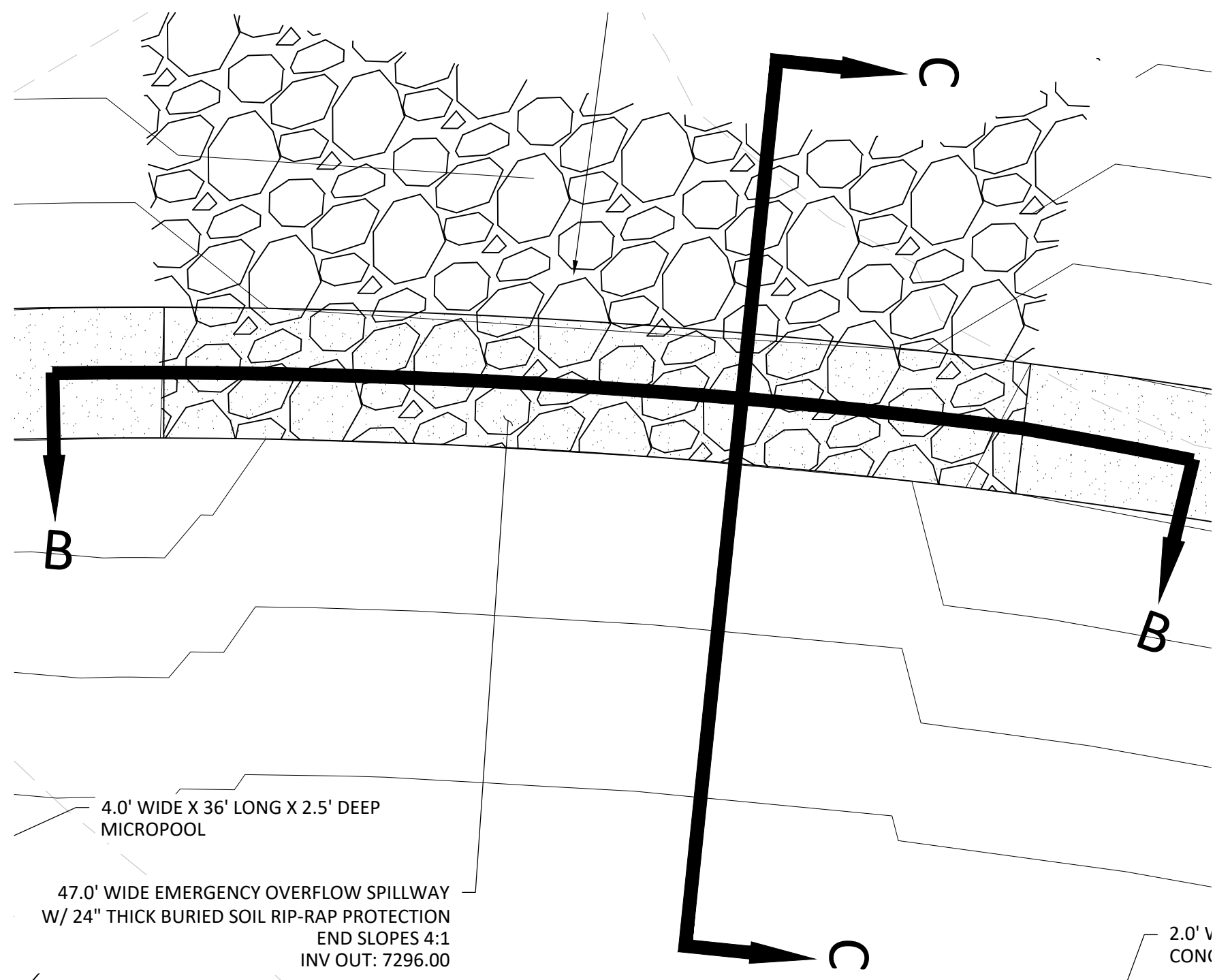
ENGINEERING RECORD DRAWING
ASB 2449



DETENTION POND 3 - DETAILS
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

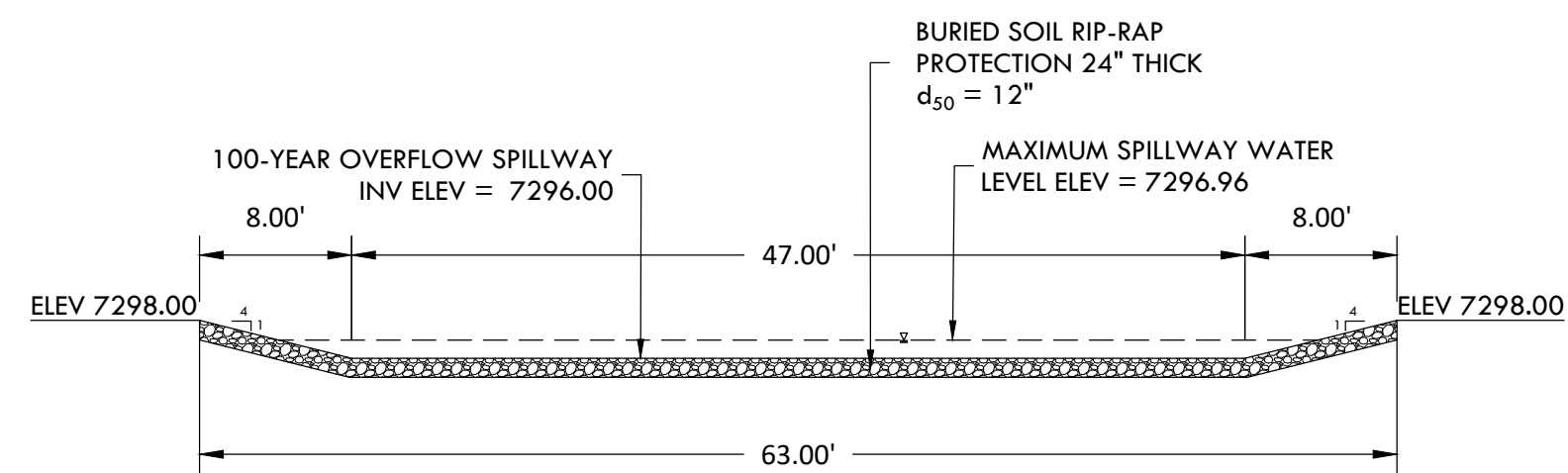
NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01



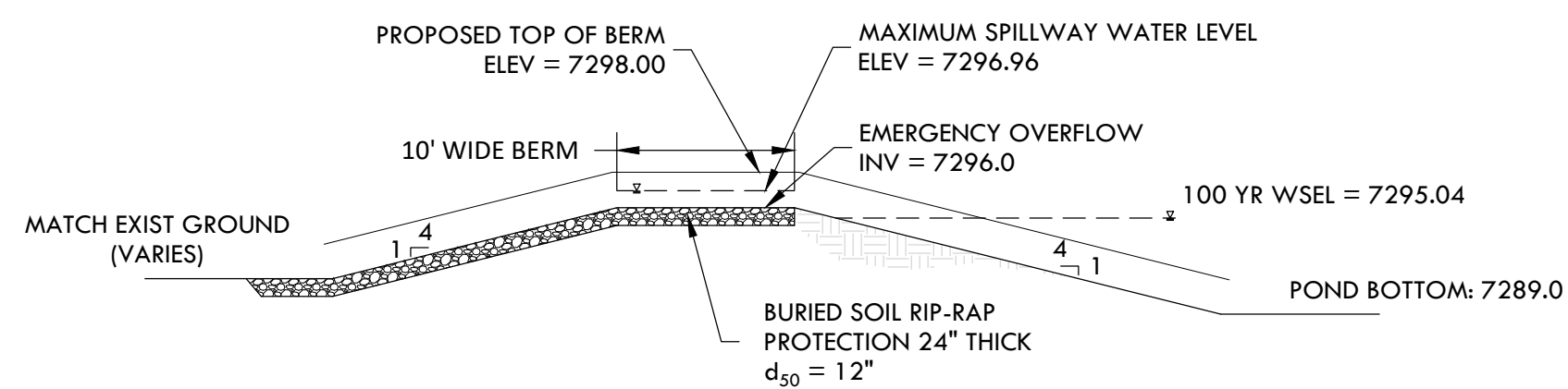
OVERFLOW AND EMERGENCY SPILLWAY

SCALE 1" = 10'



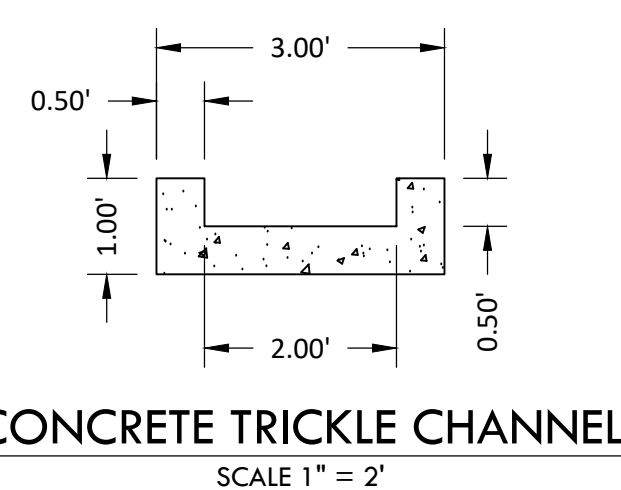
OVERFLOW AND EMERGENCY SPILLWAY SECTION B-B

SCALE 1" = 10'



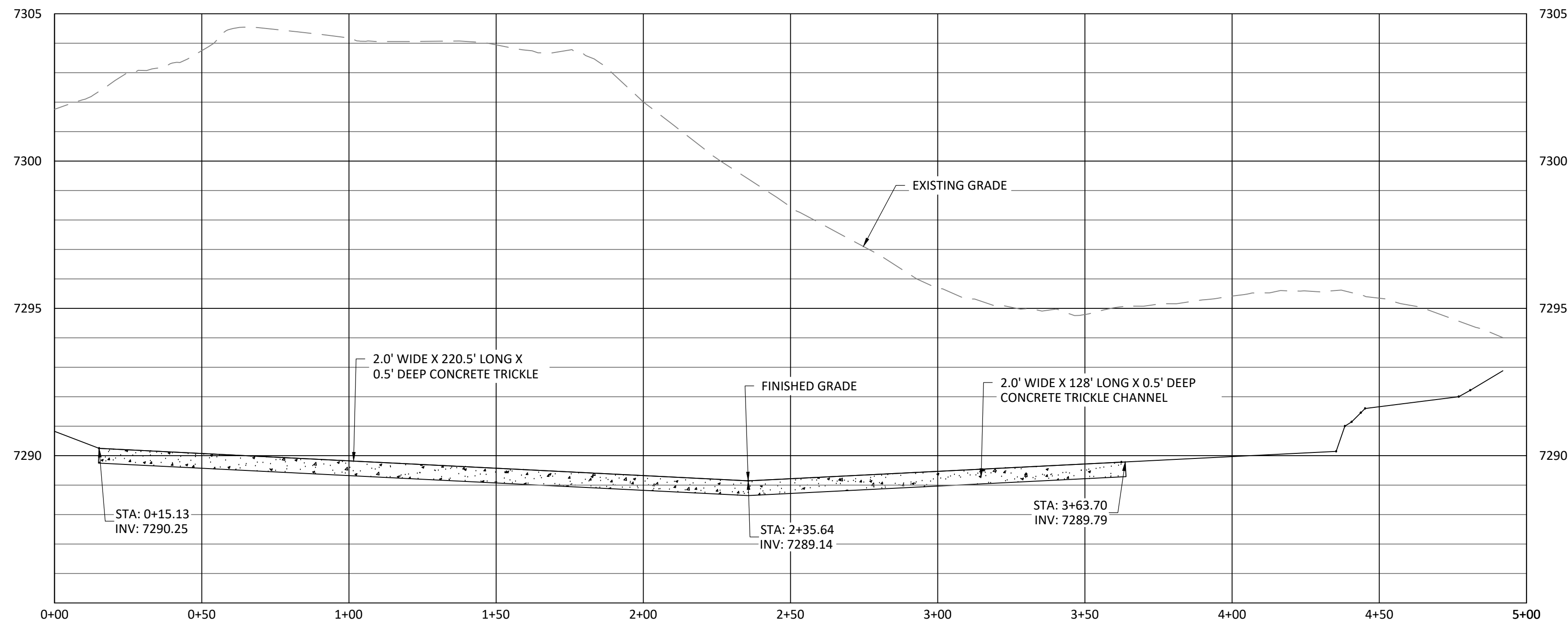
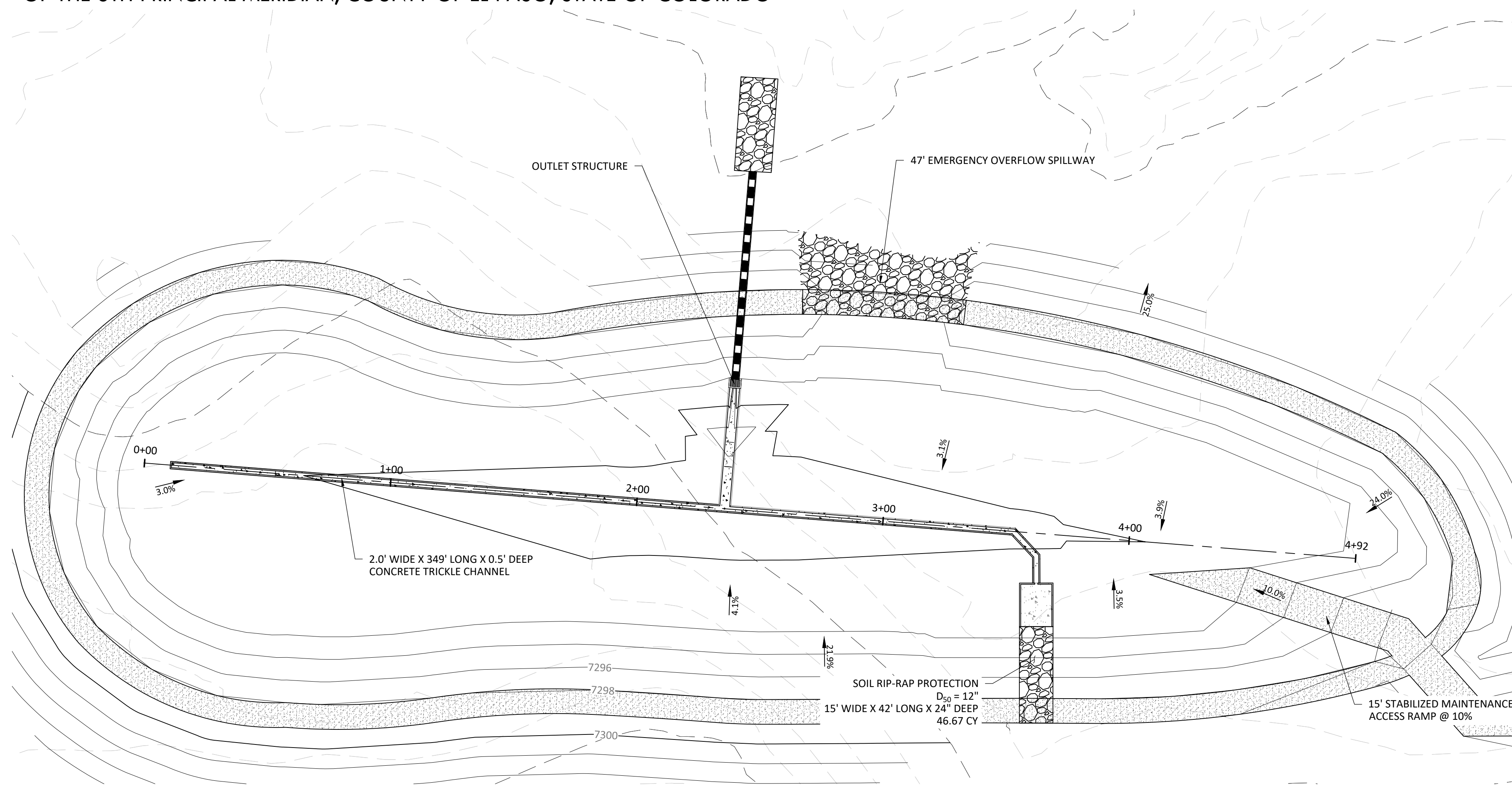
OVERFLOW AND EMERGENCY SPILLWAY SECTION C-C

SCALE 1" = 10'



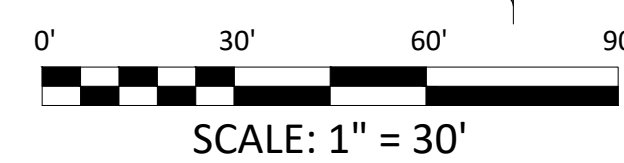
CONCRETE TRICKLE CHANNEL

SCALE 1" = 2'



POND 3 PROFILE

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'



SCALE: 1" = 30'

EPC 12/29/2020 SF-20-003

z:\Shared\Projects\49388-49399\49399-49388.inccoune.ranch\06-engineering\Vertex\Drawings\CD\Filing 1\49388-CD\FILING 1-Pond 3 Details.dwg Tuesday, December 15, 2020 12:24:24 PM
5/22/2020 10:20:18 AM The Vertex Companies, Inc.

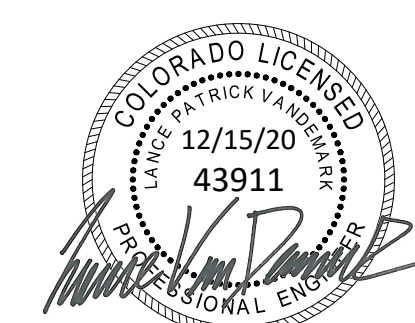
CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

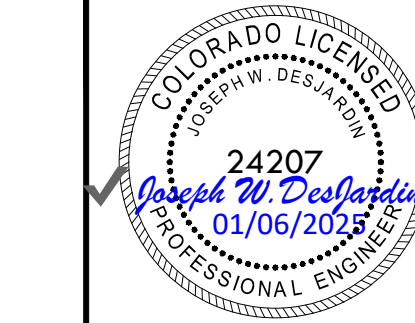


Know what's below.
Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM



ENGINEERING RECORD DRAWING
ASB 2449

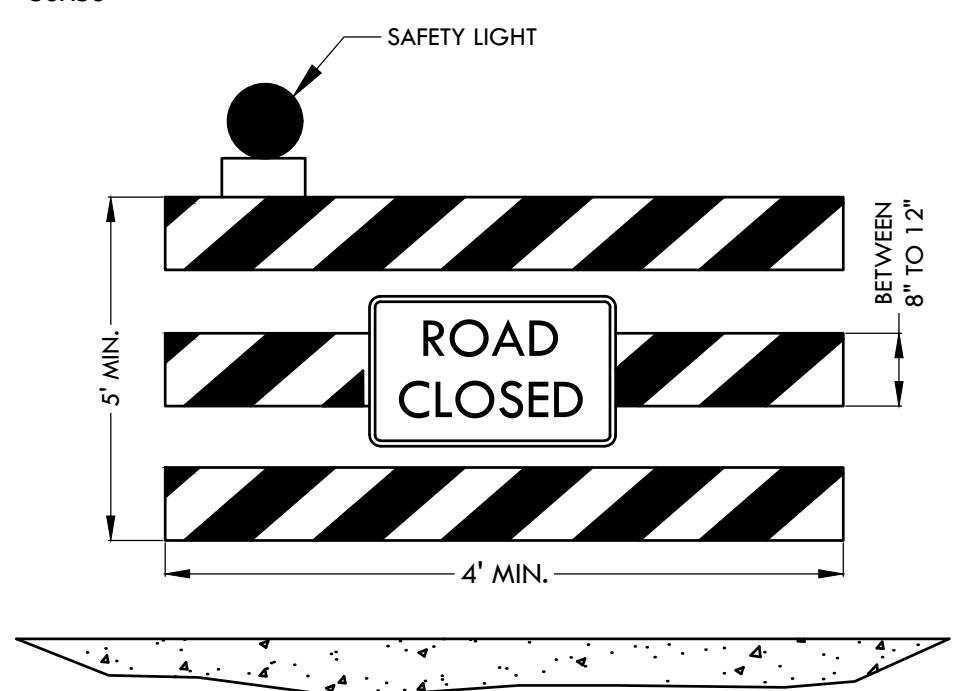
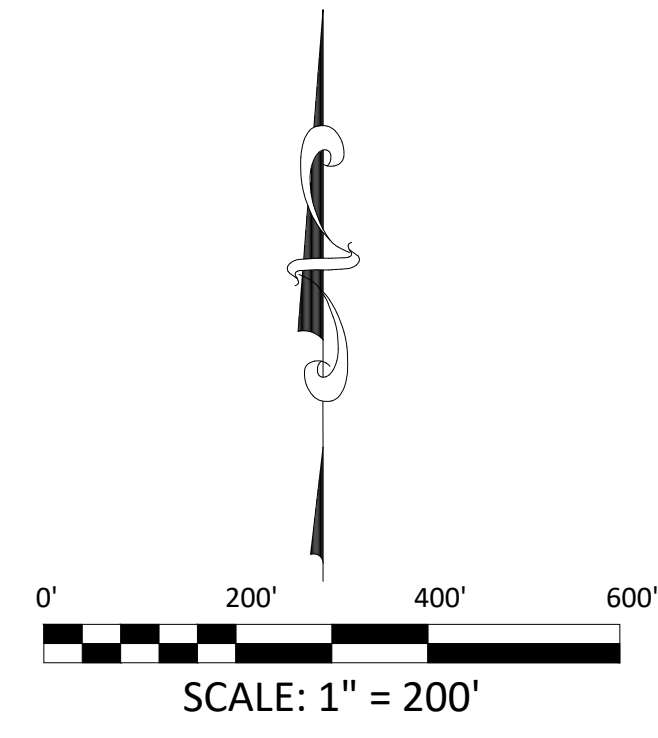
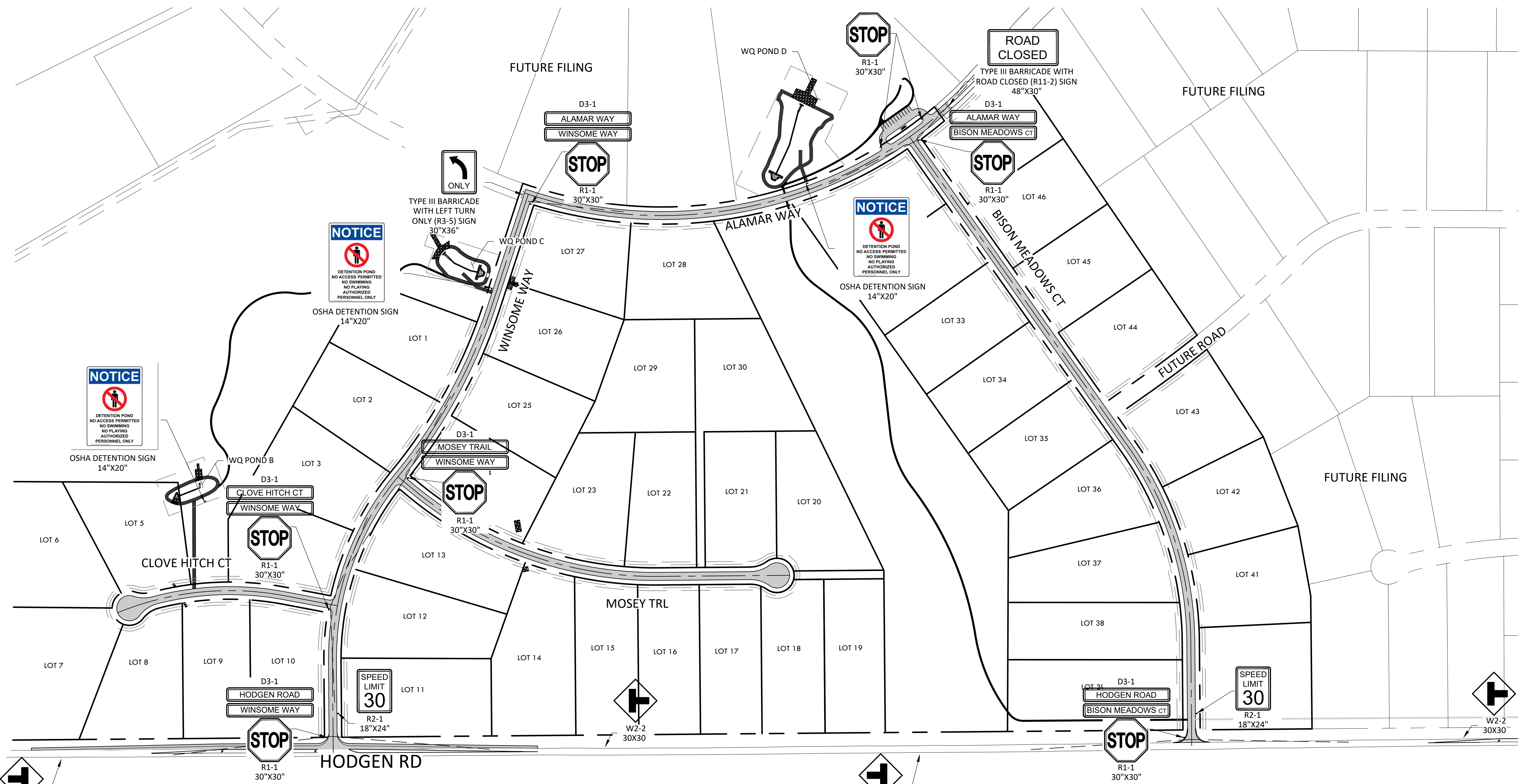


SIGNAGE
SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106
FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO.	REVISIONS
1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

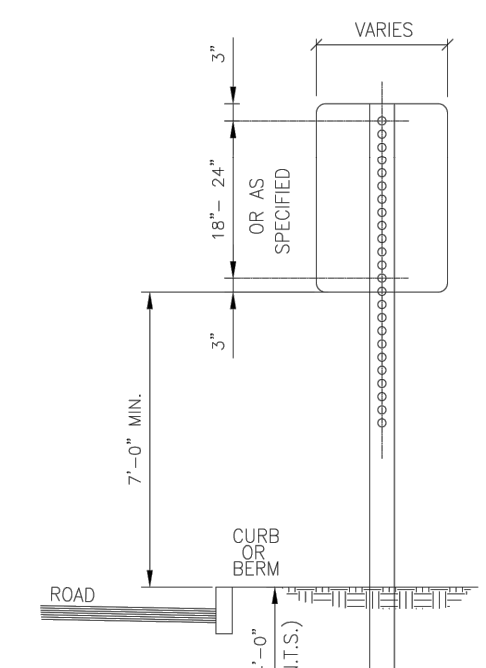
DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

53



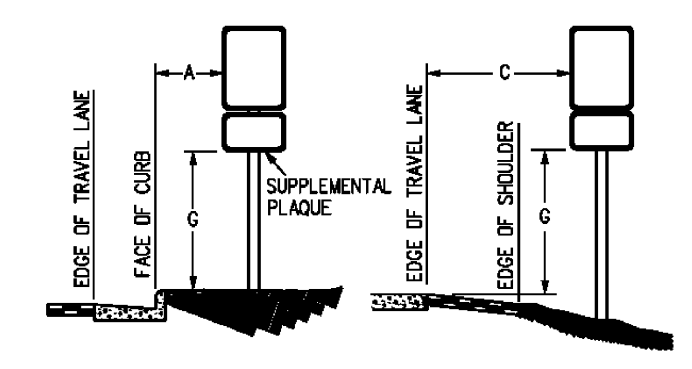
- NOTES:
1. WARNING LIGHTS (OPTIONAL)
 2. NOMINAL LUMBER DIMENSIONS ARE SATISFACTORY FOR BARRICADE RAIL WIDTH DIMENSIONS.
 3. RAIL STRIPE WIDTHS SHALL BE 6 IN., EXCEPT THAT 4 IN. WIDE STRIPED MAY BE USED IF RAIL LENGTHS ARE LESS THAN 36 IN.
 4. THE SIDES OF BARRICADES FACING TRAFFIC SHALL HAVE RETRO REFLECTIVE RAIL FACES.
 5. REFER TO MUTCD 2009 EDITION FOR ADDITIONAL DETAILS.

TYPE III BARRICADE WITH SIGN
NTS

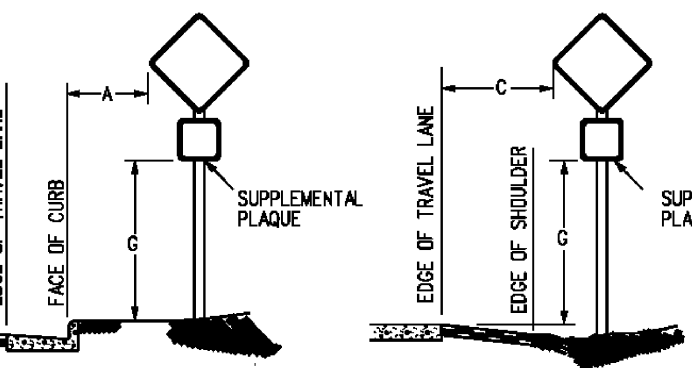


- NOTES:
1. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-B REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
 2. MOUNTING LATERAL SPACING 6'-0" MIN. FROM EDGE OF SHOULDER.
 3. SIGN MOUNTING - ALL LAG SCREWS, BOLTS AND WASHERS SHALL BE GALVANIZED 5/16" X 2-1/2" LONG UNLESS OTHERWISE NOTED.
 4. WASHERS SHALL BE 0.07" THICK.
 5. ALL SIGN COLORS, RADII AND BORDERS AS SPECIFIED IN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SIGN MOUNT
NTS



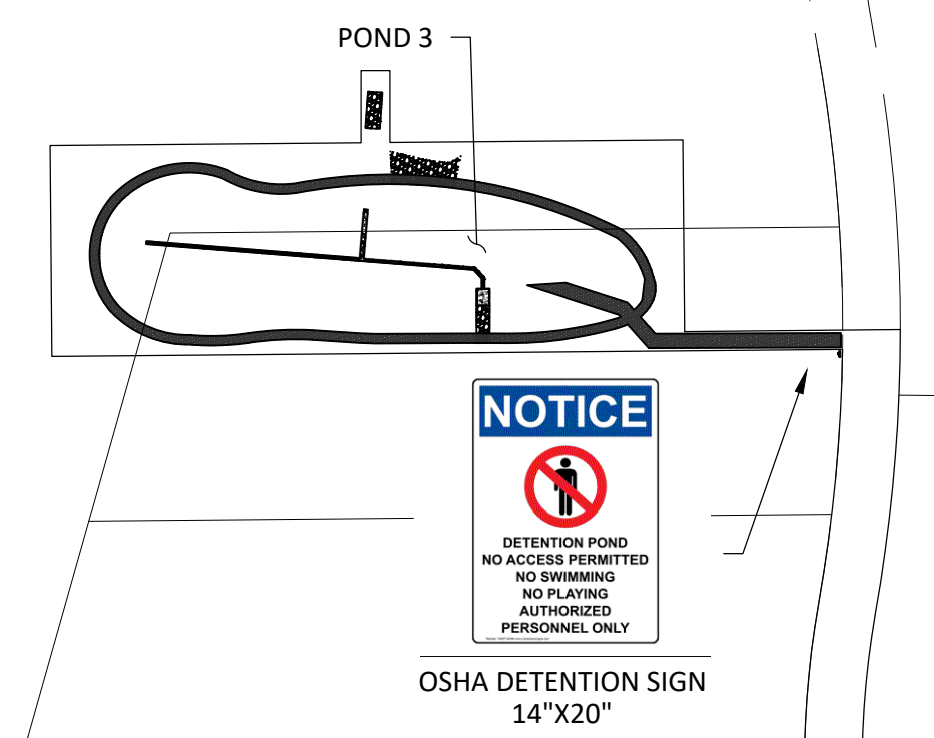
REGULATORY, RECREATIONAL AND CULTURAL
INFORMATION SIGN PLACEMENT



WARNING SIGN PLACEMENT

PLACEMENT TABLES

LATERAL PLACEMENT		VERTICAL PLACEMENT							
ALL CLASSES OF STREETS AND HIGHWAYS		FREEWAYS AND EXPRESSWAYS		CONVENTIONAL STREETS AND HIGHWAYS					
KEY	MINIMUM	MIN.	MAX.	MIN.	MAX.				
A	2'-0"	15'-0" PLUS CURB	D	7'-0" OR NOTE NO. 9	12'-0"	7'-0"	8'-0"	5'-0"	3'-0"
B	2'-0"	30'-0" OR MORE INCLUDES CURB	E	7'-0"	8'-0"	7'-0"	8'-0"	5'-0"	3'-0"
C	2'-0"	6'-0" PLUS EDGE OF 64" WIDE SHOULDER, IF NONE, 15'-0" FROM EDGE OF TRAVEL LANE	F	8'-0" OR NOTE NO. 9	12'-0"	8'-0"	9'-0"	5'-0"	3'-0"
			G	8'-0"	7'-0"	8'-0"	7'-0"	4'-0"	7'-0"
			H	5'-0"	10'-0"	8'-0"	7'-0"	4'-0"	7'-0"



OSHA DETENTION SIGN
14"X20"

P:\Shared\Projects\49000-49999\49388-01\CD\Drawings\CD\Signage Plan.dwg Tuesday, December 15, 2020 12:25:42 PM
 Copyright © 2020, The Vertix Companies, Inc.

CONSTRUCTION DOCUMENTS WINSOME FILING NO 1

A TRACT OF LAND BEING A PORTION OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST,
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Call before you dig.

VERTIX
2420 W. 26th Avenue, Suite 100-D | Denver, CO 80211
Main: 303.623.9116 | VERTIXENG.COM

PIPE DIA.	THICKNESS	DIMENSIONS					
		A	B	H	L	T	
12	0.064	6	8	6	21	24	34
18	0.064	8	10	6	31	36	46
24	0.064	10	13	6	41	48	58
30	0.079	12	16	6	51	60	70
36	0.079	14	19	9	60	72	84
42	0.099	16	22	11	69	84	106
48	0.099	18	25	12	78	96	122
54	0.099	19	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	19	36	12	87	120	142
72	0.109	18	39	12	87	126	148
84	0.109	18	45	12	87	138	160

FLEXIBLE ROUND PIPE

FLEXIBLE PIPE ARCH

GENERAL NOTES

- DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFORMATIONS.
- CONCRETE END SECTIONS SHALL BE FINISHED WITH TONGUE OR GROOVE AS REQUIRED.
- DESIGN LENGTH OF PIPE OR SIDE BRANCH IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
- THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
- END SECTIONS FOR CUP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
- GALVANIZED STEEL PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. THE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 1/2" GALVANIZED BOLTS, NUTS AND WASHERS.
- GALVANIZED STEEL SHALL CONFORM TO ASTM A 101 M 201 M 232.
- FOR TYPE SD END SECTIONS, BARS SHALL BE FABRICATED FROM NPS-3 GALVANIZED STEEL SCHEDULE 40 PIPE WHICH SHALL CONFORM TO ASTM A 53.
- FOR A TYPE SD END SECTION, THE INSTALLATION OF ALTERNATIVE 1 OR ALTERNATIVE 2 END SECTION SHALL BE THE CONTRACTOR'S OPTION.
- CONCRETE PIPE JOINT FASTENERS WHERE SHOWN ON PLANS SHALL BE INSTALLED SO THAT A MINIMUM OF 15 LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE IS IF REQUIREMENT.
- CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
- THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
- AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDDT PROJECT ENGINEER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO ASTM D 66 AND SUBSECTION 603.3.

STEEL GRATE QUANTITIES

NO. PIECES	DESCRIPTION	LENGTH	WEIGHT PER FT. (ABS.)
4	54" x 7.7' BEAM	41'	7.90
2	3/4" x 1/2" FLAT	28'6"	2.98
2	3" x 1/2" FLAT	28'6"	2.55

TOTAL LBS. = 131

QUANTITIES FOR ONE INLET

H	CONCRETE STEEL (CU. YDS.)	NO. STEPS
2'-6"	1.0	76
3'-0"	1.1	81
3'-6"	1.2	87
4'-0"	1.3	102
4'-6"	1.5	117
5'-0"	1.6	123
5'-6"	1.7	138
6'-0"	1.9	143
6'-6"	2.0	159
7'-0"	2.1	164
7'-6"	2.2	180
8'-0"	2.4	185
8'-6"	2.5	200
9'-0"	2.6	206
9'-6"	2.8	221
10'-0"	2.9	236
10'-6"	3.3	252

GENERAL NOTES

- INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
- CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
- REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4, AND SHALL HAVE A MIN. 2 INCH CLEARANCE OUT OR BEHIND PIPES AS REQUIRED.
- CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE 2 INCHES MIN. SPACING.
- STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 702.26.
- THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS. UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
- CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE TRAFFIC IS IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
- STEPS SHALL BE PROVIDED WHEN INLET DIMENSION 4" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO ASTM D 199.
- SEE STANDARD PLAN M-604-10 FOR REINFORCEMENT AROUND THE PIPE OPENING.
- ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A NO. 400 MESH SCREEN TO STREAM MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

BAR LIST FOR H = 2 FT. - 6 IN. AND BENDING DIAGRAM

MARK	NO.	HEIGHT	LENGTH
402	2	2'-7"	8'-0"
401	6	2'-7"	8'-0"
402	4	1'-0"	10'-4"

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10

Sheet No. 1 of 2

Computer File Information

Creation Date: 07/31/19
Last Modification Date: 05/01/18
Full Path: www.codot.gov/business/designsupport
Drawing File Name: 6030100202.dgn
CDD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:
5/01/18	Added General Note 13.

Colorado Department of Transportation
2829 West Howard Place
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9888
Division of Project Support JBK/LTA

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-604-10

Sheet No. 1 of 1

Project Sheet Number:

Computer File Information

Creation Date: 07/04/12
Last Modification Date: 05/01/18
Full Path: www.codot.gov/business/designsupport
Drawing File Name: 6030100202.dgn
CDD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:
5/01/18	Added General Note 13.

Colorado Department of Transportation
2829 West Howard Place
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9888
Division of Project Support JBK/LTA

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-603-10

Sheet No. 2 of 2

Computer File Information

Creation Date: 07/31/19
Last Modification Date: 07/31/19
Full Path: www.codot.gov/business/designsupport
Drawing File Name: 6030100202.dgn
CDD Ver: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments:
5/01/18	Added General Note 13.

Colorado Department of Transportation
2829 West Howard Place
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9888
Project Development Branch JBK

CONCRETE AND METAL END SECTIONS

STANDARD PLAN NO. M-604-10

Sheet No. 1 of 1

Project Sheet Number:

September 2017 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 2 9-81

September 2017 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 2 9-68

SF-20-003

DETAILS

SITE: 17480 MERIDIAN ROAD
ELBERT, COLORADO 80106

FOR: WINSOME, LLC
1864 WOODMORE DR, SUITE 100
MONUMENT, COLORADO 80132

NO. REVISIONS

1	SUBMITTAL 1
2	04.03.2020 REVISED PER COMMENTS
3	08.01.2020 REVISED PER COMMENTS
4	10.14.2020 REVISED PER COMMENTS
5	11.25.2020 REVISED PER COMMENTS
6	12.15.2020 FOR CONSTRUCTION
7	
8	
9	
10	

DATE: 01.22.20
DRAWN BY: JCP
CHECKED BY: LPV
JOB #: 49388.01

54

WINSOME FILING NO. 1 ROADWAY CONSTRUCTION DOCUMENTS

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 11 SOUTH, RANGE 65 SOUTH, AND
A PORTION OF THE WEST HALF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO

CONTACTS:

DEVELOPER:
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132
TEL: (719) 476-0800
CONTACT: JOE DESJARDIN

SURVEY:
EDWARD JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TEL: (719) 576-1216
CONTACT: JONATHAN TESSIN

EPC DPW STORMWATER TEAM:
CHRISTINA FURCHAK
(719) 433-4863
EMAIL:
CHRISTINAFURCHAK@ELPASOCO.COM

PLANNER/LANDSCAPE ARCHITECT:
NES, INC
619 N CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0073
EMAIL: ABARLOW@NESCOLORADO.COM
CONTACT: ANDREA BARLOW

EL PASO COUNTY PLANNING DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910

EPC PCD INSPECTIONS SUPERVISOR:
TEM: BRAD WALTERS
(719) 520-6819
EMAIL: BRADWALTERS@ELPASOCO.COM

FALCON FIRE DEPARTMENT:
AREA: FAL D2
FIRE CHIEF T. HARWIG
7030 OLD MERIDIAN ROAD
PAYTON, CO 80831
TEL: (719) 495-4050
EMAIL:
FALCONFIRE@FALCONFIREPD.ORG

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA, SUITE 300
COLORADO SPRINGS, CO 80903
(719) 453-0180
EMAIL:
KEVIN.KOFFORD@KIMLEY-HORN.COM
CONTACT: KEVIN KOFFORD

PLANNING REVIEWER:
JUSTIN KILGORE
TEL: (719) 520-6313
EMAIL: JUSTINKILGORE@ELPASOCO.COM

ENGINEERING REVIEWER:
GILBERT LAFORCE
TEL: (719) 520-7945
EMAIL:
GILBERTLAFORCE@ELPASOCO.COM

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT:
WATER QUALITY CONTROL DIVISION
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246
TEL: (303) 692-3500

LEGAL DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'25"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, SAID LINE ALSO BEING ON THE WEST BOUNDARY OF PARCEL 4, AS RECORDED UNDER RECEPTION NUMBER 218900072, A DISTANCE OF 2636.99 FEET TO THE NORTHWEST CORNER OF SAID SECTION 24; THENCE N89°21'58"E ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2633.02 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 24; THENCE N00°10'29"E ON THE WEST LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 65 WEST, A DISTANCE OF 1321.95 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE N89°20'26"E ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 1873.37 FEET; THENCE S00°34'43"W A DISTANCE OF 2,706.21 FEET; THENCE S89°15'17"E A DISTANCE OF 769.17 FEET TO A POINT ON THE WEST LINE OF SECTION 19 TOWNSHIP 11 SOUTH, RANGE 64 WEST; THENCE S89°15'18"E A DISTANCE OF 1,158.32 FEET TO THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19; THENCE S00°17'06"W ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 3,838.66 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE S89°55'06"W, ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE BOUNDARY LINE PARCEL NUMBER RW-36 AS SHOWN IN THE WARRANTY DEED AS RECORDED UNDER RECEPTION NUMBER 213096397; THENCE ON THE BOUNDARY OF SAID PARCEL AS THE FOLLOWING (3) THREE COURSES:

- N00°17'06"E, 30.00 WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF SAID SECTION 19, A DISTANCE OF 5.25 FEET
- N89°47'54"W A DISTANCE OF 368.05 FEET
- S89°14'50"W A DISTANCE OF 603.68 FEET TO A POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION 19;

THENCE S89°55'06"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19, ON SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 173.03 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 24; THENCE S89°30'15"W ON A LINE 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 5238.44 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N00°14'17"E ON THE WEST LINE OF SOUTHWEST QUARTER A DISTANCE OF 2,606.92 FEET TO THE POINT OF BEGINNING.

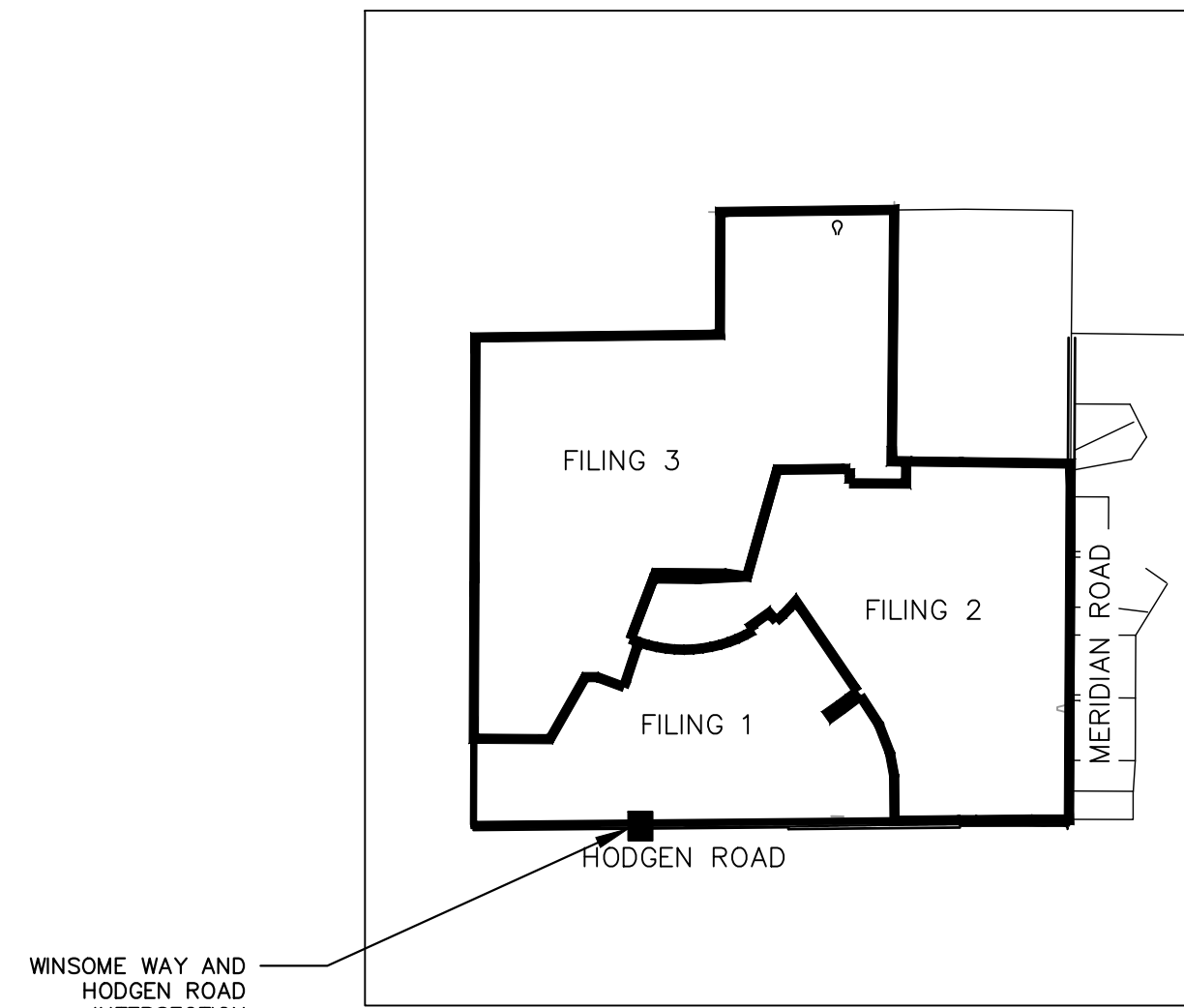
CONTAINING A CALCULATED AREA OF 33,455,315 SQUARE FEET OR 768.028 ACRES.
COLORADO.

BENCHMARK

A 2.5" ALUMINUM CAP BEING A 30 FOOT WITNESS CORNER NORTH OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN.

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN BEING MONUMENTED ON THE SOUTHERLY END BY A 2-1/2" ALUMINUM CAP STAMPED 1S 28658" AND AT THE NORTHERLY END BY A 3-1/2" ALUMINUM CAP STAMPED 1S 12103" BEING ASSUMED TO BEAR N00°14'25"E A DISTANCE OF 2636.99 FEET AS SHOWN IN LAND SURVEY PLAT RECORDED UNDER RECEPTION 218900072 RECORDS OF EL PASO COUNTY.



VICINITY MAP
1" = 2,000'

DESIGN CRITERIA

	HODGEN ROAD	WINSOME WAY
ROADWAY CLASSIFICATION	RURAL MINOR ARTERIAL	RURAL LOCAL (LOW VOLUME)
DESIGN SPEED	60 MPH	30 MPH
POSTED SPEED	55 MPH	30 MPH
℄ GRADE (MIN./MAX.)	1.0%/6.0%	1.0%/8.0%
INTERSECTION GRADES (MIN./MAX.)	1.0%/4.0%	1.0%/4.0%
MINIMUM S.S.D HORIZONTAL	570'	200'
MINIMUM S.S.D. VERTICAL (CREST CURVE)/DESIGN K	570'/151	200'/19
MINIMUM S.S.D. VERTICAL (SAG CURVE)/DESIGN K	570'/136	200'/37
MINIMUM S.S.D. INTERSECTION	665' (EXTRAPOLATED)	200'
2021 DESIGN TRAFFIC	ADT= 4,000	ADT< 750 VPH
CLEAR ZONE DISTANCE	30'	7'
DESIGN VEHICLE	WB-67	WB-50/SU-40

ALL CRITERIA IS REFERENCED FROM THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL ("ECM") UNLESS OTHERWISE STATED.

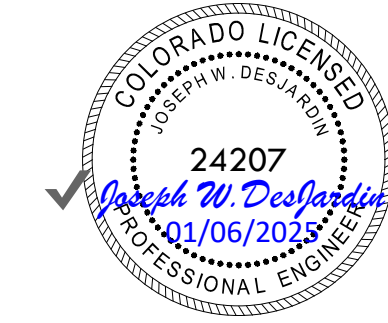
MOVEMENTS

- SB-EB LEFT TURN (WINSOME WAY TO HODGEN ROAD)-SEE SHEET 3
- SB-WB RIGHT TURN (WINSOME WAY TO HODGEN ROAD)-SEE SHEET 4
- EB-NB LEFT TURN (HODGEN ROAD TO WINSOME WAY)- SEE SHEET 5
- WB-NB RIGHT TURN (HODGEN ROAD TO WINSOME WAY)-SEE SHEET 6

SHEET INDEX:

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SB-EB LEFT TURN
4	SB-WB RIGHT TURN
5	EB-NB LEFT TURN
6	WB-NB RIGHT TURN
7	WINSOME WAY TYPICAL SECTIONS
8	REMOVAL AND RESET
9	WINSOME WAY ROADWAY PLAN
10	WINSOME WAY PLAN AND PROFILE
11	PASSENGER CAR TURNING TEMPLATE
12	WB-50 TURNING TEMPLATE
13	ACCELERATION LANE PLAN
14	DETAILS

ENGINEERING RECORD DRAWING
ASB 2449



OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

Joseph W Desjardin

10/05/2022

OWNER SIGNATURE

DATE

JOE DESJARDIN, DIRECTOR OF ENTITLEMENTS
WINSOME, LLC
1864 WOODMOOR DRIVE, SUITE 100
MONUMENT, CO 80132

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.



10/5/2022

KEVIN KOFFORD, PE (CO #57234) - KIMLEY-HORN AND ASSOCIATES, INC. DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT. FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL, AS AMENDED.

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

APPROVED
Engineering Department
10/07/2022 11:04 AM
J. Palmer

EPC Planning & Community Development Department

JOSHUA PALMER, PE COUNTY ENGINEER/ECM ADMINISTRATOR

DATE

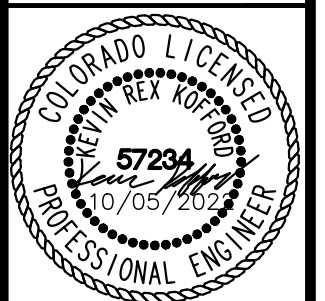
NO.	REVISION	BY	DATE	APPR.
2	REALIGNMENT DESIGN	KRK	10/05/22	KRK
1	ALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley-Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJJ
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
COVER SHEET



PROJECT NO.
196106002

SHEET

1

PCD FILE NO. 2020-SF203



WINSOME FILING NO. 1

ROADWAY CONSTRUCTION DOCUMENTS

A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 11 SOUTH, RANGE 65 SOUTH, AND
A PORTION OF THE WEST HALF SECTON 19, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M
COUNTY OF EL PASO, STATE OF COLORADO

EL PASO COUNTY CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) –INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS—ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

EL PASO COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING "UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING "LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS". SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND A MINIMUM OF 8' LONG PER CDOT S-627-1. (CROSSWALK LINES 9' LONG ARE PREFERRED.)
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY CONSTRUCTION.

EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:

1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SMWP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. ONCE THE ESQCP IS APPROVED AND A "NOTICE TO PROCEED" HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
8. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
11. COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENED PRIOR TO INSTALLATION OF THE CONTROL MEASURE(S).
12. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
14. DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
15. EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
18. TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
19. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ONSITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ONSITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
24. OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC. AND DATED APRIL 29, 2021 AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

WATER QUALITY CONTROL DIVISION

WOOD - PERMITS

4300 CHERRY CREEK DRIVE SOUTH

DENVER, CO 80246-1530

ATTN: PERMITS UNIT

				KRK	10/06/2022	KRK
				COUNTY COMMENTS		
				KRK	10/05/22	KRK
				COUNTY COMMENTS		
				KRK	9/29/22	KRK
				REALIGNMENT DESIGN		
						BY DATE
						REVISION
						NO.

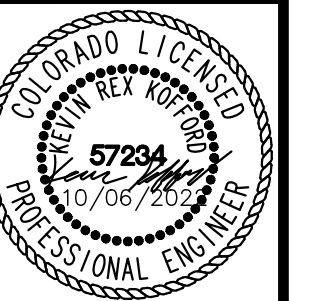
Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
DATE: 1/28/2022

WINSOME FILING NO. 1 EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS GENERAL NOTES

ENGINEERING RECORD DRAWING
ASB 2449



PROJECT NO.
196106002

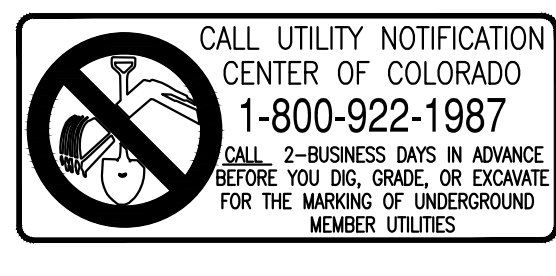
SHEET

2

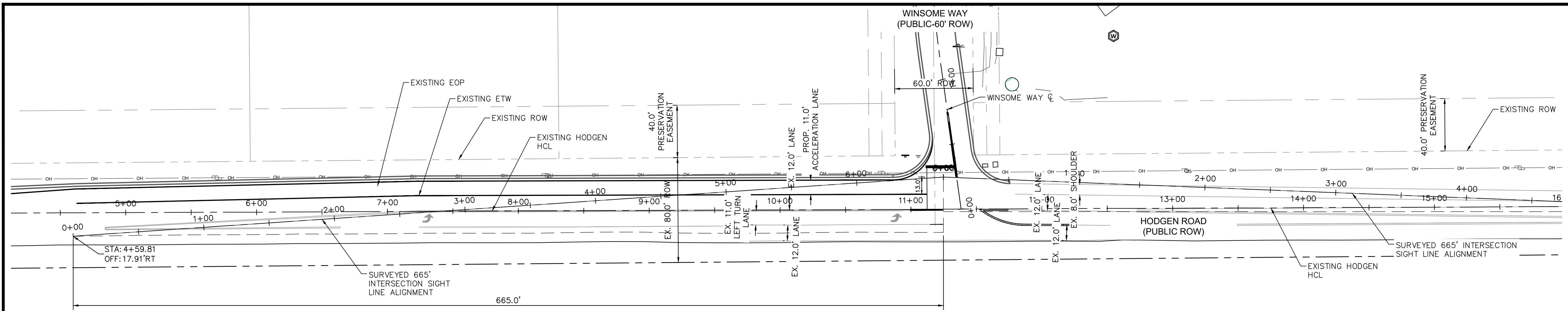
EPC 10/7/2022

PCD FILE NO. 2020-SF203

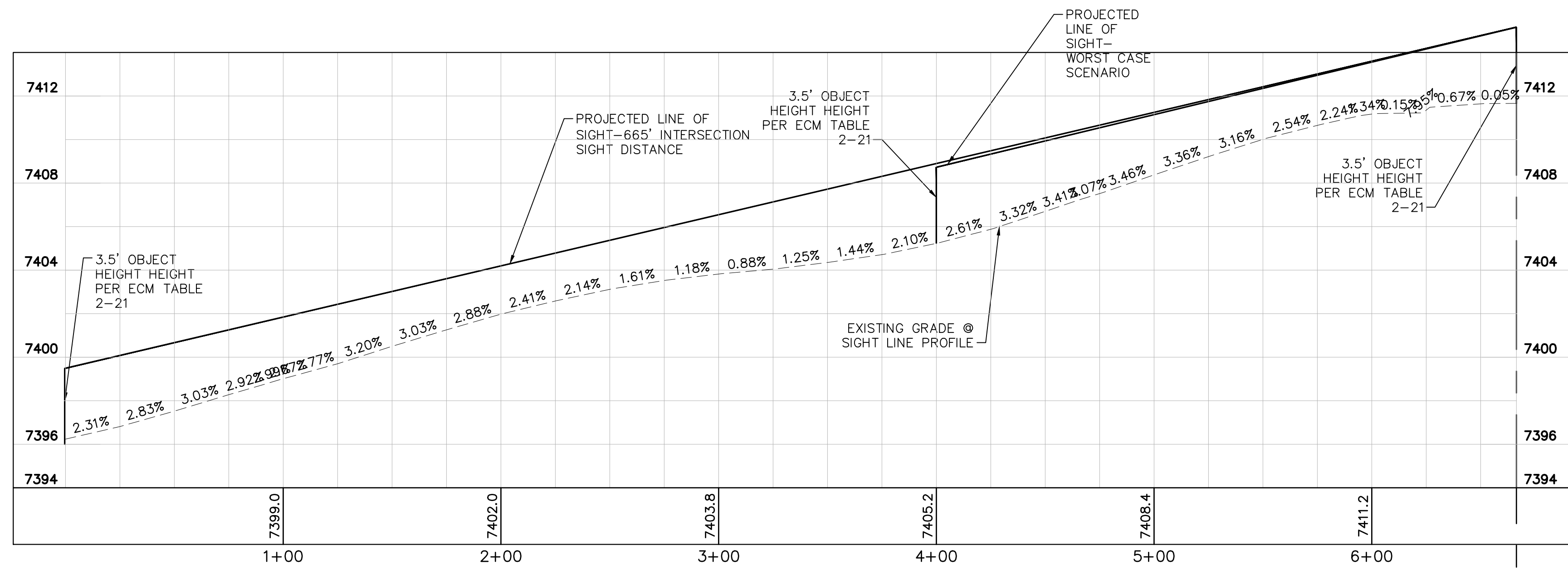
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Cv.dwg Kofford, Kevin 10/6/2022 4:41 PM



K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_SP.dwg Kofford, Kevin 10/6/2022 4:41 PM



SB-EB LEFT TURN



SB-EB LEFT TURN PROFILES

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	ALIGNMENT DESIGN	KRK	09/29/22	KRK

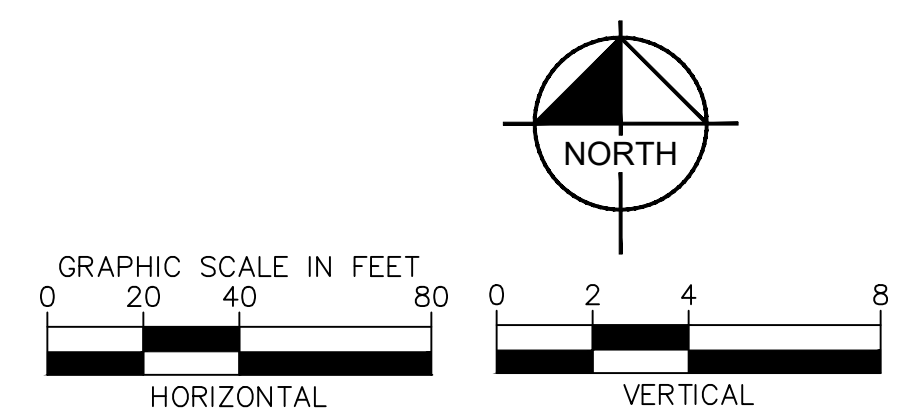
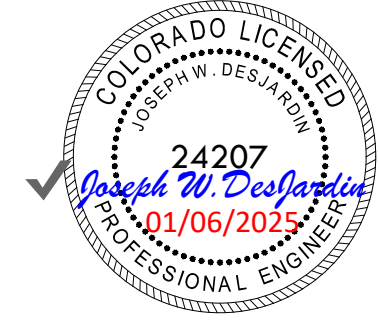
Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EJC
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
SB-EB LEFT TURN



ENGINEERING RECORD DRAWING
 ASB 2449



EPC 10/7/2022

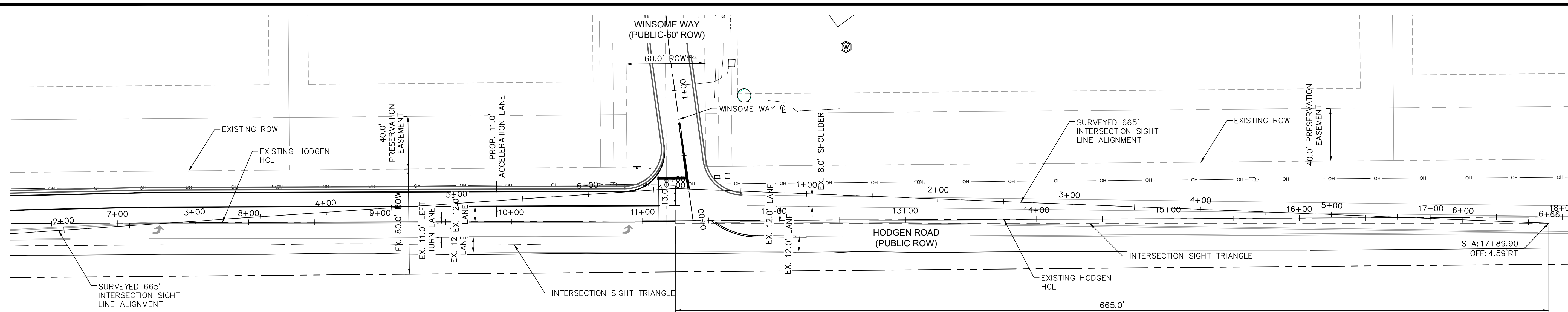
PCD FILE NO. 2020-SF203



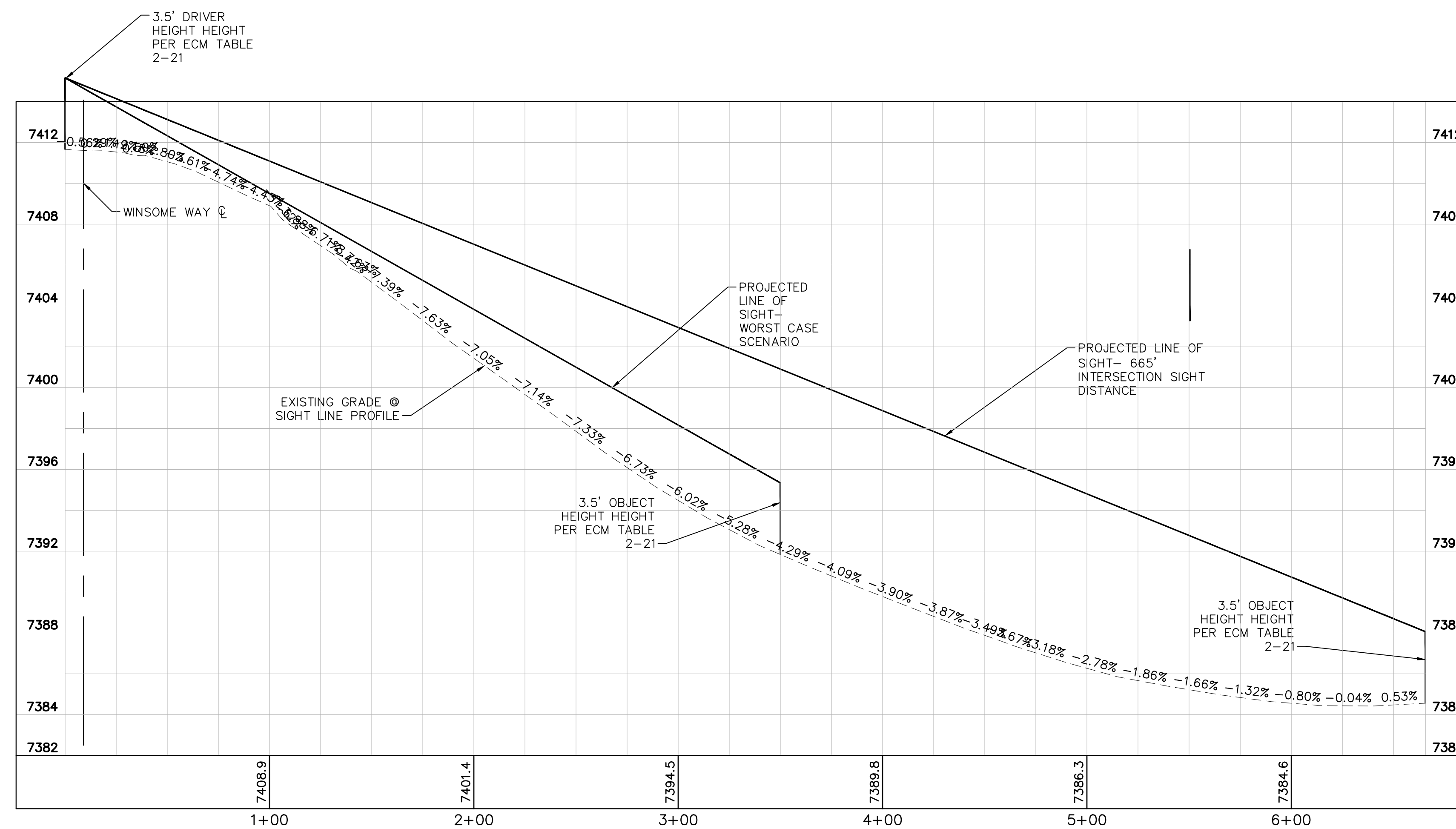
PROJECT NO.
 196106002

SHEET

K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_SP_RT.dwg Kofford, Kevin 10/6/2022 4:41 PM



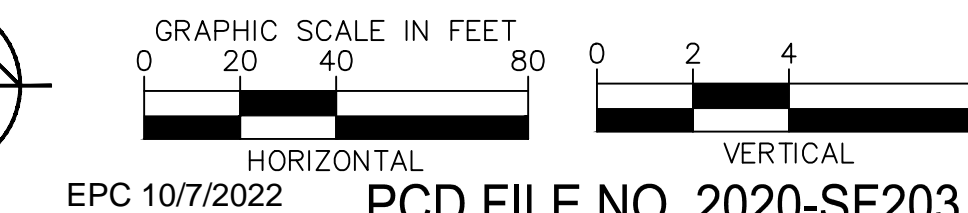
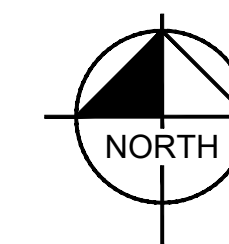
SB-WB RIGHT TURN



SB-WB RIGHT TURN PROFILES



ENGINEERING RECORD DRAWING
ASB 2449

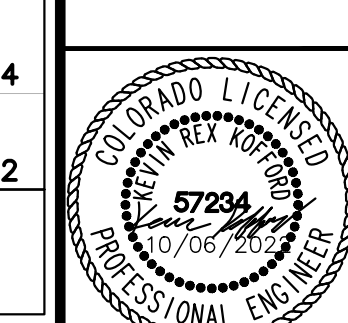


NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EJK
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 SB-WB RIGHT TURN

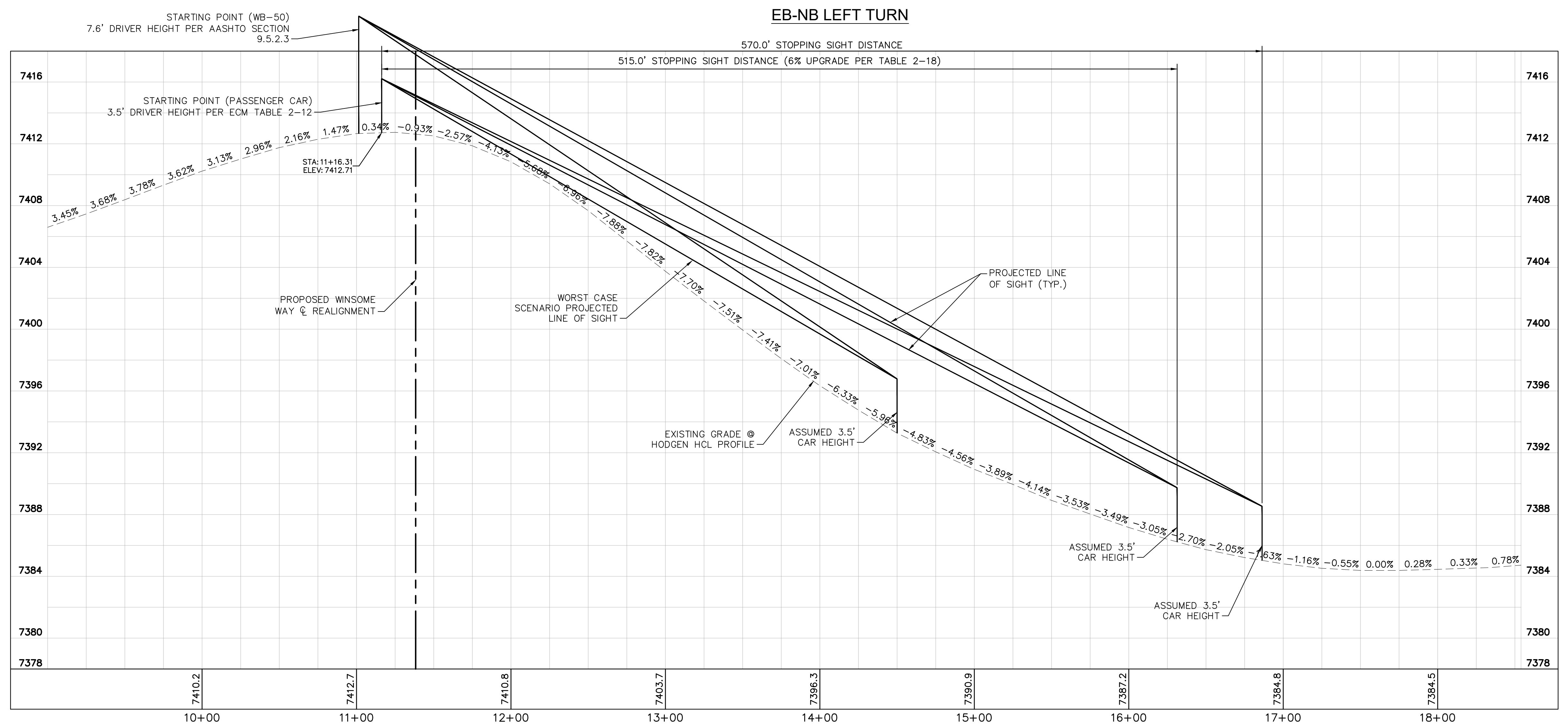
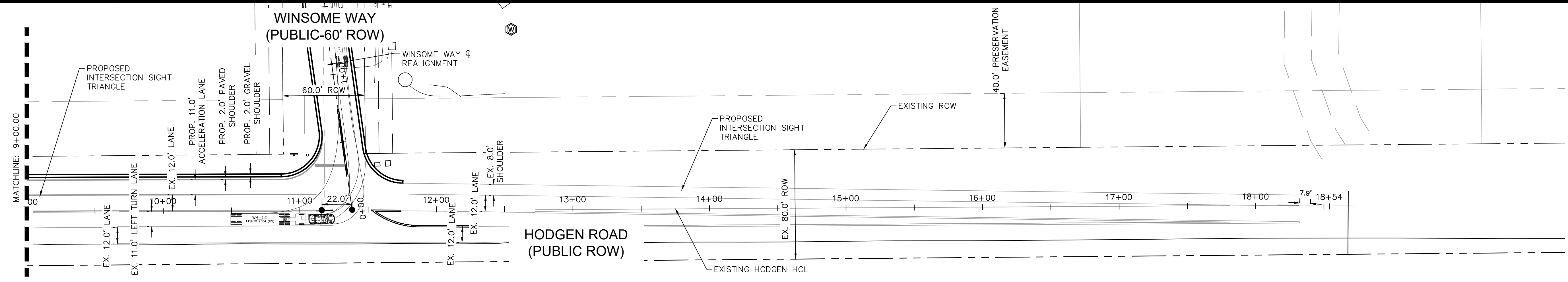


PROJECT NO.
196106002

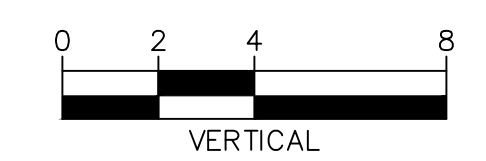
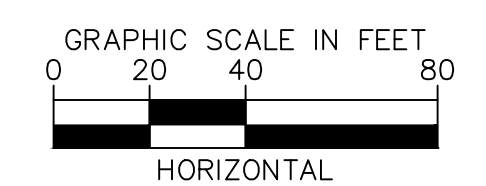
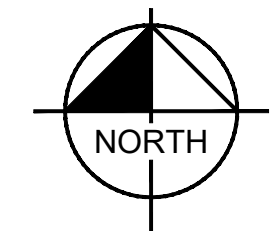
SHEET
4

EPC 10/7/2022 PCD FILE NO. 2020-SF203

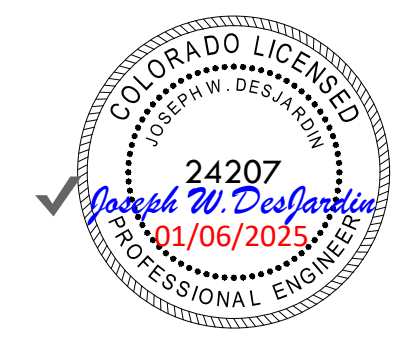
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_SV.dwg Kofford, Kevin 10/6/2022 4:42 PM



EB-NB LEFT TURN PROFILE



ENGINEERING RECORD DRAWING
ASB 2449



NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	ALIGNMENT DESIGN	KRK	09/29/22	KRK

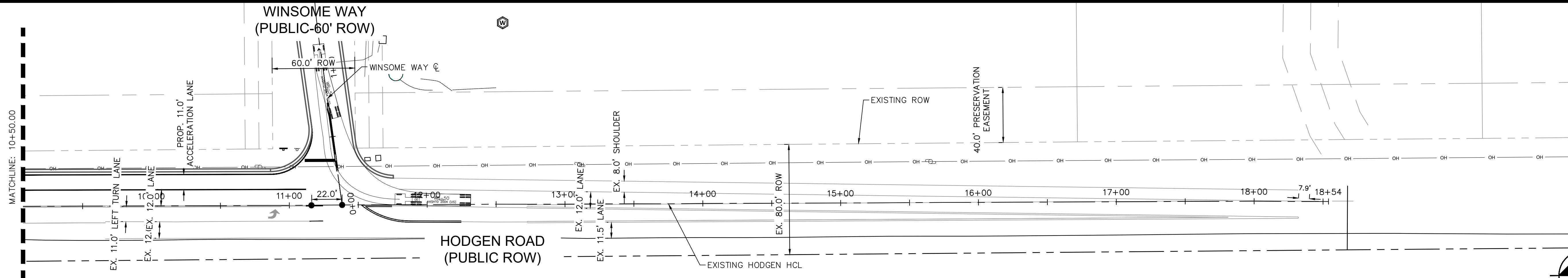
Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: E.JG
 DATE: 1/28/2022

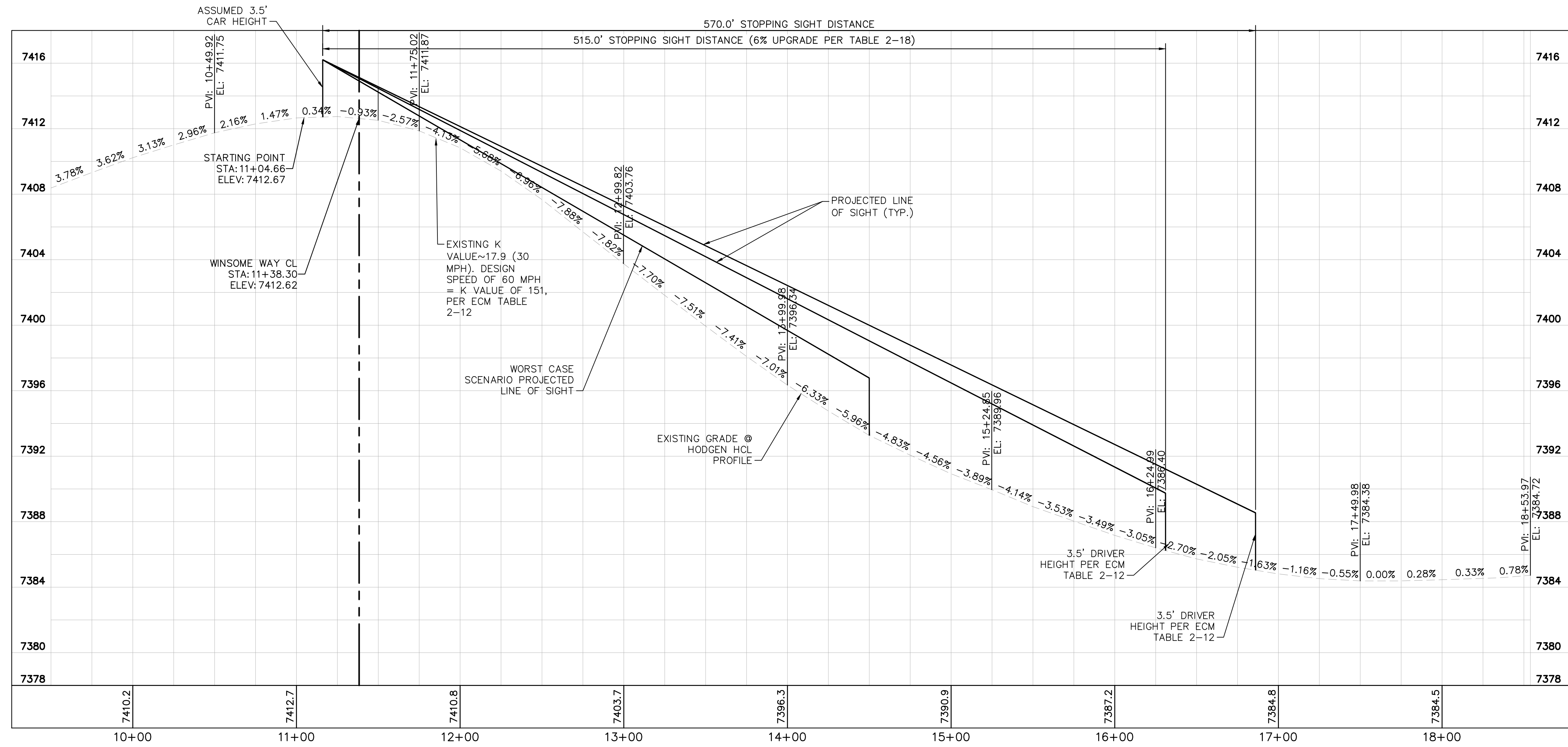
WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 EB-NB LEFT TURN



PROJECT NO.
196106002
 SHEET



WB-NB RIGHT TURN



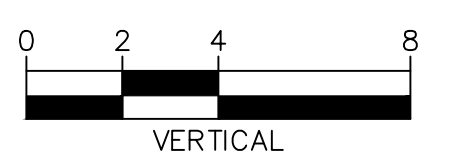
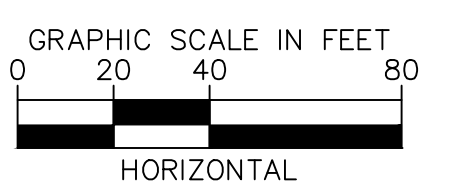
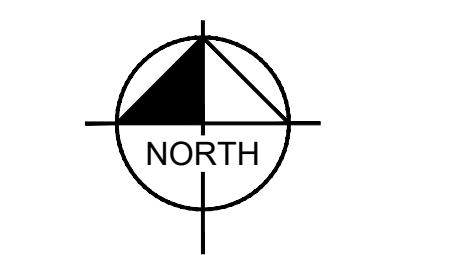
WB-NB RIGHT TURN PROFILE

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	ALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: E.JG
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 WB-NB RIGHT TURN



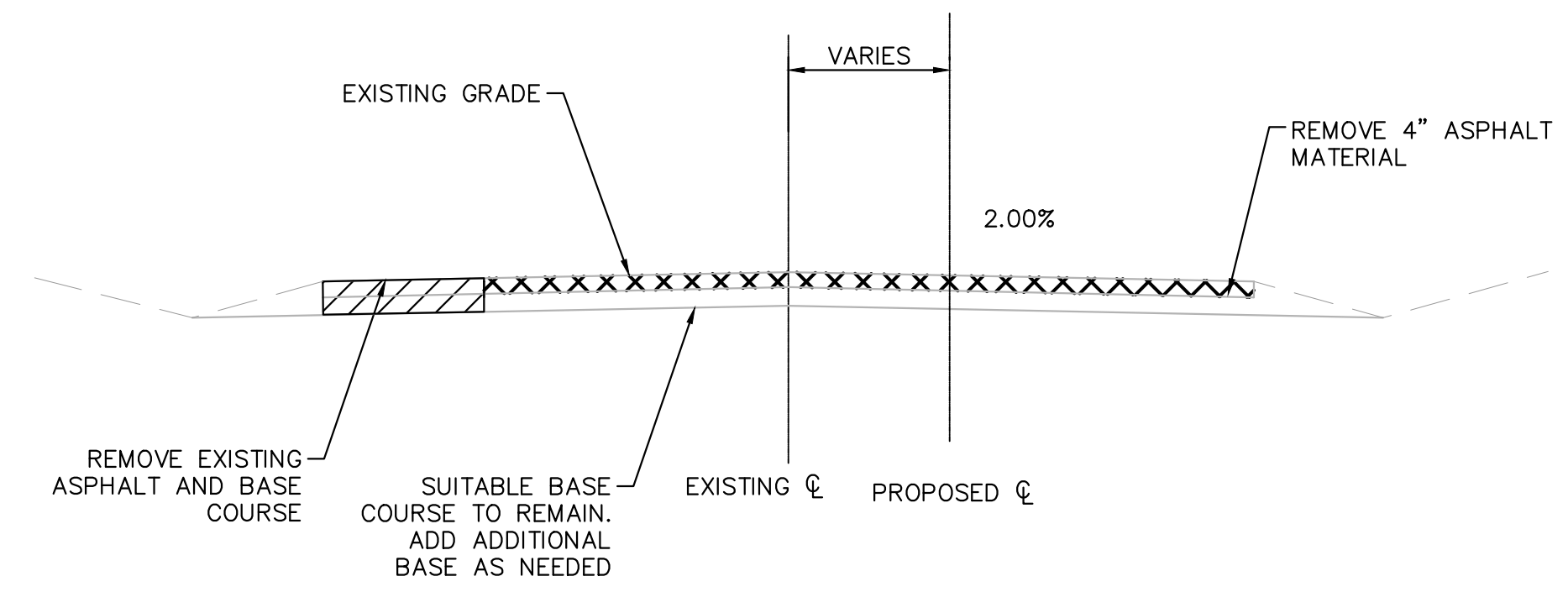
PROJECT NO.
196106002
SHEET

K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_SV_RT.dwg Kofford, Kevin 10/6/2022 4:42 PM

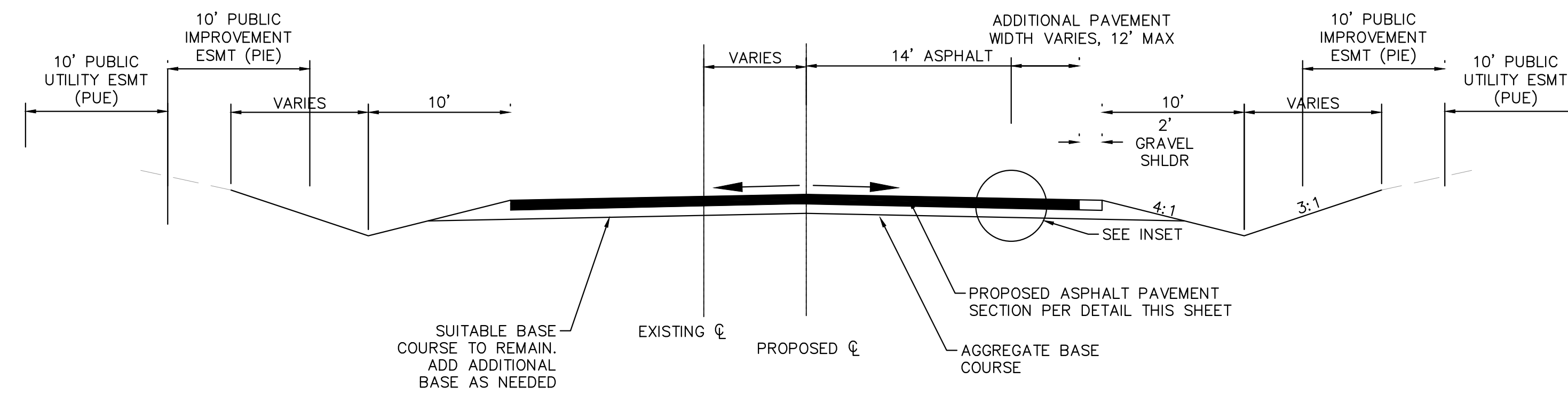


ENGINEERING RECORD DRAWING
ASB 2249

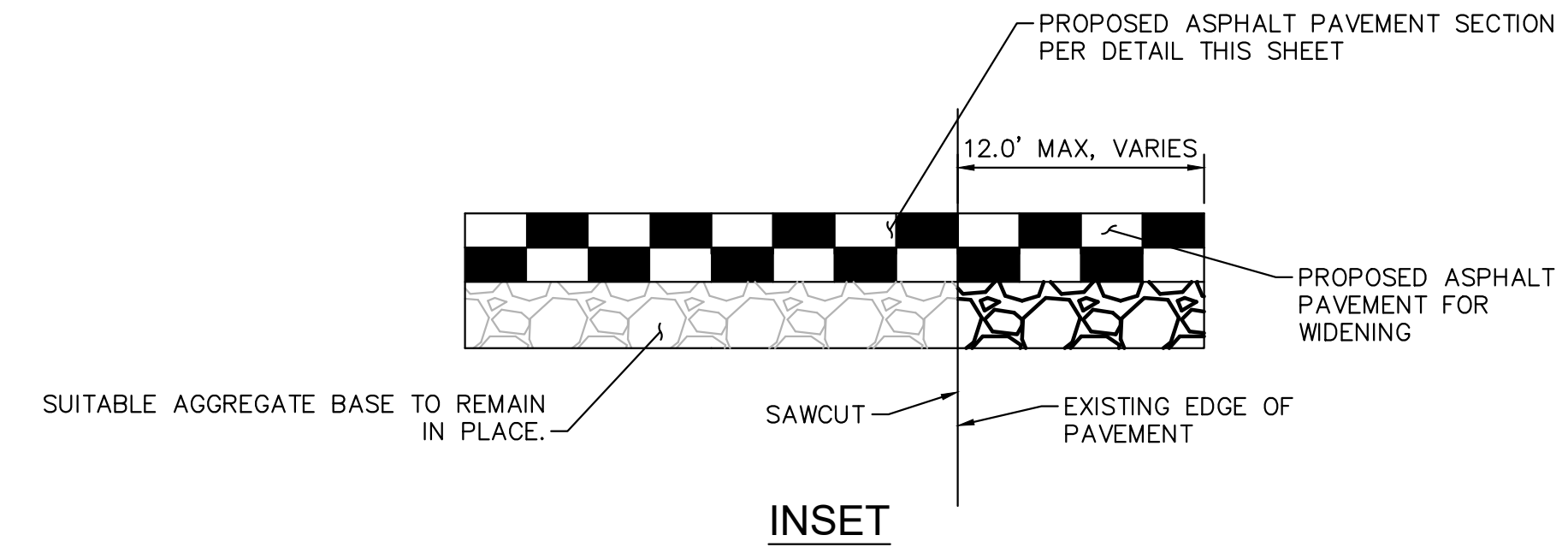




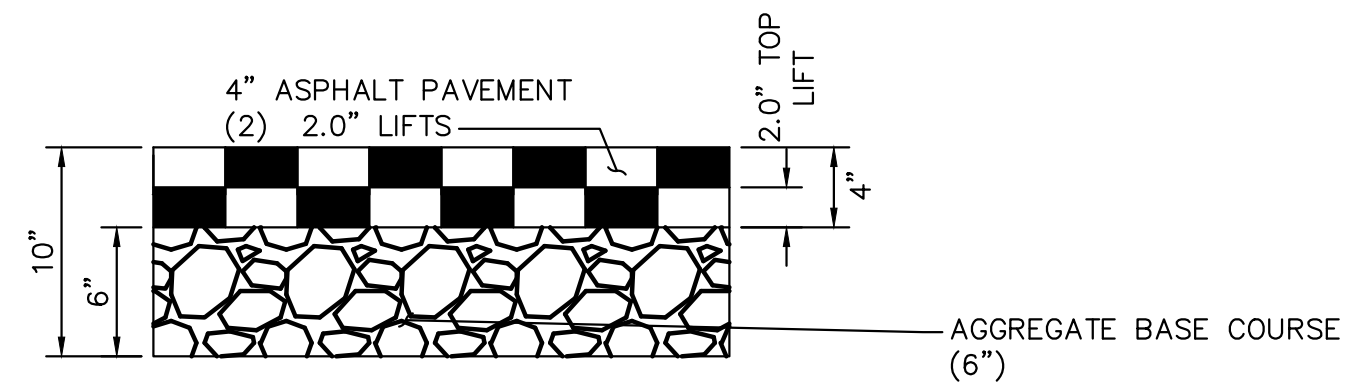
SECTION A-A- REMOVALS



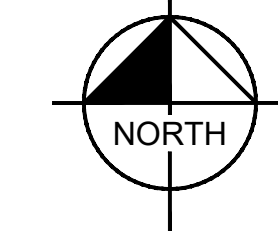
SECTION A-A- PROPOSED



PAVEMENT SECTION-WINSOME WAY



*PAVEMENT SECTION IS BASED ON PAVEMENT REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 29, 2021 FOR WINSOME FILING NO. 1 (PCD FILE NO. CON218)



EPC 10/7/2022

PCD FILE NO. 2020-SF203

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	9/29/22	KRK

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJK
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WINSOME WAY TYPICAL SECTIONS



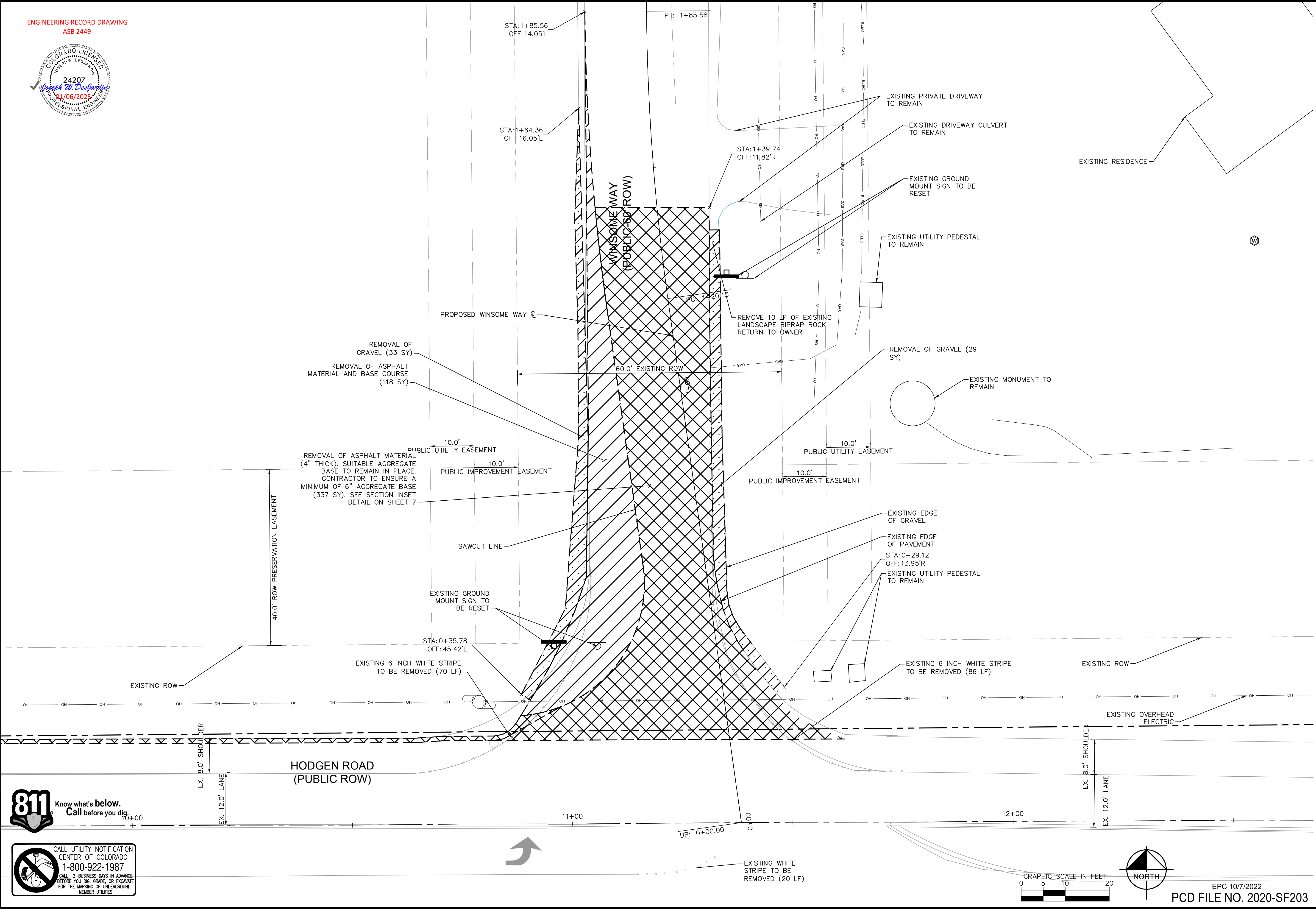
PROJECT NO.
196106002
SHEET
7

K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-1.dwg Kofford, Kevin 10/6/2022 4:42 PM
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-1.dwg Kofford, Kevin 10/6/2022 4:42 PM

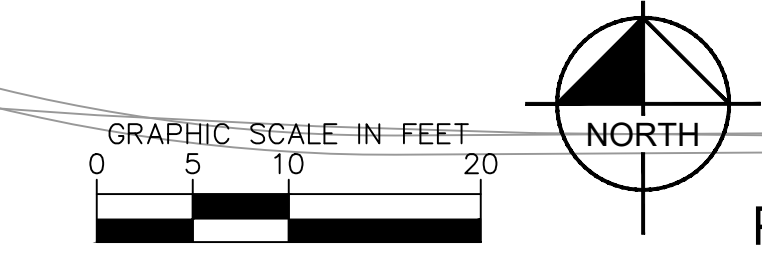
ENGINEERING RECORD DRAWING
ASB 2449



K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_RR.dwg
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_RR.dwg Kofford, Kevin 10/6/2022 4:42 PM



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



EPC 10/7/2022
PCD FILE NO. 2020-SF203

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	9/29/22	KRK

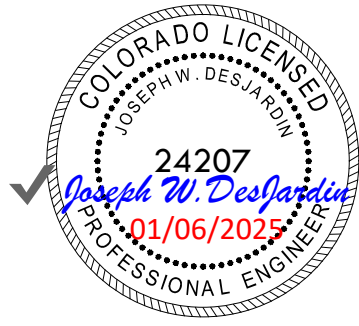
Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EUG
 DATE: 1/28/2022

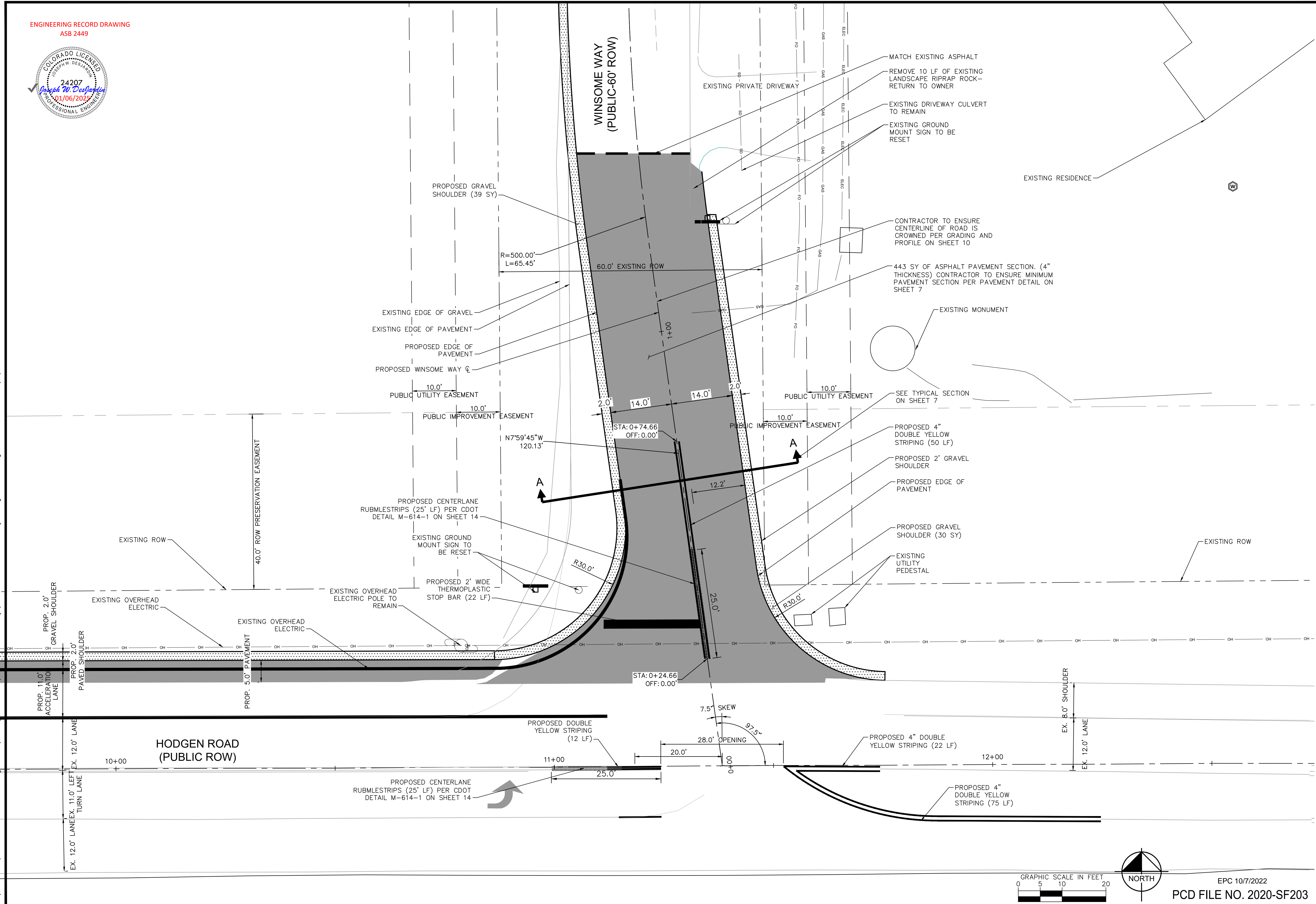
WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
REMOVAL & RESET



PROJECT NO.
196106002
SHEET
8



K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-1.dwg K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-1.dwg Kofford, Kevin 10/16/2022 4:42 PM



NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	09/29/22	KRK

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

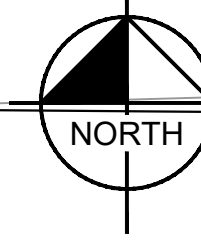
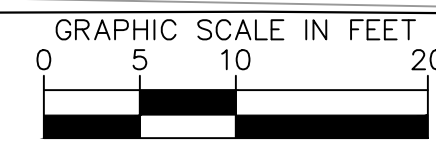
DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJC
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WINSOME WAY ROADWAY PLAN



PROJECT NO.
196106002

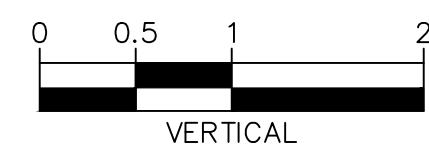
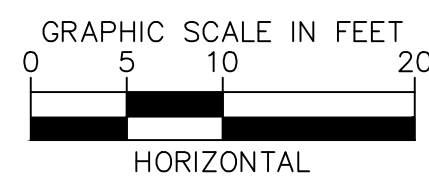
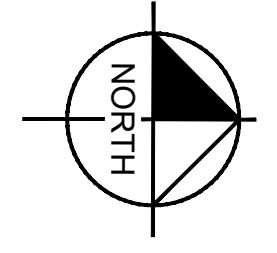
SHEET
9



EPC 10/7/2022
PCD FILE NO. 2020-SF203

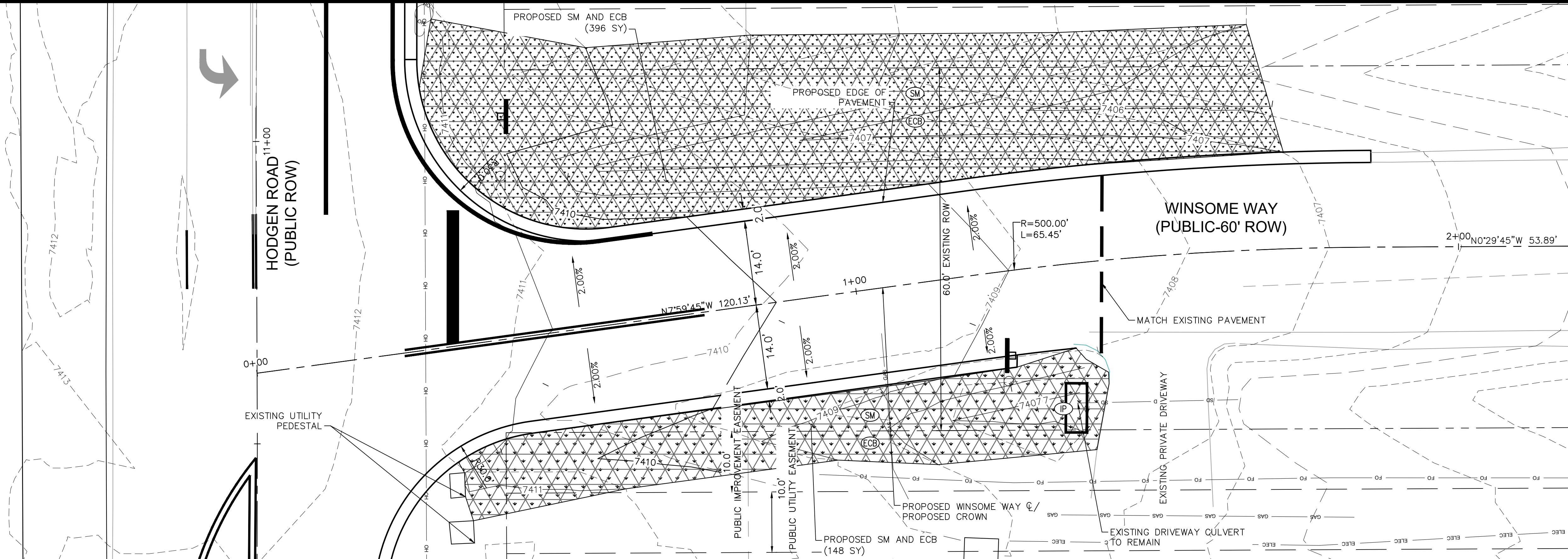
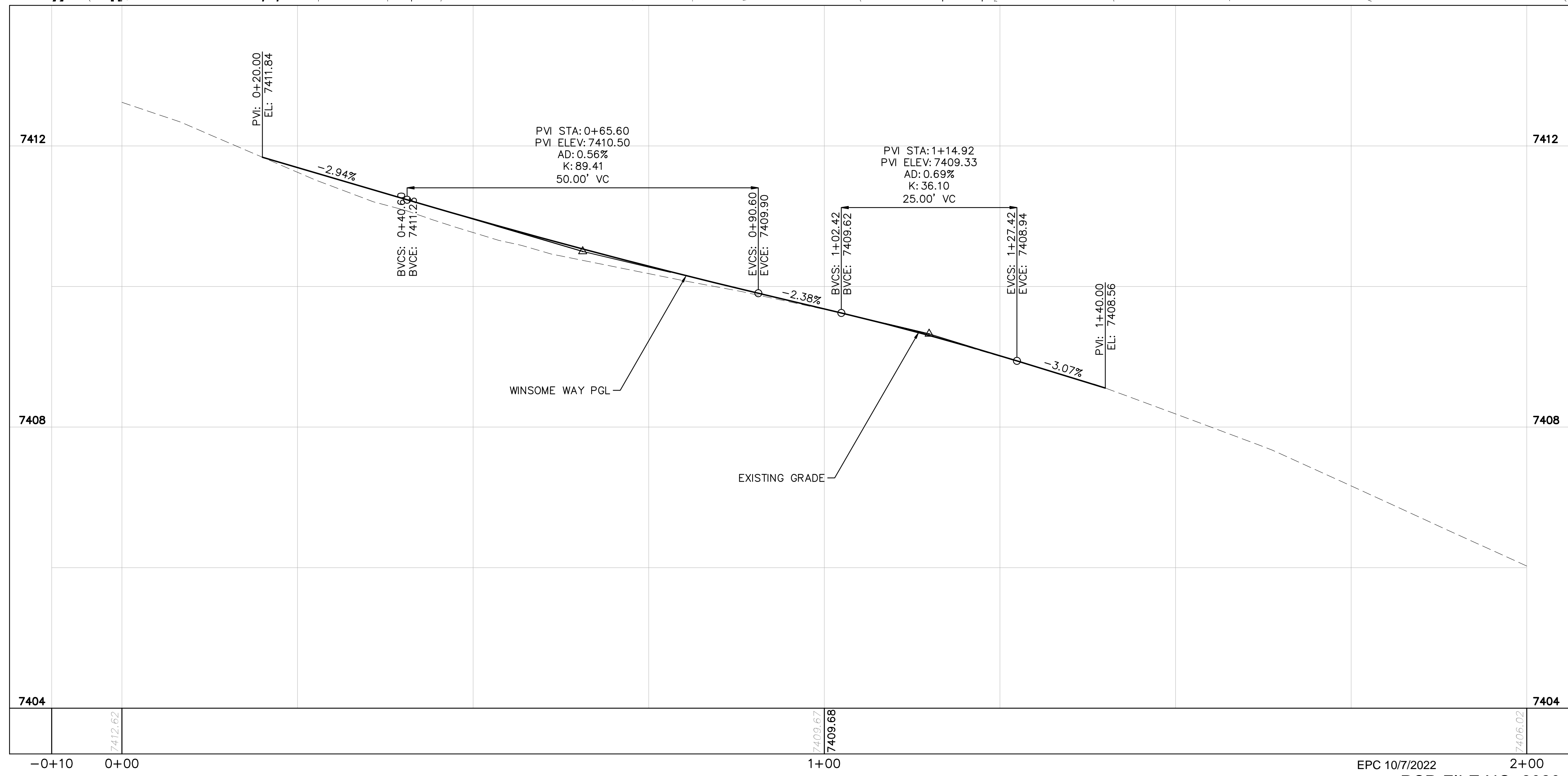


K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-Profile.dwg
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-Profile.dwg Kofford, Kevin 10/6/2022 4:43 PM



LEGEND

- ECB EROSION CONTROL BLANKET
- SM SEEDING AND MULCHING
- SCL SEDIMENT CONTROL LOG
- IP INLET PROTECTION



NO.	REVISION	DATE	BY	APPR.
3	COUNTY COMMENTS	10/06/22	KRK	
2	COUNTY COMMENTS	10/05/22	KRK	
1	REALIGNMENT DESIGN	09/29/22	KRK	

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EJC
DATE: 1/28/2022

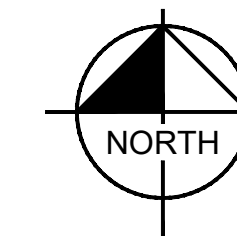
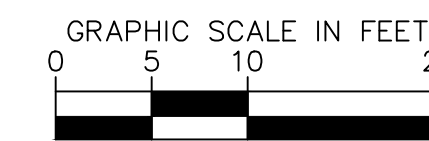
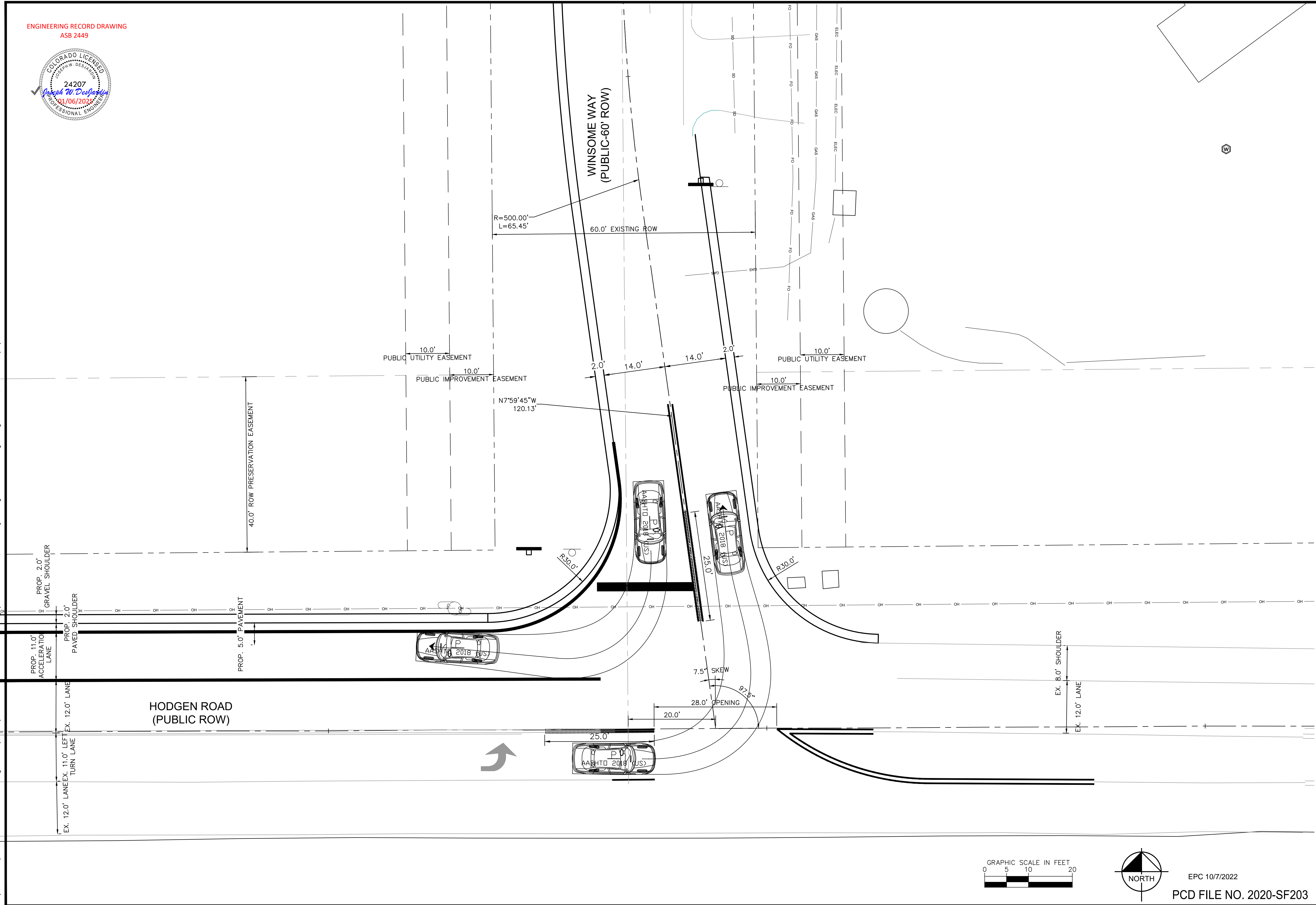
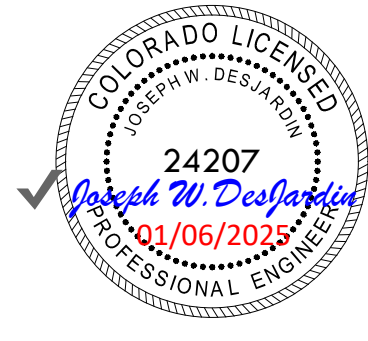
WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WINSOME WAY PLAN AND PROFILE



PROJECT NO.
196106002
SHEET

K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-Passenger.dwg
 K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-Passenger.dwg Kofford, Kevin 10/6/2022 4:43 PM

ENGINEERING RECORD DRAWING
 ASB 2449



EPC 10/7/2022

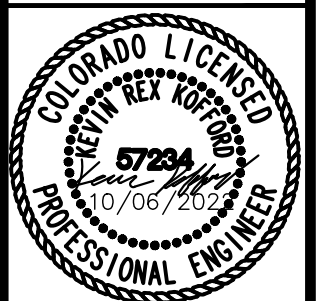
PCD FILE NO. 2020-SF203

NO.	REVISION	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK	10/06/22	KRK
2	COUNTY COMMENTS	KRK	10/05/22	KRK
1	REALIGNMENT DESIGN	KRK	9/29/22	KRK

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EJK
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
 PASSENGER CAR TURNING TEMPLATE

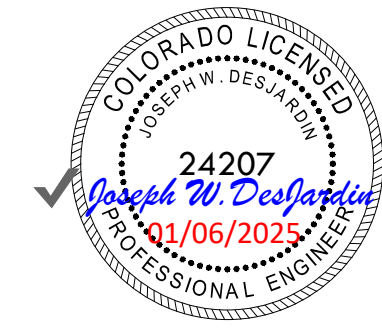


PROJECT NO.
 196106002

SHEET

11

ENGINEERING RECORD DRAWING
ASB 2449



K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-WB-50.dwg
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-WB-50.dwg Kofford, Kevin 10/6/2022 4:44 PM

PROF. 11.0' ACCELERATION LANE
PROF. 2.0' GRAVEL SHOULDER
PROF. 2.0' PAVED SHOULDER
EX. 12.0' LANE EX. 12.0' LANE
EX. 12.0' TURN LANE
EX. 11.0' TURN LANE

HODGEN ROAD
(PUBLIC ROW)

WB-50
AASHTO 2004 (US)
PROP. 5.0' PAVEMENT

WB-50
AASHTO 2004 (US)

WINSOME WAY
(PUBLIC-60' ROW)

WB-50
AASHTO 2004 (US)

WB-50
AASHTO 2004 (US)

10.0' PUBLIC UTILITY EASEMENT

10.0' PUBLIC IMPROVEMENT EASEMENT

R=500.00'
L=65.45'

60.0' EXISTING ROW

N7°59'45"W
120.13'

10.0' PUBLIC UTILITY EASEMENT

10.0' PUBLIC IMPROVEMENT EASEMENT

2.0'

14.0'

14.0'

2.0'

R30.0'

25.0'

R30.0'

7.5' SKEW

26.0' OPENING

20.0'

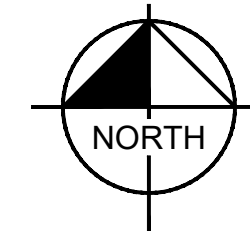
97.5'

EX. 8.0' SHOULDER

EX. 12.0' LANE



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES



EPC 10/7/2022
PCD FILE NO. 2020-SF203

NO.	REVISION	BY	DATE
3	COUNTY COMMENTS	KRK	10/06/22
2	COUNTY COMMENTS	KRK	10/05/22
1	REALIGNMENT DESIGN	KRK	09/29/22

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK
DRAWN BY: KRK
CHECKED BY: EUG
DATE: 1/28/2022

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
WB-50 TURNING TEMPLATE

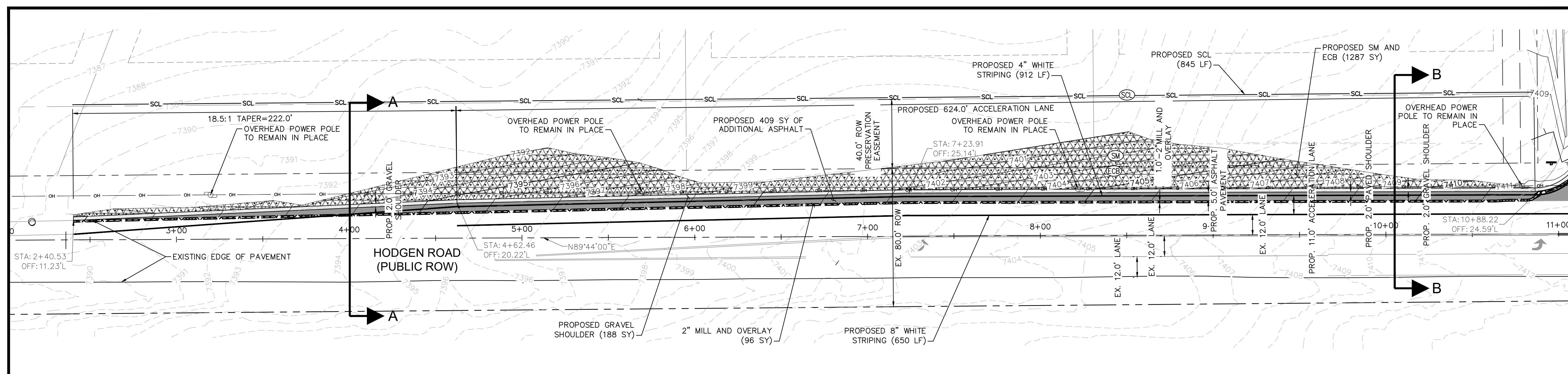


PROJECT NO.
196106002

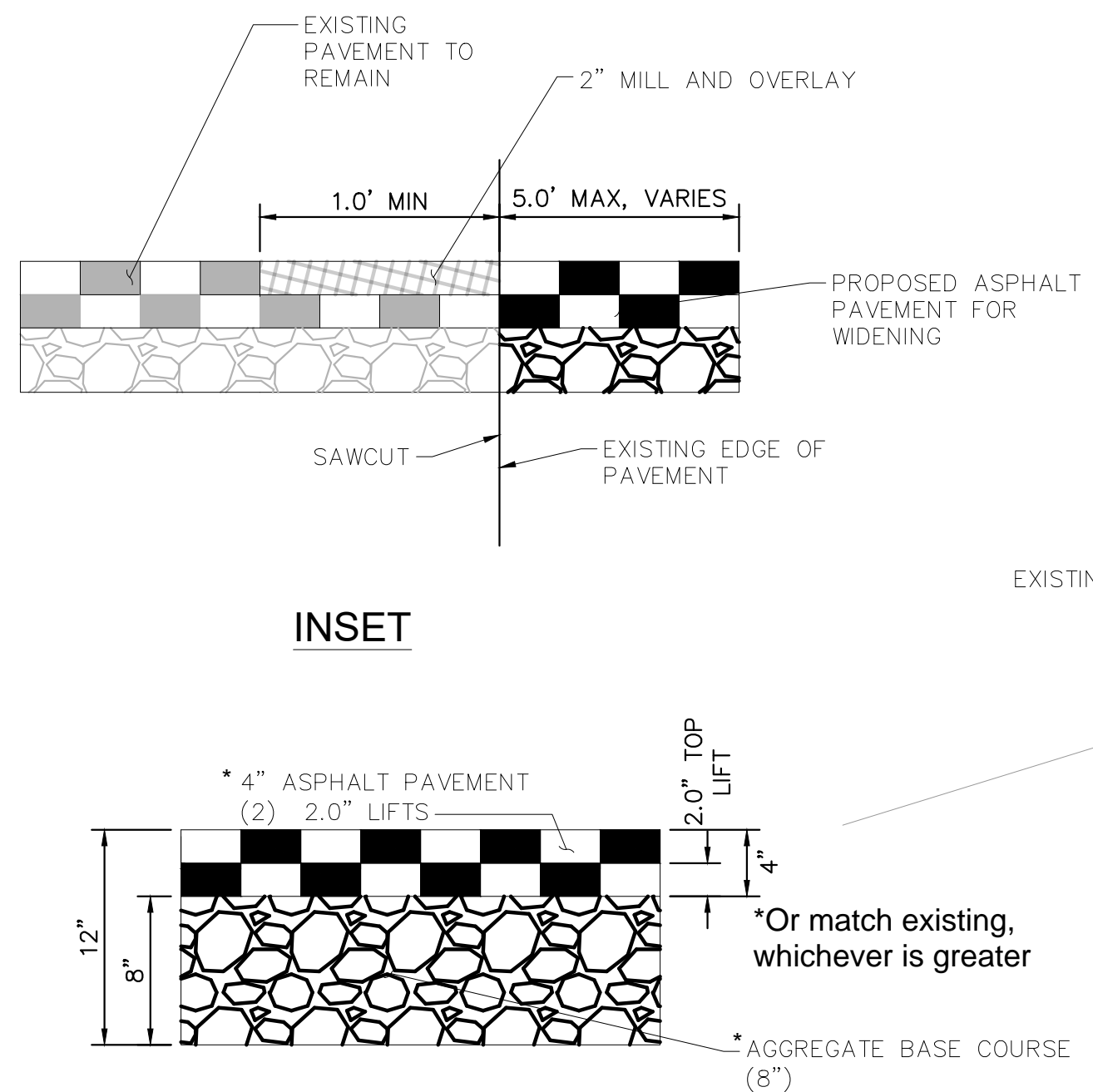
SHEET

12

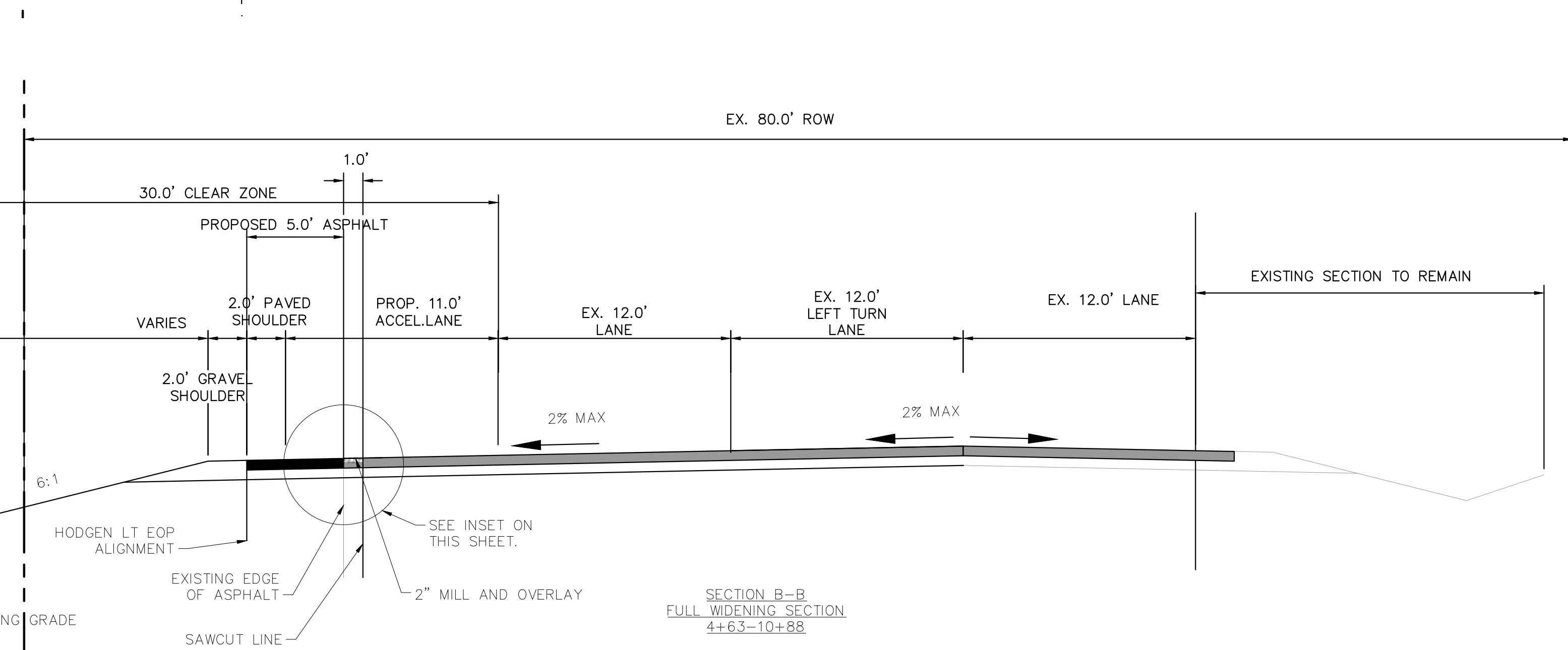
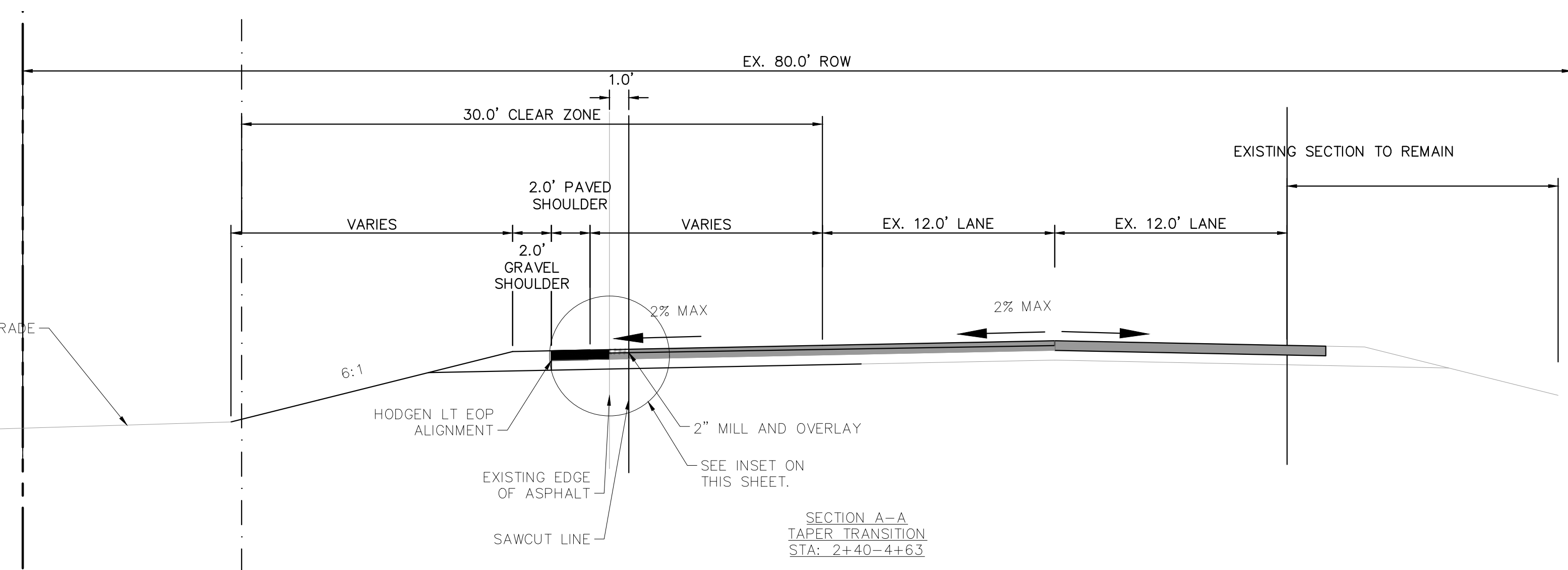
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-3.dwg 10/6/2022 4:44 PM
 K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_Winsome Way Realignment-3.dwg Kofford, Kevin



TYPICAL SECTIONS



PAVEMENT SECTION- HODGEN ROAD



NOTES

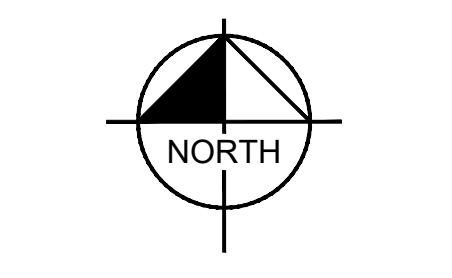
1. ELEVATIONS ARE BASED ON PRE-DESIGN SURVEY AND NOT OFF AS-BUILT CONDITIONS. FIELD VERIFICATION MAY BE NEEDED.

LEGEND

- EROSION CONTROL BLANKET
- SEEDING AND MULCHING
- SEDIMENT CONTROL LOG
- INLET PROTECTION



ENGINEERING RECORD DRAWING
ASB 2449



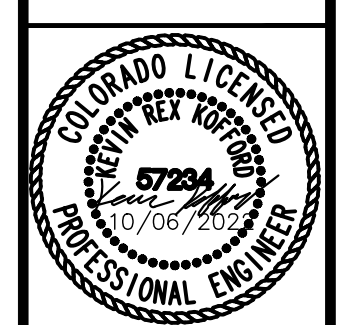
EPC 10/7/2022
PCD FILE NO. 2020-SF203

NO.	REVISION	DATE	BY	DATE	APPR.
3	COUNTY COMMENTS	KRK 10/06/22	KRK		
2	COUNTY COMMENTS	KRK 10/05/22	KRK		
1	ALIGNMENT DESIGN	KRK 9/29/22	KRK		

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

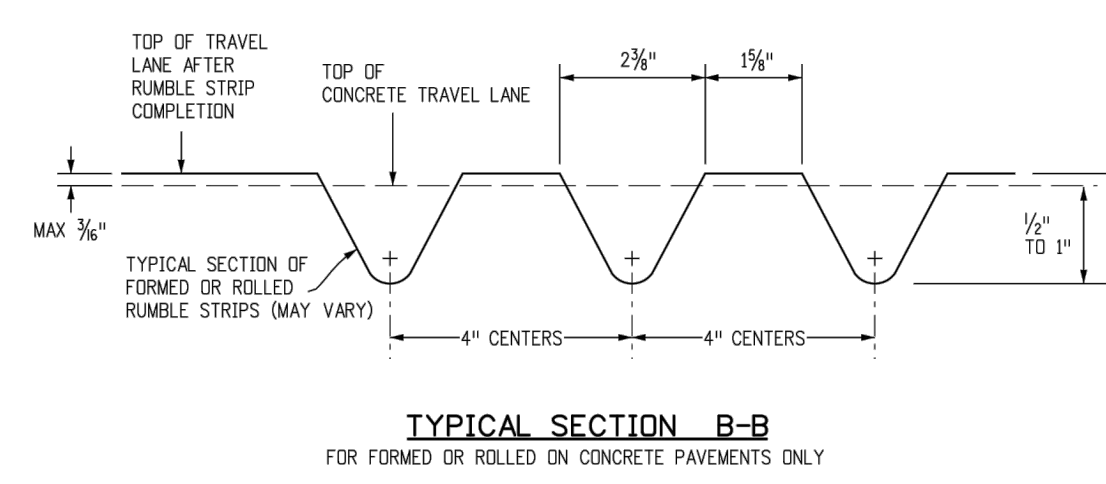
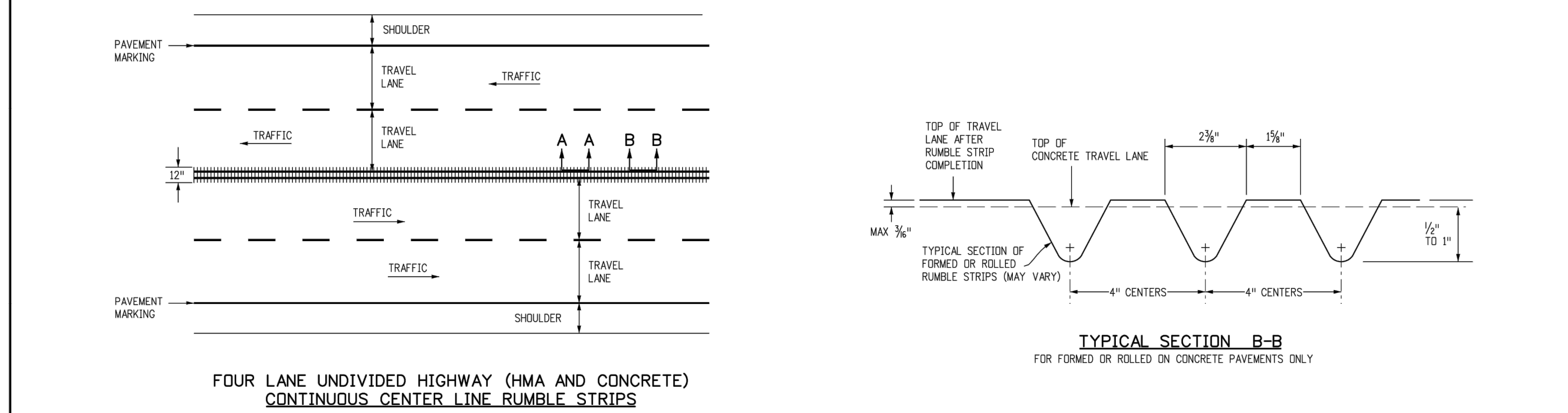
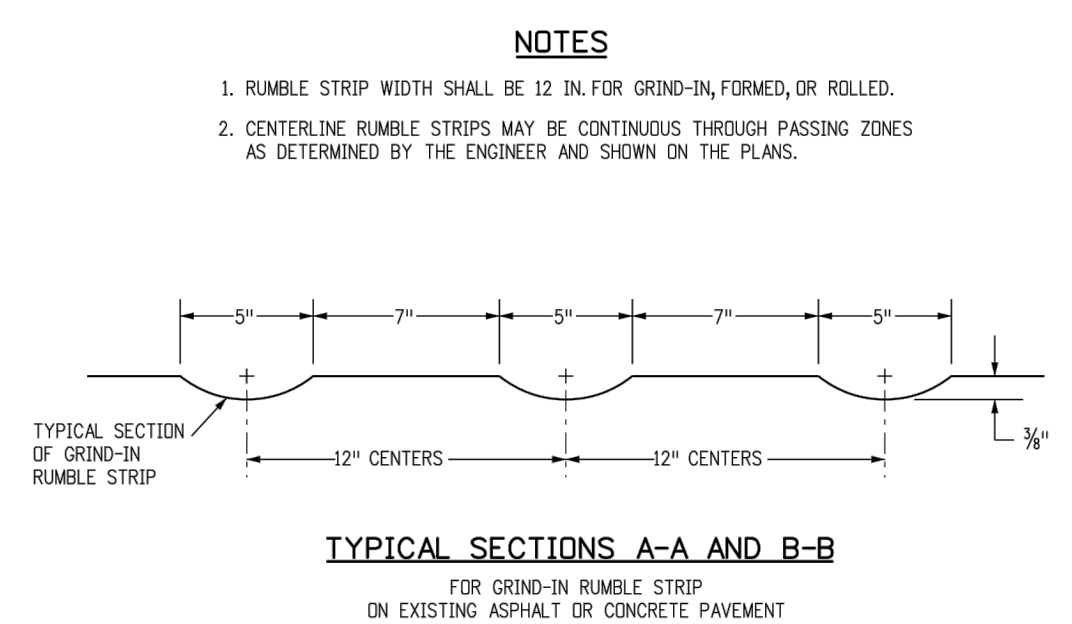
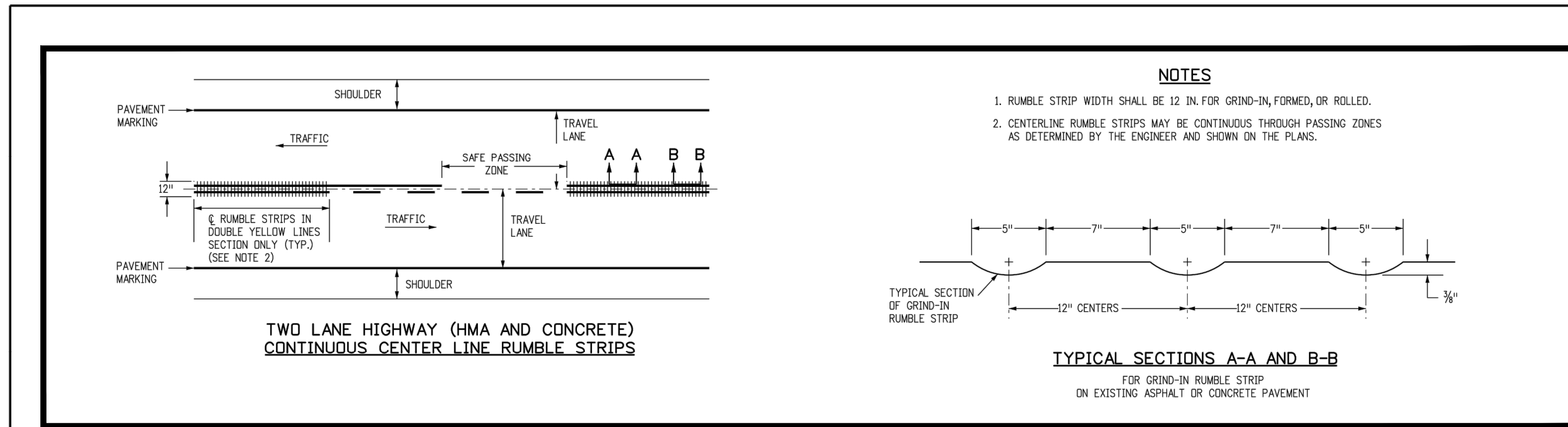
DESIGNED BY: KRK
 DRAWN BY: KRK
 CHECKED BY: EUG
 DATE: 1/28/2022

WINSOME FILING NO. 1
 EL PASO COUNTY, COLORADO
 CONSTRUCTION DOCUMENTS
ACCELERATION LANE PLAN



PROJECT NO.
196106002
SHEET

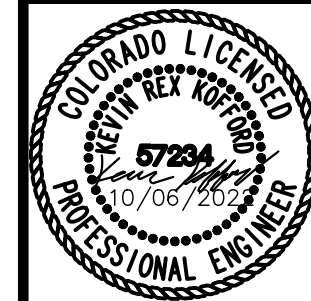
K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_DT.dwg
 K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_DT.dwg
 K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_DT.dwg
 K:\COS_Civil\196106001_Winsome Filing No. 3\CADD\PlanSheets\Winsome 1 Roadway\196106002_DT.dwg



DETAILS FOR CENTER LINE RUMBLE STRIPS

Computer File Information		Sheet Revisions		<p>Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868</p> <p>Project Development Branch JBK</p>	<p>RUMBLE STRIPS</p> <p>Issued by the Project Development Branch: July 31, 2019</p>	STANDARD PLAN NO.
Creation Date: 07/31/19	(R-D)	Date:	Comments:			M-614-1
Designer Initials: ASK	(R-D)					Standard Sheet No. 2 of 3
Last Modification Date: 07/31/19	(R-D)					Project Sheet Number:
Detailer Initials: LTA	(R-D)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-D)					

ENGINEERING RECORD DRAWING
ASB 2449



EPC 10/7/2022
PCD FILE NO. 2020-SF203

PROJECT NO.
196106002

SHEET
14

WINSOME FILING NO. 1
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
DETAILS

Kimley»Horn
 2022 KIMLEY-HORN AND ASSOCIATES, INC.
 2 North Nevada Avenue Suite 300
 Colorado Springs, Colorado 80903 (719) 453-0180

NO.	REVISION	BY	DATE
3	COUNTY COMMENTS	KRK	10/06/22
2	COUNTY COMMENTS	KRK	10/05/22
1	REALIGNMENT DESIGN	KRK	09/29/22