

# RETREAT AT TIMBERRIDGE FILING NO. 1

COUNTY OF EL PASO, STATE OF COLORADO

## CONSTRUCTION DRAWINGS

AUGUST 2019

### GENERAL CONSTRUCTION NOTES:

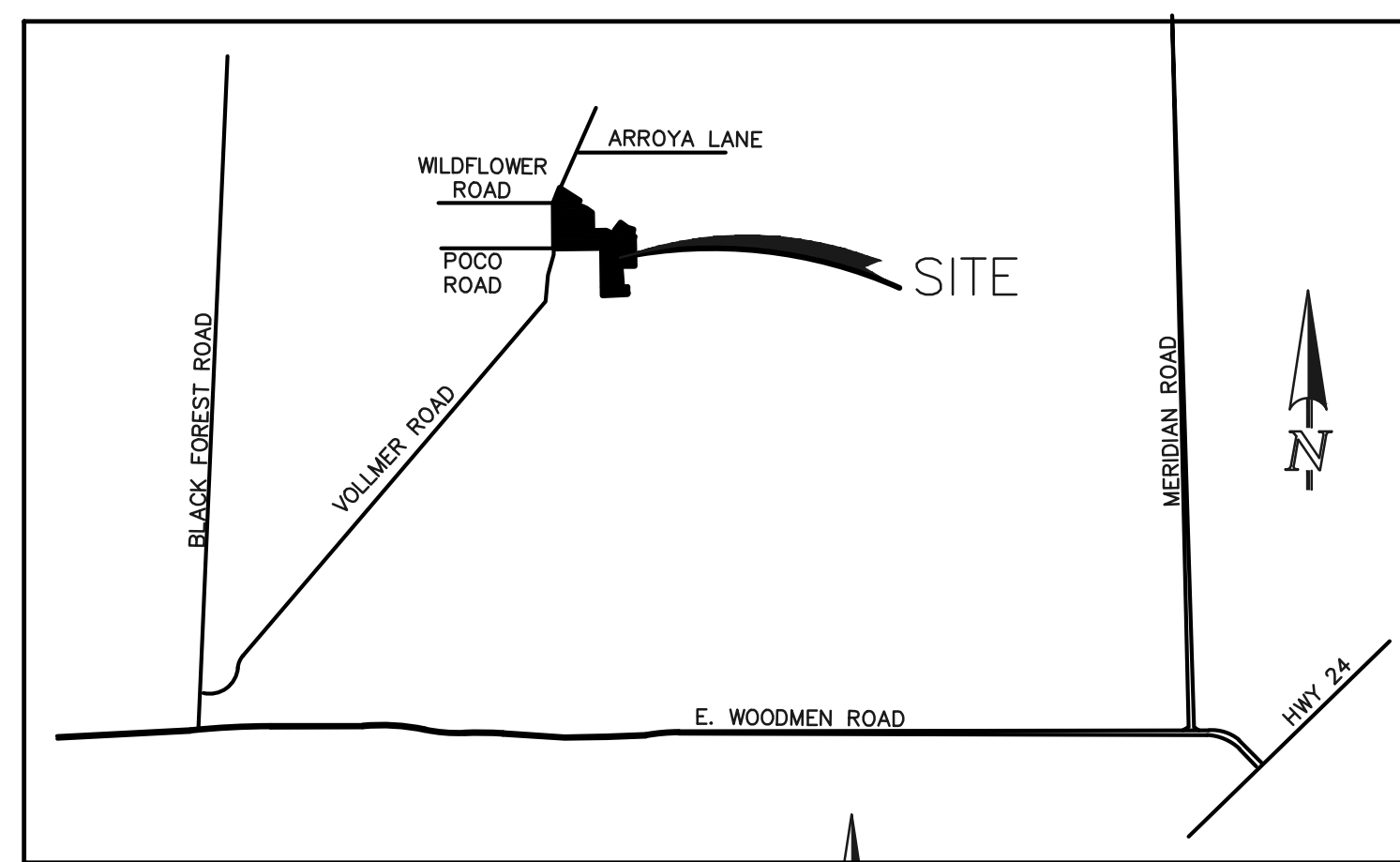
- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATION CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT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

### STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:

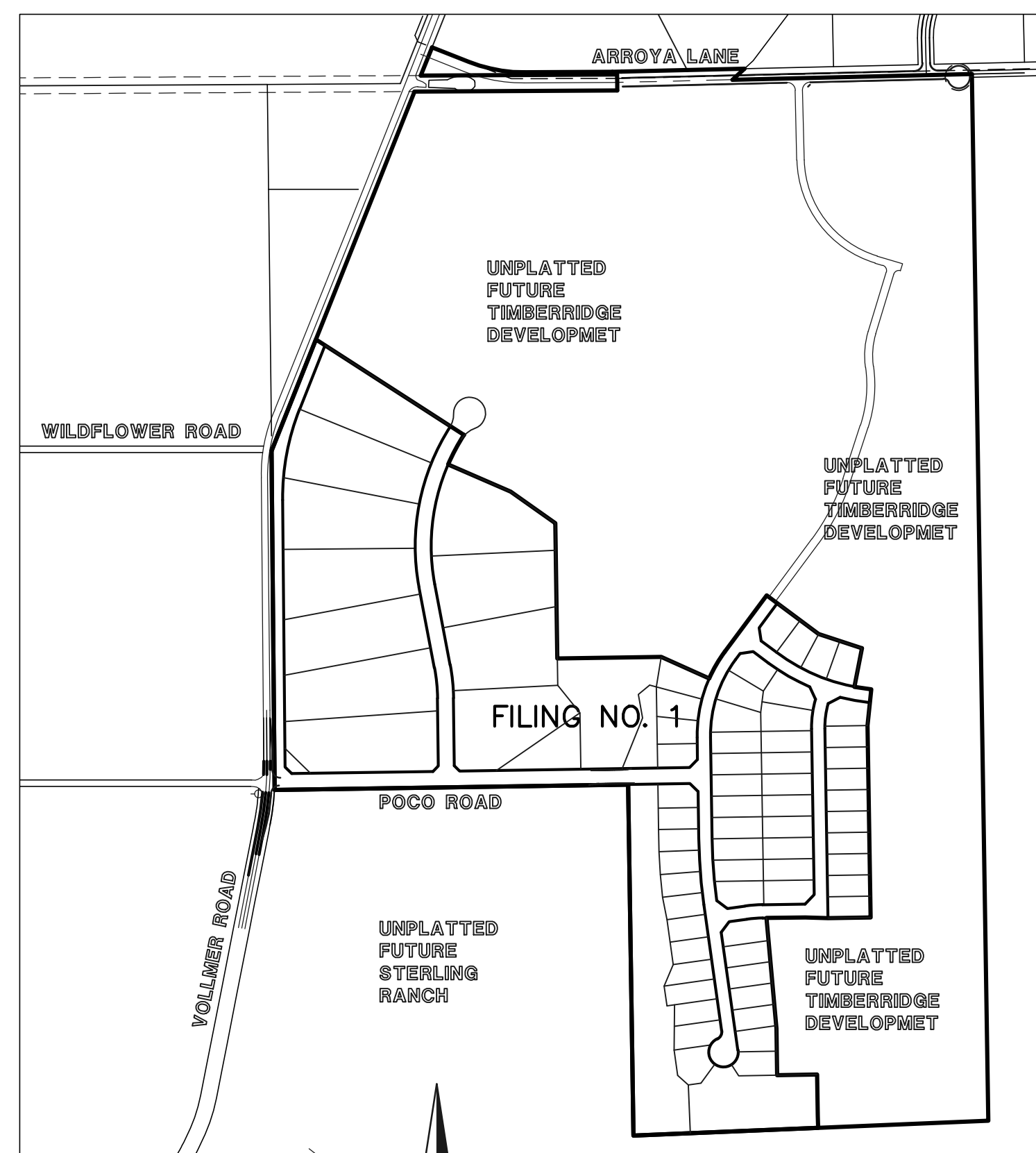
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SMP), 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 - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND MUTCD CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

### SIGNING AND STRIPING NOTES:

- 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 "1" 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 STREET POST SLUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY 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 ADDITIONAL OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



VICINITY MAP  
N.T.S.



SITE MAP  
SCALE: 1" = 500'

### BENCHMARKS:

BENCHMARK #1: A 3.25 ALUMINUM SURVEYORS CAP STAMPED 'WC 30' 2006 PLS 10376' LOCATED 30' EAST OF THE S.E. QUARTER CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7168.20

BENCHMARK #2: A 3.25 ALUMINUM SURVEYORS CAP STAMPED '2006 PLS 10376' LOCATED AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN. ELEVATION: = 7141.36

### AGENCIES:

OWNER/DEVELOPER: TIMBERRIDGE DEVELOPMENT GROUP, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
MR. LOREN J. MORELAND, (719) 592-9333

CIVIL ENGINEER: CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, COLORADO 80903  
MR. MARC A. WHORTON, P.E. (719) 785-2802

COUNTY ENGINEERING: EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, COLORADO 80910  
MR. JEFF RICE (719) 520-7877

GAS COMPANY: BLACKHILLS ENERGY  
37 WIDEFIELD BOULEVARD  
WIDEFIELD, COLORADO 80911  
MR. GEORGE M. PETERSON, (719) 392-3491

ELECTRIC COMPANY: MOUNTAIN VIEW ELECTRIC  
P.O. BOX 1600  
LIMON, COLORADO 80828  
MR. LES ULFERS, (719) 495-2283

FIRE DISTRICT: BLACK FOREST FIRE PROTECTION DISTRICT  
11445 TEACOUT ROAD  
COLORADO SPRINGS, CO 80908  
CHIEF BRYAN JACK, (719) 495-4300

TELEPHONE COMPANY: CENTURY LINK  
(LOCATORS) 811  
AT & T  
(LOCATORS) 811

### SHEET INDEX

SHEET 1 OF 29	TITLE SHEET
SHEET 2 OF 29	STREET SECTIONS / EROSION CONTROL NOTES
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SHEET 9 OF 29	ASPEN VALLEY ROAD PLAN AND PROFILES
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SHEET 12 OF 29	ANTELOPE RAVINE DR. & HAWK HILLS CT. PLAN AND PROFILE
SHEET 13 OF 29	ELK ANTLER LANE & RABBIT TAIL PLACE PLAN AND PROFILE
SHEET 14 OF 29	BISON VALLEY TRAIL PLAN AND PROFILE
SHEET 15 OF 29	EXISTING VOLLER ROAD EAST SHOULDER WIDENING
SHEET 16-20 OF 29	STORM SEWER PLAN AND PROFILES
SHEET 21 OF 29	(2) MP STEEL ARCH CULVERTS
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SHEET 24 OF 29	RAIN GARDEN
SHEET 25-26 OF 29	POND PLAN-1 AND DETAILS
SHEET 27-28 OF 29	POND PLAN-2 AND DETAILS
SHEET 29 OF 29	DETAIL SHEET

### APPROVALS:

#### DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY DIRECTLY CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

MARC A WHORTON, COLORADO P.E. #37155 DATE \_\_\_\_\_  
FOR AND ON THE BEHALF OF CLASSIC CONSULTING ENGINEERS & SURVEYORS

#### OWNER/DEVELOPER'S STATEMENT:

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

LOREN J. MORELAND DATE \_\_\_\_\_

#### EL PASO COUNTY:

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

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

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

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

DATE \_\_\_\_\_

PCD No. SF-19-009

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW  THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION	DATE	REVIEW:
	1 REVISED PER COUNTY COMMENTS	08-13-19	PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
			MARC A. WHORTON, COLORADO P.E. #37155 DATE _____

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	1 OF 29
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.00

CLASSIC CONSULTING

RETREAT AT TIMBERRIDGE FILING NO. 1  
CONSTRUCTION DRAWINGS  
TITLE SHEET

CLASSIC CONSULTING

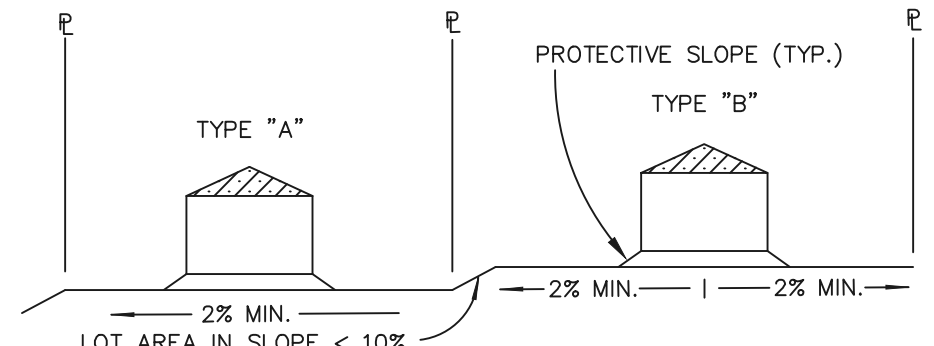
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**EL PASO COUNTY GRADING AND EROSION CONTROL NOTES:**

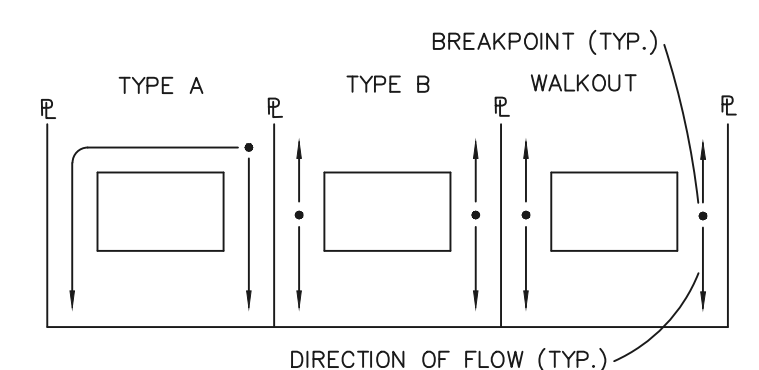
- CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRE-CONSTRUCTION CONFERENCE IS HELD WITH PLANNING AND COMMUNITY DEVELOPMENT INSPECTORS.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, 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 TO 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. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER. SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE GEC. A PRE-CONSTRUCTION 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 PCD INSPECTIONS STAFF.
- SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPs SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPs IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPs AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
- ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE 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.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMPs MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- 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.
- THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM 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 CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
- INDIVIDUALS 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 INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY RMG - ROCKY MOUNTAIN GROUP TITLED "GEOLOGY AND SOILS REPORT AND WASTEWATER STUDY WITH DETENTION STORAGE CRITERIA - REDTAL RANCH SUBDIVISION", DATED NOV. 9, 2018, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF 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

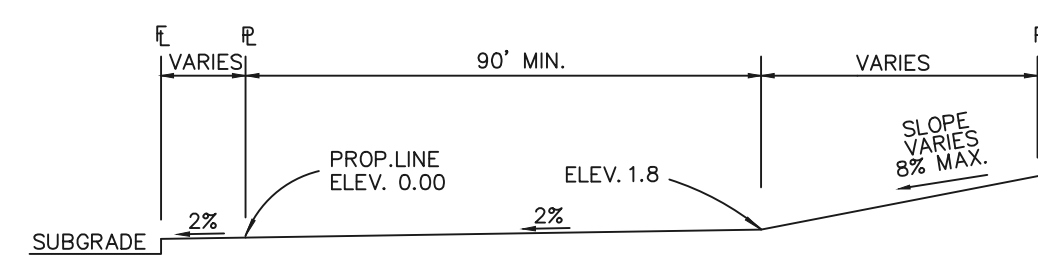
Update the notes to the new standard notes.



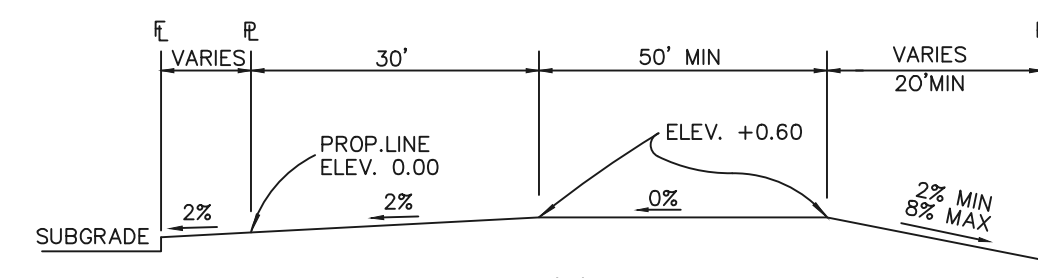
**TYPICAL LOT SECTION DETAIL**  
N.T.S.



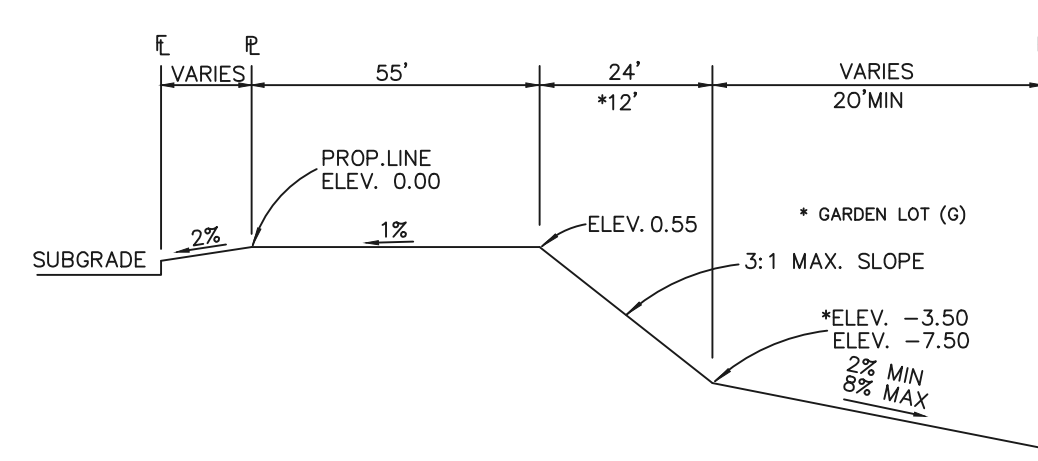
**LOT DRAINAGE TYPES**  
N.T.S.



**TYPICAL (A) LOT**  
N.T.S.



**TYPICAL (B) LOT**  
N.T.S.



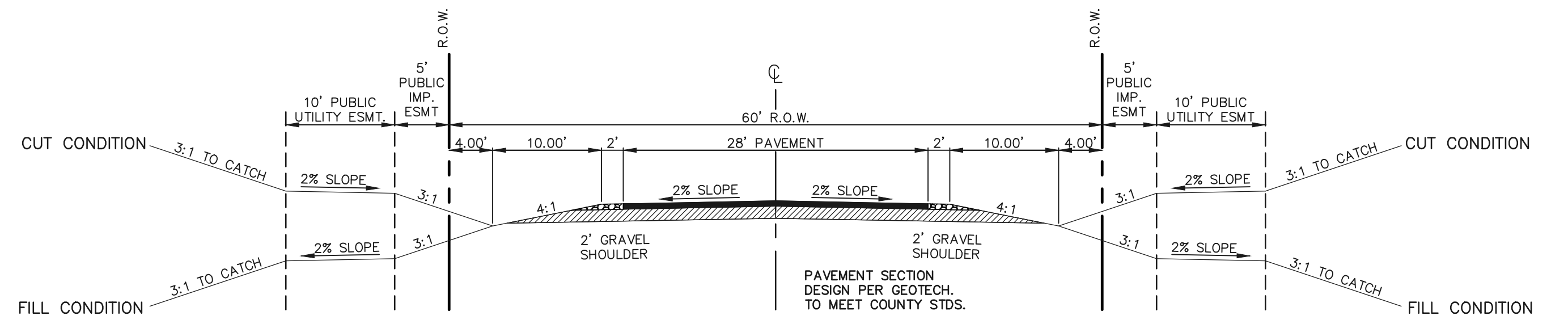
**TYPICAL WALKOUT LOT (W/O) OR GARDEN (G)**  
N.T.S.

**NOTES:**

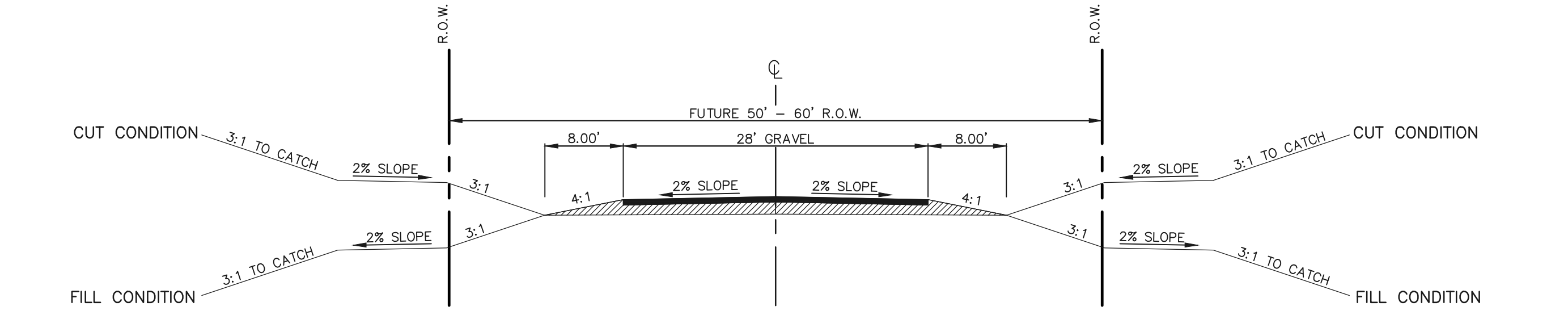
BASED ON GREATER TYPICAL DEPTH OF PROPOSED LOTS, ALL LOT TEMPLATES ADJUSTED AND ADDITIONAL 5'.

"T" LOTS OR "TRANSITION" LOTS OCCUR IN PLACES WHERE BOTH PROPERTY LINES CANNOT BE GRADED AS THE TYPICAL STANDARD LOT TEMPLATES SHOWN. THESE LOTS WILL STILL BE GRADED TO CREATE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.

SIDE LOT SWALES ARE REQUIRED ON THE DOWNHILL LOTS, EITHER BY BUILDER OR GRADING CONTRACTOR.

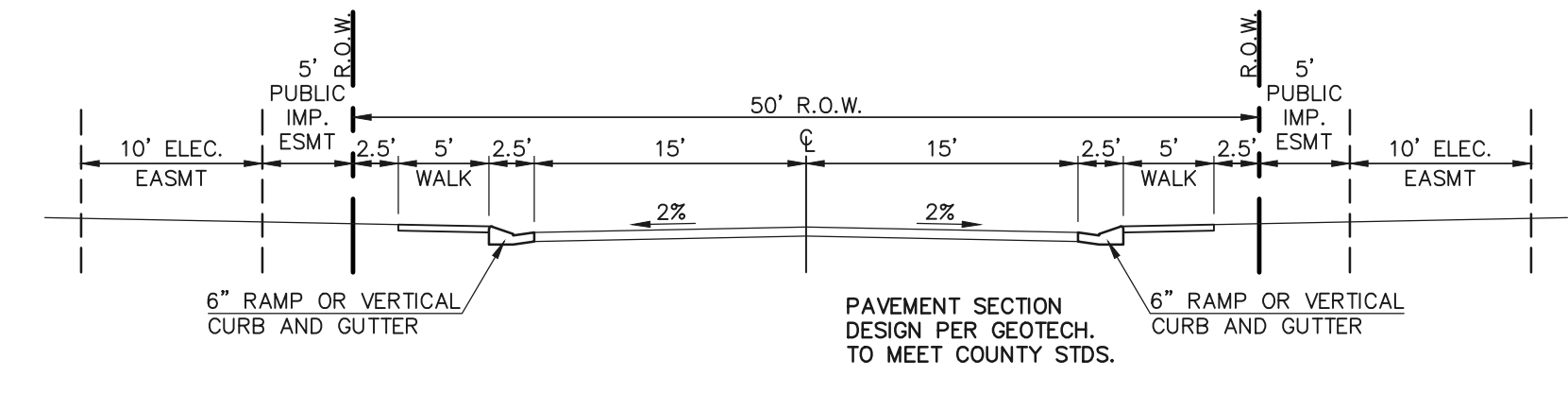


**60' R.O.W. TYPICAL RURAL LOCAL CROSS SECTION**  
SCALE: 1" = 10'



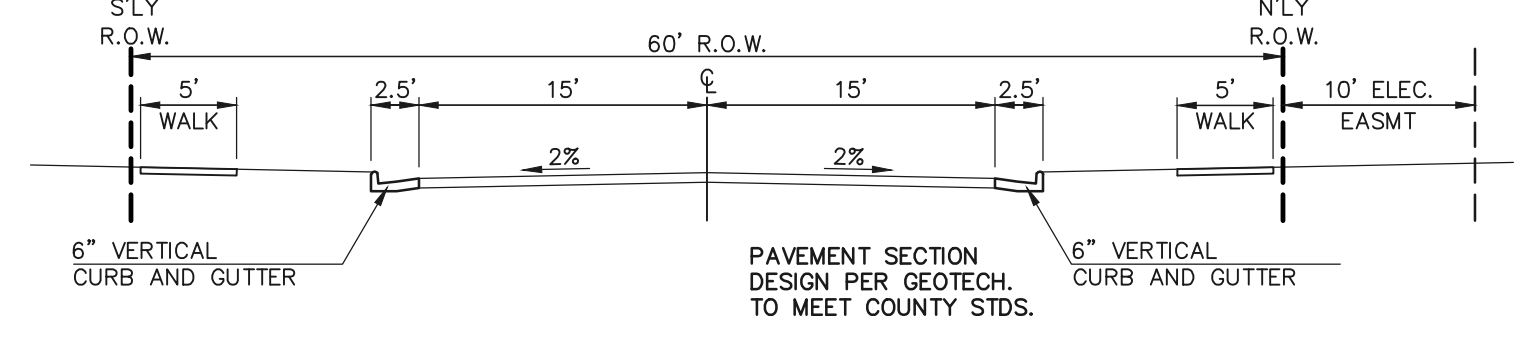
**FUTURE R.O.W. TYPICAL SECONDARY ACCESS ROAD**  
SCALE: 1" = 10'

SECONDARY EMERGENCY ACCESS UP TO ARROYA LANE  
 Does the cross section indicate construction on Arroya Lane also?



**50' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION**  
SCALE: 1" = 10'

ANTELOPE RAVINE DRIVE  
 RABBIT TAIL PLACE  
 ELK ANTLER LANE  
 BISON VALLEY TRAIL



**60' R.O.W. TYPICAL URBAN LOCAL CROSS SECTION**  
SCALE: 1" = 10'

POCO ROAD

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>06-10-19</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>DESIGNED BY PRA SCALE DATE 04-05-19</p> <p>DRAWN BY PRA (H) 1"= N/A SHEET 2 OF 29</p> <p>CHECKED BY (V) 1"= N/A JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>DATE</p>	

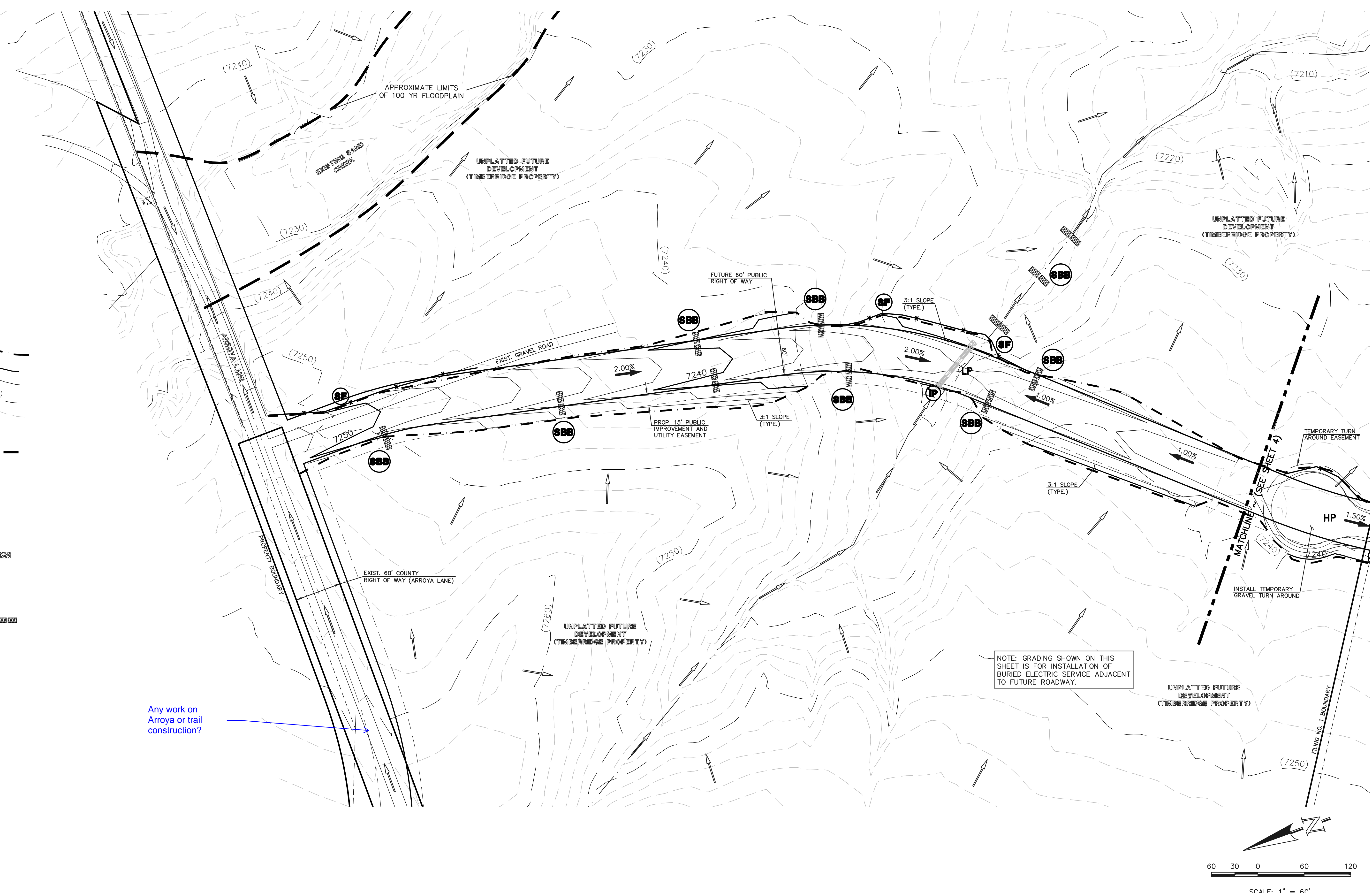
618 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799(Fax)

RETREAT AT TIMBERIDGE FILING NO. 1  
 CONSTRUCTION DRAWINGS  
 STREET SECTIONS / EROSION CONTROL NOTES

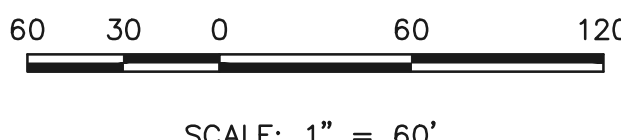
LEGEND	
LIMIT OF GRADING	
PROPOSED CONTOUR-10	
PROPOSED CONTOUR-2	
EXISTING CONTOUR-10	
EXISTING CONTOUR-2	
SILT FENCE	
FEMA FLOODPLAIN	
SILT FENCE	
SEEDING/MULCHING	
ROCK CHECK DAM	
VEHICLE TRACKING CONTROL	
STRAW BALES	
INLET PROTECTION	
EROSION CONTROL BLANKET	
TURF REINFORCEMENT MAT	
TEMPORARY SEDIMENT BASIN	
EXIST. DIRECTION OF FLOW	
DIRECTION OF FLOW	
HIGH POINT	H.P.
LOW POINT	L.P.
A LOT	(A)
B LOT	(B)
WALKOUT LOT	(W/O)
NATURAL LOT	(N)
TRANSITION LOT	(T)
GARDEN LOT	(G)
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER	

SEEDING/MULCHING NOTE:  
SEEDING AND MULCHING SHALL BE INSTALLED INSIDE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

Any work on Arroya or trail construction?



NOTE: GRADING SHOWN ON THIS SHEET IS FOR INSTALLATION OF BURIED ELECTRIC SERVICE ADJACENT TO FUTURE ROADWAY.



<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>REVISED PER COUNTY COMMENTS</td> <td>08-13-19</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	08-13-19									
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<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC. A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>
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619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

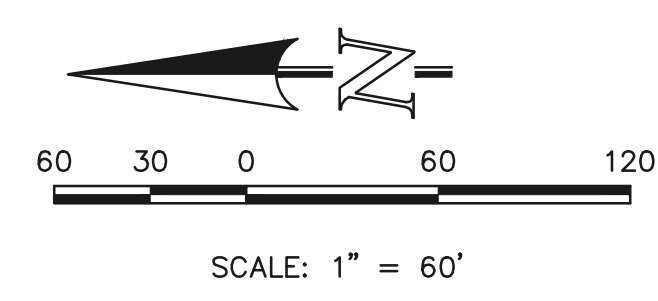
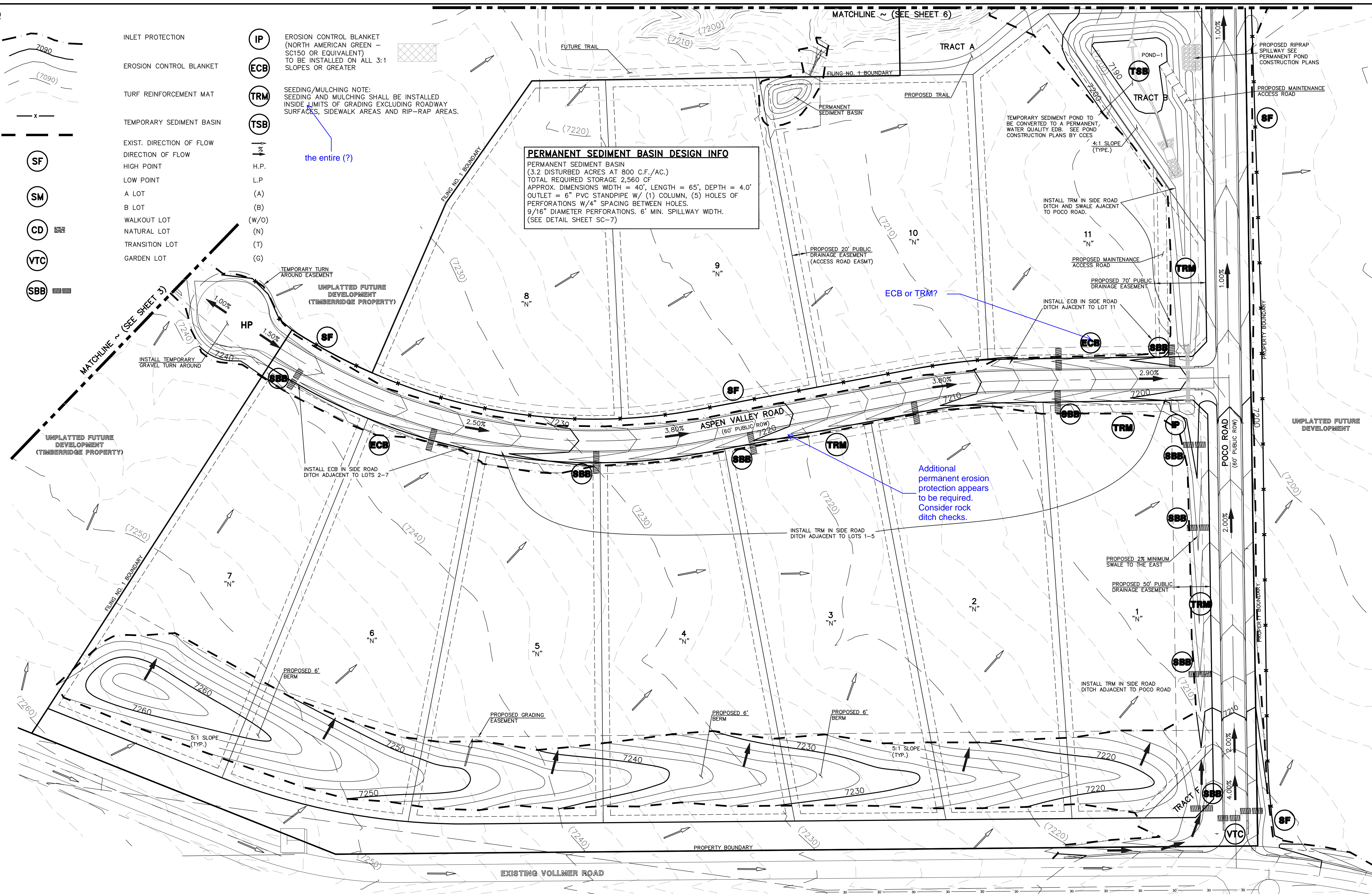
<p>RETREAT AT TIMBERRIDGE FILING NO. 1 CONSTRUCTION PLANS GRADING &amp; EROSION CONTROL PLAN</p>			
DESIGNED BY	PRA	SCALE	DATE 04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET 3 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00



**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT (A)
- B LOT (B)
- WALKOUT LOT (W/O)
- NATURAL LOT (N)
- TRANSITION LOT (T)
- GARDEN LOT (G)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

**PERMANENT SEDIMENT BASIN DESIGN INFO**  
 PERMANENT SEDIMENT BASIN  
 (3.2 DISTURBED ACRES AT 800 C.F./AC.)  
 TOTAL REQUIRED STORAGE 2,560 CF  
 APPROX. DIMENSIONS WIDTH = 40', LENGTH = 65', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) HOLES OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 9/16" DIAMETER PERFORATIONS, 6' MIN. SPILLWAY WIDTH.  
 (SEE DETAIL SHEET SC-7)



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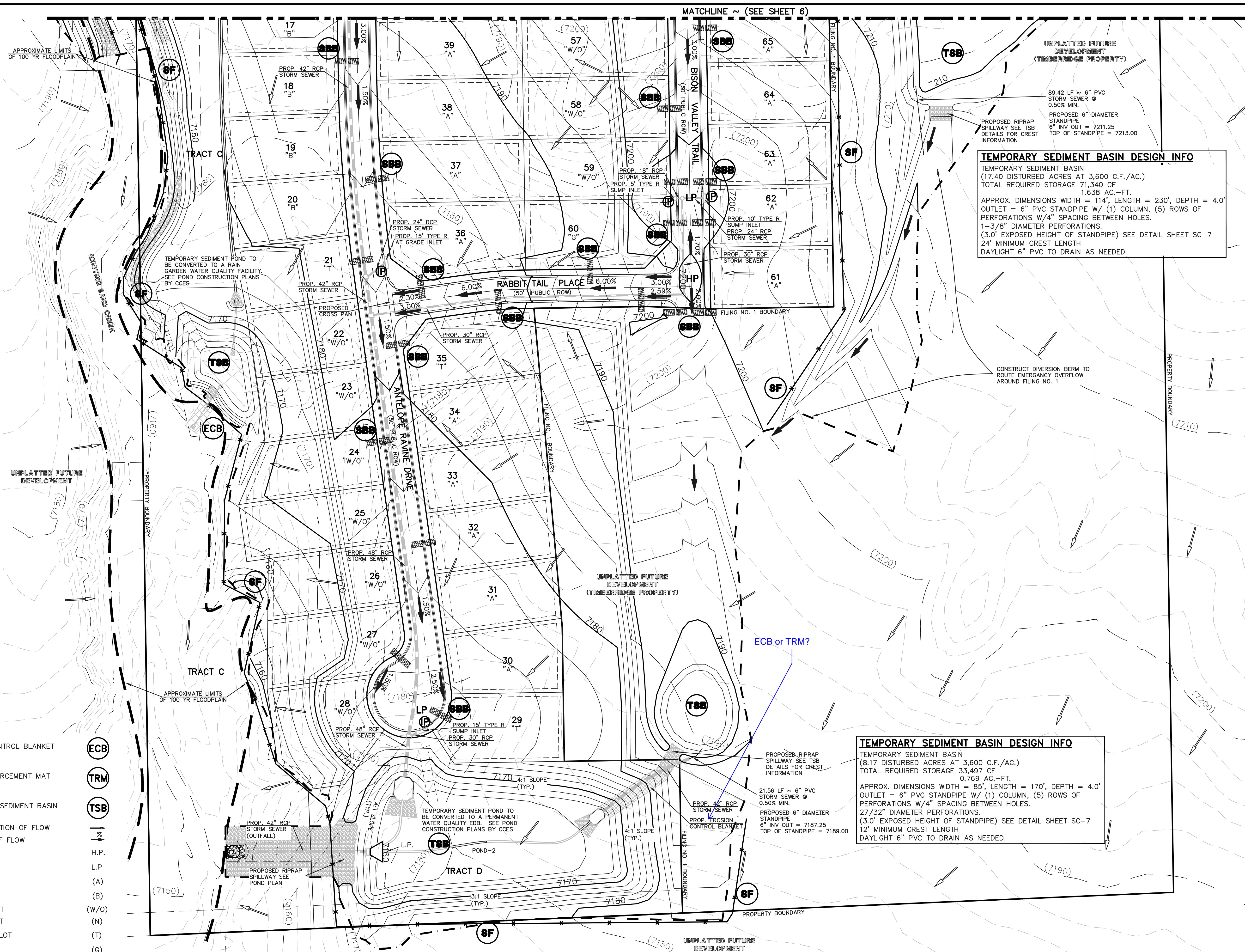
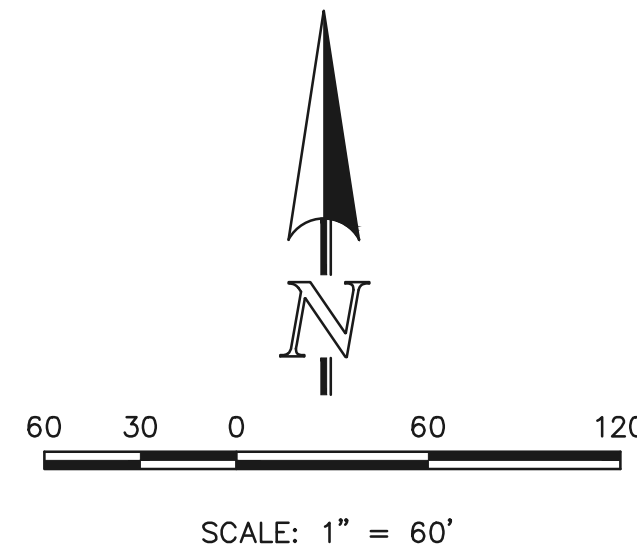
MARC. A. WHORTON, COLORADO P.E. #37155 DATE

**CLASSIC CONSULTING**  
 618 N. Cascade Avenue, Suite 200  
 Colorado Springs, Colorado 80903  
 (719)785-0790  
 (719)785-0799(Fax)

**RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS**  
 GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	4 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

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**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 71,340 CF  
 1.638 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 1-3/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 24' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (8.17 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 33,497 CF  
 0.769 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 85', LENGTH = 170', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 27/32" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 12' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- TEMPORARY SEDIMENT BASIN
- EXIST. DIRECTION OF FLOW
- DIRECTION OF FLOW
- HIGH POINT
- LOW POINT
- A LOT
- B LOT
- WALKOUT LOT
- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER
- SEEDING/MULCHING NOTE: SEEDING AND MULCHING SHALL BE INSTALLED INSIDE LIMITS OF GRADING EXCLUDING ROADWAY SURFACES, SIDEWALK AREAS AND RIP-RAP AREAS.

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MARC. A. WHORTON, COLORADO P.E. #37155 DATE

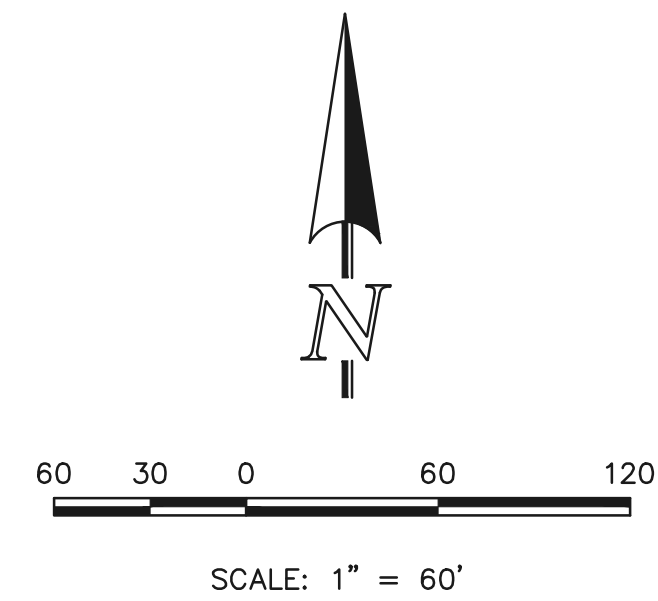


**RETREAT AT TIMBERIDGE FILING NO. 1**  
 CONSTRUCTION PLANS  
 GRADING & EROSION CONTROL PLAN

DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 60'	SHEET	5 OF 29
CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

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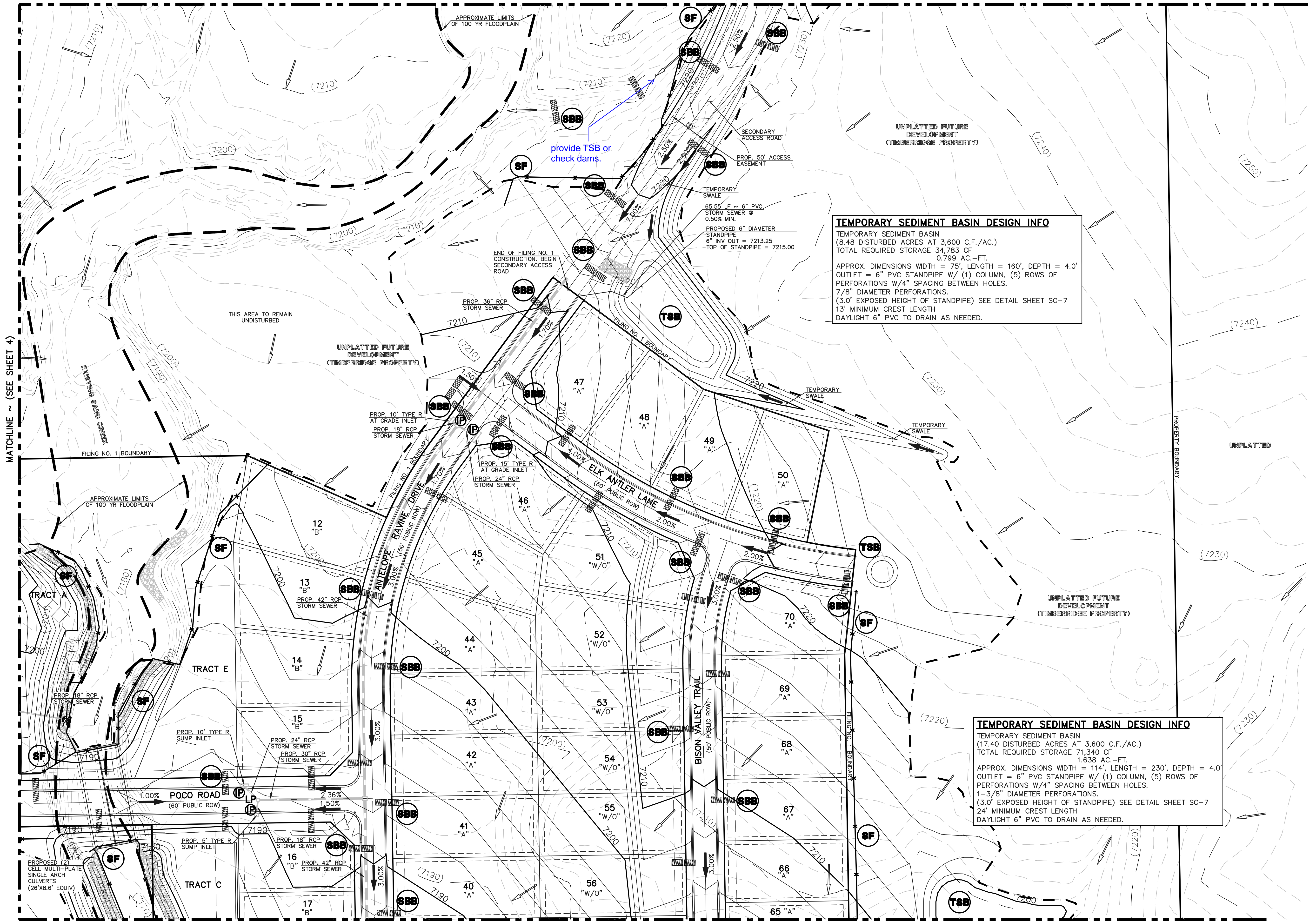
MATCHLINE ~ (SEE SHEET 7)



**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
- SILT FENCE
- SEEDING/MULCHING
- ROCK CHECK DAM
- VEHICLE TRACKING CONTROL
- STRAW BALES
- INLET PROTECTION
- EROSION CONTROL BLANKET
- TURF REINFORCEMENT MAT
- TEMPORARY SEDIMENT BASIN
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- NATURAL LOT
- TRANSITION LOT
- GARDEN LOT
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN - SC150 OR EQUIVALENT) TO BE INSTALLED ON ALL 3:1 SLOPES OR GREATER

MATCHLINE ~ (SEE SHEET 4)



**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (8.48 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 34,783 CF  
 0.799 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 75', LENGTH = 160', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 7/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 13' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (17.40 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 71,340 CF  
 1.638 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 114', LENGTH = 230', DEPTH = 4.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 1-3/8" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 24' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

MATCHLINE ~ (SEE SHEET 5)

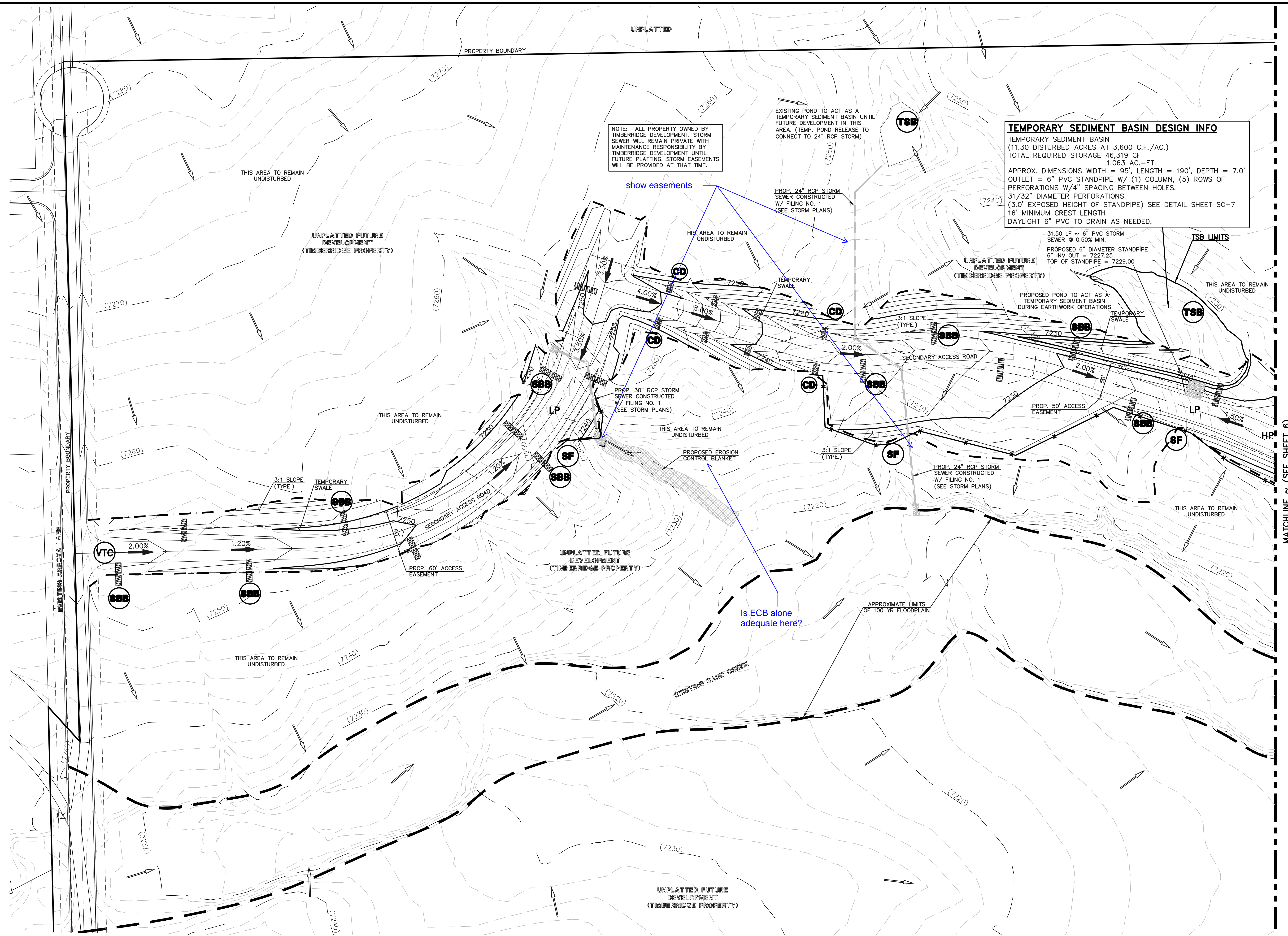
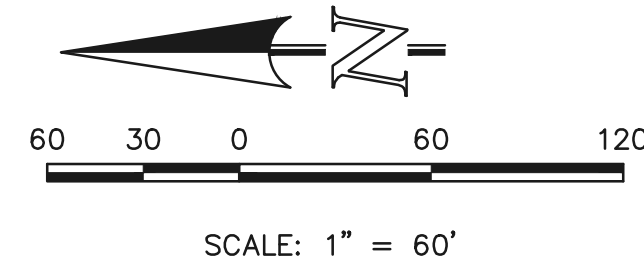
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**LEGEND**

- LIMIT OF GRADING
- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- SILT FENCE
- FEMA FLOODPLAIN
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SEEDING/MULCHING NOTE:  
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NOTE: ALL PROPERTY OWNED BY TIMBERRIDGE DEVELOPMENT. STORM SEWER WILL REMAIN PRIVATE WITH MAINTENANCE RESPONSIBILITY BY TIMBERRIDGE DEVELOPMENT UNTIL FUTURE PLATTING. STORM EASEMENTS WILL BE PROVIDED AT THAT TIME.

**TEMPORARY SEDIMENT BASIN DESIGN INFO**  
 TEMPORARY SEDIMENT BASIN  
 (11.30 DISTURBED ACRES AT 3,600 C.F./AC.)  
 TOTAL REQUIRED STORAGE 46,319 CF  
 1.063 AC.-FT.  
 APPROX. DIMENSIONS WIDTH = 95', LENGTH = 190', DEPTH = 7.0'  
 OUTLET = 6" PVC STANDPIPE W/ (1) COLUMN, (5) ROWS OF PERFORATIONS W/4" SPACING BETWEEN HOLES.  
 31/32" DIAMETER PERFORATIONS.  
 (3.0' EXPOSED HEIGHT OF STANDPIPE) SEE DETAIL SHEET SC-7  
 16' MINIMUM CREST LENGTH  
 DAYLIGHT 6" PVC TO DRAIN AS NEEDED.

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

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

MARC. A. WHORTON, COLORADO P.E. #37155 DATE

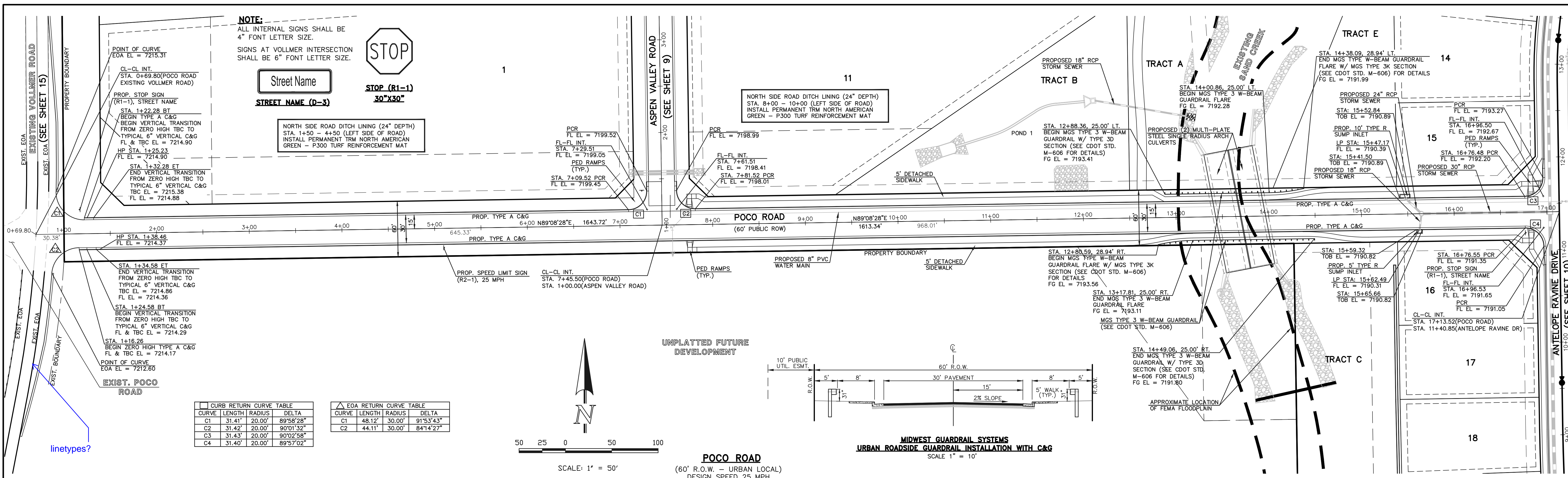


RETREAT AT TIMBERRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
GRADING & EROSION CONTROL PLAN

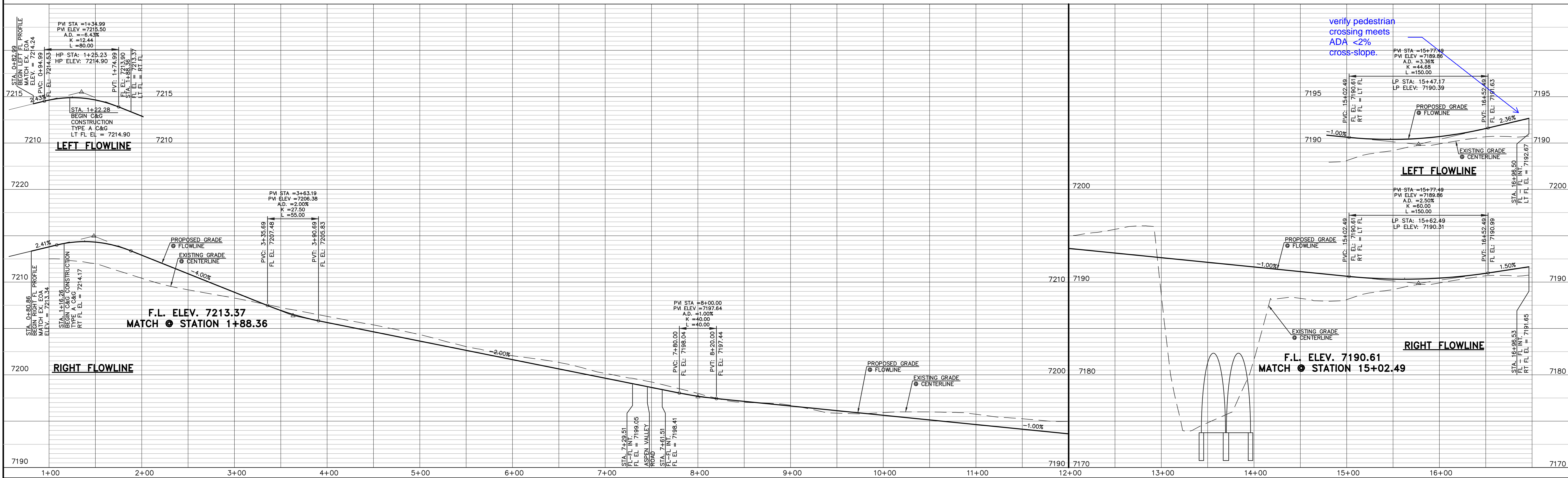
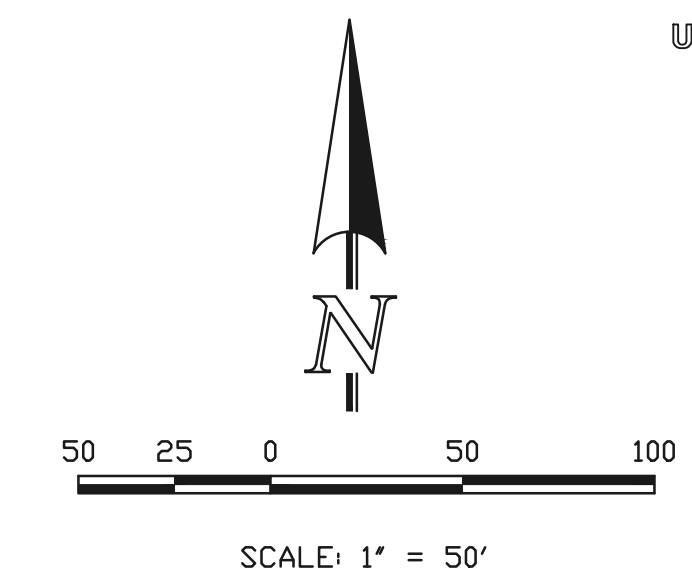
DESIGNED BY	PRA	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1"= 60'	SHEET	7 OF 29
CHECKED BY	(V)	1"= N/A	JOB NO.	1185.00

MATCHLINE ~ (SEE SHEET 6)

N:\118500\DRAWINGS\CONSTRUCTION\118500-05-08.dwg, 8/22/2019, 3:38:55 PM, 1:1



CURB RETURN CURVE TABLE				EOA RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"	C1	48.12'	30.00'	91°53'43"
C2	31.42'	20.00'	90°01'32"	C2	44.11'	30.00'	84°14'27"
C3	31.43'	20.00'	90°02'58"				
C4	31.40'	20.00'	89°57'02"				



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MARC A. WHORTON, COLORADO P.E. #37155 DATE

**CLASSIC CONSULTING**

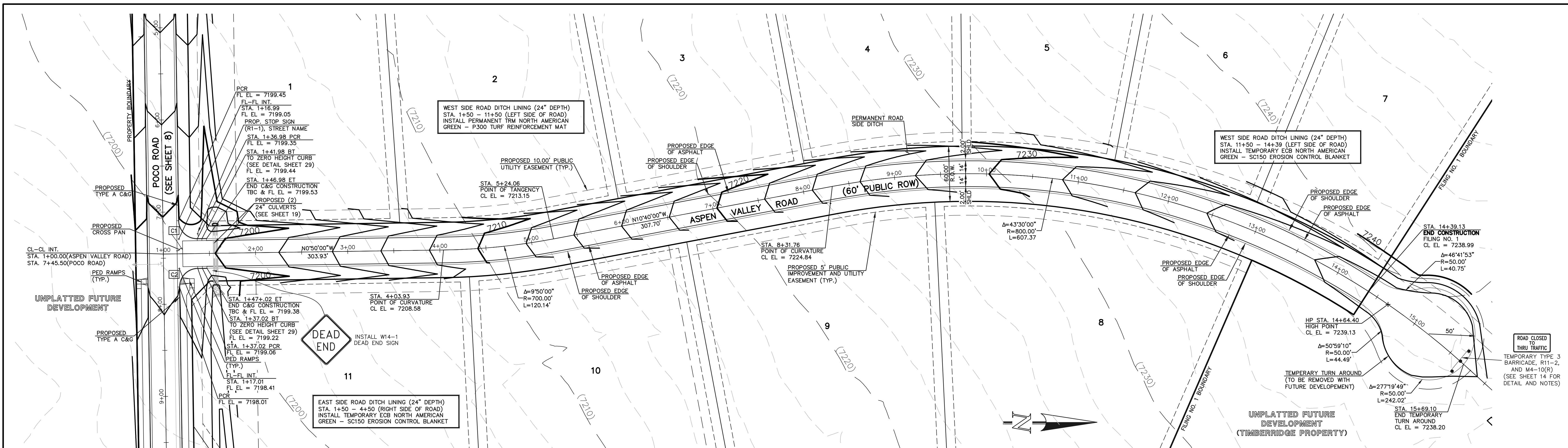
RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
POCO ROAD

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	8 OF 29
CHECKED BY	(V) 1" = 5'	JOB NO.	1185.00	

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

N:\18500\DRAWINGS\CONSTRUCTION\18500-9-01.dwg, 8/13/2019 12:56:51 PM, 1:1

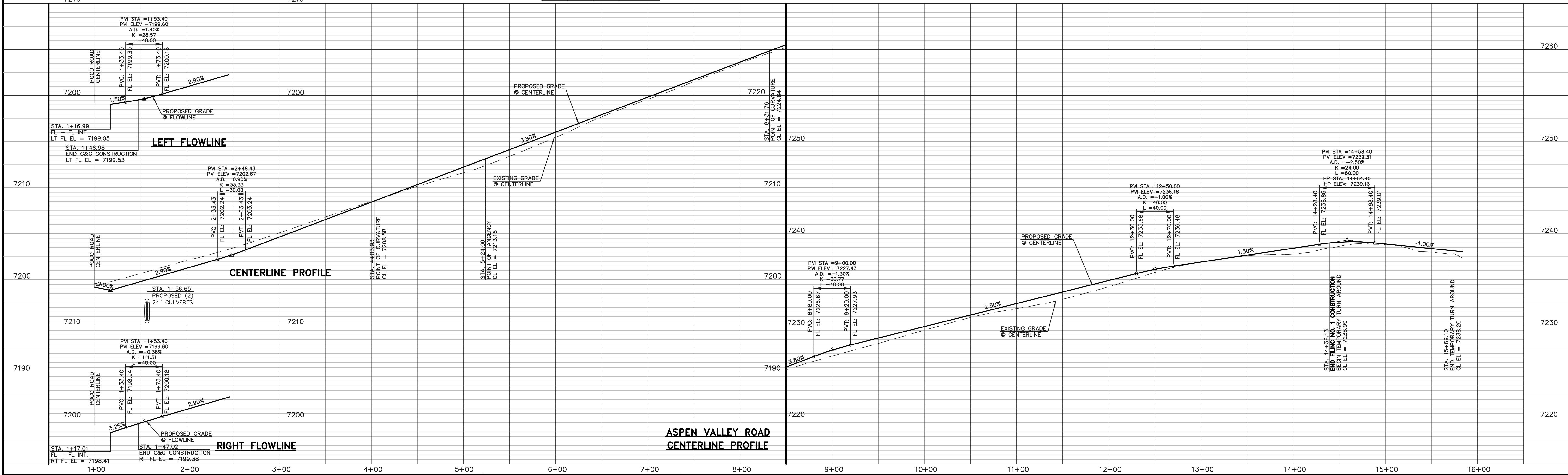
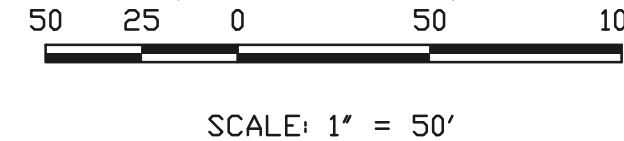




**CURB RETURN CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	31.41'	20.00'	89°58'28"
C2	31.42'	20.00'	90°01'32"

**ASPEN VALLEY ROAD**  
 (60' R.O.W. - RURAL LOCAL)  
 DESIGN SPEED 25 MPH



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1	REVISED PER COUNTY COMMENTS	08-13-19

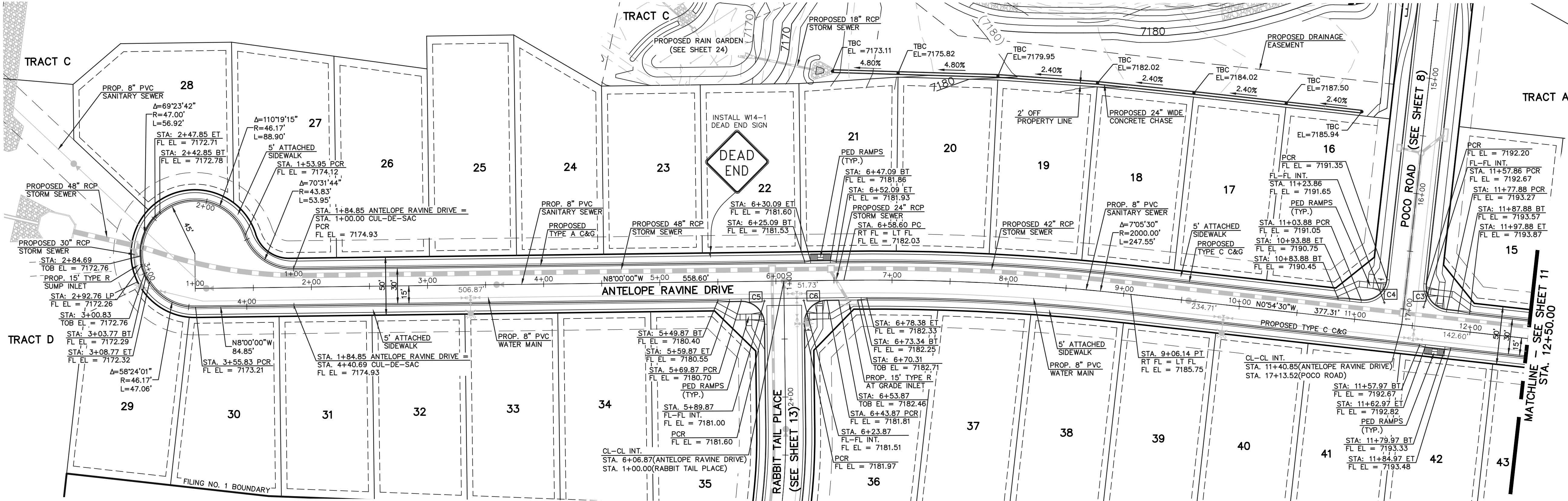
REVIEW:  
 PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



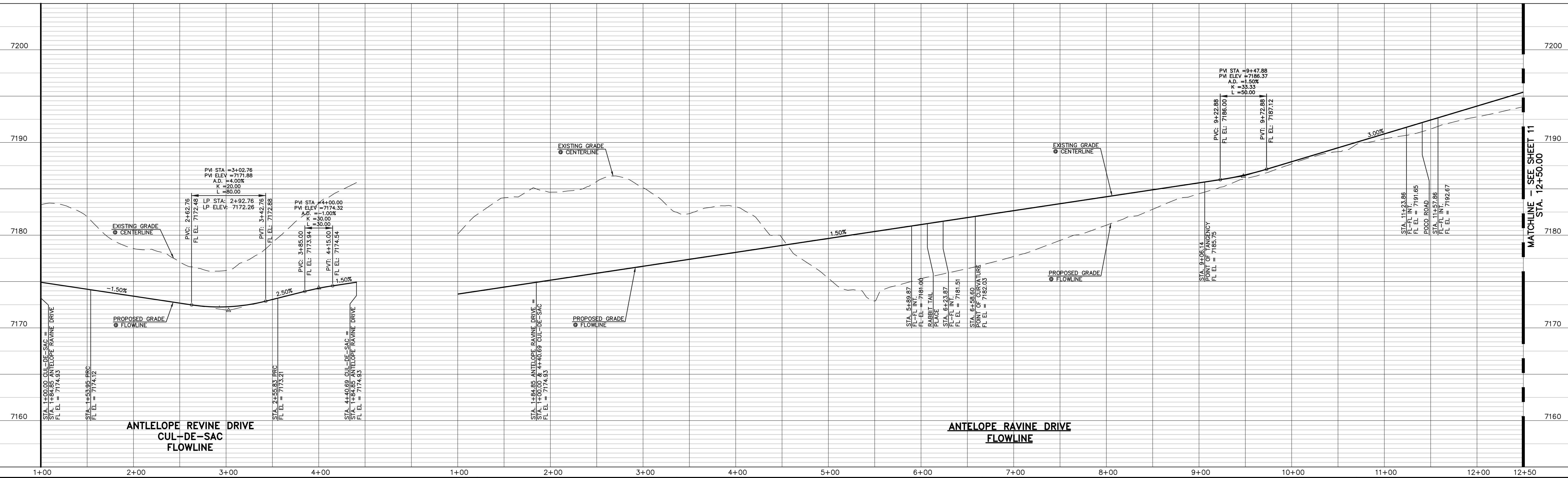
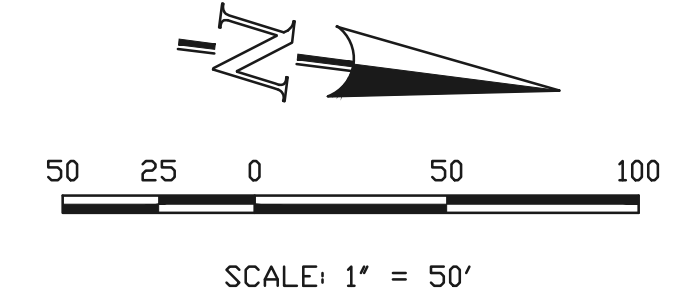
**RETREAT AT TIMBERRIDGE FILING NO. 1**  
 CONSTRUCTION PLANS  
 STREET IMPROVEMENT PLANS  
 ASPEN VALLEY ROAD

DESIGNED BY MAW SCALE DATE 04-05-19  
 DRAWN BY ESO (H) 1" = 50' SHEET 9 OF 29  
 CHECKED BY (V) 1" = 5' JOB NO. 1185.00



CURVE	LENGTH	RADIUS	DELTA
C3	31.42'	20.00'	90°00'00"
C4	31.40'	20.00'	89°57'02"
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"

**ANTELOPE RAVINE DRIVE**  
 (50' R.O.W. - URBAN LOCAL)  
 DESIGN SPEED 25 MPH



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 CALL UTILITY LOCATORS  
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1	REVISED PER COUNTY COMMENTS	08-13-19

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

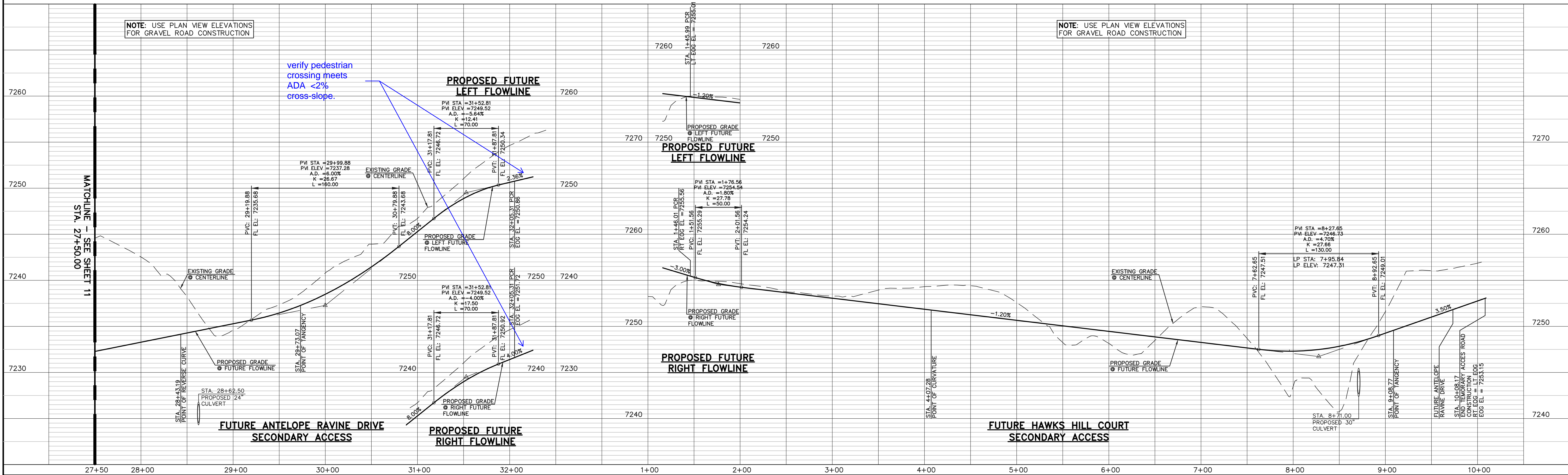
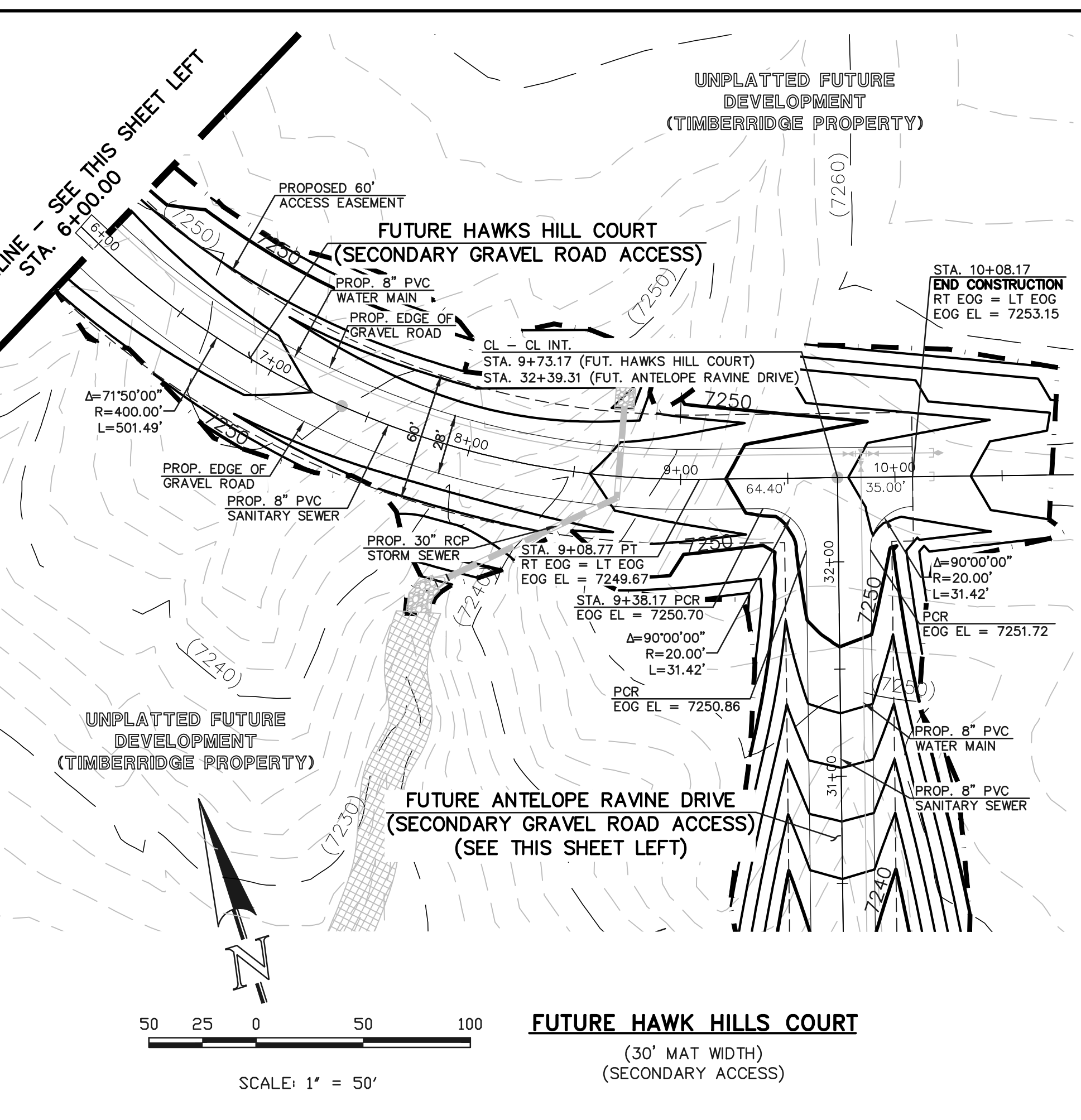
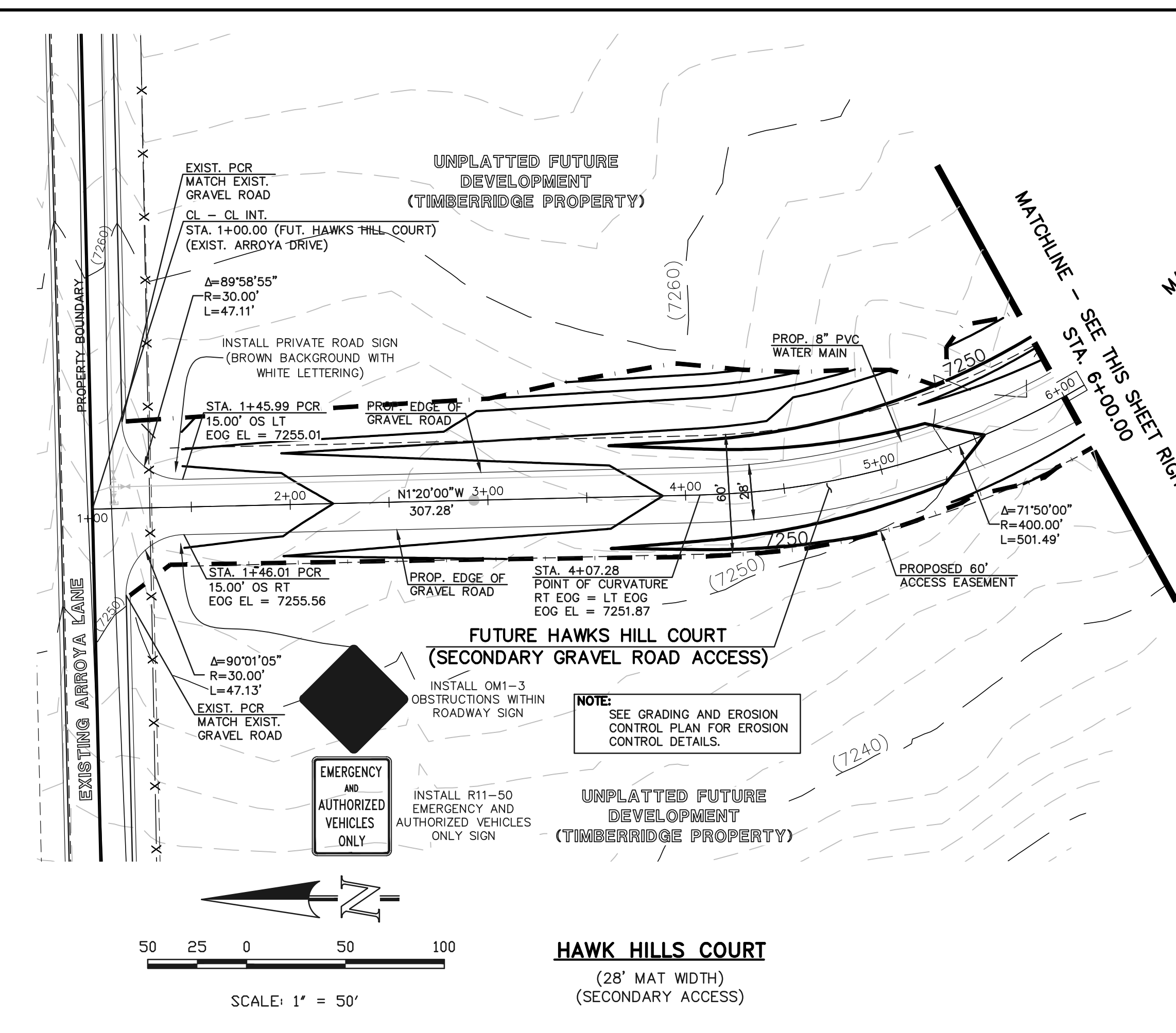
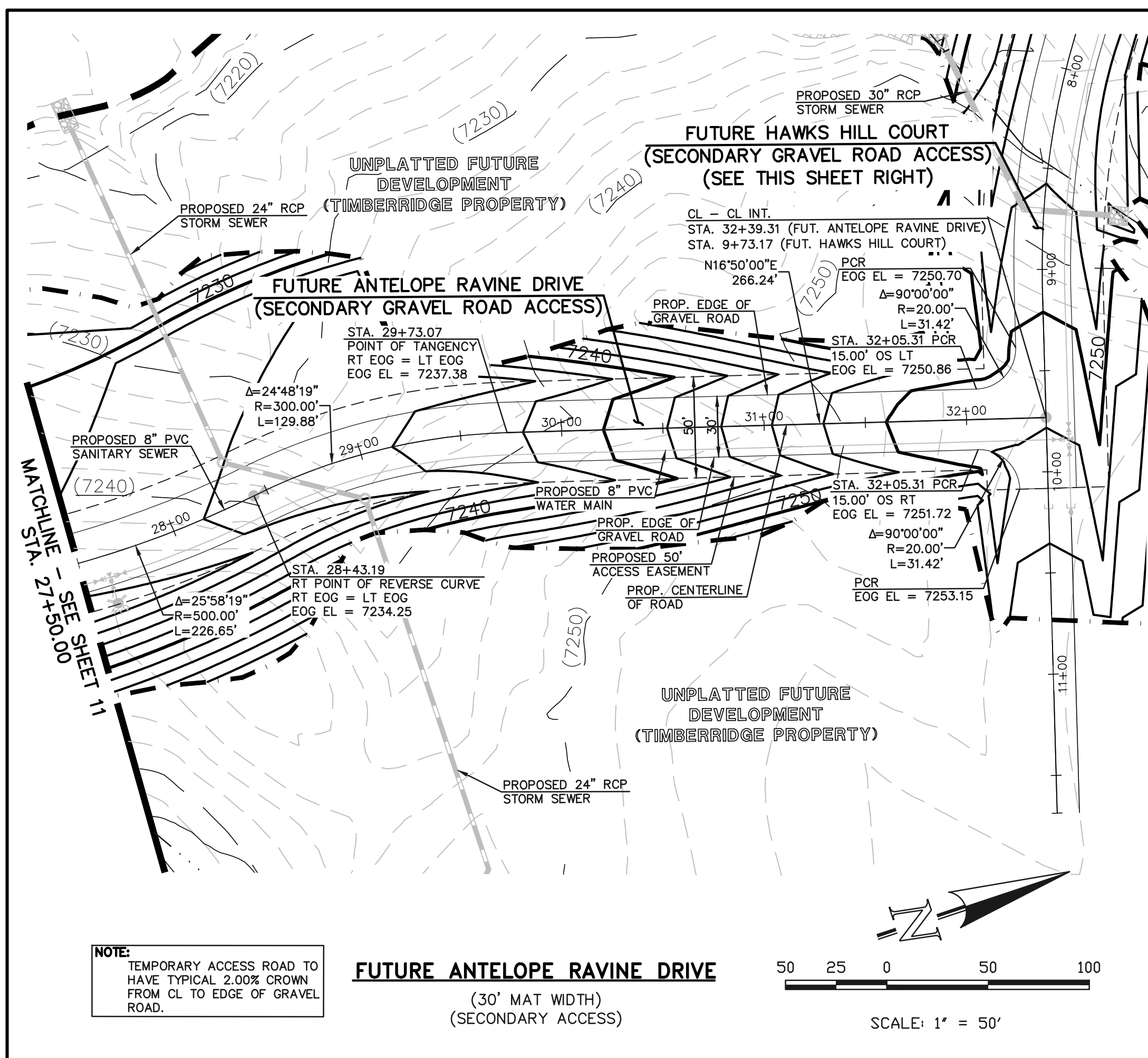
MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1  
 CONSTRUCTION PLANS  
 STREET IMPROVEMENT PLANS  
 ANTELOPE RAVINE DRIVE & CUL-DE-SAC

DESIGNED BY MAW SCALE DATE 04-05-19  
 DRAWN BY ESO (H) 1" = 50' SHEET 10 OF 29  
 CHECKED BY (V) 1" = 5' JOB NO. 1185.00





48 HOURS BEFORE YOU DIG,  
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CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
ANTELOPE RAVINE DR. & HAWK HILL CT.

DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY ESO (H) 1" = 50' SHEET 12 OF 29  
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

N:\118500\DRAWINGS\CONSTRUCTIVE\DWG12-118500-5-05.dwg, 8/13/2019 2:17:29 PM, 1/1

CURVE	LENGTH	RADIUS	DELTA
C5	31.42'	20.00'	90°00'00"
C6	31.42'	20.00'	90°00'00"
C7	31.42'	20.00'	90°00'00"
C8	31.42'	20.00'	90°00'00"
C9	31.42'	20.00'	90°00'00"
C10	31.42'	20.00'	90°00'00"
C11	30.48'	20.00'	87°18'19"
C12	30.48'	20.00'	87°18'19"
C13	31.42'	20.00'	90°00'00"
C14	31.42'	20.00'	90°00'00"

ROAD CLOSED TO THRU TRAFFIC

TEMPORARY TYPE 3 BARRICADE, R11-2, AND M4-10(R)

END CONSTRUCTION RT FL = LT FL FL EL = 7223.92

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT (TIMBERIDGE PROPERTY)

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

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UNPLATTED FUTURE DEVELOPMENT

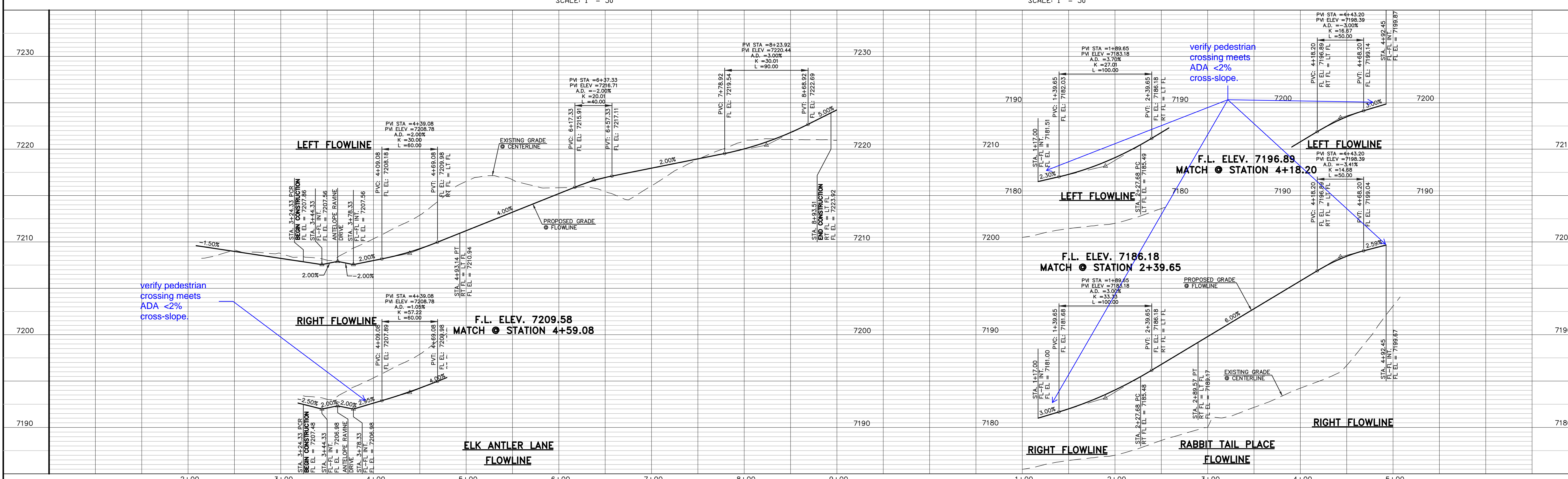
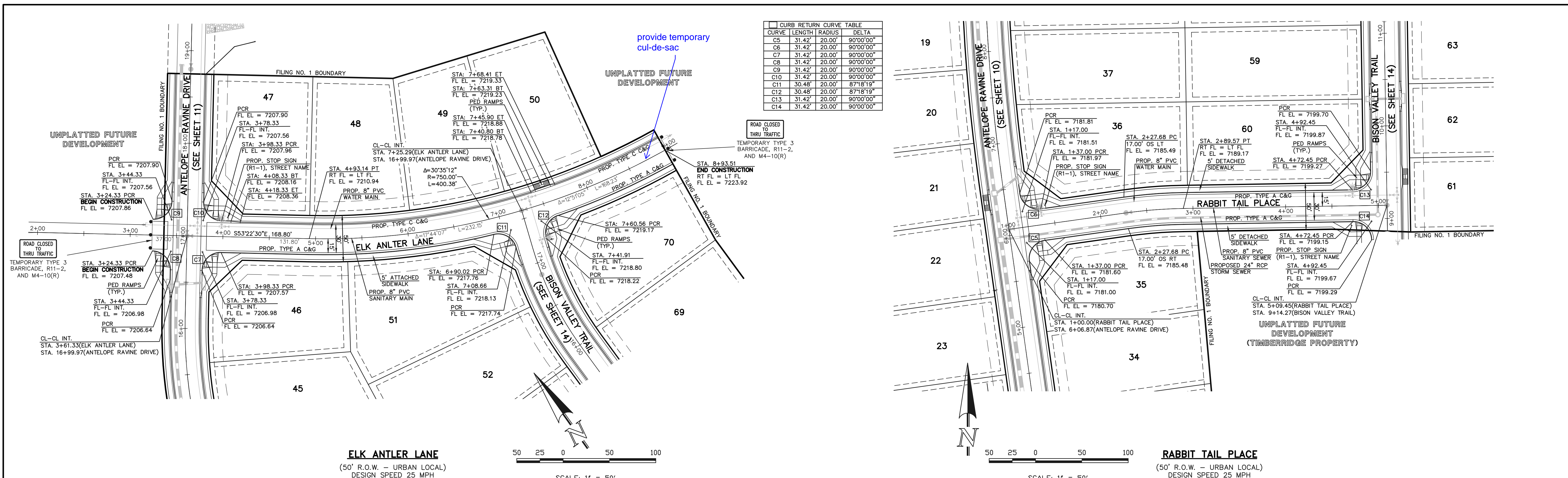
UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT

UNPLATTED FUTURE DEVELOPMENT



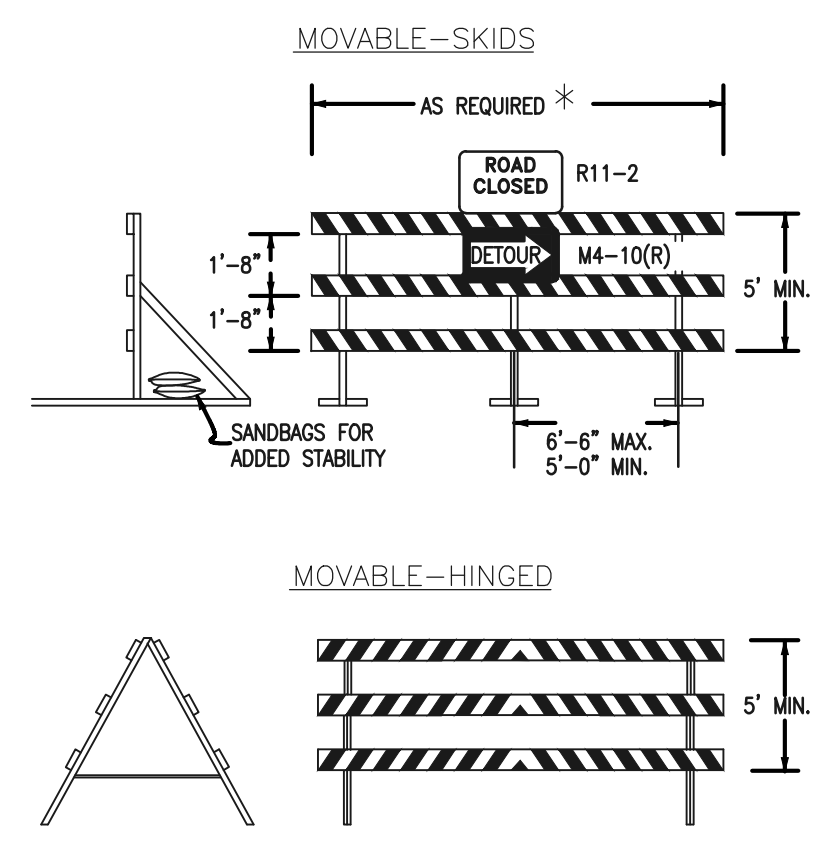
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>08-13-19</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1</p> <p>CONSTRUCTION PLANS</p> <p>STREET IMPROVEMENT PLANS</p> <p>ELK ANTLER LANE &amp; RABBIT TAIL PLACE</p> <p>DESIGNED BY MAW SCALE DATE 04-05-19</p> <p>DRAWN BY ESO (H) 1" = 50' SHEET 13 OF 29</p> <p>CHECKED BY (V) 1" = 5' JOB NO. 1185.00</p>
	<p>CLASSIC CONSULTING</p> <p>619 N. Cascade Avenue, Suite 200 (719) 785-0790 Colorado Springs, Colorado 80903 (719) 785-0799(Fax)</p>			

N:\118500\DRAWINGS\CONSTRUCTION\118500-5-06.dwg, 8/13/2019 2:29:03 PM, 1:1

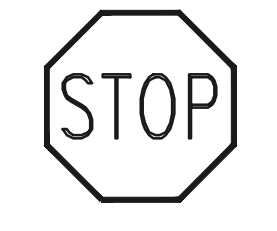
RAIL LENGTH TABLE \*

TYPE 3 BARRICADE		LENGTH
FIXED	MOVABLE	
F - A	M - A	8' - 14'
F - B	M - B	15' - 24'
F - C	M - C	25' - 35'
F - D	M - D	> 35'

- NOTES**
- TYPE 3 BARRICADES HAVE 3 REFLECTORIZED RAIL FACES IF FACING TRAFFIC IN ONE DIRECTION AND 6 IF FACING TRAFFIC IN TWO DIRECTIONS.
  - THE PORTION OF THE POST ABOVE THE GROUND LINE SHALL BE PAINTED IN ACCORDANCE WITH THE APPROPRIATE GENERAL NOTE.
  - DETACHABLE EXTENSION WING RAILS FOR BYPASSING OF CONSTRUCTION EQUIPMENT ARE PERMITTED, WHEN NECESSARY, ON FIXED OR MOVABLE TYPE 3 BARRICADES. THE LENGTH SHALL BE ADEQUATE TO CLOSE THE BORROW PIT AND/OR SHOULDER AS REQUIRED.



TYPICAL TYPE 3 BARRICADES



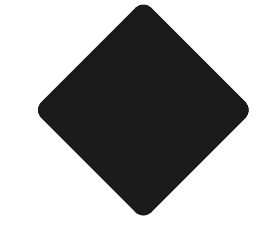
STOP (R1-1)  
30"x30"

Street Name  
STREET NAME (D-3)

SPEED LIMIT 25  
SPEED LIMIT (R2-1)  
24"x30"

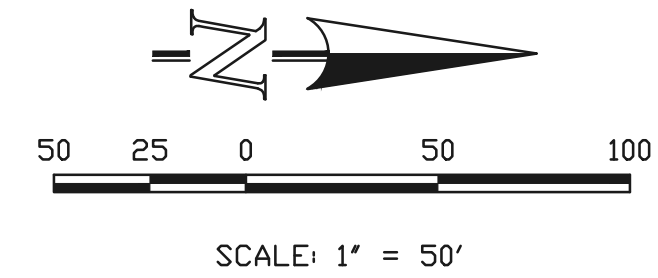
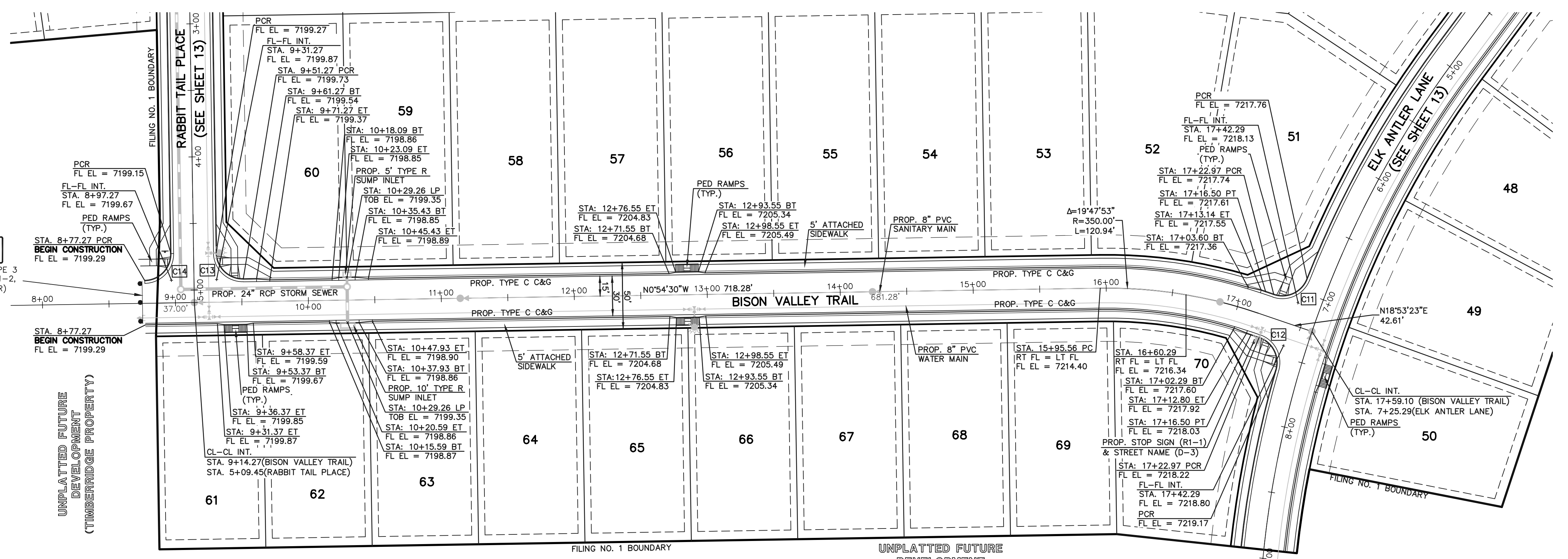
NO OUTLET →  
W14-2aR & W14-2aL

EMERGENCY AND AUTHORIZED VEHICLES ONLY  
INSTALL R11-50 EMERGENCY AND AUTHORIZED VEHICLES ONLY SIGN



INSTALL OM1-3 OBSTRUCTIONS WITHIN ROADWAY SIGN

CURB RETURN CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C11	30.48'	20.00'	87°18'19"
C12	30.48'	20.00'	87°18'19"
C13	31.42'	20.00'	90°00'00"
C14	31.42'	20.00'	90°00'00"



BISON VALLEY TRAIL  
(50' R.O.W. - URBAN LOCAL)  
DESIGN SPEED 25 MPH



verify pedestrian crossing meets ADA <2% cross-slope.

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NO.	REVISION	DATE
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REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC

MARC A. WHORTON, COLORADO P.E. #37155

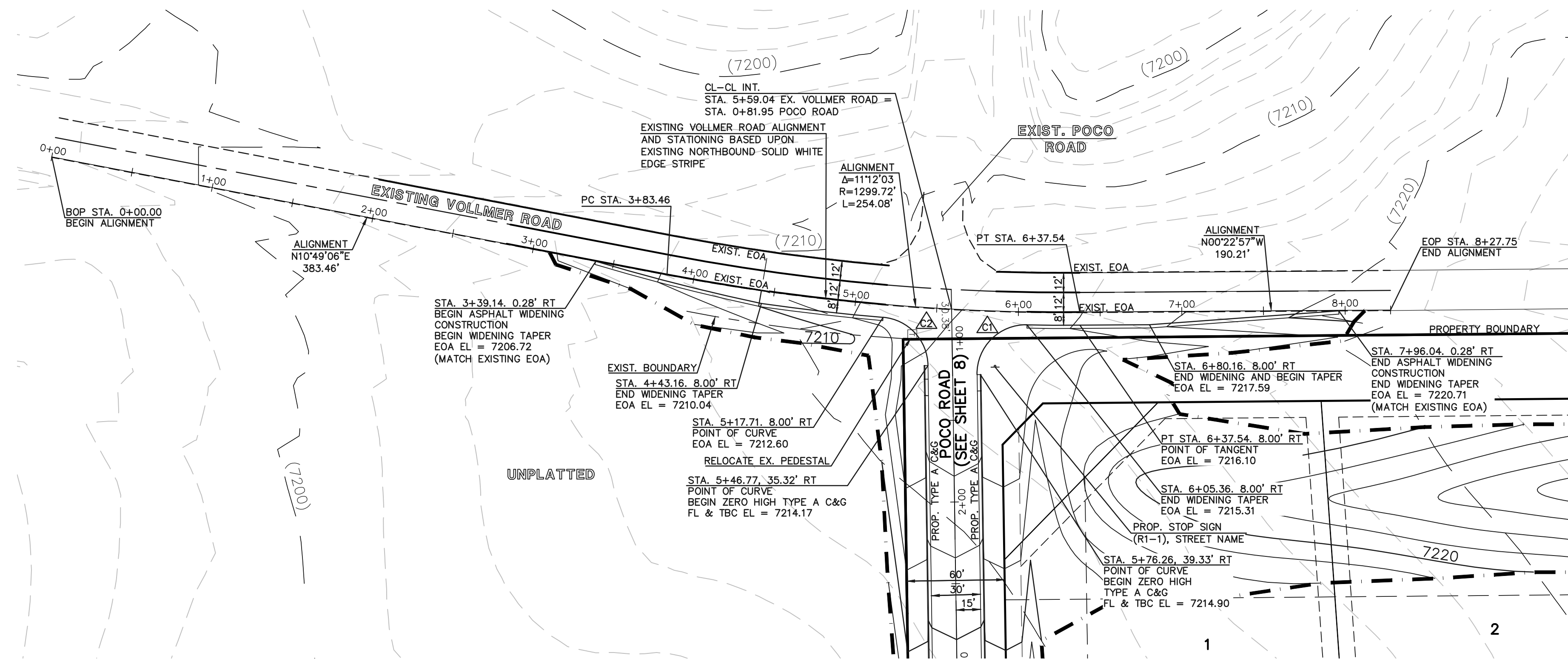


RETREAT AT TIMBRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STREET IMPROVEMENT PLANS  
BISON VALLEY TRAIL

DESIGNED BY: MAW  
DRAWN BY: ESO  
CHECKED BY:

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

DATE: 04-05-19  
SHEET 14 OF 29  
JOB NO. 1185.00

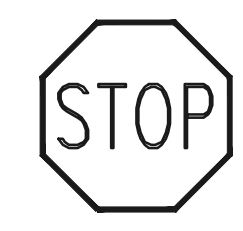


△	EOA RETURN CURVE TABLE		
CURVE	LENGTH	RADIUS	DELTA
C1	48.12'	30.00'	91°53'43"
C2	44.11'	30.00'	84°14'22"

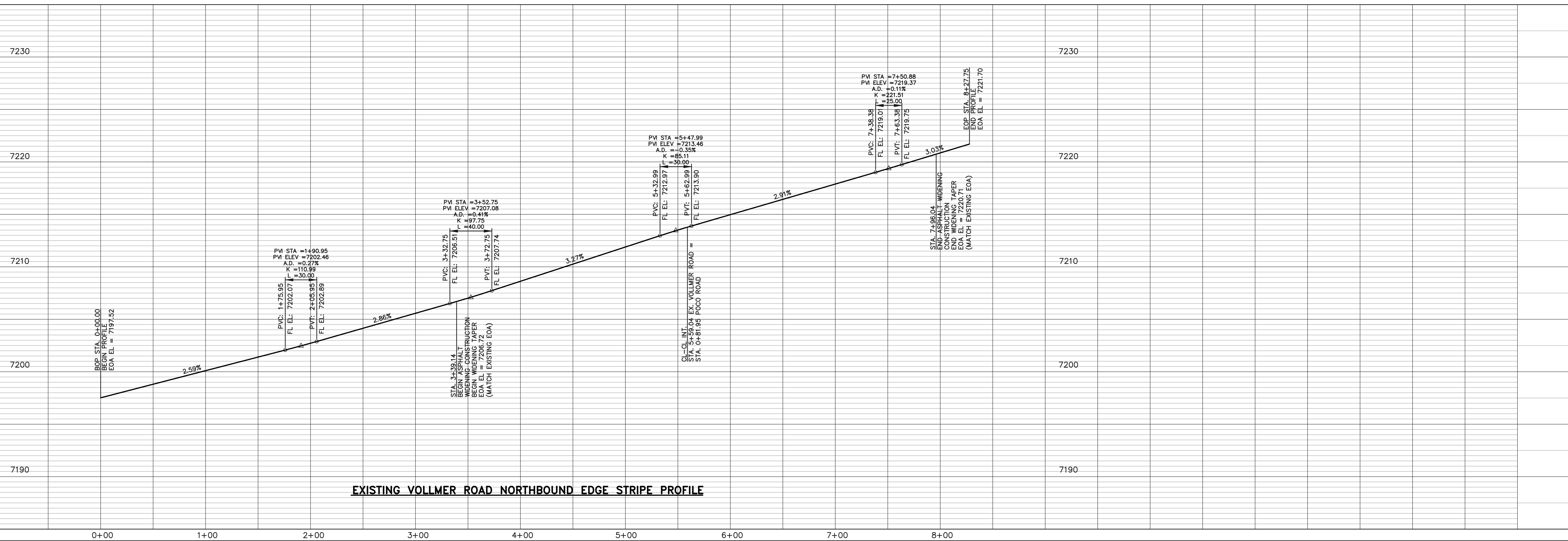
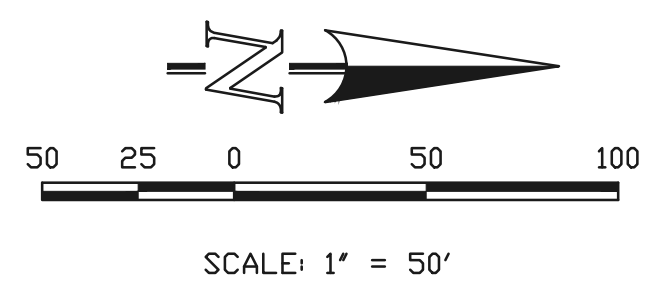
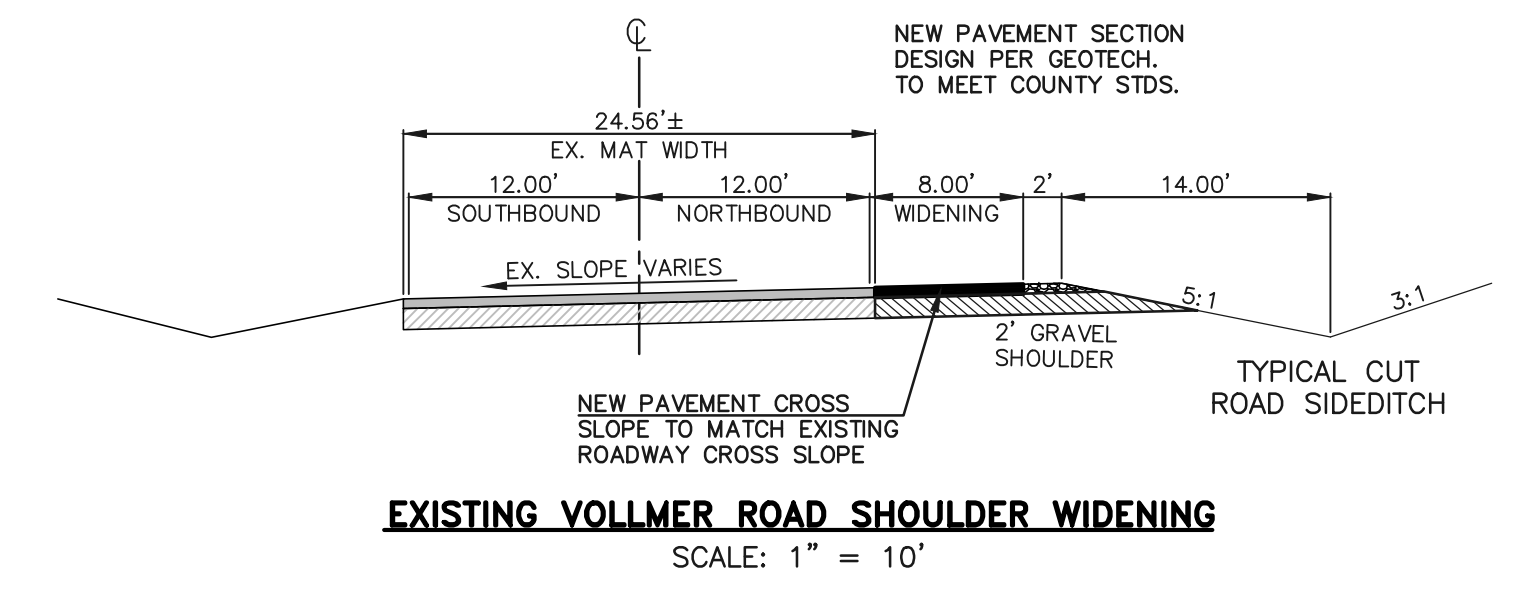
**EXISTING VOLLMER ROAD**  
 (R.O.W. VARIES- RURAL MINOR ARTERIAL)  
 POSTED SPEED 45 MPH

**NOTE:**  
 ALL INTERNAL SIGNS SHALL BE 4" FONT LETTER SIZE.  
 SIGNS AT VOLLMER INTERSECTION SHALL BE 6" FONT LETTER SIZE.

Street Name  
**STREET NAME (D-3)**



**STOP (R1-1)**  
**30"x30"**



**EXISTING VOLLMER ROAD NORTHBOUND EDGE STRIPE PROFILE**

48 HOURS BEFORE YOU DIG,  
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NO.	REVISION	DATE
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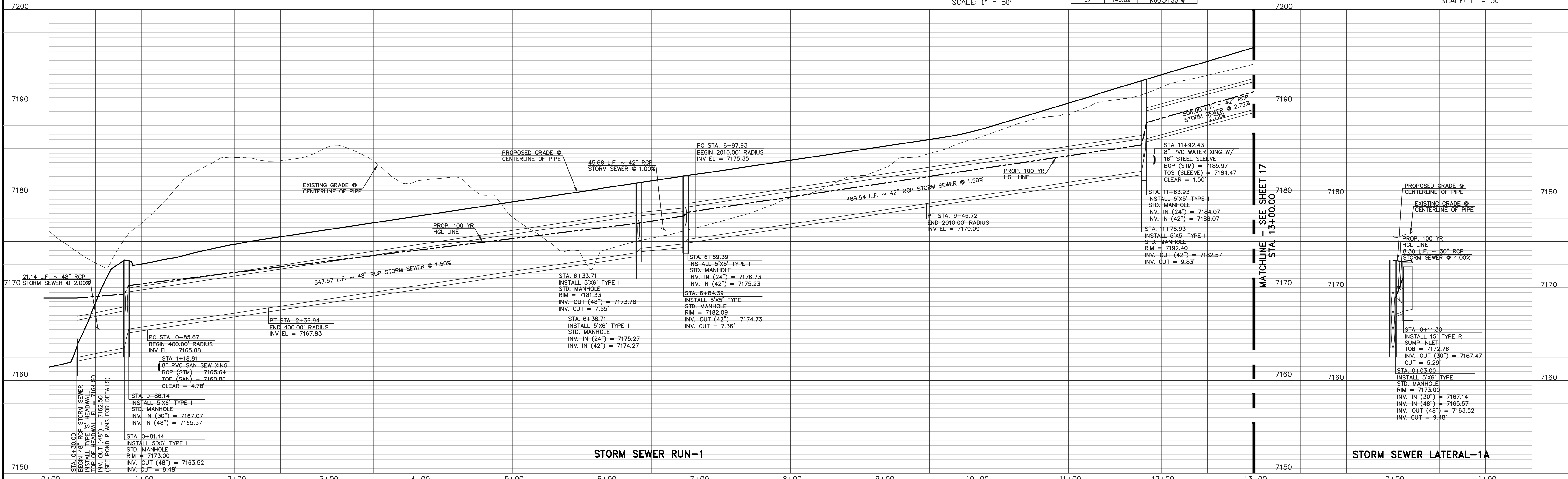
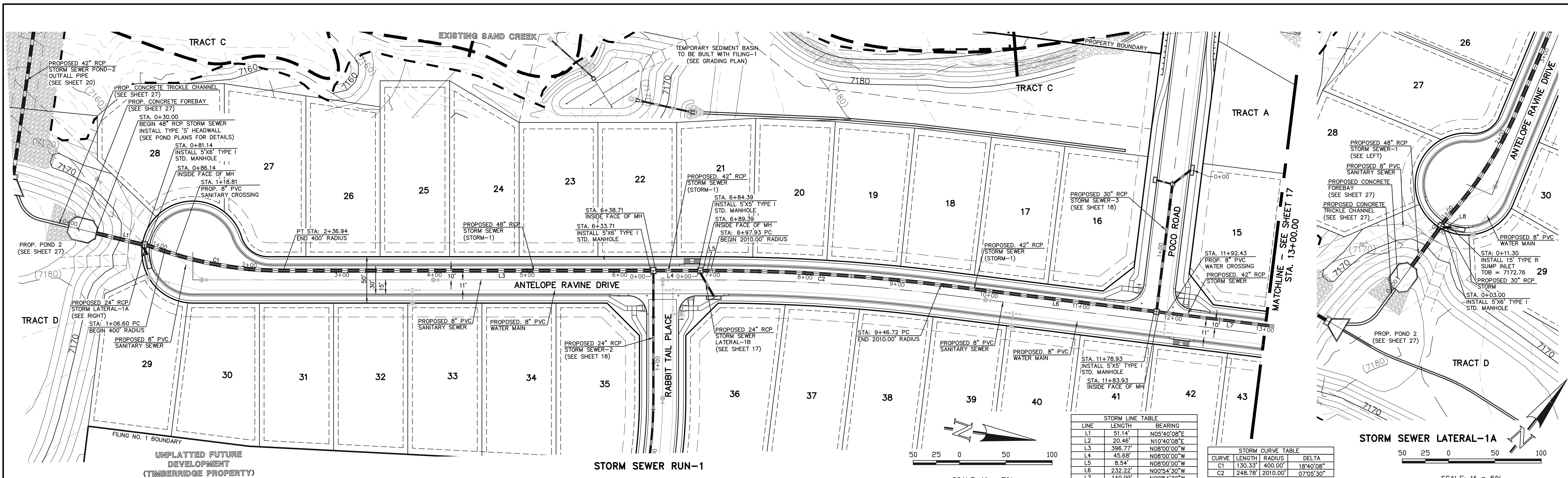
REVIEW:  
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MARC A. WHORTON, COLORADO P.E. #37155



**RETREAT AT TIMBERRIDGE FILING NO. 1**  
**CONSTRUCTION PLANS**  
 STREET IMPROVEMENT PLANS  
 VOLLMER ROAD EAST SHOULDER WIDENING

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	ESO	(H) 1" = 50'	SHEET	15 OF 29
CHECKED BY		(V) 1" = 5'	JOB NO.	1185.00



UNPLATTED FUTURE DEVELOPMENT (TIMBERIDGE PROPERTY)

FILING NO. 1 BOUNDARY

48 HOURS BEFORE YOU DIG,  
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MARC A. WHORTON, COLORADO P.E. #37155



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

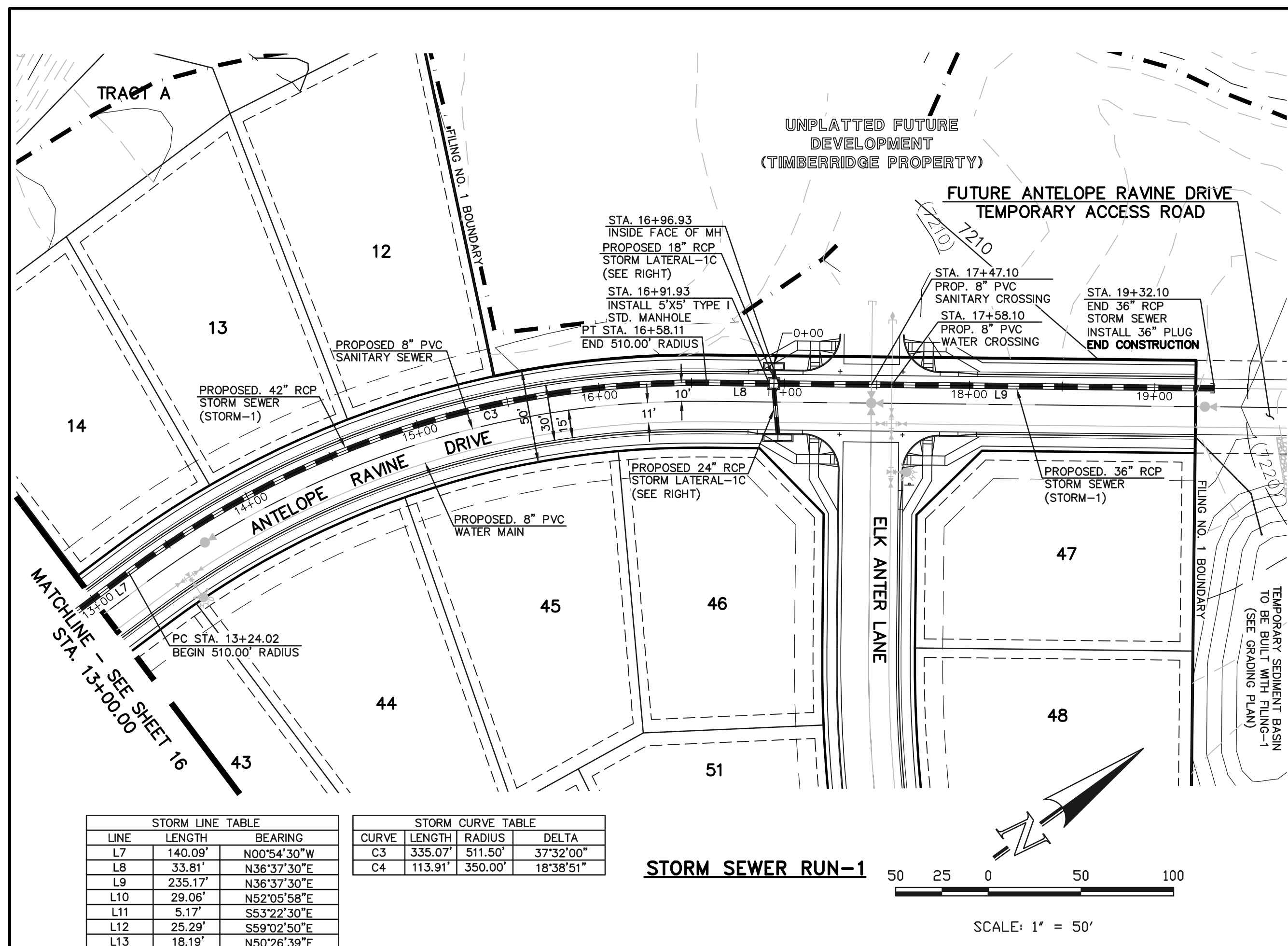
DESIGNED BY MAW  
DRAWN BY ESO  
CHECKED BY

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

DATE 04-05-19  
SHEET 16 OF 29  
JOB NO. 1185.00

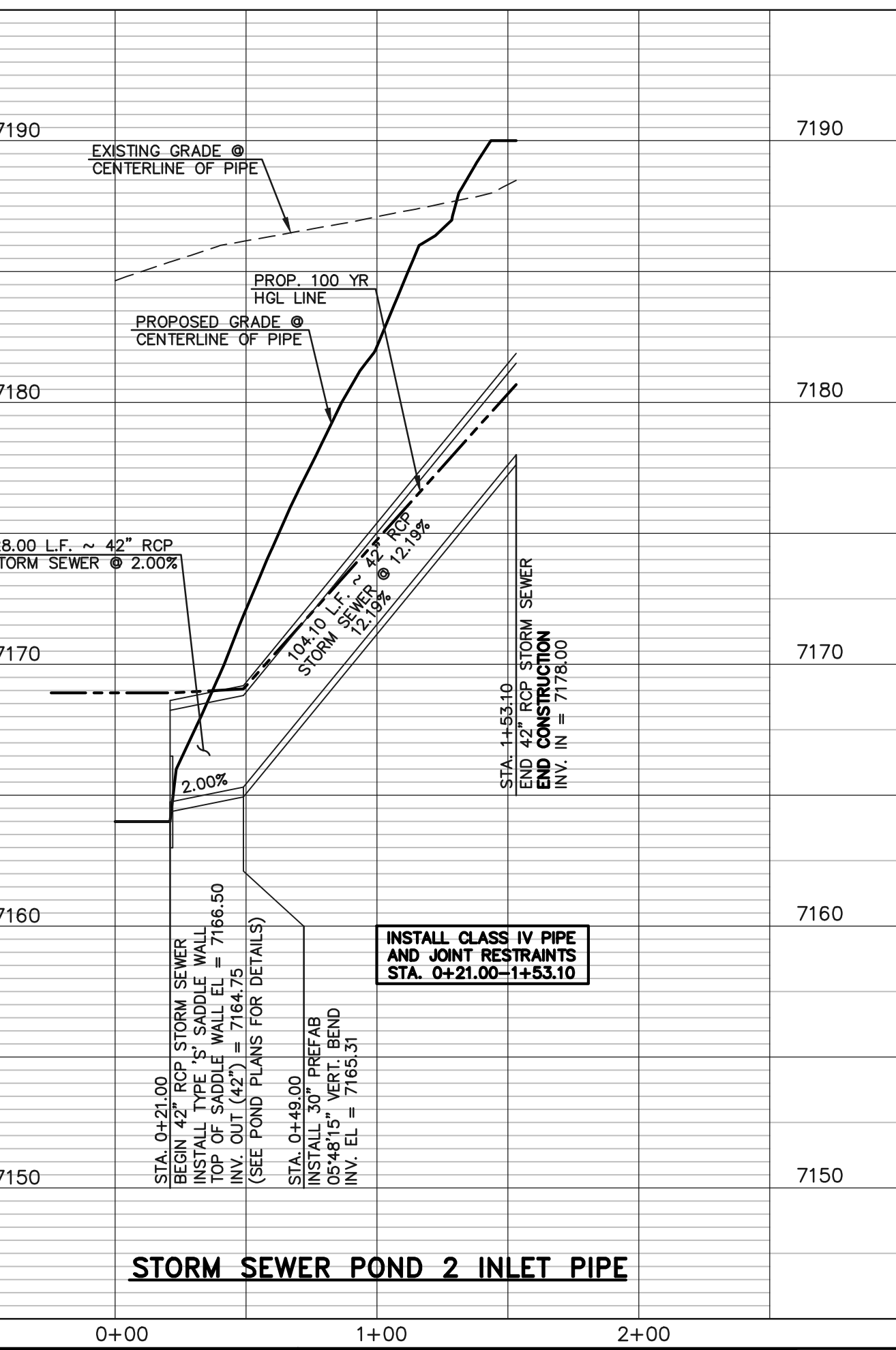
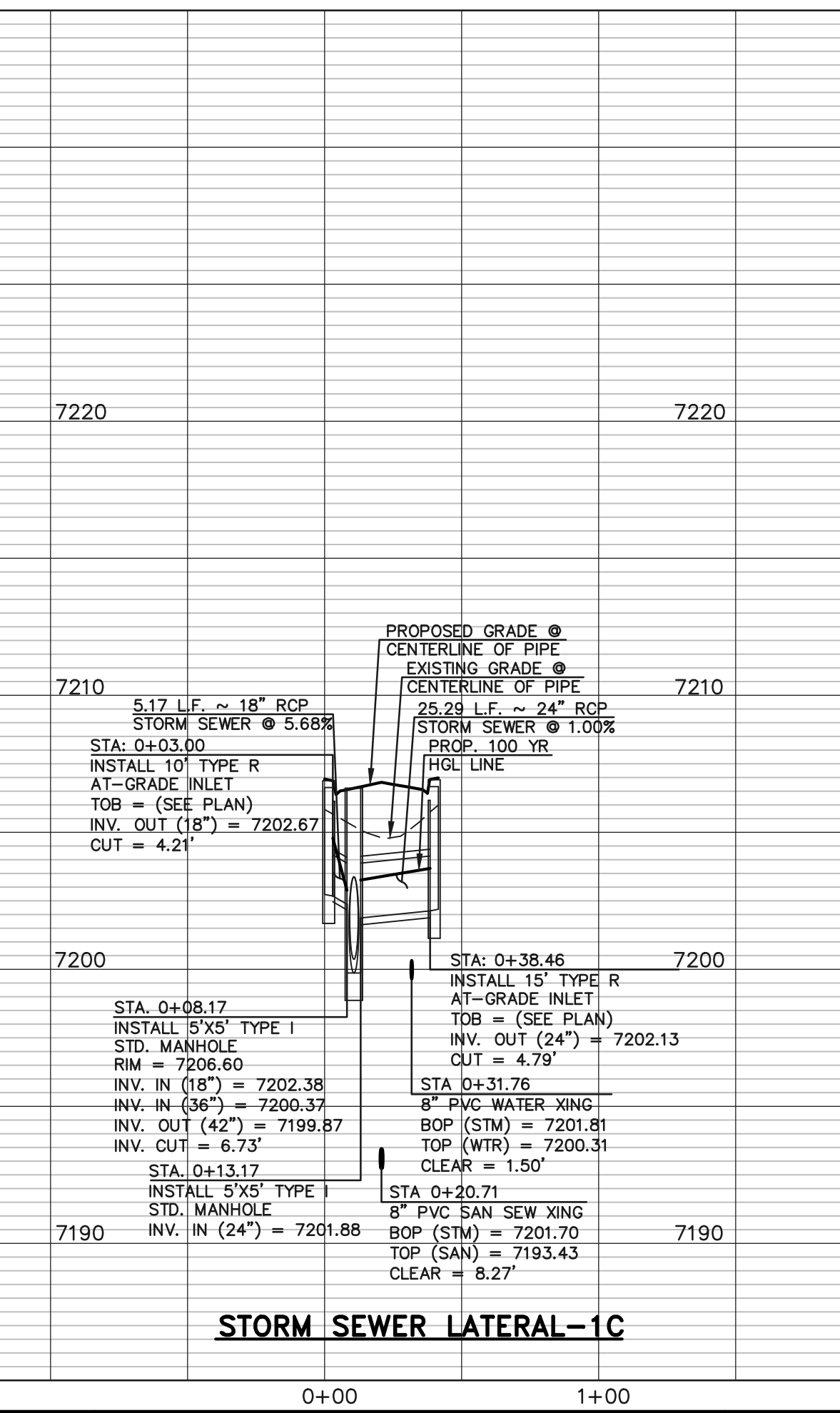
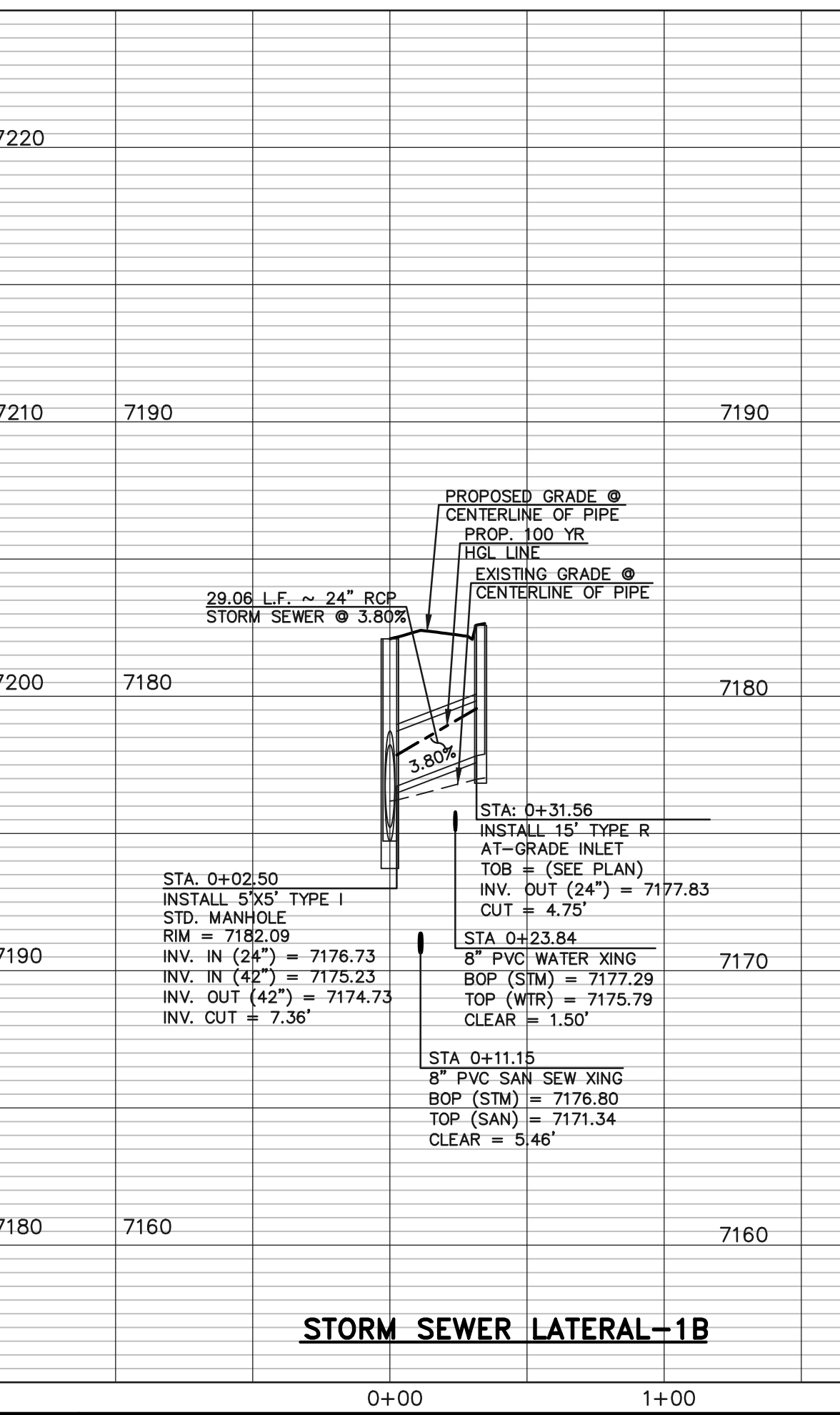
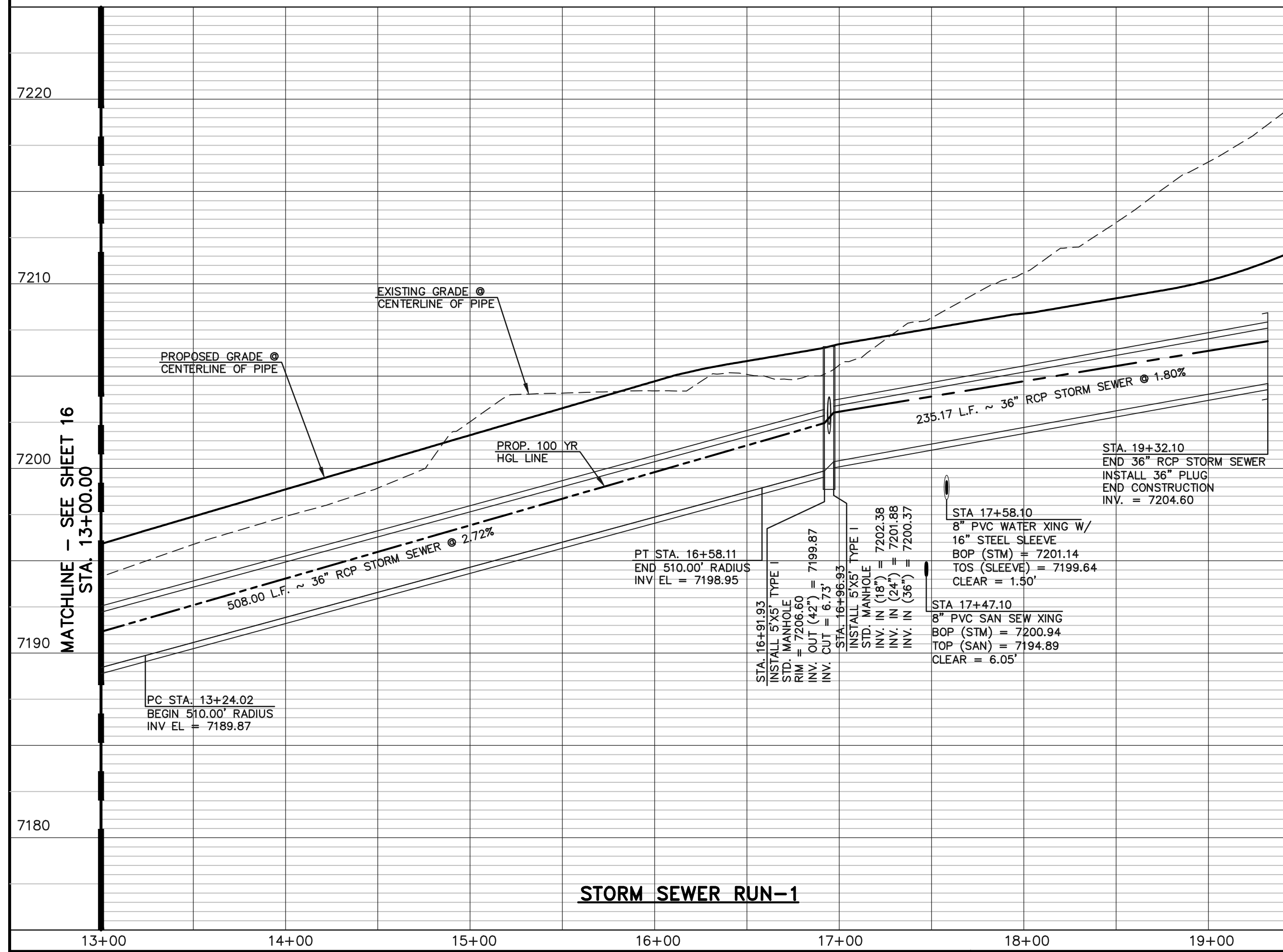
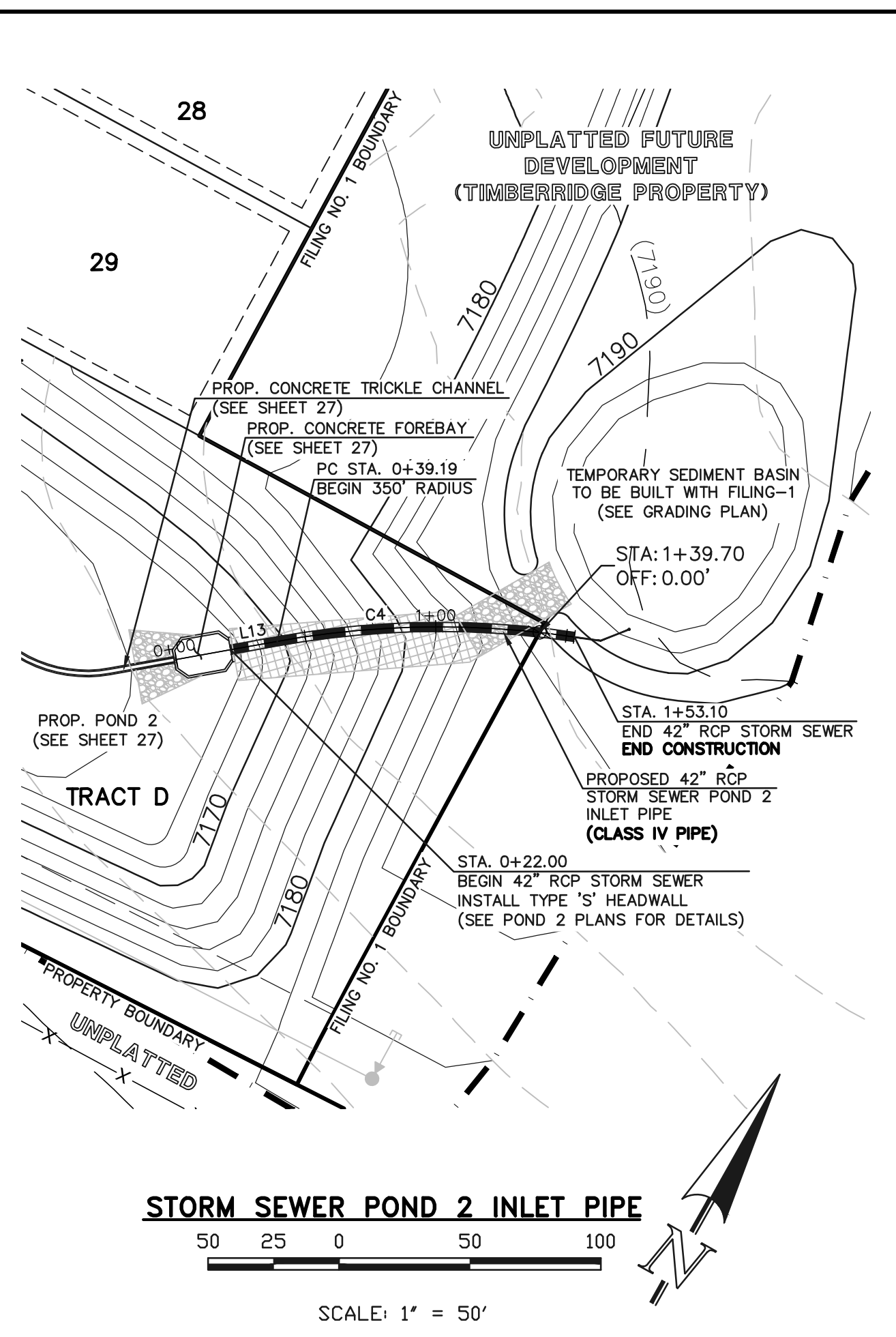
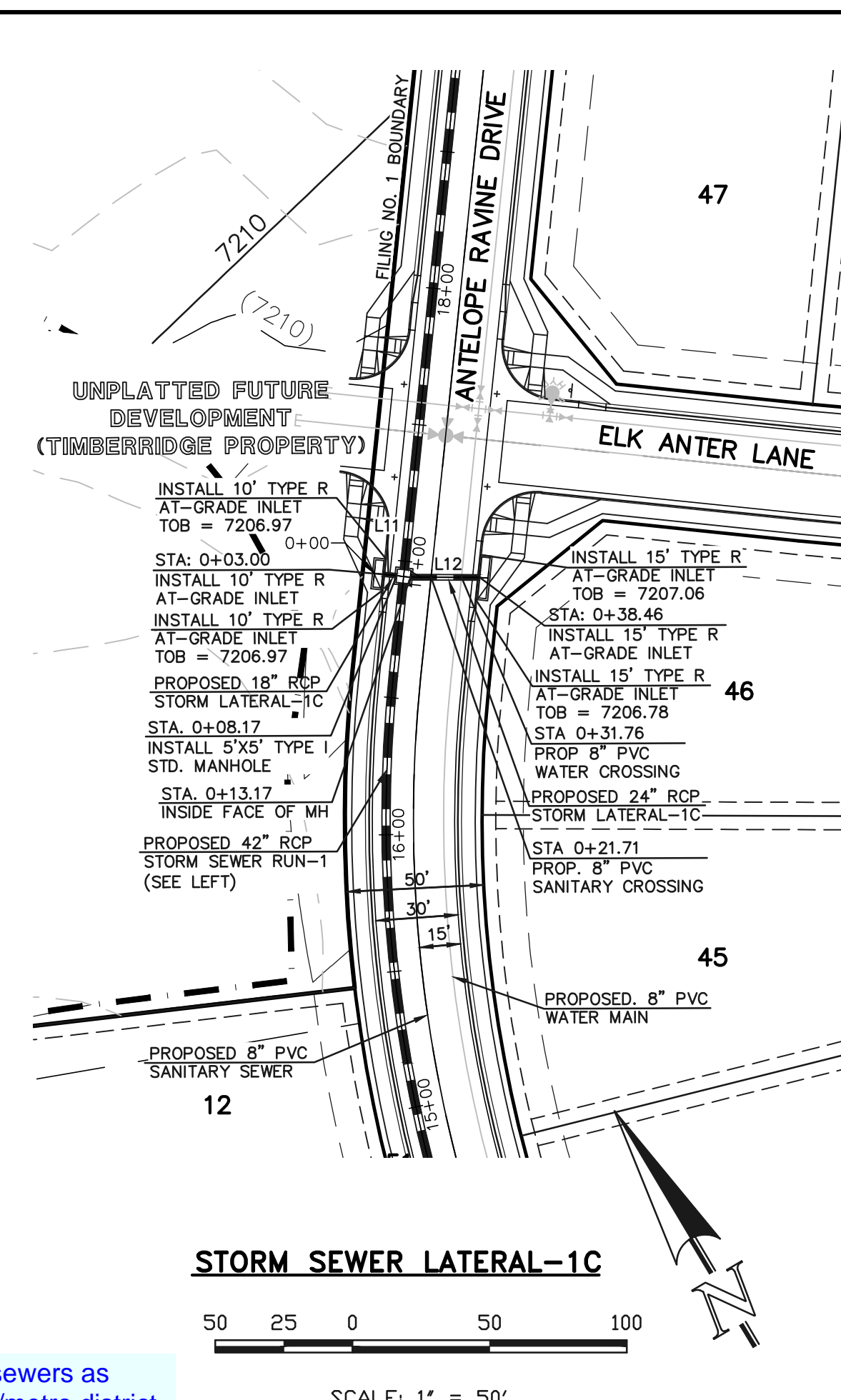
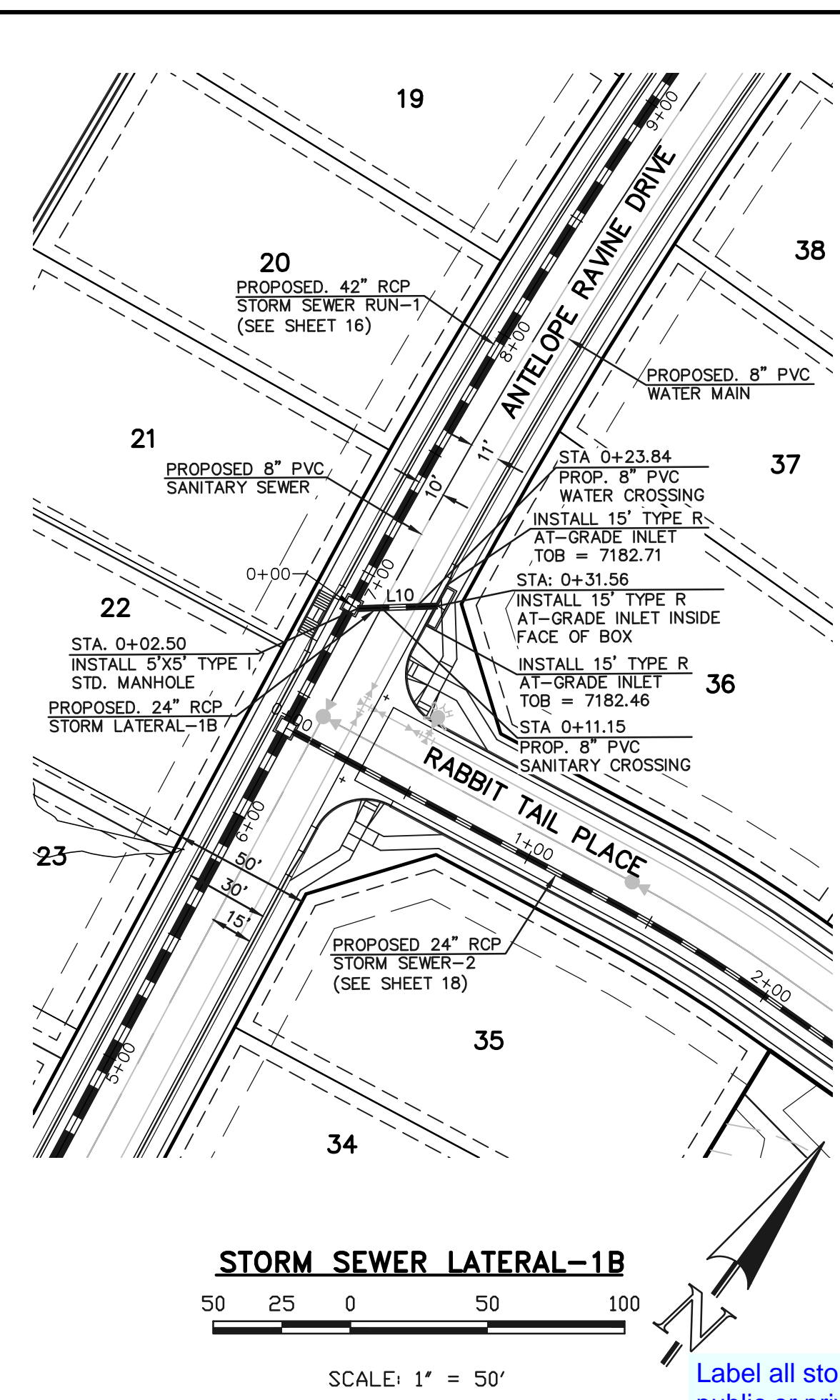
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LINE	LENGTH	BEARING
L7	140.09'	N00°54'30"W
L8	33.81'	N36°37'30"E
L9	235.17'	N36°37'30"E
L10	29.06'	N52°05'58"E
L11	5.17'	S83°22'30"E
L12	25.29'	S89°02'50"E
L13	18.19'	N50°26'39"E

CURVE	LENGTH	RADIUS	DELTA
C3	335.07'	511.50'	37°32'00"
C4	113.91'	350.00'	18°38'51"



48 HOURS BEFORE YOU DIG,  
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**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

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

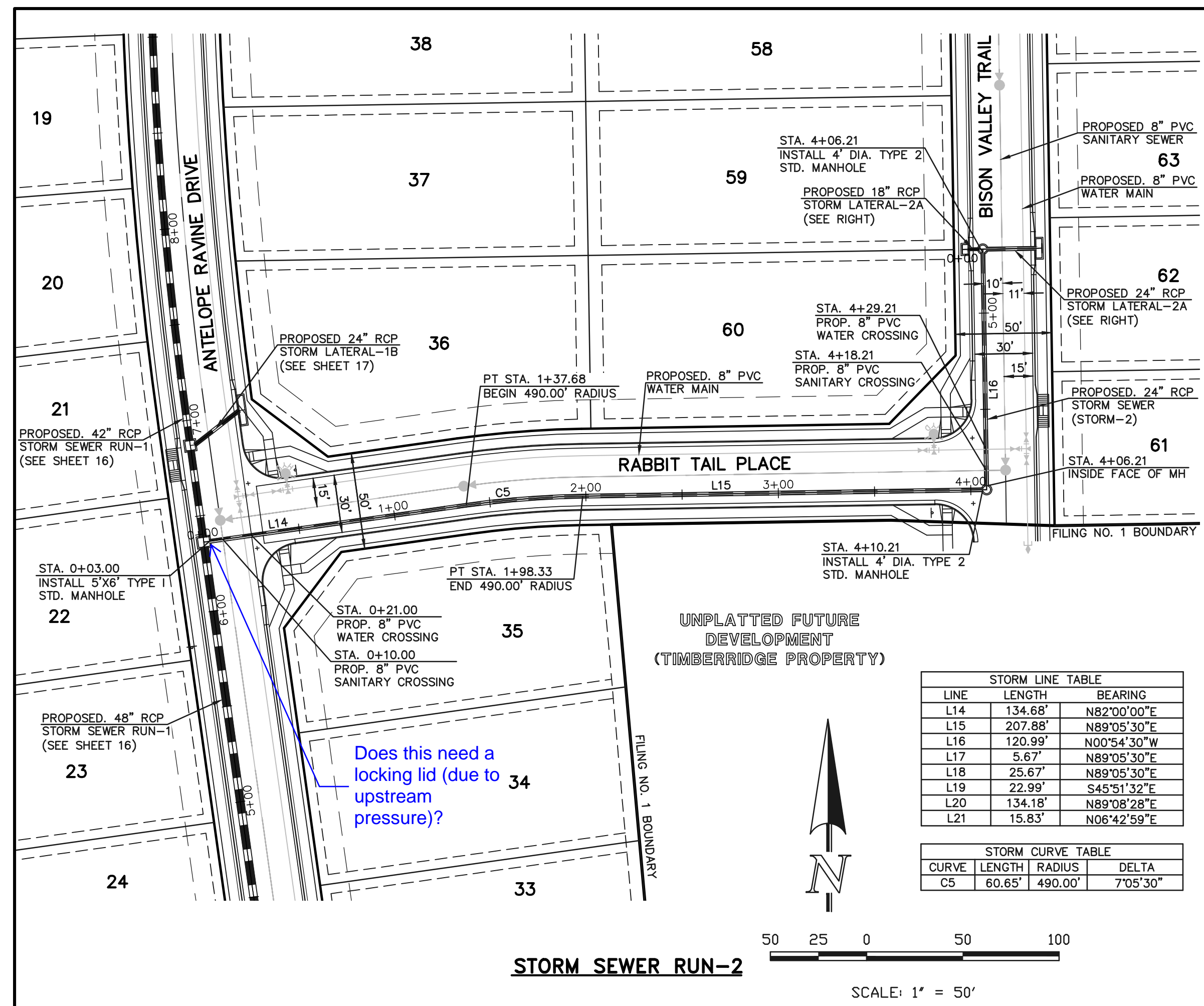
MARC A. WHORTON, COLORADO P.E. #37155 DATE

**CLASSIC CONSULTING**

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

RETRAIT AT TIMBERRIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY ESO (H) 1" = 50' SHEET 17 OF 29  
CHECKED BY (V) 1" = 5' JOB NO. 1185.00

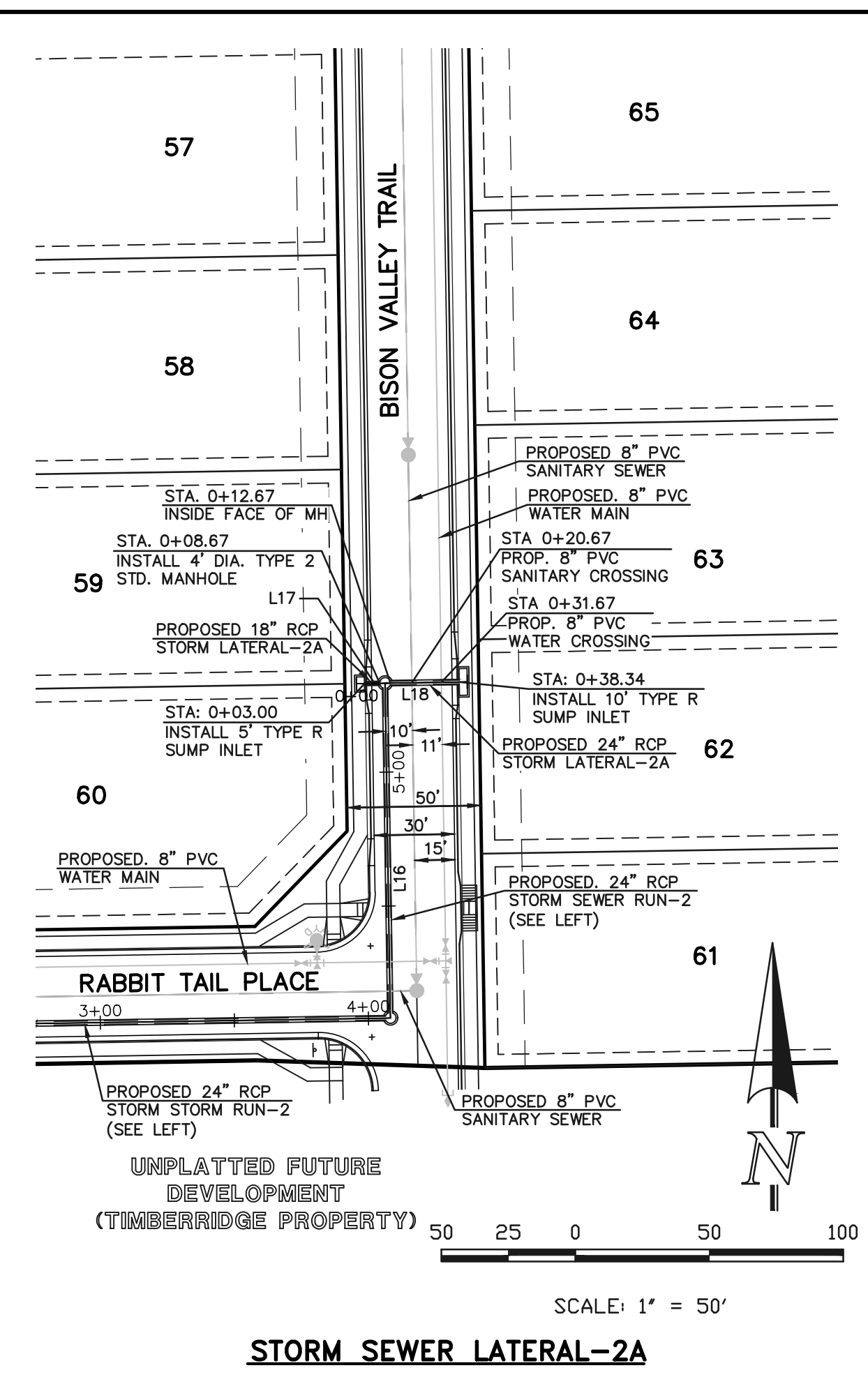


STORM LINE TABLE		
LINE	LENGTH	BEARING
L14	134.68'	N82°00'00"E
L15	207.88'	N89°05'30"E
L16	120.99'	N00°54'30"W
L17	5.67'	N89°05'30"E
L18	25.67'	N89°05'30"E
L19	22.99'	S45°51'32"E
L20	134.18'	N89°08'28"E
L21	15.83'	N06°42'59"E

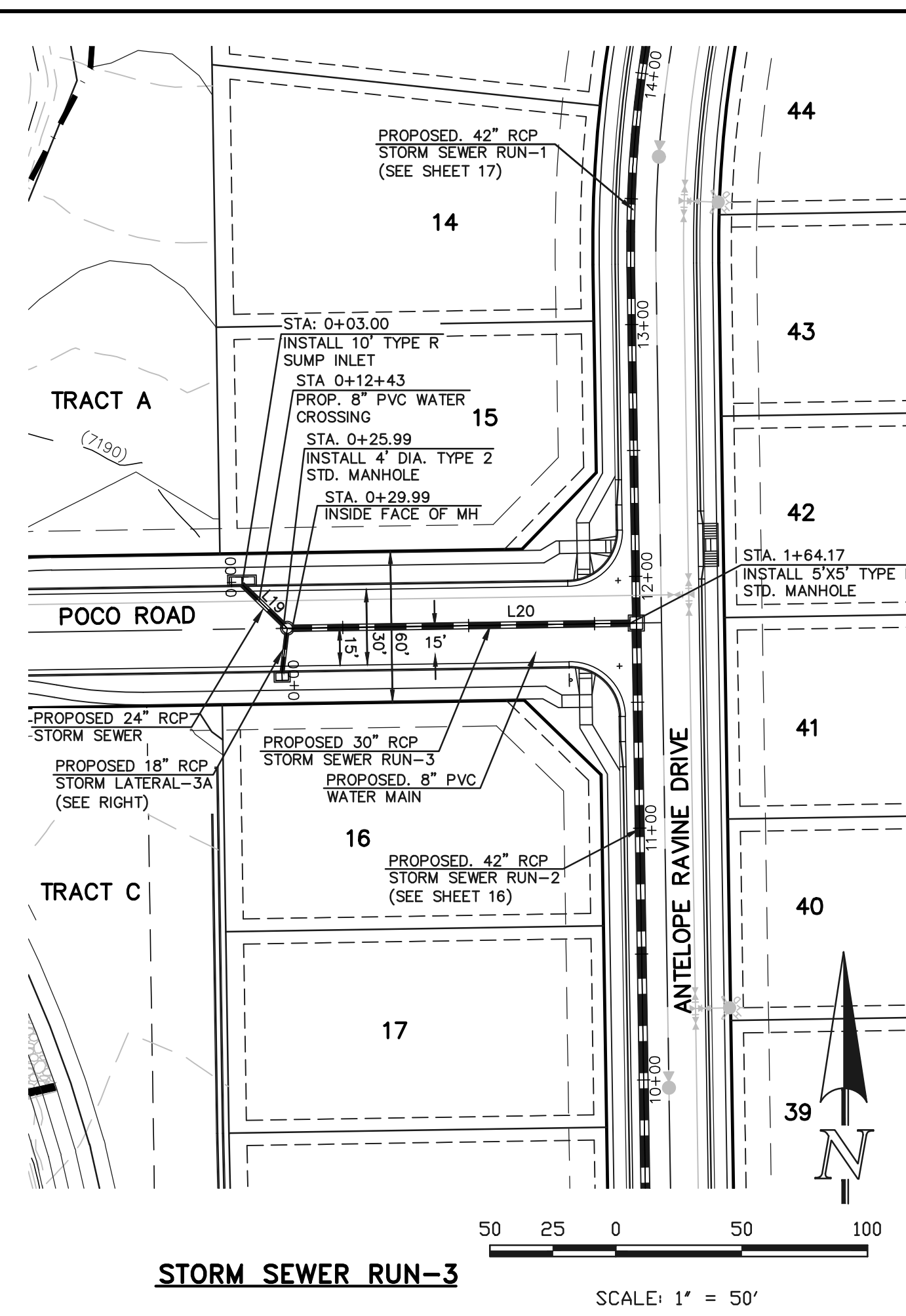
  

STORM CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C5	60.65'	490.00'	7°05'30"

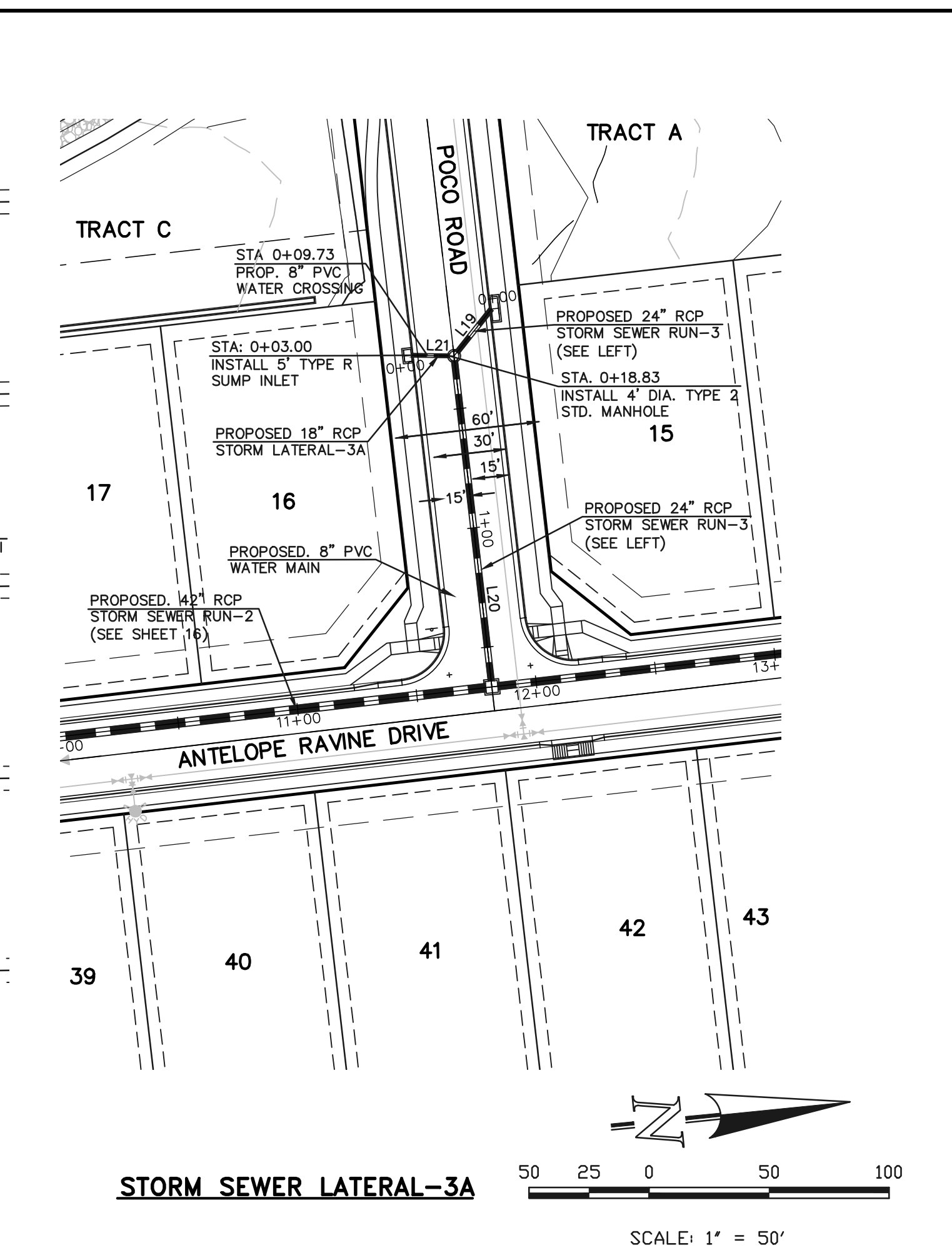
**STORM SEWER RUN-2**  
SCALE: 1" = 50'



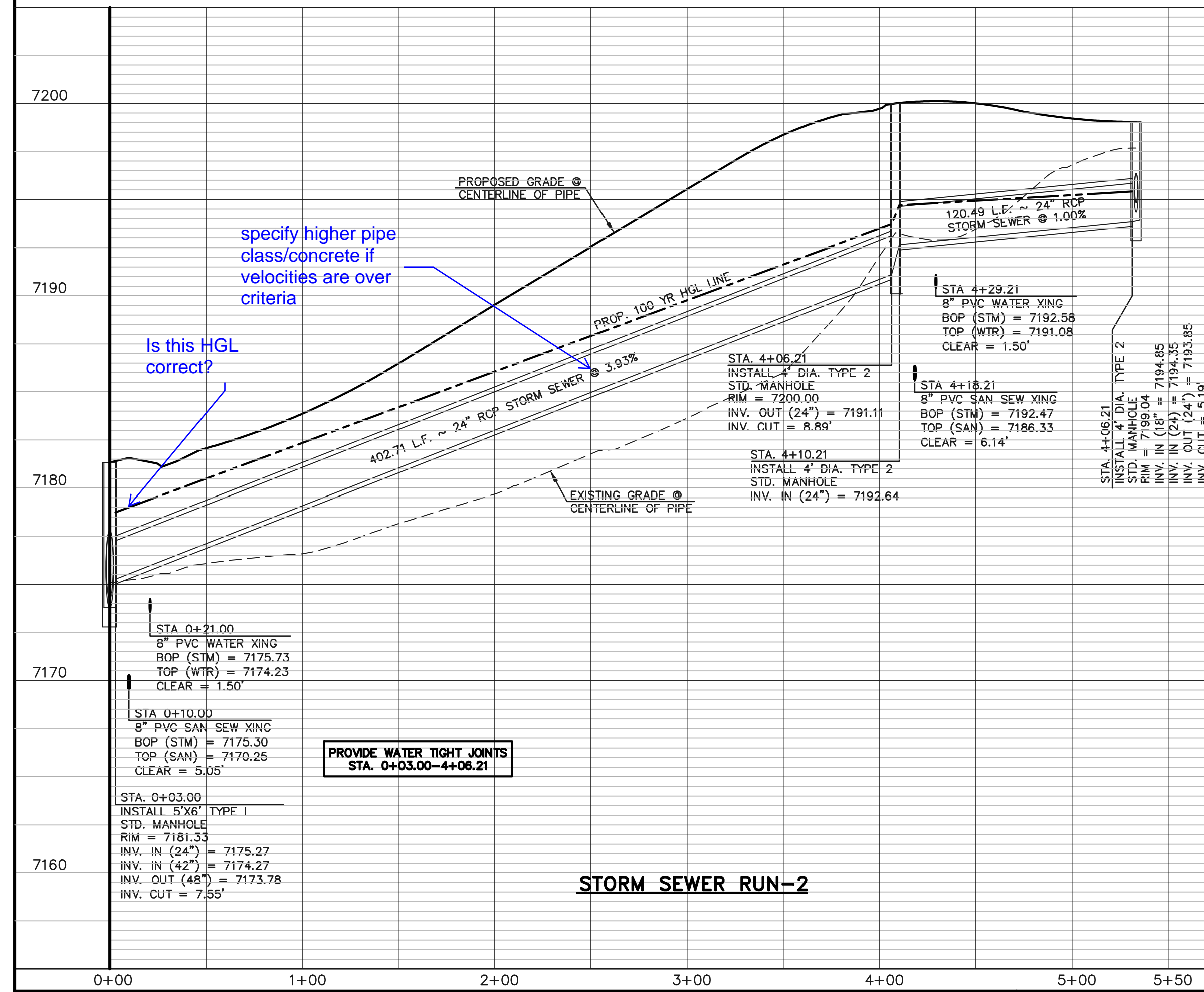
**STORM SEWER LATERAL-2A**  
SCALE: 1" = 50'



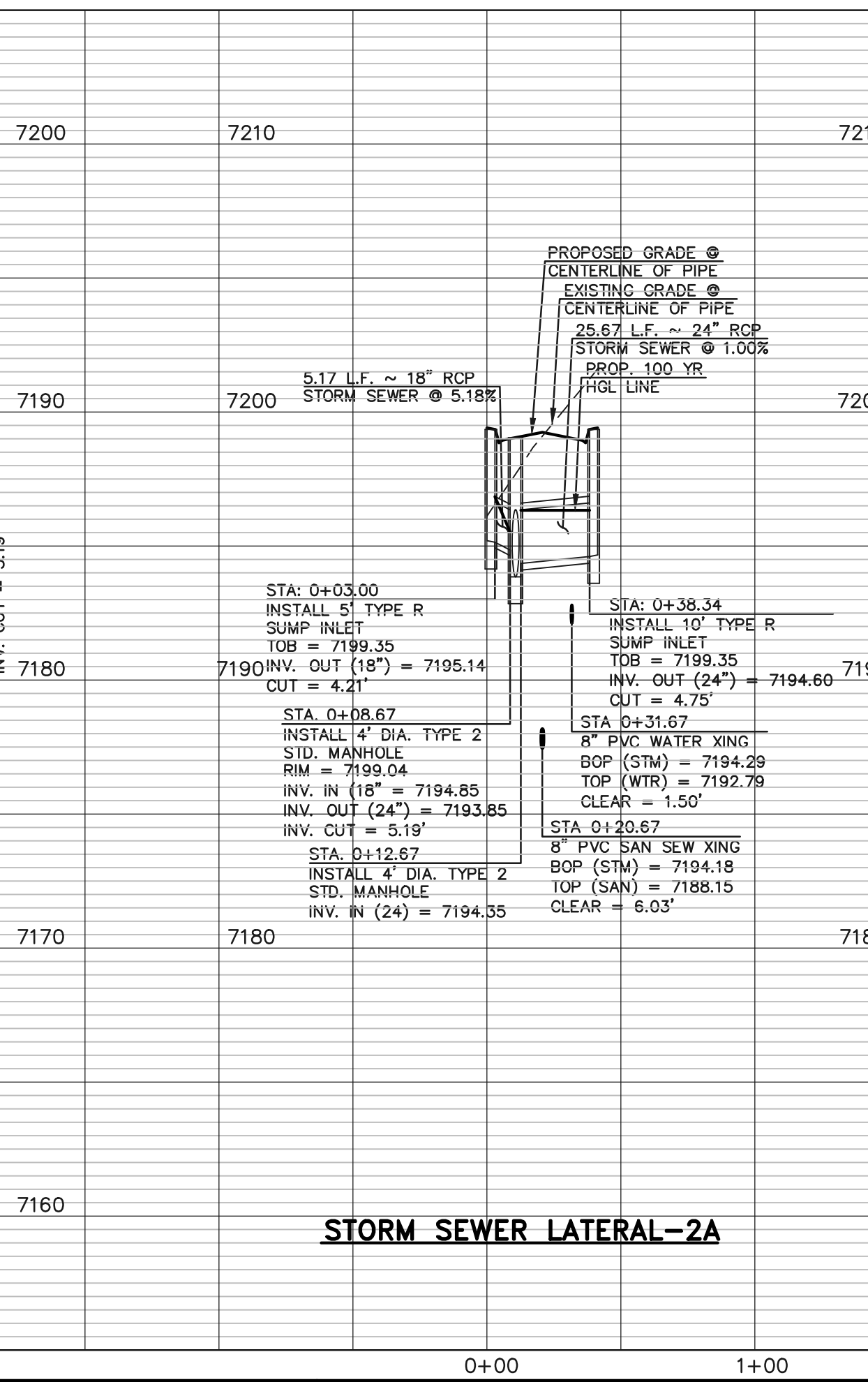
**STORM SEWER RUN-3**  
SCALE: 1" = 50'



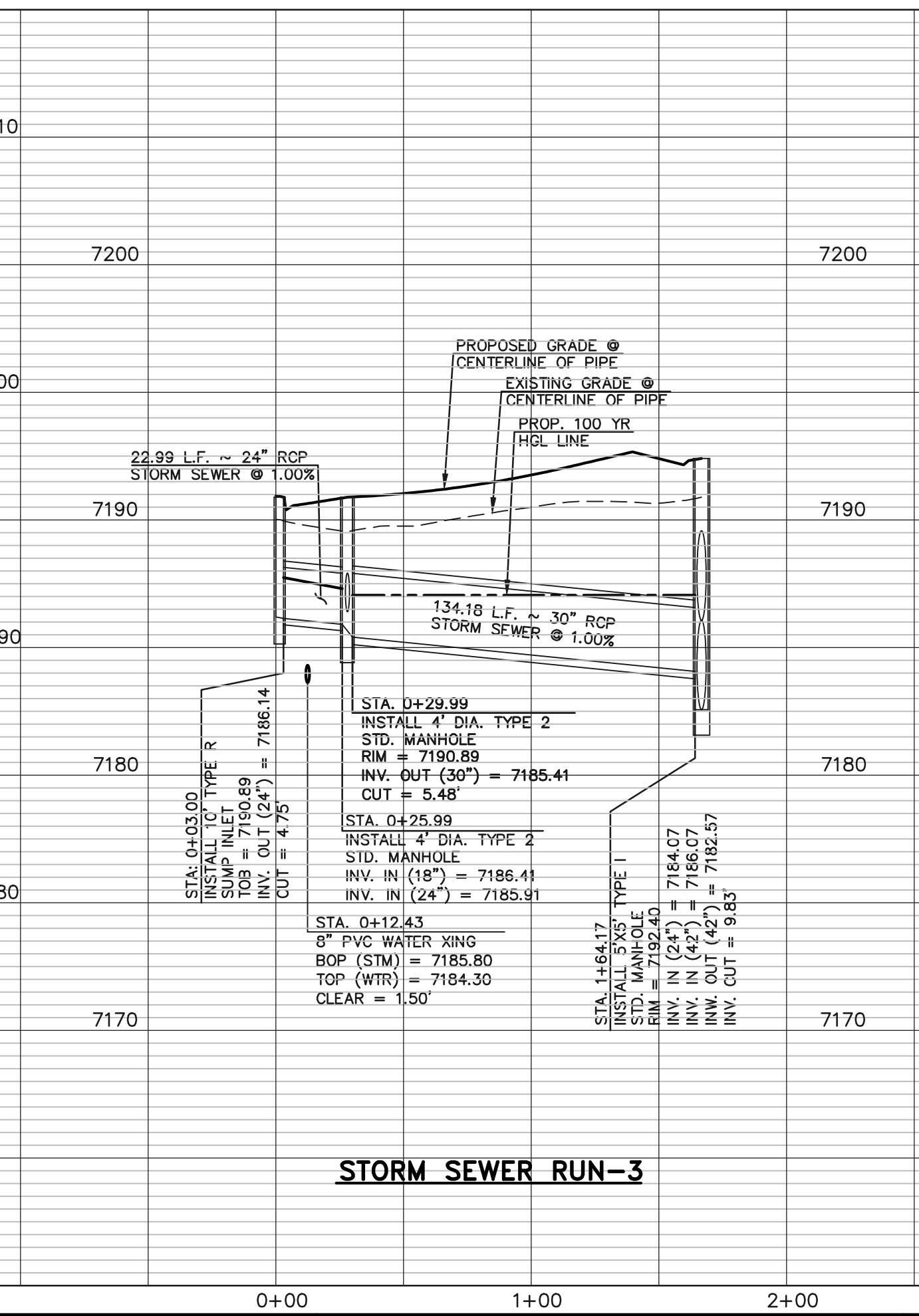
**STORM SEWER LATERAL-3A**  
SCALE: 1" = 50'



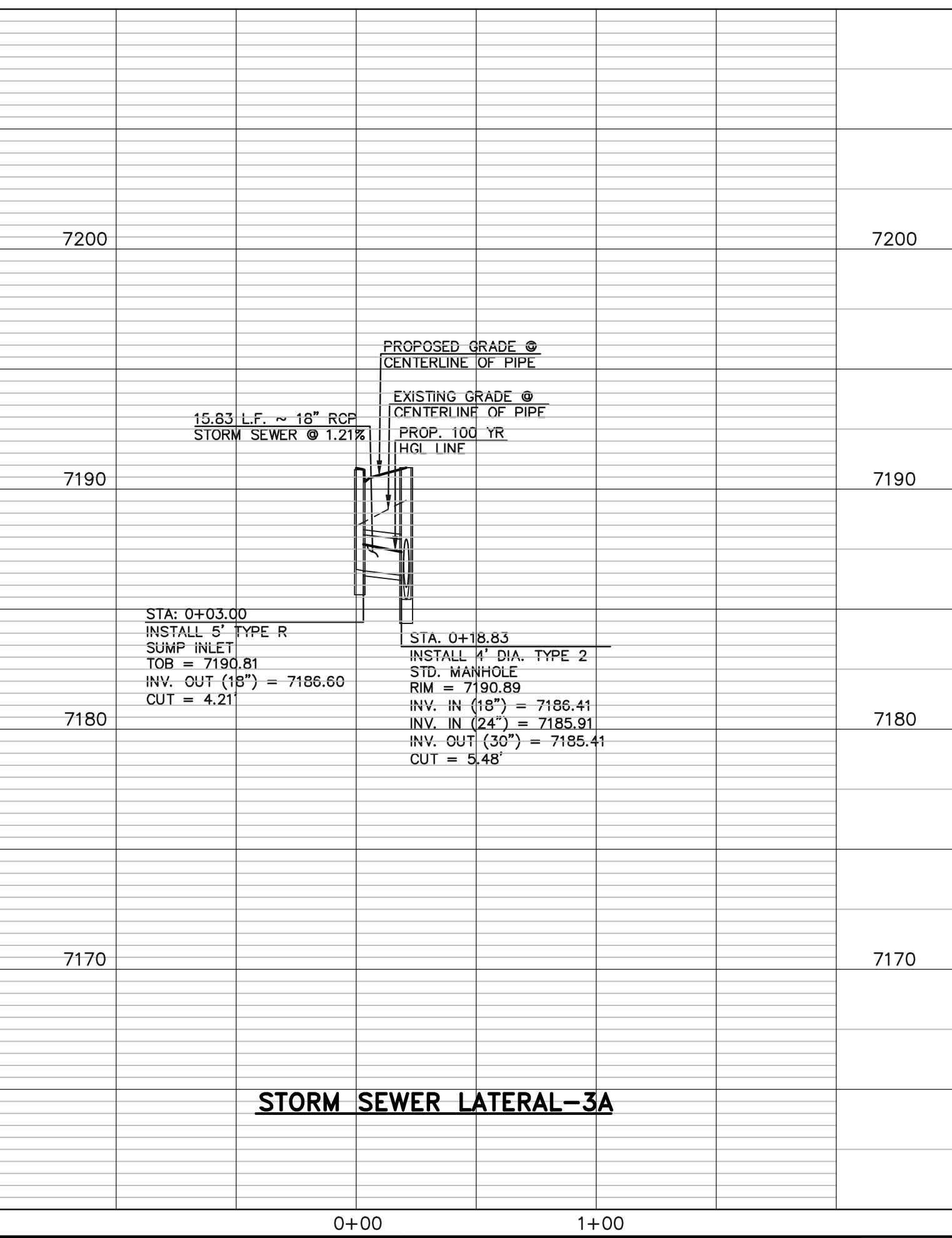
**STORM SEWER RUN-2**



**STORM SEWER LATERAL-2A**



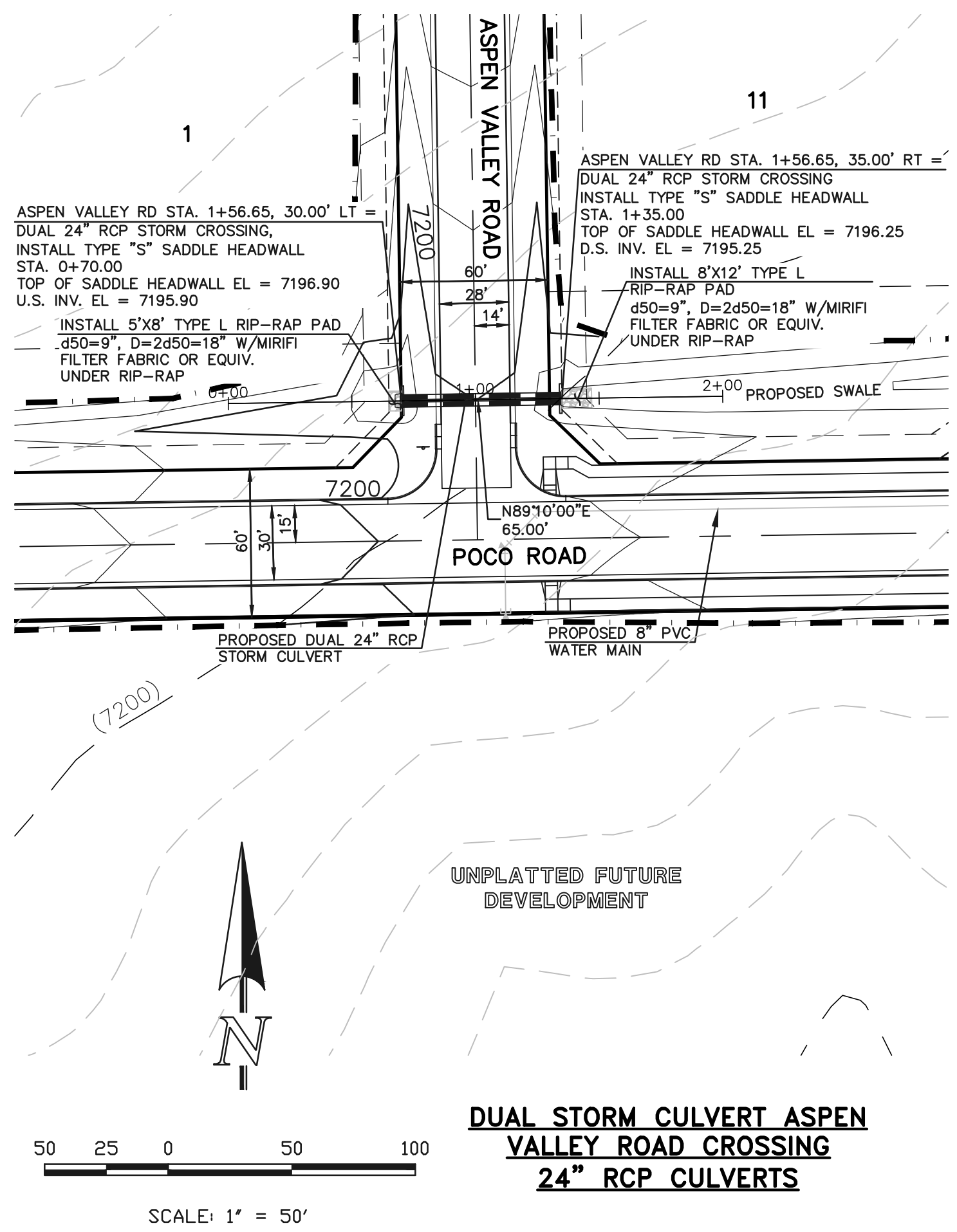
**STORM SEWER RUN-3**



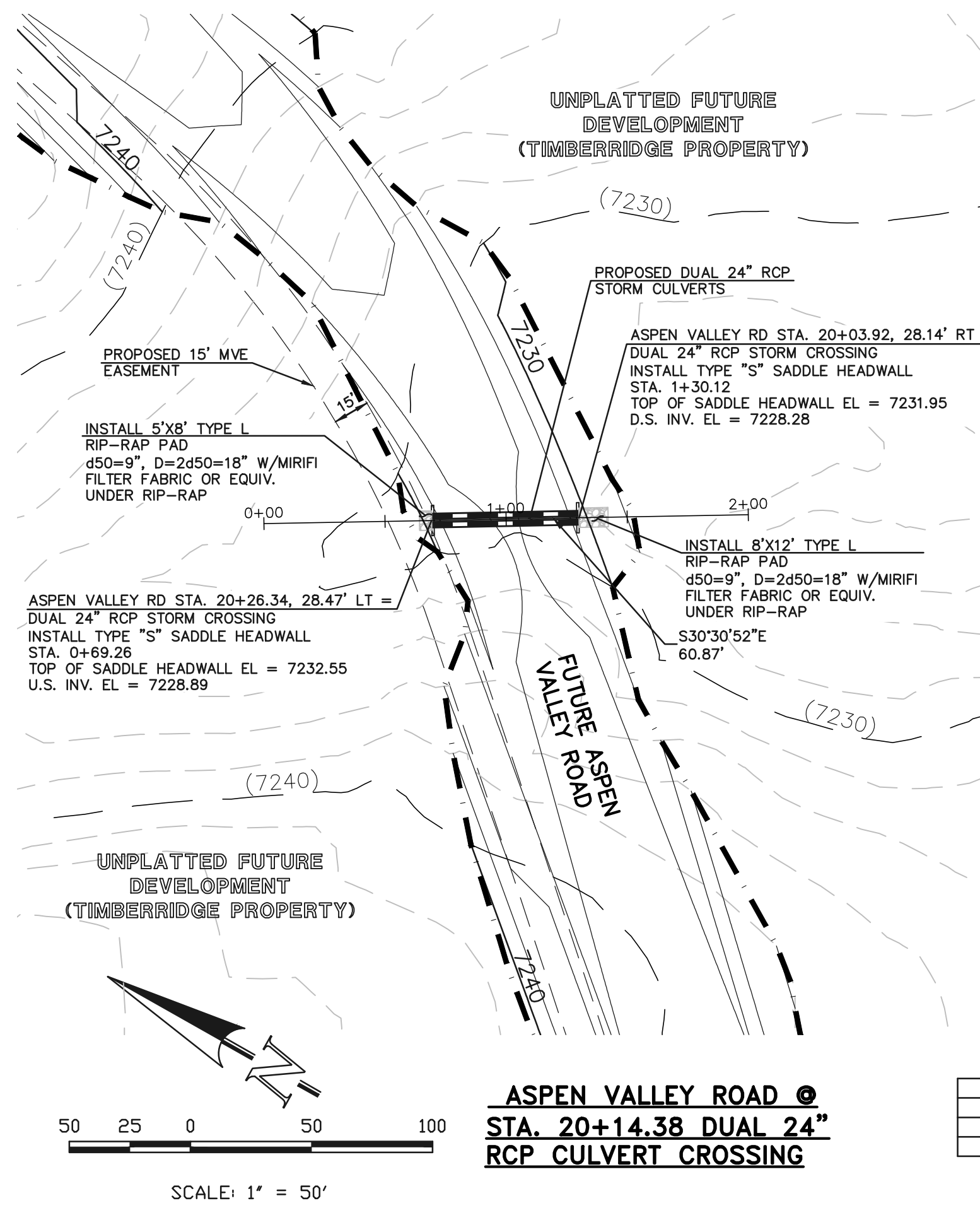
**STORM SEWER LATERAL-3A**

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS <b>811</b> UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>REVISED PER COUNTY COMMENTS</td> <td>08-13-19</td> </tr> </table>	NO.	REVISION	DATE	1	REVISED PER COUNTY COMMENTS	08-13-19	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p> <p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS STORM SEWER PLAN</p> <table border="1"> <tr> <td>DESIGNED BY</td> <td>MAW</td> <td>SCALE</td> <td>DATE</td> </tr> <tr> <td>DRAWN BY</td> <td>ESO</td> <td>(H) 1" = 50'</td> <td>04-05-19</td> </tr> <tr> <td>CHECKED BY</td> <td>(V) 1" = 5'</td> <td>SHEET 18 OF 29</td> <td>JOB NO. 1185.00</td> </tr> </table>	DESIGNED BY	MAW	SCALE	DATE	DRAWN BY	ESO	(H) 1" = 50'	04-05-19	CHECKED BY	(V) 1" = 5'	SHEET 18 OF 29	JOB NO. 1185.00
NO.	REVISION	DATE																			
1	REVISED PER COUNTY COMMENTS	08-13-19																			
DESIGNED BY	MAW	SCALE	DATE																		
DRAWN BY	ESO	(H) 1" = 50'	04-05-19																		
CHECKED BY	(V) 1" = 5'	SHEET 18 OF 29	JOB NO. 1185.00																		

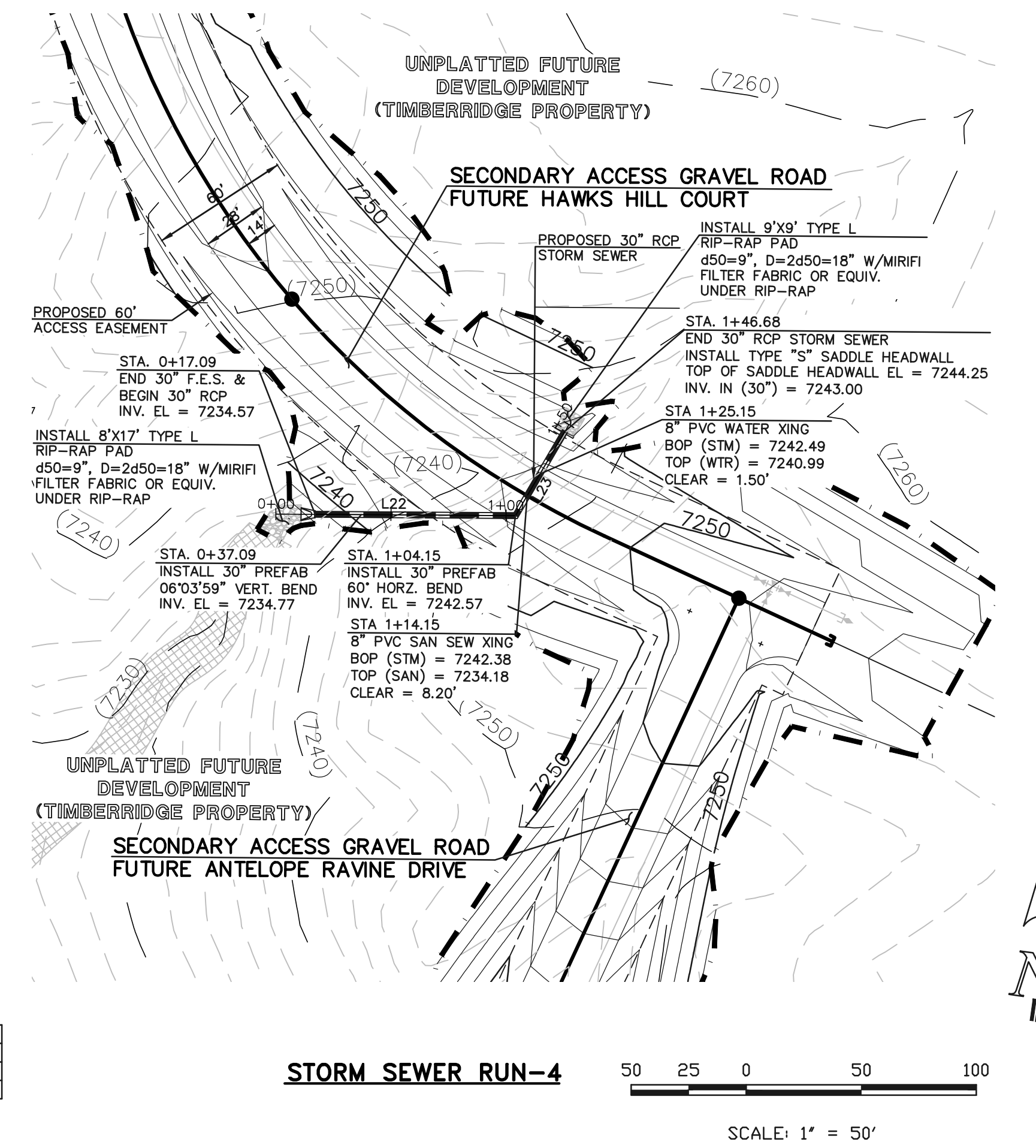
618 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)



**DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24\"/>**

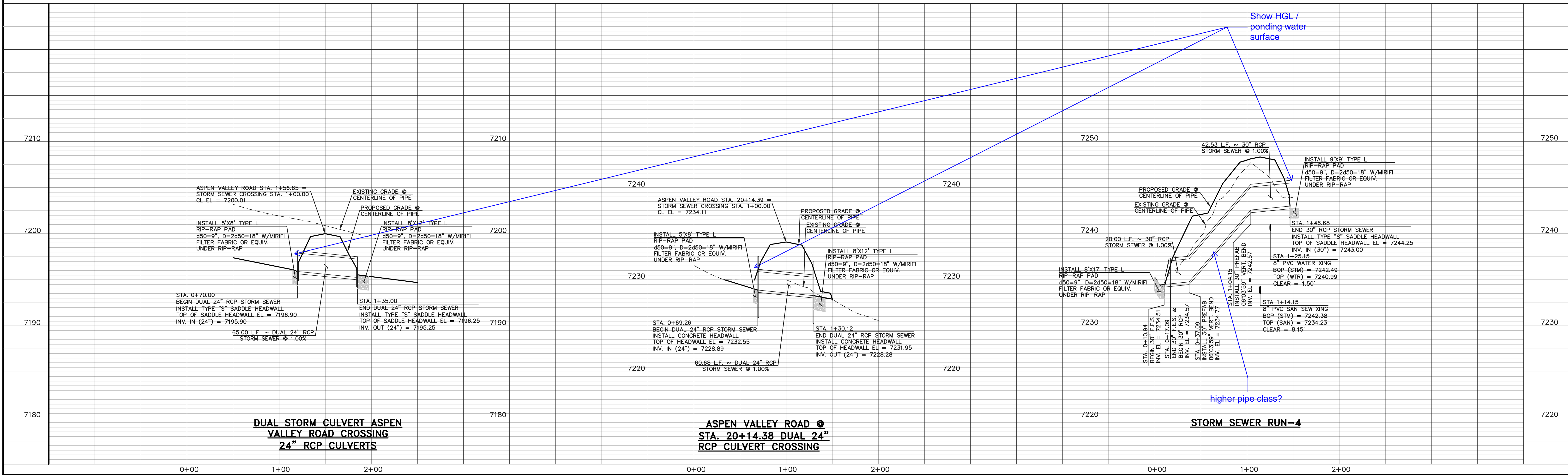


**ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24\"/>**



**STORM SEWER RUN-4**

LINE	LENGTH	BEARING
L22	87.06'	N82°23'14\"/>
L23	42.53'	N22°23'14\"/>



**DUAL STORM CULVERT ASPEN VALLEY ROAD CROSSING 24\"/>**

**ASPEN VALLEY ROAD @ STA. 20+14.38 DUAL 24\"/>**

**STORM SEWER RUN-4**

48 HOURS BEFORE YOU DIG,  
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**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

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NO.	REVISION	DATE
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MARC A. WHORTON, COLORADO P.E. #37155 DATE

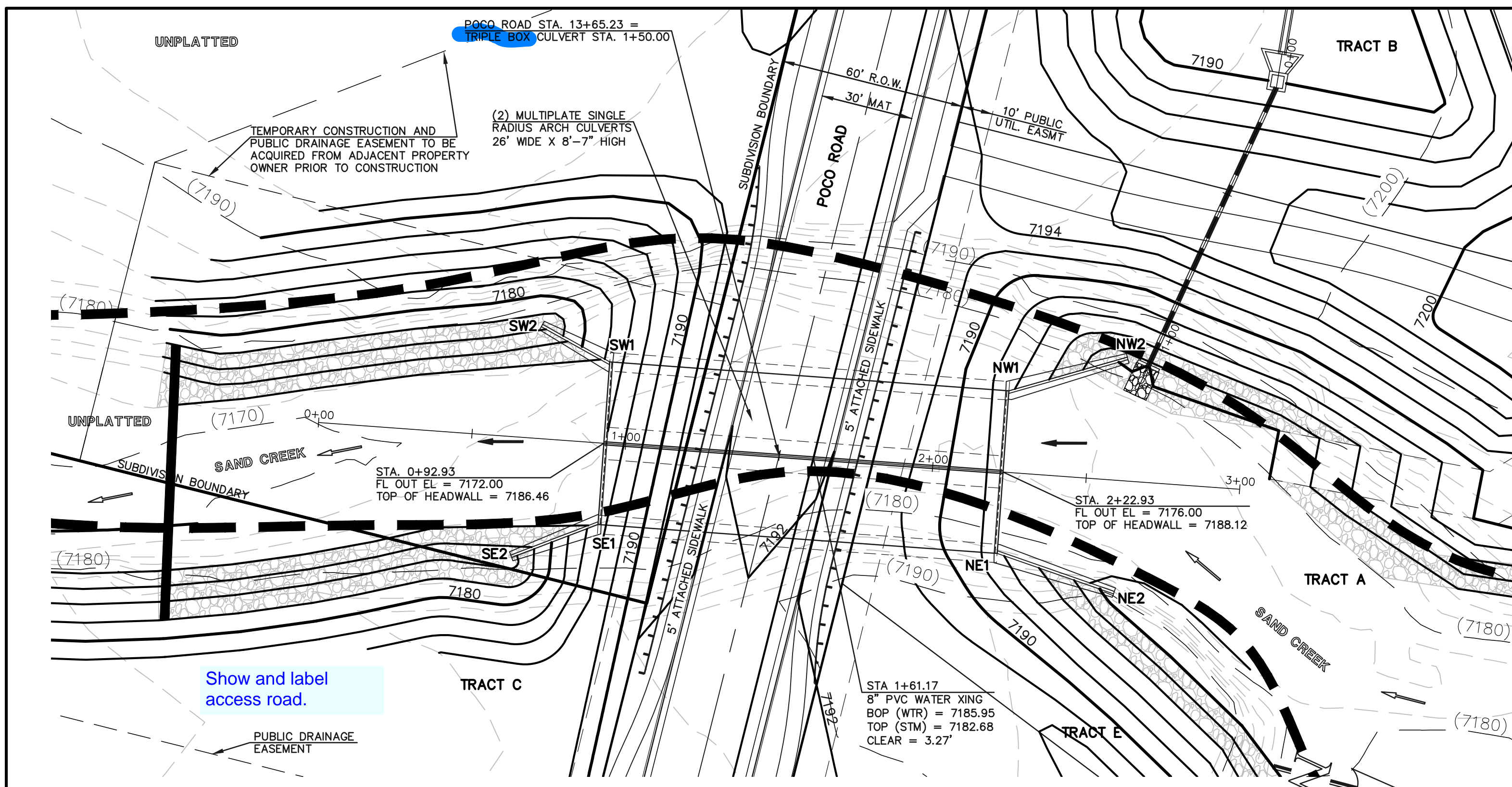


RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
STORM SEWER PLAN

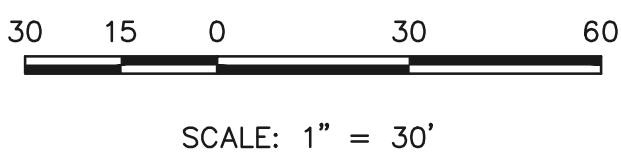
DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY ESO (H) 1"= 50' SHEET 19 OF 29  
CHECKED BY (V) 1"= 5' JOB NO. 1185.00

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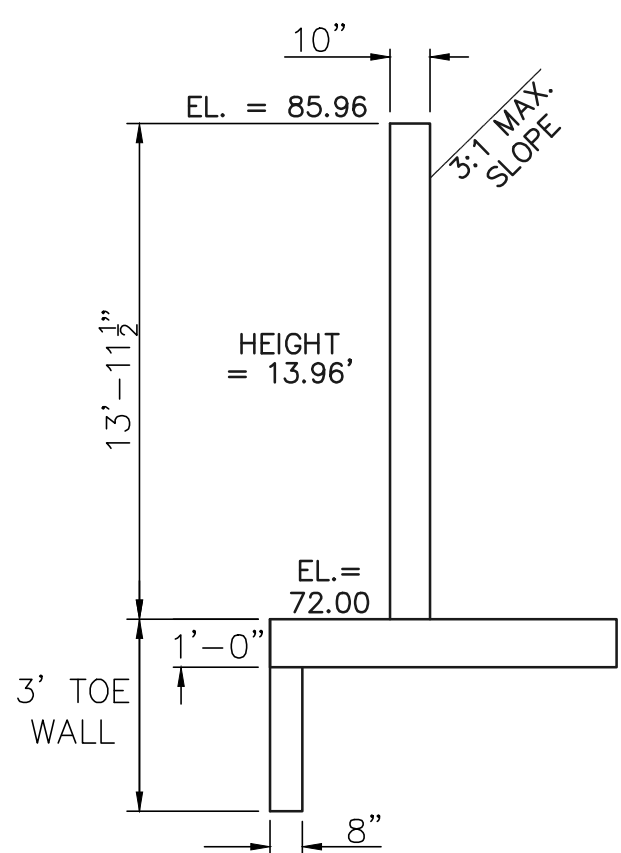
**TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING**



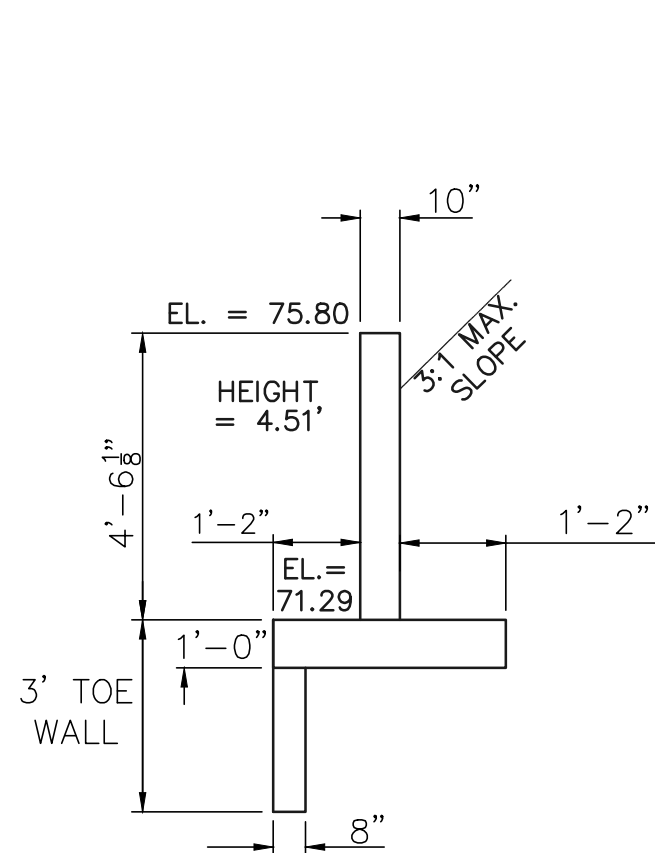
**SOUTHWEST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

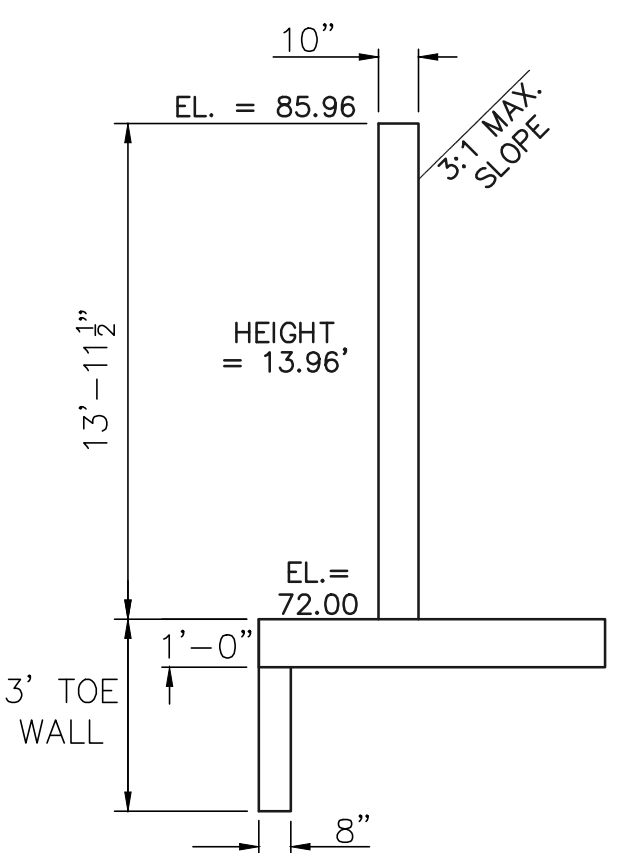
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EL AT TOP OF WINGWALL SW1 = 7185.96  
EL AT TOP OF WINGWALL SW2 = 7175.80  
EL AT TOP OF SW1 FOOTING = 7172.00  
EL AT TOP OF SW2 FOOTING = 7171.29



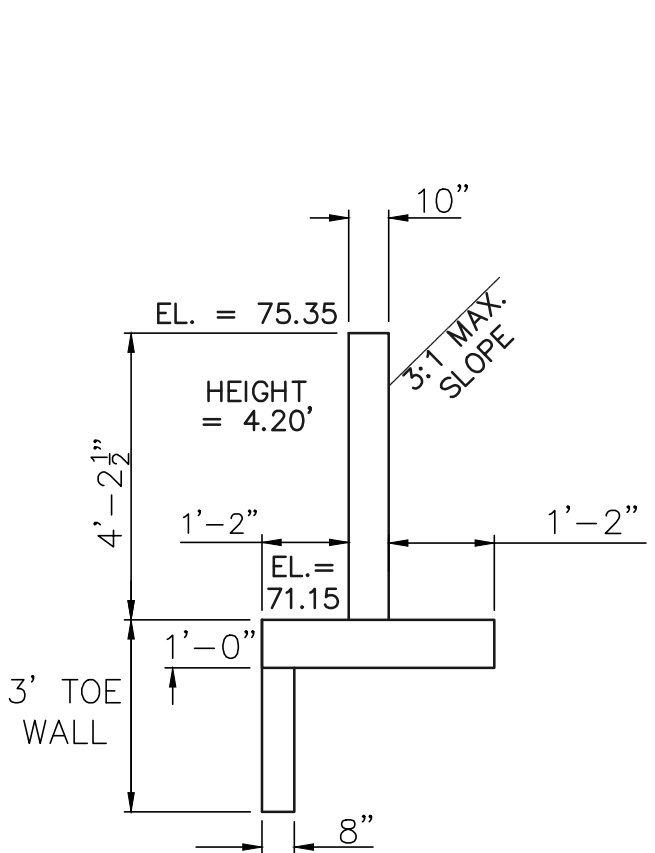
**SOUTHWEST WINGWALL TOP**  
N.T.S.  
(WALL SW1)



**SOUTHWEST WINGWALL BOTTOM**  
N.T.S.  
(WALL SW2)



**SOUTHWEST WINGWALL TOP**  
N.T.S.  
(WALL SE1)

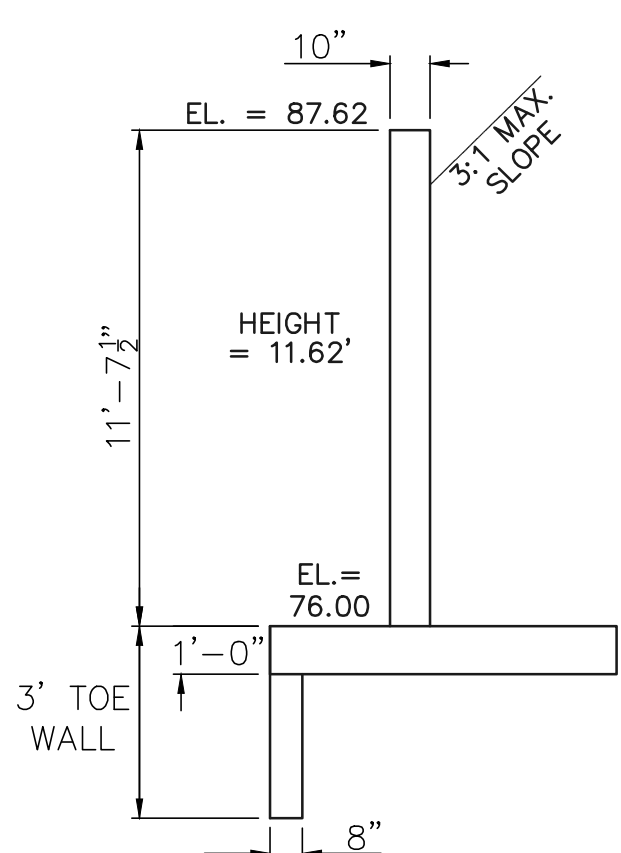


**SOUTHWEST WINGWALL BOTTOM**  
N.T.S.  
(WALL SE2)

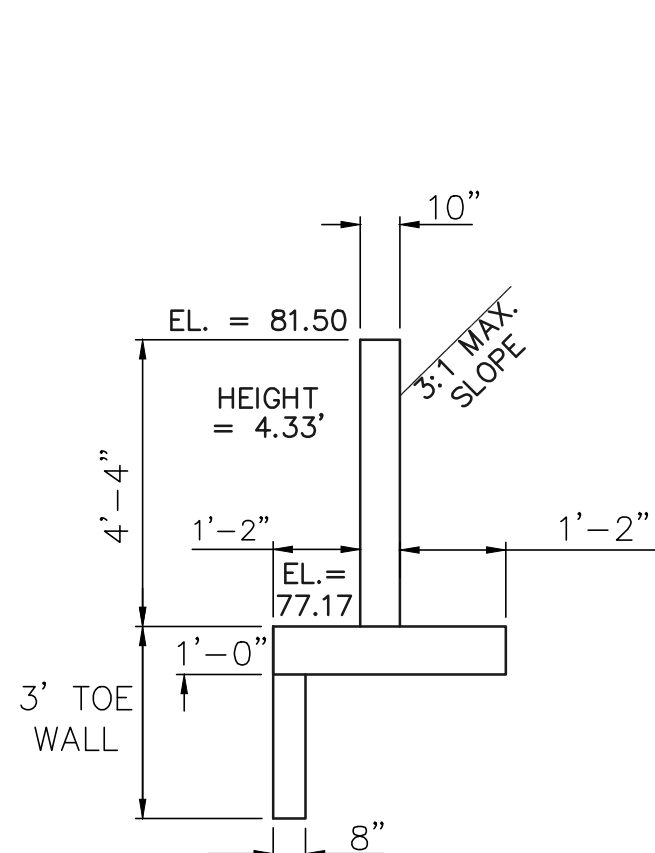
**NORTHWEST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

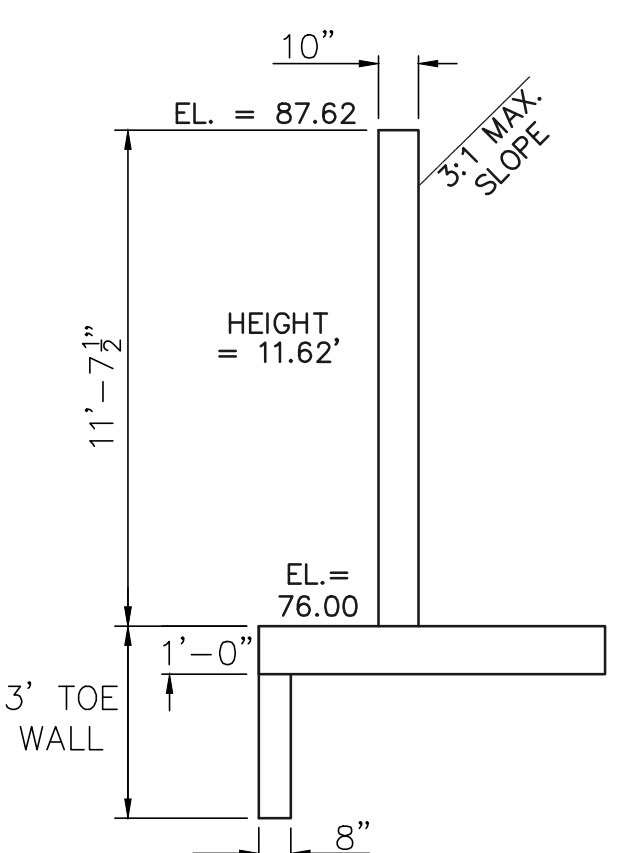
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EL AT TOP OF WINGWALL NW1 = 7187.62  
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EL AT TOP OF NW1 FOOTING = 7176.00  
EL AT TOP OF NW2 FOOTING = 7177.17



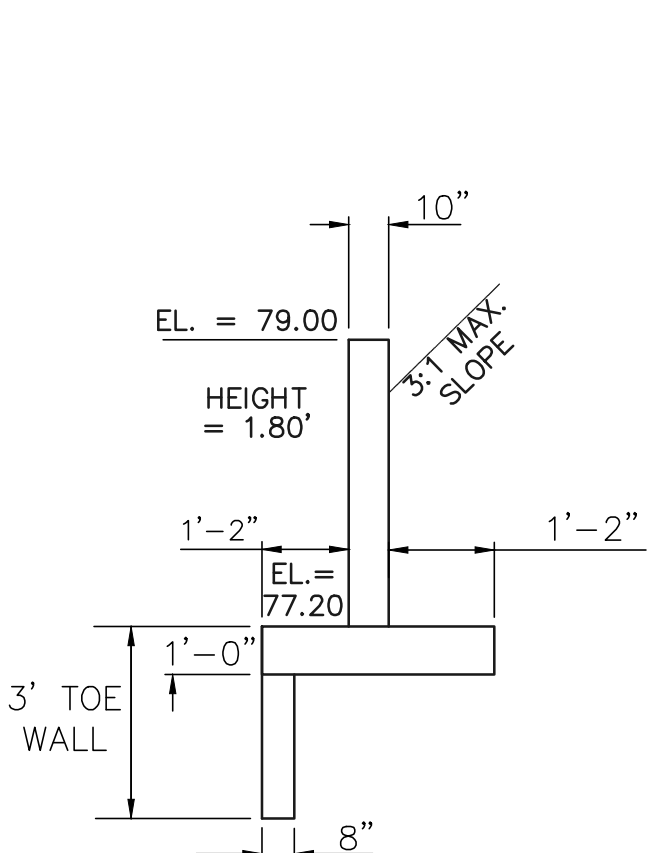
**NORTHWEST WINGWALL TOP**  
N.T.S.  
(WALL NW1)



**NORTHWEST WINGWALL BOTTOM**  
N.T.S.  
(WALL NW2)



**NORTHEAST WINGWALL TOP**  
N.T.S.  
(WALL NE1)

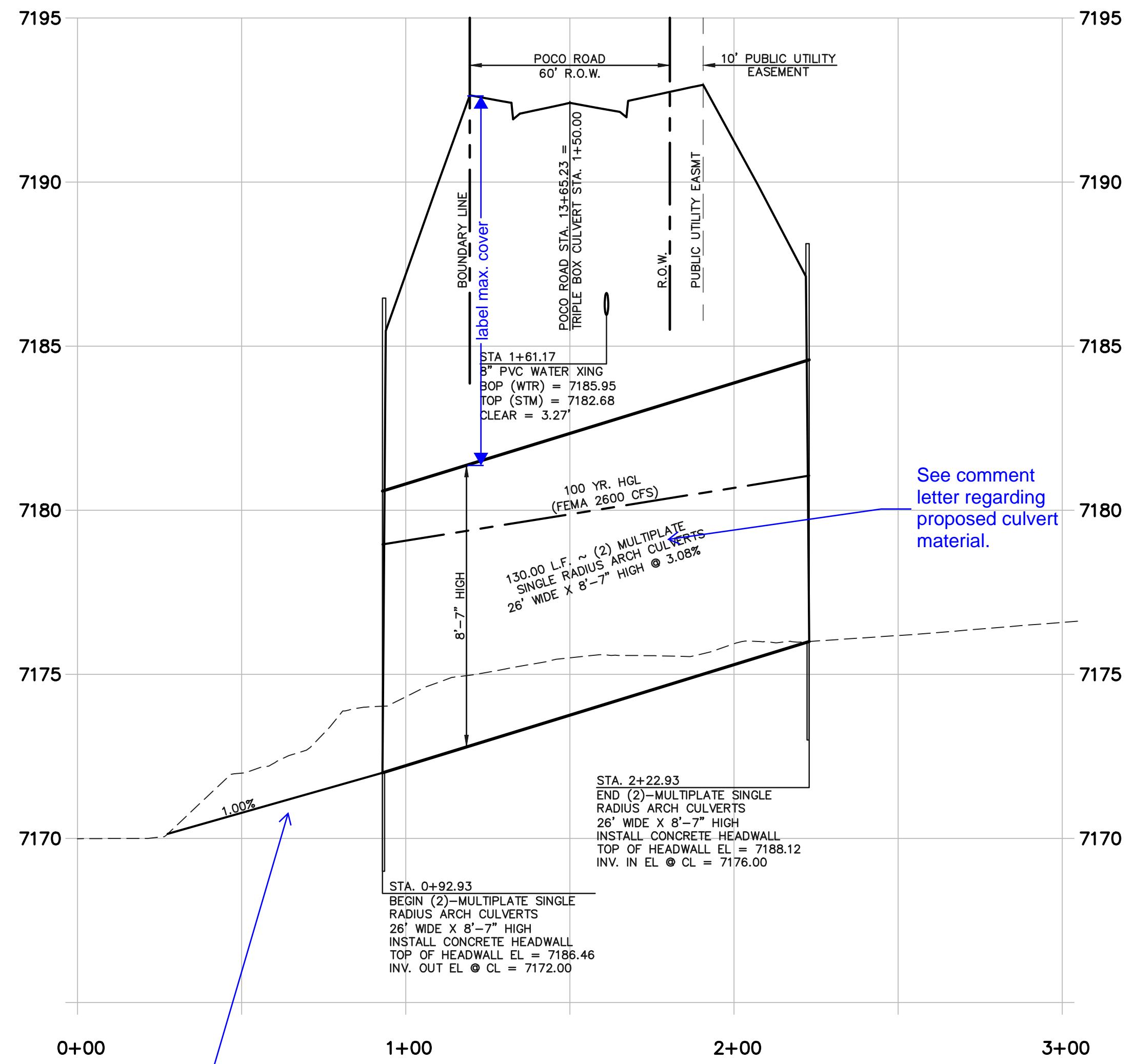


**NORTHEAST WINGWALL BOTTOM**  
N.T.S.  
(WALL NE2)

**NORTHEAST HEADWALL/WINGWALLS**

PER CDOT M-601-20  
SEE CDOT M-601-20 FOR DESIGN REQUIREMENTS

EL AT TOP OF HEADWALL = 7188.12  
EL AT TOP OF WINGWALL NE1 = 7187.62  
EL AT TOP OF WINGWALL NE2 = 7179.00  
EL AT TOP OF NE1 FOOTING = 7176.00  
EL AT TOP OF NE2 FOOTING = 7177.20



**TWO MULTI-PLATE STEEL ARCH CULVERT CROSSING**

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

What are channel velocities and Froude Nos? Is no bottom stailization required? Provide complete channel profile through the site to match HEC-RAS modeling.

48 HOURS BEFORE YOU DIG,  
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**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
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MARC A. WHORTON, COLORADO P.E. #37155 DATE



RETREAT AT TIMBERIDGE FILING NO. 1  
CONSTRUCTION PLANS  
POCO ROAD CULVERT CROSSING

DESIGNED BY	PRA	SCALE	DATE
04-05-19			

DRAWN BY	PRA	(H) 1" = 30'	SHEET 21 OF 29

CHECKED BY	(V) 1" = 3'	JOB NO.	1185.00

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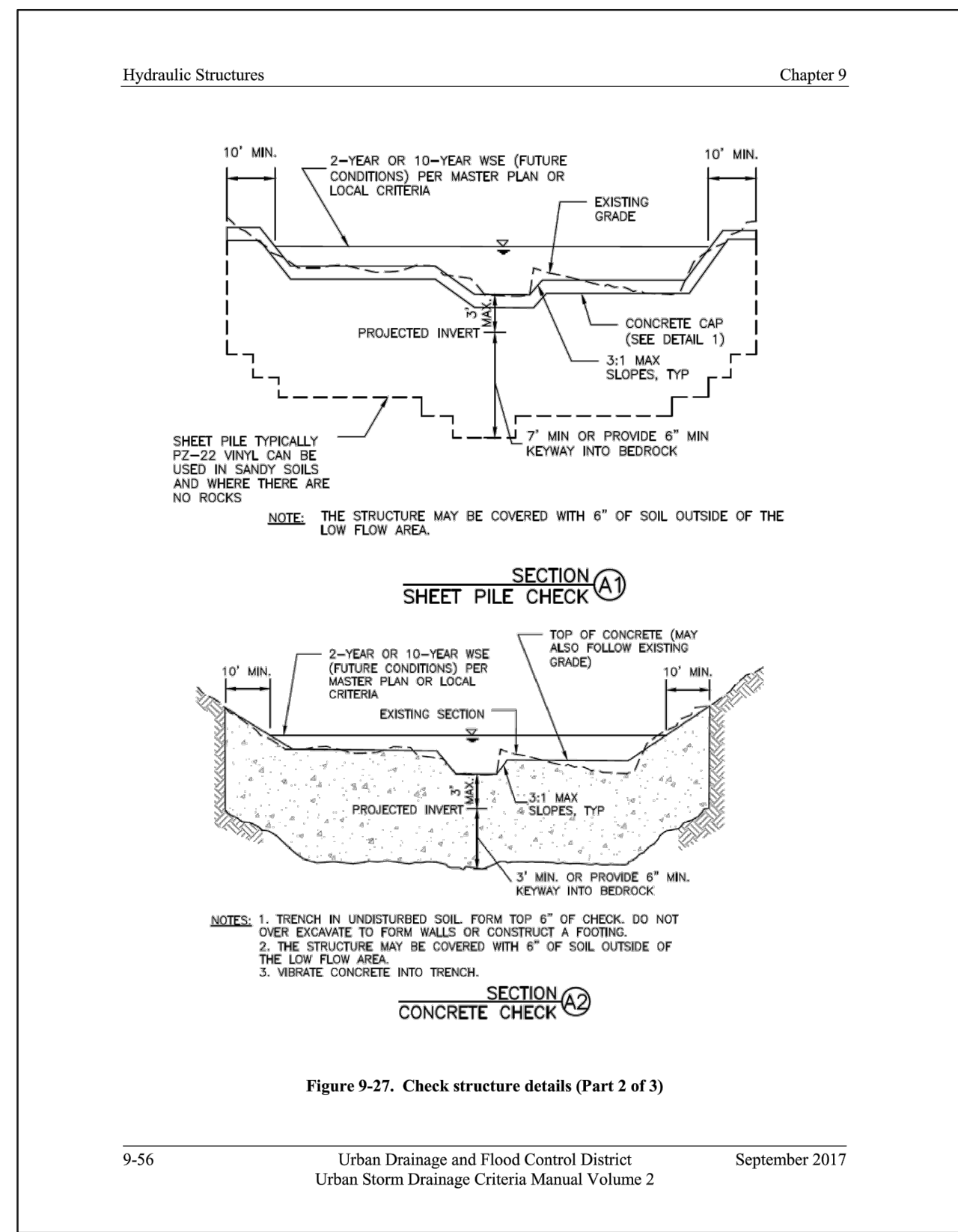


Figure 9-27. Check structure details (Part 2 of 3)

9-56 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 2 September 2017

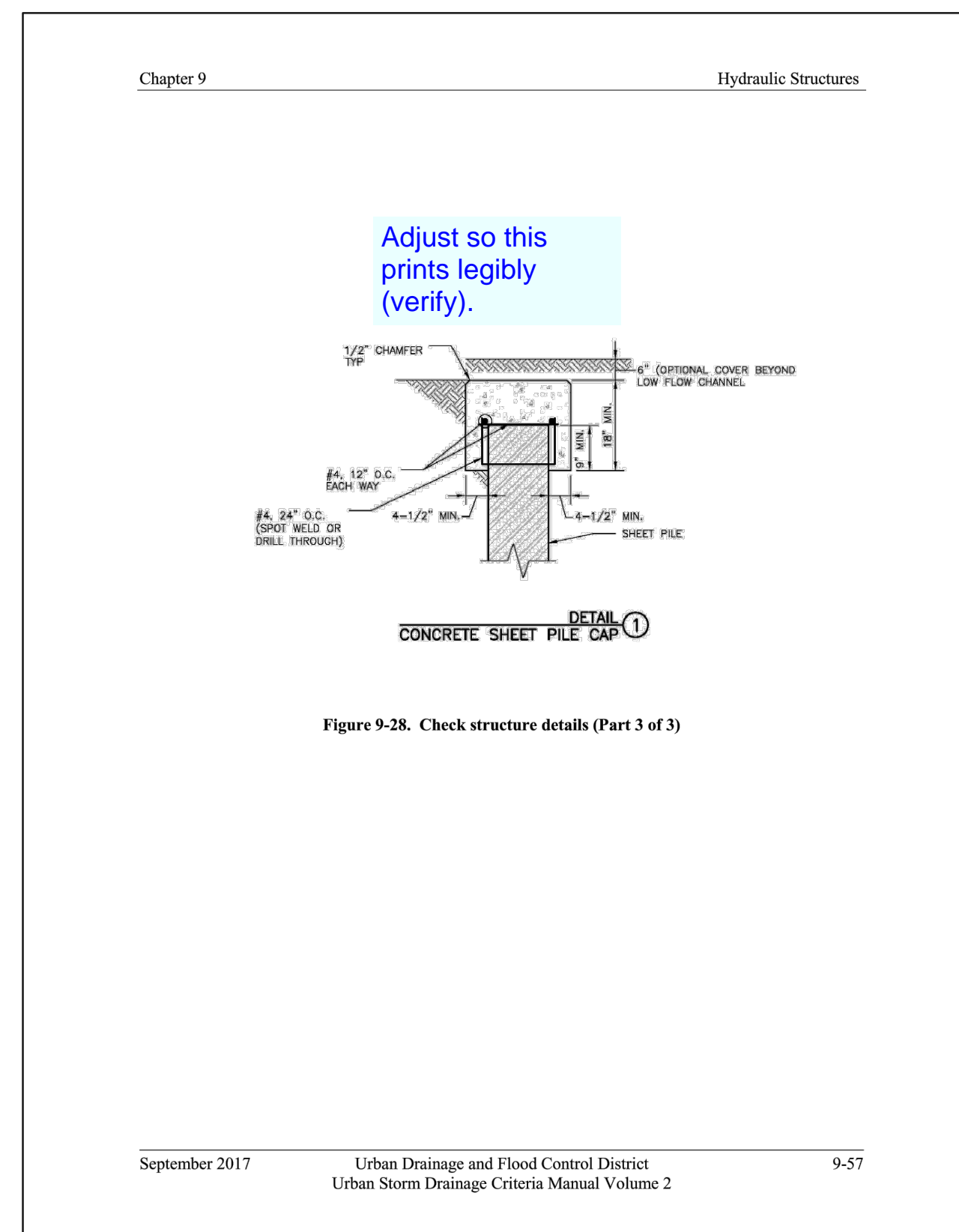
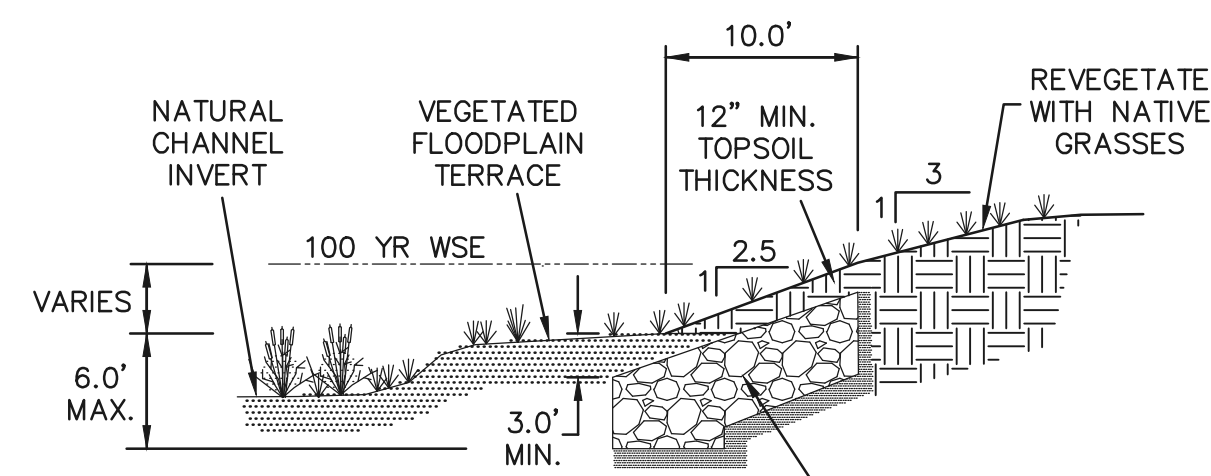


Figure 9-28. Check structure details (Part 3 of 3)

September 2017 Urban Drainage and Flood Control District  
Urban Storm Drainage Criteria Manual Volume 2 9-57

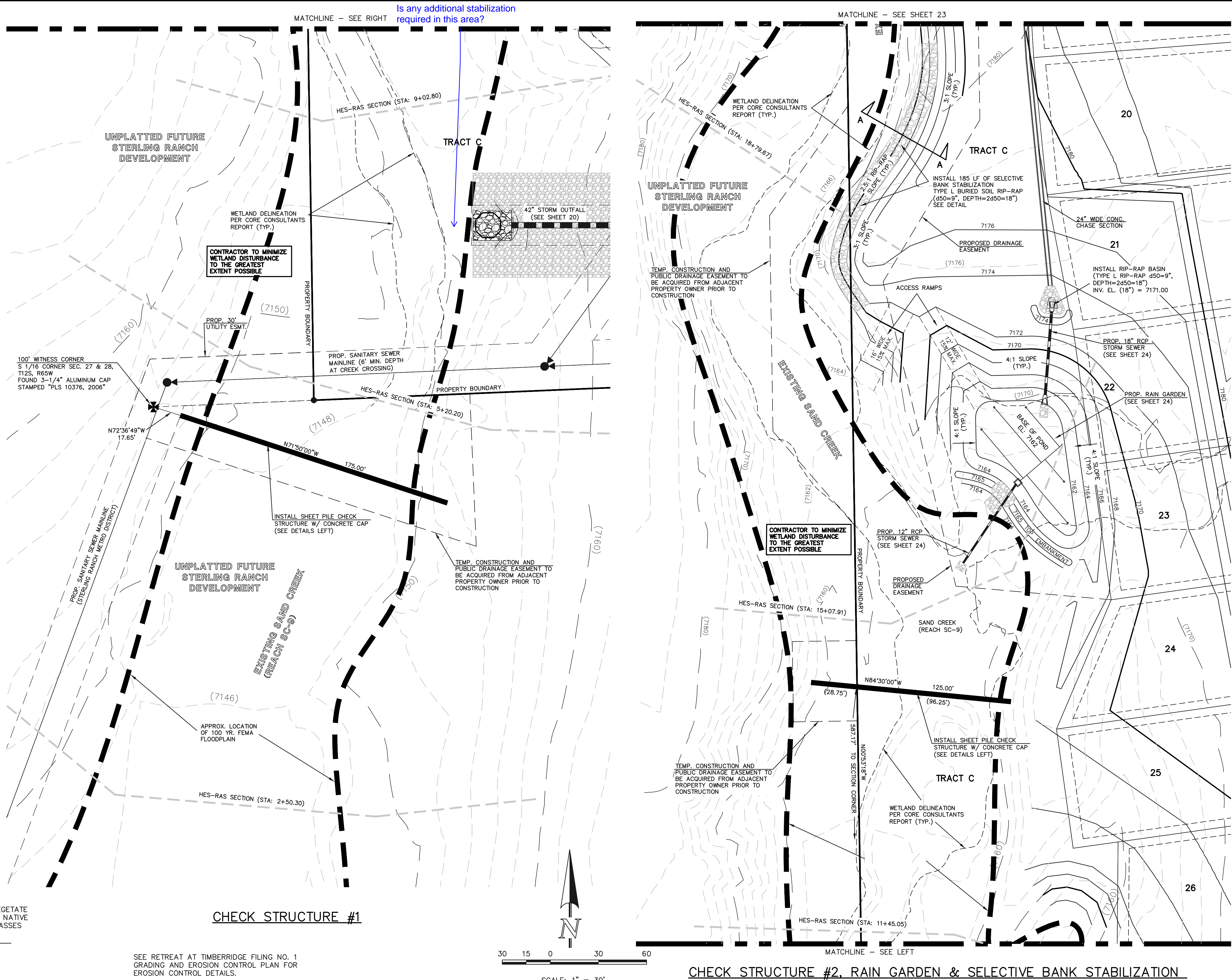


NO DISTURBANCE OF WETLANDS WITHIN NATURAL CHANNEL INVERT

**SELECTIVE RIP-RAP BANK STABILIZATION**

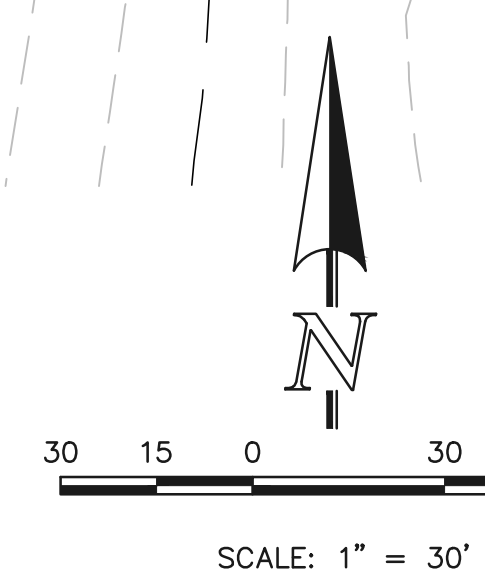
SECTION A-A  
N.T.S.

TYPE 'L' BURIED SOIL RIP-RAP (d50=9", D=2d50=18") WITH 12" THICK NATIVE SAND BEDDING



**CHECK STRUCTURE #1**

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.



**CHECK STRUCTURE #2, RAIN GARDEN & SELECTIVE BANK STABILIZATION**

<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>08-13-19</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>RETREAT AT TIMBERIDGE FILING NO. 1 CONSTRUCTION PLANS</p> <p>CHECK STRUCTURES AND SELECTIVE BANK STABILIZATION</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>DATE</p>	

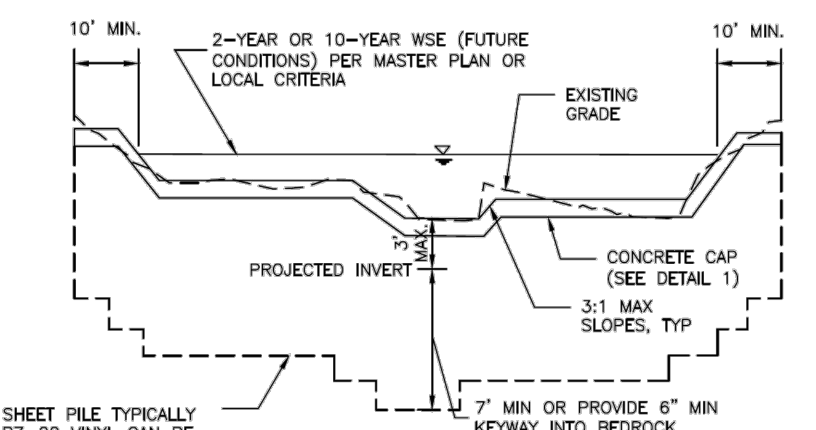


618 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719)785-0790  
(719)785-0799(Fax)

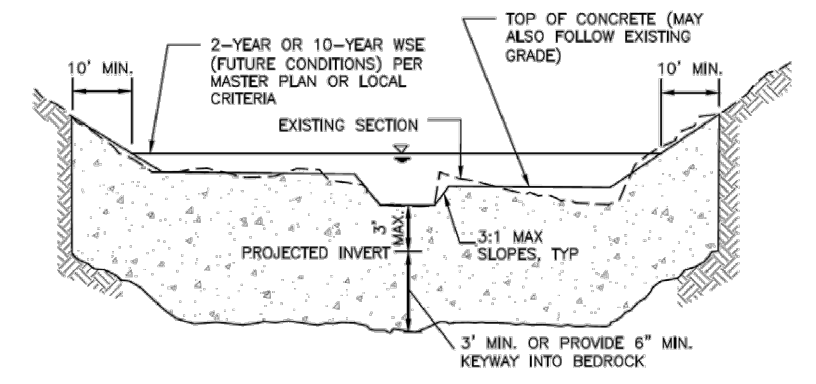


DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY MAW (H) 1" = 30' SHEET 22 OF 29  
CHECKED BY (V) 1" = N/A JOB NO. 1185.00

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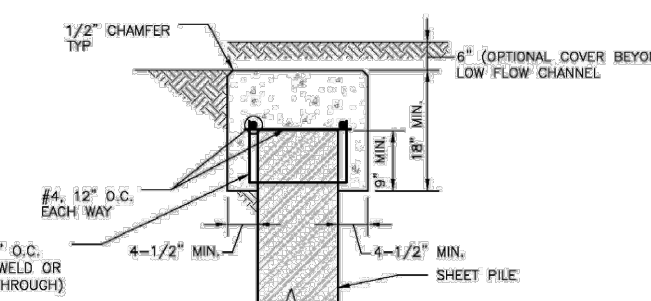


SECTION A



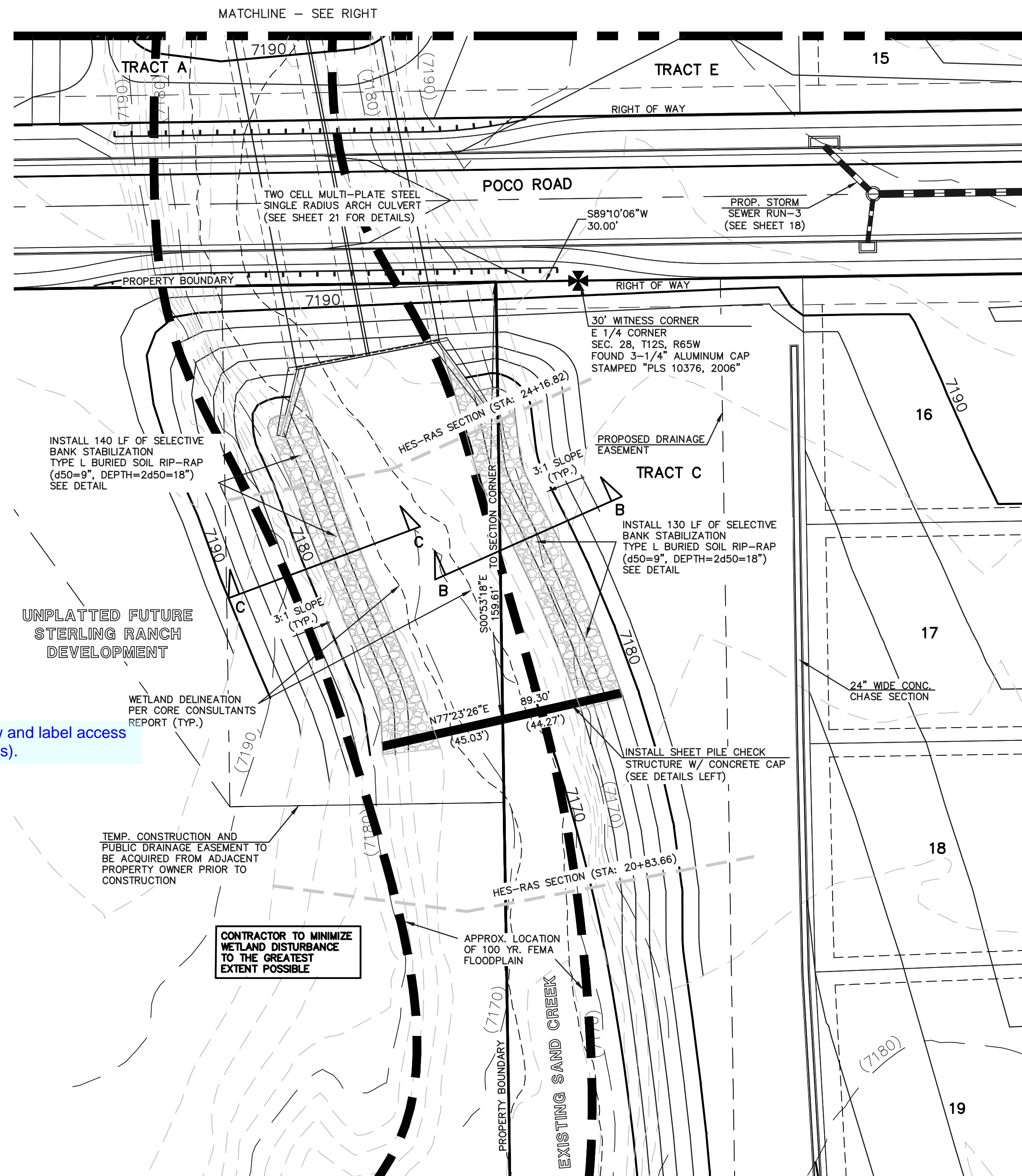
SECTION C

Figure 9-27. Check structure details (Part 2 of 3)

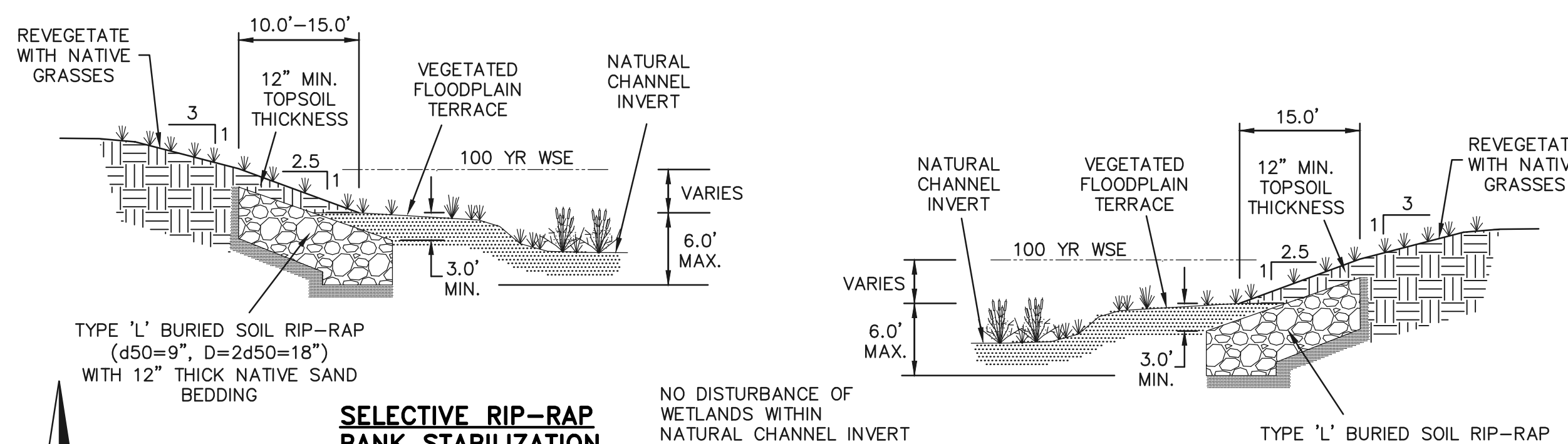


DETAIL 1

Figure 9-28. Check structure details (Part 3 of 3)



CHECK STRUCTURE #3 & SELECTIVE BANK STABILIZATION



SECTION A-A

SECTION B-B

SECTION C-C



SECTION A-A

N.T.S.

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

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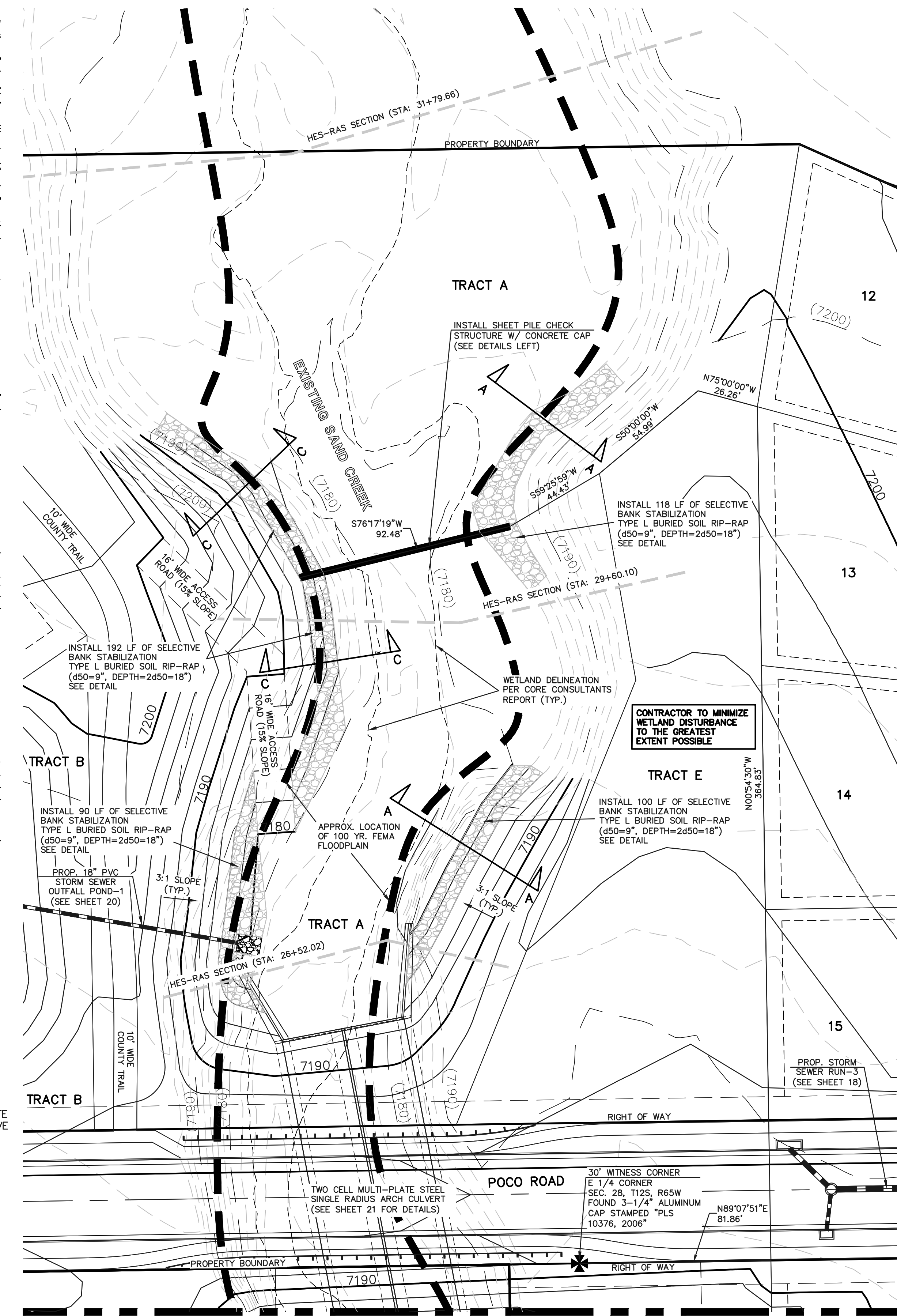
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MARC A. WHORTON, COLORADO P.E. #37155 DATE



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CONSTRUCTION PLANS  
CHECK STRUCTURES AND  
SELECTIVE BANK STABILIZATION

DESIGNED BY MAW SCALE DATE 04-05-19  
DRAWN BY MAW (H) 1"= 30' SHEET 23 OF 29  
CHECKED BY (V) 1"= N/A JOB NO. 1185.00

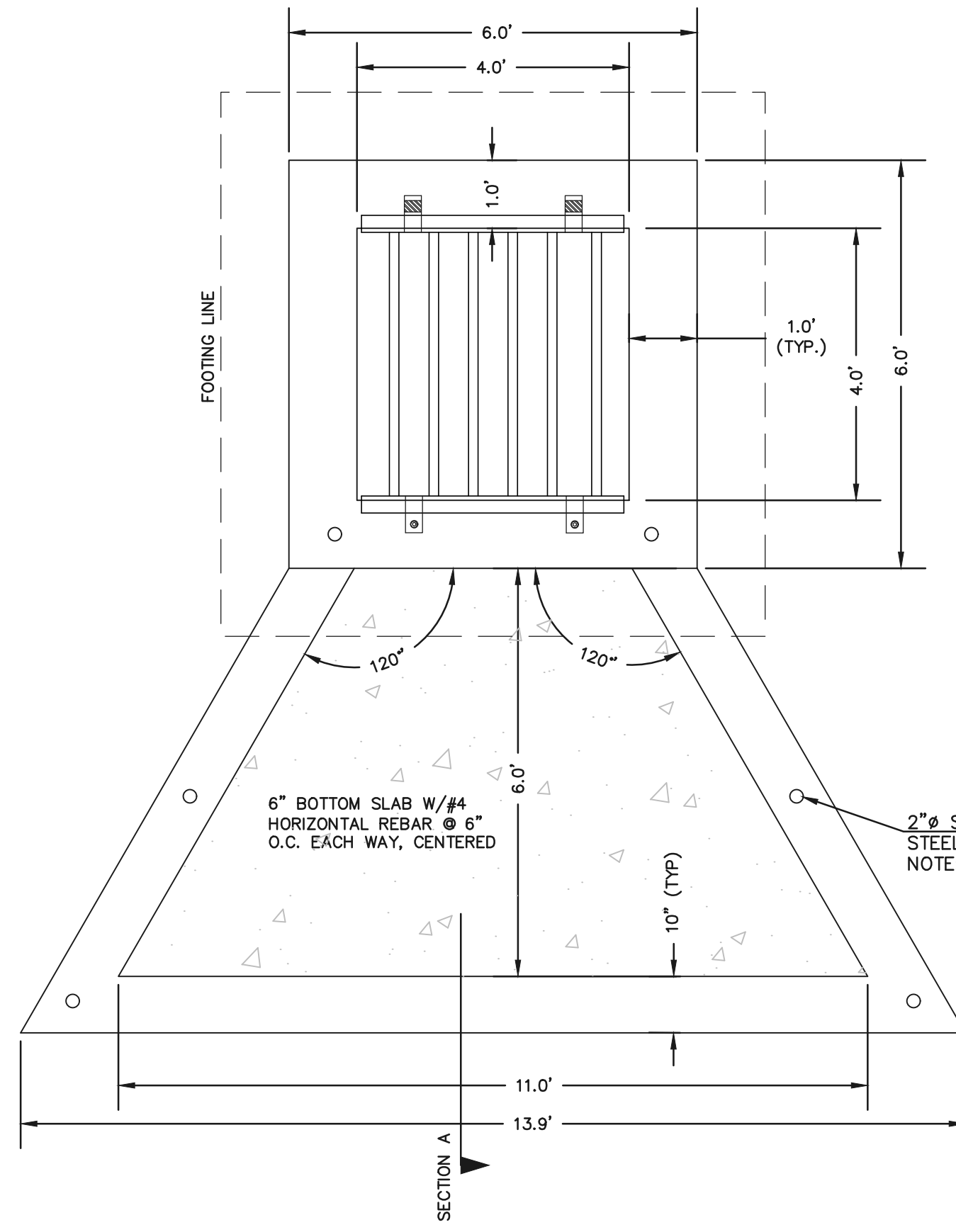


CHECK STRUCTURE #4 & SELECTIVE BANK STABILIZATION



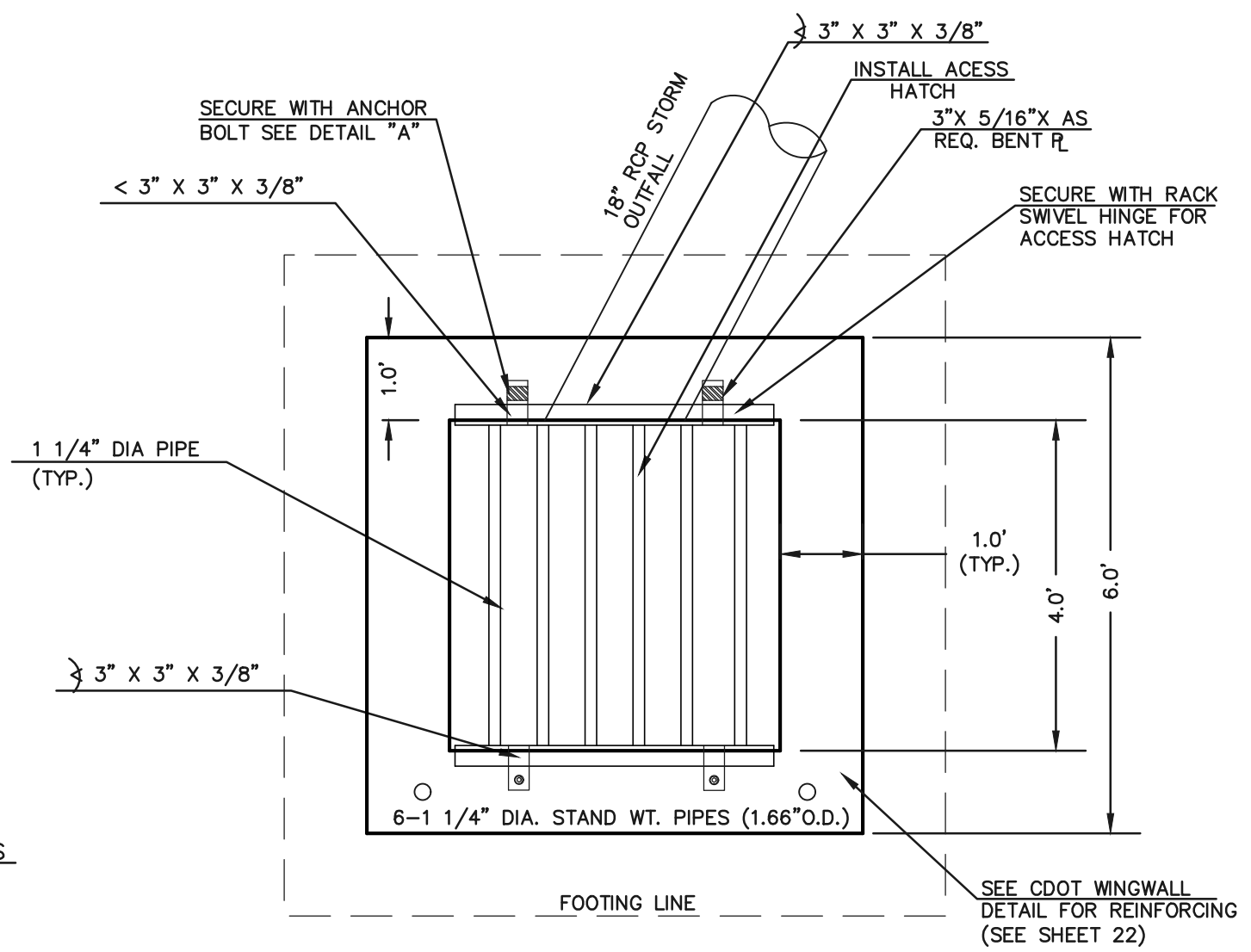




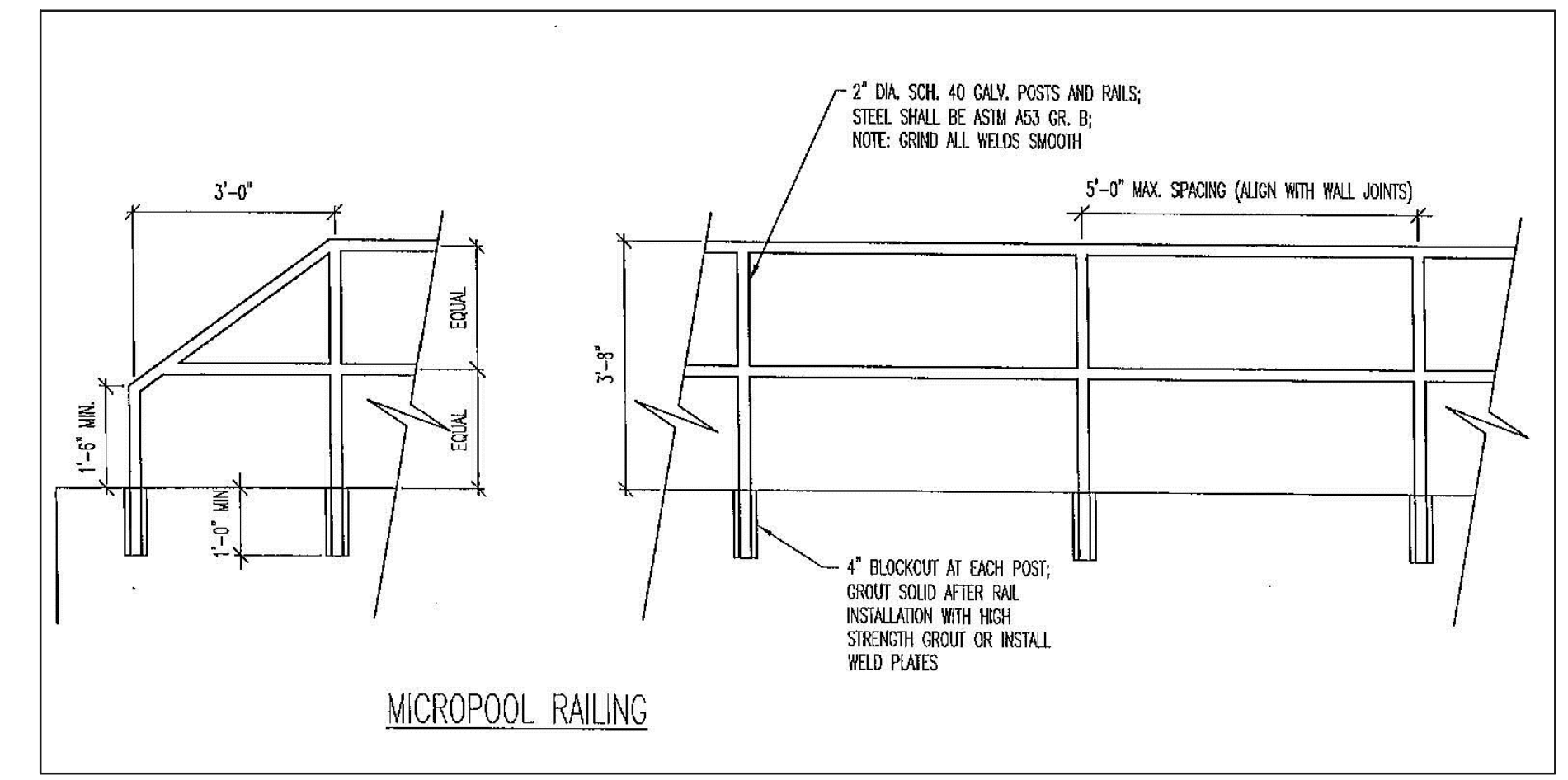
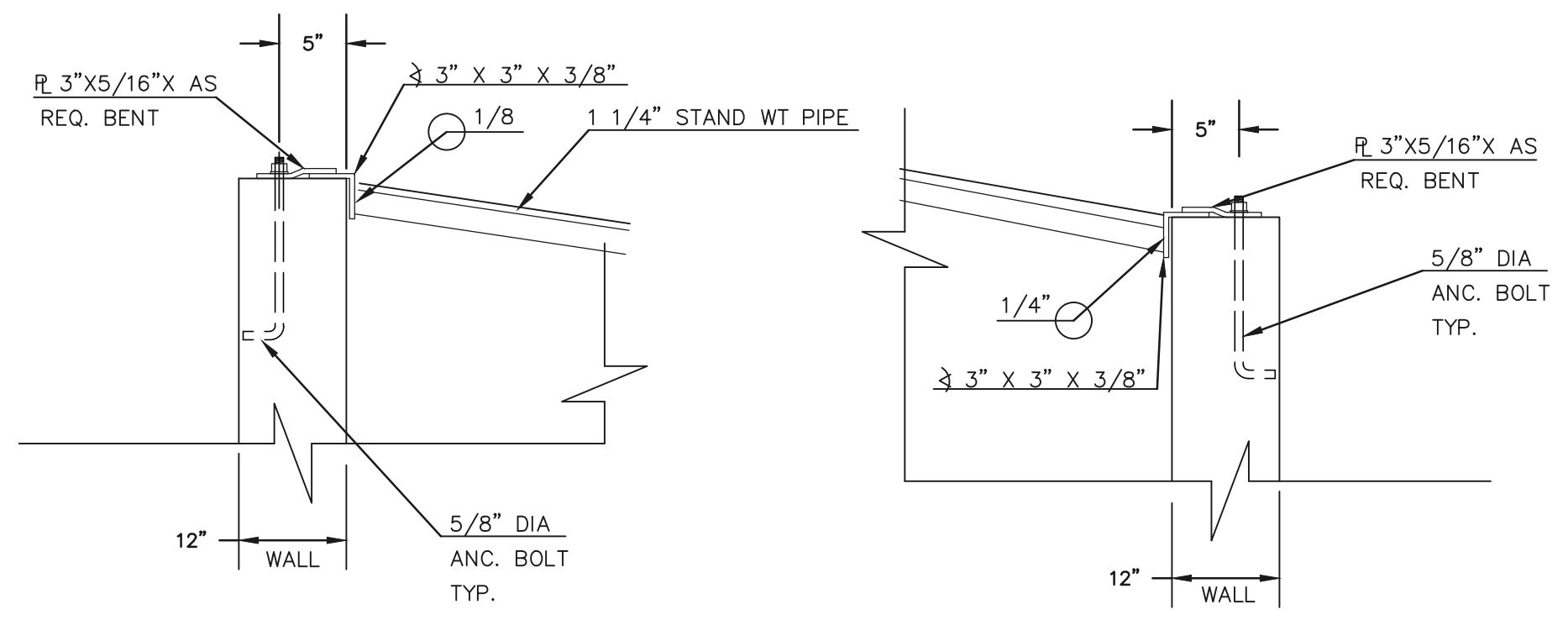


**CONCRETE MICROPOOL**  
SCALE 1" = 2'

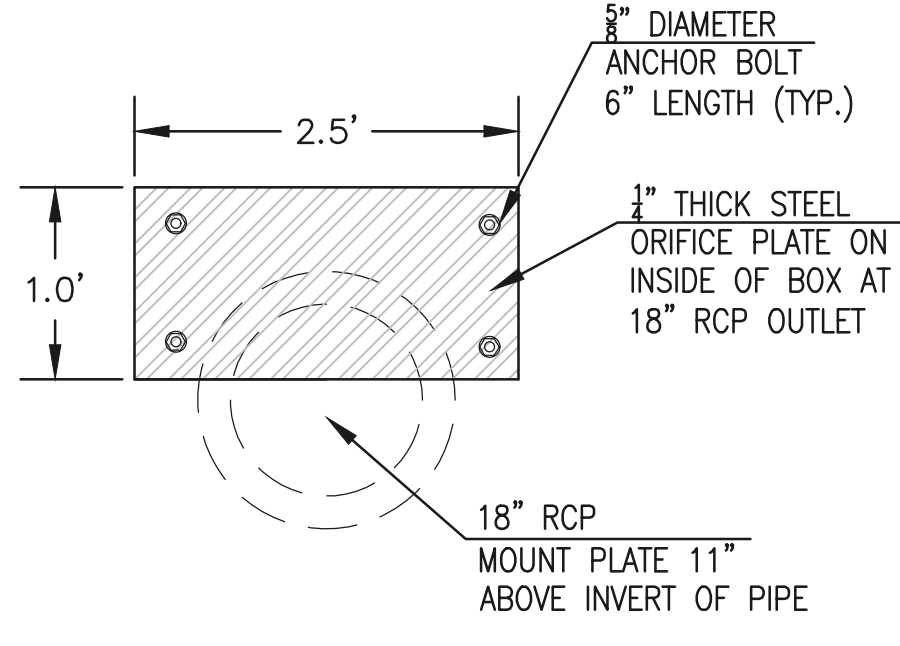
- NOTES:
1. WELD PLATES MAY BE SUBSTITUTED FOR PIPE EMBEDMENT.
  2. DESIGN CRITERIA SHALL BE IN ACCORDANCE WITH AASHTO STANDARDS.
  3. HANDRAIL DESIGN SHALL BE COMPATIBLE WITH THE DESIGN OF THE WINGWALLS AND HEADWALLS.
  4. RAILING POSTS SHALL BE SET TO NORMAL TO GRADE. RAILS SHALL RUN PARALLEL TO THE SLOPES OF TOPS OF THE WALLS.
  5. ALL RAILS SHALL HAVE EXPANSION JOINTS SPACED AT 40'-0" MAX. JOINT ENDS SHALL BE FREE OF ANY SHARP EDGES OR CORNERS.



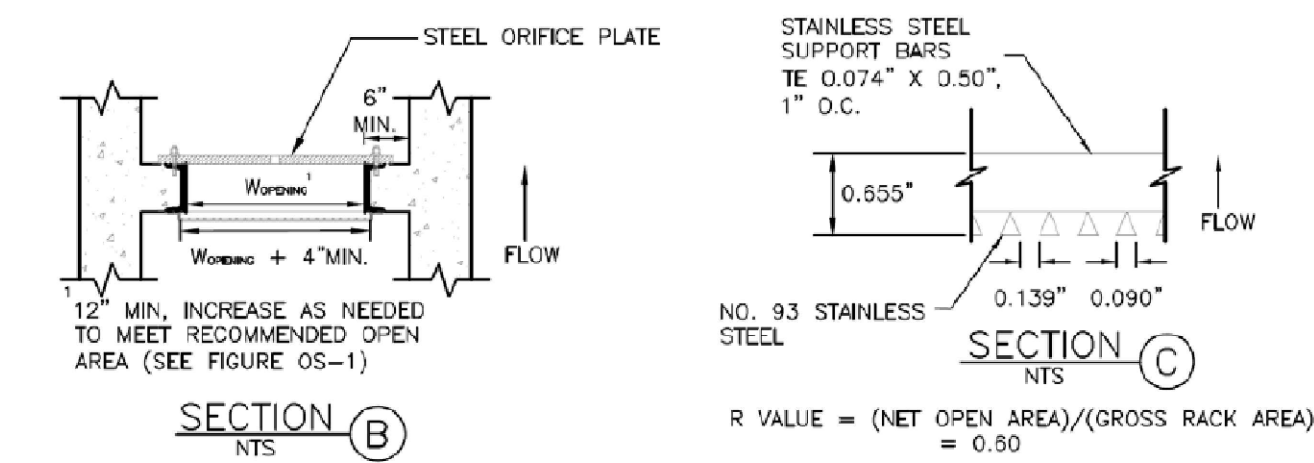
**4'x4' OUTLET BOX OVERFLOW TRASH RACK**  
SCALE 1" = 2'



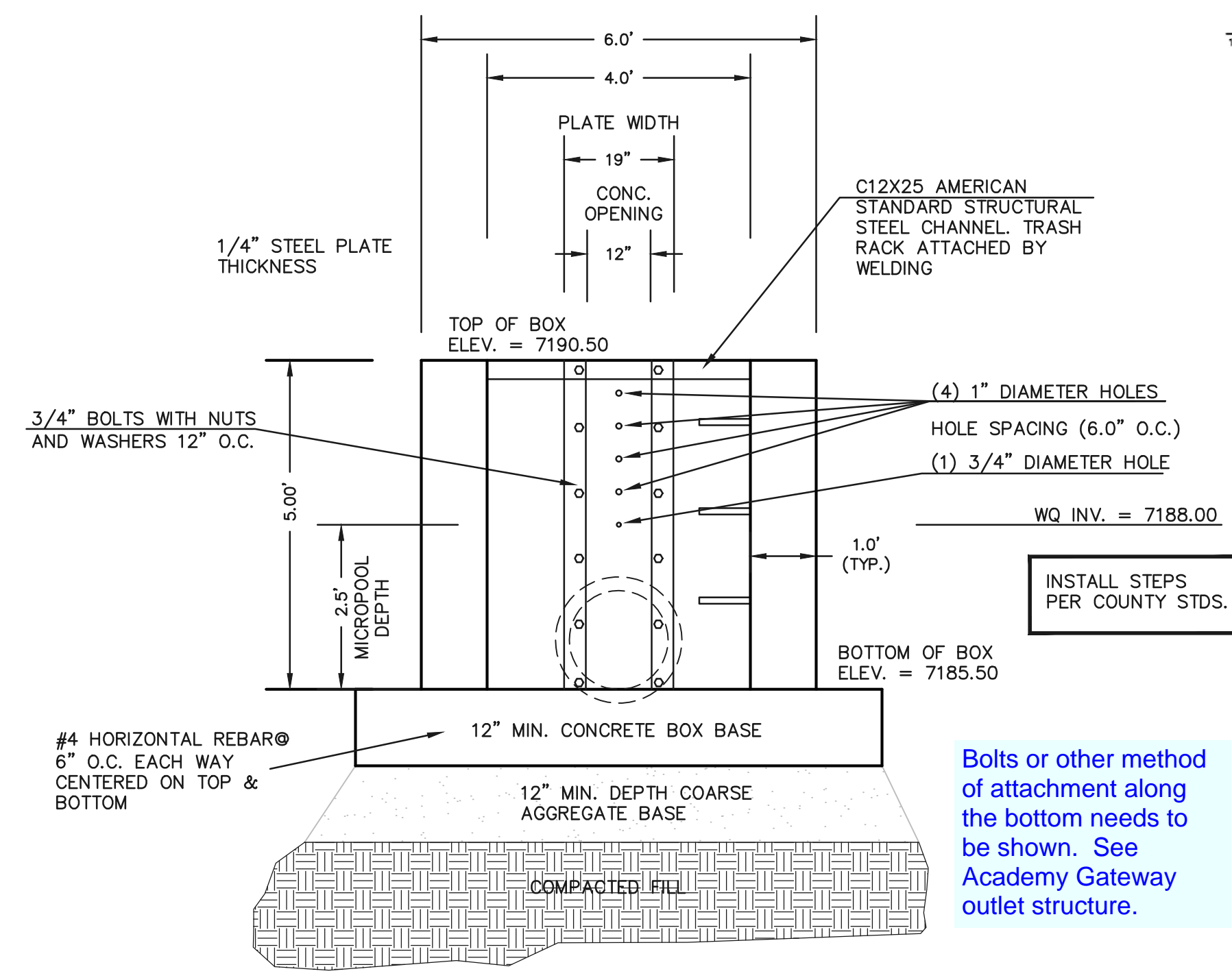
**OUTLET BOX RAILING**  
N.T.S.



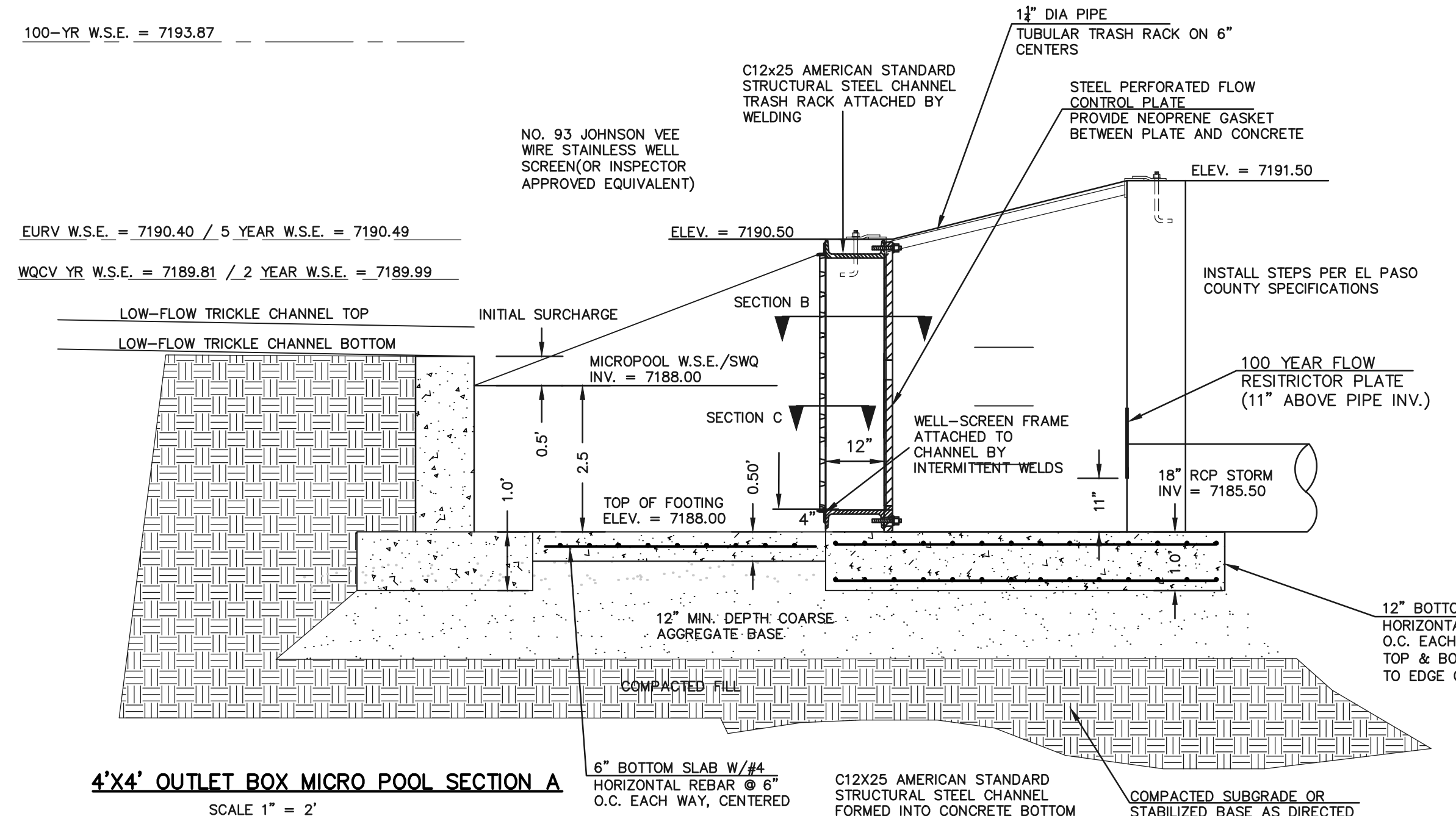
**OUTLET BOX ORIFICE PLATE - 1/4" STEEL**



- (ALL MATERIALS PER EL PASO COUNTY SPECIFICATIONS)
- ORIFICE PLATE NOTES:
1. INSTALL HOLES AS SHOWN ON DETAIL TO RIGHT.
  2. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- EURV AND WQCV TRASH RACKS:
3. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
  4. BAR GRATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
  5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF RACK.
- OVERFLOW TRASH RACKS:
1. ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
  2. TRASH RACKS SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
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  4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.



**4'x4' OUTLET BOX ORIFICE PLATE**  
SCALE 1" = 2'



**4'x4' OUTLET BOX MICRO POOL SECTION A**  
SCALE 1" = 2'

48 HOURS BEFORE YOU DIG,  
CALL UTILITY LOCATORS  
**811**  
UTILITY NOTIFICATION CENTER OF COLORADO  
IT'S THE LAW

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	08-13-19

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

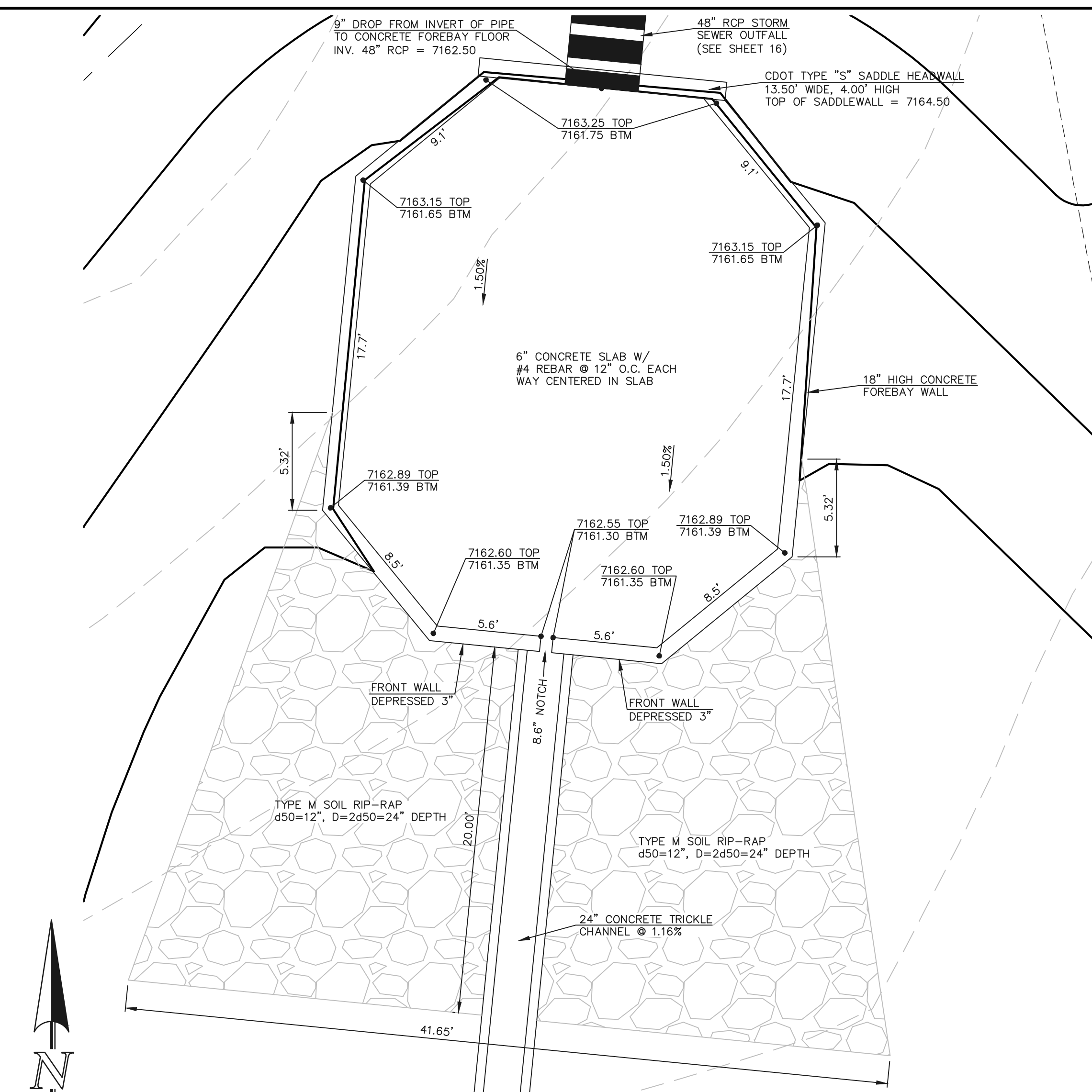
MARC A. WHORTON, COLORADO P.E. #37155 DATE



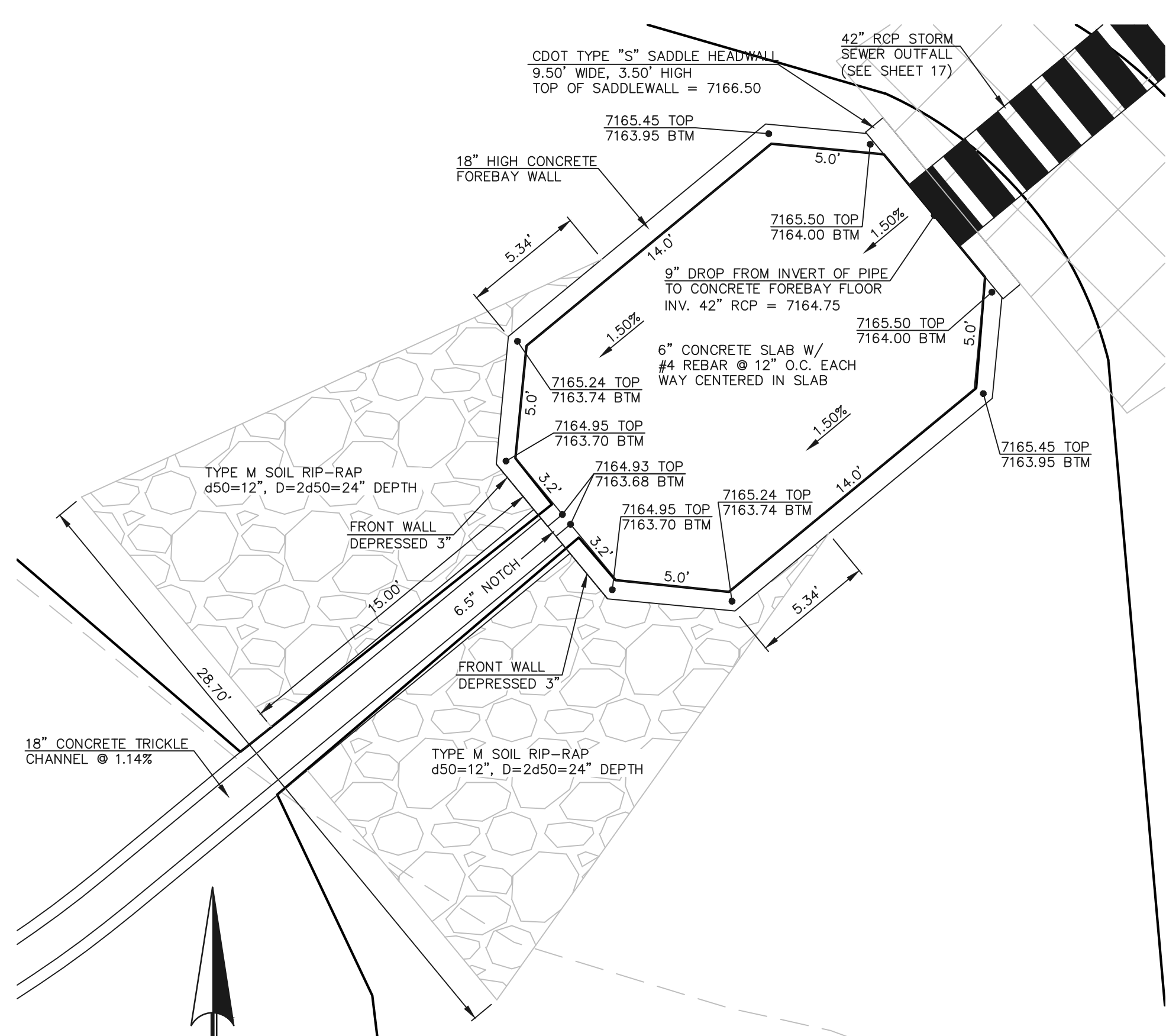
RETREAT AT TIMBERDRESS FILING NO. 1  
CONSTRUCTION DRAWINGS  
DETENTION FACILITY 1  
OUTLET BOX DETAILS

DESIGNED BY	MAW	SCALE	DATE	04-05-19
DRAWN BY	MAW	(H) 1" = N/A	SHEET	26 OF 29
CHECKED BY		(V) 1" = N/A	JOB NO.	1185.00

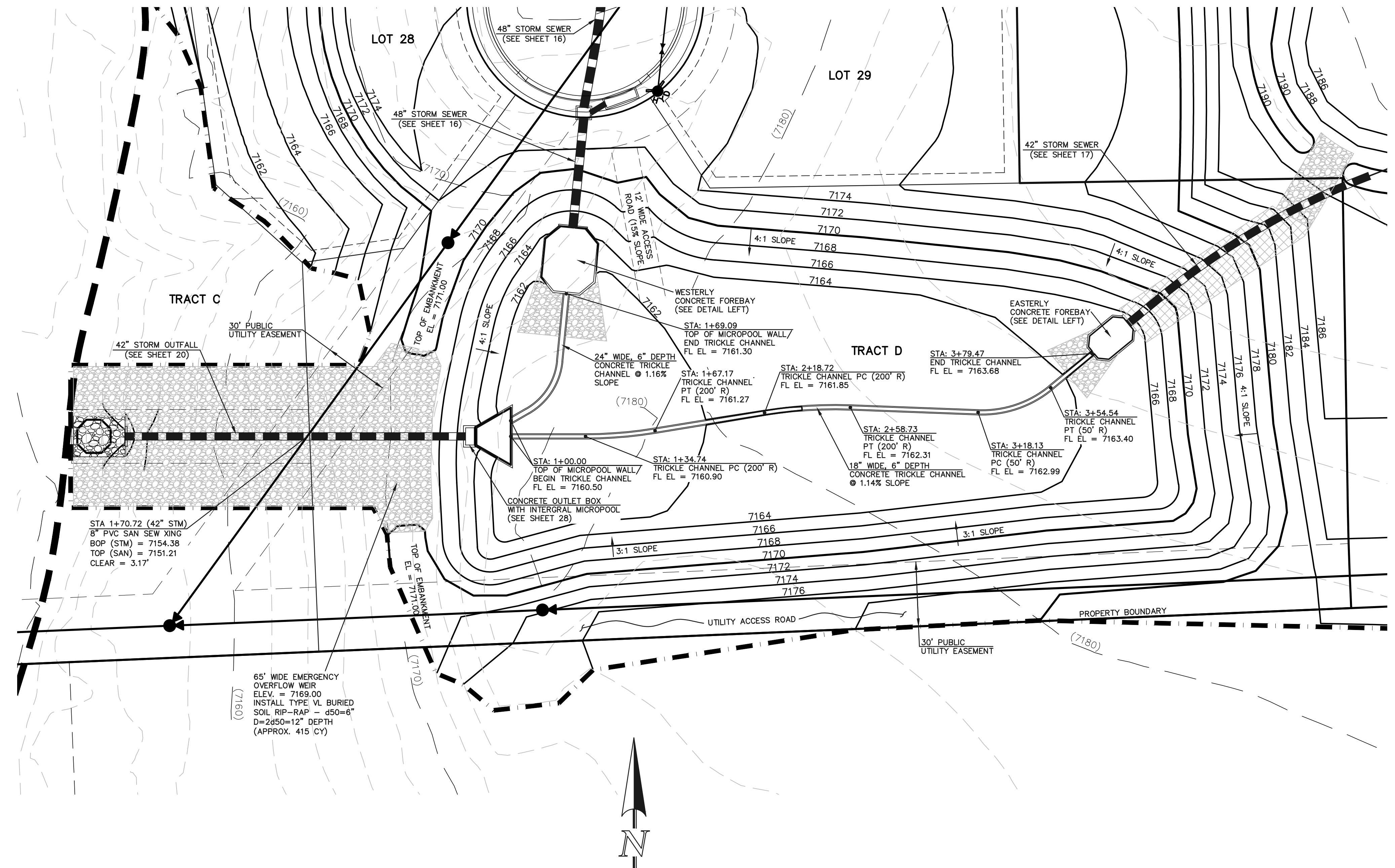
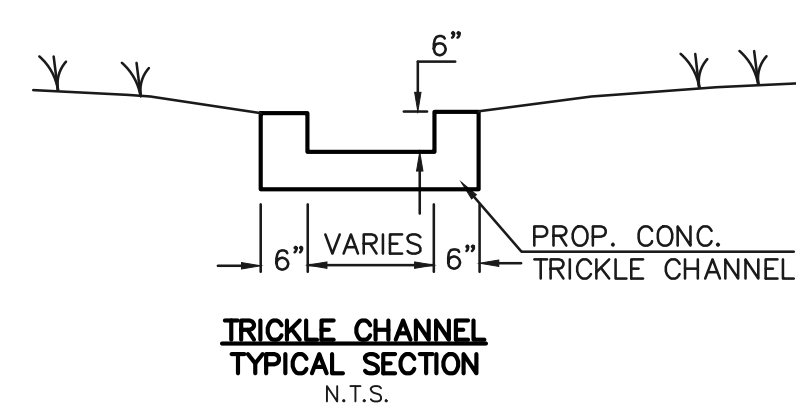
N:\118500\DRAWINGS\CONSTRUCTION\118500-OUTLET DETAIL-05.dwg, 6/14/2019 8:35:53 AM, 1:1



**WESTERLY CONCRETE FOREBAY**  
SCALE: 1" = 5'



**EASTERLY CONCRETE FOREBAY**  
SCALE: 1" = 5'



**DETENTION FACILITY POND 2**

SEE RETREAT AT TIMBERIDGE FILING NO. 1 GRADING AND EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

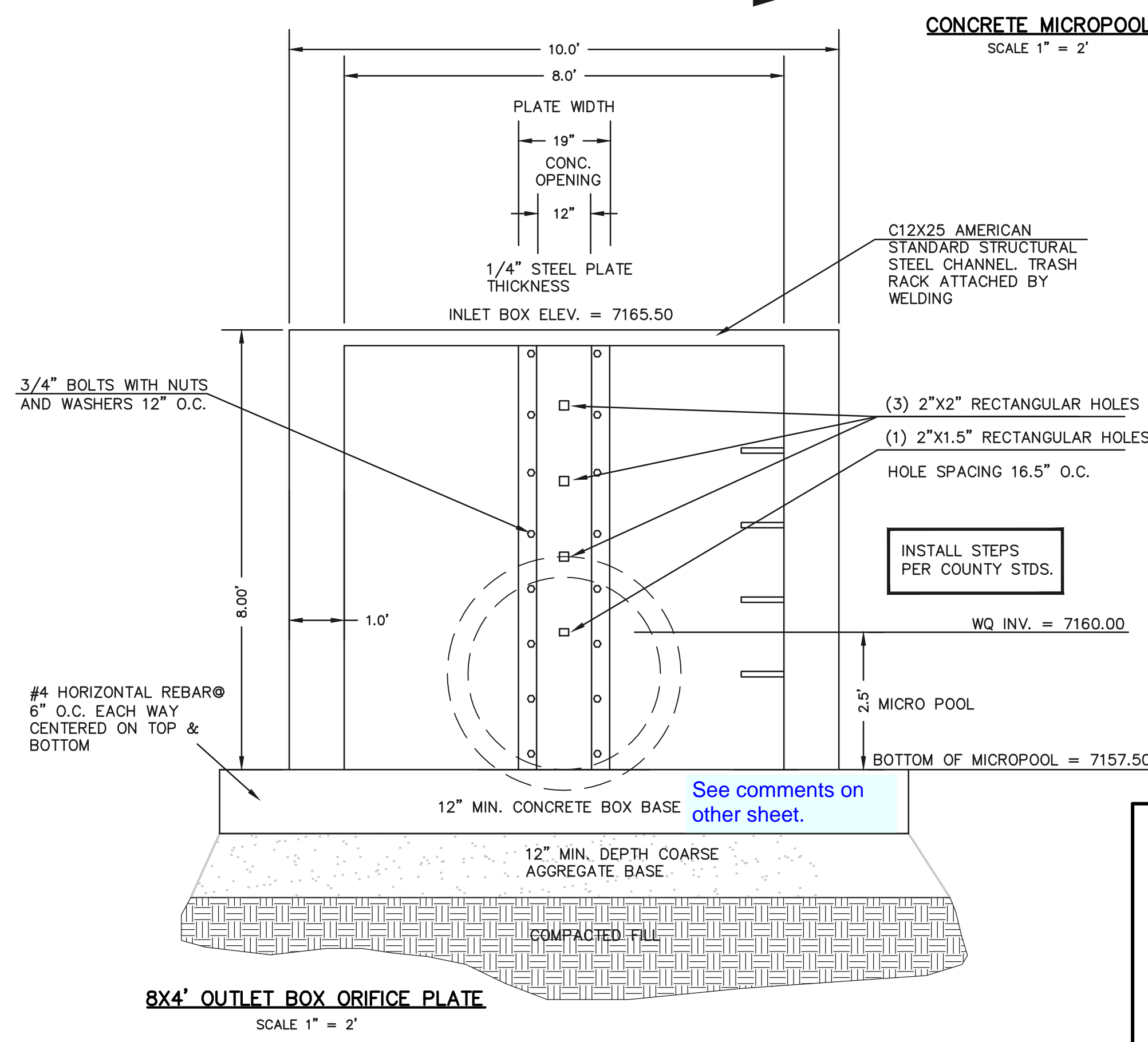
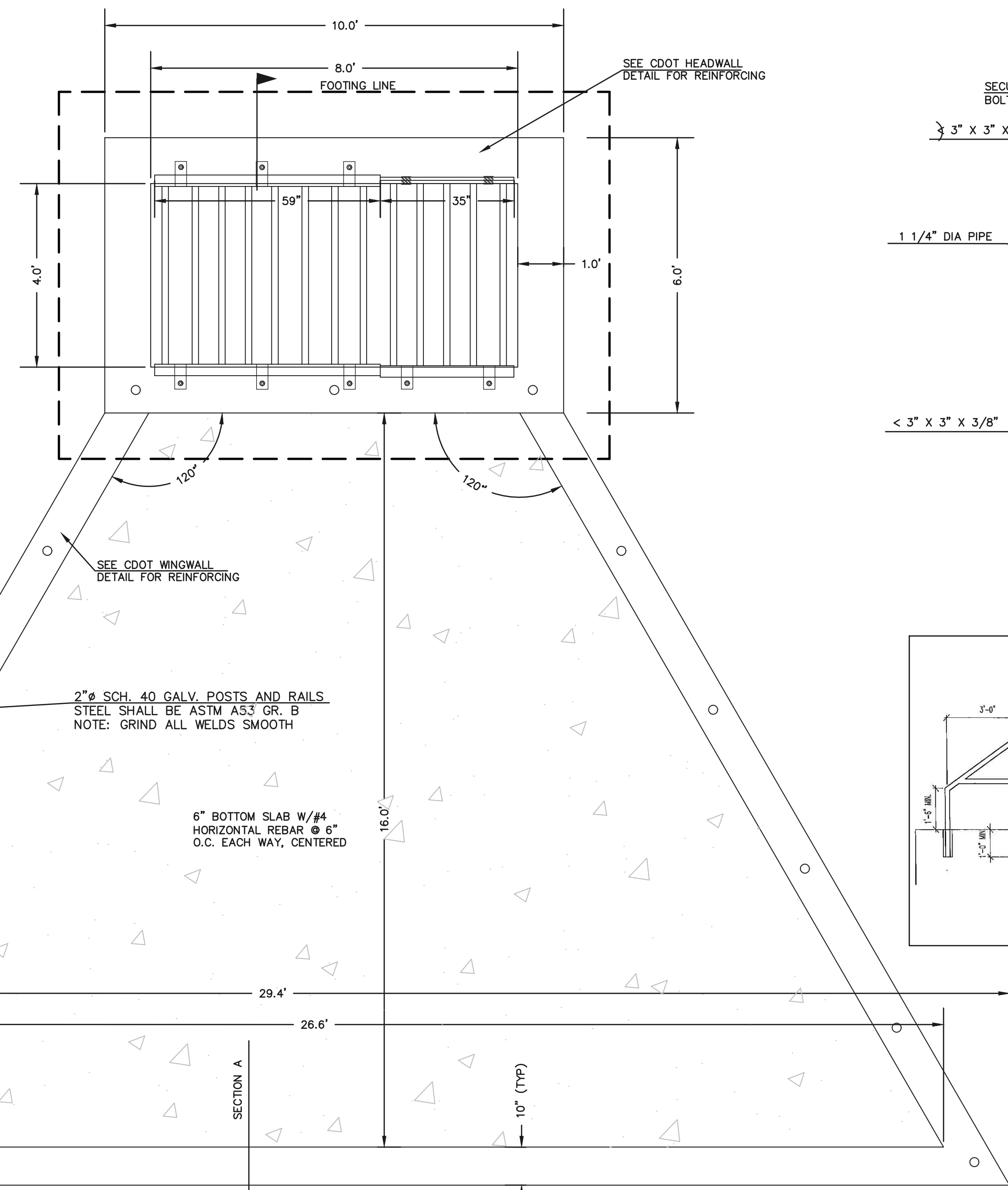
<p>48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS</p> <p><b>811</b></p> <p>UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW</p> <p>THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.</p>	<p>NO. REVISION</p> <p>1 REVISED PER COUNTY COMMENTS</p>	<p>DATE</p> <p>08-13-19</p>	<p>REVIEW:</p> <p>PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC</p>	<p>DESIGNED BY MAW</p> <p>DRAWN BY MAW</p> <p>CHECKED BY</p>	<p>SCALE (H) 1" = 30'</p> <p>(V) 1" = N/A</p>	<p>DATE 04-05-19</p> <p>SHEET 27 OF 29</p> <p>JOB NO. 1185.00</p>
	<p>MARC A. WHORTON, COLORADO P.E. #37155</p>	<p>DATE</p>	<p>618 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903</p> <p>(719)785-0790 (719)785-0799(Fax)</p>			



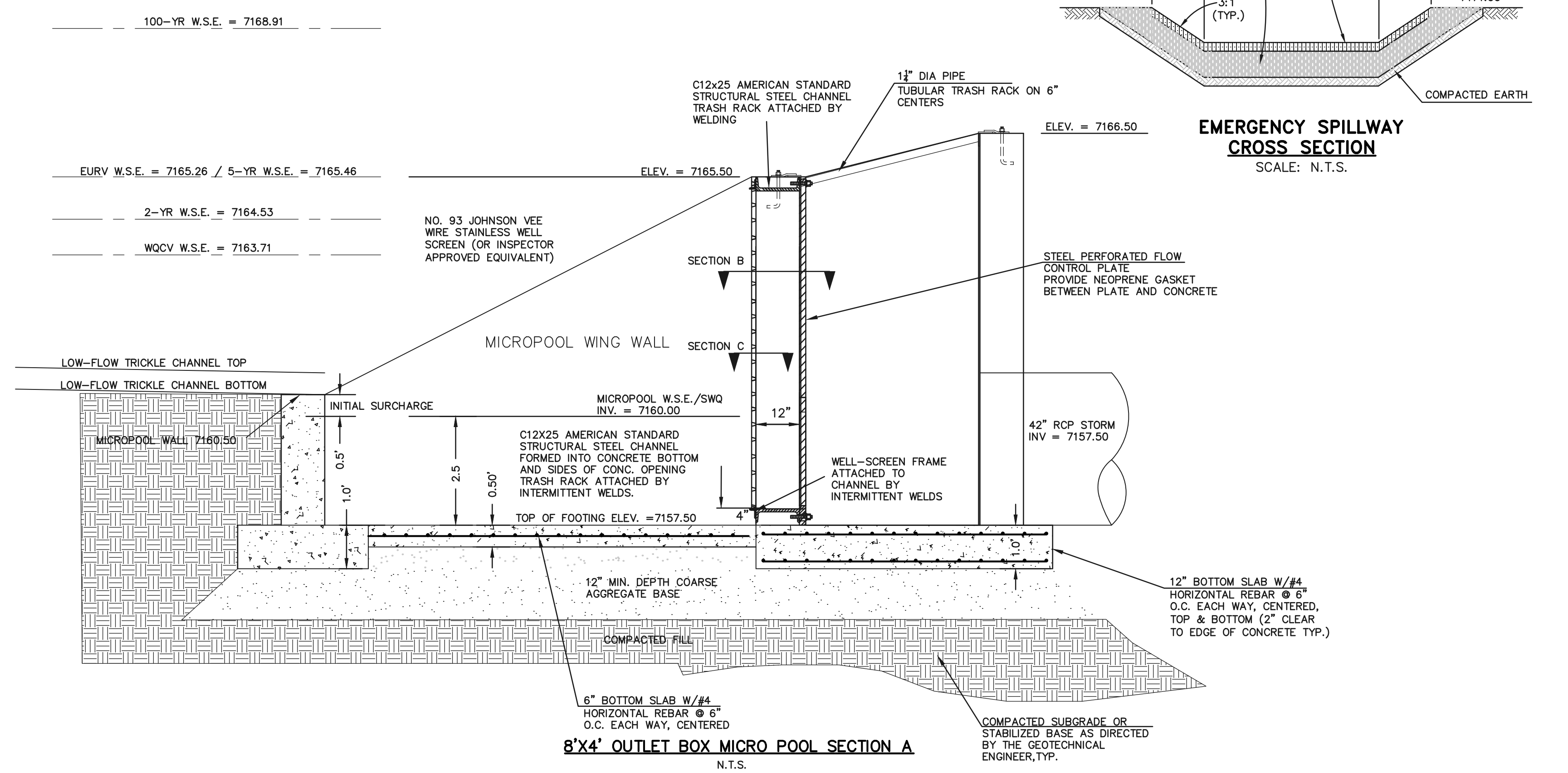
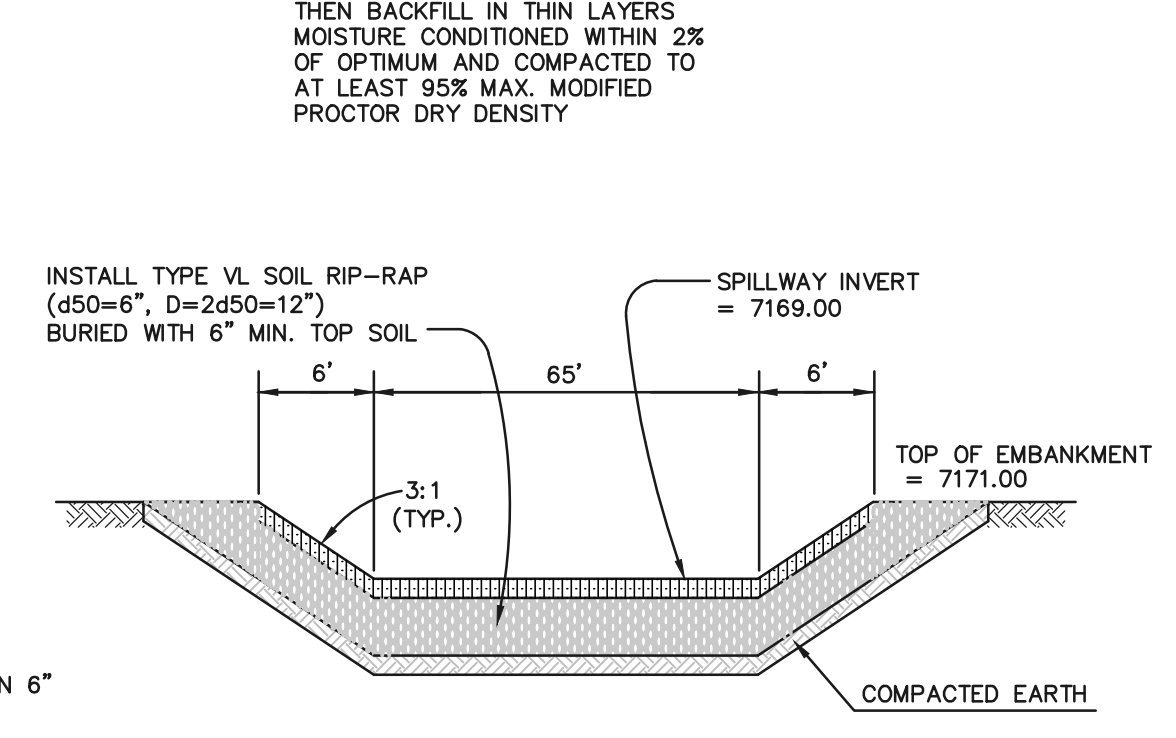
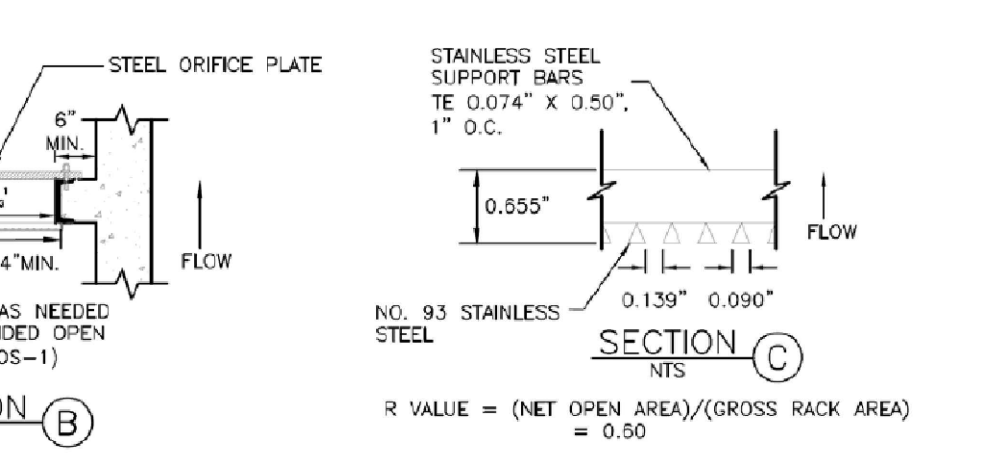
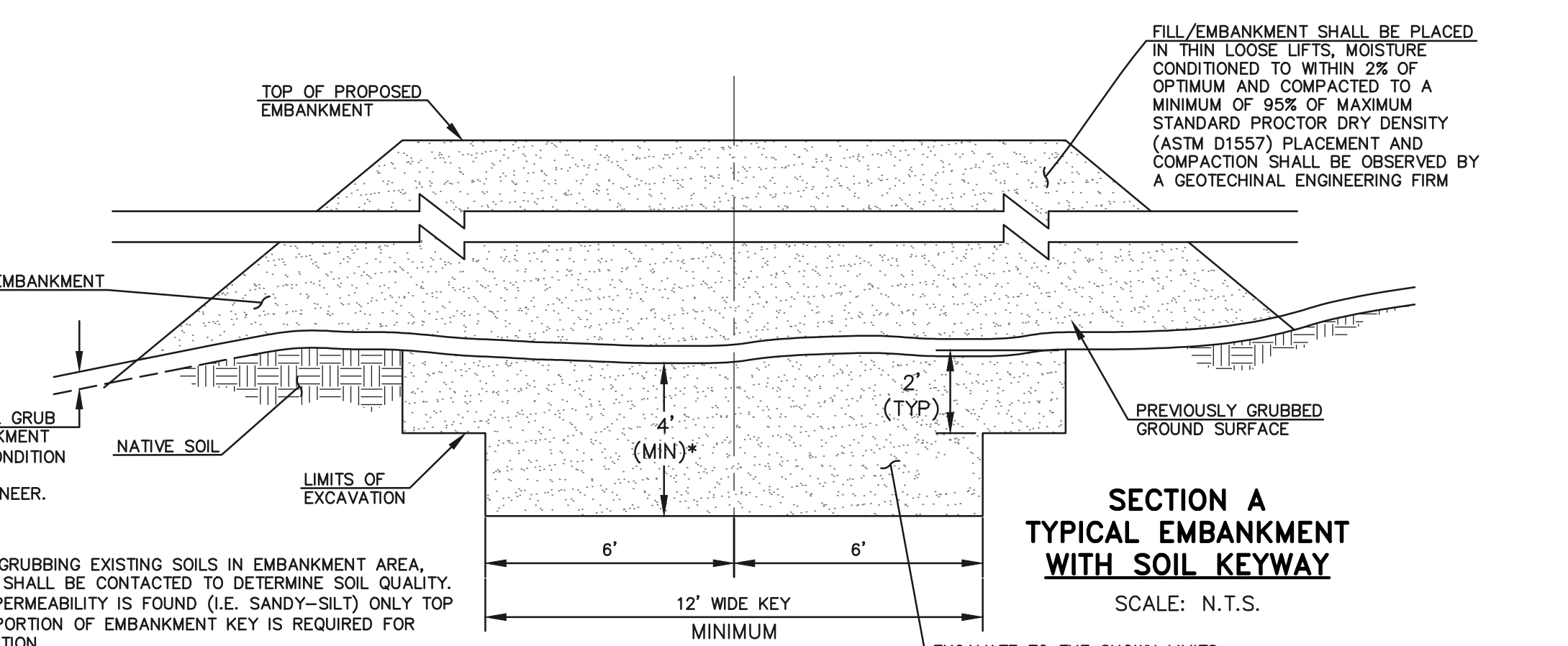
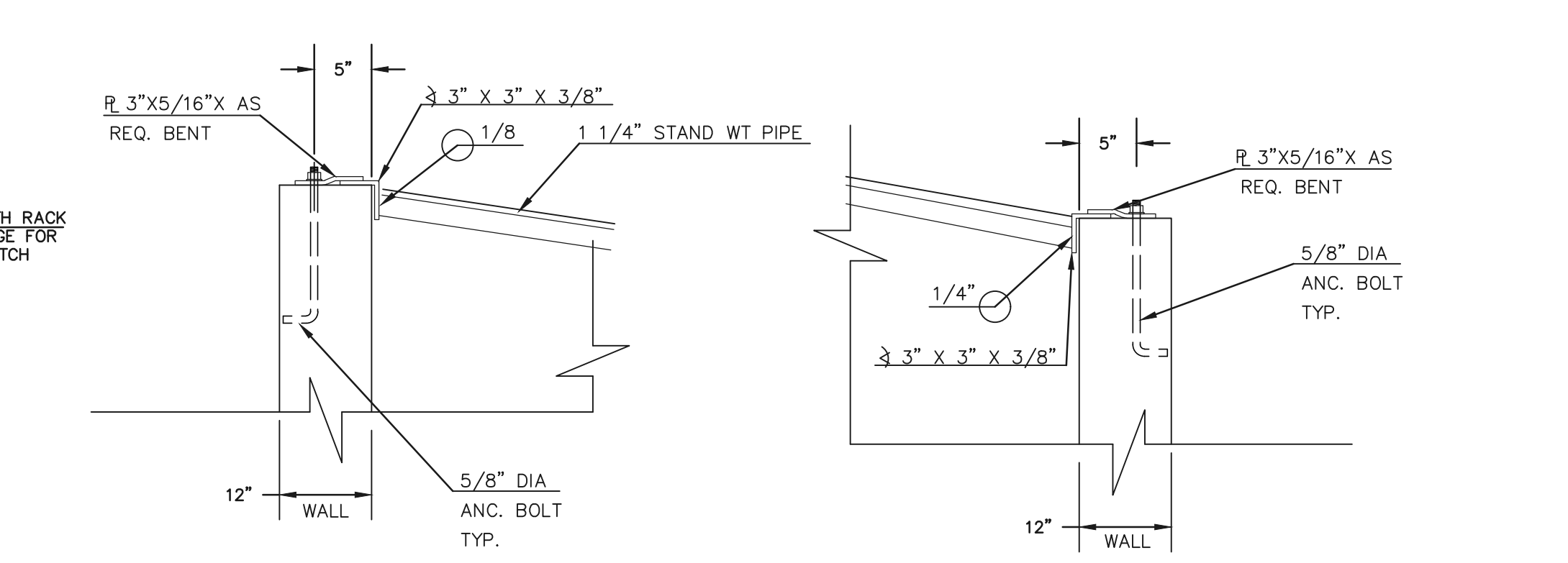
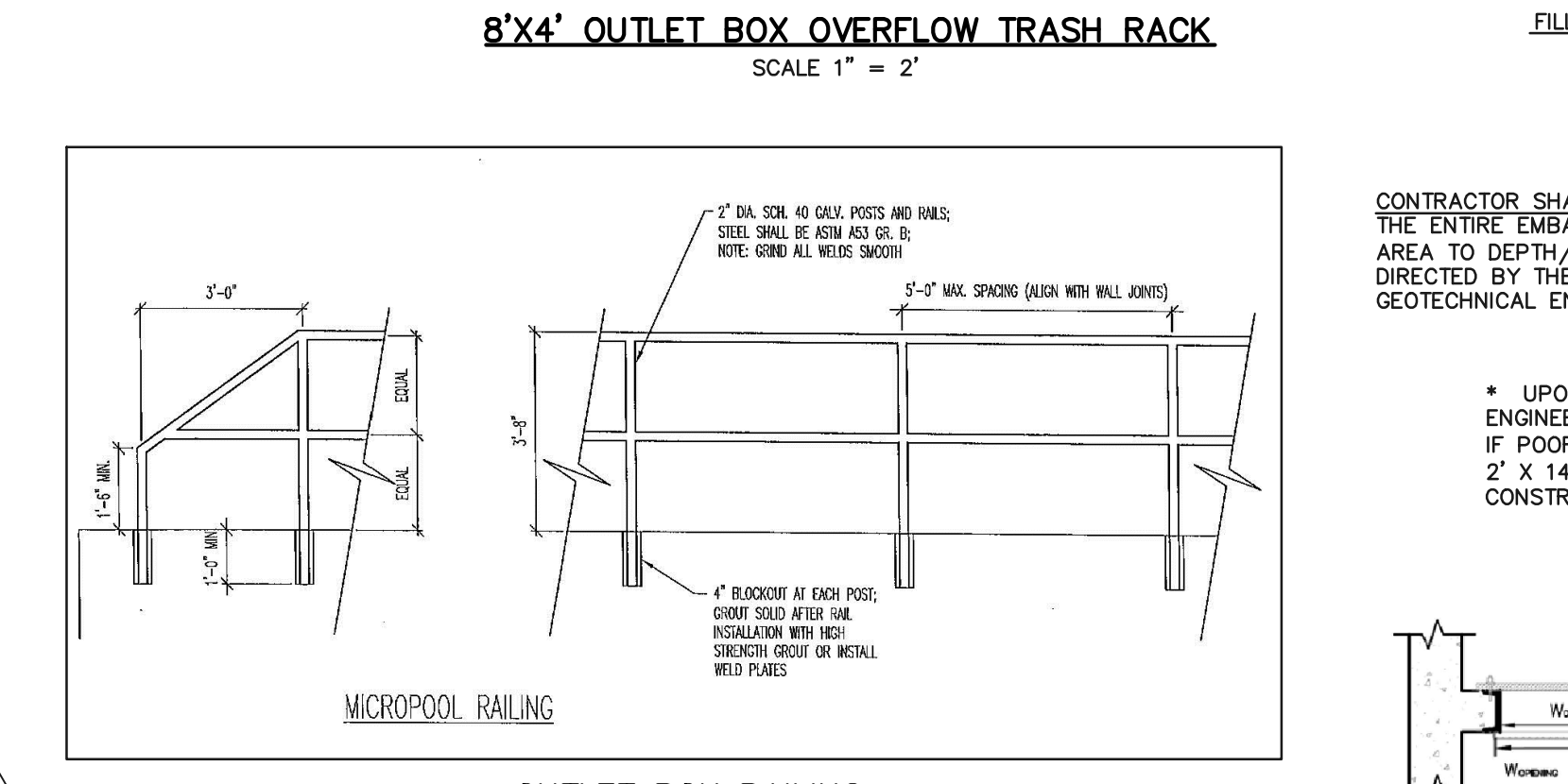
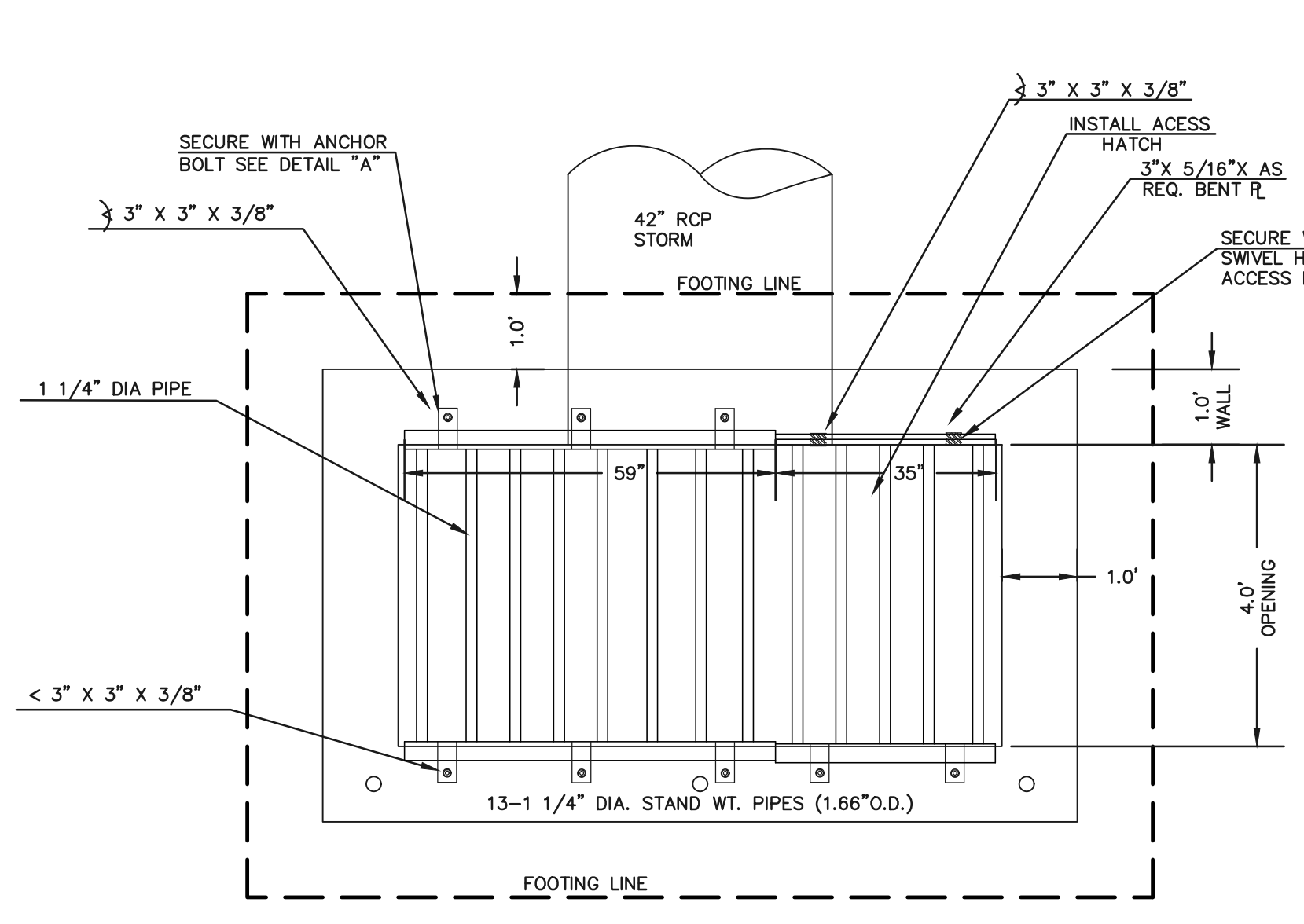
N:\118500\DRAWINGS\CONSTRUCTION\118500-FOND-2-SHEET-04.dwg, 8/23/2019 2:11:11 PM, 1:1

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CONSTRUCTION PLANS  
DETENTION FACILITY 2  
OUTLET BOX DETAILS

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CHECKED BY	(V) 1" = N/A	JOB NO.	1185.00	

N:\18500\DRAINAGES\CONSTRUCT\DWG\18500-DETAIL SHEET-03.dwg, 8/14/2019 9:28:54 AM, 1:1

